

SCANNED BY PLW

CIVIL LEGEND: (PROPOSED ONLY)

NEW	
Property line	_____
Building	=====
Edge of pavement	=====
Curb & gutter	=====
Pavement striping	=====
Fence	-----x-----
CMU or block wall	=====
Utility easement	=====
Underground electric line	---EUG---
Overhead electric line	---EOH---
Water line	---W---
Sanitary sewer line	---SAS---
Storm drain line	---SD---
Index contours	---25---
Intermediate contours	---24---
Power pole	o
Light pole	o
Electrical transformer	□
Water valve	+
Fire hydrant	+
Water meter	+
Post indicator valve	+
Siamese connection	+
Post hydrant	+
Backflow preventor	□
Sanitary sewer manhole	o
Sanitary sewer single cleanout	o
Sanitary sewer double cleanout	o
Storm drain manhole	o
Single storm drain inlet	o
Grading spot elevations	TC=25.00 FL=24.50

ABBREVIATIONS:

Bottom of footing	BOF
Bottom of wall	BOW
Existing ground	EG
Finish grade	FG
Finish floor	FF
Flowline	FL
Invert	INV
Top of asphalt	TA
Top of curb	TC
Top of footing	TOF
Top of pavement	TP
Top of retaining wall	TOR
Top of sidewalk	TSW
Top of wall	TOW
Rim	RIM

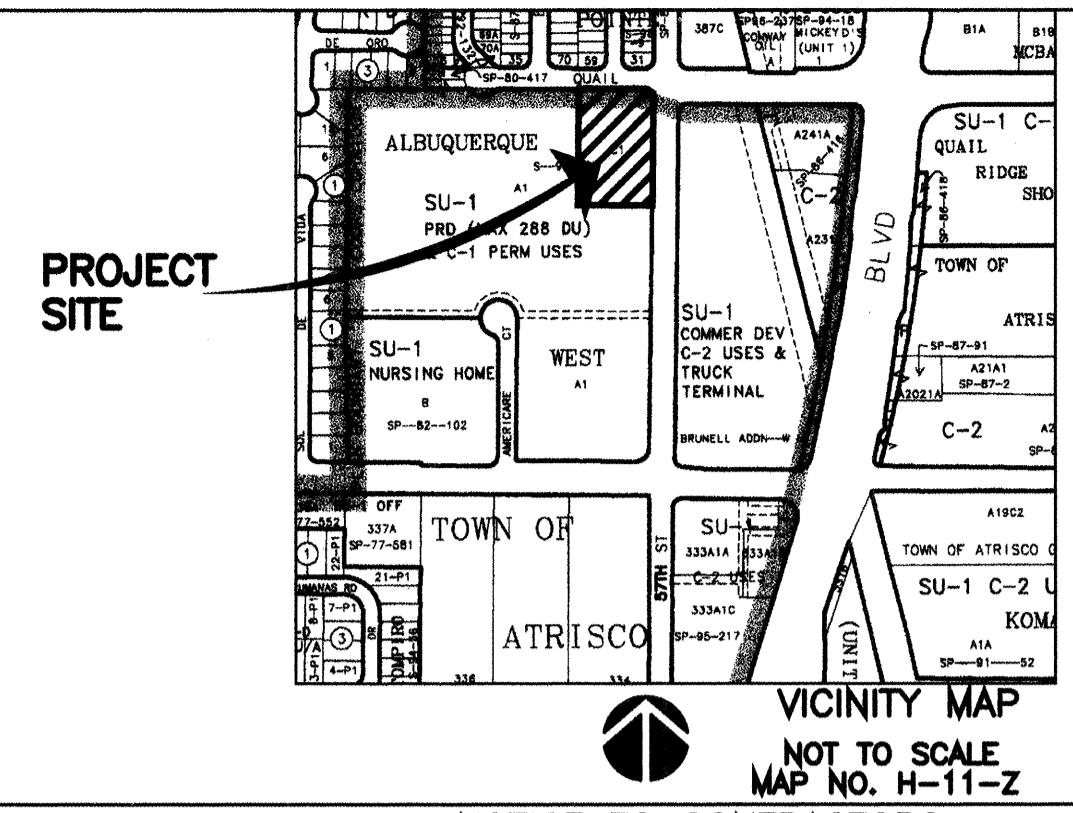
CONSTRUCTION PLANS FOR PUBLIC INFRASTRUCTURE IMPROVEMENTS FOR AUTOZONE AT 5700 QUAIL RD. NW ALBUQUERQUE, NEW MEXICO

2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-68358-82 1061

INDEX

SHEET NUMBER	DESCRIPTION
1	TITLE SHEET, NOTES & VICINITY MAP
2	TOPOGRAPHIC SURVEY
3	PRELIMINARY PLAT
4	UTILITY PLAN
5	CONSTRUCTION DETAILS

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 3/1/05



NOTICE TO CONTRACTORS

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS--PUBLIC WORKS CONSTRUCTION--1986--UPDATE NO. 7.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, (ALBUQUERQUE AREA) 1-800-321-ALERT (2537) (STATEWIDE) FOR LOCATION OF EXISTING UTILITIES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN, IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE WORK 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, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
- 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 DURING CONSTRUCTION BY THE PROJECT ENGINEER.
- SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- IF CURB IS DEPRESSIONED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
- ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR SHALL COORDINATE WITH THE WATER SYSTEM DIVISION FOR THE EXECUTION OF THE VALVE SHUT OFF PLAN, NOT LESS THAN SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT THE EXISTING PUBLIC WATER UTILITIES. ONLY WATER SYSTEM DIVISION PERSONNEL SHALL OPERATE EXISTING VALVES. REFER TO SECTION 18 OF THE SPECIFICATIONS. THE WATER SYSTEM DIVISION PHONE NUMBER IS 857-8200.
- CONTRACTOR SHALL NOTIFY THE CITY SURVEYOR NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE SPECIFICATIONS.
- FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION CO-ORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE CONSTRUCTION CO-ORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. CONTRACTOR MUST REFER TO SECTION 19 OF THE STANDARD SPECIFICATION FOR TRAFFIC CONTROL.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED STRIPING BY CONTRACTOR TO EXISTING LOCATION OR AS INDICATED BY THIS PLAN SET.
- CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926, SUBPART P-EXCAVATIONS.
- ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN A GRAFFI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.

