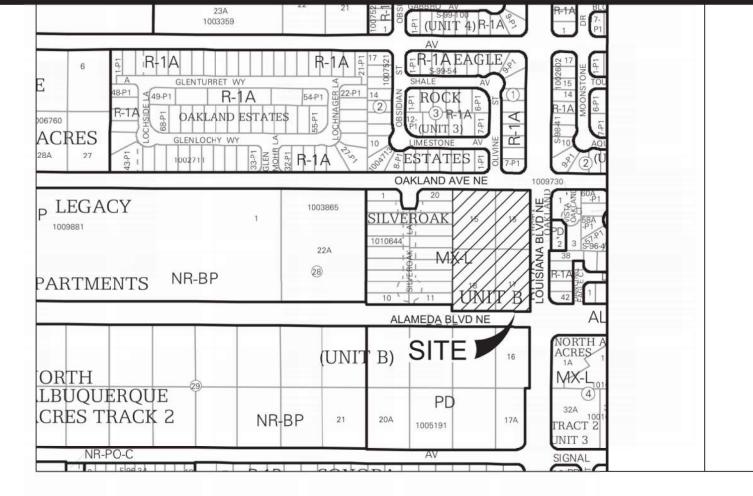
NEW MEXICO

DEPARTMENT OF MUNICIPAL DEVELOPMENT

| APPROVED RECORD DRAWINGS | | | | | | | |
|--------------------------|-----------------|--|--|--|--|--|--|
| City Inspector | Tim Sims | | | | | | |
| Contractor | HB Construction | | | | | | |
| Construction Engineer | David Bishop | | | | | | |
| Date | 5/5/2025 | | | | | | |



VICINITY MAP

ZONE ATLAS MAP C-18 NTS

Revisions List

Description

Date

| % | | <u></u> |
|----------|-----------|---|
| 1 | 4/26/2024 | Revised entrance grading to accommodate clearance of the site entrance gate. Transformer location change for street light transformer. |
| 2 | 5/06/2024 | Revised sidewalk alignment and width along Oakland to relocate street trees avoid street tree conflicts with existing overhead power. Revised trail alignment along Alameda to keep street trees out of the sight triangles. Electrical service line location change. |



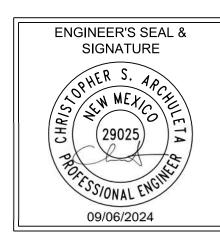
AUGUST 2023

OLIVINE APARTMENTS PUBLIC WORK ORDER

CPN 715386

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

THIS CERTIFICATION IS BASED ON SITE INSPECTIONS BY ME OR PERSONNEL UNDER MY DIRECTION AND SURVEY INFORMATION PROVIDED BY THE CONTRACTOR, H.B. CONSTRUCTION, AND THE SURVEYOR, JOSEPH M. SOLOMON, JR., N.M.P.S. NO. 15075.



Sheet List Table

Sheet Number Sheet Title

GENERAL

COVER

GENERAL NOTES & ABBREVIATIONS

CIVIL

DEMOLITION PLAN

OVERALL ROADWAY PLAN OVERALL ENTRANCE PLAN

ROADWAY STRIPING AND SIGNAGE

UTILITY

WATER SHUT OFF AND RESTRAINT JOINT TABLE

RETAINING WALL DETAILS RETAINING WALL NOTES **ELECTRICAL COMMONS ELECTRICAL PLAN** ELECTICAL SCHEDULE **ELECTRICAL DETAILS**

FOR INFORMATION ONLY

RECORDED PLAT RECORDED PLAT APPROVED HYDROLOGY APPROVED HYDROLOGY APPROVED HYDROLOGY APPROVED HYDROLOGY

> WUA AVAILABILITY # ____ PR-2021-006238 DRB CASE #





| ENGINEER STAMP & SIGNATURE | APPROVALS | ENGINEER | DATE | ***** |
|---|------------------|-------------------|--------------|---------|
| | DRC CHAIRPERSON | James alvelen | 8/30/2023 | APPRO\ |
| | TRANSPORTATION | MPN-P.E. | 8/28/2023 | |
| ME TICK D | WATER/WASTEWATER | Randall Canoll | 8/30/2023 | 2 |
| THE WEXT CLA | HYDROLOGY | Renée C Brissette | 08/28/23 | # |
| (² (17154) ⁰) | PARKS | | | CITY EN |
| LEAT TO THE STATE OF THE STATE | CONST. MGMT. | | | |
| Procession | CONST. COORD. | , | | |
| Control of the second | CITY PROJECT NO. | Approve | d by Albuqu | SHEET |
| | | City En | gineer and D | lesign |

8/24/2023

1 OF 21 715386 View Committee, Aug. 30, 2023.

OVED FOR CONSTRUCTION 8/30/2023 DATE

CONSTRUCTION NOTES

- 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.
- 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.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL 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 COORDINATE RELOCATION OF UTILITY LINES WITH UTILITY COMPANIES AS REQUIRED.
- 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.
- REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL SIDEWALK AND CURB AND GUTTER REMOVALS SHALL BE TO THE NEAREST JOINT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION AS REVISED THROUGH LATEST UPDATE.
- 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 PUBLIC
- 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.
- 10. TACK COAT REQUIREMENTS SHALL BE DETERMINED DURING CONSTRUCTION BY THE PROJECT ENGINEER.
- 11. ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- 12. 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 INSURE THE PRESERVATION OF CITY SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT CITY 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 CITY 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.
- 13. 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 BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. CONTRACTOR MUST REFER TO SECTION 19 OF THE STANDARD SPECIFICATION FOR TRAFFIC CONTROL.
- 14. ALL CITY STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED STRIPING BY CONTRACTOR TO EXISTING LOCATION OR AS INDICATED BY THIS PLAN SET. FINAL STRIPING TO BE COORDINATED WITH C.O.A. TRAFFIC OPERATIONS.
- 15. CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
- 16. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY MAY REQUIRE TWENTY-FOUR HOUR CONSTRUCTION.
- '. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR
- 8. WHEN APPLICABLE, CONTRACTOR SHALL, ON BEHALF OF THE OWNER AND OPERATORS, SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO

BEGINNING CONSTRUCTION.

- 19. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY OF
- 20. ALL FILL SHALL BE CLEAN, FREE FROM VEGETATION, DEBRIS, AND OTHER DELETERIOUS MATERIALS, AND SHALL NOT BE CONTAMINATED WITH HYDROCARBONS OR OTHER CHEMICAL CONTAMINANTS.
- 21. IF CULTURAL RESOURCES, SUCH AS HISTORIC OR PREHISTORIC ARTIFACTS OR HUMAN REMAINS ARE DISCOVERED DURING EXCAVATION OR CONSTRUCTION WORK SHALL CEASE AND THE ENGINEER SHALL NOTIFY LOCAL AUTHORITIES. IF HUMAN REMAINS ARE DETERMINED BY THE OFFICE OF THE MEDICAL EXAMINER NOT TO BE RECENT, THE ENGINEER SHALL NOTIFY THE STATE HISTORIC PRESERVATION OFFICER (SHPO) AT 827-6320
- 22. TWO WEEKS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY ABQRIDE TRANSIT DEPARTMENT TO DISCUSS THE IMPACT OF TRAFFIC CONTROL PLAN ON BUS ROUTE AND ANY OTHER TRANSIT INFRASTRUCTURE BEING IMPACTED. CONTACT PERSON FOR ABQRIDE: DOUG GOFF (505) 724-3139 OR (505) 331-0253, EMAILS: dgoff@abq.gov
- 23. 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.
- 24. MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.
- 25. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900, DR18 REQUIREMENTS (6" - 12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6" - 48").
- 26. 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.
- 27. 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.
- 28. 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.
- 29. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO THE CITY OF ALBUQUERQUE SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9.
- 30. CONTRACTOR SHALL INSTALL A 4" X 4" X 5' POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.
- 31. THE PRESSURE TEST AND CHLORINATION PROCESS (AWWA C651) IS THE RESPONSIBILITY OF THE PRIME INSPECTION ENGINEER OF RECORD. THE WUA INSPECTOR WILL OBTAIN THE POTABILITY SAMPLES FOR USE BY THE WUA LAB TESTING TO PLACE LINES IN SERVICE.
- 32. 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.

33. 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 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, PIPELINE, 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.
- 34. INSTALL TRACER WIRE PER DETAILS INCLUDED IN THIS PLANSET.
- 35. 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
- 36. ADJACENT PROPERTIES WILL NOT BE DISTURBED WITH CONSTRUCTION OF THE INFRASTRUCTURE SHOWN

HEREIN.

- 37. ALL WORK PERFORMED ON PRIVATELY OWNED SEWER LINE AND SERVICE LINES MUST BE INSPECTED BY THE CITY OF ALBUQUERQUE'S CODE ADMINISTRATION DIVISION. IN ORDER THE INSPECTION BY THE PLANNING DEPARTMENT, CODE ADMINISTRATION DIVISION, PLUMBING SECTION CAN BE EFFICIENTLY HANDLED. WITH A MINIM AL LOSS OF TIME TO CONTRACTOR, THE FOLLOWING SHALL BE NOTED:
- INSPECTION ARRANGEMENTS FOR A SEWER SERVICE LINE SHALL BE MADE BY THE CONTRACTOR CALLING THE CITY OF ALBUQUERQUE, CODE ADMINISTRATION DIVISION, PLUMBING SECTION. INSPECTION REQUESTS CALLED IN BETWEEN THE HOURS OF 8:00A.M. AND 12:00 NOON WILL BE INSPECTED THE SAME AFTERNOON. INSPECTION REQUESTS CALLED IN BETWEEN THE HOURS OF 1:00 P.M AND 5:00 P.M. WILL BE INSPECTED THE FOLLOWING MORNING, EXCEPT IN CASES OF EMERGENCY.
- 38. ALL SIDEWALK AND CURB AND GUTTER REMOVALS SHALL BE TO THE NEAREST JOINT.

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.
- 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.

