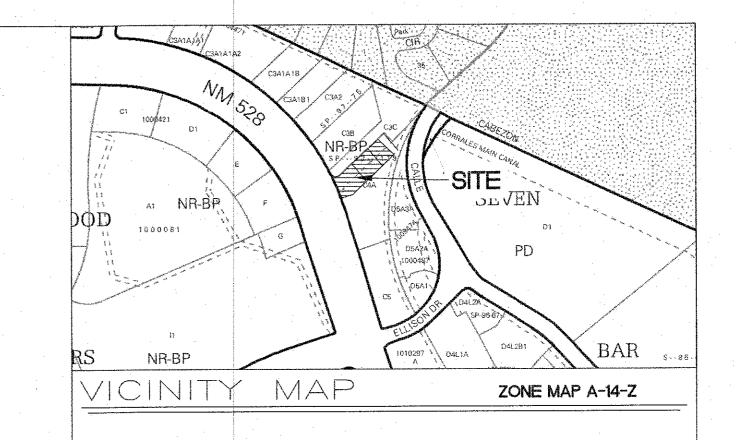
CONSTRUCTION PLANS FOR DUTCH BROTHERS, NM528 AND ELLISON INFRASTRUCTURE IMPROVEMENTS



CITY OF ALBUQUERQUE, NEW MEXICO FEBRUARY, 2022



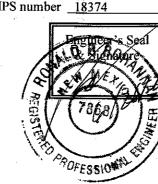
INDEX TO DRAWINGS

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APPROVED RECORD DRAWINGS			
City Inspector Daniel Padilla			
Contractor Sonoran Development, LLC			
Construction Engineer David Bishop			
Date	7/3/2023		

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

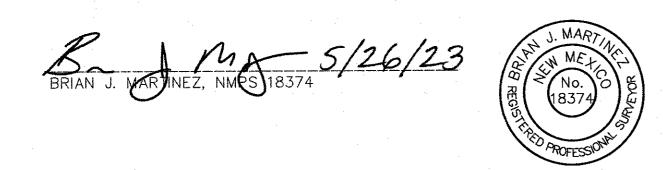
I, Ronald R. Bohannan, of the firm of <u>Tierra West LLC</u>, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the asbuilt construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by <u>Brian Martinez</u>, of <u>Cartesian Surveys, Inc.</u>, NMPS number <u>18374</u>



TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tiérrawestllc.com REV SHEETS COUNTY ENGINEER DATE USER DEPT. DATE USER DEPT. ENGINEERS STAMP & SIGNATURE APPROVALS ENGINEER 6/6/2022 growing. DRC Chairman APPROVED FOR CONSTRUCTION Transportation MPar PE Robert W. Strong ABCWUA Hydrology Traffic Engineer Constr. Mngmt. 10/5/2022 Berna, Cont. Public Works City Engineer 05/18/2022 CITY PROJECT NO. SHEET OF RONALD R. BOHANNAN 618382 14 P.E. #7868

SURVEYOR'S CERTIFICATION

I, BRIAN J. MARTINEZ, A DULY QUALIFIED, REGISTERED, PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE 'AS-BUILT' INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND 'AS-BUILT' SURVEYS PERFORMED BY ME OR UNDER MY SUPERVISION, THAT THE 'AS-BUILT' INFORMATION SHOWN ON THESE DRAWINGS WAS ADDED BE ME OR UNDER MY SUPERVISION, AND THAT THIS 'AS-BUILT' INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. CARTESIAN SURVEYS IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING, OR INTENT OF THE RECORDED DRAWINGS.



DRB PROJECT# PR-2021-005222
WATER AND SEWER AVAILABILITY STATEMENT #200927

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 ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 3. CONTRACTOR SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- 4. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- 5. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION ENGINEER (OR PROJECT MANAGER) NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. ONLY THE CITY SURVEYOR SHALL REPLACE SURVEY MONUMENTS. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO STANDARD SPECIFICATIONS SECTION 4.4.
- 6. EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL THEN EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. CONTRACTOR SHALL THEN COORDINATE RELOCATION OF UTILITY LINES WITH UTILITY COMPANIES AS REQUIRED. ANY DAMAGE CAUSED BY FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY EXISTING UTILITIES IS THE FULL RESPONSIBILITY OF THE CONTRACTOR.
- 7. CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS BUILT" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- 8. CONTRACTOR SHALL ASSUME FINANCIAL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, SIGNAGE, CURB AND GUTTER, HANDICAP RAMPS, AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED ON THE PLANS, AND SHALL REPAIR OR REPLACE, PER THE STANDARD SPECIFICATIONS, ANY SUCH DAMAGE.
- 9. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- 10. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY AND OTHER JURISDICTIONAL AUTHORITIES WHERE APPLICABLE.
- 11. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS SHOWN. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY SUCH COSTS INCURRED.
- 12. REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

TRANSPORTATION

- 1. ANY STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH THERMO-PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- 2. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
- 3. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- 4. CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE LINE AND GRADE OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
- 5. THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.
- 6. CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.
- 7. AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
- 8. CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING AND REPLACING CURB AND GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED; REFER TO C.O.A. STANDARD DRAWING # 2465 WITH THE APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.

HYDROLOGY

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

WATER & SEWER

- 1. 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.
- 2. MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.
- 3. 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
- 4. 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"
- 5. 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.
- 6. 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.
- 7. 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.
- 8. ELECTRONIC MARKER SPHERES (EMS) 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" X5' POST AND EMS AT THE END OF EACH "SANITARY SEWER SERVICE.
- 9. TRACER WIRE SHALL BE INCLUDED FOR ALL PUBLIC WATER AND SEWER MAINS AND FOR WATER SERVICES IN ACCORDANCE WITH WATER AUTHORITY DETAILS.
- 10. CONTRACTOR SHALL PROVIDE THE PROPOSED HYDRO TESTING PLANS TO THE WUA INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.
- 11. AT UTILITY CROSSINGS, WHERE LESS THAN 18" OF VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROPOSED, LEAN FILL CONSTRUCTION (PER SECTION 207 OF THE STANDARD SPECIFICATIONS) SHALL BE USED TO PROTECT THE WATER OR SEWER LINE. LEAN FILL SHALL EXTEND A PERPENDICULAR DISTANCE OF 5 FEET ON EACH SIDE OF THE STORM PIPE OR STRUCTURE.
- ALL DESIGNS AND CONSTRUCTION OF ANY UNDERGROUND UTILITIES SHALL COMPLY WITH ADMINISTRATIVE INSTRUCTION NO. 9 FOR WORK NEARBY OR AFFECTING SAN JUAN CHAMA TRANSMISSION LINES AND APPURTENANCES. INFORMATION SHALL BE PROVIDED TO THE WATER AUTHORITY ONE (1) MONTH IN ADVANCE OF THE CONSTRUCTION START DATE. INFORMATION CAN BE FOUND AT HTTP: //WWW.ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX

OTHER COMMON NOTES

- 1. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- 2. WHEN DISTURBING MORE THAN 3/4 ACRES, CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
- 3. IN ADVANCE OF CONSTRUCTION, CONTRACTOR SHALL DETERMINE IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF CONTRACTOR
- 4. PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- 5. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
- 6. CONTRACTOR IS TO SUPPORT, PROTECT, AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED AT A MAXIMUM SPACING OF FIFTEEN (15) FEET. CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.
- 7. CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS TO PREVENT ANY EXCAVATED MATERIAL BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- 8. CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC.
- 9. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
- 10. DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL SHALL BE ARRANGED BY THE CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS. NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE FOR COSTS ASSOCIATED WITH OBTAINING A DISPOSAL SITE AND HAUL THERETO.
- 11. IF CULTURAL RESOURCES, SUCH AS HISTORIC OR PREHISTORIC ARTIFACTS, OR HUMAN REMAINS ARE DISCOVERED DURING EXCAVATION OR CONSTRUCTION, WORK SHALL CEASE AND THE CONSTRUCTION ENGINEER SHALL NOTIFY THE COUNTY OFFICE OF THE MEDICAL EXAMINER AT (505) 272-3053. IF THE MEDICAL EXAMINER DETERMINES THAT HUMAN REMAINS ARE NOT PRESENT, THE CONSTRUCTION ENGINEER SHALL NOTIFY THE STATE HISTORIC PRESERVATION OFFICER (SHPO) AT 827-6320.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannan, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the asbuilt construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey built construction drawings. This Certification is based on site inspections. In information provided by Brian Martinez, of Cartesian Surveys, Inc., NMPS number 18374

