

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () YES () NO If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRG SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

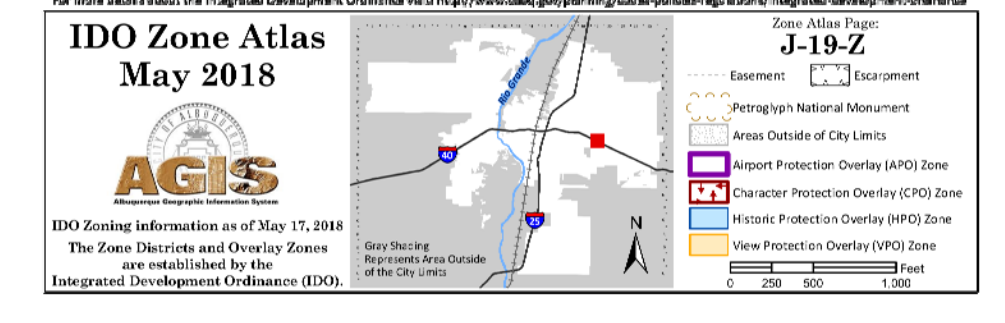
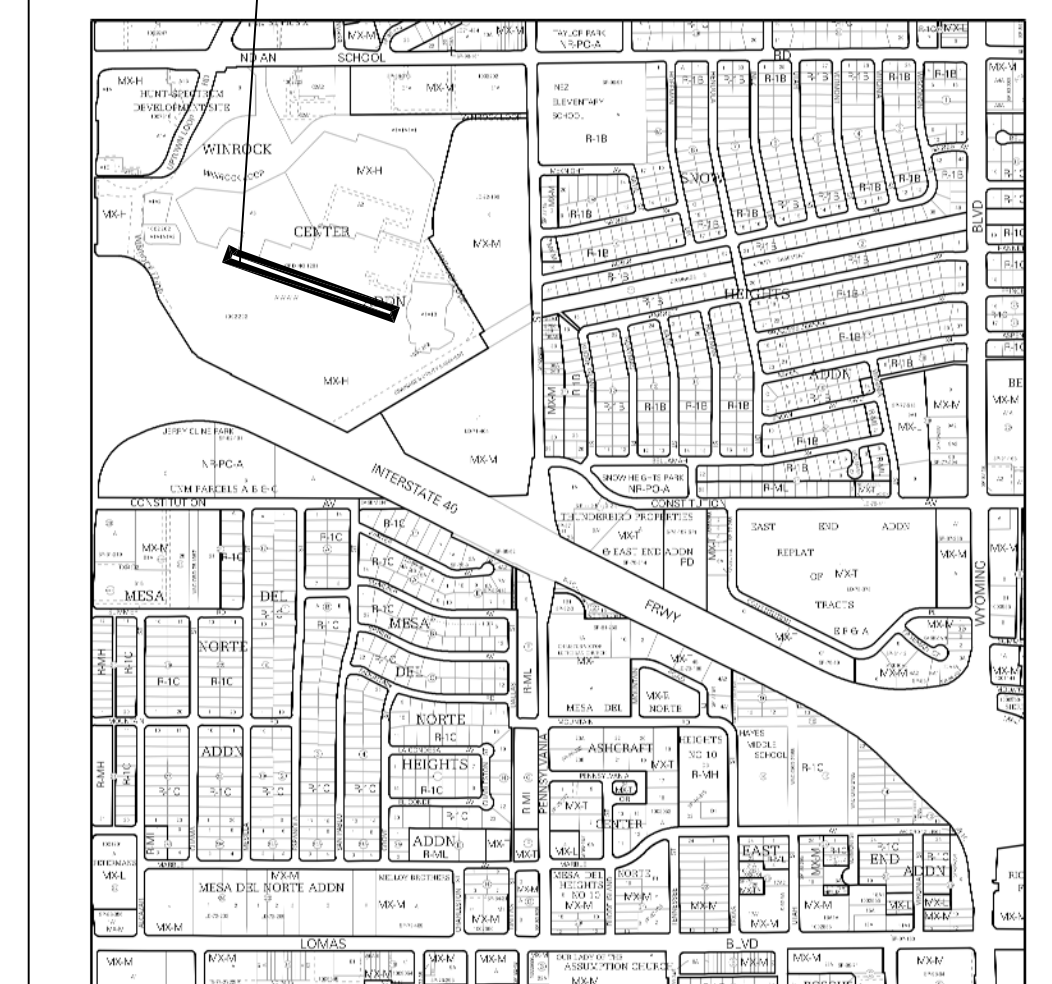
Traffic Engineering, Transportation Division	Date
ABQWA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRG Chairperson, Planning Department	Date

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS
 100 SUN AVE. N.W. SUITE 305
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE	WINROCK TOWN CENTER
PROJECT ADDRESS	2100 LOUISIANA BLVD NE ALBUQUERQUE, NEW MEXICO
PROJECT MANAGER	STEPHEN DUNBAR, AIA
DRAWN BY	WIN-ROADS
JOB NO.	WIN-ROADS
SHEET TITLE	COMPOSITE AS-BUILT SITE PLAN
DATE	9/13/2018
SCALE	AS SHOWN
RE: SCALE	

