

Location Map  
Zone Atlas Map No. K-22-Z

**Subdivision Data:**

ZONING: SU-1 (COMMERCIAL DEVELOPMENT)  
GROSS SUBDIVISION ACREAGE: 8.2587 ACRES±  
ZONE ATLAS INDEX NO: K-22-Z  
NO. OF PARCELS CREATED: 2  
NO. OF LOTS CREATED: 0  
MILES OF FULL-WIDTH STREETS CREATED: 0  
DATE OF SURVEY: OCTOBER 29, 2012 FIELD VERIFIED DECEMBER 03, 2012.

**Disclosure Statement:**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE PARCEL INTO TWO NEW PARCELS, AND TO GRANT A PRIVATE LOT DRAINAGE EASEMENT.

**Notes:**

- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN THE SECTION 21, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

RECORDING STAMP

Plat of  
Parcels 1-A and 1-B, Tract BB  
**Monarch Village**  
Albuquerque, Bernalillo County, New Mexico  
July 2013

**Legal Description**

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 22, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF PARCEL 1 OF THE LAND DIVISION OF TRACT B-B (NOW COMPRISING PARCEL 1 AND 2) OF THE REPLAT OF MONARCH VILLAGE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 27, 1977, IN PLAT BOOK B13, FOLIO 38, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BY NEW MEXICO STATE PLANE COORDINATE GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FOOT)

BEGINNING AT THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF COPPER AVENUE, N.E., MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993", FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "4\_L22" BEARS S 26°41'37" E, A DISTANCE OF 4,283.87 FEET;

THENCE FROM SAID POINT OF BEGINNING, N 88°21'39" W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 525.00 FEET TO A POINT OF CURVATURE MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 39.04 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 89°28'23", A CHORD BEARING OF N 43°37'27" W, AND A CHORD LENGTH OF 35.19 FEET TO A POINT OF POINT OF CURVATURE LYING ON THE EAST RIGHT OF WAY LINE OF JUAN TABO BOULEVARD, N.E., MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 01°06'31" E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 584.50 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 4 REBAR;

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 88°53'29" E, A DISTANCE OF 198.00 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 01°06'31" E A DISTANCE OF 201.76 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF GRAND AVENUE, N.E. MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 73.72 FEET, A RADIUS OF 272.10 FEET, A DELTA ANGLE OF 15°31'26", A CHORD BEARING OF S 76°54'55" E, AND A CHORD LENGTH OF 73.50 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 22°20'01" W, A DISTANCE OF 116.50 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 49°17'38" E, A DISTANCE OF 229.35 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 68°21'39" E, A DISTANCE OF 160.00 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 01°38'21" W A DISTANCE OF 490.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8.2587 ACRES (359,662 SQUARE FEET) MORE OR LESS, NOW COMPRISING OF PARCELS 1-A AND 1-B, TRACT "B-B", MONARCH VILLAGE.

Project No. \_\_\_\_\_  
Application No. 13DRB-  
**Utility Approvals**

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE

**City Approvals**

<i>Dan P. Aroska</i>	<u>7-23-13</u>
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TREASURER CERTIFICATE

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

*Larry W. Medrano* 7/17/13  
LARRY W. MEDRANO  
N.M.P.S. No. 11993  
DATE



OFFICE LOCATION:  
5571 Midway Park Place, NE  
Albuquerque, NM 87109  
MAILING ADDRESS:  
PO Box 90636  
Albuquerque, NM 87199

866.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX

**Solar Note:**

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 OF PARCELS WITHIN THE AREA OF THIS PLAT.

**Free Consent**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

\_\_\_\_\_  
SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER WARRANTS THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL NEW EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

*Richard B. Toran* 7/18/13  
BY: RICHARD B. TORAN  
AUTHORIZED SIGNATORY OF NELLIS CORPORATION  
MANAGER OF JT PROPERTY, LLC  
DATE

**Acknowledgment**

STATE OF MARYLAND) SS  
COUNTY OF MONTGOMERY)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18<sup>TH</sup> DAY OF JULY, 2013 BY RICHARD B. TORAN, AUTHORIZED SIGNATORY OF NELLIS CORPORATION, MANAGER OF JT PROPERTY, LLC  
BY *Peter H. Leguiz* MY COMMISSION EXPIRES: JAN 7, 2016  
NOTARY PUBLIC

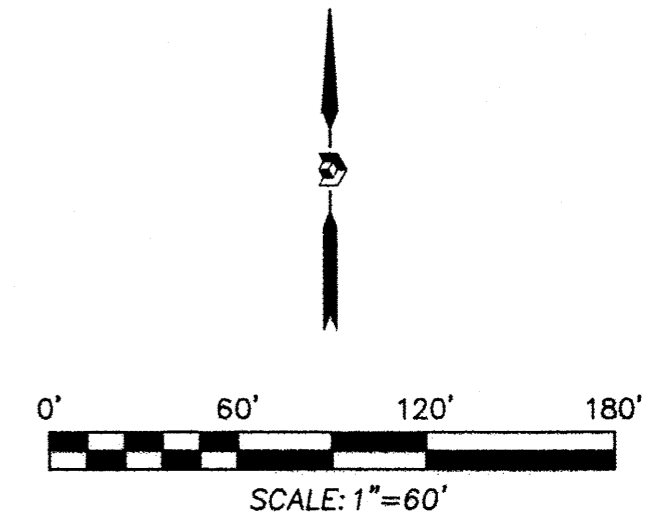


DISCLAIMER  
IN APPROVING THIS PLAT, QWEST CORPORATION D/B/A/ CENTURYLINK QC, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

