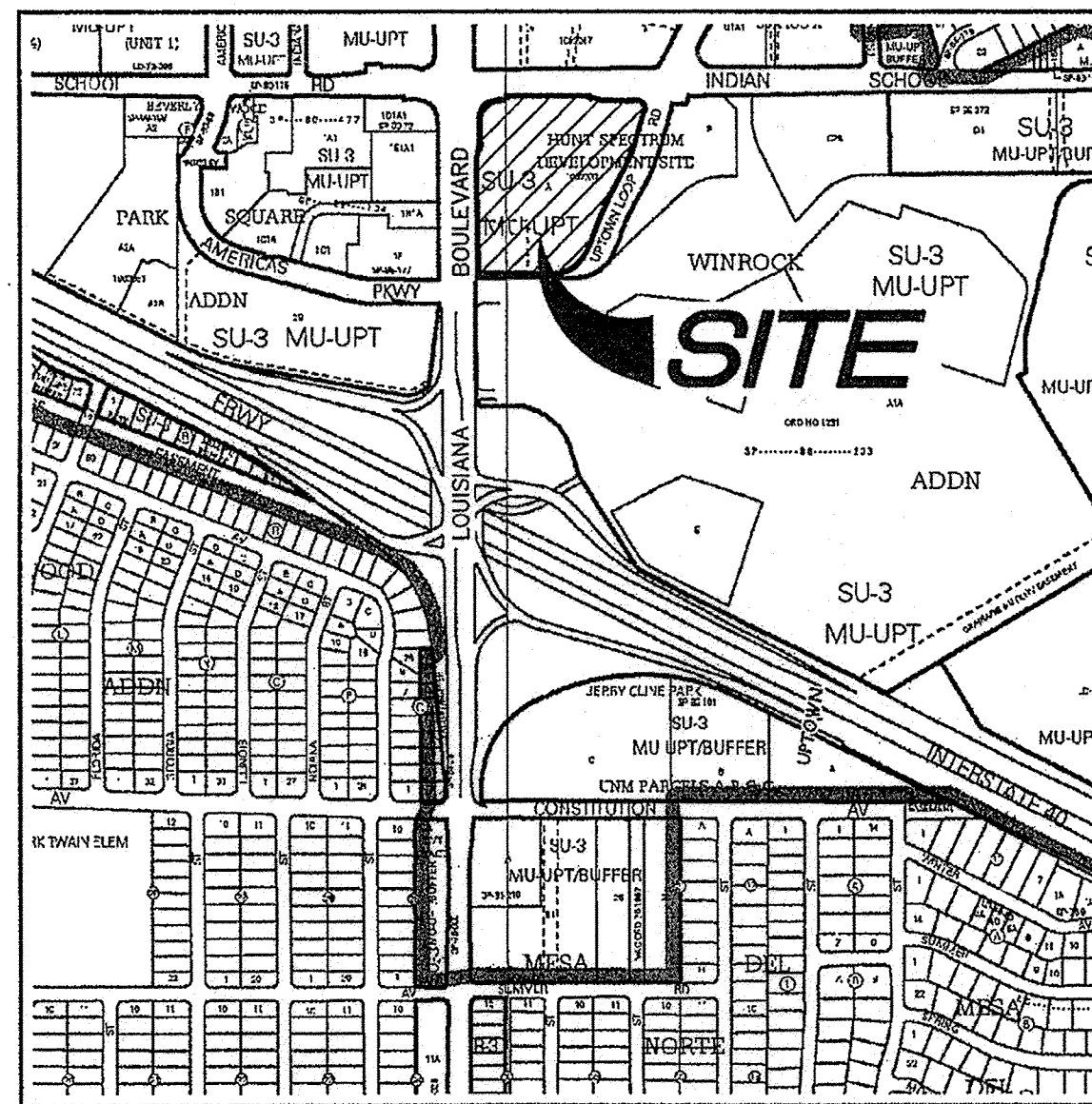


TRACT A HUNT - SPECTRUM DEVELOPMENT SITE

SITUATE WITHIN
SECTION 18
TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2010



VICINITY MAP
Not To Scale

LEGAL DESCRIPTION

That certain parcel of land situate within Section 18, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising Tract A, Hunt-Spectrum Development Site, as the same is shown and designated on the plat entitled "PLAT OF TRACTS A & B, HUNT-SPECTRUM DEVELOPMENT SITE (A PORTION OF A PORTION OF TRACT A, NW 1/4, SECTION 18, T10N, R4E, N10M) ALBUQUERQUE, NEW MEXICO, JUNE, 2004", filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 2, 2004, in Plot Book 2004C, Page 226.

GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD83).
- Distances are ground.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated.
- All corners that were not as either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated.
- Field surveys were performed in the month of December, 2010.
- Vertical Datum for this project is based upon Albuquerque Control Survey Monument "20-HET", having a published elevation of 5,283.222 feet (NAVD 1986).
- Contour interval shown hereon is one foot.
- Documents used in the preparation of this survey are as follows:
 - Plat entitled "PLAT OF TRACTS A & B, HUNT-SPECTRUM DEVELOPMENT SITE (A PORTION OF A PORTION OF TRACT A, NW 1/4, SECTION 18, T10N, R4E, N10M) ALBUQUERQUE, NEW MEXICO, JUNE, 2004", filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 2, 2004, in Plot Book 2004C, Page 226.
- Existing utility line locations are shown in an approximate manner only, and such lines may or may not exist where shown or not shown. The location of any such existing lines is based on information provided by the utility companies, the owner, visual surface indications or others, and the information may be incomplete or may be obsolete by the time this survey is completed. All utilities should be field verified and spotted by the contractor(s) prior to construction of any construction.
- No title report was provided for this property. Any possible encumbrances, conditions, or restrictions that may be disclosed by such a report are not shown on this survey.

FLOOD ZONE DETERMINATION

The subject property, as shown hereon, appears to lie within "ZONE 1" (Areas determined to be outside the 0.25 annual chance flood plain) as shown on National Flood Insurance Program Flood Insurance Rate Map 33001G03520, Map Revised September 26, 2009 and L.O.M., Effective Date: June 30, 2009, Case No.: 09-06-1313P.

KEYED INVERT DATA

- | | |
|---|---|
| 1 Storm Drain Inlet
Top of Grates= 5276.93'
Invert= Full of dirt | 26 Sanitary Sewer MH
Rim= 5278.75' |
| 2 Storm Drain Inlet
Top of Grates= 5276.74'
Invert= 5273.44' (S)
Invert= 5273.74' (W) | 27 Sanitary Sewer MH
Rim= 5279.41'
Invert= 5270.60' (E)
Invert= 5270.50' (W)
Invert= 5270.34' (W) |
| 3 Storm Drain MH
Rim= 5278.69'
Invert= 5273.05' (E)
Invert= 5273.21' (S)
Invert= 5273.24' (W)
Invert= 5273.32' (W) | 28 Sanitary Sewer MH
Rim= 5283.05'
Invert= 5275.43' (NE)
Invert= 5275.39' (W) |
| 4 Storm Drain Inlet
Top of Grates= 5277.82'
Invert= 5273.50' (E) | 29 Sanitary Sewer MH
Rim= 5284.14'
Invert= 5278.33' (NE)
Invert= 5278.28' (SW) |
| 5 Storm Drain MH
Rim= 5282.92'
Invert= Inaccessible | 30 Sanitary Sewer MH
Rim= 5285.67'
Invert= 5279.28' (NE)
Invert= 5279.18' (SW) |
| 6 Storm Drain MH
Rim= 5286.80'
Invert= 5270.90' (18") | 31 Sanitary Sewer MH
Rim= 5287.98'
Invert= 5280.90' (N)
Invert= 5280.66' (S) |
| 7 Storm Drain MH
Rim= 5287.11'
Invert= 5270.75' (NE)
Invert= 5270.70' (SW) | 32 Sanitary Sewer MH
Rim= 5290.12'
Invert= 5283.07' (SW) |
| 8 Storm Drain MH
Rim= 5289.63'
Invert= 5271.81' (NE)
Invert= 5271.35' (SW) | 33 Sanitary Sewer MH
Rim= 5290.00' |
| 9 Sanitary Sewer MH
Rim= 5291.14'
Invert= 5270.70' (W)
Invert= 5270.91' (S) | 34 Sanitary Sewer MH
Rim= 5293.37'
Invert= 5272.17' (W)
Invert= 5272.71' (W)
Invert= 5272.83' (E) |
| 10 Storm Drain Inlet
Top of Grates= 5291.78'
Invert= 5287.36' (W)
Invert= 5288.48' (E) | 35 Sanitary Sewer MH
Rim= 5291.42'
Invert= 5270.49' (W)
Invert= 5270.63' (E) |
| 11 Storm Drain MH
Rim= 5292.24' | 36 Sanitary Sewer MH
Rim= 5292.18'
Invert= 5269.25' (W)
Invert= 5269.65' (W)
Invert= 5269.32' (E) |
| 12 Storm Drain MH
Rim= 5295.41' | 37 Sanitary Sewer MH
Rim= 5273.94' |
| 13 Storm Drain MH
Rim= 5290.44' | 38 Sanitary Sewer MH
Rim= 5274.63' |
| 14 Storm Drain MH
Rim= 5286.72' | |
| 15 Storm Drain MH
Rim= 5279.06' | |
| 16 Storm Drain MH
Rim= 5274.52' | |
| 17 Storm Drain Inlet
Top of Grates= 5276.78'
Invert= 5273.26' | |
| 18 Storm Drain Inlet
Top of Grates= 5274.25'
Invert= 5269.42' | |
| 19 Storm Drain MH
Rim= 5274.18' | |
| 20 Storm Drain MH
Rim= 5273.08' | |
| 21 Storm Drain Inlet
Top of Grates= 5272.27'
Invert= 5268.60' (NE) | |
| 22 Storm Drain Inlet
Top of Grates= 5273.18'
Invert= Full of dirt | |

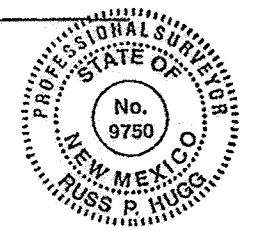
CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	18.40'	138.90'	18.31'	36.30'	N83.00°08'W
C2	37.59'	161.10'	18.68'	37.50'	S82.10°33'E
C3	65.60'	30.00'	39.85'	47.99'	N77.24°04'W
C4	163.67'	600.00'	27.46'	163.53'	N22.15°12'E
C5	181.82'	698.00'	61.00'	121.67'	S24.12°40'W
C6	113.27'	226.98'	58.00'	114.64'	N43.30°11'E
C7	89.26'	138.00'	51.00'	97.04'	N68.55°14'E
C8	10.35'	19.37'	10.32'	27.33'	S45.01°40'E
C9	40.38'	139.33'	20.32'	40.25'	S08.02°58'W
C10	17.41'	164.67'	23.68'	17.41'	N68.56°44'E
C11	46.57'	139.33'	23.65'	46.45'	S09.00°47'W
C12	47.64'	49.33'	26.68'	48.81'	S48.34°41'W
C13	44.04'	236.33'	42.72'	64.64'	S81.54°00'W

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.83	S00°28'20"E
L2	5.99	N08°31'15"E
L3	6.03	S02°40'27"W
L4	64.22	N00°16'16"W
L5	6.23	N00°00'33"E

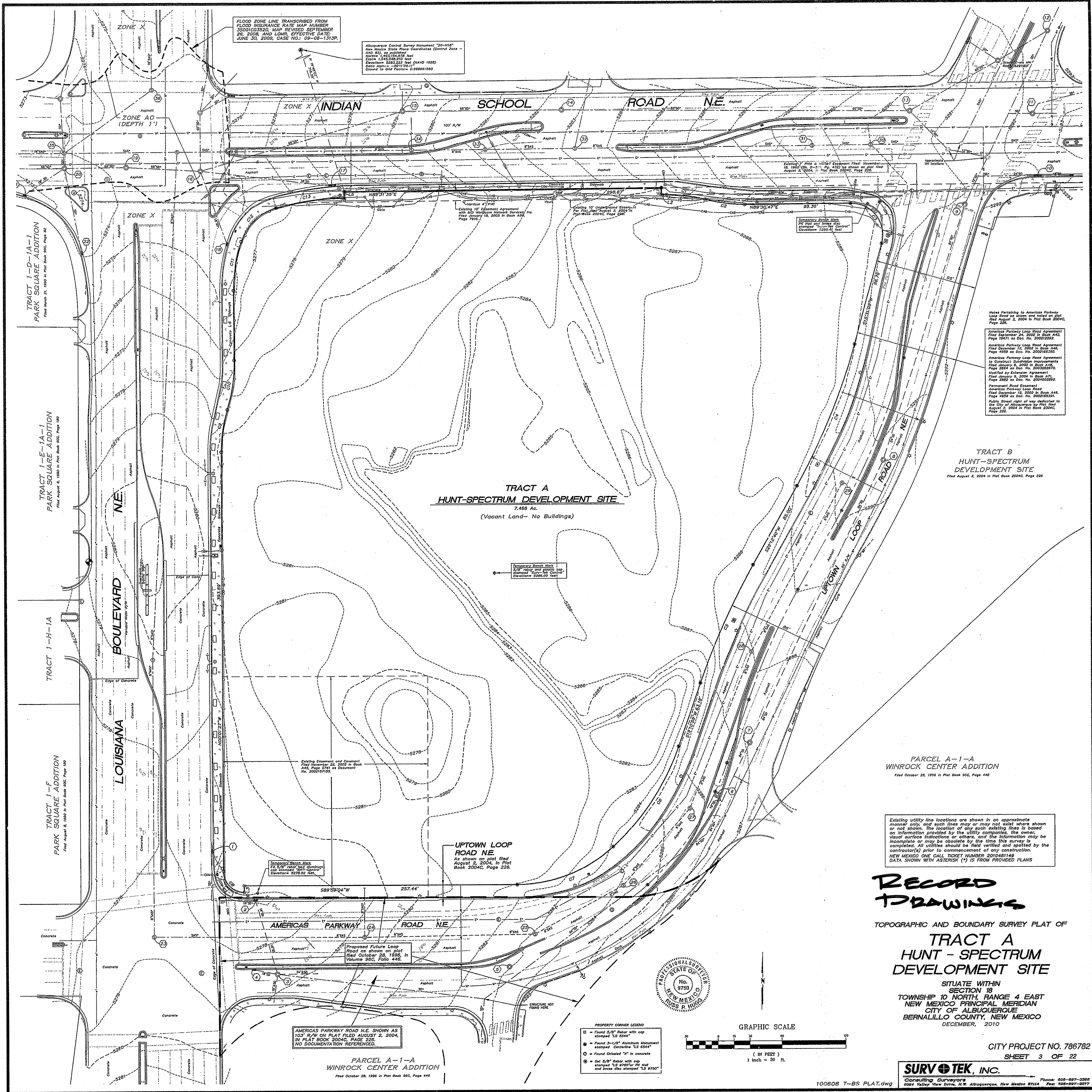
SURVEYORS CERTIFICATION

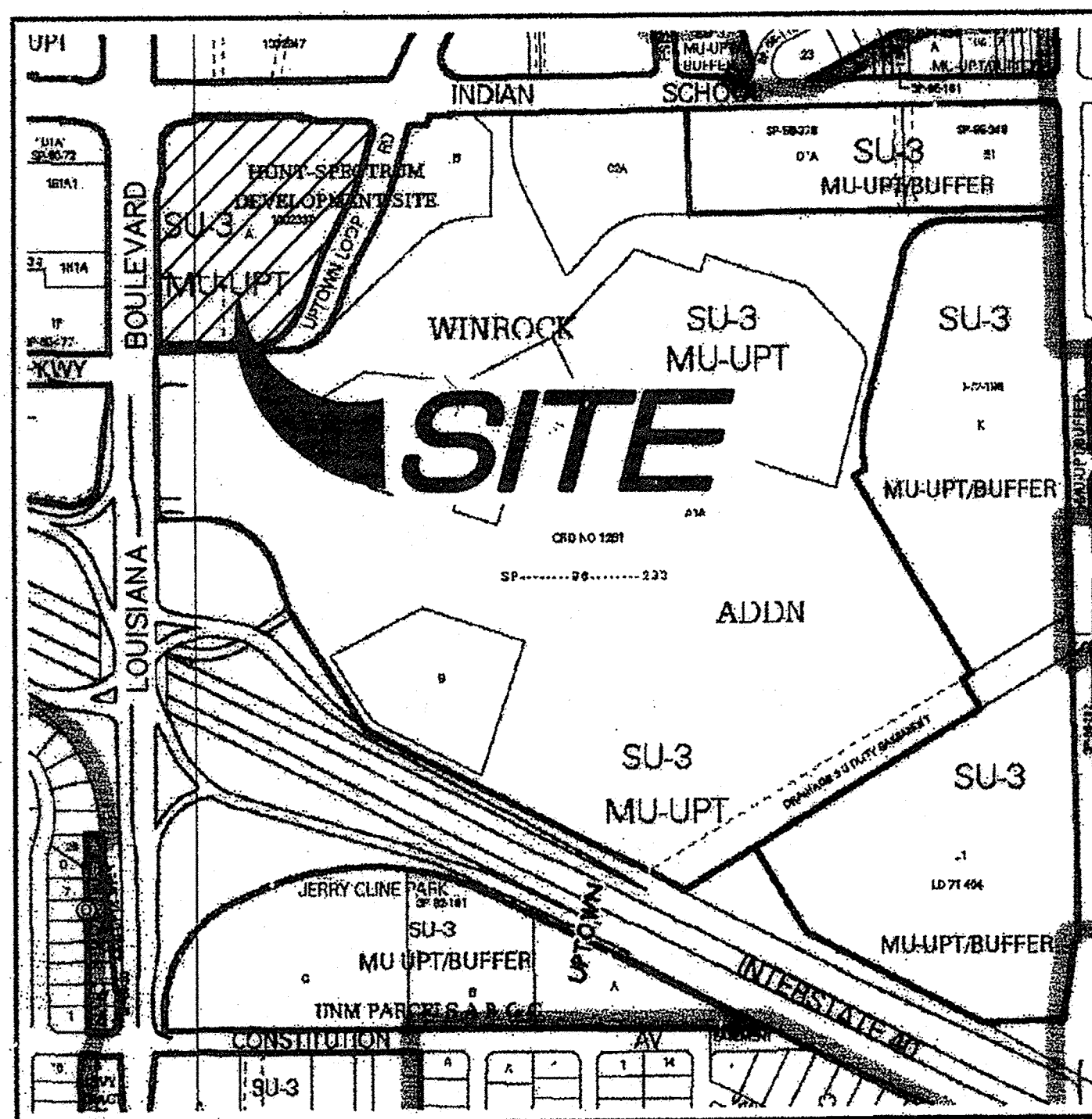
I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this Topographic and Boundary Survey Plat was prepared from and actual ground survey performed by me or under my direct supervision, that I am responsible for the survey, that this survey is true and correct to the best of my knowledge and belief, and that this Topographic and Boundary Survey Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico; and that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a Topographic and Boundary Survey Plat of a building tract.

Russ P. Hugg
NMP# 9750
December 20, 2010



RECORD
DRAWINGS





VICINITY MAP
Not To Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page J-19.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Tracts created: 1
- Additional Public Street right of way dedicated by this plat, 0.5640 Ac.
- Gross Subdivision acreage: 7.4665 acres.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat 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 or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

1019658028 49920414
Hunt Uptown LLC
[Signature] 10-3-12
Bernalillo County Treasurer Date

LEGAL DESCRIPTION

All of Tract lettered "A" of the HUNT-SPECTRUM DEVELOPMENT SITE, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "PLAT OF TRACTS A & B, HUNT-SPECTRUM DEVELOPMENT SITE (A REPLAT OF A PORTION OF TRACT A, NW1/4 SECTION 18, T10N, R4E, NMPM) ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 2, 2004, in Plat Book 2004C, Page 226.

Said Tract contains 7.4665 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "PLAT OF TRACT A-1, HUNT-SPECTRUM DEVELOPMENT SITE (BEING A REPLAT OF TRACT A, HUNT-SPECTRUM DEVELOPMENT SITE) SITUATE WITHIN SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s). Said owner(s) and proprietor(s) do hereby dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNERS

HUNT UPTOWN II, LLC, a New Mexico limited liability company

By: *[Signature]*
James Dobbie
Senior Vice President
Hunt Uptown II, LLC

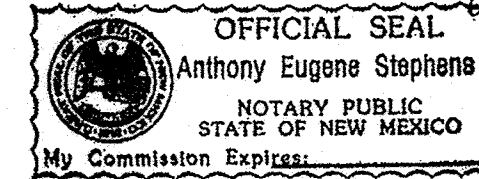
ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 19th day of October, 2011, by James Dobbie,

Senior Vice President of Hunt Uptown II, LLC.

