

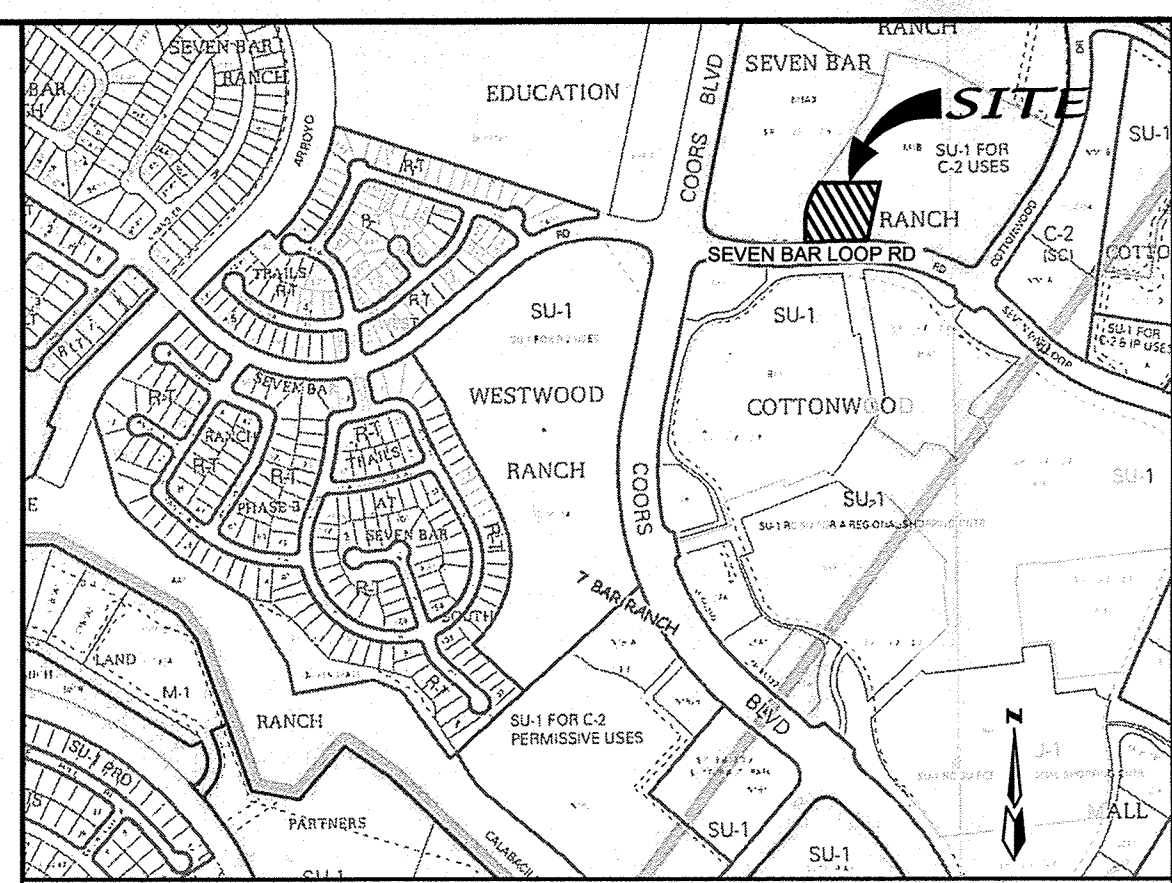
CONSTRUCTION PLANS
FOR
TACO CABANA RESTAURANT
ALBUQUERQUE, NEW MEXICO

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTIONS
CITY CONSTRUCTION ENGINEER
DATE: 4/19/2018

RECORD
DRAWING

NOTICE TO CONTRACTORS (CONTINUE)

20. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
21. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
22. CURB & GUTTER, SIDEWALKS AND DRIVE PADS SHALL MATCH THE ELEVATIONS OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
23. THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB & GUTTER AND SIDEWALK.
24. AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS. IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.



VICINITY MAP
SCALE: NONE

GENERAL NOTES

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2. 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 REVISED THROUGH UPDATE 9.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (280-1990) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
6. ALL WORK AFFECTING ARTERIAL ROADWAYS MAY REQUIRE TWENTY-FOUR HOUR CONSTRUCTION.
7. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH THERMOPLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS WAS EXISTING, OR AS INDICATED BY THIS PLAN SET.
8. 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 ENSURE 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.
9. CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAVE BEEN RECORDED.
10. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
11. 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 WELL COLLECTORS, TRANSMISSION LINES, OR 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
12. RCP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME 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.
13. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
14. ELECTRONIC MARKER DEVICE (EMD) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE AMENDMENT #9.
15. PRIVATE STREETS REQUIRE STREET NAME SIGNS, STOP SIGNS, AND ANY NECESSARY STRIPING (DEVELOPER'S RESPONSIBILITY).
16. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, CURB & GUTTER, SIGNAGE, HANDICAP RAMPS AND SIDEWALK DURING CONSTRUCTION PART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE, PER CITY OF ALBUQUERQUE STANDARDS, AT HIS OWN EXPENSE.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.
18. TWO WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHOULD NOTIFY THE TRANSIT DEPARTMENT OF ANY IMPACT THE PROPOSED PROJECT WILL HAVE ON THE TRANSIT SYSTEM SUCH AS CAUSING A DETOUR, OR CAUSE THE CLOSING OR RELOCATION OF A BUS STOP. THE CONTACT PERSON IS DOUGLAS GOFF, OFFICE PHONE IS 505-724-3137, CELL PHONE IS 505-208-0151, AND E-MAIL dgoff@cobq.gov.
19. ALL WATER AUTHORITY LINES SHALL HAVE TRACER WIRE FOR LOCATIONS.

INDEX TO DRAWINGS

SHEET NO.	SHEET NO.
1	TITLE SHEET
2-3	PLAT (FOR INFORMATION ONLY)
4	GRADING & DRAINAGE PLAN (FOR INFORMATION ONLY)
5	EROSION & SEDIMENT CONTROL PLAN (FOR INFORMATION ONLY)
6	PUBLIC WATERLINE RELOCATION

NOTE:
CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.

CAUTION:
NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. DISTURBANCE OF EXISTING UTILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P. O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2206, FAX (505) 797-9539

RECORD DRAWING
CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Mark Goodwin, NMPE 8948, of the firm Mark Goodwin & Associates, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction, and survey information provided by Timothy Albrecht, NMPS number 7719.

