

**VICINITY MAP**

**ZONE MAP J22-Z, K22-Z**



1.	TITLE SHEET
2.	GENERAL NOTES
3.	PLAT
4.	MASTER UTILITY
5.	DEMOLITION PLAN
6.	LOMAS BLVD IMPROVEMENTS
6.	LOMAS BLVD IMPROVEMENTS EB LEFT TURN LANE
8.	LOMAS BLVD STRIPING PLAN
9	ROADWAY SECTIONS
10.	CONSTRUCTION DETAILS

DRB NO. 2020-003250

**TIERRA WEST, LLC**  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 858-3100  
[www.tierrawestllc.com](http://www.tierrawestllc.com)

REV	SHEETS	COUNTY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DA		
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER	DATE	*****			
 		DRC Chairman	<i>[Signature]</i>	6/15/2020	APPROVED FOR CONSTRUCTION   City Engineer                      Date				
		Transportation	MRS. PE	6/9/2020					
		ABCWUA	<i>Ronald R. Bohannan</i>	6/11/2020					
		Hydrology	Randy C. Bouscette	06/09/20					
		Traffic Engineer							
		Constr. Mngmt.							
		Bema. Cont. Public Works							
		CITY PROJECT NO.		SHEET					
RONALD R. BOHANNAN P.E. #7868		754686		1 OF 10					



GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION THROUGH UPDATE #9, AND WILL BE REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS".
2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. CONTRACTOR SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
4. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
5. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION ENGINEER (OR PROJECT MANAGER) NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. ONLY THE CITY SURVEYOR SHALL REPLACE SURVEY MONUMENTS. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO STANDARD SPECIFICATIONS SECTION 4.4.
6. EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL THEN EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. CONTRACTOR SHALL THEN COORDINATE RELOCATION OF UTILITY LINES WITH UTILITY COMPANIES AS REQUIRED. ANY DAMAGE CAUSED BY FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY EXISTING UTILITIES IS THE FULL RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS BUILT" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
8. CONTRACTOR SHALL ASSUME FINANCIAL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, SIGNAGE, CURB AND GUTTER, HANDICAP RAMPS, AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED ON THE PLANS, AND SHALL REPAIR OR REPLACE, PER THE STANDARD SPECIFICATIONS, ANY SUCH DAMAGE.
9. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
10. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY AND OTHER JURISDICTIONAL AUTHORITIES WHERE APPLICABLE.
11. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS SHOWN. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY SUCH COSTS INCURRED.
12. REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- TRANSPORTATION
1. ANY STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH THERMO-PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
2. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
3. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
4. CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE LINE AND GRADE OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
5. THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.
6. CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.
7. AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
8. CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING AND REPLACING CURB AND GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED; REFER TO C.O.A. STANDARD DRAWING # 2465 WITH THE APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.

HYDROLOGY

1. ALL STORM DRAINS SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED ON THE PLANS.
2. RCP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATION. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. RCP JOINTS SHALL NOT BE GROUTED UNLESS DIRECTED BY THE ENGINEER AND WITH CITY APPROVAL.
- WATER & SEWER
1. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. EXISTING VALVES AND MANHOLES SHALL NOT BE BURIED OR PAVED OVER BUT RIMS SHALL BE ADJUSTED TO MATCH NEW GRADE PER COA STANDARD DRAWINGS 2460 AND 2461.
2. MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.
3. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ABCWUA.ORG/WATER\\_SHUT\\_OFF\\_AND\\_TURN\\_ON\\_PROCEEDURES.ASPX](http://abcwua.org/water_shut_off_and_turn_on_procedures.aspx)

4. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900: DR18 REQUIREMENTS (6" - 12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6" - 48").
5. ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. THE JOINT RESTRAINT REQUIREMENTS SHOULD BE DELINEATED WITHIN A JOINT RESTRAINT TABLE.
6. ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING. EXCEPT WHEN PROFILED WITHIN A PROPOSED OR EXISTING STREET, WHERE STREET STATIONING SHALL GOVERN.
7. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2465.
8. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9. THE CONTRACTOR SHALL INSTALL A 4" X 4" X5' POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.
9. TRACER WIRE SHALL BE INCLUDED FOR ALL PUBLIC WATER AND SEWER MAINS AND FOR WATER SERVICES IN ACCORDANCE WITH WATER AUTHORITY DETAILS.
10. CONTRACTOR SHALL PROVIDE THE PROPOSED HYDRO TESTING PLANS TO THE WUA INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.
11. AT UTILITY CROSSINGS, WHERE LESS THAN 18" OF VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROPOSED, LEAN FILL CONSTRUCTION (PER SECTION 207 OF THE STANDARD SPECIFICATIONS) SHALL BE USED TO PROTECT THE WATER OR SEWER LINE. LEAN FILL SHALL EXTEND A PERPENDICULAR DISTANCE OF 5 FEET ON EACH SIDE OF THE STORM PIPE OR STRUCTURE.

ALL DESIGNS AND CONSTRUCTION OF ANY UNDERGROUND UTILITIES SHALL COMPLY WITH ADMINISTRATIVE INSTRUCTION NO. 9 FOR WORK NEARBY OR AFFECTING SAN JUAN CHAMA TRANSMISSION LINES AND APPURTENANCES. INFORMATION SHALL BE PROVIDED TO THE WATER AUTHORITY ONE (1) MONTH IN ADVANCE OF THE CONSTRUCTION START DATE. INFORMATION CAN BE FOUND AT [HTTP://WWW.ABCWUA.ORG/WATER\\_SHUT\\_OFF\\_AND\\_TURN\\_ON\\_PROCEEDURES.ASPX](http://www.abcwua.org/water_shut_off_and_turn_on_procedures.aspx)

OTHER COMMON NOTES

1. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
2. WHEN DISTURBING MORE THAN  $\frac{3}{4}$  ACRES, CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
3. IN ADVANCE OF CONSTRUCTION, CONTRACTOR SHALL DETERMINE IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
4. PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
5. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
6. CONTRACTOR IS TO SUPPORT, PROTECT, AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED AT A MAXIMUM SPACING OF FIFTEEN (15) FEET. CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.
7. CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS TO PREVENT ANY EXCAVATED MATERIAL BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
8. CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC.
9. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
10. DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL SHALL BE ARRANGED BY THE CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS. NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE FOR COSTS ASSOCIATED WITH OBTAINING A DISPOSAL SITE AND HAUL THERETO.
11. IF CULTURAL RESOURCES, SUCH AS HISTORIC OR PREHISTORIC ARTIFACTS, OR HUMAN REMAINS ARE DISCOVERED DURING EXCAVATION OR CONSTRUCTION, WORK SHALL CEASE AND THE CONSTRUCTION ENGINEER SHALL NOTIFY THE COUNTY OFFICE OF THE MEDICAL EXAMINER AT (505) 272-3053. IF THE MEDICAL EXAMINER DETERMINES THAT HUMAN REMAINS ARE NOT PRESENT, THE CONSTRUCTION ENGINEER SHALL NOTIFY THE STATE HISTORIC PRESERVATION OFFICER (SHPO) AT 827-6320.

AS BUILT INFORMATION

CONTRACTOR	WORK	DATE
STAKED BY	STANDARD COA BRASS DISC	
ACCEPTANCE BY	NEW MEXICO STATE PLANE COORDINATES	
FIELD DRAWINGS BY	(CENTRAL ZONE-N.A.D. 1983)	
CORRECTED BY	N=1,406,921.233 US SURVEY FEET	
	E=1,563,821.702 US SURVEY FEET	
	PUBLISHED EL=5667.461 (NAD 1988)	
RECORDED BY	GROUND TO GRID FACTOR=0.998639470	
NO.	DELTA ALPHA ANGLE=-0°08'49.83"	

BENCH MARKS

A.G.E.S. MONUMENT "3.422"	
STANDARD COA BRASS DISC	
NEW MEXICO STATE PLANE COORDINATES	
(CENTRAL ZONE-N.A.D. 1983)	
N=1,406,921.233 US SURVEY FEET	
E=1,563,821.702 US SURVEY FEET	
PUBLISHED EL=5667.461 (NAD 1988)	
GROUND TO GRID FACTOR=0.998639470	
DELTA ALPHA ANGLE=-0°08'49.83"	

SURVEY INFORMATION

FIELD NOTES	BY	DATE
NO.		

