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26-7732-12-2010

SCANNED BY
PLANNING

PUBLIC IMPROVEMENT PLANS FOR HUBBELL HEIGHTS ALBUQUERQUE, NEW MEXICO

SEPTEMBER 2008

PREPARED FOR:
CHRIS CHRONIS
5825 CENTRAL AVE NW
ALBUQUERQUE, NM 87105

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

INDEX TO DRAWINGS

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8	65TH STREET
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CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Genevieve L. Donart of the firm of Isaacson & Arfman, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction and survey information provided by Russ P. Hugg of the firm Surv-Tek, Inc. NMPS #9750.

Genevieve L. Donart
Genevieve L. Donart
NMPE #15088

SURVEYORS CERTIFICATION

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

Russ P. Hugg
NMPS No. 9750

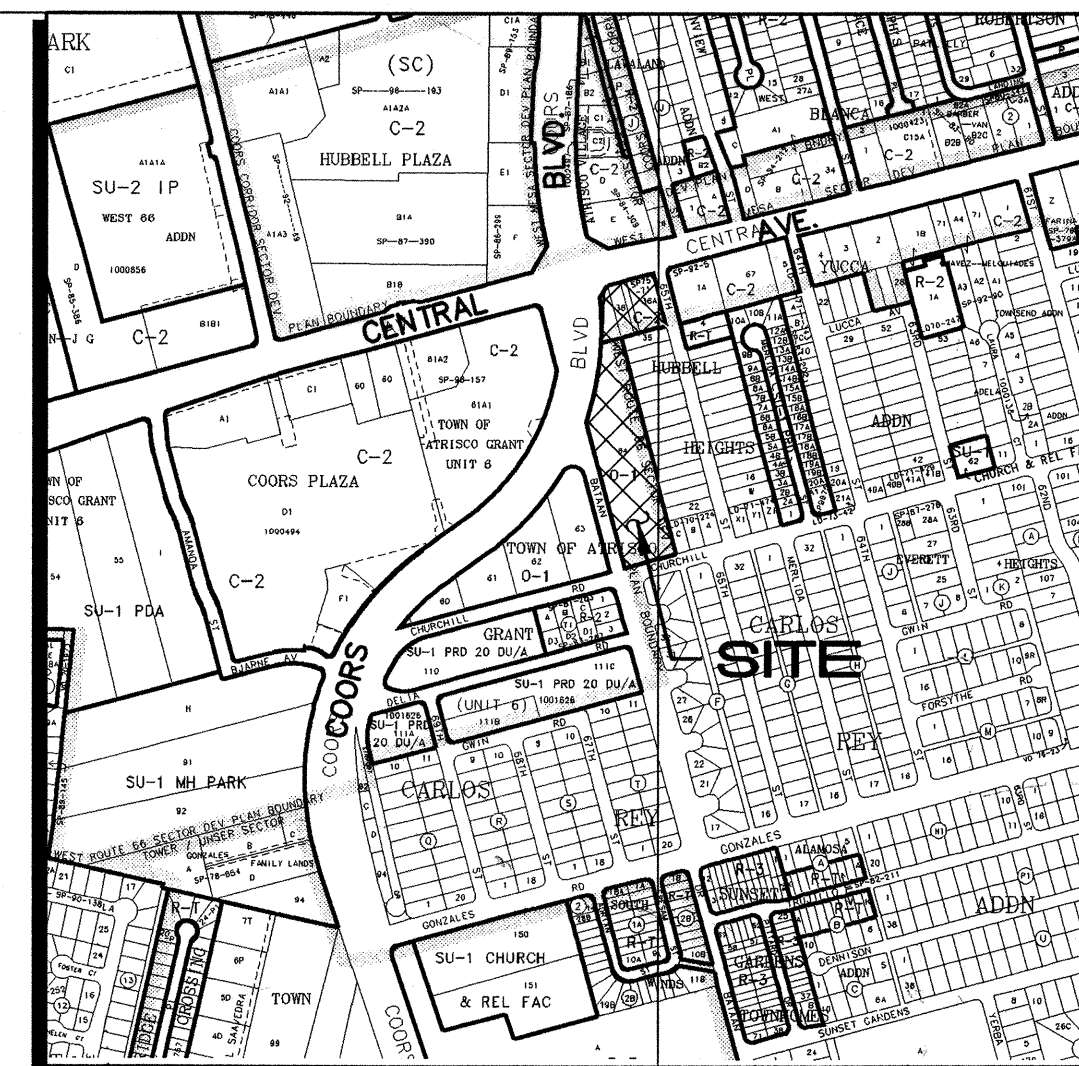
8.11.2010

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 10/22/2010



GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE NO. 7, INCLUDING AMENDMENT 1.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, NM ONE CALL SYSTEMS, INC. @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 7.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- TRAFFIC CONTROL: SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTIONS 304.1.1 AND 304.1.2 AND STANDARD DRAWING NUMBERS 2-116 AND 2-118. (SUPPLEMENTAL SPECIFICATIONS)
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 DR18 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
- ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS UPDATE #7.
- PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR, THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- WARNING--EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
- ANY WORK OCCURRING WITHIN A FULLY DEVELOPED ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, BUT NOT LIMITED TO, HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.
- TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.
- PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7.
- ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE EXECUTION OF THE WATER VALVE SHUT-OFF PLAN WITH THE WATER AUTHORITY. ALL WATER VALVES TO BE SHUT-OFF WILL BE OPERATED BY THE WATER AUTHORITY. CONTRACTOR SHALL NOTIFY WATER AUTHORITY AT 857-8200 TWENTY FOUR (24) HOURS PRIOR TO WATERLINE CONSTRUCTION AND SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT EXISTING PUBLIC WATER FACILITIES IN COMPLIANCE WITH SECTION 18 OF THE STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.
- THE CONTRACTOR SHALL NOTIFY THE ALBUQUERQUE TRAFFIC CONTROL ENGINEERING DIVISION THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK THAT REMOVES, RELOCATES, OR REINSTALLS ANY EXISTING REGULATORY SIGNS.

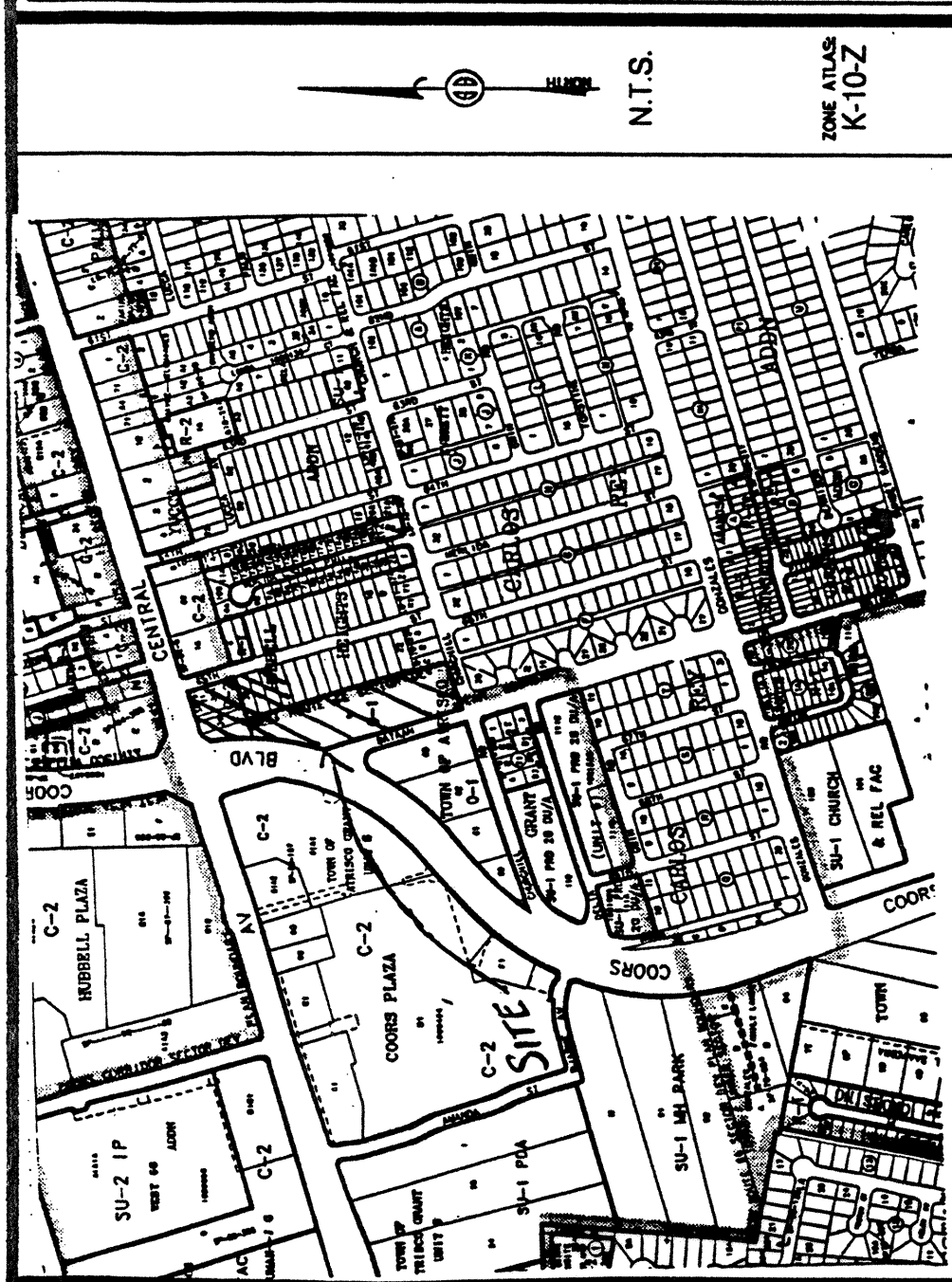


K-10 & K-11

VICINITY MAP

1"=750'±

TALDS Log # 2007-3434-61



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON A CONTROL MONUMENT 5-K10 AND 3-K10, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENT PLATS (1) PER THE PLAT OF HUBBELL HEIGHTS, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JANUARY 14, 1946 IN Volume C1, FOLIO 11.
6. GROSS AREA: 5.5550 ACRES
7. NUMBER OF EXISTING TRACTS/LOTS: 1 TRACT/7 LOTS
8. NUMBER OF TRACTS/LOTS CREATED: 3 TRACTS/2 LOTS
9. PROPERTY IS ZONED C-2 AND O-1.
10. PROPERTY IS SUBJECT TO A RECIPROCAL PRIVATE CROSS-LOT ACCESS, DRAINAGE AND PARKING EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACTS 1, 2 AND 3 AND LOTS 30, 31, 35-A AND 38-A. SAID EASEMENT IS TO BE MAINTAINED BY SAID TRACT OWNERS.
11. NO PROPERTY WITHIN THE AREA OF THIS PLAT ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT THAT RESTRICTS OR LIMITS THE USE OF THE PROPERTY OR THAT PREVENTS THE ERECTION OF THE LOTS OR THAT PREVENTS THE INSTALLATION OF BULLDOGS OR OTHER STRUCTURES. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