[Signature] My commission expires 10/3/2012
Notary Public



PURPOSE OF PLAT

The purpose of this plat is to:

- Show the Public Drainage Easement Vacated by 11DRB-070235.
- Dedicate the Additional Public Street right of way as shown hereon.
- Grant the New Public Utility and Public Sidewalk Easements as shown hereon.

DOCH 2012000344
01/03/2012 03:19 PM Page: 1 of 4
11/03/2012 03:19 PM 11/03/2012 03:19 PM 11/03/2012 03:19 PM
Toulous Oliver, Bernalillo Co

CITY PROJECT NO. 786782

SHEET 4 OF 22

**PLAT OF
TRACT A-1
HUNT-SPECTRUM DEVELOPMENT SITE**

(BEING A REPLAT OF TRACT A, HUNT-SPECTRUM DEVELOPMENT SITE)

SITUATE WITHIN

SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2011

PROJECT NUMBER: 1007316

Application Number:

PLAT APPROVAL

UTILITY APPROVALS

<i>[Signature]</i> Public Service Company of New Mexico	10-14-11 Date
<i>[Signature]</i> New Mexico Gas Company	10-14-2011 Date
<i>[Signature]</i> Qwest Corporation d/b/a CenturyLink QC	10-14-11 Date
<i>[Signature]</i> Comcast	10-17-11 Date

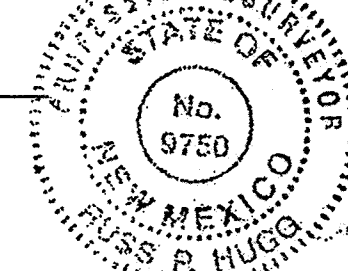
CITY APPROVALS

<i>[Signature]</i> City Surveyor Department of Municipal Development	10-20-11 Date
N/A Real Property Division	Date
N/A Environmental Health Department	Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	11-16-11 Date
<i>[Signature]</i> ABQWA	11/16/11 Date
<i>[Signature]</i> Parks and Recreation Department	11/16/11 Date
<i>[Signature]</i> AMAFCA	11-16-11 Date
<i>[Signature]</i> City Engineer	11-16-11 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	12-27-11 Date

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
Russ P. Hugg
NMPs No. 9750
October 5, 2011



SURV TEK, INC.

Consulting Surveyors
8884 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3388 Fax: 505-897-3377

RECORD
DRAWINGS

BOUNDARY CURVE/LINE TABLES

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.83	S00°28'25"E
L2	5.00	N89°31'35"E
L3	6.03	S00°30'17"W
L4	64.22	N00°16'16"W
L5	6.23	N00°00'33"E
L6	99.36	N89°30'47"E
L7	96.76	S13°31'05"W
L8	85.00	S29°12'40"W
L9	63.18	S19°10'58"W
L10	12.00	S89°46'51"W
L11	35.30	S00°16'19"E
L12	94.65	S84°47'54"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	36.40'	138.90'	18.31'	36.30'	S83°00'08"E	15°01'00"
C2	37.59'	161.10'	18.88'	37.50'	S82°10'33"E	13°22'02"
C3	55.50'	30.00'	39.82'	47.92'	S37°29'04"E	106°00'21"
C4	143.87'	602.00'	72.28'	143.93'	S22°21'53"W	13°41'35"
C5	121.82'	698.00'	61.07'	121.67'	S24°12'40"W	10°00'00"
C6	113.73'	226.98'	58.08'	112.54'	S33°30'11"W	28°42'27"
C7	99.26'	135.00'	51.99'	97.04'	S68°55'14"W	42°07'39"
C8	30.35'	19.33'	19.32'	27.33'	N45°10'40"W	89°58'18"
C9	40.36'	139.33'	20.32'	40.22'	N08°09'55"E	16°35'51"
C10	47.41'	160.67'	23.88'	47.24'	N08°06'34"E	16°54'26"
C11	46.67'	139.33'	23.55'	46.45'	N08°09'47"E	19°11'27"
C12	47.84'	49.33'	25.86'	45.61'	N46°34'41"E	55°19'58"
C13	65.04'	239.33'	32.72'	64.84'	N81°54'05"E	15°34'14"
C14	25.14'	20.00'	14.54'	23.52'	S55°44'57"E	72°01'55"
C15	43.96'	160.00'	22.12'	43.82'	S07°50'46"W	15°44'26"
C16	43.96'	160.00'	22.12'	43.82'	N07°50'46"E	15°44'26"

PUBLIC UTILITY EASEMENT
EASEMENT CURVE/LINE TABLES

LINE TABLE		
LINE	LENGTH	BEARING
L13	11.12	S89°38'27"W
L14	87.31	S00°21'33"E
L15	10.00	S89°43'44"W
L16	141.80	N00°01'27"W
L17	19.78	S90°00'00"E
L18	5.00	S00°16'16"E
L19	14.80	N50°00'00"W
L20	318.66	S00°01'27"E
L21	93.95	S00°00'00"W
L22	7.07	S45°00'28"E
L23	94.38	N89°59'04"E
L24	12.81	N00°00'56"W
L25	153.98	N89°59'04"E
L26	7.81	S00°16'16"E
L27	13.37	N89°59'04"E
L28	19.89	N00°16'16"W
L29	2.81	S89°43'44"W
L30	36.00	N00°16'16"W
L31	15.00	N89°43'44"E
L32	36.00	S00°16'16"E
L33	2.19	S89°43'44"W
L34	21.60	S00°16'16"E
L35	49.77	N19°10'58"E
L36	6.28	S29°12'40"W
L37	10.00	N60°47'20"W
L38	91.28	N29°12'40"E
L39	10.00	S63°22'26"E
L40	11.83	N19°10'57"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C22	47.74'	165.00'	24.04'	47.57'	N08°15'52"E	16°34'39"
C23	91.51'	125.00'	46.14'	89.85'	N68°55'14"E	42°07'39"
C24	108.89'	216.98'	55.46'	107.46'	N33°31'11"E	28°40'26"
C25	88.13'	230.74'	44.61'	87.60'	N86°30'36"E	21°53'03"

PLAT OF
TRACT A-1
HUNT-SPECTRUM DEVELOPMENT SITE
(BEING A REPLAT OF TRACT A, HUNT-SPECTRUM DEVELOPMENT SITE)

SITUATE WITHIN
SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2011

PUBLIC SIDEWALK EASEMENT
EASEMENT CURVE/LINE TABLES

LINE TABLE		
LINE	LENGTH	BEARING
L41	44.84	S89°43'44"W
L42	71.24	S00°16'16"E
L43	100.27	S00°01'27"E
L44	50.31	S00°00'50"E
L45	8.33	S00°24'09"E
L46	225.26	N89°59'04"E
L47	53.03	N19°10'58"E
L48	87.80	N29°12'40"E
L49	63.94	N10°19'42"E
L50	47.10	S89°30'47"W
L51	4.16	N89°30'47"E
L52	14.92	N40°23'56"W
L53	13.93	S39°40'14"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C26	10.55'	39.80'	5.30'	10.52'	S64°45'56"W	15°10'55"
C27	28.52'	50.20'	14.66'	28.14'	N73°27'08"E	32°33'16"
C28	18.74'	85.20'	9.41'	18.71'	S83°58'06"E	12°38'19"
C29	93.03'	199.80'	47.38'	92.20'	S88°59'41"W	26°40'46"
C30	34.73'	30.00'	19.61'	32.63'	N57°19'07"W	66°20'16"
C31	55.30'	64.80'	29.46'	53.64'	S51°12'27"W	48°53'44"
C32	42.37'	89.80'	21.58'	41.97'	S13°14'39"W	27°01'51"
C33	27.60'	110.20'	13.88'	27.53'	N06°54'18"E	14°21'09"
C34	27.03'	109.80'	13.58'	26.96'	S07°01'43"W	14°06'20"
C35	15.46'	74.80'	7.76'	15.44'	S10°23'18"E	11°50'43"
C36	24.23'	85.20'	12.20'	24.15'	N08°09'45"W	16°17'50"
C37	46.25'	166.70'	23.28'	46.11'	N07°56'06"E	15°53'52"
C38	37.89'	133.30'	18.07'	37.76'	S07°44'27"W	16°17'11"
C39	21.09'	75.20'	10.62'	21.02'	N07°37'56"E	16°04'10"
C40	126.19'	137.80'	67.91'	121.83'	N63°45'01"E	52°28'06"
C41	82.81'	258.80'	41.76'	82.46'	N28°20'58"E	18°20'00"
C42	141.81'	810.20'	71.09'	141.63'	S24°11'49"W	10°01'42"
C43	156.48'	474.80'	78.95'	155.77'	N19°46'11"E	18°52'58"
C44	25.46'	60.20'	12.92'	25.27'	S22°26'32"W	24°13'40"
C45	6.62'	39.80'	3.32'	6.61'	S75°40'52"W	9°31'24"
C46	16.29'	50.20'	8.22'	16.22'	N80°12'58"E	18°35'37"
C47	26.94'	85.20'	13.59'	26.83'	S81°25'37"E	18°07'12"
C48	31.65'	72.80'	16.08'	31.40'	S03°12'43"W	24°54'36"
C49	11.42'	23.80'	5.82'	11.31'	S37°05'24"E	27°29'47"
C50	10.88'	20.00'	5.58'	10.74'	S76°10'53"E	31°10'04"
C51	1.72'	34.80'	0.86'	1.72'	N72°21'53"E	2°50'03"
C52	24.99'	75.20'	12.61'	24.87'	S80°27'58"W	19°02'13"
C53	13.92'	14.20'	7.58'	13.37'	S30°57'57"W	56°09'23"
C54	13.86'	15.80'	7.41'	13.42'	N37°45'59"W	50°16'26"

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

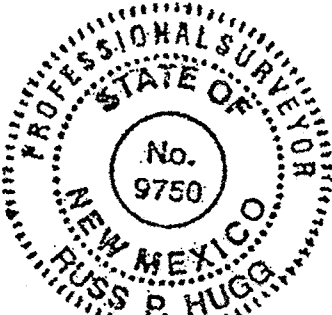
- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over, and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any 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 this plat.

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

DISCLAIMER

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



DOCH 2012080344

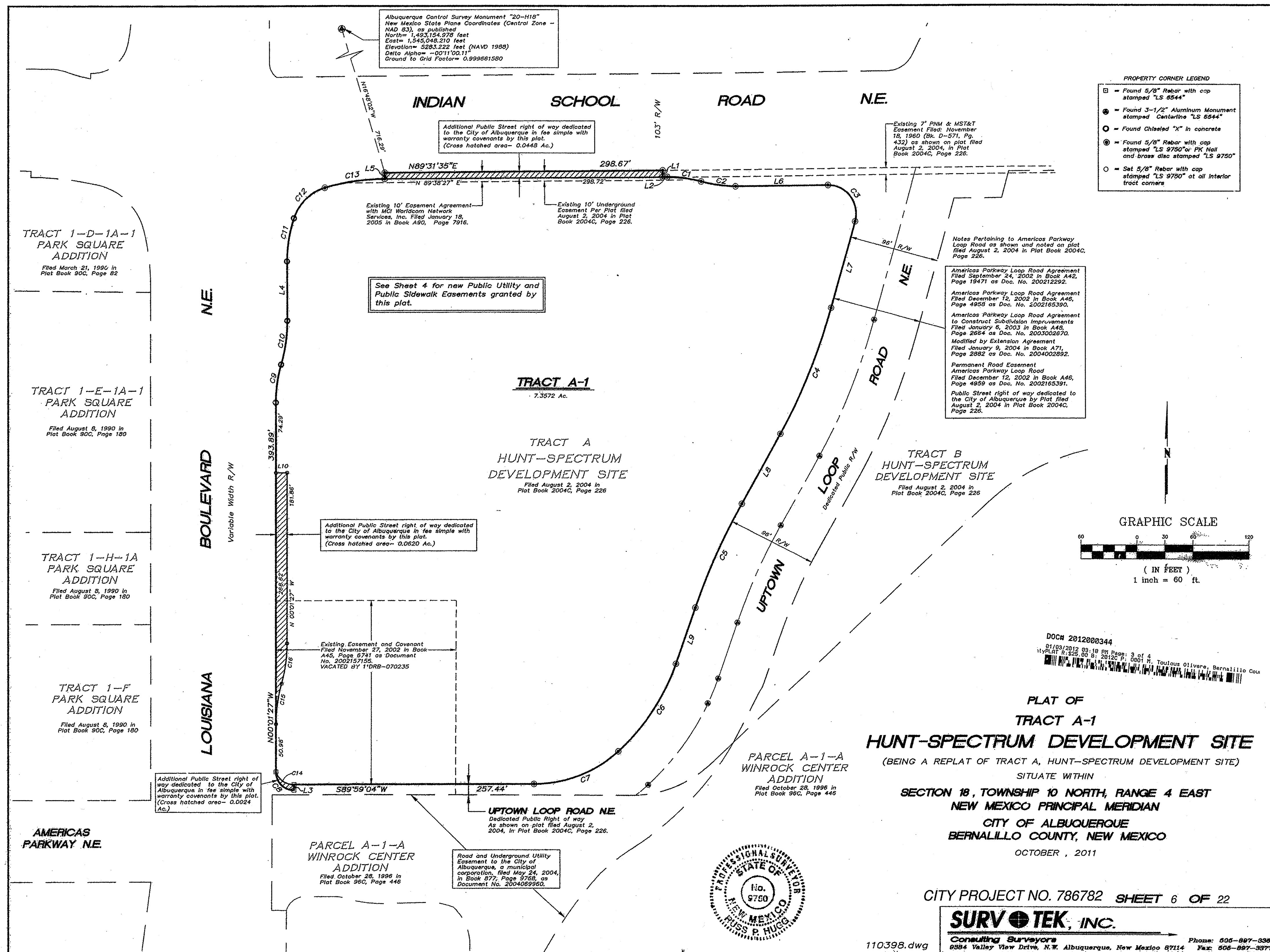
01/03/2012 09:10 PM Page: 2 of 4
15x11 PLAT 8:125.00 8: 2012C P: 6001 P: Toulous Olivero, Bernalillo Co. NM
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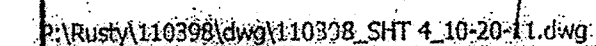
CITY PROJECT NO. 786782 SHEET 5 OF 22

SURV TEK, INC.

Consulting Surveyors
8004 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-5306
Fax: 505-897-3877

RECORD
DRAWING





110398_SHT 4_10-20-11.dwg

SURV  TEK, INC.

Consulting Surveyors

Phone: 505-897-3366

CITY PROJECT NO. 786782 SHEET 7 OF 22

OCTOBER , 2011

SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

PLAT OF
TRACT A-1

PARCEL A-1-A
WINROCK CENTER
ADDITION
Filed October 28, 1996 in
Plat Book 96C, Page 446

TRACT B
HUNT-SPECTRUM
DEVELOPMENT SITE

TRACT A-1
7.3572 Ac.

TRACT A
HUNT-SPECTRUM
DEVELOPMENT SITE

TRACT A
7.3572 Ac.

INDIAN SCHOOL ROAD N.E.

TRACT 1-D-1A-1
PARK SQUARE
ADDITION
Filed March 21, 1990 in
Plat Book 90C, Page 82

TRACT 1-E-1A-1
PARK SQUARE
ADDITION
Filed August 8, 1990 in
Plat Book 90C, Page 190

TRACT 1-H-1A
PARK SQUARE
ADDITION
Filed August 8, 1990 in
Plat Book 90C, Page 180

TRACT 1-F
PARK SQUARE
ADDITION

Filed August 8, 1990 in
Plat Book 90C, Page 180

AMERICAS
PARKWAY N.E.

PROPERTY CORNER LEGEND

- ☐ = Found 5/8" Rebar with cap stamped "LS 6544"
- ⊙ = Found 3-1/2" Aluminum Monument stamped Centerline "LS 6544"
- = Found Chiseled "X" in concrete
- ⊙ = Found 5/8" Rebar with cap stamped "LS 9750" or FK Nail and brass disc stamped "LS 9750"
- = Set 5/8" Rebar with cap stamped "LS 9750" at all interior tract corners

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

1 inch = 60 ft.

