

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEGINNING ANY WORK IN 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 #8, INCLUDING ADJUMENT 1.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (505-260-1990) 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 CONTRACTOR 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 CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION COORDINATION ENGINEER (505-924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
6. ALL WORK EFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
7. ALL STREET STRIPPING ALTERNED OR DESTROYED SHALL BE REPLACED WITH PREFORMED THERMOPLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS WAS 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 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. 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 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. CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) WORKING 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.arbcmia.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.
- ☒ 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.

DRB # 1006008

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PAVING PLANS

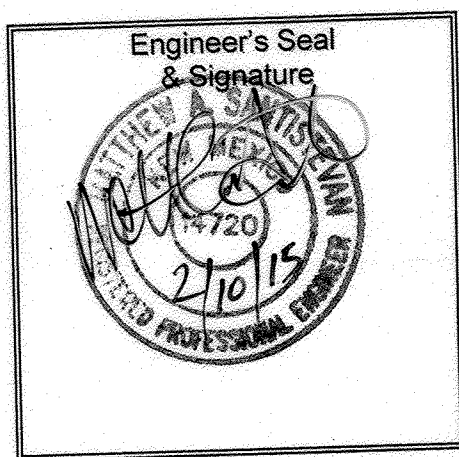
SHEET NO.	DESCRIPTION
6	WITKIN STREET / PRIVATE ALLEY BLOCK 11
7	O'KEEFE AVENUE/ STRYPKER ROAD

UTILITY PLANS

SHEET NO.	DESCRIPTION
9	WITKIN STREET
10	O'KEEFE AVENUE / STRYKER ROAD

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 (Mesa Del Sol Montage Unit 3A) 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 and specifications has been met, except as noted by me on the as-built construction drawings. This Certificate is based on site inspections drawn by me 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

SURVEYORS' 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 SURVEYING AND CONSTRUCTION AND "AS-BUILT" SURVEYS PERFORMED BY ME OR UNDER MY SUPERVISION, THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED BY ME OR UNDER MY SUPERVISION, AND THAT THE "AS-BUILT" INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM NOT PROVIDING OR INTENDING TO PROVIDE ANY OF THE DESIGN CONCEPTS OR INTENT OF THE RECORDED DRAWINGS.

Brian J. Martinez, NMPS 18374



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. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR CONSTRUCTION OBSERVER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. 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.
4. 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 OBSERVER. 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. LOCATION OF DISPOSAL SITE WILL BE IDENTIFIED BY MESA DEL SOL.
5. 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 OBSERVER.
6. 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.

7. OVERTIGHT 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. CONTRACTOR SHALL COORDINATE THE LOCATIONS OF ANY STAGING AREA WITH MESA DEL SOL.
8. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, SURFACE DISTURBANCE).
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE AT HIS EXPENSE ANY AND ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
10. ALL PERMANENT PAVEMENT MARKING AND TRAFFIC SIGNING SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR PER PLAN.
11. THE CONTRACTOR SHALL FOLLOW THE COA STANDARD CONSTRUCTION, TRAFFIC CONTROL AND SIGNING PLAN PROVIDED IN THE COA STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE, CONSTRUCTION COORDINATION DIVISION (CMD), 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), U.S. 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 AS PER STANDARD SPECIFICATIONS.
14. ALL NEAT CUT PAVEMENT SHALL HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.

15. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENTS, SIGNAGE, PAVEMENT MARKINGS, CURB & GUTTER, DRIVE PADS, WHEELCHAIR RAMPS, SIDEWALK AND SIGNAGE DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE PER COA STANDARDS, AT HIS OWN EXPENSE.
16. RCP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATIONS. 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 AFTER CITY APPROVAL.
17. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
18. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE COA.
19. DESIGNER SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL PAVEMENT MARKING AND SIGNING WITHIN PRIVATE STREETS.
20. CONTRACTOR IS RESPONSIBLE FOR SWPPP PREPARATION AND IMPLEMENTATION. CONTRACTOR SHALL COORDINATE SWPPP WITH ALL EXISTING SWPPP'S INCLUDING THE MASTER OVERALL SWPPP. (CONTACT GRANT MORRISON, AT INSPECTION PLUS: 505-242-9609).
21. THE SURFACE AND SUBSURFACE SOILS WITHIN THE BOUNDARIES OF THIS PROJECT MAY BE USED ONLY FOR PURPOSES OF BEDDING OF UNDERGROUND UTILITIES, FOUNDATION, AND BACKFILL. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR, OR ANY OF ITS SUBCONTRACTORS, BE ALLOWED TO USE ANY SOIL FROM WITHIN THE PROJECT BOUNDARIES AS AN ADMIXTURE TO ANY CONSTRUCTION MATERIAL, SUCH AS, BUT NOT LIMITED TO, THE BATCHING OF ASPHALT, CONCRETE, MASONRY, OR GROUT. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS BE ALLOWED TO REMOVE ANY SOIL FROM THE PROPERTY WITHIN THE BOUNDARIES OF THIS PROJECT, IN ANY AMOUNT WHATEVER, FOR TRANSPORT BY ANY MEANS TO ANY LOCATION OUTSIDE THOSE PROPERTY BOUNDARIES.

22. CONTRACTOR SHALL RECYCLE ALL EXISTING ASPHALT PAVEMENT REMOVED AS PART OF THIS PROJECT. CONTRACTOR SHALL PROVIDE TO MESA DEL SOL THE NAME AND ADDRESS OF THE ENTITY WHICH THE CONTRACTOR HAS CHOSEN TO PROCESS AND RECYCLE EXISTING ASPHALT PAVEMENT. CLEAN CONCRETE REMOVED AS PART OF THIS PROJECT SHALL BE STOCK-PILED IN A LOCATION IDENTIFIED BY MESA DEL SOL.
23. ALL PRIVATE STREET DESIGN AND CONSTRUCTION SHALL COMPLY WITH CITY OF ALBUQUERQUE STANDARDS, SPECIFICATIONS, DPM CRITERIA, AND APPROVED MASTER PLANS.
24. AN SO 19 PERMIT IS REQUIRED TO PLACE ANY MATERIAL ON OR AROUND A STORM DRAIN INLET IN THE CITY RIGHT-OF-WAY THAT WOULD INTERFERE WITH THE INLET RECEIVING STORM WATER PER THE ENGINEER'S DESIGN. CITY PERSONNEL MAY REMOVE THIS MATERIAL AT ANY TIME WITHOUT NOTICE. THE PREFERRED BMP IS TO REMOVE SEDIMENT/POLLUTANTS ON THE PROPERTY WHERE CONSTRUCTION ACTIVITY IS OCCURRING.

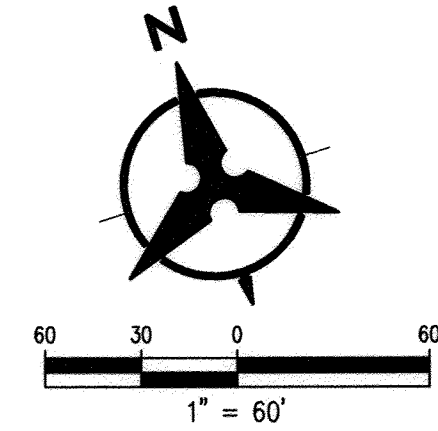
NOTE: DEVELOPER IS RESPONSIBLE FOR STREET NAME SIGNS, STOP SIGNS, MAINTENANCE AND ANY NECESSARY STRIPING REQUIRED ON PRIVATE STREETS. ALL PUBLIC STREET NAME SIGNS ARE INSTALLED BY THE CITY.



PRELIMINARY PLAT OF MESA DEL SOL MONTAGE UNIT 3A

(A REPLAT OF TRACTS A-6-A MESA DEL SOL
INNOVATION PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2014



LEGAL DESCRIPTION

TRACT "A-6-A" OF TRACTS A-6-A, A-6-B & A-6-C MESA DEL SOL INNOVATION PARK
FILED: JULY 11, 2011, IN BOOK 2011C, PAGE 0066 AS DOCUMENT #2011063035

GENERAL NOTES

- EXISTING ZONING: PC
PROPOSED DEVELOPMENT: RESIDENTIAL
- GROSS ACREAGE: 6.77 Acres
TOTAL NUMBER OF LOTS/TRACTS: 13 LOTS; INCLUDING TRACTS A-C, 1 ALLEY TRACTS
PROPOSED GROSS DENSITY: 6.3 DU/AC
- MINIMUM LOT DIMENSIONS: 40' X 100'
- ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
- ALLEYS ARE TO BE PRIVATE AND MAINTAINED BY A HOMEOWNERS ASSOCIATION
- 0.58 MILES OF FULL WIDTH STREETS CREATED
0.26 MILES OF HALF WIDTH STREETS CREATED
- LOT SETBACKS SHALL CONFORM TO LEVEL A AND LEVEL B MASTER PLANS.
- ALL OF THE PROPERTY SHOWN ON THIS PLAT MAY BE SUBJECT TO A GRANT OF TELECOMMUNICATIONS EASEMENT AND REAL COVENANT FILED IN THE BERNALILLO COUNTY, NEW MEXICO REAL ESTATE RECORDS.
- ZONE ATLAS NO. R-16 & S-16
- TRACTS A & C ARE PRIVATE COMMON AREA TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT C WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND IS ENCUMBERED BY A BLANKET P.U.E. AND PUBLIC ACCESS EASEMENT.

ADDITIONAL NOTES

- ALL ALLEYS ARE PRIVATE AND WILL HAVE A BLANKET P.U.E., PRIVATE ACCESS, AND PRIVATE DRAINAGE EASEMENTS
- COVENANTS WILL PROHIBIT PARKING IN ALL ALLEYS
- ALL LOT SIDEYARDS SHALL HAVE A 5' SHARED PRIVATE DRAINAGE EASEMENT CENTERED ON THE LOT LINE (2.5' ON EACH SIDE).

