CONSTRUCTION PLANS FOR STARBUCKS ON TRAMWAY INFRASTRUCTURE IMPROVEMENTS CITY OF ALBUQUERQUE, NEW MEXICO NOVEMBER, 2023

PROJECT# PR-2023-008778 WATER AND SEWER AVAILABILITY STATEMENT #230609

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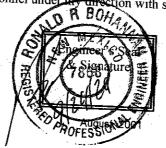
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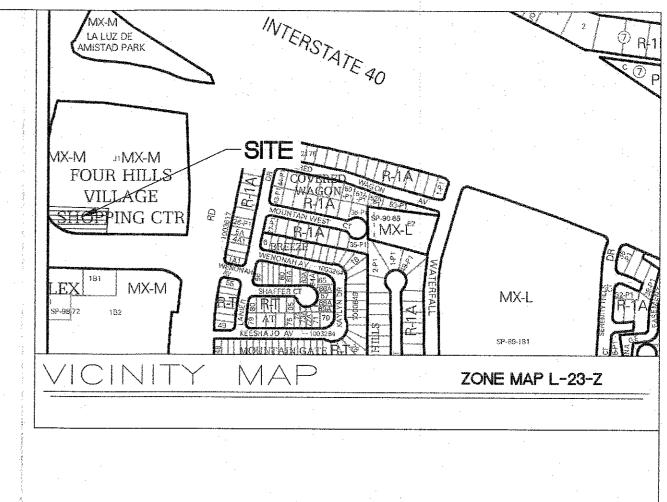
INDEX TO DRAWINGS

1. TITLE SHEET GENERAL NOTES 3. PLAT (FOR REFERENCE ONLY) PLAT (FOR REFERENCE ONLY) PLAT (FOR REFERENCE ONLY) MASTER UTILITY PLAN (FOR REFERENCE ONLY) TRAMWAY BLVD DEMO PLAN TRAMWAY BLVD PAVING IMPROVEMENTS PLAN TRAMWAY BLVD STRIPING PLAN 10. UTILITY IMPROVEMENTS PLAN

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS (ABCWUA)

I, Ronald R. Bohannan, of the firm of Tierra West LLC, 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 asapproved by the City Engineer and that the original design ment of the approved plans has been men, except the next of the built construction drawings. This Certification is based on site inspections by me or personnel under my direction with survey information provided by Lenore Armijo. NMPS number 15511





APPROVED RECORD DRAWINGS						
Tim Sims						
Hart Design & Construction, Inc.						
David Bishop						
9/26/2024						

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GENERAL NOTES

 ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION THROUGH UPDATE NO. 01, AND WILL BE REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS".

2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

3. CONTRACTOR SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

4. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.

5. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION ENGINEER (OR PROJECT MANAGER) NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. ONLY THE CITY SURVEYOR SHALL REPLACE SURVEY MONUMENTS. 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 STANDARD SPECIFICATIONS SECTION 4.4.

6. EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL THEN EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. CONTRACTOR SHALL THEN COORDINATE RELOCATION OF UTILITY LINES WITH UTILITY COMPANIES AS REQUIRED. ANY DAMAGE CAUSED BY FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY EXISTING UTILITIES IS THE FULL RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS BUILT" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.

8. CONTRACTOR SHALL ASSUME FINANCIAL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT. PAVEMENT MARKINGS, SIGNAGE, CURB AND GUTTER, HANDICAP RAMPS. AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED ON THE PLANS, AND SHALL REPAIR OR REPLACE, PER THE STANDARD SPECIFICATIONS, ANY SUCH DAMAGE.

9. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

10. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY AND OTHER JURISDICTIONAL AUTHORITIES WHERE APPLICABLE.

11. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS SHOWN ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY SUCH COSTS INCURRED.

12. REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

WATER AND SEWER

1. ALL WORK REGARDING PUBLIC WATER AND PUBLIC SANITARY SEWER INFRASTRUCTURE DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, BE CONSTRUCTED IN ACCORDANCE WITH WATER AUTHORITY STANDARD SPECIFICATIONS. PLANS SHALL FOLLOW THE MOST CURRENT UPDATE WHICH CAN BE FOUND ONLINE AT http://www.abcwua.org/For_Builders.aspx

2. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. EXISTING VALVES AND MANHOLES SHALL NOT BE BURIED OR PAVED OVER BUT RIMS SHALL BE ADJUSTED TO MATCH NEW GRADE PER COA STANDARD DRAWINGS 2460 AND 2461.

3. NON-RESIDENTIAL USERS SHALL COORDINATE WITH THE WATER AUTHORITY PRETREATMENT ENGINEER TO ENSURE THE PROPER IMPROVEMENTS ARE IN PLACE FOR THE DEVELOPMENT FOR DISCHARGE INTO THE PUBLIC SANITARY SEWER COLLECTION SYSTEM.

4. NON-RESIDENTIAL USERS SHALL COORDINATE WITH THE WATER AUTHORITY CROSS CONNECTION SECTION TO ENSURE THE PROPER IMPROVEMENTS ARE IN PLACE FOR THE TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE FOR THE WATER SYSTEM.

5. MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.

6. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT HTTP: //ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX

7. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900: DR18 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6"-48"),

8. ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. THE JOINT RESTRAINT REQUIREMENTS SHOULD BE DELINEATED WITHIN A JOINT RESTRAINT TABLE.

9. ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING. EXCEPT WHEN PROFILED WITHIN A PROPOSED OR EXISTING STREET, WHERE STREET STATIONING SHALL GOVERN.

10. ALL PROPOSED SANITARY SEWER SLOPES SHALL BE VERIFIED DURING CONSTRUCTION TO MEET THE APPROVED DESIGN. AS-BUILT SLOPES SHALL BE RECORDED FOR EACH LINE SEGMENT.

11. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2465.

12. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO ABCWUA SPECIFICATIONS. THE CONTRACTOR SHALL INSTALL A 4" X 4" X5' POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.

13. TRACER WIRE SHALL BE INCLUDED FOR ALL PUBLIC WATER AND SEWER MAINS AND FOR WATER SERVICES IN ACCORDANCE WITH WATER AUTHORITY DETAILS.

14. CONTRACTOR SHALL PROVIDE THE PROPOSED HYDRO TESTING PLANS TO THE WUA INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.

15. AT UTILITY CROSSINGS, WHERE LESS THAN 18" OF VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROPOSED, LEAN FILL CONSTRUCTION (PER SECTION 207 OF THE STANDARD SPECIFICATIONS) SHALL BE USED TO PROTECT THE WATER OR SEWER LINE. LEAN FILL SHALL EXTEND A PERPENDICULAR DISTANCE OF 5 FEET ON EACH SIDE OF THE STORM PIPE OR STRUCTURE.

16. ALL WATER AND SANITARY SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED UTILIZING MATERIALS LISTED IN THE APPROVED PRODUCTS LIST AND BE CONSTRUCTED PER THE MOST CURRENT WATER AUTHORITY STANDARD DETAILS AND SPECIFICATIONS. MATERIAL SUBMITTALS SHALL BE PROVIDED PRIOR TO CONSTRUCTION FOR THE WATER AUTHORITY ENGINEER TO REVIEW PRIOR TO THE START OF CONSTRUCTION. INFORMATION CAN BE FOUND AT HTTP: //WWW.ABCWUA.ORG/FOR_BUILDERS.ASPX

TRANSPORTATION

1. ANY STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH THERMO-PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.

2. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.

3. 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.

4. CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE LINE AND GRADE OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.

5. THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.

6. CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.

7. 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.

8. CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING AND REPLACING CURB AND GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED; REFER TO C.O.A. STANDARD DRAWING # 2465 WITH THE APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.

HYDROLOGY

1. ALL STORM DRAINS SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED ON THE PLANS.

2. RCP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATION. 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 AND WITH CITY APPROVAL.

OTHER COMMON NOTES

1. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.

WHEN DISTURBING MORE THAN 34 ACRES, CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

3. IN ADVANCE OF CONSTRUCTION, CONTRACTOR SHALL DETERMINE IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF CONTRACTOR.

4. PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.

5. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING. UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.

6. CONTRACTOR IS TO SUPPORT, PROTECT, AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED AT A MAXIMUM SPACING OF FIFTEEN (15) FEET. CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.

7. CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS TO PREVENT ANY EXCAVATED MATERIAL BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.

8. CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC.

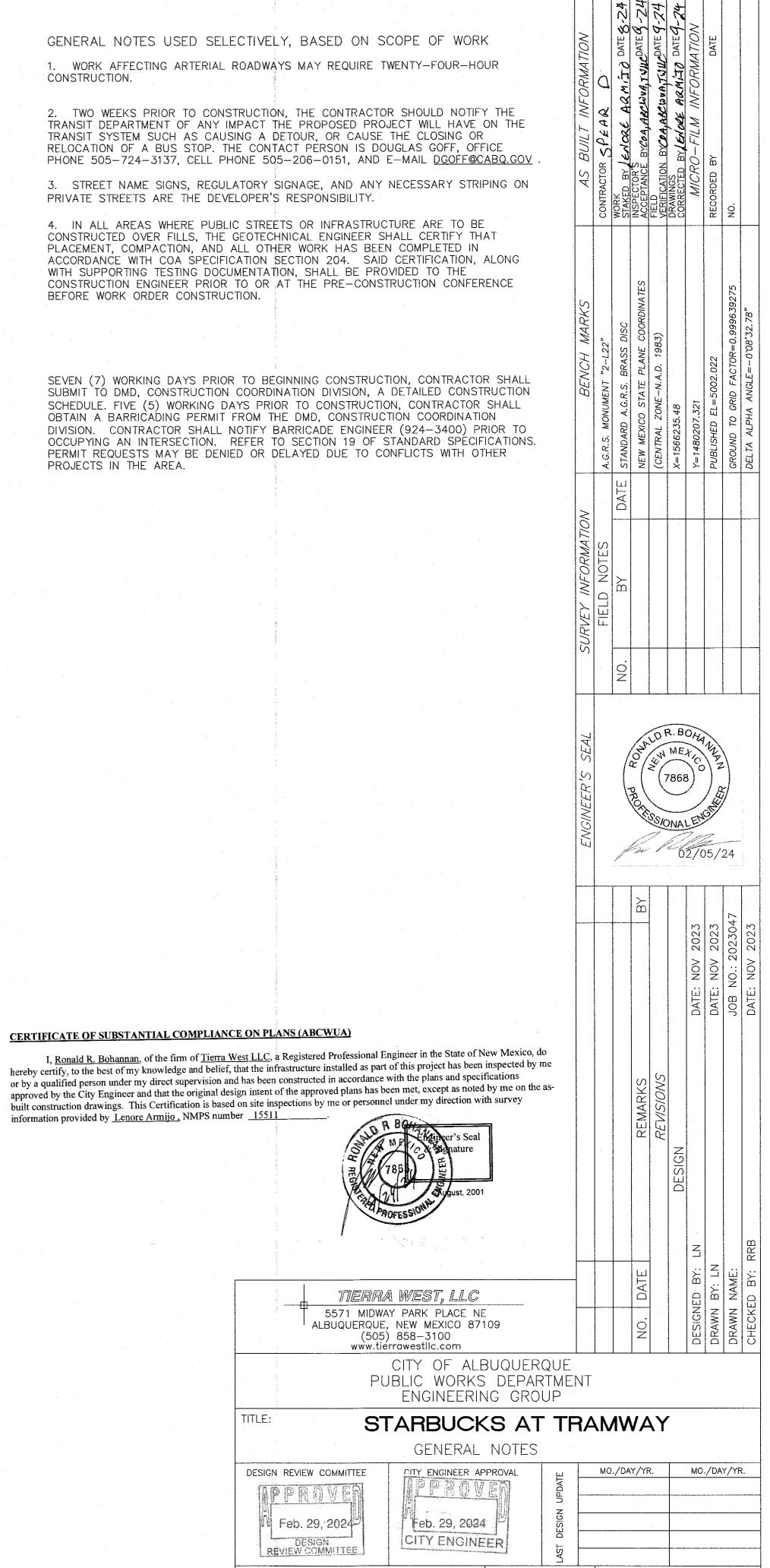
9. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.

10. DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL SHALL BE ARRANGED BY THE CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS. NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE FOR COSTS ASSOCIATED WITH OBTAINING A DISPOSAL SITE AND HAUL THERETO.

11. IF CULTURAL RESOURCES, SUCH AS HISTORIC OR PREHISTORIC ARTIFACTS. OR HUMAN REMAINS ARE DISCOVERED DURING EXCAVATION OR CONSTRUCTION, WORK SHALL CEASE AND THE CONSTRUCTION ENGINEER SHALL NOTIFY THE COUNTY OFFICE OF THE MEDICAL EXAMINER AT (505) 272-3053. IF THE MEDICAL EXAMINER DETERMINES THAT HUMAN REMAINS ARE NOT PRESENT, THE CONSTRUCTION ENGINEER SHALL NOTIFY THE STATE HISTORIC PRESERVATION OFFICER (SHPO) AT 827-6320.

12. IF DISTURBING PCC PAVEMENT FOR ART LANES: CONTRACTOR SHALL CONTACT ABQ TRANSIT DEPARTMENT AT LEAST TWO WEEKS PRIOR TO DISTURBING THE PCC PAVEMENT ASSOCIATED WITH THE ART LANES. CONTACT INFO: ROLANDO SUAREZ, PH. 505.205.3444 (RSUAREZ@CABQ.GOV) OR SHAUN GIBSON, PH. 505.250.5269 (SGIBSON@CABQ.GOV).

Record Drawing



CITY PROJECT NO.

334081

SHEET

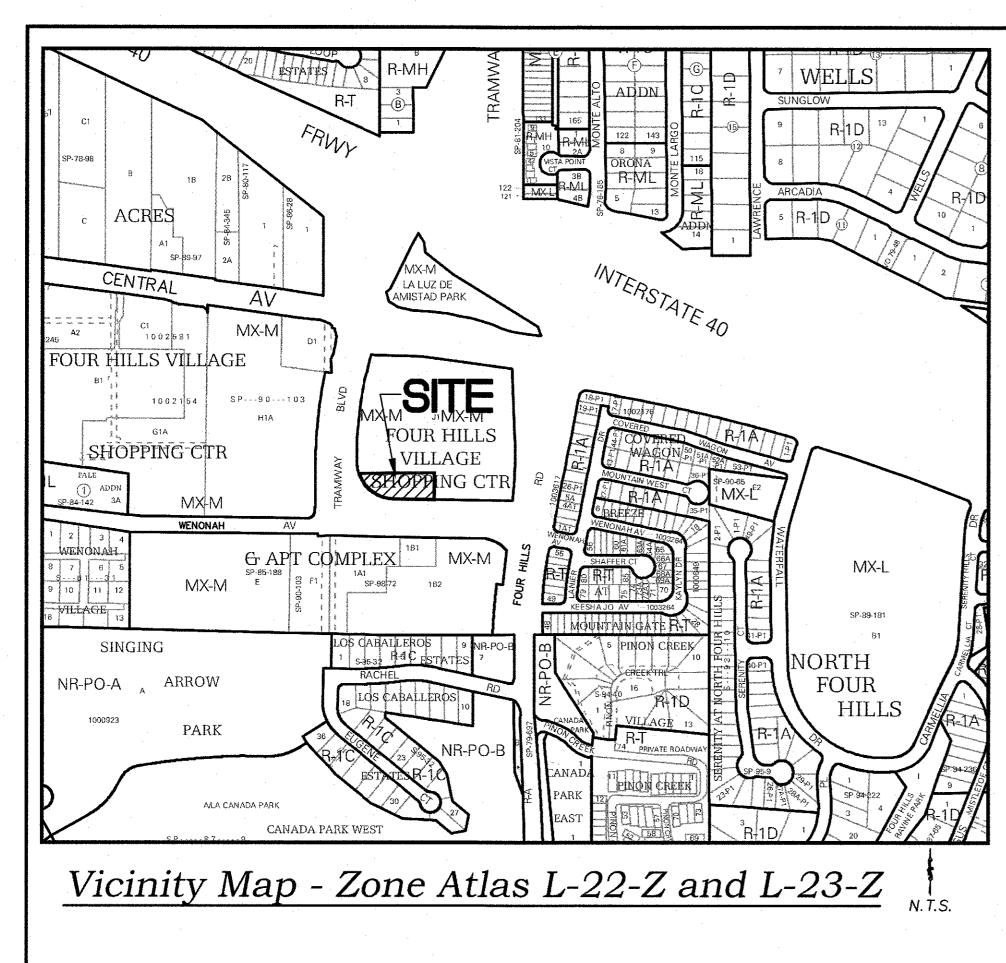
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Documents