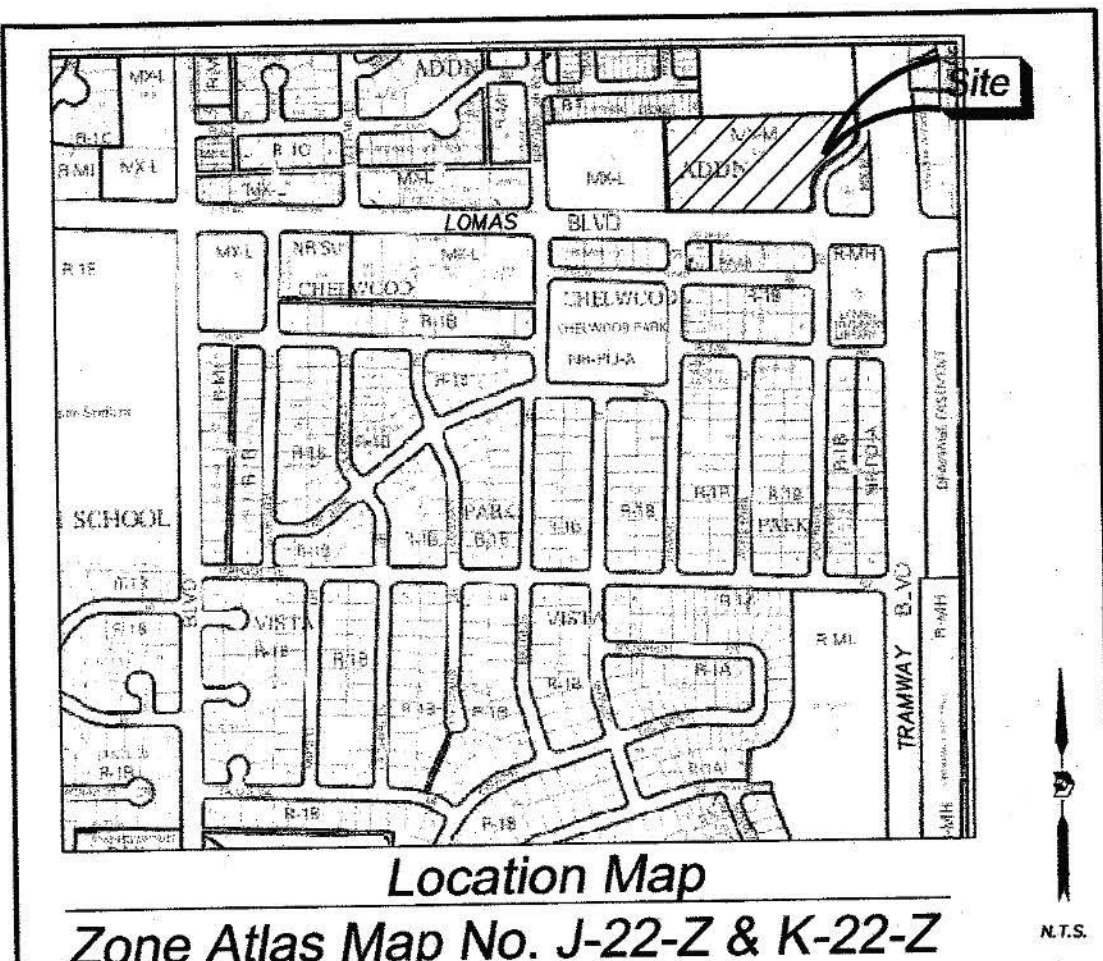
ENGINEER'S SEAL



REMARKS	BY
DESIGN	
REVISIONS	
NO.	DATE
DESIGNED BY: JN	DATE: April, 2020
DRAWN BY: pjm	DATE: April, 2020
DRAWN NAME:	JOB NO.: 2019068
CHECKED BY: RRB	DATE: April, 2020

<div><div></div><div><b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 <a href="http://www.tierrowestllc.com">www.tierrowestllc.com</a></div></div>	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: <b>ABQ SCHOOL OF EXCELLENCE ROADWAY IMPROVEMENTS</b>	
GENERAL NOTES	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
<div><div>APPROVE</div><div>June 15, 2020</div><div>DESIGN REVIEW COMMITTEE</div></div>	<div><div>APPROVE</div><div>July 8, 2020</div><div>CITY ENGINEER</div></div>
CITY PROJECT NO.	ZONE MAP NO.
754686	K-22-Z
SHEET	OF
2	10





**Subdivision Data:**  
GROSS SUBDIVISION ACREAGE: 4.9992 ACRES±  
ZONE ATLAS INDEX NO.: J-22-Z & K-22-Z  
NO. OF PARCELS CREATED: 2  
NO. OF LOTS CREATED: 0  
MILES OF FULL-WIDTH STREETS CREATED: 0

**Notes:**  
1. PLAT SHOWS ALL EASEMENTS OF RECORD.  
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

### Public Utility Easements

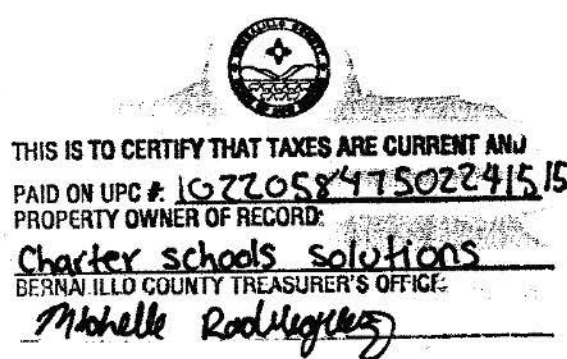
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:  
A. PUBLIC SERVICE COMPANY OF NEW MEXICO (PSC), A NEW MEXICO CORPORATION, (PSC ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND 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, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, REPAIR, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PROVIDE OF GOING UPON, OVER AND ACROSS ADJACENT 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 GRANTEES, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.  
EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEAR, 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 (PSC), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGCO) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PSC, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGCO DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPEAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

### Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 15 AND 22, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF PARCEL E-1-A-1, PANORAMA HEIGHTS ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON JANUARY 30, 1995, IN MAP BOOK 95C, PAGE 36, NOW COMPRISING OF PARCELS E-1-A-1 AND E-1-A-2, PANORAMA HEIGHTS ADDITION.



### Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE PARCEL INTO TWO NEW PARCELS AND TO GRANT EASEMENTS

### Solar Note:

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

### Free Consent

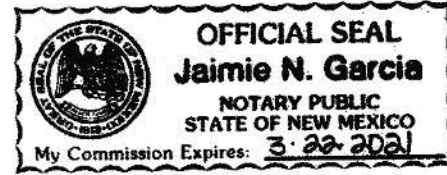
THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL, POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES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

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

DR. EUGENE ESKI  
CEO  
HARMONY EDUCATION FOUNDATION

### Acknowledgment

STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF December, 2019 BY  
DR. EUGENE ESKI, CEO, HARMONY EDUCATION FOUNDATION  
BY Jamie N. Garcia MY COMMISSION EXPIRES: 3-22-2021  
NOTARY PUBLIC



Plat of  
Parcels E-1-A-1 and E-1-A-2  
**Panorama Heights Addition**  
Sections 15 & 22, Township 10 North, Range 4 East, N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico  
December 2019

Project No. PR-2019-003250

Application No. SD-2019-00005

### Utility Approvals

PNM [Signature] 1/14/2020  
DATE  
NEW MEXICO GAS COMPANY [Signature] 12/17/19  
DATE  
QWEST CORPORATION D/B/A CENTURYLINK QC [Signature] 1/15/20  
DATE  
COMCAST [Signature] 12/17/19  
DATE

### City Approvals

City Surveyor [Signature] 12/10/19  
DATE  
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT [Signature] 03-13-20  
DATE  
PARKS AND RECREATION DEPARTMENT [Signature] 02-12-20  
DATE  
AMAFCA [Signature] 1/15/2020  
DATE  
CITY ENGINEER [Signature] 2-12-2020  
DATE  
DRG CHAIRPERSON, PLANNING DEPARTMENT [Signature] 3-13-20  
DATE  
CODE ENFORCEMENT [Signature] 2-12-2020  
DATE