LEGAL DESCRIPTION
A certain tract of land being and comprised of Lots numbered Thirty-two (32), Thirty-three (33), Thirty-four (34), Thirty-five (35), Thirty-eight (38) and the western thirty-five feet (W. 35') of Lot Thirty-seven (37) in Hubbell Heights Addition, as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on January 14, 1946 in Volume C1, folio 11;
TOGETHER WITH Lot numbered Thirty-six-A (36-A) in Hubbell Heights Addition, as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on April 17, 1975 in Volume C1, folio 11;
TOGETHER WITH Tract Sixty-four (64) in Unit No. 6 on Sheet No. 2 of said showing a Portion of Tracts Allocated from the Town of Atrisco Grant filed in the office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944; LESS AND EXCEPTING therefrom that portion of Tract 64 condemned by the City of Albuquerque for right-of-way for the North-South Coors Connection in District Court Case No. CV95-07248, judgement filed in the office of the County Clerk of Bernalillo County, New Mexico on March 4, 1988 in Book Misc. 904A, page 960 as Document No. 8819003, records of Bernalillo County, New Mexico, and being more particularly described as follows:
BEGINNING at the Northeast corner of said tract being the Northeast corner of said Lot 36-A, being a point of intersection of the South right-of-way of Central Avenue and the West right-of-way of 65th Street SW, thence from said point of beginning running along said West right-of-way of 65th Street SW S 14° 57' 29" E, 400.00 feet, thence bearing S 75° 02' 31" W, 209.86 feet to the Southwest corner of said tract, being a point of intersection with the East right-of-way of Bataan Drive SW, thence running along said East right-of-way N 14° 57' 29" W, 575.34 feet to a point of intersection with the East right-of-way of Coors Boulevard SW, thence running along said East right-of-way along a curve to the left having a central angle of 25° 34' 14", with a radius of 1032.93 feet, a distance of 460.98 feet (chord bearing N 06° 26' 03" E, 457.17 feet to the Northwest corner of said tract, thence N 34° 42' 51" E, 56.54 feet to a point on the South right-of-way of Central Avenue, thence running along said South right-of-way N 75° 02' 31" E, 185.00 feet to the point of beginning and containing 5.5550 acres, more or less.

FREE CONSENT

THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME, WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: Christopher Chronis, Owner, Chronis Development, LLC DATE: 9/20/07
OWNER(S) NAME: Christopher Chronis, Owner, Chronis Development, LLC
ADDRESS: 11224 N. 11th St., N. 11th St. & N. 11th St. & N. 11th St.
ACKNOWLEDGMENT: arish Amato
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
NOTARY PUBLIC
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF SEPTEMBER, 2007.
BY: Christopher Chronis, Owner, Chronis Development, LLC
MY COMMISSION EXPIRES: 9/10/10

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FITTINGS, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
3. OWNERS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND FIBER OPTICS AND CABLES.
4. REARER CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE 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, REPAIR, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA OR EASEMENTS 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. THE ERECTION OF ANY STRUCTURE OR CONSTRUCTION OF ANY POOL, DECKING, OR ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

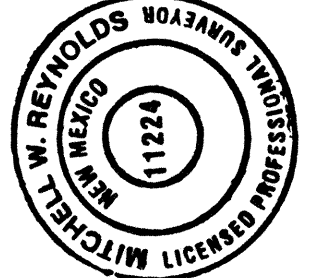
PNM ELECTRIC AND GAS SERVICES EASEMENT RELEASE APPROVAL

PNM Electric and Gas Services does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, right of document) shown to be located on this plat.

PNM ELECTRIC AND GAS SERVICES

By: _____
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS
The foregoing instrument was acknowledged before me this _____ day of _____, 2007.

Notary Public
My commission expires: _____



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102
PHONE: (505) 998-0303
FAX: (505) 998-0306

TION R2E SEC. 22

PROJECT NO. 0507PB02

Mitchell W. Reynolds 09-20-07
Date
Mitchell W. Reynolds
New Mexico Professional Surveyor, 8888

PLAT OF
LOTS 35-A & 38-A & TRACTS 1, 2 & 3
HUBBELL HEIGHTS ADDITION
PROJECTED SECTION 22, T. 10 N., R. 2 E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2007
SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE ONE (1) EXISTING TRACT AND SEVEN (7) EXISTING LOTS INTO TWO (2) NEW LOTS AND THREE (3) NEW TRACTS OF LAND, TO DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY AS SHOWN AND TO VACATE A UTILITY EASEMENT AS SHOWN.

CITY APPROVALS: PROJECT NO. 1005535 APPLICATION NO. 08-268-72003
08-268-72003

Mitchell W. Reynolds 9-20-07
CITY SURVEYOR
DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
DATE

PARKS & RECREATION DEPARTMENT
DATE

A.B.C.W.U.A.
DATE

A.M.A.F.C.A.
DATE

CITY ENGINEER
DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT
DATE

REAL PROPERTY DIVISION
DATE

ENVIRONMENTAL HEALTH DEPARTMENT
DATE

UTILITY APPROVALS
DATE

P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES
DATE

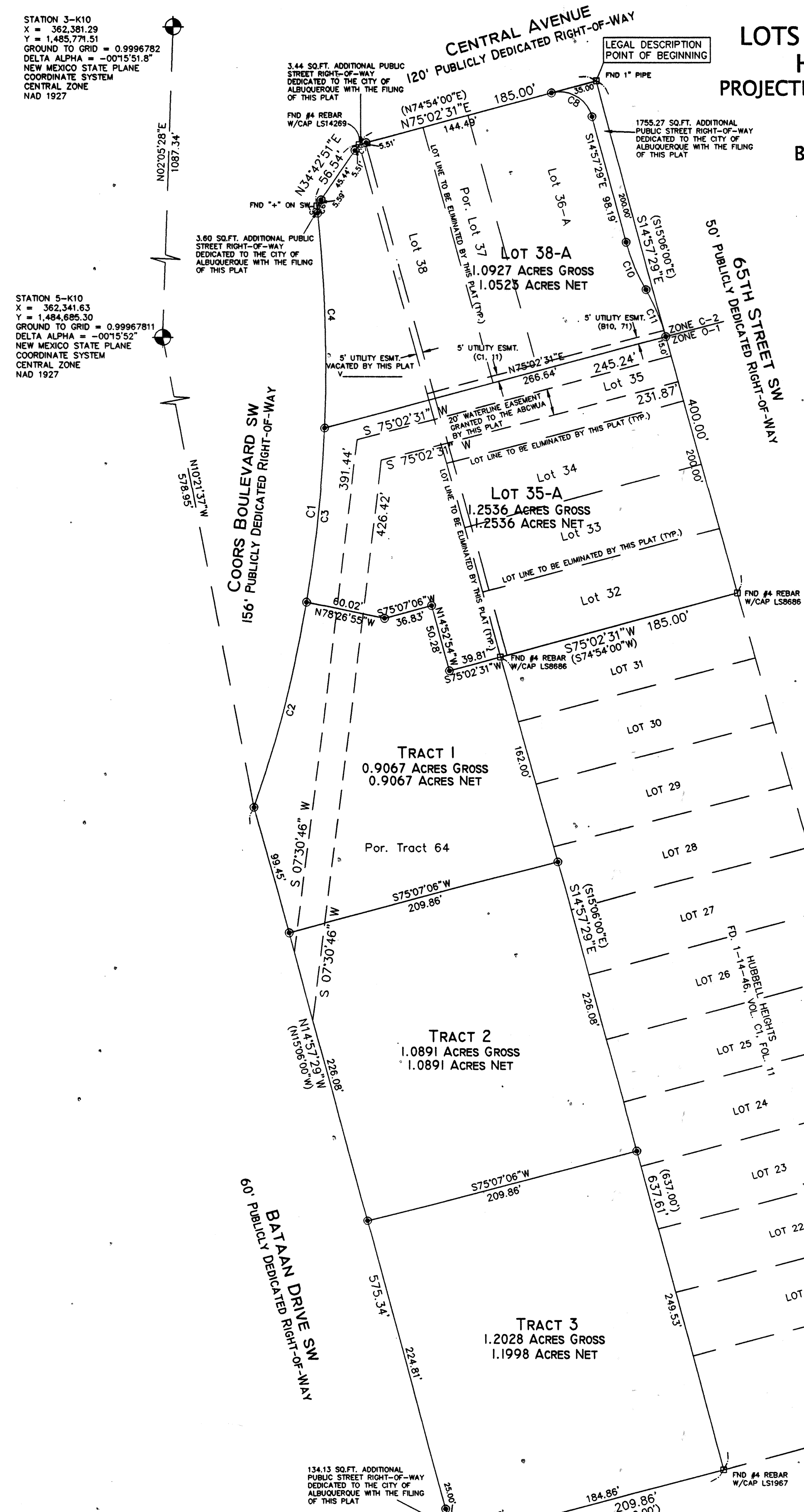
QWEST TELECOMMUNICATIONS
DATE

COMCAST CABLE
DATE

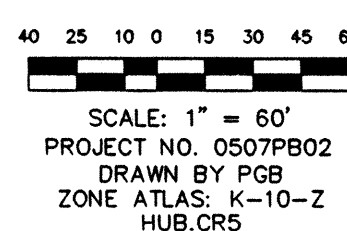
SURVEYORS CERTIFICATION

I, Mitchell W. Reynolds, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the minimum Standards and Surveys of the State of New Mexico and is true and correct to the best of my knowledge and belief.

