

CONSTRUCTION PLANS  
FOR  
PNM - RICHMOND SWITCHING STATION  
SIDEWALK AND DRIVEPAD INSTALLATION  
ALBUQUERQUE, NEW MEXICO

INDEX

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	ALTA
3	APPROVED GRADING AND DRAINAGE PLAN
4	PROPOSED SITE PLAN
5	SITE PLAN DETAILS

NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
5. REMOVAL AND REPLACEMENT OF THE EXISTING CURB & GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY). REMOVE CURB TO NEAREST JOINT. REMOVAL AND REPLACEMENT OF EXISTING SIDEWALK SHALL BE TO NEAREST JOINT.
6. WHEN TYING NEW SIDEWALK TO EXISTING SIDEWALK CONTRACTOR SHALL MATCH EXISTING SIDEWALK CROSS SLOPE WITHIN THE LAST FIVE FEET OF NEW SIDEWALK.

CONSTRUCTION NOTES:

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

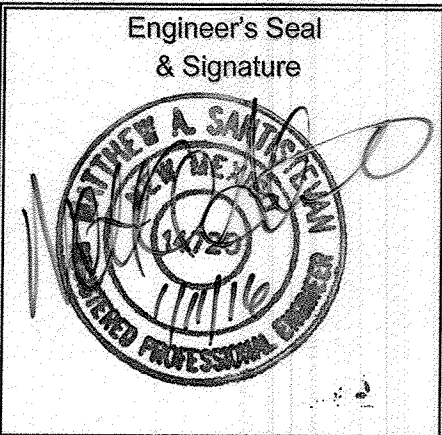
4. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION ENGINEER.
5. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
6. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
7. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, SURFACE DISTURBANCE).

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

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

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

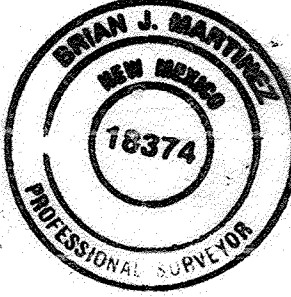
I, Matthew A. Santistevan, of the firm of Bohannon-Huston, Inc., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as shown on these drawings (PNM Richmond Switching Station Sidewalk and Drivepad Installation) has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction and survey information provided by the contractor, Franklin's Earthmoving Inc. and their surveyor, Brian J. Martinez, NMPS 18374.



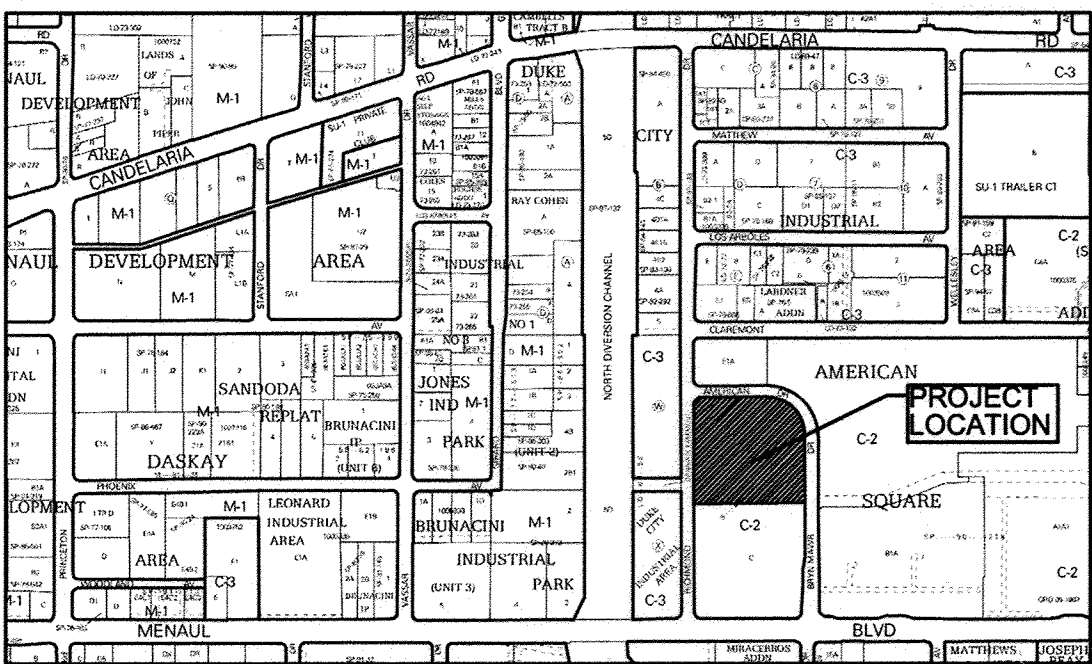
SURVEYOR'S CERTIFICATION

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

Brian J. Martinez  
BRIAN J. MARTINEZ, NMPS 18374



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.



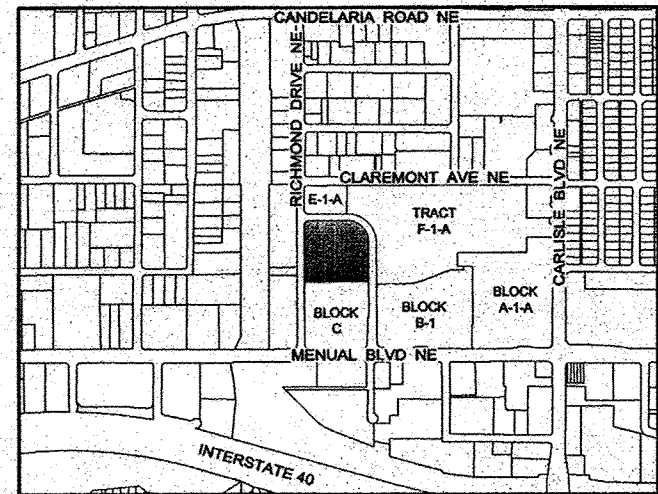
- VICINITY MAP H-16-Z
- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
  2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE NO. 8, INCLUDING AMENDMENT NO. 1.
  3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
  4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
  5. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT, TO THE CONSTRUCTION COORDINATION DIVISION, A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
  6. ALL WORK AFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
  7. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED W/ PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING, OR AS INDICATED BY THIS PLAN SET.
  8. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO ENSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
  9. CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE AND ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
  10. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
  11. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES, OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [http://abcwua.org/Water\\_Shut\\_off\\_and\\_Turn\\_on\\_Procedures.aspx](http://abcwua.org/Water_Shut_off_and_Turn_on_Procedures.aspx).

