PUBLIC IMPROVEMENT PLANS

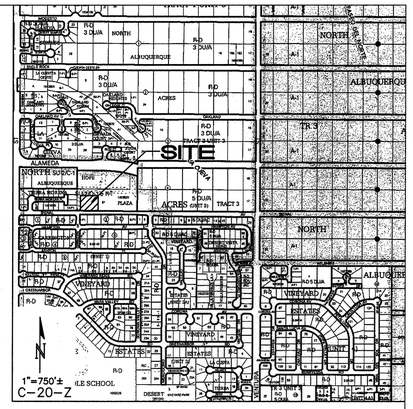
FOR

HOPE PLAZA SUBDIVISION

ALBUQUERQUE, NEW MEXICO

JUNE 2014

AS BUILT DRAWING



APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 5-4-15

PREPARED FOR:
HOPEFUL DIRT LLC
c/o TWILIGHT HOMES of NM, LLC
122 TULANE AVE SE
ALBUQUERQUE, NM 87106

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

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Fred C. Arfman 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 Surv-Tek, Inc., Russ P. Hugg PS #9750.

Fred C. Arfman NMPE No. 7322

FRED C. ARFMAN NEW MEXICO 7322 PROFESSIONAL ENGINEER

INDEX TO DRAWINGS

SURVEYORS CERTIFICATION

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

Russ P. Hugg
NMPS No. 9750
3-10, 2015

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

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

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 NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE PER COA STD DWG #2415A
10. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
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.
22. ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
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" SIGNAGE.
32. CONTRACTOR SHALL REPAIR OR REPLACE DISTURBED UTILITIES IMMEDIATELY AND WITHOUT DELAY.

AS BUILT DRAWING

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

ENGINEERS STAMP & SIGNATURE

APPROVALS	ENGINEER	DATE
DRC Chairman	D Woodall	9/22/14
Transportation	[signature]	7/19/14
Water/Wastewater	[signature]	6/20/14
Hydrology	[signature]	[illegible]
Constr. Mngmt.		
Constr. Coord.		

APPROVED FOR CONSTRUCTION

[signature] 9/22/14
City Engineer Date

DRB NO. 1006520

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 06-13-14

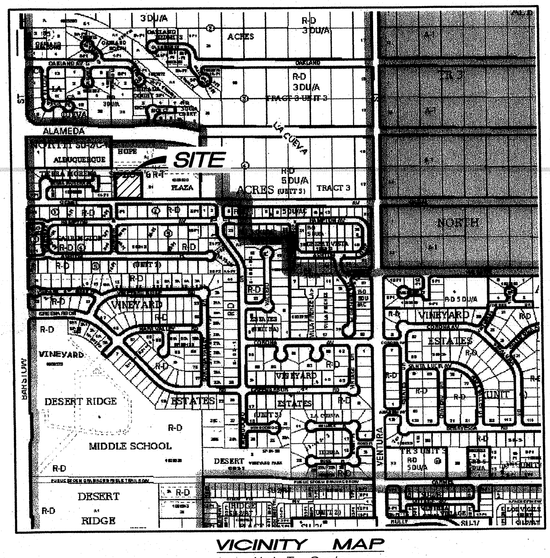
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com

2014 CC-001.dwg Jun 13,2014

City Project No. 745785

Sheet 1 Of 11

PLAT OF
LOTS 1 THRU 6
HOPE PLAZA
(BEING A REPLAT OF TRACT B-1-B, HOPE PLAZA)
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL , 2014



VICINITY MAP
Not To Scale

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, 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 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. 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 C-20.

SUBDIVISION DATA

1. Total number of existing Tracts: 1
2. Total number of Lots created: 6
3. Gross Subdivision acreage: 0.7799 acres
4. Public Street right of way dedicated: 0.0994 acres

130517_LOTS 1 THRU 6.dwg

TREASURERS CERTIFICATION

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

1020064092338202826
Trustee Protestant Episcopal Church

Bernalillo County Treasurer — 8/28/14 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 in above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

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

PURPOSE OF PLAT

The purpose of this plat is to:

1. Divide existing Tract B-1-B into Six (6) Lots as shown hereon.
2. Dedicate the Public street right of way to the City of Albuquerque as shown hereon.
3. Grant the Public Easements as shown hereon.

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.

Russ P. Hugg
NMPS No. 9750
April 8, 2014

STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

PLAT APPROVAL

UTILITY APPROVALS:

Fernando Vigil — Public Service Company of New Mexico — 4-28-14 Date

New Mexico Gas Company — 4/17/14 Date

Qwest Corporation d/b/a CenturyLink QC. — 4/15/14 Date

Comcast — 4/17/14 Date

CITY APPROVALS:

Dale P. Alderson — City Surveyor, Department of Municipal Development — 4/14/14 Date

Real Property Division — 8-27-14 Date

Environmental Health Department — 8-27-14 Date

Traffic Engineering, Transportation Division — 08-27-14 Date

Allen Porter — ABCWUA — 08/27/14 Date

Carol S. Dumont — Parks and Recreation Department — 8-27-14 Date

Curtis a. Cherne — AMAFCA — 8-27-14 Date

Curtis a. Cherne — City Engineer — 8-27-14 Date

DRB Chairperson, Planning Department — 8-27-14 Date

PROJECT NUMBER: 1006520

Application Number: 14DRB-70105

DOC# 2014068088
08/28/2014 02:06 PM Page: 1 of 3
RLPLAT R $25.00 B: 2014C P: 0053 M. Toulouse Oliver, Bernalillo Cou

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

PLAT OF
LOTS 1 THRU 6
HOPE PLAZA
(BEING A REPLAT OF TRACT B-1-B, HOPE PLAZA)
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL , 2014

LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Gallegos Grant in Projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising All of Tract B-1-B, Hope Plaza as the same is shown and designated on the plat entitled "PLAT OF TRACTS B--A AND B-1-B1, HOPE PLAZA, (BEING A REPLAT OF TRACT B-1, HOPE PLAZA) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 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 March 20, 2014 in Plat Book 2014C, Page 20.

Said parcel contains 0.7799 acre, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF LOTS 1 THRU 6, HOPE PLAZA (BEING A REPLAT OF TRACT B-1-B, HOPE PLAZA) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, 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 dedicate the Public Street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants by this plat. 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 consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

Hopeful Dirt, LLC

By: William H. Fanning, Managing Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF Bernalillo SS

The foregoing instrument was acknowledged before me this 10th day of April, 2014, by William H. Fanning as Managing Member of Hopeful Dirt, LLC

Ruth T. Lozano — Notary Public — My commission expires 04/22/2015

OFFICIAL SEAL Ruth T. Lozano NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 04/22/2015

NOTES PERTAINING TO SUBJECT PROPERTY

Tracts B-1-A and B-1-B are subject to the existing conditions, covenants, conditions and easements as cited on prior plat of Hope Plaza filed April 17, 2012 as follows:

1. No direct vehicular access to former Tract C, Hope Plaza is permitted from Alameda Boulevard. An access easement to Alameda Boulevard was granted across Lot 9, Block 4, North Albuquerque Acres, Tract 3, Unit 3 by document filed 01-09-2008, as Doc. # 2008002906, records of Bernalillo County, New Mexico.
2. A portion of former Tract B, Hope Plaza is subject to a Declaration of Covenants, filed 01-09-2008 as Doc. # 2008002903, records of Bernalillo County, New Mexico.
3. A portion of former Tract B, Hope Plaza is subject to an Access, Drainage and Shared Parking Agreement with the owners of Tract A, Hope Plaza, filed 01-09-2008 as Doc. # 2008002904, modified by instrument filed 06-08-2009 as Doc. # 2009064058, and by instrument filed 06-08-2009 as Doc. # 2009064059, records of Bernalillo County, New Mexico.
4. A portion of former Tract B, Hope Plaza is subject to a Sign Easement Agreement with the owners of Tract A, Hope Plaza, filed 01-09-2008 as Doc. # 2008002905, records of Bernalillo County, New Mexico.
5. A portion of former Tract C, Hope Plaza is subject to a Preliminary Pre-Development Fee Agreement with Albuquerque Public Schools, filed 01-09-2008 as Doc. # 20080002907, records of Bernalillo County, New Mexico.
6. A portion of former Tract C, Hope Plaza is subject to a Patent, filed 10-27-1923 in Book 80, Page 353, records of Bernalillo County, New Mexico.
7. A portion of former Tract C, Hope Plaza may be subject to a Temporary Drainage Easement, filed 09-06-2007 as Doc. # 2007128672, records of Bernalillo County, New Mexico.

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."

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

a. Plat entitled "PLAT OF TRACT B-1, HOPE PLAZA, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 17, 2012 in Plat Book 2012C, Page 43.

b. Plat entitled "PLAT OF TRACTS A, B, AND C, HOPE PLAZA, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 9, 2008 in Plat Book 2008C, Page 6.

c. Plat of "NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 121.

d. Plat entitled "PLAT OF TIERRA MORENA SUBDIVISION SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 17, T. 11 N., R. 4 E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 22, 2005 in Plat Book 2005C, Page 125.

e. Plat entitled "CORRECTION PLAT, VACATION AND REPLAT OF LOTS 1 THRU 8 AND LOTS 23 THRU 32, BLOCK 5, TOGETHER WITH A PORTION OF SIGNAL AVENUE N.E., AND A PORTION OF WILSHIRE AVENUE N.E., NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 TO CARRINGTON SUBDIVISION, UNIT ONE, SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 17, T 11 N, R 4 E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 6, 1993 in Plat Book 93C, Page 225.

f. Plat entitled "PLAT OF TRACTS B--A AND B-1-B1, HOPE PLAZA, (BEING A REPLAT OF TRACT B-1, HOPE PLAZA) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 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 March 20, 2014 in Plat Book 2014C, Page 20.

STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

DOC# 2014068088
08/28/2014 02:06 PM Page: 2 of 3
RLPLAT R $25.00 B: 2014C P: 0053 M. Toulouse Oliver, Bernalillo Cou

SHEET 2 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

130517_LOTS 1 THRU 6.dwg

Sheet 2 of 11

PLAT OF
LOTS 1 THRU 6
HOPE PLAZA

(BEING A REPLAT OF TRACT B-1-B, HOPE PLAZA)

