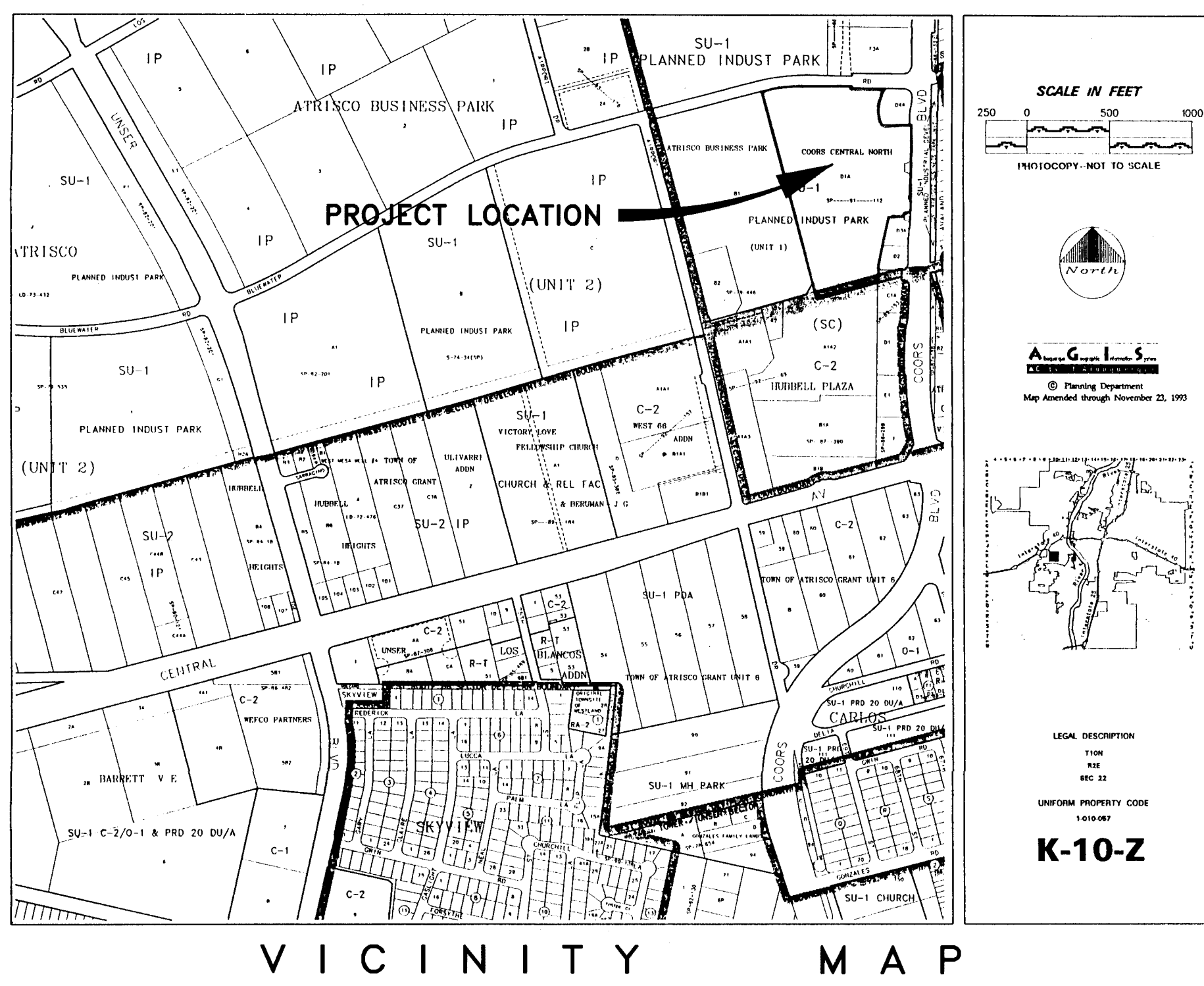


CONSTRUCTION PLANS FOR BLUEWATER VILLAGE INFRASTRUCTURE IMPROVEMENTS

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET AND GENERAL NOTES
2	PLAT
3	PLAT
4	PLAT
5	SITE PLAN - INFRASTRUCTURE IMPROVEMENTS
6	INSETS AND DETAILS
7	INSETS AND DETAILS
8	ACCESS ROAD AND WATERLINE, PLAN AND PROFILE 'A'
9	ACCESS ROAD AND WATERLINE, PLAN AND PROFILE 'B'
10	SANITARY SEWER LINE PLAN AND PROFILE 'A'
11	SANITARY SEWER LINE PLAN AND PROFILE 'B'
12	TEMPORARY TRAFFIC CONTROL PLAN
13	BLUEWATER ROAD PAVEMENT STRIPING PLAN



GENERAL NOTES:

- CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THROUGH UPDATE 6, WILL BE REFERRED TO HEREIN AS THE "STANDARD SPECIFICATIONS".
- WATER SHUTOFF REQUIREMENTS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR TIMING AND COORDINATION OF WATER SHUTOFF. AT LEAST FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION, 857-8200, TO INITIATE IMPLEMENTATION OF THE NON-PRESSURIZED CONNECTION PLAN.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT THE PUBLIC UTILITY COMPANIES SERVING THIS SITE SO THAT THE EXISTING FACILITIES CAN BE LOCATED BY THOSE ENTITIES.
- SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL BUILDINGS AND ADJACENT PROPERTIES DURING CONSTRUCTION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
- IF THE REMOVAL OF EXISTING CURB AND GUTTER, SIDEWALK AND/OR PAVING IS REQUIRED, THE CONTRACTOR SHALL SAWCUT AND/OR REMOVE TO THE NEAREST JOINT. WHEN ABUTTING NEW PAVEMENT TO EXISTING, THE CONTRACTOR SHALL CUT BACK THE EXISTING PAVING TO A STRAIGHT LINE IN ORDER TO REMOVE ANY BROKEN OR CRACKED PAVEMENT. EXISTING CURB AND GUTTER, SIDEWALK, PAVEMENT, PAVEMENT MARKINGS, AND ANY OTHER CITY FACILITY NOT TO BE REMOVED UNDER THIS CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AND PER CITY STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFELY OBTAINING THE REQUIRED COMPACTION. THE CONTRACTOR SHALL SELECT AND USE METHODS WHICH SHALL NOT BE INJURIOUS OR DAMAGING TO THE EXISTING FACILITIES AND STRUCTURES WHICH SURROUND THE WORK AREAS.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGEMENT DIVISION OF THE PROPOSED COMMENCEMENT OF CONSTRUCTION AND PROPOSED WORK SCHEDULE FOR WORK WITHIN THE CITY R.O.W. AT LEAST 24 HOURS PRIOR TO THE ACTUAL COMMENCEMENT OF CONSTRUCTION. A COPY OF THE APPROVED PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES DURING WORKING HOURS.
- THE OWNER SHALL BE RESPONSIBLE, THROUGH HIS ENGINEER, FOR MAKING ALL ENGINEERING PLAN CHANGES AND REVISIONS TO THE ORIGINAL APPROVED ENGINEERING DRAWINGS. ALL CHANGES SHALL BE APPROVED BY THE CITY PRIOR TO CONSTRUCTION. FINAL "RECORD DRAWINGS" SHALL BE FILED IN THE OFFICE OF CITY MAPS AND RECORDS.
- THE CONTRACTOR SHALL PROVIDE AN AREA TO STORE CONSTRUCTION DEBRIS WHERE IT WILL NOT BE A NUISANCE TO THE SURROUNDING NEIGHBORHOOD. ALL DEBRIS SHALL BE CONTAINED IN SUCH A MANNER THAT WILL PREVENT SCATTERING. ALL DEBRIS INCLUDING TREES AND UNDERGROWTH SHALL BE DISPOSED OF PROPERLY WITHIN THE CITY LANDFILL. ALL DEBRIS SHALL BE REMOVED FROM THE SITE PRIOR TO FINAL SITE INSPECTION.
- THE CONTRACTOR SHALL CONFINE HIS OPERATIONS TO THE CONSTRUCTION LIMITS OF THE PROJECT AND IN NO WAY SHALL ENCROACHMENT OCCUR ONTO ADJACENT PROPERTIES UNLESS LEGAL EASEMENTS ARE OBTAINED. ALL FILL AND CUT SLOPES SHALL BE SETBACK FROM THE PROPERTY LINE IN ACCORDANCE WITH CHAPTER 70 U.B.C. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY AGREEMENT NECESSARY OR DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO PUBLIC OR PRIVATE PROPERTY INCLUDING UTILITIES.
- THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 29 OF THE SPECIFICATIONS.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH REFLECTORIZED PLASTIC PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24 HOUR CONSTRUCTION.

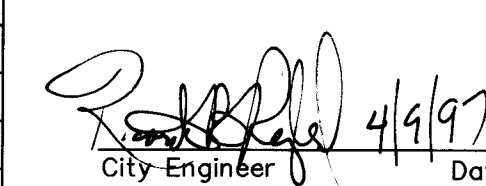
THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED :

- ☐ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☐ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER
- ☐ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEEPENED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER
- ☐ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE
- ☐ THE REQUESTER OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-55431.81 01/13/97

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
K. M. B. B. B.
DATE 10-14-97

Red Mountain
Engineers,
Inc.
Engineers • Surveyors • Planners
4800-C Montgomery Blvd. NE
Suite 101
Albuquerque, NM 87109
Phone: (505) 889-3004

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	
		DRC Chairman		3-31-97		*****	
		Transportation		3-6-97		APPROVED FOR CONSTRUCTION	
		Water/Wastewater		3-6-97		 City Engineer Date 4/9/97	
		Hydrology		3-6-97			
		C.I.P.		3-6-97			
Constr. Mngmt.							
City Project No.		554381		Sheet		1 of 13	

DRB CASE NO. 96-272

SCANNED BY
BY LASON

State of New Mexico) SS
County of Bernalillo)
This instrument was filed for record on
23 AUG 29 1996
at 2:00 PM. Received in the
office of the County Clerk on 23 AUG 29 1996
at 2:00 PM. Clerk of the County Clerk
Sally Clark

Reserved for County Clerk Seal

TRACTS A-1A-2A, A-1A-2B AND A-1A-2C
HUBBELL PLAZA
(BEING A REPLAT OF TRACT A-1A-2, HUBBELL PLAZA
AND TRACT D-1A, COORS CENTRAL NORTH)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 1996

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Atrisco
Grant in projected Section 22, Township 10 North, Range 2 East, New
Mexico comprising all of Tract A-1A-2, Hubbell Plaza, as the
same is shown and designated on the plat entitled "TRACTS A-1A-1,
A-1A-2 AND A-1A-3, HUBBELL PLAZA, (BEING A REPLAT OF TRACT A-1A,
HUBBELL PLAZA), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO"
filed in the office of the County Clerk of Bernalillo County, New
Mexico on June 4, 1992 in Volume 920, Folio 107, together with all
of Tract D-1A, Coors Central North, as the same is shown and
designated on the plat entitled "TRACTS D-1A, D-2A, D-3A, D-4A, D-5A, D-6
AND D-7, COORS CENTRAL NORTH, (BEING A REPLAT OF TRACTS D-1, D-2,
D-3 AND D-4 COORS CENTRAL NORTH), CITY OF ALBUQUERQUE, BERNALILLO
COUNTY, NEW MEXICO" filed in the office of the County Clerk of
Bernalillo County, New Mexico on July 25, 1991 in Volume 910, Folio
154.

Said parcel contains 27,455.0 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATED and now comprising TRACTS A-1A-2A, A-1A-2B
AND A-1A-2C HUBBELL PLAZA, (BEING A REPLAT OF TRACT A-1A-2, HUBBELL
PLAZA AND TRACT D-1A, COORS CENTRAL NORTH), CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance
with the wishes and desires of the undersigned owner(s) and proprietor(s)
herein. Said owner(s) and proprietor(s) do hereby consent to all of the
foregoing and do hereby consent that they are so authorized to act.

Owners of Tract A-1A-2A, HUBBELL PLAZA

SOUTH COORS LIMITED PARTNERSHIP
1111
GENERAL PARTNER
WADE INVESTMENT CO., a New Mexico Corporation

Robert W. Eaton, President

Owners of Tracts A-1A-2B and A-1A-2C, HUBBELL PLAZA

FIRST SECURITY BANK OF NEW MEXICO

Branch Manager, Assistant Vice President

ACKNOWLEDGEMENT

State of New Mexico
County of Bernalillo

This instrument was acknowledged before me on this 20th day
of May, 1996.

Karen Lee Ward
Notary Public

My Commission expires: 11-13-97

ACKNOWLEDGEMENT

State of Utah
County of

This instrument was acknowledged before me on this 10th day
of May, 1996.