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1032.93'	460.99'	25°34'14"	N06°26'03"E	457.17'
C2	1032.93'	160.86'	8°54'41"	N14°45'50"E	160.48'
C3	1032.93'	132.25'	7°20'10"	N06°38'24"E	132.16'
C4	1032.93'	168.08'	9°19'23"	N01°41'22"W	167.89'
C5	1032.93'	5.55'	0°18'29"	N06°11'49"W	5.55'
C6	15.00'	10.67'	40°45'26"	S14°20'08"W	10.45'
C7	15.00'	10.56'	40°19'40"	N54°52'41"E	10.34'
C8	25.00'	39.27'	90°00'00"	N59°57'29"W	35.36'
C9	25.00'	39.27'	90°00'00"	S59°57'29"E	35.36'
C10	150.00'	38.84'	14°50'09"	S22°22'33"E	38.73'
C11	150.00'	38.84'	14°50'09"	S22°22'33"E	38.73'



PLAT OF
LOTS 35-A & 38-A & TRACTS 1, 2 & 3
HUBBELL HEIGHTS ADDITION
PROJECTED SECTION 22, T. 10 N., R. 2 E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2007
SHEET 2 OF 2



- MONUMENT LEGEND**
- ◆ - FOUND CONTROL STATION AS NOTED
 - - FOUND MONUMENT AS NOTED
 - - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "NWR 11224" UNLESS OTHERWISE NOTED

SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 998-0303
FAX: (505) 998-0306

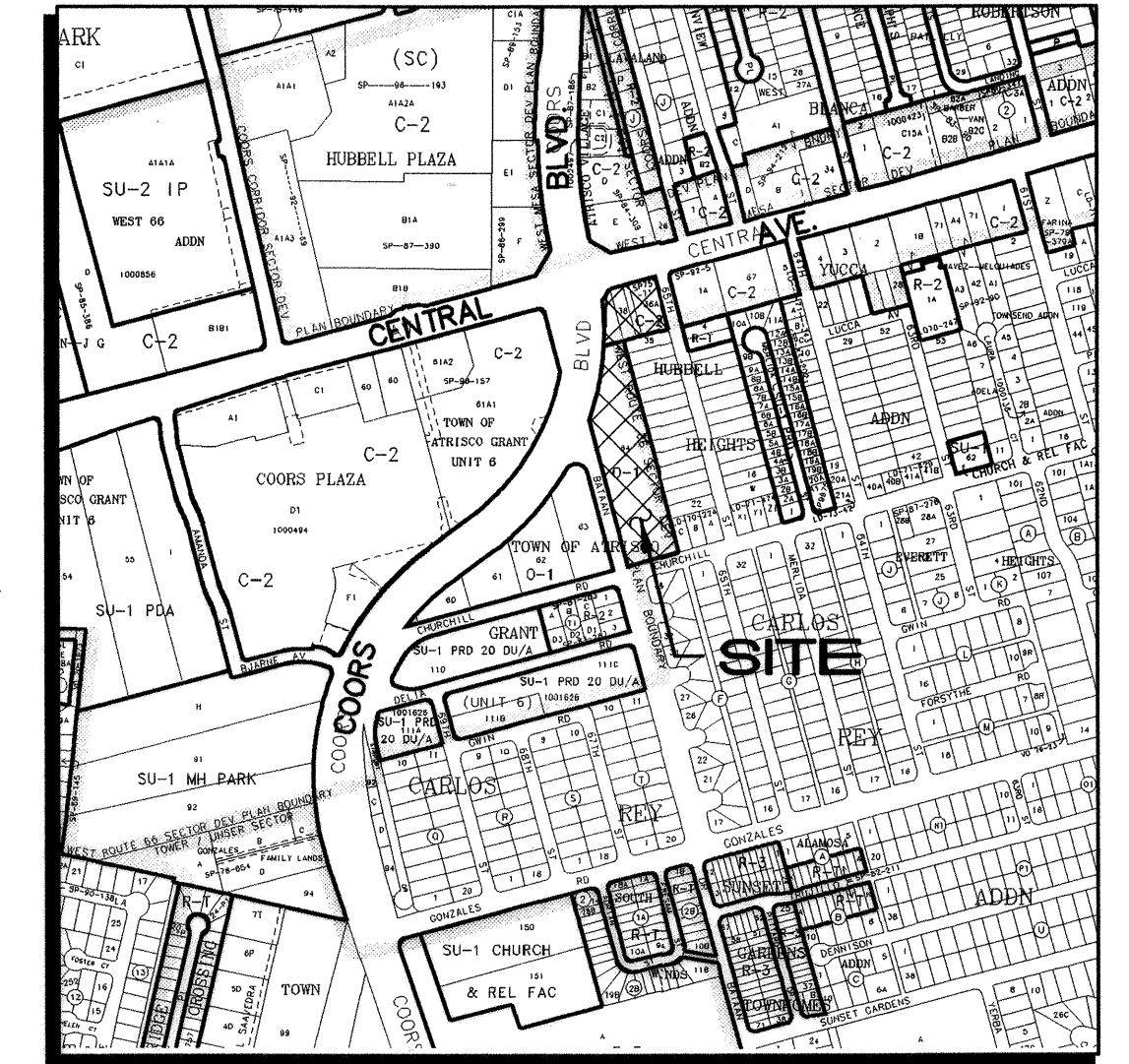
TION R2E SEC. 22

FOR INFORMATION ONLY

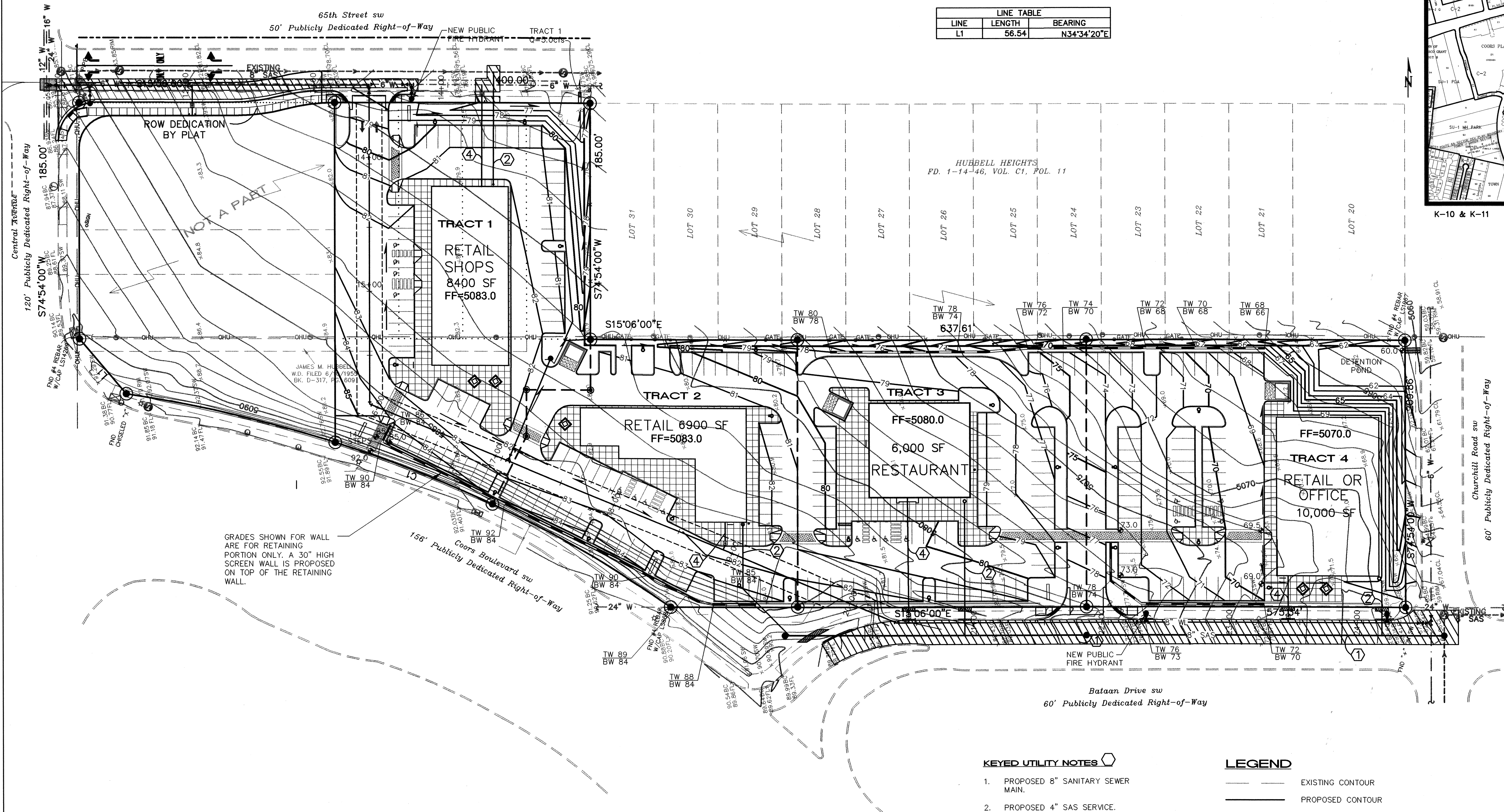
SHEET 2 OF 9

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1032.93'	460.99'	25°34'14"	N06°17'32"E	457.17'

LINE TABLE		
LINE	LENGTH	BEARING
L1	56.54	N34°34'20"E



K-10 & K-11
VICINITY MAP
1"=750'±



GRADES SHOWN FOR WALL
PORTION ONLY. A 30" HIGH
SCREEN WALL IS PROPOSED
ON TOP OF THE RETAINING
WALL.