SCANNED BY
PLANNING
PLANNING

GENERAL NOTES

- STANDARDS AND SPECIFICATIONS:** ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS, LATEST PRINTING AND AMENDMENTS THERETO. THE GOVERNING AUTHORITIES' PUBLIC WORKS AND WATER DEPARTMENT REQUIREMENTS, PLUMBING CODES, AND FIRE DEPARTMENT REGULATIONS SHALL TAKE PRECEDENT FOR ALL PRIVATE IMPROVEMENTS WHERE APPLICABLE.
- EXAMINATION OF PLANS:** PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS AND SPECIFICATIONS PERTAINING TO THE WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
- EXAMINATION OF SITE:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR INVESTIGATING AND SATISFYING HIMSELF AS TO THE CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT RESTRICTED TO THOSE BEARING UPON TRANSPORTATION, DISPOSAL, HANDLING AND STORAGE OF MATERIALS, AVAILABILITY OF LABOR, WATER, ELECTRIC POWER, ROADS AND UNCERTAINTIES OF WEATHER, OR SIMILAR PHYSICAL CONDITIONS AT THE SITE. CONDITIONS OF THE GROUND, THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRELIMINARY TO AND DURING THE PERFORMANCE OF THE WORK, FAILURE BY THE CONTRACTOR TO ACQUAINT HIMSELF WITH THE AVAILABLE INFORMATION WILL NOT RELIEVE HIM FROM RESPONSIBILITY FOR ESTIMATING THE DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK.
- SUBSURFACE INVESTIGATION:** SUBSURFACE EXPLORATION TO ASCERTAIN THE NATURE OF SOILS HAS BEEN PERFORMED BY THE GEOTECHNICAL ENGINEER OF RECORD ON THE PROJECT. THE SUBSURFACE INFORMATION WILL BE MADE AVAILABLE FOR THE CONTRACTOR'S USE. THE ENGINEER DISCLAIMS ANY RESPONSIBILITY FOR THE ACCURACY, TRUE LOCATION AND EXTENT OF THE SOILS INFORMATION PREPARED BY OTHERS.
- TOPOGRAPHIC SURVEY:** TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THE PLANS IS PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE INFORMATION SHOWN IS CORRECT, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE SURVEY INFORMATION PROVIDED.
- COMPLIANCE WITH LAWS:** THE CONTRACTOR SHALL FULLY COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, INCLUDING ALL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS CONTRACT AND THE WORK TO BE DONE THEREUNDER, WHICH EXIST OR MAY BE ENACTED LATER BY GOVERNMENTAL BODIES HAVING JURISDICTION OR AUTHORITY FOR SUCH ENACTMENT. ALL WORK REQUIRED UNDER THIS CONTRACT SHALL COMPLY WITH ALL REQUIREMENTS OF LAW, REGULATION, PERMIT OR LICENSE. IF THE CONTRACTOR FINDS THAT THERE IS A VARIANCE, HE SHALL IMMEDIATELY REPORT THIS TO THE OWNER FOR RESOLUTION.
- PUBLIC CONVENIENCE AND SAFETY:** IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. MATERIALS STORED ON THE WORK SITE SHALL BE PLACED, AND THE WORK SHALL AT ALL TIMES BE SO CONDUCTED, AS TO CAUSE NO GREATER OBSTRUCTION TO THE TRAVELING PUBLIC THAN IS CONSIDERED REASONABLY NECESSARY BY THE GOVERNING AUTHORITIES AND THE OWNER AND NOT TO PREVENT FREE UNINTERRUPTED ACCESS TO ALL FIRE HYDRANTS, WATER VALVES, GAS VALVES, MANHOLES AND FIRE ALARM OR POLICE CALL BOXES IN THE VICINITY.
- STORM WATER POLLUTION PREVENTION PLAN (SWPPP):** THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF THE SWPPP WHILE CONDUCTING HIS ACTIVITIES ON THE PROJECT.
- PERMITS AND LICENSES:** THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK AND SHALL FULLY COMPLY WITH ALL THEIR TERMS AND CONDITIONS. WHENEVER THE WORK UNDER THIS CONTRACT OR OBTAINING OF THE PERMITS FROM THE GOVERNMENTAL BODIES HAVING JURISDICTION OR AUTHORITY FOR SUCH ENACTMENT, NO WORK WILL BE ALLOWED TO PROCEED BEFORE SUCH PERMITS HAVE BEEN OBTAINED.
- APPROVED PLANS:** THE CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED PLANS ON-SITE AT ALL TIMES.
- BONDS:** PERFORMANCE, PAYMENT AND MAINTENANCE BONDS MAY BE REQUIRED FROM THE CONTRACTOR FOR "PUBLIC" IMPROVEMENTS. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE THE BONDS IN THE FORM AND IN THE AMOUNTS AS REQUIRED BY THE GOVERNING AUTHORITIES. COSTS ASSOCIATED WITH PROVIDING THE BONDS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- TESTING:** THE TESTING AND CONTROL OF ALL MATERIALS USED IN THE WORK SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY REGISTERED IN THE STATE OF NEW MEXICO, EMPLOYED AND PAID DIRECTLY BY THE OWNER. IN THE EVENT THE RESULTS OF INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF MATERIALS OR CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
- INSPECTION:** ALL INSPECTIONS MUST BE MADE BY AN ENGINEER/INSPECTOR REGISTERED IN THE STATE OF NEW MEXICO. THE OWNER WILL PROVIDE INSPECTION OF THE PROPOSED CONSTRUCTION, AND PAY THE COSTS FOR INSPECTION SERVICES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT NOTICE WELL IN ADVANCE OF PENDING CONSTRUCTION ACTIVITIES TO THE OWNER FOR SCHEDULING OF INSPECTION SERVICES.
- SHOP DRAWINGS:** THE CONTRACTOR SHALL HAVE PREPARED, REVIEW, AND SUBMIT ALL SHOP DRAWINGS, PRODUCT DATA AND SAMPLES REQUIRED BY THE GOVERNING AUTHORITIES AND THE PROJECT CONTRACT DOCUMENTS.
- SURVEYING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCH MARKS FOR USE AS A SURVEYAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT. THE COSTS ASSOCIATED WITH THE CONSTRUCTION STAKING SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- PROTECTION OF PROPERTY CORNERS AND BENCHMARKS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS. IF ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED SHALL BE RESET BY A PUBLIC SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO AT THE EXPENSE OF THE CONTRACTOR.
- EXISTING STRUCTURES:** THE PLANS SHOW THE LOCATION OF ALL KNOWN SURFACE AND SUBSURFACE STRUCTURES. HOWEVER, THE DEVELOPER AND ENGINEER ASSUME NO RESPONSIBILITY FOR FAILURE TO SHOW ANY OR ALL OF THESE STRUCTURES ON THE PLANS, OR TO SHOW THEIR EXACT LOCATION. SUCH FAILURE SHALL NOT BE CONSIDERED A SUFFICIENT BASIS FOR CLAIMS FOR ADDITIONAL COMPENSATION FOR EXTRA WORK OR FOR INCREASING THE PAY QUANTITIES IN ANY MANNER WHATSOEVER, UNLESS THE OBSTRUCTION ENCOUNTERED IS SUCH AS TO REQUIRE CHANGES IN THE LINES OR GRADES, OR REQUIRE THE CONSTRUCTION OF SPECIAL WORK, FOR WHICH PROVISIONS ARE NOT MADE IN THE PLANS.
- PROTECTION OF EXISTING UTILITIES:** NEW MEXICO ONE CALL SYSTEM MUST BE CONTACTED (800-321-2537) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING INITIATED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT NEW MEXICO ONE CALL SYSTEM. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE BASED ON THE BEST RECORDS AND/OR FIELD INFORMATION AVAILABLE AND ARE NOT GUARANTEED BY THE DEVELOPER OR ENGINEER TO BE THE LOCATION AND DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF HIS ACTIVITIES IN ORDER THAT HE MAY NEGOTIATE SUCH LOCAL ADJUSTMENTS AS NECESSARY IN THE CONSTRUCTION PROCESS TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL EXISTING UTILITIES SERVED AND ENCOUNTERED, WHETHER OR NOT THEY ARE ON THE PLANS. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS EXPENSE. TO AVOID UNNECESSARY INTERFERENCES OR DELAYS, THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVALS, REPLACEMENTS AND CONSTRUCTION WITH THE APPROPRIATE GOVERNING AUTHORITIES. THE OWNER WILL NOT BE LIABLE FOR DAMAGES DUE TO DELAY BECAUSE OF THE ABOVE.
- DAMAGE TO EXISTING FACILITIES:** ALL EXISTING UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE TO A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK.
- FIRE AND LIFE SAFETY SYSTEMS:** THE CONTRACTOR SHALL NOT REMOVE, DISABLE OR DISRUPT EXISTING FIRE OR LIFE SAFETY SYSTEMS WITHOUT RECEIVING PRIOR WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.
- TRENCH SAFETY:** THE CONTRACTOR IS RESPONSIBLE FOR HAVING A TRENCH SAFETY PLAN PREPARED IN ACCORDANCE WITH OSHA REQUIREMENTS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW MEXICO FOR THE IMPLEMENTATION OF TRENCH SAFETY CONTROL MEASURES THAT WILL BE IN EFFECT DURING THE CONSTRUCTION OF THE PROJECT. THE COSTS FOR PREPARATION OF THE TRENCH SAFETY PLAN SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- TRAFFIC CONTROL:** IF REQUIRED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DEVELOP AND SUBMIT FOR APPROVAL BY THE GOVERNING AUTHORITIES, A TRAFFIC CONTROL PLAN, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW MEXICO, OUTLINING TRAFFIC MANAGEMENT PROCEDURES TO BE PROVIDED DURING CONSTRUCTION. THE COSTS ASSOCIATED WITH THE PREPARATION AND IMPLEMENTATION OF THE TRAFFIC CONTROL PLAN SHALL BE INCLUDED IN THE CONTRACT AMOUNT. TRAFFIC CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:
 - CONSTRUCTION OF SIGNING AND BARRICADES SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
 - THE CONTRACTOR SHALL BE REQUIRED TO FURNISH BARRICADES, FLARES, FLAGMEN, ETC., FOR THE PROTECTION OF THE PUBLIC, EMPLOYEES AND THE WORK.
 - THE CONTRACTOR SHALL PERFORM HIS WORK IN SUCH A MANNER AS TO CREATE A MINIMUM OF INTERRUPTION TO TRAFFIC ALONG ADJACENT ROADWAYS. THE CONTRACTOR SHALL MAINTAIN TWO WAY TRAFFIC ON ALL ROADWAYS AT ALL TIMES THROUGHOUT CONSTRUCTION UNLESS THE GOVERNING AUTHORITIES GRANT WRITTEN PERMISSION.
 - ALL SIGNAGE, MARKINGS, LIGHTING, BARRICADES, FLAGMEN AND OTHER DEVICES AND PERSONNEL REQUIRED FOR TRAFFIC CONTROL DURING CONSTRUCTION OF THE PROJECT WILL BE INCLUDED IN THE CONTRACT AMOUNT.
 - ALL TRAFFIC CONTROL DEVICES USED DURING NIGHTTIME SHALL BE REFLECTORIZED, ILLUMINATED FROM WITHIN OR EXTERNALLY ILLUMINATED.
 - THE CONTRACTOR SHALL NOT REMOVE ANY REGULATORY SIGN, INSTRUCTIONAL SIGN, WARNING SIGN, STREET NAME SIGN OR ANY SIGNAL, WHICH CURRENTLY EXISTS, WITHOUT THE CONSENT OF THE GOVERNING AUTHORITIES.
 - THE CONTRACTOR SHALL MAINTAIN AND REPLACE WHERE NECESSARY AT THE END OF CONSTRUCTION AND RESTORE UNIMPROVED PAVEMENT AND OTHER DISTURBED AREAS TO THEIR ORIGINAL PLACE.
 - THE CONTRACTOR SHALL REMOVE ALL TRAFFIC CONTROL MEASURES AT THE END OF CONSTRUCTION AND RESTORE UNIMPROVED PAVEMENT AND OTHER DISTURBED AREAS TO THEIR ORIGINAL CONDITION.

- ACCESS TO ADJACENT PROPERTIES:** ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE DIRECTED BY THE GOVERNING AUTHORITIES AND/OR OWNER.
- ACCESS ROUTES, STAGING AREAS AND STORAGE AREAS:** ALL PRIVATE HAUL ROADS AND ACCESS ROUTES AND THE LOCATION OF ALL STAGING AREAS AND STORAGE AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL ROADS AND OTHER FACILITIES USED DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, ALL HAUL ROADS, ACCESS ROADS, STAGING AREAS AND STORAGE AREAS SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT AT THE TIME THE CONTRACTOR COMMENCES WORK ON THE PROJECT.
- PARKING OF CONSTRUCTION EQUIPMENT:** AT NIGHT AND DURING ALL OTHER PERIODS OF TIME WHEN EQUIPMENT IS NOT BEING ACTIVELY USED FOR THE CONSTRUCTION WORK, THE CONTRACTOR SHALL PARK THE EQUIPMENT AT LOCATIONS, WHICH ARE APPROVED BY THE DEVELOPER. DURING THE CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH THE PRESENT ZONING REQUIREMENTS OF THE GOVERNING AUTHORITIES IN THE USE OF VACANT PROPERTY FOR STORAGE PURPOSES. THE CONTRACTOR SHALL ALSO PROVIDE ADEQUATE BARRICADES, MARKERS AND LIGHTS TO PROTECT THE OWNER, THE GOVERNING AUTHORITIES, THE PUBLIC AND THE OTHER WORK. ALL BARRICADES, LIGHTS, AND MARKERS MUST MEET THE REQUIREMENTS OF THE GOVERNING AUTHORITIES' REGULATIONS.
- WATER FOR CONSTRUCTION:** THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR PURCHASING WATER FROM THE GOVERNING AUTHORITY FOR HIS USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH THIS SERVICE SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- TEMPORARY ELECTRIC AND COMMUNICATIONS FOR CONSTRUCTION:** THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR INSTALLATION AND PURCHASING OF TEMPORARY ELECTRIC AND COMMUNICATIONS SERVICES FROM THE GOVERNING AUTHORITIES FOR HIS USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH PURCHASING WATER SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- FENCES:** ALL FENCES ENCOUNTERED AND REMOVED DURING CONSTRUCTION, EXCEPT THOSE DESIGNATED TO BE REMOVED OR RELOCATED, SHALL BE RESTORED TO THE ORIGINAL OR BETTER THAN CONDITION UPON COMPLETION OF THE PROJECT. WHERE WIRE FENCING, EITHER WIRE MESH OR BARBED WIRE, IS NOT TO BE CROSSED, THE CONTRACTOR SHALL SET CORNER CROSS-ROAD POSTS ON EITHER SIDE OF THE CROSSING. FENCING SHALL BE ERECTED IN PLACE OF THE FENCING REMOVED WHENEVER THE WORK IS NOT IN PROGRESS AND WHEN THE SITE IS VACATED OVERNIGHT AND/OR AT ALL TIMES TO PREVENT PERSONS AND/OR LIVESTOCK FROM ENTERING THE CONSTRUCTION AREA. THE COST OF FENCE REMOVAL, TEMPORARY CLOSURES AND REPLACEMENT SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- COORDINATION WITH OTHERS:** IN THE EVENT THAT OTHER CONTRACTORS ARE DOING WORK IN THE SAME AREA SIMULTANEOUSLY WITH THE PROJECT, THE CONTRACTOR SHALL COORDINATE HIS PROPOSED CONSTRUCTION WITH THAT OF THE OTHER CONTRACTORS.
- CONDITION OF SITE DURING CONSTRUCTION:** THE CONTRACTOR SHALL KEEP THE SITE OF THE WORK AND ADJACENT PREMISES AS FREE FROM MATERIAL, DEBRIS AND RUBBISH AS IS PRACTICABLE. THE CONTRACTOR SHALL REMOVE MATERIAL, DEBRIS AND RUBBISH FROM ANY PORTION OF THE SITE IF, IN THE OPINION OF THE OWNER, SUCH MATERIAL, DEBRIS OR RUBBISH CONSTITUTES A NUISANCE OR IS OBJECTIONABLE.
- EXISTING ROADWAYS:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF EXISTING PAVED ROADS. COSTS ASSOCIATED WITH MAINTAINING THE CLEANLINESS OF EXISTING ROADS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- DUST CONTROL:** THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO CONTROL DUST ON THE PROJECT SITE BY SPRINKLING OF WATER, OR ANY OTHER METHODS APPROVED BY THE GOVERNING AUTHORITIES. COSTS ASSOCIATED WITH DUST CONTROL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- CLEAN UP FOR FINAL ACCEPTANCE:** THE CONTRACTOR SHALL MAKE A FINAL CLEAN UP OF ALL PARTS OF THE WORK BEFORE ACCEPTANCE BY THE OWNER. THIS CLEAN UP SHALL INCLUDE REMOVAL OF ALL OBJECTIONABLE MATERIALS AND, IN GENERAL, PREPARING THE SITE OF THE WORK IN AN ORDERLY MANNER OF APPEARANCE.
- REMOVAL OF DEFECTIVE AND UNAUTHORIZED WORK:** ALL WORK, WHICH HAS BEEN REJECTED OR CONDEMNED, SHALL BE REPAIRED, OR IF IT CANNOT BE REPAIRED SATISFACTORILY, IT SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY REMOVE FROM THE WORK SITE, WORK DONE WITHOUT REQUIRED INSPECTION, OR ANY EXTRA OR UNCLASSIFIED WORK DONE WITHOUT WRITTEN AUTHORITY AND PRIOR AGREEMENT IN WRITING AS TO PRICES, SHALL BE THE CONTRACTOR'S RISK, AND WILL BE CONSIDERED UNAUTHORIZED, AND AT THE OPTION OF THE OWNER MAY NOT BE MEASURED AND PAID FOR AND MAY BE ORDERED REMOVED AT THE CONTRACTOR'S EXPENSE. UPON FAILURE OF THE CONTRACTOR TO REPAIR SATISFACTORY OR TO REMOVE AND REPLACE, IF SO DIRECTED, REJECTED, UNAUTHORIZED OR CONDEMNED WORK OR MATERIALS IMMEDIATELY AFTER RECEIVING NOTICE FROM THE OWNER, THE OWNER WILL, AFTER GIVING WRITTEN NOTICE TO THE CONTRACTOR, HAVE THE AUTHORITY TO CAUSE DEFECTIVE WORK TO BE REMEDIED OR REMOVED AND REPLACED, OR TO CAUSE UNAUTHORIZED WORK TO BE REMOVED AND TO DEDUCT THE COST THEREOF ANY MONIES DUE OR TO BECOME DUE TO THE CONTRACTOR.
- DISPOSITION AND DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS:** ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING EXCESS AND UNSUITABLE MATERIALS SUCH AS CONCRETE, ASPHALT, BRICKS, BLOCKS, LARGES, LUMBER, ROCKS, REFUSE, AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT. CONTRACTOR SHALL ALSO COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS FROM THE PROJECT TO A DISPOSAL SITE. COSTS ASSOCIATED WITH THE DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- RECORD DRAWINGS:** THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF THE INSTALLATION OF ALL MATERIALS AND SYSTEMS COVERED BY THE PROJECT CONTRACT DOCUMENTS. THE COMPLETED SET OF "RECORD" DRAWINGS MUST BE DELIVERED TO THE OWNER AND/OR ENGINEER BEFORE REQUESTING FINAL PAYMENT.

CITY OF ALBUQUERQUE GENERAL NOTES

- RCP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED 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 GROUDED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.
- CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL DETERMINE IN ADVANCE OF HIS CONSTRUCTION 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.
- PMN WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION OF DEEPENING OR EXCAVATION OF EXPOSING PMNS 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.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL 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.
- EXISTING UTILITY LINE LOCATION ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.
- THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES.
- CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
- CONTRACTOR IS TO SUPPORT 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 OF EVERY 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.
- ALL BACKFILL FOR TRENCHES WITHIN THE COA RIGHT-OF-WAY SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD DRAWING NUMBER 2465.
- CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL IN AN ENVIRONMENTALLY ACCEPTABLE MANNER AT A LOCATION ACCEPTABLE TO THE PROJECT MANAGER. THERE WILL BE NO DIRECT COMPENSATION FOR THIS WORK.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC.
- ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR (24) HOURS OF CONSTRUCTION.
- ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- REMOVAL OF EXISTING CURB AND GUTTER OR SIDEWALK SHALL BE TO THE NEAREST JOINT OR SAW CUT.
- 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 LOCAL AUTHORITIES. IF HUMAN REMAINS ARE DETERMINED BY THE OFFICE OF THE MEDICAL EXAMINER DETERMINES NOT TO BE RECENT, THE ENGINEER SHALL NOTIFY THE STATE HISTORIC PRESERVATION OFFICER (SHPO) AT 827-8320.
- IF OBJECTS OF HISTORICAL, ARCHAEOLOGICAL, PALEONTOLOGICAL AND OTHER OBJECTS OF ANTIQUITY ARE ENCOUNTERED, CONTRACTOR SHALL CEASE OPERATIONS AND IMMEDIATELY NOTIFY OWNER AND PROJECT ENGINEER. IF HUMAN REMAINS ARE ENCOUNTERED THE OFFICE OF THE MEDICAL EXAMINER SHALL BE CONTACTED.

LEGEND			
	EXISTING	PROPOSED	FUTURE
PROPERTY LINE			N/A
BUILDING			
FINISH FLOOR ELEVATION	F.F.=650.00	F.F.= 650.00	N/A
SPOT ELEVATION	*650.50	50.50	N/A
CURB			
EDGE OF ASPHALT PAVEMENT		N/A	N/A
RIDGE LINE	N/A	-- RL --	N/A
SWALE OR VALLEY GUTTER	N/A		N/A
CONTOUR LINE			
STORM DRAIN	EX. 21" SD	21" SD	FUT. 21" SD
STORM DRAIN MANHOLE (JUNCTION BOX)	SDMH	SDMH	FUT. SDMH
CURB INLET	EX. CI	CI	FUT. CI
RECESSED CURB INLET	EX. RCI	RCI	FUT. RCI
GRATE INLET	EX. GI	GI	FUT. GI
WATER LINE	EX. 8" WTR.	8" WTR.	FUT. 8" WTR.
FIRE HYDRANT	N.F.H.	FH	FUT. FH
WATER VALVE	W.V.		
WATER METER BOX	WM		N/A
CONTROL VALVE		N/A	N/A
BACKFLOW PREVENTOR			N/A
DETECTOR CHECK		N/A	N/A
SANITARY SEWER LINE	EX. 8" S.S.	8" S.S.	FUT. 8" S.S.
SANITARY SEWER MANHOLE	SSMH	SSMH	FUT. SSMH
CLEANOUT	CO	CO	FUT. CO
DOUBLE CLEANOUT	DCO	DCO	FUT. DCO
LIGHT POLE			N/A
POWER POLE	PP	PP	N/A
DOWN GUY		N/A	N/A
SIGN			N/A
ACCESSIBLE PARKING			N/A
VAN ACCESSIBLE PARKING			N/A
RETAINING WALL			N/A
WOOD FENCE			N/A
SCREEN WALL FENCE	N/A		N/A
CHAIN LINK FENCE			N/A
WIRE FENCE			N/A
OVERHEAD LINE	OL	N/A	N/A
OVERHEAD ELECTRIC LINE	OEL	OEL	N/A
OVERHEAD TELEPHONE LINE	OLT	OLT	N/A
UNDERGROUND ELECTRIC LINE	UEL	UEL	N/A
UNDERGROUND TELEPHONE LINE	ULT	ULT	N/A
UNDERGROUND CABLE LINE	CLV	CLV	N/A
ELECTRIC METER	EM	EM	N/A
ELECTRIC TRANSFORMER	TRANSFORMER	T	N/A
ELECTRIC SWITCHGEAR	SWITCHGEAR	S	N/A
GAS METER	GM	GM	N/A
GAS LINE	GL	GL	N/A
BOLLARD			N/A
ELECTRIC MANHOLE		N/A	N/A
QWEST MANHOLE		N/A	N/A
TRAFFIC MANHOLE		N/A	N/A
UTILITY MANHOLE		N/A	N/A

ABBREVIATIONS	
APPROX	APPROXIMATELY
ASPH	ASPHALT
BC	BACK OF CURB
B-B	BACK TO BACK OF CURB
BR	BARRIER FREE RAMP
BM	BENCHMARK
BW	BOTTOM OF WALL
CATV	CABLE TV
CFS	CUBIC FEET PER SECOND
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CONST	CONSTRUCT
CL	CENTER LINE
DCO	DOUBLE CLEANOUT
DE	DRAINAGE EASEMENT
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DW	DOMESTIC WATER
EJ	EXPANSION JOINT
EL	ELEVATION
EMH	ELECTRIC MANHOLE
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
ET	EDGE OF TRAIL
FC	FACE OF CURB
F-F	FACE TO FACE OF CURB
FF	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FM	FORCE MAIN
FO	FIBER OPTICS
FP	FINISHED PAD
FPS	FEET PER SECOND
FL	LOW LINE
FW	FIRE WATER
G	GUTTER
GI	GRATE INLET
GM	GAS METER
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HOWL	HEADWALL
HWAC	HOT MIX ASPHALTIC CONCRETE
HORIZ	HORIZONTAL
HP	HIGH POINT
HVAC	HEATING VENTILATION AND AIR CONDITIONING
IRR	IRRIGATION
JB	JUNCTION BOX
JO	JOINT
LF	LINEAR FEET
LP	LOW POINT
LT	LEFT
MH	MANHOLE
N/A	NOT APPLICABLE
NG	NATURAL GROUND (EXISTING)
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PIV	POINT OF INTERSECTION
PV	POST INDICATOR VALVE
PL	PROPERTY LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PROP	PROPOSED
PBO	PROPOSED BY OTHERS
PSE	PUBLIC SIDEWALK EASEMENT
PT	POINT OF TANGENCY
PVC	PUBLIC UTILITY EASEMENT
PVM	POLYVINYL CHLORIDE PIPE
PVM	PAVEMENT
OCEW	ON CENTER EACH WAY
OHE	OVERHEAD ELECTRIC
R	RADIUS
RCB	REINFORCED CONCRETE BOX
RCI	RECESSED CURB INLET
RCP	REINFORCED CONCRETE PIPE
RCNP	REINFORCED CONCRETE CYLINDRICAL PIPE
REINF	REINFORCED
RL	RIDGE LINE
ROW	RIGHT OF WAY
RT	RIGHT
SF	SQUARE FEET
SD	STORM DRAIN
SDI	STORM DRAIN INLET
SQ	SQUARE
SS	SANITARY SEWER
STA	SANITARY SEWER EASEMENT
SY	STATION
T	SQUARE YARD
TE	TELEPHONE
T	TOP OF CURB
TD	TRENCH DRAIN
TG	TOP OF GROUND
TMH	TELEPHONE MANHOLE/VAULT
TOB	TOP OF BANK
TOB	TOP OF SLOPE
TP	TOP OF PAVEMENT
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
TW	TOP OF WALL
TYP	TYPICAL
UE	UTILITY EASEMENT
UGE	UNDERGROUND ELECTRIC
VCP	VITRIFIED CLAY PIPE
WE	WATER EASEMENT
WM	WATER METER
WMH	WATER MANHOLE
WTR	WATER
WV	WATER VALVE
WW	WASTEWATER

