RECORD DRAWING

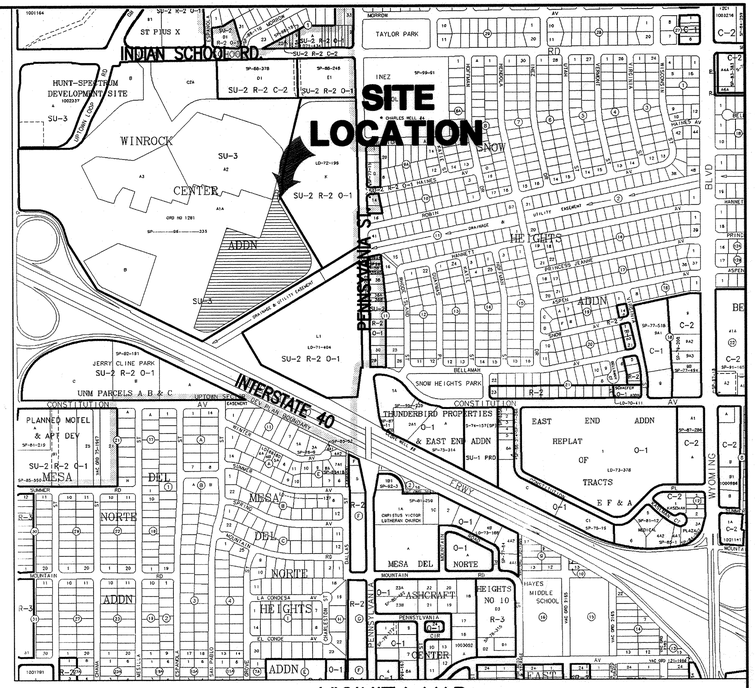
26-4553.81-2013

SCANNED BY PLANNING

CITY OF ALBUQUERQUE, NEW MEXICO
CONSTRUCTION PLANS
FOR

WINROCK MARKET CENTER INFRASTRUCTURE IMPROVEMENTS PUBLIC

JUNE 2012



VICINITY MAP

ZONE ATLAS MAP J-19-Z

SHEET INDEX

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11 CHANNEL PENETRATION DETAILS
12 WATER/STORM DRAIN CROSSING

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 10-31-13

I, JARROD D. LIKAR, OF THE FIRM OF HUITT-ZOLLARS, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, AND PROJECT ENGINEER DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE INFRASTRUCTURE INSTALLED AS PART OF THIS PROJECT HAS BEEN OBSERVED BY ME OR 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 RECORD DRAWINGS. THIS CERTIFICATION IS BASED ON SITE OBSERVATIONS BY ME OR PERSONNEL UNDER MY DIRECTION AND SURVEY INFORMATION PROVIDED BY STEPHEN E. COBB, NMPS NUMBER 10472.

NAME — DATE 10/28/13

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

ENGINEERS STAMP & SIGNATURE

JARROD D. LIKAR — NEW MEXICO — 16910 — LICENSED PROFESSIONAL ENGINEER — 6-27-12

APPROVALS	ENGINEER	DATE
DRC Chairman		7/4/12
Transportation		7/12/12
Water/Wastewater		7/02/12
Hydrology		7/2/12
C.I.P.		
Constr. Mngmt.		
Constr. Coord.		
AEHD		

APPROVED FOR CONSTRUCTION

City Engineer — Date 9-5-12

City Project No. 4553.81

Sheet 1 Of 12

DRB # 1002202

Designed By:

HUITT-ZOLLARS
Huitt-Zollars, Inc. — Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

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Last Saved:7/2/2012 10:21:24 AM, kscharf

SCANNED BY PLANNING

RECORD DRAWING

GENERAL

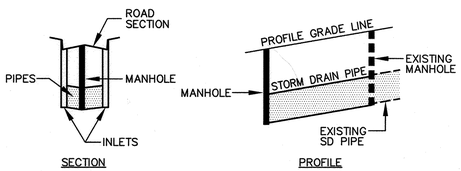
- CENTERLINE
- RIGHT-OF-WAY
- ② BLOCK NUMBER
- 2 LOT NUMBER
- LOT LINE
- A / R2 SECTION/SHEET REFERENCE
- MATCH LINE STA. 23+00.00 SEE SHEET XX — MATCH LINE/SHEET REFERENCE

ROADS

- ASPHALT TRAIL
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- SEAL COAT
- 3/8" LANDSCAPE ROCK SANTA FE BROWN
- LANDSCAPE BY OTHERS
- CONCRETE CURB & GUTTER
- EXISTING CURB AND GUTTER
- ② CONSTRUCTION NOTE(S)
- NEW STREET LIGHT (LUMINAIRE)
- EXISTING STREET LIGHT (LUMINAIRE)
- NEW OR RELOCATED SIGN
- EX. SIGN TO REMAIN
- EX. SIGN TO BE REMOVED
- EX. FENCE
- NEW 6' CHAIN LINK FENCE
- NEW CONCRETE VALLEY GUTTER & CROWN TRANSITION
- NEW CURB RAMP
- DIRECTIONAL ARROWS
- 4" DOUBLE YELLOW STRIPE
- 4" SOLID WHITE OR YELLOW
- 8" SOLID WHITE OR YELLOW
- 4" WHITE STRIPE (10' STRIPE, 30' GAP)
- 8" WHITE STRIPE (3' STRIPE, 9' GAP)
- 8" WHITE STRIPE (2' STRIPE, 6' GAP)
- 12" CROSSWALK
- 24" STOP BAR

STORM DRAIN

- EXISTING STORM DRAIN INLET, PIPE, AND MANHOLE
- NEW STORM DRAIN INLET, PIPE, AND MANHOLE
- 2 STORM DRAIN LINE DATA



UTILITES

- SD — EX. STORM DRAIN PIPE
- GAS — EX. GAS LINE
- W — EX. WATER & VALVE BOX
- S — EX. SEWER LINE & MANHOLE
- OHE — EX. OVERHEAD ELECTRIC
- UGE — EX. UNDERGROUND ELECTRIC
- T — EX. TELEPHONE
- FO — EX. FIBER OPTIC

DEMOLITION

- EX. CONCRETE TO BE REMOVED
- EX. ASPHALT TO BE REMOVED

GRADING & DRAINAGE

- 5500 — EXISTING (INDEX) CONTOUR
- EXISTING (INTERMEDIATE) CONTOUR
- 5500 — FINISHED (INDEX) CONTOUR
- FINISHED (INTERMEDIATE) CONTOUR
- FLOW DIRECTION ARROW
- TOP OF 4:1 SLOPE (UNLESS NOTED OTHERWISE)
- TOE OF SLOPE
- 63.70 — FINISHED (SPOT) ELEVATION
- TBC 19.20 — TOP, BACK OF CURB (SPOT) ELEVATION
- DITCH
- WATERBLOCK (HIGH POINT)

ABBREVIATIONS

AP	ANALYSIS POINT
@	AT
BC	BEGIN CURVE
BCR	BEGIN CURB RETURN
BK	BOOK
BLDG	BUILDING
BM	BENCH MARK
BOP	BEGINNING OF PROJECT
BP	BOTTOM OF PIPE
BVC	BEGIN VERTICAL CURVE
BW	BASE OF WALL
CATV	CABLE TV LINE
CB	CATCH BASIN
CF	CURB FACE
CG	CURB AND GUTTER
CIP	CAST IRON PIPE
CL	CHAIN LINK
℄	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
COA	CITY OF ALBUQUERQUE
CONC	CONCRETE
CY	CUBIC YARDS
DUE	DRAINAGE UTILITY EASEMENT
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
Δ	DELTA
E	ELECTRIC
EA	EACH
EB	ELECTRIC BOX
EC	END CURVE
ECR	END CURB RETURN
ELEV	ELEVATION
EMH	EXISTING MANHOLE
EOP	END OF PROJECT
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
℄	FLOW LINE
FM	FORCE MAIN
FOC	FACE OF CURB
FP	FINISHED PAD
G	GAS
GM	GAS METER
GV	GATE VALVE
HORIZ	HORIZONTAL
INT	INTERSECTION
INV	INVERT
INV EL	INVERT ELEVATION
LF	LINEAR FEET
LP	LIGHT POLE
LT	LEFT
MH	MANHOLE
NG	NATURAL GROUND
OC	ON CENTER
PB	PULL BOX
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PG	PAGE
PGL	PROFILE GRADE LINE PER TYPICAL SECTION
PI	POINT OF INTERSECTION
ℙ	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
R, RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REF	REFERENCE
RT	RIGHT
ROW	RIGHT-OF-WAY
S	SLOPE
SAS	SANITARY SEWER LINE
SD	STORM DRAIN
SF	SQUARE FEET
STA	STATION
STD	STANDARD
SW	SIDEWALK
SY	SQUARE YARDS
T	TANGENT
TA	TOP OF ASPHALT
TAC	TOP OF ASPHALT CURB
TBC	TOP BACK OF CURB
TC	TOP OF CONCRETE
TEL	TELEPHONE LINE, RISER OR BOX
TP	TOP OF PIPE
TRANS	TRANSVERSE
TW	TOP OF WALL
TYP	TYPICAL
UE	UNDERGROUND ELECTRICAL LINE
UT	UNDERGROUND TELEPHONE LINE
VC	VERTICAL CURVE
VERT	VERTICAL
VPI	VERTICAL POINT OF INTERSECTION
W, WL	WATERLINE
WM	WATER METER
WSEL	WATER SURFACE ELEVATION
WV	WATER VALVE

UTILITY COMPANIES

NEW MEXICO GAS COMPANY (GAS SERVICES & GAS LINES)
CONTACT: EARL HOSKINS, 697-3140

PUBLIC SERVICE COMPANY OF NM (ELECTRICAL SERVICES & ELECTRIC LINES)
CONTACT: ROLAND BLAUWKAMP, 241-3581
CONTACT: MIKE ADAMS, 241-3316

Qwest/US WEST (TELEPHONE SERVICES)
CONTACT: RITA JARAMILLO, 245-8706

AT&T (TELEPHONE SERVICES)
CONTACT: DAVID CROWEL, 842-2911

VERIZON-BROOKS FIBER COMM. (TELEPHONE SERVICES)
CONTACT: ANDY DARNELL, 346-4470

COMCAST (CABLE TELEVISION)
CONTACT: MIKE MORTUS, 761-6235

TIME WARNER TELECOM (CABLE TELEVISION)
CONTACT: ROYAL HARRISON, 938-7339

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
CONTACT: ANTHONY MONTOYA JR. 768-2713
McLEOD USA
CONTACT: RICK MUELLER, 244-3161

BCG ASSETS
CONTACT: JOHN BROWN, 877-500-3427

AS BUILT INFORMATION
CONTRACTOR Sundance Mech. DATE 7/16/13
WORK STAKED BY HZ DATE 7/16/13
FIELD TWO CHECKS ACCEPTANCE BY HZ DATE 7/16/13
FIELD VERIFICATION BY COA DATE 7/16/13
DRAWINGS CORRECTED BY HZ DATE 10/28/13
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
FOUND MONUMENT "1_H19A"
A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST
0.1 FEET BELOW GROUND LEVEL AND IS STAMPED "1-H19A, 1969".
X = 1548358.44
Y = 1493076.47
ELEVATION IS 5326.611 (NAVD 1988)

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
JAMES D. LINK
NEW MEXICO
18910
PROFESSIONAL ENGINEER
LICENSED
7-12-13

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN
DESIGNED BY: GM DATE: 06-12
DRAWN BY: KLS DATE: 06-12
DWG NAME: PROJ #: 17-0933-01
CHECKED BY: JDL DATE: 06-12

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

TITLE: SYMBOL LEGEND, ABBREVIATIONS & UTILITY CONTACT LIST

Design Review Committee: APPROVED JUL 04 2012 DESIGN REVIEW COMMITTEE
City Engineer: APPROVED SEP 05 2012 CITY ENGINEER
Last Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 4553.81 | Zone Map No. J-19-Z | Sheet 2 Of 112

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SCANNED BY PLANNING

RECORD DRAWING

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, AS AMENDED THROUGH UPDATE NO. 8.

2. THE CONTRACTOR SHALL PROVIDE INGRESS AND EGRESS TO LOCAL BUSINESSES AND RESIDENCES FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL ADVISE OF AND SCHEDULE ACCESS CLOSURES, AT LEAST 24 HOURS IN ADVANCE, WITH PROPERTY OWNERS AND THE CONSTRUCTION PROJECT MANAGER.

3. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT N.M. ONE-CALL SYSTEM, (505) 260-1990, FOR LOCATION OF EXISTING UTILITIES.

5. CRITICAL INTERSECTION WORK SHALL NOT START UNTIL THE CONTRACTOR HAS ALL MATERIAL, EQUIPMENT, AND NECESSARY PERSONNEL ON-SITE. TRAFFIC CONTROL DEVICES SHALL NOT BE PLACED PREMATURELY.

6. PARKING OF CONSTRUCTION VEHICLES ON PRIVATE PROPERTY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND IS PROHIBITED WITHIN THE CLEAR ZONE DAY OR NIGHT.

7. THE CONSTRUCTION CLEAR ZONE FOR THIS PROJECT IS 12 FEET FROM THE EDGE OF DRIVING LANE. THE CONTRACTOR SHALL NOT STORE EQUIPMENT OR MATERIAL WITHIN THE CONSTRUCTION CLEAR ZONE UNLESS THE EQUIPMENT OR MATERIAL IS PROPERLY SHIELDED UTILIZING CURRENT SAFETY DESIGN AND INSTALLATION METHODS. THE SAFETY DESIGN FOR SHIELDING SHALL BE PROVIDED BY THE CONTRACTOR AND MUST BE APPROVED BY THE PROJECT MANAGER BEFORE IMPLEMENTING. THIS WORK, INCLUDING DESIGN, INSTALLATION, AND REMOVAL OF THE SHIELDING, SHALL BE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE PROJECT AND NO ADDITIONAL PAYMENT WILL BE MADE.

8. THE CONTRACTOR SHALL NOTIFY THE ALBUQUERQUE TRAFFIC ENGINEERING DIVISION (857-8680) THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK REQUIRED REGARDING ALL EXISTING REGULATORY SIGNS AND SIGNALS THAT NEED TO BE REMOVED, RELOCATED, OR REINSTALLED.