INDEXING INFORMATION FOR COUNTY CLERK  
OWNER JT PROPERTY, LLC c/o NELLIS CORP.  
SECTION 22, TOWNSHIP 10 N., RANGE 4 E.  
SUBDIVISION MONARCH VILLAGE

Plat of  
**Parcels 1-A and 1-B, Tract BB**  
**Monarch Village**  
 Albuquerque, Bernalillo County, New Mexico  
 July 2013

RECORDING STAMP



**Legend**

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

**Curve Table**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	25.00'	39.04'	N 43°37'27" W	35.19'	89°28'23"
C2	272.10'	73.72'	S 76°54'55" E	73.50'	15°31'26"

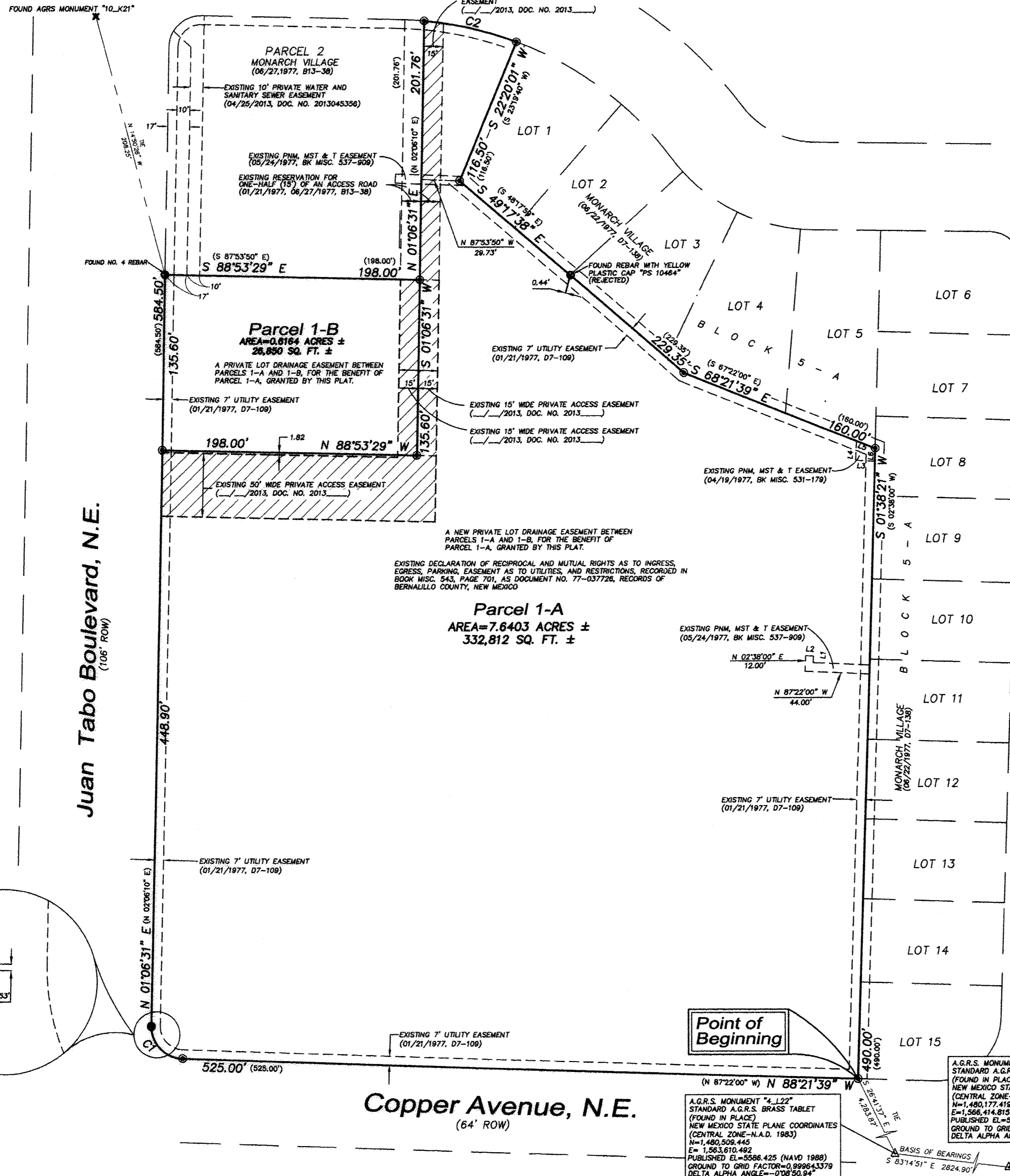
**Line Table**

LINE	BEARING	DISTANCE
L1	S 02°38'00" W	5.00'
L2	S 87°22'00" E	6.00'
L3	N 87°22'00" W	15.00'
L4	N 02°38'00" E	15.46'
L5	S 68°21'39" E	15.68'
L6	S 01°38'21" W	10.00'

