

CONSTRUCTION PLANS FOR VALERO CORNER STORE #1243 ROADWAY AND DRAINAGE IMPROVEMENTS

ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2007

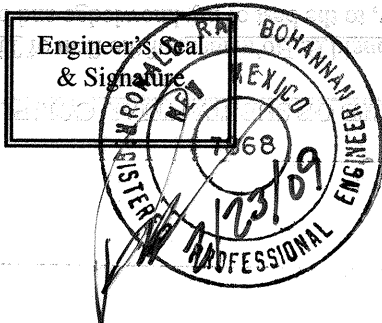
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INDEX TO DRAWINGS

1. TITLE SHEET
2. PLAT
3. VOLCANO ROAD PAVING AND STORM DRAIN IMPROVEMENTS
4. CONSTRUCTION DETAILS

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Tierra West LLC, 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 with survey information provided by Tim Aldrich, of Aldrich Land Surveying, N.M.P.S. number 7719.



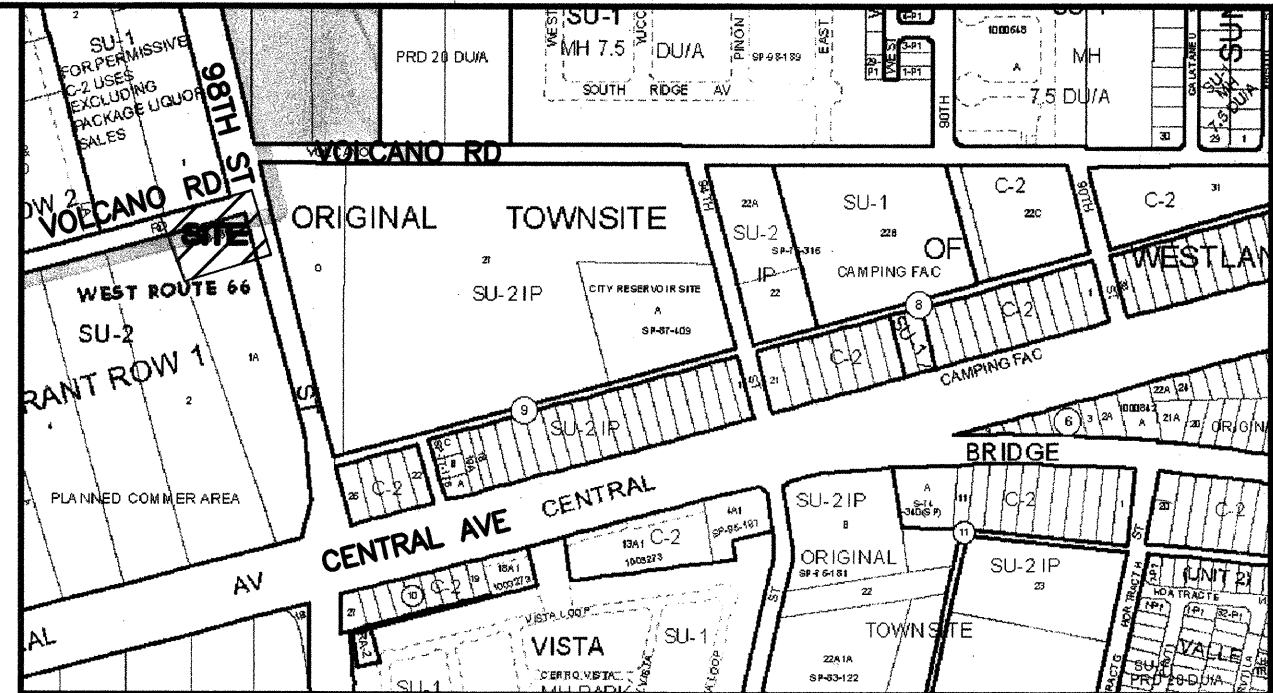
SURVEYOR'S CERTIFICATION

of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that the 'as-built' information shown on these drawings was added by me or under my supervision, and that this 'as-built' information is true and correct to the best of my knowledge and belief. Aldrich Land Surveying is not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.

Timothy Aldrich, P.S. No. 7719

02-20-09
Date

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
Pat Allen
DATE: 4-10-2009



VICINITY MAP K-9
SCALE NONE

NOTICE TO CONTRACTORS

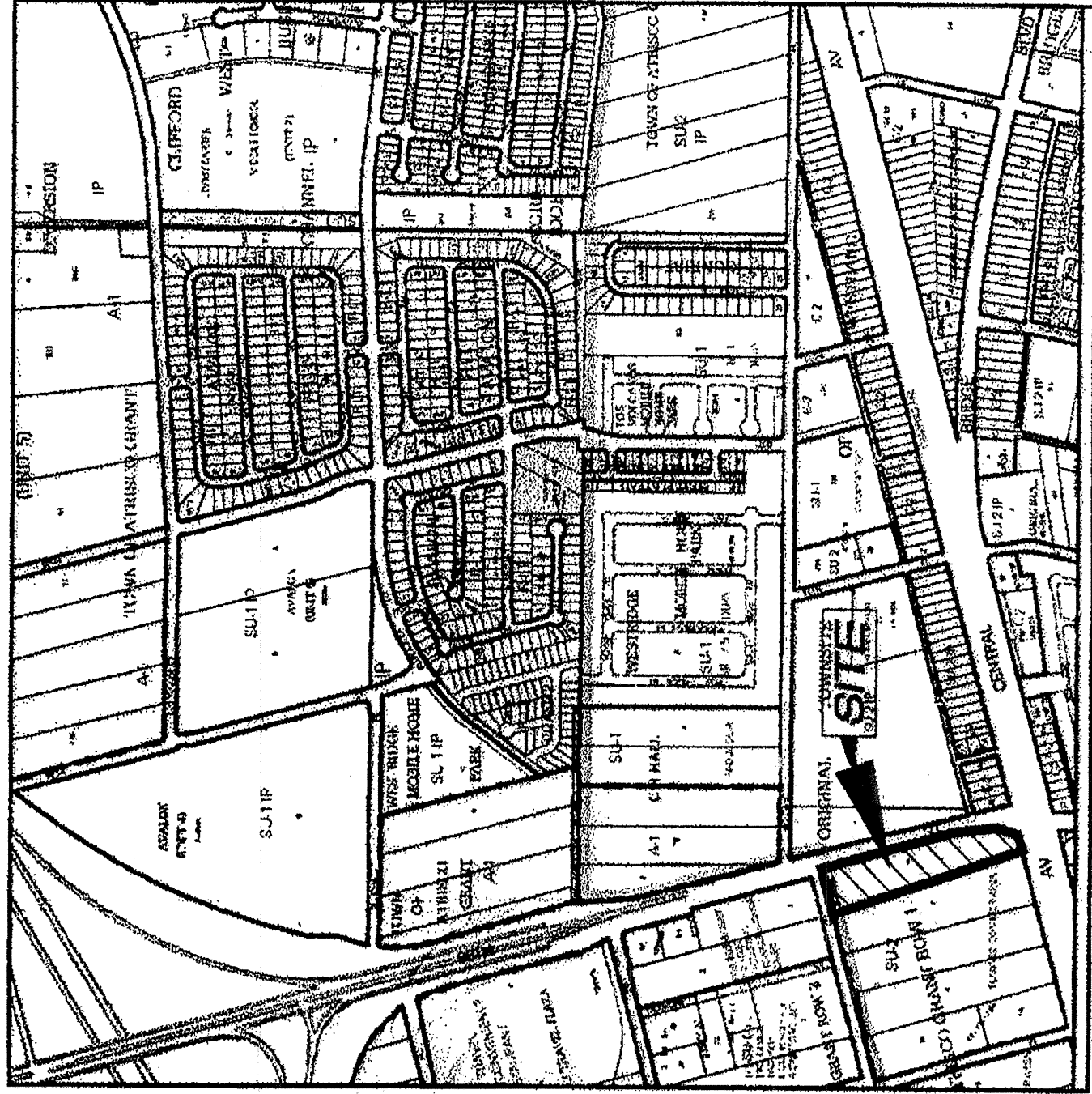
1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION (UPDATE #7), INCLUDING ADDENDUM #1.
 2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (280-1990) FOR LOCATION OF EXISTING UTILITIES.
 3. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24-HOUR CONSTRUCTION.
 4. PRIOR TO 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 SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO(2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.
 6. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
 7. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER 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. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THIS PROJECT THAT IS NOT SHOWN ON THE PLAN AND IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE CONTRACTORS EXPENSE.
 8. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
 9. FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
 10. THE ABCWUA 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. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE EXECUTION OF THE WATER VALVE SHUT-OFF PLAN WITH THE CITY OF ALBUQUERQUE WATER SYSTEM. ALL VALVES TO BE SHUT OFF WILL BE OPERATED BY THE ABCWUA WATER SYSTEM DIVISION.
 11. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
 12. ELECTRONIC MARKER DISKS (EMD) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7.
 13. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY COA.
- THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED
- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
 - ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
 - ☒ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE PROJECT ENGINEER.
 - ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
 - ☒ IF CURB IS DEPRESSIONED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
 - ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