- 13. ALL WORK REGARDING PUBLIC WATER AND PUBLIC SANITARY SEWER INFRASTRUCTURE DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, BE CONSTRUCTED IN ACCORDANCE WITH WATER AUTHORITY STANDARD SPECIFICATIONS. PLANS SHALL FOLLOW THE MOST CURRENT UPDATE WHICH CAN BE FOUND ONLINE AT HTTP://WWW.ABCWUA.ORG/FOR BUILDERS.ASPX
- 14. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. EXISTING VALVES AND MANHOLES SHALL NOT BE BURIED OR PAVED OVER BUT RIMS SHALL BE ADJUSTED TO MATCH NEW GRADE PER COA STANDARD DRAWINGS 2460 AND 2461.
- 15. NON-RESIDENTIAL USERS SHALL COORDINATE WITH THE WATER AUTHORITY PRETREATMENT ENGINEER TO ENSURE THE PROPER IMPROVEMENTS ARE IN PLACE FOR THE DEVELOPMENT FOR DISCHARGE INTO THE PUBLIC SANITARY SEWER COLLECTION SYSTEM.
- 16. NON-RESIDENTIAL USERS SHALL COORDINATE WITH THE WATER AUTHORITY CROSS CONNECTION SECTION TO ENSURE THE PROPER IMPROVEMENTS ARE IN PLACE FOR THE TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE FOR THE WATER SYSTEM.
- 17. MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.
- 18. 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
- 19. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900: DR18 REQUIREMENTS (6" – 12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6" - 48"),
- 20. 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.
- 21. 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.
- 22. ALL PROPOSED SANITARY SEWER SLOPES SHALL BE VERIFIED DURING CONSTRUCTION TO MEET THE APPROVED DESIGN. AS-BUILT SLOPES SHALL BE RECORDED FOR EACH LINE SEGMENT.
- 23. 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.
- 24. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO THE ABCWUA STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL INSTALL A 4" X 4" X5' POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.
- 25. TRACER WIRE SHALL BE INCLUDED FOR ALL PUBLIC WATER AND SEWER MAINS AND FOR WATER SERVICES IN ACCORDANCE WITH WATER AUTHORITY DETAILS.
- 26. CONTRACTOR SHALL PROVIDE THE PROPOSED HYDRO TESTING PLANS TO THE WUA INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.
- 27. 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.
- 28. 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
- 29. ALL WATER AND SANITARY SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED UTILIZING MATERIALS LISTED IN THE APPROVED PRODUCTS LIST AND BE CONSTRUCTED PER THE MOST CURRENT WATER AUTHORITY STANDARD DETAILS AND SPECIFICATIONS. MATERIAL SUBMITTALS SHALL BE PROVIDED PRIOR TO CONSTRUCTION FOR THE WATER AUTHORITY ENGINEER TO REVIEW PRIOR TO THE START OF CONSTRUCTION. INFORMATION CAN BE FOUND AT HTTP://WWW.ABCWUA.ORG/FOR BUILDERS.ASPX

TRANSPORTATION

30. 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
- 31. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
- 32. 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.
- 33. 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.
- 34. THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND
- 35. 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.
- 36. 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.
- 37. 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

- 38. ALL STORM DRAINS SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED ON THE PLANS.
- 39. 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.

OTHER COMMON NOTES

- 40. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- 41. WHEN DISTURBING MORE THAN ¾ ACRES, CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
- 42. 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.
- 43. 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.
- 44. 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.
- 45. 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.
- 46. 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.
- 47. CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL
- 48. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC.,

- WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
- 49. 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
- 50. 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.
- 51. IF DISTURBING PCC PAVEMENT FOR ART LANES: CONTRACTOR SHALL CONTACT ABQ TRANSIT DEPARTMENT AT LEAST TWO WEEKS PRIOR TO DISTURBING THE PCC PAVEMENT ASSOCIATED WITH THE ART LANES. CONTACT INFO: ROLANDO SUAREZ, PH. 505.205.3444 (RSUAREZ@CABQ.GOV) OR SHAUN GIBSON PH. 505.250.5269 (SGIBSON@CABQ.GOV).

GENERAL NOTES BASED ON SCOPE OF WORK

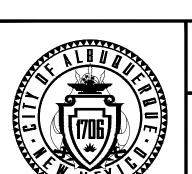
- 52. WORK AFFECTING ARTERIAL ROADWAYS MAY REQUIRE TWENTY-FOUR-HOUR CONSTRUCTION.
- 53. TWO WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHOULD NOTIFY THE TRANSIT DEPARTMENT OF ANY IMPACT THE PROPOSED PROJECT WILL HAVE ON THE TRANSIT SYSTEM SUCH AS CAUSING A DETOUR, OR CAUSE THE CLOSING OR RELOCATION OF A BUS STOP. THE CONTACT PERSON IS DOUGLAS GOFF, OFFICE PHONE 505-724-3137, CELL PHONE 505-206-0151, AND E-MAIL DGOFF@CABQ.GOV
- 54. STREET NAME SIGNS, REGULATORY SIGNAGE, AND ANY NECESSARY STRIPING ON PRIVATE STREETS ARE THE DEVELOPER'S RESPONSIBILITY.
- 55. IN ALL AREAS WHERE PUBLIC STREETS OR INFRASTRUCTURE ARE TO BE CONSTRUCTED OVER FILLS, THE GEOTECHNICAL ENGINEER SHALL CERTIFY THAT PLACEMENT, COMPACTION, AND ALL OTHER WORK HAS BEEN COMPLETED IN ACCORDANCE WITH COA SPECIFICATION SECTION 204. SAID CERTIFICATION, ALONG WITH SUPPORTING TESTING DOCUMENTATION, SHALL BE PROVIDED TO THE CONSTRUCTION ENGINEER PRIOR TO OR AT THE PRE-CONSTRUCTION CONFERENCE BEFORE WORK ORDER CONSTRUCTION

SON E. CO MEX (17154)

ABBREVIATIONS

CENTERLINE COA CITY OF ALBUQUERQUE DWG DRAWING DTL DETAIL DROP INLET DI ELEVATION FLOWLINE INVERT LINEAR FEET LEFT MAX MAXIMUM MIN MINIMUM MH **MANHOLE** NO NUMBER POINT OF CURVATURE RCP REINFORCED CONCRETE PIPE RIGHT STA STATION STD STANDARD TOP OF ASPHALT TOP OF PIPE TBC TOP BACK CURB TOC TOP OF CONCRETE

DESIGNED BY: XX DRAWN BY: XX



DEPARTMENT OF MUNICIPAL DEVELOPMENT

OLIVINE APARTMENTS

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL ZONE MAP NO.

CITY PROJECT NO. Approved by Albuquerque 715386 City Engineer and Design Review Committee, Aug. 30, 2023. SHEET NO.

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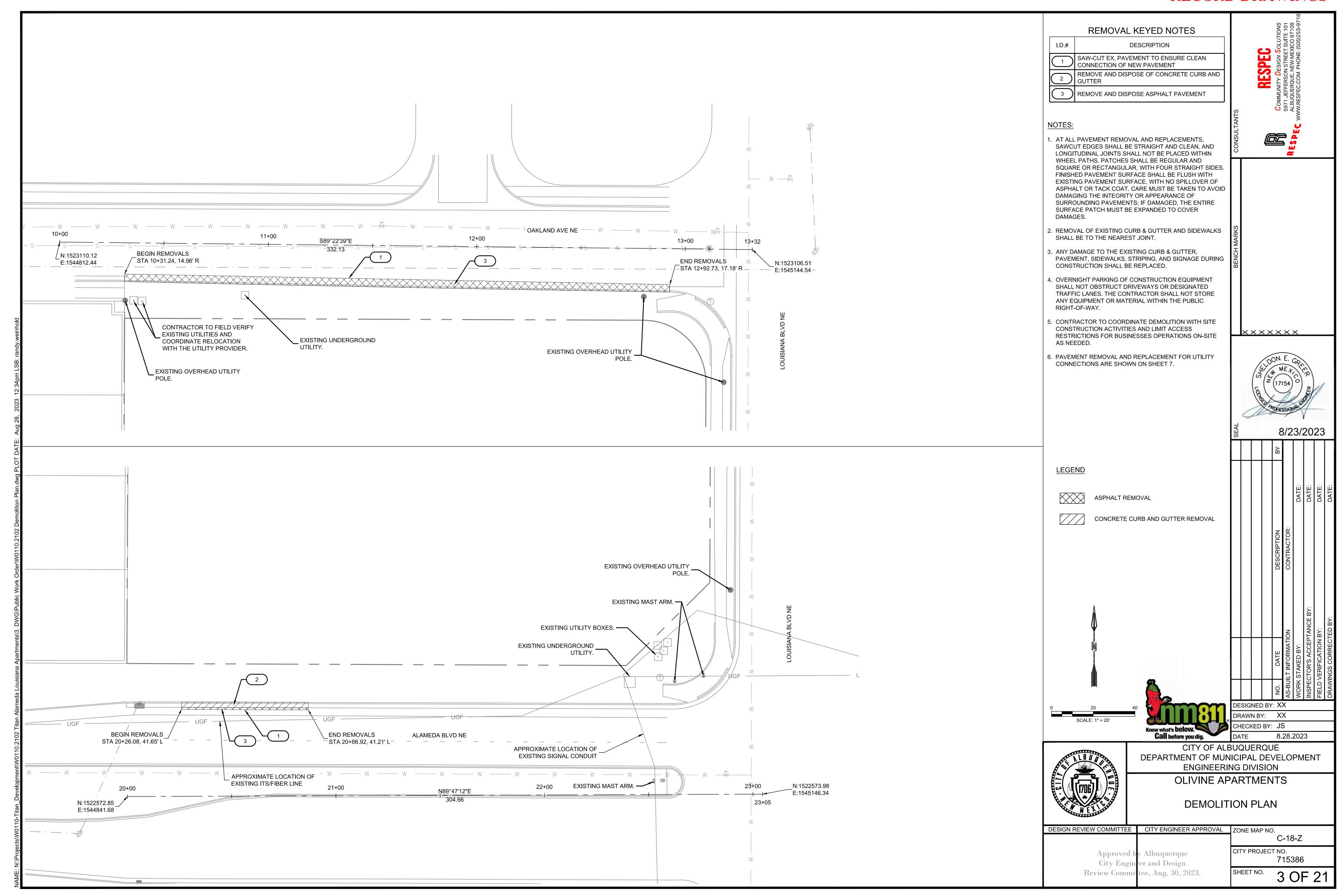
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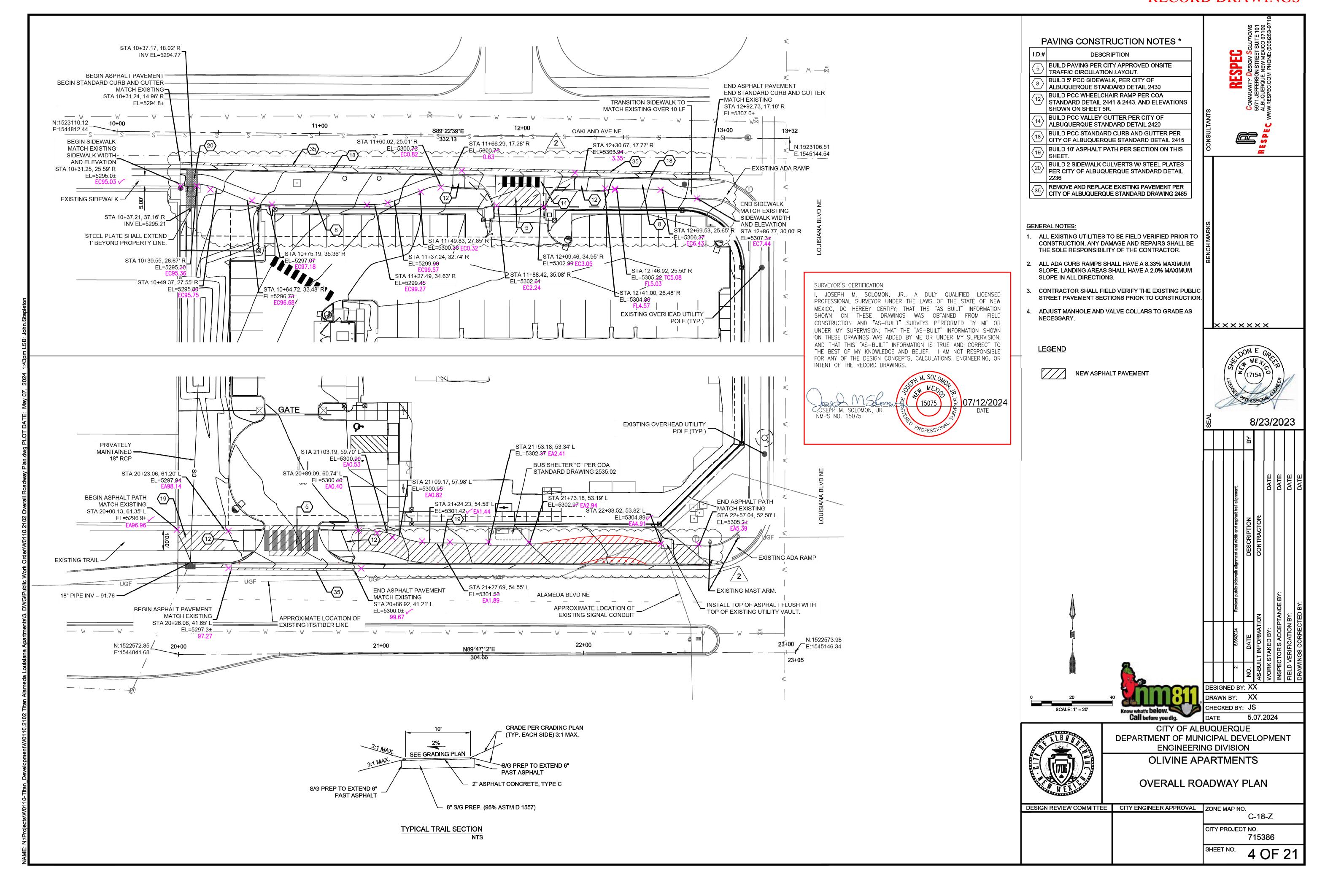
CHECKED BY: JS DATE CITY OF ALBUQUERQUE **ENGINEERING DIVISION**