DRAINAGE DISCUSSION:

SITE AREA: 4.44 ACRES ZONE: 1
THE SITE IS VACANT COMPACTED EARTH AND GRAVEL.
TRACT 1 (1.25 ACRES) PRESENTLY DRAINS TO 65TH ST SW.
TRACTS 2-4 (0.90, 1.09, & 1.20 ACRES) DRAIN TO CHURCHILL RD SW. CROSS-LOT
ACCESS & DRAINAGE EASEMENTS ARE PROPOSED

EXISTING HYDROLOGY:

75% A, 5% B, & 20% C
 $Q=(4.44 \text{ Ac})(1.64 \text{ cfs/Ac})= 7.3 \text{ cfs}$

PROPOSED HYDROLOGY: FOUR BUILDINGS ARE PROPOSED AS SHOWN ALONG WITH
ASSOCIATED PARKING & LANDSCAPING. TRACT 1 WILL CONTINUE TO DRAIN TO 65TH
ST SW, WHILE TRACTS 2-4 WILL DISCHARGE TO CHURCHILL RD SW.

LAND TREATMENT:

TRACT 1: 8% B, 12% C, & 80% D
 $Q=(1.25)(4.00)= 5.0 \text{ cfs (TO 65TH ST SW)}$

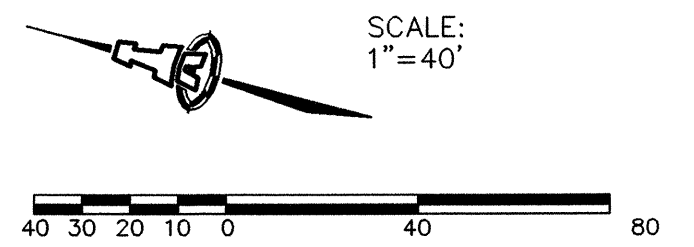
TRACT 2-4: 10% B, 10% C, & 80% D
 $Q=(3.19)(3.99)= 12.7 \text{ cfs}$

KEYED UTILITY NOTES

1. PROPOSED 8" SANITARY SEWER
MAIN.
2. PROPOSED 4" SAS SERVICE.
3. PROPOSED PUBLIC FIRE
HYDRANT.
4. PROPOSED WATER
SERVICE/METER.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FINISH FLOOR ELEVATION
- SIDEWALK CULVERT
- TOP OF CURB ELEVATION
- FLOWLINE
- TOP OF WALL ELEVATION
- BOTTOM OF
- SINGLE WATER METER & BOX
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING



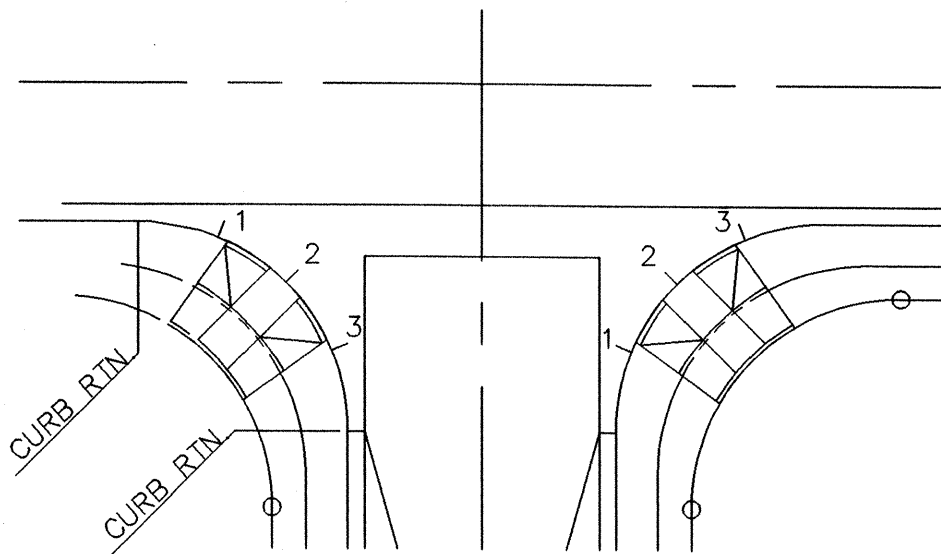
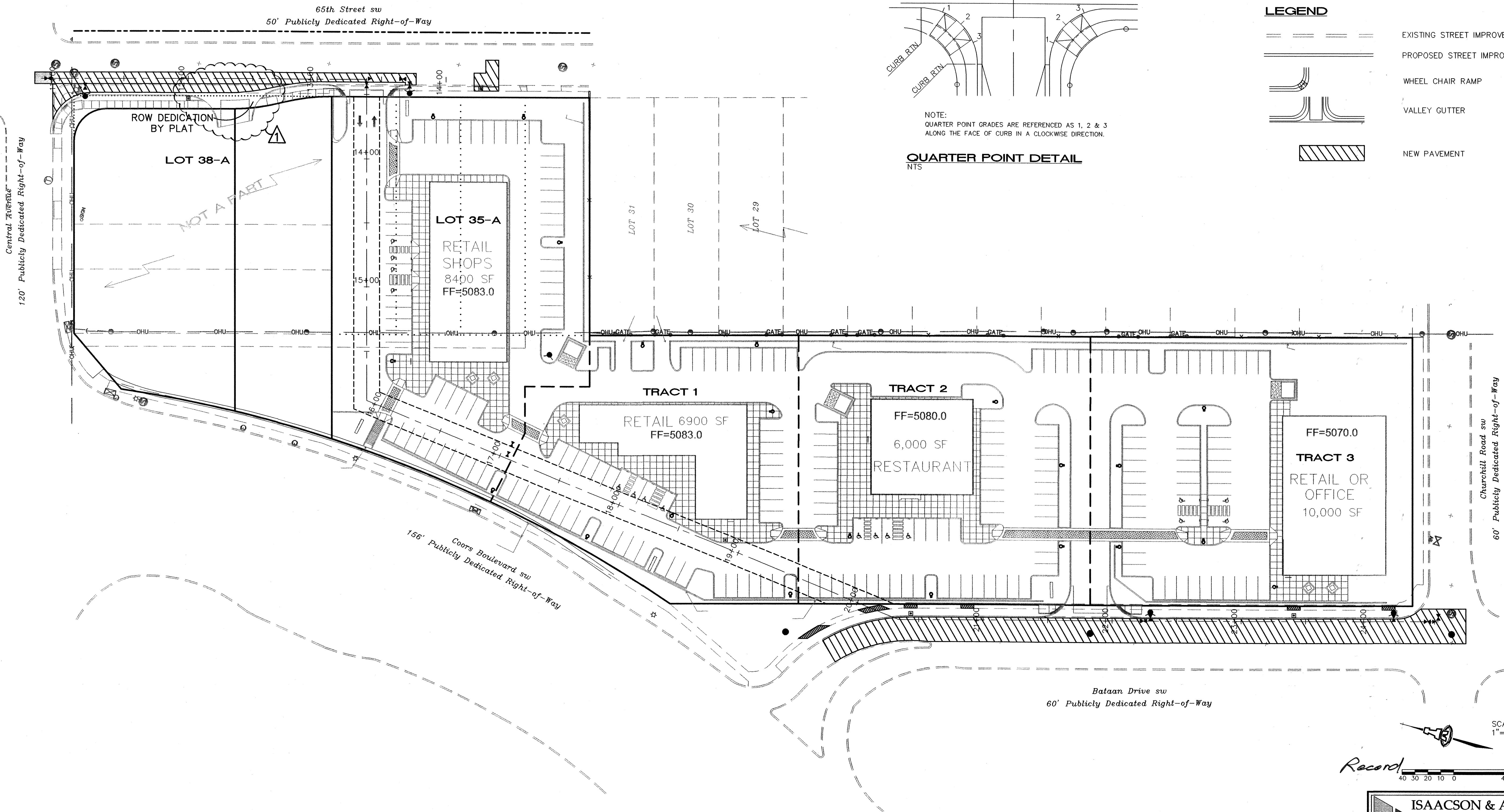
SCOTT M. MCGEE
NEW MEXICO
10519
Professional Engineer
5/13/05

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1397GRD.dwg Sep 10, 2008

**HUBBELL HEIGHTS
SHOPS**

**CONCEPTUAL GRADING AND
UTILITY PLAN**

Checked By SMM	Drawn By thor	No.	Revision	PAGE 31 OF
Date: 10/04/04	Job Number: 1397			



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

QUARTER POINT DETAIL
NTS

LEGEND

- EXISTING STREET IMPROVEMENTS
- PROPOSED STREET IMPROVEMENTS
- WHEEL CHAIR RAMP
- VALLEY GUTTER
- NEW PAVEMENT

A 7/14/09		ADD DRIVEPAD W/WHEELCHAIR RAMP		GLD		ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
							 G Bonatti 07/14/09	FIELD NOTES	SURVEY'S SOUTHWEST LTD	STATION 8-K10 X = 361,512.75 Y = 1,483,233.46	CONTRACTOR	AS-BUILT INFORMATION	
										GROUND TO GRID 0.99967893	WORK BY <u>SURV-TEK</u> DATE <u>4-10</u>		
									OCTOBER 2004	DELTA ALPHA = -00°15'58" NEW MEXICO STATE PLANE	SURVEYOR'S ACCEPTANCE BY <u>15088</u> DATE <u>9/10</u>		
										COORDINATE SYSTEM CENTRAL ZONE NAD 1927	VERIFICATION BY <u>15088</u> DATE <u>4/10</u>		
REVISIONS											DRAWINGS CORRECTED BY <u>SURV-TEK</u> DATE <u>8/10</u>		
DESIGN											RECORDED BY	MICRO-FILM INFORMATION	
DESIGNED BY xxx				DATE xx/xx/xx								DATE	
DRAWN BY xxx				DATE xx/xx/xx								NO.	
CHECKED BY xxx				DATE xx/xx/xx									

