

CONSTRUCTION PLANS FOR 4455 ANAHEIM-LOT 1 CLIFFORD INDUSTRIAL PARK

PAVING AND UTILITY IMPROVEMENTS

ABCWUA & THE CITY OF ALBUQUERQUE
NEW MEXICO
DECEMBER 2017

R
G
E

INDEX TO DRAWINGS

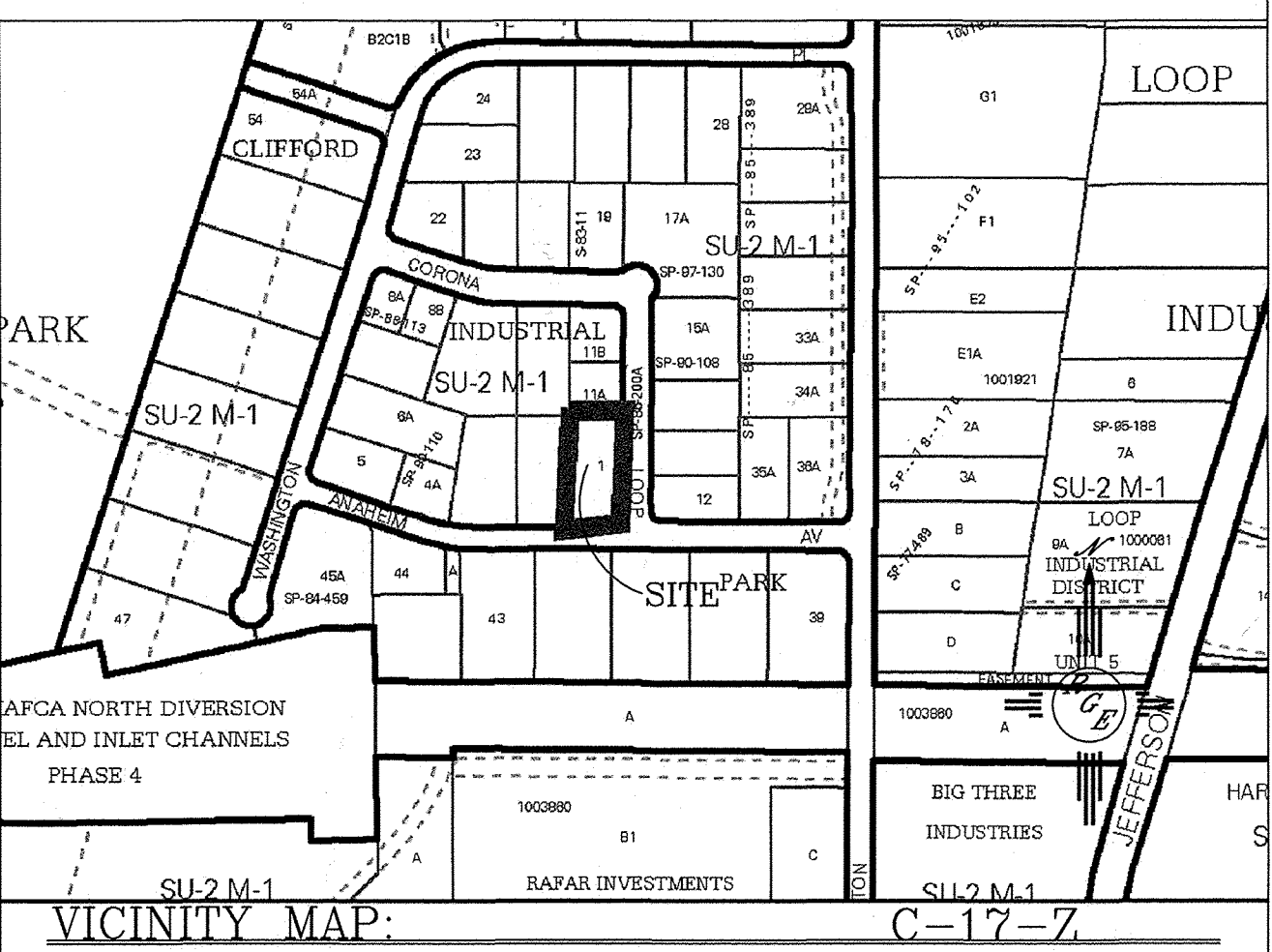
1. TITLE SHEET
2. PLAT
3. GRADING AND DRAINAGE PLAN (FOR REFERENCE ONLY)
4. MASTER PAVING PLAN
5. MASTER UTILITY PLAN

Record Drawing

SURVEYOR'S CERTIFICATE
I, Andrew S. Medina, a duly qualified Licensed Professional Surveyor under the laws of the State of New Mexico, do hereby certify that the "as-built" information shown on these drawings was obtained from field construction and "as-built" surveys performed by me or under my supervision that the "as built" information shown on these drawings was added by me or under my supervision; and that this "as-built" information is true and correct to the best of my knowledge and belief. I am not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.

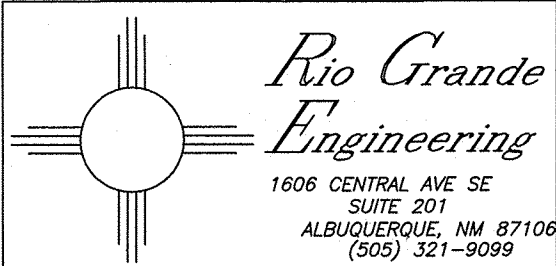
Andrew S. Medina, NMPS 12649
Date: 6-8-2018

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTIONS
CITY CONSTRUCTION ENGINEER
DATE: 12/15/2018



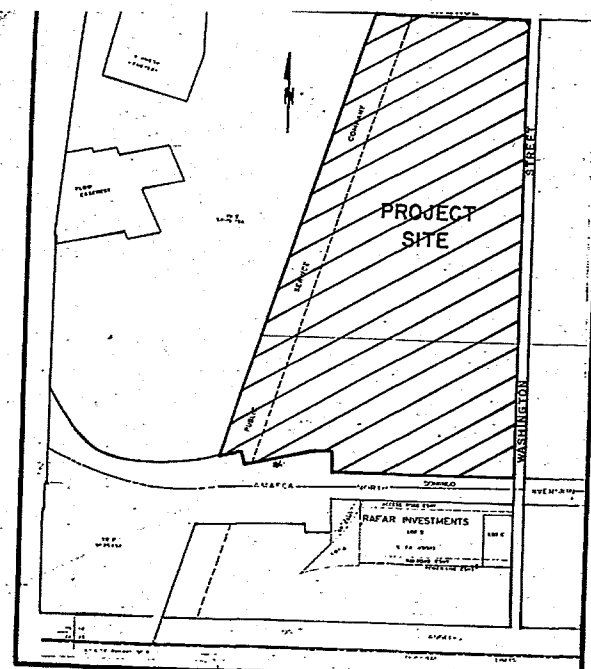
- NOTICE TO CONTRACTORS**
1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION (UPDATE #9)
 2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (266-1990) FOR LOCATION OF EXISTING UTILITIES.
 3. ANY WORK AFFECTING AN ARTERIAL ROADWAY MAY REQUIRE 24-HOUR CONSTRUCTION.
 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 OR SURVEYOR 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 CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE COA. CONSTRUCTION COORDINATION DIVISION CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.
 6. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THIS PROJECT THAT IS NOT SHOWN ON THE PLAN AND IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE CONTRACTORS EXPENSE.
 7. DEVELOPER SHALL PROVIDE STREET NAME SIGNS, STOP SIGNS, AND ANY NECESSARY STRIPING FOR PRIVATE STREETS.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, BUT NOT LIMITED TO, HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY ENVIRONMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIAL.
 9. CONTRACTOR SHALL REPLACE ALL PERMANENT PAVING STRIPING AND MARKINGS (INCLUDING IMPACTED EX. MARKINGS) THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS, INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MUTCD.
 10. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
 11. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE COA.
 12. WHEN ABUTTING NEW PAVEMENT TO THE EXISTING INTERSECTING STREETS THE EXISTING PAVEMENT SHALL BE SAW CUT TO A STRAIGHT LINE AT RIGHT ANGLES AND ANY BROKEN OR CRACKED PAVEMENT SHALL BE REMOVED. SAW CUTTING SHALL BE CONSIDERED INCIDENTAL TO PAVING, THEREFORE, NO DIRECT PAYMENT WILL BE MADE FOR SAW CUTTING.
 13. GROUND WATER MAY BE PRESENT WITHIN THE WORK AREA. CONTRACTOR SHALL BE AWARE THAT DEWATERING OF WORK ZONE MAY BE REQUIRED.
 14. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY DAMAGE TO EXISTING CURB AND GUTTER, PAVEMENT, SIDEWALK, STRIPING, AND SIGNAGE.

