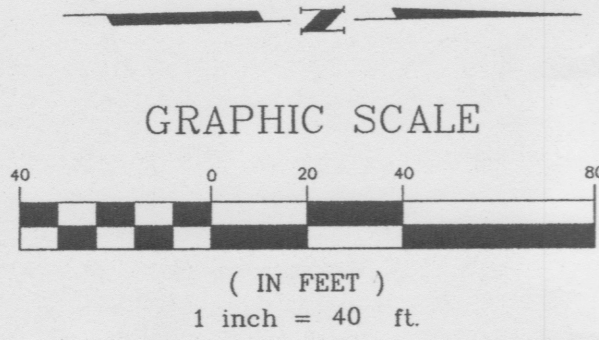


VACATION EXHIBIT

BLOCK 14, EMIL MANN ADDITION

SITUATE WITHIN  
SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY, 2010

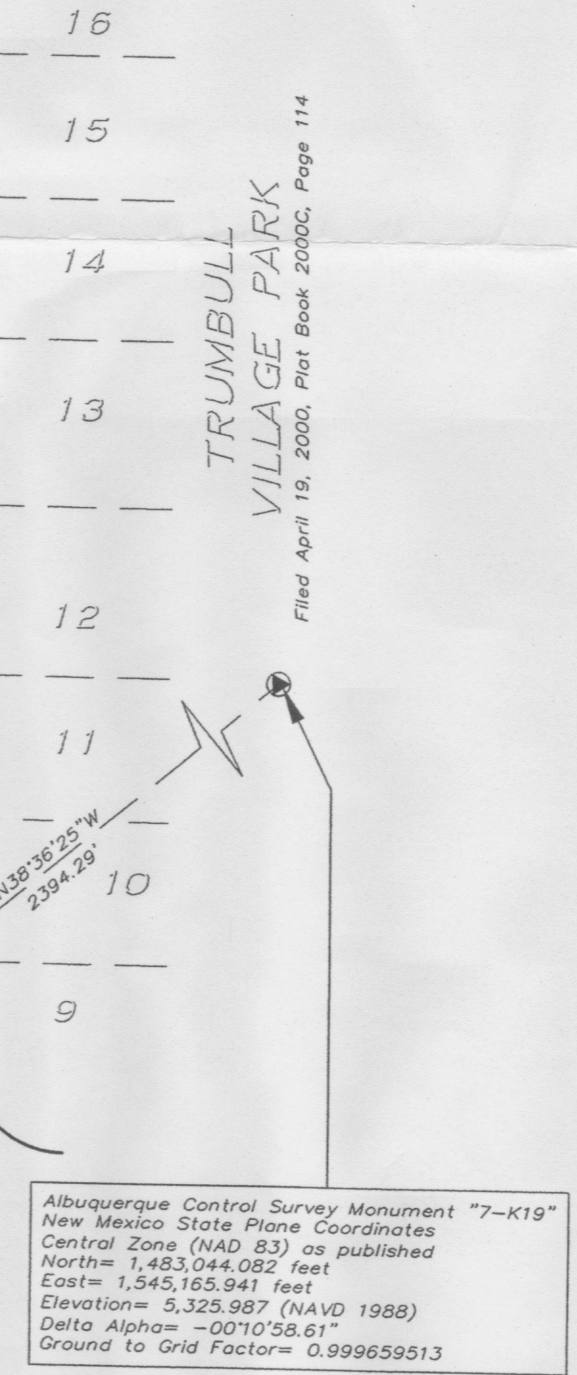
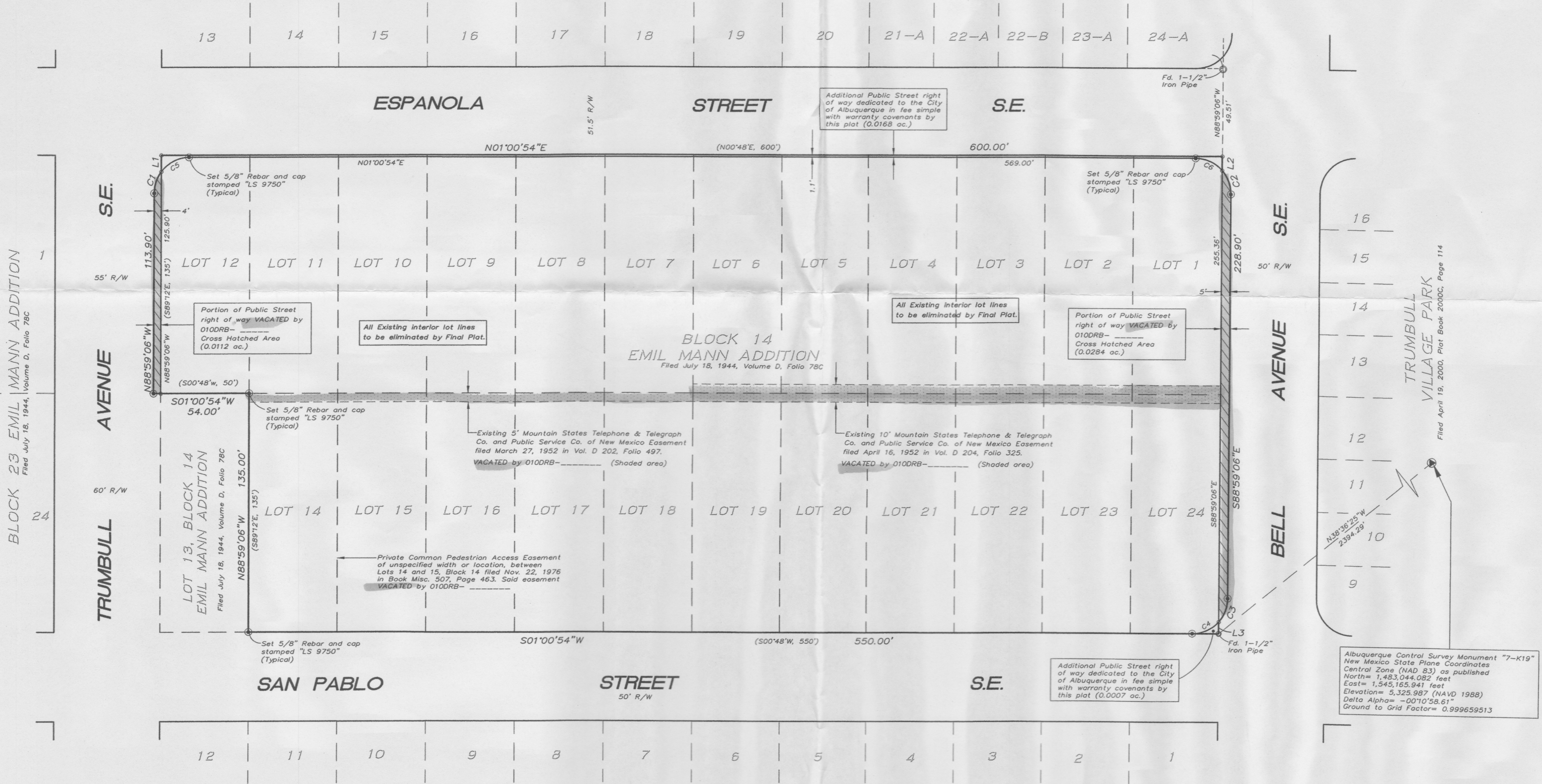


LINE TABLE		
LINE	LENGTH	BEARING
L1	9.10	N88°59'06"W
L2	7.87	S88°59'06"E
L3	6.77	S88°59'06"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	12.87'	20.00'	6.67'	12.65'	N70°33'00"W	36°52'12"
C2	14.45'	20.00'	7.56'	14.14'	N70°18'37"E	41°24'35"
C3	14.45'	20.00'	7.56'	14.14'	S68°16'49"E	41°24'35"
C4	16.96'	20.00'	9.03'	16.46'	N23°16'49"W	48°35'25"
C5	18.55'	20.00'	10.00'	17.89'	S25°33'00"E	53°07'48"
C6	16.96'	20.00'	9.03'	16.46'	S25°18'37"W	48°35'25"

BLOCK 13 EMIL MANN ADDITION  
Filed July 18, 1944, Volume D, Folio 78C

BLOCK 13 EMIL MANN ADDITION  
Filed May 13, 2003, Plat Book 2003C, Page 134

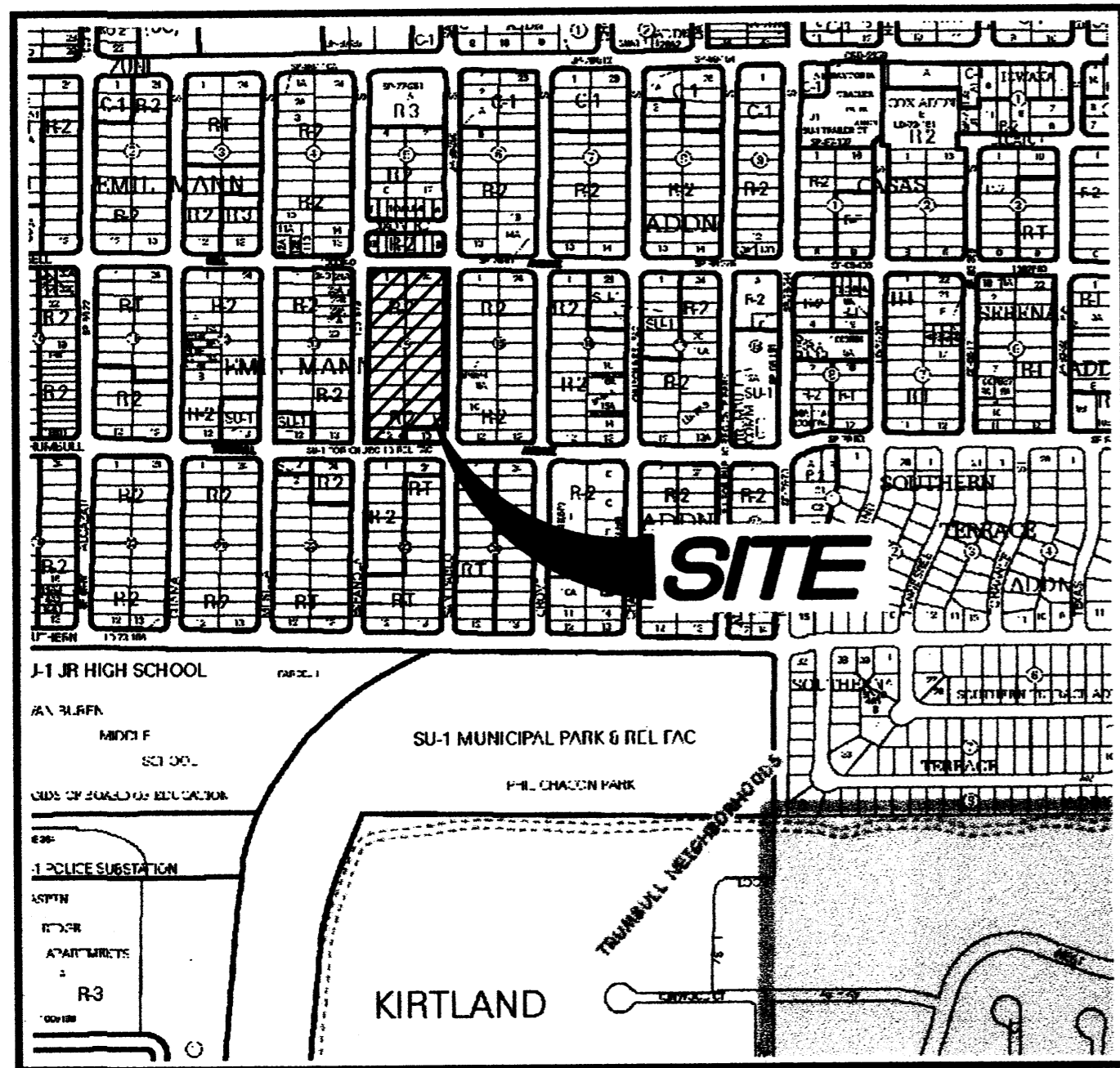


BLOCK 23 EMIL MANN ADDITION  
Filed July 18, 1944, Volume D, Folio 78C

LOT 13, BLOCK 14  
EMIL MANN ADDITION  
Filed July 18, 1944, Volume D, Folio 78C

TRUMBULL VILLAGE PARK  
Filed April 19, 2000, Plat Book 2000C, Page 114

Additional Public Street right of way dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat (0.0007 ac.)



VICINITY MAP  
Not To Scale

**GENERAL NOTES**

1. Bearings are grid based on New Mexico State Plane Coordinate System, Central Zone (NAD 83) originated at Albuquerque Central Station Monument "7-K19".
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated.
7. City of Albuquerque Zone Atlas: Page L-19-Z.
8. Documents used in the preparation of this survey are as follows:
  - a. Plat entitled "PLAT OF EMIL MANN ADDITION, ALBUQUERQUE, NEW MEXICO, PLATTED OCTOBER 1943, ROSS-BEYER ENGINEERING OFFICE, GMS, SCALE 1" = 200'", filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 18, 1944, in Volume D, Folio 78C, as Document No. 62348.

**SUBDIVISION DATA**

Total number of existing Lots: 23  
 Total number of new Tracts created: 1  
 Gross Subdivision acreage: 3.6036 acres.

**TREASURERS CERTIFICATION**

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Bernalillo County Treasurer

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico (PNM), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. 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, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of posts, decking, or any structures adjacent to or near easements shown on this plat.

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

**DISCLAIMER**

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

**PURPOSE OF PLAT :**

The purpose of the plat is to:

- a. Combine twenty three (23) existing lots along with the portions of Vacated right of way from Bell and Trumbull Avenues which were vacated by 010DRB-\_\_\_\_\_ into one (1) tract.
- b. Dedicate additional public street right of way as shown hereon to the City of Albuquerque in fee simple.
- c. Grant the Public Utility Easements as shown hereon.

**SURVEYOR'S CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Land Surveys in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

*[Signature]*  
 Russ P. Hugg  
 NMPS No. 9750  
 July 30, 2010



PLAT OF  
TRACT A  
PLAZA FELIZ

(BEING A REPLAT OF LOTS 1 THRU 12 AND 14 THRU 24, BLOCK 14, EMIL MANN ADDITION AND VACATED PORTIONS OF BELL AND TRUMBULL AVENUES)

SITUATE WITHIN  
SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY, 2010

PROJECT NUMBER: \_\_\_\_\_  
 Application Number: \_\_\_\_\_

**PLAT APPROVAL**

**Utility Approvals:**

Public Service Company of New Mexico (PNM)	_____	Date	_____
New Mexico Gas Company (NMGC)	_____	Date	_____
QWest Corporation	_____	Date	_____
Comcast	_____	Date	_____

**City Approvals:**

<i>[Signature]</i>	_____	8-6-10
City Surveyor	_____	Date
Department of Municipal Development	_____	Date
Real Property Division	_____	Date
Environmental Health Department	_____	Date
Traffic Engineering, Transportation Division	_____	Date
A.B.C.W.U.A.	_____	Date
Parks and Recreation Department	_____	Date
AMAFA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

**SURVOTEK, INC.**

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

**LEGAL DESCRIPTION**

That certain parcel of land situate within Section 30, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Lots 1 through 12, and Lots 14 through 24, Block 14, Emil Mann Addition, as the same is shown on the plat entitled "PLAT OF EMIL MANN ADDITION, ALBUQUERQUE, NEW MEXICO, PLATTED OCTOBER 1943, ROSS-BEYER ENGINEERING OFFICE, GMS, SCALE 1" = 200'", filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 18, 1944, in Volume D, Folio 78C, as Document No. 62348; Together with Vacated portions of Bell Avenue S.E. and Trumbull Avenue S.E., more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Grid Bearings (Central Zone - NAD 83) and ground distances as follows:

Beginning at the northeasterly corner of the parcel herein described (a 1-1/2" iron pipe found in place), said point also being the northeasterly corner of said Lot 24, Block 14, Emil Mann Addition, and also being the intersection of the southerly right of way line of Bell Avenue S.E. and the westerly right of way line of San Pablo Street S.E., whence Albuquerque Control Survey Monument "7-K19" bears N 38°36'25" W, 2,394.29 feet distant; Thence, along said westerly right of way line of San Pablo Street S.E.