SURVEY NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY PS 16469".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE P.C.S., P.T.S., ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 16469".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN NAD83 CENTRAL ZONE.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

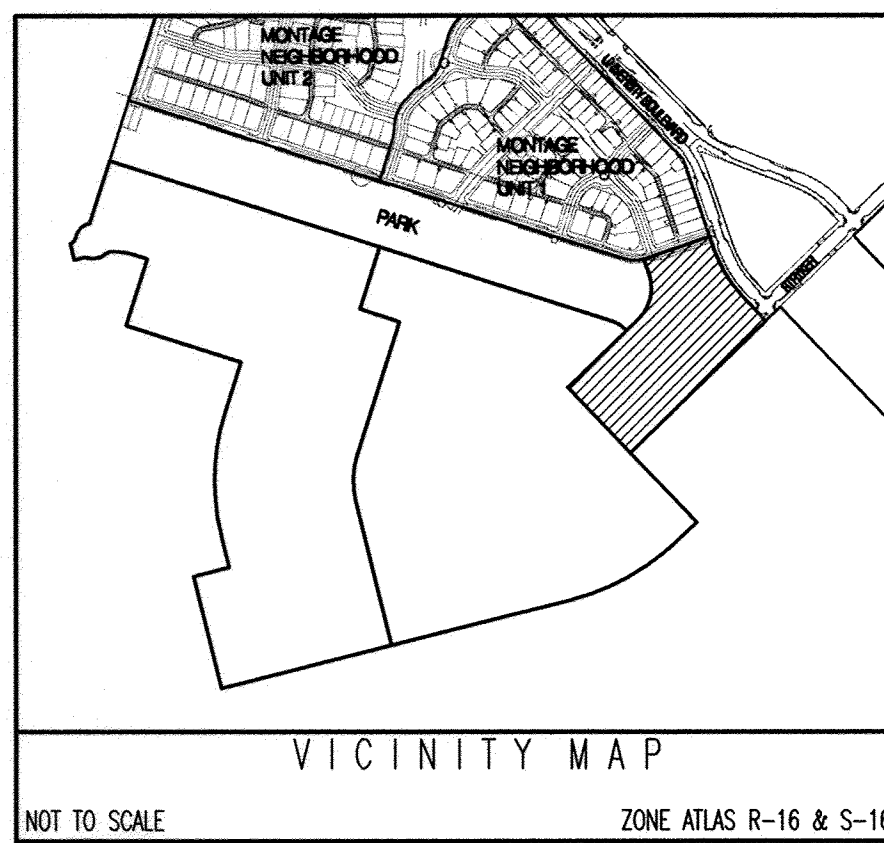
APPROVED

CITY SURVEYOR _____ DATE _____

Brian Fennelly, Authorized Signatory _____ DATE _____
MESA DEL SOL, LLC
A Limited Liability Company

SOLID WASTE DEPT _____ DATE _____

Bohannon & Huston
www.bhinc.com 800.877.5332



NOT TO SCALE ZONE ATLAS R-16 & S-16

MESA DEL SOL
NEIGHBORHOOD
MONTAGE UNIT 1
RECORDED: 12-15-2011
BK: 2011C, P: 0136 M

TRACT A-5
MESA DEL SOL, INNOVATION PARK
RECORDED: 12-06-2010
BK: 2010C, P: 0131 M

TRACT A-6-B
MESA DEL SOL
INNOVATION PARK
RECORDED: 07-11-2011
BK: 2011C, P: 0066 M

TRACT A-1
MESA DEL SOL
INNOVATION PARK
RECORDED: 12-06-2010
BK: 2010C, P: 0131 M

ACS BRASS TABLET STAMPED "3_Q16, 1984"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,533,498.782 Y = 1,457,045.094
GROUND TO GRID FACTOR = 0.999663002
DELTA ALPHA = -00°12'17.33"
NAVD 1988 ELEVATION = 5310.390

ACS BRASS TABLET STAMPED "1_R16, 1984"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,532,715.669 Y = 1,453,438.899
GROUND TO GRID FACTOR = 0.999664009
DELTA ALPHA = -00°12'22.46"
NAVD 1988 ELEVATION = 5291.451

TRACTS 23-A & 23-B
MESA DEL SOL
INNOVATION PARK
RECORDED: 01-16-2009
(2009C-14)

ID	BEARING	LENGTH
T1	S46°02'24"W	740.00'
T2	N43°57'36"W	352.00'
T3	N46°02'24"E	320.00'
T4	N46°02'24"E	60.95'
T5	N19°15'48"W	58.17'
T6	N71°02'24"E	272.31'
T7	S43°57'36"E	140.00'

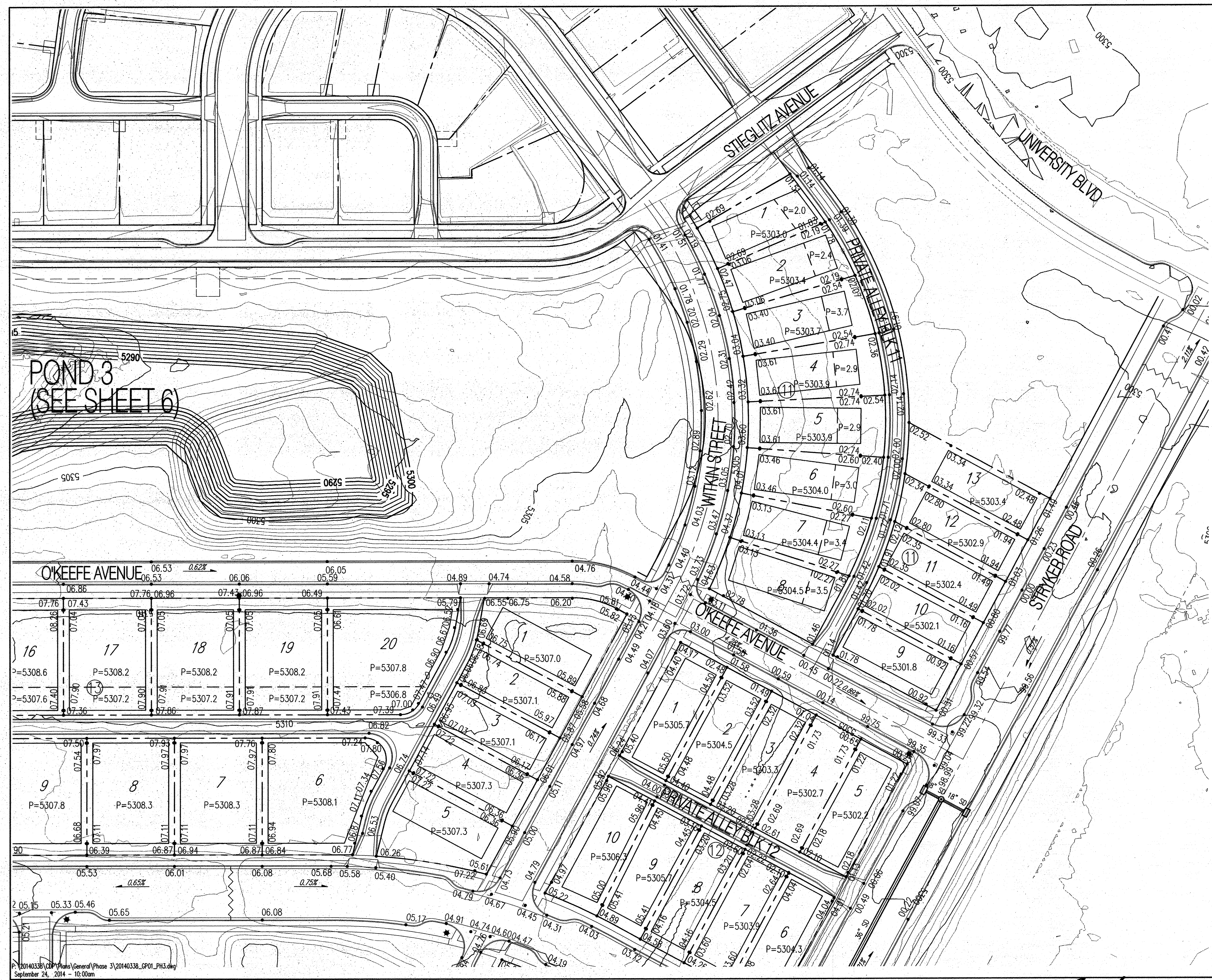
ID	ARC	RADIUS	DELTA	TANGENT
C1	197.40'	174.00'	65°00'00"	110.85'
C2	262.55'	520.33'	28°54'37"	134.13'

PARKING REQUIREMENTS

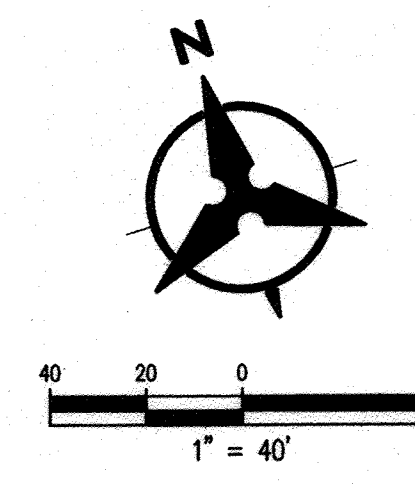
- OFFSTREET: A MINIMUM OF TWO COVERED PARKING SPACES PER LOT SHALL BE PROVIDED PER THE LEVEL A AND B MASTER PLANS.
TOTAL MINIMUM NUMBER OF OFFSTREET PARKING SPACES TO BE PROVIDED: 26 SPACES
- ONSTREET: GUEST PARKING WILL BE ACCOMMODATED BY ONSTREET PARKING AS PER THE LEVEL A AND B MASTER PLANS.
TOTAL ONSTREET PARKING PROVIDED: 36 SPACES

LEGEND

—	SUBDIVISION BOUNDARY LINE
—	NEW LOT LINE
—	ADJOINING PROPERTY LINE
▲	CENTERLINE MONUMENT TO BE INSTALLED
△	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT



- GENERAL NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT BY GEO-TEST, INC. DATED 9-29-10
 3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 3B, AND NETTING THE SOIL TO KEEP IT FROM BLOWING.
 5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
 7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.
 8. ALL LOTS ADJACENT TO UNIVERSITY SHALL DRAIN TO THE ALLEY AS PER GRADES SHOWN ON GRADING PLAN. ROOF DRAINAGE SHALL BE GUTTERED TO PREVENT THESE FLOWS FROM ENTERING UNIVERSITY BLVD.



- LEGEND**
- (91.62) FUTURE SPOT ELEVATION
 - 91.62 PROPOSED SPOT ELEVATION
 - 92.46 EXISTING SPOT ELEVATION (GRND & TC)
 - EXISTING CURB & GUTTER
 - ===== PROPOSED MOUNTABLE CURB & GUTTER
 - ===== PROPOSED STANDARD CURB & GUTTER
 - EXISTING CONTOUR W/ INDEX ELEVATION
 - > FLOW ARROW
 - ===== PROPOSED RETAINING WALL (TO BE BUILT BY HOME BUILDER)
 - ===== PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
 - ===== PROPOSED SLOPE
 - ===== PROPOSED STORM DRAIN
 - ===== PROPOSED STORM DRAIN MANHOLE
 - ===== PROPOSED STORM DRAIN INLET
 - ===== PROPOSED CATTLE GUARD INLET
 - ===== WALL DRAIN
 - GRADING PHASE BOUNDARY
- ROUGH GRADING (±0.5')
APPROVED FOR ROUGH GRADING DATE

