

PUBLIC IMPROVEMENT PLANS
FOR
**MORNINGSTAR
SENIOR LIVING FACILITY**

PALOMAS AVE.
ALBUQUERQUE, NEW MEXICO
JUNE 2014

PREPARED FOR:
MVG DEVELOPMENT
1509 YORK ST.
DENVER, CO. 80206

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

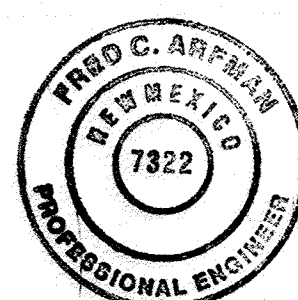
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CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Fred C. Arfman of the firm of Isaacson & Arfman, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of Public Wok Order No. 796784 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 Hugg, NMPS No. 9750.

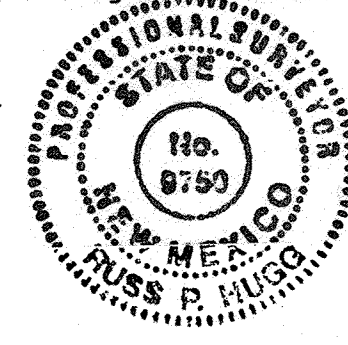
Fred C. Arfman
Fred C. Arfman
NMPE No. 7322



SURVEYORS CERTIFICATION

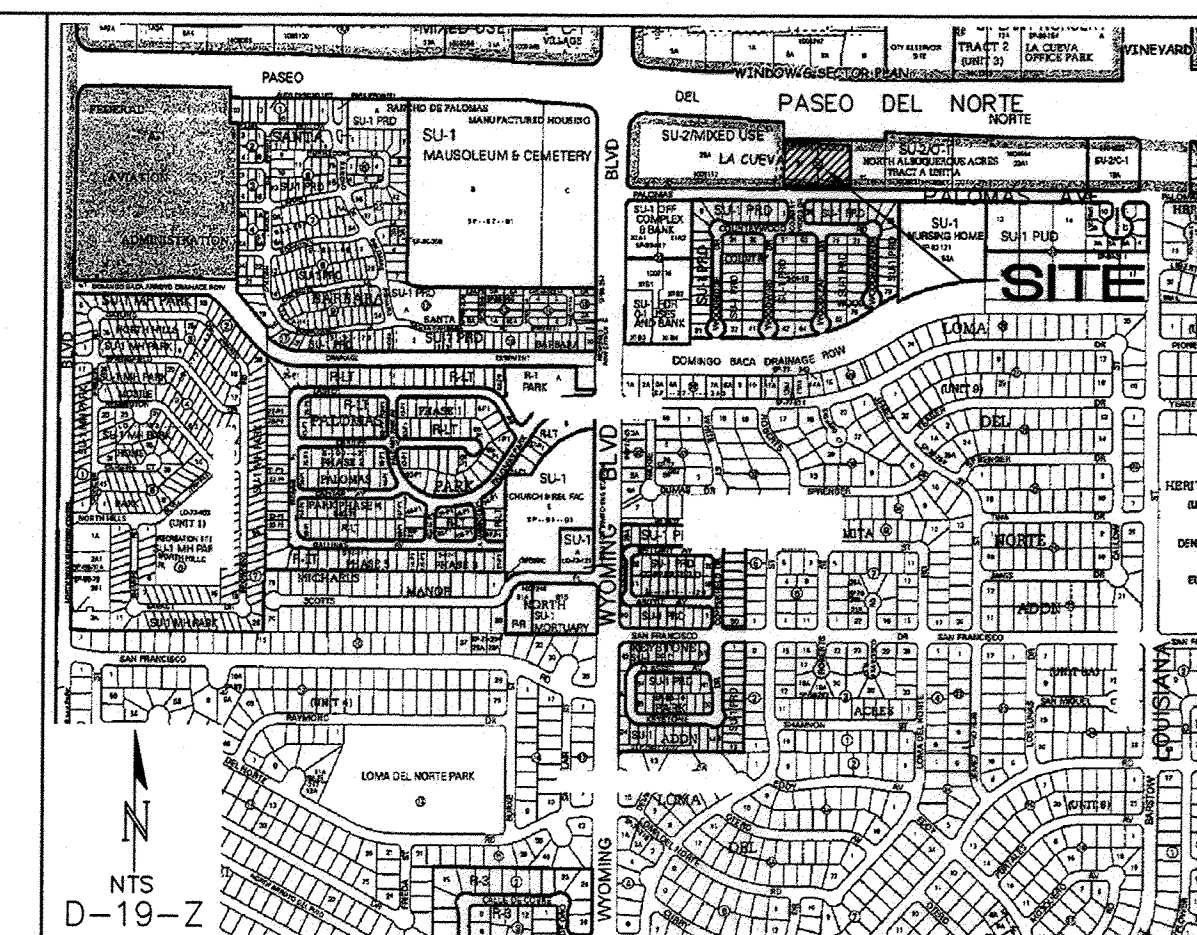
I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
3.27, 2015



RECORD
DRAWING

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY ENGINEER
DATE: 1/26/2014



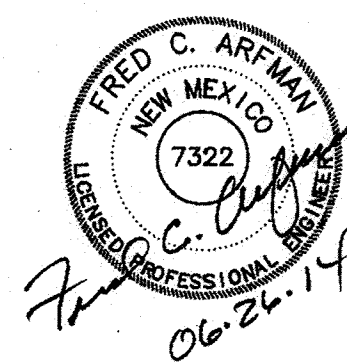
GENERAL NOTES

- 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 #8 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 811, 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 #8.
- 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 BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PRE-FORMED THERMOPLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.
- 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 PER COA STD DWG #2415A
- 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.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS UPDATE #8.
- 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 - AS ALLOWED BY THE CITY.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART
- 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 PREFORMED THERMO-PLASTIC IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ELECTRONIC MARKING SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8 INCLUDING AMENDMENT #1.
- 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 SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT http://www.abcwua.org/Water_Shut_off_and_Turn_on_Procedures.aspx
- 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 ENGINEERING DIVISION THRU DRC CHAIR THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK THAT REMOVES, RELOCATES, OR REINSTALLS ANY EXISTING REGULATORY SIGNS.
- RCP PIPE JOINTS SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE JOINT POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATIONS. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. RCP JOINTS SHALL NOT BE GROUTED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.
- IF A PAVEMENT DROP-OFF IS CREATED DURING CONSTRUCTION, THE CONTRACTOR SHALL INITIATE PROTECTIVE MEASURES TO PREVENT ABRUPT PAVEMENT CHANGES. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- CONTRACTOR SHALL REPLACE IN KIND ANY EXISTING SIGNAGE, STRIPING OR ANY OTHER PAVEMENT MARKINGS IMPACTED BY THE WORK. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN EXISTING PEDESTRIAN AND ADA PATHWAYS DURING CONSTRUCTION OR PROVIDE AN ALTERNATE ROUTE OR PROVIDE "SIDEWALK CLOSED" SIGNAGE.
- CONTRACTOR SHALL REPAIR OR REPLACE DISTURBED UTILITIES IMMEDIATELY AND WITHOUT DELAY.

AS BUILT DRAWING

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE				APPROVALS	ENGINEER	DATE	*****
				DRC Chairman	<i>Alfred</i>	1-28-15	APPROVED FOR CONSTRUCTION
				Transportation	<i>Russ Hugg</i>	7/23/14	
				Water/Wastewater	<i>Fred C. Arfman</i>	7/23/14	
				Hydrology	<i>Russ Hugg</i>	7/23/14	
				Constr. Mngmt.	<i>Russ Hugg</i>	7/23/14	
				Constr. Coord.			City Project No. 796784
							Sheet 1 Of 11

DRB NO. 1008952
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2033 CC-001.dwg Jun 26, 2014



PLAT OF
TRACTS A AND B
MORNINGSTAR AT PALOMAS
(BEING A REPLAT OF LOTS 25, 26 AND 27, BLOCK 21 AND
SOUTHERLY PORTIONS OF LOTS 6, 7 AND 8, BLOCK 21, TRACT A,
UNIT A, NORTH ALBUQUERQUE ACRES)

SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 19 TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2014

LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Gallegos Grant in Projected Section 19, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising the following:

All of Lots numbered Twenty-five (25), Twenty-six (26) and Twenty-seven (27) in Block numbered Twenty-one (21), of Tract A, Unit A, North Albuquerque Acres, as the same is shown and designated on the Plat Entitled "TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 17, 1937 in Plat Vol. D, folio 129.

Together With:

A certain parcel of land situate within the Elena Gallegos Grant, projected Section 19, Township 11 North, Range 4 East, New Mexico Principal Meridian, County of Bernalillo, State of New Mexico, comprised of portions of Lots Six (6) through Eight (8) inclusive, Block Twenty-one (21) as shown and designated on the plat filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on March 17, 1937, in Volume D, Folio 129, said Lots 6 through 8 inclusive, being a portion of the Paseo Del Norte right-of-way as mapped and secured under New Mexico Project Number TPU-4054(2), an access controlled facility, said parcels further described in those certain Special Warranty Deeds filed November 16, 2010 as Document Number 2010116589 and July 23, 2010 as Document Number 20100074078, being more particularly described by New Mexico State Plane Grid bearings, Central Zone (NAD 83) and ground distances as follows:

Beginning at the Northeast corner of the parcel herein described, (a Bathey Survey marker stamped L.S. 14271" found in place) a point on the Southerly right of way line of Paseo Del Norte N.E. and the Northwest corner of Lot 23-A, Block 21, North Albuquerque Acres, Tract A, Unit A as the same is shown and designated on the plat entitled "PLAT OF LOT 23-A, BLOCK 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 6, 2011 in Plat Book 2011C, Page 32 whence the City of Albuquerque Control Survey Monument "Heaven" bears N 84° 46' 14" W, 1831.31 feet distant; Thence,

S 00° 20' 33" W, 41.56 feet along a line common to said Lot 23-A and said Portion of Lot 8 to the Southeast corner of said Lot 8 and the Northeast corner of said Lot 25; Thence,

S 00° 20' 33" W, 233.12 feet along a line common to said Lot 23-A and said Lot 25 to the Southwest corner of said Lot 23-A and the Southeast corner of said Lot 25 (an "X" chiseled in the concrete found in place) said point also being a point on the Northerly right of way line of Palomas Avenue N.E. and the Southeast corner of the parcel herein described; Thence,

N 89° 41' 38" W, 495.56 feet along said Northerly right of way line of Palomas Avenue N.E. to the Southwest corner of said Lot 27 and the Southwest corner of the parcel herein described (a 5/8" Rebar and cap stamped "L.S. 9750" set) said point also being the Southeast corner of Lot 28-A, Block 21, Tract A, Unit A, North Albuquerque Acres as the same is shown and designated on the plat entitled "PLAT OF LOT 28-A, BLOCK 21, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, SITUATE WITHIN PROJECTED SECTION 19, T.11 N., R.4 E., N.M.P.M., ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 2006 in Plat Book 2006C, Page 168; Thence,

N 00° 15' 57"E, 233.47 feet along a line common to said Lot 27 and said Lot 28-A to the Northwest corner of said Lot 27 and the Southwest corner of said Portion of Lot 6 (a Bathey Survey marker stamped L.S. 14271" found in place); Thence,

N 00° 15' 57"E, 60.24 feet along a line common to said Lot 28-A and said Portion of Lot 6 to a point on the present 2014 Southerly right of way line of Paseo Del Norte N.E. and the Northwest corner of the parcel herein described (a 5/8" Rebar and cap stamped "L.S. 9750" set); Thence,

S 87° 29' 46"E, 496.30 feet along said present 2014 Southerly right of way line of Paseo Del Norte N.E. to the Northeast corner and point of beginning of the parcel herein described.

Said parcel contains 3.2344 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF TRACTS A AND B, MORNINGSTAR AT PALOMAS (BEING A REPLAT OF LOTS 25, 26 AND 27, BLOCK 21 AND SOUTHERLY PORTIONS OF LOTS 6, 7 AND 8, BLOCK 21, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES) SITUATE WITHIN PROJECTED SECTION 19, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant the easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

MVG-MS (Morning Star ABQ) LLC, a Colorado limited liability company by Millenium Venture Group, Inc., its Manager



By: Carolyn S. Powell, Vice President and Secretary

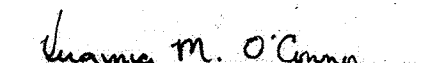
ACKNOWLEDGMENT

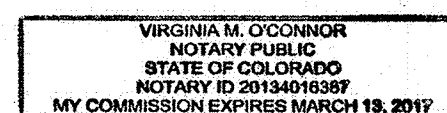
STATE OF Colorado

COUNTY OF Denver SS

The foregoing instrument was acknowledged before me this 26th

day of March, 2014, by Carolyn S. Powell.

 My commission expires 3/13/17
Notary Public

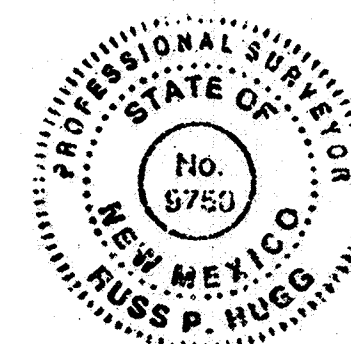


**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS**

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- Plat entitled "REPLAT OF TRACT X-2 (FILED: JULY 15, 1983) NOW COMPRISING COUNTRYWOOD SUBDIVISION, ALBUQUERQUE, NEW MEXICO: filed September 5, 1984, Volume C24, Folio 192.
- Plat entitled "PLAT OF LOT 28-A, BLOCK 21, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, SITUATE WITHIN PROJECTED SECTION 19, T.11N., R.4E., N.M.P.M., ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed June 1, 2006 in Plat Book 2006C, Page 168.
- Plat entitled "PLAT OF LOT 23-A, BLOCK 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed April 6, 2011 in Plat Book 2011C, Page 32.
- Boundary Survey entitled "BOUNDARY SURVEY PLAT, ALTA/ACSM LAND TITLE SURVEY PORTIONS OF LOTS 6-17, BLOCK 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed January 22, 2008 as Document Number 2008006353.
- New Mexico State Highway Commission (NMSHC) Right of Way Map New Mexico Project No. TPU-4054(2), Final Map date May, 7, 1993.
- Title Commitment prepared for this property by Old Republic National Title Insurance Company, Commitment NO.: 1307918, Effective Date: February 4, 2014.



DOCH 2014071440

09/10/2014 09:30 AM Page: 2 of 3
tyPLAT R: \$25.00 B: 2014C P: 0099 N: Toulous Oliveira, Bernalillo Cour

SHEET 2 OF 3

SURV TEK, INC.

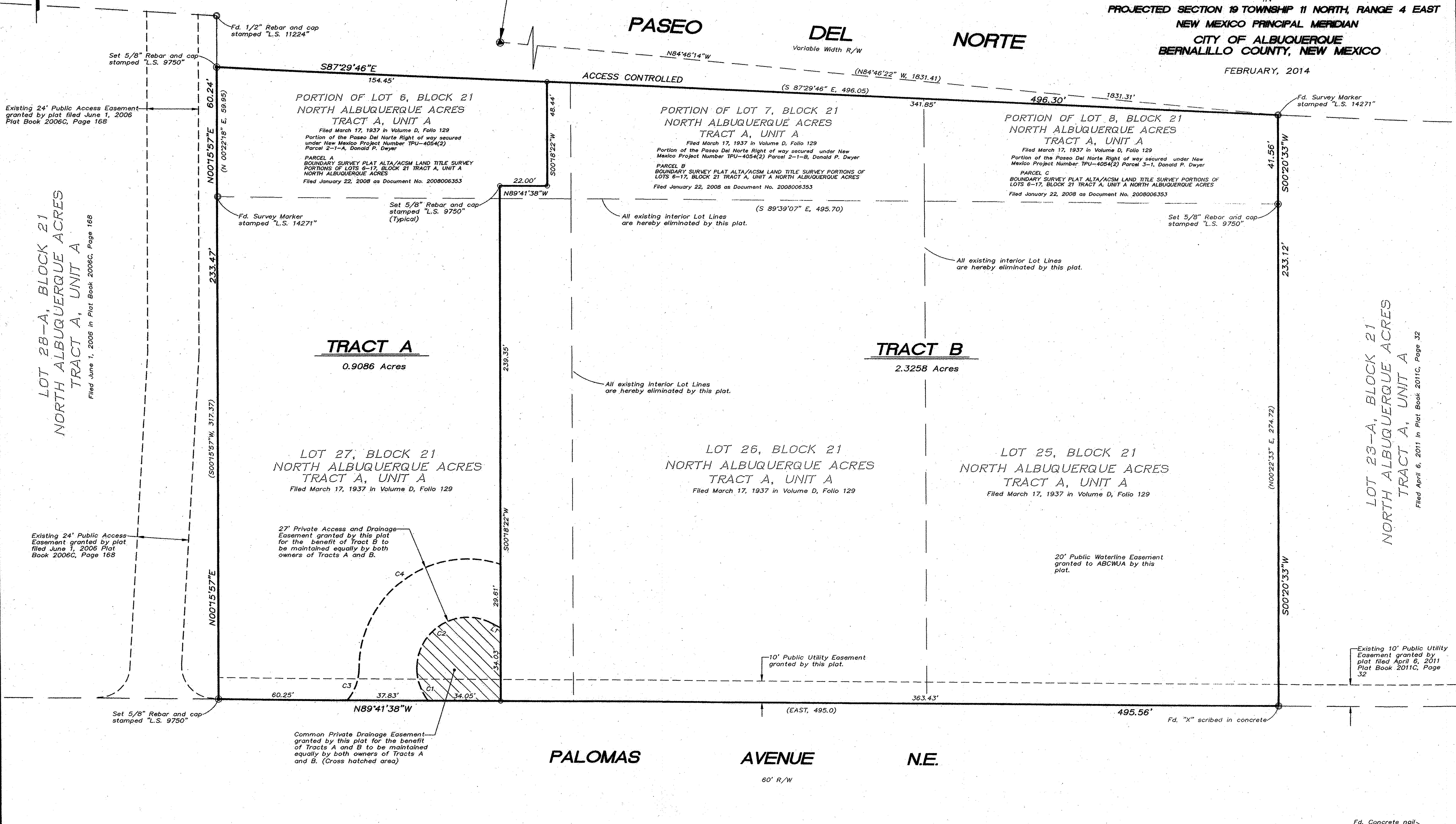
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
Fax: 505-897-3377

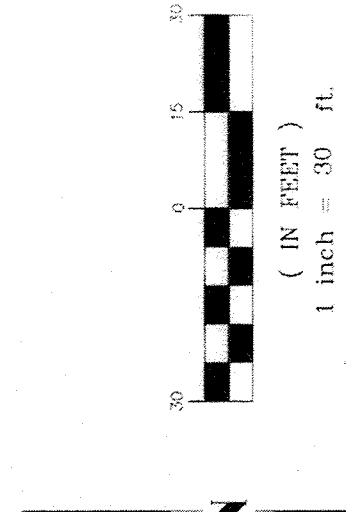
DOCH 2014071440
09/10/2014 09:30 AM Page: 3 of 3
ty:PLAT R. \$25.00 B. 2014C P. 0059 M. Toulous Olivere, Bernalillo Cour
Albuquerque Control Survey Monument "HEAVEN"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North= 1,518,799.515 feet
East= 1,547,297.145 feet
Elevation= 5378.235 feet (NAVD 1988)
Delta Alpha= -00°10'46.22"
Ground To Grid Factor= 0.9996555810