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Ph. 505-268-8828 Fax. 505-268-2632
1397PMSTR.dwg Jun 03, 2009

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **HUBBELL HEIGHTS
MASTER PAVING PLAN**

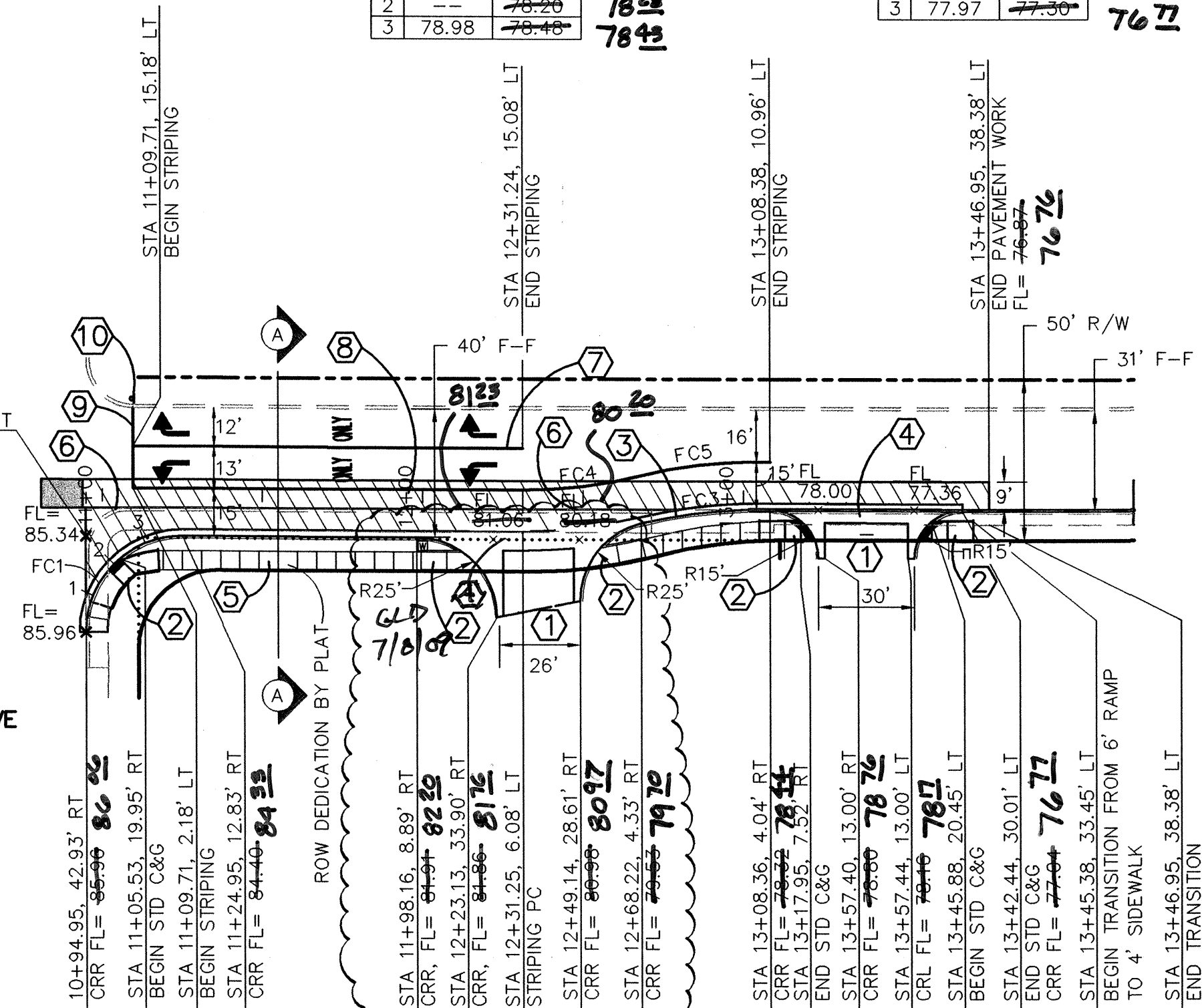
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
DESIGNED BY	xxx	DATE	xx/xx/xx
DRAWN BY	xxx	DATE	xx/xx/xx
CHECKED BY	xxx	DATE	xx/xx/xx

Zone Map No. **773282** K-10/11 Sheet **4** Of **9**

CURVE	RADIUS	LENGTH	DELTA
FC1	30.00	47.25	90°14'07"
FC2	NOT	USED	
FC3	152.66	41.19	15°27'32"
FC4	150.00	36.73	14°01'42"
FC5	150.00	36.76	14°02'25"

	TC	FL
1	86.15	85.58
2	--	85.18
3	85.37	84.79

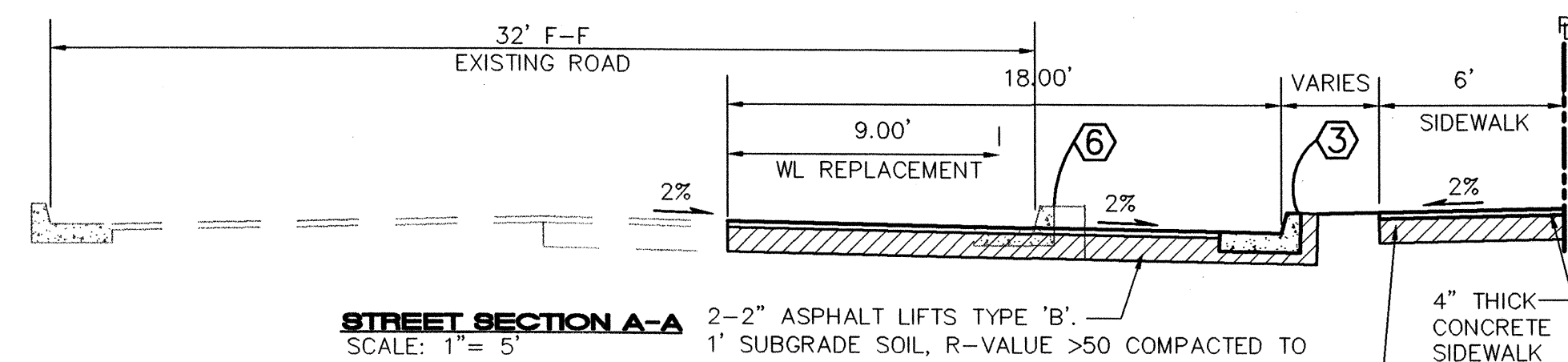
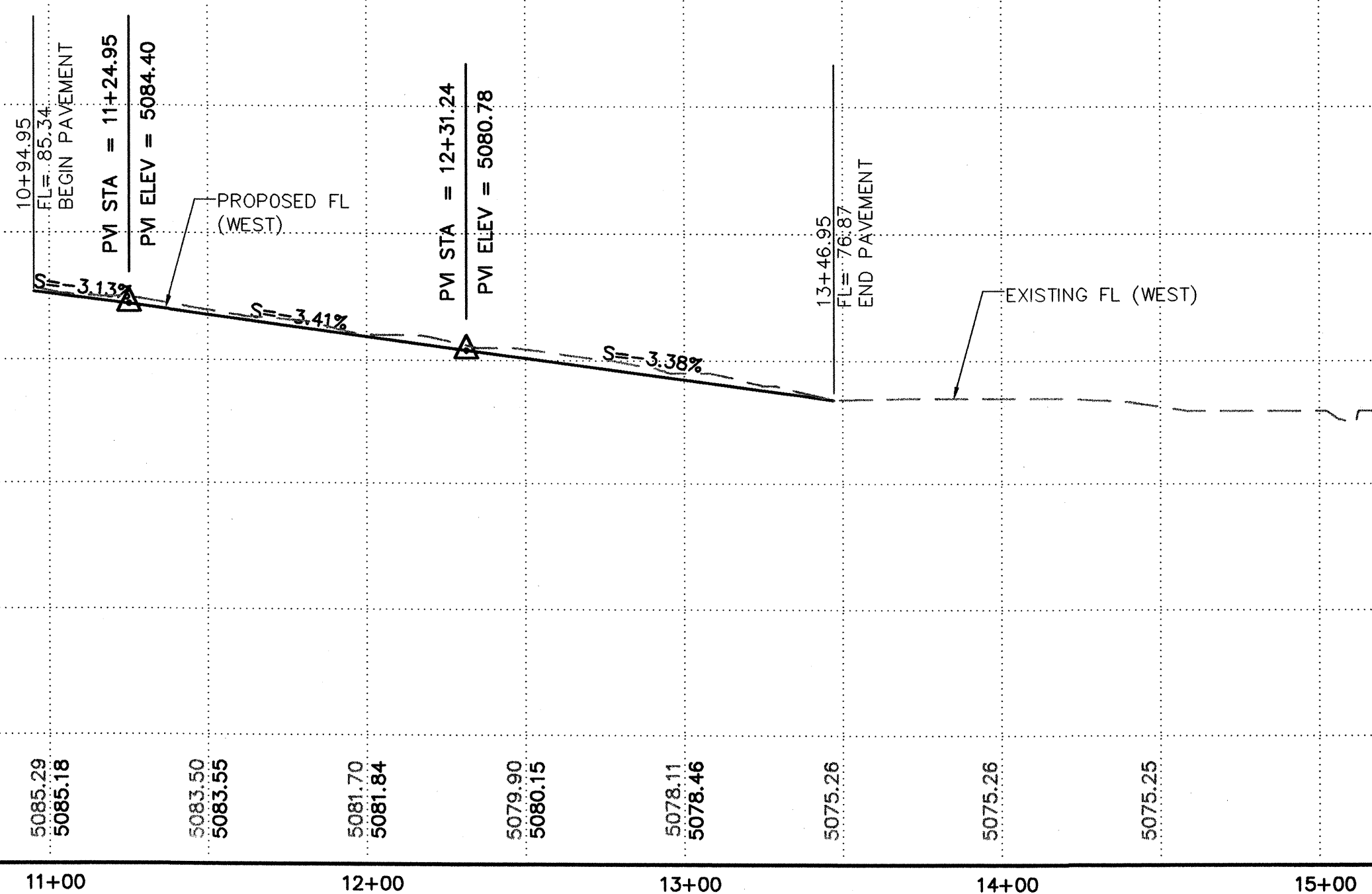
CENTRAL AVE
(120' ROW)



