

Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

DATE: March 19, 2015

TO: County Development Review Committee

FROM: John M. Salazar, Development Review Specialist Sr. *JMS*

VIA: Penny Ellis-Green, Growth Management Director *PEG*
Vicki Lucero, Building and Development Services Manager *VL*
Wayne Dalton, Building and Development Services Supervisor *WD*

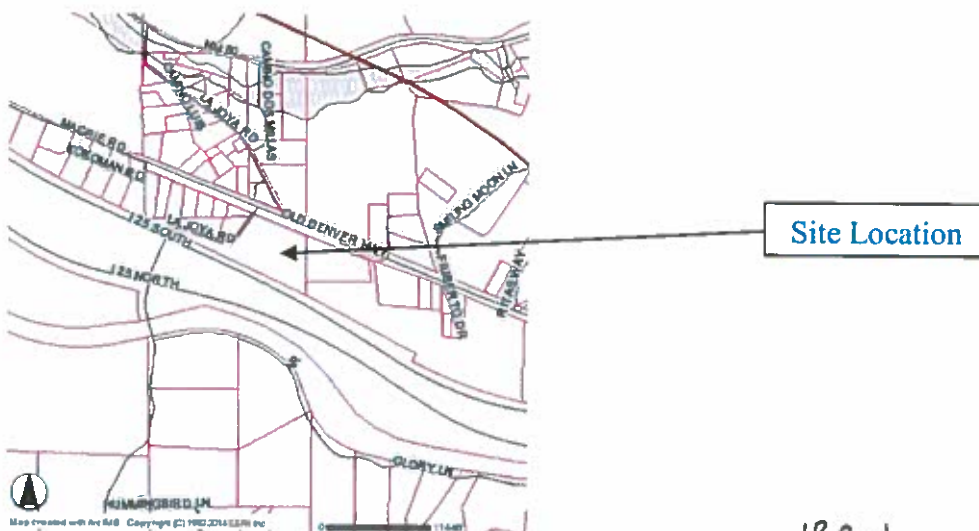
FILE REF.: CDRC CASE #Z/P&FDP/V 14-5470 Ernest Luna Water Tower Master Plan/Preliminary/Final Development Plan/Variance

ISSUE:

Ernest Luna, Applicant, requests Master Plan Zoning, Preliminary and Final Development Plan approval for a water storage tank for the Greater Glorieta MDWCA in a fenced 4,400 sq. ft. area and 17,802 sq. ft. for an access driveway and associated water lines within an easement on a 10.82-acre tract. The remainder of the tract will remain for residential use. This request also includes a variance of Article III, Section 4.4.4.c Development and Design Standards of the Land Development Code, to allow the proposed water storage tank to be constructed at sixty-six (66) feet in height which exceeds the maximum permitted height of thirty-six (36) feet.

The property is located at 65 La Joya Road within the Traditional Community of Glorieta, within Section 2, Township 15 North, Range 11 East, (Commission District 4).

Vicinity Map:



NBC-1

SUMMARY:

The Applicant requests Master Plan Zoning, Preliminary and Final Development Plan approval for a water storage tank for the Greater Glorieta MDWCA in a fenced 4,400 sq. ft. area and 17,802 sq. ft. for an access driveway and associated water lines within an easement on a 10.82-acre tract. This request also includes a variance of Article III, Section 4.4.4.c Development and Design Standards of the Land Development Code, to allow the proposed water storage tank to be constructed at sixty-six (66) feet in height which exceeds the maximum permitted height of thirty-six (36) feet. The remainder of the tract will remain for residential use.

The Applicant lists several factors which lead to the necessity for this request; the first being that the proposed water tank is the second phase to an infrastructure improvement plan which will supply potable water for emergency needs, public health and safety for the residents of the East Glorieta community. A hydraulic analysis was conducted which indicated that this minimum tank height is necessary to provide the minimum pressures for water consumers per NMED Water Main Design Standards. Installing a smaller water tank would result in lower water pressures which would be significantly below the State standards and would require individual property owners to purchase a personal water pressure booster which is not the intent for a newly designed water delivery system. Approximately 16% of the Glorieta community lives below the poverty level so water and sewer systems must be simplified to limit expenditures and allow for proper maintenance therefore booster stations, pump stations and other highly engineered mechanically operated systems need to be avoided to limit overhead costs to costumers.

The proposed tank will be secured with a locking access ladder hatch and 6 foot chain link fence with razor wire to limit access and thereby prevent any contamination of the community's water supply. It will also employ a passive mixing system to ensure water quality and limit the amount of freezing. Additionally, the shell of the tank will be painted to blend in with the surrounding environment.

Per Ordinance 1998-15, Section 8.1: "Subject to the requirements of this Section, all uses not otherwise regulated by the Code are permitted anywhere in the County provided a request for zoning approval is granted per Article III, except for utility lines which may be approved administratively per subsection 8.3.7 set forth below. Such uses specifically include, but are not limited to utilities, parking facilities, and cemeteries. Notwithstanding the fact that these uses are permitted, a development permit is still required."

Article II, § 3 (Variances) states: "Where in the case of proposed development, it can be shown that strict compliance with the requirements of the Code would result in extraordinary hardship to the applicant because of unusual topography or other such non-self-inflicted conditions or that these conditions would result in inhibiting the achievement of the purposes of the Code, an applicant may file a written request for a variance. A Development Review Committee may recommend to the Board and the Board may vary, modify or waive the requirements of the Code and upon adequate proof that compliance with Code provision at issue will result in an arbitrary and unreasonable taking of property or exact hardship, and proof that a variance from the Code will not result in conditions injurious to health or safety. In arriving at its determination, the Development Review Committee and the Board shall carefully consider the opinions of any agency requested to review and comment on the variance request. In no event shall a variance, modification or waiver be recommended by a Development Review Committee, nor granted by the Board if by doing so the purpose of the Code would be nullified".

The owner acquired the property by Warranty Deed recorded in Book #269, Pages 888-889 in the Santa Fe County Clerk's records dated December 23, 1969. Greater Glorieta MDWCA is authorized by the property owner to pursue the request for Master Plan Zoning, Preliminary and Final Development approval as well as the request for a variance of height as evidenced by a copy of the written authorization contained in the record (Exhibit 13).

Notice requirements were met as per Article II § 2.4.2, of the Land Development Code. In advance of a hearing on the Application, the Applicant provided a certification of posting of notice of the hearing, confirming that public notice posting regarding the Application was made for twenty one days on the property, beginning on February 26, 2015. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on February 26, 2015, as evidence by a copy of that legal notice contained in the record. Receipts for certified mailing of notices of the hearing were also contained in the record for all adjacent property owners (Exhibit 14).

This Application was submitted on November 14, 2014.

Building and Development Services staff has reviewed this project for compliance with pertinent Code requirements and has found the following facts presented support the request for Master Plan, Preliminary and Final Development Plan approval: the Application is comprehensive in establishing the scope of the project; the proposed uses are in compliance with the uses associated with "Other Development" of Ordinance No. 1998-15; the Application satisfies the submittal requirements set forth in the Land Development Code, with the exception of the height variance element of the request.

The review comments from State Agencies and County staff have established that this Application, for Master Plan Amendment, Preliminary and Final Development Plan to allow a water storage tank, is in compliance with: State requirements; Article V, § 5 (Master Plan Procedures) of the Code; Article V, § 7 (Development Plan Requirements) of the Code.

Building and Development Services staff has reviewed the Applicants request for a variance of Article III, Section 4.4.4.c (Development and Design Standards) of the Land Development Code, for compliance with pertinent Code requirements and has found that the facts presented do support the request: Article I, Section 5 (Purposes) refers to NMSA 1978 §4-37-1 through 4-37-9 which grants counties the powers necessary and proper to provide for the safety, preserve the health, promote the prosperity and improve the morals, order, comfort and convenience of a county and its inhabitants. The height of the water storage tank is needed to comply with Article 9, Section 903 of the 1997 Uniform Fire Code's requirements for fire flow.

APPROVAL SOUGHT: Master Plan Zoning, Preliminary and Final Development Plan Approval to allow a water storage tank. Approval of a variance to Article III, Section 4.4.4c to allow a water storage tank to be constructed at 66 feet in height.

VARIANCE: A variance of Article III, Section 4.4.4.c Development and Design Standards.

GROWTH MANAGEMENT AREA: SDA 2, Traditional Community

HYDROLOGIC ZONE:	Traditional Community of Glorieta, minimum lot size per Code is 0.75-acres per dwelling unit	
ACCESS AND TRAFFIC:	Access for the proposed water storage tank is off La Joya Rd. via an existing driveway.	
FIRE PROTECTION:	Glorieta Fire District. The project does not require fire protection.	
	The Santa Fe County Fire Prevention Division supports the Application. (Memo Exhibit 3)	
WATER SUPPLY:	The project will supply water to the Greater Glorieta MDWCA water system.	
LIQUID WASTE:	No liquid waste is proposed within this Application.	
SOLID WASTE:	No solid waste is proposed from within this Application.	
TERRAIN MGMT:	The tank surface area and maintenance roadway is minimal generating minimal flows which will be contained onsite utilizing roadway swales and drainage around the tank.	
	The property contains slopes of 0-15 %, and the project is not located within a designated FEMA Special Flood Hazard Area. After review, the request is in conformance with Article VII, § 3 (Terrain Management), of the Santa Fe County Land Development Code.	
SIGNAGE AND LIGHTING:	No signage or lighting is proposed within this Application.	
ADJACENT PROPERTY:	The site is bordered by residential property to the north, east and south.	
PARKING:	Parking for water service vehicles is located along the access/utility easement.	
LANDSCAPING:	No landscaping is proposed within this Application.	
AGENCY REVIEW:	<u>Agency</u>	<u>Recommendation</u>
	NMOSE	No Opinion
	NMED	Conditional Approval
	County Fire	Conditional Approval

STAFF RECOMMENDATION: Staff has reviewed this Application and has found the following facts presented for resolution of this request by the County Development Review Committee: excluding the proposed height of the tank, the placement of a water storage tank and distribution infrastructure, on 10.82 acres, meets the development requirements of the Land Development Code; the regional water system provides domestic potable water demand plus fire protection volumes as required by Santa Fe County; the proposed elevation of the tank is desirable to provide the optimal elevations for providing the required pressure for the water system; strict compliance with the requirements of Article III, Section 4.4.4.c may result in inhibiting the achievement of the purposes of the Code; the requested height variance for the water tank, which will serve the Glorieta communities in Santa Fe County with safe, reliable drinking water, may perhaps be considered a minimal easing of the requirements of the code.

Staff recommends approval for Master Plan Zoning, Preliminary and Final Development Plan.

Staff recommends approval of the variance with the following conditions:

1. The Applicant shall obtain all required development permits.
2. The water storage tank shall be painted in an earth-toned color in order to camouflage the exterior of the tank.
3. The Applicant shall comply with all conditions set forth by the Santa Fe County Fire Prevention Division.

EXHIBITS:

1. Applicants Report
2. Proposed Plans
3. Agency Reviews and Comments
4. Aerial Photo of Property
5. Article V, § 5 (Master Plan Procedures)
6. Article V, § 7 (Development Plan Requirements)
7. Article III, § 4.4.4.c (Development and Design Standards)
8. Article II, § 3 (Variances)
9. Pre-Code Deed and Letter of Authorization
10. Proof of Legal Notice

February 20, 2015

John Salazar
Land Use Department, Public Works Division
102 Grant Ave.
P.O. Box 276
Santa Fe, New Mexico 87504-1985

**RE: Letter of Intent for Greater Glorieta MDWCA Regional Water Quality and
Infrastructure Phase II – East Glorieta Tank**

Dear Mr. John Salazar

Please consider for your acceptance this letter as Greater Glorieta's request for master plan zoning and development plan approval for a water tank and a variance from the height restriction in Ordinance 2001-9 which would result in an unnecessary and unconstitutional hardship for the Greater Glorieta community. Several factors listed below, have lead to the necessity for the aforementioned variance for the East Glorieta Water Storage Tank height.

The proposed water tank will provide a safe and reliable supply of potable water required for emergency need and public health & safety for the residents of the East Glorieta community. The proposed elevation of the water storage tank will provide adequate pressure to all of the East Glorieta community; it will enable Greater Glorieta with the necessary fire suppression and storage, and afford a safe replacement to the existing water facility within their limited capital and operational funding.

A thorough hydraulic analysis on flow demands, fire flow demands, and pressure requirements was modeled for the existing water system considering the future conveyance system currently under design. The water model indicated that this minimum tank height was necessary to provide the minimum pressures for consumers per NMED Water Main Design Standards section 8.2.2. Even with loops and the Santa Fe County Public Works requirement for 8-inch water lines aiding these values several homes would be significantly below the state standards for pressure delivered to their homes. These individuals would require personal water pressure boosters which is not the intent of a newly designed water delivery system.

The second phase of a regionalization plan, encompassing three communities in the Greater Glorieta area which include the Village of Glorieta, Glorieta Estates, and East Glorieta, the water storage tank is designed to provide the necessary volume of storage for the residents of East Glorieta, equalization, and ultimately fire suppression. The water storage was sized, based on the Santa Fe County Fire Protection Division standards for the region, to provide the volume and pressure required at the future fire hydrants for the under-resourced East Glorieta community. Eventually this water storage facility will couple with two other community storage facilities to provide sufficient fire storage for the regional community.

NBC-6



The existing 8,000-gallon railcar used for water storage tank is in poor condition with visible corrosion, as noted by NMED Sanitary Services Report WSS#35-043-26, the addition of the water storage tank enhances water quality providing safe and reliable supply of water for East Glorieta. The new tank will be secured with a locking access ladder hatch and a six foot chain link fence with razor wire to limit access to authorized personnel thereby preventing any contamination of the community's water supply. The tank will employ a passive mixing system to ensure water quality and limit the amount of freezing. Additionally, the shell of the tank can be painted to camouflage with the surrounding environment.

Glorieta is a small and proud community where approximately 16% of the communities live below the poverty line limiting funding for capital expenditure or operation & maintenance (O&M); as a result, all of the board members are volunteers including the water master. Water and sewer systems must be simplified to limit overhead expenditures and allow for proper maintenance. Expensive capital outlays requiring extravagant O&M are taxing on any community with limited funding; therefore booster stations, pump stations, and other highly engineered mechanically operated systems are avoided to limit overhead costs.

For development plan permit purposes Greater Glorieta has fulfilled the following submittal requirements:

- An Archeological and Biological report has been developed and is currently under review by New Mexico State Historic Preservation Officer (SHPO)
- Plans and specifications have been approved by both New Mexico Environment Department Construction Programs Bureau (NMED-CPB) and NMED Drinking Water Bureau (DWB). These plans have also been provided to Santa Fe County (SFC) Public Works and SFC Fire for review and approval.
- As previously mentioned the site will be secured by fencing with access limited for maintenance of the water storage tank and appurtenances.
- The overall site disturbance will be minimal totaling 4,400-square feet for the tank site and 17,802-square feet along the maintenance access (overall totaling less than 0.5 acres).
- Landscaping is limited to providing a gravel road around the tank for maintenance.
- No additional signage or lighting will be utilized at the proposed tank site.
- No other buildings or facilities are proposed with these infrastructure improvements requiring no wastewater generation, no onsite water connections (other than the tank), nor any solid waste accumulation.
- The tank surface area and maintenance roadway is minimal generating minimal flows which will be contained onsite utilizing roadway swales and drainage around the tank site.

NBC-7

Thank you for your consideration in this matter. Please feel free to contact me with any questions at (505) 690-6647 or anna.hamilton@tetrattech.com.

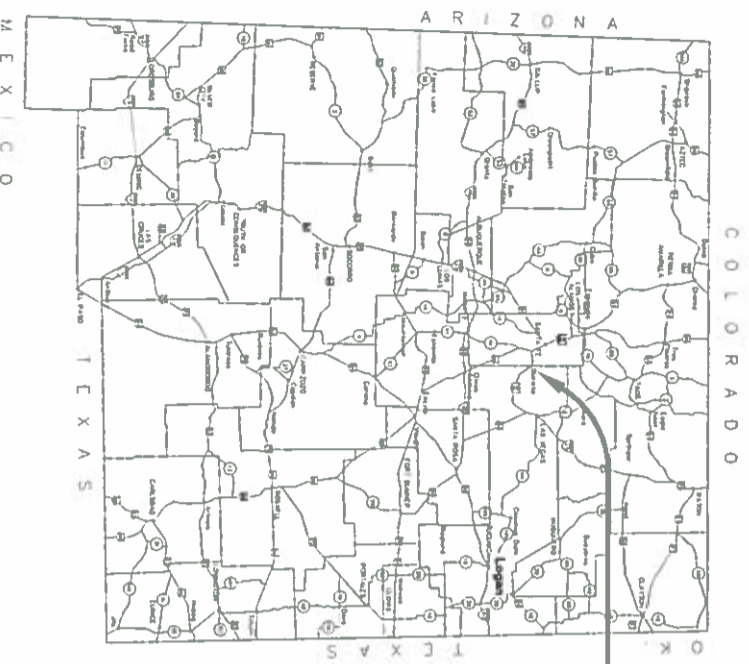
Sincerely,

Anna J. Hamilton

Attach: Plans and Specifications,
Application Form, Rural Addressing form, Site plan, Recorded Warrantee, Recorded Survey Plat, Proof of Water, Taxes,

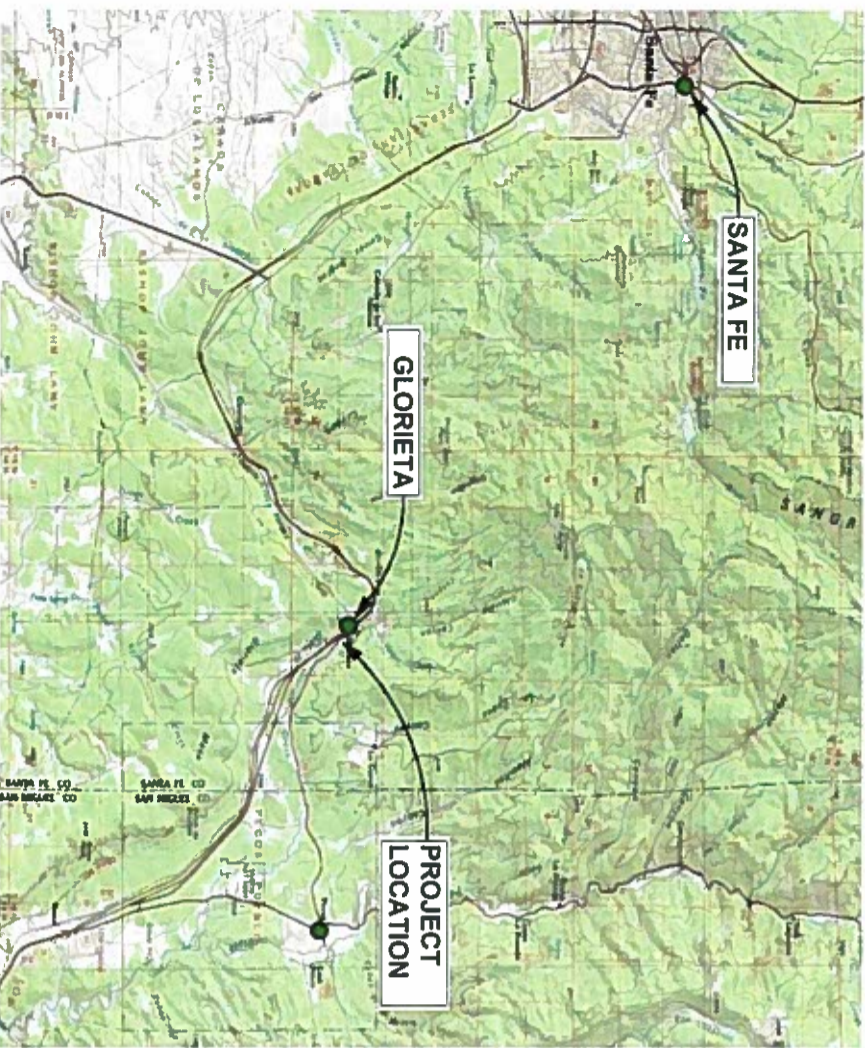
Cc: Luis Sanchez, Greater Glorieta
Linda Hassemer, Greater Glorieta
Angela Quintana, NMFA
Chris Rodriguez, Water Business Group Leader, IIDR
Jerome Márquez, Project Manager, IIDR

NBC-8



PROJECT LOCATION

STATE MAP
NTS



VICINITY MAP
NTS



Preliminary Drawings For

Glorieta, New Mexico

GREATER GLORIETA MDWCA REGIONAL WATER QUALITY & INFRASTRUCTURE - PHASE II

EAST GLORIETA TANK & WELL COLLECTOR

WTB No. 343

Project No.:
201565

MAY 2014

HDR
HDR Engineering, Inc.

PRELIMINARY
NOT FOR CONSTRUCTION

NOTICE OF EXTENDED PAYMENT PROVISION THIS
CONTRACT ALLOWS THE OWNER TO MAKE
PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF
AN UNDISPUTED REQUEST FOR PAYMENT



INDEX OF SHEETS:

DRAWING NO.	DESCRIPTION
G-01	COVER SHEET
G-02	INDEX OF SHEETS AND GENERAL NOTES
G-03	GENERAL NOTES
G-04	ABBREVIATIONS
G-05	CML LEGEND
G-06	CML DETAILS
G-07	CML DETAILS
G-08	WATER STORAGE TANK DETAILS
G-09	STRUCTURAL GENERAL NOTES
G-10	STRUCTURAL SPECIAL INSPECTION NOTES
G-11	SURVEY CONTROL
G-12	BOREHOLE LOCATIONS
G-13	OVERALL SITE LAYOUT PLAN
G-01	OVERALL SITE FENCING PLAN
G-02	PLAN AND PROFILE - TANK ACCESS RD
G-03	PLAN AND PROFILE - LA JOYA RD
G-04	WATER STORAGE TANK SITE FENCING AND GRADING PLAN
G-05	TEMPORARY TRAFFIC CONTROL STANDARD DETAILS - I
G-06	TEMPORARY TRAFFIC CONTROL STANDARD DETAILS - II
G-07	TEMPORARY TRAFFIC CONTROL STANDARD DETAILS - III

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS THAT APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS AND SHALL CONFORM WITH THE LATEST ASMA STANDARD DETAILS AND SPECIFICATIONS. IF THERE IS A CONFLICT, THE STRICTER REQUIREMENT SHALL GOVERN.
2. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT AND ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES. ELEVATION IS INDICATED "UNK" ALL ELEVATIONS AND LOCATIONS OF EXISTING PIPING UTILITIES, TANKS, STRUCTURES AFFECTING NEW WORK SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
3. PRIOR TO FABRICATION OF PIPE, CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS WITH POTENTIAL TO CHANGE THE PIPE ALIGNMENT AND VERIFY EXISTING SIZE AND PIPE MATERIAL TYPE AT ALL POINTS OF CONNECTION TO EXISTING UTILITY LINES PRIOR TO INSTALLATION. THIS WORK IS INCIDENTAL TO COST OF PIPE INSTALLATION. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMAL DELAY.
4. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED 24 HOURS PRIOR TO ANY CONSTRUCTION WORK. CONSTRUCTION WORK PERFORMED WITHOUT NOTIFICATION AND APPROVAL BY THE OWNER'S REPRESENTATIVE SHALL BE SUBJECT TO EXPOSURE, INSPECTION, AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL COORDINATE WORK SCHEDULES WITH THE OWNER'S REPRESENTATIVE SO AS TO PREVENT ANY CONFLICTING WORK CONDITIONS.

STORM DRAIN:

1. ALL DISTURBED STORM DRAIN MANHOLES, CATCH BASINS, INLETS, OR OTHER APPURTENANCES SHALL BE ADJUSTED TO FINISH GRADE. WORK SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
2. ANY EXISTING STORM DRAIN INFRASTRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE REPLACED TO MATCH EXISTING CONDITIONS AT THE CONTRACTOR'S EXPENSE.

EROSION CONTROL AND ENVIRONMENTAL PROTECTION:

1. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY DUST CONTROL OR EROSION CONTROL PERMITS FROM THE APPROPRIATE REGULATORY AGENCIES.
2. THE CONTRACTOR SHALL SECURE PERMITS REQUIRED BY APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
3. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.
4. THE CONTRACTOR SHALL INSTALL ANY TEMPORARY DRAINAGE CONTROL MEASURES NECESSARY TO SAFELY CONVEY STORM WATER RUNOFF TO EXISTING OUTFALLS. CONTRACTOR SHALL CONSIDER THE EFFECTS OF SOIL TO PREVENT IT FROM BLOWING. ANY DAMAGE TO PRIVATE PROPERTY OR IMPROVEMENTS CONSTRUCTED BY THE CONTRACTOR RESULTING FROM STORM WATER FLOWS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. WATERING, AS REQUIRED FOR CONSTRUCTION DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNING ORDINANCES. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR WATER AVAILABILITY AND USE. THE CONTRACTOR SHALL SUPPLY ALL EQUIPMENT AND MATERIALS NECESSARY FOR PROVIDING WATER.
6. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNATED FOR REUSE, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE, PRODUCTS (OIL, GAS, TILES, ETC.) ORB, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR HAIL OR DISPOSAL OF WASTE PRODUCTS, AND TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLETES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES.
7. ALL EXCAVATED MATERIAL THAT IS NOT REQUIRED TO BE REUSED MUST BE REMOVED FROM THE PROJECT AREA WITHIN A TIMELY MANNER AS APPROVED BY ENGINEER. SPOIL PILES WILL BE ALLOWED ONLY AS APPROVED BY THE ENGINEER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDES GASOLINE, FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINT, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO EMERGENCY RESPONSE AT 1-800-219-6157 AND THE ENVIRONMENT DEPARTMENT AT (505) 897-4533.
9. THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF ALL ASPHALT REMOVED ON THE PROJECT BY HAULING TO AN APPROVED DISPOSAL SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW MEXICO SOLID WASTE ACT.
10. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION AS STATED IN THE SPECIFICATIONS.
11. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND RENEWING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.
12. CONTRACTOR SHALL MAINTAIN A GRASSY-FREE SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRASS AND WEEDS FROM THE PROJECT SITE.
13. ALL GRASS MATERIAL USED ON THIS PROJECT SHALL BE A NATURAL ROCK MATERIAL CONFORMING TO THE SPECIFICATIONS AND SHALL BE SET FORTH IN THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, MOST RECENT EDITION, NO BROKEN CONCRETE OR RUBBLE SHALL BE ACCEPTED.

