

2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-17767-817-2609

SCANNED BY
PLANNING

PUBLIC IMPROVEMENT PLANS FOR THE PLACE IN NOB HILL ALBUQUERQUE, NEW MEXICO

JULY 2006

PREPARED FOR:
DEKKER/PERICH/SABATINI
6801 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

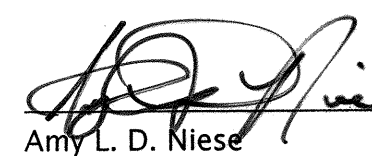
PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

INDEX TO DRAWINGS

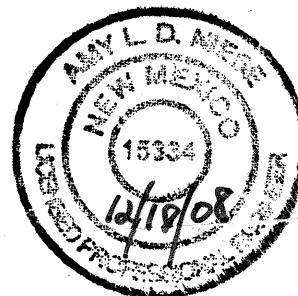
SHEET NO.	TITLE
1	COVER SHEET
2	TOPOGRAPHY
3	PLAT
4-5	GRADING AND DRAINAGE PLAN
	PAVING SHEETS
6	MASTER PAVING PLAN
7	ALLEY WAY
7A	PAVING DETAILS
8	CENTRAL AVENUE
9	WELLESLEY DRIVE
10	TULANE DRIVE
	UTILITY SHEETS
11	MASTER UTILITY PLAN
12	ALLEY WAY
13	CENTRAL AVENUE
14	WELLESLEY DRIVE
15	TULANE DRIVE
	LANDSCAPING SHEETS
16	LANDSCAPING AND SLEEVING PLAN
17	LANDSCAPING AND SLEEVING PLAN

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

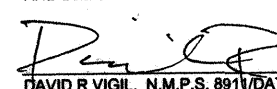
I, Amy L. D. Niese of the firm of Isaacson & Arfman, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct 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 David R. Vigil of the firm Geo-Survey, Inc., NMPS number 8911.


Amy L. D. Niese

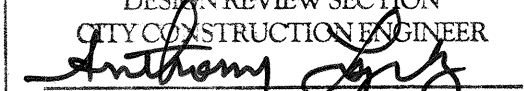
NMPE No. 15334



DAVID R. VIGIL, NEW MEXICO REGISTERED LAND SURVEYOR HEREBY CERTIFY THAT THE CITY PROJECT NUMBER 776781 (THE PLACE IN NOB HILL MEETS OR EXCEEDS THE HORIZONTAL OR VERTICAL TOLERANCE OF THE SPOT ELEVATIONS SHOWN AND MEETS OR EXCEEDS THE SPECIFICATION AND IS ACCURATE TO WITHIN A 10 THIRDS OF A FOOT. I HEREBY ALSO CERTIFY THAT THE SURVEY SHOWN IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

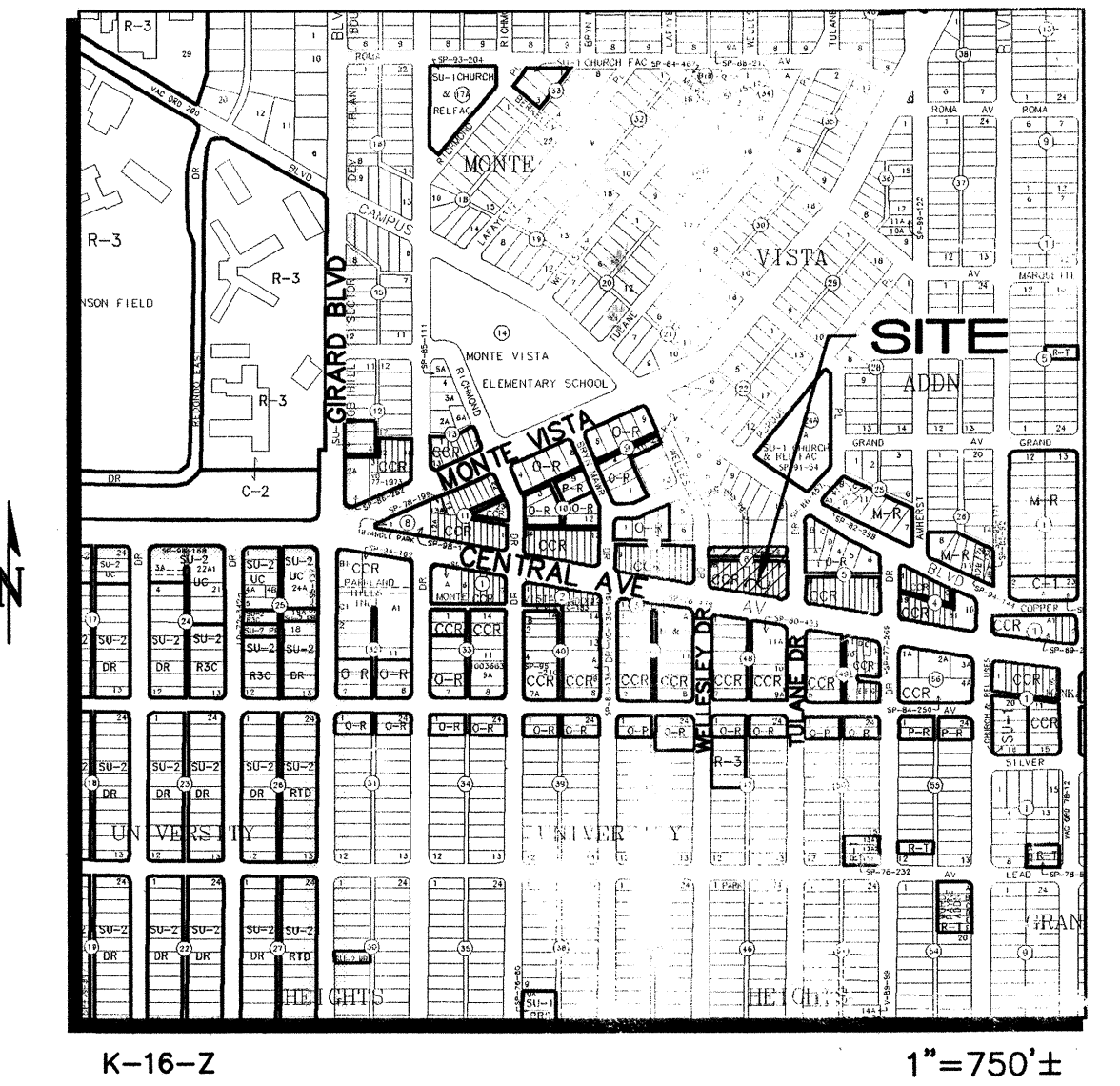

DAVID R. VIGIL, N.M.P.S. 8911



APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER

DATE: 05/21/09

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: FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3460) 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%~~ 96% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
- 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.
- 11A. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.**
- PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 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.
- CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATER-LINE AND/OR SEWERLINE 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.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- 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 THE 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 WATER SYSTEMS DIVISION (857-8200) WILL BE NOTIFIED BY THE CONTRACTOR SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT THE EXISTING PUBLIC WATER FACILITIES. REFER TO SECTION 18 OF THE STANDARD SPECIFICATIONS.
- ELECTRONIC MARKER DISKS (EMD) WILL BE PLACED ACCORDING TO SECTION 170 OF THE STANDARD SPECIFICATIONS.



K-16-Z

VICINITY MAP

1"=750'±

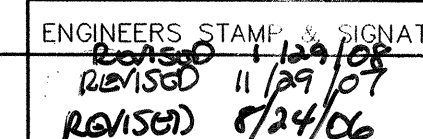
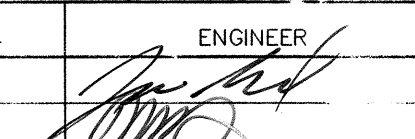
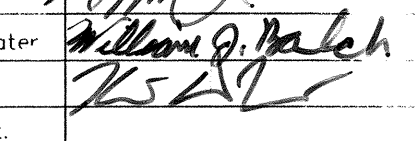
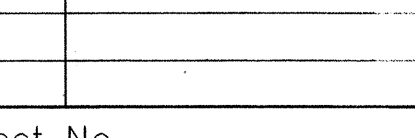
DRB NO. 1001789

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates

128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

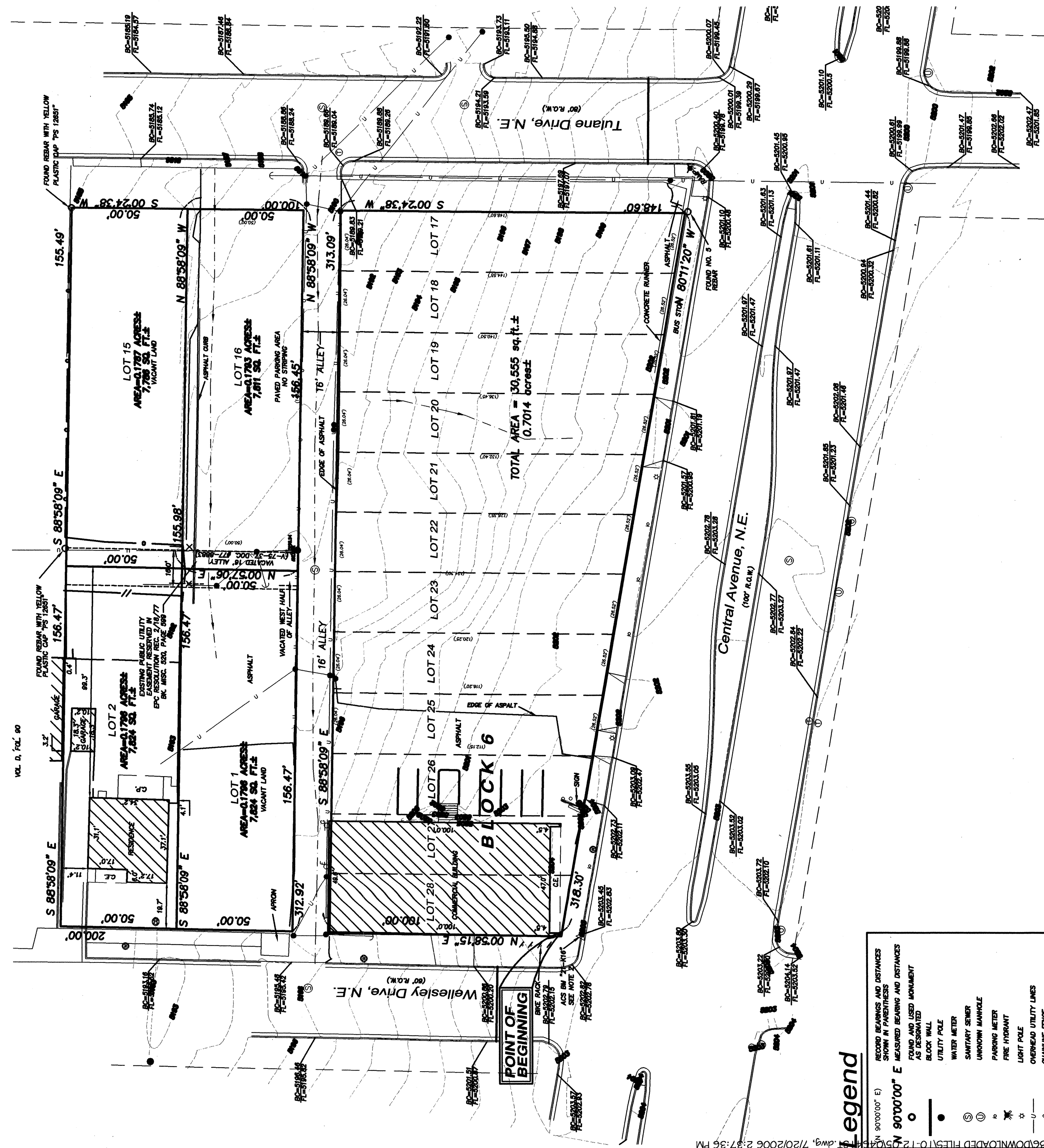
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07.05.06

REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE		*****	
		ORC Chairman				10-16-06		APPROVED FOR CONSTRUCTION	
12/15/06 11/21/07		Transportation				3/30/06			
12/15/06 7/24/06		Water/Wastewater				8/7/06			
		Hydrology				8/1/06			
		Constr. Mngmt.							
		Constr. Coord.							
City Project No.				776781				Sheet 1 Of 17	

**THIS IS NOT A BOUNDARY SURVEY
APPARENT LOT LINES AND PROPERTY CORNERS
ARE SHOWN FOR ORIENTATION ONLY**

*Topographic Survey of
Lots 16 to 25 & The East/West Alley
Vacated North/South Alley, Block 6
Monte Vista Addition
Bernalillo County, New Mexico
July 2004*

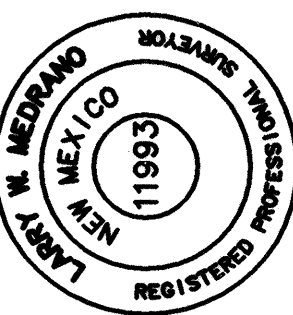


Notes

- 1) REFER TO PLAT ENTITLED "MONTIC VISTA SUBDIVISION" N.W.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FILED IN THE IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON OCTOBER 14, 1926, IN VOLUME D, FOLD 90.
- 2) ELEVATION DATUM IS BASED ON NGVD 1929 FROM ACS MONUMENT "21-416"; ELEVATION (FEET) 5203.377
- 3) IMPROVEMENTS SHOWN ARE CURRENT AS OF JUNE 25, 2004. DATE OF FIELD SURVEY.
- 4) LOCATION OF UNDERGROUND UTILITIES AND EASEMENTS NOT VERIFIED BY THIS PLAN. UNDERGROUND UTILITIES MAY EXIST WHERE NONE ARE SHOWN. UNDERGROUND UTILITIES SHOULD BE LOCATED OR RESOLVED AT THE TIME OF CONSTRUCTION. THE OWNER SHOULD INFORM HISSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE PROJECT. THE OWNER SHOULD BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND UTILITY LINES. THE OWNER IS URGED TO CONSULT WITH THE UTILITY OWNERS AND THE CITY OF ALBUQUERQUE FOR REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES, IN ORDER TO AVOID VIOLATING EXCAVATION REGULATIONS AND CONDUCTING EXCAVATION.
- 5) THE OWNER SHOULD MAKE THEMSELVES AWARE OF REGULATIONS STATED IN THE CITY OF ALBUQUERQUE CONCERNING EXCAVATION DURING THE CONSTRUCTION OF PIPELINES AND UNDERGROUND UTILITY LINES.

Surveyor's Certificate

TOPOGRAPHY BY FIELD SURVEYS USING ELECTRONIC TOTAL STATION. ELEVATIONS BASED ON A.C.S. DATUM. THIS SURVEY MEETS CURRENT NATIONAL MAP ACCURACY STANDARDS. THIS IS NOT A BOUNDARY SURVEY.

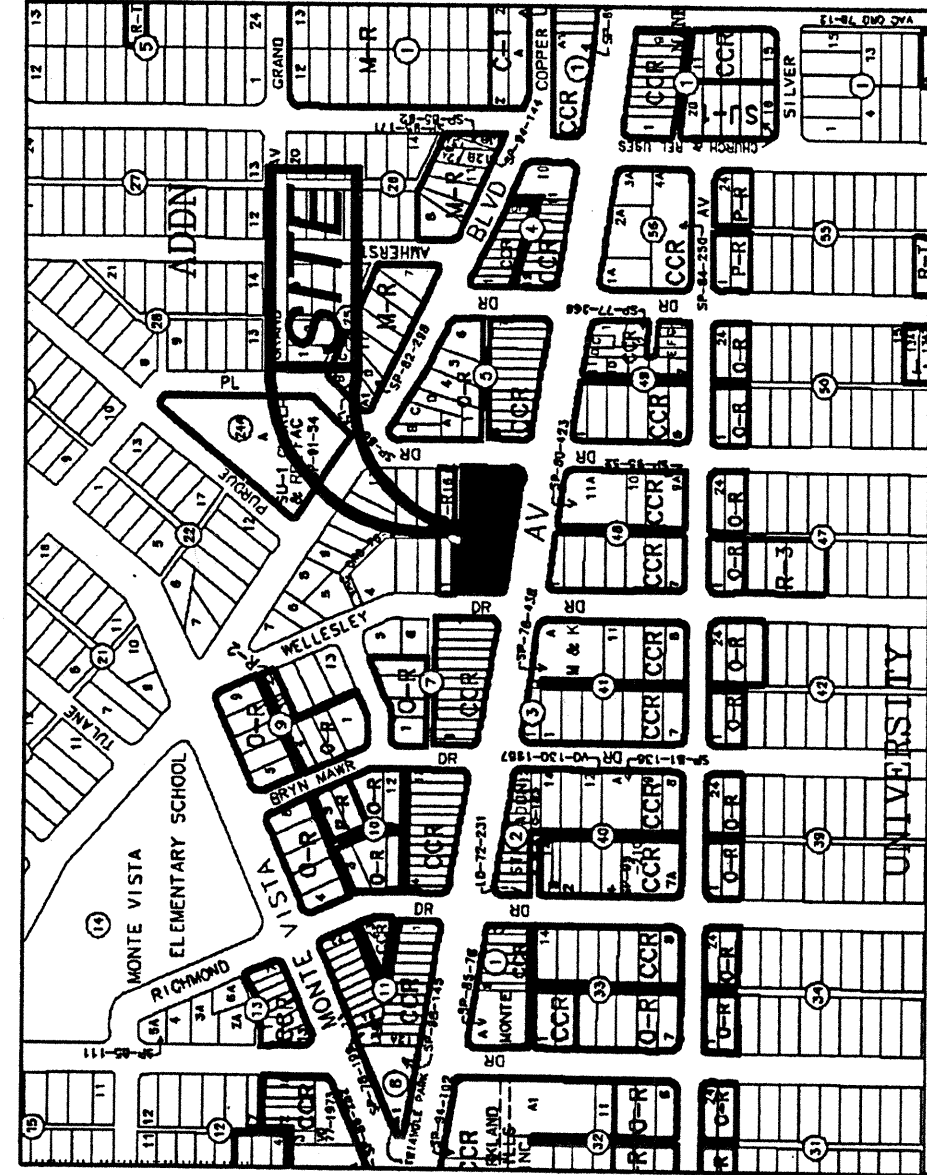


LARRY W. MEDRANO	DATE
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PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900



Location Map
Zone Atlas Map No. K-16-Z

Subdivision Data:

GROSS SUBDIVISION ACRES: 0.9483 ACRES±
ZONE ATLAS INDEX NO. K-16-Z
NO. OF TRACTS CREATED: 0
MILES OF FULL WIDTH STREETS CREATED: 0
DATE OF SURVEY: OCTOBER 2003 FIELD VERIFIED JUNE 2006.

