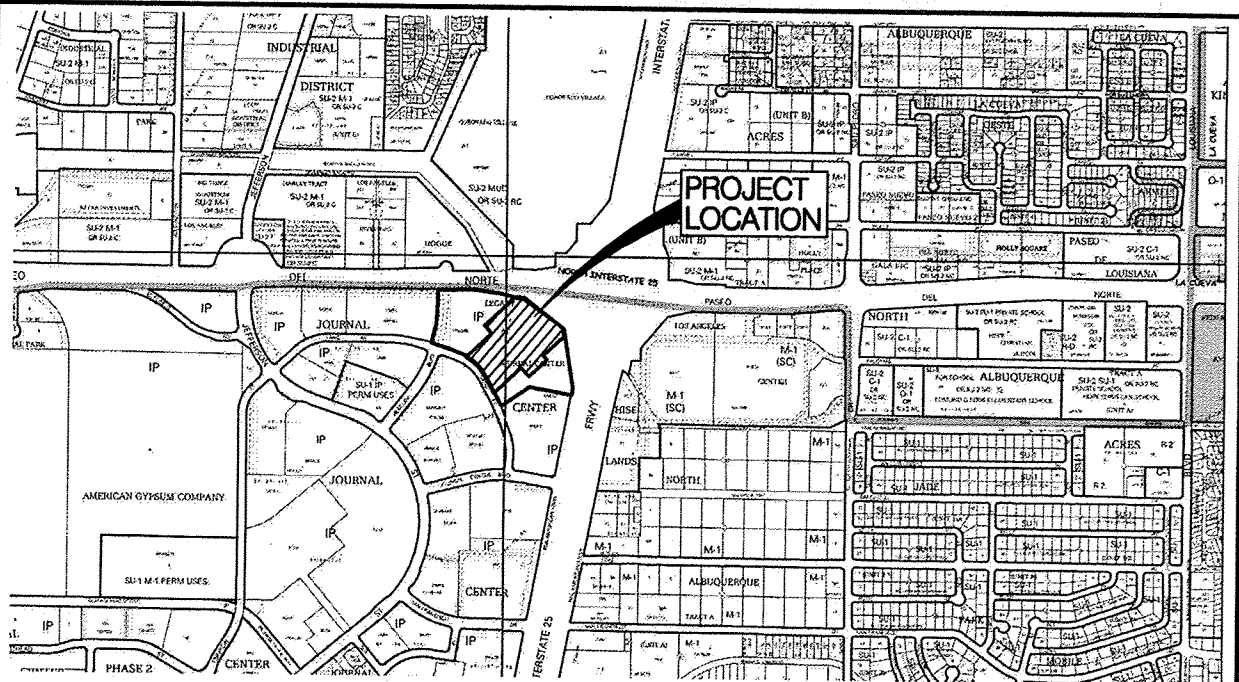


CONSTRUCTION PLANS
FOR
TRACT A-2 LEGACY @ JOURNAL CENTER
MINOR PUBLIC INFRASTRUCTURE
IMPROVEMENTS
ALBUQUERQUE, NEW MEXICO

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTIONS
CITY CONSTRUCTION ENGINEER
DATE: 3/22/17



VICINITY MAP C-17-Z, C-18-Z, D-17-Z, D-18-Z

NOTICE TO CONTRACTORS

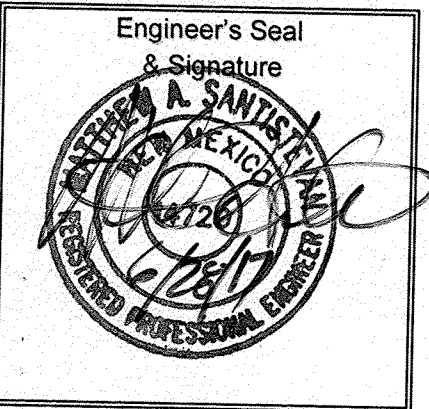
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE NO. 9.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT, TO THE CONSTRUCTION COORDINATION DIVISION, A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
6. ALL WORK AFFECTING ARTERIAL ROADWAYS MAY REQUIRE TWENTY-FOUR HOUR CONSTRUCTION.
7. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED W/ PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING, OR AS INDICATED BY THIS PLAN SET.
8. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO ENSURE 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. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. 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 SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
9. CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE AND ALBUQUERQUE, BERNALILLO COUNTY WATER UTILITY AUTHORITY FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
10. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
11. 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 WELL COLLECTORS, TRANSMISSION LINES, OR 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_Procedures.aspx

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

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

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Matthew A. Santistevan of the firm of Bohannon Huston, Inc., 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 shown on these drawings (Tract A-2 @ Journal Center Minor Public Infrastructure Improvements) 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 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 and survey information provided by the contractor, Franklin's Earthmoving, and their surveyor, Brian J. Martinez, NMPS 18374.



THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING WITH A REGISTERED PROFESSIONAL ENGINEER FOR CONSTRUCTION ENGINEERING SERVICES (CITY OF ALBUQUERQUE REQUIRED INSPECTIONS DURING CONSTRUCTION). THE ENGINEER SHALL BE LICENSED IN THE STATE OF NEW MEXICO. THE ENGINEER SHALL BE RESPONSIBLE FOR CONSTRUCTION OVERSIGHT, CONSTRUCTION OBSERVATION REPORTS, CERTIFICATION CLOSE OUT AND ACCEPTANCE BY THE CITY IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS REVISED THROUGH UPDATE #9.

THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
3. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
4. CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
5. REMOVAL AND REPLACEMENT OF THE EXISTING CURB & GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY). REMOVE CURB TO NEAREST JOINT. REMOVAL AND REPLACEMENT OF EXISTING SIDEWALK SHALL BE TO NEAREST JOINT.
6. REMOVAL OF EXISTING SIDEWALK SHALL BE TO NEAREST JOINT.
7. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9.
8. CURB AND 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.
9. THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.
10. 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.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
2. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
3. DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE CONSTRUCTION ENGINEER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERE TO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

4. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION ENGINEER.
5. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
6. 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.
7. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, SURFACE DISTURBANCE).

8. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), U.S. DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
9. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
10. ALL SAWCUT PAVEMENT SHALL HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.
11. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENTS, PAVEMENT MARKINGS, CURB & GUTTER, DRIVE PADS, STRIPING & SIGNAGE, WHEELCHAIR RAMPS, AND SIDEWALK DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE PER COA STANDARDS, AT HIS OWN EXPENSE.

12. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.652.
13. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNAGE UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.
14. ALL SWPPP EROSION CONTROL MEASURES MUST BE REMOVED FROM THE RIGHT OF WAY PRIOR TO FINAL ACCEPTANCE.
15. MAINTAIN PEDESTRIAN PATHWAYS AND ACCESSIBLE ROUTE DURING CONSTRUCTION OR PROVIDE SIDEWALK CLOSED SIGNAGE.