RECORD DRAWING

DRB # 1003794

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEER'S STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	
		DRC Chairman		<i>Woodall</i>		1-17-08	
		Transportation		<i>Woodall</i>		4/30/09	
		Water/Wastewater		<i>William G. Baker</i>		11-30-07	
		Hydrology		<i>Bradley A. Bigham</i>		11/30/07	
		AMAFCA					
		Constr. Mngmt.					
		Constr. Coord.					
		CITY PROJECT NO.		7903.84		SHEET	
		RONALD R. BOHANNAN P.E. #7868				OF 4	



VENUE MAP
NOT TO SCALE

GENERAL NOTES

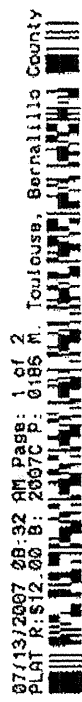
- Bearings are New Mexico State Plane Grid Bearings (Central Azimuth) originated at the Albuquerque Central Survey Monument A10-L9.
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis.
- All corners found in place and field were tagged with a brass nail, unless otherwise indicated.
- All corners that were set are 5/8" rebar with cap stamped "HUGO L.S. 9750" unless otherwise indicated.
- City of Albuquerque Zone Atlas Page: K-9-Z
- U.C.L.S. Log Number: 2001052971
- This property is currently zoned "SU-2 PCA" per the West Route 68 Sector Development Plan, dated January, 1988.

PURPOSE OF PLAT

The purpose of this plat is to:

- Divide the existing tract into four (4) new lots as shown hereon.
- Grant the additional public utility easements (if any) as shown hereon.
- Dedicate additional street right of way to the City of Albuquerque in fee simple with warranty covenants as shown hereon.

DOCH 2007108892



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8/11/2007 08:32:00
8/11/2007 08:32:00

060516_1-29-07. DWG

TREASURERS CERTIFICATION

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

TRACT 1A : UPC #1009037050023005

[Signature] Date 7-13-07
Bernalillo County Treasurer

LEGAL DESCRIPTION

That certain parcel of land situated within the Town of Atrisco, Bernalillo County, New Mexico, comprising all of Tract 1A, Row 1, Unit A, West of Volcano Road, Township 21 North, Range 2 East, Section 21, Township 21 North, Range 2 East, New Mexico, with the free consent of and in accordance with the wishes and desires of the proprietors (s) and proprietor (s) of said tract, to be divided into four (4) lots, to be known as Lot 1, Lot 2, Lot 3, and Lot 4, all of which are located within the boundaries of the City of Albuquerque, Bernalillo County, New Mexico, April, 1987, filed May 17, 1988, in Volume C36, Folio 129, records of Bernalillo County, New Mexico.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATED and now comprising, LOTS 1 THRU 4, VOLCANO POINT SHOPPING CENTER (BEING A REPLAT OF TRACT 1A, ROW 1, UNIT 1, SECTION 21, TOWNSHIP 21 NORTH, RANGE 2 EAST, NEW MEXICO), WITHIN THE TOWN OF ATRISCO GRANT, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the proprietors (s) and proprietor (s) of said tract, to be divided into four (4) lots, to be known as Lot 1, Lot 2, Lot 3, and Lot 4, all of which are located within the boundaries of the City of Albuquerque, Bernalillo County, New Mexico, April, 1987, filed May 17, 1988, in Volume C36, Folio 129, records of Bernalillo County, New Mexico.

Represented by: JMD Partnership, L.P., its Managing Member

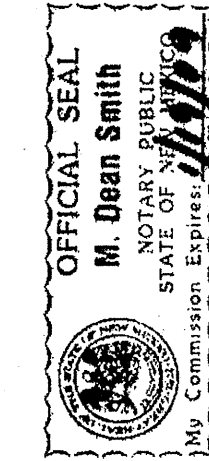
[Signature]
By: Douglas H. Peterson, Managing Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 13 day of FEBRUARY, 2007, by Douglas H. Peterson