RECORD DRAWINGS

LC Lawrence A. Cates & Associates, LLP
Consulting Engineers
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
Office: 972-385-2272 Fax: 972-980-1627

TRACT A-1, HUNT-SPECTRUM
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TARGET @ ABQ UPTOWN

GENERAL NOTES, LEGEND & ABBREVIATIONS

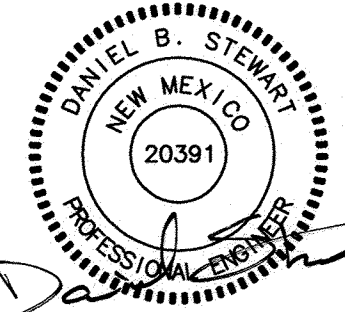
TITLE:	DESIGN REVIEW COMMITTEE	BY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED	APPROVED			
MAR 16 2012	SEP 09 2012			
DESIGN REVIEW COMMITTEE	CITY ENGINEER			
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF	

786782

J-19-Z

8

22







TRACT B
HUNT-SPECTRUM
DEVELOPMENT SITE
FILED AUGUST 2, 2004 IN
PLAT BOOK 2004C, PAGE 226

1. **BOUNDARY SURVEY:** BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY PREPARED BY SURV-TEK, INC., DATED DECEMBER, 2010.
2. **PROPERTY LINES AND EASEMENTS:** REFER TO THE BOUNDARY SURVEY AND PLAT TO VERIFY THE LOCATION OF PROPERTY LINES AND EASEMENTS.
3. **DIMENSION CONTROL:** UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
4. **CURB RADII:** UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 1' AT FACE OF CURB.

LCA Lawrence A. Cates & Associates, LLP
Consulting Engineers
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
Office: 972-385-2272 Fax: 972-980-1627

TARGET @ ABQ UPTOWN

DIMENSION CONTROL PLAN

DIMENSION CONTROL PLAN

TITLE:

DESIGN REVIEW COMMITTEE

APPROVE

MAR 16 2012

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

APPROVED

SEP 09 2012

CITY ENGINEER

CITY PROJECT NO.

786782

ZONE MAP NO.

J-19-2

SHEET

10

OF

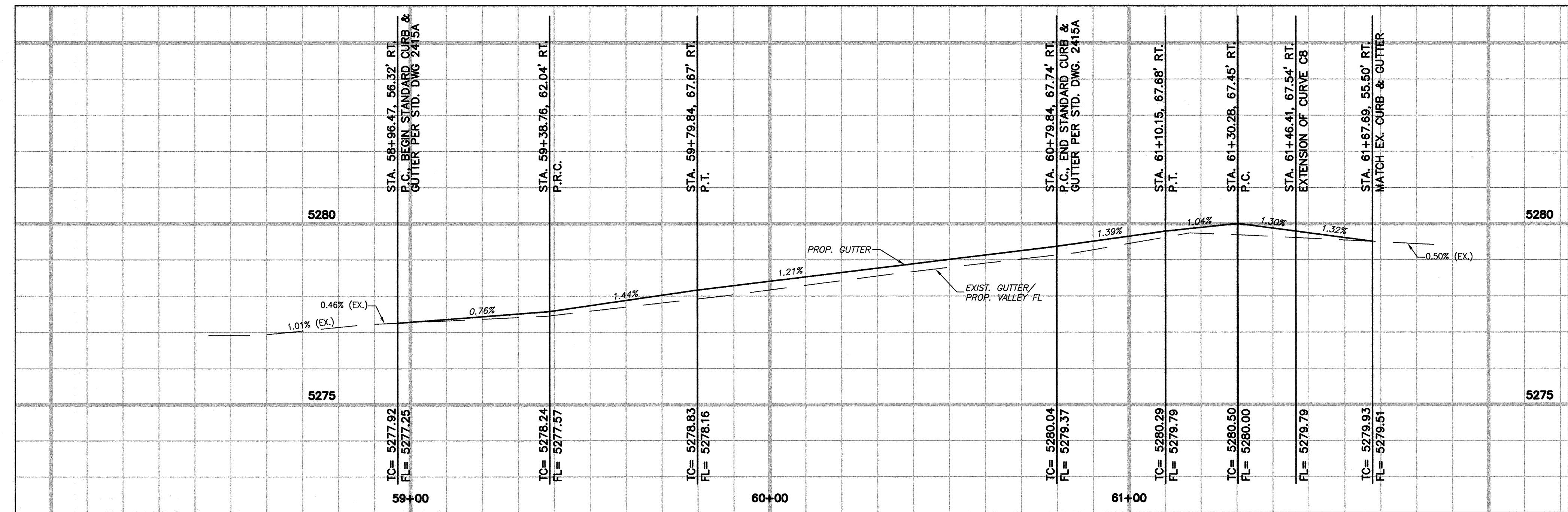
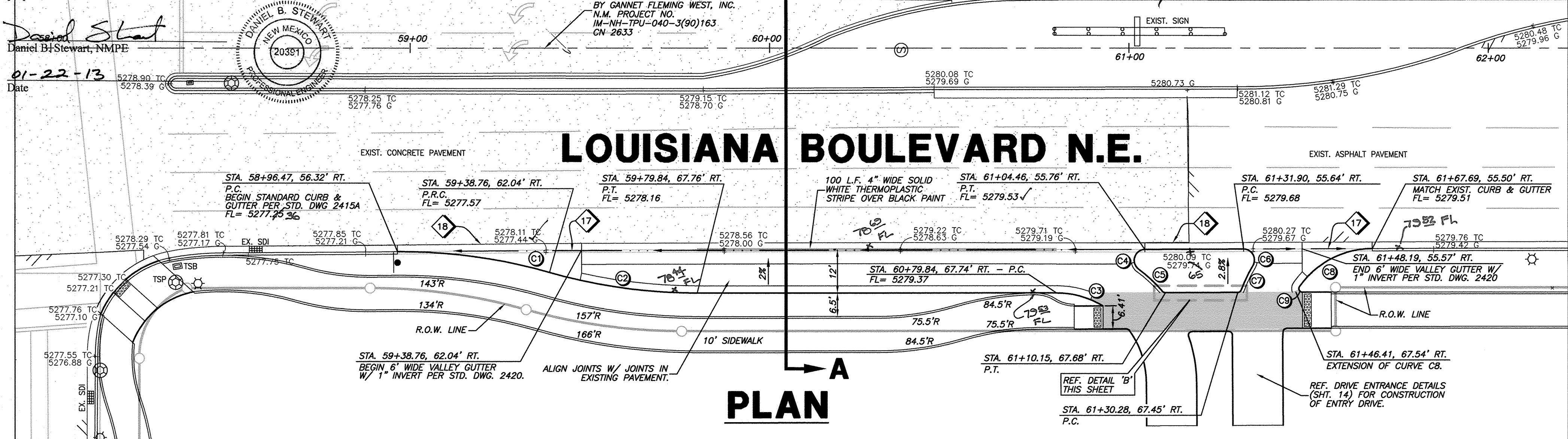
22

[illegible]

SUBSTANTIAL COMPLIANCE CERTIFICATION

I, Daniel B. Stewart, NMPE 20391, of the firm Cates-Clark & Associates, LLP, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB approved plan dated March 27, 2012. The record information edited onto the original design document has been obtained by Russ P. Hugg of the firm Surv-Tek, Inc. I further certify that I have personally visited the project site on January 15, 2013 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Target @ ABQ Uptown (City Project Number 786782).

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

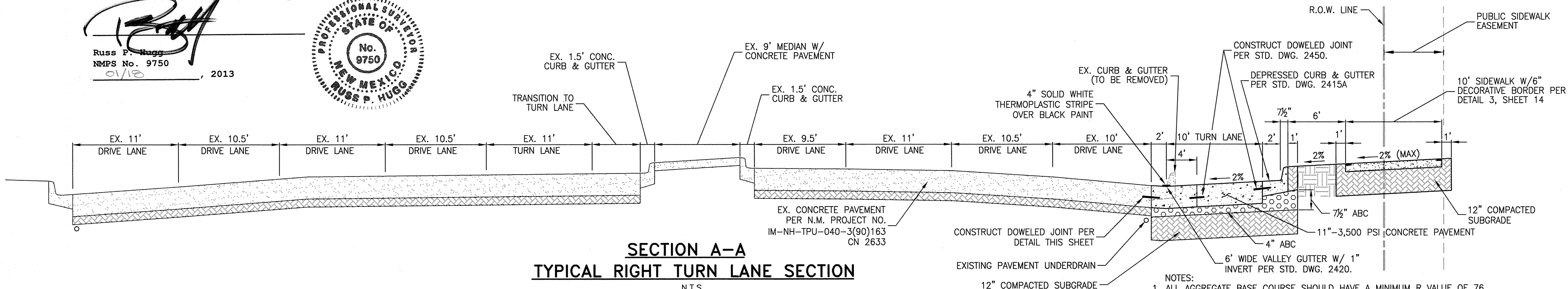
Russ P. Hugg
NMPS No. 9750
01/12, 2013

PROFESSIONAL SURVEYOR
NEW MEXICO
No. 9750
RUSS P. HUGG

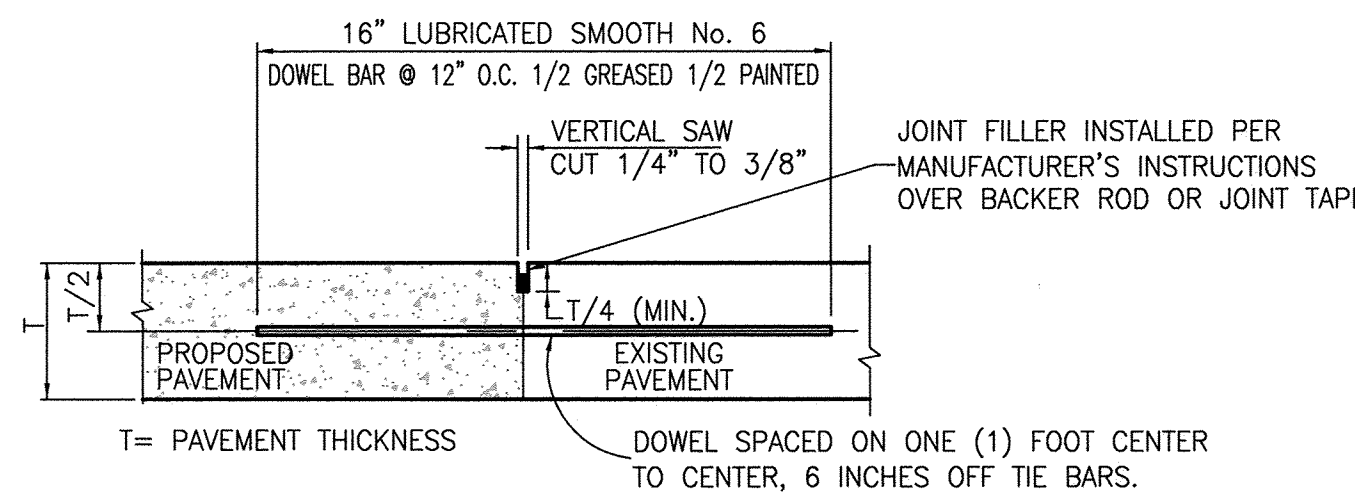
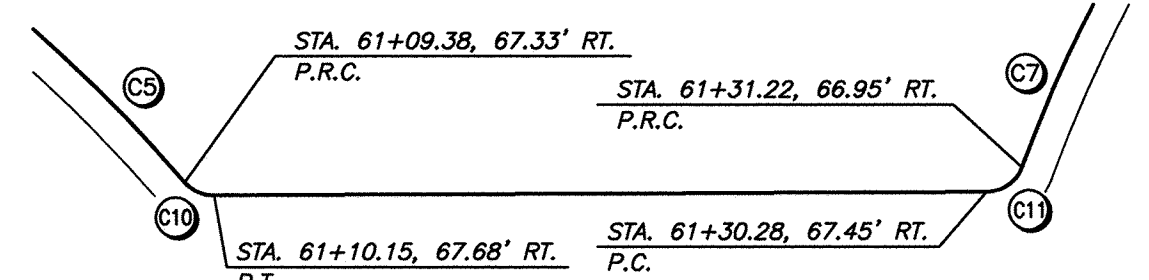
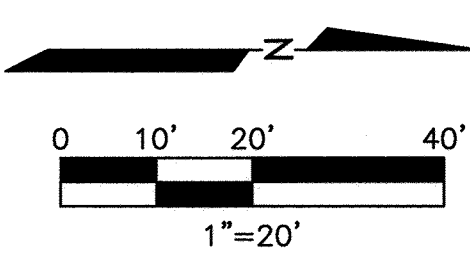
SECTION A-A

TYPICAL RIGHT TURN LANE SECTION

N.T.S.



CURVE DATA				
CURVE NO.	RADIUS	DELTA	TANGENT	LENGTH
C1	150.00'	16°21'20"	21.56'	42.82'
C2	150.00'	15°53'40"	20.94'	41.61'
C3	25.00'	31°07'51"	6.96'	13.58'
C4	3.00'	144°09'02"	9.27'	7.55'
C5	39.00'	13°22'12"	4.57'	9.10'
C6	3.00'	121°49'46"	5.39'	6.38'
C7	39.00'	11°01'46"	3.77'	7.51'
C8	25.00'	54°12'25"	12.90'	23.65'
C9	1.00'	125°48'04"	1.95'	2.20'
C10	1.00'	48°27'30"	0.46'	0.86'
C11	1.00'	68°27'08"	0.69'	1.21'



NOTE:
DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG. DRILLING BY HAND IS NOT ACCEPTABLE.

DOWEL JOINT

N.T.S.

CONSTRUCTION NOTES

- 17 VALLEY GUTTER W/ 1" INVERT (MIN.)
- 18 CONSTRUCT DOWEL JOINT ALONG CONNECTION OF PROPOSED & EXIST. CONCRETE PAVEMENT PER DETAIL, THIS SHEET (TYP.).

REF. SHEET 11 FOR PAVING GENERAL NOTES.

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

Lawrence A. Cates & Associates, LLP
Consulting Engineers
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
Office: 972-385-2272 Fax: 972-980-1627

RECORD DRAWINGS

TRACT A-1, HUNT-SPECTRUM
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

LOUISIANA BLVD. RIGHT TURN LANE

TITLE: DESIGN REVIEW COMMITTEE APPROVE MAR 16 2012

CITY ENGINEER APPROVE SEP 09 2012

CITY PROJECT NO. 786782

ZONE MAP NO. J-19-Z

SHEET 12 OF 22



02-07-12

REVISIONS		REMARKS	
NO.	DATE	BY	DATE
DESIGN	12.09.11		
LOA	12.09.11		
LOA	12.09.11		
LOA	12.09.11		

INDIAN SCHOOL ROAD N.E.

LOUISIANA BOULEVARD N.E.

UPTOWN LOOP ROAD N.E.

SUBSTANTIAL COMPLIANCE CERTIFICATION

I, Daniel B. Stewart, NMPE 20391, of the firm Cates-Clark & Associates, LLP, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB approved plan dated March 27, 2012. The record information edited onto the original design document has been obtained by Russ P. Hugg of the firm Surv-tek, Inc. I further certify that I have personally visited the project site on January 15, 2013 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Target @ ABQ Uptown (City Project Number 786782).

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Daniel B. Stewart
Daniel B. Stewart, NMPE

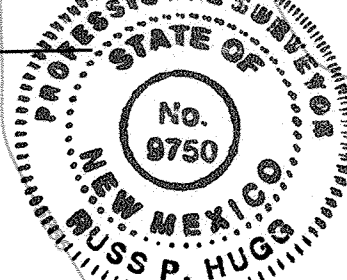
01-22-13
Date



SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
Russ P. Hugg
NMPS No. 9750
2013



GRADING GENERAL NOTES

- GEOTECHNICAL REPORT:** SITE PREPARATION, GRADING, FILL COMPACTION, AND BUILDING PAD PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY TERRACON CONSULTANTS, INC., PROJECT NO. 68115012, DATED AUGUST 18, 2011. IN THE EVENT OF A CONFLICT BETWEEN THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND THE NOTES ON THE GRADING PLAN, THE GEOTECHNICAL REPORT SHALL GOVERN.
- TOPOGRAPHIC SURVEY:** TOPOGRAPHIC SURVEY INFORMATION IS BASED ON THE TOPOGRAPHIC SURVEY PREPARED BY SURV-TEK, INC., DATED DECEMBER, 2010.
- EXISTING CONDITIONS:** PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS, INCLUDING GRADES AND DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES.
- UNDISTURBED AREAS:** PRIOR TO COMMENCING CLEARING, GRADING OR SITE CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE OWNER AND/OR ENGINEER AT THE SITE TO ASCERTAIN THE AREA(S) OF THE PROJECT SITE THAT ARE TO BE PROTECTED AND PRESERVED.
- EROSION CONTROL:** EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING CLEARING, STRIPPING AND GRADING OPERATIONS. REFER TO THE EROSION CONTROL PLAN FOR THE SEQUENCE OF EROSION CONTROL DEVICES TO BE INSTALLED.
- ACCESSIBLE ROUTES/PARKING:** SIDEWALKS AND CROSSWALKS ALONG ACCESSIBLE ROUTES SHALL BE IN ACCORDANCE WITH ADA STANDARDS WITH A MAXIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%.
- STRIPPING AND DEBRIS REMOVAL:** THE AREAS TO BE PAVED, AND/OR THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS AND OTHER ORGANIC MATERIAL. THE DEPTH OF THE STRIPPING SHALL BE BASED ON THE DEPTH OF SURFACE SOIL CONTAINING ORGANIC MATERIAL. ALL TREES, INCLUDING STUMPS AND ROOT SYSTEMS, VEGETATION, DEBRIS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OFF SITE. STRIPPED TOPSOIL SHALL BE STOCKPILED IN A LOCATION ON THE SITE APPROVED BY THE OWNER.
- BURNING:** BURNING SHALL NOT BE ALLOWED ON THE PROJECT SITE UNLESS APPROVED IN WRITING BY THE GOVERNING AUTHORITIES AND THE OWNER.
- PROOF-ROLLING:** AFTER COMPLETION OF THE NECESSARY STRIPPING, CLEARING AND EXCAVATION AND PRIOR TO PLACING ANY REQUIRED FILL, THE EXPOSED SUBGRADE SHALL BE EVALUATED BY PROOF ROLLING WITH A HEAVY PNEUMATIC TIRE ROLLER, LOADED DUMP TRUCK OR SIMILAR EQUIPMENT WEIGHING APPROXIMATELY 10 TONS TO CHECK FOR POCKETS OF SOFT OR LOOSE MATERIAL. THE PROOF-ROLLING PROCEDURES SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER OR DESIGNATED REPRESENTATIVE. ANY UNDESIRABLE MATERIAL EXPOSED FROM PROOF-ROLLING SHALL BE REMOVED. PRIOR TO THE PLACEMENT OF ANY FILL, THE EXPOSED SUBGRADE SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES AND RECOMPACTED.
- CONTROLLED FILL:** ALL SOILS USED FOR CONTROLLED FILL SHALL BE FREE OF ROOTS, VEGETATION, AND OTHER DELETERIOUS OR UNDESIRABLE MATTER. THE FILL MATERIAL SHALL BE PLACED IN LEVEL, UNIFORM LIFTS, WITH EACH LIFT COMPACTED TO THE MINIMUM DRY DENSITY WITHIN THE COMPACTION SOIL MOISTURE RANGES RECOMMENDED. THE LOOSE LIFT DEPTH SHALL NOT EXCEED 8". EACH LAYER SHALL BE PROPERLY PLACED, MIXED, SPREAD AND COMPACTED IN ACCORDANCE WITH THE FILL COMPACTION SECTION.
- FILL COMPACTION:** FILL COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- TESTING:** TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY REGISTERED IN THE STATE OF NEW MEXICO, EMPLOYED AND PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED, AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE.