	TC	FL
1	82.16	81.48
2	--	81.47
3	81.96	81.46

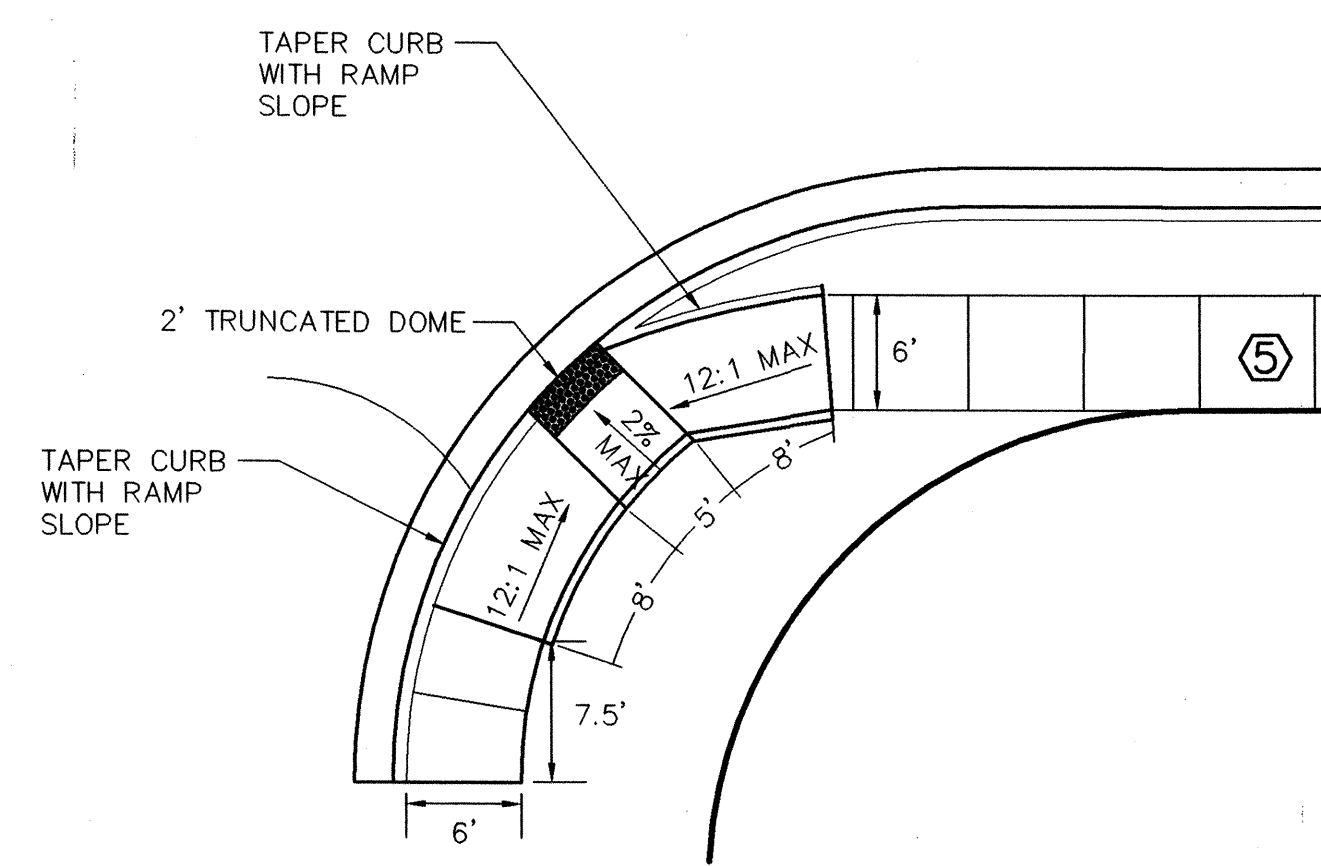
65TH STREET

	TC	FL
1	81.08	80.58
2	--	80.22
3	80.53	79.86



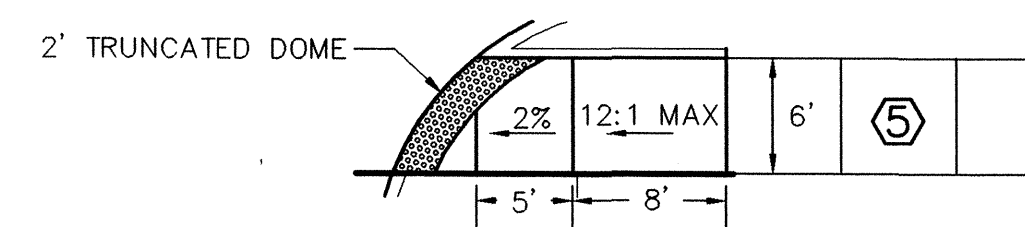
STREET SECTION A-A
SCALE: 1" = 5'

SCALE: 1" = 5'



65th & CENTRAL HANDICAP RAMP DETAIL
SCALE: 1" = 10'

SCALE: 1" = 10'



HANDICAP RAMP DETAIL

SCALE: 1" = 10'

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

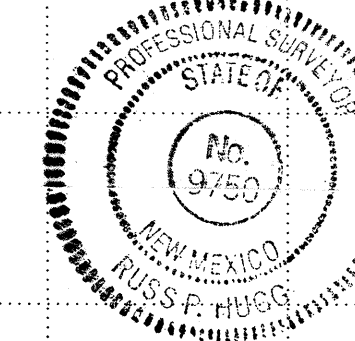
Elevation Datum: NGVD 29

SURVEYORS CERTIFICATION

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

Russ P. Hugg
NMPS No. 9750

8.11, 2010



Record



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:	HUBBELL HEIGHTS 65TH STREET PAVING PLAN & PROFILE
--------	---

Design Review Committee

APPROVED

JUL 14 2009

DESIGN
REVIEW COMMITTEE

City Engineer Approval

APPROVED

APR 27 2010

CITY ENGINEER

Page 11 of 11

[illegible]

o. 11 Sheet 5 of 9

773282

Zone Map No.
K-10/11

Sheet **5** Of **9**

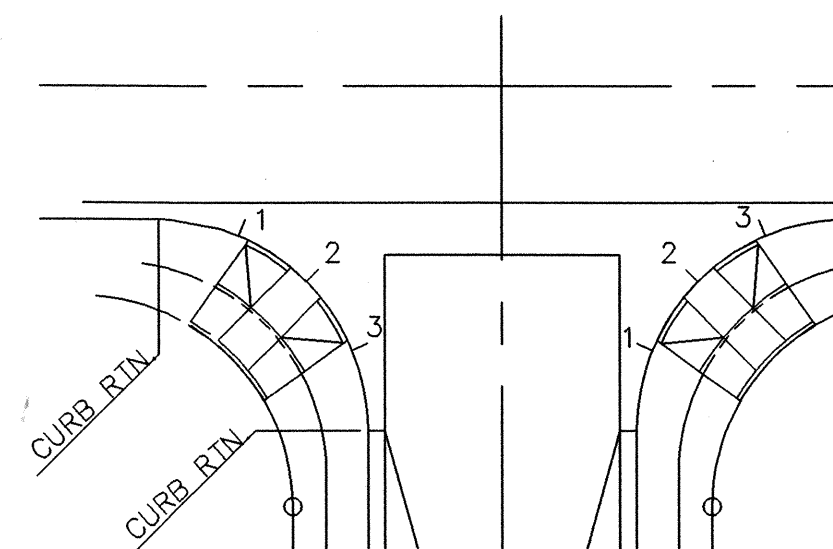
M:\CAD FILES\1300-1399\1397\dwg\1397PV1.dwg, 7/7/2009 1:27:51 PM, DLP



	TC	FL
1	78.25	77.58
2	--	78.32
3	79.60	79.10

CHURCHILL ROAD SW
(60' ROW)

