

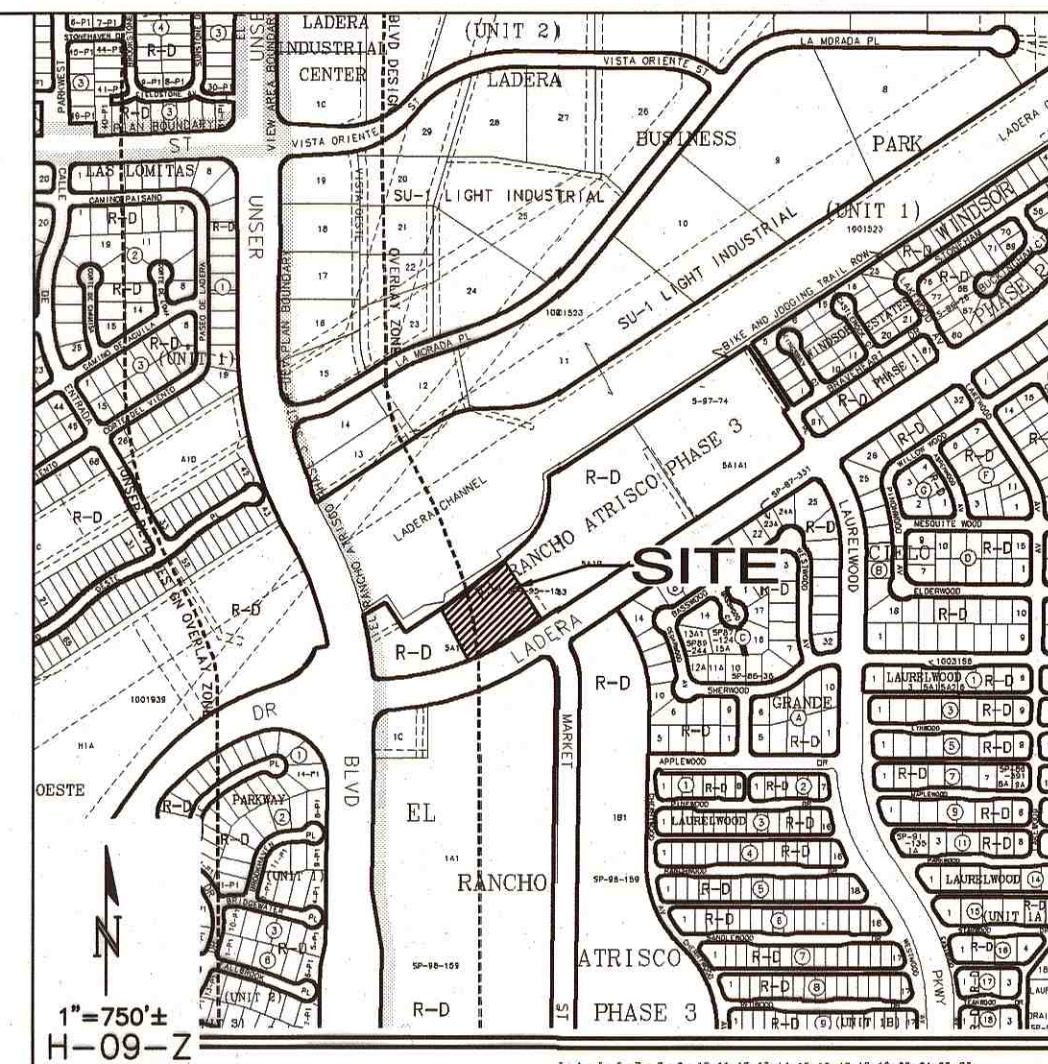
PUBLIC IMPROVEMENT PLANS
FOR
UNSER / LADERA SELF STORAGE
PAVING AND UTILITY IMPROVEMENTS
ALBUQUERQUE, NEW MEXICO

APRIL 2018

PREPARED FOR:
TITAN DEVELOPMENT INC.
6300 RIVERSIDE PLAZA LN. #200
ALBUQUERQUE, NM 87120

PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

APPROVED RECORD DRAWINGS	
City Inspector	Matthew Garduno
Contractor	Compass Engineering & Construction
Construction Engineer	Muhanned Adeb
Date	10/29/2019



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Fred C. Arfman, NMPE #7322 of the firm of Isaacson & Arfman, P.A., 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 as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction and survey information provided by David P. Acosta NMPS number 21082.

Fred C. Arfman
Fred C. Arfman
NMPE No. 7322



GENERAL NOTES

- 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 FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE #9.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, NM 811, FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE #9.
- THE CONTRACTOR AGREES THAT HE 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; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- TRAFFIC CONTROL: SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- ANY DAMAGE TO THE EXISTING CURB & GUTTER, PAVEMENT, SIDEWALKS, STRIPING AND SIGNAGE DURING CONSTRUCTION SHALL BE REPLACED.
- ALL BACKFILL FOR WATER LINE AND SANITARY SEWER LINE TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C900 DR-18.
- ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON PLANS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO ENSURE 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 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 SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS UPDATE #9.
- 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.
- WARNING--EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY. THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS UNDERTAKEN NO 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 THEREFOR. 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.
- ANY WORK OCCURRING WITHIN A FULLY DEVELOPED ARTERIAL ROADWAY MAY REQUIRE 24 HR. CONSTRUCTION - AS ALLOWED BY THE CITY.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, BUT NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.
- TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.
- PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF PREFORMED THERMO-PLASTIC IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ELECTRONIC MARKING SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9.
- ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
- 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://www.abcwua.org/Water_Shut_off_and_Turn_on_Procedures.aspx.
- CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
- 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 RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.
- THE CONTRACTOR SHALL NOTIFY THE ALBUQUERQUE TRAFFIC ENGINEERING DIVISION THRU DRC CHAIR THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK THAT REMOVES, RELOCATES, OR REINSTALLS ANY EXISTING REGULATORY SIGNS.
- RCP PIPE JOINTS SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATIONS. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. RCP JOINTS SHALL NOT BE GROUTED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.
- IF A PAVEMENT DROP-OFF IS CREATED DURING CONSTRUCTION, THE CONTRACTOR SHALL INITIATE PROTECTIVE MEASURES TO PREVENT ABRUPT PAVEMENT CHANGES. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THESE PLANS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
- CURB & GUTTER, SIDEWALKS AND DRIVE PADS SHALL MATCH THE ELEVATIONS OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
- THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB & GUTTER AND SIDEWALK.
- CONTRACTOR SHALL 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.
- THE CONTRACTOR SHALL MAINTAIN EXISTING PEDESTRIAN AND ADA PATHWAYS DURING CONSTRUCTION OR PROVIDE AN ALTERNATE ROUTE OR PROVIDE "SIDEWALK CLOSED" SIGNAGE.
- CONTRACTOR SHALL REPAIR OR REPLACE DISTURBED UTILITIES IMMEDIATELY AND WITHOUT DELAY.
- TWO WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHOULD NOTIFY THE TRANSIT DEPARTMENT OF ANY IMPACT THE PROPOSED PROJECT WILL HAVE ON THE TRANSIT SYSTEM SUCH AS CAUSING A DETOUR, OR CAUSE THE CLOSING OR RELOCATION OF A BUS STOP. THE CONTACT PERSON IS DOUGLAS GOFF, OFFICE PHONE 505-724-3137, CELL PHONE 505-206-0151, AND EMAIL DGOFF@CABQ.GOV.
- 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.
- TRACER WIRE WITH ACCESS BOXES SHALL BE INSTALLED FOR ALL NEW WATER AND SANITARY SEWER LINES PER DETAILS ON SHEET 10.
- ALL STORM DRAINS SHALL BE CLASS III RCP.
- PRIOR TO START OF ROADWAY CONSTRUCTION, OWNER SHALL SUBMIT TO THE CITY COMPACTION TEST RESULTS OBTAINED DURING GRADING OPERATIONS.

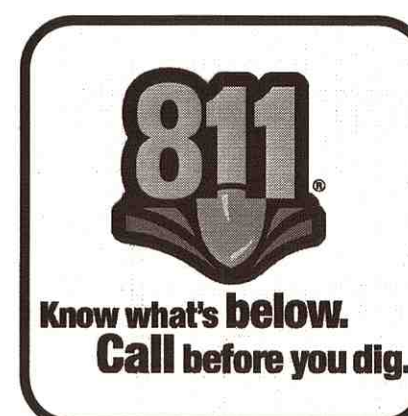
INDEX TO DRAWINGS

Sheet Number	Sheet Title
1	COVER SHEET
2	PLAT SHEETS 1 & 2
3	PLAT SHEET 3
4	SURVEY
5	DRIVEWAY PAVING PLAN
6	DEMOLITION PLAN
7	MEDIAN PAVING PLAN
8	PAVING DETAILS
9	UTILITY PLAN
10	WATERLINE DETAILS

I, David P. Acosta, a New Mexico Professional Surveyor No. 21082 do hereby certify that this As-Built was prepared in accordance with contract construction documents and specifications from an actual field survey performed on January 8th, 2019 and meets the minimum requirements of As-Builts prepared for the City of Albuquerque and is true and correct to the best of my knowledge and belief.