S 01°00'54" W, 555.00 feet to the southeasterly corner of the parcel herein described (a 5/8" rebar with cap stamped "LS 9750" set in place), said point also being the southeasterly corner of said Lot 14, Block 14, Emil Mann Addition, and also being the northeasterly corner of Lot 13, Block 14, Emil Mann Addition of said plat filed in Volume D, Folio 78C; Thence,

N 88°59'06" W, 135.00 feet to an angle point (a 5/8" rebar with cap stamped "LS 9750" set in place), said point also being the southwesterly corner of said Lot 14, Block 14, Emil Mann Addition, and also being the southeasterly corner of said Lot 11, Block 14, Emil Mann Addition, and also being the northeasterly corner of said Lot 12, Block 14, Emil Mann Addition, and also being the northwesterly corner of said Lot 13, Block 14, Emil Mann Addition; Thence,

S 01°00'54" W, 54.00 feet to an angle point (a 5/8" rebar with cap stamped "LS 9750" set in place), said point also being the southeasterly corner of said Lot 12, Block 14, Emil Mann Addition, and also being the southwesterly corner of said Lot 13, Block 14, Emil Mann Addition, and also being a point on the northerly right of way line of Trumbull Avenue S.E.; Thence,

N 88°59'06" W, 113.90 feet to a point of curvature; Thence,

Northwesterly, 12.87 feet on the arc of a curve to the right (said curve having a radius of 20.00 feet, a central angle of 36°52'12" and a chord which bears N 70°33'00" W, 12.65 feet) to a non tangent point on curve on said northerly right of way line of Trumbull Avenue S.E.; Thence,

N 88°59'06" W, 9.10 feet to the southwesterly corner of the parcel herein described (a 5/8" rebar with cap stamped "LS 9750" set in place), said point also being the southwesterly corner of said Lot 12, Block 14, Emil Mann Addition, and also being the intersection of said northerly right of way line of Trumbull Avenue S.E. and the easterly right of way line of Espanola Street S.E.; Thence, along said easterly right of way line of Espanola Street S.E.,

N 01°00'54" E, 600.00 feet to the northwesterly corner of the parcel herein described (a 5/8" rebar with cap stamped "LS 9750" set in place), said point also being the northwesterly corner of said Lot 1, Block 14, Emil Mann Addition, and also being the intersection of said easterly right of way line of Espanola Street S.E. and said southerly right of way line of Bell Avenue S.E.; Thence, along said southerly right of way line of Bell Avenue S.E.,

S 88°59'06" E, 7.87 feet to a non tangent point on curve; Thence,

Northeasterly, 14.45 feet on the arc of a curve to the right (said curve having a radius of 20.00 feet, a central angle of 41°24'35" and a chord which bears N 70°18'37" E, 14.14 feet) to a point of tangency on said southerly right of way line of Bell Avenue S.E.; Thence,

S 88°59'06" E, 228.90 feet to a point of curvature; Thence,

Southeasterly, 14.45 feet on the arc of a curve to the right (said curve having a radius of 20.00 feet, a central angle of 41°24'35" and a chord which bears S 68°16'49" E, 14.14 feet) to a non tangent point on curve on said southerly right of way line of Bell Avenue S.E.; Thence,

S 88°59'06" E, 6.77 feet to the point of beginning.

Said parcel contains 3.6036 acres, more or less.

**PLAT OF  
TRACT A  
PLAZA FELIZ**

(BEING A REPLAT OF LOTS 1 THRU 12 AND 14 THRU 24, BLOCK 14, EMIL MANN ADDITION AND VACATED PORTIONS OF BELL AND TRUMBULL AVENUES)

**SITUATE WITHIN  
SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY, 2010**

**FREE CONSENT AND DEDICATION**

SURVEYED AND REPLATTED and now comprising "PLAT OF TRACT A, PLAZA FELIZ (BEING A REPLAT OF LOTS 1 THRU 12 AND 14 THRU 24, BLOCK 14, EMIL MANN ADDITION AND VACATED PORTIONS OF BELL AND TRUMBULL AVENUES) SITUATE WITHIN SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner and proprietor. Said owner and proprietor does hereby dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple by this plat. Said owner and proprietor does hereby grant the easement(s) as shown hereon. Said owner and proprietor does hereby consent to all of the foregoing and do hereby certify that it is authorized to act.

**SOLAR NOTE:**

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 lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.

**OWNER**

HC  
Bldg

By: *David S. Campbell*

David S. Campbell, Chief Administrative Officer, City of Albuquerque, a New Mexico Municipal Corporation.

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 9th

day of August, 2010, by David S. Campbell, Chief Administrative Officer, City of Albuquerque, a New Mexico Municipal Corporation.

*Marc E. Chavez* My commission expires 2/17/13  
Notary Public



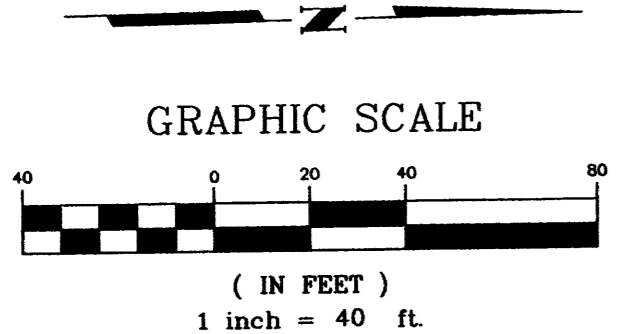
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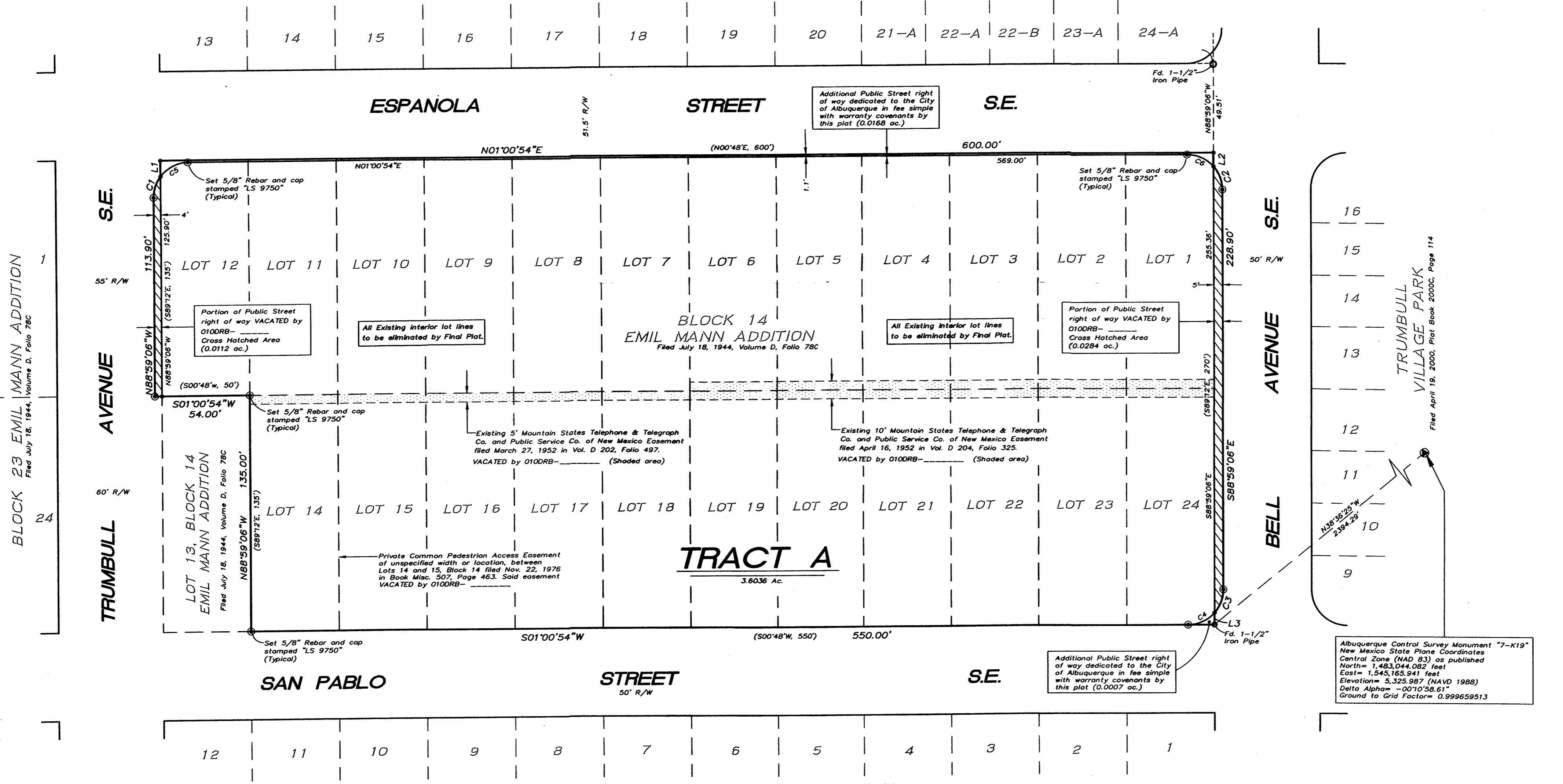
LINE TABLE		
LINE	LENGTH	BEARING
L1	9.10	N88°59'06"W
L2	7.87	S88°59'06"E
L3	6.77	S88°59'06"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	12.87'	20.00'	6.67'	12.65'	N70°33'00"W	36°52'12"
C2	14.45'	20.00'	7.56'	14.14'	N70°18'37"E	41°24'35"
C3	14.45'	20.00'	7.56'	14.14'	S68°16'49"E	41°24'35"
C4	16.96'	20.00'	9.03'	16.46'	N23°16'49"W	48°35'25"
C5	18.55'	20.00'	10.00'	17.89'	S25°33'00"E	53°07'48"
C6	16.96'	20.00'	9.03'	16.46'	S25°18'37"W	48°35'25"



BLOCK 13 EMIL MANN ADDITION  
Filed July 18, 1944, Volume D, Folio 78C

BLOCK 13 EMIL MANN ADDITION  
Filed May 13, 2003, Plat Book 2003C, Page 134



BLOCK 15 EMIL MANN ADDITION  
Filed July 18, 1944, Volume D, Folio 78C

SHEET 3 OF 3

**SURVOTEK, INC.**  
Consulting Surveyors  
6384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3386  
Fax: 505-897-3377

100355\_8-04-10.dwg

#### DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING A PROPOSED APARTMENT COMPLEX KNOWN AS PLAZA FELIZ, LOCATED IN EXISTING PLATTED LOTS 1-12 & 14-24, BLOCK 14, EMIL MANN ADDITION, ALBUQUERQUE, NEW MEXICO, GRADING AND DRAINAGE PLAN ARE CONTAINED HEREON:

1. DRAINAGE CALCULATIONS
2. VICINITY MAP (L-19)

#### EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE IS BOUNDED ON THE SOUTH BY TRUMBULL AVENUE SE, ON THE WEST BY ESPANOLA STREET SE, ON THE NORTH BY BELL AVENUE SE AND BY SAN PABLO STREET SE ON THE EAST (SEE ATTACHED VICINITY MAP L-19). THE PARCELS LEGAL DESCRIPTION IS LOTS 1-12 & 14-24, BLOCK 14, EMIL MANN ADDITION, IN THE CITY OF ALBUQUERQUE. THIS SITE CONTAINS APPROXIMATELY 3.56 ACRES.

PER THE AERIAL PHOTOGRAPH PERFORMED IN 1999 THE ENTIRE BLOCK WAS DEVELOPED AT ONE TIME WITH EXISTING APARTMENTS AND RESIDENTIAL HOMES ALONG WITH ASSOCIATE PARKING AREAS, THEY ALSO APPEAR TO HAVE MINIMAL LANDSCAPED AREAS. SINCE THAT TIME THE WHOLE BLOCK AREA WITH THE EXCEPTION OF LOT 13 HAS BEEN ACQUIRED BY THE CITY AND THE ENTIRE APARTMENTS AND HOMES HAVE BEEN DEMOLISHED.

THE CURRENT DRAINAGE PATTERN HAS THE ENTIRE BLOCK DRAINING IN A NORTHWESTERLY DIRECTION TOWARDS ESPANOLA STREET SE. THERE IS AN EXISTING 36" STORM DRAIN ON TRUMBULL STREET SE THAT CONNECTS INTO A 48" STORM DRAIN IN ESPANOLA STREET SE ALONG WITH A NUMBER OF INLETS THAT SERVE THIS STORM DRAIN SYSTEM.

THE SITE DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOODPLAIN DUE TO A FLOODPLAIN REVISION THAT WAS PERFORMED IN THE SOUTHEAST HEIGHTS AND ACCORDING TO FLOOD INSURANCE RATE MAP 35001.C0354G

#### PROPOSED CONDITIONS

THE PROPOSAL FOR REPLATING OF THIS SITE CONSIST OF VACATING ALL THE EXISTING LOT LINES FOR LOTS 1-12 & 14-24 IN ORDER TO MAKE THE APARTMENT COMPLEX INTO ONE SINGLE LOT SINCE IT WILL BE OWNED BY A MANAGEMENT COMPANY THAT WILL MANAGE THE UNITS AS RENTALS.

AS SHOWN BY THE PLAN, THE PROJECT CONSISTS OF AN APARTMENT COMPLEX WITH A DAY CARE CENTER AND A MANAGEMENT OFFICE. THE PLAN ALSO CONSIST OF PATIOS, SIDEWALKS, PARKING LOTS, SERVICE DRIVEWAYS, LANDSCAPING AND PLAYGROUND EQUIPMENT.

THE PLAN SHOWS PROPOSED ELEVATIONS ALONG WITH PROPOSED FINISH FLOOR ELEVATIONS FOR THE APARTMENTS IN ORDER TO PROPERLY DRAIN THE SITE TO THE EXISTING STREETS ALONG WITH GRADING EACH OF THE HARDSCAPE AREAS. THERE ARE SEVERAL ISLANDS WITHIN THE PARKING LOT THAT WILL HAVE A DEPRESSED AREA FOR LANDSCAPING. THESE AREAS WILL ACCEPT DRAINAGE FROM THE PARKING LOT THROUGH CURB CUTS AND WHEN THEY BECOME INUNDATED THE FLOWS WILL SURFACE DISCHARGE OUT TO THE ADJACENT EXISTING STREETS.

THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6 HOUR RAINFALL RUNOFF FOR PEAK FLOWS AND STORM DURATION FOR VOLUME REQUIREMENTS. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS AS SET FORTH IN THE REVISION OF SECTION 22.7 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY 1993. THIS D.P.M. PROCEDURE IS USED FOR ANALYZING ONSITE FLOWS.

#### DOWNSTREAM CAPACITY

SINCE THIS SITE IS AN INFILL SITE AND WAS PREVIOUSLY DEVELOPED WITH APARTMENTS AND RESIDENTIAL LOTS ALONG WITH STORM DRAIN IMPROVEMENTS ON THE STREET FRONTAGE IT APPEARS THAT FREE DISCHARGE FROM THIS SITE WILL HAVE NO IMPACT TO DOWNSTREAM CAPACITY.

#### OFFSITE FLOWS

IT DOES NOT APPEAR THAT OFFSITE FLOWS SHOULD IMPACT THE SITE SINCE NONE OF THE STREETS ARE IN A DESIGNATED 100-YEAR FLOODPLAIN. THE FINISH FLOOR ELEVATIONS WILL BE SET AT LEAST 12" MINIMUM ABOVE THE ADJACENT STREET CURB FLOWLINE FOR EACH APARTMENT COMPLEX TO PROVIDE ADDITIONAL FLOOD PROTECTION FROM THE STREET.

#### EROSION CONTROL

THE CONTRACTOR WILL BE REQUIRED TO PROVIDE SILT FENCES AROUND THE PROPOSED CONSTRUCTION AREA AT THE BACK OF EXISTING SIDEWALK OR ALONG THE EXISTING CHAINLINK FENCE ON THE SITE IN ORDER TO MINIMIZE SEDIMENT INTO THE PUBLIC ROADWAYS.

CONTRACTOR WILL ALSO BE REQUIRED TO PROTECT EXISTING INLETS ADJACENT TO THE SITE WITH SEDIMENT CONTROL MEASURES DURING CONSTRUCTION IN ORDER TO MINIMIZE SEDIMENT FROM ENTERING THESE INLETS.