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.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ IF CURB IS DEPRESSIONED FOR A DRIVEPAD. THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☒ THE REQUESTER OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

NOTICE TO CONTRACTORS (CONT.)

- THE CONTRACTOR MUST MAINTAIN ONE DIRECTION OPEN TRAFFIC ON 57TH AND QUAIL AT ALL TIMES.
- THE CONTRACTOR MUST PROVIDE TWO WEEKS PRIOR NOTIFICATION TO THIS OFFICE AND THE TRANSIT DEPARTMENT ON ALL CLOSURES OF 57TH AND QUAIL.
- ARTERIAL / COLLECTOR ROAD USAGE FEES OF \$0.01 PER SQUARE FOOT OF BARRICADED AREA PER DAY WILL BE ASSESSED ON ALL BARRICADE PERMITS FOR CLOSURES.
- CONTRACTOR SHALL WORK CONTINUOUSLY, 24-HOURS PER DAY, ON ALL ARTERIAL ROADWAYS WHEN TRAFFIC LANES ARE CLOSED TO TRAFFIC UNLESS WORK VIOLATES THE CITY'S NOISE ORDINANCE.
- IF THE CONTRACTOR IS NOT ALLOWED TO WORK AT NIGHT DUE TO NOISE ORDINANCE VIOLATIONS, THE CONTRACTOR SHALL OPEN ALL TRAFFIC LANES TO TRAFFIC WITH THE PROPER USE OF TRENCH PLATES DURING NON-WORKING HOURS, AND MUST WORK MINIMUM HOURS FROM 7:00A.M. TO 10:00P.M. MONDAY THROUGH SATURDAYS.
- ARTERIAL STREETS ARE AS INDICATED IN THE "LONG RANGE ROADWAY SYSTEM" MAP PUBLISHED BY THE MID-REGION COUNCIL OF GOVERNMENTS (MRCOG).

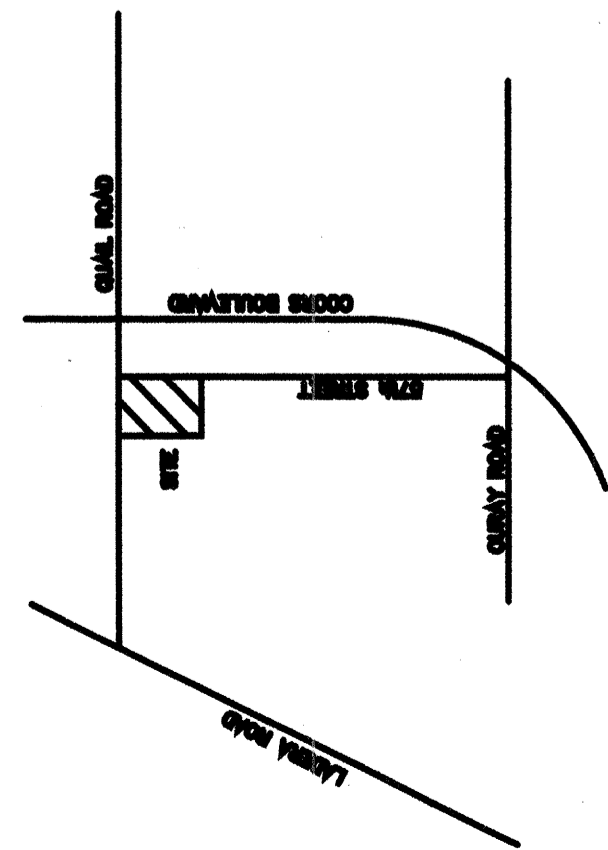
BPLW
Architects & Engineers, Inc.
6250 Lipton Blvd. NE
Suite 400
Albuquerque, New Mexico 87110
(505) 881-2759
Designing to Shape the Future

49 W. First Street
Suite 100
New, Arizona 85201
(480) 827-2759



REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEER'S STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	*****	APPROVED FOR CONSTRUCTION		
	DRC Chairman	4/2/05	5-18-05	Transportation	4/2/05		
	Water/Wastewater	4/2/05	4/2/05	Hydrology	4/2/05		
	C.I.P.						
	Constr. Mngmnt.						
	Constr. Coord.						
	City Project No.	683582					
	Sheet	1	Of	5			

