

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2022

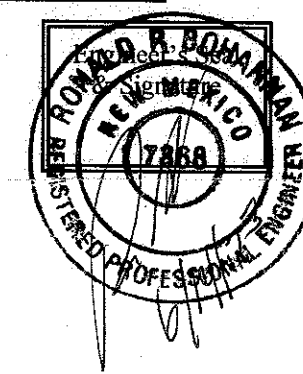
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CERTIFICATE OF SUBSTANTIAL COMPLETION

I, Ronald R. Bohannon, City Engineer

City Inspector	<i>Matt Garduno</i>
Contractor	<i>Franklin's Earthmoving, Inc.</i>
Construction Engineer	<i>David Bishop</i>
Date	<i>7/5/2023</i>

I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project was inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This certification is based on site inspections by me, or personnel under my direction with survey information provided by Jason D. Smith, of Huitt Zollars, NMP# 17122.



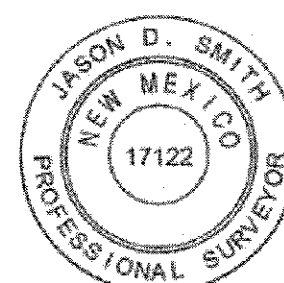
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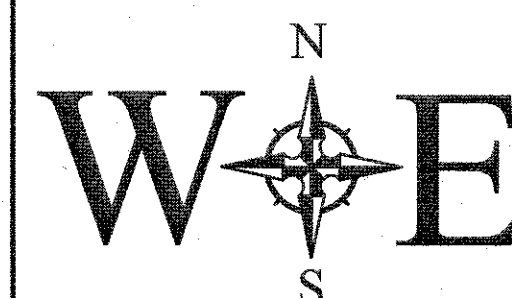
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I, Jason D. Smith, New Mexico Professional Surveyor No. 17122,
do hereby certify that this Asbuilt was prepared by
me or under my supervision, meets the minimum requirements
for surveys in New Mexico, and is true and accurate to the best of
my knowledge and belief.

Jason D. Smith, N.M.P.S. No. 17122 1-9-2023



Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560

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1. ALL WORK DETAIL 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, 2020 EDITION.
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
3. ANY WORK AFFECTING AN ARTERIAL ROADWAY MAY REQUIRE 24-HOUR CONSTRUCTION.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS. ALL OBSTRUCTIONS, SHOULD 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 OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CITY OF ALBUQUERQUE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE FOR TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.
6. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH HOT THERMOPLASTIC REFORCED PAVEMENT MARKINGS ONLY BY THE CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
7. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER 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 COR TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THIS PROJECT THAT IS NOT SHOWN ON THE PLAN AND IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
9. FOR STORM DRAIN CONSTRUCTION, ROP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
10. THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (857-8200) SHALL BE NOTIFIED BY THE CONTRACTOR SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT THE EXISTING PUBLIC WATER FACILITIES. REFER TO SECTION 18 OF THE STANDARD SPECIFICATIONS. ONLY ABCWUA PERSONNEL ARE ALLOWED TO OPERATE PUBLIC VALVES.
11. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P AND COA STD DWG 2465.
12. ELECTRONIC MARKER SPHERES (EMS) SHALL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY COA.

- ☒ 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 PROJECT ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURN SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DERESSED FOR A DRIVEPAV, THE DRIVEPAV SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

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GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS (2020 EDITION) SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. 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.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL 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 OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. 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.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. 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.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. 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.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

August 2016

Traffic Control Management. The contractor shall be required to submit and obtain approval of a Traffic Control Permit prior to commencing any construction activities on the roadway. Along with the permit, the contractor will be required to submit a Traffic Control Plan that will reflect and coordinate the contractor's proposed construction phasing. These plans shall be prepared and sealed by a New Mexico Registered Professional Engineer. The plans shall be reviewed and approved by the District Three Traffic Engineer or designee. The NMDOT District Traffic Section reserves the right to make any changes to the traffic control plan to address site specific items that were not shown on the plans. The NMDOT also reserves the right to add traffic control devices to the approved plan if it is determined by the traffic engineer or designee that the additional devices would be required to address safety concerns within or in advance of the work zone. Any additional signs and/or devices will be considered incidental to item 618000 (Traffic Control Management) and no measurement or payment shall be made. The Traffic Control Permit along with the Traffic Control Plans shall be submitted to the NMDOT at least 10 working days prior to construction. The Traffic Control Plans shall be submitted on 11x17 sheets. A copy of the Traffic Control Permit (Right-of-Way Forms) may be obtained at the NMDOT website: <http://www.dot.state.nm.us/en/infrastructure.html>

PERMANENT SIGNING & STRIPING NOTES

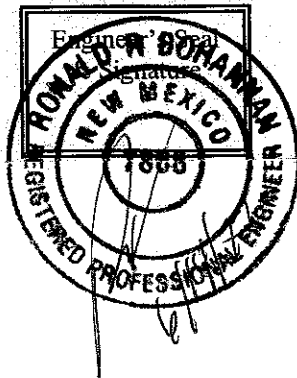
1. ALL REGULATORY, WARNING, SPECIAL, AND GUIDE SIGNS SHALL COMPLY WITH COA STD 450.3.2.1 - SIGN SHEETING REQUIREMENTS. LEGEND AND BACKGROUND TO BE SAME SHEETING TYPE.
2. ONLY 0.125 INCHES THICK ALUMINUM PANEL SIGNS ARE PERMITTED FOR WARNING AND REGULATORY SIGNS.
3. ANTI GRAFFITI COATING, WITH UV INHIBITOR, SHALL BE APPLIED ON ALL REGULATORY, WARNING, GUIDE, AND SPECIAL SIGNS.
4. QUANTITIES MAY VARY AS FIELD CONDITIONS DICTATE. THE CONTRACTOR WILL BE PAID FOR ACTUAL QUANTITIES USED.
5. EACH SIGN FACE SHOWN ON PLANS SHALL MEET THE SPECIFICATIONS IN THE STANDARD HIGHWAY SIGNS MANUAL (CURRENT EDITION) FOR PROPER ARRANGEMENT, SPACING OF LETTERS, LETTER HEIGHT, SYMBOLS AND BORDERS FOR THE SPECIFIED SIZE AND MESSAGE AS SHOWN ON PLANS. ALL SPECIAL SIGN FACE DETAILS SHALL BE SUBMITTED TO THE NMDOT FOR REVIEW AND APPROVAL.
6. POST LENGTHS ARE BASED ON A MINIMUM OF 5 FT FOR RURAL ROADWAY SECTIONS TO A MINIMUM OF 7 FT FOR URBAN AND INTERSTATE ROADWAY SECTIONS. THE LENGTHS ARE MEASURED FROM THE BOTTOM OF THE SIGN TO NEAR EDGE OF THE DRIVING LANE.
7. ALL SIGNING HARDWARE, INCLUDING, BUT NOT LIMITED TO, BRACKETS, BANDING, BUCKLES, FASTENERS, SCREWS, AND WASHERS, ETC. ARE CONSIDERED INCIDENTAL TO SIGN INSTALLATION. THEREFORE, NO PAYMENT WILL BE MADE.
8. THREE 4 LB/FT SIGN POST INSTALLATION APPROVED ONLY IF THE SPAN BETWEEN THE OUTER POSTS EXCEEDS 84" (SIGN WIDTH OF 96" OR GREATER).
9. 3'- 6" BASE POSTS ARE REQUIRED FOR ALL SMALL SIGN POSTS. SEE STANDARD DRAWING 701-02-1/3 FOR DETAILS. BASE POSTS SHALL BE 2.5" X 2.5" SQUARE.
10. SIGN POSTS SHALL BE 2.25"x2.25" SQUARE TUBING OR AS APPROVED BY THE PROJECT MANAGER, THE DISTRICT TRAFFIC ENGINEER OR HIS/HER DESIGNEE.
11. THE LATERAL CLEARANCE OF SIGNS SHALL BE NO CLOSER THAN THE 6 FT FROM THE EDGE OF SHOULDER OR 12 FT FROM THE EDGE OF TRAVELED WAY FOR RURAL AREAS AND NO CLOSER THAN 2 FT FROM FACE OF CURB FOR URBAN AREAS
12. CONTRACTOR SHALL FIELD VERIFY ALL SIGNING, TEXT, AND LOCATIONS PRIOR TO FABRICATION AND INSTALLATION. NEW SIGN LOCATIONS SHALL BE APPROVED BY THE PROJECT MANAGER OR THE DISTRICT TRAFFIC ENGINEER.
13. HOT THERMOPLASTIC PAVEMENT MARKING SHALL BE USED ON ALL STRIPING (LONG LINES, LEGENDS, SYMBOLS, ETC.). THE THERMOPLASTIC PAVEMENT MARKING SHALL BE APPLIED AT A THICKNESS OF 90 MIL. THE APPROVED THERMOPLASTIC MARKING APPLICATION METHOD SHALL BE EITHER GRAVITY EXTRUSION OR RIBBON APPLICATION.
14. THE CONTRACTOR SHALL MARK ALL LOCATIONS IN THE FIELD IN WHICH PAVEMENT MARKINGS, SUCH AS LEGENDS, ARROWS, CROSSWALKS, STOP BARS, ETC. ARE TO BE PLACED. THIS PAVEMENT MARKING LAYOUT SHALL BE CONSIDERED INCIDENTAL. THE CONTRACTOR SHALL OBTAIN CONCURRENCE FROM THE DISTRICT TRAFFIC ENGINEER (OR HIS/HER DESIGNEE) BEFORE THE FINAL MARKINGS ARE APPLIED.
15. WATER BLASTING IS THE ONLY APPROVED METHOD OF EXISTING STRIPE REMOVAL. THE USE OF BLACK PAINT AS A METHOD OF REMOVING OR COVERING EXISTING STRIPING IS STRICTLY PROHIBITED. WHEN WATER BLASTING ON OPEN GRADED FRICTION COURSE (OGFC) OR ON THE FINAL LIFT OF THE EXISTING PAVEMENT, THE CONTRACTOR SHALL APPLY A SEAL TO THE WATER BLASTED AREA AND SEAL SHALL BE INCIDENTAL TO REMOVAL OF PAVEMENT STRIPE.

LIST OF INCIDENTALS (NO ADDITIONAL PAYMENT ASSOCIATED):

	LIST OF INCIDENTALS for Permanent Striping and Signing
A.	ALL SIGNING HARDWARE, INCLUDING, BUT NOT LIMITED TO, BRACKETS, BANDING, BUCKLES, FASTENERS, SCREWS, WASHERS, ETC.
B.	PAVEMENT MARKING LAYOUT
C.	SEAL APPLIED TO PAVEMENT AFTER STRIPE REMOVAL

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Jason D. Smith, of Huitt Zollars, , NMPS number 17122.



WATER & SEWER

1. ALL WORK REGARDING PUBLIC WATER AND PUBLIC SANITARY SEWER INFRASTRUCTURE DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, BE CONSTRUCTED IN ACCORDANCE WITH WATER AUTHORITY STANDARD SPECIFICATIONS. PLANS SHALL FOLLOW THE MOST CURRENT UPDATE WHICH CAN BE FOUND ONLINE AT http://www.abqwa.org/for_Builders.aspx
2. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAWING. 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.
3. MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.
4. 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://abqwa.org/water_shut_off_and_turn_on_procedures.aspx
5. 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").
6. 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.
7. 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.
8. ALL PROPOSED SANITARY SEWER SLOPES SHALL BE VERIFIED DURING CONSTRUCTION TO MEET THE APPROVED DESIGN. AS-BUILT SLOPES SHALL BE RECORDED FOR EACH LINE SEGMENT.
9. 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.
10. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION. THE CONTRACTOR SHALL INSTALL A 4" X 4" X5" POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.
11. TRACER WIRE SHALL BE INCLUDED FOR ALL PUBLIC WATER AND SEWER MAINS AND FOR WATER SERVICES IN ACCORDANCE WITH WATER AUTHORITY DETAILS.
12. CONTRACTOR SHALL PROVIDE THE PROPOSED HYDRO TESTING PLANS TO THE WUA INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.
13. 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.
14. 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.abqwa.org/water_shut_off_and_turn_on_procedures.aspx
15. ALL WATER AND SANITARY SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED UTILIZING MATERIALS LISTED IN THE APPROVED PRODUCTS LIST AND BE CONSTRUCTED PER THE MOST CURRENT WATER AUTHORITY STANDARD DETAILS AND SPECIFICATIONS. MATERIAL SUBMITTALS SHALL BE PROVIDED PRIOR TO CONSTRUCTION FOR THE WATER AUTHORITY ENGINEER TO REVIEW PRIOR TO THE START OF CONSTRUCTION. INFORMATION CAN BE FOUND AT http://www.abqwa.org/for_Builders.aspx

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND METING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

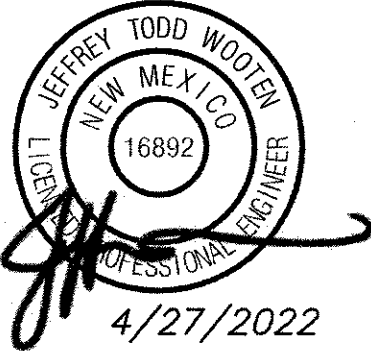
DEMOLITION NOTES

1. ALL UTILITY COMPANY FACILITIES AND UNDERGROUND UTILITY LINES, WHETHER INDICATED OR NOT INDICATED ON THE DRAWING, SHALL BE REMOVED AS REQUIRED FOR NEW CONSTRUCTION AND CAPPED. CONTRACTOR TO COORDINATE THIS WORK WITH UTILITY COMPANIES.
2. CONTRACTOR SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS THAT ARE TO REMAIN, FROM DAMAGE DURING ALL PROJECT WORK. SPECIAL CARE SHOULD BE TAKEN WITH DRIPLINES OF EXISTING TREES; MINIMIZE TRENCHING OR EXCAVATION WITHIN TREE DRIPLINES. MAXIMUM FILL WITHIN 4' OF TRUNK SHALL BE 6" UP TO MAXIMUM 14" FILL WITHIN REMAINING AREA OF DRIPLINE; MAXIMUM CUT WITHIN 4' OF TRUNK SHALL BE 0" MAXIMUM WITHIN REMAINING AREA OF DRIPLINE SHALL BE 4". ANY CONTRACTOR-CAUSED DAMAGE TO EXISTING SITE IMPROVEMENTS, INCLUDING DAMAGE TO ANY TREES TO REMAIN, SHALL BE REPAIRED/REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
3. SEE LANDSCAPE PLANS FOR NOTES REGARDING SALVAGE OF EXISTING IRRIGATION EQUIPMENT.
4. CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION WATER TO ALL UNDISTURBED TREES, SHRUBS, GRASS AND GROUND COVER WHICH HAVE IRRIGATION SERVICE INTERRUPTED DUE TO THE CONSTRUCTION.
5. DEMOLITION PHASING SHALL PROCEED ONLY WITH THE PHASING OF THE CONSTRUCTION WORK SO THAT DEMOLITION DOES NOT OCCUR UNTIL CONSTRUCTION IS IMMINENT.
6. ALL SIGNS, CHAIN LINK FENCE AND PARKING BUMPERS SHALL BE STOCKPILED FOR RE-USE. ITEMS TO BE RE-USED SHALL BE IN GOOD CONDITION, AS APPROVED BY OWNER'S REPRESENTATIVE.
7. CONTRACTOR SHALL COORDINATE WORK INDICATED ON THE SITE DEMOLITION PLANS WITH THE CONSTRUCTION PLANS TO DETERMINE SPECIFIC REMOVAL LIMITS.
8. CONTRACTOR IS RESPONSIBLE FOR ALL VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. CONTRACTOR SHALL COORDINATE WITH CITY OF ALBUQUERQUE, FOR WORK WITHIN THE PUBLIC RIGHT OF WAY AND WITH OWNER'S REPRESENTATIVE FOR WORK ON-SITE. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANS PRIOR TO IMPLEMENTATION.
9. CONTRACTOR IS RESPONSIBLE FOR DRAINAGE MANAGEMENT AND EROSION CONTROL, AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
10. EXISTING SIGNS WHICH ARE REMOVED DURING CONSTRUCTION SHALL BE STOCKPILED IN A LOCATION DESIGNATED BY THE OWNER'S REPRESENTATIVE.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND UTILITY TRENCHING NECESSARY TO PERFORM THE WORK SHOWN ON THE UTILITY AND ELECTRICAL PLANS.

TRANSPORTATION NOTES

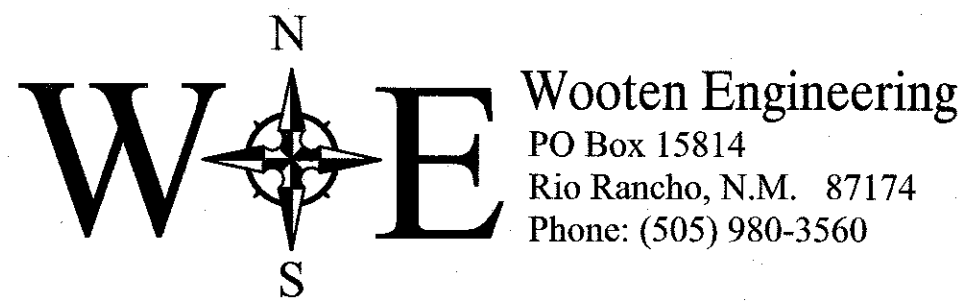
1. ALL WORK AFFECTING ARTERIAL ROADWAYS MAY REQUIRE 24-HOUR CONSTRUCTION.
2. ANY DAMAGE TO THE EXISTING CURB & GUTTER, PAVEMENT, SIDEWALKS, STRIPING, AND SIGNAGE DURING CONSTRUCTION SHALL BE REPLACED.
3. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
3. CURB & GUTTER, SIDEWALKS, AND DRIVEPADS SHALL MATCH THE ELEVATIONS OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
4. THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB & GUTTER AND SIDEWALK.
5. 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 AN R-VALUE OF GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REMARKS		DESIGN		CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP	
CONTRACTOR	Franklin's Earthmoving, LLC	WORK STAGED BY	Huitt Zollars	DATE	BY	NO.	DATE	BY	NO.	DATE	BY	NO.	DATE
A.C.S. MONUMENT		7'-x9", Type 3		NEW MEXICO STATE PLANE COORDINATES		(CENTRAL ZONE - N.A.D. 1983)		N=1,482,904.725		E=1,496,061.706		PUB. EL.=5140.082 NAVD 1988	
FIELD LOCATION BY		COA/ABQWATWLLC		DRAWINGS		CORRECTED BY		Huitt Zollars/TWLLC		MICRO-FILM INFORMATION		RECORDED BY	
DATE		NO.		GROUND TO GRID FACTOR=0.99981940		DELTA ALPHA ANGLE =-076 58 12"		DATE		NO.		DATE	

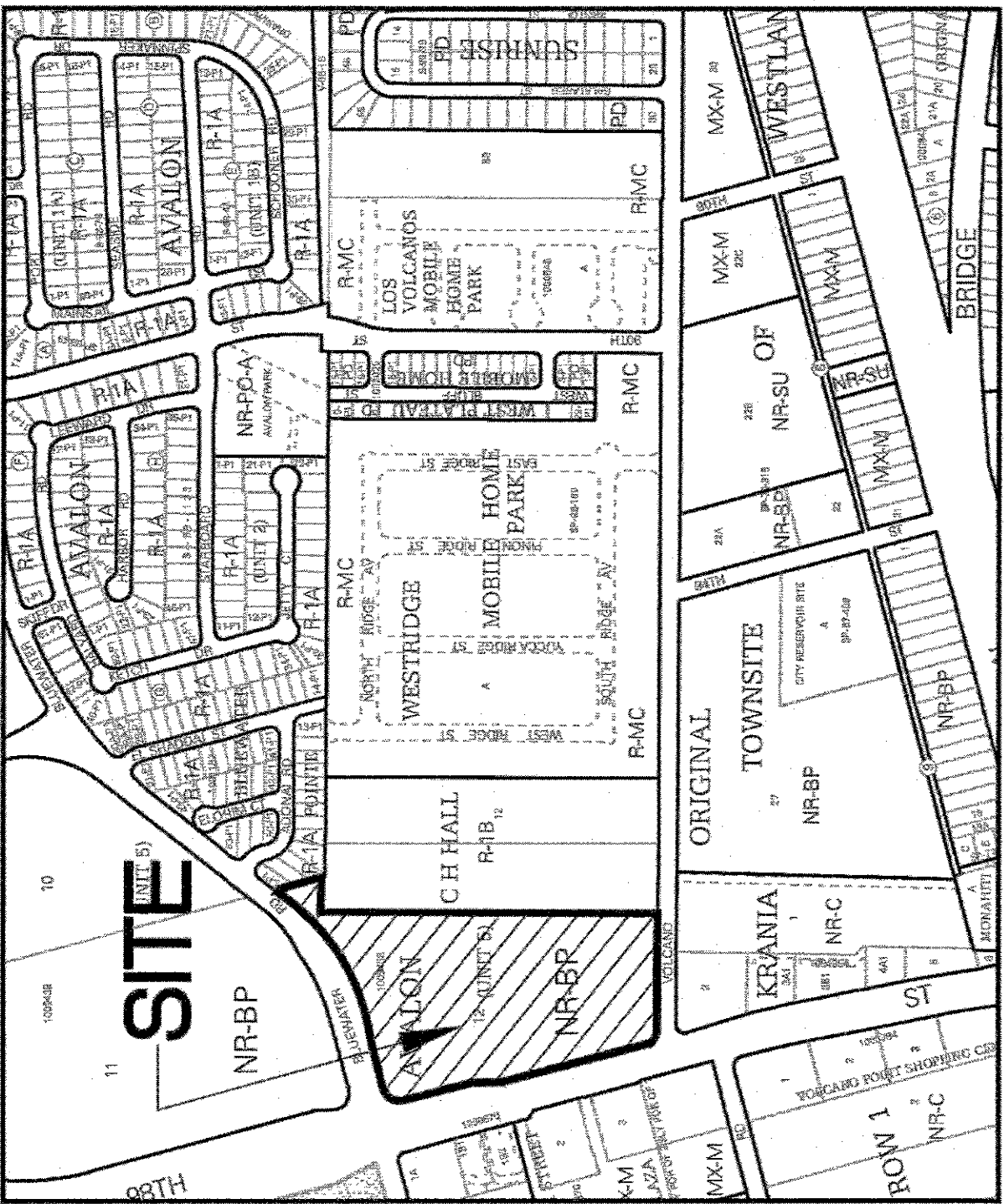


CAUTION:

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



DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST DESIGN UPDATE		MO./DAY/YR.		MO./DAY/YR.	
CITY PROJECT NO.		ZONE MAP NO.		SHEET #		DESIGNED BY: JTW		DATE: October 2021	
676285		K-9-Z		2 of 24		DRAWN BY: RG		DATE: October 2021	
						CHECKED BY: JTW		DATE: October 2021	



Vicinity Map - Zone Atlas K-09-Z

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2005527 AND AN EFFECTIVE DATE OF SEPTEMBER 25, 2020.
2. PLAT OF AVALON SUBDIVISION UNIT 5 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 22, 2014, IN BOOK 2014C, PAGE 46.
3. QUITCLAIM DEED FOR SUBJECT PROPERTY TO MAJEC, LLC, FILED MAY 27, 2014, AS DOCUMENT 2014041461.
4. DEED FOR SUBJECT PROPERTY TO RS BLUEWATER, LLC, FILED _____, 20____, AS DOCUMENT 20_____.

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS (P.U.E.) AS SHOWN HEREON, EXISTING AND/OR GRANTED PUBLIC UTILITY COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES, SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN 38TH STREET N.W. AND VOLCANO ROAD N.W. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Kevin Mattson
KEVIN MATTSON, MANAGER
RS BLUEWATER, LLC A TEXAS LIMITED LIABILITY COMPANY

STATE OF _____ } SS
COUNTY OF _____ }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____.

BY: _____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

DATE
Oct 20, 2021

Indexing Information

Section 21, Township 10 North, Range 2, East, N.M.P.M.
as Projected onto the Town of Atrisco Grant
Subdivision: Avalon Subdivision, Unit 5
Owner: RS Bluewater, LLC
UPC #: 100905706518130705

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC # _____

PROPERTY OWNER OF RECORD

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....11.0954 ACRES
ZONE ATLAS PAGE NO.....K-9-Z
NUMBER OF EXISTING TRACTS.....1
NUMBER OF LOTS CREATED.....6
MILES OF FULL-WIDTH STREETS.....0.0000 MILES
MILES OF HALF-WIDTH STREETS.....0.0000 MILES
RIGHT OF WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.3174 ACRES
DATE OF SURVEY.....MAY 2021

Notes

1. FIELD SURVEY PERFORMED IN MAY 2021.
2. ALL DISTANCES ARE GROUND DISTANCES. US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Legal Description

TRACT NUMBERED TWELVE (12), PLAT OF TRACTS 1 THROUGH 12, OF AVALON SUBDIVISION UNIT 5, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS SHOWN ON THE PLAT OF TRACTS 1 THROUGH 12, OF AVALON SUBDIVISION UNIT 5, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 22, 2014, IN PLAT BOOK 2014C, FOLD 46 AS DOCUMENT NO. 2014040949.

Solar Collection Note

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

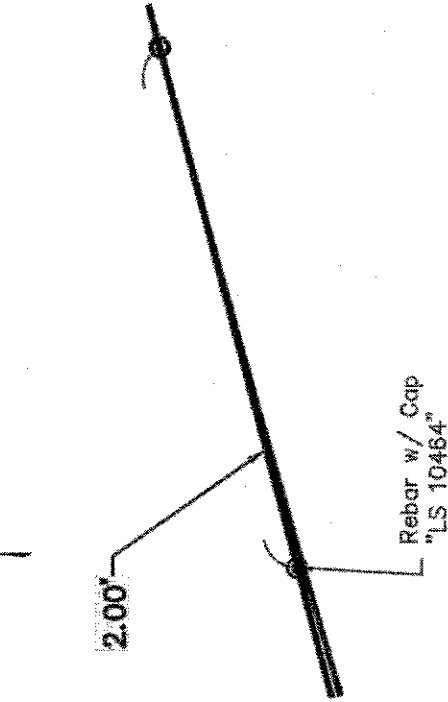
Preliminary Plat for
Tracts A thru F,
RS Bluewater Addition
Being Comprised of
Tract 12,
Avalon Subdivision, Unit 5
City of Albuquerque
Bernalillo County, New Mexico
October 2021

Easement Notes

- 1 EXISTING 11.69' PUE (05/22/2014, 2014C-46)
- 2 EXISTING 10' PUE (05/22/2014, 2014C-46)
- 3 EXISTING 15' PNM OVERHEAD ELECTRIC LINE EASEMENT (09/09/2019, DOC. NO. 2019076475)
- 4 EXISTING 23.44' PUE (7/29/2005, 2005C-264)
- 5 EXISTING 10' PUE (5/31/2001, 2001C-151)
- 6 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 7 PRIVATE CROSS LOT DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A THRU F, EXCLUDING FUTURE BUILDING ENVELOPE AREAS, GRANTED WITH FILING OF THIS PLAT
- 8 PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A THRU F, GRANTED WITH THE FILING OF THIS PLAT
- 9 PUBLIC WATER AND SANITARY SEWER EASEMENT, GRANTED WITH FILING OF THIS PLAT, SHOWN HEREON AS _____ SEE SHEET 4 OF 5 FOR DETAIL.

Detail A

N.T.S.