DRB# -



REV		SHEETS		CITY ENGINEER		DATE		USER DEPT.		DATE		USER DEPT.		DATE	
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE		*****		APPROVED FOR CONSTRUCTION					
DRG Chairman		[Signature]		11-21-17											
Transportation		[Signature]		11-21-17											
Hydrology		[Signature]		11-21-17											
ABCWUA		[Signature]		11-21-17											
Constr. Mngmt.		[Signature]		11-21-17											
Constr. Coord.															
Water/Wastewater															
CITY PROJECT NO.		437680		SHEET		1 OF 5									

CLIFFORD INDUSTRIAL PARK

ALBUQUERQUE, NEW MEXICO
SCALE: 1"=100' JULY 1982LOCATION MAP
ZONE ATLAS MAP NO. C-17-Z

SUBDIVISION DATA

1. ZONE ATLAS INDEX NO. D-13
2. GROSS SUBDIVISION AREA: 81.8123 ACRES
3. TOTAL NUMBER OF LOTS CREATED: 65 LOTS
4. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.878 MILE
5. DATE OF SURVEY: JULY 1982

NOTES

1. BEARINGS ARE N.M. STATE PLANE GRID BEARINGS (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. ELEVATIONS ARE FIELD ELEVATIONS CITY OF ALBUQUERQUE DATUM.
4. NUMBER 5 REBAR WITH PLASTIC SURVEY CAP STAMPED PER 12-28-89.
5. WEIR SET ON CORNER DESIGNATED BY A SMALL SOLID CIRCLE.
6. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES.
7. TRACT 1A IS INTENDED TO BE USED FOR FUTURE ACCESS TO THE SUBDIVISION KNOWN AS TRACT E, LANDS OF SPRINGER CORPORATION, SHOULD IT BE USED FOR INDUSTRIAL OR COMMERCIAL PURPOSES. THE PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE OWNER OF THE LOT UPON WHICH EACH EASEMENT IS LOCATED.
8. THE EXISTING TEMPORARY ACCESS EASEMENT ON LOT 34-35 SHALL BE ABANDONED UPON APPROVAL OF THE CITY PLANNING DIRECTOR, CITY ENGINEER, CITY TRAFFIC ENGINEER, DIRECTOR OF THE WATER RESOURCES DEPARTMENT, AND DIRECTOR OF THE PARKS AND RECREATION DEPARTMENT ON THEIR DESIGNEES. THIS ACTION SHALL BE TAKEN AT SUCH TIME AS THE STREET IMPROVEMENTS ARE COMPLETED IN ANAHEIM AVENUE AND WASHINGTON PLACE, SOUTH OF ANAHEIM AVENUE.
9. THE AREAS OF LOTS 11-12 WITHIN THE PUBLIC SERVICE COMPANY POWERLINE EASEMENT AND OUTSIDE OF THE PUBLIC DRAINAGE EASEMENT MAY BE SUBJECT TO FLOODING DURING A STANDARD PROJECT FLOOD IN THE DOMINGO BACA ARROYO.
10. THE TWENTY-FOUR (24) FOOT TEMPORARY PUBLIC ACCESS EASEMENT ON LOT FORTY-SEVEN (47) WILL BE VACATED WITH THE APPROVAL OF THE CITY DEVELOPMENT REVIEW BOARD WITHIN FIVE (5) YEARS OF THE FILING DATE OF THIS PLAN, OR WHEN THE CITY LANDFILL IS CLOSED, WHICHEVER OCCURS FIRST.

EASEMENTS

1. 10' UTILITY EASEMENTS ALONG THE STREET SIDE OF ALL LOTS AS SHOWN WITH A DASHED LINE.
2. ALL LOTTON REAR EASEMENTS ARE 12' X 12'.

C21-44-1

DESCRIPTION

A tract of land shown within the Eliza Gallegos Grant in the W/4 of Section 14, T11N, R3E, N.M. State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the southeast corner, a point on the westerly right-of-way of Washington Street, being also a point on the northerly right-of-way of AMAFCA's Grant of Right-of-Way Easement for Driveway to the City of Albuquerque, filed on January 27, 1987, Vol. 143, Page 813-816, Zone: X - 289942.3 Y - 125007.777 bears N00°43'01"E, 735.89 feet, and from said beginning point, heading said westerly right-of-way.

N10°32'29"W, 670.77 feet along said westerly right-of-way to the southeast corner of the City well site, filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 24, 1973, 8K 0080, Folio 604-651, thence heading said northerly right-of-way, N00°43'01"W, 200.00 feet along the easterly boundary of said well site to the northeast corner of said well site thence,

S89°23'39"W, 200.00 feet along the northerly boundary of said well site to the northeast corner of said well site thence,

S01°08'56"E, 78.14 feet along the westerly boundary of said well site to a point on the northerly right-of-way of AMAFCA's North Division Channel; thence heading said westerly boundary and continuing along said northerly right-of-way,

S89°10'10"W, 115.00 feet to a point; thence,

S77°31'08"W, 500.00 feet to a point; thence,

N10°32'29"W, 72.00 feet to a point; thence,

S77°31'08"W, 50.38 feet to the southeast corner, a point on the westerly right-of-way of a 200-foot wide Public Service Company of New Mexico Utility Easement, being also the southeast corner of Tract E of the showing Tract "X" through "P" inclusive of lands of Springer Corporation, filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 11, 1979, N18°18'41"E, 2717.21 feet along said westerly right-of-way and westerly boundary of said Tract E to the northwest corner, a point on the southerly right-of-way of Richfield Avenue thence heading said westerly right-of-way and said easterly boundary,

S89°23'39"W, 803.40 feet along said southerly right-of-way to a point of curvature; thence heading said southerly right-of-way, 78.81 feet along the arc of a curve to the right having a radius of 844'38.91", 70.89 feet to a point of tangency on said westerly right-of-way of Washington Street; thence,

S00°20'21"W, 2597.87 feet along said westerly right-of-way to the point and place of beginning.