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE LOT INTO ONE NEW LOT, AND TO GRANT EASEMENTS.

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2003, FIELD VERIFIED JUNE 2006.
2. ALL BEARINGS ARE GRID BEARINGS: NAD 83 STATE PLANE COORDINATES, CENTRAL ZONE-NAD 1983.
3. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UTILITIES SHOWN ARE NOT IN CONFLICT WITH ANY OTHER UTILITIES. THE INFORMATION AVAILABLE, THE SURVEYOR HAS LOCATED AS ACCURATELY AS POSSIBLE FROM UNDERGROUND UTILITIES.
5. THIS PROPERTY LIES WITHIN SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
6. THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
7. TALOS LOG NO. 2005460931.

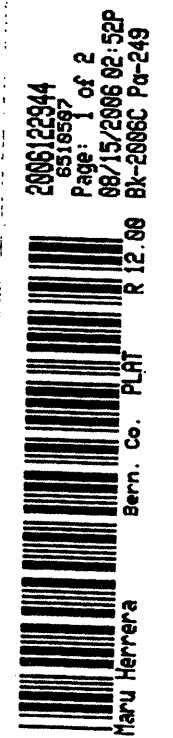
Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND TRANSMISSION LINES, DISTRIBUTION LINES, AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM 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 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, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, REPAIR, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH EASE ACCESS TO ROADS, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING SPACE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER FACILITIES 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 MAINTAINED ON THIS PLAT, OR ANY PART THEREOF, WHICH WOULD INTERFERE WITH THE EASEMENTS. OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.
IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREIN. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

Legal Description

LOT NUMBERED 28-A-1 IN BLOCK NUMBERED SK (6) OF MONTE VISTA, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 01, 2006, IN VOLUME 2006C, FOLIO 171, CONTAINING 0.9483 ACRES MORE OR LESS, NOW COMPRISING LOT NUMBERED 28-A-1, BLOCK 6, MONTE VISTA.



Plat of
Lot 28-A-1, Block 6
Monte Vista
Albuquerque, Bernalillo County, New Mexico
June 2006

Project No. 1001789
Application No. 06DRB
Utility Approvals

Lead D. Mute 6-29-06
DATE
PNM ELECTRIC SERVICES
Lead D. Mute 6-29-06
DATE
PNM GAS SERVICES
Lead D. Mute 6-29-06
DATE
QWEST TELECOMMUNICATIONS
Lead D. Mute 6-29-06
DATE
CITY APPROVALS
Lead D. Mute 6-29-06
DATE

Lead D. Mute 6-29-06
DATE
CITY APPROVALS
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DATE

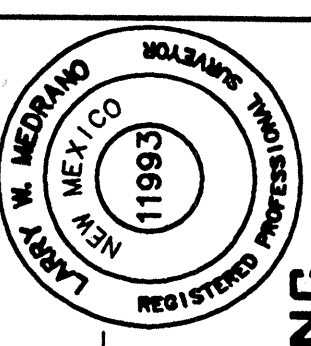
Lead D. Mute 6-29-06
DATE
TRAFFIC ENGINEERING TRANSPORTATION DIVISION
Lead D. Mute 6-29-06
DATE
UTILITY DEVELOPMENT
Lead D. Mute 6-29-06
DATE

Lead D. Mute 6-29-06
DATE
PARKS AND RECREATION DEPARTMENT
Lead D. Mute 6-29-06
DATE
AMAFCA
Lead D. Mute 6-29-06
DATE
CITY ENGINEER
Lead D. Mute 6-29-06
DATE

Lead D. Mute 6-29-06
DATE
CITY ENGINEER
Lead D. Mute 6-29-06
DATE

Surveyor's Certificate

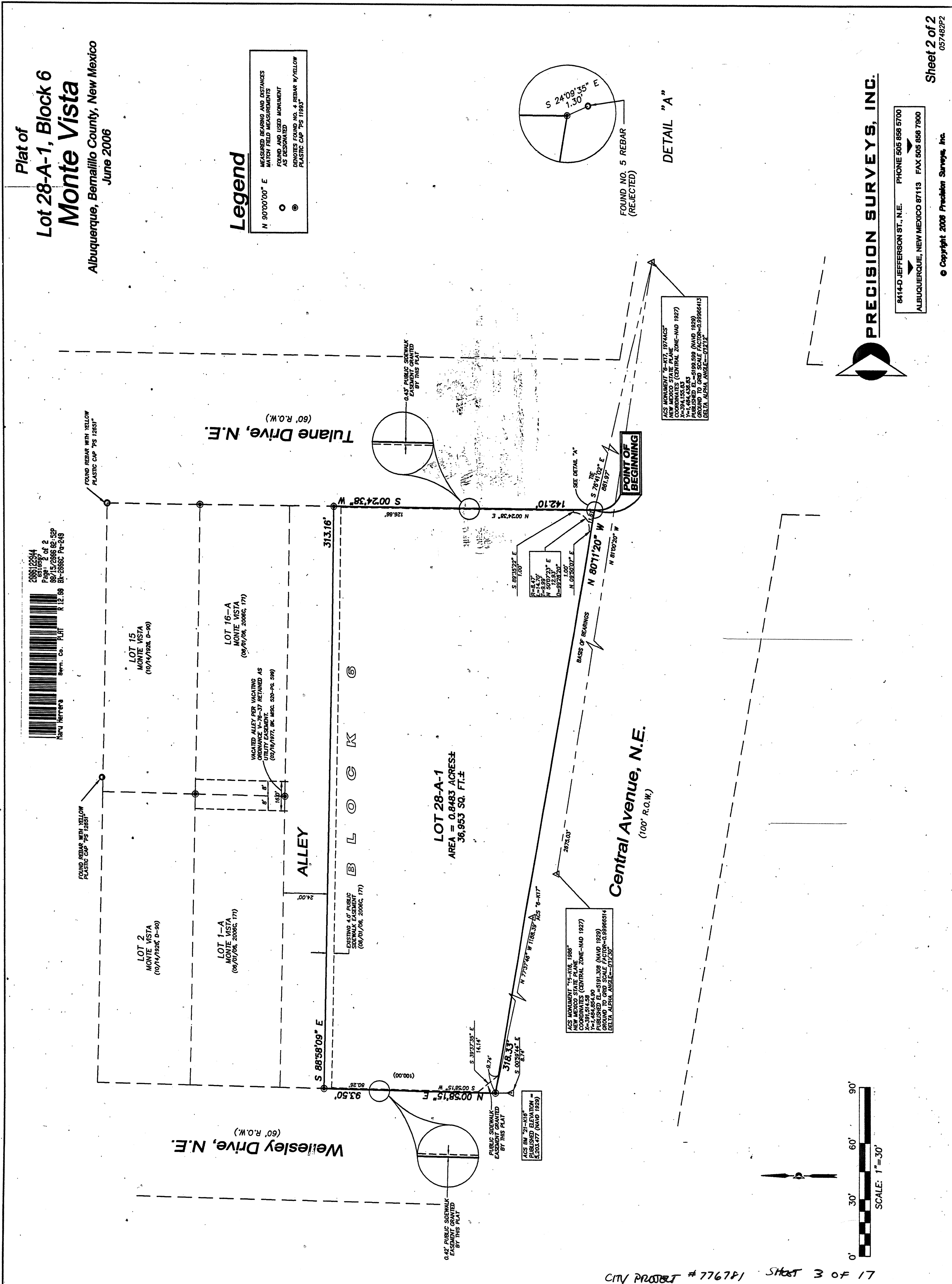
LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS OF THE PROFESSIONAL SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AND THAT THE SURVEYOR HAS REVIEWED THE PLAT AND IS Satisfied THAT IT ACCURATELY REPRESENTS THE SURVEY. THE SURVEYOR HAS REVIEWED THE PLAT AND IS Satisfied THAT IT ACCURATELY REPRESENTS THE SURVEY. THE SURVEYOR HAS REVIEWED THE PLAT AND IS Satisfied THAT IT ACCURATELY REPRESENTS THE SURVEY.



Larry W. Medrano
6/15/06
DATE

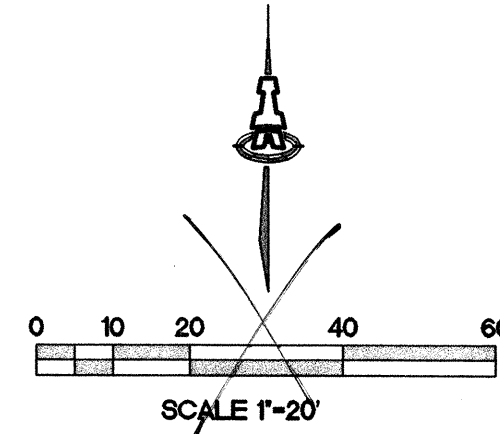
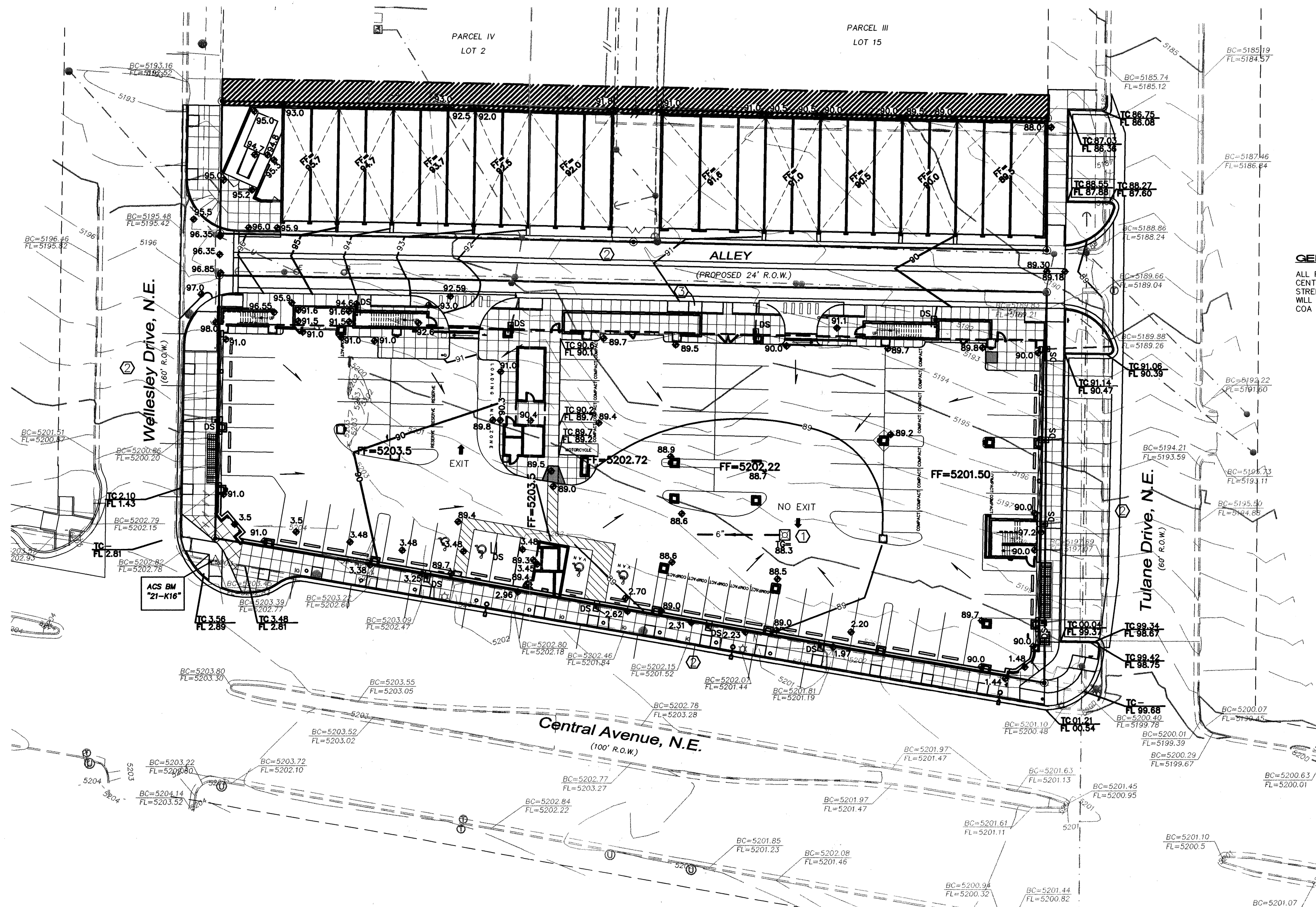
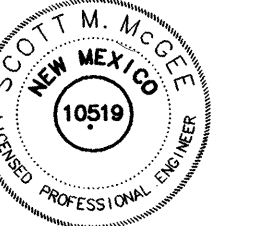
PRECISION SURVEYS, INC.

6414-D JEFFERSON ST., N.E.
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FAX 505 566 7900



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GENERAL NOTE:

ALL ROOF DRAINS DISCHARGING TO WELLESLEY, CENTRAL, AND TULANE WILL BE CONVEYED TO PUBLIC STREET VIA SIDEWALK CULVERT OR DRAIN LINE. THIS WILL BE CONSTRUCTED BY WORK ORDER #776781 PER COA STANDARD DRAWING 2235.

KEYED NOTES

- GARAGE FLOOR DRAIN WITH 6" OUTLET LINE TO SANITARY SEWER--SEE PLUMBING PLAN FOR CONTINUATION.
- IMPROVEMENTS SHOWN WITHIN ALLEY, WELLESLEY, CENTRAL, & TULANE TO BE CONSTRUCTED BY PUBLIC WORK ORDER.
- ACCESS RAMPS AT 1:12 (V:H) SLOPE 6' LONG.

LEGEND

EXISTING	PROPOSED
EXISTING CONTOUR	PROPOSED CONTOUR
EXISTING SEWER MANHOLE	PROPOSED SPOT ELEVATION
EXISTING PARKING METER	FLOW ARROW
EXISTING CLEANOUT	FINISH FLOOR ELEVATION
EXISTING TELEPHONE MANHOLE	SIDEWALK CULVERT
EXISTING WATER METER	TOP OF CURB ELEVATION
EXISTING UNKNOWN MANHOLE	FLOOR DRAIN
EXISTING FIRE HYDRANT	TOP OF GRATE ELEVATION
EXISTING ANCHOR	DRAIN LINE WITH SIZE
OVERHEAD UTILITY LINES	ROOF DOWNSPOUT
CURB	
CHAINLINK FENCE	

LEGAL DESCRIPTION: LOTS 1 AND 16-28, BLOCK 6, MONTE VISTA ADDITION.

PROJECT BENCHMARK: ACS "21-K16" LOCATED AT THE ENE CURB RETURN AT CENTRAL AND WELLESLEY NE AS SHOWN.
ELEVATION= 5203.45

FLOOD PLAIN: FEMA PANEL 0353 INDICATES THE SITE IS WITHIN ZONE "X" AND OUTSIDE THE 500-YR FLOODPLAIN.

SITE AREA: 53,650 SF (1.23 ACRES)
ALLEY R/W = 0.14 ACRES

EXISTING CONDITIONS: THE SITE WAS PREVIOUSLY DEVELOPED WITH COMMERCIAL BUILDINGS, ASPHALT PAVED PARKING, AND DIRT PARKING AREAS. RUNOFF FLOWED NORTHEAST AS SHEET FLOW AND ENTERED TULANE DRIVE NE.

ZONE: 2 LAND TREATMENT: 8% B, 7% C, & 85% D

$Q_{100} = (1.0)(2.28) + (0.09)(3.14) + (1.04)(4.70) = 5.4 \text{ CFS}$

THIS EXISTING ALLEY SLOPES DOWN TO THE EAST AND ALSO DISCHARGES RUNOFF TO TULANE DRIVE NE.

ALLEY $Q_{100} = (1.4)(4.70) = 0.66 \text{ CFS}$

PROPOSED CONDITIONS: TWO GARAGE BUILDINGS ARE PROPOSED ON THE NORTH SIDE OF THE PUBLIC ALLEY. ONE 3-STORY MIXED USE BUILDING WITH UNDERGROUND PARKING IS PROPOSED ADJACENT TO CENTRAL. THE PARKING WILL BE ACCESSED FROM THE ALLEY & INCLUDES A FLOOR DRAIN THAT DISCHARGES TO THE SANITARY SEWER. ALL ROOF AREA DISCHARGES TO THE ADJUTING PUBLIC STREETS/ALLEY AS SHOWN.
 $Q_{100} = (1.23)(4.70) = 5.8 \text{ CFS}$
RUNOFF INCREASE IS MINOR AND WILL NOT ADVERSELY IMPACT DOWNSTREAM FACILITIES.

SEE SHEET 0002 FOR ROOF AREA DRAINAGE AND DOWNSPOUT LOCATIONS. THE ROOF AREA DRAINING TO THE ALLEY INCLUDES THE TWO SEPARATE GARAGE BUILDINGS AND A 13,850 SF PORTION OF THE MAIN BUILDING.

