

SCANNED BY
PLANNING

CONSTRUCTION PLANS FOR IHOP RESTAURANT

10605 CENTRAL AVE., NE
ALBUQUERQUE, NEW MEXICO

JUNE 2009

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Steven K. Morrow, of the firm Brasher and Lorenz, Inc., 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 Leonard Martinez NMPS 9801.

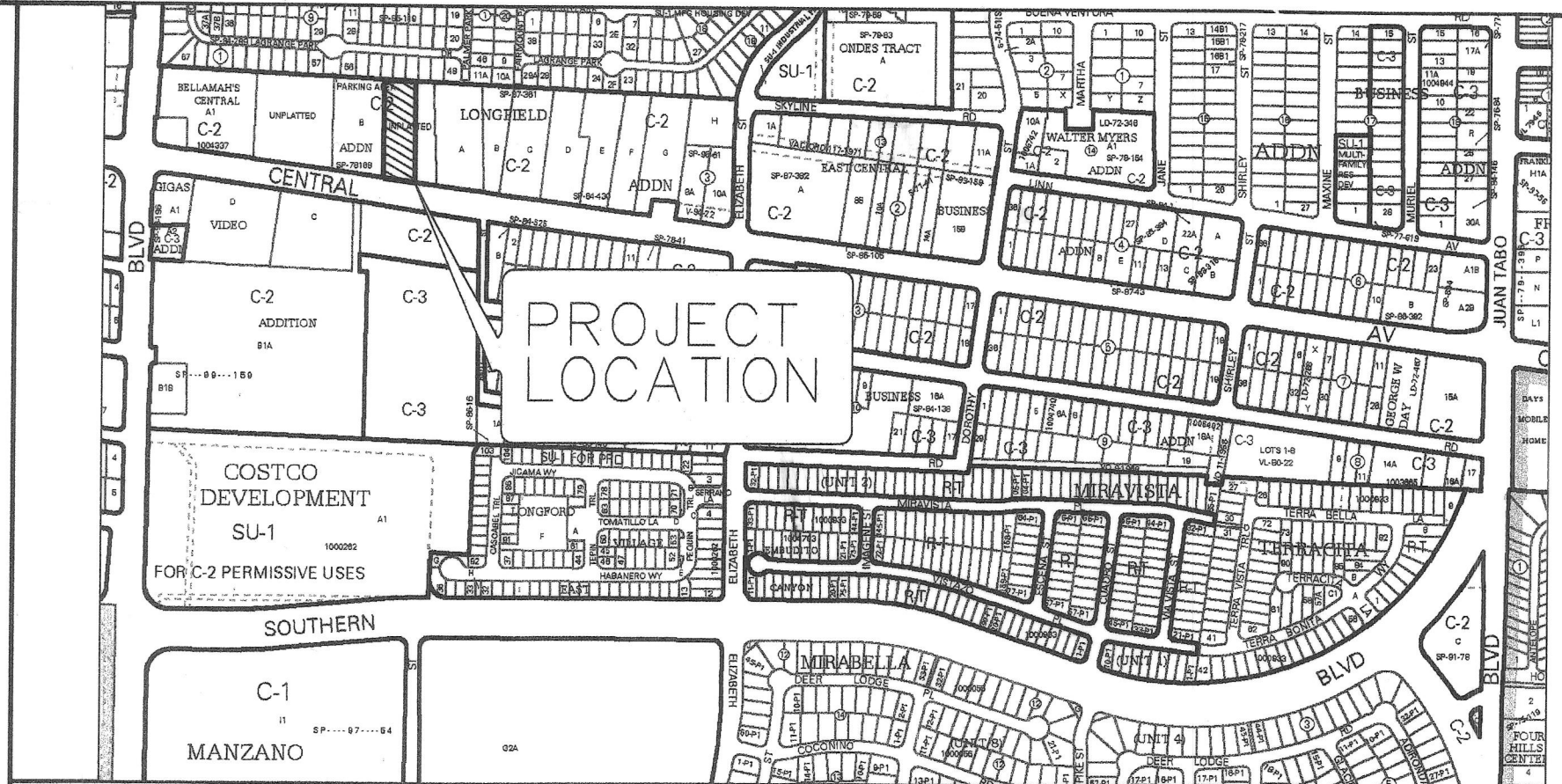
Steven K. Morrow
Steven K. Morrow, NMPE 13679

2-9-10
Date



INDEX TO DRAWINGS

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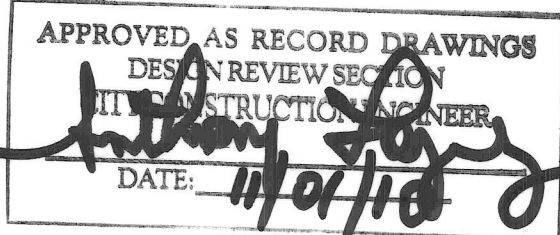


VICINITY MAP: L-21-Z

SCALE: NTS

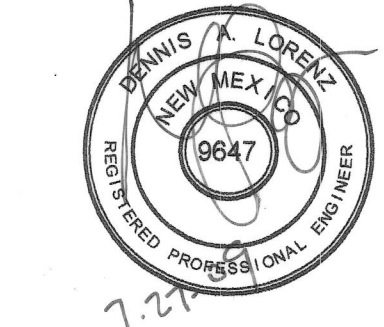
GENERAL NOTES:

- CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THROUGH UPDATE 7 AND INCLUDING AMENDMENT 1, WILL BE REFERRED TO HEREIN AS THE "STANDARD SPECIFICATIONS." 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 STANDARD SPECIFICATIONS.
- THREE WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1980) AND DETERMINE LOCATION OF EXISTING UTILITIES.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
- ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) WORKING DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. THE CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF 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 MARKER 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.
- 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 BARRICADE PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE STANDARD SPECIFICATIONS.
- ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HOUR CONSTRUCTION.
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED BY THE CONTRACTOR WITH HOT THERMOPLASTIC REFLECTORIZED PAVEMENT MARKING. ALL NEW STRIPING SHALL BE HOT THERMOPLASTIC REFLECTORIZED PAVEMENT MARKING.
- THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENTS, PAVEMENT MARKINGS, CURB AND GUTTER, DRIVEPADS, WHEELCHAIR RAMPS AND SIDEWALKS DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE PER THE STANDARD SPECIFICATIONS AT HIS OWN EXPENSE.
- EXISTING UTILITY LINES AND PIPELINES SHOWN ON THESE DRAWINGS ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. UTILITIES MAY EXIST WHERE NONE ARE SHOWN. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES AND PIPELINES. THE CONTRACTOR IS FULLY RESPONSIBLE FOR DAMAGE CAUSED BY FAILURE TO LOCATE AND PRESERVE EXISTING UTILITY LINES AND PIPELINES.
- THE CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE OWNERS FOR THE PREPARATION OF "RECORD DRAWINGS." THE CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY OR EASEMENTS MUST BE DONE FROM APPROVED WORK ORDER DOCUMENTS FROM THE CITY AND PREPARED BY BRASHER AND LORENZ, INC.
- THE CONTRACTOR SHALL DETERMINE IN ADVANCE OF HIS CONSTRUCTION IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, THE 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 THE CONTRACTOR.
- THE CONTRACTOR IS TO SUPPORT AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST THE OWNER. CABLE IS TO BE SUPPORTED EVERY 15 FEET (MINIMUM). 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.
- FOR STORM DRAIN CONSTRUCTION, RCP PIPE SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
- THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) (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.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.