Notary Public

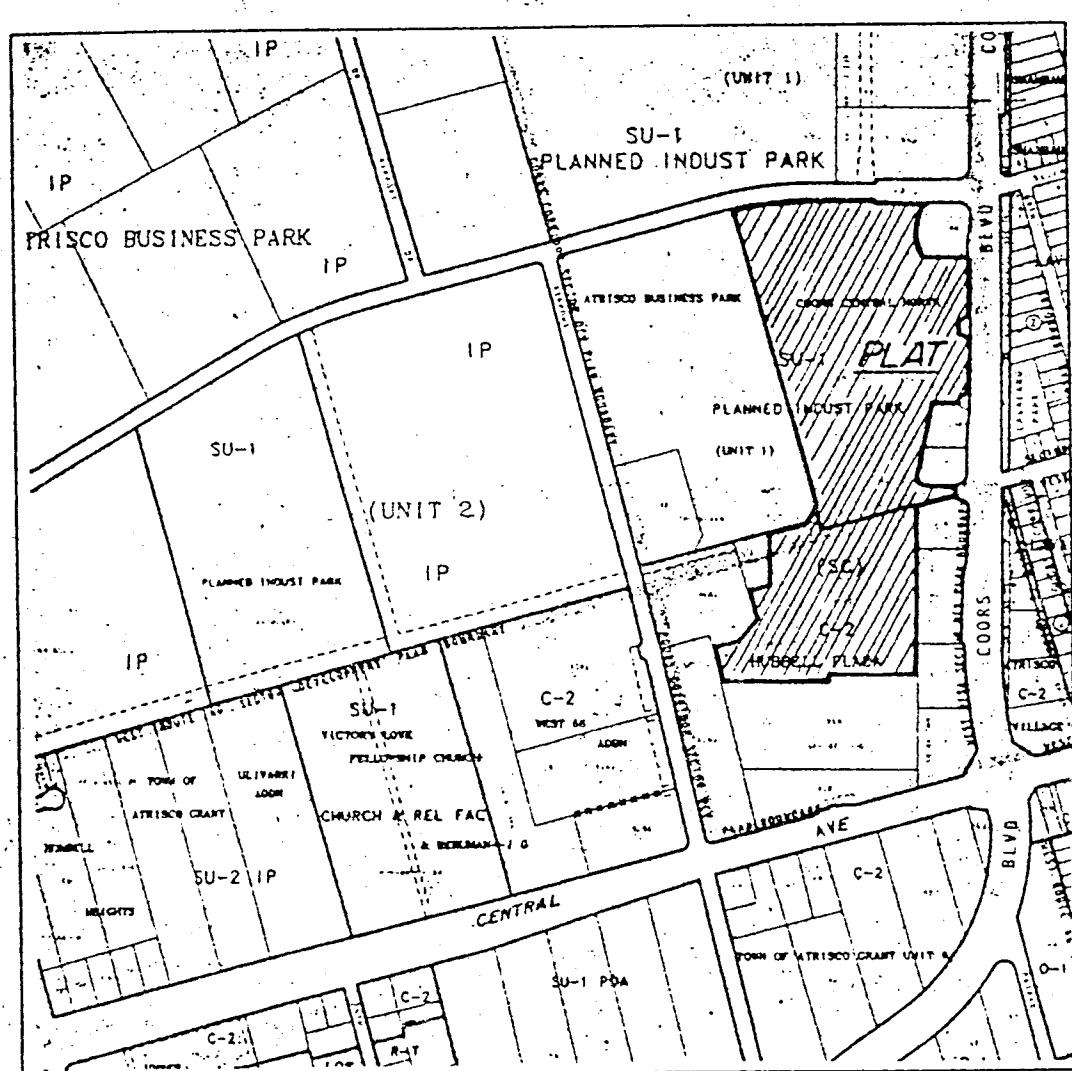
My Commission expires: 4-13-98



SHEET 2 OF 5

SURVOTEK, INC.

5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366 Fax: 505-897-3377



Vicinity Map
N.T.S.

GENERAL NOTES

1. Bearings are given based upon the New Mexico State Plane Coordinate System, Central Zone and rotated to grid at the New Mexico State Highway Commission Monument "N-448-N1A".
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. All corners are a 5/8" rebar and survey stamped "HUGG LS 5823, HUGG LS 9750" or "HUGG LS 71808" unless otherwise indicated.
5. Delta Alpha = -00° 15' 52"
6. Ground to Grid factor = 0.99957813
7. Zone Atlas Page K-10.
8. U.C.L.S. Log Number 96032209390155.

DISCLOSURE STATEMENT

The purpose of this report is to eliminate the tract line between Tract
D-1A, Coors Central North and Tract A-1A-2, Hubbell Plaza and to create
Tracts A-1A-2A, A-1A-2B and A-1A-2C as shown herein.

A reciprocal access, utility, drainage and parking agreement for
the Hubbell Plaza plot contained in the restrictive covenants filed
with the County Clerk of Bernalillo County, New Mexico on
March 1, 1996 in Volume 920, Folio 107, and in Volume 910, Folio 154.

NOTE

Prior to development, City of Albuquerque Water and Sanitary Sewer
Department to this property must be verified and coordinated with the
Public Works Department, City of Albuquerque, via a request for a
water and sewer availability statement.

State of New Mexico) SS
County of Bernalillo)
This instrument was filed for record on
23 AUG 29 1996
at 2:00 PM. Received in the
office of the County Clerk on 23 AUG 29 1996
at 2:00 PM. Clerk of the County Clerk
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Reserved for County Clerk Seal

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HUBBELL PLAZA
(BEING A REPLAT OF TRACT A-1A-2, HUBBELL PLAZA
AND TRACT D-1A, COORS CENTRAL NORTH)
96096359 CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 1996

APPROVALS

9P.96.199
Traffic Engineer, City of Albuquerque
Public Works Department

City Surveyor, City of Albuquerque
Public Works Department

Utility Development Division, City of
Albuquerque Public Works Department

Albuquerque Metropolitan Arroyo Flood
Control Authority

City Engineer, City of Albuquerque
Public Works Department

Property Management, City of Albuquerque

City of Albuquerque

Albuquerque Subdivision
Ordinance

Chairman, Albuquerque/Bernalillo County
Development Review Board

DRB 96-272

DRB 96-272

DRB 96-272

DRB 96-272

DRB 96-272

DRB 96-272

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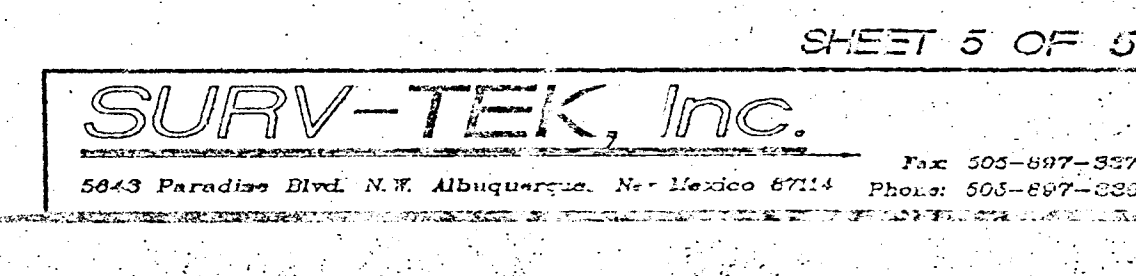
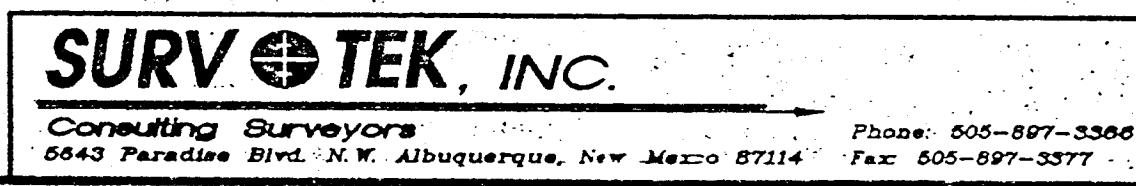
DRB 96-272

DRB 96-272

DRB 96-272

DRB 96-272

DRB 96-272



BOUNDARY LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S00°36'52"W	11.00'
L2	S00°37'50"W	185.00'
L3	S00°37'50"W	50.00'
L4	S11°30'58"W	47.66'
L5	S00°37'50"W	58.00'
L6	N89°22'11"W	5.00'
L7	S00°37'50"W	22.00'
L8	S89°22'11"E	5.00'
L9	S10°15'17"E	47.66'
L10	S00°37'50"W	19.50'
L11	N89°22'10"W	98.00'
L12	S89°22'10"E	118.81'
L13	S00°37'50"W	36.43'
L14	S75°01'30"W	150.07'
L15	S00°37'50"W	35.11'
L16	N75°01'30"E	94.27'
L17	N39°45'06"E	109.13'
L18	N14°58'30"W	105.97'
L19	N75°01'30"E	81.39'
L20	N30°01'00"E	72.05'
L21	N85°16'08"W	27.88'
L22	S14°27'53"W	47.96'
L23	S77°01'15"W	59.38'
L24	S74°45'43"W	79.82'
L25	S75°01'30"W	55.84'
L26	N15°01'34"W	72.24'
L27	S00°36'53"W	40.00'

BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1400.39'	341.95'	171.83'	341.10'	N83°37'10"E	13°59'26"
C2	38.00'	59.69'	38.00'	53.74'	S45°36'53"W	90°00'00"
C3	178.73'	42.38'	21.29'	42.28'	S07°24'25"W	13°35'04"
C4	178.73'	42.38'	21.29'	42.28'	S07°24'25"W	13°35'04"
C5	210.33'	101.95'	52.00'	100.96'	S13°16'20"E	27°46'22"
C6	12.00'	18.85'	12.00'	16.97'	S44°22'10"E	90°00'00"
C7	38.00'	59.69'	38.00'	53.74'	S45°37'50"W	90°00'00"
C8	38.00'	59.69'	38.00'	53.74'	S44°22'10"E	90°00'00"
C9	38.00'	59.69'	38.00'	53.74'	S45°37'50"W	90°00'00"
C11	25.00'	44.20'	30.50'	38.67'	S38°42'52"E	101°18'35"
C12	495.66'	199.46'	101.10'	198.12'	S10°54'50"E	23°03'25"
C13	936.03'	198.33'	99.54'	197.96'	S16°22'20"E	12°08'24"
C14	473.03'	198.98'	100.98'	197.52'	S22°21'11"E	24°06'05"
C15	351.75'	19.25'	9.63'	19.25'	N76°19'49"E	03°08'11"
C16	165.00'	120.58'	63.12'	117.91'	N56°57'49"E	41°52'11"
C17	57.90'	39.41'	20.50'	38.65'	N55°31'37"E	38°59'47"

AMITY LEATHER

AMITY LEATHER

TRACT A-1A-2C

PROPOSED WATERLINE
SEE SHEETS 8 AND 9

LEGEND

- NEW GATE VALVE
- NEW FIRE HYDRANT
- NEW MANHOLE
- EXISTING MANHOLE
- NEW TRANSFORMER PAD
- NEW SWITCHGEAR PAD
- EXISTING BOUNDARY CORNER
- NEW CHILLER PAD
- PROPOSED BUILDING
- PROPOSED UTILITY EASEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED RIPRAP
- PROPOSED DETENTION POND
- EXISTING BOUNDARY
- PROPOSED CENTERLINE
- EXISTING FEMA FLOODPLAIN BOUNDARY
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING CURB AND GUTTER
- EXISTING EASEMENT
- DENOTES INSET AREA
- BUILDING NUMBER
- BUILDING TYPE



50' 25' 0' 25' 50'

SCALE: 1" = 50'

SEE INSET A
SHEET 6 OF 13NOTE:
CONTRACTOR TO INSTALL
LANE STRIPING ON
BLUEWATER ROAD, SEE
SHEET 13 OF 13

Red Mountain
Engineers, Inc.
Engineers • Surveyors • Planners
4600-C Montgomery
Blvd., NE, Suite 101
Albuquerque, NM 87109
Phone: (505) 889-3004

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: SITE PLAN - INFRASTRUCTURE IMPROVEMENTS

