SCANNED BY PLANNING

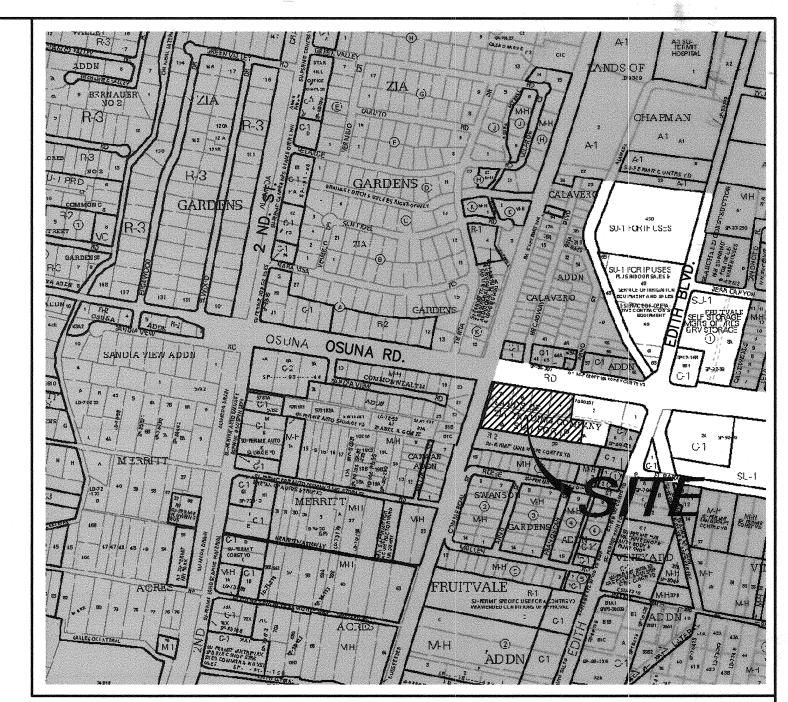
CITY OF ALBUQUERQUE, NEW MEXICO SUN VALLEY COMMERCIAL CENTER

UTILITY INSTALLATION

SHEET No.

RECORD DRAWINGS

this project has been inspected by a qualified person under my direct supervision and has been constructed in general accordance with the City of Albuquerque Standard Specifications for Public Works plans and specifications, while someone from Smith Engineering Company was onsite, 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. The Certification is based on site inspections by me or personnel under my direction, and as-built survey information provided by Puss Huge (Surveyor Name) NMPS number (PS#).



VICINITY MAP E-15

WAILK SHUIDII I LAN

SHUT OFF VALVES A & B

- 1. ONLY ABCWUA PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
- 2. NOTIFY ABCWUA, WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7)
- 3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.

LENGTH OF

RESTRAINED JOINTS

8" 10" 12" 14"

SHUT OFF VALVE B
SHUT OFF VALVE B
WATER SHUTOFF PLAN

RESTRIANING JOINT TABLE

MECHANICAL

JOINTS

6"X8" TEE

8"X8" TEE

8"X10"TEE

8"X12" TEE

10"X10" TEE

10"X12" TEE

10"X14" TEE

8"X8" CROSS

8"X12" CROSS

8"X6" REDUCER

10"X8" REDUCER

12"X8" REDUCER

12"X10" REDUCER

90° HORZ. BEND

45° HORZ, BEND

22.5° HORZ. BEND

11.25° HORZ, BEND

22.5° VERT. BEND(UPPER)

11.25° VERT. BEND(UPPER)

_OWER)

(LOWER)

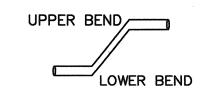
GATE VALVE/CAP

- WORKING DAYS IN ADVANCE OF EXECUTION OF THE WATER SHUT OFF PLAN.
- 4. SHUT OFF THE VALVES INDICATED IN THE ABOVE PLAN.

The state of the s	
OFF VALVE A	
OSUNA OSUNARO NE EDITH BLVI	j
T OFF VALVE B	
TTTTT /// \	
R SHUTOFF PLAN	

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT FITTING.

- 2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF MJ SHALL BE RESTRAINED AT THE CONTRACTORS EXPENCE.
- 3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE AT LEFT (SEE NOTE 2 ABOVE).
- 4. THE CONTRACTOR SHALL RESTRIAN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
- 5. ALL CAPS SHALL UTILIZE PCC BLOCKING, UNLESS OTHERWISE NOTED.
- 7. RESTRAIN ALL JOINTS BETWEEN UPPER AND LOWER VERTICAL BENDS.



6. RESTRAINED LENGTH IS ON LARGE SIDE IN ALL REDUCERS.

RESTRAINING JOINT TABLE / NOTES

APPROVED AS RECORD DRAWINGS DESIGN REVIEW SECTION STY CONSTRUCTION ENGINEER DATE:

UTILITY COMPANY CONTACTS

CITY OF ALBUQUERQUE William J. Balch, PE Water Utility Dept. Utility Dev. Section Development & Building Services Division PWD/Utility Development 600 2ND. Street NW, Suite 20, Albuquerque, New Mexico 87103 (505) 924-3988

PNM ELECTRIC AND GAS Leonard Martinez Alvarado Square-Mail Stop 2101 Albuquerque, New Mexico 87107 (505) 241-4430

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QWEST COMMUNICATIONS David Muller 201 Third Street P.O. Box 1355, Sta. 952 Albuquerque, New Mexico 87103 (505) 245-8706