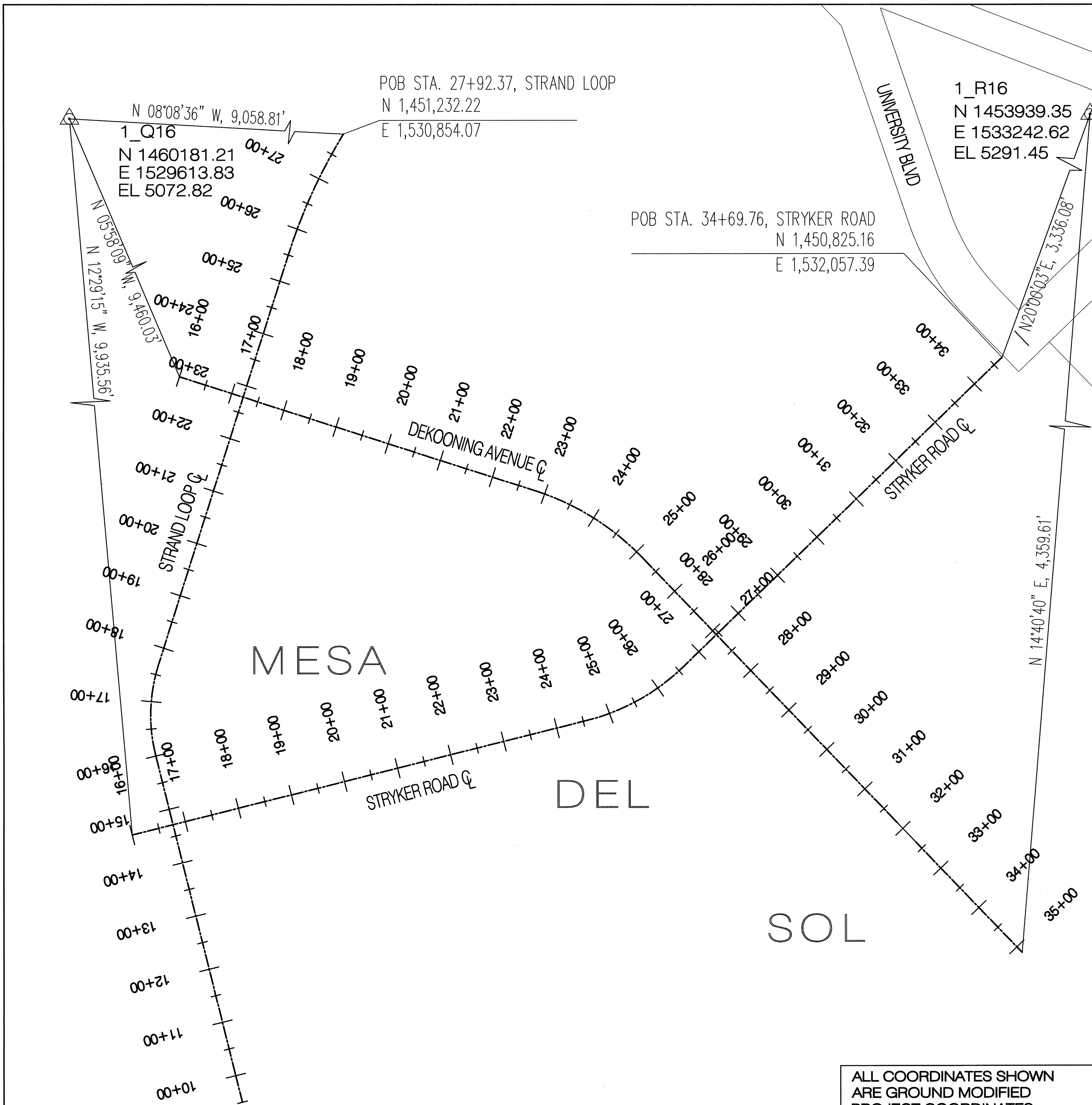
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		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT	
MESA DEL SOL MONTAGE UNIT 3 GRADING AND DRAINAGE PLAN			
Design Review Committee	City Engineer Approval	Last Design Update	
		Mo./Day/Yr.	
City Project No.	Zone Map No.	Sheet	Of
775782	R-15,16 S-15,16	2	6

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS	
CONTRACTOR	DATE	ACS MONUMENT	DATE	NO.	BY	NO.	DATE	No.	Date
BY: <i>Bohannon & Huston</i>	DATE: 7/15	2-D9	7/15						
BY: <i>Bohannon & Huston</i>	DATE: 7/15	GEOGRAPHIC POSITION (NAD 83)							
BY: <i>Bohannon & Huston</i>	DATE: 7/15	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)							
BY: <i>Bohannon & Huston</i>	DATE: 7/15	X = 1,493,613.357 Y = 1,515,761.743							
BY: <i>Bohannon & Huston</i>	DATE: 7/15	GROUND-TO-GRID FACTOR = 0.999867790							
BY: <i>Bohannon & Huston</i>	DATE: 7/15	Δm = -00'16"96.43"							
BY: <i>Bohannon & Huston</i>	DATE: 7/15	NAVD 1988 ELEVATION = 5441.396							

P:\20140338\CD\Plans\General\Phase 3\20140338_GPO1_PH3.dwg
September 24, 2014 - 10:00am

For Information ONLY



INTRODUCTION:
THE PURPOSE OF THE CONTROL LISTED BELOW IS TO SERVE AS A SPATIAL REFERENCE FOR THE MESA DEL SOL DEVELOPMENT. THE INTENDED ACCURACY IS 0.10' HORIZONTAL AND 0.10' VERTICAL.

PROJECT CONTROL STATISTICS:

UNITS:	US SURVEY FOOT
HORIZONTAL DATUM:	NAD83
VERTICAL DATUM:	NAVD83
PROJECTION:	TRANSVERSE MERCATOR
STATE PLANE AND/OR UTM ZONE:	NEW MEXICO CENTRAL ZONE (3002)
BASIS OF BEARING:	GRID BEARINGS
PROJECT COMBINED FACTOR:	0.99995077
MODIFICATION METHOD USED:	TRANSLATE NAD 83 GRID NORTHINGS AND EASTINGS BY +0.367' AND -0.391', SCALE ABOUT 0.0 BY 1.00034404132
FIELD METHODOLOGY:	RTK OBSERVATIONS, TRIANGLE SITE CALIBRATION TO PRIMARY CONTROL POINTS, MESA DEL SOL BASE STATION IS POINT
EQUIPMENT USED:	TRIMBLE GPS EQUIPMENT (9800 DUAL FREQUENCY RECEIVERS) AND TOPCON RECEIVER (MESA DEL SOL BASE STATION)
CONTROL SET DATE:	2003-2007
OBSERVATION DATE:	DECEMBER 2007 AND APRIL 2008
ADJUSTMENT/PUBLICATION DATE:	JUNE 10, 2008

PRIMARY CONTROL USED (GRID): (CITY OF ALBUQUERQUE PUBLISHED VALUES)

POINT	LATITUDE	LONGITUDE	ELLIPSOID	ELEVATION	NORTHING	EASTING	DESCRIPTION
3.016	35°00'15.44018"N	106°36'25.34383"W	5240.68	5310.39	1457045.09	1533498.78	BRASS CAP
LSS_401	34°56'49.90801"N	106°34'09.25886"W	5197.41	5266.39	1436228.52	1544752.49	BRASS CAP
2.N14	35°01'56.09165"N	106°38'44.28991"W	4905.63	4975.92	1467264.09	1521881.18	ALUMINUM CAP
1.016	35°00'41.32983"N	106°37'18.48460"W	5002.95	5072.82	1459678.55	1529088.13	BRASS CAP
2.017	35°00'30.08952"N	106°35'34.67700"W	5239.23	5308.88	1489511.31	1537718.47	ALUMINUM CAP
2.R15	34°59'56.84697"N	106°37'18.91749"W	5235.33	5305.26	1455181.67	1529035.38	ALUMINUM CAP
4.R15	34°59'17.29034"N	106°37'54.12983"W	5246.58	5316.68	1451193.72	1526090.86	ALUMINUM CAP
1.018	35°00'34.98951"N	106°34'19.00867"W	5256.03	5325.04	1458985.86	1543984.06	BRASS CAP
2.R17	34°59'24.79094"N	106°35'13.90138"W	5225.88	5295.22	1451904.04	1539424.27	ALUMINUM CAP
2.U17	34°56'49.85530"N	106°35'26.05157"W	5205.05	5274.50	1436244.27	1538360.05	ALUMINUM CAP
2.T17	34°58'14.10612"N	106°36'01.47088"W	5215.78	5285.36	1444771.77	1535441.15	ALUMINUM CAP
2.U18	34°56'40.81731"N	106°36'42.19455"W	5208.20	5278.04	1436292.68	1532021.86	ALUMINUM CAP
1.S15	34°58'12.65388"N	106°37'54.07114"W	5261.74	5331.84	1444659.27	1526070.79	BRASS CAP
5.R15	34°59'26.82453"N	106°37'18.56115"W	5236.74	5306.67	1452149.46	1529053.74	ALUMINUM CAP
1.R16	34°59'39.74165"N	106°36'34.60201"W	5221.72	5291.45	1453438.90	1532715.67	BRASS CAP
5.U14	35°00'43.88580"N	106°38'37.35784"W	4910.78	4981.16	1459968.68	1520865.33	ALUMINUM CAP
CC_IP6_1_6_BN_3E_4E	34°56'49.89634"N	106°34'09.67374"W	5197.77	5266.78	1436227.84	1544717.79	BRASS CAP
CLUB AZ (ABANDONED)	34°56'49.70103"N	106°38'11.82843"W	5246.95	5317.15	1436278.84	1524560.65	BRASS CAP
RTCM0000	34°59'44.92698"N	106°37'14.95488"W	5270.083				L1 ANTENNAE PHASE CENTER COORDINATE

RTCM0000 MESA DEL SOL BASE POINT LOCATED ON TOP OF ADVENT SOLAR BUILDING, OWNED BY MESA DEL SOL

VALUES ARE BASED ON BROADCAST INFORMATION

ADJUSTED COORDINATE LISTING:

POINT	ELEVATION	NORTHING	EASTING	DESCRIPTION
CP2	1449159.26	1537357.02	1537357.02	ALUMINUM CAP ON 5/8" REBAR
USGLO	1436746.44	1534691.26	1534691.26	USGLO BRASS CAP
CP35	1451962.76	1533877.15	1533877.15	ALUMINUM CAP ON 5/8" REBAR
BASE	1452511.84	1523417.82	1523417.82	ALUMINUM CAP ON 5/8" REBAR
3.016	5310.39	1457546.80	1534025.98	BRASS CAP
LSS_401	5266.39	1436722.84	1545283.63	BRASS CAP
2.N14	4975.92	1467769.41	1525204.39	ALUMINUM CAP
1.016	5072.82	1460181.21	1529613.83	BRASS CAP
2.017	5308.88	1490013.55	1538247.23	ALUMINUM CAP
2.R15	5305.26	1455682.74	1529561.05	ALUMINUM CAP
4.R15	5316.68	1451693.40	1526615.48	ALUMINUM CAP
1.018	5325.04	1459488.33	1544495.03	BRASS CAP
2.R17	5295.22	1452403.95	1539953.62	ALUMINUM CAP
2.U17	5274.50	1436738.61	1538888.93	ALUMINUM CAP
2.T17	5285.36	1445299.19	1535989.08	ALUMINUM CAP
2.U18	5278.04	1436757.06	1532548.53	ALUMINUM CAP
1.S15	5331.84	1445156.66	1526595.38	BRASS CAP
5.R15	5306.67	1452949.49	1526579.45	ALUMINUM CAP
1.R16	5291.45	1453939.35	1533242.66	ALUMINUM CAP
5.U14	4981.16	1460471.38	1521386.16	ALUMINUM CAP
CC_IP6_1_6_BN_3E_4E	5266.78	1436721.79	1545248.93	BRASS CAP
CLUB AZ	5317.15	1436773.31	1525084.76	BRASS CAP
RTCM0000	5339.97	1454478.04	1523886.37	L1 ANTENNAE PHASE CENTER

AS-BUILT INFORMATION

CONTRACTOR	Franklin	DATE	9/15
STAMPED BY	Carleian Surveys Inc.	DATE	10/14
ACCEPTANCE BY	BHT	DATE	9/15
FIELD CHECK BY	Carleian Surveys Inc.	DATE	9/15
CORRECTED BY	BHT	DATE	9/15
REVISIONS			
GROUND-TO-GRID FACTOR	= 0.999964099		
Δα	= -0°12'22.46"		
NAVD 1988 ELEVATION	= 5291.451		
RECORDED BY			
NO.			