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.35	S61°42'06"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	16.20'	24.00'	8.42'	15.90'	S19°02'17"E	38°41'19"
C2	49.66'	24.00'	40.40'	41.26'	S59°35'46"W	118°34'49"
C3	16.34'	23.00'	8.53'	16.00'	N20°39'32"E	40°42'21"
C4	95.67'	51.00'	69.53'	82.25'	S54°02'41"W	107°28'38"

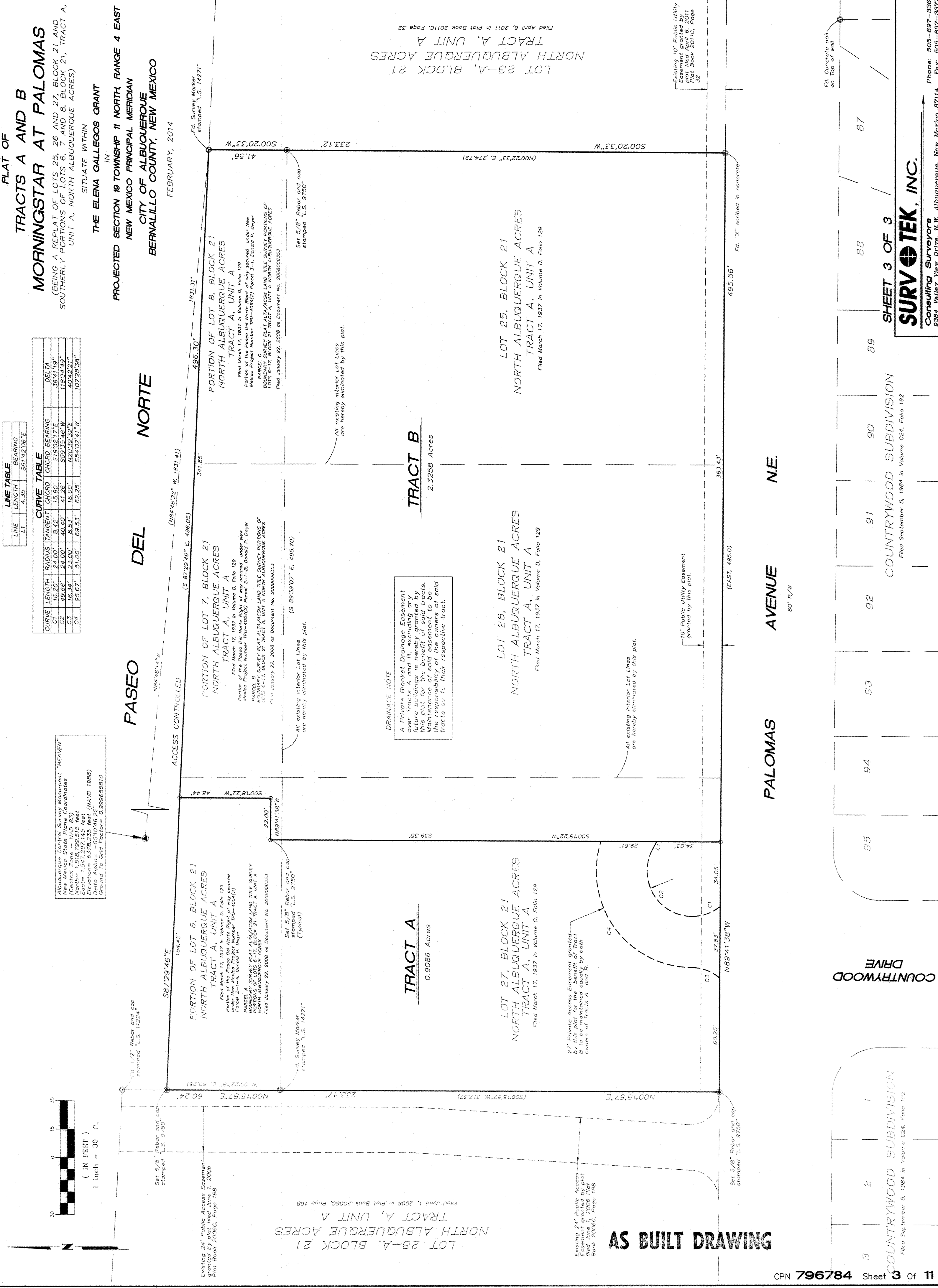
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SITUATE WITHIN
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2014





LINE TABLE			CURVE TABLE		
LINE	LENGTH	BEARING	LINE	RADIUS	CHORD BEARING
E1	4.35	S81°32'08"E			

LINE	LENGTH	BEARING	LINE	RADIUS	CHORD BEARING
E1	4.35	S81°32'08"E			



AS BUILT DRAWING

COUNTRYWOOD DRIVE

COUNTRYWOOD SUBDIVISION
Filed September 5, 1984 in Volume C24, Folio 192

COUNTRYWOOD SUBDIVISION
Filed September 5, 1984 in Volume C24, Folio 192

SHEET 3 OF 3

SURV+TEK, INC.
Consulting Surveyors
5884 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3866 Fax: 505-897-3577

ALTA / A.C.S.M. LAND TITLE SURVEY OF
LOTS 25, 26 AND 27, BLOCK 21
AND SOUTHERLY PORTIONS OF LOTS 6, 7 AND 8, BLOCK 21
TRACT A, UNIT A
NORTH ALBUQUERQUE ACRES

SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 19
TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2014

UTILITY DISCLAIMER

SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

NEW MEXICO ONE CALL (NM811) LOCATE REQUEST CONFIRMATION LINE-SPOTTING TICKET NO. 2013530279, DATE: 12/30/2013.

UTILITIES LABELED WITH AN ASTERISK (*) ARE DERIVED OR TRANSCRIBED FROM PROVIDED PLANS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY.

THERE MAY PRIVATE UNDERGROUND UTILITY LINES NOT WITHIN DOCUMENTED EASEMENTS THAT WERE NOT MARKED OUT BY UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NEW MEXICO ONE CALL (NM811).

THIS PROJECT WAS CALLED IN TO NEW MEXICO ONE CALL (NM811) AS A "DESIGN LOCATE". SOME UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NEW MEXICO ONE CALL (NM811) CONSIDER "DESIGN LOCATE" CALLS AS LOW PRIORITY AND IN SOME CASES DELAY RESPONSE, PARTIALLY COMPLETE OR NOT RESPOND AT ALL.

THE RETAINING OF A PRIVATE UTILITY LINE-SPOTTING COMPANY MAY BE NECESSARY FOR COMPLETE UTILITY LINE-SPOTTING OF A SUBJECT PROPERTY.

LEGEND

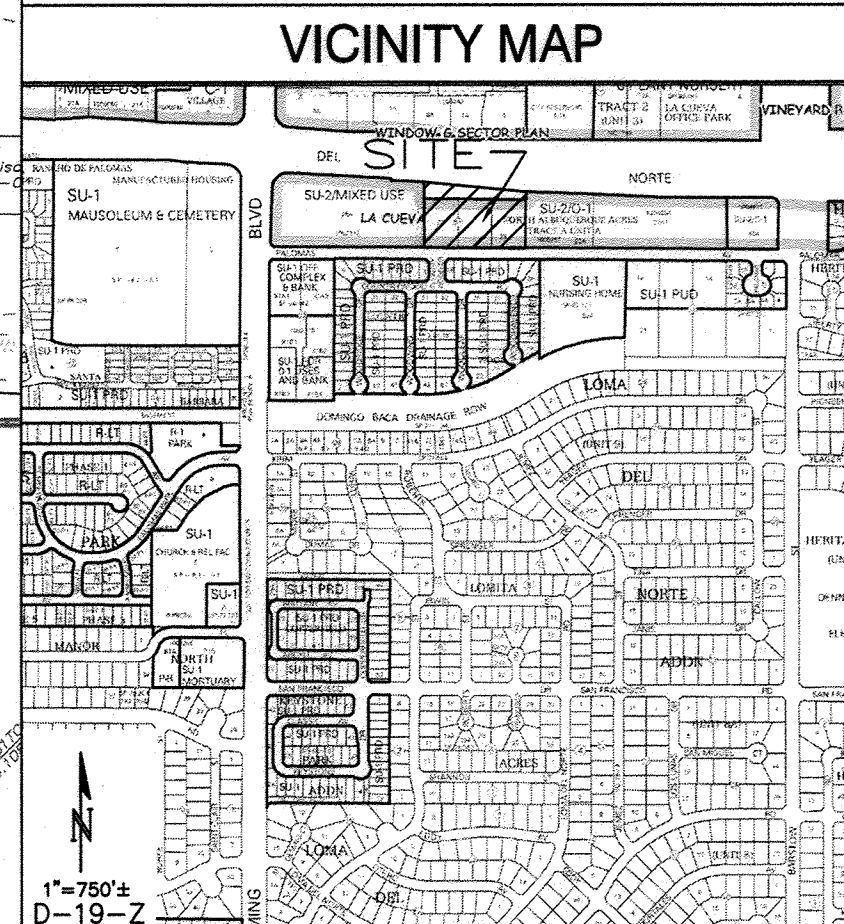
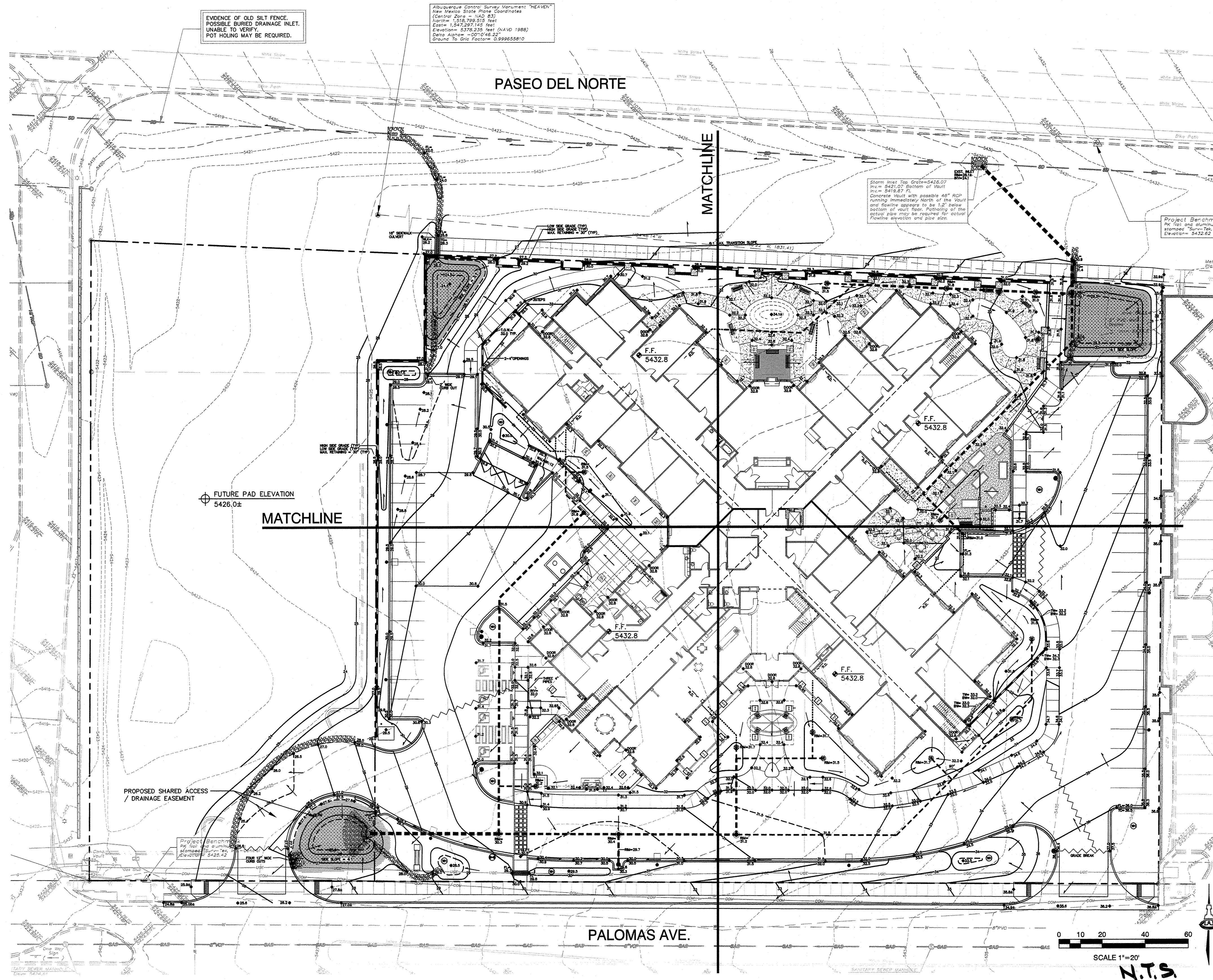
- | | | | |
|-------|------------------------|---|------------------------------------|
| ⊙ | Storm Drain Manhole | ⊗ | Electric Transformer |
| ⊙ | Sanitary Sewer Manhole | ⊗ | Cable Passthrough |
| —SAS— | Sanitary Sewer Line | ⊗ | Telephone Passthrough |
| —SD— | Storm Drain Line | ⊗ | Light Pole |
| ⊗ | Storm Drain Inlet | ⊗ | Concrete Symbol |
| ■ | Power Pole | ⊗ | Control Point |
| —E— | Electric Line | ⊗ | R.T.D.M. Raised Truncated Dome Mat |
| —CD— | Communications Line | ⊗ | Wall |
| —G— | Gas Line | ⊗ | Water Valve |
| —W— | Water Line | ⊗ | Hydrant |

AS BUILT DRAWING

FOR INFORMATION ONLY
CPN. 796784 Sheet 4 Of 11

SURV TEK, INC.

Consulting Surveyors
9364 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
Fax: 505-897-3377



PROJECT DATA

PROPERTY: THE SITE IS AN UNDEVELOPED 2.3 ACRE PROPERTY (TO BE REPLATTED INTO A SINGLE LOT) LOCATED WITHIN C.O.A. VICINITY MAP D-19. THE SITE IS BOUND TO THE EAST BY DEVELOPED COMMERCIAL, TO THE WEST BY A 0.9± ACRE UNDEVELOPED PROPERTY (TO BE CREATED AS PART OF REPLAT), TO THE NORTH BY PASEO DEL NORTE BLVD. R.O.W. AND TO THE SOUTH BY PALOMAS BLVD.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE AN ASSISTED LIVING FACILITY WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING AND LANDSCAPING.

LEGAL: PORTIONS OF LOTS 25, 26 AND 27, 6, 7 AND 8, BLOCK 21 TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, NM

BENCHMARK: VERTICAL DATUM IS BASED UPON ALBUQUERQUE CONTROL SURVEY MONUMENT "HEAVEN", ELEVATION = 5378.235 FEET (NAVD 88).

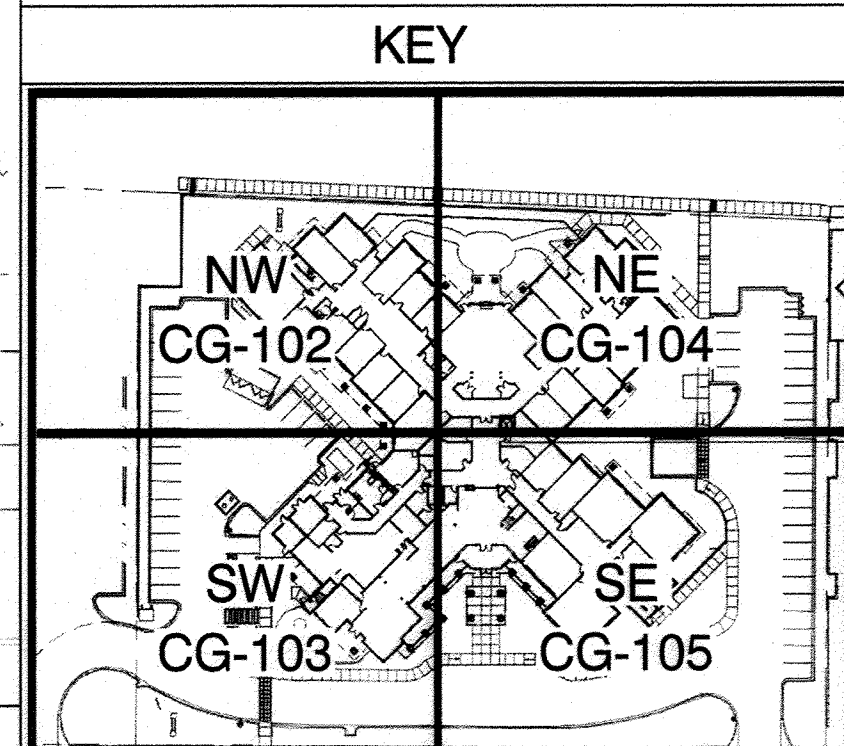
OFF-SITE: NO OFF-SITE DRAINAGE WILL IMPACT THIS PROPERTY. EXISTING UNROUTED JOINTS BETWEEN BLOCKS AND SMALL DIAMETER PIPES IN EXISTING ADJACENT PROPERTY WALL AT NE END OF PROPERTY WILL BE PLUGGED TO PREVENT DISCHARGE INTO THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001001410, THE SITE IS LOCATED WITHIN FLOODZONE "F" DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT: BASED ON THE NORTH AND SOUTH DOMINGO BACA ARROYOS AND PASEO DEL NORTE (PDN) CORRIDOR DRAINAGE MANAGEMENT PLAN PREPARED BY RESOURCE TECHNOLOGY, INC. (1991) 100% OF THE SITE HISTORICALLY DRAINS TO PDN. IN THE DEVELOPED CONDITION, THE SITE IS PERMITTED TO CONTINUE TO RELEASE HISTORIC RATES TO PDN EITHER AS SURFACE FLOW OR WITH A NEW STORM DRAIN CONNECTION TO THE EXISTING PUBLIC STORM DRAIN INLET WITHIN THE PDN R.O.W. DISCHARGE TO PALOMAS AVE. IS UNRESTRICTED. DETENTION POND(S) WILL BE CONSTRUCTED ALONG THE NORTH END OF THE PROPERTY TO CONTROL DISCHARGE TO HISTORIC RATES.