- 1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000133405 AND AN EFFECTIVE DATE OF JANUARY 13, 2023.
- 2. PLAT OF RECORD FOR FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 31, 1990 IN VOLUME 90C, FOLIO 138.
- 3. SPECIAL WARRANTY DEED WITH DECLARATION OF USE RESTRICTION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 30, 1993, BOOK 93-34, PAGE 4145-4150, AS DOCUMENT NO. 1993135556

Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

REPRESENTATIVE, TITLE SMITH'S FOOD AND DRUG CENTERS, INC.	DATE
STATE OF NEW MEXICO	
COUNTY OF	
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON BY: REPRESENTATIVE, TITLE, SMITH'S FOOD AND DRUG	, 20 CENTERS, INC.
BY: NOTARY PUBLIC	
MY COMMISSION EXPIRES	· · · · · · · · · · · · · · · · · · ·

Indexing Information

Sections 26 and 27, Township 10 North, Range 4 East, N.M.P.M. Subdivision: Four Hills Village Shopping Center and Apartment Complex Owner: Smith's Food and Drug Centers, Inc. UPC #: 102305602134521316

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: _____102305602134521316____

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Subdivision Data

GROSS ACREAGE.8.3349 ACRESZONE ATLAS PAGE NO.L-23-ZNUMBER OF EXISTING LOTS.1NUMBER OF LOTS CREATED.2MILES OF FULL-WIDTH STREETS.0.0000 MILESMILES OF HALF-WIDTH STREETS.0.0000 MILESRIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.0.0000 ACRESDATE OF SURVEY.JANUARY 2023

Notes

- 1. FIELD SURVEY PERFORMED IN JANUARY 2023.
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Legal Description

TRACT J-1 OF THE PLAT ENTITLED "REPLAT OF TRACTS F, H-1, J, AND UNPLATTED LAND, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX, ALBUQUERQUE, NEW MEXICO" AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 31, 1990 IN VOLUME 90C, FOLIO 138; BUT EXCEPTING THEREFROM THAT PORTION OF TRACT F-1 WHICH WAS SHOWN AS PORTION OF WENONAH AVENUE, S.E. AND TRAMWAY BLVD., S.E., ON THE PLATS RECORDED IN MAP BOOK C27, FOLIO 22 AND MAP BOOK C31, FOLIO 63.

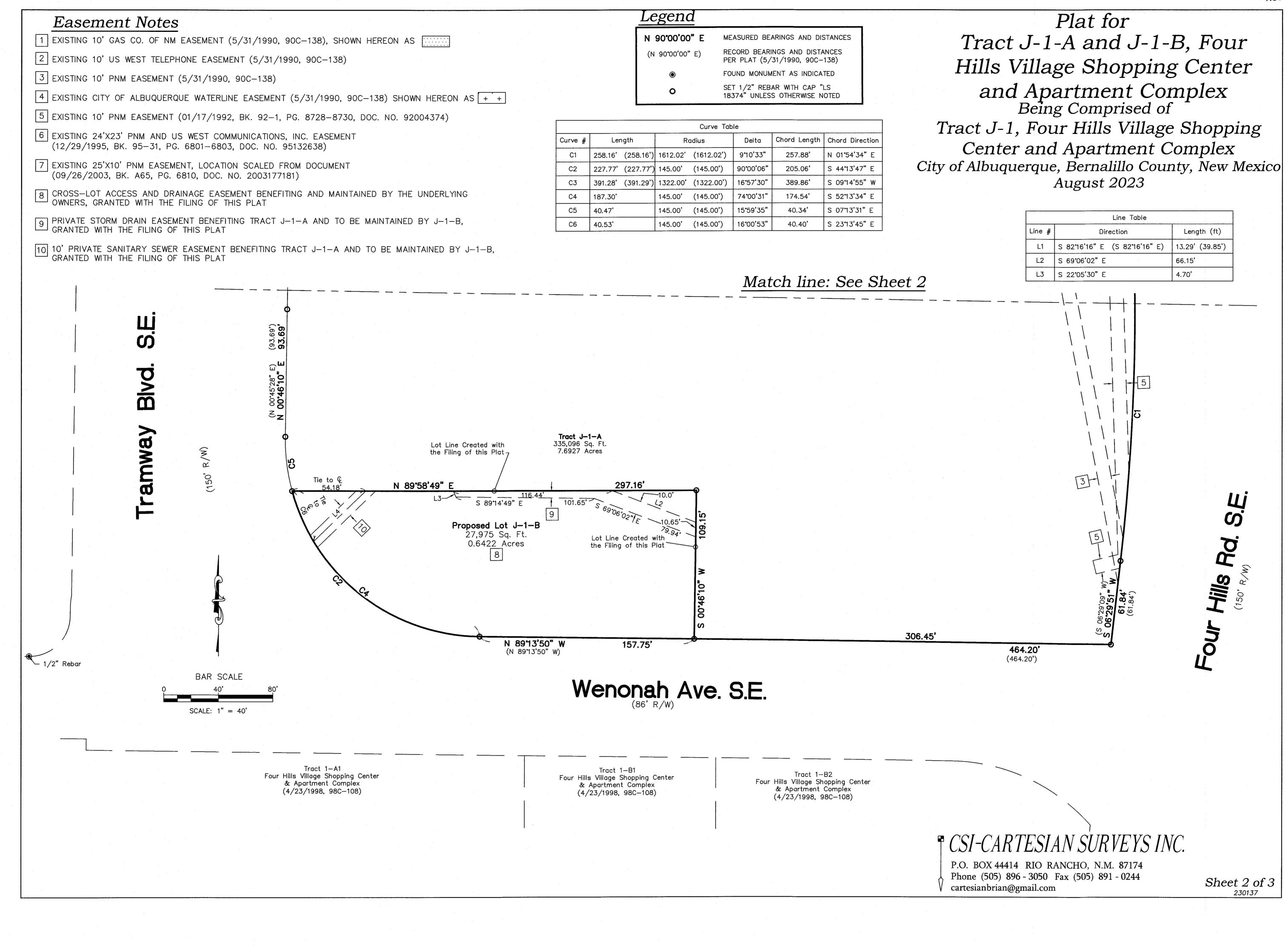
Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0378G, DATED SEPTEMBER 26, 2008.

Solar Collection Note

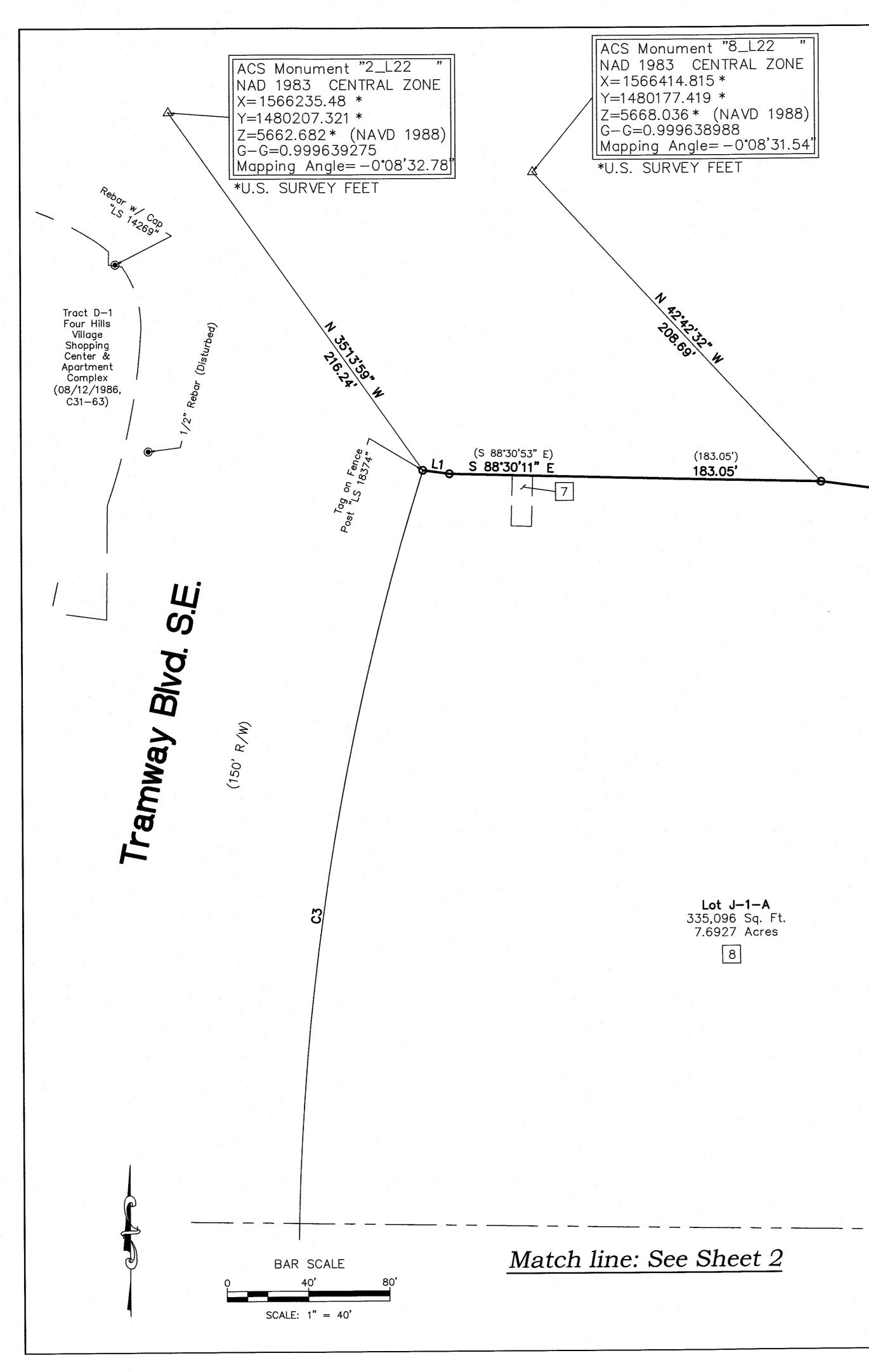
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL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