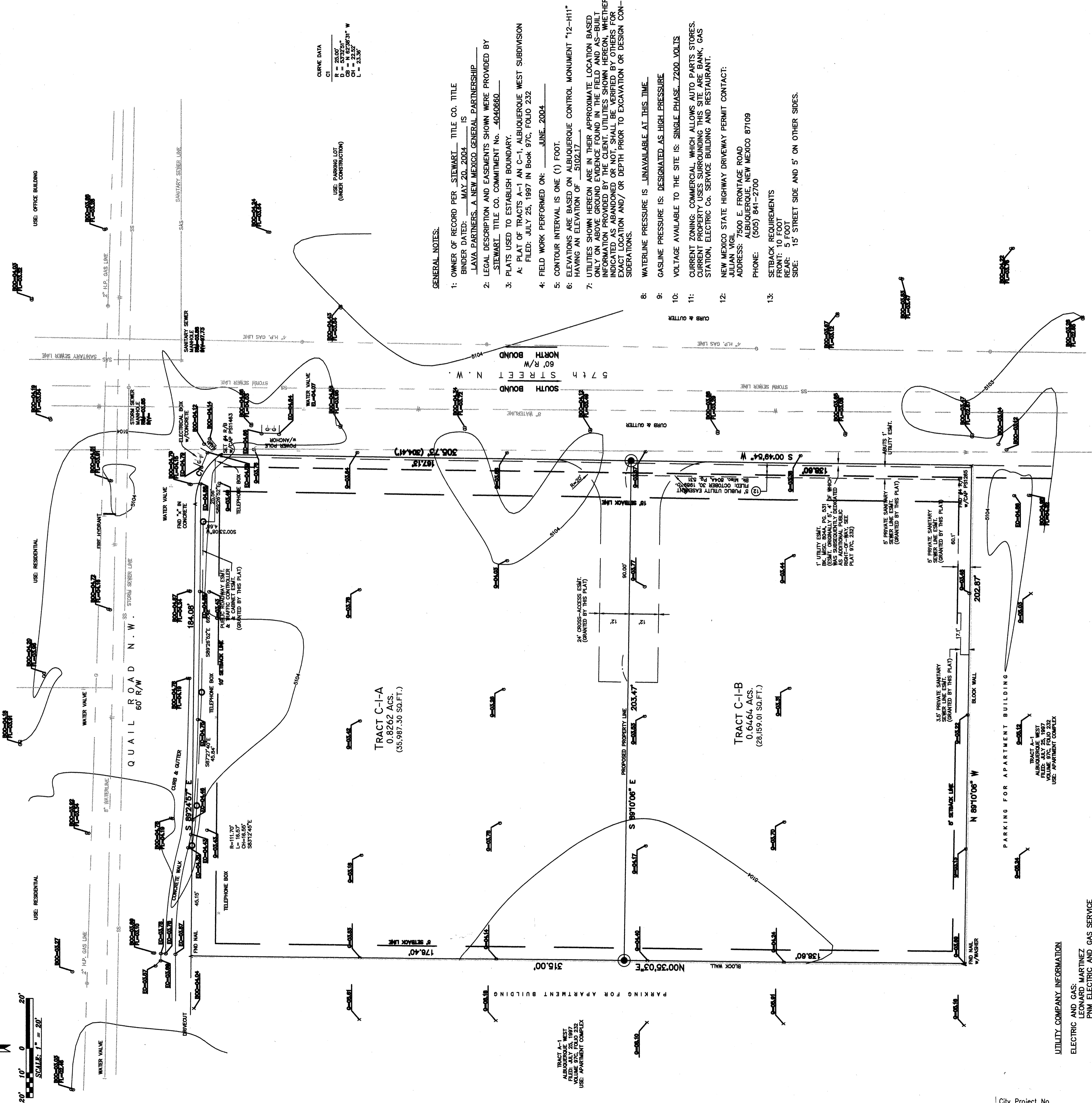
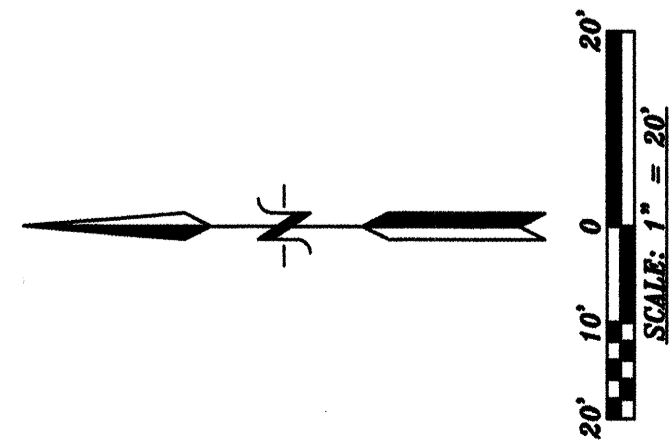
LEGAL DESCRIPTION
TRACT LETTERED C-ONE (C-1), OF THE PLAT OF TRACTS A-1 AND C-1,
ALBUQUERQUE WEST, A SUBDIVISION IN ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF,
IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW
MEXICO ON JULY 25, 1987 IN PLAT BOOK 97C, FOLIO 232.



VICINITY MAP

A.L.T.A / A.C.S.M. LAND TITLE SURVEY
with TOPOGRAPHY
OF
TRACTS C-1-A and C-1-B
ALBUQUERQUE WEST
TOWN OF ATRISCO GRANT
PROJECTED SECTION 11, TOWNSHIP 10 NORTH, RANGE 2 EAST
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

REVISED: FEBRUARY 7, 2005



GENERAL NOTES:

- 1: OWNER OF RECORD PER STEWART TITLE CO. TITLE BINDER DATED: MAY 20, 2004 IS LAVA PARTNERS, A NEW MEXICO GENERAL PARTNERSHIP
- 2: LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY STEWART TITLE CO. COMMITMENT NO. 4048660
- 3: PLATS USED TO ESTABLISH BOUNDARY:
A: PLAT OF TRACTS A-1 AN C-1, ALBUQUERQUE WEST SUBDIVISION
FILED: JULY 25, 1987 IN Book 97C, FOLIO 232
- 4: FIELD WORK PERFORMED ON: JUNE, 2004
- 5: CONTOUR INTERVAL IS ONE (1) FOOT.
- 6: ELEVATIONS ARE BASED ON ALBUQUERQUE CONTROL MONUMENT "12-H11" HAVING AN ELEVATION OF 5102.17
- 7: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
- 8: WATERLINE PRESSURE IS UNAVAILABLE AT THIS TIME.
- 9: GASLINE PRESSURE IS DESIGNATED AS HIGH PRESSURE
- 10: VOLTAGE AVAILABLE TO THE SITE IS: SINGLE PHASE 7200 VOLTS
- 11: CURRENT ZONING: COMMERCIAL WHICH ALLOWS AUTO PARTS STORES. CURRENT PROPERTY USES SURROUNDING THIS SITE ARE BANK, GAS STATION, ELECTRIC CO. SERVICE BUILDING AND RESTAURANT.
- 12: NEW MEXICO STATE HIGHWAY DRIVEWAY PERMIT CONTACT:
JULIAN VIGL
ADDRESS: 7500 E. FRONTAGE ROAD
ALBUQUERQUE, NEW MEXICO 87109
PHONE: (505) 841-2700
- 13: SETBACK REQUIREMENTS
FRONT: 10 FOOT
REAR: 5 FOOT
SIDE: 15' STREET SIDE AND 5' ON OTHER SIDES.