SITUATE WITHIN

THE ELENA GALLEGOS GRANT

IN

PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

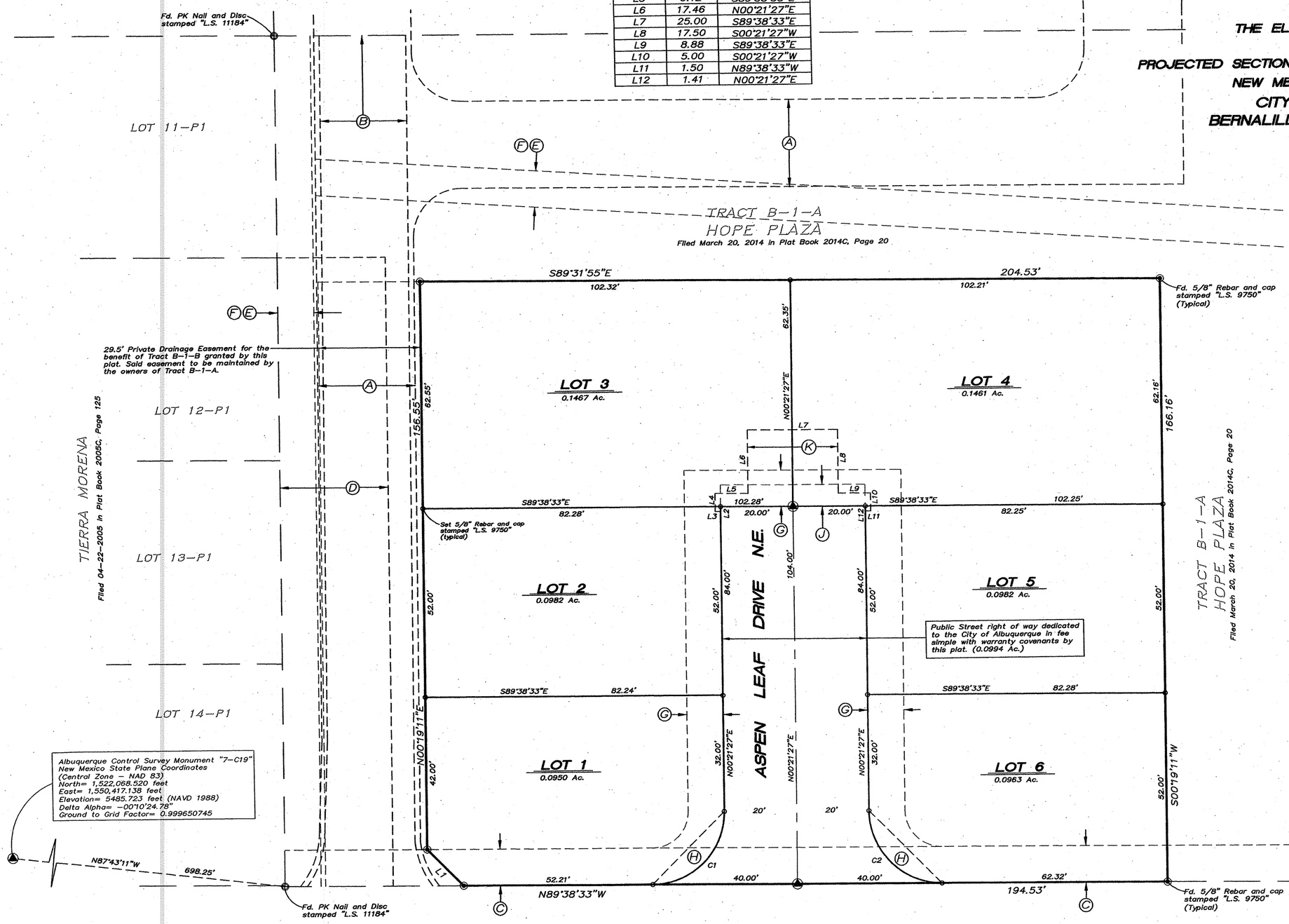
APRIL , 2014

DOC# 2014068088

09/28/2014 02:06 PM Page: 3 of 3
ityPLAT R:$25.00 B: 2014C P: 0092 M Toulous Olivere, Bernalillo Cou

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	31.42'	20.00'	20.00'	28.28'	N45°21'27"E	89°59'58"
C2	31.42'	20.00'	20.00'	28.28'	S44°38'32"E	89°59'58"

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.15	N44°39'41"W
L2	1.36	S00°21'27"W
L3	1.50	N89°38'33"W
L4	5.00	N00°21'27"E
L5	9.12	S89°38'33"E
L6	17.46	N00°21'27"E
L7	25.00	S89°38'33"E
L8	17.50	S00°21'27"W
L9	8.88	S89°38'33"E
L10	5.00	S00°21'27"W
L11	1.50	N89°38'33"W
L12	1.41	N00°21'27"E



EASEMENT LEGEND

- (A) Existing Private Access Easement granted by plat filed January 9, 2008 in Plat Book 2008C, Page 6 to serve Tracts A and B. Maintenance and operation of this easement shall be in accordance with the Hope Plaza Owner's Agreement filed 01-09-2008, Document No. 2008002904.
- (B) Existing Private Drainage Easement granted by plat filed January 9, 2008 in Plat Book 2008C, Page 6 to serve Tract A. Maintenance and operation of this easement shall be in accordance with the Hope Plaza Owner's Agreement filed 01-09-2008, Document No. 2008002904.
- (C) Existing Public Utility Easement granted by plat filed January 9, 2008 in Plat Book 2008C, Page 6.
- (D) Approximate location of Existing Private Drainage Easement granted by Document filed 06-09-2004 in Book A79, Page 278 as Document No. 2004080490.
- (E) Existing 10' PNM Joint Electric and Gas Easement granted by Document filed 09-30-2008 as Document No. 2008107716.
- (F) Existing 10' Qwest Corporation d/b/a Centurylink QC and Comcast Cable Easement granted by plat filed 04-17-2012 in Plat Book 2012C, page 43.
- (G) New 10' Public Utility Easement granted by this plat.
- (H) Private Landscape Easement granted by this plat for the benefit of the Hope Plaza Homeowners Association. Said easement to be maintained by the respective Lot owners in which the easement resides.
- (J) New 6' Public Pedestrian Easement granted by this plat.
- (K) New Public Water and Sanitary Sewer Easement granted to ABCWUA by this plat.

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

SHEET 3 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

130517_LOTS 1 THRU 6.dwg

Sheet 3 of 11

RESIDENTIAL DESIGN STANDARDS:

THE SIX HOUSES IN THIS SUBDIVISION SHALL BE DETACHED, SINGLE FAMILY, RESIDENCES. HOUSES ON LOTS 1,2,5, AND 6 SHALL BE 'ØLOT LINE. ALL HOUSES SHALL BE A COMBINATION OF ONE AND TWO STORY, FLAT ROOF STRUCTURES. THEY SHALL BE DESIGNED IN A CONTEMPORARY PUEBLO STYLE COMPATIBLE WITH AND SIMILAR TO THE TWO OFFICE BUILDINGS AND THE CHURCH IN HOPE PLAZA.

THE SIX LOTS ARE ARE APPROXIMATELY 5,000 SF EACH. MINIMUM LOT SIZE FOR A DETACHED HOUSE IN AN R-T ZONE IS 3,600 SF., 0' LOT LINE CONFIGURATION WILL RESULT IN MINIMUM 10'

WIDE SIDE YARDS ALONG WITH 15' REAR YARDS PROVIDING READILY USABLE AREAS FOR PATIOS AND LANDSCAPING. EACH HOUSE WILL HAVE A FULL TWO-CAR GARAGE AND DOUBLE WIDTH DRIVEWAY FOR A TOTAL OF 4 PARKING SPACES PER LOT.

HOUSE CONSTRUCTION SHALL BE AS FOLLOWS:

FOUNDATIONS: REINFORCED CONCRETE SPREAD FOOTINGS.

GROUND FLOORS: 4 CONCRETE SLABS ON COMPACTED EARTH FILL.

2ND FLOORS: PRE-ENGINEERED WOOD FLOOR JOISTS AND PLYWOOD DECK.

ROOF FRAMING: PRE-ENGINEERED WOOD TRUSS CONSTRUCTION WITH SLOPED TOP CHORDS FOR POSITIVE ROOF DRAINAGE. TRUSSES MINIMUM OF 12 DEEP.

ROOF: ADHERED SINGLE MEMBRANE ROOF SYSTEM WITH MINIMUM OF ¼ PER FOOT SLOPES.

EXTERIOR WALLS: 6 WOOD STUDS AT 16' OC, EXCEPT FOR 'ØLOT LINE WALLS COMBINATION 8 CONCRETE MASONRY AND A 4 WOOD FRAME WALL.

INSULATION/WALLS: 6 EXTERIOR WALLS BATT 6 INSULATION OR EQUIVALENT. 0' LOT LINE WALLS: PERLITE FILL IN CONCRETE MASONRY AND 4 BATT INSULATION OR EQUIVALENT IN FRAME WALLS.

INSULATION, ROOF: 12 BATT OR EQUIVALENT R-VALUE

EXTERIOR WALL FINISHES: SYSTEM OF PORTLAND CEMENT STUCCO AND SYNTHETIC (100% ACRYLIC) STUCCO; CONCRETE MASONRY ACCENTS.

EXTERIOR COLOR PALETTE: NEUTRAL WARM TONES SIMILAR TO THE OFFICE BUILDINGS AND CHURCH IN HOPE PLAZA.

HEATING AND COOLING SYSTEM: GAS-FIRED FORCED AIR HEATING AND REFRIGERATED AIR CONDITIONING WITH UNDER-FLOOR AND OVERHEAD DUCTS.

1

INDEX OF DRAWINGS:

DESIGN DATA:

LEGAL DESCRIPTIONS: LOTS 5-8 LOTS 25-28, BLOCK 4, TRACT 3, UNIT 3 NORTH ALBUQUERQUE ACRES, 6.1928 ACRES

ZONE MAP: C-20-Z (ZONE ATLAS JUNE 1998)

C.O.A. ZONE CODE: SU-2 FOR O-1 & R-T USES (ALBUQ. ZONE CODE 1991)

PROJECT BREAKDOWN

AREAS (GROSS SQUARE FEET):

PHASE 1

CHURCH & RELATED SPACES = 14,000 GSF
(MAIN SANCTUARY CAPACITY - 300 FIXED SEATS)

OFFICE BUILDINGS

(2) 2-STORY OFFICE BUILDINGS @ 22,000 GSF EA. = 44,000 GSF

FUTURE PHASES

~~HEALING CENTER (10 HOSPICE UNITS)~~ = ~~10,000 GSF~~

CHURCH ADMINISTRATION (OFFICES AND PARISH HALL) = 5,700 GSF

PARKING REQUIREMENTS:

PARKING REQUIRED:

OFFICES @ 43,676 GSF		
GROUND: 21,838 GSF/ 200	=	109.19
SECOND: 21,838 GSF/ 300	=	72.79
CHURCH: 280 SEATS/ 4	=	70
		252
SHARED PARKING REDUCTION @ 20%	=	(-50.40)
BUS REDUCTION @ 5%	=	(-12.6)
NET REQUIRED	=	189 SPACES

PARKING PROVIDED:

SHARED PARKING	=	159
OFFICES-VISITOR PARKING	=	20
CHURCH AT CIRCLE	=	10
TOTAL	=	189 SPACES

PARKING REQUIREMENTS: RESIDENCES

PARKING REQUIRED:

6 UNITS @ 3 BATHS EA. = 18

PARKING PROVIDED:

6 UNITS W/ 2 CAR GARAGE	=	12
6 UNITS W/ 2 CAR DRIVEWAY	=	12
TOTAL	=	24 SPACES

ACCESSIBLE PARKING SPACES:

TOTAL ACCESSIBLE SPACES REQUIRED: 100-300 SPACES REQUIRES 8 (PER ALBUQUERQUE ZONE CODE 14-16-3-1-A-3)

TOTAL HANDICAP PARKING SPACES PROVIDED: 8

TOTAL "VAN" ACCESSIBLE SPACES REQUIRED: 1 FOR EVERY 8 HANDICAP SPACES. (PER NMBC SECTION 3113: ONE FOR EVERY EIGHT ACCESSIBLE PARKING SPACES) (PER ALBUQUERQUE ZONE CODE 14-16-3-1-E-5-a)

TOTAL "VAN" HANDICAP PARKING SPACES PROVIDED: 1

BICYCLE SPACE REQUIREMENTS:

SPACES REQUIRED: 10

SPACES PROVIDED: 10

MOTORCYCLE SPACE REQUIREMENTS:

SPACES REQUIRED: 5

SPACES PROVIDED: 5

1

Sustainable Building Applications:

It is the intention of the Diocese of the Rio Grande and Hoech Real Estate Corp. to explore various green building applications in the development of their properties. Aspects of green design that have either been included or are being considered include:

1. Building orientation: Office buildings are configured with the long axis oriented east/west and large windows located on north and south sides to maximize day-lighting.

2. Windows: To control of solar heat gain, west-facing glazing will be limited and protected with overhangs. Glazing shall be low-e, insulated, on east, south, and west elevations, and clear, insulated on north elevations. South windows shall be protected with eyebrows or overhangs.

3. Building footprints and insulation: Building footprints have been designed to minimize exterior walls to the extent possible. The church shall include a basement to contain classrooms. Wall and roof insulation shall be maximized.

4. Air quality: Adhesives, sealants, carpeting, and paint with low to no emissions of volatile organics (VOC's) shall be specified.

5. Roofs: Cool roofing, using a highly reflective finish, (energy star-compliant) shall be employed.

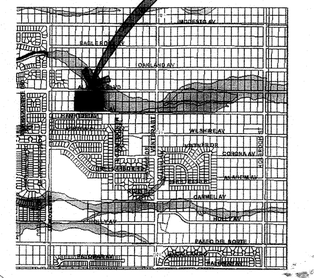
6. Locally-sources and recycled building materials: To the extent possible, building materials manufactured in our region (500 mile radius) shall be specified to reduce costs of transportation. Recycled building materials shall be incorporated where possible.

7. Mechanical systems: Mechanical equipment that operates with low energy usage shall be selected. Energy management systems shall be used to monitor and minimize energy usage.

8. Electrical systems: The most energy-efficient lighting shall be used along with either timers or motion sensor controls.