FOR REFERENCE ONLY	Record Drawing
Plat for	
Tract J-1-A and J-	-1-B, Four
Hills Village Shopp	oing Center
and Apartment (Being Comprised	Complex
Tract J-1, Four Hills Vill Center and Apartmer	
City of Albuquerque, Bernalillo (± 1
August 2023	
Project Number:	PR-2023-008778
<u>Application Number:</u> Plat Approvals:	<u>SD-2023-</u>
<u>1 lat rippi ovals.</u>	
PNM Electric Services	1999 salah unida wanda danar ulara unan unan unan unan antar unan artir -unan antar unan unan unan unan unan u
Qwest Corp. d/b/a CenturyLink QC	
New Mexico Gas Company	;
Comcast	
City Approvals:	• • •
City Surveyor	
Traffic Engineer, Transportation Division	
ABCWUA	
Parks and Recreation Department	
AMAFCA	99999 Alanda valanda Hillin Balanda Balanda Harlah Halanda dahlah tandagi dahlah birdini bandan adalam menang melangi dahan menang menang
Hydrology	
Code Enforcement	
Planning Department	
City Engineer	
Surveyor's Certificate	
I, BRIAN J. MARTINEZ, A REGISTERED PROFESUNDER THE LAWS OF THE STATE OF NEW ME THAT THIS PLAT AND DESCRIPTION WERE PR SUPERVISION, SHOWS ALL EASEMENTS AS SH RECORD OR MADE KNOWN TO ME BY THE ON OF THE SUBDIVISION SHOWN HEREON, THE U INTERESTED PARTIES AND MEETS THE MINIMU MONUMENTATION AND SURVEYS FOR THE CIT FURTHER MEETS THE MINIMUM STANDARDS F STATE OF NEW MEXICO AND IS TRUE AND CO KNOWLEDGE AND BELIEF.	EXICO, DO HEREBY CERTIFY EPARED BY ME OR UNDER MY HOWN ON THE PLAT OF WNERS AND/OR PROPRIETORS TILITY COMPANIES OR OTHER JM REQUIREMENTS FOR TY OF ALBUQUERQUE AND TOR LAND SURVEYING IN THE ORRECT TO THE BEST OF MY
Brian J. Martinez Da N.M.R.P.S. No. 18374	The No. CO BOFESSIONAL STATE
P.O. BOX 44414 RIO RANCHO, N.M. 87 Phone (505) 896 - 3050 Fax (505) 891 - 02 cartesianbrian@gmail.com	7174



	Legend	
· · · · · · · · ·	N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
······	(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/31/1990, 90C-138)
	۲	FOUND MONUMENT AS INDICATED
HEREON AS + +	Ö	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