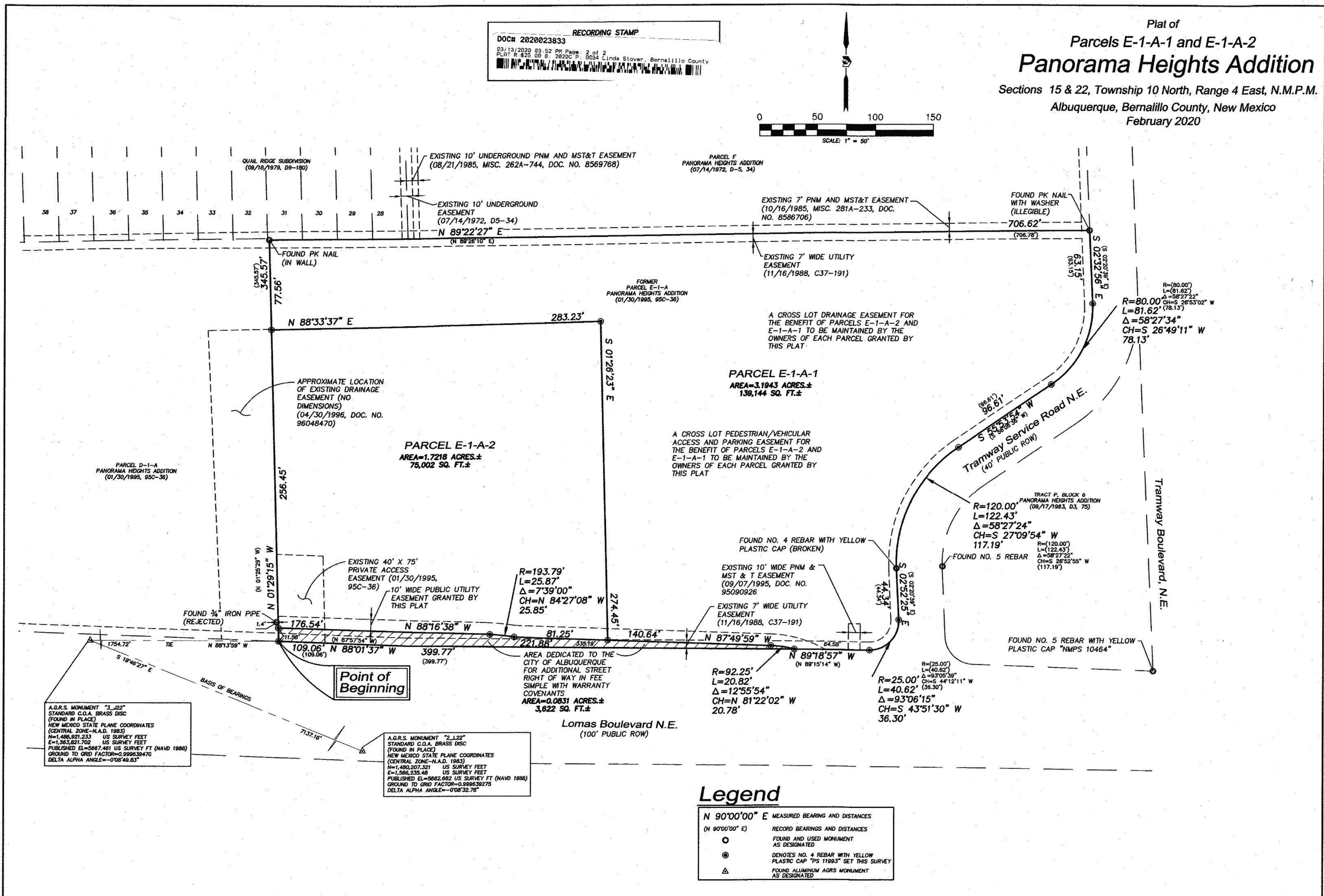
### Surveyor's Certificate

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

[Signature] 12/03/19  
LARRY W. MEDRANO  
N.M.P.S. No. 11993

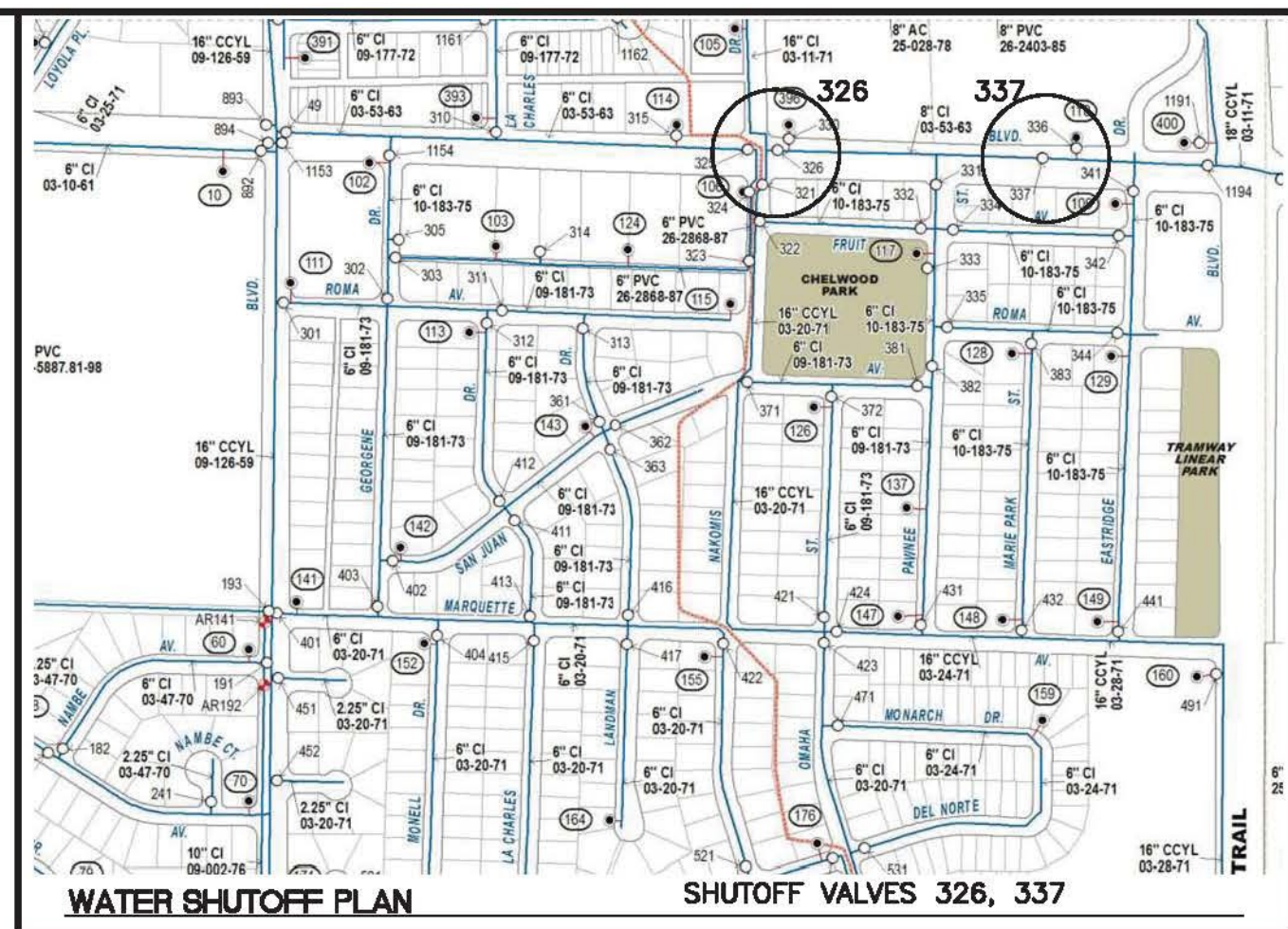
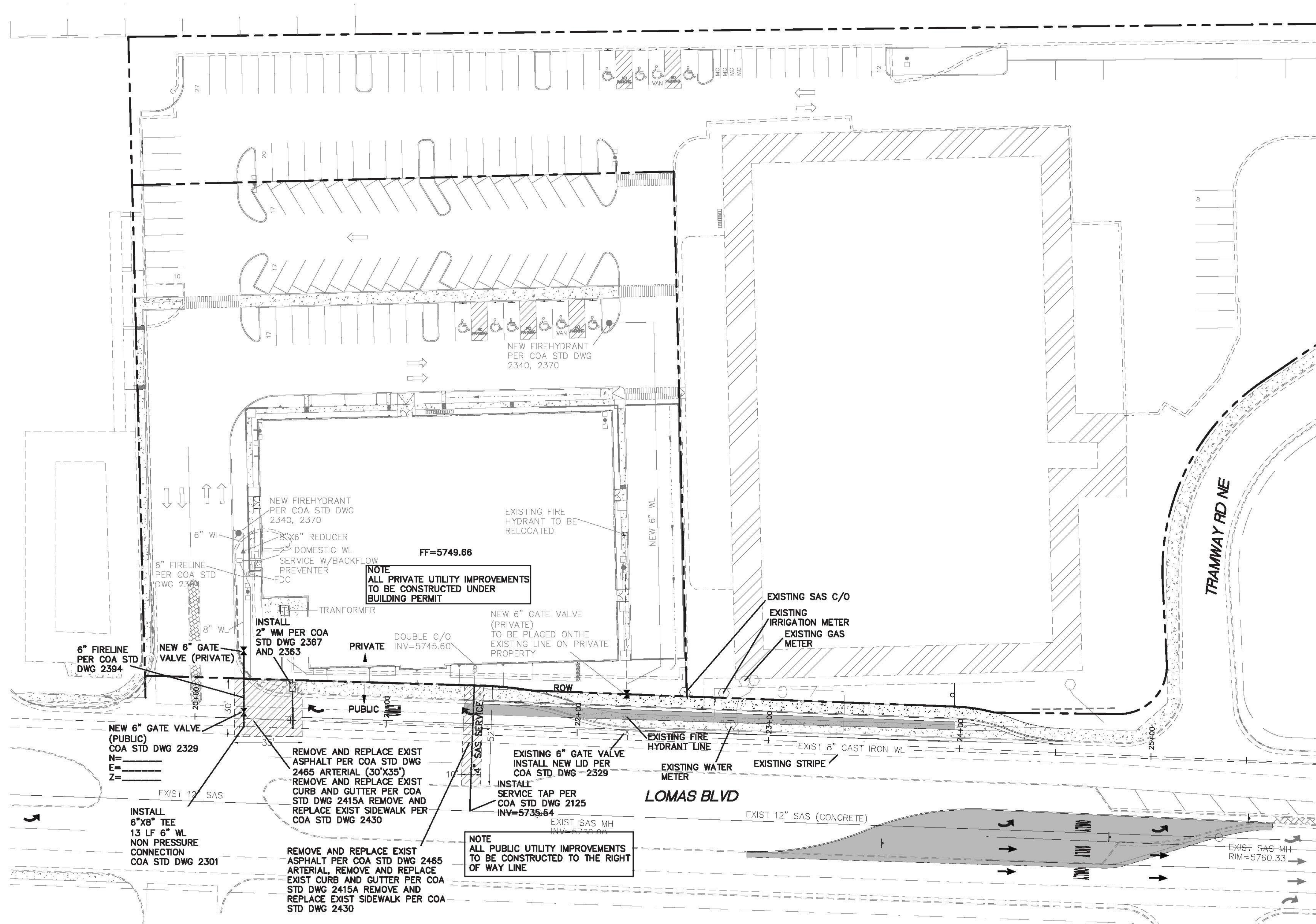


COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION	
BIRTH/DEATH ZONE		GRID		LAND GRANT		TOWNSHIP		PROPERTY OWNER		PRECISION SURVEYS, INC.		CREW/TECH:	
NM-C		STANDARD		N/A		10 NORTH		HARMONY EDUCATION FOUNDATION		9200 San Mateo Boulevard, NE Albuquerque, NM 87113		DATE OF SURVEY	
HORIZONTAL DATUM		VERTICAL DATUM		SECTION		RANGE		SUBDIVISION NAME		505.856.5700 PHONE		DRAWN BY:	
NAD83		NAVD88		15 & 22		4 EAST		PANORAMA HEIGHTS ADDITION		505.856.7900 FAX		JK	
CONTROL USED:		ALBUQUERQUE GEODETIC REFERENCE SYSTEM		CITY		COUNTY		STATE		PSI JOB NO.		19-2141P	
CONVERSION FACTOR:		GRID TO GROUND: 1.0003607576		UPC		NM		102205847502241515		ADDRESS		SHEET NUMBER	
GROUND TO GRID: 0.9996393725		ELEVATION TRANSLATION: 30.00'		13201 LOMAS BOULEVARD, N.E.								1 OF 2	



COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION	
GRID GROUND COORDINATES		TYPE		LAND GRANT		TOWNSHIP		PROPERTY OWNER		PRECISION SURVEYS, INC.		CREW/TECH:	
NM-C		STANDARD		N/A		10 NORTH		HARMONY EDUCATION FOUNDATION		9200 San Mateo Boulevard, NE Albuquerque, NM 87113		DATE OF SURVEY	
HORIZONTAL DATUM		VERTICAL DATUM		SECTION		RANGE		SUBDIVISION NAME		505.856.5700 PHONE		DRAWN BY:	
NAD83		NAVD88		15 & 22		4 EAST		PANORAMA HEIGHTS ADDITION		505.856.7900 FAX		JK	
CONTROL USED:		ALBUQUERQUE GEODETIC REFERENCE SYSTEM		CITY		COUNTY		STATE		PSI JOB NO.		19-2141P	
CONVERSION FACTOR:		GRID TO GROUND: 1.0003607576		UPC		NM		102205847502241515		ADDRESS		SHEET NUMBER	
GROUND TO GRID: 0.9996393725		ELEVATION TRANSLATION: 30.00'		13201 LOMAS BOULEVARD, N.E.								2 OF 2	





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 THE MOST CURRENT UPDATE TO CITY OF ALBUQUERQUE & WATER AUTHORITY STANDARD SPECIFICATIONS. THE LATEST UPDATE TO WATER AUTHORITY STANDARD DRAWINGS FOR WATER AND SEWER INFRASTRUCTURE CAN BE FOUND ONLINE AT [http://www.abqwa.org/For\\_Builders.aspx](http://www.abqwa.org/For_Builders.aspx)
2. TRACER WIRE SHALL BE INCLUDED FOR ALL PUBLIC WATER AND SEWER MAINS AND FOR WATER SERVICES IN ACCORDANCE WITH APPLICABLE STANDARD DETAILS.

**GENERAL UTILITY NOTES:**

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
7. ALL EXIST SD INLETS AND MH SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART F.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
11. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
12. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
13. ALL PRIVATE FIRE HYDRANTS SHALL BE PAINTED SFTY ORANGE

**LEGEND**

- CURB & GUTTER
- BOUNDARY LINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- 8" SAS
- 8" WL
- SANITARY SEWER LINE
- WATERLINE
- DOUBLE CLEAN OUT
- TRANSFORMER
- PROPOSED HYDRANT
- EXISTING FIBER OPTICS LINE
- EXISTING GAS LINE

**NOTE**  
ALL INFRASTRUCTURE SHOWN ON THE PROPERTY (OUTSIDE OF ROW) TO BE CONSTRUCTED BY OTHERS

**INSPECTION NOTE**

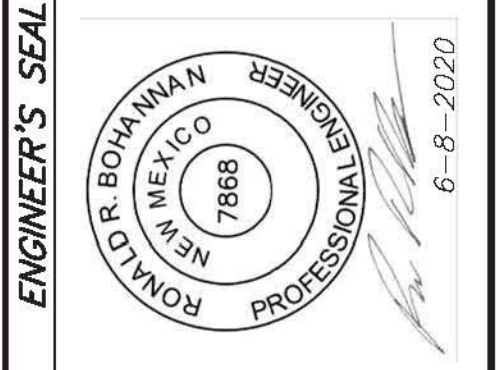
CONTRACTOR SHALL CONSULT THE LOCAL BUILDING DEPARTMENT OFFICIALS FOR ANY PLAN REVIEW, PERMITTING REQUIREMENTS OR BUILDING CODE INSPECTIONS THAT MAY BE REQUIRED TO ENFORCE LOCAL, STATE OR NATIONAL BUILDING CODES PRIOR TO CONSTRUCTING IMPROVEMENTS

**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.

AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK STAKED BY	DATE
INSPECTOR'S FIELD VERIFICATION BY	DATE
VERIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

SURVEY INFORMATION	
FIELD NOTES	BY
NO.	



ENGINEER'S SEAL	
REVISIONS	BY
NO.	DATE
DESIGNED BY: JN	DATE: April, 2020
DRAWN BY: pm	DATE: April, 2020
DRAWN NAME:	JOB NO.: 2019068
CHECKED BY: RRB	DATE: April, 2020

