

PLAT OF
LOT 5-A-1-A
COLEMAN ADDITION
PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.,
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 2008

LEGAL DESCRIPTION:

LOTS (ONE)1 THRU (ELEVEN)11 OF HACIENDA DE LOS SUBDIVISION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 31, 2006 IN BOOK 2006C, PAGES 338-339; CONTAINING 0.8544 ACRES (37,218.56 SF) MORE LESS.

DOCN 2008064842

06/09/2008 09:57 AM Page 1 of 2
PLAT R \$12.00 B 2008C P 0126 H Toulous Oliveira, Bernalillo Cour

PROJECT NO. 1002567

APPLICATION NO. 08DRB-70215

UTILITY APPROVALS:

Fernando Vignoli May 22, 2008
PNM ELECTRIC SERVICES DATE

Fernando Vignoli May 22, 2008
PNM GAS SERVICES DATE

Don Danks 5-22-08
QWEST TELECOMMUNICATIONS DATE

Kentli Danks 5-22-08
COMCAST DATE

APPROVALS:

5-13-08
CITY SURVEYOR DATE

5-14-08
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

5-14-08
ABCWAU DATE

5-14-08
PARKS AND RECREATION DEPARTMENT DATE

5/14/08
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE

5-14-08
CITY ENGINEER DATE

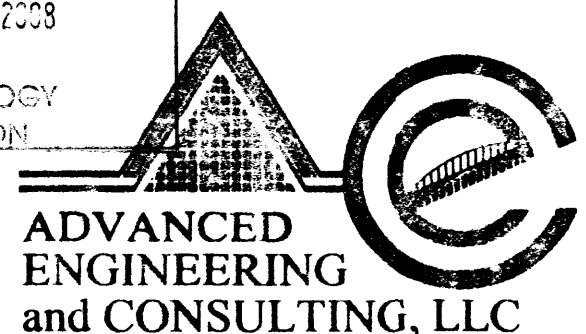
6-6-08
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Leonard Martinez 5/12/08
LEONARD MARTINEZ P.S. # 9801 DATE

NOV 17 2008
HYDROLOGY
SECTION



ADVANCED
ENGINEERING
and CONSULTING, LLC

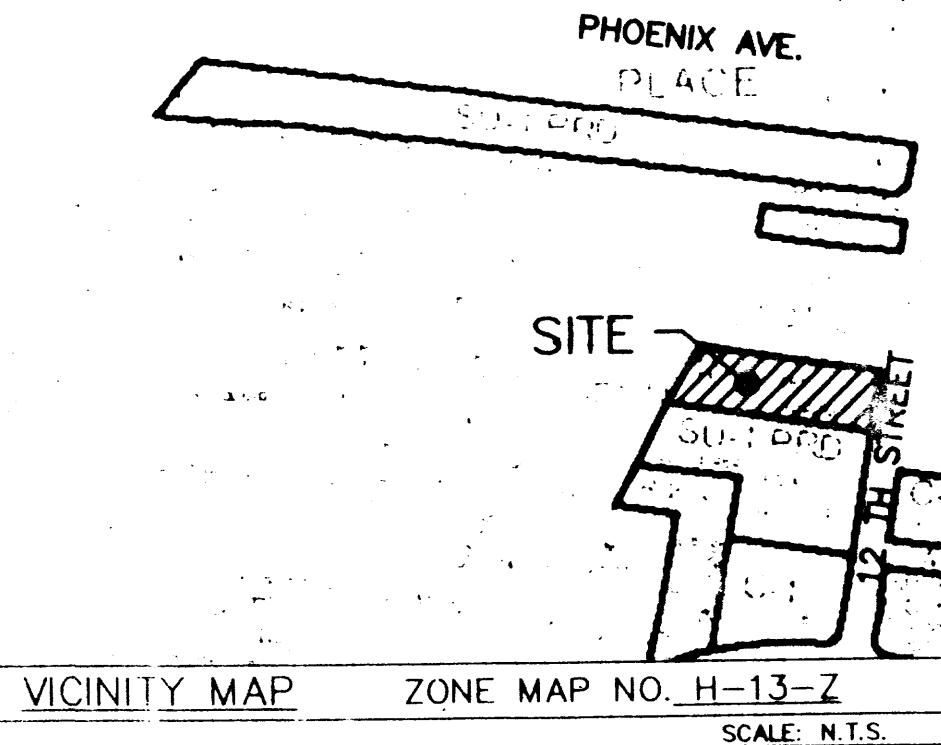
4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC # 330015431023

PROPERTY OWNER OF RECORD: KIRK, DEBRA

BERNALILLO CO. TREASURER'S OFFICE



DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO VACATE PRIVATE ACCESS AND DRAINAGE EASEMENT, VACATE PUBLIC UTILITY EASEMENT AND, VACATE PUBLIC WATER AND SANITARY SEWER LINE EASEMENT, AND TO REPLAT EXISTING ELEVEN (11) LOTS INTO ONE (1) LOT.

