LEGEND

MATERIALS

- CONCRETE
- RIP-RAP

LINES

- SUBDIVISION BOUNDARY
- PROPERTY LINE (PLAN)
- PROPERTY LINE (SECTION)
- CENTERLINE
- EASEMENT LINE
- MATCH LINE
- SECTION CUT LINE

EARTHWORK

	EXISTING	NEW
CONTOUR LINE	25	25
SPOT ELEVATION		
PROJECT / PHASE BOUNDARY		
FLOWLINE		
DIRECTION OF FLOW		

MISCELLANEOUS UTILITIES

- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRICAL
- STORM DRAIN
- STORM DRAIN MANHOLE
- STORM DRAIN INLET

SANITARY SEWER

- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SAS SERVICE CONNECTIONS
- SAS CAP OR PLUG
- ENCASEMENT

WATER

- WATER LINE
- WATER SERVICE CONNECTIONS
- GATE VALVE
- FIRE HYDRANT
- BUTTERFLY VALVE
- REDUCER
- WATER PRESSURE ZONE BOUNDARY

WATER FITTINGS

- CAPS AND PLUGS
- ELBOW
- CROSS
- TEE

MISCELLANEOUS

- CHAINLINK FENCE
- FIELD FENCE
- COMMON YARD WALL
- RETAINING WALL
- POWER OR TELEPHONE POLE

File Path:	E:\WALAORK\2005\0715\
File Name:	5071705CV.DWG
Plot Date:	11-08-2006
Plot Time:	11:28 am

CONSTRUCTION PLANS for RICH COURT

ALBUQUERQUE, NEW MEXICO
NOVEMBER, 2006

RECORD DRAWING

INDEX OF DRAWINGS

CERTIFICATE OF SUBSTANTIAL COMPLIANCE

I, J. GRAEME MEANS, NMPE 13676, OF THE FIRM HIGH MESA CONSULTING GROUP, HEREBY CERTIFY THAT THE INFRASTRUCTURE CONSTRUCTED AS PART OF THIS PROJECT HAS BEEN INSPECTED BY ME OR PERSONNEL UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE ORIGINAL DESIGN INTENT OF THE CITY ENGINEER APPROVED PLANS.

~~EXCEPT FOR DATA SPECIFIC TO RICH COURT NE (SHEETS 8, 11, AND A PORTION OF SHEET 6R), THE RECORD SURVEY INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT WAS OBTAINED 1/12/09 AND 1/27/09 UNDER THE DIRECT SUPERVISION OF CHARLES G. CALA, JR., NMPS 11184, ALSO OF HIGH MESA CONSULTING GROUP.~~

THE RECORD SURVEY INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT SPECIFIC TO RICH COURT NE (SHEETS 8, 11 AND A PORTION OF SHEET 6R) WAS OBTAINED UNDER THE DIRECT SUPERVISION OF TIMOTHY ALDRICH, NMPS 7719 OF THE FIRM ALDRICH LAND SURVEYING (ALS) AND PROVIDED 11/27/2008 WITH SUPPLEMENTAL SEWER RIM ELEVATIONS PROVIDED 02/05/2009. ALS WAS THE SURVEYOR OF RECORD PER THE SIA AT THE TIME RICH COURT WAS STAKED AND CONSTRUCTED. AS SUCH, ALS PROVIDED THE RECORD SURVEY INFORMATION FOR THE WORK STAKED BY ALS.

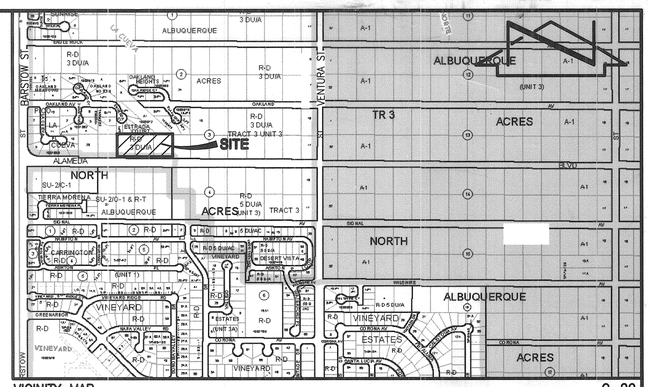
I CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE NUMEROUS TIMES DURING AND AFTER CONSTRUCTION AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED APPEARS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THESE RECORD DRAWINGS ARE NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE DESIGN INTENT OF THE PROJECT. THOSE RELYING ON THIS DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR ACCEPTANCE OF THE PROJECT BY THE CITY ENGINEER.

J. GRAEME MEANS, NMPE 13676 — DATE 03/04/2009 — 12/14/2010

J. GRAEME MEANS — STATE OF NEW MEXICO — 13676 — REGISTERED PROFESSIONAL ENGINEER

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE 11/04/11

~~DRB# 1006520~~
DRB# 1003674



VICINITY MAP — C-20

SCALE: 1" = 750'±

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–PUBLIC WORKS CONSTRUCTION–1986 – UPDATE NO. 7, INCLUDING AMENDMENT #1.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260–1990, (ALBUQUERQUE AREA) 1–800–321–ALERT (2537) (STATEWIDE) FOR LOCATION OF EXISTING UTILITIES.
3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND 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, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
4. SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
6. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
7. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
8. BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
9. TACK COAT REQUIREMENTS SHALL BE DETERMINED DURING CONSTRUCTION BY THE ENGINEER.
10. SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
11. IF CURB IS DEPRESSED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
12. ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
13. CONTRACTOR SHALL COORDINATE WITH THE WATER SYSTEM DIVISION FOR THE EXECUTION OF THE VALVE SHUT OFF PLAN, NOT LESS THAN SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT THE EXISTING PUBLIC WATER UTILITIES. ONLY WATER SYSTEM DIVISION PERSONNEL SHALL OPERATE EXISTING VALVES. REFER TO SECTION 18 OF THE SPECIFICATIONS. THE WATER SYSTEM DIVISION PHONE NUMBER IS 857–8200.
14. CONTRACTOR SHALL NOTIFY THE CITY SURVEYOR 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 ELEVATION 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 SPECIFICATIONS.
15. FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION CO–ORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION CO–ORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924–3400) PRIOR TO OCCUPYING AN INTERSECTION. CONTRACTOR MUST REFER TO SECTION 19 OF THE STANDARD SPECIFICATION FOR TRAFFIC CONTROL.
16. PRIVATE STREETS REQUIRE STREET NAME SIGNS, STOP SIGNS, AND ANY NECESSARY STRIPING (DEVELOPER'S RESPONSIBILITY).
17. PERMANENT PAVEMENT STRIPING 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 HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
18. CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED–OUT IN ACCORDANCE WITH OSHA 29 CFR 1926, SUBPART P–EXCAVATIONS.
19. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY–FOUR HOUR CONSTRUCTION.
20. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.
21. CONTRACTOR SHALL MAINTAIN A GRAFFITI–FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
22. WHEN APPLICABLE, CONTRACTOR SHALL SECURE, ON BEHALF OF THE OWNER AND OPERATORS, "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.

2010.035.1
~~2005.070.5~~

JEFF MORTENSEN & ASSOCIATES, INC.
6010–B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345–4250
FAX: 505 345–4254

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
4	1-15	REC. DRWG. CERT.	2-2010				
3	1-14	RECORD DWG. CERT.	02-2009				
2	5,6,7,9,10,15		11-09-08		9-11-08		9-11-08
1	2,3,13,14		6-02-08		6-2-08		

ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE
J. GRAEME MEANS NEW MEXICO 13676 REGISTERED PROFESSIONAL ENGINEER 11/09/06 11/21/06	DRC Chairman		10-1-06
	Transportation		11-21-06
	Water/Wastewater	William O. Hedgh	11/21/06
	Hydrology	Bradley L. Bingham	11/21/06
	C.I.P.		
	Const. Mngmt.		
	Const. Coord.		

APPROVED FOR CONSTRUCTION

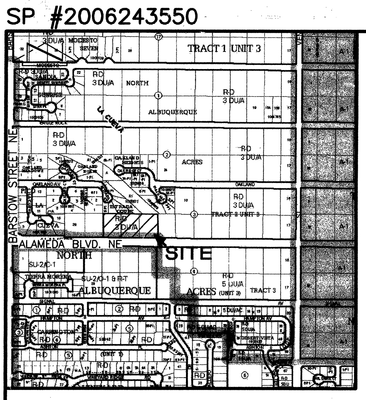
City Engineer — Date 3-14-07

City Project No. 751983

SHEET 1 OF 15 ~~11~~

05/08/08 08/21/08

SP #2006243550



VICINITY MAP C-20

SCALE: 1" = 750'

SCANNED BY PLANNING

PLAT OF

LOTS 1-6 AND TRACT A, RICH COURT

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

APRIL, 2007

LLAVE DEVELOPMENT, INC.
OWNERS

PROJECTED SEC. 17, T 11 N, R 4 E, N.M.P.M.
LOCATION

RICH COURT
SUBDIVISION

2007065591
04/09/07
Page 1 of 3
05/07/2007 02:21P
Maggie Toulouse Bern. Co. PLAT R 17.00 Bk-2007C Pg-111

COUNTY CLERK FILING DATA

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby dedicate to the City of Albuquerque in fee simple with warranty covenants the public street rights-of-way with respect to Rich Court N.E., and does hereby dedicate to the City of Albuquerque in fee simple the public street rights-of-way with respect to the north-half of Alameda Boulevard N.E. and does hereby grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees. I hereby warrant that I hold complete and indefeasible title in fee simple to the land subdivided, hereon.

Robert Keeran, President, Llave Development, Inc. — Date 4/19/07

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

OFFICIAL SEAL
DEBIE LEBLANC TRUJILLO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 12-26-2010

This instrument was acknowledged before me on this 19th day of April, 2007, by Robert Keeran, President, Llave Development, Inc.

Debie LeBlanc Trujillo
Notary Public

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: 102006 4-20807, 102006 4-20306, 102006 4-20308
PROPERTY OWNER OF RECORD
Llave Development Inc
BERNALILLO COUNTY TREASURER'S OFFICE

5-7-07

DESCRIPTION

Lots 25, 26 and 27, Block 3, North Albuquerque Acres, Tract 3, Unit 3, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931, Book D, Page 121.

Public Utility easements shown on this plat are ten (10) feet wide and are granted for the common and joint use of:

1. The P.N.M. Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The P.N.M. Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest Corporation for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
4. Comcast Cable Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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 the National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

DRB PROJECT NUMBER 1003674

APPLICATION NUMBERS 06DRB-01082, 06DRB-01083, 06DRB-01125, 07DRB-00532 + 00533

APPROVALS:

DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO	DATE 05/07/07
UTILITIES DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO	DATE 5-2-07
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO	DATE 5/2/07
A.M.A.F.C.A.	DATE 5/2/07
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO	DATE 5-2-07
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO	DATE 5/2/07
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO	DATE 4-19-07
REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO	DATE 5-03-07
P.N.M. ELECTRIC SERVICES	DATE 4-30-07
QWEST TELECOMMUNICATIONS	DATE 5/2/07
P.N.M. GAS SERVICES	DATE 4-30-07
COMCAST CABLE VISION OF NEW MEXICO, INC.	DATE 5-1-07

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

Charles G. Cala, Jr., NMPS 11184 — Date 4-19-2007

CHARLES G. CALA, JR. NEW MEXICO 11184 REGISTERED PROFESSIONAL SURVEYOR

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #2005.070.3 FINAL

SP #2006243550

PLAT OF

LOTS 1-6 AND TRACT A, RICH COURT

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

APRIL, 2007

2007065591
04/09/07
Page 2 of 3
05/07/2007 02:21P
Maggie Toulouse Bern. Co. PLAT R 17.00 Bk-2007C Pg-111

COUNTY CLERK FILING DATA

Notes:

1. A boundary survey was performed in April, 2006. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 17, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from A.C.S. Control Station "7-C19".
5. Record bearings and distances are shown in parenthesis.
6. Public street mileage created by this plat = 0.05 miles (full-width) and 0.09 (half-width).
7. The purpose of this plat is to:
   a. Create 6 (six) residential lots and 1 (one) tract within Lots 25-27, inclusive, Block 3, North Albuquerque Acres, Tract 3, Unit 3.
   b. Eliminate the interior property lines between former Lots 25-27, inclusive.
   c. Dedicate in fee simple, with warranty covenants, the necessary public street rights-of-way for Rich Court; and also dedicate in fee simple the half-width for Alameda Boulevard as shown.
   d. Grant the necessary private drainage, public utility, public roadway, public drainage and City of Albuquerque public water line, public sanitary sewer and public storm drainage easements as shown.
   e. Vacate the nonspecific easements and/or right-of-ways for road and/or pipeline purposes (water, gas or sewage), telephone and electrical energy as noted, affecting the properties platted hereon, granted by the following documents: Book 132, Page 386 and Book 174, Page 133, records of Bernalillo County, New Mexico by this request (07DRB-00533).
   f. Vacate a portion of the public rights-of-way of Alameda Boulevard N.E. by 06DRB-01082 as shown hereon.
8. The following documents and instruments were used for the performance and preparation of this survey:
   a. Plat of North Albuquerque Acres, Tract 3, Unit 3, filed 09-10-1931, Book D, Page 121, Records of Bernalillo County, New Mexico.
   b. Plat of Oakland South, filed 01-13-2005, Book 2005C, Page 12, Records of Bernalillo County, New Mexico.
   c. Plat of Estrada Court, filed 09-06-2005, Book 2005C, Page 299, Records of Bernalillo County, New Mexico.
   d. Plat of Keller Lane, filed 04-06-2005, Book 2005C, Page 104, Records of Bernalillo County, New Mexico.
   e. Plat of Oakland Court, filed 08-05-2002, Book 2002C, Page 262, Records of Bernalillo County, New Mexico.
   f. Plat of Pico La Cueva, filed 01-25-2002, Book 2002C, Page 29, Records of Bernalillo County, New Mexico.
   g. Proposed Plat of Haltom Court, dated 11-2004, prepared by Terrametrics of New Mexico (unrecorded).
   h. Warranty Deed filed 06-19-2003, Book A58, Page 5177, Doc. No. 2003105410, Records of Bernalillo County, New Mexico (Lot 25).
   i. Title Insurance Policy No. J1664467 prepared by First American Title Insurance Company dated June 19, 2003 (Lot 25).
   j. Warranty Deed filed 06-25-2003, Book A58, Page 8377, Doc. No. 2003108619, Records of Bernalillo County, New Mexico (Lot 26).
   k. Title Insurance Policy No. J1664621 prepared by First American Title Insurance Company dated June 25, 2003 (Lot 26).
   l. Warranty Deed filed 04-07-2006, Book A114, Page 9481, Doc. No. 2006049642, Records of Bernalillo County, New Mexico (Lot 27).
   m. Commitment for Title Insurance File No. 807531-AL01, MLC prepared by First American Title Insurance Company dated April 21, 2006 (Lots 25, 26 & 27).
   n. Boundary Survey, dated 05-09-2006, prepared by this firm for lots 25-27, inclusive (unrecorded).
9. Upon completion of the construction of the streets, City of Albuquerque approved centerline monuments shall be placed at all intersections or as otherwise indicated in lieu of subdivision block corner monumentation. Location of said monuments are designated with a " ◎ " symbol.

Notes (continued):

10. Manholes will be offset at points of curvature, points of tangency, street intersections, and other angle points where practical to allow use of centerline monumentation.
11. Gross subdivision acreage = 2.9939 acres.
12. Current Zoning on site is R-D 3DU/A, based upon review of the City of Albuquerque Zone Atlas.
13. A portion of this subdivision is located within a 100-year flood plain as shown on the national flood insurance program "Flood Insurance Rate Map". A Letter of Map Revision (LOMR) will be requested from the Federal Emergency Management Agency (FEMA) to remove the existing flood plain. Until the LOMR is issued by FEMA, property owners may be required to purchase flood insurance.
14. All open space requirements shall be met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).
15. The owner acknowledges and agrees that the approval of this subdivision plat shall not be considered an administrative decision to establish a defacto City policy regarding Section 5.2 of the La Cueva Sector Development Plan. Owner further acknowledges and agrees that the approval of this subdivision plat shall not be used by the owner against the City in New Mexico Court of Appeals Cause No. 27604, or any other case involving Section 5.2 of the La Cueva Sector Development Plan.

Owner's Signature — President Llave Development, Inc. — Date 5/2/07

RECORD DRAWING

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	N 05°20'26" E	7.42'
L2	S 89°39'34" E	29.64'
CL1	N 42°06'28" W	20.73'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	25.00'	9.09'	S 05°04'40" E	9.04'	20°50'11"
C2	30.00'	44.51'	S 47°50'26" W	40.54'	85°00'00"
C3	45.00'	62.14'	S 04°05'17" W	57.32'	79°06'57"
C4	25.00'	8.72'	S 25°28'58" E	8.67'	19°58'26"
C5	45.00'	38.56'	S 68°11'34" W	37.39'	49°05'35"
C6	25.00'	17.87'	N 69°10'53" W	17.49'	40°57'21"
C7	45.00'	30.28'	N 67°58'56" W	29.71'	38°33'26"
C8	1462.00'	70.48'	N 82°59'42" W	70.48'	02°45'44"
C9	1462.00'	58.75'	N 85°31'38" W	58.74'	02°18'08"
C10	30.00'	48.18'	N 40°40'08" W	43.17'	92°01'08"
C11	51.50'	76.40'	N 47°50'26" E	69.59'	85°00'00"
C12	1462.00'	183.91'	N 78°00'37" W	183.79'	07°12'26"
C13	25.00'	17.81'	N 15°03'53" W	17.43'	40°48'37"
C14	45.00'	128.96'	N 49°11'58" E	89.15'	164°11'37"
C15	1462.00'	337.78'	N 81°36'47" W	366.81'	14°24'47"
C16	1462.00'	21.43'	S 89°14'22" E	21.43'	00°50'23"
CLC1	75.00'	55.70'	N 26°36'59" E	54.43'	42°33'06"
CLC2	75.00'	55.56'	N 69°06'59" E	54.30'	42°26'54"

EASEMENT TABLES

LINE	DIRECTION	DISTANCE	EASEMENT
E1	N 56°27'44" W	23.89'	1
E2	N 42°48'46" W	30.62'	1
E3	N 28°38'54" W	31.25'	1
E4	N 89°39'34" W	80.41'	4/5
E5	S 89°39'34" E	317.85'	4
E6	S 00°20'26" W	32.00'	4
E7	S 00°20'26" W	19.50'	5

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	EASEMENT
EC1	1462.00'	230.38'	N 82°09'50" W	230.14'	09°01'43"	4
EC2	30.00'	9.51'	N 77°35'55" W	9.47'	18°09'35"	4
EC3	1462.00'	82.76'	N 76°01'41" W	82.74'	03°14'36"	5

KEYED NOTES

EXISTING EASEMENT

① TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 04-19-2005, BOOK A95, PAGE 3821, DOC. #2005053982

NEW EASEMENTS

② 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT

③ 6' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT

④ PUBLIC ROADWAY EASEMENT GRANTED BY THIS PLAT (TO BE VACATED AT A LATER DATE UPON DEDICATED RE-ALIGNMENT OF ALAMEDA BOULEVARD N.E.)

⑥ 5' PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE LOTS 1, 2 AND 3. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.

VACATED RIGHT-OF-WAY

⑤ FORMER ALAMEDA BOULEVARD N.E. STREET RIGHT-OF-WAY VACATED BY 06DRB-01082 (0.0173 ACRES ±). PUBLIC ROADWAY EASEMENT GRANTED BY THIS PLAT (TO BE VACATED AT A LATER DATE UPON DEDICATED RE-ALIGNMENT OF ALAMEDA BOULEVARD N.E.)

MONUMENTS

Ⓐ FOUND #5 REBAR W/CAP STAMPED "PS 10202", TAGGED W/WASHER STAMPED "NMPS 11184"

Ⓑ FOUND #5 REBAR (BENT), REPLACED WITH #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

Ⓒ SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

Ⓓ SET P.K. NAIL W/WASHER STAMPED "NMPS 11184" ON TOP OF WALL

Ⓔ COULD NOT SET, RETAINING WALL UNDER CONSTRUCTION

Ⓕ CALCULATED POSITION, POINT NOT SET

VACATED EASEMENTS

⑦ THE NONSPECIFIC EASEMENTS AND/OR RIGHT-OF-WAYS FOR ROAD AND/OR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY AFFECTING THE PROPERTIES PLATTED HEREON, GRANTED BY THE FOLLOWING DOCUMENTS: BOOK 132, PAGE 386, (LOTS 25, 26 & 27 OF BLOCK 3), BOOK 174, PAGE 133, (LOTS 25, 26 & 27, OF BLOCK 3), RECORDS OF BERNALILLO COUNTY, NEW MEXICO VACATED BY 07DRB-00533

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #2005.070.3 FINAL

Sheet 2 of 15 CPN 751983

SCANNED BY PLANNING

SP #2006243550

PLAT OF

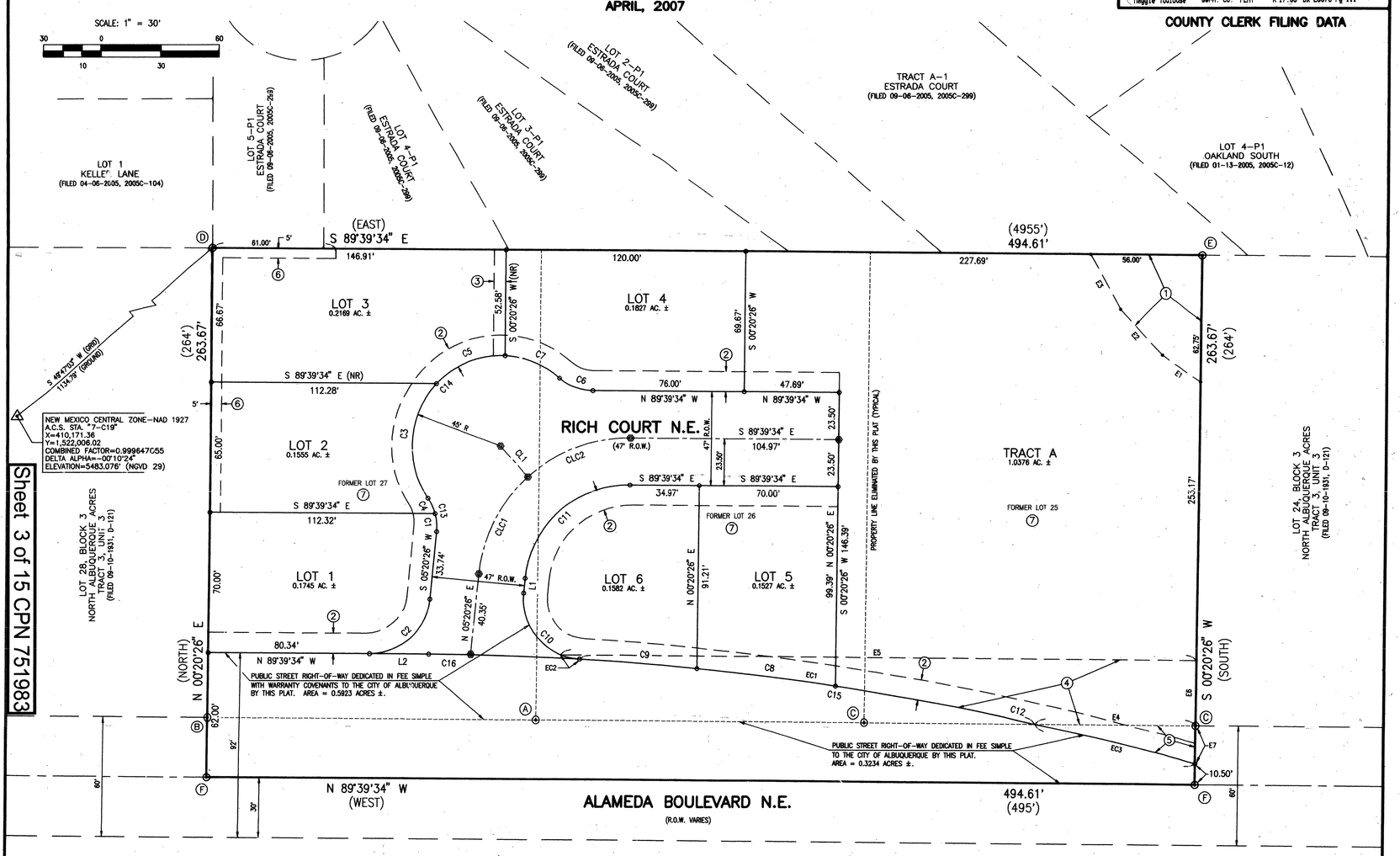
LOTS 1-6 AND TRACT A, RICH COURT

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

APRIL, 2007

2007092091
04/19/2007
Page: 3 of 3
05/07/2007 02:21P
Maggie Toulouse Bern. Co. PLAT R 17.00 BK-2007C Pg-111

COUNTY CLERK FILING DATA



Sheet 3 of 15 CPN 751983

RECORD DRAWING

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #2005.070.3 FINAL

SCANNED BY PLANNING

KEYED NOTES

EXISTING EASEMENT

① TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 04-19-2005, BOOK A95, PAGE 3821, DOC. #2005053982

NEW EASEMENTS

② PUBLIC UTILITY EASEMENT

③ 6' PUBLIC DRAINAGE EASEMENT

④ PUBLIC ROADWAY EASEMENT (TO BE VACATED AT A LATER DATE UPON DEDICATED RE-ALIGNMENT OF ALAMEDA BOULEVARD N.E.)

⑥ PRIVATE DRAINAGE EASEMENT

VACATED RIGHT-OF-WAY

⑤ FORMER ALAMEDA BOULEVARD N.E. STREET RIGHT-OF-WAY, PUBLIC ROADWAY EASEMENT (TO BE VACATED AT A LATER DATE UPON DEDICATED RE-ALIGNMENT OF ALAMEDA BOULEVARD N.E.)

PROJECT BENCHMARK

AN ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 11-C19" EPOXIED TO TOP OF A CONCRETE CURB LOCATED AT THE NNW RETURN OF BARSTOW ST. AND OAKLAND AVENUE N.E.
ELEVATION = 5480.97 FEET (NGVD 1929)

T.B.M.

T.B.M. #1
A SPIKE WITH JMA RED CAP LOCATED APPROXIMATELY 114 FEET NORTH OF THE NORTH EDGE OF ALAMEDA BLVD. N.E. AND APPROXIMATELY 80 FEET EAST OF A CMU WALL AS SHOWN HEREON.

ELEVATION = 5515.76 FEET

T.B.M. #2
A SPIKE WITH JMA RED CAP LOCATED NORTH OF THE SITE AS SHOWN HEREON.
ELEVATION = 5522.79 FEET

LEGEND

CMU	CONCRETE MASONRY UNIT
EA	EDGE OF ASPHALT
NG	NATURAL GROUND
OHC(1)	OVERHEAD COMMUNICATION (NO. OF LINES)
OHE(2)	OVERHEAD ELECTRIC (NO. OF LINES)
TA	TOP OF ASPHALT
TR	TELEPHONE RISER
TW	TOP OF WALL
WPP	WOOD POWER POLE
+ 19.8	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
	EXISTING CONIFEROUS TREE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE
	PROPOSED TEMPORARY PAVEMENT
	PERIMETER WALL
	RIP-RAP (BY CPN 757781)

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR ORIENTATION PURPOSES ONLY. BOUNDARY AND TOPOGRAPHIC DATA SHOWN HEREON IS FROM A SURVEY DATED 5/09/06 BY THIS OFFICE, NMPS 11184. PROPOSED LOTS AND EASEMENTS ARE FROM THE PRELIMINARY PLAT PREPARED BY THIS OFFICE, NMPS 11184.