ENGINEER: FRED C. ARFMAN: NMPE NO. 7322
ISAACSON & ARFMAN, P.A.
128 MONROE N.E.
ALBUQUERQUE, NEW MEXICO 87108

SURVEYOR: RUSS P. HUGG: NMPS NO. 9750
SURV-TEC, INC.
9384 VALLEY VIEW DRIVE, N.W.
ALBUQUERQUE, NEW MEXICO 87114



GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE AND NMDOT STANDARDS APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL STATE, LOCAL, AND FEDERAL LAWS, CODES, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA AND ADA REQUIREMENTS.
- ALL SUBGRADE, OVEREXCAVATION, BACKFILL, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION, AND PRIOR TO OCCUPANCY, AS APPROPRIATE.
- COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, AND LANDSCAPE PLAN.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING OBSTRUCTIONS, AND CONDITION OF ALL EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT / ENGINEER AND VERIFY THE ARCHITECT / ENGINEER'S INTENT BEFORE PROCEEDING.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.
- THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK. CONTRACTOR SHALL REGULARLY UPDATE OWNER REGARDING THE STATUS OF THE INSPECTIONS.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT STRUCTURES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- PAVEMENT GRADES IN MARKED HANDICAPPED PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. FOR ALL ACCESSIBLE ROUTES, MAXIMUM ALLOWABLE CROSS SLOPE IS 2.0% AND MAXIMUM LONGITUDINAL SLOPE WITHOUT RAMP IS 5.0%. FOLLOW ALL ADA ACCESSIBILITY GUIDELINES OR CITY CODES, WHICHEVER IS MORE STRINGENT.
- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- SOIL TESTING AND INSPECTION SERVICES DURING
- PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
- MAXIMUM UNPROTECTED SLOPES SHALL BE 4:1.
- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM-811 FOR UTILITY LINE SPOTS TWO WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF NECESSARY DRY UTILITY ADJUSTMENTS.
- STORMWATER CONTROL MEASURES SHOWN ON THIS

- EARTHWORK OPERATIONS ARE REQUIRED. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES, BACKFILL, AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
- CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE. PROPERTY CORNERS SHALL ONLY BE RESET BY A REGISTERED LAND SURVEYOR.
- A CURRENT STORMWATER CONTROL PERMIT, INCLUDING AN EROSION SEDIMENT CONTROL PLAN (E.S.C.P.) FOR EROSION AND SEDIMENT CONTROL IS REQUIRED FOR ALL CONSTRUCTION, DEMOLITION, CLEARING, AND GRADING OPERATIONS THAT DISTURB THE SOIL ON ONE ACRE OR MORE OF LAND. OWNER WILL COORDINATE.
- POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE FACILITIES' OWNER. PERIODIC INSPECTION AND CERTIFICATIONS OF THE FACILITIES MAY BE REQUIRED BY THE CITY ENGINEER.
- STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN ARE REQUIRED TO PROVIDE MANAGEMENT OF "FIRST FLUSH" (DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.44" OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM).
- ADJUST ANY RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. UTILITIES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.
- ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. PAVING AND ROADWAY GRADES SHALL BE ±0.1' FROM PLAN ELEVATIONS. BUILDING PAD ELEVATION SHALL BE ±0.05' FROM PLAN ELEVATION.
- WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.
- ALL EROSION CONTROL TO BE FRACTURED FACE ROCK (F.F. ROCK): 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.). NOTE: PERMANENT TURF REINFORCEMENT MATERIAL (LANDLOK TRM 450 O.E.) MAY BE SUBSTITUTED AT ALL AREAS REFERENCING F.F. ROCK EROSION PROTECTION.
- CONTRACTOR SHALL COMPLY WITH LOCAL REGULATIONS FOR RESEEDING OF DISTURBED AREAS.
- AA. POND DESIGN PARAMETERS (TOP OF POND, BOTTOM OF POND, SIZE OF ORIFICE, AREA OF POND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES.
- AB. AREAS OF EROSION CONTROL MATERIAL NOTED ON PLAN ARE INTENDED TO PROTECT AREAS MOST LIKELY TO EXPERIENCE EROSION. ENGINEER RECOMMENDS THAT OWNER MAINTAIN EROSION PROTECTION ELEMENTS. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.
- AC. MEASURES REQUIRED FOR EROSION AND SEDIMENT CONTROL SHALL BE INCIDENTAL TO THE PROJECT COST.
- AD. IF THE SITE IS SMALL ENOUGH NOT TO REQUIRE A SWPPP/NPDES PERMIT (LESS THAN ONE ACRE), THE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR USING EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PUBLIC RIGHT-OF-WAY.

FIRST FLUSH REQUIREMENT

STORMWATER CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF "FIRST FLUSH" (DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.34" [0.44" LESS 0.1" FOR INITIAL ABSTRACTION] OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM).

THE PONDING VOLUME REQUIRED IS 0.34" * TYPE "D" AREA:

PALOMAS SW POND:
0.34/12 * 29787 SF (TREATMENT D) = 844 CF

PASEO DEL NORTE NW POND:
0.34/12 * 32740 SF (TREATMENT D) = 928 CF

PASEO DEL NORTE NE POND:
0.34/12 * 15028 SF (TREATMENT D) = 426 CF

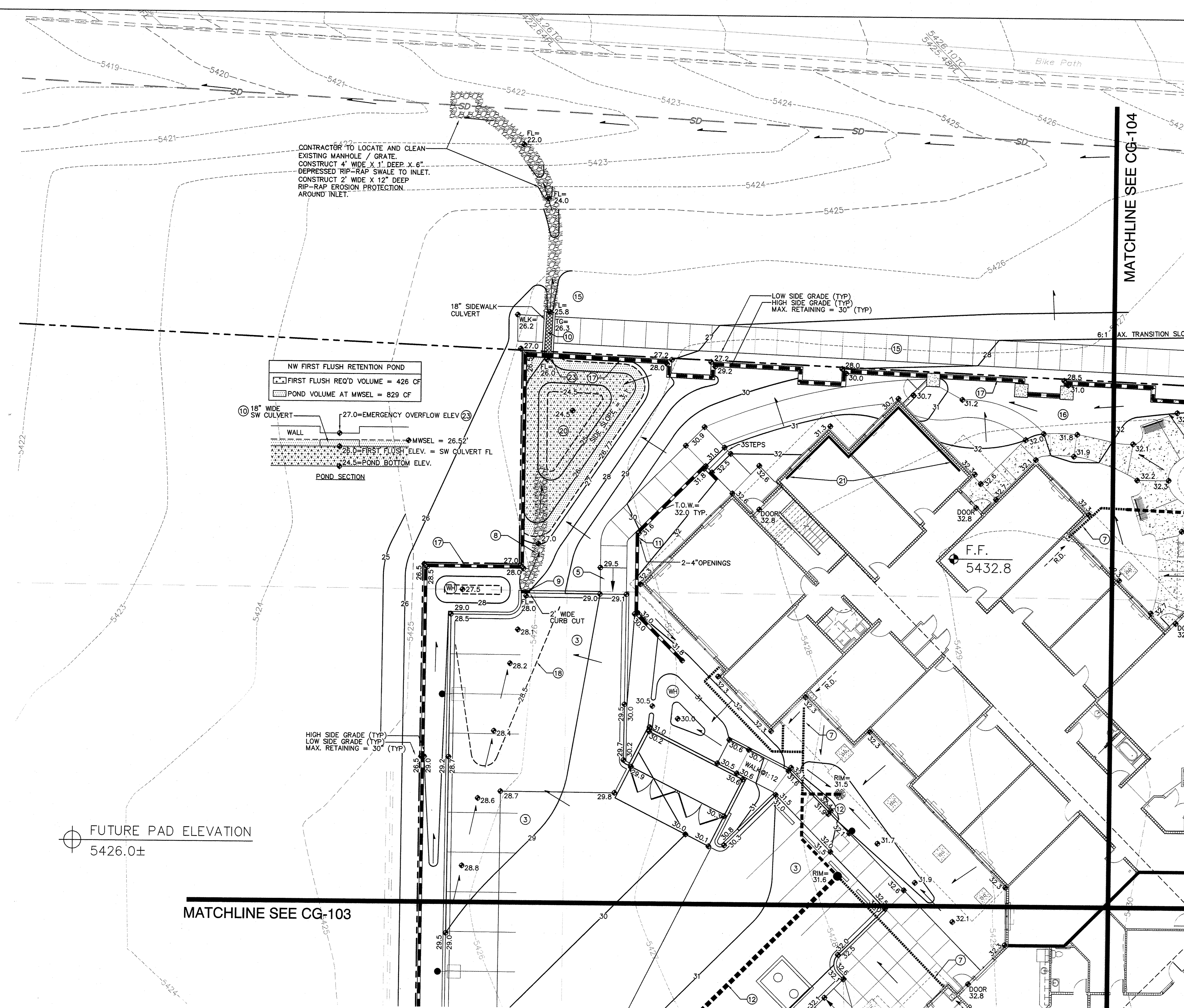
THE "FIRST FLUSH" RETENTION PONDS ARE SHOWN HATCHED. STORM WATER FROM THE IMPERVIOUS AREAS SHALL BE DIRECTED TO THESE BASINS. INLETS THAT ARE PLACED IN THE BASINS SHALL HAVE THE TOP OF GRADE LOCATED AT THE "FIRST FLUSH" WATER SURFACE ELEVATION.

THE "FIRST FLUSH" RETENTION PONDS MUST BE CONSTRUCTED TO THE VOLUMES AND ELEVATIONS AS SHOWN IN ORDER TO OBTAIN C.O.A. APPROVAL FOR CERTIFICATE OF OCCUPATION.

AS BUILT DRAWING

ISAACSON & ARFMAN, P.A. Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque, New Mexico 87108 Ph. 505-268-8828 www.isactl.com	
2033 CG-101.dwg Nov 06, 2014	
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MorningStar of Albuquerque	
INFORMATION ONLY	
GRADING & DRAINAGE PLAN	
Date: 10-31-14	No. Revision: 1
Drawn By: BJB	Date: Nov 06, 2014
Job No. CG-101	Job No. CG-101
Sh. Of: 5A	Sh. Of: 5A

796784 sheet 5A



CONTRACTOR TO LOCATE AND CLEAN EXISTING MANHOLE / GRATE. CONSTRUCT 4' WIDE X 1' DEEP X 6" DEEP DEPRESSED RIP-RAP SWALE TO INLET. CONSTRUCT 2' WIDE X 12" DEEP RIP-RAP EROSION PROTECTION AROUND INLET.

NW FIRST FLUSH RETENTION POND
FIRST FLUSH REQ'D VOLUME = 426 CF
POND VOLUME AT MWSL = 829 CF

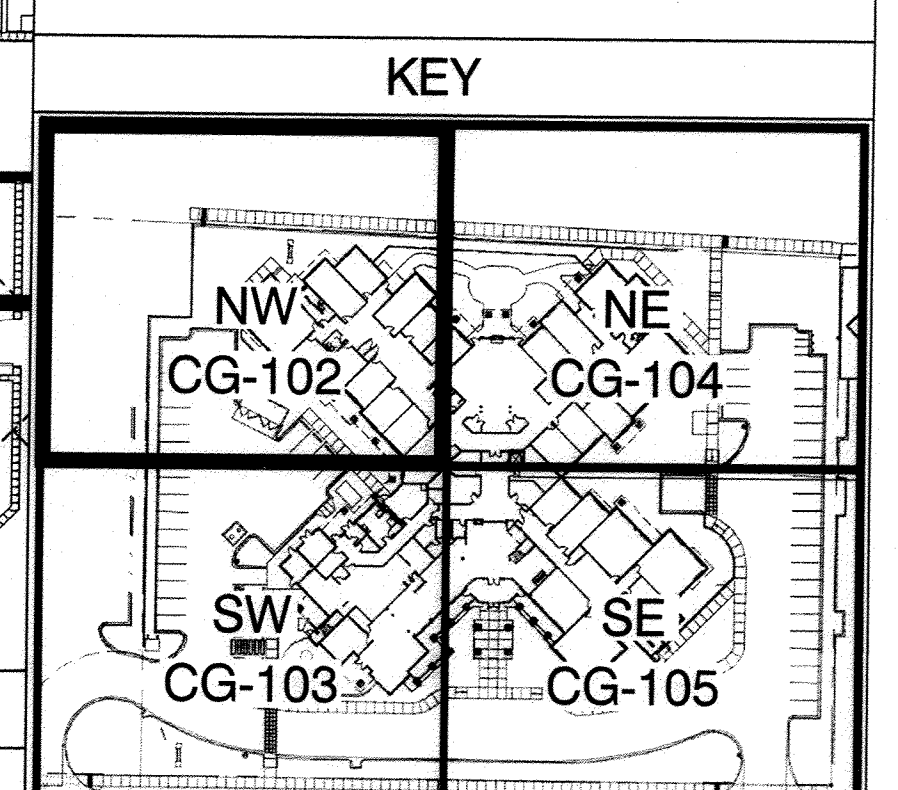
18" WIDE SW CULVERT
27.0=EMERGENCY OVERFLOW ELEV
WALL
MWSL = 26.52
28.0=FIRST FLUSH ELEV. = SW CULVERT FL
24.5=POND BOTTOM ELEV.
POND SECTION

FUTURE PAD ELEVATION
5426.0±

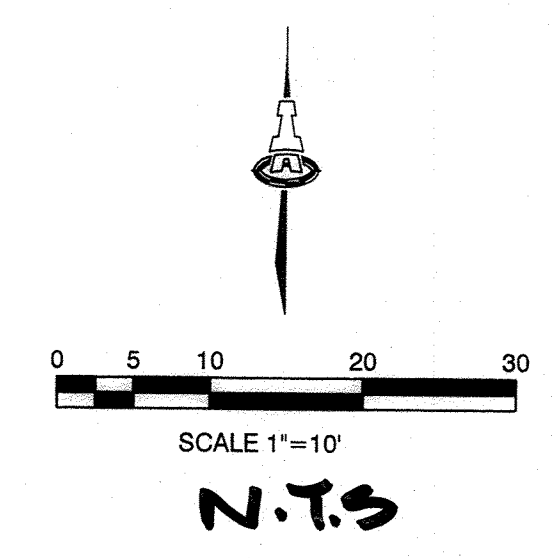
MATCHLINE SEE CG-103

MATCHLINE SEE CG-104

- ### KEYED NOTES
- THESE NOTES ARE REFERENCED ON SHEETS CG-102, CG-103, CG-104 AND CG-105. NOT ALL NOTES ARE USED ON EACH SHEET.
- SPOT ELEVATION LABELS WITHIN CUTTER AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
 - GRADES WITHIN R.O.W. SHOWN FOR INFORMATION ONLY. SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION WITHIN R.O.W. INCLUDING NEW ACCESS DRIVES WITH CONCRETE VALLEY GUTTER, HANDICAP RAMPS, PUBLIC SIDEWALKS, CURB OPENINGS ETC.
 - CONSTRUCT PAVING AT ELEVATIONS SHOWN. NOTE THAT PAVEMENT SLOPES AND CROSS-SLOPES VARY THROUGHOUT TO ACHIEVE GRADES NECESSARY FOR ADA COMPLIANCE, PIPE COVERAGE, ETC.
 - SLOPES WITHIN HANDICAP PARKING AREAS TO MEET ADA REQUIREMENTS (MAX. SLOPE = 2% IN ANY DIRECTION).
 - CONSTRUCT HANDICAP ACCESS RAMP TO ADA STANDARDS.
 - TRANSITION LANDSCAPING TO 6" MIN. DEPRESSION TO STORE STORMWATER. FLOW IN EXCESS OF AREA CAPACITY WILL OVERFLOW AT LOW POINT. NOTE: DO NOT DEPRESS LANDSCAPING OR HOLD STORMWATER WITHIN 10' OF BUILDING.
 - EXTEND BUILDING ROOF DISCHARGE PIPE TO ON-SITE STORM DRAIN SYSTEM. MAKE WATERTIGHT CONNECTION USING FITTINGS AS REQUIRED. SEE MECHANICAL PLAN FOR CONTINUATION.
 - CONSTRUCT ROCK SWALE. SEE CG-501 FOR DETAIL.
 - PROVIDE OPENING(S) IN CURB TO PASS FLOW.
 - CONSTRUCT 18" BOTTOM WIDTH COVERED SIDEWALK CULVERT (3 LOCATIONS) PER C.O.A. STD. DTL. 2236. SEE CP-501 FOR ADDITIONAL INFORMATION.
 - PROVIDE TWO 4" PIPES TO PASS FLOW.
 - CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE DETAIL SHEET CG-501 FOR DETAILED DESIGN.
 - CONSTRUCT BUBBLE-UP INLET. SEE CG-501 FOR DETAIL.
 - PROVIDE WATERTIGHT CONNECTION TO PUBLIC STORM SEWER. SEE CG-501 FOR ADDITIONAL INFORMATION.
 - G.C. TO OBTAIN PERMIT(S) FROM N.M.D.O.T. FOR CONSTRUCTION WITHIN THE PASO DEL NORTE R.O.W. INCLUDING PUBLIC SIDEWALK, COVERED SIDEWALK CULVERTS, EROSION PROTECTION AND GRADING.
 - GRADES WITHIN PRIVATE AREA ARE PROVIDED TO INDICATE POSITIVE DRAINAGE AWAY FROM BUILDING TO PROPOSED INLETS / WATER HARVESTING AREAS. COORDINATE WITH LANDSCAPE ARCHITECT.
 - CONSTRUCT PRIVACY / SECURITY WALL WITH 30" MAX. RETAINING TO ACHIEVE GRADE TRANSITIONS SHOWN (SEE PLAN FOR TOP OF FINISHED GRADE EACH SIDE). SEE ARCHITECTURAL FOR DETAILS.
 - 0.5' CONTOURS SHOWN DASHED WHERE NECESSARY TO CLARIFY DRAINAGE CONCEPT.
 - INSTALL 2' WIDE X 1' DEEP TEMPORARY EROSION CONTROL. SEE CG-101, GENERAL NOTE "Y".
 - CONSTRUCT ON-SITE WATER HARVESTING POND TO ELEVATIONS AND EXTENTS SHOWN. SEE CG-101, GENERAL NOTE "W".
 - EXTENDED STEMWALL THIS AREA TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL.
 - DRAINAGE RUNDOWN SEE CG-501.
 - PROVIDE 18" WIDE NOTCH IN WALL FOR EMERGENCY OVERFLOW AT ELEVATION SHOWN.



