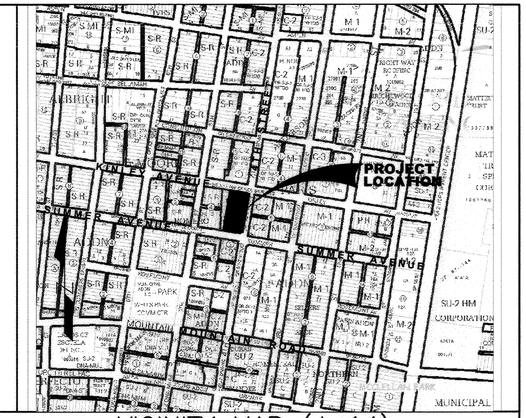
CONSTRUCTION PLANS
FOR
PUBLIC IMPROVEMENTS FOR CUATRO DEVELOPMENT APARTMENTS
ALBUQUERQUE, NEW MEXICO

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTIONS
CITY CONSTRUCTION ENGINEER
DATE: 12.12.2016

RECORD DRAWING



VICINITY MAP (J-14)

NORTH

INDEX

CAUTION:
NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES, ETC.

I, Gilbert Aldaz of the firm of Applied Engineering & Surveying, Inc., a Registered Professional Engineer in the State of New Mexico, and Project Engineer for the Cuatro Development Apartments, Project No. 744381, Sheets 1–11 as constructed by Tofel Construction, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project noted above 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 Thomas W. Patrick, NMPS 12651.

GILBERT ALDAZ NEW MEXICO 10848 REGISTERED PROFESSIONAL ENGINEER

Gilbert Aldaz
GILBERT ALDAZ, NMPE 10848

08/31/16
DATE

GENERAL NOTES
NOTICE TO CONTRACTORS

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 REVISED THROUGH UPDATE #8, INCLUDING AMENDMENT No. 1.
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260–1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTION. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
4. ALL EXISTING SIGNS, MARKERS, DELINEATORS, STRIPING, BIKE SYMBOLES, ETC. WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE–SET BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER 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.
6. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION; CONTRACTOR SHALL NOTIFY THE CONSTRUCTION COORDINATION ENGINEER (924–3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
7. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAY 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 REQUEST MUST BE MADE ONLINE AT http://abcwua.org/Water_Shut_off_and_Turn_on_Procedures.aspx
8. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED–OUT IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
9. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY COA.
10. IF HUMAN REMAINS ARE ENCOUNTERED, CONSTRUCTION ACTIVITIES SHALL STOP AND CONTACT THE OFFICE OF MEDICAL EXAMINATIONS FOR FURTHER DIRECTION.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

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

DRC TRANSPORTATION STANDARD NOTES:

1. ALL STREET STIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
2. ALL WORK AFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY FOUR HOUR CONSTRUCTION.
3. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
4. ANY DAMAGE TO THE EXISTING CURB & GUTTER, PAVEMENT, SIDEWALKS, STRIPING, AND SIGNAGE DURING CONSTRUCTION SHALL BE REPLACED.
5. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT–OF–WAY.
6. CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE ELEVATIONS OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
7. THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.
8. 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.

SURVEYOR'S CERTIFICATE
I, THOMAS W. PATRICK, A DULY QUALIFIED LICENSED PROFESSIONAL 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 (UNLESS OTHERWISE NOTED) WAS ADDED BY ME, OR BY UNDER MY SUPERVISION, AND THAT THIS "AS-BUILT" INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. COMMUNITY SCIENCES CORPORATION IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING AND/OR INTENT OF THE RECORD DRAWINGS.

THOMAS W. PATRICK NEW MEXICO 12651 LICENSED PROFESSIONAL SURVEYOR

Thomas W. Patrick — 11.14.2014
THOMAS W. PATRICK — DATE
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651

APPLIED Engineering & Suveying, Inc.
1805 BLAIR DRIVE NE
ALBUQUERQUE, NEW MEXICO 87112
PHONE (505)237-1456

DRB – 1007059

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

ENGINEERS STAMP & SIGNATURE

GILBERT ALDAZ NEW MEXICO 10848 REGISTERED PROFESSIONAL ENGINEER
Gilbert Aldaz 08-16-15

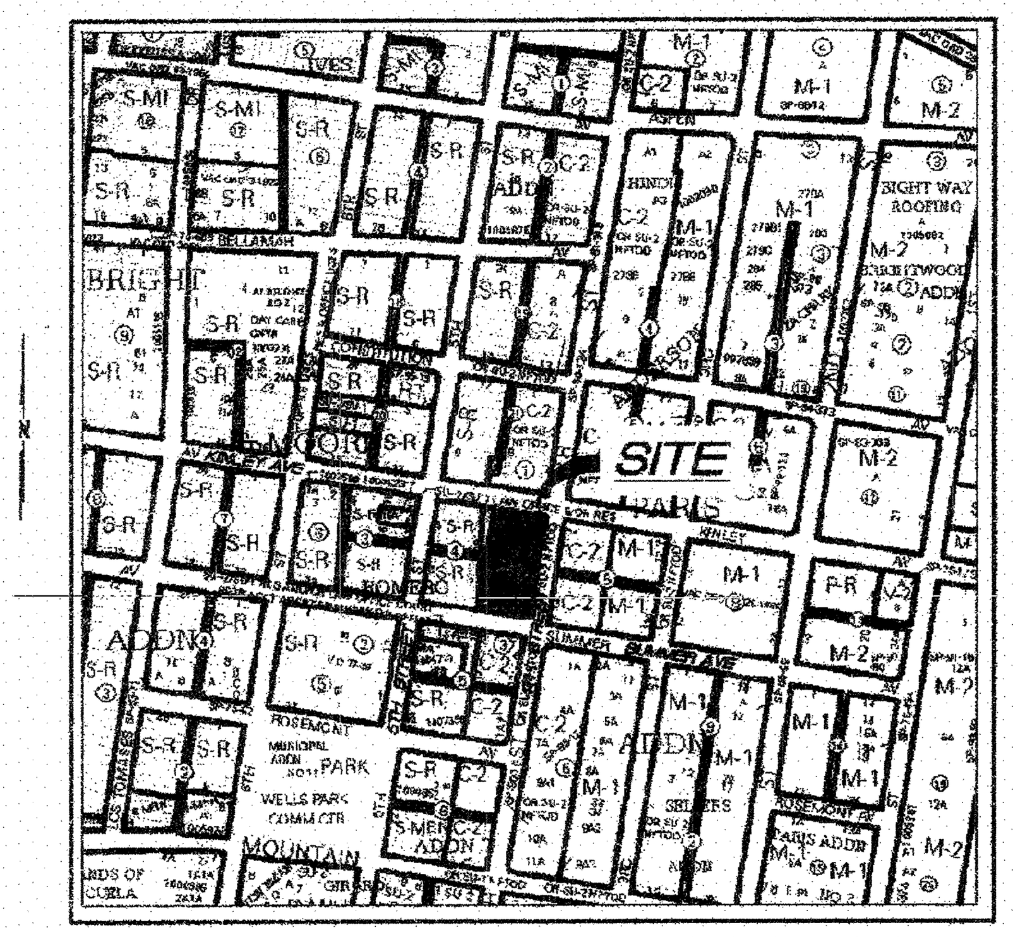
APPROVALS	ENGINEER	DATE
DRC Chairman		3/9/15
Transportation		2/26/15
ABCWUA		03/04/15
Hydrology		3/27/15
Parks		
Constr. Mngmt.		
AEHD		

CITY PROJECT No. 744381

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

City Engineer — 9-29-15 — Date

Sheet 1 Of 11



VICINITY MAP
NOT TO SCALE

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following: 101405822936329903 – 101405823137329904 – 101405823138129905
Greater Albuquerque Housing authority
[signature] 10-29-14
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 Corporation 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.

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

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings, Central Zone – NAD83.
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 parentheses ( ).
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" or unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page: J-14-Z.
8. The property described herein is subject to all exceptions pertaining to the surveyed property as listed in SCHEDULE B – SECTION II of the Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. FT000160726, dated June 16, 2014.

PURPOSE OF PLAT

The purpose of this plat is to:

1. Combine Twelve (12) existing Lots into one (1) tract as shown hereon.
2. Grant the new easement as shown hereon.

SUBDIVISION DATA

1. Total number of existing Lots 12
2. Total number of Tracts created: 1
3. Gross Subdivision acreage: 0.9780 acres

SURVEYORS CERTIFICATION

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

[signature]
Russ P. Hugg
NMPS No. 9750
September 18, 2014

140321_PLAT.DWG

PLAT OF TRACT A QUATRO

(BEING A REPLAT OF LOTS 1 THRU 12, BLOCK 2, PARIS ADDITION)
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2014

DOC# 2014085945

PROJECT NUMBER: 1007059
Application Number:

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico [signature]	9/30/14 Date
New Mexico Gas Company [signature]	9/17/14 Date
Qwest Corporation d/b/a CenturyLink QC [signature]	9/17/14 Date
Comcast [signature]	10/1/14 Date

CITY APPROVALS:

Acting City Surveyor, Department of Municipal Development [signature] P.S.	9/17/14 Date
Real Property Division — NA	10-28-14 Date
Environmental Health Department — NA	10-28-14 Date
Traffic Engineering, Transportation Division [signature]	10-01-14 Date
ABCWUA [signature]	10/28/14 Date
Parks and Recreation Department [signature]	10-1-14 Date
AMAFCA [signature]	10-1-14 Date
City Engineer [signature]	10-1-14 Date
DRB Chairperson, Planning Department [signature]	10-28-14 Date

SHEET 1 OF 3

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

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Albuquerque Grant in Projected Section 17, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Lots numbered One (1) through Twelve (12), inclusive in Block numbered Two (2) of the Paris Addition as the same are shown and designated on the Map of said Addition, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on December 29, 1892 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Southeast corner of said Lot 12, Block 2, Paris Addition (a 5/8" Rebar and cap stamped "L.S. 9750" set) a point of intersection of the Westerly right of way line of Fourth Street N.W. and the Northerly right of way line of Summer Avenue N.W. whence the Albuquerque Control Survey Monument "17-J14" bears S 42°08'26" W, 2727.78 feet distant; Thence,

N 80°17'57" W, 142.00 feet along said Northerly right of way line of Summer Avenue N.W. to the Southwest corner of said Lot 12, Block 2, Paris Addition (a 5/8" Rebar and cap stamped "L.S. 9750" set); Thence,

N 09°12'03" E, 300.00 feet along the Westerly line of said Block 2, Paris Addition to the Northwest corner of said Lot 1, Block 2, Paris Addition (a 5/8" Rebar and cap stamped "L.S. 9750" set), said point also being a point on the Southerly right of way line of Kinley Avenue N.W.; Thence,

S 80°47'57" E, 142.00 feet along said Southerly right of way line of Kinley Avenue N.W. to the Northeast corner of said Lot 1, Block 2, Paris Addition (a 5/8" Rebar and cap stamped "L.S. 9750" set), said point also being a point of intersection of said Southerly right of way line of Kinley Avenue N.W. and said Westerly right of way line of Fourth Street N.W.; Thence,

S 09°12'03" W, 300.00 feet along said Westerly right of way line of Fourth Street N.W. to the Southeast corner and point of beginning of the parcel herein described.

Said parcel contains 0.9780 acre, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "PLAT OF TRACT A, QUATRO (BEING A REPLAT OF LOTS 1 THRU 12, BLOCK 2, PARIS ADDITION) WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. 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 consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

The Greater Albuquerque Housing Partnership, a nonprofit New Mexico corporation

By: [signature]
Louis Kolker, Executive Director

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 17th day of September, 2014, by, Louis Kolker as Executive Director of The Greater Albuquerque Housing Partnership

[signature] — Notary Public
12-6-16 — My commission expires

(OFFICIAL SEAL, Notary Public, State of New Mexico, My Comm. Expires 12-6-16)

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

A. Plat of PARIS ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, December 29, 1892, on Rack 1, Board 16.

B. Plat of PARIS ADDITION to the Town of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, October 29, 1889.

C. Plat entitled "MAP OF THE ROMERO ADDITION TO THE TOWN OF ALBUQUERQUE, N.M., as the same is shown and designated on the Map of said Addition, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, December 5, 1881.

D. Title Commitment prepared for the surveyed property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. FT000160726, dated June 16, 2014.

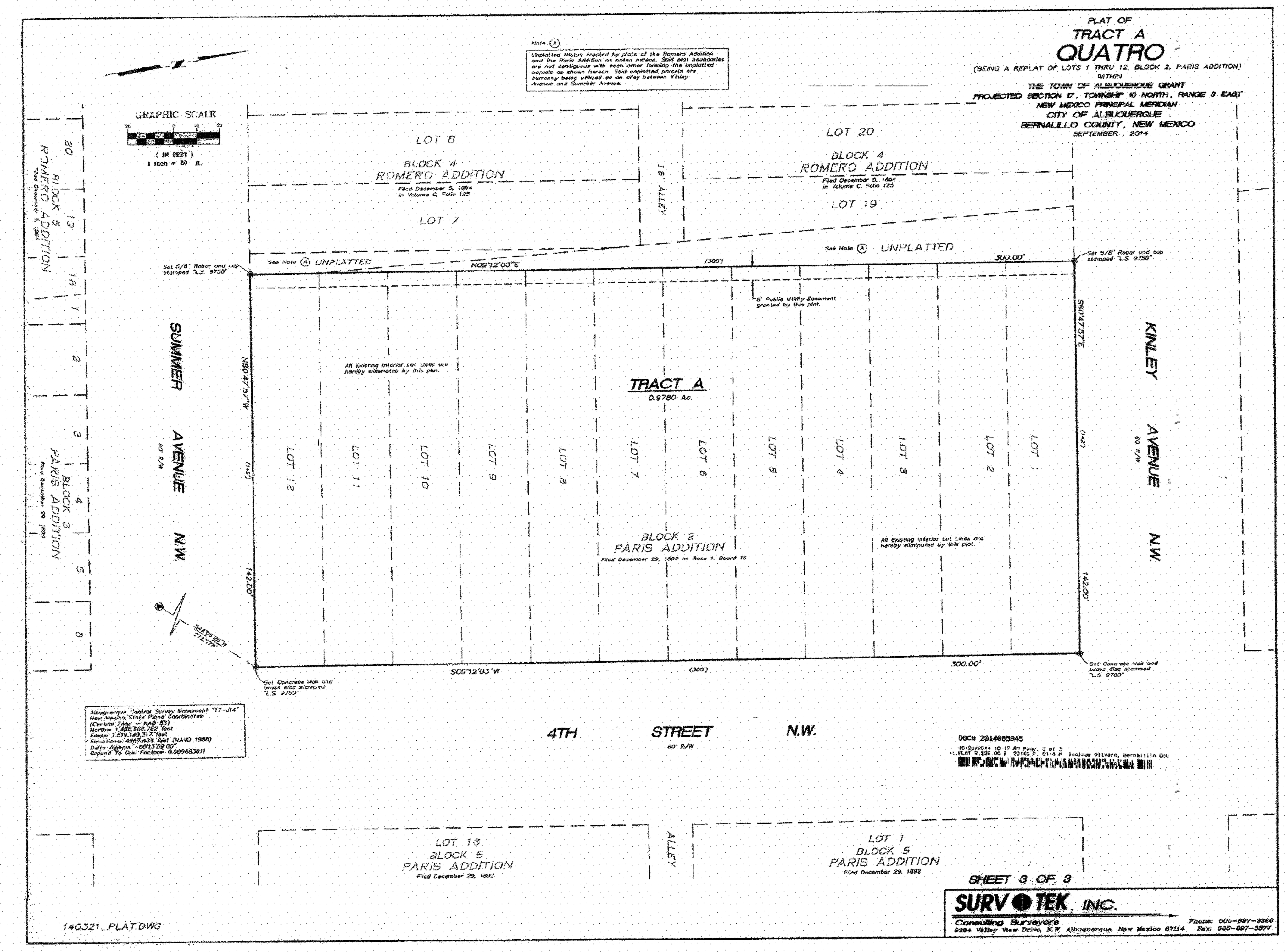
SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"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."