UTILITY COMPANY INFORMATION

ELECTRIC AND GAS:
LEONARD MARTINEZ
PNM ELECTRIC AND GAS SERVICE
ADDRESS: ALVARADO SQUARE
ALBUQUERQUE, NEW MEXICO 87158
PHONE: (505) 241-4944

TELEPHONE:

OWEST
DAVID MUELLER
ADDRESS: 4TH STREET AND TRIERAS
ALBUQUERQUE, NEW MEXICO 87103
PHONE: (505) 245-8706

CABLE T.V.:

COMCAST
RITA ERICKSON
ADDRESS: 4611 MONTBEL PLACE N.E.
ALBUQUERQUE, NEW MEXICO 87107
PHONE: (505) 761-6235

WATER AND SEWER SERVICE:
PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE
ADDRESS: PLAZA del SOL
RODGER GREEN
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 924-3989

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

CERTIFY TO: AUTOZONE INC. A NEVADA CORP. AND STEWART TITLE OF ALBUQUERQUE, L.L.C.

I, ANTHONY L. HARRIS, A PROFESSIONAL SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF BERNALILLO, NEW MEXICO, AND THE PLAT OF TRACTS A-1 AND C-1, ALBUQUERQUE WEST, A SUBDIVISION IN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND THAT THERE ARE NO ENCROACHMENTS FROM THIS PROPERTY TO ADJOINING PROPERTIES OR FROM ADJOINING PROPERTIES TO THIS PROPERTY UNLESS HEREON SHOWN. I FURTHER CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM LAND TITLE SURVEYORS, INC. AND THE ALTA AND ACSM LAND TITLE SURVEYORS' ASSOCIATION OF THE ACCREDITED STATES (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) ON AN "URBAN" SURVEY.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO
THIS ____ DAY OF _____, 2004

The property shown hereon is "NOT" within the 100 year flood plain, Zone "X-1", FIRM Panel #55056208062. Dated: 7-18-98

ANTHONY L. HARRIS, N.M.P.S. #11483

ALTA/ACSM LAND TITLE SURVEYORS' ASSOCIATION
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 841-2700

City Project No.

683582

Zone Map No.
H-11-Z

Sheet
2

Of
5

N.T.S.

ZONE ATLAS
H-11-Z

Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, BASED ON ACS CONTROL MONUMENTS 11-H11 AND 12-H11, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () PER THE PLAT OF ALBUQUERQUE WEST, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JULY 25, 1997 IN VOLUME 97C, FOLIO 232.
6. GROSS AREA: 1.4726 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF TRACTS CREATED: 2
9. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO SUBJECT PROPERTY MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
10. PROPERTY IS ZONED CITY SU-1 (C-1 PERMISSIVE USES).
11. THE 24' PRIVATE CROSS-ACCESS EASEMENT GRANTED BY THIS PLAT IS FOR THE BENEFIT AND USE OF TRACTS C-1-A AND C-1-B AND IS TO BE MAINTAINED BY SAID OWNERS.
12. THE PRIVATE SANITARY SEWER EASEMENTS GRANTED BY THIS PLAT ARE FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACT C-1-A AND TRACT C-1-B, AND ARE TO BE MAINTAINED BY SAID OWNERS.

MONUMENT LEGEND

- ◆ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" RED W/ YELLOW PLASTIC CAP STAMPED "GARY E. GRITSKO" UNLESS OTHERWISE NOTED

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#:

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

LEGAL DESCRIPTION

Tract lettered C-1, plat of Tracts A-1 and C-1 ALBUQUERQUE WEST situated within Section 11, T10N, R2E, NMPM, Albuquerque, New Mexico, as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 25, 1997 in Volume 97C, Folio 232.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY GRANT ADDITIONAL EASEMENTS AS SHOWN HEREON. SAID OWNER(S) HEREBY WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: _____ DATE: _____

OWNER(S) PRINT NAME: _____ TRACT: _____

ADDRESS: _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2004.

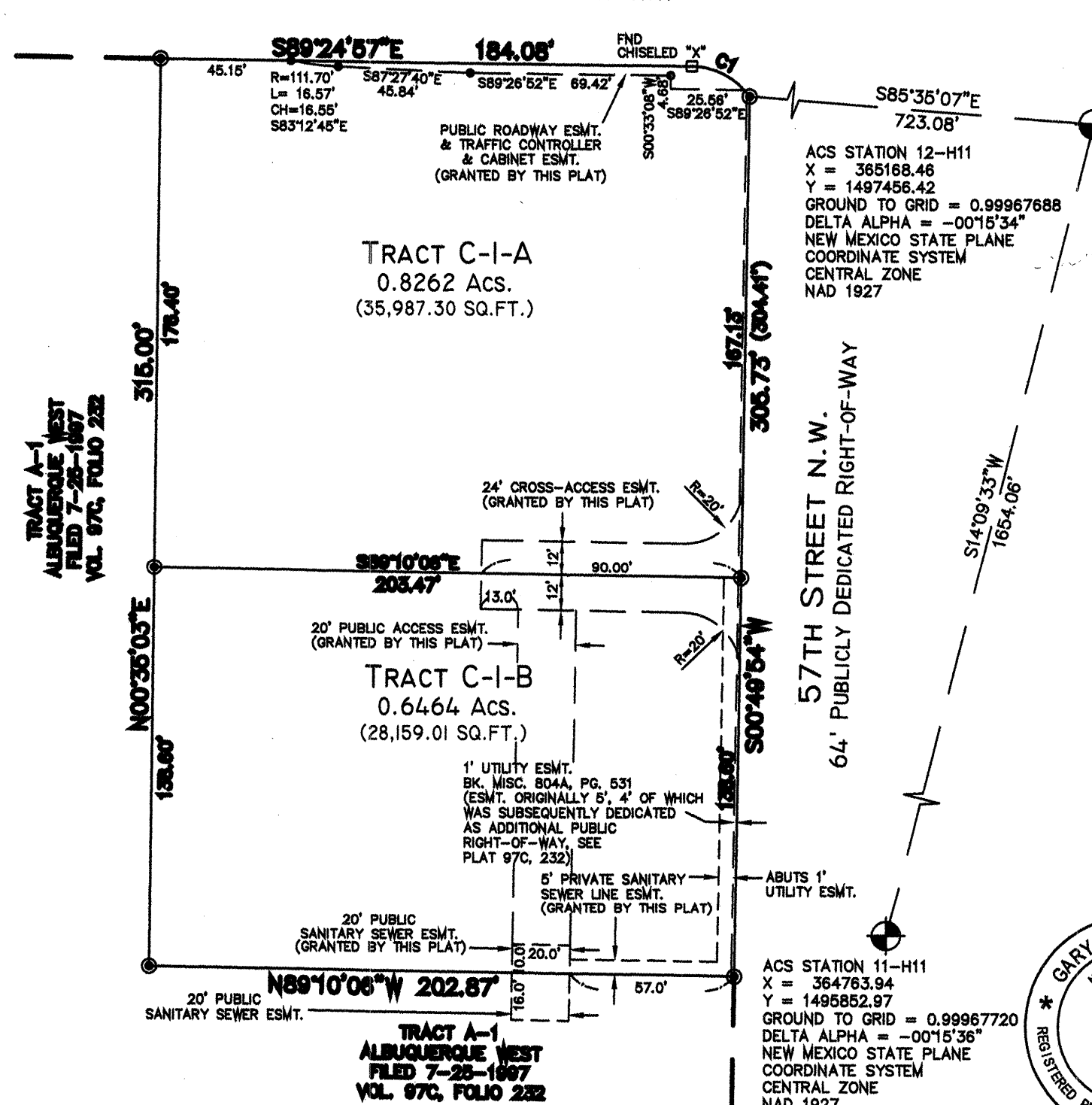
BY: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	28.00'	24.28'	85°22'21"	N89°10'06"W	22.82'