Legend

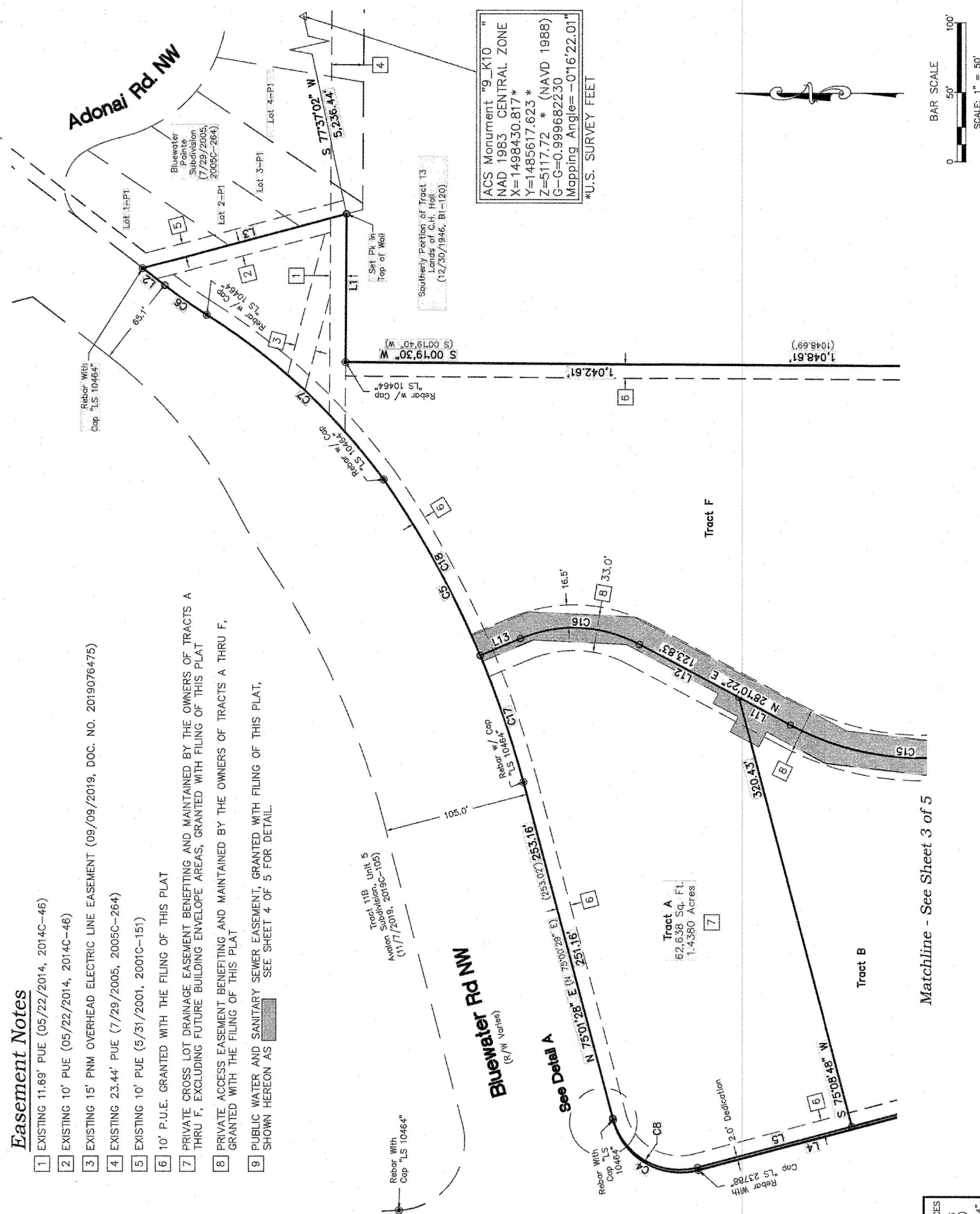
N 90°00'00" E
(N 90°00'00" E)
MEASURED BEARINGS AND DISTANCES
RECORD BEARINGS AND DISTANCES
PER PLAT (5/22/2014, 2014C-46)
FOUND REBAR WITH CAP "LS 10464"
UNLESS OTHERWISE NOTED
SET 1/2" REBAR WITH CAP "LS
18374" UNLESS OTHERWISE NOTED

Approved by Albuquerque
City Engineer and Design

FOR REFERENCE
ONLY

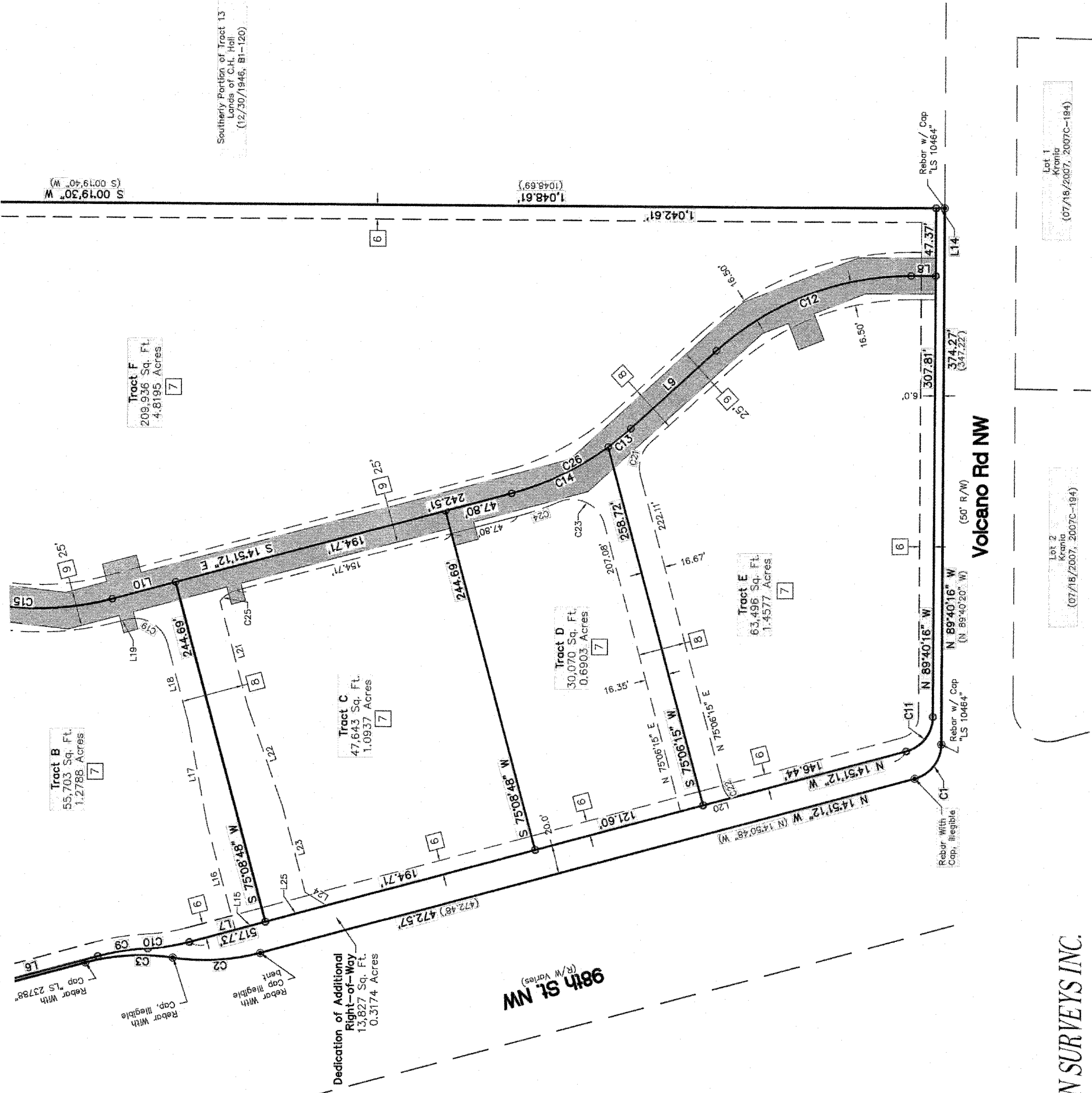
RECORD DRAWINGS

FOR REFERENCE ONLY



Matchline - See Sheet 2 of 5

Preliminary Plat for
Tracts A thru F,
RS Bluewater Addition
Being Comprised of
Tract 12,
Avalon Subdivision, Unit 5
City of Albuquerque
Bernalillo County, New Mexico
October 2021



CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplannerjr@gmail.com

RECORD DRAWINGS

FOR REFERENCE ONLY

Preliminary Plat for
Tracts A thru F,
RS Bluewater Addition
Being Comprised of
Tract 12,
Avalon Subdivision, Unit 5
City of Albuquerque
Bernalillo County, New Mexico
October 2021

Legend

(N 90°00'00" E)
●
○
RECORD BEARINGS AND DISTANCES
PER PLAT (5/22/2014, 2014C-46)
FOUND REBAR WITH CAP "LS 10464"
UNLESS OTHERWISE NOTED
SET 1/2" REBAR WITH CAP "LS
18374" UNLESS OTHERWISE NOTED

Easement Notes

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- 7 PRIVATE CROSS LOT DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A THRU F, EXCLUDING FUTURE BUILDING ENVELOPE AREAS, GRANTED WITH FILING OF THIS PLAT
- 8 INTENTIONALLY OMITTED ON THIS SHEET
- 9 PUBLIC WATER AND SANITARY SEWER EASEMENT, GRANTED WITH FILING OF THIS PLAT, SHOWN HEREON AS SEE SHEET 4 OF 5 FOR DETAIL

Bluewater Rd NW
(5' R/W)

Tract A
62,633 Sq. Ft.
1.4380 Acres

Tract B
55,703 Sq. Ft.
1.2788 Acres

Tract C
47,643 Sq. Ft.
1.0937 Acres

Tract D
30,070 Sq. Ft.
0.6903 Acres

Tract E
63,496 Sq. Ft.
1.4577 Acres

Tract F
209,936 Sq. Ft.
4.8195 Acres

Matchline - See This Sheet

Tract C

Tract F

Tract D

Tract E

Tract F

Volcano Rd NW
(50' R/W)

BAR SCALE
0 50' 100'
SCALE: 1" = 50'

Approved by Albuquerque
City Engineer and Design

FOR REFERENCE
ONLY

FOR REFERENCE ONLY

Preliminary Plat for
Tracts A thru F,
RS Blewater Addition
Being Comprised of
Tract 12,
Avalon Subdivision, Unit 5
City of Albuquerque
Bernalillo County, New Mexico
October 2021

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and 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, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with tree access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the 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 in-ground), structure, fence, or other improvement shall be erected or altered, erected or constructed on said easements, nor shall or well be drilled or created 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 this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGCC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGCC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Line Table			
Line #	Direction	Length (ft)	
L1	N 89°41'17" W (N 89°40'20" W)	107.16' (107.16')	
L2	N 37°46'38" E (N 37°47'32" E)	20.21' (20.17')	
L3	S 14°58'23" E (S 14°58'20" E)	192.61' (192.60')	
L4	N 14°52'32" W (N 14°50'48" W)	199.92' (200.00')	
L5	N 14°52'32" W	115.58'	
L6	S 14°52'32" E	93.94'	
L7	S 14°51'12" E	54.98'	
L8	S 00°19'44" W	17.09'	
L9	S 42°18'11" E	80.82'	
L10	S 14°51'12" E	45.83'	
L11	S 28°10'22" W	42.35'	
L12	S 28°10'22" W	81.50'	
L13	S 22°52'15" E	31.95'	
L14	S 00°19'30" W	6.00'	
L15	S 14°51'12" E	21.76'	
L16	N 74°59'01" E	75.98'	
L17	N 79°27'31" E	73.15'	
L18	N 75°08'48" E	56.18'	
L19	N 14°51'12" W	5.83'	
L20	N 14°51'12" W	19.36'	

Line Table			
Line #	Direction	Length (ft)	
L21	N 75°08'48" E	75.04'	
L22	N 70°49'38" E	74.43'	
L23	N 75°08'48" E	61.99'	
L24	N 31°53'50" E	17.42'	
L25	S 14°51'12" E	44.04'	
L26	S 61°49'38" E	26.27'	
L27	N 05°39'35" E	81.73'	
L28	N 14°51'12" W	6.76'	
L29	N 75°08'48" E	25.00'	
L30	S 14°51'12" E	5.04'	
L31	S 75°08'48" W	25.00'	
L32	S 14°51'12" E	34.04'	
L33	S 14°51'12" E	38.77'	
L34	N 75°08'48" E	25.00'	
L35	N 14°51'12" W	8.49'	
L36	N 75°08'48" E	25.00'	
L37	S 89°40'18" E	12.50'	
L38	S 89°40'18" E	12.50'	
L39	N 00°19'44" E	48.88'	
L40	S 00°19'44" W	53.59'	

Line Table			
Line #	Direction	Length (ft)	
L41	S 20°59'14" E	38.53'	
L42	N 14°51'12" W	44.81'	
L43	S 61°49'38" E	4.00'	
L44	N 22°52'15" W	41.94'	
L45	S 20°59'14" E	19.86'	
L46	S 69°00'48" W	19.72'	
L47	S 20°59'14" E	18.88'	
L48	N 69°00'48" E	19.72'	

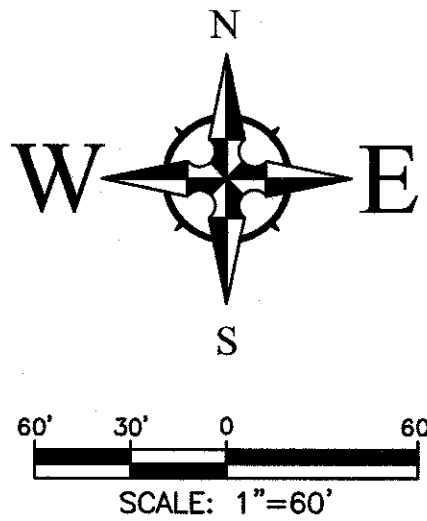
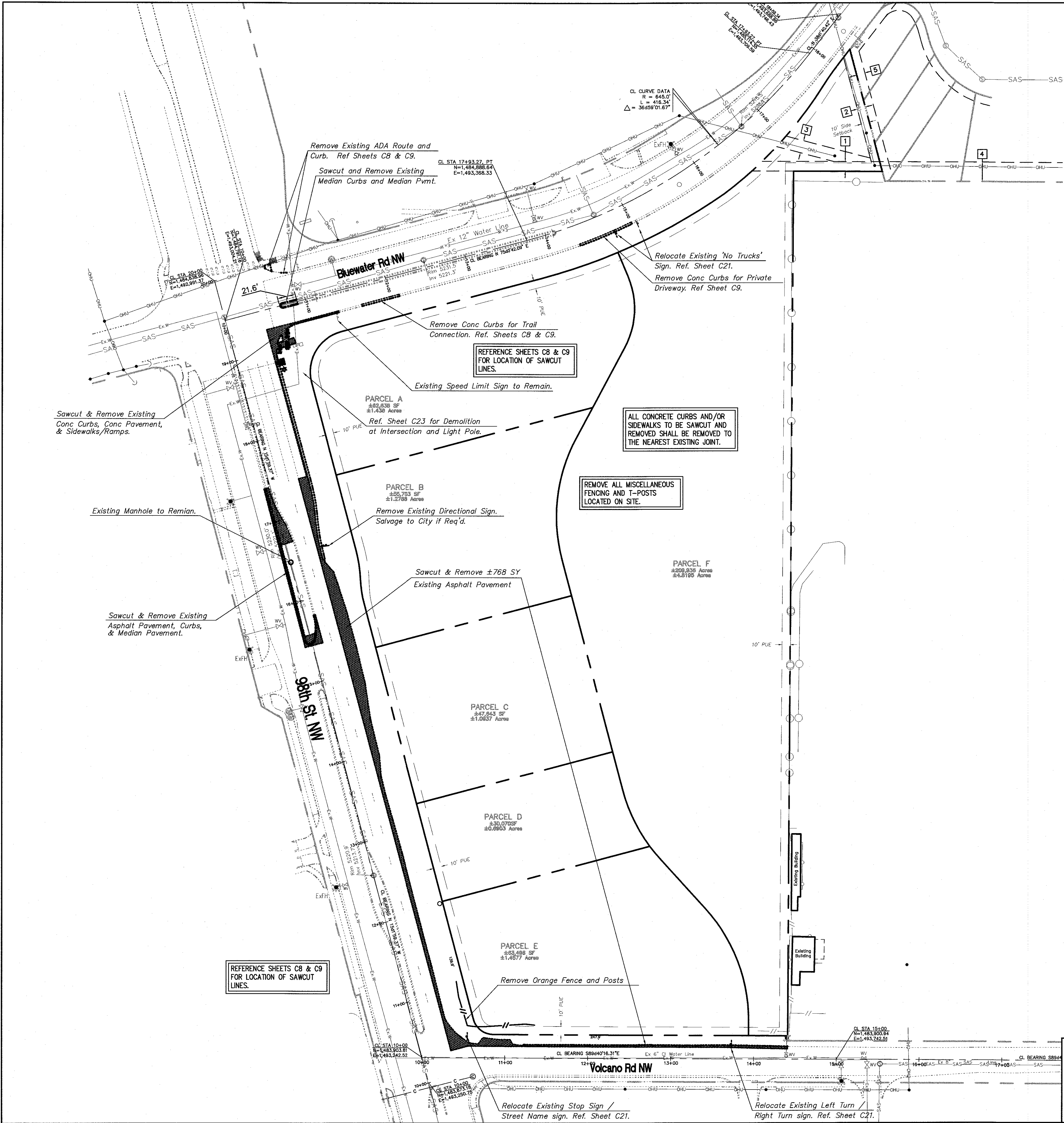
Curve Table			
Curve #	Length	Radius	Chord Direction
C1	32.65' (32.65')	25.00' (25.00')	74°49'05" N 52°15'44" W
C2	61.62' (61.67')	150.00' (150.00')	23°32'13" 61.19' N 03°05'05" W
C3	61.68' (61.67')	150.00' (150.00')	23°33'34" 61.24' N 03°05'45" W
C4	78.45' (78.42')	50.00' (50.00')	89°54'00" 70.65' N 30°04'28" E
C5	242.19' (242.19')	703.00' (703.00')	19°44'20" 240.98' N 65°09'18" E
C6	37.10' (37.10')	380.20' (380.20')	5°35'22" 37.09' N 34°58'39" E
C7	175.79' (175.79')	475.00' (475.00')	21°11'58" 174.79' N 42°48'55" E
C8	78.45' 50.00'	89°54'00" 70.65'	S 30°04'28" W
C9	35.36' 163.50'	122°32'7" 35.29'	N 08°40'48" W
C10	29.47' 136.50'	122°20'7" 29.41'	S 08°40'08" E
C11	32.65' 25.00'	74°49'05" 30.38'	S 52°15'44" E
C12	148.81' 200.00'	42°37'55" 145.40'	N 20°59'14" W
C13	20.44' 200.00'	5°51'22" 20.43'	S 39°22'30" E
C14	75.38' 200.00'	21°35'37" 74.93'	S 25°39'00" E
C15	150.18' 200.00'	4°30'134" 146.69'	S 05°39'35" W
C16	89.09' 100.00'	51°02'38" 86.17'	N 02°39'04" E
C17	96.87' 703.00'	7°53'43" 96.80'	N 71°04'36" E
C18	145.32' 703.00'	11°50'37" 145.06'	N 61°12'28" E
C19	36.91' 23.50'	90°00'00" 33.23'	N 30°08'48" E
C20	5.50' 703.00'	0°26'54" 5.50'	S 66°54'18" W

Curve Table			
Curve #	Length	Radius	Delta
C21	25.66'	23.50'	62°33'00"
C22	11.71'	21.10'	31°47'07"
C23	40.23'	23.50'	98°05'43"
C24	30.58'	216.50'	8°05'13"
C25	14.38'	23.50'	35°03'45"
C26	95.82'	200.00'	27°27'00"

Curve Table			
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C21	25.66'	23.50'	62°33'00"
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Approved by Albuquerque
City Engineer and Design
Review Comments: 8/11/21

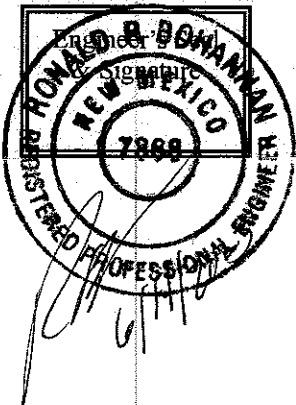
FOR REFERENCE
ONLY



NOTE:
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.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Jason D. Smith, of Huitt Zollars, NMPS number 17122.



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	Franklin's Earthmoving, LLC	A.C.S. MONUMENT	"7"-x3", Type 3	FIELD NOTES	NO.	BY	DATE
WORK BY	Huitt-Zollars	STANDARD A.C.S. BRASS TABLET					
INSPECTOR'S ACCEPTANCE BY	COA/ABWATWLLC	NEW MEXICO STATE PLANE COORDINATES					
VERIFICATION BY	COA/ABWATWLLC	(CENTRAL ZONE-N.A.D. 1983)					
DRAWINGS	Huitt-Zollars/TWLLC	N=1,482,904.725					
COMPILED BY	Huitt-Zollars/TWLLC	E=1,496,061.706					
RECORDED BY		PUB. EL=5140.082 NAVD 1988					
NO.		GROUND TO GRID FACTOR=0.999691940					
		DELTA ALPHA ANGLE = -016'38.12"					



4/27/2022

CAUTION:
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CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP			
98th / Bluewater Commercial Development DEMOLITION PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
Approved by Albuquerque City Engineer and Design Review Committee, Sept. 6, 2022			
CITY PROJECT NO.	ZONE MAP NO.	SHEET #	
676285	K-9-Z	6 of 24	

Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560

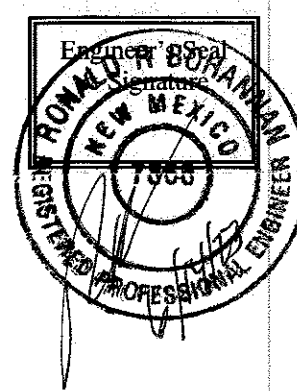
NOTE:
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LANDSCAPE BUFFER SWALES REQUIREMENTS

1. ALL LANDSCAPE BUFFER AREAS BETWEEN THE CURB AND SIDEWALKS/TRAILS ALONG PUBLIC ROADWAYS SHALL BE DEPRESSED 6" AND COVERED IN ROCK PER COA STD DWG 2414 TO PREVENT EROSION. REF. CITY DETAILS.
2. FOR LANDSCAPE BUFFERS WIDER THAN 5 FEET, THE MAXIMUM SWALE DEPTH IS 10 INCHES.
3. FILTER FABRIC IS OPTIONAL PER THE CITY DETAIL; HOWEVER, THE ENGINEER IS REQUIRING THAT FILTER FABRIC BE INSTALLED IN ALL LANDSCAPE BUFFER AREAS FOR THIS PROJECT.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Jason D. Smith, of Huitt Zollars, NMPs number 17122