9. WHEN EXISTING TRAFFIC SIGNALS ARE TURNED OFF, THE CONTRACTOR SHALL HAVE AN OFF-DUTY POLICE OFFICER DIRECT TRAFFIC – CONTACT APD OFF DUTY OVERTIME AT 768-2380. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO ADDITIONAL PAYMENT WILL BE MADE.

10. THE 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 ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED. CONTRACTOR SHALL AT THE CONTRACTOR'S 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.

11. THE CONTRACTOR WILL BE REQUIRED TO CONFINE THEIR WORK WITHIN THE CONSTRUCTION LIMITS AND/OR RIGHT OF WAY TO PRESERVE EXISTING VEGETATION AND PRIVATE PROPERTY. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAY OPENINGS OR DESIGNATED TRAFFIC LANES.

12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT BUILDING STRUCTURES ADJACENT TO THE PROJECT NOT BE DAMAGED DUE TO ANY CONSTRUCTION ACTIVITIES. DAMAGE CAUSED TO ANY BUILDING STRUCTURE WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ALL COSTS INCURRED IN RESTORING/REPAIRING SAID DAMAGE.

13. THE CONTRACTOR SHALL SUBMIT A PROPOSED WORK PLAN FOR PEDESTRIAN IMPROVEMENTS TO THE PROJECT MANAGER FOR REVIEW AND APPROVAL PRIOR TO INITIATING ANY CONSTRUCTION WORK AFFECTING PEDESTRIANS. THIS PLAN SHALL INCLUDE THE METHOD PROPOSED TO MAINTAIN PEDESTRIAN AND ADA ACCESS TO BUSINESSES, SCHOOLS, HOSPITAL BUILDINGS, ETC.

14. THE CONTRACTOR SHALL MAINTAIN AN UP TO DATE SET OF AS-BUILT PLANS FOR THE PROJECT. THESE PLANS SHALL BE KEPT CURRENT, WITHIN TWO WEEKS, AT ALL TIMES AND SHALL BE SUBJECT TO REVIEW BY THE PROJECT MANAGER THROUGHOUT THE PROJECT AND WILL BE REVIEWED BY THE PROJECT MANAGER FOR ACCURACY AND COMPLETENESS AT LEAST ONCE EVERY 30 DAYS. THE FINAL AS-BUILT PLANS SHALL BE SUBMITTED TO THE PROJECT MANAGER AND THE CITY. THIS WORK IS CONSIDERED AS INCLUDED IN BID ITEMS 4.010.

15. MANHOLE RIM ELEVATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND WILL VARY WITH THE FINISHED PAVEMENT ELEVATIONS.

16. ALL RADII OF CURB RETURNS ARE SHOWN TO THE FACE OF CURB AND UNLESS OTHERWISE NOTED, ALL OFFSETS AND DIMENSIONS ARE TO THE FACE OF THE CURB. MATCH FLOWLINES OF GUTTERS WHEN CONNECTING NEW CURB AND GUTTER WITH EXISTING CURB AND GUTTER.

17. WHERE PULL BOXES ABUT THE BACK OF CURB OR ARE LOCATED IN A CONCRETE PAVED AREA, PROVIDE ¾" EXPANSION MATERIAL AROUND THE PULL BOX. ALL PULL BOXES TO BE FLUSH WITH SURFACE OF CONCRETE.

18. WHEN ABUTTING NEW PAVEMENT TO EXISTING, CONTRACTOR SHALL SAW CUT, TO FULL PAVEMENT DEPTH, THE EXISTING PAVEMENT TO A NEAT VERTICAL STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT AND MATCH NEW TO EXISTING.

19. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIRE HYDRANT FLANGES, PADS, VALVE BOXES, MANHOLE RIMS AND TOP OF PIPE ELEVATIONS IN THE FIELD. ELEVATIONS SHALL BE ADJUSTED TO COMPLY WITH THE REQUIREMENTS OF THE STANDARD CITY DETAILS.

20. WHEN APPEARING IN ANY PORTION OF THIS CONTRACT, THE WORDS "PLANT MIX BITUMINOUS PAVEMENT" (PMBP) WILL HAVE THE SAME MEANING AS AND MAY BE USED INTERCHANGEABLY WITH THE WORDS "ASPHALT CONCRETE".

21. THE CONTRACTOR SHALL WARP SLOPES WHERE NECESSARY TO STAY WITHIN THE RIGHT OF WAY OR CONSTRUCTION EASEMENT LIMITS. THE WORK SHALL BE AS DIRECTED BY THE PROJECT MANAGER. PROPOSED IMPROVEMENTS & RELATED GRADING SHALL BE MAINTAINED WITHIN THE RIGHT OF WAY OR CONSTRUCTION EASEMENT LIMITS.

22. PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. 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 THERMOPLASTIC (90 MIL THICKNESS) IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

23. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENTS, PAVEMENT MARKINGS, CURB AND GUTTER, DRIVEPADS, HANDICAP RAMPS, AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS, AND SHALL REMOVE AND REPLACE AS PER COA STANDARDS, AS APPLICABLE, AT THEIR OWN EXPENSE.

24. MILLED BITUMINOUS CONCRETE PAVEMENT WILL BE STOCKPILED BY THE CONTRACTOR AT THE CITY OF ALBUQUERQUE PINO YARDS, AS DIRECTED BY THE PROJECT MANAGER. ANY HAUL COSTS ASSOCIATED WITH THIS WORK IS CONSIDERED INCIDENTAL TO THE PROJECT.

25. WHEN REMOVAL OF EXISTING CURB AND GUTTER OR SIDEWALK IS REQUIRED, REMOVE TO NEAREST JOINT.

26. ALL CONSTRUCTION DEBRIS, SPOIL AND NON-SALVAGEABLE ITEMS BECOME THE PROPERTY OF THE CONTRACTOR AND PROPER DISPOSAL OF THESE ITEMS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY HAUL COSTS ASSOCIATED WITH THIS WORK IS CONSIDERED INCIDENTAL TO THE PROJECT.

27. CITY OWNED STREET LIGHT ITEMS, SIGNAL ITEMS, AND SIGNING REMOVED FROM THIS PROJECT ARE TO BE HAULED AND STOCKPILED AT THE CITY OF ALBUQUERQUE PINO YARDS AS DIRECTED BY THE PROJECT MANAGER. HAUL OF SUCH MATERIAL SHALL BE PERFORMED DURING NORMAL WORKING HOURS AS DIRECTED BY THE PROJECT MANAGER. PAYMENT FOR THIS WORK SHALL BE INCLUDED IN THE CONTRACT PRICE FOR EACH SALVAGE ITEM.

28. ALL BACKFILL FOR TRENCHES WITHIN THE COA RIGHT-OF-WAY 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.

29. ANY EARTHWORK HAUL ON THIS PROJECT WILL BE CONSIDERED AS INCIDENTAL TO THE PROJECT AND NO SEPARATE PAYMENT WILL BE MADE THEREFOR.

30. ALL EXISTING UTILITIES SHOWN HEREIN WERE TAKEN FROM RECORD DRAWINGS, FIELD SURVEYS, C.O.A. SYSTEMS UTILITIES MAPS AND INFORMATION PROVIDED BY THE UTILITY OWNERS AND ARE APPROXIMATE. IT WILL BE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS AND TYPE OF EXISTING UTILITIES TO BE ADJUSTED OR EXTENDED AND TO PROVIDE PROTECTION FOR ALL UTILITIES WITHIN THE CONSTRUCTION AREA. THE CONTRACTOR WILL BE RESPONSIBLE FOR EXPLORATORY TRENCHING AND EXPOSING OF EXISTING UTILITIES (POT HOLING) TO CONFIRM SIZE, LOCATION, ETC. THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE PROJECT.

31. CONTRACTOR IS TO EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UTILITIES, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE UTILITY COMPANIES IN ORDER TO PREVENT ANY SERVICE DISRUPTION THAT MIGHT RESULT FROM PROJECT CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND PRESERVE UTILITY EQUIPMENT AFFECTED BY PROJECT CONSTRUCTION. SHOULD THE CONTRACTOR BREAK AN EXISTING UTILITY LINE DURING CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY REPAIR COSTS. THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE PROJECT.

32. THE CONTRACTOR IS HEREBY ADVISED THAT UTILITY RELOCATION WORK AND/OR NEW CONSTRUCTION OF UTILITIES WILL HAVE TO BE PERFORMED CONCURRENT WITH CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE FOR UTILITY WORK IN CONJUNCTION WITH PROJECT CONSTRUCTION OPERATIONS AND SHALL BE REQUIRED TO COORDINATE THE SCHEDULING OF WORK WITH THE RESPECTIVE UTILITY OWNERS. A LIST OF CONTACT NAMES IS PROVIDED ON SHEET 2. A UTILITY COORDINATION MEETING SHALL BE SET UP BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANY CONSTRUCTION ACTIVITY. COORDINATION OF UTILITY RELOCATION/NEW CONSTRUCTION SHALL BE DETAILED AT THIS MEETING.

33. THE CONTRACTOR SHALL NOTIFY THE LOCAL FIRE DEPARTMENT AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF WHEN FIRE HYDRANTS WILL BE TAKEN OUT OF SERVICE AND RETURNED TO SERVICE.

34. THE CONTRACTOR SHALL ADJUST TO GRADE, ALL WATER VALVE BOXES, SANITARY SEWER MANHOLES, AND STORM DRAIN MANHOLES WHICH MAY BE AFFECTED BY THIS CONTRACT.

35. WHERE MEDIAN CURB & GUTTER ENCOUNTERS STORM DRAIN INLETS, CONTRACTOR SHALL TRANSITION 6" TALL MEDIAN CURB & GUTTER TO MATCH INLET HEIGHT OVER 5 LF (BEFORE AND AFTER). PAYMENT FOR THIS WORK IS CONSIDERED AS INCLUDED IN THE COST OF THE MEDIAN CURB & GUTTER AND NO ADDITIONAL PAYMENT WILL BE MADE THEREFOR.

36. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

37. ELECTRONIC MARKER SPHERES (EMS) (AKA ELECTRONIC MARKER DEVICES) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1988 EDITION AS REVISED THROUGH UPDATE NO. 8 AND AT ALL SANITARY SEWER MANHOLES, VALVE CANS, AND WATERLINE LOWERINGS.

38. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF DEBRIS, INCLUDING BUT NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.

39. THE CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE AND SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY. THIS WORK IS CONSIDERED INCIDENTAL TO THE PROJECT.

40. PRIOR TO ANY 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 THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.

41. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY.

42. IF A PAVEMENT DROP OFF IS CREATED DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL INITIATE PROTECTIVE ACTION TO MAINTAIN A SMOOTH TRANSITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE PROJECT AND NO SEPARATE PAYMENT WILL BE MADE.

43. VIBRATION MONITORING AND VIDEO TAPING SHALL BE PERFORMED IN AND AROUND ALL STRUCTURES AS DEFINED IN THIS GENERAL NOTE AND AS DIRECTED BY THE PROJECT MANAGER. "STRUCTURES" IS DEFINED AS BRIDGES, CULVERTS, CATCH BASINS, DROP INLETS, RETAINING WALLS, CRIBBING, MANHOLES, ENDWALLS, BUILDINGS, SEWERS, SERVICE PIPES, UNDER DRAINS, FOUNDATION DRAINS, AND OTHER SUCH FEATURES THAT MAY BE ENCOUNTERED IN THE WORK. THE CONSTRUCTION AREA AND AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION SHALL ALSO BE VIDEO TAPED. VIBRATION MONITORING, VIDEO-TAPING, AND RELATED WORK SHALL BE PERFORMED ACCORDING TO THE SPECIFICATIONS INCLUDED IN THE SUPPLEMENTAL TECHNICAL SPECIFICATIONS OF THE CONTRACT BOOK AND PAID IN ITEM 1600.001.

44. STRUCTURES SHALL BE CLEAN AT THE TIME OF FINAL PROJECT ACCEPTANCE. THIS WORK WILL BE CONSIDERED AS INCIDENTAL TO THE COMPLETION OF THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE.

45. THE DESIGN R VALUE FOR THIS PROJECT IS 50. WHERE SOILS WITH AN R VALUE LESS THAN 50 OCCUR AT FINISHED SUBGRADE OF PAVED ROADWAY AREAS, THESE SOILS SHALL BE OVEREXCAVATED A VERTICAL DEPTH OF AT LEAST 2 FEET AND FOR A LATERAL DISTANCE OF AT LEAST 3 FEET OUTSIDE OF THE BACK EDGE OF CURB. THE OVEREXCAVATED MATERIAL SHALL BE REPLACED WITH A MORE GRANULAR MATERIAL HAVING AN R VALUE OF AT LEAST 50.

46. VALVE AND MANHOLE ADJUSTMENTS TO GRADE SHALL INCLUDE NEW CONCRETE COLLARS, ELECTRONIC MARKER DEVICES AND IF NEEDED RING AND COVERS TO COMPLY WITH CURRENT STANDARD DETAIL DRAWINGS.

47. IF CULTURAL RESOURCES OR FOSSIL MATERIALS ARE UNCOVERED DURING CONSTRUCTION, WORK WILL BE HALTED IN THAT AREA. THE CONTRACTOR WILL NOTIFY THE PROJECT MANAGER. NO WORK WILL OCCUR IN THE AREA UNTIL IT IS CLEARED WITH THE PROJECT MANAGER. COST FOR THIS WORK WILL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO MEASUREMENT FOR PAYMENT WILL BE MADE THEREFOR.

48. WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST POLLUTION ABATEMENT AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.

49. PLACE STRIPPINGS OVER EMBANKMENT SLOPES AND OTHER DISTURBED AREAS PRIOR TO SEEDING AS DIRECTED BY THE ENGINEER. THIS WORK SHALL BE INCIDENTAL TO THE COST OF THE CLEARING AND GRUBBING ITEM.

50. THE CONTRACTOR SHALL INCLUDE IN HIS/HER CONSTRUCTION SEQUENCE PROVISIONS WHICH WILL ALLOW FOR THE SAFE PASSAGE OF WATER FROM ARROYOS AND DITCHES THROUGH THE PROJECT SITE WITHOUT DAMAGE TO FACILITIES BEING CONSTRUCTED, COMPLETED FACILITIES, OR ADJACENT PRIVATE PROPERTY.

