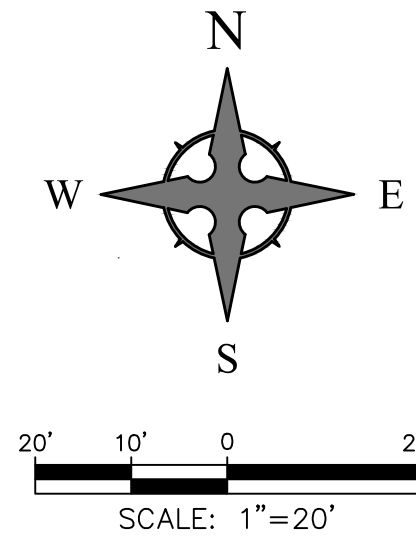
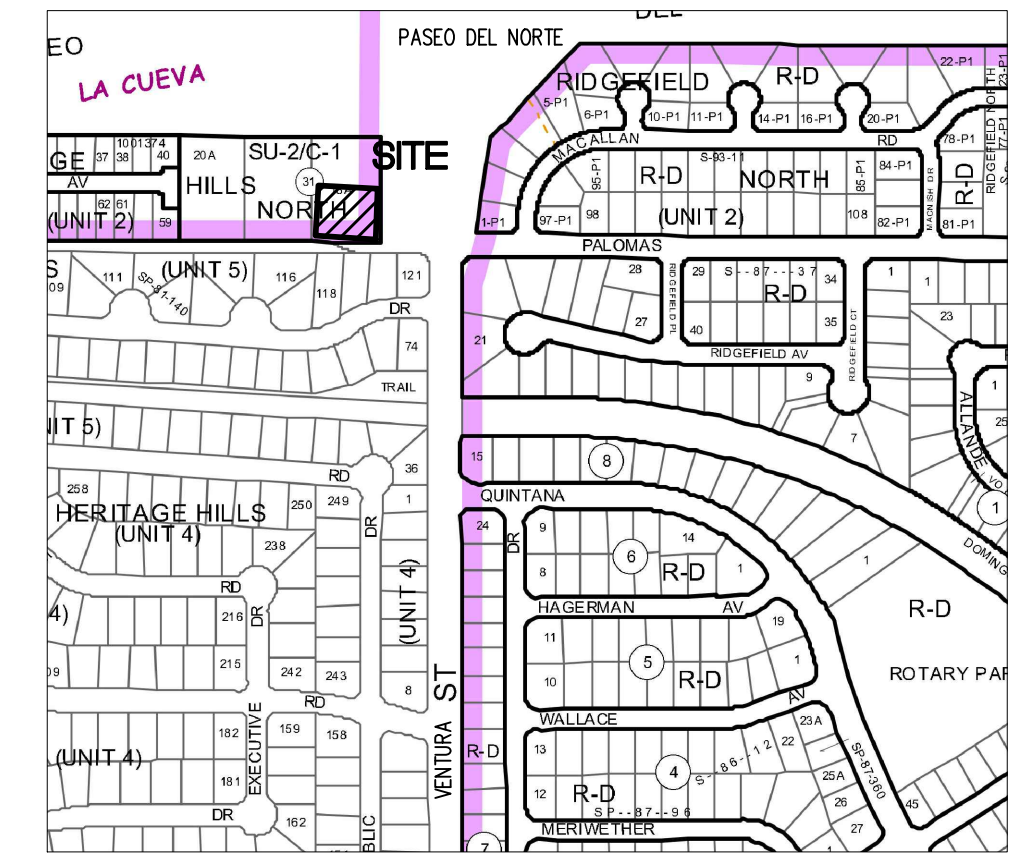


Parcel C  
Ventura Plaza  
(4/3/2008, 8C-63)  
Owners: Clark Deming  
Building Co. LLC &  
Parkwood Green  
Development