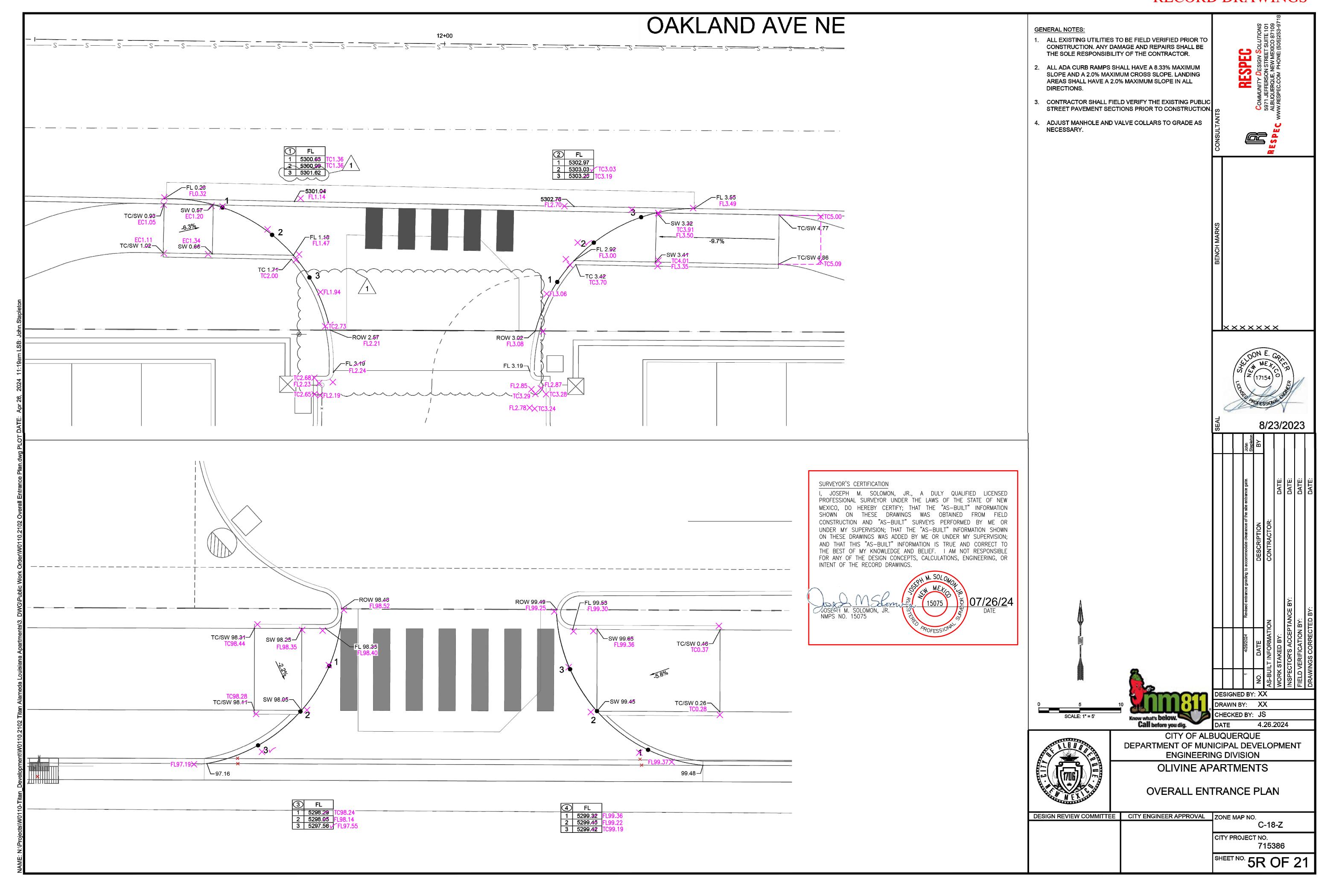
GENERAL NOTES & ABBREVIATIONS

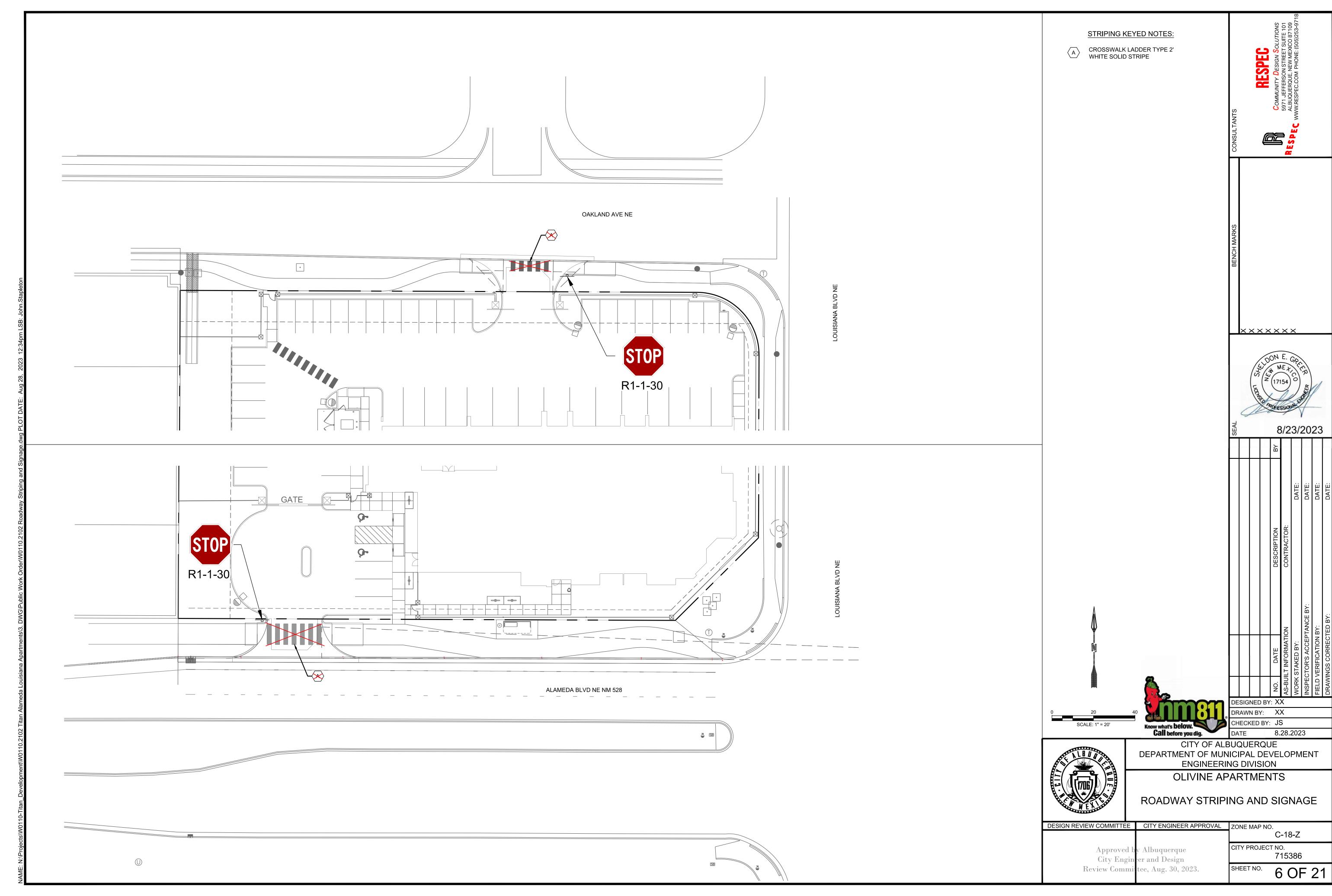
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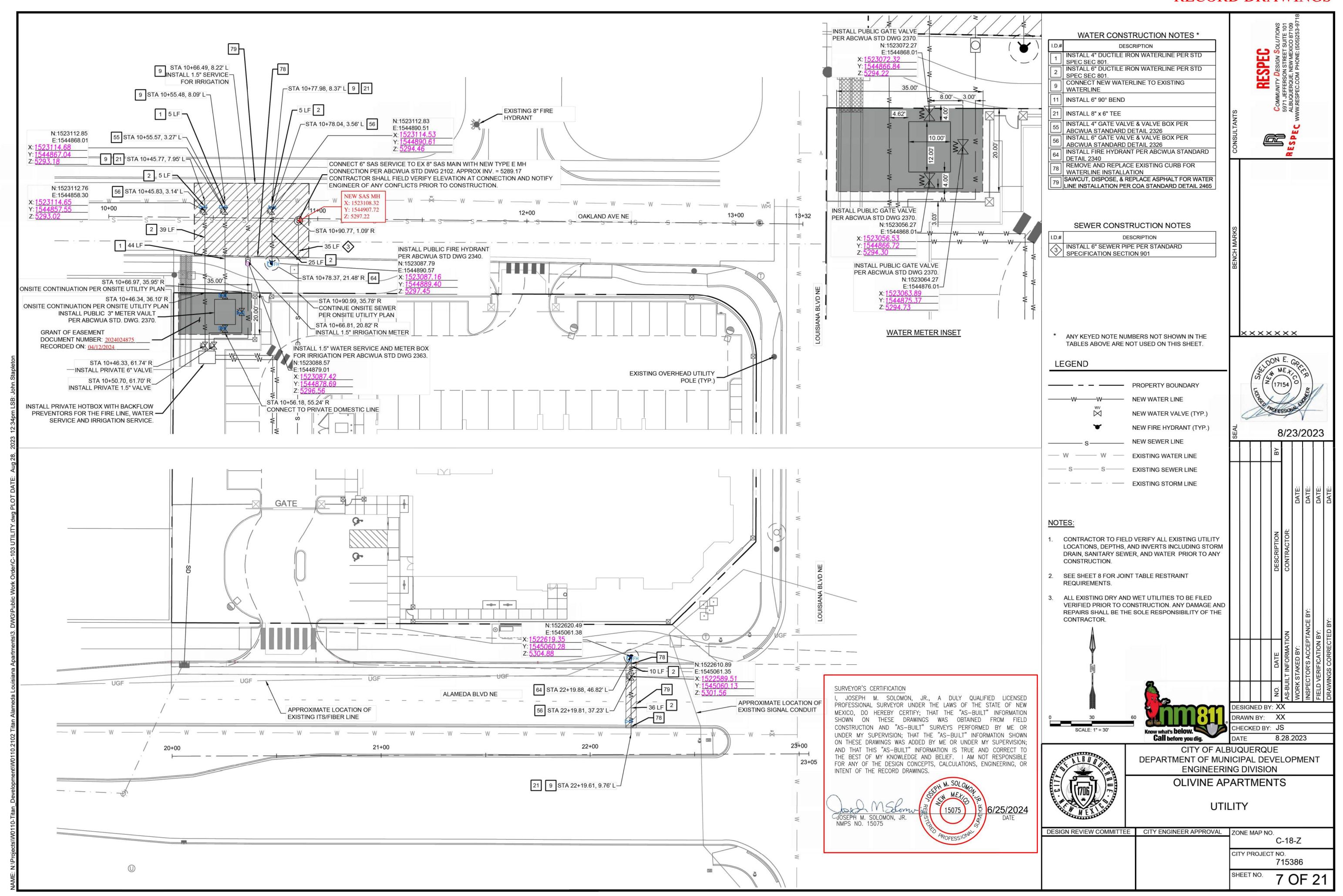