Tract contains 81.8123 acres, more or less.

DEDICATION

The subdivision of the land herein shown is with free consent and in accordance with the duties of the undersigned owners and/or proprietors thereof, and said owners and/or proprietors do hereby dedicate the public right-of-way shown herein, together with all easements shown on this plat, to the City of Albuquerque, New Mexico, to be dedicated right-of-way for access to the City of Albuquerque well site. Power and communication easements are reserved where shown by dashed lines as noted, including the right of ingress and egress and the right to trim interfering trees.

JACK M. CLIFFORD AND COMPANY, LOOP DEVELOPMENT COMPANY
By Jack M. Clifford, President
JACK M. CLIFFORD
President

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 11th day of September 1982, by Jack M. Clifford, President of and on behalf of Jack M. Clifford and Company and President of and on behalf of Loop Development Company.

My Commission Expires: 12-16-84 Christina Ann Gail
Notary Public

SANTA FE LAND IMPROVEMENT COMPANY, OFFICIAL SEAL
BY Patricia Ann Bates, Secretary
PATRICIA ANN BATES
Secretary Santa Fe Land Improvement Company of N.M.

STATE OF TEXAS
COUNTY OF POTTER

The foregoing instrument was acknowledged before me this 29th day of September 1982, by W.C. Meibritt, on behalf of Santa Fe Land Improvement Company.

My Commission Expires: Mar 31, 1985 James M. Meibritt
Notary Public

NOTE:

The endorsement of this plat by the Public Service Company of New Mexico is made with the understanding that all terms of the original Grant of Right-of-Way remain in effect for the 200 Public Service Company easement.

S-83-11

APPROVALS

Eugene Thomas 4-20-83
PLANNING DIRECTOR DATE

Edith Estely 1-25-83
CITY ENGINEER DATE

Richard E. Leonard 4/20/83
AMAFCA DATE

Charles J. Jumper 1-25-83
TRAFFIC ENGINEER DATE

Del C. Moore 1/13/83
CITY SURVEYOR DATE

Howard A. Green 1/19/83
PROPERTY MANAGEMENT DATE

Joe H. Hester 1-25-83
WATER RESOURCES DEPT. DATE

Walt Kelly 1-25-83
PARKS & RECREATION DEPT. DATE

Debra Henderson 1-11-83
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE

Brian Damm 1-12-83
GAS COMPANY OF NEW MEXICO DATE

Carl A. Quintana 8/14/82
MOUNTAINSEA DATE

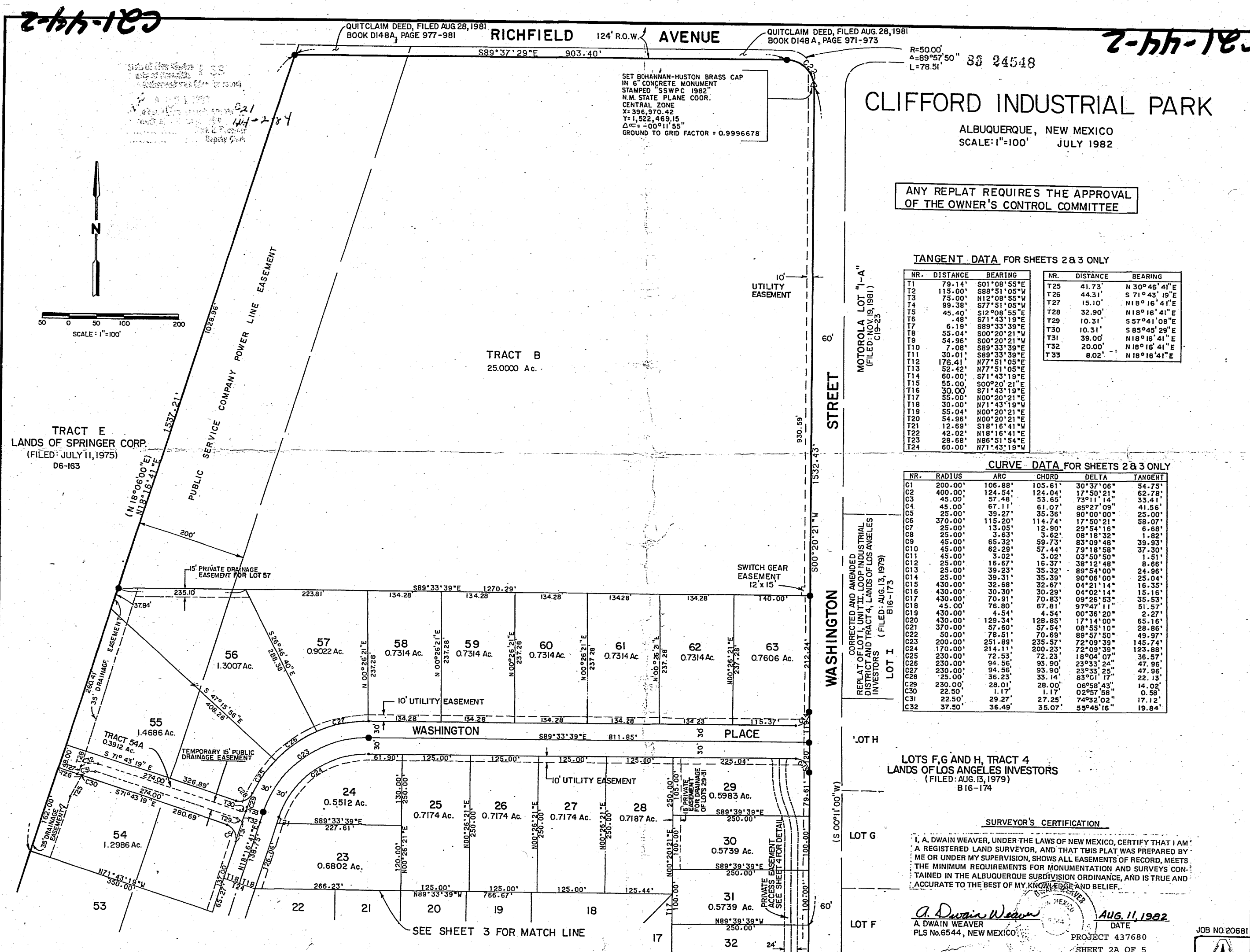
SURVEYOR'S CERTIFICATION

I, A. DWAIN WEAVER, UNDER THE LAWS OF NEW MEXICO, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONFORMING TO THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

