

CONSTRUCTION PLANS FOR  
WESTSIDE APS BUS DEPOT  
PUBLIC INFRASTRUCTURE PLANS  
CITY PROJECT #578087  
(100% SUBMITTAL)

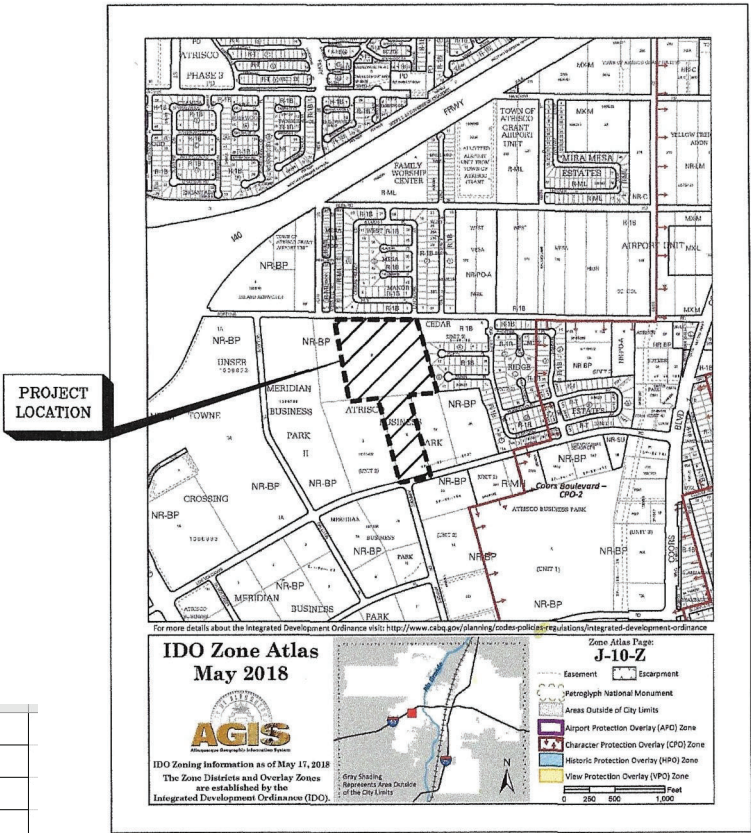
ALBUQUERQUE, NEW MEXICO  
NOVEMBER, 2021

10/26/2022: Bradbury Stamm Concrete Public  
Work Order As-Built drawings per Adrian Abeita  
and Derrick Ortiz

DRAWING INDEX

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APPROVED RECORD DRAWINGS	
City Inspector	Matt Garduno
Contractor	Bradbury Stamm Construction
Construction Engineer	David Bishop
Date	9/15/2023



I, VERLYN A. MILLER, OF MILLER ENGINEERING CONSULTANTS, INC., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE INFRASTRUCTURE INSTALLED AS A PART OF THIS PROJECT HAS BEEN INSPECTED BY ME OR BY A QUALIFIED PERSON 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 ON THE RECORD DRAWINGS.

*Verlyn A. Miller* 9/3/23  
VERLYN A. MILLER DATE

- THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED:
- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
  - ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
  - ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER.
  - ☐ SIDEWALK AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
  - ☐ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

OWNER:  
CITY OF ALBUQUERQUE  
ALBUQUERQUE PUBLIC SCHOOLS  
WEST SIDE BUS DEPOT  
ALBUQUERQUE, NEW MEXICO 87122

WATER AVAILABILITY STATEMENT  
#210224

DRC CASE # \_\_\_\_\_

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REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
		ENGINEER'S SEAL	APPROVALS	ENGINEER	DATE	*****	
		DRG CHAIRMAN	<i>Robert W. Strong</i>	11/18/21	APPROVED FOR CONSTRUCTION		
		TRANSPORTATION	<i>Robert W. Strong</i>	11/16/21			
		ABQ/ALBUQUERQUE WATER/WASTEWATER	<i>Robert W. Strong</i>	11/16/21			
		HYDROLOGY	<i>Robert W. Strong</i>	11/16/21			
		CIP					
		CONST. MNGMT.					
		CONST. COORD.					
		AMAPCA					
		PARKS					
		CITY PROJECT NO.	578087				



## Record Drawings

## GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION, AND WILL BE REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS".

2. ALL WORK REGARDING PUBLIC WATER AND PUBLIC SANITARY SEWER INFRASTRUCTURE DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT WATER AUTHORITY STANDARD SPECIFICATIONS. THE LATEST UPDATE TO WATER AUTHORITY STANDARD DRAWINGS FOR WATER AND SEWER INFRASTRUCTURE CAN BE FOUND ONLINE AT [http://www.abcwua.org/For\\_Builders.aspx](http://www.abcwua.org/For_Builders.aspx)

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

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

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

6. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION ENGINEER (OR PROJECT MANAGER) NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. ONLY THE CITY SURVEYOR SHALL REPLACE SURVEY MONUMENTS. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO STANDARD SPECIFICATIONS SECTION 4.4.

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

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

9. CONTRACTOR SHALL ASSUME FINANCIAL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, SIGNAGE, CURB AND GUTTER, HANDICAP RAMPS, AND SIDEWALK SURFING OR CURBING OF DRIVEWAYS AND SIDEWALKS, OR DAMAGE TO THE PLANS, AND SHALL REPAIR OR REPLACE, PER THE STANDARD SPECIFICATIONS, ANY SUCH DAMAGE.

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

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

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

## WATER &amp; SEWER

14. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. EXISTING VALVES AND MANHOLES SHALL NOT BE BURIED OR PAVED OVER BUT RIMS SHALL BE ADJUSTED TO MATCH NEW GRADE PER COA STANDARD DRAWINGS 2460 AND 2461.
15. MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADE.
16. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ABCWUA.ORG/WATER\\_SHUT\\_OFF\\_AND\\_TURN\\_ON\\_PROCEDURES.ASPX](http://abcwua.org/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX)
17. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900: DR18 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6'-48").
18. ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. THE JOINT RESTRAINT REQUIREMENTS SHOULD BE DELINEATED WITHIN A JOINT RESTRAINT TABLE.
19. ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING. EXCEPT WHEN PROFILED WITHIN A PROPOSED OR EXISTING STREET, WHERE STREET STATIONING SHALL GOVERN.
20. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2465.
21. THE ALBUQUERQUE JOINT MARKER SYSTEM (JMS) WILL BE PLACED ACCORDING TO THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 5' POST AND EGS AT THE END OF EACH SANITARY SEWER SERVICE.
22. TRACER WIRE SHALL BE INCLUDED FOR ALL PUBLIC WATER AND SEWER MAINS AND FOR WATER SERVICES IN ACCORDANCE WITH APPLICABLE STANDARD DETAILS.
23. CONTRACTOR SHALL PROVIDE THE PROPOSED HYDRO TESTING PLANS TO THE WUA INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.
24. ALL EXISTING AND PROPOSED UTILITY LINES SHALL BE MARKED WITH A 2" VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROPOSED, LEAN FIL CONSTRUCTION (PER SECTION 207 OF THE STANDARD SPECIFICATIONS) SHALL BE USED TO PROTECT THE WATER OR SEWER LINE. LEAN FIL SHALL EXTEND A PERPENDICULAR DISTANCE OF 5 FEET ON EACH SIDE OF THE STORM PIPE OR STRUCTURE.

## TRANSPORTATION

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

26. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL MATCH TO THE NEAREST JOINT. EXISTING CURB, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE LINE AND GRADE OF THE ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.

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

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

30. ALL EXISTING PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACES SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.

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

## HYDROLOGY

32. ALL STORM DRAINS SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED ON THE PLANS.  
33. RCP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATION. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. RCP JOINTS SHALL NOT BE GROUTED UNLESS DIRECTED BY THE ENGINEER AND WITH CITY APPROVAL.

## WATER AND SANITARY SEWER UTILITY GENERAL NOTES

A. AT AREAS OF CUTTING AND TRENCHING AT EXISTING ASPHALT SURFACES FOR NEW WORK, THE CONTRACTOR SHALL PATCH AND REPAIR DAMAGED ASPHALT TO MATCH EXISTING ADJACENT SURFACES

B. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICT W/ SITE UTILITIES OR FEATURES AND OBTAIN RESOLUTION PRIOR TO PROCEEDING WITH THE WORK

C. CONTRACTOR SHALL COORDINATE SITE ACCESS AND STAGING AREA WITH OWNER/ARCHITECT

D. CONTRACTOR SHALL TAKE PRECAUTIONS AS NECESSARY TO PROTECT FROM DAMAGING EXISTING UTILITY LINES, WALKS, LANDSCAPING, ETC. WHICH WILL REMAIN AS PART OF THE FINAL SYSTEM. CONTRACTOR SHALL REPAIR AND/OR RESTORE THESE ITEMS AS REQUIRED TO PRE-CONSTRUCTION CONDITION

E. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

F. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH A.B.C.W.U.A. ON ANY UTILITY CONSTRUCTION AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION.