RECORD DRAWING

J. GRAEME MEANS NEW MEXICO 13676 REGISTERED PROFESSIONAL ENGINEER
7/25/2006

File Path: E:\MAX\KORI\VASUNA
File Name: 50704GR.DWG
Plot Date: 07-24-2006
Plot Time: 4:29 pm

JEFF HORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE ☐ NEW MEXICO 87109
ENGINEERS ☐ SURVEYORS (505) 345-4250
FAX: 505 345-4254 ☐ ESTABLISHED 1977

APPROVED FOR ROUGH GRADING

CITY HYDROLOGY DATE

GRADING PLAN
RICH COURT

DESIGNED BY J.D.S./G.M.
DRAWN BY S.G.H.
APPROVED BY G.M.

NO.	DATE	BY	REVISIONS
2	2.08	G.M.	RECORD DRAWING.
1	12.10	G.M.	RECORD DRAWING.

JOB NO. 2005.070.4
DATE 07-2006
SHEET 4 OF 11/15

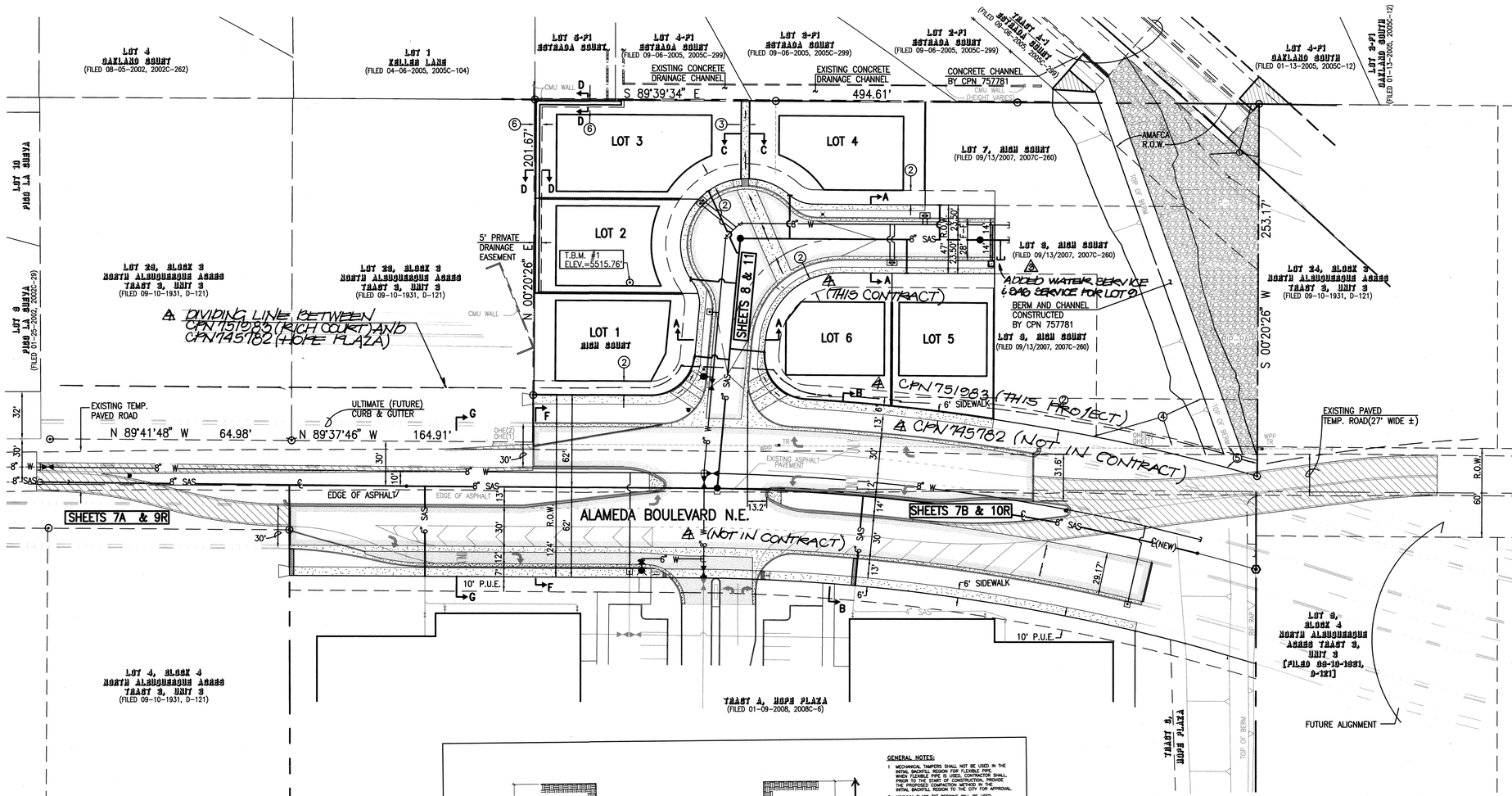
SCANNED BY PLANNING

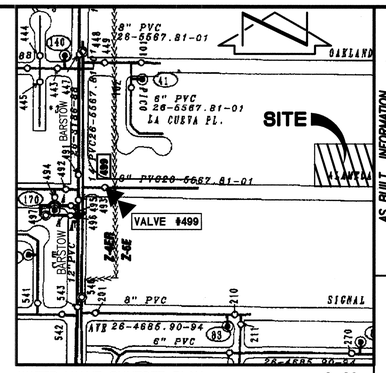
SCALE: 1" = 40'

40 0 80

20 40

RECORD DRAWING FOR CERTIFICATION, SEE SHEET 1





WATER VALVE SHUTOFF PLAN C-20

SCALE: 1" = 300'±

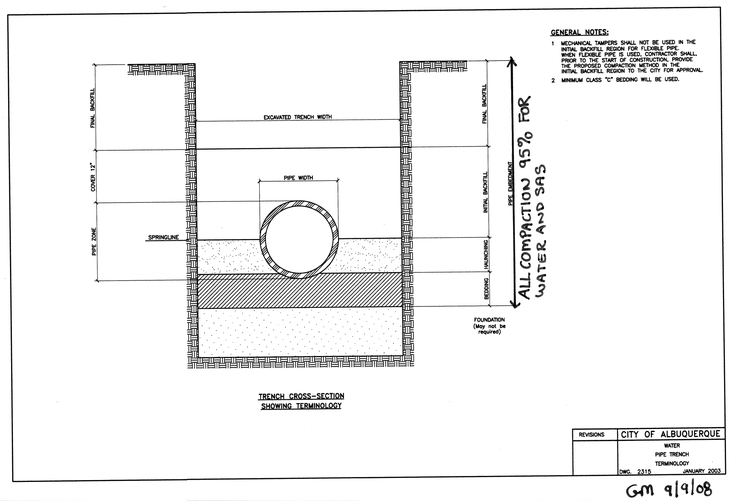
PAVING LEGEND

- STOP AND STREET NAME SIGN
- PROPOSED PERMANENT ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED TEMPORARY PAVEMENT
- CROWN TRANSITION
- CMU WALL (NIC)
- NEW LIGHT POLE INSTALLED BY PNM UNDER CONTRACT WITH OWNER
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SANITARY SEWER MANHOLE

WATER VALVE SHUTOFF PLAN NOTES

1. THE FOLLOWING VALVE MAY NEED TO BE CLOSED TO FACILITATE THE PROPOSED PRESSURE CONNECTION: 499
2. WATER AUTHORITY PERSONNEL SHALL PERFORM ALL SHUTOFFS. THE CONTRACTOR SHALL NOT OPERATE ANY VALVES THAT MAY AFFECT SYSTEM OPERATIONS.
3. THE CONTRACTOR SHALL REQUEST A WATER SHUTOFF IN WRITING, A MINIMUM OF SEVEN (7) DAYS IN ADVANCE PER STANDARD CITY OF ALBUQUERQUE PROCEDURES.
4. WITHIN FIVE (5) DAYS AFTER RECEIPT OF CONTRACTOR'S SHUTOFF REQUEST, TRIAL SHUTOFFS WILL BE CONDUCTED. CITY TO FURNISH LABOR AND APPURTENANCES NECESSARY TO VERIFY COMPLETENESS OF SHUTOFFS.
5. THE CONTRACTOR SHALL HAVE ALL FITTINGS, MATERIALS AND EQUIPMENT ON SITE PRIOR TO VALVE SHUTOFF. ALL EXCAVATION SHALL BE COMPLETE EXCEPT AS NECESSARY TO MAINTAIN SAFE SYSTEM OPERATION WHILE UNDER PRESSURE.
6. THE CONTRACTOR SHALL PROVIDE ALL RESTRAINTS AND THRUST BLOCKS NECESSARY TO EFFECT ALL NECESSARY SHUTOFFS AND CONNECTIONS.
7. EXISTING WATER VALVE AND WATER LINE INFORMATION OBTAINED FROM CITY OF ALBUQUERQUE AUTOMATED WATER DISTRIBUTION SYSTEM SECTIONAL MAPS, MAP GRID C-20.
8. AT THE TIME OF WATER SHUTOFF APPLICATION, THE CONTRACTOR SHALL REQUEST THAT THE WATER AUTHORITY NOTIFY ALL AFFECTED PROPERTY OWNERS AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF THE RESPECTIVE SHUTOFFS.
9. CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY FOR THE EXECUTION OF THE VALVE SHUTOFF PLAN, NOT LESS THAN SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT THE EXISTING PUBLIC WATER UTILITIES. ONLY WATER AUTHORITY PERSONNEL SHALL OPERATE EXISTING VALVES. REFER TO SECTION 18 OF THE SPECIFICATIONS. THE WATER AUTHORITY PHONE NUMBER IS 857-8200.

1. SEE SHEETS 2-3 FOR SUBDIVISION PLAT
2. SEE SHEET 4 FOR GRADING PLAN
3. SEE SHEET 6R FOR SECTIONS AND DETAILS



TRENCH CROSS-SECTION SHOWING TERMINOLOGY

REVISIONS	CITY OF ALBUQUERQUE
	WATER PIPE TRENCH TERMINOLOGY DWG. 2315 JANUARY 2003

GM 9/9/08

RECORD DRAWING LEGEND

CONSTRUCT	RECORD INFORMATION (VERIFIED BY ENGINEER)
✓	AS-CONSTRUCTED = AS-DESIGNED (VERIFIED BY ENGINEER)
2" (7.4')	RECORD INFORMATION (VERIFIED BY ENGINEER)
⊙ 31.25 (22)	RECORD INFORMATION (VERIFIED BY ENGINEER)
✓	AS-CONSTRUCTED = AS-DESIGNED (VERIFIED BY AS-BUILT SURVEY)
2% 51.8	RECORD INFORMATION FROM AS-BUILT SURVEY

KEYED NOTES

EXISTING EASEMENT

1. TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 04-19-2005, BOOK A95, PAGE 3821, DOC. #2005053982

NEW EASEMENTS

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3. 6' PUBLIC DRAINAGE EASEMENT
4. PUBLIC ROADWAY EASEMENT (TO BE VACATED AT A LATER DATE UPON DEDICATED RE-ALIGNMENT OF ALAMEDA BOULEVARD N.E.)
6. PRIVATE DRAINAGE EASEMENT

VACATED RIGHT-OF-WAY

5. FORMER ALAMEDA BOULEVARD N.E. STREET RIGHT-OF-WAY, PUBLIC ROADWAY EASEMENT (TO BE VACATED AT A LATER DATE UPON DEDICATED RE-ALIGNMENT OF ALAMEDA BOULEVARD N.E.)

NOTE

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HIGH MESA Consulting Group
FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com

2005.070.10 2010.035.1

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **COMPOSITE PAVING AND UTILITY PLAN RICH COURT \ HOPE PLAZA**

Design Review Committee	City Engineer Approval		Mo./Day/Yr.	Mo./Day/Yr.
APPROVED OCT 03 2008 DESIGN REVIEW COMMITTEE	APPROVED OCT 09 2008 CITY ENGINEER	Last Design Update		

City Project No.	Zone Map No.	Sheet	Of
751983	C-20	5R	15

AS BUILT INFORMATION

CONTRACTOR	Sundance Mechanical		
WORK STAKED BY	HMCG, S.A.L.S.	DATE	08-07
ACCEPTANCE INSPECTION BY	HMCG	DATE	02.09
FIELD VERIFICATION BY	HMCG	DATE	02.09
DRAWINGS CORRECTED BY	HMCG	DATE	02.09

MICRO-FILM INFORMATION

RECORDED BY	
DATE	
NO.	

BENCH MARKS

AN ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 11-C19" EPOXIED TO TOP OF A CONCRETE CURB LOCATED AT THE NNW RETURN OF BARSTOW ST. AND OAKLAND AVENUE N.E. ELEVATION = 5480.97 FEET (NGVD 1929)

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE
50702	JMA, NMPS 11184	05/06

ENGINEER'S SEAL

GRAEME MEANS NEW MEXICO 13676 PROFESSIONAL ENGINEER 11/21/2006 08/21/08

NO.	DATE	REMARKS	BY
1	08/08	EXPAND SCOPE FOR SOUTH SIDE OF ROAD AND UTILITY EXTENSIONS	G.M.
2	02.09	RECORD DRAWING CERTIFICATION	G.M.
3	12.10	RECORD DRAWING CERTIFICATION	G.M.

Revisions

DESIGN		
Designed By	G.M.	Date 10-2006
Drawn By	J.Y.R./C.F.A./D.M.H.	Date 10-2006
Checked By	G.M.	Date 08-2008

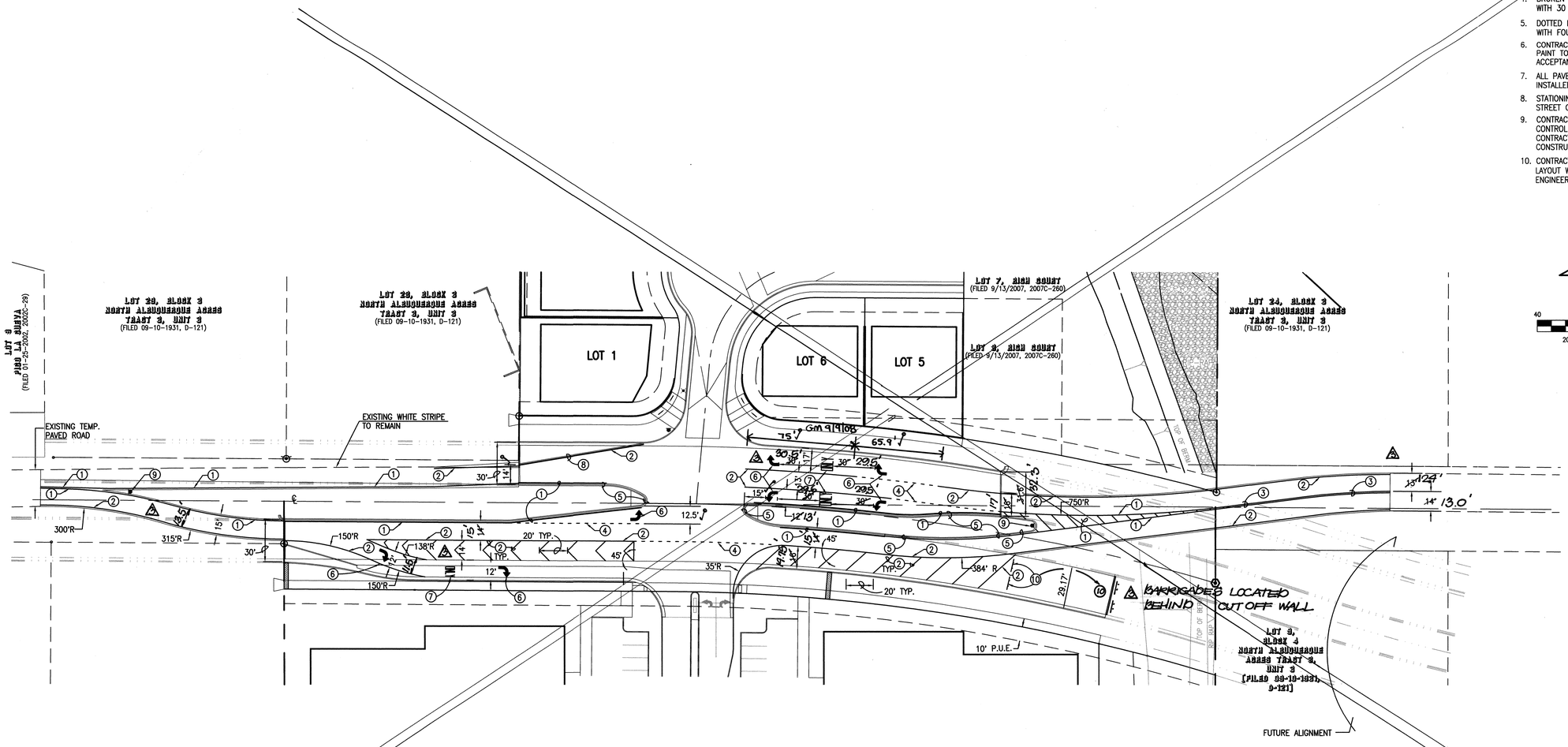
File Path: [illegible] | Plot Date: 08-27-2008
File Name: 50701CSP_5R.DWG | Plot Time: 2:26 pm

SCANNED BY PLANNING

STRIPING AND SIGNAGE NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE REFLECTIVE PLASTIC AND COMPLY WITH COA TRAFFIC OPERATIONS THIRD DRAFT SPECIFICATIONS AND CONTRACT LISTING AND THE M.U.T.C.D. (LATEST EDITION).
2. ALL TRAFFIC SIGNS SHALL COMPLY WITH THE M.U.T.C.D. (LATEST EDITION).
3. CONTRACTOR SHALL OBLITERATE ALL EXISTING PAVEMENT MARKINGS WITHIN PROJECT LIMITS PER SECTION 443 OF THE THIRD DRAFT SPECIFICATIONS AND CONTRACT ITEM LISTING BY COA TRAFFIC ENGINEERING OPERATIONS, JUNE 1994, PRIOR TO INSTALLATION OF NEW MARKINGS.
4. BROKEN LANE STRIPES SHALL BE TEN FEET IN LENGTH WITH 30 FOOT GAPS.
5. DOTTED LINES SHALL BE TWO FEET IN LENGTH WITH FOUR FOOT GAPS.
6. CONTRACTOR SHALL APPLY REFLECTORIZED YELLOW PAINT TO ALL MEDIAN NOSES PRIOR TO FINAL ACCEPTANCE OF PROJECT.
7. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE OF PROJECT.
8. STATIONING SHOWN HEREON IS BASED UPON STREET CENTERLINE.
9. CONTRACTOR SHALL INVENTORY ALL TRAFFIC CONTROL SIGNS TO BE REMOVED UNDER THIS CONTRACT WITH TRAFFIC OPERATIONS PRIOR TO CONSTRUCTION COMMENCEMENT.
10. CONTRACTOR MUST REVIEW STRIPING AND SIGNAGE LAYOUT WITH CITY OF ALBUQUERQUE TRAFFIC ENGINEERING DIVISION PRIOR TO INSTALLATION.

SCALE: 1" = 40'



RECORD DRAWING
~~FOR CERTIFICATION, SEE SHEET 1~~

ALAMEDA BLVD BY SEPARATE PROJECT (CKN 745782)

KEYED STRIPING AND SIGNAGE NOTES:

1. ~~INSTALL~~ 4" YELLOW CONTINUOUS PLASTIC STRIPE
2. ~~INSTALL~~ 4" WHITE CONTINUOUS PLASTIC STRIPE
3. ~~INSTALL~~ 4" YELLOW CONTINUOUS DOUBLE PLASTIC STRIPE
4. ~~INSTALL~~ 4" WHITE DOTTED PLASTIC STRIPE
5. PAINT TEMP CURB AND MEDIAN NOSES YELLOW ✓
6. ~~INSTALL~~ 6' PLASTIC TURN ARROW
7. ~~INSTALL~~ 8' PLASTIC WORD "ONLY"
8. PAINT CURB FACE WITH REFLECTORIZED WHITE PAINT ✓
9. ~~INSTALL~~ "KEEP RIGHT" SIGN (R4-7)
10. ~~INSTALL~~ TWO (2) TYPE III BARRICADES WITH "ROAD CLOSED" (R11-2)

R4-7

RECORD DRAWING LEGEND

~~CONSTRUCT~~	*RECORD INFORMATION (VERIFIED BY ENGINEER)*
✓	*AS-CONSTRUCTED = AS-DESIGNED (VERIFIED BY ENGINEER)*
~~8'~~ (7.9')	*RECORD INFORMATION (VERIFIED BY ENGINEER)*
✓	*AS-CONSTRUCTED = AS-DESIGNED (VERIFIED BY AS-BUILT SURVEY)*
~~XL 31.8~~	*RECORD INFORMATION FROM AS-BUILT SURVEY*

1. SEE SHEETS 2-3 FOR SUBDIVISION PLAT
2. SEE SHEET 4 FOR GRADING PLAN
3. SEE SHEET 6R FOR SECTIONS AND DETAILS

NOTE

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PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com
~~2005.070.19~~ 2010.035.1

NO.	DATE	REMARKS	BY
1	08/08	EXPAND SCOPE FOR SOUTH SIDE OF ROAD AND UTILITY EXTENSIONS	G.M.
2	02.09	RECORD DWG. & CERTIFICATION	G.M.
3	12.10	RECORD DRAWING	G.M.

Revisions

		Date
Designed By	G.M.	10-2006
Drawn By	J.Y.R./C.F.A./D.M.H.	10-2006
Checked By	G.M.	08-2008

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
50702	JMA, NMPS 11184	05/06

BENCH MARKS

AN ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 11-C19" EPOXIED TO TOP OF A CONCRETE CURB LOCATED AT THE NWM RETURN OF BARSTOW ST. AND OAKLAND AVENUE N.E. ELEVATION = 5480.97 FEET (NGVD 1929)

AS BUILT INFORMATION

		DATE
CONTRACTOR	Sundance Mechanical	
WORK STAKED BY	N/A	
INSPECTOR ACCEPTANCE BY	HMCG	02.09
FIELD VERIFICATION BY	HMCG	02.09
DRAWINGS CORRECTED BY	HMCG	02.09

MICRO-FILM INFORMATION

	DATE
RECORDED BY	
NO.	

ENGINEER'S SEAL

JOSEPH E. MEANS, NEW MEXICO, 13676, REGISTERED PROFESSIONAL ENGINEER
4/21/2008

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

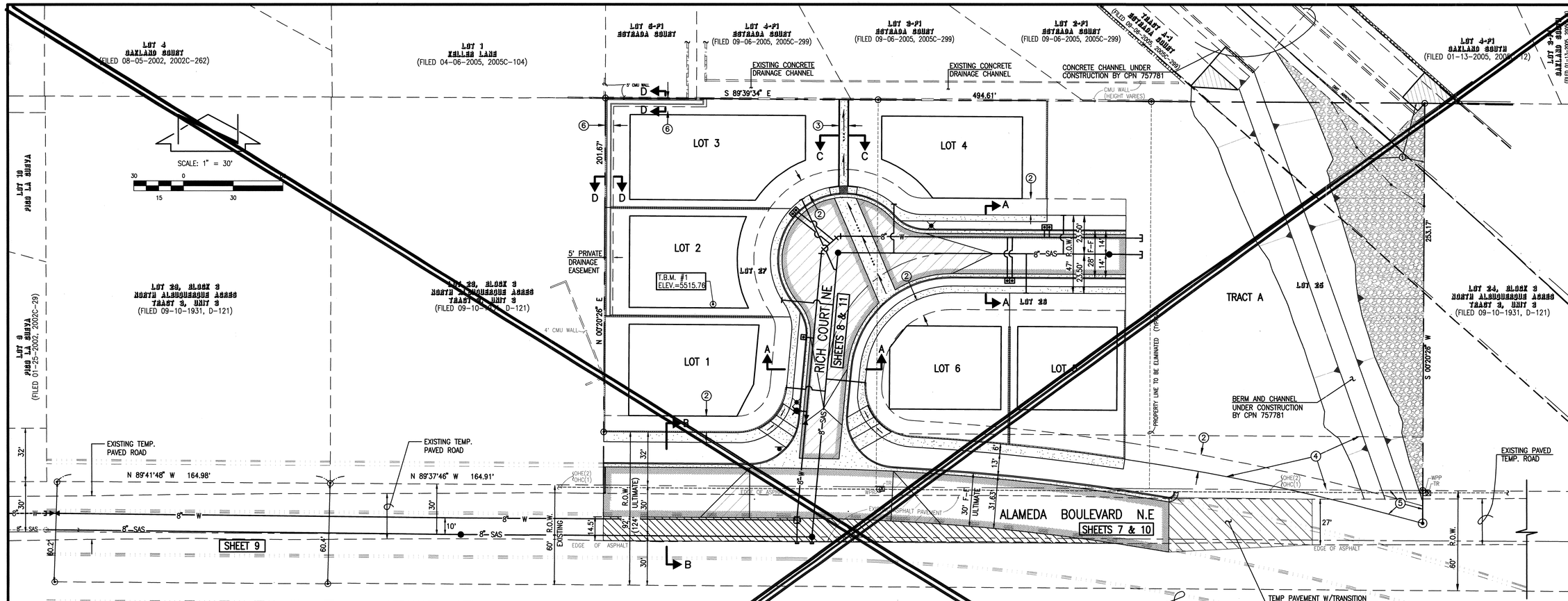
TITLE: **COMPOSITE STRIPING PLAN RICH COURT \ HOPE PLAZA**

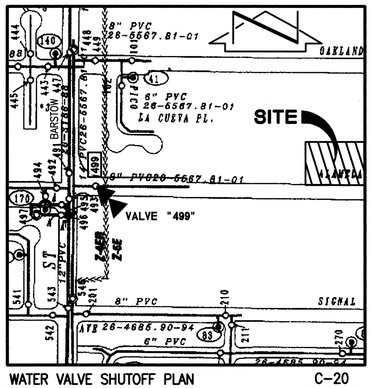
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED OCT 03 2008 DESIGN REVIEW COMMITTEE	APPROVED OCT 09 2008 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
751983	C-20	5S	15

File Path:	G:\MAPS\MESA\RICH COURT\
File Name:	50701CSP_SS.DWG
Plot Date:	08-27-2008
Plot Time:	2:26 pm

SCANNED BY PLANNING





WATER VALVE SHUTOFF PLAN C-20

SCALE: 1" = 300'±

WATER VALVE SHUTOFF PLAN NOTES

1. THE FOLLOWING VALVE MAY NEED TO BE CLOSED TO FACILITATE THE PROPOSED PRESSURE CONNECTION: 499
2. WATER SYSTEMS PERSONNEL SHALL PERFORM ALL SHUTOFFS. THE CONTRACTOR SHALL NOT OPERATE ANY VALVES THAT MAY AFFECT SYSTEM OPERATIONS.
3. THE CONTRACTOR SHALL REQUEST A WATER SHUTOFF IN WRITING, A MINIMUM OF SEVEN (7) DAYS IN ADVANCE PER STANDARD CITY OF ALBUQUERQUE PROCEDURES.
4. WITHIN FIVE (5) DAYS AFTER RECEIPT OF CONTRACTOR'S SHUTOFF REQUEST, TRIAL SHUTOFFS WILL BE CONDUCTED. CITY TO FURNISH LABOR AND APPURTENANCES NECESSARY TO VERIFY COMPLETENESS OF SHUTOFFS.
5. THE CONTRACTOR SHALL HAVE ALL FITTINGS, MATERIALS AND EQUIPMENT ON SITE PRIOR TO VALVE SHUTOFF. ALL EXCAVATION SHALL BE COMPLETE EXCEPT AS NECESSARY TO MAINTAIN SAFE SYSTEM OPERATION WHILE UNDER PRESSURE.
6. THE CONTRACTOR SHALL PROVIDE ALL RESTRAINTS AND THRUST BLOCKS AS NECESSARY TO EFFECT ALL NECESSARY SHUTOFFS AND CONNECTIONS.
7. EXISTING WATER VALVE AND WATER LINE INFORMATION OBTAINED FROM CITY OF ALBUQUERQUE AUTOMATED WATER DISTRIBUTION SYSTEM SECTIONAL MAP GRID C-20.
8. AT THE TIME OF WATER SHUTOFF APPLICATION, THE CONTRACTOR SHALL REQUEST THAT WATER SYSTEMS DIVISION NOTIFY ALL AFFECTED PROPERTY OWNERS AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF THE RESPECTIVE SHUTOFF.
9. CONTRACTOR SHALL COORDINATE WITH THE WATER SYSTEM DIVISION FOR THE EXECUTION OF THE VALVE SHUTOFF PLAN, NOT LESS THAN SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT THE EXISTING PUBLIC WATER UTILITIES. ONLY WATER SYSTEM DIVISION PERSONNEL SHALL OPERATE EXISTING VALVES. REFER TO SECTION 18 OF THE SPECIFICATIONS. THE WATER SYSTEM DIVISION PHONE NUMBER IS 857-8200.