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

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

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LOCATION MAP  
NOT TO SCALE

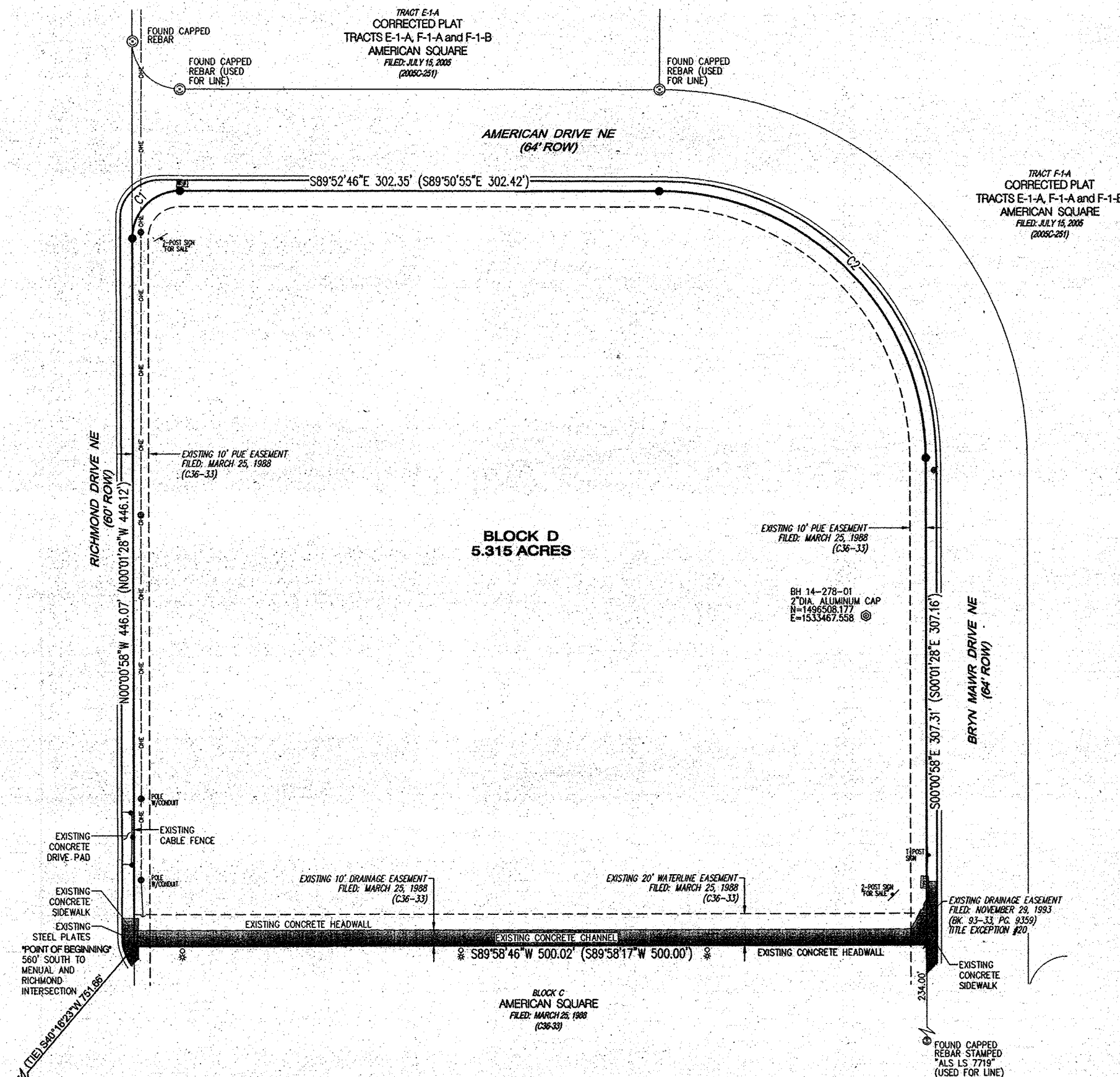
LEGEND	
●	BOLLARD
■	FIRE HYDRANT
▲	PIPE-AGE CAP
□	LIGHT POLE-METAL
—	ROAD-TRAFFIC
—	TELEPHONE RELAY BOX
—	TOP OF CONCRETE (ROADWAY)
—	CITY WIRE AND/OR GUY WIRE
—	POWER POLE
—	OVERHEAD POWER LINE
—	C&G (C&G)
—	CONCRETE PAD
—	DRAINAGE-FLOWLINE C&G
—	URBANY
—	HEADWALL
—	SIDEWALK
—	TOP OF STEEL PLATE

#### TITLE COMMITMENT SCHEDULE II B EXCEPTIONS

- Right of claims of parties in possession not shown by the public records.
- Easements or claims of easements, not shown by the public records.
- Encroachments, overlaps, conflicts in boundary lines, shortages in area, or other matters which would be disclosed by an accurate survey and inspection of the premises.
- Any lien, claim or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- Community property, survivorship, or homestead rights, if any, of any spouse of the insured (or vestee in a leasehold or loan policy)
- [INTENTIONALLY OMITTED.]
- Water rights, claims or title to water.
- [INTENTIONALLY OMITTED.]
- Taxes for the year 2013, and thereafter.
- Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of records the estate or interest or mortgage thereon covered by the commitment.
- Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- Reservations and exceptions in the Patent by the United States of America recorded November 17, 1925, in Book 77, Page 68, records of Bernalillo County, New Mexico.
- Covenants, conditions and restrictions affecting the insured premises, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicaps, but does not discriminate against handicapped persons, as set forth in the Agreement dated December 31, 1965, as evidenced by Special Warranty Deed recorded October 18, 1965, in Book D 156-A, Page 650, as Doc. No. 83-71404; and as set forth on the recorded plat, recorded in Plat Book C36, Page 33, records of Bernalillo County, New Mexico.
- Easements, and incidental purposes thereto, affecting the insured premises, as shown and noted on the recorded plat, recorded in Plat Book C36, Page 33, records of Bernalillo County, New Mexico, (as shown on survey).
- Easement, and incidental purposes thereto, granted to American Telephone and Telegraph Company, recorded August 14, 1937, in Book 152, Page 153, records of Bernalillo County, New Mexico, (not plottable)
- Sewer Easement and Construction Easement, and incidental purposes thereto, recorded October 15, 1961, in Book D 168, Page 237, records of Bernalillo County, New Mexico, (Does not apply to this tract)
- Easement, and incidental purposes thereto, granted to Public Service Company of New Mexico, a New Mexico corporation, and Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded June 25, 1963, in Book D 698, Page 635, as Doc. No. 44945, records of Bernalillo County, New Mexico, (Does not apply to this tract)
- Grant of Surface Drainage Easement, and incidental purposes thereto, recorded April 12, 1968, in Book Misc. 100, Page 107, as Doc. No. 85633, records of Bernalillo County, New Mexico, (Vacated by Plat filed 3-25-1968, BK C36, pg. 33)
- Right-of-Way Easement, and incidental purposes thereto, recorded May 4, 1967, in Book Misc. 462-A, Page 589, as Doc. No. 8749689, records of Bernalillo County, New Mexico, (Does not apply to this tract)
- Permanent Easement, and incidental purposes thereto, recorded November 28, 1963, in Book 65-33, Page 9355, as Doc. No. 93134134, records of Bernalillo County, New Mexico, (as shown on survey)
- Rights of parties under any unrecorded Rental and/or Lease Agreements.