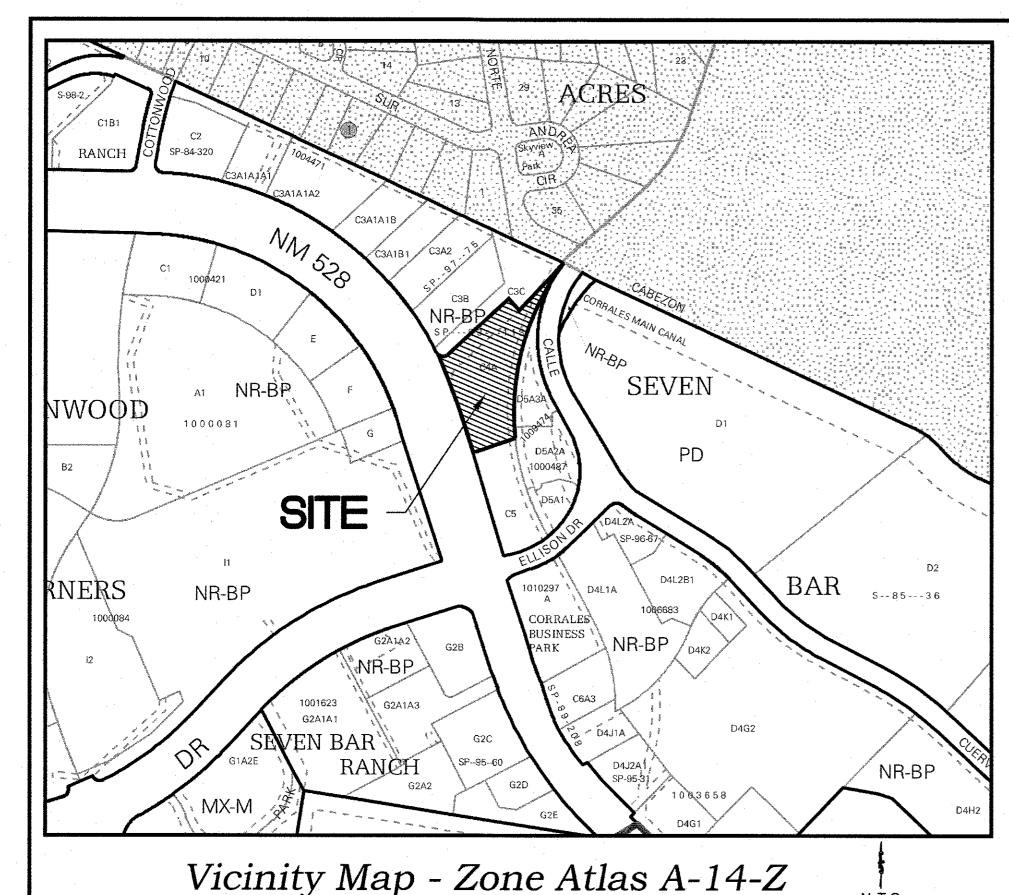
ENGINEERING GROUP

RECORD DRAWING

)ATE	D BY: LN BY: LN NAME:
TIERRA WEST, LLC		1 [11]
5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858—3100 www.tierrawestllc.com	NO.	DESIGNED DRAWN B DRAWN N
CITY OF ALBUQUE PUBLIC WORKS DEPA		

TITLE: DUTCH BROTHERS NM 528 AND ELLISON

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		GENERAL	NOTES				
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Documents

COUNTY OF

- 1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1902271 AND AN EFFECTIVE DATE OF MAY 30, 2019.
- 2. PLAT OF RECORD FOR SEVEN-BAR RANCH FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 2, 1993, IN BOOK 93C, PAGE 189.
- 3. WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 24, 2019, AS DOCUMENT NO. 2019051953.

Indexing Information

Section 5, Township 11 North, Range 3 East, N.M.P.M. as Projected into the Town of Alameda Grant Subdivision: Seven—Bar Ranch Owner: Western Hills Investments LLC UPC #: 101406615023620114

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.
- VACATE EASEMENTS AS SHOWN HEREON
 GRANT EASEMENTS AS SHOWN HEREON.

Treasurer's Certificate THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: 101406615023620114

PROPERTY OWNER OF RECORD

BERNALILLO	COUNTY	TREASURER'S	OFFICE

Subdivision Data

GROSS ACREAGE	.1.9894 ACRES
ZONE ATLAS PAGE NO	A-14-Z
NUMBER OF EXISTING LOTS	
NUMBER OF LOTS CREATED	
MILES OF FULL-WIDTH STREETS	.0.0000 MILES
MILES OF HALF-WIDTH STREETS	.0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE	0.0000 ACRES
DATE OF SURVEY	JUNE 2021

Notes

- 1. FIELD SURVEY PERFORMED IN MAY AND JUNE 2019.
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Free Consent and Dedication

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

IULIAN GARZA, MANAGING MEMBER VESTERN HILLS INVESTMENTS LLC)ATE
STATE OF NEW MEXICO	

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON ______, 20__
JULIAN GARZA, MANAGING MEMBER, WESTERN HILLS INVESTMENTS LLC

By:		
NOTARY PUBLIC		
MY COMMISSION	EXPIRES	

Solar Collection Note

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

Legal Description

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 5, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO COMPRISING TRACT C-4-A, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "TRACTS C-3-A, C-3-B, C-3-C AND C-4-A, SEVEN-BAR RANCH (BEING A REPLAT OF TRACTS C-3 AND C-4, SEVEN-BAR RANCH), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 2, 1993 IN VOLUME 93C, FOLIO 189, AS DOCUMENT NO. 93-071196.

Plat for
Tracts 1 and 2
G Alameda Shoppes
Being Comprised of
Tract C-4-A

Seven Bar Ranch
City of Albuquerque
Bernalillo County, New Mexico
October 2021

Project Number:	PR-2021-005222		
Application Number:	SD-2021-00		
Plat Approvals:			
PNM Electric Services			
Qwest Corp. d/b/a CenturyLink QC			
New Mexico Gas Company			
Comcast			
City Approvals:			
Loren N. Risenhoover P.S.	10/25/2021		
City Surveyor			
Traffic Engineer			
ABCWUA			
Parks and Recreation Department			
Code Enforcement			
AMAFCA			
City Engineer			
DRB Chairnerson Planning Department			

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will	Plotne	r Jr.	
N.M.	.R.P.S.	No.	142

