

CONSTRUCTION PLANS FOR
TOPGOLF
ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2019

JW

INDEX TO DRAWINGS

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02-1 PLAT (1 OF 3)
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03 OVERALL MASS GRADING PLAN (APPROVED)
04 STORM SEWER PLAN & PROFILE
05 STORM SEWER (POND)
06 STORM SEWER (POND P&P)
07 PAVING IMPROVEMENTS (DESERT SURF CIRCLE) AND (MONTANO ROAD)
08 PAVING IMPROVEMENTS (FRONTAGE ROAD - NMDOT) REFERENCE ONLY
09 UTILITY IMPROVEMENTS (DESERT SURF CIRCLE)
10 CONSTRUCTION DETAILS

10A Added 7-22-19

WATER & SEWER

1. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. EXISTING VALVES AND MANHOLES SHALL NOT BE BURIED OR PAVED OVER BUT RIMS SHALL BE ADJUSTED TO MATCH NEW GRADE PER COA STANDARD DRAWINGS 2460 AND 2461.
2. MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.
3. 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/WATER_SHUT_OFF_AND_TURN_ON_PROCESURES.ASPX](http://abcwua.org/water_shut_off_and_turn_on_procedures.aspx)
4. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900: DR18 REQUIREMENTS (6" - 12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6" - 48").
5. ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. THE JOINT RESTRAINT REQUIREMENTS SHOULD BE DELINEATED WITHIN A JOINT RESTRAINT TABLE.
6. ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING. EXCEPT WHEN PROFILED WITHIN A PROPOSED OR EXISTING STREET, WHERE STREET STATIONING SHALL GOVERN.
7. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2465.
8. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 5" POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.
9. TRACER WIRE SHALL BE INCLUDED FOR ALL PUBLIC WATER AND SEWER MAINS AND FOR WATER SERVICES IN ACCORDANCE WITH WATER AUTHORITY DETAILS.
10. CONTRACTOR SHALL PROVIDE THE PROPOSED HYDRO TESTING PLANS TO THE WUA INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.
11. AT UTILITY CROSSINGS, WHERE LESS THAN 18" OF VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROPOSED, LEAN FILL CONSTRUCTION (PER SECTION 207 OF THE STANDARD SPECIFICATIONS) SHALL BE USED TO PROTECT THE WATER OR SEWER LINE. LEAN FILL SHALL EXTEND A PERPENDICULAR DISTANCE OF 5 FEET ON EACH SIDE OF THE STORM PIPE OR STRUCTURE.
12. ALL DESIGN AND CONSTRUCTION OF ANY UNDERGROUND UTILITIES SHALL COMPLY WITH ADMINISTRATIVE INSTRUCTION NO. 9 FOR WORK NEARBY OR AFFECTING SAN JUAN CHAMA TRANSMISSION LINES AND APPURTENANCES. INFORMATION SHALL BE PROVIDED TO THE WATER AUTHORITY ONE (1) MONTH IN ADVANCE OF THE CONSTRUCTION START DATE. INFORMATION CAN BE FOUND AT [HTTP://WWW.ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCESURES.ASPX](http://www.abcwua.org/water_shut_off_and_turn_on_procedures.aspx)

TRANSPORTATION

1. ANY STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH THERMO-PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
2. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
3. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
4. CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE LINE AND GRADE OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
5. THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.
6. CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.
7. AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
8. CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING AND REPLACING CURB AND GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED. REFER TO C.O.A. STANDARD DRAWING # 2465 WITH THE APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.

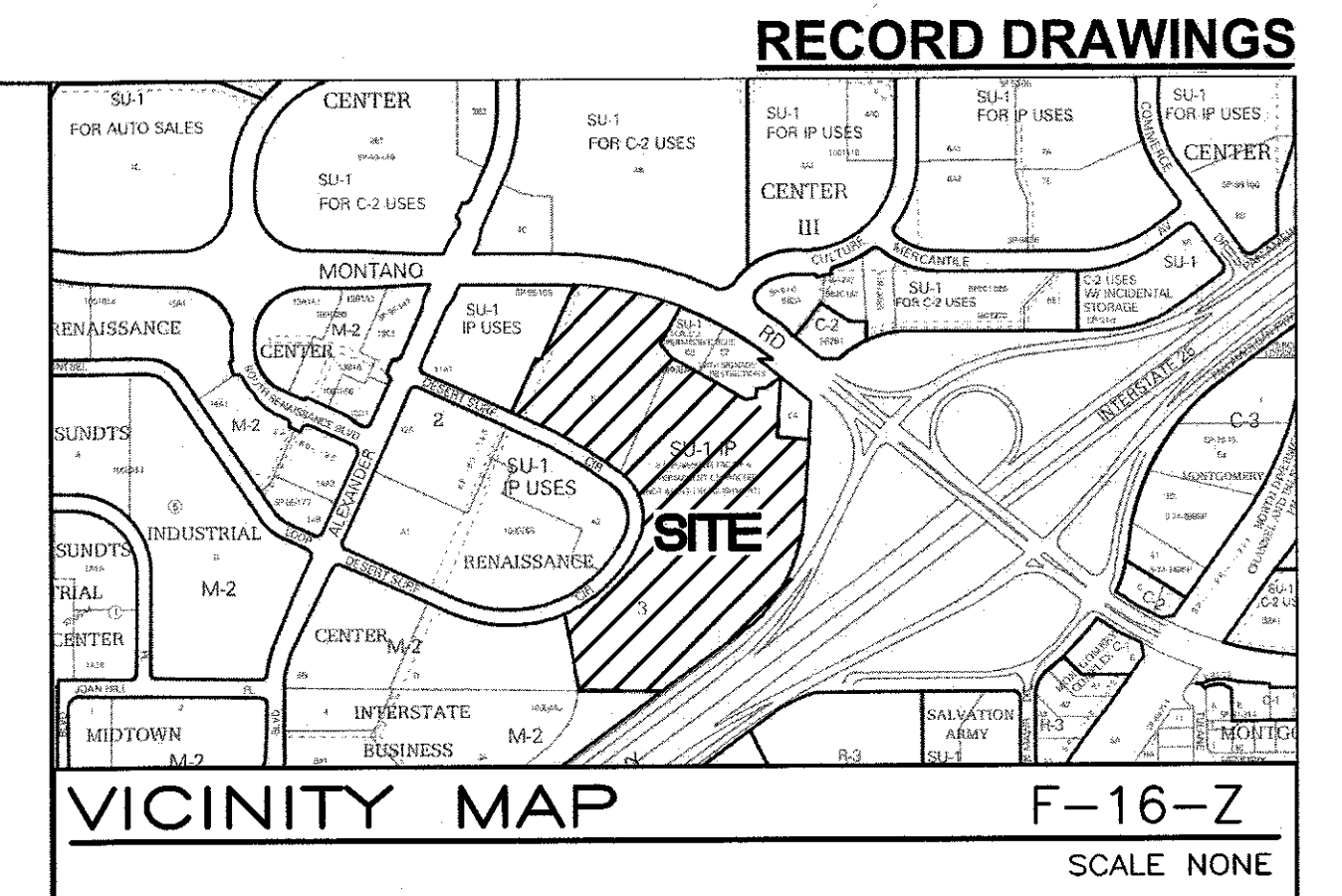
HYDROLOGY

1. ALL STORM DRAINS SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED ON THE PLANS.
2. RCP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATION. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. RCP JOINTS SHALL NOT BE GROUTED UNLESS DIRECTED BY THE ENGINEER AND WITH CITY APPROVAL.

OTHER COMMON NOTES

1. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.550 SUBPART P.
2. WHEN DISTURBING MORE THAN 1/4 ACRES, CONTRACTOR SHALL SECURE A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING CONSTRUCTION.
3. IN ADVANCE OF CONSTRUCTION, CONTRACTOR SHALL DETERMINE IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
4. PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
5. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
6. CONTRACTOR IS TO SUPPORT, PROTECT, AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED AT A MAXIMUM SPACING OF FIFTEEN (15) FEET. CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.
7. CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS TO PREVENT ANY EXCAVATED MATERIAL BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
8. CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC.
9. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
10. DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL SHALL BE ARRANGED BY THE CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS. NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE FOR COSTS ASSOCIATED WITH OBTAINING A DISPOSAL SITE AND HAUL THERETO.
11. IF CULTURAL RESOURCES, SUCH AS HISTORIC OR PREHISTORIC ARTIFACTS, OR HUMAN REMAINS ARE DISCOVERED DURING EXCAVATION OR CONSTRUCTION, WORK SHALL CEASE AND THE CONSTRUCTION ENGINEER SHALL NOTIFY THE COUNTY OFFICE OF THE MEDICAL EXAMINER AT (505) 272-3053. IF THE MEDICAL EXAMINER DETERMINES THAT HUMAN REMAINS ARE NOT PRESENT, THE CONSTRUCTION ENGINEER SHALL NOTIFY THE STATE HISTORIC PRESERVATION OFFICER (SHPO) AT 827-6320.

APPROVED RECORD DRAWINGS	
City Inspector	Matthew Garduno
Contractor	Franklins Earthmoving INC.
Construction Engineer	Muhammed Adeb
Date	5/26/2020



GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONDUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION THROUGH UPDATE #9, AND WILL BE REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS".
2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. CONTRACTOR SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
4. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
5. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION ENGINEER (OR PROJECT MANAGER) NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. ONLY THE CITY SURVEYOR SHALL REPLACE SURVEY MONUMENTS. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO STANDARD SPECIFICATIONS SECTION 4.4.
6. EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL THEN EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. CONTRACTOR SHALL THEN COORDINATE RELOCATION OF UTILITY LINES WITH UTILITY COMPANIES AS REQUIRED. ANY DAMAGE CAUSED BY FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY EXISTING UTILITIES IS THE FULL RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS BUILT" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
8. CONTRACTOR SHALL ASSUME FINANCIAL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, SIGNAGE, CURB AND GUTTER, HANDICAP RAMPS, AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED ON THE PLANS, AND SHALL REPAIR OR REPLACE, PER THE STANDARD SPECIFICATIONS, ANY SUCH DAMAGE.
9. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
10. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY AND OTHER JURISDICTIONAL AUTHORITIES WHERE APPLICABLE.
11. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS SHOWN. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY SUCH COSTS INCURRED.
12. REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

DRB NO. 2018-001774

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

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RECORD DRAWINGS

Plat of

Parcels C-1-A, C-1-B and B-1-A

Renaissance Center III

Elena Gallegos Grant

Projected Section 34, Township 11, Range 3, N.M.P.M.

Albuquerque, Bernalillo County, New Mexico

March 2018

Project No. 1000874

Application No. 18DRB-70136

Utility Approvals

PNM	5-1-18
NEW MEXICO GAS COMPANY	12/11/18
QWEST CORPORATION D/B/A CENTURYLINK QC	12/10/18
COMCAST	5/8/18

City Approvals

City Surveyor	4/18/18
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	12/1/18
A.B.C.W.U.A.	12-05-18
PARKS AND RECREATION DEPARTMENT	12/13/18
RENEE BRUNETT	12-05-18
DRB CHAIRPERSON, PLANNING DEPARTMENT	1-23-2019
CODE ENFORCEMENT	12/5/18

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.



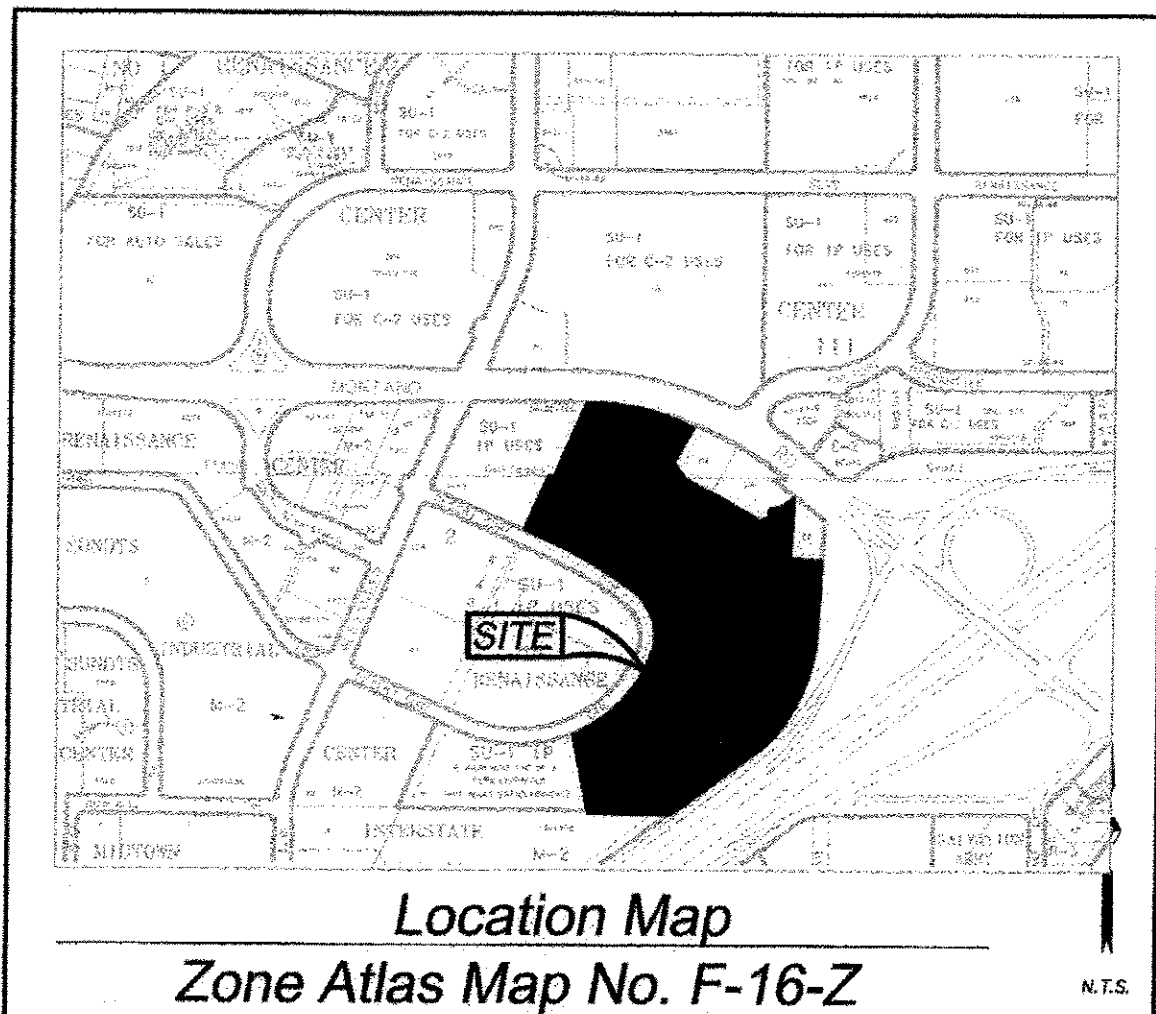
PRECISION SURVEYS, INC.

OFFICE LOCATION:
6200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

Sheet 1 of 3

Legal Description

SEE SHEET TWO OF THREE FOR LEGAL DESCRIPTION



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 23.8656 ACRES ±
ZONE ATLAS INDEX NO. F-16-Z
NO. OF TRACTS CREATED: 3
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: OCTOBER 20, 2015, FIELD VERIFIED OCTOBER 17, 2017

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO PARCELS INTO THREE NEW PARCELS, TO VACATE PRIVATE AND PUBLIC EASEMENTS AND TO GRANT NEW EASEMENTS

Notes:

- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, ("PNM ELECTRIC") FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJACENT LANDS OF GRANTOR FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA, SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMG) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMG DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

COORDINATE AND DIMENSION INFORMATION			
STATE PLANE ZONE	GRID	TYPE	
NM-C	GRID	STANDARD	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	NOTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES
CONTROL USED: NATIONAL GEODETIC SURVEY OR ALBUQUERQUE GEODETIC REFERENCE SYSTEM			
COMBINED SCALE FACTOR: 1.0003292289		BASE POINT FOR SCALING AND/OR ROTATION: N = 0	
GRID TO GROUND: 0.9996708795		GROUND TO GRID: 1.0003292289	
		ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: NO

THIS IS TO CERTIFY THAT THE FOLLOWING IS THE PROPERTY OWNER OF RECORD AND THE PROPERTY OWNER OF RECORD IS THE PROPERTY OWNER OF RECORD.

Montano 1-25 Property, LLC
BERNALILLO COUNTY, NEW MEXICO

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: MONTANO 1-25 PROPERTY LLC./MONTANO 1-25 BEACH ACQUISITION LLC.
SECTION 34, TOWNSHIP 10 N, RANGE 3 E.
SUBDIVISION: RENAISSANCE CENTER III
UPC "C-1": 101606124107430118
UPC "C-4": 101606128711130106
UPC "B-1": 101606121412730119

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

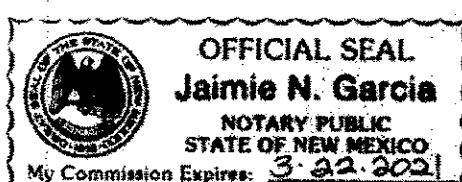
SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

STEVE ABRAHAM
MANAGER
MONTANO 1-25 PROPERTY LLC./MONTANO 1-25 BEACH ACQUISITION LLC.