David P. Acosta
David P. Acosta
Date 01/10/19

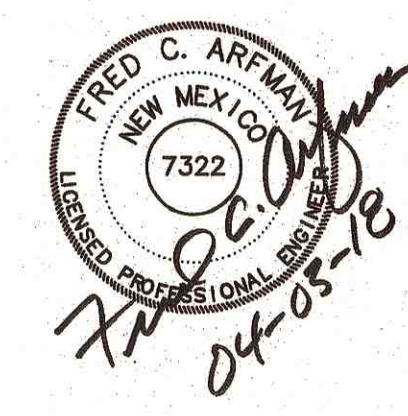
RECORD DRAWING



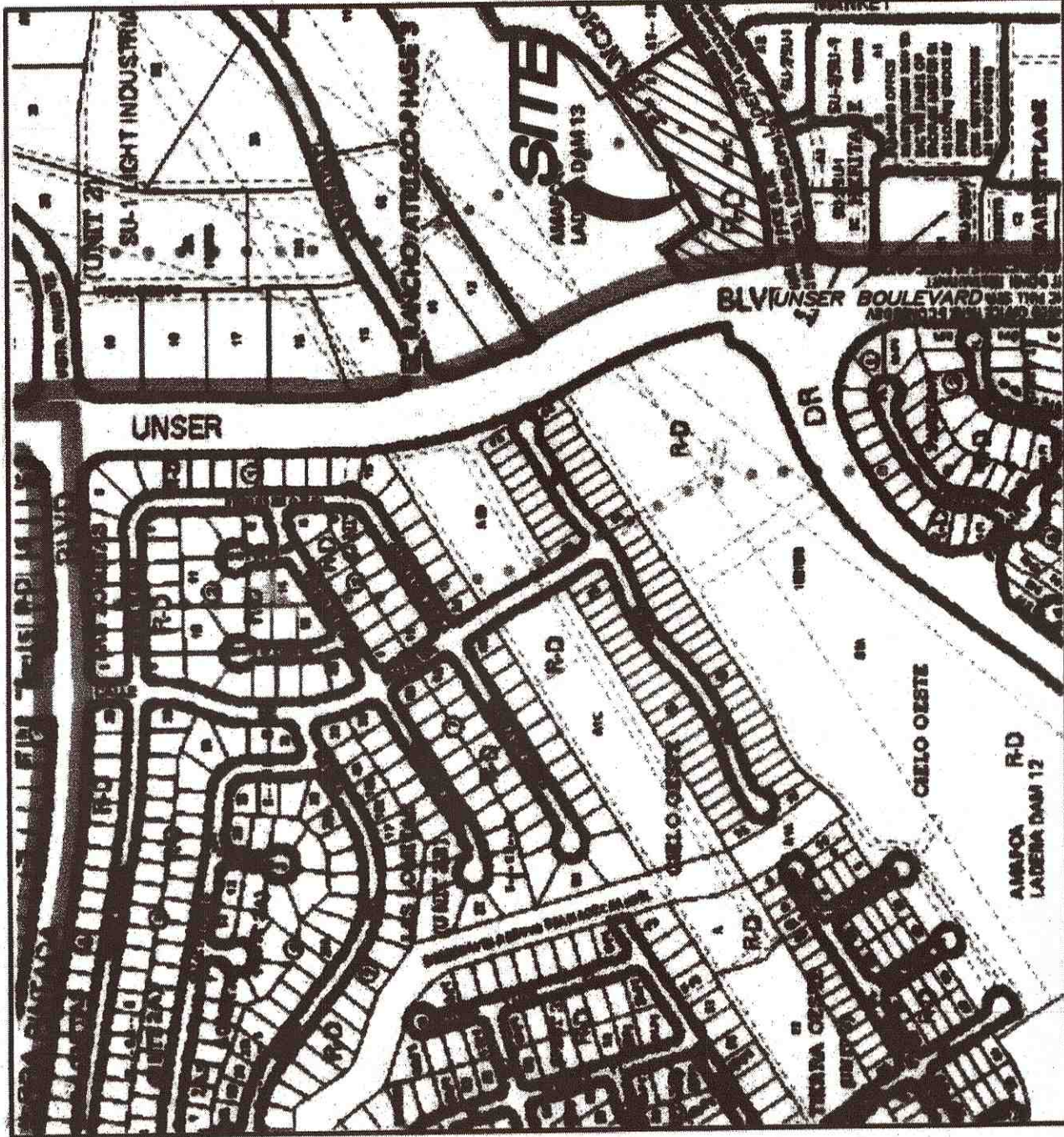
DRB NO. 1003274

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates

128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2228 CC-001.dwg Apr 03, 2018



APPROVALS		ENGINEER		DATE		*****	
DRC Chairman		<i>James Garduno</i>		05-03-18		APPROVED FOR CONSTRUCTION	
Transportation		<i>James Garduno</i>		05-02-18			
Water/Wastewater		<i>James Garduno</i>		5/2/18			
Hydrology		<i>Ramon Brucette</i>		5/3/18			
Constr. Mngmt.							
Constr. Coord.							
City Project No.						Sheet 1 Of 10	
691683							



VICINITY MAP
Not To Scale

GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
- Distances are ground.
- Plot bearings and distances do not differ from those shown on the plat of record.
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated herein.
- Albuquerque City Zone Atlas pages H-9 and H-10

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Tracts created: 2
- Additional Public Right of way dedicated: None
- Gross Subdivision acreage: 3.2384 acres.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels shown on this plat, or any portion thereof, if the foregoing requirement shall be a condition to approval of this plat.

170276_DWG

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

1-0001-0591-49330540001
Westview at Albuquerque
George Stano
Bernalillo County Treasurer
7-5-18

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico ("PSC"), a New Mexico corporation, (PSC Electric) for installation, maintenance, and service of overhead and underground electrical lines, and related equipment and facilities reasonably necessary to provide electrical services.

- New Mexico Gas Company for installation, maintenance, and service of overhead and underground gas lines and related facilities reasonably necessary to provide natural gas services.

- Quest Corporation d/b/a CenturyLink QC, for the installation, maintenance, and service of overhead and underground communication services, and related equipment and facilities reasonably necessary to provide communication services.

- Cable TV for the installation, maintenance, and service of such services, and related equipment and facilities reasonably necessary to provide cable services.

Included, is the right to build, rebuild, reconstruct, locate, relocate within the easement, change, remove, replace, renew, operate and maintain, and install, and over and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth in this easement to extend services to customers of Grantor, including sufficient working area space for electric transformers, with the easement to install and maintain such structures, including which interfere with the purposes set forth herein. No building, sign, pool, deck, or other structure shall be erected or wood, pool, decking, or other structural shall be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by new easements shown on this plat. Any structures adjacent to or near easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PSC) and New Mexico Gas Company (NMG) did not conduct a title search, and NMG does not warrant or release any easement or rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT:

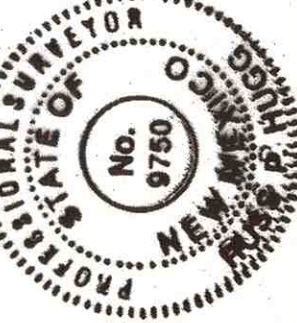
The purpose of this Plat is to:

- Divide One (1) existing Tract into Two (2) new Tracts as shown herein.
- Grant the New Private and Public Easements as shown herein.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards and Rules of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for survey and monumentation as set forth in the Uniform Standards and Rules of Registration of Professional Engineers and Surveyors; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMP's No. 9750
September 21, 2017



PLAT OF

TRACTS 5-A-1C-1 AND 5-A-1C-2
EL RANCHO ATRISCO PHASE III
(BEING A REPLAT OF TRACT 5-A-1C, EL RANCHO ATRISCO PHASE III)

SITUATE WITHIN

THE TOWN OF ATRISCO GRANT
IN

PROJECTED SECTIONS 9 AND 10
TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2017

PROJECT NUMBER 1003274

PLAT APPROVAL

UTILITY APPROVALS

Public Service Company of New Mexico
Date 9-25-17

New Mexico Gas Company
Date 9-25-17

Quest Corporation d/b/a CenturyLink QC
Date 9/26/2017

CenturyLink
Date 9/26/17

CITY APPROVALS

Stephen J. Buchanan P.E.
City Engineer
Date 9/25/17

Department of Municipal Development
Date

Real Property Division
Date

Environmental Health Department
Date 10/14/17

Health, Engineering, Transportation Division
Date 10/14/17

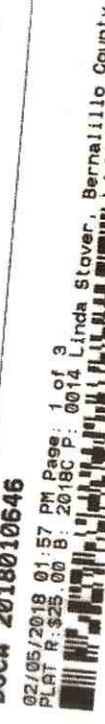
Recreation Department
Date 10/14/17

Public Works Department
Date 11/9/17

City Engineer
Date 10/14/2017

Chairperson, Planning Department
Date 2-1-2018

Chairperson, Planning Department
Date



SHEET 1 OF 3

SURV TEK, INC.
Consulting Surveyors
8884 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Phone: 505-897-3886 Fax: 505-897-3977

LEGAL DESCRIPTION

Tracts 5-A-1C of Tracts 5-A-1A, 5-A-1B, and 5-A-1C of EL RANCHO ATRISCO PHASE III, SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 9 AND 10, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, as shown and designated on the replat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on June 29, 1995 in Volume 95C, Folio 241.