G. CONTRACTOR SHALL ADHERE TO THE A.B.C.W.U.A. (ALBUQUERQUE BERNAILLO COUNTY WATER UTILITY AUTHORITY), AND THE SPECIFICATIONS IN THE PROJECT MANUAL UNLESS OTHERWISE STATED FOR WATER AND SANITARY SEWER UTILITY WORK.

H. IF THERE IS A CONFLICT BETWEEN PROPOSED SEWER SERVICE, STORM DRAIN AND WATER SERVICE LINES, THE CONTRACTOR SHALL ADJUST THE WATER SERVICES AS NECESSARY TO COMPLETE THE WORK. 10' MINIMUM SEPARATION BETWEEN THE WATER AND SEWER PIPES.

I. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL IDENTIFY, LOCATE AND REMOVE ALL SUPERFLUOUS UTILITIES AND ASSOCIATED CONDUITS AND APPURTENANCES ACCORDING TO THE INDICATIONS OF THIS DRAWING. REFER TO LEGEND AND DRAWING TO INTERPRET EXTENT OF WORK, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES 48 HOURS BEFORE COMMENCING WORK IN THE AREAS NEAR UNDERGROUND UTILITY LINES. CONTRACTOR SHALL NOT INTERFERE WITH UTILITY LINE OPERATION AND SHALL COORDINATE ALL WORK AFFECTING EXISTING UTILITIES WITH THE APPROPRIATE AUTHORITY FOR EACH UTILITY, AND THE SCHOOL SHALL BE PROMPTLY NOTIFIED OF ANY PROBLEMS OR CONFLICTS ANTICIPATED OR ENCOUNTERED.

J. DURING THE CONSTRUCTION OF THIS PROJECT, SOME OVERHEAD AND/OR UNDERGROUND UTILITY ADJUSTMENTS MAY HAVE TO BE ACCOMPLISHED CONCURRENTLY BY THE UTILITY OWNERS (CITY AND/OR PRIVATELY OWNED). THE CONTRACTOR SHALL COORDINATE AND ADVISE THE UTILITY OWNERS, ALLOWING ENOUGH TIME SO THAT THE REQUIRED UTILITY ADJUSTMENTS DO NOT IMPEDE THE CONTRACTOR'S WORK. THE CONTRACTOR SHALL RECEIVE NO ADDITIONAL COMPENSATION FOR ANY DELAYS, INCONVENIENCE, OR DAMAGE SUSTAINED DUE TO ANY INTERFERENCE FROM SAID UTILITY APPURTENANCES.


K. ALL WATER LINE PIPE LESS THAN 4 INCHES SHALL BE SCHEDULE 80 PVC AND ALL PIPES GREATER THAN OR EQUAL TO 4 INCHES SHALL BE C-900 PVC.

L. ALL SANITARY SEWER PIPE SHALL BE SDR-35 PVC.

M. THE CONTRACTOR SHALL COORDINATE WITH A.B.C.W.U.A. UTILITIES DEPARTMENT FOR ALL NEW UTILITY INSTALLATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL INSTALL ALL UTILITIES IN ACCORDANCE WITH A.B.C.W.U.A. REQUIREMENTS.

N. ALL WATERLINES SHALL BE FLUSHED, DISINFECTED, AND TESTED IN ACCORDANCE WITH THE AMERICAN WATER WORKS ASSOCIATION (AWWA) SPECIFICATION. ALL FIRE LINES SHALL BE FLUSHED, DISINFECTED, AND TESTED IN ACCORDANCE WITH THE NFPA CODES AND REGULATIONS.

O. SEE GENERAL NOTES ON SITE UTILITY SHEET.



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LEGEND:

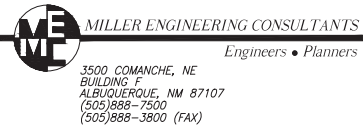
• 15.25 FG	PROPOSED SPOT ELEVATIONS (FINISHED GRADE)	=====	GRADE BREAK-HIGH POINT
• MATCH	MATCH EXISTING ELEVATIONS	- - - - -	SWALE
TCON	TOP OF CONCRETE	— SD —	STORM DRAIN LINE
FL	FLOW LINE, CURB	— 38.00 FG	
INV	INVERT	— 5895 —	PROPOSED MAJOR CONTOUR
FG	FINISH GRADE	— 5895 —	PROPOSED MINOR CONTOUR
TBC	TOP OF BASE COURSE	- - - - -	EXISTING MAJOR CONTOUR
TC	TOP OF CURB	- - - - -	EXISTING MINOR CONTOUR
TG	TOP OF GRATE	●	STORM DRAIN MANHOLE
TA	TOP OF ASPHALT		
↗	FLOW ARROW		

GENERAL NOTES:

- PRIVATE FIRE HYDRANTS WILL BE PAINTED SAFETY ORANGE (CITY FMO REQUIREMENT).
- MATERIAL FOR WATER SERVICES ON THE PUBLIC SIDE AND THE PRIVATE SIDE (AS PROPOSED AT MIN. AND IF AS-BUILT MATERIALS CAN BE RECORDED). NEW LEAD AND COPPER RULE REQUIRES THE PER EPA REQUIREMENTS.
- WORK OUTSIDE OF PUBLIC RIGHT OF WAY IS BY DIFFERENT CONSTRUCTION PERMIT/METHOD/BY OTHERS.

KEYED NOTES: (#)

- OLD PROPERTY LINE.
- NEW EMPLOYEE PARKING. SEE ARCHITECTURAL DRAWINGS.
- NEW DETENTION POND #2, TOP=11.0.
- INSTALL NEW 4' DIAMETER TYPE E STORM DRAIN MANHOLE PER COA STD. DET. 2102.
- NEW 24" DIAMETER WATER QUALITY RISER.
- INSTALL 84.42 L.F. OF NEW 18" DIAMETER SMOOTH INTERIOR LINED CMP STORM DRAIN PIPE WITH WATER TIGHT JOINTS.
- CONNECT NEW 18" DIAMETER STORM DRAIN INTO EXISTING STORM DRAIN MANHOLE.
- INSTALL NEW 6' WIDE CONCRETE SIDEWALK PER COA STD. DET. 2430.
- NEW STANDARD CURB & GUTTER PER COA STD. DET. 2415.
- NEW CONCRETE RUNDOWN.
- NEW 5' LANDSCAPE BUFFER AREA, SEE COA STD. DET. 2414.
- REMOVE EXISTING TYPE C INLET AND INSTALL NEW DOUBLE TYPE D INLET PER COA STD. DET 2206.
- INSTALL NEW WHEELCHAIR CURB ACCESS RAMP PER COA. STD. DET. 2441.
- INSTALL NEW CONCRETE VALLEY GUTTER PER COA. STD. DET. 2420
- NEW CITY OF ALBUQUERQUE R.O.W. PER PLAT 2 (SEE SHEET 9).
- MATCH EXISTING ELEVATION AT DROP CURB PER COA STD. DET. 2441.
- EXISTING FIRE HYDRANT TO REMAIN.
- INSTALL 68.85 L.F. OF NEW 18" DIAMETER SMOOTH INTERIOR LINED CMP STORM DRAIN PIPE WITH WATER TIGHT JOINTS. S=1.74%
- NEW 12" DIAMETER SMOOTH INTERIOR LINED CMP DRAIN PIPE, SEE SHEET C-5 FOR CONTINUATION.
- NEW 6" DIA. PRIVATE SANITARY SEWER, SEE SHEET C-4.
- NEW 4' DIA. TYPE E PUBLIC MANHOLE, SEE SHEET C-4.
- STORM DRAIN WORK EAST OF R.O.W. LINE WILL BE A PART OF THIS WORK ORDER. STORM DRAIN WORK WEST OF R.O.W. LINE WILL BE PRIVATE.



ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY  
AND CITY OF ALBUQUERQUE

APS WEST SIDE BUS DEPOT  
MERIDIAN BUSINESS PARK  
SITE GRADING AND DRAINAGE PLAN



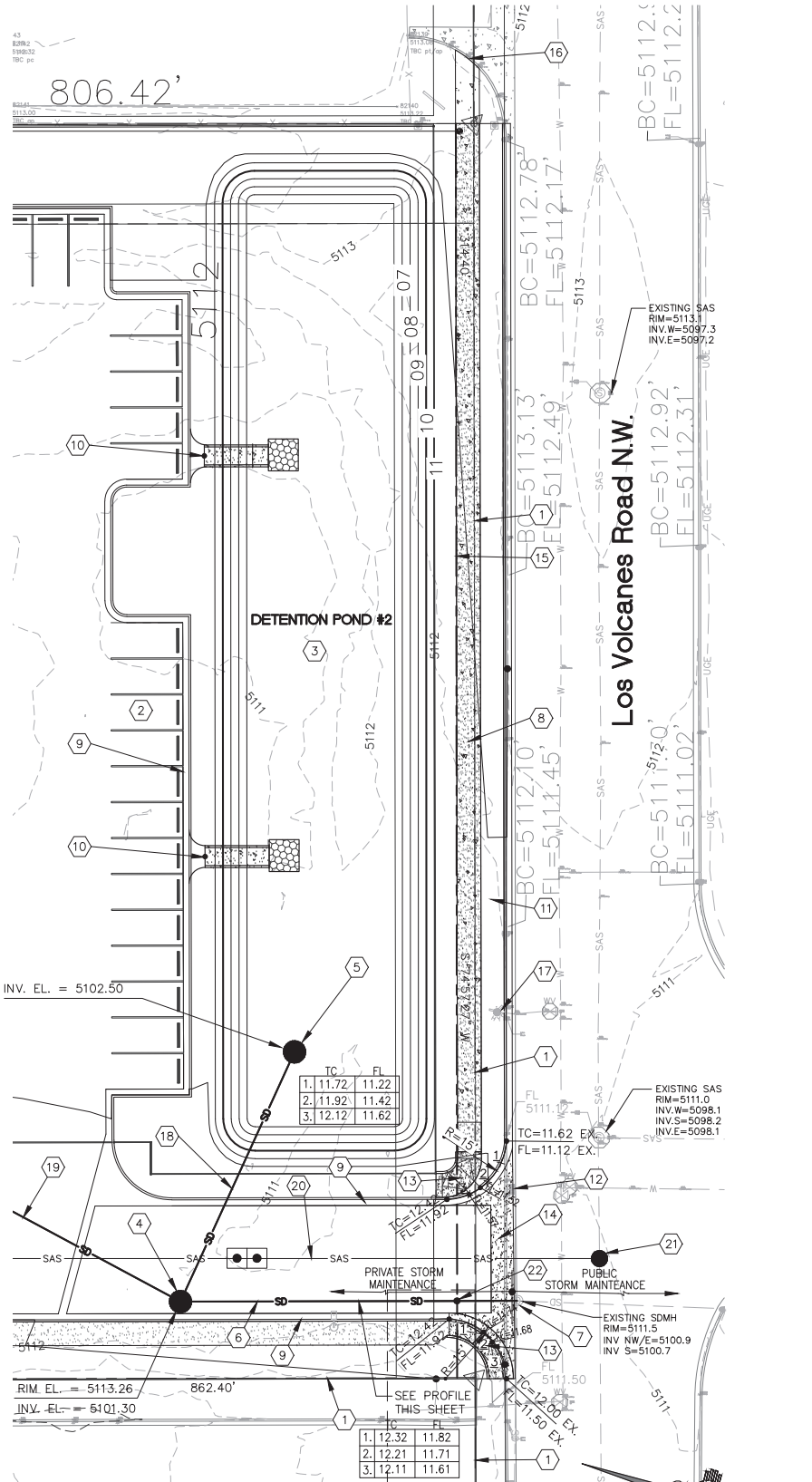
Last Design Update

Mo./Day/Yr.	Mo./Day/Yr.

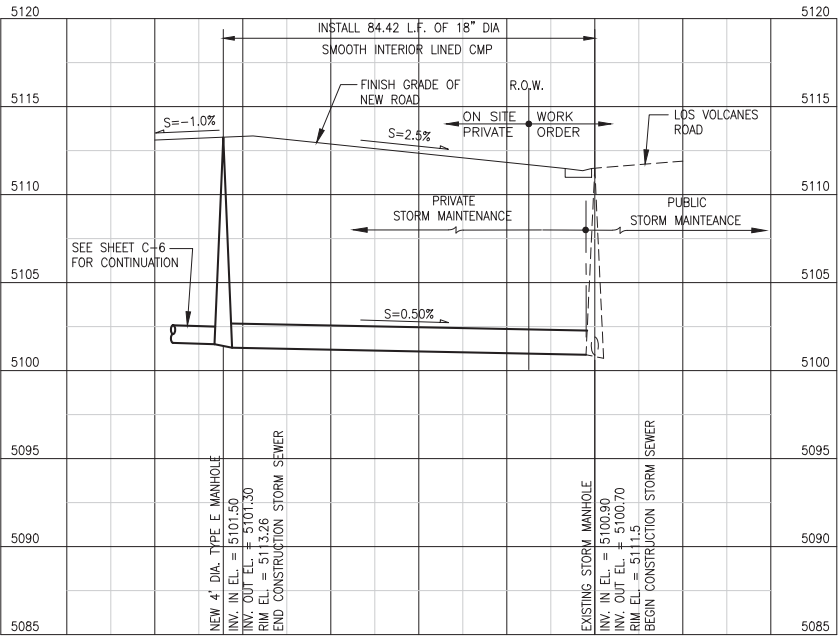
City Project No.  
578087

Zone Map No.  
J-10-Z

Sheet  
3 Of  
10



A1 OVERALL GRADING AND DRAINAGE PLAN  
SCALE: 1"=20'



C1 STORM SEWER PROFILE  
SCALE: HORIZ. 1"=20' VERT. 1"=5'



LEGEND:

15.25 FG	PROPOSED SPOT ELEVATIONS (FINISHED GRADE)	=====	GRADE BREAK-HIGH POINT
MATCH	MATCH EXISTING ELEVATIONS	--- --	SWALE
TCON	TOP OF CONCRETE	SD	STORM DRAIN LINE
FL	FLOW LINE, CURB	5895	PROPOSED MAJOR CONTOUR
INV	INVERT	5895	PROPOSED MINOR CONTOUR
FG	FINISH GRADE	5895	EXISTING MAJOR CONTOUR
TBC	TOP OF BASE COURSE	---	EXISTING MINOR CONTOUR
TC	TOP OF CURB	●	STORM DRAIN MANHOLE
TG	TOP OF GRATE		
TA	TOP OF ASPHALT		
→	FLOW ARROW		

GENERAL NOTES:

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- MATERIAL FOR WATER SERVICES ON THE PUBLIC SIDE AND THE PRIVATE SIDE (AS PROPOSED AT MIN. AND IF AS-BUILT MATERIALS CAN BE RECORDED). NEW LEAD AND COPPER RULE REQUIRES THE PER EPA REQUIREMENTS.
- WORK OUTSIDE OF PUBLIC RIGHT OF WAY IS BY DIFFERENT CONSTRUCTION PERMIT/METHOD/BY OTHERS.


KEYED NOTES: (#)

- OLD PROPERTY LINE.
- NEW EMPLOYEE PARKING. SEE ARCHITECTURAL DRAWINGS.
- NEW DETENTION POND #2, TOP=11.0.
- INSTALL NEW 4' DIAMETER TYPE E STORM DRAIN MANHOLE PER COA STD. DET. 2102.
- NEW 24" DIAMETER WATER QUALITY RISER.
- INSTALL 84.42 L.F. OF NEW 18" DIAMETER SMOOTH INTERIOR LINED CMP STORM DRAIN PIPE WITH WATER TIGHT JOINTS.
- CONNECT NEW 18" DIAMETER STORM DRAIN INTO EXISTING STORM DRAIN MANHOLE.
- INSTALL NEW 6' WIDE CONCRETE SIDEWALK PER COA STD. DET. 2430.
- NEW STANDARD CURB & GUTTER PER COA STD. DET. 2415.
- NEW CONCRETE RUNDOWN.
- NEW 5' LANDSCAPE BUFFER AREA, SEE COA STD. DET. 2414.
- REMOVE EXISTING TYPE C INLET AND INSTALL NEW DOUBLE TYPE D INLET PER COA STD. DET 2206.
- INSTALL NEW PARALLEL RAMP.
- INSTALL NEW CONCRETE VALLEY GUTTER PER COA. STD. DET. 2420
- NEW CITY OF ALBUQUERQUE R.O.W. PER PLAT 2 (SEE SHEET 9).
- MATCH EXISTING ELEVATION AT DROP CURB PER COA STD. DET. 2441.
- EXISTING FIRE HYDRANT TO REMAIN.
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- NEW 6" DIA. PRIVATE SANITARY SEWER, SEE SHEET C-4.
- NEW 4' DIA. TYPE E PUBLIC MANHOLE, SEE SHEET C-4.
- STORM DRAIN WORK EAST OF R.O.W. LINE WILL BE A PART OF THIS WORK ORDER. STORM DRAIN WORK WEST OF R.O.W. LINE WILL BE PRIVATE.