FOR REFERENCE ONLY

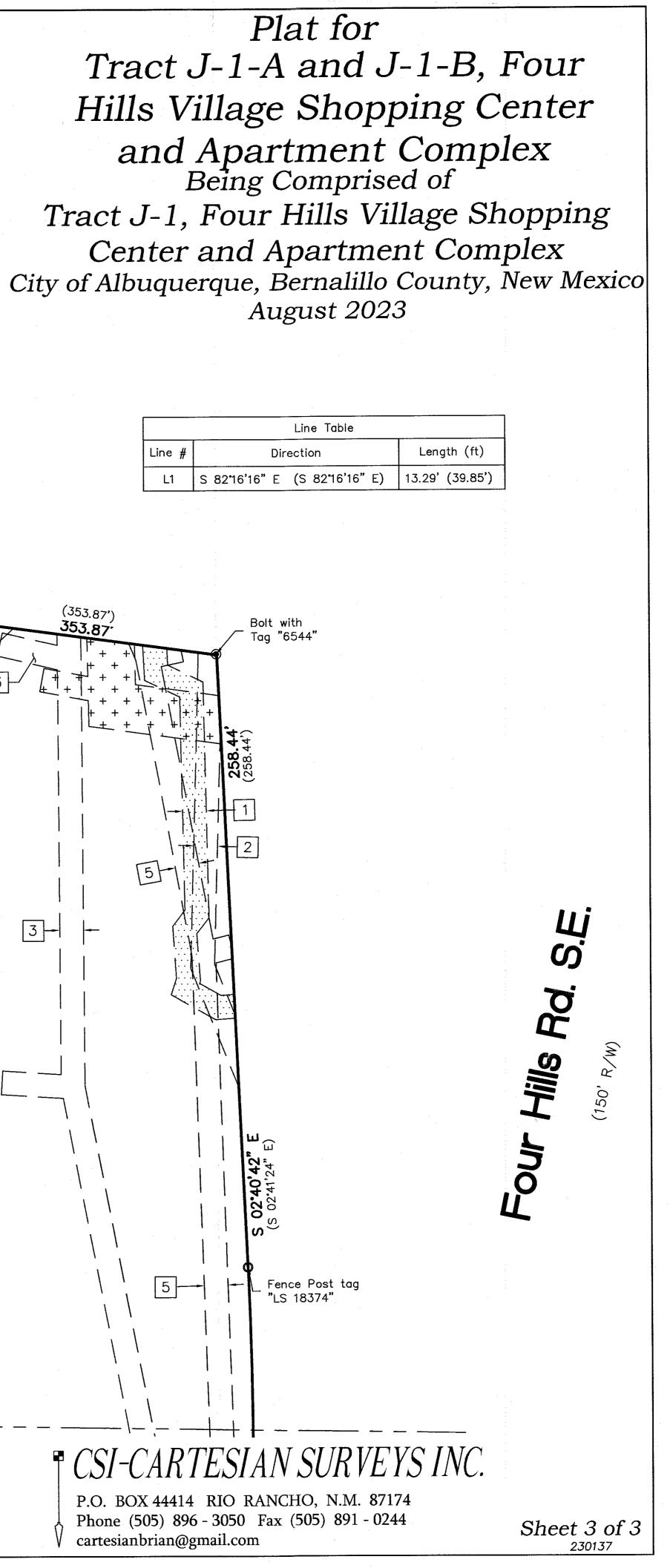


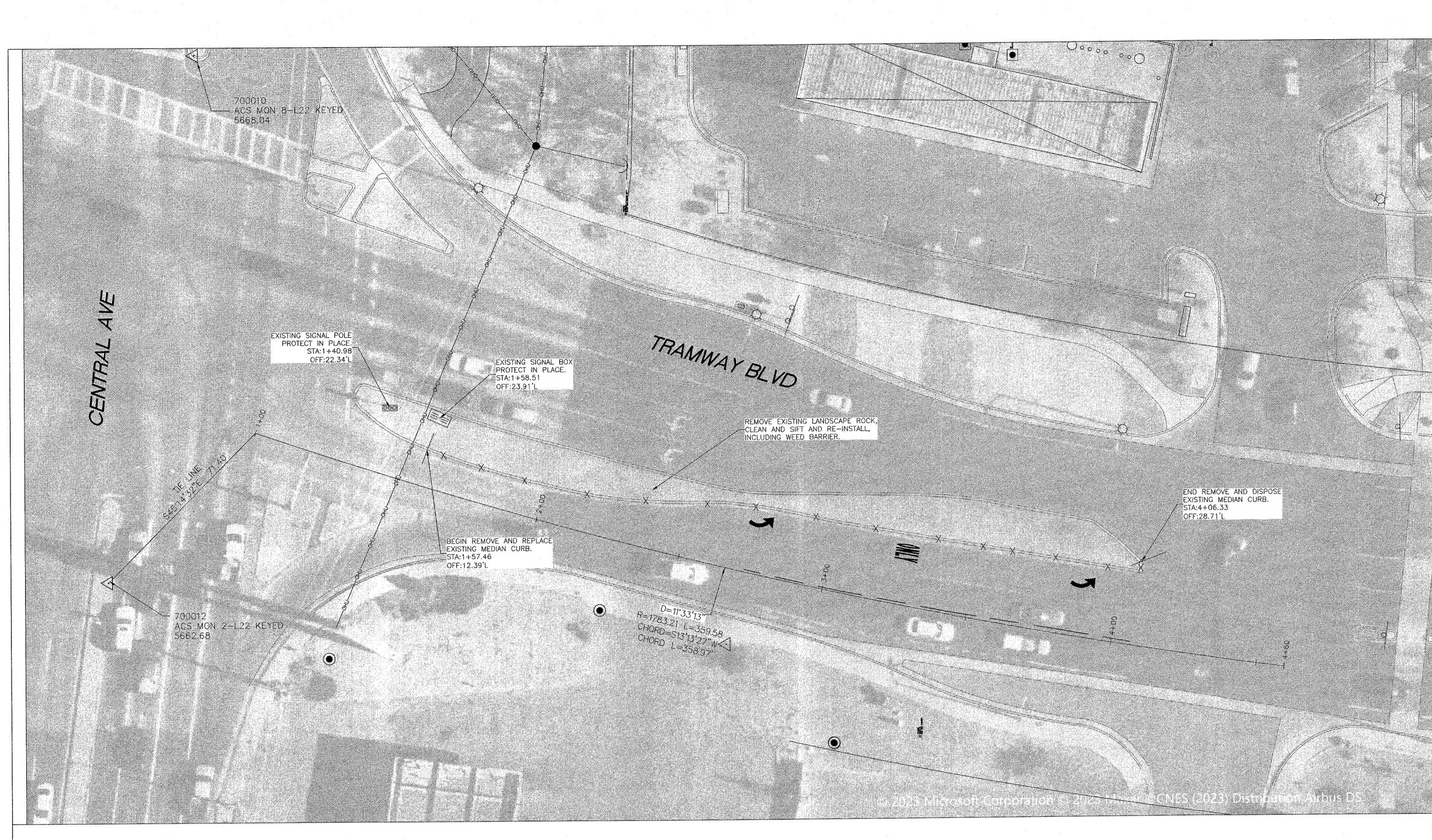
Central Ave. S.E.

(100' R/W)

(S 82°15'35" E) S 82°14'53" E

6-





NOTICE TO CONTRACTORS

- 1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- 2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 811, FOR LOCATION OF EXISTING UTILITIES.
- 3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 4. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- 6. WORK ON ARTERIAL STREETS MAY BE PERFORMED ON A 24-HOUR BASIS.

NOTES

- AS DIRECTED BY THE PROJECT ENGINEER.
- OF NEW CURB AND GUTTER AND SIDEWALK.
- CAN BE MODIFIED.
- FEATURES AND UTILITIES, UNLESS OTHERWISE SHOWN.
- TO FINISHED GRADE WHERE NECESSARY.

1. REMOVAL OF EXISTING CURB & GUTTER SHALL BE TO THE NEAREST JOINT.

2. ANY DAMAGE TO THE EXISTING CURB & GUTTER, PAVEMENT, SIDEWALKS, STRIPING, AND SIGNAGE DURING CONSTRUCTION SHALL BE REPLACED.

3. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

4. CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE ELEVATIONS OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR

5. THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE

6. CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION

7. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING SURFACE

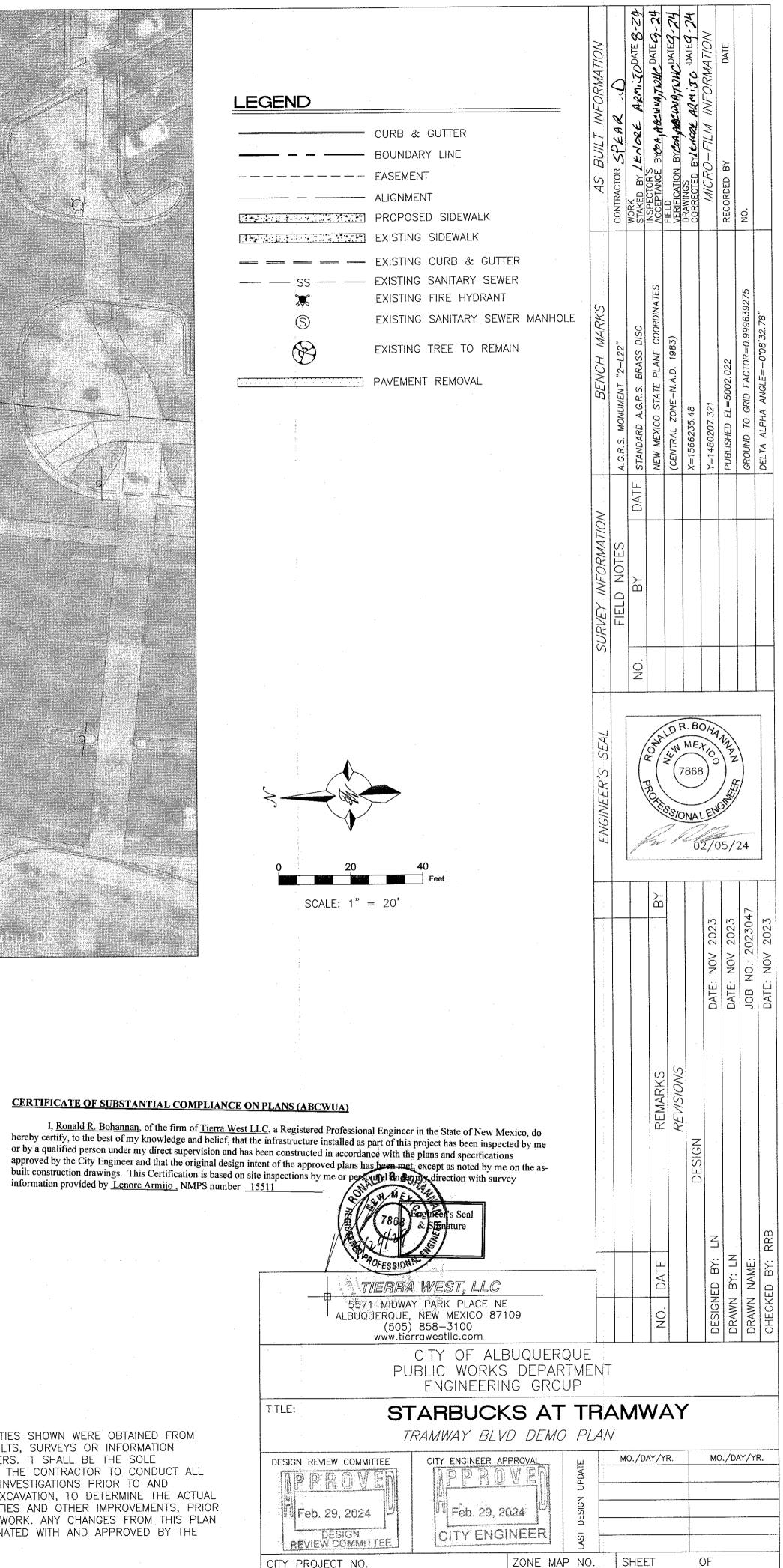
8. ALL WATER VALVES, MANHOLE RIMS, AND COLLARS ARE TO BE ADJUSTED

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH. AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