GENERAL NOTES:

- 1: UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TALOS LOG NO. 2008191069
- 4: BASIS OF BEARINGS IS THE BEARING BETWEEN CITY OF ALBUQUERQUE CONTROL STATIONS "7-H13" AND "8-H13"
- 5: BEARINGS ARE NMSP, GRID, DISTANCES ARE GROUND.
- 6: RECORDED BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
- 7: SITE DATA: ZONING IS R-2.
- 8: CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS LOT MUST BE VERIFIED AND COORDINATE WITH THE ABCWAU.
- 9: TOTAL AREA OF PROPERTY.....0.8544 ACRES
- 10: NUMBER OF EXISTING TRACTS/LOTS.....11
- 11: NUMBER OF TRACTS/LOTS CREATED.....1

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: Steve Kirk DATE: 05-12-08

OWNER(S) PRINT NAME: STEVE KIRK

OWNER(S) SIGNATURE: Debra Kirk DATE: 05-12-08

OWNER(S) PRINT NAME: DEBRA KIRK

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12TH DAY OF MAY

20 08, BY STEVE AND DEBRA KIRK-HUSBAND AND WIFE

Heather Sales
NOTARY

MY COMMISSION EXPIRES 7-17-2011

2-17-2011

PLAT OF LOT 5-A-1-A COLEMAN ADDITION

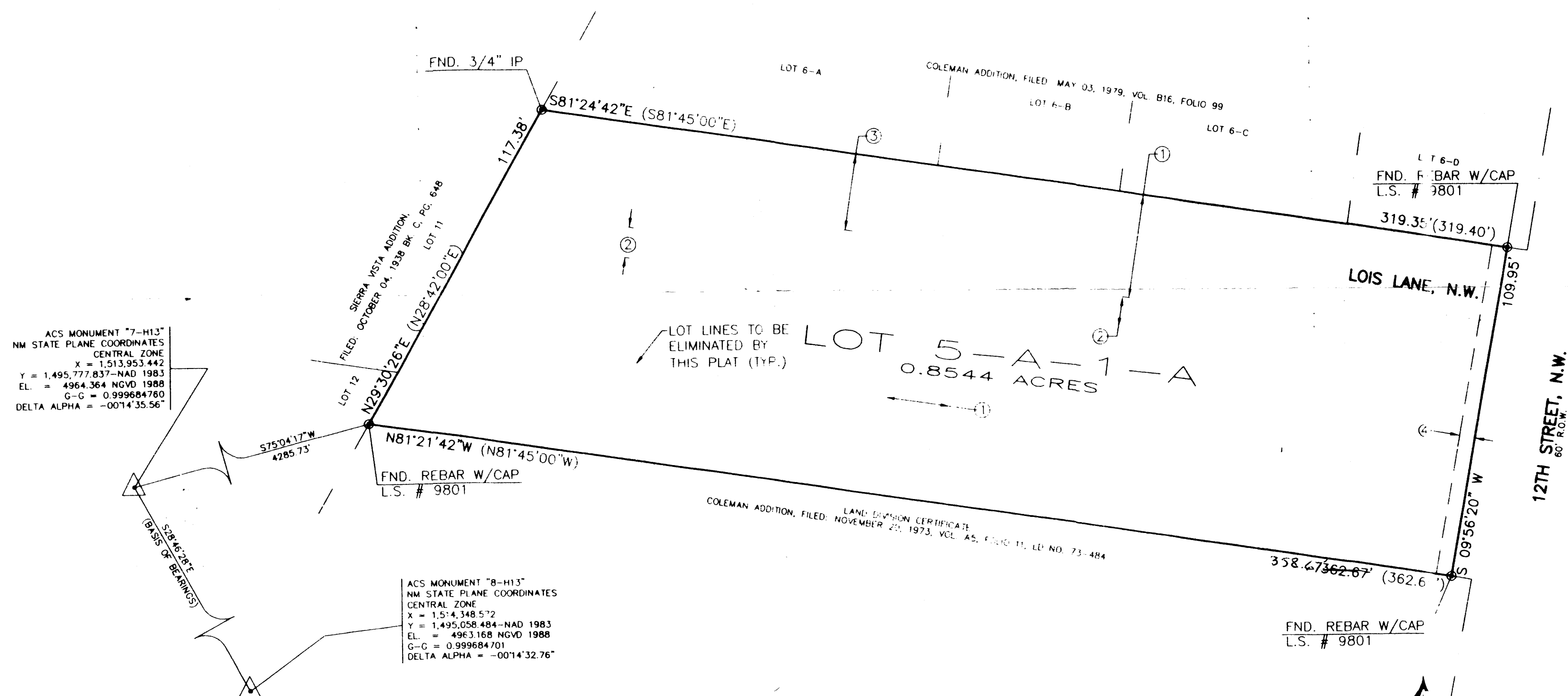
PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.,
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 2008