9. Water harvesting: Site runoff shall be controlled wherever possible to irrigate planting areas and reduce or eliminate off-site discharge.

SITE LOCATION



VICINITY MAP

GRAPHIC SCALE 0 600' 1200' 2400'

ARCHITECTS

Fanning Bard Tatum Architects AIA, Ltd.

6100 Indian School Rd. NE Ste 210
Albuquerque NM 87110

Phone 505/883.5200
Facsimile 505/884.5390
Web www.fbtarch.com

HOPE PLAZA

A CO-DEVELOPMENT OF HOPE EPISCOPAL CHURCH AND HOECH REAL ESTATE CORP.
ALBUQUERQUE, NEW MEXICO
JUNE, 2007
REVISED OCTOBER, 2007
REVISED NOVEMBER, 2007
REVISED NOVEMBER, 2013

SHEET TITLE

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

1 OF 6

DRB SITE DEVELOPMENT PLAN APPROVAL:

PROJECT NUMBER: 1006520 APPLICATION NUMBER: 13EPC-40157

SOLID WASTE DEPARTMENT — DATE

TRAFFIC ENGINEER, TRANSPORTATION DIVISION — DATE 04-30-14

PARKS & RECREATION DEPARTMENT — DATE 4-30-14

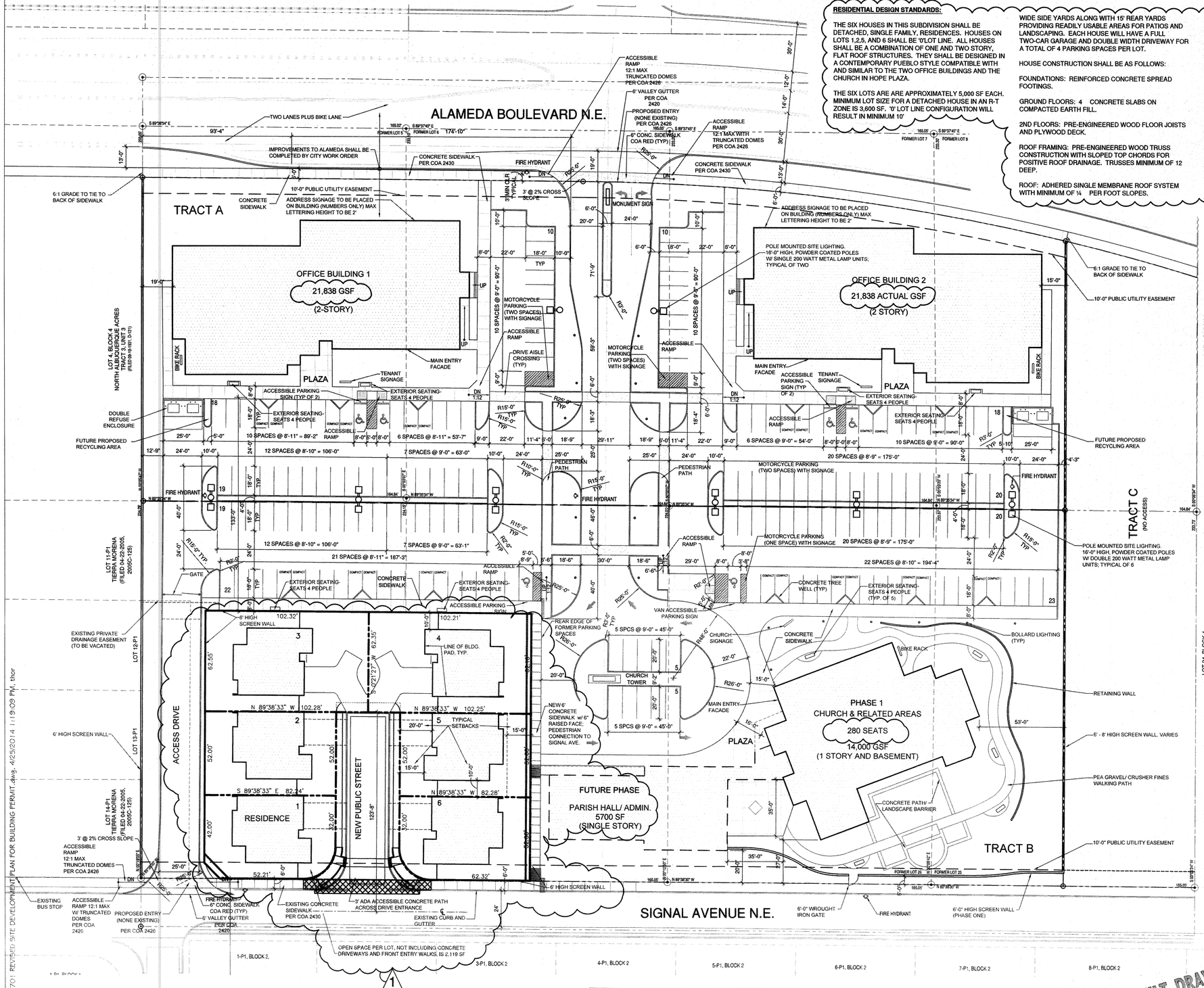
ABCWUA — DATE 04/30/14

CITY ENGINEER, ENGINEERING DIV./AMAFCA — DATE 4-30-14

APPROVAL AND CONDITIONAL ACCEPTANCES: AS SPECIFIED BY DEVELOPMENT PROCESS MANUAL.

DRB CHAIRPERSON — DATE 4-30-14
PLANNING DEPARTMENT

1 FEBRUARY 21, 2014



1 SITE PLAN

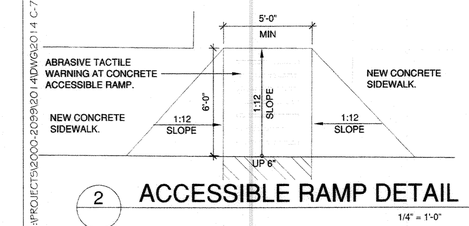
AS BUILT DRAWING

1" = 30'-0"

GRAPHIC SCALE 0 15' 30' 60'

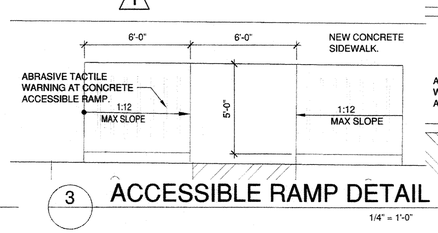
SITE PLAN GENERAL NOTES:

1. ALL DRIVE AISLE CROSSINGS SHALL BE COLOR INTEGRAL CONCRETE, TERRA COTTA COLOR
2. ROOF TOP UNITS SHALL BE SCREENED BY LOW STUCCO WALLS. STUCCO COLOR TO MATCH BUILDING STUCCO COLORS
3. ROOF TOP COLOR SHALL BE WHITE OR TAN
4. LA CUEVA OPEN SPACE REQUIREMENTS HAVE BEEN MET
5. FUTURE DEVELOPMENT PHASES SHALL NOT BE DELEGATED TO THE DRB



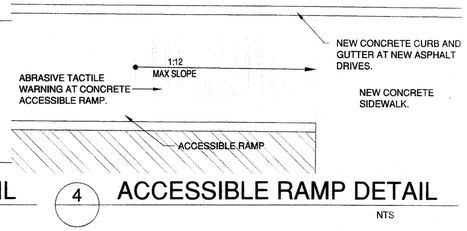
2 ACCESSIBLE RAMP DETAIL

1/4" = 1'-0"



3 ACCESSIBLE RAMP DETAIL

1/4" = 1'-0"

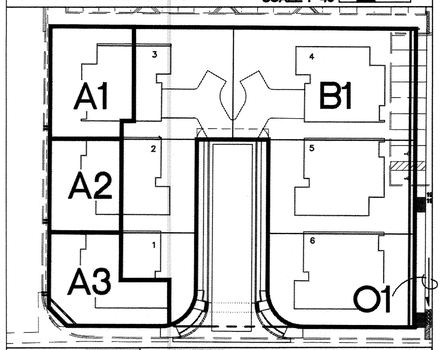


4 ACCESSIBLE RAMP DETAIL

NTS

DRAINAGE BASINS

SCALE 1"=40' (0 20 40)



BASIN NO. A1	DESCRIPTION			
Area of basin flows =	2849 SF	=	0.1 Ac.	
The following calculations are based on Treatment areas as shown in table to the right			LAND TREATMENT	
Sub-basin Weighted Excess Precipitation (see formula above)			A =	0%
Weighted E	=	2.17 in.	B =	8%
Sub-basin Volume of Runoff (see formula above)			C =	7%
V_{360}	=	515 CF	D =	85%
Sub-basin Peak Discharge Rate (see formula above)				
Q_P	=	0.3 cfs		

BASIN NO. A2	DESCRIPTION			
Area of basin flows =	2080 SF	=	0.0 Ac.	
The following calculations are based on Treatment areas as shown in table to the right			LAND TREATMENT	
Sub-basin Weighted Excess Precipitation (see formula above)			A =	0%
Weighted E	=	2.17 in.	B =	8%
Sub-basin Volume of Runoff (see formula above)			C =	7%
V_{360}	=	376 CF	D =	85%
Sub-basin Peak Discharge Rate (see formula above)				
Q_P	=	0.2 cfs		

BASIN NO. A3	DESCRIPTION			
Area of basin flows =	2725 SF	=	0.1 Ac.	
The following calculations are based on Treatment areas as shown in table to the right			LAND TREATMENT	
Sub-basin Weighted Excess Precipitation (see formula above)			A =	0%
Weighted E	=	2.17 in.	B =	8%
Sub-basin Volume of Runoff (see formula above)			C =	7%
V_{360}	=	493 CF	D =	85%
Sub-basin Peak Discharge Rate (see formula above)				
Q_P	=	0.3 cfs		

BASIN NO. B1	DESCRIPTION			
Area of basin flows =	21986 SF	=	0.5 Ac.	
The following calculations are based on Treatment areas as shown in table to the right			LAND TREATMENT	
Sub-basin Weighted Excess Precipitation (see formula above)			A =	0%
Weighted E	=	2.17 in.	B =	8%
Sub-basin Volume of Runoff (see formula above)			C =	7%
V_{360}	=	3976 CF	D =	85%
Sub-basin Peak Discharge Rate (see formula above)				
Q_P	=	2.4 cfs		

SIDEWALK CULVERT CALCS.

ORIFICE EQUATION - SIDEWALK CULVERT (2' WIDE X 8" HIGH)

The Orifice Equation is used to calculate the Flow at the opening of the proposed sidewalk culvert

$Q = C^*A * (2^*g^*h)^{-0.5}$

Where			
Q	=	3.7	cfs
C	=	0.6	(indicating that the opening will function at 60% capacity)
A	=	1.31	sq.ft.
g	=	32.2	ft/sec^2
h	=	0.33	ft depth of flow at opening from the center of culvert

THE 0.77 ACRE OFF-SITE BASIN DRAINING TO THIS SW CULVERT GENERATES 2.9 CFS < 3.7 CFS. OK

GENERAL NOTES

A. COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, AND DEMOLITION PLAN.

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

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

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

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

F. 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.

G. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.

H. 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.

I. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES 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.

J. OWNER HAS ESTABLISHED PROPERTY BOUNDARY CORNERS. 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.

K. THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NDPES PERMIT, AND AN EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. (SWPPP, NPDES PERMIT, AND ESC PLAN BY OTHERS.) A CITY-APPROVED ESC PERMIT MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING, BUILDING, OR WORK ORDER PERMIT.

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

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

DRAINAGE CONCEPT

THE SITE DRAINAGE WILL DISCHARGE FROM THE PROPOSED DEVELOPMENT TO SIGNAL AVENUE VIA THE PROPOSED HOPE COURT ACCESS ROAD (BASIN B1) AND THE EXISTING CHURCH ACCESS ROAD / DRAINAGE EASEMENT (BASINS A1, A2 AND A3). BASED ON THE 100-YEAR 6-HOUR CALCULATIONS, THE DEVELOPED SITE WILL GENERATE 3.2 CFS:

BASIN A1: APPROXIMATELY 0.3 CFS WILL FREE DISCHARGE TO THE EXISTING CHURCH ACCESS ROAD.

BASIN A2: APPROXIMATELY 0.2 CFS WILL FREE DISCHARGE TO THE EXISTING CHURCH ACCESS ROAD.