AT&TIshmael Pantoja 111 Third ST., NW (505) 842-2806

Albuquerque, New Mexico 87103

COMCAST CABLE Rita Erickson 4374 Alexander NE P.O. Box 27138 Albuquerque, NM 87107 (505) 761-6235

OWNER

OSUNA LAND PARTNERS, LLC

4407 LOMAS BLVD. NE

(505) 831-6855

ALBUQUERQUE, NM 87110

DESCRIPTION

INDEX TO DRAWINGS

COVER PLAT (PRELIMINARY) SITE PLAN GRADING AND DRAINAGE PLAN

GRADING AND DRAINAGE PLAN GRADING AND DRAINAGE TYP. SECT. AND DTLS

GRADING AND DRAINAGE TYP. SECT. AND DTLS

UTILITY PLAN & PROFILE

ENGINEER JASON WOODRUFF GND ENGINEERING, LLC 5643 PARIDISE BLVD. NW ALBUQUERQUE, NM 87114

GENERAL CONTRACTOR SALLS BROTHERS CONSTRUCTION 7301 READING SE P.O. BOX 66239 ALBUQUERQUE, NM 87193-6239

(505) 873-8780

LEGAL DESCRIPTION LOTS 3A, 4, 5, 6, 7A & 8A,

(505) 899-6182

LANDS OF ZIA TRADING COMPANY, NMPM, SEC. X, T X N, R X E, BERNALILLO COUNTY. NEW MEXICO

DRB CASE # 1000351

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is



NOTE

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES. MUNICIPAL AND LOCAL ORDINANCES. RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF GND ENGINEERING, LLC IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH

GENERAL NOTES

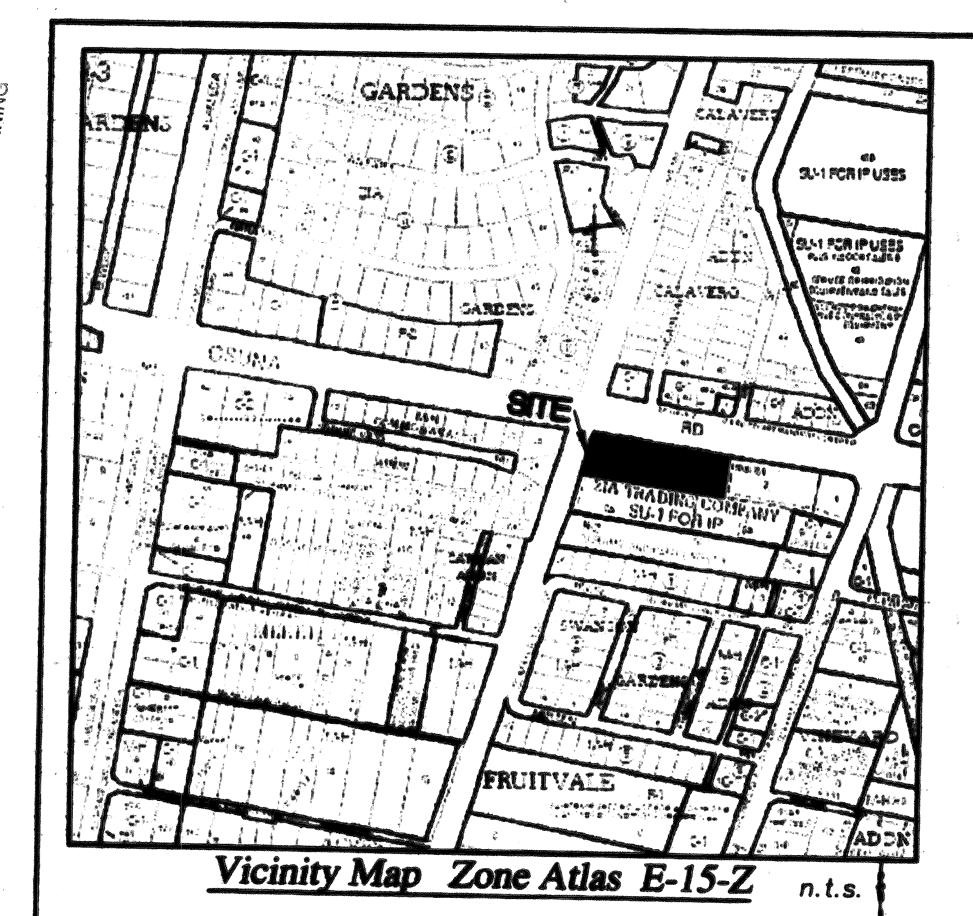
- 1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THRU UPDATE NO. 7 INCLUDING AMENDMENT #1
- . CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER. AND SHALL BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEY SECTION. WHEN A CHANGE IS MADE IN ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 3. THREE (3) 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. SEE SECTION 19 OF THE SPECIFICATIONS.
- 4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE. (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- 5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- 6. THE CONTRACTOR SHALL CONTACT ABCWUA WATER SYSTEMS DIVISION (857-8200) SEVEN (7) WORKING DAYS PRIOR TO NEEDING SHUT-OFF OR TURN-ON OF VALVES. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.

- 7. RESTRAINED JOINTS ARE REQUIRED AT ALL WATER LINE BENDS, TEES, CAPS AND GATE VALVES. RESTRAINED JOINTS SHALL BE CONSIDERED INCIDENTAL TO OTHER ITEMS AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- 8. THE PUBLIC WATER LINE MUST BE A MINIMUM OF 18" ABOVE THE SEWER LINE AT ALL CROSSINGS.
- 9. THE CONTRACTOR SHALL FURNISH EMD'S ON ALL WATER AND SEWER SERVICE STUBS, CAPS AND PLUGS.
- 10. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED
- 11. BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE (PER 2465).

12. TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE

- DESIGN ENGINEER. 13. SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB
- RETURN IS CONSTRUCTED. 14. IF CURB IS DEPRESSED FOR A DRIVEPAD OR A HANDICAP
- RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
- 15. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED BY CONTRACTOR WITH PREFORMED THERMO-PLASTIC REFLECTORIZED PAVEMENT MARKINGS IN EXISTING STRIPING LOCATIONS UNLESS OTHERWISE INDICATED BY THIS PLAN SET.
- 16. ANY WORK AFFECTING AN ARTEF AL ROADWAY REQUIRES 24 HOUR CONSTRUCTION.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR, OR REMOVAL AND REPLACEMENT, OF ANY PAVEMENT, PAVEMENT MARKINGS, CURB AND GUTTER, DRIVEPADS, SIDEWALK, WHEELCHAIR RAMP OR ANY OTHER EXISTING IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATIONS.
- 18. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.
- 19. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.

SHEETS CITY ENGINEER DATE USER DEPARTMENT DATE USER DEPARTMENT | DATE **|*************** ENGINEER'S STAMP & SIGNATURE **ENGINEEI** APPROVALS APPROVED FOR CONSTRUCTION 10/24/07 (m) RANSPORTATION Chang. Balor 10/24/0 WATER/WASTEWATER HYDROLOGY 10/24/07 PARKS ABCWUA ENGINEER CONSTR. MGM'T. 12-11-07 CITY PROJECT NO. SHEET GND, LLC 5643 Paradise Blvd. N Albuquerque, NM 871 Phone: (505)-899-61: Fax: (505)-899-61: 657082 CONSULTING ENGINEERS

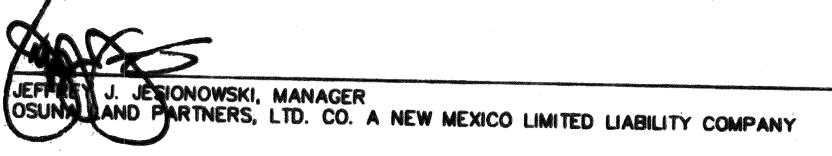


Subdivision Data

GROSS ACREAGE
ZONE ATLAS PAGE NO
NUMBER OF EVICTING TRACES
NUMBER OF EXISTING TRACTS
TOMBER OF TRACIS CREATED
NUMBER OF TRACTS FLIMINATED
NUMBER OF TRACTS ELIMINATED
THE WOLL SINCE IS
MILES OF HALF WIDTH STREETS
MILES OF HALF WIDTH STREETS. 0.00
SINEL! ARE DEDICATED TO THE CITY OF AIRMOTEROUS
WALL OF SOUNDERS AND ASSESSMENT OF THE PROPERTY OF THE PROPERT
UTILITY CONTROL LOCATION SYSTEM LOCAMMOND
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER
ZONING

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.



Acknowledgment

STATE OF NEW MEXICO SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 21" A march 2008

BY JEFFREY J. JESIONOWSKI, MANAGER, OSUNA LAND PARTNERS, LTD. CO. A NEW MEXICO LIMITED LIABILITY COMPANY

Chil Clary
NOTARY PUBLIC

3/8/20/6 MY COMMISSION EXPIRES

Notes

- 1. FIELD SURVEY PERFORMED IN MARCH 2005.
- 2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- 3. BENCHMARK REFERENCES ACS MONUMENT "22-E15" HAVING AN ELEVATION OF 4989.60 (NAVD 1929).
- 4. THE BASIS OF BEARINGS IS N.M.S.P. GRID (NAD 1927) REFERENCING ACS MONUMENTATION.
- 5. THE SUBJECT PROPERTY IS WITHIN PROJECTED SECTION 28, TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM, ELENA GALLEGOS GRANT.
- 6. VACATED EASEMENTS SHOWN AS THUS........
- 7. ALL FIELD MEASUREMENTS MATCH RECORD FOR BOUNDARY.

Legal

LOT NUMBERED FOUR-A (4-A) OF THE PLAT OF LOTS 4-A AND 8-A-1, LANDS OF ZIA TRADING COMANY, SITUATE WITHIN PROJECTED SECTION 28, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., 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 AUGUST 15, 2007, IN BOOK 2007C, PAGE 228.

Purpose of Plat

- 1. VACATE EASEMENTS AS SHOWN ON SHEET 2.
- 2. RETAIN ALL OTHER EASEMENTS CURRENTLY IN PLACE UNCHANGED.

Public Utility Easement

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

- 1. THE PNM ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- 2. THE PNM GAS SERVICES DIVISION FOR INSTALLATION, MAINTENANCE AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- 3. QWEST FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- 4. COMCAST CABLE FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY 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 PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENT, 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 (ABOVE GROUND 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, THE UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THE UTILITY COMPANIES 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. EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUIBDIVISION ORDINANCE:

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 OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

DOC# 2008063467

06/05/2008 09:59 AM Page 1:01 2
tyPLAT R \$12:00 B: 2008C P: 0122 M Toulous Olivere Bernalillo Cour

Plat of Lot 4-A-1 Lands of Zia Trading Company comprised of Lot 4-A

Lands of Zia Trading Company
City of Albuquerque
Bernalillo County, New Mexico
March 2008

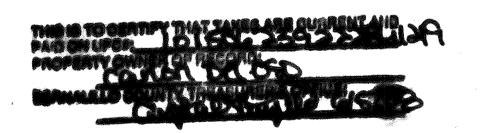
Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number

1000351

Application Number 08 - 70/49



y appyyals;///	
Medial	3-24-08
City Surveyor	Date 4/2/05
Jean France Interior Division	Date Contract
ABCWUA Sandard	Date
Parks and Recreation, Department	Date
AMAFCA DWGUS	4/3/08 Date
City Engineer	9-2-08 Date
DRB grairperson, Planning Department	6-5-08 Date
	over the second

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED 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 OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, 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."