RECORD DRAWINGS



LENGTHS OF PIPE TO BE RESTRAINED - ALL JOINTS WITHIN LENGTH(FEET) MUST BE RESTRAINED (APPLIES TO PVC ONLY)

| | HORI | ZONTAL | BENDS | | DEAD | FIRE HYDRANT TEE | | |
|--------------|-------------|-------------|-----------------|-----------------|-----------------|---|--|--|
| PIPE SIZE | 90° BEND | 45° BEND | 22 1/2° BEND | 11 1/4° BEND | END OR VALVE | STD. 6-INCH BRANCH LINE | | |
| 4" | 18' | 8' | 4' | 2' | 39' | FOR ALL PIPE MAIN LINE | | |
| 6" | 25' | 11' | 5' | 3' | 55' | SIZES, ALL FITTINGS AND | | |
| 8" | 33' | 14' | 7' | 4' | 72' | PIPE JOINTS FROM TEE TO | | |
| 10" | 39' | 16' | 8' | 4' | 87' | FIRE HYDRANT FLANGE SHALL BE RESTRAINED | | |
| 12" | 45' | 19' | 9' | 5' | 102' | SHALL BE RESTRAINED | | |

| TEES | LENGTH ALONG RUN (Lr) | | | | | | | | | | | |
|----------|-----------------------|----|----|----|-----|-----|-----|-----|-----|-----|--|--|
| ' | 2' | 4' | 6' | 8' | 10' | 12' | 14' | 16' | 18' | 20' | | |
| 6x6x4 | 29 | 18 | 7 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| 6x6x6 | 48 | 41 | 33 | 26 | 18 | 11 | 4 | 1 | 1 | 1 | | |
| 8x8x4 | 25 | 11 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| 8x8x6 | 46 | 36 | 26 | 16 | 6 | 1 | 1 | 1 | 1 | 1 | | |
| 8x8x8 | 65 | 57 | 50 | 43 | 35 | 28 | 20 | 13 | 5 | 1 | | |
| 10x10x4 | 21 | 3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| 10x10x6 | 43 | 30 | 18 | 5 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| 10x10x8 | 63 | 53 | 44 | 34 | 25 | 15 | 6 | 1 | 1 | 1 | | |
| 10x10x10 | 79 | 72 | 64 | 56 | 49 | 41 | 34 | 26 | 18 | 11 | | |
| 12x12x4 | 17 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| 12x12x6 | 40 | 25 | 10 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| 12v12v8 | 61 | 49 | 38 | 26 | 15 | 3 | 1 | 1 | 1 | 1 | | |

RESTRAINED LENGTH ON LARGE SIDE ONLY

| 8x8x6 | 46 | 36 | 26 | 16 | 6 | 1 | 1 | 1 | 1 | 1 | | | V | /EDTICAL I | OOWNBEN | D | |
|----------|----|----|----|----|----|----|----|----|----|----|---|-----------|-----------|-------------------|-------------------|-------------------|-------------------|
| 8x8x8 | 65 | 57 | 50 | 43 | 35 | 28 | 20 | 13 | 5 | 1 | 1 | | | _ | | | |
| 10x10x4 | 21 | 3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 4: | 5° | 22 | 1/2° | 11 | 1/4° |
| 10x10x6 | 43 | 30 | 18 | 5 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | UPPER | LOWER | UPPER | LOWER | UPPER | LOWER |
| 10x10x8 | 63 | 53 | 44 | 34 | 25 | 15 | 6 | 1 | 1 | 1 | 1 | BEND | BEND | BEND RESTRAINT | BEND RESTRAINT | BEND RESTRAINT | BEND RESTRAINT |
| 10x10x10 | 79 | 72 | 64 | 56 | 49 | 41 | 34 | 26 | 18 | 11 | 1 | RESTRAINT | RESTRAINT | RESTRAINT | RESTRAINT | RESTRAINT | RESTRAINT |
| 12x12x4 | 17 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 16' | 4' | 8' | 2' | 4' | 1' |
| 12x12x6 | 40 | 25 | 10 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 23' | 5' | 11' | 3' | 5' | 1' |
| 12x12x8 | 61 | 49 | 38 | 26 | 15 | 3 | 1 | 1 | 1 | 1 | 1 | 30' | 7' | 14' | 3' | 7' | 2' |
| 12x12x10 | 78 | 68 | 59 | 50 | 41 | 32 | 22 | 13 | 4 | 1 | 1 | 36' | 8' | 17' | 4' | 8' | 2' |
| 12x12x12 | 95 | 87 | 79 | 72 | 64 | 56 | 49 | 41 | 33 | 26 | 1 | 42' | 10' | 20' | 5' | 10' | 2' |

RESTRAINED LENGTH ALONG BRANCH (Lb)

WATER SHUTOFF NOTES:

- 1. 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 SHOUTOFF OF WELL COLLECTORS, TRANSMISSION LINES, OR 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
- http://www.abcwua.org/Water_Shut_off_and_Turn_on_Procedures.aspx
- 2. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
- 3. SHUTOFF VALVES INDICATED ON THE PLAN BELOW (—————) GATE VALVES NO. 00422, 00449, 00481, AND 00491.

THRUST RESTRAINT NOTE:

ALL BURIED VALVES, FITTINGS, AND APPURTENANCES SHALL BE MECHANICAL JOINT-TYPE UTILIZING "MEGA-LUG"® STYLE MECHANICAL JOINT RESTRAINTS IN CONJUNCTION WITH "MEGA-LUG"® PIPE BELL-HARNESS RESTRAINTS WHEN ADEQUATE RESTRAINED LENGTH CAN BE OBTAINED. IN THE EVENT ADEQUATE RESTRAINED LENGTHS CANNOT BE OBTAINED, CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER FOR DETERMINATION OF APPROPRIATE ACTION TO BE TAKEN. THE EBAA IRON "RESTRAINED LENGTH CALCULATION" PROGRAM (VERSION 4.0) HAS BEEN USED TO DETERMINE MINIMUM RESTRAINED LENGTHS SHOWN IN TABLE ABOVE. THE FOLLOWING GENERAL ASSUMPTIONS APPLY TO ALL CALCULATIONS:

TRENCH TYPE _____ SM (SILTY SANDS, SAND SILT MIXTURE) SOIL TYPE __ SAFETY FACTOR 1.5 TO 1

TYPICAL BURY DEPTH:
4" THROUGH 12" DIAMETER PIPE 3 FT

14" THROUGH 24" DIAMETER PIPE 4 FT

TYPICAL BURY DEPTHS FOR VERTICAL OFFSETS: 4" THROUGH 12" DIAMETER PIPE 3 FT TO TOP OF UPPER BRANCH 6 FT TO TOP OF LOWER BRANCH

14" THROUGH 24" DIAMETER PIPE 4 FT TO TOP OF UPPER BRANCH 7 FT TO TOP OF LOWER BRANCH

CONTRACTOR MAY SUBMIT SUBSTITUTE REDUCED RESTRAINED JOINT LENGTHS IF SOIL AND DEPTH OF BURY CONDITIONS WARRANT. CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS AND APPROPRIATE CALCULATIONS TO SUPPORT THE LENGTH REDUCTION. SOIL TESTING AND CALCULATIONS SHALL BE PERFORMED AT CONTRACTOR'S SOLE EXPENSE.

WATER SYSTEMS NOTES:

- 1. THE WATER SYSTEMS DIVISION (857-8200) WILL BE NOTIFIED BY THE CONTRACTOR SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT THE EXISTING PUBLIC WATER FACILITIES. REFER TO SECTION 18 OF THE STANDARD SPECIFICATIONS.
- 2. ELECTRIC MARKER DISKS (EMD) WILL BE PLACED ACCORDING TO SECTION 170 OF THE STANDARD SPECIFICATIONS.

GENERAL NOTES

- 1. ALL SANITARY SEWER MANHOLES SHALL BE 48" DIA., TYPE E PER COA STD DWG 2101 UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- 2. ALL SANITARY SEWER SERVICES SHALL EXTEND UNDER THE FULL WIDTH OF THE PUBLIC UTILITY EASEMENTS.
- 3. ALL HYDRANT LEGS SHALL BE VALVED AND HAVE RESTRAINED JOINTS BETWEEN THE MAIN AND THE VALVE.
- 4. UTILITY CONDUIT LOCATIONS TO BE DETERMINED BY OTHERS.
- 5. ALL SEWER AND WATER MAIN LINES SHALL BE 8" IN DIAMETER UNLESS OTHERWISE NOTED.
- 6. ALL SAS MAIN LINES TO BE SDR-35 PVC
- 7. ALL WL MAIN TO BE C-900 DR-18 PVC.
- 8. SEE RESTRAINT TABLE AND NOTES ON THIS SHEET.
- 9. ASSUMES MINIMUM DEPTH OF BURY = 3 FT FOR WATER LINES.
- 10. RESTRAINED LENGTH FOR VALVES SHALL BE PROVIDED ON BOTH SIDES OF VALVE.
- 11. WHERE POSSIBLE, CONTRACTOR SHALL INSTALL FULL 20-FT JOINT OF PIPE ON EITHER SIDE OF ALL MECHANICAL JOINT VALVES, FITTINGS, AND APPURTENANCES. FOR ALL CIRCUMSTANCES WHERE A 20-FT JOINT CAN BE UTILIZED AND THE CONTRACTOR ELECTS TO USE A SHORTER PIPE JOINT, CONTRACTOR SHALL PROVIDE, AT CONTRACTOR'S SOLE EXPENSE, ALL NECESSARY JOINT RESTRAINTS REQUIRED BY TABLE ON THIS SHEET.