BASIN A3: APPROXIMATELY 0.3 CFS WILL FREE DISCHARGE TO THE EXISTING CHURCH ACCESS ROAD.

BASIN B1: APPROXIMATELY 2.4 CFS WILL FREE DISCHARGE TO SIGNAL AVENUE VIA HOPE COURT.

TOTAL DISCHARGE TO EXISTING CHURCH ACCESS ROAD / DRAINAGE EASEMENT = B2+B3+B4 = 0.8 CFS.

BASIN O1 (OFF-SITE EAST): APPROXIMATELY 2.9 CFS WILL FREE DISCHARGE TO SIGNAL AVE. VIA PROPOSED COVERED SIDEWALK CULVERT.

CALCULATIONS: Hope Plaza : April 18, 2014

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: 29643 SF = 0.68

100-year, 6-hour

HISTORIC FLOWS:		Treatment SF	%	DEVELOPED FLOWS:		Treatment SF	%	EXCESS PRECIP: Precip. Zone 3
Area A	=	0	0%	Area A	=	0	0%	E_A = 0.66
Area B	=	29643	100%	Area B	=	2371	8%	E_B = 0.92
Area C	=	0	0%	Area C	=	2075	7%	E_C = 1.29
Area D	=	0	0%	Area D	=	25197	85%	E_D = 2.36
Total Area	=	29643	100%	Total Area	=	29643	100%	

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = $\frac{E_AA_A + E_BA_B + E_CA_C + E_DA_D}{A_A + A_B + A_C + A_D}$

Historic E	=	0.92 in.	Developed E	=	2.17 in.

On-Site Volume of Runoff: V360 = E*A / 12

Historic V_{360}	=	2273 CF	Developed V_{360}	=	5360 CF

On-Site Peak Discharge Rate: $Q_P = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$ / 43,560

For Precipitation Zone 3

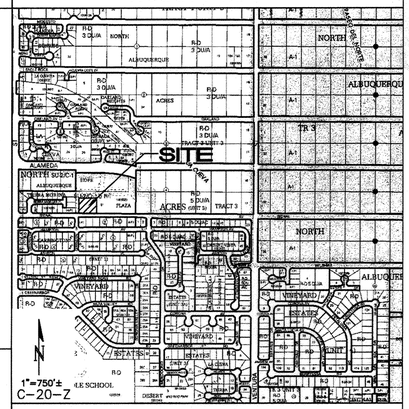
Q_{PA}	=	1.87	Q_{PC}	=	3.45
Q_{PB}	=	2.60	Q_{PD}	=	5.02

Historic Q_P	=	1.8 CFS	Developed Q_P	=	— 3.2 CFS

KEYED NOTES

1. HOPE COURT (ROLL CURB & GUTTER) AND INTERSECTION AT SIGNAL AVE. TO BE CONSTRUCTED BY PUBLIC WORK ORDER (COA PROJECT NO. 745785). ELEVATIONS SHOWN FOR INFORMATION ONLY.
2. EXISTING EARTH SWALE WITH INTERMITTENT CHECK DAMS. DO NOT DISTURB.
3. NEW COVERED SIDEWALK CURVERT TO PASS FLOW TO SIGNAL AVE. TO BE CONSTRUCTED BY PUBLIC WORK ORDER (COA PROJECT NO. 745785).
4. INSTALL 12" SQUARE ADS INLINE DRAIN WITH HINGED GRATE AT RIM ELEVATION SHOWN. EXTEND 4"ø OUTLET PIPE THROUGH WALL WITH INVERT 0.5' ABOVE TOP OF ADJACENT EXISTING CURB. PROVIDE TURNED BLOCK IN CMU WALL 2" ABOVE DRAIN RIM ELEVATION FOR EMERGENCY OVERFLOW.
5. CONSTRUCT 1' WIDE (BOTTOM WIDTH) X 4" THICK 'U' SHAPED CONCRETE RUNDOWN FROM 4" PIPE OUTLET TO EXISTING CHURCH ACCESS ROAD TOP OF CURB. SLOPE = 2%. SEE SECTION AND DETAILS THIS SHEET.
6. CONSTRUCT TWO TERRACED (30" MAX. HEIGHT EACH) RETAINING WALLS TO ACHIEVE GRADE DIFFERENCE SHOWN. DESIGN BY OTHERS.
7. NEW PEDESTRIAN ACCESS WALK WITH TURNED-DOWN EDGE. GRADE TRANSITION RAMPS, PRIVATE COVERED SIDEWALK CULVERT AS SHOWN TO BE CONSTRUCTED IN COORDINATION WITH ADJACENT PROPERTY OWNER.
8. PERIMETER RETAINING/PRIVACY WALL (DESIGN BY OTHERS). MAX RETAIN = 4'.
9. ROOFS TO SHED FLOW TO E, W, & S. NO ROOF FLOW WILL DISCHARGE TO THE NORTH / ADJACENT PROPERTY.
10. 10'X10'X1' DEEP F.F.ROCK EROSION CONTROL AT BACK OF SIDEWALK CULVERT. MATCH FLOWLINE ELEVATIONS NORTH AND EAST.

VICINITY MAP



LEGEND

PROPOSED FLOW DIRECTION

F.F.= PROPOSED FINISH FLOOR ELEVATION

SUB-BASIN BOUNDARY

PROJECT DATA

PROPERTY: THE SITE IS AN UNDEVELOPED PROPERTY LOCATED WITHIN CITY OF ALBUQUERQUE ZONE MAP C-20-Z. THE SITE IS BOUND TO THE WEST BY A PRIVATE CHURCH ACCESS DRIVE, TO THE NORTH AND EAST BY EXISTING CHURCH PARKING, AND TO THE SOUTH BY SIGNAL AVE. NE.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF A SIX UNIT RESIDENTIAL SUBDIVISION WITH AN ASSOCIATED ASPHALT PAVED ROAD.

LEGAL: LOTS 1 – 6, HOPE PLAZA, CITY OF ALBUQUERQUE, NEW MEXICO.

AREA: 29,643 SF (LOTS 1-6)

BENCHMARK: ALBUQUERQUE CONTROL SURVEY MONUMENT "7-C19", ELEVATION = 5485.723 (NAVD 1988)

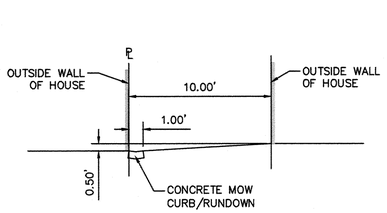
OFF-SITE: NO OFF-SITE FLOW IMPACTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0141G, THE SITE IS LOCATED WITHIN FLOODZONE 'X' (UNSHADED) DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

SURVEYOR: RUSS P. HUGG, NMPS NO. 9750

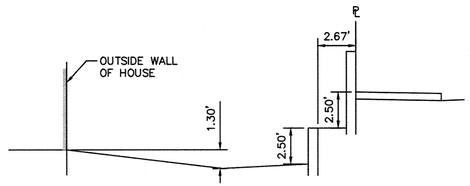
ENGINEER: FRED C. ARFMAN, NMPE 7322
ISAACSON & ARFMAN, PA
128 MONROE NE 87111
505-268-8828

OWNER: HOPEFUL DIRT, LLC.
ATTN: H. WILLIAM FANNING
MANAGING MEMBER



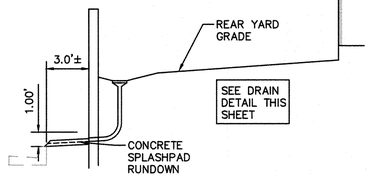
SECTION A-A

SCALE: 1"=5'



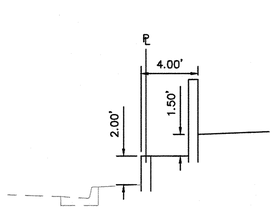
SECTION B-B

SCALE: 1"=5'



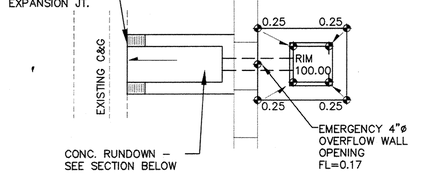
SECTION C-C

SCALE: 1"=5'



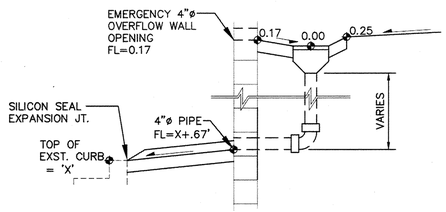
SECTION D-D

SCALE: 1"=5'



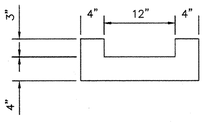
DRAIN DETAIL PLAN

SCALE: 1"=5'



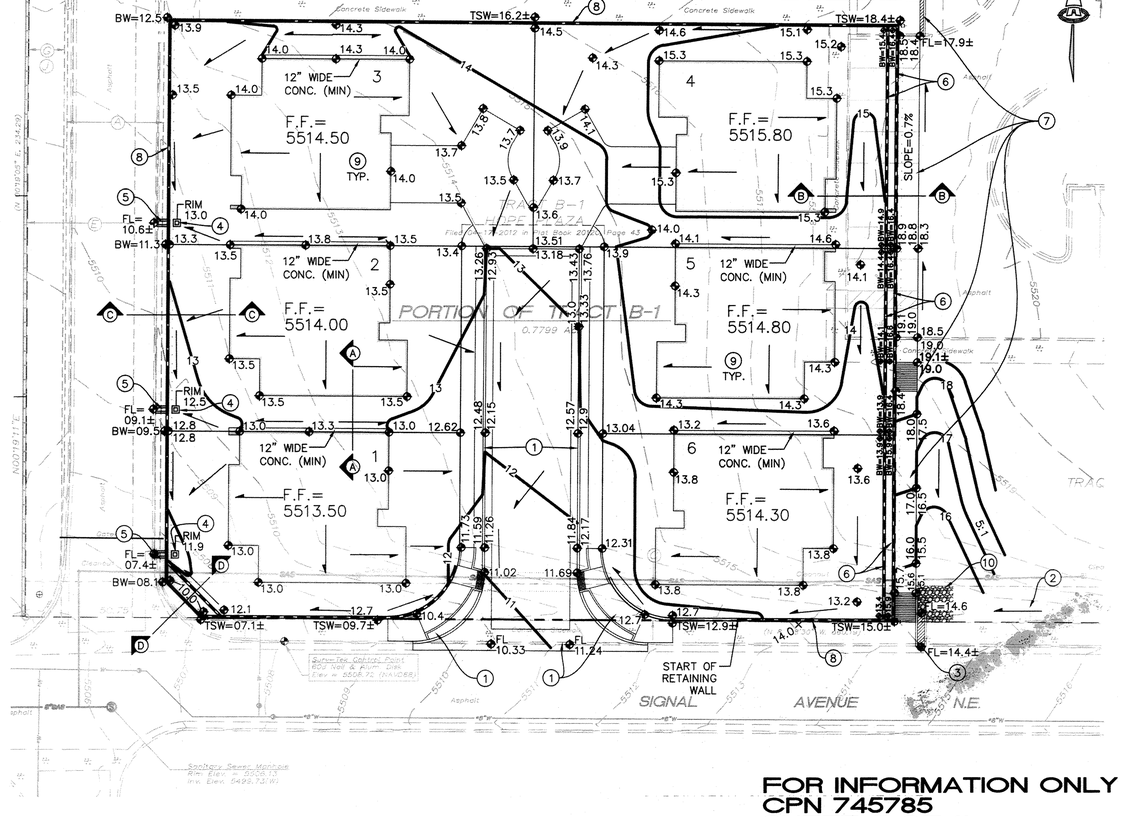
DRAIN DETAIL: SECTION

SCALE: 1"=5'



CONCRETE RUNDOWN

SCALE: 1"=5'



FOR INFORMATION ONLY
CPN 745785
SHEET 5 OF 11

AS BUILT DRAWING

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER

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

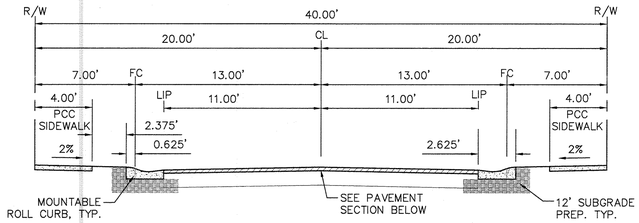
2014 CG-101.dwg Apr 28,2014

HOPE PLAZA SUBDIVISION

HOPEFUL DIRT, LLC.