A. Dwain Weaver AUG. 11, 1982
A. DWAIN WEAVER DATE
P.L.S. No. 6544, NEW MEXICO

SHEET 1 OF 4 SHEETS

C21-44-1



CLIFFORD INDUSTRIAL PARK

ALBUQUERQUE, NEW MEXICO
SCALE: 1"=100' JULY 1982

ANY REPLAT REQUIRES THE APPROVAL OF THE OWNER'S CONTROL COMMITTEE

TANGENT DATA FOR SHEETS 2 & 3 ONLY

NR.	DISTANCE	BEARING	NR.	DISTANCE	BEARING
11	175.14	S01°08'56"E	725	41.73	N 30°46'40"E
12	75.00	N18°18'41"E	726	44.31	N 71°43'49"E
13	28.36	N18°18'41"E	727	15.00	N18°18'41"E
14	45.40	S12°08'52"E	728	33.90	N18°18'41"E
15	48.1	N18°18'41"E	729	10.31	N 57°41'09"E
16	6.18	S88°33'39"E	730	10.31	N 58°48'29"E
17	85.04	S00°20'21"W	731	36.00	N18°18'41"E
18	34.36	S00°20'21"W	732	30.00	N18°18'41"E
19	7.08	S88°33'39"E	733	8.02	N18°18'41"E
110	330.01	S77°31'08"W			
111	176.41	S77°31'08"W			
112	176.41	S77°31'08"W			
113	60.00	S71°43'15"E			
114	30.00	S71°43'15"E			
115	30.00	S71°43'15"E			
116	30.00	S71°43'15"E			
117	30.00	S71°43'15"E			
118	30.00	S71°43'15"E			
119	30.00	S71°43'15"E			
120	30.00	S71°43'15"E			
121	30.00	S71°43'15"E			
122	30.00	S71°43'15"E			
123	30.00	S71°43'15"E			
124	30.00	S71°43'15"E			

CURVE DATA FOR SHEETS 2 & 3 ONLY

NR.	RADIUS	ARC CHORD	DELTA	TANGENT
C1	200.00'	106.88'	105.61°	30°37'08"
C2	400.00'	124.54'	104.04°	27°50'11"
C3	45.00'	57.48'	53.63°	29°11'14"
C4	45.00'	67.11'	61.07°	30°57'09"
C5	25.00'	39.27'	35.36°	30°00'00"
C6	270.00'	115.00'	114.74°	17°52'31"
C7	25.00'	13.15'	15.62°	27°16'10"
C8	25.00'	3.63'	15.62°	08°18'33"
C9	45.00'	61.32'	53.63°	29°11'14"
C10	45.00'	62.28'	57.44°	28°18'58"
C11	45.00'	3.02'	3.02°	1.131°
C12	23.00'	16.67'	16.27°	38°12'48"
C13	25.00'	39.27'	35.32°	30°00'00"
C14	25.00'	39.31'	35.39°	30°00'00"
C15	430.00'	32.68'	32.67°	04°11'14"
C16	430.00'	70.30'	70.30°	08°02'14"
C17	430.00'	70.31'	70.31°	08°02'14"
C18	430.00'	70.31'	70.31°	08°02'14"
C19	430.00'	70.31'	70.31°	08°02'14"
C20	430.00'	70.31'	70.31°	08°02'14"
C21	430.00'	70.31'	70.31°	08°02'14"
C22	430.00'	70.31'	70.31°	08°02'14"
C23	430.00'	70.31'	70.31°	08°02'14"
C24	430.00'	70.31'	70.31°	08°02'14"
C25	430.00'	70.31'	70.31°	08°02'14"
C26	430.00'	70.31'	70.31°	08°02'14"
C27	430.00'	70.31'	70.31°	08°02'14"
C28	430.00'	70.31'	70.31°	08°02'14"
C29	430.00'	70.31'	70.31°	08°02'14"
C30	430.00'	70.31'	70.31°	08°02'14"
C31	430.00'	70.31'	70.31°	08°02'14"
C32	430.00'	70.31'	70.31°	08°02'14"
C33	430.00'	70.31'	70.31°	08°02'14"
C34	430.00'	70.31'	70.31°	08°02'14"
C35	430.00'	70.31'	70.31°	08°02'14"
C36	430.00'	70.31'	70.31°	08°02'14"
C37	430.00'	70.31'	70.31°	08°02'14"
C38	430.00'	70.31'	70.31°	08°02'14"
C39	430.00'	70.31'	70.31°	08°02'14"
C40	430.00'	70.31'	70.31°	08°02'14"
C41	430.00'	70.31'	70.31°	08°02'14"
C42	430.00'	70.31'	70.31°	08°02'14"
C43	430.00'	70.31'	70.31°	08°02'14"
C44	430.00'	70.31'	70.31°	08°02'14"
C45	430.00'	70.31'	70.31°	08°02'14"
C46	430.00'	70.31'	70.31°	08°02'14"
C47	430.00'	70.31'	70.31°	08°02'14"
C48	430.00'	70.31'	70.31°	08°02'14"
C49	430.00'	70.31'	70.31°	08°02'14"
C50	430.00'	70.31'	70.31°	08°02'14"
C51	430.00'	70.31'	70.31°	08°02'14"
C52	430.00'	70.31'	70.31°	08°02'14"
C53	430.00'	70.31'	70.31°	08°02'14"
C54	430.00'	70.31'	70.31°	08°02'14"
C55	430.00'	70.31'	70.31°	08°02'14"
C56	430.00'	70.31'	70.31°	08°02'14"
C57	430.00'	70.31'	70.31°	08°02'14"
C58	430.00'	70.31'	70.31°	08°02'14"
C59	430.00'	70.31'	70.31°	08°02'14"
C60	430.00'	70.31'	70.31°	08°02'14"
C61	430.00'	70.31'	70.31°	08°02'14"
C62	430.00'	70.31'	70.31°	08°02'14"
C63	430.00'	70.31'	70.31°	08°02'14"
C64	430.00'	70.31'	70.31°	08°02'14"
C65	430.00'	70.31'	70.31°	08°02'14"
C66	430.00'	70.31'	70.31°	08°02'14"
C67	430.00'	70.31'	70.31°	08°02'14"
C68	430.00'	70.31'	70.31°	08°02'14"
C69	430.00'	70.31'	70.31°	08°02'14"
C70	430.00'	70.31'	70.31°	08°02'14"
C71	430.00'	70.31'	70.31°	08°02'14"
C72	430.00'	70.31'	70.31°	08°02'14"
C73	430.00'	70.31'	70.31°	08°02'14"
C74	430.00'	70.31'	70.31°	08°02'14"
C75	430.00'	70.31'	70.31°	08°02'14"
C76	430.00'	70.31'	70.31°	08°02'14"
C77	430.00'	70.31'	70.31°	08°02'14"
C78	430.00'	70.31'	70.31°	08°02'14"
C79	430.00'	70.31'	70.31°	08°02'14"
C80	430.00'	70.31'	70.31°	08°02'14"
C81	430.00'	70.31'	70.31°	08°02'14"
C82	430.00'	70.31'	70.31°	08°02'14"
C83	430.00'	70.31'	70.31°	08°02'14"
C84	430.00'	70.31'	70.31°	08°02'14"
C85	430.00'	70.31'	70.31°	08°02'14"
C86	430.00'	70.31'	70.31°	08°02'14"
C87	430.00'	70.31'	70.31°	08°02'14"
C88	430.00'	70.31'	70.31°	08°02'14"
C89	430.00'	70.31'	70.31°	08°02'14"
C90	430.00'	70.31'	70.31°	08°02'14"
C91	430.00'	70.31'	70.31°	08°02'14"
C92	430.00'	70.31'	70.31°	08°02'14"
C93	430.00'	70.31'	70.31°	08°02'14"
C94	430.00'	70.31'	70.31°	08°02'14"
C95	430.00'	70.31'	70.31°	08°02'14"
C96	430.00'	70.31'	70.31°	08°02'14"
C97	430.00'	70.31'	70.31°	08°02'14"
C98	430.00'	70.31'	70.31°	08°02'14"
C99	430.00'	70.31'	70.31°	08°02'14"
C100	430.00'	70.31'	70.31°	08°02'14"