SAFETY:

1. CONTRACTOR SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
2. ONLY THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY OF ALL WORK. ALL WORK, INCLUDING WORK WITHIN TRENCHES, SHALL BE IN ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).
3. CONTRACTOR SHALL TAKE NECESSARY SAFETY PRECAUTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC IN THE CONSTRUCTION AREA, WHICH INCLUDE, BUT ARE NOT LIMITED TO: MAINTAINING ADEQUATE WARNING SIGNS, BARRICADES, LIGHTS, GUARD FENCES, WALES AND BRIDGES.
4. CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNS AT ALL TIMES AND SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADES AT THE BEGINNING AND END OF EACH DAY, AT MINIMUM, CFR 1926.650 SUBPART P AS A MINIMUM STANDARD.
5. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES SHALL BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P AS A MINIMUM STANDARD.
6. IF A PAYMENT DROP-OFF IS CREATED DURING CONSTRUCTION, THE CONTRACTOR SHALL INITIATE PROTECTIVE ACTION IN ACCORDANCE WITH THE MWDOT'S CURRENT "DROP-OFF GUIDELINE". THIS WORK WILL BE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.

DIMENSIONS:

1. ALL STATIONING AND ELEVATIONS SHOWN ARE TO THE CENTER OF PIPELINE, UNLESS OTHERWISE NOTED. ALL DISTANCES ARE HORIZONTAL, CIRCUIT DISTANCES.

SEEDING & LANDSCAPING:

1. CONTRACTOR SHALL MAINTAIN AS MUCH OF THE EXISTING LANDSCAPING AS FEASIBLE.
2. ANY AREAS DISTURBED BY CONSTRUCTION AND NOT IDENTIFIED FOR SPECIFIC PERMANENT TREATMENT SHALL BE REVEGETATED WITH RECLAMATION SEEDING. SUCH SEEDING/REVEGETATION SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

GAS:

1. ALL GAS VALVES AND GAS MANHOLES SHALL BE ADJUSTED TO GRADE BY THE APPROPRIATE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY. WORK WILL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE.

TELECOMMUNICATIONS:

1. ALL TELEPHONE MANHOLES, PEDESTALS, POLES AND OTHER APPURTENANCES SHALL BE ADJUSTED TO GRADE BY THE APPROPRIATE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY. WORK SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE.
2. CONTRACTOR SHALL EXERCISE CAUTION WHEN GROSSING OR WORKING ADJACENT TO FIBER OPTIC LINES. CONTRACTOR SHALL REPORT EXPOSED FIBER OPTIC LINES AS NECESSARY AND AS APPROVED BY APPROPRIATE UTILITY COMPANY. WORK SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

ELECTRICAL:

1. ALL ELECTRICAL MANHOLES, PEDESTALS, POLES AND OTHER APPURTENANCES SHALL BE ADJUSTED TO GRADE BY THE APPROPRIATE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY. WORK WILL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

SEWER:

1. ALL DISTURBED SANITARY SEWER MANHOLES SHALL BE ADJUSTED TO GRADE. WORK WILL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

CALL BEFORE YOU DIG!
STATEWIDE
1-800-521-ALERT



ISSUE	DATE	DESCRIPTION
-	-	-

PROJECT MANAGER: C. RODRIGUEZ
DESIGNER: J. LAMARCA
DESIGNER: C. GARCIA
CHECKER: -
DRAWN BY: B. FLORES
PROJECT NUMBER: 179505



**GREATER GLORIETA MIDWCA
NEW MEXICO
EAST GLORIETA
TANK & WELL COLLECTOR**

GENERAL	
INDEX OF SHEETS AND GENERAL NOTES	
FILENAME: 000-02.dwg	SHEET: G-02
SCALE: NONE	

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT.

JBC-10

CONSTRUCTION LIMITS:

- CONTRACTOR SHALL WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. EQUIPMENT TRAFFIC OUTSIDE THESE LIMITS SHALL NOT BE PERMITTED WITHOUT WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE OR APPROPRIATE PROPERTY OWNER.
- PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES WITHIN ADJACENT RIGHT-OF-WAY OR WITHIN PROPERTY NOT OWNED BY THE OWNER OF THE PROJECT SITE, THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND PERMISSIONS IN WRITING.
- OVERNIGHT PARKING OF CONSTRUCTION VEHICLES ON PRIVATE PROPERTY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES SO AS NOT TO INTERFERE WITH NORMAL RESIDENTIAL AND COMMERCIAL ACTIVITIES.

GENERAL UTILITIES:

- ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES SHOWN ON THE PLANS ARE SHOWN IN AN APPROXIMATE LOCATION ONLY BASED ON THE INFORMATION PROVIDED TO THE ENGINEER BY OTHERS THAT MAY BE INACCURATE OR INCOMPLETE. ADDITIONALLY, UNDERGROUND LINES MAY EXIST THAT ARE NOT SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK. ANY DAMAGE TO ANY OTHER UTILITIES OR COLLATERAL DAMAGE CAUSED BY THE CONTRACTOR SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UTILITIES, ABOVE OR BELOW GROUND. UTILITIES THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PREVENT DISRUPTION TO SERVICE.
- ALL UTILITY LINES NOT SPECIFICALLY DESIGNATED TO BE REPAIRED AND REPLACED ON THE PLANS SHALL BE MAINTAINED IN SERVICE. SHEETING AND OTHER MEANS OF SUPPORT SHALL BE FIELD CHECKED BY THE CONTRACTOR TO PREVENT DAMAGE OR LOSS OF THESE EXISTING UTILITIES. BEAM AND CABLE OR OTHER ADEQUATE SUPPORTS SHALL BE USED FOR TEMPORARY SUPPORT OF ALL UTILITY LINES AS NECESSARY AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL PROVIDE A UTILITY SUPPORT DESIGN FOR ALL LARGE AND/OR CRITICAL SERVICES (E.G. COMMUNICATIONS AND ELECTRIC DUCT BANKS, EXPOSED GRAVITY LINE JOINTS, PRESSURIZED WATER LINES, SEWER FORCE MAINS, ETC.). SUPPORT FOR THESE CRITICAL SERVICES SHALL BE DESIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER AND SUBMITTED TO ENGINEER FOR APPROVAL. THE DESIGN AND INSTALLATION OF BOTH CRITICAL AND NONCRITICAL SUPPORTS SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXPOSED UTILITIES FROM THE LOCATIONS SHOWN ON THE PLANS SO THAT CONFLICTS CAN BE RESOLVED IN A TIMELY MANNER.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL CONFLICTING UTILITIES AT NO ADDITIONAL COST TO THE OWNER. SHOULD A CONFLICT EXIST BETWEEN THE FIELD INFORMATION AND THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- ALL INTERFERING PORTIONS OF ABANDONED UTILITY LINES THAT ARE EXPOSED AS A RESULT OF CONSTRUCTION SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL COORDINATE ANY REQUIRED UTILITY INTERRUPTIONS WITH THE AFFECTED UTILITY COMPANY A MINIMUM OF THREE (3) WORKING DAYS IN ADVANCE OF EXCAVATION, DISCONNECTION, CONNECTION, OR REMOVAL OF ANY PIPE, CONDUIT, OR POWER SUPPLY IN ORDER FOR THE AFFECTED UTILITY TO HAVE A REPRESENTATIVE AT THE PROJECT SITE.
- CONTRACTOR SHALL COORDINATE WITH PERMITTED UTILITY COMPANIES OF ALL EXISTING UTILITY LINES AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION. CONTRACTOR SHALL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR SHALL RESCHEDULE HIS ACTIVITIES AS NECESSARY TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- ANY ADJUSTMENT OR RELOCATION OF EXISTING UTILITIES (UNDERGROUND, SURFACE OR OVERHEAD) SHALL BE COORDINATED WITH THE OWNER OF THE AFFECTED UTILITY AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION.
- EXISTING VALVES SHALL ONLY BE OPERATED BY THE APPROPRIATE UTILITY COMPANY. CONTRACTOR SHALL NOTIFY THE UTILITY A MINIMUM OF SEVEN (7) WORKING DAYS BEFORE ANY VALVE, NEW OR EXISTING, NEEDS TO BE OPERATED.
- ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PORTAGE EXISTING UTILITIES AHEAD PRIOR TO CONSTRUCTION TO ALLOW FOR ANY NECESSARY ADJUSTMENTS OR RELOCATIONS, AND TO VERIFY PIPE TYPES FOR ORDERING PROPER TRANSITION AND/OR TE-IN FITTINGS THAT MAY BE REQUIRED.
- CONTRACTOR TO RELOCATE OR BYPASS EXISTING CONFLICTING LINES. ALL ABANDONED LINES SHALL BE PLUGGED WITH MASONRY PLUG WITH LENGTH = 4' X DIA. OF PIPE AT CUT ENDS.

EXCAVATION, BACKFILL AND FARTHWORK:

- A GEOTECHNICAL REPORT WAS CONDUCTED FOR THIS PROJECT AND IS INCLUDED UNDER SEPARATE COVER. NEITHER THE ENGINEER NOR THE OWNER ASSUMES RESPONSIBILITY FOR THE COMPLETENESS OR INTERPRETATION OF SUCH SUPPLEMENTARY INFORMATION. ALL EXCAVATION SHALL CONFORM WITH RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE FOR EXAMINATION OF THE SITE AND DETERMINATION OF THE CHARACTER OF MATERIALS TO BE EXCAVATED. NO ADDITIONAL ALLOWANCES WILL BE MADE FOR ROCK REMOVAL, SITE CLEARING AND GRADING, FILLING, COMPACTION, DISPOSAL, OR REMOVAL OF ANY UNCLASSIFIED MATERIALS.
- ALL EXCAVATION WILL BE GOVERNED BY FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- FOR PRELIMINARY EXCAVATION, CONTRACTOR SHALL COMPLY WITH THE OSHA REGULATION STANDARDS AND 1926. TRENCH SUPPORT AND TEMPORARY SHORING SHALL BE REQUIRED DURING CONSTRUCTION TO SATISFY CONSTRAINTS IDENTIFIED IN THE DRAWINGS FOR LIMITS OF DISTURBANCE, PROTECTION OF EXISTING UTILITIES, DESIGN AND CONSTRUCTION OF ALL FORMS, SHORING, AND TEMPORARY BRACING SHALL COMPLY WITH 29 CFR 1926 AND THESE COSTS SHALL BE CONSIDERED INCIDENTAL TO THE TRENCHING AND BACKFILL COSTS.
- ALL EXCAVATED MATERIAL THAT IS NOT REQUIRED TO BE REUSED SHALL BE REMOVED FROM THE PROJECT AREA WITHIN FOUR (4) DAYS OF EXCAVATION. SPOIL PILES WILL BE ALLOWED ONLY AS APPROVED BY THE ENGINEER.
- MINIMUM BOTTOM WIDTH OF TRENCHES FOR RIGID AND NON-RIGID PIPE SHALL BE AS SHOWN IN THE TRENCH DETAILS.
- NO MATERIAL PITS HAVE BEEN DESIGNATED FOR THIS PROJECT. THE CONTRACTOR MAY OBTAIN SPECIFIED BORROW OR SURFACING MATERIAL FROM ANY ACCEPTABLE SOURCE AT NO ADDITIONAL COST TO THE OWNER.
- ALL TRENCH EXCAVATION BACKFILL WITHIN THE ROADWAY PREP SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR PER ASTM D-698 OR D-1557 AS APPLICABLE.
- ANY EARTHWORK HAUL ON THIS PROJECT WILL BE CONSIDERED AS INCLUDED IN THE CONTRACT PRICE FOR EXCAVATE AND DISPOSE OF UNCLASSIFIED MATERIAL AND NO SEPARATE PAYMENT WILL BE MADE.
- CONTRACTOR SHALL UTILIZE FLOWABLE FILL WHEREVER BACKFILL MATERIAL CANNOT BE PLACED AND COMPACTED BETWEEN THE EXISTING PIPELINE AND THE NEW PIPE LINE. THE SEPARATION BETWEEN THE NEW PIPE LINE AND EXISTING UTILITY IS LESS THAN 12" INCHES. THIS COST IS INCIDENTAL TO BACKFILL COSTS.
- CONTRACTOR SHALL USE CAUTION NEAR ALL EXISTING STRUCTURES INCLUDING MASONRY WALLS, BUILDINGS, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO STRUCTURES CAUSED BY CONTRACTOR'S OPERATIONS.
- FOR TRENCH DEPTHS EXCEEDING 20'-FEET, CONTRACTOR SHALL SUBMIT VERIFICATION TO ENGINEER THAT TRENCH SUPPORT IS DESIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
- CONTRACTOR SHALL RETURN ALL GRADERS TO EXISTING ELEVATIONS AND CONDITIONS AFTER CONSTRUCTION OF THE WATERLINES, UNLESS OTHERWISE INDICATED.
- EXCESS SOIL MATERIAL, INCLUDING UNSUITABLE MATERIAL, REMAINING AS A RESULT OF THE WATERLINE OR OTHER INFRASTRUCTURE INSTALLATION SHALL BE REMOVED AND DISPOSED BY THE CONTRACTOR AND WILL BE CONSIDERED INCIDENTAL TO THE BID UNIT PRICES. THE OWNER WILL NOT BE RESPONSIBLE FOR ANY ADDITIONAL PAYMENT.
- CONTRACTOR SHALL SUPPORT ALL POWERPOLES AND FENCES ALONG RIGHT-OF-WAY IF NECESSARY DURING CONSTRUCTION OF THE WATERLINE. THIS WORK IS INCIDENTAL TO THE PROJECT AND NO SEPARATE PAYMENT SHALL BE MADE.

WATER SYSTEM:

- THE CONTRACTOR SHALL NOTIFY THE UTILITY DEPARTMENT AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT THE EXISTING PUBLIC WATER UTILITIES. EXISTING VALVES TO BE OPERATED BY GLOBEITA PERSONNEL ONLY. CONTRACTOR SHALL CONTACT GLOBEITA SEVEN (7) WORKING DAYS IN ADVANCE OF OPENING OR CLOSING VALVES. CONTRACTOR SHALL MAINTAIN WATER SERVICES TO ALL EXISTING USERS DURING CONSTRUCTION ACTIVITIES AND COORDINATE SEQUENCING OF ALL PLANNED VALVE CLOSURES. CONTRACTOR SHALL SUBMIT A WATER SHUT OFF PLAN TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES IN APPLICABLE AREAS.
- CONTRACTOR SHALL ADJUST ALL WATER VALVE BOXES, VAULT UDS AND OTHER APPURTENANCES TO FINISH GRADE WORK SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- IF A WATER SERVICE LINE IS DAMAGED, CONTRACTOR SHALL REPLACE FROM MAIN TO METER BOX WITHOUT SPlicing AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL INSTALL WATER MAINS CROSSING SEWER AND WATER LINES TO PROVIDE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER MAIN. THIS SEPARATION SHALL BE MAINTAINED WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER LINES. THE CROSSING SHALL BE ARRANGED SO THAT THE WATER MAIN JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER LINES (~10 FEET).
- ALL FITTINGS, BENDS, TEES, RESTRAINTS, ETC. TO COMPLETE THE INSTALLATION OF THE WATERLINE SHALL BE CONSIDERED INCIDENTAL TO THE WATERLINE UNIT PRICES AND NO SEPARATE PAYMENT WILL BE MADE.
- ALL WATER MAIN PIPING SHALL BE MECHANICALLY RESTRAINED PER RESTRAINT TABLE ON SHEET G-06.
- CONTRACTOR SHALL FIELD VERIFY EXISTING PIPING CONFIGURATION AND REQUIRED CONNECTION COMPONENTS PRIOR TO CONSTRUCTION. VERIFICATION SHALL INCLUDE BUT IS NOT LIMITED TO THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING WATER LINE, SIZE, MATERIAL, AND TYPE OF CONNECTION. CONTRACTOR SHALL PROVIDE REQUIRED CONNECTION COMPONENTS AS PART OF THE CONNECTION. ALL COSTS ASSOCIATED WITH FIELD VERIFICATION OF REQUIRED FITTINGS AND INSTALLATION SHALL BE CONSIDERED INCIDENTAL.
- DEFLECT PIPE AS NECESSARY PER MANUFACTURER'S RECOMMENDATIONS.
- 4" MIN COVER TO TOP OF PIPE UNLESS OTHERWISE NOTED
- ALL CONCRETE SHALL BE 4,000 PSI COMPRESSIVE STRENGTH MIX.

PAVEMENT, SIDEWALKS, CURB & GUTTER NOTES:

- ALL ASPHALT CONCRETE PAVEMENT, BASE COURSE, AND PAVEMENT SUBGRADE COMPACTION SHALL CONFORM TO THE NNDOT STANDARD SPECIFICATIONS (LATEST EDITION) AND THE GEOTECHNICAL REPORT.
- WHEN ABUTTING NEW PAVEMENT TO EXISTING PAVEMENT, SAWCUT EXISTING PAVEMENT EDGE TO A CONTINUOUS, NEAR STRAIGHT LINE AS NECESSARY TO REMOVE ANY BROKEN OR CRACKED PAVEMENT AND MATCH EXISTING PAVEMENT ELEVATION TO EXISTING. CONTRACTOR SHALL TAKE CARE TO AVOID DAMAGING SAWCUT EDGE WITH EQUIPMENT OR OTHER OPERATIONS, AND SHALL RE-SAWCUT A CONTINUOUS NEAR STRAIGHT LINE AS NECESSARY PER NNDOT STANDARD SPECIFICATIONS (LATEST EDITION).
- THE REPLACEMENT OF THE EXISTING UTILITIES AND THE INSTALLATION OF NEW UTILITY LINES SHALL BE COMPLETED IN ADVANCE OF STARTING THE PAVEMENT WORK. TEMPORARY PAVEMENT SHALL BE PLACED IN ALL AREAS WHERE THE EXISTING PAVEMENT IS TO BE REMOVED. TEMPORARY PAVEMENT SHALL BE PLACED IN ALL AREAS WHERE THE EXISTING PAVEMENT IS TO BE MAINTAINED. TEMPORARY STRIPING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- CONTRACTOR SHALL NOT PAVE OVER ANY SURFACE FEATURE, E.G. GAS VALVE, MANHOLE COVER, ETC. WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE.
- ALL SUBGRADE AND SUBBASE MATERIAL ENCOUNTERED IN PAVEMENT REMOVAL AND REPLACEMENT THAT IS DETERMINED BY THE ENGINEER TO MEET THE SPECIFICATIONS, MAY BE REUSED. HOWEVER, THE MATERIAL SHALL BE PROCESSED AND COMPACTED TO MEET MOISTURE CONTENT AND PERCENT COMPACTION REQUIRED BY THE SPECIFICATIONS.
- WHEN REMOVAL OF EXISTING CURB AND GUTTER OR SIDEWALK IS REQUIRED, REMOVE BACK TO NEAREST SUITABLE JOINT UNLESS OTHERWISE DIRECTED BY THE ENGINEER. CURB, GUTTER, AND SIDEWALK REPLACEMENT SHALL CONFORM TO NNDOT STANDARD SPECIFICATIONS AND DRAWINGS.
- CONTRACTOR SHALL PLACE BITUMINOUS MATERIAL WITH THE USE OF A LADDER MACHINE WHERE PAVEMENT IS 8'-FEET IN WIDTH OR WIDER.
- ALL NEW STREET PAVING, DRIVEWAYS, SIDEWALKS, AND CURB AND GUTTERS, ABUTTING EXISTING AREAS SHALL MATCH THE ELEVATION OF THOSE AREAS.
- CONTRACTOR SHALL REPLACE ALL PERMANENT PAVEMENT STRIPING AND MARKINGS. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING INFRASTRUCTURE (G & G, PAVING MARKINGS, PAVING, SIDEWALKS, WHEEL CHAIR RAMPS, DRIVE PAVES, ETC.) DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS. REPAIR OR REPLACEMENT OF SAME SHALL BE AT THE CONTRACTOR'S OWN EXPENSE. CONTRACTOR SHALL SUITABLY PROTECT THE CURB AND GUTTER FROM INCIDENTAL SPLASHING DURING THE TACK COAT APPLICATION AND CLEANING SHALL BE AT THE CONTRACTOR'S OWN EXPENSE SHOULD SPLASHING OCCUR.
- ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED ASPHALT GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
- WHEN ABUTTING NEW CURB AND GUTTER TO EXISTING PAVEMENT, THE CONTRACTOR SHALL SAWCUT, REMOVE, AND REPLACE A 1' WIDE SECTION OF EXISTING PAVEMENT ADJACENT TO THE CURB AND GUTTER PER THE NNDOT STANDARD SPECIFICATIONS (LATEST EDITION).
- CONTRACTOR SHALL CUT PAVEMENT PARALLEL OR PERPENDICULAR TO TRAFFIC DIRECTION ONLY. NO DIAGONAL CUTS IN EXISTING PAVEMENT WILL BE PERMITTED.
- IF VALLEY GUTTER IS DAMAGED CONTRACTOR SHALL REPLACE ENTIRE GUTTER PER NNDOT STANDARD SPECIFICATIONS AND DRAWINGS (LATEST EDITION).
- WORK ASSOCIATED WITH ADJUSTMENTS TO ANY UTILITY ACCESS COVER IS CONSIDERED INCIDENTAL TO THE CONTRACT.

ISSUE	DATE	DESCRIPTION

PROJECT MANAGER: C. RODRIGUEZ
DESIGNER: J. MAREZ
DESIGNER: C. GARCIA
CHECKER: -
DRAWN BY: B. FLORES
PROJECT NUMBER: 79505



GREATER GLOBEITA MIDWCA
NEW MEXICO
EAST GLOBEITA
TANK & WELL COLLECTOR

GENERAL NOTES
FILENAME: 000-03.dwg
SCALE: NONE
SHEET: G-03

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER: C. RODRIGUEZ
DESIGNER: J. MAREZ
DESIGNER: C. GARCIA
CHECKER: -
DRAWN BY: B. FLORES
PROJECT NUMBER: 79505



GREATER GLOBEITA MIDWCA
NEW MEXICO
EAST GLOBEITA
TANK & WELL COLLECTOR

GENERAL NOTES
FILENAME: 000-03.dwg
SCALE: NONE
SHEET: G-03

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT

UBC-11

GENERAL ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes entries for A (ANCHOR BOLT), B (BOTTOM), C (CURB), D (DOOR BEAM), E (EAST), G (GAS), H (HOT WATER), I (INSIDE DIAMETER), J (JUNCTION BOX), K (KNEE BRACE), L (LONG), M (MAINTENANCE), N (NORTH), O (OUTSIDE AIR), P (PRIMARY), R (REMOVE), S (SOUTH), T (TREADS), U (UNDERGROUND), V (VALVE), W (WATER), X (TRANSFORMER), Y (YARD), Z (ZONING).

PIPING FLUID ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes entries for A (AIR), B (BIOPHASE), C (COLD), D (DISSOLVED), E (EFFLUENT), F (FLUORIDE), G (GLASS), H (HEATING), I (INSULATED), J (JUNCTION), K (KNEE), L (LONG), M (MECHANICAL), N (NON-PORTABLE), O (OVERFLOW), P (PRESSURE), Q (QUICK), R (RUBBER), S (SANITARY), T (TANK), U (UNDERGROUND), V (VALVE), W (WATER), X (X-RAY), Y (YARD), Z (ZONING).

EQUIPMENT ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes entries for AC (AIR COMPRESSOR), AD (AIR DRYER), AE (AIR EXHAUST), AF (AIR FILTER), AG (AIR GATE), AH (AIR HEATER), AI (AIR INLET), AJ (AIR JACKET), AK (AIR KILN), AL (AIR LIFT), AM (AIR MOTOR), AN (AIR NIPPLE), AO (AIR OIL), AP (AIR PUMP), AQ (AIR QUALITY), AR (AIR REGISTER), AS (AIR SPLITTER), AT (AIR TANK), AU (AIR UNIT), AV (AIR VALVE), AW (AIR WALKER), AX (AIR EXHAUST), AY (AIR YARD), AZ (AIR ZONE).

GENERAL ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes entries for A (AIR), B (BIOPHASE), C (COLD), D (DISSOLVED), E (EFFLUENT), F (FLUORIDE), G (GLASS), H (HEATING), I (INSULATED), J (JUNCTION), K (KNEE), L (LONG), M (MECHANICAL), N (NON-PORTABLE), O (OVERFLOW), P (PRESSURE), Q (QUICK), R (RUBBER), S (SANITARY), T (TANK), U (UNDERGROUND), V (VALVE), W (WATER), X (X-RAY), Y (YARD), Z (ZONING).

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT.

GENERAL NOTES: 1. THESE ABBREVIATIONS APPLY TO THE ENTIRE SET OF CONTRACT DRAWINGS. 2. LISTING OF ABBREVIATIONS DOES NOT IMPLY THAT ABBREVIATIONS SHOWN ON THIS SHEET INCLUDE VARIATIONS OF A WORD, FOR EXAMPLE, "WOOD" MAY MEAN MODIFY OR MODIFICATION, "RIMP" MAY MEAN EITHER REINFORCE OR REINFORCING.



Table with 2 columns: ISSUE and DATE. Includes a table for PROJECT INFORMATION with fields for PROJECT NUMBER, PROJECT NAME, DESIGNER, CHECKER, and DRAWN BY.



GREATER GLORIETA MIDWCA NEW MEXICO EAST GLORIETA TANK & WELL COLLECTOR

Table with 2 columns: Abbreviation and Description. Includes entries for A (AIR), B (BIOPHASE), C (COLD), D (DISSOLVED), E (EFFLUENT), F (FLUORIDE), G (GLASS), H (HEATING), I (INSULATED), J (JUNCTION), K (KNEE), L (LONG), M (MECHANICAL), N (NON-PORTABLE), O (OVERFLOW), P (PRESSURE), Q (QUICK), R (RUBBER), S (SANITARY), T (TANK), U (UNDERGROUND), V (VALVE), W (WATER), X (X-RAY), Y (YARD), Z (ZONING).

Table with 2 columns: FILENAME and SCALE. Includes fields for FILENAME (000-04-dwg) and SCALE (NONE).

