

CONSTRUCTION PLANS FOR
THE WYMONT COMMERCIAL
CENTER UTILITY AND PAVING
IMPROVEMENTS

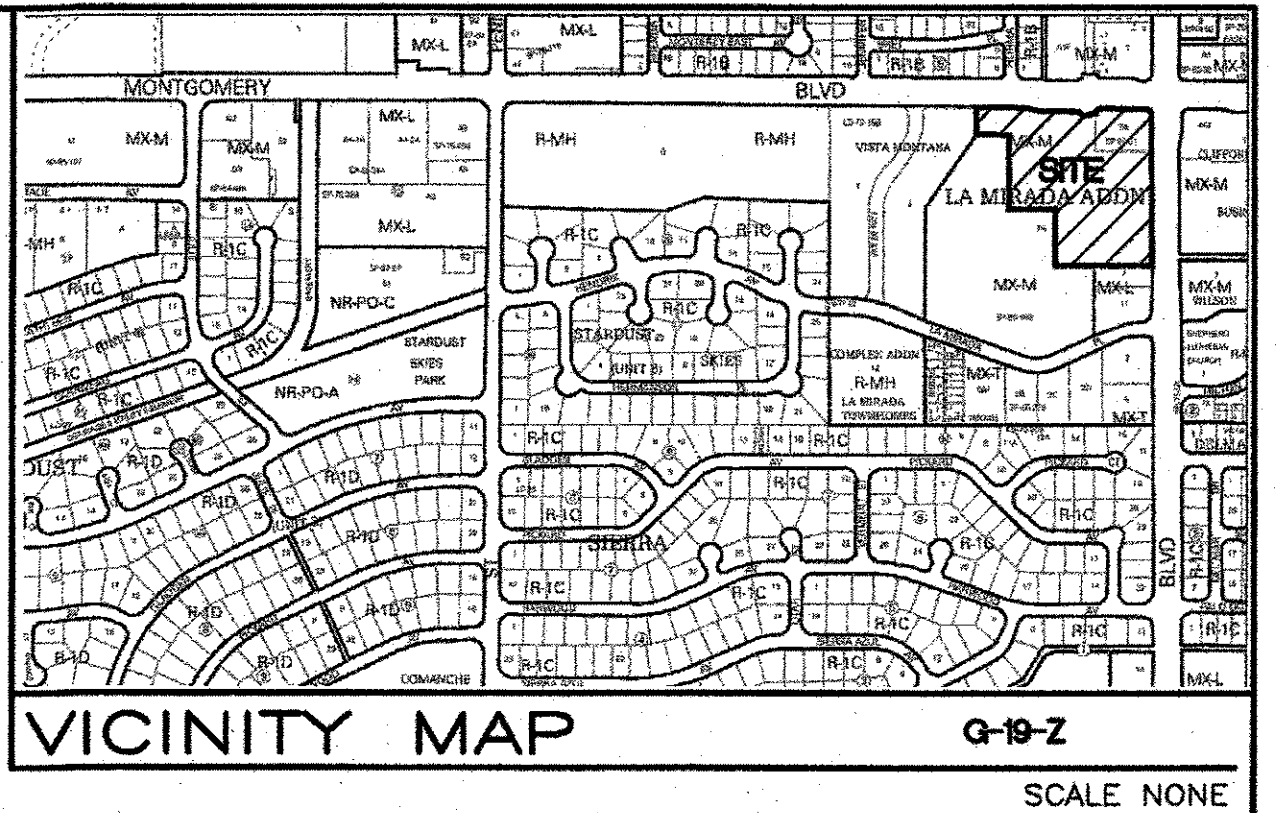
ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2022



INDEX TO DRAWINGS

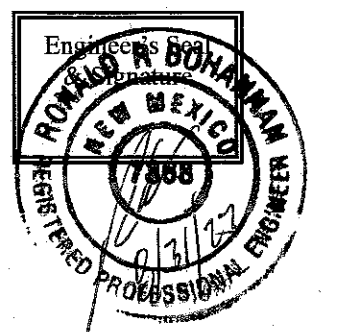
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NOTE:
1. THIS WORK ORDER MAY NOT BE ISSUED PRIOR TO
ISSUANCE OF WORK ORDER FOR WYMONT RESIDENTIAL,
CPN 568482. (REQUIRED FOR DOWNSTREAM SANITARY
SEWER.)
2. AN APPROVED TRAFFIC SIGNAL TIMING PLAN FOR SIGNAL
PROGRESSION ALONG MONTGOMERY BLVD BETWEEN
LOUISIANA BLVD AND EUBANKS BLVD SHALL BE
SUBMITTED TO AND APPROVED BY, CITY TRAFFIC
OPERATIONS PRIOR TO WORK ORDER CLOSEOUT.



APPROVED RECORD DRAWINGS	
City Inspector	Tim Sims
Contractor	Guzman Construction Solutions, LLC
Construction Engineer	David Bishop
Date	10/31/2023

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS
I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Brian Martinez of Cartesian Surveys, Inc., NMPS number 18374



SURVEYOR'S CERTIFICATION
I, BRIAN J. MARTINEZ, A DULY QUALIFIED, REGISTERED, PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE 'AS-BUILT' INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND 'AS-BUILT' SURVEYS PERFORMED BY ME OR UNDER MY SUPERVISION, THAT THE 'AS-BUILT' INFORMATION SHOWN ON THESE DRAWINGS WAS ADDED BY ME OR UNDER MY SUPERVISION, AND THAT THIS 'AS-BUILT' INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. CARTESIAN SURVEYS IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING, OR INTENT OF THE RECORDED DRAWINGS.

Brian J. Martinez, NMPS 18374
8/31/23
3/15/23



DRB #PR-2019-002309

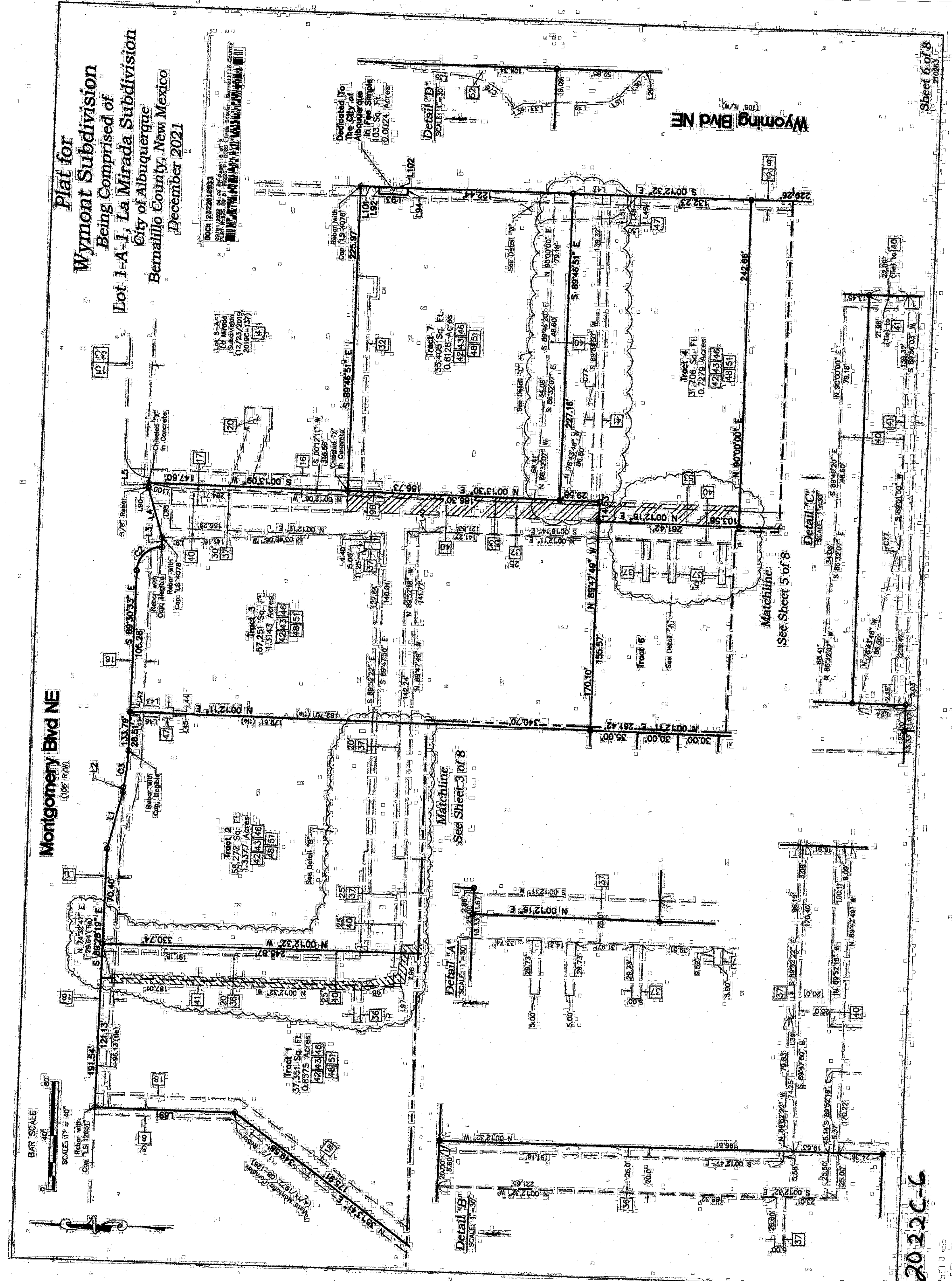
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	
		DRC Chairman		[Signature]		3/31/22	
		Transportation		[Signature]		3/30/2022	
		Water/Wastewater		Robert W. Strong		3/30/22	
		Hydrology		[Signature]		03/30/22	
		AMAFCA					
		Constr. Mngmt.					
		Constr. Coord.					
		CITY PROJECT NO.		568483			
		SHEET		OF			
		01		of		20	

RELATED PROJECT:
WYMONT RESIDENTIAL, CPN 568482

Montgomery Blvd NE
(106' 57' 4")

Plat for
Wymont Subdivision
Being Comprised of
Lot 1-A-1, La Mirada Subdivision
City of Albuquerque
Bernalillo County, New Mexico
December 2021



2022C-6

Easement Notes

- 1) EXISTING PNM TRANSMISSION LINE EASEMENT (4/24/1973, BK. MISC. 309, FOL. 334, DOC. NO. 47734)
- 2) CENTERLINE OF 32.5' FOOT OPENING AT THE PROPERTY LINE BEING A PRIVATE RECIPROCAL DRIVEWAY OPENING EASEMENT BENEFITING LOTS 1-A-1 AND LOT 5-A-1 INTO THE DRIVEWAYS FOR USE WITHIN LOT 1-A-1 AND 5-A-1 AS SUCH DRIVE ASIES ARE ESTABLISHED AND/OR RELOCATED FROM TIME TO TIME BY THE RESPECTIVE OWNERS OF LOT 1-A-1 AND LOT 5-A-1. EACH OWNER IS TO BE RESPONSIBLE TO MAINTAIN THAT PORTION OF THE DRIVEWAY OPENING AND THE DRIVE ASIES THAT ARE SITUATE UPON THAT OWNER'S LOT (12/23/2019, 2019C-137)
- 3) EXISTING UTILITY EASEMENT (3/19/1974, CG-165), AMENDED BY PLAT (3/20/1981, CIL-32) ACROSS THE EASTERLY 7' OF LOT 1-A-1
- 4) EXISTING 7' EASEMENT FOR POWER TRANSMISSION LINES 5'3" ABOVE GROUND LEVEL (9/24/1988, BK. 116, PG. 136, DOC. NO. 8869) ACROSS THE EASTERLY 7' OF LOT 1-A-1 AND 5-A-1
- 5) EXISTING UTILITY EASEMENT (4/14/1972, CG-126) LOCATED ON VIA MONTANA COMPLEX
- 6) EXISTING 10' PNM EASEMENT (6/21/1977, BK. MISC. 542, PG. 844, DOC. NO. 77-36542) VACATED WITH THIS PLAT SHOWN HEREON AS
- 7) EXISTING 6' ANCHOR EASEMENT (6/21/1977, BK. MISC. 542, PG. 844, DOC. NO. 77-36542) REMAINING PORTION OF EASEMENT, SEE SHEET 2 (9A AND 9B)
- 8) EXISTING 10' UNDERGROUND PNM & M&T EASEMENT (10/28/1986, BK. MISC. 412A, PG. 13, DOC. NO. 86705149) VACATED BY WITH THIS PLAT SHOWN HEREON AS
- 9) EXISTING PNM EASEMENT (4/24/1973, BK. MISC. 309, PG. 333, DOC. NO. 47733) LOCATED ON LOT 9-A-1
- 10) EXISTING 10' PNM EASEMENT (6/21/1977, BK. MISC. 542, PG. 845, DOC. 7736543) LOCATED ON LOT 9-A-1
- 11) EXISTING 15' GAS EASEMENT (12/23/2019, 2019C-137)
- 12) EXISTING 10' PUE (12/23/2019, 2019C-137)
- 13) EXISTING PNM & US WEST EASEMENT (12/23/1996, BK. 96-2, PG. 6187-6188, DOC. NO. 96007384)
- 14) 15' PNM & CENTURYLINK EASEMENT (12/23/2019, 2019C-137) VACATED WITH THIS PLAT SHOWN HEREON AS
- 15) EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137)
- 16) EXISTING PRIVATE GROSS LOT PARKING EASEMENTS WITHIN THE PARKING AREAS AS PLATTED, STRIPPED AND MODIFIED OVER TIME BY THE OWNER OF LOT 1-A-1, INCLUDING LOT 5-A-1 AND LOT 1-A-1, EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS, TO BE MAINTAINED BY THE UNDERLYING OWNER OF SAID LOT 1-A-1 (12/23/2019, 2019C-137) VACATED WITH THE FILING OF THIS PLAT
- 17) EXISTING PRIVATE DRIVEWAY EASEMENT BENEFITING LOTS 5-A-1 AND 1-A-1 TO BE MAINTAINED BY THE OWNER OF LOT 1-A-1 FOR ACCESS TO AND FROM MONTGOMERY BOULEVARD FOR LOTS 5-A-1 AND 1-A-1, AND FOR ACCESS BETWEEN LOTS 5-A-1 AND 1-A-1 (12/23/2019, 2019C-137) VACATED WITH THIS PLAT
- 18) EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137) VACATED WITH THIS PLAT
- 19) EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137) LOCATED ON TRACT 7
- 20) EXISTING CENTURYLINK EASEMENT (12/23/2019, 2019C-137)
- 21) EXISTING PUBLIC SIDEWALK AND BUS STOP SHELTER EASEMENT (12/23/2019, 2019C-137)
- 22) EXISTING PRIVATE EASEMENT AGREEMENT BETWEEN THE BANK OF AMERICA AND THE OWNER OF THE SUBSIDIARY PROPERTY FOR RETAINING WALL MAINTENANCE (12/23/2018, DOC. 2018102446)
- 23) PUBLIC WATER EASEMENT GRANTED WITH THE FILING OF THIS PLAT. SEE DETAIL ON SHEET 6 OF 8
- 24) PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT. SEE DETAIL ON SHEET 4, 5 & 6 OF 8
- 25) 10' PUE GRANTED BY THE FILING OF THIS PLAT

Easement Notes, continued

- 26) PRIVATE VEHICLE AND PEDESTRIAN ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT BENEFITING LOTS 1-86 AND TRACTS A-D, OWNED AND MAINTAINED BY THE HOA
- 27) PRIVATE GROSS LOT PARKING EASEMENTS WITHIN THE PARKING AREAS AS PLATTED, STRIPPED AND MODIFIED OVER TIME BY THE OWNER OF TRACTS 1-8, WYMONT SUBDIVISION, WITHIN TRACTS 1-8, WYMONT SUBDIVISION, BENEFITING LOT 1-A-1 AND TRACTS 1-8, WYMONT SUBDIVISION, EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS, TO BE MAINTAINED BY THE UNDERLYING OWNERS OF SAID TRACTS 1-8, WYMONT SUBDIVISION, GRANTED WITH THIS PLAT
- 28) PRIVATE GROSS LOT PARKING EASEMENTS WITHIN THE PARKING AREAS AS PLATTED, STRIPPED AND MODIFIED OVER TIME BY THE OWNER OF TRACTS 1-8, WYMONT SUBDIVISION, WITHIN TRACTS 1-8, WYMONT SUBDIVISION, BENEFITING LOT 1-A-1 AND TRACTS 1-8, WYMONT SUBDIVISION, EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS, TO BE MAINTAINED BY THE UNDERLYING OWNERS OF SAID TRACTS 1-8, WYMONT SUBDIVISION, GRANTED WITH THIS PLAT
- 29) PRIVATE GROSS LOT DRAINAGE EASEMENT OVER TRACTS 1-8, WYMONT SUBDIVISION, WITHIN TRACTS 1-8, WYMONT SUBDIVISION, EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS, TO BE MAINTAINED BY THE OWNERS OF TRACTS 1-8, WYMONT SUBDIVISION
- 30) PUBLIC SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS
- 31) PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT. SEE DETAIL ON SHEET 6 OF 8
- 32) EASEMENTS AS SPECIFIED IN THAT CERTAIN DECLARATION OF EASEMENTS OF COVENANTS AND RESTRICTIONS FOR THE WYMONT (RECORDED 02/01/2022, AS DOCUMENT NO. 2022-01637) BENEFITING TRACTS 1-8, AND TO BE MAINTAINED BY THE OWNERS OF TRACTS 1-8, BLANKET IN NATURE
- 33) PRIVATE EASEMENT PURSUANT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE WYMONT (RECORDED 02/01/2022, AS DOCUMENT NO. 2022-01637) FOR THE BENEFIT OF TRACTS 1-8, TO BE MAINTAINED AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS
- 34) PRIVATE DRAINAGE EASEMENT FOR SURFACE STORM WATERS FOR THE BENEFIT OF TRACTS 1-8 (RECORDED 02/01/2022, AS DOCUMENT NO. 2022-01637), TO BE MAINTAINED BY THE WYMONT PLACE HOME OWNERS ASSOCIATION, BLANKET IN NATURE
- 35) PUBLIC WATER EASEMENT FOR FIRE HYDRANTS AND WATER METERS GRANTED WITH THE FILING OF THIS PLAT SHOWN HEREON AS. SEE SHEET 4 OF 8 FOR FURTHER DETAILS
- 36) PRIVATE DETENTION POND BEING ALL OF TRACT C, BENEFITING WYMONT SUBDIVISION, ALL STORM SEWER STRUCTURES AND PIPES CONNECTING TO THE POND, A STORM SEWER AND POND SHALL BE MAINTAINED BY THE HOA GRANTED WITH THE FILING OF THIS PLAT
- 37) PRIVATE GROSS LOT ACCESS EASEMENT BENEFITING LOTS 5-A-1, LA MIRADA SUBDIVISION AND TRACTS 1-8, WYMONT SUBDIVISION, OVER THE DRIVE ASIES WITHIN LOTS 5-A-1 AND TRACTS 1-8, WYMONT SUBDIVISION, AND MODIFIED OVER TIME AND MAINTAINED BY THE RESPECTIVE UNDERLYING OWNERS OF LOT 5-A-1 AND TRACTS 1-8, EXCLUDING BUILDING ENVELOPES FOR BOTH FUTURE AND EXISTING BUILDINGS GRANTED WITH THE FILING OF THIS PLAT
- 38) PUBLIC ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 39) GAS LINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT SHOWN HEREON AS
- EASEMENT LABELS 2, 3, 7, 11, 13, 14, 19, 22, 23, 26, 29, 33 & 37 NOT USED
- *LOT 1-A-1 NOW REPLACED BY TRACTS 1-8 AS SHOWN ON THIS PLAT