Acknowledgment

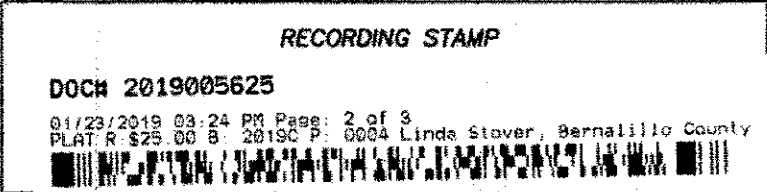
STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF April, 2018 BY STEVE ABRAHAM, MANAGER, MONTANO 1-25 PROPERTY LLC./MONTANO 1-25 BEACH ACQUISITION



BY *Jaime N. Garcia* MY COMMISSION EXPIRES: 3-22-2021

Plat of
Parcels C-1-A, C-1-B and B-1-A
Renaissance Center III
Elena Gallegos Grant
Projected Section 34, Township 11, Range 3, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
May 2018



Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO, COMPRISING OF PARCELS B-1 AND C-1 RENAISSANCE CENTER III AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON AUGUST 20, 2001, IN PLAT BOOK 2001C, PAGE 235, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE WEST RIGHT OF WAY LINE OF INTERSTATE 25, MARKED BY A FOUND NO. 4 REBAR WITH ALUMINUM CAP "4701", FROM WHENCE A TIE TO A.R.G.S. MONUMENT "M-6" BEARS S 61°19'44" E, A DISTANCE OF 1774.90 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE, S 03°36'17" W, A DISTANCE OF 286.92 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND NMSHD ROW T-RAIL "PLS 6540";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 481.09 FEET, A RADIUS OF 673.57 FEET, A DELTA ANGLE OF 40°55'24", A CHORD BEARING OF S 24°10'24" W, AND A CHORD LENGTH OF 470.93 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND NO. 4 REBAR (ILLEGIBLE);

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S 53°35'25" W, A DISTANCE OF 457.68 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND NO. 4 REBAR WITH ALUMINUM CAP (ILLEGIBLE);

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 89°15'47" W, A DISTANCE OF 325.00 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 11°07'15" W, A DISTANCE OF 308.62 FEET TO A POINT OF NON-TANGENT CURVATURE, LYING ON THE EAST RIGHT OF WAY LINE OF DESERT SURF CIRCLE, N.E., MARKED BY A FOUND CHISELED "X";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 419.84 FEET, A RADIUS OF 560.00 FEET, A DELTA ANGLE OF 42°53'20", A CHORD BEARING OF N 45°39'27" E, AND A CHORD LENGTH OF 410.09 FEET, TO A POINT OF COMPOUND CURVATURE, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 299.50 FEET, A RADIUS OF 220.00 FEET, A DELTA ANGLE OF 78°00'08", A CHORD BEARING OF N 14°49'10" W, AND A CHORD LENGTH OF 276.90 FEET, TO A POINT OF COMPOUND CURVATURE, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 374.60 FEET, A RADIUS OF 1788.57 FEET, A DELTA ANGLE OF 12°00'00", A CHORD BEARING OF N 59°48'13" W, AND A CHORD LENGTH OF 373.92 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND CHISELED "X";

THENCE N 65°48'40" W, A DISTANCE OF 113.76 FEET TO AN ANGLE POINT, MARKED BY A FOUND CHISELED "X";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, N 24°11'20" E, A DISTANCE OF 228.82 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 89°49'13" E, A DISTANCE OF 21.90 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 24°11'20" E, A DISTANCE OF 317.94 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF MONTANO ROAD, N.E. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 431.44 FEET, A RADIUS OF 1369.08 FEET, A DELTA ANGLE OF 18°03'20", A CHORD BEARING OF S 78°06'56" E, AND A CHORD LENGTH OF 429.65 FEET, TO AN ANGLE POINT;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 28°33'18" W, A DISTANCE OF 167.00 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 38°41'46" E, A DISTANCE OF 67.81 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 65°55'01" E, A DISTANCE OF 42.56 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 60°18'45" E, A DISTANCE OF 290.88 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 81°18'21" E, A DISTANCE OF 42.88 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 03°37'03" E, A DISTANCE OF 35.96 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 82°19'30" E, A DISTANCE OF 39.13 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

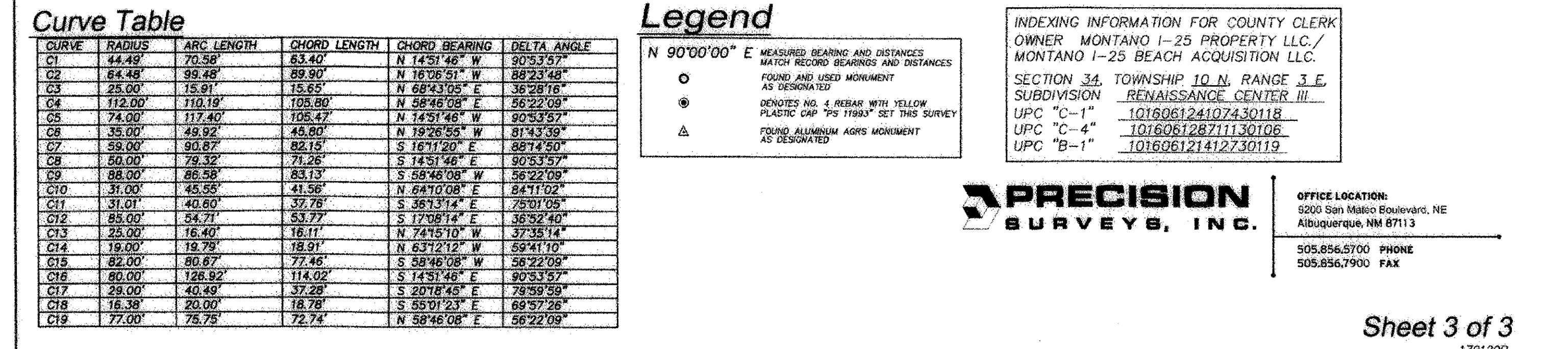
THENCE N 53°38'37" E, A DISTANCE OF 67.29 FEET TO AN ANGLE POINT, LYING ON THE SOUTH RIGHT OF WAY LINE OF MONTANO ROAD, N.E., MARKED BY A FOUND PK NAIL WITH WASHER (BENT);

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE S 03°32'07" W, A DISTANCE OF 237.53 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

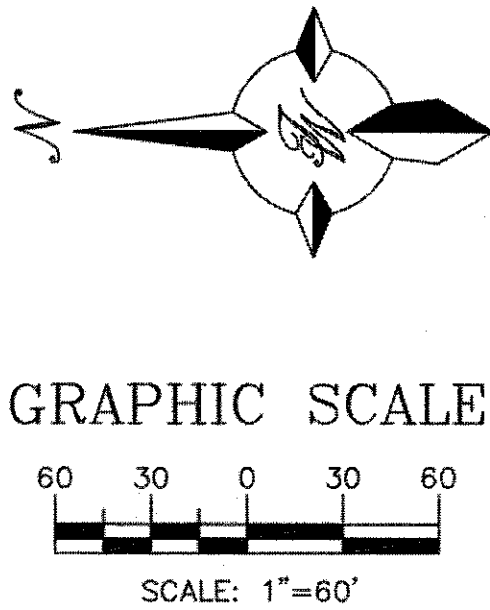
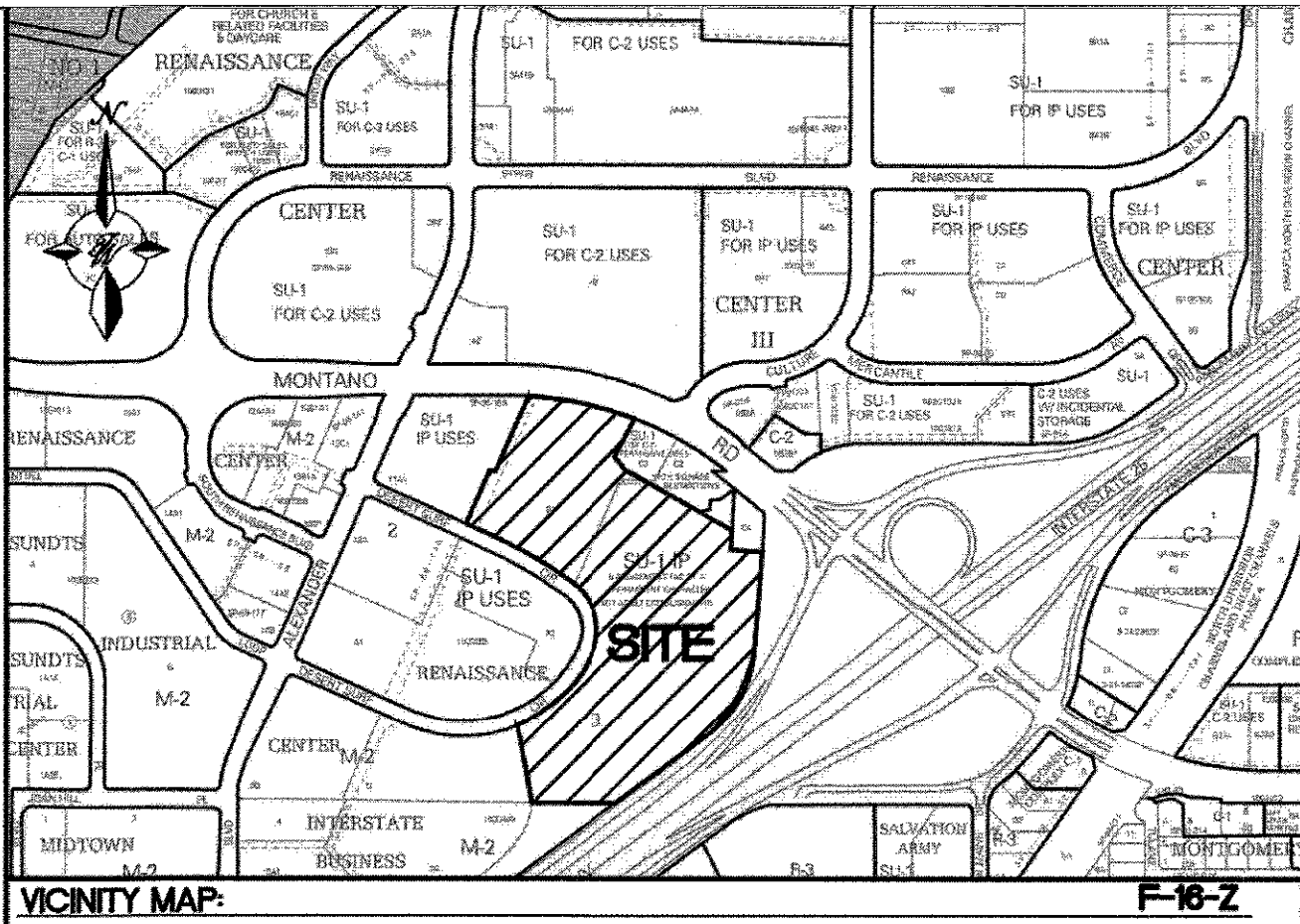
THENCE S 86°24'58" E, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING, CONTAINING 23.8712 ACRES± (1,039,831 SQ. FT.±) MORE OR LESS, NOW COMPRISING OF PARCELS C-1-A, B-1-A AND C-4-A, RENAISSANCE CENTER III.



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX



BENCHMARK
A.G.R.S. MONUMENT "M_6"
STANDARD A.G.R.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,503,215.185
E=1,533,745.194
PUBLISHED EL=5113.206 (NAVD 1988)
GROUND TO GRID FACTOR=0.999672339
DELTA ALPHA ANGLE=-072'19.10"



LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- - - BUILDING
- - - SIDEWALK
- - - SCREEN WALL
- - - RETAINING WALL
- - - CONTOUR MAJOR
- - - CONTOUR MINOR
- x 5048.25 SPOT ELEVATION
- - - FLOW ARROW
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- - - PROPOSED CONTOUR MAJOR
- - - PROPOSED CONTOUR MINOR
- - - EXISTING CONTOUR MAJOR
- - - EXISTING CONTOUR MINOR
- - - EXISTING SPOT ELEVATION

NOTICE TO CONTRACTORS

- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 795-1234, 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.
- SOURCE OF TOPO IS ALTA/ACSM LAND TITLE SURVEY OF LOT 2 HARMS INDUSTRIAL PARK PREPARED BY PRECISION SURVEYS, INC DATED JANUARY 11, 2012.
- STORM WATER RUNOFF WILL BE PASSIVELY HARVESTED ALONG THE WEST, SOUTH AND EAST PROPERTY LINES WITHIN LANDSCAPED AREAS IN COMPLIANCE WITH WATER CONSERVATION ORDINANCE REQUIREMENTS.

EXISTING DRAINAGE CONDITIONS

THE SITE IS CURRENTLY UNDEVELOPED AND WAS FORMALLY THE BEACH WATERPARK. THERE IS A PREVIOUS DRAINAGE REPORT FOR THE SITE DATED 9/15/15 BY TIERRA WEST LLC. (F-16/D3E1). THE REPORT DEFINES BASINS 2 THROUGH 8 AND A-1E IS TRANSPORTED THROUGH AN UNDERGROUND STORM SEWER SYSTEM TO A DETENTION POND LOCATED ON THE NORTH OF THE SITE. BASIN 1, WHICH CONSISTS OF THE PARKING AREA, DRAINS WEST THROUGH A SERIES OF SIDEWALK CULVERTS INTO DESERT SURF CIRCLE AND FROM THERE INTO THE EXISTING STORM SEWER SYSTEM DESIGNED BY WILSON & CO. (F-16/D3E1).

THE SITE IS LOCATED ON FIRM MAP 35000C0138H AS SHOWN ABOVE. THE MAP SHOWS THAT THE SITE DOES NOT LIE WITHIN ANY 100 YEAR FLOOD PLAINS.

PROPOSED DRAINAGE MANAGEMENT PLAN

THE PROPOSED DRAINAGE MANAGEMENT PLAN IS TO CONTINUE USING THE EXISTING DRAINAGE SYSTEM DESIGNED BY WILSON & CO. FOR THE ORIGINAL BEACH WATERPARK DEVELOPMENT WITH SOME MODIFICATIONS.

THE BASIN LAYOUT AND LAND TREATMENTS WERE MODIFIED FROM THE TIERRA WEST DRAINAGE REPORT. ACCORDING TO THE RENAISSANCE MASTER PLAN ONLY 0.1 CFS/ACRE CAN BE DISCHARGED FROM THE SITE. THE SITE IS 23.79 ACRES, CONSEQUENTLY, 2.38 CFS OF DISCHARGE IS ALLOWED FROM THE SITE. THIS DEVELOPMENT PROPOSES TO CHANGE THE EXISTING DETENTION BASIN WITH THE LIMITED DISCHARGE INTO A COMBINATION DETENTION AND RETENTION BASIN. THIS WILL BRING THE DISCHARGE FROM THE SITE INTO COMPLIANCE WITH THE CLEAN WATER ACT AND THE NEW MS-4 PERMIT CAPTURING THE FIRST FLUSH AND FLOATABLES.

THE SITE IS NOT DIVIDED INTO EIGHT ON-SITE BASINS. THERE ARE SIX OFF-SITE BASINS THAT WILL ALSO CONTRIBUTE FLOWS TO THE POND. ONE BASIN CONTAINS THE MCDONALD'S AND SHELL STATION DEVELOPMENT ON MONTANO AVENUE. THIS SITE WILL CONTINUE TO DISCHARGE 11.99 CFS TO THE POND. ANOTHER OFF-SITE BASIN IS FROM THE NMDOT RIGHT OF WAY THAT CAPTURES 11.50 CFS IN DROP INLETS AND IS CONVEYED THROUGH AN EXISTING STORM SEWER ACROSS THE PARKING LOT DOWN TO DESERT SURF. FROM THERE, THE FLOWS WILL REMAIN IN THE EXISTING STORM SEWER SYSTEM UNTIL IT GETS TO THE CROSSING UNDER MONTANO AVENUE. FROM THERE THE FLOWS WILL NOW BE DIRECTED INTO THE PROPOSED DETENTION POND WHEREAS BEFORE THE FLOWS WOULD CONTINUE TO THE REGIONAL POND LOCATED BEHIND BOB TURNER FORD.

THE FOUR OTHER OFF-SITE BASINS ARE TO THE SOUTH OF THE PROJECT AREA AND DRAIN TO DESERT SURF. THOSE BASINS CONTRIBUTE A TOTAL FLOW OF 24.52 CFS INTO THE EXISTING INLETS.

BASIN 1 CONSISTS OF THE POND AREA. BASIN 2 WILL CONSIST OF FUTURE PAD SITES AND WILL DISCHARGE 27.74 CFS TO THE POND. BASINS 3, 7 AND 8 WILL DISCHARGE 26.00 CFS INTO DESERT SURF WHICH WILL BE CAPTURED BY EXISTING DROP INLETS. THIS IS SLIGHTLY LESS THAN THE 28.19 CFS THAT IS CURRENTLY DRAINING TO THE SAME DROP INLETS.

BASIN 4 CONSISTS OF AN IMPERVIOUS SURFACE WHICH WILL BE COLLECTED IN A SERIES OF DROP INLETS AND CONVEYED VIA STORM SEWER TO THE POND AREA AND WILL DISCHARGE 23.24 CFS. BASINS 5 AND 6 AREA SLOPE AREAS THAT WILL BE CAPTURED IN A DROP INLETS AND CONVEYED TO THE REALIGNED STORM SEWER THAT CROSSES THE PARKING LOT WHERE IT WILL CONTINUE TO BE DISCHARGED INTO THE RETENTION POND. THESE BASINS DISCHARGE 6.47 CFS, HOWEVER ONLY 2.10 CFS WILL BE DISCHARGED TO THE STORM SEWER DUE TO CAPACITY RESTRAINTS WITH THE DISCHARGE BEING CONTROLLED BY PONDS IN THOSE BASINS.