**CAUTION - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

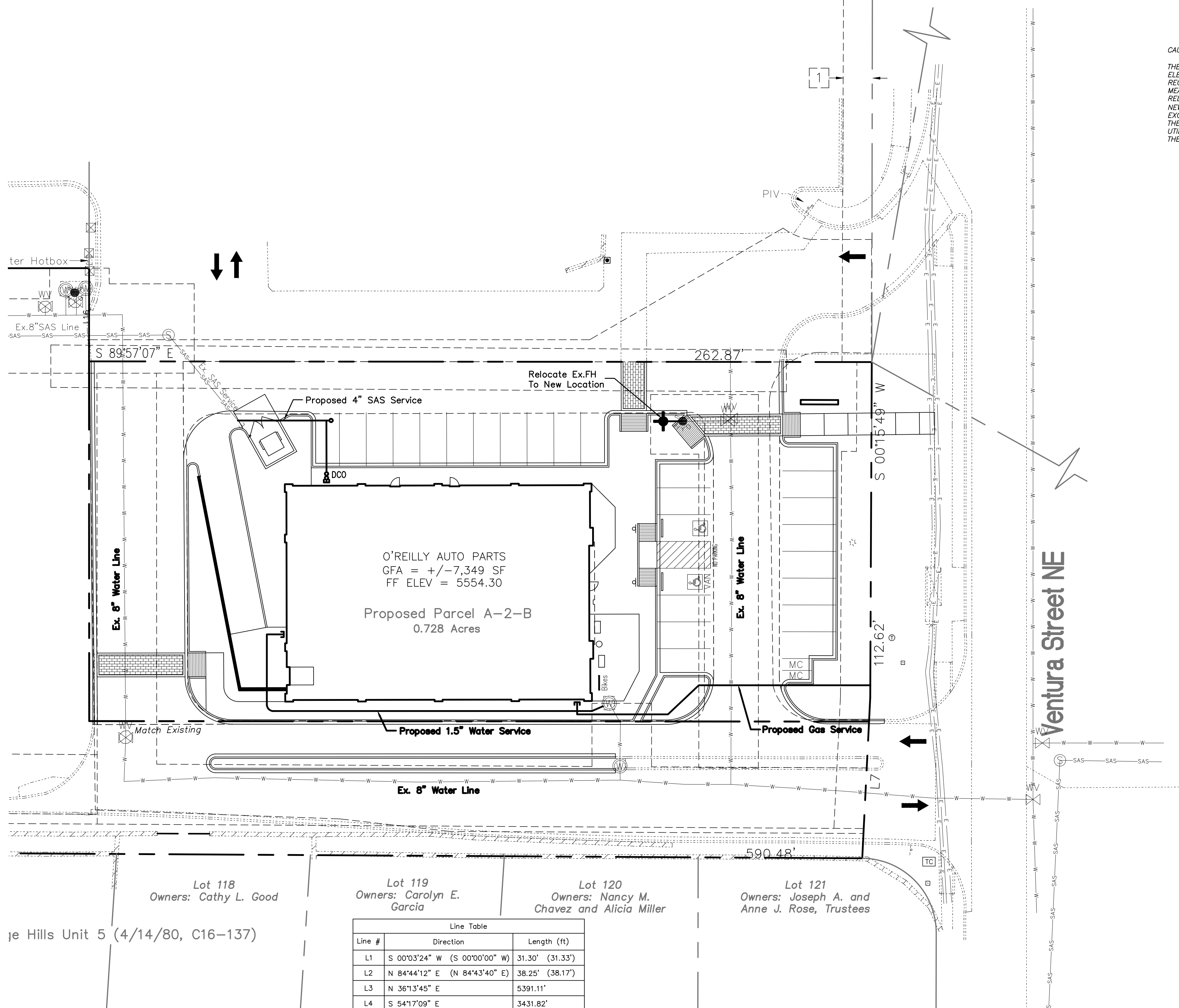


**VICINITY MAP - Zone Map D-20-Z**  
NTS

**LEGAL DESCRIPTION:**  
A Portion of Parcel A, Ventura Plaza. 0.86 Acres.

**GENERAL NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE (±0.5) SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
7. ALL VALVES SHALL BE ANCHORED PER CITY OF ALBUQUERQUE STANDARDS.
8. FIRE LINES (IF REQUIRED) SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.



O'REILLY AUTO PARTS  
GFA = +/-7,349 SF  
FF ELEV = 5554.30  
  
Proposed Parcel A-2-B  
0.728 Acres

Lot 118  
Owners: Cathy L. Good  
Heritage Hills Unit 5 (4/14/80, C16-137)

Lot 119  
Owners: Carolyn E. Garcia

Lot 120  
Owners: Nancy M. Chavez and Alicia Miller

Lot 121  
Owners: Joseph A. and Anne J. Rose, Trustees

| Line # | Direction                     | Length (ft)     |
|--------|-------------------------------|-----------------|
| L1     | S 00°03'24" W (S 00°00'00" W) | 31.30' (31.33') |
| L2     | N 84°44'12" E (N 84°43'40" E) | 38.25' (38.17') |
| L3     | N 36°13'45" E                 | 5391.11'        |
| L4     | S 54°17'09" E                 | 3431.82'        |
| L5     | N 74°15'57" E                 | 535.69'         |
| L7     | S 02°51'19" W (S 02°47'51" W) | 54.07' (54.07') |
| L8     | N 09°48'06" E                 | 423.08'         |

Not For Construction

Project Number 2017010  
Drawn By OW  
Checked JW  
Issue Date March 5, 2018  
Conceptual Utility Plan

Wooten Engineering  
1005 21st St SE, Suite 13  
Rio Rancho, N.M. 87124  
Phone: (505) 980-3560

O'Reilly Auto Parts  
8001 Ventura St. NE  
Albuquerque, New Mexico 87109