Said tract contains 3.2384 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATED and now comprising PLAT OF TRACTS 5-A-1C-1 and 5-A-1C-2 of EL RANCHO ATRISCO PHASE III, SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 9 AND 10, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the consent of owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and undivided title to the above described property, and that they are the sole and exclusive owner(s) and proprietor(s) of the same. Said owner(s) and proprietor(s) do hereby grant the private easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

TITAN LADERA SS, LLC
a New Mexico limited liability company

By: DEAN DOLAN

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on this 26th day of January, 2018, by Dean Dolan as

Manager of Titan Ladera SS, LLC.

My commission expires 3-21-2020

Notary Public

SUSAN S. WILCO

NOTARY PUBLIC State of New Mexico

My Commission Expires 3-21-2020

DOCS 2018010846



FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within the National Flood Insurance Program (NFIP) Flood Insurance Study (FIS) for the Albuquerque, New Mexico Flood Insurance Study (FIS) in accordance with the National Flood Insurance Program Rate Map No. 35001C0326 J, Effective Date 11-04-2016.

LINE	LENGTH	BEARING
L1	67.48	S55°43'30"W
L2	63.60	S20°24'13"E
L3	13.00	N58°43'30"E
L4	13.00	N58°43'30"E
L5	13.00	N58°43'30"E
L6	176.59	S33°16'32"E
L7	18.56	S20°48'52"E
L8	108.87	S33°16'32"E
L9	78.19	S20°48'52"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	37.85'	25.00'	23.92'	34.34'	S48°43'41"E	86°45'17"
C2	217.51'	1478.00'	108.95'	217.32'	N09°34'07"W	8°25'56"
C3	585.97'	10440.00'	280.18'	529.18'	N72°48'14"E	31°10'03"
C4	26.50'	10440.00'	13.25'	26.50'	N20°28'03"E	1°27'35"
C5	27.03'	10440.00'	13.25'	27.03'	N68°39'35"E	1°29'22"
C6	238.20'	10440.00'	118.61'	235.69'	N63°13'52"E	1°30'48"
C7	18.12'	25.00'	10.05'	18.68'	N01°05'46"E	43°42'50"
C8	18.54'	25.00'	9.72'	18.12'	S42°03'22"E	42°29'03"

FOR INFORMATION ONLY

SHEET 2 OF 10

SHEET 2 OF 3

SURV TEK, INC.

170276_PLAT_1-23-18_DWG

Consulting Surveyors
8884 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Phone: 505-897-3886 Fax: 505-897-3977

AL.T.A. / N.S.P.S. LAND TITLE SURVEY
TRACT 5-A-1C
EL RANCHO ATRISCO
PHASE III
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2017

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	37.85'	25.00'	23.62'	34.34'	S48°43'41"E	86°45'17"
C2	217.51'	1478.00'	108.95'	217.32'	N09°34'01"W	8°25'56"
C3	565.97'	1040.00'	290.18'	559.01'	N72°18'54"E	31°10'49"

TRACT 6-A
EL RANCHO ATRISCO
PHASE III
Filed 2/12/1987 in Volume C32, Folio 184

Albuquerque Control Survey Monument
"2-1910"
New Mexico State Plane Coordinates -
Control Zone (NAD83)
N=439965.68
E=497155.49
Elev=5196.15' (NAVD83)

TRACT 5-A-1B
EL RANCHO ATRISCO
PHASE III
Filed 6/29/1995 in Volume 95C, Folio 241

TRACT 5-A-1C
3.238 Ac.

EL RANCHO ATRISCO
PHASE III
Filed 6/29/1995 in Volume 95C, Folio 241
(VACANT LAND - NO BUILDINGS)

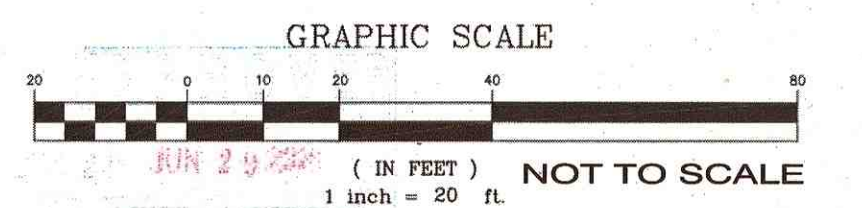
BIKE & JOGGING
TRAIL R/W
Filed 2/12/1987 in Volume C32, Folio 184

UNSER
BOULEVARD N.W.

DRIVE
N.W.

LADERA

TRACT A-2
HERITAGE MARKET PLACE
Filed 4/7/2015 in Book 2015C, Page 36



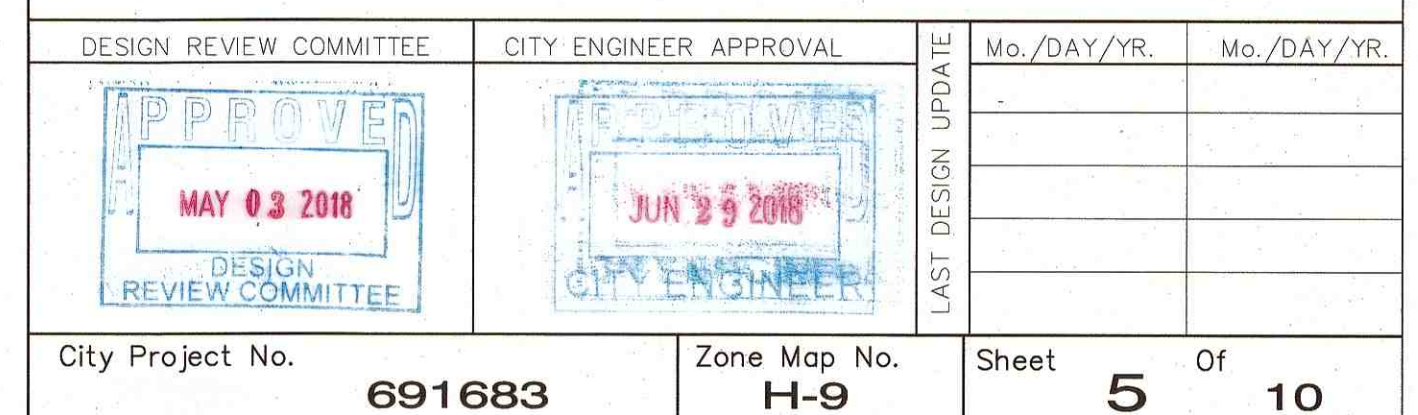
FOR INFORMATION ONLY

SHEET 4 OF 10
170275.DWG

SHEET 2 OF 2

SURV+TEK, INC.
Consulting Surveyors
3044 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Phone: 505-897-3300
Fax: 505-897-3377