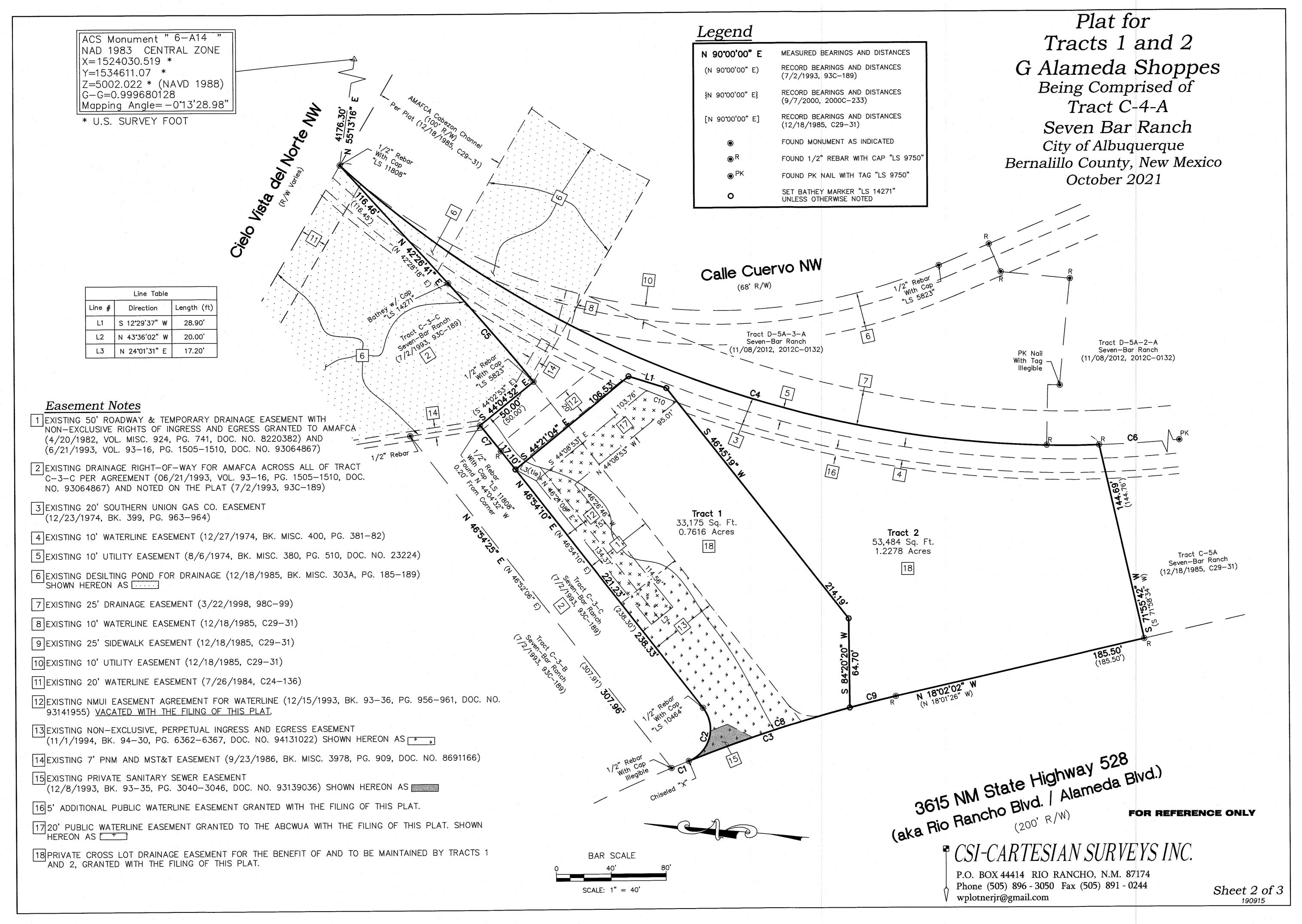
Date

FOR REFERENCE ONLY

* 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



•		Curve Table			
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	13.52' (13.42')	1054.93' (1054.93')	0*44'04"	13.52	N 26'59'47" W
C2	46.46' (46.48')	25.00' (25.00')	106°28'06"	40.05	S 79*51'48" E
С3	158.26' (158.12')	1054.93' (1054.93')	8*35'43"	158.11'	N 2219'53" W
C4	603.85' (603.88')	786.78' (786.78') {786.78'}	43'58'27"	589.14'	S 1517'50" W
C5	94.94' (94.94')	1563.03' (1563.03')	3*28'49"	94.93'	N 44*11'05" E
C6	295.37' [295.16']	786.78' (786.78') {786.78'} [786.78']	21°30'34"	293.63'	S 17*26'40" E
C7	24.14' (24.20')	1513.03' (1513.03')	0*54'51"	24.14	N 46°26'44" E
C8	123.53'	1054.93' (1054.93')	6*42'33"	123.46'	N 2316'28" W
C9	34.73'	1054.93' (1054.93')	1 * 53 ' 10"	34.72'	N 18°58'37" W
C10	22.96'	720.06'	1*49'36"	22.96'	N 16'27'08" E

, ,,	Line Table	
Line #	Direction	Length (1
L1	S 12*29'37" W	28.90
L2	N 43'36'02" W	20.00
L3	N 24°01'31" E	17.20

Easement Notes

- 1 EXISTING 50' ROADWAY & TEMPORARY DRAINAGE EASEMENT WITH NON-EXCLUSIVE RIGHTS OF INGRESS AND EGRESS GRANTED TO AMAFCA (4/20/1982, VOL. MISC. 924, PG. 741, DOC. NO. 8220382) AND (6/21/1993, VOL. 93-16, PG. 1505-1510, DOC. NO. 93064867)
- 2 EXISTING DRAINAGE RIGHT-OF-WAY FOR AMAFCA ACROSS ALL OF TRACT C-3-C PER AGREEMENT (06/21/1993, VOL. 93-16, PG. 1505-1510, DOC. NO. 93064867) AND NOTED ON THE PLAT (7/2/1993, 93C-189)
- 3 EXISTING 20' SOUTHERN UNION GAS CO. EASEMENT (12/23/1974, BK. 399, PG. 963-964)
- 4 EXISTING 10' WATERLINE EASEMENT (12/27/1974, BK. MISC. 400, PG. 381-82)
- 5 EXISTING 10' UTILITY EASEMENT (8/6/1974, BK. MISC. 380, PG. 510, DOC. NO. 23224)
- 6 EXISTING DESILTING POND FOR DRAINAGE (12/18/1985, BK. MISC. 303A, PG. 185-189) SHOWN HEREON AS
- 7 EXISTING 25' DRAINAGE EASEMENT (3/22/1998, 98C-99)
- 8 EXISTING 10' WATERLINE EASEMENT (12/18/1985, C29-31)
- 9 EXISTING 25' SIDEWALK EASEMENT (12/18/1985, C29-31)
- 10 EXISTING 10' UTILITY EASEMENT (12/18/1985, C29-31)
- 11 EXISTING 20' WATERLINE EASEMENT (7/26/1984, C24-136)
- 12 EXISTING NMUI EASEMENT AGREEMENT FOR WATERLINE (12/15/1993, BK. 93-36, PG. 956-961, DOC. NO. 93141955) VACATED WITH THE FILING OF THIS PLAT.
- 13 EXISTING NON-EXCLUSIVE, PERPETUAL INGRESS AND EGRESS EASEMENT (11/1/1994, BK. 94-30, PG. 6362-6367, DOC. NO. 94131022) SHOWN HEREON AS
- 14 EXISTING 7' PNM AND MST&T EASEMENT (9/23/1986, BK. MISC. 3978, PG. 909, DOC. NO. 8691166)
- 15 EXISTING PRIVATE SANITARY SEWER EASEMENT (12/8/1993, BK. 93-35, PG. 3040-3046, DOC. NO. 93139036) SHOWN HEREON AS
- 16 5' ADDITIONAL PUBLIC WATERLINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 17 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE ABCWUA WITH THE FILING OF THIS PLAT. SHOWN HEREON AS ______
- 18 PRIVATE CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF AND TO BE MAINTAINED BY TRACTS 1 AND 2, GRANTED WITH THE FILING OF THIS PLAT.

Plat for
Tracts 1 and 2
G Alameda Shoppes
Being Comprised of
Tract C-4-A
Seven Bar Ranch
City of Albuquerque
Bernalillo County, New Mexico
October 2021

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. <u>Public Service Company of New Mexico</u> ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. <u>New Mexico Gas Company</u> for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. <u>Qwest Corporation d/b/a CenturyLink QC</u> for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. <u>Cable TV</u> for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

<u>Disclaimer</u>

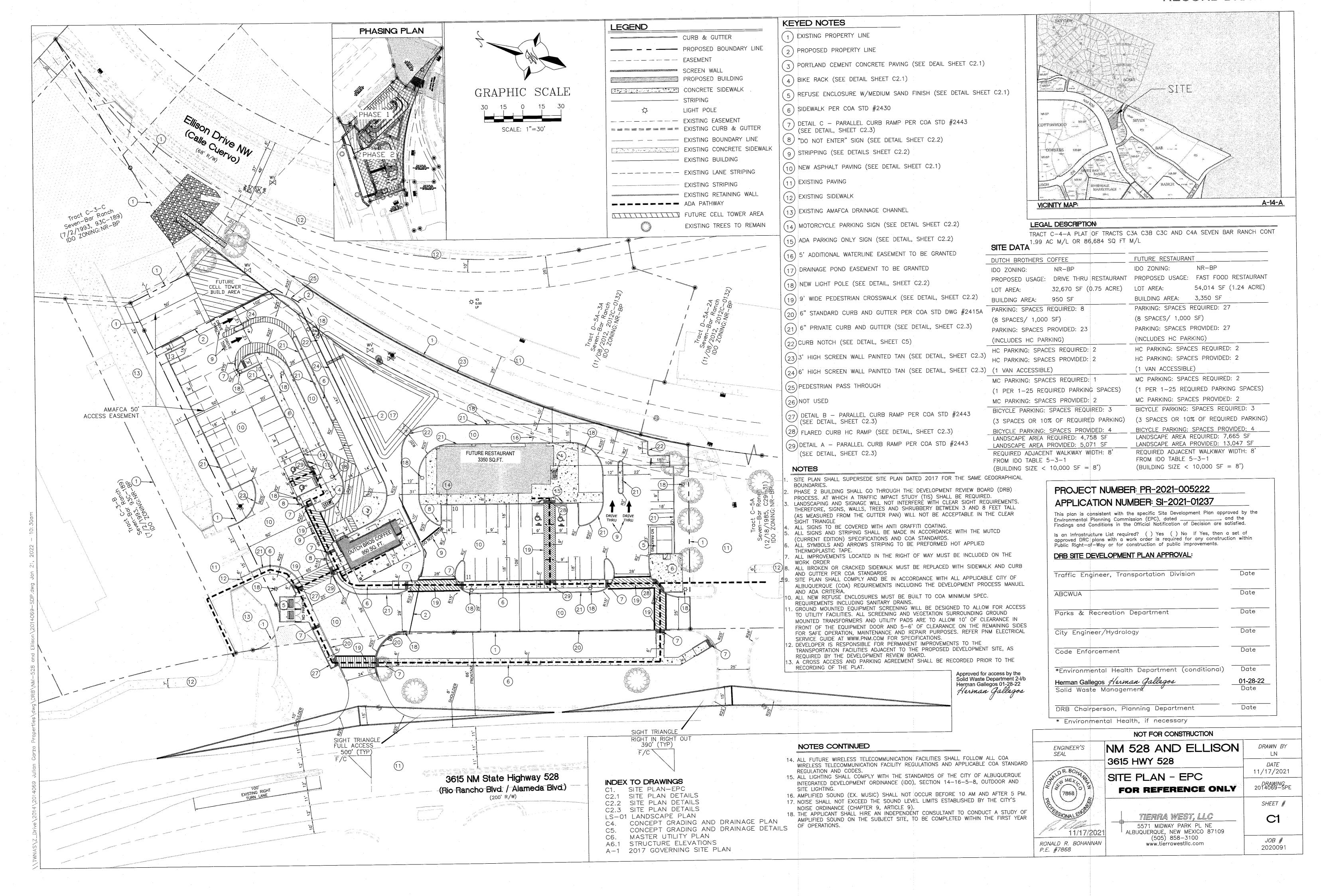
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