THE EXISTING STORM SEWER ALONG THE WEST PROPERTY LINE WILL BE DIVERTED INTO THE PONDING AREA CAPTURING WATER FROM THIS PROJECT SITE AS WELL AS OFF-SITE BASINS. THE EXISTING DISCHARGE PIPE WILL BE CHANGED TO A 18 INCH RCP WITH A 16.8 INCH ORIFICE PLATE THAT WILL BE PLACED IN A STAND PIPE. THE STAND PIPE WILL KEEP FLOATABLES FROM ENTERING THE STORM SEWER SYSTEM THAT DISCHARGES TO THE POND BEHIND THE FORD DEALERSHIP. THE DISCHARGE FROM THE POND WILL BE 27.03 CFS WHICH IS JUST UNDER THE ALLOWABLE 27.18 CFS WHEN ALL OF THE ON-SITE AND OFF-SITE BASINS ARE COMBINED. BECAUSE OF THE DEPTH OF THE DETENTION POND AREA THERE IS NO EMERGENCY OVERTFLOW.

EROSION CONTROL NOTES

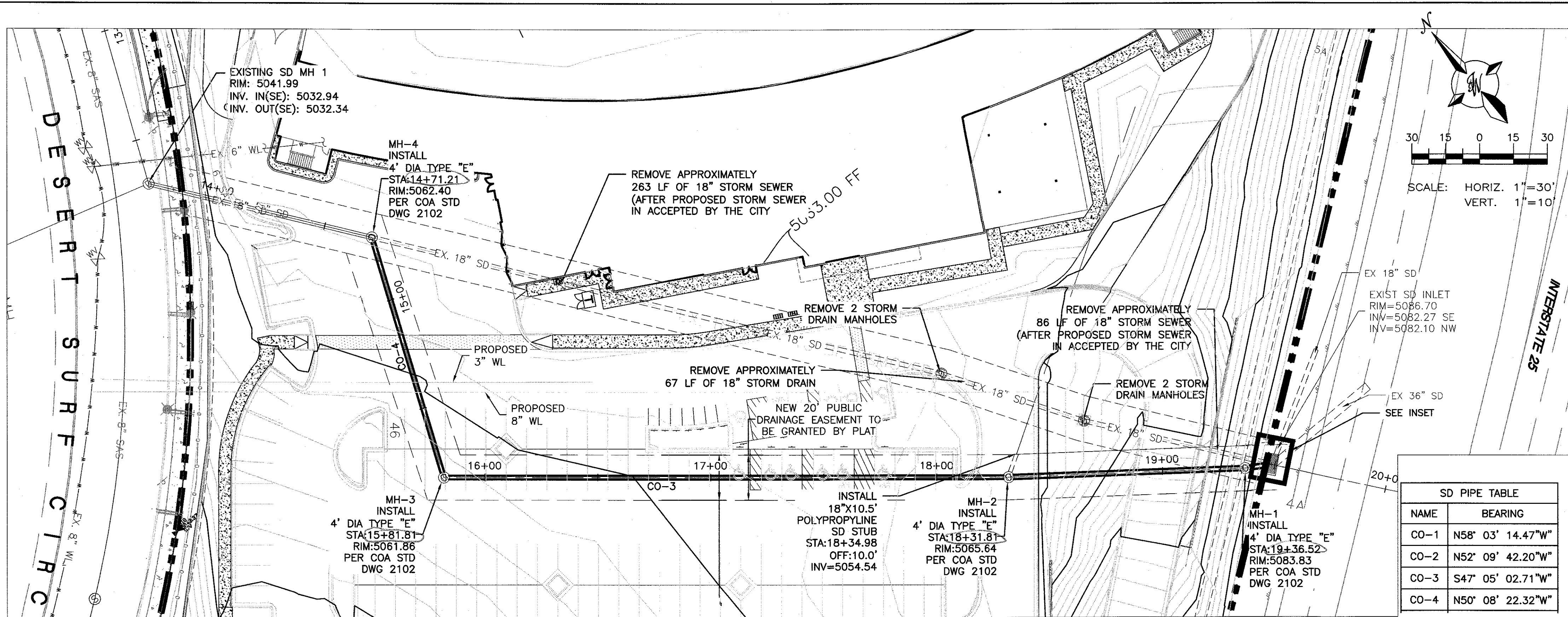
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND 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 ACCEPTANCE OF ANY PROJECT.



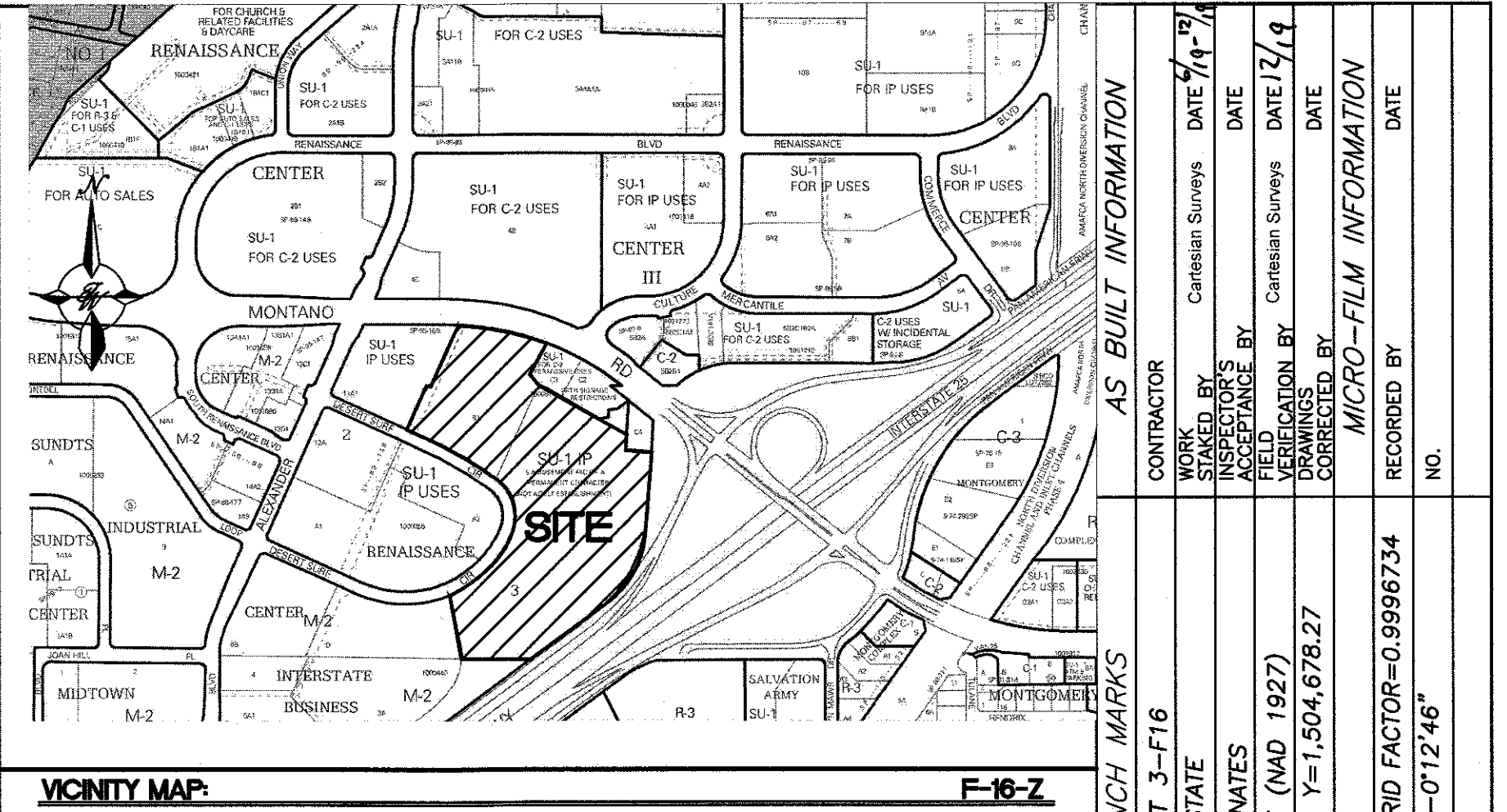
MULTI-USE RECREATIONAL FACILITY, ALBUQUERQUE, NM
OVERALL MASS GRADING PLAN

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

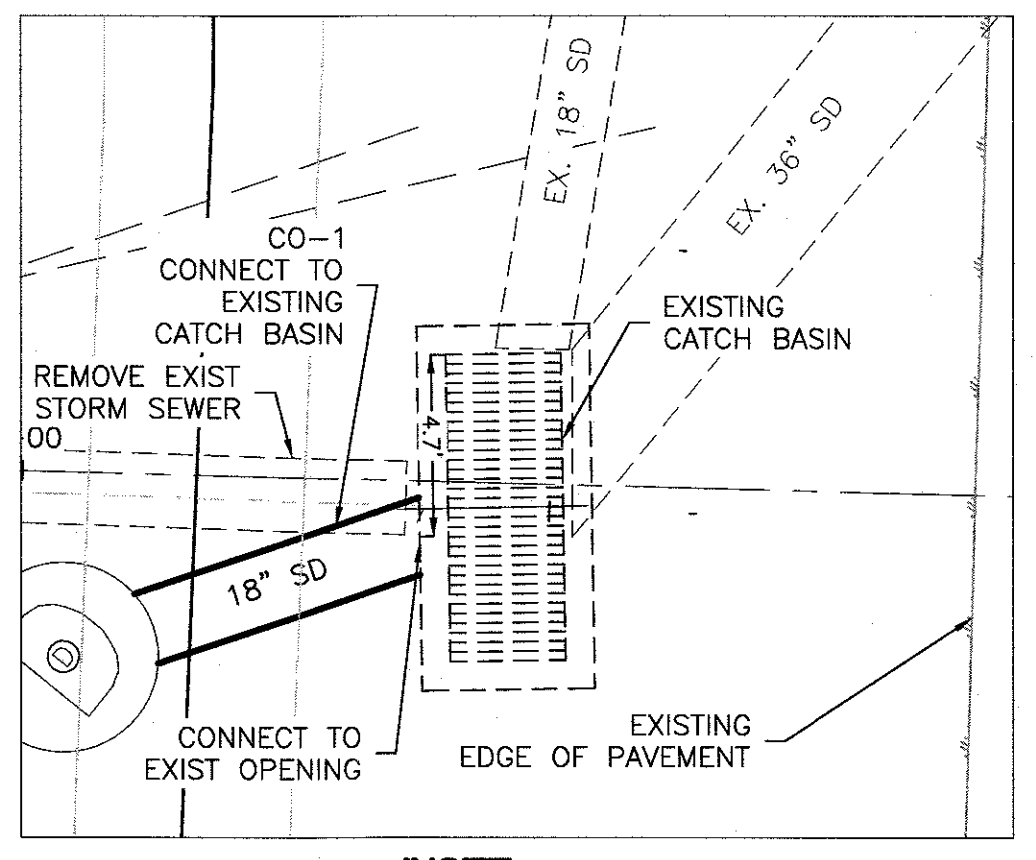
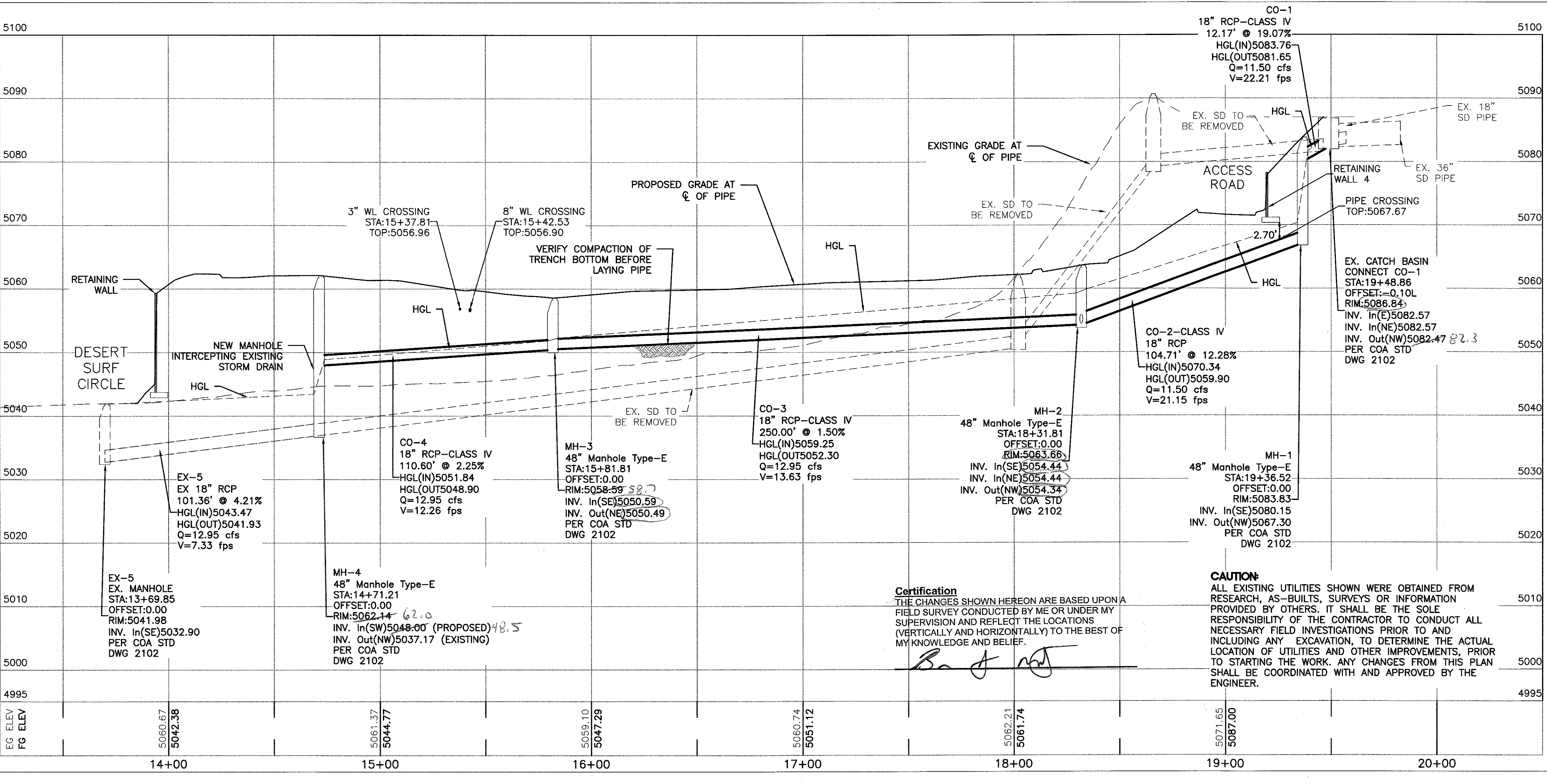
DRAWN BY
BF
DATE
10/26/18
2017035_OVERALL MASS GRADING PLAN
SHEET #
C3
JOB #
2017065



SD PIPE TABLE	
NAME	BEARING
CO-1	N58° 03' 14.47"W
CO-2	N52° 09' 42.20"W
CO-3	S47° 05' 02.71"W
CO-4	N50° 08' 22.32"W



- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - BUILDING
 - SIDEWALK
 - RETAINING WALL
 - EXISTING CURB & GUTTER
 - STORM DRAIN LINE
 - SANITARY SEWER LINE
 - WATER LINE
 - FIRE LINE
 - EX. 18" SD
 - EXISTING STORM DRAIN LINE
 - STORM DRAIN MANHOLE
 - EXISTING STORM DRAIN MANHOLE
 - SANITARY SEWER MANHOLE
 - EXISTING SAS MANHOLE
 - DOUBLE CLEAN OUT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING WATER METER
 - EXISTING POWER POLE
 - EXISTING GAS VALVE



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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
TOPGOLF
STORM DRAIN IMPROVEMENTS
STA: 0+00.00 TO 6+43.91

DESIGN REVIEW COMMITTEE
APR 10 2019

CITY ENGINEER APPROVAL
MAY 15 2019

DESIGNED BY: JN
DRAWN BY: JJC
DRAWING NAME: 2017035_SD PLAN AND PROFILE-3
CHECKED BY: JN

REVISIONS

NO.	DATE	BY	REMARKS
1	10-13-17		DESIGN
2	10-13-17		DESIGN
3	10-13-17		DESIGN
4	10-13-17		DESIGN
5	10-13-17		DESIGN
6	10-13-17		DESIGN
7	10-13-17		DESIGN
8	10-13-17		DESIGN
9	10-13-17		DESIGN
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18	10-13-17		DESIGN
19	10-13-17		DESIGN
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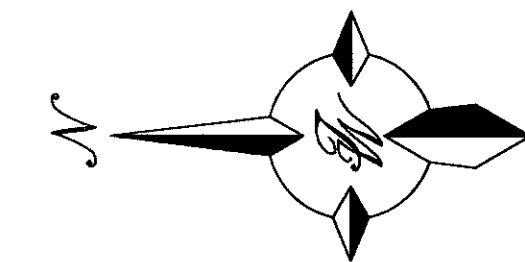
CITY PROJECT NO. 572462 **ZONE MAP NO.** F-16-Z **SHEET** 4 **OF** 10