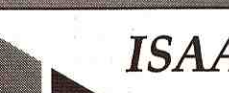
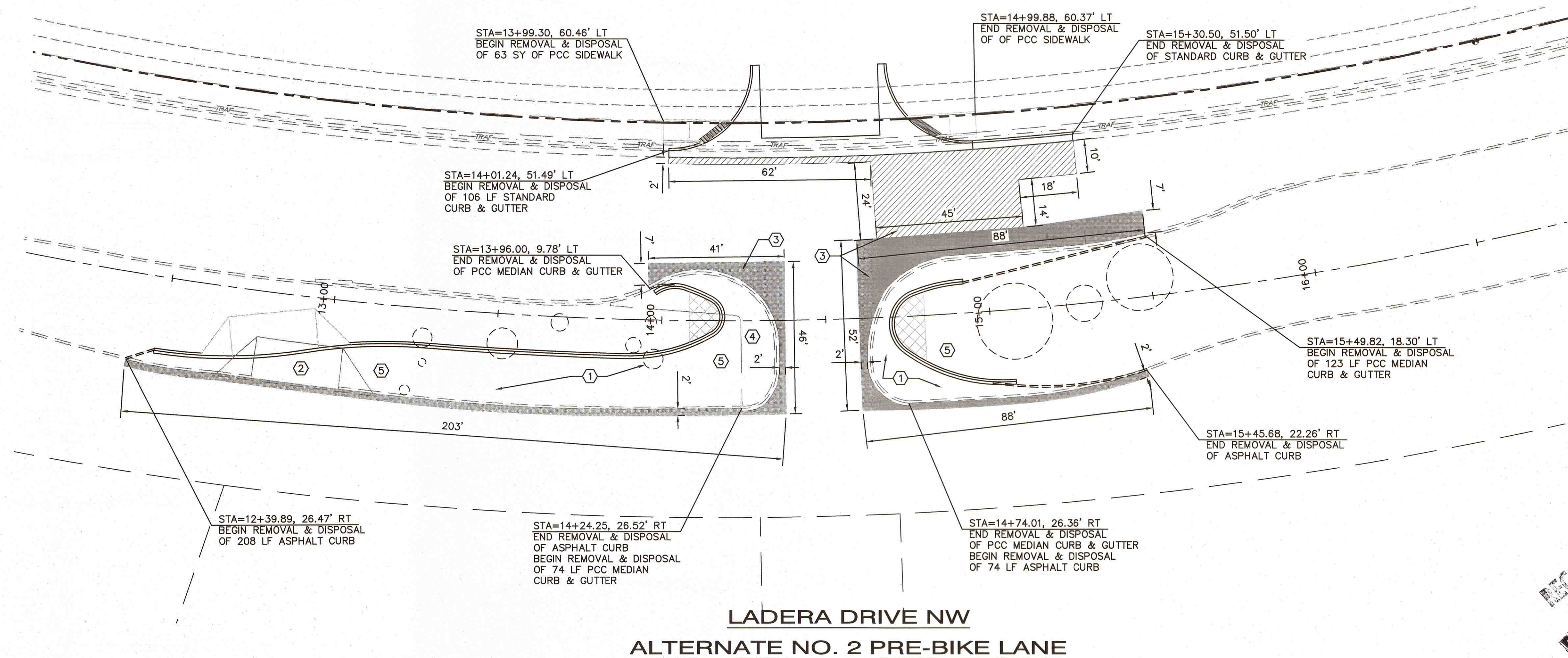
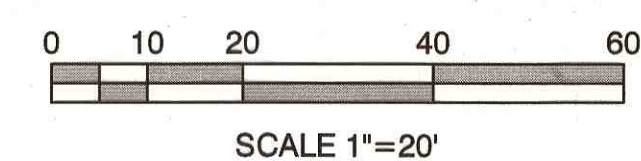


1. REMOVE & DISPOSE EXISTING LANDSCAPING (TREES, AND BUSHES,).
2. REMOVE & DISPOSE EXISTING PCC MEDIAN DRIVEPAD & TRANSITIONS.
3. REMOVE & DISPOSE ARTERIAL PAVEMENT.
4. REMOVE & DISPOSE PCC MEDIAN PAVEMENT.
5. EXISTING LANDSCAPING ROCK SHALL BE SALVAGED AND REPLACED WITHIN MEDIAN.

LEGEND

- | | |
|---|---|
|  | EXISTING CURB & GUTTER |
|  | EXISTING ASPHALT CURB |
|  | NEW MEDIAN CURB & GUTTER |
|  | NEW ASPHALT CURB |
|  | NEW MEDIAN CURB & GUTTER
WITH BIKE LANE IMPROVEMENTS |
|  | REMOVE AND DISPOSE ARTERIAL
PAVEMENT FOR NEW UTILITY
INSTALLATION |
|  | REMOVE AND DISPOSE ARTERIAL
PAVEMENT FOR NEW MEDIAN
CONSTRUCTION. |

CLEAN CITIES COORDINATION
CONTACT ANTHONY VILLANUEVA WITH CLEAN CITIES
24 HRS. PRIOR TO WORKING ON THE LANDSCAPING
/ IRRIGATION LINES IN THE MEDIANS.



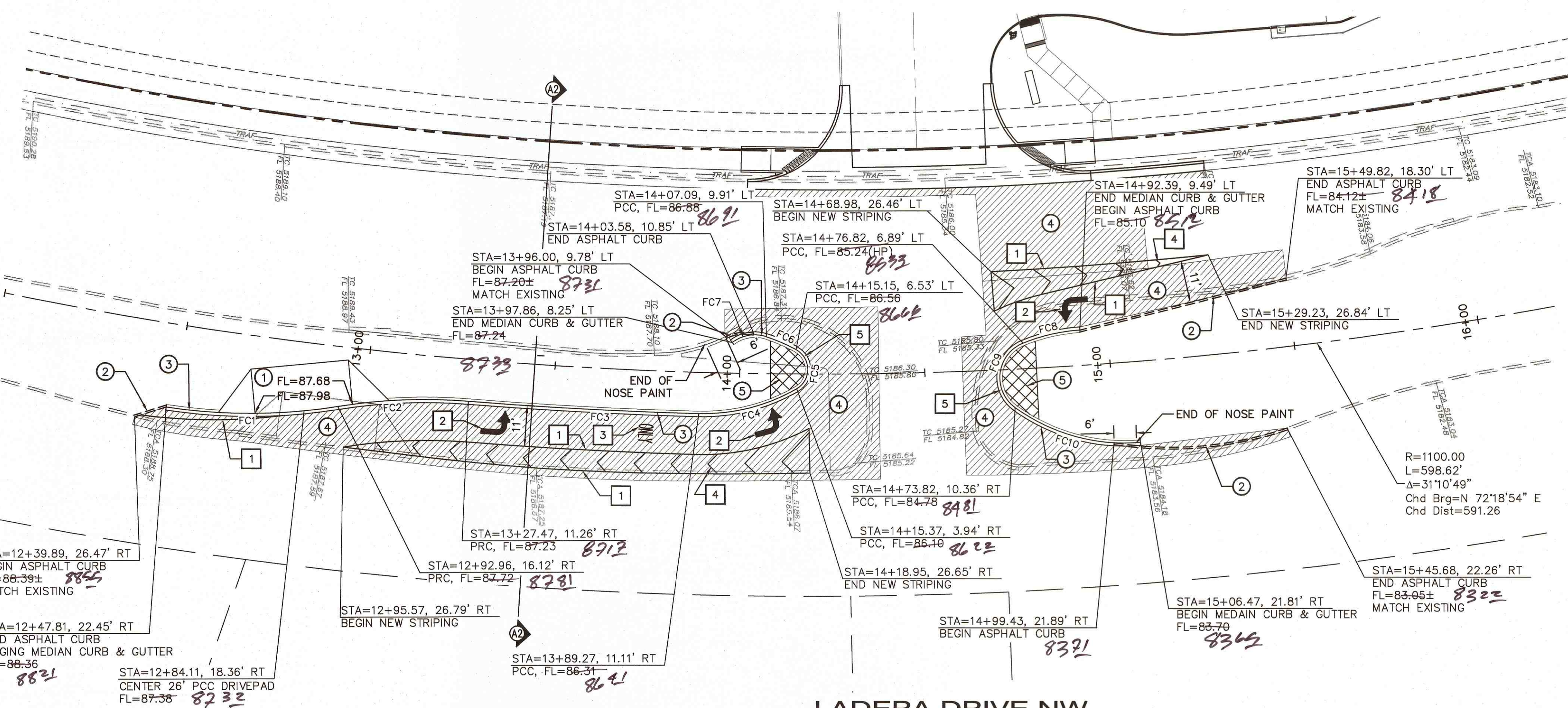
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com