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

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

TITLE:  
**ABQ SCHOOL OF EXCELLENCE ROADWAY IMPROVEMENTS**  
MASTER UTILITY PLAN

DESIGN REVIEW COMMITTEE	MO./DAY/YR.	MO./DAY/YR.
June 15, 2020		
July 8, 2020		

CITY PROJECT NO. 754686

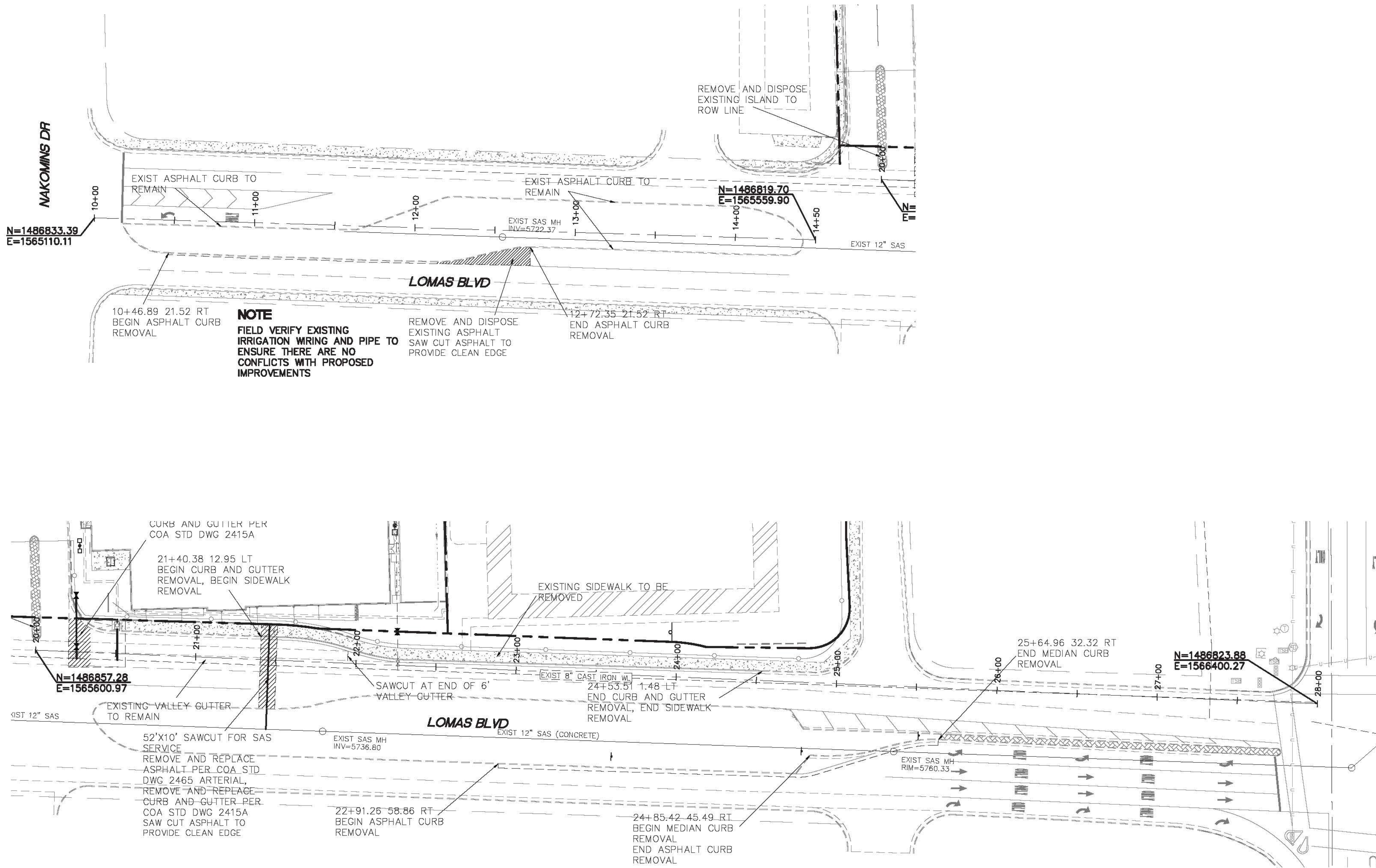
ZONE MAP NO. K-22-Z

SHEET 4 OF 10



# LEGEND

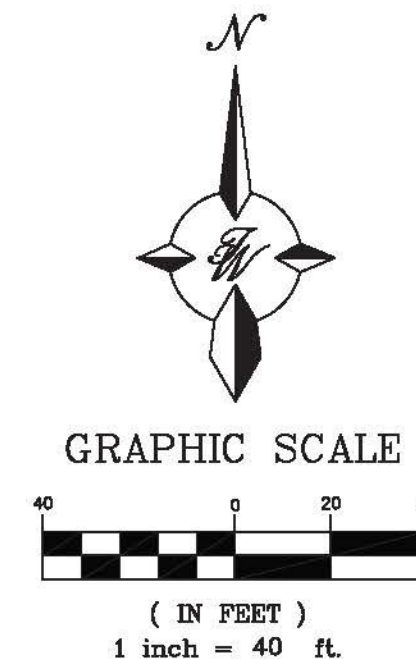
- ROW LINE
- ===== EXISTING CURB & GUTTER
- EXISTING ASPHALT CURB
- EXISTING SAS MANHOLE
- EX. 8" SAS --- EXISTING SANITARY SEWER LINE
- EX. WL --- EXISTING WATER LINE
- SAWCUT
- /// REMOVE AND DISPOSE EXISTING ASPHALT



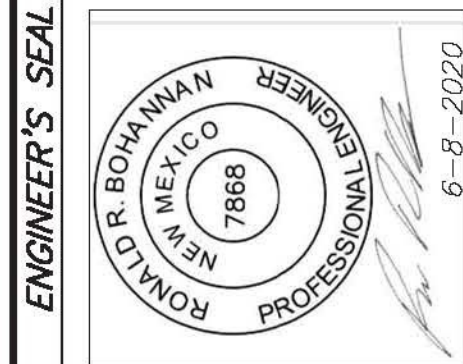
**NOTE**  
FIELD VERIFY EXISTING IRRIGATION WIRING AND PIPE TO ENSURE THERE ARE NO CONFLICTS WITH PROPOSED IMPROVEMENTS

## CAUTION

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<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: <b>ABQ SCHOOL OF EXCELLENCE ROADWAY IMPROVEMENTS</b> LOMAS BLVD DEMOLITION PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
754686	K-22-Z	5	10