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LEGEND


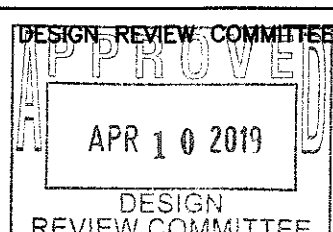
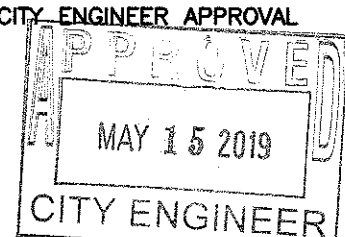
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|--|------------------------------|
| | CURB & GUTTER |
| | BOUNDARY LINE |
| | EASEMENT |
| | BUILDING |
| | SIDEWALK |
| | RETAINING WALL |
| | EXISTING CURB & GUTTER |
| | STORM DRAIN LINE |
| | SANITARY SEWER LINE |
| | WATER LINE |
| | FIRE LINE |
| | EXISTING STORM DRAIN LINE |
| | STORM DRAIN MANHOLE |
| | EXISTING STORM DRAIN MANHOLE |
| | SANITARY SEWER MANHOLE |
| | EXISTING SAS MANHOLE |
| | DOUBLE CLEAN OUT |
| | EXISTING FIRE HYDRANT |
| | EXISTING WATER VALVE |
| | EXISTING WATER METER |
| | EXISTING POWER POLE |
| | EXISTING GAS VALVE |

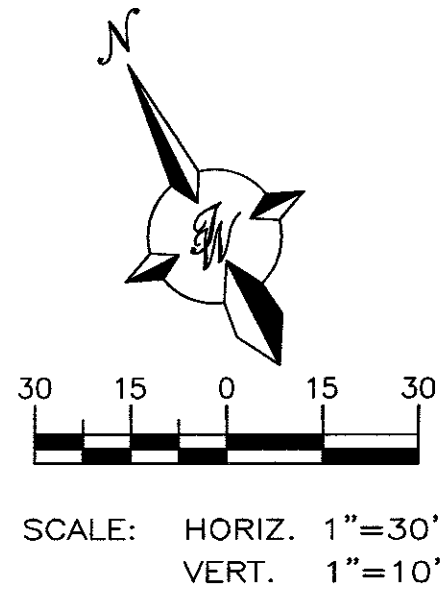
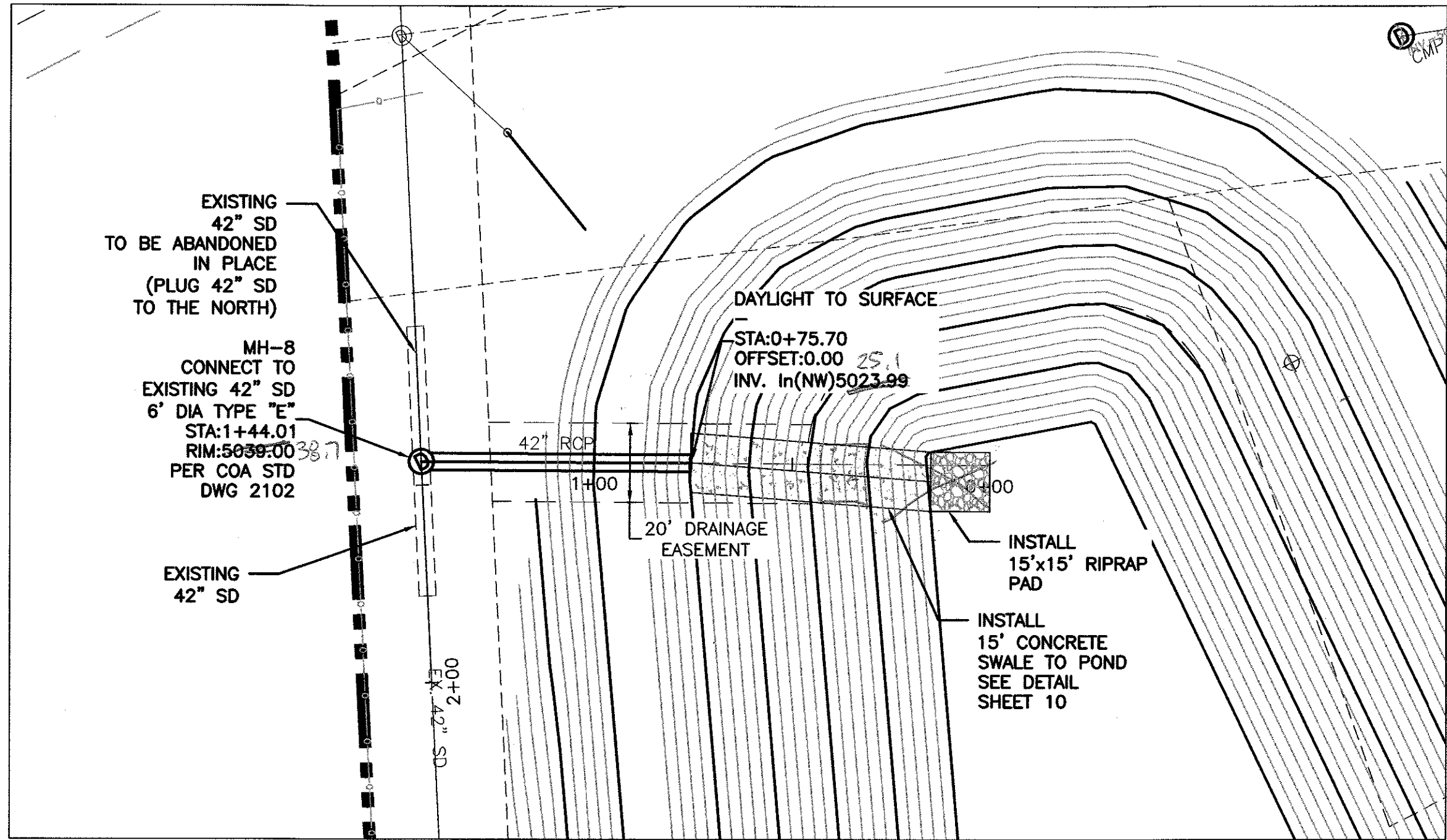
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GRAPHIC SCALE

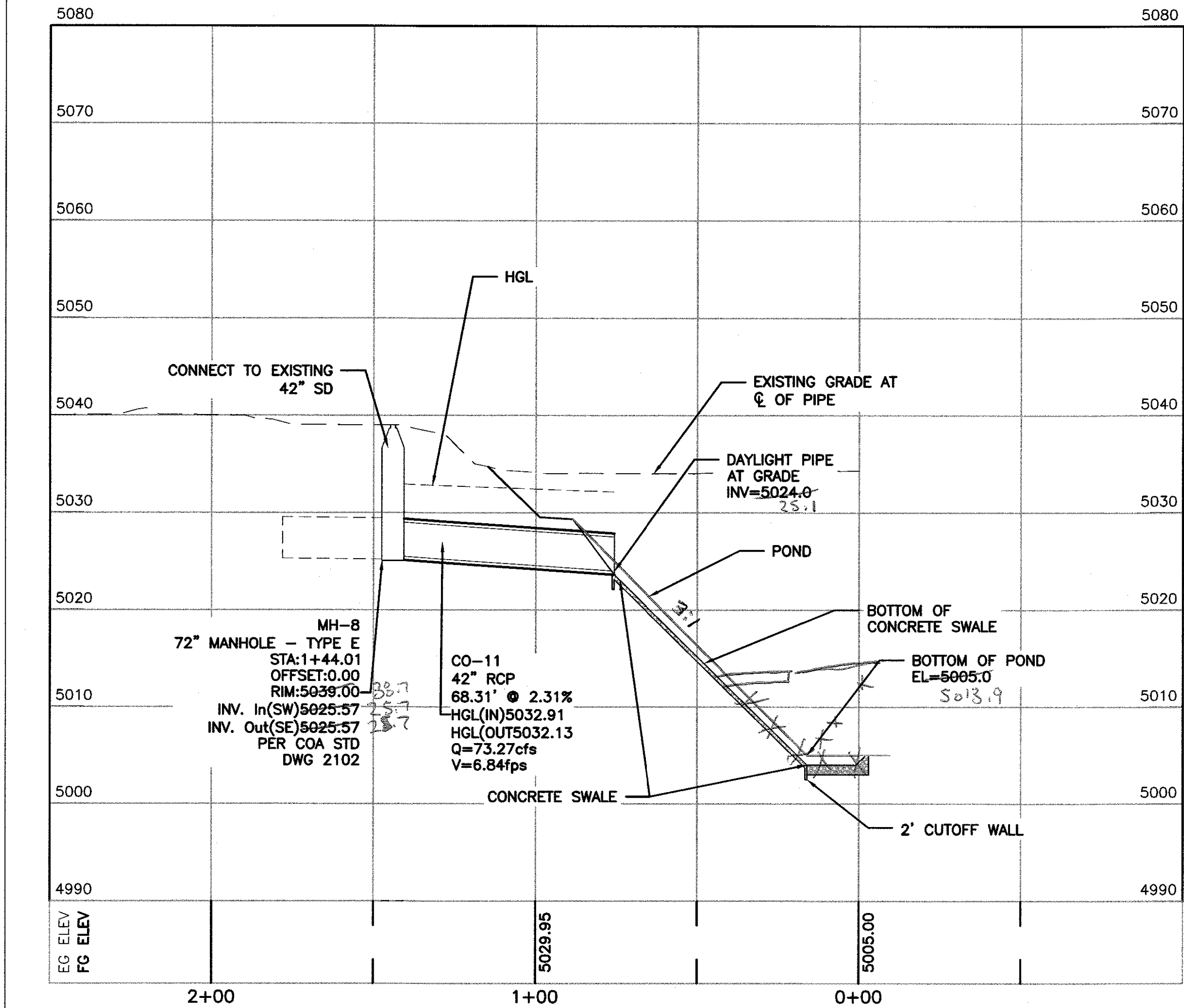
NOTE:
ALL PUBLIC STORM SEWER TO BE CONSTRUCTED UNDER
COA WORK ORDER PERMIT

		TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrawestllc.com		NO.	DATE	DESIGNED BY: DRAWN BY: J. DRAWING NAME: CHECKED BY:										
<p align="center"> CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP </p>																
TITLE: TOPGOLF STORM DRAIN IMPROVEMENTS STA: 0+00.00 TO 6+43.91																
DESIGN REVIEW COMMITTEE 		CITY ENGINEER APPROVAL 		LAST DESIGN UPDATE	MO./DAY/YR. <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											
CITY PROJECT NO. 572462		ZONE MAP NO. F-16-LZ		SHEET 5	OF 10											



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- RETAINING WALL
- EXISTING CURB & GUTTER
- STORM DRAIN LINE
- 6" SAS
- 3" WL
- 6" WL
- FIRE LINE
- EX. 18" SD
- STORM DRAIN MANHOLE
- EXISTING STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- EXISTING SAS MANHOLE
- DOUBLE CLEAN OUT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE



Certification

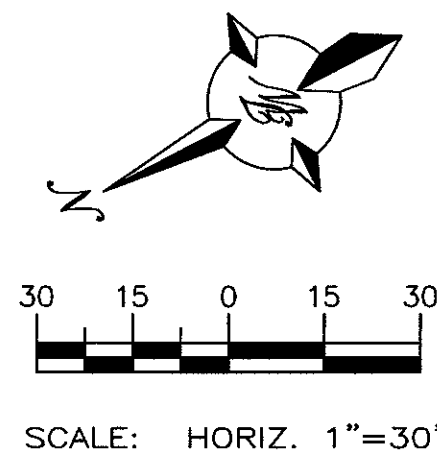
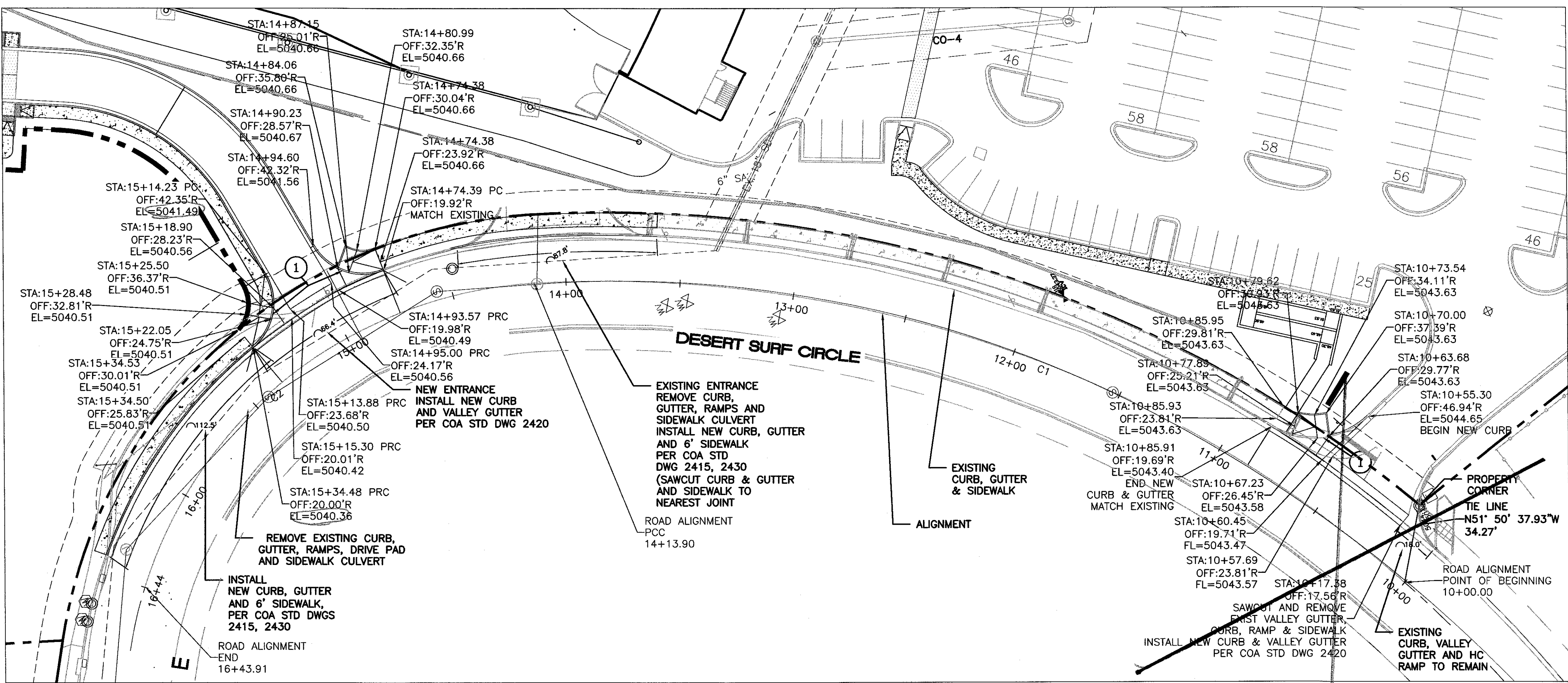
THE CHANGES SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND REFLECT THE LOCATIONS (VERTICALLY AND HORIZONTALLY) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]

CAUTION

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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: STORM DRAIN IMPROVEMENTS STA: 0+00.00 TO 6+43.91	
DESIGN REVIEW COMMITTEE APR 10 2019	CITY ENGINEER APPROVAL MAY 15 2019
CITY PROJECT NO. 572462	ZONE MAP NO. F-16-Z
SHEET 6 OF 10	