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

INDEX

SHEET NUMBER

DESCRIPTION

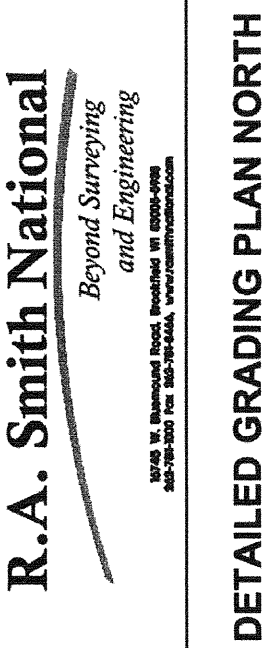
1	COVER SHEET
2A	PLAT (FOR INFORMATION ONLY)
2B	GRADING PLAN NORTH (FOR INFORMATION ONLY)
2C	GRADING PLAN SOUTH (FOR INFORMATION ONLY)
2D	EROSION & SEDIMENT CONTROL PLAN
3	DEMOLITION PLAN
4	PAVING PLAN
5	UTILITY PLAN
6	DETAILS

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
		DRC Chairman	<i>[Signature]</i>	1/9/17	APPROVED FOR CONSTRUCTION		
		Transportation	<i>[Signature]</i>	1/9/17			
		Water/Wastewater	<i>[Signature]</i>	1/9/17			
		Hydrology	<i>[Signature]</i>	1/9/17			
		Parks	<i>[Signature]</i>	1/9/17			
		Const. Mngmt.					
		Const. Coord.					
DRB CASE NUMBER		CITY PROJECT NO.		650182		SHEET 1 OF 6	

[illegible][illegible]

 Bohannon & Huston www.bhinc.com 800.877.5332		NO.	DRAWN BY	CHECKED	DESIGNED
 CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT					
TRACT A-2 LEGACY @ JOURNAL CENTER PLAT (FOR INFORMATION ONLY)					
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.		MO./DAY/YR.
					
CITY PROJECT NO. 650182	ZONE MAP NO.	SHEET 2A	OF 6		

		ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION		
				FIELD NOTES						
				NO.	BY	DATE				
							ALBUQUERQUE SURVEY CONTROL		CONTRACTOR FRANKLIN'S	DATE 6/17
							MONUMENT "MNSIC 1-25-11"		WORKED BY Cardenas Surveys Inc.	DATE 6/17/12
							NEW MEXICO STATE PLANE COORDINATES.		INSURER'S	DATE 6/17
					BY		CENTRAL ZONE (NAD 83) AS PUBLISHED:		ACCEPTANCE BY BHZ	DATE 6/17
				REMARKS			FIELD LOCATION BY Cardenas Surveys Inc.		DATE 6/17	
				REVIEWS			DRAWINGS			
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				CHECKED BY			ELEVATION= 5209.617 (NAVD 88)			



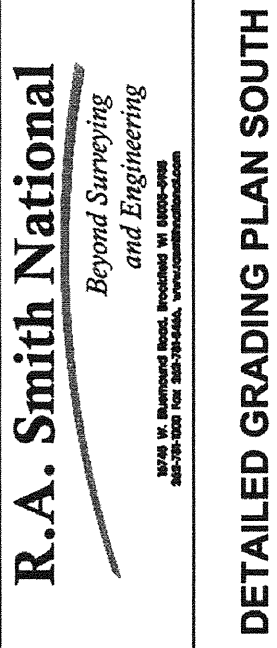
© COPYRIGHT 2016
R.A. Smith National, Inc.
DATE: 09/01/2016
SCALE: 1" = 20'
JOB NO. 3160102
PROJECT MANAGER:
RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL
SHEET NUMBER
C3.1

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 **CITY OF ALBUQUERQUE**
DEPARTMENT OF
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TRACT A-2 LEGACY @ JOURNAL CENTER
GRADING PLAN (FOR INFORMATION ONLY)

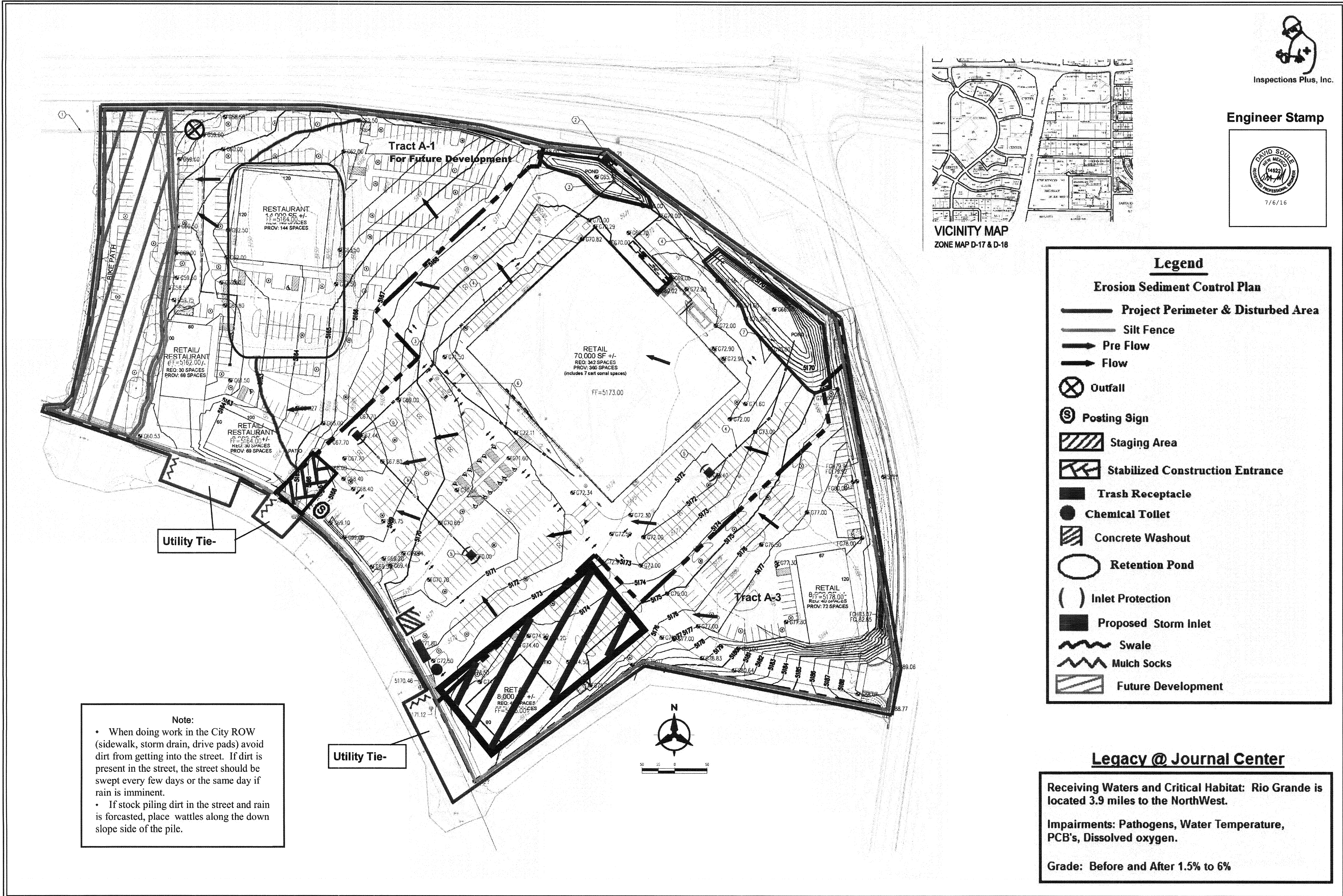
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CITY PROJECT NO. 650182		ZONE MAP NO.		SHEET 2B OF 6		



		ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
				FIELD NOTES					
				NO.	BY	DATE			
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							NEW MEXICO STATE PLANE COORDINATES,	SURVEYED BY Cartesian Surveys Inc. DATE <i>8/17/18</i>	
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							N=1,526,309.141	DRAWINGS CORRECTED BY <i>BHI</i> DATE <i>6/17</i>	
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				ELEVATION= 5209.617 (NAVD 88)					
				NO.					
				DATE					