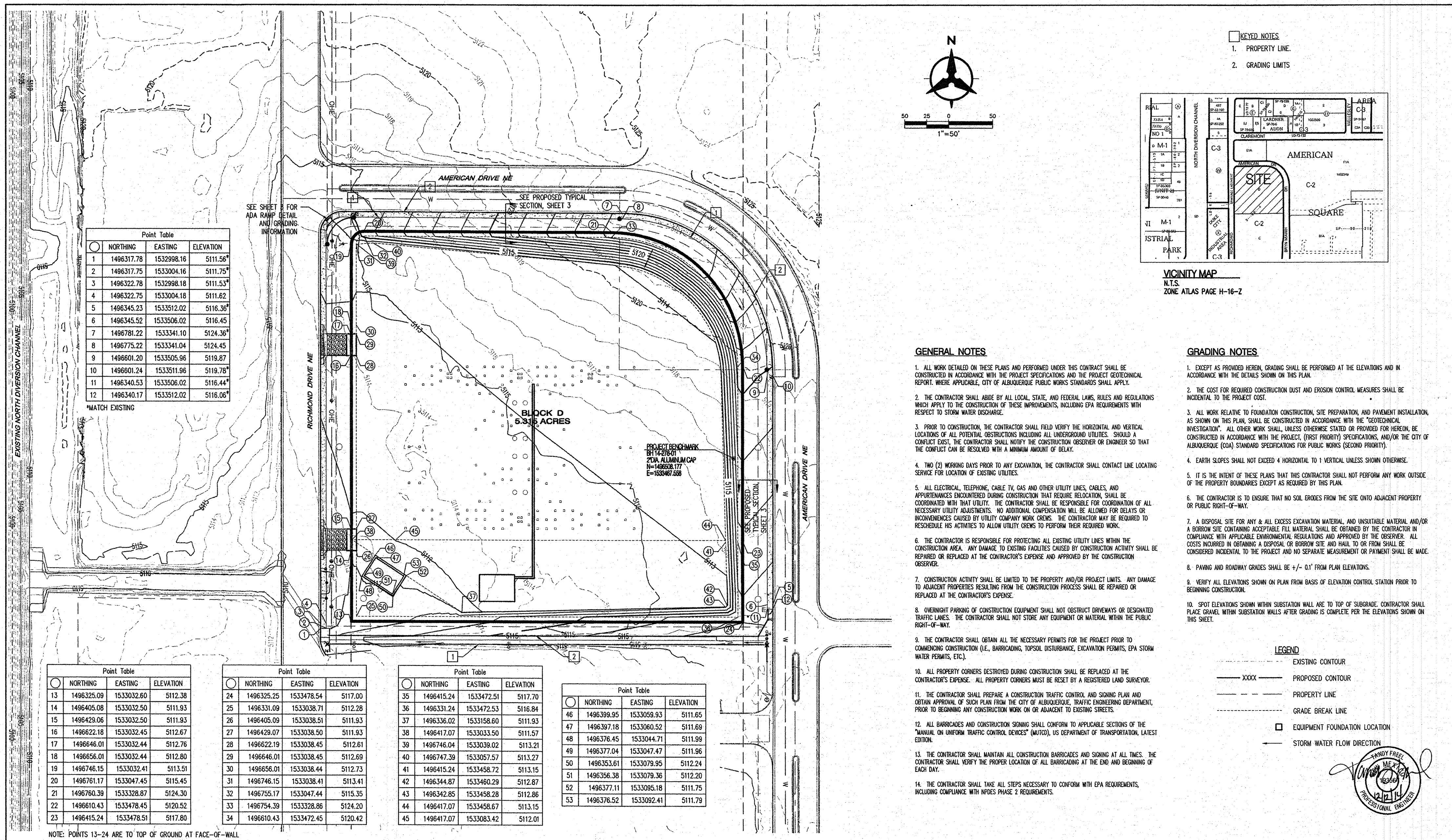
#### DESCRIPTION

Block "D", of the Plat for American Square, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 25, 1968, in Plat Book C36, Page 33.



CURVE DATA						
ID	DELTA	TANGENT	APC	RADIUS	CHORD	CHORD BEARING
C1	90°08'12" (90°10'33")	30.67' (30.08')	47'20" (47'22")	30.00' (30.00')	42.48' (42.49')	N45°03'08"E (N45°03'48"E)
C2	89°51'48" (89°49'27")	167.60' (167.49')	263.49' (263.38')	168.00' (168.00')	237.30' (237.22')	S44°56'52"E (S44°56'12"E)





#### GENERAL NOTES

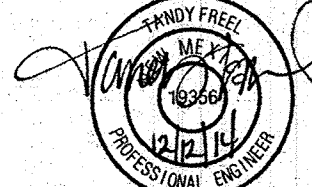
- ALL WORK DETAIL ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOLOGICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- 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.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTEANCES 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 ORDERS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADES, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
- 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.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SCHEDULING 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.
- ALL BARRICADES AND CONSTRUCTION SCHEDULING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SCHEDULING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADES AT THE END AND BEGINNING OF EACH DAY.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

#### GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOLOGICAL INVESTIGATION". ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 4 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- 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.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
- 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.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.
- SPOT ELEVATIONS SHOWN WITHIN SUBSTATION WALL ARE TO TOP OF SUBGRADE. CONTRACTOR SHALL PLACE GRAVEL WITHIN SUBSTATION WALLS AFTER GRADING IS COMPLETE, PER THE ELEVATIONS SHOWN ON THIS SHEET.

#### LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- GRADE BREAK LINE
- EQUIPMENT FOUNDATION LOCATION
- STORM WATER FLOW DIRECTION



#### PROPRIETARY STATEMENT

THIS DOCUMENT AND ALL PREVIOUS ISSUES ARE THE PROPERTY OF PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEITHER RECEIPT NOR POSSESSION THEREOF IMPLIES OR TRANSFERS ANY RIGHT IN OR UNDER THIS DOCUMENT TO THE SUBJECT MATTER THEREOF OR ANY DESIGN OR TECHNICAL INFORMATION SHOWN THEREON OR ANY RIGHT TO REPRODUCE THIS DOCUMENT OR ANY PART THEREOF. HEREIN THIS DOCUMENT, NOR ANY INFORMATION CONTAINED THEREIN MAY BE COPIED, REPRODUCED, OR OTHERWISE USED OR DISCLOSED TO ANY OTHER PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF PNM. THIS DOCUMENT IS PROVIDED UNDER THE EXPRESS CONDITION THAT IT SHALL BE HELD IN CONFIDENCE BY THE RECIPIENT, THAT IT IS SUBJECT TO DESTRUCTION UPON DEMAND, AND THAT IT WILL NOT BE USED IN ANY WAY DETRIMENTAL TO PNM.