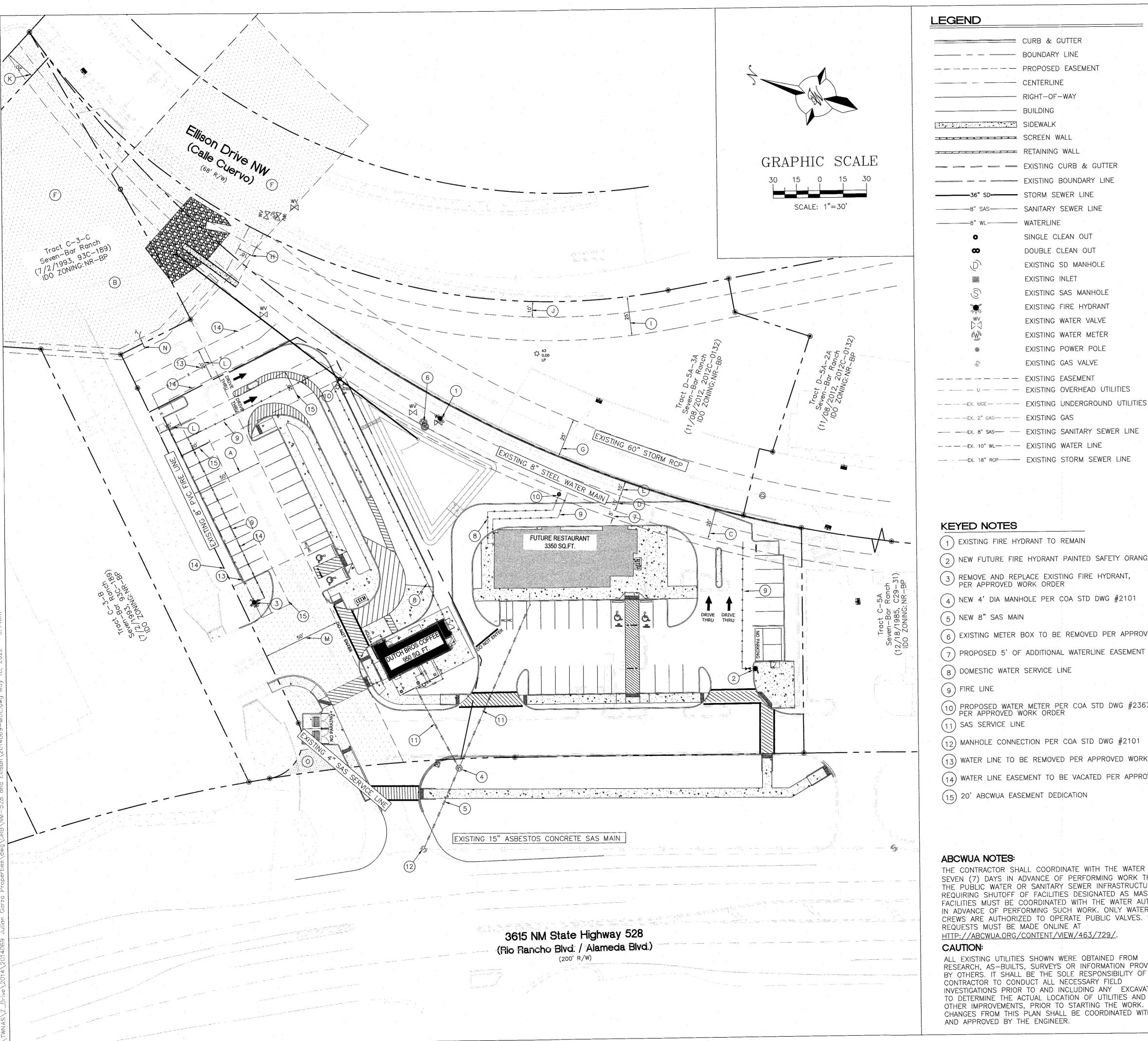
FOR REFERENCE ONLY

* 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 3 of 3





ABCWUA NOTES:

- 1. DEVELOPMENT ON PROPOSED TRACT 2 WILL REQUIRE ITS OWN AVAILABILITY STATEMENT.
- 2. EACH PROPOSED LOT SHALL HAVE A SEPARATE PRIVATE SANITARY SEWER SERVICES.
- 3. THE LOCATION OF EXISTING PRIVATE WATER AND/OR PRIVATE SANITARY SEWER SERVICES, TO DETERMINE IF PRIVATE SERVICE EASEMENTS ARE NEEDED TO PRESERVE THE EXISTING SERVICE(S) FOR THE NEWLY CREATED LOTS, SHALL BE FIELD-VERIFIED.THE WIDTH OF TO PRIVATE SERVICE EASEMENT SHALL BE DETERMINED BY THE ENGINEER OR SURVEYOR.
- 4. CONTACT UTILITY COMPANIES FOR EXACT LOCATION FOR UNDERGROUND UTILITIES IN THE AREA.
- 5. PROVIDE ADEQUATE CONCRETE THRUST BLOCKING AT THE FOLLOWING: TAPPING, SLEEVES, TEES, BENDS, PLUGS - ALL FITTINGS. REFER TO ABCWUA STANDARD DETAIL DRAWING 2320
- 6. INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5') FIVE FEET AS PER O.S.H.A. STANDARDS.
- 7. ALL P.V.C. PIPE ON THIS PLAN SHALL BE ENCASED WITH SELECT BEDDING WHEN PLACED IN CITY ROW. IN SITU (ACCEPTABLE) MATERIAL CAN BE USED IN PRIVATE LINES.
- 8. ALL VALVES ON P.V.C. WATER MAINS SHALL BE ANCHORED IN CONCRETE.
- 9. CITY PAVING CUT PERMIT REQUIRED BEFORE EXCAVATION.
- 10. RECONNECTION OF EXISTING WATER LINE SYSTEM SHOWN ON THESE PLANS MUST BE MADE, SUCH THAT MINIMAL INTERRUPTION OF SERVICE TO CUSTOMER IS MADE.
- 11. ALL EXISTING LINES CURRENTLY IN SERVICE MUST REMAIN IN SERVICE THROUGHOUT CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING SEWER LINES (INCLUDING SERVICES) FROM DAMAGE AS A RESULT OF CONSTRUCTION.
- 12. CONTRACTOR SHALL VERIFY LOCATION OF SERVICES BEFORE CONSTRUCTION.
- 13. CONTRACTOR SHALL COORDINATE WITH CITY & COUNTY CONSTRUCTION SEQUENCE AND TRAFFIC CONTROL PLANS.
- 14. CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE TO CUSTOMERS IF SERVICE WILL BE INTERRUPTED FOR MORE THAN (4) HOURS IN A 24-HOUR PERIOD.