Plat for
Wymont Subdivision
Being Comprised of
Lot 1-A-1, La Mirada Subdivision
City of Albuquerque
Bernalillo County, New Mexico
December 2021

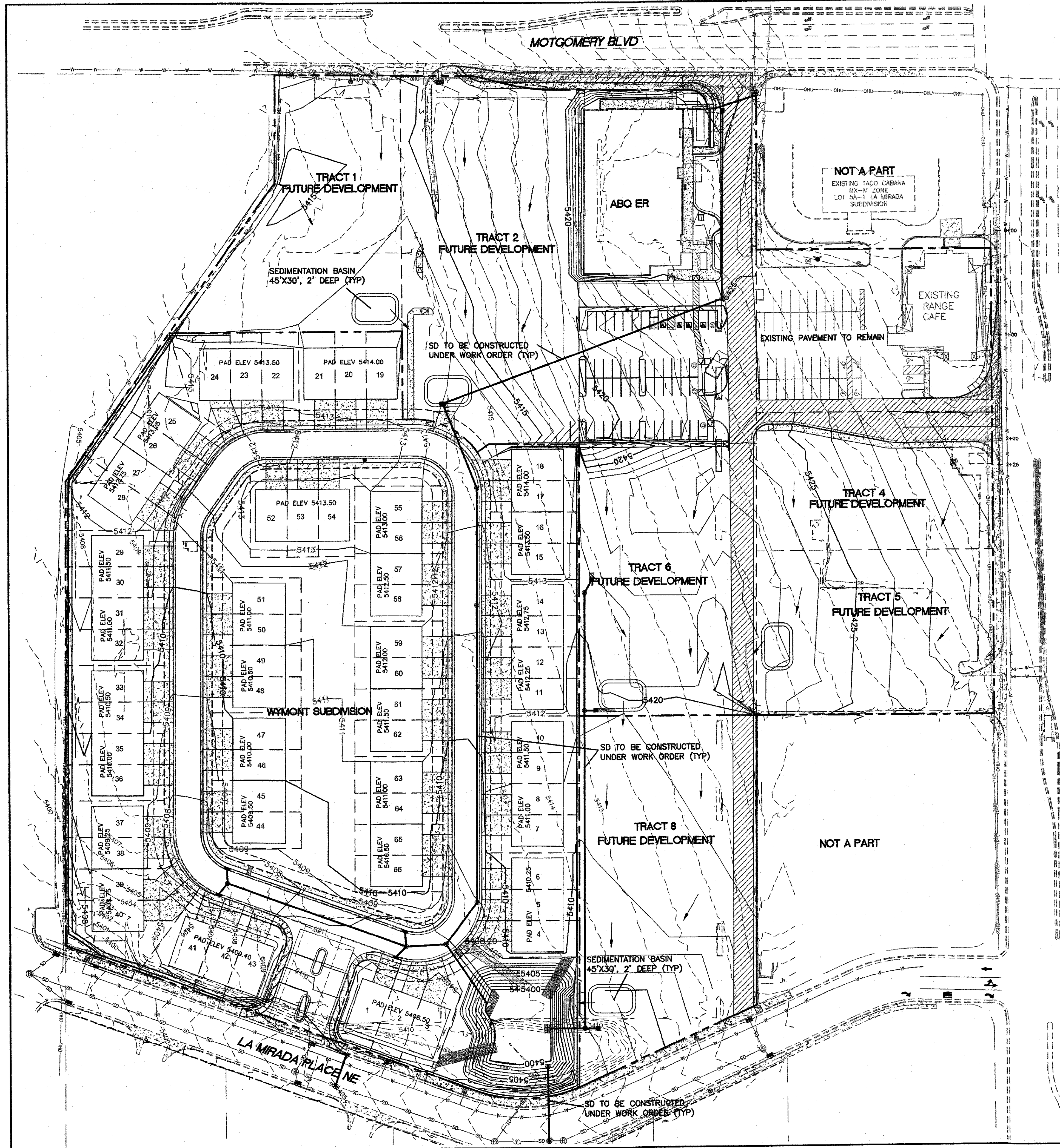
Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 1	0.0788	3,304
Lot 2	0.0897	3,846
Lot 3	0.0786	3,423
Lot 4	0.0732	3,275
Lot 5	0.0892	3,878
Lot 6	0.0683	2,975
Lot 7	0.0711	3,095
Lot 8	0.0885	3,850
Lot 9	0.0885	3,850
Lot 10	0.0883	3,846
Lot 11	0.0711	3,095
Lot 12	0.0885	3,850
Lot 13	0.0885	3,850
Lot 14	0.0883	3,846
Lot 15	0.0883	3,846
Lot 16	0.0885	3,850
Lot 17	0.0897	3,878
Lot 18	0.0786	3,423
Lot 19	0.0892	3,878
Lot 20	0.0885	3,850
Lot 21	0.0883	3,846
Lot 22	0.0883	3,846
Lot 23	0.0885	3,850
Lot 24	0.0885	3,850
Lot 25	0.0883	3,846
Lot 26	0.0883	3,846
Lot 27	0.0885	3,850
Lot 28	0.0885	3,850
Lot 29	0.0883	3,846
Lot 30	0.0883	3,846
Lot 31	0.0885	3,850
Lot 32	0.0885	3,850
Lot 33	0.0883	3,846
Lot 34	0.0883	3,846
Lot 35	0.0885	3,850
Lot 36	0.0885	3,850

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 37	0.0783	3,329
Lot 38	0.0873	3,831
Lot 39	0.0733	3,191
Lot 40	0.1384	5,940
Lot 41	0.0826	3,586
Lot 42	0.0885	3,850
Lot 43	0.0758	3,303
Lot 44	0.0878	3,831
Lot 45	0.0885	3,850
Lot 46	0.0885	3,850
Lot 47	0.0883	3,846
Lot 48	0.0883	3,846
Lot 49	0.0885	3,850
Lot 50	0.0885	3,850
Lot 51	0.0876	3,843
Lot 52	0.0885	3,850
Lot 53	0.0883	3,846
Lot 54	0.0883	3,846
Lot 55	0.0885	3,850
Lot 56	0.0885	3,850
Lot 57	0.0885	3,850
Lot 58	0.0883	3,846
Lot 59	0.0883	3,846
Lot 60	0.0885	3,850
Lot 61	0.0885	3,850
Lot 62	0.0883	3,846
Lot 63	0.0883	3,846
Lot 64	0.0885	3,850
Lot 65	0.0885	3,850
Lot 66	0.0883	3,846
Tract A	0.0372	1,637
Tract B (Park Space)	0.5480	23,874
Tract C (Open Space)	0.3791	16,515
Tract D	1.5668	68,214

For Reference Only

DOC# 2022010933
2022010933
PLAT FOR WYMONT SUBDIVISION
BARNALILLO COUNTY, NEW MEXICO

CSI-CARTESIAN SURVEYS, INC.
P.O. BOX 4414, RIO RANCHO, N.M. 87174
Phone: (505) 896-3000 Fax: (505) 891-0244
wplac@csisurveys.com



LEGEND

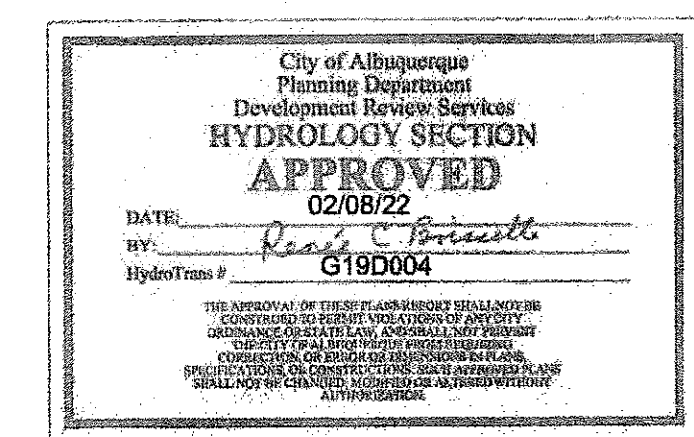
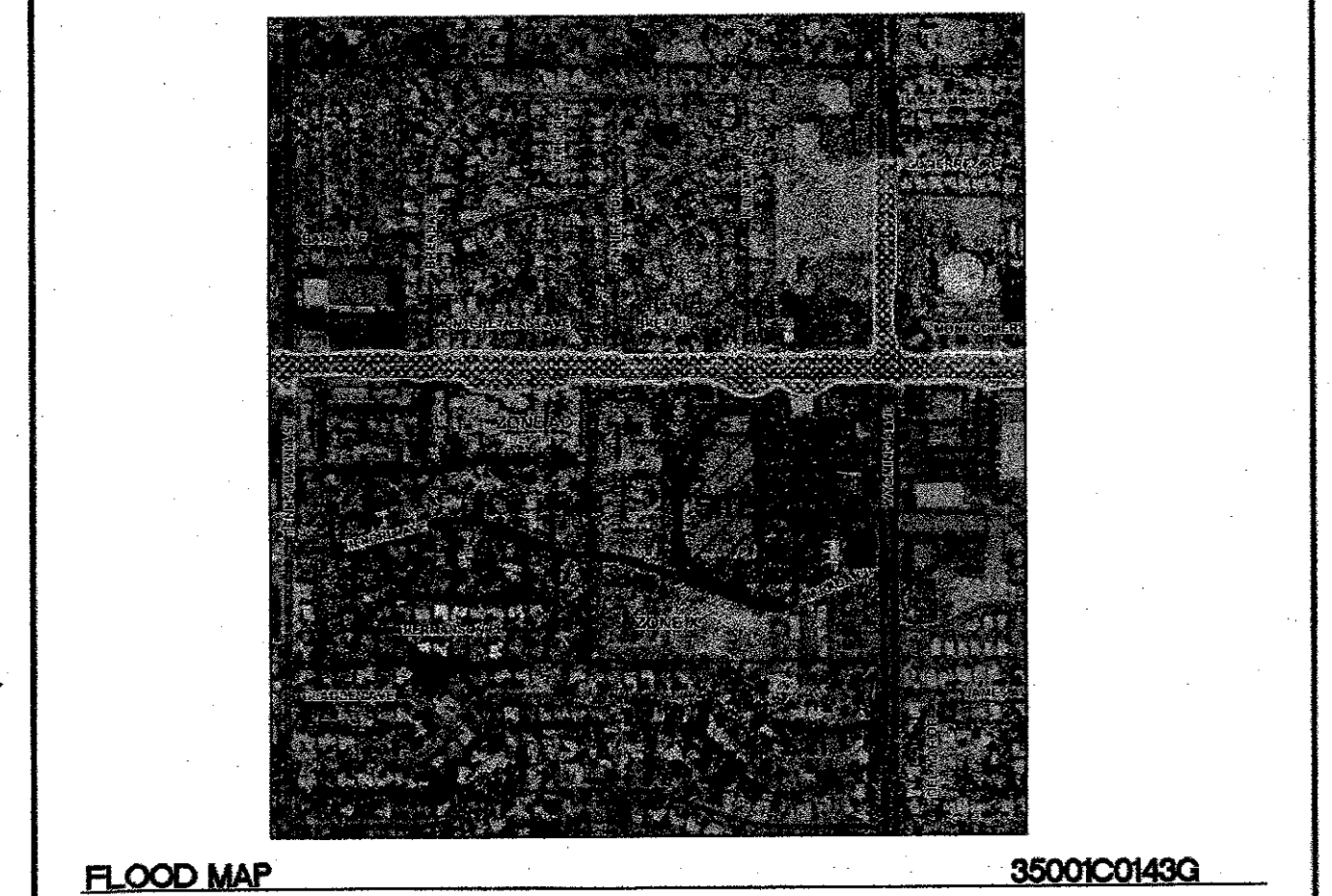
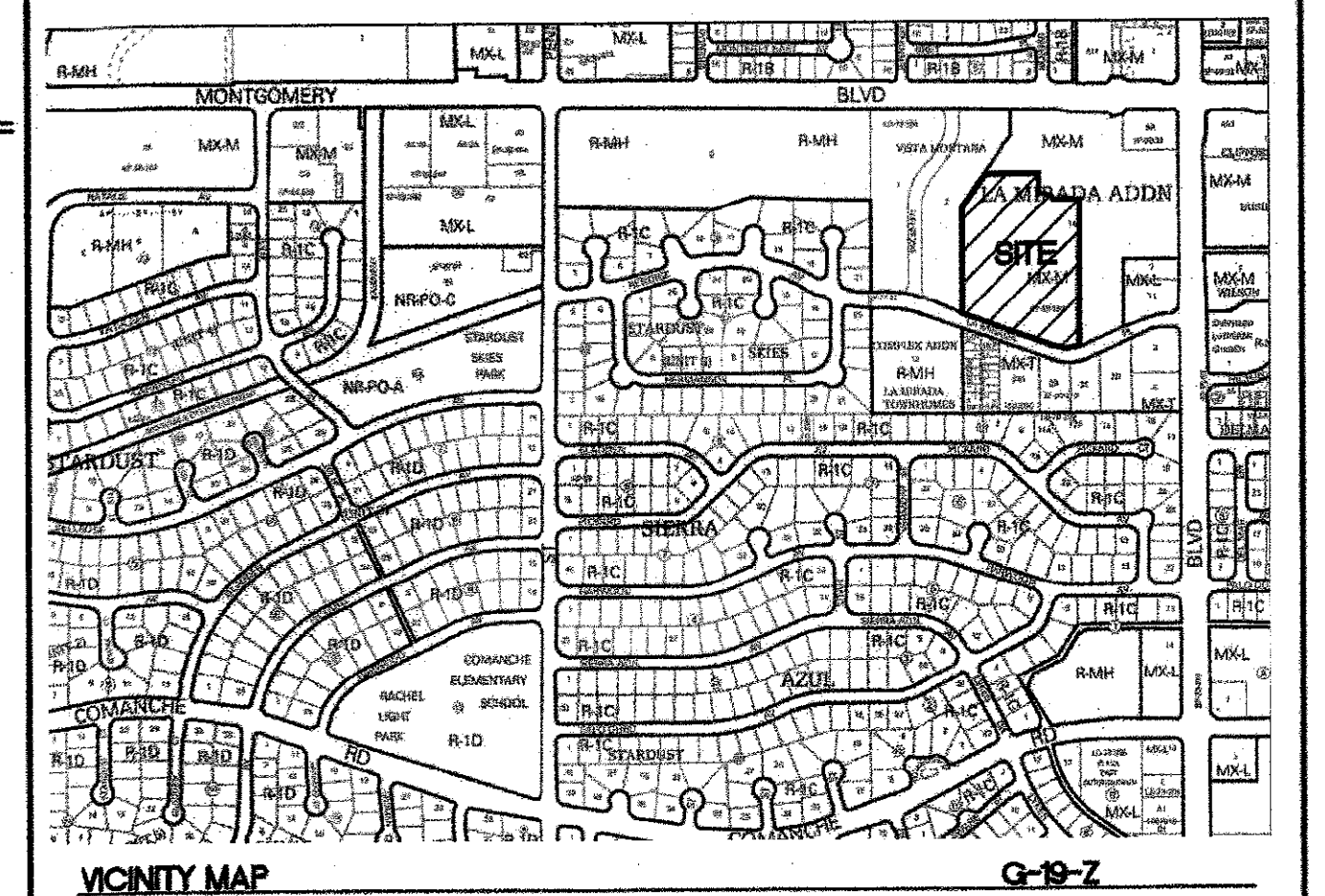
- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- PROPERTY LINE
- EXISTING CURB & GUTTER
- EXISTING WATERLINE
- EXISTING SAS
- RETAINING WALL
- PAVEMENT TO BE BUILT IN WORK ORDER

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
- ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL.