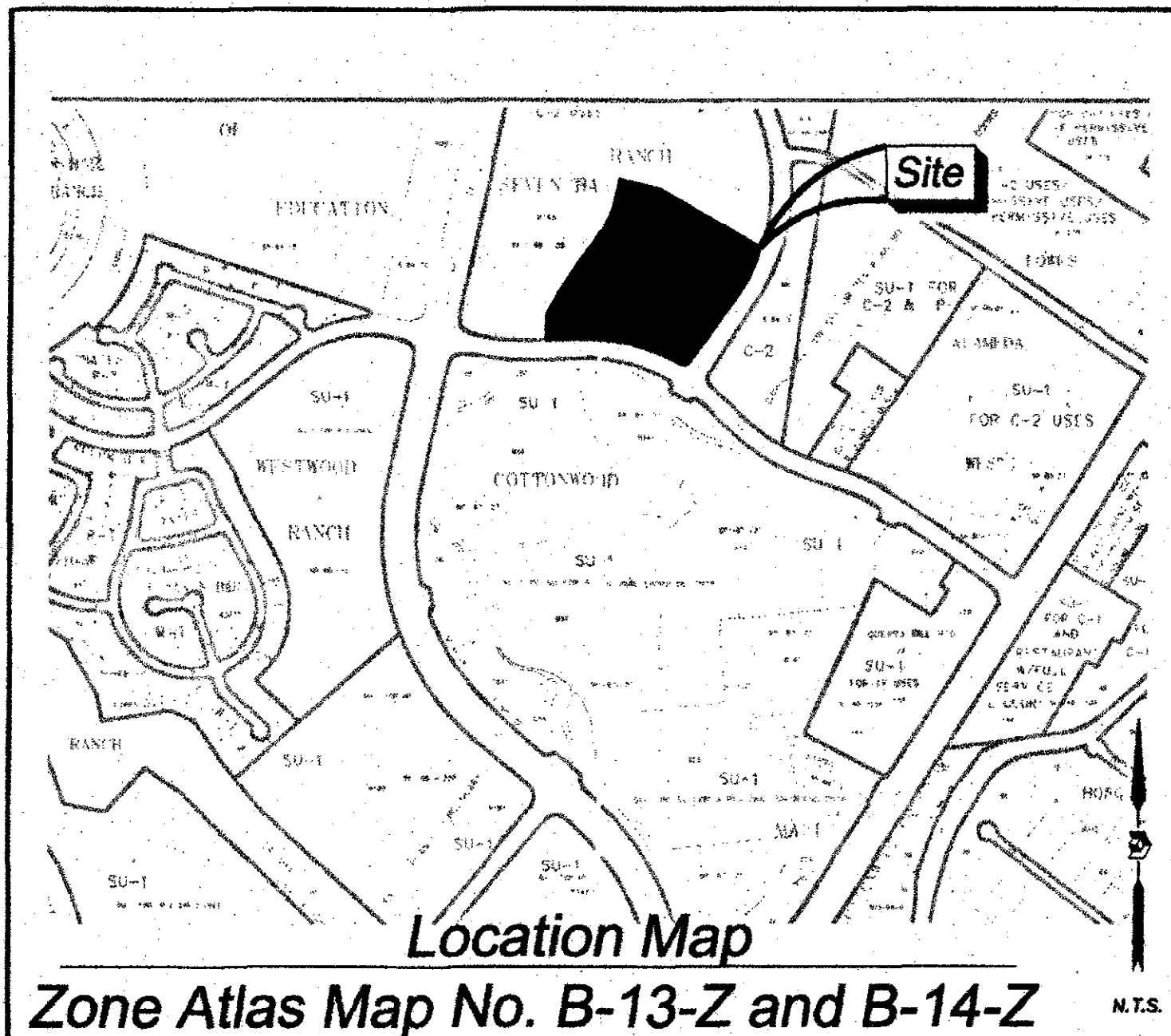
Mark Goodwin NMPE 8948 Date 2/21/18

This set of drawings is accepted for RECORD purposes by _____ on _____, 2018.



DRB NO. 1007502

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	
		DRC CHAIRMAN		James Medina		10-14-17	
		TRANSPORTATION		James Medina		10-14-17	
		WATER/WASTEWATER		James Medina		10-14-17	
		HYDROLOGY		James Medina		10-14-17	
		CIP		James Medina		10-14-17	
CONSTR. MGMT.							
CONSTR. COORD.							
CITY PROJECT NO.		304088		CITY ENGINEER		DATE	
SHEET		OF		1		6	



Subdivision Data:

ZONING:
GROSS SUBDIVISION ACREAGE: 11.2616 ACRES±
ZONE ATLAS INDEX NO.: B-14-Z AND B-14-Z
NO. OF TRACTS CREATED: 2
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: MARCH 8, 2017

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE TRACT INTO TWO NEW TRACTS, TO VACATE A PORTION OF AN EXISTING EASEMENT AND TO GRANT A NEW EASEMENT.

Notes:

- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 5, 6, 7 AND 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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 SERVICES.

C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

COORDINATE AND DIMENSION INFORMATION			
STATE PLANE ZONE	GRID/GROUND COORDINATES	TYPE	
NM-C	GRID	STANDARD	
HORIZONTAL DATUM	VERTICAL DATUM	ROTATION ANGLE	MATCHES DRAWING UNITS
NAD83	NAVD88	0° 00' 00.00"	NO
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM			
COMBINED SCALE FACTOR		BASE POINT FOR SCALING AND/OR ROTATION:	
GRID TO GROUND: 1.0003290612		N = 0.0000	
GROUND TO GRID: 0.9996791047		E = 0.000,000.0000	
		ELEVATION TRANSLATION:	
		±0.00'	NO

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 5, 6, 7, AND 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, COMPRISING OF TRACT M-B-1 SEVEN BAR RANCH, AS THE SAME IS SHOWN AND DESIGNATED OF THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 29, 1997, IN MAP BOOK 97C, PAGE 167, ON MAY 29, 1997, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NAD 1983), AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE NORTH RIGHT OF WAY LINE OF SEVEN BAR LOOP, N.W. MARKED BY A SET PK NAIL WITH WASHER "PS 11993", FROM WHENCE A TIE TO A.G.R.S. MONUMENT 10_B13 BEARS S 52°14'35" W, A DISTANCE OF 797.61 FEET;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID NORTH RIGHT OF WAY LINE N 00°02'40" E, A DISTANCE OF 82.30 FEET TO A POINT OF CURVATURE MARKED BY A FOUND PK NAIL WITH WASHER "LS 5978";