- ### LEGEND
- 5428 --- EXISTING CONTOUR
 - PROPOSED FLOW DIRECTION
 - F.F. = PROPOSED FINISH FLOOR ELEVATION
 - 31 --- PROPOSED CONTOUR
 - 32.3 --- PROPOSED SPOT ELEVATION
 - STORM DRAIN PIPE AND INLET
 - RIM = STORM DRAIN INLET RIM ELEVATION
 - INV = INVERT ELEVATION
 - GRADE BREAK
 - EROSION CONTROL
 - WH --- WATER HARVESTING WITHIN LANDSCAPE
 - GRADE TRANSITION WALL



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INFORMATION ONLY

GRADING & DRAINAGE PLAN-NW

Date:	No.	Revision:	Date:	Job No.:
10-31-14				1A-2033
Drawn By:				CG-102
Check By:				SH. OF

AS BUILT DRAWING

FUTURE PAD ELEVATION
5426.0±

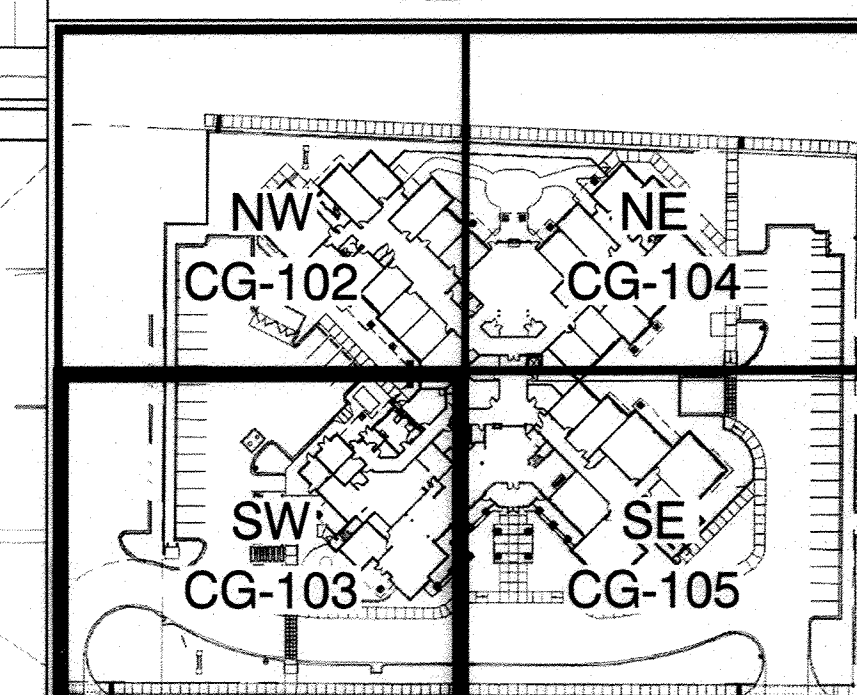
MATCHLINE SEE CG-102

KEYED NOTES

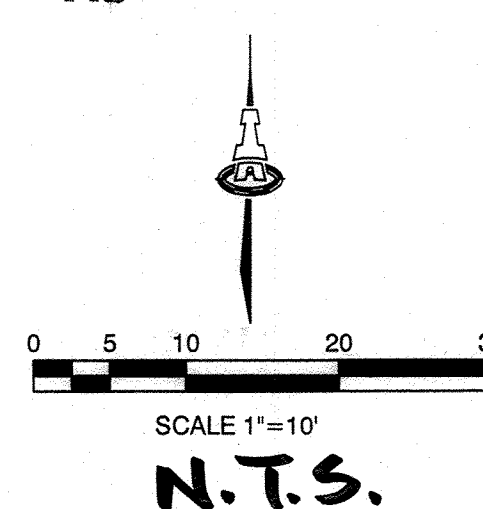
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1. SPOT ELEVATION LABELS WITHIN GUTTER AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
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7. EXTEND BUILDING ROOF DISCHARGE PIPE TO ON-SITE STORM DRAIN SYSTEM. MAKE WATERTIGHT CONNECTION USING FITTINGS AS REQUIRED. SEE MECHANICAL PLAN FOR CONTINUATION.
8. CONSTRUCT ROCK SWALE. SEE CG-501 FOR DETAIL.
9. PROVIDE OPENING(S) IN CURB TO PASS FLOW.
10. CONSTRUCT 18" BOTTOM WIDTH COVERED SIDEWALK CULVERT (3 LOCATIONS) PER C.O.A. STD. DTL. 2236. SEE CP-501 FOR ADDITIONAL INFORMATION.
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18. 0.5' CONTOURS SHOWN DASHED WHERE NECESSARY TO CLARIFY DRAINAGE CONCEPT.
19. INSTALL 2' WIDE X 1' DEEP TEMPORARY EROSION CONTROL. SEE CG-101, GENERAL NOTE "Y".
20. CONSTRUCT ON-SITE WATER HARVESTING POND TO ELEVATIONS AND EXTENTS SHOWN. SEE CG-101, GENERAL NOTE "M".
21. EXTENDED STEMWALL THIS AREA TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL.
22. DRAINAGE RUNDOWN SEE CG-501.
23. PROVIDE 18" WIDE NOTCH IN WALL FOR EMERGENCY OVERFLOW AT ELEVATION SHOWN.

KEY

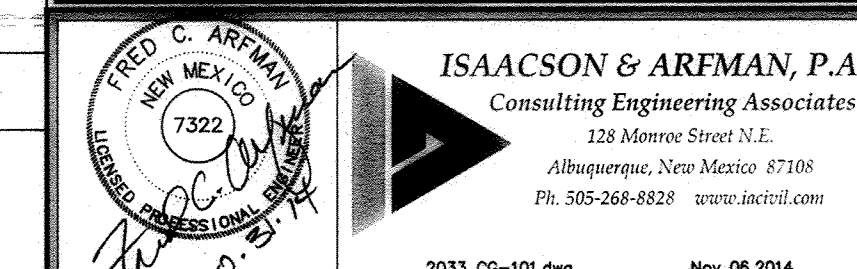


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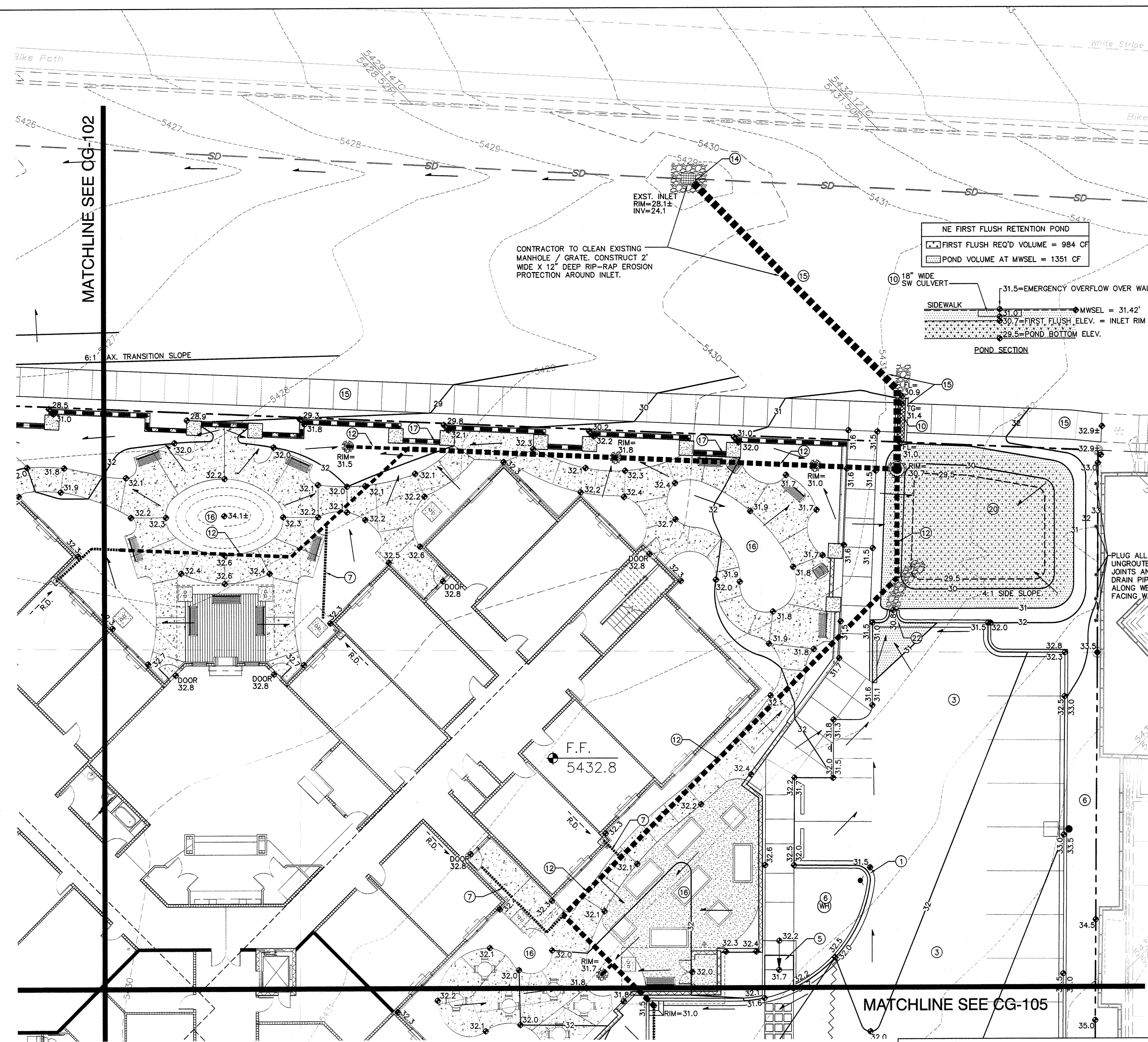
LEGEND

- 5426 EXISTING CONTOUR
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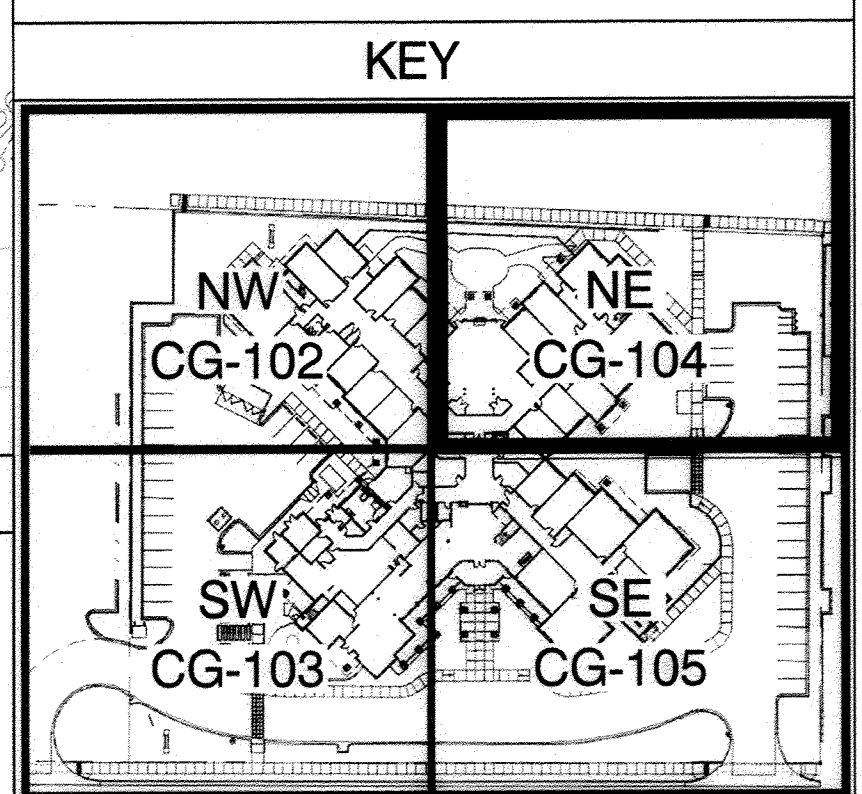


MorningStar of Albuquerque	
INFORMATION ONLY	
GRADING & DRAINAGE PLAN-SW	
Date: 10-31-14	No. Revision: 1A:2033
Drawn By: BJB	CG-103
Old By: FCA	SH OF

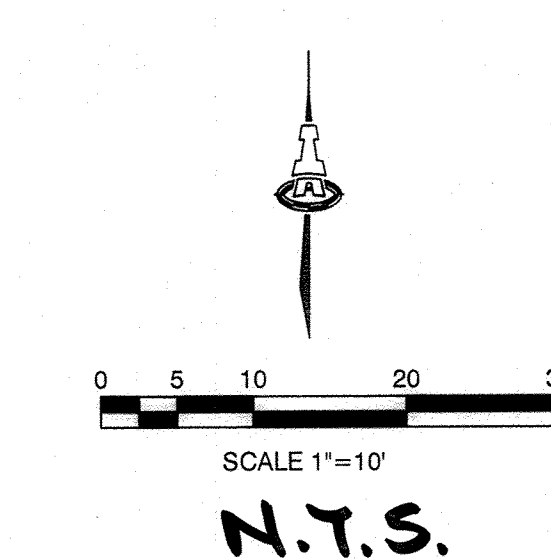
796784 sheet 5C



- ### KEYED NOTES
- THESE NOTES ARE REFERENCED ON SHEETS CG-102, CG-103, CG-104 AND CG-105. NOT ALL NOTES ARE USED ON EACH SHEET.
- SPOT ELEVATION LABELS WITHIN GUTTER AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
 - GRADES WITHIN R.O.W. SHOWN FOR INFORMATION ONLY. SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION WITHIN R.O.W. INCLUDING NEW ACCESS DRIVES WITH CONCRETE VALLEY GUTTER, HANDICAP RAMPS, PUBLIC SIDEWALKS, CURB OPENINGS ETC.
 - CONSTRUCT PAVING AT ELEVATIONS SHOWN. NOTE THAT PAVEMENT SLOPES AND CROSS-SLOPES VARY THROUGHOUT TO ACHIEVE GRADES NECESSARY FOR ADA COMPLIANCE, PIPE COVERAGE, ETC.
 - SLOPES WITHIN HANDICAP PARKING AREAS TO MEET ADA REQUIREMENTS (MAX. SLOPE = 2% IN ANY DIRECTION).
 - CONSTRUCT HANDICAP ACCESS RAMP TO ADA STANDARDS.
 - TRANSITION LANDSCAPING TO 6" MIN. DEPRESSION TO STORE STORMWATER. FLOW IN EXCESS OF AREA CAPACITY WILL OVERFLOW AT LOW POINT. NOTE: DO NOT DEPRESS LANDSCAPING OR HOLD STORMWATER WITHIN 10' OF BUILDING.
 - EXTEND BUILDING ROOF DISCHARGE PIPE TO ON-SITE STORM DRAIN SYSTEM. MAKE WATERTIGHT CONNECTION USING FITTINGS AS REQUIRED. SEE MECHANICAL PLAN FOR CONTINUATION.
 - CONSTRUCT ROCK SWALE. SEE CG-501 FOR DETAIL.
 - PROVIDE OPENING(S) IN CURB TO PASS FLOW.
 - CONSTRUCT 18" BOTTOM WIDTH COVERED SIDEWALK CULVERT (3 LOCATIONS) PER C.O.A. STD. DTL. 2236. SEE CP-501 FOR ADDITIONAL INFORMATION.
 - PROVIDE TWO 4" PIPES TO PASS FLOW.
 - CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE DETAIL SHEET CG-501 FOR DETAILED DESIGN.
 - CONSTRUCT BUBBLE-UP INLET. SEE CG-501 FOR DETAIL.
 - PROVIDE WATERTIGHT CONNECTION TO PUBLIC STORM SEWER. SEE CG-501 FOR ADDITIONAL INFORMATION.
 - G.C. TO OBTAIN PERMIT(S) FROM N.M.D.O.T. FOR CONSTRUCTION WITHIN THE PASEO DEL NORTE R.O.W. INCLUDING PUBLIC SIDEWALK, COVERED SIDEWALK CULVERTS, EROSION PROTECTION AND GRADING.
 - GRADES WITHIN PRIVATE AREA ARE PROVIDED TO INDICATE POSITIVE DRAINAGE AWAY FROM BUILDING TO PROPOSED INLETS / WATER HARVESTING AREAS. COORDINATE WITH LANDSCAPE ARCHITECT.
 - CONSTRUCT PRIVACY / SECURITY WALL WITH 30" MAX. RETAINING TO ACHIEVE GRADE TRANSITIONS SHOWN (SEE PLAN FOR TOP OF FINISHED GRADE EACH SIDE). SEE ARCHITECTURAL FOR DETAILS.
 - 0.5' CONTOURS SHOWN DASHED WHERE NECESSARY TO CLARIFY DRAINAGE CONCEPT.
 - INSTALL 2' WIDE X 1' DEEP TEMPORARY EROSION CONTROL. SEE CG-101, GENERAL NOTE 'Y'.
 - CONSTRUCT ON-SITE WATER HARVESTING POND TO ELEVATIONS AND EXTENTS SHOWN. SEE CG-101, GENERAL NOTE 'W'.
 - EXTENDED STEMWALL THIS AREA TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL.
 - DRAINAGE RUNDOWN SEE CG-501.
 - PROVIDE 18" WIDE NOTCH IN WALL FOR EMERGENCY OVERFLOW AT ELEVATION SHOWN.