51. ALL STORM WATER DISCHARGES FROM THE PROJECT SITE SHALL MEET THE REQUIREMENTS OF THE REGULATIONS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AS WELL AS APPLICABLE STATE AND LOCAL REGULATIONS.

52. 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/4631729/.

53. 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 AFTER CITY APPROVAL.

AS BUILT INFORMATION

CONTRACTOR	Sundance Mech.	DATE 7/16/13
WORK STAKED BY	HZ	DATE 7/16/13
INSPECTOR'S ACCEPTANCE BY	HZ	DATE 7/16/13
FIELD VERIFICATION BY	COA	DATE 7/16/13
DRAWINGS CORRECTED BY	HZ	DATE 10/28/13

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

FOUND MONUMENT "1_H19A"
A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST
0.1 FEET BELOW GROUND LEVEL AND IS STAMPED "1-H19A, 1969".
X = 1548358.44
Y = 1493076.47
ELEVATION IS 5326.611 (NAVD 1988)

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE

ENGINEER'S SEAL

JARROD D. LIKAR, NEW MEXICO, 16910, LICENSED PROFESSIONAL ENGINEER
6-27-12

REVISIONS

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY: GM	DATE: 06-12
DRAWN BY: KLS	DATE: 06-12
DWG NAME:	PROJ #: 17-0933-01
CHECKED BY: JDL	DATE: 06-12

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

TITLE:
GENERAL NOTES

Design Review Committee	City Engineer	Last Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JUL 04 2012 DESIGN REVIEW COMMITTEE	APPROVED SEP 05 2012 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
4553.81	J-19-Z	3	12

Plotted: 7/2/2012 10:26:59 AM, By:Scharf, Karen
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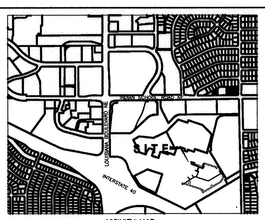
SCANNED BY PLANNING

Plotted: 7/2/2012 10:27:04 AM, By:Scharf, Karen
G:\Proj\17093301\DWG\Plot_Files-2012-COA\DRC Submittal\4.dwg
Last Saved:6/19/2012 1:56:03 PM, kscharf

RECORD DRAWING

PLAT OF PARCEL A-1-A-1
WINROCK CENTER ADDITION

WITHIN SECTION 18, T. 10 N., R. 4 E., N.M.P.M
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2012



VICINITY MAP
ZONE ATLAS J-19-Z

SUBDIVISION DATA

DRB NO.		PLAT ACRES	50.4704
NO. OF LOTS	0	LOT ACRES	0
NO. OF PARCELS	1	PARCEL ACRES	50.4704
NO. OF TRACTS	0	TRACT ACRES	0
STREET MILES (FULL)	0	STREET ACRES	0

NOTES

1. THE PURPOSE OF THIS PLAT IS TO VACATE A PORTION OF EXISTING WATERLINE EASEMENTS AND GRANT A NEW TWENTY FOOT WIDE PUBLIC WATERLINE EASEMENT TO THE ALBUQUERQUE BERNALILLO WATER UTILITY AUTHORITY WITHIN PARCEL A-1-A-1 OF THE WINROCK CENTER ADDITION.
2. DRY UTILITY EASEMENTS TO REMAIN AND WILL BE MODIFIED BY FUTURE PLAT.
3. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS NAD 83 BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, DELTA ALPHA =00°11'00". BASIS OF BEARINGS IS THE PUBLISHED BEARING BETWEEN CITY OF ALBUQUERQUE MONUMENTS "15_H18" AND "20_H18" BEING N 00°46'49" W. BASIS OF COORDINATES ARE THOSE PUBLISHED FOR "20_H18" NAD 83. DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET.
4. ALL BEARINGS AND DISTANCES ARE RECORD.
5. BENCHMARK FOR THIS PLAT IS "THE CITY OF ALBUQUERQUE ACS MONUMENT "20_H18" ELEVATION = 5283.32 NAVD88 LOCATED IN LOUISIANA BOULEVARD SOUTH CENTER MEDIAN AT THE INTERSECTION WITH UPTOWN BOULEVARD.
6. NO PROPERTY CORNERS HAVE BEEN SET NOR ARE TO BE SET IN ASSOCIATION WITH THIS EASEMENT DEDICATION/GRANT.

EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE. TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, 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 ABOVE, NO BUILDING, SIGN, POOL, OVERHANG OR OBSTRUCTION SHALL BE PLACED OR CONSTRUCTED ON SAID EASEMENTS, HOWEVER, OTHER USES SHALL BE PERMITTED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

PNM AND QWEST COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

DISCLAIMER

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

DESCRIPTION

SEE SHEET 2

DEDICATION AND FREE CONSENT

THE PROPERTY SHOWN HEREON IS REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) GRANT:

ALL ACCESS, UTILITY, DRAINAGE AND SIDEWALK EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED 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. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED. THOSE SIGNING WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY BEING REPLATTED HEREON.

Winrock Partners, LLC

Gary Goodman, President

(STATE OF NEW MEXICO) SS
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2011
BY GARY GOODMAN, PRESIDENT OF WINROCK PARTNERS LLC., WHO SIGNED THIS INSTRUMENT ON BEHALF OF SAID COMPANY.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTE

PARKING, ACCESS AND STORM WATER DRAINAGE EASEMENTS ARE GRANTED BY THIS PLAT FOR THE BENEFIT OF PARCELS A-2 AND A-3. TRACT B, PARCELS C-2A, D-1A, AND E-1 OF WINROCK CENTER ADDITION, ARE BENEFICIARIES OF ALL RECIPROCAL EASEMENTS. A DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL B OF HUNT-SPECTRUM DEVELOPMENT SITE GRANTED BY THIS PLAT. A CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL K OF WINROCK SHOPPING CENTER ADDITION NO. 2 IS GRANTED BY THIS PLAT. SUCH EASEMENTS TO BE MAINTAINED BY THE OWNER OF THE LAND SUBJECT TO THE EASEMENT, UNLESS PROVIDED BY RECORDED INSTRUMENT.

TREASURER'S CERTIFICATION

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

PARCEL A-1-A UPC # 101905813040020410-1

BERNALILLO COUNTY TREASURERS OFFICE:

BY:_____ DATE: _____

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE TRACTS WITHIN THE AREA OF THIS PLAT. THE FORESOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR THIS PLAT.

PROJECT NO. 1002202

APPLICATION NO. _____

PLAT APPROVALS

UTILITY APPROVALS

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE

CITY APPROVALS

CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEVELOPMENT	DATE
DEPARTMENT OF PARKS AND RECREATION	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

I, STEPHEN COBB, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 10472, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STEPHEN COBB, P.S. NO. 10472 DATE

STEPHEN EARL COBB NEW MEXICO 10472 REGISTERED PROFESSIONAL SURVEYOR

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M. 87124
(505) 892-5141

SHEET 1 OF 4

CURVE TABLE

NO	DELTA	RADIUS	ARC LGTH	TANGENT	CHORD	CHORD BEARING
C1	72°39'24"	128.84	170.99	100.09	158.50	S 31°41'10" W
C2	22°20'48"	488.38	190.70	96.07	189.50	S 02°47'33" W
C3	23°33'38"	185.00	76.29	38.69	75.75	N 51°54'34" W
C4	72°48'44"	222.30	282.37	163.83	263.77	N 53°38'02" W
C5	90°00'00"	25.00	39.42	25.00	35.36	N 45°00'49" W
C6	47°47'23"	125.00	104.33	55.54	101.31	N 68°53'39" E
C7	47°33'21"	230.00	190.83	101.57	185.53	N 69°10'36" E
C8	28°30'15"	322.00	151.20	77.07	149.81	S 13°28'36" E
C9	140°57'04"	220.40	372.68	244.50	173.28	N 69°27'39" E
C10	90°28'58"	75.00	76.36	41.86	73.10	N 14°39'32" W

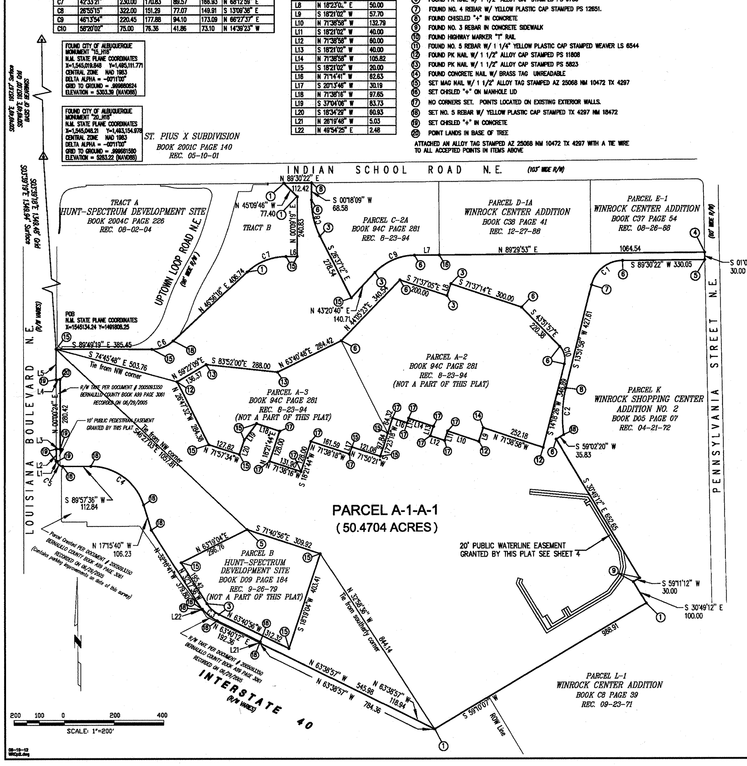
LINE TABLE

NO	DIRECTION	DISTANCE
L1	S 89°57'36" W	5.98
L2	N 00°02'22" W	49.88
L3	N 89°58'38" E	15.69
L4	N 89°58'38" E	15.63
L5	N 00°02'22" W	122.46
L6	N 89°58'38" E	45.25
L7	N 89°54'24" E	100.03
L8	N 19°25'15" E	50.00
L9	S 19°25'15" W	57.70
L10	N 71°26'08" W	132.79
L11	S 19°25'15" W	40.00
L12	N 71°26'08" W	60.00
L13	S 19°25'15" W	40.00
L14	N 71°26'08" W	105.62
L15	S 19°25'15" W	20.00
L16	N 71°54'41" W	62.63
L17	S 20°13'46" W	30.19
L18	N 71°26'08" W	17.65
L19	S 17°00'08" W	63.73
L20	S 18°54'04" W	160.93
L21	N 26°16'48" W	5.03
L22	N 49°54'25" E	2.48

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED:

1. FOUND 3" BRASS CAP IN CONCRETE STAMPED PT & AND LS 1010 PER DETAIL ABOVE.
2. FOUND "+" CHISELED IN TOP OF STEEL COVER ON SIDEWALK DRAIN
3. FOUND NO. 5 REBAR W/ YELLOW PLASTIC CAP STAMPED PS 9750.
4. FOUND NO. 5 REBAR W/ YELLOW PLASTIC CAP UNREADABLE
5. FOUND PK NAIL W/ BRASS TAG UNREADABLE
6. FOUND PK NAIL W/ 1 1/2" ALLOY CAP STAMPED PS 9750
7. FOUND NO. 4 REBAR W/ YELLOW PLASTIC CAP STAMPED PS 12651.
8. FOUND CHISELED "+" IN CONCRETE
9. FOUND NO. 3 REBAR IN CONCRETE SIDEWALK
10. FOUND HIGHWAY MARKER "T" NAIL
11. FOUND NO. 5 REBAR W/ 1 1/4" YELLOW PLASTIC CAP STAMPED WEAVER LS 6544
12. FOUND PK NAIL W/ 1 1/2" ALLOY CAP STAMPED PS 11808
13. FOUND PK NAIL W/ 1 1/2" ALLOY CAP STAMPED PS 5823
14. FOUND CONCRETE NAIL W/ BRASS TAG UNREADABLE
15. SET MAG NAIL W/ 1 1/2" ALLOY TAG STAMPED AZ 20068 NM 10472 TX 4297
16. SET CHISELED "+" ON MANHOLE LID
17. NO CORNERS SET. POINTS LOCATED ON EXISTING EXTERIOR WALLS.
18. SET NO. 5 REBAR W/ YELLOW PLASTIC CAP STAMPED TX 4297 NM 10472
19. SET CHISELED "+" IN CONCRETE
20. POINT LANDS IN BASE OF TREE

ATTACHED AN ALLOY TAG STAMPED AZ 20068 NM 10472 TX 4297 WITH A TIE WIRE TO ALL ACCEPTED POINTS IN ITEMS ABOVE.