#### PNM PUBLIC SERVICE COMPANY OF NEW MEXICO

#### GRADING AND DRAINAGE PLAN

PNM - RICHMOND SWITCHING STATION  
 DR: JLB TR: DATE: Dec 11, 2014  
 CKD: TMF OK: SCALE: 1"=50'  
 APP: ACAD FILE: SBD-5802  
 REV. NO. SHEET 2 OF 3

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REVISION	NO.	DATE	BY
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Thu, 11-Dec-2014 - 2:02:pm, Plotted by: LBRANDENBURG  
 P:\20150027\TRANS\Design\Plan Production\Plans\COA Standards Plan set\20150027\_Grading Plan\_COA.dwg

APPROVED GRADING AND DRAINAGE PLAN  
 NOT TO SCALE

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**CITY OF ALBUQUERQUE**  
 DEPARTMENT OF MUNICIPAL DEVELOPMENT

PNM - RICHMOND SWITCHING STATION SIDEWALK AND DRIVEPAD INSTALLATION

APPROVED GRADING AND DRAINAGE PLAN

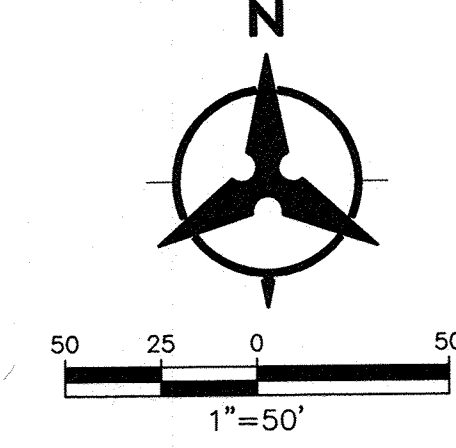
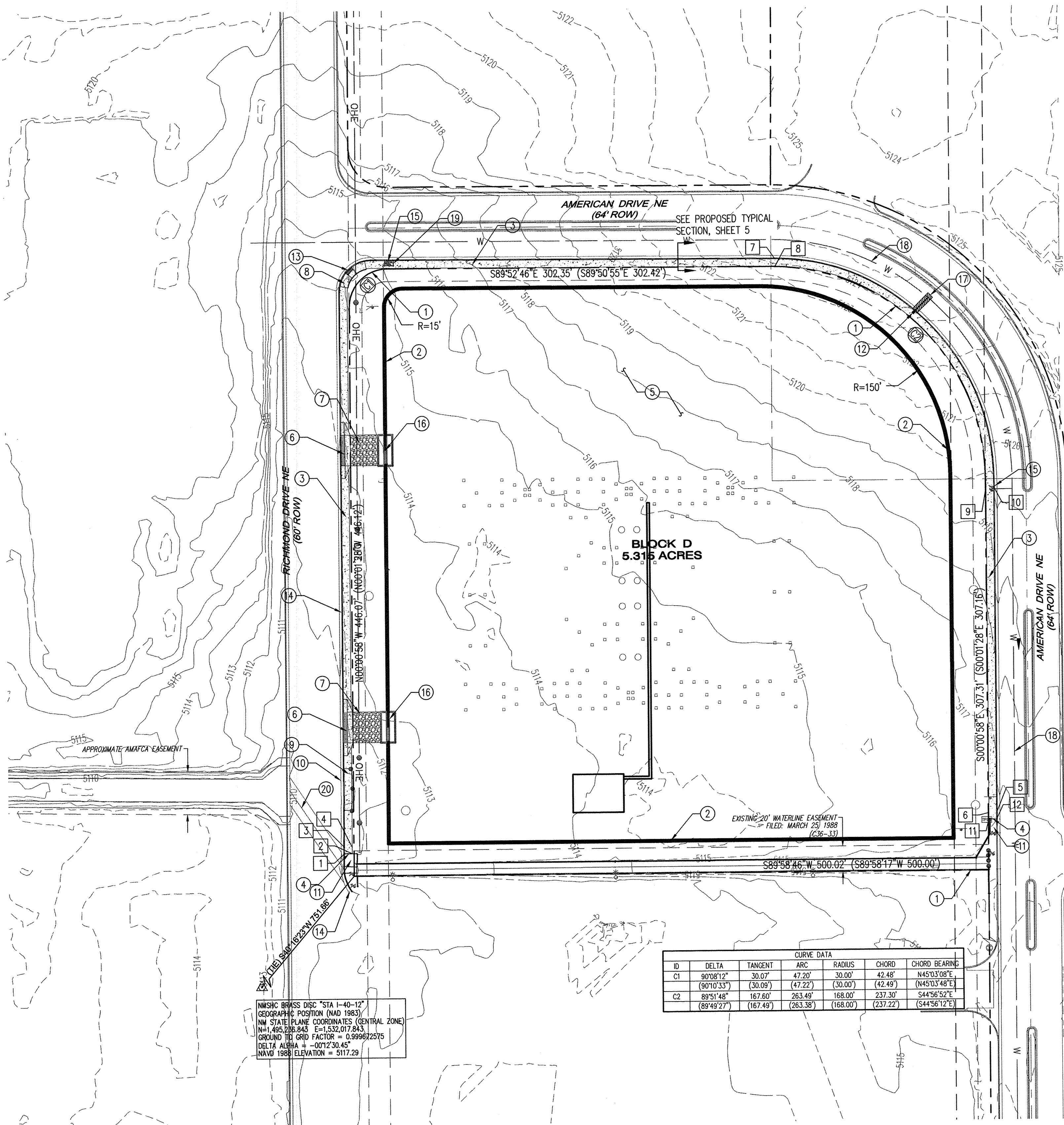


LAST DESIGN UPDATE

MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. 714883 ZONE MAP NO. H-16-Z SHEET 3 OF 5





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

WATER METER AND FIRE LINE SUMMARY					
NUMBER	SIZE	NORTHING	EASTING	USE	SHEET
WATER METERS					
1	1"	1496738.58	1533450.13	PRIVATE IRRIGATION	5 OF 5

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	90°08'12"	30.07'	47.20'	30.00'	42.48'	N45°03'08"E
	(90°10'33")	(30.09')	(47.22')	(30.00')	(42.49')	(N45°03'48"E)
C2	89°51'48"	167.60'	263.49'	168.00'	237.30'	S44°56'52"E
	(89°49'27")	(167.49')	(263.38')	(168.00')	(237.22')	(S44°56'12"E)