INDEXING INFORMATION FOR COUNTY CLERK  
 OWNER JT PROPERTY, LLC c/o NELLIS CORP.  
 SECTION 22, TOWNSHIP 10 N, RANGE 4 E,  
 SUBDIVISION MONARCH VILLAGE

**PRECISION SURVEYS, INC.**

OFFICE LOCATION:  
 5571 Midway Park Place, NE  
 Albuquerque, NM 87109  
 MAILING ADDRESS:  
 PO Box 90636  
 Albuquerque, NM 87199  
 866.442.8011 TOLL FREE  
 505.856.5700 PHONE  
 505.856.7900 FAX



**Point of Beginning**

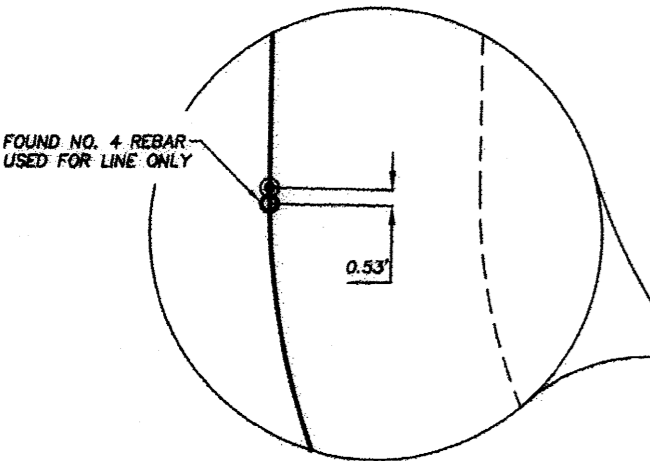
A.G.R.S. MONUMENT "4.122"  
 STANDARD A.G.R.S. BRASS TABLET  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,480,509.445  
 E=1,563,610.492  
 PUBLISHED EL=5586.425 (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999643379  
 DELTA ALPHA ANGLE=-0°08'50.94"

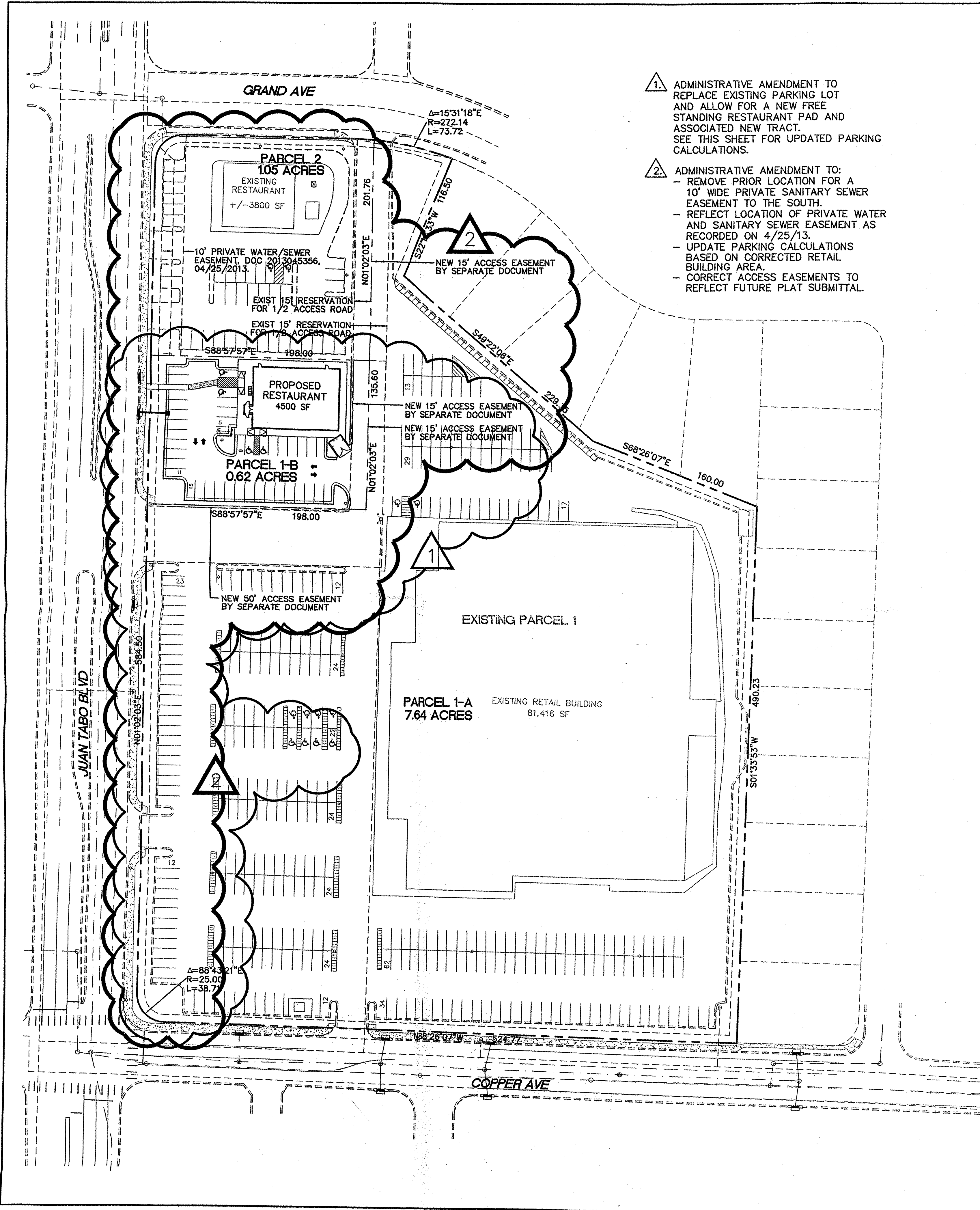
A.G.R.S. MONUMENT "8.122"  
 STANDARD A.G.R.S. BRASS TABLET  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,480,177.419  
 E=1,566,414.815  
 PUBLISHED EL=5668.036 (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999639988  
 DELTA ALPHA ANGLE=-0°08'31.54"