WATER SHUTOFF PLAN



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CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT ENGINEERING DIVISION

OLIVINE APARTMENTS

WATER SHUT OFF AND RESTRAINT JOINT TABLE

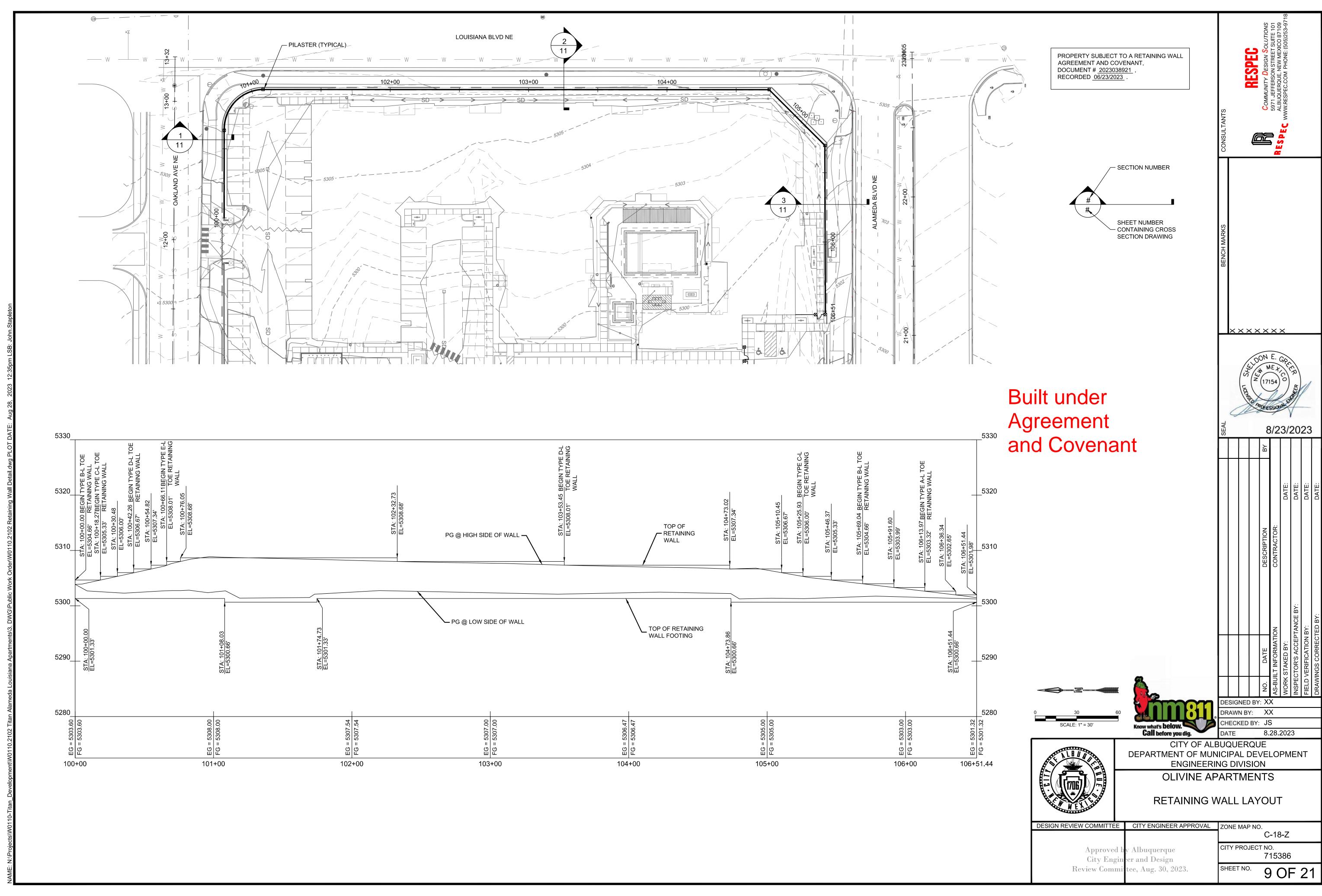
Approved by Albuquerque City Engineer and Design Review Committee, Aug. 30, 2023.

Know what's below.

Call before you

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | ZONE MAP NO.

C-18-Z CITY PROJECT NO. 715386 SHEET NO.



RETAINING WALL GENERAL 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% MIN. RELATIVE DENSITY PER ASTM D1557. CONTRACTOR IS RESPONSIBLE FOR METHOD OF PLACEMENT AND COMPACTION OF BACKFILL MATERIALTO ENSURE THAT LOADS SUFFICIENT TO CAUSE DAMAGE TO WALL ARE NOT EXCEEDED.

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. ALL BLOCKS ARE TO BE GROUTED SOLID WITH CONCRETE BLOCK FILL.

5. 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

6. MASONRY MORTAR SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM C 270, TYPE M.

7. WALL BLOCKS ARE TO BE STANDARD MASONRY UNITS (8"X8"X16" OR AS OTHERWISE INDICATED).

8. INSTALL BOND BEAM WITH 2-#4 REBAR ON TOP COURSE AND EVERY THIRD COURSE DOWN (24" OC, MAX.).

9. REINFORCING STEEL SPLICES SHALL HAVE 24" MIN. LAPS.

10. THE TOP COURSE OF BLOCK SHALL USE 4" SOLID MASONRY UNITS AS CAPS, UNLESS A 6" CMU PARTY WALL IS TO BE INSTALLED ON TOP OF A RETAINING WALL.

11. IF WALL IS TO BE CONSTRUCTED WITH PILASTERS (TO BE SPECIFIED BY OWNER), THEN CONSTRUCT PILASTERS AT 16' ON CENTERS (MAXIMUM), AND AS APPROPRIATE FOR CORNERS, JUNCTIONS, ANGLE POINTS AND ENDS. PILASTER BLOCKS ARE TO BE SIZED APPROPRIATELY FOR THE INTENDED APPLICATION. THE TOP OF PILASTERS SHALL HAVE 4" SOLID MASONRY UNITS OF APPROPRIATE SIZE UNLESS CMU PARTY WALL IS TO BE INSTALLED ON TOP OF RETAINING WALL.

12. ALL CMU AND MORTAR COLOR SHALL BE AT THE OWNERS DIRECTION.

13. IF NO PILASTERS ARE TO BE CONSTRUCTED THE APPROPRIATE EXPANSION / CONTRACTION JOINTS SHALL BE PROVIDED AT 16' O.C. MAXIMUM SPACING.

14. ALL WALLS SHOWN HERE ON HAVE BEEN DESIGNED TO ACCEPT A 6' (MAX.) CMU PARTY WALL.

15. INSTALL A WATERPROOF MEMBRANE FROM THE FINISHED GRADE TO THE TOP OF FOUNDATION. CONTRACTOR SHALL SUBMIT MEMBRANE TO ENGINEER FOR APPROVAL. PROVIDE MEMBRANE OPENING AROUND THE WEEP HOLES.

16. ALL REINFORCING SHALL MEET REQUIREMENTS OF ASTM A615, GRADE 40.

17. ½" WIDE EXPANSION / CONTRACTION JOINTS SHALL BE PROVIDED AT 16' OC (MAX). PROVIDE A VERTICAL REBAR (MATCH ADJACENT VERTICAL REBAR SIZE) ON EACH SIDE THE JOINT. SEE EXPANSION / CONTRACTION JOINT DETAIL.

18. EXPANSION / CONTRACTION JOINTS SHALL BE FILLED WITH NP-1 SEALANT OR ENGINEER APPROVED EQUIVALENT.

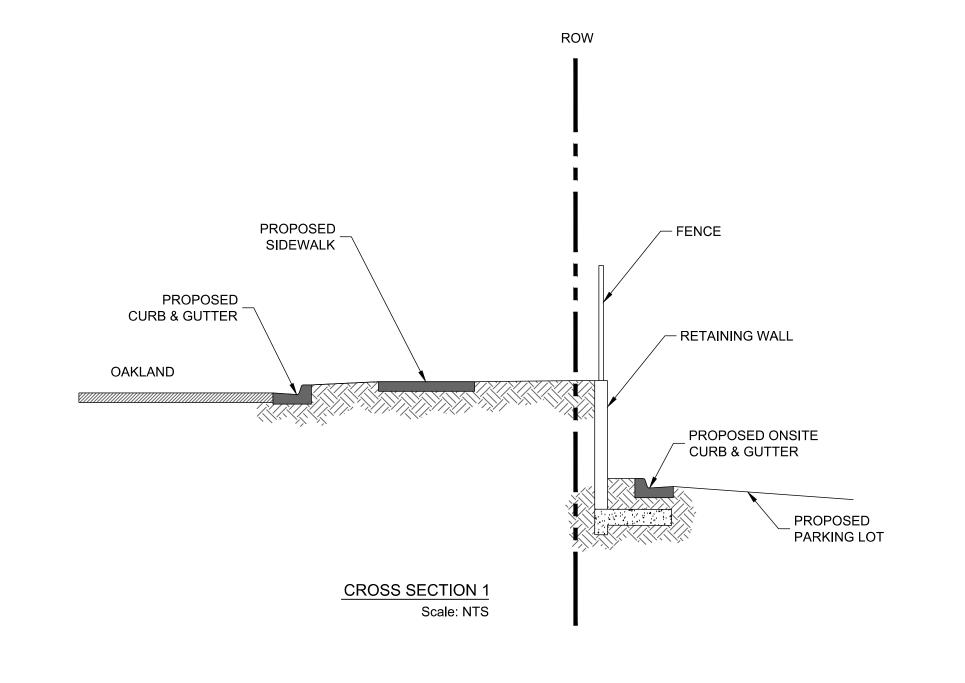
19. TRANSVERSE REBAR SHALL BE DISCONTINUOUS AT THE EXPANSION / CONTRACTION JOINTS AND PILASTERS. SEE EXPANSION / CONTRACTION JOINT STANDARD

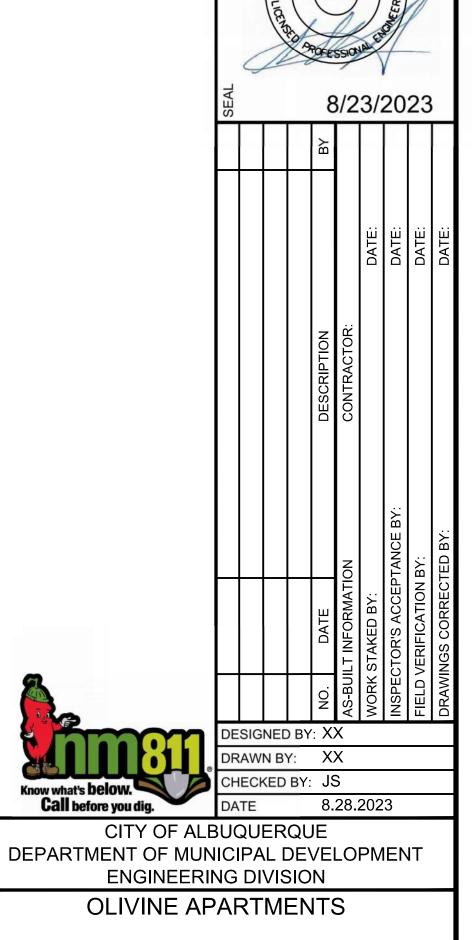
20. WHERE STEEL FENCE IS INSTALLED ON TOP OF RETAINING WALL, PROVIDE A SLIP JOINT IN THE FENCE FOR EACH EXPANSION JOINT IN THE RETAINING WALL..