SHEET 2 OF 3

SURV TEK, INC.
Consulting Surveyors

140321_PLAT.DWG



SURVEY PLAT MAPS			
City Project No.	Zone Map No.	Sheet	Of
744381	J-14	2	11

GENERAL NOTES

A. NORTH FOURTH TRANSIT ORIENTED DEVELOPMENT (NFTOD)
HEIGHT:
4 STORIES WITH A MAXIMUM OF 52 FEET
3 STORIES WITH A MAXIMUM OF 40 FEET
GROUND STORY CLEAR HEIGHT = 10'-0" MINIMUM
B. SETBACKS PER SECTOR DEVELOPMENT PLAN:
0'-10" FRONT SETBACK • 4TH STREET (0' PROVIDED)
0'-10" SIDE STREET SETBACK • SUMMER & KINLEY AVE. (+/- 8" PROVIDED)
5'-10" REAR SETBACK INCLUDING ALLEY WIDTH
C. TOPOGRAPHY/ DRAINAGE: SITE IS RELATIVELY FLAT. DRAINAGE IS PREDOMINATELY FROM EAST TO WEST, LEADING FROM THE PARKING LOT TO THE WEST EDGE PLANTER.
D. WELLS PARK PROVIDES CHILDREN RECREATION FACILITIES TWO BLOCKS SOUTH AND ONE BLOCK WEST OF PROPERTY.
E. SURROUNDING USES: TO NORTH, EAST AND SOUTH COMMERCIAL. TO WEST: SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL.

KEYED NOTES

1. PATIO AREA WITH BARBEQUES AND PICNIC TABLES.
2. ROLLING ELECTRICAL GATE.
3. REFUSE ENCLOSURE WITH GATE, SEE DETAILS 15 &16/SITE401.
4. 6' CMU BLOCK WALL, SEE SHEET SITE400 & SITE401.
5. TYPICAL PROPERTY LINE.
6. 4' WALL WITH 4" CAP BLOCK, SEE DETAIL 3/SITE400.
7. CONCRETE PAVING.
8. CONCRETE WALKWAY.
9. ASPHALT PAVING.
10. ACCESSIBLE CURB RAMP, TYPICAL.
11. FIRE SPRINKLER CLOSET, 6" WATER TAP AND LINE FOR FIRE SUPPRESSION SYSTEM.
12. EXISTING POLE LIGHT FIXTURE, TYPICAL.
13. PROPOSED NEW CITY BUS SHELTER AT EXISTING ROUTE 10 BUS STOP.
14. PERMEABLE PAVING / GRAVEL.
15. KITCHEN GARDEN.
16. "NO ENTRY" SIGN, SEE SHEET SITE600.
17. PUTTING GREEN.
18. WATER FEATURE.
19. NEW POLE LIGHT FIXTURE.
20. EXISTING STRUCTURE.
21. PROPOSED STRUCTURE.
22. BIKE RACK, EXTERIOR.
23. NEW FIRE HYDRANT.
24. EXISTING FIRE HYDRANT.
25. LANDSCAPE AREA, SEE LANDSCAPE SHEETS.
26. FLUSH 12" WIDE CONCRETE RETAINING STRIP.
27. NEW CONCRETE DRIVE PAD.
28. NEW 6" CONCRETE PARKING CURBS.
29. NEW 6" CONCRETE CURBING.
30. 6' REBAR FENCE, SEE SHEET SITE400 & SITE401.
31. SITE AND BUILDING SIGNAGE SEE SHEET SITE600.
32. PONDING AREA.
33. ROOF DRAINAGE / ROOF OVERFLOW DISCHARGE OUTLET.
34. NEW 2" WATER LINE AND METER TAP AT THIS LOCATION.
35. 3/4" WATER TAP AND METER WITH AUTOMATIC WATERING SYSTEM PER CITY OF ALBUQUERQUE STANDARDS FOR IRRIGATION OF RIGHT-OF-WAY LANDSCAPING AND STREET TREES ONLY.

RESIDENTIAL UNIT SIZES

TOTALS FOR PROJECT = 56 UNITS
13 EFFICIENCIES, 23 ONE BEDROOM, & 20 TWO BEDROOMS
THESE ARE BROKEN DOWN BELOW TO SHOW SIZES

TYPE OF UNIT	# OF UNITS	HEATED SQUARE FOOTAGE PER UNIT
EFFICIENCY 1	8	439
EFFICIENCY 2	2	501
EFFICIENCY 3	3	457
ONE BEDROOM 1	8	566
ONE BEDROOM 2	8	625
ONE BEDROOM 3	4	751
ONE BEDROOM 4	3	636
TWO BEDROOM ONE BATH	12	799
TWO BEDROOM TWO BATH	8	851

BUILDING SCHEDULE

TOWER A
FIRST FLOOR
4,545 GROSS SQ. FT. COMMON AREA

SECOND FLOOR
(2) EFFICIENCY 1
(2) ONE BEDROOM 1
(2) ONE BEDROOM 2
(1) ONE BEDROOM 3
(2) TWO BEDROOM 2 BATH
TOTAL 5713 SQ. FT.

THIRD FLOOR
(2) EFFICIENCY 1
(2) ONE BEDROOM 1
(2) ONE BEDROOM 2
(1) ONE BEDROOM 3
(2) TWO BEDROOM 2 BATH
TOTAL 5713 SQ. FT.

PATIO AREA
BETWEEN TOWERS A & B: 1,094 SQ. FT.
PUTTING GREEN: 419 SQ. FT.

KITCHEN GARDEN AREA: 88 SQ.FT.

TOWER B
FIRST FLOOR
4,550 GROSS SQ. FT. COMMON AREA

SECOND FLOOR
(1) EFFICIENCY 2
(1) EFFICIENCY 3
(1) ONE BEDROOM 4
(4) TWO BEDROOM 1 BATH
TOTAL 4790 SQ. FT.

THIRD FLOOR
(1) EFFICIENCY 2
(1) EFFICIENCY 3
(1) ONE BEDROOM 4
(4) TWO BEDROOM 1 BATH
TOTAL 4790 SQ. FT.

FOURTH FLOOR
(1) LAUNDRY ROOM
(1) EFFICIENCY 3
(1) ONE BEDROOM 4
(4) TWO BEDROOM 1 BATH
TOTAL 5713 SQ. FT.

ROOF TOP PATIO: 889 SQ. FT.

TOWER C
FIRST FLOOR
5,713 GROSS SQ. FT. COMMON AREA

SECOND FLOOR
(2) EFFICIENCY 1
(2) ONE BEDROOM 1
(2) ONE BEDROOM 2
(1) ONE BEDROOM 3
(2) TWO BEDROOM 2 BATH
TOTAL 5713 SQ. FT.

THIRD FLOOR
(2) EFFICIENCY 1
(2) ONE BEDROOM 1
(2) ONE BEDROOM 2
(1) ONE BEDROOM 3
(2) TWO BEDROOM 2 BATH
TOTAL 5713 SQ. FT.

PATIO AREA
BETWEEN TOWERS B & C: 1,167 SQ. FT.

SITE/BUILDING DATA

PROJECT ADDRESS: 1319 4TH NW

SITE ACREAGE: 0.98 ACRES

TOTAL UNITS: 56

TOTAL D.U. = 57.14

TOTAL GROSS SQ.FT. PER TOWER: TOWER A: 19,889 SQ. FT.
TOWER B: 25,861 SQ. FT.
TOWER C: 20,462 SQ. FT.

TOTAL GROSS SQ. FT.: 66,212 SQ. FT.

CONSTRUCTION TYPE: V-A

BUILDING HEIGHT: TOWER A: 38'-8"
TOWER B: 49'-8"
TOWER C: 38'-8"

= ACCESSIBLE PARKING
= NEW STREET LIGHTING STANDARD
= EXISTING STREET LIGHTING STANDARD
= (1) EXISTING & (1) NEW FIRE HYDRANT
= MOTORCYCLE PARKING

DRB SITE DEVELOPMENT PLAN APPROVAL

PROJECT NUMBER: 1007059 APPLICATION NUMBER: 14DRB-70332

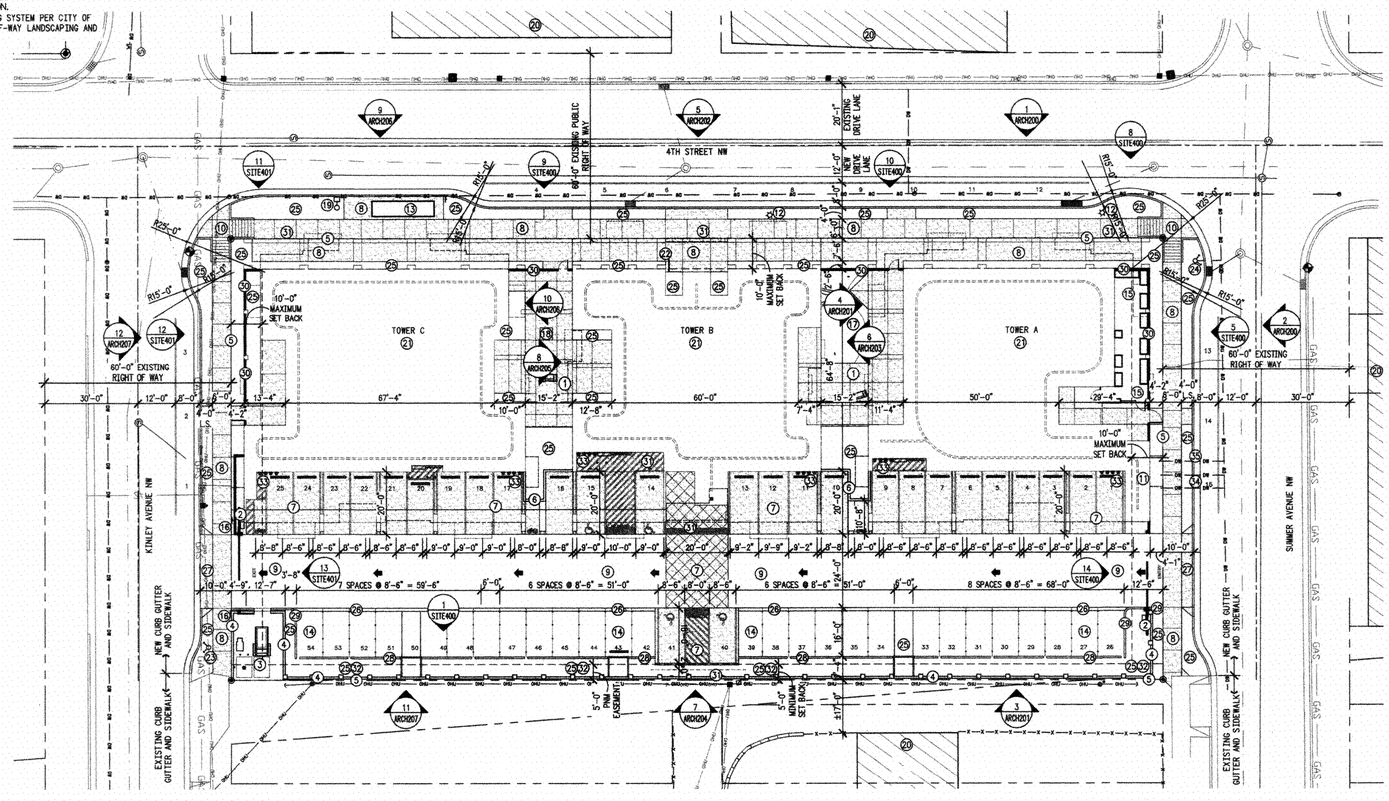
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	10-29-14	CITY ENGINEER	11-24-14
ABCWUA	10/29/14	*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	10/30/14
PARKS AND RECREATION DEPARTMENT	10-29-14	SOLID WASTE MANAGEMENT	10/29/14
		DRB CHAIRPERSON, PLANNING DEPARTMENT	11/24/14

*ENVIRONMENTAL HEALTH IF NECESSARY.

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO
IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

FIRE MARSHALS — DATE 11/24/14

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE



NEW ARCHITECTURAL SITE KEY PLAN — NORTH — 1"=20'-0" — 0 5' 10' 20' 40'

VICINITY MAP — NORTH

ZONE ATLAS - J-14-Z — ZONING: C-2 COMMERCIAL RETAIL

PARKING CALCULATIONS

Note: Parking Calculations are based on the "North 4th Rank III Corridor Plan"

Required Parking Calculations:
Required Residential Parking:
(13) Efficiencies => • 1.5 space per = 19.5 spaces
(23) 1 Bedrooms => • 1.5 spaces per = 34.5 spaces
(20) 2 Bedrooms => • 1.5 spaces per = 30 spaces

Total: 84 Residential Spaces Required

Required Non-Residential Parking:
1,800 Sq. Ft. Multi-purpose (tenants only) = 0 spaces
249 Sq. Ft. Sales Office => • 3/1,000 Sq. Ft. = 3 spaces
Shared parking factor 1.4 reduces to = 2.1 = 3 spaces
2,271 Sq. Ft. Exercise Area (tenants only) = 0 spaces

Total: 3 Non-Residential Spaces Required

Parking Reductions:
NFTOD 10% reduction = -8.7 spaces
§14-16-3 (6)(a) 10% Transit Reduction -8.7 spaces
§14-16-3 (6)(b) 5% Transit Shelter -4.4 spaces
Total: -21.8 = 22 spaces

Total Required Parking Spaces = 65

Parking Spaces Provided
Off-street Parking Provided:
(50) Standard Spaces
(4) Accessible Spaces
54 Off-street Parking Spaces Provided

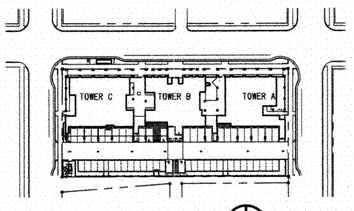
On-Street Parking Provided:
(18) Standard Spaces (7) Spaces count towards parking

Total Parking Provided 61 ≤ 65 Required Parking Spaces

(4) ACCESSIBLE PARKING SPACES

(4) MOTORCYCLE SPACES

(28) BICYCLE PARKING SPACES



KEY PLAN — NORTH — NTS

integrated design & architecture
906 1/2 Park Avenue SW
Albuquerque, NM 87102
tel:505.243.3499
fax:505.243.3583
info@integrateddesignarch.com
www.integrateddesignarch.com

Greater Albuquerque Housing Partnership
CUATRO
Albuquerque, New Mexico

PROJECT ARCHITECT: BOB HALL, AIA
Project #: IDA-14-13-P
Date: SEPTEMBER 22, 2014

NEW ARCHITECTURAL SITE KEY PLAN

By: KIS
File: DRB_SITE PLN.DWG
Plot Date: 10/29/2014 8:20:30 AM

Sheet of SITE100

FOR INFORMATION ONLY

OVERALL SITE PLAN

City Project No. 744381 | Zone Map No. J-14 | Sheet 3 Of 11

I, GILBERT ALDAZ, NMPE 10848, OF THE FIRM APPLIED ENGINEERING & SURVEYING, INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED NOVEMBER 17, 2014. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THOMAS W. PATRICK, NMPS 12651. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JUNE 23, 2016 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATION OF OCCUPANCY.