**Copper Avenue, N.E.**  
 (64' ROW)

**Grand Avenue, N.E.**  
 (68' ROW)

**Juan Tabo Boulevard, N.E.**  
 (106' ROW)





- 1. ADMINISTRATIVE AMENDMENT TO REPLACE EXISTING PARKING LOT AND ALLOW FOR A NEW FREE STANDING RESTAURANT PAD AND ASSOCIATED NEW TRACT. SEE THIS SHEET FOR UPDATED PARKING CALCULATIONS.
- 2. ADMINISTRATIVE AMENDMENT TO:
  - REMOVE PRIOR LOCATION FOR A 10' WIDE PRIVATE SANITARY SEWER EASEMENT TO THE SOUTH.
  - REFLECT LOCATION OF PRIVATE WATER AND SANITARY SEWER EASEMENT AS RECORDED ON 4/25/13.
  - UPDATE PARKING CALCULATIONS BASED ON CORRECTED RETAIL BUILDING AREA.
  - CORRECT ACCESS EASEMENTS TO REFLECT FUTURE PLAT SUBMITTAL.

**PARKING CALCULATIONS**

**OVERALL CENTER PER ORIGINAL SITE PLAN**  
 BUILDING AREA: 81,416 SF  
 PARKING REQUIRED: 1/200 SF - 429 SPACES  
 PARKING PROVIDED: 450 SPACES

**OVERALL CENTER PER THIS SITE PLAN**  
**BUILDING AREAS:**  
 RETAIL BUILDING 81,416 SF  
 PROPOSED SIT DOWN RESTAURANT 4,500 SF (156 SEATS)  
**PARKING REQUIRED:**  
 RETAIL: 1/200 SF FOR FIRST 15000 SF: 75  
 1/250 FOR 15000 SF TO 60000 SF: 180  
 1/300 FOR GREATER THAN 60000 SF: 72  
 TOTAL RETAIL: 327  
 TRANSIT REDUCTION (10%): -32  
 TOTAL REQUIRED: 295 SPACES  
 PROPOSED RESTAURANT (TRACT 1-B):  
 1 SPACE PER 4 SEATS: 39  
 TRANSIT REDUCTION (10%): -3  
 TOTAL REQUIRED: 36 SPACES  
 TOTAL PARKING REQUIRED: 331 SPACES

**PARKING PROVIDED:**  
 RETAIL: STANDARD - 332  
 PROPOSED RESTAURANT (TRACT 1-B): 1 SPACE PER 4 SEATS - 40  
 TOTAL PARKING PROVIDED: 372 SPACES

**HANDICAP PARKING REQUIRED:**  
 RETAIL: 10 SPACES (AT TIME OF DEVELOPMENT)  
 PROPOSED RESTAURANT (TRACT 1-B): 3 SPACES  
 TOTAL REQUIRED: 13 SPACES