KEYED NOTES

EXISTING EASEMENT

1. TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 04-19-2005, BOOK A95, PAGE 3821, DOC. #2005053982

NEW EASEMENTS

2. PUBLIC UTILITY EASEMENT
3. 6' PUBLIC DRAINAGE EASEMENT
4. PUBLIC ROADWAY EASEMENT (TO BE VACATED AT A LATER DATE UPON DEDICATED RE-ALIGNMENT OF ALAMEDA BOULEVARD N.E.)
6. PRIVATE DRAINAGE EASEMENT

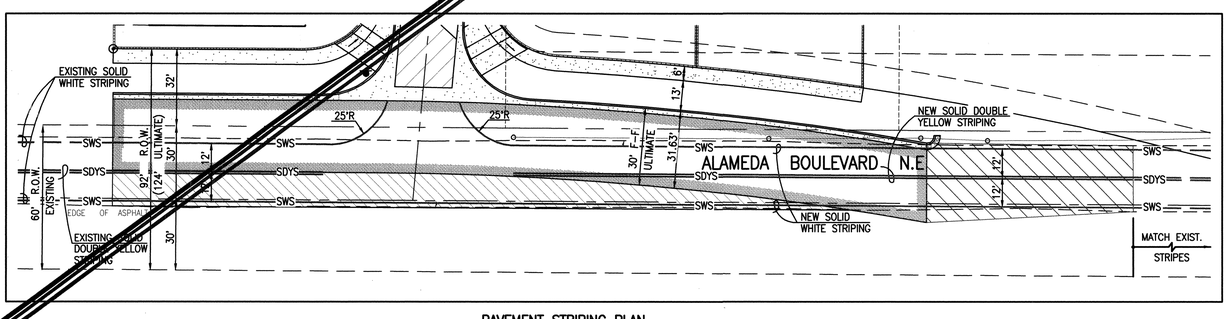
VACATED RIGHT-OF-WAY

5. FORMER ALAMEDA BOULEVARD N.E. STREET RIGHT-OF-WAY, PUBLIC ROADWAY EASEMENT (TO BE VACATED AT A LATER DATE UPON DEDICATED RE-ALIGNMENT OF ALAMEDA BOULEVARD N.E.)

PAVING LEGEND

- STOP AND STREET NAME SIGN
- PROPOSED PERMANENT ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED TEMPORARY PAVEMENT
- CROWN TRANSITION
- CMU WALL (NIC)
- NEW LIGHT POLE INSTALLED BY PNM UNDER CONTRACT WITH OWNER
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SANITARY SEWER MANHOLE

1. SEE SHEETS 2-3 FOR SUBDIVISION PLAT
2. SEE SHEET 4 FOR GRADING PLAN
3. SEE SHEET 6 FOR SECTIONS AND DETAILS



PAVEMENT STRIPING PLAN

SCALE: 1" = 30'

STRIPING LEGEND

SWS	SOLID WHITE STRIPE
SDYS	SOLID DOUBLE YELLOW STRIPE

2 SHEET REPLACED BY NEW SHEETS 5R AND 5S

4 4 RECORD DRAWING

AS BUILT INFORMATION

CONTRACTOR | DATE
WORK STAKED BY | DATE
STREET LIGHTS ACCEPTANCE BY | DATE
FIELD VERIFICATION BY | DATE
DRAWINGS CORRECTED BY | DATE
MICRO-FILM INFORMATION
RECORDED BY | DATE
NO.

BENCH MARKS

PROJECT BENCHMARK

AN ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 11-C10" EPOXIED TO TOP OF A CONCRETE CURB LOCATED AT THE NW RETURN OF BARSTOW ST. AND OAKLAND AVENUE N.E. ELEVATION = 5480.97 FEET (NGVD 1929)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
50/02	JMA, NMPS 11184	05/06

ENGINEER'S SEAL

I, GRAEME MEANS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NEW MEXICO REGISTERED PROFESSIONAL ENGINEER (13676) 11/21/2006

NO.	DATE	REMARKS	BY
4	12.10	RECORD DRAWING.	G.M.
3	08.09	RECORD DRAWING.	G.M.

Revisions

DESIGN

Designed By	G.M./J.D.S.	Date 10-2006
Drawn By	R.R.W./J.P.	Date 10-2006
Checked By	G.M.	Date 11-2006

jma JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE ☐ NEW MEXICO 87109
ENGINEERS ☐ SURVEYORS (505) 345-4250
FAX: 505 345-4254 ☐ ESTABLISHED 1967

~~2005.070.50~~ 2010.035.1

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: COMPOSITE SITE PLAN & STRIPING PLAN
RICH COURT

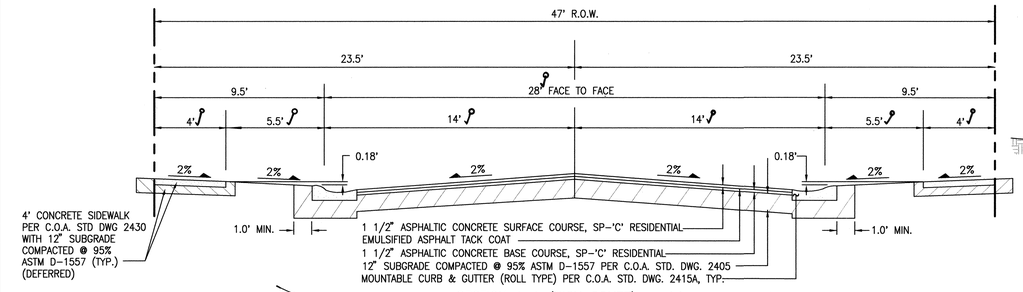
Design Review Committee: DEC 01 2006 REVIEW

City Engineer Approval: APPROVED CITY ENGINEER

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

City Project No. 751983 | Zone Map No. C-20 | Sheet 5 Of 11

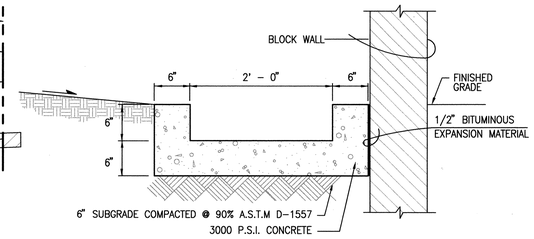
File Path: E:\MWI\MDM\VIBOLITAS\
File Name: 50705CSP.DWG
Plot Date: 11-21-2006
Plot Time: 11:34 am



SECTION A-A (RICH COURT) AS-BUILT BY A.L.S.

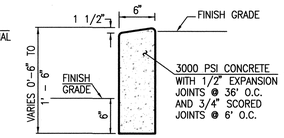
SCALE: 1" = 4'

NOTE: SUBGRADE MATERIAL NOT HAVING THE MINIMUM R-VALUE OF 50 SHALL BE REMOVED TO A DEPTH OF 2 FT. AND REPLACED WITH SUITABLE MATERIAL.



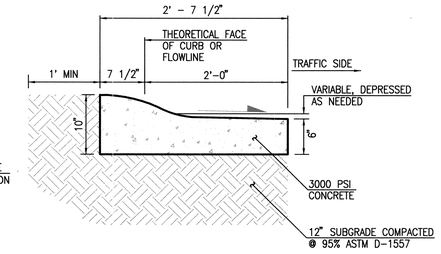
SECTION D-D (NIC)

SCALE: 1" = 1' - 0"



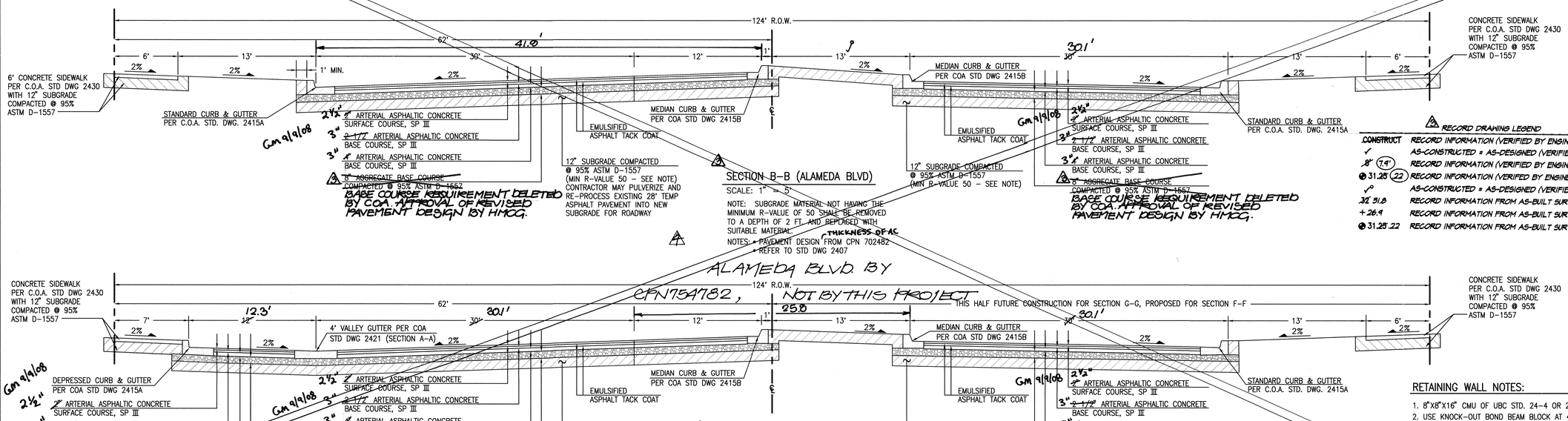
HEADER CURB

SCALE: 1" = 1'-0"



DEPRESSED MOUNTABLE CURB - ROLL TYPE

SCALE: 1" = 1'-0"



SECTION B-B (ALAMEDA BLVD)

SCALE: 1" = 5'

NOTE: SUBGRADE MATERIAL NOT HAVING THE MINIMUM R-VALUE OF 50 SHALL BE REMOVED TO A DEPTH OF 2 FT. AND REPLACED WITH SUITABLE MATERIAL.

NOTES: • PAVEMENT DESIGN FROM CPN 702482 (THICKNESS OF AC)
• REFER TO STD DWG 2407

ALAMEDA BLVD. BY CPN754782, NOT BY THIS PROJECT

THIS HALF FUTURE CONSTRUCTION FOR SECTION G-G, PROPOSED FOR SECTION F-F

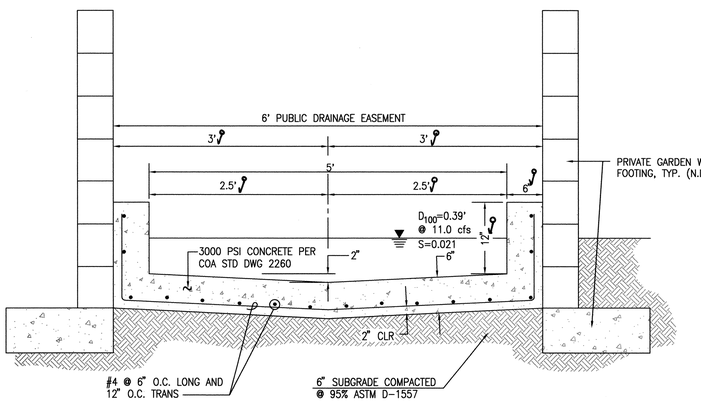
SECTION F-F & G-G (ALAMEDA BLVD)

SCALE: 1" = 5'

NOTE: SUBGRADE MATERIAL NOT HAVING THE MINIMUM R-VALUE OF 50 SHALL BE REMOVED TO A DEPTH OF 2 FT. AND REPLACED WITH SUITABLE MATERIAL.

NOTES: • PAVEMENT DESIGN FROM CPN 702482 (THICKNESS OF AC)
• REFER TO STD DWG 2407

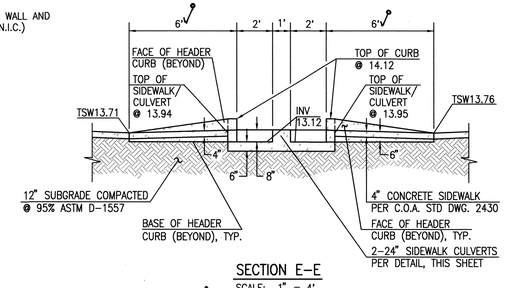
RECORD DRAWING FOR CERTIFICATION, SEE SHEET 1



SECTION C-C AS-BUILT BY A.L.S.

SCALE: 1"=1'-0"

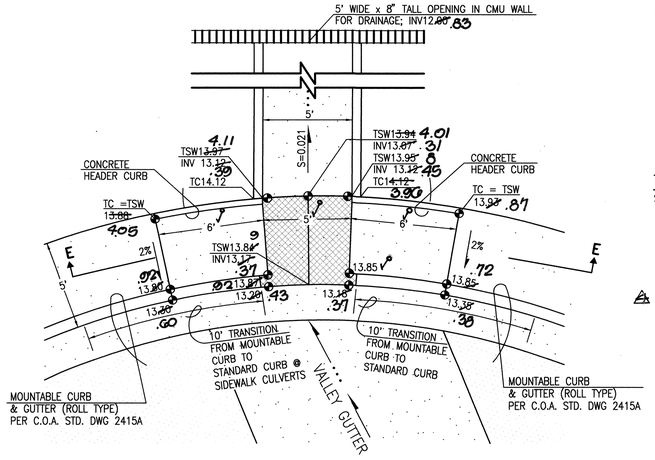
NOTE: REFER TO C.O.A. STD. DWG. 2260 FOR GENERAL NOTES AND CONSTRUCTION NOTES (TYPE "B" LINING)



SECTION E-E

SCALE: 1" = 4'

AS-BUILT BY A.L.S.



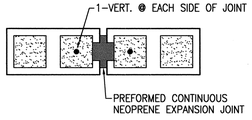
DETAIL 1/8

SCALE: 1" = 4' - 0"

AS-BUILT BY A.L.S.

RETAINING WALL NOTES:

1. 8"X8"X16" CMU OF UBC STD. 24-4 OR 24-5.
2. USE KNOCK-OUT BOND BEAM BLOCK AT 4'-0" MAX C.C., VERTICALLY, AND 1 #4 CONTINUOUS.
3. FILL ALL BLOCK VOIDS WITH 3000 PSI CONCRETE.
4. REINFORCING TO BE INTERMEDIATE GRADE STEEL. fs=20,000 psi
5. IN LIEU OF CONTINUOUS KNOCK-OUT BOND BEAMS, CONTRACTOR MAY INSTALL DUR-O-WALL REINFORCING EVERY SECOND COURSE.
6. SPLICE SHALL BE 40 BAR DIA. MINIMUM FOR VERTICAL BARS. ALL OTHER SHALL BE 20 BAR DIA. MINIMUM.
7. CONCRETE FILL SHALL BE 21 DAYS OLD OR ACHIEVE 70% OF DESIGN STRENGTH PRIOR TO BACKFILLING.
8. INSTALL MASONRY CONTROL JOINTS PER TYPICAL DETAIL AT UNIFORM SPACINGS OF 20' (MIN.) TO 24' (MAX.).



TYPICAL MASONRY CONTROL JOINT DETAIL

SCALE: 1" = 1'- 0"

HIGH MESA Consulting Group
FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com

2005.070.~~19~~ 2010.035.1

NO.	DATE	REMARKS	BY
1	12/10	REVISED DRAWING & CERT.	G.M.
2	02.09	REVISED DRAWING & CERT.	G.M.
3	08/08	EXPAND SCOPE FOR SOUTH SIDE OF ROAD	G.M.

Revisions

DESIGN		
Designed By	G.M. / J.D.S.	Date 10-2006
Drawn By	RRV / JP / CFA / DWH	Date 10-2006
Checked By	G.M.	Date 08-2008

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: SECTIONS AND DETAILS
RICH COURT / HOPE PLAZA

Design Review Committee: APPROVED OCT 03 2008 DESIGN REVIEW COMMITTEE

City Engineer Approval: APPROVED OCT 09 2008 CITY ENGINEER

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

City Project No. 751983 | Zone Map No. C-20 | Sheet 6R Of 15

AS BUILT INFORMATION
CONTRACTOR: Sundance Mechanical
WORK STAKED BY: HMCG/ALS DATE 11/08
WORK ACCEPTANCE BY: HMCG DATE 08.27
FIELD VERIFICATION BY: HMCG/ALS DATE 02.09
REDLINE DRAWINGS CORRECTED BY: HMCG DATE 02.09
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
PROJECT BENCHMARK
AN ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 11-C19" EPOXIED TO TOP OF A CONCRETE CURB LOCATED AT THE NWW RETURN OF BARSTOW ST. AND OAKLAND AVENUE N.E. ELEVATION = 5480.97 FEET (NGVD 1929)

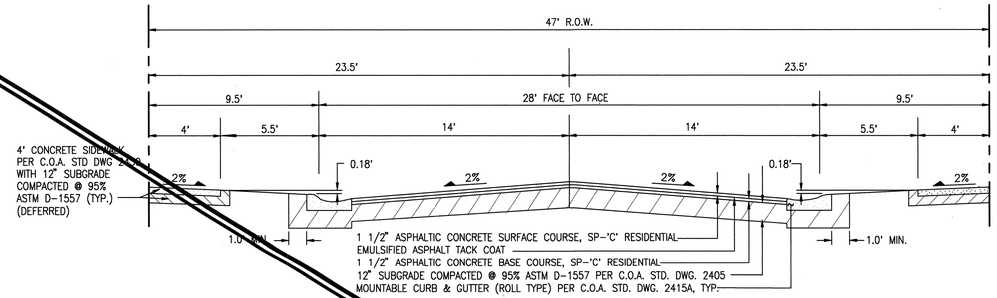
SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE
50702	JMA, NMPS 11184	05/06

ENGINEER'S SEAL
J. GRAEME MEANS, NEW MEXICO, 13676, REGISTERED PROFESSIONAL ENGINEER
11/21/06 08/27/08

File Path: S:\DRAWINGS\SUBDIVISIONS\RICH COURT\
File Name: 5070SSD_6R.DWG
Plot Date: 08-27-2008
Plot Time: 12:27 pm

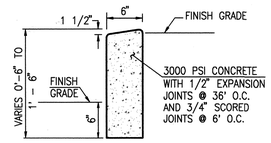
SCANNED BY PLANNING



SECTION A–A (RICH COURT)

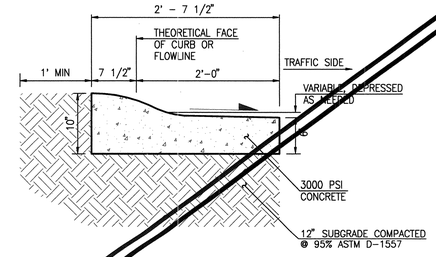
SCALE: 1" = 4'

NOTE: SUBGRADE MATERIAL NOT HAVING THE MINIMUM R-VALUE OF 50 SHALL BE REMOVED TO A DEPTH OF 2 FT. AND REPLACED WITH SUITABLE MATERIAL.



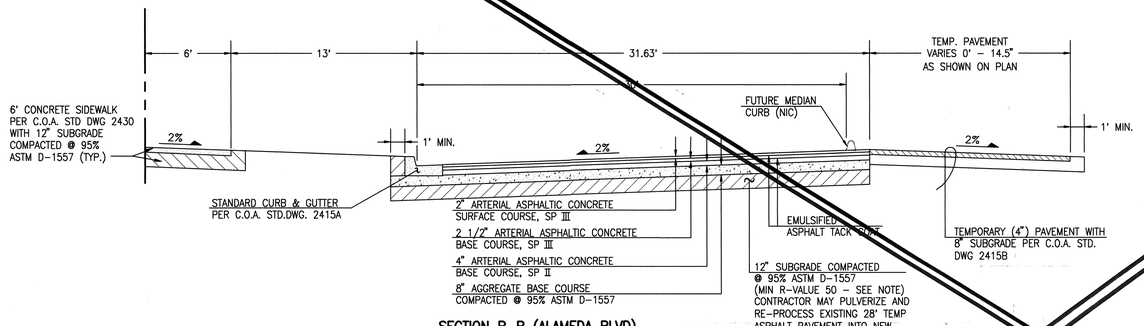
HEADER CURB

SCALE: 1" = 1'-0"



DEPRESSED MOUNTABLE CURB – ROLL TYPE

SCALE: 1" = 1'-0"

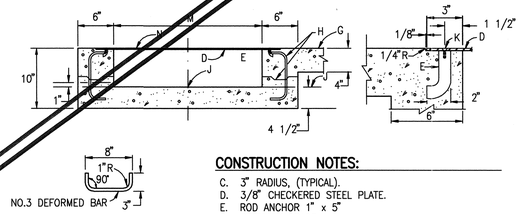


SECTION B–B (ALAMEDA BLVD)

SCALE: 1" = 5'

NOTE: SUBGRADE MATERIAL NOT HAVING THE MINIMUM R-VALUE OF 50 SHALL BE REMOVED TO A DEPTH OF 2 FT. AND REPLACED WITH SUITABLE MATERIAL.

NOTE: PAVEMENT DESIGN FROM CPN 702482



DOWEL DETAIL

CONSTRUCTION NOTES:

C. 3" RADIUS, (TYPICAL).
D. 3/8" CHECKERED STEEL PLATE.
E. ROD ANCHOR 1" x 5"
G. SIDEWALK GRADE
H. DOWEL AND JOINT, (OPTIONAL).
J. GUTTER FLOWLINE ELEV.
K. 3/8" x 1" F.H. C'SUNK STAINLESS STEEL MACHINE SCREW.
M. DRAIN WIDTH, 24" MAX. 12" MIN.
N. AFTER CLEANING SURFACE OF SCALE, RUST, OILS, ETC., PAINT GRATE WITH ONE SHOP COAT RED OXIDE, TWO FINISH COATS OF ALUMINUM PAINT (AASHTO M 69).

TYPICAL SIDEWALK CULVERT DETAILS

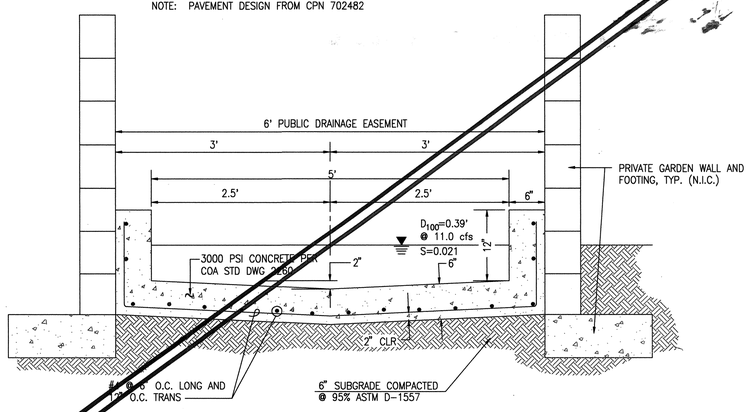
NOT TO SCALE

RETAINING WALL NOTES:

1. 8"X8"X16" CMU OF UBC STD. 24-4 OR 24-5.
2. USE KNOCK-OUT BOND BEAM BLOCK AT 4'-0" MAX C.C., VERTICALLY, AND 1 #4 CONTINUOUS.
3. FILL ALL BLOCK VOIDS WITH 3000 PSI CONCRETE.
4. REINFORCING TO BE INTERMEDIATE GRADE STEEL. fs=20,000 psi
5. IN LIEU OF CONTINUOUS KNOCK-OUT BOND BEAMS, CONTRACTOR MAY INSTALL DUR-O-WALL REINFORCING EVERY SECOND COURSE.
6. SPLICE SHALL BE 40 BAR DIA. MINIMUM FOR VERTICAL BARS. ALL OTHER SHALL BE 20 BAR DIA. MINIMUM.
7. CONCRETE FILL SHALL BE 21 DAYS OLD OR ACHIEVE 70% OF DESIGN STRENGTH PRIOR TO BACKFILLING.
8. INSTALL MASONRY CONTROL JOINTS PER TYPICAL DETAIL AT UNIFORM SPACINGS OF 20' (MIN.) TO 24' (MAX.).