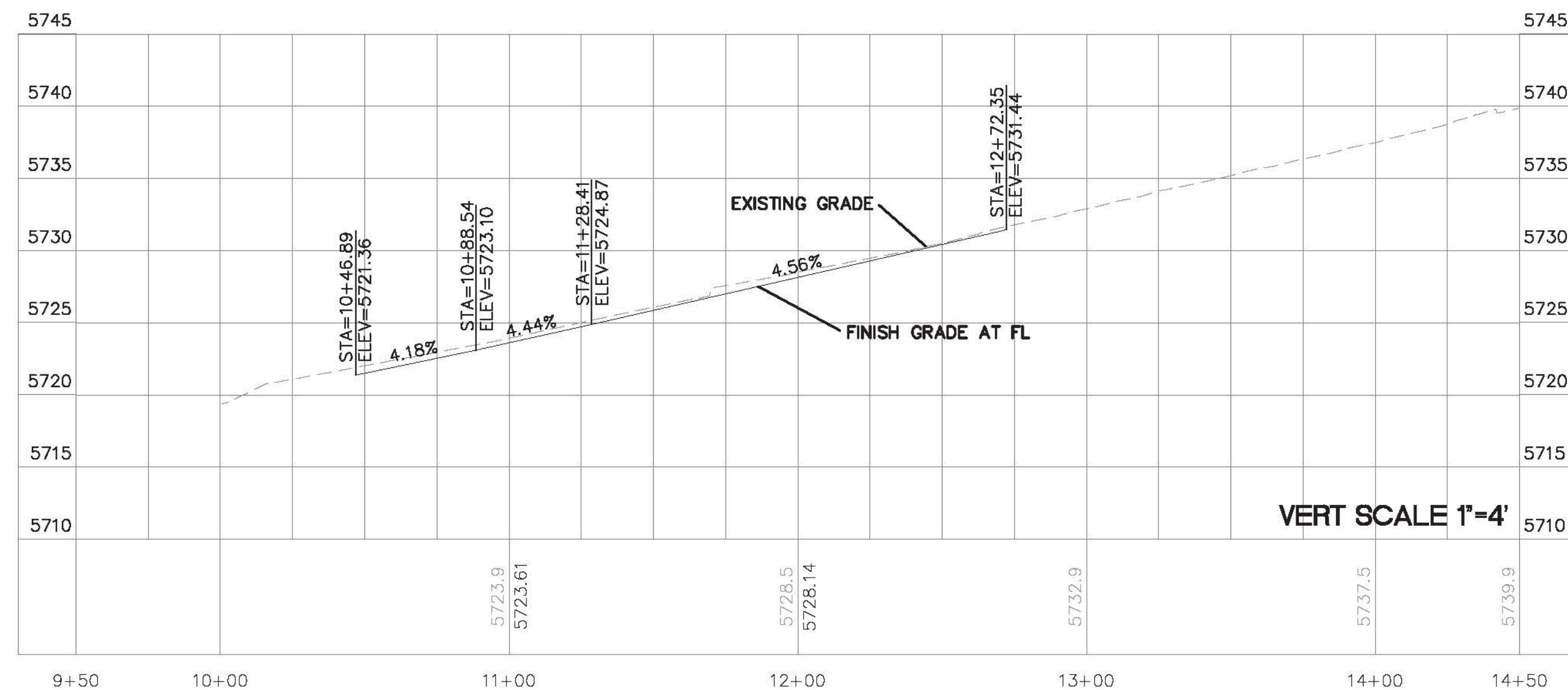




REVISIONS  
DESIGN

DESIGNED BY: JN  
 DRAWN BY: pm  
 DRAWN NAME:  
 CHECKED BY: RRB

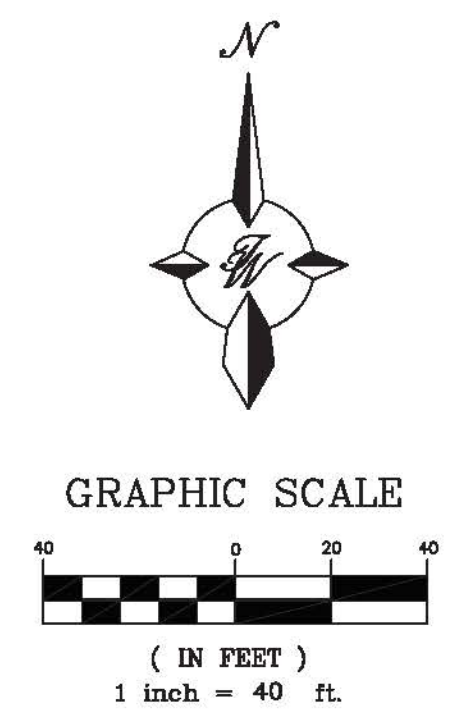
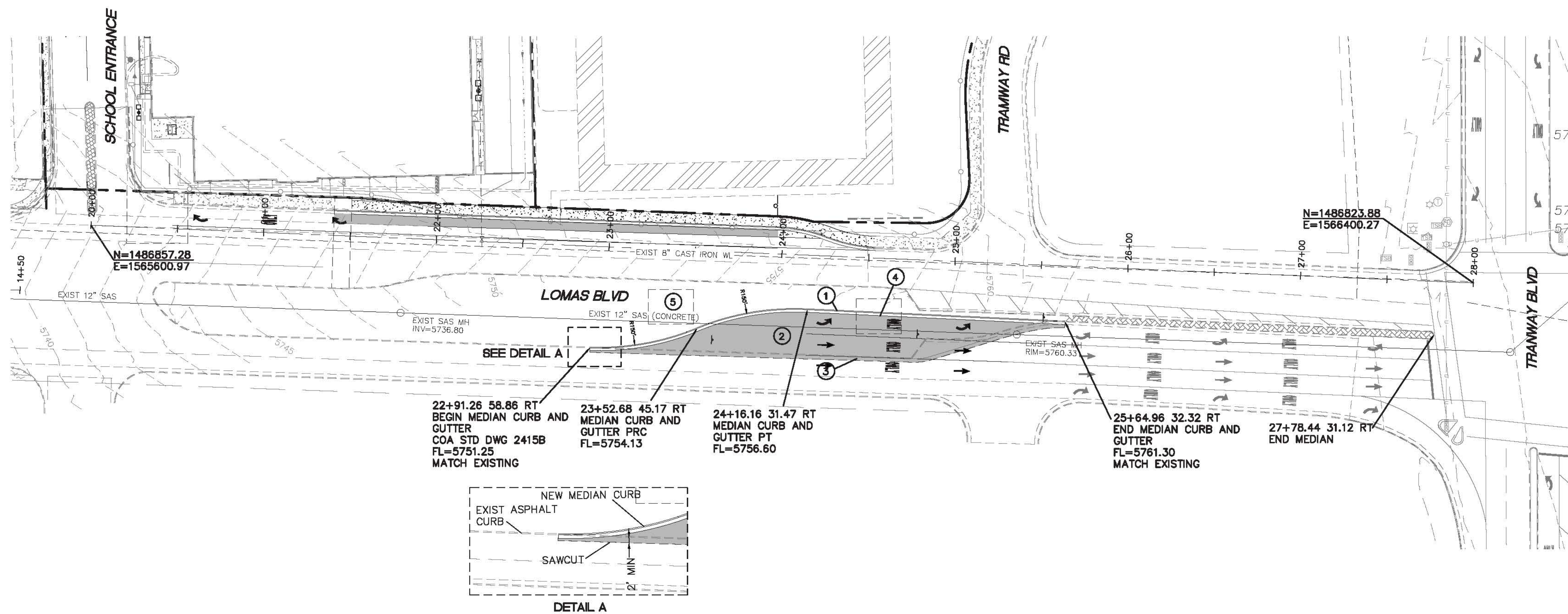
SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	FIELD NOTES	DATE	BY	CONTRACTOR	DATE
				STANDARD COA BRASS DISC	
				NEW MEXICO STATE PLANE COORDINATES	
				(CENTRAL ZONE-N.A.D. 1983)	
				N=1486,921.233 US SURVEY FEET	
				E=1,563,821.702 US SURVEY FEET	
				PUBLISHED EL=5667.461 (NAVD 1988)	
				GROUND TO GRID FACTOR=0.999639720	
				DELTA ALPHA ANGLE=-0°08'48.83"	





	<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 <a href="http://www.tierrawestllc.com">www.tierrawestllc.com</a>	NO.	DATE	DESIGNED BY	DRAWN BY	DRAWN NAME	CHECKED BY
<b>CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP</b>							
<b>TITLE:</b> <b>ABQ SCHOOL OF EXCELLENCE ROADWAY IMPROVEMENTS</b> LOMAS BLVD ROADWAY IMPROVEMENTS							
DESIGN REVIEW COMMITTEE 	CITY ENGINEER APPROVAL 	LAST DESIGN UPDATE	MO./DAY./YR.	MO./DAY./YR.			
CITY PROJECT NO. 754686		ZONE MAP NO. K-22-Z	SHEET 6	OF 10			





LEGEND

- ROW LINE
- - - - - EXISTING CURB & GUTTER
- - - - - EXISTING ASPHALT CURB
- EXISTING SAS MANHOLE
- - - - - EXISTING SANITARY SEWER LINE
- - - - - EXISTING WATER LINE
- - - - - SAWCUT
- NEW PAVEMENT
- == NEW CURB & GUTTER

KEYED NOTES

- ① NEW MEDIAN CURB AND GUTTER PER COA STD DWG 2415B
- ② NEW PAVING, MATCH EXISTING PAVEMENT SECTION
- ③ SAWCUT 2' MIN FROM EXISTING ASPHALT CURB
- ④ RELOCATE SOLAR POWER STATION FOR IRRIGATION WEST
- ⑤ NEW LOCATION FOR SOLAR POWER STATION FOR IRRIGATION

NOTE

CONTRACTOR SHALL POTHOLE TO DETERMINE LOCATION OF EXISTING IRRIGATION CONDUIT, AND RELOCATE SAME IF IN CONFLICT WITH PROPOSED WORK

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.

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ALBUQUERQUE, NEW MEXICO 87109

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CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

ENGINEERING GROUP

TITLE:

ABQ SCHOOL OF EXCELLENCE ROADWAY IMPROVEMENTS

LOMAS BLVD ROADWAY IMPROVEMENTS EB LEFT TURN LANE

DESIGN REVIEW COMMITTEE

APPROVE

June 15, 2023

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

APPROVE

July 8, 2023

CITY ENGINEER

LAST DESIGN UPDATE

MO./DAY/YR.

MO./DAY/YR.

CITY PROJECT NO.

754686

ZONE MAP NO.

K-22-Z

SHEET

7

OF

10

REMARKS

DESIGN

DESIGNED BY: JN

DRAWN BY: pm

DRAWN NAME:

CHECKED BY: RRB

DATE: April, 2020

DATE: April, 2020

JOB NO.: 2019068

DATE: April, 2020

ENGINEER'S SEAL

ROMULO R. BOHANNAN

NEW MEXICO

7668

PROFESSIONAL ENGINEER

6-8-2020

SURVEY INFORMATION

FIELD NOTES

NO.

BY

DATE

AS BUILT INFORMATION

BENCH MARKS

CONTRACTOR

WORK STAKED BY

DATE

INSPECTED BY

DATE

FIELD ADJUSTED BY

DATE

VERIFICATION BY

DATE

CORRECTED BY

DATE

MICRO-FILM INFORMATION

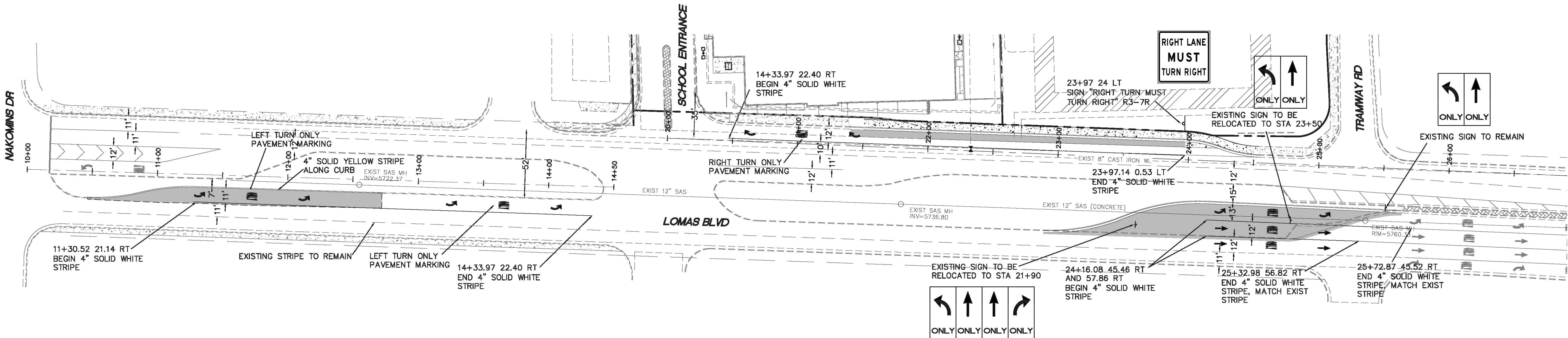
RECORDED BY

DATE

NO.