Built under Agreement and Covenant

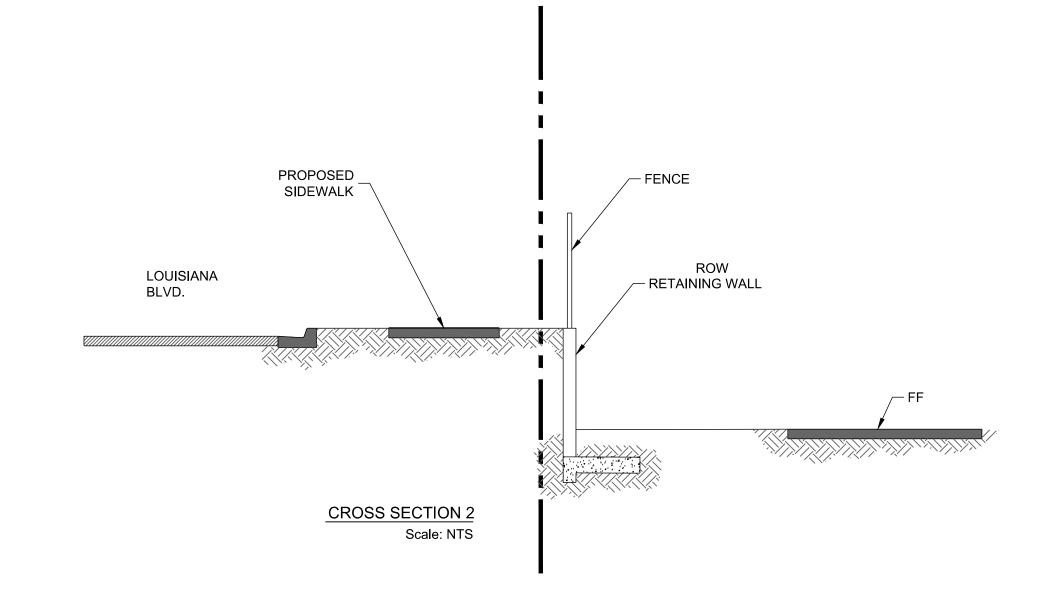
RETAINING WALLS WITH PILASTERS

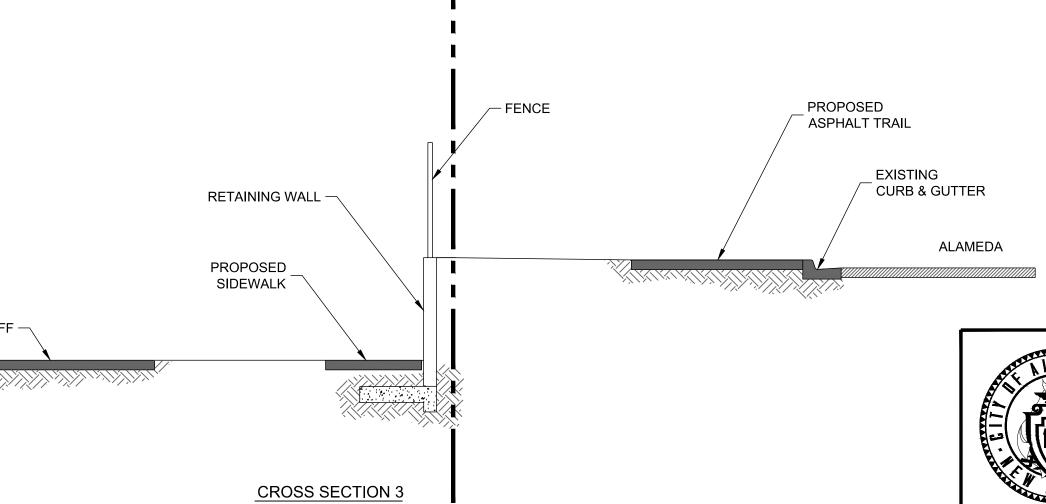
- 1. CONSTRUCT PILASTERS IN THE LOCATIONS INDICATED ON SHEET 9. REFER TO ARCHITECTURAL SITE DETAILS FOR PILASTER STYLE AND FINISH.
- 2. THE TOP OF PILASTERS SHALL HAVE 4" SOLID MASONRY UNITS OF APPROPRIATE SIZE UNLESS CMU PARTY WALL IS TO BE INSTALLED ON TOP OF RETAINING WALL.
- 3. ALL PILASTER CELLS ARE TO BE GROUTED SOLID WITH CONCRETE.
- 4. PROVIDE ONE J-BAR AND TWO VERTICAL #4 REBAR OF SPECIFIC SIZE FOR EACH.
- 5. PROVIDE ADDITIONAL BAR(S) AS SPECIFIED FOR WALL AT EACH PILASTER IF NORMAL OPENING DOES NOT





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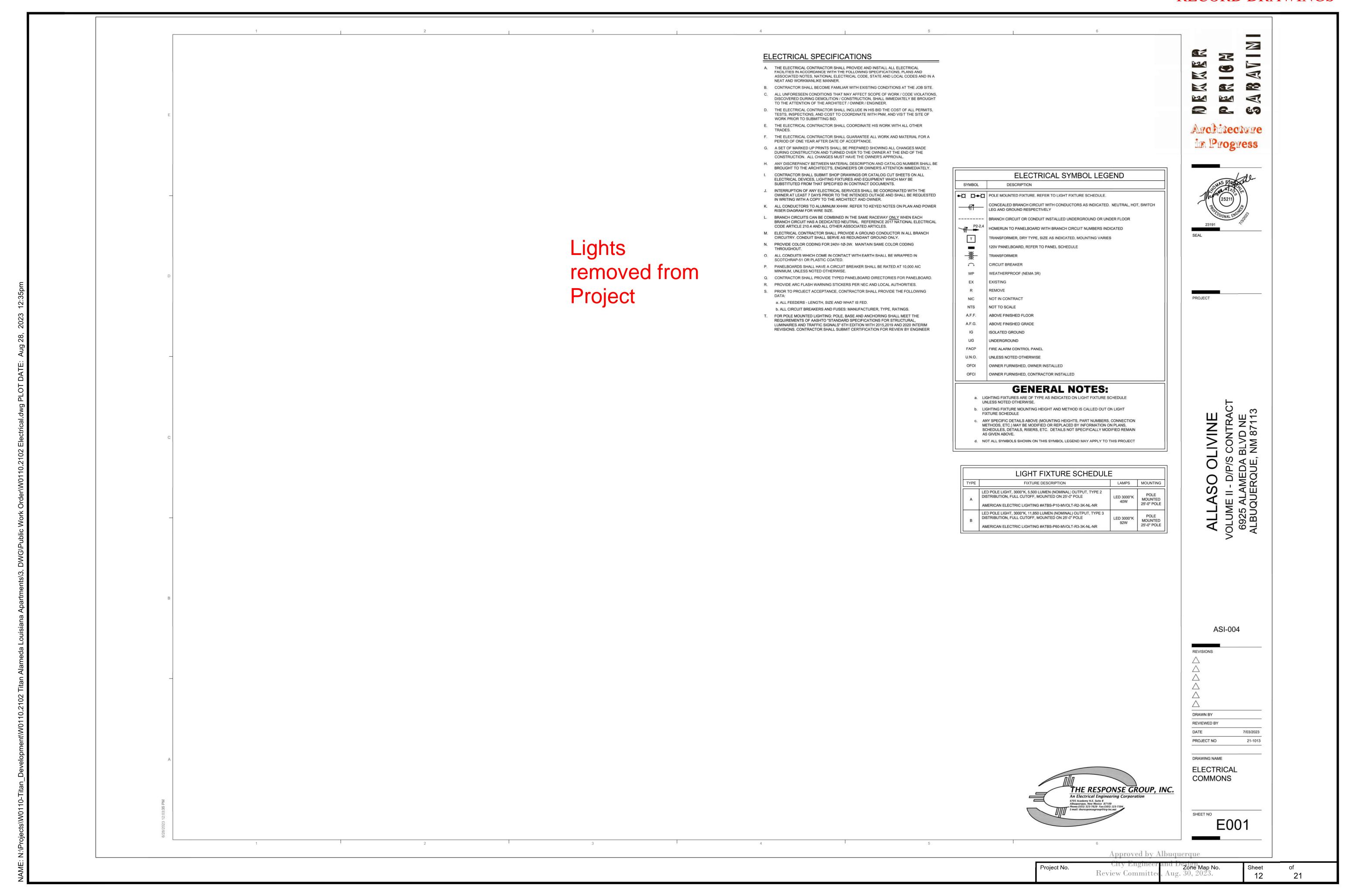




Scale: NTS

RETAINING WALL NOTES

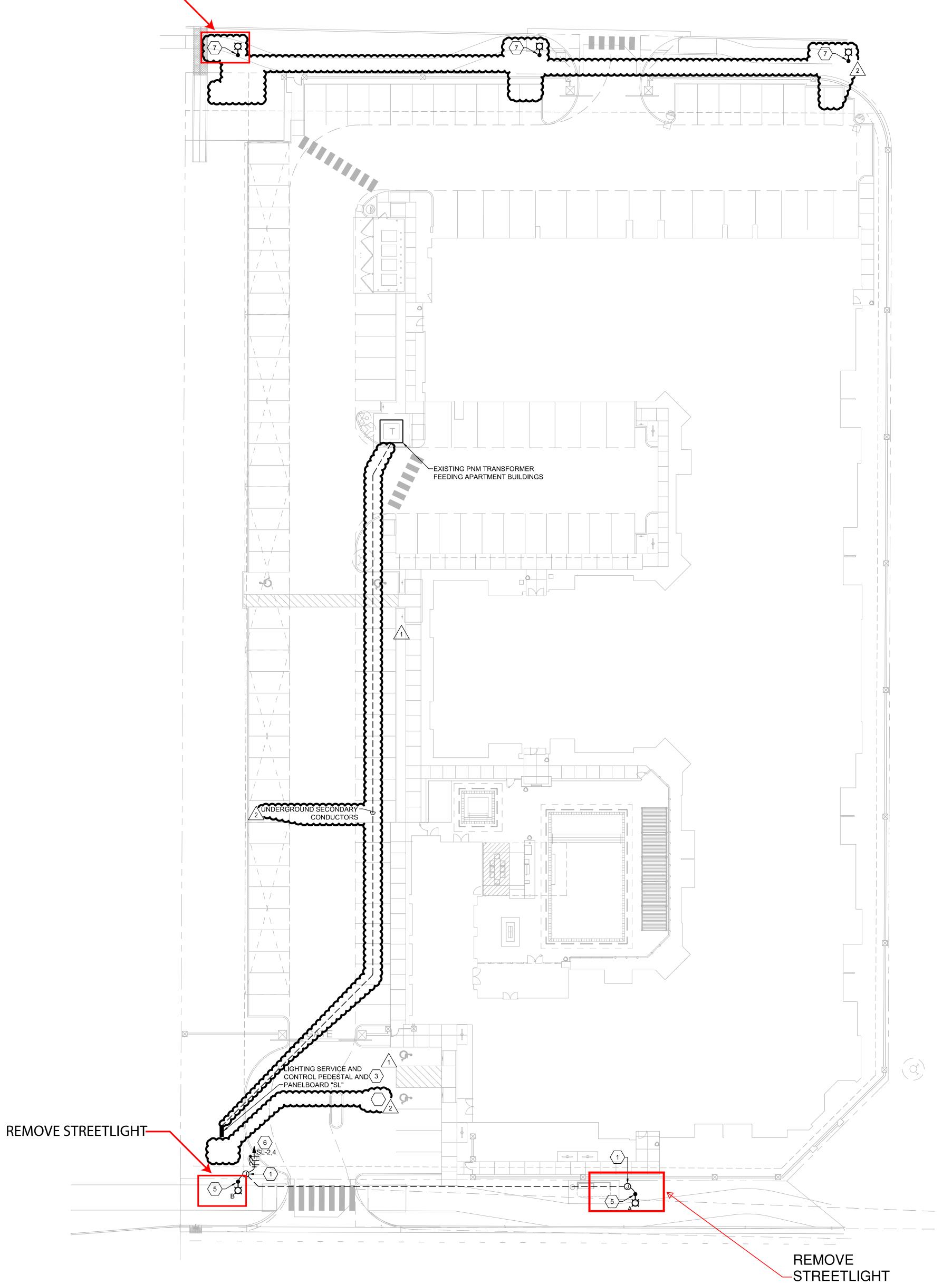
DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL ZONE MAP NO. C-18-Z CITY PROJECT NO. Approved by Albuquerque 715386 City Engineer and Design SHEET NO. 11 OF 21 Review Committee, Aug. 30, 2023.