DRAINING TO ALLEY: AREA= 0.59 ACRE
ALLEY: AREA= 0.14 ACRE
TOTAL AREA= 0.73 ACRE

ALLEY $Q = (0.73)(4.70) = 3.4 \text{ CFS}$

ALLEY CAPACITY= $(1.486/0.015)(1.6)(0.2154)(0.0109)^{1/2}$

CAPACITY= 3.56 CFS [OK]

ROOF DOWNSPOUTS ALONG CENTRAL, WELLESLEY, AND TULANE WILL DISCHARGE VIA A SIDEWALK CULVERT OR PVC DRAIN LINE THOUGH THE SIDEWALK AND CURB FACE.

The Place in Nob Hill
Central Avenue and Tulane Drive
Albuquerque, New Mexico

REVISIONS

DRAWN BY

REVIEWED BY

DATE

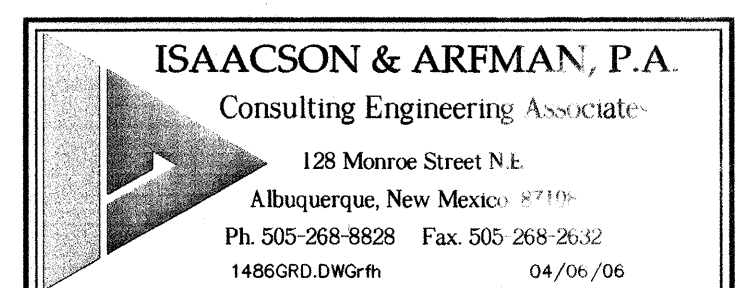
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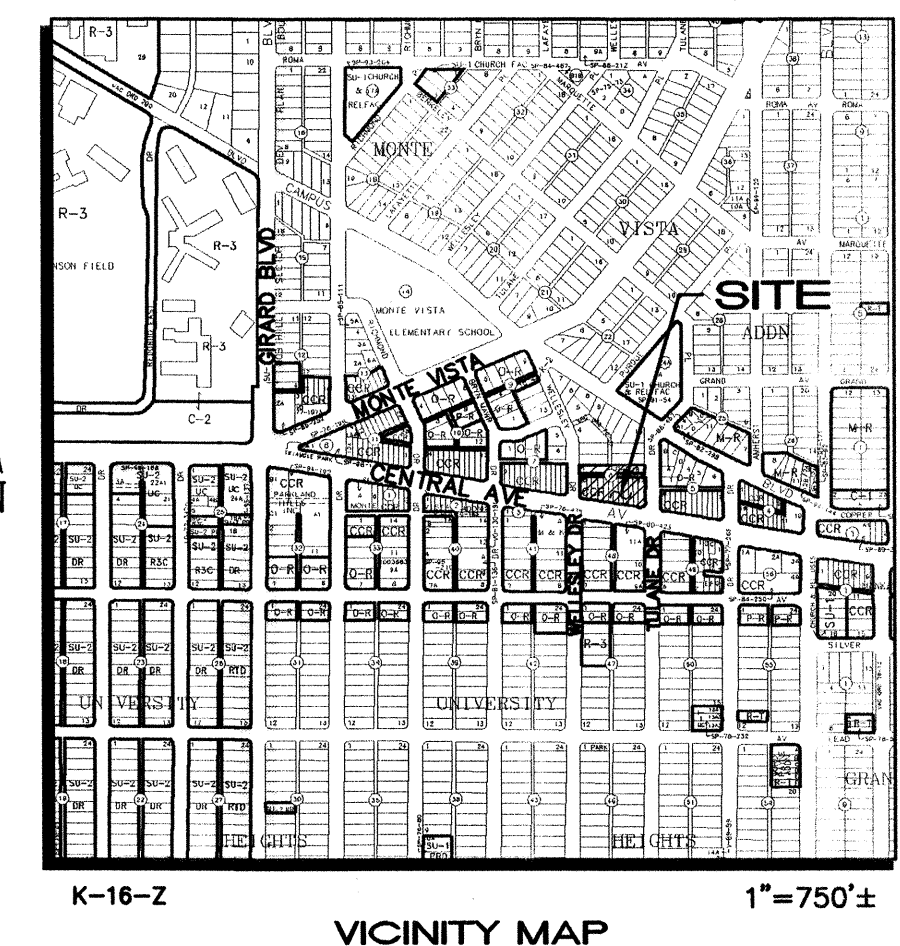
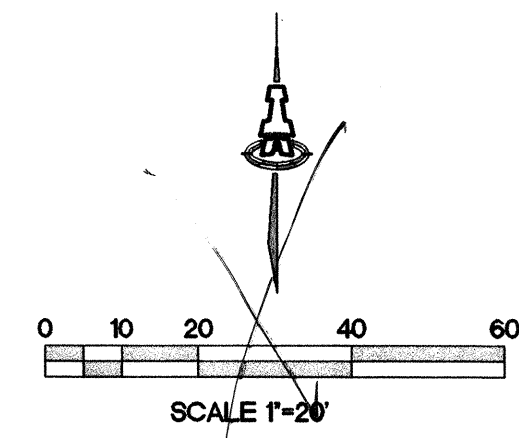
DRAWING NAME

GRADING AND
DRAINAGE PLAN
GARAGE LEVEL

SHEET NO.

C001





LEGEND

EXISTING CONTOUR

BACK OF CURB ELEVATION

EXISTING SEWER MANHOLE

EXISTING PARKING METER

EXISTING CLEANOUT

EXISTING TELEPHONE MANHOLE

EXISTING WATER METER

EXISTING UNKNOWN MANHOLE

EXISTING FIRE HYDRANT

EXISTING ANCHOR

OVERHEAD UTILITY LINES

CURB

CHAINLINK FENCE

PROPOSED

PROPOSED CONTOUR

PROPOSED SPOT ELEVATION

FLOW ARROW

FINISH FLOOR ELEVATION

SIDEWALK CULVERT

TOP OF CURB ELEVATION

INVERT ELEVATION

ROOF DOWNSPOUT

ROOF DRAIN BOUNDARY

FF = 5202.9

TO 81.9
FL 81.4

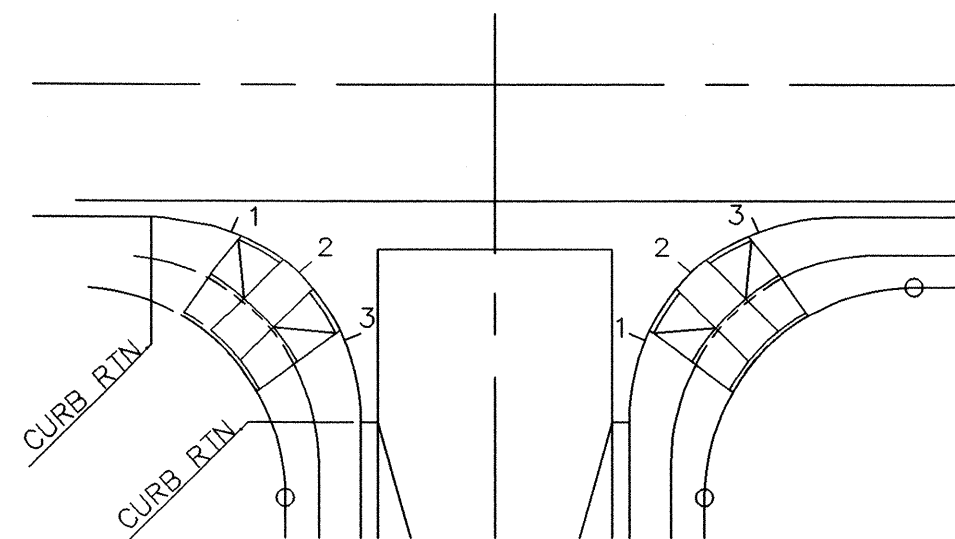
INV = 72.5

DS

REVISIONS	
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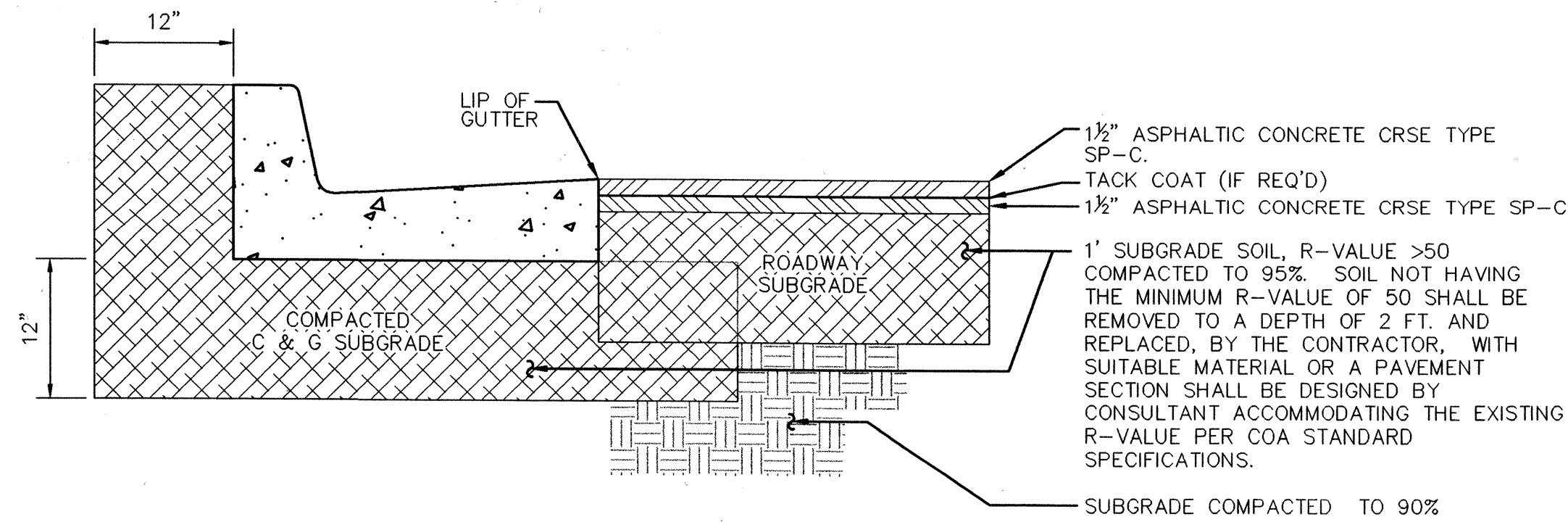
DRAWN BY	
REVIEWED BY	
DATE	03/29/06
PROJECT NO.	05049
DRAWING NAME	

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1486GRD.DWGfrh 04/06/06



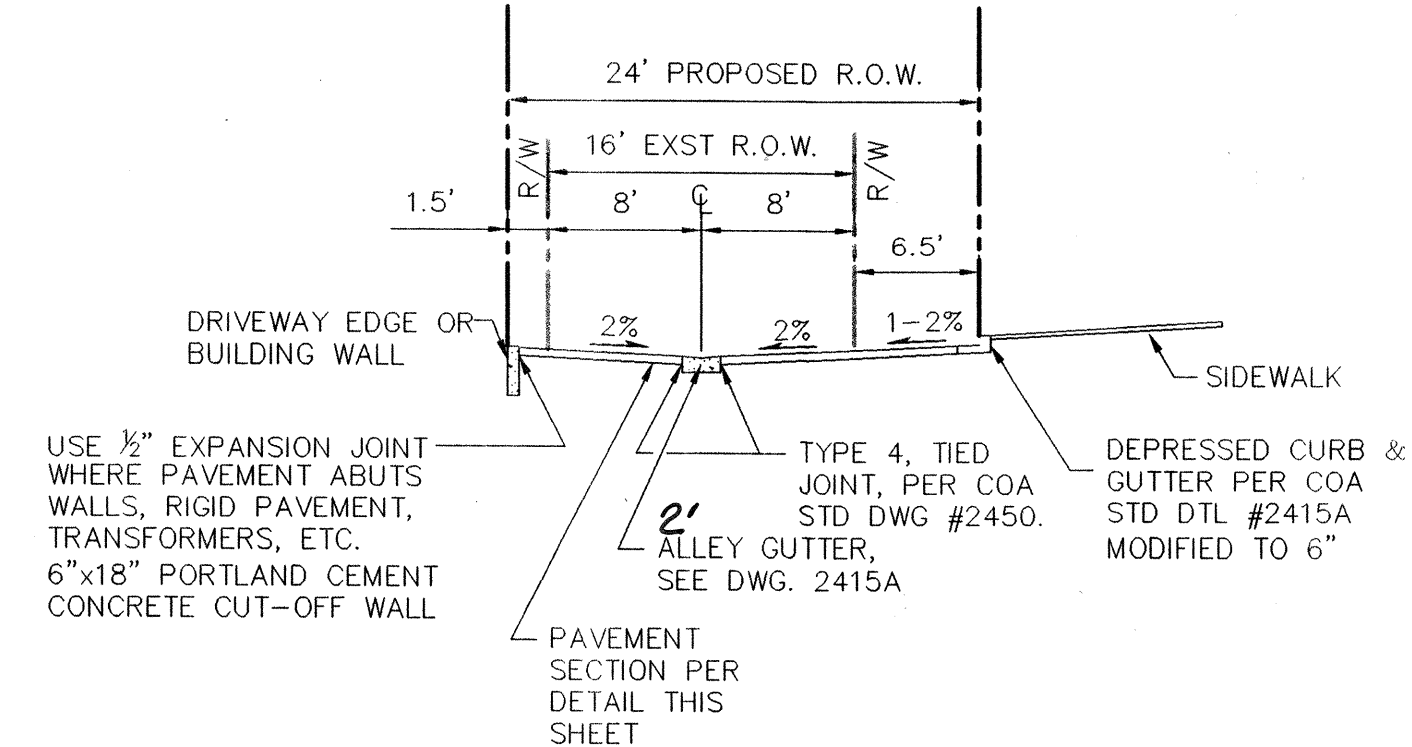
NOTE:
QUARTER POINT GRADES ARE REFERENCED AS 1, 2 & 3
ALONG THE FACE OF CURB IN A CLOCKWISE DIRECTION.

QUARTER POINT DETAIL
NTS



PAVING SECTION FOR ALLEY AND PARKING SPACES

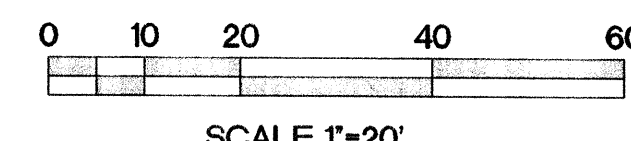
SCALE: 1" = 1'-0"
(PER COA STD DWG # 2405A)



ALLEY SECTION A1-A1
1"=10'

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- WHEEL CHAIR RAMP
- VALLEY GUTTER
- BLOCK NO.
- LOT NO.
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- SIDEWALK THIS CONTRACT
- PAVEMENT REMOVAL & REPLACEMENT (PER COA STD #2465 MAJOR LOCAL)
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- EXISTING OVERHEAD UTILITY
- EXISTING SEWER MANHOLE
- EXISTING PARKING METER
- EXISTING CLEANOUT
- EXISTING TELEPHONE MANHOLE
- EXISTING WATER METER
- EXISTING UNKNOWN MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ANCHOR
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED PROPERTY LINE
- ADJOINING PROPERTY LINE

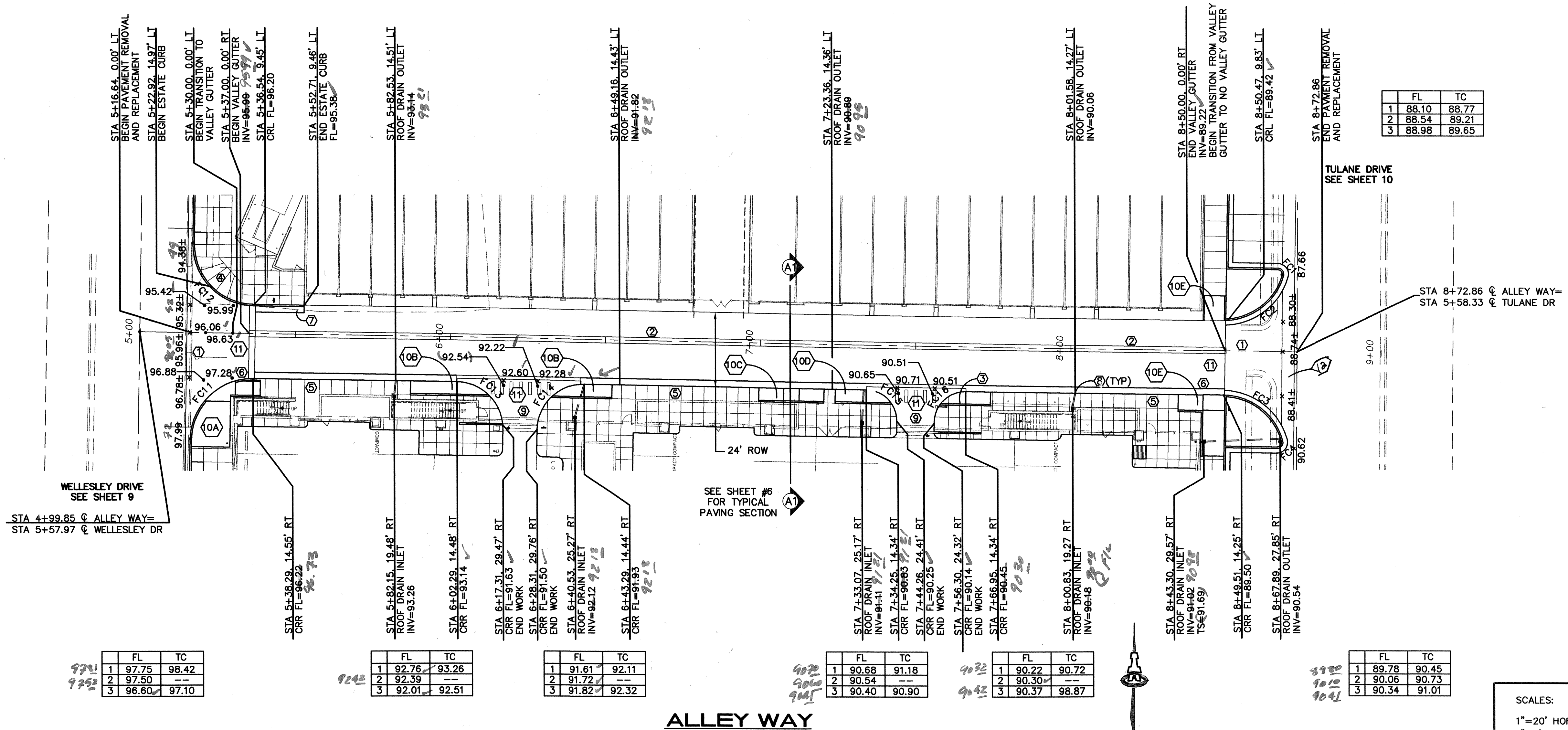


SCALE 1"=20'