TYPICAL MASONRY CONTROL JOINT DETAIL

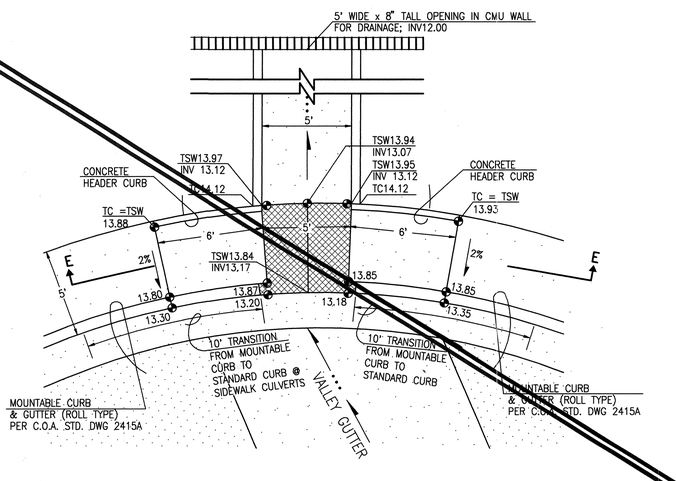
SCALE: 1" = 1'- 0"



SECTION C–C

SCALE: 1"=1'-0"

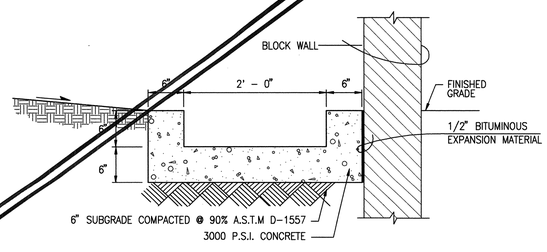
NOTE: REFER TO C.O.A. STD. DWG. 2260 FOR GENERAL NOTES AND CONSTRUCTION NOTES (TYPE "B" LINING)



DETAIL 1/8

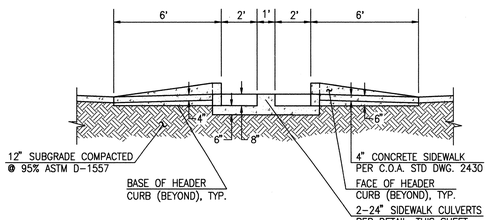
SCALE: 1" = 4' – 0"

RECORD DRAWING



SECTION D–D (NIC)

SCALE: 1" = 1' – 0"



SECTION E–E

SCALE: 1" = 4'

2 SHEET REPLACED BY NEW SHEET 6R

AS BUILT INFORMATION
CONTRACTOR | DATE
WORK STAKED BY | DATE
WORK INSPECTED BY ACCEPTANCE | DATE
FIELD VERIFICATION BY | DATE
DRAWINGS CORRECTED BY | DATE
MICRO-FILM INFORMATION
RECORDED BY | DATE
NO.

BENCH MARKS

PROJECT BENCHMARK

NO.	DATE	
AN ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 11-C19" EPOXIED TO TOP OF A CONCRETE CURB LOCATED AT THE NNW RETURN OF BARSTOW ST. AND OAKLAND AVENUE N.E. ELEVATION = 5480.97 FEET (NGVD 1929)	05/06	JMA, NMPS 11184

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
50702	JMA, NMPS 11184	05/06

ENGINEER'S SEAL

LEROY REEME MEANS, NEW MEXICO, 13676, REGISTERED PROFESSIONAL ENGINEER, 4/21/06

NO.	DATE	REMARKS	BY
1	12.10	RECORD DRAWING	G.M.
2	02.08	RECORD DRAWING.	G.M.

Revisions

DESIGN

		Date
Designed By	G.M. / J.D.S.	10-2006
Drawn By	RRW / J.P.	10-2006
Checked By	G.M.	11-2006

jma JEFF MORTENSEN & ASSOCIATES, INC. ENGINEERS ☐ SURVEYORS (505) 345-4250 ☐ 6010-B MIDWAY PARK BLVD. N.E. ALBUQUERQUE ☐ NEW MEXICO 87109 ☐ FAX: 505 345-4254 ☐ ESTABLISHED 19

~~2005.070.50~~
2010.035.1

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: SECTIONS AND DETAILS RICH COURT

Design Review Committee: APPROVED DEC 01 2006 DESIGN REVIEW COMMITTEE

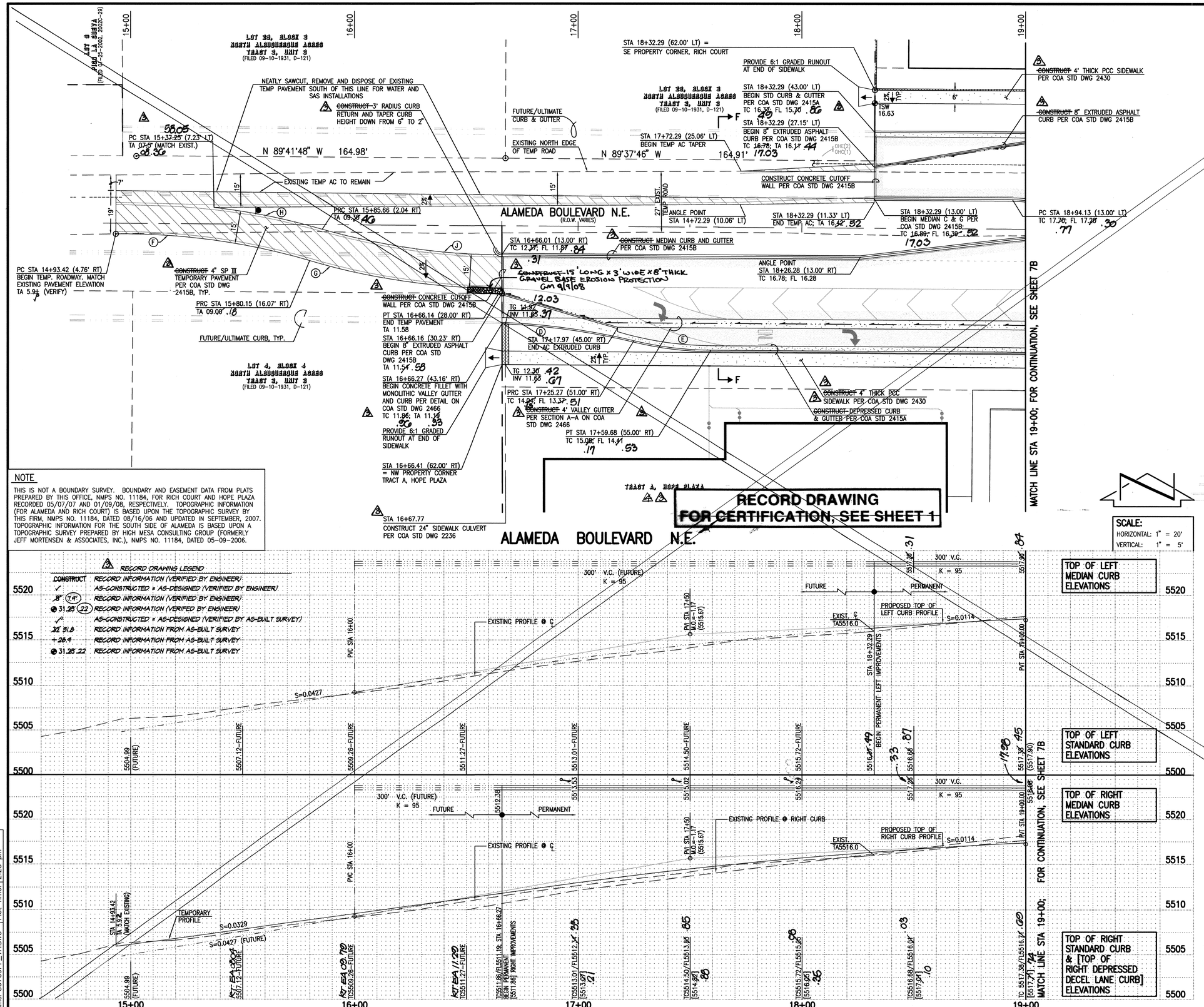
City Engineer Approval: APPROVED MAR 14 CITY ENGINEER

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

City Project No. 751983 | Zone Map No. C-20 | Sheet 6 Of 11

File Path: E:\MAX\WORK\0061055\ | Plot Date: 11-21-2006
File Name: 50705SD.DWG | Plot Time: 12:11 pm

SCANNED BY PLANNING



NOTE

THIS IS NOT A BOUNDARY SURVEY. BOUNDARY AND EASEMENT DATA FROM PLATS PREPARED BY THIS OFFICE, NMPS NO. 11184, FOR RICH COURT AND HOPE PLAZA RECORDED 05/07/07 AND 01/09/08, RESPECTIVELY. TOPOGRAPHIC INFORMATION (FOR ALAMEDA AND RICH COURT) IS BASED UPON THE TOPOGRAPHIC SURVEY BY THIS FIRM, NMPS NO. 11184, DATED 08/16/06 AND UPDATED IN SEPTEMBER, 2007. TOPOGRAPHIC INFORMATION FOR THE SOUTH SIDE OF ALAMEDA IS BASED UPON A TOPOGRAPHIC SURVEY PREPARED BY HIGH MESA CONSULTING GROUP (FORMERLY JEFF MORTENSEN & ASSOCIATES, INC.), NMPS NO. 11184, DATED 05-09-2006.

STREET PAVING IMPROVEMENTS:

1. ALL SLOPES AS SHOWN ON PROFILES ARE BASED ON STREET CENTERLINE STATIONING EXCEPT CUL-DE-SACS AND EYEBROWS WHERE STATIONING IS ALONG FACE-OF-CURB.
2. WHERE REMOVAL OF EXISTING CURB AND GUTTER, SIDEWALK OR PAVEMENT IS REQUIRED, THE CONTRACTOR SHALL SAWCUT AND/OR REMOVE TO THE NEAREST JOINT. CURB AND GUTTER AND SIDEWALK SHOWN AS EXISTING AND NOT TO BE REMOVED UNDER THIS CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR PER C.O.A. STD. DWGS 2415A AND 2430, RESPECTIVELY, AT THE CONTRACTOR'S EXPENSE.
3. ALL DIMENSIONS OF CURB AND CURB RETURNS ARE SHOWN TO FACE-OF-CURB.
4. SIDEWALKS SHOWN HEREON AS "DEFERRED" SHALL BE CONSTRUCTED UNDER SEPARATE PERMIT.
5. ALL WHEELCHAIR RAMPS MUST BE CONSTRUCTED UNDER THIS WORK ORDER.
6. ALL CURB AND GUTTER SHOWN HEREON SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD DRAWING 2415A UNLESS OTHERWISE NOTED.
7. UPON COMPLETION OF CONSTRUCTION, THE CITY OF ALBUQUERQUE WILL PROVIDE AND INSTALL ALL STREET SIGNS.
8. STRIPING BY CONTRACTOR WILL BE REQUIRED PRIOR TO FINAL ACCEPTANCE.
9. DESIGN 'DETECTABLE WARNING SURFACE' PER ADA GUIDELINES
10. SEE SHEET 5S FOR STRIPING PLAN.

EASEMENT KEYED NOTES:

FOR EASEMENT KEYED NOTES, SEE SITE PLAN (SHEET 5R).

CURB CURVE DATA

CURVE	RADIUS	ARC	DELTA	CHD. BRG.	CHD.LENGTH
D	300.00'	59.62'	11°23'10"	S82°05'28"E	59.52'
E	150.00'	34.72'	13°15'41"	N83°01'43"W	34.64'
F	300.00'	87.78'	16°45'52"	S82°13'29"E	87.47'
G	315.00'	87.09'	15°50'27"	N81°45'46"W	86.81'
H	301.00'	49.35'	09°23'35"	S78°49'18"E	49.29'
J	300.00'	78.95'	15°04'39"	N81°39'49"W	78.72'

ALAMEDA BLVD BY CPN 754182; NOT BY THIS PROJECT

PAVING LEGEND

- STOP AND STREET NAME SIGN
- PROPOSED PERMANENT ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED TEMPORARY PAVEMENT PER C.O.A. STD. DWG. 2415B
- NEW LIGHT POLE INSTALLED BY PNM UNDER CONTRACT WITH OWNER
- CROWN TRANSITION

HIGH MESA Consulting Group
FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com

2005.070.19 - 2010.035.1

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: ALAMEDA BOULEVARD N.E.
PAVING IMPROVEMENTS PLAN AND PROFILE STA 14+93.42 TO STA 19+00
RICH COURT / HOPE PLAZA

Design Review Committee: APPROVED OCT 03 2008 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED OCT 09 2008 CITY ENGINEER

NO.	DATE	REMARKS	BY
1	08/08	EXPAND SCOPE FOR SOUTH SIDE OF ROAD AND UTILITY EXTENSION	G.M.
2	02.09	RECORDED DWNG. & CERTIFICATION	G.M.
3	12.10	RECORDED DRAWING	G.M.

Revisions

DESIGN: Designed By G.M./J.D.S. Date 10-2006; Drawn By J.Y.R./C.F.A./D.M.H. Date 10-2006; Checked By G.M. Date 08-2008

ENGINEER'S SEAL: GRAEME MEANS, NEW MEXICO, 13676, REGISTERED PROFESSIONAL ENGINEER, 11/21/2006 08/21/08

AS BUILT INFORMATION — CONTRACTOR: Sundance Mechanical
WORK STAKED BY: HMCG DATE 02-09
ASSESSMENTS PREPARED BY: HMCG DATE 02-09
FIELD VERIFICATION BY: HMCG DATE 02-09
DRAWINGS CORRECTED BY: HMCG DATE 02-09
MICRO-FILM INFORMATION: RECORDED BY / DATE / NO.

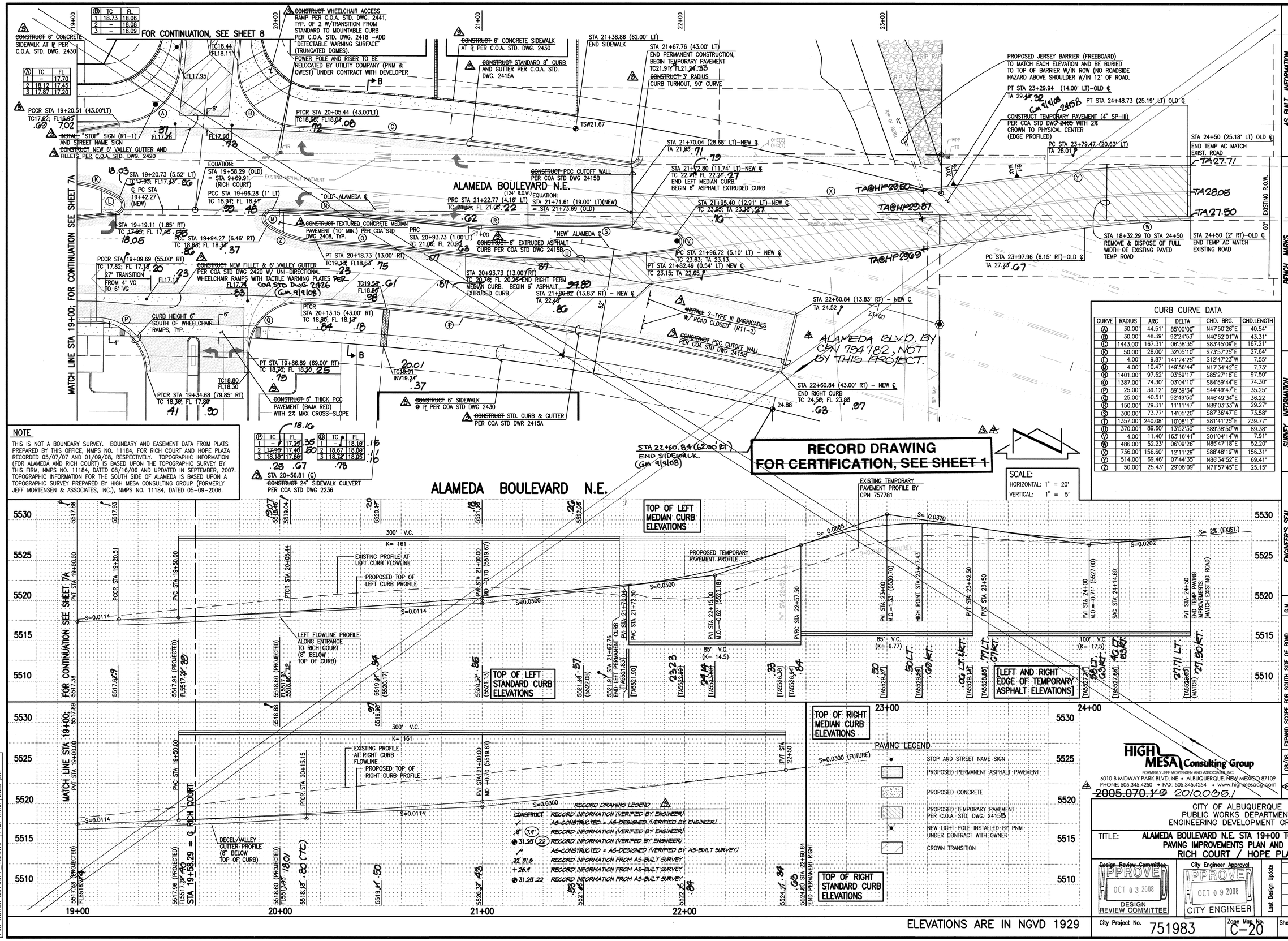
BENCH MARKS — PROJECT BENCHMARK: AN ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 11-C19" EPOXIED TO TOP OF A CONCRETE CURB LOCATED AT THE NWW RETURN OF BARSTOW ST. AND OAKLAND AVENUE N.E. ELEVATION = 5480.97 FEET (NGVD 1929)

SURVEY INFORMATION — FIELD NOTES: NO. 50702; BY JMA, NMPS 11184; DATE 05/06

File Path: [illegible]
File Name: 50709PP_7A.DWG
Plot Date: 08-27-2008
Plot Time: 2:28 pm

ELEVATIONS ARE IN NGVD 1929

City Project No. 751983 | Zone Map No. C-20 | Sheet 7A Of 15



NOTE

THIS IS NOT A BOUNDARY SURVEY. BOUNDARY AND EASEMENT DATA FROM PLATS PREPARED BY THIS OFFICE, NMPS NO. 11184, FOR RICH COURT AND HOPE PLAZA RECORDED 05/07/07 AND 01/09/08, RESPECTIVELY. TOPOGRAPHIC INFORMATION (FOR ALAMEDA AND RICH COURT) IS BASED UPON THE TOPOGRAPHIC SURVEY BY THIS FIRM, NMPS NO. 11184, DATED 08/16/06 AND UPDATED IN SEPTEMBER, 2007. TOPOGRAPHIC INFORMATION FOR THE SOUTH SIDE OF ALAMEDA IS BASED UPON A TOPOGRAPHIC SURVEY PREPARED BY HIGH MESA CONSULTING GROUP (FORMERLY JEFF MORTENSEN & ASSOCIATES, INC.), NMPS NO. 11184, DATED 05-09-2006.

CURB CURVE DATA

CURVE	RADIUS	ARC	DELTA	CHD. BRG.	CHD.LENGTH
(A)	30.00'	44.51'	85°00'00"	N47°50'26"E	40.54'
(B)	30.00'	48.39'	92°24'53"	N40°52'01"W	43.31'
(C)	1443.00'	167.31'	06°38'35"	S83°45'09"E	167.21'
(K)	50.00'	28.00'	32°05'10"	S73°55'25"E	27.64'
(L)	4.00'	9.87'	141°24'25"	S12°47'23"W	7.55'
(M)	4.00'	10.47'	149°56'44"	N17°34'42"E	7.73'
(N)	1401.00'	97.52'	03°59'17"	S85°27'18"E	97.50'
(O)	1387.00'	74.30'	03°04'10"	S84°59'44"E	74.30'
(P)	25.00'	39.12'	89°39'34"	S44°49'47"E	35.25'
(Q)	25.00'	40.51'	92°49'50"	N46°49'34"E	36.22
(R)	150.00'	29.31'	11°11'47"	N89°03'33"W	29.27'
(S)	300.00'	73.77'	14°05'20"	S87°36'47"E	73.58'
(T)	1357.00'	240.08'	10°08'13"	S81°41'25"E	239.77'
(U)	370.00'	89.60'	13°52'30"	S89°38'50"W	89.38'
(V)	4.00'	11.40'	163°16'41"	S01°04'14"W	7.91'
(W)	486.00'	52.23'	06°09'26"	N85°47'18"E	52.20'
(X)	736.00'	156.60'	12°11'29"	S88°48'19"W	156.31'
(Y)	514.00'	69.46'	07°44'35"	N86°34'52"E	69.41'
(Z)	50.00'	25.43'	29°08'09"	N71°57'45"E	25.15'

(D)	TC	FL
1	18.73	18.06
2	–	18.08
3	–	18.09

(A)	TC	FL
1	–	17.70
2	18.12	17.45
3	17.87	17.20

(P)	TC	FL
1	–	17.25
2	17.90	17.40
3	18.18	17.68

(Q)	TC	FL
1	–	18.18
2	18.67	18.08
3	18.22	18.05

SCANNED BY PLANNING

File Path: [illegible]
File Name: 50709PP_7B.DWG
Plot Date: 08-27-2008
Plot Time: 2:28 pm

AS BUILT INFORMATION

CONTRACTOR: Sundance Mechanical DATE 11-08
WORK STAKED BY: HMCG DATE 02-09
INSPECTOR'S ACCEPTANCE BY: HMCG DATE 02-09
FIELD VERIFICATION BY: HMCG DATE 02-09
DRAWINGS CORRECTED BY: HMCG DATE 02-09

MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS

PROJECT BENCHMARK
AN ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 11-C19" EPOXIED TO TOP OF A CONCRETE CURB LOCATED AT THE NW RETURN OF BARSTOW ST. AND OAKLAND AVENUE N.E. ELEVATION = 5480.97 FEET (NGVD 1929)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
50702	JMA; NMPS 11184	05/06

ENGINEER'S SEAL

STEVEN MEANS MENTOR HOLDING THROUGH PROFESSIONAL SERVICE
NEW MEXICO 13676
REGISTERED PROFESSIONAL ENGINEER
11/21/2006 08/21/08

NO.	DATE	REMARKS	BY
1	08/08	EXPAND SCOPE FOR SOUTH SIDE OF ROAD AND UTILITY EXTENSION	G.M.
2	02-09	RECORD DWG. & CERTIFICATION	G.M.
3	12-10	RECORD DWG.	G.M.

Revisions

DESIGN		Date
Designed By	G.M./J.D.S.	10-2006
Drawn By	J.Y.R./C.F.A.	10-2006
Checked By	G.M.	08-2008

HIGH MESA Consulting Group
FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com

2005.070.X9 20100055.1

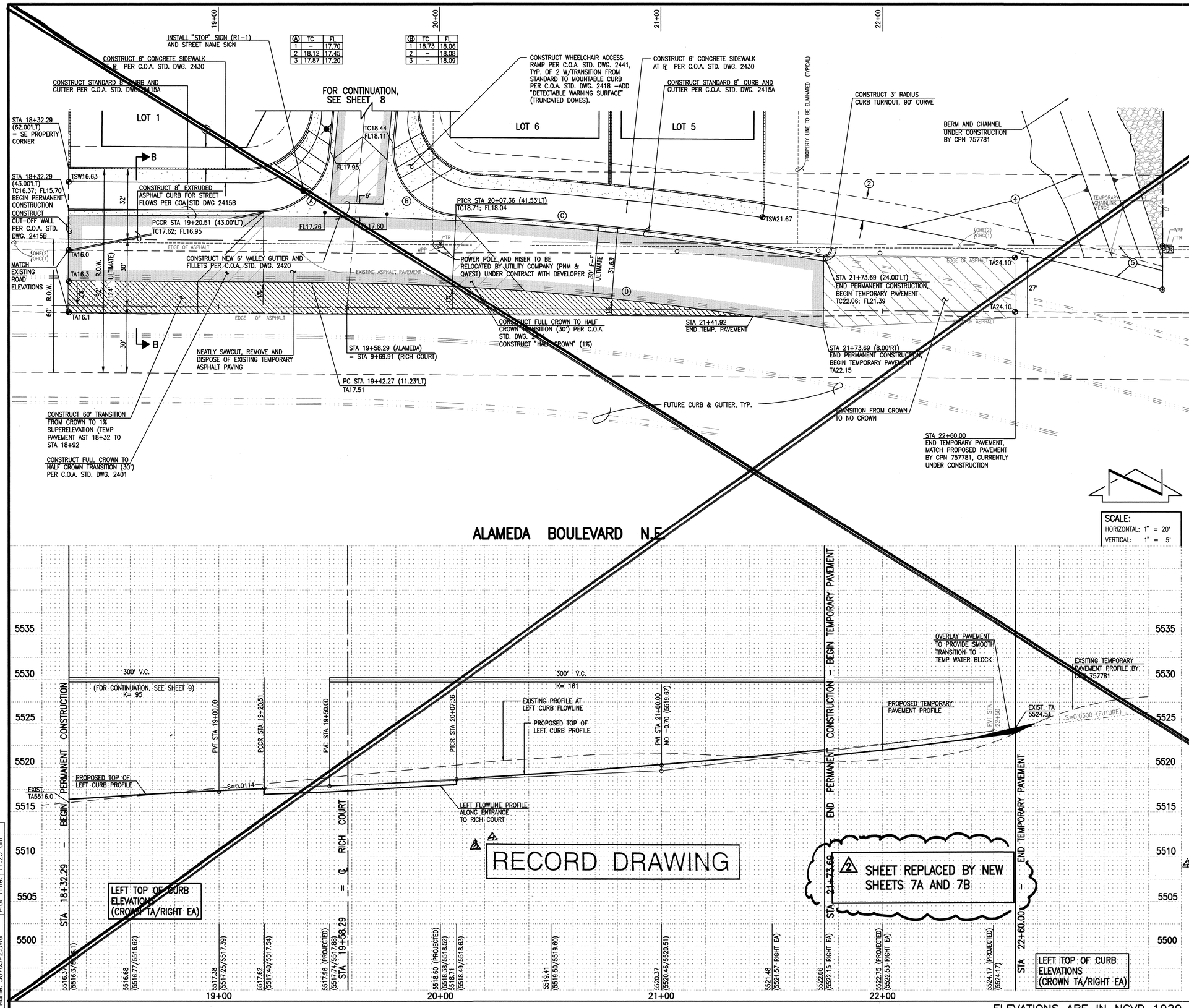
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: ALAMEDA BOULEVARD N.E. STA 19+00 TO STA 24+50
PAVING IMPROVEMENTS PLAN AND PROFILE
RICH COURT / HOPE PLAZA

Design Review Committee: APPROVED OCT 03 2008 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED OCT 09 2008 CITY ENGINEER
Last Design Update
Mo./Day/Yr.