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 71.30 FEET, A RADIUS OF 182.67 FEET, A DELTA ANGLE OF 22°21'55", A CHORD BEARING OF N 11°4'10" E, AND A CHORD LENGTH OF 70.85 FEET, TO A POINT OF COMPOUND CURVATURE, MARKED BY A FOUND PK NAIL WITH WASHER "LS 5978";

THENCE ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 98.83 FEET, A RADIUS OF 419.67 FEET, A DELTA ANGLE OF 13°29'33", A CHORD BEARING OF N 29°13'56" E, AND A CHORD LENGTH OF 98.60 FEET, TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "LS 5978";

THENCE N 36°00'17" E, A DISTANCE OF 305.68 FEET TO A POINT OF CURVATURE, MARKED BY FOUND PK NAIL WITH WASHER "LS 5978";

THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 167.33 FEET, A RADIUS OF 409.79 FEET, A DELTA ANGLE OF 23°23'43", A CHORD BEARING OF N 24°23'30" E, AND A CHORD LENGTH OF 166.17 FEET, TO AN ANGLE POINT, MARKED BY A FOUND NO. 5 REBAR WITH RED PLASTIC CAP ILLEGIBLE;

THENCE N 12°39'44" E, A DISTANCE OF 98.66 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "J. TEMPLE NM";

THENCE S 77°03'23" E, A DISTANCE OF 188.54 FEET TO AN ANGLE POINT, MARKED BY A SET PK NAIL WITH WASHER "PS 11993";

THENCE S 60°18'26" E, A DISTANCE OF 541.81 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE WEST RIGHT OF WAY LINE OF COTTONWOOD DRIVE N.W., MARKED BY A FOUND NO. 5 REBAR WITH RED PLASTIC CAP (ILLEGIBLE);

THENCE ALONG SAID WEST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 244.36 FEET, A RADIUS OF 855.92 FEET, A DELTA ANGLE OF 16°21'27", A CHORD BEARING OF S 26°50'39" W, AND A CHORD LENGTH OF 243.53 FEET, TO AN ANGLE POINT, MARKED BY A FOUND PK NAIL WITH WASHER "LS 5978";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, N S 34°59'12" W, A DISTANCE OF 155.51 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 5 REBAR WITH RED PLASTIC CAP "LS 5978";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S 36°24'29" W, A DISTANCE OF 204.46 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND NO. 5 REBAR WITH RED PLASTIC CAP "LS 5978";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 49.99 FEET, A RADIUS OF 35.23 FEET, A DELTA ANGLE OF 81°4'45", A CHORD BEARING OF S 77°21'14" W, AND A CHORD LENGTH OF 45.91 FEET, TO A POINT OF REVERSE CURVATURE, LYING ON THE NORTH RIGHT OF WAY LINE OF SEVEN BAR LOOP N.W., MARKED BY A FOUND NO. 5 REBAR WITH RED PLASTIC CAP "LS 5978";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A REVERSE CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 475.62 FEET, A RADIUS OF 880.82 FEET, A DELTA ANGLE OF 30°56'18", A CHORD BEARING OF N 77°08'48" W, AND A CHORD LENGTH OF 469.86 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "LS 5978";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 87°25'39" W, A DISTANCE OF 163.17 FEET TO THE POINT OF BEGINNING, CONTAINING 11.2616 ACRES (490,557 SQUARE FEET), MORE OR LESS, NOW COMPRISING OF TRACTS M-1-B-1 AND M-1-B-2, SEVEN-BAR RANCH.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

Suzanne Russo
SUZANNE RUSSO, SR.
SR. CORPORATE COUNSEL,
HOME DEPOT U.S.A., INC.,
A DELAWARE CORPORATION

Acknowledgment

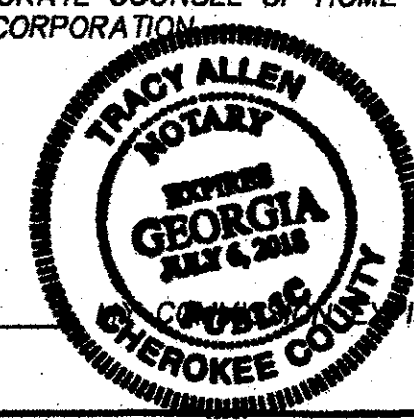
STATE OF GEORGIA }
COUNTY OF COBB } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF March 2017,
BY SUZANNE RUSSO, THE SR. CORPORATE COUNSEL OF HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION.

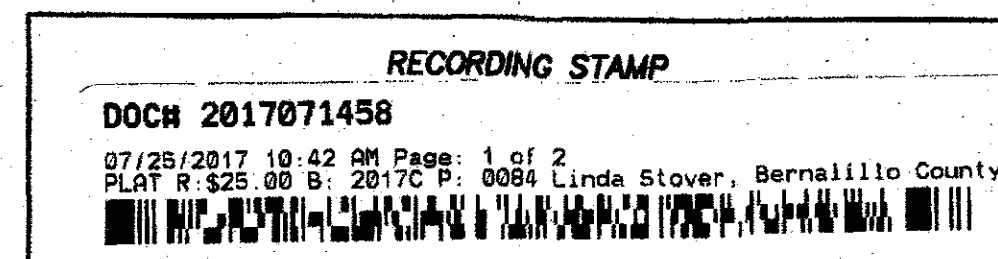
PERSONALLY KNOWN

PRODUCED IDENTIFICATION
TYPE AND # OF ID.

By Tracy Allen
NOTARY PUBLIC



WITNESSES: 7-6-18



Plat of Tracts M-1-B-1 and M-1-B-2 Seven-Bar Ranch

Town of Alameda Grant, Projected Sections 5, 6, 7 and 8
Township 11 North, Range 3 East, N.M.P.M
Albuquerque, Bernalillo County, New Mexico
March 2017

Project No. 1007502

Application No. 17DRB-70090

Utility Approvals

Lernardo Vigil 4-13-17
PNM DATE
Asi Salas 4-4-17
NEW MEXICO GAS COMPANY DATE
QWEST CORPORATION D/B/A CENTURYLINK QC 4/21/2017
DATE
COMCAST 5/2/17
DATE

City Approvals

Loew N. Riechman P.S. 3/23/17
CITY SURVEYOR DATE
Roguel M. Martinez 7/12/17
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE
Theresa Cade 07-12-17
A.B.C.W.U.A. DATE
Candace 7/12/17
PARKS AND RECREATION DEPARTMENT DATE
Lynn M. Meyer 7-12-17
AMATCA DATE
Renee Brenate 7/12/17
CITY ENGINEER DATE
Jal Ch 7-13-17
DRB CHAIRPERSON, PLANNING DEPARTMENT

TREASURER CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 1013065500548110901
PROPERTY OWNER OF RECORD:
Home Depot USA Inc
BERNALILLO COUNTY TREASURER'S OFFICE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 3/17/17
LARRY W. MEDRANO
N.M.P.S. No. 11993 DATE



PRECISION
SURVEYS, INC.

OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113

505.856.5700 PHONE
505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK
OWNER HOME DEPOT USA
SECTIONS 5, 6, 7 AND 8, TOWNSHIP 11 N, RANGE 3 E
SUBDIVISION SEVEN-BAR RANCH
UPC NO. 1013065500548110901

Sheet 2 of 6
PSI JOB NO. 179003P

CPN 304088

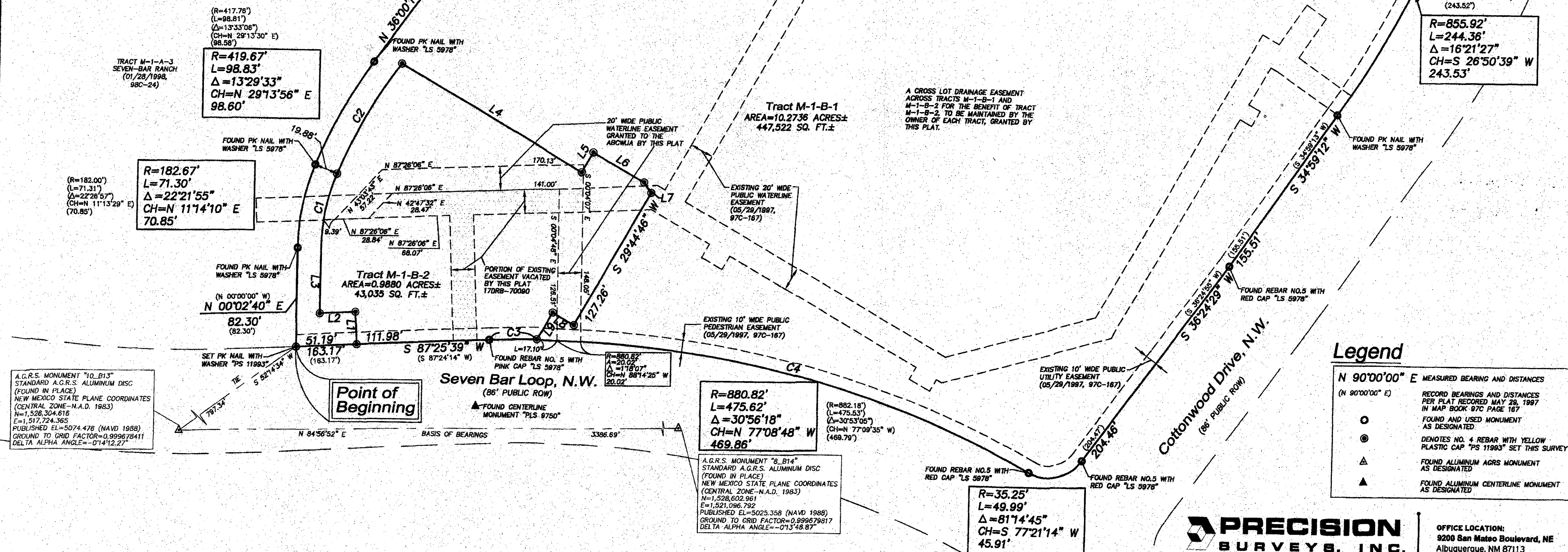
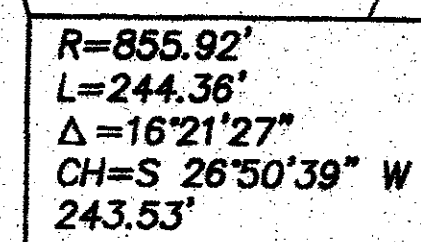
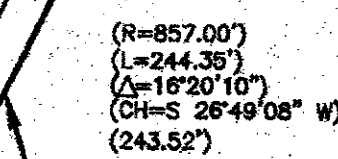
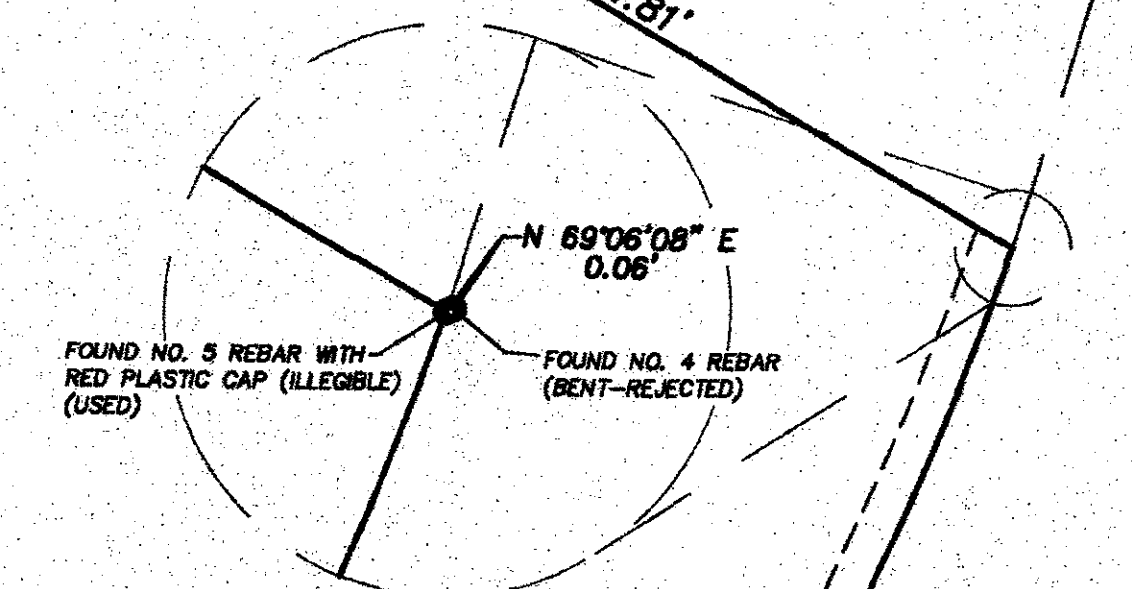
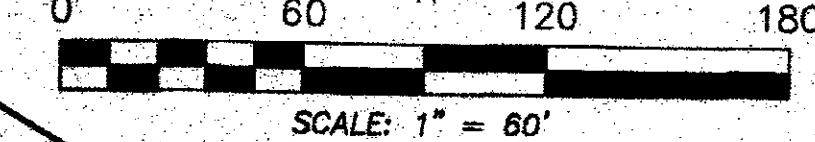
FOR INFORMATION ONLY