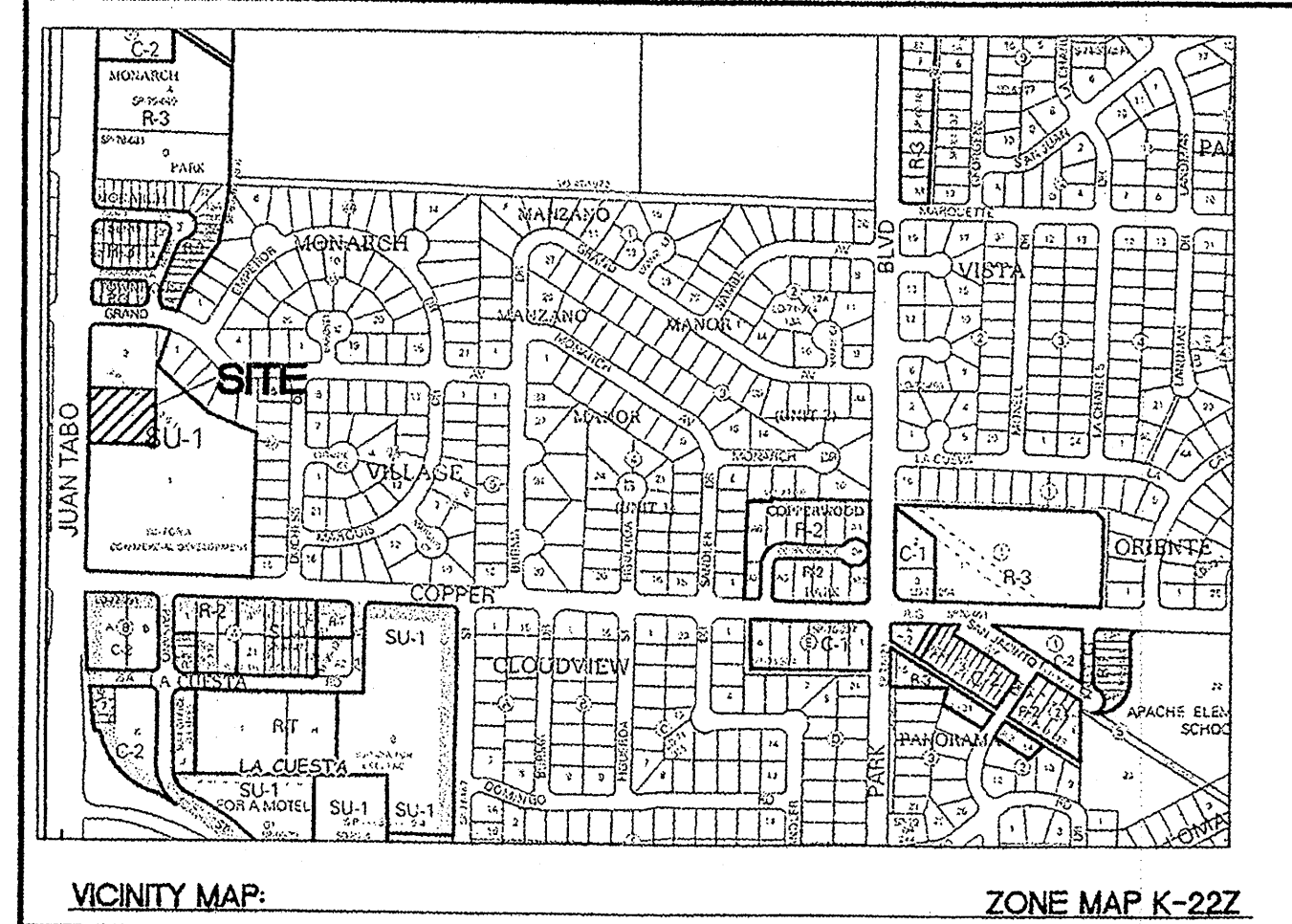
**HANDICAP PARKING PROVIDED:**  
 RETAIL: 10 SPACES  
 PROPOSED RESTAURANT (TRACT 1-B): 4 SPACES  
 TOTAL PROVIDED: 14 SPACES

**MOTORCYCLE PARKING REQUIRED:**  
 RETAIL: 0 SPACES (AT TIME OF DEVELOPMENT)  
 PROPOSED RESTAURANT (TRACT 1-B): 2 SPACES  
 TOTAL REQUIRED: 2 SPACES

**MOTORCYCLE PARKING PROVIDED:**  
 RETAIL: 0 SPACES  
 PROPOSED RESTAURANT (TRACT 1-B): 2 SPACES  
 TOTAL PROVIDED: 2 SPACES

**BICYCLE PARKING REQUIRED (1 SPACE PER 20 PARKING SPACES):**  
 RETAIL: 0 SPACES (AT TIME OF DEVELOPMENT)  
 PROPOSED RESTAURANT (TRACT 1-B): 2 SPACES  
 TOTAL REQUIRED: 2 SPACES

**BICYCLE PARKING PROVIDED:**  
 RETAIL: 0 SPACES  
 PROPOSED RESTAURANT (TRACT 1-B): 4 SPACES  
 TOTAL PROVIDED: 4 SPACES

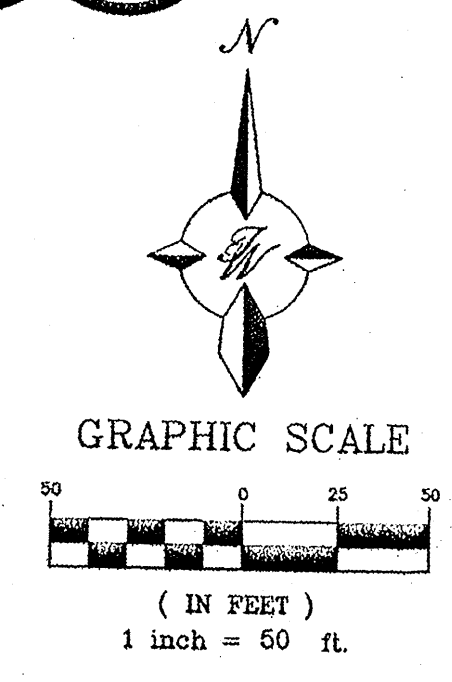


**LEGAL DESCRIPTION**  
 LOT 1 MONARCH VILLAGE

**SITE DATA**  
 ZONING: SU-1 FOR COMMERCIAL DEVELOPMENT  
 PROPOSED USAGE: GENERAL RETAIL / RESTAURANT  
 OVERALL CENTER  
 LOT AREA: PROPOSED TRACT 1-A = 332812 SF (7.64 AC)  
 PROPOSED TRACT 1-B = 26850 SF (0.62 AC)  
 BUILDING AREA: EXISTING GENERAL RETAIL = 85875 SF  
 PROPOSED RESTAURANT = 4500 SF

NOTE: ALL DEVELOPMENT SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE CITY OF ALBUQUERQUE ZONING CODE.