City Project No. 751983 | Zone Map No. C-20 | Sheet 7B Of 15

SCANNED BY PLANNING



(A)	TC	FL
1	–	17.70
2	18.12	17.45
3	17.87	17.20

(B)	TC	FL
1	18.73	18.06
2	–	18.08
3	–	18.09

STREET PAVING IMPROVEMENTS:

1. ALL SLOPES AS SHOWN ON PROFILES ARE BASED ON STREET CENTERLINE STATIONING EXCEPT CUT-OFF-SACS AND EYEBROWS WHERE STATIONING IS ALONG FACE-OF-CURB.
2. WHERE REMOVAL OF EXISTING CURB AND GUTTER, SIDEWALK OR PAVEMENT IS REQUIRED, THE CONTRACTOR SHALL SAWCUT AND/OR REMOVE TO THE NEAREST JOINT. CURB AND GUTTER AND SIDEWALK SHOWN AS EXISTING AND NOT TO BE REMOVED UNDER THIS CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR PER C.O.A. STD. DWGS 2415A AND 2430, RESPECTIVELY, AT THE CONTRACTOR'S EXPENSE.
3. ALL DIMENSIONS OF CURB AND CURB RETURNS ARE SHOWN TO FACE-OF-CURB.
4. SIDEWALKS SHOWN HEREON AS "DEFERRED" SHALL BE CONSTRUCTED UNDER SEPARATE PERMIT.
5. ALL WHEELCHAIR RAMPS MUST BE CONSTRUCTED UNDER THIS WORK ORDER.
6. ALL CURB AND GUTTER SHOWN HEREON SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD DRAWING 2415A UNLESS OTHERWISE NOTED.
7. UPON COMPLETION OF CONSTRUCTION, THE CITY OF ALBUQUERQUE WILL PROVIDE AND INSTALL ALL STREET SIGNS.
8. STRIPING BY CONTRACTOR WILL BE REQUIRED PRIOR TO FINAL ACCEPTANCE.
9. DESIGN 'DETECTABLE WARNING SURFACE' PER ADA GUIDELINES
10. SUBMIT 'DETECTABLE WARNING SURFACE' SPECS TO CITY CONSTRUCTION ENGINEER PRIOR TO CONSTRUCTION FOR EVALUATION

4 ALAMEDA BLVD. BY CPN 754782, NOT BY THIS PROJECT

CURB CURVE DATA

CURVE	RADIUS	ARC	DELTA	CHD. BRG.	CHD.LENGTH
Ⓐ	30.00	44.51	85°00'00"	N47°50'26"E	40.54
Ⓑ	30.00	48.39	92°24'53"	N40°52'01"W	43.31
Ⓒ	1443.00	232.42	09°13'42"	S85°02'43"E	232.17
Ⓓ	1411.33	168.78	06°51'08"	S83°38'53"E	168.68

PAVING LEGEND

- STOP AND STREET NAME SIGN
- PROPOSED PERMANENT ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED TEMPORARY PAVEMENT PER C.O.A. STD. DWG. 2415
- NEW LIGHT POLE INSTALLED BY PNM UNDER CONTRACT WITH OWNER
- CROWN TRANSITION

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS PHONE 345-4250
FAX: 505 345-4254 ESTABLISHED 1977

~~2005.070.51~~ 2010.035.1

AS BUILT INFORMATION

CONTRACTOR DATE
WORK STAKED BY DATE
WORK SUBSTANTIALLY COMPLETE AND ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

PROJECT BENCHMARK
AN ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 11-C19" EPOXIED TO TOP OF A CONCRETE CURB LOCATED AT THE NWW RETURN OF BANSTOW ST. AND OAKLAND AVENUE N.E. ELEVATION = 5480.97 FEET (NGVD 1929)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
50702	JMA; NMPS 11184	05/06

ENGINEER'S SEAL

SUPREME MEANS OF NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 13576 11/21/2006

NO.	DATE	REMARKS	BY
1	12/10	RECORD DRAWING	G.M.
2	08/09	RECORD DRAWING	GPT.

Revisions

DESIGN

		Date
Designed By	G.M./J.D.S.	10-2006
Drawn By	RRW / J.P.	10-2006
Checked By	G.M.	11-2006

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: ALAMEDA BOULEVARD N.E.
PAVING IMPROVEMENTS PLAN AND PROFILE
RICH COURT

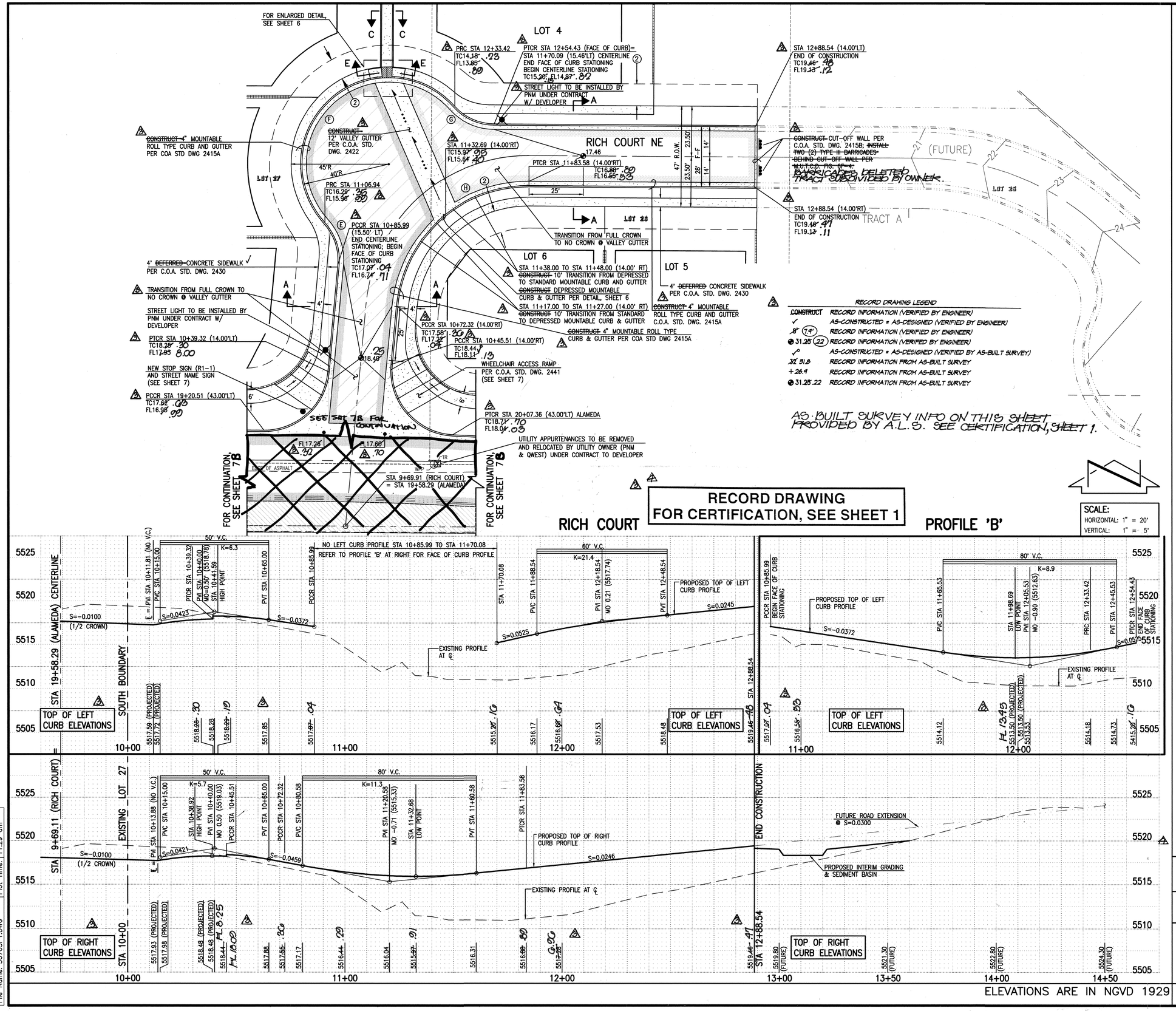
Design Review Committee: APPROVED DEC 01 2006 DESIGN REVIEW COMMITTEE

City Engineer Approval: APPROVED MAR 1 - CITY ENGINEER

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

City Project No. 751983 | Zone Map No. C-20 | Sheet 7 Of 11

File Path: G:\WWW\WWW\DATA\ | Plot Date: 11-21-2006
File Name: 50705P2.DWG | Plot Time: 11:25 am



STREET PAVING IMPROVEMENTS:

1. ALL SLOPES AS SHOWN ON PROFILES ARE BASED ON STREET CENTERLINE STATIONING EXCEPT CUL-DE-SACS AND EYEBROWS WHERE STATIONING IS ALONG FACE-OF-CURB.
2. WHERE REMOVAL OF EXISTING CURB AND GUTTER, SIDEWALK OR PAVEMENT IS REQUIRED, THE CONTRACTOR SHALL SAWCUT AND/OR REMOVE TO THE NEAREST JOINT. CURB AND GUTTER AND SIDEWALK SHOWN AS EXISTING AND NOT TO BE REMOVED UNDER THIS CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR PER C.O.A. STD. DWGS 2415A AND 2430, RESPECTIVELY, AT THE CONTRACTOR'S EXPENSE.
3. ALL DIMENSIONS OF CURB AND CURB RETURNS ARE SHOWN TO FACE-OF-CURB.
4. SIDEWALKS SHOWN HEREON AS "DEFERRED" SHALL BE CONSTRUCTED UNDER SEPARATE PERMIT.
5. ALL WHEELCHAIR RAMPS MUST BE CONSTRUCTED UNDER THIS WORK ORDER.
6. ALL CURB AND GUTTER SHOWN HEREON SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD DRAWING 2415A UNLESS OTHERWISE NOTED.
7. STRIPING BY CONTRACTOR WILL BE REQUIRED PRIOR TO FINAL ACCEPTANCE.

PAVING LEGEND

- STOP AND STREET NAME SIGN
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED TEMPORARY PAVEMENT
- NEW LIGHT POLE INSTALLED BY PNM UNDER CONTRACT WITH OWNER
- CROWN TRANSITION

CURB CURVE DATA

CURVE	RADIUS	ARC	DELTA	CHD. BRG.	CHD.LENGTH
Ⓔ	25.00	20.95	48°00'52"	N18°40'00"	20.34
Ⓕ	40.00	126.48	181°10'00"	N47°54'34"E	80.00
Ⓖ	25.00	21.01	48°09'08"	N65°35'00"W	20.40
Ⓗ	61.00	90.50	85°00'00"	N47°50'26"E	82.42

AS BUILT INFORMATION

CONTRACTOR: Sundance Mechanical — DATE 05-07
WORK STAKED BY: ALS — DATE 02-08
WORK INSPECTED FOR ACCEPTANCE BY: HMCG — DATE 11-08
FIELD VERIFICATION BY: ALS — DATE 02-08
DRAWINGS CORRECTED BY: HMCG — DATE 02-08
MICRO-FILM INFORMATION — DATE
RECORDED BY — DATE
NO.

BENCH MARKS

PROJECT BENCHMARK
AN ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 11-C19" EPOXIED TO TOP OF A CONCRETE CURB LOCATED AT THE NNW RETURN OF BANSTOW ST. AND OAKLAND AVENUE N.E. ELEVATION = 5480.97 FEET (NGVD 1929)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
50702	JMA; NMPS 11184	05/06

ENGINEER'S SEAL

LICENSED PROFESSIONAL ENGINEER — STEVEN L. MEYER — STATE OF NEW MEXICO — 11/21/2006

NO.	DATE	REMARKS	BY
1	12-10-06	RECORD DWG. CERTIFICATION	G.M.
2	02-08	RECORD DWG. CERTIFICATION	G.M.

Revisions

DESIGN

Designed By: G.M./J.D.S. — Date: 10-2006
Drawn By: RRW/J.P. — Date: 10-2006
Checked By: G.M. — Date: 11-2006

JMA — JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS · SURVEYORS (505) 345-4250
FAX 505 345-4254 · ESTABLISHED 1977

2005.070.51 2010035.1

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: RICH COURT N.E.
PAVING IMPROVEMENTS PLAN AND PROFILE
RICH COURT

Design Review Committee — APPROVED DEC 01 2006 DESIGN REVIEW COMMITTEE
City Engineer Approval — APPROVED MAR 14 2007 CITY ENGINEER

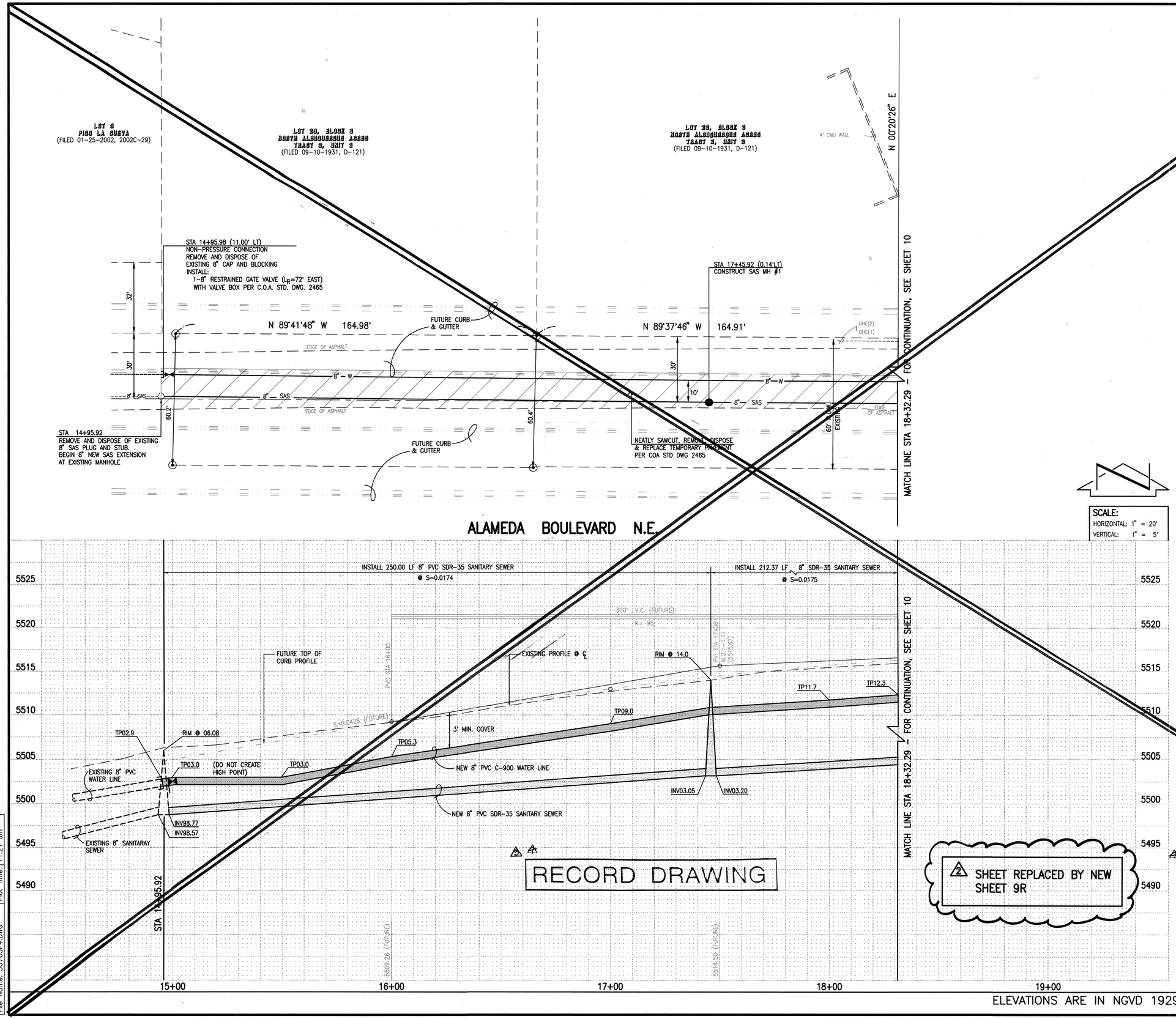
Mo./Day/Yr. — Mo./Day/Yr.

Last Design Update

City Project No. 751983 — Zone Map No. C-20 — Sheet 8 Of 11 15

File Path: E:\WMA\MOM\WMA5\ — Plot Date: 11-21-2006
File Name: 50705P1.DWG — Plot Time: 11:29 am

SCANNED BY PLANNING



WATER LINE CONSTRUCTION NOTES:

1. ALL STATIONING IS BASED ON STREET CENTERLINE UNLESS INDICATED OTHERWISE.
2. FOR ALL LINES 12" AND SMALLER, WATER MAIN SHALL BE PVC C-900 PIPE OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER. DUCTILE IRON IS AN ACCEPTABLE PIPE MATERIAL IN LIEU OF PVC.
3. FOR ALL LINES 14" AND LARGER, WATER MAIN SHALL BE DUCTILE IRON OR PVC C-900 OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER. CONCRETE CYLINDER IS AN ACCEPTABLE PIPE MATERIAL IN LIEU OF DUCTILE IRON.
4. WATER LINES SHALL HAVE A MINIMUM COVER OF 3'-0" (FINISHED GRADE TO TOP OF PIPE). EXTRA DEPTH TRENCHING, IF REQUIRED, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
5. ELECTRONIC MARKER DISCS (EMD) SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION, SECTION 170.
6. IN ACCORDANCE WITH SECTION 801 OF THE "STANDARD SPECIFICATIONS", METALIZED DETECTABLE WARNING TAPE SHALL BE INSTALLED 18" ABOVE ALL PVC PIPE INSTALLED ON THIS PROJECT.
7. VALVE STEM AND FIRE HYDRANT EXTENSIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE COST OF EACH EXTENSION SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION THEREFORE NO SEPARATE PAYMENT WILL BE MADE.
8. JOINT RESTRAINT SHALL BE CONSIDERED INCIDENTAL TO WATER LINE CONSTRUCTION THEREFORE NO SEPARATE PAYMENT WILL BE MADE.
9. JOINT RESTRAINT SHALL BE PROVIDED ON ALL JOINTS OF FIRE HYDRANT LEGS FROM TEE TO FIRE HYDRANT INCLUDING THE TEE AND FIRE HYDRANT.
10. FOR THE PURPOSES OF THIS PROJECT, ALL RESTRAINED JOINTS AND JOINT RESTRAINT SHALL BE MECHANICALLY RESTRAINED. JOINT RESTRAINT LENGTHS SPECIFIED HEREON ARE THE LENGTHS TO BE RESTRAINED EACH SIDE OF THE FITTING.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING APPROPRIATE MEANS AND METHODS TO EXCAVATE AND TRENCH AND INSTALL PIPE SO AS TO NOT EXCEED RIGHT-OF-WAY OR EASEMENT LIMITS, AND SO AS NOT TO INTERFERE WITH OTHER UTILITIES. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, SUPPORTING AND REPLACING, IF DAMAGED, ALL OTHER UTILITIES ENCOUNTERED DURING CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
13. WHERE WATER AND SANITARY SEWER LINES CROSS, THE SANITARY SEWER LINE SHALL BE INSTALLED AS PRESSURE PIPE BETWEEN MANHOLES IF 18 INCHES OF VERTICAL SEPARATION DOES NOT EXIST.
14. ALL FIRE HYDRANTS SHALL BE SECURELY WRAPPED IN BLACK PLASTIC UNTIL SUCH TIME AS THE NEW WATER LINE IS PUT INTO SERVICE BY WATER SYSTEM DIVISION PERSONNEL.

SANITARY SEWER CONSTRUCTION NOTES:

1. ALL STATIONING IS BASED ON STREET CENTERLINE UNLESS INDICATED OTHERWISE.
2. ALL SEWER PIPE SHALL BE PVC (SDR-35).
3. SLOPES SHOWN ON THE PROFILES ARE BASED ON TRUE DISTANCES.
4. SEWER SERVICE LATERALS AND MAINS SHALL BE PROVIDED WITH ELECTRONIC MARKER DISCS (EMD) AS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2125. EMD SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATION, SECTION 170.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING APPROPRIATE MEANS AND METHODS TO EXCAVATE AND TRENCH AND INSTALL PIPE SO AS TO NOT EXCEED RIGHT-OF-WAY OR EASEMENT LIMITS, AND SO AS NOT TO INTERFERE WITH OTHER UTILITIES. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, SUPPORTING AND REPLACING, IF DAMAGED, ALL OTHER UTILITIES ENCOUNTERED DURING CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
7. WHERE WATER AND SANITARY SEWER LINES CROSS, THE SANITARY SEWER LINE SHALL BE INSTALLED AS PRESSURE PIPE BETWEEN MANHOLES IF 18 INCHES OF VERTICAL SEPARATION DOES NOT EXIST.
8. ALL SANITARY SEWER MANHOLES SHALL BE 4' DIAMETER TYPE "C" MANHOLES PER C.O.A. STD. DWG. 2101 UNLESS OTHERWISE NOTED.

AS BUILT INFORMATION

CONTRACTOR | DATE
WORK STAKED BY | DATE
INSPECTOR ACCEPTANCE BY | DATE
FIELD VERIFICATION BY | DATE
DRAWINGS CORRECTED BY | DATE
MICRO-FILM INFORMATION
RECORDED BY | DATE
NO.

BENCH MARKS

PROJECT BENCHMARK
AN ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 11-C19" EPOXIED TO TOP OF A CONCRETE CURB LOCATED AT THE NNW RETURN OF BARSTOW ST. AND OAKLAND AVENUE N.E. ELEVATION = 5480.97 FEET (NGVD 1929)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

LEGRAEME MEANS NEW MEXICO LICENSED PROFESSIONAL ENGINEER 13678 REGISTERED 11/01/06

NO.	DATE	REMARKS	BY
A	12.10	RECORD DRAWING	GM
B	02.07	RECORD DRAWING.	GM

Revisions

DESIGN

Designed By	G.M./J.D.S.	Date 10-2006
Drawn By	JMA	Date 10-2006
Checked By	G.M.	Date 10-2006

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
FAX 505 345-4254 ESTAB.1979

~~2005.070.5~~ 2010.035.1

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: ALAMEDA BOULEVARD N.E. STA 14+95.92 TO STA 18+32.29
WATER AND SANITARY SEWER EXTENSIONS PLAN AND PROFILE
RICH COURT

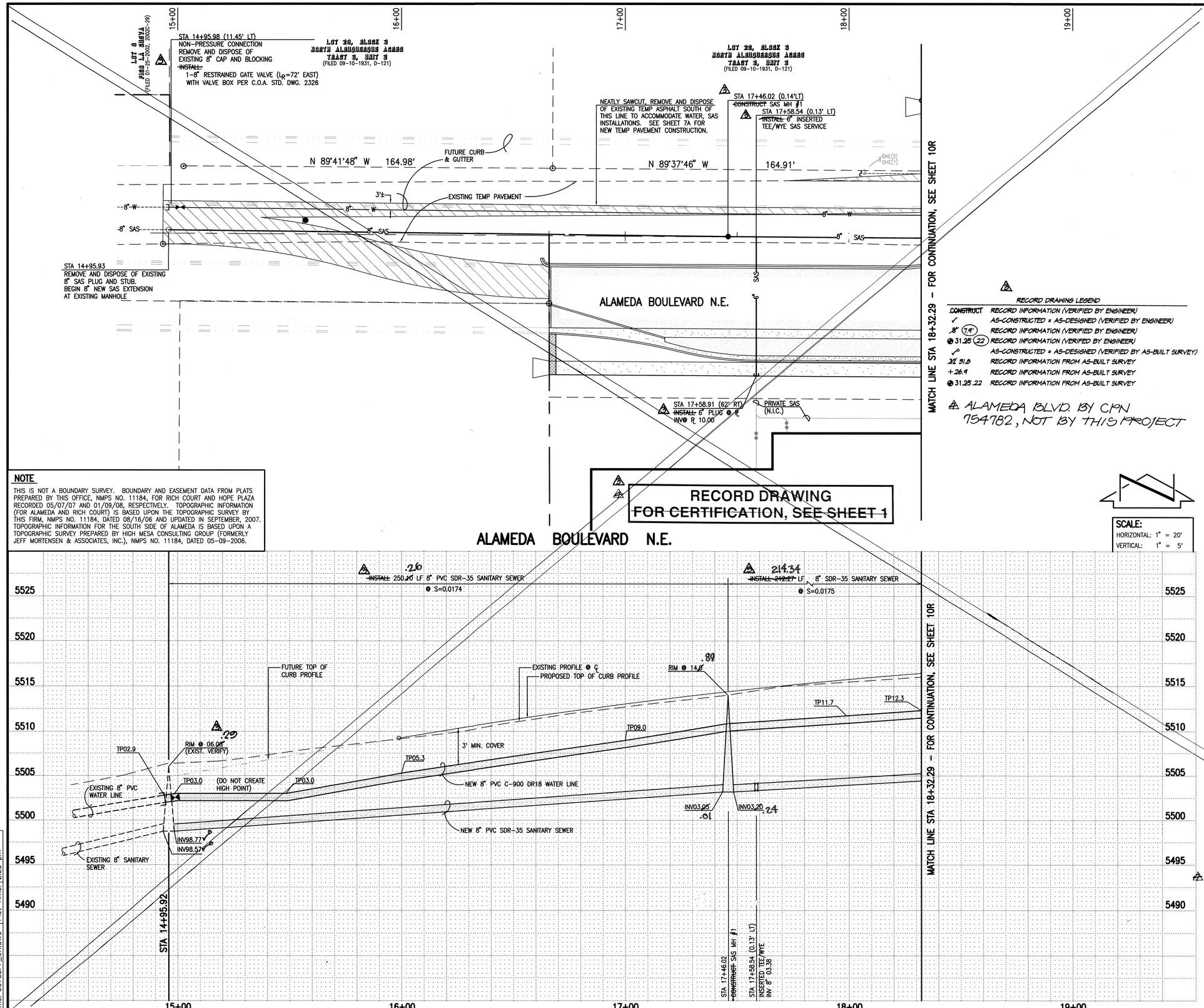
Design Review Committee: APPROVED DEC 01 2006 DESIGN REVIEW COMMITTEE

City Engineer Approval: APPROVED MAR 14 2007 CITY ENGINEER

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

City Project No. 751983 | Zone Map No. C-20 | Sheet 9 Of 11

File Path: E:\MAP\KOH\2005\070\5\
File Name: 5070SP4.DWG
Plot Date: 11-08-2006
Plot Time: 11:21 am



SCANNED BY PLANNING

NOTE

THIS IS NOT A BOUNDARY SURVEY. BOUNDARY AND EASEMENT DATA FROM PLATS PREPARED BY THIS OFFICE, NMPS NO. 11184, FOR RICH COURT AND HOPE PLAZA RECORDED 05/07/07 AND 01/09/08, RESPECTIVELY. TOPOGRAPHIC INFORMATION (FOR ALAMEDA AND RICH COURT) IS BASED UPON THE TOPOGRAPHIC SURVEY BY THIS FIRM, NMPS NO. 11184, DATED 08/16/06 AND UPDATED IN SEPTEMBER, 2007. TOPOGRAPHIC INFORMATION FOR THE SOUTH SIDE OF ALAMEDA IS BASED UPON A TOPOGRAPHIC SURVEY PREPARED BY HIGH MESA CONSULTING GROUP (FORMERLY JEFF MORTENSEN & ASSOCIATES, INC.), NMPS NO. 11184, DATED 05-09-2006.