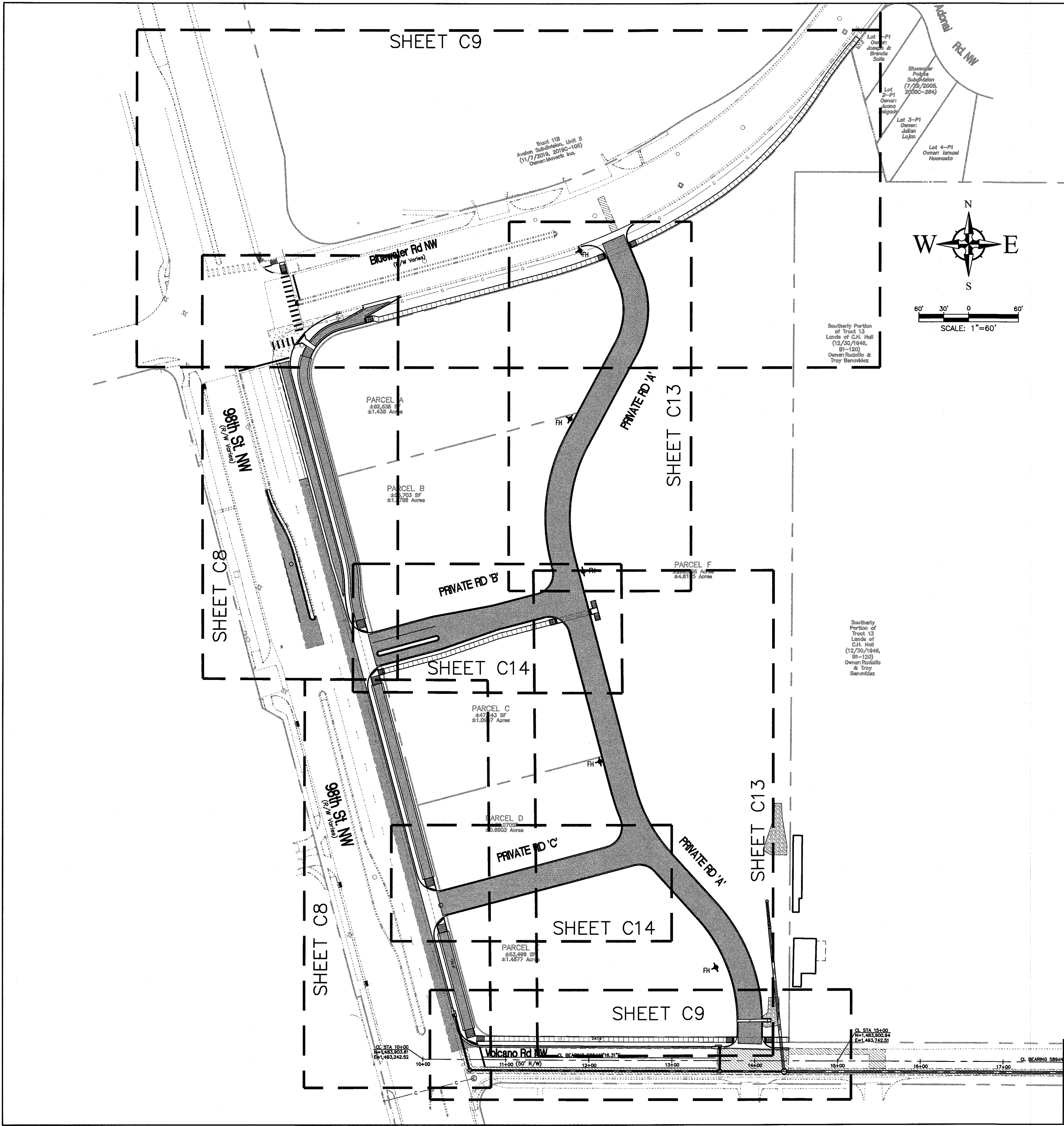


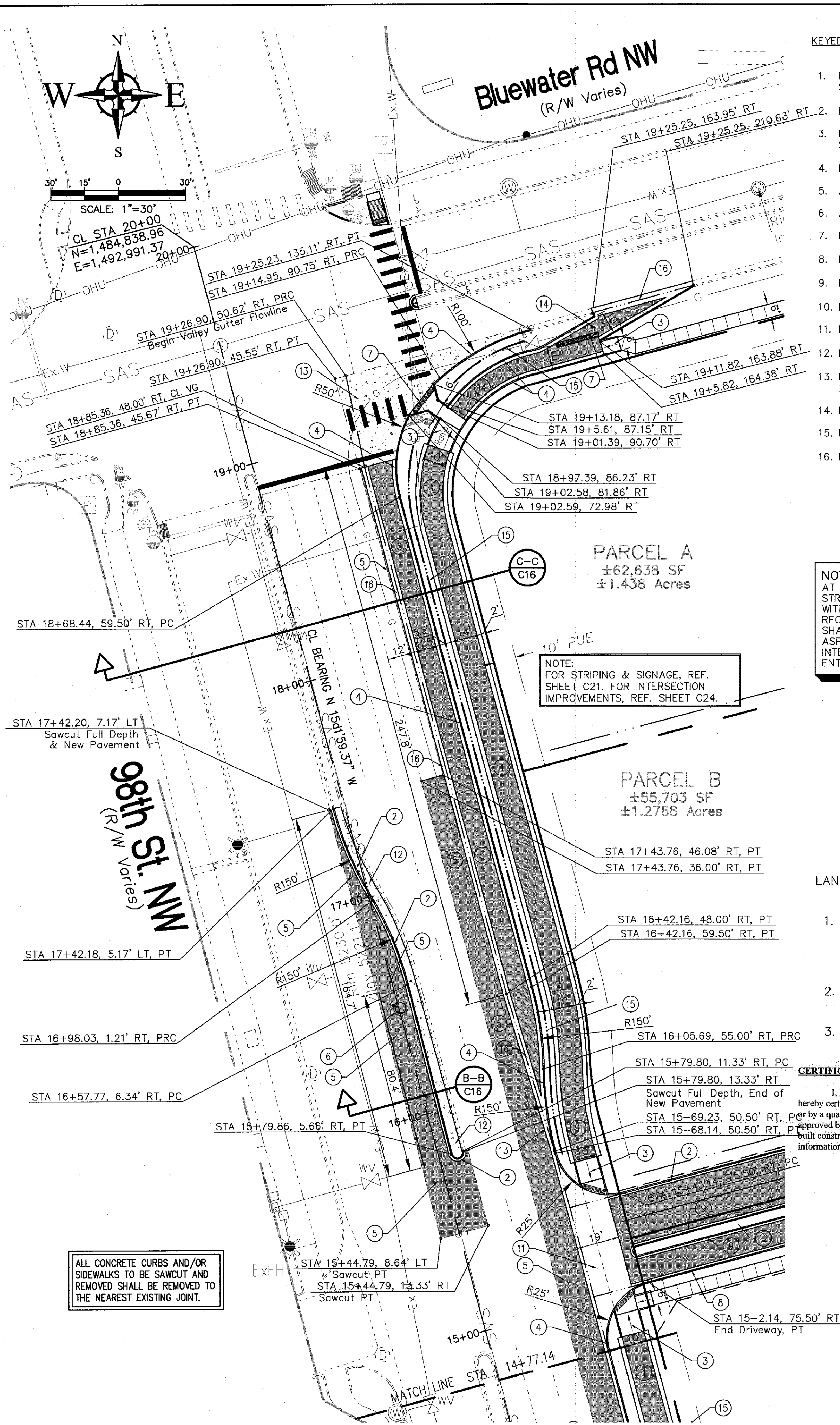
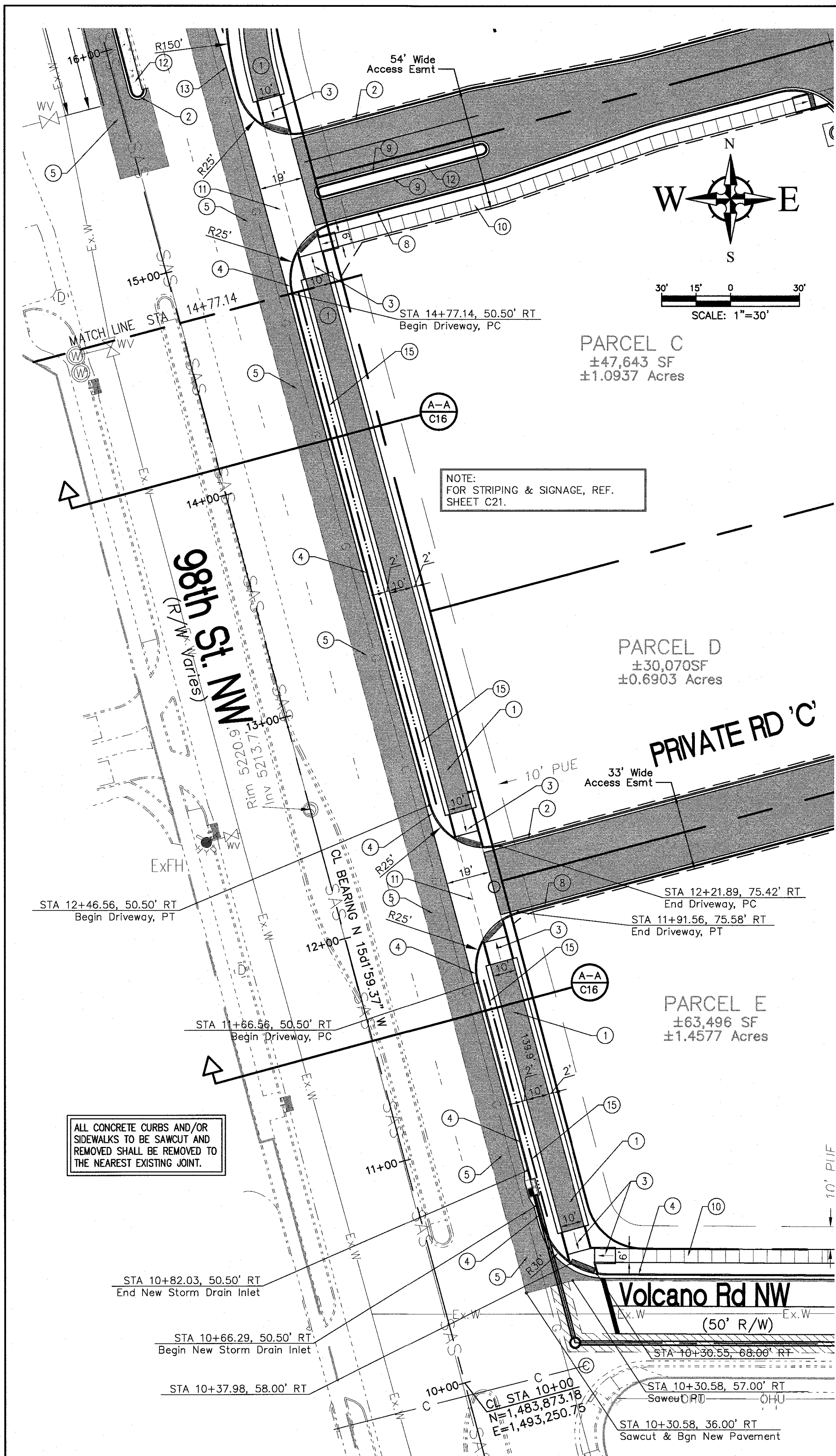
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CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP			
98th / Bluewater Commercial Development OVERALL PAVING PLAN / KEYED MAP			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	
	Approved by Albuquerque City Engineer and Design Review Committee, Sept. 6, 2022	MO./DAY/YR.	
CITY PROJECT NO. 676285	ZONE MAP NO. K-9-Z	SHEET # 7 of 24	



Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
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KEYED NOTES

1. INSTALL 10' WIDE ASPHALT TRAIL W/2' WIDE AGGREGATE BASE COURSE SHOULDERS PER CROSS SECTION AND DETAIL, SHEET C16.
2. INSTALL 6" DEPRESSED MEDIAN CURB/GUTTER PER COA STD DWG 2415A.
3. INSTALL PARALLEL CURB RAMP PER COA STD DWGS 2440 & 2443. TRUNCATED DOMES SHALL BE INSTALLED PER COA STD DWG 2446.
4. INSTALL 8" STANDARD CURB/GUTTER PER COA STD DWG 2415A.
5. ASPHALT PAVEMENT PER DETAIL, SHEET C16.
6. ADJUST MANHOLE RIM AND INSTALL CONCRETE COLLAR PER COA STD DWG 2461.
7. INSTALL TRUNCATED DOMES PER COA STD DWG 2446.
8. INSTALL 6" MEDIAN CURB/GUTTER PER COA STD DWG 2415A.
9. INSTALL 6" MEDIAN PCC ROLL CURB, PER COA STD DWG 2415A.
10. INSTALL 6' WIDE SIDEWALK PER COA STD DWG 2430.
11. INSTALL PRIVATE ENTRANCE PER COA STD DWGS 2420 AND 2426.
12. INSTALL 6" MEDIAN PCC PAVEMENT PER COA STD DWG 2408.
13. INSTALL 11" THICK PCC PAVEMENT WITH JOINTS AS REQUIRED PER COA STD DWG 2450. MATCH EXISTING SAWCUT JOINTS. REF. PAVEMENT SECTION ON SHEET C16.
14. INSTALL ASPHALT TRAIL PAVEMENT PER SECTION, SHEET C16.
15. INSTALL LANDSCAPED BUFFER SWALE PER COA STD DWG 2414.
16. INSTALL 3' WIDE CONC VALLEY GUTTER PER COA STD DWG 2422.

NOTE:

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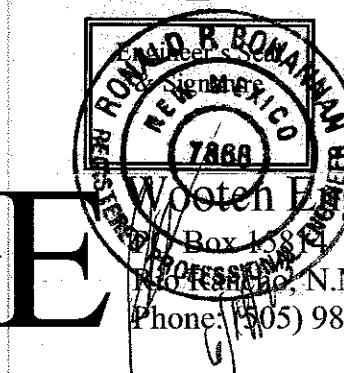
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I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Jason D. Smith, of "Huit-Zollars", NMPS number 17122.



CITY OF ALBUQUERQUE
PUBLIC WORKS DIVISION
ENGINEERING GROUP

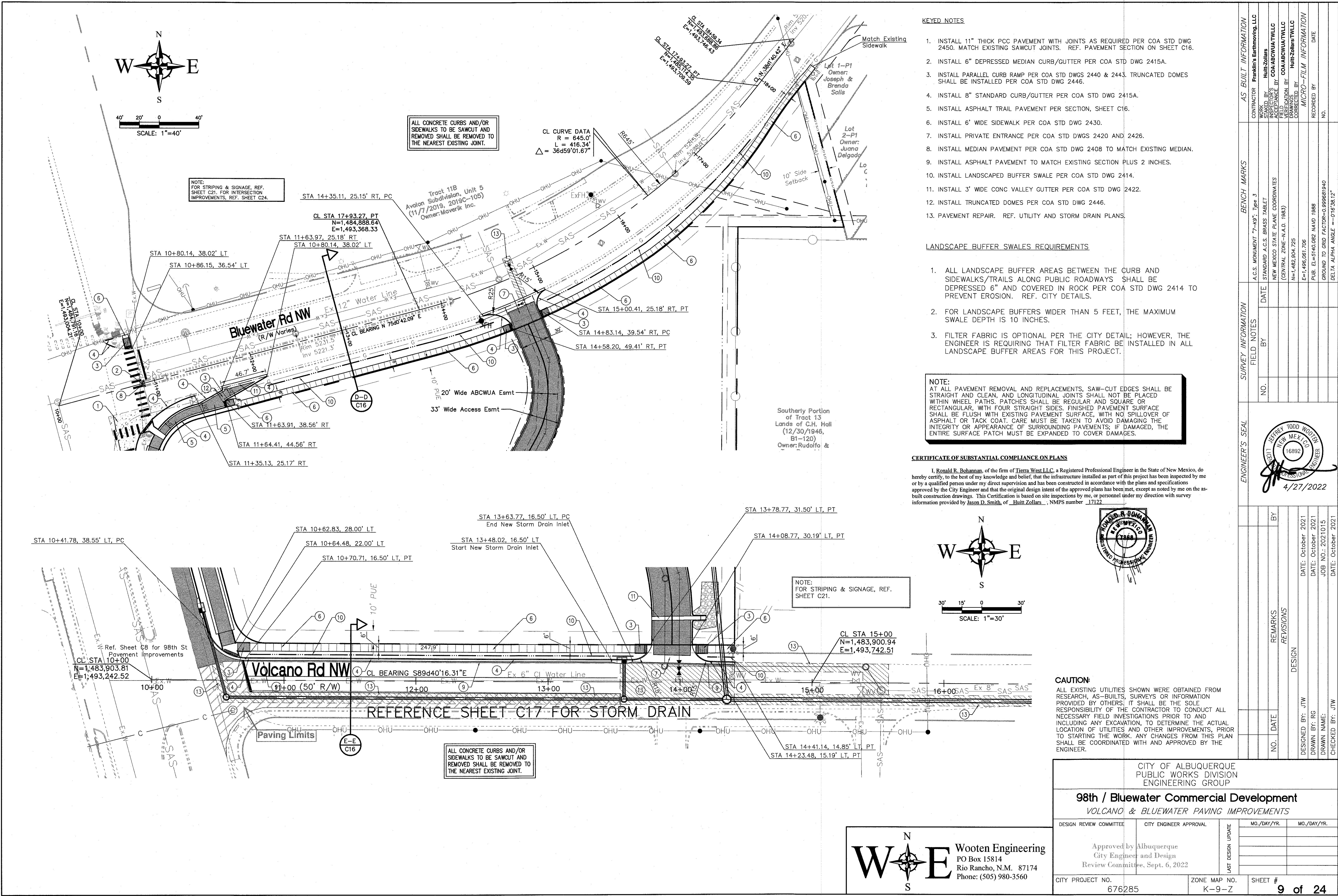
98th / Bluewater Commercial Development
98th STREET PAVING IMPROVEMENTS

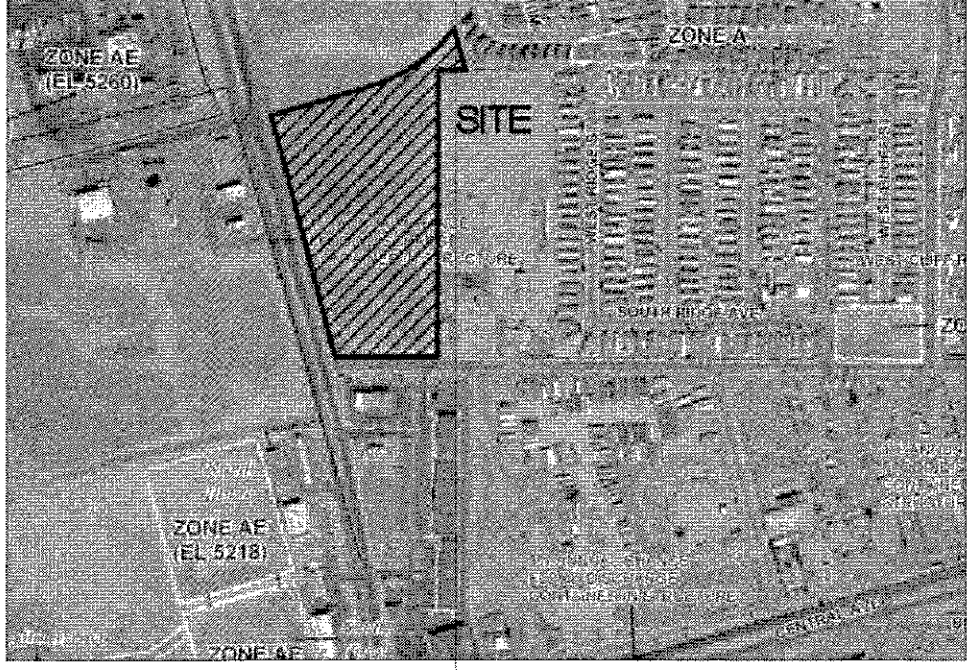
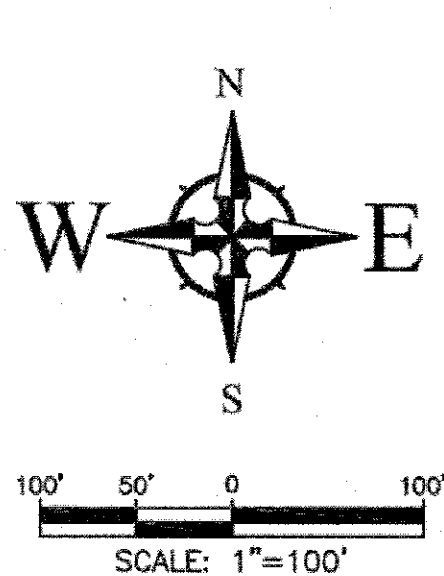
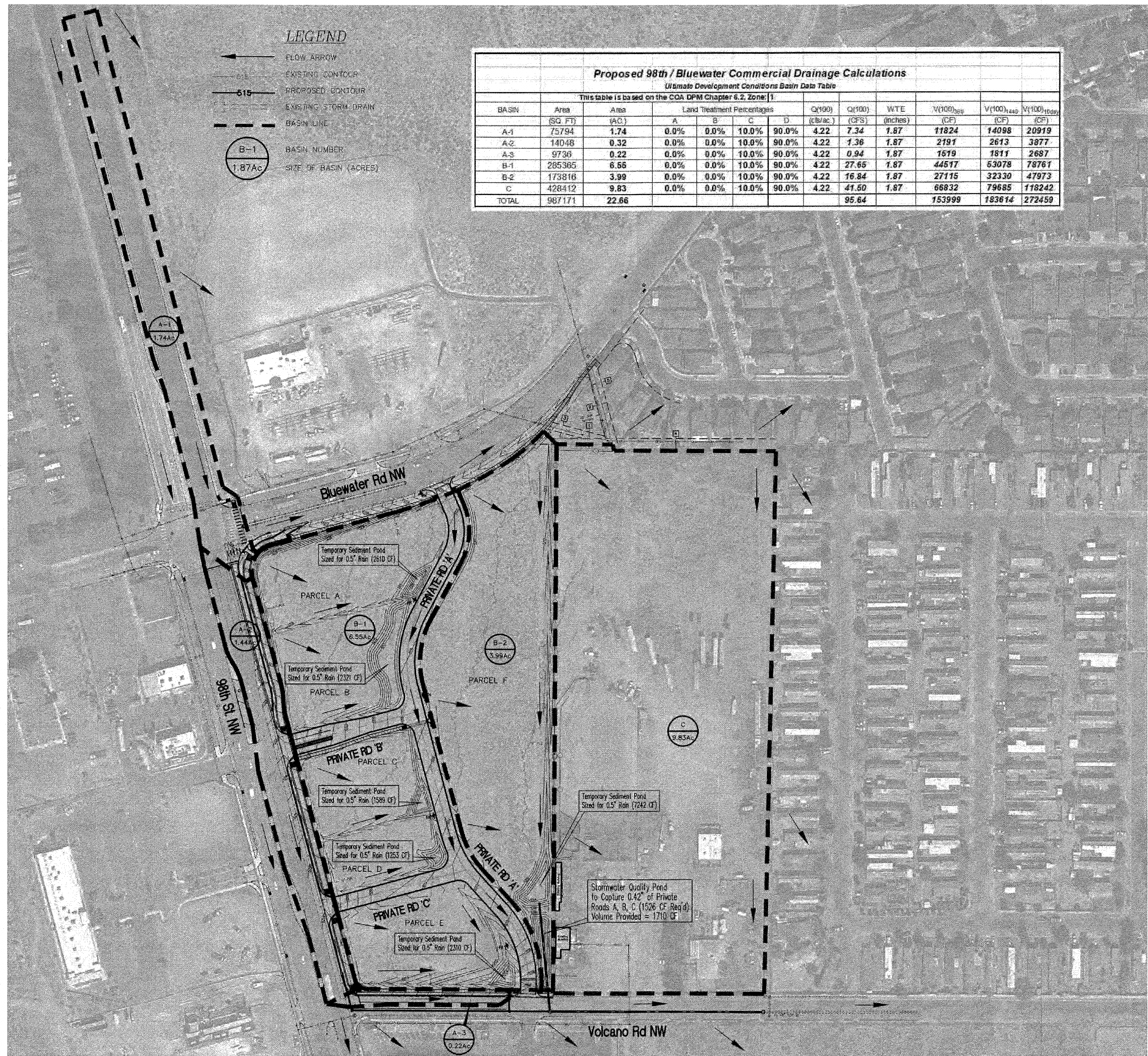
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
Approved by Albuquerque City Engineer and Design Review Committee, Sept. 6, 2022				
CITY PROJECT NO. 676285	ZONE MAP NO. K-9-Z	SHEET # 8 of 24		

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS	
CONTRACTOR	Franklin's Engineering, LLC	STANDARD A.C.S. BRASS TABLET	DATE	NO.	BY	NO.	DATE	NO.	DATE
INSPECTOR'S WORK	Huit-Zollars	NEW MEXICO STATE PLANE COORDINATES							
FIELD VERIFICATION BY	COA/ABC/UA/TW/LLC	(CENTRAL ZONE-N.A.D. 1983)							
CORRECTED BY	Huit-Zollars/TW/LLC	N=1,482,904.725 E=1,496,061.706							
RECORDED BY		PUB. EL=5140.082 NAVD 1988							
DATE		GROUND TO GRID FACTOR=0.999961940							
		DELTA ALPHA ANGLE = -016'38.12"							



REVISIONS	DATE	BY
DESIGN	October 2021	JTW
	October 2021	RC
	2021015	
	October 2021	JTW





FIRM MAP 35001C0328J
Per FIRM Map 35001C0328J, dated November 4, 2016, the site is located outside of the 0.2% Annual Chance Floodplain.

DRAINAGE MANAGEMENT PLAN

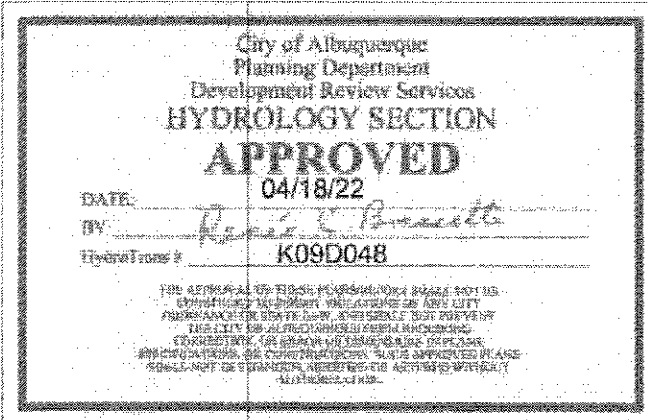
INTRODUCTION
The purpose of this submittal is to provide a final drainage management plan for the 98th / Bluewater Commercial Project, located at the SEQ of 98th St and Bluewater Rd in Albuquerque, NM. The site contains approximately 10.50 acres.

EXISTING HYDROLOGIC CONDITIONS
The site is currently vacant and drains via surface flow from northwest to southeast. 98th St currently drains from north to south in an existing swale/bar ditch. Per the Basin Map this sheet, all of these basins drain into Volcano Rd and then eastward to an existing cattle guard inlet which connects to an existing 48" Storm Drain pipe. Per the 2013 Amole Hubbell Drainage Master Plan, this area is defined as Basin 1B204 and is allowed to discharge the site at a rate of 4.27 cfs/acre.

PROPOSED HYDROLOGIC CONDITIONS
As noted above, our site is allowed to discharge up to 4.27 cfs/acre into the downstream systems. This accounts for the developed flows from our site at a +/-90% pervious land treatment. Each of the six (6) parcels (Parcels A-F) will need to provide Water Quality ponding per the current COA DPM. Per the Drainage Calculations Table this sheet, all of the basins draining to the existing 48" Storm Drain in Volcano Rd will be at the rate of 4.22 cfs/acre, which is less than the allowable discharge rate of 4.27 cfs/acre. The new Storm Drain systems and ponds are being designed via CPN 676285 in order to capture the flows as identified in the Drainage Calculations table.

CONCLUSION
This drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm, does not burden downstream systems, meet city requirements, and the intent of the 2013 Amole Hubbell Drainage Master Plan. The proposed improvements to the site should not have any negative impacts to facilities downstream. With this submittal, we are requesting Preliminary and Final Plat approval.

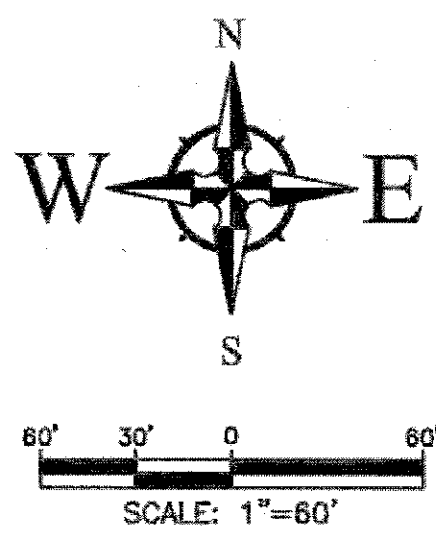
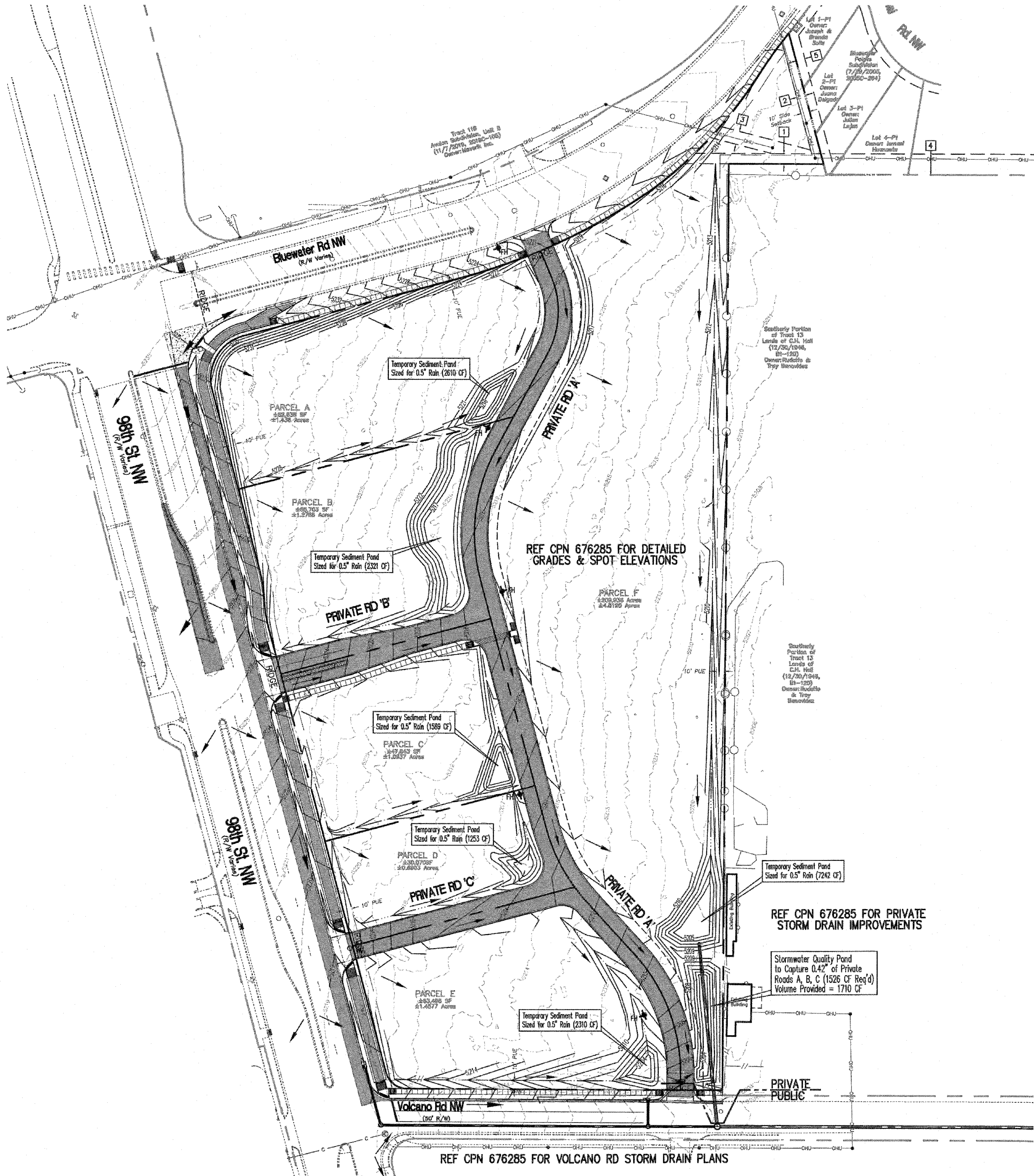
FOR REFERENCE ONLY



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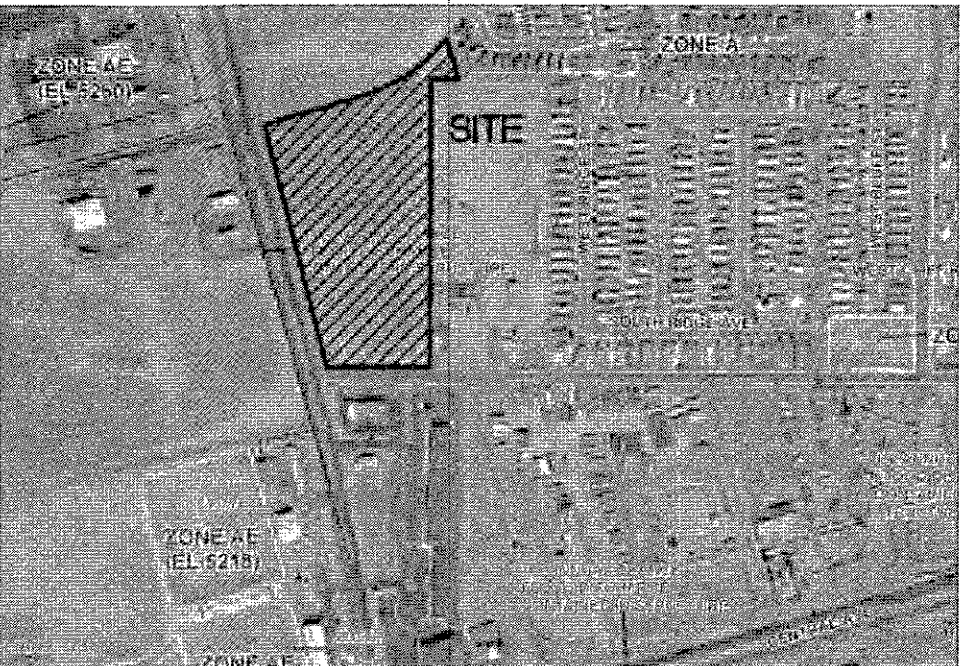
CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP			
98th / Bluewater Commercial Development DRAINAGE MANAGEMENT PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
Approved by Albuquerque City Engineer and Design Review Committee, Sept. 6, 2022			
CITY PROJECT NO. 676285	ZONE MAP NO. K-9-Z	SHEET # 10 of 24	

Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
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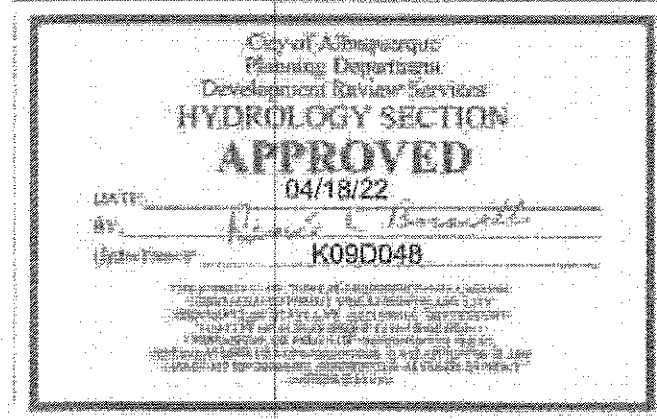
- LEGEND**
- FLOW ARROW
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING STORM DRAIN
 - BASIN LINE
 - B-1
1.87Ac
BASIN NUMBER
SIZE OF BASIN (ACRES)



FIRM MAP 35001C0328J
Per FIRM Map 35001C0328J, dated November 4, 2016, the site is located outside of the 0.2% Annual Chance Floodplain.