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(DESCRIBE ANY DEFICIENCIES AND/OR REQUIRED CORRECTIONS HERE IN A SEPARATE PARAGRAPH) NONE NOTED.

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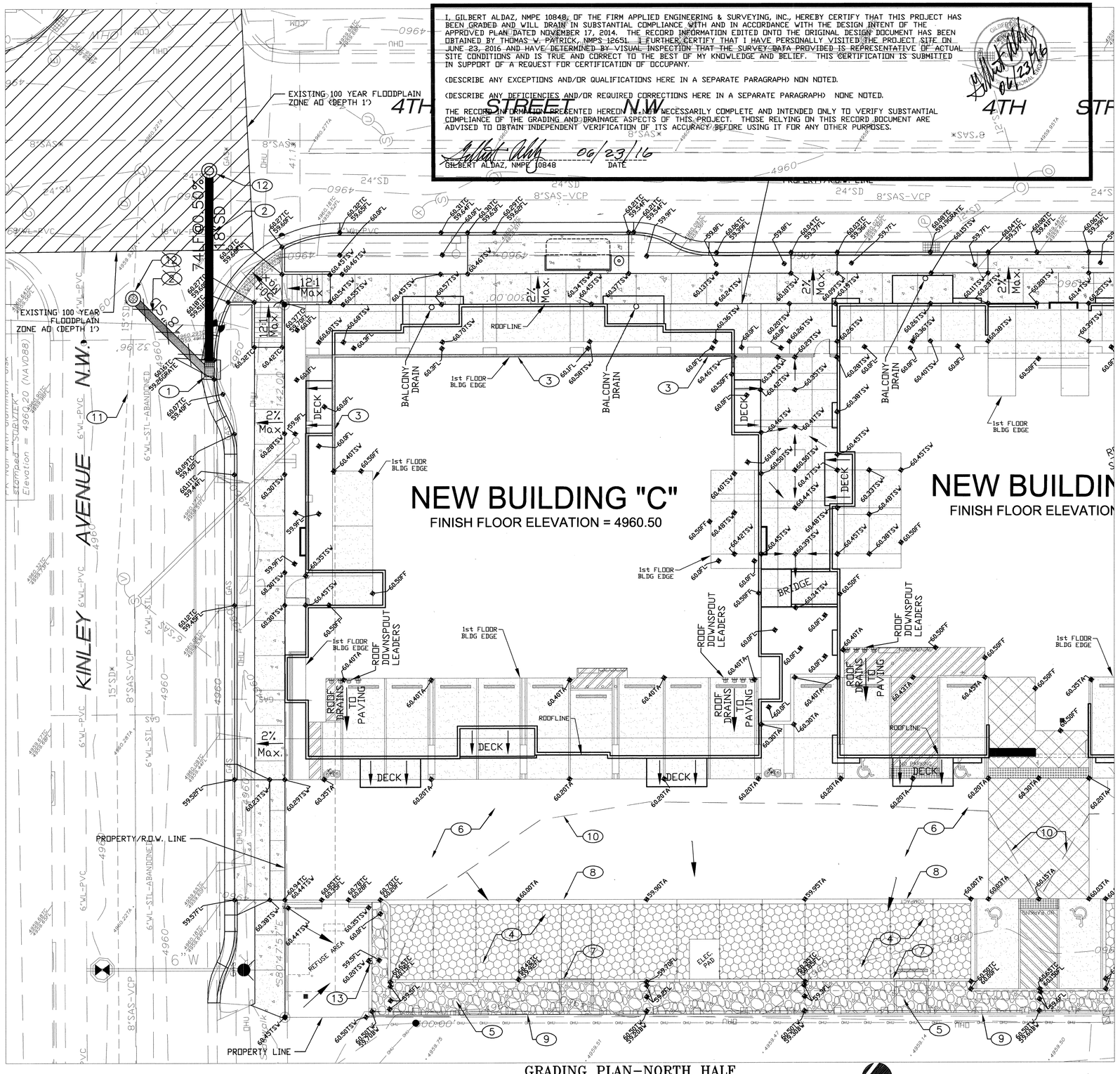
GILBERT ALDAZ, NMPE 10848 — DATE 06/23/16



GRADING PLAN–NORTH HALF

SCALE: 1" = 10'

KEYED INVERT DATA

(A) Storm Drain MH
Rim= 4960.49'
Inv.= 4956.84' (N)
Inv.= 4956.69' (S)
Inv.= 4956.79' (NE)
Inv.= 4956.74' (W)

(B) Storm Drain Inlet
Top of Grate= 4959.52'
Inv.= 4957.6'

(C) Storm Drain MH
Rim= 4960.30'
Inv.= 4956.38' (N)
Inv.= 4956.25' (S)
Inv.= 4956.30' (NW)

(D) Storm Drain MH
Rim= 4960.06'
Inv.= 4956.11' (N)
Inv.= 4956.06' (S)

(E) Storm Drain Inlet
Top of Grate= 4959.43'
Inv.= 4957.5'

(F) Manhole
Rim= 4959.98'
Full of debris

(G) Sanitary Sewer MH
Rim= 4959.93'
Inv.= 4952.89' (E)

(H) Storm Drain MH
Rim= 4959.29'
Inv.= 4954.34' (W)
Inv.= 4954.24' (E)
Inv.= 4954.29' (SW)

(J) Storm Drain Inlet
Top of Grate= 4958.56'
Inv.= 4954.16' (NE)

(K) Storm Drain MH
Rim= 4959.41'
Inv.= 4955.06' (NE)
Inv.= 4953.71' (E)
Inv.= 4953.66' (W)

(L) Storm Drain MH
Rim= 4959.61'
No Access – Lid Cracked

(M) Storm Drain Inlet
Top of Grate= 4958.85'
Inv.= 4956.35' (SE)

(O) Storm Drain MH
Rim= 4959.93'
Inv.= 4956.13' (NW)
Inv.= 4956.13' (NE)
Inv.= 4955.93' (N)
Inv.= 4955.88' (S)

(P) Storm Drain Inlet
Top of Grate= 4959.19'
Inv.= 4957.29' (SE)

(Q) Storm Drain Inlet
Top of Grate= 4959.07'
Inv.= 4956.97' (SW)

(R) Sanitary Sewer MH
Rim= 4960.52'
Inv.= 4950.47' (S)
Inv.= 4950.32' (N)
Inv.= 4950.22' (E)
Inv.= 4950.17' (W)

(S) Sanitary Sewer MH
Rim= 4959.56'
Inv.= 4949.41' (S)
Inv.= 4949.41' (N)
Inv.= 4949.41' (E)
Inv.= 4949.41' (W)
No Lines Flowing

(T) Sanitary Sewer MH
Rim= 4959.70'
Inv.= 4952.00' (N)
Inv.= 4949.55' (W)
Inv.= 4949.35' (E)

(U) Sanitary Sewer MH
Rim= 4960.02'
Lid Sealed

(V) Sanitary Sewer MH
Rim= 4960.30'
Inv.= 4955.75' (SW)
Inv.= 4952.05' (W)

(W) Sanitary Sewer MH
Rim= 4959.95'
Inv.= 4951.31' (E)
Inv.= 4951.31' (W)
Inv.= 4951.26' (N)
Inv.= 4951.16' (S)

(X) Sanitary Sewer MH
Rim= 4959.97'
Inv.= 4952.82' (S)

CONSTRUCTION NOTES:

1. CONSTRUCT SINGLE TYPE "C" INLET
2. INSTALL 18" STORM DRAIN.
3. INSTALL 6" HIGH CONCRETE STEM WALL ABOVE FINISH FLOOR GRADE AT THIS LOCATION WITH ELEVATION =4960.90
4. INSTALL GEOPAVE POROUS PAVEMENT SYSTEM WITH POROUS AGGREGATE PER PRESTO GEOSYSTEMS MANUFACTURERS RECOMMENDATIONS (SEE DETAIL SHEET 4).
5. INSTALL 12" THICK WITH 2-4" ROUND COBBLE DRAIN FIELD.
6. ASPHALT PAVING, SEE SITE PLAN FOR DETAILS.
7. 6" CONCRETE CURB WITH 1' OPENING, SEE SITE PLAN FOR DETAILS.
8. CONCRETE STRIP, SEE SITE PLAN FOR DETAILS.
9. BLOCK WALL, SEE SITE PLAN FOR DETAILS.
10. WATER SURFACE ELEVATION = 4960.15 REQUIRED FOR 0.5" RUNOFF DETENTION PRIOR TO SPILLING OVER DRIVEWAY.
11. FIELD VERIFY THE SIZE, TYPE OF PIPE, INVERT LOCATION OF EXISTING STORMDRAIN LINE SINCE THE AS-BUILTS ARE NOT CLEAR WITH THIS INFORMATION AND SEND TO ENGINEER PRIOR TO CONSTRUCTION OF NEW STORMDRAIN LINE FOR FIELD ADJUSTMENTS IF REQUIRED.
12. INSTALL NEW 4' ROUND MANHOLE IN EXISTING STORMDRAIN LINE.
13. OVERTURN ONE CMU BLOCK AT GRADE TO ALLOW DRAINAGE WATER FROM REFUSE AREA TO DRAIN TO LANDSCAPED AREA.

LEGEND

- 5,980 — NEW FINAL SURFACE GRADE
- 6514 — EXISTING CONTOUR GRADE
- DRAINAGE FLOW DIRECTION
- 43.90TC — NEW TOP OF CURB ELEVATION
- 43.99FL — NEW FLOWLINE OF CURB ELEVATION
- 43.90TA — NEW TOP OF ASPHALT ELEVATION
- 43.90TSW — NEW TOP OF SIDEWALK ELEVATION
- DRAINAGE SWALE
- TC41.24 / FL41.66 — EXISTING TOP OF CURB ELEVATION / EXISTING FLOWLINE ELEVATION
- 43.95GR — NEW DIRT GRADE ELEVATION
- 43.99FL — FLOWLINE SWALE ELEVATION
- 43.95TW — NEW TOP OF WALL ELEVATION
- 43.91BW — NEW BOTTOM OF WALL ELEVATION

GRAPHIC SCALE

10 0 10 20

(IN FEET)

1 inch = 10ft.

FOR INFORMATION ONLY

City Project No. 744381

FILE:

DRAINAGE AND GRADING PLAN
CUATRO DEVELOPMENT–NORTH HALF

DATE/REVISIONS:

09/17/14
10-27-14 REV
11-17-14 REV

APPLIED ENGINEERING AND SURVEYING, INC.
ENGINEERS AND PLANNERS
1605 Blair Drive NE
Office: (505) 400-9125
Albuquerque, New Mexico 87112
goldaz47@yahoo.com

SHEET NUMBER:

4 OF 11

I, GILBERT ALDAZ, NMPE 10848, OF THE FIRM APPLIED ENGINEERING & SURVEYING, INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED NOVEMBER 17, 2014. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THOMAS W. PATRICK, NMPS 12651. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JUNE 23, 2016 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATION OF OCCUPANCY.

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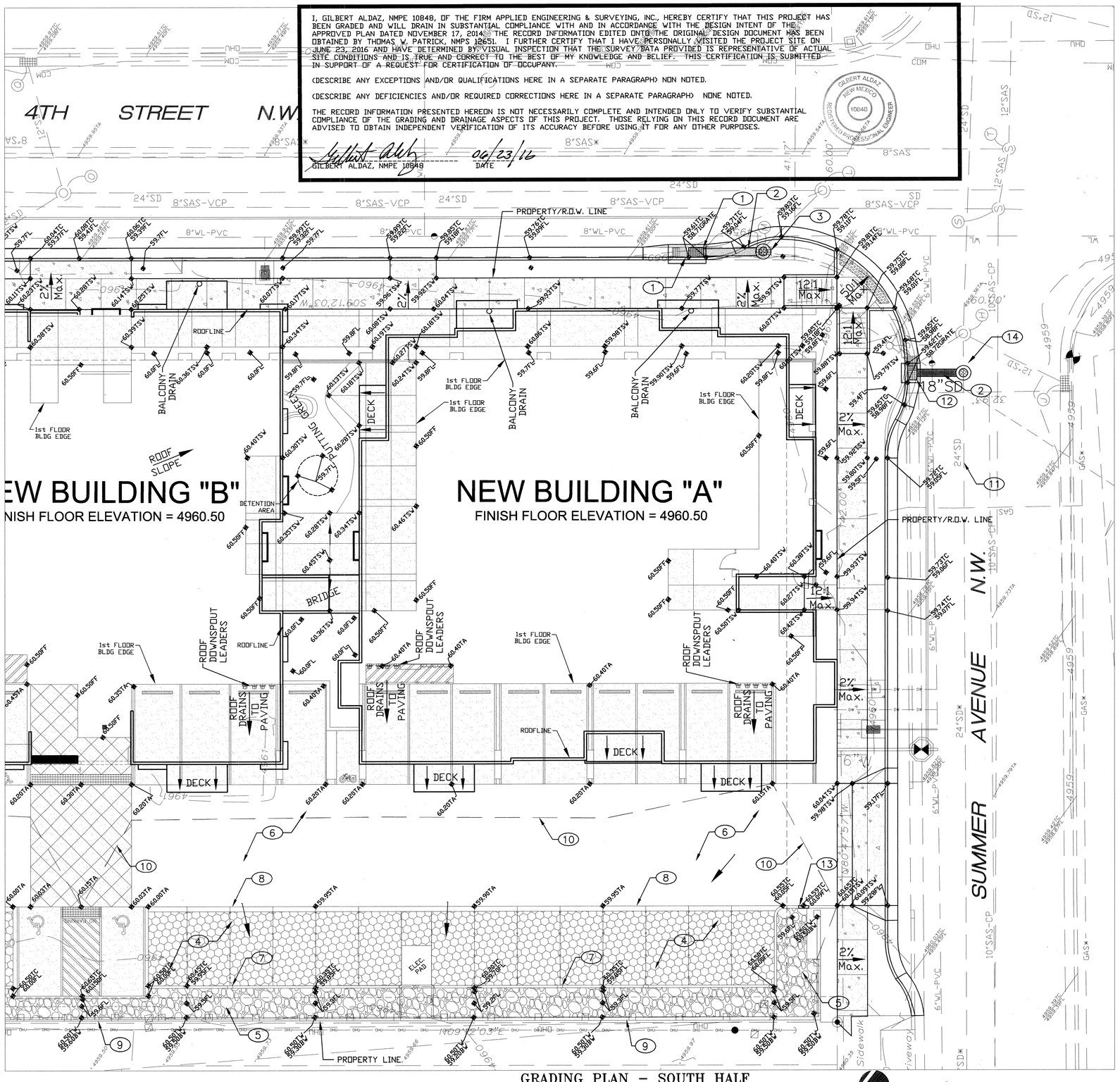
GILBERT ALDAZ, NMPE 10848 — DATE 06/23/16