Lights removed from **Project**

REMOVE STREETLIGHT—

STREET LIGHTING PLAN



GENERAL NOTES

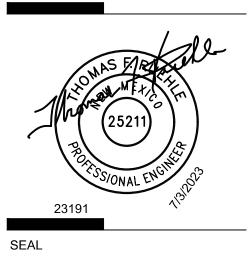
- A. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY, THE OWNER OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.
- B. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF TO THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE OF ANY AND ALL DAMAGE CAUSED BY IT'S FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, LINES, PIPELINES, OR UNDERGROUND UTILITY LINES, 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 IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "NM ONE CALL" PROCEDURES, OR OTHERWISE.
- C. UNDERGROUND CONDUCTORS SHALL RUN CONTINUOUS THROUGH THE PULL BOX TO THE LIGHT POLE. SPLICING CONDUCTORS SHALL ONLY OCCUR IN THE LIGHT POLE.
- D. LEAVE 3 FEET OF SLACK WIRE COILED IN EACH PULL BOX.
- E. REFER TO SHEET E001 FOR LIGHT FIXTURE SCHEDULE.
- F. UNDERGROUND CONDUIT AND CONDUCTORS SHALL BE BURIED A MINIMUM OF 36" BELOW FINISHED GRADE. CONTRACTOR SHALL PROVIDE AND INSTALL RED WARNING TAPE 12" ABOVE CONDUIT. CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, CONDUIT AND CONDUCTOR INSTALLATION AND BACKFILL OF TRENCH UNLESS NOTED
- G. CIRCUITING SHOWN ON PLANS IS SCHEMATIC. CONTRACTOR SHALL FIELD COORDINATE ROUTING IN ORDER TO AVOID CONFLICTS WITH OTHER UTILITIES, AND TO MINIMIZE CONDUIT/CONDUCTOR LENGTH.

KEYED NOTES

- 1. PROVIDE AND INSTALL FLUSH-IN-GRADE QUAZITE PULLBOX AS REQUIRED. REFER TO NMDOT SPECIFICATIONS AND INSTALLATION STANDARDS AND CITY OF ALBUQUERQUE STANDARD DRAWING #2550 ON SHEET E601 FOR ADDITIONAL INFORMATION.
- 2. WIRE ENTIRE CIRCUIT WITH 3#4 XHHW AI AND 1#8 XHHW AI GROUND IN 2" CONDUIT. CONDUCTORS UPSIZED FOR ANTICIPATED VOLTAGE DROP.
- 3. NEW 120/240V-1Ø-3W POWER PEDESTAL. REFER TO "POWER RISER DIAGRAM" ON SHEET E501 FOR ADDITIONAL INFORMATION. LOCATION SHOWN IS APPROXIMATE, FIELD VERIFY EXACT LOCATION WITH EXISTING CONDITIONS PRIOR TO INSTALLATION.

- 5. REFER TO CITY OF ALBUQUERQUE STANDARD DRAWINGS #2580 AND #2581 ON SHEET
- E601 FOR ADDITIONAL INFORMATION.
- 6. WIRE ENTIRE CIRCUIT WITH 3#6 XHHW AI AND 1#8 XHHW AI GROUND IN 2" CONDUIT. CONDUCTORS UPSIZED FOR ANTICIPATED VOLTAGE DROP.
- LIGHT FIXTURE INDICATED IS MOUNTED ON EXISTING (OR INSTALLED UNDER SEPARATE CONTRACT) PNM UTILITY POLE. CONTRACTOR SHALL COORDINATE ALL INSTALLATION REQUIREMENTS WITH PNM PRIOR TO COMMENCEMENT OF WORK, INCLUDING BUT NOT LIMITED TO, LIGHT FIXTURE REQUIREMENTS, MOUNTING DETAILS, WIRING OF LIGHT FIXTURE, AND WHO IS PERFORMING WORK (CONTRACTOR OR PNM).