City Project No.	Zone Map No.	Sheet	Of
554381	H-21-Z	5	13

SCANNED BY
BY LASON

DRB CASE NO. 96-272

RUE FILE 95335LAW.dwg (RUE: LAYATCH.dwg) Plot: 1:1 2/17/97

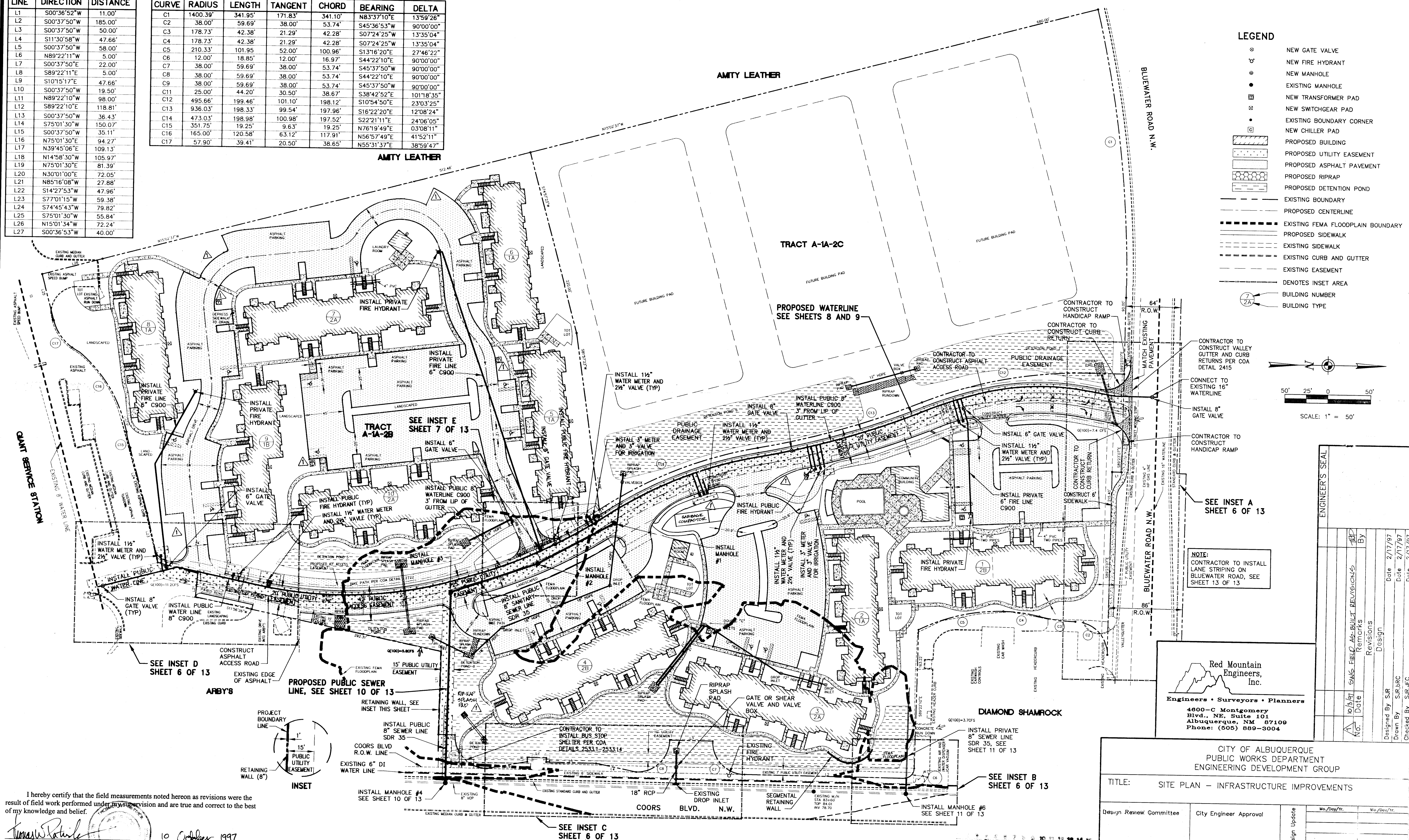
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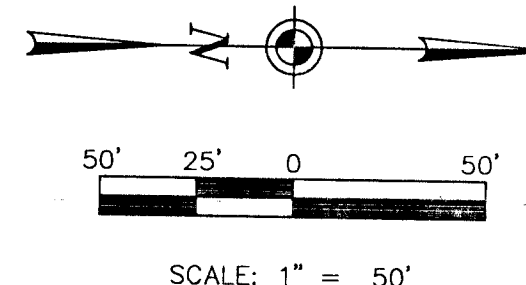
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AMTY LEATHER



LEGEND

- NEW GATE VALVE
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- EXISTING MANHOLE
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- EXISTING SIDEWALK
- EXISTING CURB AND GUTTER
- EXISTING EASEMENT
- DENOTES INSET AREA
- BUILDING NUMBER
- BUILDING TYPE



NOTE: CONTRACTOR TO INSTALL LANE STRIPING ON BLUEWATER ROAD, SEE SHEET 13 OF 13

Red Mountain Engineers, Inc.
 Engineers • Surveyors • Planners
 4600-C Montgomery Blvd., NE, Suite 101
 Albuquerque, NM 87109
 Phone: (505) 889-3004

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

TITLE: SITE PLAN - INFRASTRUCTURE IMPROVEMENTS

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
554381	H-21-Z	5A	13

SCANNED BY

DRB CASE NO. 96-272

26-554381-5A07

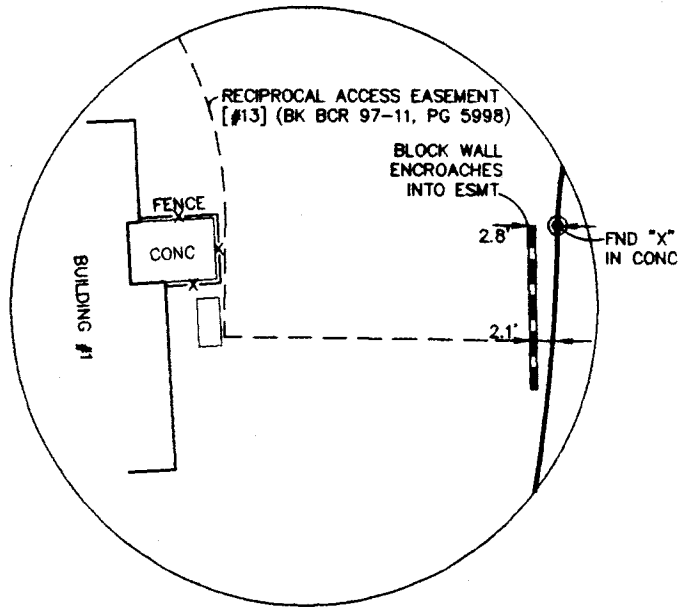
I hereby certify that the field measurements noted hereon as revisions were the result of field work performed under my supervision and are true and correct to the best of my knowledge and belief.

Thomas W. Patrick, N.M.P.S.#12651

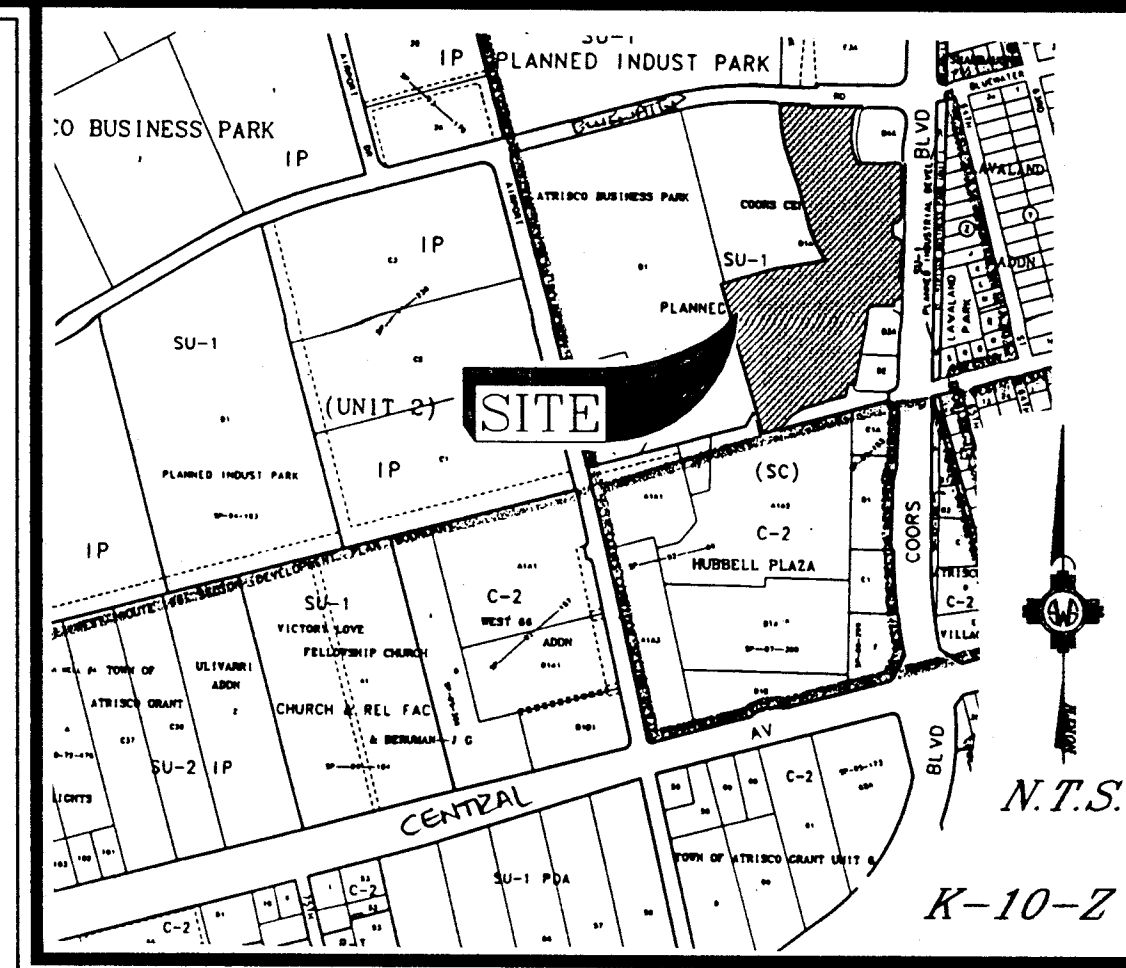
10 October 1997
 Date

PROJECT BOUNDARY SURVEY & EASEMENT SURVEY

TRACT A-1A-2B, HUBBELL PLAZA
SECTION 22, T. 10 N., R. 2 E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
11.4335 ACS.
ORIGINAL #1



ENCROACHMENT DETAIL
1" = 20'



Vicinity Map

1" = 50'
PROJECT NO. 788-20
PLOT BY JC
ZONE ATLAS: K-10-Z

50 30 10 0 50
20 25
SCALE: 1" = 50'

CORNER LEGEND

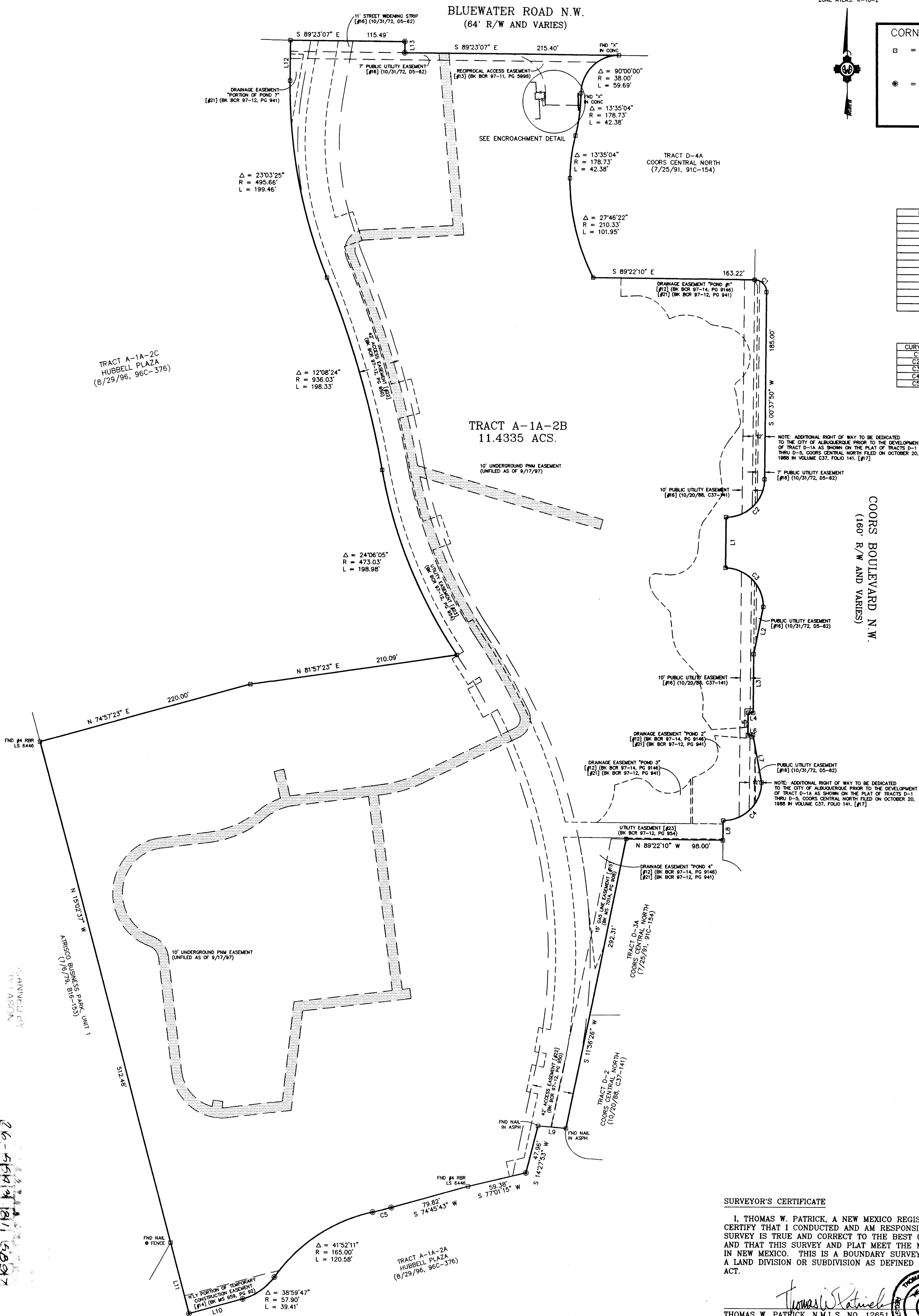
- = FOUND #4 REBAR W/CAP STAMPED "PATRICK PS 12651" UNLESS OTHERWISE NOTED
- = SET #4 REBAR W/CAP STAMPED "PATRICK PS 12651" OR SET NAIL W/SHINER STAMPED "PS 12651" OR SET "X" IN CONC UNLESS OTHERWISE INDICATED

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 00°37'50" W	50.00'
L2	N 11°30'58" E	47.66'
L3	N 00°37'50" E	58.00'
L4	N 89°22'11" W	5.00'
L5	S 00°37'50" W	22.00'
L6	N 89°22'11" W	5.00'
L7	N 10°15'17" W	47.66'
L8	S 00°37'50" W	19.50'
L9	N 85°16'08" W	27.88'
L10	N 75°01'30" E	55.84'
L11	N 15°01'34" W	72.24'
L12	S 00°36'53" W	40.00'
L13	S 00°36'52" W	11.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	12.00'	19.85'	90°00'00"
C2	38.00'	59.69'	90°00'00"
C3	38.00'	59.69'	90°00'00"
C4	38.00'	59.69'	90°00'00"
C5	351.75'	19.25'	03°08'11"