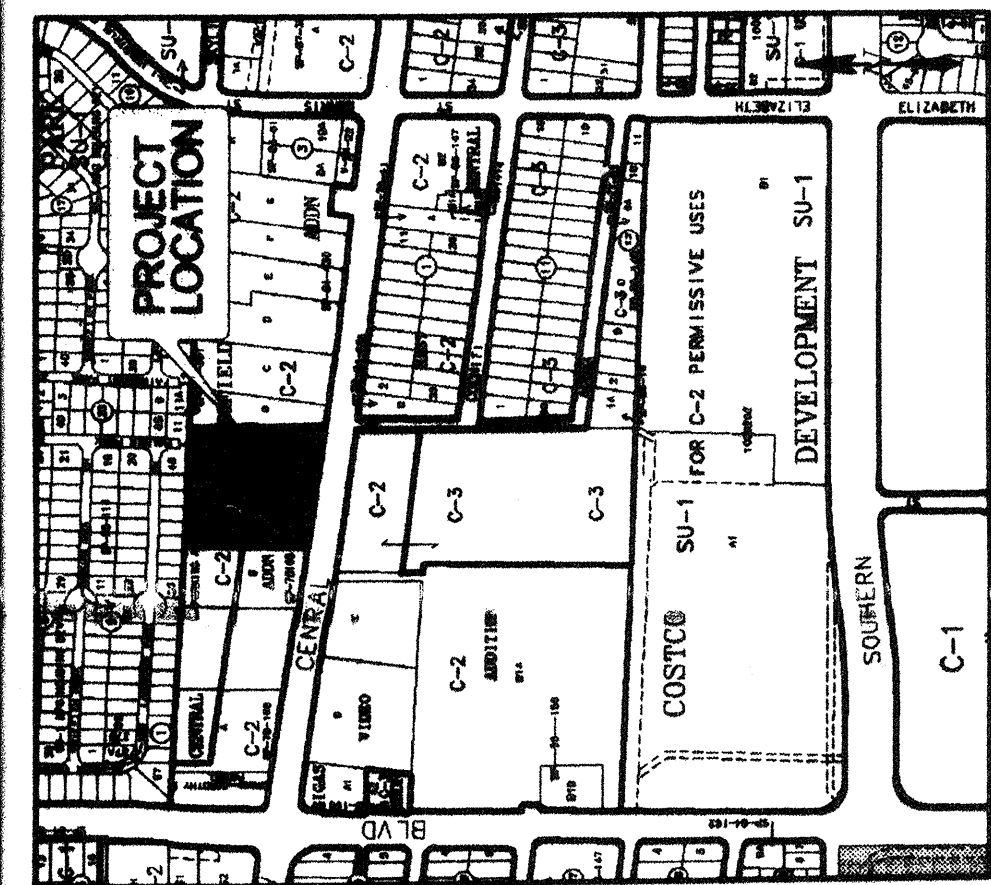


APPLICATION NO.: 09 DRB 70192
PROJECT NO.: 1007815

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE Bldg. 1, Suite 1300
Albuquerque, New Mexico 87110
Phone: (505) 888-9088 Fax: (505) 888-6188



REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEER'S STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	APPROVED FOR CONSTRUCTION		
DR Chair		<i>W. Applegate</i>		8/25/09	<i>Anthony Lopez</i> 9-17-09 City Engineer Date		
Transportation				8-21-09			
Water/Wastewater		<i>Bradley & B. Jr.</i>		7-27-09			
Hydrology				7-27-09			
CIP							
Constr. Mgmt.							
Constr. Coord.							
City Project No.		773787			Zone Map No.	Sheet of	
					L-21-Z	1	6



ZONE ATLAS L-21-Z
VICINITY MAP
(NOT TO SCALE)

PURPOSE OF PLAT

- THE PURPOSE OF THIS PLAT IS TO:
1. PLAT AN UNPLATTED TRACT.
 2. CORRELATE THE TRACTS FROM ONE (1) EXISTING TRACT AND ONE (1) UNPLATTED TRACT.
 3. GRANT PUBLIC UTILITY, PRIVATE ACCESS AND DRAINAGE EASEMENTS AS SHOWN HEREON.

GENERAL NOTES

1. BEARINGS AND NEW MEXICO STATE PLANE GRID BEARINGS.
2. DISTANCES ARE IN FEET.
3. THE "BASIS OF BEARINGS" IS THE LINE BETWEEN ACS MONUMENTS L21 AND "S. 121", BEARING IS N 81°45'36"W.
4. RECORD PLAT BEARINGS AND DISTANCES:
 - A) SHOWN IN THE PLAT OF LONGFIELD ADDITION, FILED OCTOBER 12, 1984, IN BK. C25, PG. 62.
 - B) SHOWN IN THE PLAT OF BELLAMAS CENTRAL ADDITION, FILED MARCH 23, 1978, IN VOLUME C28, FOLIO 151, RECORDS OF BERNILLO COUNTY, NEW MEXICO.
 - C) SHOWN IN THE PLAT OF MOUNTAIN STATES TELE. & TELE. CO., FILED MARCH 23, 1978, IN VOLUME C28, FOLIO 151, RECORDS OF BERNILLO COUNTY, NEW MEXICO.
 - D) SHOWN IN THE PLAT OF DOUGLAS H. SMITH PS 7002, DATED MARCH 23, 1978, IN VOLUME C28, FOLIO 151, RECORDS OF BERNILLO COUNTY, NEW MEXICO.
 - E) SHOWN IN THE PLAT OF DOUGLAS H. SMITH PS 7002, DATED MARCH 23, 1978, IN VOLUME C28, FOLIO 151, RECORDS OF BERNILLO COUNTY, NEW MEXICO.
 - F) SHOWN IN THE PLAT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. FT000028617, WITH EFFECTIVE DATE OF MAY 1, 2008.
 - G) SHOWN IN THE PLAT OF "LONGFIELD ADDITION", FILED MARCH 23, 1978, IN VOLUME C28, FOLIO 151, RECORDS OF BERNILLO COUNTY, NEW MEXICO.
5. ALL CORNERS ARE A 3/4" REBAR WITH YELLOW PLASTIC CAP STAMPED S. 9001, UNLESS OTHERWISE INDICATED HEREON.
6. FIELD SURVEY WAS PERFORMED MAY 12 & 13, 2009.
7. ALL DISTANCES WERE MEASURED IN THE PREPARATION OF THIS SURVEY AS FOLLOWS:
 - A) PLAT ENTITLED "LONGFIELD ADDITION", FILED OCTOBER 12, 1984, IN VOLUME C25, FOLIO 62, RECORDS OF BERNILLO COUNTY, NEW MEXICO.
 - B) PLAT ENTITLED "BELLAMAS CENTRAL ADDITION", FILED MARCH 23, 1978, IN VOLUME C28, FOLIO 151, RECORDS OF BERNILLO COUNTY, NEW MEXICO.
 - C) PLAT ENTITLED "MOUNTAIN STATES TELE. & TELE. CO.", FILED MARCH 23, 1978, IN VOLUME C28, FOLIO 151, RECORDS OF BERNILLO COUNTY, NEW MEXICO.
 - D) PLAT ENTITLED "DOUGLAS H. SMITH PS 7002", DATED MARCH 23, 1978, IN VOLUME C28, FOLIO 151, RECORDS OF BERNILLO COUNTY, NEW MEXICO.
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 - F) PLAT ENTITLED "FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. FT000028617", WITH EFFECTIVE DATE OF MAY 1, 2008.
 - G) PLAT ENTITLED "LONGFIELD ADDITION", FILED MARCH 23, 1978, IN VOLUME C28, FOLIO 151, RECORDS OF BERNILLO COUNTY, NEW MEXICO.
8. TOTAL NUMBER OF EXISTING TRACTS: 2
9. TOTAL NUMBER OF TRACTS CREATED: 2
10. GROSS SUBDIVISION ACRES: 3.2625 ACRES
11. TOTAL NUMBER OF FULL WIDTH STREETS CREATED: 0
12. CURRENT ZONING: C-2
13. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: L-21-Z
14. TALOS CODE 0000025412

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND BEING DESIGNATED AS TRACT A OF LONGFIELD ADDITION, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNILLO COUNTY, NEW MEXICO ON OCTOBER 12, 1984 IN PLAT BOOK C25, PAGE 62 TOGETHER WITH AN UNPLATTED TRACT BEING DESIGNATED AS A PORTION OF TRACT 4 OF QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 28, T.10 N., R.4 E., N.M.P.M., AND BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF ABOVE MENTIONED TRACT A OF PLAT OF LONGFIELD ADDITION, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE, WHENCE THE COURSE AND DISTANCE ARE: S 89°14'36" E, 1031.47 FEET DISTANT, RUNNING THENCE ALONG BEARS S 79°14'36" E, 1031.47 FEET DISTANT, RUNNING THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF CENTRAL AVENUE N 82°22'48"W, 381.35 FEET TO THE SOUTHWEST CORNER OF ABOVE MENTIONED TRACT; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE N 00°55'36" E, 362.62 FEET TO THE NORTHEAST CORNER OF TRACT A OF PLAT OF LONGFIELD ADDITION, 362.62 FEET TO THE NORTHEAST CORNER OF SAID TRACT A OF PLAT OF LONGFIELD ADDITION, THENCE S 00°52'28"W, 362.28 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A OF SAID PLAT OF LONGFIELD ADDITION TO THE POINT OF BEGINNING, CONTAINING 3.2625 ACRES MORE OR LESS.