PROJECT LOCATION



VICINITY MAP

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

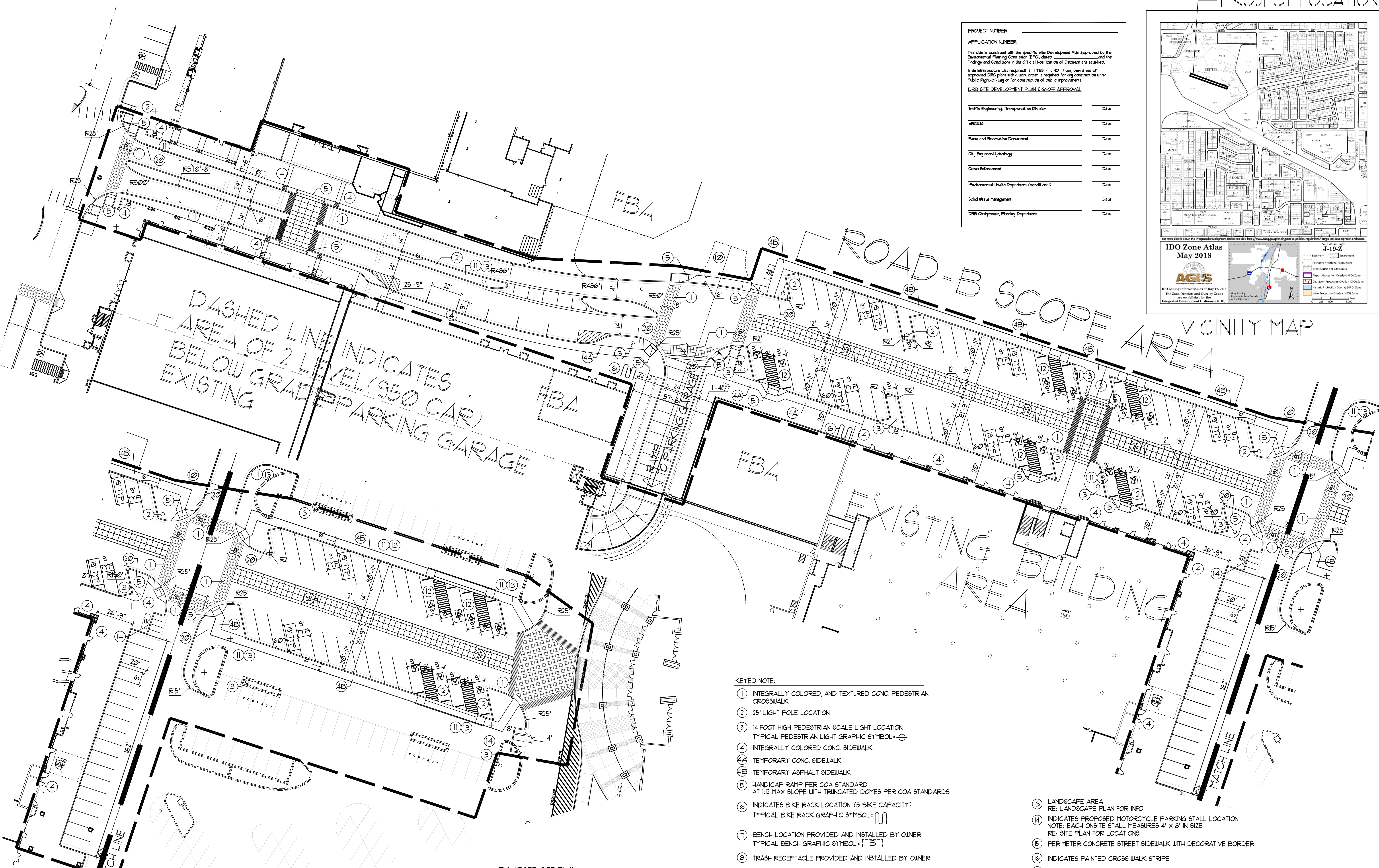
Is an Infrastructure List required? () YES () NO If yes, then a set of approved IDIC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
ABQJHA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			

MODULUS ARCHITECTS
 100 SUN AVE. N.W. SUITE 305
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498



DASHED LINE INDICATES AREA OF 2 LEVEL (950 CAR) BELOW GRADE PARKING GARAGE

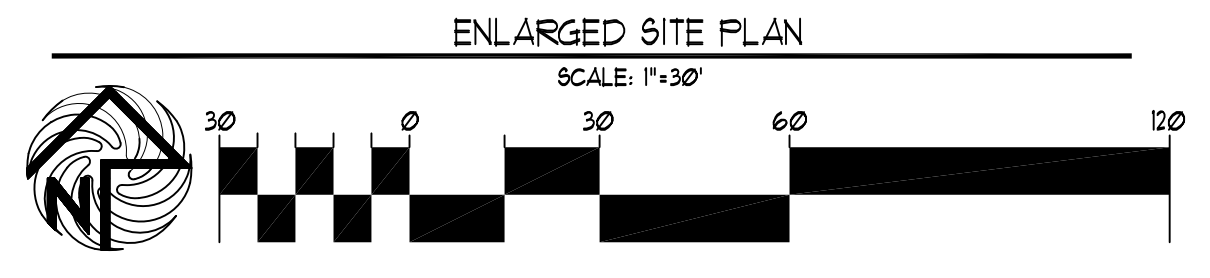
ROAD-B SCOPE AREA

EXISTING AREA BUILDING

VICINITY MAP AREA

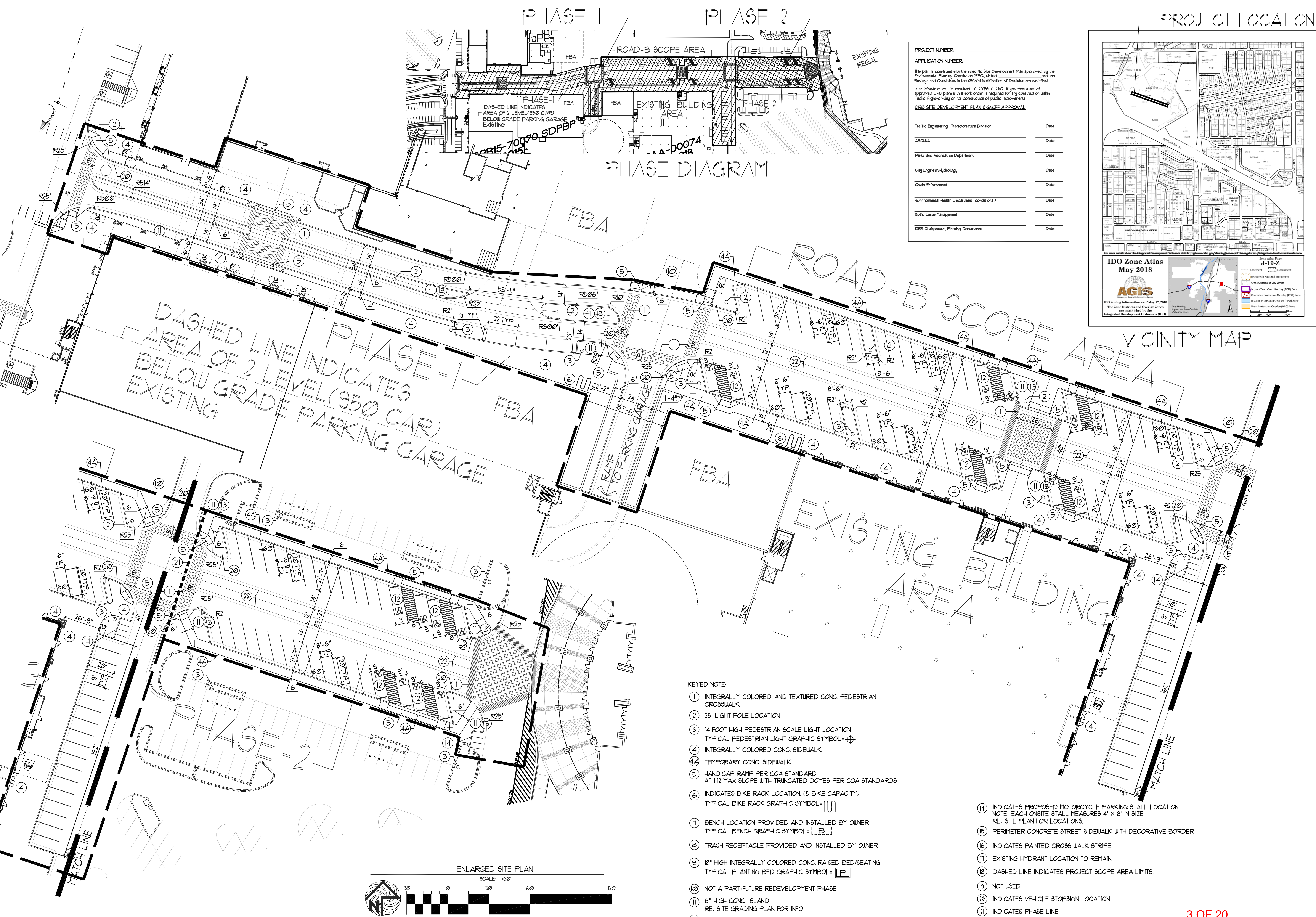
KEYED NOTE:

- ① INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK
- ② 25' LIGHT POLE LOCATION
- ③ 14 FOOT HIGH PEDESTRIAN SCALE LIGHT LOCATION
TYPICAL PEDESTRIAN LIGHT GRAPHIC SYMBOL = [Symbol]
- ④ INTEGRALLY COLORED CONC. SIDEWALK
- ④A TEMPORARY CONC. SIDEWALK
- ④B TEMPORARY ASPHALT SIDEWALK
- ⑤ HANDICAP RAMP PER COA STANDARD AT 1:12 MAX SLOPE WITH TRUNCATED DOMES PER COA STANDARDS
- ⑥ INDICATES BIKE RACK LOCATION (5 BIKE CAPACITY)
TYPICAL BIKE RACK GRAPHIC SYMBOL = [Symbol]
- ⑦ BENCH LOCATION PROVIDED AND INSTALLED BY OWNER
TYPICAL BENCH GRAPHIC SYMBOL = [Symbol]
- ⑧ TRASH RECEPTACLE PROVIDED AND INSTALLED BY OWNER
- ⑨ 18" HIGH INTEGRALLY COLORED CONC. RAISED BED/SEATING
TYPICAL PLANTING BED GRAPHIC SYMBOL = [Symbol]
- ⑩ NOT A PART-FUTURE REDEVELOPMENT PHASE
- ⑪ 6" HIGH CONC. ISLAND
RE: SITE GRADING PLAN FOR INFO
- ⑫ HC PARKING STALL. RE DETAIL 1/8P-1B
- ⑬ LANDSCAPE AREA
RE: LANDSCAPE PLAN FOR INFO
- ⑭ INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION
NOTE: EACH ON-SITE STALL MEASURES 4' X 8' IN SIZE
RE: SITE PLAN FOR LOCATIONS.
- ⑮ PERIMETER CONCRETE STREET SIDEWALK WITH DECORATIVE BORDER
- ⑯ INDICATES PAINTED CROSS WALK STRIPE
- ⑰ EXISTING HYDRANT LOCATION TO REMAIN
- ⑱ DASHED LINE INDICATES PROJECT SCOPE AREA LIMITS.
- ⑲ NOT USED
- ⑳ INDICATES VEHICLE STOP SIGN LOCATION
- ㉑ INDICATES PHASE LINE
- ㉒ INDICATES CENTER DRIVE LOADING LANE LANE.



PROJECT TITLE: WINROCK TOWN CENTER
 2100 LOUISIANA BLVD NE
 ALBUQUERQUE, NEW MEXICO
 PROJECT MANAGER: STEPHEN DUNBAR, AIA
 JOB NO.: WIN-ROAD-B
 DRAWN BY: XXX
 SHEET TITLE: ROADWAY 'B' ENLARGED SITE PLAN P-1A2

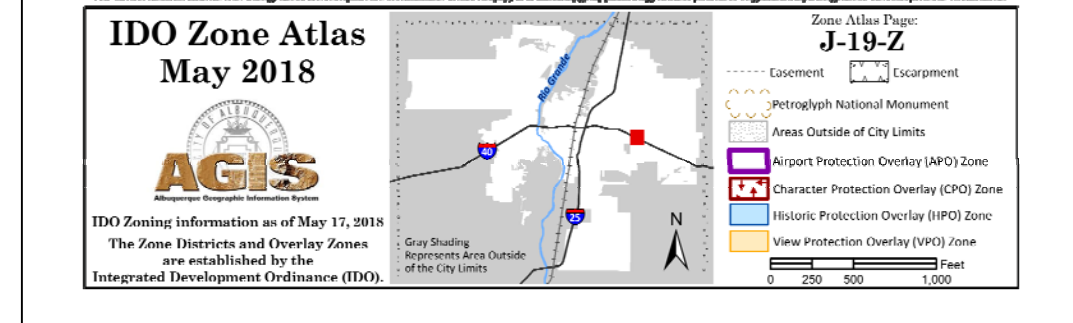
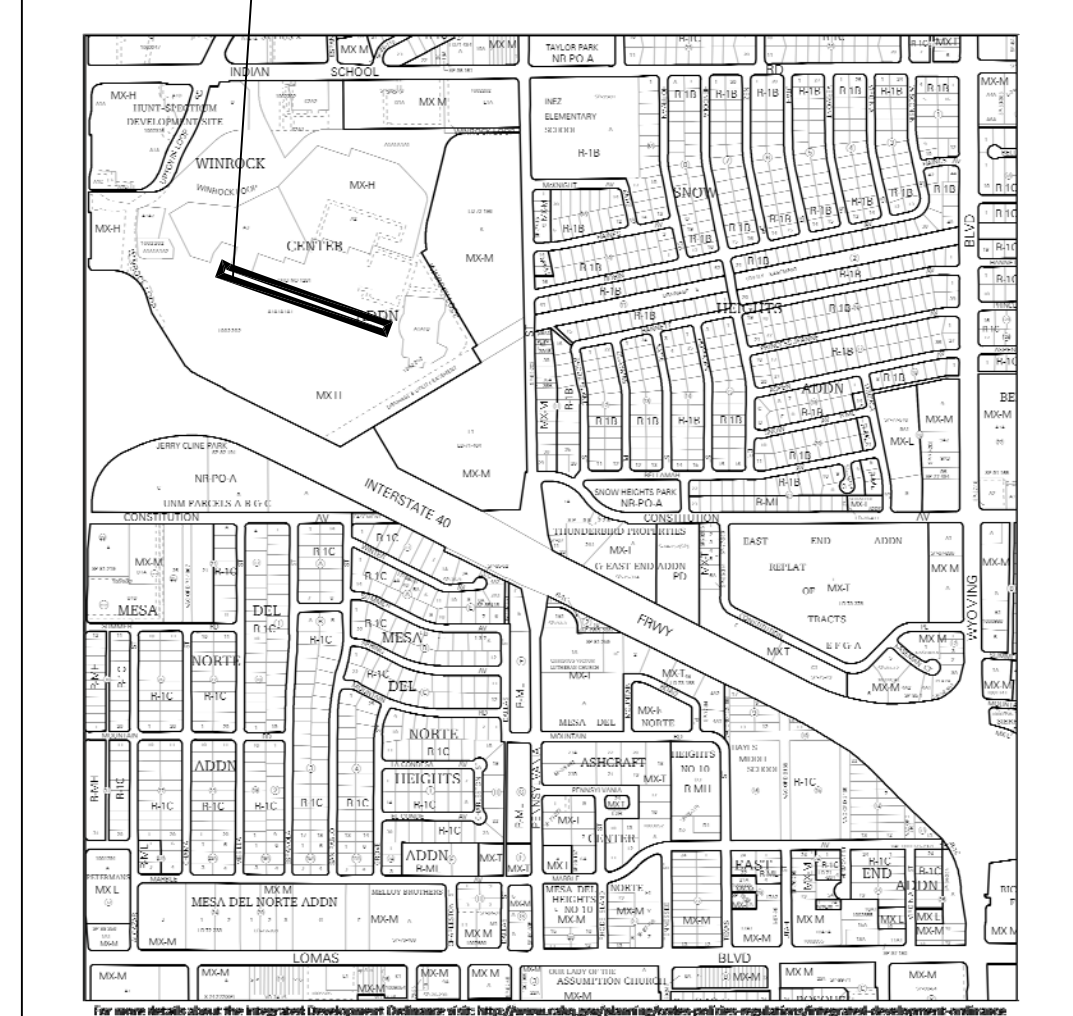
DATE: 9/13/2018
 SCALE: SP = 1A2
 RE: SCALE