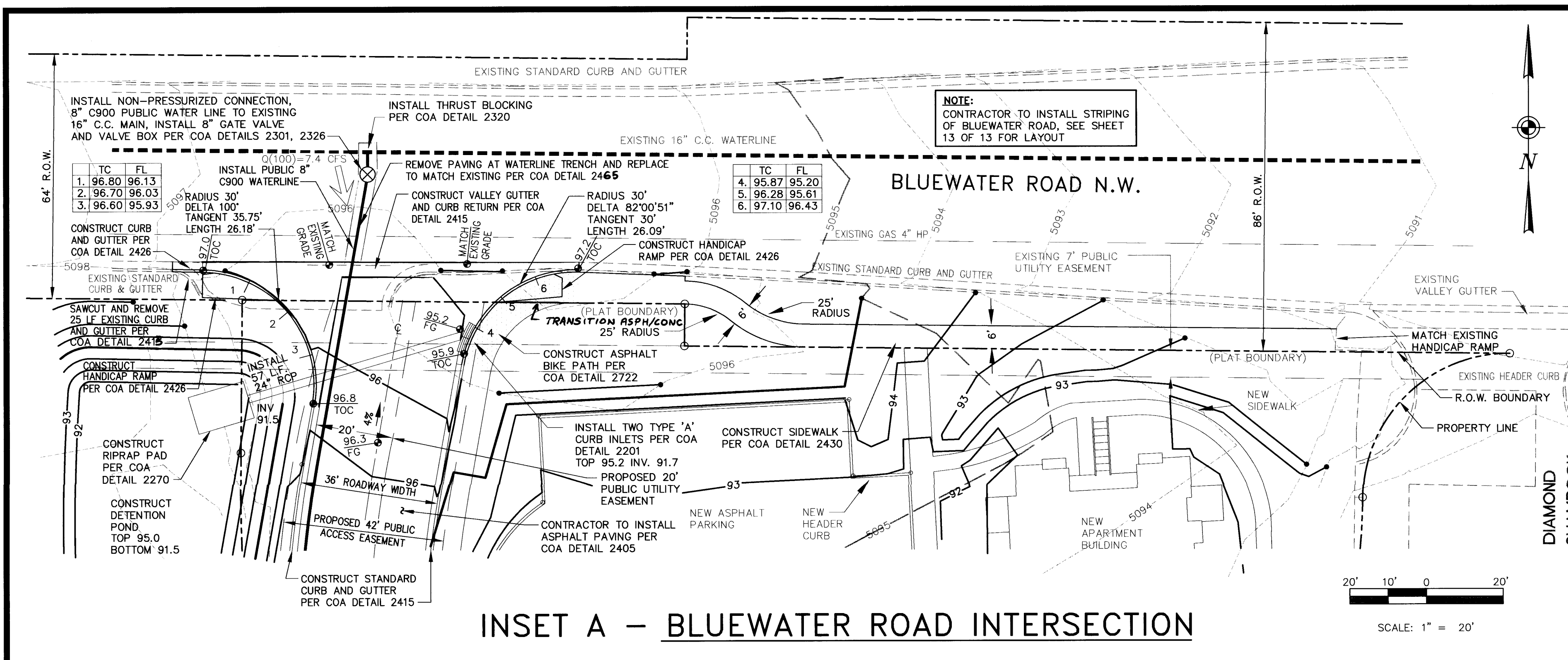
SURVEYOR'S CERTIFICATE

I, THOMAS W. PATRICK, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO. THIS IS A BOUNDARY SURVEY OF AN EXISTING TRACT AND IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

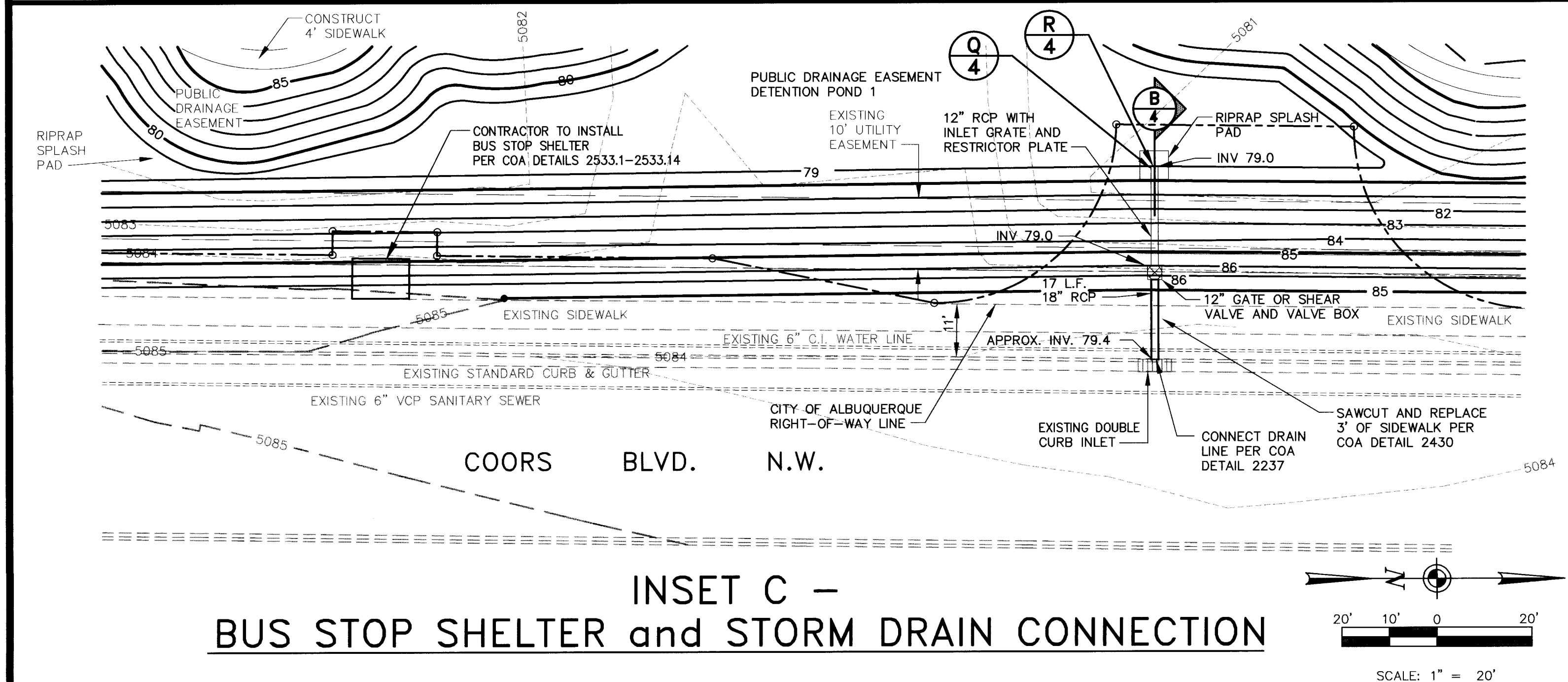
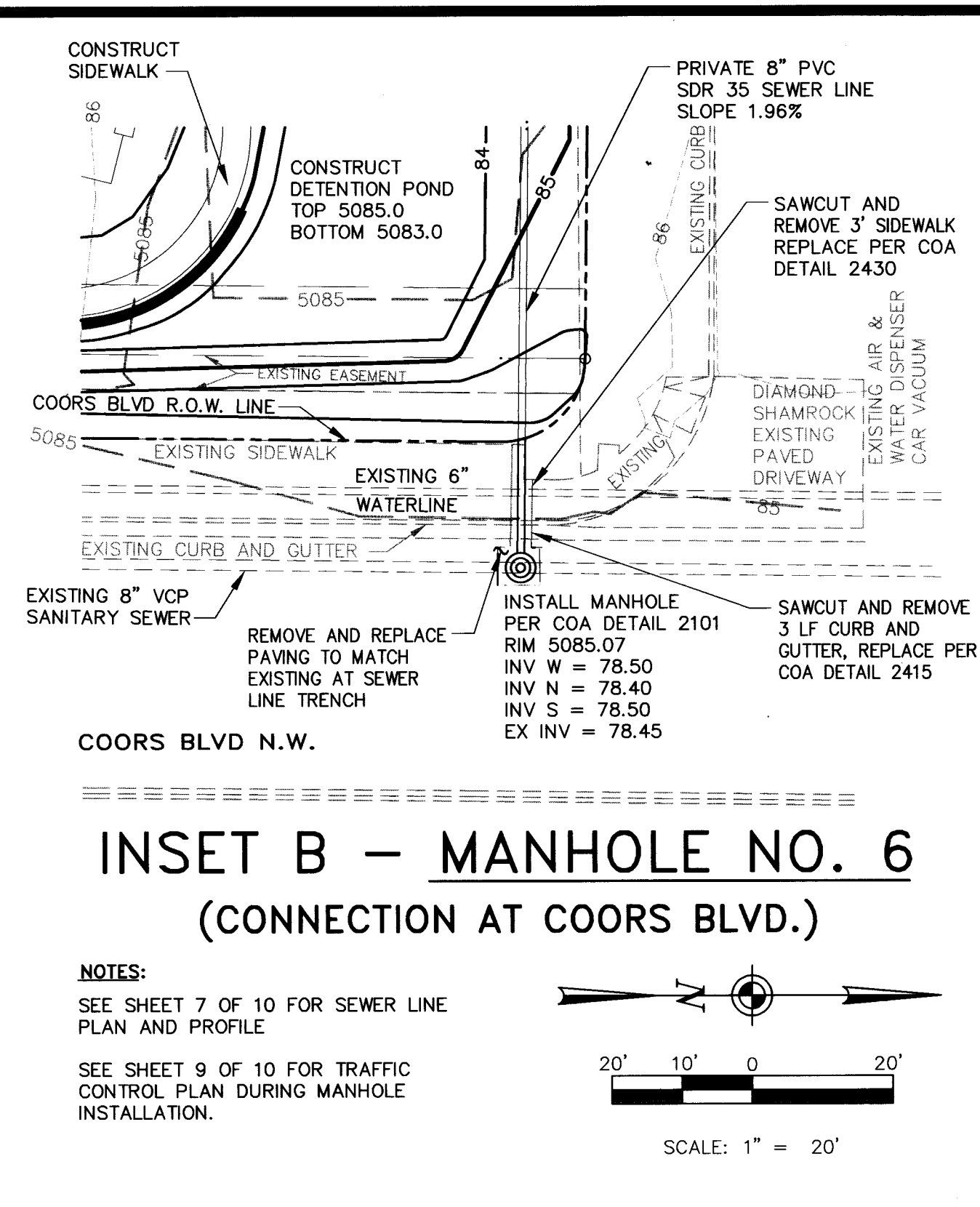
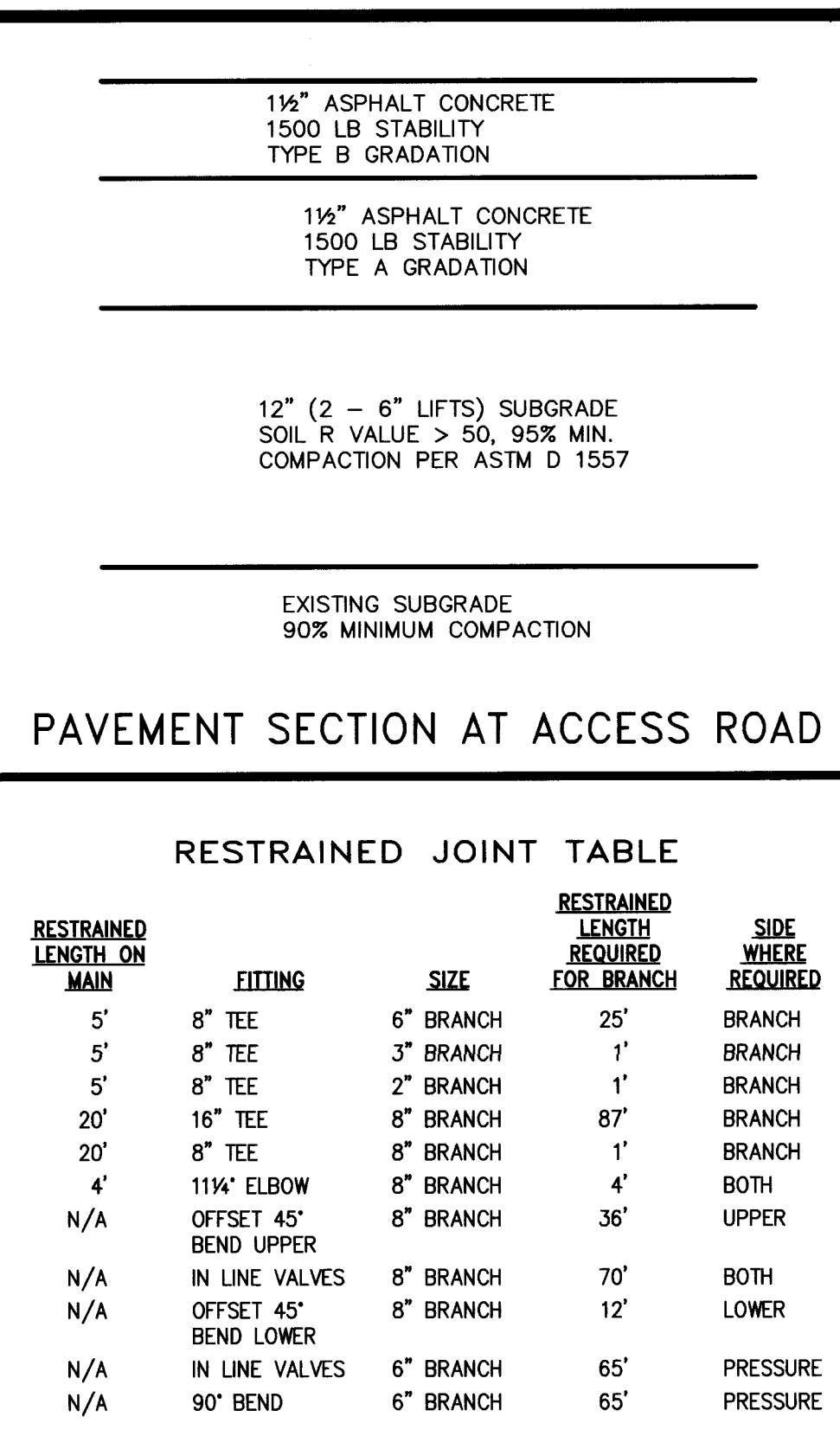
THOMAS W. PATRICK
THOMAS W. PATRICK, N.M.L.S. NO. 12651
DATE 3 Oct. 1997