- INDEX TO DRAWINGS**
1. SITE PLAN FOR ADMINISTRATIVE AMENDMENT
  2. APPROVED SITE PLAN
  3. REVISED SITE PLAN
  4. CONCEPTUAL UTILITY PLAN



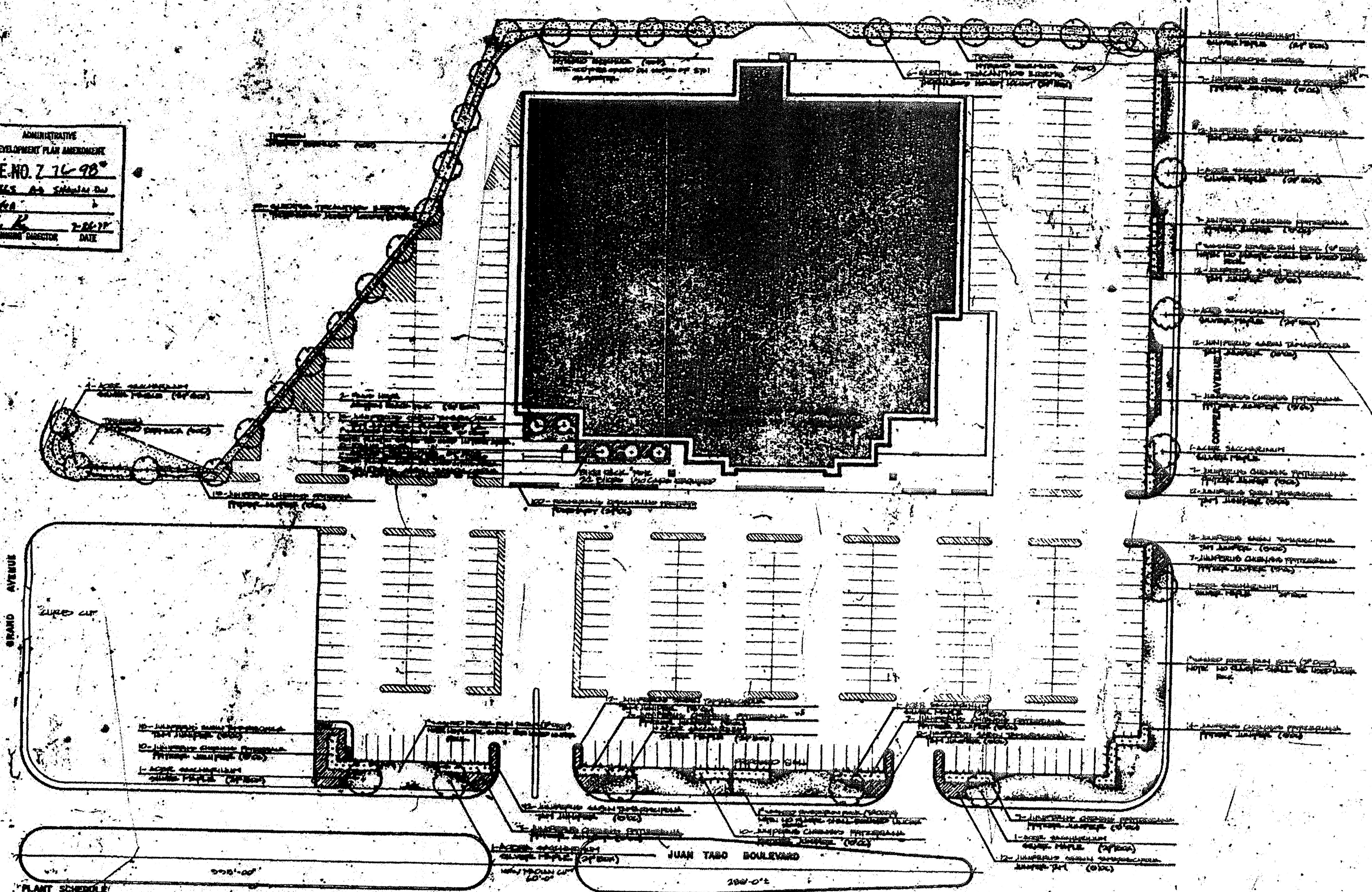
**ADMINISTRATIVE AMENDMENT**  
 FILE # 13-10225 PROJECT # 1003777  
 see [triangle symbol]  
 [Signature] 6/27/13  
 APPROVED BY DATE