NSC-12

CIVIL MAPPING SYMBOLOGY

	EMBAKMENT SLOPE (CUT)
	EMBAKMENT SLOPE (FILL)
	EMBAKMENT SLOPE RIGHT ARROW RIGHT
	EMBAKMENT SLOPE LEFT ARROW LEFT
	SPOT ELEVATION/POINT #
	SURVEY BENCHMARK
	SURVEY CONTROL POINT
	HORIZONTAL CONTROL POINT
	VERTICAL CONTROL POINT
	SECTION CORNER MONUMENT
	SECTION CORNER NO MONUMENT
	IDENTIFICATION AND APPROXIMATE LOCATION OF SOIL TEST HOLE
	TEST PIT
	SOIL BORING
	BUDY
	FLOW ARROW
	WATER LEVEL IN SECTION/PROFILE
	TIDE GAUGE
	EXISTING UTILITY POLE
	DOWNCUT
	EXTERIOR UTILITY JUNCTION BOX
	INTERSTATE HIGHWAY SYMBOL
	US HIGHWAY SYMBOL
	STATE HIGHWAY SYMBOL
	HAY BALE SILT CHECK
	TEMPORARY SEDIMENT TRAP
	PIEZOMETER
	RAIL SIGNAL
	RAIL SWITCH
	SIGN
	TIRE TREADLE
	TRAFFIC ARM WITH CARD READER
	TRAFFIC ARM MECHANICAL SWING

UTILITY/CIVIL LINE SYMBOLOGY

	CLEANOUT
	CULVERT END SYMBOL (WITH CULVERT SHOWN BETWEEN SYMBOLS)
	FIRE HYDRANT
	FUEL OIL METER
	FUEL OIL MANHOLE
	FUEL OIL VAULT
	GREASE TRAP
	GRIT CHAMBER
	HEADWALL
	INDUSTRIAL WASTE WATER METER
	INDUSTRIAL WASTE WATER MANHOLE
	NATURAL GAS METER
	NATURAL GAS RECEIVER
	NATURAL GAS TRAP
	NATURAL GAS LINE VAULT
	MONITORING WELL
	POST INDICATOR VALVE
	PUMP STATION
	SANITARY MANHOLE
	SANITARY VALVE
	SEPTIC TANK
	TANK BELOW GROUND
	TANK HORIZONTAL ABOVE GROUND
	TANK VERTICAL ABOVE GROUND
	STORM CATCH BASIN
	STORM ROUND CATCH BASIN
	STORM DRAINAGE MANHOLE
	WATER/AIR VENT/ARV
	WATER BACKFLOW PREVENTER
	WATER FLUSH HYDRANT
	WATER METER
	WATER SHUTOFF
	WATER SOFTENER
	WATER VALVE VAULT
	WATER VALVE VAULT
	EXISTING SAS MH
	PIPELINE
	LARGE PIPELINE
	UTILITY BENEATH STRUCTURE
	RAILROAD
	CENTERLINE
	BOTTOM OF DITCH
	PROPERTY LINE
	EASEMENT
	LIMITS OF CONSTRUCTION
	ROW
	EXISTING CONTOUR (MINOR)
	EXISTING CONTOUR W/ELEVATION (MAJOR)
	EXISTING FENCE
	EXISTING VEGETATION/BRUSH LINE
	FENCE - BARB WIRE
	FENCE - CHAIN LINK
	FENCE - FIELD
	FENCE - OTHER
	FENCE - WOOD
	FENCE - WOVEN WIRE
	FLOOD LIMIT (25 YEAR)
	FLOOD LIMIT (50 YEAR)
	FLOOD LIMIT (100 YEAR)
	FLOOD LIMIT (200 YEAR)
	FLOOD LIMIT (500 YEAR)
	HIGHWAY GUARDRAIL
	LEVEE TOP
	LEVEE TOE
	NEW CONTOUR (MINOR)
	NEW CONTOUR (MAJOR)
	ROCK BERRY
	SILT FENCE
	TOE OF SLOPE
	TOP OF SLOPE

	FIBER OPTIC
	FUEL OIL
	NATURAL GAS
	INDUSTRIAL WASTE WATER
	SANITARY SEWER
	STORM SEWER
	DOMESTIC WATER
	OVERHEAD POWER

GENERAL NOTES:
 1. THIS IS A STANDARD CIVIL SYMBOLOGY SHEET. ALL SYMBOLS ARE NOT NECESSARILY USED ON THIS PROJECT.
 2. SCREENING OR SHADING OF WORK IS USED TO INDICATE EXISTING COMPONENTS OR TO DE-EMPHASIZE PROPOSED IMPROVEMENTS TO HIGHLIGHT SELECTED TRADE WORK. REFER TO CONTEXT OF EACH SHEET FOR USAGE.

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT.

ISSUE	DATE	DESCRIPTION

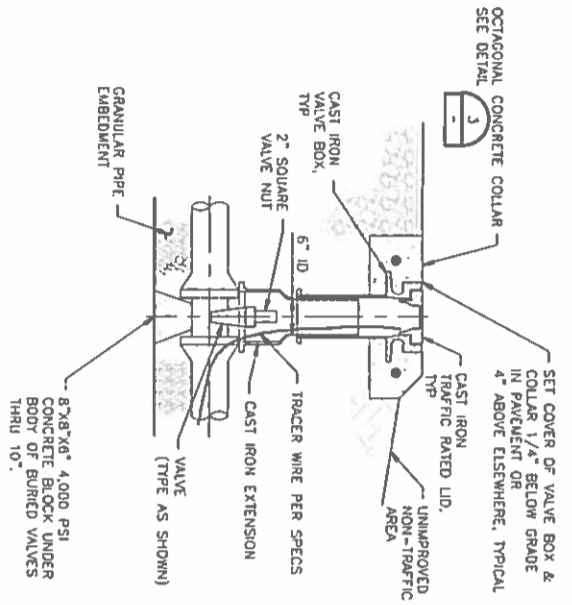
PROJECT MANAGER	C. RODRIGUEZ
DESIGNER	J. MAREZ
DESIGNER	C. GARCIA
CHECKER	
DRAWN BY	
PROJECT NUMBER	179505

PRELIMINARY
 NOT FOR CONSTRUCTION

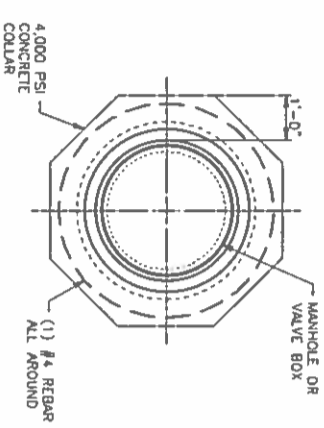
**GREATER GLORIETA MDWCA
 NEW MEXICO
 EAST GLORIETA
 TANK & WELL COLLECTOR**

GENERAL CIVIL LEGEND

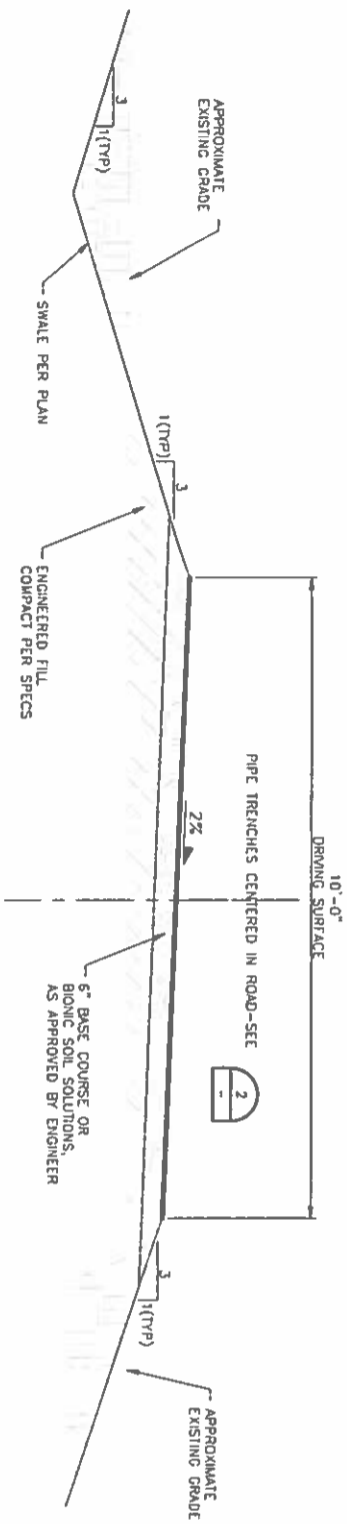
FILENAME	000-03.dwg
SCALE	NONE
SHEET	G-05



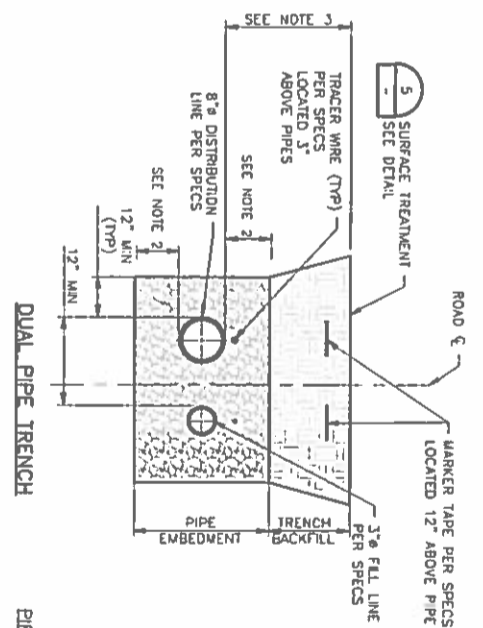
VALVE BOX
NTS



CONCRETE COLLAR
NTS



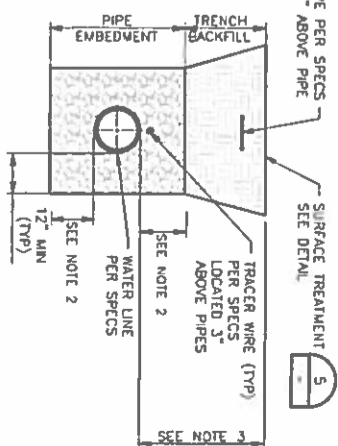
TYPICAL TANK ACCESS ROAD SECTION
NTS



DUAL PIPE TRENCH

PIPE NOTES:

1. D = OUTSIDE DIAMETER OF PIPE
2. DEPTH PER PIPE MANUFACTURER'S RECOMMENDATIONS
3. MIN DEPTH OF EMBEDMENT - 8"
4. MIN COVER = 4" FOR FROST DEPTH



SINGLE PIPE TRENCH

TYPICAL TRENCH DETAIL
NTS

LENGTH OF RESTRAINT FOR TEES (FT)

BRANCH SIZE	RESTRAINT LENGTH (FT)
3"	AT FITTING
4"	AT FITTING
6"	AT FITTING
8"	AT FITTING

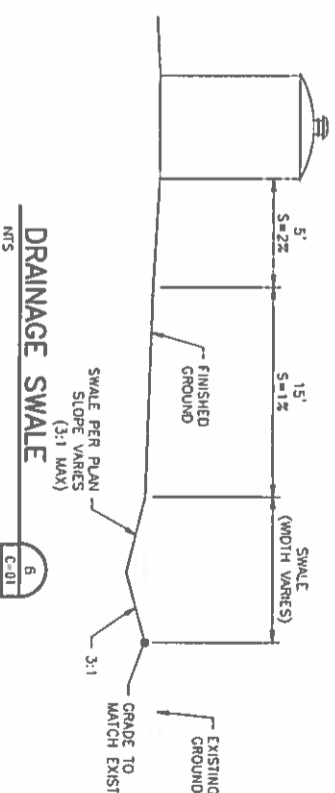
BRANCH SIZE	RESTRAINT LENGTH (FT)
3"	AT FITTING
4"	AT FITTING
6"	AT FITTING
8"	AT FITTING

BRANCH SIZE	RESTRAINT LENGTH (FT)
3"	AT FITTING
4"	AT FITTING
6"	AT FITTING
8"	AT FITTING

PIPE SIZE	RESTRAINT LENGTH (FEET)
8"	40'
6"	40'
4"	20'
3"	20'

BURIED PIPE RESTRAINT TABLE

NOTE: GIVEN LENGTHS ARE MINIMUM RESTRAINT LENGTHS AND CONTRACTOR SHALL PROVIDE ADDITIONAL RESTRAINT BASED ON MANUFACTURER'S RECOMMENDATIONS AS NECESSARY.



DRAINAGE SWALE
NTS

GENERAL CIVIL DETAILS

FILENAME: 000-06.dwg
SCALE: NONE
SHEET: G-06

NOTICE OF EXTENDED PAYMENT PROVISION: THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT.



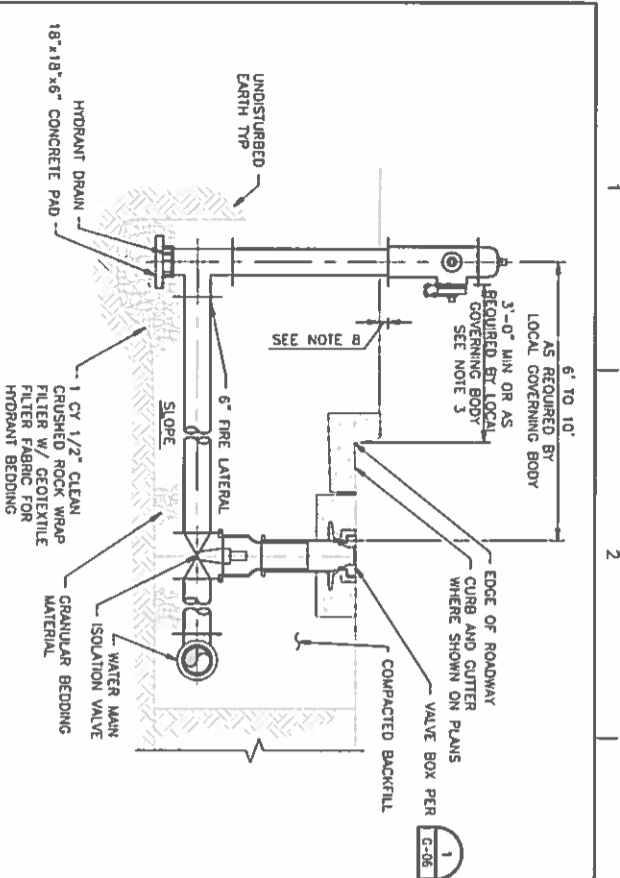
ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	C. RODRIGUEZ
DESIGNER	J. VANCEZ
DESIGNER	C. GARCIA
CHECKER	
DRAWN BY	B. FLORES
PROJECT NUMBER	179505

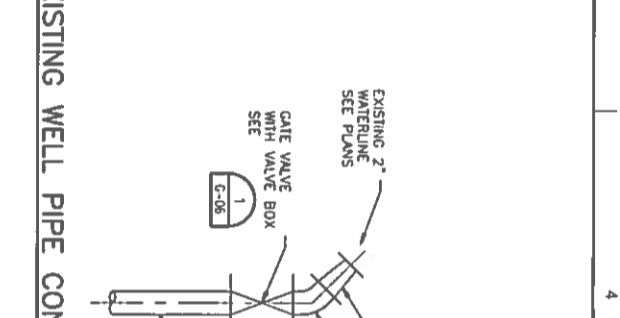


GREATER GLORIETA MIDWCA
NEW MEXICO
EAST GLORIETA
TANK & WELL COLLECTOR

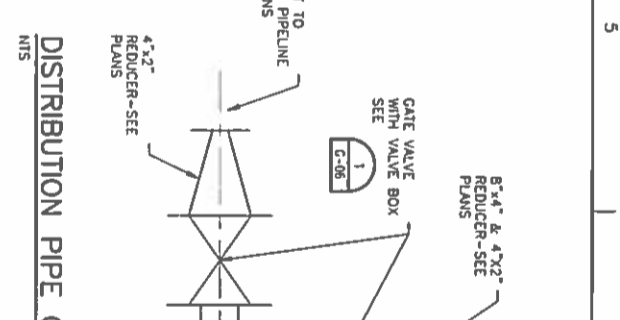
U8C-14



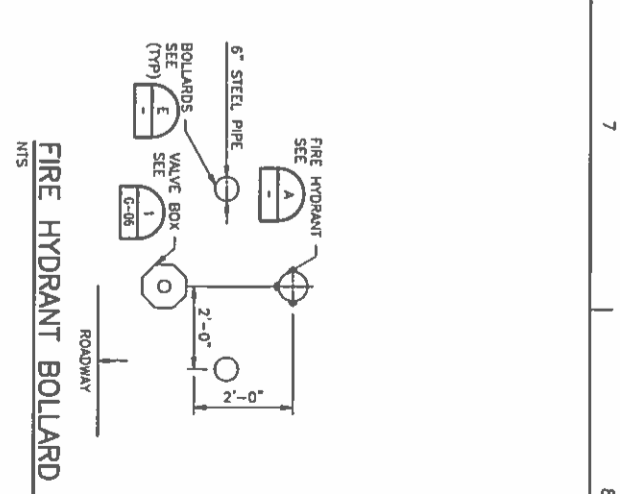
1. ALL PIPING SHALL BE FULLY RESTRAINED.
2. INSTALL FIRE HYDRANT PER SPECIFICATIONS.
3. NO OBSTRUCTIONS WILL BE PERMITTED WITHIN 3 FT. OF FIRE HYDRANT.
4. HYDRANT LEG SHALL BE VALVED ON ALL MAIN LINES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING TOP FLANGE OF FIRE HYDRANT TO THE CONTROLLED ELEVATION LINE.
6. FIRE HYDRANT SHALL BE LOCATED AT THE BEGINNING OF CURB RETURN OR AT THE PROPERTY LINE COMMON TO ADJOINING LOTS, OR AS DIRECTED BY THE OWNER.
7. PUMPER NOZZLE TO BE SET FACING THE TRAVELED WAY, UNLESS OTHERWISE NOTED ON PLANS.
8. FLANGE TO BE LOCATED 1" MAX ABOVE PAVEMENT OR 4" MAX ABOVE GRADE IN UNIMPROVED AREAS.
9. CLEARANCE AROUND FIRE HYDRANT SHALL BE GRADED TO DRAIN.



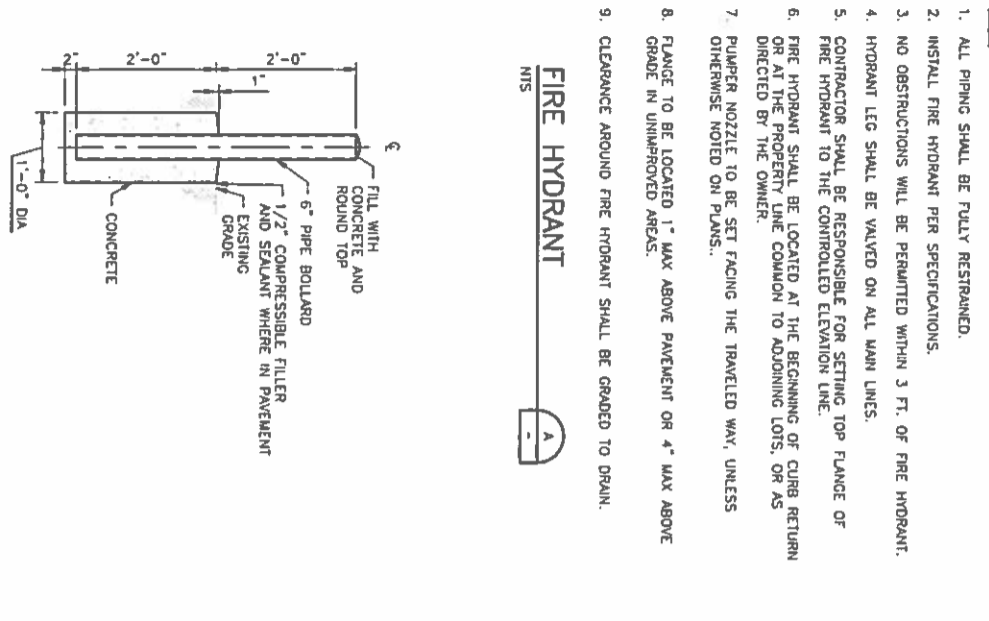
EXISTING WELL PIPE CONNECTION
E-08
NTS



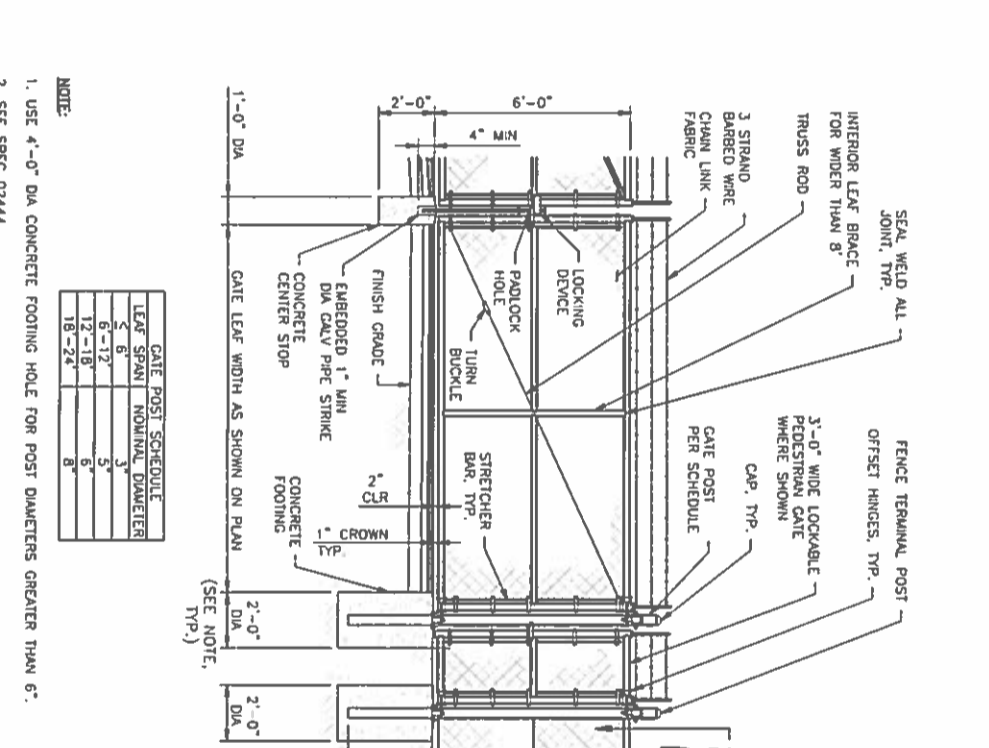
DISTRIBUTION PIPE CONNECTION
E-08
NTS



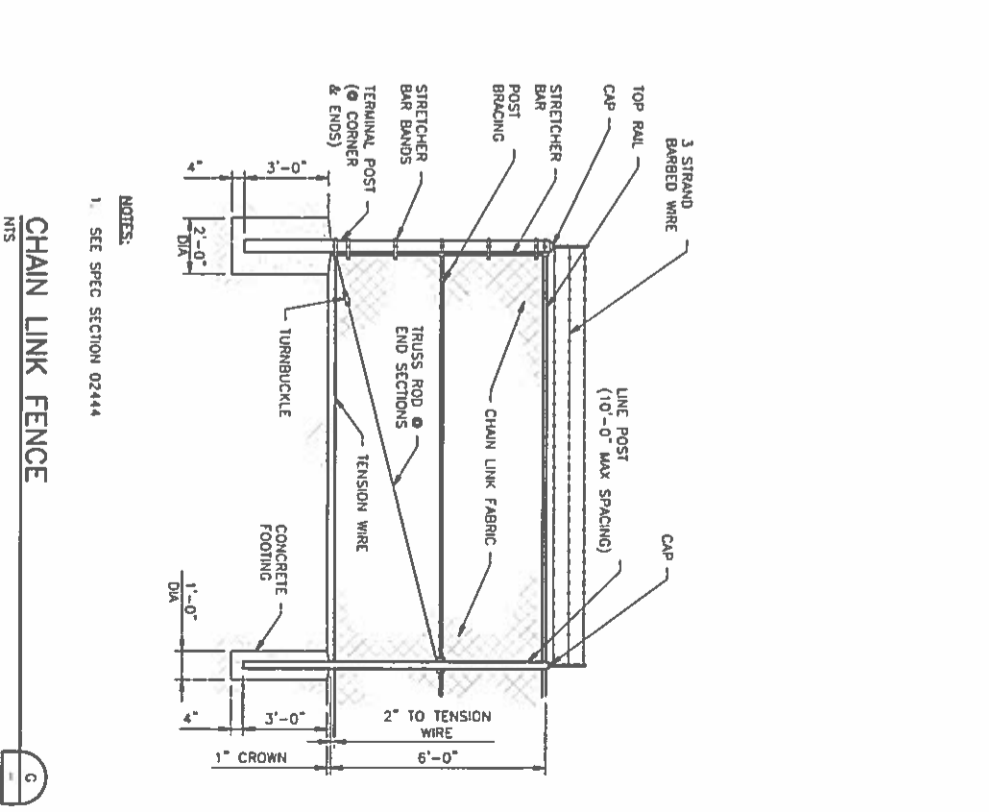
FIRE HYDRANT BOLLARD LAYOUT
E-08
NTS



FIRE HYDRANT
E-08
NTS



CHAIN LINK GATE
E-08
NTS



CHAIN LINK FENCE
E-08
NTS

NOTE:

1. USE 4'-0" DIA CONCRETE FOOTING HOLE FOR POST DIAMETERS GREATER THAN 6".
2. SEE SPEC 02444.

NOTE:

1. USE 4'-0" DIA CONCRETE FOOTING HOLE FOR POST DIAMETERS GREATER THAN 6".
2. SEE SPEC 02444.

GATE POST SCHEDULE	LEAF SPAN	NOMINAL DIAMETER
5	6	3"
6	6-12"	3"
7	12-18"	3"
8	18-24"	3"

NOTE:

1. SEE SPEC SECTION 02444

CHAIN LINK FENCE
E-08
NTS



BOLLARD
E-08
NTS

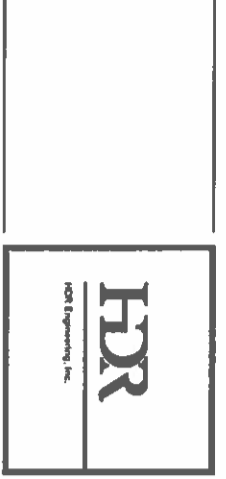
CHAIN LINK GATE
E-08
NTS

CHAIN LINK FENCE
E-08
NTS

GREATER GLORIETA MIDWCA
NEW MEXICO
EAST GLORIETA
TANK & WELL COLLECTOR

GENERAL
CIVIL DETAILS

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER: C. RODRIGUEZ
DESIGNER: J. MARTINEZ
DESIGNER: C. GARCIA
CHECKER: [blank]
DRAWN BY: B. FLORES
PROJECT NUMBER: 179505



GREATER GLORIETA MIDWCA
NEW MEXICO
EAST GLORIETA
TANK & WELL COLLECTOR

0	1"	2"
FILENAME	006-07.dwg	
SCALE	NONE	
SHEET	G-07	

JBC-15

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE 2009 INTERNATIONAL BUILDING CODE (IBC) ASCE7 AND ALL ASSOCIATED CODES.
2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR LOCATION AND SIZE OF OPENINGS, BLOCKOUTS, FLOOR DEPRESSIONS, CURBS, DIMENSIONS, ETC., NOT SHOWN ON THE STRUCTURAL DRAWINGS. THE LOCATION AND SIZE OF MECHANICAL AND ELECTRICAL OPENINGS IN SLABS, WALLS AND DECKS SHALL BE COORDINATED BY THE CONTRACTOR. PROVIDE ALL ADDITIONAL FRAMING OR REINFORCING TO ACCOMMODATE OPENINGS AS REQUIRED BY THE APPLICABLE STANDARD DETAILS SHOWN OR NOTED ON THE STRUCTURAL DRAWINGS.
3. DRAWINGS SHALL NOT BE SCALED.
4. CONTRACTOR SHALL VISIT SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS, CHECK AND VERIFY EXISTING DIMENSIONS AND TAKE ADDITIONAL MEASUREMENTS AS NEEDED. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS ASSUMED IN DESIGN.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PLACE OR STORE CONSTRUCTION MATERIALS ON THE STRUCTURE IN A MANNER THAT DOES NOT EXCEED THE ALLOWABLE LIVE LOAD. PROVIDE COMPLETE AND ADEQUATE SHORING, BRACING, OR ADDITIONAL FRAMING WHEN OVERLOAD IS ANTICIPATED.
6. TYPICAL SECTIONS AND DETAILS ON SHEET G-08 SHALL BE USED WHENEVER THE APPLICABLE SITUATION OCCURS UNLESS NOTED OTHERWISE.
7. WHERE DIMENSIONS ARE PROVIDED FOR OPENINGS, BLOCKOUTS, FLOOR DEPRESSIONS, ETC., BUT MAY BE EFFECTED BY THE EQUIPMENT PURCHASED, THE CONTRACTOR SHALL VERIFY THE INFORMATION PRIOR TO FABRICATION AND CONSTRUCTION.
8. DO NOT BACKFILL AROUND STRUCTURES UNTIL CONCRETE HAS GAINED 100% OF ITS DESIGN STRENGTH.
9. ALL DIMENSIONS REFERRING TO EXISTING STRUCTURES OR MONUMENTS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION AND CONSTRUCTION.
10. ALL JOINTS IN STRUCTURE THAT IS DESIGNED TO CONTAIN LIQUID SHALL HAVE WATERSTOPS, NO EXCEPTIONS.
11. SAFETY AND STRUCTURAL STABILITY DURING CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. STRUCTURES HAVE BEEN DESIGNED TO RESIST THE DESIGN LOADS ONLY AS A COMPLETE STRUCTURE.