[Signature]
Notary Public
My commission expires 11/9/09



DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- Plat entitled A PLAT OF TRACTS 1A & 1B, ROW 1, UNIT A, WEST OF VOLCANO ROAD, TOWNSHIP 21 NORTH, RANGE 2 EAST, NEW MEXICO, APRIL, 1987, filed May 17, 1988, in Volume C36, Folio 129, records of Bernalillo County, New Mexico.
- Plat entitled A PLAT OF LOTS 1A & 1B, BLOCK 1, LANDS OF THE ATRISCO LAND GRANT, WITHIN PROJECTED SECTIONS 28, 29 & 30 T 10 N, R 2 E, S 10 N, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL, 1987, filed May 17, 1988, in Volume C37, Folio 88, records of Bernalillo County, New Mexico.
- Plat entitled A PLAT, LANDS OF THE ATRISCO GRANT, WITHIN SECTIONS 28, 29 & 30, T 10 N, R 2 E, S 10 N, ACCOMPANYING A REPORT BY ROBERT B. STEPHENSON, REFEREE IN THIS CAUSE FILED IN THE DISTRICT COURT ON THE 25TH DAY OF AUGUST, 1981, filed May 17, 1988, in Volume C36, Folio 129, records of Bernalillo County, New Mexico.
- Plat entitled "ORIGINAL TOWNSHIP OF WESTLAND, WITHIN THE TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO, BEING A REPLAT OF PORTION OF UNIT 1 OF LANDS HERETOFORE LEASED TO C.H. CONNER, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, IN VOLUME C37, FOLIO 88, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, 270, LEASES, AND SHOWN ON THE PLAT THEREOF RECORDED IN SAID OFFICE ON MAY 23, 1933", filed March 23, 1935, in Volume D, Folio 53, records of Bernalillo County, New Mexico.
- Warranty Deed filed December 31, 1974, in Book 975, Pages 150-151, records of Bernalillo County, New Mexico.
- Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 651493-AL04, MLF, dated July 29, 2005.
- This property is subject to all exceptions pertaining to this property as listed in SCHEDULE B - SECTION II of the Title Insurance Company's Commitment for Title Insurance No. 651493-AL04, MLF, dated July 29, 2005.

[Signature]
RUS P. HUGG
N.M.P.S. No. 1000
January 28, 2007

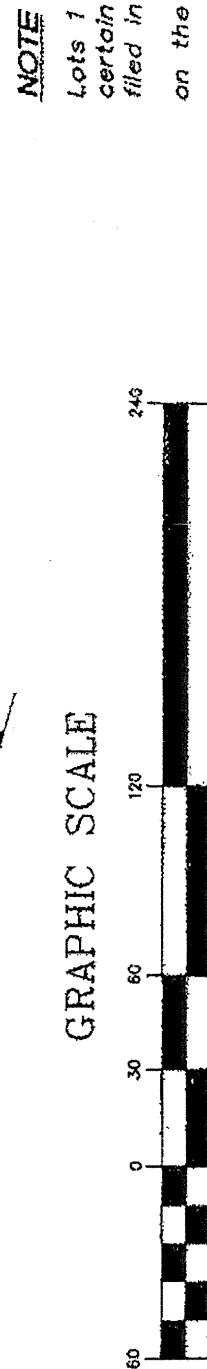
SURV TEK, INC.
Consulting Surveyors
9804 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-5398
Fax: 505-897-5377

SHEET 1 OF 2

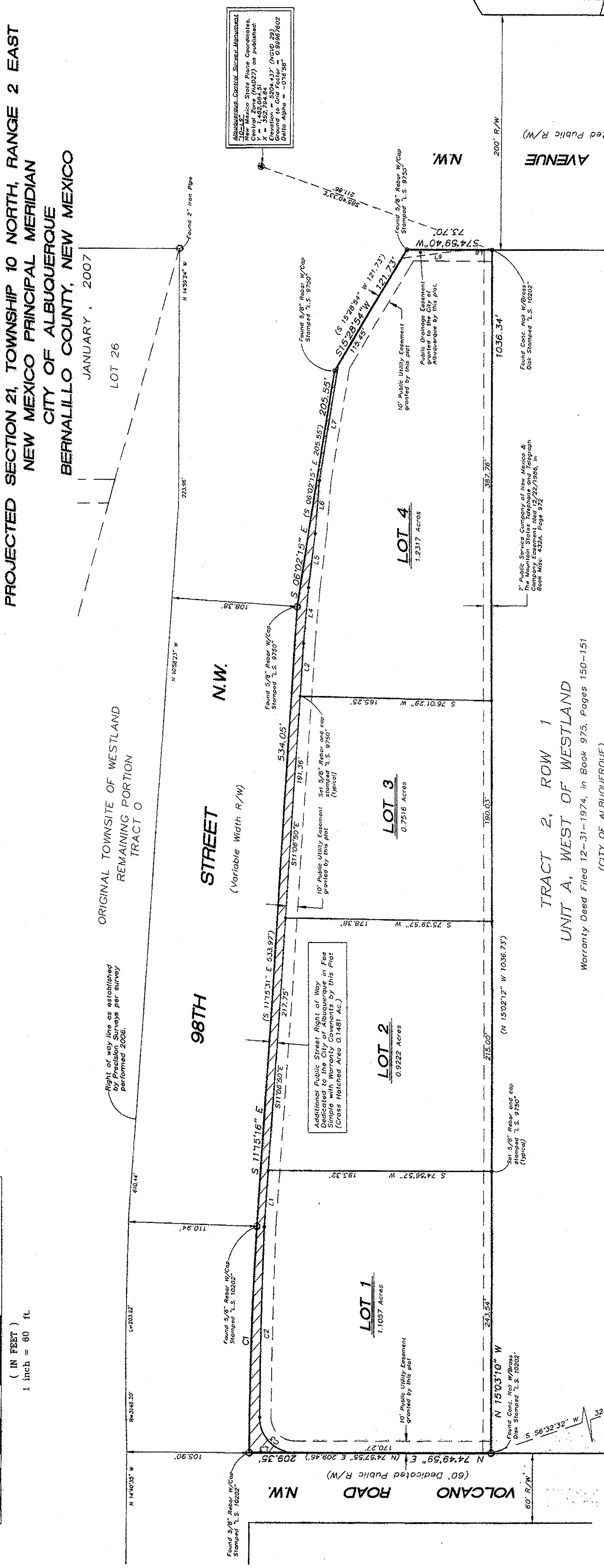
FOR REFERENCE ONLY

FLAT OF
LOTS 1 THRU 4
VOLCANO POINT SHOPPING CENTER
(BEING A REPLAT OF TRACT 1A, ROW 1, UNIT 1 WEST OF WESTLAND)

WITHIN
THE TOWN OF ATRISCO GRANT
IN
PROJECTED SECTION 21, TOWNSHIP 21 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2007

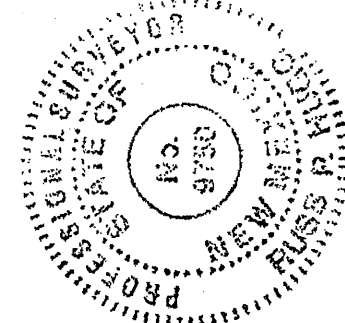


NOTE
Lots 1 Thru 4, Volcano Point Shopping Center are subject to that certain "DECLARATION OF CROSS ACCESS AND DRAINAGE EASEMENTS" filed in the office of the County Clerk of Bernalillo County, New Mexico on the 9th day of April, 2007, in Book A186, Page 1661.