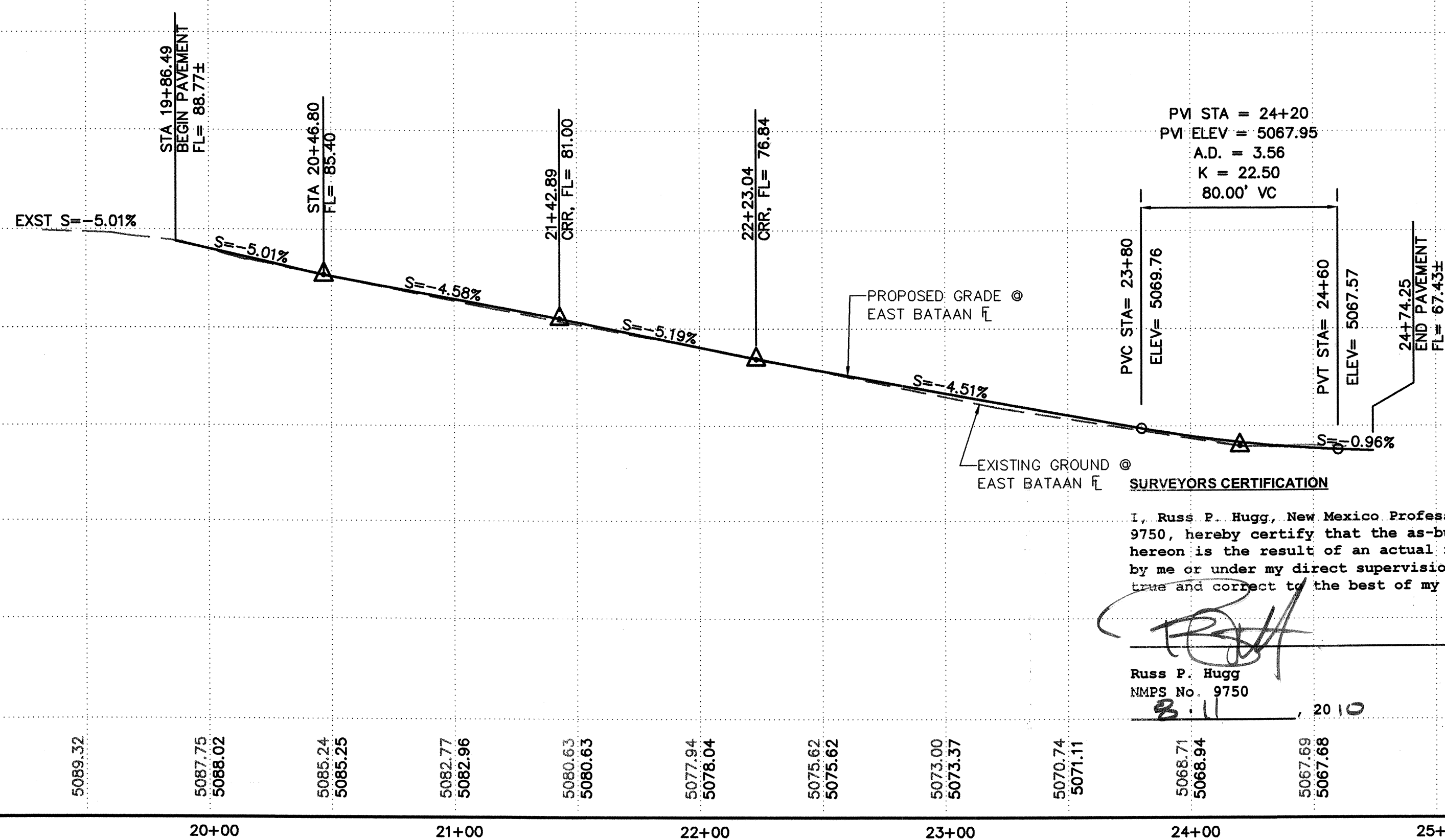
SCALES:
1"=40' HOR.
1"=10' VERT.



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

QUARTER POINT DETAIL
NTS

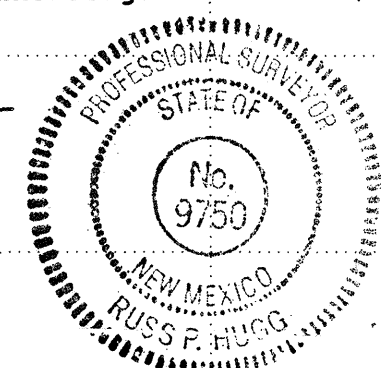
Elevation Datum: NGVD 29



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Russ P. Hugg
NMPS No. 9750



Record

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128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1397P2.dwg Sep 30, 2008

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: HUBBELL HEIGHTS
BATAAN DRIVE SW
PAVING PLAN & PROFILE

DESIGN REVIEW COMMITTEE

APPROVED

NOV 06 2008

DESIGN
REVIEW COMMITTEE

City Engineer Approval

APPROVED

APR 27 2018

CITY ENGINEER

City Project No.

773282

Zone Map No.
K-10/11

Sheet

6 Of 9

RESTRAINED JOINT LENGTHS, L _T , FOR TEES, (FT.) ALL JOINTS AT THE TEE MUST BE RESTRAINED.		
SIZE	RUN	BRANCH
12x12x12	15	17
12x12x10	10	18
12x12x8	6	19
12x12x6	3	19
12x12x4	1	19
10x10x10	12	18
10x10x8	8	15
10x10x6	4	15
10x10x4	2	4
8x8x8	9	20
8x8x6	5	17
8x8x4	2	15
6x6x6	6	20
6x6x4	2	20

RESTRAINED JOINT LENGTHS, L _T , FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)				
SIZE	HORZ. BENDS			VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°
12	30	12	6	3
10	26	11	5	2
8	22	9	4	2
6	17	7	3	2
4	12	5	2	1

RESTRAINED JOINT LENGTHS, L _T , FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.				
SIZE	LARGE SIDE	SMALL SIDE	SIZE	LARGE SIDE
12x10	25	30	10x6	44
12x8	45	68	10x4	58
12x6	62	121	8x6	25
12x4	74	213	8x4	43
10x8	24	30	6x4	24

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

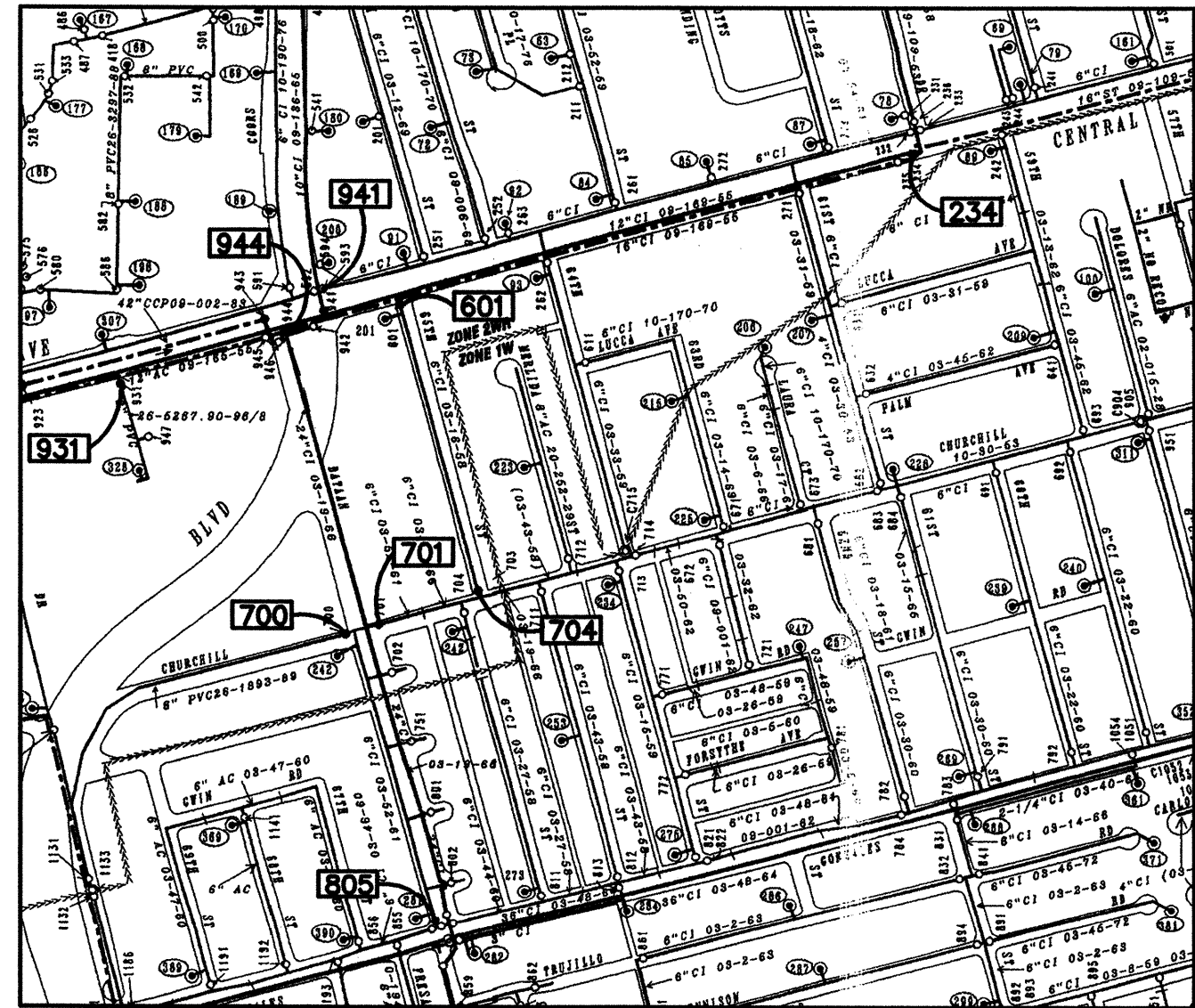
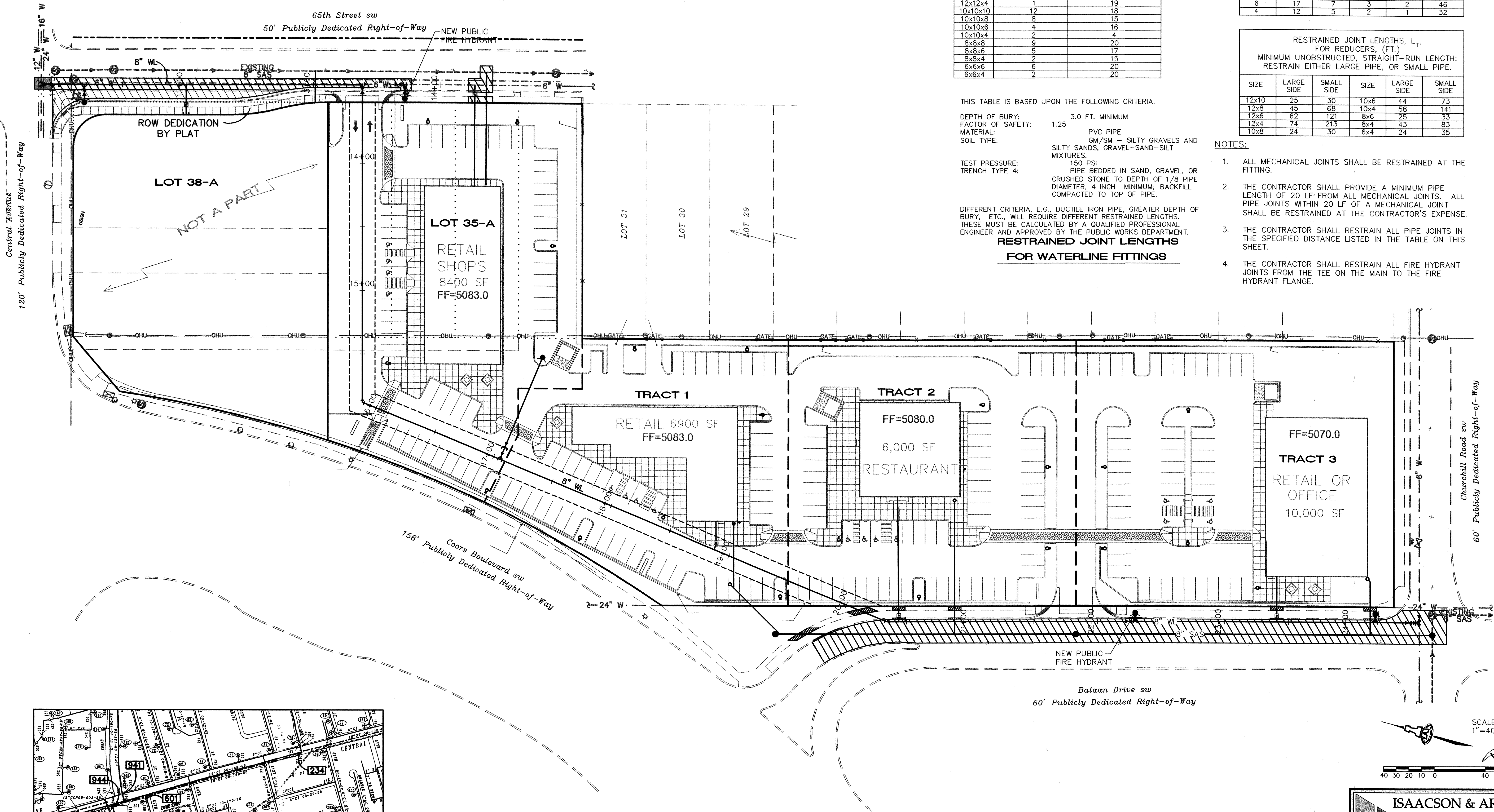
DEPTH OF BURY: 3.0 FT. MINIMUM
FACTOR OF SAFETY: 1.25
MATERIAL: PVC PIPE
SOIL TYPE: GW/SM - SILTY GRAVELS AND MIXTURES.
TEST PRESSURE: 150 PSI
TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., DUCTILE IRON PIPE, GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