SOUTHWEST SURVEYING CO., INC.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 247-4444
FAX: (505) 242-8069

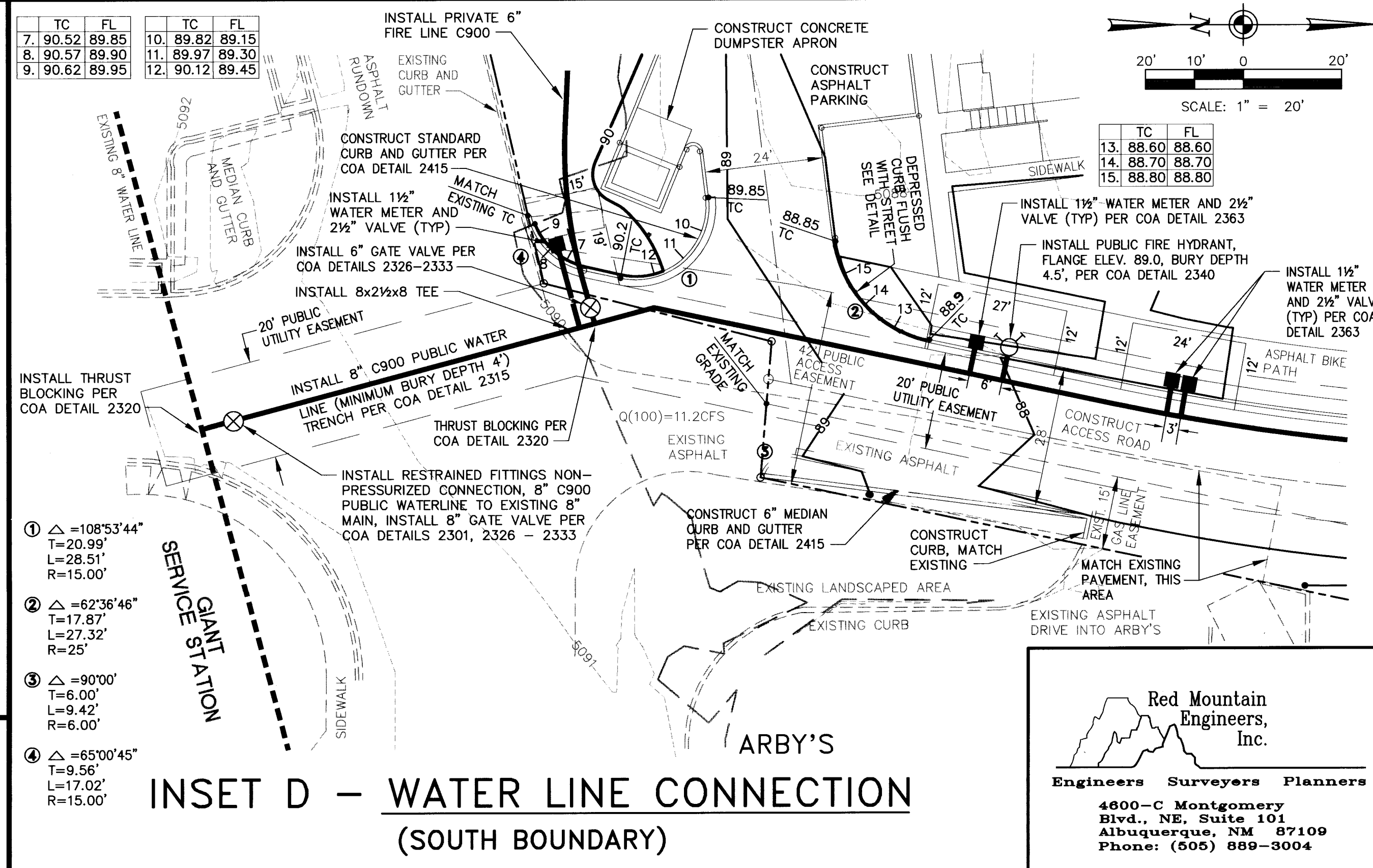
T10N R2E SEC. 22



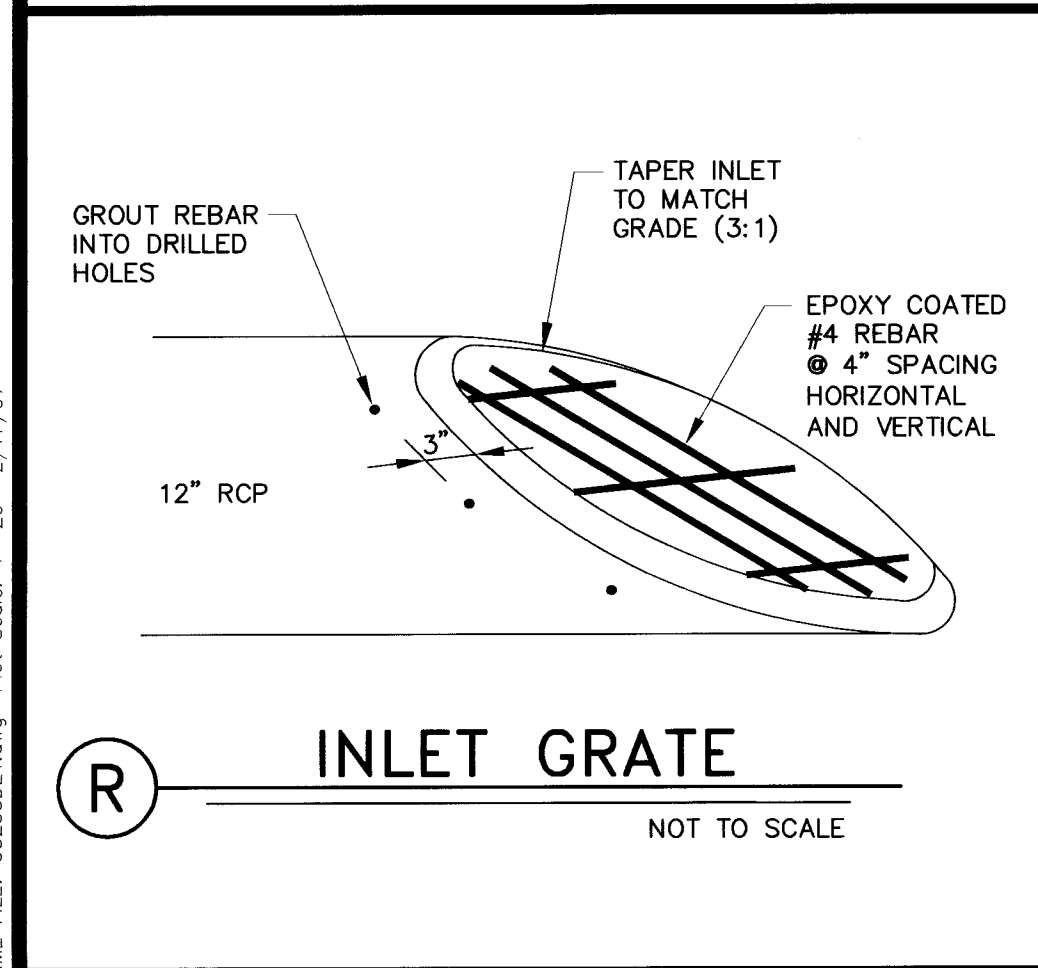
INSET A - BLUEWATER ROAD INTERSECTION



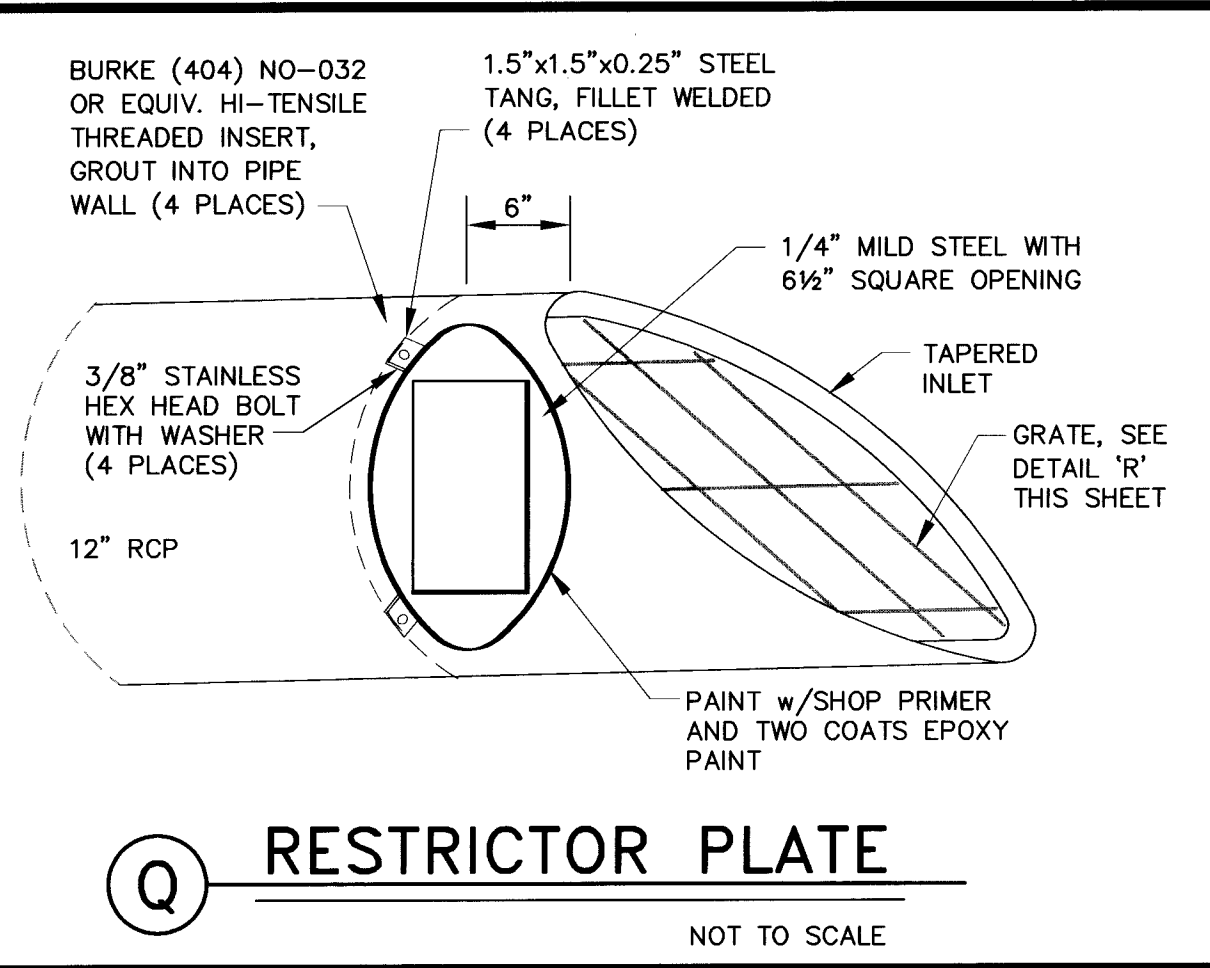
INSET C - BUS STOP SHELTER and STORM DRAIN CONNECTION