PUBLIC UTILITY EASEMENTS

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

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. NEW MEXICO GAS COMPANY, GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.
3. QUEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO GROUND PEDSTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE, INCLUDING, 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 EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND INTEREST TO INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF OR NEAR EASEMENTS SHOWN ON THIS PLAT. EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NM GAS SERVICE DOES NOT, AND CANNOT GUARANTEE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATED AND NOW COMPRISING, TRACTS A-1 & A-2 OF LONGFIELD ADDITION AND A UNPLATTED TRACT OF LAND WITHIN SECTION 28, T.10 N. & E., N.M.P.M., CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO, THE UNDERSIGNED, THE UNDERSIGNED OWNERS AND PROPRIETORS (THESE SAID OWNERS) AND PROPRIETORS (THESE SAID OWNERS) HEREBY GRANT TO THE PUBLIC FOREVER, THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, THE UNDERSIGNED HEREBY GRANT IN FEE EASEMENTS AS SHOWN HEREON FOR THAT PURPOSE STATED. SAID OWNERS AND PROPRIETORS DO HEREBY CONSENT TO THE FOREGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

ACKNOWLEDGEMENT

STATE OF NEW MEXICO, ss
COUNTY OF BERNILLO, ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 8 DAY OF JULY, 2009, BY
Greg Carabajal AS

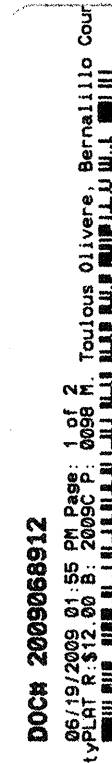
My Notary Public
OFFICIAL STAMP
JAMES J. BECK
NOTARY PUBLIC
STATE OF NEW MEXICO
MY COMMISSION EXPIRES 3/30/13

SURVEYOR'S CERTIFICATION

I, LEONARD G. MARTINEZ, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 9801, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THAT THE SURVEY AND MONUMENTATION OF THE ALBUQUERQUE SUBDIVISION FOR SURVEY AND MONUMENTATION OF THE ALBUQUERQUE SUBDIVISION OR ORDINANCE, THAT IT SHOWS ALL EASEMENTS OF RECORD, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Leonard G. Martinez
6-08-09
LEONARD G. MARTINEZ N.M.P.S. 9801
OFFICIAL STAMP
JAMES J. BECK
NOTARY PUBLIC
STATE OF NEW MEXICO
MY COMMISSION EXPIRES 3/30/13

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2801 San Pedro de Bernalillo, N. 1000
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TEL: 505-262-0000 FAX: 505-262-0100
DRAWN BY: KRS/LJM JOB NO. 090527

TRACT A-1 AND A-2 OF LONGFIELD ADDITION

(BEING A REPLAT OF TRACT A & UNPLATTED TRACT)

WITHIN

SECTION 28, TOWNSHIP 10 NORTH, RANGE 4 EAST

NEW MEXICO PRINCIPAL MERIDIAN

ALBUQUERQUE, NEW MEXICO

JUNE, 2009

PROJECT NUMBER 1007815
APPLICATION NUMBER 09-70192

CITY APPROVALS

CITY SURVEYOR
DATE 6-9-09

DATE 6-9-09

DATE 6-17-09

DATE 6-17-09

DATE 6-17-09

DATE 6-17-09

DATE 6-17-09

DATE 6-17-09

UTILITY APPROVALS

DATE 6-15-09

DATE 6-15-09

DATE 6-17-09

DATE 6-16-09

TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
UPC #102106512151420528 AND UPC #10210650662320610
PROPERTY OWNER OF RECORD: GREG P. CARABAJAL

DATE 6-16-09

SHEET 1 OF 2

TRACT A-1 AND A-2 OF LONGFIELD ADDITION

(BEING A REPLAT OF TRACT A & UNPLATTED TRACT)

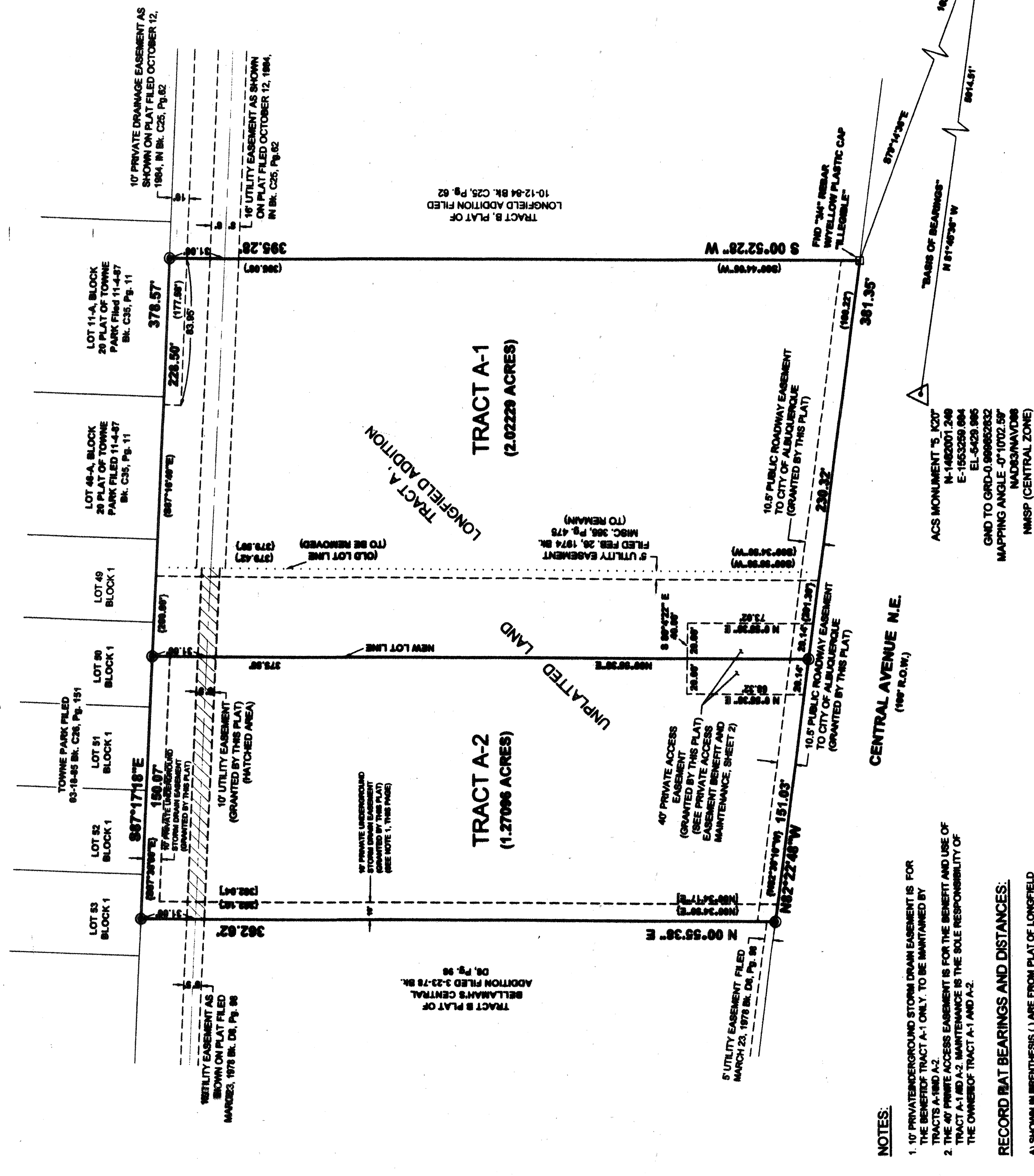
WITHIN

SECTION 28, TOWNSHIP 10 NORTH, RANGE 4 EAST

NEW MEXICO PRINCIPAL MERIDIAN

ALBUQUERQUE, NEW MEXICO

JUNE, 2009



NOTES:

1. 10' PRIVATE UNDERGROUND STORM DRAIN EASEMENT IS FOR THE BENEFIT OF TRACT A-1 ONLY. TO BE MAINTAINED BY THE OWNER OF TRACT A-1.
2. THE 47' PRIVATE ACCESS EASEMENT IS FOR THE BENEFIT AND USE OF THE OWNER OF TRACT A-1 AND A-2.