*Town of Alameda Grant, Projected Sections 5, 6, 7 and 8
Township 11 North, Range 3 East, N.M.P.M
Albuquerque, Bernalillo County, New Mexico
March 2017*

07/25/2017 10:42 AM Page: 2 of 2
PLAT R:\$25.00 B: 2017C P: 0084 Linda Stover, Bernalillo County

CURVE	RADIUS2	ARC LENGTH2	CHORD LENGTH2	CHORD BEARING	DELTA ANGLE
C1	162.40'	63.20'	62.80'	N 117°32' E	227°49'
C2	415.40'	108.80'	106.51'	N 30°02'08" E	14°43'51"
C3	880.83'	40.22'	40.22'	S 88°41'33" W	2°36'59"
C4	880.82'	435.26'	430.84'	N 75°50'18" W	28°18'45"

LINE	BEARING	DISTANCE
L1	N 02°35'41" W	27.19'
L2	S 87°24'19" W	29.90'
L3	N 00°03'28" W	54.56'
L4	S 60°14'28" E	176.29'
L5	N 29°51'32" E	19.00'
L6	S 60°15'31" E	49.87'
L7	S 34°47'16" E	10.69'
L8	N 60°08'24" W	20.51'
L9	S 29°44'29" W	26.90'



N 90°00'00" E MEASURED BEARING AND DISTANCES
(N 90°00'00" E)

RECORD BEARINGS AND DISTANCES
PER PLAT RECORDED MAY 23, 1997
IN MAP BOOK 87C PAGE 167

FOUND AND USED MONUMENT
AS DESIGNATED

○

②

DENOTES NO. 4 REBAR WITH YELLOW
PLASTIC CAP "PS 11963" SET THIS SURVEY

▲

FOUND ALUMINUM AGRS MONUMENT
AS DESIGNATED

▲

FOUND ALUMINUM CENTERLINE MONUMENT
AS DESIGNATED



PRECISION
SURVEYS, INC.

OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113

505.856.5700 PHONE
505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK
OWNER HOME DEPOT USA
SECTIONS 5, 6, 7 AND 8, TOWNSHIP 11 N, RANGE 3 E,
SUBDIVISION SEVEN-BAR RANCH
UPC NO. 1013065500548110901

Sheet 3 of 6
PSI JOB NO. 179003P

GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. HOME DEPOT SPECIFICATIONS SHALL BE USED FOR ALL WORK ABUTTING CARVE OUT PARCEL.

DRAINAGE NOTES

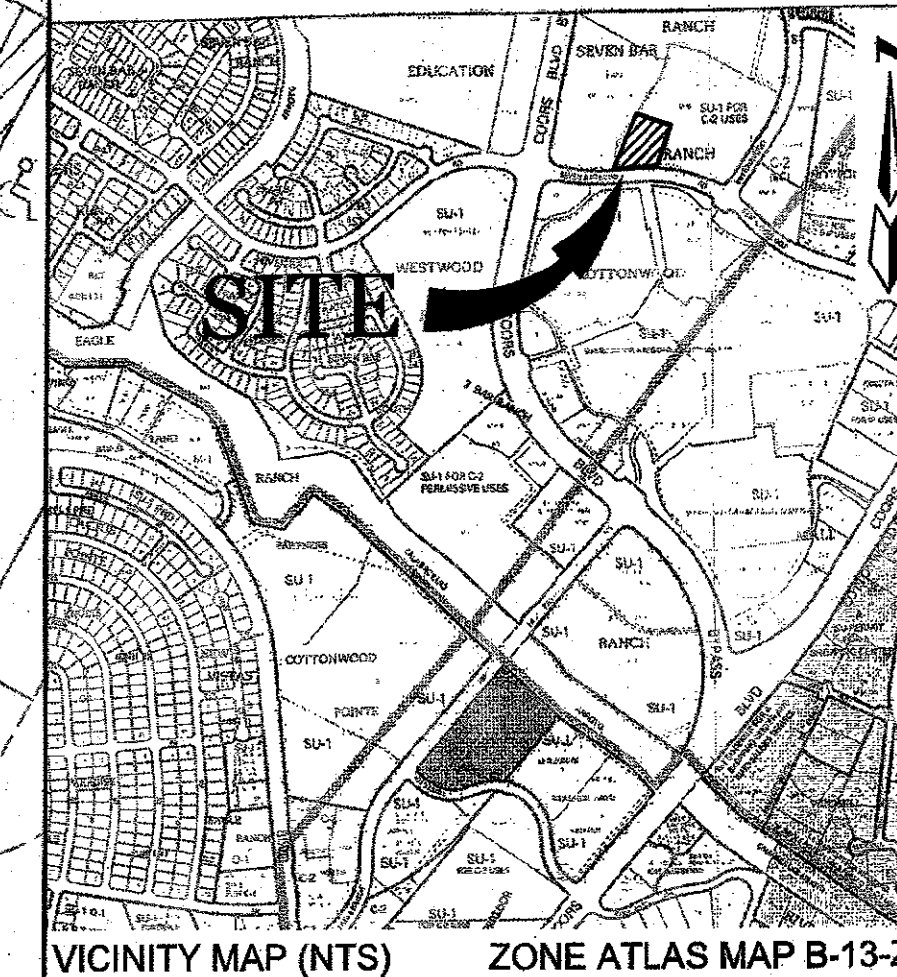
1. PROJECT ENTAILS CONSTRUCTING A NEW BUILDING, PARKING LOT AND LANDSCAPING OVER AN EXISTING PARKING LOT.
2. EXISTING DRAINAGE PATTERN IS SHEET FLOW TO AN EXISTING DETENTION POND ON THE NORTH SIDE OF THE EXISTING HOME DEPOT.
3. EXISTING IMPERVIOUS AREA = 90%
PROPOSED IMPERVIOUS AREA = 85%

THERE WILL BE A DECREASE IN RUN-OFF TO THE EXISTING POND
4. ALL LANDSCAPING AREAS ARE TO BE DEPRESSURED BY 6".
5. SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN.