2228 CP-303.dwg Apr. 24, 2018

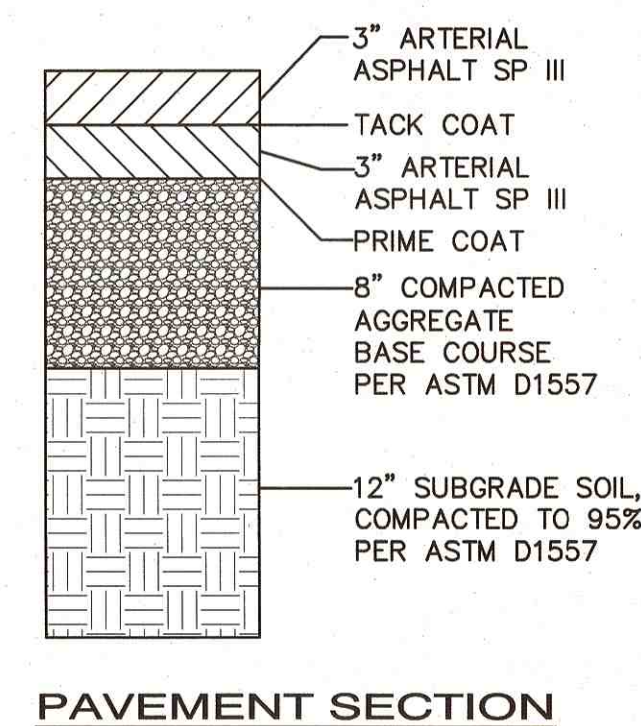
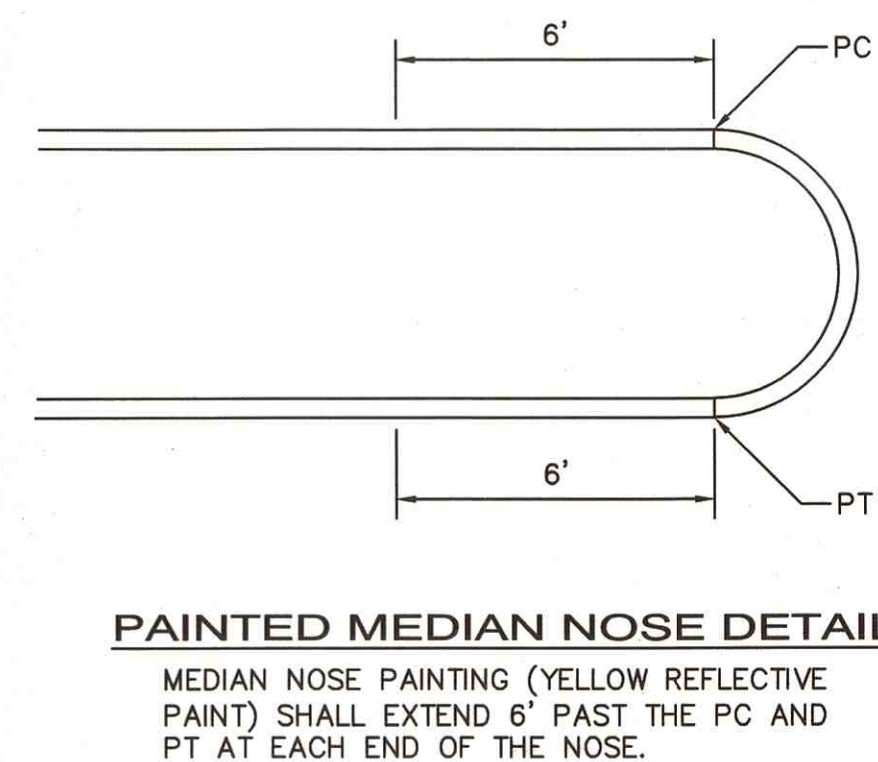
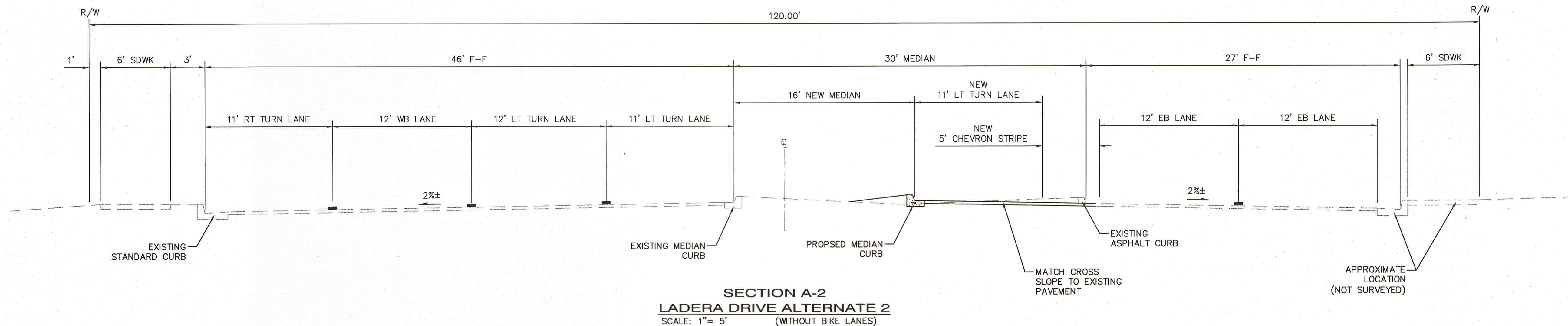
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

**UNSER / LADERA SELF STORAGE
DEMOLITION PLAN**

DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST DESIGN UPDATE	
					
City Project No.		Zone Map No.		Sheet	Of
691683		H-9		6	10



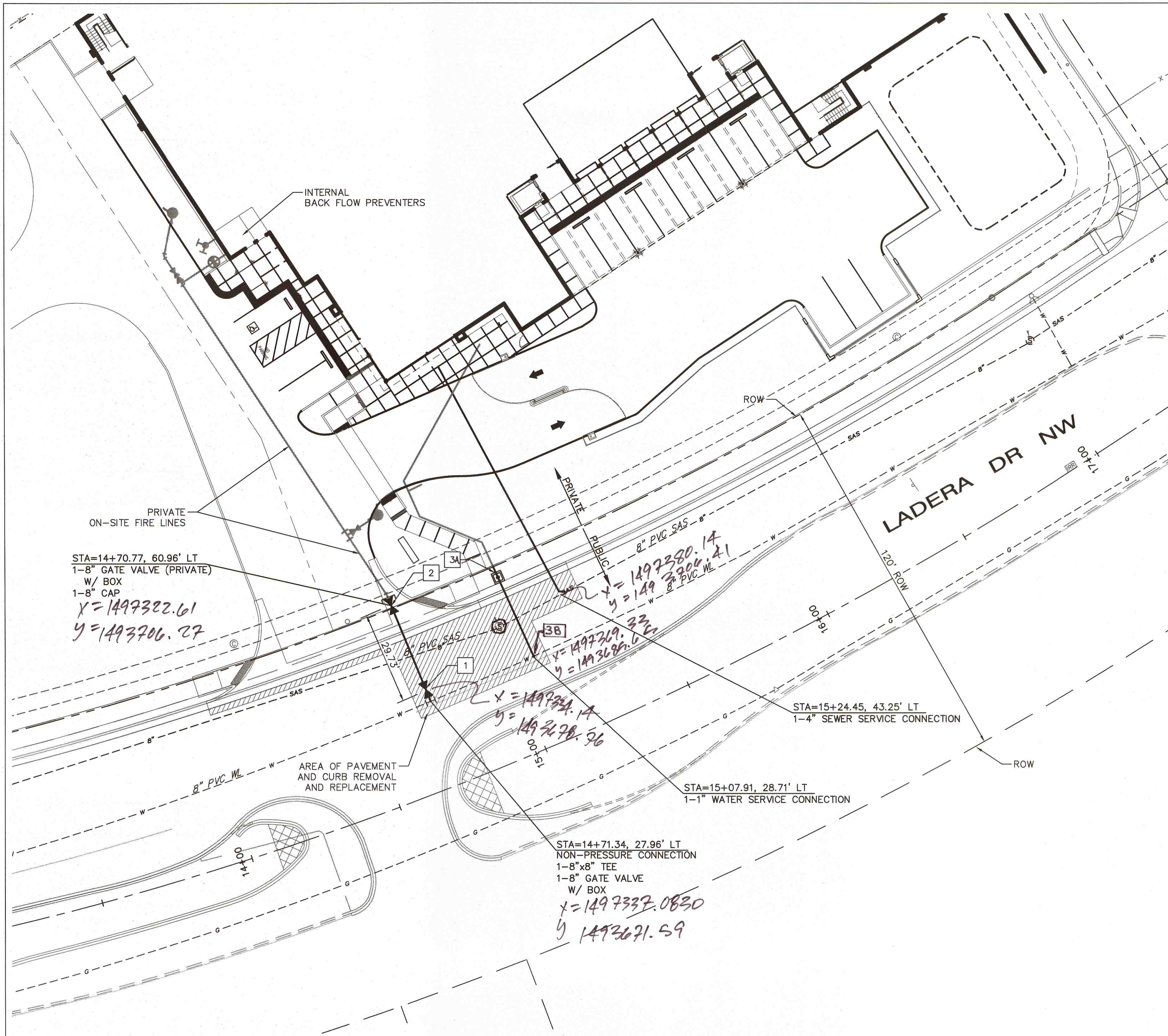
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP													
UNSER / LADERA SELF STORAGE MEDIAN PAVING PLAN													
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Mo./DAY/YR.</td> <td style="width: 50%; padding: 5px;">Mo./DAY/YR.</td> </tr> <tr><td style="height: 30px;"></td><td></td></tr> <tr><td style="height: 30px;"></td><td></td></tr> <tr><td style="height: 30px;"></td><td></td></tr> <tr><td style="height: 30px;"></td><td></td></tr> </table>	Mo./DAY/YR.	Mo./DAY/YR.								
Mo./DAY/YR.	Mo./DAY/YR.												
													