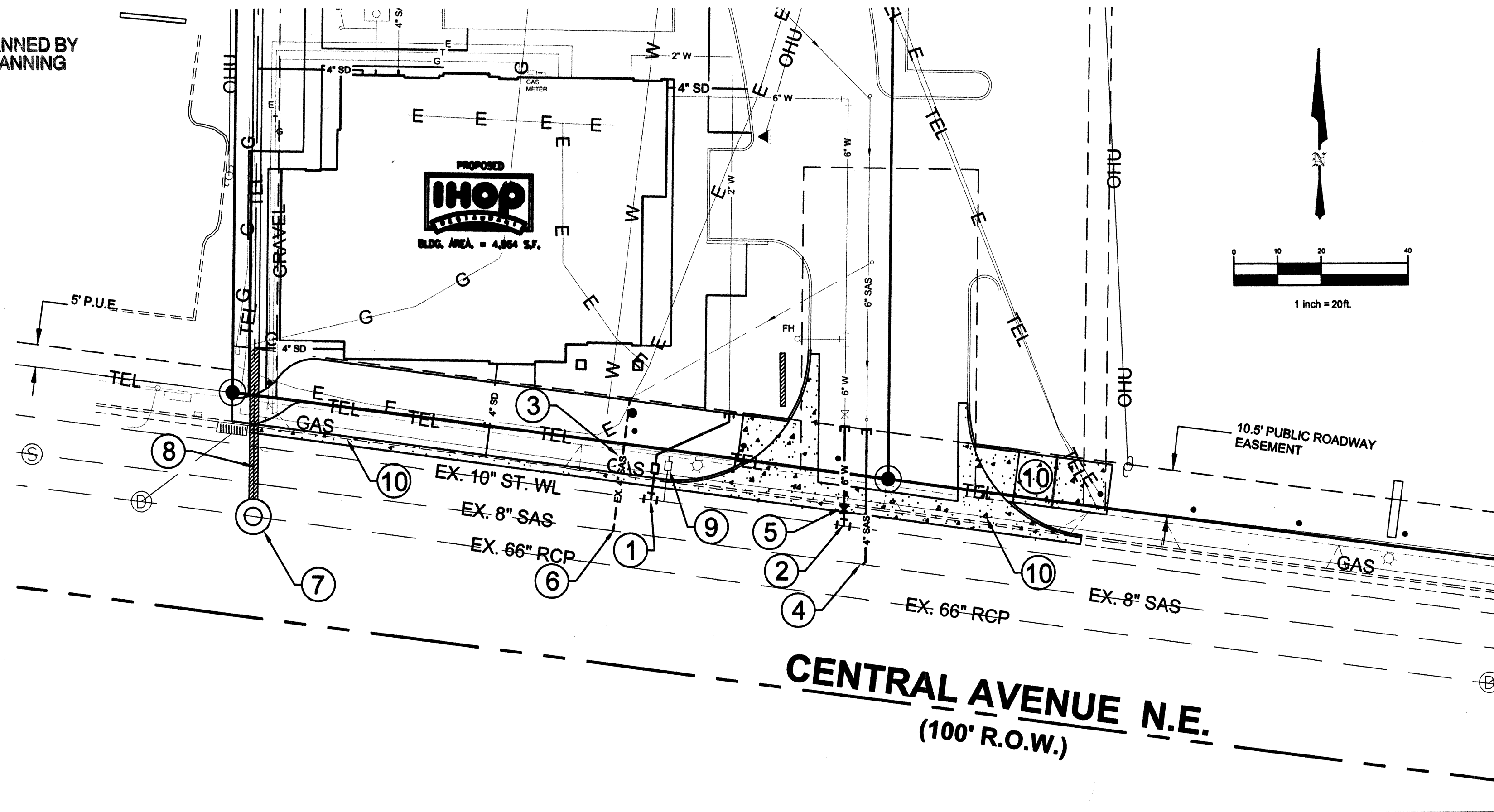
RECORD RAT BEARINGS AND DISTANCES:

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- B) SHOWN IN THE PLAT OF BELLAMAS CENTRAL ADDITION, FILED MARCH 23, 1978, IN VOLUME C28, FOLIO 151, RECORDS OF BERNILLO COUNTY, NEW MEXICO.
- C) DOUGLAS H. SMITH PS 7002, DATED 3-1-83.

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SHEET 2 OF 2

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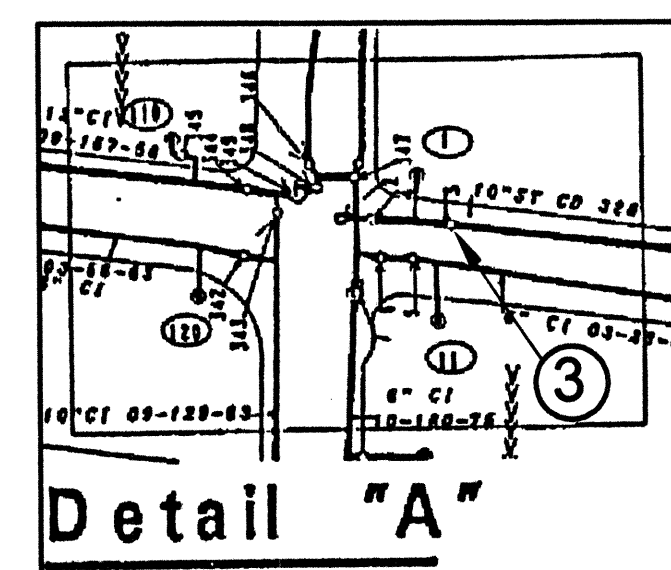
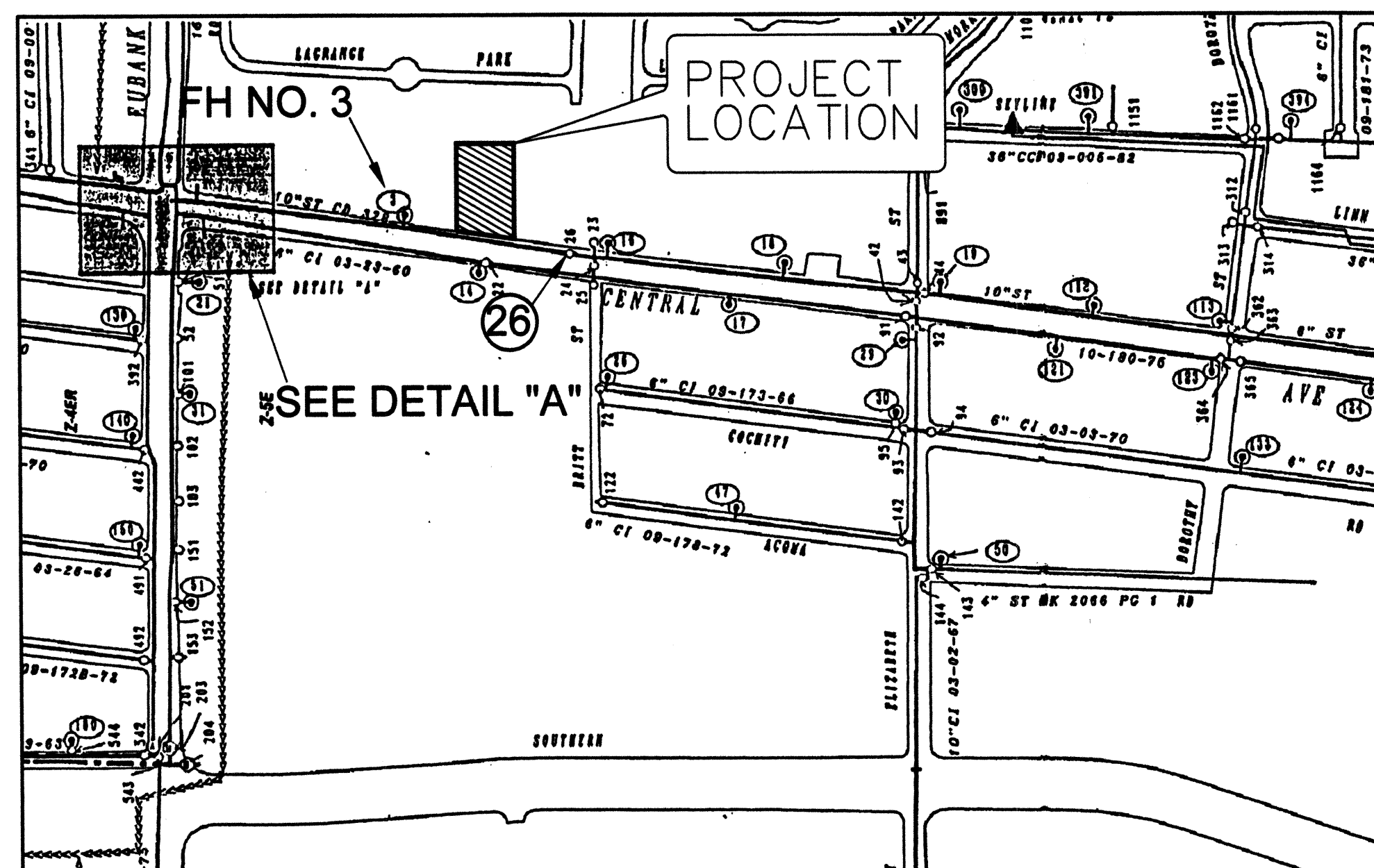


LEGEND		
ITEM	EXISTING	PROPOSED
CURB AND GUTTER		
DROP INLET		
OVERHEAD ELEC WITH POWER POLE		
OVERHEAD UTILITY LINE		
RIGHT OF WAY		
POWER POLE WITH ANCHOR		
CENTERLINE		
PUBLIC STREET LIGHT		

KEYED NOTES

1. INSTALL 10" METERED WATER SERVICE PER C.O.A. DWG. 2363. 1 1/2" METERED SERVICE
2. INSTALL 6" WATERLINE CONNECTION PER C.O.A. DWG. 2301.
3. ALTERNATE ROUTE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF THE EXISTING 4" SANITARY SERVICE TO DETERMINE SERVICEABILITY. IF IT IS DETERMINED THAT THE EXISTING 4" SERVICE IS UNUSABLE, THE EXISTING SERVICE SHALL BE GAPPED AND THE NEW 4" SERVICE SHALL BE CONSTRUCTED PER NOTE 4. (NOT TO BE BUILT)
4. CONNECT NEW 4" SANITARY SEWER TO EXISTING 8" SANITARY SEWER PER C.O.A. DWG. 2125.
5. INSTALL 6" GATE VALVE AND VALVE BOX PER C.O.A. DWG. 2326 AND 2328.
6. EXISTING 4" SANITARY SERVICE LINE CONNECTION.
7. CONSTRUCT 8" DIAMETER TYPE "E" MANHOLE PER C.O.A. DWG. 2102.
8. INSTALL 28 LF. OF 24" CLASS III RCP WITH STUB.
9. REHABILITATE EXISTING 3/4" WATER SERVICE FOR FUTURE USE.
10. FOR CURB AND GUTTER, SIDEWALK, AND VALLEY GUTTER CONSTRUCTION SEE SHEET 6.