FIRST FLUSH CALCULATIONS

IMPERVIOUS AREA = 37,537.92 SF
FIRST FLUSH VOLUME REQUIRED = $(1A)(0.34)(1/12) = 35,986 \text{ SF}(0.34)(1/12) = 1019.6 \text{ CF}$
LANDSCAPED AREA = 5,145.4 SF
FIRST FLUSH VOLUME PROVIDED = $(LA)(1/2) = (5,145 \text{ SF})(1/2) = 508.8 \text{ CF}$

RIM=5056.31



LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 7, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING TRACT M-1-B, SEVEN BAR RANCH.

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING CATCH BASIN/DROP INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING SPRINKLER CONTROL VALVE
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC PEDESTAL
- EXISTING TELEPHONE/FIBER OPTIC MANHOLE
- EXISTING TELEPHONE/FIBER OPTIC PEDESTAL
- EXISTING TELEPHONE/FIBER OPTIC MARKER-UG
- EXISTING CABLE TV PEDESTAL
- EXISTING LIGHT POLE
- EXISTING TRAFFIC SIGNAL PULLBOX
- EXISTING UTILITY PULLBOX
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- NEW SWALE
- FF=58.00 NEW FINISHED FLOOR ELEVATION
- NEW TOP OF CURB ELEVATION
- NEW FLOWLINE ELEVATION
- NEW SPOT ELEVATIONS
- NEW FLOW DIRECTION

AS THE ENGINEER OF RECORD, I HEREBY CERTIFY THAT THE TACO CABANA SITE WILL NOT INCREASE THE STORMWATER RUNOFF INTO THE EXISTING STORMWATER SYSTEM.

MARK GOODWIN, N.M.P.E. #8948 DATE



MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90806
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9539



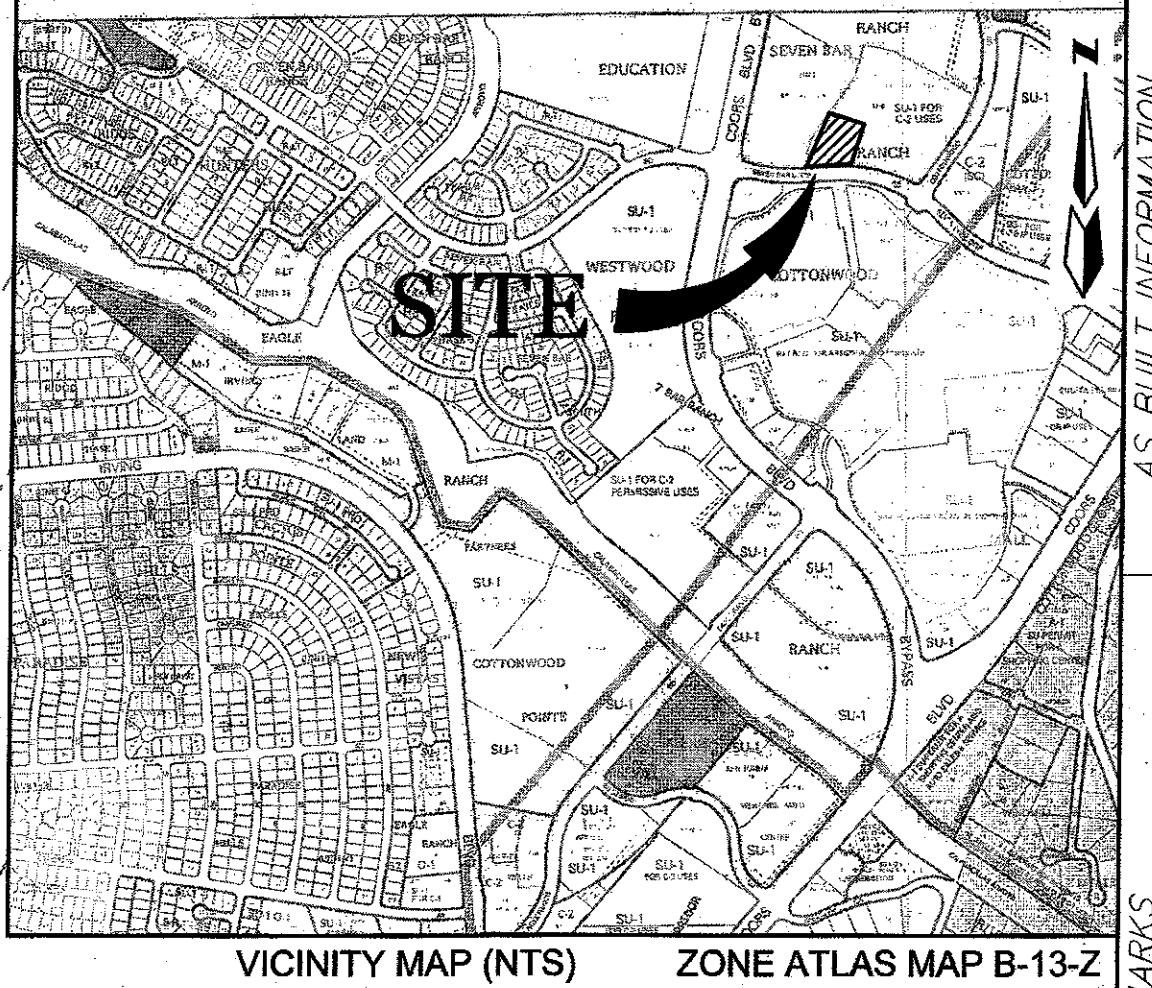
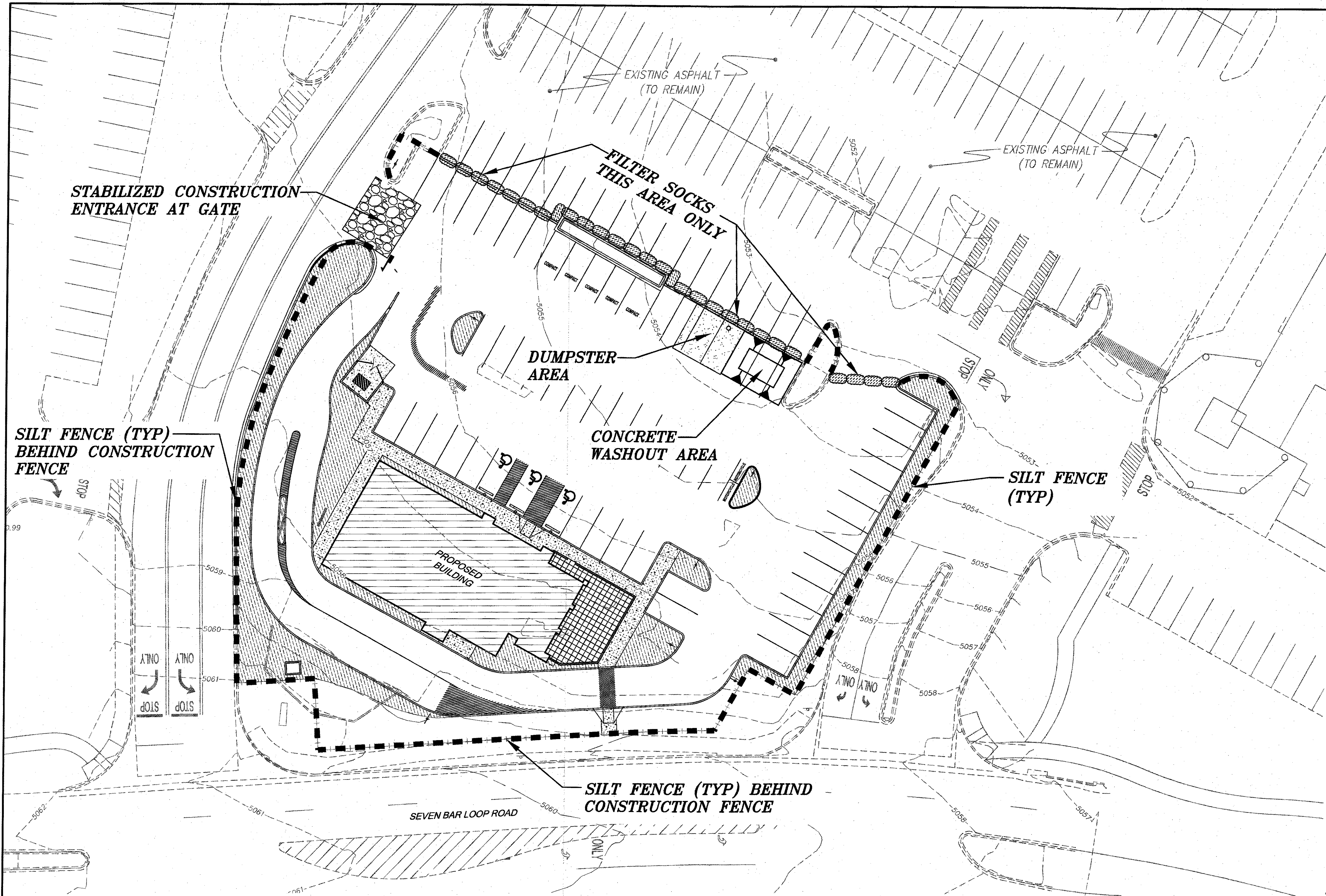
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: TACO CABANA @ COTTONWOOD
GRADING & DRAINAGE PLAN