AS BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	BRADBURY STAMM	DATE		CONTRACTOR	BRADBURY STAMM	DATE		CONTRACTOR	BRADBURY STAMM	DATE		CONTRACTOR	BRADBURY STAMM	DATE	
INSPECTOR	N/A	DATE		INSPECTOR	N/A	DATE		INSPECTOR	N/A	DATE		INSPECTOR	N/A	DATE	
VERIFICATION BY		DATE	4/23	VERIFICATION BY		DATE	4/23	VERIFICATION BY		DATE	4/23	VERIFICATION BY		DATE	4/23
CORRECTED BY		DATE		CORRECTED BY		DATE		CORRECTED BY		DATE		CORRECTED BY		DATE	
MICRO-FILM INFORMATION		DATE		MICRO-FILM INFORMATION		DATE		MICRO-FILM INFORMATION		DATE		MICRO-FILM INFORMATION		DATE	
RECORDED BY		DATE		RECORDED BY		DATE		RECORDED BY		DATE		RECORDED BY		DATE	
NO.				NO.				NO.				NO.			

PROJECT BENCHMARK CP 100 IS A TERRA CONTROL 1/2" REBAR WITH PLASTIC CAP STAMPED "TERRA CONTROL" ELEVATION=5157.63 FEET (NAVD 1988 VERTICAL DATUM).



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ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY  
AND CITY OF ALBUQUERQUE

APS WEST SIDE BUS DEPOT  
MERIDIAN BUSINESS PARK  
SITE GRADING AND DRAINAGE PLAN

Design Review Committee



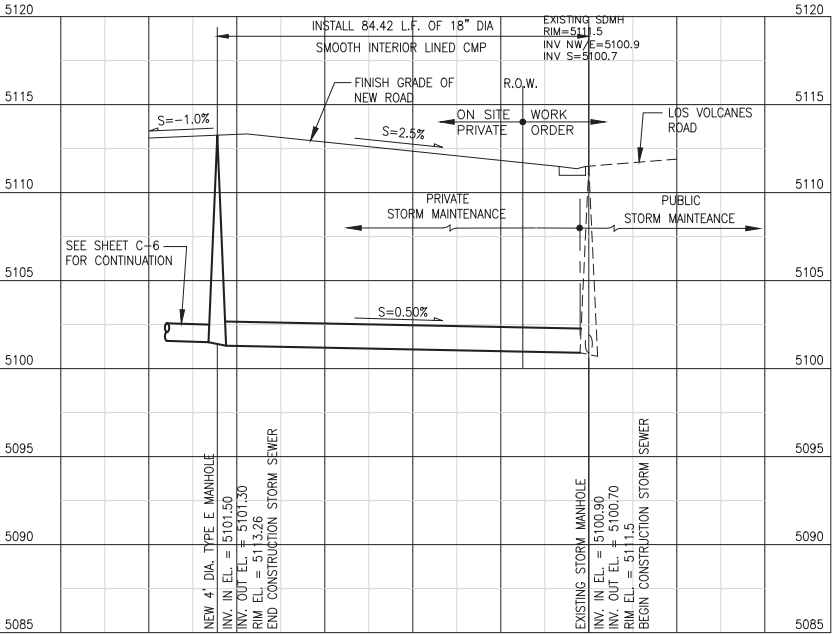
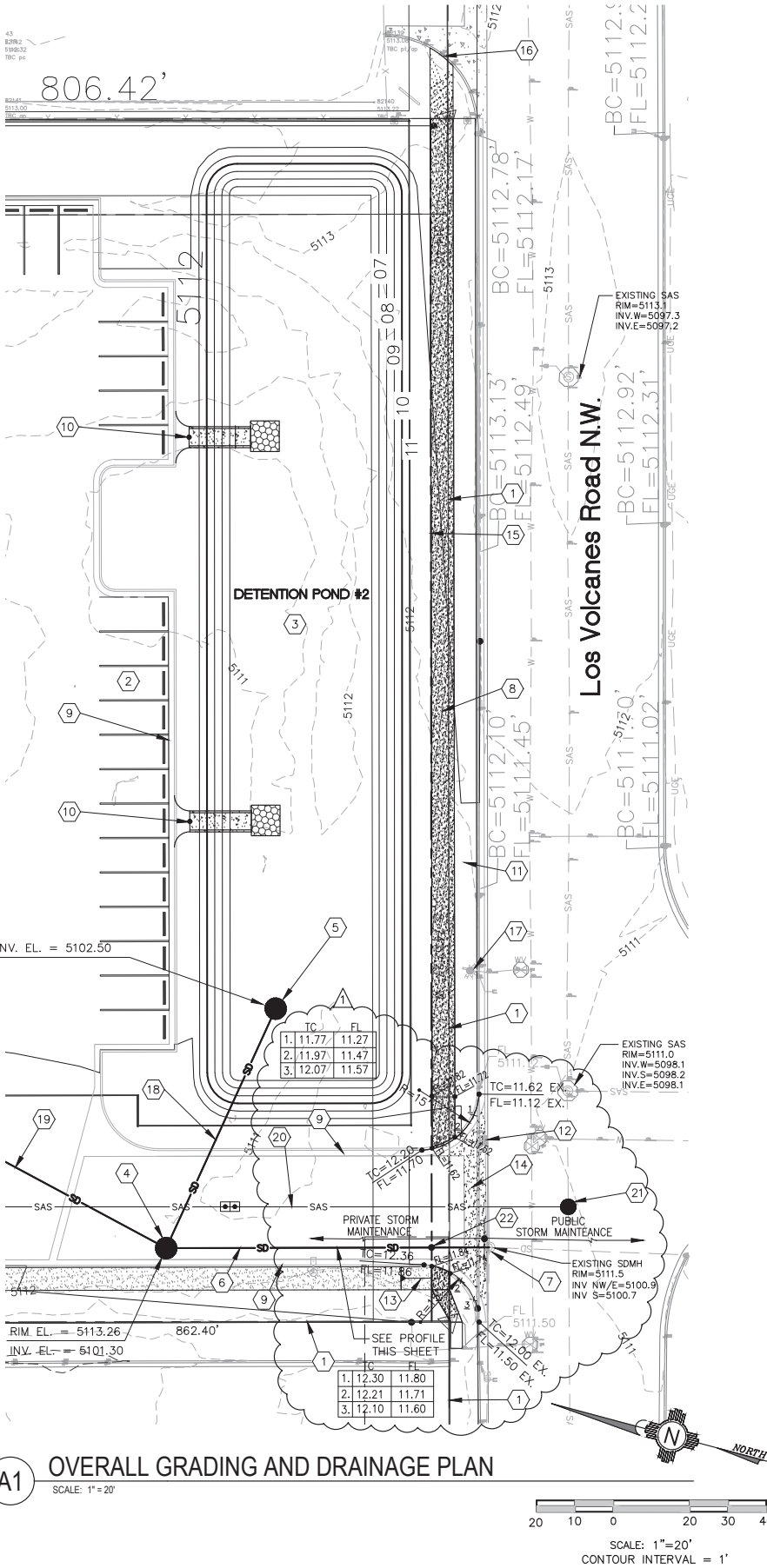
April 20, 2022  
DESIGN REVIEW COMMITTEE

APPROVED



April 20, 2022  
CITY ENGINEER

City Project No. 578087	Zone Map No. J-10-Z	Sheet 3R	Of 10
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PUBLIC VALVE COORDINATES:

VALVE #	X=	Y=	Z=
VALVE #	X=	Y=	Z=

KEYED NOTES:

1. CLOSE VALVE 01053  
2. CLOSE VALVE 00792  
3. CLOSE VALVE 00793  
NOTE: CONTRACTOR SHALL FIELD  
VERIFY VALVE LOCATIONS PRIOR TO  
CONSTRUCTION.