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	CITY OF ALBUQUERQUE
	DEPARTMENT OF MUNICIPAL DEVELOPMENT
TRACT A-2 LEGACY @ JOURNAL CENTER	
GRADING PLAN (FOR INFORMATION ONLY)	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
LAST DESIGN UPDATE	
MO./DAY/YR.	MO./DAY/YR.
PROJECT NO.	SHEET OF
650182	2C OF 6



Legend

Erosion Sediment Control Plan

- Project Perimeter & Disturbed Area
- Silt Fence
- Pre Flow
- Flow
- Outfall
- Posting Sign
- Staging Area
- Stabilized Construction Entrance
- Trash Receptacle
- Chemical Toilet
- Concrete Washout
- Retention Pond
- Inlet Protection
- Proposed Storm Inlet
- Swale
- Mulch Socks
- Future Development

Legacy @ Journal Center

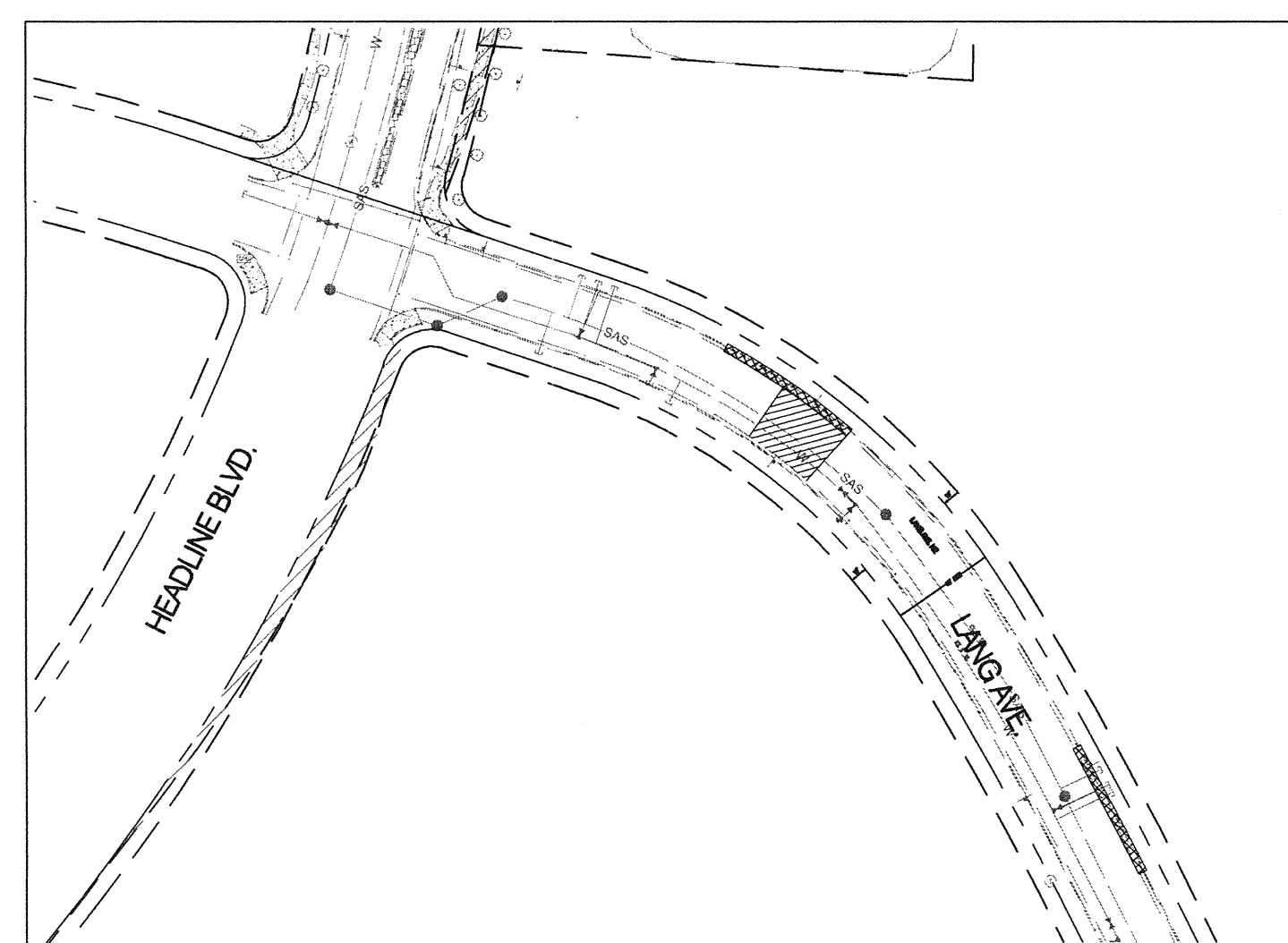
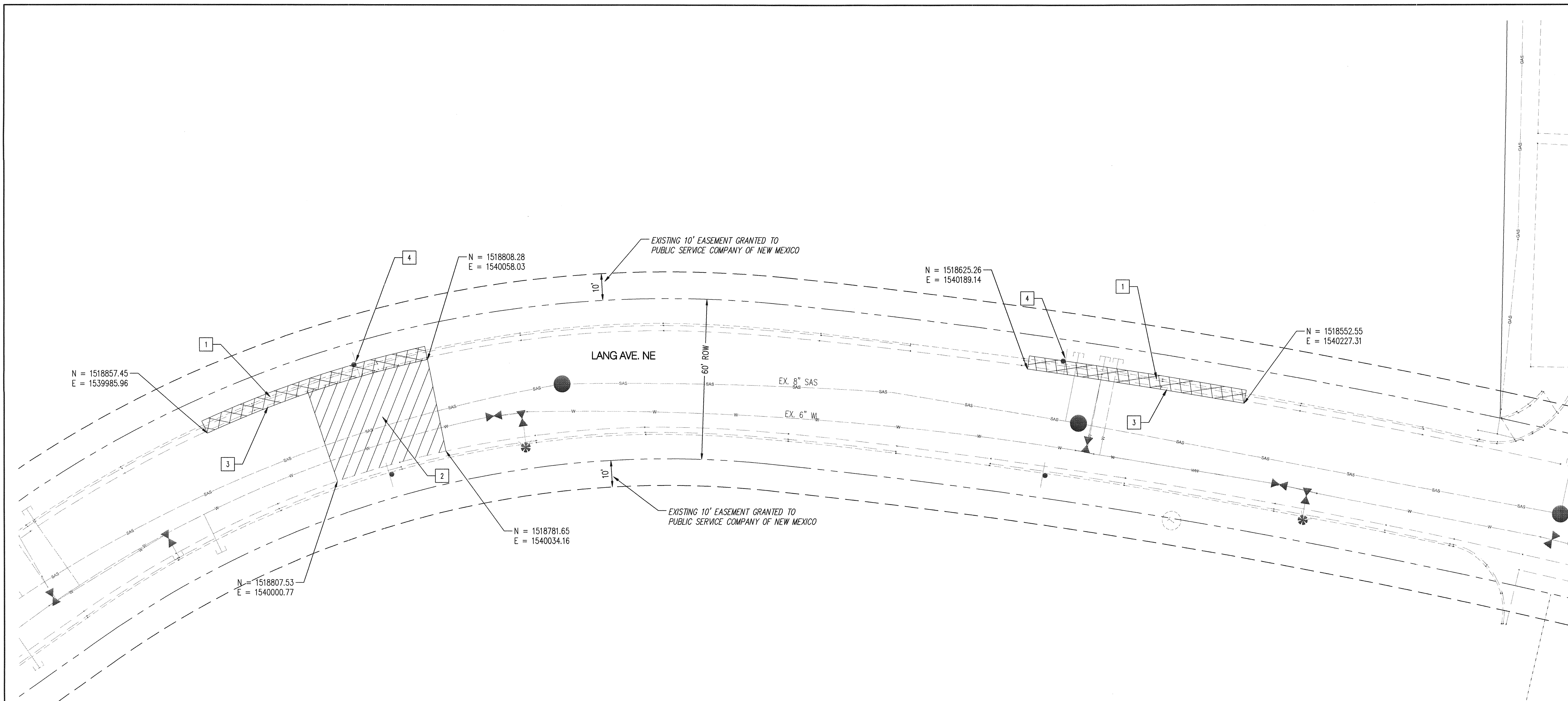
Receiving Waters and Critical Habitat: Rio Grande is located 3.9 miles to the NorthWest.