**RESTRAINED JOINT LENGTHS
FOR WATERLINE FITTINGS**

NOTES:

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



WATER SHUT-OFF PLAN

SHUT-OFF VALVES 801, 700, 701, 704, 234, 805, 941, 944, & 931 TO PROVIDE NON-PRESSURE CONNECTION. THE CONTRACTOR SHALL CONTACT WATER AUTHORITY (857-8200) 7 WORKING DAYS PRIOR TO SHUT-OFF OR TURN-ON AT VALVES. ONLY WATER AUTHORITY PERSONNEL ARE ALLOWED TO OPERATE VALVES.

LEGEND

- SINGLE WATER METER & BOX
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING

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1397UMSTR-COA.dwg Sep 30, 2008

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

**HUBBELL HEIGHTS
MASTER UTILITY PLAN**

APPROVED
NOV 06 2008
DESIGN REVIEW COMMITTEE

APPROVED
APR 27 2009
CITY ENGINEER

Mo./Day/Yr. Mo./Day/Yr.

DESIGNED BY xxx DATE xx/xx/xx
DRAWN BY xxx DATE xx/xx/xx
CHECKED BY xxx DATE xx/xx/xx

City Project No. 773282 Zone Map No. K-10/11

Sheet 7 Of 9



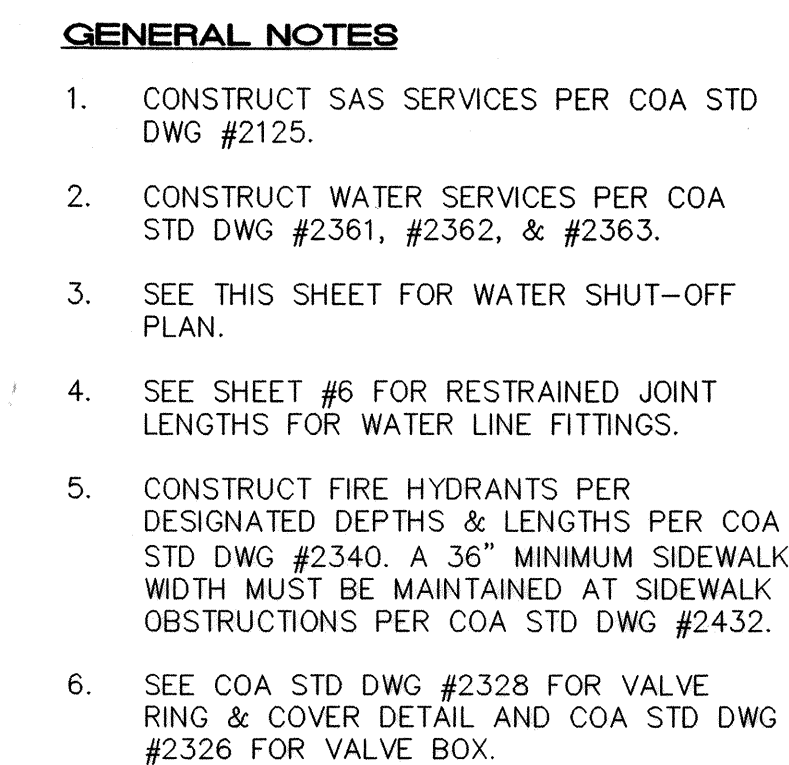
REVISIONS		BY	DATE	REMARKS
NO.	DATE			

SURVEY INFORMATION		FIELD NOTES
SURVEY'S	SOUTHWEST LTD	
DATE	OCTOBER 2004	

BENCH MARKS		STATION	MARKS
8-K10	X		
GROUND TO GRID	0.9967893		
DELTA ALPHA	-001558"		
COORDINATE SYSTEM	CENTRAL ZONE NAD 1927		

AS-BUILT INFORMATION		CONTRACTOR	DATE
WORK	BY		
STANDARD	DATE		
ACCEPTANCE	DATE		
VERIFICATION	DATE		
DRAWINGS	DATE		
CORRECTED	DATE		

MICRO-FILM INFORMATION		RECORDED BY	DATE



1. REMOVE PAVING SHOWN HATCHED FROM STATION 10+81.00 TO STA 13+46.93 (PROJECTED) SEE 65TH PAVING SECTION FOR PAVEMENT REPLACEMENT ON SHEET 5.
2. PAVEMENT REMOVAL & REPLACEMENT PER COA STD DWG #2465, ARTERIAL PAVEMENT.
3. PAVEMENT REMOVE & REPLACEMENT PER COA STD DWG #2465, MAJOR LOCAL PAVEMENT.
4. STANDARD CURB & GUTTER REMOVAL & REPLACEMENT PER COA STD DWG #2415A.
5. SIDEWALK REMOVAL & REPLACEMENT PER COA STD DWG #2430.

LOT	STA.	TYPE	LENGTH	SIZE
38-A	12+00.00	SGL	14.04'	2"
35-A	14+26.72*	SGL	13.79'	2"
TRACT 1	17+05.38	FL	10.00'	6"

*PROJECTED STATION

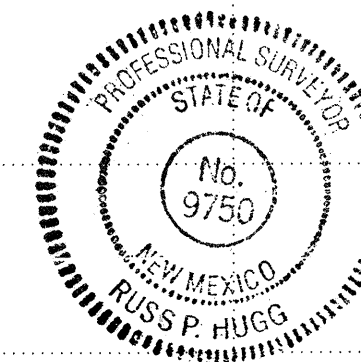
LOT	STA.	SIZE	LENGTH	INV AT R/W
38-A	13+01.45	4"	24.63'	76.86
35-A	14+35.77*	4"	23.76'	70.85

*PROJECTED STATION

Elevation Datum: NGVD 29

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

Russ P. Hugg
NMPS No. 9750



 GATE VALVE W/ VALVE BOX
 FIRE HYDRANT
 WATER LINE W/ FITTING
 EXISTING 8" SAS
 MAJOR LOCAL PAVEMENT REMOVAL & REPLACEMENT
 ARTERIAL PAVEMENT REMOVAL & REPLACEMENT



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1397UTL1.dwg Sep 30, 2008

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:	HUBBELL HEIGHTS 65TH STREET UTILITY PLAN & PROFILE
--------	--

Design Review Committee

APPROVED

NOV 06 2008

DESIGN
REVIEW COMMITTEE

City Engineer Approval

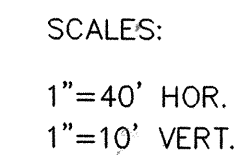
APPROVED

APR 27 2010

CITY ENGINEER

City Project No.	773282	Zone Map No.	K-10/1
------------------	---------------	--------------	---------------

[illegible]



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PROFESSIONAL SURVEYOR
STATE OF
No.
9750
NEW MEXICO
P. M.

LEGEND

- Record*
- ISAACSON & ARFMAN, P.A.**
Consulting Engineering Associates
- 128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-6828 Fax. 505-268-2632
- 1397U11.dwg Sep. 30, 2008

Last Design Update

Sh.

Sheet

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