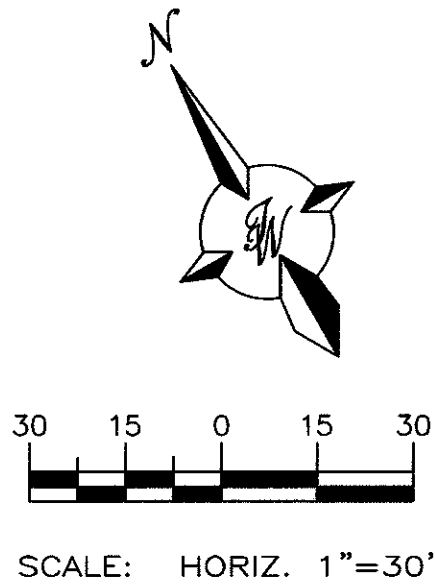
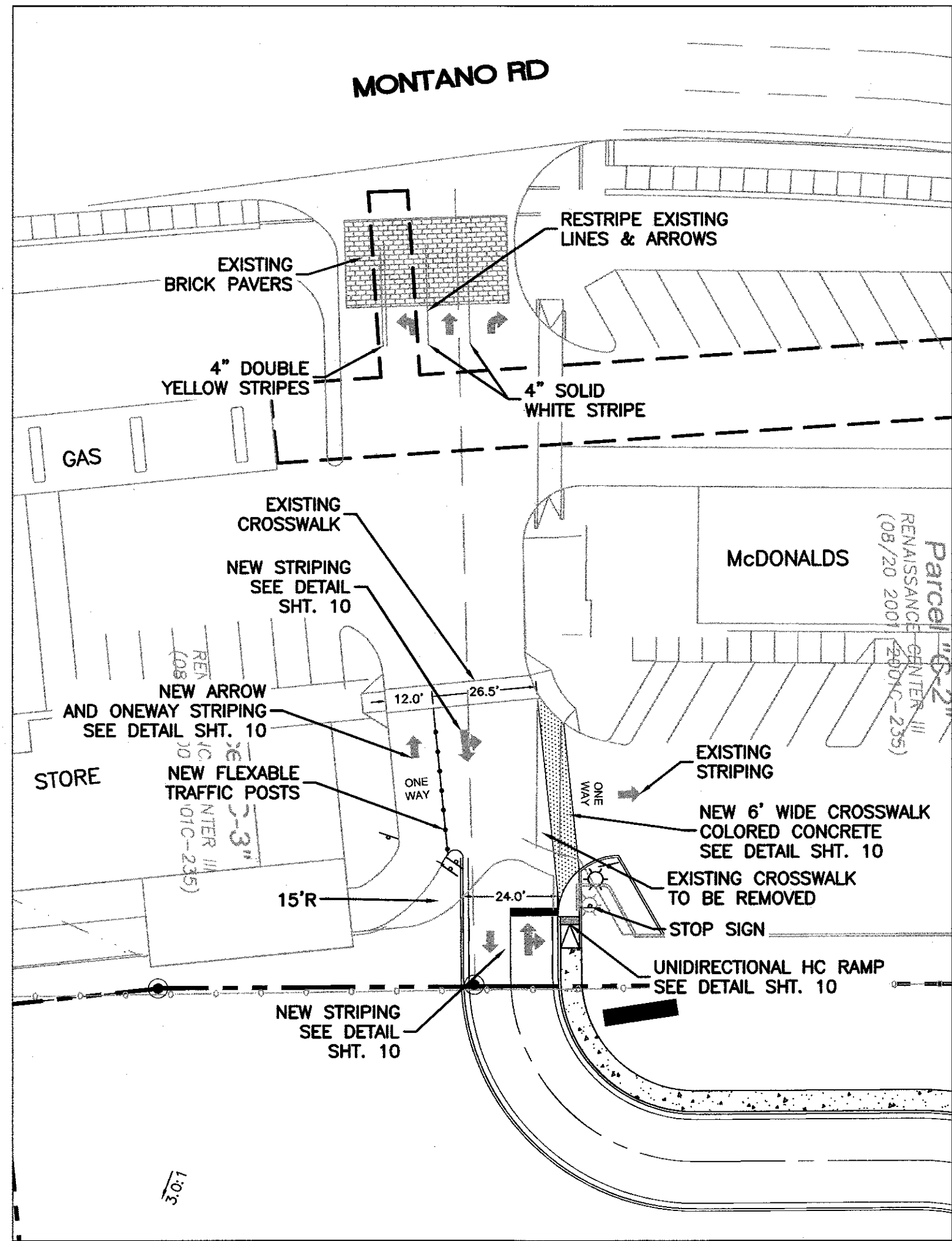


LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- RETAINING WALL
- EXISTING CURB & GUTTER
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- FIRE LINE
- EXISTING STORM DRAIN LINE
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- EXISTING SAS MANHOLE
- DOUBLE CLEAN OUT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE

1 CURB RETURN HC RAMP (SEE DETAIL SHEET C10)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	530.00	413.90	N46° 33' 07.44"E	(1531699.72,1503899.74)	(1531992.63,1504177.20)
C2	190.00	230.11	N10° 30' 58.26"W	(1531992.63,1504177.20)	(1531953.15,1504389.87)



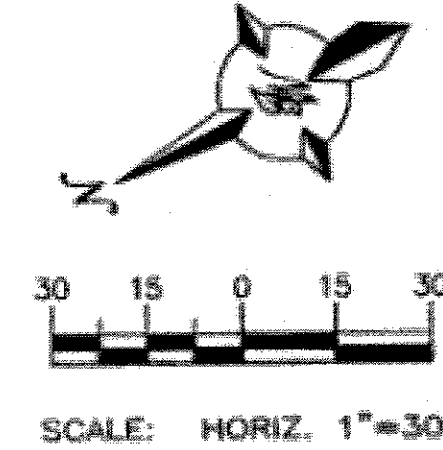
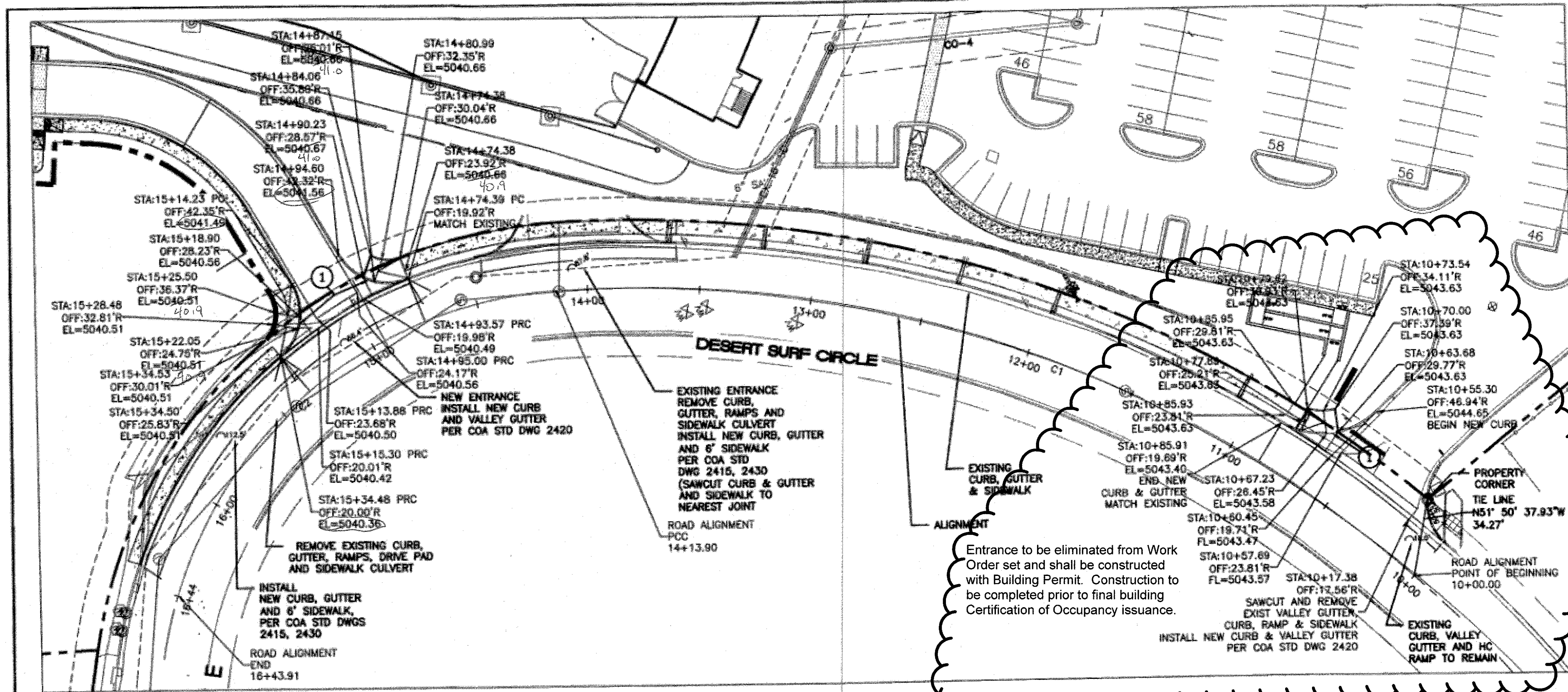
DRC TRANSPORTATION STANDARD NOTES:

- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- ALL WORK AFFECTING ARTERIAL ROADWAYS MAY REQUIRE TWENTY FOUR HOUR CONSTRUCTION.
- REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
- ANY DAMAGE TO THE EXISTING CURB & GUTTER, PAVEMENT, SIDEWALKS, STRIPING AND SIGNAGE DURING CONSTRUCTION SHALL BE REPLACED.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- CURB & GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE ELEVATIONS OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
- THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.
- CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THE 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.
- DETECTABLE WARNING SURFACES SHALL BE "CAST-IN-PLACE REPLACEABLE"

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SCIPARSE RD ~ SEE SHEET 7 w/ Approval Stamp 9-18-19

TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrowestllc.com	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: TOPGOLF PAVING IMPROVEMENTS DESERT SURF CIRCLE AND MONTANO RD.	
DESIGN REVIEW COMMITTEE APR 10 2019	CITY ENGINEER APPROVAL MAY 15 2019 CITY ENGINEER
CITY PROJECT NO. 572462	ZONE MAP NO. F-16-Z
SHEET 7	OF 10

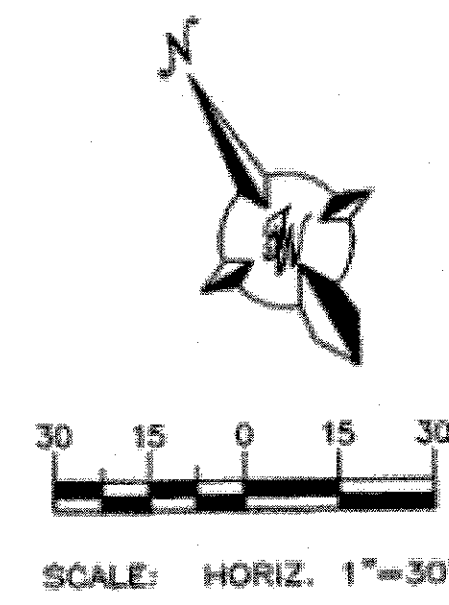
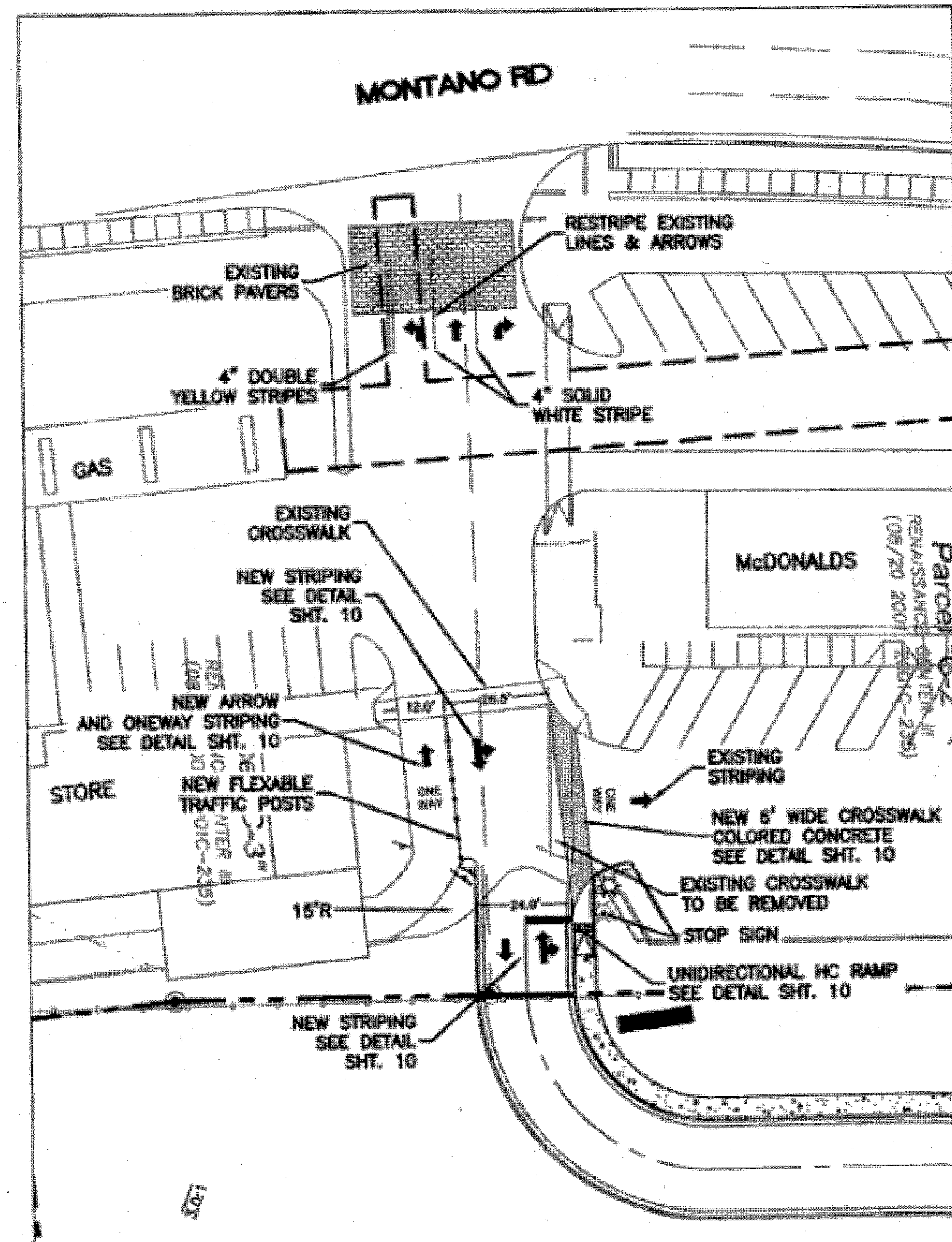


- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - BUILDING
 - SIDEWALK
 - RETAINING WALL
 - EXISTING CURB & GUTTER
 - STORM DRAIN LINE
 - SANITARY SEWER LINE
 - WATER LINE
 - FIRE LINE
 - EXISTING STORM DRAIN LINE
 - STORM DRAIN MANHOLE
 - SANITARY SEWER MANHOLE
 - EXISTING SAS MANHOLE
 - DOUBLE CLEAN OUT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING WATER METER
 - EXISTING POWER POLE
 - EXISTING GAS VALVE

Curve Table: Alignments

Curve #	Radius	Length	Chord Direction	Start Point	End Point
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C2	180.00	230.11	N10° 30' 58.26"W	(1531992.63,1504177.20)	(1531953.15,1504389.87)

Entrance to be eliminated from Work Order set and shall be constructed with Building Permit. Construction to be completed prior to final building Certification of Occupancy issuance.