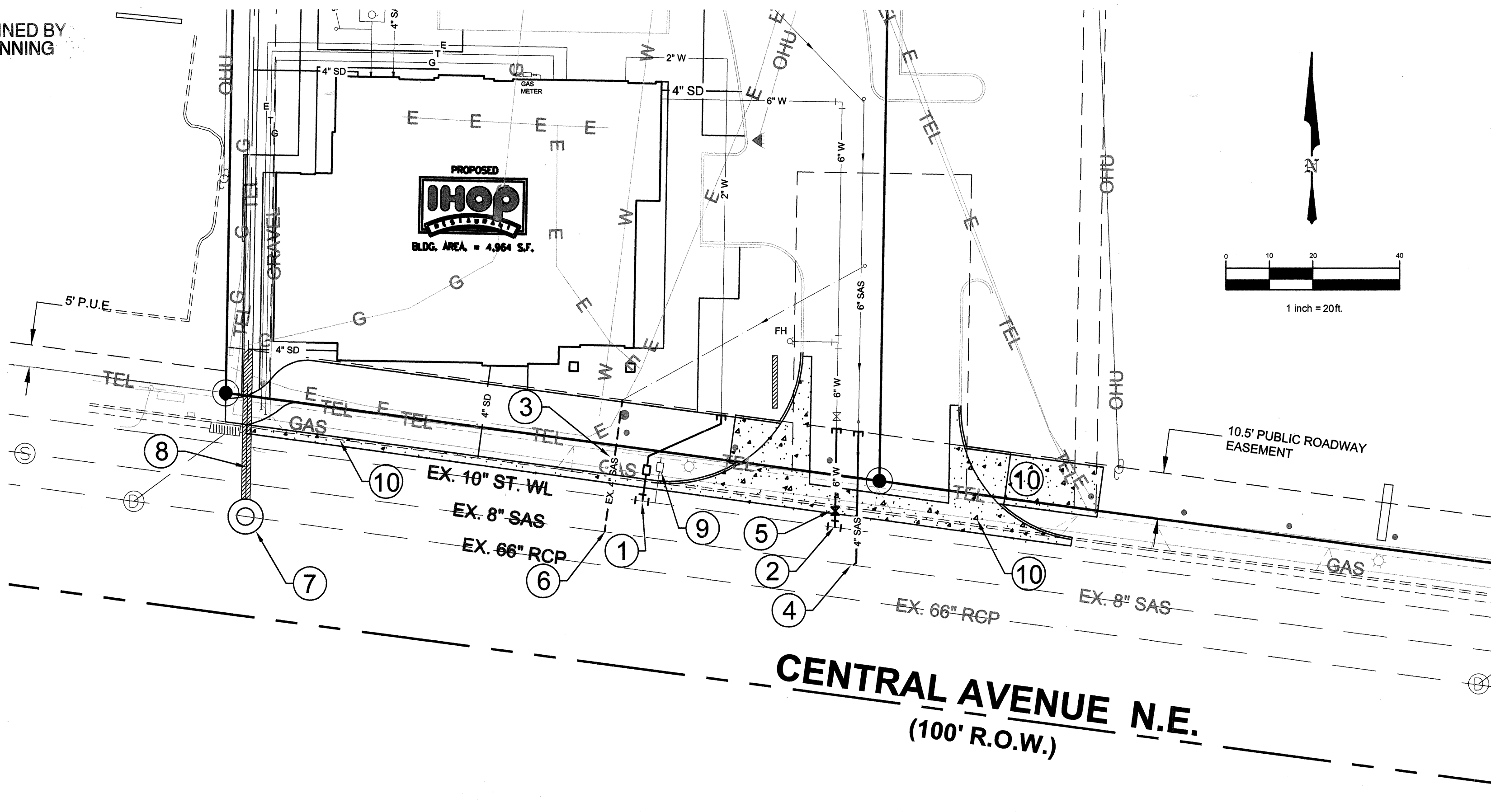
NOTE: FOR PLAN AND PROFILE OF ALL IMPROVEMENTS SEE SHEET 5 AND 6.



WATER SHUT OFF PLAN

1. ALL VALVES, HYDRANTS AND APPURTENANCES OF THE WATER SYSTEM SHALL BE OPERATED BY A.B.C.W.U.A. PERSONNEL ONLY.
2. THE CONTRACTOR SHALL PROVIDE A.B.C.W.U.A. 7 WORKING DAYS PRIOR NOTICE OF THE NEED FOR SYSTEM SHUTDOWN. CALL 857-8250.
3. NON-PRESSURIZED CONNECTION TO THE 10-INCH LINE IN CENTRAL AVENUE N.E. REQUIRES CLOSING VALVE No's 3 AND 26 AS SHOWN ON PLAN.
4. CONTRACTOR SHALL CONTACT THE ALBUQUERQUE FIRE DEPARTMENT (833-7300) SEVEN (7) DAYS PRIOR TO TAKING FIRE HYDRANT No. 3 OFF LINE.
5. PRESSURIZED CONNECTION TO THE 10-INCH LINE IN CENTRAL AVENUE N.E. REQUIRES NO SYSTEM SHUT DOWN.

AS-BUILT INFORMATION CONTRACTOR: SLASHLINE CONST. DATE: 10/14/10 INSPECTOR: [Signature] FIELD VERIFICATION: 10/14/10 CONNECTED BY: [Signature] MICRO-FILM INFORMATION DATE:		BENCHMARKS ACS MONUMENT "B-L21" ELEVATION: 5503.276 FEET 1988 NAVD GROUND TO GRID FACTOR: 0.999648352 MAPPING ANGLE: -0.09 28.24 THE MONUMENT IS LOCATED 7.25 MILES EAST OF DOWNTOWN AT THE INTERSECTION OF ELIZABETH STREET SE AND CENTRAL AVENUE.	
SURVEY INFORMATION FIELD NOTES NO. BY DATE		ENGINEER'S SEAL 	
DATUM NAVD 1988 BRASHER & LORENZ CONSULTING ENGINEERS 2201 San Pedro Blvd. NE Bldg. 1, Suite 1300 Albuquerque, New Mexico 87110 Phone: (505) 885-6100 Fax: (505) 885-6108		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP CENTRAL AVE. IHOP UTILITY SITE PLAN	
Design Review Committee APPROVED AUG 3 5 2009 DESIGN REVIEW COMMITTEE		City Engineer Approval APPROVED SEP 17 2009 CITY ENGINEER	
City Project No. 77378Z		Zone Map No. L-21-Z Sheet 4 of 6	

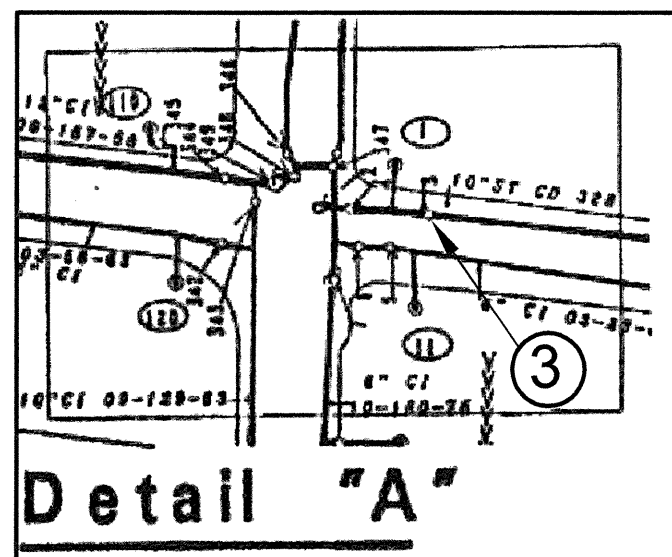


LEGEND		
ITEM	EXISTING	PROPOSED
CURB AND GUTTER		
DROP INLET		
OVERHEAD ELEC WITH POWER POLE		
OVERHEAD UTILITY LINE		
RIGHT OF WAY		
POWER POLE WITH ANCHOR		
CENTERLINE		
PUBLIC STREET LIGHT		