Impairments: Pathogens, Water Temperature, PCB's, Dissolved oxygen.

Grade: Before and After 1.5% to 6%

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CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT	
TRACT A-2 LEGACY @ JOURNAL CENTER EROSION & SEDIMENT CONTROL PLAN (FOR INFORMATION ONLY)	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
LAST DESIGN UPDATE	
MO./DAY/YR.	
MO./DAY/YR.	
CITY PROJECT NO. 650182	
ZONE MAP NO.	
SHEET 2D OF 6	



VICINITY MAP
SCALE: 1"=100'

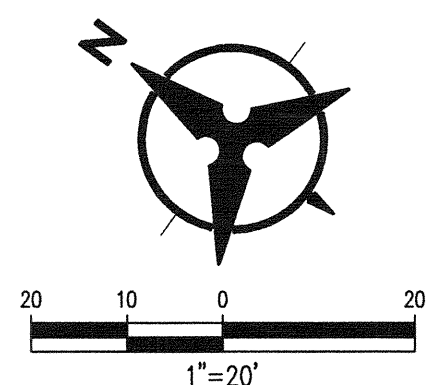


- | | DEMOLITION KEYNOTES |
|----|--|
| 1. | REMOVE & DISPOSE EXISTING CURB & GUTTER |
| 2. | SAW-CUT EXISTING ASPHALT TO CLEAN EDGE AND REMOVE. IF EXISTING ROADWAY CRACKS ARE WITHIN 3' OF SAW-CUT, CONTRACTOR SHALL INCLUDE THE CRACKS WITHIN REMOVAL AND REPLACEMENT |
| 3. | SAW-CUT EXISTING ASPHALT PAVEMENT 1' BEYOND CURB AND GUTTER REMOVAL TO CLEAN EDGE AND REMOVE. |
| 4. | REMOVE & RELOCATE EXISTING SIGN (SEE SHEET 4) |

NOTE:
CONTRACTOR SHALL COORDINATE ALL DEMOLITION
WORK TO DETERMINE EXACT LIMITS OF REMOVAL

- | LEGEND | |
|---|---|
|  | REMOVE & DISPOSE OF EXISTING ASPHALT PAVEMENT |
|  | REMOVE & DISPOSE OF EXISTING CURB & GUTTER |

- ## LEGEND
- | | | | |
|--|---------------------------------|--|-----------------------------------|
| | PROPERTY LINE | | PROPOSED EASEMENT |
| | EXISTING EASEMENT | | PROPOSED SANITARY SEWER LINE |
| | EXISTING SANITARY SEWER | | PROPOSED SANITARY SEWER MANHOLE |
| | EXISTING WATER LINE | | PROPOSED CLEANOUT |
| | EXISTING WATER METER | | PROPOSED WATER LINE |
| | EXISTING CAP | | PROPOSED VALVE |
| | EXISTING VALVE | | PROPOSED FIRE WATER LINE |
| | EXISTING FIRE HYDRANT | | PROPOSED HYDRANT |
| | EXISTING SANITARY SEWER MANHOLE | | PROPOSED CAP |
| | EXISTING STORM DRAIN MANHOLE | | PROPOSED WATER METER |
| | EXISTING INLET | | PROPOSED PIV |
| | | | REMOTE FIRE DEPARTMENT CONNECTION |

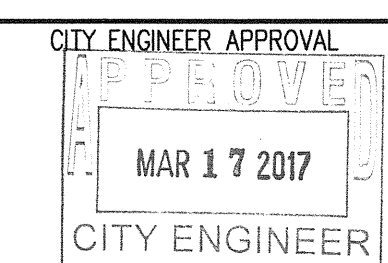


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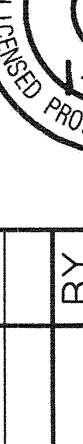
CITY OF ALBUQUERQUE
DEPARTMENT OF
MUNICIPAL DEVELOPMENT

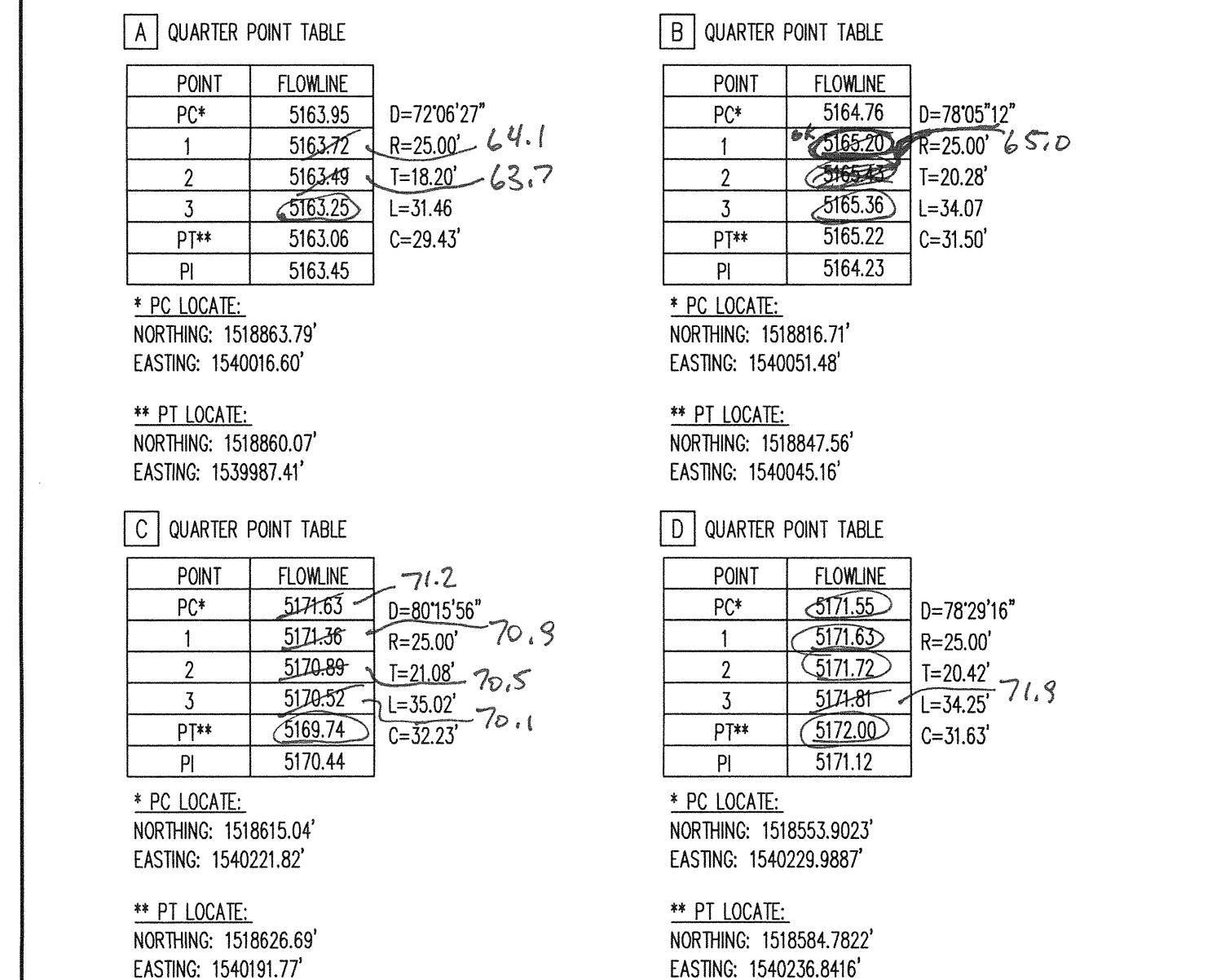
TRACT A-2 LEGACY @ JOURNAL CENTER
DEMOLITION PLAN