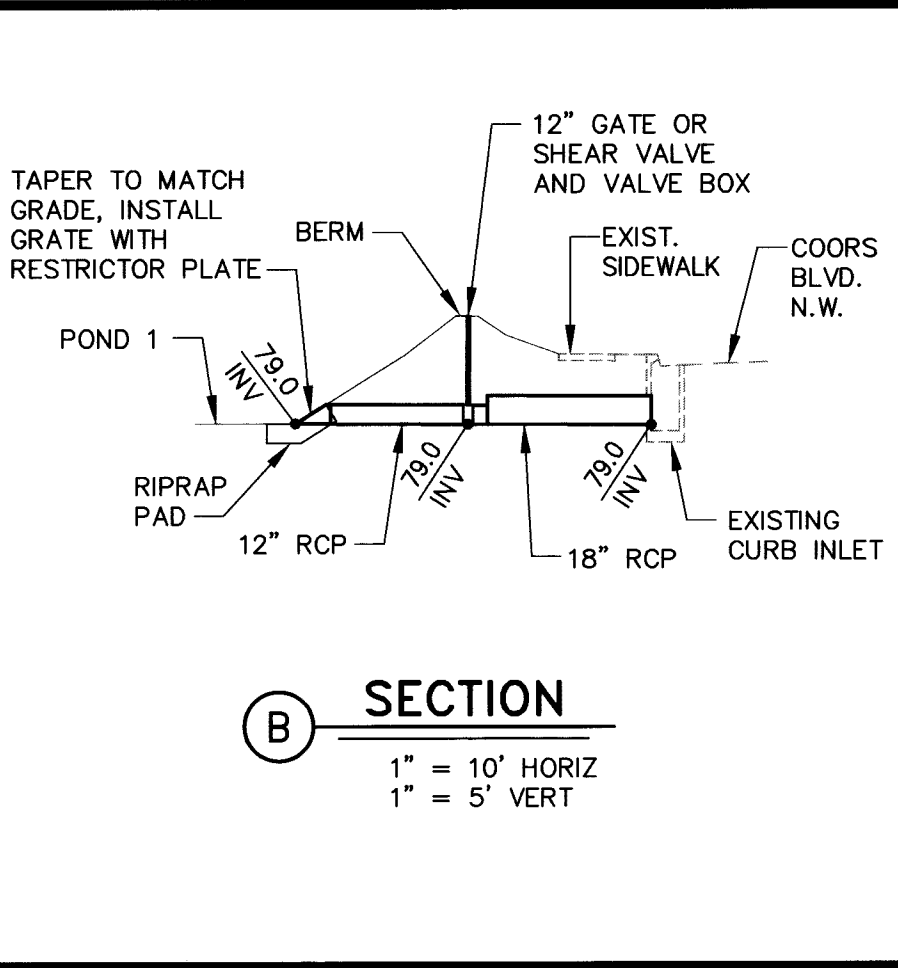
INSET D - WATER LINE CONNECTION (SOUTH BOUNDARY)



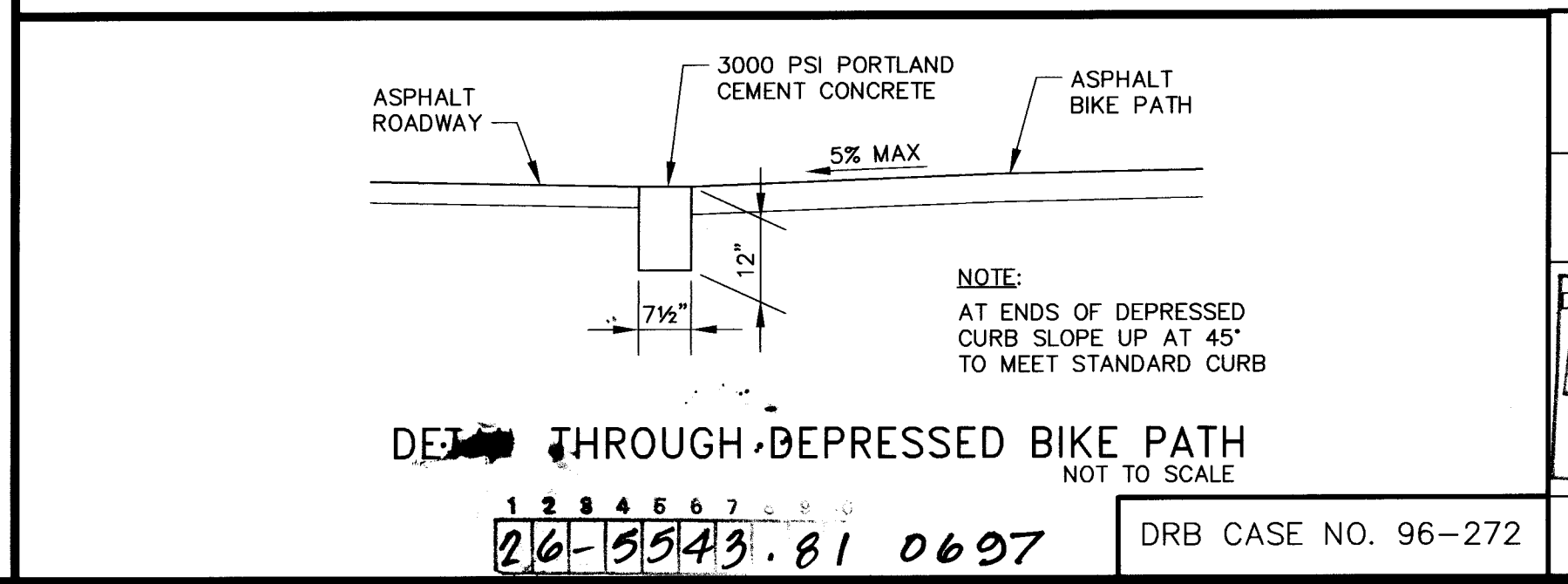
INLET GATE



RESTRICTOR PLATE



SECTION B



DETAIL THROUGH DEPRESSED BIKE PATH

BENCHMARK DATA:

BM NO. 1-K10
ELEV. 5091.899

AT THE INTERSECTION OF AVALON ROAD NW AND 64TH STREET NW

A SQUARE, CHISELED IN THE TOP OF CURB ABOVE A DROP INLET IN THE NORTHWEST QUADRANT OF THE INTERSECTION.

REVISIONS

No.	Date	By	Remarks
1	2/17/97	JEC	Design
2	2/17/97	JEC	Revisions
3	2/17/97	JEC	Design

Red Mountain Engineers, Inc.

4600-C Montgomery Blvd., NE, Suite 101
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Phone: (505) 889-3004

Engineers Surveyors Planners

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

ENGINEERING DEVELOPMENT GROUP

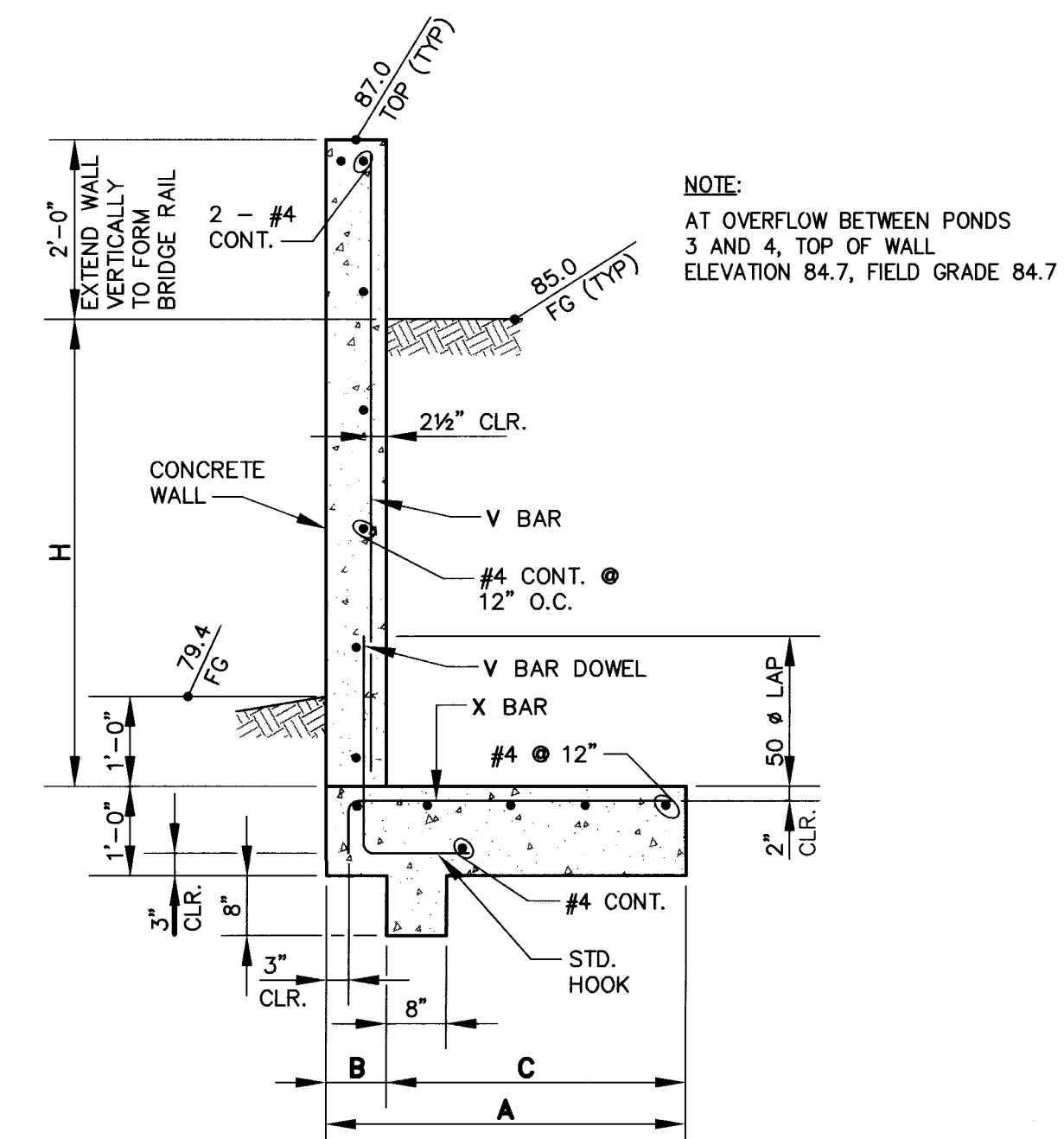
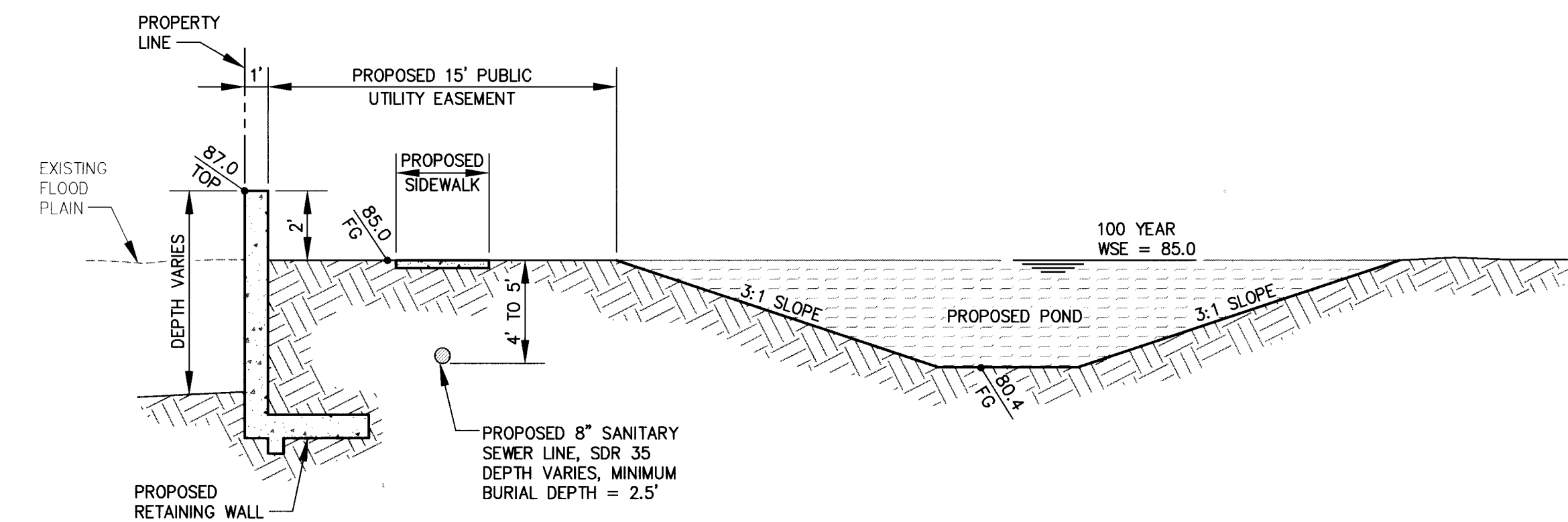
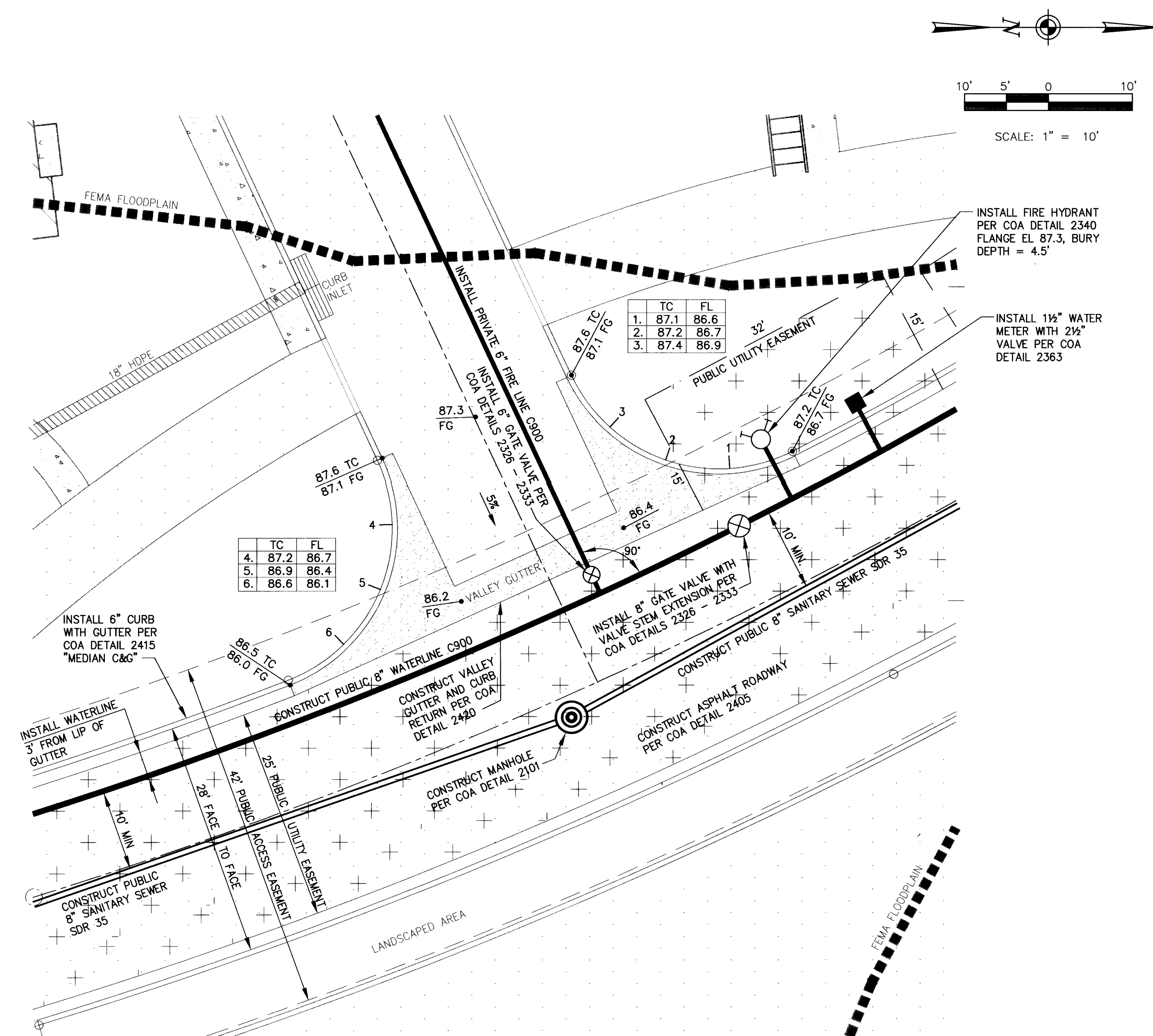
TITLE: INSETS AND DETAILS