#### DRAINAGE CALCULATIONS

1. PRECIPITATION ZONE = 3

2. DESIGN STORM = DEPTH (INCHES) AT 100-YEAR STORM

6-HOUR = 2.60 INCHES  
24-HOUR = 3.10 INCHES  
10 DAY = 4.90 INCHES

3. PEAK DISCHARGE (CFS/ACRE) FOR 100-YEAR, ZONE 2, TABLE A-9:

Q = 1.87 CFS/ACRE SOIL UNCOMPACTED "A"  
Q = 2.60 CFS/ACRE LANDSCAPED "B"  
Q = 3.45 CFS/ACRE COMPACTED SOIL "C"  
Q = 5.02 CFS/ACRE IMPERVIOUS AREA "D"  
FOR WATERSHEDS LESS THAN OR EQUAL TO 40 ACRES

4. EXCESS PRECIPITATION, E (INCHES), 6 HOUR STORM, ZONE 2, TABLE A-8:

E = 0.64 INCHES SOIL UNCOMPACTED "A"  
E = 0.92 INCHES LANDSCAPED "B"  
E = 1.29 INCHES COMPACTED SOIL "C"  
E = 2.36 INCHES IMPERVIOUS AREA "D"

5. PRE-EXISTING CONDITIONS ONSITE PER 1999 AERIAL PHOTOGRAPH:

EXISTING TOTAL AREA OF SITE = 3.56 ACRES

BASED ON THE AERIAL PHOTOGRAPH IT APPEARS THAT THE SITE MAINLY CONSISTED OF ROOF AREAS, PAVED PARKING AREAS ALONG WITH INTERNAL SIDEWALKS, FOR CALCULATION PURPOSES USE TABLE A-5 OF THE DPM FOR MULTIPLE UNIT RESIDENTIAL "ATTACHED" WITH A PERCENT IMPERVIOUS 70% TREATMENT "D" WITH 30% TREATMENT "B". BASED ON THE AERIAL IT APPEARS THE IMPERVIOUS AREA IS LARGER THAN 70%, BUT WILL ASSUME 70%

TREATMENT	AREA(ACRES)
A	0
B	3.56AC X 30% = 1.07AC
C	0
D	3.56AC X 70% = 2.49AC

Q(EXISTING-6HR) = (2.60 X 1.07) + (5.02 X 2.49)  
= 15.28CFS (6HR) EXISTING ONSITE FLOW INTO EXISTING ADJACENT STREETS  
V(EXISTING-6HR) = [(0.92 X 1.07) + (2.36 X 2.49)] / 12  
= 0.56AC-FI = 24.305CF EXISTING ONSITE VOLUME INTO EXISTING ADJACENT STREETS

6. PROPOSED CONDITIONS ONSITE:

BASIN "A-1", TOTAL AREA = 0.21ACRES INTO ESPANOLA STREET SE  
TYPE (TREATMENT "D") = ROOF AREA AND SIDEWALKS = 0.15AC  
TYPE (TREATMENT "B") = LANDSCAPED AREAS = 0.06AC

TREATMENT	AREA(ACRES)
A	0
B	0.06
C	0
D	0.15

Q(PROPOSED) = (2.60 X 0.06) + (5.02 X 0.15) = 0.91CFS (6HR) PROPOSED ONSITE FLOW INTO ESPANOLA STREET SE

V(EXISTING-6HR) = [(0.92 X 0.06) + (2.36 X 0.15)] / 12  
= 0.03AC-FI = 1.485CF PROPOSED VOLUME INTO ESPANOLA STREET SE

BASIN "A-2", TOTAL AREA = 0.24ACRES INTO ESPANOLA STREET SE  
TYPE (TREATMENT "D") = ROOF AREA AND SIDEWALKS = 0.18AC  
TYPE (TREATMENT "B") = LANDSCAPED AREAS = 0.06AC

TREATMENT	AREA(ACRES)
A	0
B	0.06
C	0
D	0.18

Q(PROPOSED) = (2.60 X 0.06) + (5.02 X 0.18) = 1.06CFS (6HR) PROPOSED ONSITE FLOW INTO ESPANOLA STREET SE

V(EXISTING-6HR) = [(0.92 X 0.06) + (2.36 X 0.18)] / 12  
= 0.04AC-FI = 1.724CF PROPOSED VOLUME INTO ESPANOLA STREET SE

BASIN "A-3", TOTAL AREA = 0.20ACRES INTO ESPANOLA STREET SE  
TYPE (TREATMENT "D") = ROOF AREA AND SIDEWALKS = 0.16AC  
TYPE (TREATMENT "B") = LANDSCAPED AREAS = 0.06AC

TREATMENT	AREA(ACRES)
A	0
B	0.04
C	0
D	0.16

Q(PROPOSED) = (2.60 X 0.04) + (5.02 X 0.19) = 1.06CFS (6HR) PROPOSED ONSITE FLOW INTO ESPANOLA STREET SE

V(EXISTING-6HR) = [(0.92 X 0.04) + (2.36 X 0.16)] / 12  
= 0.03AC-FI = 1.504CF PROPOSED VOLUME INTO ESPANOLA STREET SE

BASIN "A-4", TOTAL AREA = 0.90ACRES INTO ESPANOLA STREET SE  
TYPE (TREATMENT "D") = PARKING LOT AND SIDEWALKS = 0.73AC  
TYPE (TREATMENT "B") = LANDSCAPED AREAS = 0.17AC

TREATMENT	AREA(ACRES)
A	0
B	0.17
C	0
D	0.73

Q(PROPOSED) = (2.60 X 0.17) + (5.02 X 0.73) = 4.11CFS (6HR) PROPOSED ONSITE FLOW INTO ESPANOLA STREET SE

V(EXISTING-6HR) = [(0.92 X 0.17) + (2.36 X 0.73)] / 12  
= 0.16AC-FI = 6.821CF PROPOSED VOLUME INTO ESPANOLA STREET SE

BASIN "A-5", TOTAL AREA = 1.20ACRES INTO ESPANOLA STREET SE  
TYPE (TREATMENT "D") = ROOF AREA, PARKING LOT AND SIDEWALKS = 0.81AC  
TYPE (TREATMENT "B") = LANDSCAPED AREAS = 0.39AC

TREATMENT	AREA(ACRES)
A	0
B	0.39
C	0
D	0.81

Q(PROPOSED) = (2.60 X 0.39) + (5.02 X 0.81) = 5.08CFS (6HR) PROPOSED ONSITE FLOW INTO ESPANOLA STREET SE

V(EXISTING-6HR) = [(0.92 X 0.39) + (2.36 X 0.81)] / 12  
= 0.19AC-FI = 8.242CF PROPOSED VOLUME INTO ESPANOLA STREET SE

BASIN "B-1", TOTAL AREA = 0.19ACRES INTO BELL STREET SE  
TYPE (TREATMENT "D") = ROOF AREA AND SIDEWALKS = 0.12AC  
TYPE (TREATMENT "B") = LANDSCAPED AREAS = 0.07AC

TREATMENT	AREA(ACRES)
A	0
B	0.07
C	0
D	0.12

Q(PROPOSED) = (2.60 X 0.07) + (5.02 X 0.12) = 0.78CFS (6HR) PROPOSED ONSITE FLOW INTO BELL STREET SE

V(EXISTING-6HR) = [(0.92 X 0.07) + (2.36 X 0.12)] / 12  
= 0.03AC-FI = 1.262CF PROPOSED VOLUME INTO BELL STREET SE

BASIN "C-1", TOTAL AREA = 0.62ACRES INTO SAN PABLO STREET SE  
TYPE (TREATMENT "D") = ROOF AREA AND SIDEWALKS = 0.43AC  
TYPE (TREATMENT "B") = LANDSCAPED AREAS = 0.19AC

TREATMENT	AREA(ACRES)
A	0
B	0.19
C	0
D	0.43

Q(PROPOSED) = (2.60 X 0.19) + (5.02 X 0.43) = 2.65CFS (6HR) PROPOSED ONSITE FLOW INTO SAN PABLO STREET SE

V(EXISTING-6HR) = [(0.92 X 0.19) + (2.36 X 0.43)] / 12  
= 0.10AC-FI = 4.318CF PROPOSED VOLUME INTO BELL STREET SE

7. IMPACT OF THIS DEVELOPMENT ON DOWNSTREAM CAPACITY NORTH ON DALLAS STREET AND PENNSYLVANIA STREET AND ULTIMATELY INTO THE TRUMBULL STREET SE

Q(PRE-EXISTING) = 15.28CFS (6HR) EXISTING ONSITE FLOW INTO EXISTING ADJACENT STREETS

Q(PROPOSED) = 0.91 + 1.06 + 1.06 + 4.11 + 5.08 + 0.78 + 2.56  
= 15.54 CFS PROPOSED ONSITE FLOW INTO EXISTING ADJACENT STREETS  
FLOW INCREASE = 15.56CFS - 15.28 CFS = 0.28CFS PROPOSED INCREASE OF FLOW INTO HAS MINIMAL IMPACT TO FLOWS INTO TO DOWNSTREAM CAPACITY.

8. SIZE CHANNEL AND SIDEWALK CULVERT PROPOSED IN BASIN A-5:

BASIN "A-5", Q = 5.08CFS (6HR) ONSITE FLOW TO CHANNEL AND SIDEWALK CULVERT

CHECK ENTRANCE WIDTH AT SOUTHERN PARKING LOT, PRORATE Q  
Q = (0.43/1.20) X 5.08CFS = 2.67CFS  
USE WEIR EQUATION FOR SIZING OPENING:  
Q = C X L X (H)^3/2  
L = Q / C X (H)^3/2  
Q = 3.06CFS C = 3.0 COEFFICIENT H = 0.5' HIGH CURB  
L = 2.67 / 3.0 (0.5)^3/2 = 2.51 FOOT IN WIDTH, USE 3'-0" OPENING IN CURB

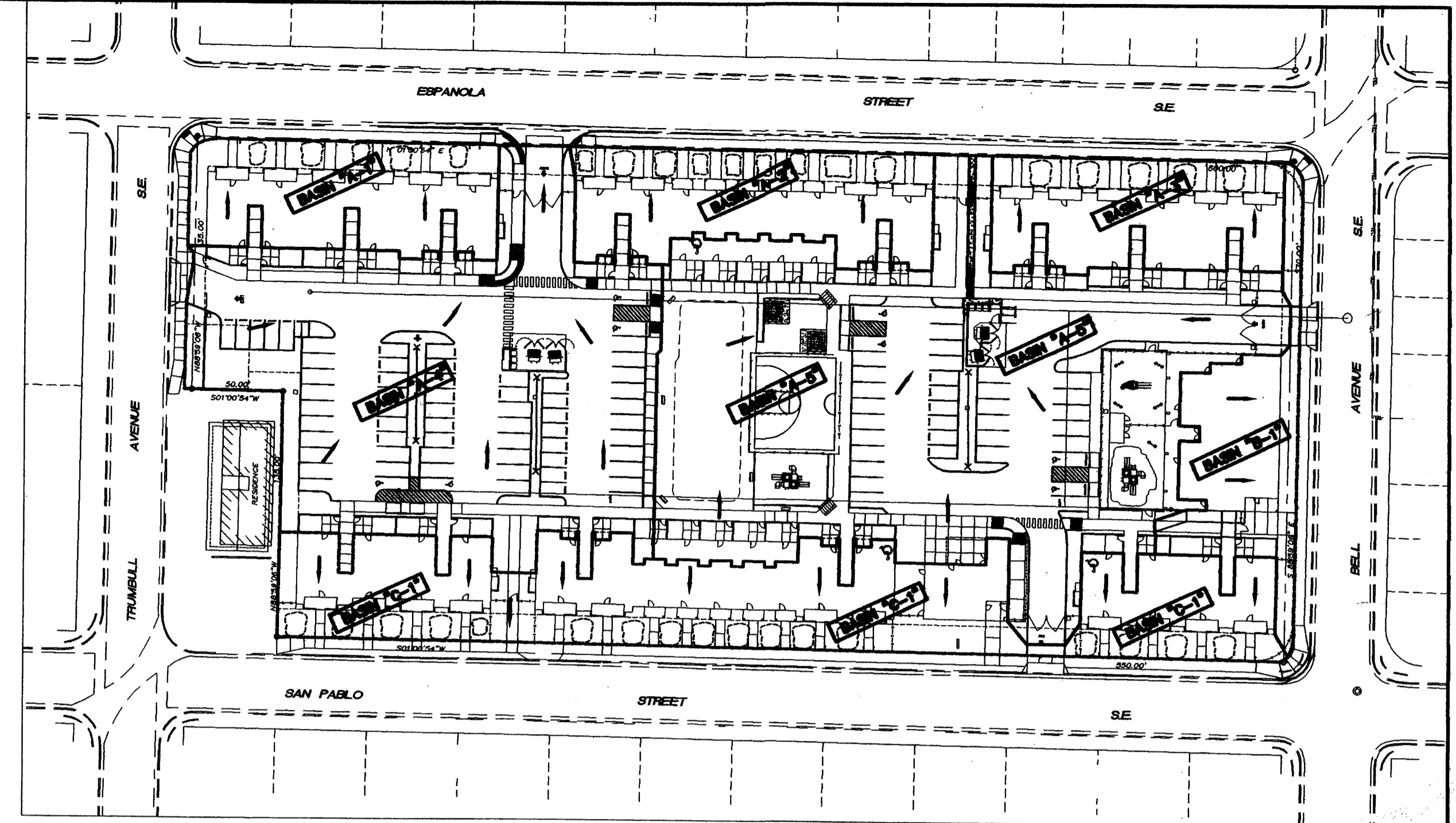
CHECK ENTRANCE WIDTH AT NORTHERN PARKING LOT, PRORATE Q  
Q = (0.57/1.20) X 5.08CFS = 2.41CFS  
USE WEIR EQUATION FOR SIZING OPENING:  
Q = C X L X (H)^3/2  
L = Q / C X (H)^3/2  
Q = 2.41CFS C = 3.0 COEFFICIENT H = 0.5' HIGH CURB  
L = 2.41 / 3.0 (0.5)^3/2 = 2.27 FOOT IN WIDTH, USE 2'-6" OPENING IN CURB

SIZE CHANNEL USING MANNING'S EQUATION:  
Q = 4.85 x 1.486/n x R^2/3 x S^1/2  
n = 0.013, SLOPE = 0.5%, Q = 5.08CFS, DEPTH = 0.5'

COMPUTER RESULTS:  
ASSUME 2'-6" WIDTH, DEPTH = 0.5', V = 4.07FPS, F = 1.01, ENERGY HEAD = 0.76', IF THE CHANNEL DEPTH SHOULD EXCEED 0.5', ADJACENT GRADE IS HIGHER TO ACCOMMODATE THESE FLOWS PER THE GRADING PLAN.

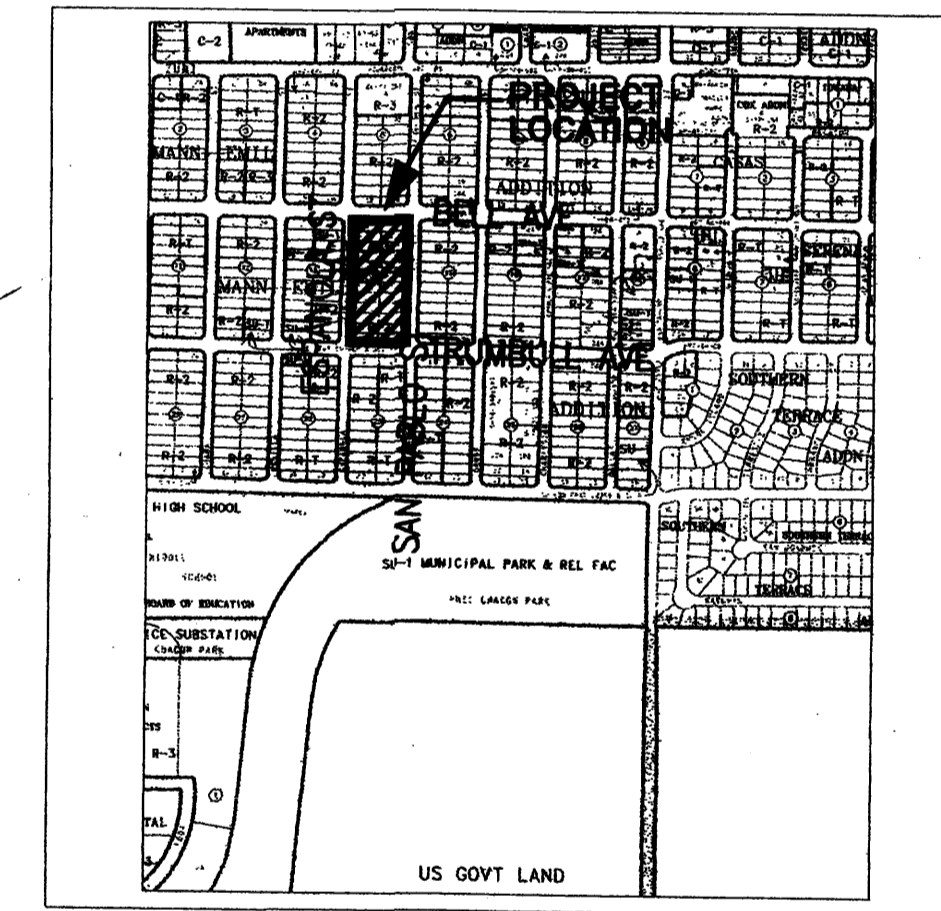
9. CHECK CURB DEPTH AT BOTTOM OF BASIN A-4 TO DETERMINE IF FLOWS CAN OVERTOP CURB AND REQUIRED FLOOD PROOFING FOR THE APARTMENT COMPLEX AT THE SOUTHEAST CORNER OF THE SITE:

SIZE CURB USING MANNING'S EQUATION:  
Q = 4.85 x 1.486/n x R^2/3 x S^1/2  
n = 0.017, LONGITUDINAL SLOPE = 0.7%, SIDESLOPE 1 = VERTICAL, SIDESLOPE 2 = 42:1, Q = 4.11CFS (ENTIRE BASIN),  
COMPUTER RESULTS:  
V = 2.08FPS, F = 0.93, ENERGY HEAD = 0.37'  
DEPTH = 0.3' < 0.5' CURB HEIGHT - OK FLOWS DO NOT TOP CURB.



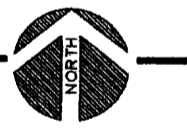
#### DRAINAGE BASIN BOUNDARY MAP

SCALE: 1" = 60'



#### VICINITY MAP L-19

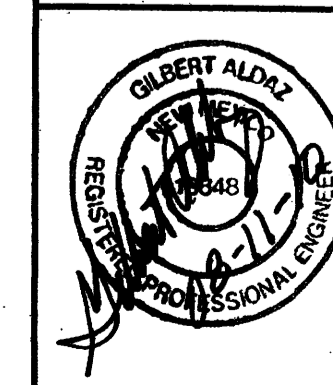
SCALE: N.T.S.