ENGINEER'S SEAL

CHRISTIAN J. SHULTS
REGISTERED PROFESSIONAL ENGINEER
16244
9-24-14

DESIGN REVIEW COMMITTEE

APPROVED
OCT 21 2014
DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

APPROVED
OCT 21 2014
CITY ENGINEER

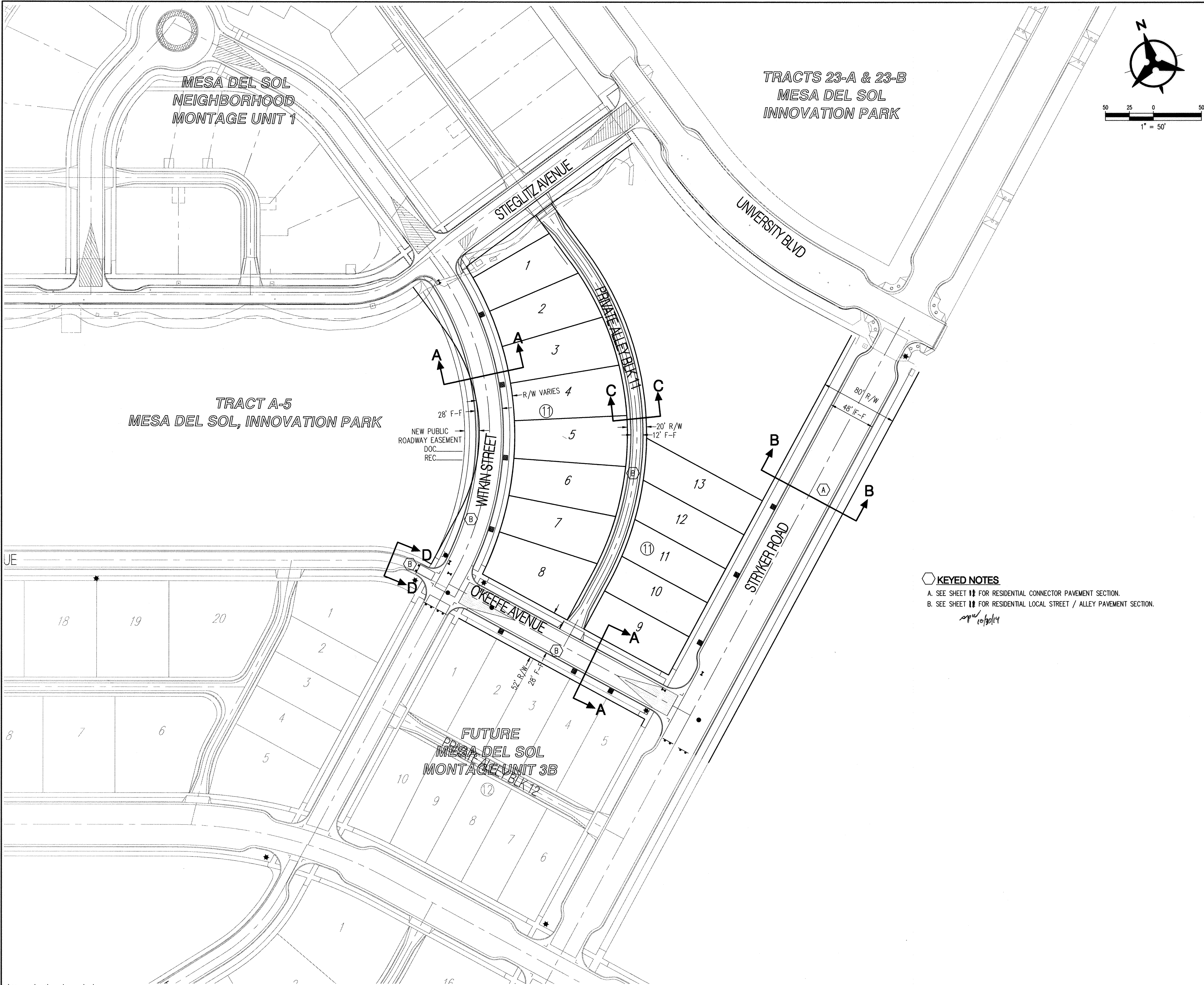
REVISIONS

No.	Date	REMARKS	By

City of Albuquerque Public Works Department

MESA DEL SOL MONTAGE UNIT 3A
SURVEY INFORMATION SHEET

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED OCT 21 2014 DESIGN REVIEW COMMITTEE	APPROVED OCT 21 2014 CITY ENGINEER		
City Project No.	Zone Map No.	Sheet	Of
775781	R-15, 16, S-16	4	14



GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
3. GRADE ELEVATIONS, WHERE NOTED, ARE FOR FLOWLINE OF CURB UNLESS OTHERWISE SPECIFIED.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
5. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
6. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
7. ANY DAMAGE TO THE EXISTING FACILITIES, (C&G), PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
8. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
9. DENOTES CROWN TRANSITION
10. FOR CURB RETURN & QUARTER POINT ELEV INFO REFER TO INDIVIDUAL PAVING SHEETS.
11. MH RIMS & CATCH BASIN INLET ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT ELEVATIONS.
12. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AND TRANSMISSION GAS LINES. CONTRACTOR SHALL COORDINATE RELOCATION OF UTILITY LINES WITH UTILITY COMPANIES AS REQUIRED.
13. STREET LIGHT LAYOUT AND DESIGN WILL BE BY SEPARATE PLAN SET SEE SHEET 42 & 43 FOR UNIVERSITY BLVD. STREET LIGHTING
14. SEE SHEET 29 FOR TYPICAL STREET SECTIONS

LEGEND

- PROPOSED R/W LINE
- PROPERTY LINE
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED MOUNTABLE MEDIAN CURB & GUTTER
- PROPOSED PHASE 1B-1 SUBDIVISION BOUNDARY
- EASEMENT
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED FIRE HYDRANT
- PROPOSED MAIN VALVE
- PROPOSED SAS MANHOLE
- PROPOSED CURB RAMP
- PROPOSED RIP-RAP SWALE
- PROPOSED STREET LIGHT
- PROPOSED BARRICADE

KEYED NOTES

- A. SEE SHEET 11 FOR RESIDENTIAL CONNECTOR PAVEMENT SECTION.
B. SEE SHEET 11 FOR RESIDENTIAL LOCAL STREET / ALLEY PAVEMENT SECTION.

AS-BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			ENGINEER'S SEAL		
CONTRACTOR	DATE	NO.	ACS	TABLET	STAMPED	DATE	BY	NO.			
WORK	DATE	NO.	DATE	DATE	DATE	DATE	DATE	DATE			
STAMPED BY	DATE	NO.	STAMPED BY	DATE	NO.	STAMPED BY	DATE	NO.			
ACCEPTANCE BY	DATE	NO.	ACCEPTANCE BY	DATE	NO.	ACCEPTANCE BY	DATE	NO.			
FIELD	DATE	NO.	FIELD	DATE	NO.	FIELD	DATE	NO.			
REVISIONS	DATE	NO.	REVISIONS	DATE	NO.	REVISIONS	DATE	NO.			
CORRECTED BY	DATE	NO.	CORRECTED BY	DATE	NO.	CORRECTED BY	DATE	NO.			
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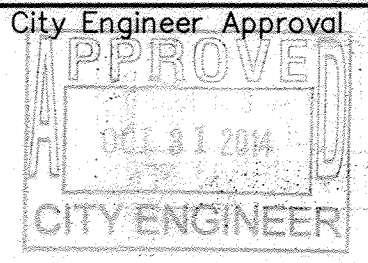
Mesa del Sol

Bohannon & Huston



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MESA DEL SOL MONTAGE UNIT 3A
OVERALL PAVING PLAN



Last Design Update

Mo./Day/Yr.	Mo./Day/Yr.

City Project No.

Zone Map No.