PHASE-1 PHASE-2

PHASE DIAGRAM

PROJECT LOCATION



PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

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DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
ARCS/IA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

REV	DATE	BY	REVISION
1			
2			
3			
4			
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6			

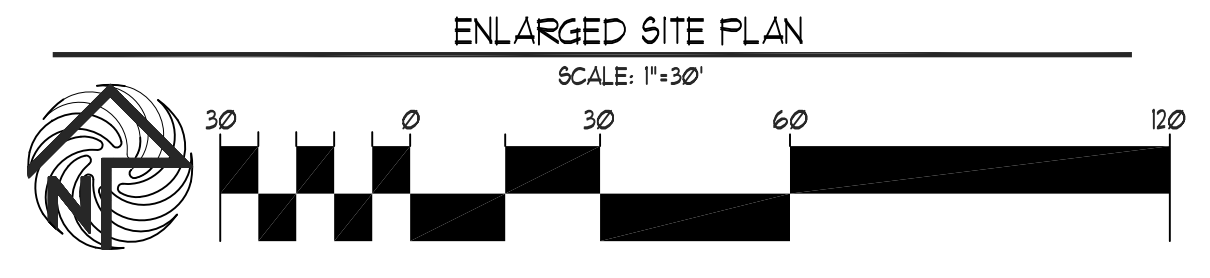
DASHED LINE INDICATES AREA OF 2 LEVEL (950 CAR) BELOW GRADE PARKING GARAGE EXISTING

ROAD-B SCOPE AREA

VICINITY MAP

KEYED NOTE:

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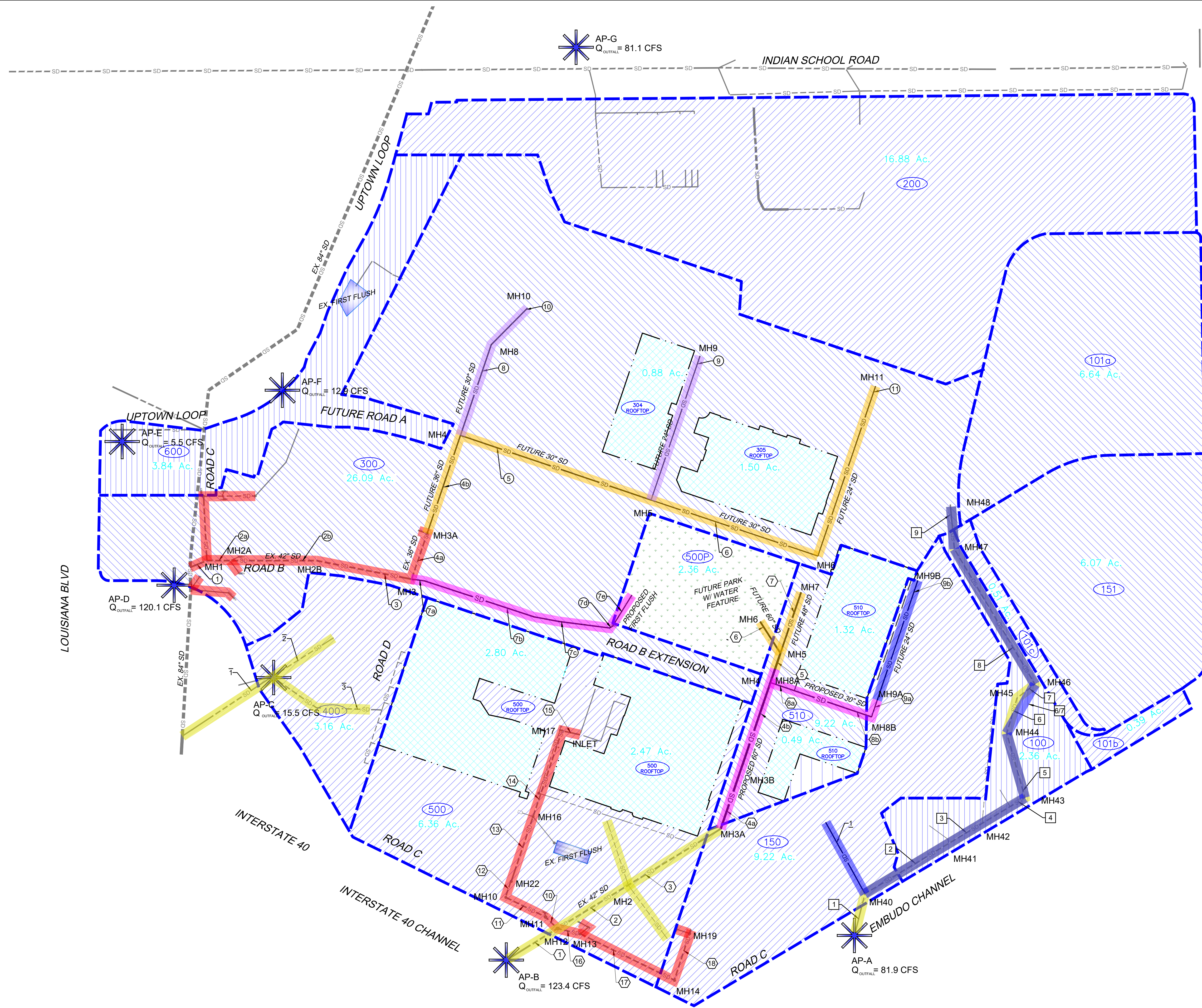
MODULUS ARCHITECTS
 100 SUN AVE. N.W. SUITE 305
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE: WINROCK TOWN CENTER
 2100 LOUISIANA BLVD NE
 ALBUQUERQUE, NEW MEXICO
 PROJECT MANAGER: STEPHEN DINBAR, AIA
 JOB NO.: WIN-ROADB
 DRAWN BY: XXX
 SHEET TITLE: ROADWAY "B" ENLARGED SITE PLAN

DATE: 9/13/2018
 SCALE: GP-1A
 RE: SCALE

Plotter: 5/28/2019 3:28:05 PM, By: Talya, Linda
 User: isaacson@huit-zollars.com
 Last Saved: 5/28/2019 3:28:14 PM, Date: 5/28/2019