STRUCTURAL STEEL

1. ALL FIELD-BOLTED SHEAR CONNECTIONS SHALL BE MADE WITH 7/8 INCH DIAMETER A325-N BOLTS, UNLESS NOTED OTHERWISE.
2. ALL BOLTS SHALL BE FULLY PRETENSIONED AND INSPECTED USING TENSION CONTROL FASTENERS WITH TWIST-OFF SPLINE TIPS.
3. PLACE NON-SHRINK GROUT UNDER ALL COLUMN BASE PLATES BEFORE ADDING ANY VERTICAL LOADS.
4. WHEN THE RILET WELD SIZE IS NOT INDICATED ON A WELD SYMBOL, PROVIDE SIZE ACCORDING TO THE MINIMUM RILET WELD SCHEDULE, PER AISC.
5. FIELD WELDS INDICATED ON THE DRAWINGS ARE NOT INTENDED TO LIMIT THE WELD FROM BEING MADE IN THE SHOP.
6. ELECTRODE REQUIREMENTS SHALL BE AS DEFINED IN SPECIFICATION SECTION 05120. ALL WELDING SHALL BE PERFORMED BY PROPERLY QUALIFIED WELDERS, AS PRESCRIBED UNDER "STANDARD QUALIFICATION PROCEDURE" OF THE AMERICAN WELDING SOCIETY.
7. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND THE ARCHITECTURAL, CIVIL, MECHANICAL, AND ELECTRICAL DRAWINGS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES, ETC. TO BE PLACED OR SET IN THE STRUCTURAL WORK.
8. WHERE THE WORK OF OTHER TRADES REQUIRES CUTS OR HOLES TO BE MADE IN STRUCTURAL STEEL MEMBERS, APPROVAL SHALL BE OBTAINED FROM THE ENGINEER. SUCH OPENINGS SHALL BE MADE IN THE SHOP AND CLEARLY INDICATED ON THE SHOP DRAWINGS.
9. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND BRACING REQUIRED TO ERECT AND HOLD THE STEEL FRAME IN PROPER ALIGNMENT UNTIL ALL FLOOR AND ROOF DECK, DIAGONAL BRACING, FLOOR SLABS, WELDED CONNECTIONS, ETC. ARE IN PLACE AND THE CONCRETE HAS DEVELOPED A STRENGTH MINIMUM OF 3000 PSI.

ALUMINIUM NOTES

1. ALL ALUMINIUM MEMBERS SHALL BE ALUMINIUM ALLOY 6061-T6 UNO.
2. ALUMINIUM TO ALUMINIUM CONNECTION SHALL BE WITH MINIMUM 3/4" DIAMETER BOLT CONFORMING TO ALLOY 2024-T4 OR STAINLESS STEEL TYPE 304 OR 316.
3. ALUMINIUM SHALL NOT BE ALLOWED TO COME INTO DIRECT CONTACT WITH CONCRETE. COAT THE ALUMINIUM SURFACE AS REQUIRED IN THE SPECIFICATIONS SECTION "PAINTING".

FOUNDATION DESIGN

1. THE FOUNDATION DESIGN IS BASED UPON THE RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY: TERRACON CONSULTANTS, INC. 4905 HAWKINS NE APO NM 87109. REPORT NO 66135013. NOVEMBER 11, 2013.
2. FOOTINGS ARE DESIGNED TO BEAR UNDISTURBED STRATA WITH AN ALLOWABLE BEARING CAPACITY AT 3,000 PSF.

CONCRETE

1. ALL REINFORCEMENT SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH ACI 315
2. SEE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR LOCATION OF OPENINGS AND SLEEVES. SPREAD REINFORCEMENT AT OPENINGS AND SLEEVES UNLESS NOTED OTHERWISE. DO NOT CUT REINFORCEMENT UNLESS INDICATED BY SECTION OR DETAIL. CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL OPENINGS, SLEEVES, INSERTS, ETC. WITH SHOP DRAWINGS FOR THE EQUIPMENT TO BE PROVIDED.
3. CONTINUOUS REINFORCEMENT IN WALLS AND ALL FOOTINGS MAY BE SPICED AS REQUIRED. PROVIDED THAT BARS ARE OF THE LONGEST PRACTICAL LENGTH AND ALL SPICES ARE SHOWN ON THE REINFORCING BAR SHOP DRAWINGS. SPICES ARE TO BE STAGGERED AND OF REQUIRED LENGTH.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, SHORING, AND TEMPORARY BRACING.
5. CONCRETE TO CONTAIN FIBER UNLESS NOTED OTHERWISE

CONCRETE (CONTINUED)

6. ABSOLUTELY NO WELDING OF REINFORCING BARS OR TORCHING TO BEND REINFORCING BARS SHALL BE ALLOWED WITHOUT SPECIFIC APPROVAL FROM THE STRUCTURAL ENGINEER.
 7. CONTRACTOR SHALL SUBMIT A CONCRETE PLACEMENT PLAN IDENTIFYING JOINT TYPES, JOINT LOCATIONS, AND CONCRETE PLACEMENT SEQUENCE.
- DEFORMED BAR & HEADED STUD ANCHORS**
1. HEADED STUDS AND DEFORMED BAR ANCHORS SHALL BE ELECTRIC-ARC STUD WELDED TO THE SUPPORT PER MANUFACTURER'S RECOMMENDATIONS. FILET WELDING OF DEFORMED BARS AND HEADED STUDS IS NOT ALLOWED.
 2. ANCHORS SHALL COMPLY WITH ASTM A-108 AND A-496 WITH A MINIMUM YIELD STRENGTH OF 70 KSI. DEFORMED BARS TO COMPLY WITH ASTM A-705 WITH MINIMUM YIELD STRENGTH OF 60 KSI.
- POST-INSTALLED ANCHORS**
1. ANCHORS NOT SPECIFIED BY THE ENGINEER SHALL BE DESIGNED BY CONTRACTOR IN ACCORDANCE WITH THE APPLICABLE PRODUCT CODE REQUIREMENTS. THE DOMINANT SIZE, LOCATION AND EMBEDMENT PRIOR TO INSTALLATION.
 2. LOCATE AND MARK LOCATION OF REINFORCEMENT PRIOR TO DRILLING. DO NOT DRILL INTO EXISTING REINFORCEMENT.
 3. ALL ANCHORS SHALL HAVE THE ICC REPORT SHOWING EQUIPMENT LOAD CAPACITY. SUBMIT AND INSTALL PER THE ICC EVALUATION REPORT.

DESIGN CODE

1. 2009 INTERNATIONAL BUILDING CODE (IBC), ASCE7, AND ALL ASSOCIATED CODES.

MATERIALS OF CONSTRUCTION

1. NORMAL WEIGHT CONCRETE
 - a. ALL CONCRETE UNO
2. STRUCTURAL STEEL
 - ASTM A992
 - ASTM A36
 - ASTM A500 GRADE B
 - ASTM A33 GRADE B
 - A325-N
 - 304 OR 316 STAINLESS STEEL UNO
3. REINFORCING STEEL
 - ASTM A615 GR60
 - ASTM A705 GR60
4. STRUCTURAL ALUMINIUM
 - ASTM B308
 - 35 KSI

DESIGN LOADS

1. DESIGN DEAD LOAD:
 - ACTUAL WEIGHT OF MATERIALS USED
 - A. ALLOWANCE FOR MECHANICAL
 - 10 PSF = ROOF
2. DESIGN LIVE LOADS:
 - ROOF
 - STAIRS & EXIT WAYS
 - MECHANICAL ROOMS
 - STORAGE ROOM
 - TRUCK LOAD - ASHTO
 - 20 PSF
 - 100 PSF + 300 LBS CONC. LOAD
 - 300 PSF MIN
 - 250 PSF
 - HS 20
3. WIND LOAD:
 - BASIC WIND VELOCITY
 - IMPORTANCE FACTOR
 - EXPOSURE FACTOR
 - 90 MPH
 - 1.15
 - C
4. SNOW LOAD:
 - GROUND SNOW LOAD,
 - EXPOSURE FACTOR,
 - IMPORTANCE FACTOR,
 - THERMAL FACTOR,
 - P_s = 20 PSF
 - C
 - I = 1.1
 - C = 1.2
5. SEISMIC LOAD:
 - S_s = 0.384g
 - S_v = 0.120g
 - SITE CLASSIFICATION B
 - OCCUPANCY CATEGORY = 3
 - SEISMIC DESIGN CATEGORY = B
 - I_e = 1.25

QUALITY ASSURANCE

1. THE OWNER SHALL EMPLOY QUALIFIED SPECIAL INSPECTORS TO PERFORM INSPECTIONS IN ACCORDANCE WITH SECTION 109 AND CHAPTER 17 OF THE 2009 IBC. SEE SHEET G-10 FOR SPECIAL INSPECTION NOTES.

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT

HDR HDR Engineering Inc.		
ISSUE	DATE	DESCRIPTION

PROJECT NUMBER	79505
DESIGNER	JIMAREZ
CHECKER	BLUONES
DRAWN BY	BLUONES



**GREATER GLORIETA MIDWCA
NEW MEXICO
EAST GLORIETA
TANK & WELL COLLECTOR**


GENERAL STRUCTURAL GENERAL NOTES	
FILENAME	00G-09.dwg
SCALE	1" = 100'
SHEET	G-09

NBC-17

SPECIAL INSPECTION REQUIRED	VERIFICATION AND INSPECTION	INSPECTION FREQUENCY	
		CONTINUOUS	PERIODIC
YES	1. VERIFY MATERIALS BELOW SHALLOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X
YES	2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X
YES	3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	-	X
YES	4. VERIFY USE OF PROPER MATERIALS DENSITIES AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	-
YES	5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SURFACE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X

SPECIAL INSPECTION REQUIRED	VERIFICATION AND INSPECTION	INSPECTION FREQUENCY		REFERENCED STANDARD	IBC REFERENCE
		CONTINUOUS	PERIODIC		
YES	1. INSPECTION OF REINFORCING STEEL INCLUDING PRESTRESSING TENDONS, AND PLACEMENT.	-	X	ACI 318: 3.5, 7.1-7.7	1913.4
YES	2. INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1704.3, ITEM 5B.	-	-	AWS D1.4 ACI 318 3.5.2	-
YES	3. INSPECTION OF BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED OR WERE BEING INCREASED. DESIGN IS USED.	X	-	ACI 318: 8.1.3, 21.2.8	1911.5, 1912.1
YES	4. INSPECTION OF ANCHORS INSTALLED IN HARDENED CONCRETE.	-	X	ACI 318: 3.8.6, 8.1.3, 21.2.8	1912.1
YES	5. VERIFYING USE OF REQUIRED DESIGN MIX.	-	X	ACI 318: CH 4.5.2-5.4	1904.2.2, 1913.2, 1913.3
YES	6. AT THE TIME FRESH CONCRETE IS SHIPPED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TEST, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	-	ASTM C 172 ACI 318: 5.6, 5.8	1913.10
YES	7. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-	ACI 318: 5.9, 5.10	1913.6, 1913.7, 1913.8
YES	8. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X	ACI 318: 5.11-5.13	1913.9
YES	9. INSPECTION OF PRESTRESSED CONCRETE: A. APPLICATION OF PRESTRESSING FORCES. B. GRADING OF BONDED PRESTRESSING TENDONS IN THE STRENGTH-FORCE-RESISTING SYSTEM.	X	-	ACI 318: 18.20	-
YES	10. ERECTION OF PRECAST CONCRETE MEMBERS	-	X	ACI 318: CH 16	-
YES	11. VERIFICATION OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POSTTENSIONED CONCRETE AND PRIOR TO REMOVAL OF FORMS FROM JOINT, BEAMS AND STRUCTURAL SLABS.	-	X	ACI 318: 6.2	-
YES	12. INSPECT FORMWORK FOR SIZE, LOCATION AND CONCRETE MEMBER BEING FORMED.	-	X	ACI 318: 6.1.1	-

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 60 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT



HDR
HDR Engineering Inc.

ISSUE	DATE	DESCRIPTION

PROJECT MANAGER C. RODRIGUEZ	DESIGNER J. MARTINEZ
DESIGNER	CHECKER
DRAWN BY B. FLORES	PROJECT NUMBER 179505



PRELIMINARY

NOT FOR CONSTRUCTION

GREATER GLORIETA MDWCA


NEW MEXICO

EAST GLORIETA

TANK & WELL COLLECTOR

GENERAL

STRUCTURAL SPECIAL INSPECTION NOTES



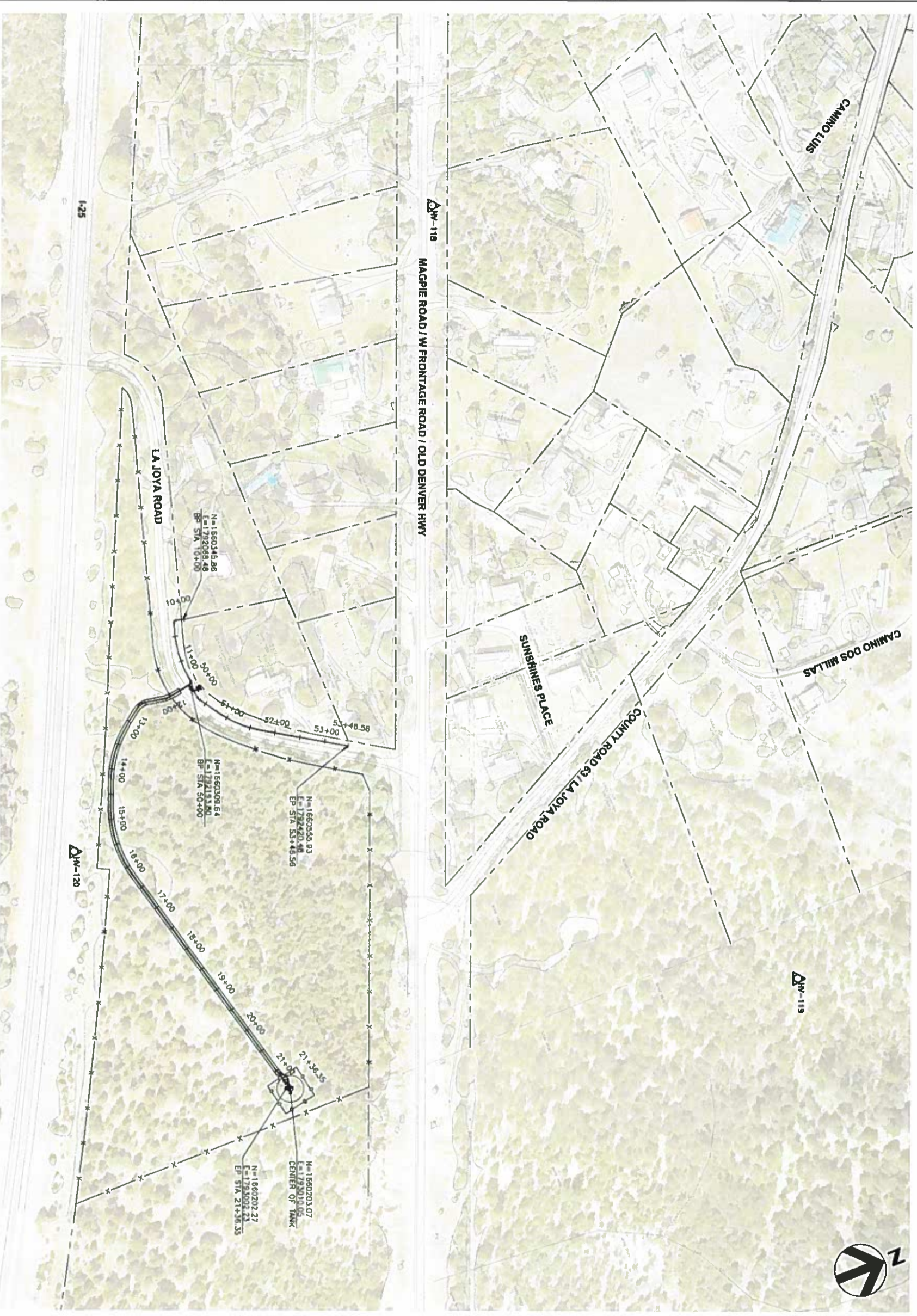
SCALE 1" = 100'

FILENAME 000-10.dwg

SHEET

G-10

NBC-18



NOTES:

1. THE FOLLOWING ARE THE COORDINATES AND ELEVATIONS FOR THE PHOTO CONTROL POINTS ON THE PROJECT. THE COORDINATES ARE MODIFIED (SURFACE) NEW MEXICO STATE COORDINATES (CENTRAL ZONE, NAD 83) AND THE ELEVATIONS ARE THE ORIGINAL MDS 82 BENCHMARK ELEVATIONS. THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (DOT) CONTROL POINTS (G2813-169 AND G2813-170) TO OBTAIN TRUE STATE PLANE GRID COORDINATES, MULTIPLY THE COORDINATES BELOW BY THE PROJECT AVERAGE COMBINED FACTOR OF 0.999573500 AROUND AN ORIGIN OF 0.0. THE ELEVATIONS ARE NAVD 83, AND HAVE BEEN ADJUSTED TO THE NGS 2ND ORDER BENCHMARK UG 85. THE COORDINATES AND ELEVATIONS ARE EXPRESSED IN US SURVEY FEET.
2. CONTROL SURVEYS PERFORMED BY SURVEYING CONTROL, INC. IN FEBRUARY OF 2012 UNDER THE DIRECTION OF STEPHEN J. TOLER, NADPS 11599

POINT	NORTHING	EASTING	ELEVATION
HW-118	1661098.21	1791487.57	7196.12
HW-119	1661214.00	1793172.00	7189.78
HW-120	1659977.00	1792417.00	7220.96

NOTICE OF EXTENDED PAYMENT PROVISION THIS DOCUMENT IS THE PROPERTY OF HDR ENGINEERING, INC. AND WILL BE RETURNED TO THE OWNER UPON COMPLETION OF THE PROJECT. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM HDR ENGINEERING, INC.

ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	C. RODRIGUEZ
DESIGNER	J. WAREZ
CHECKER	G. GARCIA
DRAWN BY	B. FLORES
PROJECT NUMBER	179305

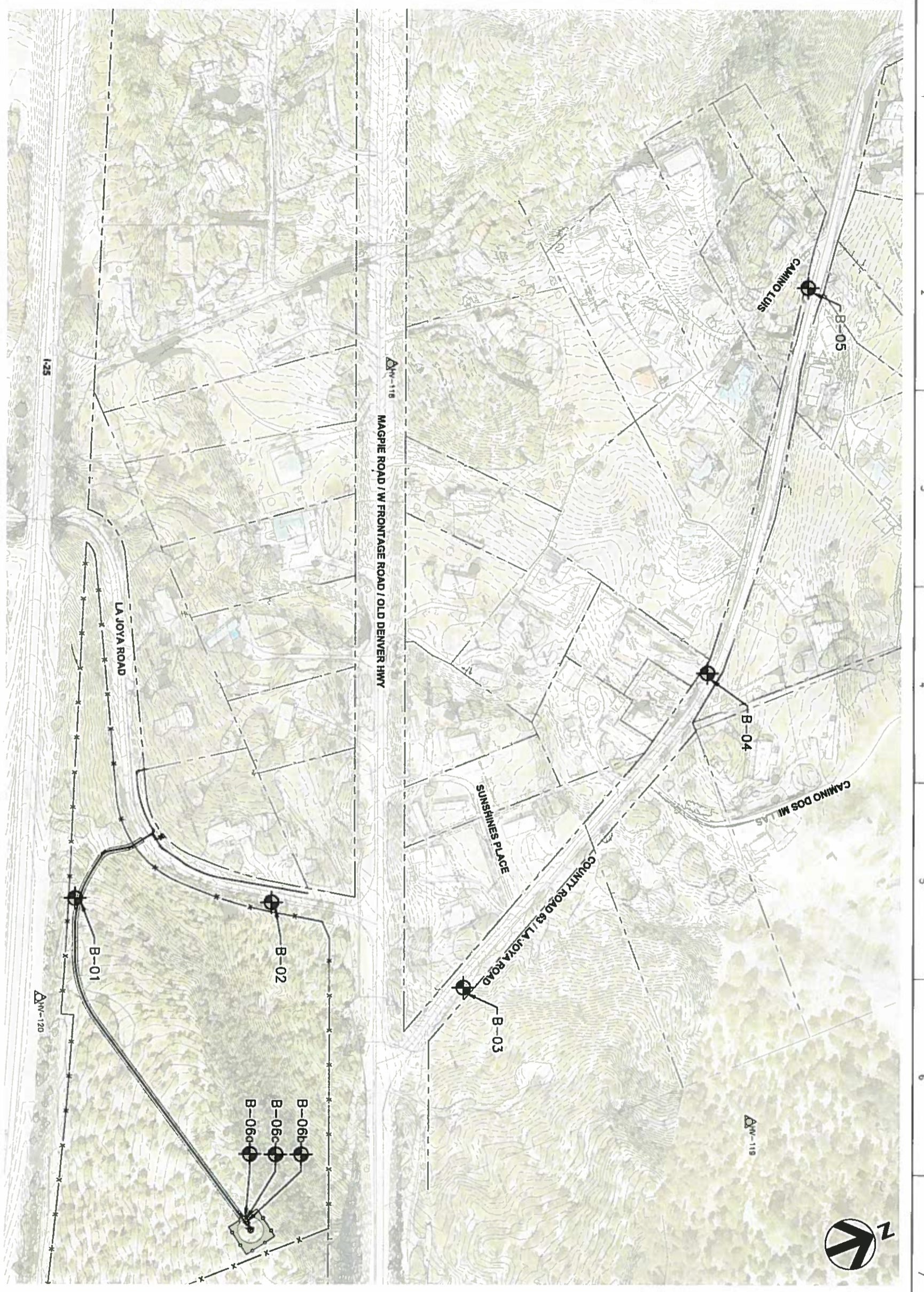
PRELIMINARY
NOT FOR CONSTRUCTION

**GREATER GLORIETA MDWCA
NEW MEXICO
EAST GLORIETA
TANK & WELL COLLECTOR**

**GENERAL
SURVEY CONTROL**

FILENAME: 006-11.dwg
SCALE: 1" = 100'

SHEET: G-11



NOTES:

- THE FOLLOWING ARE THE COORDINATES AND ELEVATIONS FOR THE PHOTO CONTROL POINTS ON THE PROJECT. THE COORDINATES ARE MODIFIED (SURFACE) NEW MEXICO STATE PLANE COORDINATES - CENTRAL ZONE, NAD 83 (NRS2007), AND HAVE BEEN ADJUSTED TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (DNR) US GEODAS BNS CONTROL POINTS (2011) AND STATE GRID COORDINATES. MULTIPLE THE COORDINATES BELOW BY THE PROJECT AVERAGE COMBINED FACTOR CF = 0.999573500 AROUND AN ORIGIN OF 0.0. THE ELEVATIONS ARE NAVD 88 AND HAVE BEEN ADJUSTED TO THE NGS 2ND ORDER BENCHMARK "U 65" THE COORDINATES AND ELEVATIONS ARE EXPRESSED IN US SURVEY FEET.
- CONTROL SURVEYS PERFORMED BY SURVEYING CONTROL, INC. IN FEBRUARY OF 2012 UNDER THE DIRECTION OF STEPHEN J. TOLER, NMS 11599.