City Project No.	Zone Map No.	Sheet	Of										
691683	H-9	7	10										



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

UNSER / LADERA SELF STORAGE PAVING DETAILS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
				
City Project No.	691683	Zone Map No.	H-9	Sheet 8 Of 10



LEGEND

- 8" WL --- EXISTING WATERLINE
- 8" WL --- NEW PUBLIC WATERLINE
- EXISTING GATE VALVE
- NEW GATE VALVE

VALVE / WATER METER COORDINATES				
NOS.	X	Y	Z	PUBLIC/PRIVATE
1	1,497,334.14	1,493,678.76	5182.17	PUBLIC
2	1,497,322.61	1,493,706.27		PRIVATE
3A	1,497,358.53	1,493,711.08		PUBLIC
3B	1,497,367.33	1,493,685.65		PUBLIC

GENERAL & CONSTRUCTION NOTES

- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. 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.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS (4"-12").
- CONNECT NEW WATER LINE TO EXISTING PER ABCWUA STD DWG 2301.
- INSTALL 1" WATER SERVICE PER ABCWUA STD DWG 2362.
- INSTALL VALVE BOXES PER ABCWUA STD DWGS 2326 AND 2329.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS PER CRITERIA ON THIS SHEET.
- TRACER WIRE SHALL BE SECURED TO ALL PUBLIC INFRASTRUCTURE. SEE SHEET X.
- SUPPLEMENTAL SPECIFICATION: BACKFILL FOR WATER AND SEWER LINE TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557.
- INSTALL NEW SEWER SERVICE PER ABCWUA STD DWG 2125.
- SEWER LINE MATERIAL SHALL BE PVC SDR-35 PIPE.
- ALL WATER VALVE BOXES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
- PAVEMENT CUTS FOR UTILITIES PER COA STD DWG 2465 (ARTERIAL).
- PRIVATE FIRE HYDRANTS TO BE PAINTED SAFETY ORANGE.
- SEE SHEET 7 FOR PAVEMENT, CURB AND GUTTER AND SIDEWALK REMOVAL AND REPLACEMENT.

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

RESTRAINED JOINT LENGTHS, L _r , FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)						
SIZE	HORZ. BENDS				VALVES & DEAD ENDS	
	90°	45°	22 1/2°	11 1/4°		
12	37	15	8	4	102	
10	31	13	7	4	87	
8	27	11	6	3	72	
6	20	9	4	2	55	
4	15	6	3	2	39	

RESTRAINED JOINT LENGTHS, L _r , FOR REDUCERS, (FT.)				
MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.				
SIZE	LARGE SIDE	SIZE	LARGE SIDE	
12x10	30	10x6	53	
12x8	54	10x4	71	
12x6	74	8x6	31	
12x4	89	8x4	52	
10x8	29	6x4	29	

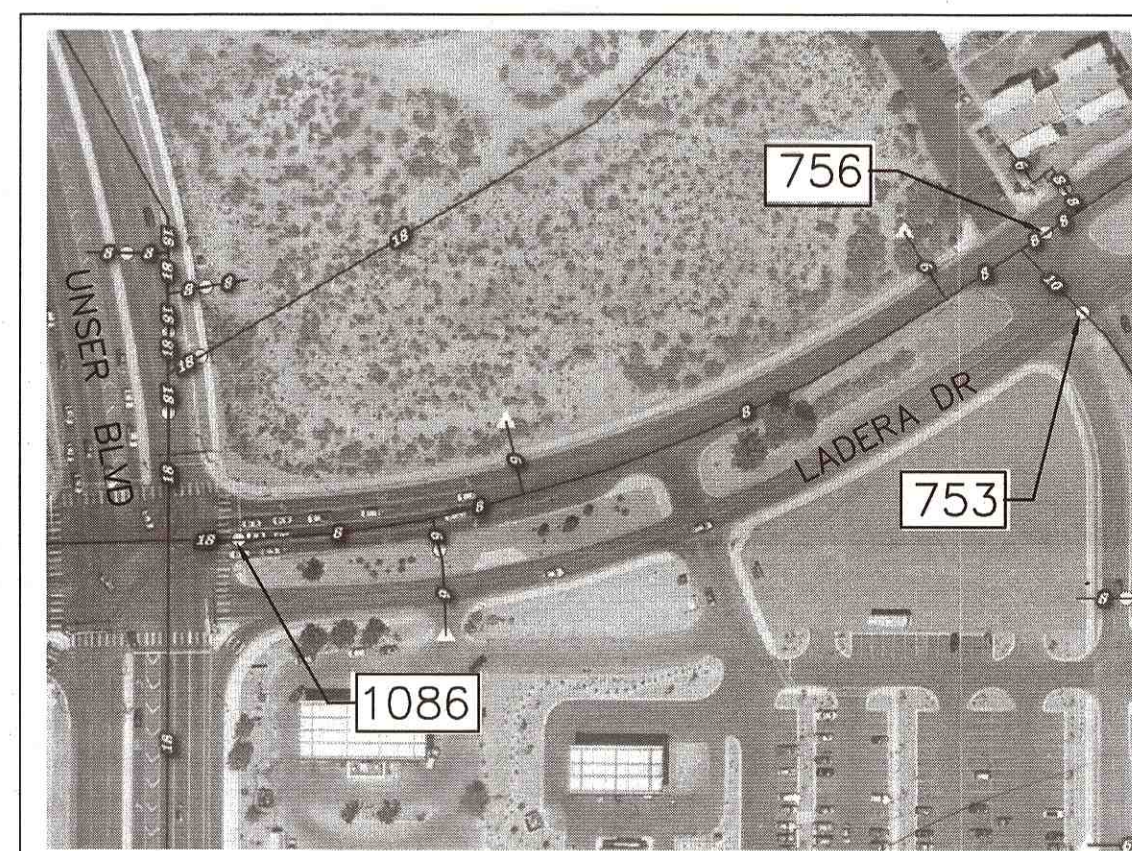
THESE TABLES ARE BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY: 3.0 FT. MINIMUM
 FACTOR OF SAFETY: 1.50
 MATERIAL: PVC
 SOIL TYPE: GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
 TEST PRESSURE: 150 PSI
 TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY ABCWUA.

NOTES:

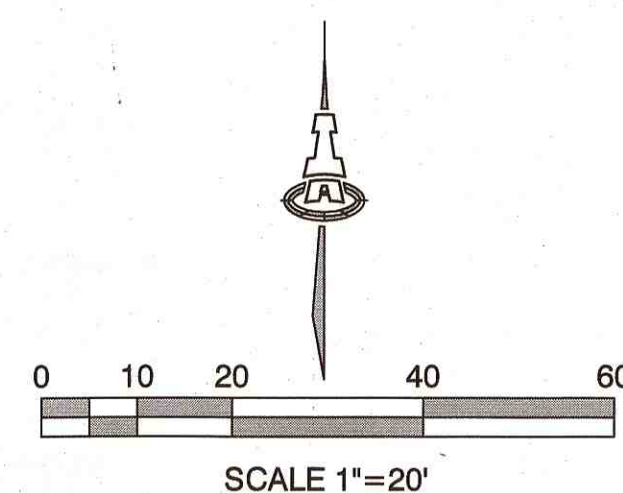
- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
- THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.



WATER SHUT-OFF PLAN

PROJECT IS NOT A MASTER PLAN LINE.
 2 - NON-PRESSURE CONNECTIONS.
 SHUT OFF VALVES 1086 AND 756 ON LADERA DR.
 SHUT OFF VALVE 753 ON MARKET ST.