SURVEYOR'S CERTIFICATION

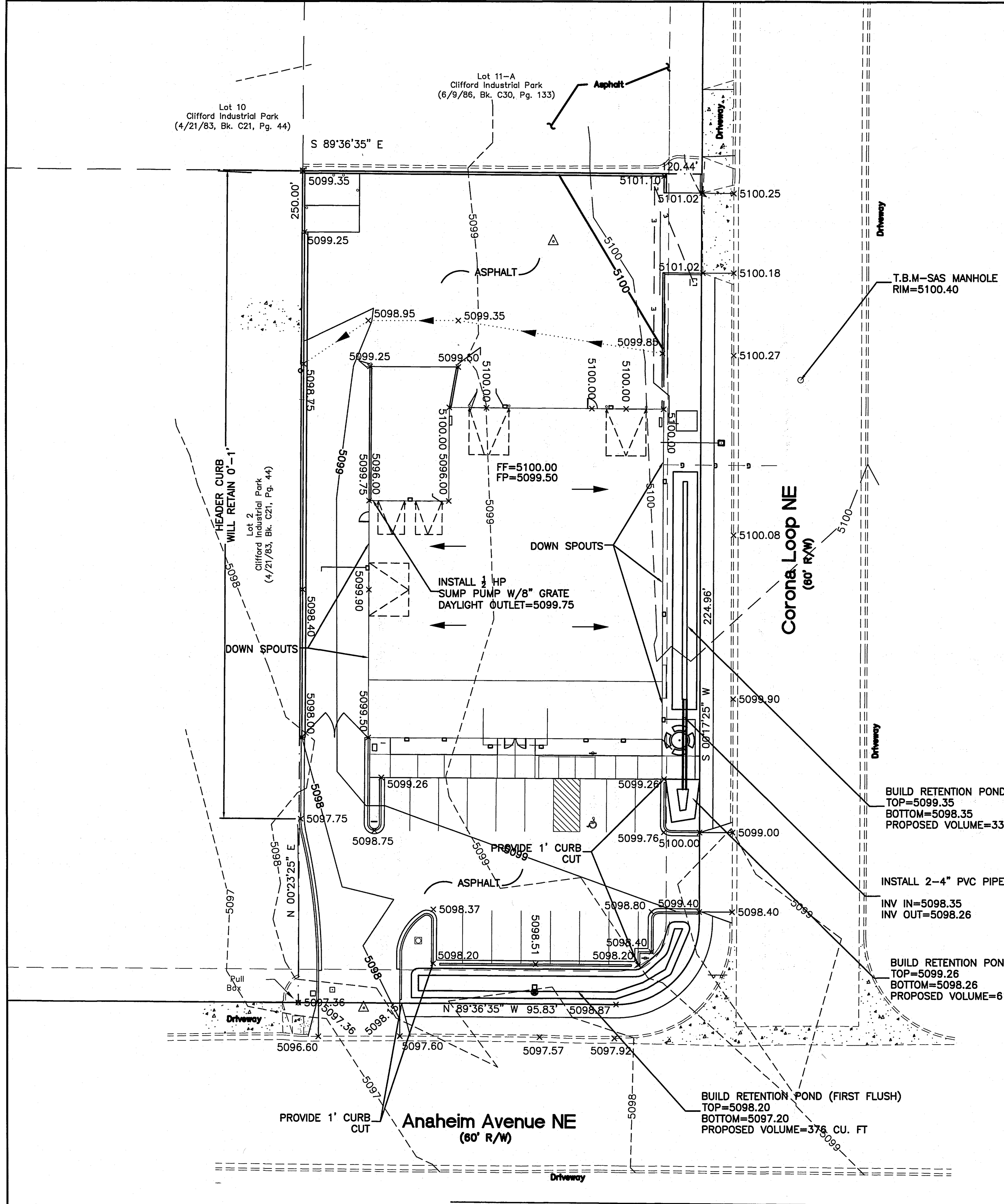
I, A. DWAIN WEAVER, UNDER THE LAWS OF NEW MEXICO, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONFORMING TO THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