15. CONTRACTOR TO ADJUST WATER VALVES TO FINAL GRADE WHERE NECESSARY.

GENERAL UTILITY NOTES:

- CONTRACTOR MUST COORDINATE WATER SYSTEM WITH SEWER SYSTEM TO PREVENT ANY CONFLICTS WHERE THESE LINES INTERSECT ONE ANOTHER.
- PROVIDE 4 FEET OF COVER MINIMUM FOR ALL PROPOSED WATER LINES. UNLESS OTHERWISE NOTED.
- AREAS WHERE WATER PIPES CROSS OVER SEWER PIPES SHALL NOT HAVE ANY JOINTS.
- CONTACT UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES IN THIS AREA BEFORE EXCAVATION.
- INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5') FEET AS PER O.S.H.A. STANDARDS.
- PROVIDE ADEQUATE CONCRETE THRUST BLOCKING AT THE FOLLOWING: TAPPING SLEEVES, TEES, BENDS, PLUGS AND ALL FITTINGS.
- P.V.C. PIPE SHALL BE PLACED WITH SELECT BEDDING MATERIAL ALL AROUND.
- CAUTION: VERIFY LOCATION & DEPTH OF EXISTING GAS MAIN IN THE AREA OF CONSTRUCTION, BEFORE INSTALLING WATER LINE.

KEYED NOTES

- 1) EXISTING FIRE HYDRANT TO REMAIN
- (2) NEW FUTURE FIRE HYDRANT PAINTED SAFETY ORANGE PER COA STDS
- REMOVE AND REPLACE EXISTING FIRE HYDRANT, PER APPROVED WORK ORDER

---- CENTERLINE

BUILDING

RIGHT-OF-WAY

EXISTING BOUNDARY LINE

SINGLE CLEAN OUT

DOUBLE CLEAN OUT

EXISTING INLET

EXISTING SD MANHOLE

EXISTING SAS MANHOLE

EXISTING FIRE HYDRANT

EXISTING WATER VALVE

EXISTING WATER METER

EXISTING POWER POLE

EXISTING GAS VALVE

-36" SD----- STORM SEWER LINE

- (4) NEW 4' DIA MANHOLE PER COA STD DWG #2101
- (5) NEW 8" SAS MAIN
- (6) EXISTING METER BOX TO BE REMOVED PER APPROVED WORK ORDER
- 7) PROPOSED 5' OF ADDITIONAL WATERLINE EASEMENT WIDTH
- (8) DOMESTIC WATER SERVICE LINE
- (9) FIRE LINE
- 10 PROPOSED WATER METER PER COA STD DWG #2367 PER APPROVED WORK ORDER
- (11) SAS SERVICE LINE
- (12) MANHOLE CONNECTION PER COA STD DWG #2101
- (13) WATER LINE TO BE REMOVED PER APPROVED WORK ORDER
- (14) WATER LINE EASEMENT TO BE VACATED PER APPROVED PLAT
- (15) 20' ABCWUA EASEMENT DEDICATION

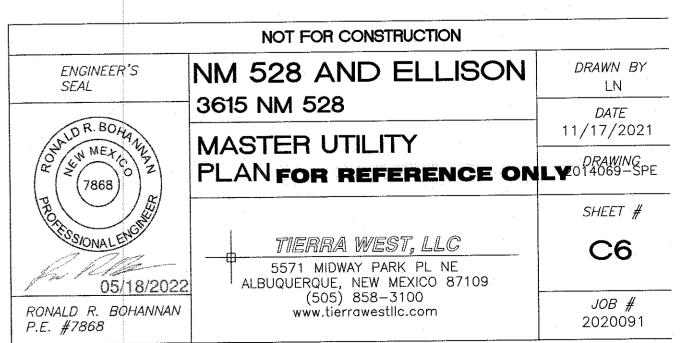
ABCWUA NOTES:

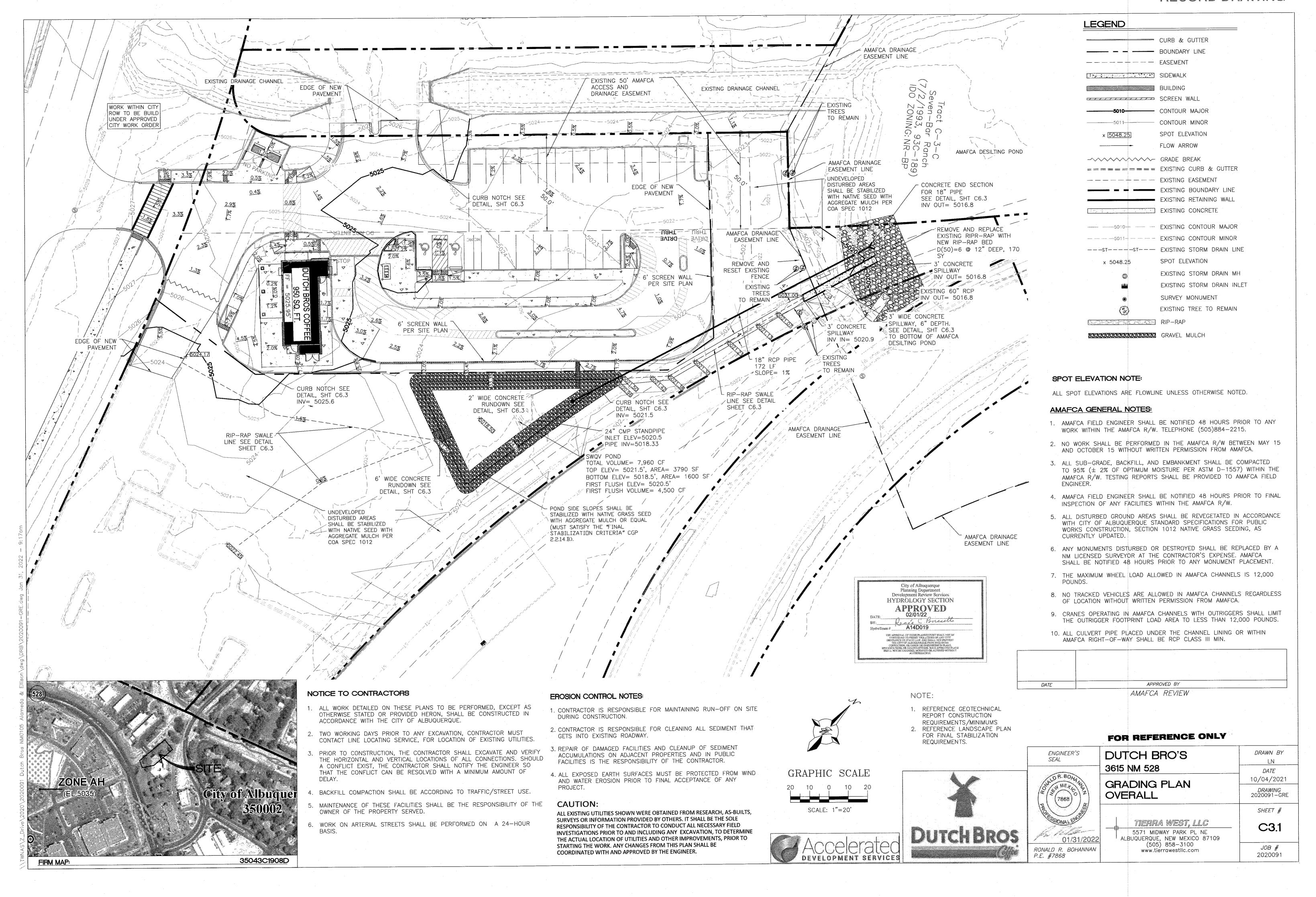
THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT HTTP://ABCWUA.ORG/CONTENT/VIEW/463/729/