Point Table			
	NORTHING	EASTING	ELEVATION
1	1496317.78	1532998.16	5111.56*
2	1496317.75	1533004.16	5111.75*
3	1496322.78	1532998.18	5111.53*
4	1496322.75	1533004.18	5111.62
5	1496345.23	1533512.02	5116.36*
6	1496345.52	1533506.02	5116.45
7	1496781.22	1533341.10	5124.36*
8	1496775.22	1533341.04	5124.45
9	1496601.20	1533505.96	5119.87
10	1496601.24	1533511.96	5119.78*
11	1496340.53	1533506.02	5116.44*
12	1496340.17	1533512.02	5116.06*

\*MATCH EXISTING

NMISC BRASS DISC "STA 1-46-12"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
N=1,495,236.843 E=1,532,017.843  
GROUND TO GRID FACTOR = 0.999672375  
DELTA ALPHA = -001°2'30.45"  
NAVD 1988 ELEVATION = 5117.29

- GENERAL NOTES**
- REMOVE EXISTING SIDEWALK AND CURB AND GUTTER AT NEAREST JOINT.
- KEYED NOTES**
- EXISTING PROPERTY LINE.
  - SCREEN WALL TO BE INSTALLED BY OTHERS-NOW WORKORDER.
  - INSTALL 6" SIDEWALK. SEE GRADING POINT INFORMATION, THIS SHEET.
  - TIE PROPOSED SIDEWALK TO EXISTING SIDEWALK.
  - PNM SWITCHING STATION (BY OTHERS-NON WORKORDER).
  - PROPOSED CONCRETE DRIVEPAD TO BE BUILT PER COA STD DWG 2425. COLORED STAMPED CONCRETE SHALL BE USED WHERE PEDESTRIAN CROSSING OCCURS. SEE SITE PLAN DETAILS FOR GRADING POINT INFORMATION, SHEET 5
  - PROPOSED BASE COURSE DRIVEWAY (BY OTHERS-NONWORKORDER).
  - REMOVE AND DISPOSE EXISTING CURB AND GUTTER. REPLACE WITH STANDARD CURB AND GUTTER PER COA STD DWG 2145A AS NEEDED TO BUILD PROPOSED ADA RAMP. SEE SITE PLAN DETAILS FOR GRADING POINT INFORMATION, SHEET 5.
  - REMOVE EXISTING CABLE FENCE.
  - REMOVE AND DISPOSE EXISTING CONCRETE DRIVEPAD. INSTALL STANDARD CURB AND GUTTER PER COA STD DWG 2415A AND TIE TO EXISTING.
  - EXISTING SIDEWALK TO REMAIN.
  - INSTALL 1" IRRIGATION SERVICE LINE PER COA STD DWG 2362, 2366, AND 2368 AND INSTALL METER BOX PER COA STD DWG 2361. BACKFLOW PREVENTER TO BE INSTALLED BY OTHERS. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING WATERLINE PRIOR TO INSTALLATION AND SHALL NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES. SEE WATER METER BOX DETAIL FOR ADDITIONAL INFORMATION, SHEET 5.
  - EXISTING CURB CUT TO BE REMOVED AND REPLACED AS NEEDED TO BUILD NEW ADA RAMP. SEE SITE PLAN DETAILS FOR GRADING POINT INFORMATION, SHEET 5.
  - EXISTING CURB AND GUTTER TO REMAIN.
  - EXISTING FIRE HYDRANT TO REMAIN. PROTECT IN PLACE.
  - NEW GATE (BY OTHERS-NON WORKORDER).
  - REMOVE AND REPLACE EXISTING PAVEMENT IN KIND PER COA STD DWG 2465. SEE WATER METER BOX DETAIL FOR ADDITIONAL INFORMATION, SHEET 5.
  - EXISTING 8" WATERLINE.
  - REMOVE AND DISPOSE EXISTING CONCRETE PAD. EXISTING BOLLARD PROTECT IN PLACE.
  - EXISTING VALLEY GUTTER.

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DEPARTMENT OF  
MUNICIPAL DEVELOPMENT

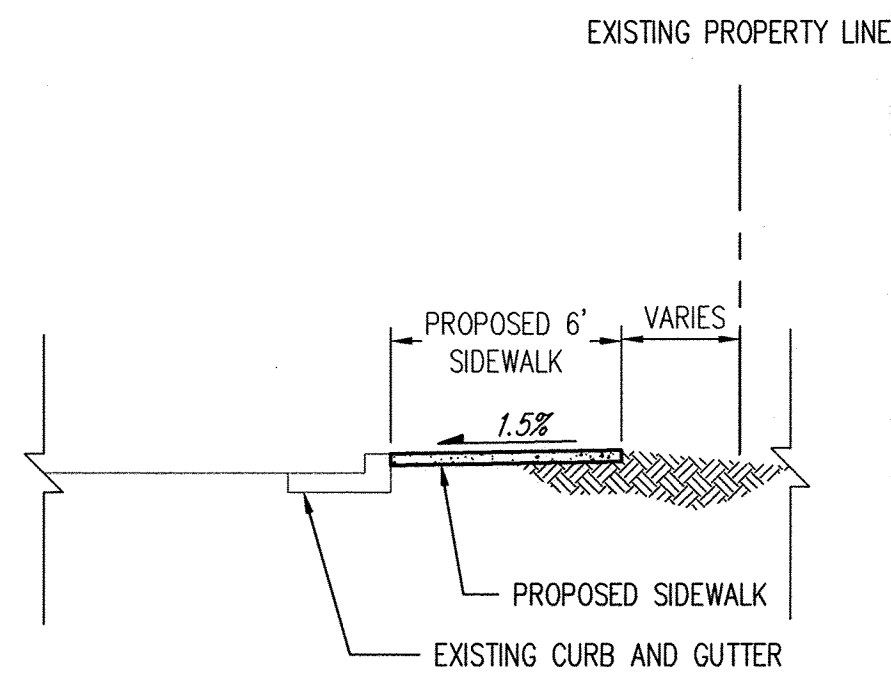
PNM - RICHMOND SWITCHING STATION SIDEWALK AND DRIVEPAD INSTALLATION  
PROPOSED SITE PLAN

DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		MO/DAY/YR.	
APPROVED MAR 10 2015 DESIGN REVIEW COMMITTEE	APPROVED OCT 13 2015 CITY ENGINEER	LAST DESIGN UPDATE			