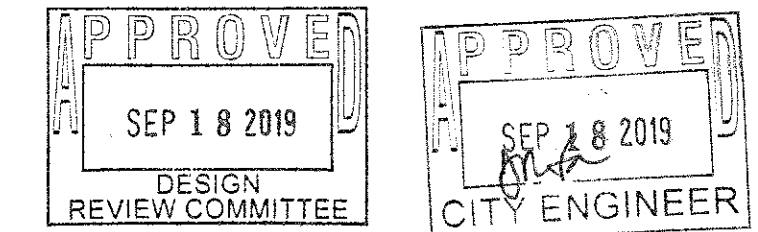


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5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
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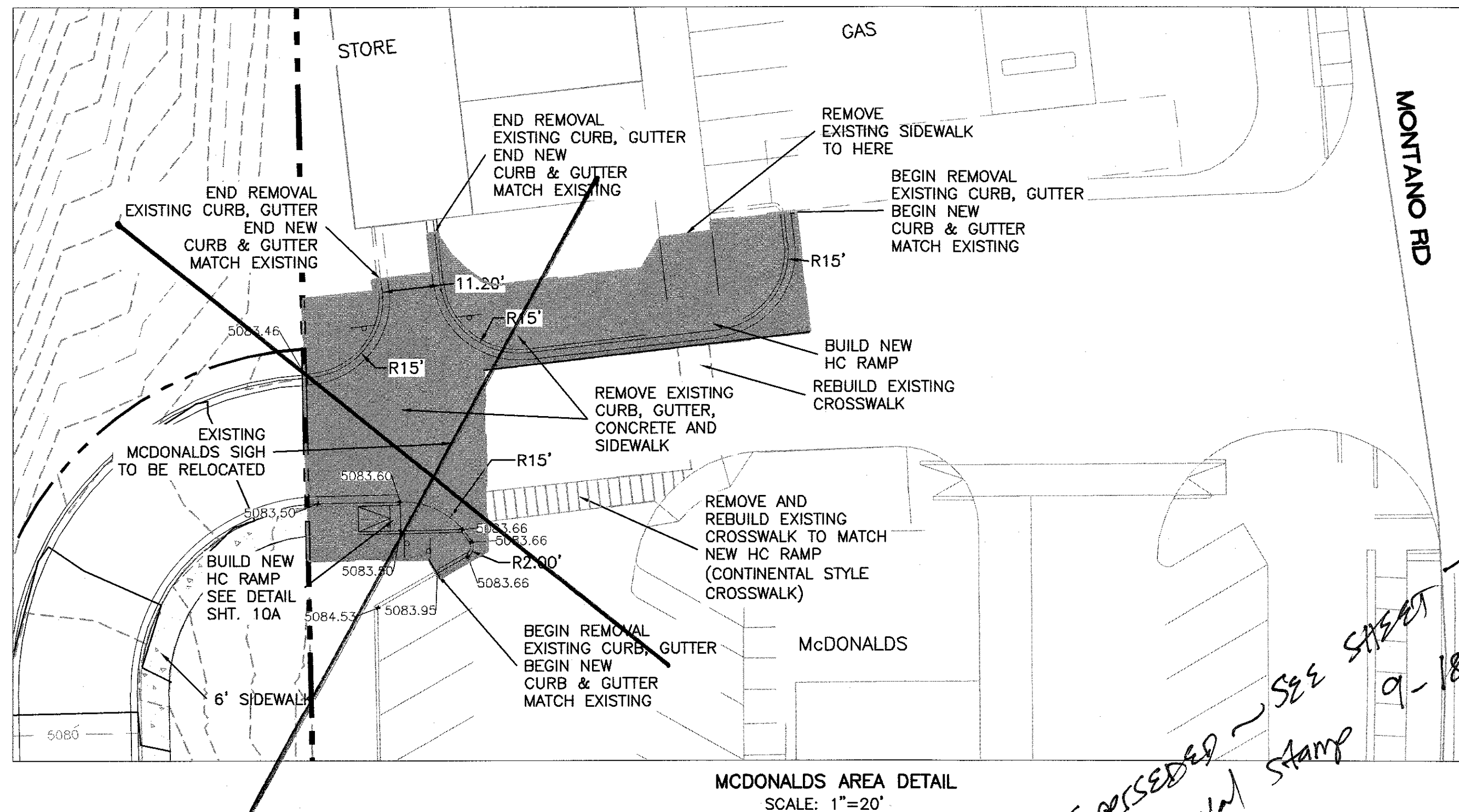
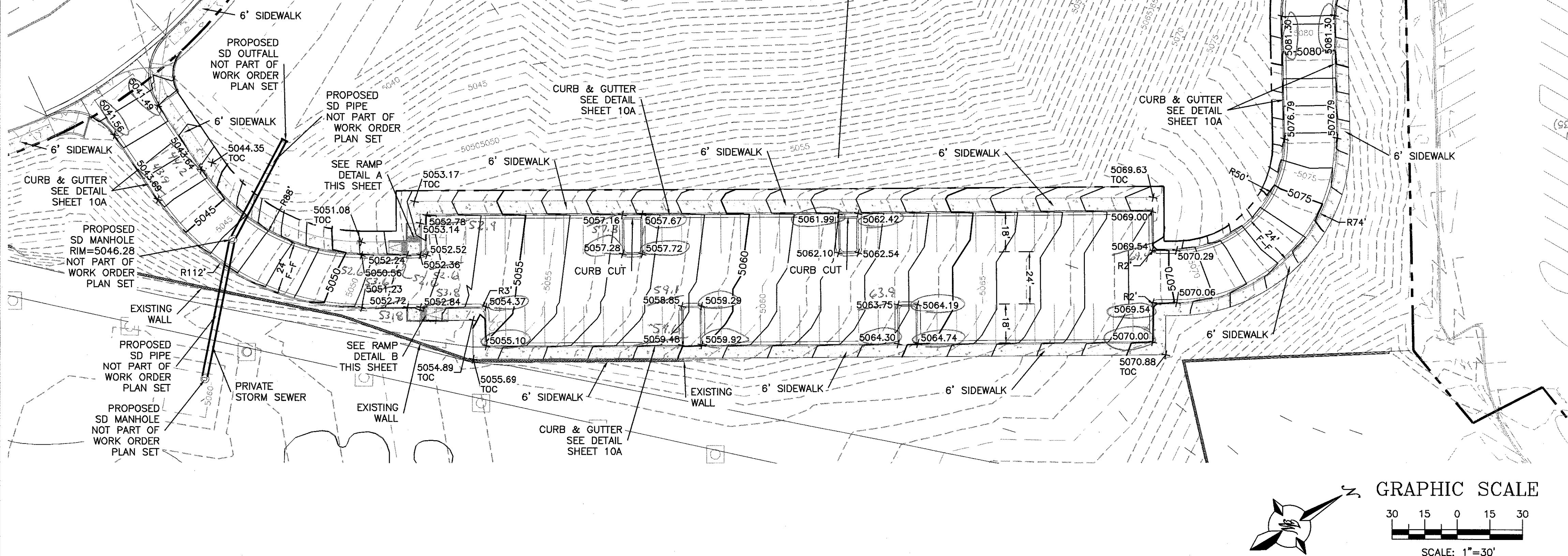
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TOPGOLF
PAVING IMPROVEMENTS
DESERT SURF CIRCLE AND MONTANO RD.

DESIGN REVIEW COMMITTEE
APR 10 2019

CITY ENGINEER APPROVAL
MAY 15 2019

CITY PROJECT NO. 572462 ZONE MAP NO. F-16-Z SHEET 7 OF 10




Superseded ~ SEE SHEET 7A
Approval Stamp 9-18-19

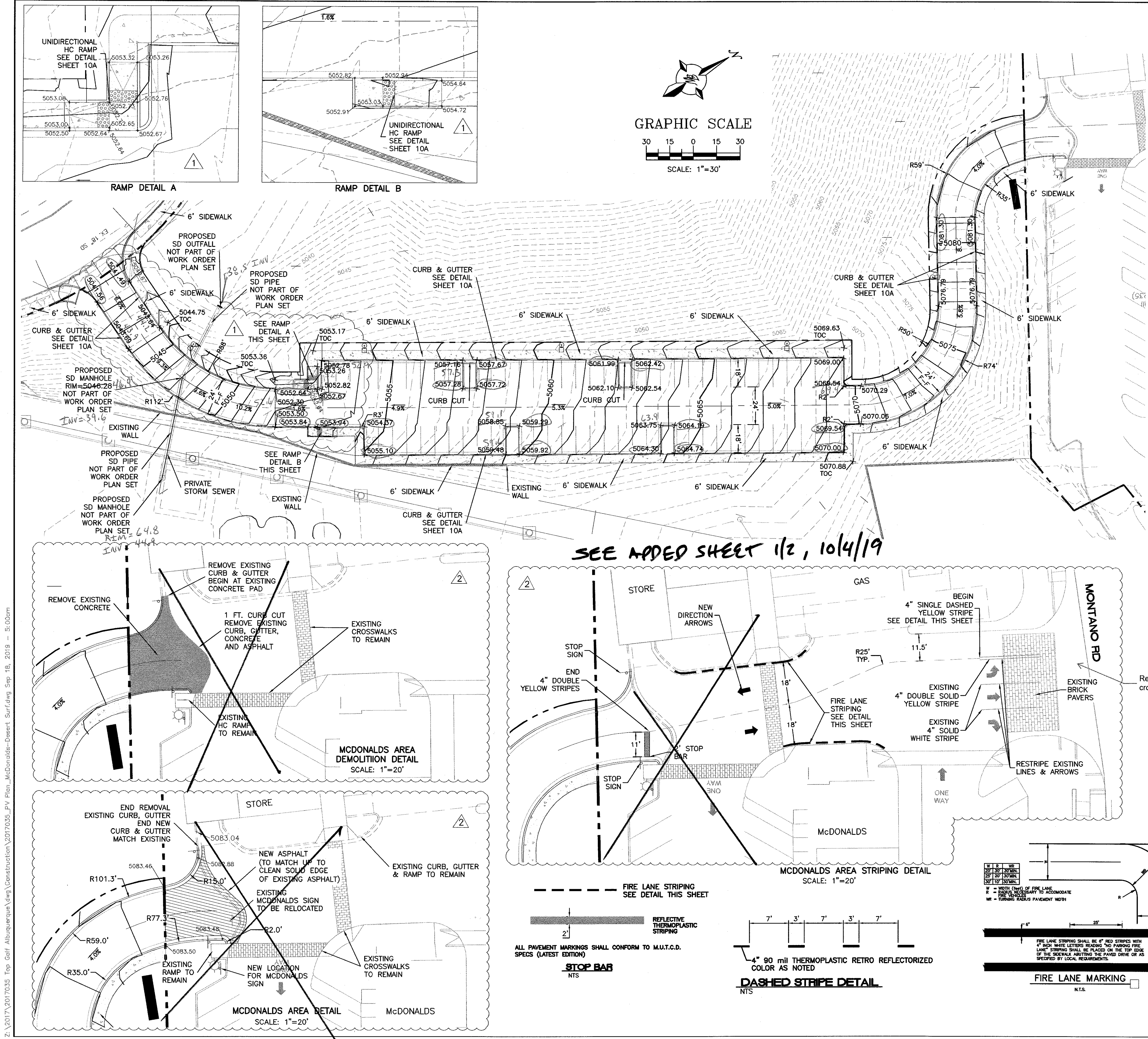
NOTES:
1. SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE SPECIFIED.

1. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONDUITS. CONDUITS SHOULD A CONFlict, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
4. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
5. SOURCE OF TOPO IS ALTA/ACSM LAND TITLE SURVEY OF LOT 2 HARMS INDUSTRIAL PARK PREPARED BY PRECISION SURVEYS, INC DATED JANUARY 11, 2012.
6. STORM WATER RUNOFF WILL BE PASSIVELY HARVESTED ALONG THE WEST SOUTH AND EAST PROPERTIES WITH LANDSCAPED AREAS IN COMPLIANCE WITH WATER CONSERVATION ORDINANCE REQUIREMENTS.

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON THE PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, RECONSTRUCT, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE 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.

 <p>TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrawestllc.com</p>				DATE	DESIGNED BY: B	DRAWING NAME	CHECKED BY:
				NO.			
<p align="center">CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP</p>							
<p>TITLE: TOPGOLF PAVING IMPROVEMENTS ROAD BETWEEN McDONALDS AND DESERT SURF CIRCLE</p>							
<p>CITY ENGINEER REVIEW COMMITTEE</p> <p align="center">JUL 22 2019</p> <p align="center">DESIGN REVIEW COMMITTEE</p>		<p>CITY ENGINEER APPROVAL</p> <p align="center">JUL 22 2019</p> <p align="center">CITY ENGINEER</p>		<p align="center">LAST DESIGN UPDATE</p>	<p align="center">NO./DAY/YR.</p>		
CITY PROJECT NO. 572462		ZONE MAP NO. F-16-Z		SHEET 7A	OF 10		



LEGEND

---	CURB & GUTTER
---	BOUNDARY LINE
---	EASEMENT
---	CENTERLINE
---	RIGHT-OF-WAY
---	BUILDING
---	SIDEWALK
---	CONTOUR MAJOR
---	CONTOUR MINOR
x 5048.25	SPOT ELEVATION
---	FLOW ARROW
---	EXISTING CURB & GUTTER
---	EXISTING RETAINING WALL
---	EXISTING SIDEWALK
---	EXISTING BOUNDARY LINE
---	PROPOSED CONTOUR MAJOR
---	PROPOSED CONTOUR MINOR
---	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
---	EXISTING SPOT ELEVATION
---	EXISTING SD MANHOLE
---	EXISTING STORM SEWER LINE

NOTES
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NOTICE TO CONTRACTORS

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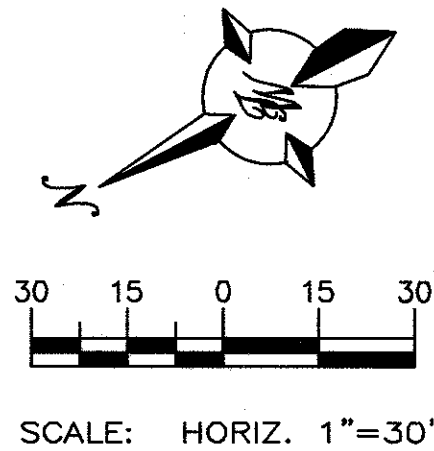
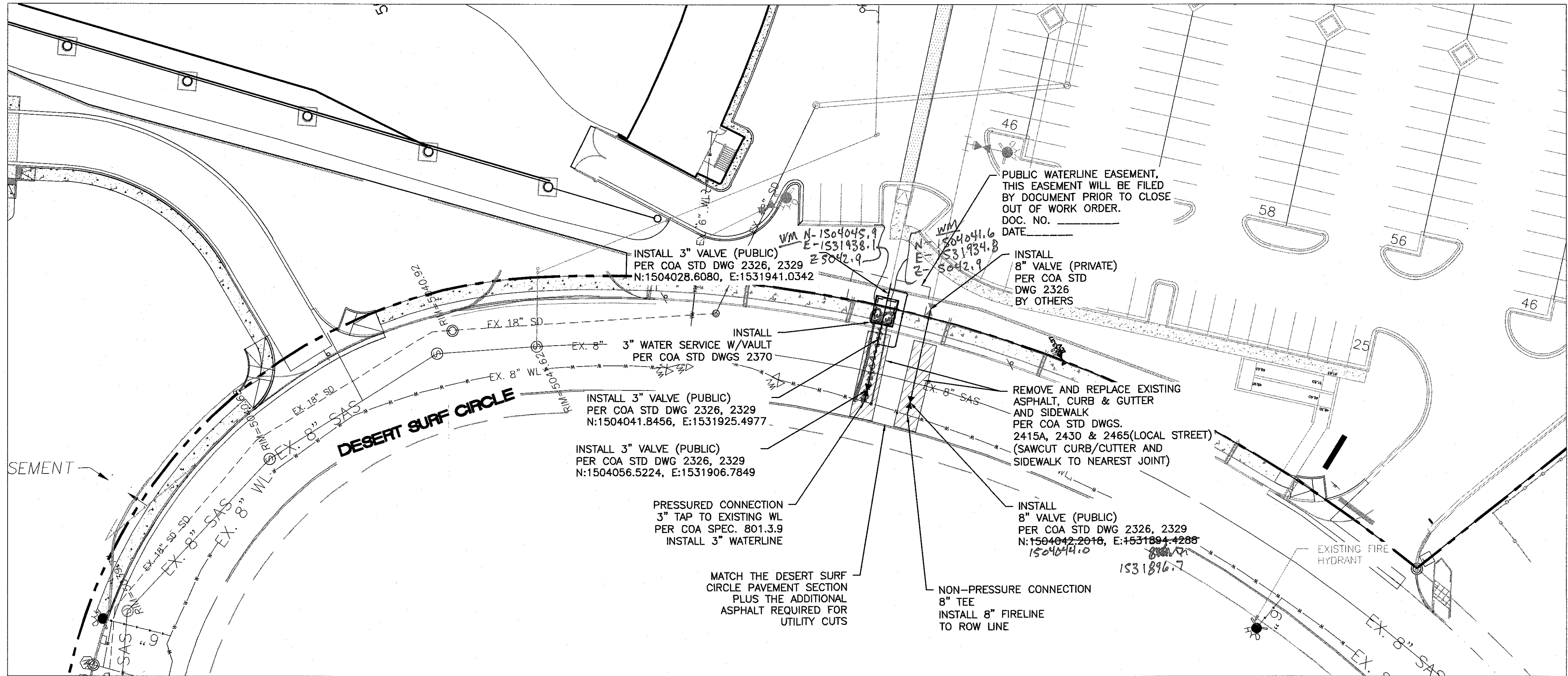
[Signature]

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TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrowestllc.com	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: TOPGOLF PAVING IMPROVEMENTS ROAD BETWEEN McDONALDS AND DESERT SURF CIRCLE	
DESIGN REVIEW COMMITTEE SEP 18 2019	CITY ENGINEER APPROVAL SEP 18 2019
CITY PROJECT NO. 572462	ZONE MAP NO. F-16-Z
SHEET 7A	OF 10

AS BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL				REVISIONS			
CONTRACTOR	WORK	DATE	DATE	CONTRACTOR	WORK	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE
Caribbean Surveys	DATE 10/14/19	DATE 10/14/19	DATE 10/14/19	ACS MONUMENT 3-F16	NEW MEXICO STATE	DATE 10/14/19	DATE 10/14/19	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE
DATE 10/14/19	DATE 10/14/19	DATE 10/14/19	DATE 10/14/19	PLANE COORDINATES	CENTRAL ZONE (NAD 1927)	DATE 10/14/19	DATE 10/14/19	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE
DATE 10/14/19	DATE 10/14/19	DATE 10/14/19	DATE 10/14/19	X=389,439.18	Y=1,504,678.27	DATE 10/14/19	DATE 10/14/19	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE
DATE 10/14/19	DATE 10/14/19	DATE 10/14/19	DATE 10/14/19	EL=5028.557	GROUND TO GRID FACTOR=0.9996734	DATE 10/14/19	DATE 10/14/19	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE
DATE 10/14/19	DATE 10/14/19	DATE 10/14/19	DATE 10/14/19	DELTA ALPHA=-0.1246"		DATE 10/14/19	DATE 10/14/19	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE	NO.	BY	DATE	DATE



LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	BUILDING
	SIDEWALK
	RETAINING WALL
	EXISTING CURB & GUTTER
	STORM DRAIN LINE
	SANITARY SEWER LINE
	WATER LINE
	FIRE LINE
	EXISTING STORM DRAIN LINE
	STORM DRAIN MANHOLE
	EXISTING STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	EXISTING SAS MANHOLE
	DOUBLE CLEAN OUT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING GAS VALVE

- WATER & SEWER**
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. EXISTING VALVES AND MANHOLES SHALL NOT BE BURIED OR PAVED OVER BUT RIMS SHALL BE ADJUSTED TO MATCH NEW GRADE PER COA STANDARD DRAWINGS 2460 AND 2461.
 - MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.
 - 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/WATER_SHUT_OFF_AND_TURN_ON_PROCESURES.ASPX](http://abcwua.org/water_shut_off_and_turn_on_procedures.aspx)
 - PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900: DR18 REQUIREMENTS (6" - 12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6" - 48").
 - ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. THE JOINT RESTRAINT REQUIREMENTS SHOULD BE DELINEATED WITHIN A JOINT RESTRAINT TABLE.
 - ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING. EXCEPT WHEN PROFILED WITHIN A PROPOSED OR EXISTING STREET, WHERE STREET STATIONING SHALL GOVERN.
 - ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2465.
 - ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 5" POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.
 - TRACER WIRE SHALL BE INCLUDED FOR ALL PUBLIC WATER AND SEWER MAINS AND FOR WATER SERVICES IN ACCORDANCE WITH WATER AUTHORITY DETAILS.
 - CONTRACTOR SHALL PROVIDE THE PROPOSED HYDRO TESTING PLANS TO THE WUA INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.
 - AT UTILITY CROSSINGS, WHERE LESS THAN 18" OF VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROPOSED, LEAN FILL CONSTRUCTION (PER SECTION 207 OF THE STANDARD SPECIFICATIONS) SHALL BE USED TO PROTECT THE WATER OR SEWER LINE. LEAN FILL SHALL EXTEND A PERPENDICULAR DISTANCE OF 5 FEET ON EACH SIDE OF THE STORM PIPE OR STRUCTURE.
 - ALL DESIGNS AND CONSTRUCTION OF ANY UNDERGROUND UTILITIES SHALL COMPLY WITH ADMINISTRATIVE INSTRUCTION NO. 9 FOR WORK NEARBY OR AFFECTING SAN JUAN CHAMA TRANSMISSION LINES AND APPURTENANCES. INFORMATION SHALL BE PROVIDED TO THE WATER AUTHORITY ONE (1) MONTH IN ADVANCE OF THE CONSTRUCTION START DATE. INFORMATION CAN BE FOUND AT [HTTP://WWW.ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCESURES.ASPX](http://www.abcwua.org/water_shut_off_and_turn_on_procedures.aspx)

- GENERAL UTILITY NOTES:**
- CONTRACTOR MUST COORDINATE WATER SYSTEM WITH SEWER SYSTEM TO PREVENT ANY CONFLICTS WHERE THESE LINES INTERSECT ONE ANOTHER.
 - PROVIDE 4 FEET OF COVER MINIMUM FOR ALL PROPOSED WATER LINES.
 - AREAS WHERE WATER PIPES CROSS OVER SEWER PIPES SHALL NOT HAVE ANY JOINTS.
 - PROPOSED WATER LINE SHALL BE 8" FROM CENTERLINE (North and East), UNLESS OTHERWISE NOTED.
 - WATER PIPE TO BE DR14, C900, CLASS 305 IN ACCORDANCE WITH EPWU-PSB STANDARDS.
 - NO FENCES, SIGNS, TREES OR ROCKWALLS TO BE PLACED WITHIN UTILITY EASEMENTS.
 - CONTACT UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES IN THIS AREA BEFORE EXCAVATION.
 - INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5) FEET AS PER O.S.H.A. STANDARDS.
 - PROVIDE ADEQUATE CONCRETE THRUST BLOCKING AT THE FOLLOWING: TAPPING SLEEVES, TEES, BENDS, PLUGS AND ALL FITTINGS.
 - P.V.C. PIPE SHALL BE PLACED WITH SELECT BEDDING MATERIAL ALL AROUND.
 - CAUTION: VERIFY LOCATION & DEPTH OF EXISTING GAS MAIN IN THE AREA OF CONSTRUCTION, BEFORE INSTALLING WATER LINE.