CORNER DETAIL FOR ITEM 1

PLAT OF PARCEL A-1-A-1
WINROCK CENTER ADDITION

WITHIN SECTION 18, T. 10 N., R. 4 E., N.M.P.M
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2012

DESCRIPTION

The Parcel of Land herein described all of Parcel A-1-A in the Winrock Center Addition plat recorded on October 25, 1990 in Vol. 90C, Folio 446, Document No. 90117635, less right-of-way takes per document no. CV 2003-07942 recorded on July 13, 2007 and New Mexico Department Of Transportation monumentation Map New Mexico Project No. NH-40-1(75)-040-3(90)543 recorded on June 28, 2005 in Bk. A69, Page 3061, within Section 18, Township 10 North, Range 4 East, New Mexico Principal Meridian, in the City Of Albuquerque, Bernalillo County, New Mexico, and is more particularly described by metes and bounds as follows (see accompanying plat and notes on this sheet for detailed property corner monument information, and adjoining parcel information):

Commencing for reference at found City Of Albuquerque Monument "15_H18", Thence, S00°46'49"E 1957.67 ft. (surface distances are cited herein) to found City Of Albuquerque Monument "20_H18"; Thence, S37°39'13"E, 1348.84 ft. to a set mag nail with 1-1/2" alloy tag stamped AZ 20068 NM 10472 TX 4297 at the POINT OF BEGINNING;

Thence, South 89°49'13" East, 365.45 feet; Thence, 94.33 feet with a curve to the left having a radius of 125.00 feet, a central angle of 43°40'32", and a chord that bears North 88°33'29" East 92.11 feet; Thence, North 46°36'18" East, 32.68 feet; Thence, North 49°56'19" East, 373.75 feet; Thence, 170.83 feet with a curve to the right having a radius of 230.00 feet, a central angle of 42°32'21", and a chord that bears North 69°12'58" East 166.93 feet; Thence, North 89°29'39" East, 45.25 feet; Thence, North 00°00'19" East, 340.83 feet; Thence, North 45°09'46" West, 77.40 feet; Thence, North 89°29'32" East, 115.42 feet; Thence, South 00°18'09" West, 68.58 feet; Thence, 151.29 feet with a non-tangential curve to the left having a radius of 322.00 feet, a central angle of 26°53'15", and a chord that bears South 13°02'30" East 149.91 feet; Thence, South 26°33'12" East, 278.54 feet; Thence, North 43°20'46" East, 140.71 feet; Thence, 177.88 feet with a curve to the right having a radius of 220.40 feet, a central angle of 46°13'54", and a chord that bears North 66°27'37" East 173.09 feet; Thence, North 89°34'34" East, 100.03 feet; Thence, North 89°29'32" East, 1,064.54 feet; Thence, South 01°06'08" East, 30.00 feet; Thence, South 89°30'22" West, 330.05 feet; Thence, 170.09 feet with a curve to the left having a radius of 128.84 feet, a central angle of 75°36'24", and a chord that bears South 51°41'10" West 158.00 feet; Thence, South 13°51'58" West, 427.61 feet; Thence, 189.70 feet with a curve to the left having a radius of 488.38 feet, a central angle of 22°20'48", and a chord that bears South 02°47'34" West 188.50 feet; Thence, South 09°02'07" West, 35.83 feet; Thence, South 30°49'12" East, 652.65 feet; Thence, South 59°11'12" West, 30.00 feet; Thence, South 32°48'12" East, 100.00 feet; Thence, South 59°10'07" West, 998.81 feet; Thence, North 63°40'11" West, 784.36 feet; Thence, with the new highway right-of-way line per Bk. A69, Page 3061, North 26°16'48" East (N26°15'02"E rec.), 5.03 feet; Thence, with the new highway right-of-way line per Bk. A69, Page 3061, North 63°40'12" West (N63°39'13"W rec.), 192.36 feet; Thence, with the new highway right-of-way line per Bk. A69, Page 3061, 75.29 feet with a non-tangential curve to the right having a radius of 100.00 feet, a central angle of 23°37'38", and a chord that bears North 51°54'24" West (N51°53'09"W rec.) 75.75 feet; Thence, with the new highway right-of-way line per Bk. A69, Page 3061, South 43°54'25" West (N45°55'40"W rec.), 2.48 feet; Thence, North 32°16'41" West, 378.60 feet; Thence, North 17°51'40" West, 106.23 feet; Thence, 262.37 feet with a curve to the left having a radius of 222.30 feet, a central angle of 72°14'44", and a chord that bears North 53°30'02" West 263.77 feet; Thence, South 89°53'36" West, 112.94 feet; Thence, 21.34 feet with a non-tangential curve to the right having a radius of 20.00 feet, a central angle of 89°41'17", and a chord that bears North 45°06'45" West 20.23 feet; Thence, North 89°52'44" West, 5.66 feet; Thence, North 00°02'22" West, 49.88 feet; Thence, with the new street right-of-way line per Bk. A69, Page 3061, South 89°58'38" East (N89°58'34"E rec.), 15.69 feet; Thence, with the new street right-of-way line per Bk. A69, Page 3061, North 00°00'24" East (N00°00'28"W rec.), 300.42 feet; Thence, with the new street right-of-way line per Bk. A69, Page 3061, North 89°58'38" West (N89°58'34"W rec.), 15.63 feet; Thence, North 00°02'22" West, 122.46 feet;to the POINT OF BEGINNING, (this perimeter containing 69.5654 acres) SAVE AND EXCEPT THE FOLLOWING PARCELS:

SAVE AND EXCEPT PARCELS A-3 (Bk. 94C Pg. 281) and A-2 (Bk. 94C Pg. 281) described as follows:

Commencing for reference at the most westerly northwest corner of said Parcel A-1-A, on the east right-of-way line of Louisiana Blvd. NW, and at the southwest corner of Tract A (Hunt-Spectrum Dev. Site Bk. 200AC, Pg. 226); Thence, S 74°45'48" E 503.78 ft. to a found PK nail with 1-1/2" alloy cap stamped PS 11808 for the Point of Beginning of this Save and Except parcel;

Thence, North 59°20'00" East, 136.37 feet; Thence, South 83°52'00" East, 288.00 feet; Thence, North 67°47'46" East, 284.42 feet; Thence, North 44°05'23" East, 340.54 feet; Thence, South 71°37'05" East, 200.00 feet; Thence, North 18°23'55" East, 50.00 feet; Thence, South 71°37'14" East, 300.00 feet; Thence, South 43°51'37" East, 200.36 feet; Thence, 75.36 feet with a non-tangential curve to the right having a radius of 75.00 feet, a central angle of 58°28'02", and a chord that bears South 14°36'32" East 73.10 feet (record data is arc 78.15 ft., radius 75.00 ft. and central angle 58°07'42"); Thence, South 14°16'26" West, 346.69 feet; Thence, North 75°36'26" West, 202.18 feet; Thence, South 18°31'32" West, 57.70 feet; Thence, North 71°36'56" West, 132.79 feet; Thence, South 18°21'02" West, 40.00 feet; Thence, North 71°36'56" West, 60.00 feet; Thence, North 18°21'02" East, 40.00 feet; Thence, North 71°36'56" West, 105.62 feet; Thence, South 18°27'02" West, 20.00 feet; Thence, North 71°54'41" West (no record bearing), 62.63 feet; Thence, South 17°23'18" West, 64.32 feet; Thence, South 17°23'18" West, 97.84 feet; Thence, North 71°50'21" West, 121.08 feet; Thence, South 20°13'46" West, 30.19 feet; Thence, North 71°36'16" West, 161.58 feet; Thence, South 18°54'04" West, 128.00 feet; Thence, North 71°36'16" West, 134.90 feet; Thence, North 18°24'44" East, 128.00 feet; Thence, North 71°36'16" West, 97.65 feet; Thence, South 37°04'06" West, 83.73 feet; Thence, South 18°54'29" West, 60.93 feet (60.94 ft. rec.); Thence, North 71°37'34" West, 127.82 feet (127.71 ft. rec.) Thence, North 26°47'32" West, 284.36 feet to the POINT OF BEGINNING and containing 15.4700 acres .

SAVE AND EXCEPT PARCEL B (Bk. D09, Pg. 184)

Commencing for reference at the most westerly northwest corner of said Parcel A-1-A, on the east right-of-way line of Louisiana Blvd. NW, and at the southwest corner of Tract A (Hunt-Spectrum Dev. Site Bk. 200AC, Pg. 226); Thence, S46°23'03"E 1057.61 ft. to a found PK nail with brass tag at the northwest corner of Parcel B (Bk. D09, Pg. 184);

Thence, South 71°40'56" East, 306.92 feet; Thence, South 18°18'04" West, 403.41 feet; Thence, North 67°40'56" West, 313.32 feet; Thence, 65.74 feet with a non-tangential curve to the right having a radius of 130.00 feet, a central angle of 31°23'37", and a chord that bears North 47°38'26" West 64.92 feet; Thence, North 32°17'36" West, 195.42 feet; Thence, North 63°19'04" East, 296.76 feet;to the Point Of Beginning and containing 3.6200 acres.

THE NET AREA OF THE ABOVE DESCRIBED NEW PARCEL A-1-A-1 IS 50.4704 ACRES, more or less.

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

SHEET 2 OF 4

City Project No. 4553.81 | Zone Map No. J-19-Z | Sheet 4 Of 12

For Information Only

Last Update

Design Review Committee | City Engineer | Mo./Day/Yr. | Mo./Day/Yr.

TITLE: PLAT

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

Designed By:
HUITT-ZOLLARS, Inc.
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101 Rio Rancho
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

NO.	DATE	REMARKS	BY
REVISIONS			

DESIGN

DESIGNED BY:	DATE: 06-12
DRAWN BY:	DATE: 06-12
DWG NAME:	PROJ #: 17-0933-01
CHECKED BY: JDL	DATE: 06-12

ENGINEER'S SEAL

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS

FOUND MONUMENT "1_H19A"	
A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST	
0.1 FEET BELOW GROUND LEVEL AND IS STAMPED "1-H19A, 1969".	
X = 1548358.44	
Y = 1493076.47	
ELEVATION IS 5326.611 (NAVD 1988)	

AS BUILT INFORMATION

CONTRACTOR	Sundance Mech.	DATE 7/16/15
WORK STAKED BY	HZ	DATE 7/16/15
INSPECTOR'S ACCEPTANCE BY	HZ	DATE 7/16/15
FIELD VERIFICATION BY	COA	DATE 7/16/15
DRAWINGS CORRECTED BY	HZ	DATE 10/28/15

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

SCANNED BY PLANNING

Plotted: 7/2/2012 10:27:14 AM, By:Scharf, Karen
G:\Proj\17093301\DWG\Plot_Files-2012-COA\DRC Submittal\5.dwg
Last Saved:6/19/2012 1:44:50 PM, kscharf

RECORD DRAWING

EXISTING EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT

(1) WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MARCH 8, 1993, RECORDED IN BOOK 93-6, PAGE 1435, AS DOCUMENT NO. 93030864, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

(2) WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED NOVEMBER 2, 1993, RECORDED IN BOOK 93-31, PAGE 1413, AS DOCUMENT NO. 93123086, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

(3) WATERLINE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED SEPTEMBER 1, 1993, RECORDED IN BOOK 93-24, PAGE 3832, AS DOCUMENT NO. 93096964, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

(4) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED AUGUST 4, 1981, RECORDED IN BOOK D 605, PAGE 531, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

(5) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED AUGUST 26, 1993, RECORDED IN BOOK 93-23, PAGE 3120, AS DOCUMENT NO. 93062094, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

(6) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED MARCH 1, 1994, RECORDED IN BOOK 94-7, PAGE 4859, AS DOCUMENT NO. 94030593, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

(7) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED AUGUST 26, 1993, RECORDED IN BOOK 93-23, PAGE 3120, AS DOCUMENT NO. 93062093, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

(8) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC., FILED NOVEMBER 29, 1993, RECORDED IN BOOK 93-34, PAGE 3966, AS DOCUMENT NO. 93134663, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

(9) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 18, 1960, RECORDED IN BOOK D 371, PAGE 432, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 285, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 448.

(10) EASEMENTS FOR WATERLINE DISTRIBUTION SYSTEM, AS SHOWN ON RECORDED PLAT, RECORDED IN PLAT BOOK C4, FOLIO 184, (AS TO A2 AND A3 OF PARCEL 4, AND PARCEL 5), IN PLAT BOOK C5, FOLIO 31, (AS TO A2 OF PARCEL 4, AND PARCEL 5), IN PLAT BOOK C6, FOLIO 35C AND IN PLAT BOOK D5, FOLIO 54. (AS TO

(11) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 8, 1993, RECORDED IN BOOK D 538, PAGE 997, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 285, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 448.

(12) RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 8, 1985, RECORDED IN BOOK MISC. 317A, PAGE 375, AS DOCUMENT NO. 85080579, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

(13) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED AUGUST 12, 1986, RECORDED IN BOOK MISC. 393A, PAGE 553, AS DOCUMENT NO. 8674791, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

(14) RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED NOVEMBER 29, 1984, RECORDED IN BOOK MISC. 177A, PAGE 798, AS DOCUMENT NO. 84095471, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

(15) GRANT OF EASEMENT FOR WATER LINES TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED JANUARY 3, 1968, RECORDED IN BOOK MISC. 90, PAGE 127; (AS TO PARCELS 1 AND 5), FILED MAY 26, 1972, RECORDED IN BOOK MISC. 262, PAGE 187; (AS TO A2 OF PARCEL 4 AND PARCEL 5), FILED JULY 25, 1972, RECORDED IN BOOK MISC. 270, PAGE 203; (AS TO A2 OF PARCEL 4 AND PARCEL 5), RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AMENDED BY PARTIAL VACATIONS CONTAINED IN QUITCLAIM DEED, FILED FEBRUARY 3, 1987, RECORDED IN BOOK D 822, PAGE 840, AS SHOWN ON THE RECORDED PLAT, FILED AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 285, AND PLAT FILED OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 448.

(16) EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 23, 1989, RECORDED IN BOOK MISC. 291A, PAGE 791, AS DOCUMENT NO. 89046173, REFILED MAY 25, 1989, RECORDED IN BOOK MISC. 293A, PAGE 400, AS DOCUMENT NO. 89046743, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

(17) DECLARATION OF INGRESS, EGRESS EASEMENT, FILED OCTOBER 24, 1969, RECORDED IN BOOK MISC. 154, PAGE 45, AMENDMENT TO DECLARATION OF EASEMENT, FILED JULY 24, 1987, RECORDED IN BOOK MISC. 514A, PAGE 396, AS DOCUMENT NO. 87077030, ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED SEPTEMBER 27, 1979, RECORDED IN BOOK MISC. 721, PAGE 171, AS DOCUMENT NO. 7973073, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

(18) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED SEPTEMBER 20, 1984, RECORDED IN BOOK MISC. 157A, PAGE 331, AS DOCUMENT NO. 8472494, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

(19) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 23, 1985, RECORDED IN BOOK MISC. 304A, PAGE 554, AS DOCUMENT NO. 85962464, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

(20) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED JANUARY 17, 1984, RECORDED IN BOOK MISC. 81A, PAGE 984, AS DOCUMENT NO. 84-3820, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. PARTIAL VACATION OF SAID EASEMENT, AS SET FORTH IN PLAT, RECORDED IN PLAT BOOK 94C, FOLIO 281 AND PLAT BOOK 96C, FOLIO 448.