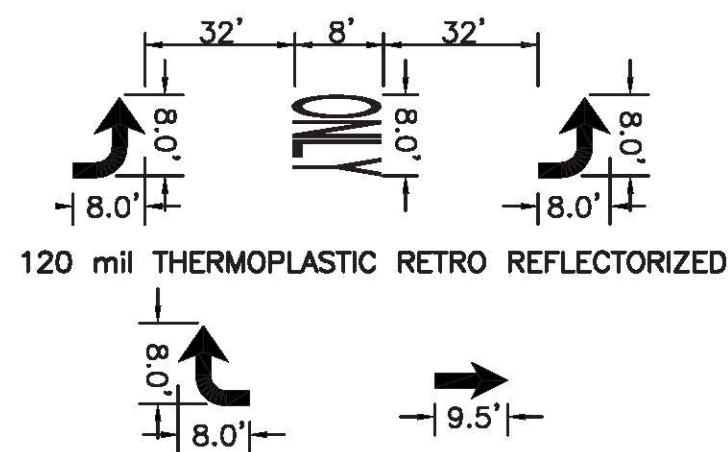
NO.





### GENERAL NOTES:

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



### ARROW DETAILS

NTS

### LEGEND

- ROW LINE
- EXISTING CURB & GUTTER
- EXISTING ASPHALT CURB
- EXISTING SAS MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- SAWCUT
- NEW PAVEMENT
- NEW CURB & GUTTER

### PERMANENT SIGNING AND STRIPING NOTES

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

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

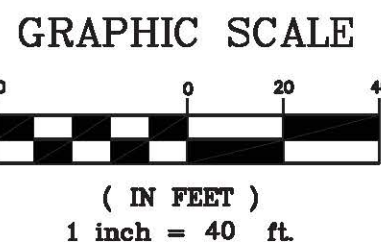
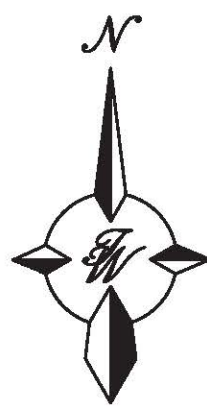
- ONLY 0.125 INCHES THICK ALUMINUM PANEL SIGNS ARE PERMITTED FOR WARNING AND REGULATORY SIGNS.
- ANTI-GRAFFITI COATING, WITH UV INHIBITOR, SHALL BE APPLIED ON ALL REGULATORY, WARNING, GUIDE AND SPECIAL SIGNS.
- QUANTITIES MAY VARY AS FIELD CONDITIONS DICTATE. THE CONTRACTOR WILL BE PAID FOR ACTUAL QUANTITIES USED.
- ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH NM STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) AND ANY APPLICABLE SPECIAL PROVISION AND/OR SUPPLEMENTAL SPECIFICATION. ALSO THE DEVICES SHALL COMPLY WITH THE CURRENT EDITION, WITH REVISIONS, OF THE MUTCD.
- 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.
- 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.
- 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.
- THREE 4 LB/FT SIGN POST INSTALLATION APPROVED ONLY IF THE SPAN BETWEEN THE OUTER POSTS EXCEEDS 86" (SIGN WIDTH OF 96" OR GREATER).
- 3'-6" BASE POST ARE REQUIRED FOR ALL SMALL SIGN POSTS. SEE STANDARD SERIAL DRAWING 701-02-1/3 FOR DETAILS. BASE POSTS SHALL BE 2.5"x2.5" SQUARE.
- 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.
- 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.
- 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.
- HOT THERMOPLASTIC PAVEMENT MARKINGS SHALL TO 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.
- 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.
- WATER BLASTING IS THE ONLY APPROVED METHOD OF EXISTING STRIPE REMOVAL WITHIN DISTRICT THREE. THE USE OF BLACK PAINT AS A METHOD OF REMOVING OR COVERING EXISTING STRIPING IS STRICTLY PROHIBITED. WHEN WATER BLASTING ON OPEN GRADED FRICTION COURSE (OGFC) OR ON THE FINAL LFTTTT 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