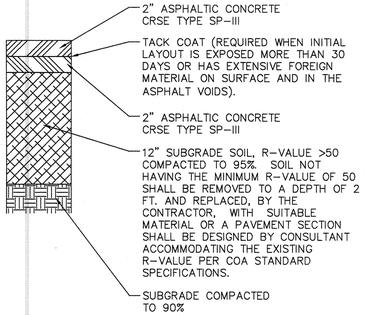
GRADING & DRAINAGE PLAN

Date:	No.	Revision:	Date:	Job No.
04/21/14				2014
Drawn By: BJB/DEC				CG-101
Ckd By: FCA				SH. OF



ASPEN LEAF DR SECTION A-A

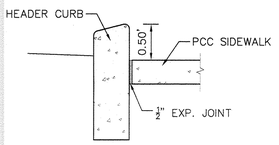
1" = 5'



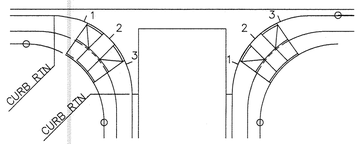
ASPHALT PAVING SECTION

NTS

PER COA STD DWG #2405B
PER CPN #750383



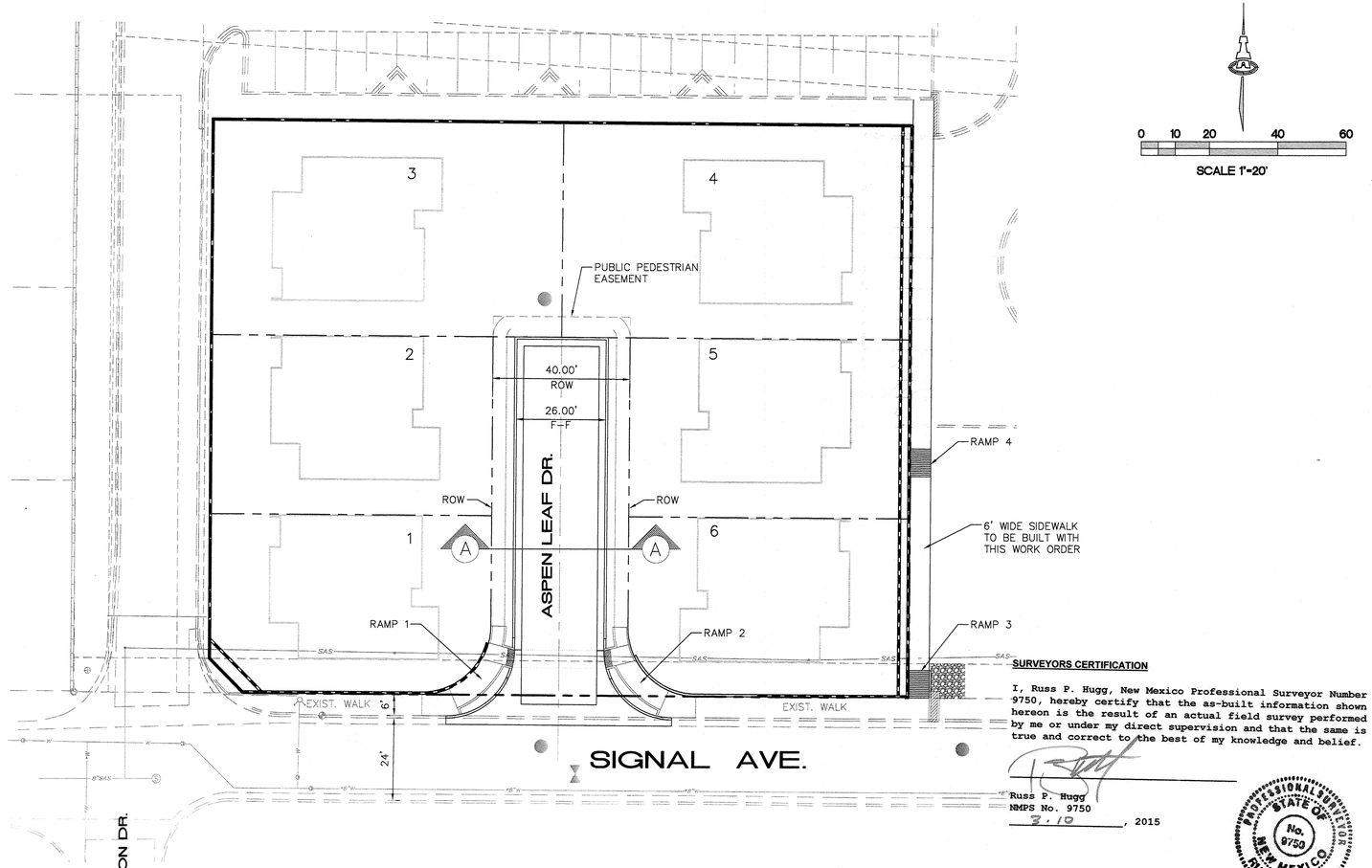
SIDEWALK AT HEADER CURB



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

QUARTER POINT DETAIL

NTS

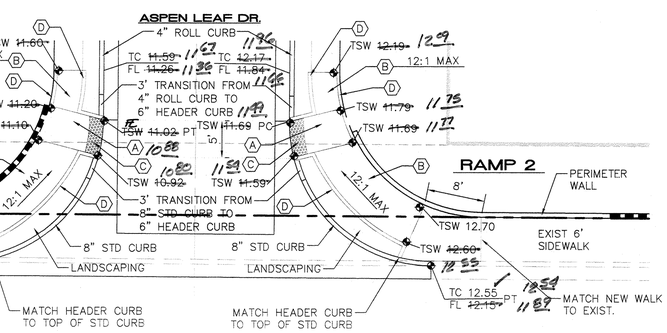


SURVEYORS CERTIFICATION

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

Russ P. Hugg
NMPS No. 9750
3.10, 2015

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



ADA ACCESSIBLE RAMPS

1"=10'

ADA RAMP KEYED NOTES

A. 5'x5' PCC LANDING AREA AT 50:1 SLOPE (MAX.) IN ALL DIRECTIONS.

B. PCC RAMP AT 12:1 MAX. SLOPE OR 15' LONG (MAX.) AND 50:1 MAX CROSS SLOPE.

C. 2' DETECTABLE WARNING SURFACE (TRUNCATED DOMES).

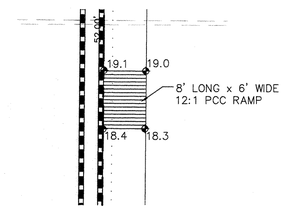
D. 6" HEADER CURB PER COA STD DWG #2415B.

TRUNCATED DOMES NOTES

1. DESIGN PER ADA ACCESSIBILITY GUIDELINES (ADAAG).
2. PAYMENT FOR TRUNCATED DOMES IS INCIDENTAL TO ADA ACCESSIBLE RAMP PAYMENT ITEM.
3. SUBMIT SPECS TO CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.

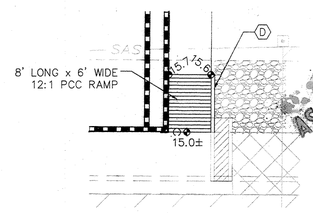
GENERAL NOTES

1. SEE COA STD DWG #2426 FOR CONSTRUCTION NOTES.
2. CONTRACTOR SHALL NOTIFY ENGINEER FOR INSPECTION OF FORM-WORK 24 HOURS PRIOR TO PLACEMENT OF CONCRETE FOR ADA RAMPS.



RAMP 4

1"=10'



RAMP 3

1"=10'

AS BUILT DRAWING

LEGEND

- NEW GATE VALVE
- NEW SAS MH
- EXISTING SAS LINE & MH
- EXISTING GATE VALVE
- REMOVE AND REPLACE EXISTING PAVEMENT FOR UTILITY INSTALLATION
- REMOVE EXISTING CURB, GUTTER & WALK

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2014 CP-101.dwg Jul 16,2014

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

HOPE PLAZA SUBDIVISION

MASTER PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED AUG 22 2014 DESIGN REVIEW COMMITTEE	APPROVED SEP 22 2014 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
745785	C-20	6	11

AS-BUILT INFORMATION

CONTRACTOR	Lanexsac Const.	
WORK STAKED BY	Survey	DATE 3/10/15
WORK ACCEPTANCE BY	TFD	DATE 3/10/15
FIELD VERIFICATION BY	TFD	DATE 3/10/15
DRAWINGS CORRECTED BY	Sketch	DATE 3/10/15
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

Albuquerque Control Survey Monument "7 - C19"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North= 1,522,068.520 feet
East= 1,550,417.138 feet
Elevation= 5485.723 feet (NAVD 1988)
Delta Alpha= -0010'24.78"
Ground to Grid Factor= 0.999650745

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL

FRED C. ARFMAN NEW MEXICO 7327 REGISTERED PROFESSIONAL ENGINEER 3-6-90

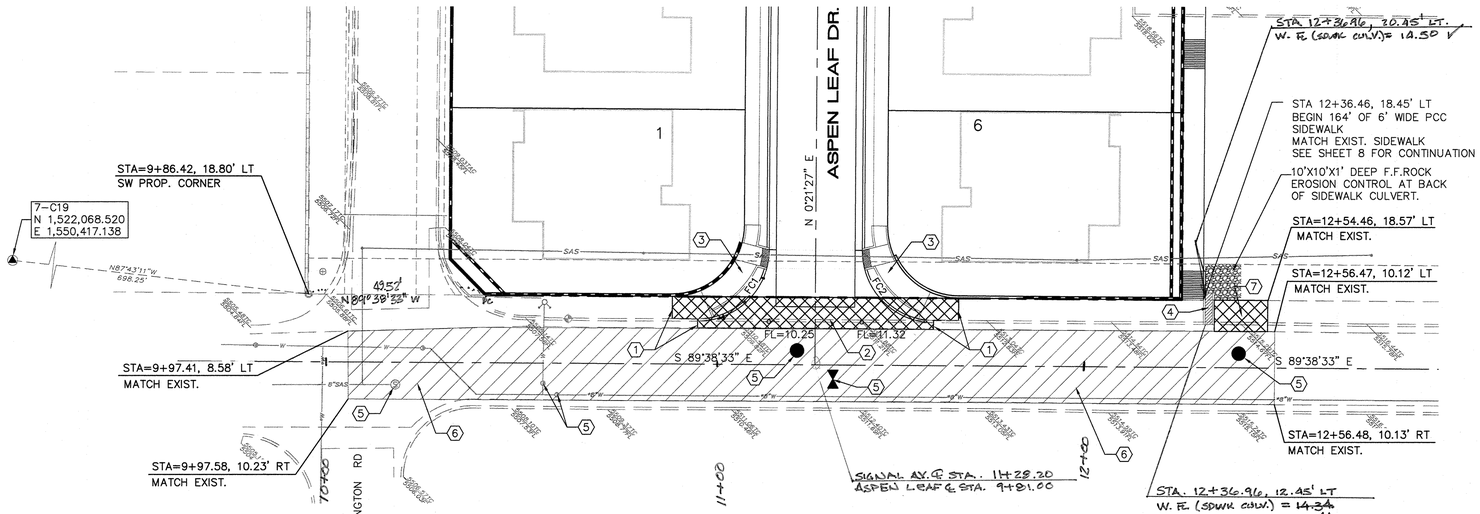
NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
DESIGNED BY	DEC	DATE 4/14	
DRAWN BY	DEC	DATE 4/14	
CHECKED BY	FAC	DATE 4/14	

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
FC1	31.34'	20.00'	89°47'03"	N 45°14'59" E	28.23'	19.92'
FC2	31.45'	20.00'	90°05'08"	S 44°41'06" E	28.31'	20.03'