BASIN	STORM DRAIN NO.	PIPE DIAMETER (in)	FLOW RATE (cfs)	CONSTRUCTION PHASE
150	1	24	10	E
100	1	36	82	E
100	2	48	71	E
100	3	48	71	E
100	4	36	51	E
100	5	36	51	E
100	6	36	51	E
100	7	36	51	E
100	7/7	36	51	E
100	8	36	49	E
100	9	36	30	E
300	1	42	120	A
300	2	42	113	A
300	3	42	94	A
300	4	36	70	A
300	5	30	28	C
300	6	30	14	C
300	7	30	24	B
300	8	30	42	C
300	9	24	14	D
300	10	24	18	D
300	11	24	14	D
400	T	24	15	PRE-DMP
400	Z	18	7	PRE-DMP
400	3	18	8	PRE-DMP
500	1	42	123	PRE-DMP
500	2	42	85	PRE-DMP
500	3	42	75	PRE-DMP
500	4	60	75	B
500	5	60	58	B
500	6	60	51	C
500	7	48	8	C
500	8	36-30	17	B
500	9	24	10	B/E
500	10	36	24	A
500	11	36	22	A
500	12	(2) 24	22	A
500	13	36	22	A
500	14	36	22	A
500	15	36	22	A
500	16	36	14	A
500	17	36	10	A
500	18	24	10	A

STORM DRAIN PHASING LEGEND

PHASE	DESIGNATION
PRE-DMP	[Color swatch]
A	[Color swatch]
B	[Color swatch]
C	[Color swatch]
D	[Color swatch]
E	[Color swatch]

- [Symbol] DRAINAGE BASIN BOUNDARY PER DMP
- [Symbol] DRAINAGE BASIN BOUNDARY PER DMP
- [Symbol] EXISTING STORM DRAIN LINE - PUBLIC
- [Symbol] EXISTING STORM DRAIN LINE - PRIVATE
- [Symbol] PROPOSED STORM DRAIN LINE - PUBLIC
- [Symbol] PROPOSED STORM DRAIN LINE - PRIVATE
- [Symbol] FUTURE STORM DRAIN LINE - PUBLIC
- [Symbol] FUTURE STORM DRAIN LINE - PRIVATE
- [Symbol] REMOVE STORM DRAIN LINE - PRIVATE
- [Symbol] REMOVE STORM DRAIN LINE - PRIVATE (FUTURE PHASE)
- [Symbol] PHASE B LIMITS
- [Symbol] EXISTING FIRST FLUSH FACILITY

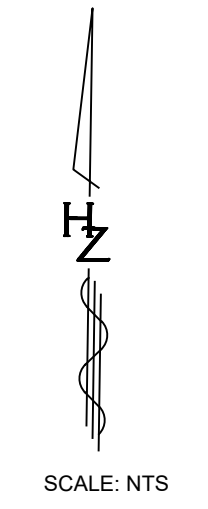
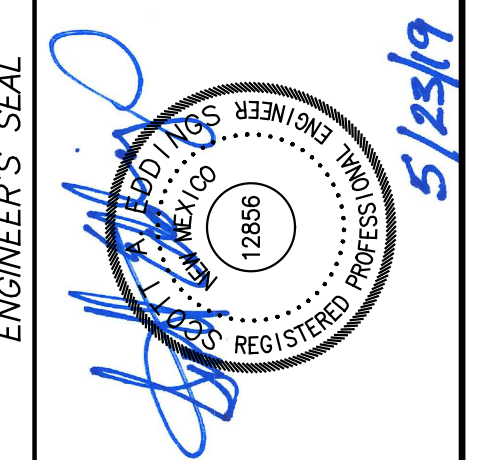
AP-# ANALYSIS POINT PER WINROCK TOWN CENTER DMP
 PREPARED BY ISAACSON&ARFMAN
 DATED 6/26/15

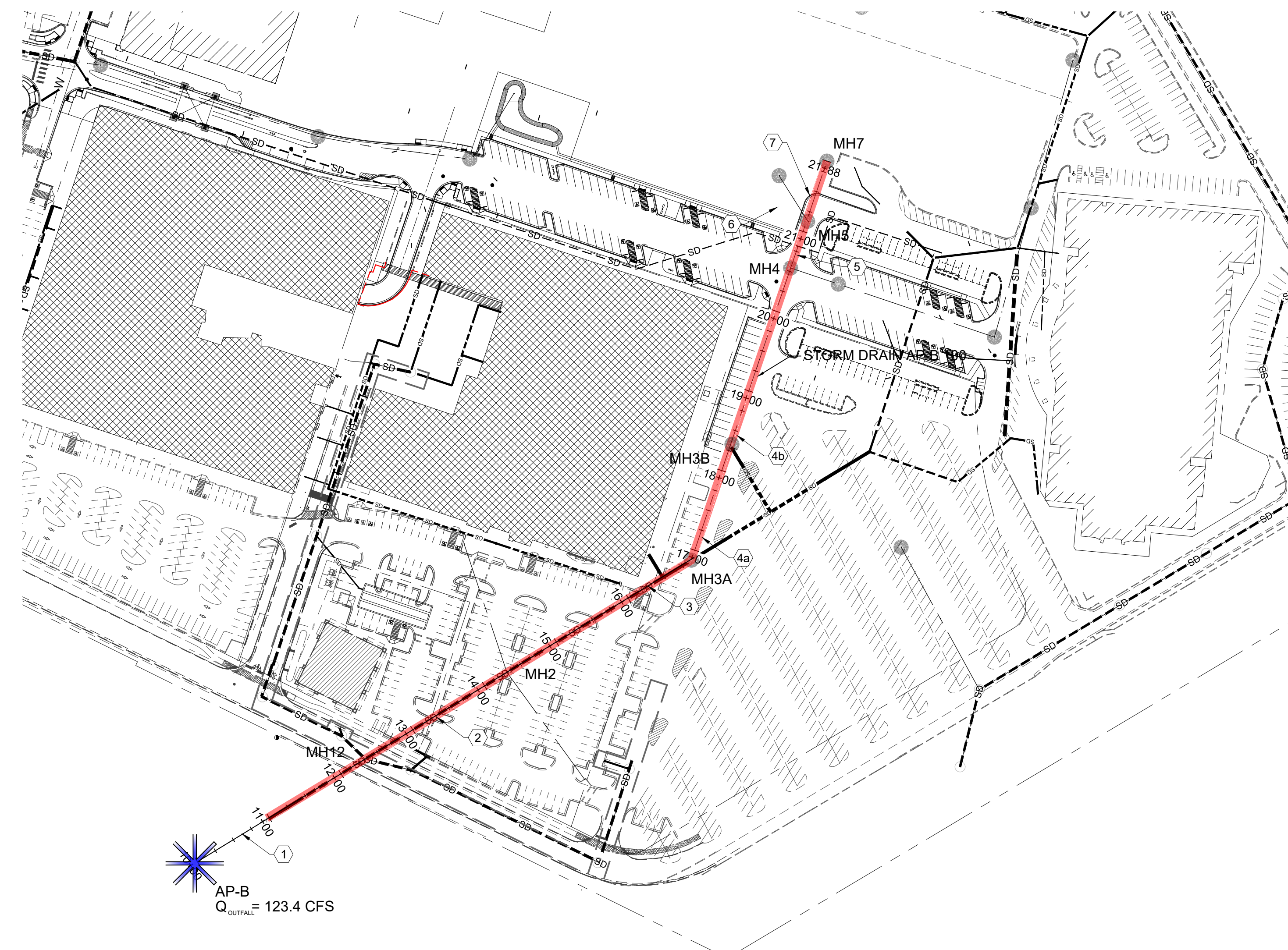
Designed By:
HUIT-ZOLLARS
 Huit-Zollars, Inc. Rio Rancho
 333 Rio Rancho Drive NE, Suite 101
 Rio Rancho, New Mexico 87124
 Phone (505) 892-5141 Fax (505) 892-3259