## SCALE: NOT TO SCALE













THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES, OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY FOURTEEN (14) DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT: [http://www.abcwua.org/water\\_shut\\_off\\_and\\_turn\\_on\\_procedures.aspx](http://www.abcwua.org/water_shut_off_and_turn_on_procedures.aspx)

10/26/2022: Bradbury Stamm Concrete Public  
Work Order As-Built drawings per Adrian Abeita  
and Derrick Ortiz



SCALE: HORIZ. 1" = 20' VERT. 1" = 5'

## LEGEND:

	PROPOSED WATER SERVICE LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING WATER SERVICE LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED CLEANOUT
	PROPOSED DOUBLE CLEANOUT
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED MANHOLE
	EXISTING WATER VALVE
	PROPOSED GATE VALVE
	PROPOSED PIV VALVE

GENERAL NOTES:

1. PRIVATE FIRE HYDRANTS WILL BE PAINTED SAFETY ORANGE (CITY FMO REQUIREMENT).
2. MATERIAL FOR WATER SERVICES ON THE PUBLIC SIDE AND THE PRIVATE SIDE (AS PROPOSED AT MIN. AND IF AS-BUILT MATERIALS CAN BE RECORDED), NEW LEAD AND COPPER RULE REQUIRES THE PER EPA REQUIREMENTS.
3. WORK OUTSIDE OF PUBLIC RIGHT OF WAY IS BY DIFFERENT CONSTRUCTION PERMIT/METHOD/BY OTHERS.

KEYED NOTES:

1. NEW 3" DOMESTIC WATER SERVICE LINE TO BUILDING.
2. NEW 8" WATER MAIN.
3. CONNECT NEW 2" WATERLINE TO EXISTING 12" CI WATER MAIN IN STREET.
4. INSTALL NEW 2" WATER METER, PER COA STD DWG 2363 AND DWG. 2367.
5. NEW 8" WATER MAIN FOR FIRE PROTECTION.
6. INSTALL NEW REDUCED PRESSURE BACKFLOW PREVENTER (BFP) THERMAL INSULATED-ELECTRIC HEATED ENCLOSURE, HOT BOX MODEL NO. HB25 PER COA STD. DWG. 2385.
7. INSTALL NEW SANITARY SEWER DOUBLE CLEAN OUT.
8. INSTALL NEW 6" SANITARY SEWER SERVICE PRIVATE LINE WITH MIN. SLOPE 2%, PER COA STD DWG 2125.
9. INSTALL NEW 8" WATER GATE VALVE PER COA STD DWG 2326 WITH LID PER COA STD DWG 2329.
10. SAWCUT, REMOVE, DISPOSE OF AND REPLACE EXISTING ASPHALT PAVING, BASE COURSE, AND SUBGRADE PREP. PER COA STD. DWG 2465.
11. CONNECT NEW 8" WATER MAIN TO EXISTING 12" CI WATER MAIN IN STREET, PER COA STD. DWG. 2301.
12. INSTALL NEW 4" DIAMETER TYPE E MANHOLE OVER EXISTING SANITARY SEWER PER COA. STD. DET. 2102 AND CONNECT NEW 6" SANITARY SEWER LINE TO NEW PUBLIC MANHOLE.
13. INSTALL NEW 1" IRRIGATION METER WITH 1" SERVICE LINE CONNECT INTO EXISTING 12" CI WATER MAIN IN STREET AS PER COA STD. DWG 2362 AND 2366.
14. INSTALL NEW 2" GATE VALVE PER COA. STD. DWG. 2326.
15. NEW 1" IRRIGATION LINE, SEE LANDSCAPING PLANS FOR DETAILS.
16. EXISTING 12" CI WATER MAIN.
17. CONNECT NEW 8" FIRE LINE INTO EXISTING 12" CI WATER MAIN. HOT TAP WITH TAPPING SLEEVE.
18. EXISTING PROPERTY LINE.
19. NEW CITY OF ALBUQUERQUE ADDITIONAL R.O.W. 4.5' PLAT 2 SHT. 9

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		TEMPORARY BENCH MARK				CONTRACTOR	
						BRADBURY SUMM	
						CONTRACTOR	
						STAMPED BY	
						N/A	
						DATE	
						ACCEPTANCE BY	
						DATE	
						TERRAIN	
						DATE	
						DRAWINGS	
						DATE	
						CORRECTED BY	
						DATE	
						MICHO-FILM INFORMATION	
						RECORDED BY	
						DATE	
						NO.	

**ME** MILLER ENGINEERING CONSULTANTS  
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ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY  
AND CITY OF ALBUQUERQUE

# APS WEST SIDE BUS DEPOT MERIDIAN BUSINESS PARK SITE UTILITY PLAN

Design Review Committee

APPROVED

Nov. 16, 2021

DESIGN  
REVIEW COMMITTEE

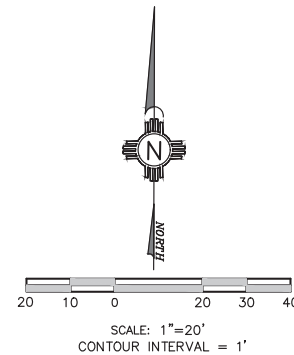
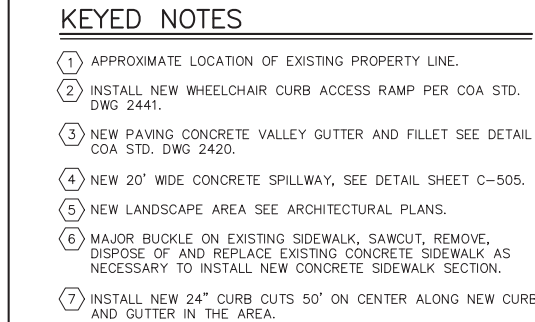
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April 4, 2022  
CITY ENGINEER

Last Design Update

City Project No  
**578087**

Zone Map No.  
J-10-Z

Sheet 4 Of 10



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ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY  
AND CITY OF ALBUQUERQUE

APS WEST SIDE BUS DEPOT  
MERIDIAN BUSINESS PARK  
GRADING AND DRAINAGE PLAN-FORTUNA RD.