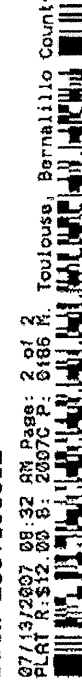


LINE TABLE		
LINE	LENGTH	BEARING
L1	48.41'	S110°50'E
L2	45.81'	S110°50'E
L3	39.08'	N74°49'59"E
L4	48.10'	S100°45'56"E
L5	48.10'	S100°45'56"E
L6	48.10'	S100°45'56"E
L7	101.97'	S08°02'15"E
L8	22.88'	N74°59'40"E
L9	55.86'	N67°06'38"E

CURVE TABLE		
CURVE LENGTH	RADIUS	CHORD BEARING
C1	156.21'	303°38'26"
C2	165.95'	42°23'25"
C3	47.26'	30°00'



DOCH 2007108892

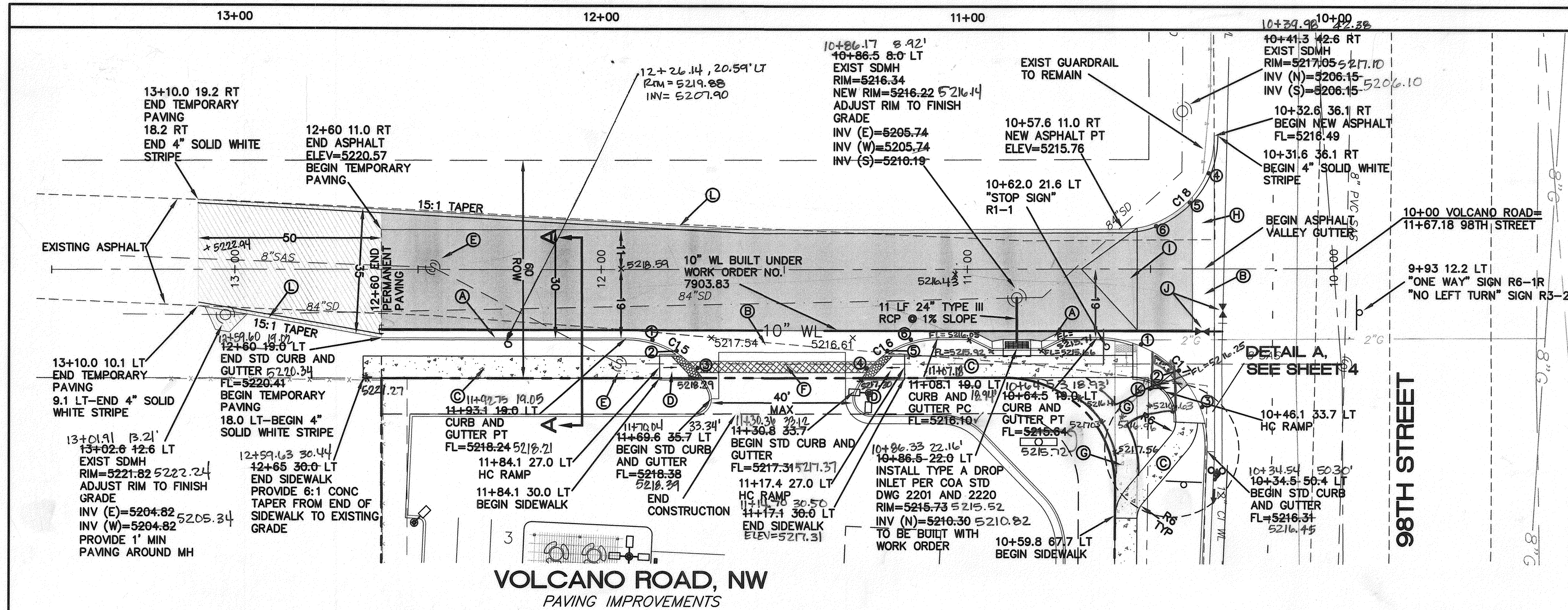


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SHEET 2 OF 2



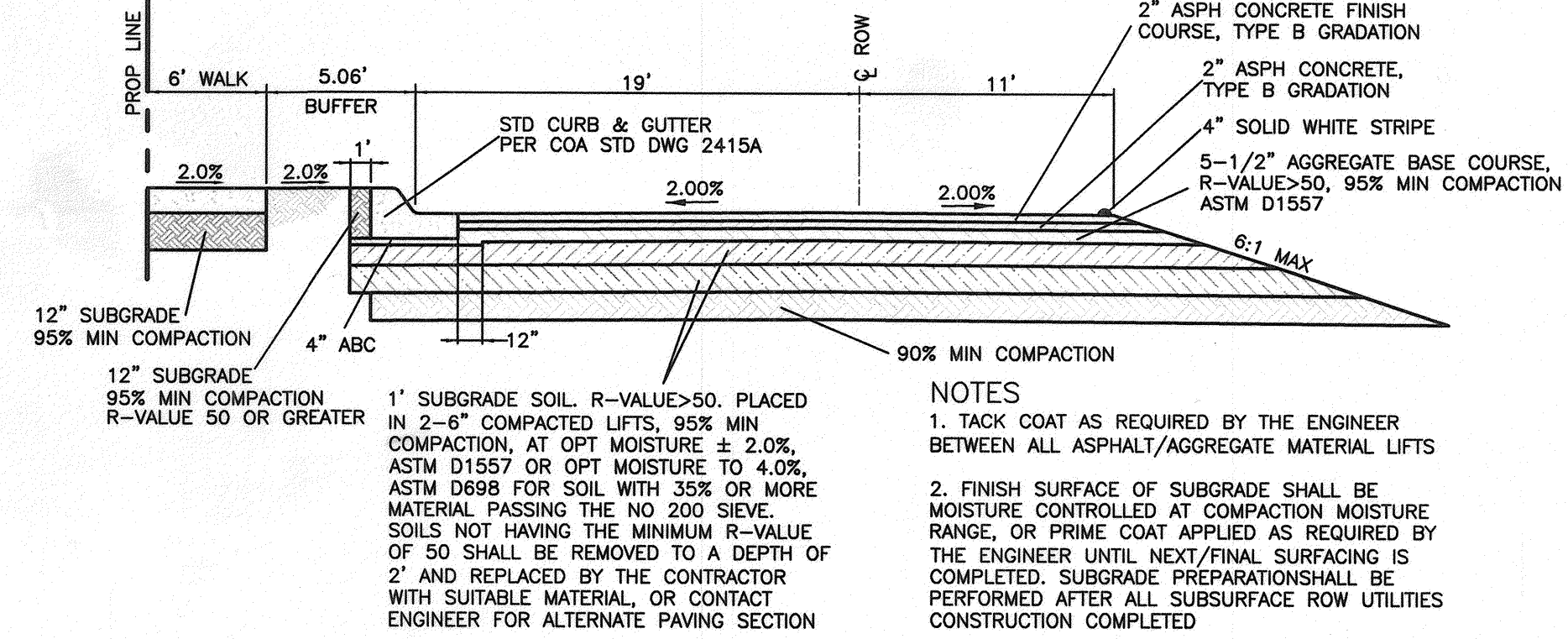
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C15	65°30'03"	25.00	28.58
C16	65°27'02"	25.00	28.56
C17	92°36'03"	30.00	48.49
C18	90°18'53"	25.00	39.41