RECORD DRAWING LEGEND

~~CONSTRUCT~~	RECORD INFORMATION (VERIFIED BY ENGINEER)
✓	AS-CONSTRUCTED = AS-DESIGNED (VERIFIED BY ENGINEER)
~~8"~~ (7.9')	RECORD INFORMATION (VERIFIED BY ENGINEER)
● 31.25 (.22)	RECORD INFORMATION (VERIFIED BY ENGINEER)
✓	AS-CONSTRUCTED = AS-DESIGNED (VERIFIED BY AS-BUILT SURVEY)
~~31.91~~ 31.8	RECORD INFORMATION FROM AS-BUILT SURVEY
+ 26.9	RECORD INFORMATION FROM AS-BUILT SURVEY
● 31.25 .22	RECORD INFORMATION FROM AS-BUILT SURVEY

ALAMEDA BLVD. BY CIN 754782, NOT BY THIS PROJECT

SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

WATER LINE CONSTRUCTION NOTES:

1. ALL STATIONING IS BASED ON STREET CENTERLINE UNLESS INDICATED OTHERWISE.
2. FOR ALL LINES 12" AND SMALLER, WATER MAIN SHALL BE PVC C-900 DR18 PIPE OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER. DUCTILE IRON IS AN ACCEPTABLE PIPE MATERIAL IN LIEU OF PVC.
3. FOR ALL LINES 14" AND LARGER, WATER MAIN SHALL BE DUCTILE IRON OR PVC C-905 OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER. CONCRETE CYLINDER IS AN ACCEPTABLE PIPE MATERIAL IN LIEU OF DUCTILE IRON.
4. WATER LINE SHALL HAVE A MINIMUM COVER OF 3'-0" (FINISHED GRADE TO TOP OF PIPE). EXTRA DEPTH TRENCHING, IF REQUIRED, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
5. ELECTRONIC MARKER DISCS (EMD) SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION, SECTION 170.
6. IN ACCORDANCE WITH SECTION 801 OF THE "STANDARD SPECIFICATIONS", METALIZED DETECTABLE WARNING TAPE SHALL BE INSTALLED 18" ABOVE ALL PVC PIPE INSTALLED ON THIS PROJECT.
7. VALVE STEM AND FIRE HYDRANT EXTENSIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE COST OF EACH EXTENSION SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION THEREFORE NO SEPARATE PAYMENT WILL BE MADE.
8. JOINT RESTRAINT SHALL BE PROVIDED ON ALL JOINTS OF FIRE HYDRANT LEGS FROM TEE TO FIRE HYDRANT INCLUDING THE TEE AND FIRE HYDRANT.
9. FOR THE PURPOSES OF THIS PROJECT, ALL RESTRAINED JOINTS AND JOINT RESTRAINT SHALL BE MECHANICALLY RESTRAINED. JOINT RESTRAINT LENGTHS SPECIFIED HEREON ARE THE LENGTHS TO BE RESTRAINED EACH SIDE OF THE FITTING.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING APPROPRIATE MEANS AND METHODS TO EXCAVATE AND TRENCH AND INSTALL PIPE SO AS TO NOT EXCEED RIGHT-OF-WAY OR EASEMENT LIMITS, AND SO AS NOT TO INTERFERE WITH OTHER UTILITIES. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, SUPPORTING AND REPLACING, IF DAMAGED, ALL OTHER UTILITIES ENCOUNTERED DURING CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
12. WHERE WATER AND SANITARY SEWER LINES CROSS, THE SANITARY SEWER LINE SHALL BE INSTALLED AS PRESSURE PIPE BETWEEN MANHOLES IF 18 INCHES OF VERTICAL SEPARATION DOES NOT EXIST.
13. ALL FIRE HYDRANTS SHALL BE SECURELY WRAPPED IN BLACK PLASTIC UNTIL SUCH TIME AS THE NEW WATER LINE IS PUT INTO SERVICE BY WATER SYSTEM DIVISION PERSONNEL.

SANITARY SEWER CONSTRUCTION NOTES:

1. ALL STATIONING IS BASED ON STREET CENTERLINE UNLESS INDICATED OTHERWISE.
2. ALL SEWER PIPE SHALL BE PVC (SDR-35).
3. SLOPES SHOWN ON THE PROFILES ARE BASED ON TRUE DISTANCES.
4. SEWER SERVICE LATERALS AND MAINS SHALL BE PROVIDED WITH ELECTRONIC MARKER DISCS (EMD) AS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2125. EMD SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATION, SECTION 170.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING APPROPRIATE MEANS AND METHODS TO EXCAVATE AND TRENCH AND INSTALL PIPE SO AS TO NOT EXCEED RIGHT-OF-WAY OR EASEMENT LIMITS, AND SO AS NOT TO INTERFERE WITH OTHER UTILITIES. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
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7. WHERE WATER AND SANITARY SEWER LINES CROSS, THE SANITARY SEWER LINE SHALL BE INSTALLED AS PRESSURE PIPE BETWEEN MANHOLES IF 18 INCHES OF VERTICAL SEPARATION DOES NOT EXIST.
8. ALL SANITARY SEWER MANHOLES SHALL BE 4' DIAMETER TYPE "C" MANHOLES PER C.O.A. STD. DWG. 2101 UNLESS OTHERWISE NOTED.

AS BUILT INFORMATION
CONTRACTOR Sundance Mechanical DATE 11-08
WORK STAKED BY HMCG DATE 02-09
INSPECTOR ACCEPTANCE BY HMCG DATE 02-09
FIELD VERIFICATION BY HMCG DATE 02-09
DRAWINGS CORRECTED BY HMCG DATE 02-09
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

PROJECT BENCHMARK
AN ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 11-C19" EPOXIED TO TOP OF A CONCRETE CURB LOCATED AT THE NWM RETURN OF BARSTOW ST. AND OAKLAND AVENUE N.E. ELEVATION = 5480.97 FEET (NGVD 1929)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
50702	JMA; NMPS 11184	05/06

ENGINEER'S SEAL

GRAEME MEANS NEW MEXICO 15680 REGISTERED PROFESSIONAL ENGINEER
11/07/08

NO.	DATE	REMARKS	BY
1	08/08	EXPAND SCOPE FOR SOUTH SIDE OF ROAD AND UTILITY EXTENSION	G.M.
2	02-09	RECORD DWG. & CERTIFICATION	G.M.
3	12-10	RECORD DRAWING	G.M.

Revisions

DESIGN		
Designed By	G.M./J.D.S.	Date 10-2006
Drawn By	CFA/DMH	Date 10-2006
Checked By	G.M.	Date 08/2008

HIGH MESA Consulting Group
FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
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~~2005.070.19~~ 2010.035.1

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

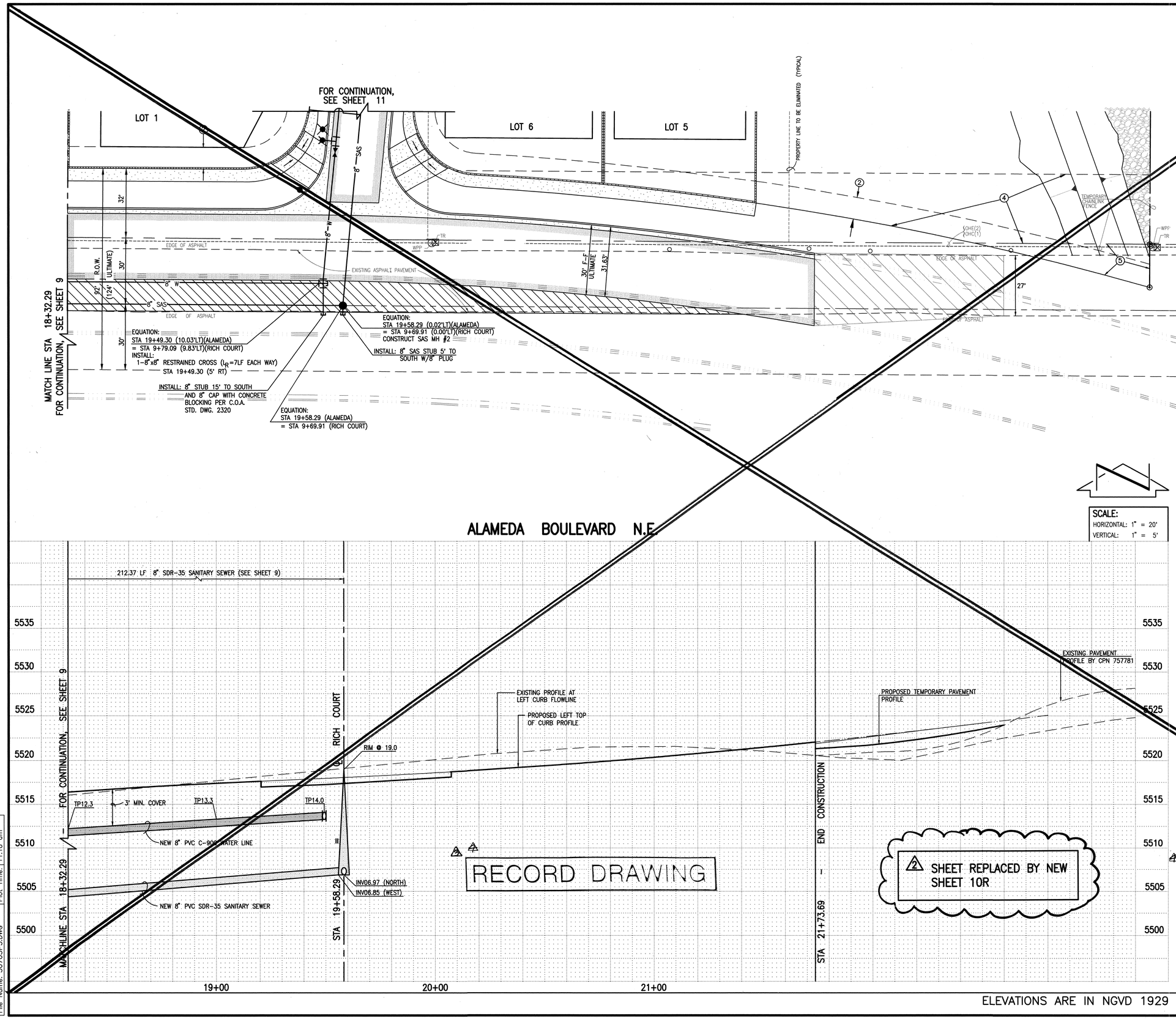
TITLE: ALAMEDA BOULEVARD N.E. STA 14+95.92 TO STA 18+32.29
WATER AND SANITARY SEWER EXTENSIONS PLAN AND PROFILE
RICH COURT / HOPE PLAZA

Design Review Committee: APPROVED OCT 03 2008 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED OCT 09 2008 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 751983 | Zone Map No. C-20 | Sheet 9R Of 15

File Path: G:\DRAWINGS\RICH CT\
File Name: 50702SP_9R.DWG
Plot Date: 08-27-2008
Plot Time: 2:28 pm

ELEVATIONS ARE IN NGVD 1929



WATER LINE CONSTRUCTION NOTES:

1. ALL STATIONING IS BASED ON STREET CENTERLINE UNLESS INDICATED OTHERWISE.
2. FOR ALL LINES 12" AND SMALLER, WATER MAIN SHALL BE PVC C-900 PIPE OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER. DUCTILE IRON IS AN ACCEPTABLE PIPE MATERIAL IN LIEU OF PVC.
3. FOR ALL LINES 14" AND LARGER, WATER MAIN SHALL BE DUCTILE IRON OR PVC C-900 OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER. CONCRETE CYLINDER IS AN ACCEPTABLE PIPE MATERIAL IN LIEU OF DUCTILE IRON.
4. WATER LINE SHALL HAVE A MINIMUM COVER OF 3'-0" (FINISHED GRADE TO TOP OF PIPE). EXTRA DEPTH TRENCHING, IF REQUIRED, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
5. ELECTRONIC MARKER DISCS (EMD) SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION, SECTION 170.
6. IN ACCORDANCE WITH SECTION 801 OF THE "STANDARD SPECIFICATIONS", METALIZED DETECTABLE WARNING TAPE SHALL BE INSTALLED 18" ABOVE ALL PVC PIPE INSTALLED ON THIS PROJECT.
7. VALVE STEM AND FIRE HYDRANT EXTENSIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE COST OF EACH EXTENSION SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION THEREFORE NO SEPARATE PAYMENT WILL BE MADE.
8. JOINT RESTRAINT SHALL BE CONSIDERED INCIDENTAL TO WATER LINE CONSTRUCTION THEREFORE NO SEPARATE PAYMENT WILL BE MADE.
9. JOINT RESTRAINT SHALL BE PROVIDED ON ALL JOINTS OF FIRE HYDRANT LEGS FROM TEE TO FIRE HYDRANT INCLUDING THE TEE AND FIRE HYDRANT.
10. FOR THE PURPOSES OF THIS PROJECT, ALL RESTRAINED JOINTS AND JOINT RESTRAINT SHALL BE MECHANICALLY RESTRAINED. JOINT RESTRAINT LENGTHS SPECIFIED HEREON ARE THE LENGTHS TO BE RESTRAINED EACH SIDE OF THE FITTING.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING APPROPRIATE MEANS AND METHODS TO EXCAVATE AND TRENCH AND INSTALL PIPE SO AS TO NOT EXCEED RIGHT-OF-WAY OR EASEMENT LIMITS, AND SO AS NOT TO INTERFERE WITH OTHER UTILITIES. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, SUPPORTING AND REPLACING, IF DAMAGED, ALL OTHER UTILITIES ENCOUNTERED DURING CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
13. WHERE WATER AND SANITARY SEWER LINES CROSS, THE SANITARY SEWER LINE SHALL BE INSTALLED AS PRESSURE PIPE BETWEEN MANHOLES IF 18 INCHES OF VERTICAL SEPARATION DOES NOT EXIST.
14. ALL FIRE HYDRANTS SHALL BE SECURELY WRAPPED IN BLACK PLASTIC UNTIL SUCH TIME AS THE NEW WATER LINE IS PUT INTO SERVICE BY WATER SYSTEM DIVISION PERSONNEL.

SANITARY SEWER CONSTRUCTION NOTES:

1. ALL STATIONING IS BASED ON STREET CENTERLINE UNLESS INDICATED OTHERWISE.
2. ALL SEWER PIPE SHALL BE PVC (SDR-35).
3. SLOPES SHOWN ON THE PROFILES ARE BASED ON TRUE DISTANCES.
4. SEWER SERVICE LATERALS AND MAINS SHALL BE PROVIDED WITH ELECTRONIC MARKER DISCS (EMD) AS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2125. EMD SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATION, SECTION 170.
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8. ALL SANITARY SEWER MANHOLES SHALL BE 4' DIAMETER TYPE "C" MANHOLES PER C.O.A. STD. DWG. 2101 UNLESS OTHERWISE NOTED.

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
FAX: 505 345-4254 ESTABLISHED 1977

NO.	DATE	REMARKS	BY
4	12/10	RECORD DRAWING.	G.M.
3	08/09	RECORD DRAWING.	G.M.

Revisions

DESIGN

		Date
Designed By	G.M./J.D.S.	10-2006
Drawn By	RRW/J.P.	10-2006
Checked By	G.M.	11-2006

4 ~~2005.070.59~~ 20100351

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: ALAMEDA BOULEVARD N.E. STA 18+32.29 TO STA 21+73.69
WATER AND SANITARY SEWER EXTENSIONS PLAN AND PROFILE
RICH COURT

Design Review Committee: APPROVED DEC 01 2006 DESIGN REVIEW COMMITTEE

City Engineer Approval: APPROVED MAR 14 2007 CITY ENGINEER

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

City Project No. 751983 | Zone Map No. C-20 | Sheet 10 Of 11

AS BUILT INFORMATION

CONTRACTOR | DATE
WORK STAKED BY | DATE
INSPECTOR ACCEPTANCE BY | DATE
FIELD VERIFICATION BY | DATE
DRAWINGS CORRECTED BY | DATE

MICRO-FILM INFORMATION

RECORDED BY | DATE
NO.

BENCH MARKS

PROJECT BENCHMARK
AN ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM. 11-C"(8" EPOXIED TO TOP OF A CONCRETE CURB LOCATED AT THE NW RETURN OF BARSTOW ST. AND OAKLAND AVENUE N.E. ELEVATION = 5480.97 FEET (NGVD 1929)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
50702	JMA; NMPS 11184	05/06

ENGINEER'S SEAL
GRAEME MEARNS NEW MEXICO 13676 REGISTERED PROFESSIONAL ENGINEER 11/07/06

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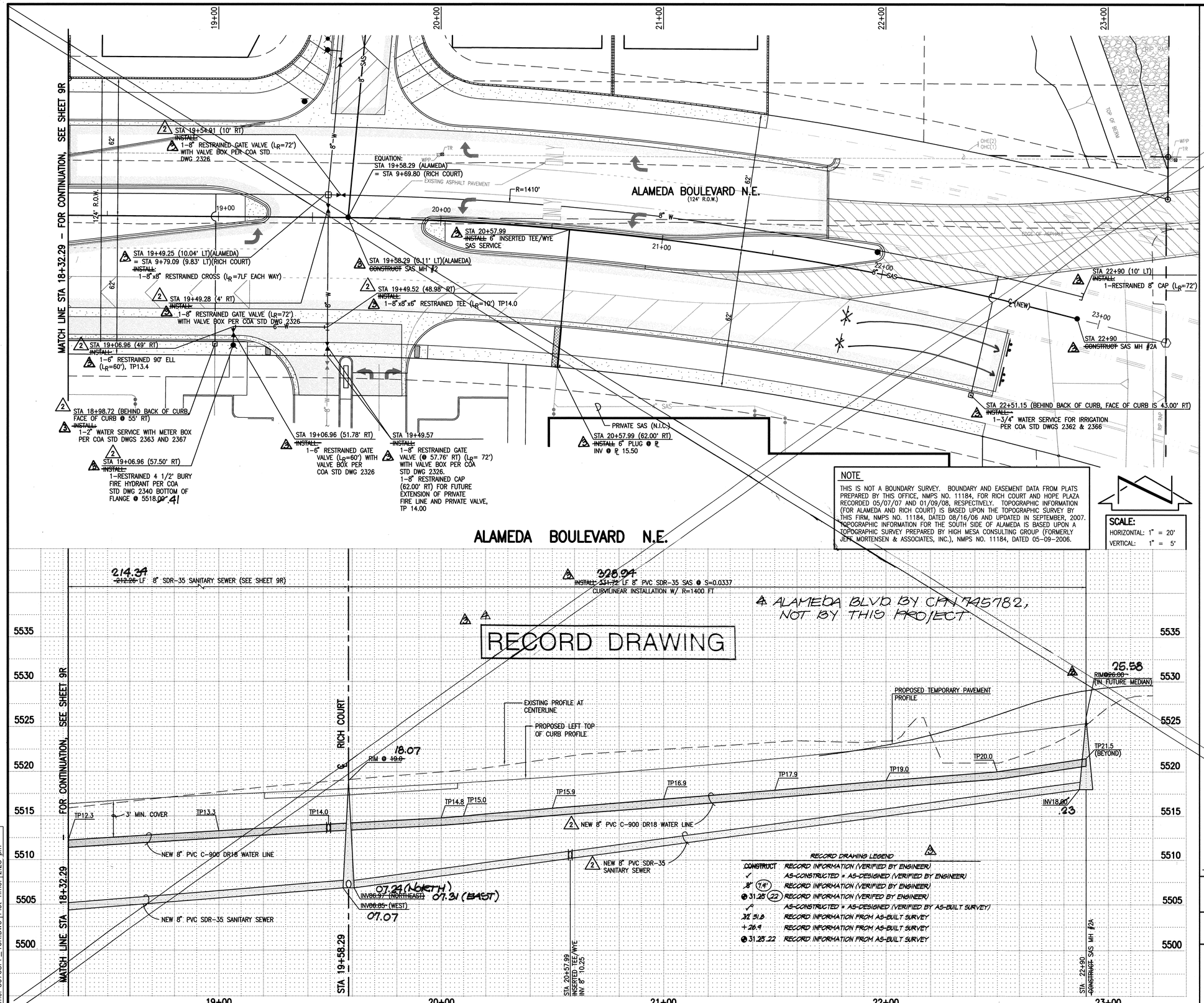
Plot Date: 11-08-2006
Plot Time: 11:18 am



NOTE

THIS IS NOT A BOUNDARY SURVEY. BOUNDARY AND EASEMENT DATA FROM PLATS PREPARED BY THIS OFFICE, NMPS NO. 11184, FOR RICH COURT AND HOPE PLAZA RECORDED 05/07/07 AND 01/09/08, RESPECTIVELY. TOPOGRAPHIC INFORMATION (FOR ALAMEDA AND RICH COURT) IS BASED UPON THE TOPOGRAPHIC SURVEY BY THIS FIRM, NMPS NO. 11184, DATED 08/16/06 AND UPDATED IN SEPTEMBER, 2007. TOPOGRAPHIC INFORMATION FOR THE SOUTH SIDE OF ALAMEDA IS BASED UPON A TOPOGRAPHIC SURVEY PREPARED BY HIGH MESA CONSULTING GROUP (FORMERLY JEFF MORTENSEN & ASSOCIATES, INC.), NMPS NO. 11184, DATED 05-09-2006.

SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

WATER LINE CONSTRUCTION NOTES:

1. ALL STATIONING IS BASED ON STREET CENTERLINE UNLESS INDICATED OTHERWISE.
2. FOR ALL LINES 12" AND SMALLER, WATER MAIN SHALL BE PVC C-900 DR18 PIPE OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER. DUCTILE IRON IS AN ACCEPTABLE PIPE MATERIAL IN LIEU OF PVC.
3. FOR ALL LINES 14" AND LARGER, WATER MAIN SHALL BE DUCTILE IRON OR PVC C-905 OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER. CONCRETE CYLINDER IS AN ACCEPTABLE PIPE MATERIAL IN LIEU OF DUCTILE IRON.
4. WATER LINE SHALL HAVE A MINIMUM COVER OF 3'-0" (FINISHED GRADE TO TOP OF PIPE). EXTRA DEPTH TRENCHING, IF REQUIRED, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
5. ELECTRONIC MARKER DISCS (EMD) SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION, SECTION 170.
6. IN ACCORDANCE WITH SECTION 801 OF THE "STANDARD SPECIFICATIONS", METALIZED DETECTABLE WARNING TAPE SHALL BE INSTALLED 18" ABOVE ALL PVC PIPE INSTALLED ON THIS PROJECT.
7. VALVE STEM AND FIRE HYDRANT EXTENSIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE COST OF EACH EXTENSION SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION THEREFORE NO SEPARATE PAYMENT WILL BE MADE.
8. JOINT RESTRAINT SHALL BE PROVIDED ON ALL JOINTS OF FIRE HYDRANT LEGS FROM TEE TO FIRE HYDRANT INCLUDING THE TEE AND FIRE HYDRANT.
9. FOR THE PURPOSES OF THIS PROJECT, ALL RESTRAINED JOINTS AND JOINT RESTRAINT SHALL BE MECHANICALLY RESTRAINED. JOINT RESTRAINT LENGTHS SPECIFIED HEREON ARE THE LENGTHS TO BE RESTRAINED EACH SIDE OF THE FITTING.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING APPROPRIATE MEANS AND METHODS TO EXCAVATE AND TRENCH AND INSTALL PIPE SO AS TO NOT EXCEED RIGHT-OF-WAY OR EASEMENT LIMITS, AND SO AS NOT TO INTERFERE WITH OTHER UTILITIES. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
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12. WHERE WATER AND SANITARY SEWER LINES CROSS, THE SANITARY SEWER LINE SHALL BE INSTALLED AS PRESSURE PIPE BETWEEN MANHOLES IF 18 INCHES OF VERTICAL SEPARATION DOES NOT EXIST.
13. ALL FIRE HYDRANTS SHALL BE SECURELY WRAPPED IN BLACK PLASTIC UNTIL SUCH TIME AS THE NEW WATER LINE IS PUT INTO SERVICE BY WATER SYSTEM DIVISION PERSONNEL.

SANITARY SEWER CONSTRUCTION NOTES:

1. ALL STATIONING IS BASED ON STREET CENTERLINE UNLESS INDICATED OTHERWISE.
2. ALL SEWER PIPE SHALL BE PVC (SDR-35).
3. SLOPES SHOWN ON THE PROFILES ARE BASED ON TRUE DISTANCES.
4. SEWER SERVICE LATERALS AND MAINS SHALL BE PROVIDED WITH ELECTRONIC MARKER DISCS (EMD) AS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2125. EMD SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATION, SECTION 170.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING APPROPRIATE MEANS AND METHODS TO EXCAVATE AND TRENCH AND INSTALL PIPE SO AS TO NOT EXCEED RIGHT-OF-WAY OR EASEMENT LIMITS, AND SO AS NOT TO INTERFERE WITH OTHER UTILITIES. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
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8. ALL SANITARY SEWER MANHOLES SHALL BE 4' DIAMETER TYPE "C" MANHOLES PER C.O.A. STD. DWG. 2101 UNLESS OTHERWISE NOTED.

EASEMENT KEYED NOTES:

FOR EASEMENT KEYED NOTES, SEE SITE PLAN (SHEET 5R).

RECORD DRAWING LEGEND

CONSTRUCT	RECORD INFORMATION (VERIFIED BY ENGINEER)
✓	AS-CONSTRUCTED = AS-DESIGNED (VERIFIED BY ENGINEER)
.8' (7.4')	RECORD INFORMATION (VERIFIED BY ENGINEER)
@ 31.25 (22)	RECORD INFORMATION (VERIFIED BY ENGINEER)
✓*	AS-CONSTRUCTED = AS-DESIGNED (VERIFIED BY AS-BUILT SURVEY)
31.51.8	RECORD INFORMATION FROM AS-BUILT SURVEY
+26.9	RECORD INFORMATION FROM AS-BUILT SURVEY
@ 31.25 22	RECORD INFORMATION FROM AS-BUILT SURVEY

HIGH MESA Consulting Group
FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com

~~2005.070.X9~~ 2010.0035.1

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **ALAMEDA BOULEVARD N.E. STA 18+32.29 TO STA 22+90**
WATER AND SANITARY SEWER EXTENSIONS PLAN AND PROFILE
RICH COURT / HOPE PLAZA

Design Review Committee: APPROVED OCT 03 2008 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED OCT 09 2008 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 751983 | Zone Map No. C-20 | Sheet 10R Of 15

NO.	DATE	REMARKS	BY
1	08/08	EXPAND SCOPE FOR SOUTH SIDE OF ROAD AND UTILITY EXTENSION	G.M.
2	08.08	RECORD DWG. CERTIFICATION	G.M.
3	12.10	RECORD DRAWING	G.M.