For Reference Only

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7869	THE WYMONT ALBUQUERQUE, NM INTERIM GRADING PLAN TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY pm DATE 2-7-2022 DRAWING SHEET # GR-INT JOB # 2021008
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=====	CURB & GUTTER
-----	BOUNDARY LINE
=====	BUILDING
=====	EXISTING CURB & GUTTER
===== 8" SAS =====	SANITARY SEWER LINE
===== 8" WL =====	WATERLINE
●	PROPOSED HYDRANT
●	NEW SAS MH
□	NEW WATER METER
⋈	NEW GATE VALVE
⊙	EXISTING SAS MH
⋈	EXISTING GATE VALVE
-----	EXISTING WATERLINE
=====	EXISTING SAS

- ① NEW FIRE HYDRANT PER COA STD DWG 2326, 2328, 2340
- ② SINGLE 1-1/2" WATER METER AND BOX (TYP)
PER COA STD DWG 2363 AND 2367
- ③ 4" SAS SERVICE (TYP)
- ④ NOT USED
- ⑤ EXISTING FIRE HYDRANT
- ⑥ EXISTING WATER METER
- ⑦ EXISTING CLEANOUT TO BE ABANDONED IN PLACE
- ⑧ EXISTING CLEANOUT TO REMAIN
- ⑨ EXISTING SEWER LINE AND CLEANOUTS TO BE REMOVED

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE N
ALBUQUERQUE, NEW MEXICO 87105
(505) 858-3100
www.tierrawestllc.com

TITLE: THE WYMONT
OVERALL UTILITY PLAN

CITY ENGINEER APPROVAL

APPROVED

May 31, 2022

CITY ENGINEER

ZONE MAP NO.
G-19-7

LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
P NO. 9-7	SHEET 05 OF 20	

SURVEY INFORMATION		FIELD NOTES		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	CITY OF ALBUQUERQUE SURVEY CONTROL	WORK	CONTRACTOR	GUNNAR CONSTRUCTION	
			3-1/4" ALUMINUM DISK STAMPED "12-G18 1987"	STAKED BY CASTLEMAN SURVEYS	DATE	2022/03/23	
			NEW MEXICO STATE PLANE COORDINATES	INSPECTED BY COMABOSQUINTALLS	DATE	2022/28/03	
			(CENTRAL ZONE-N.A.D. 1983)	FIELD	DATE	2022/03/23	
			N=1,497,804.45	ADJUSTED BY COMABOSQUINTALLS	DATE	2022/03/23	
			E=1,550,374.701	ADJUSTED BY TWILLO/CARSTEN	DATE	2023	
			PUBLISHED EL=5406.575 (NAVD 1986)	CORRECTED BY TWILLO/CARSTEN	DATE		
			GROUND TO GRID FACTOR=0.99954538				
			DELTA ALPHA ANGLE=-07022.53"				

ENGINEER'S SEAL

RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER

3-23-2022

[illegible]

NOTE
ALL SAS MH ARE 4' DIA TYPE 'C'
PER COA STD DWG 2101, 2107

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

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

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ALBUQUERQUE, NEW MEXICO 87109
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TITLE: THE WYMONT
UTILITY KEY MAP

CITY ENGINEER APPROVAL

APPROVED

May 31, 2022

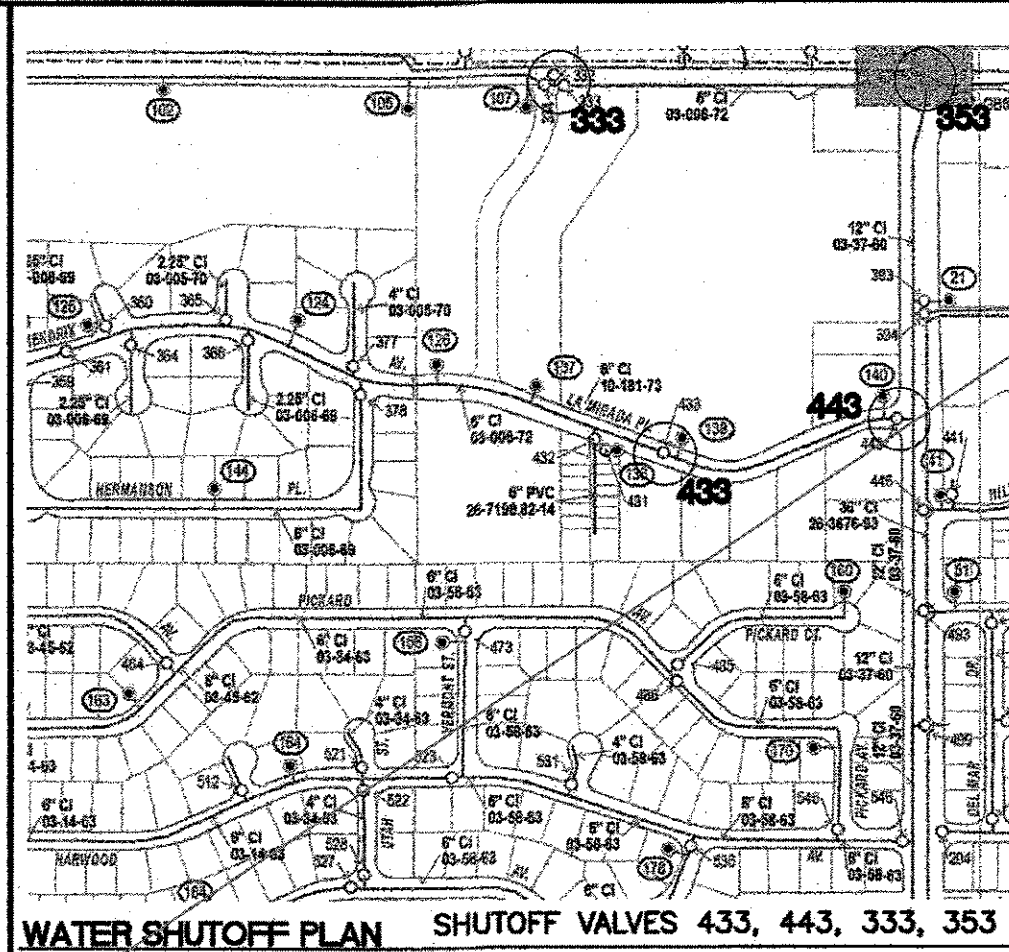
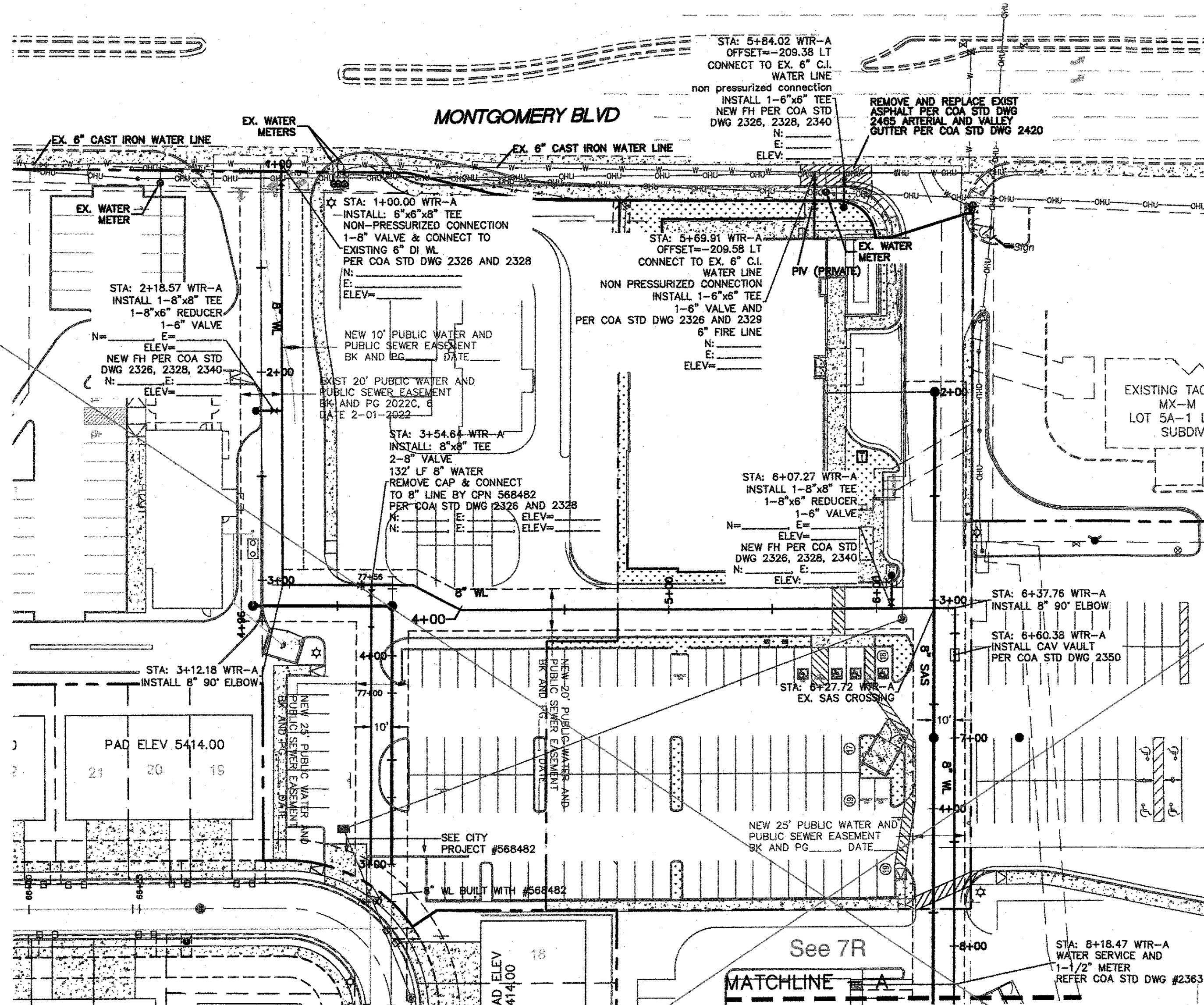
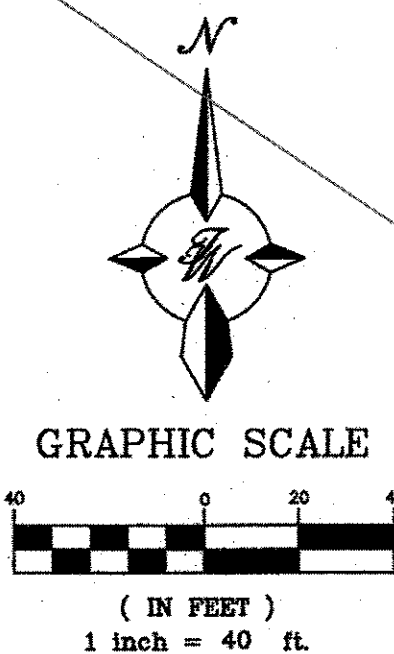
CITY ENGINEER

ZONE MAP NO.
G-19-Z

LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
AP NO. 9-Z	SHEET 06	OF 20

CAUTION

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



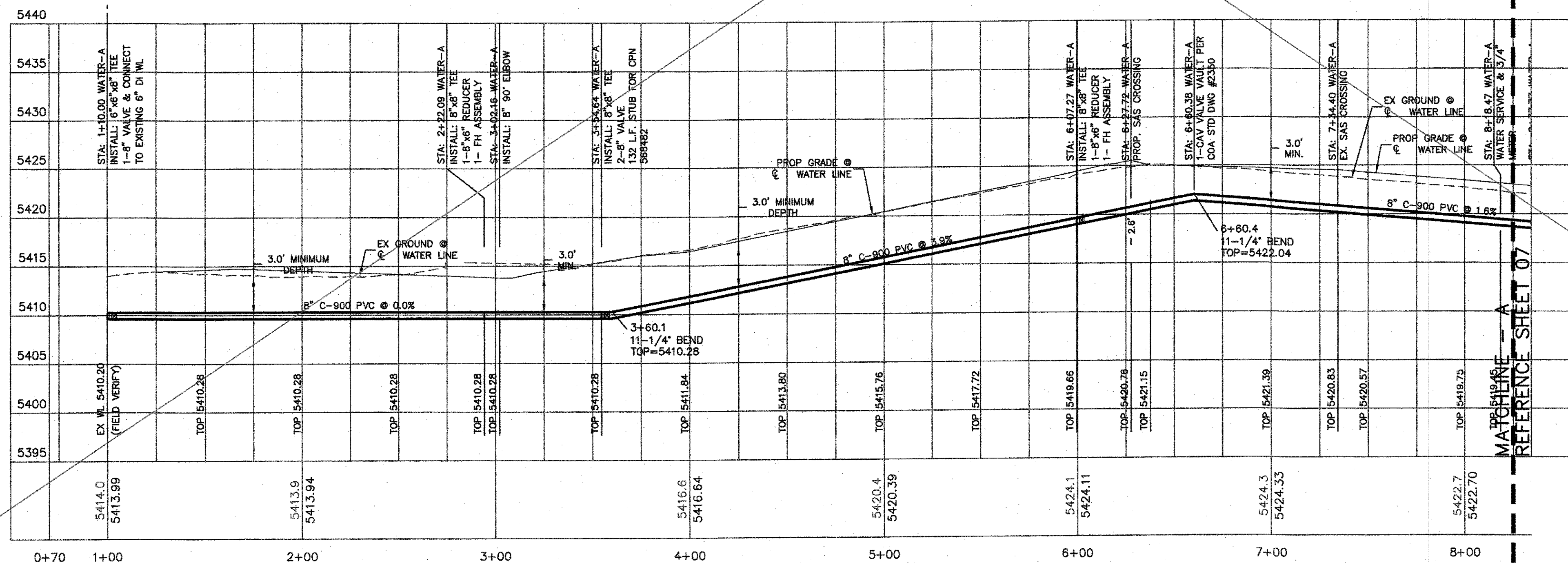
THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ABCWUA.ORG/CONTENT/VIEW/729/](http://abcwua.org/content/view/full/729/).

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- EXISTING CURB & GUTTER
- 6" SAS
- 8" WL
- PROPOSED HYDRANT
- NEW SAS MH
- NEW WATER METER
- NEW GATE VALVE
- EXISTING SAS MH
- EXISTING GATE VALVE
- EXISTING WATERLINE
- EXISTING SAS

NOTE:
BASIS OF STATIONING IS CENTERLINE OF PROPOSED SANITARY SEWER

CITY WORK ORDER SCOPE LIMITED TO THE EASEMENT AREAS AND RIGHT-OF-WAY SHOWN. ALL OTHER WORK "PRIVATE - NOT PART OF WORK ORDER" UNLESS SPECIFICALLY NOTED OTHERWISE.



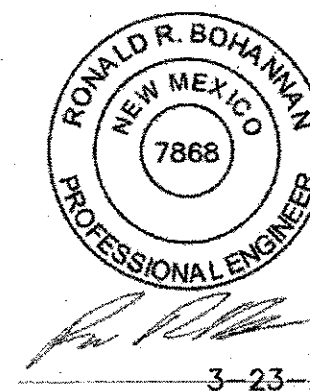
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrowestllc.com

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **THE WYMONT**
WATER-A PLAN AND PROFILE - STA: 1+00-8+25

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED May 31, 2022	APPROVED May 31, 2022		
DESIGN REVIEW COMMITTEE	CITY ENGINEER		
CITY PROJECT NO. 568483	ZONE MAP NO. G-19-Z	SHEET 07	OF 20

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS	
CONTRACTOR	DATE	CITY OF ALBUQUERQUE SURVEY CONTROL	DATE	FIELD NOTES	NO.	NO.	BY	NO.	DATE
WORK STAMPED BY	DATE	3-1/4" ALUMINUM DISK STAMPED 72-G19 1987"	DATE						
ACCEPTED BY	DATE	NEW MEXICO STATE PLANE COORDINATES	DATE						
FIELD INSPECTION BY	DATE	(CENTRAL ZONE-N.A.D. 1983)	DATE						
DESIGNED BY	DATE	N=1,497,804.45	DATE						
DRAWN BY	DATE	E=1,590,374.701	DATE						
CHECKED BY	DATE	PUBLISHED E=5406.575 (NAD 1983)	DATE						
		GROUND TO GRID FACTOR=0.999954338							
		DELTA ALPHA ANGLE=0102333"							

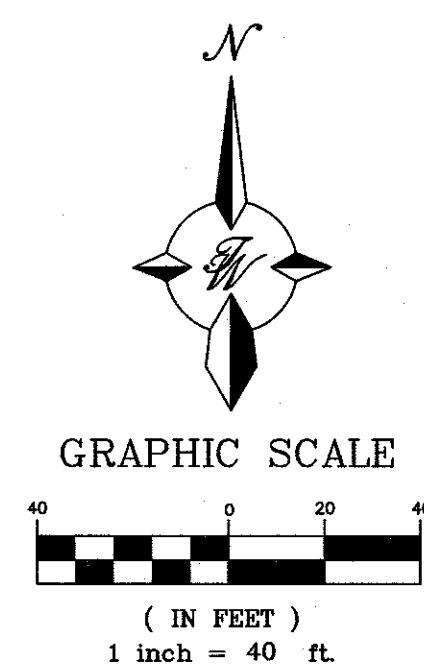


3-23-2022

RECORD DRAWINGS

CAUTION

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Certification

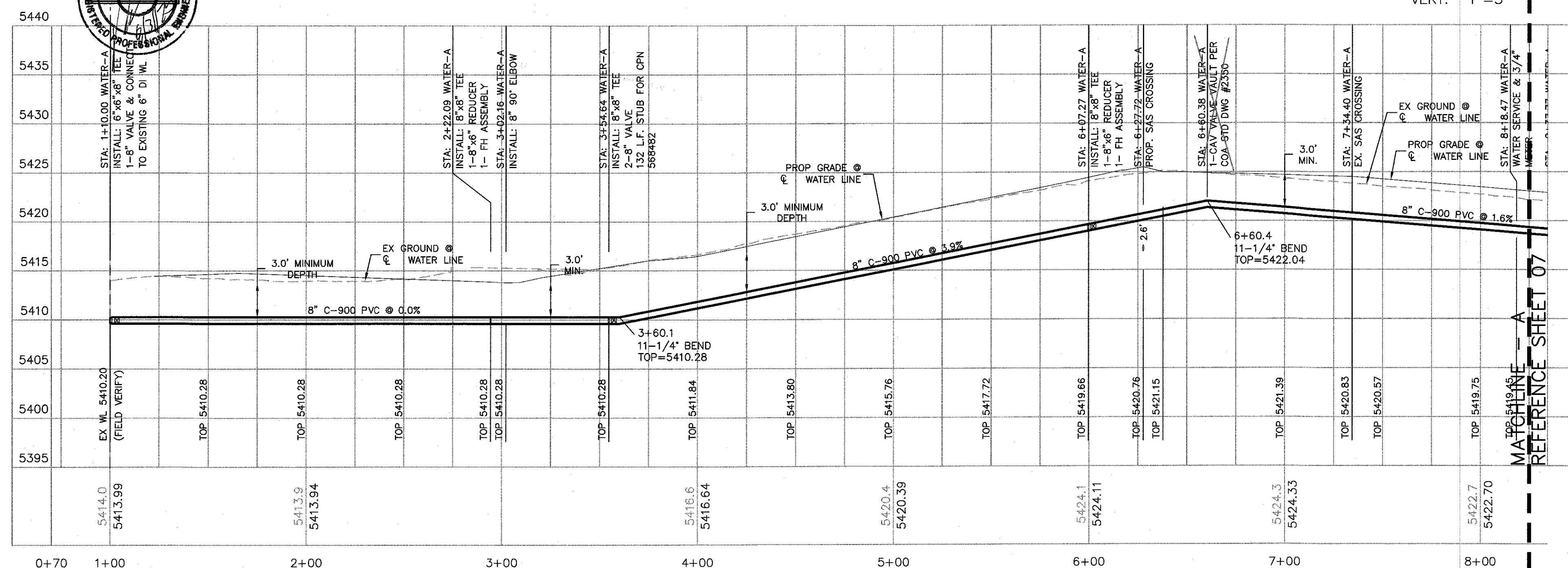
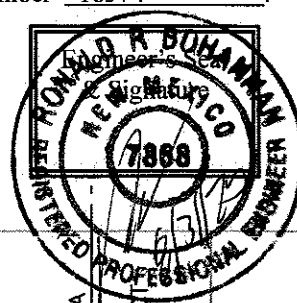
THE CHANGES SHOWN HEREON ARE BASED UPON
A FIELD SURVEY CONDUCTED BY ME OR UNDER
MY SUPERVISION AND REFLECT THE LOCATIONS
(VERTICALLY AND HORIZONTALLY) TO THE BEST
OF MY KNOWLEDGE AND BELIEF.