Design Review Committee

APPROVED

Nov. 16, 2021

DESIGN  
REVIEW COMMITTEE



APPROVED

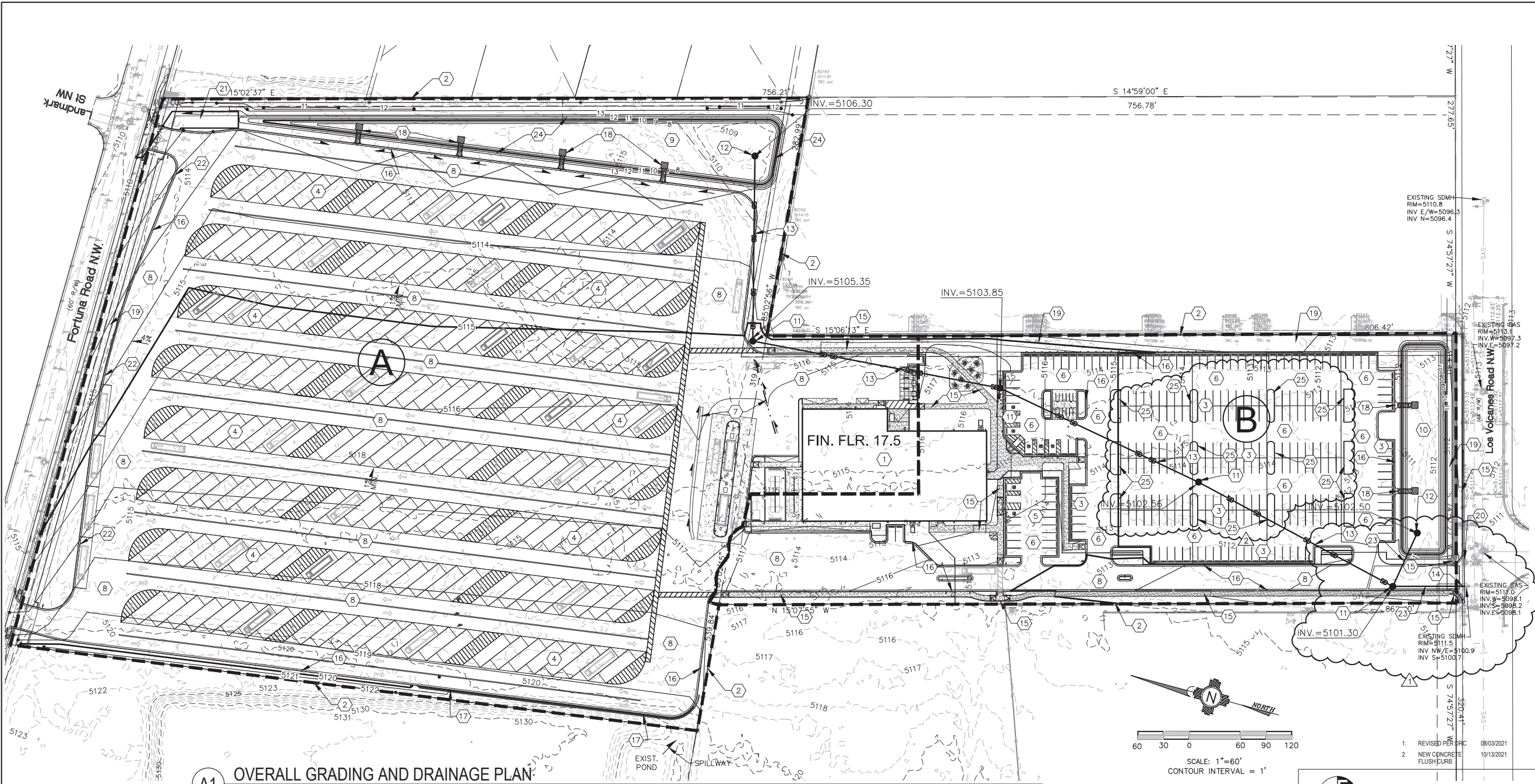
April 4, 2022

CITY ENGINEER

ast Design Update

City Project No. <b>578087</b>	Zone Map No. <b>J-10-Z</b>	Sheet <b>5</b>	Of <b>10</b>
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A1 OVERALL GRADING AND DRAINAGE PLAN  
SCALE: 1"=60'

KEYED NOTES:

- 1 PROPOSED BUILDING. SEE ARCHITECTURAL DRAWINGS, FF=17.5
- 2 APPROXIMATE EXISTING PROPERTY LINE.
- 3 NEW EMPLOYEE PARKING. SEE ARCHITECTURAL DRAWINGS.
- 4 NEW BUS PARKING. SEE ARCHITECTURAL DRAWINGS.
- 5 NEW VISITOR PARKING. SEE ARCHITECTURAL DRAWINGS.
- 6 NEW LIGHT DUTY HOT MIX ASPHALT PAVING SEE DETAIL SHEET C-501.
- 7 NEW ASPHALT SWALE SEE DETAIL SHEET C-501.
- 8 NEW HEAVY DUTY HOT MIX ASPHALT PAVING. SEE DETAIL SHEET C-501.
- 9 NEW DETENTION POND #1, TOP=13.0., MWSE=11.5.
- 10 NEW DETENTION POND #2, TOP=11.0.

KEYED NOTES CONT.:

- 11 NEW 4' DIAMETER STORM DRAIN MANHOLE SEE DETAIL SHEET C-502.
- 12 NEW 24" DIAMETER WATER QUALITY RISER SEE DETAIL SHEET C-504.
- 13 NEW 12" SMOOTH INTERIOR LINED CMP STORM DRAIN PIPE WITH WATER TIGHT JOINTS.
- 14 CONNECT NEW 12" STORM DRAIN PIPE INTO EXISTING STORM DRAIN MANHOLE IN STREET.
- 15 NEW CONCRETE SIDEWALKS/FLATWORK. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- 16 NEW CURB AND GUTTER. SEE DETAIL SHEET C-501.
- 17 NEW RETAINING WALL. SEE STRUCTURAL.
- 18 NEW CONCRETE RUNDOWN. SEE DETAIL SHEET C-501.
- 19 NEW LANDSCAPE AREA SEE ARCHITECTURAL DRAWINGS.

KEYED NOTES CONT.:

- 20 MODIFY EXISTING CURB DROP INLET (DRC WORK ORDER REQUIRED).
- 21 EMERGENCY SPILLWAY, SEE SHEET C-501 FOR DETAILS.
- 22 PLACE 24" CURB CUTS 50' ON CENTER ALONG NEW CURB AND GUTTER IN THIS AREA.
- 23 NEW 18" SMOOTH INTERIOR LINED CMP STORM DRAIN PIPE WITH WATER TIGHT JOINTS.
- 24 POND SIDE SLOPES NEED TO BE STABILIZED WITH NATIVE GRASS SEED WITH AGGREGATE MULCH OR EQUAL.
- 25 NEW CONCRETE FLUSH CURB SEE DETAIL SHEET C-501.

LEGEND:

- 38.00 FG PROPOSED SPOT ELEVATIONS (FINISHED GRADE)
- 95.19 MATCH EXISTING ELEVATIONS
- TCOON TOP OF CONCRETE
- FL FLOW LINE, CURB
- INV INVERT
- FG FINISH GRADE
- TBC TOP OF BASE COURSE
- TC TOP OF CURB
- TG TOP OF GRATE
- TA TOP OF ASPHALT
- GRADE BREAK-HIGH POINT
- SWALE
- SD STORM DRAIN LINE
- 5895 PROPOSED MAJOR CONTOUR
- 5895 PROPOSED MINOR CONTOUR
- 5895 EXISTING MAJOR CONTOUR
- 5895 EXISTING MINOR CONTOUR
- STORM DRAIN MANHOLE
- FLOW ARROW

FOR INFORMATION ONLY

AS BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	DATE	INSPECTOR'S	DATE	CONTRACTOR	DATE	INSPECTOR'S	DATE	CONTRACTOR	DATE	INSPECTOR'S	DATE	CONTRACTOR	DATE	INSPECTOR'S	DATE
STANDARD BY	DATE	STANDARD BY	DATE	STANDARD BY	DATE	STANDARD BY	DATE	STANDARD BY	DATE	STANDARD BY	DATE	STANDARD BY	DATE	STANDARD BY	DATE
VERIFICATION BY	DATE	VERIFICATION BY	DATE	VERIFICATION BY	DATE	VERIFICATION BY	DATE	VERIFICATION BY	DATE	VERIFICATION BY	DATE	VERIFICATION BY	DATE	VERIFICATION BY	DATE
MICRO-FILM INFORMATION				MICRO-FILM INFORMATION				MICRO-FILM INFORMATION				MICRO-FILM INFORMATION			
RECORDED BY	DATE	RECORDED BY	DATE	RECORDED BY	DATE	RECORDED BY	DATE	RECORDED BY	DATE	RECORDED BY	DATE	RECORDED BY	DATE	RECORDED BY	DATE
NO.		NO.		NO.		NO.		NO.		NO.		NO.		NO.	

PROJECT BENCHMARK CP 100 IS A TERRA CONTROL 1/2" REBAR WITH PLASTIC CAP STAMPED "TERRA CONTROL" ELEVATION=5157.63 FEET (NAVD 1988 VERTICAL DATUM).

VERLIN A. MILLER II  
14507  
REGISTERED PROFESSIONAL ENGINEER  
7/24/21

REVISIONS	DATE	BY
1. REVISED PER DRC COMMENTS	08/03/2021	
2. NEW CONCRETE FLUSH CURB	10/13/2021	

REMARKS	DATE	BY
DESIGN	JULY 2021	VAM
MEC	JULY 2021	MEC
VAM	JULY 2021	VAM

**ME MILLER ENGINEERING CONSULTANTS**  
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(505)888-3800 (FAX)

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY  
AND CITY OF ALBUQUERQUE

APS WEST SIDE BUS DEPOT  
MERIDIAN BUSINESS PARK  
OVERALL GRADING AND DRAINAGE PLAN

Design Review Committee	ABCWUA Approval	Mo./Day/Yr.	Mo./Day/Yr.
NOT PART OF CITY WORK ORDER			
City Project No. 578087	Zone Map No. J-10-Z	Sheet 6	Of 10



LEGEND:

- W —

— SAS —

— W —

- - - S - - -

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PROPOSED WATER SERVICE LINE

PROPOSED SANITARY SEWER LINE

EXISTING WATER SERVICE LINE

EXISTING SANITARY SEWER LINE

PROPOSED CLEANOUT

PROPOSED DOUBLE CLEANOUT

PROPOSED WATER METER

●

●

⊗

⋈

●

PROPOSED FIRE HYDRANT

PROPOSED MANHOLE

EXISTING WATER VALVE

PROPOSED GATE VALVE

PROPOSED PIV VALVE

KEYED NOTES:

1.

PROPOSED BUILDING SEE ARCHITECTURAL DRAWINGS, FF=17.5.
2.

NEW 3" DOMESTIC WATER SERVICE LINE TO BUILDING.
3.