Architecture im Progress



PROJECT

REVISIONS TRANSFORMER LOCATION CHANGE SERVICE CHANGE

DRAWN BY REVIEWED BY 7/03/2023

21-1013

PROJECT NO

DRAWING NAME

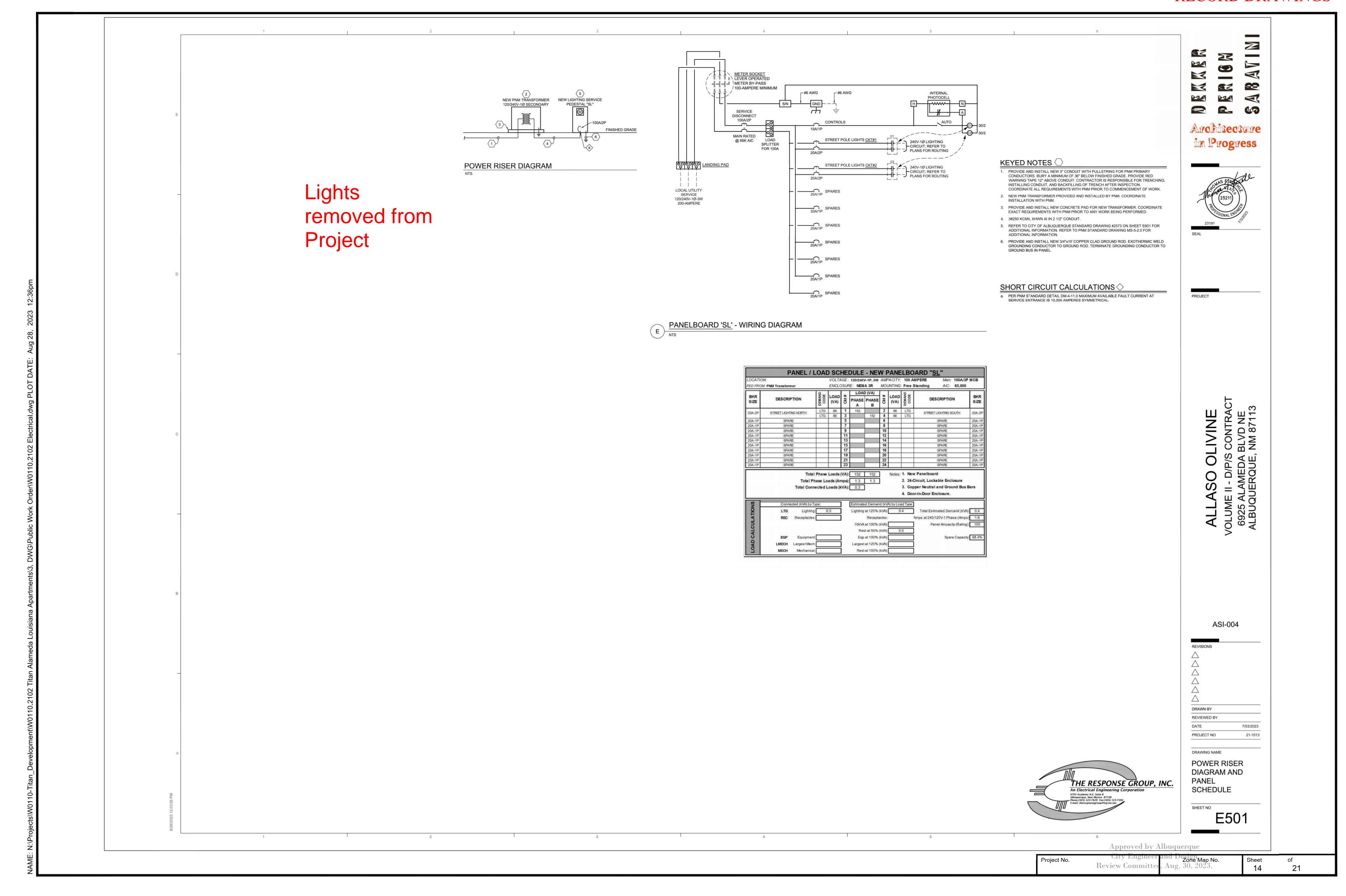
ELECTRICAL **PLANS**

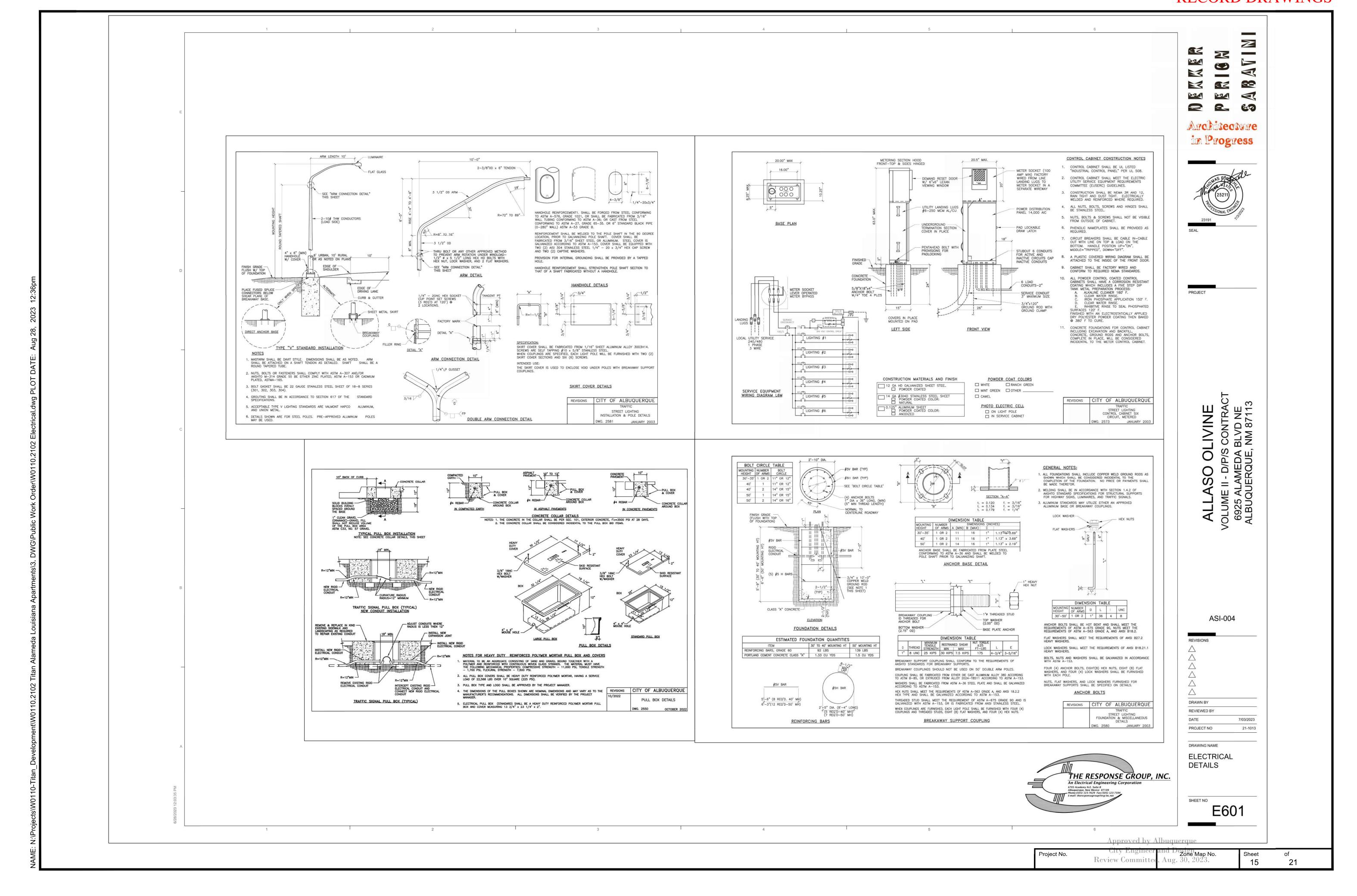
SHEET NO

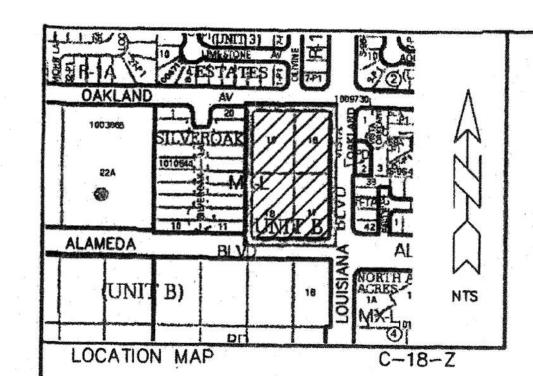
THE RESPONSE GROUP, INC.

An Electrical Engineering Corporation
6705 Academy N.E. Suite B
Albuquerque, New Mexico 87109
Phone:(505) 323-7629 Fax:(505) 323-7594
E-mail: theresponsegroup@trg-inc.net

E101







PURPOSE OF PLAT

- 1. To eliminate lot lines as shown hereon.
- 2. To grant easements as shown hereon.
- 3. To dedicate public street right-of-way as shown hereon.

SUBDIVISION DATA

- 1. Project No.:
- 2. Application No.:
- 3. Zone Atlas Index No.: C-18-Z
- 4. Total Number of Lots created: 1
- 5.. Total Number of existing Lots: 4
- 6. Gross Subdivision Acreage: 2.7777 Acres

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- 2. Distances are ground distances.
- 3. Bearings and distances in parenthesis are record.
- 4. Basis of boundary is the plat of record entitled:

"TRACT A. UNIT B. NORTH ALBUQUERQUE ACRES", (04-24-1936, D-130)

all being records of Bernalillo County, New Mexico.

- 5. Field Survey: November, 2019.
- 6. Title Report(s): Old Republic National Title Insurance Company File No. 63146 (Effective Date: July 30, 2021)
- 7. Address of Property: Oakland Avenue NE, Albuquerque, New Mexico 87113
- 8. City of Albuquerque, New Mexico IDO Zone: MX-L
- 9. 100 Year Flood Zone Designation: ZONE X, as shown on Panel 137 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012.

10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND 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. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of temporary drainage easement as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hald among them complete and indefeasible title in fee simple to the land subdivided.

Frederick Siegele, Successor Trustee

STATE OF NEW MEXICO BERNALILLO COUNTY

On this 16 day of December 2021, this instrument was acknowledged before me by Frederick J. Siegele, Successor Trustee of Siegele irrevocable

DOC# 2022021074

03/02/2022 08:15 AM Page: 1 of 2 PLAT R:\$25.00 B: 2022C P: 0016 Linda Stover, Bernalillo County

A tract of land situate within the Elena Gallegos Grant, projected Section 13, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being LOT 15, 16, 17 & 18, BLOCK 28, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on April 24, 1936, in Plat Book D, Page 130, and containing 4.0446 GROSS acres more or less.

EXCEPTING THEREFROM, an area of undedicated right—of—way being portions of Oakland Avenue NE. Louisiana Boulevard NE and Alameda Boulevard NE, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on April 24, 1936, in Plat Book D, Page 130, and containing 0.8236 ocres more or less.

FURTHER EXCEPTING THEREFROM, a tract of land for public right-of-way, dedicated to the City of Albuquerque, as the same is shown and designated in Warranty Deed, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on October 29, 2013, in Document No. 2013118575, and containing 0.4433 acres

COMPRISING 2.7777 TOTAL NET ACRES, more or less.

DESCRIPTION

PUBLIC UTILITY EASEMENTS

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

1. Public Service Company of New Mexico (PNM) for the installation. maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.

2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

3. Lumen 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 enclosures.

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

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 right-of-way and easement, with the right and priveledge 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, and 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 soley 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 transformers/switchgears, 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. PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST 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.

SOLAR NOTE

CHECIAL SEAL

Change Crites

1202/12/80

No property within the area of requested final action 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 within the area of this plat:



TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES (A REPLAT OF LOTS 15 THRU 18. BLOCK 28, NORTH ALBUQUERQUE ACRES) WITHIN THE ELENA GALLEGOS GRANT PROJECTED SECTION 13 TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2021

PLAT FOR

LOT 15-A, BLOCK 28

PROJECT NUMBER: PR 2021. 006238 Application Number: 50 2022 · 00001

| Public Service Company of New Mexico | 1/7/20 Ddte |
|---|----------------|
| Jeff Estvanko | 12.15.2021 |
| New Mexico Gas Company | Date |
| Natalia Antania | 1.6-2022 |
| Lumen | Date |
| Mike Mortine | 12.15.208 |
| Comcast | Date |
| Approvals: | |
| Loren N. Risenhoover P.S. | 12/20/2021 |
| N/A | Date |
| Real Property Division | Date |
| Jeanne Wolfenbarger | Feb 24, 2022 |
| Traffic Engineering, Transportation Division | Date |
| Blaine Carter | Feb 23, 2022 |
| Albuquerque-Bernalillo County Water Utility Authority | Date |
| THE LAME I I FROM | Feb 23, 2022 |

AMAFRA Emest armyo Feb 24, 2022 City Engineer/Hydrology Angelo Metzgar Feb 24, 2022 Feb 23, 2022 DRB Chairperson, Planning Department

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, 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 Siegele Fracrick J Successor 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."

FOR INFORMATION ONLY

// LDRICH LAND

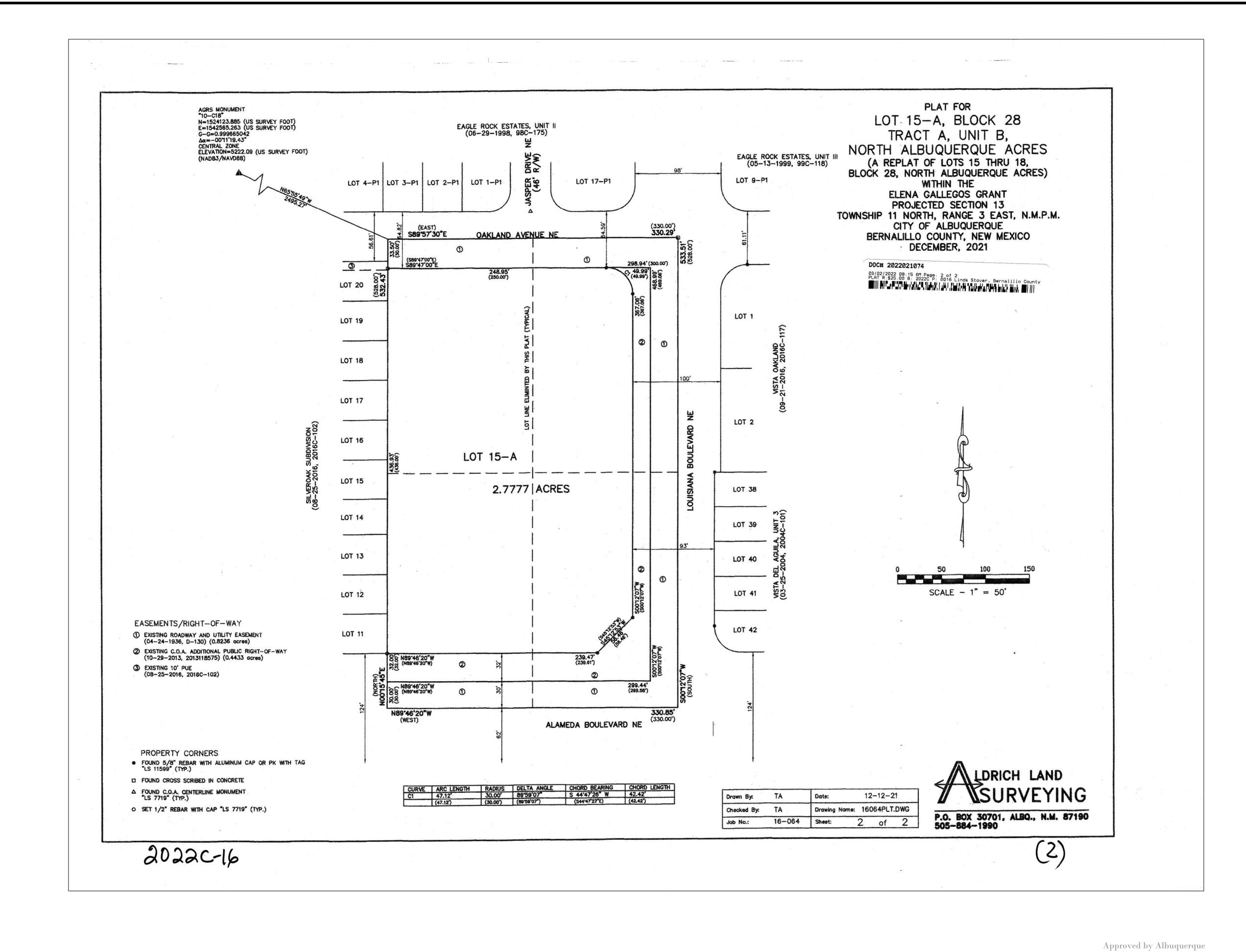
Drawn By: 12-12-21 Drawing Name: 16064PLT.DWG Checked By: Job No.: 16-064

USURVEYING P.O. BOX 30701, ALBQ., N.M. 87190 505-884-1990

12/12/2021

Approved by Albuquerque

Review Committ 16 21



City Engineer and Design

FOR INFORMATION ONLY

Review Committee, A

 $\frac{2000}{5}$, $\frac{30}{30}$, $\frac{2023}{30}$.

Sheet of 21

NAME: N:\Projects\\\\\011-Titan Develon