BORE HOLE LOCATIONS		
POINT	NORTHING	EASTING
B-01	1660117.52	1792258.58
B-02	1660481.72	1792410.54
B-03	1660880.61	1792850.38
B-04	1661468.56	1792269.46
B-05	1661869.21	1791722.01
B-06a	1660202.83	1792982.09
B-06b	1660202.52	1792991.61
B-06c	1660202.13	1792986.56



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	C. RODRIGUEZ
DESIGNER	J. MARTZ
CHECKER	
DRAWN BY	B. FLORES
PROJECT NUMBER	1793505



**GREATER GLORIETA MDWCA
 NEW MEXICO
 EAST GLORIETA
 TANK & WELL COLLECTOR**

**GENERAL
 BOREHOLE LOCATIONS**

FILENAME	006-12.dwg	SHEET	G-12
SCALE	1" = 100'		

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT

NBC-20



- NOTES:**
1. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO ORIGINAL CONDITIONS AND REVEGETATE APPLICABLE AREAS IN ACCORDANCE WITH SPECIFICATIONS.
 2. EXISTING FACILITIES AND UTILITIES ARE BASED ON OTHERS. VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES FOR COORDINATION AND FIELD ADJUSTMENTS AS REQUIRED.

SEE SHT C-04 FOR TANK FENCING AND GRADING PLAN
 SEE SHT C-01 FOR OVERALL SITE FENCING PLAN



ISSUE	DATE	DESCRIPTION

PROJECT NUMBER	179505
DESIGNER	J. MARREZ
CHECKER	B. FLORES
DRAWN BY	B. FLORES



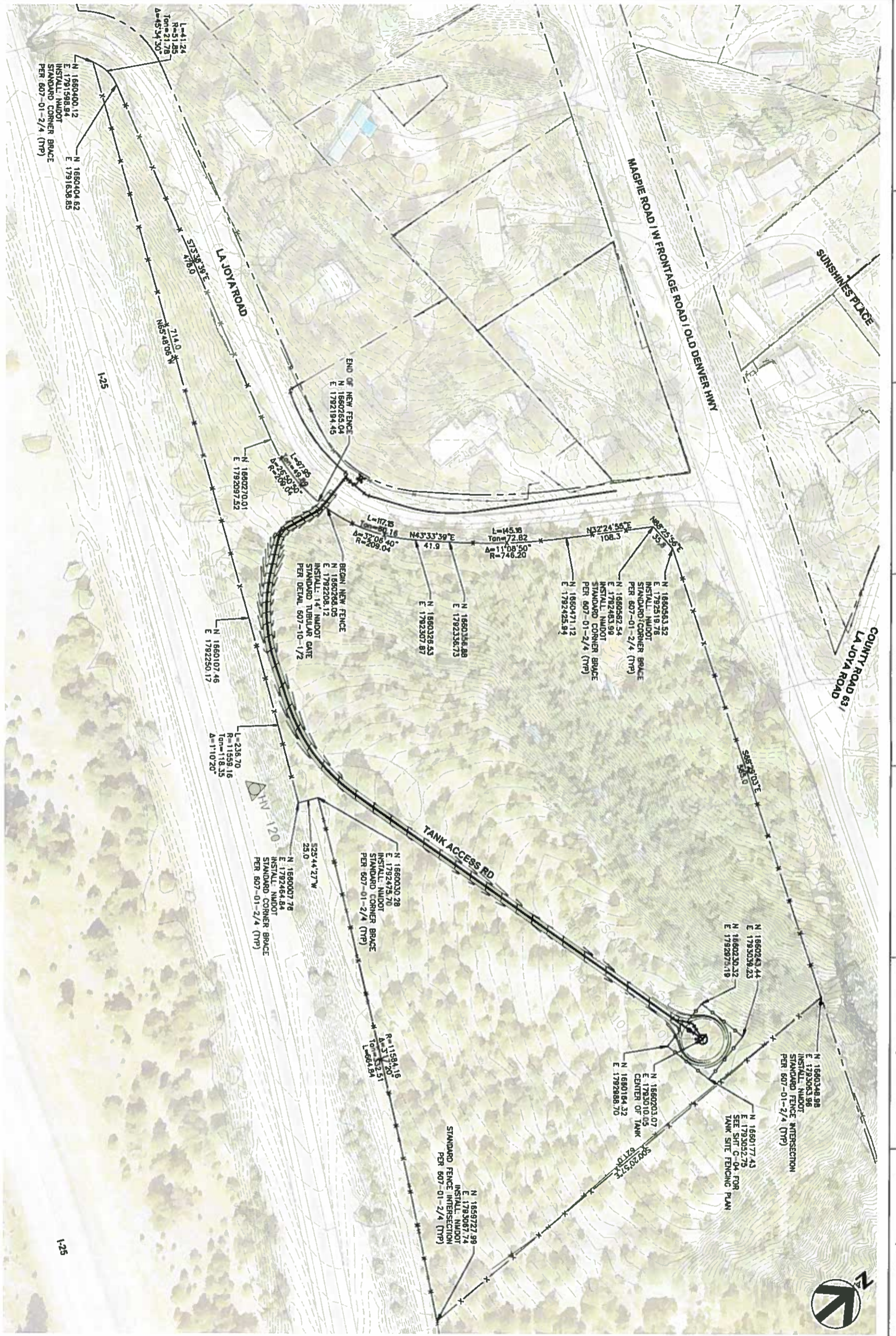
**GREATER GLORIETA MDWCA
 NEW MEXICO
 EAST GLORIETA
 TANK & WELL COLLECTOR**

**GENERAL
 OVERALL SITE LAYOUT PLAN**

FILENAME	000-13.dwg
SCALE	1" = 100'
SHEET	G-13

NBC-21

1 2 3 4 5 6 7 8



- NOTES:**
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO ORIGINAL CONDITIONS AND REVEGETATE APPLICABLE AREAS IN ACCORDANCE WITH SPECIFICATIONS.
 - EXISTING FACILITIES AND UTILITIES ARE BASED ON MAPPING BY OTHERS. VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES FOR COORDINATION AND FIELD ADJUSTMENTS AS REQUIRED.



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	C. RODRIGUEZ
DESIGNER	J. MAREZ
CHECKER	
DRAWN BY	B. FLORES
PROJECT NUMBER	179505



**GREATER GLORIETA MDWCA
 NEW MEXICO
 EAST GLORIETA
 TANK & WELL COLLECTOR**

CIVIL

OVERALL SITE FENCING PLAN

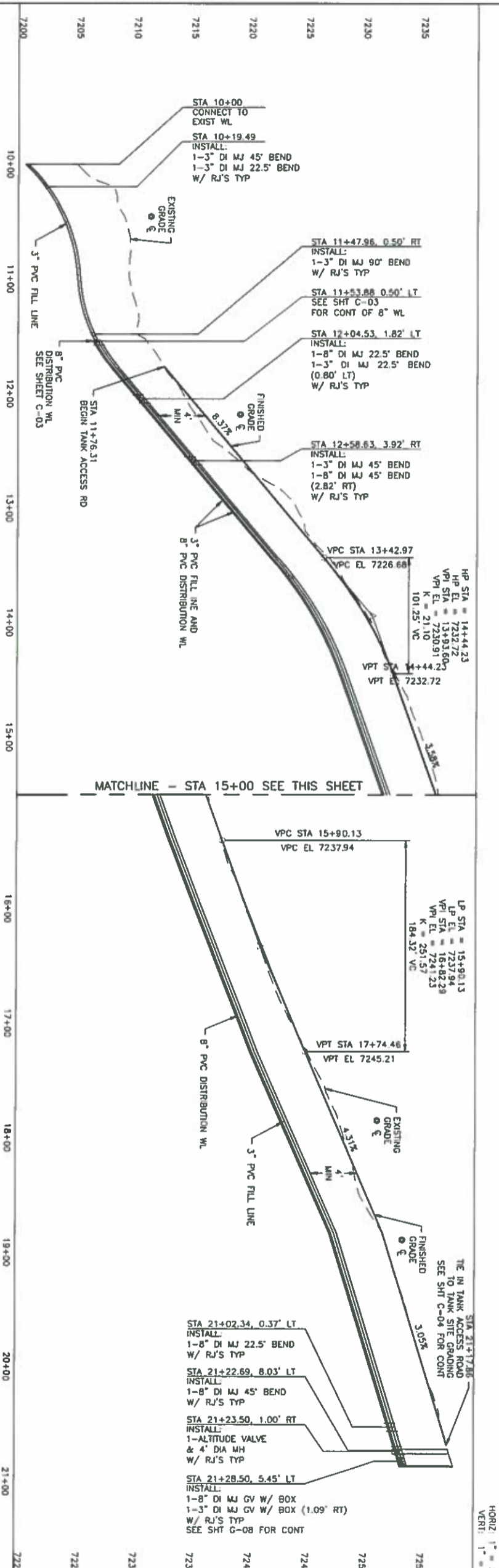
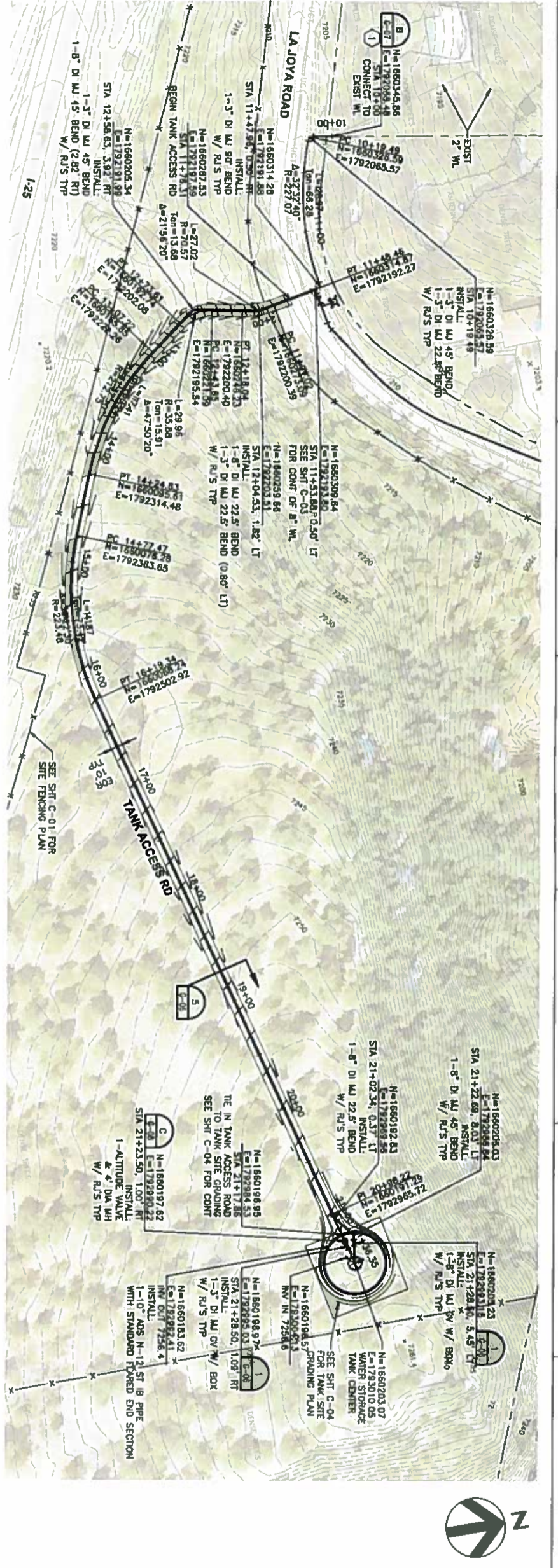
SCALE: 1" = 60'

FILENAME: 000-01.dwg

SHEET: C-01

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 30 DAYS FROM SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT.

NBC-22



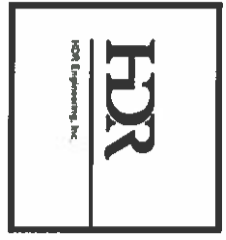
NOTES:

- CONTRACTOR TO MAINTAIN MINIMUM COVER OF 4 FEET OVER TOP OF PIPE.
- DEFLECT PIPE JOINTS HORIZONTALLY AND/OR VERTICALLY AS NECESSARY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO MAINTAIN ALIGNMENT. THE ADDITION, DELETION, AND/OR ADJUSTMENT OF FITTINGS HORIZONTALLY AND/OR VERTICALLY MAY BE COMPLETED BY THE CONTRACTOR, WITH APPROVAL FROM THE ENGINEER, TO MODIFY THE ALIGNMENT OF THE PIPELINE AS NECESSARY TO ACCOMMODATE UNPREDICTED CONDITIONS IN THE FIELD AND AVOID HIGH POINTS.

KEY NOTES:

- CONTRACTOR SHALL PROVIDE REQUIRED CONNECTION COMPONENTS AS PART OF THE FIELD VERIFICATION AND ALL REQUIRED CONNECTION FITTINGS SHALL BE THE COST OF THE WATER LINE CONNECTION BID ITEM.

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACTOR AGREES TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	C. RODRIGUEZ
DESIGNER	J. MAREZ
CHECKER	C. GARCIA
DRAWN BY	B. FLORES
PROJECT NUMBER	210555

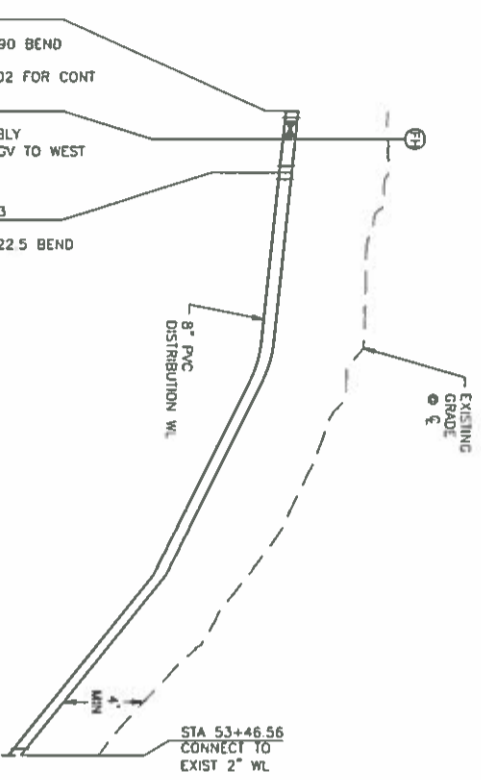
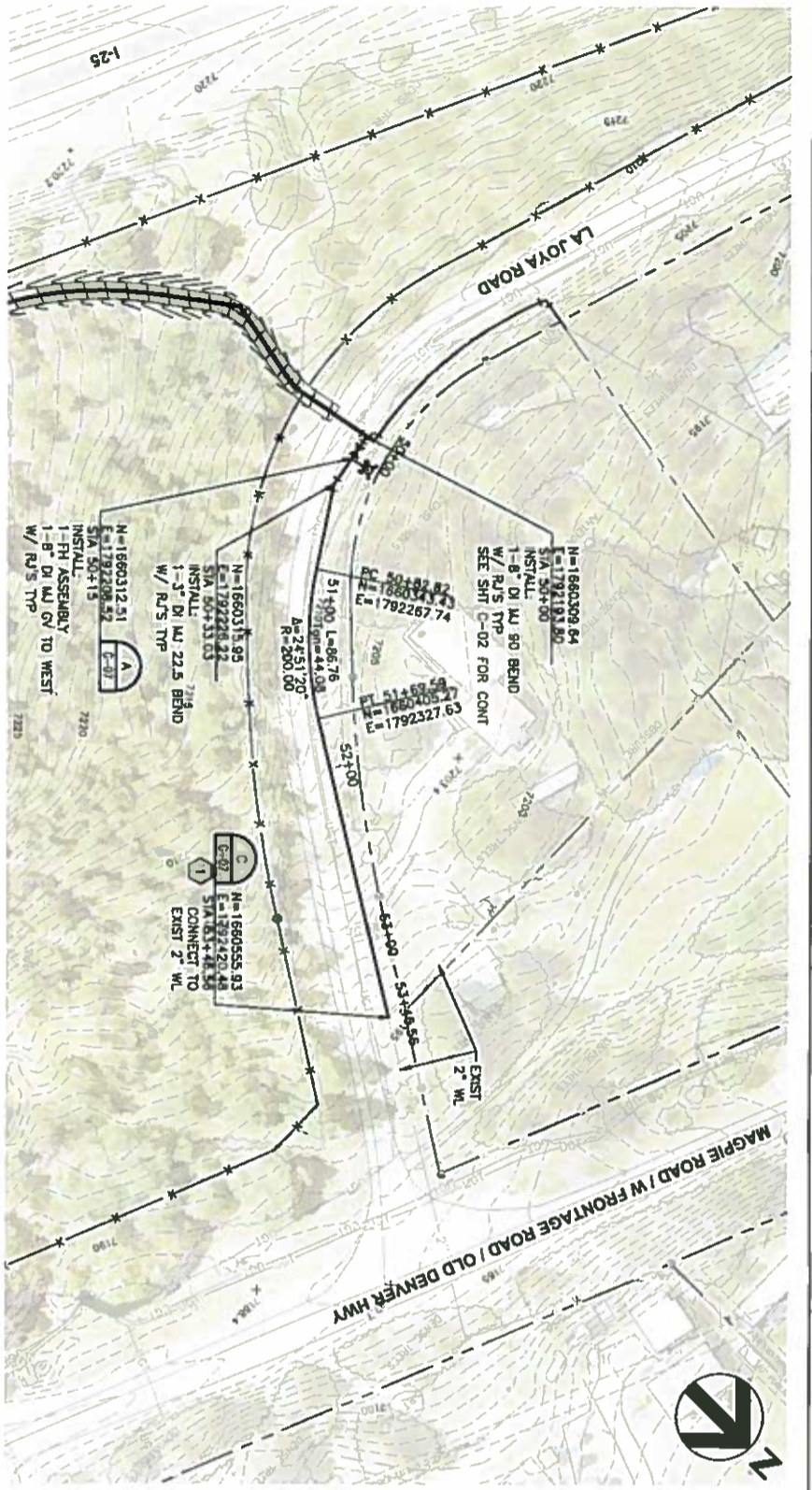


**GREATER GLORIETA MDWCA
 NEW MEXICO
 EAST GLORIETA
 TANK & WELL CONNECTION**

**CIVIL
 PLAN AND PROFILE - TANK ACCESS ROAD**

FILENAME	00C-02.dwg
SCALE	1" = 50'
SHEET	C-02

PBC-23



7180	50+00	51+00	52+00	53+00	53+47	7220
------	-------	-------	-------	-------	-------	------

STA 50+00
INSTALL:
1-8" DI MJ 90 BEND
W/ RJ'S TYP
SEE SHT C-02 FOR CONT

STA 50+15
INSTALL:
1-FH ASSEMBLY
1-8" DI MJ GV TO WEST
W/ RJ'S TYP

STA 50+33.03
INSTALL:
1-3" DI MJ 22.5 BEND
W/ RJ'S TYP

STA 53+46.56
CONNECT TO
EXIST 2" WL

HORIZ: 1" = 50'
VERT: 1" = 5'

- NOTES:**
- CONTRACTOR TO MAINTAIN MINIMUM COVER OF 4 FEET OVER TOP OF PIPE.
 - DEFLECT PIPE JOINTS HORIZONTALLY AND/OR VERTICALLY AS NECESSARY IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO MAINTAIN PROPER ALIGNMENT AND/OR ADJUSTMENT OF FITTINGS HORIZONTALLY AND/OR VERTICALLY. APPROVAL FROM THE CONTRACTOR WITH APPROVAL FROM THE ENGINEER TO MODIFY THE ALIGNMENT OF THE PIPELINE AS NECESSARY TO ACCOMMODATE UNFORESEEN CONDITIONS IN THE FIELD AND AVOID HIGH POINTS.
- KEY NOTES:**
- CONTRACTOR SHALL PROVIDE REQUIRED CONNECTION COMPONENTS AS PART OF THE CONNECTION. ALL COSTS ASSOCIATED WITH FIELD VERIFICATION AND ALL REQUIRED CONNECTION FITTINGS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE WATER LINE CONNECTION BID ITEM.

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT

HDR
HDR Engineering Inc.

ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	C. RODRIGUEZ
DESIGNER	J. MARCZ
CHECKER	C. GARCIA
DRAWN BY	B. FLORES
PROJECT NUMBER	210565

PRELIMINARY
NOT FOR CONSTRUCTION

HERNANDEZ
MAREZ
PROFESSIONAL ENGINEER

**GREATER GLORIETA MIDWCA
NEW MEXICO
EAST GLORIETA
TANK & WELL CONNECTION**

**CIVIL
PLAN AND PROFILE - LA JOYA RD**

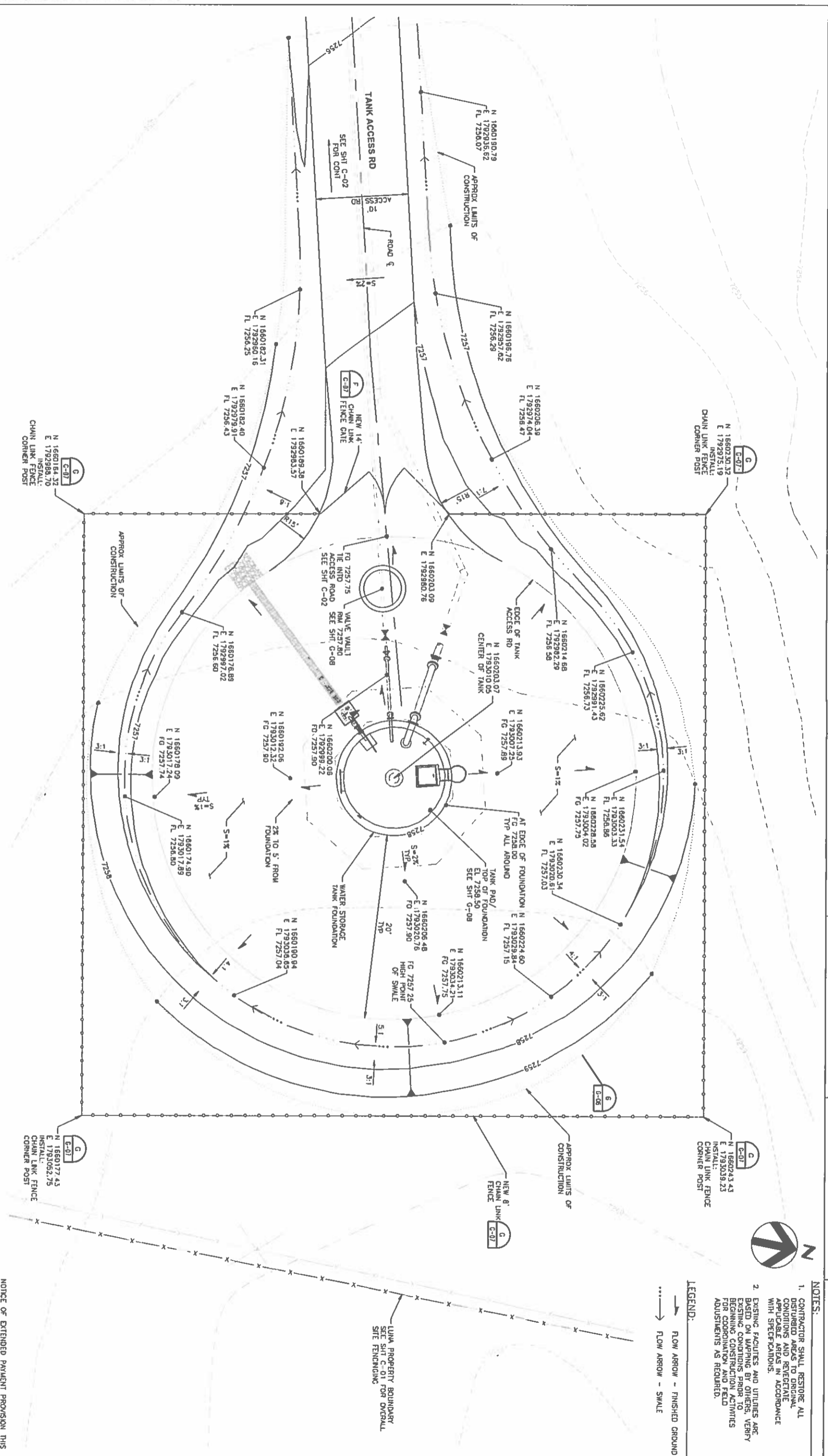
SCALE: 1" = 50'

FILENAME: 000-03.dwg

SHEET: **C-03**

NBC-24

1 2 3 4 5 6 7 8



- NOTES:**
1. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO ORIGINAL CONDITIONS AND REVEGETATE APPROPRIATE AREAS IN ACCORDANCE WITH SPECIFICATIONS.
 2. EXISTING FACILITIES AND UTILITIES ARE BASED ON MAPS BY OTHERS. VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES FOR COORDINATION AND FIELD ADJUSTMENTS AS REQUIRED.

LEGEND:

- FLOW ARROW - FINISHED GROUND
- FLOW ARROW - SWALE

NOTICE OF EXTENDED PAYMENT PROVISION: THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT.

HDR
HDR Engineering, Inc.

ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	C. RODRIGUEZ
DESIGNER	J. MAREZ
CHECKER	Z. SHARP
DRAWN BY	B. LIGRES
PROJECT NUMBER	179305

PRELIMINARY
NOT FOR CONSTRUCTION

**GREATER GLORIETA MIDWCA
NEW MEXICO
EAST GLORIETA
TANK & WELL COLLECTOR**

CIVIL
WATER STORAGE TANK SITE FENCING
AND GRADING PLAN

SCALE: 1" = 5'

FILENAME: DOC-04.dwg

SHEET: C-04

NBC-25

TRAFFIC CONTROL GENERAL NOTES:

- WORK ZONE INTERIM MARKINGS:**
THE CONTRACTOR SHALL PLACE REFLECTORIZED PAINTED MARKINGS (ITEM NO. 704000) ON EACH INTERMEDIATE LIFT OF SURFACING OR MILLED SURFACE AT THE END OF EACH DAY'S SURFACING OR MILLING OPERATION. THESE MARKINGS SHALL BE PLACED IN ACCORDANCE WITH THE DETAILS SHOWN IN FIGURE 1 OR FIGURE 1A ON THIS SHEET. IN THE EVENT THE PAINTED MARKINGS CANNOT BE PLACED AS DESCRIBED ABOVE, THE CONTRACTOR SHALL, WITH THE APPROVAL OF THE PROJECT MANAGER, PLACE MARKING TAPE OR TEMPORARY REFLECTIVE RAISED PAVEMENT MARKERS IN ACCORDANCE WITH THE DETAILS SHOWN IN FIGURE 1 OR FIGURE 1A ON THIS SHEET OR AS DIRECTED BY THE PROJECT MANAGER.
- PAVEMENT DROP-OFF GUIDELINE:**
IN THE AREAS OF PAVEMENT OPERATIONS OR OTHER ACTIVITIES WITHIN THE TRAVELED WAY AND ADJACENT TO THE EXISTING TRAVELED LANE, THE CONTRACTOR SHALL ASSURE THAT NO PAVEMENT DROP-OFFS ARE LEFT EXPOSED DURING NON-WORKING HOURS. THE CONTRACTOR SHALL INITIATE CORRECTIVE MEASURES AS PER THE NEW MEXICO DEPARTMENT OF TRANSPORTATION PAVEMENT DROP-OFF GUIDELINE TO ACHIEVE A MINIMUM 6:1 SLOPE BETWEEN TRAVELED LANES AND A MINIMUM 3:1 SLOPE ADJACENT TO THE EXISTING TRAVELED LANE WITH TWO 11 FOOT DRIVING LANES AS SHOWN IN THE DETAIL BELOW. THIS WORK SHALL BE INCIDENTAL TO CONSTRUCTION AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
- FLAGGING OPERATIONS:**
THE FLAGGER, APPLICABLE SIGNS AND OTHER RELATED ITEMS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
- SHOULDER WORK OPERATIONS:**
SHOULDER WORK CONSTRUCTION SHALL BE RESTRICTED TO ONE SIDE AT A TIME. THE CONTRACTOR SHALL SET TRAFFIC CONTROL SIGNING AND DEVICES TO DEFINE WORK ZONE AT THE BEGINNING OF EACH WORK DAY.
- WORK ZONE LIMITATIONS:**
THE CONTRACTOR SHALL COMPLETE ALL SHOULDER WORK STARTED WITHIN THE WORK ZONE AT THE BEGINNING OF THE WORK DAY SUCH THAT THE PROJECT (FULL LENGTH) CAN BE OPEN TO TWO-WAY TRAFFIC AT THE END OF THE WORK DAY.

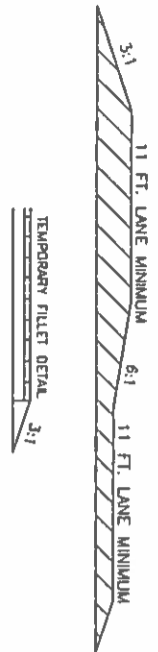


FIGURE 1

**SHORT TERM WORK ZONE INTERIM MARKINGS
(IN PLACE FOR ≤ 14 CALENDAR DAYS)**

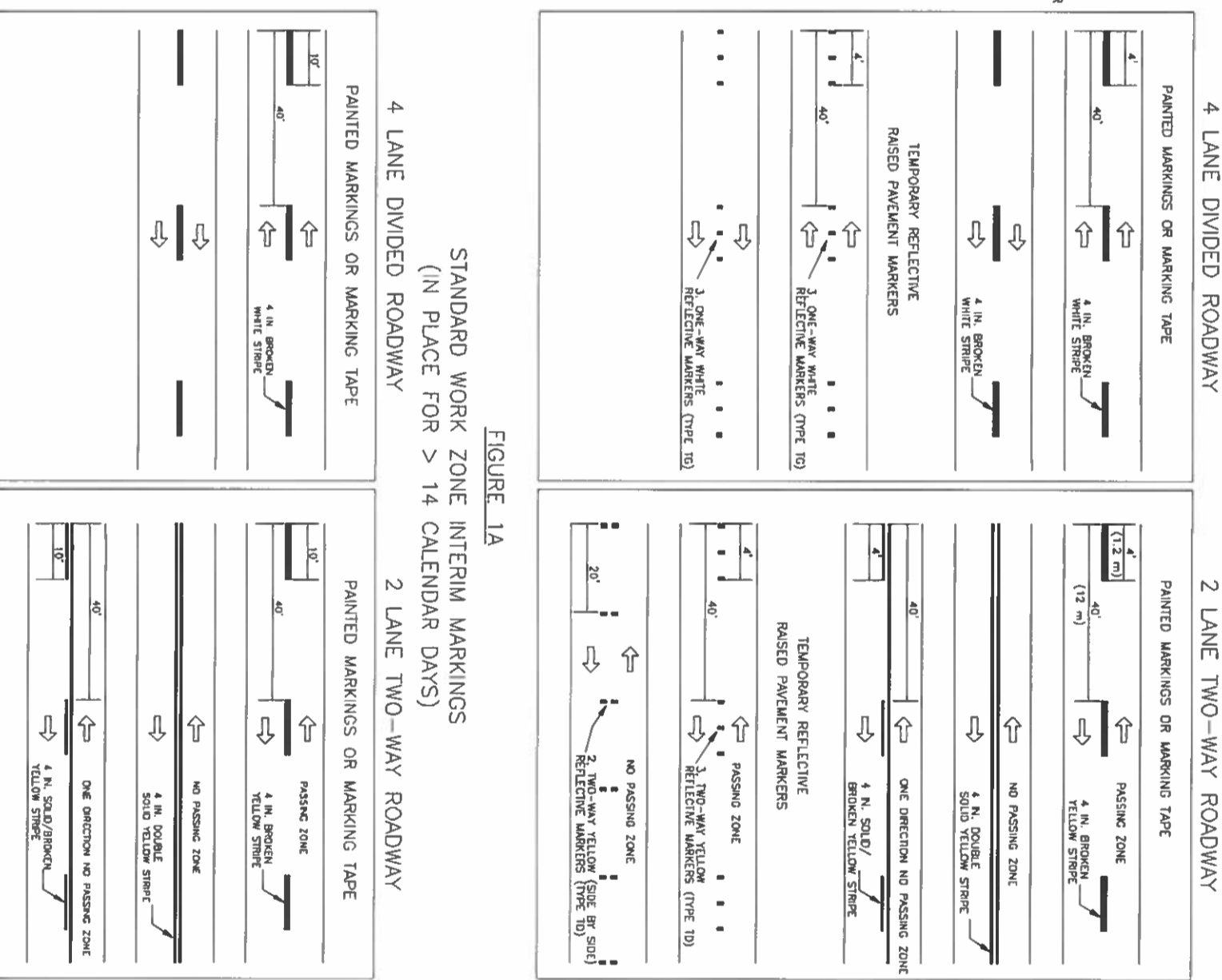
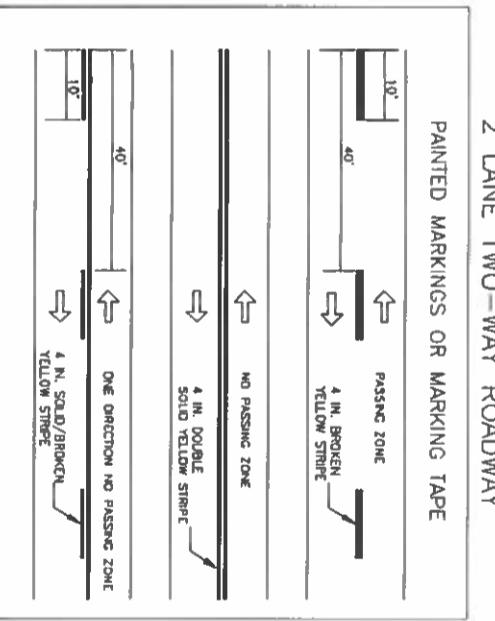


FIGURE 1A

**STANDARD WORK ZONE INTERIM MARKINGS
(IN PLACE FOR > 14 CALENDAR DAYS)**



- DRIVEWAY ACCESS:**
THE CONTRACTOR SHALL PROVIDE INGRESS AND EGRESS TO LOCAL BUSINESSES AND RESIDENCES FOR THE DURATION OF THE PROJECT. IF ACCESS CLOSURES TO LOCAL BUSINESSES OR RESIDENCES ARE REQUIRED, THE CONTRACTOR SHALL REQUEST THE CLOSURES THROUGH THE PROJECT MANAGER. UPON APPROVAL, THE CONTRACTOR SHALL COORDINATE SUCH CLOSURES WITH THE PROPERTY OWNERS AND THE PROJECT MANAGER AT LEAST 24 HOURS IN ADVANCE.
- STRUCTURE EXTENSION WORK:**
STRUCTURE EXTENSION WORK SHALL BE LIMITED TO ONE SIDE AT A TIME. THE CONTRACTOR SHALL BE LIMITED TO A 1 MILE WORK ZONE FOR STRUCTURE
- SEQUENTIAL ARROW:**
PLACEMENT OF THE SEQUENTIAL ARROW SHALL BE AT OR NEAR THE BEGINNING OF THE LANE CLOSURE TAPER. IN AREAS OF INSUFFICIENT PAVEMENT WIDTH, THE SEQUENTIAL ARROW MAY BE PLACED WITHIN THE TAPER, BUT NOT TO EXCEED THE TAPER LENGTH. IN ALL CASES, THE SEQUENTIAL ARROW SHALL BE PLACED BEHIND THE CHANNELIZATION DEVICES.
- CONCRETE WALL BARRIER:**
THE CONCRETE WALL BARRIER (ITEM NO. 606800) - TEMPORARY CONCRETE WALL BARRIER OF THE PROJECT, THE CONCRETE WALL BARRIER SHALL REVERT TO THE CONTRACTOR.
- TAPERS IN VERTICAL CURVES:**
IN THE EVENT THAT A TAPER OCCURS IN A VERTICAL CURVE, A LONGITUDINAL BUFFER SPACE SHALL BE PROVIDED SO AS TO POSITION THE TAPER AND SEQUENTIAL ARROW IN ADVANCE OF THE VERTICAL CURVE TO OBTAIN ADEQUATE SIGHT DISTANCE OF THESE DEVICES.
- TAPERS IN HORIZONTAL CURVES:**
REQUIRED FOR THIS PROJECT SHOULD BE SUPPLIED BY THE CONTRACTOR. UPON COMPLETION IN THE EVENT THAT A TAPER OCCURS IN A HORIZONTAL CURVE, A LONGITUDINAL BUFFER SPACE SHALL BE PROVIDED SO AS TO POSITION THE TAPER AND SEQUENTIAL ARROW IN ADVANCE OF THE HORIZONTAL CURVE.
- "BUMP" / LOOSE GRAVEL / LANE DROP-OFF SIGN PLACEMENT:**
THE CONTRACTOR SHALL PLACE W8-1-36 SIGNS (BUMP - BVO), W8-B-36 SIGNS (ROUGH ROAD - BVO), W8-7-48 SIGNS (LOOSE GRAVEL - BVO), AND/OR W8-90-48 SIGNS (LANE DROP-OFF - BVO) IN ADVANCE OF BRIDGE APPROACHES OR OTHER LOCATIONS DURING COLD MILLING AND OVERLAY OPERATIONS AS NEEDED OR AS DIRECTED BY THE PROJECT MANAGER. THESE SIGNS AND WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
- STEEL POST AND BASE POSTS:**
THE CONTRACTOR SHALL HAVE THE OPTION OF SUPPLYING EITHER SQUARE TUBING POSTS OR FLANGED CHANNEL U-POSTS (ITEM NO. 702100 - STEEL POSTS AND BASE POSTS FOR CONSTRUCTION SIGNING) AS PER MMSHTD STANDARD SERIAL SN 75-1 OR DRAWING 33.
- TRAFFIC CONTROL PLAN CHANGES:**
NO PAYMENT WILL BE MADE FOR ANY ADDITIONAL COST RESULTING FROM APPROVED TRAFFIC CONTROL PLAN CHANGES REQUESTED BY THE CONTRACTOR.
- ACCESS SIGNS:**
THE CONTRACTOR SHALL PROVIDE FIVE (5) SP-17 AND FIVE (5) SP-18 SIGNS DURING CONSTRUCTION. LOCATION AND LEGEND WILL BE DETERMINED BY THE PROJECT MANAGER.
- NIGHT TIME WORK:**
ADDITIONAL EQUIPMENT REQUIRED FOR ANY APPROVED NIGHT TIME WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.

HDR
HDR Engineering, Inc.

ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	C. RODRIGUEZ
DESIGNER	J. MARTINEZ
CHECKER	B. FLORES
DRAWN BY	B. FLORES
PROJECT NUMBER	179505

PRELIMINARY
NOT FOR CONSTRUCTION

**GREATER GLORIETA MDWCA
NEW MEXICO
EAST GLORIETA
TANK & WELL COLLECTOR**

CIVIL
TEMPORARY TRAFFIC CONTROL
STANDARD DETAILS - I

SCALE: NONE

FILENAME: 000-05.dwg

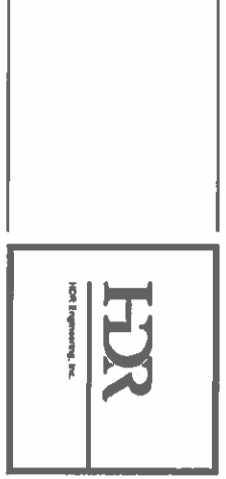
SHEET: C-05

NOTICE OF EXTENDED PAYMENT PROVISION: THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT.

UBC-26

CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

- PROJECT IS SUBJECT TO THE REQUIREMENTS OF COUNTY ORDINANCE NO. 95-12 AND COUNTY ORDINANCE NO. 96-3. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PERMITS NECESSARY. CONTRACTOR SHALL CALL 505-992-3010 FOR MORE INFORMATION.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR THE ENTIRE PROJECT TO THE COUNTY TRAFFIC CONTROL ADMINISTRATOR AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK. TRAFFIC CONTROL PLANS SHALL BE PREPARED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION AND BY CERTIFIED PERSONNEL AND MUST BE APPROVED PRIOR TO COMMENCEMENT OF WORK ON THE PROJECT. CALL 505-992-3010 FOR FURTHER INFORMATION.
- A DAILY TRAFFIC CONTROL LOG SHALL BE MAINTAINED BY THE CONTRACTOR REFLECTING THE TYPES AND LOCATIONS OF ALL TRAFFIC CONTROL DEVICES, SIGNS, BARRICADES, ETC. BEING USED ON THE PROJECT IN COMPLIANCE WITH THE APPROVED TRAFFIC CONTROL PLAN. THIS LOG SHALL BE SUBMITTED TO THE SANTA FE COUNTY TRAFFIC CONTROL ADMINISTRATOR UPON COMPLETION OF THE PROJECT CONSTRUCTION OR WHEN SO REQUESTED BY THE PROJECT MANAGER OR THE SANTA FE COUNTY TRAFFIC CONTROL ADMINISTRATOR.
- CONTRACTOR SHALL PROVIDE A WEEKLY CONSTRUCTION ACTIVITY SCHEDULE TO SANTA FE COUNTY PUBLIC WORKS DIVISION ATTN: PROJECT MANAGER
- THE CONTRACTOR SHALL FILE A WEEKLY WRITTEN REPORT TO THE TRAFFIC CONTROL ADMINISTRATOR DESCRIBING THE TRAFFIC CONTROL PLAN THAT WILL BE IN EFFECT FOR THE FOLLOWING WEEK.
- SUBJECT TO THE APPROVED TRAFFIC CONTROL PLAN, AT LEAST ONE LANE SHALL BE OPEN TO TRAFFIC AT ALL TIMES. CONTRACTOR SHALL PROVIDE PROPER SIGNAGE AND FLAGMAN AND SHALL MAINTAIN THE TRAFFIC LANE IN SUCH A MANNER AS TO ASSURE PROPER SAFETY TO THE TRAVELING PUBLIC AT ALL TIMES, EXCEPT WHEN GRADING, EXCAVATION AND BACKFILL OPERATIONS ARE BEING CONDUCTED IMMEDIATELY IN FRONT OF THE PROPERTY, IN WHICH CASE ACCESS WILL NOT BE DENIED FOR MORE THAN 4 HOURS WITHOUT APPROVAL BY THE COUNTY.
- TRAFFIC LANES PROVIDED DURING CONSTRUCTION SHALL BE MAINTAINED, IN SUCH A CONDITION UNDER ALL WEATHER CONDITIONS, SO AS TO PERMIT THE REASONABLE PASSAGE OF PASSENGER VEHICLES, AND SHALL BE KEPT GRADED AND SMOOTH, AND WATERED SEVERAL TIMES DAILY TO CONTROL DUST.
- TYPICAL TRAFFIC CONTROL PLANS DO NOT REFLECT THE EXISTING TOPOGRAPHY SUCH AS DRENCHWAYS, LAKE WIDTHS, AND BUSINESS/RESIDENTIAL ACCESSES. EVERY LOCATION THAT REQUIRES CONSTRUCTION TRAFFIC CONTROL SHALL HAVE A DETAILED TRAFFIC CONTROL PLAN SHOWING ALL EXISTING TOPOGRAPHY.
- CONSTRUCTION SHALL NOT BEGUN UNLESS A TRAFFIC CONTROL PLAN FOR THE ENTIRE PROJECT HAS BEEN APPROVED AND VERIFIED BY SANTA FE COUNTY TRAFFIC ENGINEERING.
- ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL, SERVICE AND MAINTAIN ALL TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL NOT BE REMOVED OR ALTERED IN ANY WAY WITHOUT THE APPROVAL OF THE COUNTY TRAFFIC CONTROL ADMINISTRATOR, PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.
- THE CONSTRUCTION TRAFFIC CONTROL INITIAL SET-UP FOR EACH PHASE SHALL BE BY AN AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA) CERTIFIED WORKSITE TRAFFIC SUPERVISOR. THE MAINTENANCE AND SERVICING SHALL ALSO BE DONE BY AN ATSSA CERTIFIED WORKSITE TRAFFIC SUPERVISOR OR EQUIVALENT.
- CONTRACTOR IS RESPONSIBLE TO MAINTAIN AND SERVICE ALL TRAFFIC CONTROL DEVICES 24 HOURS A DAY, 7 DAYS A WEEK THROUGHOUT LENGTH OF PROJECT. CONTRACTOR IS RESPONSIBLE THAT ALL TRAFFIC CONTROL DEVICES COMPLY WITH THE MUTCD, LATEST EDITION.
- ALL ADVANCE WARNING SIGNS SHALL BE DOUBLE INDICATED WHENEVER THERE ARE MULTI-LANE TRAFFIC IN ANY ONE GIVEN DIRECTION AND THERE IS SUFFICIENT MEDIAN SPACE.
- ALL BARRICADES IN ALL TAPER AND TANGENTS SHALL BE PLACED APART, A DISTANCE MEASURED IN FEET, EQUAL TO THAT OF THE POSTED SPEED LIMIT. NO EXCEPTIONS UNLESS APPROVED BY SANTA FE COUNTY TRAFFIC ENGINEERING PER MUTCD SECTION 6A-4.
- ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24 HOUR PER DAY BASIS UNTIL COMPLETED.
- EQUIPMENT OR MATERIALS SHALL NOT BE STORED WITHIN 15 FEET OF A TRAVELED TRAFFIC LANE DURING NON-WORKING HOURS WITHOUT THE APPROVAL OF SANTA FE COUNTY TRAFFIC ENGINEERING.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	C. RODRIGUEZ
DESIGNER	J. MARIZ
DESIGNER	B. FLORES
CHECKER	-
DRAWN BY	B. FLORES
PROJECT NUMBER	179305



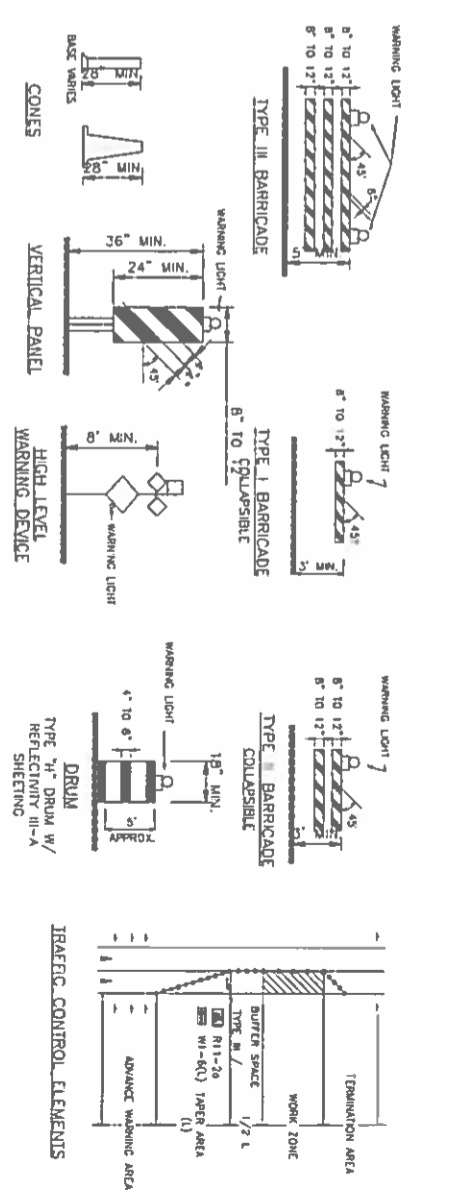
**GREATER GLORIETA MIDWCA
NEW MEXICO
EAST GLORIETA
TANK & WELL COLLECTOR**

**CIVIL
TEMPORARY TRAFFIC CONTROL
STANDARD DETAILS - II**

FILENAME: 00C-06.dwg
SCALE: NONE
SHEET: C-06

SIGN FACE DETAILS

ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND

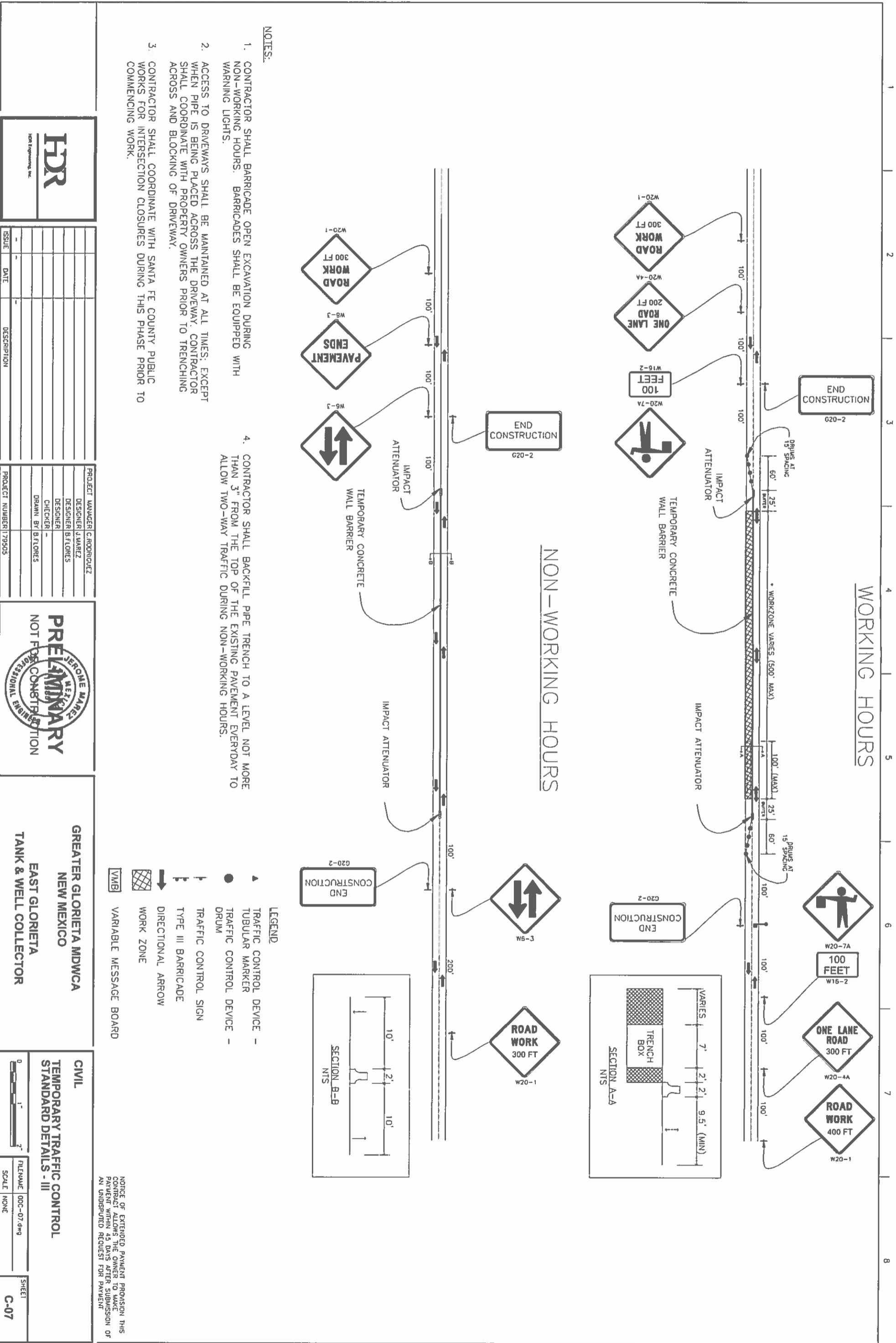


LEGEND

- WORK AREA
- BARRICADE - TYPE I, TYPE II, OR TYPE "H" DRAWN W/ REFLECTIVITY II-A SHEETING
- BARRICADE - TYPE III
- VERTICAL PANEL
- WARNING SIGN
- DISTANCE BETWEEN SIGNS - A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET
- SPACING BETWEEN BARRICADES - A DISTANCE MEASURED IN FEET EQUAL TO THE SPEED LIMIT OF THE STREET
- TAPER LENGTH - SEE CHART BELOW
- THE TAPER LENGTH IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT

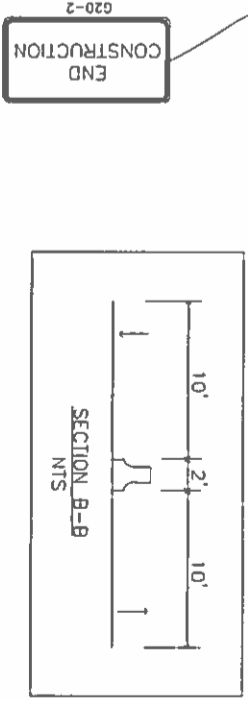
NBC-27



- NOTES:**
1. CONTRACTOR SHALL BARRICADE OPEN EXCAVATION DURING NON-WORKING HOURS. BARRICADES SHALL BE EQUIPPED WITH WARNING LIGHTS.
 2. ACCESS TO DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES, EXCEPT WHEN PIPE IS BEING PLACED ACROSS THE DRIVEWAY. CONTRACTOR SHALL COORDINATE WITH PROPERTY OWNERS PRIOR TO TRENCHING ACROSS AND BLOCKING OF DRIVEWAY.
 3. CONTRACTOR SHALL COORDINATE WITH SANTA FE COUNTY PUBLIC WORKS FOR INTERSECTION CLOSURES DURING THIS PHASE PRIOR TO COMMENCING WORK.