NEW 8" WATER MAIN.
4.

CONNECT NEW 2" WATERLINE TO EXISTING 12" CI WATER MAIN IN STREET.
5.

NEW 2" WATER METER, PER COA STD DWG #2363 AND # 2367.
6.

POINT OF CONNECTION OF NEW 3" DOMESTIC WATERLINE TO PROPOSED BUILDING.
7.

NEW 6" FIRE LINE.
8.

PROPOSED NEW FIRE HYDRANT LOCATION, SEE DETAIL SHEET C-503. PRIVATE FIRE HYDRANTS TO BE PAINTED SAFETY ORANGE.
9.

NEW 8" REDUCED PRESSURE BACKFLOW PREVENTER (BFP) IN THERMAL INSULATED-ELECTRIC HEATED ENCLOSURE, HOT BOX MODEL NO. HB25, SEE MECHANICAL, SEE DETAIL SHEET C-503.
10.

NEW 6" POST INDICATOR VALVE (PIV), SEE DETAIL SHEET C-503.
11.

NEW 8" X 8" X 6" TEE.
12.

NEW 8" X 6" REDUCER.
13.

NEW SANITARY SEWER DOUBLE CLEAN OUTS, SEE DETAIL SHEET C-503.
14.

NEW 6" SANITARY SEWER SERVICE LINE MIN. SLOPE 2%, PER COA STD DWG #2125.
15.

NEW 6" X 6" X 45' SANITARY SEWER SERVICE LINE BEND.
16.

POINT OF CONNECTION SANITARY SEWER SERVICE LINE TO OIL/ WATER SEPARATOR SEE PLUMBING/MECHANICAL PLANS FOR CONTINUATION AND DETAILS.
17.

NEW 8" WATER GATE VALVE SEE DETAIL SHEET C-503.
18.

NEW 6" WATER LINE AND 6" GATE VALVE.
19.

SAWCUT, REMOVE, DISPOSE OF, AND REPLACE EXISTING ASPHALT PAVING BASE COURSE, SUBGRADE PREP, AS NECESSARY TO INSTALL NEW DOMESTIC 2" WATER SERVICE LINE. W=18'. SEE NEW HMA PAVING SECTION DETAIL SHEET C-501.
20.

SAWCUT, REMOVE, DISPOSE OF, AND REPLACE EXISTING ASPHALT PAVING BASE COURSE AND SUBGRADE PREP AS NECESSARY TO INSTALL NEW 6" SANITARY SEWER LINE. W=8'. SEE NEW HMA PAVING SECTION DETAIL SHEET C-501.
21.

POINT OF CONNECTION FOR 6" FIRE LINE TO BUILDING.
22.

CONNECT NEW 8" WATER MAIN TO EXISTING 12" CI WATER MAIN IN STREET, PER COA STD DWG #2301.
23.

NEW 4" DIAMETER TYPE E MANHOLE CONNECT NEW 6" SANITARY SEWER LINE TO NEW MANHOLE, PER COA STD DWG #2102.
24.

NEW 1" IRRIGATION METER WITH 1" SERVICE LINE CONNECT INTO EXISTING 12" CI WATER MAIN IN STREET.
25.

NEW 2" GATE VALVE SEE DETAIL SHEET C-503.
26.

NEW REMOTE FIRE DEPARTMENT CONNECTION (FDC) AND ASSOCIATED LINE, SEE PLUMBING PLANS FOR DETAILS.
27.

NEW 1" IRRIGATION LINE, SEE LANDSCAPING PLANS FOR DETAILS.

ME

MILLER ENGINEERING CONSULTANTS

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ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY  
AND CITY OF ALBUQUERQUE

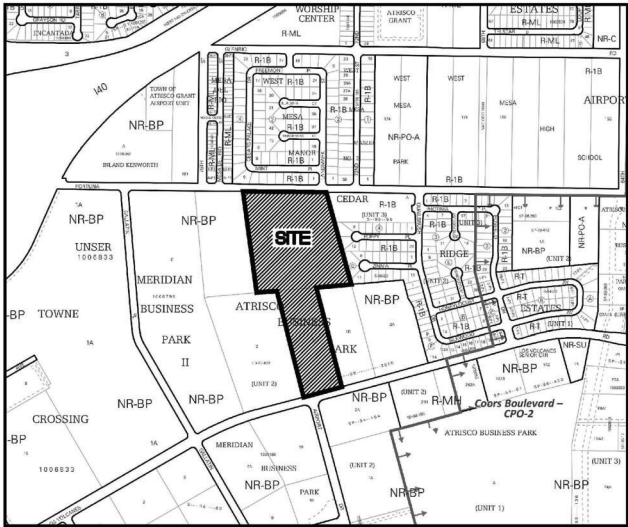
APS WEST SIDE BUS DEPOT  
MERIDIAN BUSINESS PARK  
OVERALL UTILITY LAYOUT PLAN

Design Review Committee	ABCWUA Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
NOT PART OF CITY WORK ORDER				
City Project No. 578087	Zone Map No. J-10-Z	Sheet 7	Of 10	

A1 SITE UTILITY PLAN  
SCALE: 1"=40'

FOR INFORMATION ONLY





Vicinity Map - Zone Atlas J-10-Z

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2003222 AND AN EFFECTIVE DATE OF JANUARY 26, 2021.
2. AMENDED REPLAT OF LOT 1, TRACT S-1 AND LOT 3-A, TRACT S-2, ATRISCO BUSINESS PARK UNIT NO. II, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON 6/12/1986 IN BOOK C30, FOLIO 147.
3. BULK LAND PLAT OF TRACTS A THRU D, MERIDIAN BUSINESS PARK II, A REPLAT OF LOT 3 AND TRACTS S-1A, S-2A-2, ATRISCO BUSINESS PARK, UNIT 2, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON 4/29/2008 IN BOOK 2008C, PAGE 100.
4. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 14, 2007, AS DOCUMENT NO. 2007117871.
5. PLAT OF RECORD FOR TRACTS D-1 AND D-2, MERIDIAN PARK II, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 25, 2021, IN BOOK 2021C, PAGE 11.

Record and Measured Legal Description

TRACT LETTERED "D-2" OF PLAT FOR TRACTS D-1 AND D-2, MERIDIAN BUSINESS PARK II, BEING COMPRISED OF LOT 1A, ATRISCO BUSINESS PARK UNIT II AND TRACT D, MERIDIAN BUSINESS PARK II, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 25, 2021, IN PLAT BOOK 2021C, PAGE 11.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD; PORTIONS OF THIS PROPERTY LIES WITHIN FLOOD ZONE A WHICH IS DEFINED AS AN AREA WITHOUT A BASE FLOOD ELEVATION AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAPS NO. 35001C0326J AND 35001C0328J, DATED NOVEMBER 4, 2016.

Indexing Information

Section 15, Township 10 North, Range 2 East, N.M.P.M.  
as Projected into the Town of Atrisco Grant  
Subdivision: Meridian Business Park II (Tract D)  
Owner: Yankee Fans LLC  
UPC #: TBD