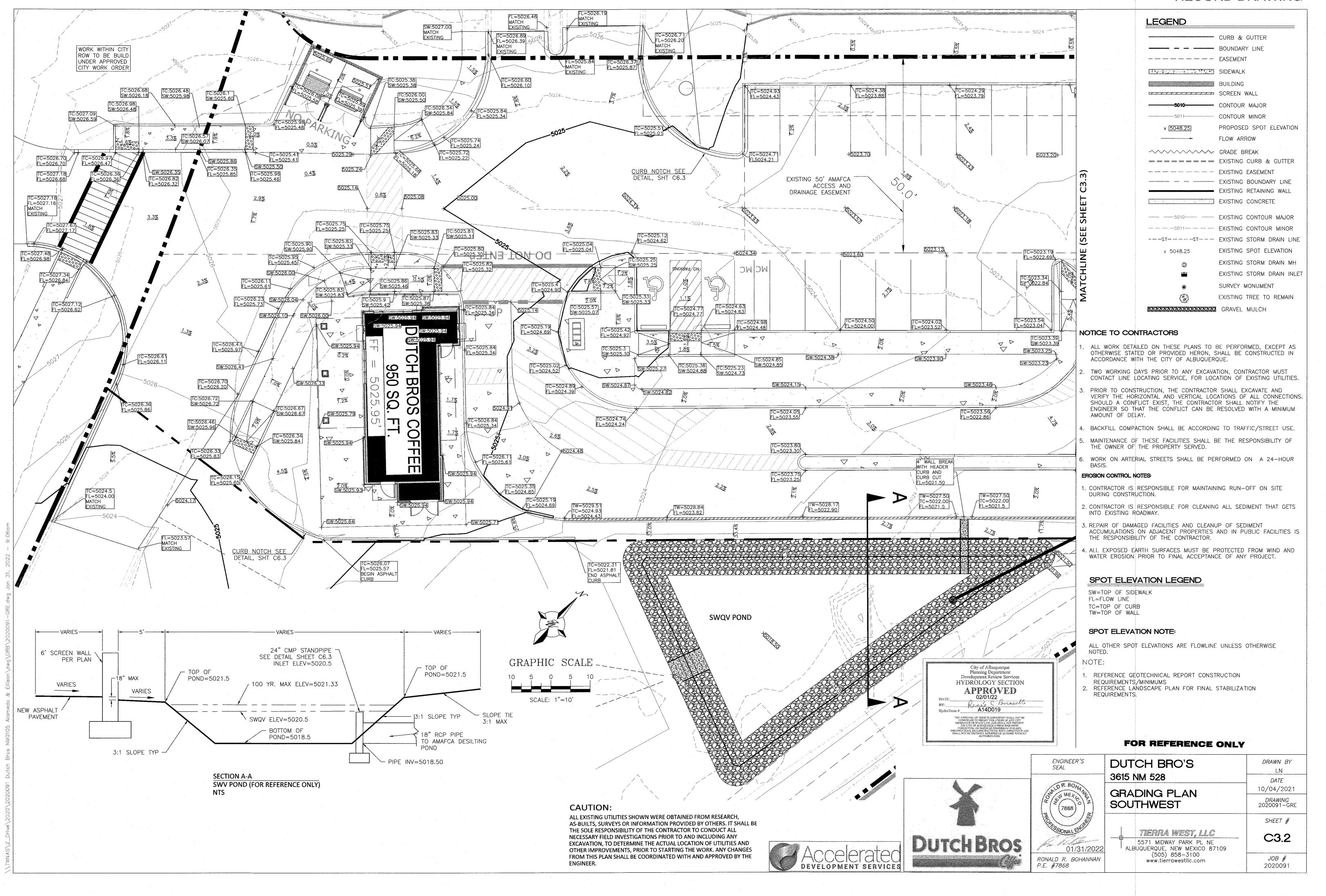
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND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