GILBERT ALDAZ NEW MEXICO 10848 REGISTERED PROFESSIONAL ENGINEER



GRADING PLAN – SOUTH HALF

SCALE: 1" = 10'

KEYED INVERT DATA

(A) Storm Drain MH
Rim= 4960.49'
Inv.= 4956.84' (N)
Inv.= 4956.69' (S)
Inv.= 4956.79' (NE)
Inv.= 4956.74' (W)

(B) Storm Drain Inlet
Top of Grate= 4959.52'
Inv.= 4957.6'

(C) Storm Drain MH
Rim= 4960.30'
Inv.= 4956.38' (N)
Inv.= 4956.25' (S)
Inv.= 4956.30' (NW)

(D) Storm Drain MH
Rim= 4960.06'
Inv.= 4956.11' (N)
Inv.= 4956.06' (S)

(E) Storm Drain Inlet
Top of Grate= 4959.43'
Inv.= 4957.5'

(F) Manhole
Rim= 4959.98'
Full of debris

(G) Sanitary Sewer MH
Rim= 4959.93'
Inv.= 4952.89' (E)

(H) Storm Drain MH
Rim= 4959.29'
Inv.= 4954.34' (W)
Inv.= 4954.24' (E)
Inv.= 4954.29' (SW)

(J) Storm Drain Inlet
Top of Grate= 4958.56'
Inv.= 4954.16' (NE)

(K) Storm Drain MH
Rim= 4959.41'
Inv.= 4956.91' (SW)
Inv.= 4955.06' (NE)
Inv.= 4953.71' (E)
Inv.= 4953.66' (W)

(L) Storm Drain MH
Rim= 4959.61'
No Access – Lid Cracked

(M) Storm Drain Inlet
Top of Grate= 4958.85'
Inv.= 4956.35' (SE)

(O) Storm Drain MH
Rim= 4959.93'
Inv.= 4956.13' (NW)
Inv.= 4956.13' (NE)
Inv.= 4955.93' (N)
Inv.= 4955.88' (S)

(P) Storm Drain Inlet
Top of Grate= 4959.19'
Inv.= 4957.29' (SE)

(Q) Storm Drain Inlet
Top of Grate= 4959.07'
Inv.= 4956.97' (SW)

(R) Sanitary Sewer MH
Rim= 4960.52'
Inv.= 4950.47' (S)
Inv.= 4950.32' (N)
Inv.= 4950.22' (E)
Inv.= 4950.17' (W)

(S) Sanitary Sewer MH
Rim= 4959.56'
Inv.= 4949.41' (S)
Inv.= 4949.41' (N)
Inv.= 4949.41' (E)
Inv.= 4949.41' (W)
No Lines Flowing

(T) Sanitary Sewer MH
Rim= 4959.70'
Inv.= 4952.00' (N)
Inv.= 4949.55' (W)
Inv.= 4949.35' (E)

(U) Sanitary Sewer MH
Rim= 4960.02'
Lid Sealed

(V) Sanitary Sewer MH
Rim= 4960.30'
Inv.= 4955.75' (SW)
Inv.= 4952.05' (W)

(W) Sanitary Sewer MH
Rim= 4959.95'
Inv.= 4951.31' (E)
Inv.= 4951.31' (W)
Inv.= 4951.26' (N)
Inv.= 4951.16' (S)

(X) Sanitary Sewer MH
Rim= 4959.97'
Inv.= 4952.82' (S)

CONSTRUCTION NOTES:

1. CONSTRUCT SINGLE TYPE "A" INLET
2. INSTALL 18" STORM DRAIN.
3. REMOVE EXISTING TYPE "A" INLET AND INSTALL 4' ROUND MANHOLE, EXISTING LATERAL ON 4TH STREET IS TO REMAIN.
4. INSTALL GEOPAVE POROUS PAVEMENT SYSTEM WITH POROUS AGGREGATE PER PRESTO GEOSYSTEMS MANUFACTURERS RECOMMENDATIONS (SEE DETAIL SHEET 4).
5. INSTALL 12" THICK WITH 2-4" ROUND COBBLE DRAIN FIELD.
6. ASPHALT PAVING, SEE SITE PLAN FOR DETAILS.
7. 6" CONCRETE CURB WITH 1' OPENING, SEE SITE PLAN FOR DETAILS.
8. CONCRETE STRIP, SEE SITE PLAN FOR DETAILS.
9. BLOCK WALL, SEE SITE PLAN FOR DETAILS.
10. WATER SURFACE ELEVATION = 4960.15 REQUIRED FOR 0.5' RUNOFF DETENTION PRIOR TO SPILLING OVER DRIVEWAY.
11. FIELD VERIFY SIZE OF EXISTING STORMDRAIN LINE PRIOR TO CONSTRUCTION, IF DIFFERENT THAN 24" DIAMETER ADVISE ENGINEER PRIOR TO CONSTRUCTION.
12. CONSTRUCT SINGLE TYPE "C" INLET.
13. 2' WIDE CURB OPENING TO ALLOW DRAINAGE TO OVERFLOW OUT TO DRIVEWAY ON SUMMER AVENUE.
14. INSTALL NEW 4' ROUND MANHOLE IN EXISTING STORMDRAIN LINE.

LEGEND

5580 — NEW FINAL SURFACE GRADE	TC=4.24 FL=3.66 — EXISTING TOP OF CURB ELEVATION
6514 — EXISTING CONTOUR GRADE	EXISTING FLOWLINE ELEVATION
DRAINAGE FLOW DIRECTION	43.95GR — NEW DIRT GRADE ELEVATION
43.90TC — NEW TOP OF CURB ELEVATION	43.99FL — FLOWLINE SWALE ELEVATION
43.99FL — NEW FLOWLINE OF CURB ELEVATION	43.99TW — NEW TOP OF WALL ELEVATION
43.99TA — NEW TOP OF ASPHALT ELEVATION	43.99BW — NEW BOTTOM OF WALL ELEVATION
43.99TSW — NEW TOP OF SIDEWALK ELEVATION	
DRAINAGE SWALE	

GRAPHIC SCALE

10 0 10 20

(IN FEET)

1 inch = 10ft.

City Project No. 744381

FILE:

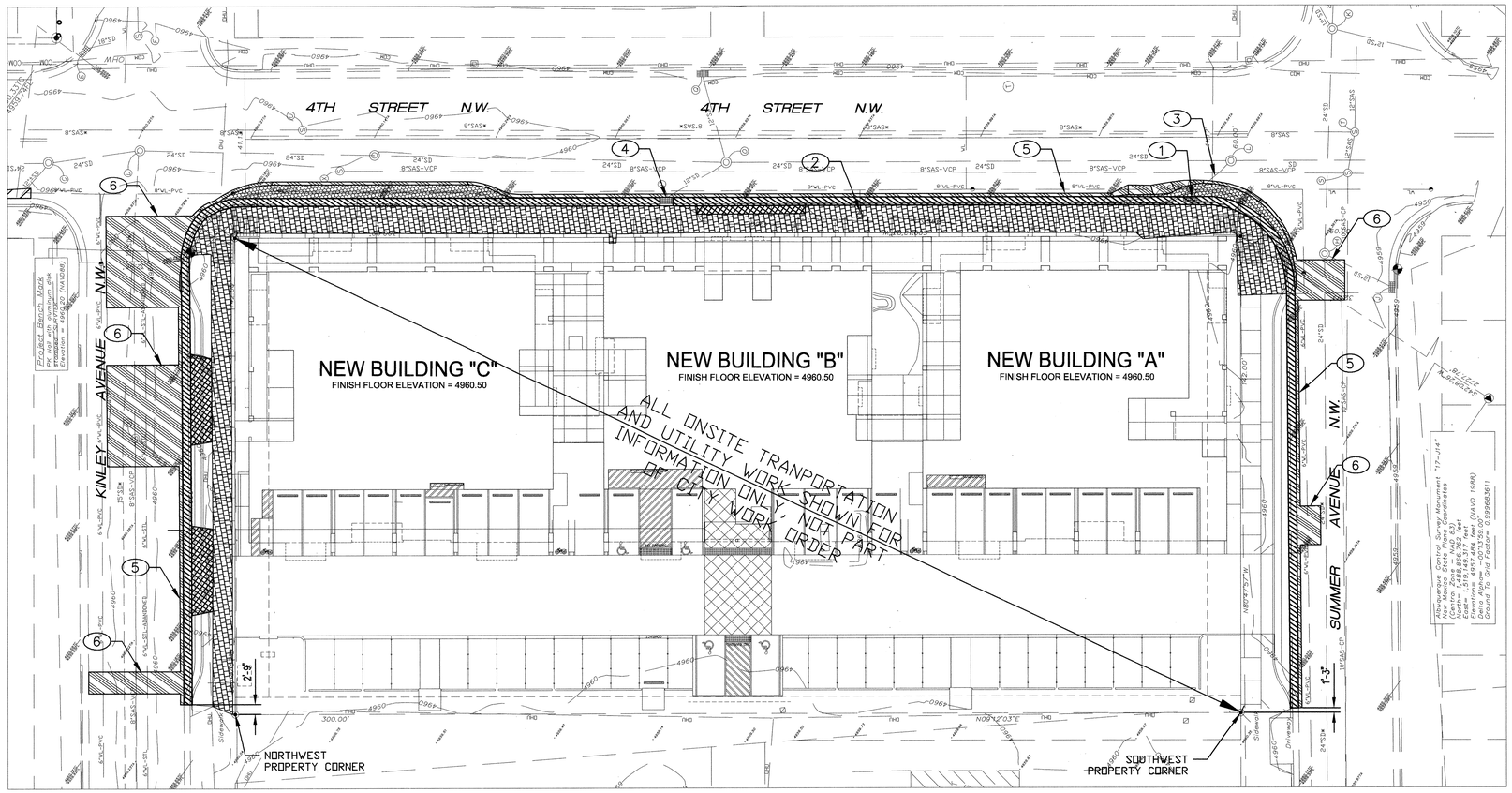
DRAINAGE AND GRADING PLAN
CUATRO DEVELOPMENT–SOUTH HALF

DATE/REVISIONS:

09-17-14
10-27-14 Rev
11-17-14 2nd Rev

SHEET NUMBER: 5 OF 11

APPLIED ENGINEERING AND SURVEYING, INC.
ENGINEERS AND PLANNERS
1605 Bldr Drive NE, Albuquerque, New Mexico 87112
Office: (505) 480-8125 galdaz47@yahoo.com

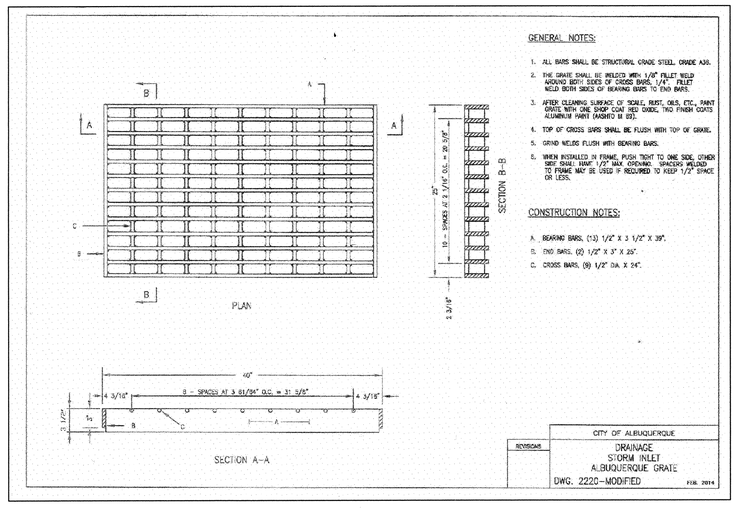


REMOVAL PLAN WITHIN CITY ROW

SCALE: 1" = 20'

CONSTRUCTION NOTES:

1. EXISTING DROP INLET TO BE REMOVED.
2. REMOVE EXISTING WATERMETER BOX.
3. EXISTING STORMDRAIN LINE IS TO BE PROTECTED DURING CONSTRUCTION.
4. EXISTING INLET IS TO BE PROTECTED DURING CONSTRUCTION.
5. CONTRACTOR SHALL CAREFULLY REMOVE EXISTING CURB AND GUTTER TO HELP MINIMIZE ANY SPALLING OF ASPHALT OR SUBGRADE UNDERMINING. OTHERWISE, 1 FOOT WIDE OF EXISTING ASPHALT PAVEMENT SHALL BE REMOVED AND REPLACED PER STD. DWG. 2465.
6. SEE SHEETS 8 AND 9 FOR REMOVAL LIMITS FOR NEW UTILITIES AND NEW STORMDRAIN,