#### UTILITY PRECAUTIONS

THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

FILE:



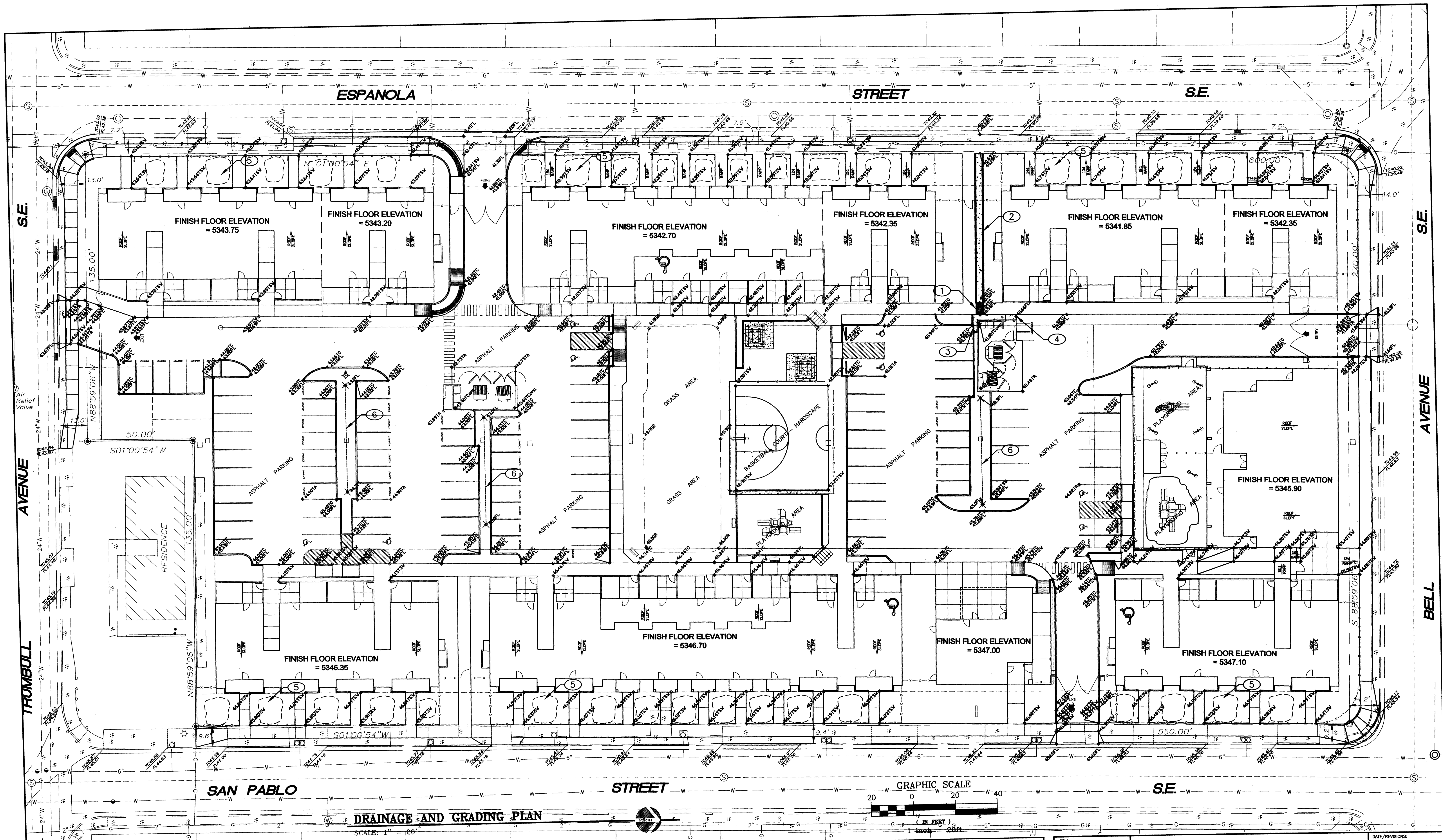
#### DRAINAGE ANALYSIS PLAZA FELIZ

APPLIED ENGINEERING AND  
SURVEYING, INC.  
ENGINEERS AND PLANNERS  
405 Main Street NE  
Albuquerque, New Mexico 87112  
(505) 257-1466

DATE/REVISIONS:

SHEET NUMBER:

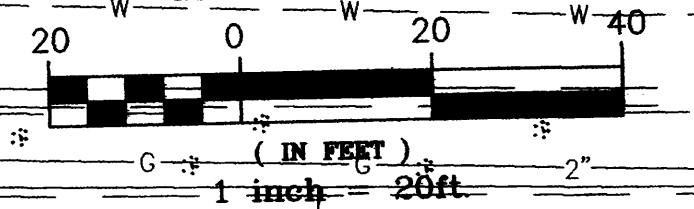
1



**DRAINAGE AND GRADING PLAN**

SCALE: 1" = 20'

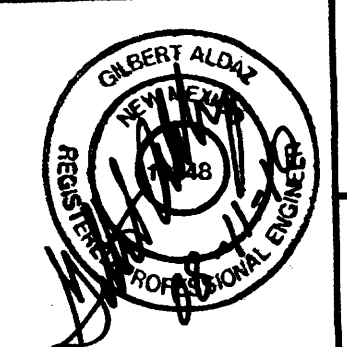
**GRAPHIC SCALE**



**CONSTRUCTION NOTES:**

- ① CONSTRUCT 1-18" WIDE AND 1-12" WIDE BY 6" DEEP SIDEWALK CULVERTS WITH STEEL PLATE TOP PER CITY STD. DWG. 2236
- ② CONSTRUCT A 2'-6" WIDE CONCRETE CHANNEL PER CITY STD. DWG. .
- ③ PROVIDE A 3'-0" WIDE OPENING IN CURB AND A 3'-0" CHANNEL.
- ④ PROVIDE A 2'-6" WIDE OPENING IN CURB AND A 2'-6" CHANNEL
- ⑤ CONSTRUCT A 10' X 10' X 8" DEEP DEPRESSION FOR WATER HARVESTING, TO BE COORDINATED WITH LANDSCAPING PLAN (TYPICAL ALL LOTS).
- ⑥ CONSTRUCT 6" DEEP WATER HARVESTING AREAS WITHIN ISLAND TO BE COORDINATED WITH LANDSCAPING PLAN

**UTILITY PRECAUTIONS**  
 THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

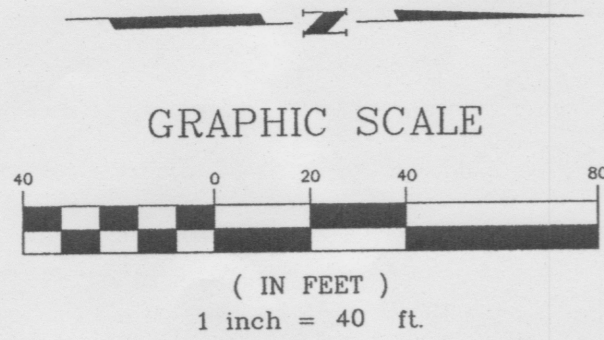
FILE: 	<p><b>DRAINAGE AND GRADING PLAN</b>  <b>PLAZA FELIZ</b></p> <p><b>APPLIED ENGINEERING AND SURVEYING, INC.</b>  <b>ENGINEERS AND PLANNERS</b></p> <p style="font-size: small;">1000 New York Ave. Suite 200        Newark, New Jersey 07102        Phone: (973) 237-1100</p>	DATE/REVISIONS:  SHEET NUMBER: <p style="font-size: 2em; text-align: center;">2</p>
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BLOCK 14, EMIL MANN ADDITION

SITUATE WITHIN SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JULY, 2010

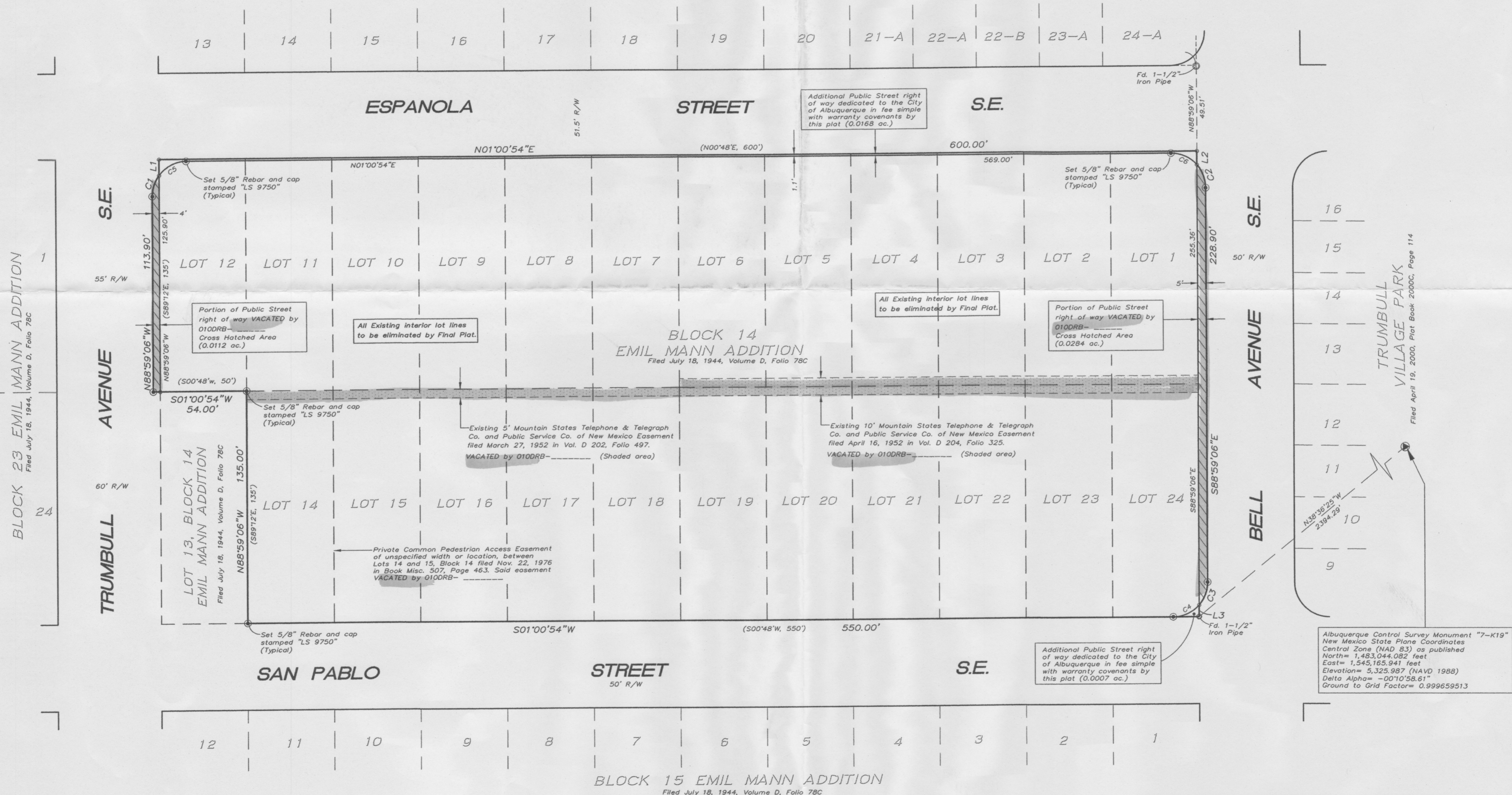
LINE TABLE		
LINE	LENGTH	BEARING
L1	9.10	N88°59'06"W
L2	7.87	S88°59'06"E
L3	6.77	S88°59'06"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	12.87'	20.00'	6.67'	12.65'	N70°33'00"W	36°52'12"
C2	14.45'	20.00'	7.56'	14.14'	N70°18'37"E	41°24'35"
C3	14.45'	20.00'	7.56'	14.14'	S68°16'49"E	41°24'35"
C4	16.96'	20.00'	9.03'	16.46'	N23°16'49"W	48°35'25"
C5	18.55'	20.00'	10.00'	17.89'	S25°33'00"E	53°07'48"
C6	16.96'	20.00'	9.03'	16.46'	S25°18'37"W	48°35'25"



BLOCK 13 EMIL MANN ADDITION  
Filed July 18, 1944, Volume D, Folio 78C

BLOCK 13 EMIL MANN ADDITION  
Filed May 13, 2003, Plat Book 2003C, Page 134



Additional Public Street right of way dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat (0.0188 ac.)

Set 5/8" Rebar and cap stamped "LS 9750" (Typical)

Set 5/8" Rebar and cap stamped "LS 9750" (Typical)

Portion of Public Street right of way VACATED by 0100RB— Cross Hatched Area (0.0112 ac.)

All Existing interior lot lines to be eliminated by Final Plat.

All Existing interior lot lines to be eliminated by Final Plat.

Portion of Public Street right of way VACATED by 0100RB— Cross Hatched Area (0.0284 ac.)

Existing 5' Mountain States Telephone & Telegraph Co. and Public Service Co. of New Mexico Easement filed March 27, 1952 in Vol. D 202, Folio 497. VACATED by 0100RB— (Shaded area)

Existing 10' Mountain States Telephone & Telegraph Co. and Public Service Co. of New Mexico Easement filed April 16, 1952 in Vol. D 204, Folio 325. VACATED by 0100RB— (Shaded area)

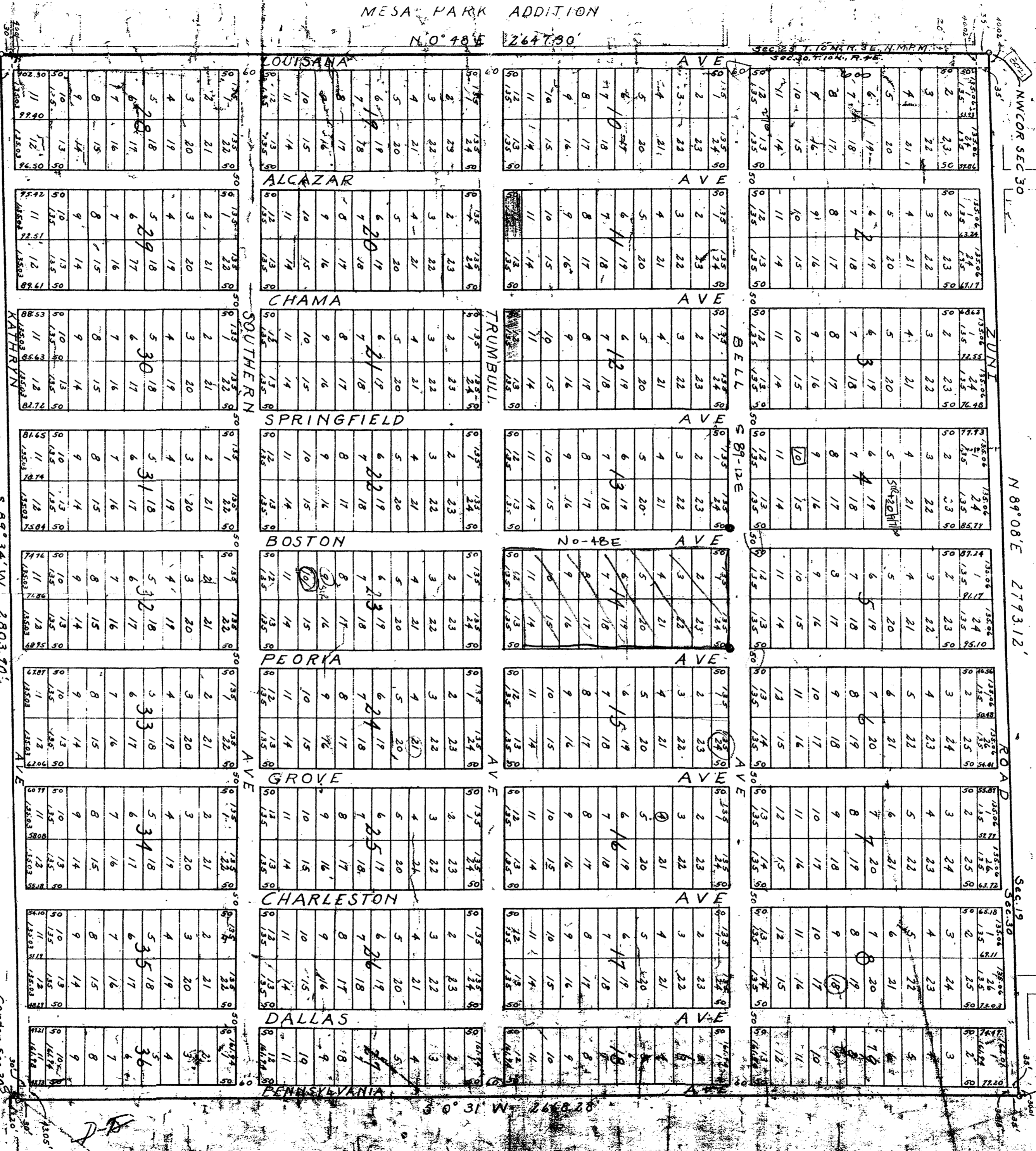
Private Common Pedestrian Access Easement of unspecified width or location, between Lots 14 and 15, Block 14 filed Nov. 22, 1976 in Book Misc. 507, Page 463. Said easement VACATED by 0100RB—

Additional Public Street right of way dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat (0.0007 ac.)

Albuquerque Control Survey Monument "7-K19"  
New Mexico State Plane Coordinates  
Central Zone (NAD 83) as published  
North= 1,483,044.082 feet  
East= 1,545,165.941 feet  
Elevation= 5,325.987 (NAVD 1988)  
Delta Alpha= -00°10'58.61"  
Ground to Grid Factor= 0.999659513

FILED 62348  
 JUL 18 1944  
 S. Leche-Monahan

PLATTED OCTOBER 1943  
 ROSS-BEYER ENGINEERING OFFICE  
 G.M.S.  
 SCALE 1"=200'  
 PLAT OF  
 EMIL MANN'S ADDITION  
 KBA RW



The above and foregoing subdivision of that certain tract of land situate in School District No. 13, Bernalillo County, New Mexico, bearing the Northwest Quarter of Section 30, Township 10 North, Range 4 East, N.M.P.M., and more particularly described as follows: beginning at the NW corner of said Section 30 and running thence N 89° 08' 12" E 2753.12 feet to the North 1/4 corner of said Section 30; thence S 0° 33' 44" W 2668.18 feet to the center of said Section 30; thence S 88° 34' W 2803.90 feet to the West 1/4 corner of said Section 30; thence N 0° 48' 12" E 2647.30 feet to the place of beginning; surveyed, platted and subdivided as the same is shown hereon; comprising BLOCKS 1 to 36, inclusive, of the EMIL MANN ADDITION, Albuquerque, New Mexico, is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof.