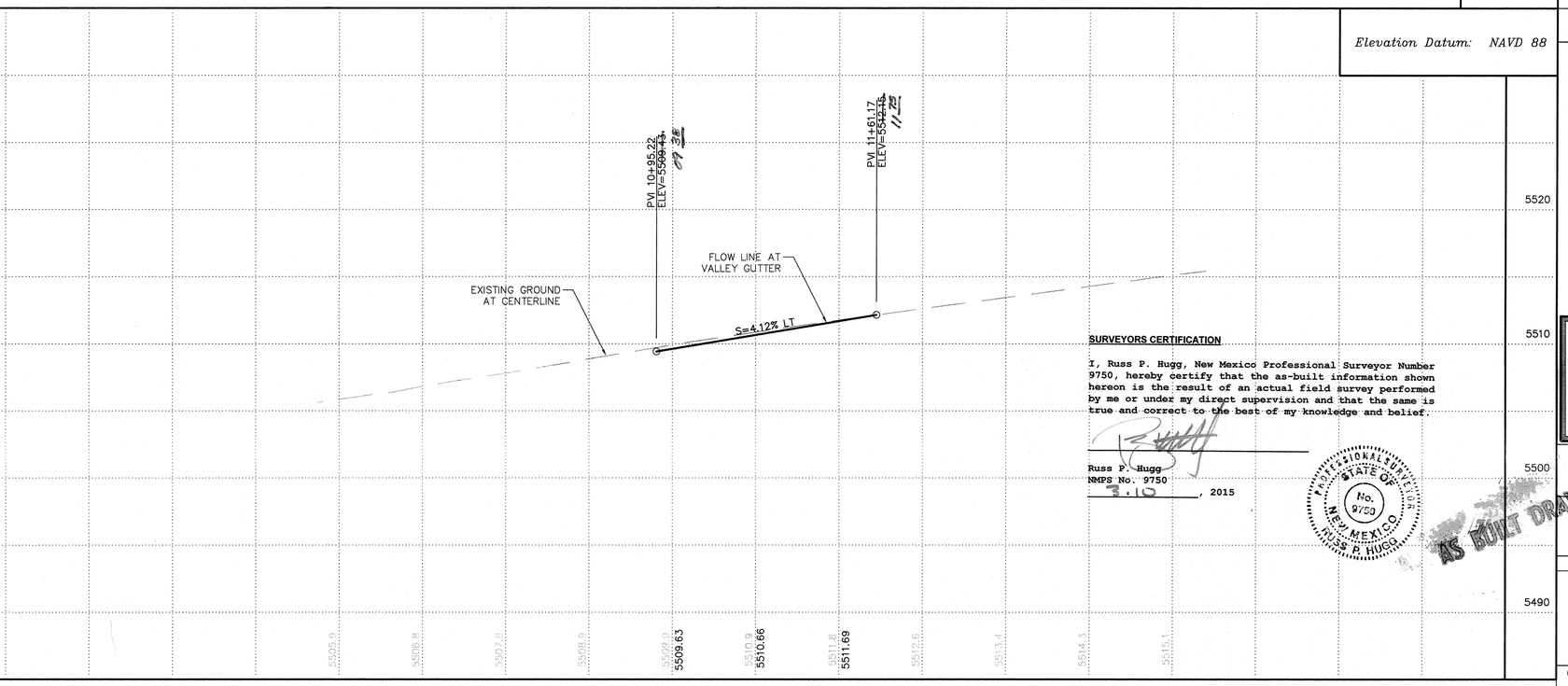
FC1		
	TC	FL
1	--	10.62
2	10.90	10.23
3	10.50	09.83

FC1		
	TC	FL
1	12.71	12.04
2	12.59	11.92
3	--	11.81

TRACT B-1-B
HOPE PLAZA
SEE SHEET 8



SIGNAL AVE



SCALES:
1"=20' HOR.
1"=5' VERT.

○ KEYED NOTES

1. REMOVE AND DISPOSE OF EXISTING PCC CURB & GUTTER AND SIDEWALK AT NEAREST JOINT FOR NEW VALLEY GUTTER.
2. CONSTRUCT NEW VALLEY GUTTER PER COA STD DWG 2420. MATCH EXISTING C&G.
3. CONSTRUCT NEW WHEELCHAIR RAMP PER DETAIL ON SHEET 6.
4. CONSTRUCT SIDEWALK CULVERT PER COA STD DWG 2236. EXTEND 2' BEYOND SIDEWALK. TACK WELD BOLTS AT THE PLATE.
5. ADJUST MANHOLE RIMS AND VALVE COVERS TO NEW GRADE PER COA STD DWG 2460 & 2461.
6. REMOVE AND REPLACE EXISTING PAVEMENT FOR UTILITY INSTALLATION PER PAVING SECTION ON SHEET 6
7. REMOVE AND REPLACE AT NEAREST JOINT, EXISTING SIDEWALK, CURB & GUTTER FOR SEWER INSTALLATION. MATCH EXISTING C&G & SIDEWALK.

LEGEND

- NEW GATE VALVE
- NEW SAS MH
- EXISTING SAS LINE & MH
- EXISTING GATE VALVE
- REMOVE AND REPLACE EXISTING PAVEMENT
- REMOVE EXISTING CURB, GUTTER & WALK

SURVEYORS CERTIFICATION

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

Russ P. Hugg
NMPS No. 9750
3-10, 2015

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

AS BUILT DRAWING

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

2014 CP-301.dwg Jun 16,2014

AS-BUILT INFORMATION
CONTRACTOR: Universal Construction
WORK STAKED BY: Silvestre DATE 3/10/15
SURVEYED BY: FHA DATE 3/10/15
ACCEPTANCE BY: FHA DATE 3/11/15
FIELD VERIFICATION BY: Silvestre DATE 3/10/15
DRAWINGS CORRECTED BY: MICRO-FILM INFORMATION DATE
RECORDED BY DATE
NO.

BENCH MARKS
Albuquerque Control Survey Monument "7-C19"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North= 1,522,068.520 feet
East= 1,550,417.138 feet
Elevation= 5485.723 feet (NAVD 1988)
Delta Alpha= -0010'24.78"
Ground to Grid Factor= 0.999650745

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7922 REGISTERED PROFESSIONAL ENGINEER LICENSED

NO.	DATE	REMARKS	BY
		DESIGN	
		DESIGNED BY DEC	DATE 4/14
		DRAWN BY DEC	DATE 4/14
		CHECKED BY FAC	DATE 4/14

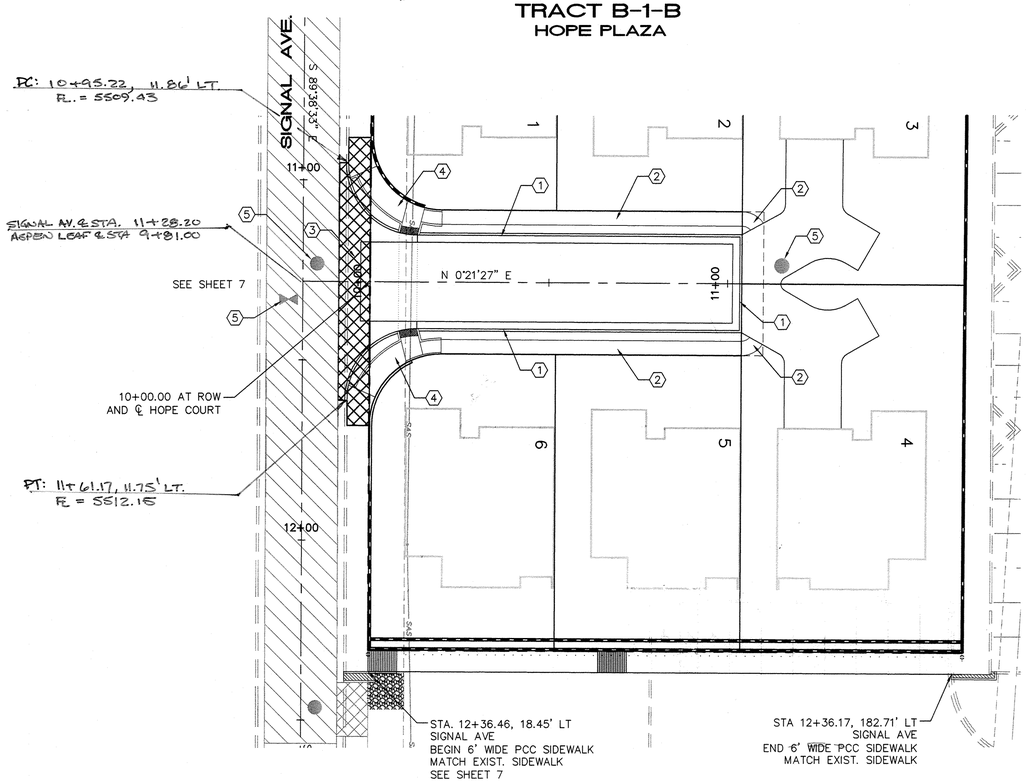
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

HOPE PLAZA SUBDIVISION
SIGNAL AVE
PAVING PLAN AND PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED AUG 22 2014 DESIGN REVIEW COMMITTEE	APPROVED SEP 22 2014 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
745785	C-20	7	11

TRACT B-1-B
HOPE PLAZA

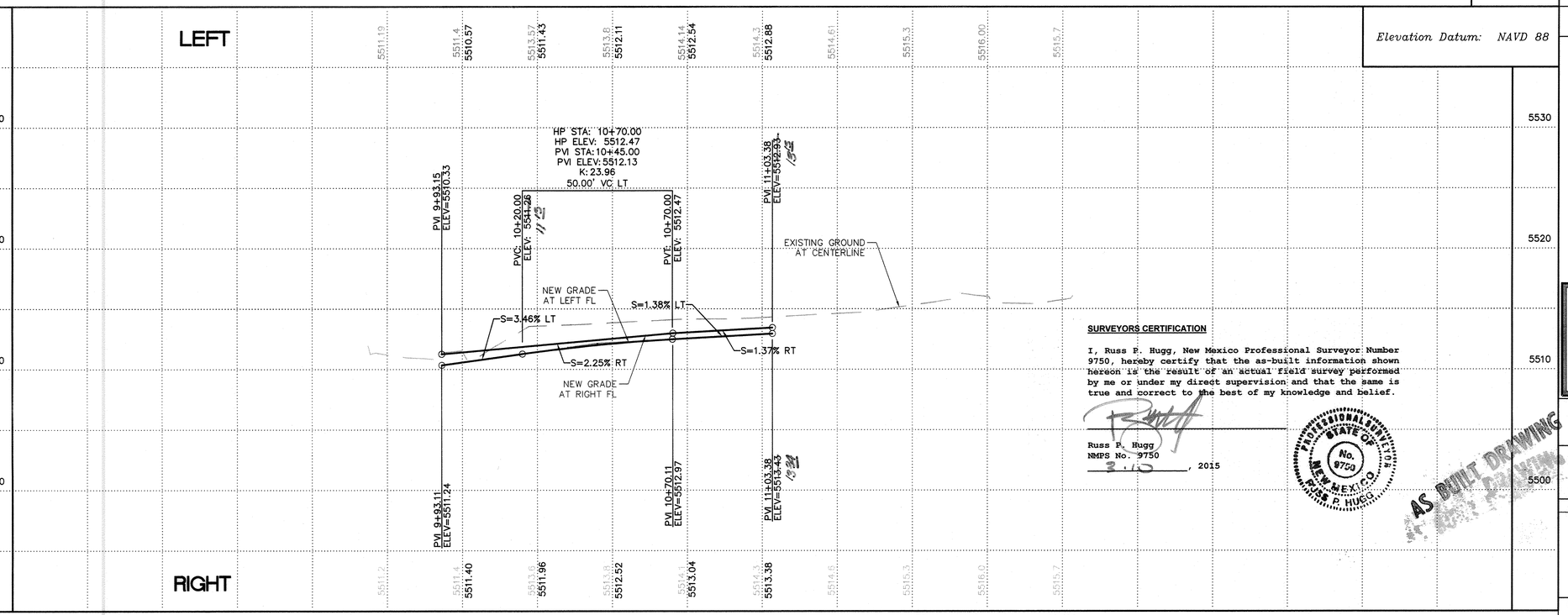


ASPEN LEAF DR.

KEYED CONSTRUCTION NOTE

1. CONSTRUCT NEW ROLL CURB & GUTTER PER COA STD DWG 2415A.
2. CONSTRUCT NEW 4' SIDEWALK PER. COA STD DWG 2430. DEFERRED UNTIL LOT DEVELOPMENT.
3. CONSTRUCT NEW VALLEY GUTTER PER COA STD DWG 2420.
4. CONSTRUCT NEW WHEELCHAIR RAMP PER PER DETAIL ON SHEET 6.
5. ADJUST MANHOLE RIMS AND VALVE COVERS TO NEW GRADE PER COA STD DWG 2460 & 2461.