B. J. May 3/15/23



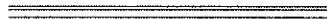
CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, the firm of Tierra West LLC, Registered Professional Engineer in the State of New Mexico, do hereby certify to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by the information on the attached drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Brian Martinez, of Cartesian Surveys, Inc., NMPS number 18374.



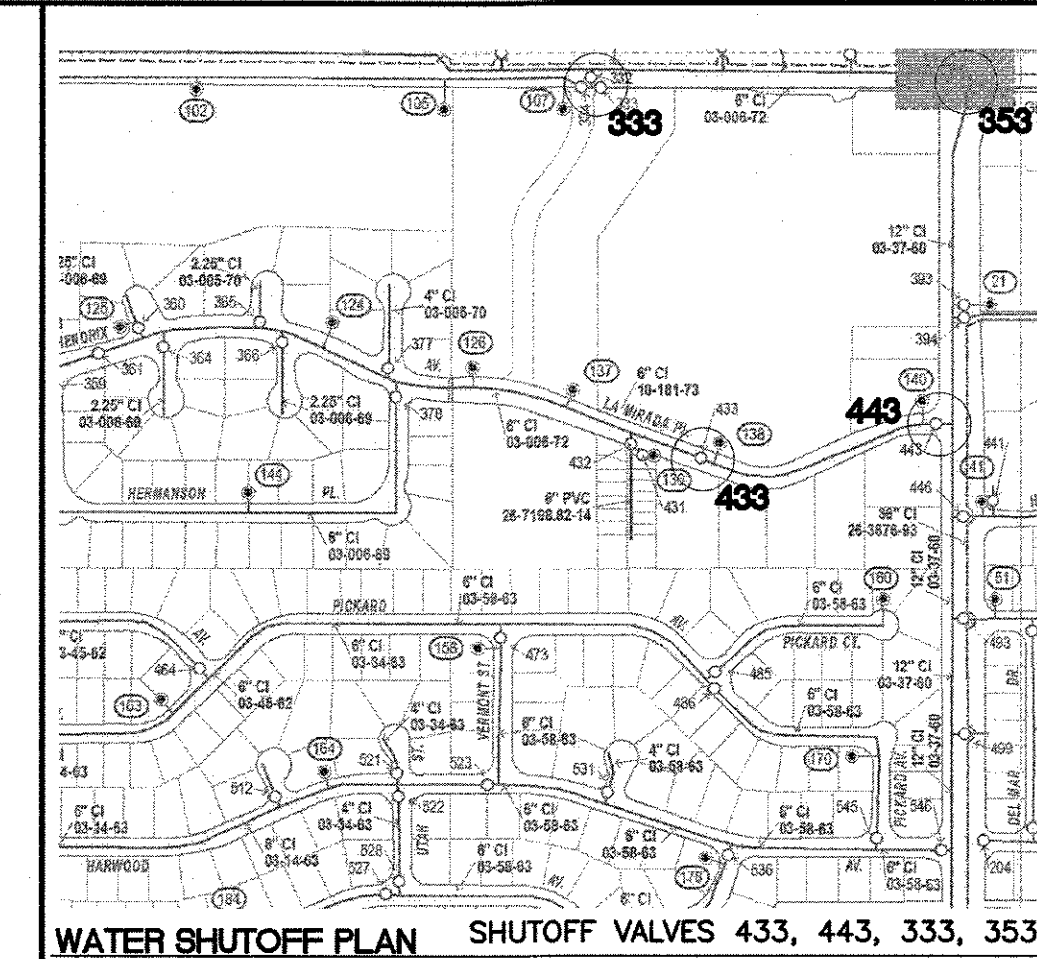
SCALE: HORIZ. 1"=40'
VERT. 1"=5'

LEGEND

- | | |
|---|------------------------|
|  | CURB & GUTTER |
|  | BOUNDARY LINE |
|  | BUILDING |
|  | EXISTING CURB & GUTTER |
|  | 8" SAS |
|  | 8" WL |
|  | SANITARY SEWER LINE |
|  | WATERLINE |
|  | PROPOSED HYDRANT |
|  | NEW SAS MH |
|  | NEW WATER METER |
|  | NEW GATE VALVE |
|  | EXISTING SAS MH |
|  | EXISTING GATE VALVE |
|  | EXISTING WATERLINE |
|  | EXISTING SAS |

NOTE:
BASIS OF STATIONING IS CENTERLINE OF PROPOSED
SANITARY SEWER

**CITY WORK ORDER SCOPE LIMITED TO THE EASEMENT
AREAS AND RIGHT-OF-WAY SHOWN. ALL OTHER WORK
"PRIVATE - NOT PART OF WORK ORDER" UNLESS
SPECIFICALLY NOTED OTHERWISE.**

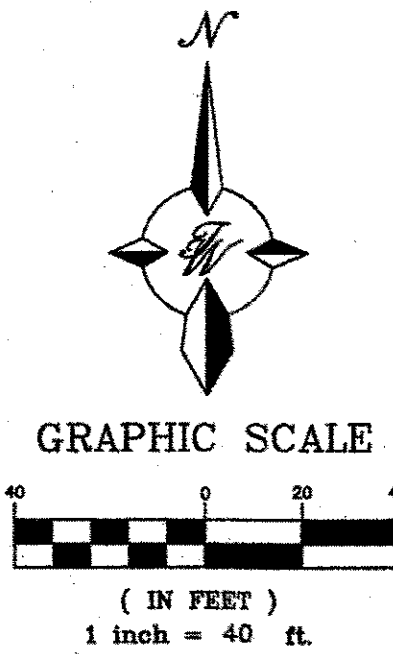


THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING SUCH WORK THAT WILL AFFECT THE WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ABCWUA.ORG/CONTENT/VIEW/463729/](http://abcwua.org/content/view/full/463729/).

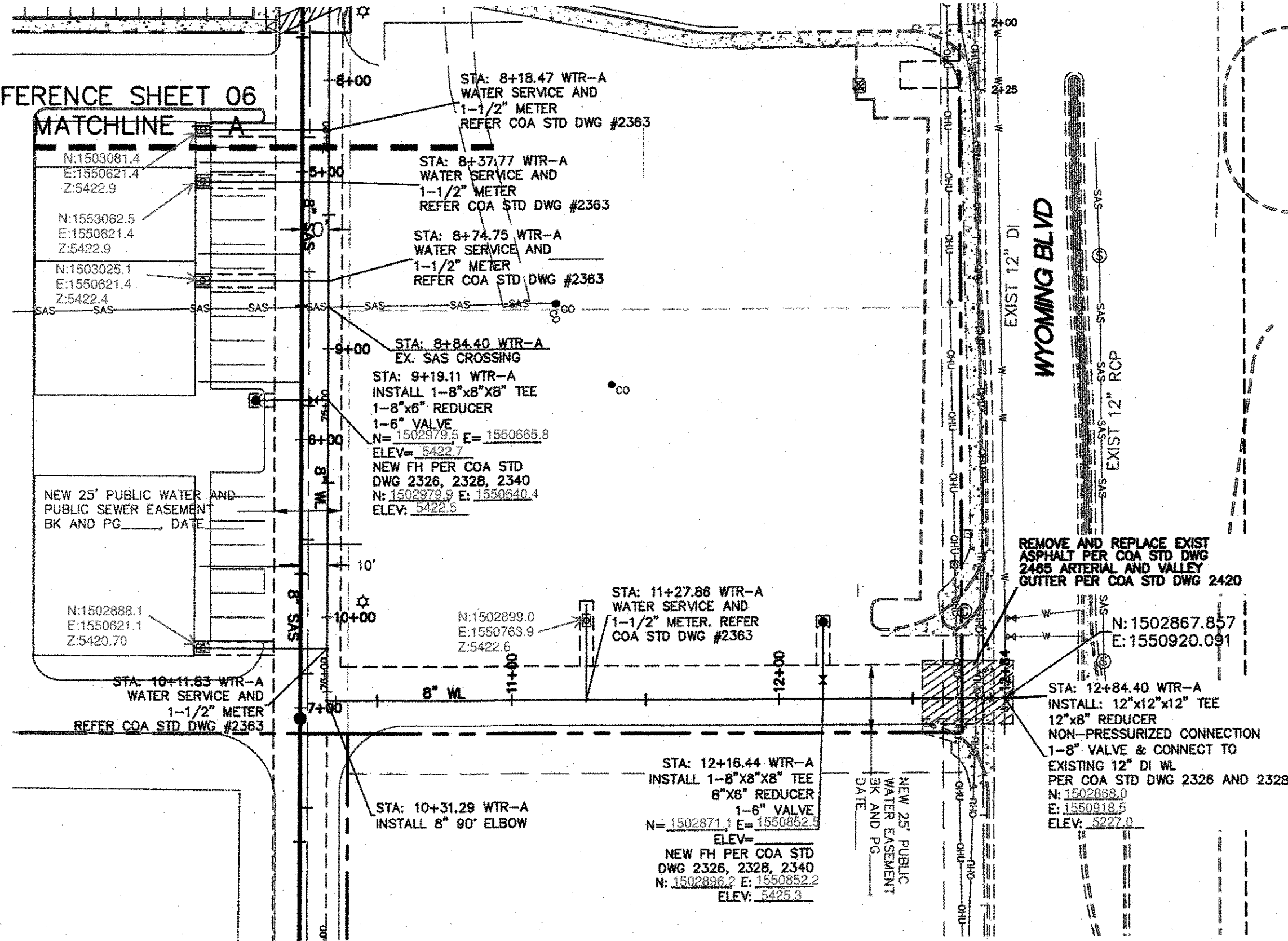
[illegible]

CAUTION

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REFERENCE SHEET 06



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

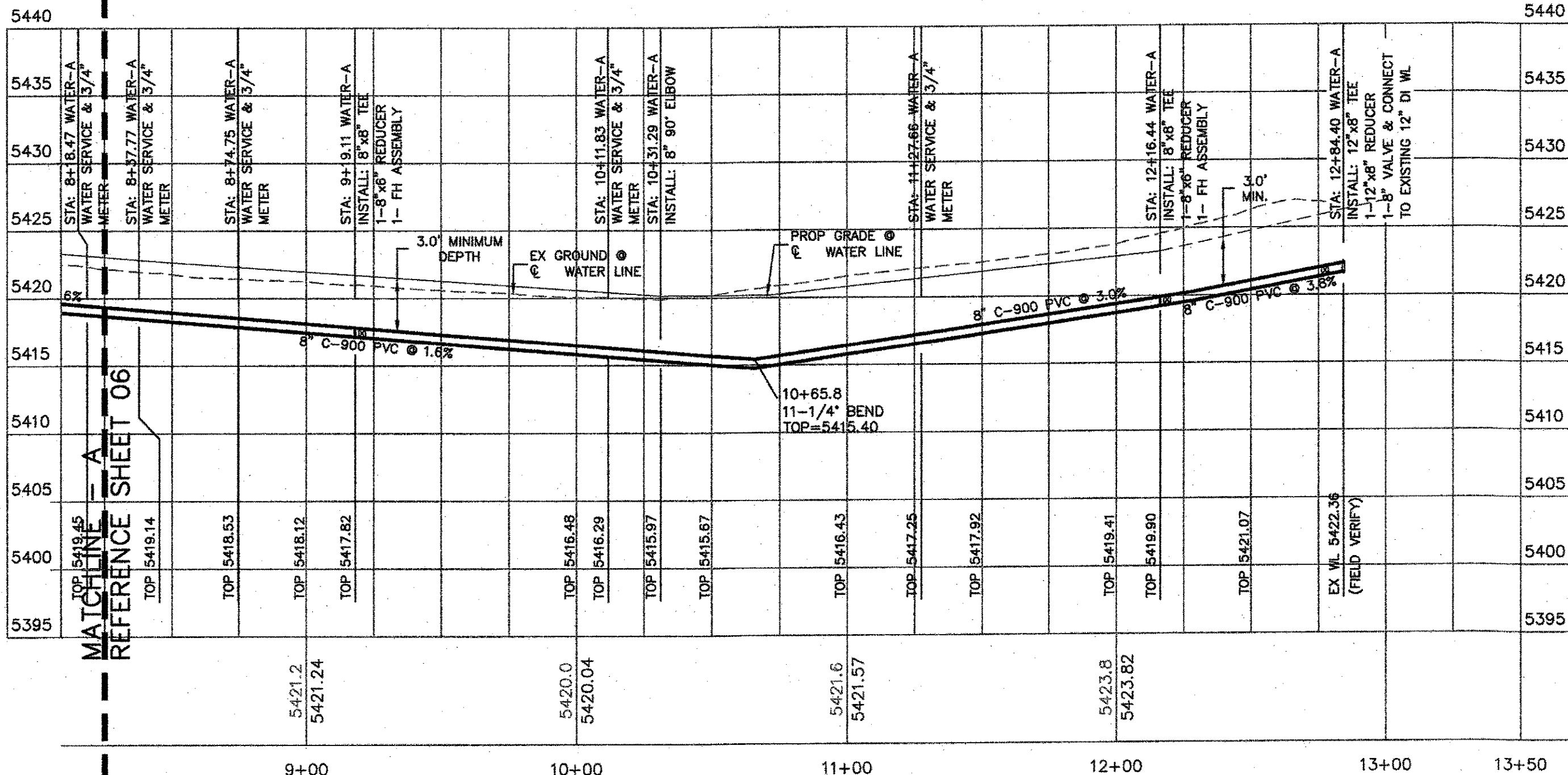
I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Brian Martinez, of Cartesian Surveys, Inc., NMPS number 18374.



LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- BUILDING
- EXISTING CURB & GUTTER
- 8" SAS
- 8" WL
- PROPOSED HYDRANT
- NEW SAS MH
- NEW WATER METER
- NEW GATE VALVE
- EXISTING SAS MH
- EXISTING GATE VALVE
- EXISTING WATERLINE
- EXISTING SAS

SCALE: HORIZ. 1"=40'
VERT. 1"=5'



NOTE:
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Certification

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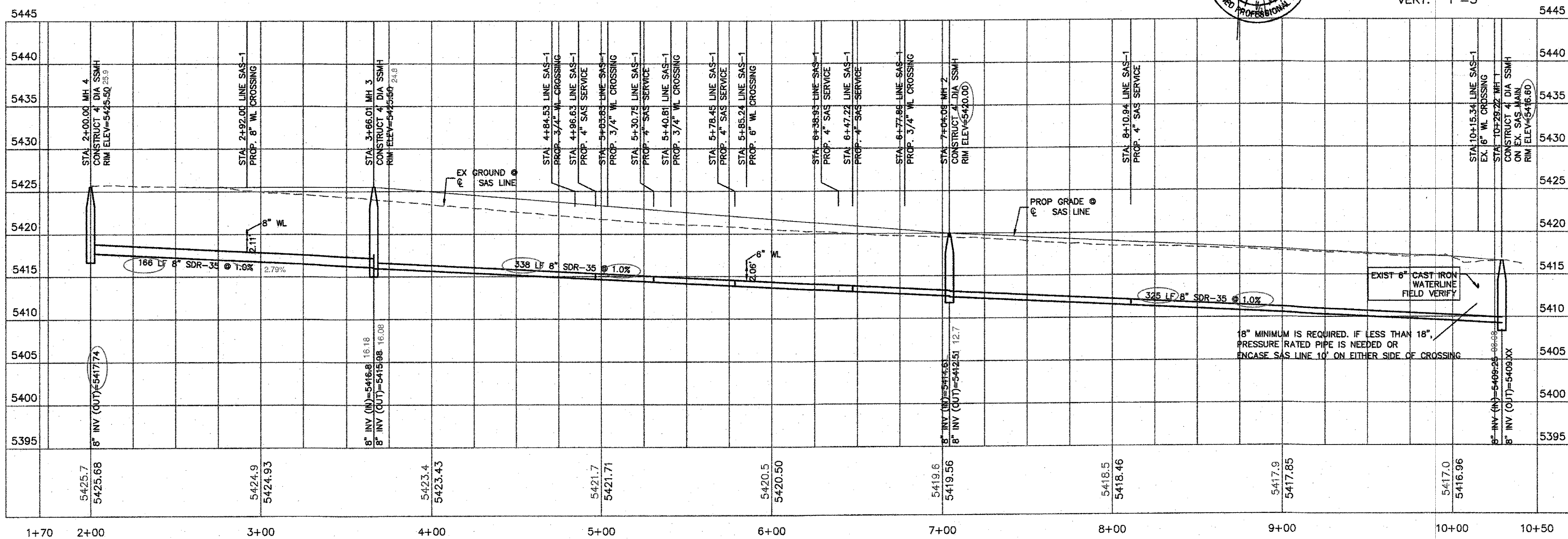
B. J. Martinez 3/15/23



TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: THE WYMONT	
WATER-A PLAN AND PROFILE - STA: 8+25-END	
DESIGN REVIEW COMMITTEE APPROVED Mar. 31, 2022	CITY ENGINEER APPROVAL APPROVED May 31, 2022 CITY ENGINEER
DESIGNED BY: JN	MO./DAY/YR.
DRAWN BY: AS	MO./DAY/YR.
DRAWN NAME: Adolfo Solo	MO./DAY/YR.
CHECKED BY: RRB	MO./DAY/YR.
CITY PROJECT NO. 568483	ZONE MAP NO. G-19-Z
SHEET 08 OF 20	

LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	BUILDING
	EXISTING CURB & GUTTER
	SANITARY SEWER LINE
	WATERLINE
	PROPOSED HYDRANT
	NEW SAS MH
	NEW WATER METER
	NEW GATE VALVE
	EXISTING SAS MH
	EXISTING GATE VALVE
	EXISTING WATERLINE
	EXISTING SAS

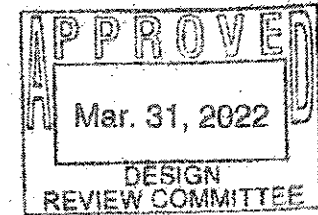
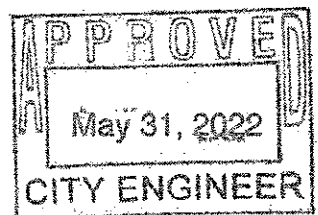