State of New Mexico )  
 County of Bernalillo ) SS

On this 10th day of January 1944, before me, a Notary Public in and for said County, personally appeared Emil Mann and Marie Mann his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

In Witness Whereof, I have hereunto set my hand and seal, the day and date last above written.

S/ Mrs. H.W. Kearns  
 Notary Public

My commission expires June 14 1945

SEAL

I, Edmund Ross, County Surveyor of Bernalillo County, New Mexico, hereby certify that I have examined this Plat of the EMIL MANN Addition and approved the same, this 10th day of January 1944.

S/ Edmund Ross  
 County Surveyor

I, Edna Konstant, County Clerk of Bernalillo County, New Mexico, hereby certify that this Plat of the EMIL MANN Addition was approved and recorded for filing by the Bernalillo County Commissioners at a regular meeting held on the 11th day of January 1944.

S/ Edna Konstant  
 County Clerk



FILED JUL 18 1944

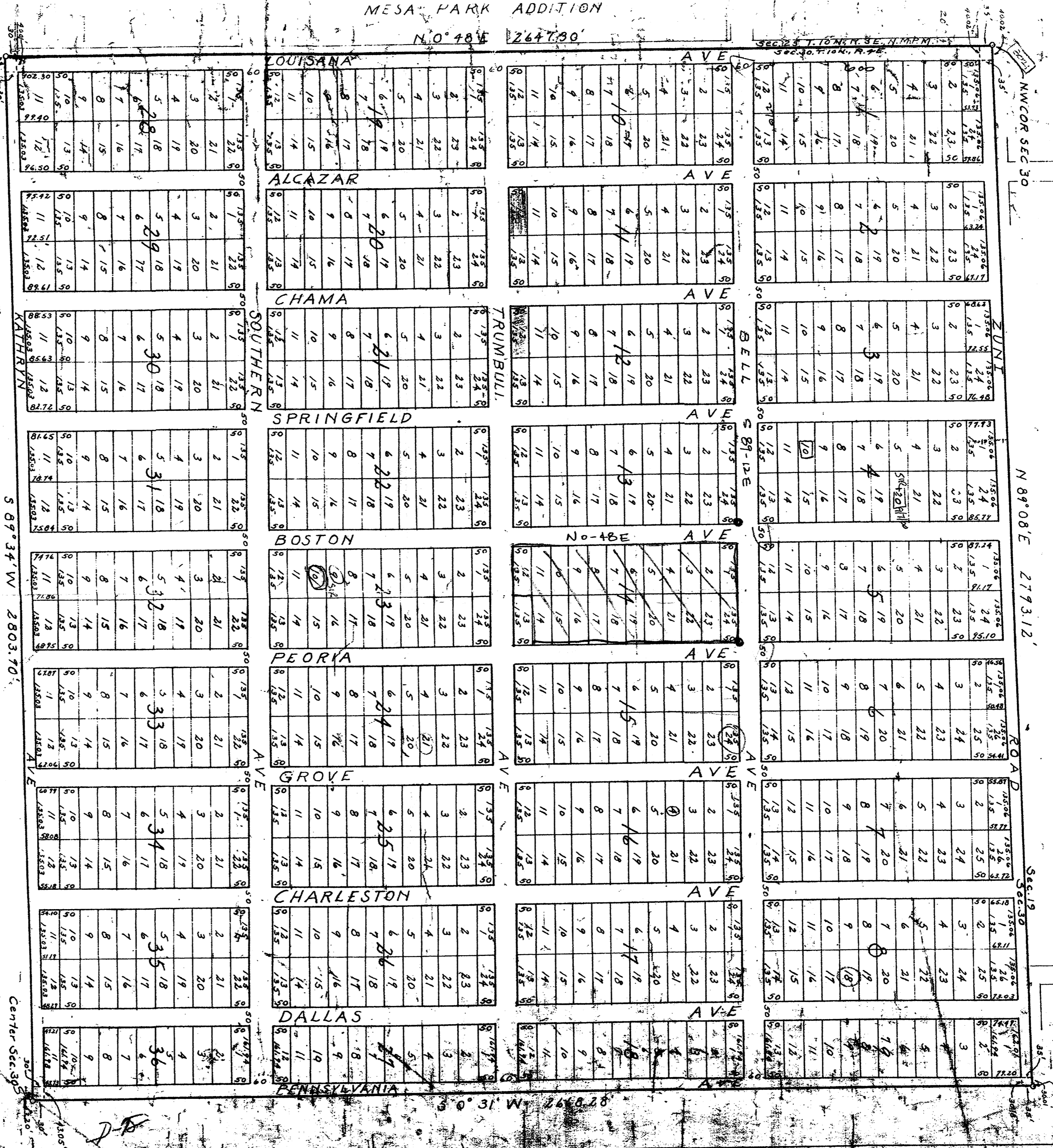
62348

PLATTED OCTOBER 1943

ROSS-BEYER ENGINEERING OFFICE

PLAT OF  
EMIL MANN ADDITION  
KBR UM

SCALE 1"=200'



The above and foregoing subdivision of that certain tract of land situate in School District No. 13, Bernalillo County, New Mexico, being the Northwest Quarter of Section 30, Township 10 North, Range 4 East, N.M.P.M., and more particularly described as follows: Beginning at the NW corner of said Section 30 and running thence N 89° 08' 12" E 2793.12 feet to the North corner of said Section 30; thence S 0° 31' 14" E 2668.18 feet to the center of said Section 30; thence S 89° 34' W 2803.90 feet to the West corner of said Section 30; thence N 0° 48' E, 2647.30 feet to the place of beginning; surveyed, platted and subdivided as the same is shown hereon, comprising BLOCKS 1 to 36, inclusive, of the EMIL MANN ADDITION, Albuquerque, New Mexico, is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof.

State of New Mexico )  
County of Bernalillo ) SS

On this 10th day of January, 1944, before me, a Notary Public in and for said County, personally appeared Emil Mann and Marie Mann his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

In Witness Whereof, I have hereunto set my hand and seal, the day and date last above written.

S/ Mrs. H.W. Kearns  
Notary Public

S/ Emil Mann Emil Mann  
Owners and Proprietors.

S/Meme Mann Meme Mann

My commission expires June 14 1945

I, Edmund Rose, County Surveyor of Bernalillo County, New Mexico, hereby certify that I have examined this plat of the EMIL MANN Addition and approved the same, this 15th day of January, 1944.

S/ Edmund Rose  
County Surveyor

I, Edna Honahan, Clerk of Bernalillo County, New Mexico, hereby certify that this plat of the EMIL MANN Addition was approved and accepted for filing by the Board of County Commissioners of said County at its regular meeting held on the 11th day of January, 1944.

S/ Edna Honahan  
County Clerk

SEAL

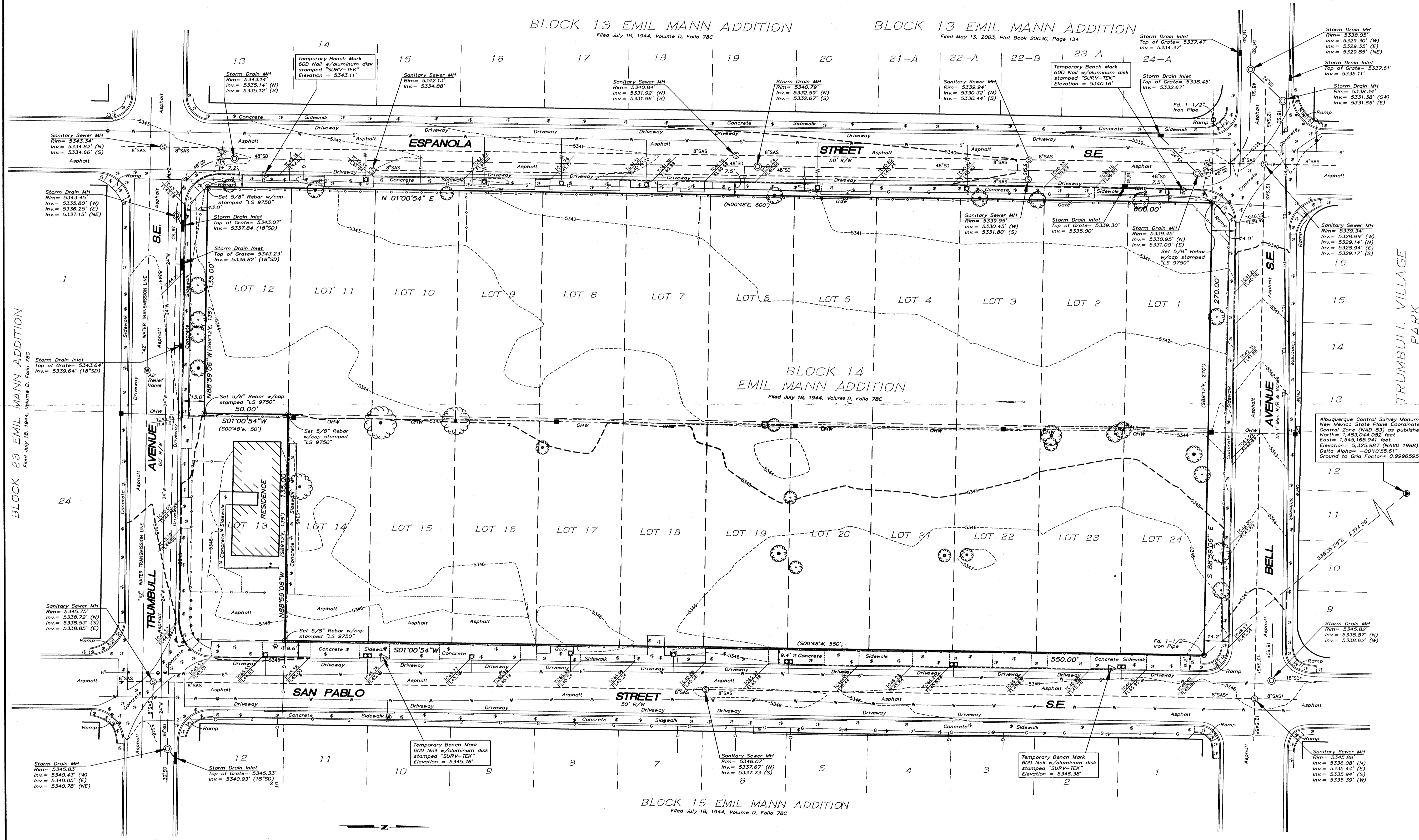
TOPOGRAPHIC AND BOUNDARY SURVEY OF  
**LOTS 1 THRU 12 AND  
 LOTS 14 THRU 24, BLOCK 14  
 EMIL MANN ADDITION**  
 SITUATE WITHIN  
 SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 2010

BLOCK 13 EMIL MANN ADDITION  
 Filed July 18, 1944, Volume D, Folio 78C

BLOCK 13 EMIL MANN ADDITION  
 Filed May 13, 2003, Plat Book 2003C, Page 134

BLOCK 14  
 EMIL MANN ADDITION  
 Filed July 18, 1944, Volume D, Folio 78C

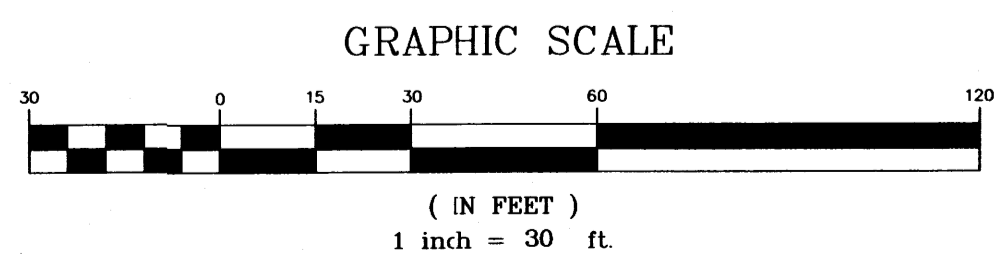
BLOCK 15 EMIL MANN ADDITION  
 Filed July 18, 1944, Volume D, Folio 78C



**LEGEND**

- ⊙ Storm Drain Manhole
- ⊙ Sanitary Sewer Manhole
- SAS — Sanitary Sewer Line
- SD — Storm Drain Line
- ⊙ Storm Drain Inlet
- Power Pole
- Guy Wire
- OHW — Overhead Wires
- COM — Communications Line
- TEL — Telephone Line
- G — Gas Line
- W — Water Line
- ⊙ Water Meter
- ⊙ Water Valve
- ⊙ Hydrant
- Chain Link Fence
- ⊙ Light Pole
- ⊙ Bollard
- ⊙ Concrete Symbol
- ⊙ Wall
- ⊙ Tree

Albuquerque Control Survey Monument "7-K19"  
 New Mexico State Plane Coordinates  
 Central Zone (NAD 83) as published  
 North = 1,453,044.082 feet  
 East = 1,545,165.941 feet  
 Elevation = 5,325.987 (NAVD 1988)  
 Delta Alpha = -00°0'08.61"  
 Ground to Grid Factor = 0.999659513



Existing underground utility line locations are shown in an approximate manner only, and such lines may or may not exist where shown or not shown. The location of any such existing lines is based on information provided by the utility companies and visual surface indications, and the information may be incomplete or may be obsolete by the time this survey is completed. All utilities should be field verified and spotted by the contractor(s) prior to commencement of any construction.

PRELIMINARY PLAT OF  
TRACT A  
PLAZA FELIZ

(BEING A REPLAT OF LOTS 1 THRU 12 AND 14 THRU 24, BLOCK 14, EMIL MANN ADDITION)

SITUATE WITHIN  
SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY, 2010

LEGAL DESCRIPTION

That certain parcel of land situate within Section 30, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising and being Lots 1 through 12, and Lots 14 through 24, Block 14, Emil Mann Addition, as the same is shown on the plat entitled "PLAT OF EMIL MANN ADDITION, ALBUQUERQUE, NEW MEXICO, PLATTED OCTOBER 1943, ROSS-BEYER ENGINEERING OFFICE, GMS, SCALE 1" = 200", filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 18, 1944, in Volume D, Folio 78C, as Document No. 62348.

GENERAL NOTES

- Bearings are grid based on New Mexico State Plane Coordinate System, Central Zone (NAD 83) originated at Albuquerque Control Station Monument "7-K19".
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ( ).
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated.
- Vertical Datum is based upon the Albuquerque Control Station Monument "7-K19", having a published elevation of 5,325.987 feet (NAVD 1988).
- Contour interval is one foot.
- Field surveys were performed in the month of July, 2010.
- Total number of existing Lots 23
- Total number of new Tracts created 1
- Total proposed new right of way dedication 0.0175 Ac.
- Total proposed right of way vacation 0.0396 Ac.
- Total existing acreage 3.6036 Ac.
- Existing Zoning is "R-2" as shown on City Zone Atlas Page L-19, dated February 4, 2010.

PURPOSE OF PLAT

- The purpose of the plat is to:
- Combine twenty three (23) existing lots along with the portions of Vacated right of way from Bell and Trumbull Avenues which were vacated by 010DRB- into one (1) tract.
  - Dedicate additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants.
  - Grant the Public Utility Easements as shown hereon.