SCALES:
1"=20' HOR.
1"=5' VERT.



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Russ P. Hugg
NMPS No. 9750
3-10, 2015

AS BUILT DRAWING

LEGEND

- NEW GATE VALVE
- NEW SAS MH
- EXISTING SAS LINE & MH
- EXISTING GATE VALVE
- REMOVE AND REPLACE EXISTING PAVEMENT
- REMOVE EXISTING CURB, GUTTER & WALK

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

2014 CP-302.dwg Jun 16,2014

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

HOPE PLAZA SUBDIVISION

ASPEN LEAF DR.
PAVING PLAN AND PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED AUG 22 2014 DESIGN REVIEW COMMITTEE	APPROVED SEP 22 2014 CITY ENGINEER			

City Project No. 745785 | Zone Map No. C-20 | Sheet 8 Of 11

AS-BUILT INFORMATION
CONTRACTOR: UNIVERSAL CONST
WORK STAKED BY: SURVTEK DATE: 3/16/15
SURVEYED BY: I.S.M. DATE: 3/16/15
ACCEPTANCE BY: T.S.M. DATE: 3/16/15
FIELD VERIFICATION BY: SURVTEK DATE: 3/16/15
DRAWINGS CORRECTED BY: MICRO-FILM INFORMATION
RECORDED BY: DATE:
NO.

BENCH MARKS
Albuquerque Control Survey Monument "7-C19"
New Mexico State Plane Coordinates
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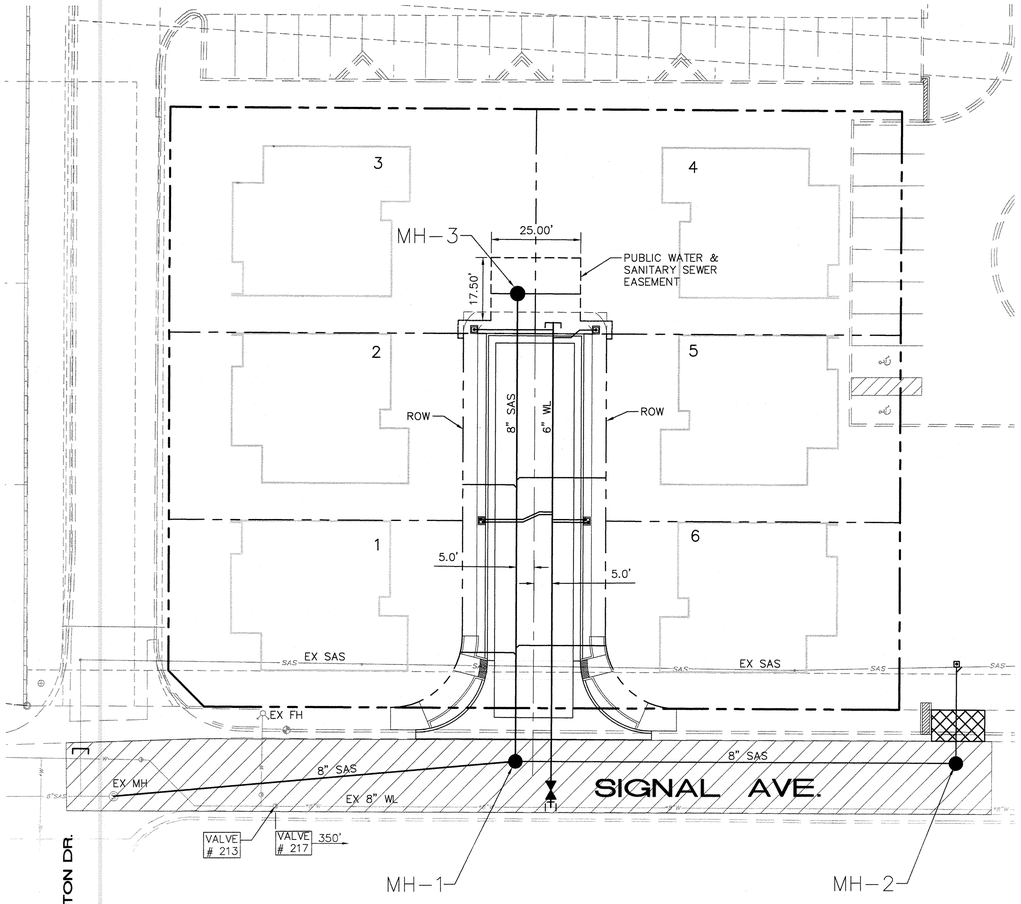
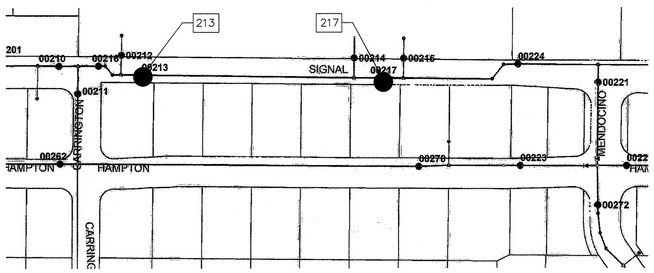
Elevation= 5485.723 feet (NAVD 1988)
Delta Alpha= -00°10'24.78"
Ground to Grid Factor= 0.999650745

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
FRED C. ARFMAN, P.E. 7322 NEW MEXICO REGISTERED PROFESSIONAL ENGINEER LICENSED EXPRESS

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
	DATE 4/14	DESIGNED BY DEC	
	DATE 4/14	DRAWN BY DEC	
	DATE 4/14	CHECKED BY FAC	





WATER SHUT-OFF PLAN

SHUT-OFF VALVES 213 AND 217 TO PROVIDE NON-PRESSURE CONNECTION.
THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE.
WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES, OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT:
http://www.abcwua.org/Water_Shut_off_and_Turn_on_Procedures.aspx

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

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 FOR WATERLINE FITTINGS

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.

WATER METER AND FIRE LINE SUMMARY FOR COMMERCIAL DEVELOPMENT				
WATER METERS				
#	SIZE	LOCATION (STATION/OFFSET)	USE (DOMESTIC/IRRIGATION	No. UNITS SERVED
1	3/4"	10+52.00, 14.6' LT	DOMESTIC	1
2	3/4"	10+52.00, 14.6' LT	DOMESTIC	1
3	3/4"	10+54.00, 14.6' RT	DOMESTIC	1
4	3/4"	10+54.00, 14.6' RT	DOMESTIC	1
5	3/4"	11+03.00, 17.0' RT	DOMESTIC	1
6	3/4"	11+05.00, 17.0' LT	DOMESTIC	1

GENERAL NOTES

1. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
2. CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
3. CENTERLINES OF CONSTRUCTION IS ALONG CENTERLINE OF ROAD.
4. PROPOSED WATERLINE MATERIAL SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS (6"-12").
5. ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.
6. ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS PER TABLES THIS SHEET.
7. SUPPLEMENTAL SPECIFICATION: ALL SEWER BACKFILL FOR WATER LINE AND SANITARY LINE TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557.
8. ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.

LEGEND

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

0 10 20 40 60

SCALE 1"=20'

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2014 CU-101.dwg Jun 13,2014

AS BUILT DRAWING

AS-BUILT INFORMATION
CONTRACTOR
WORK STARTED BY DATE
WORK COMPLETED BY DATE
ACCEPTANCE BY DATE
VERIFICATION BY DATE
DRAWINGS SUBMITTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
Albuquerque Control Survey Monument "7-C19"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North= 1,522,068.520 feet
East= 1,550,417.138 feet
Elevation= 5485.723 feet (NAVD 1988)
Delta Alpha= -00°10'24.78"
Ground to Grid Factor= 0.999650745

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
FRED C. ARFMAN, P.E. NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
12-30-14

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
	DEC	DESIGNED BY	DATE 4/14
	DEC	DRAWN BY	DATE 4/14
	FAC	CHECKED BY	DATE 4/14

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

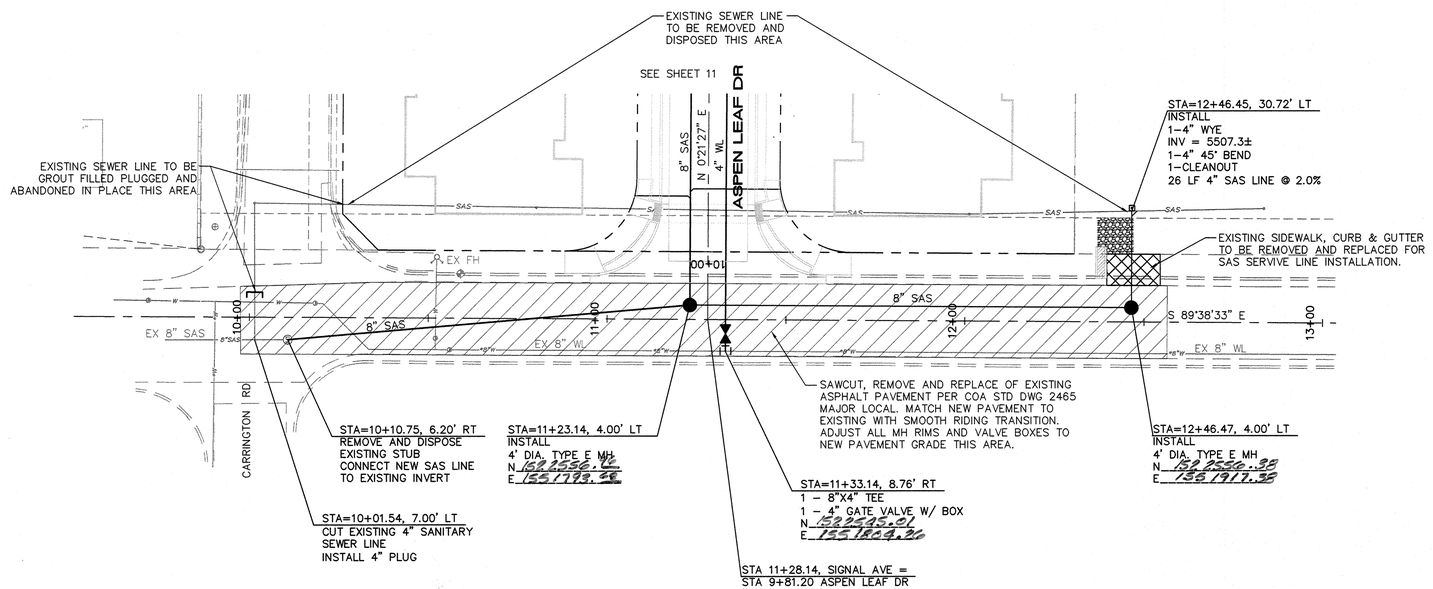
HOPE PLAZA SUBDIVISION

MASTER UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED AUG 22 2014 DESIGN REVIEW COMMITTEE	APPROVED SEP 22 2014 CITY ENGINEER			