WINROCK TOWN CENTER DRAINAGE IMPLEMENTATION PLAN
TITLE: BASIN MAP AND ULTIMATE STORM DRAIN NETWORK

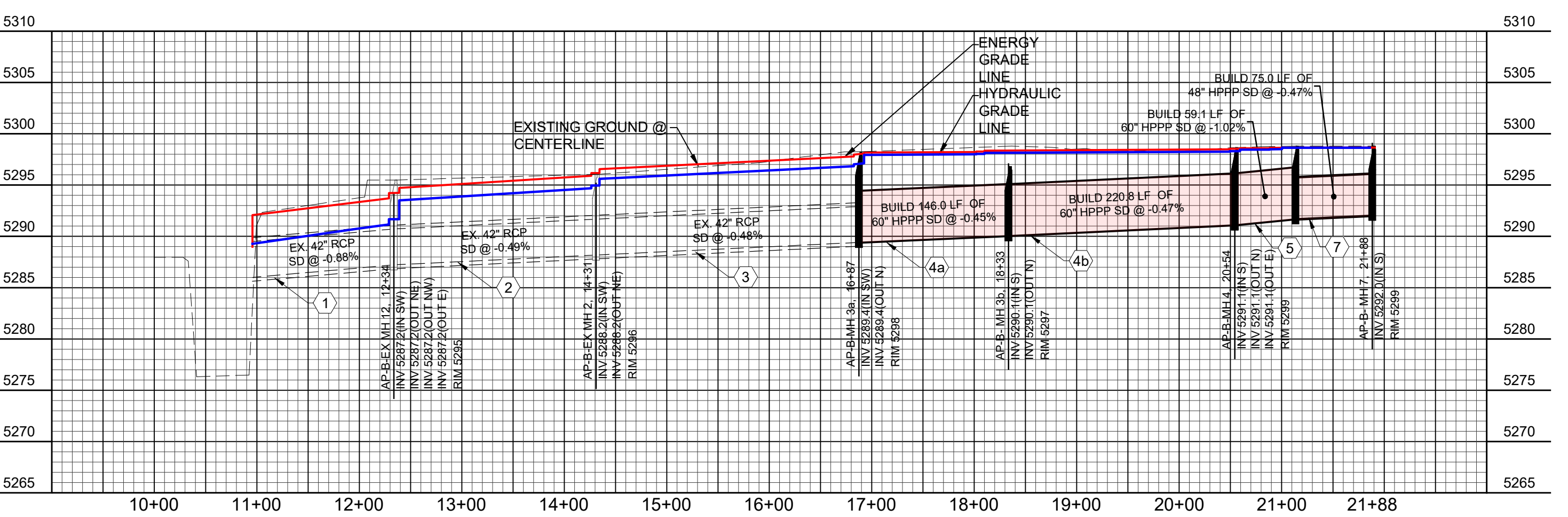
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
4553.90	J-19-Z	4	20

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	FOUND MONUMENT "20-H18"	DATE	NO.	BY	REVISIONS	REMARKS
WORK ORDER NO.	DATE	STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)	DATE			DESIGN	
INSPECTOR'S ACCEPTANCE BY	DATE	NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-NAD - 1983)	DATE				
VERIFICATION BY	DATE	N=1,493,154.978	DATE				
CONTRACTOR'S COMPLETION DATE	DATE	E=1,545,048.210	DATE				
COMPARISON BY	DATE	PUBLISHED EL=528322 (MWD 1989)	DATE				
COMPARISON BY	DATE	GROUND TO GRID FACTOR=0.999661580	DATE				
RECORDED BY	DATE	DELTA ALPHA ANGLE=-011'00.11"	DATE				





STORM DRAIN AP-B 100

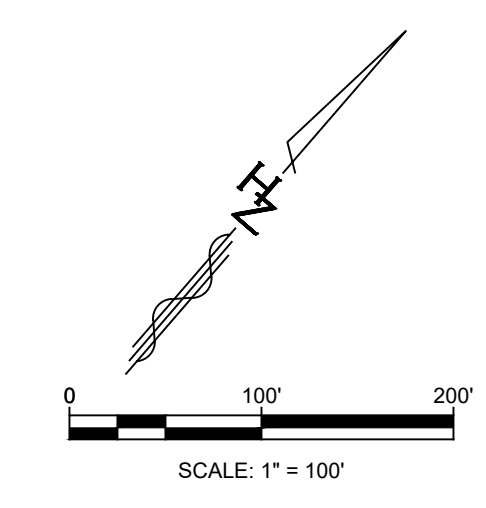


PROFILE VIEW: STORM DRAIN AP-B 100

STORM CAD OUTPUT

Label	Start Node	Stop Node	Diameter (in)	Length (ft)	Allowable Flow (cfs)	Velocity (ft/s)	Invert (Start) (ft)	Invert (Stop) (ft)	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Energy Grade Line (In) (ft)	Energy Grade Line (Out) (ft)
LINE 1	MH 12	AP-B	42.0	138.0	123.4	14.57	5,287.22	5,286.00	5,295.61	5,286.00	5,291.16	5,289.27	5,293.71	5,291.98
LINE 2	MH 2	MH 2	42.0	212.3	85.1	8.85	5,288.18	5,287.22	5,296.00	5,295.61	5,294.80	5,293.50	5,296.01	5,294.72
LINE 3	MH 3	MH 2	42.0	241.4	75.1	7.81	5,289.41	5,288.18	5,298.20	5,296.00	5,296.83	5,295.69	5,297.78	5,296.64
LINE 4A	MH 4B	MH 3	60.0	144.1	75.1	5.98	5,290.06	5,289.41	5,298.32	5,298.20	5,298.00	5,297.94	5,298.23	5,298.17
LINE 4B	MH 4	MH 4B	60.0	227.7	75.1	5.98	5,291.10	5,290.06	5,298.50	5,298.32	5,298.26	5,298.14	5,298.48	5,298.36
LINE 5	MH 5	MH 4	60.0	34.9	58.1	4.62	5,291.40	5,291.10	5,298.50	5,298.50	5,298.46	5,298.45	5,298.60	5,298.58
LINE 7	MH 7	MH 5	48.0	94.1	7.5	1.06	5,291.90	5,291.40	5,298.50	5,298.50	5,298.64	5,298.64	5,298.65	5,298.65