PARCEL A-1-A
WINROCK CENTER ADDITION
FILED OCTOBER 26, 1996 IN
PLAT BOOK 96C, PAGE 446

GRADING LEGEND

- EXIST. CONTOUR
- PROP. TOP OF CURB & GUTTER ELEVATION
- PROP. SPOT ELEV.

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



RECORD DRAWINGS		LCA Lawrence A. Cates & Associates, LLP Consulting Engineers 14800 Quorum Drive, Suite 200 Dallas, Texas 75254 Office: 972-385-2272 Fax: 972-980-1627	
TITLE: TRACT A-1, HUNT-SPECTRUM PUBLIC WORKS DEPARTMENT ENGINEERING GROUP		TARGET @ ABQ UPTOWN GRADING PLAN	
DESIGN REVIEW COMMITTEE APPROVE MAR 16 2012 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVE SEP 09 2012 CITY ENGINEER	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO. 786782	ZONE MAP NO. J-19-Z	SHEET 13	OF 22

TRACT 1-D-1A-1
PARK SQUARE ADDITION
FILED MARCH 21, 1990 IN
PLAT BOOK 90C, PAGE 82

TRACT 1-E-1A-1
PARK SQUARE ADDITION
FILED AUGUST 8, 1990 IN
PLAT BOOK 90C, PAGE 180

TRACT 1-H-1A

TRACT 1-F
PARK SQUARE ADDITION
FILED AUGUST 8, 1990 IN
PLAT BOOK 90C, PAGE 180

(A)	TC	G
1	-	79.86
2	80.39	79.72
3	80.28	79.81

(B)	TC	G
1	80.18	79.51
2	-	79.66
3	80.38	79.86

(C)	TC	G
1	-	81.26
2	-	81.14
3	81.61	80.94

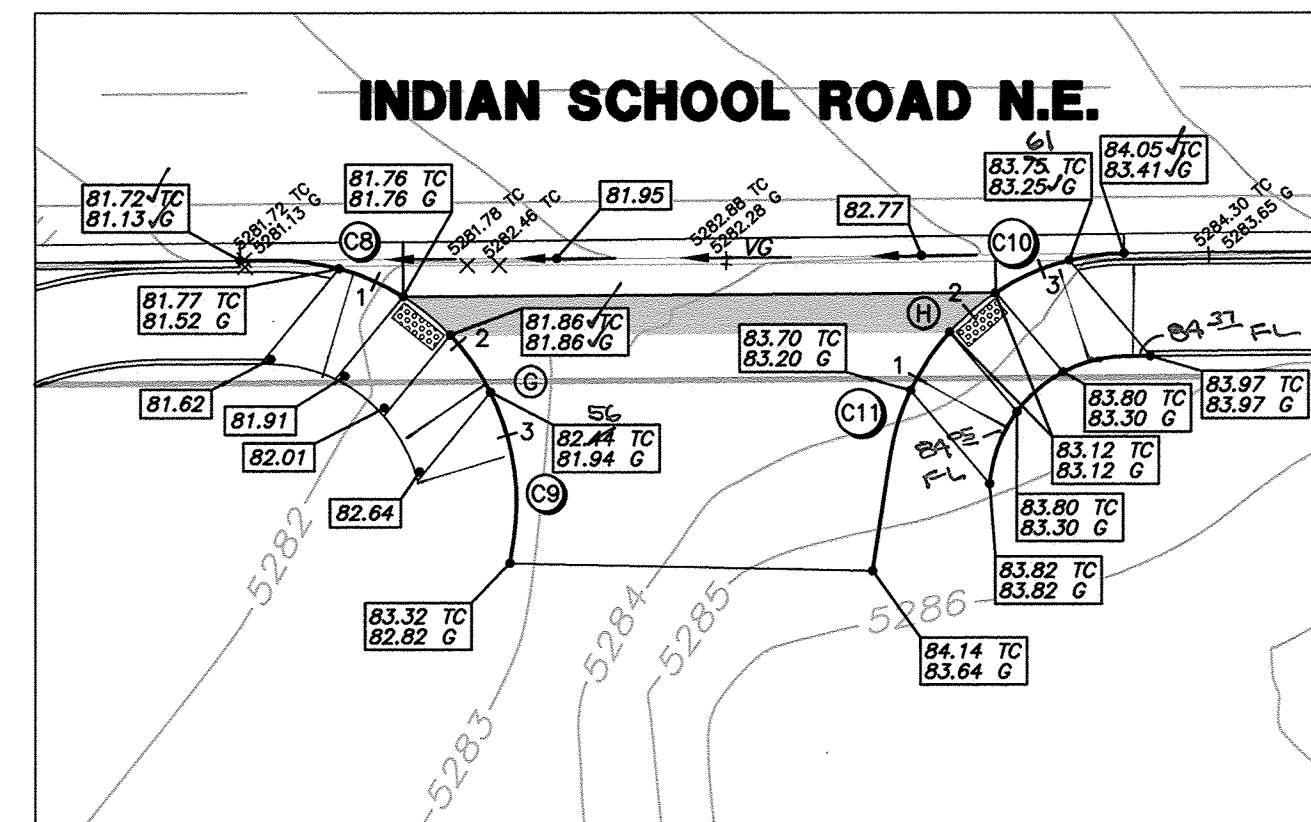
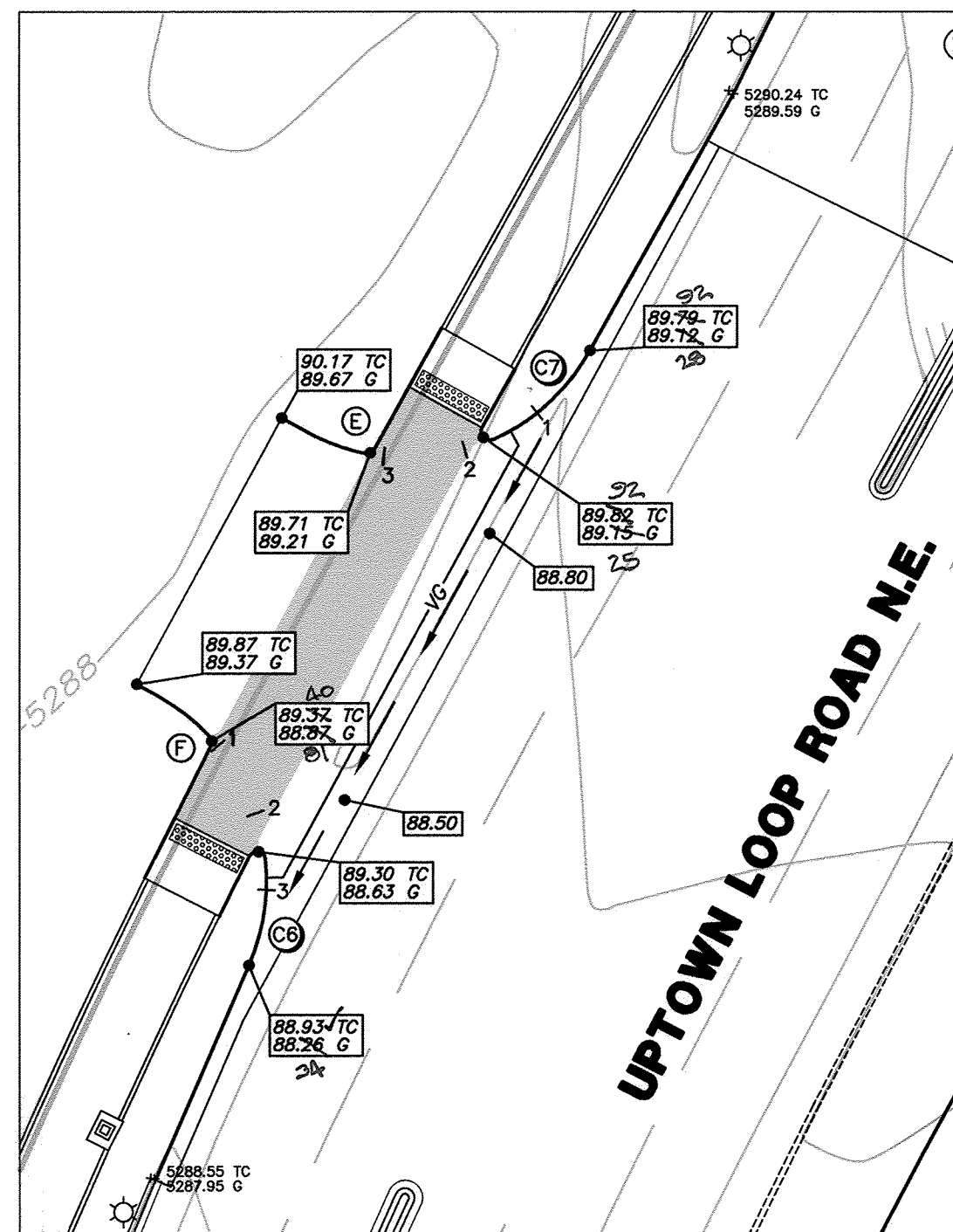
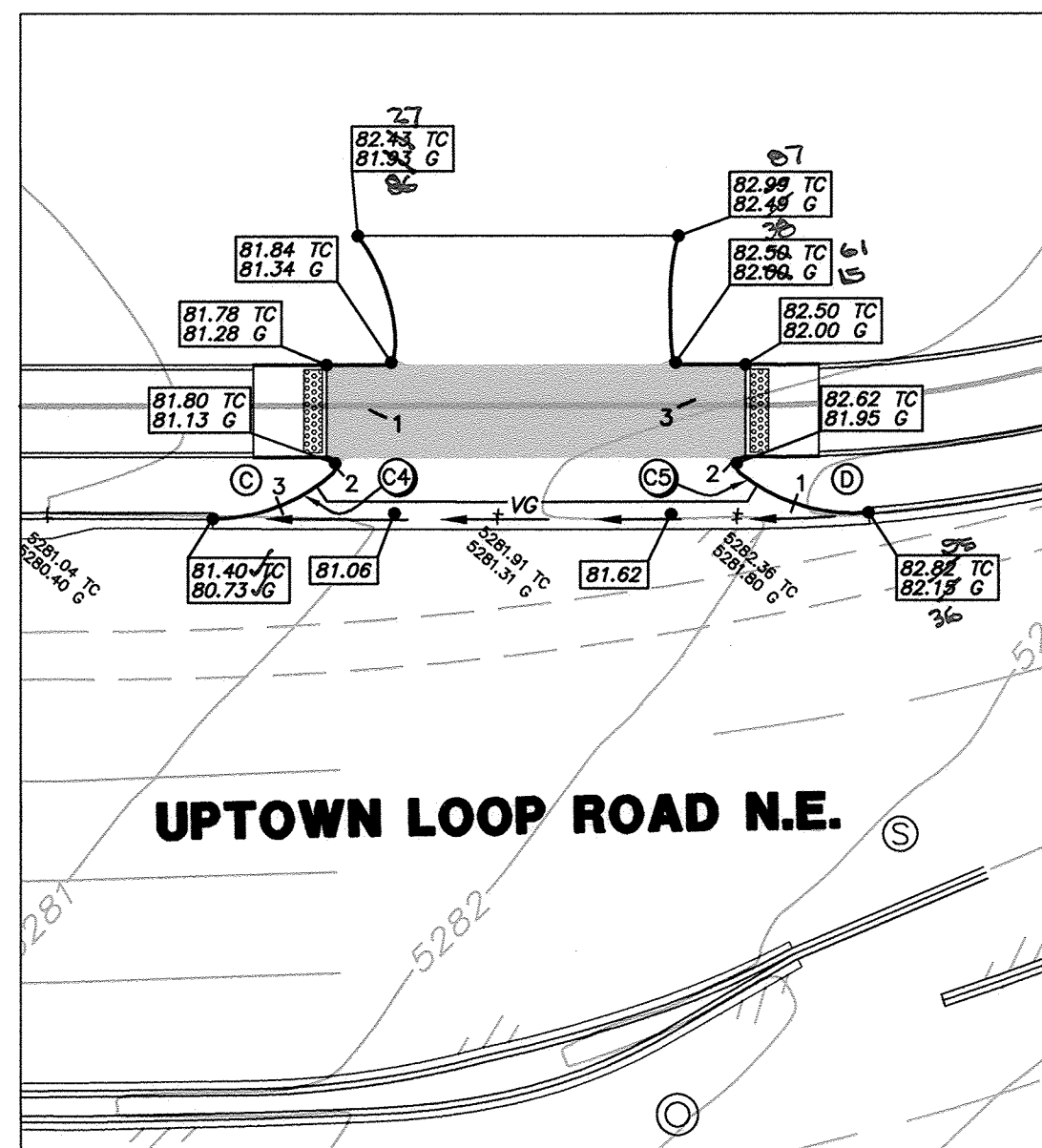
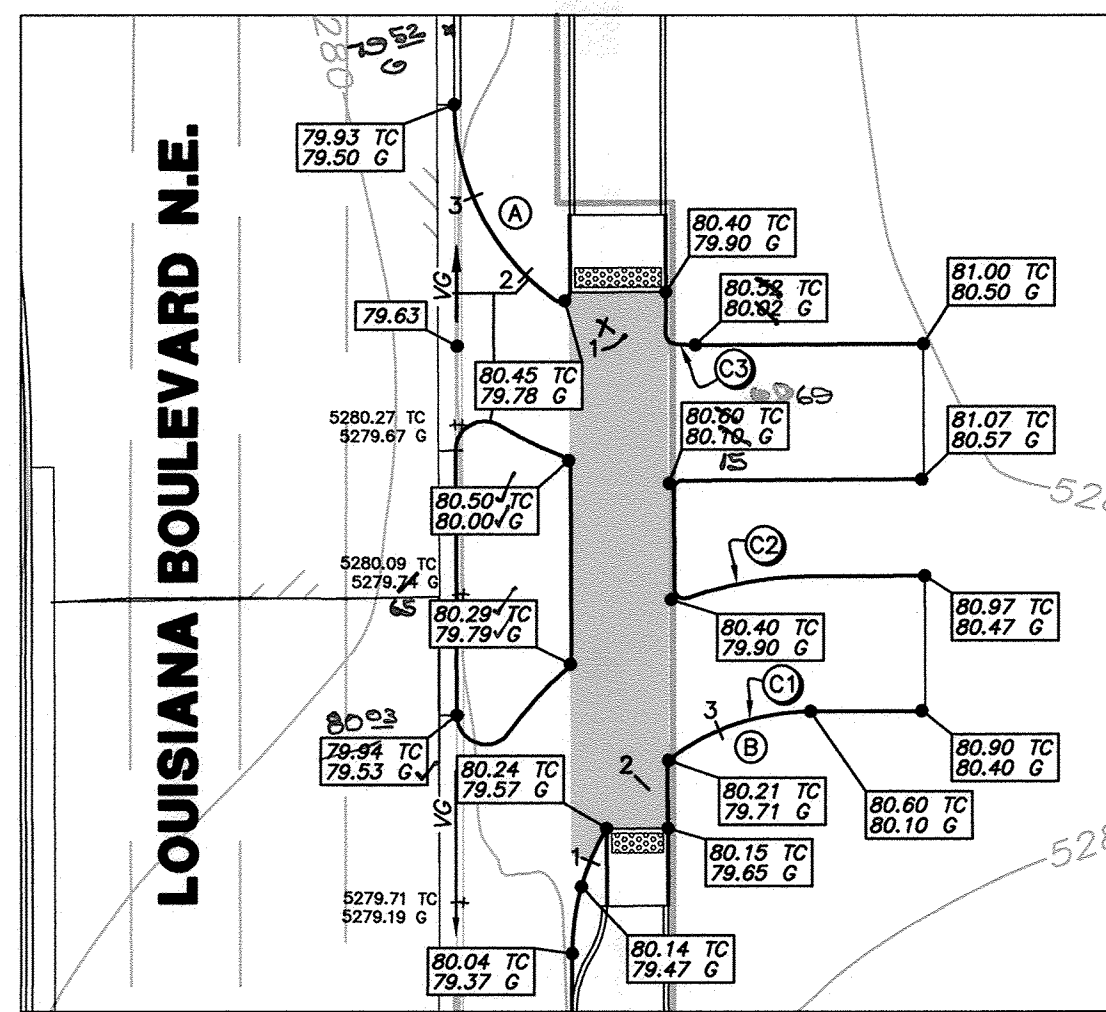
(D)	TC	G
1	82.72	82.05
2	-	81.95
3	-	81.98

(E)	TC	G
1	89.81	89.14
2	-	89.17
3	-	89.20

(F)	TC	G
1	-	88.88
2	-	88.87
3	89.18	88.51

(G)	TC	G
1	81.76	81.65
2	81.96	81.87
3	82.67	82.17

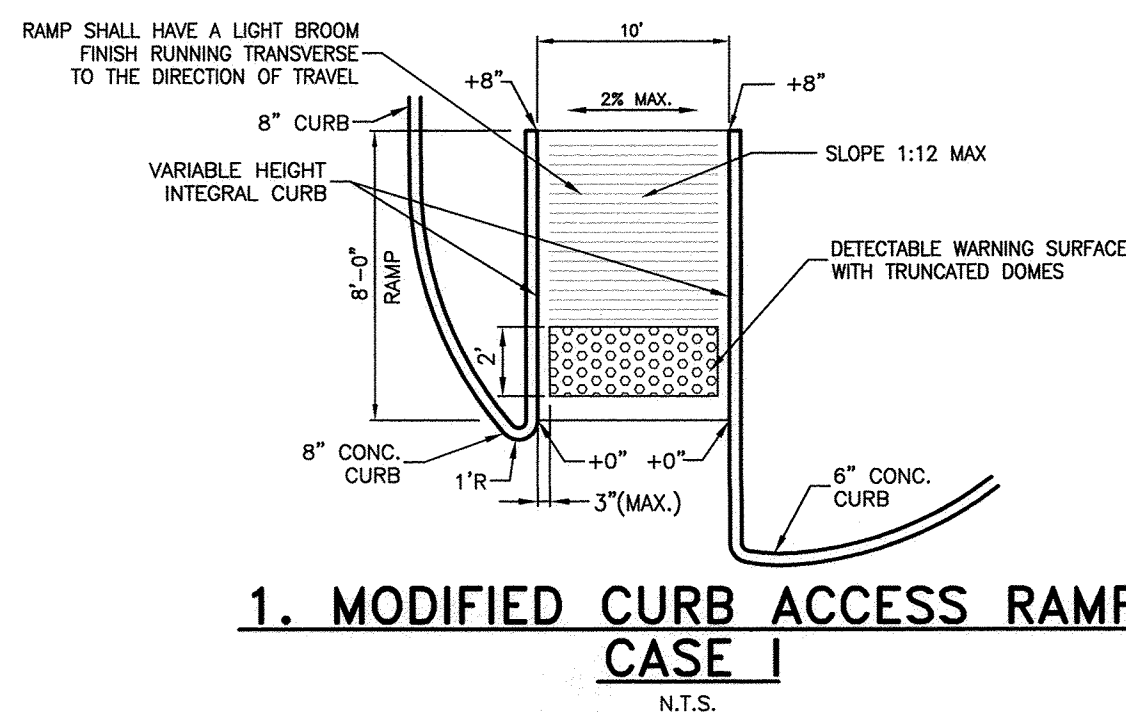
(H)	TC	G
1	83.58	83.18
2	-	83.05
3	83.52	83.20



LEGEND	
-5283-	EXIST. CONTOUR
5287.02	EXIST. SPOT ELEVATION
180.17	PROP. SPOT ELEVATION
82.13 TC 81.63 G	PROP. TOP OF CURB & GUTTER (FLOW LINE) ELEVATION

GENERAL NOTES:

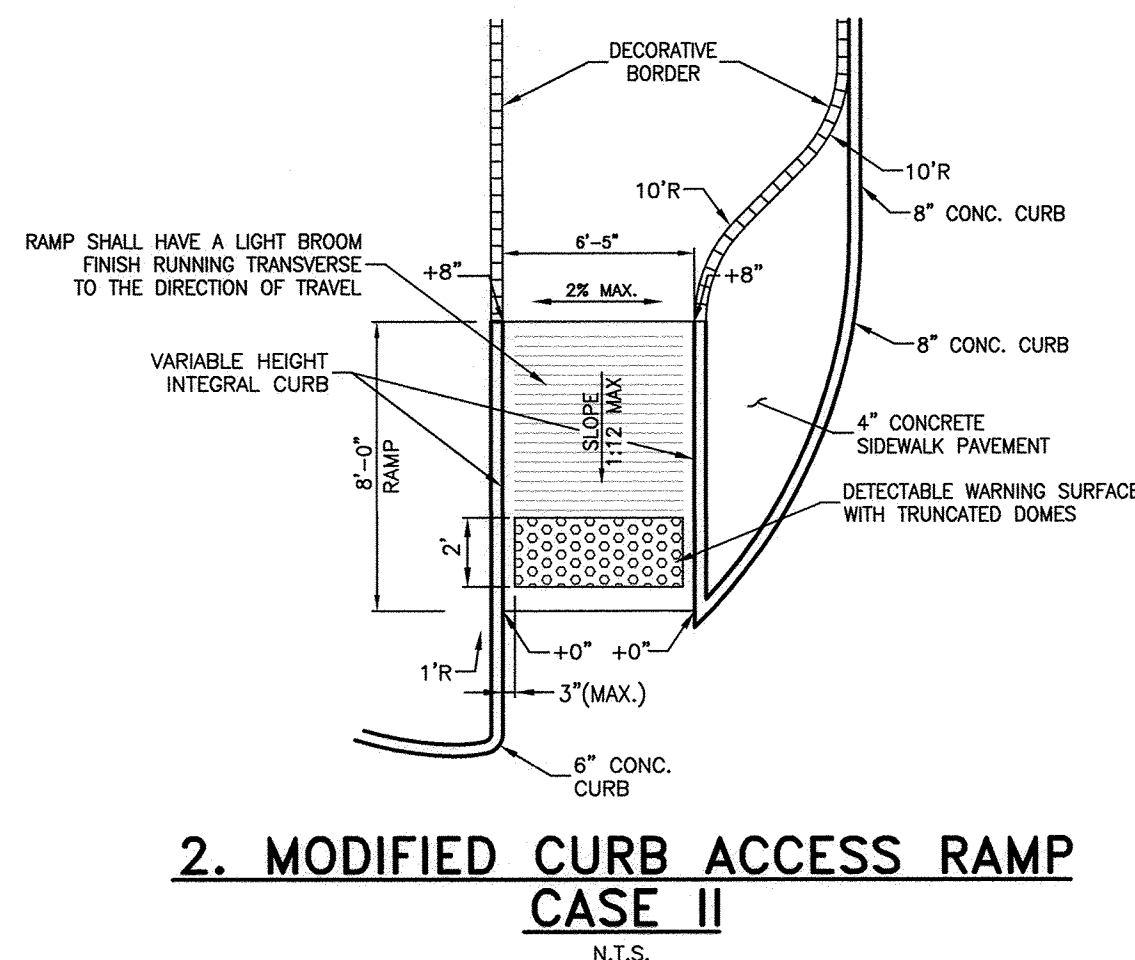
- CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 4.29 OF THE ADA ACCESSIBILITY GUIDELINES (ADAG). THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES. PROVIDE COLOR CHART FOR COLOR SELECTION.
- DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
- CONTRACTOR TO VERIFY RAMPS MEET LOCAL REQUIREMENTS.
- CONCRETE COLOR, IF SPECIFIED, SHALL BE PER PAVING PLAN.
- SUBMIT SPECIFICATIONS OF DETECTABLE WARNING SURFACE WITH TRUNCATED DOMES TO CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO INSTALLATION.



1. MODIFIED CURB ACCESS RAMP
CASE I
N.T.S.

GENERAL NOTES:

- CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 4.29 OF THE ADA ACCESSIBILITY GUIDELINES (ADAG). THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES. PROVIDE COLOR CHART FOR COLOR SELECTION.
- DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
- CONTRACTOR TO VERIFY RAMPS MEET LOCAL REQUIREMENTS.
- CONCRETE COLOR, IF SPECIFIED, SHALL BE PER PAVING PLAN.
- SUBMIT SPECIFICATIONS OF DETECTABLE WARNING SURFACE WITH TRUNCATED DOMES TO CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO INSTALLATION.



2. MODIFIED CURB ACCESS RAMP
CASE II
N.T.S.

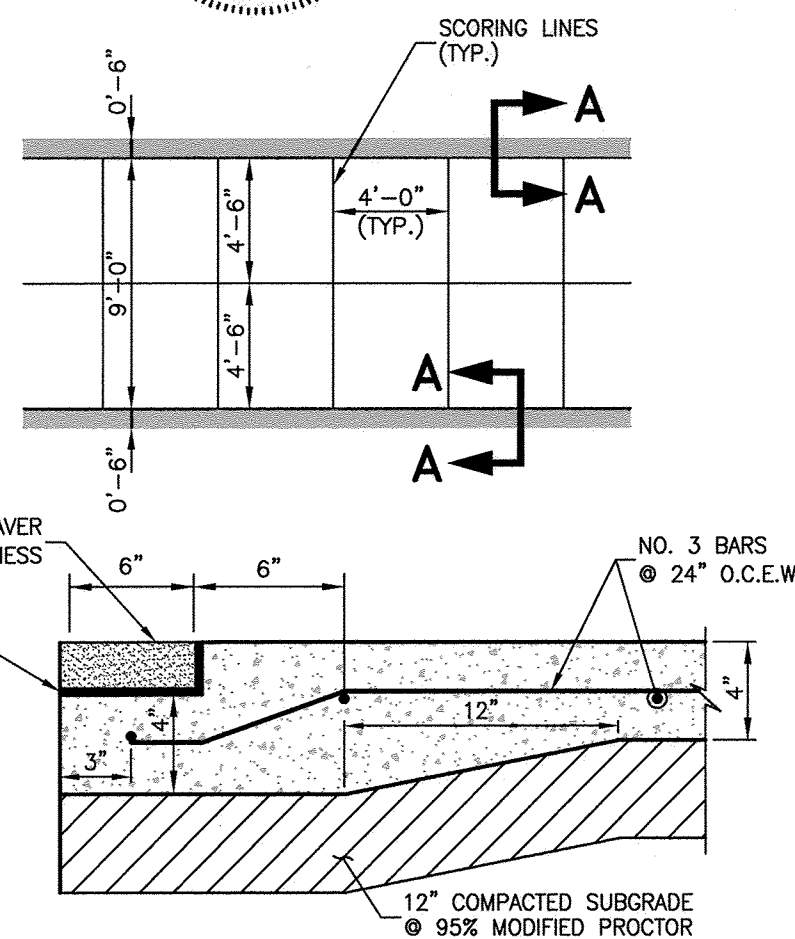
SUBSTANTIAL COMPLIANCE CERTIFICATION

I, Daniel B. Stewart, NMPE 20391, of the firm Cates-Clark & Associates, LLP, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB approved plan dated March 27, 2012. The record information edited onto the original design document has been obtained by Russ P. Hugg of the firm Surv-Tek, Inc. I further certify that I have personally visited the project site on January 15, 2013 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Target @ ABQ Uptown (City Project Number 786782).

Exception: The enhanced crosswalk across Indian School Road (two locations) is revised to be TrafficPatterns preformed thermoplastic by the same manufacturer. Due to manufacturer's requirements of ambient temperature, this product will be installed at a later date.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Daniel B. Stewart
Daniel B. Stewart, NMPE
01-22-13
Date



SECTION A-A

GENERAL NOTES:

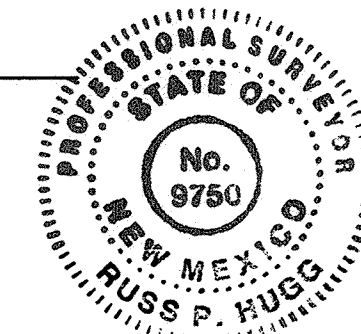
- COORDINATE W/ PROJECT ARCHITECT FOR PAVEMENT TYPE, COLOR AND PATTERN.
- INSTALL PAVERS PER MANUFACTURER'S RECOMMENDATIONS SPECIFIC TO PROJECT.
- REFER TO STD. DWG. 2430 FOR SIDEWALK GENERAL NOTES.
- SIDEWALK SHALL HAVE A CROSS-SLOPE OF 1% (MIN.) TO 2% (MAX.), AND A RUNNING SLOPE NOT TO EXCEED 5%.
- SIDEWALK SHALL HAVE A LIGHT BROOM FINISH.

3. SIDEWALK W/DECORATIVE BORDER
N.T.S.

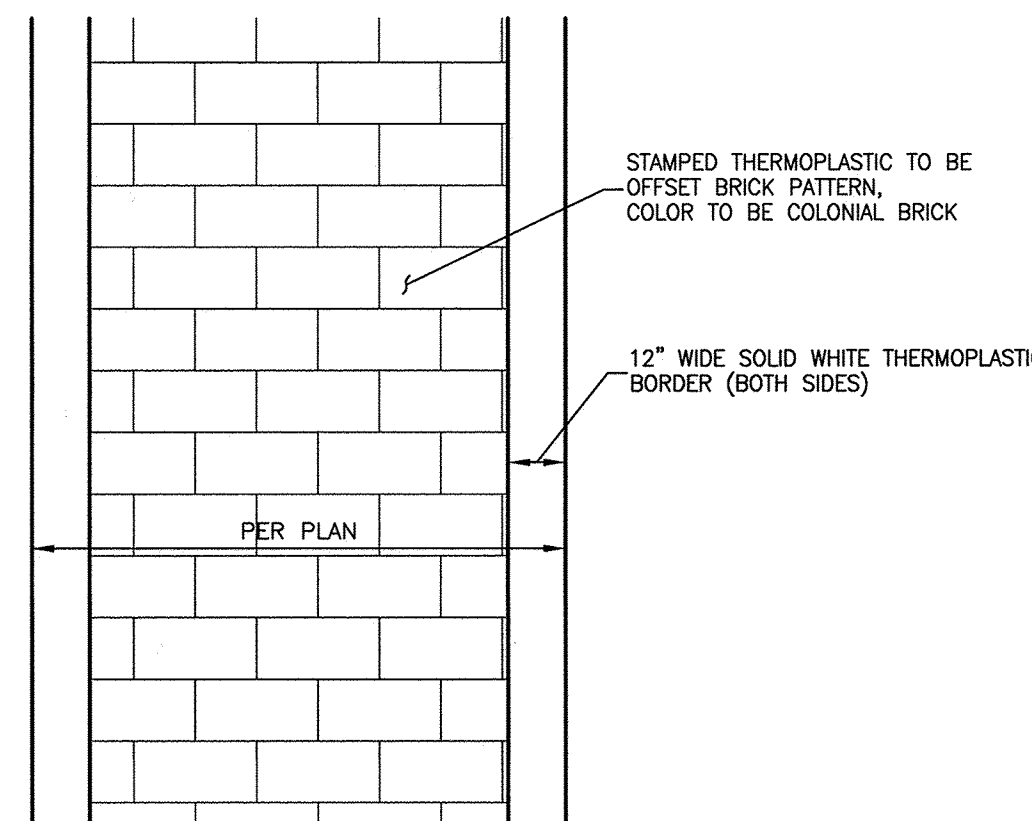
SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPs No. 9750
01-18, 2013



CURVE DATA				
CURVE NO.	RADIUS	DELTA	TANGENT	LENGTH
C1	25.00'	35°28'18"	8.00'	15.48'
C2	39.00'	19°17'21"	6.63'	13.13'
C3	25.00'	04°55'49"	1.08'	2.15'
C4	20.00'	40°58'05"	7.47'	14.30'
C5	20.00'	43°03'07"	7.89'	15.03'
C6	25.00'	29°31'56"	6.59'	12.89'
C7	25.00'	36°33'44"	8.26'	15.95'
C8	25.00'	32°18'21"	7.24'	14.10'
C9	25.00'	52°24'22"	12.30'	22.87'
C10	25.00'	32°28'29"	7.28'	14.17'
C11	25.00'	33°31'39"	7.53'	14.63'



GENERAL NOTES:

- THERMOPLASTIC CROSSWALK TO BE TrafficPatternsXD STAMPED ASPHALT SURFACING SYSTEM BY FLINT TRADING, INC. (336-475-6600, www.flinttrading.com).
- CROSSWALK TO BE INSTALLED BY A CERTIFIED APPLICATOR OF FLINT TRADING, INC.

4. ENHANCED CROSSWALK
N.T.S.



REF. SHEET 11 FOR PAVING GENERAL NOTES.

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

RECORD DRAWINGS

Lawrence A. Cates & Associates, LLP
Consulting Engineers
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
Office: 972-385-2272 Fax: 972-980-1627

TRACT A-1, HUNT-SPECTRUM
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TARGET @ ABQ UPTOWN

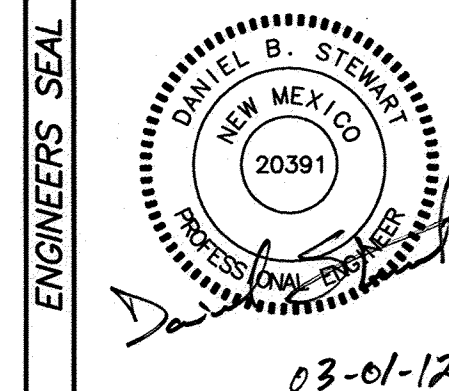
DRIVE ENTRANCE DETAILS

TITLE:
DESIGN REVIEW COMMITTEE
APPROVE
MAR 16 2012
CITY ENGINEER

CITY ENGINEER'S APPROVAL
APPROVE
SEP 09 2012
CITY ENGINEER

CITY PROJECT NO. 786782
ZONE MAP NO. J-19-Z

SHEET 14 OF 22



03-01-12

REVISIONS	DATE	BY
DESIGN	12.09.11	
LCA	12.09.11	
LCA	12.09.11	

SCANNED BY: [illegible]

TRACT 1-D-1A-1
PARK SQUARE ADDITION
FILED MARCH 21, 1990 IN
PLAT BOOK 90C, PAGE 82

TRACT 1-E-1A-1
PARK SQUARE ADDITION
FILED AUGUST 8, 1990 IN
PLAT BOOK 90C, PAGE 180

TRACT 1-H-1A
PARK SQUARE ADDITION
FILED AUGUST 8, 1990 IN
PLAT BOOK 90C, PAGE 180

TRACT 1-F
PARK SQUARE ADDITION
FILED AUGUST 8, 1990 IN
PLAT BOOK 90C, PAGE 180

RDWS001-02.DWG-CD-PUBLIC-S&001-002_DRAINAGE-PUBLIC.dwg, SHEET 1, 2/7/2012 10:01:11 AM, rev

INDIAN SCHOOL ROAD N.E.

LOUISIANA BOULEVARD N.E.

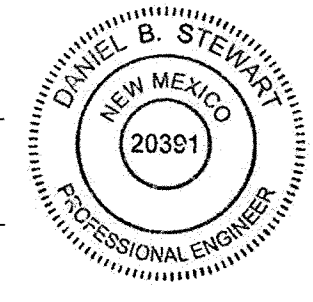
UPTOWN LOOP ROAD N.E.

SUBSTANTIAL COMPLIANCE CERTIFICATION

I, Daniel B. Stewart, NMPE 20391, of the firm Cates-Clark & Associates, LLP, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB approved plan dated March 27, 2012. The record information edited onto the original design document has been obtained by Russ P. Hugg of the firm Surv-Tek, Inc. I further certify that I have personally visited the project site on January 15, 2013 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Target @ ABQ Uptown (City Project Number 786782).

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

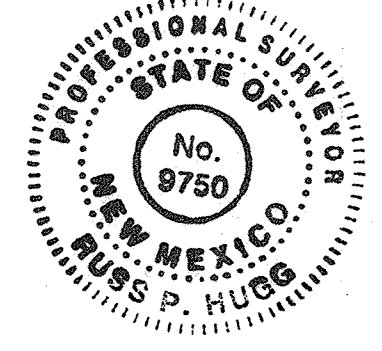
Daniel Stewart
Daniel B. Stewart, NMPE
01-22-13
Date



SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
01/18/2013



STORM DRAINAGE GENERAL NOTES

- STANDARDS AND SPECIFICATIONS:** ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS, LATEST PRINTING AND AMENDMENTS THERETO.
- TRENCH SAFETY:** THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A TRENCH SAFETY SYSTEM PLAN PREPARED IN ACCORDANCE WITH OSHA REQUIREMENTS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW MEXICO FOR THE IMPLEMENTATION OF TRENCH SAFETY CONTROL MEASURES THAT WILL BE IN EFFECT DURING THE CONSTRUCTION OF THE PROJECT FOR ALL TRENCHES DEEPER THAN FIVE (5) FEET.
- LOCATION OF EXISTING UTILITIES:** THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN THE AREA OF CONSTRUCTION.
- PROTECTION OF EXISTING UTILITIES:** THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL EXISTING UTILITIES (POLES, LINES, CABLES, STRUCTURES, ETC.) LOCATED BOTH ABOVE AND BELOW THE GROUND.
- LOCATION OF PROPOSED DRAINAGE IMPROVEMENTS:** THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
- STORM DRAIN PIPE:** UNLESS OTHERWISE NOTED ON THE PLANS, ALL PIPE FOR STORM DRAIN IMPROVEMENTS SHALL BE AS FOLLOWS:
18" & GREATER: REINFORCED CONCRETE PIPE (RCP), CLASS III.
3" THROUGH 15": PVC SCHEDULE 40, SDR-35, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE).
- EMBEDMENT:** EMBEDMENT FOR STORM DRAINAGE PIPE, PUBLIC AND PRIVATE, SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD DETAILS.
- GROUTING:** ALL PIPE ENTERING PUBLIC STORM DRAIN STRUCTURES SHALL BE GROUTED TO ASSURE WATER TIGHT CONNECTIONS.
- CONCRETE COLLARS:** CONCRETE COLLARS SHALL BE INSTALLED AT ALL CHANGES IN CONDUIT SIZE AND AT ALL JOINTS THAT ARE PULLED IN EXCESS OF THAT RECOMMENDED BY THE CONDUIT MANUFACTURER.
- STORM DRAINAGE STRUCTURES:** STORM DRAINAGE STRUCTURES (INLETS, JUNCTION BOXES, ETC.) ARE TO BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AUTHORITIES' STANDARD DETAILS.
- ADJUSTMENT OF STRUCTURES:** ALL STORM DRAIN STRUCTURES INCLUDING MANHOLES, INLETS AND CLEANOUTS MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR TO MATCH THE FINISHED GRADE.

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

RECORD DRAWINGS

LCA Lawrence A. Cates & Associates, LLP
Consulting Engineers
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
Office: 972-385-2272 Fax: 972-980-1627

TRACT A-1, HUNT-SPECTRUM
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TARGET @ ABQ UPTOWN

STORM DRAIN PLAN

TITLE:
DESIGN REVIEW COMMITTEE
APPROVE
MAR 16 2012
DESIGN REVIEW COMMITTEE

APPROVE
SEP 09 2012
CITY ENGINEER

CITY PROJECT NO. 786782

ZONE MAP NO. J-19-Z

SHEET 15 OF 22

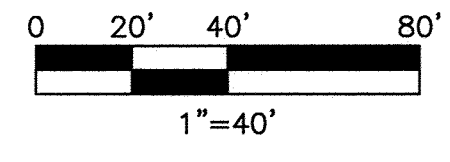
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CONTRACTOR	DATE	NO.	ALBUQUERQUE CONTROL SURVEY BENCHMARK "20-H18"	DATE	NO.	FIELD NO.	DATE	BY		02-07-12	
INSPECTOR	DATE	NO.	NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-NAD 83)	DATE	NO.						
FIELD ENGINEER	DATE	NO.	LOCATED IN THE MEDIAN OF LOUISIANA BOULEVARD ON THE SOUTH SIDE OF ITS INTERSECTION WITH UPTOWN BOULEVARD N.E., APPROXIMATELY 625 FEET NORTH OF THE CENTERLINE OF INDIAN SCHOOL ROAD N.E.	DATE	NO.						
CORRECTOR	DATE	NO.	SCHOOL ROAD N.E.	DATE	NO.						
RECORDED BY	DATE	NO.	NORTHING: 1493154.978	DATE	NO.						
	DATE	NO.	EASTING: 1545048.210	DATE	NO.						
	DATE	NO.	ELEVATION: 5283.222 (NAVD 1988)	DATE	NO.						

SCANNED BY PLANNING

INDIAN SCHOOL ROAD N.E.

LOUISIANA BOULEVARD N.E.

Sheet Deleted
Replaced with
Sheet 16R



- CITY OF ALBUQUERQUE WATER NOTES**
1. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
 2. 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://ABQWUA.ORG/CONTENT/VIEW/463/729/](http://abqwua.org/content/view/463/729/)
 3. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900: DR18 REQUIREMENTS (6" - 12"), DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6" - 64").
 4. ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS.
 5. ALL BACKFILL FOR TRENCHES WITHIN 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.
 6. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION OF THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8.