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1486PMSTR-COA.DWGdlp 08.23.06

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: PUBLIC IMPROVEMENTS MASTER PAVING PLAN	
Design Review Committee APPROVED DEC 18 2006 DESIGN REVIEW COMMITTEE	City Engineer Approval APPROVED DEC 18 2007 CITY ENGINEER
City Project No. 776781	Zone Map No. K 16-Z
Sheet 6	Of 17



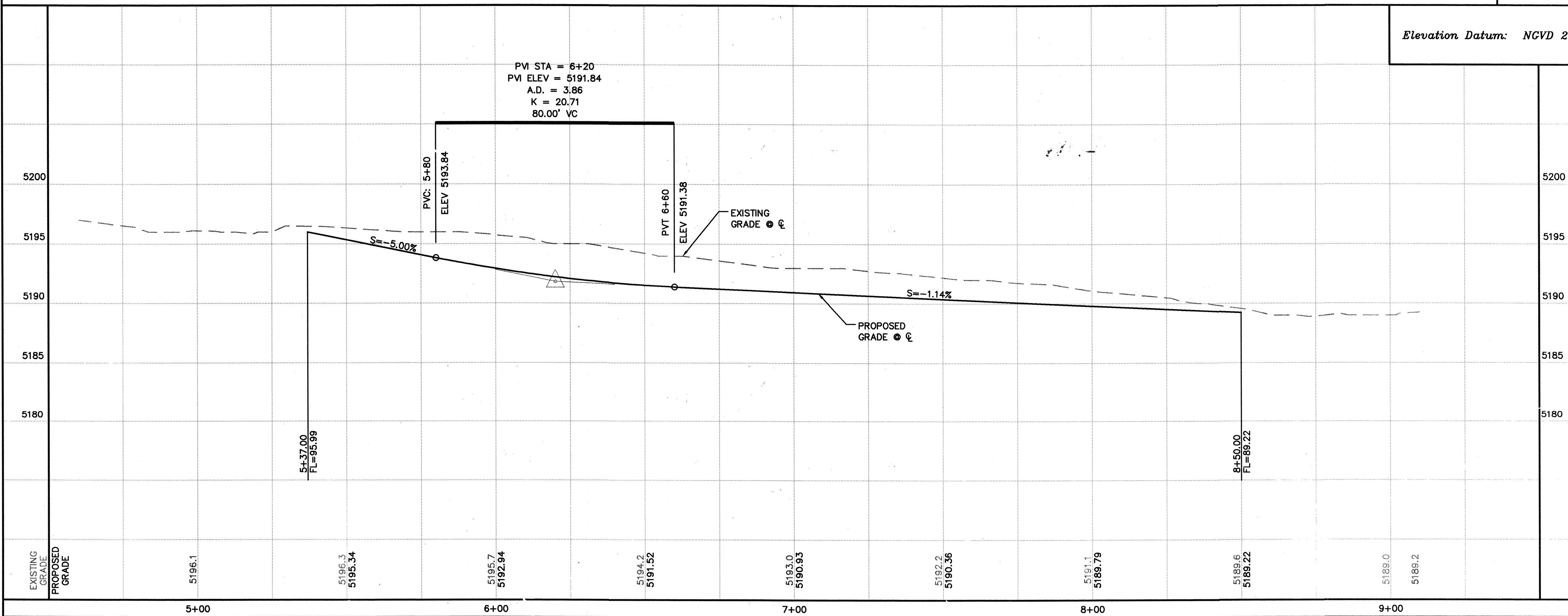
STA 4+98.85 @ ALLEY WAY=
STA 5+57.97 @ WELLESLEY DR

TULANE DRIVE
SEE SHEET 10

STA 8+72.86 @ ALLEY WAY=
STA 5+58.33 @ TULANE DR

ALLEY WAY

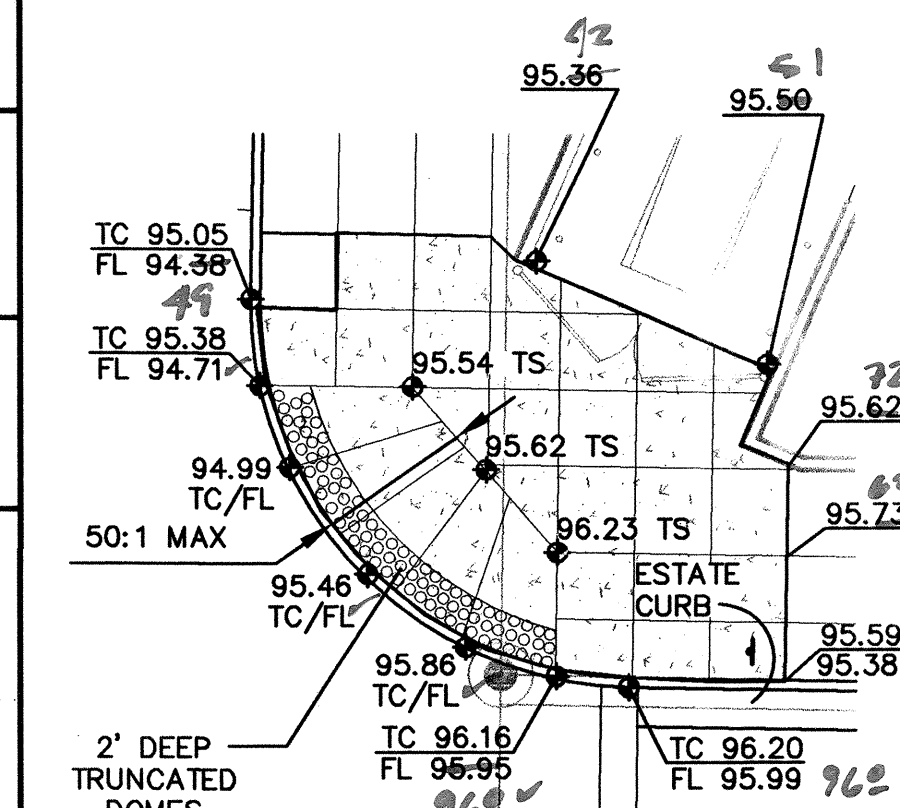
PVI STA = 6+20
PVI ELEV = 5191.84
A.D. = 3.86
K = 20.71
80.00' VC



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

Elevation Datum: NGVD 29

CURVE	RADIUS	LENGTH	DELTA	CHD BRG
FC1	2.00	3.38	96°57'36"	N 40°32'57" W
FC2	20.00	24.79	71°01'38"	N 50°56'20" E
FC3	20.00	26.08	74°42'15"	N 51°41'00" W
FC4	2.00	3.68	105°18'07"	N 38°19'11" E
FC11	20.00	31.39	89°55'48"	S 46°00'21" W
FC12	20.00	31.42	90°00'04"	S 44°01'47" E
FC13	15.00	21.81	83°18'01"	N 47°22'45" W
FC14	15.00	22.87	87°20'27"	S 43°29'24" W
FC15	10.00	15.79	90°27'19"	N 43°48'06" W
FC16	10.00	15.71	89°59'50"	S 45°58'06" W



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Ph. 505-268-8828 Fax. 505-268-2632
1486PVI.DWG.rth 04/18/06

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **PUBLIC IMPROVEMENTS
ALLEY WAY
PAVING PLAN & PROFILE**

City Project No. **776781**

Sheet **7** of **17**

- KEYED CONSTRUCTION NOTES**
- CONSTRUCT CONCRETE ALLEY INTERSECTION.
 - BUILD ALLEY SECTION PER COA STD DWG #2411 AS MODIFIED ON SHEET 6.
 - BUILD UNIDIRECTIONAL RAMP PER COA STD DWG # 2426 WITH TRUNCATED DOMES 2' deep.
 - APRON TO ACCESS DUMPSITE PER DETAIL THIS SHEET.
 - CONSTRUCT PCC SIDEWALK TO 6' MAX PER COA STD DWG #2430.
 - TRANSITION FROM 8" TO 6" CURB THROUGH HANDICAP RAMP.
 - MOUNTABLE ESTATE CURB PER COA STD DWG #2415A.
 - 4" DRAIN LINE PER COA STD DWG #2235.
 - PRIVATE CONCRETE ENTRANCE TO BE CONSTRUCTED WITH THIS PROJECT.
 - CONSTRUCT HANDICAP RAMPS PER DETAILS ON SHEET 7A.
 - PROVIDE 3' @ 2% CROSS SLOPE FOR ADA ACCESS ROUTE.
 - CONCRETE VALLEY GUTTER PER 2422 WITH 3/4" INVERT.

ENGINEER'S SEAL

NEW MEXICO
15334
L. D. R. LEE
PROFESSIONAL ENGINEER

AS-BUILT INFORMATION

CONTRACTOR: **ISAACSON & ARFMAN, P.A.**
DATE: **04/18/06**

BENCH MARKS

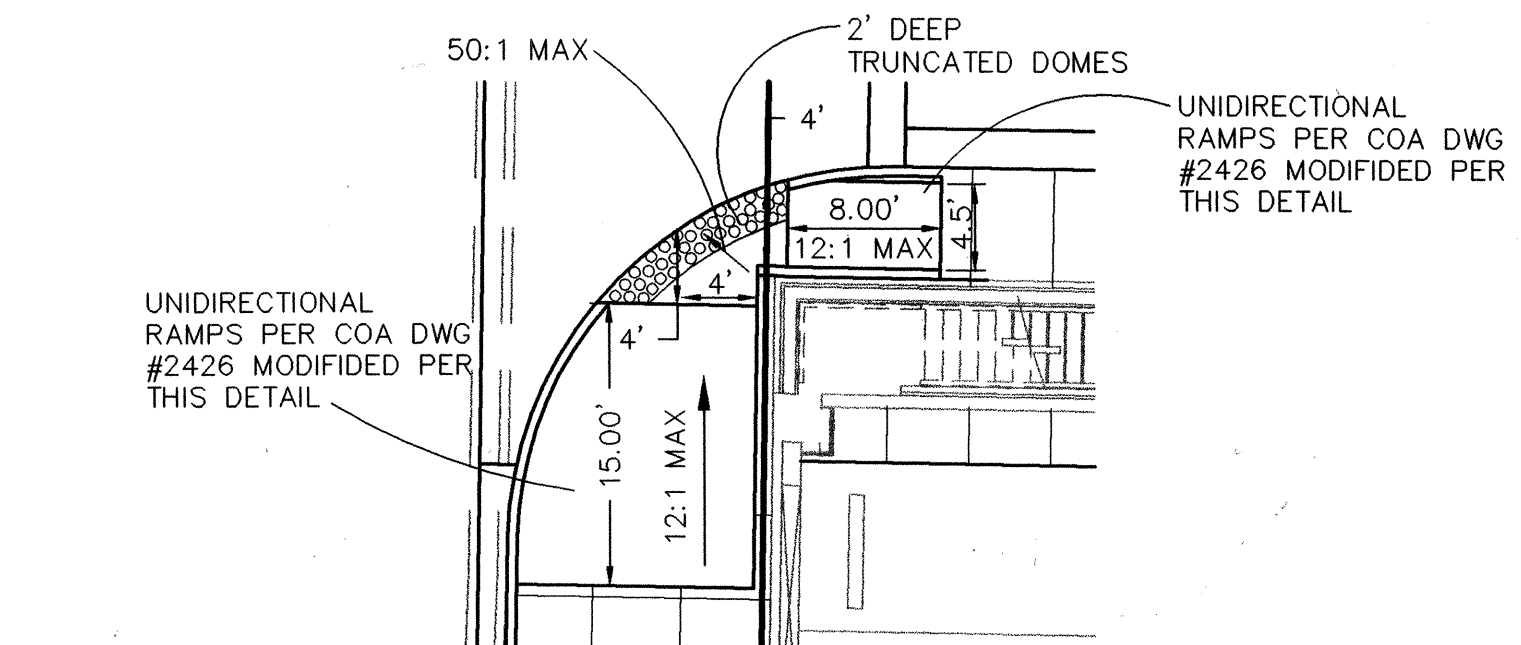
ACS "21-K-16" LOCATED AT THE ENE CURB RETURN AT CENTRAL AND WELLESLEY NE AS SHOWN. ELEVATION = 5203.45 (MVD 29)

SURVEY INFORMATION

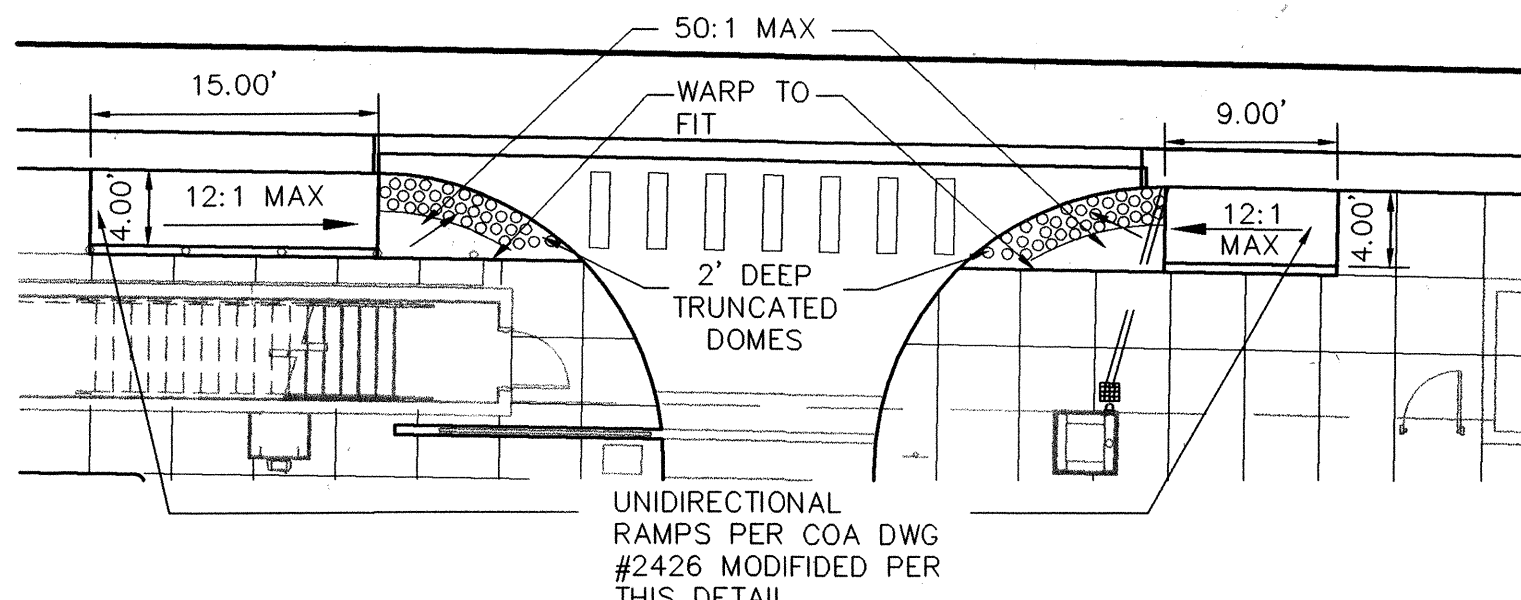
FIELD NOTES: **PRECISION SURVEYS**
SURVEY DATED: **11/04/05**

REVISIONS

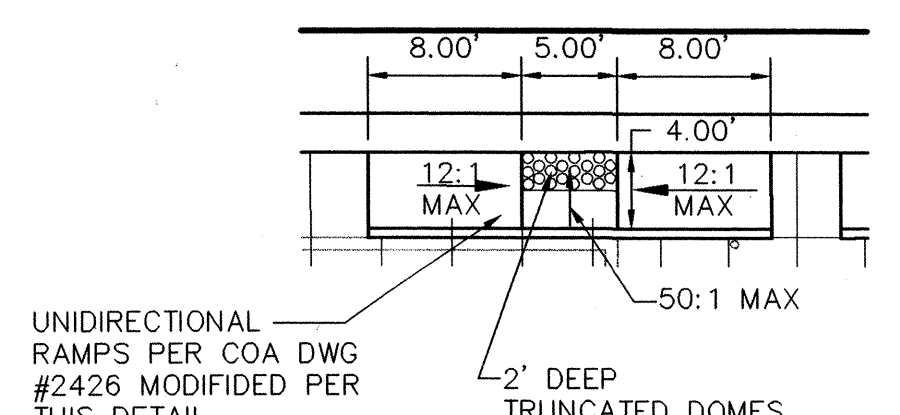
NO.	DATE	REVISIONS	DESIGNED BY	DRAWN BY	CHECKED BY
1	12/05	DESIGN	ALDN	thor	ALDN