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	FOUND MONUMENT "20_H18"	DATE	FIELD NOTES	NO.	BY	REMARKS
WORK BY	DATE	STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)	DATE	NO.	NO.	BY	BY
INSPECTOR'S ACCEPTANCE BY	DATE	NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)	DATE	NO.	NO.	BY	BY
DRAWINGS VERIFICATION BY	DATE	N=1,483,154,978	DATE	NO.	NO.	BY	BY
DESIGNED BY	DATE	E=1,545,048,210	DATE	NO.	NO.	BY	BY
DRAWN BY	DATE	PUBLISHED EL=5293.22 (NAD 1988)	DATE	NO.	NO.	BY	BY
CHECKED BY	DATE	GROUND TO GRID FACTOR=0.999661680	DATE	NO.	NO.	BY	BY
DESIGNED BY	DATE	DELTA ALPHA ANGLE=011'00.11"	DATE	NO.	NO.	BY	BY
DRAWN BY	DATE		DATE	NO.	NO.	BY	BY
CHECKED BY	DATE		DATE	NO.	NO.	BY	BY



Designed By:
HUITT-ZOLIARS
 Huitt-Zollars, Inc. Rio Rancho
 333 Rio Rancho Drive NE, Suite 101
 Rio Rancho, New Mexico 87124
 Phone (505) 892-5141 Fax (505) 892-3259

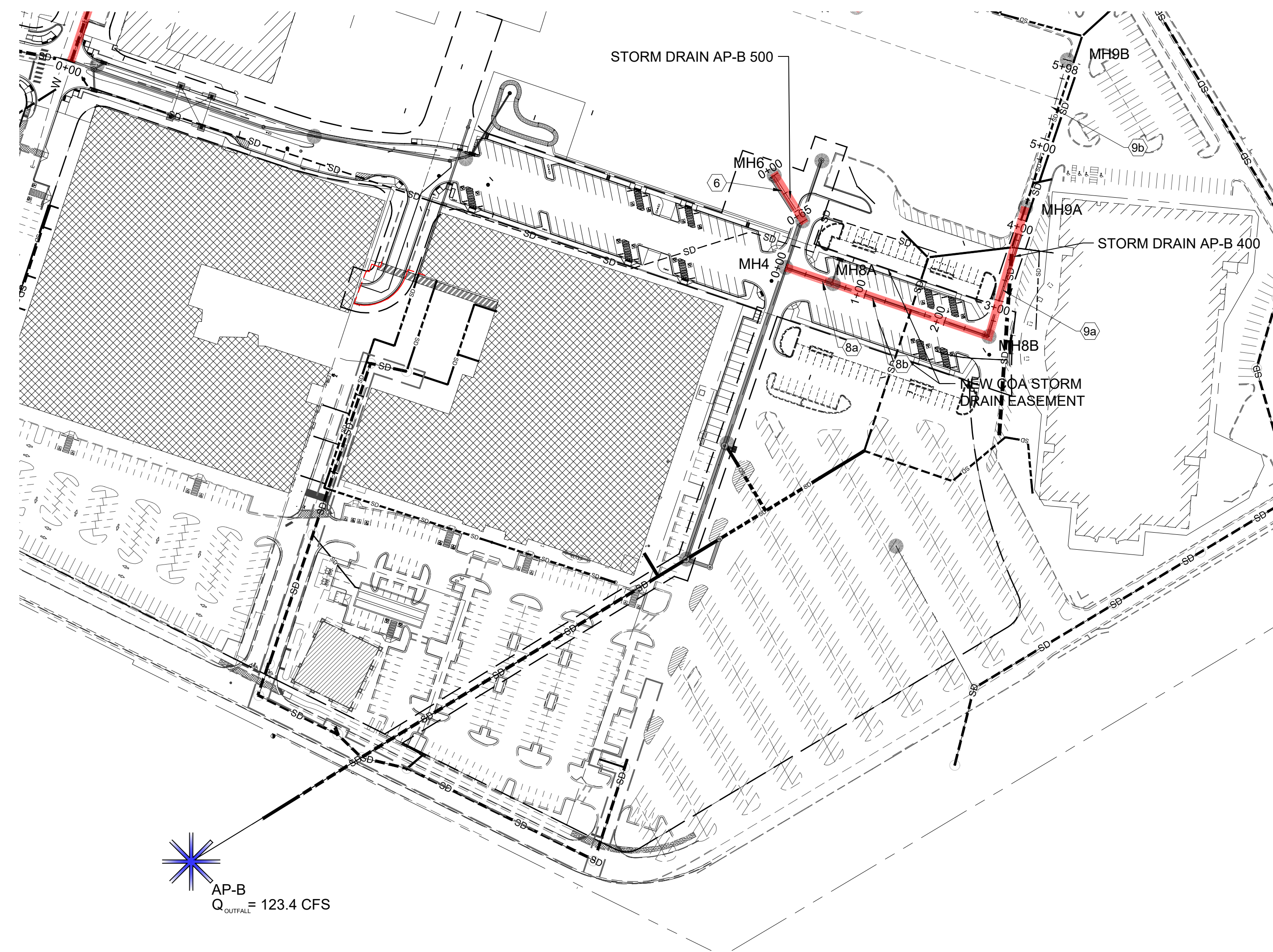
WINROCK TOWN CENTER PHASE B INFRASTRUCTURE IMPROVEMENTS			
TITLE: STORM DRAIN AP-B 100			
Design Review Committee	City Engineer	Ms./Day/Yr.	Ms./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
4553.90	J-19-Z	5	OF 20

Plotted: 5/26/2019 10:35:57 AM By: Edinger, Scott
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 User: Edinger, Scott 19/05/2019 10:35:57 AM