- ### LEGEND
- 5428 — EXISTING CONTOUR
 - PROPOSED FLOW DIRECTION
 - F.F. = PROPOSED FINISH FLOOR ELEVATION
 - 31 — PROPOSED CONTOUR
 - 32.3 — PROPOSED SPOT ELEVATION
 - STORM DRAIN PIPE AND INLET
 - RIM = STORM DRAIN INLET RIM ELEVATION
 - INV = INVERT ELEVATION
 - GRADE BREAK
 - EROSION CONTROL
 - (WH) WATER HARVESTING WITHIN LANDSCAPE
 - GRADE TRANSITION WALL



AS BUILT DRAWING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-266-8828 www.isacil.com

2033 CG-101.dwg Nov 06, 2014

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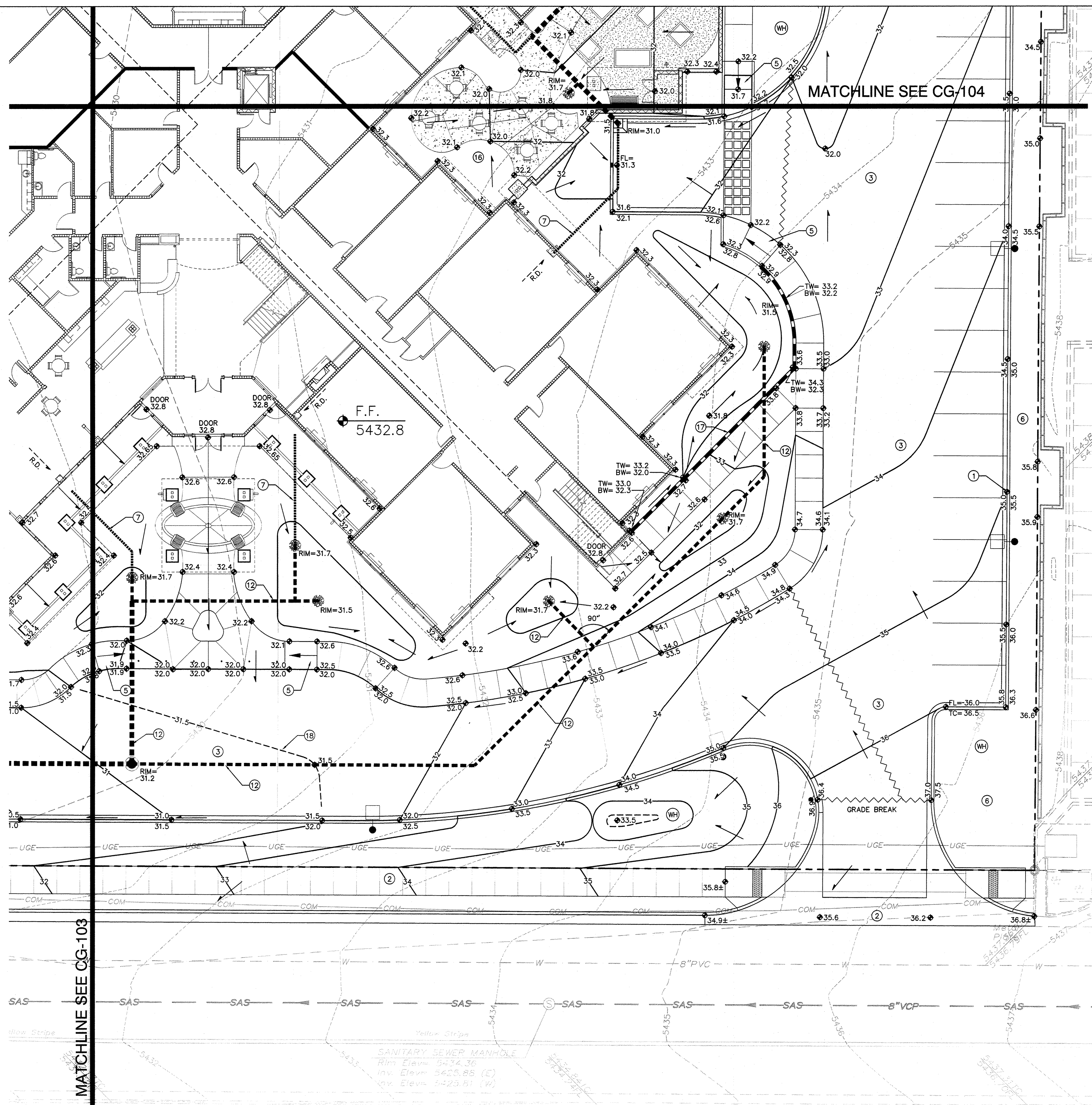
MorningStar
of Albuquerque

INFORMATION ONLY

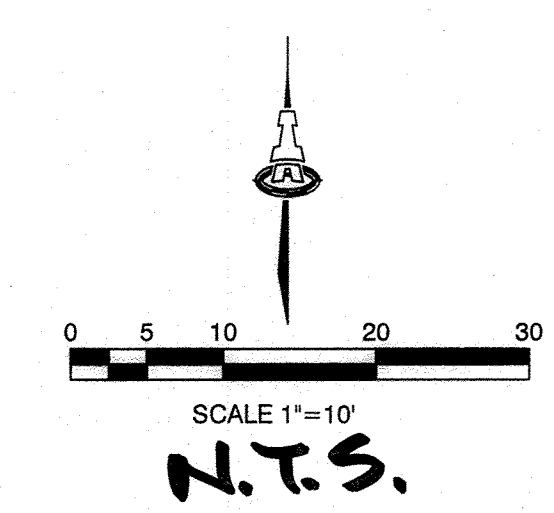
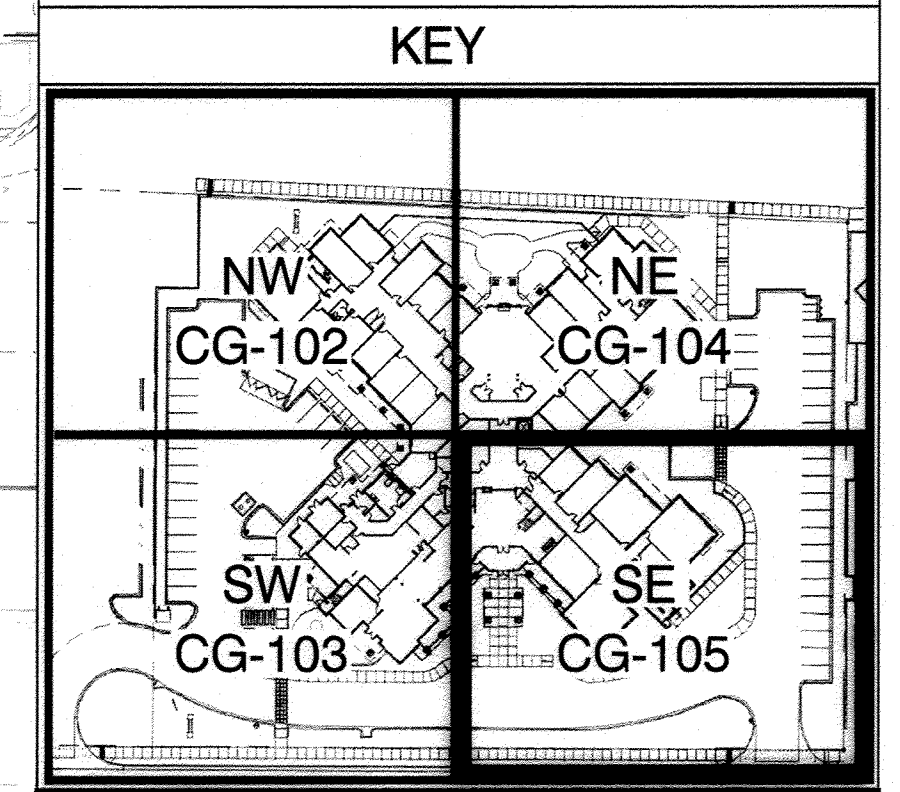
GRADING & DRAINAGE PLAN-NE

Date:	No.	Revision:	Date:	Job No.
10-31-14				JA-2033
Drawn By:				CG-104
BUB				
FCA				SH OF

796784 sheet 5D



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 - DRAINAGE RUNDOWN SEE CG-501.
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LEGEND