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  Rim= 4960.49'
  Inv.= 4956.84' (N)
  Inv.= 4956.69' (S)
  Inv.= 4956.79' (NE)
  Inv.= 4956.74' (W)
- (B) Storm Drain Inlet
  Top of Grate= 4959.52'
  Inv.= 4957.6'
- (C) Storm Drain MH
  Rim= 4960.30'
  Inv.= 4956.38' (N)
  Inv.= 4956.25' (S)
  Inv.= 4956.30' (NW)
- (D) Storm Drain MH
  Rim= 4960.06'
  Inv.= 4956.11' (N)
  Inv.= 4956.06' (S)
- (E) Storm Drain Inlet
  Top of Grate= 4959.43'
  Inv.= 4957.5'
- (F) Manhole
  Rim= 4959.98'
  Full of debris
- (G) Sanitary Sewer MH
  Rim= 4959.93'
  Inv.= 4952.89' (E)
- (H) Storm Drain MH
  Rim= 4959.29'
  Inv.= 4954.34' (W)
  Inv.= 4954.24' (E)
  Inv.= 4954.29' (SW)
- (J) Storm Drain Inlet
  Top of Grate= 4958.56'
  Inv.= 4954.16' (NE)
- (K) Storm Drain MH
  Rim= 4959.41'
  Inv.= 4956.91' (SW)
  Inv.= 4955.06' (NE)
  Inv.= 4953.71' (E)
  Inv.= 4953.66' (W)
- (L) Storm Drain MH
  Rim= 4959.61'
  No Access - Lid Cracked
- (M) Storm Drain Inlet
  Top of Grate= 4958.85'
  Inv.= 4956.35' (SE)
- (O) Storm Drain MH
  Rim= 4959.93'
  Inv.= 4956.13' (NW)
  Inv.= 4956.13' (NE)
  Inv.= 4955.93' (N)
  Inv.= 4955.88' (S)
- (P) Storm Drain Inlet
  Top of Grate= 4959.19'
  Inv.= 4957.29' (SE)
- (Q) Storm Drain Inlet
  Top of Grate= 4959.07'
  Inv.= 4956.97' (SW)
- (R) Sanitary Sewer MH
  Rim= 4960.52'
  Inv.= 4950.47' (S)
  Inv.= 4950.32' (N)
  Inv.= 4950.22' (E)
  Inv.= 4950.17' (W)
- (S) Sanitary Sewer MH
  Rim= 4959.56'
  Inv.= 4949.41' (S)
  Inv.= 4949.41' (N)
  Inv.= 4949.41' (E)
  Inv.= 4949.41' (W)
  No Lines Flowing
- (T) Sanitary Sewer MH
  Rim= 4959.70'
  Inv.= 4952.00' (N)
  Inv.= 4949.55' (W)
  Inv.= 4949.35' (E)
- (U) Sanitary Sewer MH
  Rim= 4960.02'
  Lid Sealed
- (V) Sanitary Sewer MH
  Rim= 4960.30'
  Inv.= 4955.75' (SW)
  Inv.= 4952.05' (W)
- (W) Sanitary Sewer MH
  Rim= 4959.95'
  Inv.= 4951.31' (E)
  Inv.= 4951.31' (W)
  Inv.= 4951.26' (N)
  Inv.= 4951.16' (S)
- (X) Sanitary Sewer MH
  Rim= 4959.97'
  Inv.= 4952.82' (S)

REMOVALS LEGEND

- INDICATES EXTENT OF EXISTING CONCRETE DRIVEWAY REMOVALS
- INDICATES EXTENT OF EXISTING CONCRETE CURB AND GUTTER REMOVALS
- INDICATES EXTENT OF EXISTING CONCRETE SIDEWALK REMOVALS
- INDICATES EXTENT OF EXISTING SAWCUTTING AND ASPHALT REMOVALS, REPLACE WITH ASPHALT PER CITY STD. DWG. 2465.
- INDICATES EXTENT OF EXISTING ASPHALT REMOVALS

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20ft.

AS BUILT INFORMATION
CONTRACTOR Topel DATE 07/16
WORK STAKED BY Csc DATE 07/16
ACCEPTANCE BY A.E.S. DATE 07/16
FIELD VERIFICATION BY C.S.C. DATE 07/16
DRAWINGS CORRECTED BY A.E.S. DATE 07/16
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

BENCH MARKS
BENCHMARK IS AN A.C.S. MONUMENT
"17-J14", ELEVATION = 4957.484, (NAVD 1988) THE STATION MARK IS A CUA. SURVEY CONTROL 3-1/4" ALUMINUM DISC STAMPED "17-J14 1983", SET FLUSH WITH THE TOP OF THE CONCRETE AT THE WEST SIDE OF THE INTERSECTION IN THE MEDIAN OF EIGHTH STREET N.W. AND LOMAS AVENUE N.W.

ENGINEER'S SEAL
CHRISTOPHER S. CHAVEZ NEW MEXICO 15703 REGISTERED PROFESSIONAL ENGINEER
9/21/15

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	DESIGNED BY
			DRAWN BY
			CHECKED BY

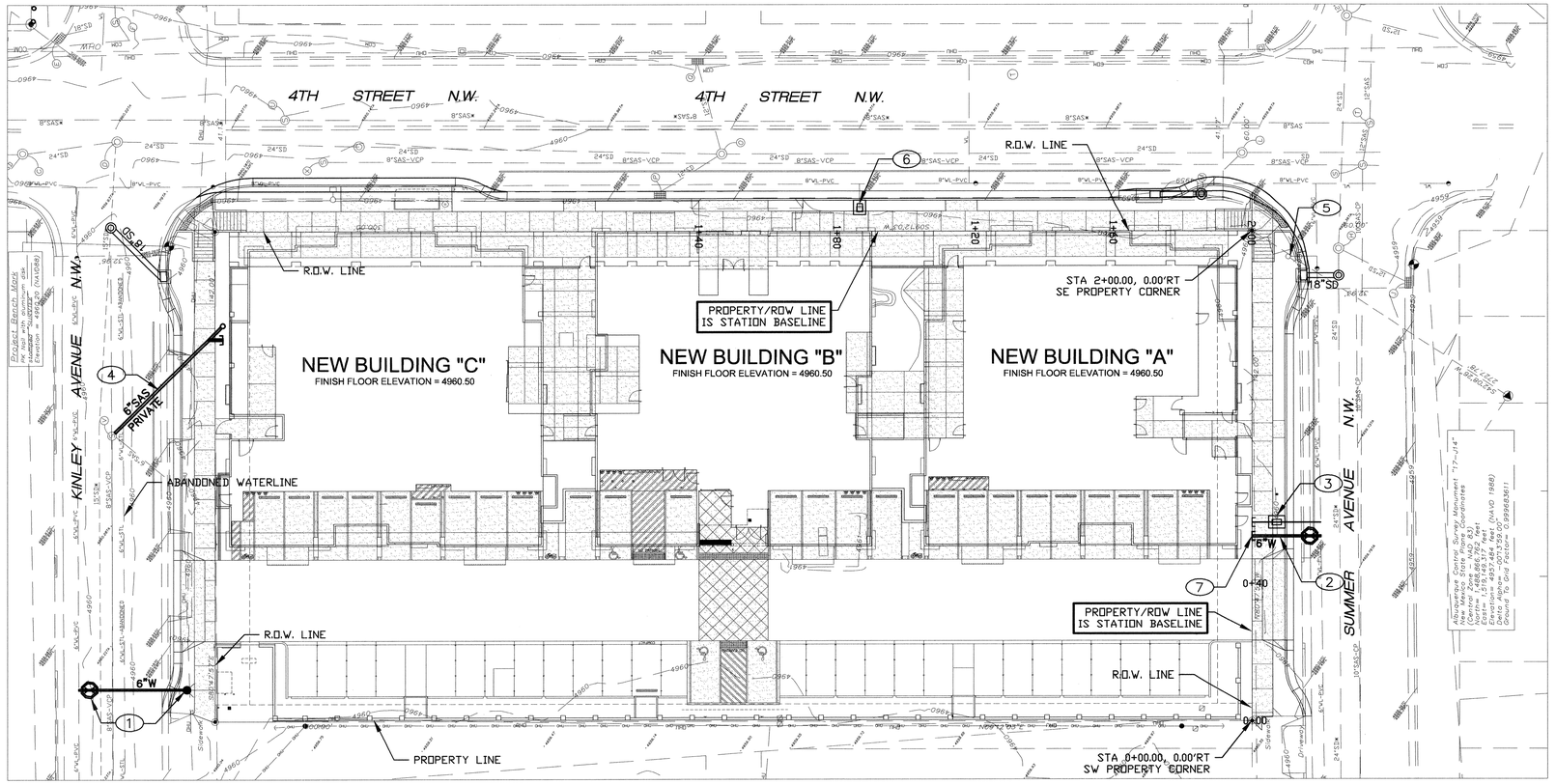
APPLIED ENGINEERING AND SURVEYING, INC.
ENGINEERS AND PLANNERS
1606 Mail Drive NE, Albuquerque, New Mexico 87112
Office: (505) 237-1456 Facsimile: (505) 237-1456

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **CUATRO DEVELOPMENT APARTMENTS REMOVAL PLAN WITHIN CITY ROW**

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED MAR 09 2015 DESIGN REVIEW COMMITTEE	APPROVED SEP 29 2015 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
744381	J-14	6	11

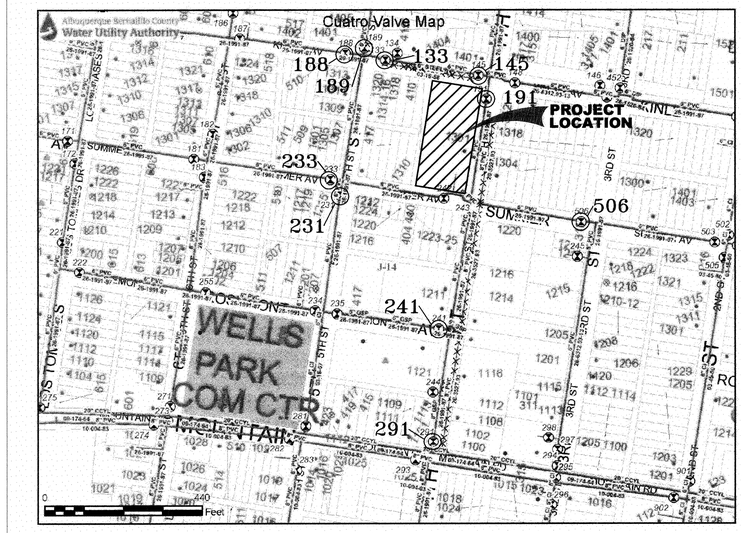


WATER AND SEWER OVERALL PLAN

SCALE: 1" = 20'

CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER STD. DWG. 2340 WITH 6" GATE VALVE AND BOX PER STD. DWG. 2326 AND DWG 2329.
2. INSTALL 6" FIRE LINE FOR BUILDING FIRE SPINKLER SYSTEM WITH 6" GATE VALVE AND BOX.
3. INSTALL 2" DOMESTIC METERED WATER SERVICE LINE WITH METER BOX AND LID PER STD. DWG. 2361, DWG. 2363 AND DWG. 2367.
4. INSTALL PRIVATE 6" SANITARY SEWER LINE AND CLEANOUT AND CONNECT INTO EXISTING SANITARY SEWER MANHOLE (SEE SHEET 8 FOR INVERT, SLOPE AND LENGTH). PER STD. DWG. 2118.
5. EXISTING 6" FIRE HYDRANT.
6. REMOVE EXISTING METER BOX AND INSTALL A NEW 3/4" IRRIGATION METER BOX AND LID PER STD. DWG. 2361, DWG. 2362 AND DWG. 2366 AT STA 0+86.48, 6.5'LT.
7. ABCWUA INSPECTOR TO VERIFY PIV CONSTRUCTED TO CODE STANDARDS IN MECHANICAL ROOM PRIOR TO CLOSEOUT OF WORK ORDER AT STA 0+54.00, 0.0'LT.



WATER SHUTOFF PLAN

NOT TO SCALE

EXISTING SANITARY AND STORMDRAIN KEYED INVERT DATA

(A) Storm Drain MH
Rim= 4960.49'
Inv.= 4956.84' (N)
Inv.= 4956.69' (S)
Inv.= 4956.79' (NE)
Inv.= 4956.74' (W)

(B) Storm Drain Inlet
Top of Grate= 4959.52'
Inv.= 4957.6'

(C) Storm Drain MH
Rim= 4960.30'
Inv.= 4956.38' (N)
Inv.= 4956.25' (S)
Inv.= 4956.30' (NW)

(D) Storm Drain MH
Rim= 4960.06'
Inv.= 4956.11' (N)
Inv.= 4956.06' (S)

(E) Storm Drain Inlet
Top of Grate= 4959.43'
Inv.= 4957.5'

(F) Manhole
Rim= 4959.98'
Full of debris

(G) Sanitary Sewer MH
Rim= 4959.93'
Inv.= 4952.89' (E)

(H) Storm Drain MH
Rim= 4959.29'
Inv.= 4954.34' (W)
Inv.= 4954.24' (E)
Inv.= 4954.29' (SW)

(J) Storm Drain Inlet
Top of Grate= 4958.56'
Inv.= 4954.16' (NE)

(K) Storm Drain MH
Rim= 4959.41'
Inv.= 4956.91' (SW)
Inv.= 4955.06' (NE)
Inv.= 4953.71' (E)
Inv.= 4953.66' (W)

(L) Storm Drain MH
Rim= 4959.61'
No Access - Lid Cracked

(M) Storm Drain Inlet
Top of Grate= 4958.85'
Inv.= 4956.35' (SE)

(O) Storm Drain MH
Rim= 4959.93'
Inv.= 4956.13' (NW)
Inv.= 4956.13' (NE)
Inv.= 4955.93' (N)
Inv.= 4955.88' (S)

(P) Storm Drain Inlet
Top of Grate= 4959.19'
Inv.= 4957.29' (SE)

(Q) Storm Drain Inlet
Top of Grate= 4959.07'
Inv.= 4956.97' (SW)

(R) Sanitary Sewer MH
Rim= 4960.52'
Inv.= 4950.47' (S)
Inv.= 4950.32' (N)
Inv.= 4950.22' (E)
Inv.= 4950.17' (W)

(S) Sanitary Sewer MH
Rim= 4959.56'
Inv.= 4949.41' (S)
Inv.= 4949.41' (N)
Inv.= 4949.41' (E)
Inv.= 4949.41' (W)
No Lines Flowing

(T) Sanitary Sewer MH
Rim= 4959.70'
Inv.= 4952.00' (N)
Inv.= 4949.55' (W)
Inv.= 4949.35' (E)

(U) Sanitary Sewer MH
Rim= 4960.02'
Lid Sealed

(V) Sanitary Sewer MH
Rim= 4960.30'
Inv.= 4955.75' (SW)
Inv.= 4952.05' (W)

(W) Sanitary Sewer MH
Rim= 4959.95'
Inv.= 4951.31' (E)
Inv.= 4951.31' (W)
Inv.= 4951.26' (N)
Inv.= 4951.16' (S)

(X) Sanitary Sewer MH
Rim= 4959.97'
Inv.= 4952.82' (S)

LEGEND

EXISTING	NEW	
(S)	◎	MANHOLE
8"SAS	6"SAS	SANITARY SEWER LINE
6"WL-PVC OR 8"WL-PVC	6"W	WATER LINE
		FIRE HYDRANT
		WATER VALVE AND BOX
18"SD	18"SD	STORM DRAIN

Water Meter and Fire Line Summary for Multi Family Development				
Water Meters				
#	Size	Location (Station/Offset)	Use (Domestic/Irrigation)	No. Units Served (applicable to multi-family)
	3/4"	0+86.48, 6.5'LT	Irrigation	
	2"	0+58.00/7.16'RT	Domestic	56 Units
Fire Lines				
#	Size	Location (Station/Offset)		
	6"	0+54.00/0.00'LT		

WATER VALVE SHUT-OFF NOTES

1. IN ORDER TO NON-PRESSURIZE THE WATERLINE ON KINLEY AVENUE NW, VALVES 133 AND 145 NEED TO BE SHUT-OFF.
2. IN ORDER TO NON-PRESSURIZE THE WATERLINE ON SUMMER AVENUE NW, VALVES 133, 188, 189, 191, 231, 233, 241, 291 AND 506 NEED TO BE SHUT-OFF.