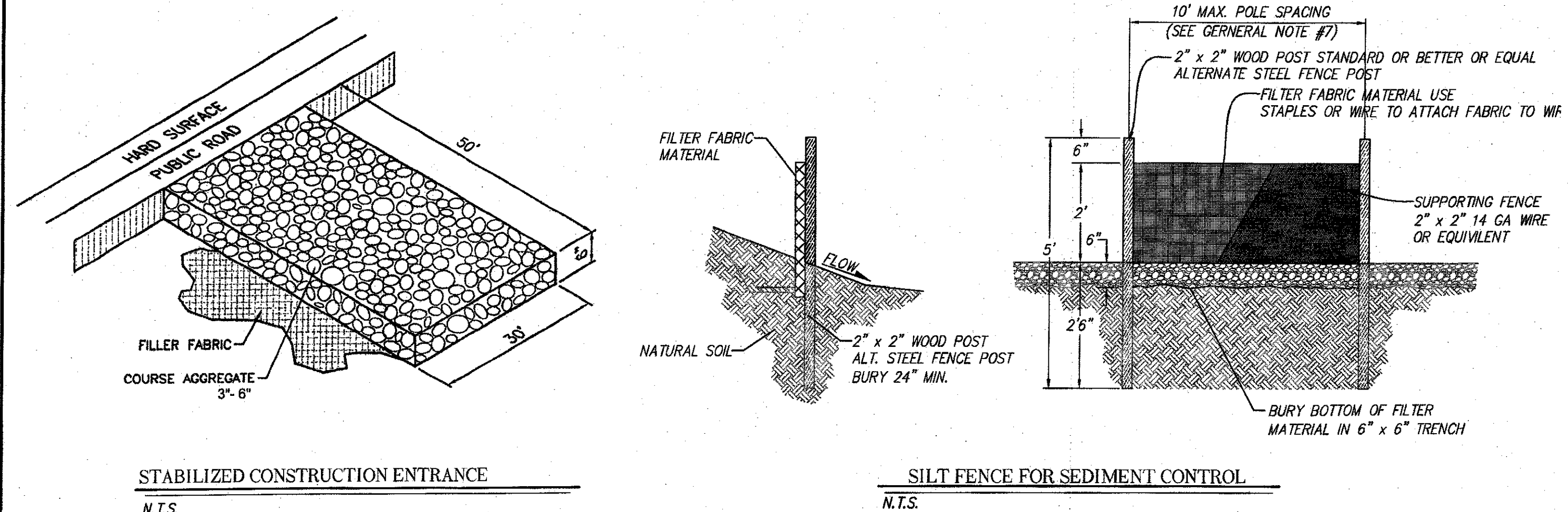
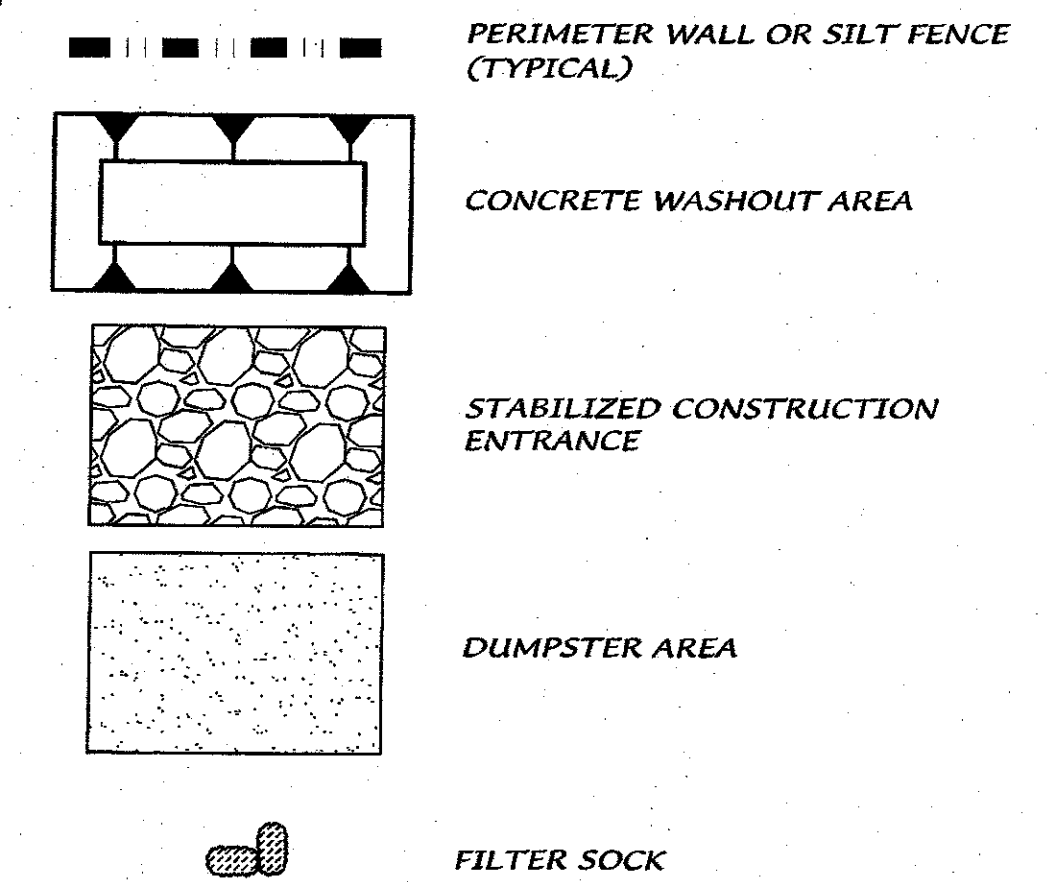
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
	NOV 03 2017		
	CITY ENGINEER		
CITY PROJECT NO. 304088	ZONE MAP NO. B-13-Z	SHEET 4 of 6	