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

CITY PROJECT NO.	650182	ZONE MAP NO.	SHEET	OF
			3	6

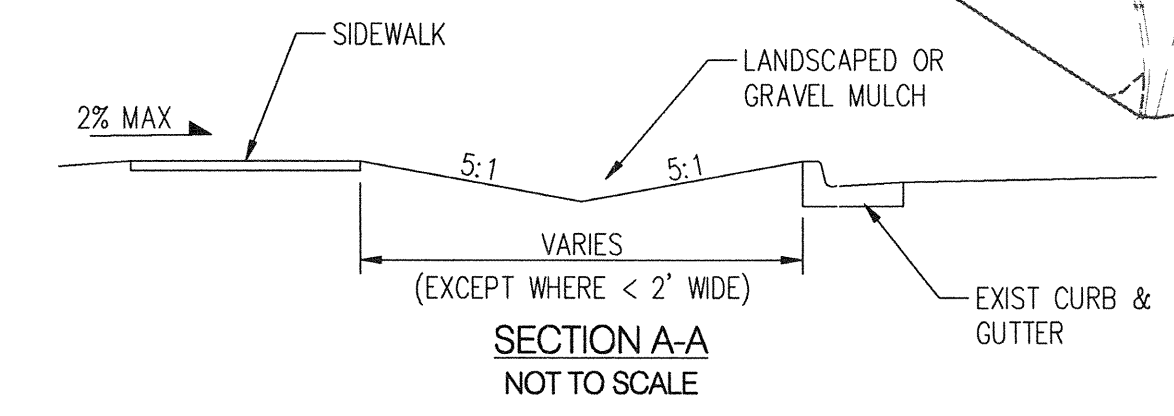
ENGINEER'S SEAL	SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
	NO.	BY	DATE	ALBUQUERQUE SURVEY CONTROL MONUMENT "NMSHC 1-25-11"	CONTRACTOR <i>FRANKLIN'S</i>	DATE <i>6/17</i>
				NEW MEXICO STATE PLANE COORDINATES,	INSPECTOR'S ACCEPTANCE BY <i>BHT</i>	DATE <i>6/17</i>
				CENTRAL ZONE (NAD 83) AS PUBLISHED:	VERIFICATION BY <i>BHT</i>	DATE <i>6/17</i>
				E=1,542,232.560	DRAWINGS COORDINATED BY <i>BHT</i>	DATE <i>6/17</i>
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				GROUND TO GRID FACTOR=0.99866571	NO.	DATE
				ELEVATION= 5209.617 (NAVD 86)		
DESIGNED BY		DATE				
DRAWN BY		DATE				
CHECKED BY		DATE				
REVISIONS						
NO.	DATE	BY				
DESIGN						



Line Table		
Line #	Length	Direction
L1	39.017	S41° 41' 52.98"E
L2	4.310	S27° 48' 49.28"E

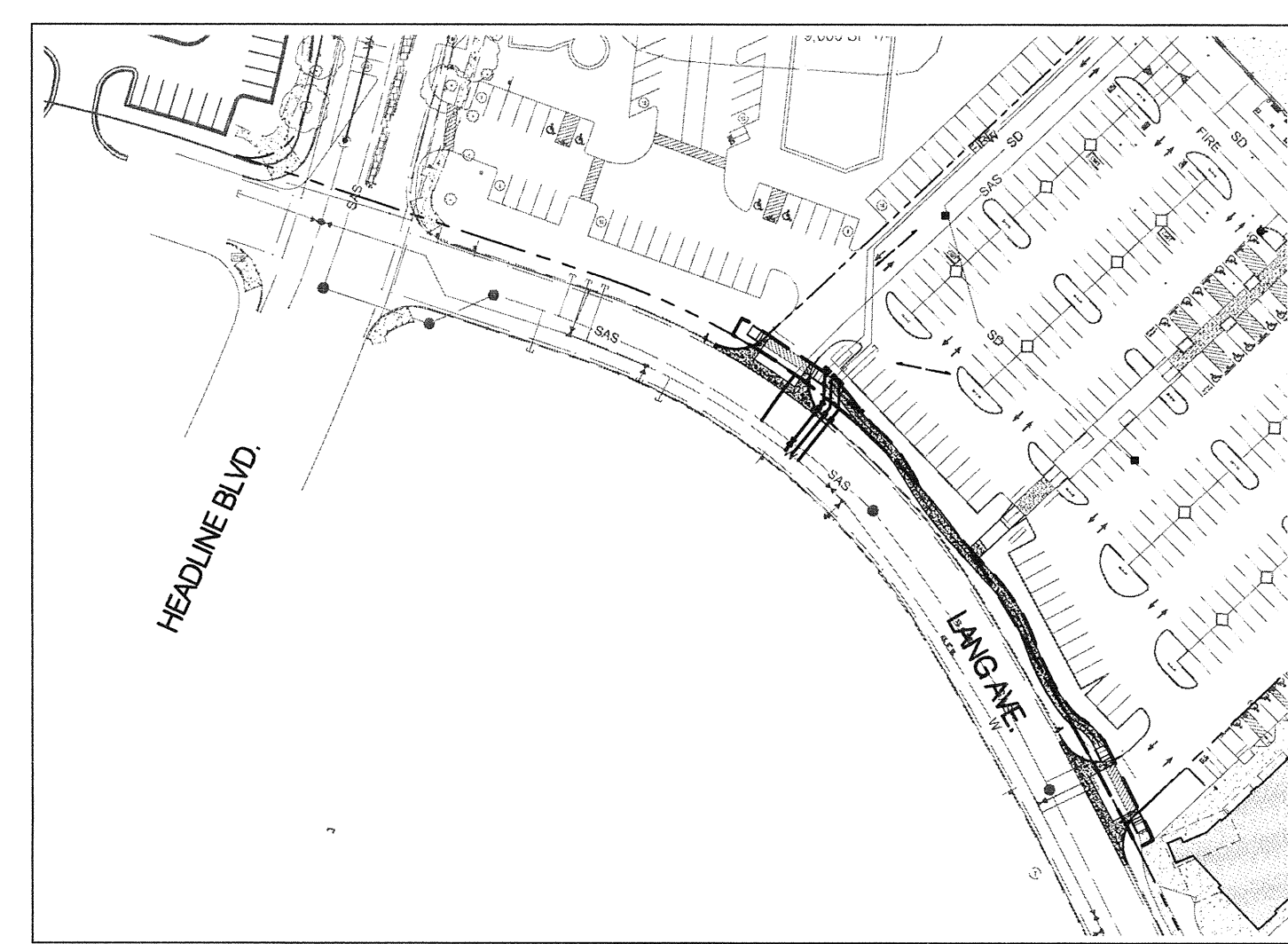
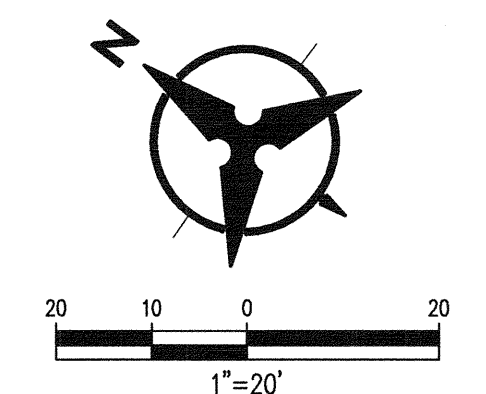
-  **PAVING KEYNOTES**