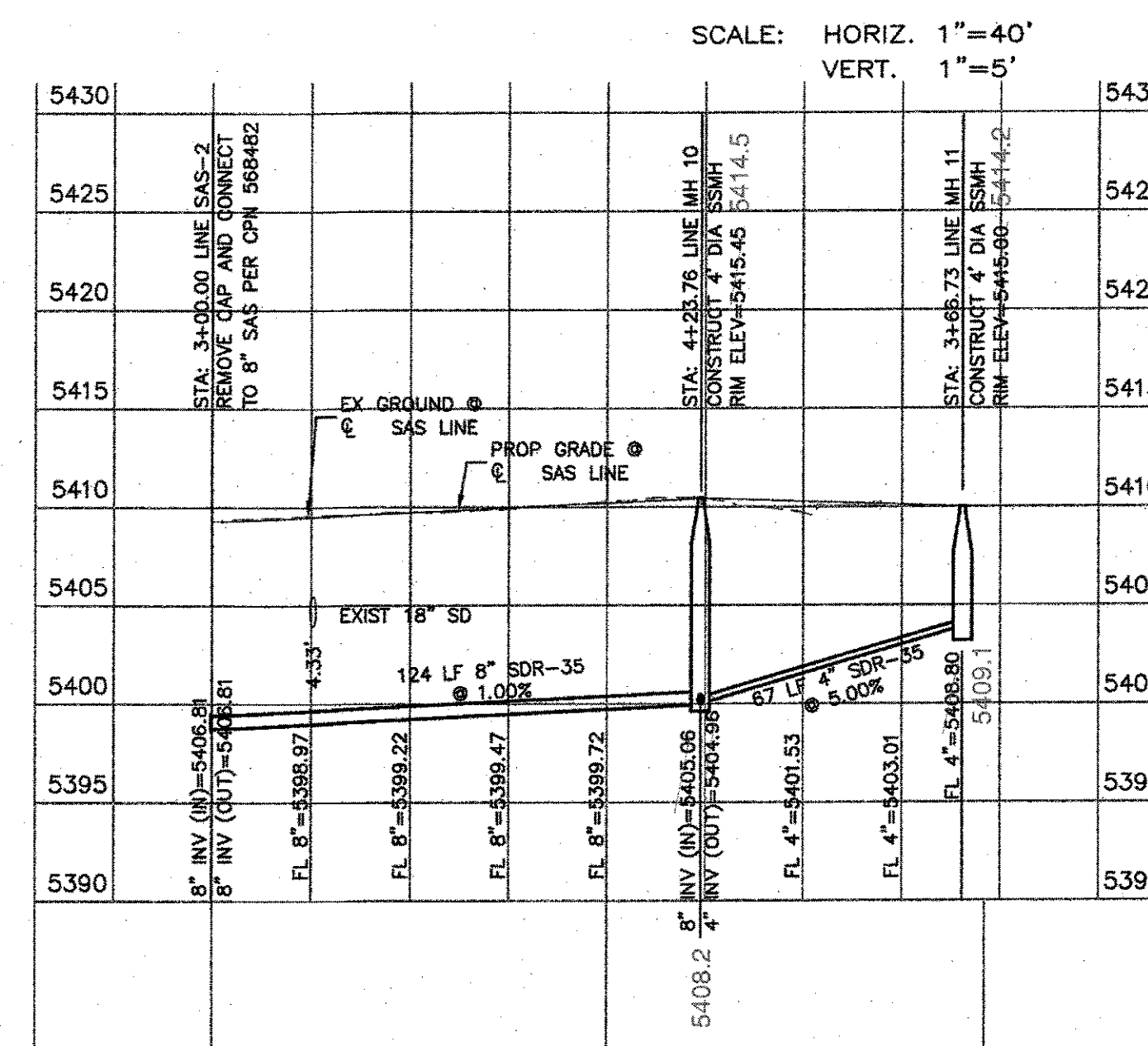
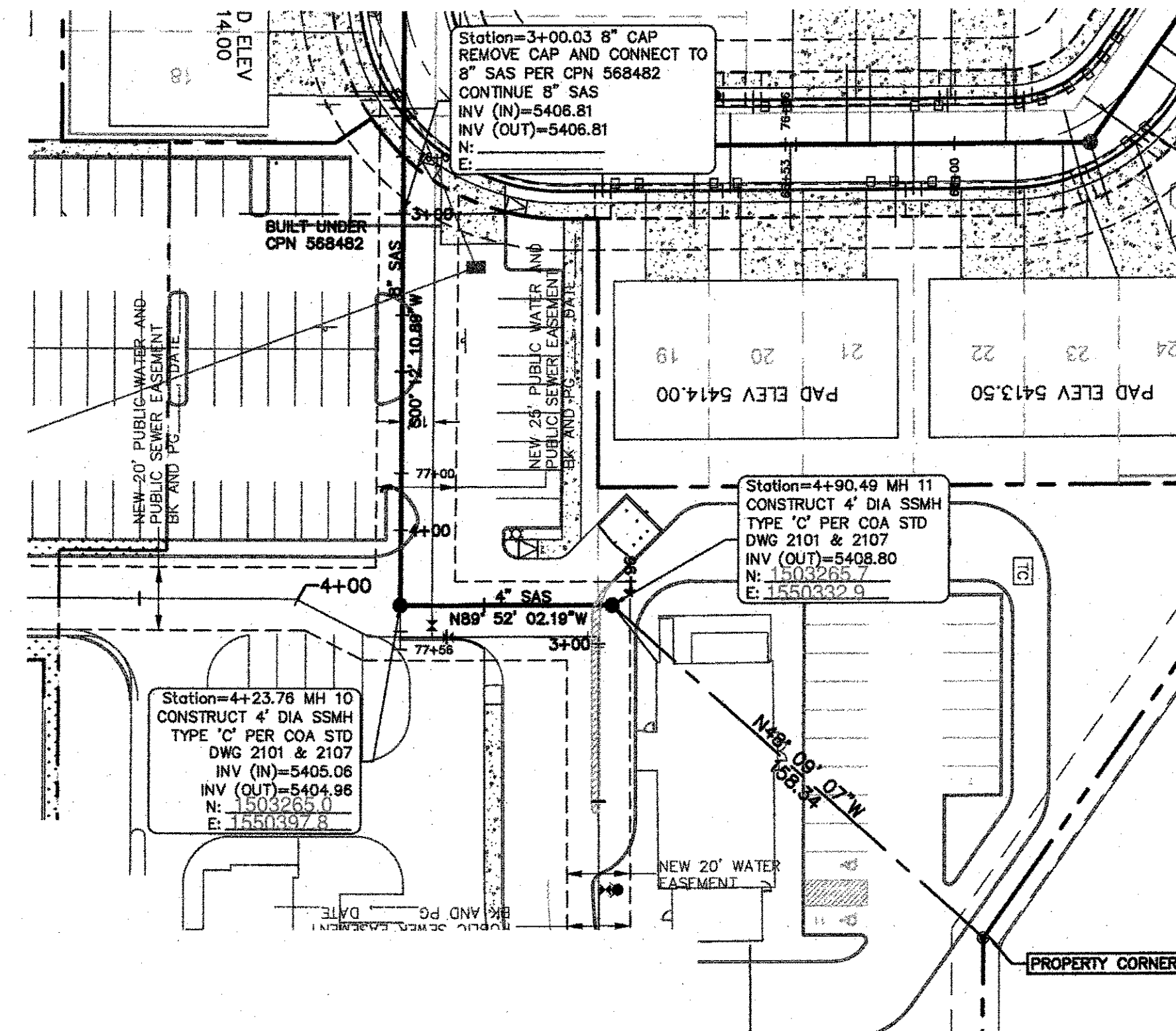
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NOTE:
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SANITARY SEWER

CITY WORK ORDER SCOPE LIMITED TO THE EASEMENT
AREAS AND RIGHT-OF-WAY SHOWN. ALL OTHER WORK
"PRIVATE - NOT PART OF WORK ORDER" UNLESS
SPECIFICALLY NOTED OTHERWISE.

 TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com					DATE	DESIGNED BY: A	DRAWN BY: A	DRAWN NAME	CHECKED
				NO.					
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP									
TITLE: THE WYMONT									
SAS-1 PLAN AND PROFILE - STA: 2+00-END									
DESIGN REVIEW COMMITTEE 		CITY ENGINEER APPROVAL 		LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.			
CITY PROJECT NO. 568483		ZONE MAP NO. G-19-Z		SHEET 09		OF 20			



SAS-2

NOTE
ALL SAS MH ARE 4' DIA TYPE 'C'
PER COA STD DWG 2101, 2107

CAUTION

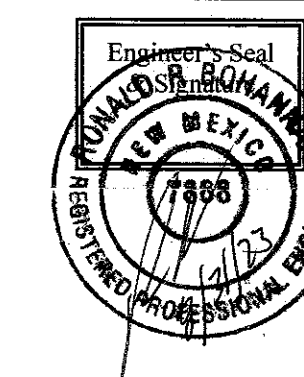
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SANITARY SEWER

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AREAS AND RIGHT-OF-WAY SHOWN. ALL OTHER WORK
"PRIVATE - NOT PART OF WORK ORDER" UNLESS
SPECIFICALLY NOTED OTHERWISE.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, **Ronald R. Bohannon**, of the firm of **Tierra West LLC**, a Registered Professional Engineer in the State of New Mexico, do hereby certify to the best of my knowledge and belief, that the information installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by **Brian Martinez**, of **Cortesani Surveys, Inc.**, NMPS number **18374**.



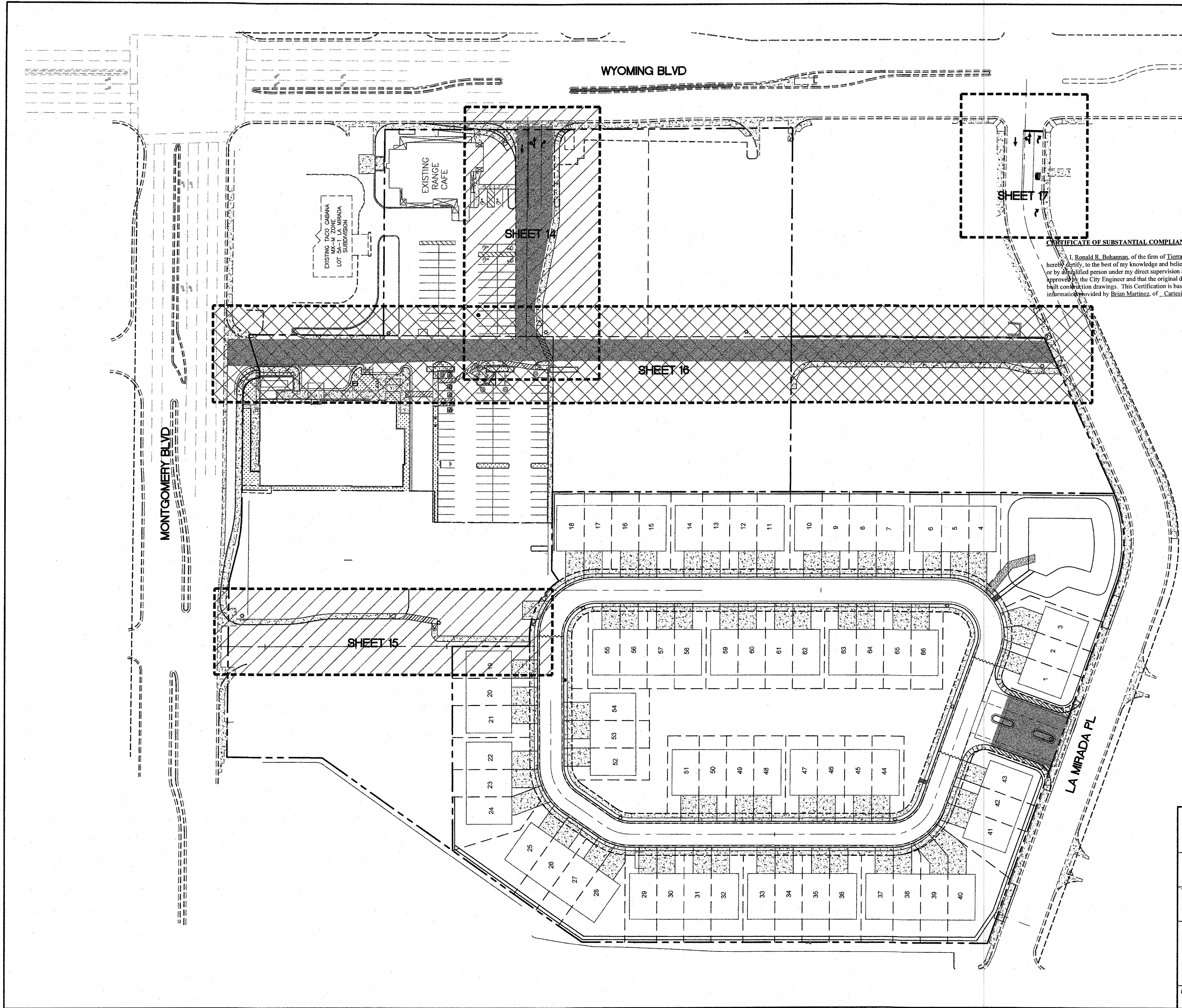
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: THE WYMONT
SAS-2 PLAN AND PROFILE - STA:3+00-END

DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LATEST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. 568483	ZONE MAP NO. G-19-Z	SHEET 10	OF 20
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CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Brian Martinez, of _Cartesian Surveys, Inc., NMPS number 18374.



ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.		FIELD NOTES		CITY OF ALBUQUERQUE SURVEY CONTROL		CONTRACTOR	
BY		DATE		3-1/4" ALUMINUM DISK STAMPED "12-01-1987"		Guzman Construction	
REMARKS		NEW MEXICO STATE PLANE COORDINATES		INSPECTION DATE 2022/23		WORK BY Cartesian Surveys DATE 2022/23	
DESIGN		CENTRAL ZONE - N.A.D. 1983		VERIFICATION BY COA/ABQ/UT/MLLC DATE 2022/23		INSPECTION BY COA/ABQ/UT/MLLC DATE 2022/23	
DESIGNED BY: JN		N=1,487,804.45		DRAWINGS CORRECTED BY TWLLC/Cartesian DATE 2023		DRAWINGS CORRECTED BY TWLLC/Cartesian DATE 2023	
DRAWN BY: AS		E=1,550,374.701		MICRO-FILM INFORMATION		RECORDED BY	
DRAWN NAME: Adolfo Soto		PUBLISHED EL=5406.875 (NAVD 1989)		RECORDED BY		DATE	
CHECKED BY: RRB		ROUND TO GRID FACTOR=0.99954538		NO.		NO.	
		DELTA ALPHA ANGLE=-01023.53"					

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

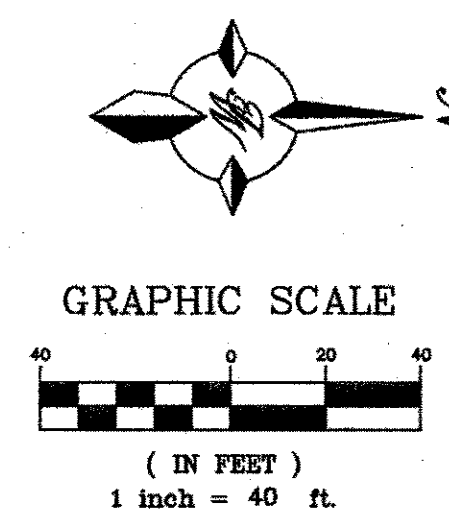
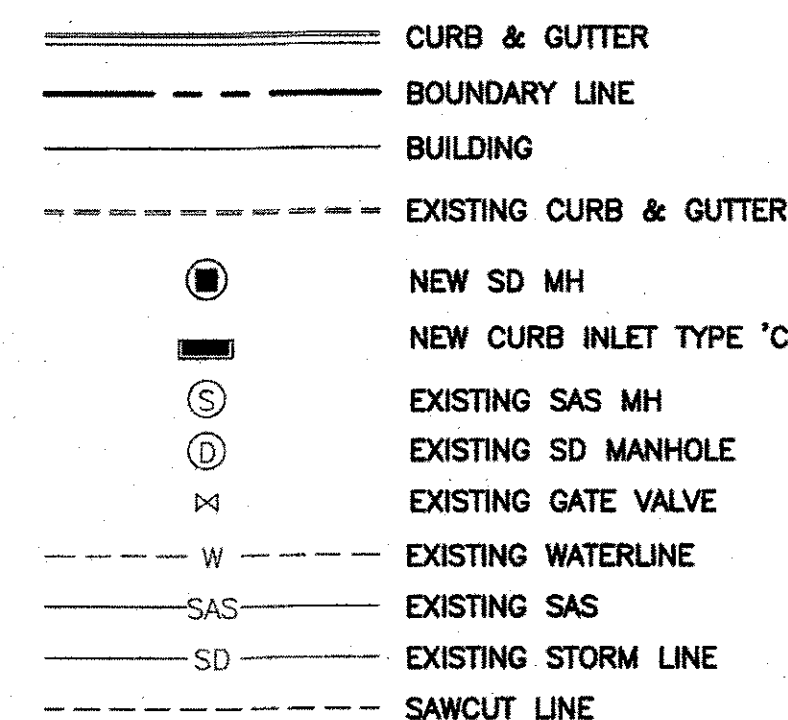
TITLE: **THE WYMONT**
MASTER PAVING INDEX

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED Mar. 31, 2022 DESIGN REVIEW COMMITTEE	APPROVED May 31, 2022 CITY ENGINEER		