5428	EXISTING CONTOUR
→	PROPOSED FLOW DIRECTION
F.F. =	PROPOSED FINISH FLOOR ELEVATION
31	PROPOSED CONTOUR
32.3	PROPOSED SPOT ELEVATION
--- 32.3 ---	STORM DRAIN PIPE AND INLET
RIM =	STORM DRAIN INLET RIM ELEVATION
INV =	INVERT ELEVATION
~~~~~	GRADE BREAK
[Pattern]	EROSION CONTROL
(WH)	WATER HARVESTING WITHIN LANDSCAPE
[Pattern]	GRADE TRANSITION WALL

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2033 CG-101.dwg Nov 06, 2014

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**INFORMATION ONLY**  
GRADING & DRAINAGE PLAN-SH

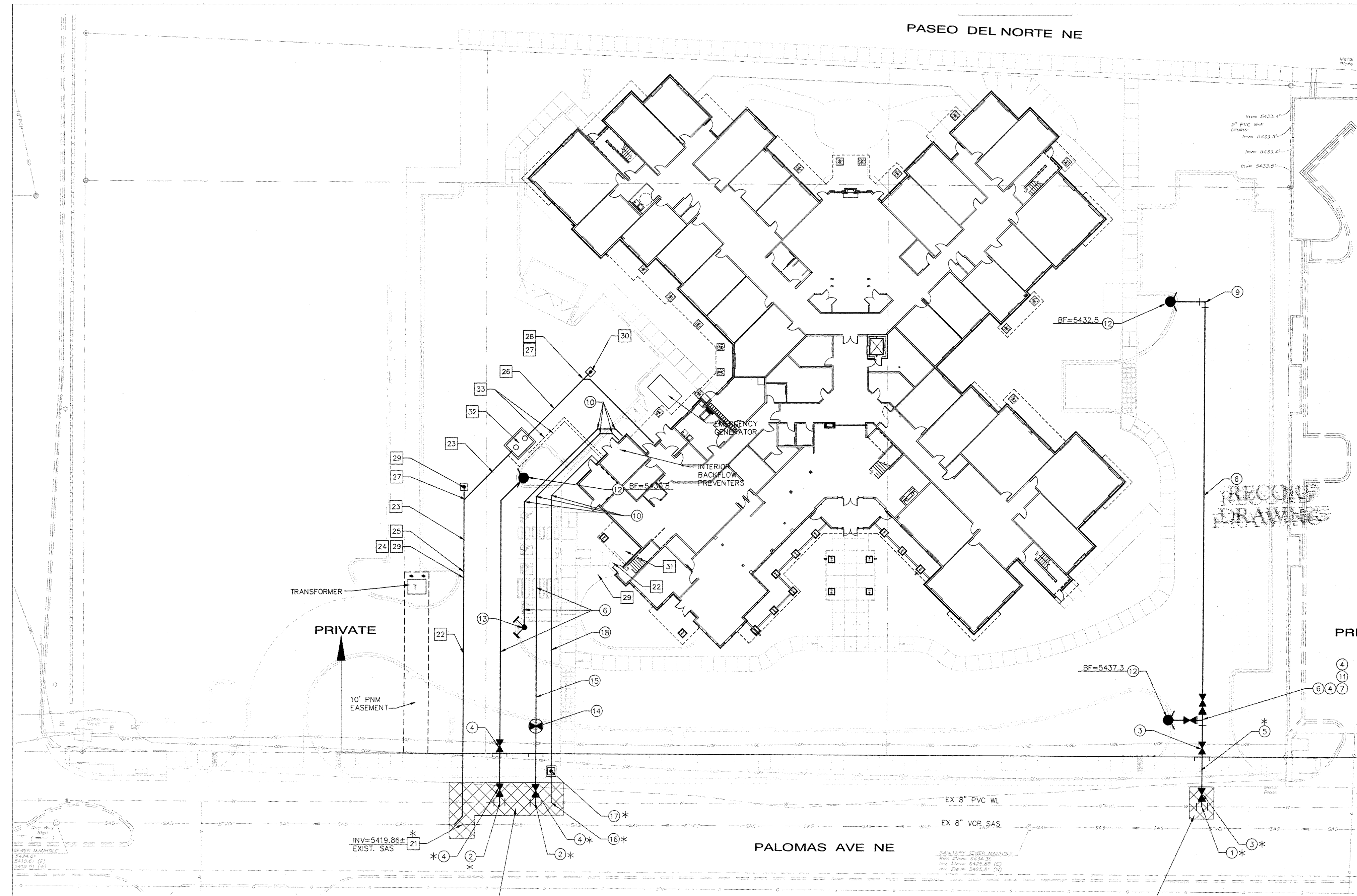
Date:	10-31-14	No. Revision:		Date:		Job No.:	IA: 2033
Drawn By:	BJB						CG-105
Chk By:	FCA						SH. OF

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AS BUILT DRAWING

796784 sheet 5E





### GENERAL NOTES

- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- SITE STORM DRAIN, ELECTRIC AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CO-101 FOR STORM DRAIN DESIGN.
- ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (LT). SEE RESTRAINT NOTES, THIS SHEET.

### 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.
- PER NOTE #2, RESTRAINTS ARE REQUIRED AT THE TEE BUT NOT ON THE RUNS OR BRANCHES.

DEPTH OF BURY:	3.0 FT. MINIMUM
FACTOR OF SAFETY:	1.50
MATERIAL:	PVC
SOIL TYPE:	GM/SW - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
TEST PRESSURE:	150 PSI
TRENCH TYPE 4:	PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH. MINIMUM. BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY AECOM.

### RESTRAINED JOINT CRITERIA FOR WATERLINE FITTINGS

RECORD DRAWING

AFD PLANS CHECKING OFFICE  
924-3611  
APPROVED/DISAPPROVED  
HYDRANT(S) ONLY  
JANUARY 1-20-15  
SIGNATURE & DATE

### KEYED NOTES

#### WATER KEYED NOTES

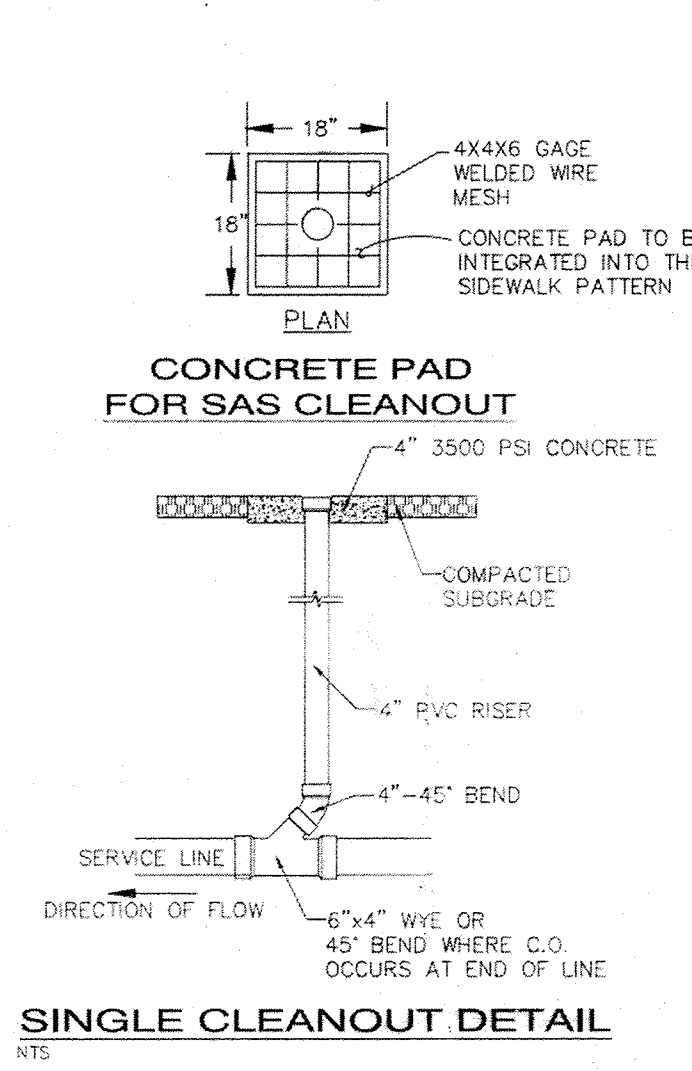
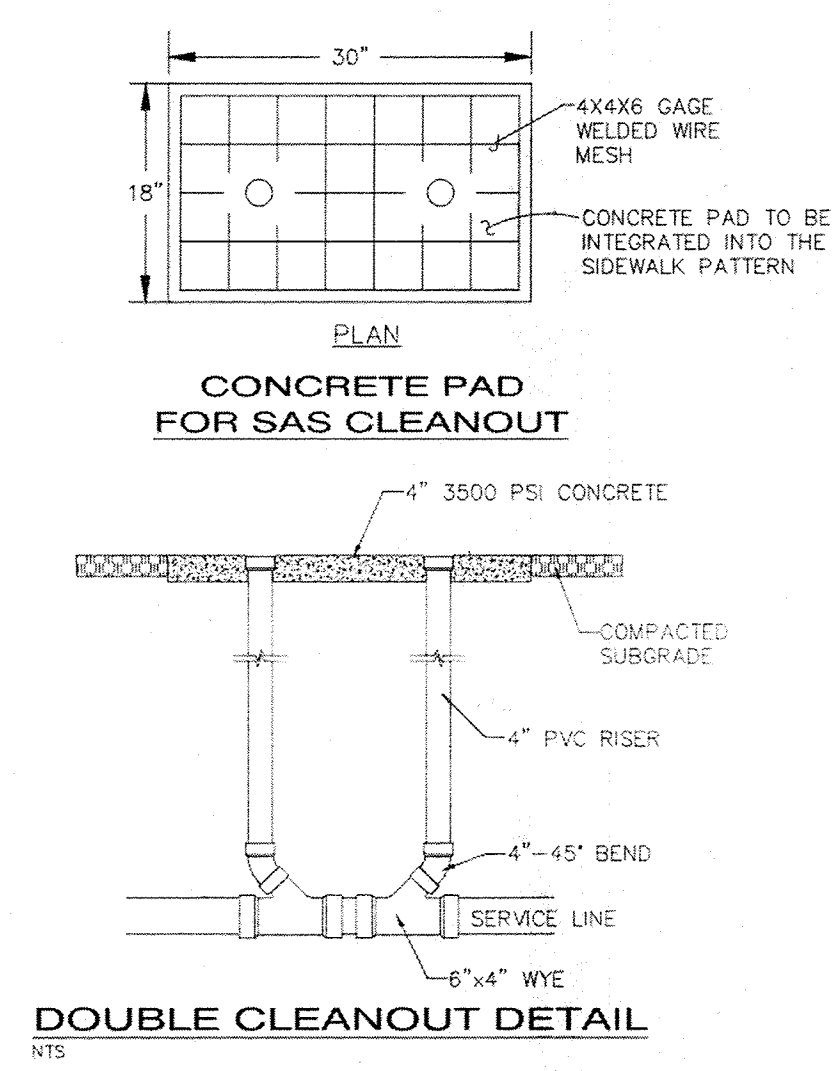
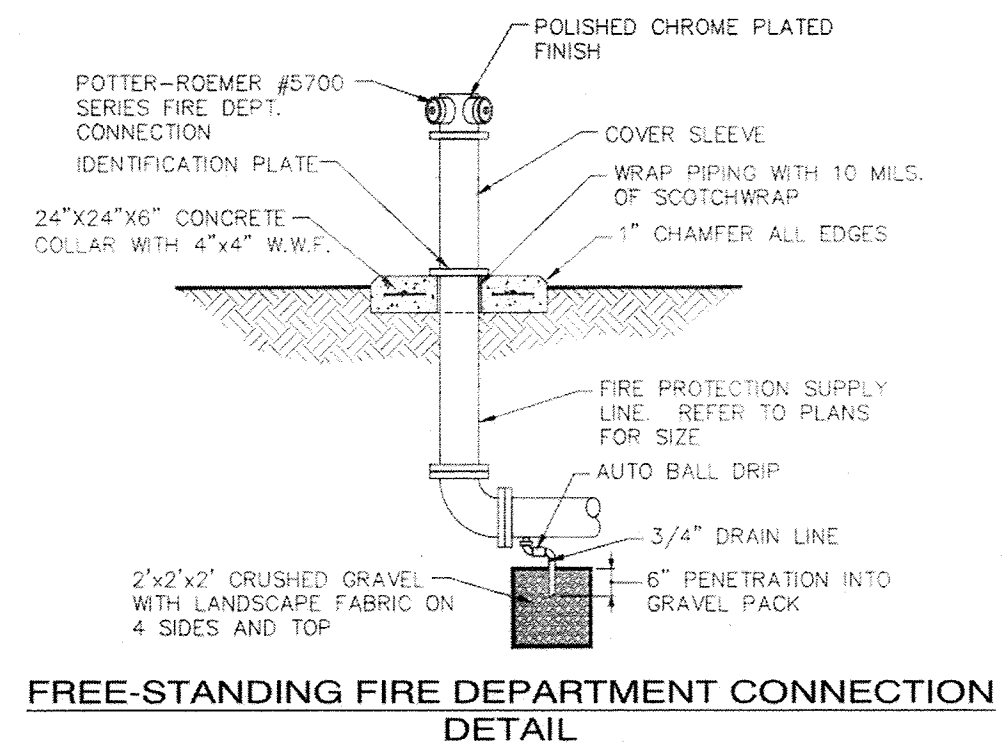
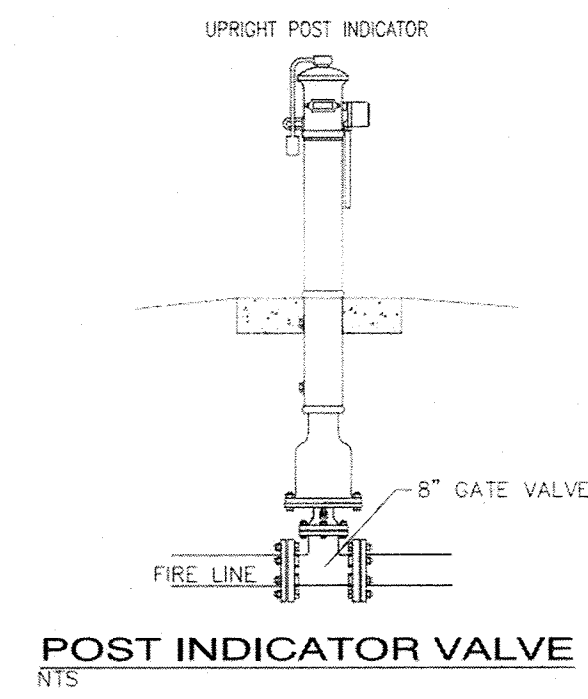
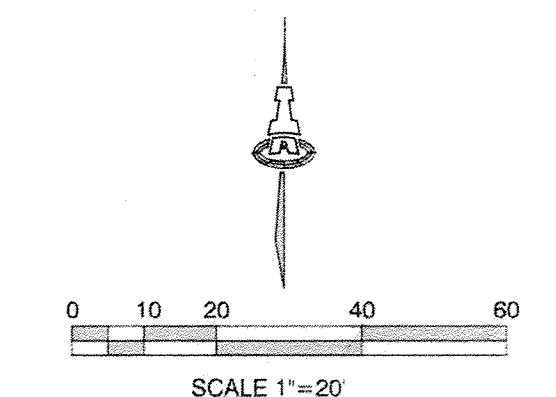
- NON-PRESSURE CONNECTION W/ 8"x8" TEE AND COUPLING. (LT=1')
- NON-PRESSURE CONNECTION W/ 8"x6" TEE AND COUPLING. (LT=1')
- 8" GATE VALVE W/ BOX PER ABCWUA STD. DWGS. 2326 & 2329. (LT=60')
- 6" GATE VALVE W/ BOX PER ABCWUA STD. DWGS. 2326 & 2329. (LT=46')
- 8" WATERLINE
- 6" WATERLINE
- 8" x 6" TEE. (LT=1')
- 8" - 90° BEND. (LT=27')
- 6" - 90° BEND. (LT=20')
- 6" - 45° BEND. (LT=9')
- 8" x 6" REDUCER. (LT=31')
- FIRE HYDRANT & BOTTOM FLANGE ELEVATION PER ABCWUA STD. DWG 2340.
- FIRE DEPT. CONNECTION (FDC).
- POST INDICATOR VALVE (PIV). (LT=32')
- 3/4" CONDUIT W/ PULL CORD FOR PIV SENSOR WIRE FROM BUILDING TO PIV PLACED IN SAME TRENCH ABOVE 6" WATERLINE.
- 2" WATER SERVICE PER ABCWUA STD. DWG. 2363 & 2367.
- METER BOX FOR 2" METER PER ABCWUA STD. DWG. 2367.
- 2" WATER SERVICE LINE.

#### SEWER

- SEWER SERVICE CONNECTION PER ABCWUA STD. DWG. 2125.
- 6" SANITARY SEWER SERVICE LINE AT 2% MIN SLOPE.
- 4" SANITARY SEWER SERVICE LINE AT 2% MIN SLOPE.
- 6" WYE
- 6" x 4" REDUCER.
- 4" GREASE LINE AT 2% MIN. SLOPE.
- 4" - WYE.
- 4" - 45° BEND.
- 6" - 45° BEND.
- SINGLE CLEANOUT.
- DOUBLE CLEANOUT.
- GREASE INTERCEPTOR.
- 2" VENT LINE.

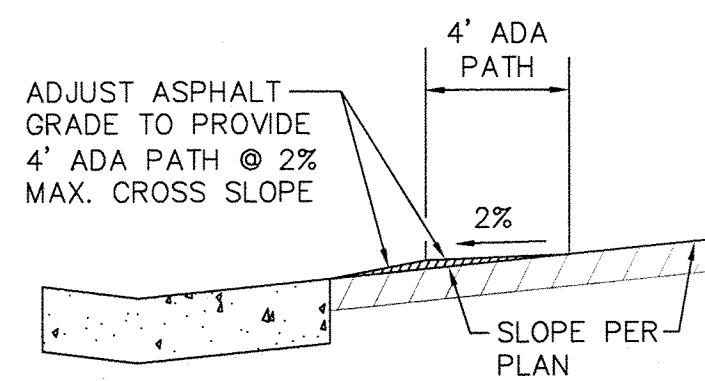
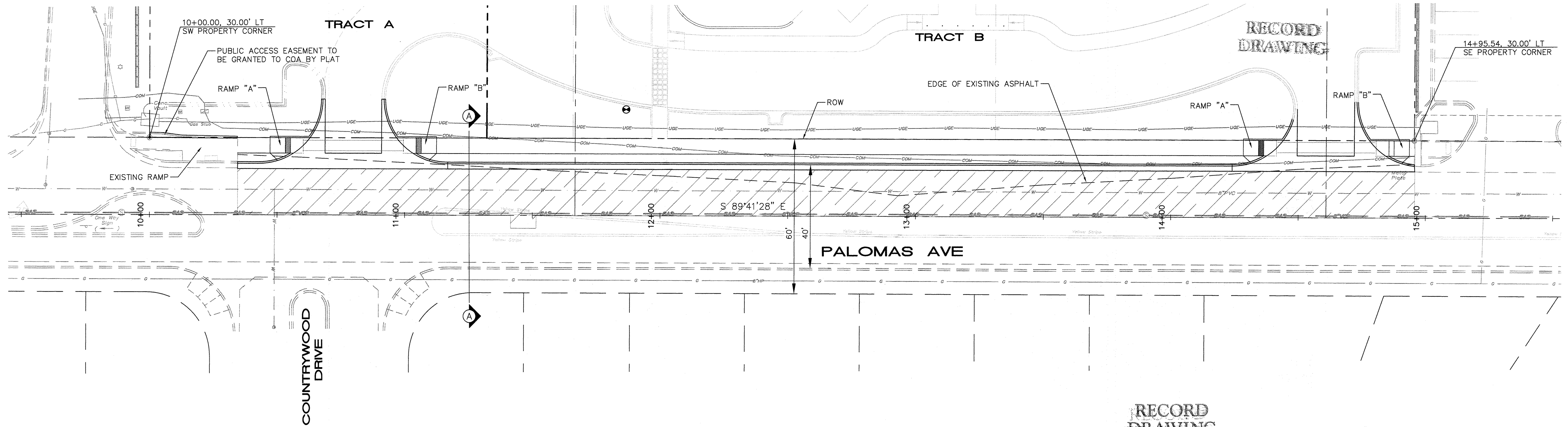
### LEGEND

- SAS SINGLE CLEANOUT
- SAS DOUBLE CLEANOUT
- WATER METER & BOX
- FIRE HYDRANT
- GATE VALVE W/ BOX
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- WL— EXISTING WATERLINE
- SAS— EXISTING SEWER LINE
- PAVEMENT UTILITY CUT AREA PER COA STD DWG 2465 MAJOR LOCAL.

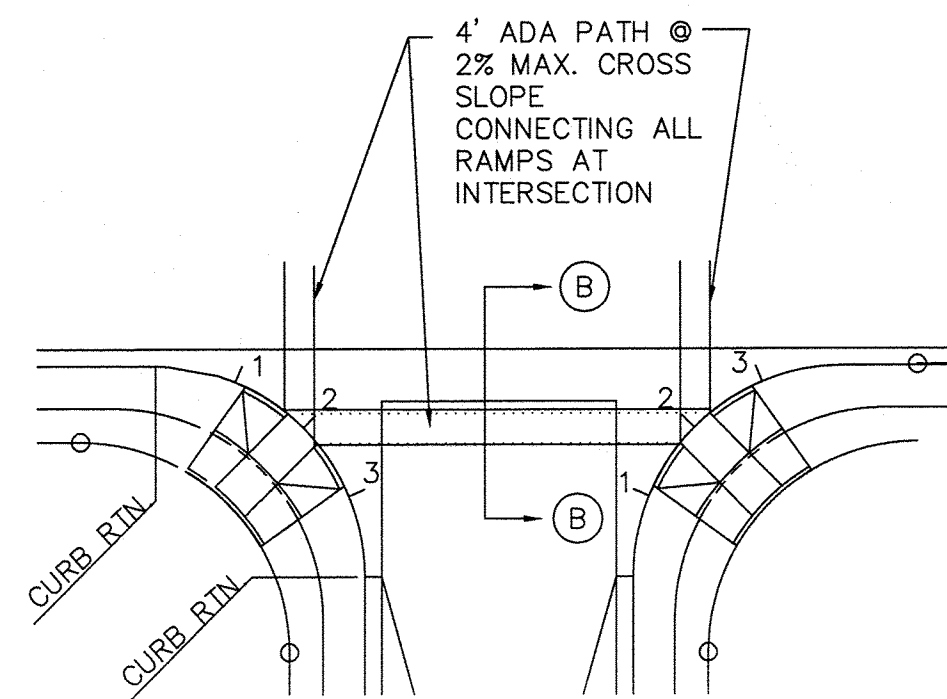


AS BUILT DRAWING

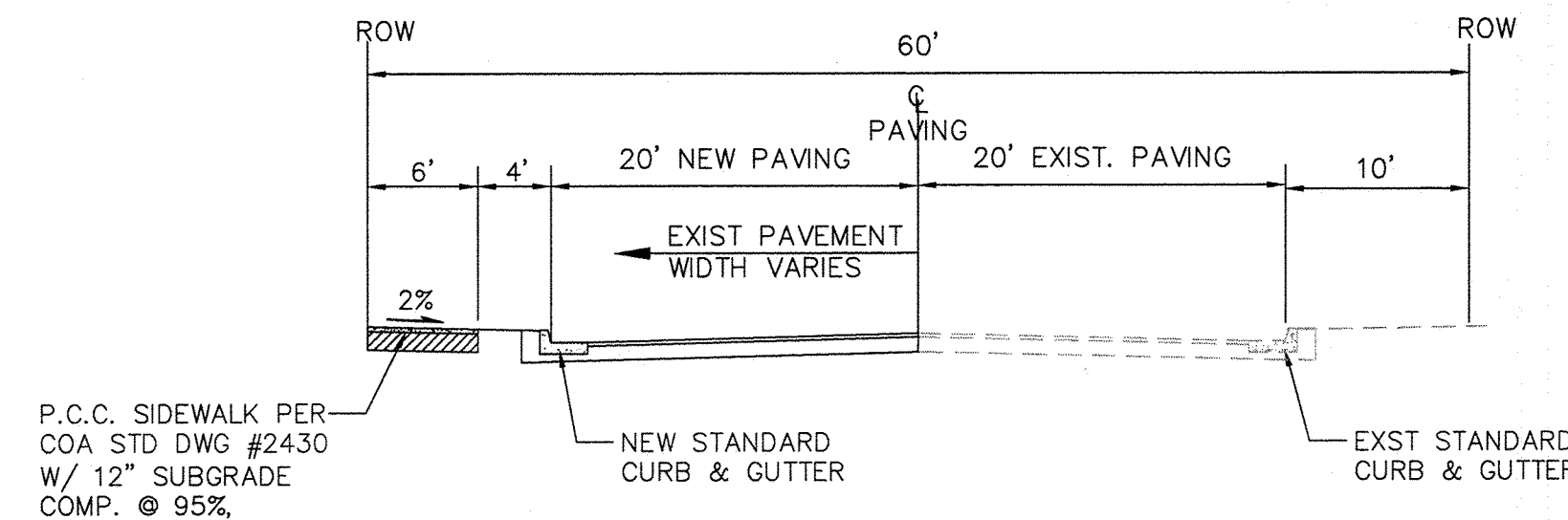




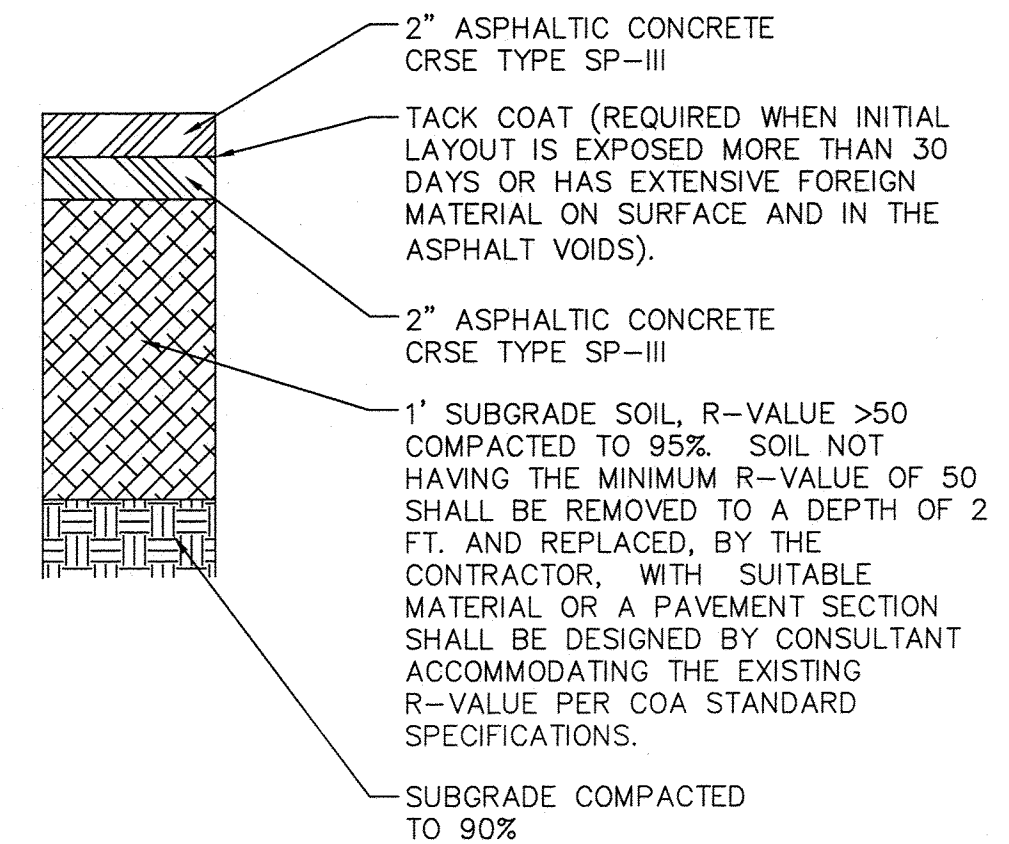
**ADA PATH SECTION B-B**  
1"=4' HOR.  
1"=2' VERT.



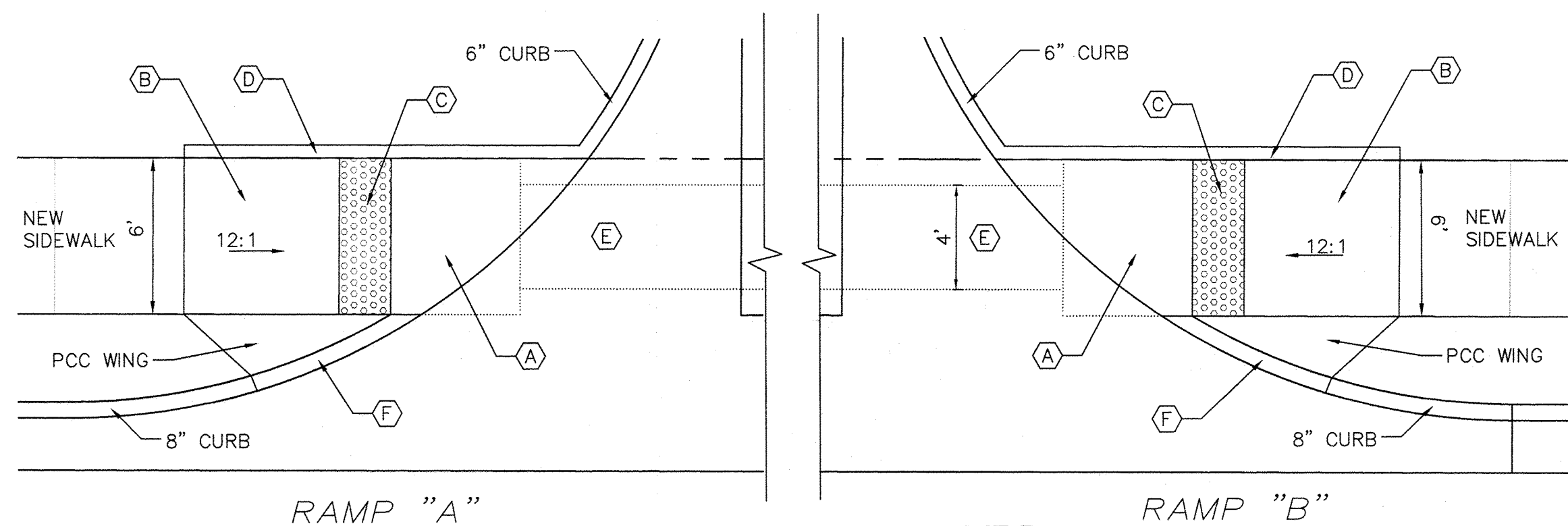
**QUARTER POINT AND ADA PATH DETAIL**  
NTS  
NOTE: QUARTER POINT GRADES ARE REFERENCED AS 1, 2 & 3 ALONG THE FACE OF CURB IN A CLOCKWISE DIRECTION.