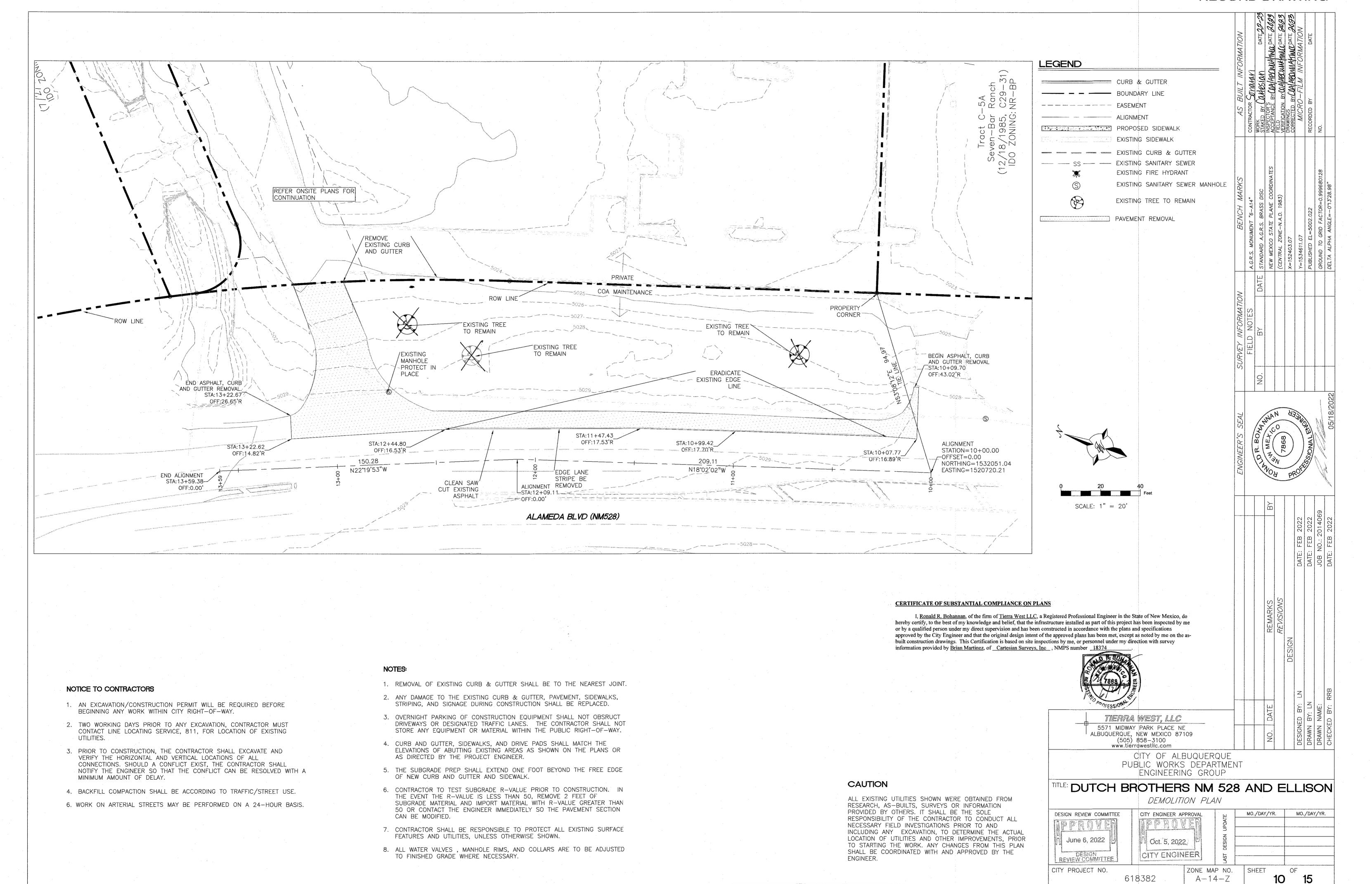
EXISTING EASEMENTS

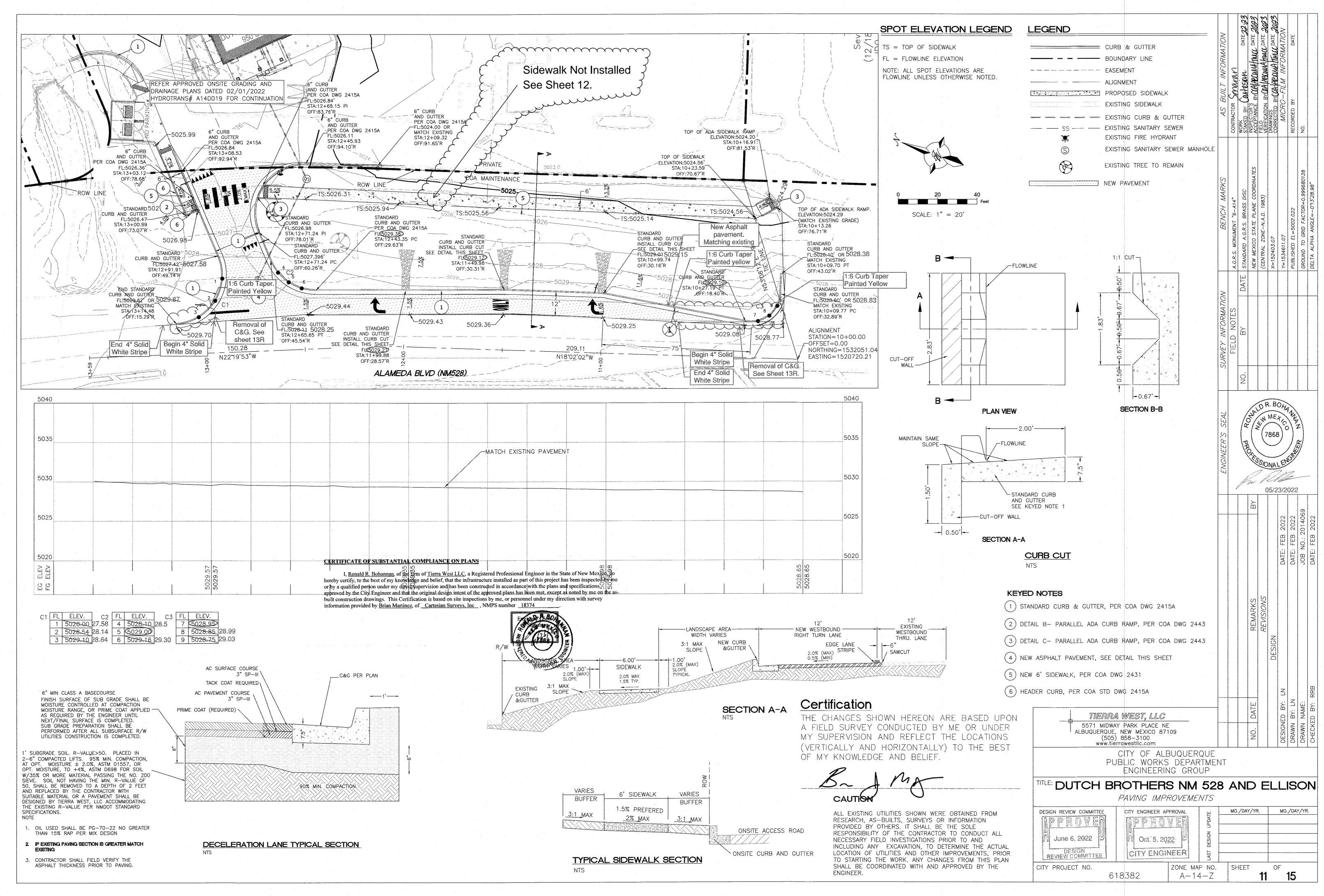
- (A) EXISTING 50' ROADWAY & TEMPORARY DRAINAGE EASEMENT (4/20/1982, VOL. MISC. 924, PG. 741) AND (6/21/1993, VOL. 93-16, PG. 1505-1510)
- (B) EXISTING DRAINAGE RIGHT-OF-WAY FOR AMAFCA ACROSS TRACT C-3-C
- PER AGREEMENT (7/2/1993, 93C-189) C EXISTING 20' SOUTHERN UNION GAS CO. EASEMENT
- (12/23/1974, BK. 399, PG. 963-964)
- (D) EXISTING 10' WATERLINE EASEMENT (12/27/1974, VOL. MISC. 400, PG. 381-82)
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- (F) EXISTING DESILTING POND FOR DRAINAGE (12/18/1985, BK. MISC.
- 303A, PG. 185-189) (G) EXISTING 25' DRAINAGE EASEMENT (3/22/1998, 98C-99)
- (H) EXISTING 10' WATERLINE EASEMENT (12/18/1985, C29-31)
- $\left(1\right)$ EXISTING 25' SIDEWALK EASEMENT (12/18/1985, C29-31)
- (J) EXISTING 10' UTILITY EASEMENT (12/18/1985, C29-31) (K) EXISTING 20' WATERLINE EASEMENT (7/26/1984, C24-136)
- EXISTING NMUI EASEMENT FOR WATERLINE (12/15/1993, BK. 93-36, PG. 956-961, DOC. NO. 93141955) (M) EXISTING NON-EXCLUSIVE, PERPETUAL INGRESS AND EGRESS EASEMENT
- (11/1/1994, BK. 94-30, PG. 6362-6367, DOC. NO. 94131022)
- (N) EXISTING 7' PNM AND MST&T EASEMENT (9/23/1986, BK. MISC. 3978, PG. 909)
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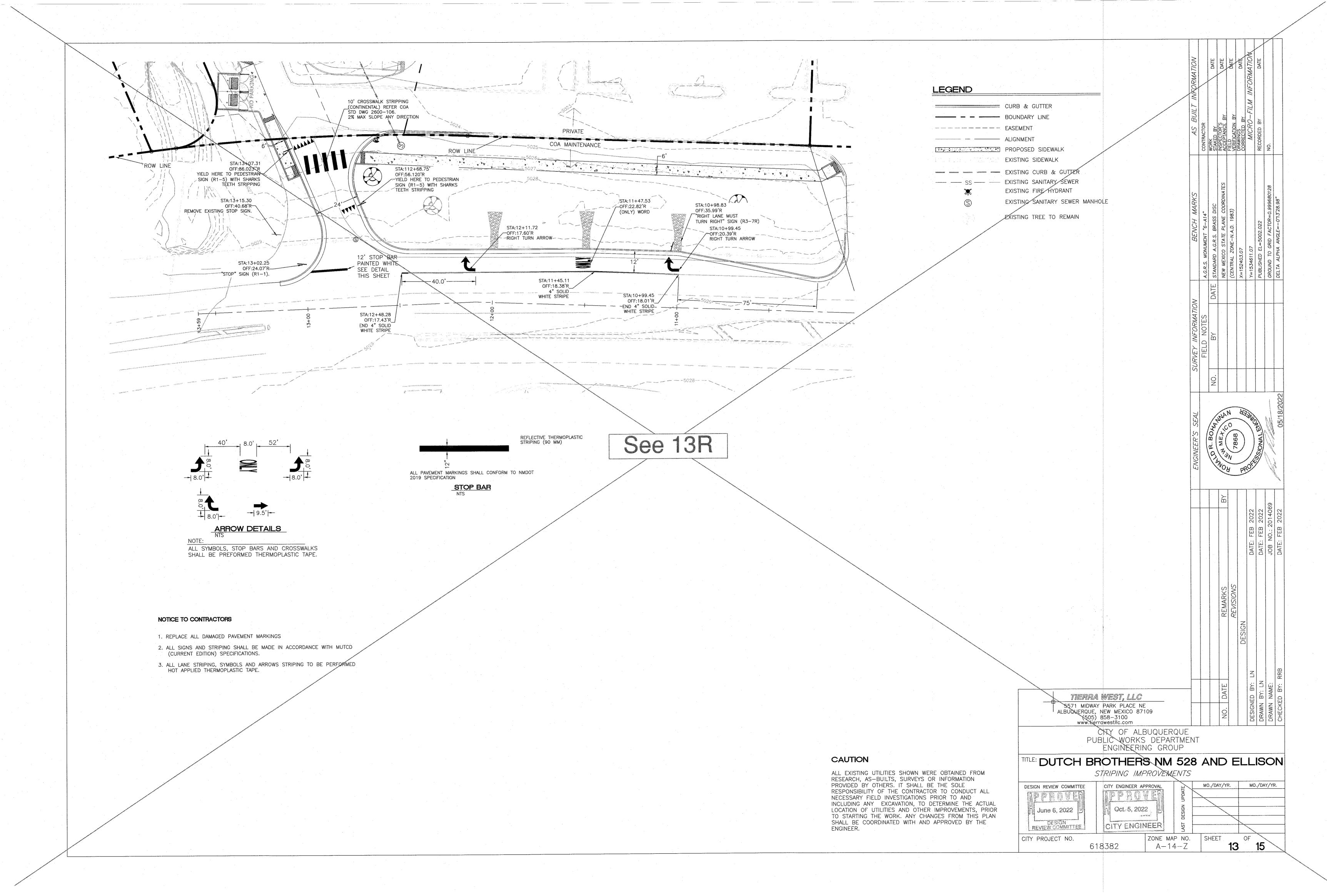