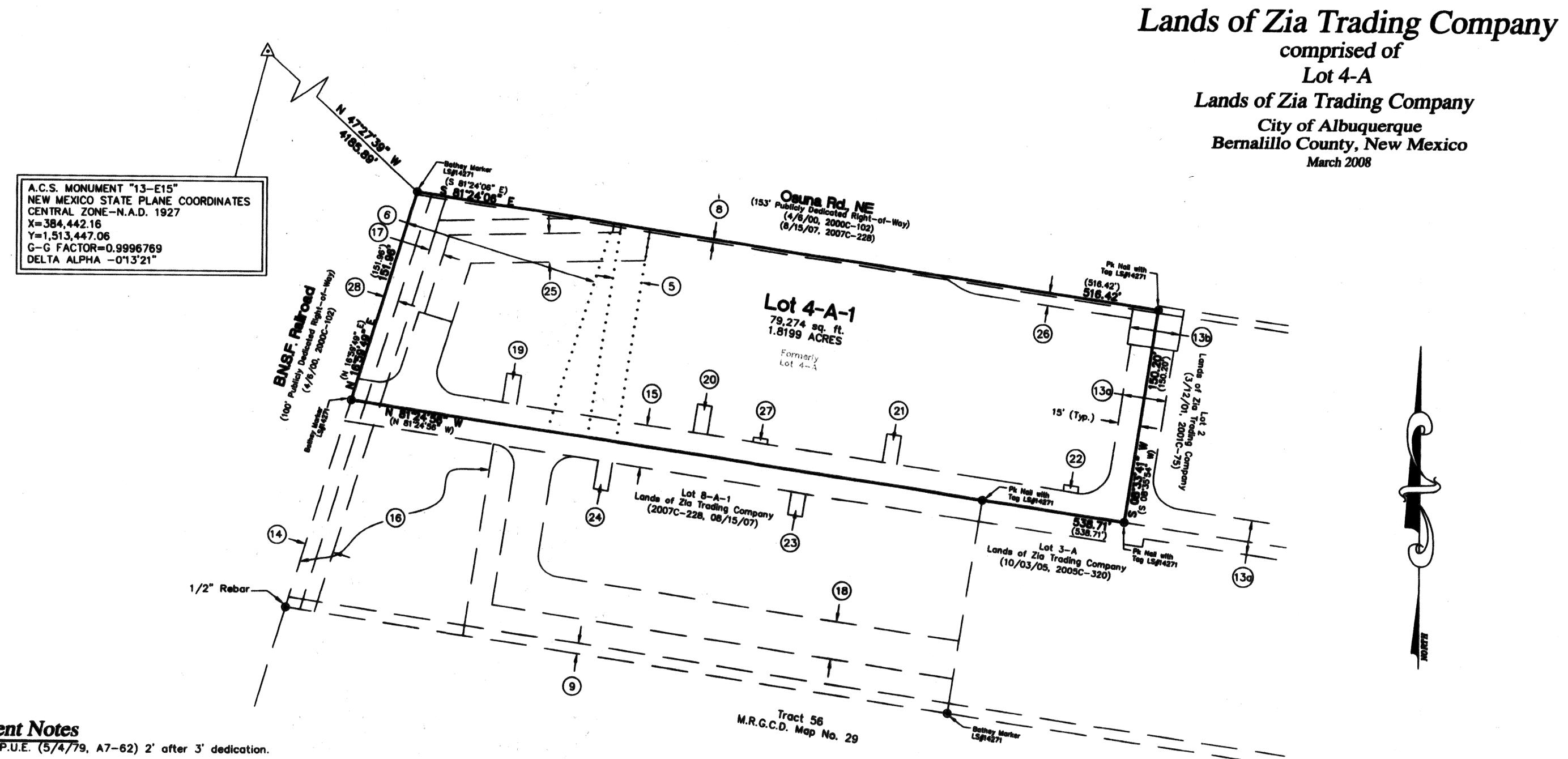
WILL PLOTNER JR. N.M.P.S. No. 14271 3 21 08 DATE

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896-3050 Fax (505) 891-0244

Sheet 1 of 2 050548

(No. 14271)



Easement Notes

- (8) Existing 5' P.U.E. (5/4/79, A7-62) 2' after 3' dedication.
- (9) Existing 7' P.U.E. (3/12/01, 2001C-75)
- (13g) Existing Private Access Easement (3/12/01, 2001C-75)
- (13b) Existing Reciprocal Private Access Easement (4/6/00, 2000C-102)
- (14) 20' Sanitary Sewer Easement (8/15/07, 2007C-228)
- 15) 30' Private Access, Private Utility, Private Drainage, Public Water, And Public Sanitary Sewer Easement to be maintained by the owners of lots 1, 2, 3—Å, 4—A, 8—A—1 per the easement agreement filed in Doc. #2007112355 on August 2, 2007.
- (16) Private Drainage Easement to be maintained by the owners of lots 1, 2. 3-A. 4-A. 8-A-1 per the easement agreement filed in Doc. #2007112355 on August 2, 2007.
- 17) 10' Private Drainage Easement Benefiting Lots 1, 2, 3-A, 4-A & 8-A-1 to be maintained by the owners of lots 1, 2, 3-A, 4-A, 8-A-1 per the easement agreement filed in Doc. # 2007112355 on August 2, 2007.
- Private 26' Access and Drainage Easement Benefiting Lots 1, 2, 3-A, 8-A-1 & Tract A & B, Lands of Delia H. Swanson, To be maintained by the owners of lots 1, 2, 3-A, 4-A, 8-A-1 per the easement agreement filed in Doc. # 2007112355 on August 2, 2007.