QUARTER POINTS

FL	ELEV.	FL	ELEV.
C15	1 5218.28	C16	4 5217.00
	2 5218.31		5 5216.70
	3 5218.34		6 5216.40
C17	1 5215.81	C18	4 5216.30
	2 5215.96		5 5216.12
	3 5216.14		6 5215.94

KEYED NOTES:

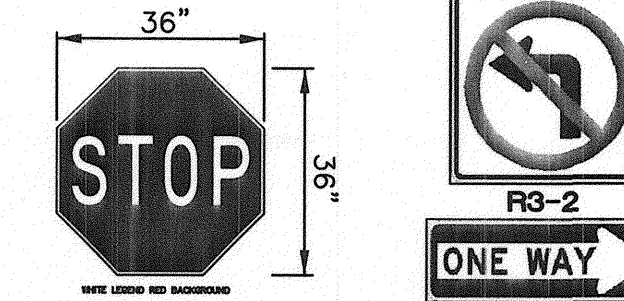
- A. STD 8" CURB AND GUTTER PER COA DWG 2415A
B. 6" VALLEY GUTTER PER COA STD DWG 2420 AND FILLET
C. 6" CONCRETE SIDEWALK PER COA STD DWG 2430
D. UNIDIRECTIONAL HC RAMP PER DETAIL SHEET 4
E. ADJUST SAS/SS MH RIM TO GRADE
F. PAVEMENT SECTION AT DRIVEWAY 3" ASPHALTIC CONCRETE OVER 5" ABC OVER SUBGRADE. PROVIDE 6:1 GRADE TOWARDS PROPERTY IF NOT DEVELOPED
G. REMOVE AND DISPOSE 48" OF SIDEWALK AND TEMPORARY SIDEWALK RAMP
H. ASPHALT VALLEY GUTTER
I. 50' CROWN TRANSITION PER COA STD DWG 2401
J. ADJUST WATER VALVES TO GRADE
K. ACCESSIBLE RAMP CASE II, SEE DETAIL SHEET 4
L. CONTRACTOR TO PROVIDE 6:1 CROSS SLOPE AT EDGE OF TRAVELING LANE



- NOTES
1. TACK COAT AS REQUIRED BY THE ENGINEER BETWEEN ALL ASPHALT/AGGREGATE MATERIAL LIFTS
2. FINISH SURFACE OF SUBGRADE SHALL BE MOISTURE CONTROLLED AT COMPACTION MOISTURE RANGE, OR PRIME COAT APPLIED AS REQUIRED BY THE ENGINEER UNTIL NEXT/FINAL SURFACING IS COMPLETED. SUBGRADE PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACE ROW UTILITIES CONSTRUCTION COMPLETED

SECTION A-A
VOLCANO RD NW PAVING SECTION
COA STD DWG 2405B, REFERENCE CP #7903.81
NTS

SIGN KEY:



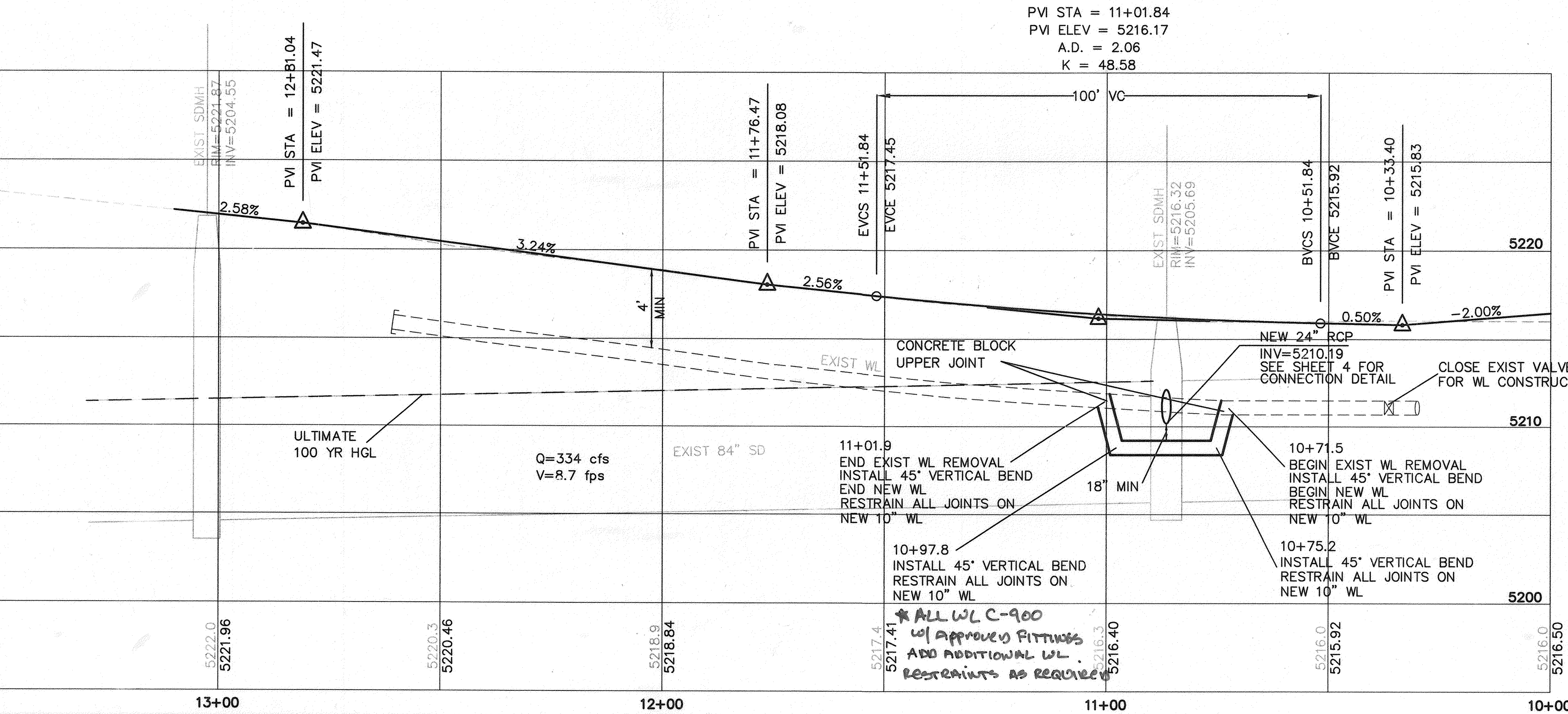
* SIGN FACES SHOWN FOR REFERENCE; CONTRACTOR SHALL VERIFY DIRECTION OF ARROW TO CORRELATE WITH INSTALLATION LOCATION AND TRAFFIC MOVEMENTS.