KEYED NOTES

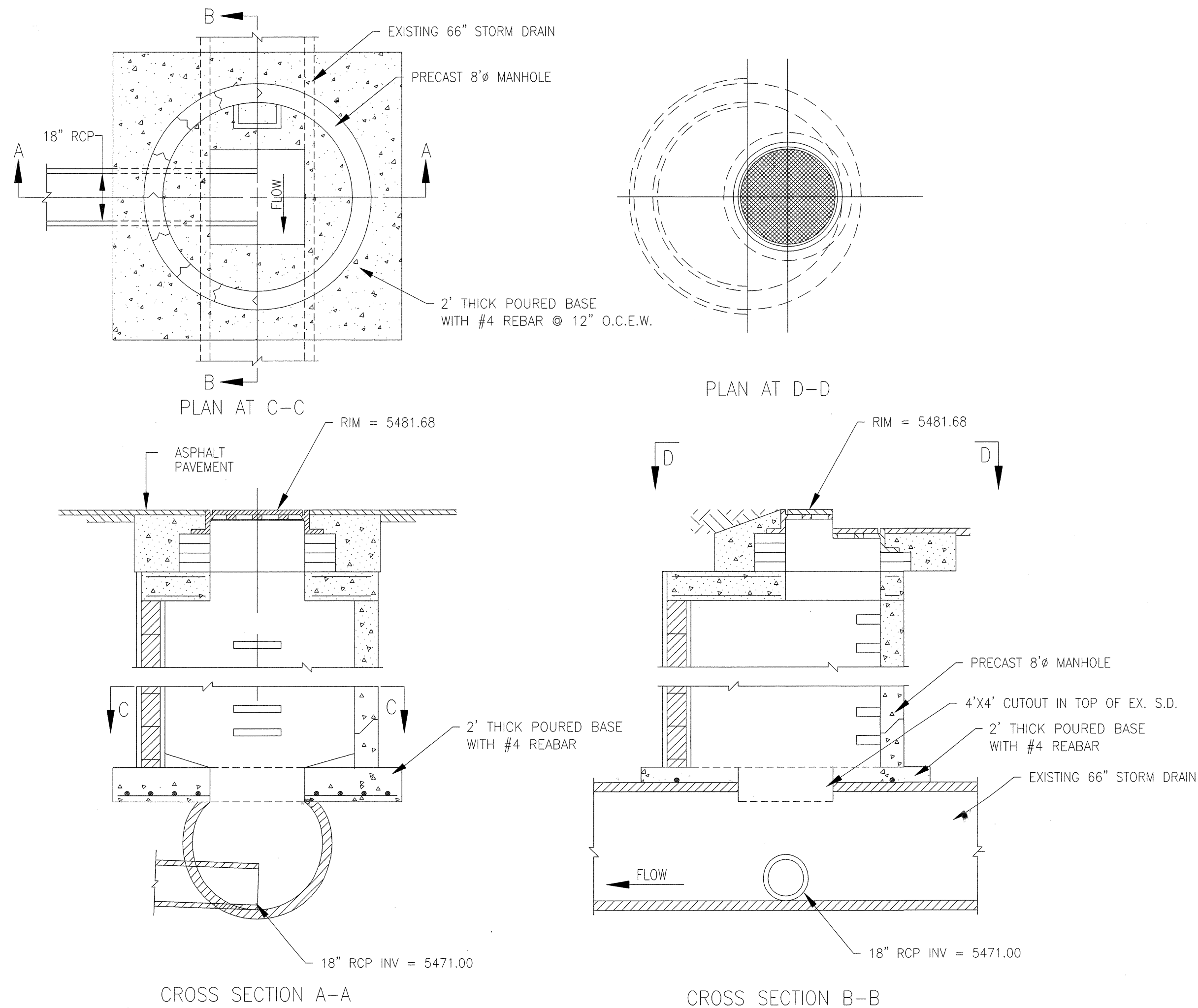
1. INSTALL 1-1/2" METERED WATER SERVICE PER C.O.A. DWG. 2363.
2. INSTALL 8" WATERLINE CONNECTION PER C.O.A. DWG. 2301.
3. ALTERNATE ROUTE PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF THE EXISTING 4" SANITARY SERVICE TO DETERMINE SERVICIBILITY. IF IT IS DETERMINED THAT THE EXISTING 4" SERVICE IS UNUSABLE, THE EXISTING SERVICE SHALL BE CAPPED AND THE NEW 4" SERVICE SHALL BE CONSTRUCTED PER NOTE 4.
4. CONNECT NEW 4" SANITARY SEWER TO EXISTING 8" SANITARY SEWER PER C.O.A. DWG. 2125.
5. INSTALL 6" GATE VALVE AND VALVE BOX PER C.O.A. DWG. 2326 AND 2328.
6. EXISTING 4" SANITARY SERVICE LINE CONNECTION.
7. CONSTRUCT 8' DIAMETER TYPE "E" MANHOLE PER MODIFIED C.O.A. DWG. 2102 THIS SHEET.
8. INSTALL 28 LF. OF 24" CLASS III RCP WITH STUB.
9. REHABILITATE EXISTING 3/4" WATER SERVICE FOR FUTURE USE.
10. FOR CURB AND GUTTER, SIDEWALK, AND VALLEY GUTTER CONSTRUCTION SEE SHEET 6.

NOTE: FOR PLAN AND PROFILE OF ALL IMPROVEMENTS SEE SHEET 5 AND 6.