- (19) 20.06' X 10.00' Waterline Easement (8/15/07, 2007C-228)
- (20) 20.14' X 10.00' Waterline Easement (8/15/07, 2007C-228)
- (21) 20.22' X 10.00' Public Waterline Easement (8/15/07, 2007C-228)
- (22) 4.29' X 10.00' Fire Hydrant Easement (8/15/07, 2007C-228)
- (23) 15.82' X 10.00' Waterline Easement (8/15/07, 2007C-228)
- (24) 19.90' X 10.00' Waterline Easement (8/15/07, 2007C-228)
- (25) 20.00' Waterline Easement (8/15/07, 2007C-228)
- 26) Pedestrian Trail Easement to be maintained by the owner of lot 4-A (8/15/07, 2007C-228)
- (27) 3.35' X 10.00' Fire Hydrant Easement (8/15/07, 2007C-228)
- (28) 10.00' PNM & Qwest Easement (8/15/07, 2007C-228)

Vacated Easements

- 5 Existing 20' Public Water Easement (3/12/01, 2001C-75) Vacated with the filing of this plat per
- 6 Existing 135' Stormwater Detention Pond Easement (1/24/02, A31-531) Vacated with the filing of this plat per

DOCH 2008063467

06/05/2008 09:59 AM Page: 2 of 2 typLAT R \$12:00 B 2008C P 0122 M Toulous Olivere. Bernalillo Cour

GRAPHIC SCALE

(IN FRET) l inch = 50 ft.