City Project No. 745785 | Zone Map No. C-20 | Sheet 9 Of 11

TRACT B-1-B
HOPE PLAZA

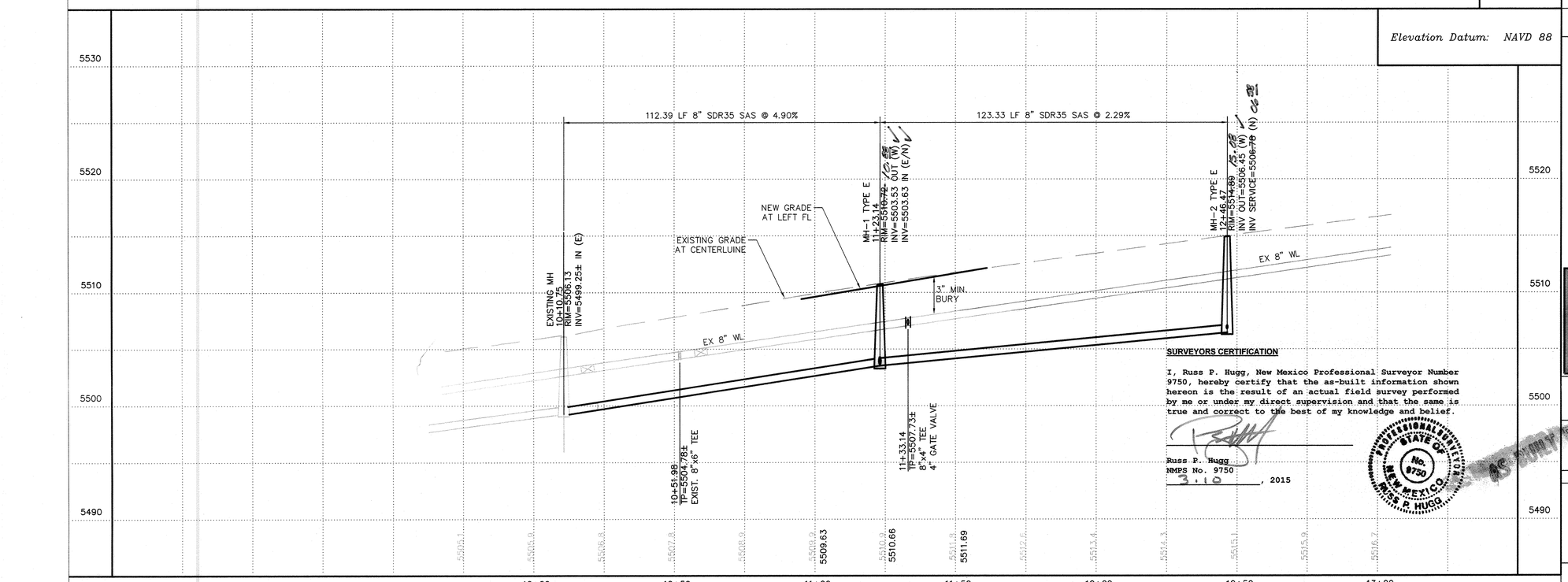


SIGNAL AVENUE

0 10 20 40 60
SCALE 1"=20'

SCALES:
1"=20' HOR.
1"=5' VERT.

Elevation Datum: NAVD 88



SURVEYORS CERTIFICATION

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

Russ P. Hugg
NMPS No. 9750
3-10, 2015

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

AS BUILT DRAWING

GENERAL NOTES

SEWER:

1 INSTALL TYPE "C" MANHOLES PER ABCWUA STD DWG 2101.

2 INSTALL SERVICE LINE TO MANHOLES PER ABCWUA STD DWG 2118.

3 INSTALL SERVICE LINE USING WYE/TEE PER ABCWUA STD DWG 2125.

4 PAVEMENT CUTS FOR UTILITIES PER COA STD DWG 2465

5 ADJUST ALL SANITARY SEWER MANHOLE RIMS / COVERS IN PAVED ROADS TO FINISHED ROAD GRADES PER COA STD DWG 2460.

WATER:

1 VALVE BOX ASSEMBLY PER ABCWUA STD. DWG. 2326.

2 RESTRAINED JOINTS PER TABLES ON SHEET 9.

3 ADJUST ALL VALVE COVERS IN PAVED ROADS TO FINISHED ROAD GRADES PER COA STD DWG 2460.

4 CONSTRUCT ALL WATER SERVICES PER COA STD DWG #2361, #2362.

LEGEND

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

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2014 CU-301.dwg Jun 16,2014

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

HOPE PLAZA SUBDIVISION

SIGNAL AVENUE
UTILITY PLAN AND PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED AUG 22 2014 DESIGN REVIEW COMMITTEE	APPROVED SEP 22 2014 CITY ENGINEER			

City Project No. 745785 | Zone Map No. C-20 | Sheet 10 Of 11

SURVEY INFORMATION
FIELD NOTES

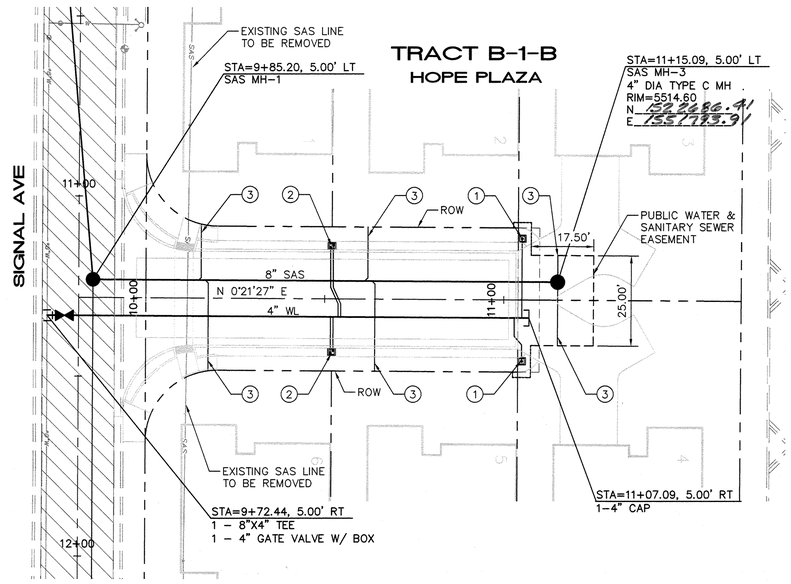
BENCH MARKS
Albuquerque Control Survey Monument "7-C19"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North= 1,522,068.520 feet
East= 1,550,417.138 feet
Elevation= 5485.723 feet (NAVD 1988)
Delta Alpha= -00°10'24.78"
Ground to Grid Factor= 0.9996507 45

AS-BUILT INFORMATION

CONTRACTOR	J.W.I. Vessel Const.	DATE 3/16/15
WORK STAKED BY	Scantek	DATE 3/16/15
MATERIALS ACCEPTANCE BY	I & A	DATE 3/16/15
FIELD VERIFICATION BY	I & A	DATE 3/16/15
DRAWINGS CORRECTED BY	Scantek	DATE 3/16/15
MICRO-FILM INFORMATION		DATE
RECORDED BY		
NO.		

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7522 REGISTERED PROFESSIONAL ENGINEER
06-13-14

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY DEC	DATE 4/14
		DRAWN BY DEC	DATE 4/14
		CHECKED BY FAC	DATE 4/14



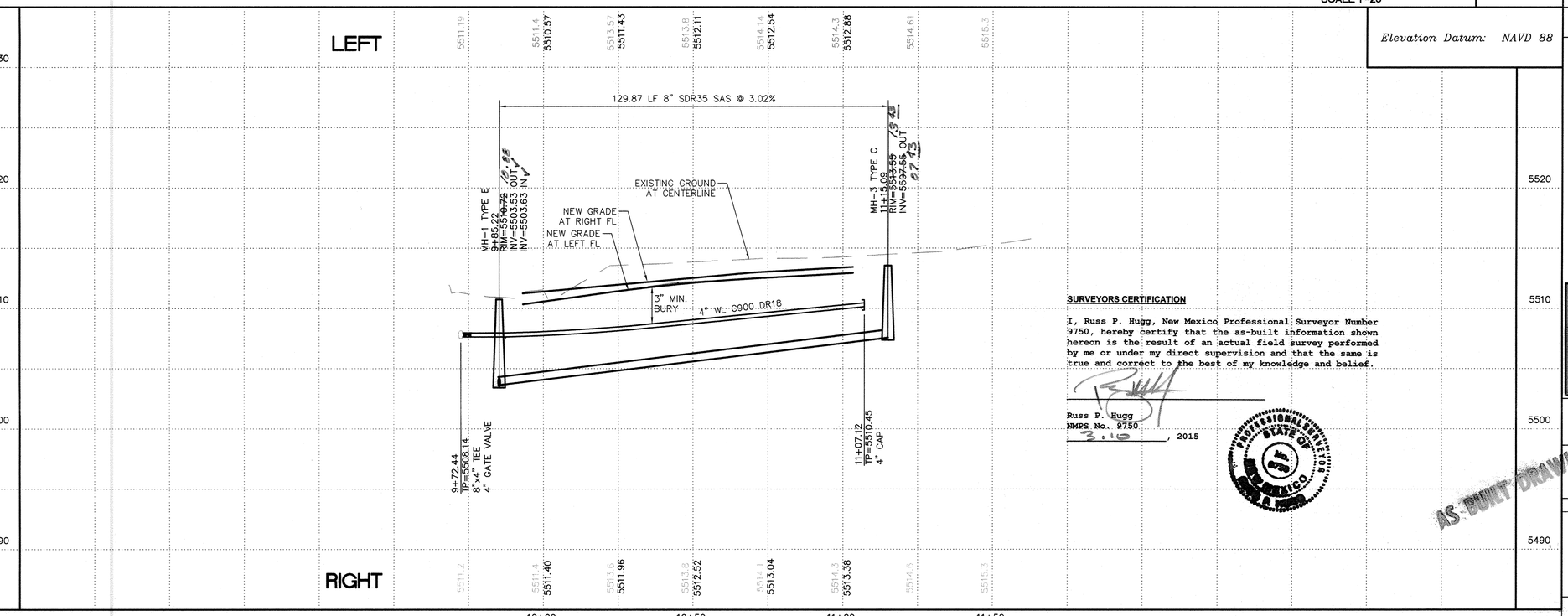
SEE SHEET 10

ASPEN LEAF DR

0 10 20 40 60

SCALE 1"=20'

SCALES:
1"=20' HOR.
1"=5' VERT.



Elevation Datum: NAVD 88

SURVEYORS CERTIFICATION

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

Russ P. Hugg
NMPS No. 9750
3-10, 2015

AS-BUILT DRAWING

GENERAL NOTES

SEWER:

1 INSTALL TYPE "C" MANHOLES PER ABCWUA STD DWG 2101.

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3 ADJUST ALL VALVE COVERS IN PAVED ROADS TO FINISHED ROAD GRADES PER COA STD DWG 2460.

4 CONSTRUCT ALL WATER SERVICES PER ABCWUA STD DWG #2361, #2362.

○ KEYED NOTES

1. ¾" SINGLE WATER SERVICE.
2. ¾" DOUBLE WATER SERVICE.
3. 6" SAS SERVICE LINE W/ 8"X6" WYE AND 45° BEND.

WATER METER TABLE

LOT	SIZE	STATION & OFFSET
1/2	3/4"	10+52.00, 14.6' LT
6/5	3/4"	10+54.00, 14.6' RT
3	3/4"	11+05.00, 17.0' LT
4	3/4"	11+03.00, 17.0' RT

NOTE: STATIONING IS TO CENTER OF METER BOX

SAS SERVICE TABLE

LOT #	SIZE	STATION & OFFSET	INV @ END
1	4"	10+15.41, 20.5' LT	06.80
6	4"	10+17.43, 20.5' RT	07.00
2	4"	10+62.00, 20.0' LT	07.80
5	4"	10+64.00, 20.0' RT	08.00
3	4"	11+15.00, 12.6' LT	08.80
4	4"	11+15.00, 12.6' RT	08.80

NOTE: STATIONING IS AT END OF SAS AT EASEMENT

LEGEND

- NEW GATE VALVE W/ VALVE BOX
- NEW WATER LINE W/ FITTING
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- NEW SAS LINE & MH
- 6" 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

2014 CU-302.dwg Jun 13,2014

SURVEY INFORMATION
FIELD NOTES

BENCH MARKS
Albuquerque Control Survey Monument "2_C19"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North= 1,522,068.520 feet
East= 1,550,417.138 feet
Elevation= 5485.723 feet (NAVD 1988)
Delta Alpha= -00°10'24.78"
Ground to Grid Factor= 0.999650745

AS-BUILT INFORMATION

CONTRACTOR	LMI Vessels	Const
WORK STAKED BY	Surveyor	DATE 3/16/15
CONSTRUCTION STAKING BY	T+A	DATE 3/16/15
ACCEPTANCE FIELD INSPECTION BY	T+A	DATE 3/16/15
DRAWINGS CORRECTED BY	Surveyor	DATE 3/16/15
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER LICENSED
DATE: JUNE 20 2014

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
DESIGNED BY	DEC	DATE	4/14
DRAWN BY	DEC	DATE	4/14
CHECKED BY	FAC	DATE	4/14

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

HOPE PLAZA SUBDIVISION

ASPEN LEAF DR
UTILITY PLAN AND PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED AUG 22 2014 DESIGN REVIEW COMMITTEE	APPROVED SEP 22 2014 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
745785	C-20	11	11