○ EASEMENTS NOTES:

1. EXISTING 34' PRIVATE ACCESS AND DRAINAGE EASEMENT TO BE VACATED BY THIS PLAT.
RECORDED 10/31/2006, BOOK 2006C, PAGES 338-339.
PROJECT #: 1002567
VACATION ACTION #: 08DRB-70185
2. 10' PUBLIC UTILITY EASEMENT TO BE VACATED BY THIS PLAT.
RECORDED 10/31/2006, BOOK 2006C, PAGES 338-339.
PROJECT #: 1002567
VACATION ACTION #: 08DRB-70184
3. 25' PUBLIC WATER AND SANITARY SEWER LINE EASEMENT TO BE VACATED BY THIS PLAT.
RECORDED 10/31/2006, BOOK 2006C, PAGES 338-339.
PROJECT #: 1002567
VACATION ACTION #: 08DRB-70184
4. EXISTING 5' PUBLIC UTILITY EASEMENT.
RECORDED 10/31/2006, BOOK 2006C, PAGES 338-339.

DOCH 2008064842

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tyPLAT R \$12.00 B 2008C P 0126 M Toulous Olivere Bernalillo Cour



GRAPHIC SCALE

30 15 0 30

SCALE: 1"=30'

DRAWING: 200604-NEW-PLAT DRAW: BY: JMT DATE: 05-12-08

**ADVANCED
ENGINEERING
and CONSULTING, LLC**

4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

SHEET 2 OF 2

RECEIVED
JUN 08 2010
HYDROLOGY
SECTION

APARTMENT PROJECT FOR AHMET TIRYAKI

2801 12TH N.W.
ALBUQUERQUE, NEW MEXICO

DRIVEWAY/SIDEWALK MODIFICATIONS

AN EXISTING 15'± DRIVEPAD AT THE 12TH STREET FRONTAGE IS INADEQUATE FOR THE PROPOSED USE. THE EXISTING DRIVEPAD SHALL BE REMOVED AND NEW A NEW 26' WIDE DRIVEPAD SHALL PROVIDE ACCESS TO DEVELOPMENT. ERECT A NEW 6' WIDE CONCRETE SIDEWALK WHICH SHALL ABUT THE PROJECT PROPERTY LINE.

LEGAL DESCRIPTION

LEGAL DESCRIPTION: LOTS NUMBERED 5-A-1-A OF THE COLEMAN ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 9, 2008 IN BOOK 2008C, .8544 ACRES

LEGEND

CONCRETE RAMP
(1:12 MAXIMUM SLOPE)

HANDICAP SYMBOL
OF ACCESSIBILITY
ON PAVEMENT

POLE MOUNTED
HANDICAP
PARKING SIGNAGE

POLE MOUNTED
SIGNAGE "SERVICE
VEHICLES ONLY-NO
PARKING"

UNIT ENTRANCE

DIRECTION OF
TRAFFIC IN 12TH
STREET

SIDEWALK

PARKING REQUIREMENTS

16 - 1 BATH APARTMENT UNITS - 840 S.F. NET LEASABLE AREA
REQUIRED:
1 1/2 SPACES PER UNIT = 16 X 1.5 = 24 PARKING SPACES
PROVIDED:
35 PARKING SPACES INCL. HC SPACES
ALLOWABLE:
COMPACT CAR SPACES = 25% TIMES 35 = 9 SPACES PERMITTED
PROVIDED:
COMPACT CAR SPACES - 6 TOTAL
REQUIRED:
1 HANDICAP VAN SPACE & 2 HANDICAP SPACES
PROVIDED:
1 HANDICAP VAN SPACE & 2 HANDICAP SPACES

TRAFFIC CIRCULATION LAYOUT
APPROVED
SIGNED: [Signature] 11/24/08
DATE

Public Infrastructure shown
on these plans for information
only and not part of approval.
Separate DRG/Permit approval
and Work Order required.