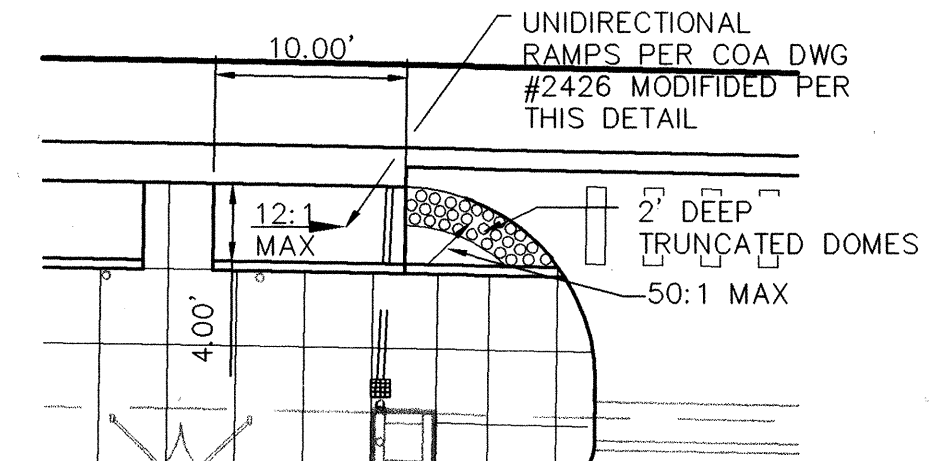
HC RAMP DETAIL A
1"=10'



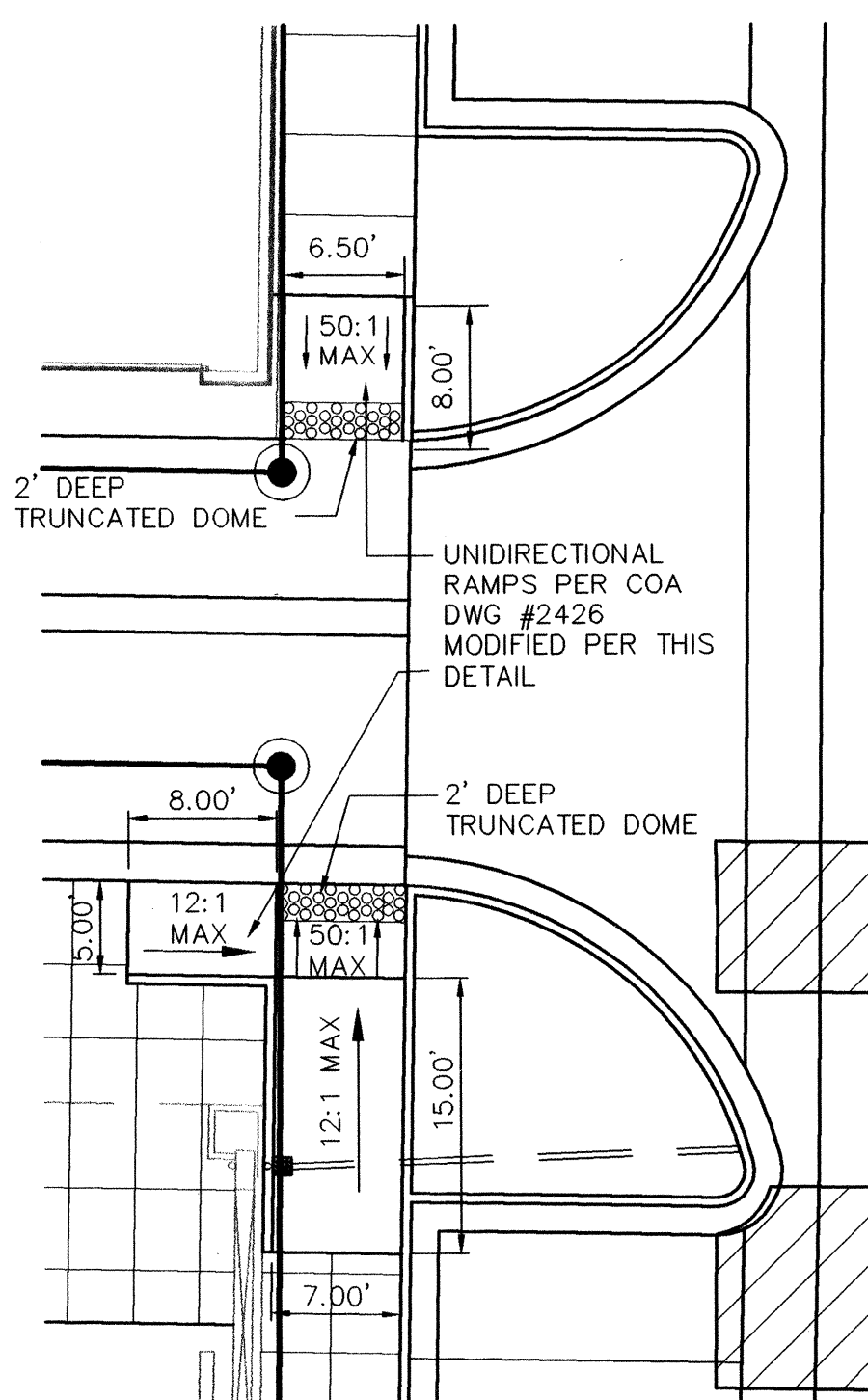
HC RAMP DETAIL B
1"=10'



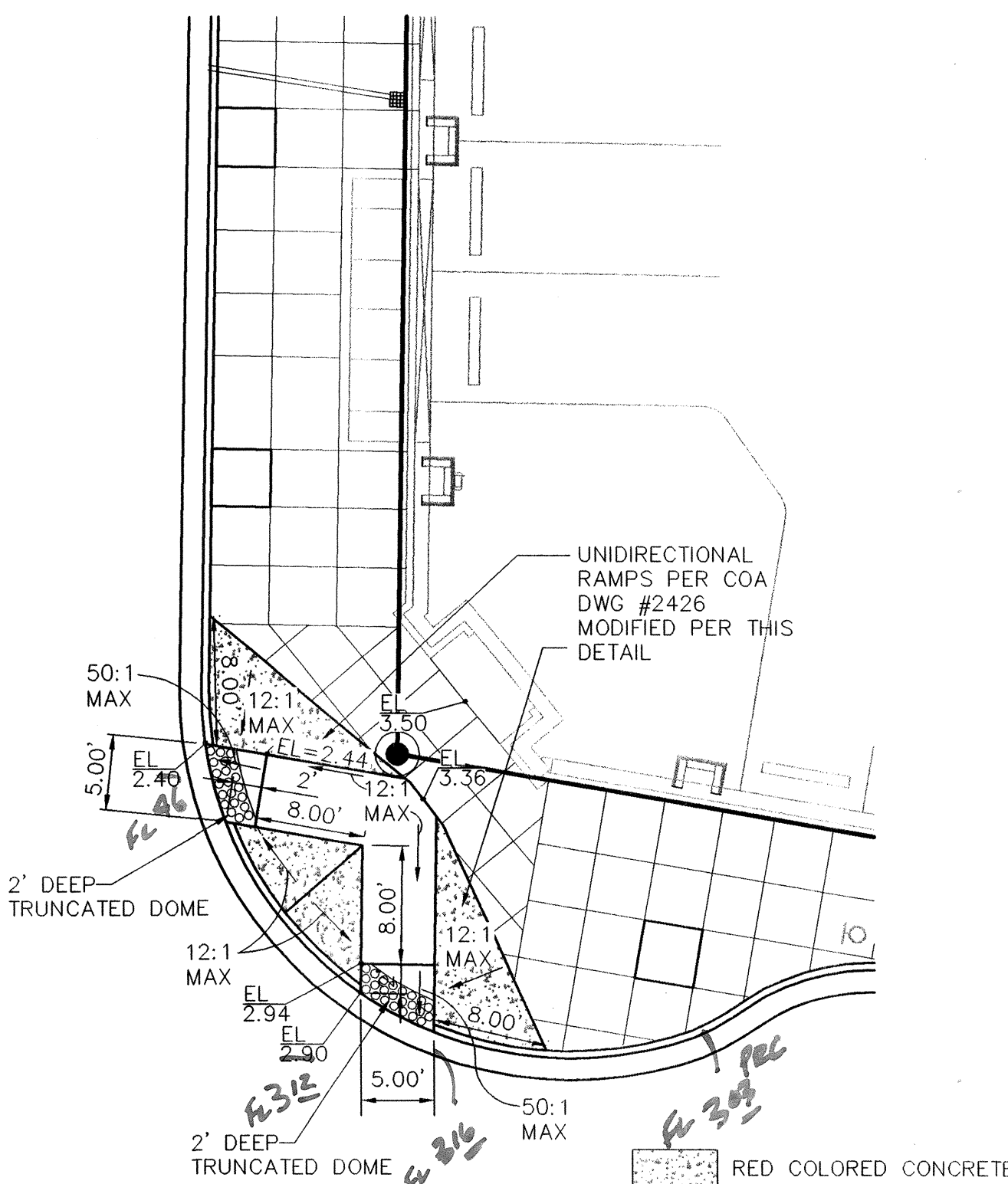
HC RAMP DETAIL C
1"=10'



HC RAMP DETAIL D
1"=10'

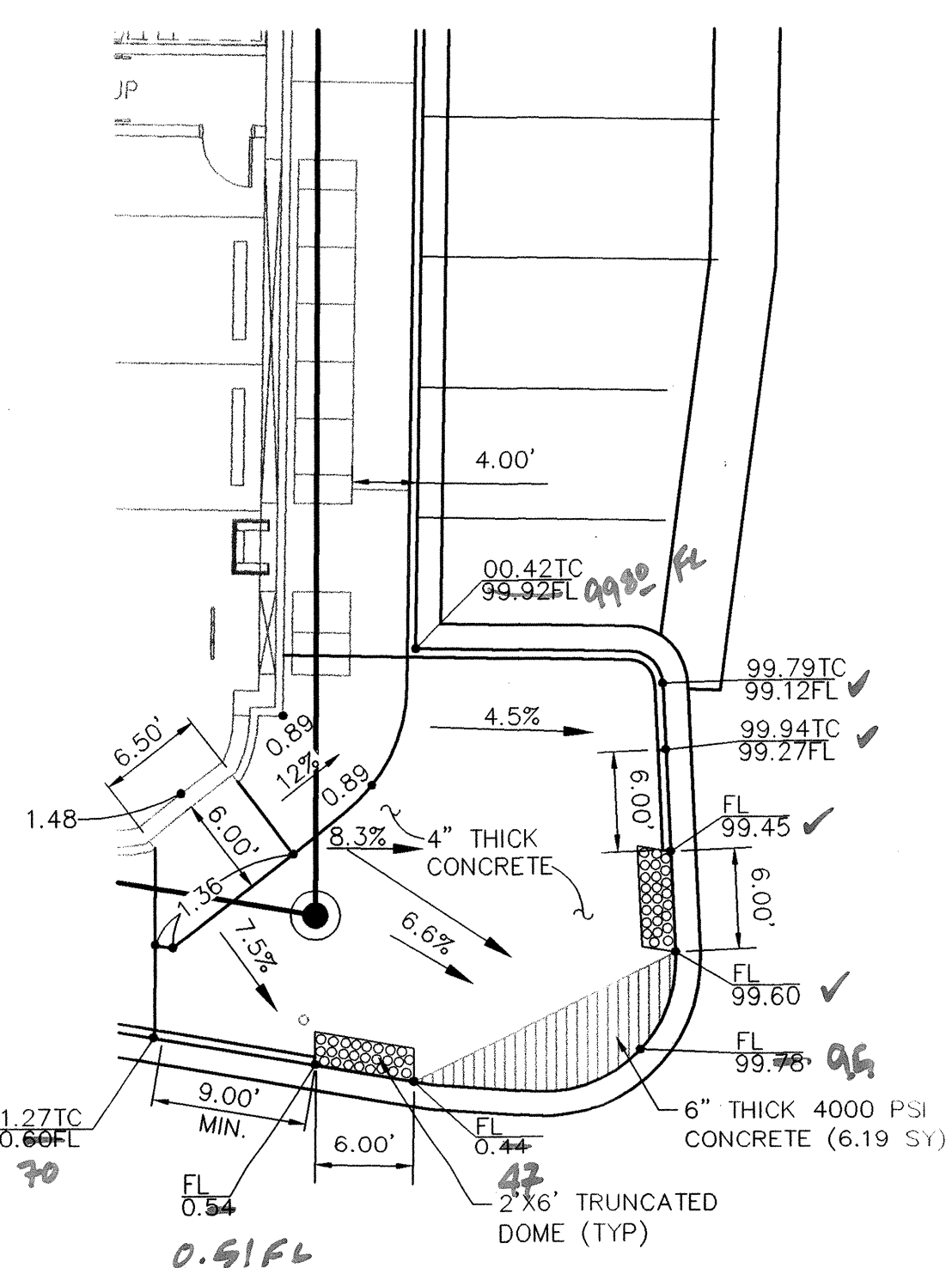


HC RAMP DETAIL E
1"=10'



HC RAMP DETAIL F
1"=10'

- TRUNCATED DOMES:
- DESIGNED SHALL COMPLY WITH ADA GUIDELINES
 - SUBMIT SPECIFICATIONS TO CITY CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION



HC RAMP DETAIL G
1"=10'

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES	
CONTRACTOR	DATE	CONTRACTOR	DATE	CONTRACTOR	DATE	CONTRACTOR	DATE
INSPECTOR'S NAME	DATE	INSPECTOR'S NAME	DATE	INSPECTOR'S NAME	DATE	INSPECTOR'S NAME	DATE
FIELD ENGINEER	DATE	FIELD ENGINEER	DATE	FIELD ENGINEER	DATE	FIELD ENGINEER	DATE
DESIGNER	DATE	DESIGNER	DATE	DESIGNER	DATE	DESIGNER	DATE
CHECKED BY	DATE	CHECKED BY	DATE	CHECKED BY	DATE	CHECKED BY	DATE
NO.		NO.		NO.		NO.	



REVISIONS		REMARKS	
NO.	DATE	REMARKS	DATE
1	12/05	DESIGN	12/05
2	12/05	DESIGN	12/05
3	12/05	DESIGN	12/05

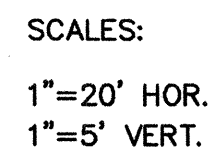
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1486PVD TL DWG.dwg 08.24.06

CITY OF ALBUQUERQUE
PUBLIC IMPROVEMENTS
ENGINEERING GROUP

TITLE: **PAVING DETAILS**

Design Review Committee: **APPROVED** (Stamp: DEC 18 2007)
City Engineer Approval: **APPROVED** (Stamp: DEC 18 2007)
City Engineer: **APPROVED** (Stamp: DEC 18 2007)

City Project No. **776781** Zone Map No. **K-16-Z** Sheet **7A** Of **17**



Elevation Datum: NGVD 29

FC5	2.00	3.14	90°00'00"
FC6	8.00	13.47	96°30'18"
FC8	15.50	10.04	37°05'45"
FC9	14.50	4.32	17°03'55"
FC10	25.00	46.78	107°12'59"

- # KEYED CONSTRUCTION NOTES
1. CONSTRUCT HANDICAP RAMP PER
DETAIL F ON SHEET 7A.
 2. CONSTRUCT 8' PCC SIDEWALK TO
BUILDING PER COA STD DWG
#2430.
 3. CONSTRUCT STANDARD CURB &
GUTTER PER COA STD DWG
#2415A.
 4. CONTACT COA PARKING DIVISION
FOR THEM TO SALVAGE EXISTING
METERS.
 5. 4" WIDE REFLECTORIZED PAINTED
PAVEMENT MARKING 9' LONG PER
COA SPECIFICATION 440.
 6. EXISTING LIGHT POLE TO BE
RELOCATED BY P.N.M..
 7. 4" DRAIN LINE PER COA STD DWG
#2235.
 8. TREE WELL. SEE SHEETS 16 & 17.
 9. REMOVE OLD STRIPING PER COA
SPEC 443.
 10. INSTALL PARKING METER POLE PER
COA STD DTL #2528. COA TO
INSTALL PARKING METER.
 11. CONSTRUCT HANDICAP RAMP PER
DETAIL G ON SHEET 7A.
 12. PAVEMENT REMOVAL &
REPLACEMENT PER COA STD DWG#
2465 FOR MAJOR LOCAL.

SURVEY INFORMATION		BENCH MARKS	AS-BUILT INFORMATION	
FIELD NOTES			CONTRACTOR	
SURVEY DATED 11/04 BY		ACS "21-K-16" LOCATED AT THE ENE CURB RETURN AT CENTRAL AND WELLESLEY NE AS SHOWN.	WORK STARTED BY <i>GEO-SURV</i>	DATE <i>12-06</i>
PRECISION SURVEYS			ACCEPTANCE BY	
		ELEVATION = 5203.45 (<i>NAVD 83</i>)	FIELD CATCH BY	DATE
			DRAWINGS CORRECTED BY <i>GEO-SURV</i>	DATE <i>12-10</i>
			MICRO-FILM INFORMATION	
			RECORDED BY	DATE
			NO.	