City Project No. 554381

Zone Map No. H-21-Z

Sheet 6 of 13

FILE: 962305C.Dwg Plot Scale: 1"=20' 2/17/97



CONCRETE RETAINING WALL SCHEDULE					
H MAX	A	B	C	V	X
less than 2'-0"	2'-0"	8"	1'-4"	#4 @ 18"	#3 @ 18"
4'-0"	3'-0"	8"	2'-4"	#4 @ 18"	#4 @ 18"
6'-7"	5'-4"	12"	4'-4"	#5 @ 18"	#5 @ 18"

REBAR $f'_y = 60,000$ psi
CONCRETE $F'_c = 3,000$ psi

NOTE: 'V' BAR DOWELS SAME SIZE, SPACING AND
CLEARANCE AS 'V' BARS. 1 2

SCANNED BY
BY LASON

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2	6	-	5	5	4	3	.	8	1		0	7	9	7

DRB CASE NO. 96-272

BENCHMARK DATA:

BM NO. 1-K10
ELEV. 5091.899

AT THE INTERSECTION OF AVALON
ROAD NW AND 64TH STREET NW

A SQUARE, CHISELED IN THE TOP OF CURB ABOVE A DROP INLET IN THE NORTHWEST QUADRANT OF THE INTERSECTION.

[illegible]

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Albuquerque, NM 87109
Phone: (505) 889-3004**

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:	INSETS AND DETAILS
--------	--------------------

Design Review Committee

APPROVED

MAR 31 1997

DESIGN
REVIEW COMMITTEE

	City Engineer Approval
--	------------------------

Fast Design Update

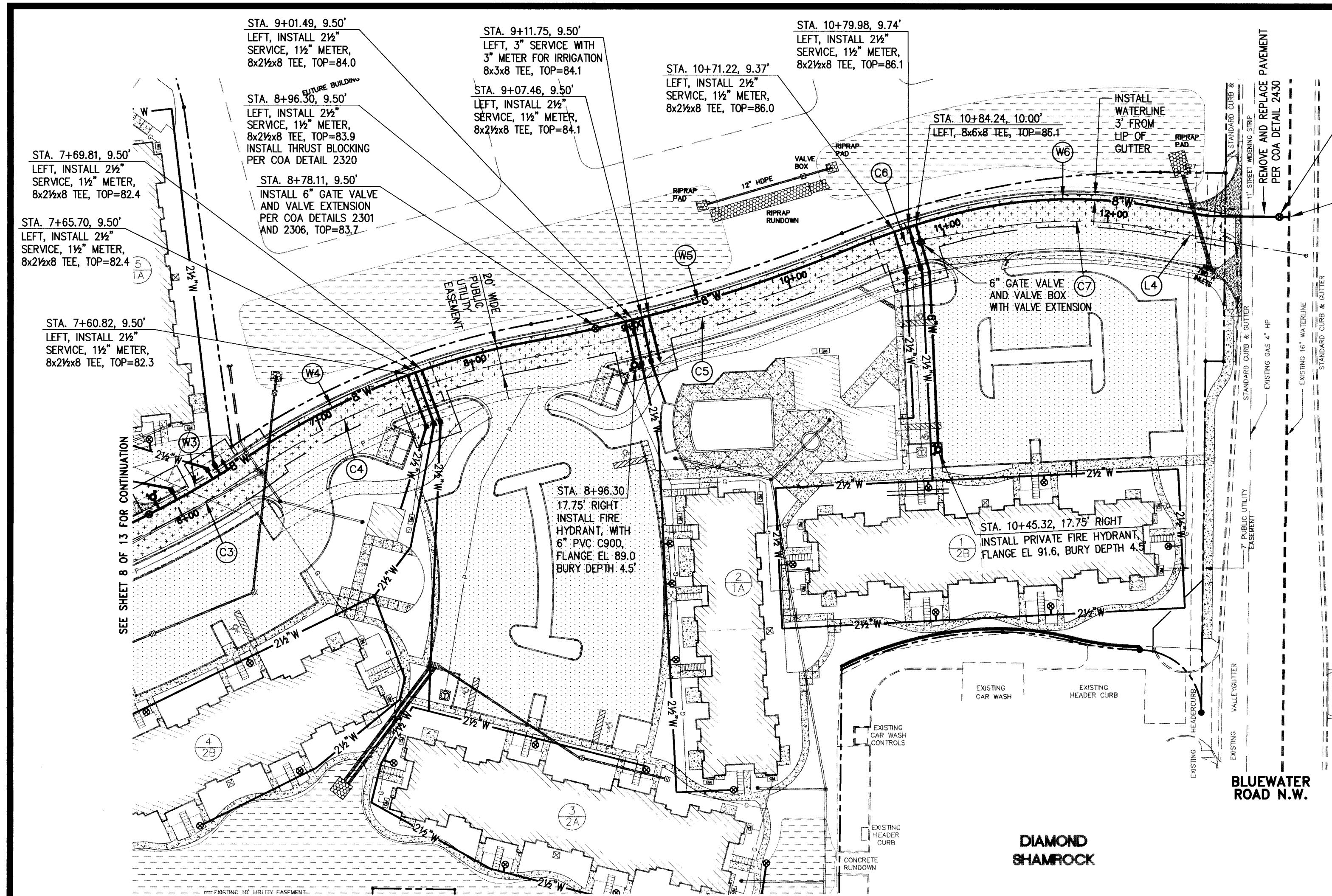
Mo./Day/Yr.	Mo./Day/Yr.

City Project No.

554381

Zone Map No.
H-21-Z

Sheet 7 Of 13



WATERLINE CURVE DATA

W3	W.L. CURVE DATA
R=463.53'	
L=190.60'	
Δ=23°36'38" RT	
T=96.67'	
W4	W.L. CURVE DATA
R=946.53'	
L=200.79'	
Δ=12°09'16" LT	
T=100.77'	
W5	W.L. CURVE DATA
R=484.94'	
L=67.98'	
Δ=08°01'54" RT	
T=34.05'	
W6	W.L. CURVE DATA
R=288.50'	
L=123.00'	
Δ=24°25'41" RT	
T=62.45'	

C ROADWAY ALIGNMENT

C3	C CURVE DATA
R=453.03'	
L=186.69'	
Δ=23°36'38" RT	
T=94.69'	
C4	C CURVE DATA
R=956.03'	
L=211.98'	
Δ=12°42'14" LT	
T=106.42'	
C5	C CURVE DATA
R=200.00'	
L=48.59'	
Δ=13°55'14" RT	
T=24.42'	
C6	C CURVE DATA
R=275.00'	
L=91.60'	
Δ=19°05'07" RT	
T=46.23'	
C7	C CURVE DATA
R=905.07'E, 34.66'	
C8	C CURVE DATA
R=275.00'	
L=91.60'	
Δ=19°05'07" RT	
T=46.23'	
C9	C CURVE DATA
R=905.07'E, 46.83'	

WATERLINE CONSTRUCTION NOTES

- ALL 2 1/2" SERVICE LINES SHALL HAVE AN 1 1/2" METER, 2 1/2" VALVE AND VALVE BOX, SEE CITY OF ALBUQUERQUE DETAILS 2367 AND 2363 (TYPICAL).
- ALL WATERLINE AND TRENCHING DETAILS PER CITY OF ALBUQUERQUE STANDARD DETAIL 2315 (TYPICAL).
- ALL FIRE HYDRANTS PER CITY OF ALBUQUERQUE STANDARD DETAILS 2340 AND 2320 (TYPICAL). 4.5' BURY DEPTH.
- ALL WATERLINE CONNECTIONS TO BE FULLY RESTRAINED FROM TEE TO 90° BEND PER JOINT RESTRAINT TABLE.
- STATION AND OFFSETS SHOWN ARE REFERENCED TO ROADWAY CENTERLINE.
- ALL WATERLINES 4" DIA. AND LARGER SHALL BE C900, WATERLINES LESS THAN 4" DIA. SHALL BE 200 PSI.
- SEE SHEET 8 OF 13 FOR WATER SHUTOFF PLAN.

LEGEND

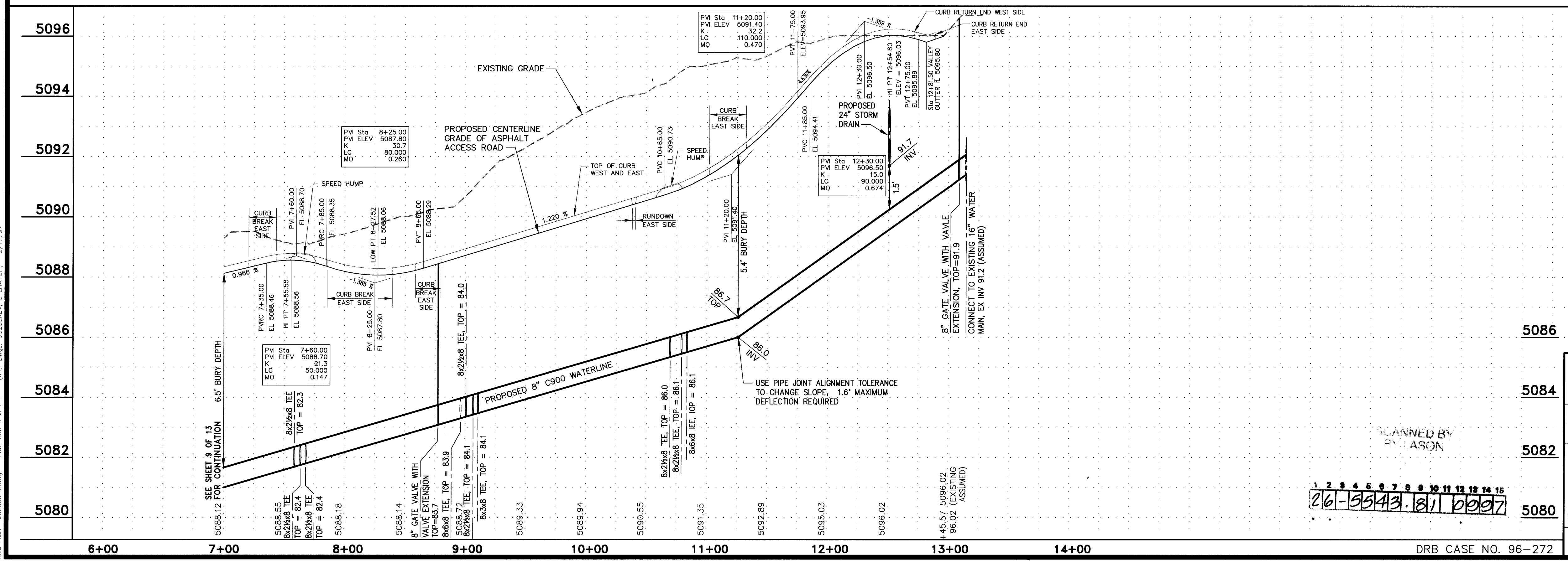
- PROPOSED GAS METER
- PROPOSED CHILLER PAD
- PROPOSED GATE VALVE AND METER
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- EXISTING MANHOLE
- PROPOSED TRANSFORMER PAD
- PROPOSED SWITCHGEAR PAD
- EXISTING BOUNDARY CORNER
- FINISHED GRADE SPOT ELEVATION
- DESC: INV INVERT OF PIPE
- TOP OUTSIDE TOP OF PIPE
- PROPOSED BUILDING
- PROPOSED UTILITY EASEMENT
- PROPOSED DETENTION POND
- PROPOSED ASPHALT
- PROPOSED BIKE PATH
- PROPOSED RIPRAP
- EXISTING BOUNDARY LINE
- PROPOSED CENTERLINE
- PUBLIC UTILITY EASEMENT LINE
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED HEADER CURB
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING EASEMENT

BENCHMARK DATA:

BM NO. 1-K10
ELEV. 5091.899
AT THE INTERSECTION OF AVALON RD NW AND 64TH ST NW
A SQUARE, CHISELED IN THE TOP OF CURB ABOVE A DROP INLET IN THE NORTHWEST QUADRANT OF THE INTERSECTION.