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

Cinelli / Roger Cinelli & Assoc.
2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

PROJECT TITLE:
A 16 UNIT APARTMENT PROJECT
FOR AHMET TIRYAKI
2801 12TH STREET N.W.
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE: TRAFFIC CONTROL
LAYOUT

SEAL: [State of New Mexico Seal] DATE: OCT 2008 PROJECT NO. TIRY2
DRAWING NO. C102
SHEET 2 OF *

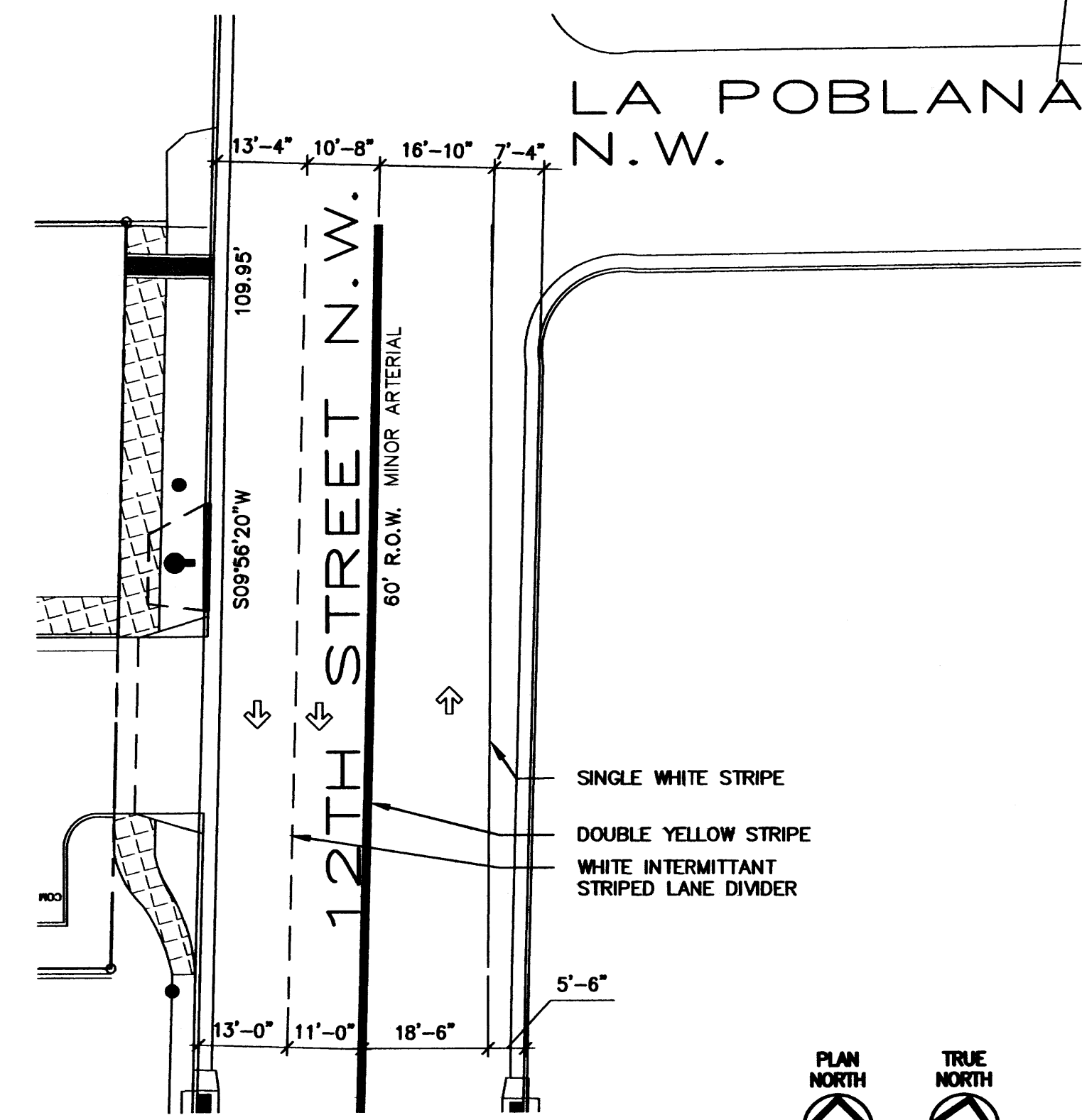
11/17/08

NOV 17 2008

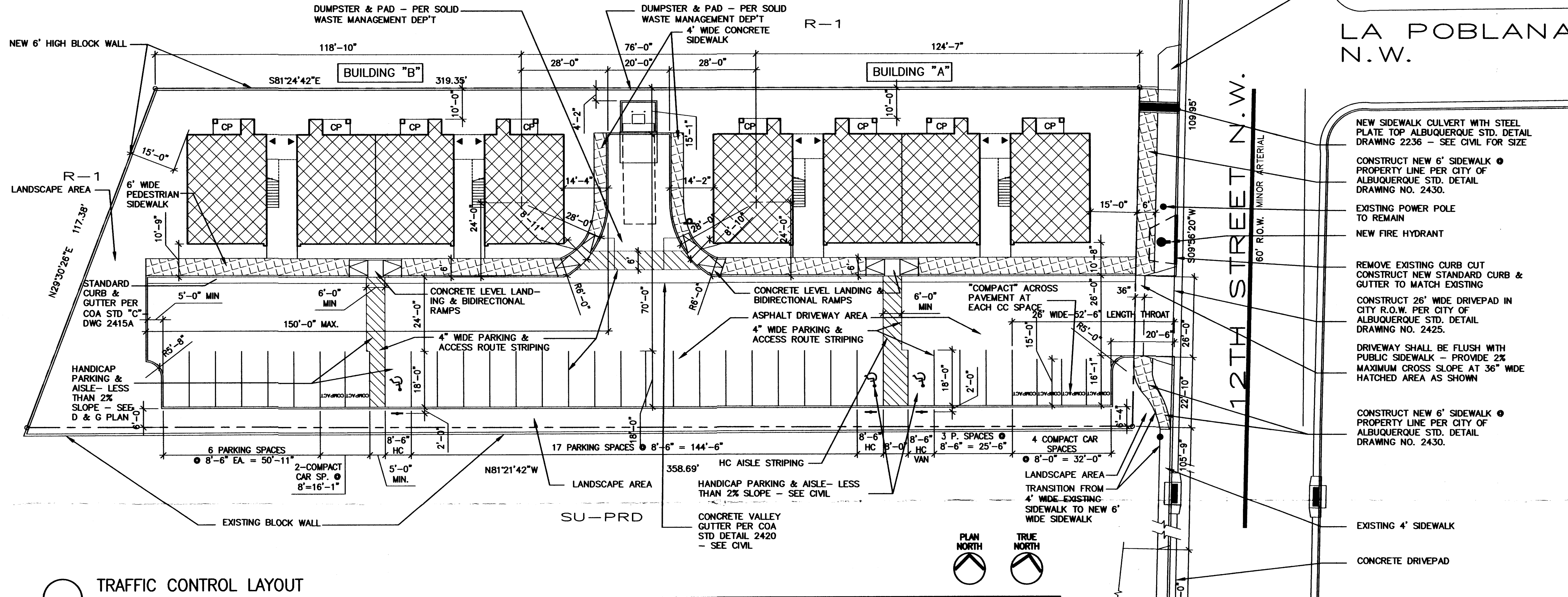


VICINITY MAP
NTS

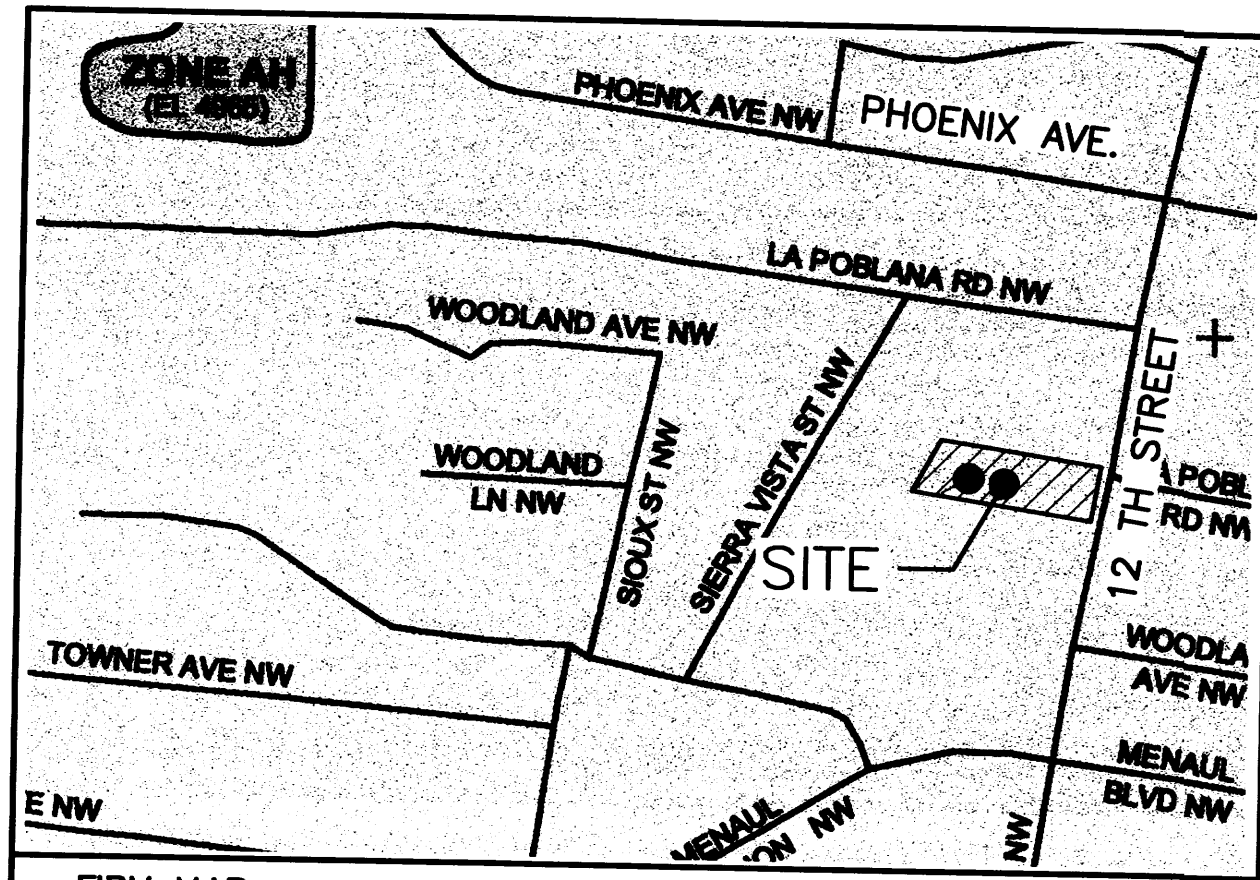
PROJECT LOCATION
2801 12TH
STREET N.W.