APPROVALS

Owner  
City of Albuquerque, a Municipal Corporation

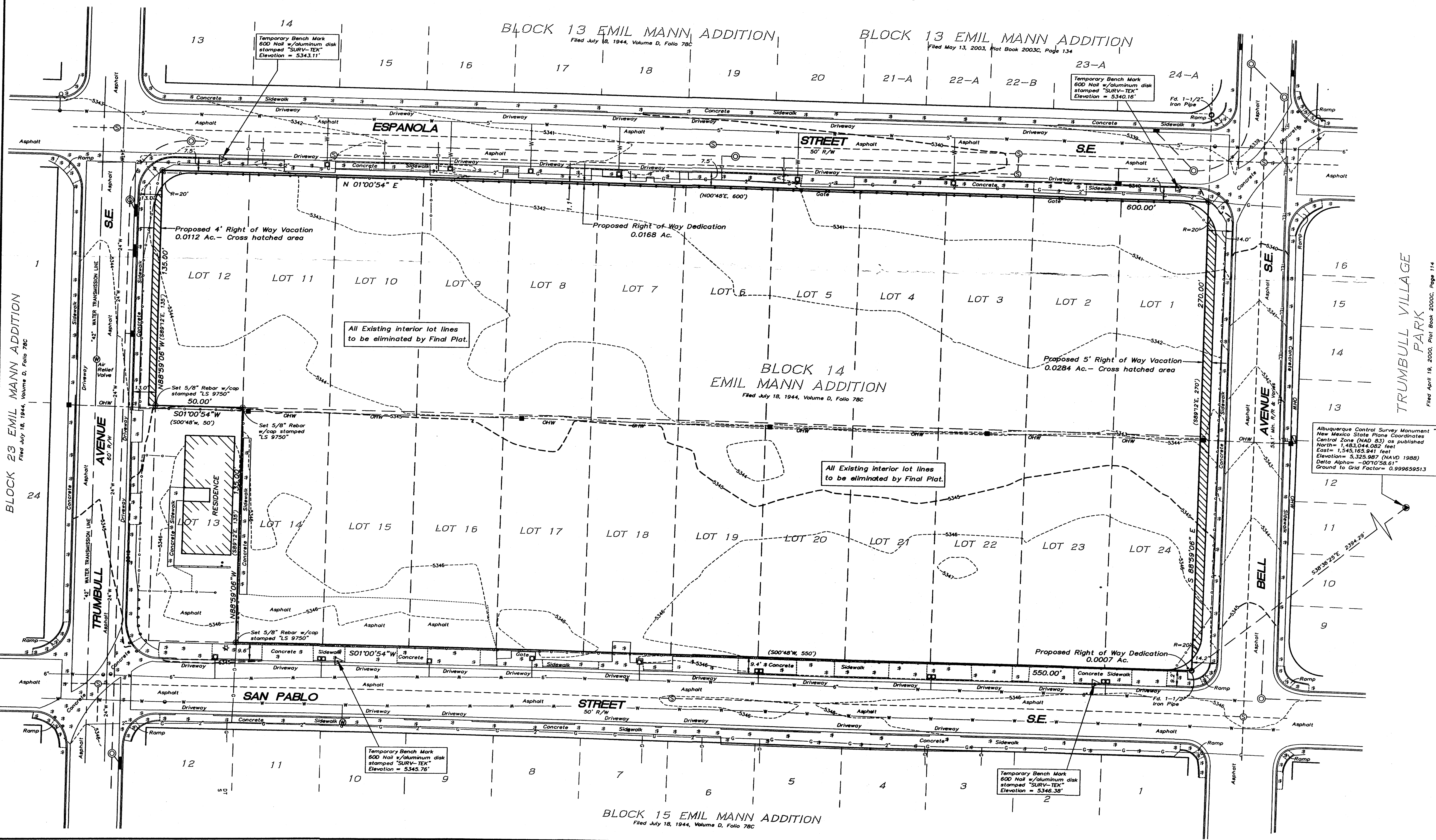
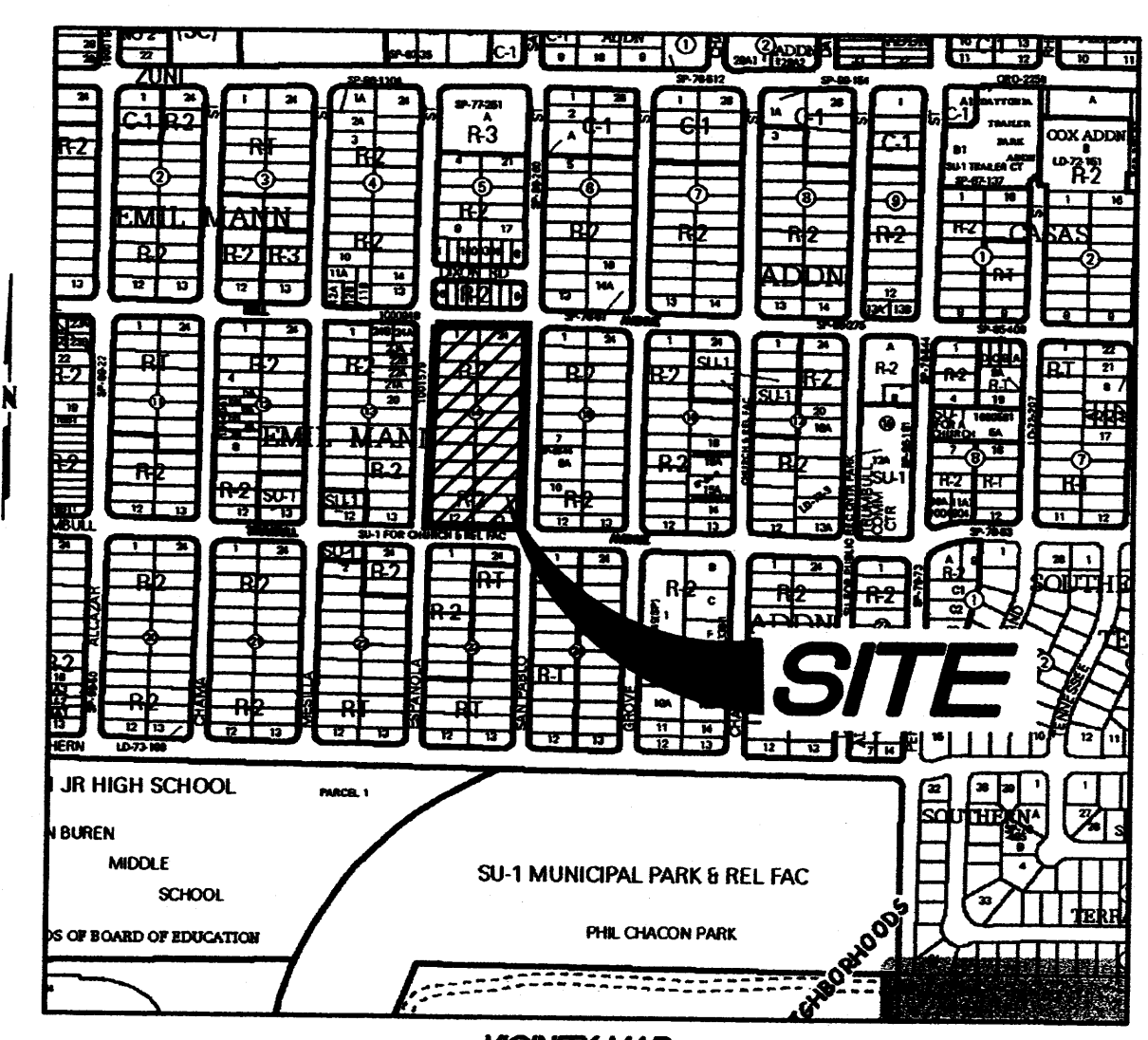
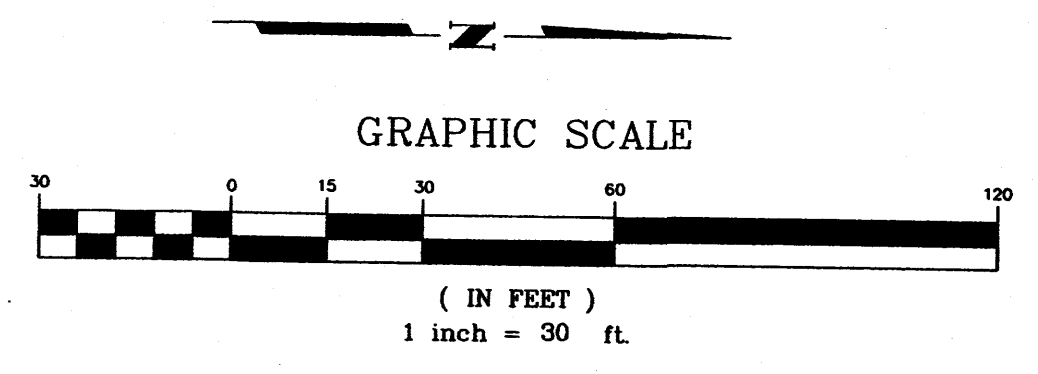
By: \_\_\_\_\_

Approved \_\_\_\_\_

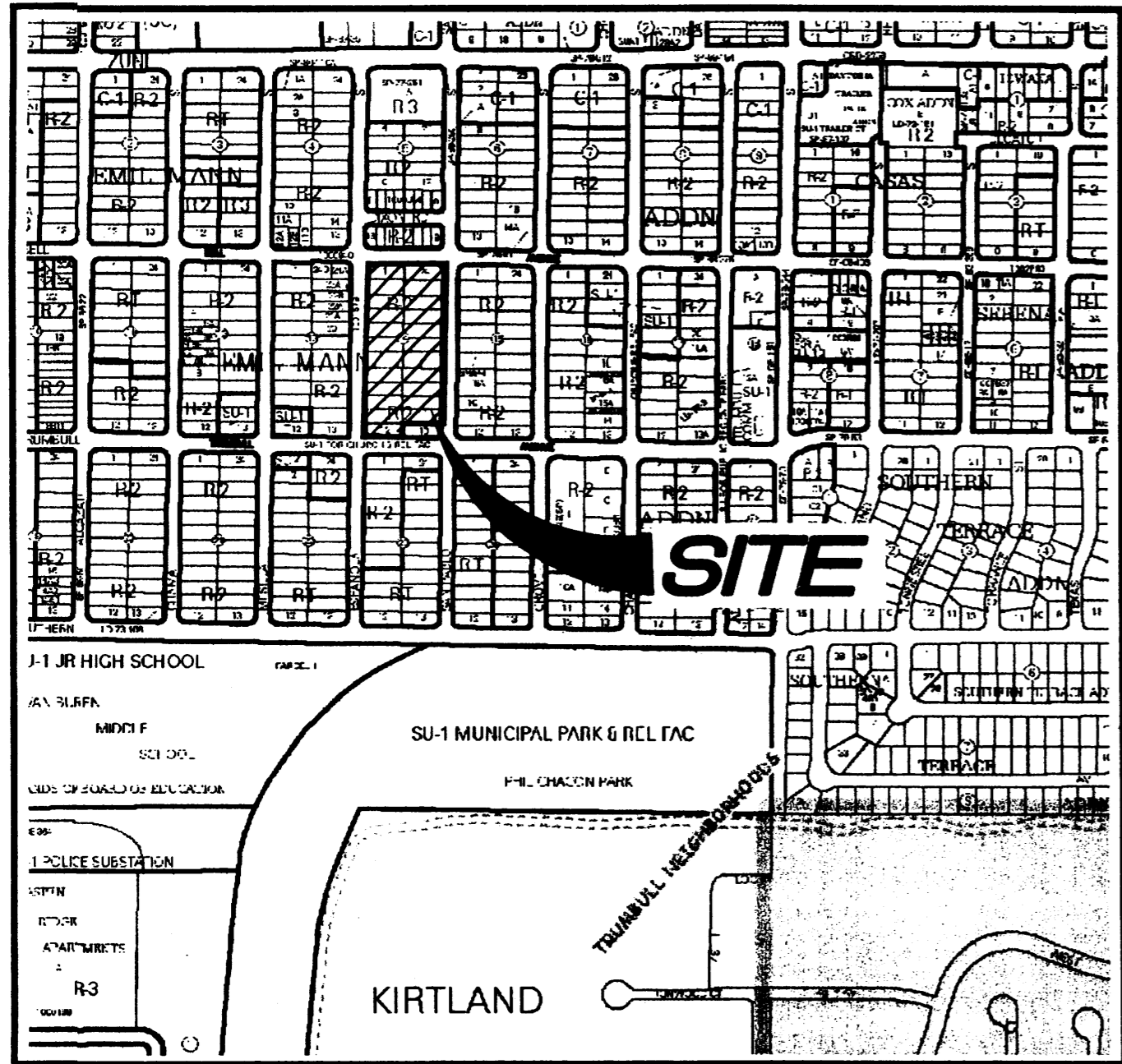
City Surveyor Date \_\_\_\_\_

LEGEND

- ⊙ Storm Drain Manhole
- ⊙ Sanitary Sewer Manhole
- SAS— Sanitary Sewer Line
- SD— Storm Drain Line
- SDI— Storm Drain Inlet
- Power Pole
- Guy Wire
- OHW— Overhead Wires
- COM— Communications Line
- TEL— Telephone Line
- G— Gas Line
- W— Water Line
- Water Meter
- Water Valve
- Hydrant
- Chain Link Fence
- ☆ Light Pole
- Bollard
- ⊞ Concrete Symbol
- Wall
- Tree



**SURV-TEK, INC.**  
Consulting Surveyors  
5024 Valley View Drive, N.E. Albuquerque, New Mexico 87114  
Phone: 505-867-3366  
FAX: 505-867-3377



VICINITY MAP  
Not To Scale

**GENERAL NOTES**

1. Bearings are grid based on New Mexico State Plane Coordinate System, Central Zone (NAD 83) originated at Albuquerque Control Station Monument "7-K19".
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated.
7. City of Albuquerque Zone Atlas: Page L-19-Z.
8. Documents used in the preparation of this survey are as follows:
  - a. Plat entitled "PLAT OF EMIL MANN ADDITION, ALBUQUERQUE, NEW MEXICO, PLATTED OCTOBER 1943, ROSS-BEYER ENGINEERING OFFICE, GMS, SCALE 1" = 200", filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 18, 1944, in Volume D, Folio 78C, as Document No. 62348.

**SUBDIVISION DATA**

Total number of existing Lots: 23  
 Total number of new Tracts created: 1  
 Gross Subdivision acreage: 3.6036 acres.

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:  
101905613543021401-thru 21413  
City of Albuquerque

Russ P. Hugg 10-25-10  
 Bernalillo County Treasurer

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico (PNM), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. 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, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

**DISCLAIMER**

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

**PURPOSE OF PLAT:**

The purpose of the plat is to:

- a. Combine twenty three (23) existing lots along with the portions of Vacated right of way from Bell and Trumbull Avenues which were vacated by 010DRB-~~70227~~ into one (1) tract.
- b. Dedicate additional public street right of way as shown hereon to the City of Albuquerque in fee simple.
- c. Grant the Public Utility Easements as shown hereon.

**SURVEYOR'S CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Land Surveys in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg  
 NMPS No. 9750  
 July 30, 2010



PLAT OF  
 TRACT A  
 PLAZA FELIZ

(BEING A REPLAT OF LOTS 1 THRU 12 AND 14 THRU 24, BLOCK 14, EMIL MANN ADDITION AND VACATED PORTIONS OF BELL AND TRUMBULL AVENUES)

SITUATE WITHIN  
 SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 2010

DOC# 2810108385  
 10/25/2010 02:23 PM Page: 1 of 3  
 PLAT R:317.06 B: 2010C P: 0124 H: Toulous Oliveira, Bernalillo Cour

PROJECT NUMBER: 1008360

Application Number: 10DRB-70226, 10DRB-70227  
10DRB-70229

**PLAT APPROVAL**

**Utility Approvals:**

Charles F. Brown 10-12-2010  
 Public Service Company of New Mexico (PNM) Date

Amelia Pina 10/12/2010  
 New Mexico Gas Company (NMGC) Date

Breg Anderson 10-12-10  
 QWest Corporation Date

Robert Matson 10-12-10  
 Comcast Date

**City Approvals:**

Russ P. Hugg 8-6-10  
 City Surveyor Date  
 Department of Municipal Development

John A. Howell 9-28-10  
 Real Property Division Date

MS Δ S 09/15/10  
 Environmental Health Department Date  
 Traffic Engineering, Transportation Division

Alan Peter 09/15/10  
 A.B.C.W.U.A. Date

Christina Sandoval 9/15/10  
 Parks and Recreation Department Date

Bradley D. Bingham 9/15/10  
 AMAFCA Date

Bradley D. Bingham 9/15/10  
 City Engineer Date

Paul Chan 10-22-10  
 Dept Chairperson, Planning Department Date

**SURV TEK, INC.**

Consulting Surveyors Phone: 505-897-3366  
 9584 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

**LEGAL DESCRIPTION**

That certain parcel of land situate within Section 30, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Lots 1 through 12, and Lots 14 through 24, Block 14, Emil Mann Addition, as the same is shown on the plat entitled "PLAT OF EMIL MANN ADDITION, ALBUQUERQUE, NEW MEXICO, PLATTED OCTOBER 1943, ROSS-BEYER ENGINEERING OFFICE, GMS, SCALE 1" = 200'", filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 18, 1944, in Volume D, Folio 78C, as Document No. 62348; Together with Vacated portions of Bell Avenue S.E. and Trumbull Avenue S.E., more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Grid Bearings (Central Zone - NAD 83) and ground distances as follows:

Beginning at the northeasterly corner of the parcel herein described (a 1-1/2" iron pipe found in place), said point also being the northeasterly corner of said Lot 24, Block 14, Emil Mann Addition, and also being the intersection of the southerly right of way line of Bell Avenue S.E. and the westerly right of way line of San Pablo Street S.E., whence Albuquerque Control Survey Monument "7-K19" bears N 38°36'25" W, 2,394.29 feet distant; Thence, along said westerly right of way line of San Pablo Street S.E.

S 01°00'54" W, 555.00 feet to the southeasterly corner of the parcel herein described (a 5/8" rebar with cap stamped "LS 9750" set in place), said point also being the southeasterly corner of said Lot 14, Block 14, Emil Mann Addition, and also being the northeasterly corner of Lot 13, Block 14, Emil Mann Addition of said plat filed in Volume D, Folio 78C; Thence,

N 88°59'06" W, 135.00 feet to an angle point (a 5/8" rebar with cap stamped "LS 9750" set in place), said point also being the southwesterly corner of said Lot 14, Block 14, Emil Mann Addition, and also being the southeasterly corner of said Lot 11, Block 14, Emil Mann Addition, and also being the northeasterly corner of said Lot 12, Block 14, Emil Mann Addition, and also being the northwesterly corner of said Lot 13, Block 14, Emil Mann Addition; Thence,

S 01°00'54" W, 54.00 feet to an angle point (a 5/8" rebar with cap stamped "LS 9750" set in place), said point also being the southeasterly corner of said Lot 12, Block 14, Emil Mann Addition, and also being the southwesterly corner of said Lot 13, Block 14, Emil Mann Addition, and also being a point on the northerly right of way line of Trumbull Avenue S.E.; Thence,

N 88°59'06" W, 113.90 feet to a point of curvature; Thence, Northwesterly, 12.87 feet on the arc of a curve to the right (said curve having a radius of 20.00 feet, a central angle of 36°52'12" and a chord which bears N 70°33'00" W, 12.65 feet) to a non tangent point on curve on said northerly right of way line of Trumbull Avenue S.E.; Thence,

N 88°59'06"W, 9.10 feet to the southwesterly corner of the parcel herein described (a 5/8" rebar with cap stamped "LS 9750" set in place), said point also being the southwesterly corner of said Lot 12, Block 14, Emil Mann Addition, and also being the intersection of said northerly right of way line of Trumbull Avenue S.E. and the easterly right of way line of Espanola Street S.E.; Thence, along said easterly right of way line of Espanola Street S.E.,

N 01°00'54" E, 600.00 feet to the northwesterly corner of the parcel herein described (a 5/8" rebar with cap stamped "LS 9750" set in place), said point also being the northwesterly corner of said Lot 1, Block 14, Emil Mann Addition, and also being the intersection of said easterly right of way line of Espanola Street S.E. and said southerly right of way line of Bell Avenue S.E.; Thence, along said southerly right of way line of Bell Avenue S.E.,

S 88°59'06" E, 7.87 feet to a non tangent point on curve; Thence,

Northeasterly, 14.45 feet on the arc of a curve to the right (said curve having a radius of 20.00 feet, a central angle of 41°24'35" and a chord which bears N 70°18'37" E, 14.14 feet) to a point of tangency on said southerly right of way line of Bell Avenue S.E.; Thence,

S 88°59'06" E, 228.90 feet to a point of curvature; Thence, Southeasterly, 14.45 feet on the arc of a curve to the right (said curve having a radius of 20.00 feet, a central angle of 41°24'35" and a chord which bears S 68°16'49" E, 14.14 feet) to a non tangent point on curve on said southerly right of way line of Bell Avenue S.E.; Thence,

S 88°59'06" E, 6.77 feet to the point of beginning.