(21) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED JANUARY 30, 1981, RECORDED IN BOOK BCR 81-2, PAGE 2012, AS DOCUMENT NO. 816993, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

(22) UNDERGROUND EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 23, 1985, RECORDED IN BOOK MISC. 304A, PAGE 553, AS DOCUMENT NO. 85962464, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

PLAT OF PARCEL A-1-A-1
WINROCK CENTER ADDITION

WITHIN SECTION 18, T. 10 N., R. 4 E., N.M.P.M
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2012

(23) UNDERGROUND WATER LINE EASEMENT AGREEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION AND THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED MAY 14, 1996, RECORDED IN BOOK 96-13, PAGE 6463, AS DOCUMENT NO. 96051452 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

(24) WATER, ELECTRICAL AND TELEPHONE EASEMENTS RESERVED ACROSS THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 448.

(25) INGRESS, EGRESS MOTEL EASEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, WINROCK DEVELOPMENT COMPANY, A PARTNERSHIP, TO WINROCK ENTERPRISES, INC., AN ARKANSAS CORPORATION AND J.L. WHITE INVESTMENTS, INC., FILED AUGUST 13, 1982, RECORDED IN BOOK D 654, PAGE 583, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED SEPTEMBER 27, 1979, RECORDED IN BOOK MISC. 721, PAGE 171, AS DOCUMENT NO. 7973073, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

(26) EASEMENTS RESERVED ACROSS THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 28, 1968, IN PLAT BOOK C37, FOLIO 54.

(27) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 6, 1960, RECORDED IN BOOK D 516, PAGE 74, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

(28) COMMUNICATIONS EASEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION AND DALLARD DEPARTMENT STORES, INC., A DELAWARE CORPORATION FILED MARCH 8, 1990, RECORDED IN BOOK 90-6, PAGE 2371, AS DOCUMENT NO. 90023453, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

(29) 15' WATER TRANSMISSION LINE EASEMENT FILED JANUARY 12, 1967, RECORDED IN BOOK R/W 143, PAGE 599.

(30) 100' DRAINAGE AND UTILITY EASEMENT FILED APRIL 1, 1953, VOL. 91, FOLIO 86.

(31) 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED MAY 12, 1993, BOOK 93-12, PAGES 2823-2826.

(32) P.N.M. AND U.S. WEST COMMUNICATIONS, INC. TRANSFORMER EASEMENT FILED MAY 12, 1993, BOOK 93-12, PAGES 2827-2830.

(33) 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED MAY 12, 1993, BOOK 93-12, PAGES 2815-2818.

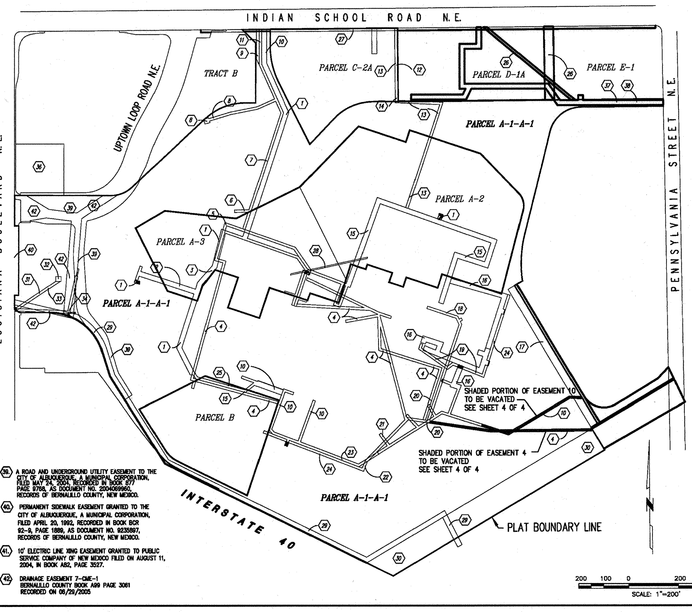
(34) 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED MAY 12, 1993, BOOK 93-12, PAGES 2815-2818.

(35) 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED MAY 12, 1993, BOOK 93-12, PAGES 2819-2822.

(36) EASEMENT AGREEMENT AND COVENANT, FILED NOVEMBER 27, 2002, BOOK A45, PAGE 6741, DOCUMENT NUMBER 2002075155.

(37) 20' WATER LINE EASEMENT, FILED AUGUST 26, 1988, BOOK C37, PAGE 54

(38) GRANT OF EASEMENT FOR ENCROACHMENT, FILED SEPTEMBER 27, 1979, BOOK MISC. 721, PAGE 178-180.



(39) A ROAD AND UNDERGROUND UTILITY EASEMENT TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED APRIL 20, 1993, RECORDED IN BOOK 93-8, PAGE 3766, AS DOCUMENT NO. 93040966, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

(40) PERMANENT SIDEWALK EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, FILED APRIL 20, 1993, RECORDED IN BOOK BCR 93-8, PAGE 1880, AS DOCUMENT NO. 93038967, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

(41) 15' ELECTRIC LINE, WING EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO FILED ON AUGUST 11, 2004, IN BOOK A82, PAGE 3537.

(42) DRAINAGE EASEMENT 7-DE-1 BERNALILLO COUNTY BOOK A89 PAGE 3081 RECORDED ON 08/29/2005

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

SHEET 3 OF 4

PLAT OF PARCEL A-1-A-1
WINROCK CENTER ADDITION

WITHIN SECTION 18, T. 10 N., R. 4 E., N.M.P.M
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2012

LINE TABLE

NO	DIRECTION	DISTANCE
L17	S 08°49'08" E	62.80
L18	S 14°17'41" E	43.02
L19	N 30°59'27" W	37.34
L20	N 30°59'27" W	37.34
L21	N 30°59'27" W	52.24
L22	N 17°47'19" E	18.47

(10) EASEMENTS FOR WATERLINE DISTRIBUTION SYSTEM, AS SHOWN ON RECORDED PLAT, RECORDED IN PLAT BOOK C4, FOLIO 184, (AS TO A2 AND A3 OF PARCEL 4, AND PARCEL 5), IN PLAT BOOK C5, FOLIO 31 A2 OF PARCEL 4, AND PARCEL 5) IN PLAT BOOK C6, FOLIO 35C AND IN PLAT BOOK D5, FOLIO 54.

(4) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED AUGUST 4, 1981, RECORDED IN BOOK D 605, PAGE 531, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

LEGEND

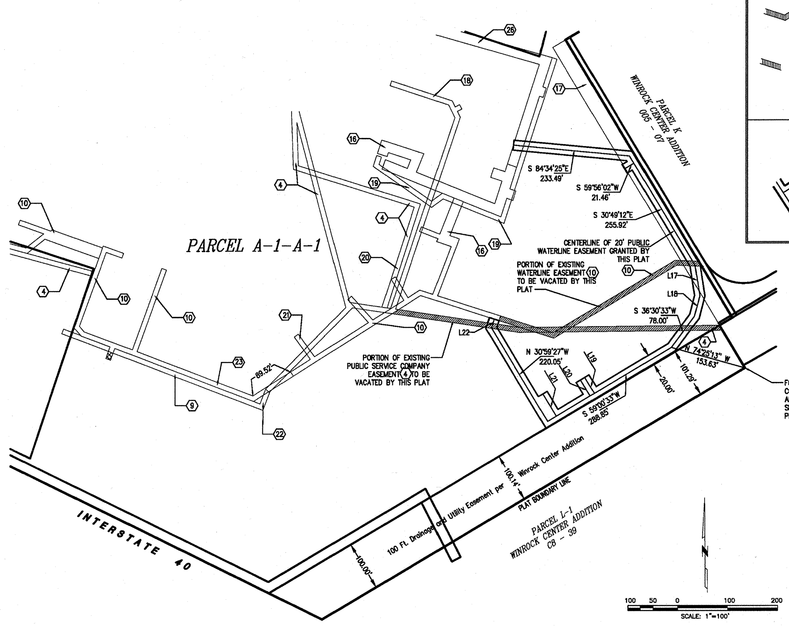
EXISTING EASEMENTS VACATED BY THIS PLAT

THIS HATCH PATTERN INDICATES A PORTION OF EXISTING WATERLINE EASEMENT(10) TO BE VACATED BY THIS PLAT. (REFERENCE: PLAT BOOK C4, FOLIO 184; PLAT BOOK C5, FOLIO 31; PLAT BOOK C6, FOLIO 35C; AND PLAT BOOK D5, FOLIO 54).

THIS HATCH PATTERN INDICATES A PORTION OF EXISTING PUBLIC SERVICE COMPANY EASEMENT(4) TO BE VACATED BY THIS PLAT. (REFERENCE: BOOK D 605, PAGE 531 FILED AUGUST 4, 1981)

EASEMENT CREATED BY THIS PLAT

THIS LINEWORK INDICATES A NEW 20 FOOT WIDE PUBLIC WATERLINE EASEMENT GRANTED BY THIS PLAT.



HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

SHEET 4 OF 4

City Project No. 4553.81 | Zone Map No. J-19-Z | Sheet 5 Of 11

For Information Only

Design Review Committee | City Engineer | Last Update | Mo./Day/Yr. | Mo./Day/Yr.

PLAT

TITLE: DEPARTMENT OF MUNICIPAL DEVELOPMENT
CITY OF ALBUQUERQUE

Designed By
HUITT-ZOLLARS, Inc.
Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN
DESIGNED BY: DATE: 06-12
DRAWN BY: DATE: 06-12
DWG NAME: PROJ #: 17-0933-01
CHECKED BY: JDL DATE: 06-12

ENGINEER'S SEAL

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS

FOUND MONUMENT "1_H19A"
A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST
0.1 FEET BELOW GROUND LEVEL AND IS STAMPED "1-H19A, 1969".
X = 1548358.44
Y = 1493076.47
ELEVATION IS 5326.611 (NAVD 1988)

AS BUILT INFORMATION

CONTRACTOR	Sundance Mech.	DATE 7/16/13
WORK STAKED BY	HZ	DATE 7/16/13
INSPECTOR'S ACCEPTANCE BY	HZ	DATE 7/16/13
FIELD VERIFICATION BY	COA	DATE 7/16/13
DRAWINGS CORRECTED BY	HZ	DATE 10/28/13

MICRO-FILM INFORMATION

RECORDED BY DATE
NO.

SCANNED BY PLANNING

RECORD DRAWING

EXISTING BUILDINGS

8" W

D.I.

SD

8" W

D.I.

SD

8" W

WINROCK LOOP

DIRT

PARKING

8" W

D.I.

12" RCP SD

8" W

D.I.

SALVAGE FIRE HYDRANT TO ABCWUA-PINO YARDS 7.2.12

42" RCP SD

D.I.

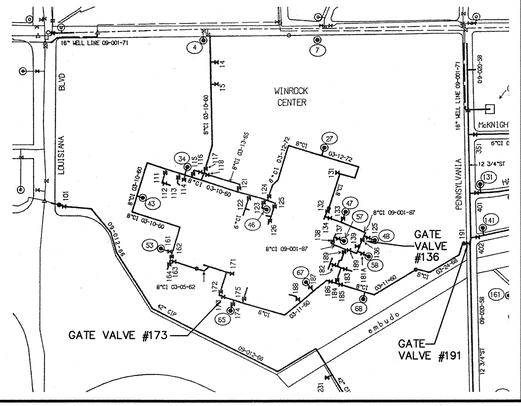
WINROCK LOOP

INTERSTATE 40

EMBUDO CHANNEL

WATER SHUT-OFF PLAN

SHUT-OFF GATE VALVES #173, #136, & #191



HZ

60 30 0 60 120

SCALE: 1"=60'

LEGEND

- EXISTING BUILDING
- EXISTING CURB AND GUTTER
- ----8" W---- EXISTING WATER
- --8" SAS-- EXISTING SANITARY SEWER
- —SD— EXISTING STORM DRAIN
- PROPERTY LINE
- EXISTING UTILITY, TO BE REMOVED

Designed By:

HUITT-ZOLLARS

Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

AS BUILT INFORMATION

CONTRACTOR	Sundance Mech.	DATE 7/16/15
WORK STAKED BY	HZ	DATE 7/16/15
INSPECTED FOR ACCEPTANCE BY	HZ	DATE 7/16/15
FIELD VERIFICATION BY	COA	DATE 7/16/15
DRAWINGS CORRECTED BY	HZ	DATE 8/28/15

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

FOUND MONUMENT "1_H19A"
A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST
0.1 FEET BELOW GROUND LEVEL AND IS STAMPED "1-H19A, 1969".
X = 1548358.44
Y = 1493076.47
ELEVATION IS 5326.611 (NAVD 1988)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

JAMES D. LIKAR NEW MEXICO 10180 LICENSED PROFESSIONAL ENGINEER 8.27.12

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

DESIGNED BY: GM	DATE: 06-12
DRAWN BY: KLS	DATE: 06-12
DWG NAME:	PROJ. #: 17-0933-01
CHECKED BY: JDL	DATE: 06-12

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

TITLE:

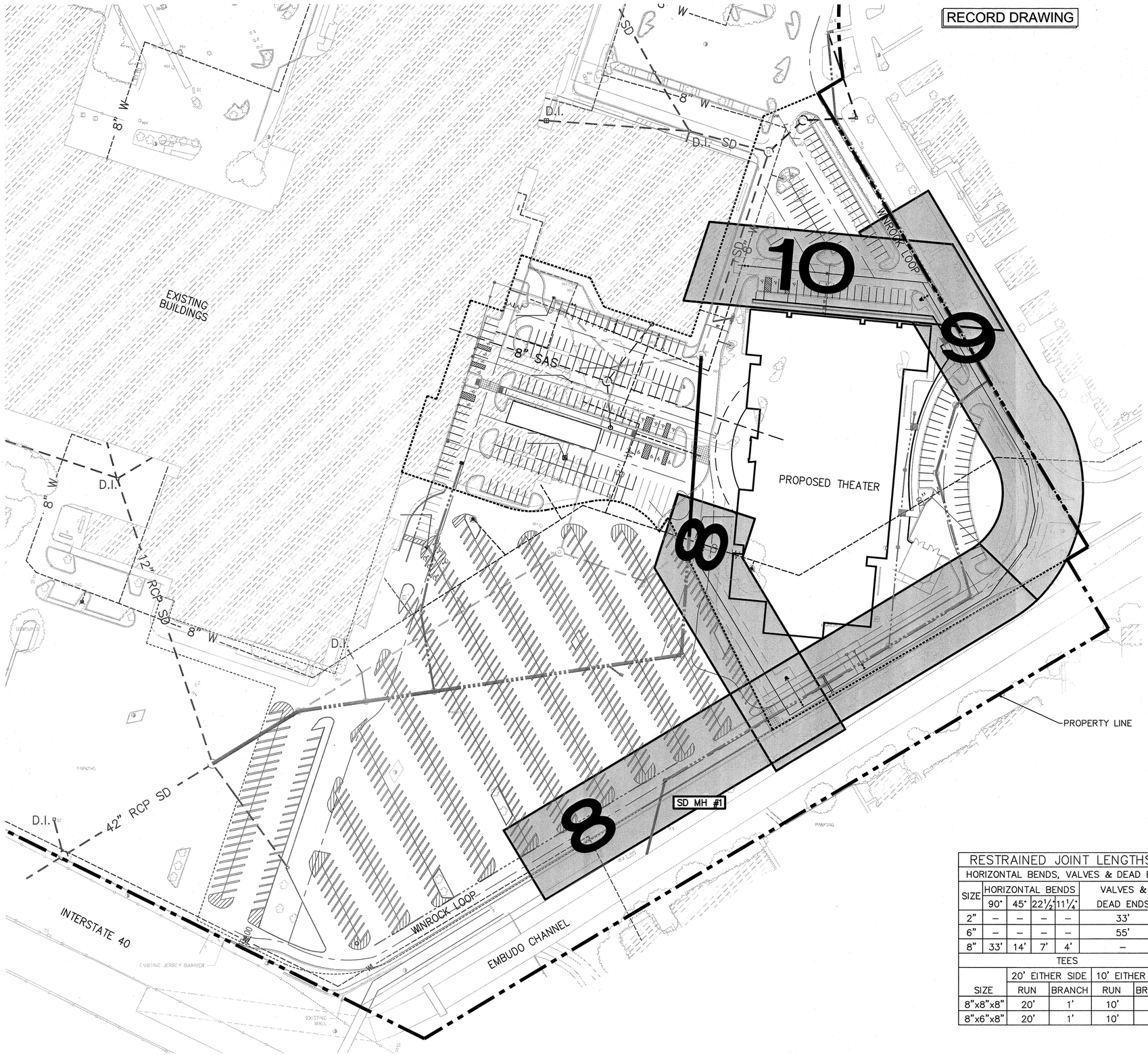
EXISTING UTILITY REMOVALS

Design Review Committee	City Engineer		Mo./Day/Yr.	Mo./Day/Yr.
APPROVE JUL 26 2012 DESIGN REVIEW COMMITTEE	APPROVE SEP 05 2012 CITY ENGINEER	Last Update		

City Project No.	Zone Map No.	Sheet	Of
4553.81	J-19-Z	6	1/12

Plotted: 7/2/2012 10:27:30 AM, By:Schart, Karen
Drawing: I:\17093301\Drawings\Sheets\Utility Plan\ 2012-COA\DRC Submittal\6.dwg
Last Saved:06/28/2012 2:37:30 PM, kschart

SCANNED BY
Building Pl



RESTRAINED JOINT LENGTHS					
HORIZONTAL BENDS, VALVES & DEAD ENDS					
SIZE	HORIZONTAL BENDS				VALVES & DEAD ENDS
	90°	45°	22½°	11¼°	
2"	–	–	–	–	33'
6"	–	–	–	–	55'
8"	33'	14'	7'	4'	–
TEES					
SIZE	20' EITHER SIDE		10' EITHER SIDE		
	RUN	BRANCH	RUN	BRANCH	
8"x8"x8"	20'	1'	10'	34'	
8"x6"x8"	20'	1'	10'	6'	

SCALE: 1"=60'

GENERAL NOTES

1. ALL WATER LINES SHALL BE PVC, C900 (DR18), AS PER C.O.A. STANDARD SPECIFICATIONS.
2. ALL SANITARY SEWER LINES ARE PRIVATE AND SHALL BE PVC, SDR 35, AS PER C.O.A. STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED.
3. WORK ON CONNECTIONS TO EXISTING WATERLINES SHALL BE PERFORMED OVERNIGHT. SEE SHEET 6 FOR SHUT OFF PLAN.

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

AS BUILT INFORMATION
CONTRACTOR Sundance Mech. DATE 7/16/13
WORK STAKED BY HZ DATE 7/16/13
INSPECTOR'S ACCEPTANCE BY HZ DATE 7/16/13
FIELD VERIFICATION BY COA DATE 7/16/13
DRAWINGS CORRECTED BY HZ DATE 10/28/13
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
FOUND MONUMENT "L_H19A"
A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST
0.1 FEET BELOW GROUND LEVEL AND IS STAMPED "L-H19A, 1969".
X = 1548358.44
Y = 1493076.47
ELEVATION IS 5328.611 (NAVD 1988)

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
JAMES D. LIKAR
NEW MEXICO
19910
PROFESSIONAL ENGINEER
LICENSED
7-17-13

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY: GM DATE: 06-12
DRAWN BY: KLS DATE: 06-12
DWG NAME: PROJ #: 17-0933-01
CHECKED BY: JDL DATE: 06-12

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

TITLE:
UTILITY PLAN & PROFILE INDEX SHEET

Design Review Committee: APPROVED JUL 24 2012 DESIGN REVIEW COMMITTEE
City Engineer: APPROVED SEP 05 2012 CITY ENGINEER
Last Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 4553.81 | Zone Map No. J-19-Z | Sheet 7 Of 12

Plotted: 7/2/2012 10:27:39 AM, By:Scharf, Karen
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Layout: 7
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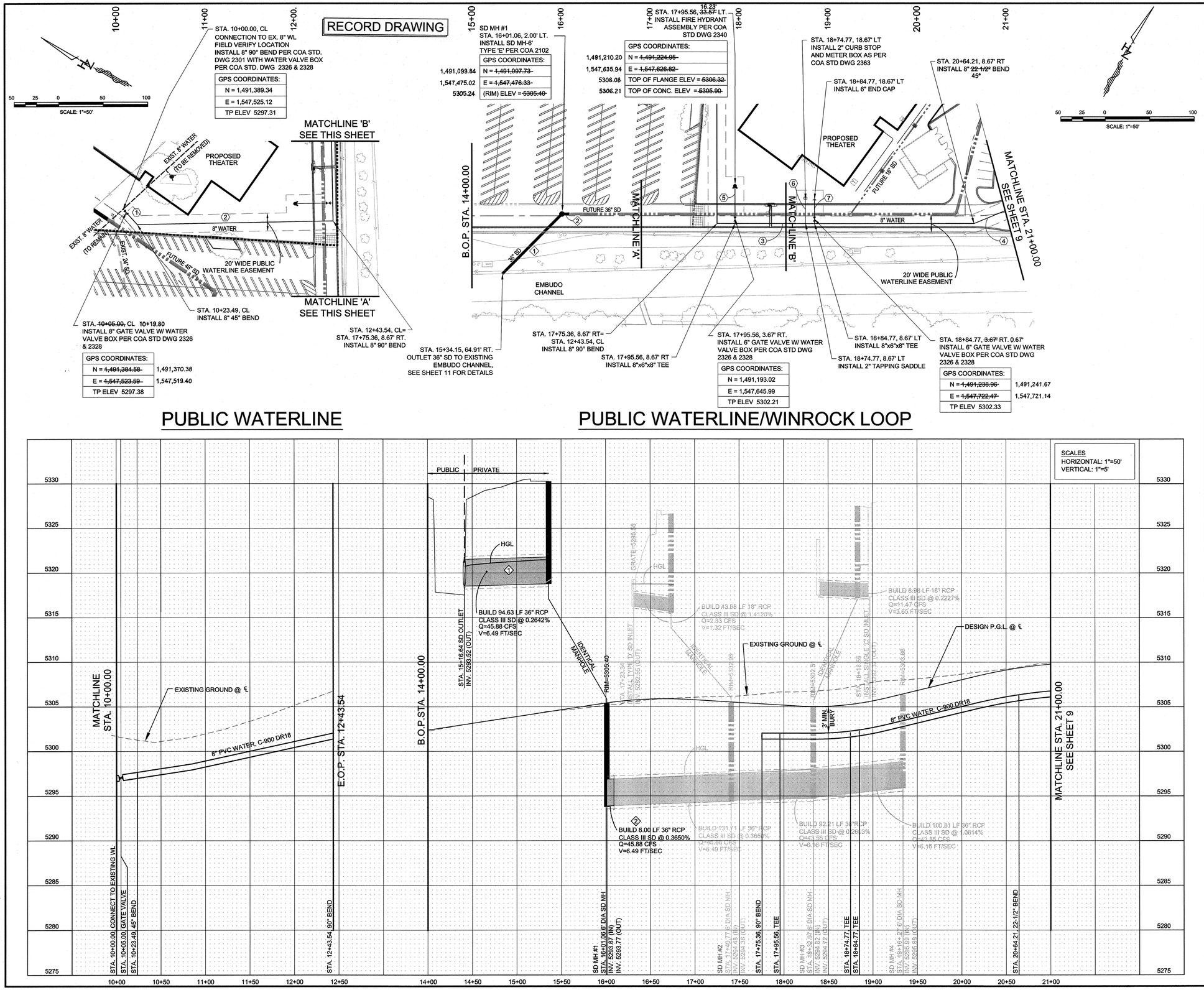
SCANNED BY PLANNING

RECORD DRAWING



WATER LINE DATA

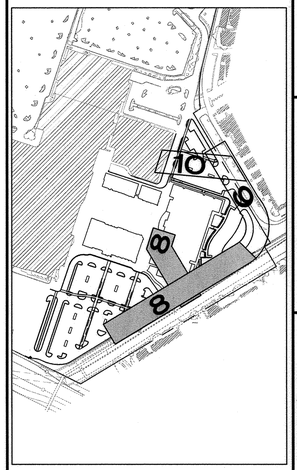
	BEARING	LENGTH	SIZE
1	S 17°47'19" W	23.49'	8"
2	S 30°59'27" E	220.05'	8"
3	N 59°00'33" E	288.85'	8"
4	N 36°30'33" E	37.92'	8"
5	N 30°59'27" W	42.24'	6"
6	N 30°59'27" W	27.34'	2"
7	N 30°59'27" W	27.34'	6"

STORM DRAIN LINE DATA

	BEARING	LENGTH	SIZE
1	N 14°00'33" E	94.63'	36"
2	N 59°00'33" E	8.00'	36"

GENERAL NOTES

1. TRENCH BACKFILL SHALL BE COMPACTED TO 95% ASTM D-1557 FROM SPRINGLINE TO FINISH GRADE, PER SECTION 701 COA STD. SPECS.



PLAN AND PROFILE SHEET INDEX

AS BUILT INFORMATION
CONTRACTOR Sundance Mech. DATE 7/16/13
WORK STAKED BY HZ DATE 7/16/13
FIELD TWEAKS BY HZ DATE 7/16/13
ACCEPTANCE BY HZ DATE 7/16/13
FIELD VERIFICATION BY COA DATE 7/16/13
DRAWINGS CORRECTED BY HZ DATE 10/28/13
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
FOUND MONUMENT "1_H19A"
A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST
0.1 FEET BELOW GROUND LEVEL AND IS STAMPED "1-H19A, 1993".
X = 1548358.44
Y = 1493076.47
ELEVATION IS 5326.611 (NAVD 1988)

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
JAMES D. LUKAS
NEW MEXICO
8910
LICENSED PROFESSIONAL ENGINEER
7-17-13

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY: KLS DATE: 06-12
DRAWN BY: KLS DATE: 06-12
DWG NAME: 8_PP.dwg PROJ #: 17-0933-01
CHECKED BY: JDL DATE: 06-12

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

TITLE: WINROCK MARKET CENTER
WATER PLAN AND PROFILE
STA. 10+00.00 TO STA. 21+00.00

Design Review Committee	City Engineer	Last Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JUL 04 2012 DESIGN REVIEW COMMITTEE	APPROVED SEP 05 2012 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
4553.81	J-19-Z	8	11 12

Plotted: 7/2/2012 10:27:54 AM, By:Scharf, Karen
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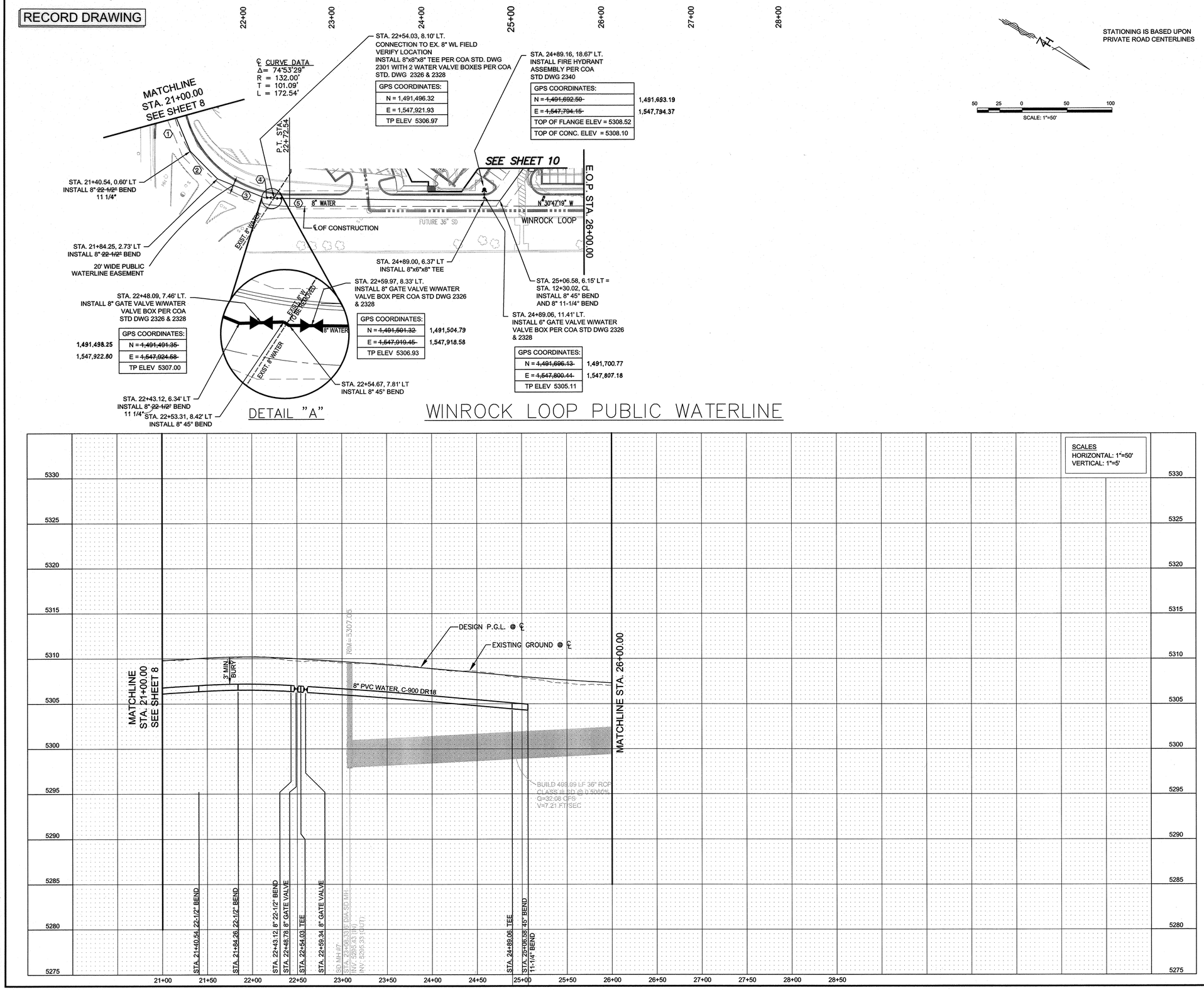
RECORD DRAWING