CITY PROJECT NO. 568483

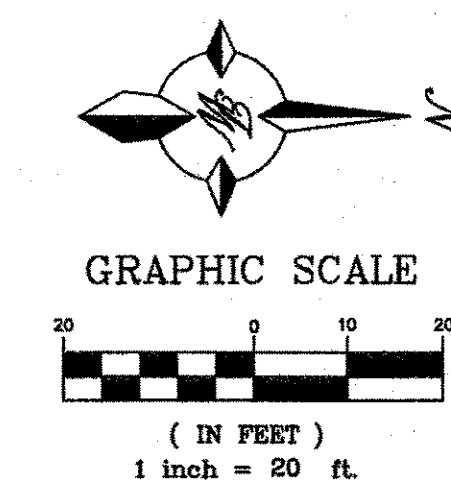
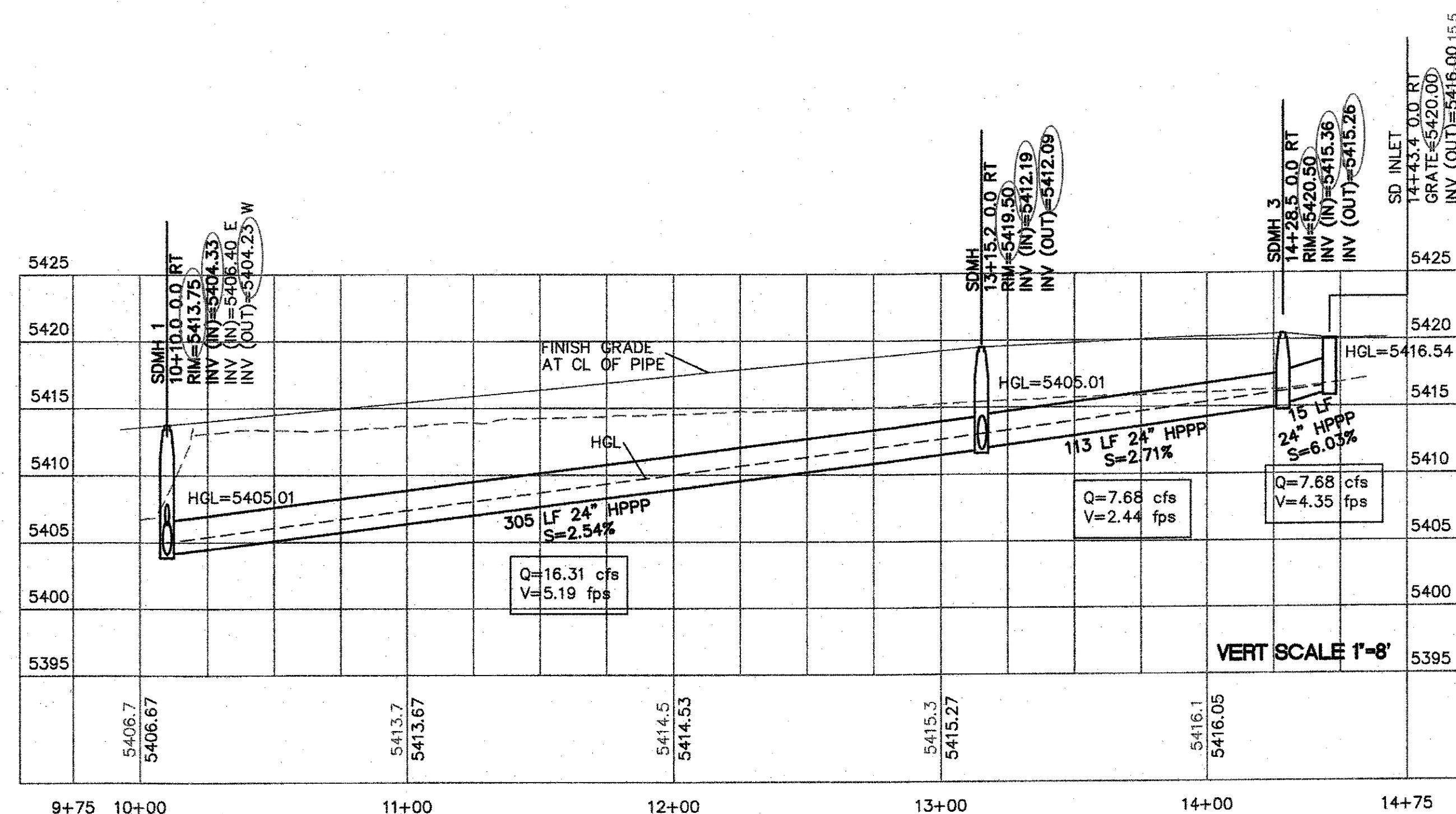
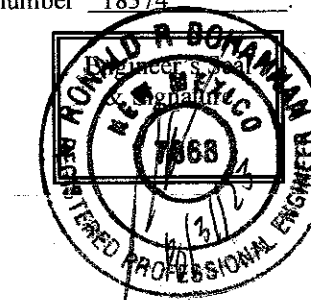
ZONE MAP NO. G-19-Z

SHEET 11 OF 20



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Tierra W&L LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Brian Martinez, of Cartesian Surveys, Inc., NMPS number 18374.



CAUTION

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5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: THE WYMONT
OFFSITE STORM SEWER PLAN AND PROFILE

DESIGN REVIEW COMMITTEE

APPROVED

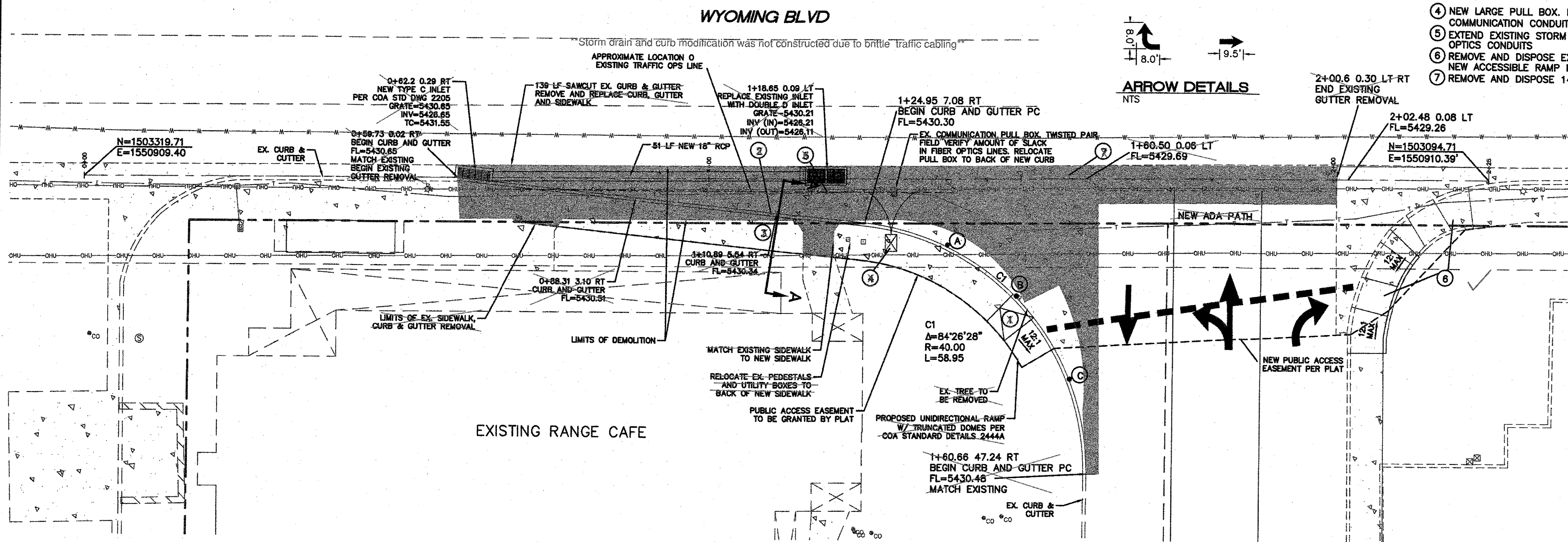
Mar. 31, 2022

DESIGN REVIEW COMMITTEE

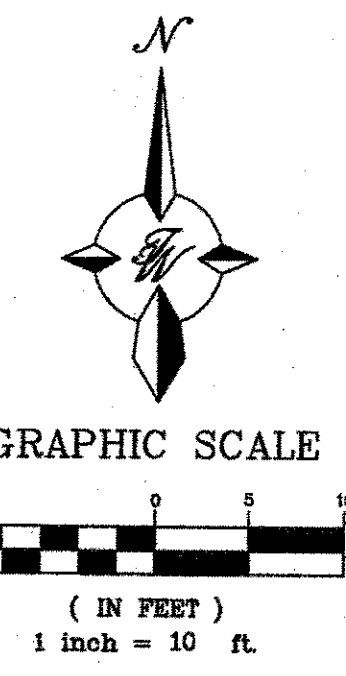
CITY ENGINEER APPROVA
APPROVED
May 31, 2022
CITY ENGINEER

LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. 568483	ZONE MAP NO. G-19-7	SHEET 12	OF 20
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- KEYED NOTES**
- 1 ACCESSIBLE RAMP PER COA STD DWG 2444A
 - 2 STANDARD 8" CURB AND GUTTER PER COA STD DWG 2415A
 - 3 NEW 6" CONCRETE SIDEWALK PER COA STD DWG 2430
 - 4 NEW LARGE PULL BOX, INTERCEPT EXISTING COMMUNICATION CONDUITS
 - 5 EXTEND EXISTING STORM SEWER TO NEW INLET OPTICS CONDUITS
 - 6 REMOVE AND DISPOSE EXISTING ACCESSIBLE RAMP, BUILD NEW ACCESSIBLE RAMP PER COA STD DWG 2441
 - 7 REMOVE AND DISPOSE 141 LF EXISTING GUTTER



- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - BUILDING
 - EXISTING CURB & GUTTER
 - LIMITS OF DEMOLITION

QUARTER POINTS

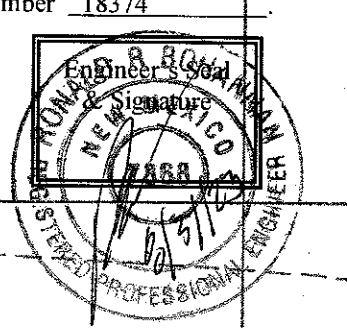
FL	ELEV.
A	5430.34
B	5430.39
C	5430.44

- GENERAL NOTES:**
1. ALL CONFLICTING STRIPING SHALL BE ERADICATED BY WATER BLASTING AND APPLY FOG SEAL
 2. ALL SIGNS SHALL BE MADE IN ACCORDANCE WITH THE M.U.T.C.D. (CURRENT EDITION) SPECIFICATIONS AND COA STANDARDS.
 3. ALL STRIPING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE M.U.T.C.D. (CURRENT EDITION) SPECIFICATIONS AND COA STANDARDS (THERMOPLASTIC).
 4. PAINT ALL MEDIAN CURB AND MEDIAN NOSE ON LOS VOLCANES YELLOW (TYP) PER COA SPECIFICATIONS
 5. CONTRACTOR SHALL REFRESH ALL EXISTING CROSSWALKS, SYMBOLS AND REPLACE HOLDING BAY WITH LANE STRIPES WITHIN WORKING AREA. ALL PERMANENT MARKINGS SHALL BE THERMOPLASTIC

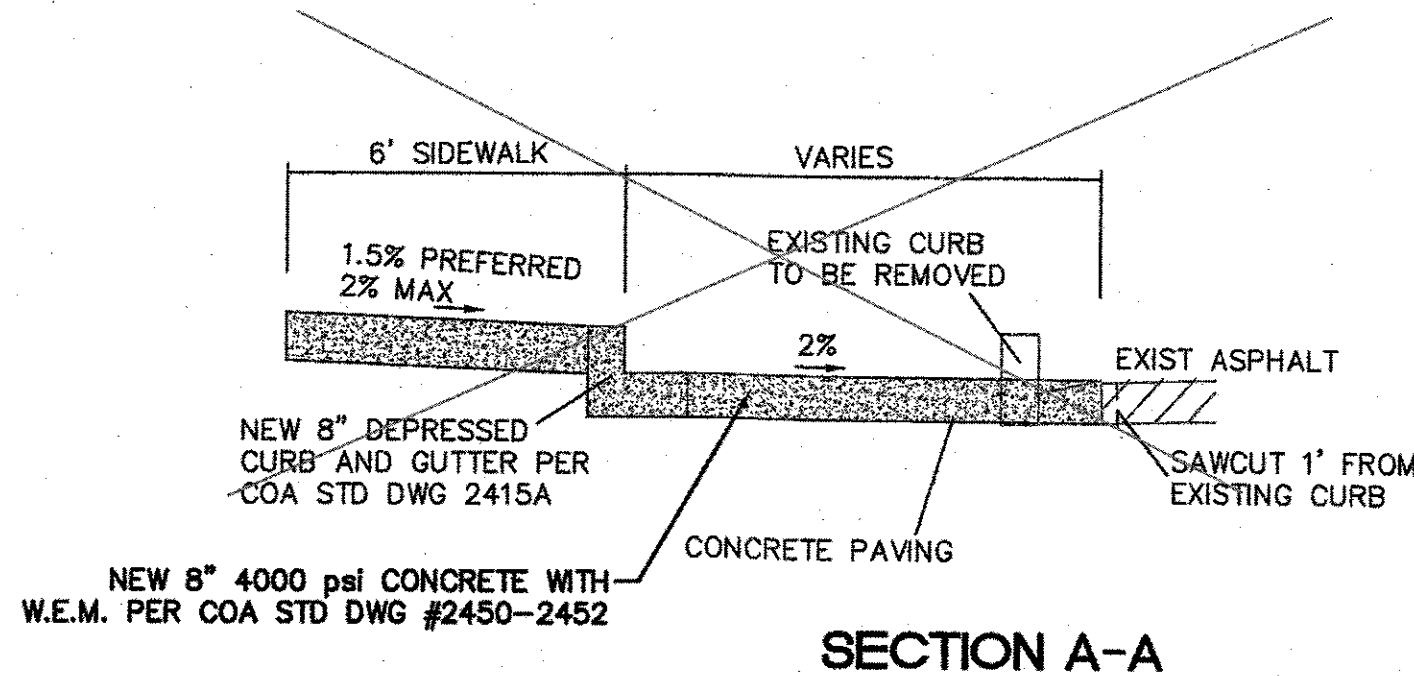
- TRAFFIC OPERATION NOTES**
- A. THE LINE TO BE RELOCATED IS A TWISTED PAIR 19 GAUGE, 50 PAIR
 - B. IF THIS LINE IS DAMAGED DURING RELOCATION OPERATIONS IT WILL NEED TO BE REPLACED FROM FULL SPLICE TO FULL SPLICE A DISTANCE OF APPROXIMATELY 730 FEET
 - C. THERE IS A FIBER OPTIC LINE LOCATED BELOW THE TWISTED PAIR LINE. IT APPEARS THAT THIS LINE CAN REMAIN IN PLACE BUT IF THE LINE IS DAMAGED BY CONSTRUCTION OPERATIONS IT WILL NEED TO BE REPLACED FROM FULL SPLICE TO FULL SPLICE A DISTANCE OF APPROXIMATELY 5600 FEET. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THIS LINE IS SAFELY LOCATED AND PROTECTED
 - D. CONTRACTOR SHALL COORDINATE WITH DMD-TRAFFIC OPERATIONS (505) 250-2604. TRAFFIC OPS WILL BE ON SITE DURING EXPOSURE OF LINES AND RELOCATION WORK

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Brian Martinez, of Tierra West LLC, NMPIS number 18374



- NOTE:**
1. CONTRACTOR SHALL FIELD VERIFY ALL SIGNING, TEXT, AND LOCATIONS PRIOR TO FABRICATION AND INSTALLATION. NEW SIGN LOCATIONS SHALL BE APPROVED BY THE PROJECT MANAGER OR THE DISTRICT TRAFFIC ENGINEER.
 2. HOT THERMOPLASTIC PAVEMENT MARKINGS SHALL BE USED ON ALL STRIPING (LONG LINES, LEGENDS, SYMBOLS, ETC.) THE THERMOPLASTIC PAVEMENT MARKING SHALL BE APPLIED AT A THICKNESS OF 90 MIL. THE APPROVED THERMOPLASTIC MARKING APPLICATION METHOD SHALL BE EITHER GRAVITY EXTRUSION OR RIBBON APPLICATION.
 3. THE CONTRACTOR SHALL MARK ALL LOCATIONS IN THE FIELD IN WHICH PAVEMENT MARKINGS, SUCH AS LEGENDS, ARROWS, CROSSWALKS, STOP BARS, ETC. ARE TO BE PLACED. THIS PAVEMENT MARKING LAYOUT SHALL BE CONSIDERED INCIDENTAL. THE CONTRACTOR SHALL OBTAIN CONCORDANCE FROM THE DISTRICT TRAFFIC ENGINEER (OR HIS/HER DESIGNEE) BEFORE THE FINAL MARKINGS ARE APPLIED.
 4. WATER BLASTING IS THE ONLY APPROVED METHOD OF EXISTING STRIPE REMOVAL WITHIN DISTRICT THREE. THE USE OF BLACK PAINT AS A METHOD OF REMOVING OR COVERING EXISTING STRIPING IS STRICTLY PROHIBITED. WHEN WATER BLASTING ON OPEN GRADED FRICTION COURSE (OGFC) OR ON THE FINAL LIFT OF THE EXISTING PAVEMENT, THE CONTRACTOR SHALL APPLY A SEAL TO THE WATER BLASTED AREA AND SEAL SHALL BE INCIDENTAL TO REMOVAL OF PAVEMENT STRIPE.