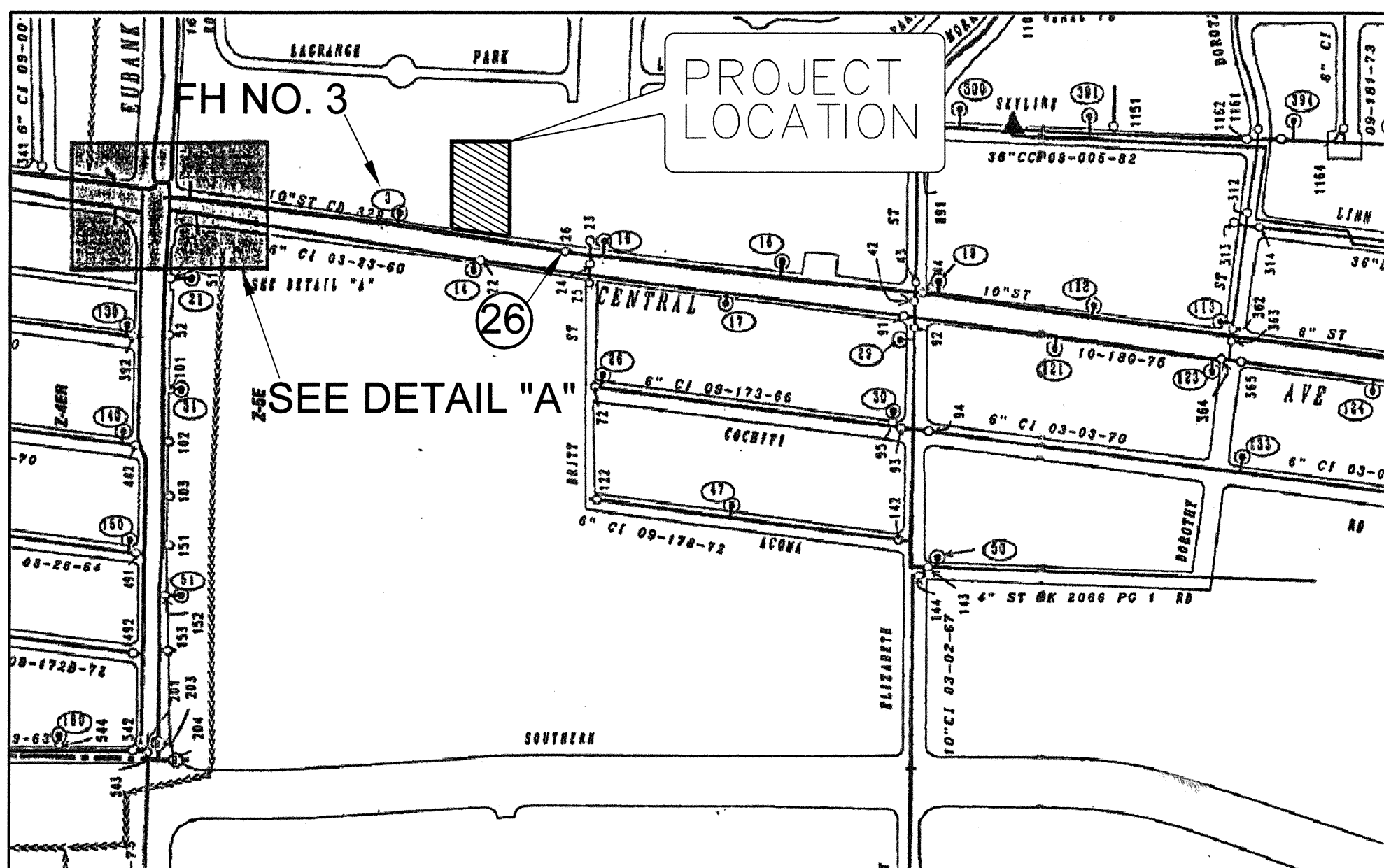
WATER SHUT OFF PLAN

1. ALL VALVES HYDRANTS AND APPURTENANCES OF THE WATER SYSTEM SHALL BE OPERATED BY A.B.C.W.U.A. PERSONNEL ONLY.
2. THE CONTRACTOR SHALL PROVIDE A.B.C.W.U.A. 7 WORKING DAYS PRIOR NOTICE OF THE NEED FOR SYSTEM SHUTDOWN. CALL 957-9250.
3. NON-PRESSURIZED CONNECTION TO THE 10-INCH LINE IN CENTRAL AVENUE N.E. REQUIRES CLOSING VALVE No's 3 AND 26 AS SHOWN ON PLAN.
4. CONTRACTOR SHALL CONTACT THE ALBUQUERQUE FIRE DEPARTMENT (833-7300) SEVEN (7) DAYS PRIOR TO TAKING FIRE HYDRANT No. 3 OFF LINE.
5. PRESSURIZED CONNECTION TO THE 10-INCH LINE IN CENTRAL AVENUE N.E. REQUIRES NO SYSTEM SHUT DOWN.



MODIFIED TYPE "E" MANHOLE

N.T.S.



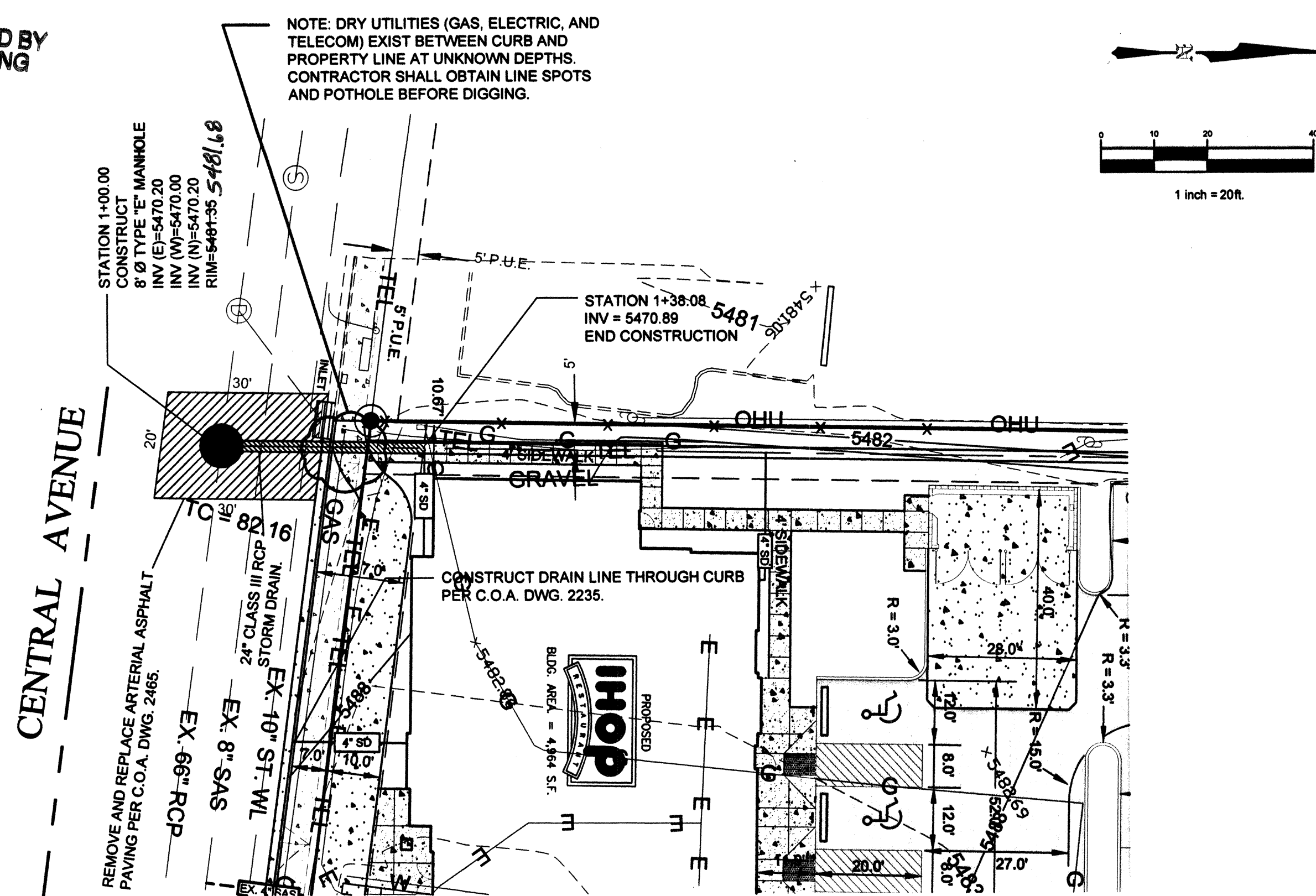
DATUM NAVD 1988 BRASHER & LORENZ CONSULTING ENGINEERS 2201 San Pedro Blvd. NE Bldg. 1, Suite 1300 Albuquerque, New Mexico 87110 Phone: (505) 888-6088 Fax: (505) 888-6188		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
CENTRAL AVE. IHOP UTILITY SITE PLAN		Design Review Committee City Engineer Approval	
City Project No. 773782	Zone Map No. L-21-Z	Sheet 4R	of 6

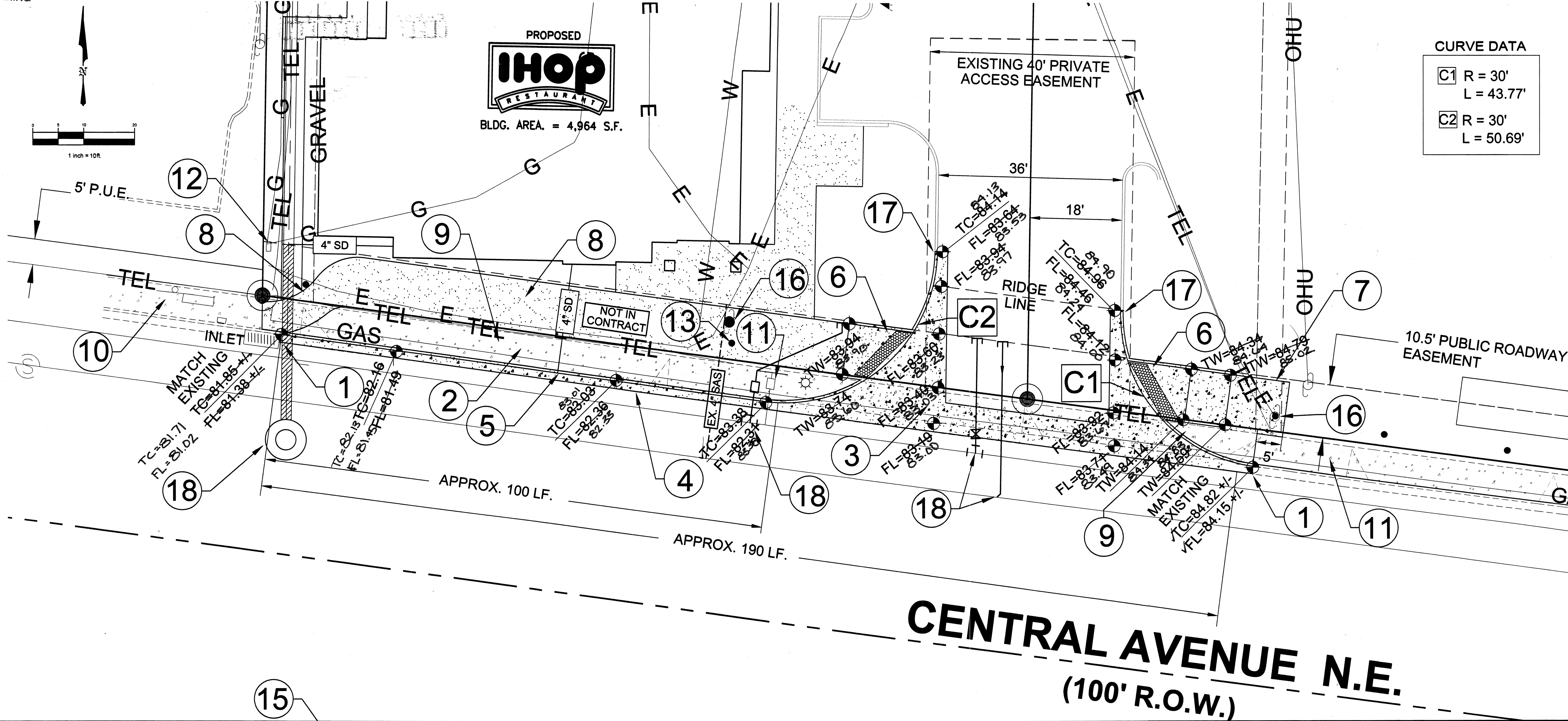
AS-BUILT INFORMATION		BENCHMARKS	
CONTRACTOR	Sunshine Corp.	ACS MONUMENT	16-L21"
WORK STARTED BY	Brasher & Lorenz	ELEVATION	5503.276 FEET
DATE	10/09-12/09	1988 NAVD	
ACCEPTANCE BY	Brasher & Lorenz	GROUND TO GRID FACTOR	0.999648352
DATE	10/09-12/09	MAPPING ANGLE	- 0.09 28.24
FIELD CHECKED BY	Brasher & Lorenz		
DATE	10/09-12/09		
CORRECTED BY			
DATE			
MICRO-FILM INFORMATION		THE MONUMENT IS LOCATED 7.25 MILES EAST OF OF DOWNTOWN AT THE INTERSECTION OF ELIZABETH STREET SE AND CENTRAL AVENUE.	