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20ft.

APPLIED ENGINEERING AND SURVEYING, INC.
ENGINEERS AND PLANNERS
1600 Wall Drive NE Albuquerque, New Mexico 87112
Office (505) 237-1406 Facsimile (505) 237-1406

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: WATER AND SEWER OVERALL PLAN
CUATRO DEVELOPMENT

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED MAR 09 2015 DESIGN REVIEW COMMITTEE	APPROVED SEP 29 2015 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
744381	J-14	7	11

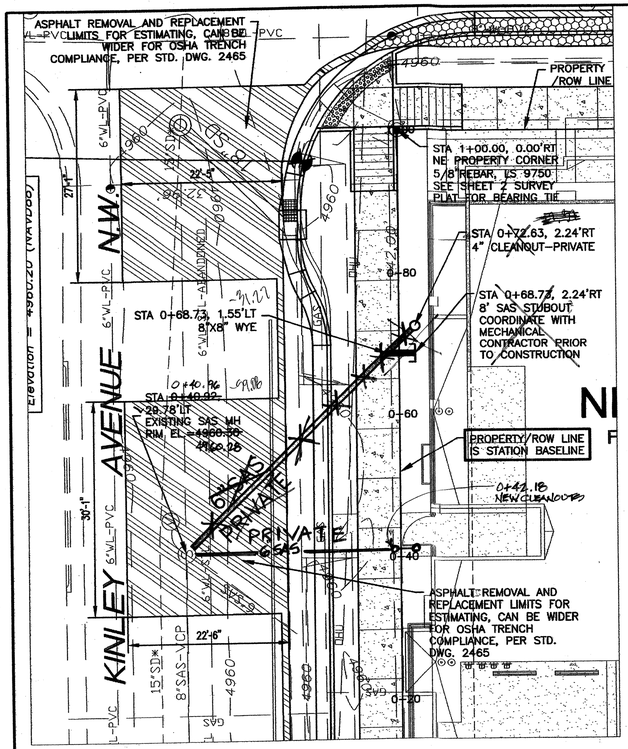
SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

BENCH MARKS
BENCHMARK IS AN A.C.S. MONUMENT
"17-J14", ELEVATION = 4957.484, (NAVD 1988) THE STATION MARK IS A C.U.A. SURVEY CONTROL 3-1/4" ALUMINUM DISC STAMPED "17-J14 1983", SET FLUSH WITH THE TOP OF THE CONCRETE AT THE WEST SIDE OF THE INTERSECTION IN THE MEDIAN OF EIGHTH STREET N.W. AND LOMAS AVENUE N.W.

AS BUILT INFORMATION
CONTRACTOR TOFEL DATE 0/1/15
WORK STAKED BY CSC DATE 0/1/15
ACCEPTANCE BY A.E.S. DATE 0/1/15
FIELD VERIFICATION BY CSC DATE 0/1/15
DRAWINGS CORRECTED BY A.E.S. DATE 0/1/15
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

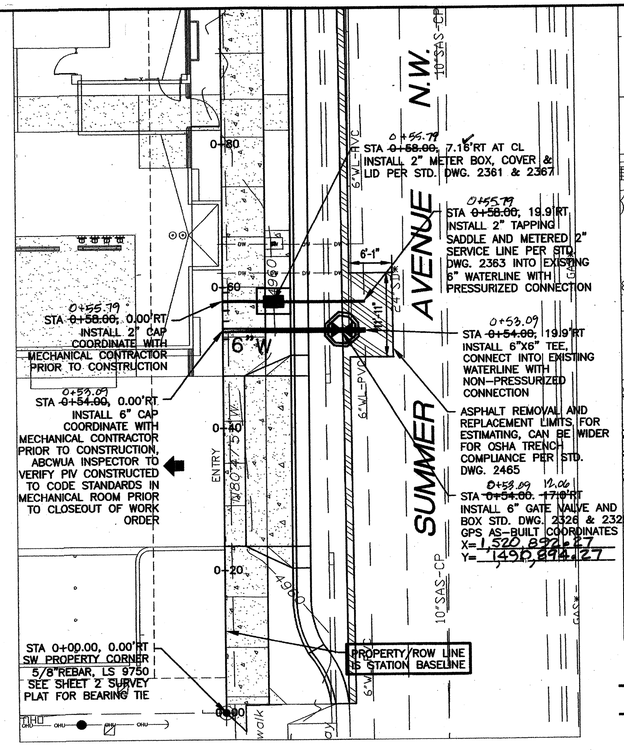
ENGINEER'S SEAL

NO. DATE REMARKS BY
REVISIONS
DESIGNED BY DATE
DRAWN BY DATE
CHECKED BY DATE



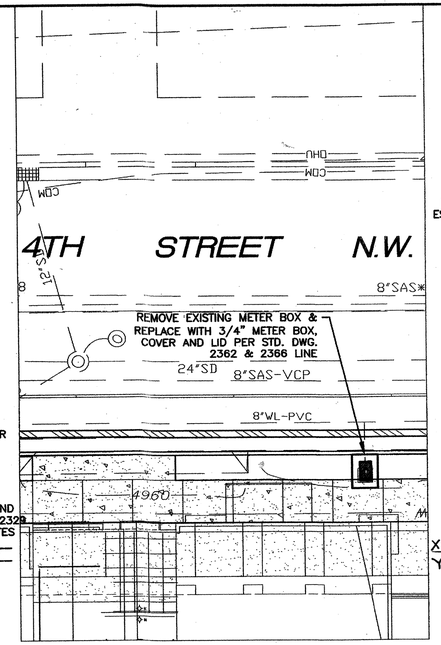
SANITARY SEWER PLAN – KINLEY AVENUE NW

SCALE: 1" = 10'



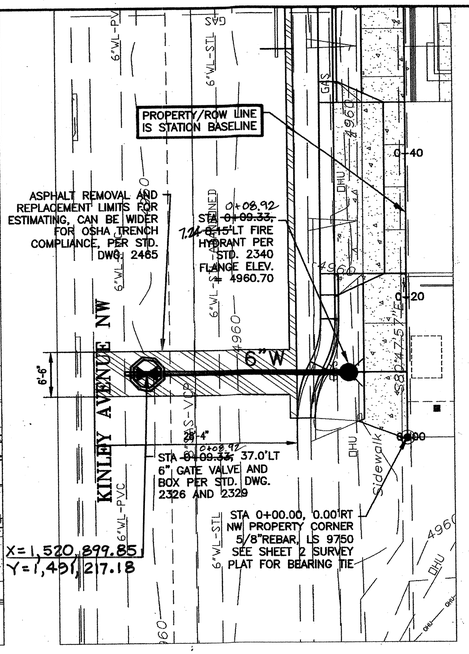
WATER PLAN – SUMMER AVENUE NW

SCALE: 1" = 10'



NEW 3/4" DOMESTIC METER
4TH STREET NW

SCALE: 1" = 10'



NEW FIRE HYDRANT
KINLEY AVENUE NW

SCALE: 1" = 10'

CONSTRUCTION NOTES:

1. ELECTRONIC MARKER SPHERES (EMS'S) SHALL BE INSTALLED ON ALL WATERLINE BENDS AND AT A MAXIMUM DISTANCE OF 100' FOR BOTH WATERLINES AND SEWERLINES AND PER SPECIFICATION SECTION 170.

WATER MECHANICAL RESTRAINT NOTES:

HORIZONTAL BENDS – PVC PIPE

Nom. Pipe Size	Bend Angle			
	11.25 deg	22.5 deg	45 deg	90 deg
	Restrained Length, L_r Feet			
6"	3'	5'	11'	26'

VERTICAL BENDS – DI PIPE

Nom. Pipe Size	Bend Angle			
	11.25 deg	22.5 deg	45 deg	90 deg
	Restrained Length, L_r Feet			
	TOP/BTM	TOP/BTM	TOP/BTM	TOP/BTM
6"	5/3	9/6	20/12	NA

MINIMUM RESTRAINT LENGTH: A MINIMUM RESTRAINT LENGTH OF 5 FT FROM THE FITTING JOINT IS RECOMMENDED. VERTICAL OFFSETS SHALL BE COMPLETELY RESTRAINT BETWEEN THE TOP VERTICAL BEND AND THE BOTTOM VERTICAL FITTING

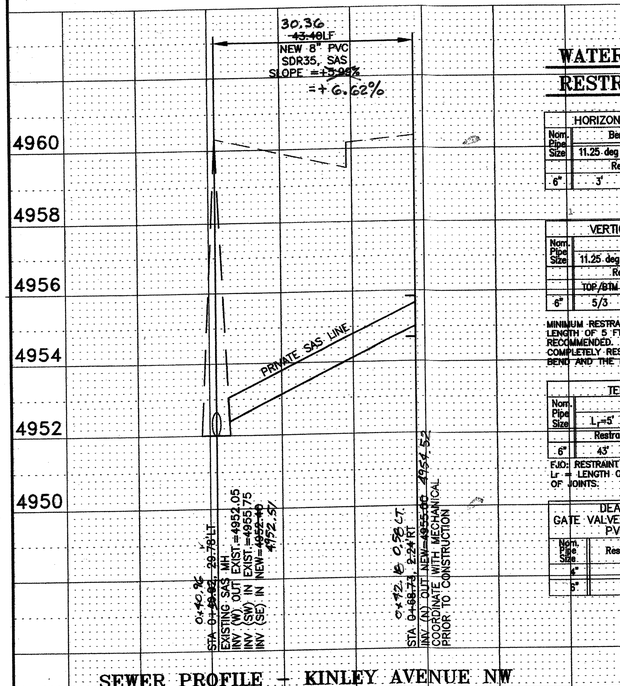
TEES/CROSSES – PVC PIPE

Nom. Pipe Size	Branch Size 6"			
	L_r=5'	L_r=10'	L_r=15'	L_r=20'
	Restrained Length L, Feet for a Specified L			
6"	43'	21'	FJO	FJO

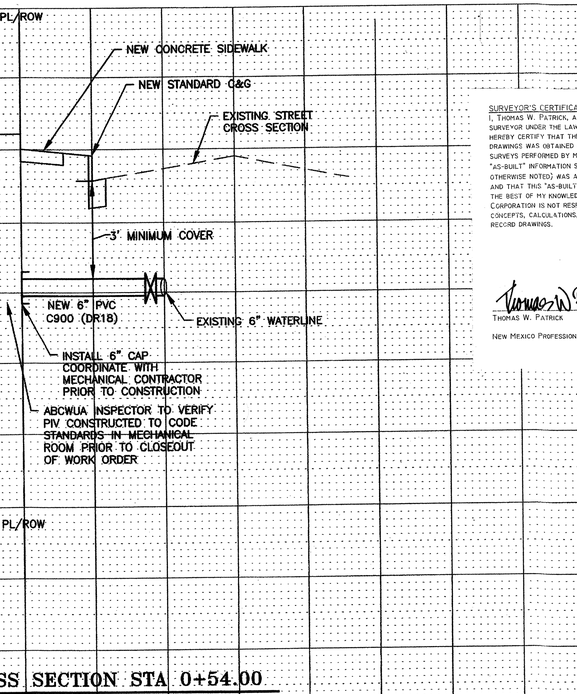
FJO: RESTRAINT REQUIRED AT FITTING JOINT ONLY.
L_r = LENGTH OF PIPE ALONG THE RUN THAT IS FREE OF JOINTS.

DEAD ENDS GATE VALVES OR END CAPS PVC PIPE

Nom. Pipe Size	Restrained Length L
4"	46'
6"	65'



SEWER PROFILE – KINLEY AVENUE NW



WATER CROSS SECTION STA 0+54.00
SUMMER AVENUE NW

SCALE: 1"=10' (HORIZ)
1"=2' (VERT)

SURVEYOR'S CERTIFICATE

I, THOMAS W. PATRICK, A DULY QUALIFIED LICENSED PROFESSIONAL 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 (UNLESS OTHERWISE NOTED) WAS ADDED BY ME, OR BY UNDER MY SUPERVISION, AND THAT THIS "AS-BUILT" INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. COMMUNITY SCIENCES CORPORATION IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING AND/OR INTENT OF THE RECORD DRAWINGS.

THOMAS W. PATRICK NEW MEXICO 12651 PROFESSIONAL SURVEYOR

Thomas W. Patrick 9-13-2016

THOMAS W. PATRICK — DATE

NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651

NOTE: THE UTILITY WORK MAY REQUIRE THAT THE CONTRACTOR DEWATER THE TRENCH PRIOR TO UTILITY INSTALLATION.

GRAPHIC SCALE

20 0 5 10 20

(IN FEET)
1 inch = 10 ft.

APPLIED ENGINEERING AND SURVEYING, INC.
ENGINEERS AND PLANNERS
1920 Bob Dillon NE, Suite A, Albuquerque, New Mexico 87112
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **CUATRO DEVELOPMENT APARTMENTS**
WATER & SEWER, SUMMER AVE, KINLEY AVE

Design Review Committee: APPROVED MAR 09 2015 DESIGN REVIEW COMMITTEE

City Engineer Approval: APPROVED SEP 29 2015 CITY ENGINEER

Last Design Update: Mo./Day/Yr.

City Project No. 744381 | Zone Map No. J-14 | Sheet 8 Of 11

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS

BENCHMARK IS AN A.C.S. MONUMENT "17-J14", ELEVATION = 4957.484, (NAVD 1988) THE STATION MARK IS A C.O.A. SURVEY CONTROL 3-1/4" ALUMINUM DISC STAMPED "17-J14 1983", SET FLUSH WITH THE TOP OF THE CONCRETE AT THE WEST SIDE OF THE INTERSECTION IN THE MEDIAN OF EIGHTH STREET N.W. AND LOMAS AVENUE N.W.