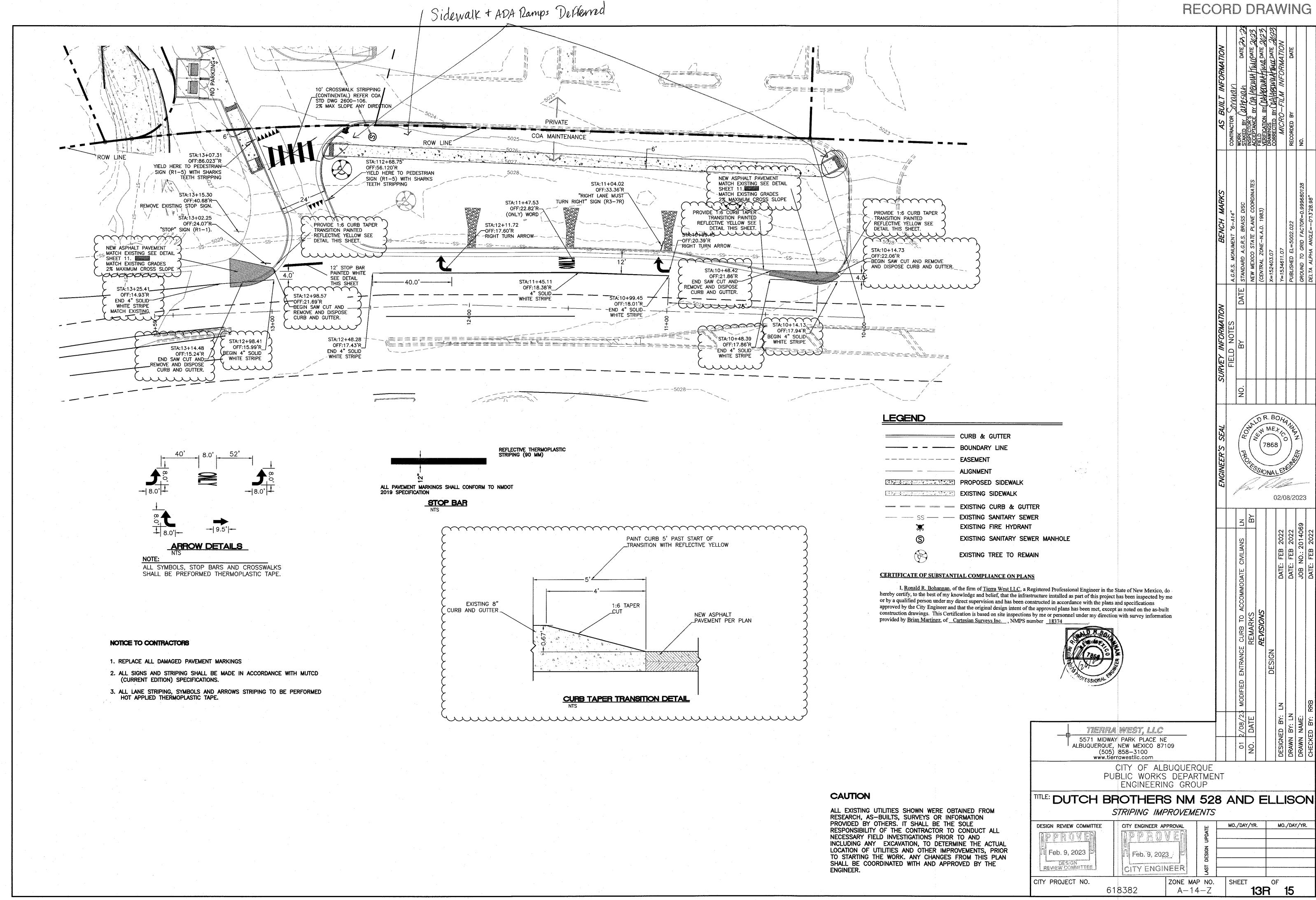


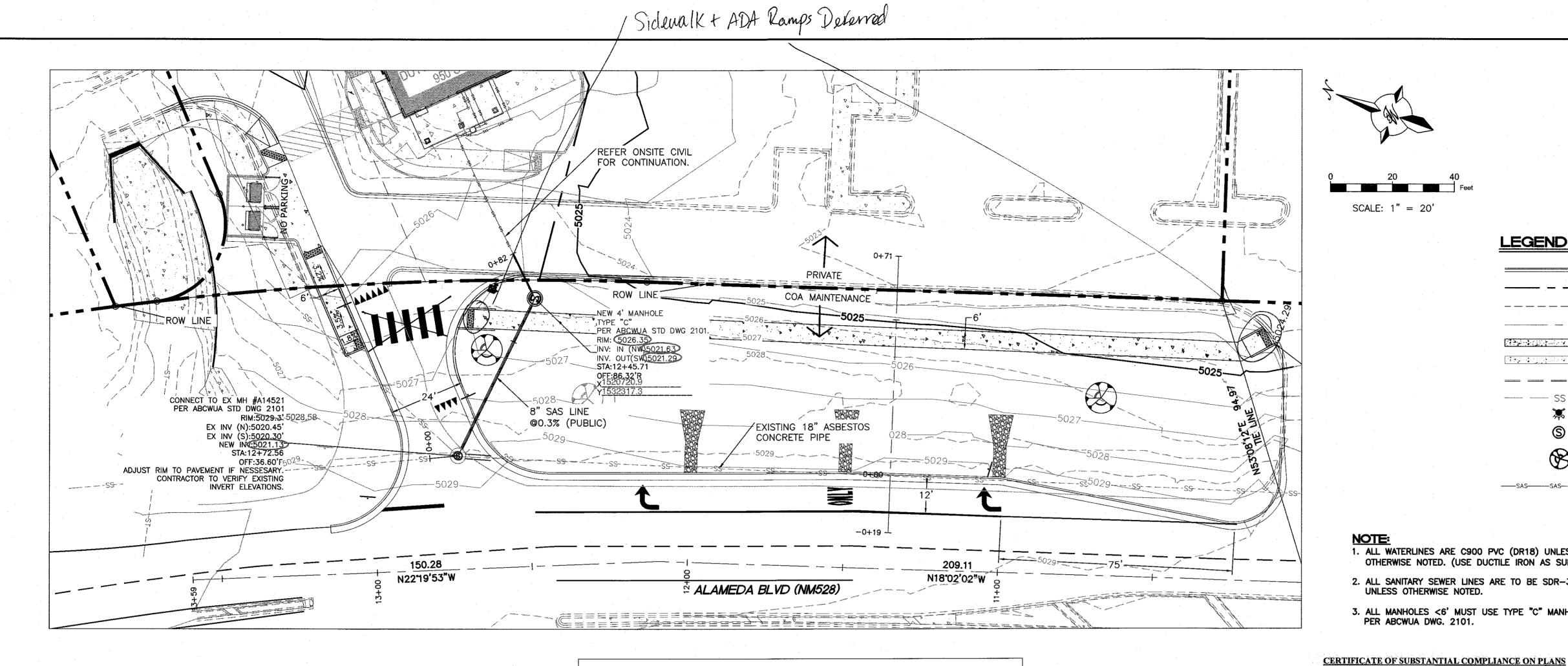












5035 5035 EXISTING SURFACE SURFACE 5025 REFER ONSITE -CIVIL FOR CONTINUATION 5010 0 + 90-0+200+00

UNLESS OTHERWISE NOTED.

1. ALL WATERLINES ARE C900 PVC (DR18) UNLESS

OTHERWISE NOTED. (USE DUCTILE IRON AS SUBSTITUDE)

2. ALL SANITARY SEWER LINES ARE TO BE SDR-35 PVC

3. ALL MANHOLES <6' MUST USE TYPE "C" MANHOLE PER ABCWUA DWG. 2101.

SCALE: 1" = 20'

I, Ronald R. Bohannan, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction with survey information provided by Brian Martinez, of <u>Cartesian Surveys Inc.</u>, NMPS number <u>18374</u>.

LEGEND

---- EASEMENT

---- ALIGNMENT

— — — EXISTING CURB & GUTTER

---- SS ---- EXISTING SANITARY SEWER

——SAS——SAS——SAS——NEW SANITARY SEWER LINE

PROPOSED SIDEWALK

EXISTING SIDEWALK

CURB & GUTTER

BOUNDARY LINE

EXISTING FIRE HYDRANT

EXISTING TREE TO REMAIN

EXISTING SANITARY SEWER MANHOLE

Certification

THE CHANGES SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND REFLECT THE LOCATIONS (VERTICALLY AND HORIZONTALLY) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CAUTION

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

TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

06/06/2022

ENGINEERING GROUP

TILE DUTCH BROTHERS NM 528 AND ELLISON

SANITARY SEWER IMPROVEMENTS DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL M. MO./DAY/YR. MO./DAY/YR. MO./DAY/YR.

June 6, 2022 DESIGN REVIEW COMMITTEE	Oct. 5, 20 CITY ENGI			
CITY PROJECT NO.	18382	ZONE MAP NO. A-14-Z	SHEET 14	of 15

GENERAL UTILITY NOTES:

- 1. ENGINEER MUST COORDINATE WATER SYSTEM WITH SEWER SYSTEM TO PREVENT ANY CONFLICTS WHERE THESE LINES INTERSECT ONE ANOTHER. MAINTAIN 18" MINIMUM SEPARATION.
- 2. PROVIDE 3 FEET OF COVER MINIMUM FOR ALL PROPOSED WATER LINES.
- AREAS WHERE WATER PIPES CROSS OVER SEWER PIPES SHALL NOT HAVE ANY JOINTS.
- 4. NO FENCES, SIGNS, TREES OR ROCKWALLS TO BE PLACED WITHIN UTILITY EASEMENTS.
- 5. CONTACT UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES IN THIS AREA BEFORE EXCAVATION. CALL 811 FOR PUBLIC UTILITY LOCATES.
- INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5') FEET AS PER O.S.H.A. STANDARDS.
- 7. PROVIDE ADEQUATE CONCRETE THRUST BLOCKING AT THE FOLLOWING: TAPPING SLEEVES, TEES, BENDS, PLUGS AND ALL FITTINGS.
- 8. P.V.C. PIPE SHALL BE PLACED WITH SELECT BEDDING MATERIAL ALL
- 9. CAUTION: VERIFY LOCATION & DEPTH OF EXISTING GAS MAIN IN THE AREA OF CONSTRUCTION, BEFORE INSTALLING WATER LINE.