 1. CONSTRUCT STD. CURB & GUTTER PER C.O.A. STD. DWG. 2415A
 2. INSTALL PAVEMENT PER C.O.A. STD. DWG. 2485. (MAJOR LOCAL ROAD CLASSIFICATION)
 3. CONSTRUCT CONCRETE CURB RAMP WITH DETECTABLE WARNING SURFACE PER DETAIL 2 SHEET 6
 4. BUILD 6' SIDEWALK PER C.O.A. STD. DWG. 2430. SLOPED AT 2% MAX. TOWARD ROADWAY
 5. BUILD VALLEY GUTTER PER C.O.A. STD. DWG. 2420
 6. MATCH EXISTING CURB AND GUTTER HORIZONTALLY AND VERTICALLY. MATCH AT NEAREST JOINT
 7. SEE ONSITE PRIVATE CONSTRUCTION DOCUMENTS FOR CONTINUATION
 8. RELOCATED EXISTING SIGN "NO PARKING ANY TIME"
 9. 2% MAX. CROSS SLOPE



LEGEND

	NEW ASPHALT PAVEMENT
	NEW CONCRETE



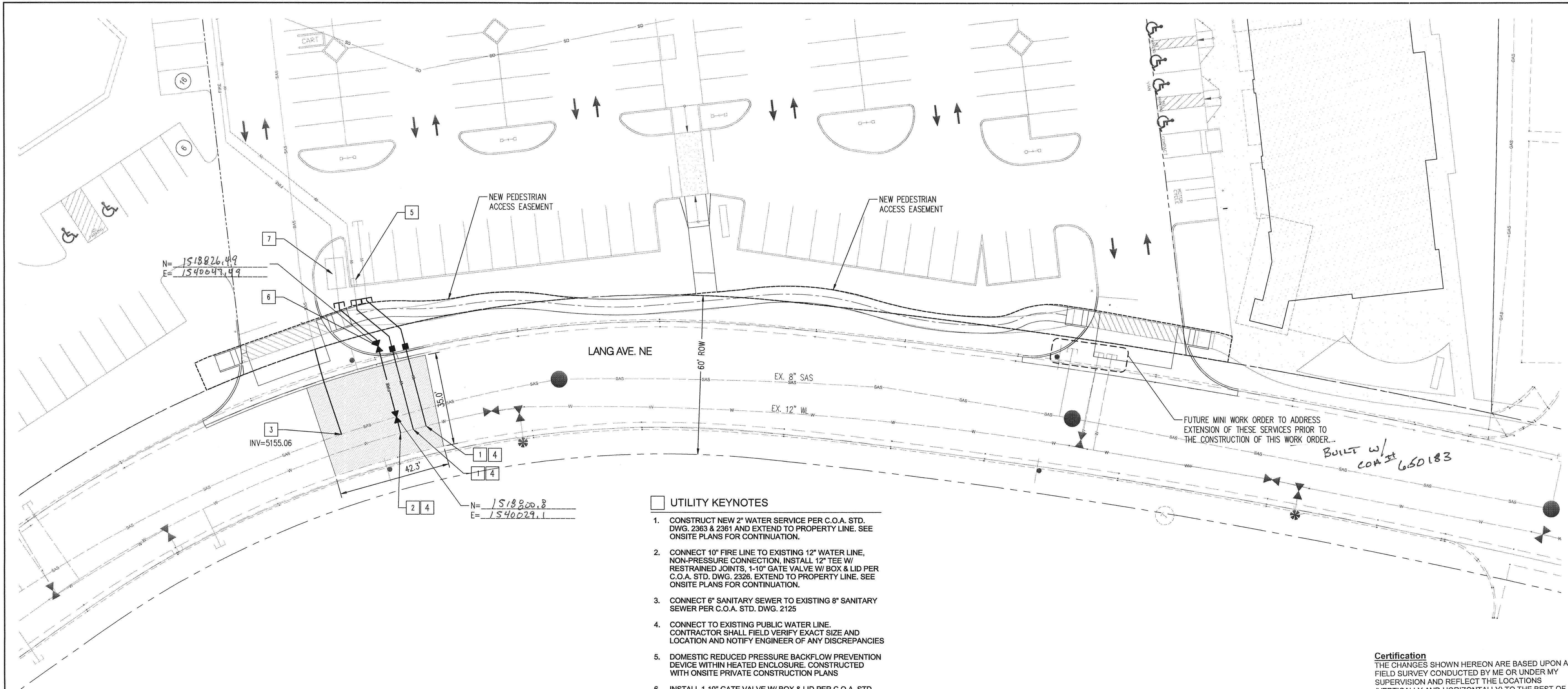
Certification
THE CHANGES SHOWN HEREON ARE BASED UPON A
FIELD SURVEY CONDUCTED BY ME OR UNDER MY
SUPERVISION AND REFLECT THE LOCATIONS
(VERTICALLY AND HORIZONTALLY) TO THE BEST OF
MY KNOWLEDGE AND BELIEF.

LEGEND		
----	PROPERTY LINE	----- PROPOSED EASEMENT
-----	EXISTING EASEMENT	<u>SAS</u> PROPOSED SANITARY SEWER LINE
<u>SAS</u> ----	EXISTING SANITARY SEWER	● PROPOSED SANITARY SEWER MANHOLE
<u>WL</u> ----	EXISTING WATER LINE	● PROPOSED CLEANOUT
□	EXISTING WATER METER	<u>WL</u> ----- PROPOSED WATER LINE
~	EXISTING CAP	~ PROPOSED VALVE
⋈	EXISTING VALVE	<u>FL</u> ----- PROPOSED FIRE WATER LINE
⊗	EXISTING FIRE HYDRANT	⊗ PROPOSED HYDRANT
○	EXISTING SANITARY SEWER MANHOLE	~ PROPOSED CAP
⊙	EXISTING STORM DRAIN MANHOLE	■ PROPOSED WATER METER
□	EXISTING INLET	⋈ PROPOSED PIV
		⊗ REMOTE FIRE DEPARTMENT CONNECTION

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CITY OF ALBUQUERQUE
DEPARTMENT OF
MUNICIPAL DEVELOPMENT
 TRACT A-2 LEGACY @ JOURNAL CENTER
 PAVING PLAN

DESIGN REVIEW COMMITTEE 		CITY ENGINEER APPROVAL 		LAST DESIGN UPDATE	MO./DAY/YR.		MO./DAY/YR.		
CITY PROJECT NO.				ZONE MAP NO.		SHEET		OF	
650182						4		6	



RESTRAINED JOINT TABLE

MECHANICAL JOINTS (C900-PVC)	RESTRAINED JOINTS
10" VALVE	1" (BRANCH)

MATERIALS:

WATER LINE: C900-PVC DR18

NOTE:

- RESTRAINED JOINTS ANALYZED WITH TYPE SM SOIL, 1.5 SAFETY FACTOR, 3 FT MIN BURY, TRENCH TYPE 4, AND WITH 150 PSI MAX PRESSURE.
- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
- ALL SERVICE/FIRE LINES SHALL BE RESTRAINED THE ENTIRE DISTANCE FROM THE FITTING TO THE CAP.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS, UNLESS SPECIFIED DIFFERENTLY IN THE PLANS. ALL PIPE JOINTS WITHIN 20 LF OF A MJ SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS TO THE SPECIFIED DISTANCE LISTED IN THE RESTRAINED JOINT TABLE (THIS SHEET).
- THE CONTRACTOR SHALL TREAT CONNECTIONS TO EXISTING LINES AS A CAP WHEN DETERMINING RESTRAINING LENGTH.