Tierra West, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrowestllc.com

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

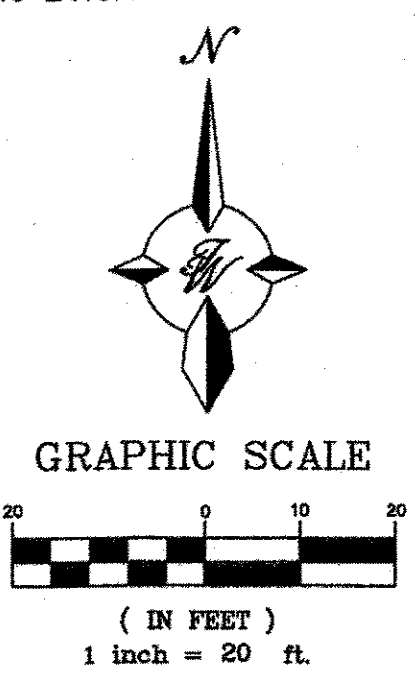
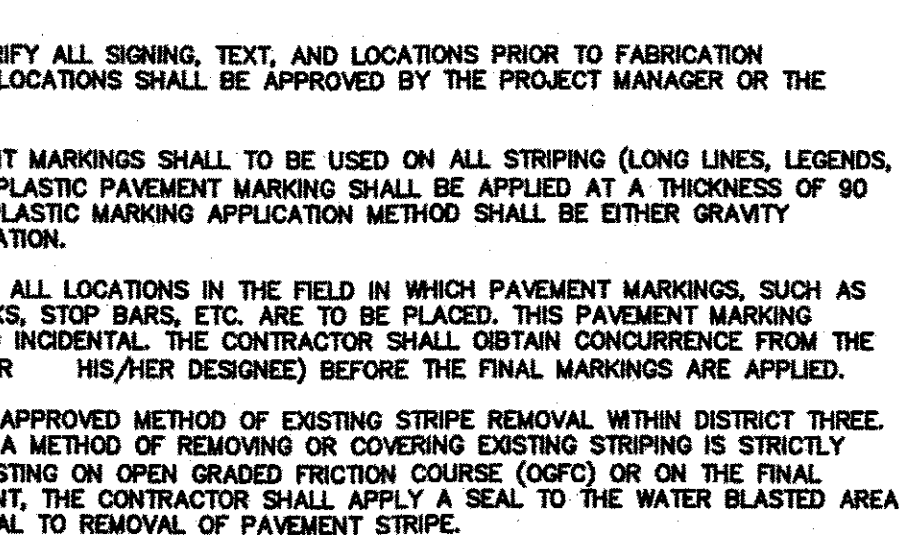
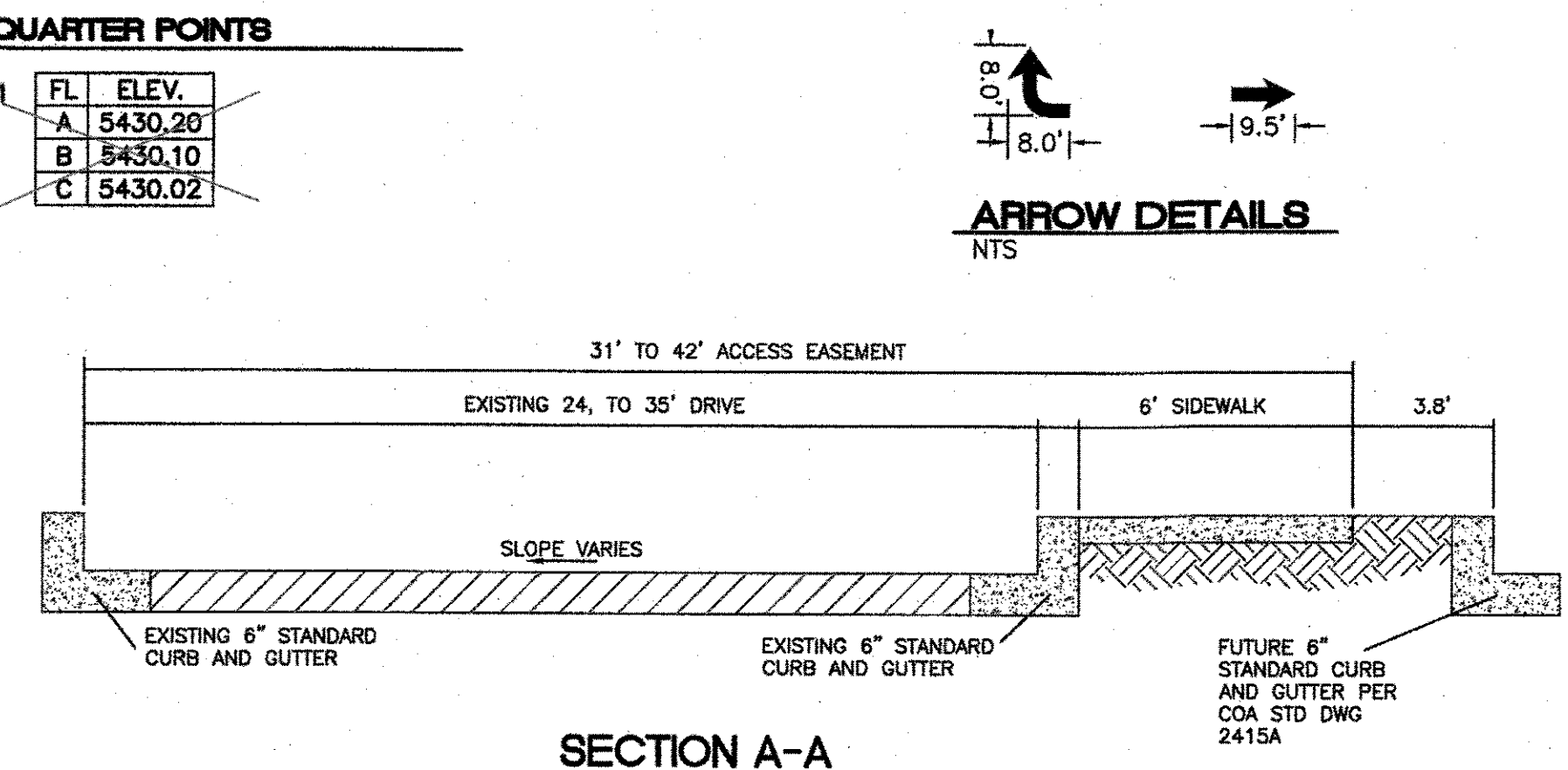
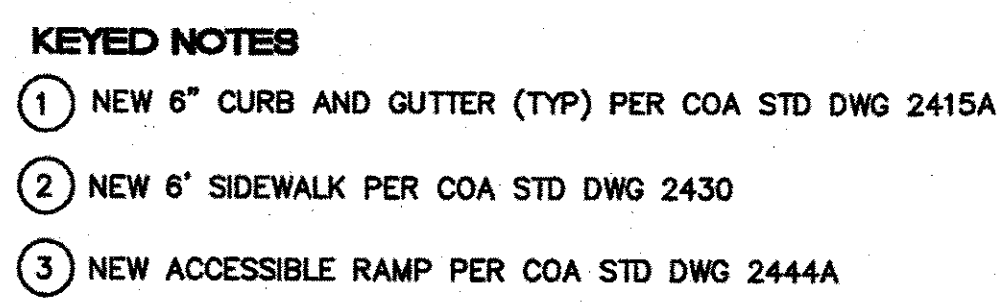
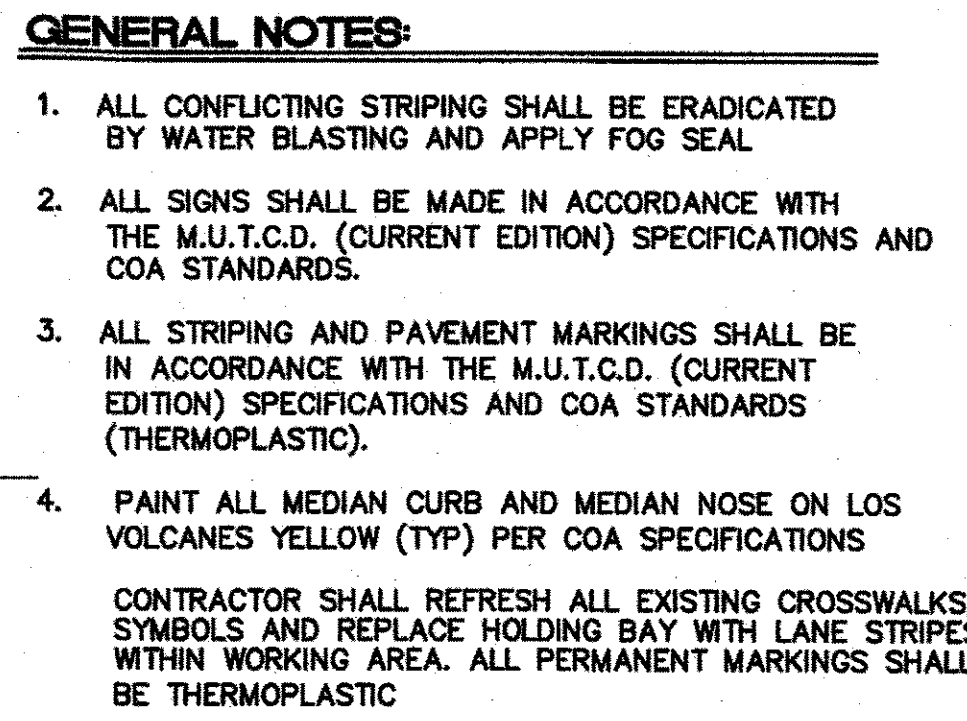
TITLE: THE WYOMONT WYOMING BLVD TURN LANE PLAN AND PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED Mar. 31, 2022 DESIGN REVIEW COMMITTEE	APPROVED May 31, 2022 CITY ENGINEER		

CITY PROJECT NO. 568483

ZONE MAP NO. G-19-Z

SHEET 13 OF 20



LIST OF INCIDENTALS (NO ADDITIONAL PAYMENT ASSOCIATED)	
	LIST OF INCIDENTALS FOR PERMANENT STRIPING AND SIGNING
A	ALL SIGNING HARDWARE, INCLUDING, BUT NOT LIMITED TO BRACKETS, BANDING, BUCKLES, FASTENERS, SCREWS WASHERS ETC.
B	PAVEMENT MARKING LAYOUT
C	SEAL APPLIED TO PAVEMENT AFTER STRIPE REMOVAL

CAUTION

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

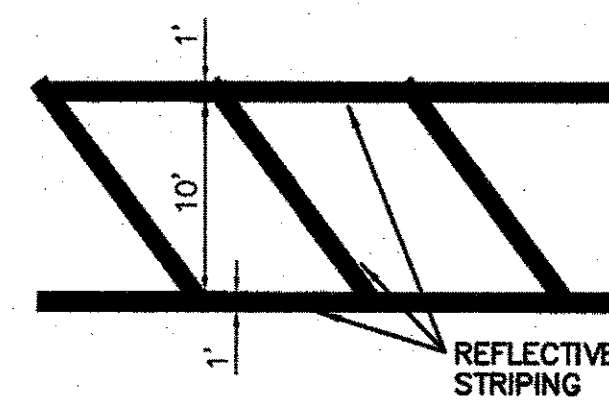
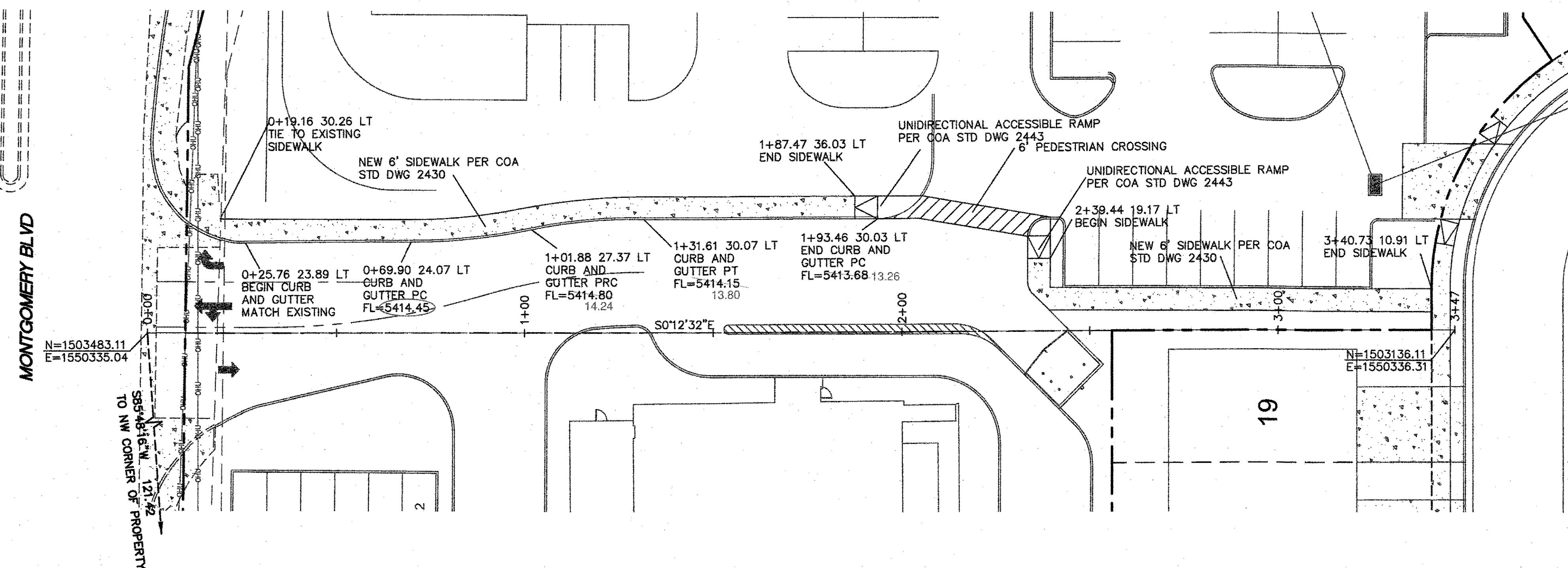
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TIERRA WEST, LLC
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ALBUQUERQUE, NEW MEXICO 87109
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www.tierrawestllc.com

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: THE WYMONT
ENTRY - WYOMING PLAN AND PROFILE

DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST DESIGN UPDATE	MO./DAY/YR.		MO./DAY/YR.	
APPROVED Mar. 31, 2022 DESIGN REVIEW COMMITTEE		APPROVED May 31, 2022 CITY ENGINEER						
CITY PROJECT NO. 568483				ZONE MAP NO. G-19-Z		SHEET 14 OF 20		

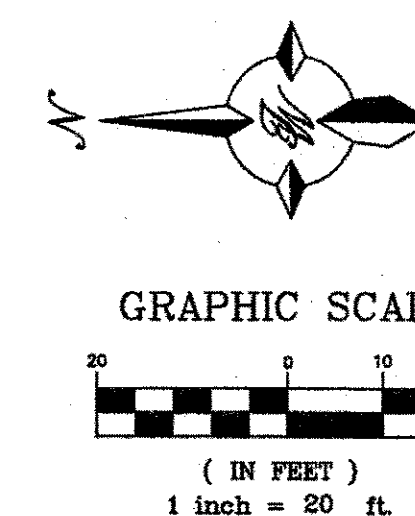
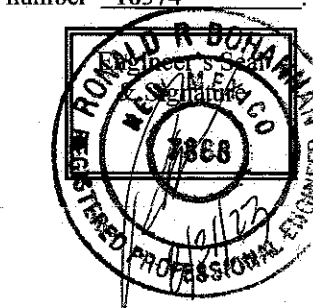


**** ALL PAVEMENT MARKINGS SHALL CONFORM TO
M.U.T.C.D. SPECS (LATEST EDITION)**

CROSSWALK DETAIL
NTS

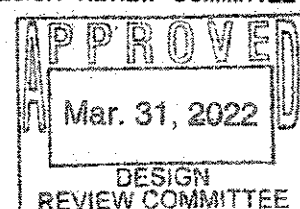
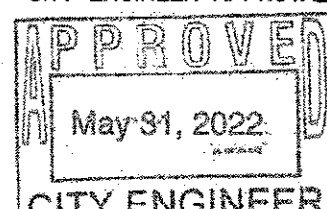
CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Brian Martinez, of Cartesian Surveys, Inc., NMPS number 18374.



CAUTION

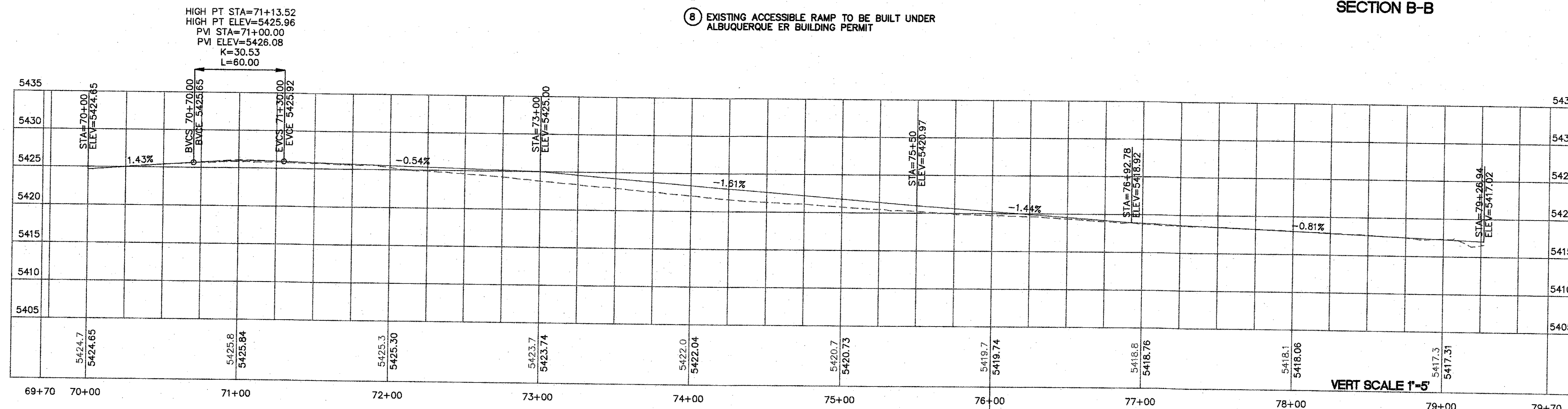
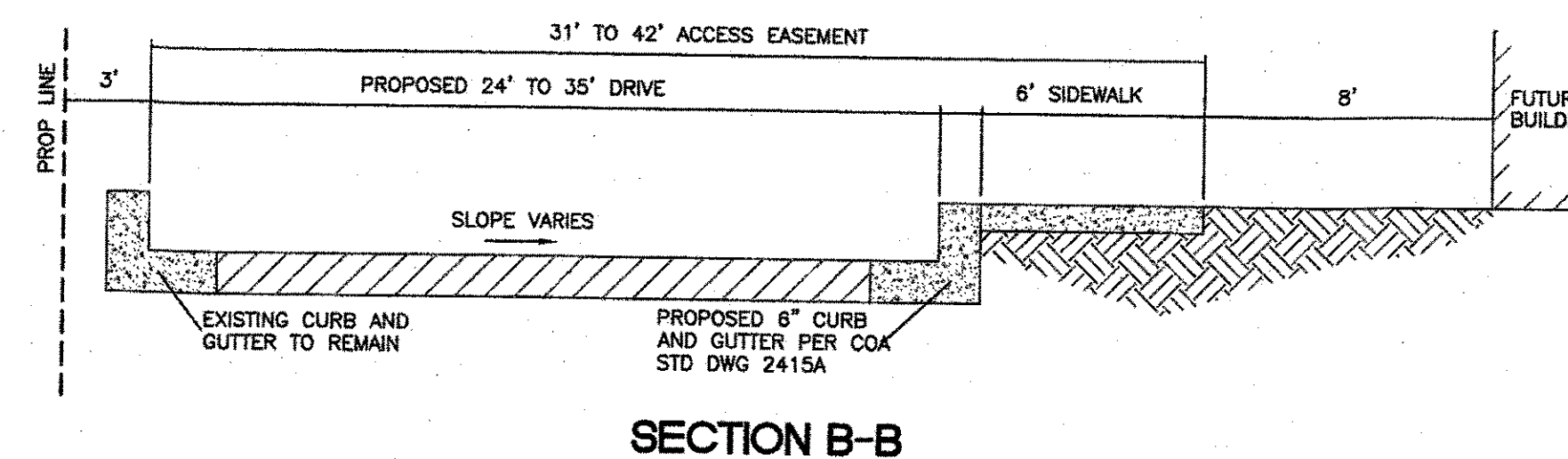
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND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