Designed By G.M./J.D.S. Date 10-2006
Drawn By RRV/J.P./C.F.A. Date 10-2006
Checked By G.M. Date 08-2008

AS BUILT INFORMATION
CONTRACTOR Sundance Mechanical DATE 11-08
WORK STAKED BY HMCG DATE 02-09
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FIELD VERIFICATION BY HMCG DATE 02-09
DRAWINGS CORRECTED BY HMCG DATE 02-09
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
PROJECT BENCHMARK
AN ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 11-C19" EPOXIED TO TOP OF A CONCRETE CURB LOCATED AT THE NNW RETURN OF BARSTOW ST. AND OAKLAND AVENUE N.E. ELEVATION = 5480.97 FEET (NGVD 1929)

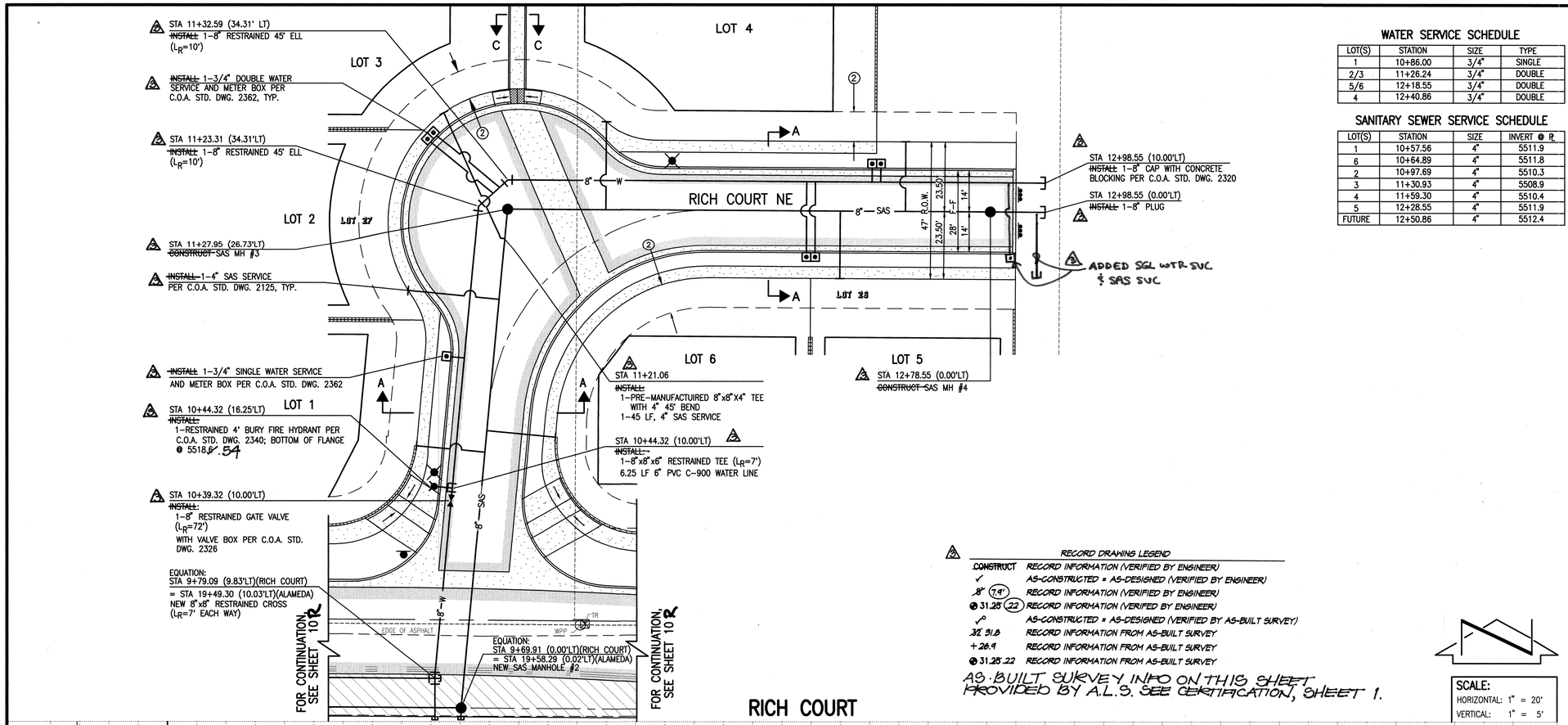
SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE
50702	JMA; NMPS 11184	05/06

ENGINEER'S SEAL
JEFFREY GRAEME MEANS NEW MEXICO 13676 PROFESSIONAL ENGINEER
08/21/08

SCANNED BY PLANNING

File Path: G:\MAPS\50702\50702SP_10R.DWG Plot Date: 08-27-2008
File Name: 50702SP_10R.DWG Plot Time: 2:28 pm



ELEVATIONS ARE IN NGVD 1929

WATER SERVICE SCHEDULE

LOT(S)	STATION	SIZE	TYPE
1	10+86.00	3/4"	SINGLE
2/3	11+26.24	3/4"	DOUBLE
5/6	12+18.55	3/4"	DOUBLE
4	12+40.86	3/4"	DOUBLE

SANITARY SEWER SERVICE SCHEDULE

LOT(S)	STATION	SIZE	INVERT @ R
1	10+57.56	4"	5511.9
6	10+64.89	4"	5511.8
2	10+97.69	4"	5510.3
3	11+30.93	4"	5508.9
4	11+59.30	4"	5510.4
5	12+28.55	4"	5511.9
FUTURE	12+50.86	4"	5512.4

WATER LINE CONSTRUCTION NOTES:

1. ALL STATIONING IS BASED ON STREET CENTERLINE UNLESS INDICATED OTHERWISE.
2. FOR ALL LINES 12" AND SMALLER, WATER MAIN SHALL BE PVC C-900 PIPE OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER. DUCTILE IRON IS AN ACCEPTABLE PIPE MATERIAL IN LIEU OF PVC.
3. FOR ALL LINES 14" AND LARGER, WATER MAIN SHALL BE DUCTILE IRON OR PVC C-905 OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER. CONCRETE CYLINDER IS AN ACCEPTABLE PIPE MATERIAL IN LIEU OF DUCTILE IRON.
4. WATER LINE SHALL HAVE A MINIMUM COVER OF 3'-0" (FINISHED GRADE TO TOP OF PIPE). EXTRA DEPTH TRENCHING, IF REQUIRED, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
5. ELECTRONIC MARKER DISCS (EMD) SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION, SECTION 170.
6. IN ACCORDANCE WITH SECTION 801 OF THE "STANDARD SPECIFICATIONS", METALIZED DETECTABLE WARNING TAPE SHALL BE INSTALLED 18" ABOVE ALL PVC PIPE INSTALLED ON THIS PROJECT.
7. VALVE STEM AND FIRE HYDRANT EXTENSIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE COST OF EACH EXTENSION SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION THEREFORE NO SEPARATE PAYMENT WILL BE MADE.
8. JOINT RESTRAINT SHALL BE CONSIDERED INCIDENTAL TO WATER LINE CONSTRUCTION THEREFORE NO SEPARATE PAYMENT WILL BE MADE.
9. JOINT RESTRAINT SHALL BE PROVIDED ON ALL JOINTS OF FIRE HYDRANT LEGS FROM TEE TO FIRE HYDRANT INCLUDING THE TEE AND FIRE HYDRANT.
10. FOR THE PURPOSES OF THIS PROJECT, ALL RESTRAINED JOINTS AND JOINT RESTRAINT SHALL BE MECHANICALLY RESTRAINED. JOINT RESTRAINT LENGTHS SPECIFIED HEREON ARE THE LENGTHS TO BE RESTRAINED EACH SIDE OF THE FITTING.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING APPROPRIATE MEANS AND METHODS TO EXCAVATE AND TRENCH AND INSTALL PIPE SO AS TO NOT EXCEED RIGHT-OF-WAY OR EASEMENT LIMITS, AND SO AS NOT TO INTERFERE WITH OTHER UTILITIES. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
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14. ALL FIRE HYDRANTS SHALL BE SECURELY WRAPPED IN BLACK PLASTIC UNTIL SUCH TIME AS THE NEW WATER LINE IS PUT INTO SERVICE BY WATER SYSTEM DIVISION PERSONNEL.
15. METER BOXES SHALL HAVE HEAVY WEIGHT (TRAFFIC RATED) LIDS

SANITARY SEWER CONSTRUCTION NOTES:

1. ALL STATIONING IS BASED ON STREET CENTERLINE UNLESS INDICATED OTHERWISE.
2. ALL SEWER PIPE SHALL BE PVC (SDR-35).
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4. SEWER SERVICE LATERALS AND MAINS SHALL BE PROVIDED WITH ELECTRONIC MARKER DISCS (EMD) AS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2125. EMD SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATION, SECTION 170.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING APPROPRIATE MEANS AND METHODS TO EXCAVATE AND TRENCH AND INSTALL PIPE SO AS TO NOT EXCEED RIGHT-OF-WAY OR EASEMENT LIMITS, AND SO AS NOT TO INTERFERE WITH OTHER UTILITIES. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, SUPPORTING AND REPLACING, IF DAMAGED, ALL OTHER UTILITIES ENCOUNTERED DURING CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
7. WHERE WATER AND SANITARY SEWER LINES CROSS, THE SANITARY SEWER LINE SHALL BE INSTALLED AS PRESSURE PIPE BETWEEN MANHOLES IF 18 INCHES OF VERTICAL SEPARATION DOES NOT EXIST.
8. ALL SANITARY SEWER MANHOLES SHALL BE 4' DIAMETER TYPE "C" MANHOLES PER C.O.A. STD. DWG. 2101 UNLESS OTHERWISE NOTED.

JEFF MORTENSEN & ASSOCIATES, INC.
☐ 6010-B MIDWAY PARK BLVD. N.E.
☐ ALBUQUERQUE ☐ NEW MEXICO 87109
☐ ENGINEERS ☐ SURVEYORS (505) 345-4250
☐ FAX: 505 345-4254 ☐ ESTABLISHED 1977

~~2005.070.54~~ 2010.035.1

AS BUILT INFORMATION
CONTRACTOR: Sundance Mechanical DATE 05-07
WORK STAKED BY: ALS DATE 02-08
FINAL INSPECTION BY: HMCG DATE 01-08
FIELD VERIFICATION BY: ALS DATE 02-08
DRAWINGS CORRECTED BY: HMCG
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
PROJECT BENCHMARK
AN ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 11-C19" EPOXIED TO TOP OF A CONCRETE CURB LOCATED AT THE NW RETURN OF BARSTOW ST. AND OAKLAND AVENUE N.E. ELEVATION = 5480.97 FEET (NGVD 1929)

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE
50702	JMA; NMPS 11184	05/06

ENGINEER'S SEAL
I, GREME MEANS, HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEW MEXICO. (13676) 10/06/11

NO.	DATE	REMARKS	BY
4	12-10	RECORD DWG. & CERT.	G.M.
3	02-08	RECORD DWG. & CERTIFICATION	G.M.

Revisions
DESIGN

		Date
Designed By	G.M./J.D.S.	10-2006
Drawn By	RRW/J.P.	10-2006
Checked By	G.M.	11-2006

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

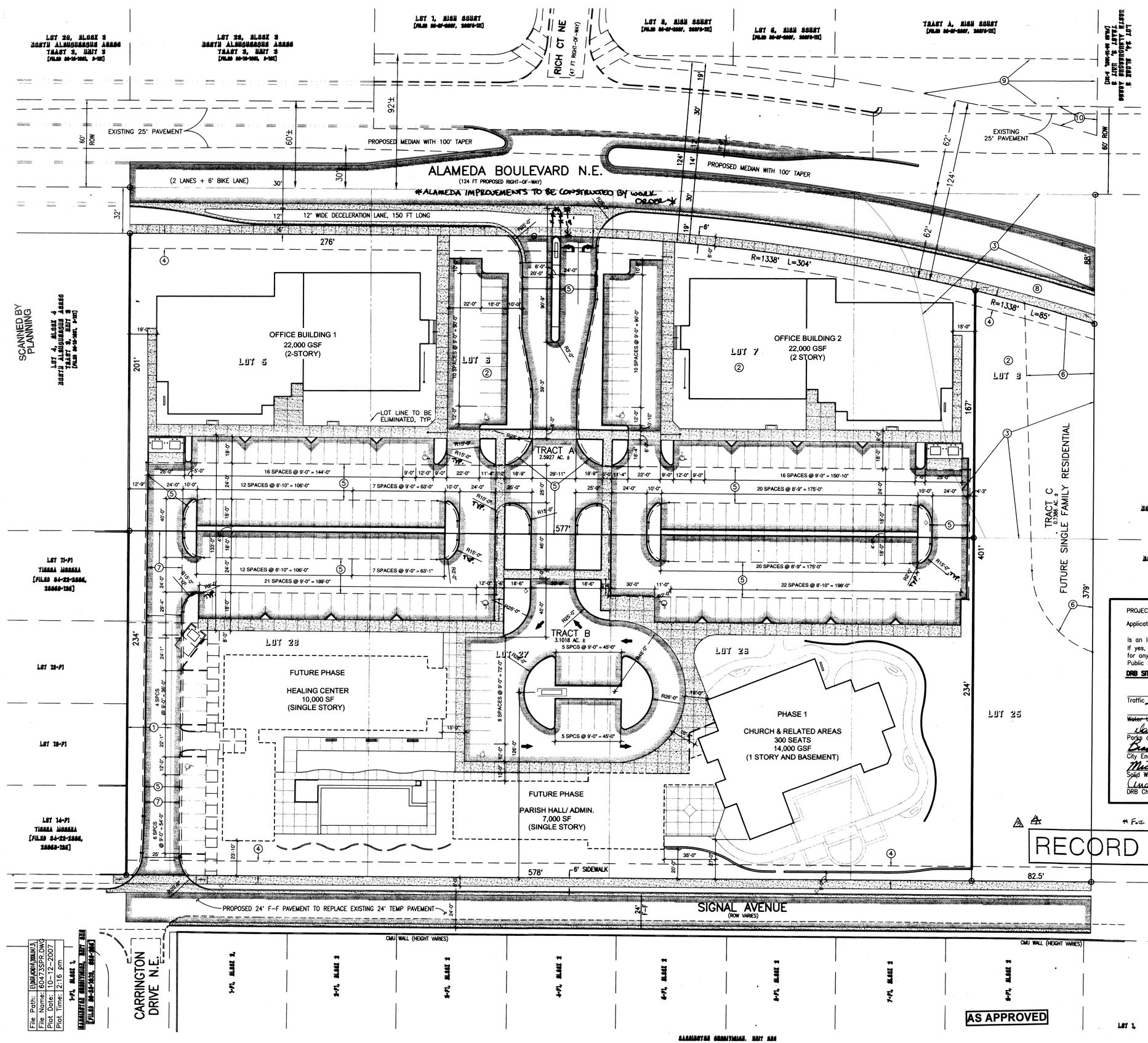
TITLE: RICH COURT N.E.
WATER AND SANITARY SEWER EXTENSIONS PLAN AND PROFILE
RICH COURT

Design Review Committee: DEC 01 2006 DESIGN REVIEW COMMITTEE
City Engineer Approval: MAR 1 - 2007 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 751983 | Zone Map No. C-20 | Sheet 11 Of ~~14~~ 15

File Path: E:\MYWORK\RICHCOURT\5
File Name: 5070SP3.DWG
Plot Date: 11-08-2006
Plot Time: 11:17 am

SCANNED BY PLANNING



LEGAL DESCRIPTION

LOTS 5-8 AND 25-28, BLOCK 4, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3

ZONING

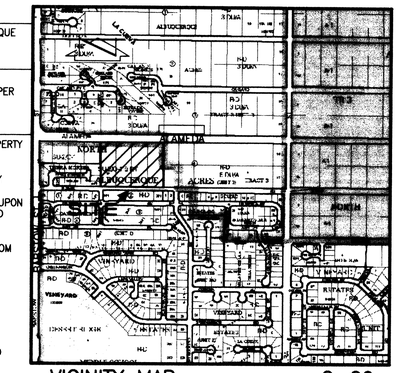
SU-2 / O-1 & RT (VINEYARD SECTOR PLAN)
LA CEUVA SECTOR PLAN DESIGN GUIDELINES APPLY PER THE VINEYARD SECTOR PLAN

SURVEY INFORMATION

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON THE BOUNDARY SURVEY CONDUCTED BY THIS FIRM DATED AUGUST 16, 2006 (UNRECORDED), NMPS 11184. TOPOGRAPHIC INFORMATION IS BASED UPON THE TOPOGRAPHIC SURVEY BY THIS FIRM ALSO DATED 08/16/06. EXISTING BERM EAST OF SITE IS FROM CONSTRUCTION PLANS FOR CPN 757781. EXISTING ALAMEDA PAVING AND UTILITY IMPROVEMENTS ARE FROM CONSTRUCTION PLANS FOR CPN 751983.

SCALE: 1" = 30'

30 0 60
10 30



VICINITY MAP
SCALE: 1" = 750'

C-20

EASEMENTS AND RESTRICTIONS

1. APPROXIMATE LOCATION OF A PRIVATE DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 06-09-2004, ~~TO BE VACATED BY FORTHCOMING ACTION.~~
2. NONSPECIFIC EASEMENTS AND/OR RIGHT-OF-WAYS FOR ROAD AND/OR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY TO BE VACATED BY FORTHCOMING ACTION.
3. TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 08-26-2005, TO BE VACATED BY FORTHCOMING ACTION.
4. 10' PUBLIC UTILITY EASEMENT TO BE GRANTED BY PLAT.
5. PRIVATE ACCESS EASEMENT TO BE GRANTED BY PLAT TO SERVE TRACTS A AND B.
6. PUBLIC DRAINAGE EASEMENT TO BE GRANTED BY PLAT TO SERVE THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY
7. PRIVATE DRAINAGE EASEMENT TO BE GRANTED BY PLAT TO SERVE TRACT A.
8. DIRECT VEHICULAR ACCESS TO TRACT C IS NOT PERMITTED FROM ALAMEDA BOULEVARD N.E. OR FROM TRACTS A AND B, HOPE PLAZA. ACCESS EASEMENT TO ALAMEDA BOULEVARD N.E. SHALL BE GRANTED ACROSS LOT 9, BLOCK 4, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 BY SEPARATE DOCUMENT.
9. PUBLIC ROADWAY EASEMENT GRANTED BY PLAT 2007C-111
10. PUBLIC ROADWAY EASEMENT GRANTED BY PLAT 2007C-111

- MINIMUM BUILDING SETBACK IS 10 FT FOR TRACTS A AND B
- BUILDING HEIGHT FOR TRACTS A AND B SHALL COMPLY WITH HEIGHT REGULATIONS FOR THE O-1 ZONE
- MAXIMUM F.A.R. FOR COMMERCIAL DEVELOPMENT IS 0.4 FOR TRACTS A AND B
- SETBACKS, DENSITY AND OTHER CRITERIA FOR TRACT C WILL BE ADDRESSED BY SEPARATE EPC SUBMITTAL
- FUTURE DEVELOMENT PHASES SHALL NOT BE DELEGATED TO THE DRB
- ALL FUTURE PHASES SHALL BE IN CONTEXT IN DESIGN, COLOR AND MATERIALS WITH THE PROPOSED MAIN FACILITY
- LA CUEVA SECTOR DEVELOPMENT PLAN DESIGN REGULATIONS SHALL COMPLY TO ALL TRACTS

PROJECT NUMBER: 1006520
Application Number 07EPC-4001

Is an Infrastructure List required? (X) 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.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	12/5/07 Date
Water Utility Department ABCWUA	12-5-07 Date
Parks and Recreation Department	12-5-07 Date
City Engineer	12/5/07 Date
Solid Waste Management	10/16/07 Date
DRB Chairperson, Planning Department	12/6/07 Date

HIGH MESA Consulting Group
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ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 FAX: 505.345.4254
www.highmesacg.com

ARCHITECTS
Fanning Bard Tatum Architects AIA, Ltd.
6100 Indian School Rd. NE Ste 210
Albuquerque NM 87110
Phone 505/883.5200
Facsimile 505/884.5300
Web www.fbtarch.com

HOPE PLAZA

A CO-DEVELOPMENT OF
HOPE EPISCOPAL CHURCH
AND HOECH
REAL ESTATE CORP.

ALBUQUERQUE, NEW MEXICO

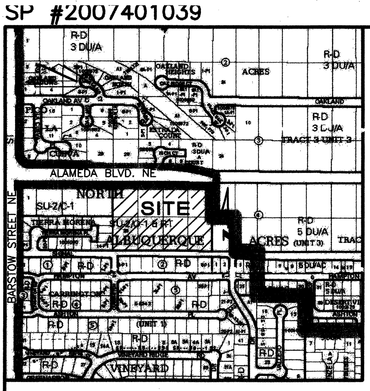
JUNE 2007

SHEET TITLE

SITE PLAN FOR SUBDIVISION

Sheet 12 of 15 CPN 751983

SP #2007401039



VICINITY MAP C-20
SCALE: 1" = 750'

PLAT OF
TRACTS A, B AND C, HOPE PLAZA
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2007

LLAVE DEVELOPMENT, INC. AND PROTESTANT EPISCOPAL CHURCH IN NEW MEXICO
OWNER

PROJECTED SEC. 17, T 11 N, R 4 E, N.M.P.M.
LOCATION

HOPE PLAZA
SUBDIVISION

COUNTY CLERK FILING DATA
DOC# 2008002898
01/09/2008 12:31 PM Page: 1 of 4
PLAT R-322 A6 B: 2006C P: 0006 M: Toulouse, Bernalillo County

DESCRIPTION

Lots 5 through 8, inclusive, Block 4 and Lots 25 through 28, inclusive, Block 4, North Albuquerque Acres, Tract 3, Unit 3, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931, Book D, Page 121.

Public Utility easements shown on this plat are ten (10) feet wide and are granted for the common and joint use of:

1. The P.N.M. Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The P.N.M. Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest Corporation for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
4. Comcast Cable Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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 the National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owners and does hereby dedicate to the City of Albuquerque in fee simple with warranty covenants the public street rights-of-way with respect to the Alameda Boulevard N.E. realignment, and does hereby dedicate to the City of Albuquerque in fee simple the public street rights-of-way with respect to the north-half of Signal Avenue N.E., and the south-half of Alameda Boulevard N.E. and does hereby grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees. We hereby warrant that We hold complete and indefeasible title in fee simple to the land subdivided, hereon.

Donald G. Hoech, President — 10-11-2007 Date
Hoech Real Estate Corporation (Contract Purchaser of Proposed Tract A)

ACKNOWLEDGEMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
OFFICIAL SEAL DEBIE LEBLANC TRUJILLO NOTARY PUBLIC-STATE OF NEW MEXICO My commission expires: 10-26-2007
This instrument was acknowledged before me on this 11th day of October, 2007, by Donald G. Hoech, President, Hoech Real Estate Corporation.
Notary Public — 11-26-07

Robert B. Keeran, President, — 10-11-2007 Date
Llave Development, Inc. (Lot 8; Contract Purchaser of Proposed Tract C)

ACKNOWLEDGEMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
OFFICIAL SEAL DEBIE LEBLANC TRUJILLO NOTARY PUBLIC-STATE OF NEW MEXICO My commission expires: 10-26-2007
This instrument was acknowledged before me on this 11th day of October, 2007, by Robert B. Keeran, President, Llave Development, Inc.
Notary Public — DLT 11-26-07

The Right Reverend Jeffrey N. Steenson, President, — 10/11/07 Date
The Trustees of the Property of the Protestant Episcopal Church in New Mexico (Lots 5, 6, 7, 25, 26, 27 and 28; Proposed Tract B, to be retained)

ACKNOWLEDGEMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
OFFICIAL SEAL DEBIE LEBLANC TRUJILLO NOTARY PUBLIC-STATE OF NEW MEXICO My commission expires: 10-26-2007
This instrument was acknowledged before me on this 11th day of October, 2007, by Jeffrey N. Steenson, President, The Trustees of the Property of the Protestant Episcopal Church in New Mexico.
Notary Public — DLT 11-01-07

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101202401076335102[illegible]
PROPERTY OWNER OF RECORD: PROTESTANT EPISCOPAL
BERNALILLO COUNTY TREASURER'S OFFICE 1-9-08

DRB PROJECT NUMBER 1006520

APPLICATION NUMBER 07EPC-40001, 07EPC-40002

APPROVALS:

DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO	1-9-08 DATE
ABCWUA	11-28-07 DATE
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO	11-28-07 DATE
A.M.A.F.C.A.	12-3-07 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO	11/28/07 DATE
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO	11/28/07 DATE
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO	10-12-07 DATE
REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO	N/A DATE
P.N.M. ELECTRIC SERVICES	12/3/2007 DATE
QWEST TELECOMMUNICATIONS	12/3/07 DATE
P.N.M. GAS SERVICES	12/3/2007 DATE
COMCAST CABLE VISION OF NEW MEXICO, INC.	11-30-07 DATE

SCANNED BY PLANNING

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

Charles G. Cala, Jr., NMPS 11184 — 10-11-2007 Date; 11/1/07; 11/20/07

CHARLES G. CALA, JR. NEW MEXICO 11184 REGISTERED PROFESSIONAL SURVEYOR

HIGH MESA Consulting Group
FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com
JOB #2006.047.4 PLAT

SP #2007401039

PLAT OF
TRACTS A, B AND C, HOPE PLAZA
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2007

COUNTY CLERK FILING DATA
DOC# 2008002898
01/09/2008 12:31 PM Page: 2 of 4
PLAT R-322 A6 B: 2006C P: 0006 M: Toulouse, Bernalillo County

Notes:

1. A boundary survey was performed in July 2006 and verified in September, 2007. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 17, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from A.C.S. Control Station "7-C19".
5. Record bearings and distances are shown in parenthesis.
6. Public street mileage created by this plat = 0.25 miles (half-width).
7. Upon completion of the construction of the streets, City of Albuquerque approved centerline monuments shall be placed at all intersections or as otherwise indicated in lieu of subdivision block corner monumentation. Location of said monuments are designated with a " ◎ " symbol.
8. The purpose of this plat is to:
   a. Create 3 (three) tracts from former Lots 5-8, inclusive, and 25-28, inclusive, Block 4, North Albuquerque Acres, Tract 3, Unit 3.
   b. Eliminate the interior property lines between former Lots 5-8, inclusive and 25-28, inclusive.
   c. Dedicate in fee simple, with warranty covenants, the additional public street rights-of-way for Alameda Boulevard (0.6458 AC. ±); and also dedicate in fee simple the half-widths for Alameda Boulevard and Signal Avenue (0.9129 AC. ±) as shown.
   d. Grant the necessary public utility, private access, private drainage and public drainage easements as shown.
   e. Vacate the nonspecific easements and/or right-of-ways for road and/or pipeline purposes (water, gas or sewage), telephone and electrical energy as noted, affecting the properties platted hereon, granted by the following documents: Book 124, Page 463 and Book D74, Page 109, records of Bernalillo County, New Mexico by this request (07DRB-70360).
9. The following documents and instruments were used for the performance and preparation of this survey:
   a. Plat of North Albuquerque Acres, Tract 3, Unit 3, filed 09-10-1931, Book D, Page 121, Records of Bernalillo County, New Mexico.
   b. Plat of Tierra Morena, filed 04-22-2005, Book 2005C, Page 125, Records of Bernalillo County, New Mexico.
   c. Plat of Carrington Subdivision, Unit One, filed 08-06-1993, Book 93C, Page 225, Records of Bernalillo County, New Mexico.
   d. Warranty Deed filed 10-09-2002, Book A43, Page 534, Doc. No. 2002130893, Records of Bernalillo County, New Mexico (Lots 5, 6, 7, 25, 26, 27 and 28).
   e. Commitment for Title Insurance File No. 833574-AL01, MLC prepared by First American Title Insurance Company dated May 31, 2006 (Lots 5, 6, 7, 25, 26, 27 and 28).
   f. Warranty Deed filed 09-26-2005, Book A104, Page 654, Doc. No. 2005141049, Records of Bernalillo County, New Mexico (Lot 8).
   g. Title Insurance Policy No. 661342-AL01, MLC prepared by First American Title Insurance Company dated August 17, 2005 (Lot 8).
   h. Boundary and Topographic survey of Lots 25, 26, 27, Block 3, North Albuquerque Acres, Tract 3, Unit 3 prepared by this firm dated May, 2006 (unrecorded).
   i. Boundary and Topographic survey of Lots 5, 6, 7, 8, 25, 26, 27 and 28, Block 4, North Albuquerque Acres, Tract 3, Unit 3 prepared by this firm dated August, 2006 (unrecorded).
10. No property within the area of requested final action 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 the proposed plat.
11. No direct vehicular access to Tract C is permitted from Alameda Boulevard or Tracts A and B. An access easement to Alameda Boulevard shall be granted across Lot 9, Block 4 by separate document.
12. Gross subdivision acreage = 7.9928 acres.
13. Current Zoning of this site is SU-2/O-1 & R-T, based upon review of the City of Albuquerque Zone Atlas.
14. No property within the area of requested final action 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 the proposed plat.