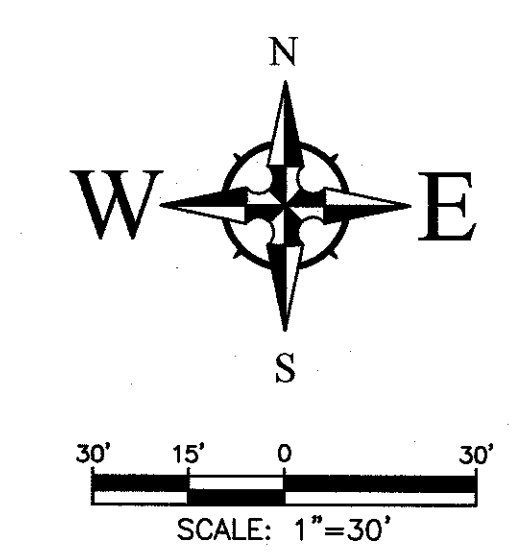
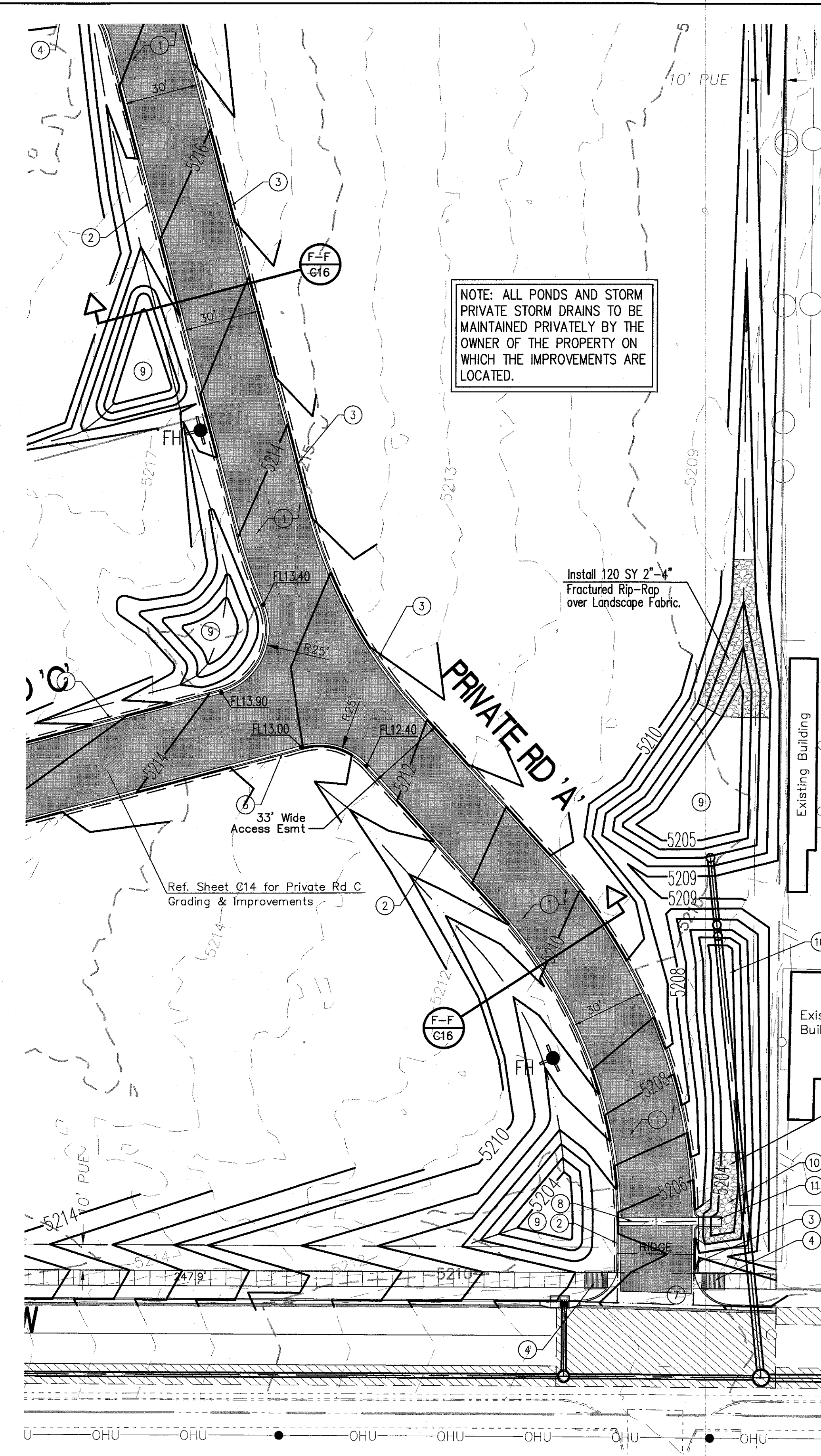
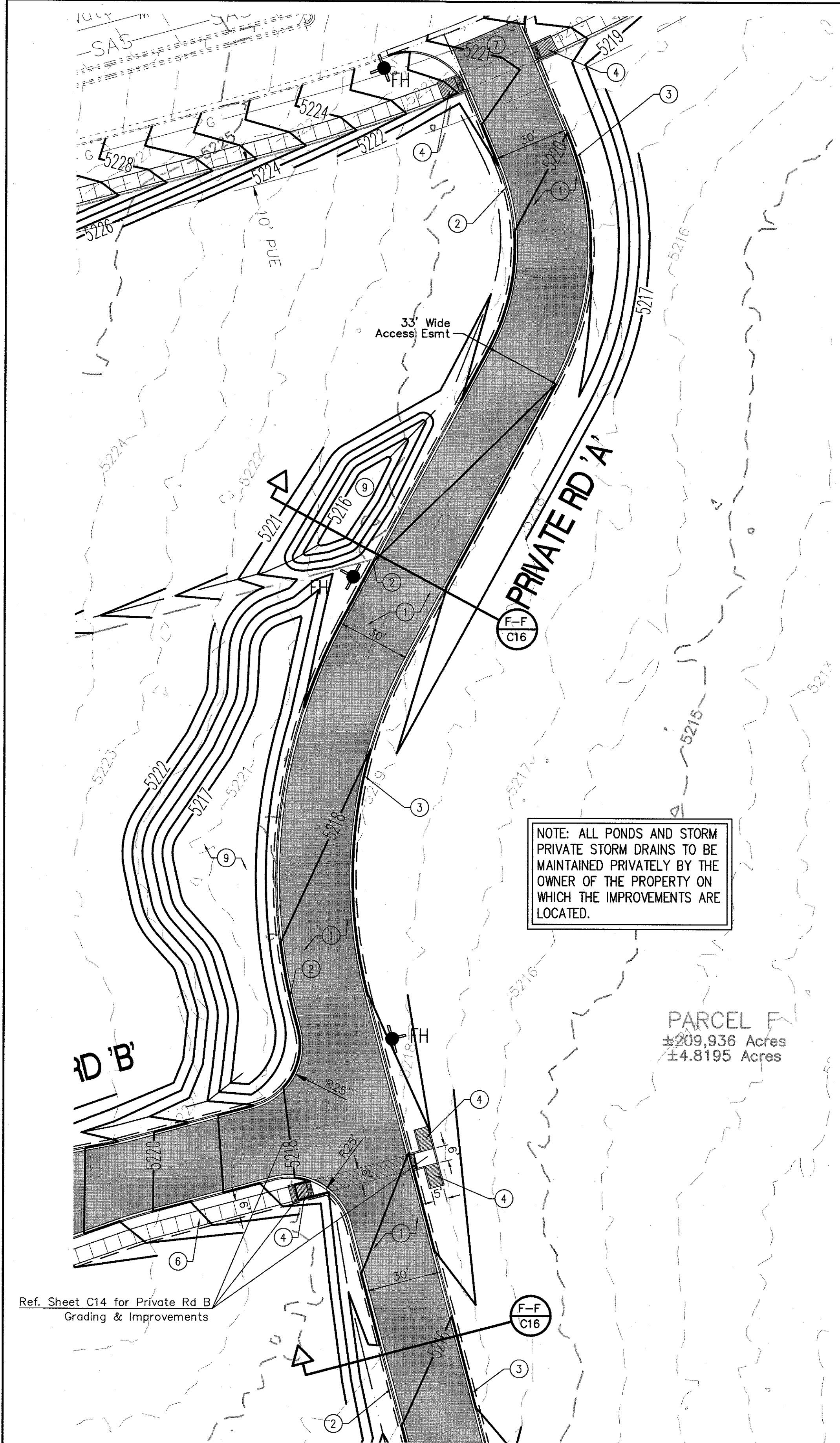
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CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP			
98th / Bluewater Commercial Development OVERALL GRADING PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
Approved by Albuquerque City Engineer and Design Review Committee, Sept. 6, 2022		LAST DESIGN UPDATE	
CITY PROJECT NO. 676285	ZONE MAP NO. K-9-Z	SHEET # 11	of 24

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	Franklin's Earthmoving, LLC	A.C.S. MONUMENT	7-43", Type 3	FIELD NOTES	NO.	BY	DATE
WORK STAKED BY	HuntZollers	STANDARD A.C.S. BRASS TABLET		DATE	NO.	BY	DATE
INSPECTION BY	COA/ABCWATWLLC	NEW MEXICO STATE PLANE COORDINATES					
FIELD NO.	COA/ABCWATWLLC	(CENTRAL ZONE-N.A.D. 1983)					
VERIFICATION BY	COA/ABCWATWLLC	N=1,482,824.725					
CORRECTION BY	HuntZollersTWLLC	E=1,486,081.706					
RECORDED BY		PUB. EL=5140.082 NAVD 1983					
DATE		GROUND TO GRID FACTOR=C.999981940					
		DELTA ALPHA ANGLE =-016'38.12"					



LEGEND

- FLOW ARROW
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING STORM DRAIN

NOTE: ALL INTERNAL PONDS AND SWALES ARE PRIVATE AND SHALL BE GRADED PER PLAN; HOWEVER, THEY ARE NOT PART OF THE CITY WORK ORDER.

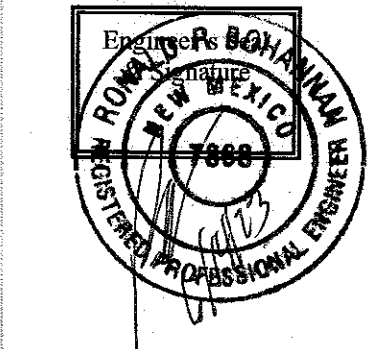
KEYED NOTES

- INSTALL ASPHALT PAVEMENT FOR PRIVATE ROAD. SEE DETAIL, SHEET C15.
- INSTALL 6" DEPRESSED MEDIAN CURB/GUTTER PER COA STD DWG 2415A.
- INSTALL 6" MEDIAN CURB/GUTTER PER COA STD DWG 2415A.
- INSTALL PARALLEL CURB RAMP PER COA STD DWGS 2440 & 2443. TRUNCATED DOMES SHALL BE INSTALLED PER COA STD DWG 2446.
- INSTALL ROLL CURB PER COA STD DWG 2415A.
- INSTALL 6' WIDE SIDEWALK PER COA STD DWG 2430.
- INSTALL PRIVATE ENTRANCE PER COA STD DWGS 2420 AND 2426.
- INSTALL 3' WIDE CONC VALLEY GUTTER PER COA STD DWG 2422.
- TEMPORARY SEDIMENT POND SIZED FOR 0.5" OF RAINFALL.
- PERMANENT STORMWATER QUALITY POND TO CAPTURE RUNOFF FROM THE PRIVATE ROADS A, B, AND C. REF. SHEET C10 FOR CALCULATIONS.
- INSTALL 3' WIDE CONCRETE FLUME PER DETAIL THIS SHEET.

REFERENCE SHEET C17 FOR THE PRIVATE STORM DRAIN DESIGN.

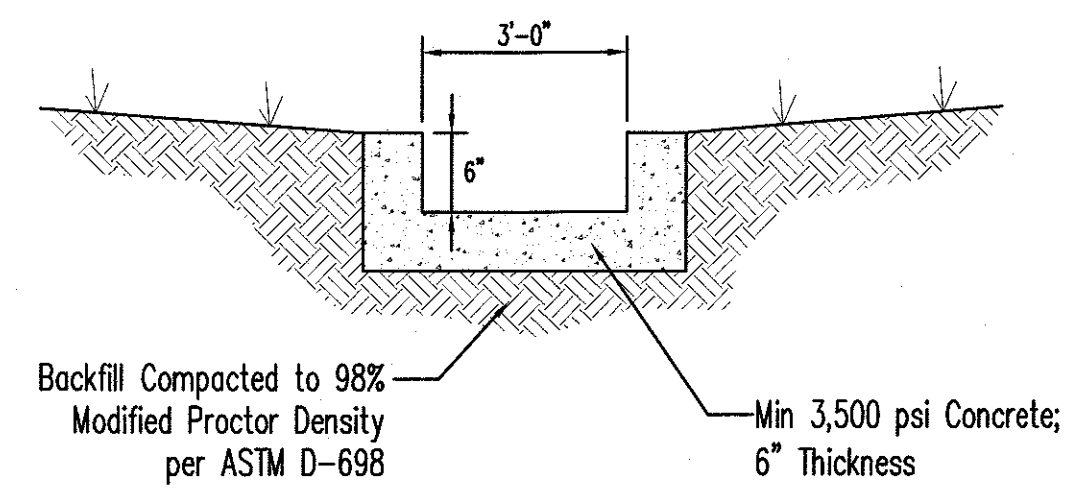
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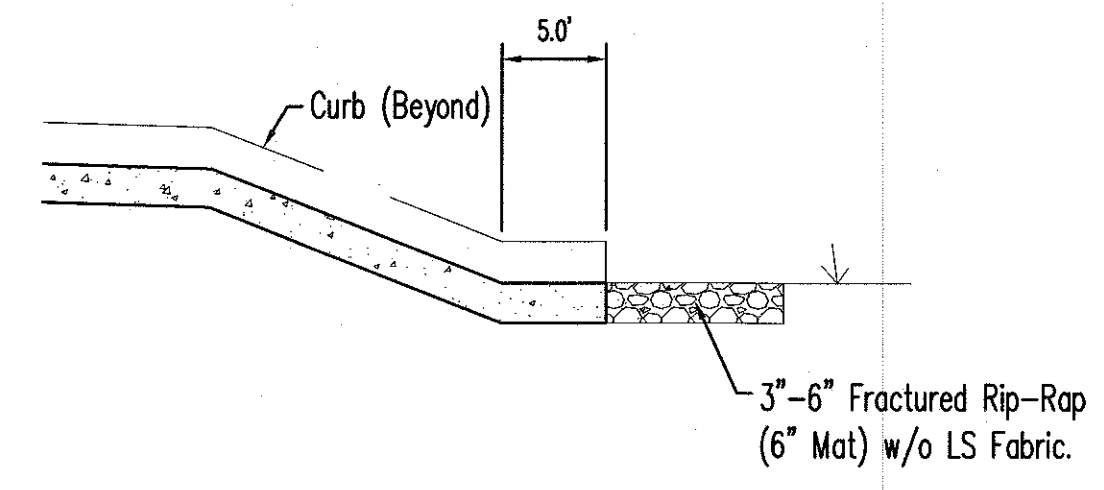


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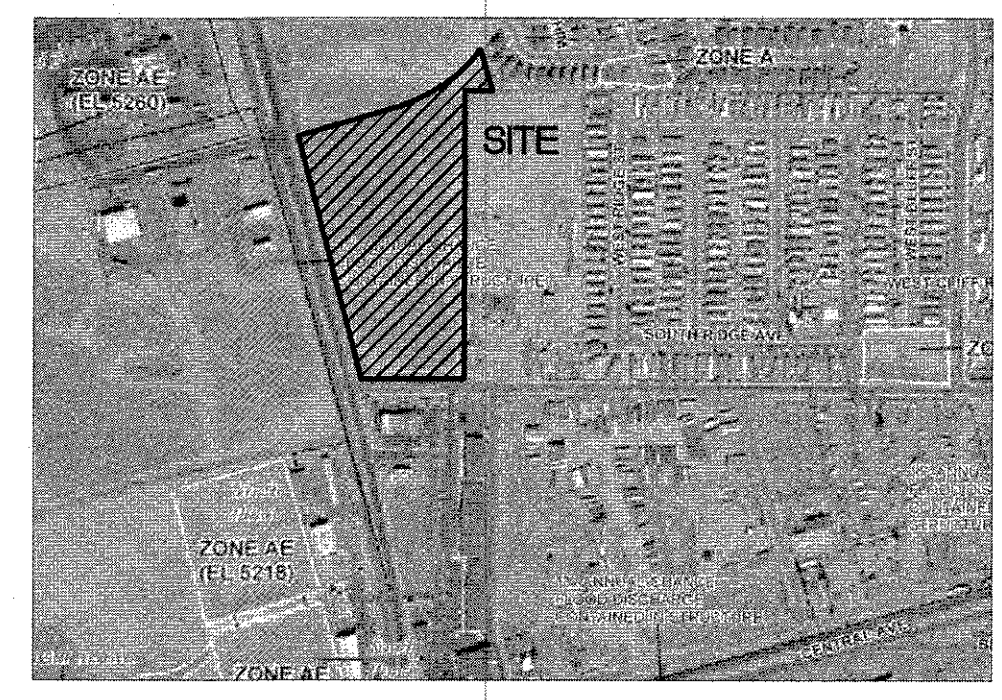
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3' Concrete Flume Detail
NTS



Typical Flume Cross Section
NTS



FIRM MAP 35001C0328J

Per Firm Map 35001C0328J, dated November 4, 2016, the site is located outside of the 0.2% Annual Chance Floodplain.

CAUTION:

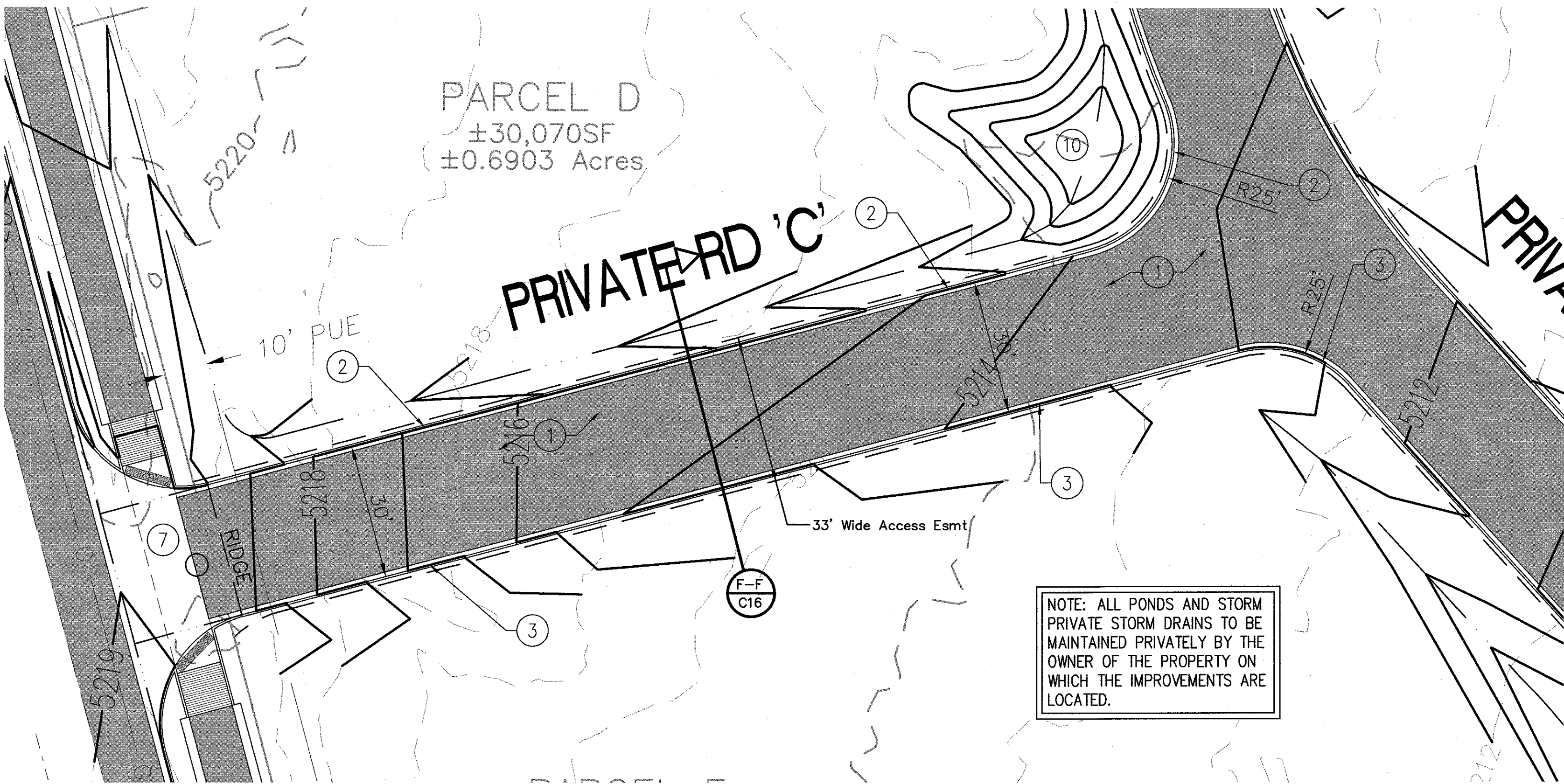
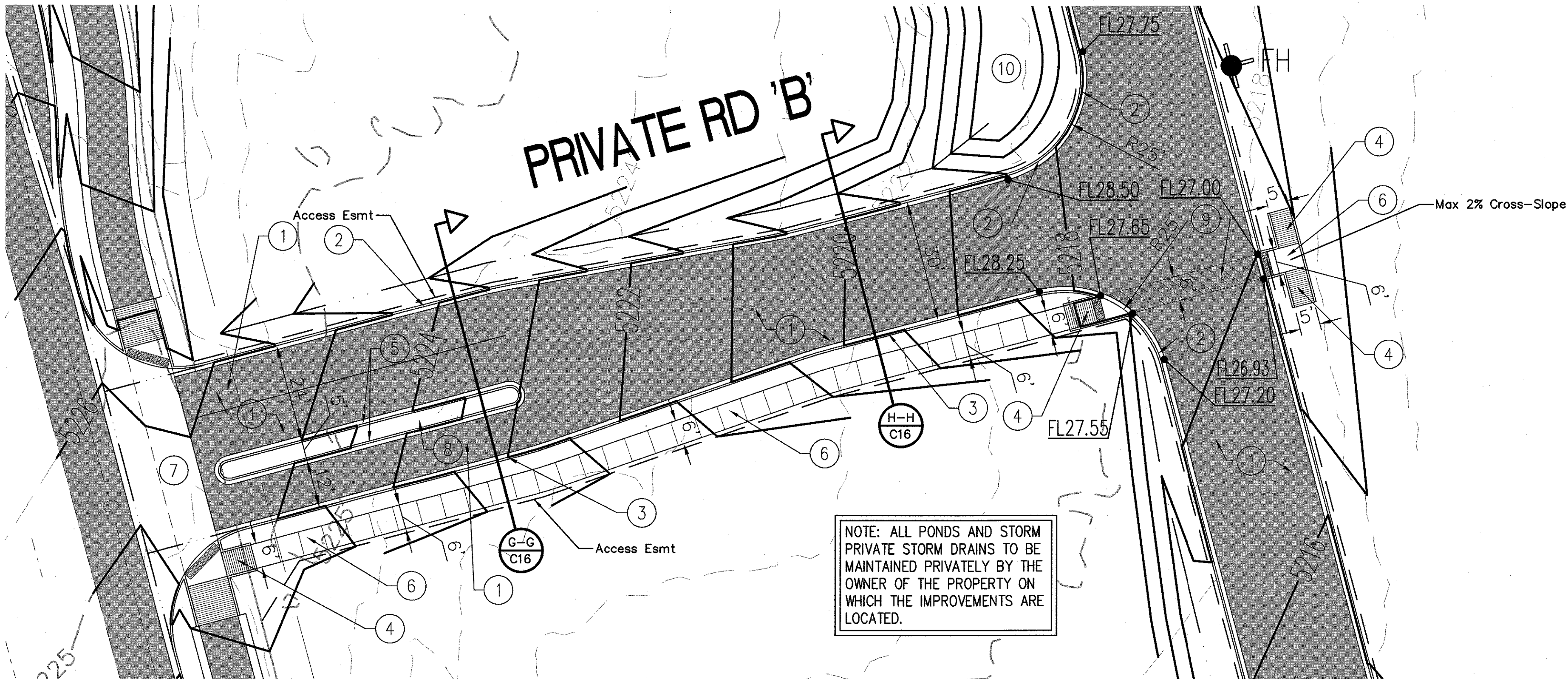
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CONTRACTOR	Franklin's Engineering, LLC	A.C.S. MONUMENT	7'-kg, Type 3	FIELD NOTES	DATE	NO.	BY
WORK STATION	Huitt-Zollars	STANDARD A.C.S. BRASS TABLET					
INSPECTOR'S FIELD VERIFICATION	COA/ABOWATWLLC	NEW MEXICO STATE PLANE COORDINATES	(CENTRAL ZONE-N.A.D. 1983)				
VERIFICATION BY	Huitt-Zollars/TWLLC	N=1,482,904.725	E=1,496,061.706				
CORRECTED BY		PUB. EL=5140.082 NAVD 1988					
RECORDED BY		GROUND TO GRID FACTOR=0.99981940					
NO.		DELTA ALPHA ANGLE = -0°16'38.12"					



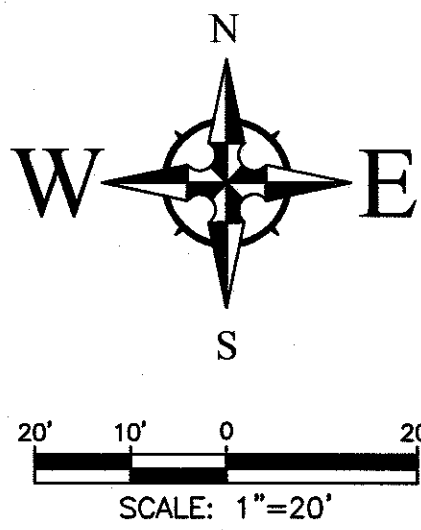
4/27/2022

CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP			
98th / Bluewater Commercial Development PRIVATE ROAD 'A' PAVING/GRADING PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.
Approved by Albuquerque City Engineer and Design Review Committee, Sept. 6, 2022			
CITY PROJECT NO.	ZONE MAP NO.	SHEET #	
676285	K-9-Z	13 of 24	



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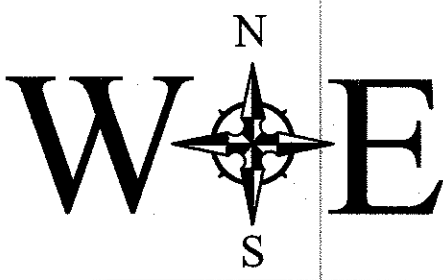
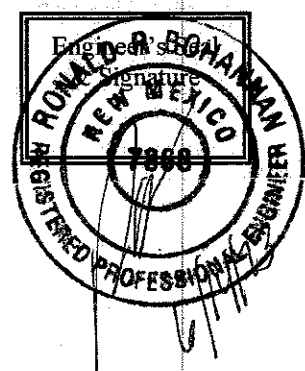
- LEGEND**
- FLOW ARROW
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING STORM DRAIN
 - BASIN LINE
 - BASIN NUMBER
 - SIZE OF BASIN (ACRES)

KEYED NOTES

1. INSTALL ASPHALT PAVEMENT FOR PRIVATE ROAD. SEE DETAIL, SHEET C16.
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3. INSTALL 6" MEDIAN CURB/GUTTER PER COA STD DWG 2415A.
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5. INSTALL 6" MEDIAN PCC ROLL CURB PER COA STD DWG 2415A.
6. INSTALL 6' WIDE SIDEWALK PER COA STD DWG 2430.
7. INSTALL PRIVATE ENTRANCE PER COA STD DWGS 2420 AND 2426.
8. INSTALL 6" MEDIAN PCC PAVEMENT PER COA STD DWG 2408.
9. INSTALL 2 COATS MINIMUM OF YELLOW 4" WIDE PAINT STRIPES AT 45° ANGLE TO PEDESTRIAN CROSSING, SPACED AT 1'-6".
10. TEMPORARY SEDIMENT POND SIZED FOR 0.5" OF RAINFALL.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Jason D. Smith, of Huitt Zollars, NMPS number 17122.