WATER METER SUMMARY

NUMBER	SIZE	NORTHING	EASTING	USE
1	2"	1518820.28	1540052.95	DOMESTIC
2	2"	1518816.85	1540056.60	DOMESTIC

WATER SHUT-OFF PLAN:

FOR CONNECTION	VALVES CLOSED
LANG AVE. NE	VALVE #1 LANG AVE. NE
	VALVE #2 HEADLINE BLV. / LANG AVE.

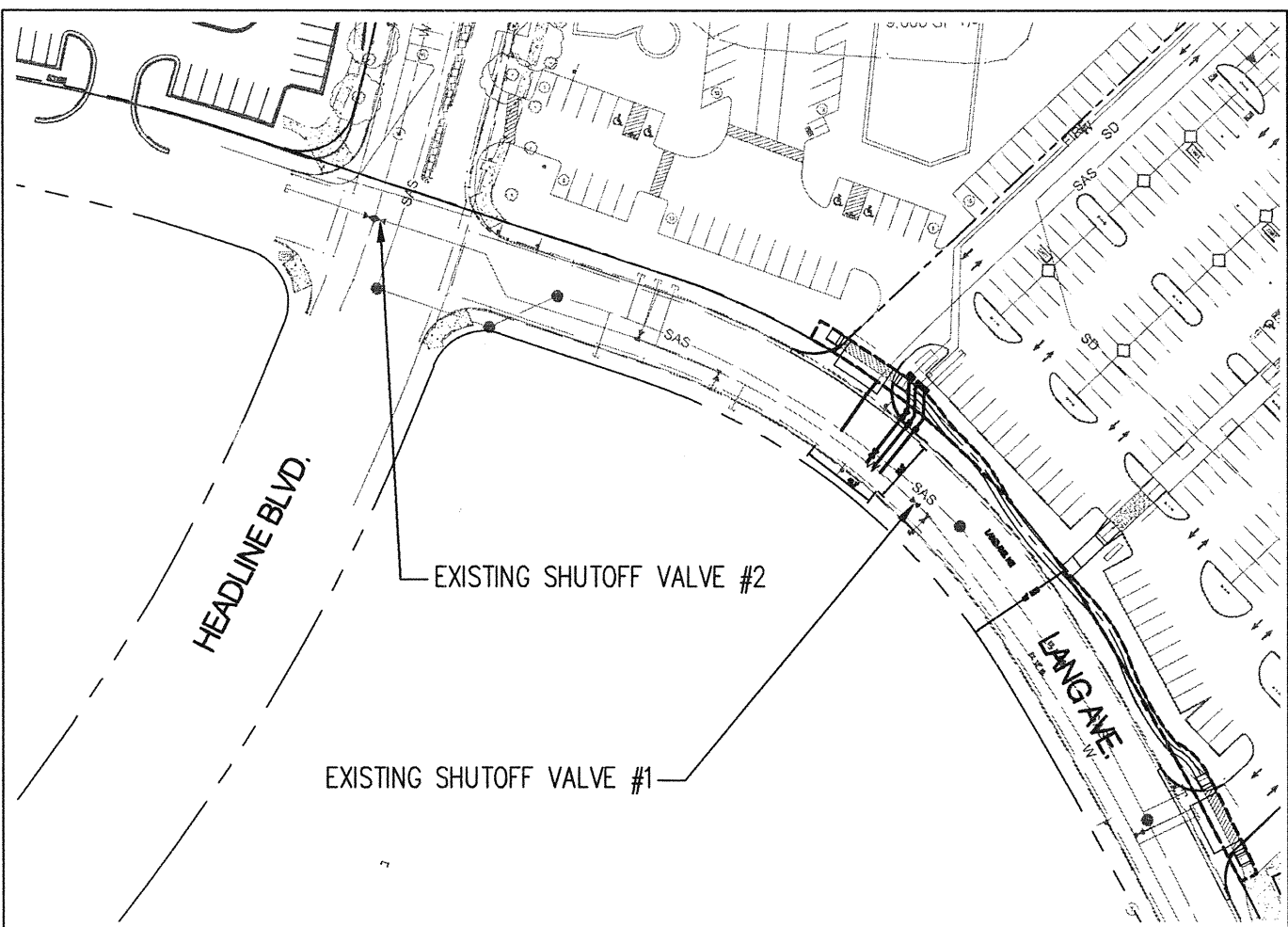
CONTRACTOR WILL BE RESPONSIBLE FOR FLUSHING, DISINFECTING, AND TESTING THE LINES AS REQUIRED BY THE ABCWUA.

WATER SHUT-OFF REQUIREMENTS:

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 WELL COLLECTORS, TRANSMISSION LINES, OR 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. SHUTOFFS REQUESTS MUST BE MADE ONLINE AT [HTTP://WWW.ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX](http://www.abcwua.org/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX)

UTILITY KEYNOTES

- CONSTRUCT NEW 2" WATER SERVICE PER C.O.A. STD. DWG. 2363 & 2361 AND EXTEND TO PROPERTY LINE. SEE ONSITE PLANS FOR CONTINUATION.
- CONNECT 10" FIRE LINE TO EXISTING 12" WATER LINE, NON-PRESSURE CONNECTION. INSTALL 12" TEE W/ RESTRAINED JOINTS, 1-10" GATE VALVE W/ BOX & LID PER C.O.A. STD. DWG. 2326. EXTEND TO PROPERTY LINE. SEE ONSITE PLANS FOR CONTINUATION.
- CONNECT 6" SANITARY SEWER TO EXISTING 8" SANITARY SEWER PER C.O.A. STD. DWG. 2125
- CONNECT TO EXISTING PUBLIC WATER LINE. CONTRACTOR SHALL FIELD VERIFY EXACT SIZE AND LOCATION AND NOTIFY ENGINEER OF ANY DISCREPANCIES
- DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITHIN HEATED ENCLOSURE. CONSTRUCTED WITH ONSITE PRIVATE CONSTRUCTION PLANS
- INSTALL 1-10" GATE VALVE W/ BOX & LID PER C.O.A. STD. DWG. 2326. EXTEND PAST SIDEWALK WITH FITTINGS AS NECESSARY AND ALIGN WITH ONSITE PRIVATE SERVICE.
- 10" REDUCED PRESSURE BACK FLOW PREVENTION DEVICE WITH IN VAULT CONSTRUCTED PER ONSITE PRIVATE PLANS SHEET C5.3



WATER SHUT OFF PLAN LOCATION
SCALE: 1"=100'