STATIONING IS BASED UPON PRIVATE ROAD CENTERLINES

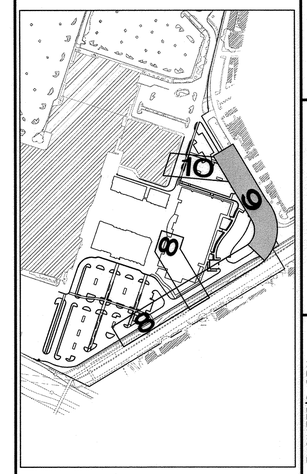
SCALE: 1"=50'

WATER LINE DATA

	BEARING	LENGTH	SIZE
1	N 36°30'33" E	40.08'	8"
2	N 14°12'41" E	43.03'	8"
3	N 08°48'56" W	56.48'	8"
4	N 32°25'17" W	9.90'	8"
5	N 30°08'55" W	250.46'	8"

GENERAL NOTES

1. TRENCH BACKFILL SHALL BE COMPACTED TO 95% ASTM D-1557 FROM SPRINGLINE TO FINISH GRADE, PER SECTION 701 COA STD. SPECS.



PLAN AND PROFILE SHEET INDEX

AS BUILT INFORMATION
CONTRACTOR Sundance Mech. DATE 7/16/13
WORK STAKED BY HZ DATE 7/16/13
INSPECTOR'S ACCEPTANCE BY HZ DATE 7/16/13
FIELD VERIFICATION BY COA DATE 7/16/13
DRAWINGS CORRECTED BY HZ DATE 10/28/13
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
FOUND MONUMENT "1_H19A"
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X = 1548358.44
Y = 1493076.47
ELEVATION IS 5326.611 (NAVD 1988)

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
LARRY D. L. KAR NEW MEXICO 16910 PROFESSIONAL ENGINEER LICENSED
2-07-12

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: KLS DATE: 06-12
DRAWN BY: KLS DATE: 06-12
DWG NAME: 9_PP.dwg PROJ #: 17-0933-01
CHECKED BY: JDL DATE: 06-12

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

TITLE: WINROCK MARKET CENTER
WATER PLAN AND PROFILE
STA. 21+00.00 TO STA. 26+00.00

Design Review Committee	City Engineer	Last Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JUL 04 2012 DESIGN REVIEW COMMITTEE	APPROVED 2012 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
4553.81	J-19-Z	9	11 12

SCANNED BY PLANNING
Plotted: 7/02/2012 10:26:10 AM, By:Schaef, Karen
Drawing: P:\0933\01\0933_PROJ\CONSTRUCTION\Phase 2\CONSTRC Submittal\9_PP.dwg
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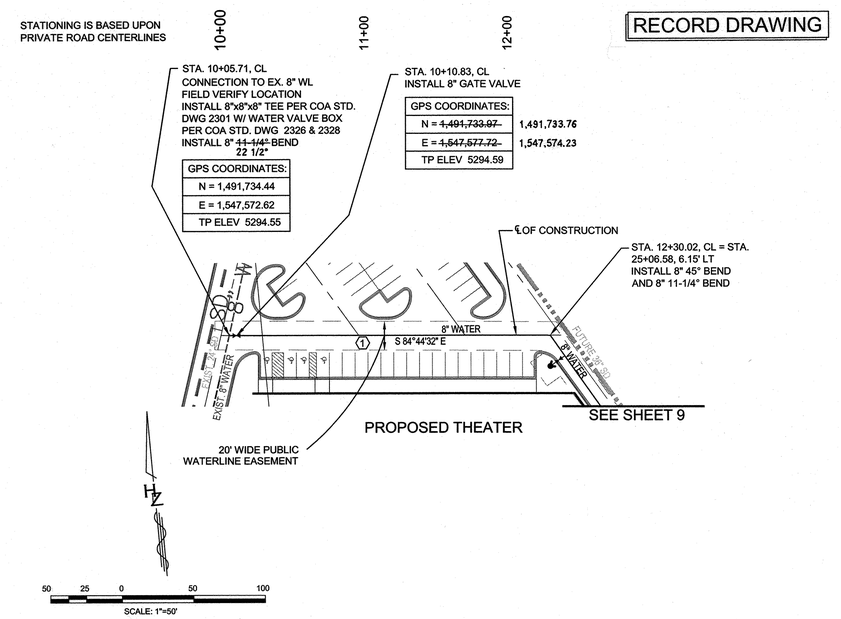
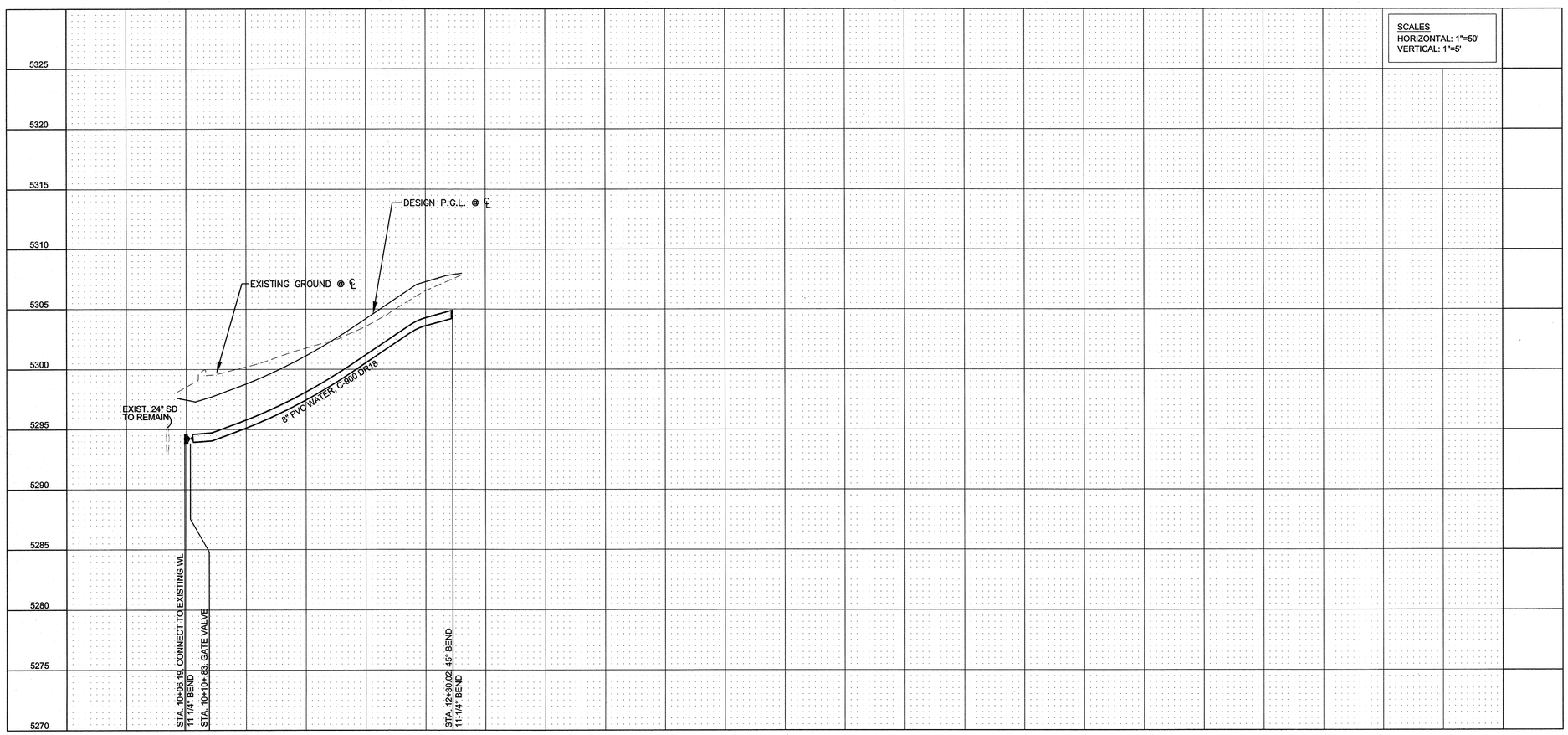
SCANNED BY PLANNING

STATIONING IS BASED UPON PRIVATE ROAD CENTERLINES

RECORD DRAWING



PUBLIC WATERLINE

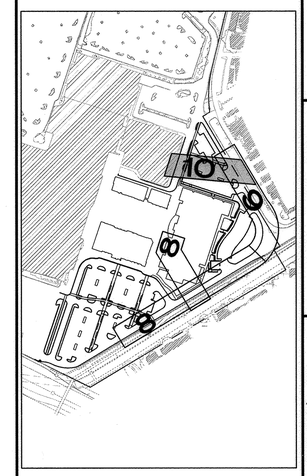


WATER LINE DATA

	BEARING	LENGTH	SIZE
1	S 84°44'32" E	224.31'	8"

GENERAL NOTES

1. TRENCH BACKFILL SHALL BE COMPACTED TO 95% ASTM D-1557 FROM SPRINGLINE TO FINISH GRADE, PER SECTION 701 COA STD. SPECS.



PLAN AND PROFILE SHEET INDEX

AS BUILT INFORMATION
CONTRACTOR Sundance Mech. DATE 7/16/13
WORK STAKED BY HZ DATE 7/16/13
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MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
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X = 1548358.44
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ELEVATION IS 5328.611 (NAVD 1988)

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
JARROD D. LIKAR
NEW MEXICO
16910
PROFESSIONAL ENGINEER
LICENSED
7-17-13

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY: GM DATE: 06-12
DRAWN BY: KLS DATE: 06-12
DWG NAME: PROJ #: 17-0933-01
CHECKED BY: JDL DATE: 06-12

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

TITLE: NORTH ROAD AND 8" WATERLINE
UTILITY PLAN AND PROFILE
STA. 10+00.00 TO STA. 13+05.28

Design Review Committee	City Engineer	Last Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JUL 04 2012 DESIGN REVIEW COMMITTEE	APPROVED SEP 05 2012 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
4553.81	J-19-Z	10	12

Plotted: 7/2/2012 10:28:28 AM, By:Scharf, Karen
G:\Proj\1768330\10\DWG\Proj_Plan-2012-COA\DRC Submittal\10_PP.dwg
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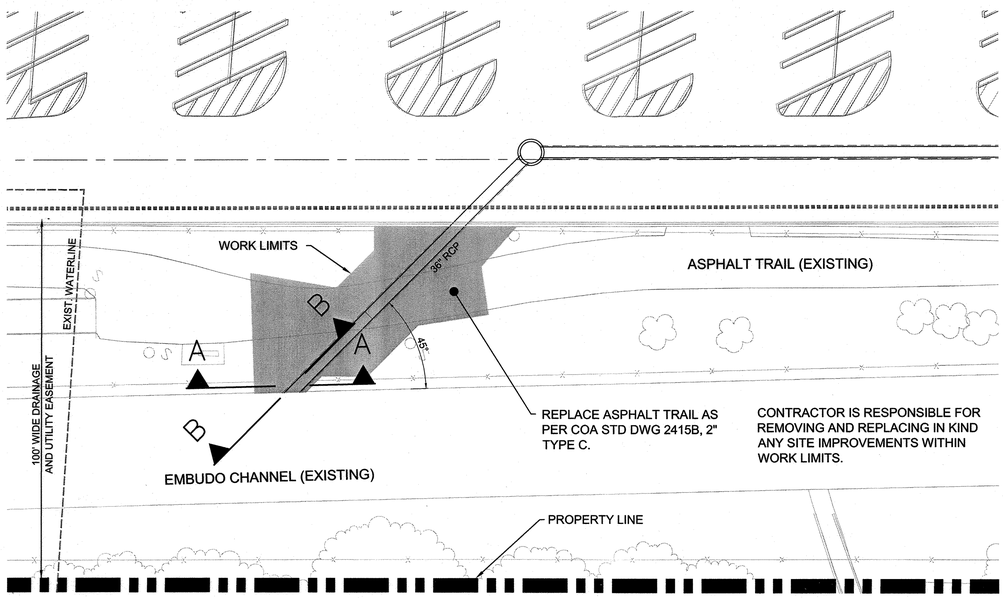
SCANNED BY PLANNING