Sheet

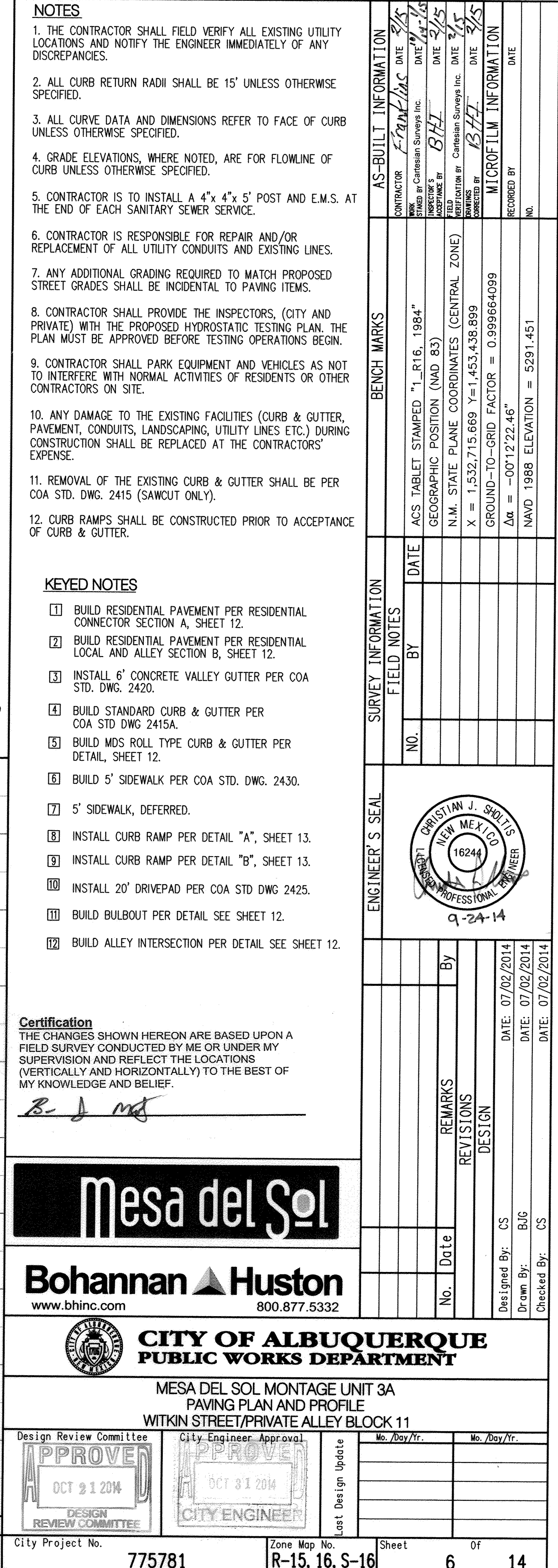
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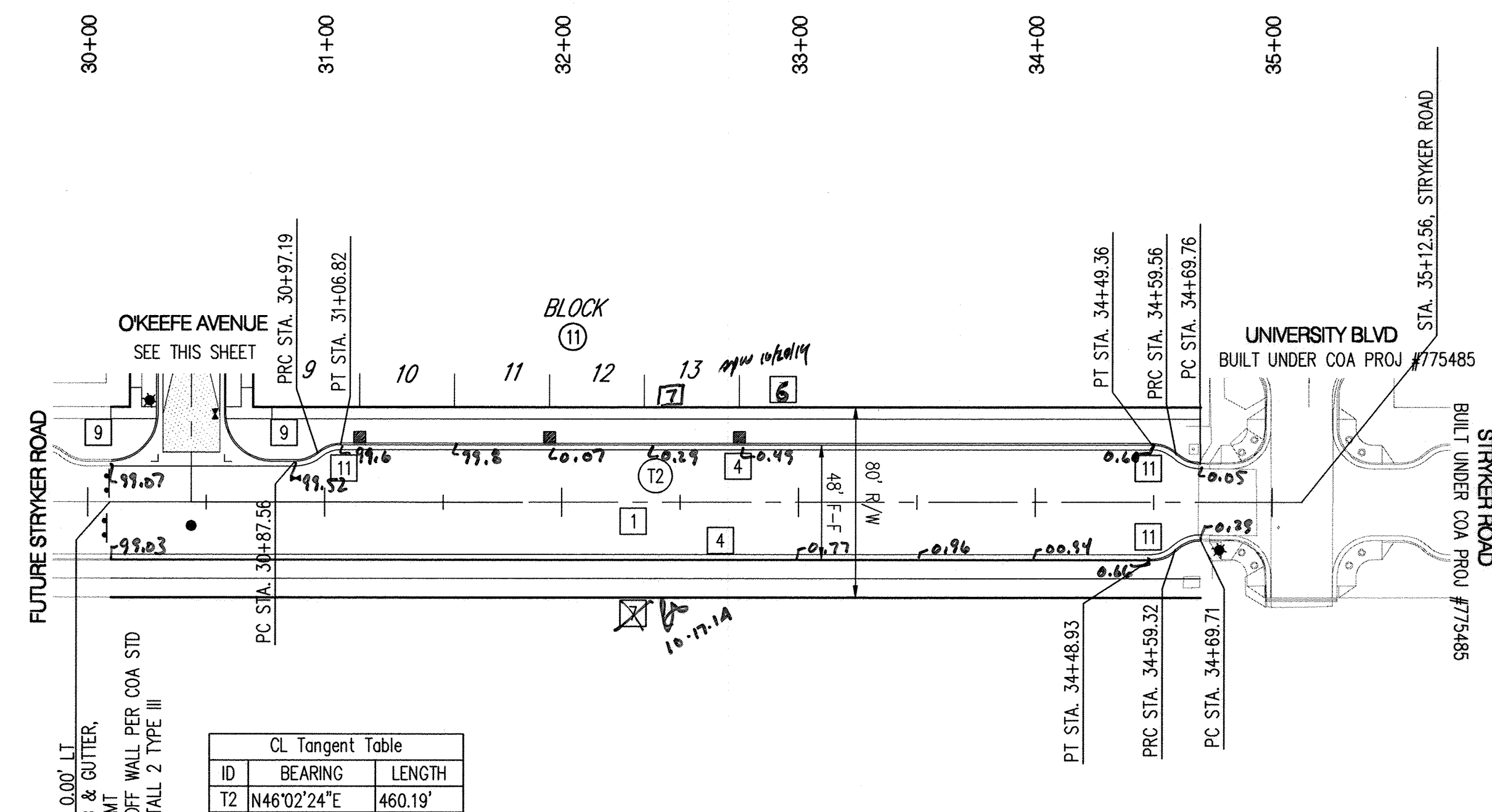
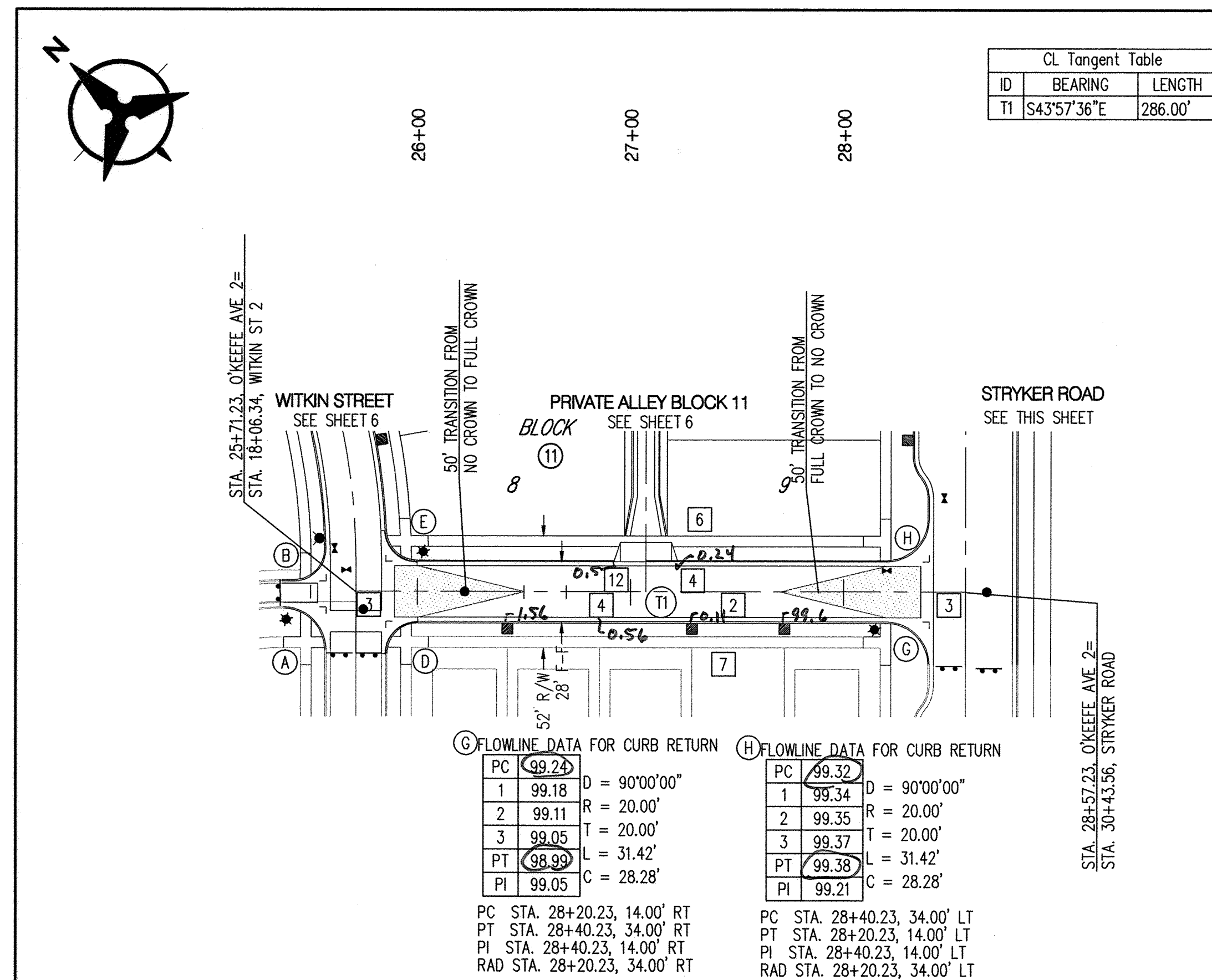
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NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL CURB RETURN RADII SHALL BE 15' UNLESS OTHERWISE SPECIFIED.
3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
4. GRADE ELEVATIONS, WHERE NOTED, ARE FOR FLOWLINE OF CURB UNLESS OTHERWISE SPECIFIED.
5. CONTRACTOR IS TO INSTALL A 4" x 4" x 5' POST AND E.M.S. AT THE END OF EACH SANITARY SEWER SERVICE.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
7. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAYING ITEMS.
8. CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
9. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
10. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
11. REMOVAL OF THE EXISTING CURB & GUTTER SHALL BE PER COA STD. DWG. 2415 (SAWCUT ONLY).
12. CURB RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

KEYED NOTES

- 1) BUILD RESIDENTIAL PAVEMENT PER RESIDENTIAL CONNECTOR SECTION A, SHEET 12.
- 2) BUILD RESIDENTIAL PAVEMENT PER RESIDENTIAL LOCAL AND ALLEY SECTION B, SHEET 12.
- 3) INSTALL 6" CONCRETE VALLEY GUTTER PER COA STD. DWG. 2420.
- 4) BUILD STANDARD CURB & GUTTER PER COA STD DWG 2415A.
- 5) BUILD MDS ROLL TYPE CURB & GUTTER PER DETAIL, SHEET 12.
- 6) BUILD 5' SIDEWALK PER COA STD. DWG. 2430.
- 7) 5' SIDEWALK, DEFERRED.
- 8) INSTALL CURB RAMP PER DETAIL "A", SHEET 13.
- 9) INSTALL CURB RAMP PER DETAIL "B", SHEET 13.
- 10) INSTALL 20' DRIVEPAD PER COA STD DWG 2425.
- 11) BUILD BULBOUT PER DETAIL SEE SHEET 12.
- 12) BUILD ALLEY INTERSECTION PER DETAIL SEE SHEET 12.

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.

Mesa del Sol

Bohannon  **Huston**
www.bhinc.com 800.877.5332



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MESA DEL SOL MONTAGE UNIT 3A
PAVING PLAN AND PROFILE
O'KEEFE AVENUE/STRYKER ROAD

Design Review Committee
APPROVED
OCT 21 2014
DESIGN
REVIEW COMMITTEE

CITY ENGINEER APPROVAL

OCT 31 2014

CITY ENGINEER

Fast Design Update

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City Project No

Zone Map No.