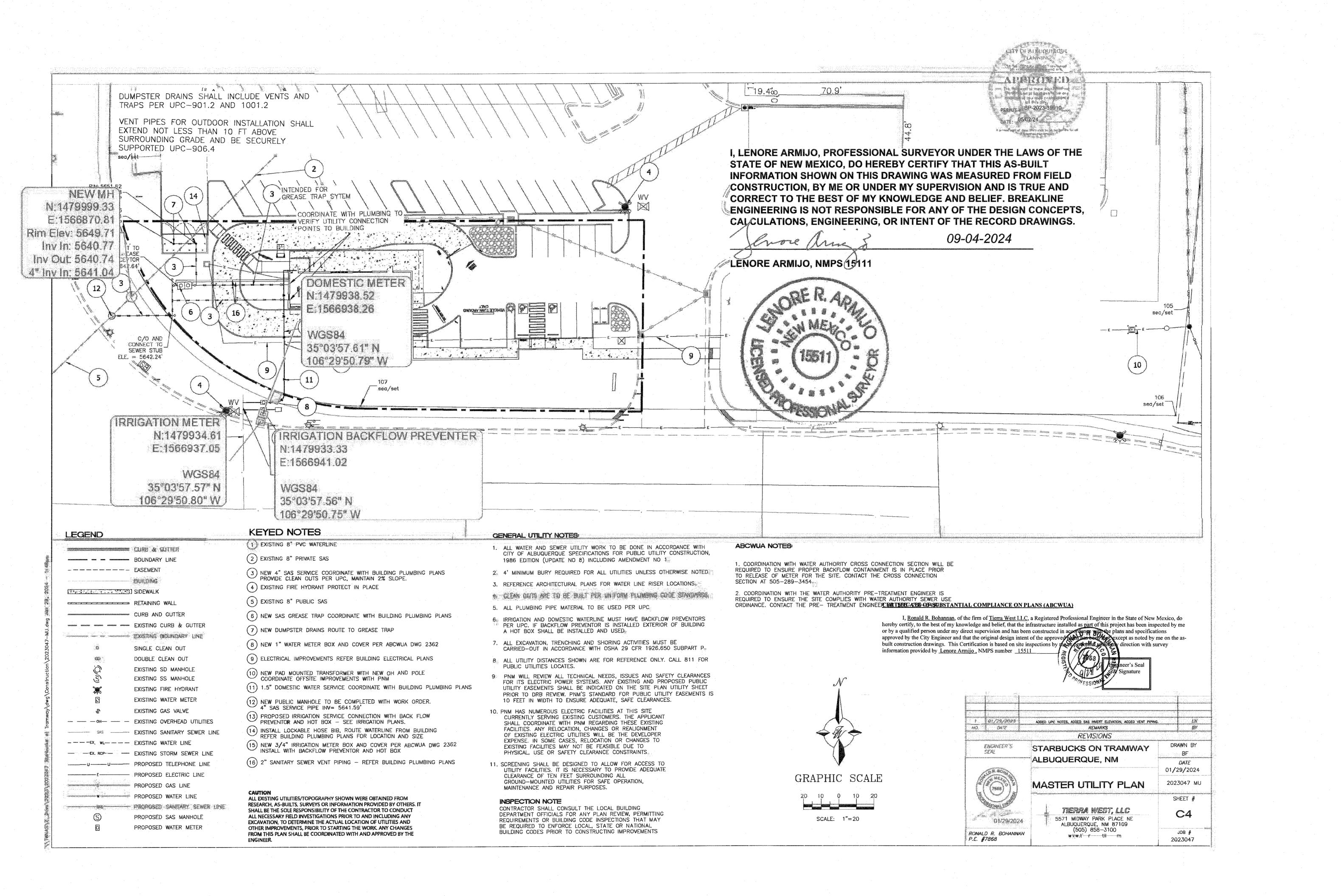
Record Drawing

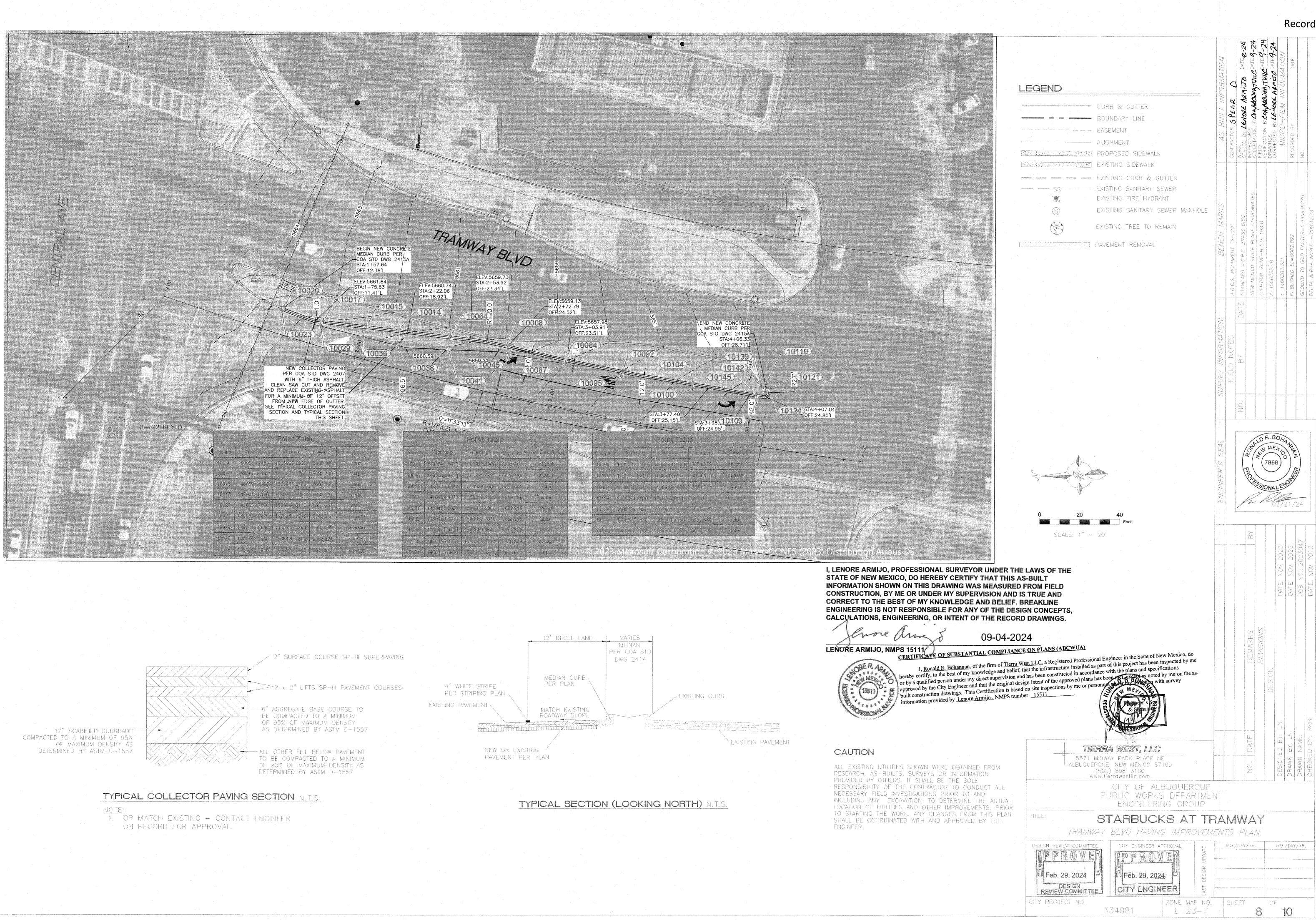
10



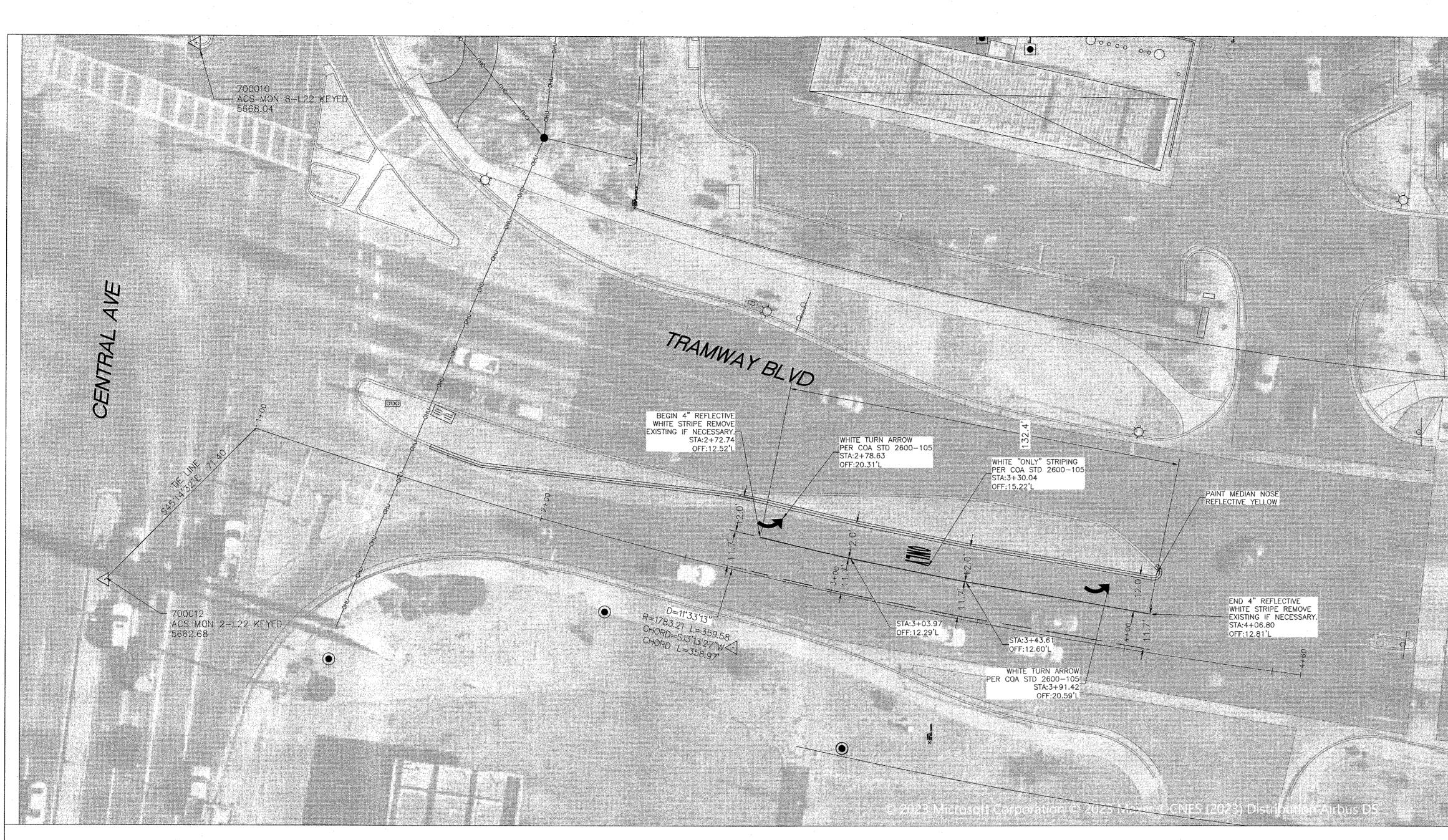
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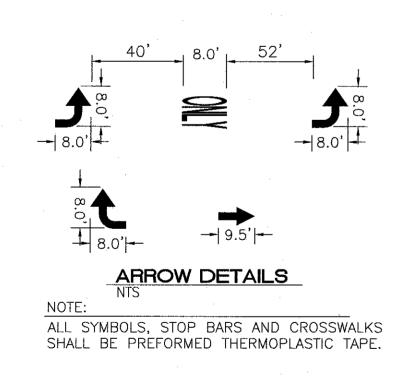
L-23-Z







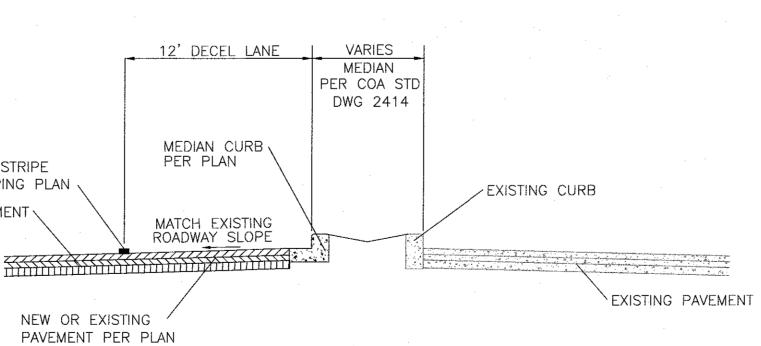




4" WHITE STRIPE PER STRIPING PLAN $_{