RECORD DRAWING

Sheet 13 of 15 CPN 751983

BOUNDARY TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1338.00'	304.46'	303.81'	S 83°08'26" E	13°02'16"
C2	1338.00'	85.46'	85.45'	S 74°47'31" E	03°39'35"
CL1	1400.00'	389.16'	387.91'	S 81°41'46" E	15°55'36"

EASEMENT TABLES

LINE	DIRECTION	DISTANCE	EASEMENT
E1	S 00°24'26" W	36.02'	5
E2	S 00°24'26" W	27.44'	5
E3	N 00°24'26" E	53.47'	5
E4	S 00°24'26" W	6.01'	5
E5	N 89°37'18" W	33.00'	5
E6	N 00°24'26" E	6.03'	5
E7	S 00°24'26" W	53.00'	5
E8	N 89°38'30" W	38.54'	5
E9	N 02°41'03" E	25.07'	5
E10	N 00°24'26" E	27.46'	5
E11	N 10°41'05" W	42.29'	5
E12	N 00°24'26" E	43.92'	5
E13	S 89°39'34" E	17.68'	5
E14	S 00°24'26" W	13.01'	5
E15	N 00°24'26" E	13.01'	5
E16	S 00°24'26" W	13.00'	5
E17	N 00°24'26" E	13.00'	5
E18	S 89°33'50" E	24.00'	7
E19	N 89°38'30" W	34.73'	7
E20	N 02°41'03" E	25.07'	7

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	EASEMENT
EC1	1338.00'	45.11'	S 88°41'37" E	45.10'	01°55'53"	5
EC2	23.37'	5.81'	S 10°30'24" W	5.80'	14°15'09"	5
EC3	24.50'	38.48'	S 44°35'34" E	34.65'	90°00'00"	5
EC4	8.50'	13.38'	N 44°31'03" W	12.04'	90°10'13"	5
EC5	13.50'	21.20'	S 45°24'08" W	19.09'	89°59'25"	5
EC6	13.50'	21.20'	N 44°35'17" W	19.09'	89°59'25"	5
EC7	8.50'	13.35'	S 45°24'42" W	12.02'	90°00'37"	5
EC8	13.50'	21.21'	S 45°24'21" W	19.09'	90°00'10"	5
EC9	23.50'	13.39'	S 22°34'24" E	13.21'	32°38'22"	5
EC10	23.50'	16.27'	N 20°11'28" E	15.95'	39°40'11"	5
EC11	24.50'	38.48'	N 45°24'26" E	34.65'	90°00'00"	5
EC12	23.37'	20.74'	N 24°36'20" W	20.07'	50°51'17"	5
EC13	13.50'	21.21'	S 44°35'34" E	19.09'	90°00'00"	5
EC14	13.50'	21.21'	S 45°24'26" W	19.09'	90°00'00"	5
EC15	13.50'	21.21'	N 44°35'34" W	19.09'	90°00'00"	5
EC16	13.50'	21.21'	N 45°24'26" E	19.09'	90°00'00"	5
EC17	13.50'	21.21'	S 44°35'34" E	19.09'	90°00'00"	5
EC18	13.50'	21.21'	S 45°24'26" W	19.09'	90°00'00"	5
EC19	13.50'	21.21'	N 44°35'34" W	19.09'	90°00'00"	5
EC20	13.50'	21.21'	N 45°24'26" E	19.09'	90°00'00"	5
EC21	70.00'	89.36'	N 38°25'29" W	83.41'	73°08'25"	6
EC22	1338.00'	60.53'	S 74°15'29" E	60.52'	02°35'31"	6
EC23	25.00'	13.04'	S 21°11'45" E	12.89'	29°52'55"	7
EC24	25.00'	16.07'	N 18°49'04" E	15.79'	36°49'27"	7

KEYED NOTES

EXISTING EASEMENT

① APPROXIMATE LOCATION OF A PRIVATE DRAINAGE EASEMENT SERVING FORMER LOTS 29-32, BLOCK 4, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, NOW PLATTED AS LOTS 1-20, TIERRA MORENA, GRANTED BY DOCUMENT FILED 06-09-2004, BOOK A79, PAGE 278, DOC. #2004080490, RECORDS OF BERNALILLO COUNTY,

VACATED EASEMENTS

② THE NONSPECIFIC EASEMENTS AND/OR RIGHT-OF-WAYS FOR ROAD AND/OR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY AFFECTING THE PROPERTIES PLATTED HEREON, GRANTED BY THE FOLLOWING DOCUMENTS: BOOK 124, PAGE 463, (LOTS 6 & 7, BLOCK 4) BOOK D74, PAGE 109, (LOT 8, BLOCK 4), RECORDS OF BERNALILLO COUNTY, NEW MEXICO VACATED BY 07DRB-70360

③ TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 08-26-2005, BOOK A102, PAGE 4978, DOC. #2005125347, RECORDS OF BERNALILLO COUNTY, NEW MEXICO VACATED BY 07DRB-70360

NEW EASEMENTS

④ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT

⑤ PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT 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

⑥ PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE THE CITY OF ALBUQUERQUE

⑦ PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT 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

ACCESS CONTROL

⑧ DIRECT VEHICULAR ACCESS TO TRACT C IS NOT PERMITTED FROM ALAMEDA BOULEVARD N.E. OR FROM TRACTS A AND B, HOPE PLAZA. ACCESS EASEMENT TO ALAMEDA BOULEVARD N.E. SHALL BE GRANTED ACROSS LOT 9, BLOCK 4, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 BY SEPARATE DOCUMENT.

EASEMENT - OFFSITE

⑨ PUBLIC ROADWAY EASEMENT GRANTED BY PLAT 2007C-111

⑩ PUBLIC ROADWAY EASEMENT GRANTED BY PLAT 2007C-111

MONUMENTS

Ⓐ FOUND #4 REBAR W/CAP STAMPED "NMPS 8127", TAGGED W/WASHER STAMPED "NMPS 11184"
Ⓑ FOUND #4 REBAR, NO I.D., TAGGED W/WASHER STAMPED "NMPS 11184"
Ⓒ FOUND 1" REBAR, NO I.D., TAGGED W/WASHER STAMPED "NMPS 11184"
Ⓓ FOUND #5 REBAR W/CAP STAMPED "LS 7719, TAGGED W/WASHER STAMPED "NMPS 11184"
Ⓔ FOUND #5 REBAR, NO I.D., (USED FOR NORTH R.O.W. LINE ONLY)
Ⓕ FOUND ALUMINUM CAP STAMPED "PLS 4972"
Ⓖ FOUND #5 REBAR W/CAP STAMPED "LS 9801", TAGGED W/WASHER STAMPED "NMPS 11184"
Ⓗ SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
Ⓙ SET P.K. NAIL W/WASHER STAMPED "NMPS 11184" ON TOP OF WALL
Ⓚ FOUND AMAFCA BRASS CAP
Ⓛ SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

HIGH MESA Consulting Group
FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com
JOB #2006.047.4 PLAT

SP #2007401039

PLAT OF

TRACTS A, B AND C, HOPE PLAZA

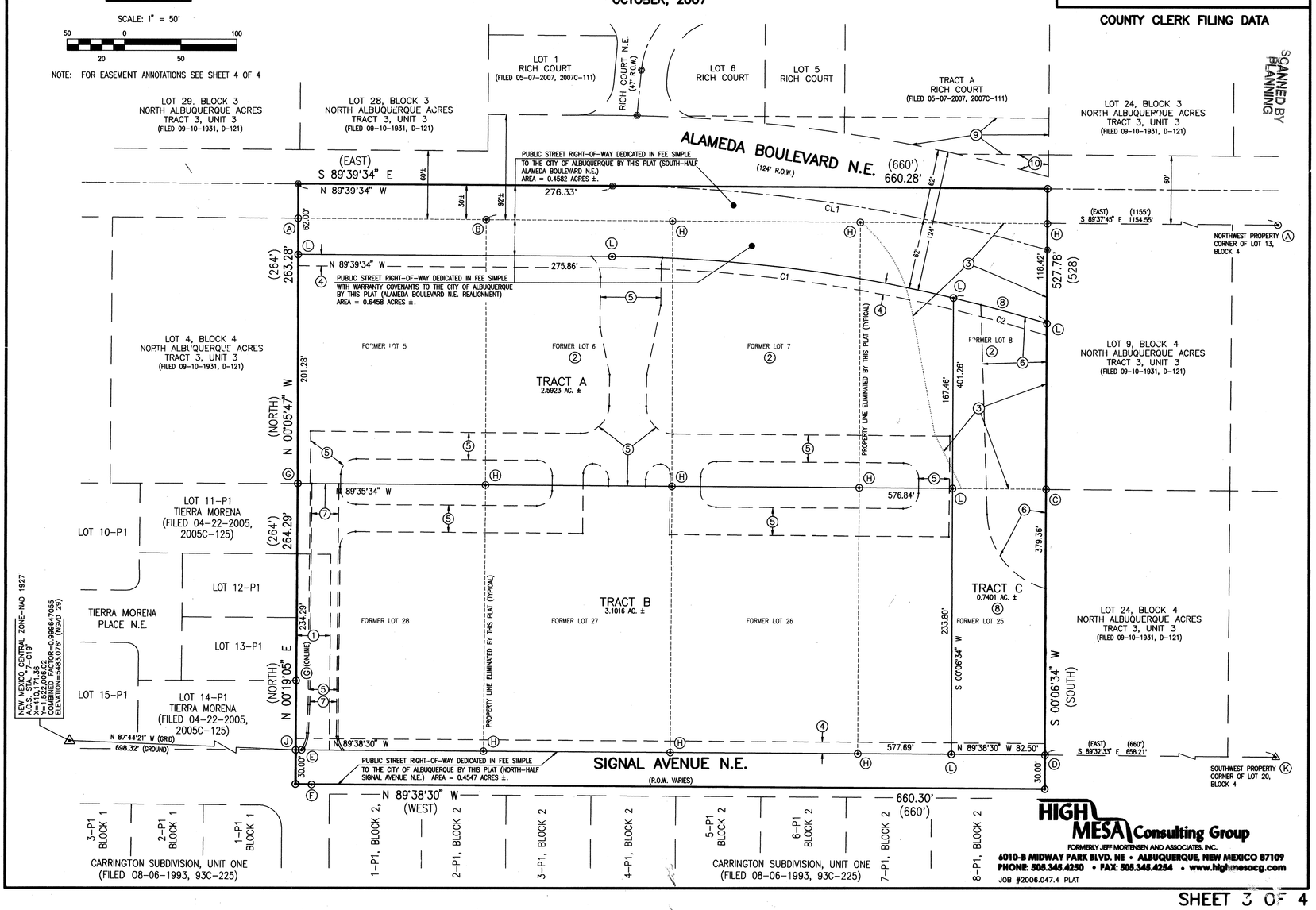
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2007

DOC# 2008002898
01/09/2008 12:31 PM Page: 3 of 4
PLAT R:322.00 B: 2006C P: 0006 M Toulouse, Bernalillo County

COUNTY CLERK FILING DATA

SCANNED BY PLANNING



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SHEET 3 OF 4

SP #2007401039

EASEMENT DIAGRAM

TRACTS A, B AND C, HOPE PLAZA

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

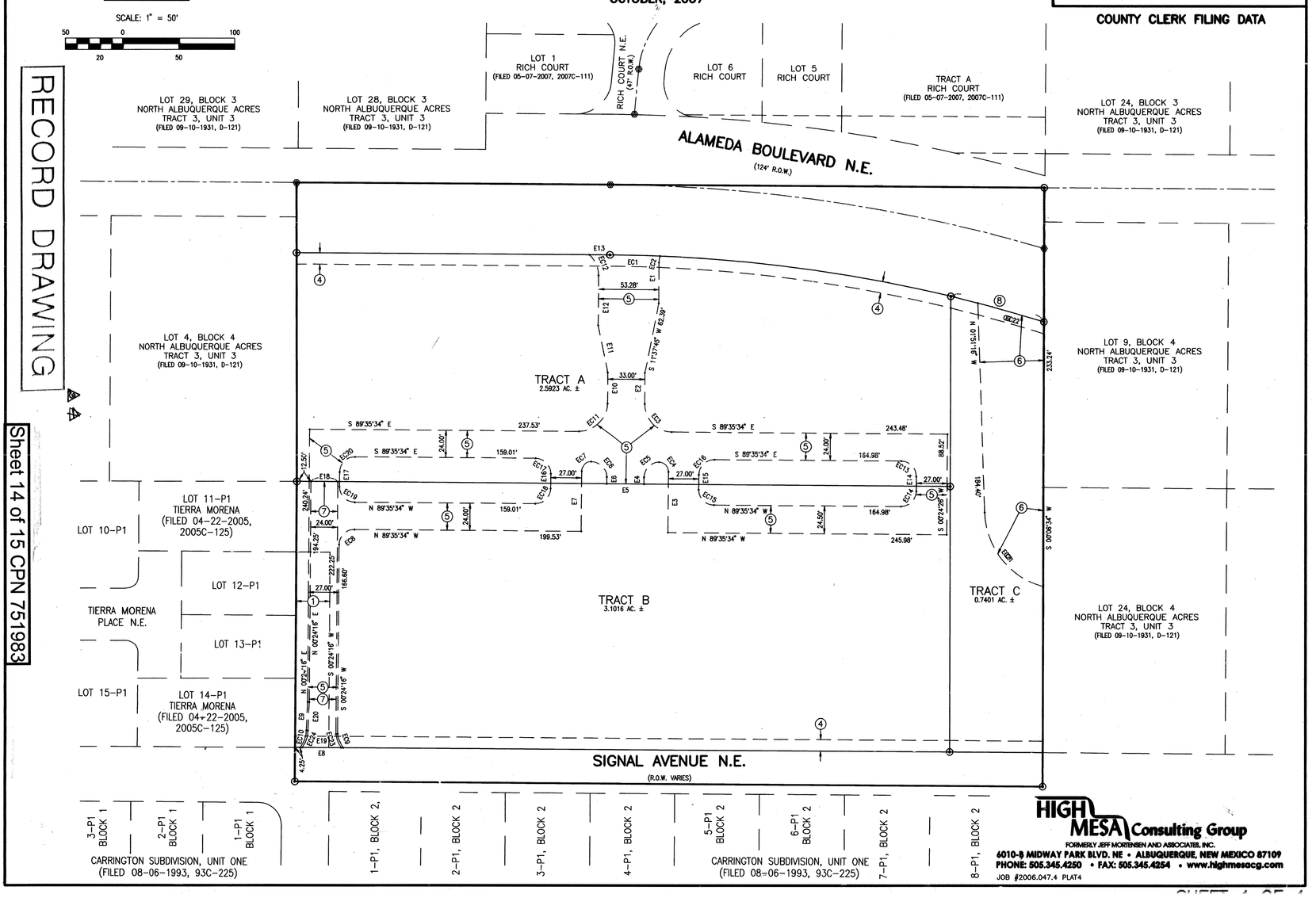
OCTOBER, 2007

DOC# 2008002898
01/09/2008 12:31 PM Page: 4 of 4
PLAT R:322.00 B: 2006C P: 0006 M Toulouse, Bernalillo County

COUNTY CLERK FILING DATA

RECORD DRAWING

Sheet 14 of 15 CPN 751983



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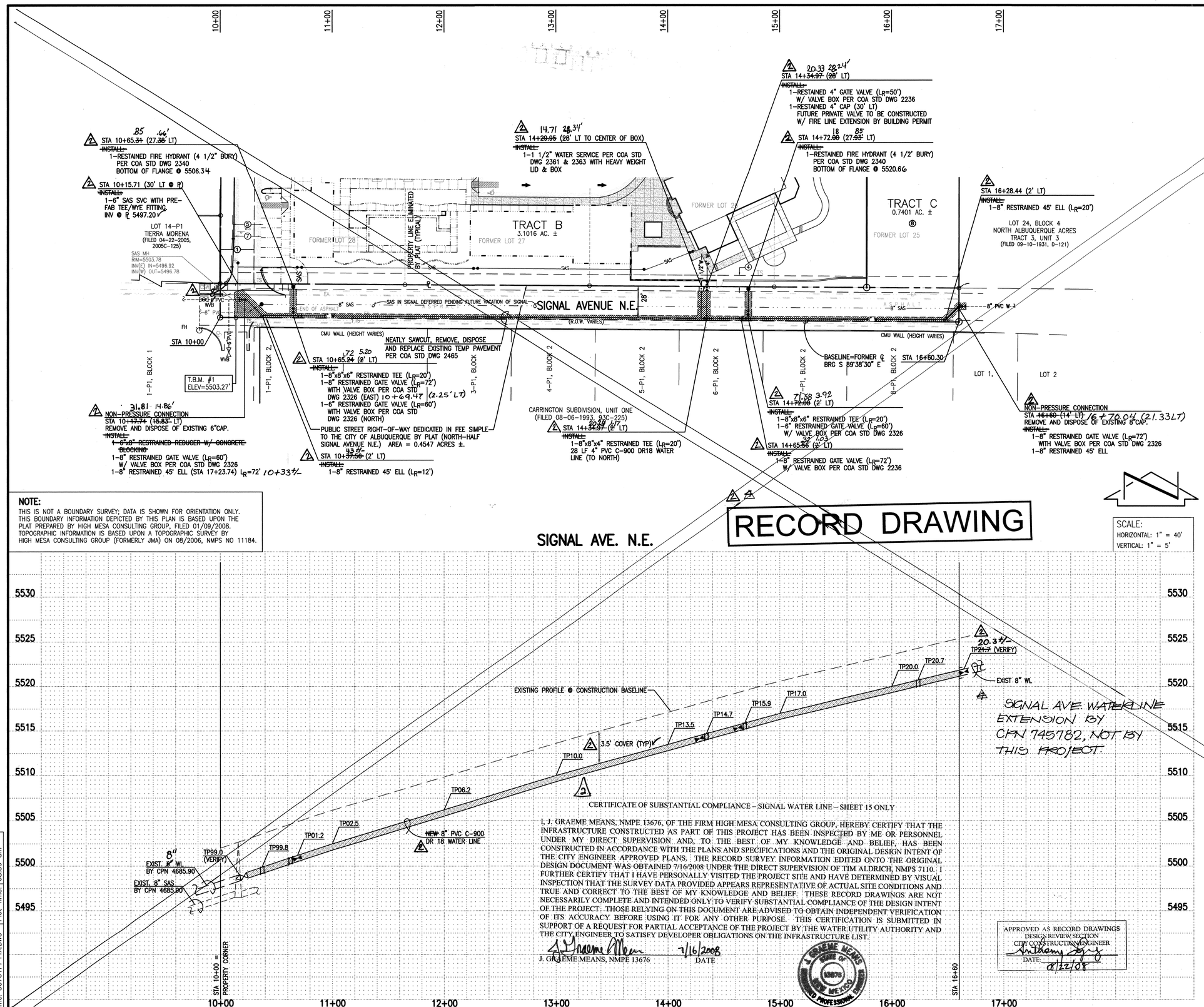
JOB #2006.047.4 PLAT4

SHEET 4 OF 4

SCANNED BY PLANNING



NOTE:

THIS IS NOT A BOUNDARY SURVEY; DATA IS SHOWN FOR ORIENTATION ONLY. THIS BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON THE PLAT PREPARED BY HIGH MESA CONSULTING GROUP, FILED 01/09/2008. TOPOGRAPHIC INFORMATION IS BASED UPON A TOPOGRAPHIC SURVEY BY HIGH MESA CONSULTING GROUP (FORMERLY JMA) ON 08/2006, NMPS NO 11184.

WATER LINE CONSTRUCTION NOTES:

1. ALL STATIONING IS BASED ON STREET CENTERLINE UNLESS INDICATED OTHERWISE.
2. FOR ALL LINES 12" AND SMALLER, WATER MAIN SHALL BE PVC C-900 DR18 PIPE OR AS APPROVED BY ABCWUA. DUCTILE IRON IS AN ACCEPTABLE PIPE MATERIAL IN LIEU OF PVC.
3. FOR ALL LINES 14" AND LARGER, WATER MAIN SHALL BE DUCTILE IRON OR PVC C-905 OR AS APPROVED BY ABCWUA. CONCRETE CYLINDER IS AN ACCEPTABLE PIPE MATERIAL IN LIEU OF DUCTILE IRON.
4. WATER LINE SHALL HAVE A MINIMUM COVER OF 3'-0" (FINISHED GRADE TO TOP OF PIPE) FOR ALL LINES 12" OR SMALLER; 4'-0" MINIMUM COVER FOR LINES 14" OR LARGER. EXTRA DEPTH TRENCHING, IF REQUIRED, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
5. ELECTRONIC MARKER DISCS (EMD) SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION, SECTION 170.
6. IN ACCORDANCE WITH SECTION 801 OF THE "STANDARD SPECIFICATIONS", METALIZED DETECTABLE WARNING TAPE SHALL BE INSTALLED 18" ABOVE ALL PVC PIPE INSTALLED ON THIS PROJECT.
7. VALVE STEM AND FIRE HYDRANT EXTENSIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE COST OF EACH EXTENSION SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION THEREFORE NO SEPARATE PAYMENT WILL BE MADE.
8. JOINT RESTRAINT SHALL BE CONSIDERED INCIDENTAL TO WATER LINE CONSTRUCTION THEREFORE NO SEPARATE PAYMENT WILL BE MADE.
9. JOINT RESTRAINT SHALL BE PROVIDED ON ALL JOINTS OF FIRE HYDRANT LEGS FROM TEE TO FIRE HYDRANT INCLUDING THE TEE AND FIRE HYDRANT.
10. FOR THE PURPOSES OF THIS PROJECT, ALL RESTRAINED JOINTS AND JOINT RESTRAINT SHALL BE MECHANICALLY RESTRAINED. JOINT RESTRAINT LENGTHS SPECIFIED HEREON ARE THE LENGTHS TO BE RESTRAINED EACH SIDE OF THE FITTING.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING APPROPRIATE MEANS AND METHODS TO EXCAVATE AND TRENCH AND INSTALL PIPE SO AS TO NOT EXCEED RIGHT-OF-WAY OR EASEMENT LIMITS, AND SO AS NOT TO INTERFERE WITH OTHER UTILITIES. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, SUPPORTING AND REPLACING, IF DAMAGED, ALL OTHER UTILITIES ENCOUNTERED DURING CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
13. WHERE WATER AND SANITARY SEWER LINES CROSS, THE SANITARY SEWER LINE SHALL BE INSTALLED AS PRESSURE PIPE BETWEEN MANHOLES IF 18 INCHES OF VERTICAL SEPARATION DOES NOT EXIST.
14. ALL FIRE HYDRANTS SHALL BE SECURELY WRAPPED IN BLACK PLASTIC UNTIL SUCH TIME AS THE NEW WATER LINE IS PUT INTO SERVICE BY ABCWUA PERSONNEL.

KEYED NOTES

EXISTING EASEMENT

(1) APPROXIMATE LOCATION OF A PRIVATE DRAINAGE EASEMENT SERVING FORMER LOTS 29-32, BLOCK 4, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, NOW PLATTED AS LOTS 1-20, TIERRA MORENA, GRANTED BY DOCUMENT FILED 06-09-2004, BOOK A79, PAGE 278, DOC. #2004080490, RECORDS OF BERNALILLO COUNTY,

NEW EASEMENTS

(4) 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2008C-6

(5) PRIVATE ACCESS EASEMENT GRANTED BY PLAT 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.

(7) PRIVATE DRAINAGE EASEMENT GRANTED BY PLAT 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.

ACCESS CONTROL

(8) DIRECT VEHICULAR ACCESS TO TRACT C IS NOT PERMITTED FROM ALAMEDA BOULEVARD N.E. OR FROM TRACTS A AND B, HOPE PLAZA. ACCESS EASEMENT TO ALAMEDA BOULEVARD N.E. SHALL BE GRANTED ACROSS LOT 9, BLOCK 4, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 BY SEPARATE DOCUMENT.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE – SIGNAL WATER LINE – SHEET 15 ONLY

I, J. GRAEME MEANS, NMPE 13676, OF THE FIRM HIGH MESA CONSULTING GROUP, HEREBY CERTIFY THAT THE INFRASTRUCTURE CONSTRUCTED AS PART OF THIS PROJECT HAS BEEN INSPECTED BY ME OR PERSONNEL UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE ORIGINAL DESIGN INTENT OF THE CITY ENGINEER APPROVED PLANS. THE RECORD SURVEY INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT WAS OBTAINED 7/16/2008 UNDER THE DIRECT SUPERVISION OF TIM ALDRICH, NMPS 7110. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED APPEARS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THESE RECORD DRAWINGS ARE NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE DESIGN INTENT OF THE PROJECT. THOSE RELYING ON THIS DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PARTIAL ACCEPTANCE OF THE PROJECT BY THE WATER UTILITY AUTHORITY AND THE CITY ENGINEER TO SATISFY DEVELOPER OBLIGATIONS ON THE INFRASTRUCTURE LIST.

J. Graeme Means 7/16/2008
J. GRAEME MEANS, NMPE 13676 — DATE

J. GRAEME MEANS STATE OF NEW MEXICO 13676 REGISTERED PROFESSIONAL ENGINEER

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
Anthony Sony
DATE: 8/22/08

AS BUILT INFORMATION
CONTRACTOR: Sundance Mechanical Utility
WORK STAKED BY: Paulsen Land Surveying DATE 06-08
INSPECTOR'S FIELD REPORT: MDS DATE 07-08
FIELD VERIFICATION BY: Alderete Inspections DATE 07-08
DRAWINGS CORRECTED BY: HMCG DATE 07-08
MICRO-FILM INFORMATION
RECORDED BY: DATE:
NO.:

BENCH MARKS
ACS 1 3/4" ALUMINUM DISK STAMPED, "ACS BM, 11-C19", EPOXIED TO TOP OF CONCRETE CURB, NNW RETURN OF BARSTOW ST. AND OAKLAND AVE. N.E.
ELEVATION = 5480.974 FEET (NGVD 1929)
T.B.M. #1
ALUMINUM CAP STAMPED, "PLS#4972", LOCATED AT THE S.W. CORNER OF SITE.
ELEVATION = 5503.27 FEET (NGVD 1929)

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE
2006.047.1	JMA	08-2006

ENGINEER'S SEAL
J. GRAEME MEANS NEW MEXICO 13676 REGISTERED PROFESSIONAL ENGINEER
8/08/15

NO.	DATE	REMARKS	BY
		Revisions	
1	05/08	ADDED SHEET	G.M.
2	07/08	Record Drawing Certification	G.M.
3	12/10	RECORD DRAWING	

DESIGN

			Date
Designed By	G.M.		02-08
Drawn By	C.F.A./B.L.E.		02-08
Checked By	G.M.		02-08

HIGH MESA Consulting Group
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~~2005.070.1~~ 2010.035.1

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **SIGNAL AVENUE NE WATER LINE EXTENSION**
PUBLIC WATER LINE PLAN AND PROFILE STA 10+00 TO STA 16+60.22
RICH COURT

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JUN 02 2008 DESIGN REVIEW COMMITTEE	APPROVED JUN 02 2008 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
751983	C-20	15	15

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Plot Date: 05-07-2008
Plot Time: 08:39 am