[illegible]

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128 Monroe Street N.E.
Albuquerque, New Mexico 87108
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1486PV1.DWGdlp 08.24.06

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

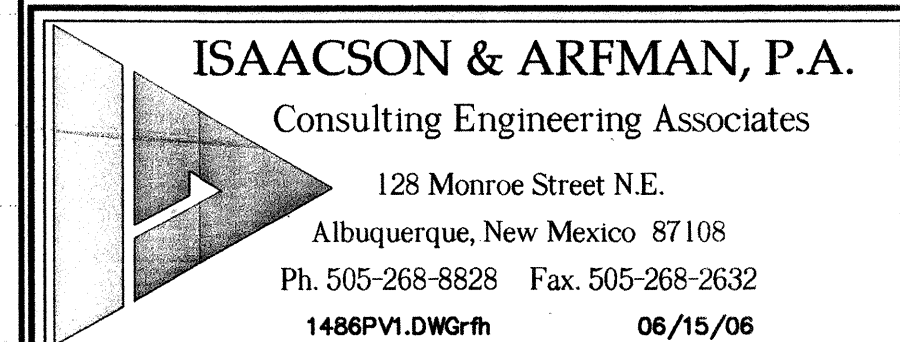
TITLE: PUBLIC IMPROVEMENTS
CENTRAL AVENUE
PAVING PLAN & PROFILE

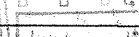
Design Review Committee	City Engineer Approval	Mo./Day/Yr. Mo./Day/Yr.
DESIGN REVIEW COMMITTEE	CITY ENGINEER	
DEC 4 2009	DEC 1 8 2009	
DESIGN REVIEW COMMITTEE	CITY ENGINEER	
DESIGN REVIEW COMMITTEE	CITY ENGINEER	

City Project No.	776781	Zone Map No.	K-16-Z	Sheet	8	Of	17
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Elevation Datum: NGVD 29



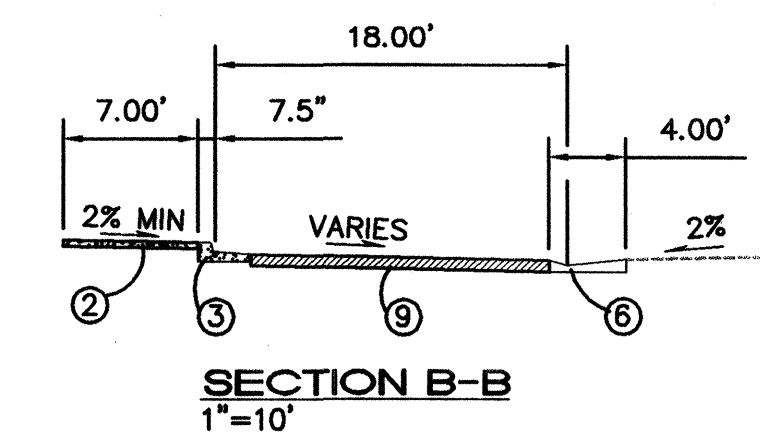
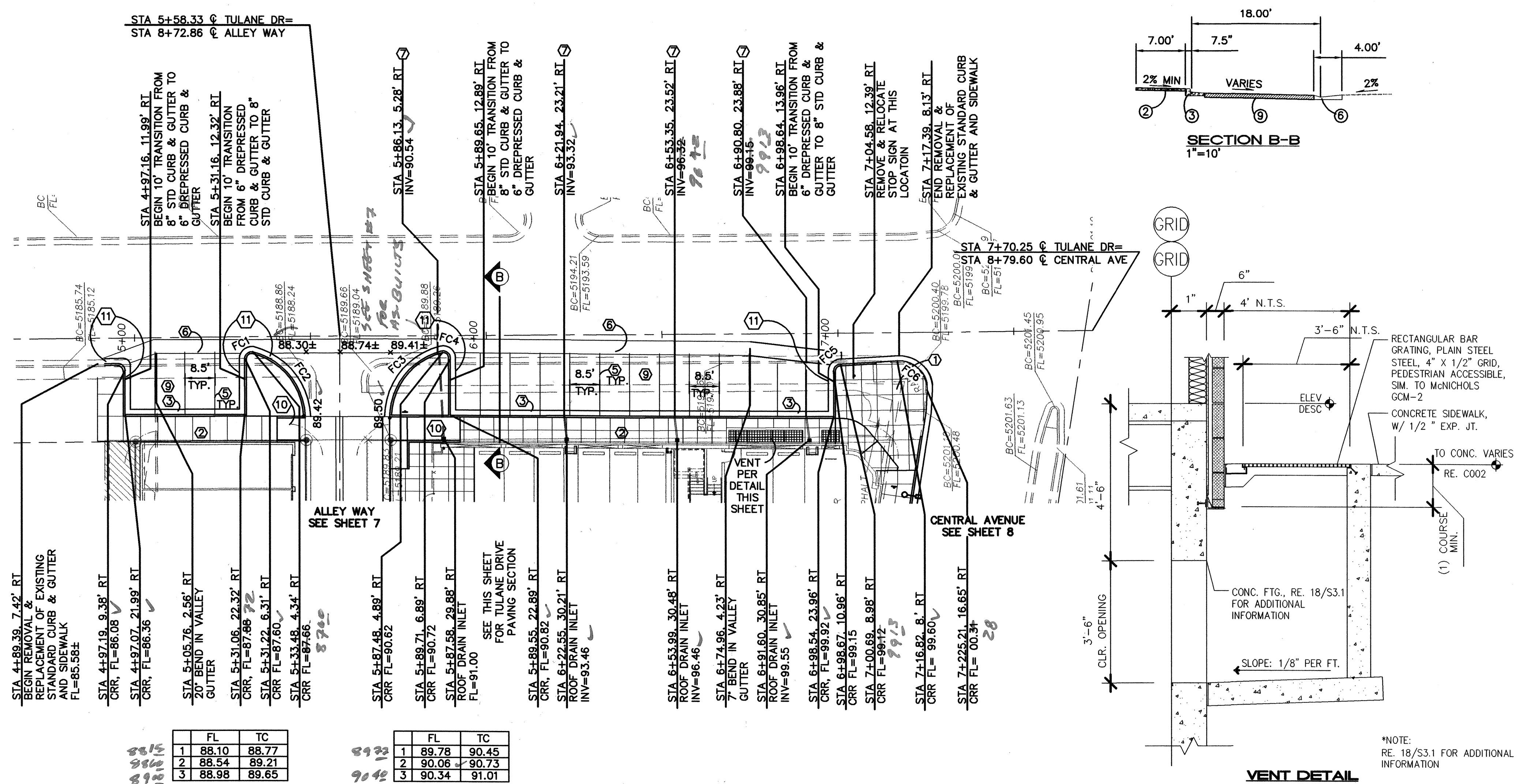
Design Review Committee 	City Engineer Approval 	Post Design Update
		

City Project No.	776781	Zone Map No.	K-16-Z	Sheet	9	Of	17
------------------	--------	--------------	--------	-------	---	----	----

- | FACE OF CURB CURVE TABLE | | | | |
|--------------------------|--------|--------|------------|---------------|
| CURVE | RADIUS | LENGTH | DELTA | CHD BRG |
| FC9 | 14.50 | 4.32 | 17°03'55" | N 65°16'04" E |
| FC10 | 25.00 | 46.78 | 107°12'59" | S 52°35'29" E |
| FC11 | 20.00 | 31.39 | 89°55'48" | S 46°00'21" W |
| FC12 | 20.00 | 31.42 | 90°00'04" | S 44°01'47" E |

NO.		DATE	REVISIONS	BY
			DESIGN	
DESIGNED BY			ALJN	DATE 12/05
DRAWN BY			thor	DATE 12/05

SCANNED BY
PLANNING



KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL G ON SHEET 7A.
2. CONSTRUCT 7' PCC SIDEWALK TO BUILDING PER COA STD DWG #2430 MODIFIED TO 6\"/>
3. CONSTRUCT DEPRESSED CURB & GUTTER PER COA STD DWG #2415A MODIFIED TO 6\"/>
4. PARKING METER TO BE SALVAGED.
5. 4\"/>
6. 4' CONCRETE VALLEY GUTTER PER COA STD DWG #2422 WITH 3/4\"/>
7. 3\"/>
8. NOT USED.
9. PAVING PER DETAIL ON SHEET 6.
10. HANDICAP RAMPS PER DETAIL E ON SHEET 7A.
11. CONSTRUCT STD CURB & GUTTER PER COA SOT DTL #2415A.

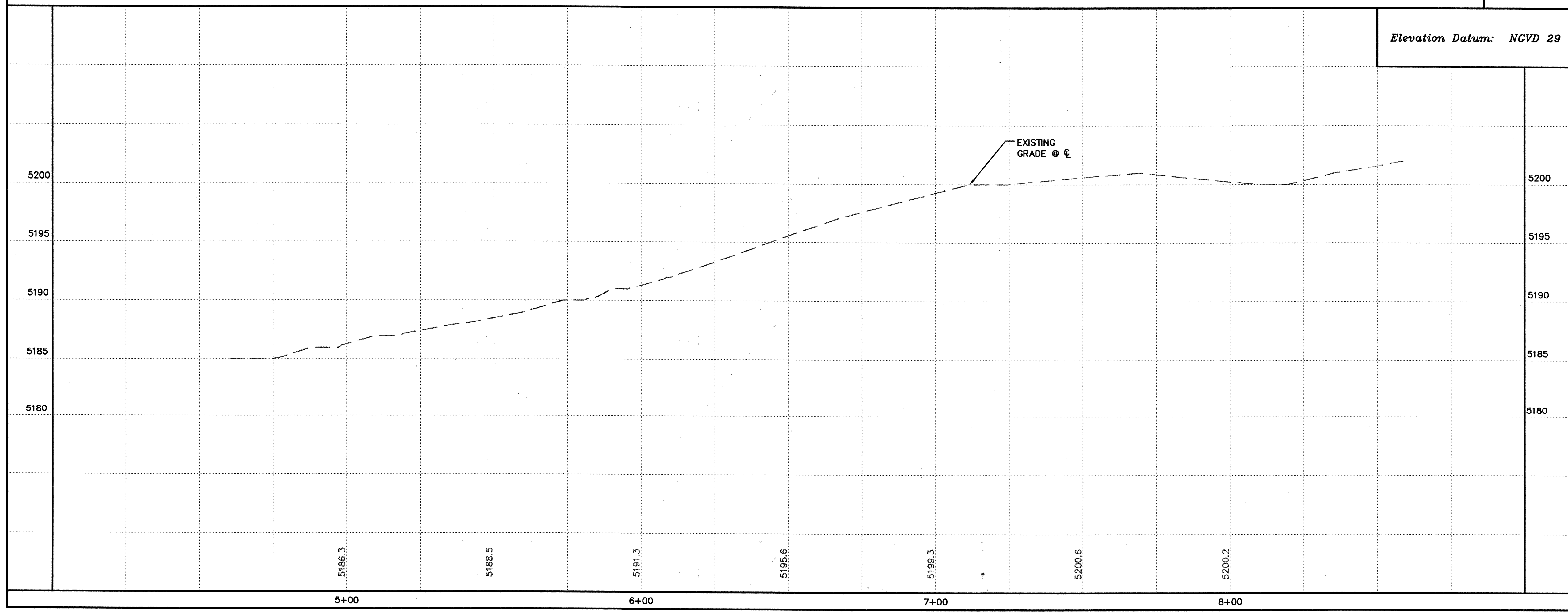
FACE OF CURB TABLE			
CURVE	RADIUS	LENGTH	DELTA
FC1	2.00	3.38	96°57'36"
FC2	20.00	24.79	71°01'38"
FC3	20.00	26.08	74°42'15"
FC4	2.00	3.68	105°18'07"
FC5	2.00	3.14	90°00'00"
FC6	8.00	13.47	96°30'18"

FL		TC	
1	88.10	88.77	
2	88.54	89.21	
3	88.98	89.65	

FL		TC	
1	89.78	90.45	
2	90.06	90.73	
3	90.34	91.01	

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

Elevation Datum: NGVD 29



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1486P.V1.DWGdlp 08.23.06

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
PUBLIC IMPROVEMENTS
TULANE DRIVE
PAVING PLAN & PROFILE

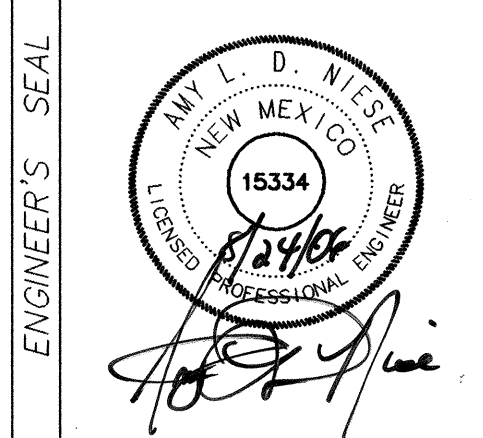
Design Review Committee City Engineer Approval
OCT - 9 2006 DEC 18 2006
DESIGN REVIEW COMMITTEE CITY ENGINEER

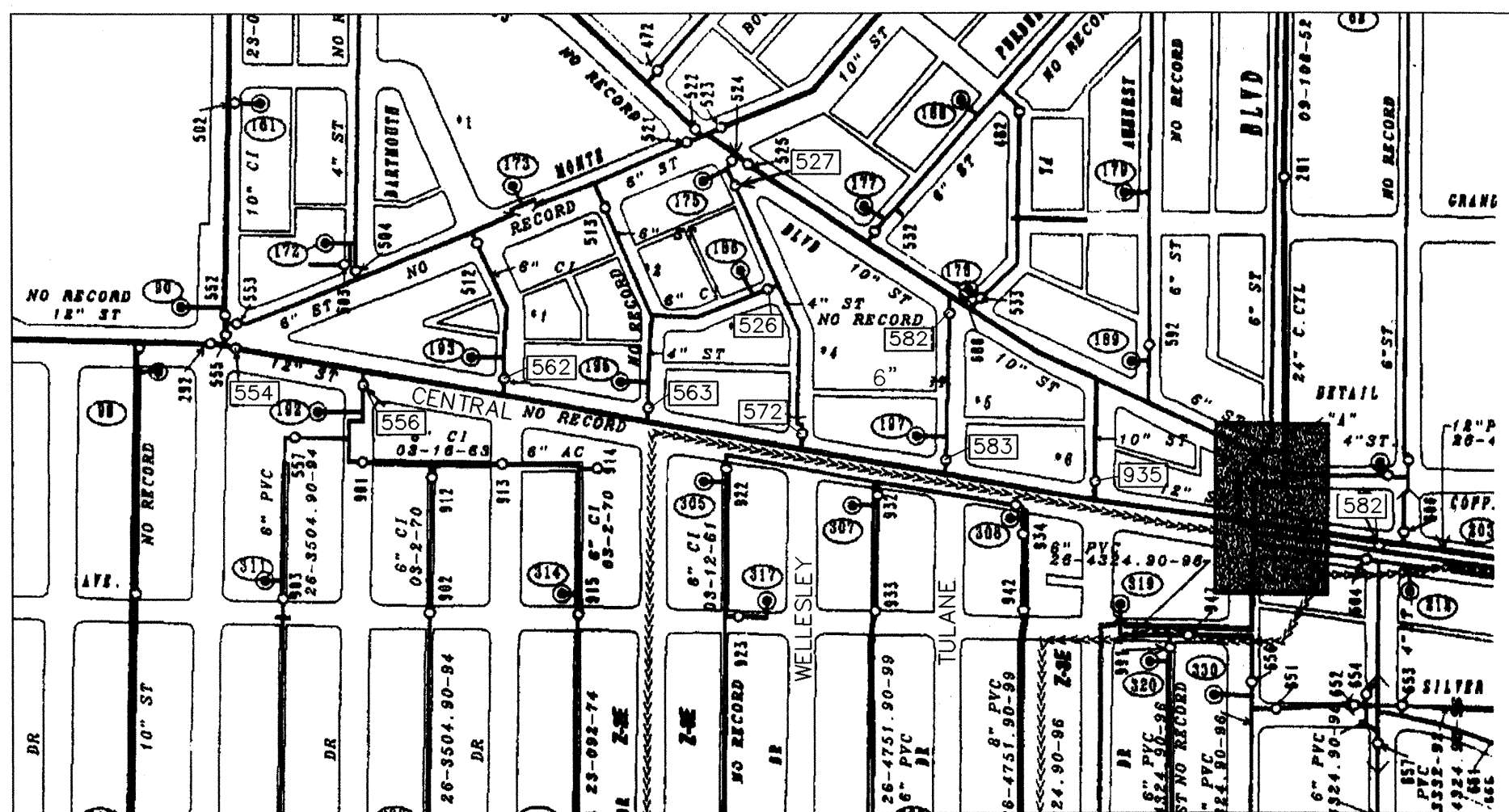
City Project No. 776781 Zone Map No. K-16-Z

Sheet 10 Of 17

DESIGNED BY ALDN DATE 12/05
DRAWN BY thor DATE 12/05
CHECKED BY ALDN DATE 12/05

SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
FIELD NOTES	ACS "21-K-16" LOCATED AT THE ENE CURB RETURN AT CENTRAL AND WELLESLEY NE AS SHOWN. ELEVATION = 5203.45 (NAD 89)	CONTRACTOR	DATE	CONTRACTOR	DATE
SURVEY DATED 11/04 BY	PRECISION SURVEYS	INSPECTOR'S	DATE	INSPECTOR'S	DATE
		FIELD	DATE	FIELD	DATE
		VERIFICATION BY	DATE	VERIFICATION BY	DATE
		CORRECTED BY	DATE	CORRECTED BY	DATE
		MICRO-FILM	DATE	MICRO-FILM	DATE
		RECORDED BY	DATE	RECORDED BY	DATE





WATER SHUT-OFF PLAN

FOR TULANE CONNECTION SHUT-OFF VALVES 522 & 523
FOR WELLESLEY CONNECTION SHUT-OFF VALVES 526 & 527.
CONTRACTOR SHALL CONTACT WATER SYSTEMS
DIVISION (857-8200) 7 WORKING DAYS PRIOR TO SHUT-OFF
OR TURN-ON AT VALVES. ONLY CITY PERSONNEL ARE
ALLOWED TO OPERATE VALVES.