F:\A15\JOBS\A16041 Home Depot Property\GRADE & DRAIN\A16041_G&D-TACO CABANA.dwg, Last saved by: Wbarr, 6/5/17

FOR INFORMATION ONLY

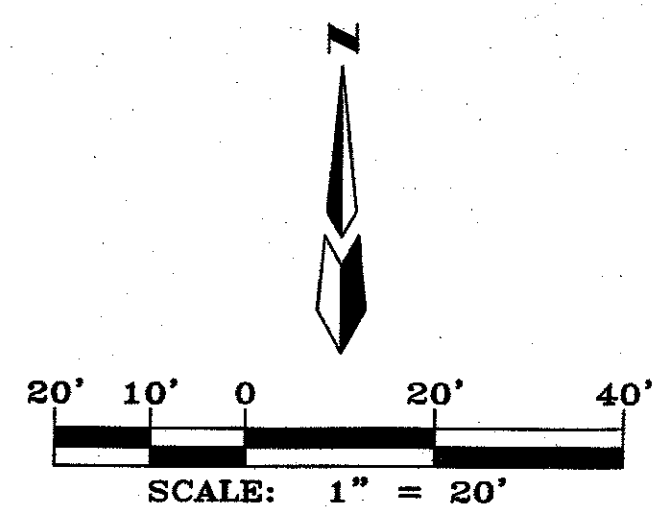


LEGEND



GENERAL NOTES

1. WHEN DOING WORK IN THE CITY ROW (SIDEWALKS, DRIVE PADS, UTILITIES) PREVENT DIRT FROM GETTING INTO THE STREET. IF DIRT IS PRESENT IN THE STREET, THE STREET SHOULD BE SWEEPED EVERY FEW DAYS OR THE SAME DAY IF RAIN IS IMMINENT. ANY TEMPORARY DIRT PILE SHALL BE PLACED ON THE UPSTREAM SIDE OF THE TRENCH.
2. ALL SOIL DISTURBED DURING UTILITY TRENCHING SHOULD BE PLACED ON THE UPSTREAM SIDE OF THE STREET CUT AND THE AREA SWEEPED AFTER THE WORK IS COMPLETED.
3. HAY BALES ARE NOT TO BE USED.
4. SAND BAGS OR GRAVEL BAGS ARE NOT TO BE USED.
5. CONTRACTOR TO CONTACT ONE-CALL AT (505) 260-1990, PRIOR TO BEGINNING CONSTRUCTION.
6. HOME DEPOT SPECIFICATIONS SHALL BE USED FOR ANY WORK ADJACENT TO CARVE OUT PARCEL.
7. MAXIMUM POLE SPACING FOR SILT FENCE SHALL BE 10 FEET EXCEPT AT OUTFALL LOCATIONS WHERE MAXIMUM POLE SPACING SHALL BE 6 FEET.



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	WORK BY	DATE	FIELD NOTES	NO.	REMARKS	NO.
ASBIS Aluminum Cap stamped "10-B13 2004"		From the intersection of Coors Blvd By-Pass & Ellison Drive NW					
INSPECTED BY	DATE	INSPECTED BY	DATE				
ACCEPTANCE BY	DATE	ACCEPTANCE BY	DATE				
DRAWN BY	DATE	DRAWN BY	DATE				
CHECKED BY	DATE	CHECKED BY	DATE				
MICRO-FILM INFORMATION							
RECORDED BY							
NO.							

NO.	DATE	REVISIONS	DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE
			DMG	04/17	DMG	04/17		
			DER	04/17	DER	04/17		

<p>MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 OFFICE (505) 828-2200, FAX (505) 797-9539</p>	
<p>CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT</p>	
<p>TITLE: TACO CABANA @ COTTONWOOD EROSION PLAN</p>	
<p>DESIGN REVIEW COMMITTEE</p> <p>APPROVED</p> <p>OCT 17 2017</p> <p>DESIGN REVIEW COMMITTEE</p>	<p>CITY ENGINEER APPROVAL</p> <p>NOV 03 2017</p> <p>CITY ENGINEER</p>
<p>MO./DAY/YR.</p>	<p>MO./DAY/YR.</p>
<p>LAST DESIGN UPDATE</p>	<p>LAST DESIGN UPDATE</p>
<p>CITY PROJECT NO. 304088</p>	<p>ZONE MAP NO. B-13-Z</p>
<p>SHEET 5 of 6</p>	