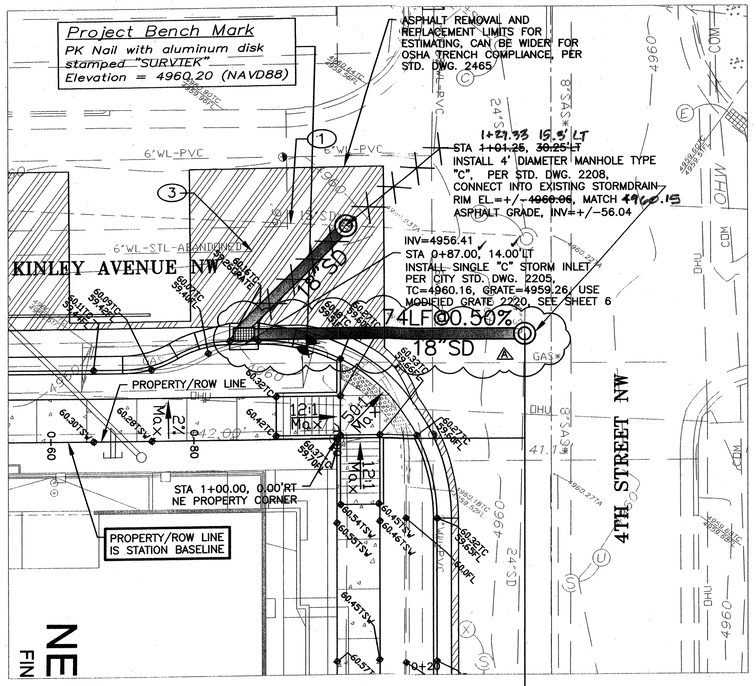
AS BUILT INFORMATION

CONTRACTOR	T.L.C.	DATE 04-12-16
WORK DONE BY	C.S.C.	DATE 04-13-16
INSPECTOR'S ASSISTANCE BY	APPLIED ENGR.	DATE 04-14-16
VERIFICATION BY	C.S.C.	DATE 4-15-16
AS-BUILTS CORRECTED BY	C.S.C.	DATE 4-15-16
RECORDED BY		DATE
NO.		

ENGINEER'S SEAL

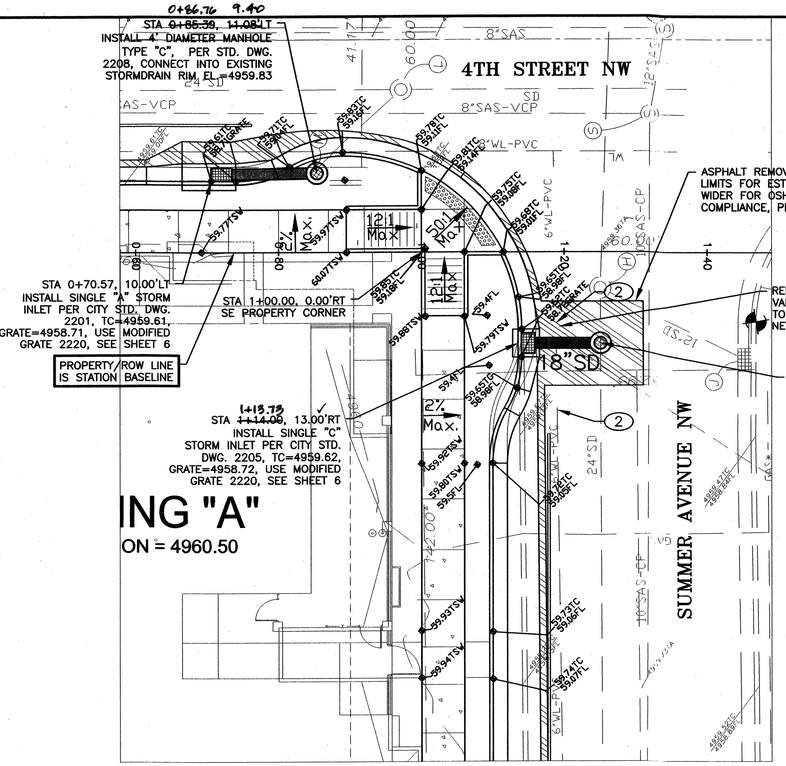
NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY — DATE
DRAWN BY — DATE
CHECKED BY — DATE



STORMDRAIN PLAN – KINLEY AVENUE NW

SCALE: 1" = 10'



STORMDRAIN PLAN – 4TH STREET AND SUMMER AVENUE NW

SCALE: 1" = 10'

KEYED INVERT DATA

(A) Storm Drain MH
Rim= 4960.49'
Inv.= 4956.84' (N)
Inv.= 4956.69' (S)
Inv.= 4956.79' (NE)
Inv.= 4956.74' (W)

(B) Storm Drain Inlet
Top of Grate= 4959.52'
Inv.= 4957.6'

(C) Storm Drain MH
Rim= 4960.30'
Inv.= 4956.38' (N)
Inv.= 4956.25' (S)
Inv.= 4956.30' (NW)

(D) Storm Drain MH
Rim= 4960.06'
Inv.= 4956.11' (N)
Inv.= 4956.06' (S)

(E) Storm Drain Inlet
Top of Grate= 4959.43'
Inv.= 4957.5'

(F) Manhole
Rim= 4959.98'
Full of debris

(G) Sanitary Sewer MH
Rim= 4959.93'
Inv.= 4952.89' (E)

(H) Storm Drain MH
Rim= 4959.29'
Inv.= 4954.34' (W)
Inv.= 4954.24' (E)
Inv.= 4954.29' (SW)

(J) Storm Drain Inlet
Top of Grate= 4958.56'
Inv.= 4954.16' (NE)

(K) Storm Drain MH
Rim= 4959.41'
Inv.= 4956.91' (SW)
Inv.= 4955.06' (NE)
Inv.= 4953.71' (E)
Inv.= 4953.66' (W)

(L) Storm Drain MH
Rim= 4959.61'
No Access – Lid Cracked

(M) Storm Drain Inlet
Top of Grate= 4958.85'
Inv.= 4956.35' (SE)

(O) Storm Drain MH
Rim= 4959.93'
Inv.= 4956.13' (NW)
Inv.= 4956.13' (NE)
Inv.= 4955.93' (N)
Inv.= 4955.88' (S)

(P) Storm Drain Inlet
Top of Grate= 4959.19'
Inv.= 4957.29' (SE)

(Q) Storm Drain Inlet
Top of Grate= 4959.07'
Inv.= 4956.97' (SW)

(R) Sanitary Sewer MH
Rim= 4960.52'
Inv.= 4950.47' (S)
Inv.= 4950.32' (N)
Inv.= 4950.22' (E)
Inv.= 4950.17' (W)

(S) Sanitary Sewer MH
Rim= 4959.56'
Inv.= 4949.41' (S)
Inv.= 4949.41' (N)
Inv.= 4949.41' (E)
Inv.= 4949.41' (W)
No Lines Flowing

(T) Sanitary Sewer MH
Rim= 4959.70'
Inv.= 4952.00' (N)
Inv.= 4949.55' (W)
Inv.= 4949.35' (E)

(U) Sanitary Sewer MH
Rim= 4960.02'
Lid Sealed

(V) Sanitary Sewer MH
Rim= 4960.30'
Inv.= 4955.75' (SW)
Inv.= 4952.05' (W)

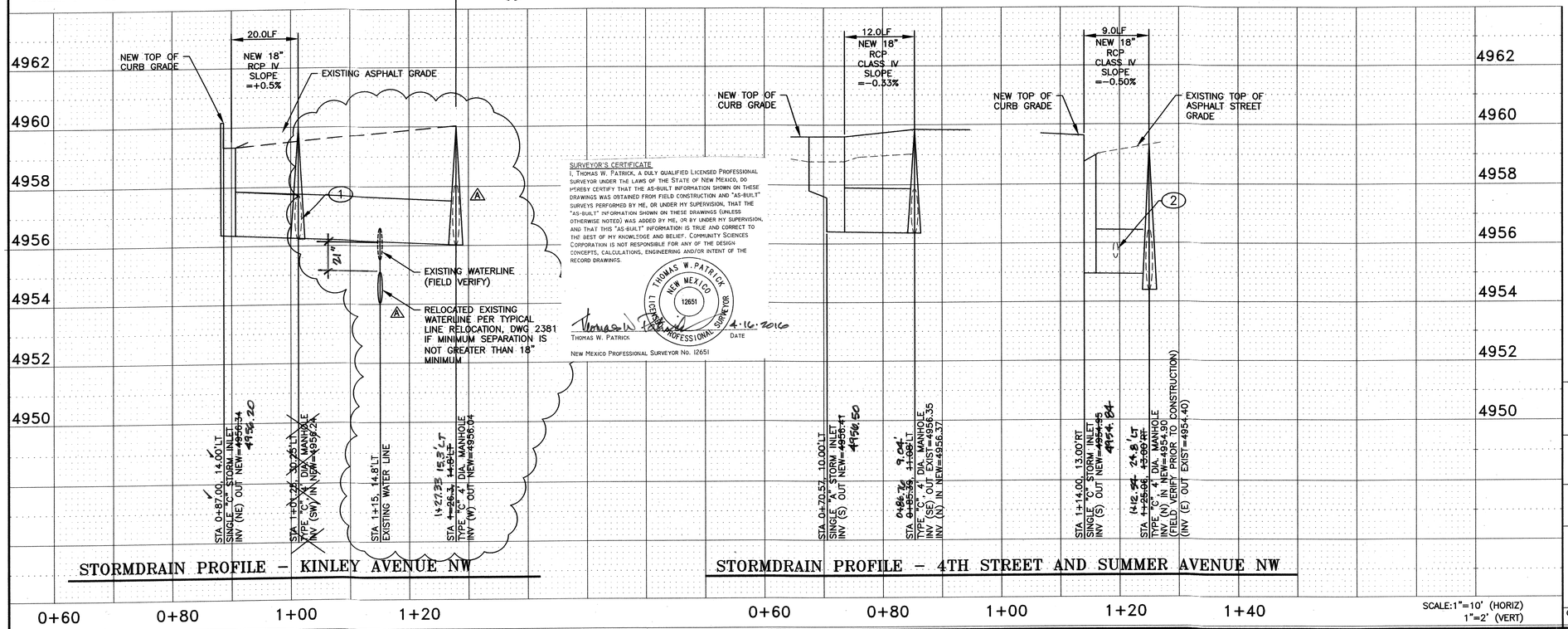
(W) Sanitary Sewer MH
Rim= 4959.95'
Inv.= 4951.31' (E)
Inv.= 4951.31' (W)
Inv.= 4951.26' (N)
Inv.= 4951.16' (S)

(X) Sanitary Sewer MH
Rim= 4959.97'
Inv.= 4952.82' (S)

NOTE: THE UTILITY WORK MAY REQUIRE THAT THE CONTRACTOR DEWATER THE TRENCH PRIOR TO UTILITY INSTALLATION.

CONSTRUCTION NOTES:

1. FIELD VERIFY THE SIZE, TYPE OF PIPE, INVERT LOCATION OF EXISTING STORMDRAIN LINE SINCE THE AS-BUILTS ARE NOT CLEAR WITH THIS INFORMATION AND SEND TO ENGINEER PRIOR TO CONSTRUCTION OF NEW STORMDRAIN LINE FOR FIELD ADJUSTMENTS IF REQUIRED.
2. FIELD VERIFY THE VERTICAL LOCATION OF THE EXISTING WATERLINE AND DETERMINE IF THE WATERLINE NEEDS TO BE RE-ROUTED UNDER THE STORMDRAIN OR IF THE NEW 18" STORMDRAIN AND INLET CAN BE RAISED TO CLEAR THE WATERLINE. FOLLOW STD. DWG. 2381 FOR RE-ROUTE OF WATERLINE REQUIREMENTS. MAINTAIN 12" MINIMUM CLEARANCE.
3. REMOVE EXISTING ABANDONED WATERLINE AS NEEDED TO INSTALL NEW STORMDRAIN.



STORMDRAIN PROFILE – KINLEY AVENUE NW

STORMDRAIN PROFILE – 4TH STREET AND SUMMER AVENUE NW

SCALE:1"=10' (HORIZ)
1"=2' (VERT)

SURVEYOR'S CERTIFICATE

I, THOMAS W. PATRICK, A DULY QUALIFIED LICENSED PROFESSIONAL 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 (UNLESS OTHERWISE NOTED) WAS ADDED BY ME, OR BY UNDER MY SUPERVISION, AND THAT THIS "AS-BUILT" INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. COMMUNITY SCIENCES CORPORATION IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING AND/OR INTENT OF THE RECORD DRAWINGS.

THOMAS W. PATRICK NEW MEXICO 12651 LICENSED PROFESSIONAL SURVEYOR

Thomas W. Patrick 4-16-2016

THOMAS W. PATRICK — DATE

NEW MEXICO PROFESSIONAL SURVEYOR No. 12651

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

APPLIED ENGINEERING AND SURVEYING, INC.
ENGINEERS AND PLANNERS
1606 Blair Drive NE Albuquerque, New Mexico 87112
Office: (505) 2237-1406 Facsimile: (505) 237-1450

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: CUATRO DEVELOPMENT APARTMENTS
STORMDRAIN, PLAN AND PROFILES

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 744381 | Zone Map No. J-14 | Sheet 9 Of 11