PROPOSED	EXISTING
SINGLE WATER METER & BOX	EXISTING SEWER MANHOLE
GATE VALVE W/ VALVE BOX	EXISTING PARKING METER
FIRE HYDRANT	EXISTING CLEANOUT
SAS MANHOLE	EXISTING TELEPHONE MANHOLE
WATER LINE W/ FITTING	EXISTING WATER METER
FIRE DEPARTMENT CONNECTION	EXISTING UNKNOWN MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING ANCHOR
	OVERHEAD UTILITY LINES
	CURB
	CHAINLINK FENCE

RESTRAINED JOINT LENGTHS, L _r , 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	18
10x10x4	2	4
8x8x8	9	20
8x8x6	5	17
8x8x4	2	15
6x6x6	6	20
6x6x4	2	20

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 GM/SM - SILTY GRAVELS AND SILTY SANDS,
GRAVEL-SAND-SILT MIXTURES.
TEST PRESSURE 150 PSI
TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED
STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH
MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., 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, L _r , 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	85
10	26	11	5	3	72
8	22	9	4	2	60
6	17	7	3	2	46
4	12	5	2	1	32

RESTRAINED JOINT LENGTHS, L _r , FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.					
SIZE	LARGE SIDE		SMALL SIDE		SMALL SIDE
	SIZE	SIZE	SIZE	SIZE	
12x10	25	30	10x6	44	73
12x8	45	68	10x4	58	141
12x6	62	121	8x6	25	33
12x4	74	213	8x4	43	83
10x8	24	30	6x4	24	35

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.

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
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Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1486UMSTR-COA.DWG 07.06.06

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

**TITLE: PUBLIC IMPROVEMENTS
MASTER UTILITY PLAN**

DESIGNED BY ALON

DRAWN BY THOR

CHECKED BY ALON

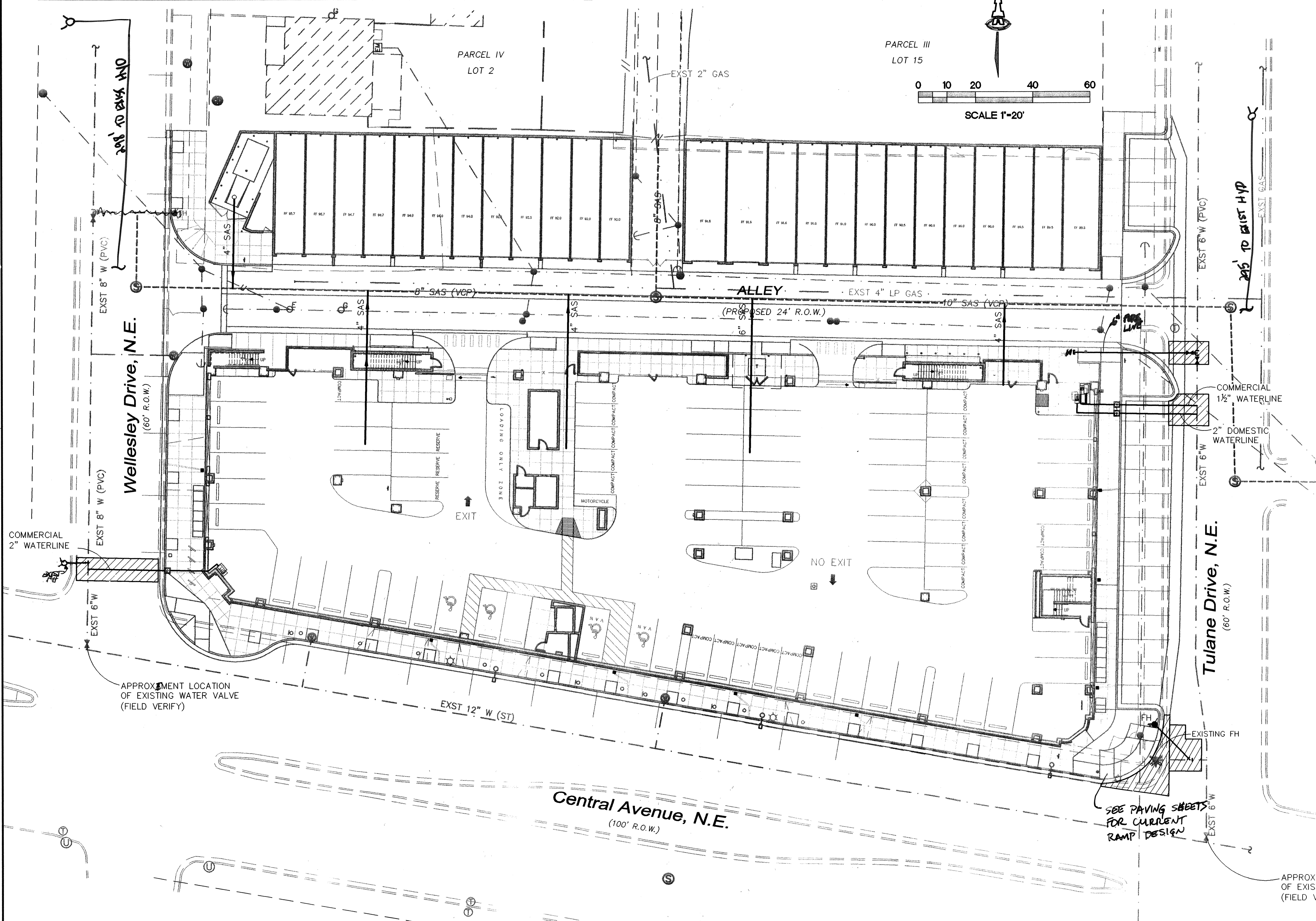
DATE 12/05

DATE 12/05

DATE 12/05

City Project No. 776781

Sheet 11 of 17



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PLANNING

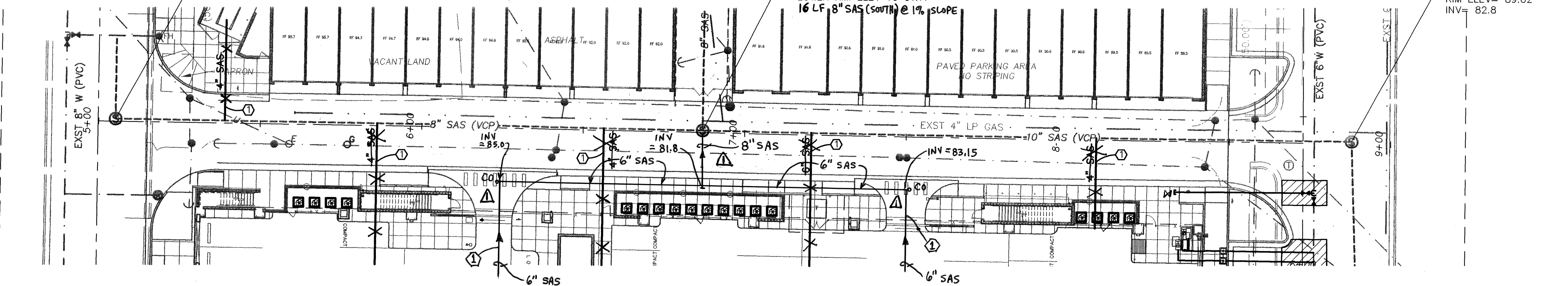
WELLESLEY DRIVE
SEE SHEET 14

STA 5+05.22, 0.85' LT
EXST SAS MH
RIM ELEV= 96.10
INV= 85.0

STA 6+86.14, 0.64' LT
EXST SAS MH
RIM ELEV= 93.28
INV= 81.7
LOWER RIM ELEV TO 91.11
16 LF 8" SAS (SOUTH) @ 1% SLOPE

TULANE DRIVE
SEE SHEET 15

STA 8+87.90, 0.65' LT
EXST SAS MH
RIM ELEV= 89.02
INV= 82.8



ALLEY WAY

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

Elevation Datum: NGVD 29

SANITARY SEWER SERVICE TABLE			
STA	OFFSET	SIZE	INV @ END
5+139.00	LEFT	4"	84.38
5+186.00	RIGHT	4"	83.57
5+186.00	RIGHT	4"	82.25
7+120.00	RIGHT	4"	81.89
8+108.00	RIGHT	4"	82.37
6+23.4	RIGHT	6"	85.00
7+49.4	RIGHT	6"	83.15

LEGEND

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

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Ph. 505-268-8828 Fax. 505-268-2632
1486UTL1.DWGdlp 07.06.06

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **PUBLIC IMPROVEMENTS
ALLEY WAY
UTILITY PLAN & PROFILE**

Design Review Committee	City Engineer Approval
APPROVED DEC 18 2006	APPROVED DEC 18 2007
REVIEW COMMITTEE	CITY ENGINEER

City Project No. 776781 Zone Map No. K-16-Z

AS-BUILT INFORMATION	
CONTRACTOR	WORK BY
INSPECTOR'S	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
RECORDED BY	DATE
MICRO-FILM INFORMATION	
NO.	

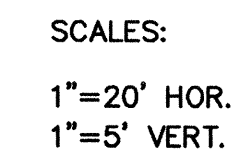
SURVEY INFORMATION	
FIELD NOTES	
SURVEY DATED 11/04 BY	
PRECISION SURVEYS	
BENCH MARKS	
ACS "21-K-16" LOCATED AT THE ENE CURB RETURN AT CENTRAL AND WELLESLEY NE AS SHOWN.	
ELEVATION = 5203.45 (WAD 09)	

REVISION 1/29/08 ALDN

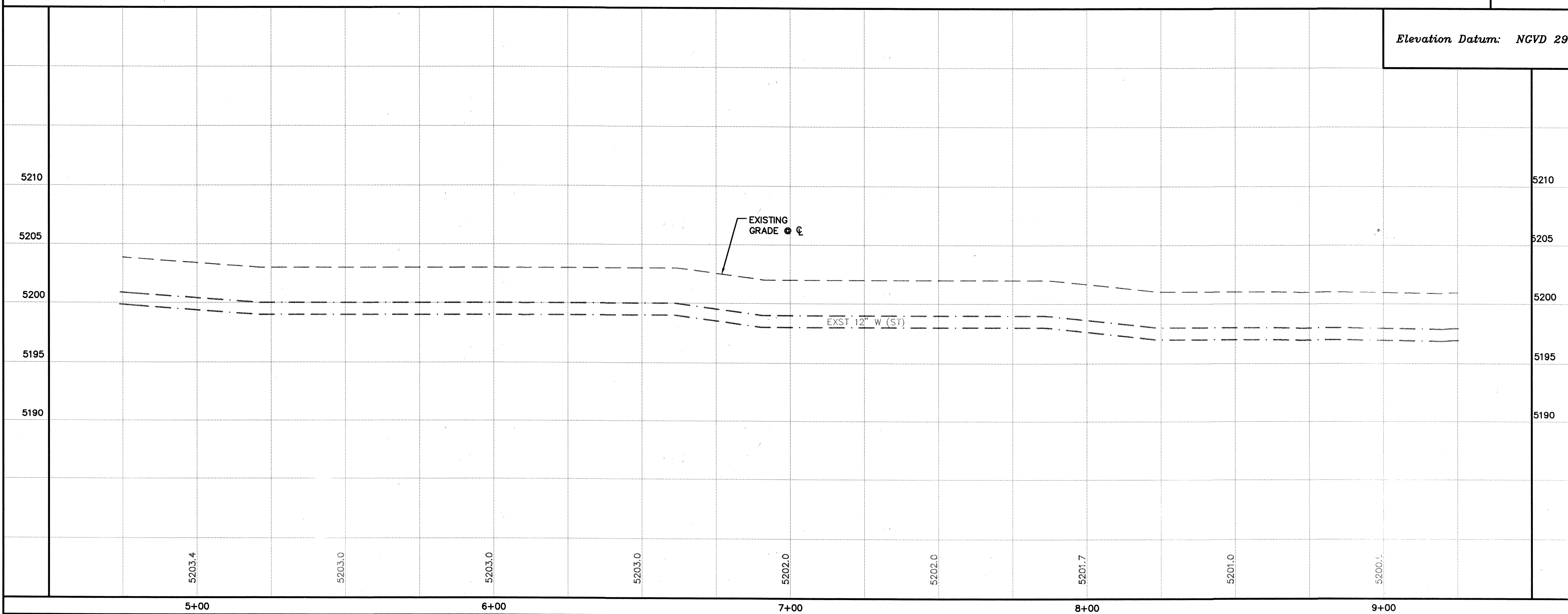
NEW MEXICO
15334
7/20/06
Professional Engineer

SAS CHANGES	
NO.	DATE
REVISIONS	DESIGN
DESIGNED BY ALDN	DATE 12/05
DRAWN BY thor	DATE 12/05
CHECKED BY ALDN	DATE 12/05

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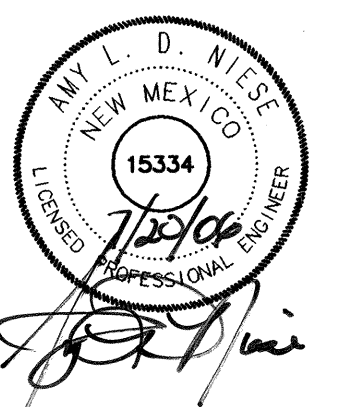


Elevation Datum: NGVD 29



1. LIGHT POLE TO BE RELOCATED BY P.N.M..
2. NOT USED.
3. SEE SHEET 11 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET 11 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. NOT USED.
6. NOT USED.
7. NOT USED.
8. NOT USED.
9. EXISTING WATER METER BOX TO BE REMOVED & DISPOSED, AT ABANDONED SERVICE.

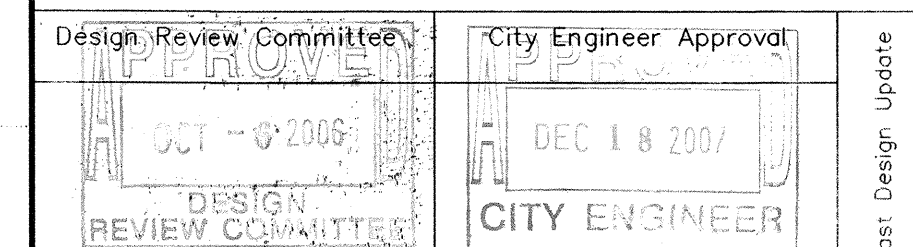
	SINGLE WATER METER & BOX
	GATE VALVE W/ VALVE BOX
	FIRE HYDRANT
	SAS MANHOLE
	WATER LINE W/ FITTING



NO.		DATE	REMARKS	BY
<i>REVISONS</i>				
DESIGN				
DESIGNED BY		ALDN	DATE	12/05
DRAWN BY		thor	DATE	12/05
CHECKED BY		ALDN	DATE	12/05

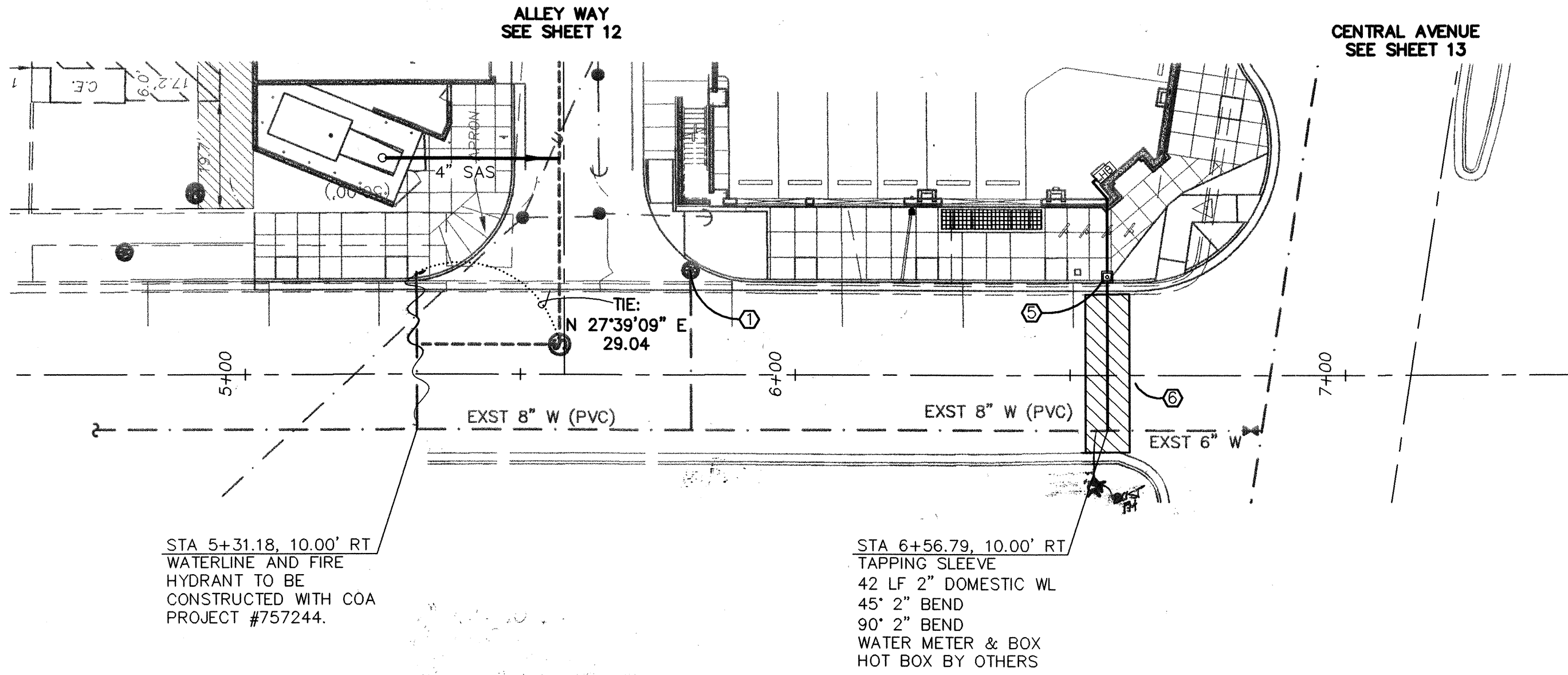
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: PUBLIC IMPROVEMENTS
CENTRAL AVENUE
UTILITY PLAN & PROFILE