4. CONTRACTOR SHALL BACKFILL PIPE TRENCH TO A LEVEL NOT MORE THAN 3" FROM THE TOP OF THE EXISTING PAVEMENT EVERYDAY TO ALLOW TWO-WAY TRAFFIC DURING NON-WORKING HOURS.

- LEGEND**
- ▲ TRAFFIC CONTROL DEVICE - TUBULAR MARKER
 - TRAFFIC CONTROL DEVICE - DRUM
 - ↓ TRAFFIC CONTROL SIGN
 - ↓ TYPE III BARRICADE
 - ↓ DIRECTIONAL ARROW
 - ▨ WORK ZONE
 - ▭ VARIABLE MESSAGE BOARD



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	C. RODRIGUEZ
DESIGNER	B. FLORES
CHECKER	
DRAWN BY	B. FLORES
PROJECT NUMBER	179505



**GREATER GLORIETA MIDWCA
NEW MEXICO**
EAST GLORIETA
TANK & WELL COLLECTOR

CIVIL	TEMPORARY TRAFFIC CONTROL STANDARD DETAILS - III
FILENAME	00C-07.dwg
SCALE	NONE
SHEET	C-07

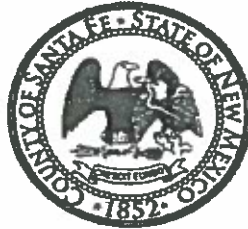
NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER SUBMISSION OF AN UNDISPUTED REQUEST FOR PAYMENT.

NBC-28

Henry P. Roybal
Commissioner, District 1

Miguel Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Santa Fe County Fire Department Fire Prevention Division

Official Submittal Review

Date	1/13/2015				
Project Name	Ernest Luna Water Tower Height Variance				
Project Location	La Joya Rd. and Old Denver Hwy.				
Description	66' high water tower	Case Manager	John Salazar		
Applicant Name	Ernest Luna	County Case #	V#14-5270		
Applicant Address	3405 Vereda Alta, Santa Fe, NM 87507	Fire District	Glorieta Pass		
Applicant Phone	HDR Engineering 505-238-3489				
Review Type	Commercial <input checked="" type="checkbox"/>	Residential <input type="checkbox"/>	Sprinklers <input type="checkbox"/>	Hydrant Acceptance <input checked="" type="checkbox"/>	
	Master Plan <input type="checkbox"/>	Preliminary <input type="checkbox"/>	Final <input type="checkbox"/>	Inspection <input type="checkbox"/>	Lot Split <input type="checkbox"/>
	Wildland <input type="checkbox"/>	Variance <input checked="" type="checkbox"/>			
Project Status	Approved <input checked="" type="checkbox"/>	Approved with Conditions <input type="checkbox"/>	Denial <input type="checkbox"/>		

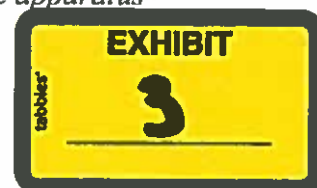
The Fire Prevention Division/Code Enforcement Bureau of the Santa Fe County Fire Department has reviewed the above submittal and requires compliance with applicable Santa Fe County fire and life safety codes, ordinances and resolutions as indicated (*Note underlined items*):

Fire Department Access

Shall comply with Article 9 - Fire Department Access and Water Supply of the 1997 Uniform Fire Code inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal

- **Fire Access Lanes**

Section 901.4.2 Fire Apparatus Access Roads. (1997 UFC) *When required by the Chief, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.*



NBC-29

Curbs or signage adjacent to the building, fire hydrant, entrances and landscape medians in traffic flow areas shall be appropriately marked in red with 6" white lettering reading "FIRE LANE – NO PARKING" as determined by the Fire Marshal prior to occupancy. Assistance in details and information are available through the Fire Prevention Division.

- **Roadways/Driveways**

Shall comply with Article 9, Section 902 - Fire Department Access of the 1997 Uniform Fire Code inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

Roads shall meet the minimum County standards for fire apparatus access roads within this type of proposed development. Final acceptance based upon the Fire Marshal's approval.

Roads shall meet the minimum County standards for fire apparatus access roads of a minimum 14' wide all-weather driving surface and an unobstructed vertical clearance of 13' 6" within this type of proposed development.

Roads shall meet the minimum County standards for fire apparatus access roads within this type of proposed development. Driveway, turnouts and turnarounds shall be County approved all-weather driving surface of minimum 6" compacted basecourse or equivalent. Minimum gate and driveway width shall be 14' and an unobstructed vertical clearance of 13'6".

- **Slope/Road Grade**

Section 902.2.2.6 Grade (1997 UFC) The gradient for a fire apparatus access road shall not exceed the maximum approved.

The maximum approved slope of the driveway access/egress shall not exceed 11%.

Slope shall not exceed 11%.

Driveway/fire access shall not exceed 11% slope and shall have a minimum 28' inside radius on curves.

- **Restricted Access/Gates/Security Systems**

Section 902.4 Key Boxes. (1997 UFC) When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the chief is authorized to require a key box to be installed in an accessible location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the chief.

This commercial development may be required to install a Knox Cabinet or applicable Knox device as determined by this office for Fire Department access.

To prevent the possibility of emergency responders being locked out, all access gates should be operable by means of a key or key switch, which is keyed to the Santa Fe County Emergency Access System (Knox Rapid Entry System). Details and information are available through the Fire Prevention office.

A final inspection by this office will be necessary to determine the applicability of the installation of the Knox lock access system in regards to emergency entrance into the fenced area. Should it be found suitable for such, the developer shall install the system.

Fire Protection Systems

- **Water Storage/Delivery Systems**

Shall comply with Article 9, Section 903 - Water Supplies and Fire Hydrants of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

Section 903.2 Required Water Supply for Fire Protection. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protect is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief.

Section 903.3 Type of Water Supply (1997 UFC) Water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. In setting the requirements for fire flow, the chief may be guided by Appendix III-A.

The water storage system shall incorporate the use of a tank water level monitoring system.

The water system and hydrant shall be in place, operable and tested prior to the start of any and all building construction. It shall be the responsibility of the developer to notify the Fire Prevention Division when the system and hydrant is ready to be tested.

Water supply line sizes, which are connected to supply approved fire hydrants, shall be a minimum of eight inches in diameter.

- **Hydrants**

Shall comply with Article 9, Section 903 - Water Supplies and Fire Hydrants of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

Section 903.4.2 Required Installations. (1997 UFC) *The location, number and type of the fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or on the site of the premises or both to be protected as required and approved.*

Fire hydrants subject to possible vehicular damage shall be adequately protected with guard posts in accordance with Section 8001.11.3 of the 1997 UFC.

All fire hydrants shall be spaced so that the furthest buildable portion of a parcel shall be within one thousand feet (1,000') as measured along the access route.

Fire hydrant locations shall be no further than 10 feet from the edge of the approved access roadways with the steamer connections facing towards the driving surface. Final placement of the fire hydrants shall be coordinated and approved by the Santa Fe County Fire Department prior to installation. Additional hydrants may be required at a future date.

Final fire hydrant locations shall be located in full view for incoming emergency responders. Landscape vegetation, utility pedestals, walls, fences, poles and the like shall not be located within a three foot radius of the hydrant per Article 10, Sections 1001.7.1 and 1001.7.2 of the 1997 UFC.

Supply lines shall be capable of delivering a minimum of 500 gpm with a 20-psi residual pressure to the attached hydrants. The design of the system shall be accordingly sized and constructed to accommodate for the associated demands placed on such a system through drafting procedures by fire apparatus while producing fire flows. The system shall accommodate the operation of two pumping apparatus simultaneously from separate locations on the system. Final design shall be approved by the Fire Marshal.

All hydrants shall have NST ports, as per the County thread boundary agreement.

All hydrants shall comply with Santa Fe County Resolution 2000-55, Hydrant color-coding, marking and testing. Note: Please have the installing contractor contact this office prior to the installation of the fire hydrant, so that we may assist you in the final location placement and avoid delays in your projects' final approval.

General Requirements/Comments

- **Inspections/Acceptance Tests**

Shall comply with Article 1, Section 103.3.2 - New Construction and Alterations of the 1997 Uniform Fire Code, inclusive to all sub-sections and current standards, practice and rulings of the Santa Fe County Fire Marshal.

Prior to acceptance and upon completion of the permitted work, the Contractor/Owner shall call for and submit to a final inspection by this office for confirmation of compliance with the above requirements and applicable Codes.

▪ **Permits**

As required

Final Status

Recommendation for Final Development Plan approval with the above conditions applied.

Buster Patty



Fire Marshal

Date 1-13-2015

Through: David Sperling, Chief

File: Landuse/Glorieta Pass/Ernest Luna Water Tower Height Variance

Cy: Land Use
Applicant
District Chief
File



SUSANA MARTINEZ
Governor
JOHN A. SANCHEZ
Lieutenant Governor

NEW MEXICO
ENVIRONMENT DEPARTMENT

5500 San Antonio Dr NE
Albuquerque, NM 87109
Phone (505) 222-9500 Fax (505) 222-9510
www.nmenv.state.nm.us



RYAN FLYNN
Cabinet Secretary
BUTCH TONGATE
Deputy Secretary

November 18, 2014

Jerome Márez, PE
HDR
2155 Louisiana Blvd NE, Suite 9500
Albuquerque, NM 87110-5483

**RE: Approval of Greater Glorieta MDWCA Regional Water Quality and Infrastructure
Phase II Pre-Final Plans & Specifications (248-WTB)**

Dear Mr. Márez,

The New Mexico Environment Department (NMED) Construction Programs Bureau (CPB) has reviewed the revised plans and specifications for the referenced project which were prepared by HDR and received on November 4, 2014. The revised documents have adequately addressed the review comments in the letter dated June 20, 2014 and the NMED CPB recommends approval of these documents to the NMFA.

Please note that this review is for bidability, constructability, and completeness only. The feasibility and cost effectiveness of the project have not been evaluated. The owner and/or engineer are responsible for the overall integrity of the project, adequacy of the design, and compliance with all applicable regulations. The NMED is not responsible for increased costs resulting from defects in the plans, design drawings, specifications, or other contract documents. Continued compliance with State and/or Federal regulations will require that the facility be properly constructed, operated and maintained.

Please contact me if you have any questions at (505) 222-9512 or andrea.telmo@state.nm.us.

Sincerely,

Andrea C. Telmo, PE
Project Manager
Construction Programs Bureau

cc: Anna Hamilton, President, Greater Glorieta MDWCA
Angela Quintana, Senior Program Administrator, NMFA
Angela Faye-Cross, P.E., Staff Engineer, NMED DWB

NBC-34



NEW MEXICO
ENVIRONMENT DEPARTMENT



SUSANA MARTINEZ
Governor
JOHN A. SANCHEZ
Lieutenant Governor

PO Box 5469
Santa Fe, NM 87502-5469
Phone (505) 476-8620 Fax (505) 476-8656
www.nmenv.state.nm.us

RYAN FLYNN
Cabinet Secretary
BUTCH TONGATE
Deputy Secretary

November 14, 2014

Anna Hamilton, Anna.Hamilton@tetrattech.com
PO Box 233
Glorieta, NM 87535-0208

Subject: Approval – Storage Tank and Waterline Project for
Glorieta East Water Supply, NM3504326
Greater Glorieta Regional MDC, NM3504526
Glorieta Estates MDWCA, NM3562626

Dear Ms. Hamilton:

I received the subject submittal on June 9, 2014. A written response from me was due by July 9, 2014. I apologize for not reviewing the submittal within that timeframe. I reviewed the submittal on November 6, 2014 and forwarded comments to your engineer. His submittal of November 13, 2014 addressed my comments.

The submittals were reviewed for conformance with the New Mexico Drinking Water Regulations (20.7.10 NMAC). The reviews were only for sanitary construction requirements, which may affect the system reliability or the quality or quantity of water supplied. Feasibility, cost-effectiveness, and economics of the project were not evaluated. All plans and specifications are reviewed in accordance with the applicable design and construction guidelines found in the review references of the New Mexico Drinking Water Regulations, Section 20.7.10.104.

PROJECT SUMMARY:

The following project summary was taken from the application:

"Construction of 38,000 gallon water storage tank and 1,400 lf of 8" water line and 1,150 lf of 3" water line including fittings and appurtenances."

REGULATORY DEFICIENCIES:

Deficiencies are items which are not in compliance with the requirements of the New Mexico Drinking Water Regulations, <http://www.nmcpr.state.nm.us/nmac/parts/title20/20.007.0010.pdf>. All deficiencies must be corrected prior to receiving Department approval.

- None.

SANITARY DISCREPANCIES:

Sanitary discrepancies are items which are not in conformance with standard potable water engineering and construction guidelines and specifications, including guidance documents listed in NMAC 20.7.10.102. Correction of these items is strongly recommended.

- None.

NOTES & RECOMMENDATIONS:

- *"Additional foundation movements could occur if water from any source infiltrates the foundation soils; therefore, proper drainage should be provided in the final design and during construction."* (Section 4.3.1, Terracon Consultants, Inc. Project 66135013)

All plans and specifications are reviewed in accordance with the applicable design and construction guidelines found in the review references of the New Mexico Drinking Water Regulations, Section 20.7.10.104. No regulatory deficiencies were identified during the review. The application is approved.

The applicant must notify the Department when construction is initiated. All change orders, which affect the water supply or distribution system or which may adversely affect the public health and safety, shall be submitted to the Department for approval before the work is initiated. Record plans and certification of project completion shall be submitted to the Department within 120 days after completion of the project.

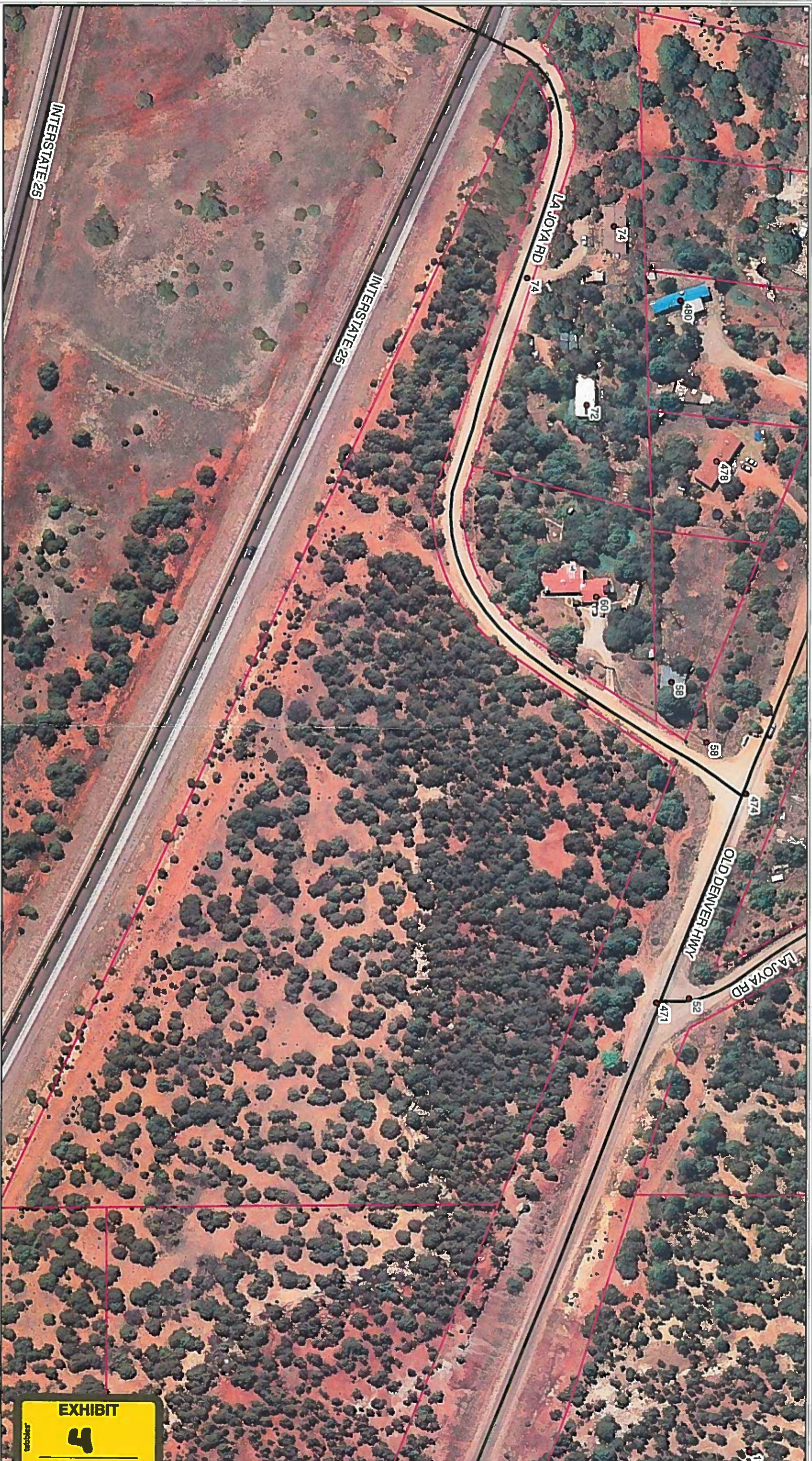
Please contact me at angelafaye.cross@state.nm.us or 505.841.5376 or Angela Faye Cross ♦ New Mexico Environment Department Drinking Water Bureau ♦ 1052 Main Street NE Suite C ♦ Los Lunas, NM 87031 if you have questions regarding this response.

Sincerely,



Angela Faye Cross, P.E., Staff Engineer
Drinking Water Bureau
Environmental Health Division

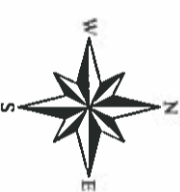
cc: Jerome A. Marez, P.E., HDR Engineering, Inc., Jerome.Marez@hdrinc.com
Andrea Telmo, P.E., NMED Construction Programs Bureau, Andrea.Telmo@state.nm.us
Santa Fe Area Office – Jeff Pompeo, Jeff.Pompeo@state.nm.us
Shared File Server, Magneto, P:\~ELECTRONIC CENTRAL FILE BY WATER SYSTEM



Legend

-  ROADS
-  PARCELS

1:1,440
1 inch represents 120 feet



2008 Imagery
2 FOOT CONTOURS

This information is for reference only.
Santa Fe County assumes no liability for
errors associated with the use of these data.
User are solely responsible for
confirming data accuracy.



EXHIBIT
3

fulfill the proposals contained in the subdivider's disclosure statement and in determining whether or not the subdivider's provisions for a subdivision conform with County regulations.

4.8 Common Promotional Plans

The Code Administrator will review proposed applications to determine whether there is a common promotional plan to subdivide a property. If it is determined that the land division does constitute a common promotional plan, the project shall comply with the procedures provided for in this Article V.

SECTION 5 - PROCEDURES AND SUBMITTALS

5.1 Pre-application Procedures

Prior to the filing of an application for approval of a preliminary plat, the subdivider shall confer with the Code Administrator to become acquainted with these subdivision regulations. At this pre-application conference, the subdivider shall be advised of the following:

1. Submittals required by the Code.
2. Type and/or class of the proposed subdivision.
3. Individuals and/or agencies that will be asked to review the required submittals.
4. Required improvements.
5. Conditions under which Master Plans and Development Plans are required as described in Sections 5.2 and 7.
6. A determination will be made as to the appropriate scale and format for plans and plats and as to the appropriateness of applicable submittal requirements.

5.2 Master Plan Procedure

5.2.1 Introduction and Description

- a. Master plans are required in the following cases:
 - i. All Type I, Type II, and Type IV subdivisions with more than one development phase or tract;
 - ii. As required in Article III for developments other than subdivisions; and
 - iii. Such other projects which may elect to apply for master plan approval.
- b. A master plan is comprehensive in establishing the scope of a project, yet is less detailed than a development plan. It provides a means for the County Development Review Committee and the Board to review projects and the subdivider to obtain concept approval for proposed development without the necessity of expending large sums of money for the submittals required for a preliminary and final plat approval.
- c. The master plan submittal will consist of both plans and written reports which include the information required in 5.2.2 below. A typical submittal would include a vicinity map, a plan showing existing site data, a conceptual environmental plan with written documentation, a master plan map, a master plan report, a schematic utilities plan and the phasing schedule. Maps and reports may be combined or expanded upon at the discretion of the applicant to fit the particular development proposal as long as the relevant information is included.

5.2.2 Master Plan Submittals

- a. Vicinity Map. A vicinity map drawn at a scale of not more than 2,000 feet to one inch showing contours at twenty (20) foot intervals showing the relationship of the site to its general surroundings, and the location of all existing drainage channels, water courses and water bodies located on the parcel and within three miles of the Parcel.

NBC-38

V-3



The locations of all Federal, State, or County Roads within one thousand (1000) feet of the parcel shall be shown. In addition, location of future highways and arterials as designated on the appropriate master plan for roads in the County (see 3-19-9 N.M.S.A. 1978) shall be shown.

- b. Existing Site Data. A description of existing conditions on or adjacent to the site. Maps shall be at a scale of one (1) inch to one hundred (100) feet or other appropriate scale as determined by the Code Administrator and shall include the following:
- 1) Boundary lines: bearings and distances. The error of closure shall be of a third order survey, and no discrepancy between computed and measured distances shall exceed one (1) part in 1,280 parts;
 - 2) Easements: Location, width and purpose;
 - 3) Streets or Roads on and immediately adjacent to the tract, name and right-of-way width;
 - 4) Utilities on and immediately adjacent to the tract;
 - 5) Owners of record of unplatted land and existing subdivision plats by name and recordation, together with owners of record for affected lots shall be shown for property within one-hundred (100) feet of that tract not including public rights-of-ways.
 - 6) Title and certificates: Present tract designations according to official records in the County Clerk's Office, title under which the proposed development is to be recorded with name and address of owner, notation stating acreage, scale, true and magnetic north arrow, U.S.G.S. datum and benchmarks, if any, certification of the engineer or land surveyor licensed in accordance with the laws of the State of New Mexico who prepared the plat.
 - 7) Proof of legal access from a county or state road as required by the Code.
- c. Conceptual environmental plan shall include, when appropriate:
- 1) Graphic representation of existing topography, natural features, slopes, and floodplains.
 - 2) Soils maps and reports (SCS)
 - 3) Recreational and/or open space plan, or landscape concepts.
 - 4) Liquid waste disposal plan, and
 - 5) Water Supply plan.
- d. Master plan map(s) showing the proposed development in sketch form, including:
- 1) Proposed major vehicular and pedestrian circulation system.
 - 2) Designation and description of proposed land uses, including information about residential uses by type, area and density, and information about office, general commercial and industrial uses by area and intensity of development. Mixed uses shall not be prohibited.
 - 3) Logical and natural boundaries defining development limitations, and
 - 4) Any proposed sites for schools or other community facilities.
- e. A phasing schedule shall be included in the master plan giving a general description of each phase of the development.
- f. A schematic utilities plan showing location, locational cross sections, and approximate line sizes. It is recognized that there may be changes in the final utilities plan due to the requirements of utility companies or final engineering plans and specifications.

- g. Master plan report which includes the following:
- 1) A general description of the project, existing development on the parcel, location, adjacent properties, acreage, lot coverage, access, traffic impacts, terrain management, soils, landscaping, outside lighting, parking, signage, water, liquid waste, solid waste, archaeological sites and fire protection measures;
 - 2) If appropriate, market analysis and economic impact report which address: demand, projected sales and build-out; identifies a trade area; estimates retail sales and potential, and identifies the scale and extent of local competition.
 - 3) Preliminary fiscal impact estimates of net local public costs, including capital outlay and operating expenses, and revenues attributable to the proposed project.
 - 4) Preliminary environmental assessment, which identifies the possible effects of proposed development on natural resources or natural features. This may be combined with Section 5.2.2.c of this Article.
 - 5) A written preliminary traffic report prepared by a licensed traffic engineer or other qualified expert acceptable to the Code Administrator.
 - 6) Description of concepts for restrictive covenants proposed for the development if applicable, outlining the areas and extent of restriction or regulation. Detailed covenants are not required at this time.
 - 7) Schools impact report. A written report which projects the effects the proposed project will have on public schools, and which includes:
 - the proposed number, size, and price of residential units within the project;
 - a description of the project's target market; and
 - where applicable, any special educational needs of the project's school-aged residents.

The report will also identify the schools that service the area of the proposed project and their boundaries, the transportation available to those schools, and a list of any pending or approved residential developments within those schools' boundaries. Copies of the schools impacts notice shall be submitted to the school district in which the project is located and to the Code Administrator.