** CONTRACTOR SHALL COORDINATE WITH TRAFFIC OPERATIONS PRIOR SIGNING AND STRIPING

LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- EXISTING EDGE OF PAVEMENT
- EXISTING STORM SEWER LINE
- EXISTING SD MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SAS MANHOLE
- EXISTING WATER LINE
- ASPHALT REMOVAL
- PROPOSED PAVING
- TEMPORARY PAVING
- 3" @ 2% CROSS SLOPE

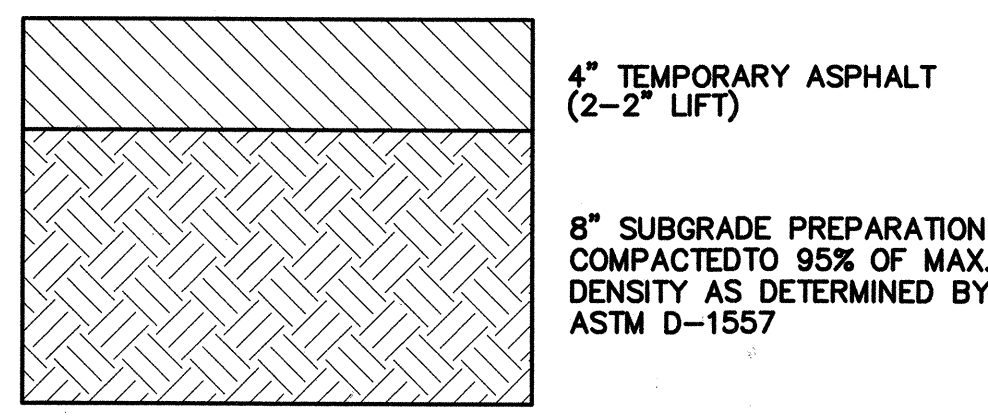
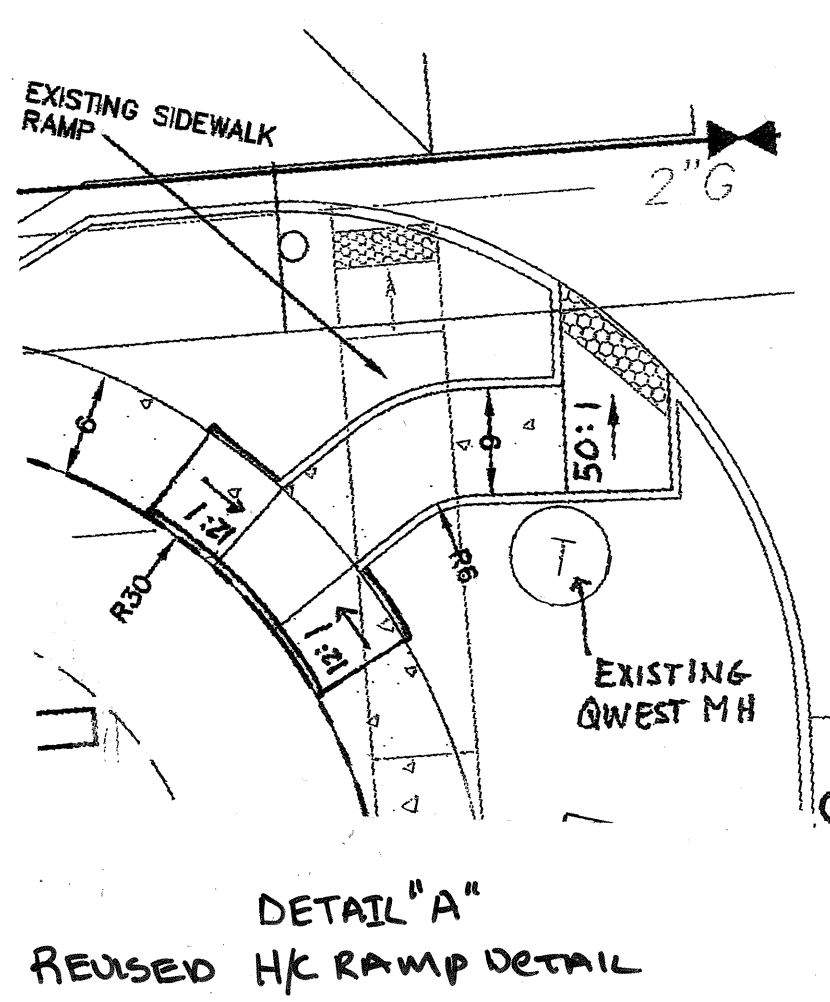
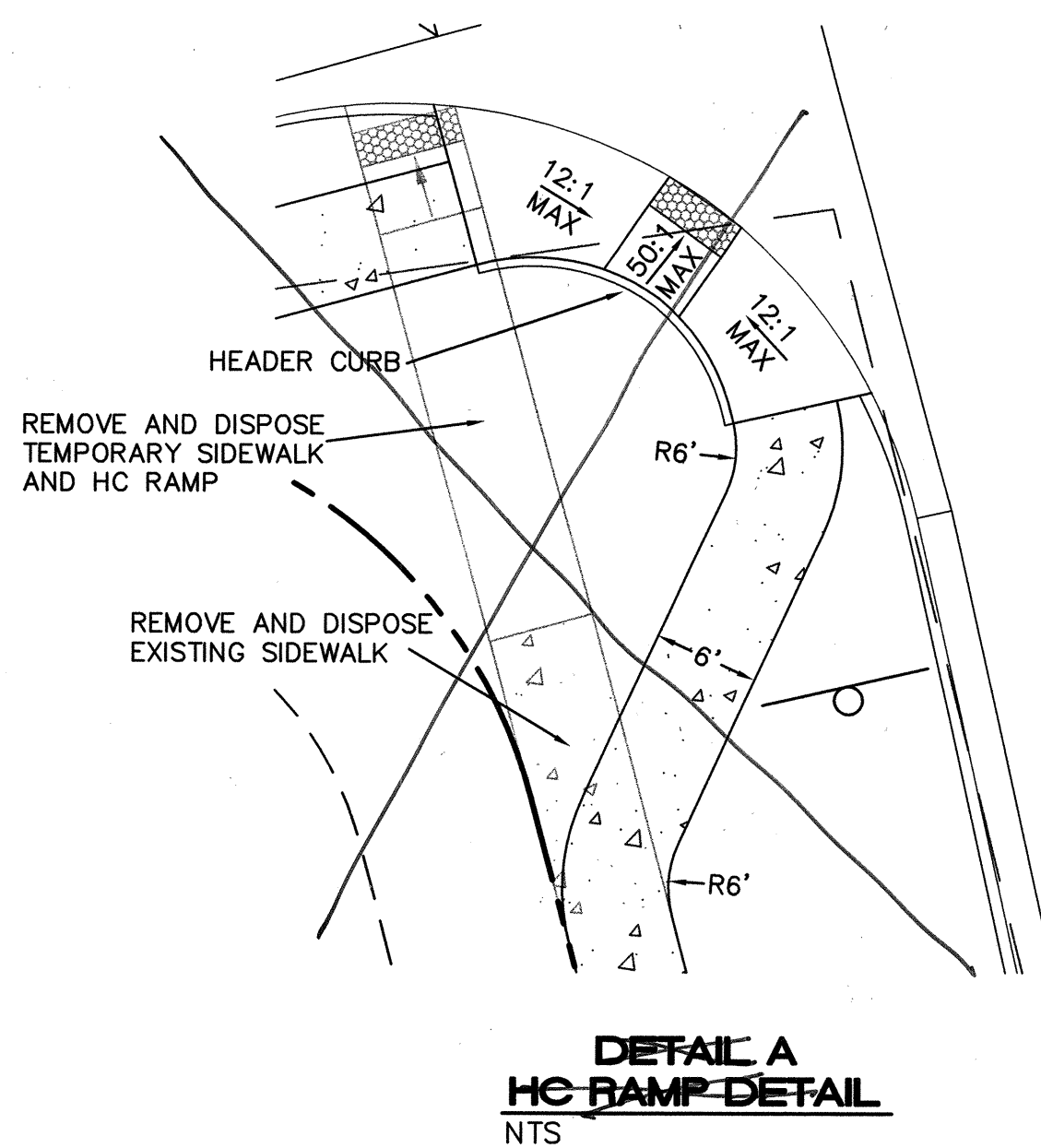
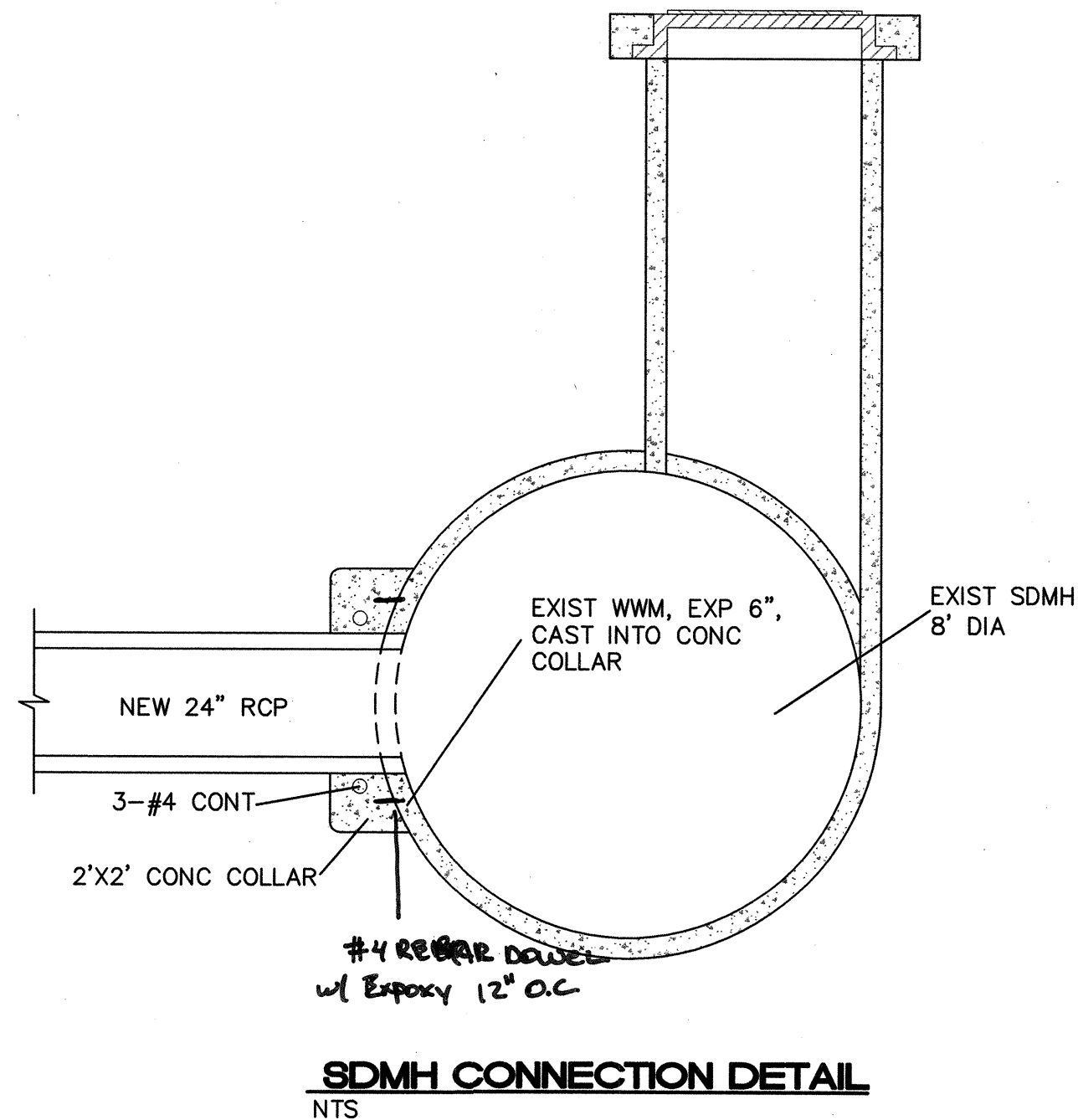
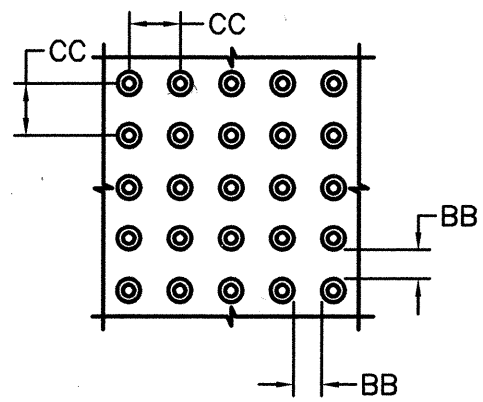
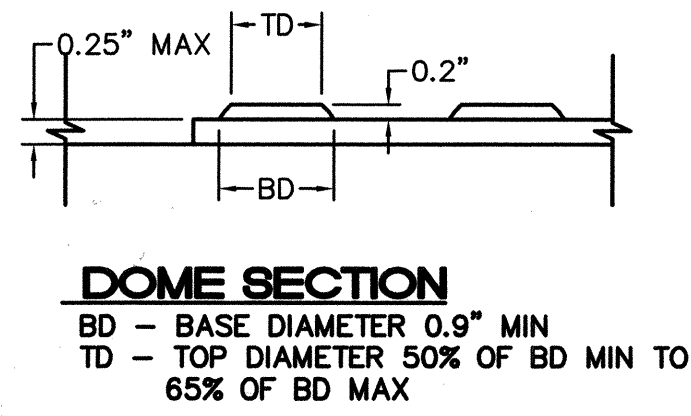
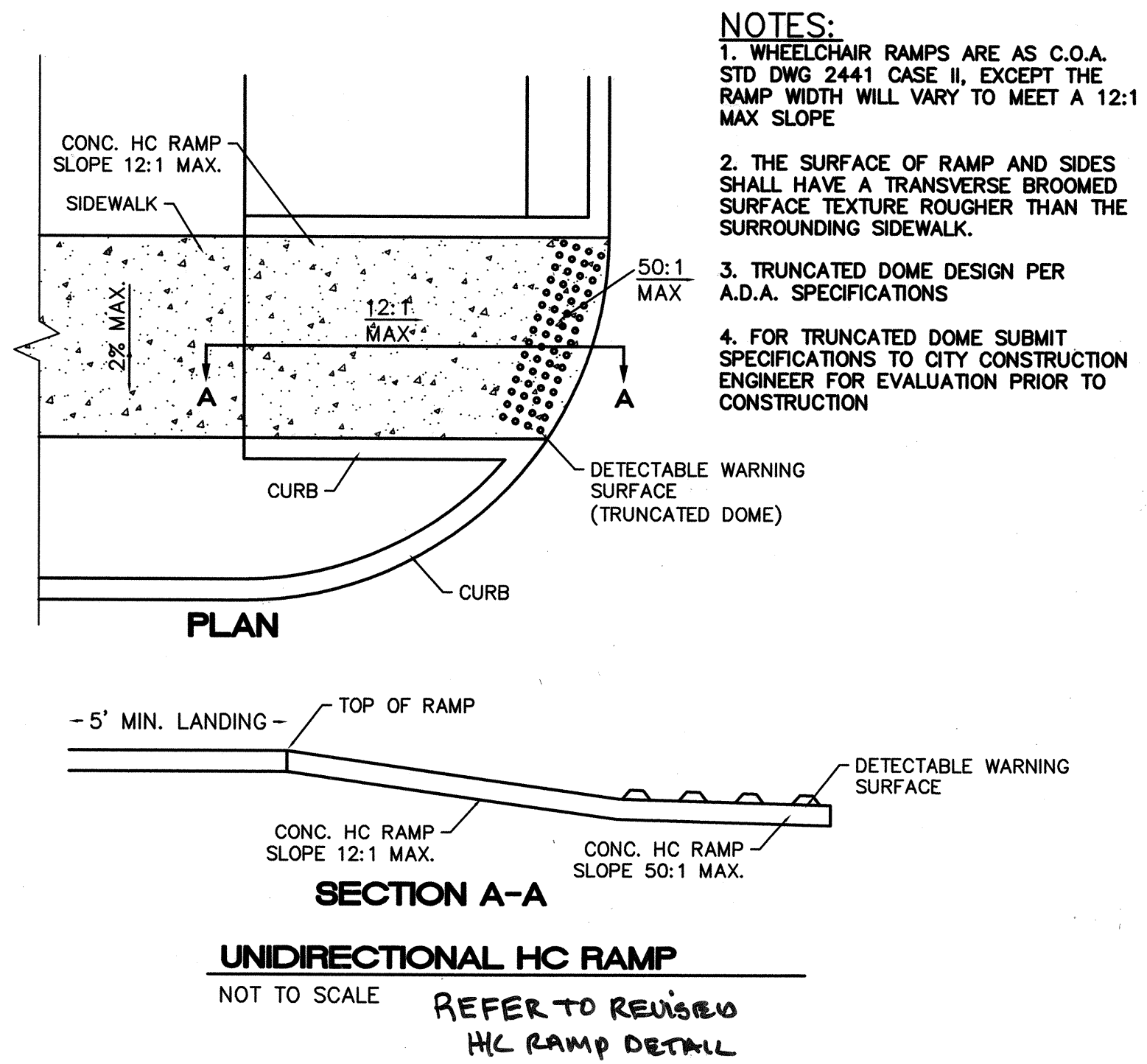
VOLCANO ROAD, NW
ASPHALT REMOVAL