m N}$ EXISTING PAVEMENT

NOTICE TO CONTRACTORS

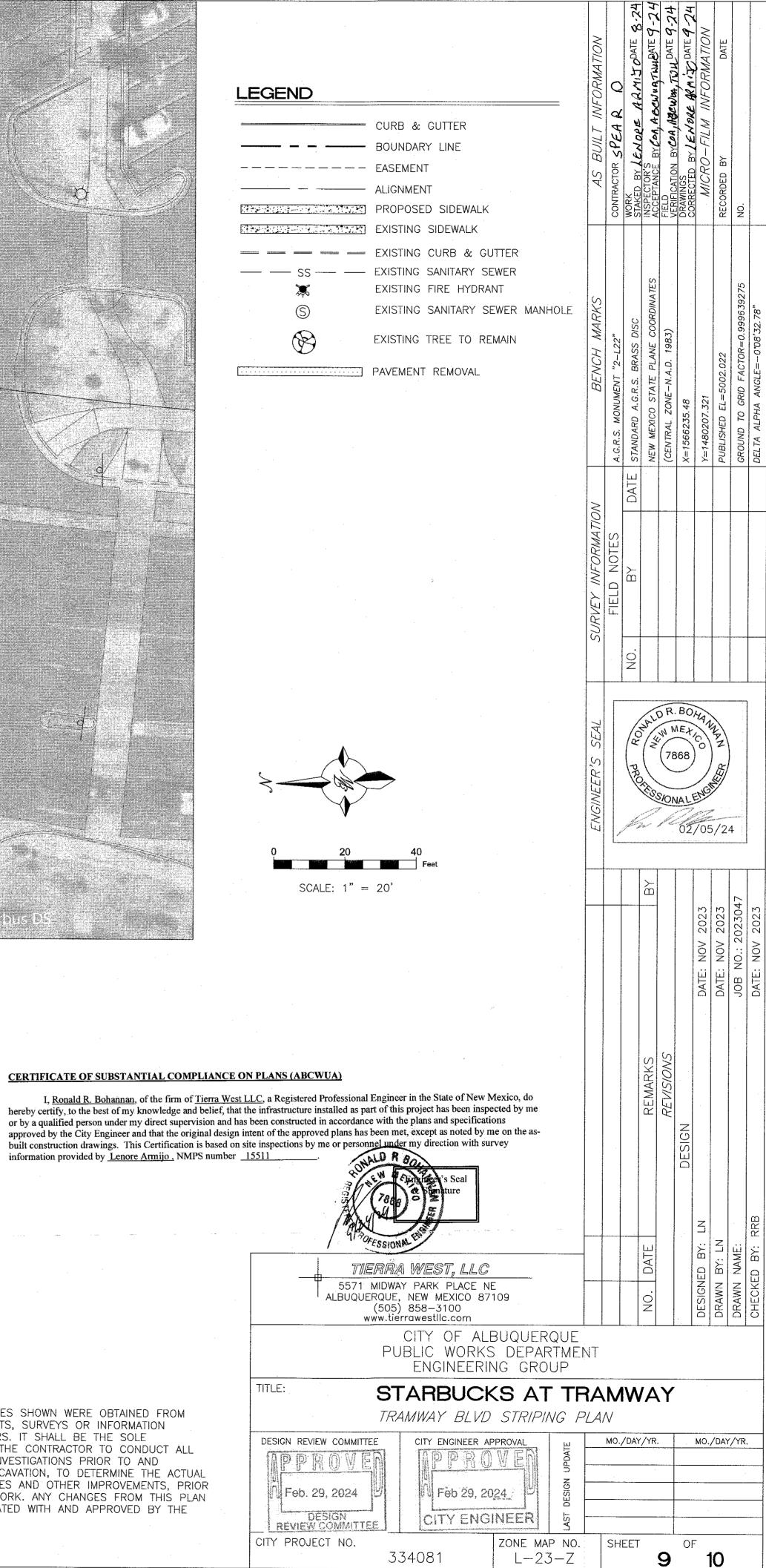
- 1. REPLACE ALL DAMAGED PAVEMENT MARKINGS
- 2. ALL SIGNS AND STRIPING SHALL BE MADE IN ACCORDANCE WITH MUTCD (CURRENT EDITION) SPECIFICATIONS.
- 3. ALL LANE STRIPING, SYMBOLS AND ARROWS STRIPING TO BE PERFORMED HOT APPLIED THERMOPLASTIC TAPE.