**SECTION A-A**  
**PALOMAS AVE-60' STREET SECTION**  
1"=10' LOOKING EAST



**ASPHALT PAVING SECTION**  
NTS PER COA STD DWG #2405B  
MATCHING PAVING SECTION PER COA PROJ # 796781



**ADA ACCESSIBLE RAMPS**  
1"=5'

**ADA RAMP KEYED NOTES**

- 6'x5' PCC LANDING AREA AT 50:1 SLOPE (MAX.) IN ALL DIRECTIONS.
- PCC RAMP AT 12:1 MAX. SLOPE OR 15' LONG (MAX.) AND 50:1 MAX CROSS SLOPE.
- 2' DETECTABLE WARNING SURFACE (TRUNCATED DOMES).
- 6" HEADER CURB PER COA STD DWG #2415B.
- 4' ADA PATH. SEE DETAIL ABOVE.
- 10:1 TRANSITION FROM TC TO FL.

**TRUNCATED DOMES NOTES**

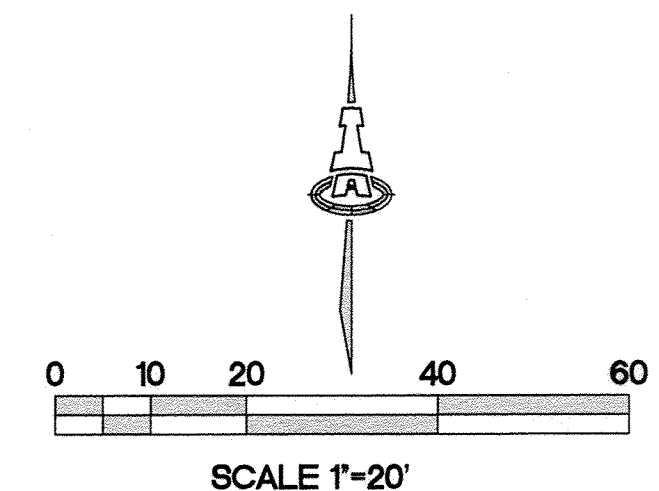
- DESIGN PER ADA ACCESSIBILITY GUIDELINES (ADAAG).
- PAYMENT FOR TRUNCATED DOMES IS INCIDENTAL TO ADA ACCESSIBLE RAMP PAYMENT ITEM.
- SUBMIT SPECS TO CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.

**GENERAL NOTES**

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

**LEGEND**

- LIMITS OF SAW CUTTING, REMOVAL AND REPLACING EXISTING PAVEMENT (MAJOR LOCAL)
- PROPOSED STREET IMPROVEMENTS
- ADA ACCESSIBLE RAMP
- EXISTING STREET LIGHT LOCATION
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CURB AND GUTTER



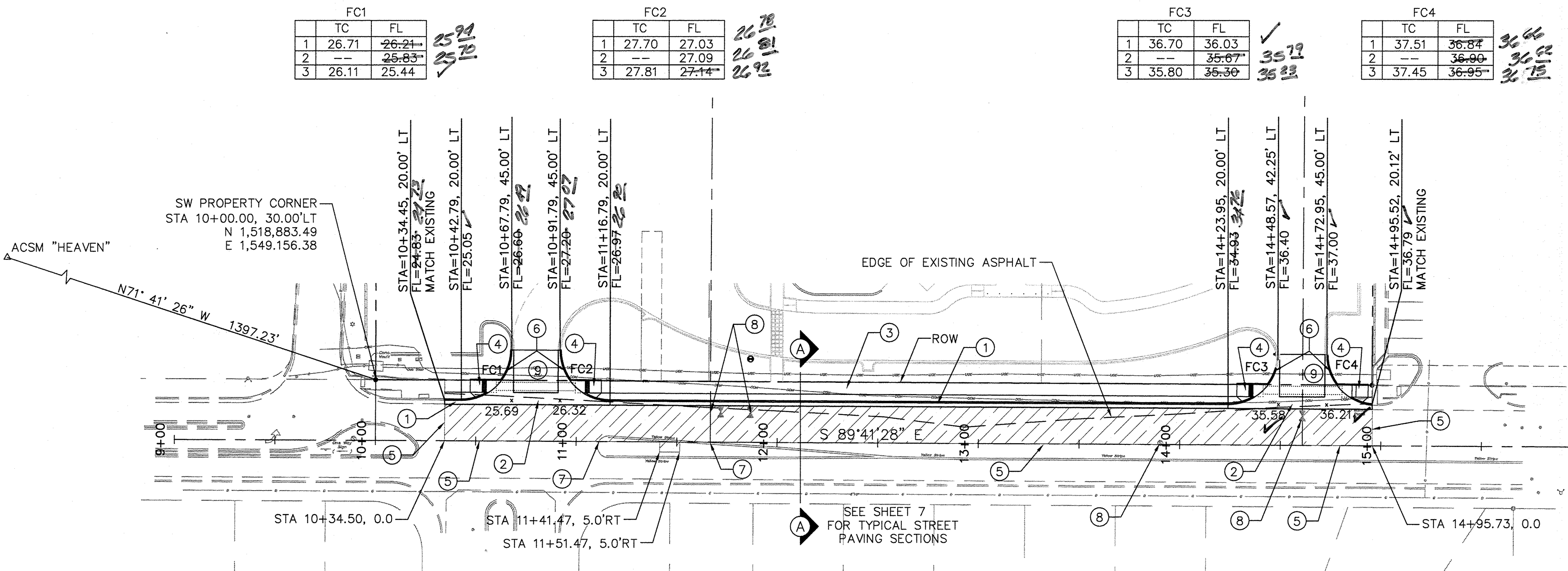
**ISAACSON & ARFMAN, P.A.**  
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Ph. 505-268-8828 www.iacivil.com  
2033 CP-101.dwg Jul 15, 2014

AS BUILT DRAWING

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP  
**MORNINGSTAR SENIOR LIVING FACILITY**  
**MASTER PAVING PLAN**

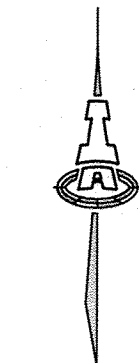
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APPROVED JAN 30 2015 DESIGN REVIEW COMMITTEE	APPROVED FEB 6 2015 CITY ENGINEER		
City Project No. 796784	Zone Map No. D-19-Z	Sheet 7	Of 11

RECORD  
DRAWING



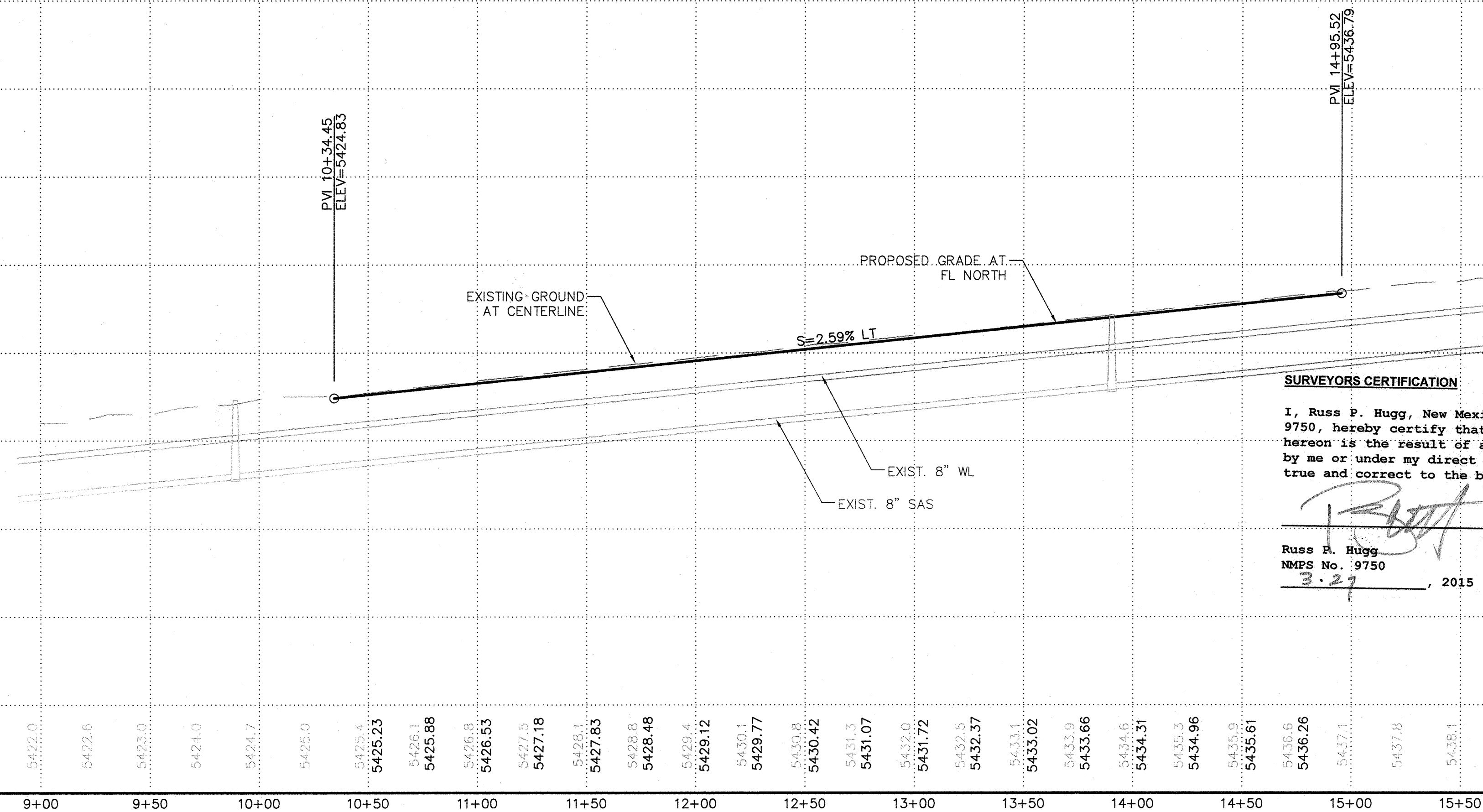
FACE OF CURB CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	
FC1	39.27'	25.00'	89°59'59"	
FC2	39.27'	25.00'	90°00'00"	
FC3	39.27'	25.00'	90°00'00"	
FC4	36.84'	25.00'	84°25'32"	

PALOMAS AVE



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

Elevation Datum: NAVD 88



AS BUILT DRAWING

KEYED CONSTRUCTION NOTES

- CONSTRUCT NEW STANDARD CURB & GUTTER PER COA STD DWG 2415A. MATCH EXISTING.
- CONSTRUCT NEW 6" VALLEY GUTTER PER COA STD DWG 2420.
- CONSTRUCT NEW 6" SIDEWALK PER. COA STD DWG 2430. MATCH EXISTING.
- CONSTRUCT NEW ADA ACCESSIBLE RAMPS PER DETAIL ON SHEET 7.
- SAWCUT, REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT PER PAVING SECTION ON SHEET 7. MAJOR LOCAL MATCH NEW PAVEMENT TO EXISTING WITH SMOOTH RIDING TRANSITION.
- CONSTRUCT MEDIAN CURB PER COA STD DWG 2415B NORTH OF ADA ACCESSIBLE RAMPS.
- REPLACE DOUBLE SOLID YELLOW STRIPES.
- ADJUST VALVE COVERS AND MH RIMS IN NEW PAVED ROAD TO FINISHED GRADES PER COA STD DWG 2460.
- INSTALL MAJOR LOCAL PAVEMENT PER SECTION ON SHEET 7.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES	
CONTRACTOR	FEARLESS	Albuquerque Central Survey Monument "HEAVEN"					
DATE	3/22/15	New Mexico State Plane Coordinates					
INSPECTOR'S	SUEVTEL	(Central Zone - NAD 83)					
DATE	3/24/15	North= 1,518,799.515 feet					
VERIFICATION BY	T. A	East= 1,547,297.145 feet					
DATE	3/24/15	Elevation= 5378.235 feet (NAVD 1988)					
CORRECTED BY	SUEVTEL	Delta Alpha= -001046.22"					
DATE	3/24/15	Ground To Grid Factor= 0.999655810					
MICRO-FILM INFORMATION							
RECORDED BY							
NO.							

ENGINEER'S SEAL		REVISIONS		DESIGN	
NO.	DATE	REMARKS	BY	DESIGNED BY	DEC
				DRAWN BY	DEC
				CHECKED BY	FCA
				DATE	04/14
				DATE	04/14
				DATE	04/14

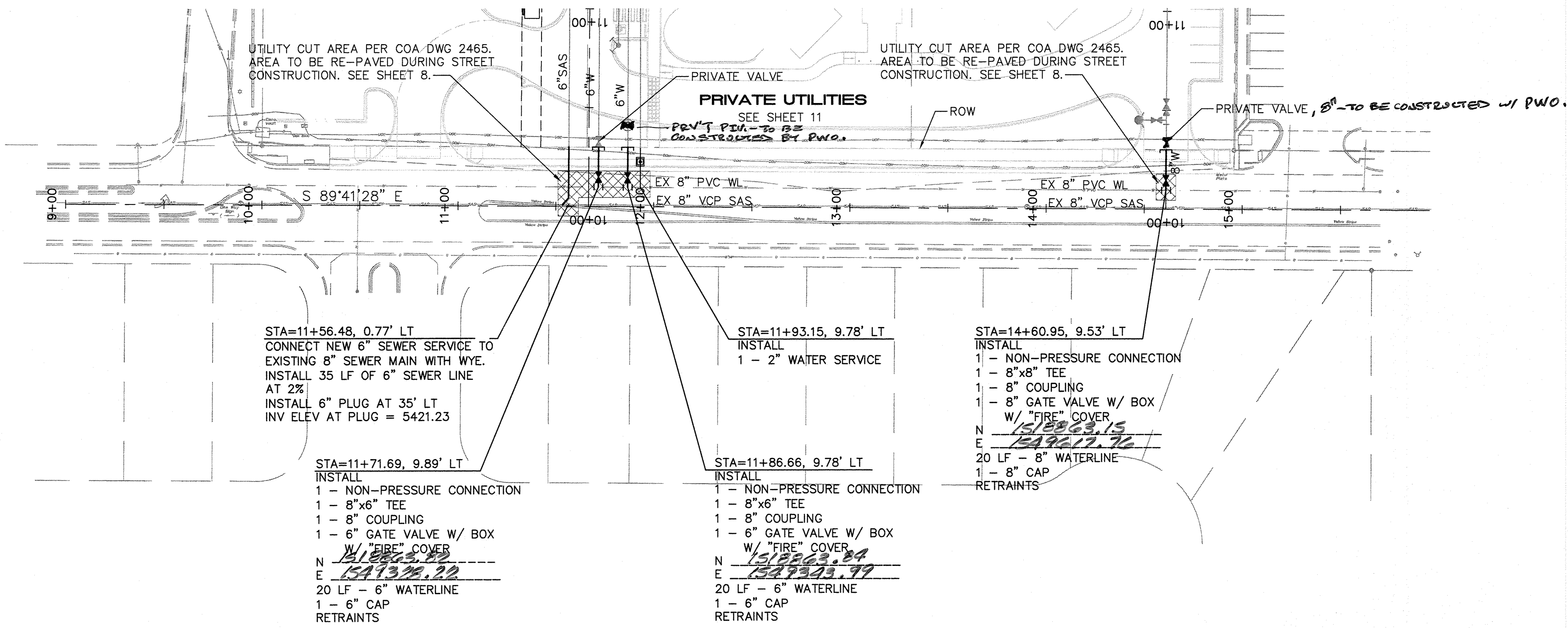
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2033 CP-301.dwg Jul 15, 2014

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP  
**MORNINGSTAR SENIOR LIVING FACILITY**  
**PALOMAS AVE.**  
**ROAD PLAN - PROFILE**

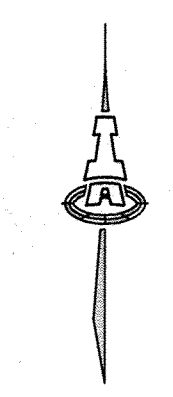
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED JAN 20 2015 DESIGN REVIEW COMMITTEE	APPROVED JAN 20 2015 CITY ENGINEER		