SHUT-OFF EXISTING VALVE AS INDICATED ABOVE TO PROVIDE NON-PRESSURE CONNECTION. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 7 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



ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph. 505-268-8828 www.iacivil.com
 2228 CU-101.dwg Apr 24, 2018

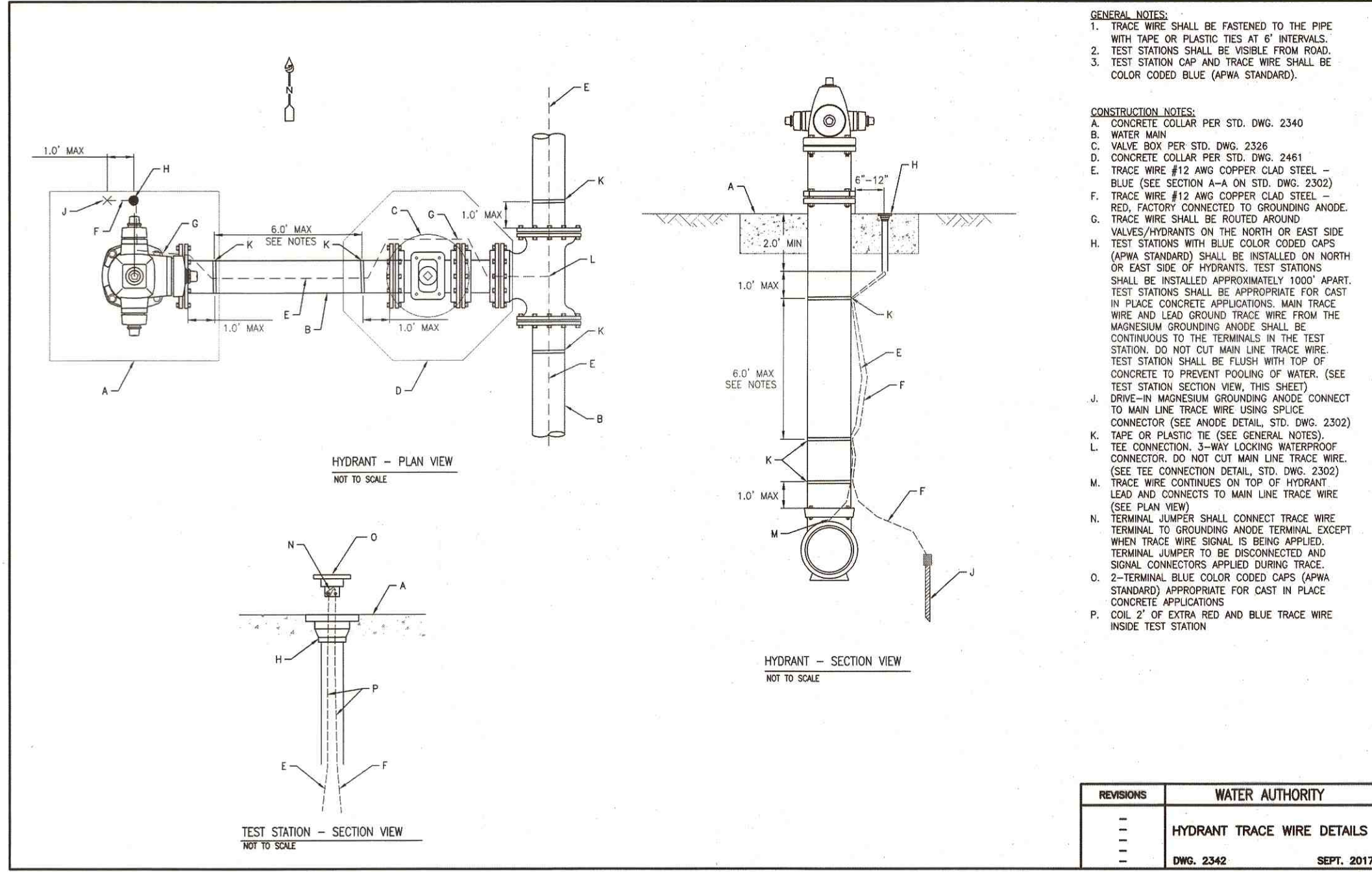
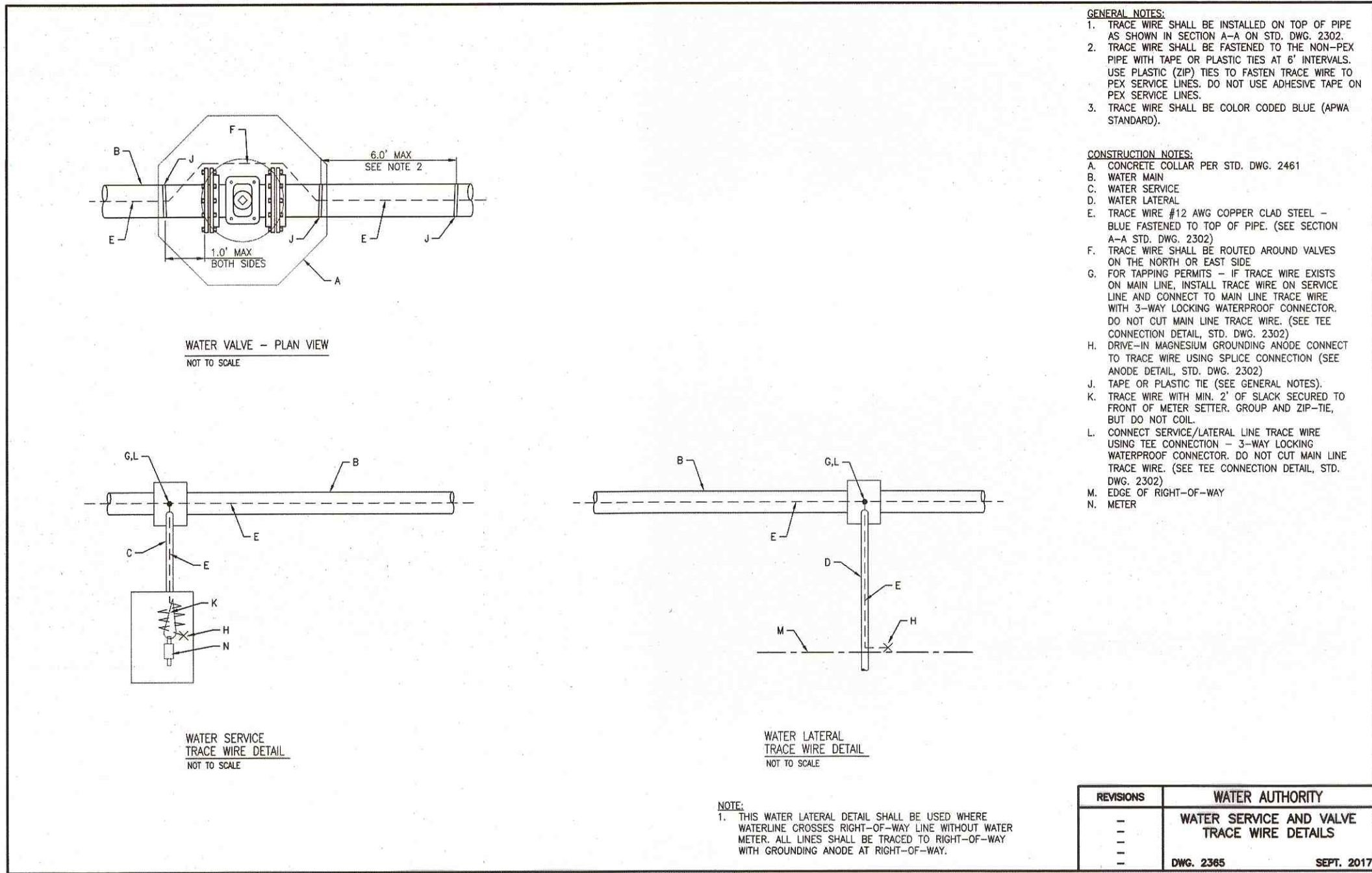
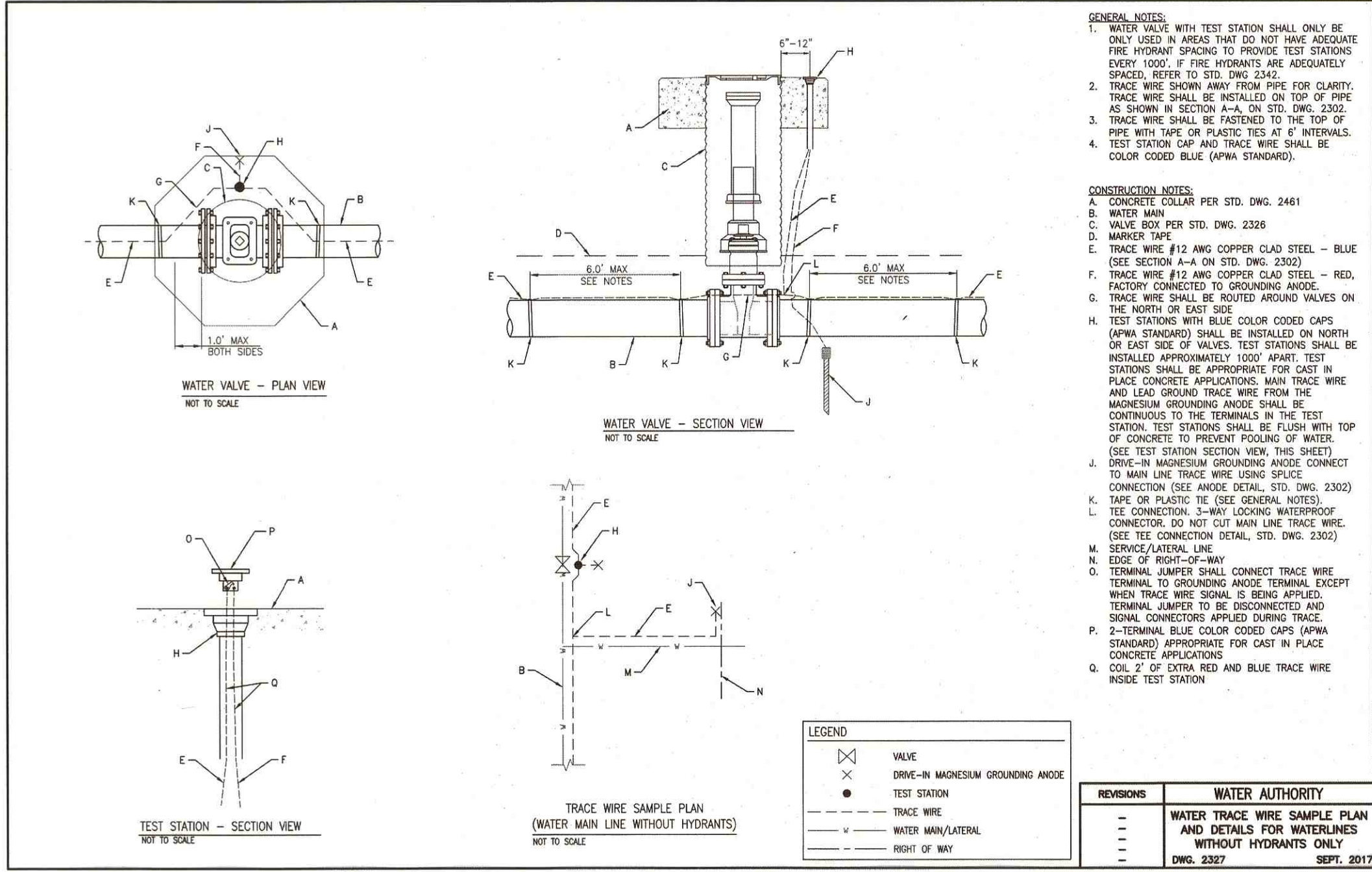
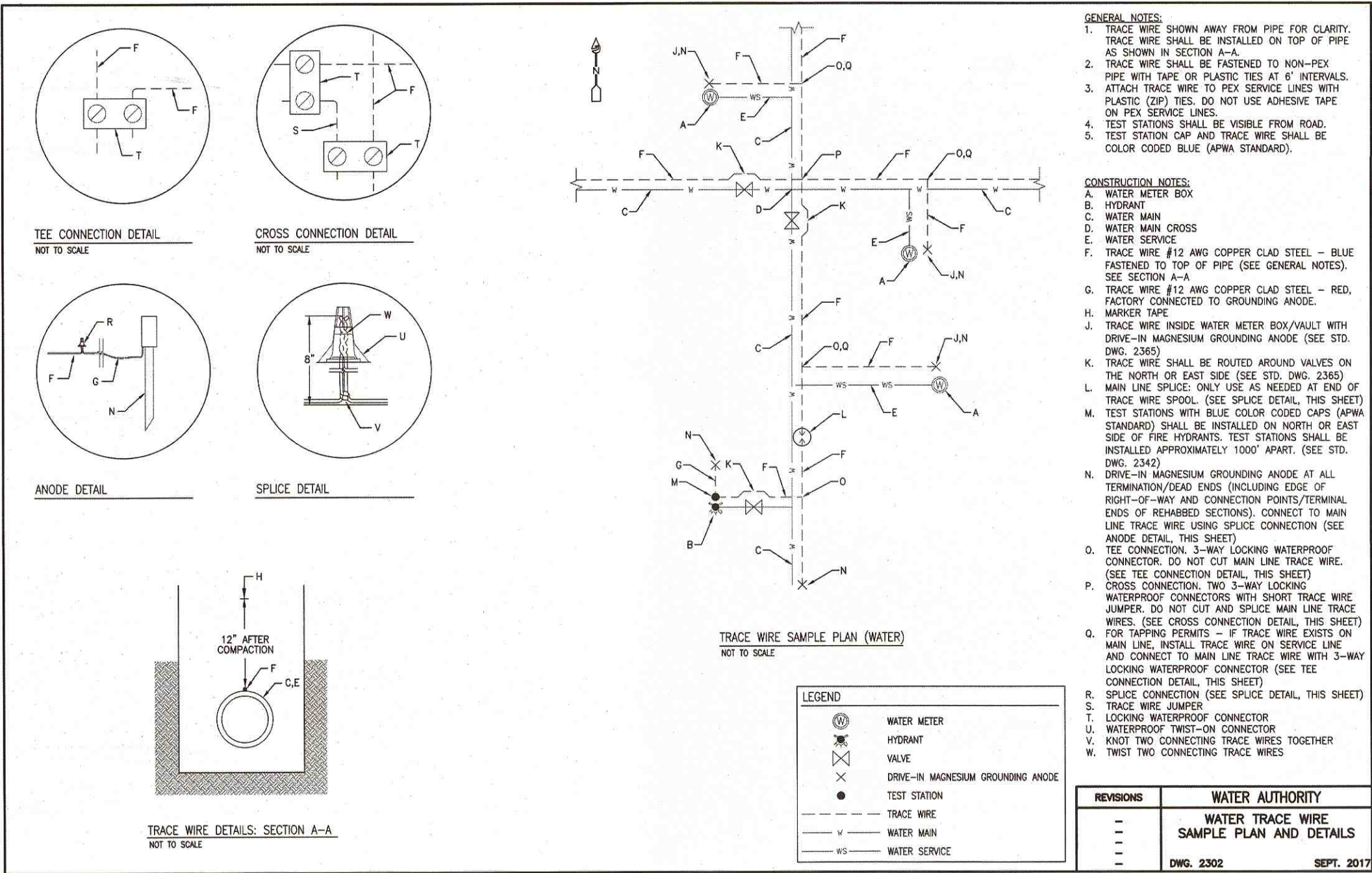
CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