 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com					NO. DATE	DESIGNED BY:	DRAWN BY:	CHECKED BY:	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP									
TITLE: THE WYMONT SIDEWALK CONNECTION TO RESIDENTIAL									
DESIGN REVIEW COMMITTEE  Mar. 31, 2022 DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL  May 31, 2022 CITY ENGINEER		LAST DESIGN UPDATE	MO./DAY/YR.		MO./DAY/YR.		
CITY PROJECT NO.		568483		ZONE MAP NO.		G-19-Z		SHEET 15 OF 20	

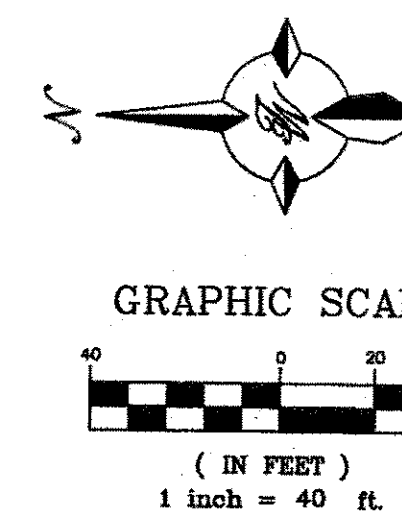
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- ① REMOVE AND DISPOSE EXISTING ACCESSIBLE RAMP
NEW ACCESSIBLE RAMP PER COA STD DWG #2444 (DETAIL A)
- ② 6" CURB AND GUTTER (TYP) PER COA STD DWG 2415A
- ③ MOUNTABLE MEDIAN CURB PER COA STD DWG 2415A
- ④ 6' SIDEWALK PER CO STD DWG 2430
- ⑤ 6' VALLEY GUTTER PER COA STD DWG 2420
- ⑦ EXISTING CURB TO REMAIN
- ⑧ EXISTING ACCESSIBLE RAMP TO BE BUILT UNDER
ALBUQUERQUE ER BUILDING PERMIT



I, **Ronald R. Bohannon**, of the firm of **Tierra West LLC**, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by **Brian Martinez**, of **Cartesian Surveys, Inc.**, NMPS number 18374



1. ALL CONFLICTING STRIPING SHALL BE ERADICATED BY WATER BLASTING AND APPLY FOG SEAL
2. ALL SIGNS SHALL BE MADE IN ACCORDANCE WITH THE M.U.T.C.D. (CURRENT EDITION) SPECIFICATIONS AND COA STANDARDS.
3. ALL STRIPING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE M.U.T.C.D. (CURRENT EDITION) SPECIFICATIONS AND COA STANDARDS (THERMOPLASTIC).
4. PAINT ALL MEDIAN CURB AND MEDIAN NOSE ON LOS VOLCANES YELLOW (TYP) PER COA SPECIFICATIONS

CONTRACTOR SHALL REFRESH ALL EXISTING CROSSWALKS, SYMBOLS AND REPLACE HOLDING BAY WITH LANE STRIPES WITHIN WORKING AREA. ALL PERMANENT MARKINGS SHALL BE THERMOPLASTIC

- NOTE:
 1. CONTRACTOR SHALL FIELD VERIFY ALL SIGNING, TEXT, AND LOCATIONS PRIOR TO FABRICATION AND INSTALLATION. NEW SIGN LOCATIONS SHALL BE APPROVED BY THE PROJECT MANAGER OR THE DISTRICT TRAFFIC ENGINEER.
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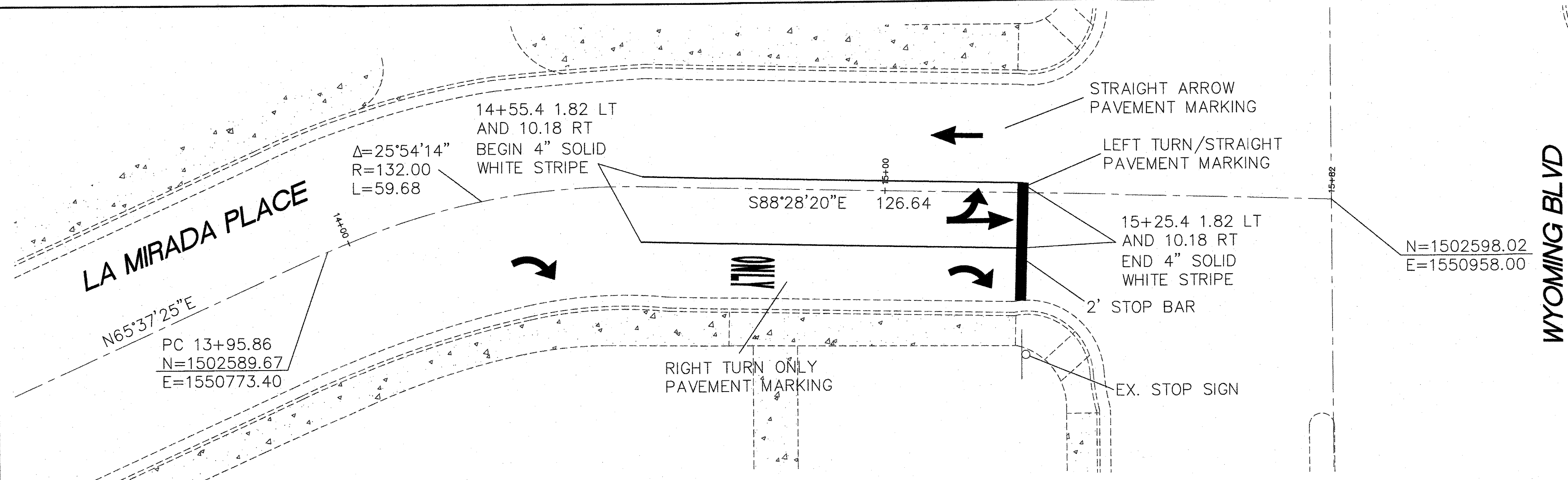
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[illegible]

**LIST OF INCIDENTALS
(NO ADDITIONAL PAYMENT ASSOCIATED)**

	LIST OF INCIDENTALS FOR PERMANENT STRIPING AND SIGNING
A	ALL SIGNING HARDWARE, INCLUDING, BUT NOT LIMITED TO BRACKETS, BANDING, BUCKLES, FASTENERS, SCREWS WASHERS ETC.
B	PAVEMENT MARKING LAYOUT
C	SEAL APPLIED TO PAVEMENT AFTER STRIPE REMOVAL

		TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM MEXICO 87109 (505) 858-3100 www.tierrowestllc.com		NO.	DATE	DESIGNED BY:	DRAWN BY: AS	DRAWN NAME:
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP								
TITLE: THE WYMONT								
ENTRY - MONTGOMERY BLVD PLAN AND PROFILE								
DESIGN REVIEW COMMITTEE APPROVED Mar. 31, 2022 DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL APPROVED May 31, 2022 CITY ENGINEER		LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.		
CITY PROJECT NO. 568483		ZONE MAP NO. G-19-Z		SHEET		OF		
						16 20		



GENERAL NOTES:

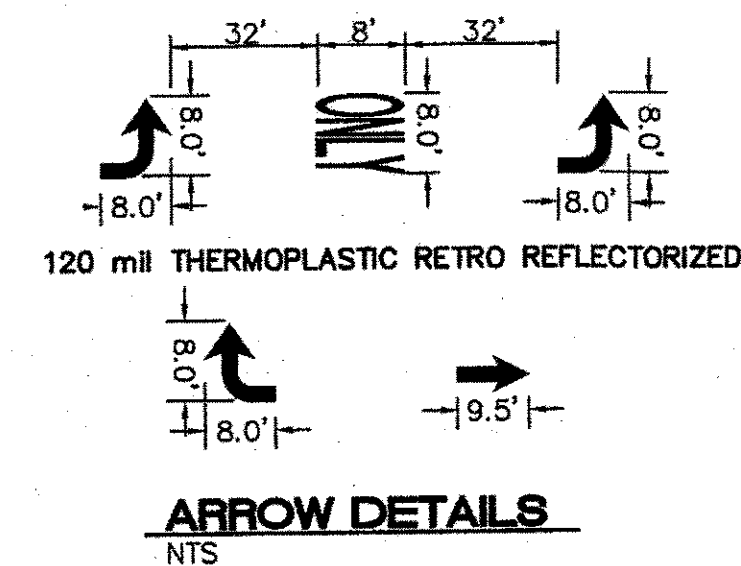
1. ALL CONFLICTING STRIPING SHALL BE ERADICATED BY WATER BLASTING AND APPLY FOG SEAL
2. ALL SIGNS SHALL BE MADE IN ACCORDANCE WITH THE M.U.T.C.D. (CURRENT EDITION) SPECIFICATIONS AND COA STANDARDS.
3. ALL STRIPING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE M.U.T.C.D. (CURRENT EDITION) SPECIFICATIONS AND COA STANDARDS (THERMOPLASTIC).
4. PAINT ALL MEDIAN CURB AND MEDIAN NOSE ON LOS VOLCANES YELLOW (TYP) PER COA SPECIFICATIONS
5. CONTRACTOR SHALL REFRESH ALL EXISTING CROSSWALKS, SYMBOLS AND REPLACE HOLDING BAY WITH LANE STRIPES WITHIN WORKING AREA. ALL PERMANENT MARKINGS SHALL BE THERMOPLASTIC

PERMANENT SIGNING AND STRIPING NOTES

1. ALL REGULATORY, WARNING, SPECIAL, AND GUIDE SIGNS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS.
LEGEND AND BACKGROUND TO BE SAME SHEETING TYPE.

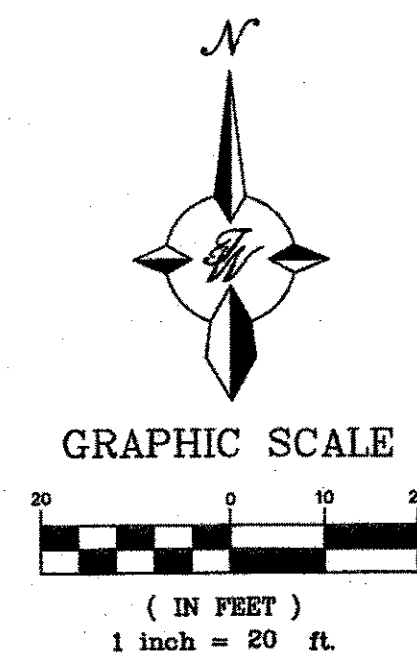
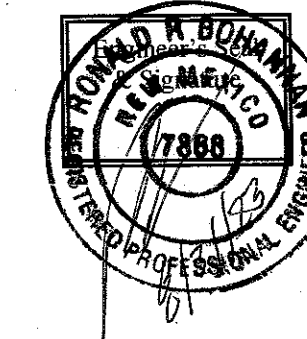
SIGN	SIGN CODE	COLOR	LEGEND SHEETING	BACKGROUND SHEETING
STOP	R1-1	WHITE/RED	TYPE VII OR IX	TYPE VII OR IX
YIELD	R1-2	WHITE/RED	TYPE VII OR IX	TYPE VII OR IX
DO NOT ENTER	R5-1	WHITE/RED	TYPE VII OR IX	TYPE VII OR IX
WRONG WAY	R5-1a	WHITE/RED	TYPE VII OR IX	TYPE VII OR IX
SCHOOL BUS STOP	S3-1	BLK/FLUORESCENT YELLOW GREEN	TYPE VII OR IX	TYPE VII OR IX
SCHOOL BUS CROSSING	S1-1	BLK/FLUORESCENT YELLOW GREEN	TYPE VII OR IX	TYPE VII OR IX
PEDESTRIAN CROSSING	W11-2	BLK/FLUORESCENT YELLOW GREEN	TYPE VII OR IX	TYPE VII OR IX
BIKE CROSSING	W11-1	BLK/FLUORESCENT YELLOW GREEN	TYPE VII OR IX	TYPE VII OR IX
ALL SCHOOL/PED/BIKE SUPPLEMENTAL PLAQUES		BLK/FLUORESCENT YELLOW GREEN (WHEREVER BLK/YELLOW IS SPECIFIED AS COLOR IN MUTCD)	TYPE VII OR IX	TYPE VII OR IX
ALL OTHER WARNING SIGNS AND SUPPLEMENTAL PLAQUES		BLK/FLUORESCENT YELLOW GREEN (WHEREVER BLK/YELLOW IS SPECIFIED AS COLOR IN MUTCD)	TYPE VII OR IX	TYPE VII OR IX
GUIDE & DESIGNATION SIGNS INCLUDE EXTRUDED & NON-EXTRUDED (OVERHEAD & GROUND MOUNTED)	ALL	WHITE/GREEN (EXCEPT WHERE SPECIFIED IN THE MUTCD)	TYPE VII OR IX	TYPE VII OR IX
E-CODE SIGNS	E11-1, 1a, 1b, 1c	BLK/FLUORESCENT YELLOW	TYPE VII OR IX	TYPE VII OR IX
GENERAL SERVICE	ALL	WHITE/BLUE	TYPE VII OR IX	TYPE VII OR IX
SPECIFIC SERVICE	ALL	WHITE/BLUE	TYPE VII OR IX	TYPE VII OR IX
ALL OTHER PERMANENT SIGNS		BLACK/WHITE (EXCEPT WHERE	TYPE VII OR IX	TYPE VII OR IX

2. ONLY 0.125 INCHES THICK ALUMINUM PANEL SIGNS ARE PERMITTED FOR WARNING AND REGULATORY SIGNS.
3. ANTI-GRAFFITI COATING, WITH UV INHIBITOR, SHALL BE APPLIED ON ALL REGULATORY, WARNING, GUIDE AND SPECIAL SIGNS.
4. QUANTITIES MAY VARY AS FIELD CONDITIONS DICTATE. THE CONTRACTOR WILL BE PAID FOR ACTUAL QUANTITIES USED.
5. ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH NM STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) AND ANY APPLICABLE SPECIAL PROVISION AND/OR SUPPLEMENTAL SPECIFICATION. ALSO THE DEVICES SHALL COMPLY WITH THE CURRENT EDITION, WITH REVISIONS, OF THE MUTCD.
6. EACH SIGN FACE SHOWN ON PLANS SHALL MEET THE SPECIFICATIONS IN THE STANDARD HIGHWAY SIGNS MANUAL (CURRENT EDITION) FOR PROPER ARRANGEMENT, SPACING OF LETTERS, LETTER HEIGHT, SYMBOLS AND BORDERS FOR THE SPECIFIED SIZE AND MESSAGE AS SHOWN ON PLANS. ALL SPECIAL SIGN FACE DETAILS SHALL BE SUBMITTED TO THE TMDOT FOR REVIEW AND APPROVAL.
7. POST LENGTHS ARE BASED ON A MINIMUM OF 5 FT FOR RURAL ROADWAY SECTIONS TO A MINIMUM OF 7 FT FOR URBAN AND INTERSTATE ROADWAY SECTIONS. THE LENGTHS ARE MEASURED FROM THE BOTTOM OF THE SIGN TO NEAR EDGE OF THE DRIVING LANE.
8. ALL SIGNING HARDWARE, INCLUDING BUT NOT LIMITED TO, BRACKETS, BANDING, BUCKLES, FASTENERS, SCREWS AND WASHERS, ETC. ARE CONSIDERED INCIDENTAL TO SIGN INSTALLATION. THEREFORE, NO PAYMENT WILL BE MADE.
9. THREE 4 LB/FT SIGN POST INSTALLATION APPROVED ONLY IF THE SPAN BETWEEN THE OUTER POSTS EXCEEDS 66" (SIGN WIDTH OF 96" OR GREATER).
10. 3"-6" BASE POST ARE REQUIRED FOR ALL SMALL SIGN POSTS. SEE STANDARD SERIAL DRAWING 701-02-1/3 FOR DETAILS. BASE POSTS SHALL BE 2.5"x2.5" SQUARE.
11. SIGN POSTS SHALL BE 2.25"x2.25" SQUARE TUBING OR AS PROVIDED BY THE PROJECT MANAGER, THE DISTRICT TRAFFIC ENGINEER OR HIS/HER DESIGNEE.
12. THE LATERAL CLEARANCE OF SIGNS SHALL BE NO CLOSER THAN THE 6 FT FROM THE EDGE OF SHOULDER OR 12 FT FROM THE EDGE OF TRAVELED WAY FOR RURAL AREAS AND NO CLOSER THAN 2 FT FROM FACE OF CURB FOR URBAN AREAS.
13. CONTRACTOR SHALL FIELD VERIFY ALL SIGNING, TEXT, AND LOCATIONS PRIOR TO FABRICATION AND INSTALLATION. NEW SIGN LOCATIONS SHALL BE APPROVED BY THE PROJECT MANAGER OR THE DISTRICT TRAFFIC ENGINEER.
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CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, **Ronald R. Bohannon**, of the firm of **TierraWell LLC**, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by **Brian Martinez**, of **Cartesian Surveys, Inc.**, NMPIS number **18374**.



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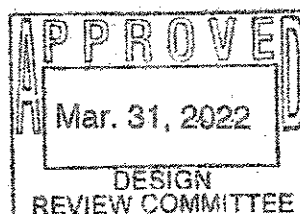
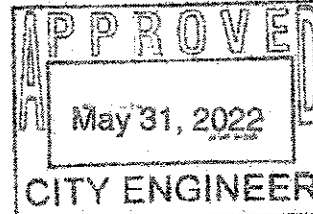
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: THE WYMONT
LA MIRADA PLACE AND WYOMING BLVD STRIPING PLAN

LA MIRADA PLATE AND WYOMING DEVELOPING PERMITS		MO./DAY/YR.		MO./DAY/YR.	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE			
APPROVED Mar. 31, 2022 DESIGN REVIEW COMMITTEE	APPROVED May 31, 2022 CITY ENGINEER				

CITY PROJECT NO. 568483	ZONE MAP NO. G-19-Z	SHEET 17	OF 20
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 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com		NO. _____ DATE _____		DESIGNED BY _____ DRAWN BY: A _____ DRAWN NAME _____ CHECKED BY _____
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP				
TITLE: _____				
THE WYMONT CONSTRUCTION DETAILS				
DESIGN REVIEW COMMITTEE  APPROVED Mar. 31, 2022 DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL  APPROVED May 31, 2022 CITY ENGINEER		LAST DESIGN UPDATE _____ _____ _____ _____ _____
CITY PROJECT NO. 568483		ZONE MAP NO. G-19-Z		SHEET 18 OF 20