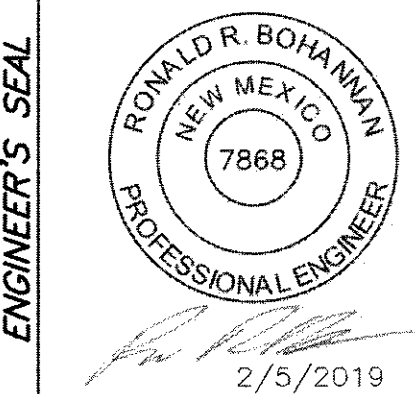
Certification
THE CHANGES SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND REFLECT THE LOCATIONS (VERTICALLY AND HORIZONTALLY) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

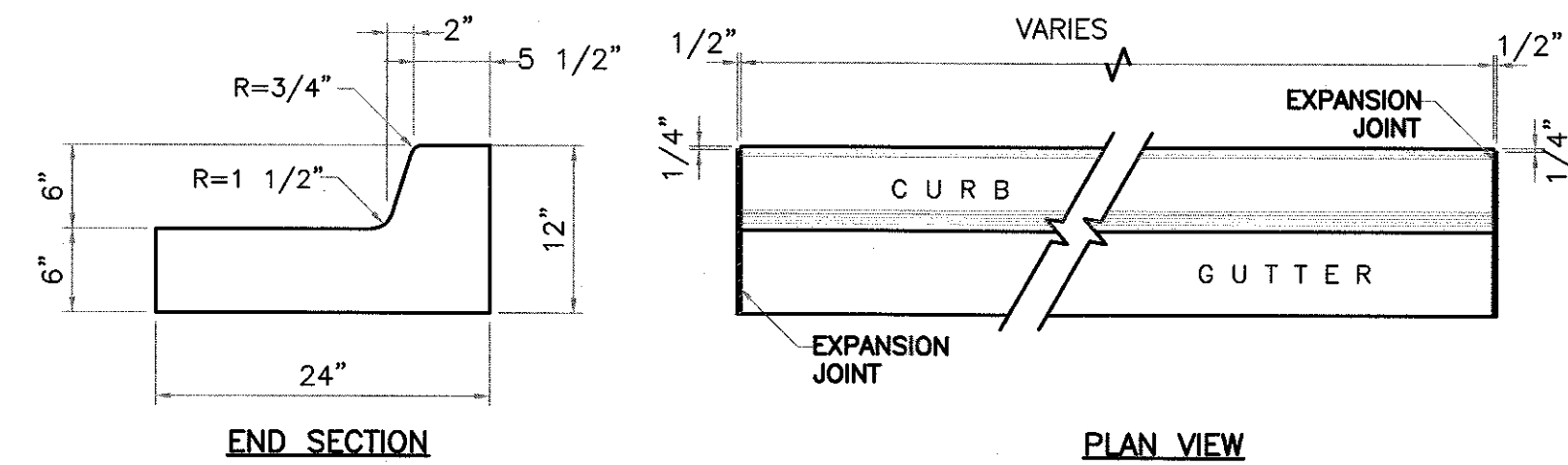
[Signature]

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TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrawestllc.com	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: TOPGOLF UTILITY IMPROVEMENTS DESERT SURF CIRCLE -STA: 10+00 TO 20+00	
DESIGN REVIEW COMMITTEE APR 10 2019	CITY ENGINEER APPROVAL MAY 15 2019
CITY PROJECT NO. 572462	ZONE MAP NO. F-16-Z
SHEET 9	OF 10

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		FIELD NOTES		ACS MONUMENT 3-F16		CONTRACTOR	
		NO.	BY	DATE	NEW MEXICO STATE	WORK RECEIVED BY	DATE 15/7/19
					PLANE COORDINATES	INSPECTED BY	DATE
					CENTRAL ZONE (NAD 1927)	ACCEPTANCE BY	DATE
					X=389,439.18 Y=1,504,678.27	FIELD DRAWINGS	DATE 12/19
					EL=5029.557	REVISIONS CORRECTED BY	DATE
					GROUND TO GRID FACTOR=0.9996734	MICRO-FILM INFORMATION	
					DELTA ALPHA=-0.12146"	RECORDED BY	DATE
						NO.	
					</		



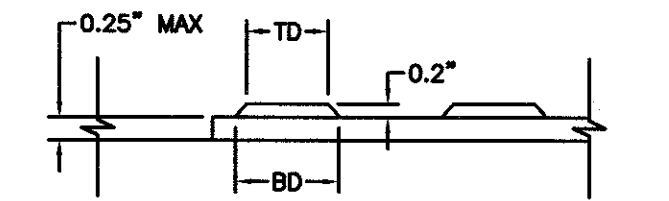
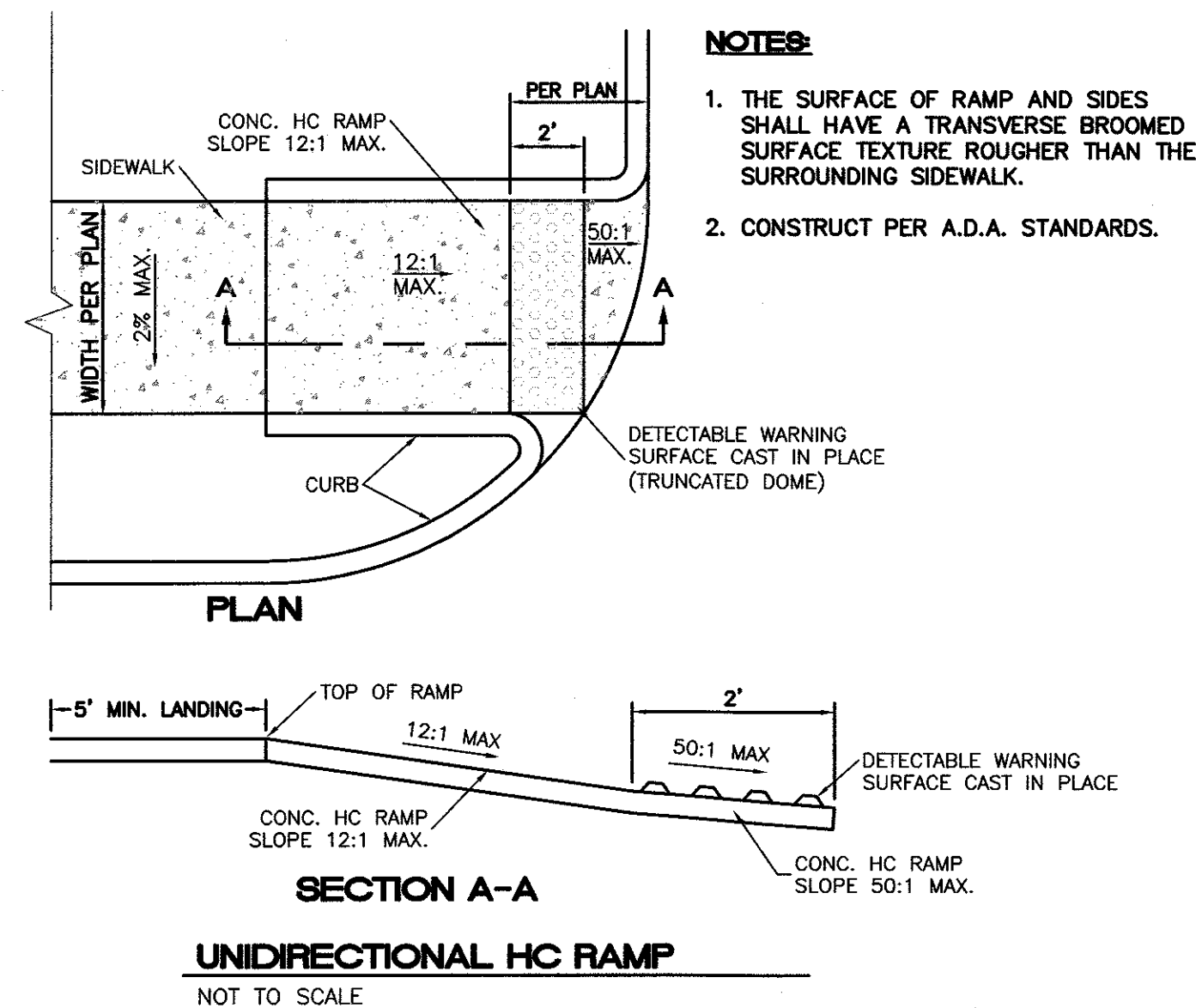
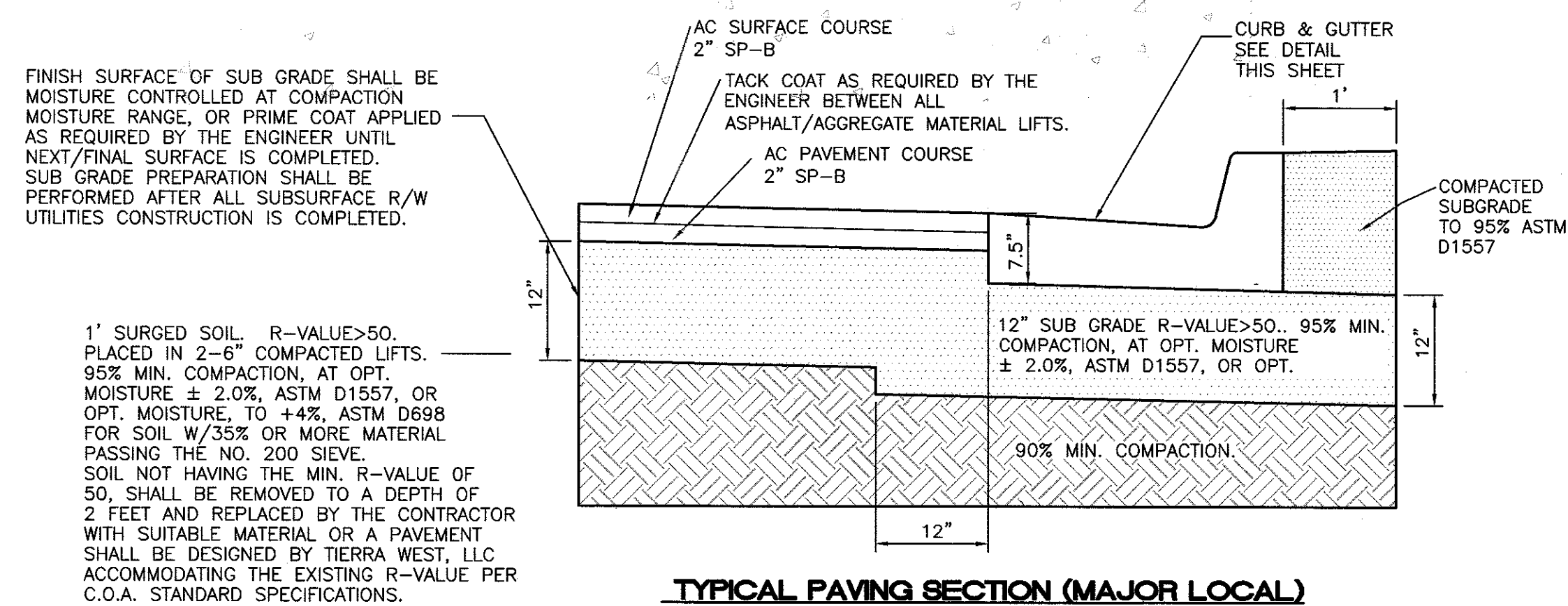


NOTES:

1. NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS. (POINT OF TANGENCY WITH STRAIGHT LINE).
2. CONTRACTION JOINTS (1/2" INCH MIN.) MUST BE SCORED EVERY 10 FEET IN CURB AND GUTTER.
3. ALL EXPANSION JOINTS WILL BE OF PREFORMED BITUMINOUS FIBER 1/2" INCH THICK.
4. CONCRETE: CLASS "A" 3000 PSI.
5. EXPANSION JOINTS REQUIRED AT 5' O.C. WHEN FORMING FOR CURBS.
6. THIS DETAIL APPLIES TO PRIVATE CURB WORK ONLY.

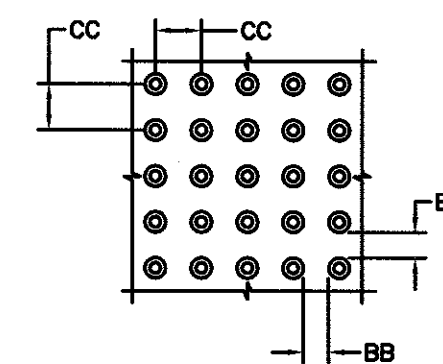
STANDARD 6" CURB & GUTTER
DETAIL

SCALE: 1"=1'



DOME SECTION

BD - BASE DIAMETER 0.9" MIN
TD - TOP DIAMETER 50% OF BD MIN TO
65% OF BD MAX



DOME SPACING

CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN

AS BUILT INFORMATION	
CONTRACTOR	
WORK STAKED BY	Cartesian Surveys
INSPECTOR'S ACCEPTANCE BY	DATE <u>6/19/06</u>
VEGETATION BY	DATE
DRAWINGS CORRECTED BY	DATE <u>6/19</u>
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS
ACS MONUMENT 3-F16
NEW MEXICO STATE
PLANE COORDINATES
CENTRAL ZONE (NAD 1927)
X=389,439.18 Y=1,504,678.
EL.=5029.557
GROUND TO GRID FACTOR=0.0
DELTA ALPHA=-0°12'46"



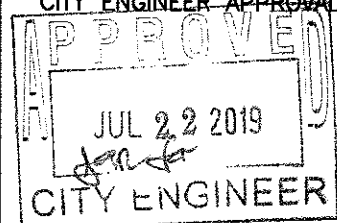
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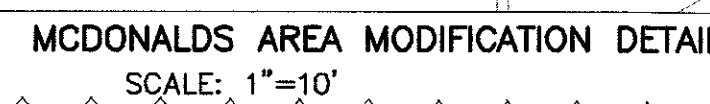
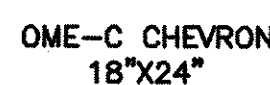
ENGINEER'S SEAL

RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER

R. Bohannon
7/16/2019

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		TERRA WEST, LLC										
		5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrawestllc.com										
						NO.		DATE		DESIGNED BY		
										DRAWN BY: B		
										CHECKED BY		
										DRAWING MAN		
										CITY ENGINEER		
<p align="center">CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP</p>												
<p>TITLE:</p> <p align="center">TOPGOLF PAVING IMPROVEMENTS ROAD BETWEEN McDONALDS AND DESERT SURF CIRCLE</p>												
DESIGN REVIEW COMMITTEE 				CITY ENGINEER APPROVAL 				LAST DESIGN UPDATE		MO./DAY/YR.		
CITY PROJECT NO.				572462				ZONE MAP NO. F-16-Z		SHEET 10A OF 10		



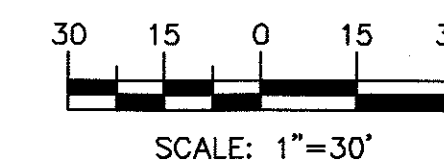
Certification
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(VERTICALLY AND HORIZONTALLY) TO THE BEST OF
MY KNOWLEDGE AND BELIEF.