City Project No.	Zone Map No.	Sheet	Of
796784	D-19-Z	8	11



RECORD  
DRAWING

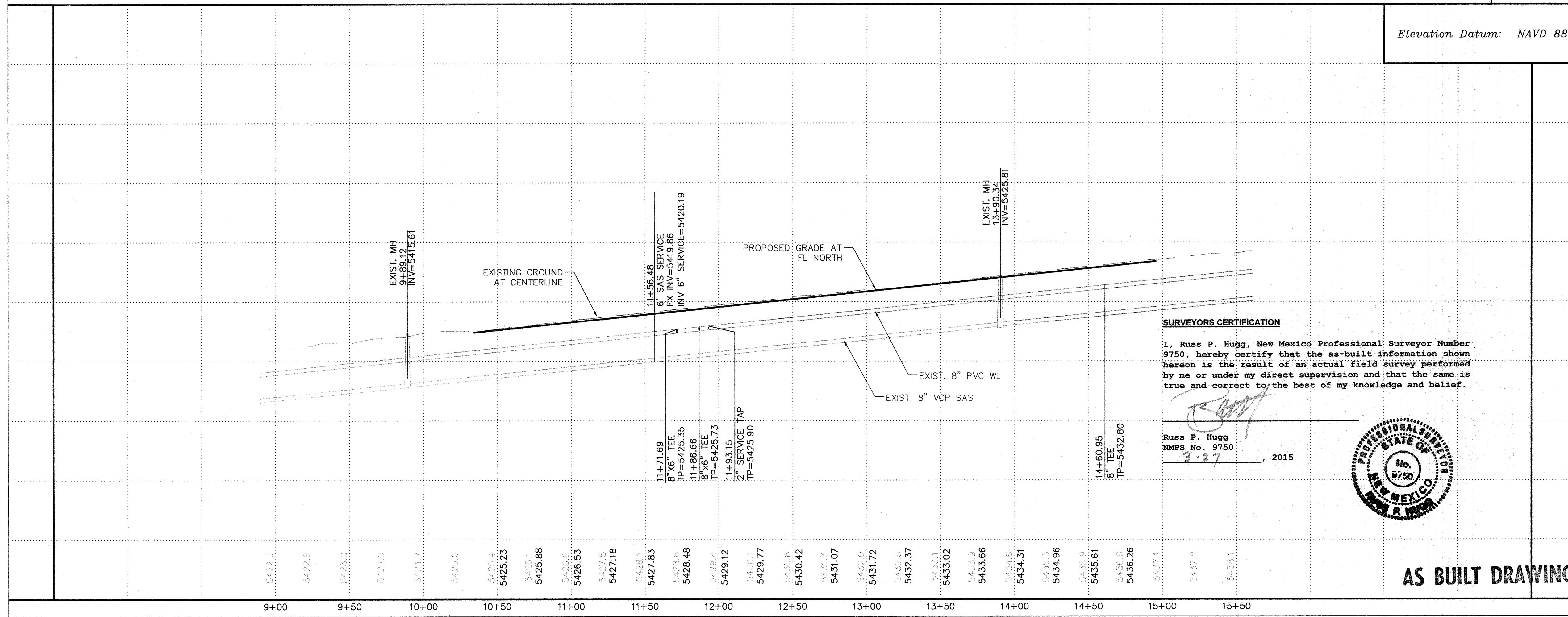


PALOMAS AVE



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

Elevation Datum: NAVD 88



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

Russ P. Hugg  
NMPs No. 9750  
3-27, 2015



AS BUILT DRAWING

SEWER AND WATER NOTES

SEWER:

1. INSTALL SERVICE LINE PER ABCWUA STD DWG 2125.
2. PAVEMENT CUTS FOR UTILITIES PER ABCWUA STD DWG 2465
3. ADJUST ALL SANITARY SEWER MANHOLE RIMS / COVERS IN PAVED ROADS TO FINISHED ROAD GRADES PER COA STD DWG 2460.

WATER:

1. VALVE BOX ASSEMBLY PER ABCWUA STD. DWG. 2326
2. FIRE LINE RING AND COVER FOR VALVE BOX PER ABCWUA STD. DWG. 2329.
3. 2" WATER SERVICE WITH BOX, COVER AND LID PER ABCWUA STD. DWG 2363 AND 2367.
4. RESTRAINED JOINTS PER TABLES ON SHEET 9.
5. WATER METERS TO BE INSTALLED BY ABCWUA AT THE TIME OF METER INSTALLATION.
6. ADJUST ALL VALVE COVERS IN PAVED ROADS TO FINISHED ROAD GRADES PER COA STD DWG 2460.

LEGEND

- PAVEMENT UTILITY CUT AREA PER COA STD DWG 2465 MAJOR LOCAL.
- WATER METER & BOX
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT
- WATER LINE W/ FITTING
- SEWER LINE W/ MANHOLE
- SEWER SERVICE

**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 www.iaacivil.com  
2033 CU-301.dwg Jul 15, 2014

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

MORNINGSTAR SENIOR LIVING FACILITY  
PALOMAS AVE.  
UTILITY PLAN - PROFILE

DESIGN REVIEW COMMITTEE APPROVED JAN 20 2015  
CITY ENGINEER APPROVED FEB 04 2015  
DESIGN REVIEW COMMITTEE

City Project No. 796784  
Zone Map No. D-19-Z  
Sheet 10 Of 11

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	FRANKLIN'S	Albuquerque Central Survey Monument "HEAVEN"		FIELD NOTES		NO.	DATE
STAKED BY	STARK	New Mexico State Plane Coordinates				REMARKS	BY
NO. DATE	3/24/15	(Central Zone - NAD 83)				DESIGN	DATE
NO. DATE	3/24/15	North= 1,518,799.515 feet				DEC	04/14
NO. DATE	3/24/15	East= 1,547,297.145 feet				DRAWN BY	DATE
NO. DATE	3/24/15	Elevation= 5378.235 feet (NAVD 1988)				DEC	04/14
NO. DATE	3/24/15	Delta Alpha= -0010'46.22"				CHECKED BY	DATE
NO. DATE	3/24/15	Ground To Grid Factor= 0.999655810				FCA	04/14

RECORD  
DRAWING

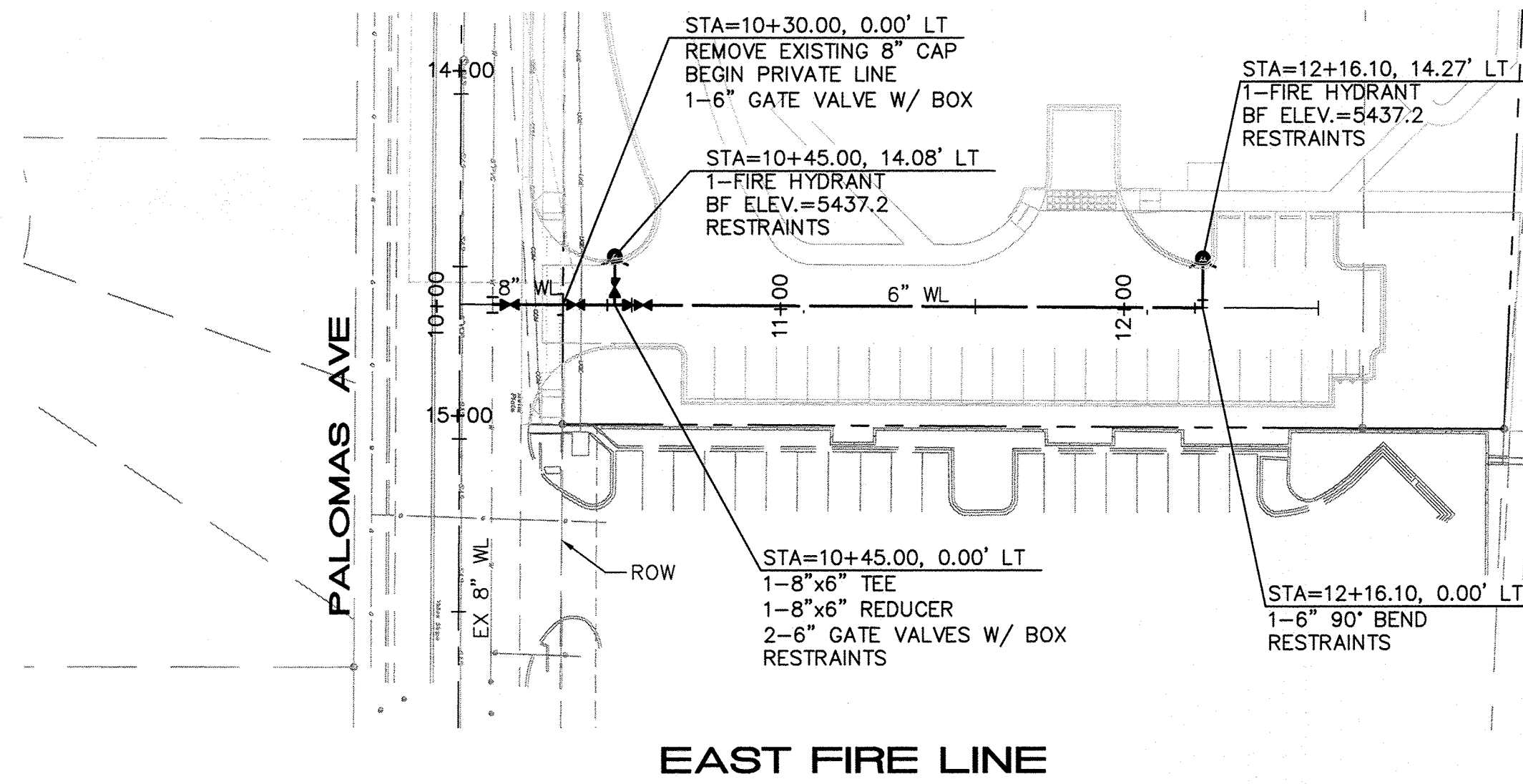
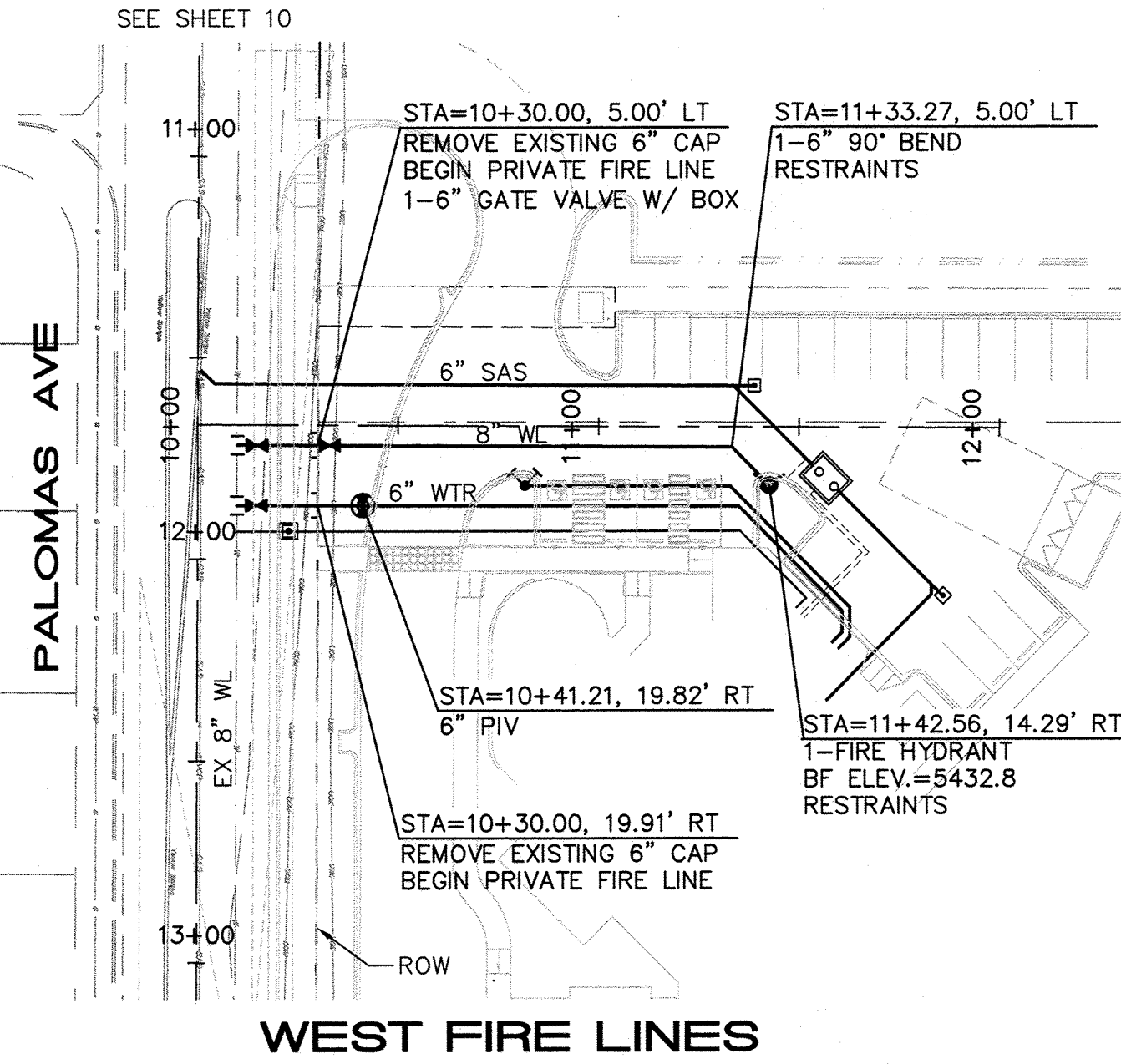
SEWER AND WATER NOTES

SEWER:

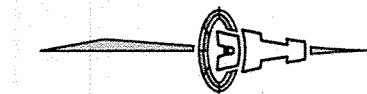
1. INSTALL SERVICE LINE PER ABCWUA STD DWG 2125.
2. PAVEMENT CUTS FOR UTILITIES PER ABCWUA STD DWG 2465
3. ADJUST ALL SANITARY SEWER MANHOLE RIMS / COVERS IN PAVED ROADS TO FINISHED ROAD GRADES PER COA STD DWG 2460.

WATER:

1. FIRE HYDRANT ASSEMBLY PER ABCWUA STD. DWG. 2340.
2. VALVE BOX ASSEMBLY PER ABCWUA STD. DWG. 2326.
3. FIRE LINE RING AND COVER FOR VALVE BOX PER ABCWUA STD. DWG. 2329.
4. 2" WATER SERVICE WITH BOX, COVER AND LID PER ABCWUA STD. DWG 2363 AND 2367.
5. RESTRAINED JOINTS PER TABLES ON SHEET 9.
6. WATER METERS TO BE INSTALLED BY ABCWUA AT THE TIME OF METER INSTALLATION.
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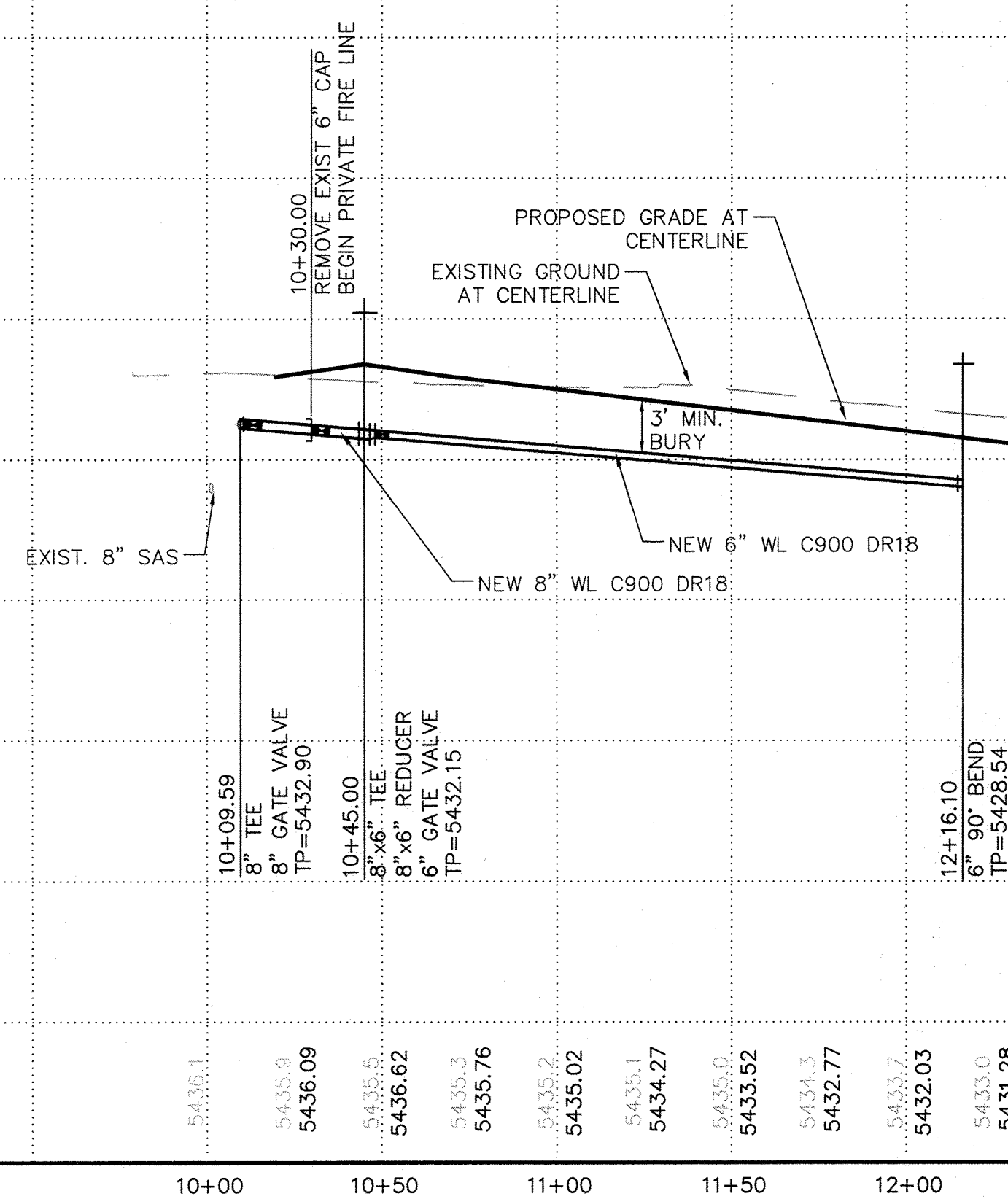
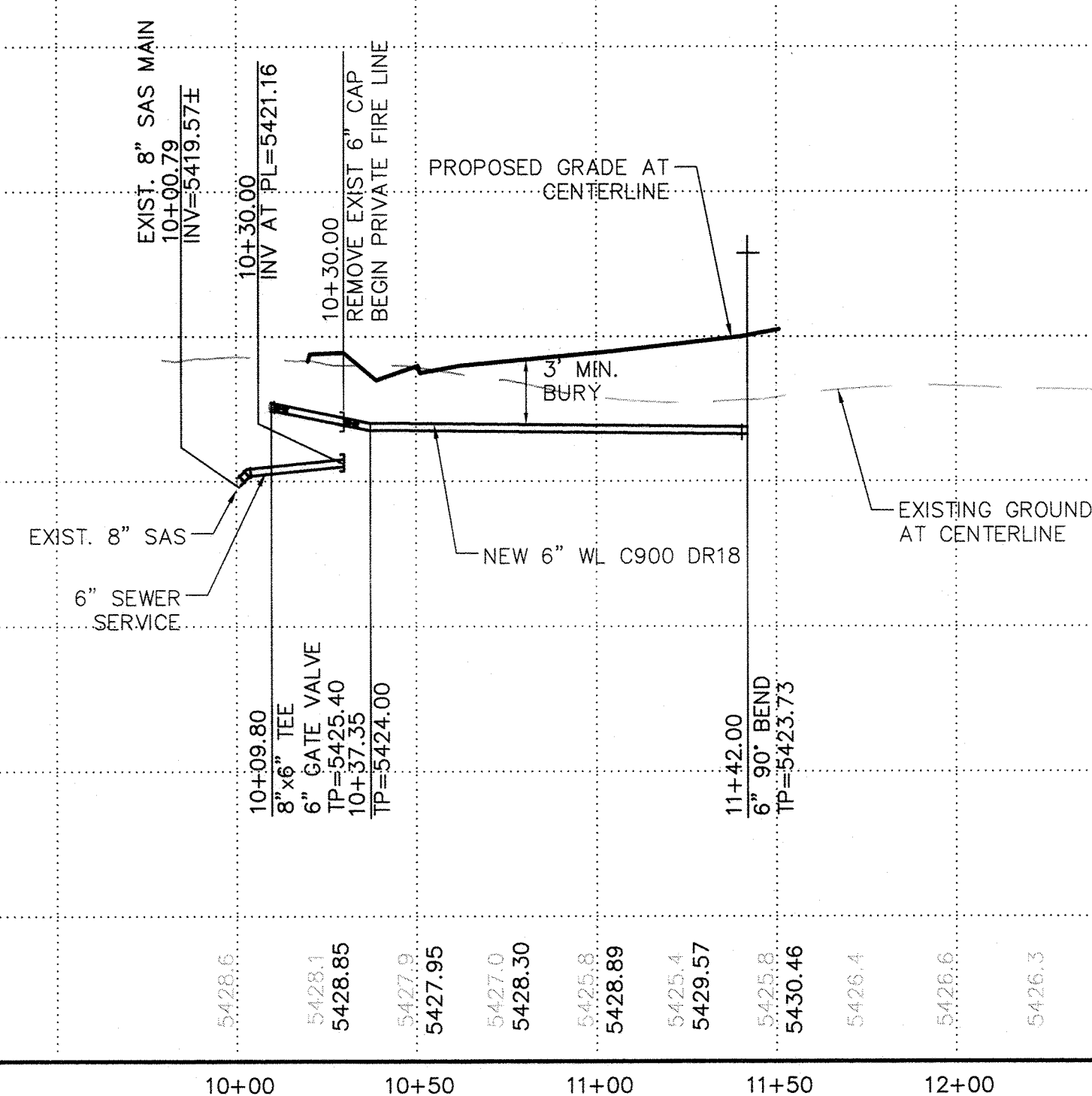


PRIVATE FIRE LINES  
FOR INFORMATION ONLY



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

Elevation Datum: NAVD 88



AS BUILT DRAWING

LEGEND

- REPLACING EXISTING PAVEMENT PER COA STD DWG 2465 MAJOR LOCAL.
- WATER METER & BOX
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT
- WATER LINE W/ FITTING
- SEWER LINE W/ MANHOLE
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CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
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**MORNINGSTAR SENIOR LIVING FACILITY  
PRIVATE FIRE LINES  
PLANS - PROFILES**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
APPROVE JAN 20 2015 DESIGN REVIEW COMMITTEE	APPROVE FEB 04 2015 CITY ENGINEER		

City Project No. **796784** Zone Map No. **D-19-Z** Sheet **11** Of **11**