Exceptions 9-22

- 9 RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED AUGUST 21, 1905 IN BOOK 35, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE**
- 10 DRAINAGE COVENANT BY AN BETWEEN THE WESTLAND DEVELOPMENT CO., INC., A NEW MEXICO CORPORATION, AND LOS VOLCANES ASSOCIATES LIMITED PARTNERSHIP II, AN ARIZONA LIMITED PARTNERSHIP, RECORDED MAY 28, 1986, IN BOOK MISC. 356-A, PAGE 316 AS DOCUMENT NO. 86-47344. RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY - SHOWN HEREON AS 5**
- 11 DRAINAGE AGREEMENTS BY AND BETWEEN SUNWEST BANK OF ALBUQUERQUE, NATIONAL ASSOCIATION, AND THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, RECORDED SEPTEMBER 14, 1992, IN BOOK BCR 92-21, PAGE 6019 AS DOCUMENT NO. 9291790; IN BOOK BCR 92-21, PAGE 6032 AS DOCUMENT NO. 9291791, AND IN BOOK BCR 92-21, PAGE 6045 AS DOCUMENT NO. 9291792 AND RECORDED OCTOBER 20, 1993, IN BOOK 93-29, PAGE 3507 AS DOCUMENT NO. 93116681, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE**
- 12 SEVEN FOOT (7") PUBLIC UTILITY EASEMENT AFFECTING THE NORTHERLY BOUNDARY OF THE INSURED PREMISES, AS SHOWN AND PROVIDED FOR ON THE LAND DIVISION PLAT RECORDED SEPTEMBER 12, 1973, IN VOLUME D5, FOLIO 181, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY - SHOWN HEREON AS 2**
- 13 GRANT OF EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF VOLCANES ASSOCIATES, AN ARIZONA LIMITED PARTNERSHIP, RECORDED FEBRUARY 7, 1985, IN BOOK MISC. 199-A, PAGE 57 AS DOCUMENT NO. 85-9768, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY - SHOWN HEREON AS 6**
- 14 INTENTIONALLY OMITTED
- 15 INTENTIONALLY OMITTED
- 16 TEN FOOT (10') PUBLIC UTILITY EASEMENT AFFECTING THE EASTERLY BOUNDARY OF THE INSURED PREMISES, AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED FEBRUARY 28, 1995, IN VOLUME 95C, FOLIO 69, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY - SHOWN HEREON AS 3**
- 17 EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, RECORDED JUNE 30, 1995, IN BOOK 95-15, PAGE 6364 AS DOCUMENT NO. 95064733, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY - SHOWN HEREON AS 7**
- 18 PRIVATE FACILITY DRAINAGE COVENANT AND RESERVATION OF DRAINAGE EASEMENT, AND RIGHTS INCIDENT THERETO, BETWEEN M & B INVESTMENTS LTD. CO., WESTLAND DEVELOPMENT CO., INC., AND THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, RECORDED APRIL 14, 1997, IN BOOK 97-10, PAGE 1499 AS DOCUMENT NO. 97037160, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY - SHOWN HEREON AS 4**
- 19 INTENTIONALLY OMITTED
- 20 INTENTIONALLY OMITTED
- 21 ANY CONSEQUENCES ARISING OUT OF THE FAILURE TO RECORD THE LAND DIVISION OR SUMMARY PLAT OF THE INSURED PREMISES IN THE REAL PROPERTY RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**NOT SURVEY RELATED**
- 22 TEN FOOT (10') PUBLIC UTILITY EASEMENT AFFECTING THE SOUTHERLY BOUNDARY OF THE INSURED PREMISES AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED FEBRUARY 25, 2021, IN PLAT BOOK 2021C, PAGE 11, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY - SHOWN HEREON AS 8**

Preliminary Boundary Survey  
and  
ALTA/NSPS Land Title Survey  
for  
Tract D-2  
Meridian Business Park II  
City of Albuquerque  
Bernalillo County, New Mexico  
March 2021

Notes

1. FIELD SURVEY PERFORMED IN AUGUST AND DECEMBER 2020.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE)
4. FIELD BEARINGS AND DISTANCES MATCH RECORD BEARING AND DISTANCES EXACTLY, UNLESS MARKED OTHERWISE.

Surveyor's Certificate

To: Yankee Fans LLC, a New Mexico limited liability company, Albuquerque Municipal Schools District No. 12, Counties of Bernalillo and Sandoval, State of New Mexico, a political subdivision of the State of New Mexico, Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4 and 7(a) of Table A thereof. The Field Work was completed on December 3, 2020.

Will Plotner Jr. 3/3/2021  
N.M.R.P.S. No. 14271 Date

Revisions: 2/15/2021 - Original  
03/03/2021 - Revised to reflect latest plat

I, Will Plotner Jr., New Mexico Professional Surveyor No. 14271, do hereby certify that this boundary survey plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

Will Plotner Jr. 3/3/2021  
N.M.R.P.S. No. 14271 Date

CSI-CARTESIAN SURVEYS INC.  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244  
wplotnerjr@gmail.com



Sheet 1 of 3  
201381

FOR INFORMATION ONLY



ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY  
AND CITY OF ALBUQUERQUE

APS WEST SIDE BUS DEPOT  
MERIDIAN BUSINESS PARK  
PLAT 1

Design Review Committee	ABCWUA Approval	Mo./Day/Yr.	Mo./Day/Yr.
NOT PART OF CITY WORK ORDER			
City Project No. 578087	Zone Map No. J-10-Z	Sheet 8	Of 10



FOR INFORMATION ONLY

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*Engineers • Planners*  
3500 COMANCHE, NE  
BUILDING F  
ALBUQUERQUE, NM 87107  
(505) 888-7500  
(505) 888-3800 (FAX)

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY  
AND CITY OF ALBUQUERQUE

APS WEST SIDE BUS DEPOT  
MERIDIAN BUSINESS PARK  
PLAT 2

Design Review Committee	ABCWUA Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
NOT PART OF CITY WORK ORDER				
City Project No. 578087	Zone Map No. J-10-Z	Sheet	9	Of 10



Easement Notes

- 1

EXISTING TEMPORARY 210' x 220' PUBLIC RETENTION POND EASEMENT (04/29/2008, 2008C-100) (5/5/2008, DOC. NO. 2008050727) VACATED BY THE PLAT (02/25/2021, 2021C-11)
- 12

2

EXISTING 7' PUE (09/12/1973, D5-181)
- 16

3

EXISTING 10' PUE (02/28/1995, 95C-69)
- 18

4

EXISTING TEMPORARY PRIVATE DRAINAGE EASEMENT TO BE VACATED WHEN THE TEMPORARY DRAINAGE POND AND DIVERSION ARE REPLACED (04/14/1997, BK. 97-10, PG. 1499-1505, DOC. NO. 97037160) SHOWN HEREON AS
- 10

5

EXISTING 25' DRAINAGE AND ACCESS EASEMENT (05/28/1986, BOOK MISC. 356A, PAGES 316-320, DOC. NO. 8647344)
- 13

6

EXISTING 20' TEMPORARY DRAINAGE EASEMENT (02/07/1985, BK. 199A, PG. 57-60)
- 17

7

EXISTING 22' STORM DRAINAGE EASEMENT (06/30/1995, BK 95-15, PG. 6364-6367, DOC. NO. 95064733)
- 22

8

EXISTING 10' P.U.E. (02/25/2021, 2021C-11)

Line Table		
Line #	Direction	Length (ft)
L1	S 59°54'25" W (S 89°57'49" W)	40.11' (40.18')
L2	S 58°14'24" W	7813.80'
L3	S 28°24'11" W	3095.71'
L4	N 15°07'55" W [N 14°59'00" W]	4.50'
L5	S 15°06'13" E [S 14°59'02" E]	4.50'
L6	S 74°57'27" W [S 75°01'00" W]	314.40' [314.83']

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	177.85' [177.85']	2323.83' [2323.83']	4°23'06"	177.81'	S 72°45'54" W

Preliminary Boundary Survey  
and  
ALTA/NSPS Land Title Survey  
for  
Tract D-2  
Meridian Business Park II  
City of Albuquerque  
Bernalillo County, New Mexico  
March 2021

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (4/29/2008, 2008C-100)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (6/12/1986, C30-147)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (9/12/1973, D5-181)
	FOUND MONUMENT AS INDICATED
	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
	CONCRETE
	UTILITY PEDESTAL
	WOOD FENCE
	METAL FENCE
	BLOCK WALL
	CHAINLINK FENCE
	BOLLARD
	OVERHEAD UTILITY LINE
	UTILITY POLE
	ANCHOR
	PULL BOX
	TELEPHONE CABINET
	WATER VALVE
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	STORM DRAIN INLET
	SIGN
	POST INDICATOR VALVE
	FLOOD ZONE A

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Sheet 3 of 3  
201381

FOR INFORMATION ONLY

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	INSPECTOR'S	DATE	TEMPORARY BENCH MARK	PROJECT BENCHMARK CP 100 IS A TERRA CONTROL 1/2" REBAR WITH PLASTIC CAP STAMPED "TERRA CONTROL" ELEVATION=5157.63 FEET (NAVD 1988 VERTICAL DATUM).	NO.	DATE
STANDARD BY	DATE	FIELD BY	DATE				
VERIFICATION BY	DATE	CORRECTION BY	DATE				
MICRO-FILM INFORMATION		REVISIONS		DESIGN		REMARKS	
RECORDED BY	DATE	DESIGNED BY:	DATE:	DRAWN BY:	DATE:	CHECKED BY:	DATE:
NO.		VAM	JULY 2021	MEC	JULY 2021	VAM	JULY 2021

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ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY  
AND CITY OF ALBUQUERQUE

APS WEST SIDE BUS DEPOT  
MERIDIAN BUSINESS PARK  
PLAT 3

Design Review Committee

ABCWUA Approval

NOT PART OF CITY WORK ORDER

City Project No.  
578087

Zone Map No.  
J-10-Z

Sheet  
10

Of  
10

Last Design Update

Mo./Day/Yr.

Mo./Day/Yr.