UNSER / LADERA SELF STORAGE UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED MAY 03 2018 DESIGN REVIEW COMMITTEE	APPROVED JUN 29 2018 CITY ENGINEER			
City Project No.	Zone Map No.	Sheet	Of	
691683	H-9	9	10	



RECORD DRAWING



ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph. 505-268-8828 www.iacivil.com

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

**UNSER / LADERA SELF STORAGE
 WATERLINE DETAILS**

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

City Project No. **691683** Zone Map No. **H-9** Sheet **10** Of **10**

Mo./DAY/YR. Mo./DAY/YR.

DESIGNED BY **IA** DATE **06/17**
 DRAWN BY **IA** DATE **06/17**
 CHECKED BY **FOA** DATE **06/17**

RECORD DRAWING

AS-BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	Albuquerque Central Survey Monument	DATE	1-14	CONTRACTOR	Albuquerque Central Survey Monument	DATE	1-14	CONTRACTOR	Albuquerque Central Survey Monument	DATE	1-14	CONTRACTOR	Albuquerque Central Survey Monument	DATE	1-14
WORK STAGED BY	CSTF	DATE	1-14	WORK STAGED BY	CSTF	DATE	1-14	WORK STAGED BY	CSTF	DATE	1-14	WORK STAGED BY	CSTF	DATE	1-14
FIELD ADJUSTMENT BY	CSTF	DATE	1-14	FIELD ADJUSTMENT BY	CSTF	DATE	1-14	FIELD ADJUSTMENT BY	CSTF	DATE	1-14	FIELD ADJUSTMENT BY	CSTF	DATE	1-14
DRAWINGS CORRECTED BY	CSTF	DATE	1-14	DRAWINGS CORRECTED BY	CSTF	DATE	1-14	DRAWINGS CORRECTED BY	CSTF	DATE	1-14	DRAWINGS CORRECTED BY	CSTF	DATE	1-14
RECORDED BY		DATE		RECORDED BY		DATE		RECORDED BY		DATE		RECORDED BY		DATE	
NO.				NO.				NO.				NO.			

ABCWUA DETAILS