12TH STREET - MINOR ARTERIAL ROADWAY STRIPING
1" = 20' AT PROJECT FRONTAGE



TRAFFIC CONTROL LAYOUT
1" = 20'



FIRM MAP: 35001C0331E

GENERAL NOTES:

- 1: ADD 4900 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
- 2: CONTOUR INTERVAL IS ONE (1) FOOT.
- 3: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION MON-7-113 HAVING AN ELEVATION OF 4964.364 FEET ABOVE SEA LEVEL.
- 4: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
- 5: THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
- 6: SLOPES ARE AT 3:1 MAXIMUM.
- 7: DRIVE PADS AND INLET CONSTRUCTION TO BE DONE UNDER THE CITY WORK ORDER.
- 8: ALLEY GUTTER ON-SITE TO BE BUILT BASED ON CITY STD 2415A.

LEGEND

- EXISTING SAS MANHOLE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EXISTING AIR RELEASE VALVE
- EXISTING REDUCER
- EX. 8" SAS
- EX. 16" WL
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EASEMENT
- LIMITS OF TOP OF EXISTING SLOPE
- PROPOSED SIDEWALK
- PROPOSED GRADE
- PROPOSED SPOT ELEVATION
- EXISTING GRADE
- EXISTING POWER LINES
- EXISTING FENCE
- 100YR-VSEL
- 100YR-EGL
- EXISTING FENCE
- FEMA
- FLOODPLAIN LIMITS FROM FEMA MAP
- EXISTING GARDEN WALL
- PROPOSED RETAINING WALL

- TOP OF RETAINING WALL
- TOP OF FOOTING
- TOP OF EXTENDED STEM WALL
- TOP OF FOOTING
- EXISTING DROP INLET
- EXISTING STREET LIGHT
- EXISTING ANCHOR
- EXISTING POWER POLE
- SINCE "A" INLET
- DOUBLE "A" INLET
- AS-BUILT GRADES