RECORD DRAWING

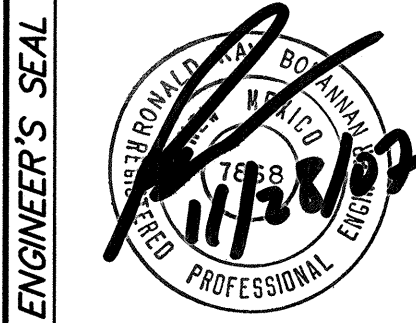
SCALE: HORIZ. 1"=20'
VERT. 1"=5'

TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: VOLCANO ROAD, NW PAVING IMPROVEMENTS	
DESIGN REVIEW COMMITTEE APPROVED JAN 17 2008 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVED NOV 20 2008 CITY ENGINEER
CITY PROJECT NO. 7903.84	ZONE MAP NO. K-9
SHEET 3	OF 4



RECORD DRAWING

TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: VOLCANO ROAD, NW CONSTRUCTION DETAILS	
DESIGN REVIEW COMMITTEE APPROVED JAN 17 2008 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVED NOV 20 2008 CITY ENGINEER
CITY PROJECT NO. 7903.84	ZONE MAP NO. K-9
SHEET 4 OF 4	



ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		FIELD NOTES		ACS 10-L9		CONTRACTOR <i>Sun Dancer</i>	
		NO.	BY	DATE	STANDARD A.C.S. BRASS TABLET	WORK	DATE
					NM STATE PLANE COORDINATES	INSPECTOR'S	
					(CENTRAL ZONE-N.A.D. 1927)	APPROVAL BY	
DESIGN					X = 352,794.84	FIELD	DATE
					Y = 1,482,084.51	CATCH BY	
					ELEV = 5204.437' (NGVD 29)	DRAWINGS	
						CORRECTED BY	
DESIGNED BY: SA						MICRO-FILM INFORMATION	
DRAWN BY: pm						RECORDED BY	
DRAWING NAME: 2774-Details						DATE	
CHECKED BY: RB						NO.	
DATE: 11-28-07							