QTY PROJECT NO. 714883 ZONE MAP NO. H-16-Z SHEET 4 OF 5

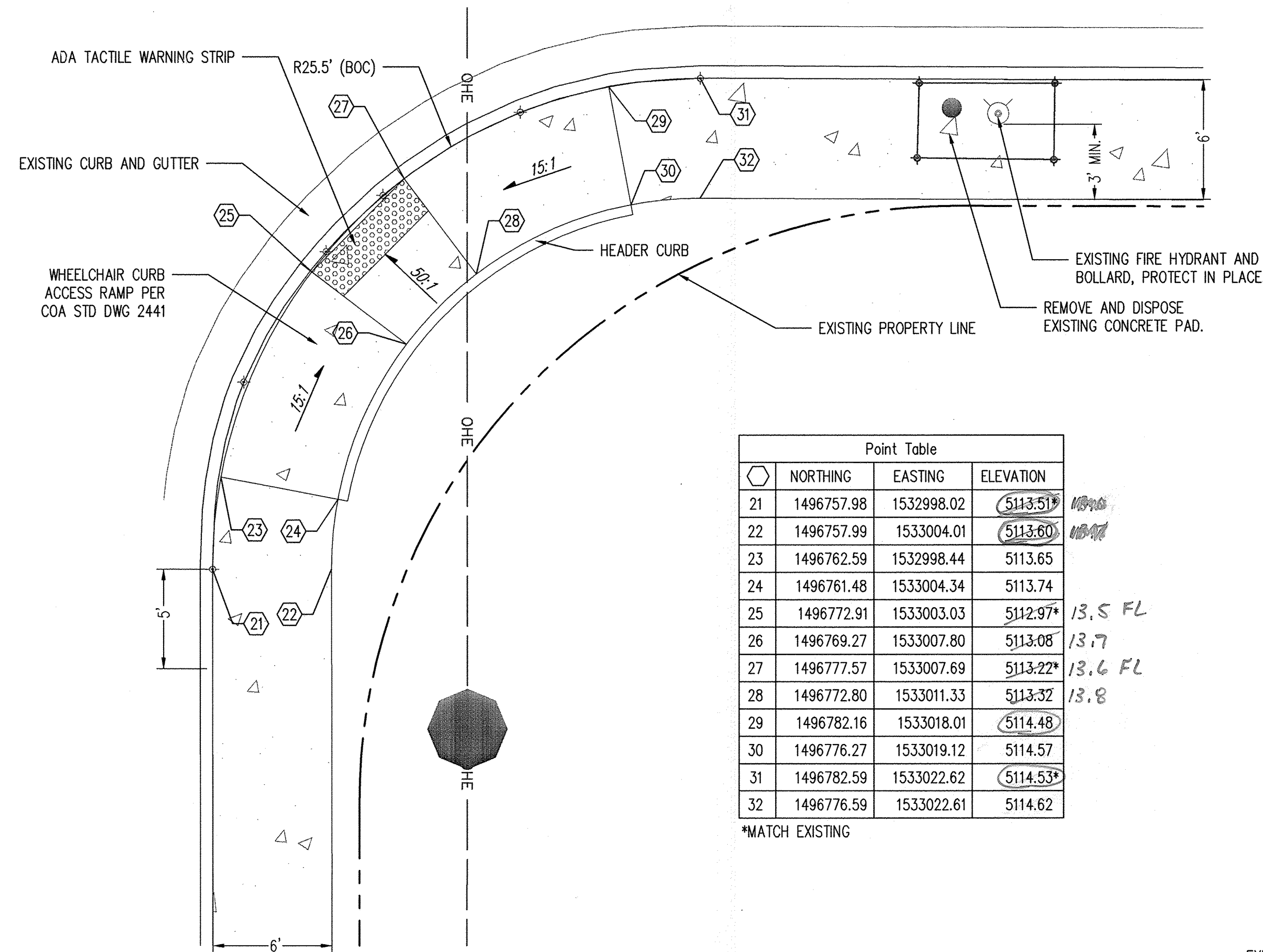
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ALBUQUERQUE SURVEY CONTROL	DATE	FIELD NOTES	NO.		
WORKED BY	DATE	MONUMENT "BH 14-278-01"	DATE	BY	NO.		
INSPECTED BY	DATE	NEW MEXICO STATE PLANE COORDINATES	DATE				
ACCEPTANCE BY	DATE	CENTRAL ZONE (NAD 83) AS PUBLISHED:	DATE				
	DATE	N=1,496,508.177 (MODIFIED GROUND COORDINATES)	DATE				
	DATE	E=1,533,467.558 (MODIFIED GROUND COORDINATES)	DATE				
	DATE	GROUND TO GRID FACTOR=0.999670982	DATE				





PROPOSED TYPICAL SECTION

N.T.S.