5.2.3 Master Plan Review

The master plan shall be submitted to the Code Administrator or his authorized representative with a written application for approval. The Code Administrator will review the plan and submit analysis, written comments and a recommendation to the County Development Review Committee and the Board. Master plans shall be reviewed by the County Development Review Committee which shall make determinations regarding compliance with the County General Plan or the Extraterritorial Plan and the Code and shall forward the plan to the Board with the Committee's recommendation. The Board may adopt, amend, supplement, or reject the County Development Review Committee recommendation.

5.2.4 Master Plan Approval

- a. The approved master plan shall show the area of residential use and general density measured in dwelling units per acre of land, less dedicated or conveyed rights-of-way, and the area and intensity of commercial and industrial use measured in gross square feet of building area or maximum gross floor area ratio. These shall constitute the maximum permitted number of dwelling units and maximum permitted area and intensity of commercial or industrial use.
- b. The County Development Review Committee and Board shall consider the following criteria in making determinations and recommendations for approval or amendment of master plans:
 1. Conformance to County and Extraterritorial Plan;

NBC-40

V-5

2. Suitability of the site to accommodate the proposed development;
3. Suitability of the proposed uses and intensity of development at the location;
4. Impact to schools, adjacent lands or the County in general;
5. Viability of proposed phases of the project to function as completed developments in the case that subsequent phases of the project are not approved or constructed;
6. Conformance to applicable law and County ordinances in effect at the time of consideration, including required improvements and community facilities and design and/or construction standards.

5.2.5 Filing of Approved Master Plan

The approved master plan with maps which has been approved by and received signatures of the County Development Review Committee Chairman and Board Chairman shall be filed of record at the County Clerk's Office.

5.2.6 Amendments and Future Phase Approvals

- a. Approval of the master plan is intended to demonstrate that the development concept is acceptable and that further approvals are likely unless the detailed development plans cannot meet the requirements of applicable law and County ordinances in effect at that time. Each phase of the development plan must be considered on its own merits.
- b. The Code Administrator may approve minor changes to the master plan. Any substantial change in land use or any increase in density or intensity of development in the approved master plan requires approval by the County Development Review Committee and the Board.
- c. Any changes approved by the Code Administrator pursuant to Section 5.2.6b of this Article shall be subject to the review and approval of County Development Review Committee and the Board at the time of development plan or plat approval.
- d. The phasing schedule may be modified by the Board at the request of the developer as economic circumstances require as long as there is no adverse impact to the overall master plan. (See Article V, Section 4.5)

5.2.7 Expiration of Master Plan

- a. Approval of a master plan shall be considered valid for a period of five years from the date of approval by the Board.
- b. Master plan approvals may be renewed and extended for additional two year periods by the Board at the request of the developer.
- c. Progress in the planning or development of the project approved in the master plan consistent with the approved phasing schedule shall constitute an automatic renewal of the master plan approval. For the purpose of this Section, "progress" means the approval of preliminary or final development plans, or preliminary or final subdivision plats for any phase of the master planned project.

History. 1980 Comp. 1980-6. Sections 4.4, 4.5, 5.1 and 5.2 were amended by County Ordinance 1987-1 to provide for the submittal of a master plan.

5.3 Preliminary Plat Procedure

5.3.1 Introduction and Description

- 5.3.1a Preliminary plats shall be submitted for Type-I, Type-II, Type-III, except Type-III subdivisions that are subject to review under summary procedure as set forth in Subsection 5.5 of this Section, and Type-IV subdivisions.

NBC-41

SECTION 6 - FEES AND LEVIES**6.1 Standard Fees**

Any person desiring to subdivide land in the County shall pay the current administrative fees set by the County. A fee schedule, which may be periodically amended, is available from the Code Administrator.

6.2 Additional Fees for Unusual Circumstances

Where additional review by the County is required above and beyond normal review requirements due to complex, unforeseen, or unique circumstances relating to the proposed plan or plat, such as complex hydrological considerations, then the County may charge an additional review fee to defray the cost of such review. Review fees shall be only for professional services rendered to the County in the case that the County does not have qualified personnel to assist in reviewing such reports, plans and plats. When an additional fee is deemed necessary, the fee shall be arrived at between the County and the subdivider.

SECTION 7 - DEVELOPMENT PLAN REQUIREMENTS**7.1 Preliminary Development Plans****7.1.1 Pre-application conference**

- a. Prior to the application for approval of a preliminary development plan for any phase or for an entire project, the subdivider may confer with the Code Administrator regarding the plan submittal and requirements of the Code according to Section 5.1 of this Article.
- b. At this time a determination will be made as to the appropriate scale and format for plans and plats and as to the appropriateness of applicable submittal requirements.

7.1.2 Information to be submitted

- a. Evidence of legal lot of record;
- b. Contour intervals of two feet or such other appropriate scale as determined by the Code Administrator;
- c. Arrangements, location and size of buildings, where applicable;
- d. Off-street parking and loading or dumping facilities, where applicable;
- e. Internal vehicular and pedestrian circulation, and ingress and egress;
- f. A drainage, grading, and erosion control plan including existing and proposed contours for roads and utilities; a preliminary/conceptual grading plan around buildings, when applicable;
- g. A landscaping plan providing a schedule specifying conceptual methods, to include type, size, and location of vegetative and non-vegetative landscape material, and a preliminary description of the irrigation system to be used;
- h. Walls, fences and earth berms; their approximate locations and identifying types of fences and walls, if applicable;
- i. Size, location, orientation, lighting and type of signage, where applicable;
- j. Conceptual plan for outdoor lighting, including type, size, location of fixtures, if applicable;
- k. Easements, rights-of-way and street design.
- l. Access to telephone, gas, and electric utility service;
- m. Utility plan for water and sanitary sewer;
- n. Residential densities/gross acres;



NBC-42

V-18

- o. Intensity of non-residential development, including lot coverages, gross floor area ratios or gross square feet of building area;
- p. A vicinity map showing the boundaries of the project, owners of record within one hundred feet of the tract including public rights-of-way and existing conditions and development, including adjacent streets and utilities, for at least two hundred feet from the project boundaries;
- q. If appropriate, the phases and approximate dates of development of the phases;
- r. The plan shall be drawn at a scale of one hundred feet (100') to the inch or such other appropriate scale as determined by the Code Administrator;
- s. Proposed community facilities and/or sites and recreational areas, if any, and proposed ownership of such:
- t. A schedule of on-site and off-site public improvements with the time of construction related to the phasing schedule;
- u. Information as required by state agencies;
- v. The preliminary subdivision plat may be submitted concurrently with the preliminary development plan, but is not required. Submittal of a schematic or sketch subdivision plat showing proposed lot layout, approximate dimensions and lot areas together with topography and natural features; and
- w. A written traffic report prepared by a licensed traffic engineer or other qualified expert as determined by the Code Administrator.
- x. Schools Impact Report. A written report which projects the effects the proposed project will have on public schools, and which includes: the proposed number, size, and price of residential units within the project; a description of the project's target market; and where applicable, any special educational needs of the project's school-aged residents. The report will also identify the schools that service the area of the proposed project and their boundaries, the transportation available to those schools, and a list of any pending or approved residential developments within those schools' boundaries. Copies of the schools impacts notice shall be submitted to the school district in which the project is located and to the Code Administrator.
- y. Water Supply Plan - Water System. As required by Article VII, Section 6 of the Code and Table 5.1, of Section 9.3 of this Article V.
- z. Solid Waste Disposal Plan. As required by Article VII, Section 7 of the Code.
- aa. Liquid Waste (Disposal) Plan. As required by Article VII, Section 2 of the Code.
- bb. Timing and Phasing of Development. Projections for 5 to 10 years.
- cc. Copies of deed restrictions and protective covenants must be submitted.

7.1.3 Review

- a. A preliminary development plan may be only a phase or portion of the area covered by an approved master plan, so long as the preliminary development plan substantially conforms to the approved master plan.
- b. A preliminary development plan shall be submitted prior to or concurrent with submission of a preliminary plat.
- c. The application for preliminary development plan approval shall be presented to the County Development Review Committee for review with a staff report. The staff report shall include a description of the proposed project, an evaluation of pertinent planning issues, and a statement on the compliance of the project with the County General Plan and Code. The report may include recommended conditions of approval. The report shall include all comments from appropriate State or Federal agencies, the County Fire Marshal, the County Hydrologist, and other appropriate County personnel. Particular attention shall be given in the staff report to public

NBC-43

agency comments which relate to potential limitations of lot size, intensity, or character of development.

7.1.4 Criteria for development plan phase approval

- a. Conformance to the approved master plan;
- b. The plan must meet the criteria of Section 5.2.4 of this Article V.

7.2 Final Development Plan

7.2.1 Submittals

A final development plan conforming to the approved preliminary plan and approved preliminary plat, if required, and containing the same required information shall be submitted. In addition, the final development plan shall show, when applicable, and with appropriate dimensions, the locations and size of buildings, heated floor area of buildings, and minimum building setbacks from lot lines or adjoining streets. Documents to be submitted at this time are: proof of ownership including necessary title documents, articles of incorporation and by-laws of owners' association; required disclosure statements; final engineering plans and time schedule for grading, drainage, and all improvements including roads, water system, sewers, solid waste, utilities; engineering estimates for bonding requirements; development agreements; and final subdivision plats, if required.

7.2.2 Review

The final development plan shall be submitted to the County Development Review Committee accompanied by a staff report. The County Development Review Committee shall review the plan and make a determination as to its compliance with the County General Plan and Code. The County Development Review Committee may recommend changes or additions to the plan as conditions of its approval. The final development plan as approved by the County Development Review Committee shall be filed with the County Clerk. The approved final development plan becomes the basis of development permits and for acceptance of public dedications. Any changes in the plan must be approved by the County Development Review Committee.

History. 1980 Comp. 1980-6. Section 7 of Article V was amended by County Ordinance 1987-1 adding language relating to master plans.

SECTION 8 - SUBDIVISION DESIGN STANDARDS

These standards shall be binding upon the subdivider unless modifications are justified by sound engineering principles. Such modifications from these standards may be approved by the Board after a review by the County Development Review Committee upon presentation of documented justification by a licensed professional engineer.

8.1 General Policy on Roads

8.1.1 General

The arrangement, character, extent, width, grade and location of all roads shall be considered in relation to convenience and safety, and to the proposed uses of land to be served by such roads. Prior to grading or roadway cuts, all applicable permits shall be granted by the Code Administrator.

- 3) create a buffer or screen for storage or parking areas; and
 - 4) take advantage of solar gain in winter months. See also the setback requirements set forth in Section 4, Design Standards.
- c. Parking Lot Location.
Parking lots shall be placed or oriented on a site:
- 1) to the rear or side of buildings (or both); and
 - 2) to encourage pedestrian safety and convenience.
- d. Terrain Management
All development of a lot, tract or parcel shall be done in accordance with Article VII, Section 3 of this Code.

History. 1980 Comp. 1980-6. Section 4.4.3 was amended by County Ordinance 1990-11 adding all new material for site planning standards.

4.4.4 Development and Design Standards

- a. Screening
Outdoor storage, parking and loading areas which are visible from public roads or from abutting public lands or residential areas shall be screened. Such screening may be landscaping, walls, fencing, building placement, berms, or any combination thereof. For landscaping plans and standards relating to screening see Sub-section f.
- b. Buffer Zones and Setbacks
- 1) Proposed non-residential districts or uses that adjoin parcels on which dwellings are located within 100 feet of the property line adjacent to the parcel on which the use is to be located shall be set back 100 feet from the property line in major or community center districts and 25 feet in local or small scale districts. The 100' setback area may be used to meet the off-street parking requirement of Section 9 of Article III except that no parking may be provided within twenty five (25) feet of the property line in Major and Community Center Districts and five (5) feet from property lines in Local and Small Scale Districts. In the setback area, existing vegetation shall be preserved and natural topographic features, planting, building placement, walls, fencing, earth berms or landscaping or any combination thereof, shall be used to keep buildings, parking or outdoor storage unobtrusive.
 - 2) Alternatives to the 100 foot setback are specified in Article V, Section 8.1.4 e. 1-5.
 - 3) Side and rear yard setbacks shall apply only to lots at the edge of a non-residential district. Zero lot lines (no setback) for building placement may be allowed, if fire resistive construction between buildings is provided directly adjacent or adjoining on interior property lines.
- c. Maximum Height
Structures shall be limited to a maximum height of thirty six (36) feet from the highest point of the surface of the ground at the perimeter of the structure in Major or Community Center Districts and to twenty four (24) feet in height in Neighborhood or Local Center Districts.
- d. Parking
Compliance with the parking standards set forth in Article III, Section 9, is required.

NBC-45



2.5 Zoning

In connection with the review of an application for a development permit with respect to matters described in the New Mexico Statutes concerning zoning, the procedures concerning zoning matters set forth in the New Mexico Statutes, as amended from time to time, shall apply in addition to the review procedures provided in the Code. The time limits established in this Article II may be extended if required, in order to comply with the procedures concerning zoning matters.

2.6 Subdivisions

In connection with review of an application for a development permit with respect to matters described in the New Mexico Subdivision Act, as it may be amended from time to time, the procedures for review provided for in Article V of the Code and the New Mexico Subdivision Act shall apply in addition to the review procedures provided in this Article II of the Code. The time limits established in this Article II shall be extended if required in order to comply with the procedures concerning subdivision matters.

2.7 Other Requirements

The time limits set forth in this Article II shall be extended in order to comply with other provisions of the Code providing for time limits in connection with reviews and requirements under the Code.

SECTION 3 - VARIANCES**3.1 Proposed Development**

Where in the case of proposed development, it can be shown that strict compliance with the requirements of the Code would result in extraordinary hardship to the applicant because of unusual topography or other such non-self-inflicted conditions or that these conditions would result in inhibiting the achievement of the purposes of the Code, an applicant may file a written request for a variance. A Development Review Committee may recommend to the Board and the Board may vary, modify or waive the requirements of the Code and upon adequate proof that compliance with Code provision at issue will result in an arbitrary and unreasonable taking of property or exact hardship, and proof that a variance from the Code will not result in conditions injurious to health or safety. In arriving at its determination, the Development Review Committee and the Board shall carefully consider the opinions of any agency requested to review and comment on the variance request. In no event shall a variance, modification or waiver be recommended by a Development Review Committee, nor granted by the Board if by doing so the purpose of the Code would be nullified.

3.2 Variation or Modification

In no case shall any variation or modification be more than a minimum easing of the requirements.

3.3 Granting Variances and Modifications

In granting variances, and modifications, the Board may require such conditions as will, in its judgment, secure substantially the objectives of the requirements so varied or modified.

3.4 Height Variance in Airport Zones

All height variance requests for land located with approach, Transitional, Horizontal and Conical surfaces as described within Map #31 A, incorporated herein by reference, shall be reviewed for compliance with Federal Aviation Administration Regulations. The application for variance shall be accompanied by a determination from the Federal Aviation Administration as to the

NBC-46



effect of the proposal in the operation of air navigation facilities and the safe, efficient use of navigable airspace. Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulations will result in unnecessary hardship, and relief granted will not be contrary to the public interest, will not create a hazard to air navigation, and will do substantial justice. Additionally, no application for variance may be considered by the County Development Review Committee unless a copy of the application has been furnished to the Airport Manager for advice as to the aeronautical effects of the variance. If the Airport Manager does not respond to the application within 15 days after receipt, the County Development Review Committee may act on its own to grant or deny said application. Any permit or variance granted may be so conditioned as to require the owner of the structure in question to install, operate, and maintain, at the owner's expense, such markings and lights as may be necessary.

History: 1980 Comp. 1980-6. Section 3.4 is new material by County Ordinance 1984-3, adding an administrative procedure to height variation requests in airport overlay zones.

SECTION 4 - SPECIAL PROCEDURE FOR APPROVAL OF DEVELOPMENT ON LOTS WHICH DO NOT MEET LOT SIZE REQUIREMENTS OF CODE

4.1 Dwelling and Customary Accessory Structures

Dwelling and customary accessory structures may be erected on a lot which does not meet the lot size requirements of the Code, provided that:

- 4.1.1 The lot was in existence on the effective date of the Code (January 1, 1981) as demonstrated by the means listed in Section 4.4; or
- 4.1.2 The land is a lot which is part of a subdivision and the preliminary plat of the subdivision has been approved by the Board as of the effective date of the Code (January 1, 1981); or
- 4.1.3 The lot has been created by Small Lot Inheritance Transfer or Small Lot Family Transfer and the requirements of Section 4.3 of this Section are met.

4.2 Requirements of Code Not Involving Size of Lot

All other requirements of the Code including, but not limited to, building height, setback, use, design standards, environmental provisions, water restrictions, development, building and utility permits, and certificates of occupancy, as applicable, shall be met.

4.3 Small Lot Inheritance and Small Lot Family Transfer

Dwellings and customary accessory structures may be erected on a lot which does not meet size requirements of the Code and is being created by inheritance or family transfer, provided the definitions, restrictions and standards of this Section are met.

4.3.1 Purposes

- 4.3.1a To maintain local cultural values by perpetuating and protecting a traditional method of land transfer within families, especially within the traditional communities; and
- 4.3.1b To permit transfers of lots which do not meet the lot size requirements of the Code from grandparents, parents or legal guardians as a one time gift to a child or grandchild in order to provide a more affordable home site for these adult children.

NBC-47

269888

WARRANTY DEED

C. C. ROBINSON and MARGARET E. ROBINSON, his wife, for consideration paid, grants to ERNEST M. LUNA and PHYLLIS A. LUNA, his wife, the following described real estate in Santa Fe County, New Mexico:

A portion of Lot 1 and a portion of the Southwest quarter of the Northeast quarter, both in Section 2, Township 15 North, Range 11 East, N.M.P.M., containing 10.82 acres, more or less, and being more particularly described as follows:

Beginning at an iron pipe marking the Southeast corner of this tract being a point on the West boundary of the Pecos Pueblo Grant and from whence U.S.G.L.O brass cap marking A.P. 12 of P.C. 353 bears South 0° C', a distance of 631.0 ft.;

Thence from said beginning corner along the Northern right of way line of interstate highway No. 25 as follows: On a curve to the left, whose radius is 11,584.16 ft., as follows: to the left 217.23 ft. (CH = N. 61° 13' West, 217.20 ft.); to the left 216.58 ft. (CH = North 62° 30' West, 216.55 ft.); to the left 231.53 ft. (CH = North 63° 38' West., 231.50 ft.); to a right of way marker set at Station 581 + 50: thence 26° 11' West, 25.00 ft to a right of way marker: thence on a circle to the left a distance of 236.73 ft. (CH = North 64° 44' West, 217.70 ft.) to a right of way marker: thence North 65° 22' West, 724.00 ft. to a point marking the most westerly point of this tract: thence leaving said right of way on a circle to the right whose radius is 51.85 ft., a distance of 40.80 ft. to a right of way marker: thence South 73° 15' East, 478.00 ft. to a right of way marker: thence on a circle to the left, whose radius is 200.05 ft., a distance of 220.07 ft. to a right of way marker: thence North 41° 50' East, 47.75 ft. to a right of way marker: thence on a circle to the left whose radius is 746.20 ft., a distance of 119.13 ft. to a right of way marker: thence North 32° 57' East, 100.00 ft. to an iron pipe: thence North 88° 14' East, 14.72 ft. to an iron pipe: thence South 68° 02' East along the South right of way boundary of P.A.P. 90-C (1), a distance of 595.70 ft. to an iron pipe set on the West boundary of the Pecos Pueblo Grant, and marking the Northeast corner of this tract: thence Direct South a distance of 622.05 ft. along the West boundary of the Pecos Pueblo Grant to the point and place of beginning.

All as shown upon plat of survey prepared by George Rivera, L.S. No 3140, under date of November 8, 1969, and entitled, "Plat of Survey for C. C. Robinson, within Section 2, Township 15 North, Range 11 East, Santa Fe County, New Mexico."

with warranty covenants.

Law



NBC-48

69889

WITNESS our hands and seals this 23 day of Dec.

1969

C. C. Robinson

Margaret E. Robinson

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) ss.

The foregoing instrument was acknowledged before me this 23rd day of December, 1969, by C. C. ROBINSON and MARGARET E. ROBINSON, his wife.

Rogina Moody
NOTARY PUBLIC



My commission expires: Feb 20, 1971

321,556



STATE OF NEW MEXICO)
COUNTY OF SANTA FE) ss.
Witness my hand and seal of office
FLETA C. GALLOWAY
County Clerk, Santa Fe County, N.M.

I hereby certify that this instrument was filed for record on the 23rd day of December, 1969 at 11:48 o'clock P.M. and the duty assessed to such 267 was XXX-857 of the records of Santa Fe County.
Fleta Galloway

EASEMENT

For good and valuable consideration (recited below), ERNEST M. LUNA, (hereinafter referred to as "GRANTOR"), whose address is 3405 Vereda Alta, Santa Fe, New Mexico 87507, hereby grants to GREATER GLORIETA REGIONAL MUTUAL DOMESTIC WATER CONSUMERS ASSOCIATION ("GRANTEE"), a permanent easement ("the Easement") over, across, under and through the portions specified below of the property of GRANTOR situate in Santa Fe County, State of New Mexico, legally described as within Sec. 2 T15N, R11E 10.82 Ac., Glorieta, New Mexico 87535 (the "Servient Estate"). The Servient Estate is more particularly described in "Exhibit 1" a plat map of a survey done for C.C. Robinson by George Rivera, Reg. Prof. L.S. No.3149 and provided by the GRANTOR. hereto which is incorporated herein by reference.

The Easement shall be in the specific location, and of the specific width, length and dimensions depicted as the cross-hatched area twenty foot wide (20') access road and approximately 4,408 sq.ft. permanent facility easement shown in the attached "Exhibit 2". Beginning on the West side of the property at La Joya Road, heading South approximately 25.6', then South East another 33.7', then East along the Southern boundary for 52.8' and then continue to the North East for approximately 496' where there shall be a rectangular area with NE and SW sides being 65.4' and NW and SE sides being 67.4' as shown more specifically in the attached "Exhibit 2".

The purposes for which GRANTOR grants to GRANTEE the right to use the Easement are: (1) to erect, construct, install, lay, use, operate, inspect, repair, maintain and replace water tank(s), water lines, any necessary power line(s) which will be installed underground, fencing and any other equipment or facilities (collectively referred to as "the System Facilities") for the water system of GRANTEE which GRANTEE deems necessary to locate within the Easement and, if GRANTEE so chooses, to remove any or all of said System Facilities; and (2) to provide access, by pedestrian and/or appropriate vehicular traffic, to said System Facilities, for any of the matters identified in purpose (1) above, to any authorized representative of GRANTEE, of the electric utility which serves the System Facilities located on the Easement or of any governmental agency with regulatory jurisdiction over the System Facilities.

As good and valuable consideration for the Easement, GRANTEE agrees to provide and GRANTOR agrees to receive from GRANTEE, the following consideration, the sufficiency of which GRANTOR hereby acknowledges: (a) free membership, for GRANTOR and its successors and assigns, in the Greater Glorieta Regional Mutual Domestic Water Consumers Association; (b) a locking gate; (c) a five strand fence around the property; (d) a shut-off valve, and (e) a meter at a location within the easement to be determined at a later date by the GRANTEE and his successors and assigns. The consideration recited herein also shall constitute compensation in full for any damages to the Servient Estate of GRANTOR, its successors and assigns, by reason of any and all of the purposes and uses described in the Easement. GRANTEE covenants to maintain this Easement in good repair so that no unreasonable damage will result from its use to the adjacent portion of the Servient Estate of GRANTOR.

SEC CLERK RECORDED 87/82/2014

The grant and other provisions of the Easement shall constitute a covenant running with the land and shall be binding on GRANTOR and GRANTEE and their respective successors and assigns.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 2 day of July, 2014.

Ernest M. Luna (Signed)
Ernest M. Luna

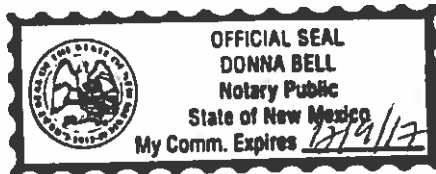
ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
)
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 2nd day of July, 2014 by, (known to me personally or proved to me on the basis of photographic identification to be).

Donna Bell
Notary Public

My Commission Expires:
7/02/2017



SFC CLERK RECORDS: 2014-07-02

COUNTY OF SANTA FE) EASEMENT
STATE OF NEW MEXICO) ss PAGES: 4

I Hereby Certify That This Instrument Was Filed for Record On The 2ND Day Of July, 2014 at 12:29:29 PM And Was Duly Recorded as Instrument # 1740650 Of The Records Of Santa Fe County

Deputy [Signature] Witness My Hand And Seal Of Office Geraldine Salazar 2 County Clerk, Santa Fe, NM

NBC-51

THE SANTA FE
NEW MEXICAN
Founded 1849

LEGAL # 98041

CDRC CASE #
Z/P&FDP/VAR 14-5270
Ernest Luna Water
Tower

**NOTICE OF PUBLIC
HEARING**

Notice is hereby given that a public hearing will be held to consider a request by Ernest Luna, Applicant, for Master Plan Zoning and Preliminary and Final Development Plan approval for a water storage tank for the Greater Glorieta MDWCA in a fenced 4,400 sq. ft. area and 17,802 sq. ft. for an access driveway and associated water lines within an easement on a 10.82-acre tract. The remainder of the tract will remain for residential use. The request also includes a variance of Article III, Section 4.4.4.c Development and Design Standards of the Land Development Code, to allow a proposed water storage tank that is sixty-six (66) feet in height which exceeds the maximum permitted height of thirty-six (36) feet. The property is located at 65 La Joya Road within the Traditional Community of Glorieta, within Section 2, Township 15 North, Range 11 East, (Commission District 4).

A public hearing will be held in the County Commission Chambers of the Santa Fe County Courthouse, corner of Grant and Palace Avenues, Santa Fe, New Mexico on the 19th day of March 2015, at 4 p.m. on a petition to the County Development Review Committee and on the 14th day of April 2015, at 5 p.m. on a petition to the Board of County Commissioners.

Please forward all comments and questions to the County Land Use Administration Office at 986-6225.

All interested parties will be heard at the Public Hearing prior to the Commission taking action.

All comments, questions and objections

Continued...

to the proposal may be submitted to the County Land Use Administrator in writing to P.O. Box 276, Santa Fe, New Mexico 87504-0276; or presented in person at the hearing.

Published in The Santa Fe New Mexican on February 26, 2015

NBC-52



www.santafenewmexican.com