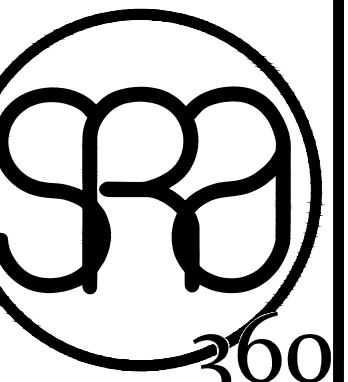


VICINITY MAP
NTS

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



Stewart + reindersma
architecture, pllc
5450 E. High Street, Suite 200
Phoenix, Arizona 85054
P: 480.515.5123
www.sra360.com

Christian Brothers
Automotive
8001 Ventura St. NE
Albuquerque, NM 87109

Christian Brothers
Automotive
17725 Katy Freeway, St. 200
Houston, TX 77084



7/28/2017

Date

Revisions

04/25/17 - EPC Site Plan

07/28/17 - Permit Set

Project No. 2016045

Drawn By: J Wooten

Date: 7/28/17

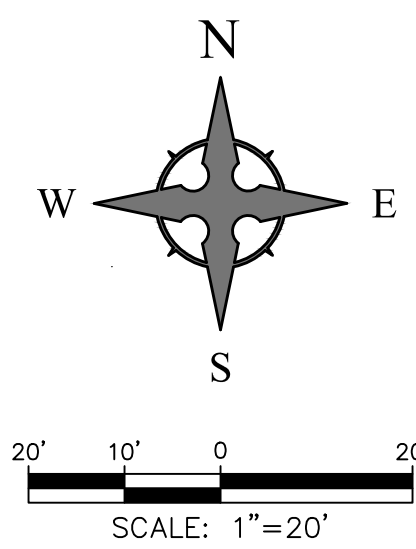
Sheet Title:
UTILITY PLAN

Drawing No.

C2.1

9LHN-CBAC-1216-01

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



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.

Paseo Del Norte Boulevard NE

(NM State Highway Proj. TPU_4054(2))
(R/W Varies)

52.8' Back of
Curb to Edge
of Pavement

Grade to
drain

Install Electric Service Per
MEP Plans. Coordinate With
Electric Utility Provider

Install Pad Mounted
Transformer If Req'd By
Electric Utility.

Install Gas Service Per
MEP Plans. To Be Sized
By Gas Utility Provider

Proposed Parcel A-1
±0.86 Acres

Verify All Utility
Stub Out Locations/
Inverts on MEP Plans.

Sample Port

Install Sand/Oil
Separator

CHRISTIAN BROTHERS AUTOMOTIVE
GFA = +/- 4,896 SF
FF ELEV = 5542.50

Install 1" Meter and Service
Per COA Standard DWG
2362. (Irrigation). Install
Backflow Preventer and
Hotbox Per Irrigation Plans.

Install 1" Meter and Service Per
COA Standard DWG 2362.
(Domestic). Backflow Preventer
Located in Bldg. Per MEP Plans

Parcel B
Ventura Plaza
(4/3/2008, 8C-63)
Owners: Mountain America
Federal Credit Union

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

Remove Existing 2" Water
Service and Cap at Main

Install:
8"x6" Tapping Sleeve
w/ Valve (Public)
6" Gate Valve (Pvt)
±8 LF 6" Water Line
Pvt Fire Hydrant (to be
Painted Safety Orange)

Proposed Parcel A-2
Remainder ±2.42 Acres
(Vacant Land)

EXISTING NON-EXCLUSIVE, RECIPROCAL UTILITY,
DRAINAGE AND ACCESS EASEMENT FOR VEHICULAR
AND PEDESTRIAN INGRESS AND EGRESS, BLANKET
IN NATURE (4/3/2008, DOC. NO. 2008038109
AND RATIFIED 6/17/08, DOC. NO. 2008068606)

Ave. NE
(R/W Varies)

Im: 5536.6'
Inv.: 5527.8'

Rim: 5549.9'
Inv.: 5539.3'