NORTHING AND EASTING COORDINATES ARE MODIFIED NEW MEXICO STATE PLANE GRID COORDINATES, AND ARE BASED UPON THE ALBUQUERQUE CITY SURVEY CONTROL MONUMENT "20-H18". REFER TO THE BOUNDARY SURVEY FOR MONUMENT COORDINATES & GROUND TO GRID FACTOR.

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Consulting Engineers
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
Office: 972-385-2272 Fax: 972-980-1627

TRACT A-1, HUNT-SPECTRUM
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TARGET @ ABQ UPTOWN

WATER & SANITARY SEWER PLAN

DESIGN REVIEW COMMITTEE
APPROVE
MAR 16 2012

CITY ENGINEER APPROVAL
APPROVE
SEP 09 2012

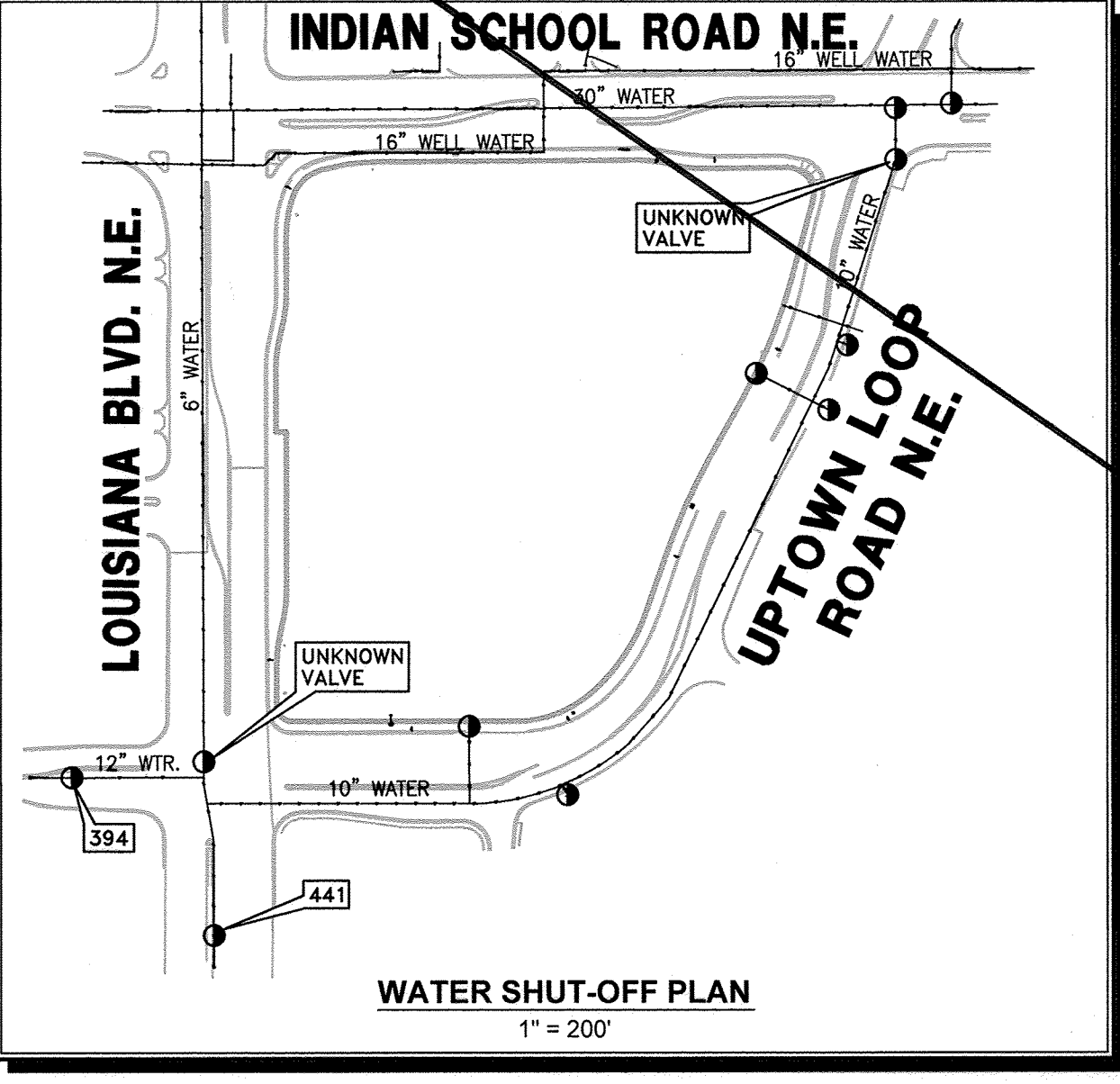
LAST DESIGN UPDATE

CITY PROJECT NO. 786782

ZONE MAP NO. J-19-Z

SHEET 16 OF 22

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEERS SEAL	
CONTRACTOR	DATE	ALBUQUERQUE CONTROL SURVEY BENCHMARK "20-H18"	DATE	FIELD NOTES	DATE		
INSPECTOR'S	DATE	NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-NAD 83)	DATE	BY	BY		
SELF-INSPECTION	DATE	LOCATED IN THE MEDIAN OF LOUISIANA BOULEVARD ON THE SOUTH	DATE	NO.	NO.		
CERTIFICATION	DATE	SIDE OF ITS INTERSECTION WITH UPTOWN BOULEVARD N.E.,	DATE				
CORRECTION	DATE	APPROXIMATELY 625 FEET NORTH OF THE CENTERLINE OF INDIAN	DATE				
MICRO-FILM INFORMATION	DATE	SCHOOL ROAD N.E.	DATE				
RECORDED BY	DATE	NORTHING: 1493154.978	DATE				
NO.		EASTING: 1545048.210					
		ELEVATION: 5283.222 (NAVD 1988)					



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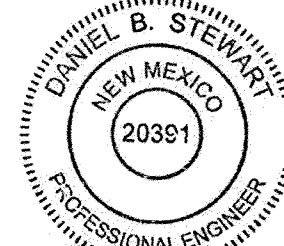
INDIAN SCHOOL ROAD N.E.

SUBSTANTIAL COMPLIANCE CERTIFICATION

I, Daniel B. Stewart, NMPE 20391, of the firm Cates-Clark & Associates, LLP, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB approved plan dated March 27, 2012. The record information edited onto the original design document has been obtained by Russ P. Hugg of the firm Surv-Tek, Inc. I further certify that I have personally visited the project site on January 15, 2013 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Target @ ABQ Uptown (City Project Number 786782).

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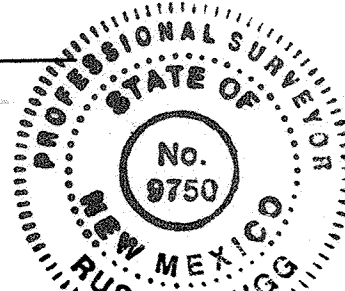
Daniel B. Stewart
Daniel B. Stewart, NMPE
01-22-13
Date



SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
Russ P. Hugg
NMPS No. 9750
01-15-13, 2013



CITY OF ALBUQUERQUE WATER NOTES

1. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
2. 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://ABQWATER.ORG/CONTENT/VIEW/463729/](http://abqwater.org/content/view/full/463729/)
3. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900: DR18 REQUIREMENTS (6" - 12"), DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6" - 64").
4. ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS.
5. ALL BACKFILL FOR TRENCHES WITHIN 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.
6. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION OF THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8.

NORTHING AND EASTING COORDINATES ARE MODIFIED NEW MEXICO STATE PLANE GRID COORDINATES, AND ARE BASED UPON THE ALBUQUERQUE CITY SURVEY CONTROL MONUMENT "20-H18". REFER TO THE BOUNDARY SURVEY FOR MONUMENT COORDINATES & GROUND TO GRID FACTOR.

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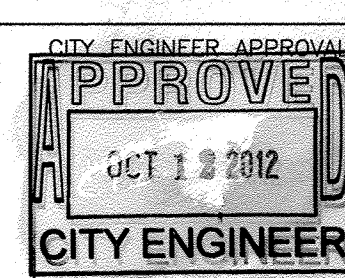
RECORD DRAWINGS

LCA
Lawrence A. Cates & Associates, LLP
Consulting Engineers
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
Office: 972-383-2272 Fax: 972-980-1627

TRACT A-1, HUNT-SPECTRUM
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TARGET @ ABQ UPTOWN

WATER & SANITARY SEWER PLAN

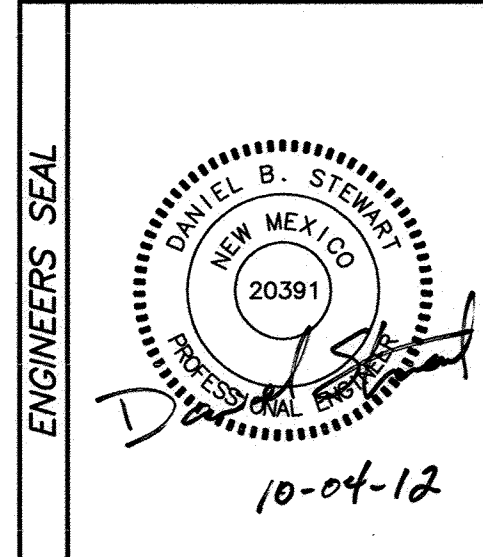


CITY PROJECT NO. 786782 ZONE MAP NO. J-19-Z SHEET 16R OF 22

AS BUILT INFORMATION	
CONTRACTOR	PHAS 20
WORKED BY	Surv-Tek
INSPECTOR'S ACCEPTANCE	DATE 1/13
VERIFICATION BY	DATE 1/13
DATE	DATE 1/13

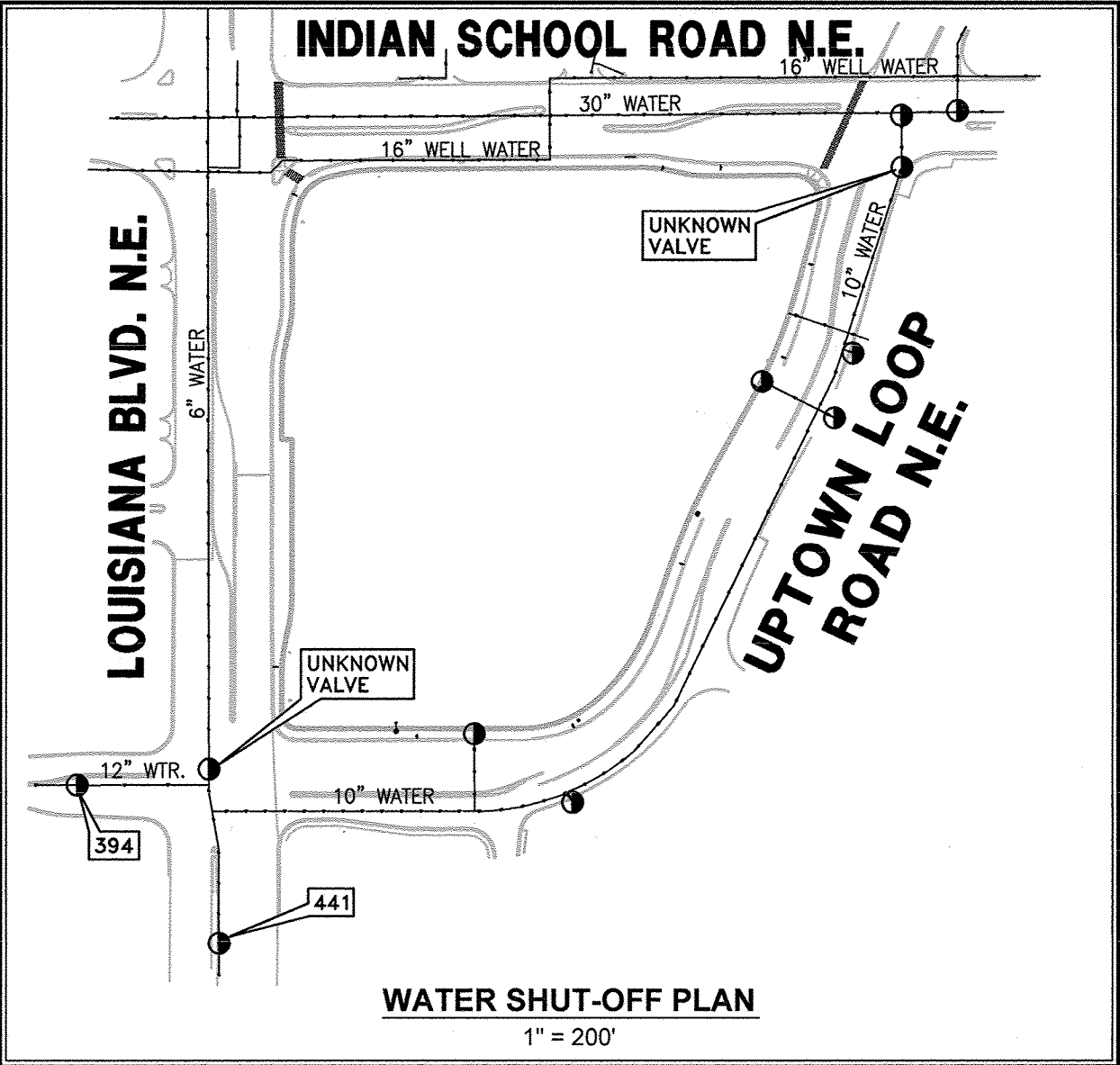
BENCH MARKS	
ALBUQUERQUE CONTROL SURVEY BENCHMARK "20-H18"	
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-NAD 83)	
LOCATED IN THE MEDIAN OF LOUISIANA BOULEVARD ON THE SOUTH SIDE OF ITS INTERSECTION WITH UPTOWN BOULEVARD N.E.	
APPROXIMATELY 625 FEET NORTH OF THE CENTERLINE OF INDIAN SCHOOL ROAD N.E.	
SCHOOL ROAD N.E.	
NORTHING: 1493154.978	
EASTING: 1545048.210	
ELEVATION: 5283.222 (NAVD 1988)	

SURVEY INFORMATION	
FIELD NOTES	
NO.	
DATE	
BY	



ENGINEERS SEAL	
LCA	BY
REMARKS	DATE
DESIGN	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE

UPTOWN LOOP ROAD N.E.
(96' RIGHT-OF-WAY)



LOUISIANA BOULEVARD N.E.
(VARIABLE WIDTH RIGHT-OF-WAY)

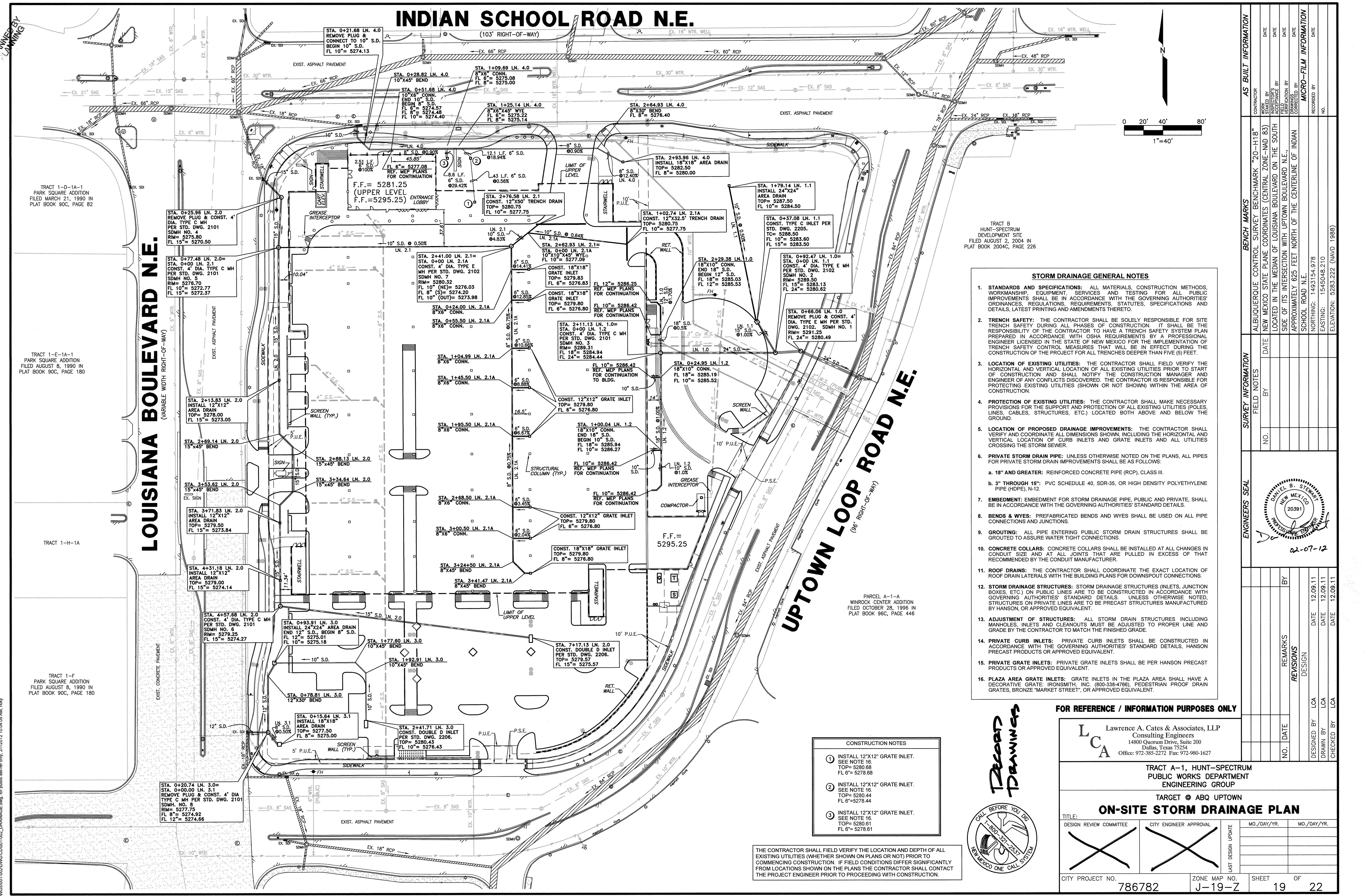
TRACT 1-D-1A-1
PARK SQUARE ADDITION
FILED MARCH 21, 1990 IN
PLAT BOOK 90C, PAGE 82

TRACT 1-E-1A-1
PARK SQUARE ADDITION
FILED AUGUST 8, 1990 IN
PLAT BOOK 90C, PAGE 180

TRACT 1-H-1A

TRACT 1-F
PARK SQUARE ADDITION
FILED AUGUST 8, 1990 IN
PLAT BOOK 90C, PAGE 180

[illegible]



- STORM DRAINAGE GENERAL NOTES**
- STANDARDS AND SPECIFICATIONS:** ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS, LATEST PRINTING AND AMENDMENTS THERETO.
 - TRENCH SAFETY:** THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A TRENCH SAFETY SYSTEM PLAN PREPARED IN ACCORDANCE WITH OSHA REQUIREMENTS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW MEXICO FOR THE IMPLEMENTATION OF TRENCH SAFETY CONTROL MEASURES THAT WILL BE IN EFFECT DURING THE CONSTRUCTION OF THE PROJECT FOR ALL TRENCHES DEEPER THAN FIVE (5) FEET.
 - LOCATION OF EXISTING UTILITIES:** THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN THE AREA OF CONSTRUCTION.
 - PROTECTION OF EXISTING UTILITIES:** THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL EXISTING UTILITIES (POLES, LINES, CABLES, STRUCTURES, ETC.) LOCATED BOTH ABOVE AND BELOW THE GROUND.
 - LOCATION OF PROPOSED DRAINAGE IMPROVEMENTS:** THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
 - PRIVATE STORM DRAIN PIPE:** UNLESS OTHERWISE NOTED ON THE PLANS, ALL PIPES FOR PRIVATE STORM DRAIN IMPROVEMENTS SHALL BE AS FOLLOWS:
 - a. **18" AND GREATER:** REINFORCED CONCRETE PIPE (RCP), CLASS III.
 - b. **3" THROUGH 15":** PVC SCHEDULE 40, SDR-35, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12.
 - EMBEDMENT:** EMBEDMENT FOR STORM DRAINAGE PIPE, PUBLIC AND PRIVATE, SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD DETAILS.
 - BENDS & WYES:** PREFABRICATED BENDS AND WYES SHALL BE USED ON ALL PIPE CONNECTIONS AND JUNCTIONS.
 - GROUTING:** ALL PIPE ENTERING PUBLIC STORM DRAIN STRUCTURES SHALL BE GROUTED TO ASSURE WATER TIGHT CONNECTIONS.
 - CONCRETE COLLARS:** CONCRETE COLLARS SHALL BE INSTALLED AT ALL CHANGES IN CONDUIT SIZE AND AT ALL JOINTS THAT ARE PULLED IN EXCESS OF THAT RECOMMENDED BY THE CONDUIT MANUFACTURER.
 - ROOF DRAINS:** THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ROOF DRAIN LATERALS WITH THE BUILDING PLANS FOR DOWNSPOUT CONNECTIONS.
 - STORM DRAINAGE STRUCTURES:** STORM DRAINAGE STRUCTURES (INLETS, JUNCTION BOXES, ETC.) ON PUBLIC LINES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AUTHORITIES' STANDARD DETAILS. UNLESS OTHERWISE NOTED, STRUCTURES ON PRIVATE LINES ARE TO BE PRECAST STRUCTURES MANUFACTURED BY HANSON, OR APPROVED EQUIVALENT.
 - ADJUSTMENT OF STRUCTURES:** ALL STORM DRAIN STRUCTURES INCLUDING MANHOLES, INLETS AND CLEANOUTS MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR TO MATCH THE FINISHED GRADE.
 - PRIVATE CURB INLETS:** PRIVATE CURB INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD DETAILS, HANSON PRECAST PRODUCTS OR APPROVED EQUIVALENT.
 - PRIVATE GRATE INLETS:** PRIVATE GRATE INLETS SHALL BE PER HANSON PRECAST PRODUCTS OR APPROVED EQUIVALENT.
 - PLAZA AREA GRATE INLETS:** GRATE INLETS IN THE PLAZA AREA SHALL HAVE A DECORATIVE GRATE: IRONSMITH, INC. (800-338-4766), PEDESTRIAN PROOF DRAIN GRATES, BRONZE "MARKET STREET", OR APPROVED EQUIVALENT.