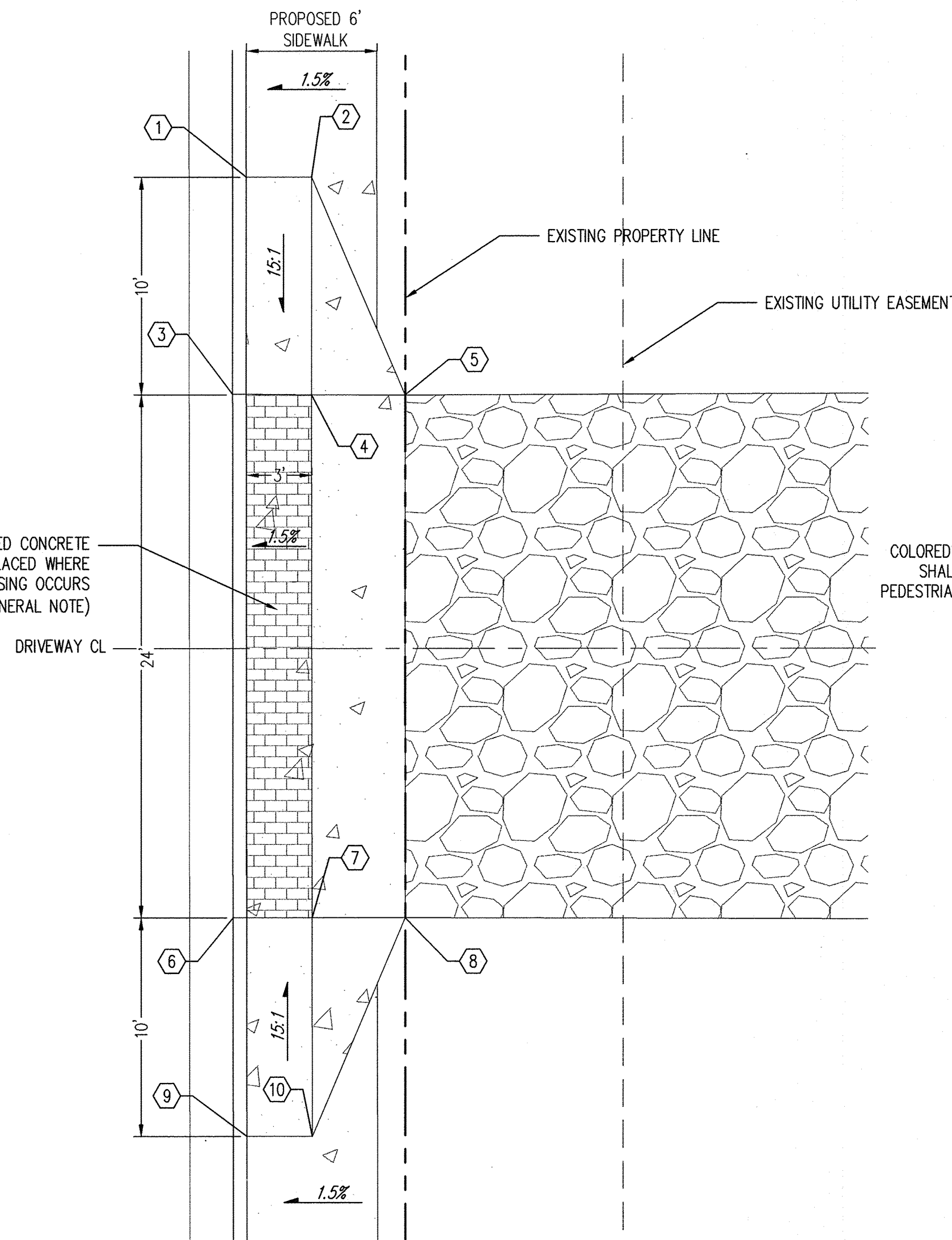
PROPOSED ADA RAMP - NW CORNER

SCALE: 1"=5'

NOTE: HEADER CURB SHALL BE CONSIDERED INCIDENTAL TO ADA RAMP CONSTRUCTION.

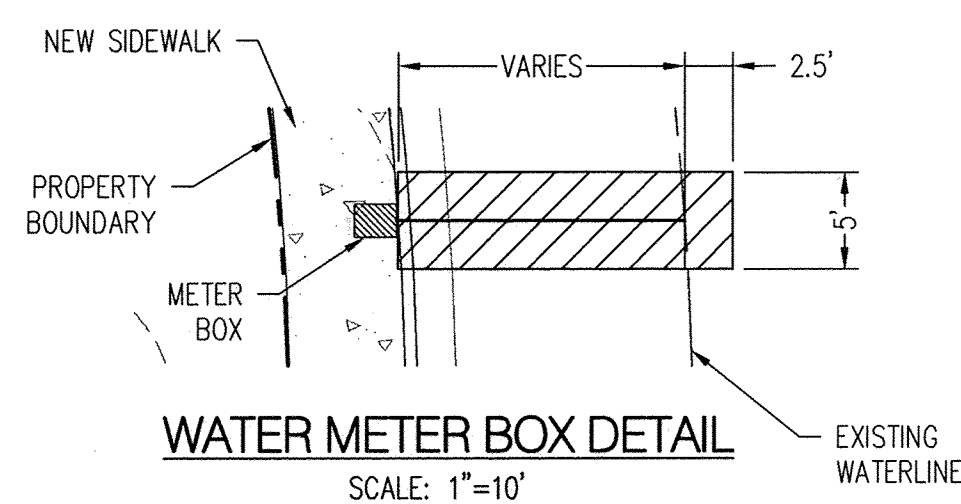
Point Table			
NORTHING	EASTING	ELEVATION	
21	1496757.98	1532998.02	5113.51
22	1496757.99	1533004.01	5113.60
23	1496762.59	1532998.44	5113.65
24	1496761.48	1533004.34	5113.74
25	1496772.91	1533003.03	5112.97
26	1496769.27	1533007.80	5113.08
27	1496777.57	1533007.69	5113.22
28	1496772.80	1533011.33	5113.32
29	1496782.16	1533018.01	5114.48
30	1496776.27	1533019.12	5114.57
31	1496782.59	1533022.62	5114.53
32	1496776.59	1533022.61	5114.62

\*MATCH EXISTING



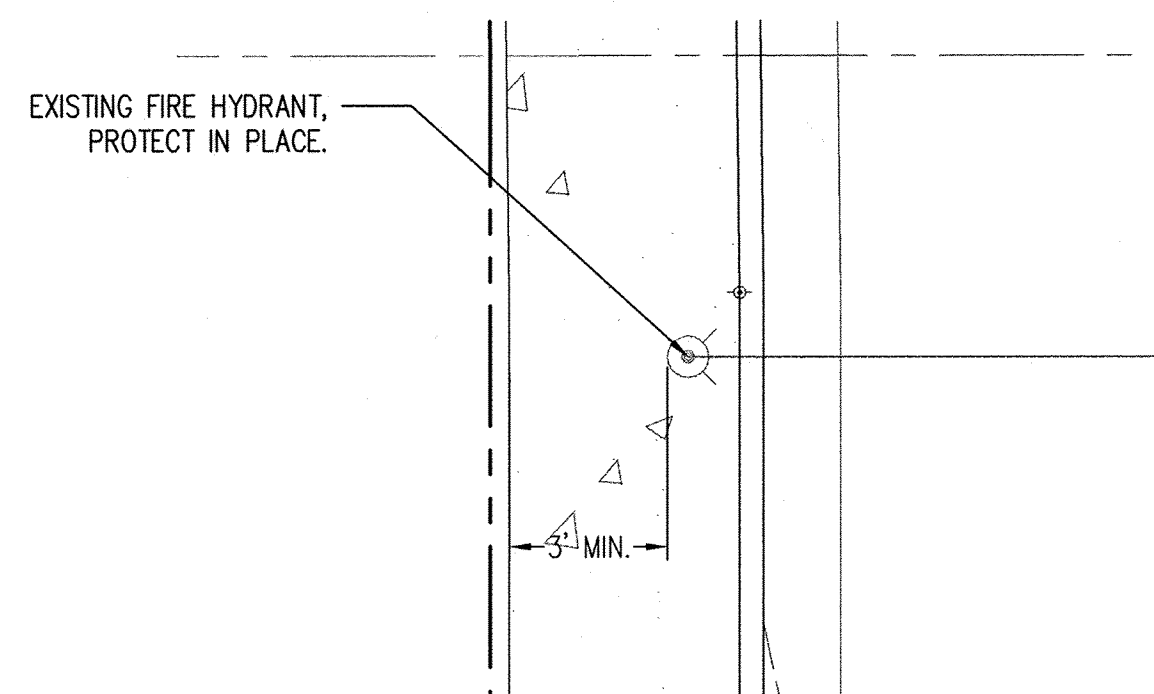
NORTH DRIVEWAY DETAIL

SCALE: 1"=10'



WATER METER BOX DETAIL

SCALE: 1"=10'



PROPOSED FIRE HYDRANT-EAST

SCALE: 1"=5'