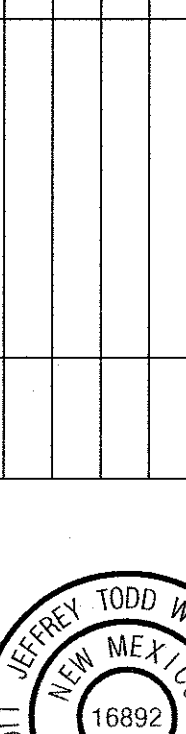
Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560



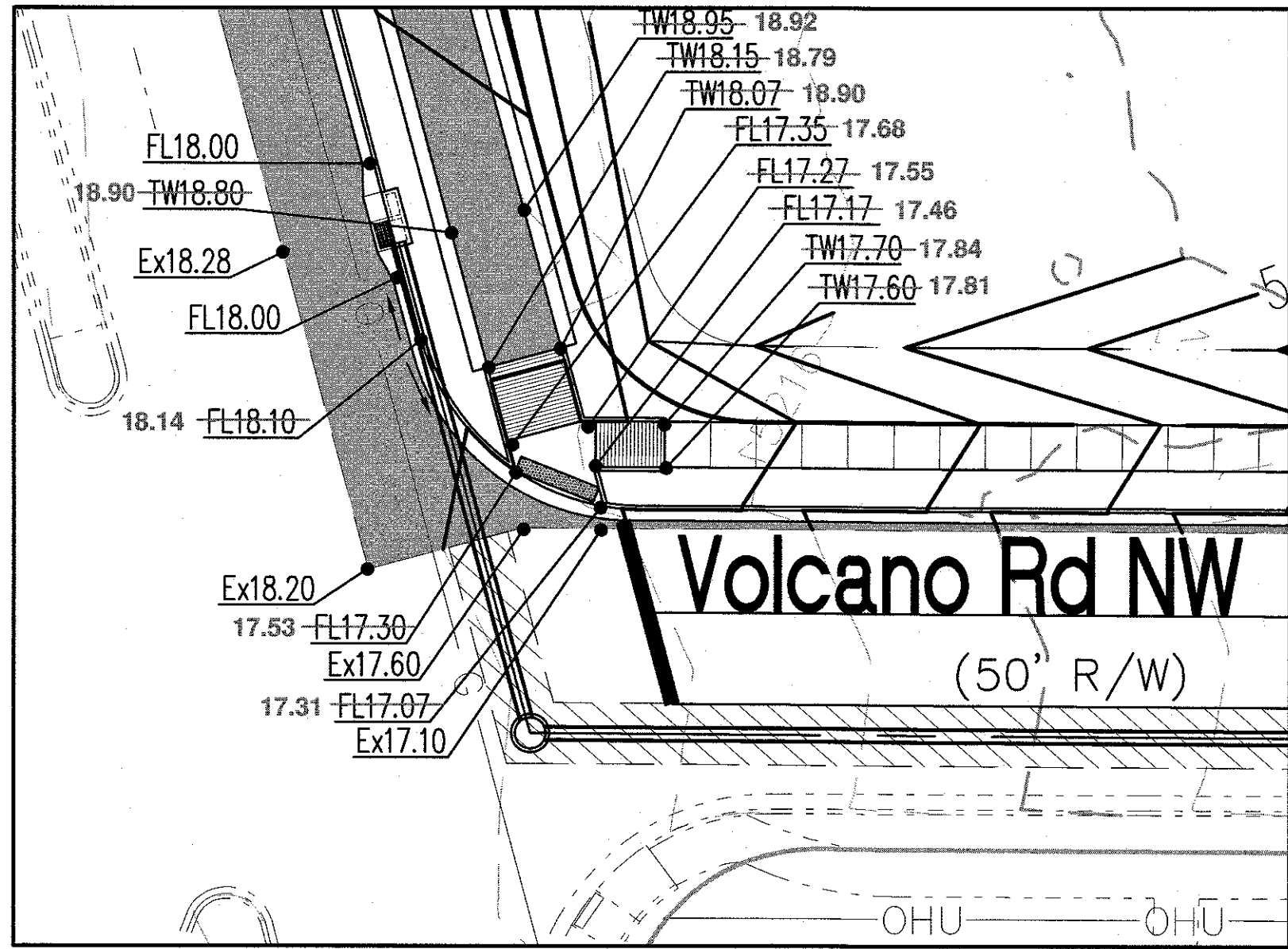
FIRM MAP 35001C0328J
Per FIRM Map 35001C0328J, dated November 4, 2016, the site is located outside of the 0.2% Annual Chance Floodplain.

CAUTION:

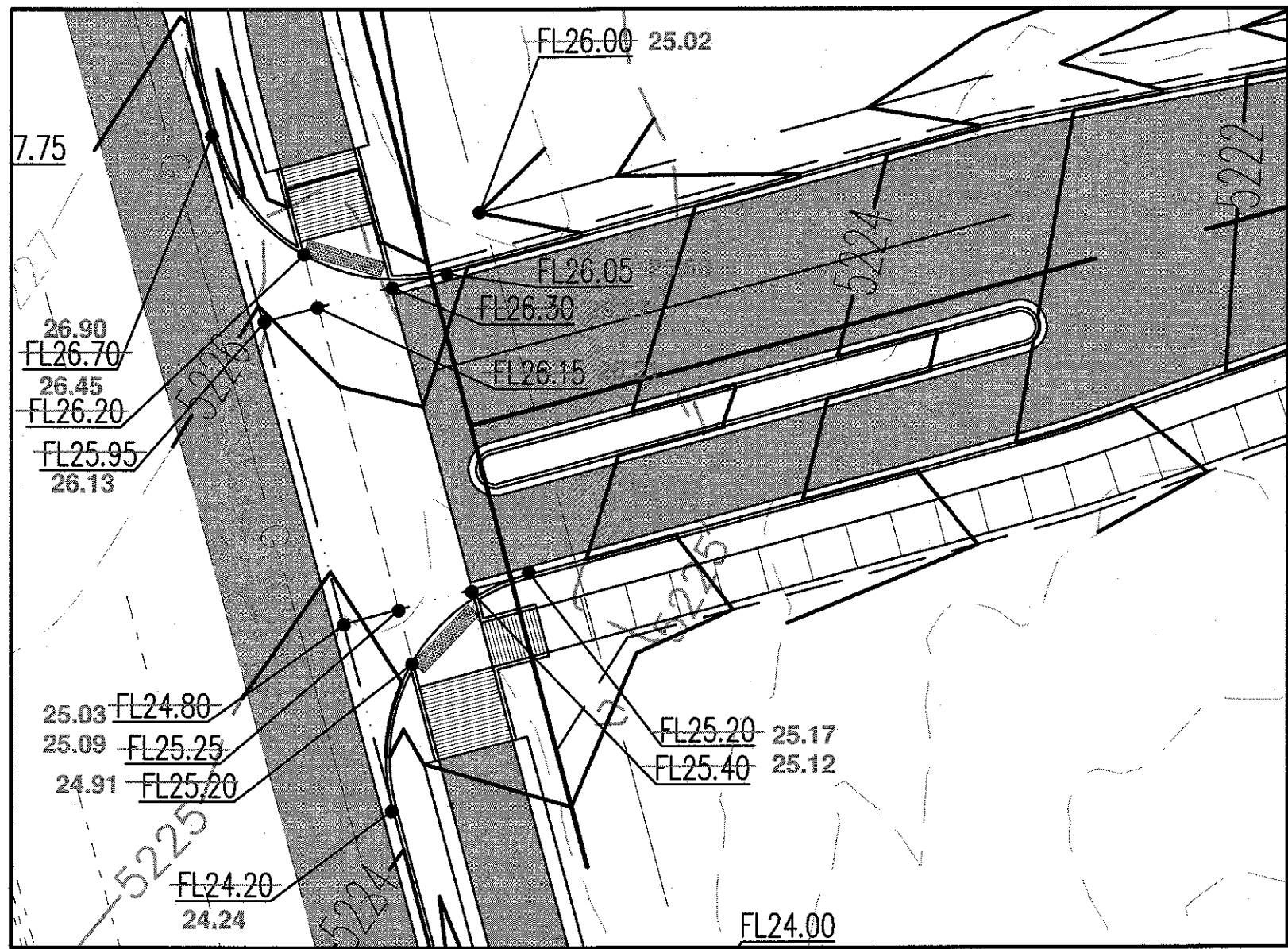
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ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
<div><p>4/27/2022</p></div>		FIELD NOTES		A.C.S. MONUMENT 7'-x9", Type 3		CONTRACTOR Franklin's Earthmoving, LLC	
		NO.	DATE	STANDARD A.C.S. BRASS TABLET		WORK BY Huitt-Zollars	
				NEW MEXICO STATE PLANE COORDINATES		INSPECTOR'S ACCEPTANCE BY COA/ABCWUA/TWLLC	
				(CENTRAL ZONE-N.A.D. 1983)		VEGETATION BY COA/ABCWUA/TWLLC	
				N=1,482,904.725		DRAWINGS BY Huitt-Zollars/TWLLC	
DESIGNED BY: JTW		DATE: October 2021				MICRO-FILM INFORMATION	
DRAWN BY: RG		DATE: October 2021				RECORDED BY	
DRAWN NAME:		JOB NO.: 2021015				NO.	
CHECKED BY: JTW		DATE: October 2021				DELTA ALPHA ANGLE =-076°39.12"	

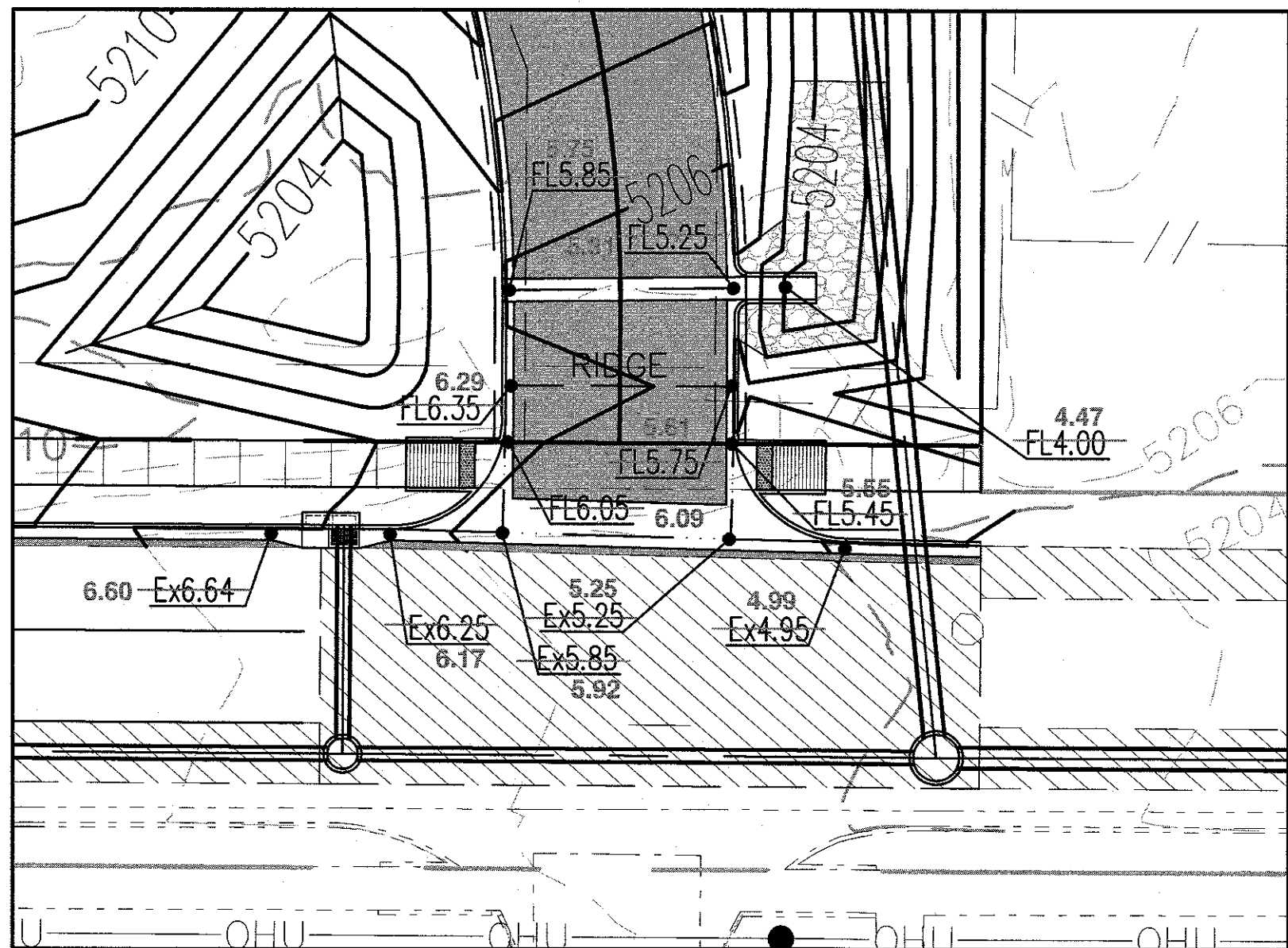
CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP			
98th / Bluewater Commercial Development PRIVATE ROADS 'B' & 'C' PAVING/GRADING PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
Approved by Albuquerque City Engineer and Design Review Committee, Sept. 6, 2022			
CITY PROJECT NO.	ZONE MAP NO.	SHEET #	
676285	K-9-Z	14 of 24	