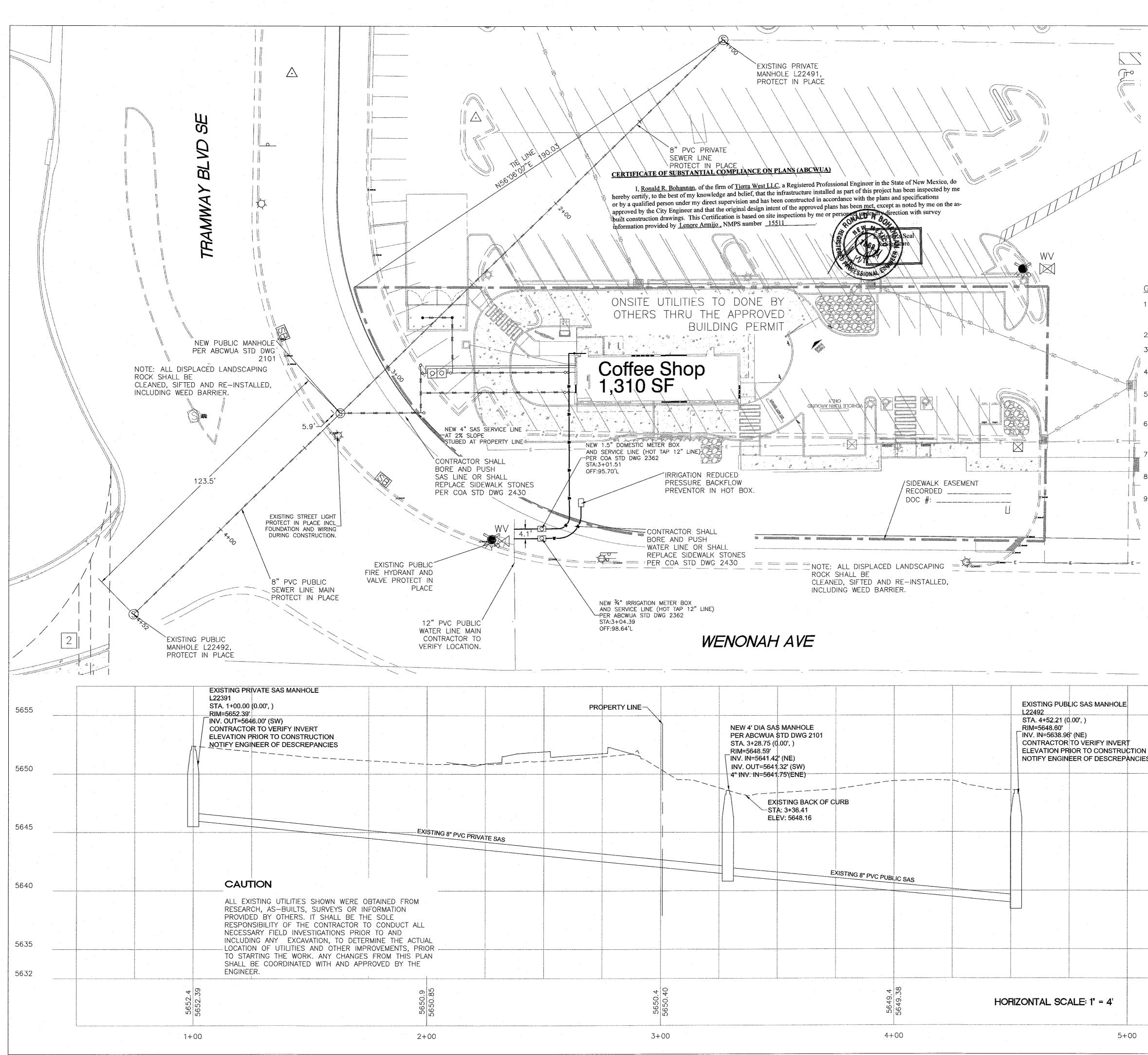


TYPICAL SECTION (LOOKING NORTH)

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.





Record Drawing

	EGEND	INFORMATION	9	ARMITO DATE 8-24	BY COA, A COWUN, TWINDATE 9-24	BYCE AI A BOWU AIT WILL DATE 9-24	ARMIJODATE 9-24	INFORMATION	DATE	-	
	BOUNDARY LINE BOUNDARY LINE ALIGNMENT PROPOSED SIDEWALK EXISTING SIDEWALK EXISTING CURB & GUTTER	AS BUILT INF	CONTRACTOR SPEAF	LENORE	INSPECTOR'S ACCEPTANCE BY COA, A OCU	VION	DRAWINGS CORRECTED BY LEN ORE AU	MICRO-FILM IN	RECORDED BY	NO.	
PREVENT ANY MAINTAIN 18"	SS EXISTING SANITARY SEWER SN EXISTING FIRE HYDRANT SN EXISTING SANITARY SEWER MANHOLE SN EXISTING TREE TO REMAIN SAS SAS SAS SAS NEW SANITARY SEWER LINE W NEW WATER LINE NOTES: NEW WATER LINE T COORDINATE WATER SYSTEM WITH SEWER SYSTEM TO CONFLICTS WHERE THESE LINES INTERSECT ONE ANOTHER. MINIMUM SEPARATION.	BENCH MARKS	A.G.R.S. MONUMENT "2-L22"		NEW MEXICO STATE PLANE COORDINATES	(CENTRAL ZONEN.A.D. 1983)	X=1566235.48	Y=1480207.321	PUBLISHED EL=5002.022	GROUND TO GRID FACTOR=0.999639275	DELTA ALPHA ANGLE=-0'08'32.78"
 AREAS WHERE ANY JOINTS. NO FENCES, SI EASEMENTS. CONTACT UTILIT UTILITIES IN TH UTILITY LOCATE INSTALL A TREE EXCAVATION OF O.S.H.A. STAND PROVIDE ADEQU TAPPING SLEEV P.V.C. PIPE SH 	NCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE ALL TRENCHES EXCEEDING A DEPTH OF (5') FEET AS PER	SURVEY INFORMATION	FIELD NOTES	NO. BY DATE							
OF CONSTRUCT ABCWUA NOTE THE CONTRACTOR SEVEN (7) DAYS THE PUBLIC WATE REQUIRING SHUTC FACILITIES MUST IN ADVANCE OF F	TY LOCATION & DEPTH OF EXISTING GAS MAIN IN THE AREA TON, BEFORE INSTALLING WATER LINE. SHALL COORDINATE WITH THE WATER AUTHORITY IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT ER OR SANITARY SEWER INFRASTRUCTURE. WORK OFF OF FACILITIES DESIGNATED AS MASTER PLAN BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS PERFORMING SUCH WORK. ONLY WATER AUTHORITY IORIZED TO OPERATE PUBLIC VALVES. SHUTOFF	ENGINEER'S SEAL		PHE	Carlor Carlor	17	368		1/2 1/2		
REQUESTS MUST	BE MADE ONLINE AT DRG/CONTENT/VIEW/463/729/. N 0 20 40				<s by<="" td=""><td>NS</td><td></td><td>DATE: NOV 2023</td><td>DATE: NOV 2023</td><td>JOB NO.: 2023047</td><td>DATE: NOV 2023</td></s>	NS		DATE: NOV 2023	DATE: NOV 2023	JOB NO.: 2023047	DATE: NOV 2023
l :S 	Feet SCALE: 1"=20'				REMARKS	REVISIONS	DESIGN	: LN	Z		RRB
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858–3100 www.tierrawestllc.com CITY OF ALBUQUERQUE	-			NO. DATE			DESIGNED BY:		DRAWN NAME:	CHECKED BY:
иницији 	PUBLIC WORKS DEPARTMEN ENGINEERING GROUP TITLE: STARBUCKS AT TF UTILITY IMPROVEMENTS PLA DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL	} A	5	/DAY				мо.,	/DAY	/YR	-
	P P R O V EFeb. 29, 2024DESIGN REVIEW COMMITTEECITY ENGINEERCITY PROJECT NO.334081L-23-Z	· · · ·	SH	EET	1()	OI	_	0		

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