Said parcel contains 3.6036 acres, more or less.

**PLAT OF  
TRACT A  
PLAZA FELIZ**

(BEING A REPLAT OF LOTS 1 THRU 12 AND 14 THRU 24, BLOCK 14, EMIL MANN ADDITION AND VACATED PORTIONS OF BELL AND TRUMBULL AVENUES)

**SITUATE WITHIN  
SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY, 2010**

DOC# 2010108385

10/26/2010 02:23 PM Page: 2 of 3  
PLAT R:317.00 S: 2010C P: 2124 R: Toulous Olivere, Bernalillo Cour

**FREE CONSENT AND DEDICATION**

SURVEYED AND REPLATTED and now comprising "PLAT OF TRACT A, PLAZA FELIZ (BEING A REPLAT OF LOTS 1 THRU 12 AND 14 THRU 24, BLOCK 14, EMIL MANN ADDITION AND VACATED PORTIONS OF BELL AND TRUMBULL AVENUES) SITUATE WITHIN SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner and proprietor. Said owner and proprietor does hereby dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple by this plat. Said owner and proprietor does hereby grant the easement(s) as shown hereon. Said owner and proprietor does hereby consent to all of the foregoing and do hereby certify that it is authorized to act.

**SOLAR NOTE:**

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 lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.

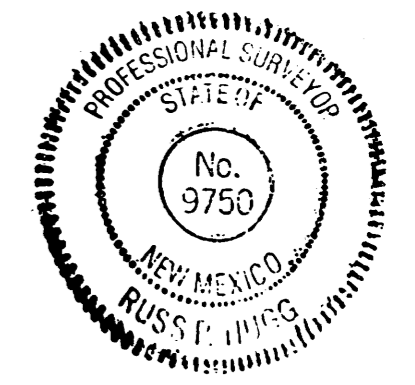
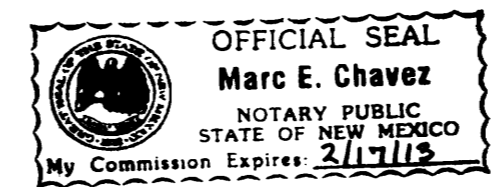
**OWNER**

By: David S. Campbell  
David S. Campbell, Chief Administrative Officer, City of Albuquerque, a New Mexico Municipal Corporation.

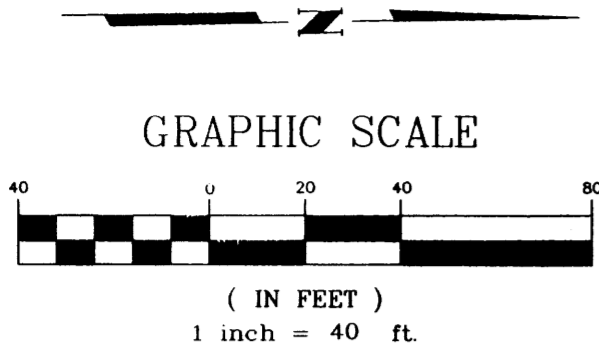
**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS  
The foregoing instrument was acknowledged before me this 9th day of August, 2010, by David S. Campbell, Chief Administrative Officer, City of Albuquerque, a New Mexico Municipal Corporation.

Marc E. Chavez My commission expires 2/17/13  
Notary Public



**SURVOTEK, INC.**  
Consulting Surveyors  
3384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377



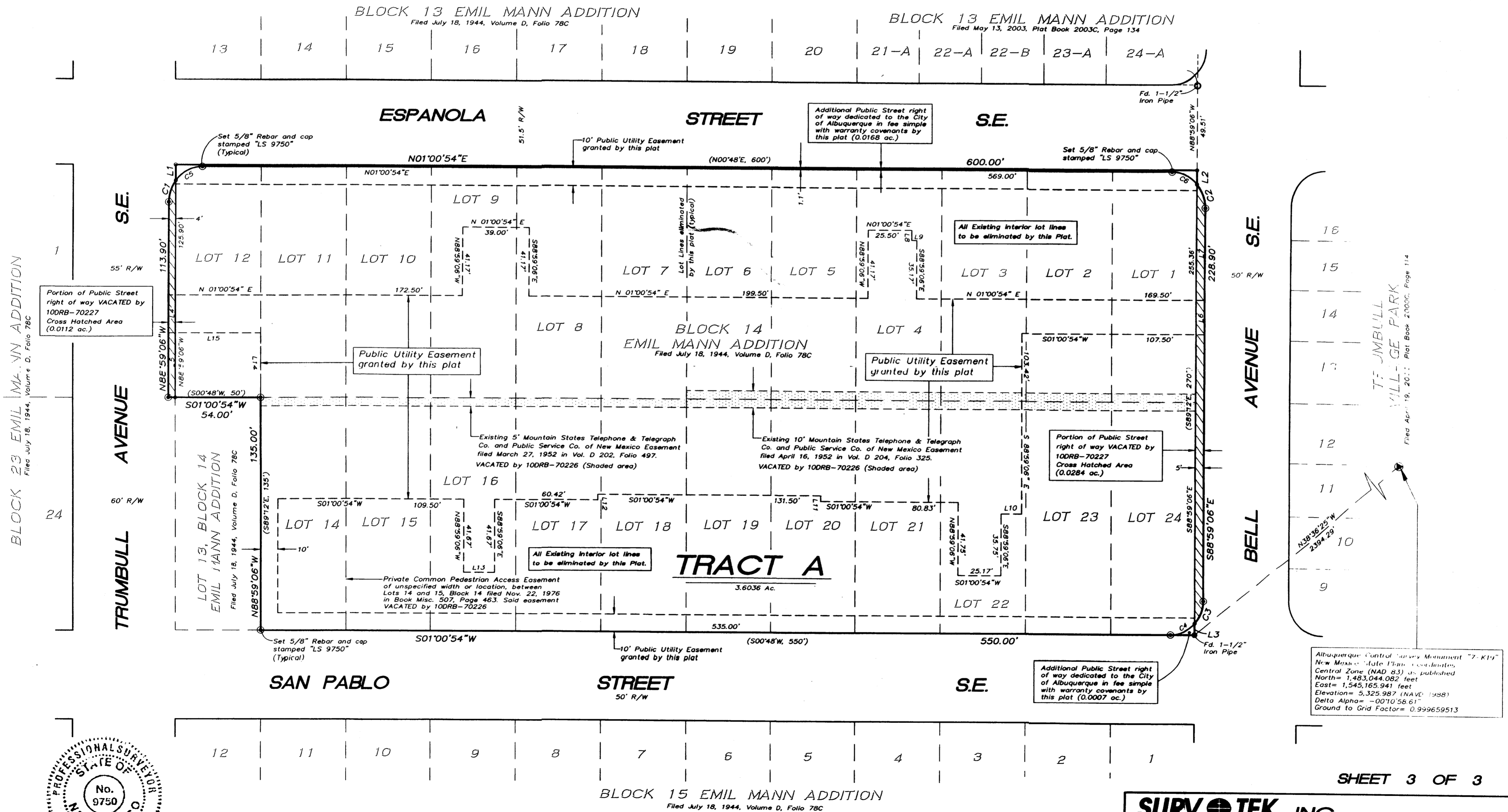
LINE TABLE		
LINE	LENGTH	BEARING
L1	9.10	N88°59'06"W
L2	7.87	S88°59'06"E
L3	6.77	S88°59'06"E
L4	22.00	S88°59'06"E
L5	36.42	S88°59'06"E
L6	20.00	N88°59'06"W
L7	55.48	N88°59'06"W
L8	6.00	S88°59'06"E
L9	3.00	N01°00'54"E
L10	12.00	S01°00'54"W
L11	3.25	N88°59'06"W
L12	3.25	S88°59'06"E
L13	18.08	S01°00'54"W
L14	36.42	N88°59'06"W
L15	54.00	S01°00'54"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	12.87'	20.00'	6.67'	12.65'	N70°33'00"W	36°52'12"
C2	14.45'	20.00'	7.56'	14.14'	N70°18'37"E	41°24'35"
C3	14.45'	20.00'	7.56'	14.14'	S68°16'49"E	41°24'35"
C4	16.96'	20.00'	9.03'	16.46'	N23°16'49"W	48°35'25"
C5	18.55'	20.00'	10.00'	17.89'	S25°33'00"E	53°07'48"
C6	16.96'	20.00'	9.03'	16.46'	S25°18'37"W	48°35'25"

**PLAT OF  
TRACT A  
PLAZA FELIZ**  
(BEING A REPLAT OF LOTS 1 THRU 12 AND 14 THRU 24, BLOCK 14,  
EMIL MANN ADDITION AND VACATED PORTIONS OF BELL AND TRUMBULL AVENUES)

SITUATE WITHIN  
**SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
JULY, 2010

DOCH 2010108385  
10/25/2010 02:23 PM Page: 3 of 3  
PLAT R: \$17.00 B: 2010C P: 0124 M. Toulouse Olivere, Bernalillo Cour



Albuquerque Control Survey Monument "7-K19"  
New Mexico State Plane coordinates  
Central Zone (NAD 83) as published  
North = 1,483,044.082 feet  
East = 1,545,165.941 feet  
Elevation = 5,325.987 (NAVD 1988)  
Delta Alpha = -00°10'56.61"  
Ground to Grid Factor = 0.999659513



**General Notes**

- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM THE ADJACENT PUBLIC R.O.W.S.
- CURRENT PROPERTY LINES ARE APPROXIMATE BUT BELIEVED TO BE ACCURATE. ALL PROPERTY LINES WILL BE VERIFIED BY SURVEY DURING PRELIMINARY PLATING ACTION.
- TOPOGRAPHY/ DRAINAGE: SITE IS RELATIVELY FLAT. DRAINAGE IS PREDOMINATELY FROM EAST TO WEST, 1.5' LEADING TO THE PARK (WHICH IS A DRAINAGE BASIN).
- TYPICAL GROUND FINISH FLOOR ELEVATION IS 6'-8" ABOVE FINISH GRADE. NO RAMPS ARE REQUIRED OTHER THAN CURB RAMPS. ALL SITE WALKWAYS SHOWN ARE FULLY ACCESSIBLE PER ADA REQUIREMENTS. DRIVEWAYS AND PARKING WILL BE ASPHALT-PAVED. PRIMARY ACCESSIBLE ROUTES WILL BE POURED CONCRETE OR CONCRETE PAVERS.
- SURROUNDING USES: TO NORTH, EAST AND WEST SINGLE FAMILY RESIDENTIAL. TO SOUTH MULTI-FAMILY RESIDENTIAL.

**Legal Description**  
 Lot 1-12 and Lots 14-24 of Block 14 of the Emil Mann Addition, City of Albuquerque

**Site Information**  
 EXISTING SITE AREA: 3.55 ACRES (23 LOTS)  
 PROPOSED SITE AREA: 3.55 ACRES (1 LOT)  
 EXISTING SITE ZONING: R-2  
 PROPOSED ZONING: R-2 WITH CONDITIONAL USE (DAY CARE)  
 OVERALL DENSITY: 18.59 D.U. PER ACRE  
 FLOOR AREA RATIO - BUILDINGS: DWELLING UNITS: 69,794 SQ. FT.  
 SITE AREA: 154,848 SQ. FT.  
 F.A.R.: 0.45

**BUILDING BREAKDOWNS:**

DWELLING UNITS:	(10) UNITS • 1240 SQ. FT.	3 BDRM., 2 BATH
ROWHOUSES:	(44) UNITS • 917 SQ. FT.	2 BDRM., 1 BATH
FLATS:	(12) UNITS • 917 SQ. FT.	2 BDRM., 2 BATH

**NON DWELLING SPACES:**

OFFICE/ MAINT./ COMMON (LMO):	1,486 SQ. FT.	
DAYCARE:	4,000 SQ. FT.	

**MAXIMUM BUILDING HEIGHT:**

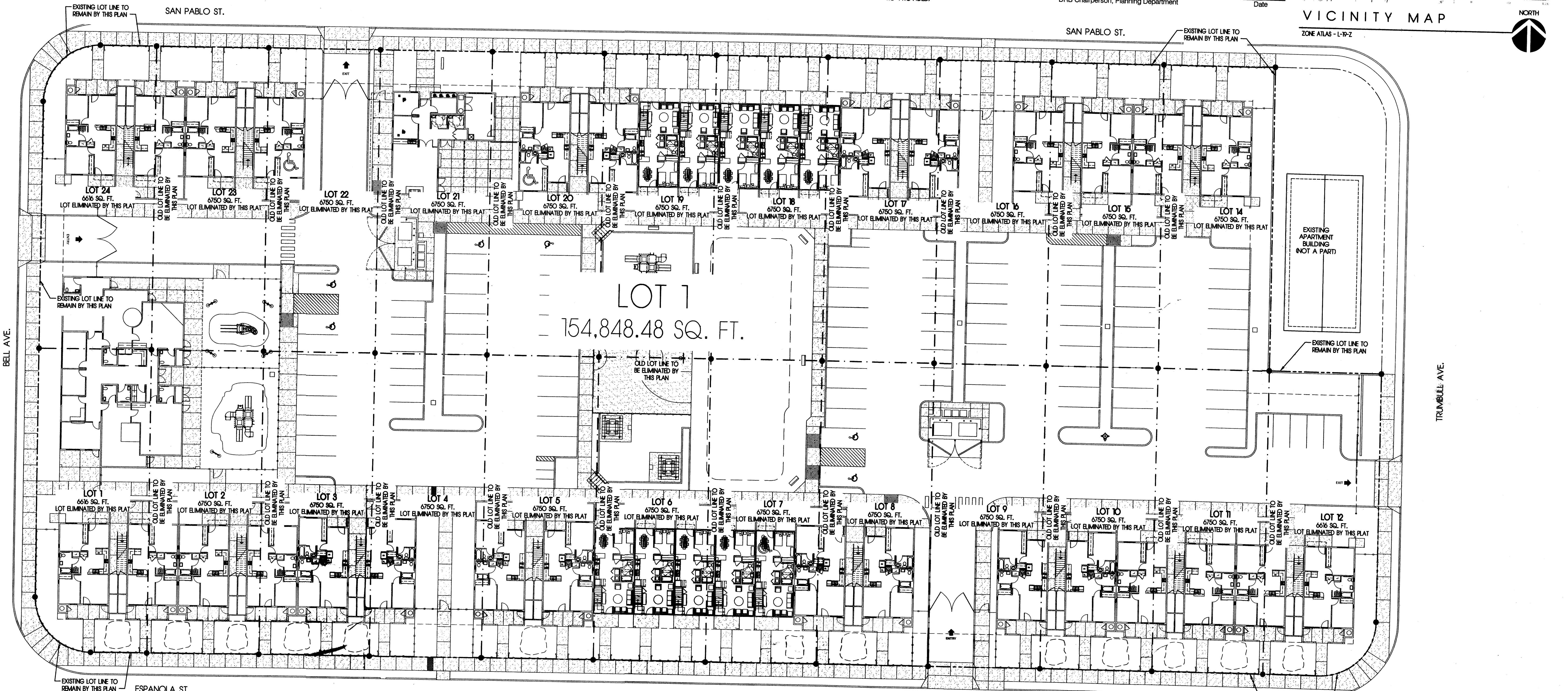
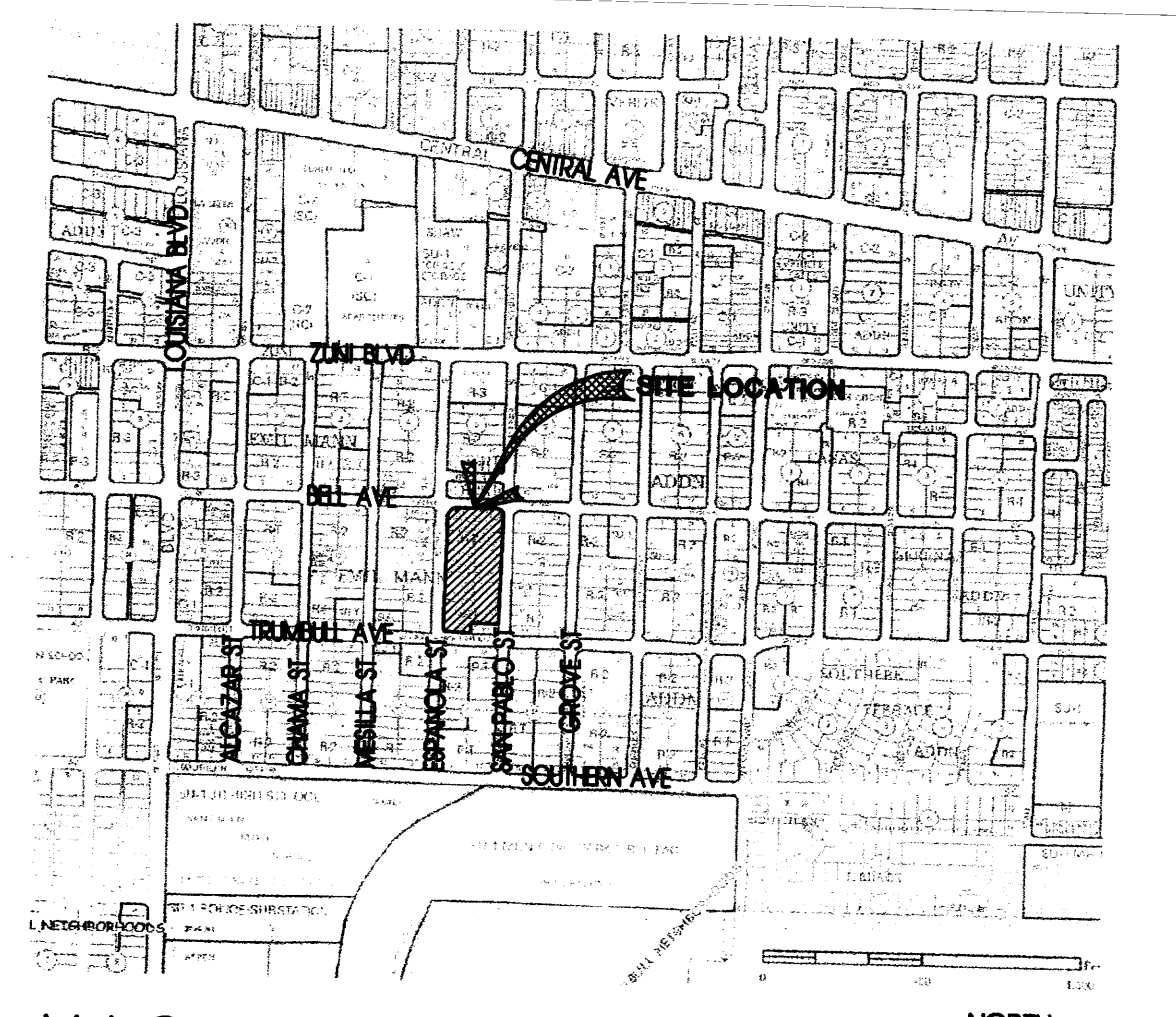
FLATS BUILDING:	25'-6"
ROWHOUSES:	28'-0"
LMO:	23'-6"
DAYCARE:	22'-6"