City Project No.	776781	Zone Map No.	K-16-Z	Sheet	13	Of	17
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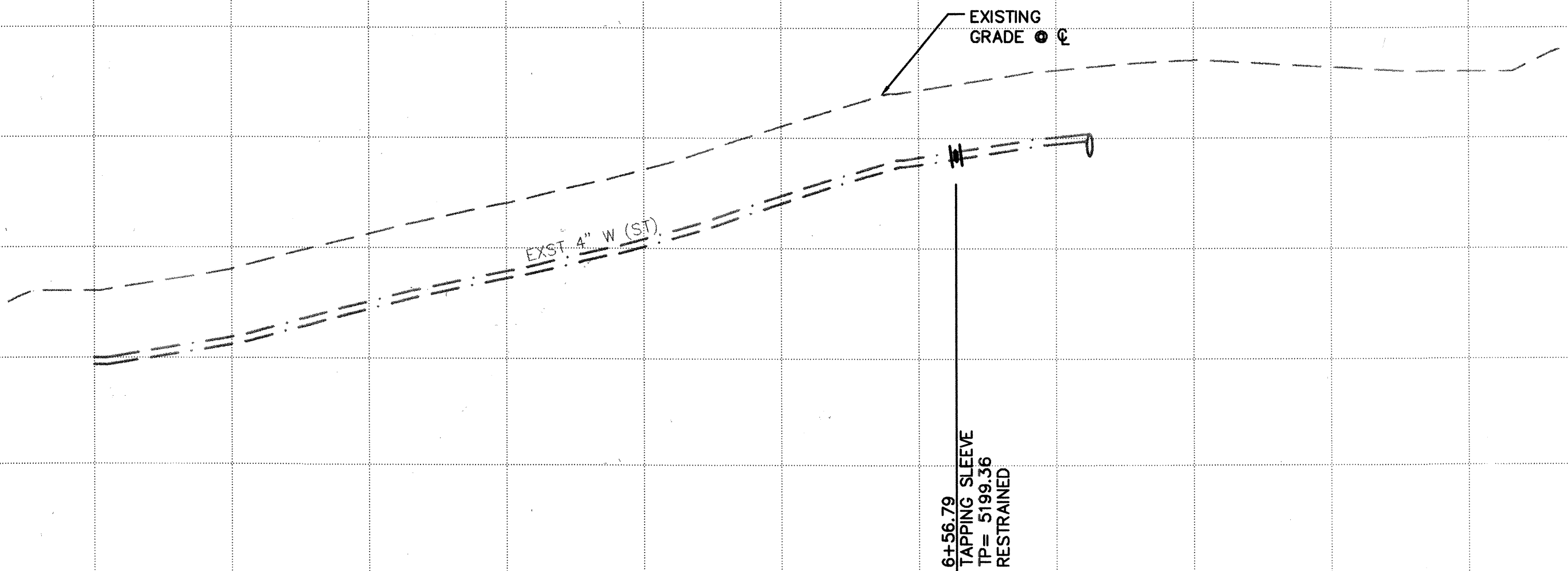


WELLESLEY DRIVE

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

Elevation Datum: NGVD 29

5210
5205
5200
5195
5190



5+00 6+00 7+00

KEYED CONSTRUCTION NOTES

- EXISTING WATER METER BOX TO BE REMOVED & DISPOSED, AT ABANDONED SERVICE.
- CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #'S 2361 & 2362.
- SEE SHEET 11 FOR WATER SHUT-OFF PLAN.
- SEE SHEET 11 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
- WATER METER AND BOX PER COA STD DWG #2363 & #2367.
- PAVEMENT REMOVAL & REPLACEMENT PER COA STD DWG #2465 FOR MAJOR LOCAL.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
CONTRACTOR	DATE	WATER	NOTES	FIELD	PRECISION
WELLESLEY	11/04	ACS "21-K-16"	LOCATED AT THE ENE CURB RETURN AT CENTRAL AND WELLESLEY NE AS SHOWN.	11/04	PRECISION
INSPECTOR'S	DATE	WELLESLEY NE	ELEVATION = 5203.45		
ACCEPTANCE BY	DATE				
VERIFICATION BY	DATE				
CONDUCTED BY	DATE				
RECORDED BY	DATE				
MICRO-FILM INFORMATION					
NO.	DATE				

LEGEND

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

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1486UT1.DWGdlp 07.06.06

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
PUBLIC IMPROVEMENTS
WELLESLEY DRIVE
UTILITY PLAN & PROFILE

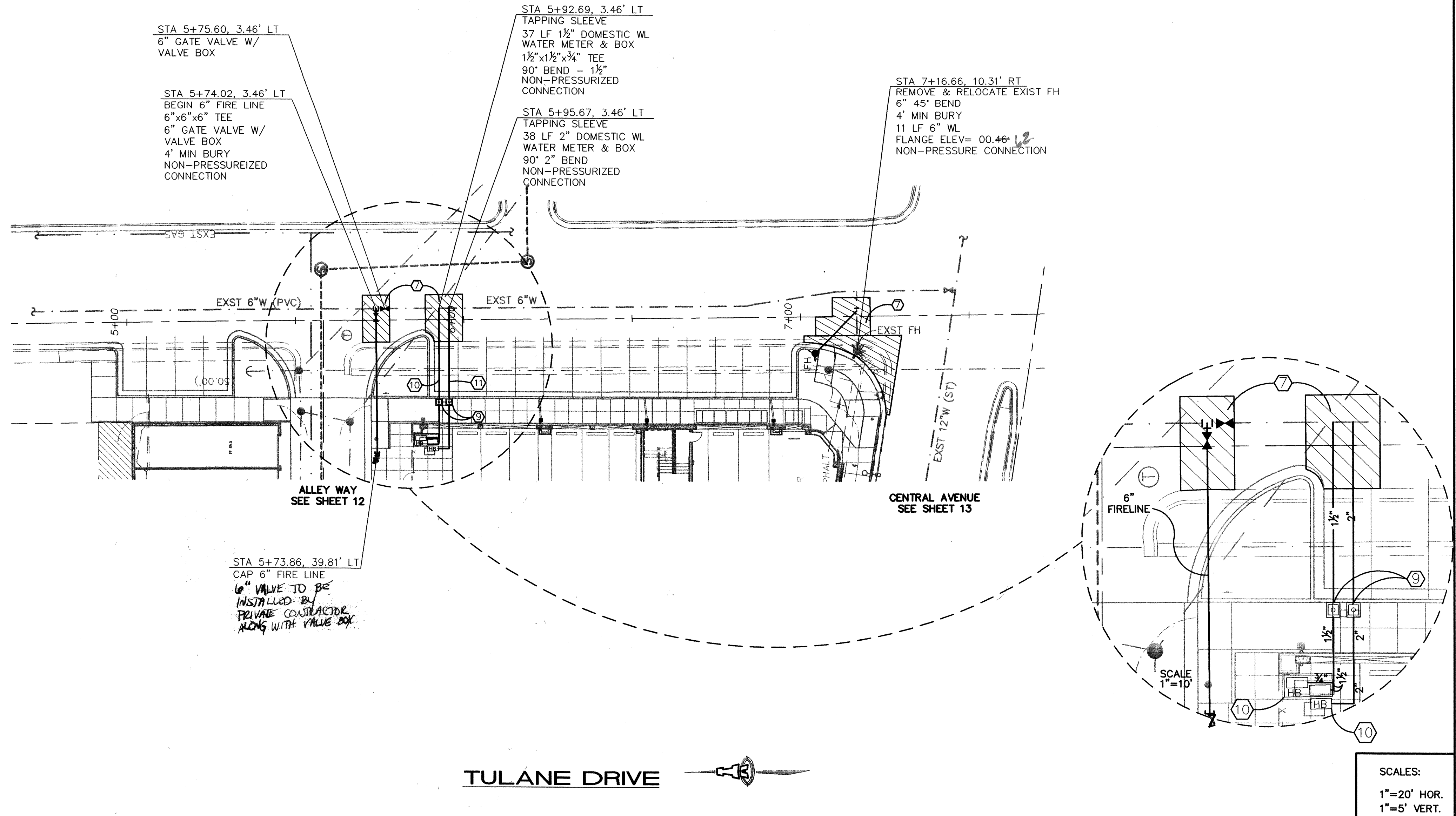
Design Review Committee
APPROVED
OCT 18 2006
DESIGN REVIEW COMMITTEE

City Engineer Approval
APPROVED
DEC 18 2007
CITY ENGINEER

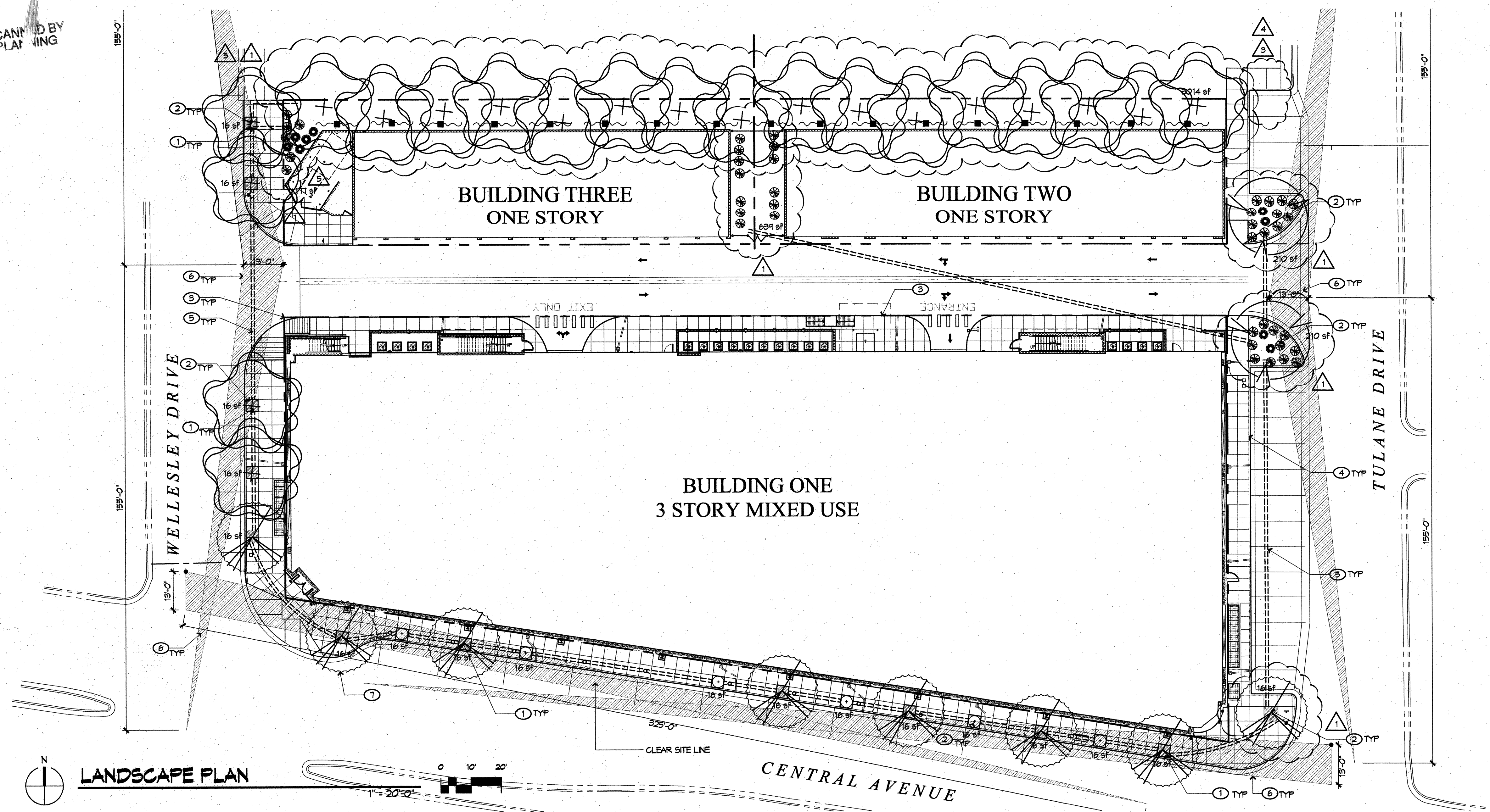
City Project No. 776781
one map No. K-16-Z

Sheet 14 Of 17

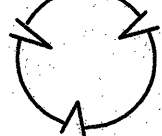
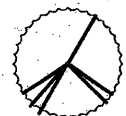
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PLANTING LEGEND

Trees									
Symbol	Appx. Quantity	Size	Common Name	Scientific Name	Height	Width	Water requirements	Details	
	2	24" Box multi-trunk	DESERT WILLOW	Chilopsis linearis	25.00	25.00	Low	A4	
	7	2 1/2" cal.	CHINESE PISTACHE	Pistacia chinensis	40.00	20.00	Medium	A1	
	16	1" cal., 8' H	TEXAS RED OAK	Quercus texana	35.00	25.00	Medium	A4	
	5	2 1/2" cal.	TEXAS RED OAK	Quercus texana	35.00	25.00	Medium	A1	
Shrubs									
Symbol	Quantity	Size	Common Name	Scientific Name	Height	Width	Water requirements		
	9	1 Gal.	THOMPSON BROOM	Baccharis Thompsoni	4.00	3.00	Low	A3	
	10	1 Gal.	SEMI-PROSTRATE ROSEMARY	Rosmarinus officinalis 'Collingwood Ingram'	2.50	4.00	Low	A3	
Accents/Succulents									
Symbol	Quantity	Size	Common Name	Scientific Name	Height	Width	Water requirements		
	42	1 Gal.	REGAL MIST MUHLY GRASS	Muhlenbergia capillaris Regal Mist	3.00	3.00	Medium	A3	
Groundcover									
Symbol	Quantity	Size	Common Name	Scientific Name	Height	Width	Water requirements		
	17	1 Gal.	ENGLISH IVY	Hedera helix	Climb	5.00	Medium	A3	

LANDSCAPE CALCULATIONS

SITE AREA: 54,621 SF
BUILDING 1: 31,742 SF
BUILDING 2: 6,424 SF
BUILDING 3: 5,514
NET SITE AREA: 10,941 SF

REQUIRED LANDSCAPE AREA: 1,641 SF
(15% OF NET SITE AREA)
PROVIDED LANDSCAPE AREA: 3,867 SF

KEYED NOTES

- ① TREE GRATE (SEE DETAIL A2/L002
- ② LANDSCAPE AREA
- ③ PROPERTY LINE
- ④ PAVING: SEE A001
- ⑤ IRRIGATION PIPE SLEEVING: SEE PLANTING NOTES
- ⑥ SIGHT TRIANGLE: SEE PLANTING NOTES
- ⑦ TREE TYPE FOLLOWS THE CENTRAL AVENUE CULTURAL CORRIDOR LANDSCAPING PROJECT FOR NOB HILL.

PLANTING NOTES

1. EXISTING PLANT MATERIAL. THE SITE INCLUDES LARGE TREES AND EVERGREEN SHRUBS. THE EXISTING MATERIAL HAS NOT MAINTAINED OVER THE YEARS AND IT WILL NEED TO BE REMOVED.
2. INSTALLATION AND MAINTENANCE OF LANDSCAPING AND IRRIGATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
3. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE INTENT OF THE CITY OF ALBUQUERQUE WATER CONSERVATION, LANDSCAPING, WATER WASTE ORDINANCE AND ANY OTHER RELATED ORDINANCES.
4. THE USE OF HIGH WATER USE PLANT MATERIALS SHALL BE LIMITED. THERE IS NO HIGH WATER USE TURF USED ON THIS PROJECT.
5. MINIMUM INSTALLATION SIZES FOR PLANT MATERIAL VARY BY SPECIES. SEE PLANT LEGEND.
6. LANDSCAPE AREAS SHALL BE COVERED WITH 2" DEPTH OF CRUSHER FINE GRAVEL MULCH. COLOR: TAN OR BROWN.
7. IRRIGATION:
DRIP IRRIGATION SHALL BE PROVIDED TO ALL PLANT MATERIALS. THE DRIP IRRIGATION SYSTEM DESIGN SHALL BE FULLY AUTOMATED.
8. SLEEVING SHALL BE 6" CLASS, 200 PVC @ 18" DEPTH OF BURY. EXTEND 12" BEYOND THE PAVED SURFACE INTO PLANTING AREA AND CAP ENDS.
9. SIGHT TRIANGLES
ALL LANDSCAPING MEETS THE REQUIREMENT ACCORDING TO THE CITY STANDARDS (AASHTO).

ENGINEER'S SEAL			SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
			FIELD NOTES					
			SURVEY DATED 11/04 BY		ACS "21-K-16" LOCATED AT THE ENE		WAS STAMPED BY <i>Cepo-Suarez</i> DATE <i>11/06</i>	
			PRECISION SURVEYS		CURB RETURN AT CENTRAL AND		INSPECTOR'S NAME FIELD DATE	
					WELLESLEY NE AS SHOWN.		VEGETATION BY DATE	
NO. DATE REMARKS BY					ELEVATION = 5203.45 (NAD 83)		CONNECTED BY <i>Cepo-Suarez</i> DATE <i>11/06</i>	
REVISIONS							MICRO-FILM INFORMATION	
DESIGN							RECORDED BY DATE	
DESIGNED BY SZ DATE 11/29							NO.	
DRAWN BY SZ DATE 11/29								

Dekker/Perich/Sabatini
architecture interiors landscape planning engineering

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP				
TITLE: PUBLIC IMPROVEMENTS LANDSCAPING AND SLEEVING PLAN				
Design Review Committee		City Engineer Approval		Mo./Day/Yr.
Mo./Day/Yr.		Mo./Day/Yr.		Mo./Day/Yr.
DESIGN REVIEW COMMITTEE		CITY ENGINEER		Mo./Day/Yr.
City Project No.		Zone Map No.		Sheet
776781		K-16-Z		16
776781		K-16-Z		17