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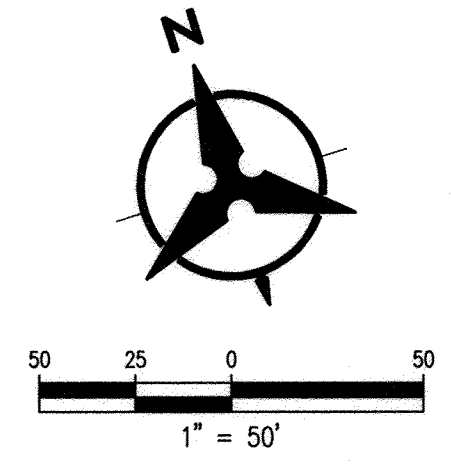
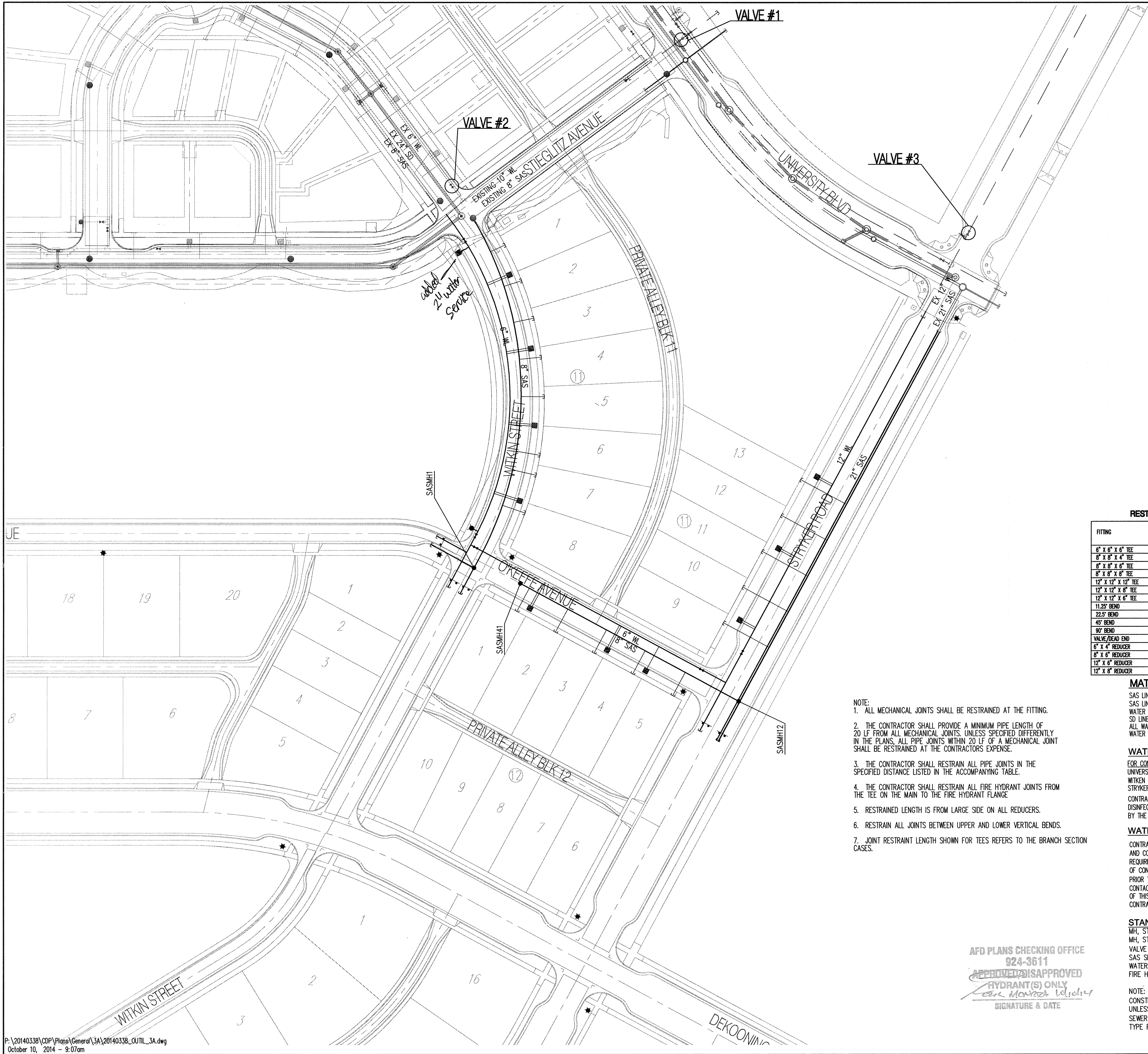
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- GENERAL NOTES**
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 2. ALL CURVE DATA AND DIMENSIONS ARE CALCULATED FROM CENTERLINE OF PIPE OR MANHOLE. ALL SAS & SD SLOPES ARE CALCULATED TO TRUE PIPE DIMENSIONS FROM INVERT TO INVERT. (PAY ITEMS ARE SHOWN IN PARENTHESES)
 3. GRADE ELEVATIONS, WHERE NOTED, ARE FOR FLOWLINE OF CURB UNLESS OTHERWISE SPECIFIED.
 4. CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND E.M.S. AT THE END OF EACH SANITARY SEWER SERVICE.
 5. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
 6. CONTRACTOR SHALL PROVIDE THE INSPECTORS WITH THE PROPOSED TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
 7. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
 8. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
 9. MH RMS & CATCH BASIN INLET ELEVATIONS, VALVE BONES, ARV, FIRE HYDRANT & FLANGE ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT GRADES.
 10. SAS STATIONING FOLLOWS CL OF ROAD UNLESS OTHERWISE NOTED.
 11. FLOWLINE ELEVATIONS FOR DROP INLETS ARE PROJECTED FROM FLOWLINE OF STANDARD CURB TO MIDDLE OF DOWNHILL GRATE.
 12. FOR STORM DRAIN CONSTRUCTION: ALL RCP JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION SHALL DETERMINE WHICH JOINTS ARE TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
 13. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

LEGEND

	PROPERTY LINE
	NEW EASEMENT
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING STORM DRAIN
	EXISTING WATER METER
	EXISTING CAP
	EXISTING VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED STORM DRAIN
	PROPOSED VALVE
	PROPOSED HYDRANT
	PROPOSED CAP
	PROPOSED WATER METER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN

RESTRAINED JOINT TABLE

FITTING	LENGTH TO BE RESTRAINED			
	(4")	(6")	(8")	(12")
6" X 6" X 6" TEE	1	1		
8" X 8" X 4" TEE				
8" X 8" X 6" TEE		1		
8" X 8" X 8" TEE			4	
12" X 12" X 12" TEE				18
12" X 12" X 6" TEE			1	
12" X 12" X 8" TEE		1		
11.25" BEND	1	2	3	4
22.5" BEND	3	4	5	7
45" BEND	6	8	11	15
90" BEND	15	20	27	37
VALVE/ROAD END	30	35	73	104
6" X 4" REDUCER		20		
8" X 6" REDUCER			31	
12" X 6" REDUCER				75
12" X 8" REDUCER				55

- NOTE:**
1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
 2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. UNLESS SPECIFIED DIFFERENTLY IN THE PLANS, ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTORS EXPENSE.
 3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE ACCOMPANYING TABLE.
 4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE
 5. RESTRAINED LENGTH IS FROM LARGE SIDE ON ALL REDUCERS.
 6. RESTRAIN ALL JOINTS BETWEEN UPPER AND LOWER VERTICAL BENDS.
 7. JOINT RESTRAINT LENGTH SHOWN FOR TEES REFERS TO THE BRANCH SECTION CASES.

MATERIALS:
SAS LINE: SDR-35 PVC (FOR 8" DIAMETER)
SAS LINE: SDR-26 PVC (FOR 21" DIAMETER)
WATER LINE: C900-PVC (DR-18)
SD LINE: CLASS III RCP (UNLESS OTHERWISE NOTED ON PLANS)
ALL WATER METERS 3/4" (UNLESS OTHERWISE NOTED ON PLANS)
WATER REUSE: C900-PVC (DR-18) (PURPLE)

WATER SHUT-OFF PLAN:
FOR CONNECTION VALVES CLOSED
UNIVERSITY BLVD. & STEIGLITZ AVE VALVE #1
WILKIN STREET & STEIGLITZ AVE VALVE #2
STRYKER ROAD & UNIVERSITY BLVD VALVE #3
CONTRACTOR WILL BE RESPONSIBLE FOR FLUSHING, DISINFECTING, AND TESTING THE LINES AS REQUIRED BY THE ABCWA.

WATER SHUT-OFF REQUIREMENTS:
CONTRACTOR WILL BE RESPONSIBLE FOR THE TIMING AND COORDINATION OF THE WATER SHUT-OFF REQUIREMENTS IN CONJUNCTION WITH THE COMPLETION OF CONNECTIONS. AT LEAST SEVEN (7) WORKING DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT ABCWA TO INITIATE IMPLEMENTATION OF THIS WATER SHUT-OFF PLAN.
CONTRACTOR SHALL NOT OPERATE VALVES ON THE PROJECT.

STANDARD DRAWINGS
MH, STD DWG 2101
MH, STD DWG 2102
VALVE BOXES, STD DWG 2326 (SEE SH-31)
SAS SERVICES, STD DWG 2125
WATER SERVICE, STD DWG 2362
FIRE HYDRANTS, STD DWG 2340

NOTE: ALL OF THE ABOVE ITEMS SHALL BE CONSTRUCTED PER THE STD DWG'S SHOWN UNLESS OTHERWISE NOTED. ALL SANITARY SEWER MANHOLE'S SHALL BE CONCENTRIC TYPE PER ABCWA STD.

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE

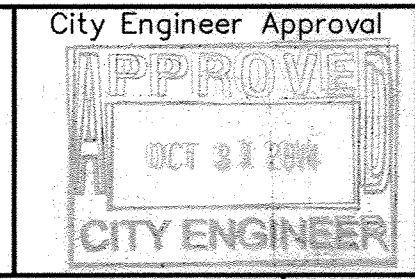


Bohannon & Huston

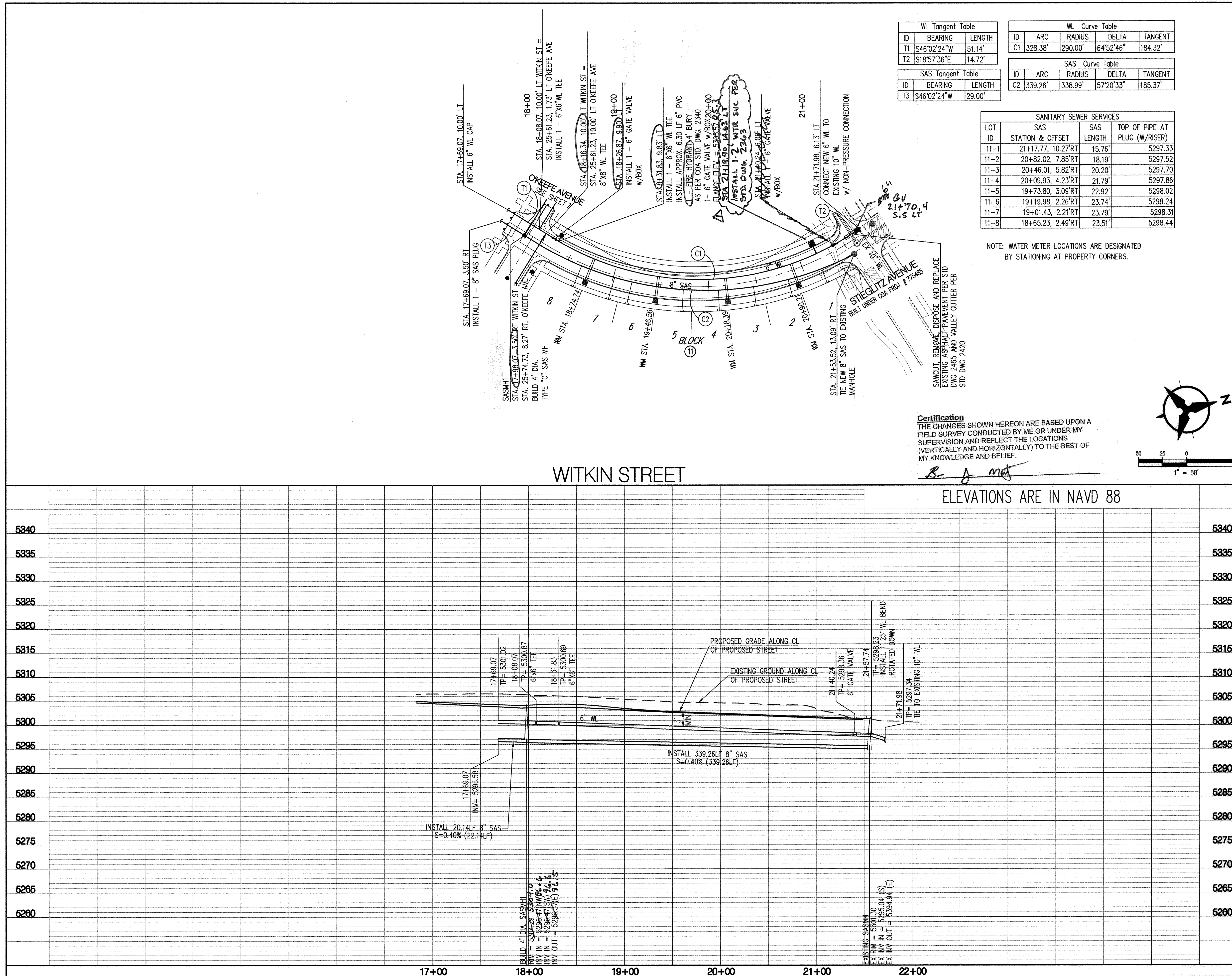


**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

MESA DEL SOL MONTAGE UNIT 3A
OVERALL UTILITY PLAN



City Project No.	Zone Map No.	Sheet	Of
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WL Tangent Table			WL Curve Table				
ID	BEARING	LENGTH	ID	ARC	RADIUS	DELTA	TANGENT
T1	S46°02'24"W	51.14'	C1	328.38'	290.00'	64°52'46"	184.32'
T2	S18°57'36"E	14.72'	SAS Curve Table				
SAS Tangent Table			ID	ARC	RADIUS	DELTA	TANGENT
T3	S46°02'24"W	29.00'	C2	339.26'	338.99'	57°20'33"	185.37'