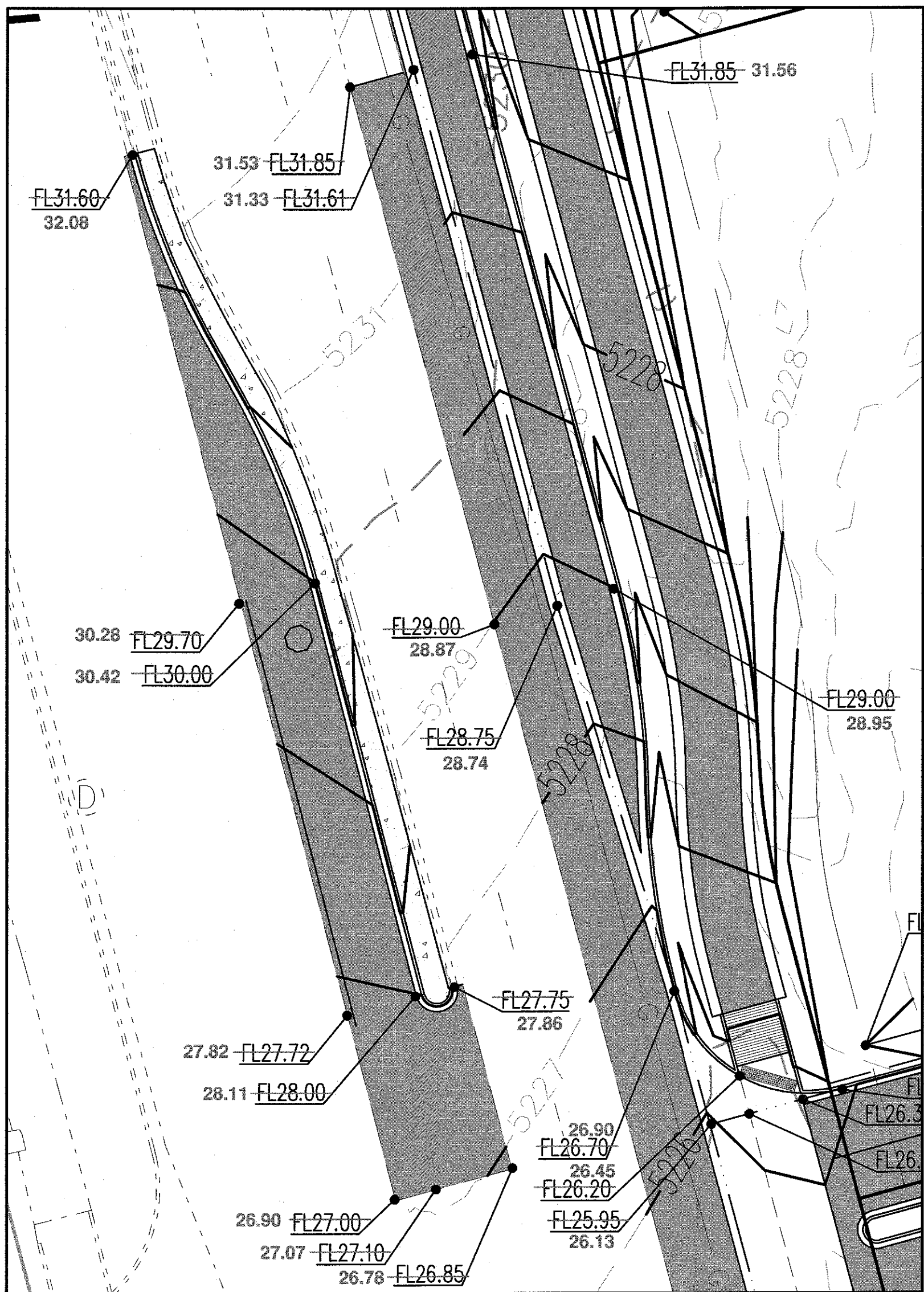
INSET 1



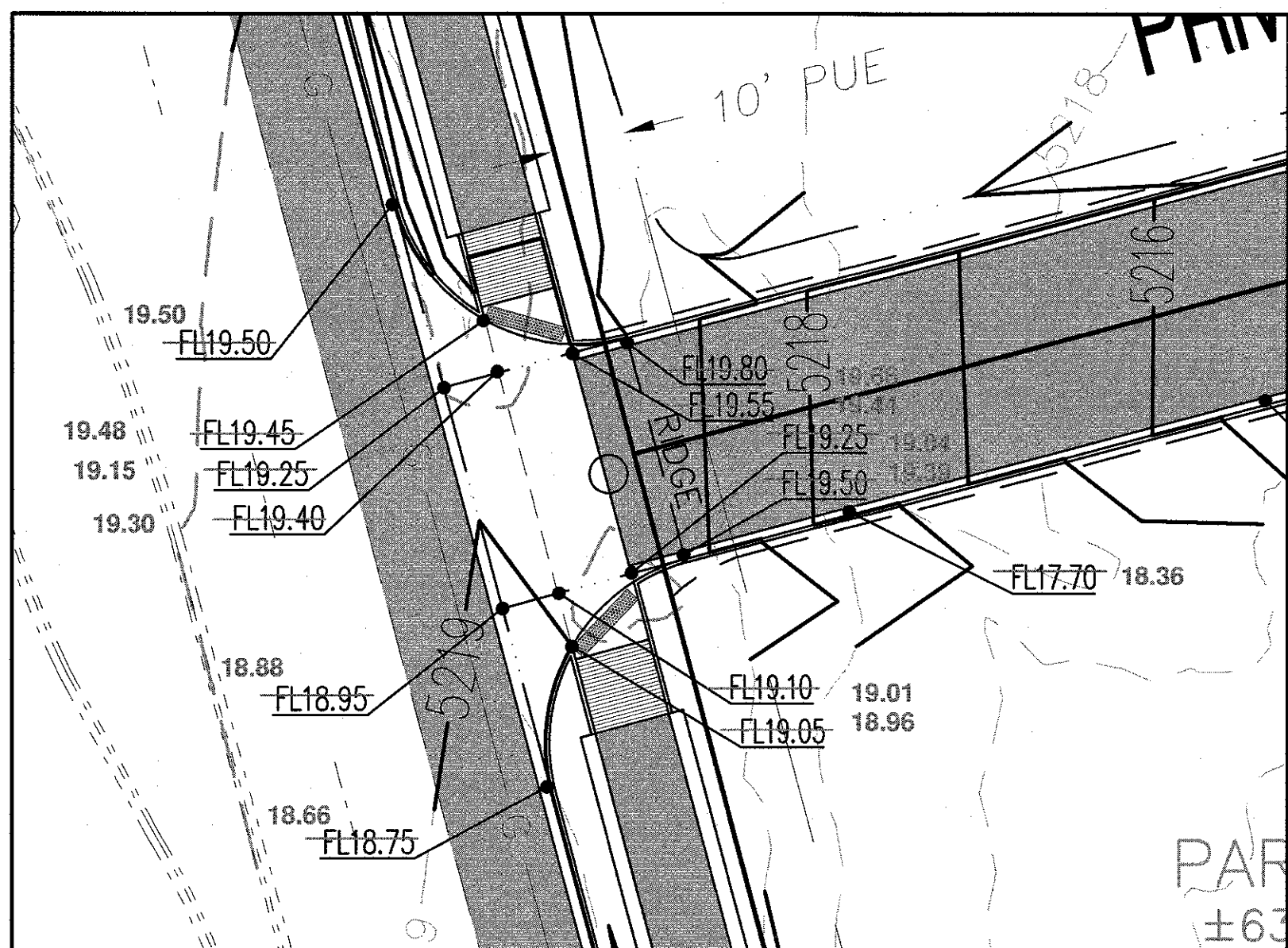
INSET 4



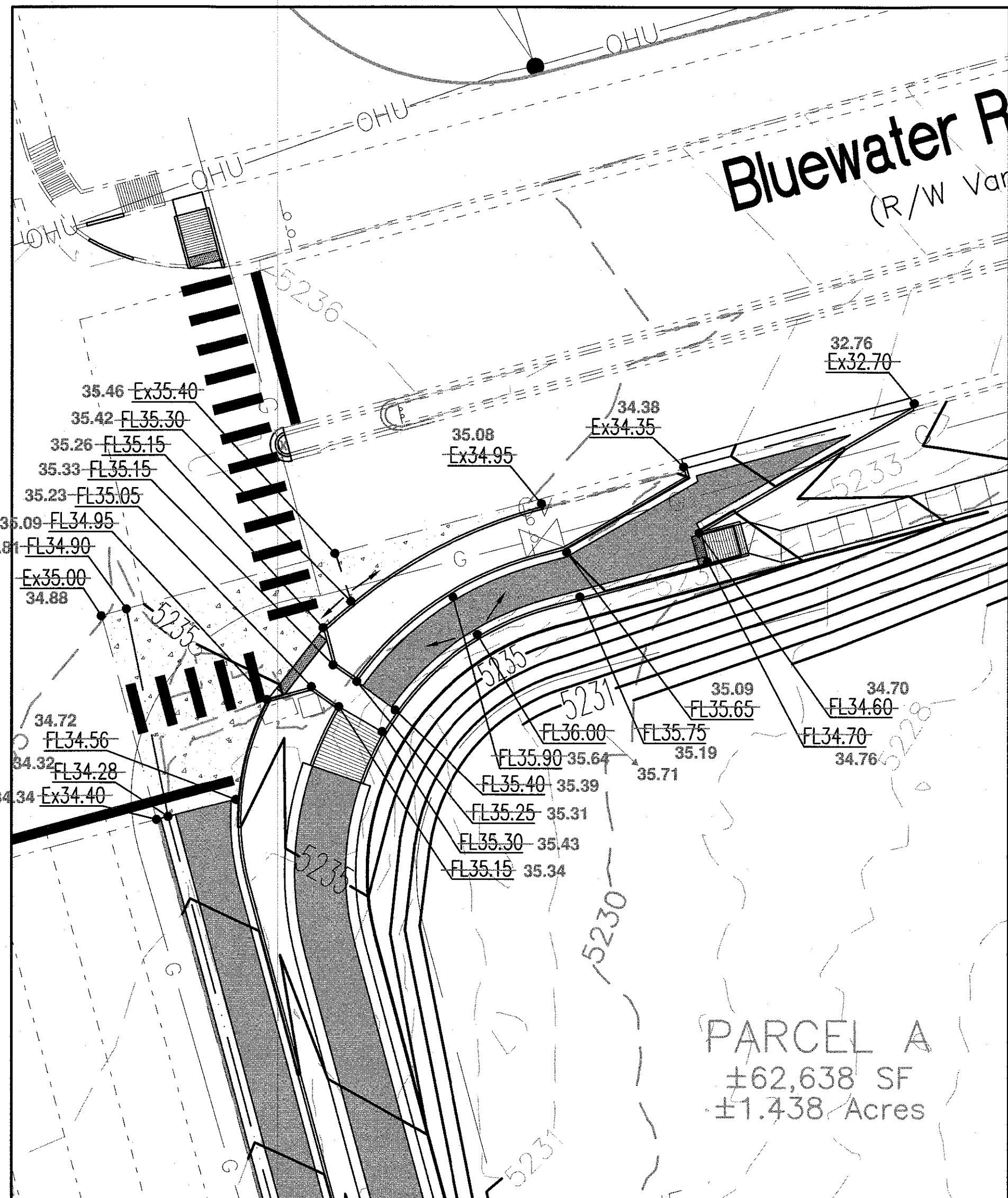
INSET 2



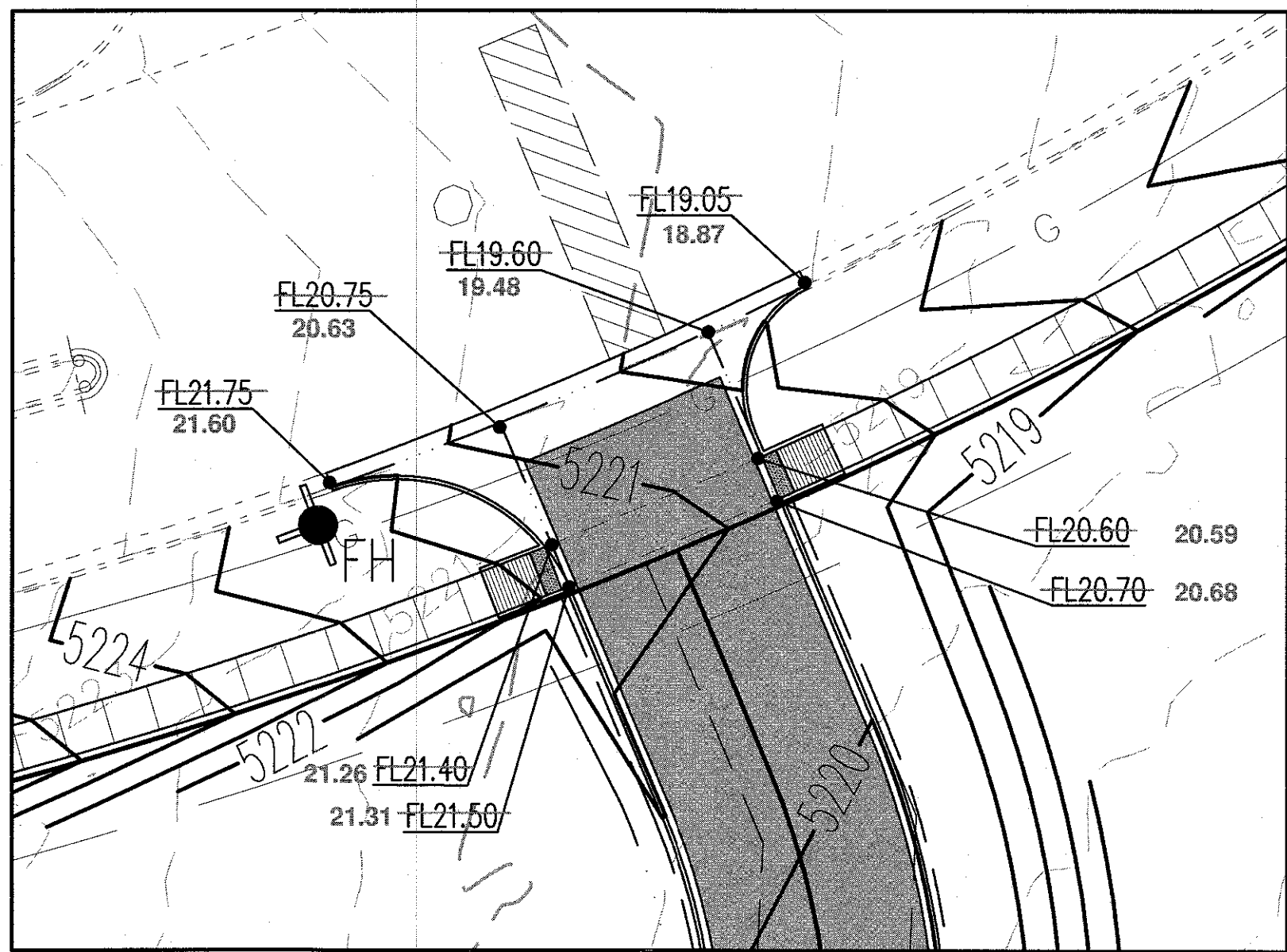
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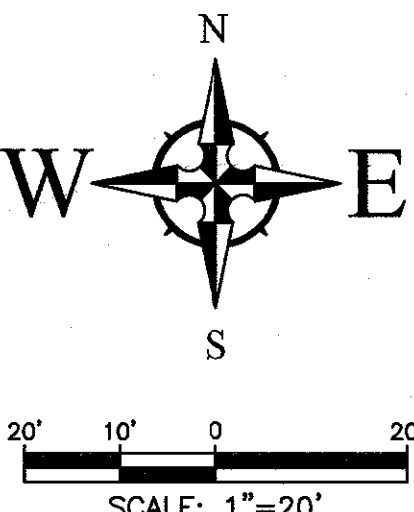
INSET 3



INSET 6



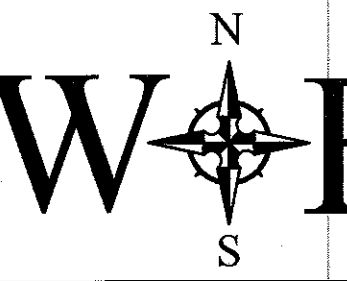
INSET 7



Bluewater Rd
(R/W Var)

PARCEL A
±62,638 SF
±1.438 Acres

NOTE: ALL INTERNAL PONDS AND SWALES ARE PRIVATE AND SHALL BE GRADED PER PLAN; HOWEVER, THEY ARE NOT PART OF THE CITY WORK ORDER.



Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Jason D. Smith, of Huitt Zollars, NMPS number 17122.

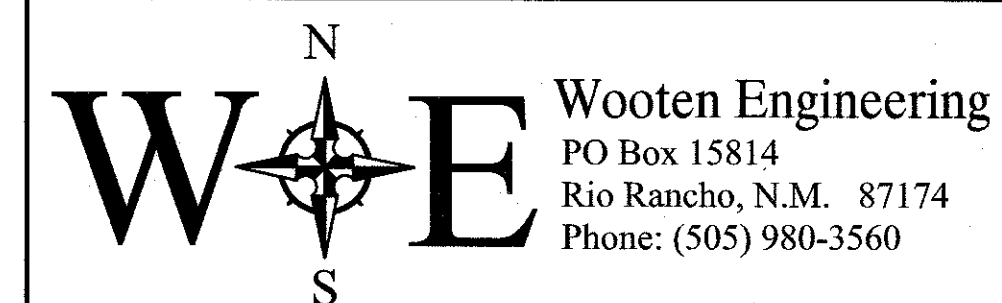


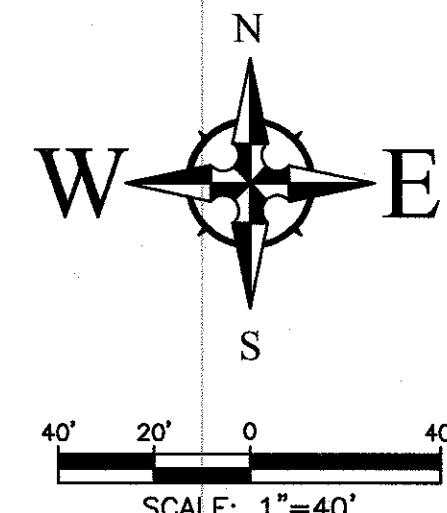
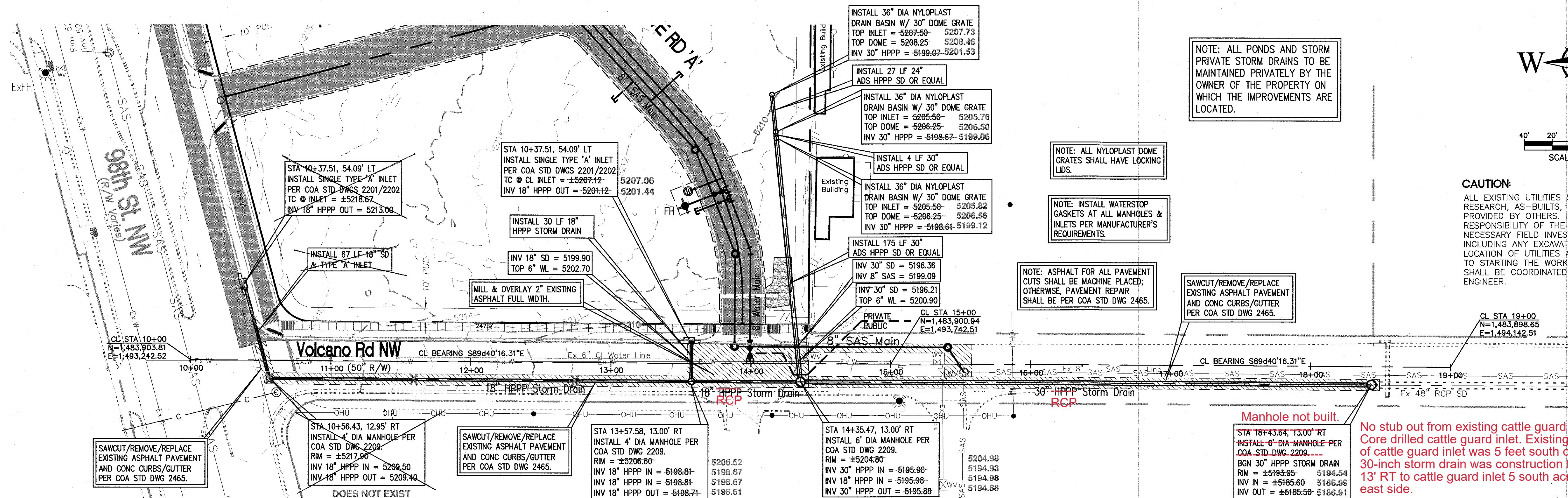
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98th / Bluewater Commercial Development

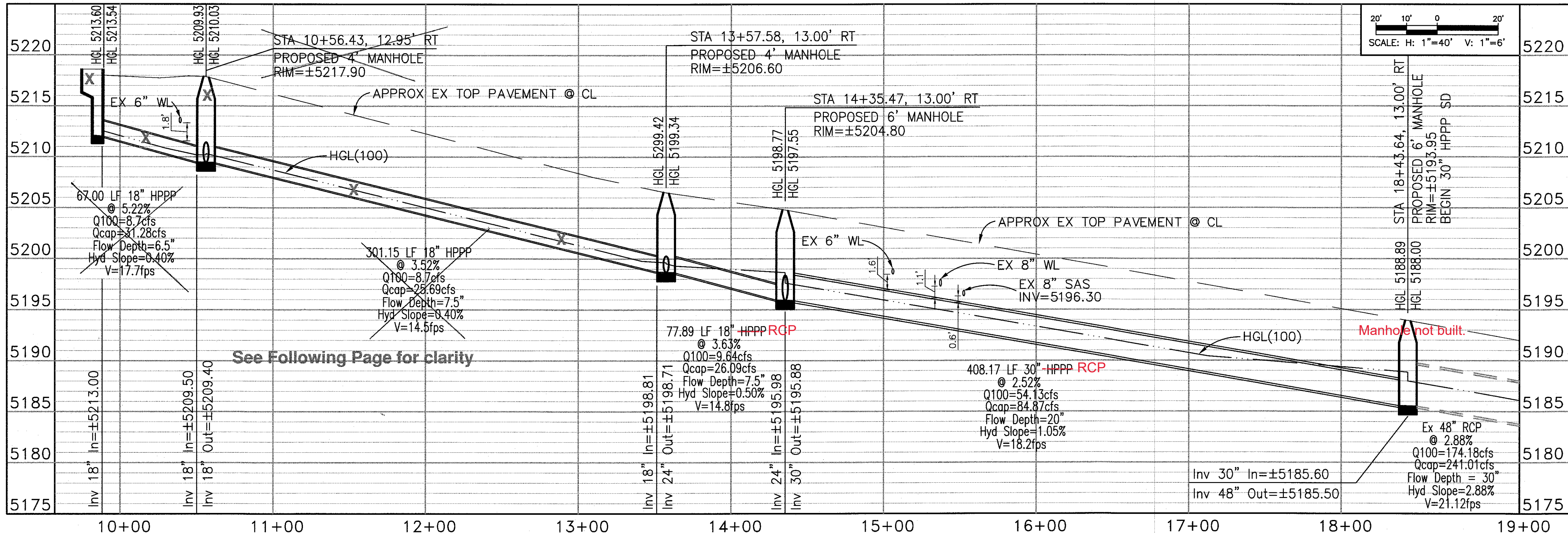
GRADING PLAN INSETS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
Approved by Albuquerque City Engineer and Design Review Committee, Sept. 6, 2022				
CITY PROJECT NO. 676285	ZONE MAP NO. K-9-Z	SHEET # 15 of 24		



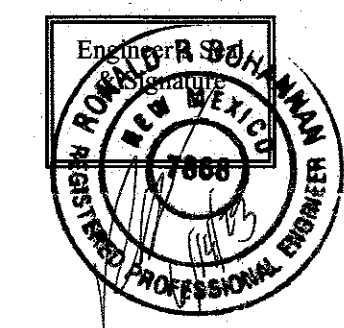


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NOTE:
CONTRACTOR SHALL USE TRENCH BOX AS NECESSARY TO MINIMIZE TRENCH WIDTH AND PAVEMENT REMOVAL/REPLACEMENT.

NOTE:
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.

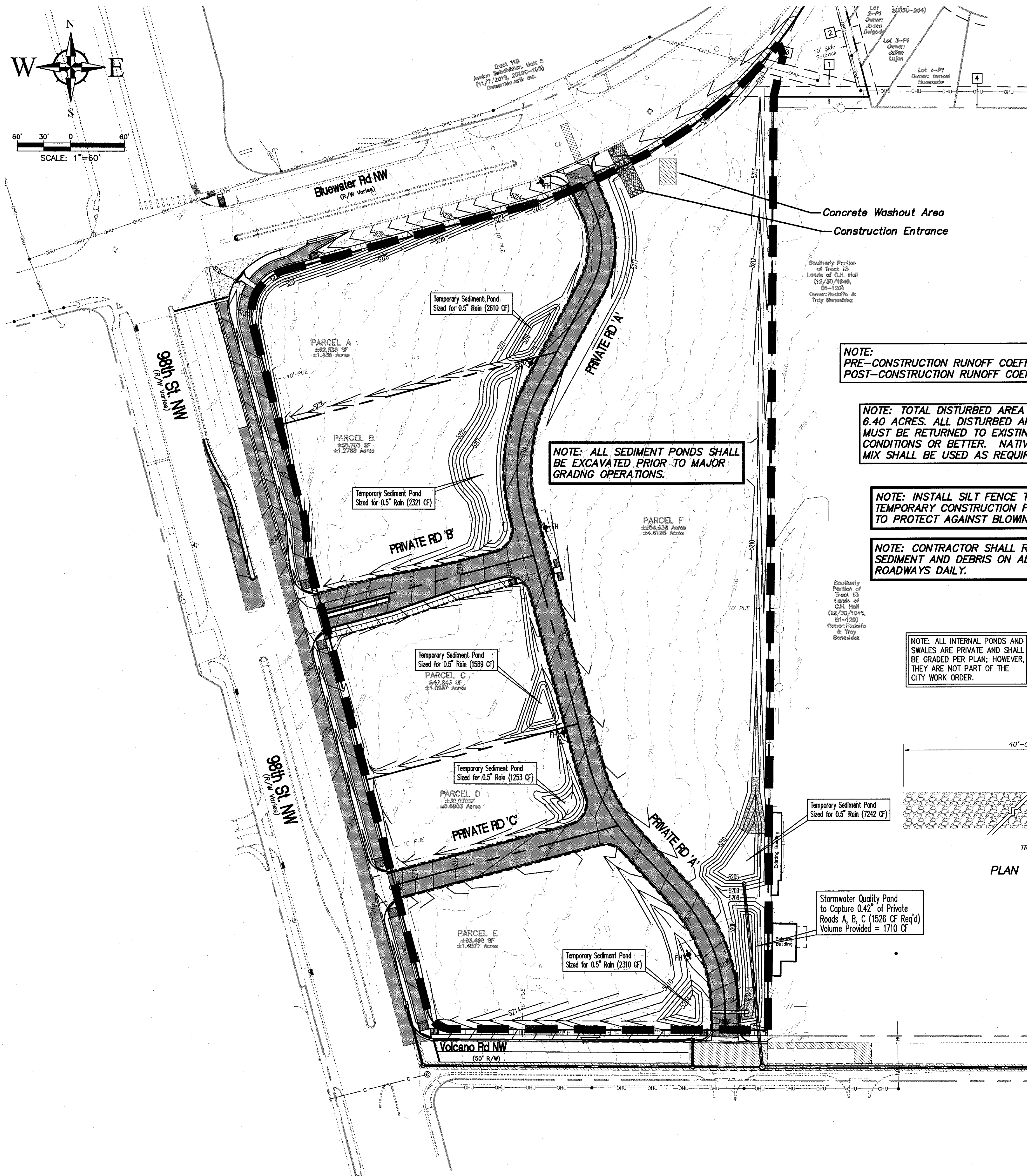
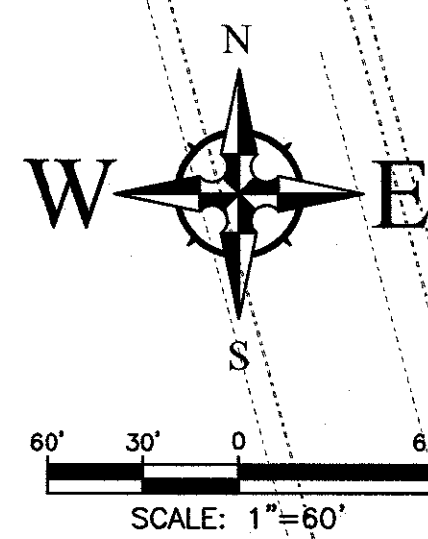
Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560

CITY OF ALBUQUERQUE
PUBLIC WORKS DIVISION
ENGINEERING GROUP

98th / Bluewater Commercial Development
STORM DRAIN PLAN/PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
DESIGNED BY: JTW	DATE: October 2021		
DRAWN BY: RG	DATE: October 2021		
CHECKED BY: JTW	DATE: October 2021		

CITY PROJECT NO. 676285 ZONE MAP NO. K-9-Z SHEET # 17 of 24

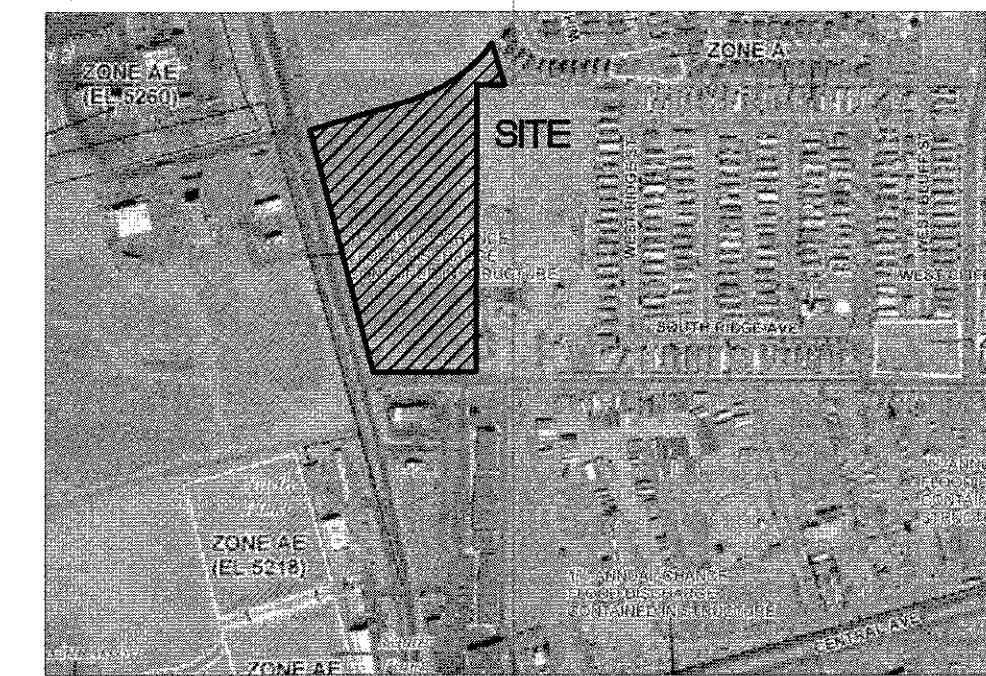


LEGEND

- STABILIZED CONSTRUCTION ENTRANCE (N/A)
- ROCK RIP-RAP (REF LANDSCAPE PLAN)
- DISTURBED AREA BOUNDARY / SILT FENCE
- 12" WATTLES (PLACE AS NEEDED)
- FLOW ARROW

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FIRM MAP 35001C0328J

Per Firm Map 35001C0328J, dated November 4, 2016, the site is located outside of the 0.2% Annual Chance Floodplain.

FOR REFERENCE ONLY

EROSION CONTROL NOTES:

- EROSION CONTROL MEASURES SHALL FOLLOW THE STORM WATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) TO BE KEPT ON-SITE AT ALL TIMES WITH THESE CONSTRUCTION DOCUMENTS FOR COMPLIANCE WITH THE N.P.D.E.S. GENERAL PERMIT.
- ALL DISTURBED AREAS SHALL BE STABILIZED PRIOR TO PROJECT COMPLETION. THIS ALSO APPLIES TO ALL STAGING AREAS.
- THE TECHNIQUES SHOWN TO PREVENT SEDIMENTATION AND ERODED SOIL FROM LEAVING THE SITE HAVE BEEN SHOWN USING THE ENGINEER'S BEST JUDGMENT. CONTRACTOR SHALL NOTIFY CONSULTING ENGINEER AT ONCE IF SITE CONDITIONS WARRANT ADDITIONAL EROSION CONTROL MEASURES. CONTRACTOR IS RESPONSIBLE FOR TAKING IMMEDIATE ACTION TO REMEDY EROSION CONTROL WHILE CONSULTING ENGINEER IS PREPARING RESPONSE.
- PRIOR TO COMMENCING ANY CONSTRUCTION, PERIMETER SILT FENCE, INLET PROTECTION, WATTLES, AND TEMPORARY POND SHALL BE INSTALLED.
- AS STORM DRAIN INLETS ARE COMPLETED, TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED.
- EROSION CONTROL MEASURES (BMPs) SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- ALL EROSION CONTROL MEASURES SHALL BE PLACED BASED ON CONTRACTOR'S BEST JUDGMENT AND CONSTRUCTION PHASING TO MINIMIZE SILT RUNOFF TO THE MAXIMUM EXTENT PRACTICABLE. CONTRACTOR IS RESPONSIBLE TO KEEP THE ADJACENT ROADWAYS CLEAN OF MUD, CLODS, ROCKS, AND DEBRIS.
- TEMPORARY INLET PROTECTION TO BE REMOVED OR ADDED BASED ON EXISTING STORM OR SEWER REMOVAL AND/OR PROPOSED STORM SEWER CONSTRUCTION. FUNCTIONING INLETS SHALL BE INLET PROTECTED AT ALL TIMES. (USE PIPE INLET PROTECTION AS NEEDED).

SUGGESTED SEQUENCE OF CONSTRUCTION PHASE:

- PREPARE TEMPORARY PARKING AND STORAGE AREAS
- INSTALL TEMPORARY SITE FENCING, CONSTRUCTION ENTRANCE, AND SILT FENCES
- CUT GRADES FOR TEMPORARY PONDING
- SAWCUT AND DEMOLISH EXISTING PAVEMENT
- CLEAR AND GRUB THE SITE
- ROUGH GRADE THE SITE
- START CONSTRUCTION OF UTILITIES AND ROADS
- PAVE SITE
- INSTALL LANDSCAPE BUFFER SWALES AND RIP RAP
- REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

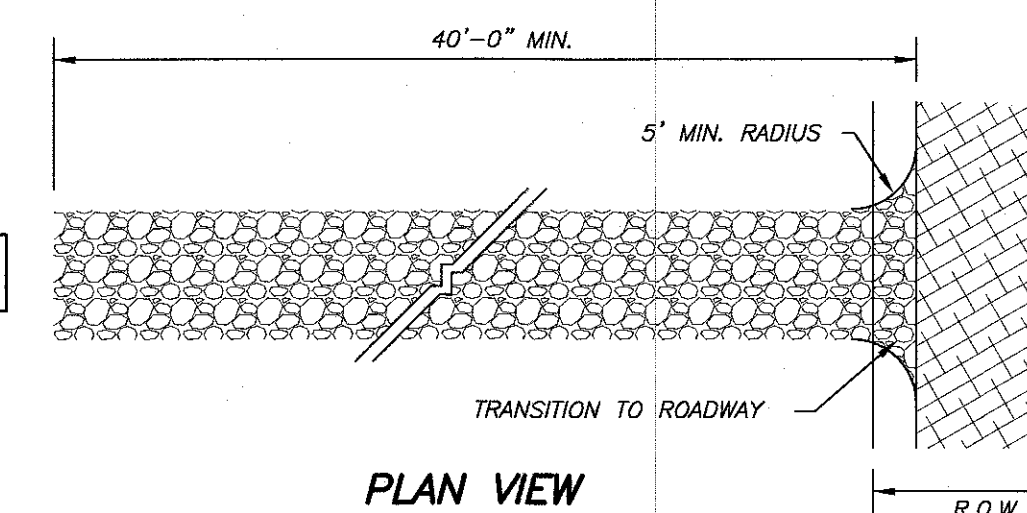
NOTE:
PRE-CONSTRUCTION RUNOFF COEFFICIENT: 0.30
POST-CONSTRUCTION RUNOFF COEFFICIENT: 0.50

NOTE: TOTAL DISTURBED AREA IS ABOUT 6.40 ACRES. ALL DISTURBED AREAS MUST BE RETURNED TO EXISTING CONDITIONS OR BETTER. NATIVE SEEDING MIX SHALL BE USED AS REQUIRED.

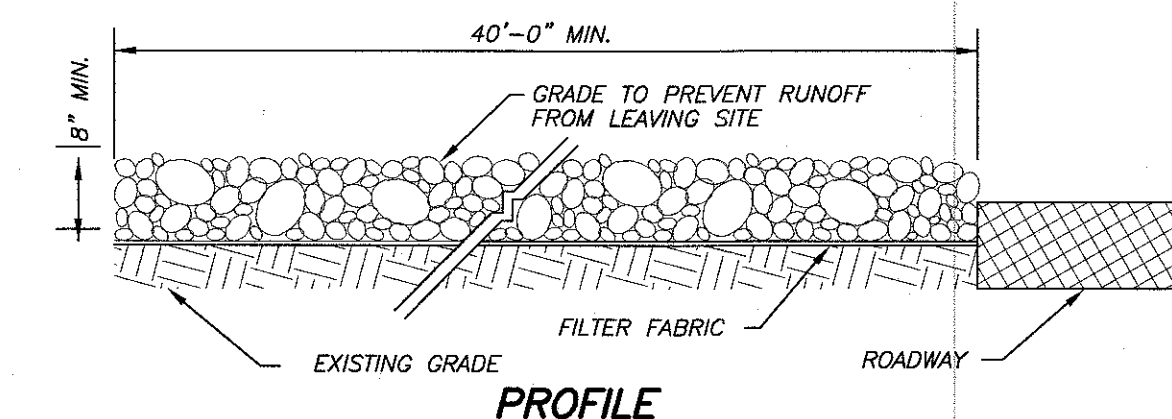
NOTE: INSTALL SILT FENCE TO TEMPORARY CONSTRUCTION FENCING TO PROTECT AGAINST BLOWING DUST.