- CONSTRUCTION NOTES**
- INSTALL 12"x12" GRATE INLET. SEE NOTE 16. TOP= 5280.68 FL 6"= 5278.68
 - INSTALL 12"x12" GRATE INLET. SEE NOTE 16. TOP= 5280.44 FL 6"= 5278.44
 - INSTALL 12"x12" GRATE INLET. SEE NOTE 16. TOP= 5280.61 FL 6"= 5278.61

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



FOR REFERENCE / INFORMATION PURPOSES ONLY

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TRACT A-1, HUNT-SPECTRUM PUBLIC WORKS DEPARTMENT ENGINEERING GROUP

TARGET @ ABQ UPTOWN

ON-SITE STORM DRAINAGE PLAN

TITLE: ☒ DESIGN REVIEW COMMITTEE ☒ CITY ENGINEER APPROVAL

CITY PROJECT NO. **786782** ZONE MAP NO. **J-19-Z** SHEET **19** OF **22**

NO.	DATE	REVISIONS
DESIGNED BY	LCA	DATE 12.09.11
DRAWN BY	LCA	DATE 12.09.11
CHECKED BY	LCA	DATE 12.09.11

LOUISIANA BOULEVARD N.E.

Hand-drawn site plan of a parking lot. The plan shows a rectangular lot with a central island. Handwritten notes include:

- Top Center:** A triangle symbol with the letter 'A' inside, followed by the word "sheet".
- Top Right:** The word "Deleted" in large, bold letters.
- Right Side:** A cloud-shaped note containing the text: "REF. MEP PL. FOR CONTINUATION INV. 3" = 5286.92".
- Bottom Right:** A cloud-shaped note containing the text: "INSTALL 8" RND REF. MEP PLANS FOR CONTINUATION INV. 3" = 5286.92".
- Bottom Right (outside lot):** A note with "FD &" and a small triangle symbol.
- Bottom Center:** The text "20R" in large, bold, slanted letters.
- Left Side:** The words "Replaced With sheet" written vertically in large, slanted letters.
- Top Left:** A small note: "STATION 1+56.35 LN. S. REF. MEP PLANS FOR CONTINUATION FL 6" = 5286.92".

The plan also includes various symbols: a triangle with 'A', a circle with 'G1', and several small squares representing parking spaces or markers.

- STANDARDS AND SPECIFICATIONS:** ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS, LATEST PRINTINGS AND AMENDMENTS THERETO, UNLESS OTHERWISE NOTED.
- 2. TRENCH SAFETY:** THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A TRENCH SAFETY SYSTEM PLAN PREPARED IN ACCORDANCE WITH OSHA REQUIREMENTS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW MEXICO FOR THE IMPLEMENTATION OF TRENCH SAFETY CONTROL MEASURES THAT WILL BE IN EFFECT DURING THE CONSTRUCTION OF THE PROJECT FOR ALL TRENCHES DEEPER THAN FIVE (5) FEET.
- 3. LOCATION OF EXISTING UTILITIES:** THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN THE AREA OF CONSTRUCTION.
- 4. PROTECTION OF EXISTING UTILITIES:** THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL EXISTING UTILITIES (POLES, LINES, CABLES, STRUCTURES, ETC.) LOCATED BOTH ABOVE AND BELOW THE GROUND.
- 5. MAINTENANCE BOND:** UPON ACCEPTANCE OF THE PUBLIC IMPROVEMENTS BY THE GOVERNING AUTHORITY, THE CONTRACTOR SHALL FURNISH A MAINTENANCE BOND TO THE GOVERNING AUTHORITY IN ACCORDANCE WITH THEIR STANDARD FORM.
- 6. RECORD PLANS:** THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF THE INSTALLATION OF ALL WATER LINES, FIRE HYDRANTS, VALVES, SERVICES, ETC. THE CONTRACTOR SHALL PROVIDE A COPY OF THE RECORDS TO THE ENGINEER FOR PREPARATION OF THE "RECORD DRAWING" PLANS FOR SUBMITTAL TO THE GOVERNING AUTHORITY PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS.
- 7. WATER MAINS:** ALL WATER MAINS SHALL BE PVC AWWA C900 DR 18, CLASS 150, UNLESS NOTED OTHERWISE.
- 8. COVER OVER PIPE:** THERE SHALL BE A MINIMUM COVER OF 42" FROM THE TOP OF THE PIPE TO THE EXISTING GROUND OR THE PROPOSED FINISHED GRADE, WHICHEVER IS GREATER.
- 9. THRUST BLOCK:** ALL BENDS SHALL BE RESTRAINED WITH THRUST BLOCKING IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD SPECIFICATIONS AND DETAILS.
- 10. TRENCHES:** TRENCHES SHALL BE BACKFILLED WITH MATERIAL IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD SPECIFICATIONS AND DETAILS.
- 11. SEPARATION FROM SANITARY SEWER:** WATER LINES SHALL BE PLACED NO CLOSER THAN 9 FEET TO SANITARY SEWER LINES.
- 12. VALVES:** VALVES SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARDS AND SPECIFICATIONS.
- 13. FIRE HYDRANTS:** FIRE HYDRANTS SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARDS AND SPECIFICATIONS.
- 14. WATER SERVICES:** THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF WATER SERVICES WITH THE BUILDING PLANS.
- 15. TESTING AND STERILIZATION:** ALL WATER LINES AND APPURTENANCES SHALL BE STERILIZED AND TESTED IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS FOR ACCEPTANCE.

Decorative Drawings

REFER TO SHEET C11.1 FOR SANITARY SEWER GENERAL NOTES.

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

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TRACT A-1, HUNT-SPECTRUM
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TARGET @ ABQ UPTOWN

ON-SITE WATER & SANITARY SEWER PLAN

TITLE: _____

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

CITY PROJECT NO. 786782

ZONE MAP NO.
J-19-Z

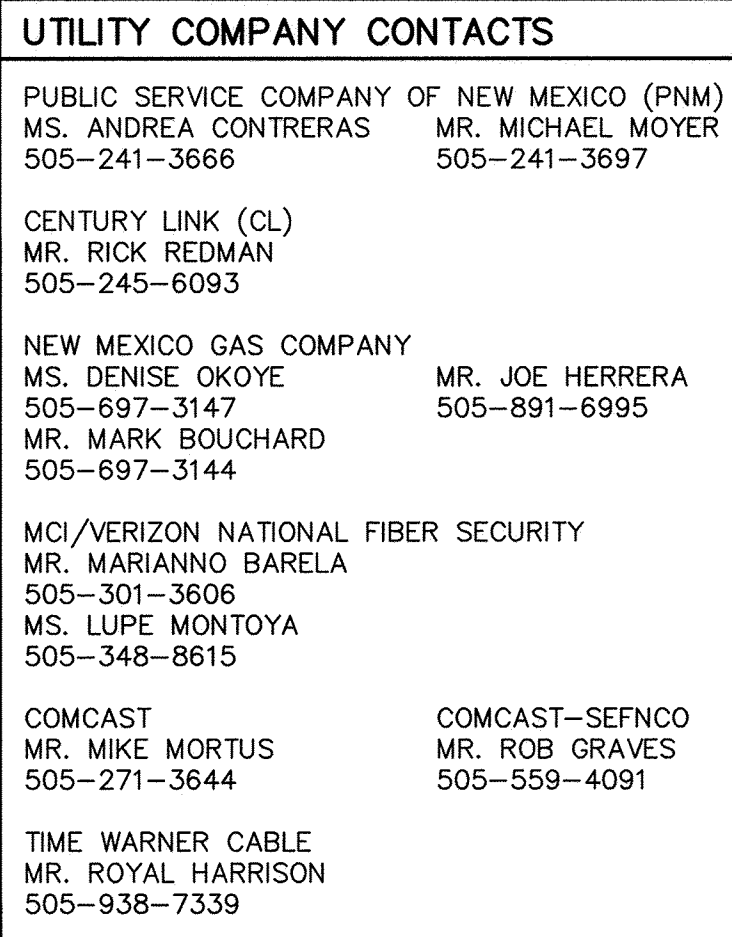
MO./DAY/YR.	MO./DAY/YR.
SHEET 20	OF 22

SURVEY INFORMATION		BENCH MARKS	AS BUILT INFORMATION	
NO.	FIELD NOTES		CONTRACTOR	
	BY DATE	ALBUQUERQUE CONTROL SURVEY BENCHMARK "20-H18"	WORKS BY INSPECTOR'S ACCEPTANCE BY	DATE
		NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-NAD 83)	REVISION BY	DATE
		LOCATED IN THE MEDIAN OF LOUISIANA BOULEVARD ON THE SOUTH SIDE OF ITS INTERSECTION WITH UPTOWN BOULEVARD N.E., APPROXIMATELY 625 FEET NORTH OF THE CENTERLINE OF INDIAN SCHOOL ROAD N.E.	DRAWINGS CORRECTED BY	DATE
		NORTHING: 1493154.978	RECORDED BY	DATE
		EASTING: 1545048.210	NO.	
		ELEVATION: 5283.222 (NAVD 1988)		

**FOR REFERENCE /
INFORMATIONAL
PURPOSES ONLY**

REVISIONS		BY	DATE
1	REPLACED W/ SHEET 20 R		

DESIGNED BY	LCA	DATE	12.09.11
DRAWN BY	LCA	DATE	12.09.11
CHECKED BY	LCA	DATE	12.09.11



CONTRACTOR IS TO CONTACT 1-800-321-2537 AND HAVE THEM LOCATE ALL BURIED UTILITIES WHICH MAY BE AFFECTED IN ANY WAY BY THE WORK OF THIS PROJECT.

IF DISCREPANCIES AND CONFLICTS ARE DISCOVERED, CONTACT THE OWNER'S REPRESENTATIVE FOR DIRECTIONS PRIOR TO PROCEEDING WITH AFFECTED WORK.

1. COORDINATE ALL WORK WITH UTILITY COMPANIES AND OWNER'S REPRESENTATIVE
2. STAKE CENTERLINE OF TRENCHES, ENDS OF LINES AND CORNERS OF PADS FOR UTILITY COMPANIES. COORDINATE EXACT LOCATIONS WITH CIVIL ENGINEER AND WITH UTILITY COMPANIES.
3. VERIFY ALL DIMENSIONS WITH OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN.

CONTRACTOR TO COORDINATE WITH PNM AND PROVIDE MINIMUM OF 600A AT 277/480V, 3 PHASE, 4 WIRE + GROUND FROM PAD MOUNTED TRANSFORMER FOR TEMPORARY BUILDING POWER AND AS REQUIRED FOR CONSTRUCTION TRAILERS POWER.
PROVIDE STEP-DOWN TRANSFORMERS WITH 120/240V, 1 PHASE, 3 WIRE + GROUND SERVICE FOR CONSTRUCTION TRAILERS.
CONTRACTOR TO PROVIDE ALL SECONDARY AND PNM METERING WORK REQUIRED.

CONTRACTOR TO COORDINATE WITH QWEST TO PROVIDE MINIMUM 25 PAIR CABLE FOR TEMPORARY TELEPHONE USAGE AT TARGET TRAILER.

REFER TO CIVIL ENGINEER'S PLANS FOR STAGING AREA LOCATION.

CONTRACTOR IS TO INCLUDE ALL UTILITY COMPANIES' CHARGES FOR PROVIDING TEMPORARY UTILITIES AND FOR REMOVING TEMPORARY UTILITIES AT COMPLETION OF PROJECT.

REFER TO SHEET DRYUTIL2 FOR SITE
PLAN NOTES BY SYMBOL ' O '.

RECORD
DRAWINGS

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TRACT A-1, HUNT-SPECTRUM
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TARGET @ ABQ UPTOWN

SITE DRY UTILITIES PLAN

TITLE:

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

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

CITY PROJECT NO. 786782

ZONE MAP NO.
J-19-Z

SHEET 21 OF 22

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PROVIDE AN ALLOWANCE OF \$20,000.00
FOR PNM COSTS THAT MAY NOT BE
COVERED BY THE ANTICIPATED REVENUE
TO OFFSET INITIAL CONSTRUCTION COSTS.

NOTES BY SYMBOL ' O ' - SITE DRY UTILITIES PLAN

- EXISTING STREETLIGHT TO BE RELOCATED BY PNM. CONTRACTOR TO MAKE APPLICATION TO PNM AND PAY ALL COSTS TO PNM. REFER TO LIGHTING DESIGNER PLANS. COORDINATE EXACT LOCATION WITH LIGHTING DESIGNER AND PNM. INCLUDE AN ESTIMATE OF \$10,000.00 FOR EACH STREETLIGHT RELOCATION.
- EXISTING PEDESTAL TO BE REMOVED BY CENTURY LINK (CL) AT NO CHARGE. COORDINATE REMOVAL WITH CL. EXISTING CABLE TO BE ABANDONED BY CL.
- EXISTING TRAFFIC OPERATIONS 12 PAIR CABLE AND BOXES TO REMAIN. PROTECT AS REQUIRED.
- EXISTING TRAFFIC OPERATIONS UNUSED 12 PAIR CABLE AND BOX TO BE REMOVED. COORDINATE WITH TRAFFIC OPERATIONS AND INCLUDE ALL COSTS. INCLUDE AN ESTIMATE OF \$2,500.00 FOR THIS ITEM.
- EXISTING PNM BOX AND STREETLIGHT WIRING TO BE RELOCATED BY PNM. REFER TO NOTE 1. INCLUDE AN ESTIMATE OF \$10,000.00 FOR THIS ITEM.
- EXISTING COMCAST VAULT AND FIBER OPTIC CABLE (FOC) TO BE RELOCATED BY COMCAST/SEFNCO. COORDINATE WITH COMCAST/SEFNCO. INCLUDE AN ESTIMATE OF \$1,500.00 FOR THIS ITEM.
- EXISTING COMCAST PEDESTAL AND COAX CABLE TO BE RELOCATED BY COMCAST/SEFNCO. COORDINATE WITH COMCAST/SEFNCO. INCLUDE AN ESTIMATE OF \$1,500.00 FOR THIS ITEM.
- EXISTING PNM ELECTRIC MANHOLE TO REMAIN. PNM TO ADJUST COLLAR AND COVER HEIGHT AS REQUIRED. INCLUDE AN ESTIMATE OF \$2,500.00 FOR THIS ITEM. EXISTING ELECTRIC DUCTBANK TO REMAIN. PROTECT.
- EXISTING ITEMS, CONDUITS, CABLES, ETC. TO REMAIN. PROTECT.
- NMGC TO PROVIDE NEW GAS LINE FROM EXISTING 4" GAS LINE IN STREET TO A STUBUP AT THE BUILDING WITH A GAS METER WITH 2 PSI DISCHARGE PRESSURE. INCLUDE AN ESTIMATE OF \$2,500.00 FOR THIS ITEM.
- PNM TO PROVIDE (2) PRIMARY CONDUITS FROM MANHOLE INTO SITE AND CAP FOR FUTURE EXTENSION TO FUTURE TRANSFORMER DURING FUTURE PHASE OF WORK. COORDINATE EXACT LOCATION WITH PNM. INCLUDE ESTIMATE OF \$15,000.00 FOR BOTH LOCATIONS.
- PNM TO PROVIDE SWITCHGEAR AND PRE-FAB SWITCHGEAR PAD. COORDINATE EXACT LOCATION WITH PNM.
- PNM TO PROVIDE PAD MOUNTED TRANSFORMER. PROVIDE HYDROCRETE PRE-FAB TRANSFORMER PAD PER PNM STANDARDS. COORDINATE EXACT LOCATION WITH PNM. FURNISH 13 TERMINAL METER CAN PER PNM STANDARDS TO PNM. PNM TO PROVIDE CURRENT TRANSFORMERS, INSTALL METER CAN AND PROVIDE WIRING FOR METER INSTALLATION ON TRANSFORMER.
- PROVIDE (2) 4" PRIMARY CONDUIT STUBS OUT FROM UNDER PMT PAD PER PNM STANDARDS. PNM TO EXTEND CONDUITS AND PROVIDE PRIMARY CABLES.
- PNM TO PROVIDE (4) PRIMARY CONDUITS FROM MANHOLE TO SWITCHGEAR AND TRANSFORMER. COORDINATE EXACT LOCATION WITH PNM.
- PROVIDE (8) 4" SECONDARY CONDUITS FROM TRANSFORMER TO WITHIN 5'0" OF BUILDING WALL. CAP, STAKE AND LABEL ENDS. BUILDING CONTACTOR TO EXTEND TO INTERIOR BUILDING SWITCHGEAR AND PROVIDE SECONDARY CONDUCTORS AND TERMINATIONS AT BOTH ENDS DURING BUILDING CONSTRUCTION.
- PROVIDE (2) 4" SECONDARY CONDUITS AND CONDUCTORS FROM PAD MOUNTED TRANSFORMER TO STAGING AREA FOR STAGING AREA POWER. REFER TO STAGING AREA NOTES. TRENCH TO BE SHARED WITH CL TELEPHONE CONDUIT.
- CL TO PROVIDE (2) 4" CONDUITS FROM MANHOLE INTO SITE AT NO CHARGE. CL TO PROVIDE ALL PERMANENT CABLE AND TERMINATIONS AT NO CHARGE.
- PROVIDE HANDHOLE PER CL STANDARDS. INSTALL FLUSH WITH FINAL PAVING AND FINAL LANDSCAPE GRADE.
- PROVIDE (2) 4" WITH PULLSTRINGS PER CL STANDARDS. CL TO PROVIDE CABLE.
- PROVIDE (2) 4" WITH PULLSTRINGS PER CL STANDARDS FROM HANDHOLE TO WITHIN 5'0" OF BUILDING. CAP, STAKE AND LABEL ENDS. BUILDING CONTRACTOR TO EXTEND CONDUITS INTO BUILDING TO INTERIOR TERMINAL BOARD AND COORDINATE INSTALLATION OF CABLE BY CL TO TERMINAL BOARD DURING BUILDING CONSTRUCTION.
- PROVIDE (1) 4" WITH PULLSTRING PER CL STANDARDS FROM HANDHOLE TO STAGING AREA. CAP, STAKE AND LABEL END. EXTEND CONDUIT TO CONSTRUCTION TRAILERS DURING SITE WORK CONSTRUCTION AND COORDINATE INSTALLATION OF 25 PAIR TELEPHONE CABLE TO TARGET TRAILER BY CL. INCLUDE AN ESTIMATE OF \$8,500.00 FOR CL COSTS FOR THIS ITEM. REFER TO STAGING AREA NOTES.

RECORD
DRAWINGS

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TRACT A-1, HUNT-SPECTRUM
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TARGET © ABQ UPTOWN
SITE DRY UTILITIES NOTES

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
786782	J-19-Z	22	22

ENGINEERS SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
FOR REFERENCE / INFORMATIONAL PURPOSES ONLY		FIELD NOTES		ALBUQUERQUE CONTROL SURVEY BENCHMARK "20-H18"		CONTRACTOR	
NO.		BY		NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-NAD 83)		DATE	
REMARKS		DATE		LOCATED IN THE MEDIAN OF LOUISIANA BOULEVARD ON THE SOUTH		DATE	
DESIGN		BY		SIDE OF ITS INTERSECTION WITH UPTOWN BOULEVARD N.E.,		DATE	
REVISIONS		DATE		APPROXIMATELY 625 FEET NORTH OF THE CENTERLINE OF INDIAN		DATE	
DESIGNED BY		DATE		SCHOOL ROAD N.E.		DATE	
DRAWN BY		DATE		NORTHING: 1493154.978		DATE	
CHECKED BY		DATE		EASTING: 1545048.210		DATE	
				ELEVATION: 5283.222 (NAVD 1988)			