B. J. Mat

- # LEGEND
- | | |
|--|---------------------------|
| | CURB & GUTTER |
| | BOUNDARY LINE |
| | EASEMENT |
| | CENTERLINE |
| | RIGHT-OF-WAY |
| | BUILDING |
| | SIDEWALK |
| | CONTOUR MAJOR |
| | CONTOUR MINOR |
| | SPOT ELEVATION |
| | FLOW ARROW |
| | EXISTING CURB & GUTTER |
| | EXISTING RETAINING WALL |
| | EXISTING SIDEWALK |
| | EXISTING BOUNDARY LINE |
| | PROPOSED CONTOUR MAJOR |
| | PROPOSED CONTOUR MINOR |
| | EXISTING CONTOUR MAJOR |
| | EXISTING CONTOUR MINOR |
| | EXISTING SPOT ELEVATION |
| | EXISTING SD MANHOLE |
| | EXISTING STORM SEWER LINE |



GRAPHIC SCALE



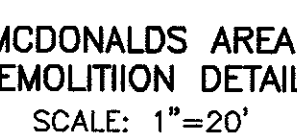
NOTES:
1. SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE SPECIFIED

NOTICE TO CONTRACTORS

1. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONDUITS. IF THERE WOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
4. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROJECT.
5. SOURCE OF TOPO IS ALTA/ACSM LAND TITLE SURVEY OF LOT 2 HARMS INDUSTRIAL PARK PREPARED BY PRECISION SURVEYS, INC DATED JANUARY 11, 2012.
6. STORM WATER RUNOFF WILL BE PASSIVELY HARVESTED ALONG THE WEST, SOUTH AND EAST PROPERTY LINES WITHIN LANDSCAPED AREAS IN COMPLIANCE WITH WATER CONSERVATION ORDINANCE REQUIREMENTS.

CAUTION

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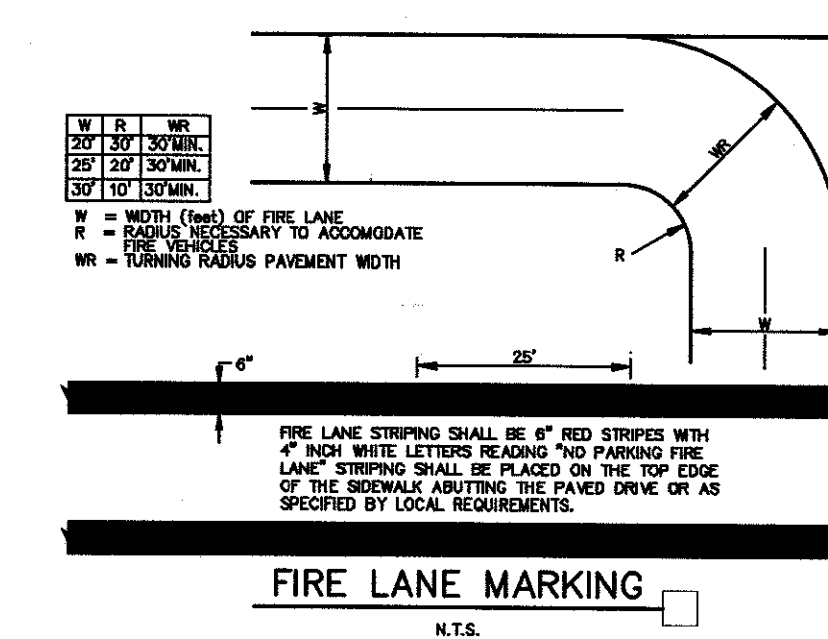
— — — — — FIRE LANE STRIPING
SEE DETAIL THIS SHEET

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

STOP BAF
NTS

4" 90 mil THERMOPLASTIC RETRO REFLECTORIZED
COLOR AS NOTED

DASHED STRIPE DETAIL
NTS




FIRE LANE MARKING

SHEET ADDED TO PLAN SET 10/04/2019

NO.	DATE	BY	REVISIONS	DESIGNED BY: JN	DATE: 10-13-17
1	8/2/19	RB	MODIFICATION TO ACCESS ROAD, 10% GRADE WAS 8%	DRAWN BY: BUF	DATE: 11-19-18
2	9/17/19	JN	CHANGES (DEAD AREA, CURB & GUTTER, HC RAMP, ADDED STRIPING) UPDATE HC RAMPS AFTER ACCESS ROAD CHANGE	DRAWING NAME: 2017035_PV PLAN/MCDONALDS--DESERT SURF	JOB NO.: 2017035
				CHECKED BY: JN	DATE: 10/3/2019

DATE: 10/3/2019



ENGINEER'S SEAL

SURVEY INFORMATION			FIELD NOTES		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE			ACS MONUMENT 3-F16			
					NEW MEXICO STATE			
					PLANE COORDINATES			
					CENTRAL ZONE (NAD 1927)			
					X=389,438.18 Y=1,504,878.27			
					EL.=5028.557			
					GROUND TO GRID FACTOR=0.9998734			
					DELTA ALPHA=-0.7145"			

NO.

DATE

BY

NO.

WORK STAKED BY

FIELD ACCEPTANCE BY

FIELD CORRECTIONS BY

DATE

DATE

DATE

CONTRACTOR

Cartesian Surveys

Cartesian Surveys

Cartesian Surveys

MICRO-FILM INFORMATION

RECORDED BY

DATE

NO.

DATE

BY

NO.

WORK STAKED BY

FIELD ACCEPTANCE BY

FIELD CORRECTIONS BY

DATE

DATE

DATE

CONTRACTOR

Cartesian Surveys

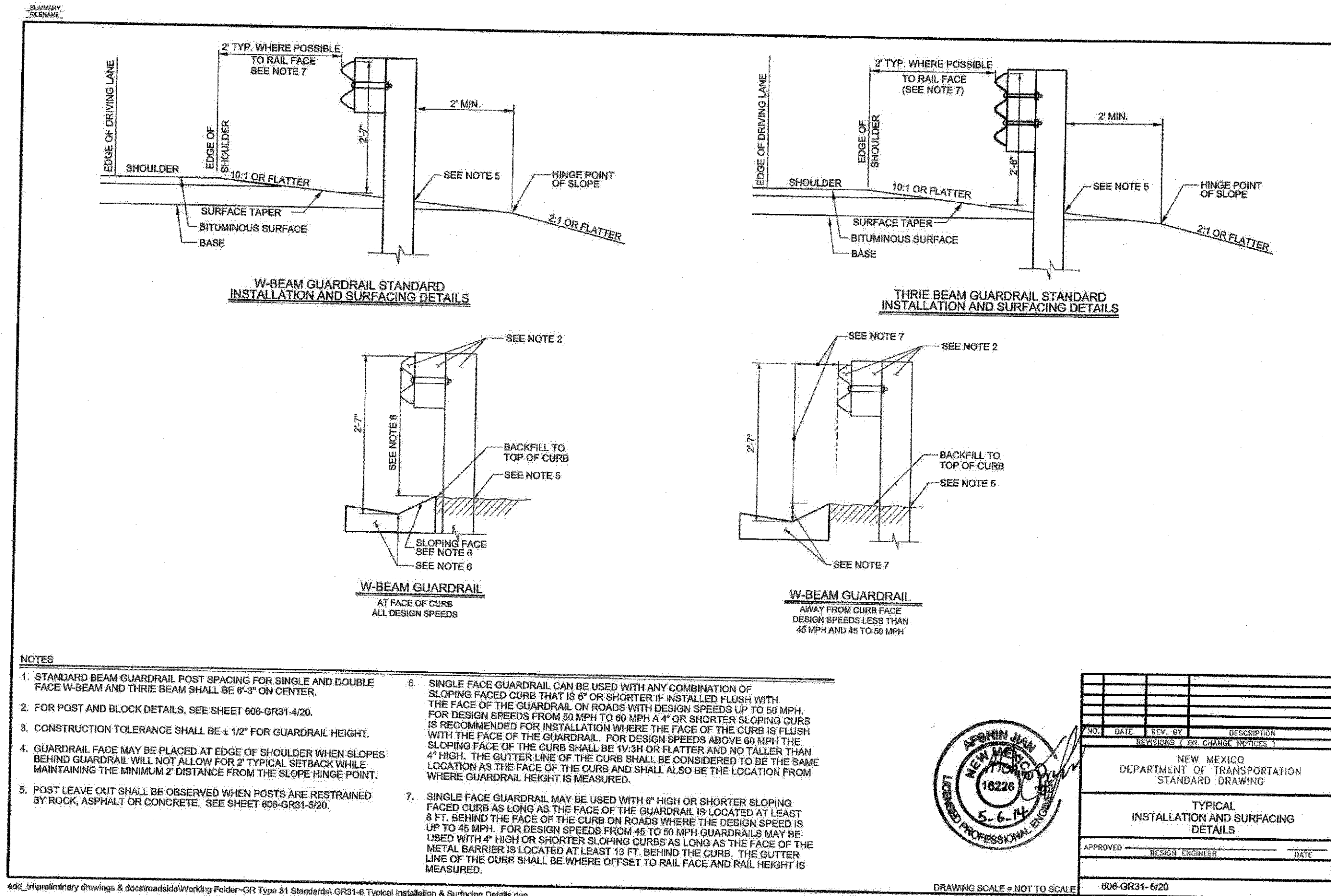
Cartesian Surveys

Cartesian Surveys

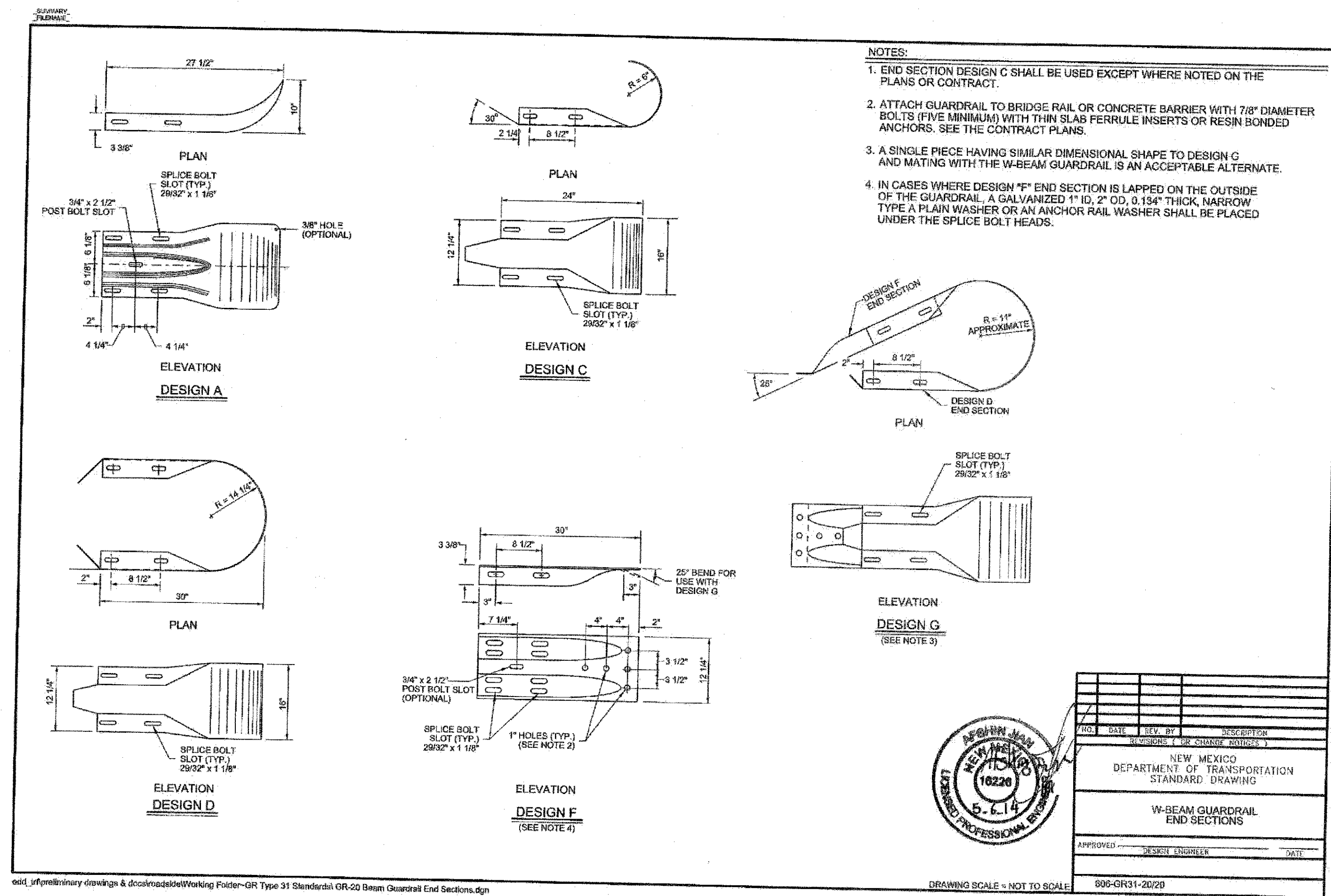
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RECORDED BY

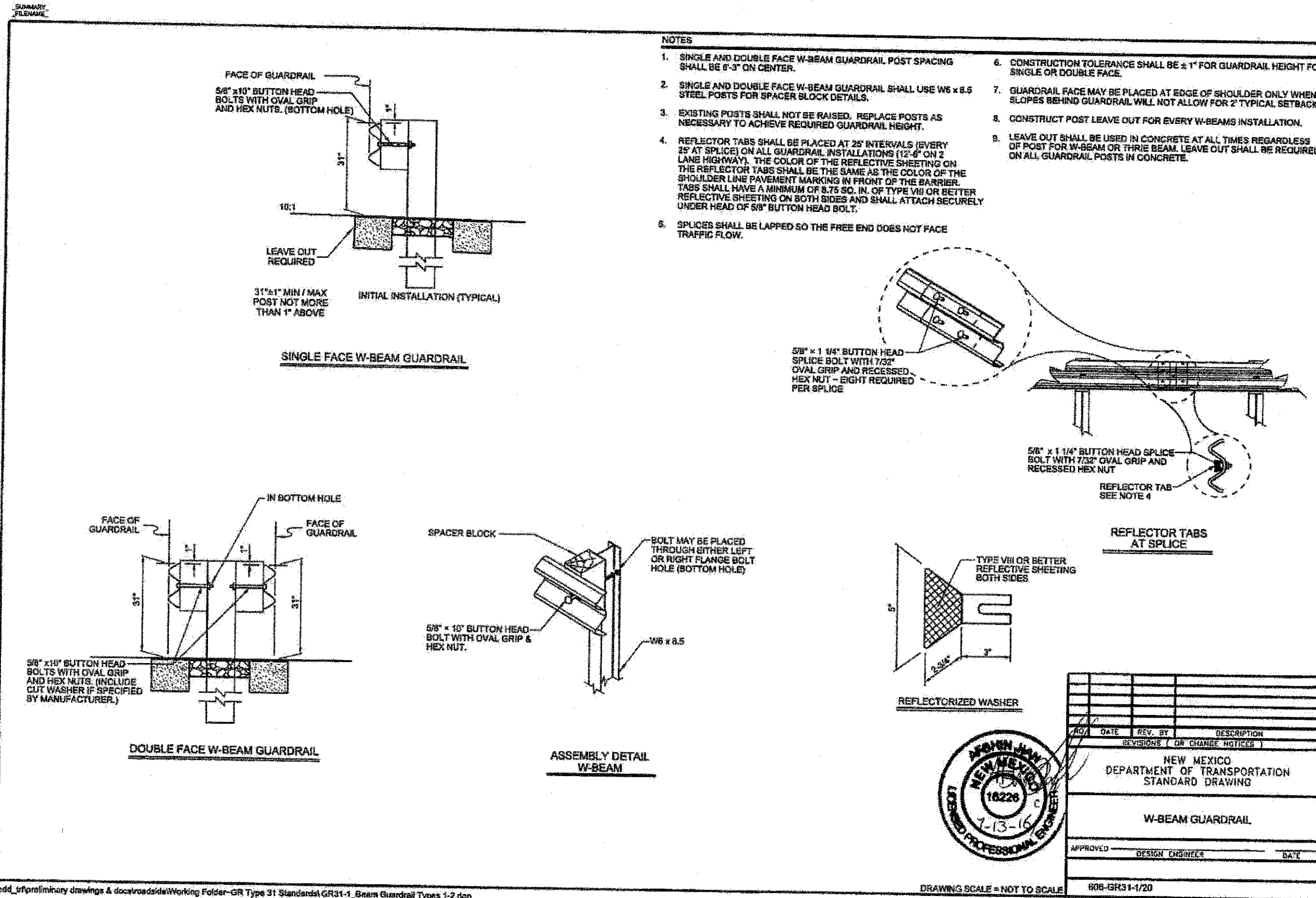
DATE



Sheet 606-07



Sheet 606-21



Sheet 606-01

TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrowestllc.com		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: TOPGOLF CONSTRUCTION DETAILS ROAD BETWEEN MCDONALDS AND DESERT SURF CIRCLE			
DESIGN REVIEW COMMITTEE OCT 04 2019	CITY ENGINEER APPROVAL OCT 04 2019	MO./DAY/YR. _____	LAST DESIGN UPDATE _____
CITY PROJECT NO.	572462	ZONE MAP NO.	F-16-Z
SHEET 2		OF 2	

SHEET ADDED TO PLAN SET 10/04/2019