ENGINEER'S SEAL  JEFFREY T. WOOTEN P.E. #16892	MONARCH VILLAGE JUAN TABO AND COPPER	DRAWN BY jw DATE 11-27-12 DRAWING 2012070-SPB.DWG
	REVISED SITE PLAN FOR SUBDIVISION ADMINISTRATIVE AMENDMENT	SHEET # 1
TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com		JOB # 2012070



ADMINISTRATIVE  
 DEVELOPMENT PLAN AMENDMENT  
 FILE NO. 7-76-98  
 LINDSAY A. SIMON, D.D.  
 S.E.C.A.  
 L. R. 2-26-77  
 PLANNING DIRECTOR DATE

7-16-98  
 January 20, 1977 (check) ...  
 [Handwritten signatures and notes]



- 1- LINDSAY A. SIMON, D.D. (S.E.C.A.)
- 2- LINDSAY A. SIMON, D.D. (S.E.C.A.)
- 3- LINDSAY A. SIMON, D.D. (S.E.C.A.)
- 4- LINDSAY A. SIMON, D.D. (S.E.C.A.)
- 5- LINDSAY A. SIMON, D.D. (S.E.C.A.)
- 6- LINDSAY A. SIMON, D.D. (S.E.C.A.)
- 7- LINDSAY A. SIMON, D.D. (S.E.C.A.)
- 8- LINDSAY A. SIMON, D.D. (S.E.C.A.)
- 9- LINDSAY A. SIMON, D.D. (S.E.C.A.)
- 10- LINDSAY A. SIMON, D.D. (S.E.C.A.)
- 11- LINDSAY A. SIMON, D.D. (S.E.C.A.)
- 12- LINDSAY A. SIMON, D.D. (S.E.C.A.)
- 13- LINDSAY A. SIMON, D.D. (S.E.C.A.)
- 14- LINDSAY A. SIMON, D.D. (S.E.C.A.)
- 15- LINDSAY A. SIMON, D.D. (S.E.C.A.)
- 16- LINDSAY A. SIMON, D.D. (S.E.C.A.)
- 17- LINDSAY A. SIMON, D.D. (S.E.C.A.)
- 18- LINDSAY A. SIMON, D.D. (S.E.C.A.)
- 19- LINDSAY A. SIMON, D.D. (S.E.C.A.)
- 20- LINDSAY A. SIMON, D.D. (S.E.C.A.)

**PLANT SCHEDULE**

SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	QUANTITY
ACER SACCHARINUM	SUGAR MAPLE	12" DIA. @ 10'	SPRUE	14
QUERCUS ALBIFLORA	WHITE OAK	12" DIA. @ 10'	SPRUE	8
JUNIPERO CHENSIDA	SPREADER	12" DIA. @ 10'	SPRUE	112
QUERCUS GRANIFLORA	SCOTCH PINE	12" DIA. @ 10'	SPRUE	100
HYDRANGEA	HYDRANGEA	12" DIA. @ 10'	SPRUE	1,000

**GENERAL NOTES**

- CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO PLANTING.
- ALL PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE PROJECT.
- ALL PLANT MATERIAL TO BE PLANTED WITHIN THE SPECIFIED LOCATIONS AND IN THE MANNER SHOWN ON THE PLANTING PLAN.
- ALL PLANT MATERIAL TO BE PLANTED WITHIN THE SPECIFIED LOCATIONS AND IN THE MANNER SHOWN ON THE PLANTING PLAN.