SANITARY SEWER SERVICES			
LOT ID	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
11-1	21+17.77, 10.27'RT	15.76'	5297.33'
11-2	20+82.02, 7.85'RT	18.19'	5297.52'
11-3	20+46.01, 5.82'RT	20.20'	5297.70'
11-4	20+09.93, 4.23'RT	21.79'	5297.86'
11-5	19+73.80, 3.09'RT	22.92'	5298.02'
11-6	19+19.98, 2.26'RT	23.74'	5298.24'
11-7	19+01.43, 2.21'RT	23.79'	5298.31'
11-8	18+65.23, 2.49'RT	23.51'	5298.44'

11-9

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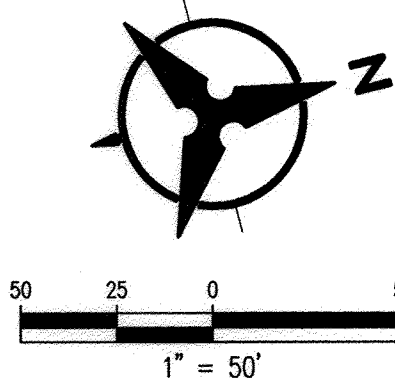
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SANITARY SEWER SERVICES			
LOT	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISE)
11-1	21+17.77, 10.27'RT	15.76'	5297.33
11-2	20+82.02, 7.85'RT	18.19'	5297.52
11-3	20+46.01, 5.82'RT	20.20'	5297.70
11-4	20+09.93, 4.23'RT	21.79'	5297.86
11-5	19+73.80, 3.09'RT	22.92'	5298.02
11-6	19+19.98, 2.26'RT	23.74'	5298.24
11-7	19+01.43, 2.21'RT	23.79'	5298.31
11-8	18+65.23, 2.49'RT	23.51'	5298.44

NOTE: WATER METER LOCATIONS ARE DESIGNATED BY STATIONING AT PROPERTY CORNERS.

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.



GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. CONTRACTOR SHALL COORDINATE RELOCATION OF UTILITY LINES WITH UTILITY COMPANIES AS REQUIRED.
- ALL CURVE DATA AND DIMENSIONS ARE CALCULATED FROM CENTERLINE OF PIPE OR MANHOLE. ALL SAS & SD SLOPES ARE CALCULATED TO TRUE PIPE DIMENSIONS FROM INVERT TO INVERT. (PAY ITEMS ARE SHOWN IN PARENTHESES)
- GRADE ELEVATIONS, WHERE NOTED, ARE FOR FLOWLINE OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND E.M.S. AT THE END OF EACH SANITARY SEWER SERVICE.
- CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL DAMAGED EXISTING UTILITY CONDUITS AND EXISTING LINES.
- CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
- CONTRACTOR SHALL PROVIDE THE INSPECTORS WITH THE PROPOSED TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
- ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, LANDSCAPING, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- MH RIMS & CATCH BASIN INLET ELEVATIONS, FIRE HYDRANT & FLANGE ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.
- SAS, STORM DRAIN AND WATERLINE STATIONING FOLLOWS CL OF ROAD. UNLESS OTHERWISE NOTED.
- STATIONING OF DROP INLET IS TO MIDDLE OF DOWN HILL GRATE AT FACE OF CURB.
- FLOWLINE ELEVATIONS FOR DROP INLETS ARE PROJECTED FROM FLOWLINE OF STANDARD CURB TO MIDDLE OF DOWNHILL GRATE.
- ROP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATIONS. 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. ROP JOINTS SHALL NOT BE GROUTED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.
- ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL USE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS.
- AT UTILITY CROSSINGS WHERE LESS THAN 18" OF SEPARATION FROM STORM DRAIN PIPE OR MANHOLE IS PRESENT LEAN FILL IS TO BE USED 1) FOR A DISTANCE OF 5 FEET ON EACH SIDE OF THE SD CL FROM TOP OF STORM DRAIN TO BOTTOM OF SANITARY SEWER OR WATER LINE OR 2) FOR 10 FEET ALONG SANITARY SEWER OR WATER LINE CENTERED ON THE MANHOLE WITH DEPTH EQUAL TO 2X SEWER OR WATER LINE DIAMETER.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- STORM DRAIN GRATES PER MODIFIED COA STD DWG 2220 PER DETAIL SHEET 13

LEGEND

- DOUBLE WATER METER
- SINGLE WATER METER
- WATER LINE SHUTOFF VALVE
- SAS LATERAL
- SAS MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED STREET LIGHT

"AS-BUILT" LOCATION OF MANHOLES & VALVES

VALVE FH (TYPE) MH	NORTHING	EASTING
SAS MH 1	1450726.6	1531548.5
NVA 1812	1450756.6	1531559.7
FH 1821	1450763.8	1531558.7
NVA 21+10	1451065.7	1531629.1

NOTE: TO BE COMPLETED BY CONTRACTOR PRIOR TO ACCEPTANCE

Mesa del Sol
www.bhinc.com 800.877.5332

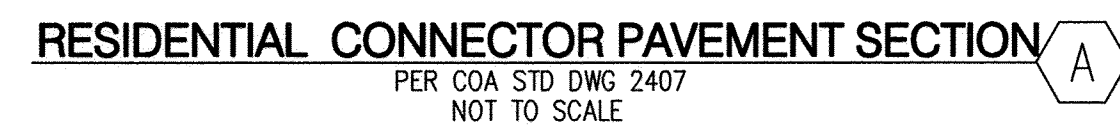
Bohannon & Huston
www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MESA DEL SOL MONTAGE UNIT 3A
UTILITY PLAN AND PROFILE
WITKIN STREET

Design Review Committee	City Engineer Approval	No. / Day / Yr.	No. / Day / Yr.
APPROVED OCT 21 2014 DESIGN REVIEW COMMITTEE	APPROVED OCT 21 2014 CITY ENGINEER		

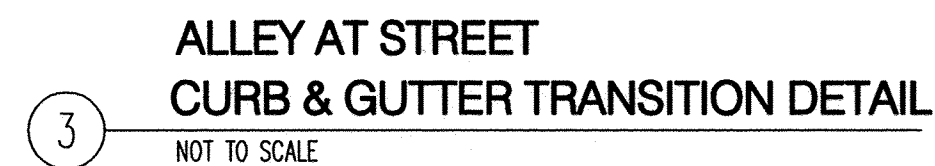
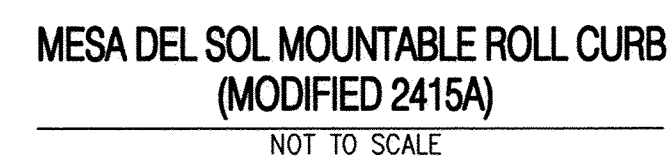
City Project No.	Zone Map No.	Sheet	Of
775781	R-15, 16, S-16	9	14



1. SOIL NOT HAVING THE MINIMUM R-VALUE ≥ 40 SHALL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED BY THE CONTRACTOR WITH SUITABLE MATERIAL OR A PAVEMENT SECTION SHALL BE DESIGNED BY THE CONSULTANT ACCOMMODATING THE EXISTING R-VALUE PER COA STANDARD SPECS.
2. FINISH SURFACES OF SUBGRADE SHALL BE MOISTURE CONTROLLED AT THE COMPACTION MOISTURE RANGE, OR A PRIME COAT APPLIED, AS REQUIRED BY THE ENGINEER UNTIL NEXT/FINAL SURFACING IS COMPLETED. SUBGRADE PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACE R/W UTILITIES CONSTRUCTION ARE COMPLETED.



SOIL NOT HAVING THE MINIMUM R-VALUE OF 40 SHALL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED BY THE CONTRACTOR WITH SUITABLE MATERIAL OR A PAVEMENT SECTION SHALL BE DESIGNED BY THE CONSULTANT ACCOMMODATING THE EXISTING R-VALUE PER COA STANDARD SPECS.