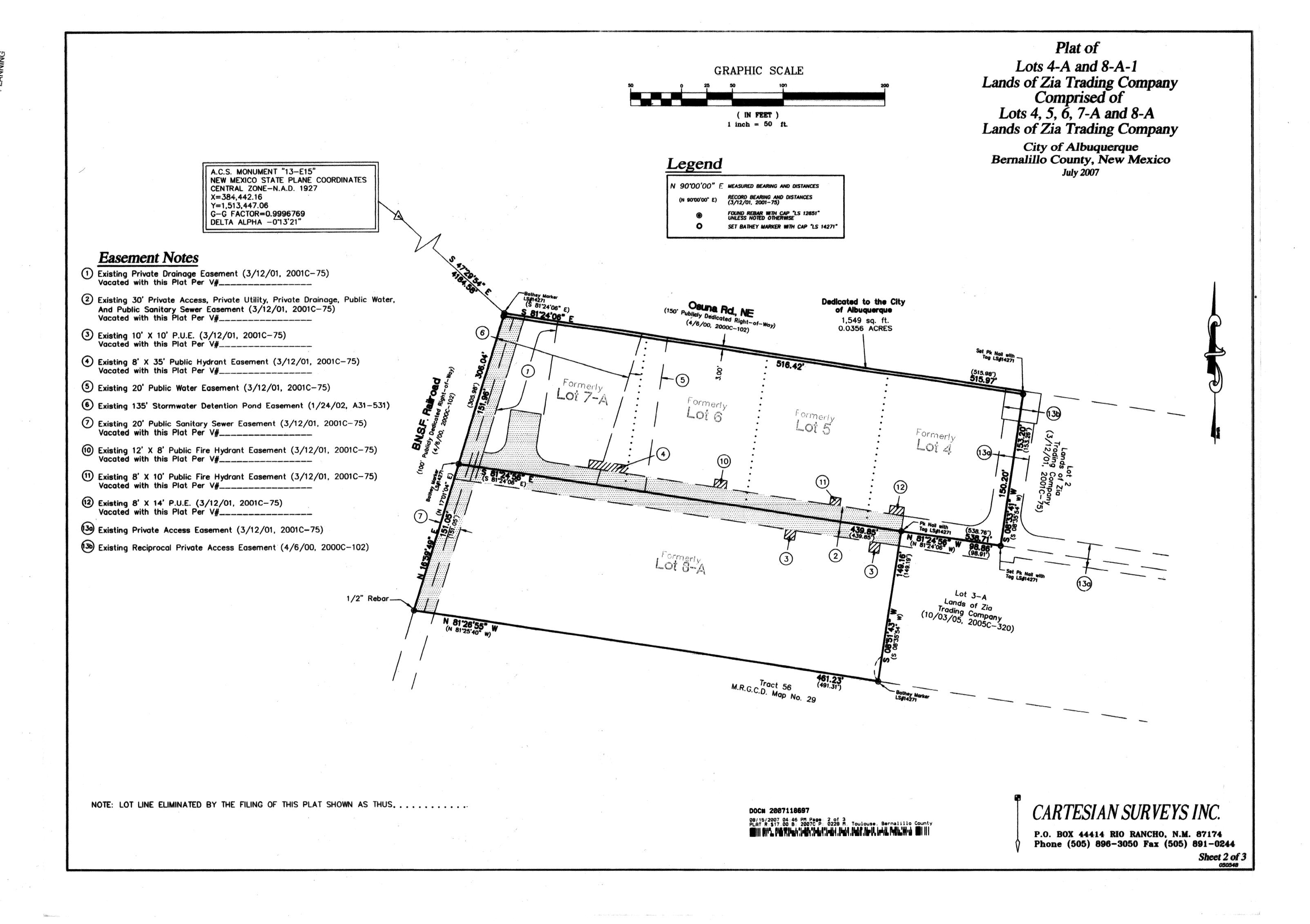
Plat of

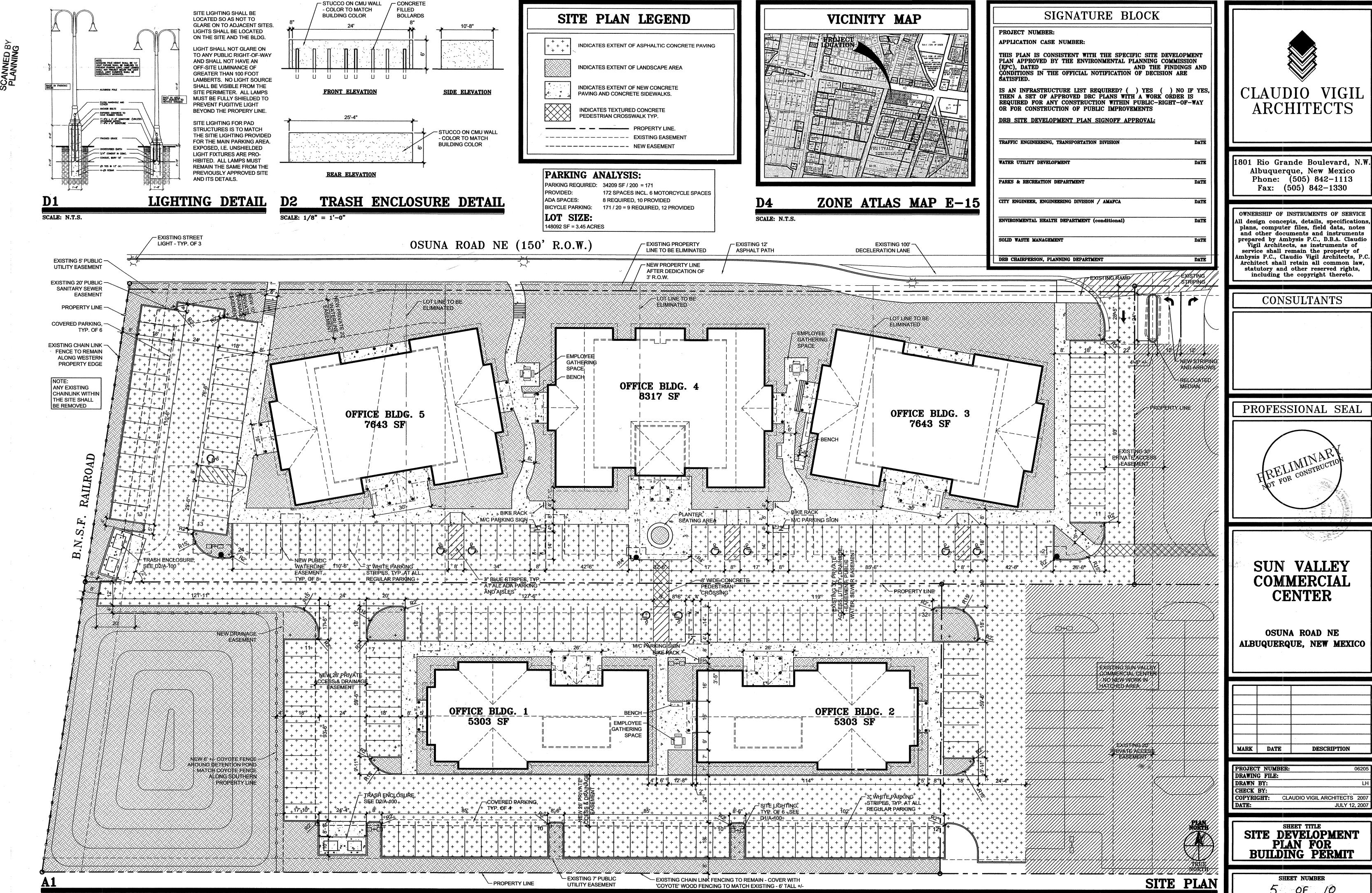
Lot 4-A-1

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896-3050 Fax (505) 891-0244

Sheet 2 of 2 050548



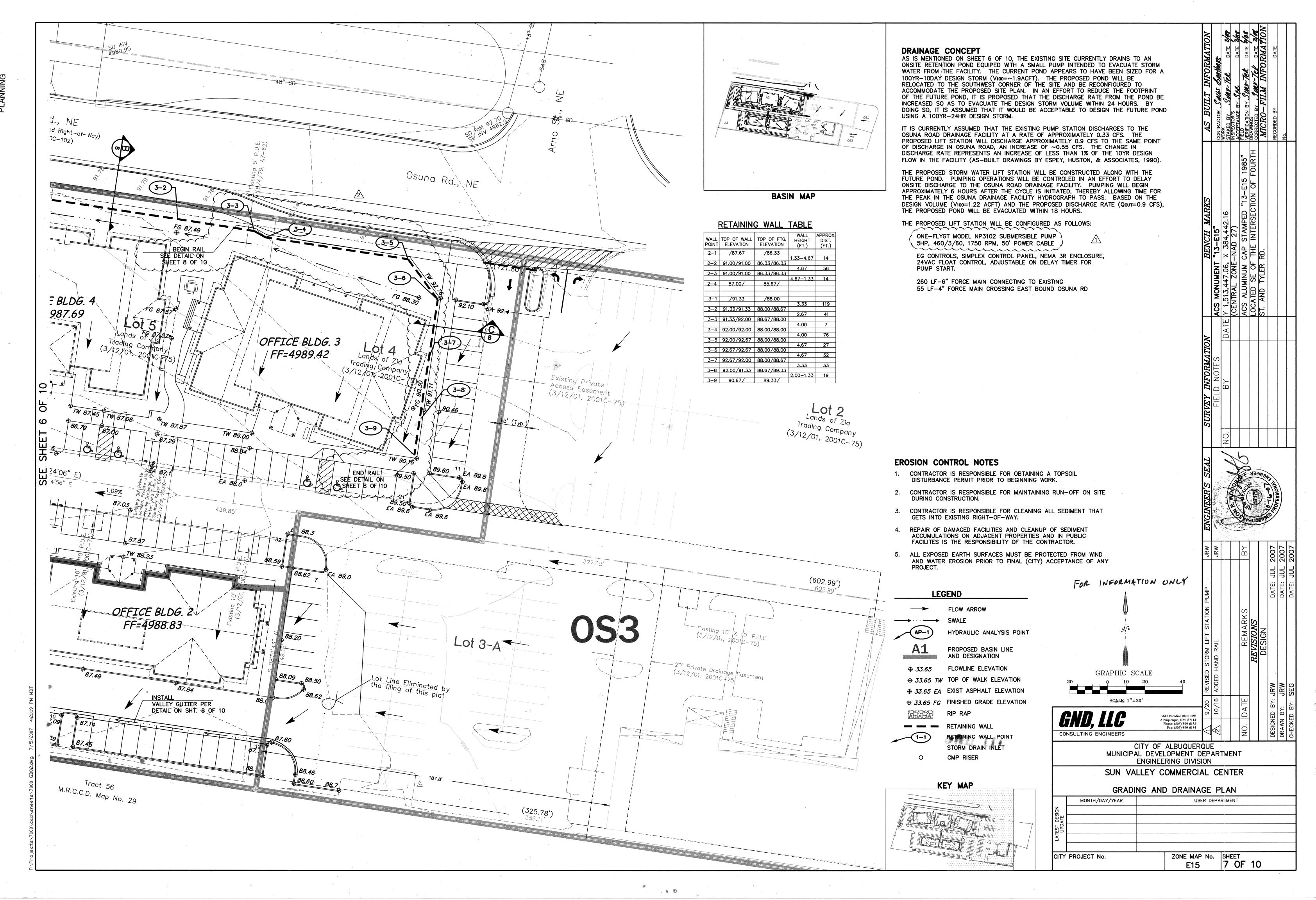


SCALE: 1" = 20'

OWNERSHIP OF INSTRUMENTS OF SERVICE



COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 200 JULY 12, 2007



PLAN VIEW RIP RAP PLUNGE POOL DETAIL

NO SCALE

5643 Paradise Blvd. NW Albuquerque, NM 87114 Phone: (505)-899-6182 Fax: (505)-899-6184 CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION SUN VALLEY COMMERCIAL CENTER GRADING AND DRAINAGE
TYPICAL SECTIONS USER DEPARTMENT MONTH/DAY/YEAR SCALE: 1"=5' SPILLWAY DETAILS
AS SHOWN

_6"x6" No.6 GA.

WIRE MESH

VARIABLE

(10' MAX.)

2" STD. PIPE GUARD RAIL (2.375" OD) <

FINISHED GRADE

WALL

CITY PROJECT No.

1'-7"