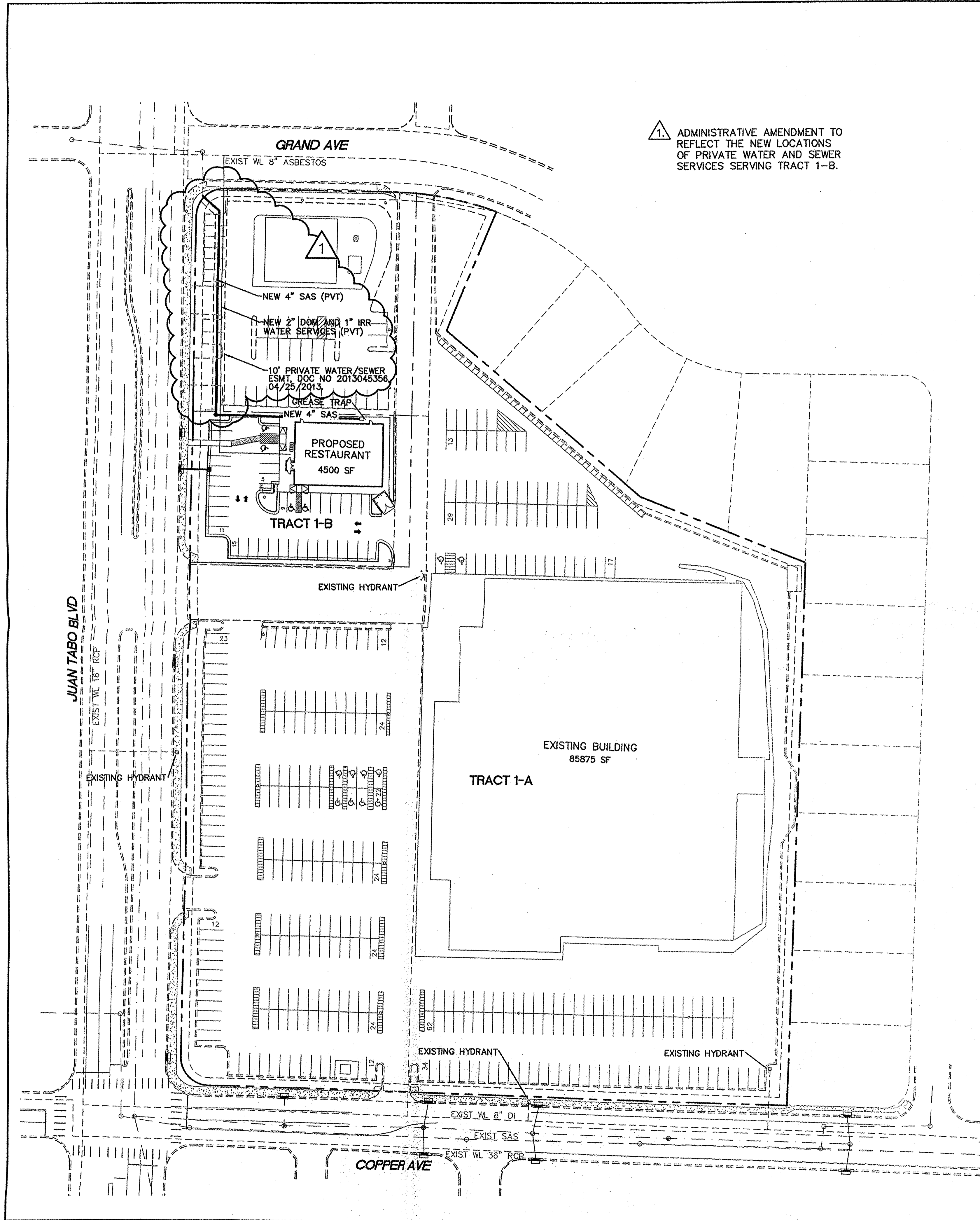
**PARKING REQUIREMENTS**

REQUIRED PARKING SPACES: 1400

GRAND CENTRAL STORES, INC.  
 1001 TARGO BLVD. CORNER AVE. ALBUQUERQUE, N.M.

SITE 4  
 PLANTING PLAN  
 SCALE 1"=40'-0"  
 0 20 40 80 100 200  
 1 OF 11  
 2-76-98

PROJECT SHEET NUMBER  
 L2  
 OF 2 SHEETS



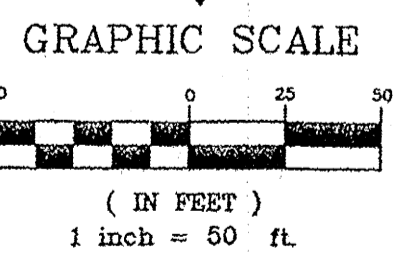
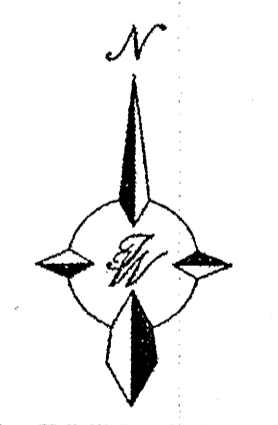
1. ADMINISTRATIVE AMENDMENT TO REFLECT THE NEW LOCATIONS OF PRIVATE WATER AND SEWER SERVICES SERVING TRACT 1-B.

**GENERAL UTILITY NOTES:**

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
3. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
4. DOMESTIC AND IRRIGATION WATERLINES MUST HAVE BACKFLOW PREVENTORS PER UPC.
5. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

**LEGEND**

- Curb & Gutter
- Boundary Line
- - - Easement
- Centerline
- Right-of-Way
- Building
- Sidewalk
- Existing Curb & Gutter
- 36" SD — Storm Sewer Line
- 8" SAS — Sanitary Sewer Line
- 8" WL — Waterline
- Single Clean Out
- ⊙ Double Clean Out
- ⊙ Existing SD Manhole
- ⊙ Existing Inlet
- ⊙ Existing SAS Manhole
- ⊙ Existing Fire Hydrant
- ⊙ Existing Water Meter
- ⊙ Existing Power Pole
- ⊙ Existing Gas Valve
- Existing Gas
- Ex. 8" SAS — Existing Sanitary Sewer Line
- Ex. WL — Existing Water Line
- Ex. RCP — Existing Storm Sewer Line
- G — Proposed Gas
- P — Proposed Power
- T — Proposed Telephone



**CAUTION:**  
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

	<b>MONARCH VILLAGE</b> <b>JUAN TABO AND COPPER</b>	DRAWN BY jw
	<b>CONCEPTUAL UTILITY PLAN</b> <b>ADMINISTRATIVE AMENDMENT</b>	DATE 11-27-12
	<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierwestllc.com	DRAWING 2012070-MUE.DWG
JEFFREY T. WOOTEN P.E. #16892		SHEET # <b>4</b> JOB # 2012070