QUAIL ROAD N.W.
60' PUBLICLY DEDICATED RIGHT-OF-WAY



PLAT OF TRACTS C-1-A & C-1-B ALBUQUERQUE WEST SECTION 11, T. 10 N., R. 2 E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JULY 2004

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO TWO (2) NEW TRACTS OF LAND AND TO GRANT ADDITIONAL EASEMENTS AS SHOWN.

APPLICATION NO. & PROJECT NO.:

CITY APPROVALS:

CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING _____ DATE _____

PARKS RECREATION _____ DATE _____

UTILITY DEVELOPMENT DIVISION _____ DATE _____

REAL PROPERTY DIVISION _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER _____ DATE _____

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION _____ DATE _____

SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, 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, utility companies and other parties expressing an interest 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.

Gary E. Gritsko

New Mexico Professional Surveyor, 8686

Date



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

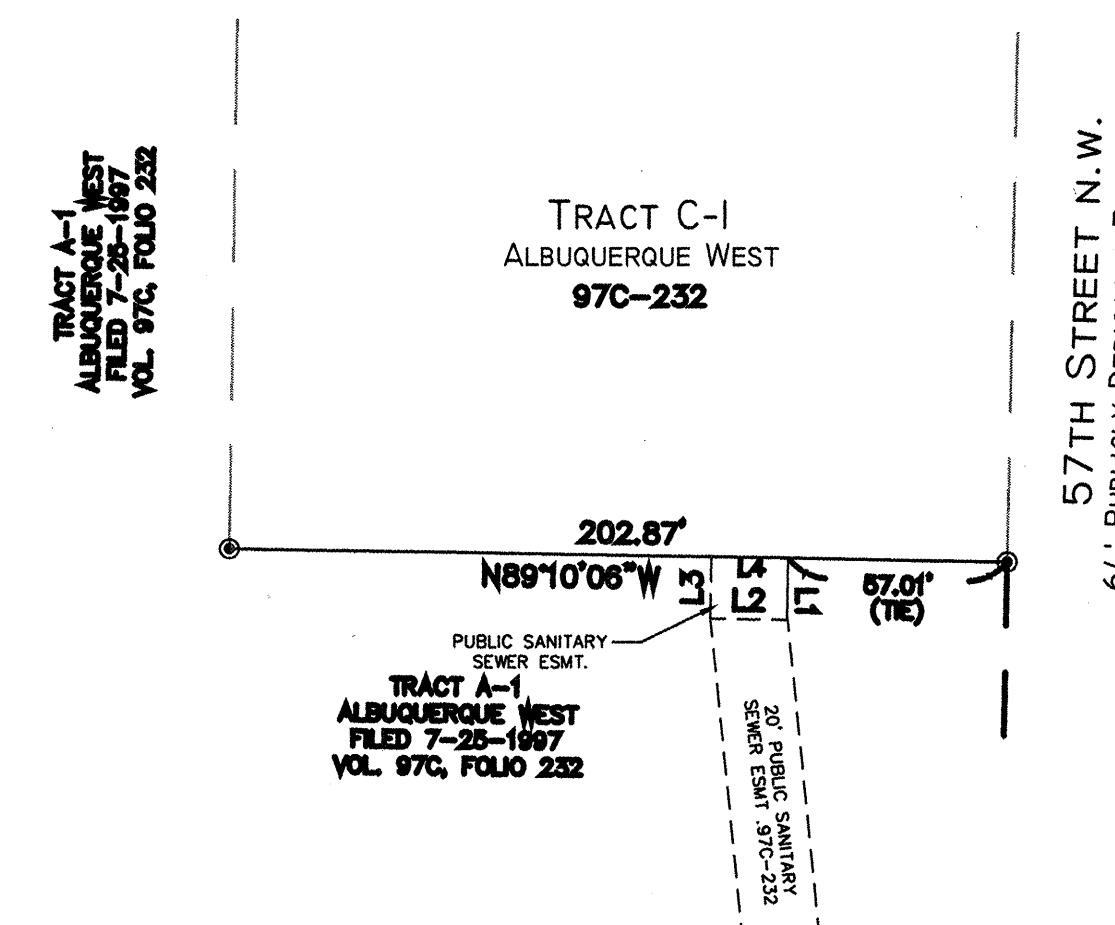
PHONE: (505) 998-0303
FAX: (505) 998-0306

T10N R2E SEC. 11

"EXHIBIT A"