**MINIMUM SETBACKS PER SECTOR DEVELOPMENT PLAN:**

15' FRONT SETBACK • SAN PABLO STREET	(15' PROVIDED)
15' FRONT SETBACK • ESPANOLA STREET	(15' PROVIDED)
10' SIDE SETBACK • BELL AVENUE	(10' PROVIDED)
10' SIDE SETBACK • TRUMBULL AVENUE	(10' PROVIDED)

**PROJECT NUMBER:**  
 Application Number:  
 This plan is consistent with the specific Site Development Plan Approved by the Environmental Planning Commission (EPC), dated May 6, 2009 and the finding and conditions in the Official Notification of Decision are satisfied.  
 IS AN INFRASTRUCTURE LIST REQUIRED? ( ) Yes ( ) No  
 If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.  
**DRB SITE DEVELOPMENT PLAN APPROVAL:**

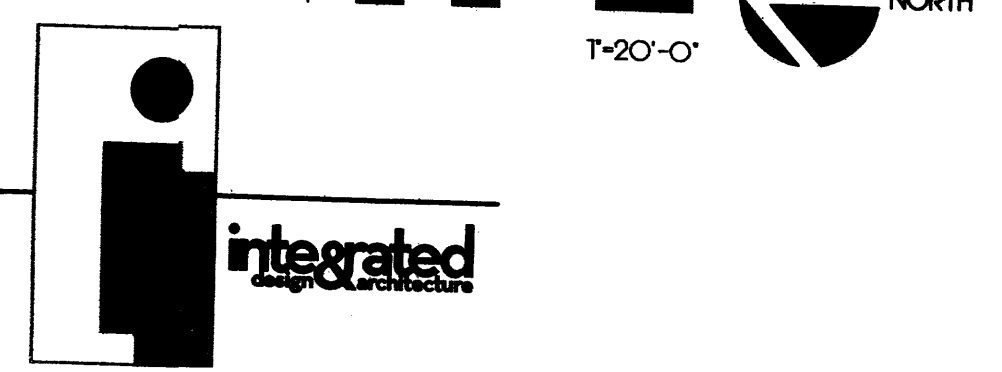
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department-(conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



SITE PLAN - FOR SKETCH PLAT REVIEW

PLAZA FELIZ - TRUMBULL VILLAGE REDEVELOPMENT

May 24, 2010



**GENERAL NOTES**

- A. SETBACKS PER SECTOR DEVELOPMENT PLAN:
  - 15' FRONT SETBACK - SAN PABLO STREET (15' PROVIDED)
  - 15' FRONT SETBACK - ESPANOLA STREET (15' PROVIDED)
  - 10' SIDE SETBACK - BELL AVENUE (10' PROVIDED)
  - 10' SIDE SETBACK - TRUMBULL AVENUE (10' PROVIDED)
- B. TOPOGRAPHY/DRAINAGE: SITE IS RELATIVELY FLAT. DRAINAGE IS PREDOMINATELY FROM EAST TO WEST, L.S., LEADING TO THE PARK (WHICH IS A DRAINAGE BASIN).
- C. TYPICAL GROUND FINISH FLOOR ELEVATION IS 6'-8" ABOVE FINISH GRADE. NO RAMPS ARE REQUIRED OTHER THAN CURB RAMPS. ALL SITE WALKWAYS SHOWN ARE FULLY ACCESSIBLE PER ADA REQUIREMENTS. DRIVEWAYS AND PARKING WILL BE ASPHALT-PAVED. PRIMARY ACCESSIBLE ROUTES WILL BE POURED CONCRETE OR CONCRETE PAVERS.
- D. CESAR CHAVEZ PARK PROVIDES ACTIVE ADULT RECREATION FACILITIES ONE BLOCK SOUTH OF PROPERTY.
- E. SURROUNDING USES: TO NORTH, EAST AND WEST SINGLE FAMILY RESIDENTIAL. TO SOUTH MULTI-FAMILY RESIDENTIAL.

**KEYED NOTES**

- 1. BARBEGUE AREA WITH PICNIC TABLES.
- 2. MARKED PEDESTRIAN CROSS-WALK.
- 3. RECYCLING BIN
- 4. REFUSE BIN / DUMPSTER ENCLOSURE WITH GATE.
- 5. 6' STEEL PICKET FENCE, TYPICAL AT PERIMETER.
- 6. 3' STEEL PICKET FENCE AT BACK OF SIDEWALK, TYPICAL (PROPERTY LINE)
- 7. 4' SOLID WALL.
- 8. 6' SOLID WALL.
- 9. CONCRETE WALKWAY.
- 10. ASPHALT PAVING.
- 11. MAIL BOXES.
- 12. ACCESSIBLE CURB RAMP, TYPICAL.
- 13. FIRE SPRINKLER CLOSET - ONE PER BUILDING, TYPICAL.
- 14. POLE LIGHT FIXTURE, TYPICAL.

**BUILDING SCHEDULE**

**RESIDENTIAL BUILDINGS**

(8) BUILDING TYPE 'A': (4) 2-BEDROOM, 1-BATHROOM FLATS • 840 SQ. FT. HEIGHT: 25'-6" A.F.F., 2 STORIES.

(6) BUILDING TYPE 'B': (2) 2-BEDROOM, 1-BATHROOM FLATS • 840 SQ. FT. HEIGHT: 25'-6" A.F.F., 2 STORIES.

(2) 2-BEDROOM, 2-BATHROOM FLATS • 888 SQ. FT. HEIGHT: 25'-6" A.F.F., 2 STORIES.

(1) ROW HOUSE: 3-BEDROOM, 2-BATHROOM TOWNHOUSES • 1157 SQ. FT. HEIGHT: 25'-0" A.F.F., 2 STORIES.

**TOTALS:**

(4) 2-BEDROOM, 1-BATH FLATS

(2) 2-BEDROOM, 2-BATH FLATS

(1) 3-BEDROOM, 2-BATH ROW HOUSES

OFFICE / MAINTENANCE / COMMON AREA • 1,486 SQ. FT. HEIGHT: 23'-6" A.F.F., 1 STORY.

DAYCARE • 4,000 SQ. FT. HEIGHT: 22'-6" A.F.F., 1 STORY.

**SQUARE FOOTAGE:**

RENTAL UNITS HEATED	59,186 SQ. FT.
RENTAL UNITS STORAGE PORCHES, & BALCONIES	10,608 SQ. FT.
OFFICE / MAINTENANCE / COMMON AREA	1,486 SQ. FT.
DAYCARE	4,000 SQ. FT.
<b>TOTAL SQUARE FOOTAGE</b>	<b>75,280 SQ. FT.</b>

**SITE DATA**

SITE ACREAGE: 3.55 AC

TOTAL UNITS: 66

TOTAL D.U. = 18.53

TOTAL GROSS SQ. FT.: 75,280 SQ. FT. (AREA UNDER ROOF)

PARKING REQUIRED: 110 SPACES

PARKING PROVIDED: 121 SPACES (INCLUDING 23 ON-STREET)

MOTORCYCLE SPACES: 5 SPACES

ACCESSIBLE SPACES: 6 SPACES

L.S. = LANDSCAPE AREA

S.B. = SETBACK

♿ = ACCESSIBLE DWELLING

♿ = ACCESSIBLE PARKING

☐ = SITE LIGHTING STANDARD

PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

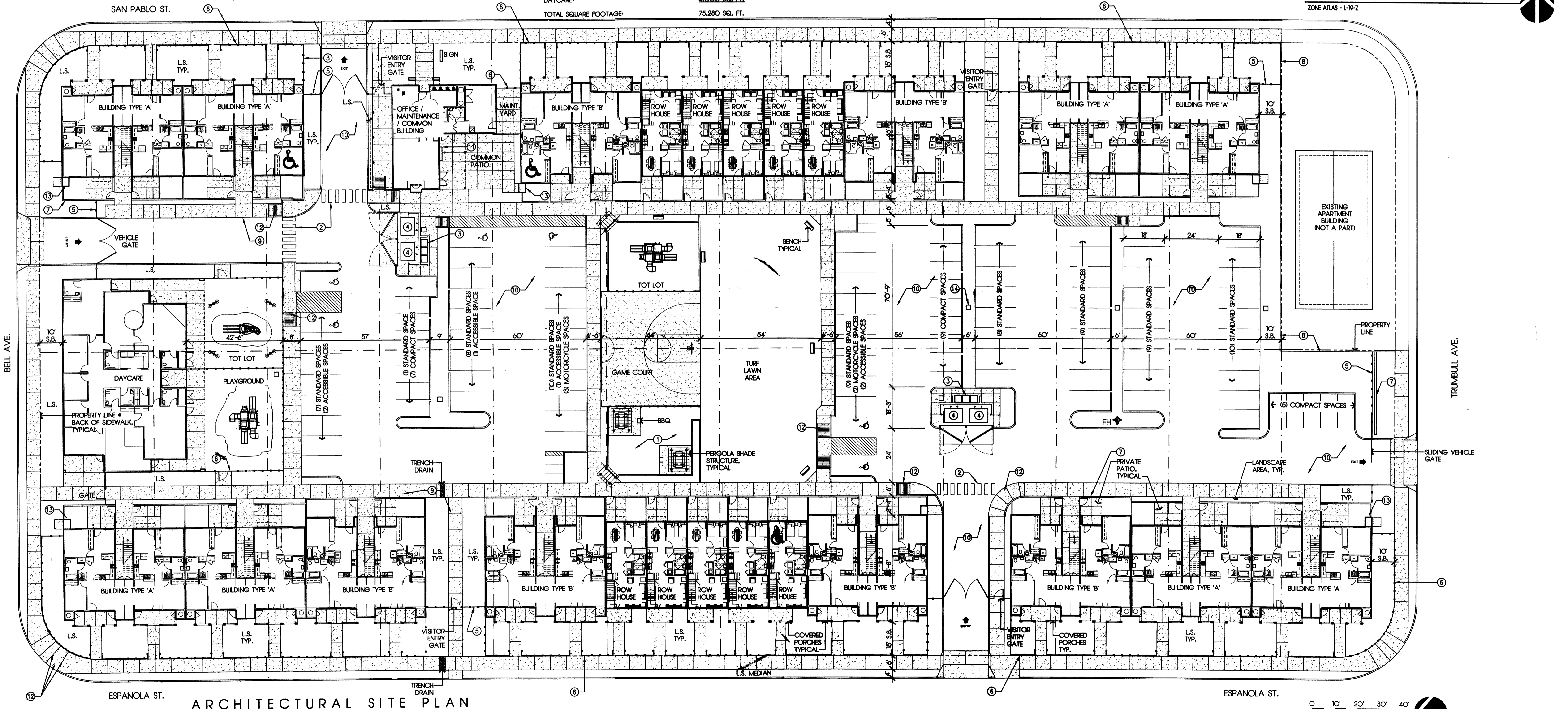
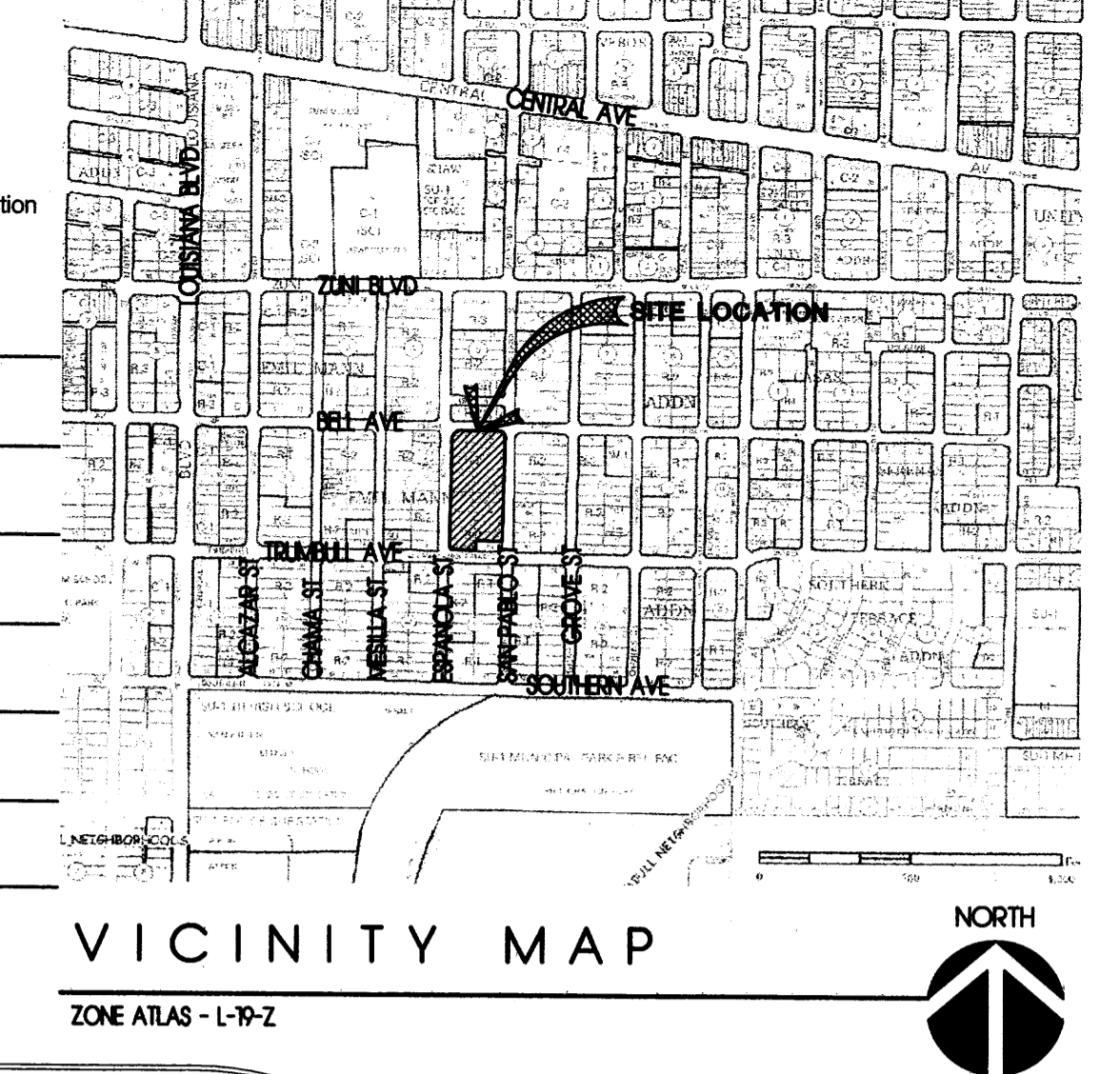
This plan is consistent with the specific Site Development Plan Approved by the Environmental Planning Commission (EPC), dated May 6, 2009 and the finding and conditions in the Official Notification of Decision are satisfied.

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) Yes ( ) No

If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



**PLAZA FELIZ - TRUMBULL VILLAGE REDEVELOPMENT**

May 24, 2010