### NOTE

PRIOR TO FINAL STRIPE PROJECT LIMIT SHALL BE FOG SEALED AS TO REMOVE ALL ASPHALT SCARS FROM WATER BLASTING OPERATIONS

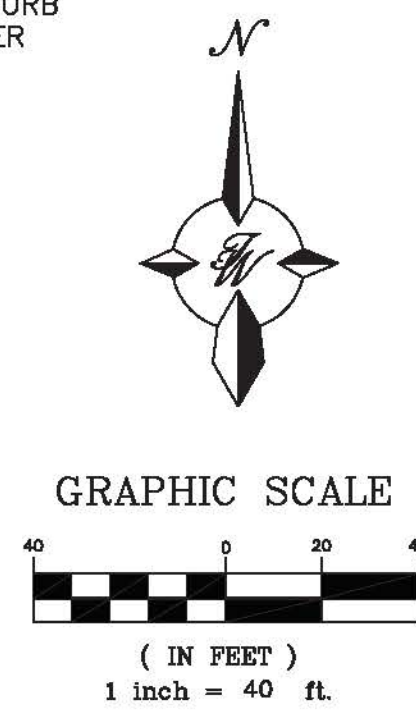
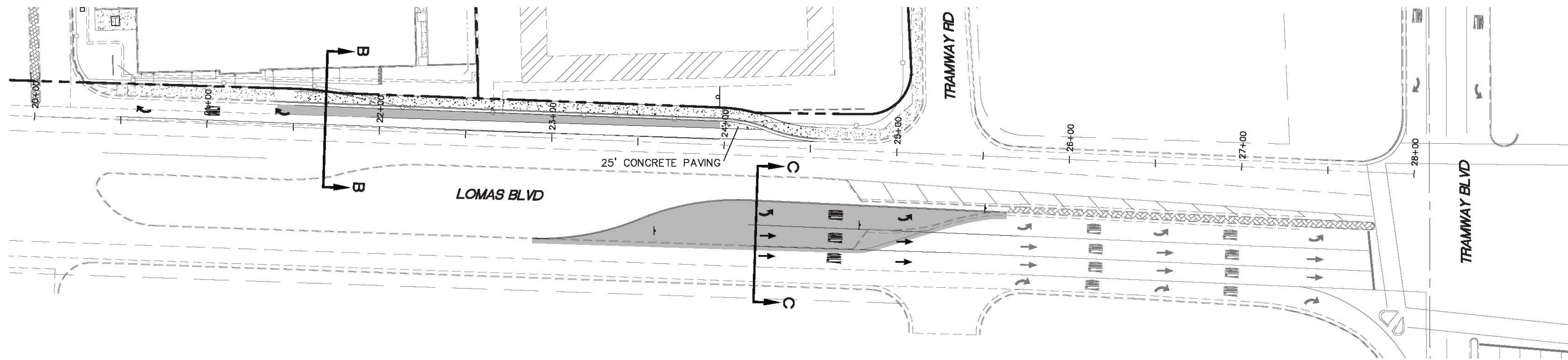
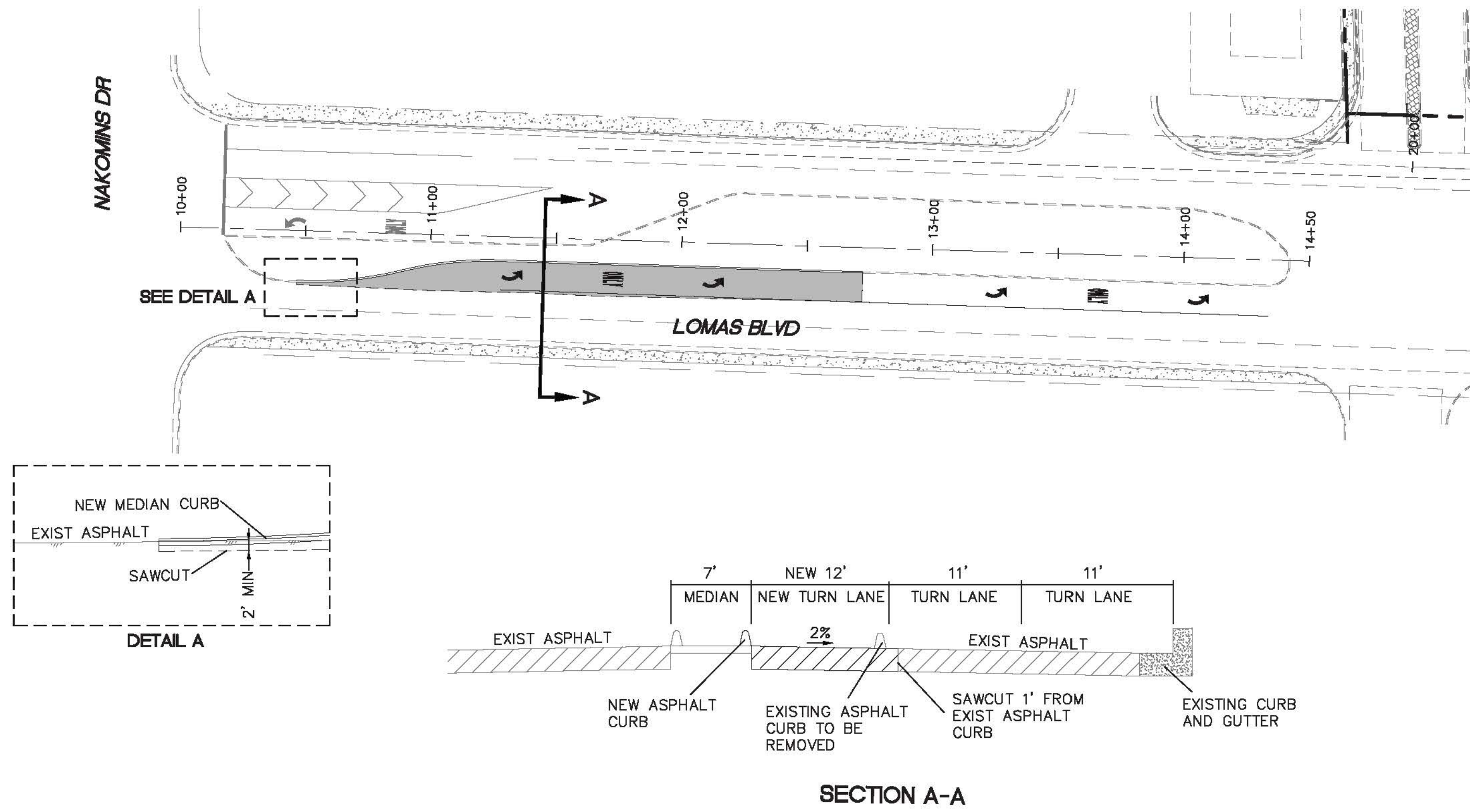
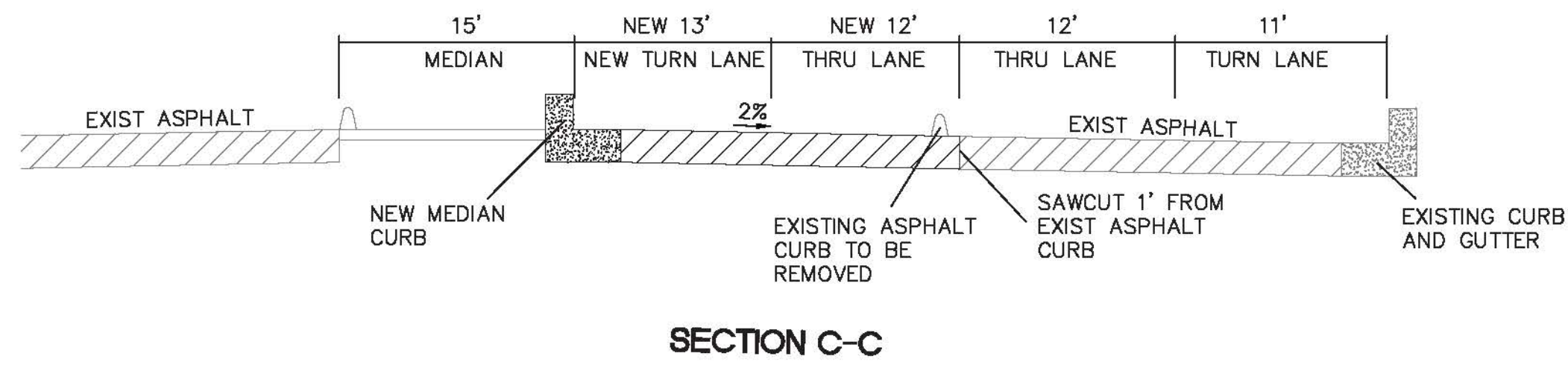
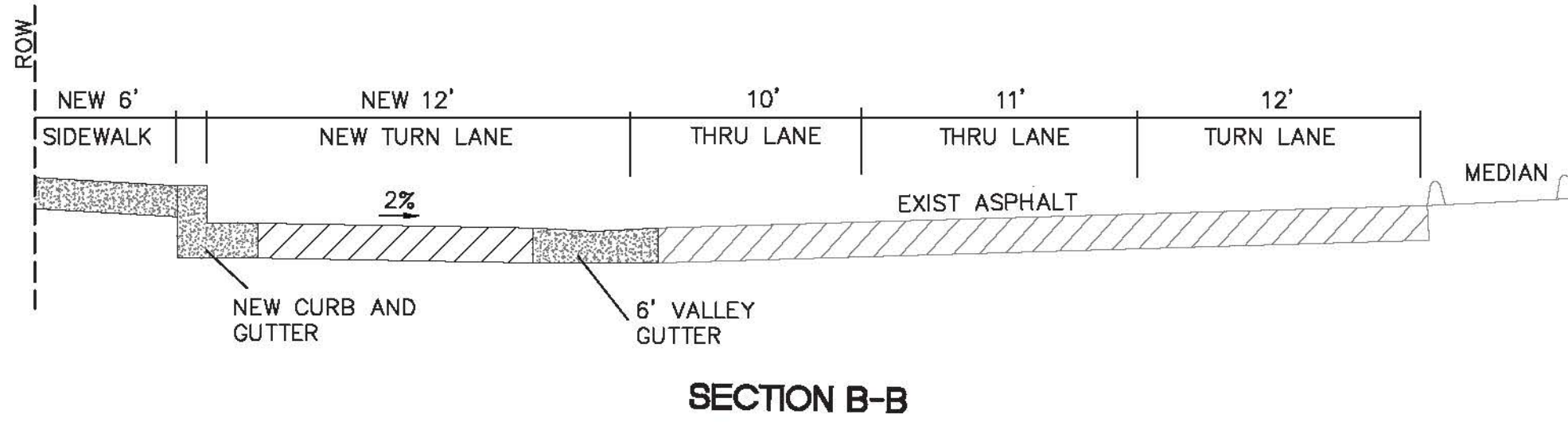


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www.tierrawestllc.com


CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

TITLE: <b>ABQ SCHOOL OF EXCELLENCE ROADWAY IMPROVEMENTS</b>	
LOMAS BLVD STRIPING PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO. 754686	
ZONE MAP NO. K-22-Z	
SHEET 8 OF 10	





<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com			
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: <b>ABQ SCHOOL OF EXCELLENCE ROADWAY IMPROVEMENTS</b>			
ROADWAY SECTIONS			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO. 754686		ZONE MAP NO. K-22-Z	SHEET <b>9</b> OF <b>10</b>

ENGINEER'S SEAL				SURVEY INFORMATION			BENCH MARKS		AS BUILT INFORMATION								
				REMARKS	BY	NO.	FIELD NOTES		DATE	A.G.R.S. MONUMENT	"3, J22"	CONTRACTOR	DATE				
								BY									
															DATE		
																	COORDINATES
	DESIGNED BY: JN		DATE: April, 2020		NEW MEXICO STATE PLANE	COORDINATES	INSPECTOR'S ACCEPTANCE BY	DATE									
	DRAWN BY: pm		DATE: April, 2020						(CENTRAL ZONE—N.A.D. 1983)	DATE							
	DRAWN NAME:		JOB NO.: 2019068		N=1 486,321,233	US SURVEY FEET	DRAWINGS CORRECTED BY	DATE									
	CHECKED BY: RRB		DATE: April, 2020						E=1,563,821,702	US SURVEY FEET	MICRO—FILM INFORMATION	RECORDED BY	DATE				
					PUBLISHED EL=5667.461 (NAVD 1988)			NO.									
									GROUND TO GRID FACTOR=0.999639470								
					DELTA ALPHA ANGLE=-0.08483"												



## DEPRESSED CURB AND GUTTER

**ASPHALT CURB**  
NTS

**CONCRETE SIDEWALK SECTION**  
PER COA STD DWG 2430




**MOUNTABLE MEDIAN CURB**  
NTS

**CONCRETE VALLEY GUTTER DETAIL**  
NTS

**TYPICAL PAVING SECTION (LOMAS BLVD)**

NOTE: OR MATCH EXISTING PAVEMENT SECTION IF GREATER

[illegible]

<div style="text-align: center;">  <p><b>TIERRA WEST, LLC</b></p> <p>5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 <a href="http://www.tierrowestllc.com">www.tierrowestllc.com</a></p> </div>										
						NO.		DESIGNED BY	DRAWN BY	CHECKED BY
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP										
TITLE: <b>ABQ SCHOOL OF EXCELLENCE ROADWAY IMPROVEMENTS</b> CONSTRUCTION DETAILS										
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.				
										
CITY PROJECT NO. 754686		ZONE MAP NO. K-22-Z		SHEET	OF					
					10 10					