SCALE: 1" = 50'
PROJECT NO. 0203FB12
DRAWN BY PGS
ZONE ATLAS: H-11-Z

LINE	LENGTH	BEARING
L1	16.03'	S00°49'54"E
L2	20.00'	N89°10'06"W
L3	16.46'	N00°49'54"E
L4	20.00'	S89°10'06"E



LEGAL DESCRIPTION

A certain tract of land being and comprised of a portion of tract lettered A-1 plat of Tracts A-1 and C-1 ALBUQUERQUE WEST situate within projected Sec. 11, T10N, R2E, NMPM Albuquerque, New Mexico as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on July 25, 1997 in Volume 97C, folio 232, being a public sanitary sewer easement for connection to an existing public sanitary sewer easement for the benefit and use by and for the owner/users of Tract C-1 of aforementioned plat and being more particularly described as follows: BEGINNING at the Northeast corner of said easement whence the Northeast corner of said Tract A-1, Albuquerque West bears S 89° 10' 06" E, 57.01 feet distant, for a tie; thence from said point of beginning running as an easement; S 00° 49' 54" W, 16.03 feet to the Southeast corner of said easement; thence N 89° 10' 06" W, 20.00 feet to the Southwest corner of said easement; thence N 00° 49' 54" E, 16.03 feet to the Northwest corner of said easement; thence S 89° 10' 06" E, 20.00 feet to the point of beginning.

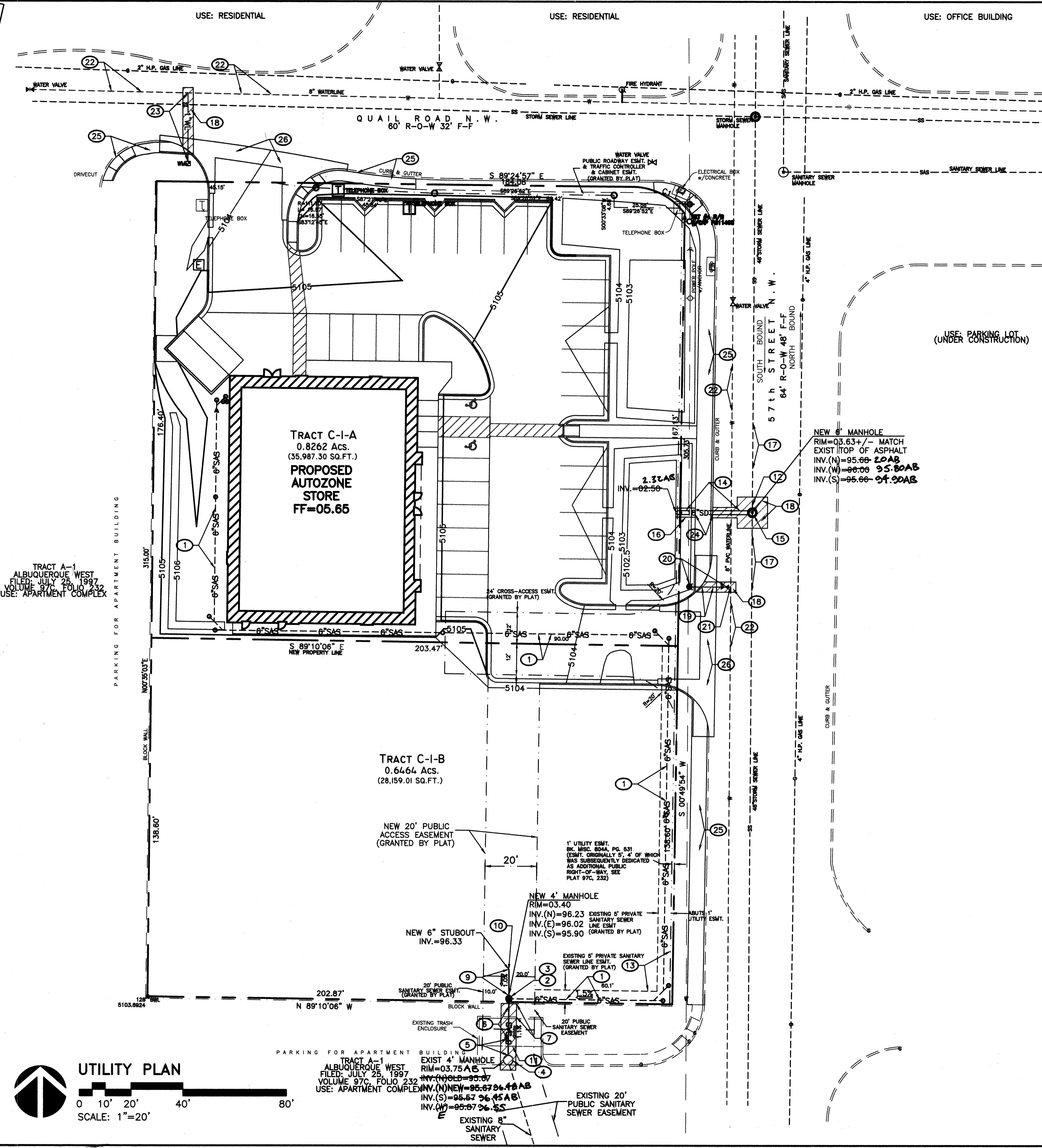
SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 998-0303
FAX: (505) 998-0306

Albuquerque West

SCANNED BY PLW



GENERAL NOTES:

- A. See Sheet 1 for complete list of general notes and symbol/linetype legend that apply to all sheets.
- B. Any damage to the existing facilities (curb & gutter, pavement, conduits, landscaping, utility lines, etc.) during construction shall be replaced at the contractors expense.
- C. Contractor shall field verify site for existing inverts of all existing sanitary sewer and storm drain prior to the installation of any new storm drain or sanitary sewer lines. Discrepancies shall be immediately reported to Engineer.
- D. See survey for actual existing ground contours and spot elevations.
- E. Contractor is responsible for all repair and/or replacement of all utility conduits & existing lines.
- G. Topographical & boundary survey provided by Harris Surveying, Inc. and Assoc., inc. BPLW is not responsible for any discrepancies in the surveys.