SURVEY INFORMATION		ENGINEER'S SEAL	
FIELD NOTES	DATE		
BY			
NO.			

REVISIONS		DESIGN	
NO.	DATE	DESIGNED BY	DATE
		D.A.L.	06-2009
		J.C.E.	06-2009
		D.A.L.	06-2009

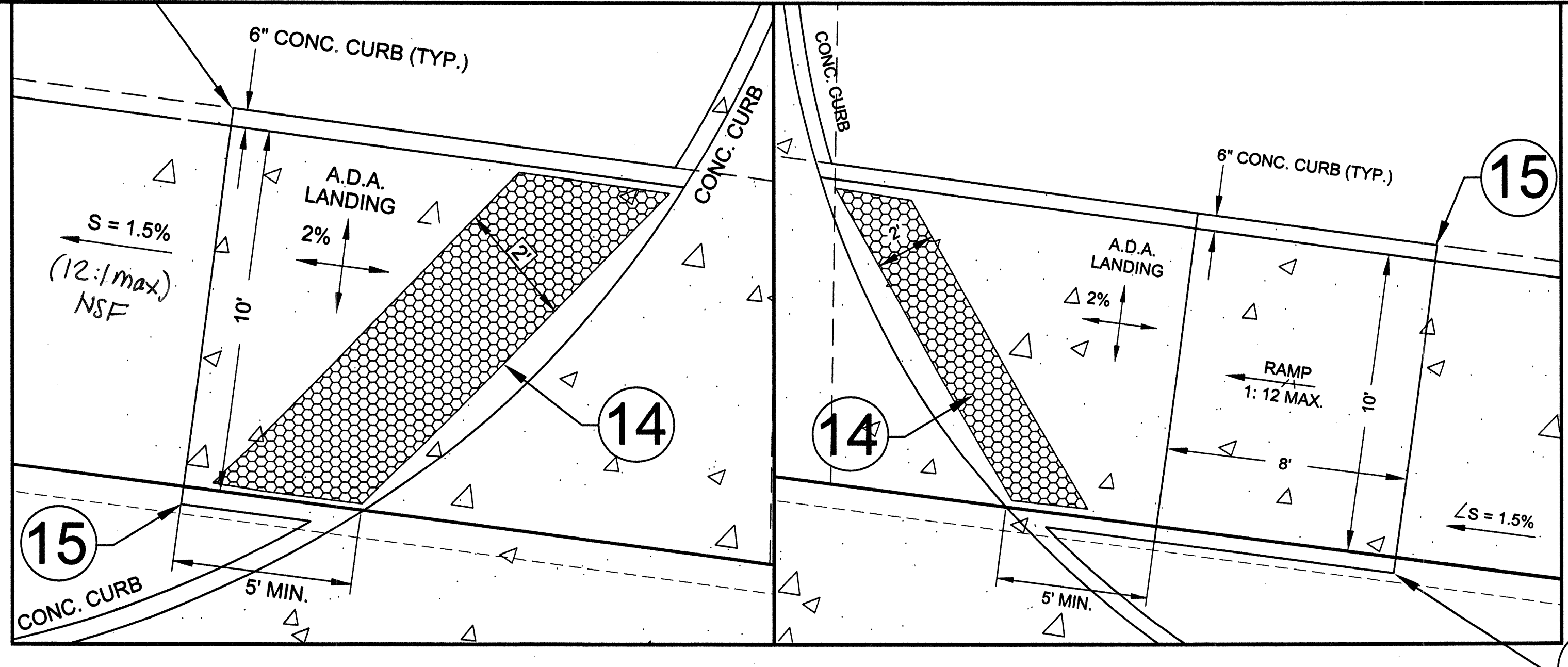
SCANNED BY
PLANNING





AS-BUILT INFORMATION		BENCHMARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	CLASH & LORENZ CONSULTING ENGINEERS	ACS MONUMENT	"6.121"	FIELD NOTES	DATE		
WORK STARTED BY	BRASHER & LORENZ	ELEVATION	5503.276 FEET	BY			
INSPECTED BY	BRASHER & LORENZ	1988 NAVD		NO.			
FIELD VERIFICATION DATE	10/19/12	GROUND TO GRID FACTOR	0.999648352				
DATE CORRECTED	10/19/12	MAPPING ANGLE	- 0.09 28.24				
MICRO-FILM INFORMATION		THE MONUMENT IS LOCATED 7.25 MILES EAST OF OF DOWNTOWN AT THE INTERSECTION OF ELIZABETH STREET SE AND CENTRAL AVENUE.					

LEGEND		
ITEM	EXISTING	PROPOSED
CURB AND GUTTER		
DROP INLET		
OVERHEAD ELEC. WITH POWER POLE	OHE	
UTILITY LINE	UTILITY	
CURB ELEVATIONS		
SPOT ELEV.	G=16.7	16.7
RIGHT OF WAY		
POWER POLE WITH ANCHOR		
CENTERLINE		
TOP OF ASPHALT ELEV.	EX TA 16.2	TA 16.2
TOP OF CURB ELEV.	EX TC 16.2	TC 16.2
CONCRETE PAVING		
SIDEWALK		
PUBLIC STREET LIGHT		
PARKING BOLLARD		



- KEYED NOTES**
- SAWCUT AND REMOVE APPROXIMATELY 190 LF. CURB AND GUTTER.
 - REMOVE APPROXIMATELY 195 LF. OF EXISTING SIDEWALK.
 - CONSTRUCT 36" WIDE DRIVE ENTRANCE PER C.O.A. DWG. 2426 WITH 6" VALLEY GUTTER PER C.O.A. DWG. 2420.
 - REPLACE APPROXIMATELY 100 LF. OF STANDARD CURB AND GUTTER PER C.O.A. DWG. 2415A.
 - CONSTRUCT 4" CURB PENETRATION PER C.O.A. DWG. 2235.
 - CONSTRUCT H/C ACCESSIBLE RAMP PER DETAIL THIS PAGE.
 - LIMIT OF SIDEWALK CONSTRUCTION TO ACCOMMODATE FUTURE CONSTRUCTION PER C.O.A. DWG. 2430.
 - NEW SIDEWALK CONSTRUCTION PER C.O.A. BUILDING PERMIT - NOT IN CONTRACT.
 - FUTURE LANDSCAPE AREA.
 - EXISTING SIDEWALK.
 - EXISTING WATER METER.
 - EXISTING GAS METER.
 - EXISTING PARKING BOLLARDS TO BE REMOVED.
 - 2' WIDE ADA APPROVED DETECTABLE WARNING MAT.
 - TAPER 6" HEADER CURBS TO MATCH TOP OF SIDEWALK ELEVATION.
 - EXISTING ELECTRIC SERVICE POLE TO BE REMOVED.
 - LIMITS OF CONSTRUCTION.
 - SEE SHEET 5 FOR WATER, SANITARY SEWER, AND STORM DRAIN PLAN AND PROFILES.

NOTE:
CONTRACTOR SHALL FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

DATUM NAVD 1988

BRASHER & LORENZ CONSULTING ENGINEERS
2201 San Pedro Blvd. NE Bldg. 1, Suite 1300
Albuquerque, New Mexico 87110
Phone: (505) 888-6088 Fax: (505) 888-6188

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

CENTRAL AVE. IHOP PAVING PLAN

Design Review Committee: **APPROVED** AUG 25 2009
City Engineer Approval: **APPROVED** SEP 17 2009

City Project No. **773787**
Zone Map No. **L-21-Z**
Sheet **6** of **6**