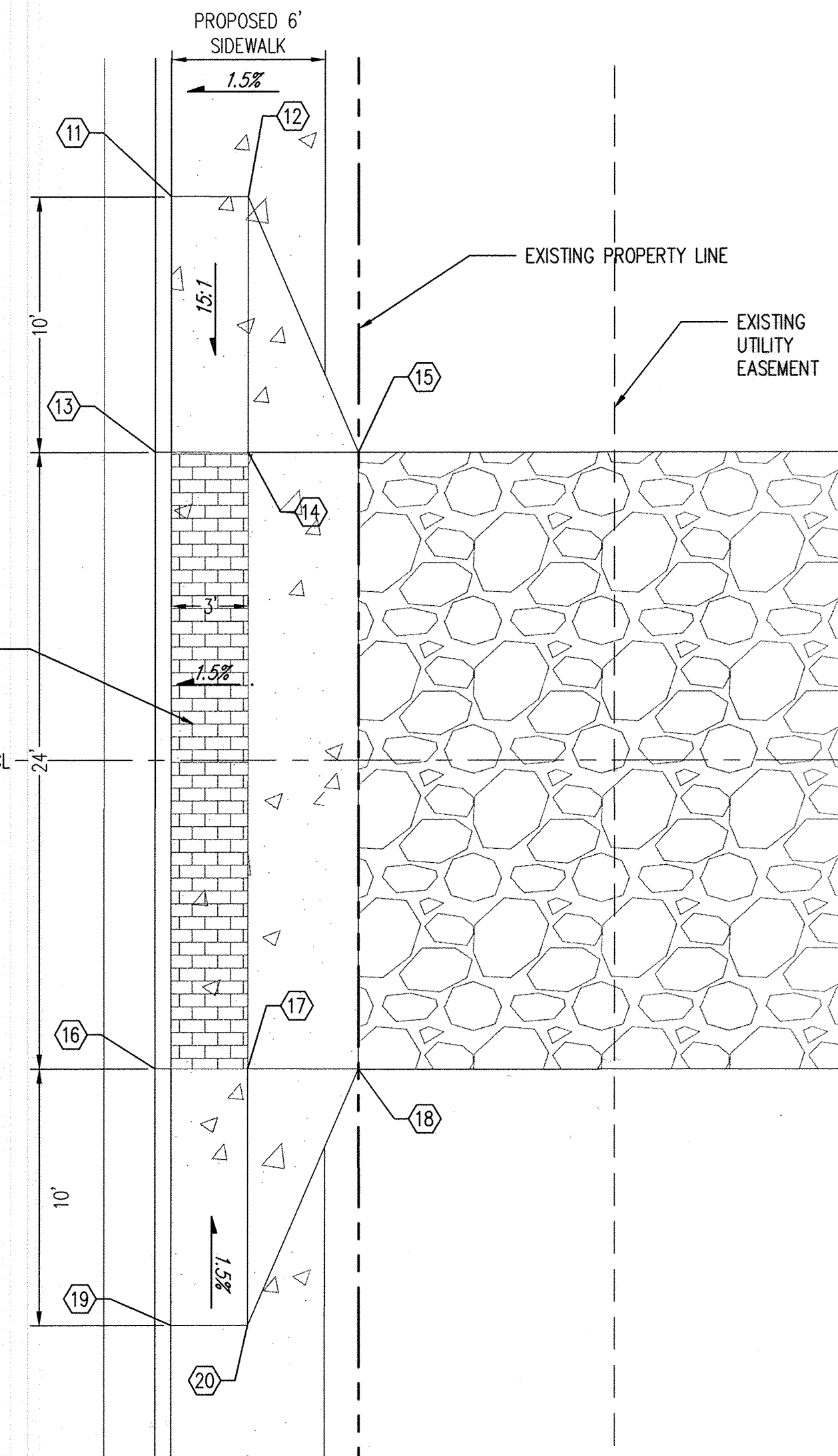
COLOR STAMPED CONCRETE SHALL BE PLACED WHERE PEDESTRIAN CROSSING OCCURS (SEE GENERAL NOTE)

Point Table			
NORTHING	EASTING	ELEVATION	DESCRIPTION
1	1496656.02	1532998.13	EXISTING BOC
2	1496656.02	1533001.13	PROPOSED SW
3	1496646.06	1532997.52	EXISTING FL
4	1496646.02	1533001.14	PED CROSSING
5	1496646.02	1533005.44	PROP DRIVEPAD
6	1496622.15	1532997.55	EXISTING FL
7	1496622.15	1533001.17	PED CROSSING
8	1496622.15	1533005.45	PROP DRIVEPAD
9	1496612.15	1532998.18	EXISTING BOC
10	1496612.15	1533001.18	PROPOSED SW
11	1496439.06	1532998.20	EXISTING BOC
12	1496439.06	1533001.20	PROPOSED SW
13	1496429.06	1532997.57	EXISTING FL
14	1496429.06	1533001.19	PED CROSSING
15	1496429.06	1533005.50	PROP DRIVEPAD
16	1496405.08	1532997.56	EXISTING FL
17	1496405.08	1533001.19	PED CROSSING
18	1496405.07	1533005.51	PROP DRIVEPAD
19	1496395.08	1532998.18	EXISTING BOC
20	1496395.08	1533001.18	PROPOSED SW

\*MATCH EXISTING

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

*B. J. M.*



SOUTH DRIVEWAY DETAIL

SCALE: 1"=10'

GENERAL NOTES

- COLOR STAMPED CONCRETE FOR PEDESTRIAN CROSSINGS SHALL BE TAN IN COLOR WITH A RUNNING BOND BRICK PATTERN.

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**CITY OF ALBUQUERQUE**  
DEPARTMENT OF  
MUNICIPAL DEVELOPMENT

PNM - RICHMOND SWITCHING STATION SIDEWALK AND DRIVEPAD INSTALLATION  
SITE PLAN DETAILS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED MAR 10 2015 DESIGN REVIEW COMMITTEE	APPROVED OCT 13 2015 CITY ENGINEER		
LAST DESIGN UPDATE			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
714883	H-16-Z	5	5

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ALBUQUERQUE SURVEY CONTROL	DATE	FIELD NOTES	NO.	BY	REMARKS
FRANKLIN	10/15	MONUMENT "BH 14-278-01"	DATE				
WORKED BY	DATE	NEW MEXICO STATE PLANE COORDINATES,	DATE				
ACCEPTED BY	DATE	CENTRAL ZONE (NAD 83) AS PUBLISHED:	DATE				
	DATE	N=1,496,508.177 (MODIFIED GROUND COORDINATES)	DATE				
	DATE	E=1,533,467.558 (MODIFIED GROUND COORDINATES)	DATE				
	DATE	GROUND TO GRID FACTOR=0.999670982	DATE				
	DATE		DATE				
	DATE		DATE				