A. Dwain Weaver AUG. 11, 1982
A. DWAIN WEAVER DATE
P.L.S. No. 6544, NEW MEXICO

Record Drawing

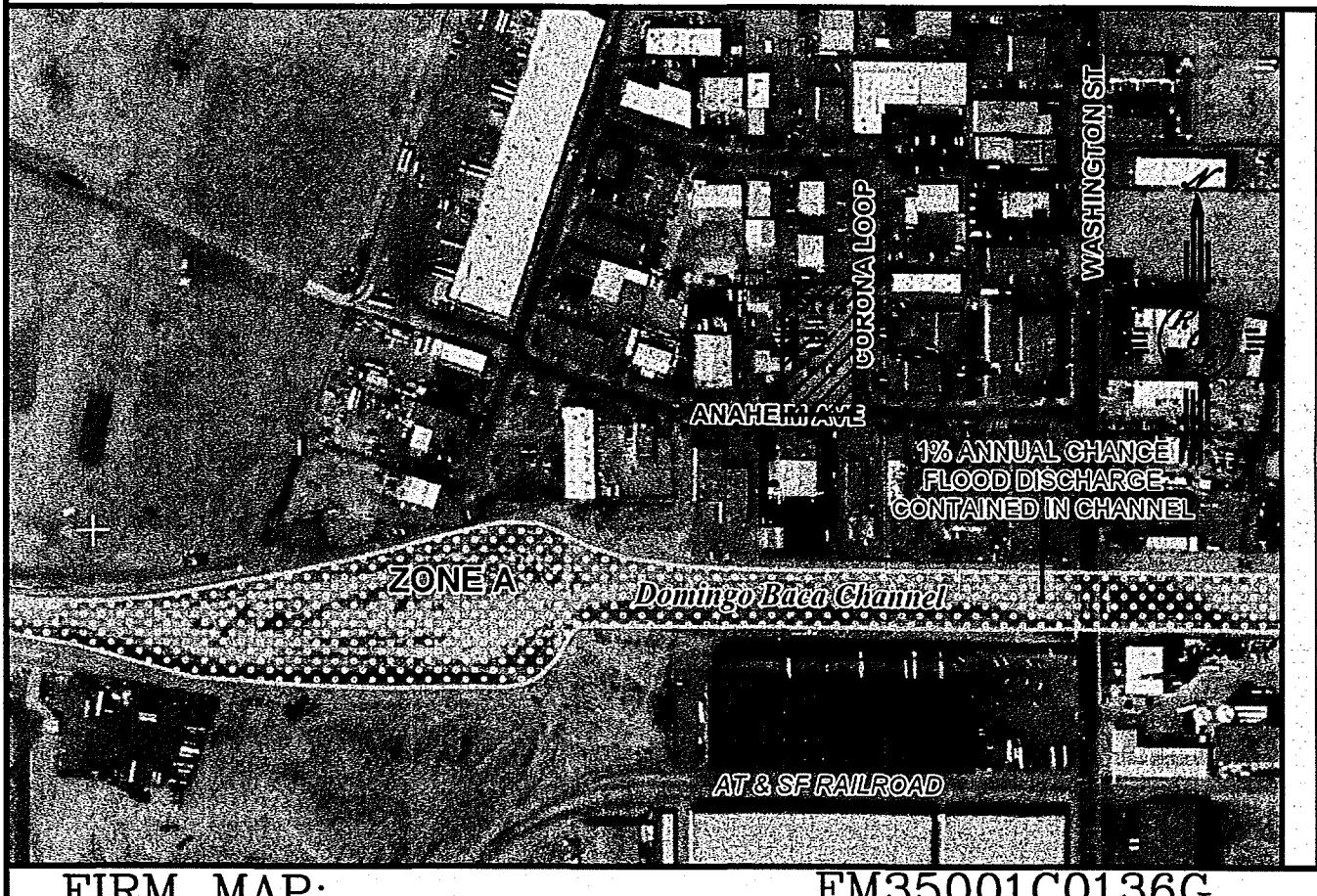
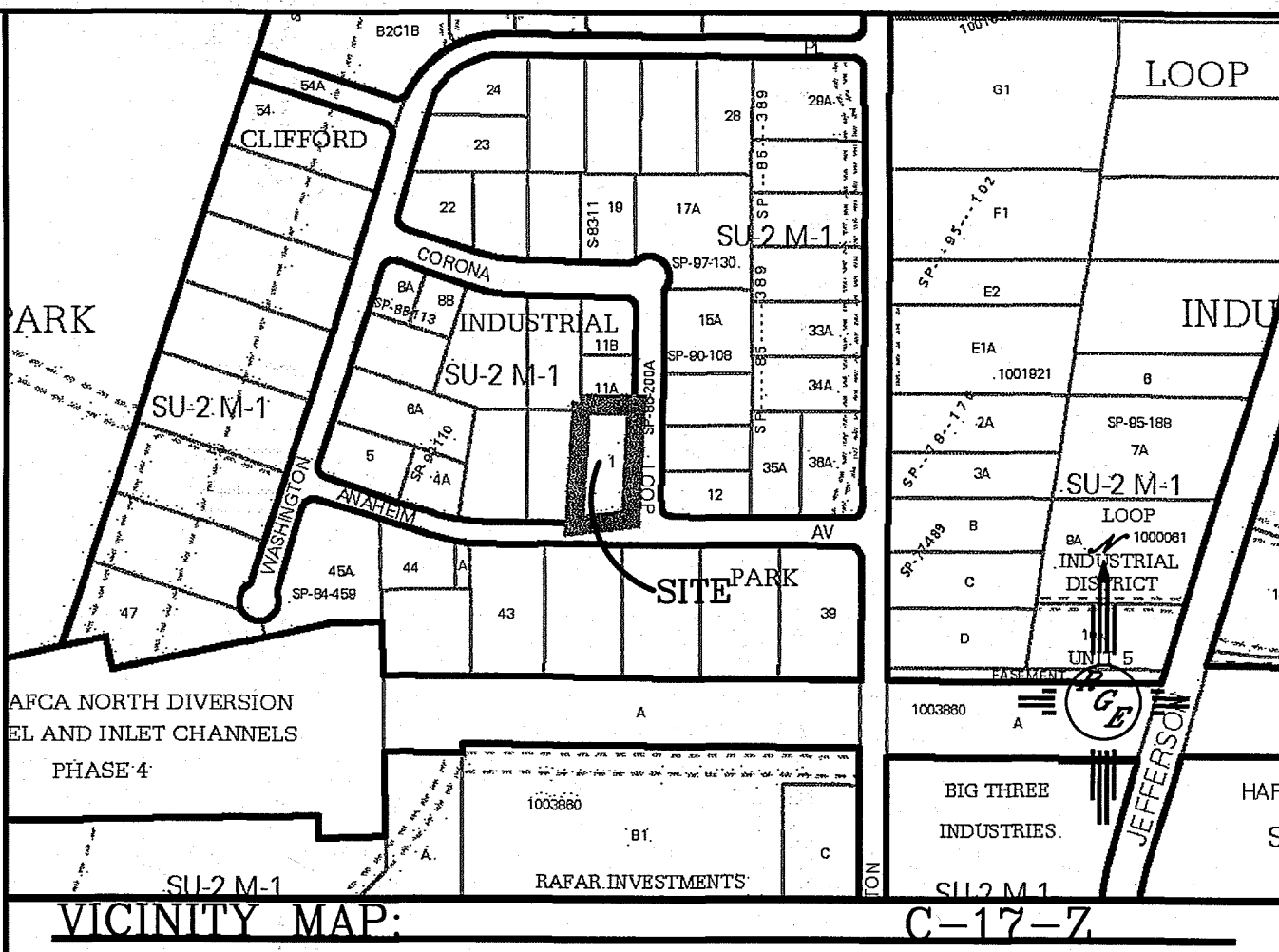
FOR INFORMATION ONLY

CRJ 437680
Sheet 2a of 5



EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS 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 (CITY) ACCEPTANCE OF ANY PROJECT.

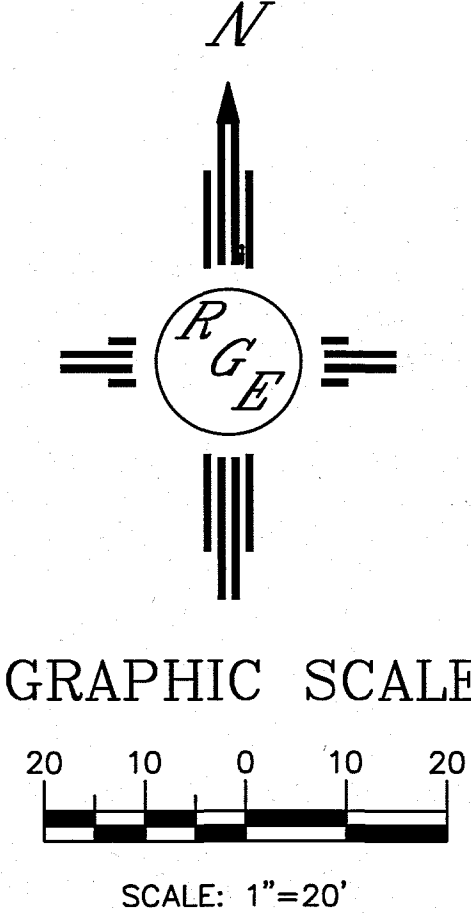


LEGAL DESCRIPTION:
TRACT 1, CLIFFORD INDUSTRIAL PARK

- NOTES:
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 2. FIRST FLUSH REQUIREMENT-IMPERVIOUS AREA (22391 SF)X.34/12=635 CF

LEGEND

- EXISTING STORM DRAIN
- EXISTING EDGE OF ASPHALT
- PROPOSED EDGE OF PAVING
- EXISTING CURB AND GUTTER
- PROPOSED 6" CURB
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- RIGHT-OF-WAY
- LOT LINES
- 6" CMU BLOCK WALL-18" MAX. RETAINAGE
- FLOW LINE



I DAVID SOULE, HAVE PERSONALLY INSPECTED THE PROPERTY ON 4-12-04. NO EARTHWORK HAS BEEN PERFORMED AND THE SITE IS CONSISTENT WITH THE TOPO SHOWN.