LEGEND

INSTALL NEW ASPHALT PAVEMENT

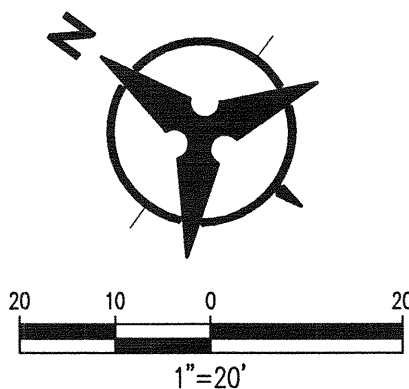
LEGEND

---	PROPERTY LINE	---	PROPOSED EASEMENT
---	EXISTING EASEMENT	SAS	PROPOSED SANITARY SEWER LINE
SAS	EXISTING SANITARY SEWER	●	PROPOSED SANITARY SEWER MANHOLE
WL	EXISTING WATER LINE	●	PROPOSED CLEANOUT
□	EXISTING WATER METER	WL	PROPOSED WATER LINE
+	EXISTING CAP	+	PROPOSED VALVE
+	EXISTING VALVE	+	PROPOSED FIRE WATER LINE
+	EXISTING FIRE HYDRANT	+	PROPOSED HYDRANT
○	EXISTING SANITARY SEWER MANHOLE	+	PROPOSED CAP
⊙	EXISTING STORM DRAIN MANHOLE	■	PROPOSED WATER METER
□	EXISTING INLET	+	PROPOSED PIV
		+	REMOTE FIRE DEPARTMENT CONNECTION

Certification

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Signature

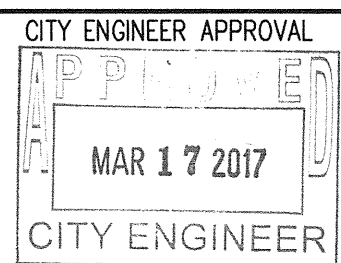


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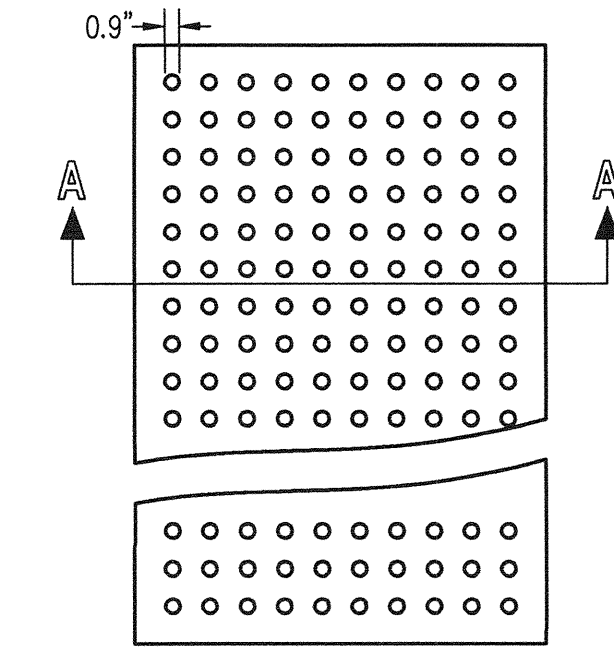
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TRACT A-2 LEGACY @ JOURNAL CENTER
UTILITY PLAN



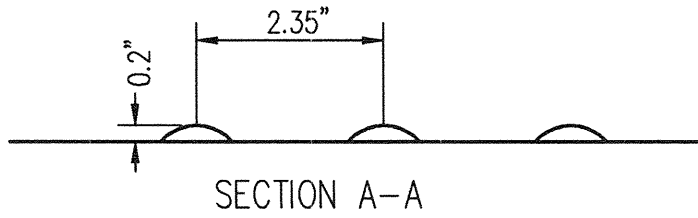
LAST DESIGN UPDATE

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
650182		5	6



DETECTABLE WARNING SURFACE NOTES:

1. DESIGN PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 705.
2. SUBMIT SPECIFICATIONS TO CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.
3. DETECTABLE WARNING SURFACES (DWS) TO BE CAST IN PLACE & REPLACEABLE.
4. THE DETECTABLE WARNING SURFACE SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 23mm, (0.9"), A NOMINAL HEIGHT OF 5mm, (0.2"), AND A NOMINAL CENTER TO CENTER SPACING OF 60mm, (2.35"). THE SURFACE SHALL BE FIBERGLASS PANELS (PROCESS TO BE COORDINATED WITH AND FIELD APPROVED WITH CITY PRIOR TO INSTALLATION).
5. THE DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE INTEGRAL PART OF THE WALKING SURFACE. PROVIDE 70/30 CONTRAST PER ADA.
6. CONTRACTOR SHALL COORDINATE THE EXACT CONTRAST OF DETECTABLE WARNING SURFACE W/ OWNER.

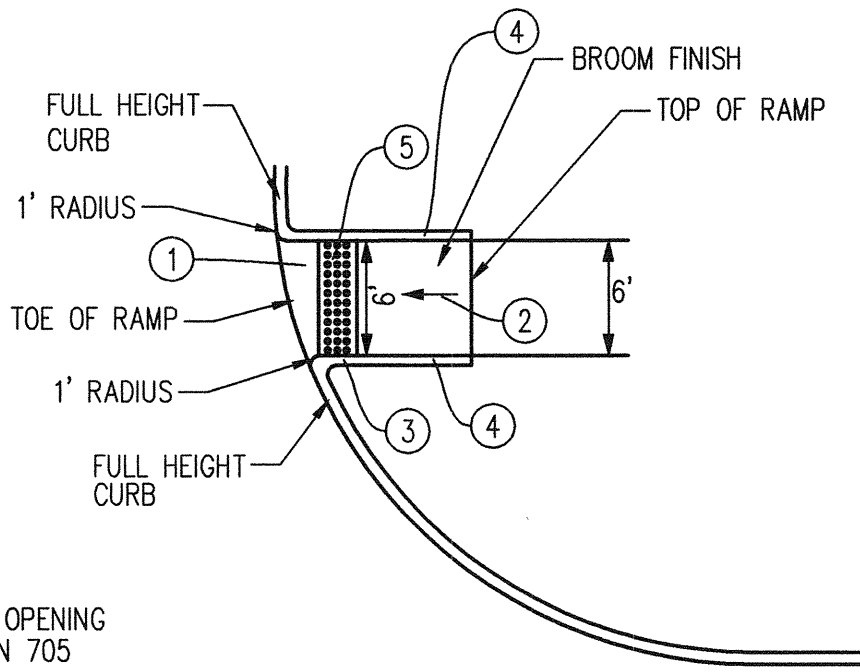


CURB RAMP NOTE:

ALL CURBS ON WHEELCHAIR RAMP ARE HEADER CURB. RAMP WIDTH TO BE 5' MIN. BETWEEN HEADER CURBS.

CURB RAMP KEYED NOTES

- ① 1.5% PREFERRED, 2% MAX
- ② 7.0% PREFERRED, 8.3% MAX
- ③ 6" HEADER CURB
- ④ TRANSITION FROM 6" CURB TO NO CURB
- ⑤ 2' WIDE DETECTABLE WARNING SURFACE FULL WIDTH OF OPENING TO BE INSTALLED PER ADA SECTION 705 (SEE DETAIL THIS SHEET)



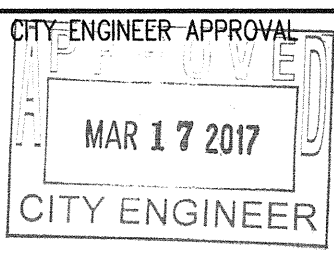
WHEEL CHAIR RAMP DETAIL
(C.O.A. STD. DWG. 2426)
NOT TO SCALE

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TRACT A-2 LEGACY @ JOURNAL CENTER
DETAILS



LAST DESIGN
UPDATE

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CITY PROJECT NO.	650182	ZONE MAP NO.		SHEET	OF	6	6
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