RECORD DRAWING

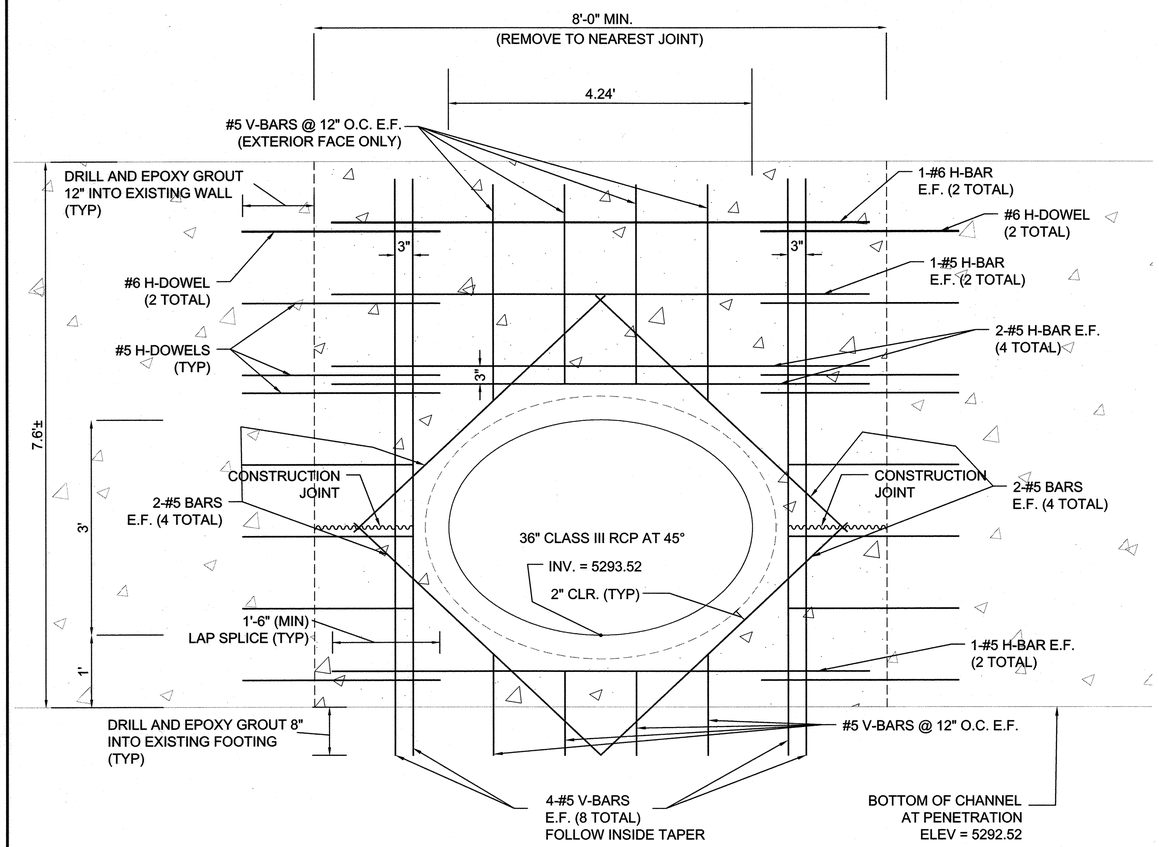


PLAN VIEW: 36" RCP PENETRATION (A)

SCALE: 1"=20'

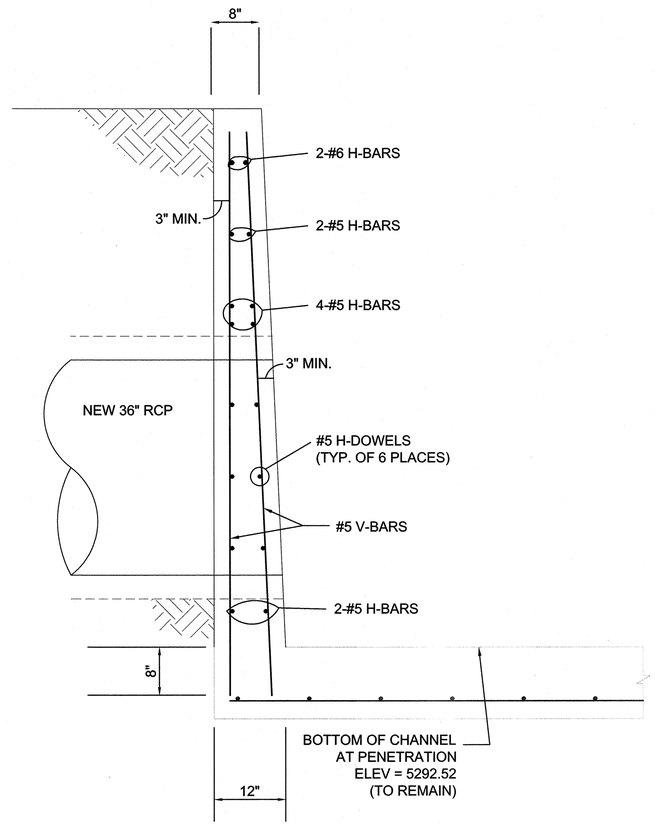
STRUCTURAL GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE MIN. PROVISIONS OF THE 2009 EDITION OF THE IBC.
2. SPECIFIC PLAN NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS.
3. CHANNEL WALL RETROFIT:
   A. PROVIDE TEMPORARY SHORING OF CHANNEL WALLS ON THE INTERIOR. REMOVE BACKFILL BEHIND WALL FOR RCP INSTALLATION.
   B. REMOVE PORTION OF CHANNEL WALL (AS NOTED ON THE ELEVATION) TO TOP OF FOOTING. EXISTING FOOTING TO REMAIN INTACT.
   C. COAT VERTICAL AND HORIZONTAL FACES OF EXISTING CONCRETE WITH A BONDING AGENT PRIOR TO POURING ANY NEW CONCRETE.
   D. CONSTRUCTION PROCEDURE: INSTALL LOWER AS WELL AS SIDE REBAR PER ELEVATION AND POUR NEW CONCRETE UP TO CONSTRUCTION JOINT INDICATED ON ELEVATION. PROVIDE MIN. 2'-0" PROTRUSION OF LOWER REBAR INTO UPPER SECTION FOR ADEQUATE REBAR DEVELOPMENT. INSTALL RCP PIPE. INSTALL UPPER REBAR AND FINISH POURING CONCRETE, PROVIDING MIN. 18" LAP SPLICES WITH PROTRUDING BARS.
   E. AT CONTRACTOR'S OPTION, ENTIRE SECTION CAN BE INSTALLED AND POURED WITH A BLOCK-OUT FOR THE RCP PIPE. THE RCP WOULD HAVE TO BE INSTALLED FROM THE EXTERIOR SIDE (SLID INTO PLACE) AFTER THE CHANNEL WALL IS RETROFITTED, TAKING CARE NOT TO DAMAGE THE NEW WALL STRUCTURE. THIS OPTION OMITS THE CONSTRUCTION JOINT.
4. CAST-IN-PLACE CONCRETE:
   A. ALLOWABLE STRESSES USED IN DESIGN:
      1. ALL CONCRETE SHALL BE MADE WITH STONE AGGREGATE AND A MODIFIED TYPE II CEMENT AND SHALL DEVELOP 4,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS. USE CLASS "F" FLY ASH AND A WATER/CEMENT RATIO OF .45. ADDITION OF ANY ADMIXTURES SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. ALL CONCRETE IN CONTACT WITH SOILS OR EXPOSED TO DE-ICING SALTS SHALL BE MADE USING TYPE II CEMENT. USE NO CALCIUM CHLORIDE WITH TYPE II CEMENT.
      2. REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60. EXCEPT TIES, STIRRUPS AND EMBEDDED PLATE ANCHORS WHICH SHALL CONFORM TO ASTM A615 GRADE 40. DO NOT WELD OR REBEND ANY BARS WITH A YIELD POINT GREATER THAN 40,000 PSI.
   B. REINFORCEMENT PROTECTION:
      1. CONCRETE POURED AGAINST EARTH.....3"
      2. CONCRETE POURED IN FORMS BUT EXPOSED TO WEATHER OR EARTH.....1 1/2"
      3. COLUMNS AND BEAMS.....1-1/2"
      4. WALLS AND SLABS.....3/4"
   C. ALL BAR LENGTHS TO SCALE UNLESS NOTED. SPLICES ARE PER CURRENT ACI CODE.
   D. DETAIL BARS IN ACCORDANCE WITH LATEST EDITIONS OF ACI DETAILING MANUAL AND ACI BUILDING CODE REQUIREMENTS.
   E. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCING AT POSITIONS SHOWN ON THE PLANS IN ACCORDANCE WITH ACI DETAILING MANUAL.
   F. CONTRACTOR SHALL REQUEST ENGINEER TO INSPECT REINFORCING AND OBTAIN HIS AUTHORIZATION TO PROCEED WITH CONCRETE POUR.



SECTION A-A

SCALE: 1"=1'



SECTION B-B

SCALE: 1"=1'

AS BUILT INFORMATION

CONTRACTOR Sundance Mech. DATE 7/16/13
WORK STAKED BY HZ DATE 7/16/13
INSPECTOR'S ACCEPTANCE BY HZ DATE 7/16/13
FIELD VERIFICATION BY COA DATE 7/16/13
DRAWINGS CORRECTED BY HZ DATE 10/28/13
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

FOUND MONUMENT "1_H19A"
A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST
0.1 FEET BELOW GROUND LEVEL AND IS STAMPED "1-H19A, 1969".
X = 1548358.44
Y = 1493076.47
ELEVATION IS 5326.611 (NAVD 1988)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

JAMES D. LIKAR NEW MEXICO 18910 PROFESSIONAL ENGINEER LICENSED 6-27-12

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY: GM DATE: 06-12
DRAWN BY: KLS DATE: 06-12
DWG NAME: PROJ #: 17-0933-01
CHECKED BY: JDL DATE: 06-12

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

TITLE:
CHANNEL PENETRATION DETAILS

Design Review Committee: APPROVED JUL 04 2012 DESIGN REVIEW COMMITTEE
City Engineer: APPROVED SEP 05 2012 CITY ENGINEER
Last Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
4553.81	J-19-Z	11	11 12

Plotted: 7/2/2012 10:28:45 AM, By:Scharf, Kevin
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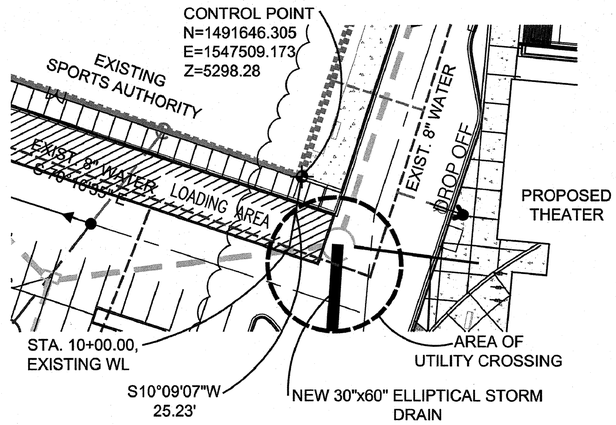
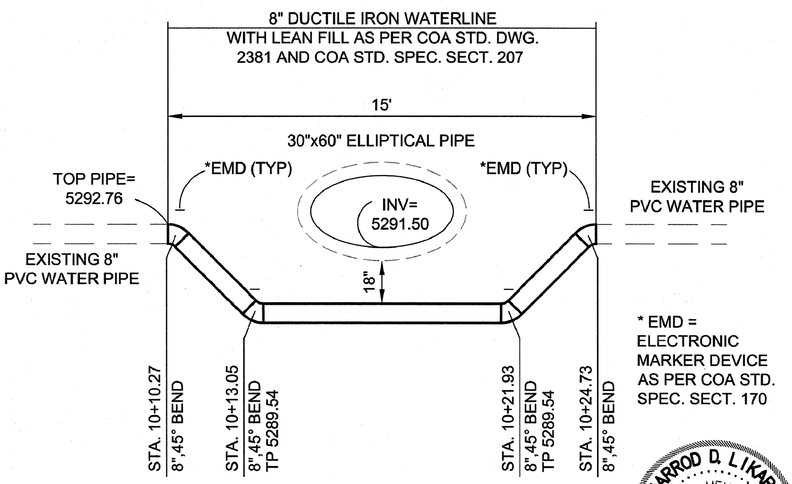
Last Saved:6/27/2012 11:42:01 AM, kscharf

RECORD DRAWING





* EMD = ELECTRONIC MARKER DEVICE AS PER COA STD. SPEC. SECT. 170

RECORD DRAWINGS

I, [signature], REGISTERED IN NEW MEXICO AS PROFESSIONAL ENGINEER NO. 16910, HEREBY CERTIFY THAT THIS PROJECT WAS BUILT IN SUBSTANTIAL COMPLIANCE WITH THESE PLANS.

DATE 07/17/13

RESTRAINED JOINT LENGTHS	
8" 45° VERTICAL BENDS	
UPPER BEND	LOWER BEND
20'	4'

JARROD D. LIKAR NEW MEXICO 16910 LICENSED PROFESSIONAL ENGINEER 7-24-13

Designed For:

ABCWUA

WATER/STORM DRAIN CROSSING

WINROCK THEATER ALBUQUERQUE, NM

Designed By:

HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

AS BUILT INFORMATION

CONTRACTOR Sundance Mech. DATE 7/16/13
WORK STAKED BY HZ DATE 7/16/13
INSPECTOR'S ACCEPTANCE BY HZ DATE 7/16/13
FIELD VERIFICATION BY COA DATE 7/16/13
DRAWINGS CORRECTED BY HZ DATE 10/28/13
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

FOUND MONUMENT "1_H19A"
A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST
0.1 FEET BELOW GROUND LEVEL AND IS STAMPED "1-H19A, 1989".
X = 1548358.44
Y = 1493076.47
ELEVATION IS 5326.611 (NAVD 1988)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	REMARKS	BY	DATE
	REVISIONS		

DESIGN

DESIGNED BY: DATE: 06-12
DRAWN BY: DATE: 06-12
DWG NAME: PROJ #: 17-0933-01
CHECKED BY: JDL DATE: 06-12

Designed By:

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Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

TITLE:
WATER/STORM DRAIN CROSSING

Design Review Committee	City Engineer	Last Update	Mo./Day/Yr.	Mo./Day/Yr.
Change approved by ABCWUA				

City Project No.	Zone Map No.	Sheet	Of
4553.81	J-19-Z	12	12

SCANNED BY PLANNING

Plotted: 8/15/2013 8:18:49 AM, By:Gabaldon, Angela
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Last Saved:8/10/2013 8:40:08 AM, agabaldon