HORIZ.: 1" = 50'
VERT.: 1" = 2'

PUBLIC WATERLINE PLAN AND PROFILE



5096

5094

5092

5090

5088

5086

5084

5082

5080

5096

5094

5092

5090

5088

5086

5084

5082

5080

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Phone: (505) 889-3004

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: ACCESS ROAD AND WATERLINE PLAN AND PROFILE 'B'

City Engineer Approval

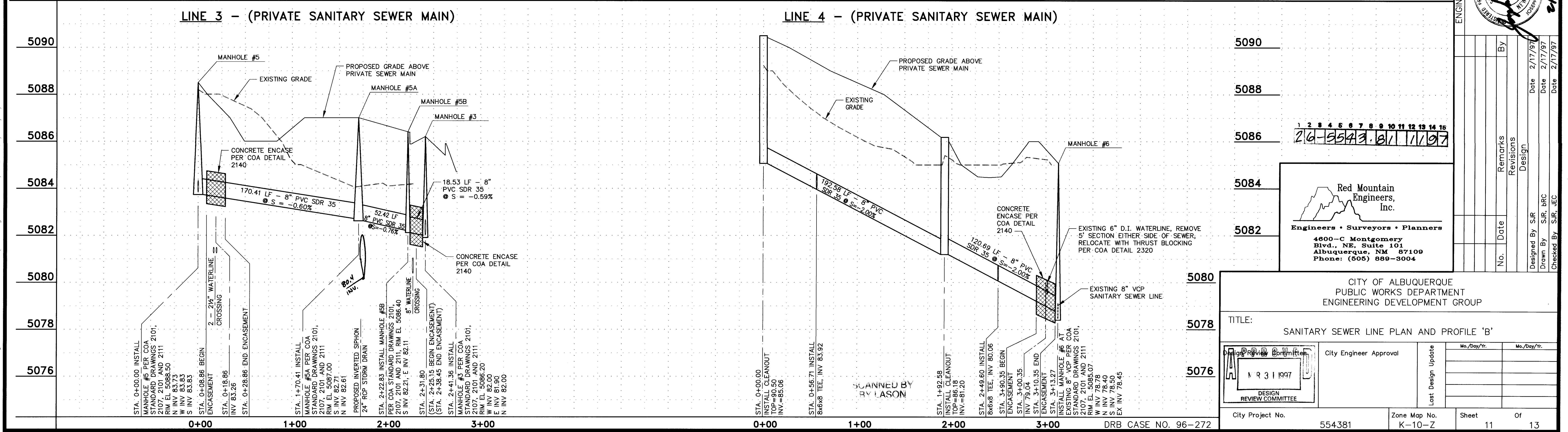
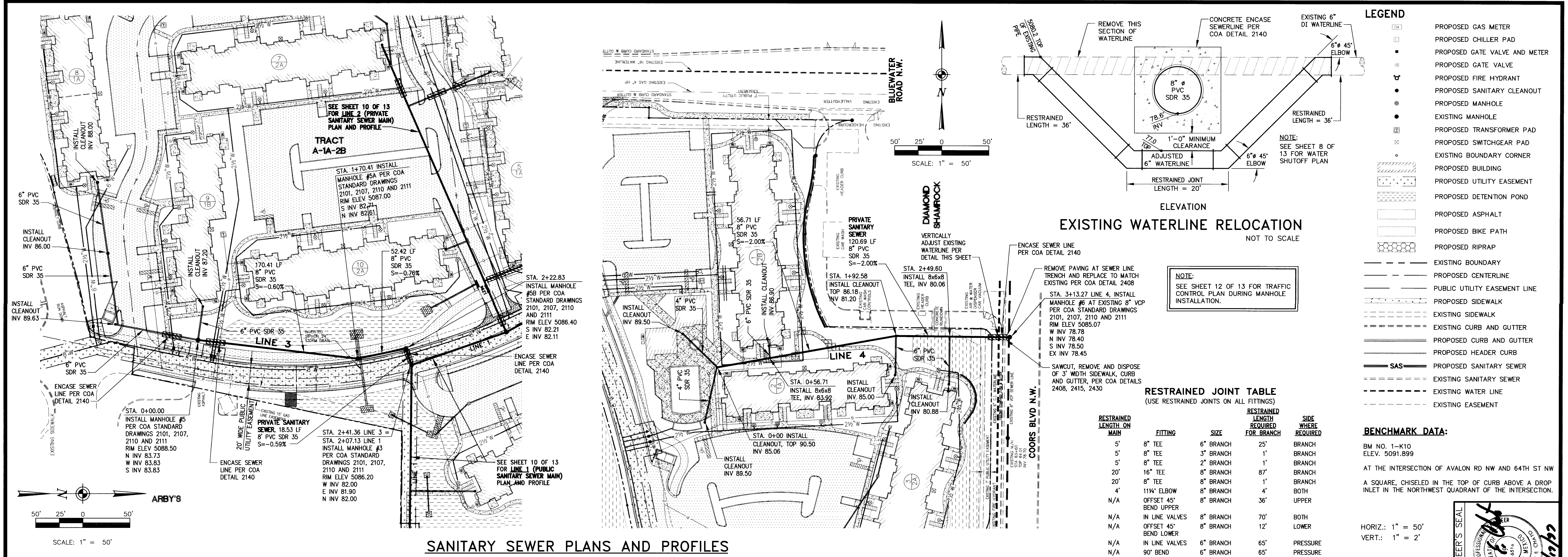
City Project No. 554381

Zone Map No. K-10-Z

Sheet 9 Of 13

DRB CASE NO. 96-272

26-554381-81 6997



BLUEWATER VILLAGE PROJECT

BLUEWATER ROAD

STOP

END CONSTRUCTION

12- Drums/Vertical Panels @ 50' Spacing Maximum with Type "C" Warning lights

Construction Zone (550')

6'

**1- Type III Barricade
2- Type "A" Flashing Lights**

Construct 4' Sanitary Sewer Manhole

WORK AREA

Existing 8" Sanitary Sewer

Construct 4' Sanitary Sewer Manhole

6'

**1- Type III Barricade w/R11-2a & W1-6L
2- Type "A" Flashing Lights**

Drums at 45' Spacing Maximum With Type "C" Warning Lights

540' TAPER

Sunwest Bank

450'

1 - Type "B" Warning Light W4-2R (36"x36")

LANE ENDS MERGE LEFT

450'

1 - Type "B" Warning Light W20-4 (48"x48")

RIGHT LANE CLOSED AHEAD

450'

1 - Type "B" Warning Light W20-1 (48"x48")

ROAD CONSTRUCT AHEAD

COORS

BLVD.

N.W.

Median

Traffic Thru Construction Zone
NOT TO SCALE

NOTE: ALL WORK IN ARTERIAL ROADWAY SHALL BE PERFORMED ON A 24-HOUR PER DAY BASIS.



Vertical Panel Detail Type III Barricade
w/R11-2a & W1-6L

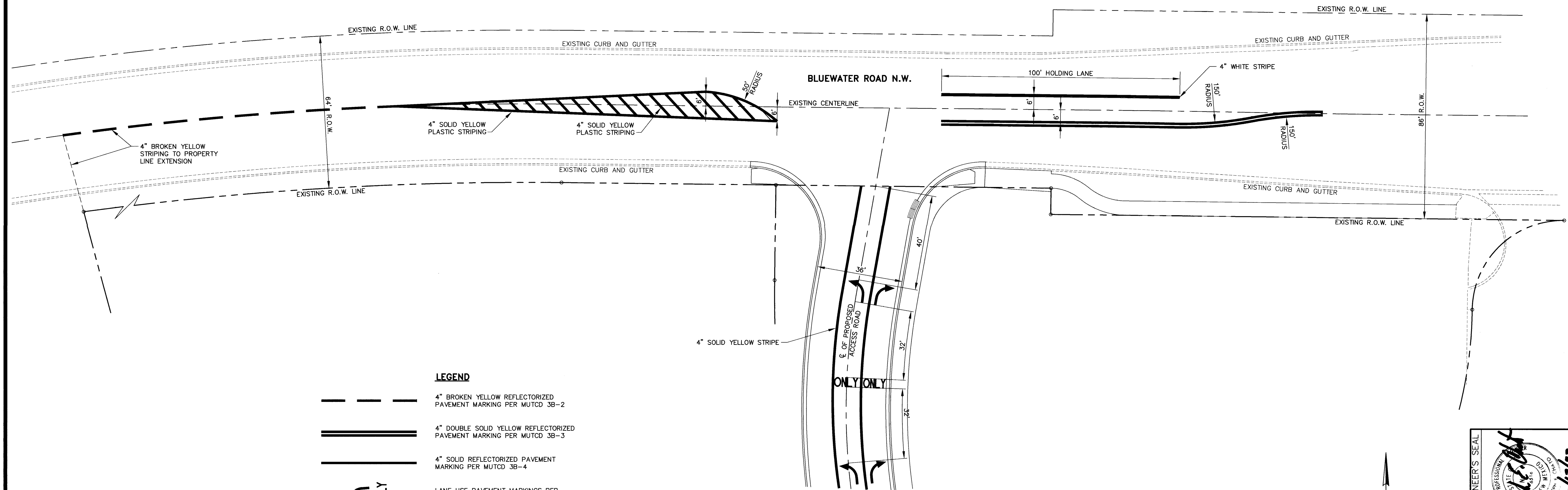
The diagram shows three technical drawings of traffic control devices:

- Vertical Panel Detail:** A vertical panel with a black and white chevron pattern, mounted on a post. The height is labeled as 36" minimum.
- Type III Barricade:** A barricade with a black and white chevron pattern, labeled W1-6L. It is shown with a white arrow pointing left. A note indicates "for added stability".
- Drum Detail:** A drum with a black and white chevron pattern, labeled 4'-8" (Approx). The height is labeled as 36" (Approx).

		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
		TITLE: TEMPORARY TRAFFIC CONTROL PLAN	
DESIGN REVIEW COMMITTEE	City Engineer Approval	No./Day/Yr.	
SCANNED BY BY LASON		DRB CASE NO. 96-272	City Project No. 554381
		Zone Map No. H-21-Z	Sheet 1

DRB CASE NO. 96-272

RME FILE 95235BP'S.dwg (P&I) 2/17/97

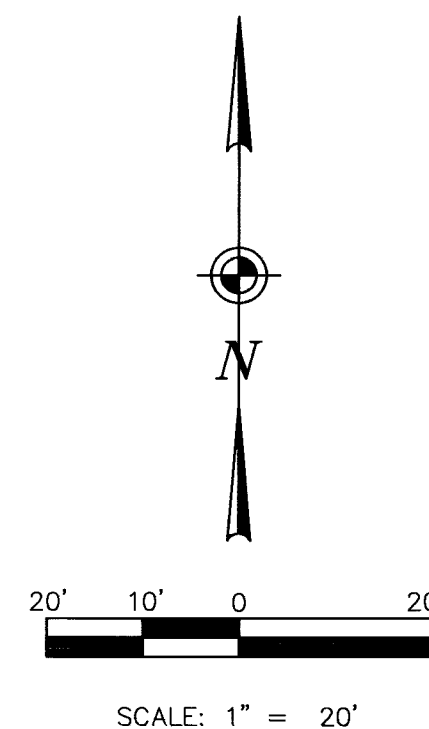


LEGEND

-  4" BROKEN YELLOW REFLECTORIZED PAVEMENT MARKING PER MUTCD 3B-2
-  4" DOUBLE SOLID YELLOW REFLECTORIZED PAVEMENT MARKING PER MUTCD 3B-3
-  4" SOLID REFLECTORIZED PAVEMENT MARKING PER MUTCD 3B-4
-  LANE USE PAVEMENT MARKINGS PER MUTCD 3B-20

NOTES

PAVEMENT MARKINGS ARE PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 1988 EDITION.
ALL PAVEMENT MARKINGS TO BE PLASTIC.



**Red Mountain Engineers, Inc.**
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Phone: (505) 869-3004

ENGINEER'S SEAL		REVISIONS		DESIGN	
By		By		By	
No.		No.		No.	
Date		Date		Date	
Designed By	SJR	Designed By	SJR	Designed By	SJR
Drawn By	SJR	Drawn By	SJR	Drawn By	SJR
Checked By	JEC	Checked By	JEC	Checked By	JEC

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: BLUEWATER ROAD PAVEMENT STRIPING

Design Review Committee		City Engineer Approval	Last Design Update	Mo./Day/Yr.	
APPROVED MAR 31 1997 DESIGN REVIEW COMMITTEE					
City Project No.		Zone Map No.	Sheet	Of	
554381		H-21-Z	13	13	

SCANNED BY
BY LACON

DRB CASE NO. 96-272

26-554381-1397