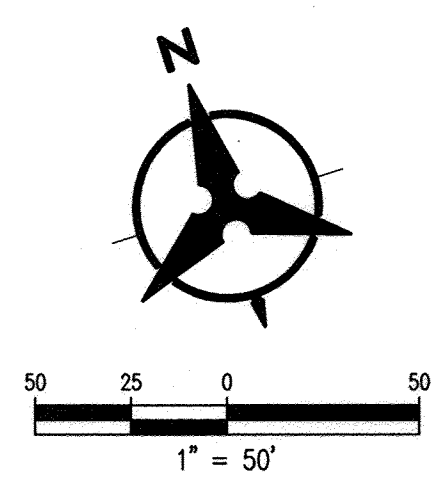
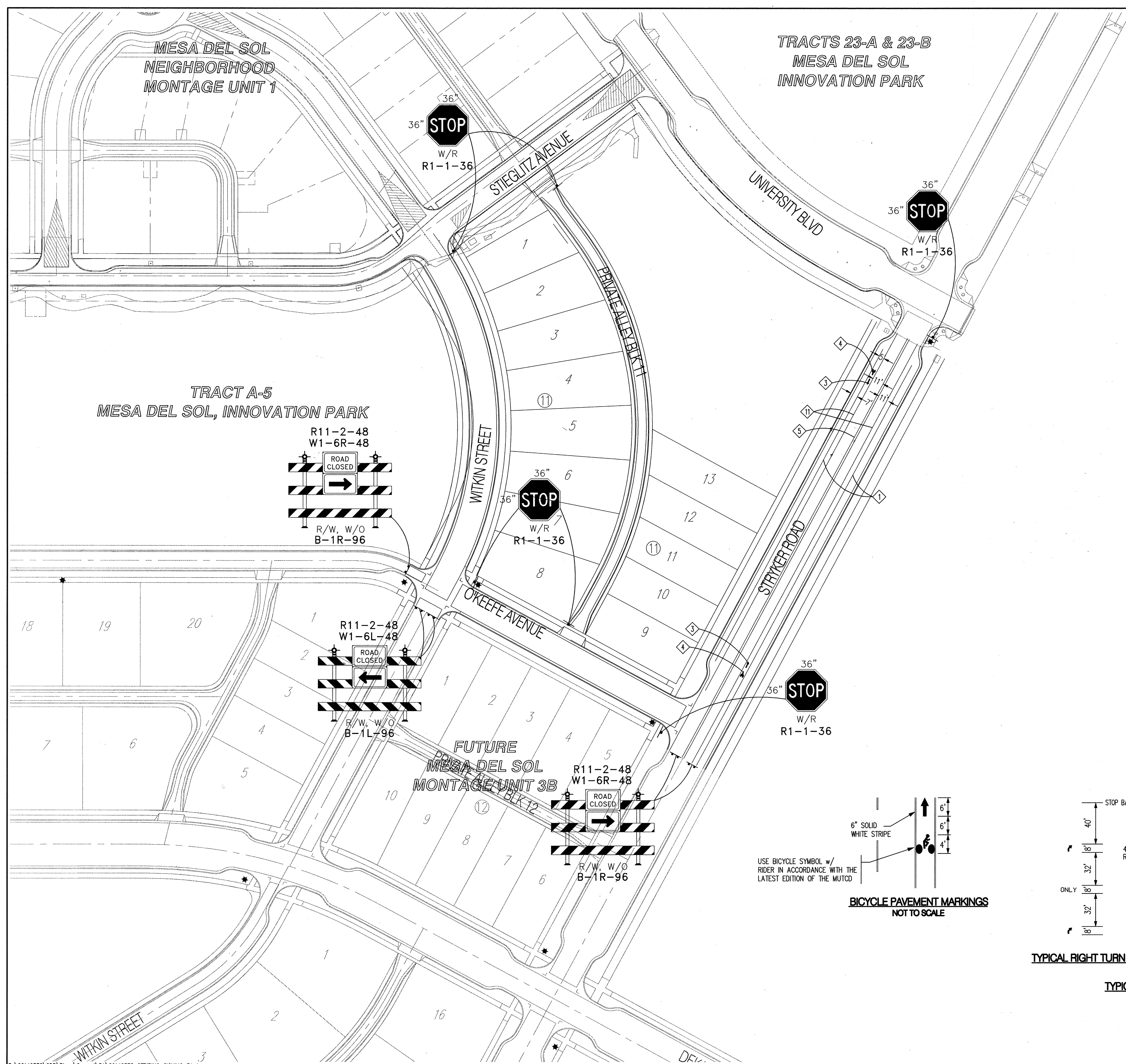
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MESA DEL SOL MONTAGE UNIT 3A
MISCELLANEOUS DETAILS

Design Review Committee	City Engineer Approval	Fast Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED OCT 21 2014 DESIGN REVIEW COMMITTEE	APPROVED OCT 31 2014 CITY ENGINEER			

City Project No.	775781	Zone Map No.	R-15, 16, S-16	Sheet	12	Of	14
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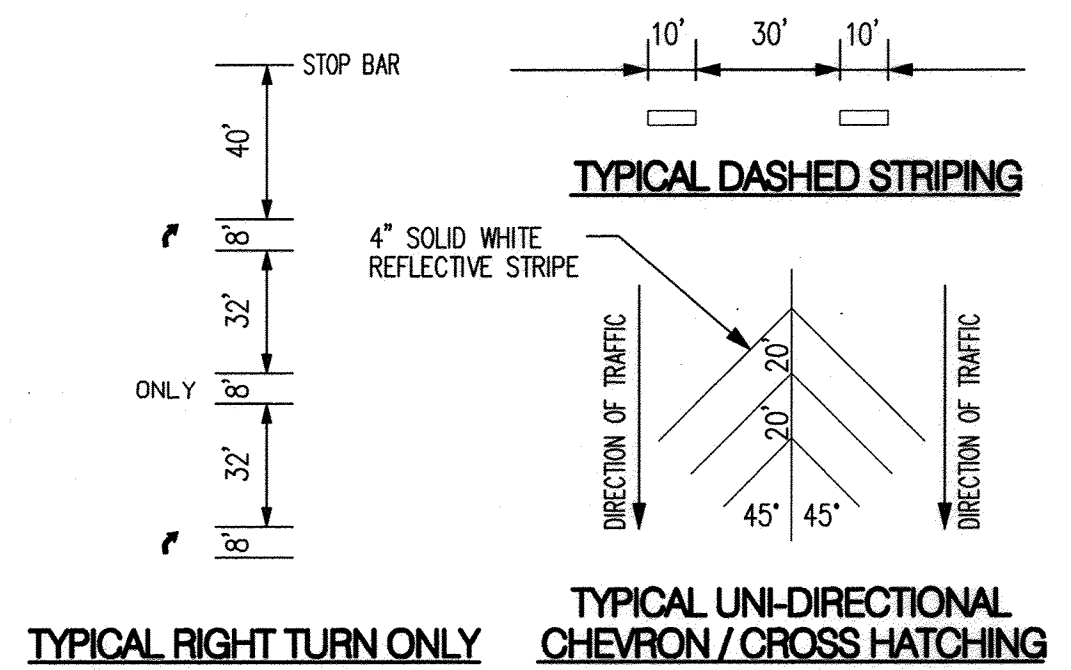
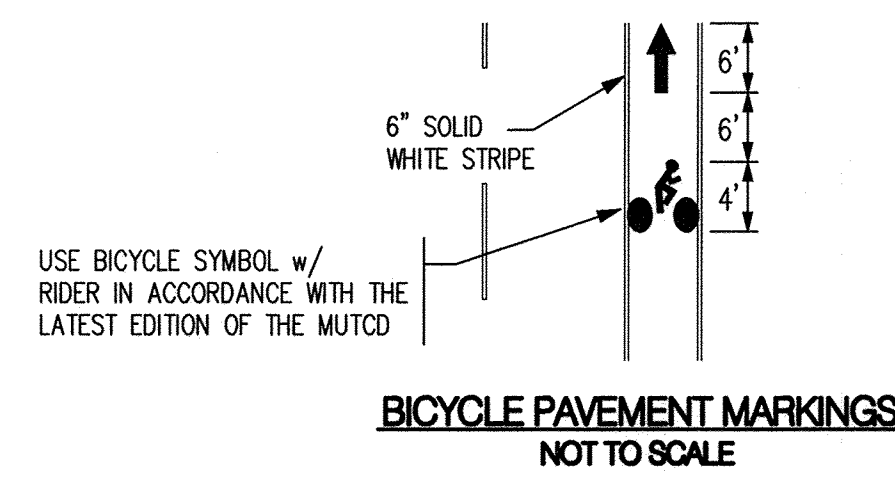
City Project No.	Zone Map No.	Sheet	Of
775781	R-15, 16, S-16	13	14



NOTES:
→ PROPOSED SIGN (PER CURRENT MUTCD)
STRAND LOOP
STIEGLITZ DRIVE
ALL PUBLIC STREET NAME SIGNS ARE INSTALLED BY THE CITY OF ALBUQUERQUE.

- STRIPING LEGEND**
- ① REFLECTORIZED PLASTIC PAVEMENT MARKING - 4" SOLID WHITE STRIPE
 - ② REFLECTORIZED PLASTIC PAVEMENT MARKING - 4" DASHED WHITE STRIPE (10' STRIPE w/ 30' GAP)
 - ③ PREFORMED PAVEMENT MARKING - BICYCLE ARROW (WHITE)
 - ④ PREFORMED PAVEMENT MARKING - BICYCLE RIDER SYMBOL (WHITE)
 - ⑤ REFLECTORIZED PLASTIC PAVEMENT MARKING - 4" SOLID DOUBLE YELLOW STRIPE
 - ⑥ INSTALL NEW 4" SOLID YELLOW REFLECTORIZED PLASTIC PAVEMENT MARKING CHEVRON (20' APART)
 - ⑦ PAINT MEDIAN NOSES YELLOW.
 - ⑧ INSTALL NEW RETROREFLECTIVE PREFORMED PATTERNED OR THERMOPLASTIC PAVEMENT MARKING, LEFT ARROW OR RIGHT ARROW. SEE DETAIL THIS SHEET
 - ⑨ INSTALL NEW RETROREFLECTIVE PREFORMED PATTERNED MARKING, WORD ONLY. SEE DETAIL THIS SHEET
 - ⑩ REMOVE EXISTING STRIPING OR PAVEMENT MARKINGS. SEE STRIPING ERADICATION NOTE THIS SHEET.
 - ⑪ REFLECTORIZED PLASTIC PAVEMENT MARKING - 6" SOLID WHITE STRIPE
 - ⑫ EXISTING STRIPING TO REMAIN
 - ⑬ INSTALL NEW 4" SOLID WHITE REFLECTORIZED PLASTIC PAVEMENT MARKING CHEVRON (20' APART)
 - ⑭ PAINT ASPHALT CURB WHITE
 - ⑮ REFLECTORIZED PLASTIC PAVEMENT MARKING - 4" DASHED WHITE STRIPE (3' STRIPE w/ 7' GAP)

- NOTES**
- 1. ALL SIGNING & STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD.
 - 2. MEDIAN NOSES SHALL BE PAINTED YELLOW FROM THE PC TO A PT 6' BACK FROM NOSE.
 - 3. CONTRACTOR SHALL REMOVE ALL CONFLICTING EXISTING PAVEMENT MARKINGS. STRIPING ERADICATION SHALL BE ACCOMPLISHED BY WATER BLASTING OR SURFACE PLANING OF THE ROADWAY, TO A MAX. DEPTH OF 1/4" AND A WIDTH EQUAL TO TWICE THE WIDTH OF THE STRIPE OR MARKING TO BE REMOVED.
 - 4. MARKED CROSSWALKS SHALL NOT BE LESS THAN 12' WIDE.
 - 5. IF USED, STOP BAR STRIPES SHALL BE PLACED 4' IN ADVANCE OF AND PARALLEL TO THE NEAREST CROSSWALK LINE.
 - 6. PAVEMENT WORD AND SYMBOL MARKINGS SHOULD BE PROPORTIONALLY SCALED TO FIT WITHIN THE WIDTH OF THE FACILITY UPON WHICH THEY ARE APPLIED.



TYPICAL STRIPING DETAILS
NOT TO SCALE

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS	
CONTRACTOR	DATE	NO.	BY	NO.	BY	DATE	DATE	No.	Date
DATE 2/14/14	DATE 10/14/14								
STAMPED BY Carleen Surry Inc.	DATE 10/14/14	ACS TABLET STAMPED "1_R16, 1984"							
DESIGNED BY Carleen Surry Inc.	DATE 10/14/14	GEOGRAPHIC POSITION (NAD 83)							
ACCEPTED BY Carleen Surry Inc.	DATE 10/14/14	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)							
DESIGNED BY Carleen Surry Inc.	DATE 10/14/14	X = 1,532,715.669 Y = 1,453,436.899							
ACCEPTED BY Carleen Surry Inc.	DATE 10/14/14	GROUND-TO-GRID FACTOR = 0.999664099							
DESIGNED BY Carleen Surry Inc.	DATE 10/14/14	Ad = -00°12'22.46"							
ACCEPTED BY Carleen Surry Inc.	DATE 10/14/14	NAD 1988 ELEVATION = 5291.451							



Mesa del Sol
Bohannon & Huston

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MESA DEL SOL MONTAGE UNIT 3A
STRIPING AND SIGNING PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED OCT 21 2014 DESIGN REVIEW COMMITTEE	APPROVED OCT 31 2014 CITY ENGINEER		