DAVID SOULE P.E. #14522 DATE

PROJECT # 437680
FOR INFORMATION ONLY

Record Drawing

ENGINEER'S SEAL	4455 ANAHEIM	DRAWN BY WCWJ
DAVID SOULE NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 14522	GRADING AND DRAINAGE PLAN	DATE 6-11-15
DAVID SOULE P.E. #14522	Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	21515-LAYOUT-5-03-15
		SHEET # 3 OF 5
		JOB # 21515

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY OF ALBUQUERQUE. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, INCLUDING UPDATE 9.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES NM811.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL 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 THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL 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.
8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES THAT HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.
16. ELECTRONIC MARKER SPHERES (EMS) SHALL BE INSTALLED ON WATER LINE AND SANITARY SEWER LINE FACILITIES PER SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS 1986 EDITION AS REVISED THROUGH UPDATE #9.
17. THE CONTRACTOR SHALL COORDINATE WITH THE WATER UTILITY 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 UTILITY 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/content/view/full/729/>
18. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.6150 SUBPART P.
19. ALL IMPACTED STRIPING SHALL BE REPLACED BY CONTRACTOR.
20. MANHOLE STEPS SHALL NOT BE INSTALLED IN SANITARY SEWER MANHOLES.
21. ALL MANHOLES AND VALVES SHALL HAVE GPS INFORMATION RECORDED AS PART OF AS BUILT PLAN SET.
22. CONTRACTOR IS RESPONSIBLE AT ITS OWN COST FOR ANY DAMAGE TO EXISTING UTILITIES.

THESE LENGTHS WILL BE AFFECTED IF THE TYPE OF MATERIAL, GREATER DEPTH OF BURY, ETC. CHANGES. THESE MUST BE RECALCULATED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

RESTRAINED JOINT LENGTHS FOR TEES*						
SIZE	LENGTH ALONG RUN**					
	5'	4'	3'	2'	1'	0'
12x12x12	75	80	86	91	97	102
12x12x10	54	61	67	74	80	87
12x12x8	32	40	48	56	64	72
12x12x6	2	12	23	34	45	55
12x12x4	1	1	1	8	24	39
10x10x10	60	65	74	76	81	87
10x10x8	39	45	52	59	66	72
10x10x6	11	20	29	38	46	55
10x10x4	1	1	1	14	26	39
8x8x8	46	51	57	62	67	72
8x8x6	21	28	34	41	48	55
8x8x4	1	1	9	19	29	39
6x6x6	29	34	40	45	50	55
6x6x4	1	9	16	24	32	39

*RESTRAINTS ONLY PLACED ON THE BRANCH
**LENGTH ALONG RUN REFERS TO THE LENGTH OF PIPE ON EITHER SIDE OF THE TEE BEFORE THE NEXT JOINT.

RESTRAINED JOINT LENGTHS FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS (EACH SIDE)					
SIZE	HORIZONTAL BENDS				VALVES DEAD END
	90°	45°	22-1/2°	11-1/4°	
12	37	15	8	4	102
10	31	13	7	4	87
8	27	11	6	3	72
6	20	9	4	2	55
4	15	6	3	2	39

THE FOLLOWING TABLES WERE CREATED USING EBAA IRON INC. SOFTWARE FOR RESTRAINING JOINTS WITH THESE CRITERIA:

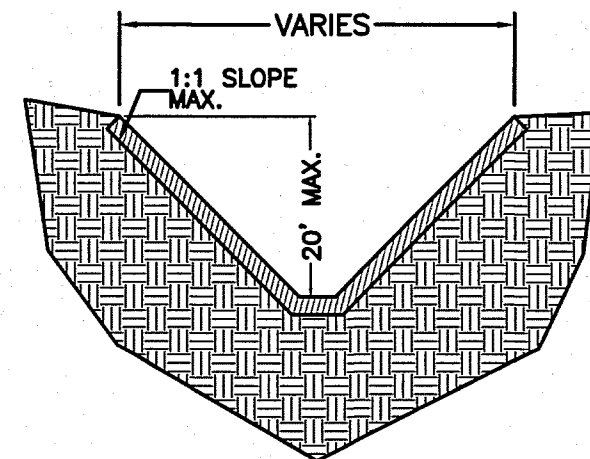
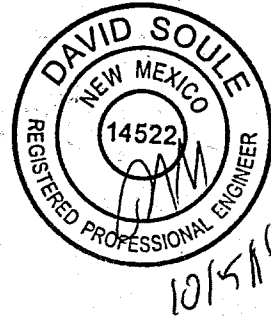
DEPTH OF BURY: 3.0' MINIMUM
SAFETY FACTOR: 1.5 TO 1
PIPE MATERIAL: PVC
SOIL TYPE: GM/SM-SILTY GRAVEL/SILTY SAND, GRAVEL-SAND MIXTURES
TEST PRESSURE: 150 PSI
TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL OR CRUSHED STONE TO 1/8" PIPE DIAMETER, 4" MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

THESE LENGTHS WILL BE AFFECTED IF THE TYPE OF MATERIAL, GREATER DEPTH OF BURY, ETC. CHANGES. THESE MUST BE RECALCULATED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

SIZE	HORIZONTAL BENDS			
	90°	45°	22-1/2°	11-1/4°
12 UPPER LOWER	DON'T USE	42 10	21 5	11 3
10 UPPER LOWER	DON'T USE	36 9	14 8	9 2
8 UPPER LOWER	DON'T USE	30 7	15 4	8 2
6 UPPER LOWER	DON'T USE	23 6	11 3	6 2
4 UPPER LOWER	DON'T USE	17 4	8 2	4 1