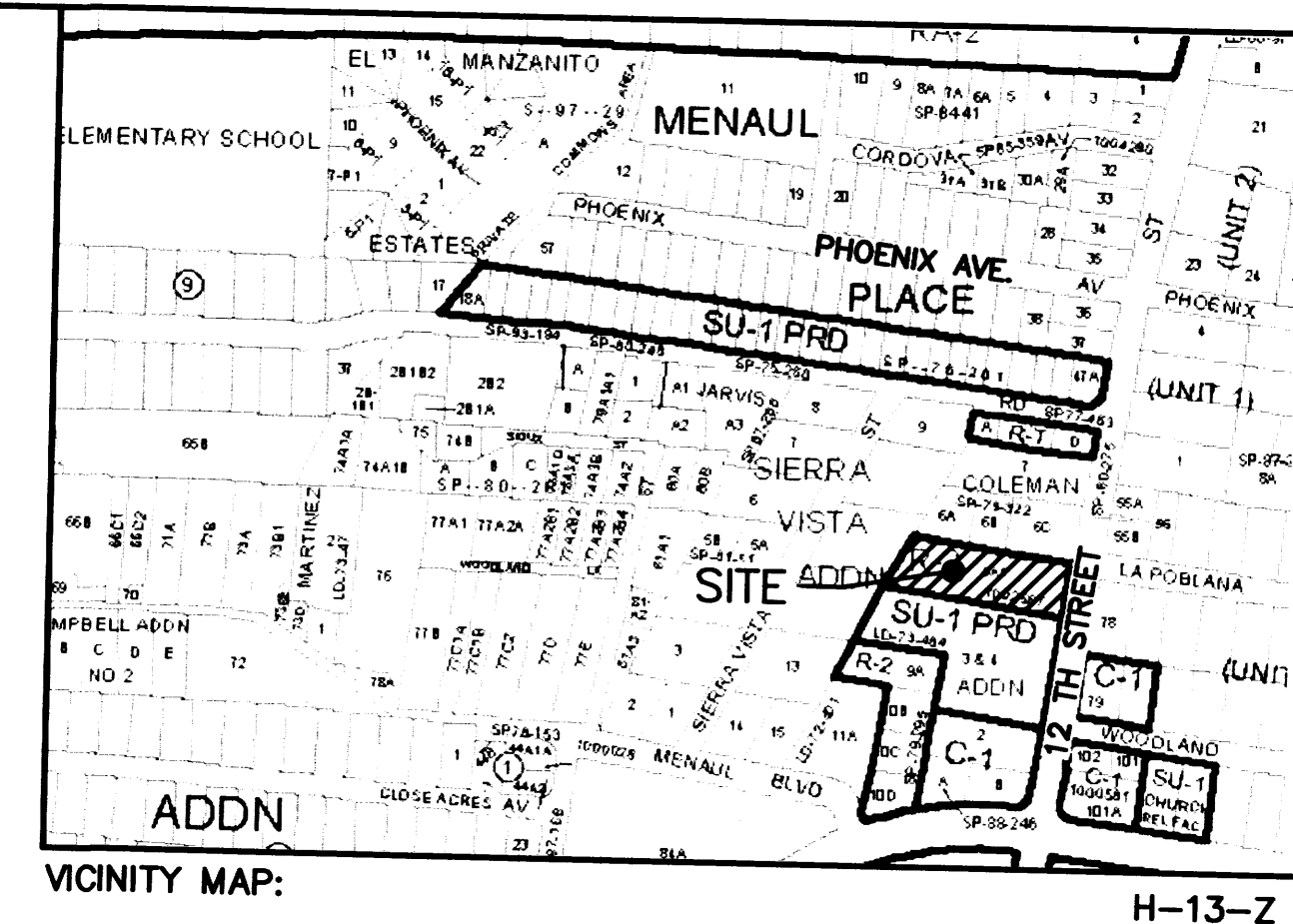
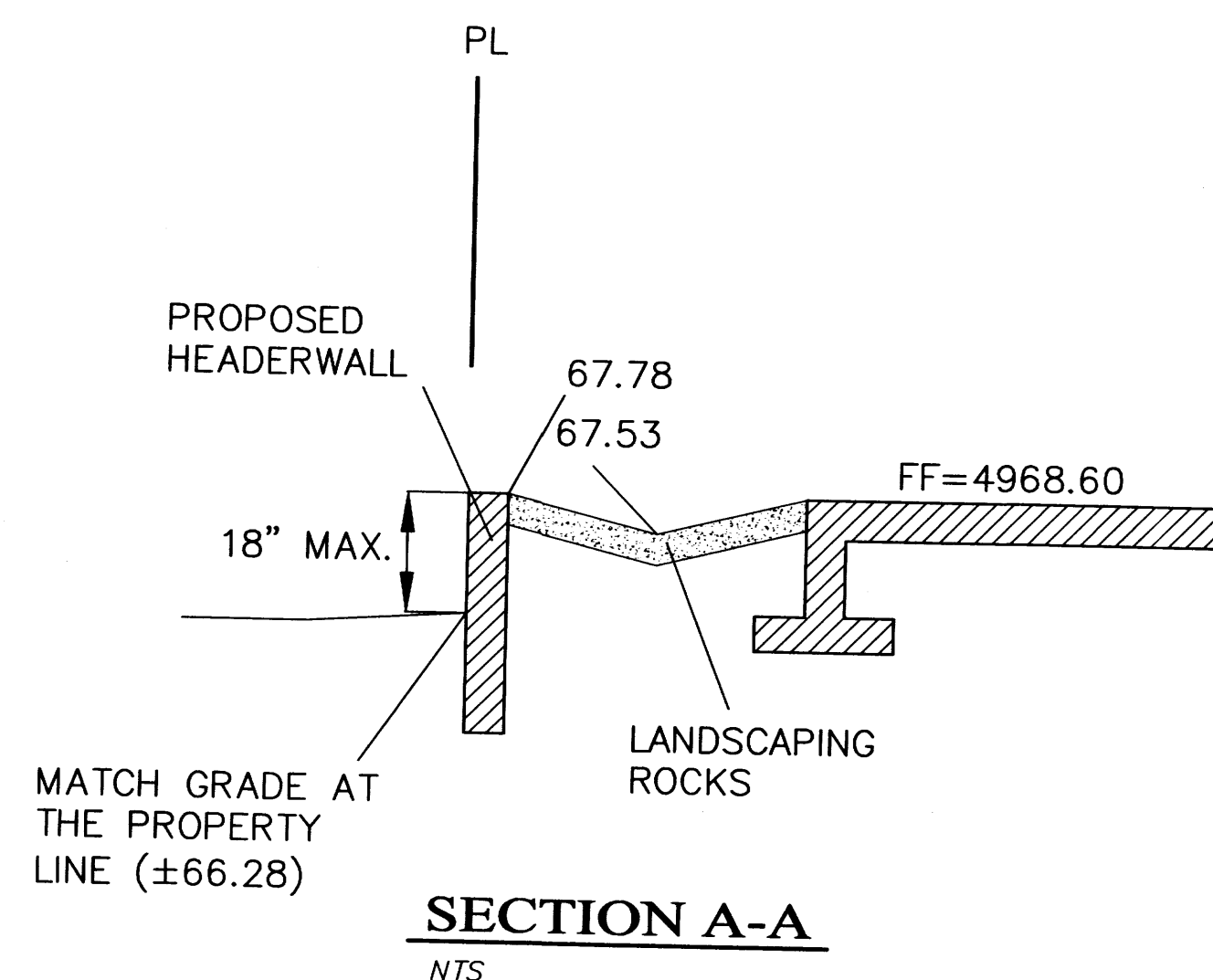
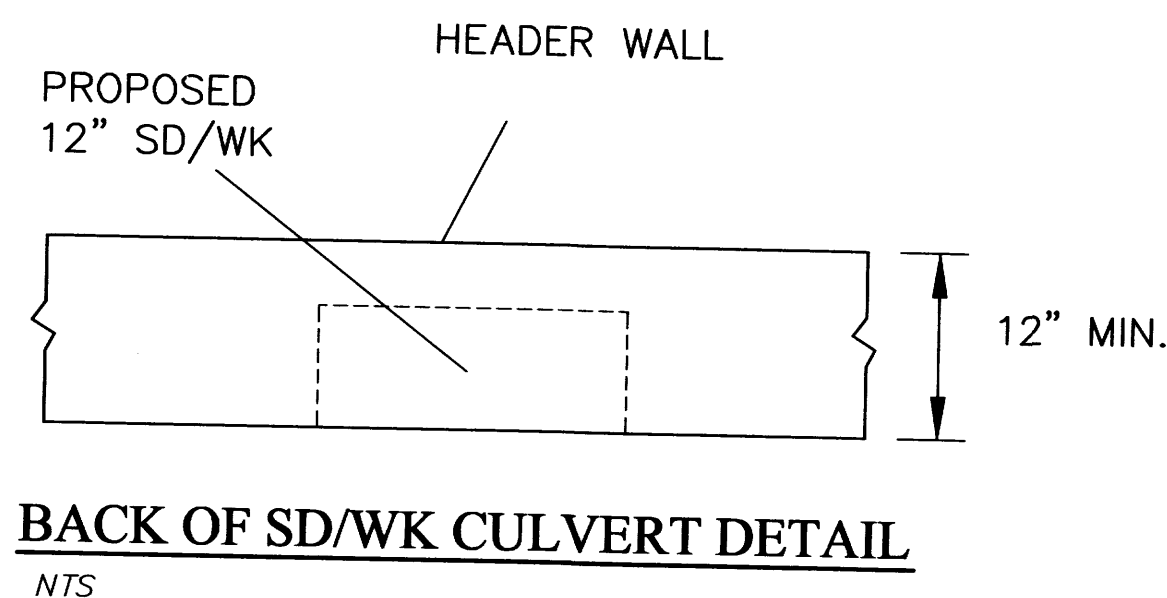
I SHAHAB BIAZAR, NMPE, OF THE ADVANCED ENGINEERING, LLC, HEREBY CERTIFY THAT PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 01/13/2009. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR Final Certificate of Occupancy.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

06/25/2010
SHAHAB BIAZAR, NMPE #13479 DATE

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.



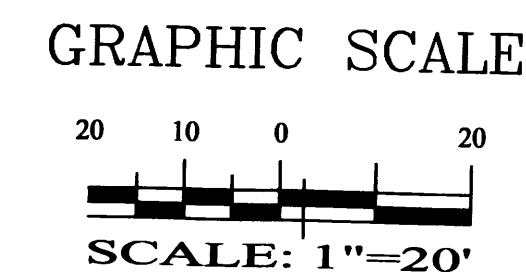
LEGAL DESCRIPTION:
LOT 5-A-1-A OF THE COLEMAN ADDITION

ADDRESS:
2801 12th N.W.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL FOR LOCATING SERVICE, 280-1990 OR "811", FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVALS	NAME	DATE
INSPECTOR		



SHAHAB BIAZAR
P.E. #13479



4416 ANAHEIM AVE. NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

16 UNIT APARTMENTS FOR AHMET TIRYAKI
GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
JOB3:200810-GR.DWG	SBB/JMT	11-18-2008	1 OF 1