NOTE: CONTRACTOR SHALL REMOVE SEDIMENT AND DEBRIS ON ADJACENT ROADWAYS DAILY.

NOTE: ALL INTERNAL PONDS AND SWALES ARE PRIVATE AND SHALL BE GRADED PER PLAN; HOWEVER, THEY ARE NOT PART OF THE CITY WORK ORDER.



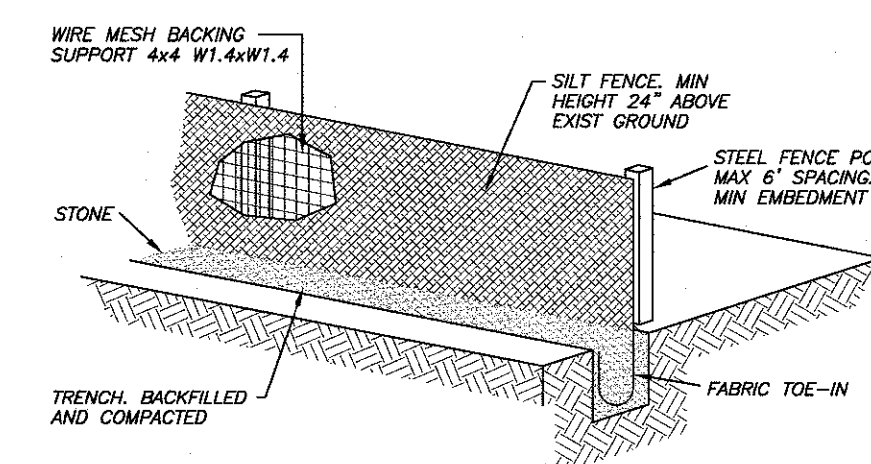
PLAN VIEW



PROFILE

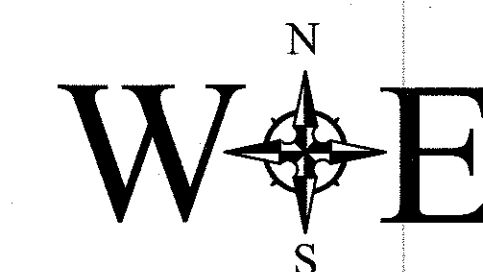
CONSTRUCTION ENTRANCE

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE



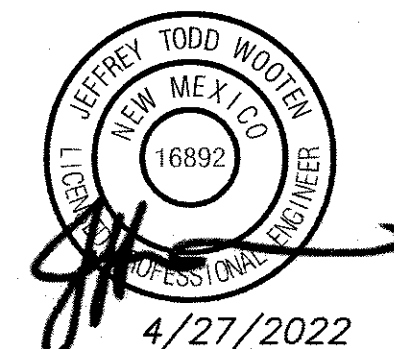
Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560

CITY OF ALBUQUERQUE
PUBLIC WORKS DIVISION
ENGINEERING GROUP

98th / Bluewater Commercial Development EROSION & SEDIMENT CONTROL PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
Approved by Albuquerque City Engineer and Design Review Committee, Sept. 6, 2022				
CITY PROJECT NO. 676285	ZONE MAP NO. K-9-Z	SHEET # 18 of 24		

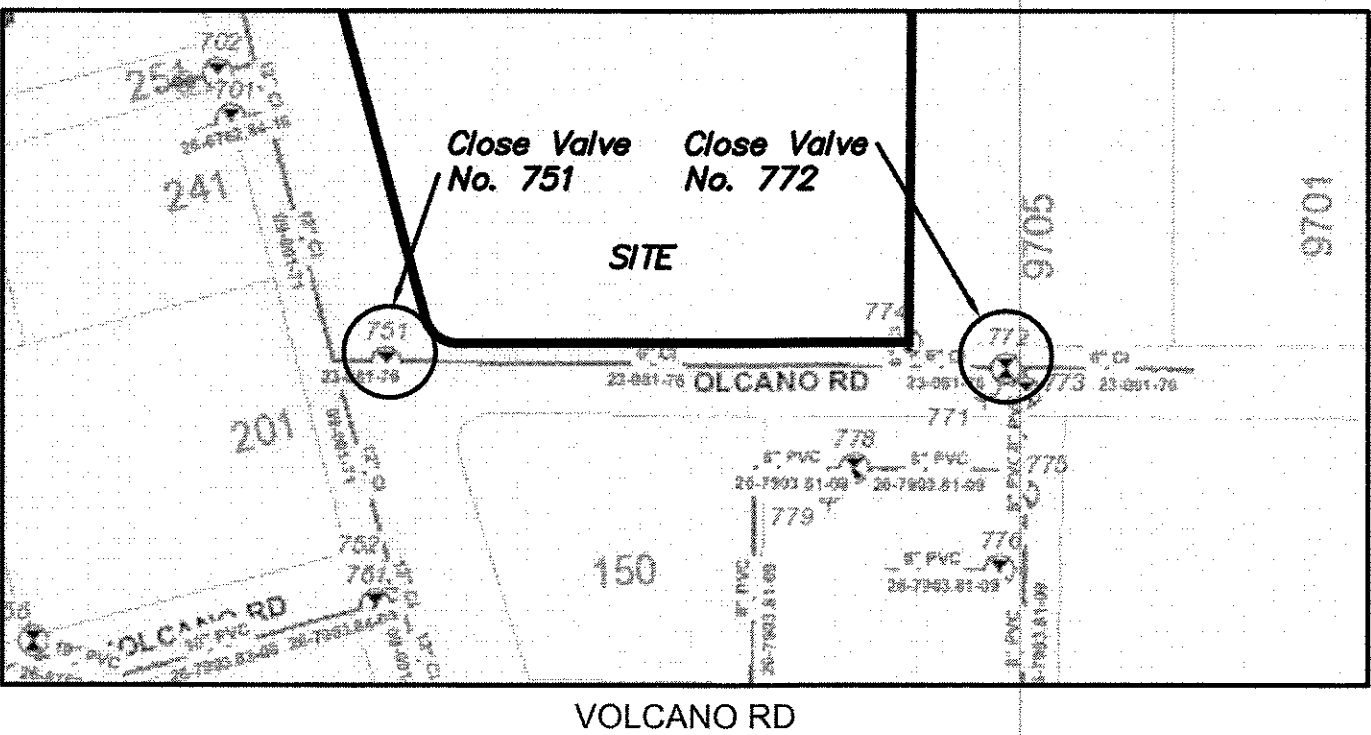
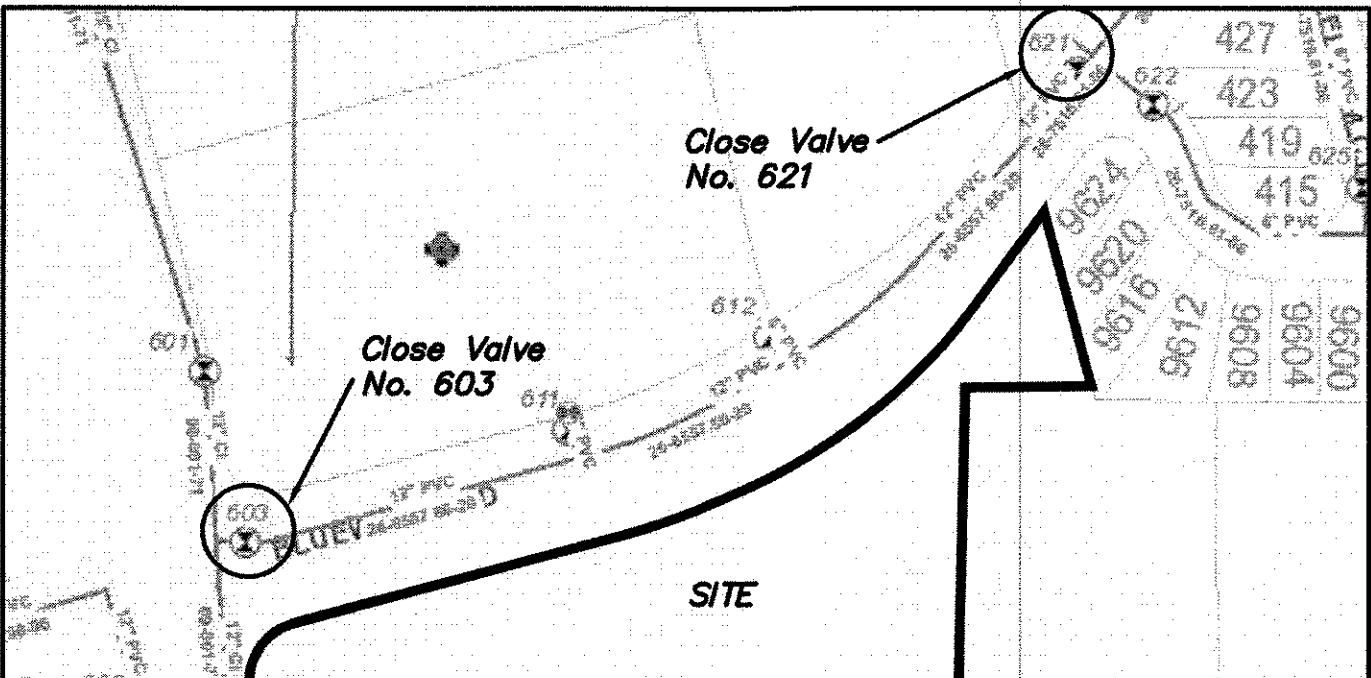
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	Franklin's Earthmoving, LLC	STANDARD A.C.S. BRASS TABLET	DATE	BY	NO.	DATE	BY
STAKED BY	Hult-Zollars	NEW MEXICO STATE PLANE COORDINATES					
FIELD OBSERVATION BY	COA/ABCWUA/TWLC	(CENTRAL ZONE-N.A.D. 1983)					
DRAWING BY	Hult-Zollars/TWLC	N=1,482,904.725					
CORRECTED BY		E=1,496,061.706					
MICRO-FILM INFORMATION		PUB. EL=5140.082 NAVD 1983					
RECORDED BY		GROUND TO GRID FACTOR=0.99861940					
DATE		DELTA ALPHA ANGLE = -0°16'38.12"					
NO.							



REMARKS	REVISIONS
DESIGN	
DATE: October 2021	BY: JTW
DATE: October 2021	DRAWN BY: RC
DATE: 2021015	DRAWN NAME: JTW
DATE: October 2021	CHECKED BY: JTW

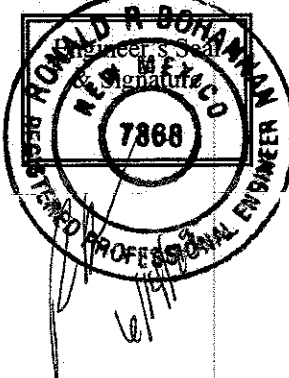
WATER UTILITY AUTHORITY
WATER SHUT-OFF PLANS

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 FOURTEEN (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://www.abcwua.org/water_shut_off_and_turn_on_procedures.aspx



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

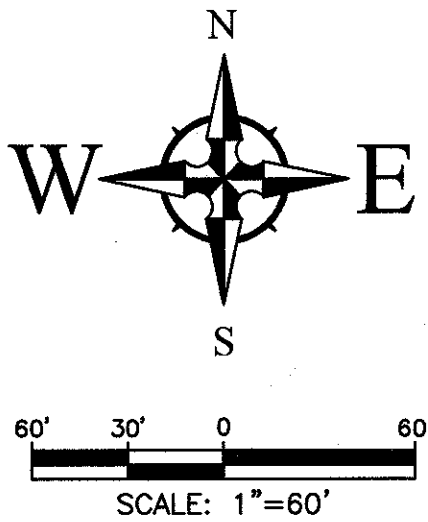
I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Jason D. Smith, of Huitt Zollars, NMPs number 17122.



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

CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP			
98th / Bluewater Commercial Development			
WATER INFRASTRUCTURE PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	
Approved by Albuquerque City Engineer and Design Review Committee, Sept. 6, 2022		MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET #	
676285	K-9-Z	19 of 24	

W E Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560



Southerly Portion of Tract 13 Lands of C.H. Hall (12/20/1946, 81-120) Owner: Rudolfo & Troy Barrovecz

Southerly Portion of Tract 13 Lands of C.H. Hall (12/20/1946, 81-120) Owner: Rudolfo & Troy Barrovecz

ALL WATER LINES SHALL BE C900 PVC(DR-18).
WATERLINE CONNECTIONS PER ABCWUA STD DWG 2301
WATER TRACE WIRES PER ABCWUA STD DWG 2302
WATER VALVES PER ABCWUA STD DWG 2326/2328
PRIVATE FIRE LINE VALVES PER ABCWUA STD DWG 2326/2329
WATER SERVICE PER ABCWUA STD DWG 2361/2363/2367
FIRE HYDRANTS PER ABCWUA STD DWG 2340/2342

NOTE:
CONTRACTOR SHALL USE TRENCH BOX AS NECESSARY TO MINIMIZE TRENCH WIDTH AND PAVEMENT REMOVAL/REPLACEMENT.

INSTALL:
1 - 8"x6" TEE, PVT 6" FIRE LINE & CAP.

INSTALL:
1 - 6"x6" TEE (NON-PRESSURE CONNECTION)
1 - 6" GATE VALVE
1 - 8"x6" REDUCER
6" VALVE LOCATION
NAD 83 SP X: 1493641.26
NAD 83 SP Y: 1483905.584
NAVD 88 SP Z: 5203.59

SAWCUT/REMOVE/REPLACE EXISTING ASPHALT PAVEMENT AND CONC CURBS/GUTTER PER COA STD DWG 2465.

REFERENCE SHEET C20 FOR THE SANITARY SEWER PLAN AND PROFILE.

INSTALL:
1 - 8"x6" TEE, FH ASSEMBLY & 6" VALVE. 6" VALVE LOCATION:
NAD 83 SP X: 1493619.76
NAD 83 SP Y: 1484024.693
NAVD 88 SP Z: 5206.992

INSTALL:
1 - 1.5" WATER SERVICE

INSTALL:
1 - 8"x6" TEE, FH ASSEMBLY & 6" VALVE. 6" VALVE LOCATION:
NAD 83 SP X: 1493476.841
NAD 83 SP Y: 1484266.908
NAVD 88 SP Z: 5212.486

INSTALL:
1 - 1.5" WATER SERVICE

INSTALL:
1 - WATER SERVICE

INSTALL:
1 - 8"x6" TEE, FH ASSEMBLY & 6" VALVE. 6" VALVE LOCATION:
NAD 83 SP X: 1493424.103
NAD 83 SP Y: 1484487.502
NAVD 88 SP Z: 5215.635

INSTALL:
1 - 2" WATER SERVICE

INSTALL:
1 - 8"x6" TEE, PVT 6" FIRE LINE & CAP.

INSTALL:
1 - 8"x6" TEE, FH ASSEMBLY & 6" VALVE. 6" VALVE LOCATION:
NAD 83 SP X: 1493439.095
NAD 83 SP Y: 1484665.926
NAVD 88 SP Z: 5216.576

INSTALL:
1 - 1.5" METER & SERVICE

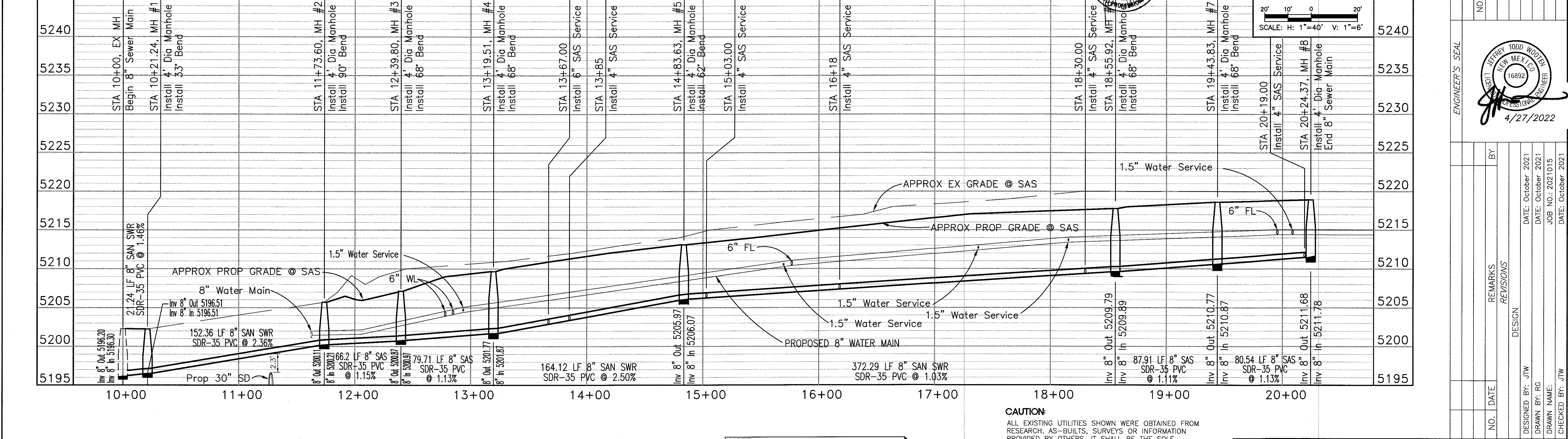
REFERENCE SHEET C20 FOR THE SANITARY SEWER PLAN AND PROFILE.

INSTALL:
1 - 8"x6" TEE, FH ASSEMBLY & 6" VALVE. 6" VALVE LOCATION:
NAD 83 SP X: 1493476.59
NAD 83 SP Y: 1484686.695
NAVD 88 SP Z: 5217.06

SAWCUT/REMOVE/REPLACE EXISTING ASPHALT PAVEMENT AND CONC CURBS/GUTTER PER COA STD DWG 2465.

INSTALL:
1 - 12"x8" TEE (NON-PRESSURE CONNECTION)
1 - 8" GATE VALVE
8" VALVE LOCATION:
NAD 83 SP X: 1493460.684
NAD 83 SP Y: 1484938.897
NAVD 88 SP Z: 5216.836

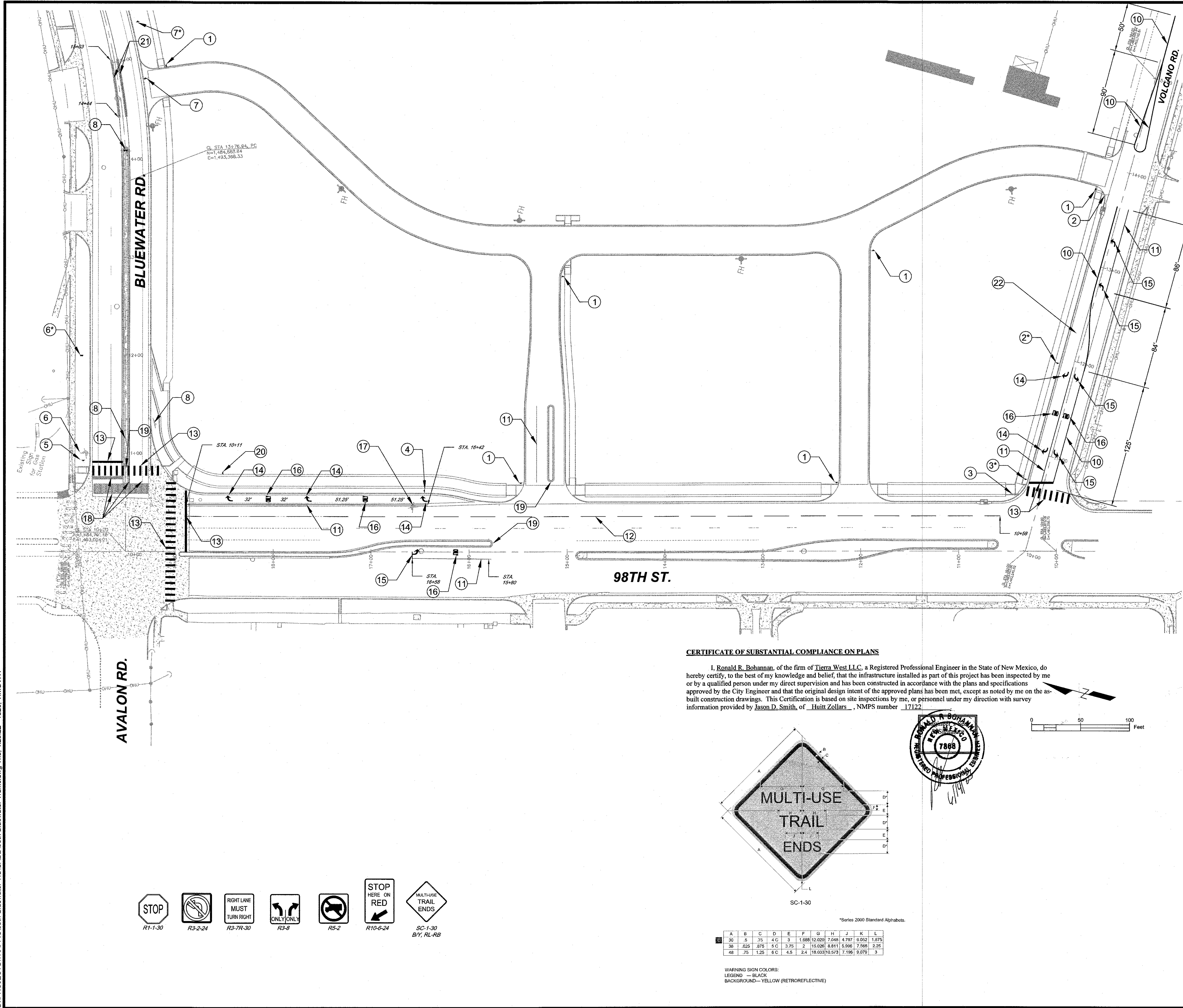
NOTE:
AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, 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.



NOTE:
 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 MATERIAL 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.

W  E Wooten Engineering
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Phone: (505) 980-3560

		CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP			
98th / Bluewater Commercial Development <i>SANITARY SEWER PLAN / PROFILE</i>					
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST DESIGN UPDATE	MO./DAY/YR.
Approved by Albuquerque City Engineer and Design Review Committee, Sept. 6, 2022					
CITY PROJECT NO. 676285		ZONE MAP NO. K-9-Z		SHEET # 20 of 24	



SIGNING & STRIPING KEYED NOTES #		AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGNED BY		DRAWN BY		CHECKED BY		
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	
1	INSTALL NEW R1-1-30 SIGN	CONTRACTOR	Franklin's Engineering, LLC	A.C.S. MONUMENT	7'-40" Type 3	NO.	DATE		NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
2	REMOVE & RESET EXISTING R3-8b SIGN TO STA. 11+93 ~20' LT.	INSPECTOR	Huitt Zollars	STANDARD A.C.S. BRASS TABLE		NO.	DATE		NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
3	REMOVE & RESET EXISTING R1-1 (STOP) SIGN TO STA. 10+70 ~20' LT.	FIELD ENGINEER	COA ABCWUA/TWLC	NEW MEXICO STATE PLANE COORDINATES		NO.	DATE		NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
4	INSTALL NEW R3-7R-30 SIGN	DATE		N= 1,492,904.725		NO.	DATE		NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
5	INSTALL NEW R10-6-24 SIGN	DATE		E= 1,496,061.706		NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	
6	REMOVE & RESET EXISTING R3-8 SIGN TO STA 12+00 ~45' LT.	DATE		PUB. EL=5140.082 NAVD 1988		NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	
7	REMOVE & RESET EXISTING R5-2 (NO TRUCKS) SIGN TO STA 15+35 ~30' RT.	DATE		GROUND TO GRID FACTOR= 0.999881940		NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	
8	EXISTING SIGN TO REMAIN (NOT USED)	DATE		DELTA ALPHA ANGLE = 0°16'38.12"		NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	
9	4" SOLID DOUBLE YELLOW REFLECTORIZED PAINTED STRIPE	DATE				NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	
10	4" SOLID WHITE REFLECTORIZED PAINTED STRIPE	DATE				NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	
11	4" DASHED WHITE REFLECTORIZED PAINTED STRIPE (10' STRIPE / 30' GAP)	DATE				NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	
12	24" SOLID WHITE REFLECTORIZED PLASTIC PAVEMENT MARKING. CROSS-WALK STRIPES SHALL BE 2' WIDE BY 10' LENGTH	DATE				NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	
13	REFLECTORIZED PLASTIC ARROW RT	DATE				NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	
14	REFLECTORIZED PLASTIC ARROW LT	DATE				NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	
15	REFLECTORIZED PLASTIC WORD ONLY	DATE				NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	
16	REMOVE AND SALVAGE EXISTING R3-8X SIGN	DATE				NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	
17	REMOVE EXISTING CROSSWALK PAVEMENT STRIPES	DATE				NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	
18	PAINT ISLAND MEDIAN NOSE/CURB RADIUS YELLOW	DATE				NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	
19	INSTALL NEW SC-1-30 SIGN	DATE				NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	
20	REMOVE EXISTING DOUBLE YELLOW STRIPES ACROSS DRIVEWAYS	DATE				NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	
21	REMOVE EXISTING DOUBLE YELLOW STRIPES, WHITE STRIPES, STOP BARS, AND PAVEMENT SYMBOLS FROM VOLCANO (NOT SHOWN FOR CLARITY) PRIOR TO PLACEMENT OF FINAL PAVEMENT MARKINGS	DATE				NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	
22	*ASTERISK DENOTES RELOCATED SIGN	DATE				NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	