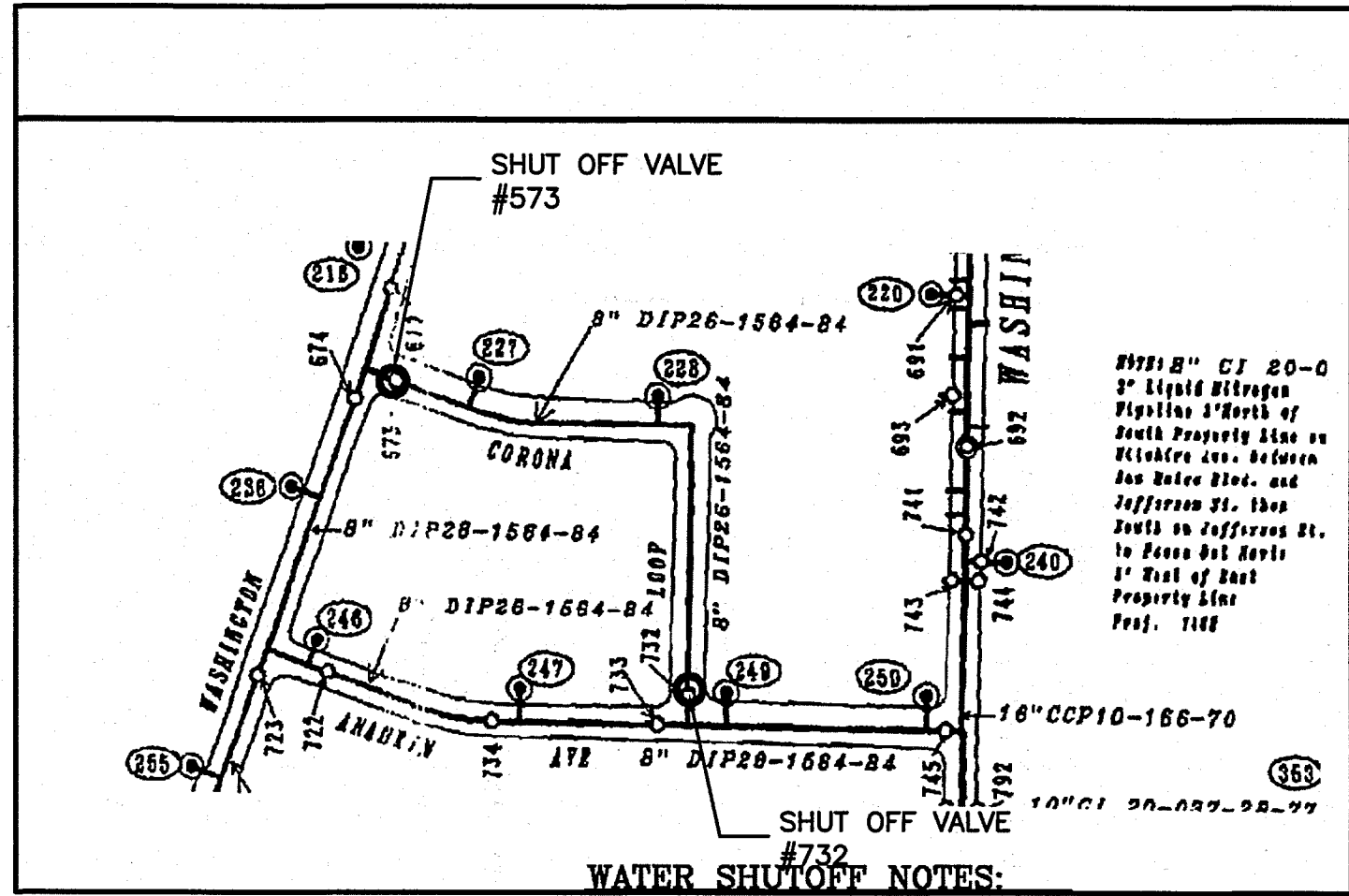
PAVING NOTE

1' SUBGRADE SOIL R-VALUE>50, PLACED IN 2-6" COMPACTED LIFTS, 95% MIN. COMPACTION, AT OPT. MOISTURE ± 2.0%, ASTM D1557, OR OPT. MOISTURE TO +4%, ASTM D698 FOR SOIL W/35% OR MORE MATERIAL PASSING THE NO. 200 SIEVE. SOIL NOT HAVING THE MIN. R-VALUE OF 50, SHALL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED BY THE CONTRACTOR WITH SUITABLE MATERIAL OR A PAVEMENT SHALL BE DESIGNED BY TERRA WEST, LLC ACCOMMODATING THE EXISTING R-VALUE PER C.O.A. STANDARD SPECIFICATIONS.



SUPPLEMENTAL TRENCH DETAIL

NTS-PER FIGURE V-2-13 OSHA STANDARD SPECIFICATIONS
NOTE: ENTIRE TRENCH PRISM SHALL BE COMPACTED AT 95% ASTM D1557 INCLUDING ALL UTILITY MAIN LINES, WATER METER BOXES AND SERVICES, SAS SERVICES.



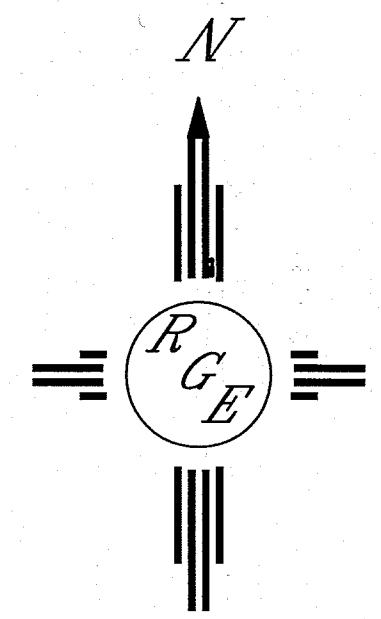
WATER SHUTOFF NOTES:

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/content/view/full/729/>

SHUT OFF VALVES 673, AND 732.

LEGEND

- EX. 12" SD EXISTING STORM SEWER LINE
- EX. 8" SAS EXISTING SAS MANHOLE
- EX. 6" WL EXISTING VALVE W/BOX
- EX. 6" WL EXISTING WATER LINE
- PROPOSED SD PROPOSED METER
- PROPOSED FIRE HYDRANT
- EXISTING EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- EASEMENT
- STREET LIGHTS



GRAPHIC SCALE

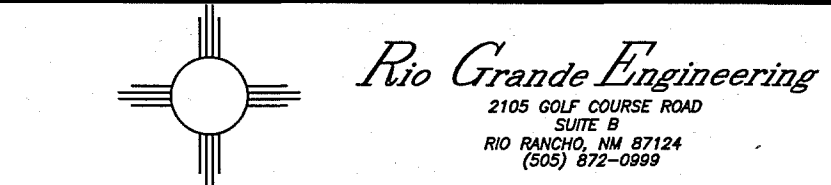
SCALE: 1"=20'

SURVEYOR'S CERTIFICATE
I, Andrew S. Medina, a duly qualified Licensed Professional Surveyor under the laws of the State of New Mexico, do hereby certify that the "as-built" information shown on these drawings was obtained from field construction and "as-built" surveys performed by me or under my supervision that the "as built" information shown on these drawings was added by me of under my supervision; and that this "as-built" information is true and correct to the best of my knowledge and belief. I am not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.

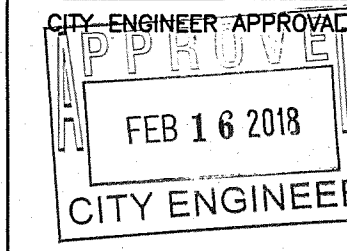
SANDIA LAND SURVEYING LLC
15 CASA TERRANOS
PLACITA, N.M. 87013
505-259-8130

AS. Medina, NMPS 12649
6-8-2018
Date

Record Drawing



ABCWUA
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
TITLE: 4455 ANAHEIM MASTER UTILITY PLAN



CITY PROJECT NO. 437680

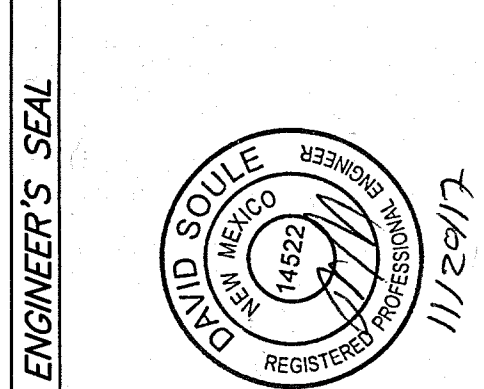
ZONE MAP NO. C-17-Z

SHEET 5 OF 5

AS BUILT INFORMATION				
SLS	DATE	DATE	DATE	DATE
	6-8-18			

"12617" N 1501474.62
NAD83 E 1557170.12
NAD83 5110.624
NAD83 ORDER 2
NAD CLASS 1

SURVEY INFORMATION		
NO.	BY	DATE
SLS	AS. Medina	6-8-18



ENGINEER'S SEAL		CHANGE TO SERVICE DETAIL	
NO.	DATE	NO.	DATE
REVISIONS	DESIGN	DESIGNED BY: WCUJ	DATE: 11-09-17
		DRAWN BY: WCUJ	DATE: 11-09-17
		DRAWN NAME: 21425-LAYOUT-6-23-15	JOB NO.: 21425
		CHECKED BY: DS	DATE: 11-09-17