AS BUILT INFORMATION

BENCH MARKS
BENCHMARK IS AN A.C.S. MONUMENT "17-J14", ELEVATION = 4957.484, (NAVD 1988) THE STATION MARK IS A C.O.A.
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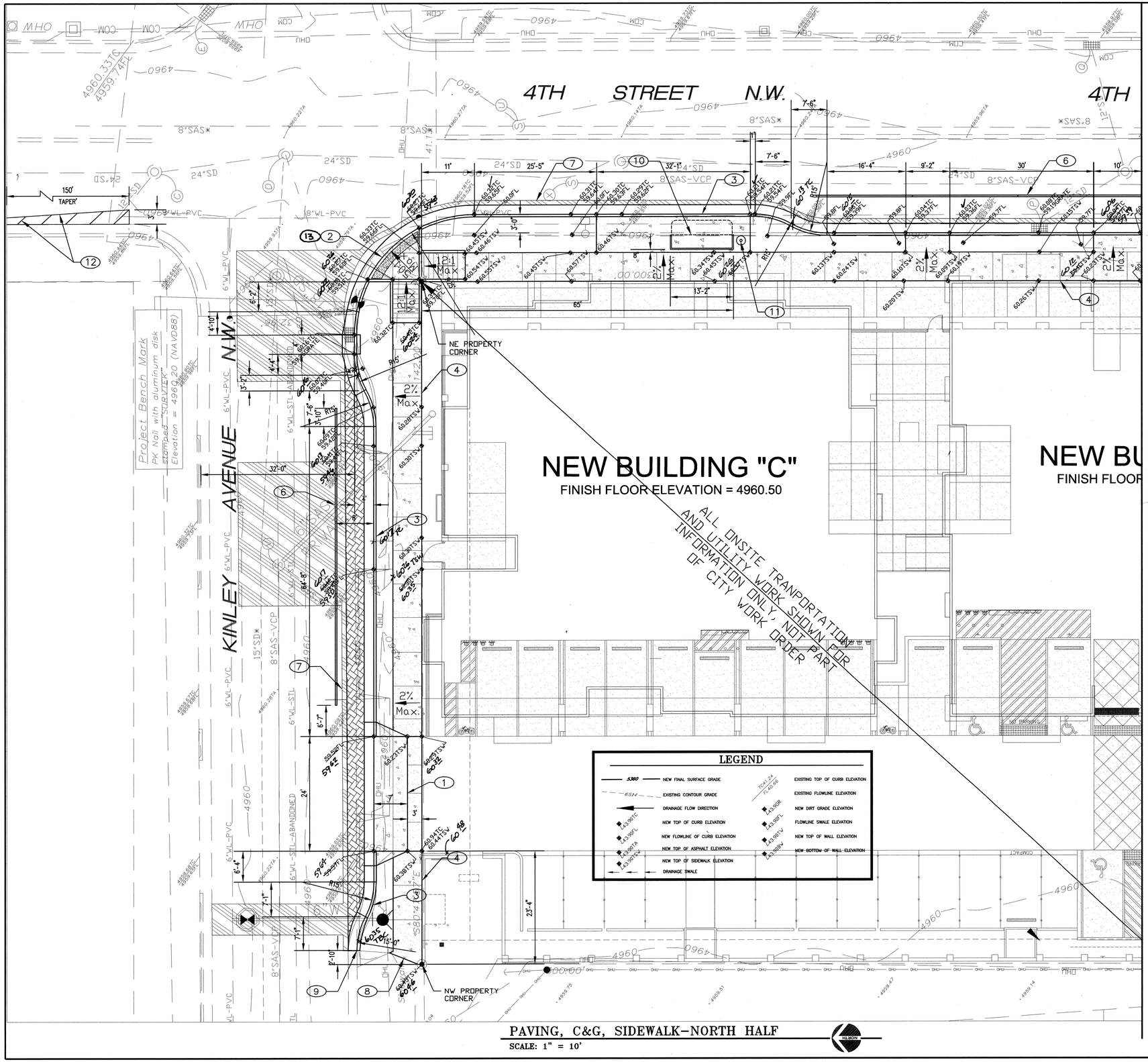
CONTRACTOR TLC DATE 04-12-16
STAKED BY CSC DATE 04-12-16
INSPECTOR'S INITIALS BY APPLIED ENG DATE 04-12-16
FIELD VERIFICATION BY CSC DATE 4-12
CORRECTED BY CSC DATE 4-12
RECORDED BY DATE
NO.

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
1	10/16/15	RELOCATE MANHOLE AND SD & WL	
		REVISIONS	
		DESIGN	DATE
		DESIGNED BY	DATE
		DRAWN BY	DATE
		CHECKED BY	DATE



PAVING, C&G, SIDEWALK–NORTH HALF

SCALE: 1" = 10'

CONSTRUCTION NOTES:

1. CONSTRUCT A CONCRETE DRIVEPAD ENTRANCE PER CITY STD. DWG. 2425.
2. CONSTRUCT 90 DEGREE (WHEELCHAIR) CURB ACCESS RAMPS, WITH THE FOLLOWING TRUNCATED DOMES:
   - * DESIGN PER ADA GUIDELINES
   - * SUBMIT SPECIFICATIONS TO ENGINEER PRIOR TO CONSTRUCTION.
3. CONSTRUCT STANDARD CURB AND GUTTER PER CITY STD. DWG. 2415A.
4. CONSTRUCT A 6' WIDE CONCRETE SIDEWALK PER CITY STD. DWG. 2430.
5. ALL UTILITY PAVEMENT CUTS SHALL BE RE-CONSTRUCTED PER CITY STD. DWG. 2465 - RESIDENTIAL.
6. INSTALL 4" WIDE WHITE STRIPE PER RETROREFLECTIVE PREFORMED PLASTIC PAVEMENT MARKING PER CITY SPEC. SECTION 441.
7. CONTRACTOR SHALL CAREFULLY REMOVE EXISTING CURB AND GUTTER TO HELP MINIMIZE ANY SPALLING OF ASPHALT OR SUBGRADE UNDERMINING. OTHERWISE, 1 FOOT WIDE OF EXISTING ASPHALT PAVEMENT SHALL BE REMOVED AND REPLACED PER STD. DWG. 2465.
8. CONTRACTOR SHALL NEATLY CONNECT NEW SIDEWALK INTO THE NEAREST JOINT OF THE EXISTING SIDEWALK AND ADD AN EXPANSION JOINT.
9. MATCH EXISTING CURB AND GUTTER FLOWLINE ELEVATION.
10. CONTRACTOR TO INSTALL BUS SHELTER "C" FOOTINGS PER CITY STD. DWGS. 2535.01- 2535.10, JANUARY 2003. CITY TRANSIT WILL INSTALL BUS SHELTER WHICH IS NOT PART OF THIS WORK ORDER.
11. CITY TRANSIT TO INSTALL TRASH RECEPTACLE PER STD. DWG. 2535.10 WHICH IS NOT PART OF THIS WORK ORDER.
12. INSTALL 150' LONG BY 3' WHITE PAVEMENT MARKING STRIPE WITH CROSS HATCH AT 10' ON CENTER.
13. CONSTRUCT RAMPS PER STD. DWG 2441.

NEW PAVING LEGEND

- LIMITS OF ASPHALT PAVING REMOVAL AND REPLACEMENT, PAVING SECTION PER STD. DWG. 2465.
- LIMITS OF NEW RESIDENTIAL APSHALT PAVING PER STD. DWG. 2405A.
- LIMITS OF NEW CONCRETE PAVING

GRAPHIC SCALE

10 0 10 20

(IN FEET)

1 inch = 10ft.

APPLIED ENGINEERING AND SURVEYING, INC.
ENGINEERS AND PLANNERS
1605 Wall Drive NE
Office: (505) 237-1456
Albuquerque, New Mexico 87112
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: PAVING, C&G, SIDEWALK–NORTH HALF
CUATRO DEVELOPMENT

Design Review Committee: APPROVED MAR 09 2015 DESIGN REVIEW COMMITTEE

City Engineer Approval: APPROVED SEP 29 2015 CITY ENGINEER

Last Design Update: Mo./Day/Yr.

City Project No. 744381 | Zone Map No. J–14 | Sheet 10 Of 11

AS BUILT INFORMATION

BENCH MARKS
BENCHMARK IS AN A.C.S. MONUMENT "17–J14", ELEVATION = 4957.484, (NAVD 1988) THE STATION MARK IS A C.O.A. SURVEY CONTROL 3–1/4" ALUMINUM DISC STAMPED "17–J14 1983", SET FLUSH WITH THE TOP OF THE CONCRETE AT THE WEST SIDE OF THE INTERSECTION IN THE MEDIAN OF EIGHTH STREET N.W. AND LOMAS AVENUE N.W.

CONTRACTOR	TOPEL	DATE 7/16
WORK STAKED BY	CSC	DATE 7/16
ACCEPTANCE BY	AES.	DATE 7/16
FIELD VERIFICATION BY	CSC	DATE 7/16
DRAWINGS CORRECTED BY	AES.	DATE 7/16

MICRO–FILM INFORMATION
RECORDED BY: DATE
NO.

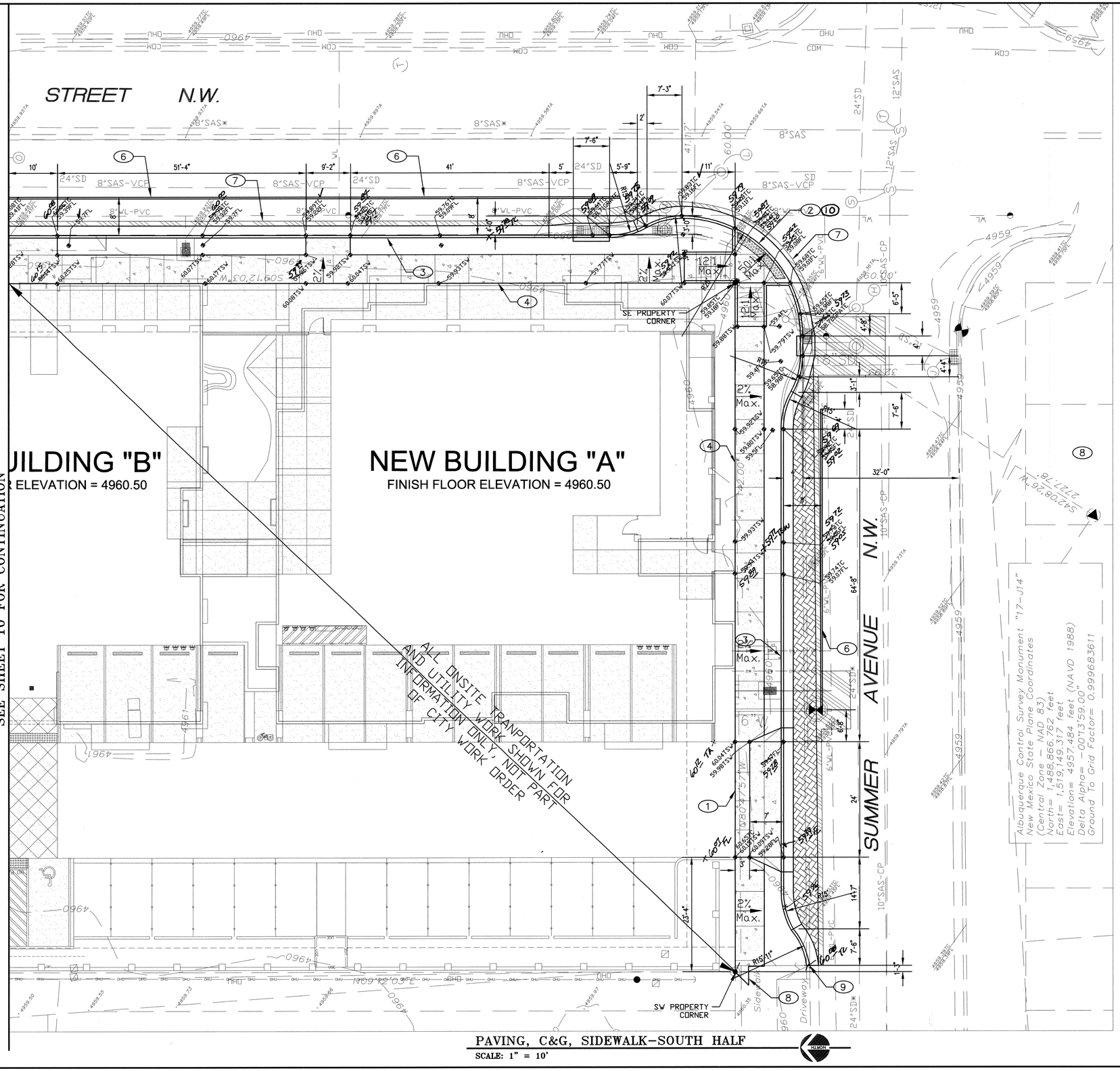
SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY DATE
DRAWN BY DATE
CHECKED BY DATE



PAVING, C&G, SIDEWALK–SOUTH HALF
SCALE: 1" = 10'

CONSTRUCTION NOTES:

1. CONSTRUCT A CONCRETE DRIVEPAD ENTRANCE PER CITY STD. DWG. 2425.
2. CONSTRUCT 90 DEGREE (WHEELCHAIR) CURB ACCESS RAMPS, WITH THE FOLLOWING TRUNCATED DOMES:
   * DESIGN PER ADA GUIDELINES
   * SUBMIT SPECIFICATIONS TO ENGINEER PRIOR TO CONSTRUCTION.
3. CONSTRUCT STANDARD CURB AND GUTTER PER CITY STD. DWG. 2415A.
4. CONSTRUCT A 6' WIDE CONCRETE SIDEWALK PER CITY STD. DWG. 2430.
5. ALL UTILITY PAVEMENT CUTS SHALL BE RE-CONSTRUCTED PER CITY STD. DWG. 2465 - RESIDENTIAL.
6. INSTALL 4" WIDE WHITE STRIPE PER RETROREFLECTIVE PREFORMED PLASTIC PAVEMENT MARKING PER CITY SPEC. SECTION 441.
7. CONTRACTOR SHALL CAREFULLY REMOVE EXISTING CURB AND GUTTER TO HELP MINIMIZE ANY SPALLING OF ASPHALT OR SUBGRADE UNDERMINING. OTHERWISE, 1 FOOT WIDE OF EXISTING ASPHALT PAVEMENT SHALL BE REMOVED AND REPLACED PER STD. DWG. 2465.
8. CONTRACTOR SHALL NEATLY CONNECT NEW SIDEWALK INTO THE NEAREST JOINT OF THE EXISTING SIDEWALK AND ADD AN EXPANSION JOINT.
9. MATCH EXISTING CURB AND GUTTER FLOWLINE ELEVATION.
10. CONSTRUCT RAMPS PER STD. DWG 2441.

PAVING LEGEND

- LIMITS OF ASPHALT PAVING REMOVAL AND REPLACEMENT, PAVING SECTION PER STD. DWG. 2465.
- LIMITS OF NEW RESIDENTIAL APSHALT PAVING PER STD. DWG. 2405A.
- LIMITS OF NEW CONCRETE PAVING

LEGEND

- 5380 — NEW FINAL SURFACE GRADE
- 6574 — EXISTING CONTOUR GRADE
- DRAINAGE FLOW DIRECTION
- 43.90TC — NEW TOP OF CURB ELEVATION
- 43.09FL — NEW FLOWLINE OF CURB ELEVATION
- 43.90TA — NEW TOP OF ASPHALT ELEVATION
- 43.90TSW — NEW TOP OF SIDEWALK ELEVATION
- DRAINAGE SWALE
- TC41.24 / FL40.65 — EXISTING TOP OF CURB ELEVATION / EXISTING FLOWLINE ELEVATION
- 43.90GR — NEW DIRT GRADE ELEVATION
- 43.90FL — FLOWLINE SWALE ELEVATION
- 43.90TW — NEW TOP OF WALL ELEVATION
- 43.90BW — NEW BOTTOM OF WALL ELEVATION

GRAPHIC SCALE
10 0 10 20
(IN FEET)
1 inch = 10ft.

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ENGINEERING DEVELOPMENT GROUP

TITLE: PAVING, C&G, SIDEWALK–SOUTH HALF
CUATRO DEVELOPMENT

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED MAR 09 2015 DESIGN REVIEW COMMITTEE	APPROVED SEP 29 2015 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
744381	J–14	11	11

AS BUILT INFORMATION

CONTRACTOR	TOFEL DATE 07/14
WORK STAKED BY	CSC DATE 07/14
FIELD WORK ACCEPTANCE BY	A.E.S. DATE 07/14
FIELD VERIFICATION BY	C.S.C. DATE 07/14
DRAWINGS CORRECTED BY	A.E.S. DATE 07/14

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

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SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY DATE
DRAWN BY DATE
CHECKED BY DATE