UTILITY PLAN KEYED NOTES:

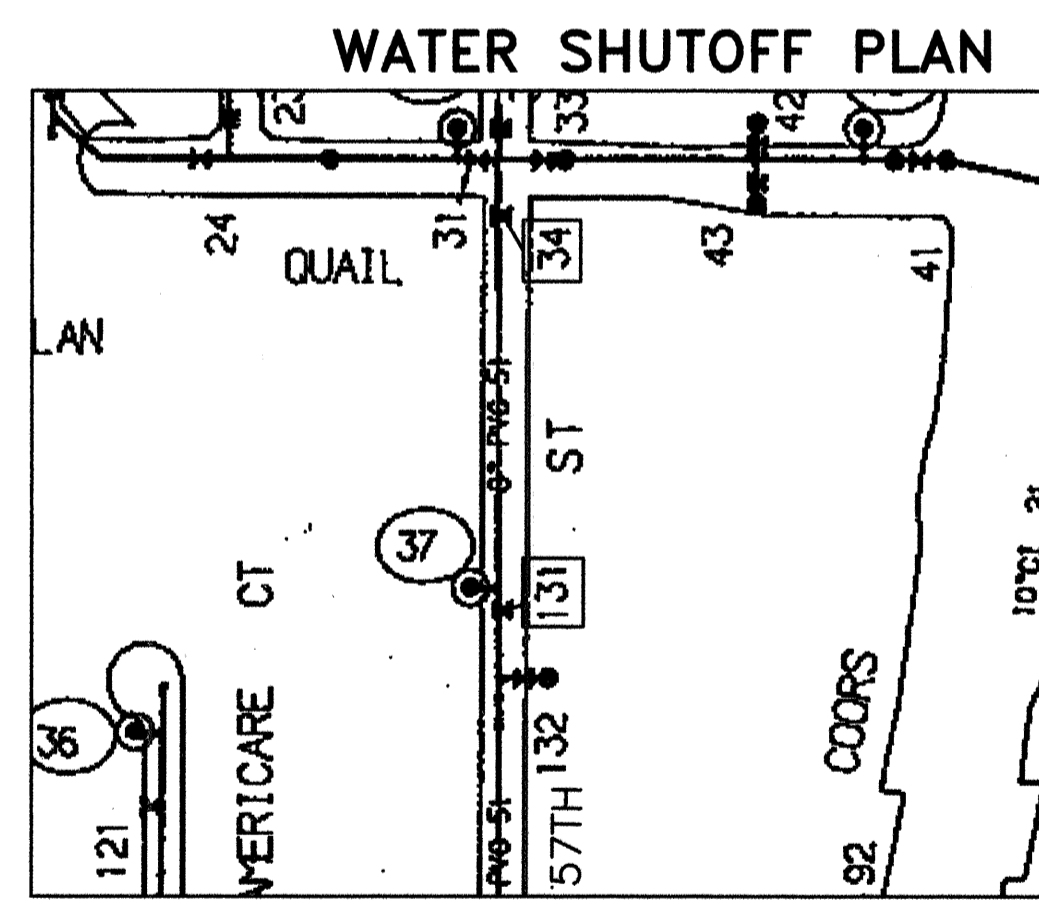
- 1. Private 6" SAS line to be built under Autozone building permit plans.
- 2. Install 4' diam. Public Type E manhole per COA STD DWG 2102.
- 3. Connect private 6" SAS line to new manhole per COA STD DWG 2118. (See note 1 above.)
- 4. Reshape invert of manhole for the removal of existing 6" stub and the installation of the new 8" SAS.
- 5. Remove existing 6" SAS stub out from existing manhole.
- 6. Install 8" (SDR-35) SAS line from existing manhole to new manhole.
- 7. Contractor to shore or remove and replace in kind existing CMU block wall during installation of new 8" SAS line. Any damage to wall will be replaced at contractors expense.
- 8. Not Used.
- 9. Install 10' of 6" (SDR-35) SAS line in new manhole for future use.
- 10. Install 6" plug on 10' SAS stub out per COA STD DWG 2145.
- 11. Saw cut, remove and replace existing concrete or asphalt pavement to match original conditions.
- 12. Contractor to verify existing inverts for existing 48" storm drain line prior to the installation of new storm drain line and manhole. Any discrepancies in existing invert shall be provided to engineer prior to installation of any storm drain.
- 13. Existing 5' private sanitary sewer easement to remain.
- 14. Install 1-18" RCP, Class IV storm drain line to new manhole.
- 15. Install 6' diam. Type E manhole per COA STD DWG 2102 in existing 48" storm drain line.
- 16. Install slope blanket & orifice plate for 18" SD line per detail 1&2/Sheet 4.
- 17. Existing storm drain line to remain.
- 18. Construct utility S-III pavement patch per COA STD DWG 2465. (MAJOR LOCAL)
- 19. Install new 6"(C-900) PVC waterline per COA STD DWG 2315 and thrust blocking per COA STD DWG 2320.
- 20. Install new fire hydrant, gate valve and Type "A" ring and cover per COA STD DWG 2340.
- 21. Connect new 6" waterline with 8"x6" tapping saddle per COA spec 801.3.9 to existing 8" water main.
- 22. Existing waterline to remain and to be protected throughout construction.
- 23. Install 1" metered water service per COA STD DWGS 2361, 2362, & 2368.
- 24. Remove and replace existing sidewalk and curb and gutter per COA STD DWGS 2430 and 2415a respectively.
- 25. New public sidewalk to be built under Autozone Building Permit Plans.
- 26. New driveways to be built under Autozone Building Permit Plans.

LEGEND:

- ASPHALT PATCH LIMITS
- NEW FIRE HYDRANT
- NEW WATER METER
- TELEPHONE EQUIPMENT
- EASEMENTS
- POWER POLE
- NEW WATER VALVE
- ELECTRICAL TRANSFORMER
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE

WATER VALVE SHUTOFF PLAN NOTES:

- 1. AT A MINIMUM, THE FOLLOWING VALVES SHALL BE CLOSED TO FACILITATE THE PROPOSED FIRE HYDRANT EXTENSION/RELOCATION: 57TH: 34,131
- 2. WATER SYSTEMS PERSONNEL SHALL PERFORM ALL SHUTOFFS. THE CONTRACTOR SHALL NOT OPERATE ANY VALVES THAT MAY AFFECT SYSTEM OPERATIONS.
- 3. THE CONTRACTOR SHALL REQUEST A WATER SHUTOFF IN WRITING FROM WATER UTILITY DIVISION AT 857-8200 A MINIMUM OF SEVEN (7) WORKING DAYS IN ADVANCE OF PROPOSED WORK.
- 4. WITHIN FIVE (5) DAYS AFTER RECEIPT OF CONTRACTOR'S SHUTOFF REQUEST, TRIAL SHUTOFFS WILL BE CONDUCTED. CITY TO FURNISH LABOR AND APPURTENANCES NECESSARY TO VERIFY COMPLETENESS OF SHUTOFFS.
- 5. THE CONTRACTOR SHALL HAVE ALL FITTINGS, MATERIALS AND EQUIPMENT ON SITE PRIOR TO VALVE SHUTOFF. ALL EXCAVATION SHALL BE COMPLETED EXCEPT AS NECESSARY TO MAINTAIN SAFE SYSTEM OPERATION WHILE UNDER PRESSURE.
- 6. THE CONTRACTOR SHALL PROVIDE ALL RESTRAINTS AND THRUST BLOCKS NECESSARY FOR SHUTOFFS AND CONNECTIONS.
- 7. AT THE TIME OF WATER SHUTOFF APPLICATION, THE CONTRACTOR SHALL REQUEST THAT WATER SYSTEMS DIVISION NOTIFY ALL EFFECTED PROPERTY OWNERS AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF THE RESPECTIVE SHUTOFFS.

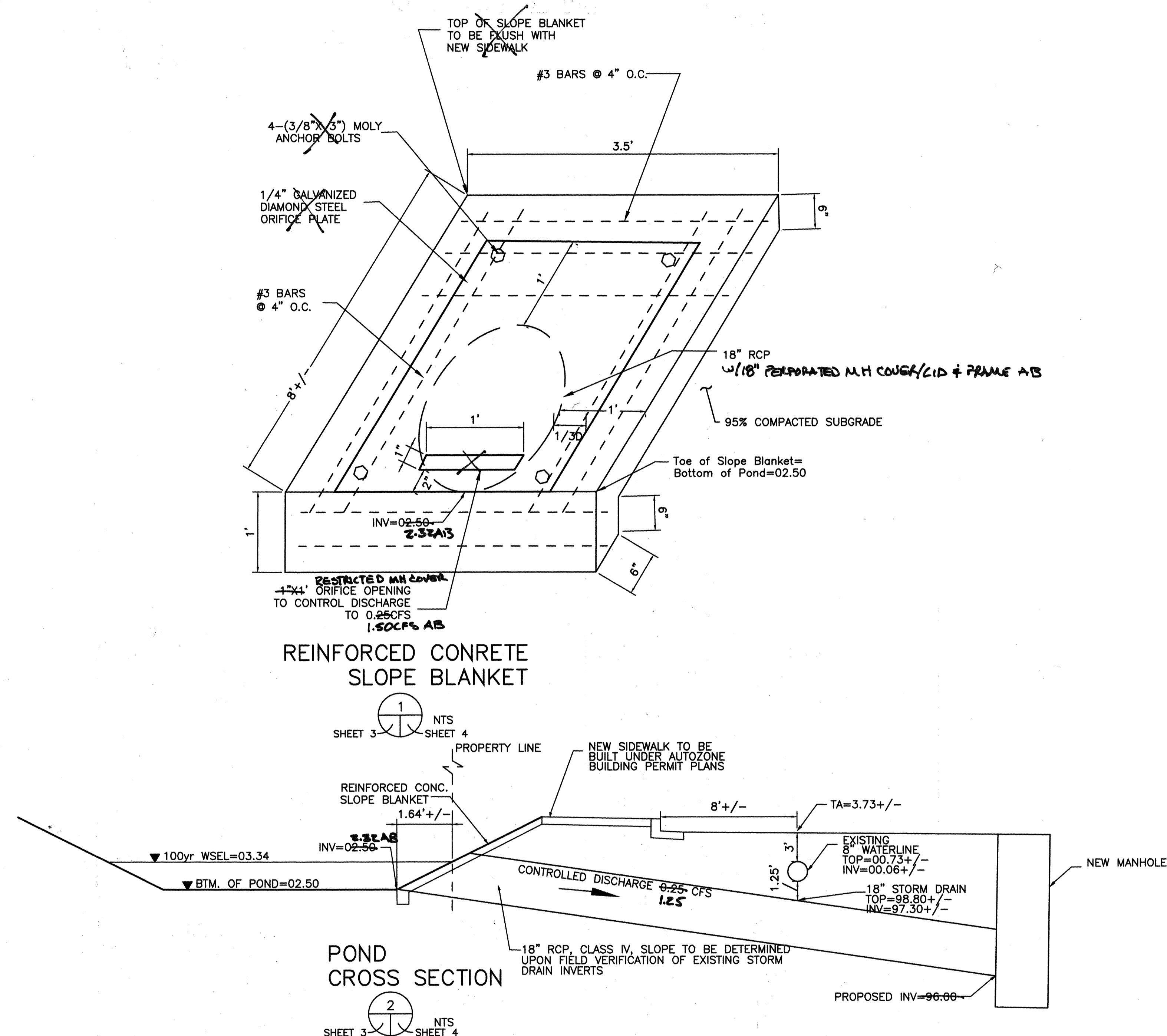


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Designing to Shape the Future

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: PUBLIC INFRASTRUCTURE IMPROVEMENTS AT 5700 QUAIL ROAD NW	
Design Review Committee MAY 1 2005 REVIEW COMMITTEE	City Engineer Approval JUL 21 2005 CITY ENGINEER
City Project No. 683582	Zone Map No. H-11-Z
Sheet 4	Of 5

SCANNED
BY PLN

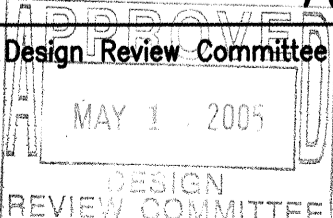
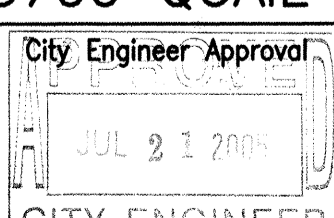


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City Project No.	683582	Zone Map No.	H-11-Z	Sheet 5 of 5