RECORD DRAWINGS

TRAFFIC SIGNAL NOTES

1. THE CITY OF ALBUQUERQUE GENERAL CONDITIONS AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION AS AMENDED, SHALL GOVERN CONTRACTOR.
2. LOCATIONS OF CONDUITS, FOUNDATIONS, CONTROL CABINETS, POLES, PULL BOXES, MANHOLES, AND SPLICE CABINETS SHOWN ON THE PLANS ARE SCHEMATIC AND SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. THE CONTRACTOR SHALL MEET WITH THE PROJECT MANAGER IN THE FIELD AT ALL LOCATIONS TO SPOT EQUIPMENT BEFORE EQUIPMENT BEFORE BEGINNING THE WORK. ALL SUCH EQUIPMENT SHALL BE INSTALLED IN THE RIGHT-OF-WAY.
3. THE CONTRACTOR IS WARNED THAT EXISTING CONDUIT MAY CONTAIN AC POWER AND CAUTION SHALL BE EXERCISED IN INTERCEPTING OR INSTALLING CABLE IN EXISTING CONDUIT.
4. MASTARMS SHALL BE PLACED 90° TO THE CENTERLINE UNLESS OTHERWISE NOTED.
5. SPLICING OF COMMUNICATIONS CABLE WILL NOT BE PERMITTED IN PULL BOXES. SPLICING OF COMMUNICATIONS CABLE WILL BE PERMITTED ONLY AT SPLICE CABINET OR CONTROL CABINETS WITH SPLICE BLOCKS OR SPLICE CLOSURES.
6. ALL VIDEO DETECTION AND COAXIAL CABLES SHALL BE TAGGED AT THE CONTROL CABINET TO IDENTIFY EACH CABLE BY CAMERA NUMBER AND LOCATION. ALL OPTICAL DETECTOR CABLES SHALL BE TAGGED AT THE CONTROL CABINET TO IDENTIFY EACH BY DIRECTION AND LOCATION.
7. THE CONTRACTOR SHALL NOTIFY THE CITY OF ALBUQUERQUE TRAFFIC ENGINEERING OPERATIONS (857-8000) THREE (3) WORKING DAYS IN ADVANCE OF ANY ANTICIPATED WORK ON SIGNALS, LIGHTING, AND POWER SERVICES. TRAFFIC ENGINEERING OPERATIONS PERSONNEL WILL ASSIST THE CONTRACTOR IN FIELD LOCATION OF EQUIPMENT, COLOR CODING OF WIRING, AND MUST BE PRESENT WHEN SIGNALS ARE SHUT OFF OR TURNED ON. THE CONTRACTOR SHALL ALSO NOTIFY THE CITY EACH TIME A TRAFFIC SIGNAL CONTROL DOOR IS OPENED. CONTRACTOR SHALL NOTIFY TRAFFIC ENGINEERING OPERATIONS EACH TIME A TRAFFIC SIGNAL CONTROL DOOR IS OPENED.
8. THE CONTRACTOR SHALL NOTIFY PNM THIRTY (30) DAYS IN ADVANCE OF ANTICIPATED POWER SERVICE CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WITH PNM TO ESTABLISH ELECTRICAL SERVICE IN THE CITY'S NAME. THE CONTRACTOR SHALL PAY THE LOCAL POWER COMPANY ALL COSTS TO PROVIDE ELECTRICAL SERVICE.
9. THE CONTRACTOR SHALL REMOVE ALL CONFLICTING SIGNING AND DELIVER TO COA PINO YARD WHEN TRAFFIC SIGNALS ARE PUT INTO OPERATION.
10. FOR CONDUITS CONTAINING ONLY LOW VOLTAGE COMMUNICATION CABLES, THE REQUIREMENTS FOR SINGLE CONDUCTOR COPPER #8 AWG MAY BE WAIVED WHERE PERMITTED BY THE NATIONAL ELECTRIC CODE.
11. EXISTING CONDUITS TO BE REMOVED OR ABANDONED SHALL HAVE ALL WIRING REMOVED.
12. EXISTING CONDUITS SHALL BE REPAIRED, ADJUSTED, OR REPLACED AS DIRECTED BY THE PROJECT MANAGER WHERE ELECTRICAL PULL BOXES OR TRAFFIC MANHOLES ARE INSTALLED OR REPLACED.
13. THE CONTRACTOR SHALL ARRANGE FOR CITY POLICE OFFICERS TO DIRECT TRAFFIC WHEN NEW SIGNALS ARE PLACED INTO OPERATION OR WHEN EXISTING SIGNALS ARE TEMPORARILY SHUT OFF.
14. THE CONTRACTOR SHALL CAP UNUSED WIRING.
15. SIGNALS NEAR EXISTING OVERHEAD POWER LINES MUST MAINTAIN A VERTICAL CLEARANCE AND/OR HORIZONTAL CLEARANCE FROM THE CLOSEST PHASE CONDUCTOR. PNM WILL ASSIST IN MEASUREMENT AND DETERMINATION OF CLEARANCE.
16. ALL CONDUIT INSTALLED IN A TRENCH SHALL BE FLAGGED WITH CAUTION TAPE ONE FOOT ABOVE CONDUIT.
17. ALL PEDESTRIAN PUSH BUTTONS SHALL BE ADA COMPLIANT INCLUDING:
 - A. ADJACENT TO LEVEL. ALL-WEATHER SURFACE
 - B. INSTALLED AT A HEIGHT BETWEEN 36 IN. AND 42 IN. FROM FINISHED GRADE
 - C. INSTALLED WITHIN A HORIZONTAL REACH OF 0-10 IN. FROM FACE OF CURB
 - D. INSTALLED BETWEEN 1.5 FT. TO 6 FT. FROM THE CURB, SHOULDER, OR PAVEMENT AND WILL NOT EXCEED 10 FT.
18. THE CONTRACTOR SHALL PROVIDE GEOGRAPHIC INFORMATION SYSTEM (GIS) DOCUMENTATION OF ALL EQUIPMENT AND INFRASTRUCTURE INSTALLED. GIS MAPPING SHALL BE PERFORMED BY A QUALIFIED AGENT OR FIRM AND BE PROVIDED TO CITY OF ALBUQUERQUE TRAFFIC ENGINEERING DIVISION (CABQ TED) FOR REVIEW AND ACCEPTANCE. CABQ TED WILL PROVIDE GIS SCHEMA TO BE USED BY THE CONTRACTOR OR CONTRACTOR'S AGENT/FIRM. CONTRACTOR SHALL COLLECT GPS COORDINATES, PHOTOS, AND ATTRIBUTES FOR CONSTRUCTED OR MODIFIED FIELD INFRASTRUCTURE ITEMS AS DIRECTED BY CABQ TED AND AS SHOWN IN THE CABQ TED PROVIDED GIS SCHEMA. ESRI SHAPEFILES SHALL BE USED TO STORE AND DELIVER COLLECTED DATA. DATA COLLECTION SHALL BE PERFORMED USING GPS EQUIPMENT ACCURATE TO 2.5 METERS, AND ALL COLLECTED FEATURES SHALL BE ACCURATE TO 2.5 METERS. SHAPEFILES SHALL BE IN THE PROJECTION NAD83 HARN STATEPLANE NEW MEXICO CENTRAL FEET. DATA COLLECTION USING AERIAL IMAGERY AND/OR AS-BUILD DRAWINGS SHALL NOT BE ALLOWED UNLESS EXPLICITLY STATED BY CABQ TED PRIOR TO DATA COLLECTION.
19. THE RADAR VEHICLE DETECTION SYSTEM SHALL BE EVO RADAR BY ECOLNOLITE. THE RADAR VEHICLE DETECTION SYSTEM SHALL INCLUDE ALL NECESSARY HARNESES, MATERIALS, AND MISCELLANEOUS COMPONENTS NECESSARY TO PROVIDE A COMPLETE AND OPERATING SYSTEM. CABLES SHALL BE FURNISHED AND INSTALLED TO ALLOW REMOTE DETECTOR SETUP AND RETRIEVAL OF DATA IN THE VEHICLE DETECTION UNIT.

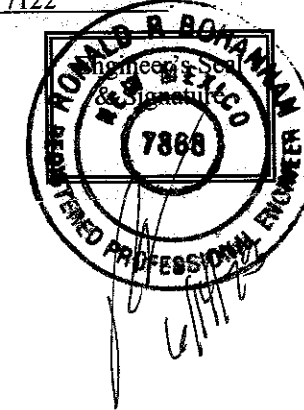
CONDUIT & CONDUCTOR REQUIREMENTS

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










¹ ALL CONDUIT TO BE RIGID ELECTRICAL CONDUIT (PVC)
² TWISTED PAIR FROM BASE TO PUSH BUTTON.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Tierra Verde LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Jason D. Smith, of Huitt Zollars, NMPMS number 17122



TRAFFIC SIGNAL LEGEND

NEW	EXISTING	ITEM
		PULL BOX
		SERVICE POLE
		METER PEDESTAL
		CONTROLLER CABINET
-----	-----	CONDUIT RUN (SIGNALS)
		TRAFFIC SIGNAL PEDESTAL
		CONDUIT RUN NUMBER (SIGNAL)
		TYPE III STANDARD WITH MASTARM, TRAFFIC SIGNAL BACKPLATE, OPTICAL DETECTOR, LUMINAIRE AND VIDEO CAMERA
		PEDESTRIAN PUSH BUTTON (MOUNTED TO SIDE OF POLE WHERE INDICATED)
		PEDESTRIAN SIGNALS (MOUNTED TO SIDE OF POLE WHERE INDICATED)
		RADAR DETECTOR

AS BUILT INFORMATION

WORK	DATE
CONTRACTOR	DATE
INSPECTED BY	DATE
NSPECTOR'S	DATE
ACCEPTANCE BY	DATE
FIELD	DATE
VERIFICATION BY	DATE
DRAWINGS	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
No.	

BENCH MARKS

A.C.S. MONUMENT "7-49", Type 3
STANDARD A.C.S. BRASS TABLET
NEW MEXICO STATE PLANE COORDINATES
N = 1,492,904.725
E = 1,496,061.706
PUB. EL=5140.082 NAVD 1988
GROUND TO GRID FACTOR= 0.9998966666
DELTA ALPHA ANGLE = -0°16'38.12"

SURVEY INFORMATION

[illegible]

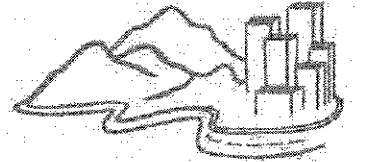
ENGINEER'S SEAL



4/27/2022

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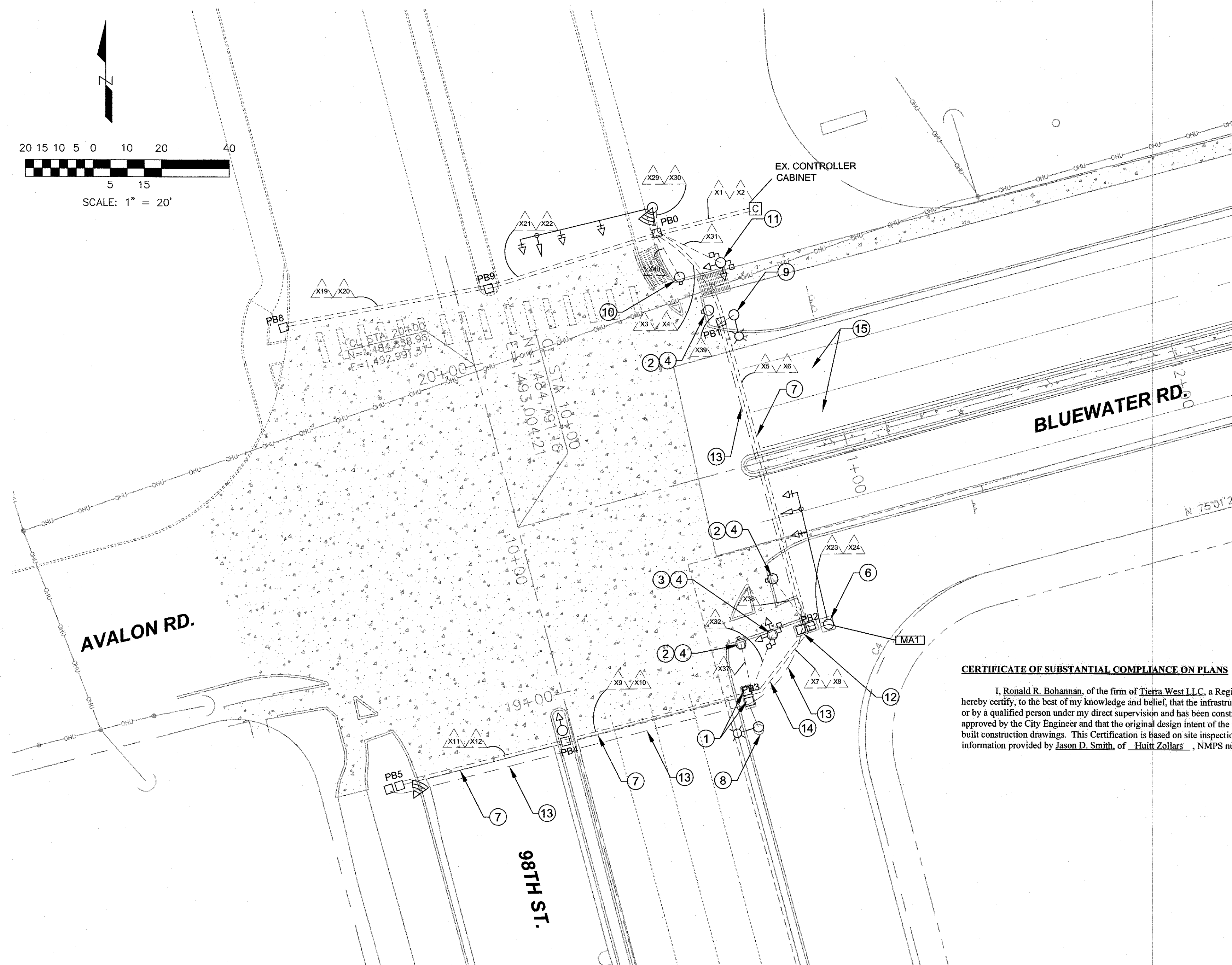
Civil Transformations Inc.
2929 Coors Blvd. NW, Suite 309
Albuquerque, NM 87120
(505) 508-3374
www.civiltransformations.com



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

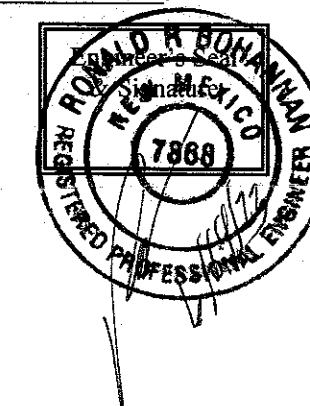
TRAFFIC SIGNAL NOTES & LEGEND

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.			
Project No.	676285	Zone Map No.	K-9-Z	Sheet	22	of	24



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohanan, of the firm of Tierra WSL LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Jason D. Smith, of Huitt Zollars, , NMPS number 17122.



ELECTRICAL DEMOLITION KEYED NOTES (#)

1. REMOVE AND DISPOSE EXISTING PULL BOX.
2. REMOVE AND SALVAGE EXISTING 4' PEDESTAL POLE.
3. REMOVE AND SALVAGE EXISTING 15' PEDESTAL POLE.
4. REMOVE AND DISPOSE EXISTING PEDESTAL POLE FOUNDATION.
5. EXISTING TRAFFIC SIGNAL PULL BOX TO REMAIN.
6. EXISTING 40" TYPE II MASTARM TO REMAIN.*
7. EXISTING TRAFFIC SIGNAL CONDUITS TO REMAIN.
8. REMOVE AND RELOCATE EXISTING STREET LIGHT STANDARD AND LUMINAIRE"; REMOVE AND DISPOSE OF EXISTING STREET LIGHT FOUNDATION.
9. EXISTING STREET LIGHT STANDARD TO REMAIN.
10. EXISTING 4' PEDESTAL POLE TO REMAIN.
11. EXISTING 15' PEDESTAL POLE TO REMAIN.*
12. REMOVE AND RELOCATE EXISTING ELECTRICAL PULL BOX (LIGHTING).
13. EXISTING LIGHTING CONDUIT & CABLES.
14. EXISTING CONDUIT TO BE ABANDONED IN PLACE. EXISTING WIRING SHALL BE REMOVED FROM MEDIAN PULL BOX PB4 TO PB2*.
15. EXISTING DETECTOR LOOPS TO BE ABANDONED IN PLACE. ALL LOOPS SHALL BE DISCONNECTED IN THE CABINET*.

*SEE SIGNAL PLAN FOR MODIFICATIONS.


ELECTRICAL DEMOLITION GENERAL NOTES

1. THIS PROJECT IS A MODIFICATION OF THE EXISTING TRAFFIC SIGNAL. ELECTRICAL LABELS AND REFERENCES ARE AS SHOWN ON CITY PROJECT NO. CPN 655786.
2. CONTRACTOR SHALL EXERCISE CAUTION WHEN HANDLING EXISTING CABLES AS SPLICES EXIST WITHIN THE EXISTING CONDUIT RUNS.

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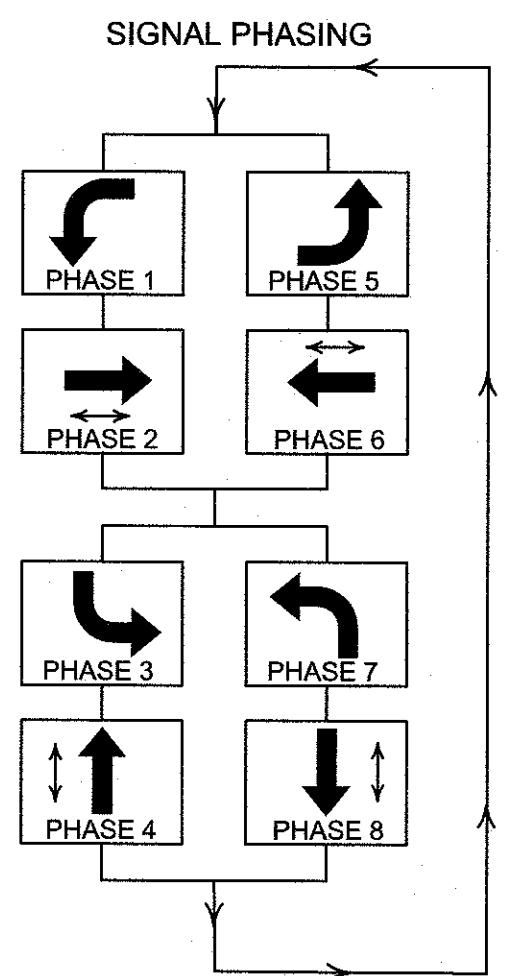
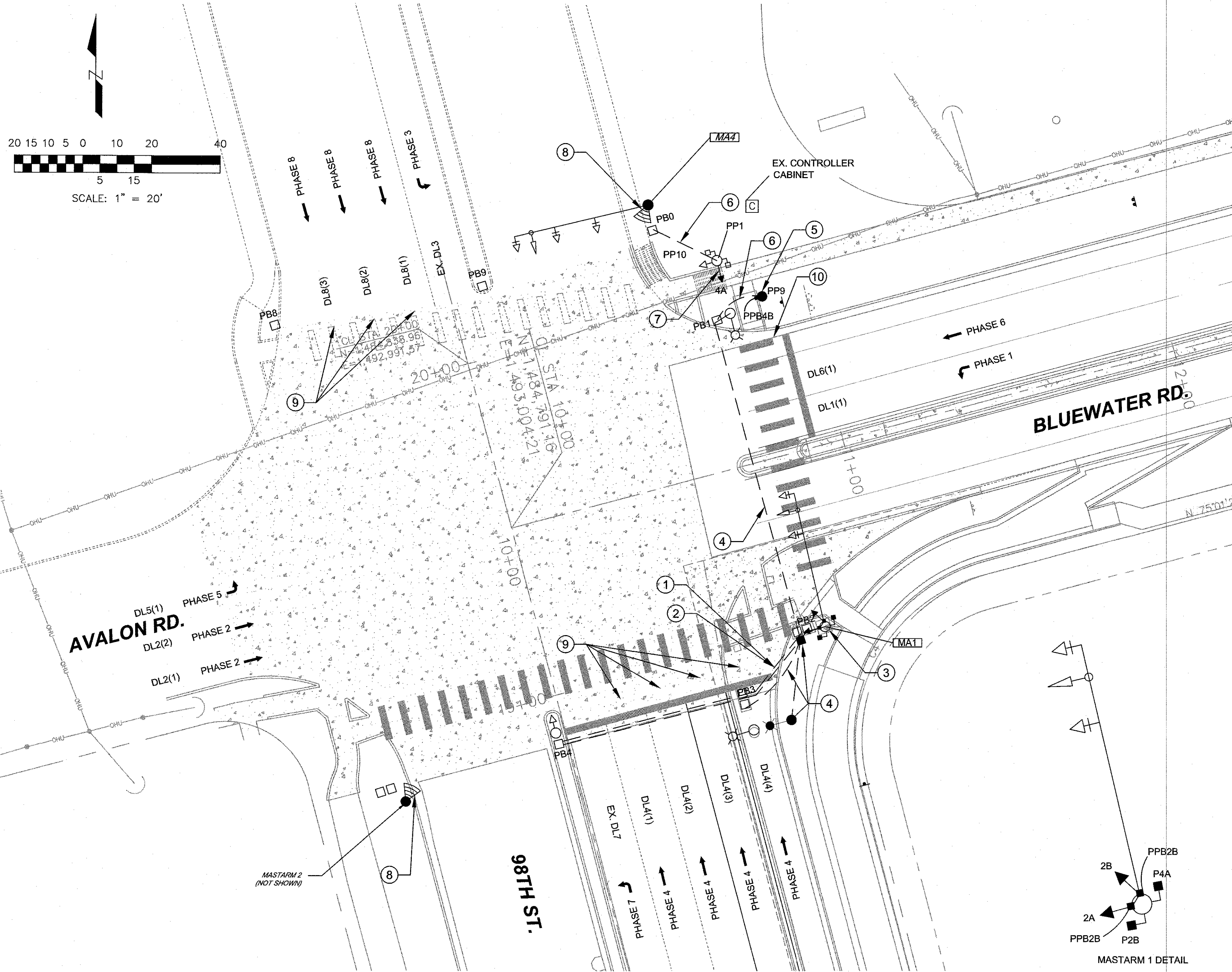
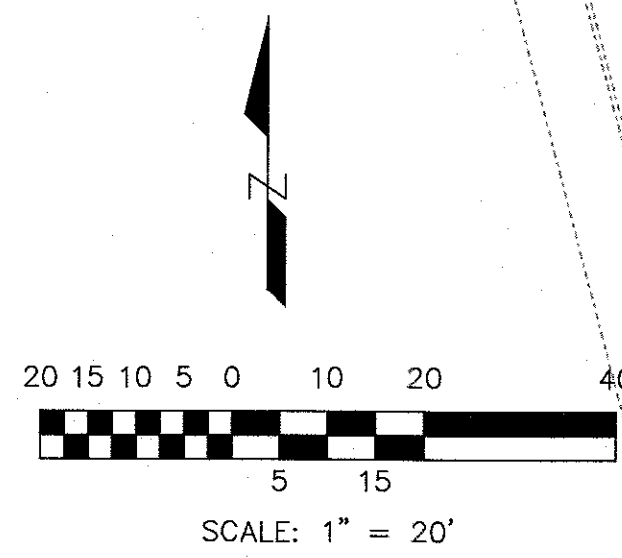
CITY OF ALBUQUERQUE

DEPARTMENT OF MUNICIPAL DEVELOPMENT

ENGINEERING DIVISION

98TH / BLUEWATER COMMERCIAL DEVELOPMENT
TRAFFIC SIGNAL DEMOLITION

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
Project No.	676285	Zone Map No. K-9-Z	Sheet 23 of 24	



- TRAFFIC SIGNAL KEYED NOTES (#)**
- INTERCEPT AND EXTEND 1-2" AND 1-3" CONDUIT TO PB3 AS NEEDED.
 - INSTALL 1-MCC20 & 2-SCC8 FROM PB4 TO PB3.
 - REMOVE EXISTING SIGNAL HEADS AND PPB'S FROM PP2 AND INSTALL ON MA2.
 - MODIFY EXISTING LIGHTING IN SOUTHEAST QUADRANT AS FOLLOWS:
 - INSTALL NEW LIGHTING PULL BOX ADJACENT TO EXISTING SIGNAL PULL BOX.
 - INTERCEPT EXISTING 2" LIGHTING CONDUIT AND EXTEND NEW 2" CONDUIT TO NEW LIGHTING PULL BOX AND TO NEW LIGHT FOUNDATION.
 - RERUN NEW ALUMINUM CABLES FROM EXISTING LIGHT IN NORTHEAST QUADRANT TO INCLUDE 2-SCC#4 AND 1-SCC#8 (GROUND).
 - RESET EXISTING LIGHT STANDARD AND LUMINAIRE ON NEW FOUNDATION.
 - RESET EXISTING 4" PEDESTAL POLE WITH PPB ON NEW FOUNDATION.
 - INSTALL 1-3" CONDUIT WITH 1-MCC#5 CABLE FROM PULL BOX TO RESET POLE.
 - REMOVE AND SALVAGE EXISTING 3-SECTION TRAFFIC SIGNAL ASSEMBLY AND INSTALL NEW 5-SECTION ASSEMBLY ON PP1 FOR RIGHT-TURN OVERLAP PHASE.
 - INSTALL EVO RADAR DETECTOR PER MANUFACTURER'S RECOMMENDATIONS.

- TRAFFIC SIGNAL GENERAL NOTES**
- THIS PROJECT IS A MODIFICATION OF THE EXISTING TRAFFIC SIGNAL. LABELS ARE AS SHOWN ON CITY PROJECT NO. CPN 655786.
 - CONTRACTOR SHALL EXERCISE CAUTION WHEN HANDLING EXISTING CABLES AS SPLICES EXIST WITHIN THE EXISTING CONDUIT RUNS.
 - EXISTING LOOP DETECTORS SHALL BE DISCONNECTED IN THE CABINET UPON OPERATION OF THE EVO DETECTORS.

ABBREVIATIONS

- MA1 MASTARM NUMBER
- PP1 PEDESTAL POLE NUMBER
- PPB1 PEDESTRIAN PUSH BUTTON NUMBER
- CC1 CONTROL CABINET NUMBER
- SC1 SPLICE CABINET NUMBER
- PB1 PULL BOX NUMBER (SIGNALS)
- PBS1 PULL BOX NUMBER (POWER)
- 3A SIGNAL HEAD NUMBER
- P1 PEDESTRIAN SIGNAL NUMBER
- MH1 TRAFFIC MANHOLE NUMBER

SYMBOL KEY

- MAX SIGNAL & CABINET ID
- AX CONDUIT RUN ID (SIGNALS)
- SX CONDUIT RUN ID (POWER SERVICE)
- CX CONDUIT RUN ID (INTERCONNECT)
- FX CONDUIT RUN ID (FLASHER)

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CITY OF ALBUQUERQUE
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TRAFFIC SIGNAL PLAN

Design Review Committee

City Engineer Approval

Last Design Update

Project No. 676285

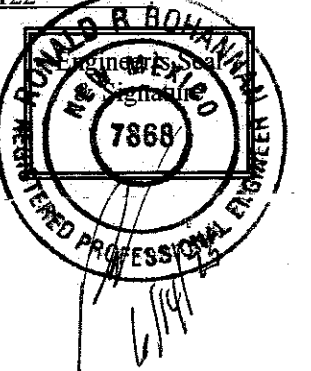
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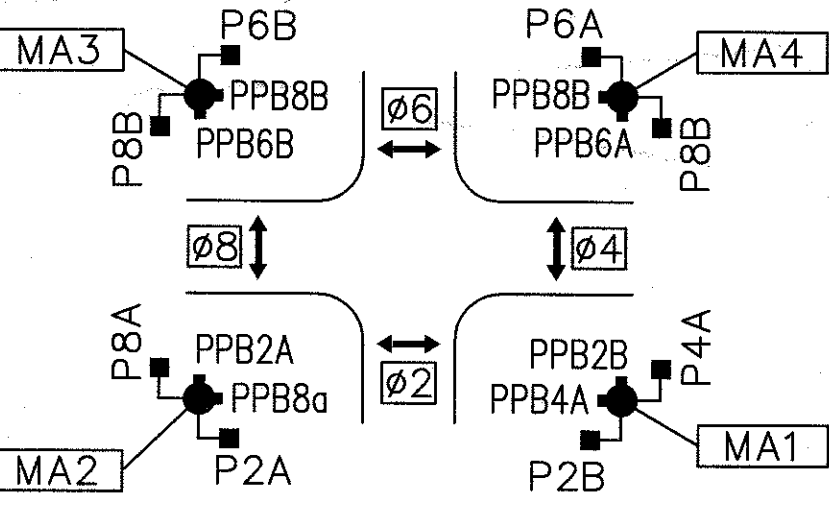
City Engineer and Design
Review Committee, Sept. 6, 2022

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

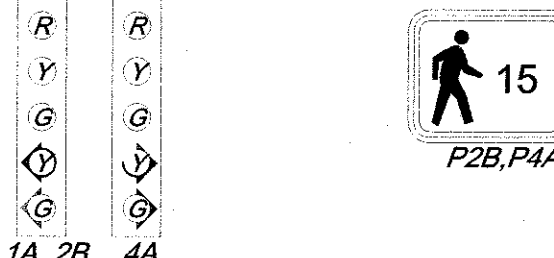
I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Jason D. Smith, of Huit Zollars, NMPS number 17122.



PEDESTRIAN SIGNAL & PUSHBUTTON IDENTIFICATION



TYPICAL SIGNAL FACE LENS ARRANGEMENTS



SIGNAL POLES AND MASTARMS			
ID #	TYPE	STATION	OFFSET
PP9	PEDESTAL POLE, 4'	10+89.84	46.5' LT