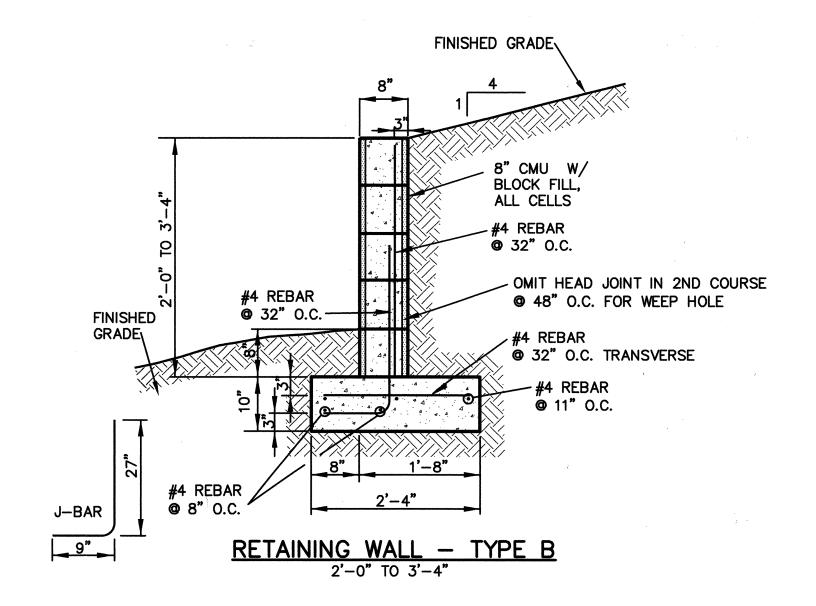
SECTION THRU RAILING

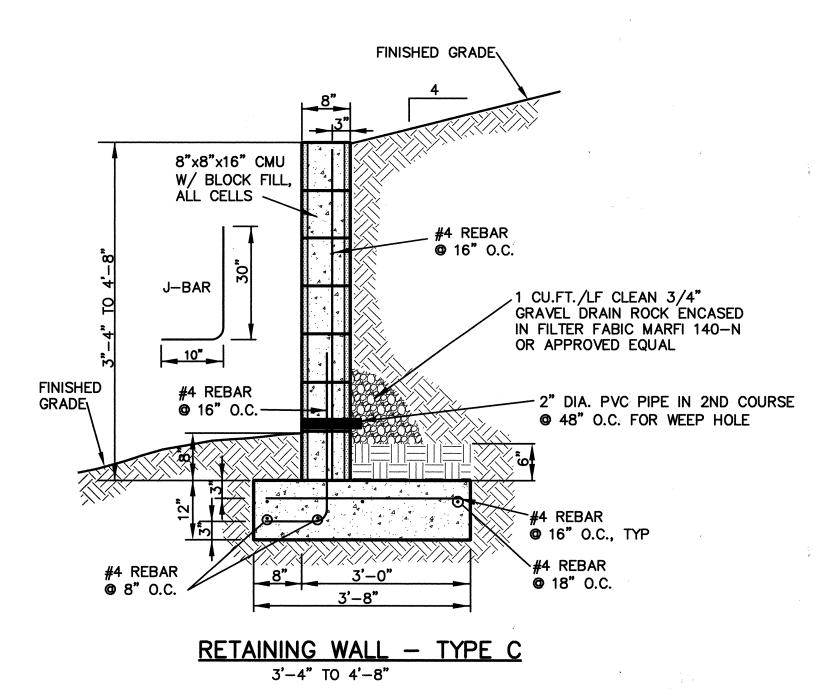
INFORMATION ONLY

657082

REMARKS REVISIONS DESIGN

ZONE MAP No. SHEET
E15 8 OF 10





RETAINING WALL NOTES

- 1. COMPACT SUBGRADE TO 95% MIN. RELATIVE DENSITY (12" MIN. DEPTH) PER ASTM D1557. IF CLAY OR LOOSE SAND IS ENCOUNTERED, CONTACT THE ENGINEER BEFORE PROCEEDING.
- 2. COMPACT BACKFILL TO 90% MINIMUM RELATIVE DENSITY PER ASTM D1557.
- 3. MAINTAIN 2" MINIMUM CLEARANCE BETWEEN ALL REINFORCING BARS AND OUTSIDE SURFACE OF FORMED CONCRETE, 3" BETWEEN BARS AND OUTSIDE SURFACE OF CONCRETE POURED AGAINST EARTH.
- 4. CONCRETE FOR FOOTINGS AND FILLING OF CELLS SHALL MEET OR EXCEED 3,000 P.S.I. AT 28 DAYS, WITH 3/4" MAXIMUM SIZE AGGREGATE, AND A MAXIMUM SLUMP OF 5".
- 5. MASONRY MORTAR SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM C 270, TYPE M.
- 6. WALL BLOCKS ARE TO BE STANDARD MASONRY UNITS (8"X8"X16" OR AS OTHERWISE INDICATED) DESERT TAN OR AS DIRECTED BY OWNER.
- 7. INSTALL 9 GA., GALV. DUR-O-WAL (OR APPROVED EQUAL) EVERY OTHER COURSE (16" O.C.), OR BOND BEAM WITH 2-#4 REBAR EVERY THIRD COURSE (24" O.C., MAX.).
 - 8. REINFORCING STEEL SPLICES SHALL HAVE 15" MIN. LAPS.
 - 9. DRAINAGE FOR RETAINED EARTH SHALL BE PROVIDED WITH CLEAN GRAVEL BACKFILL AND WEEP HOLES. OMIT HEADJOINT ON SECOND COURSE @ 48" O.C. FOR WEEP HOLES, UNLESS OTHERWISE NOTED ON THE WALL DETAIL.
 - 10. THE TOP COURSE OF BLOCK SHALL USE 2" SOLID MASONRY UNITS AS CAPS, UNLESS A PARTY WALL IS TO BE INSTALLED ON TOP OF A RETAINING WALL.
 - 11. ALL WALLS FACING PUBLIC RIGHT-OF-WAY MUST BE SPRAYED WITH ANTI-GRAFITTI COATING. USE PROSOCO DEFACER ERASER OR APPROVED EQUAL.
 - 12. WATERPROOFING SHALL BE HYDROCIDE LIQUID MEMBRANE HLM 5000 AND SHALL BE APPLIED ON ALL RETAINING WALLS FROM FINISHED GRADE TO TOP OF FOUNDATION.

	AS BUILT INFORMATION	CONTRACTOR SALLS STATISEE	WORK STAKED BY JURY-TEK DATE JOS		-7ek		RMATT	RECORDED BY DATE		
	BENCH MARKS	ACS MONUMENT "13-E15"	Y 1,513,447.06, X 384,442.16	-NAD 27)	ACS ALUMINUM CAP STAMPED "13-E15 1985"	SE OF	ST. AND TYLER RD.			
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FOR INFORMATION ONLY SOLD, LLC Albuquerque, NM 87114 Phone: (505)-899-6182 Fax: (505)-899-6184 CONSULTING ENGINEERS CITY OF ALBUQUERO MUNICIPAL DEVELOPMENT D	EP,	AR'	TME	ENT	NO. DATE			DESIGNED BY: JRW	DRAWN BY: JRW	CHECKED BY: SEG
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