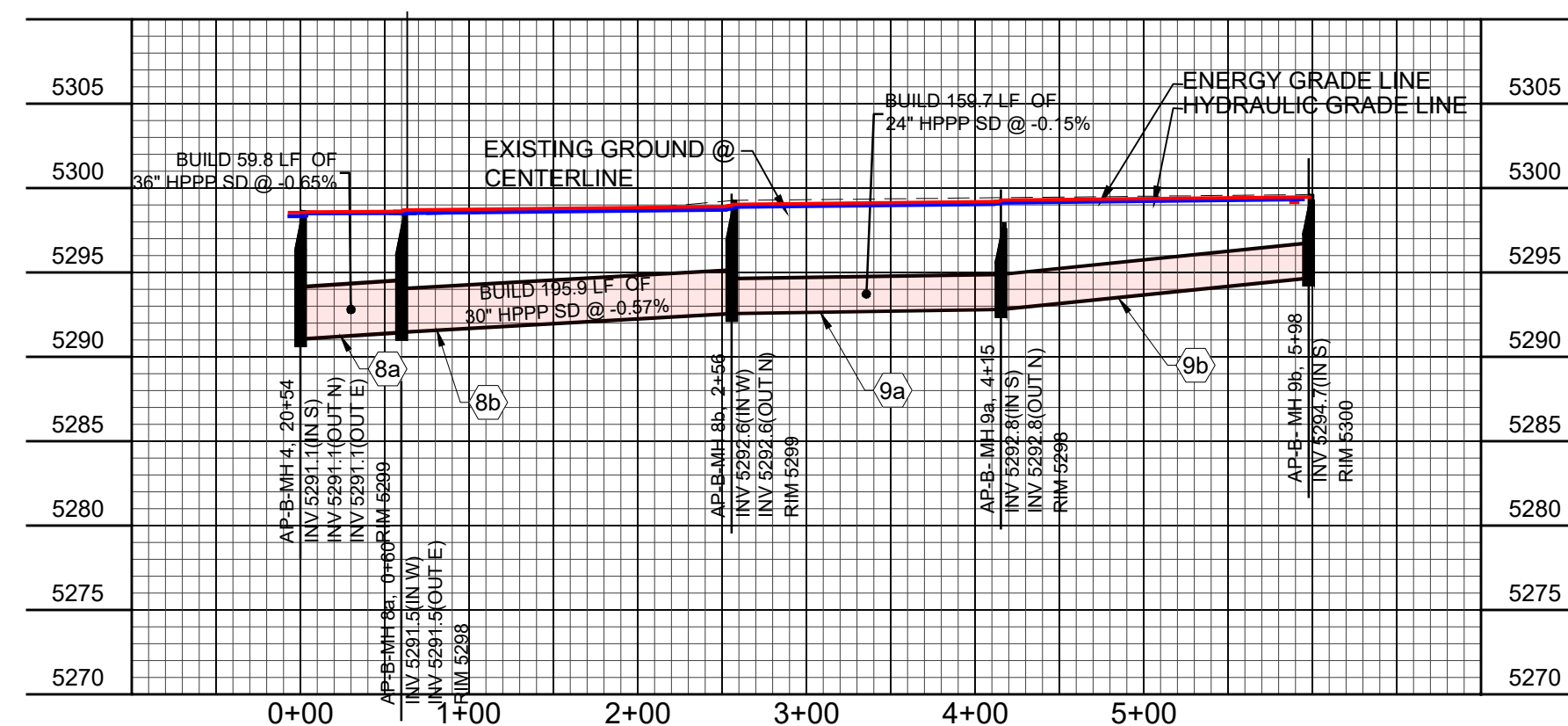
STORM CAD OUTPUT

Label	Start Node	Stop Node	Diameter (in)	Length (ft)	Allowable Flow (cfs)	Velocity (ft/s)	Invert (Start) (ft)	Invert (Stop) (ft)	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Energy Grade Line (In) (ft)	Energy Grade Line (Out) (ft)
LINE 8A	MH 8A	MH 4	36.0	59.8	17.0	3.46	5,291.49	5,291.10	5,298.68	5,298.50	5,298.50	5,298.48	5,298.59	5,298.57
LINE 8B	MH 8B	MH 8A	30.0	196.0	17.0	3.46	5,292.60	5,291.49	5,299.20	5,298.68	5,298.69	5,298.50	5,298.88	5,298.68
LINE 9A	MH 9A	MH 8B	24.0	159.0	9.5	3.02	5,293.20	5,292.60	5,299.18	5,299.20	5,299.03	5,298.86	5,299.17	5,299.00
LINE 9B	MH 9B	MH 9A	24.0	183.0	9.5	3.02	5,294.70	5,293.20	5,300.00	5,299.18	5,299.30	5,299.11	5,299.45	5,299.29

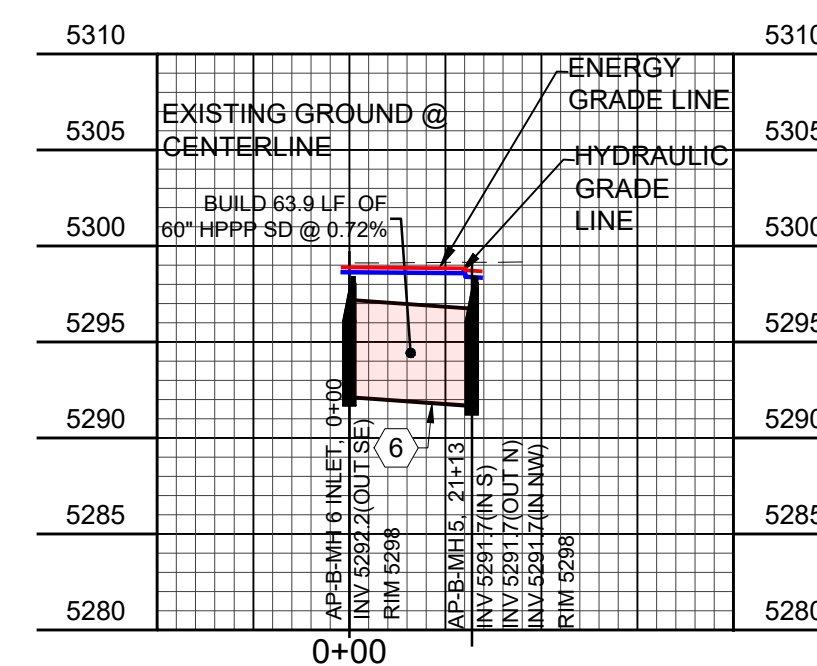
Label	Start Node	Stop Node	Diameter (in)	Length (ft)	Allowable Flow (cfs)	Velocity (ft/s)	Invert (Start) (ft)	Invert (Stop) (ft)	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Energy Grade Line (In) (ft)	Energy Grade Line (Out) (ft)
LINE 6	MH 6	MH 5	60.0	88.8	50.6	2.58	5,292.16	5,291.30	5,298.80	5,298.80	5,298.60	5,298.58	5,298.70	5,298.69



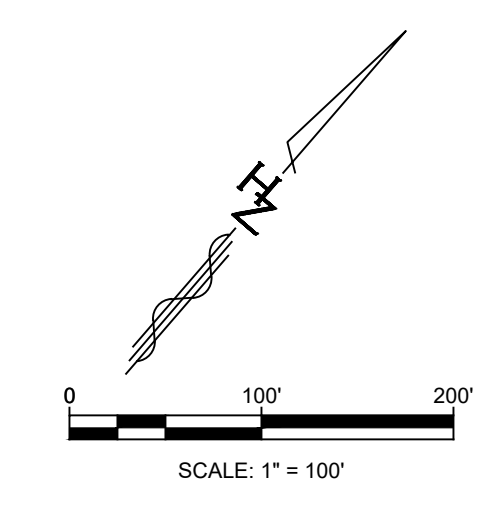
STORM DRAIN AP-B 400 & 500



PROFILE VIEW: STORM DRAIN AP-B 400



PROFILE VIEW: STORM DRAIN AP-B 500



ENGINEER'S SEAL		SURVEY INFORMATION		AS BUILT INFORMATION	
		FIELD NOTES		CONTRACTOR	
		NO. _____ BY _____		DATE _____	
REVISIONS		DATE		NO.	
DESIGN		MAY 15, 2019		DATE	
BY: SAE		APR 18, 2019		DATE	
DRAWN BY: SAE		R3030899.04		DWG NAME: DRAINAGE EXHIBIT 2-9.dwg PROJ #:	
CHECKED BY: SAE		MAY 23, 2019		DATE	

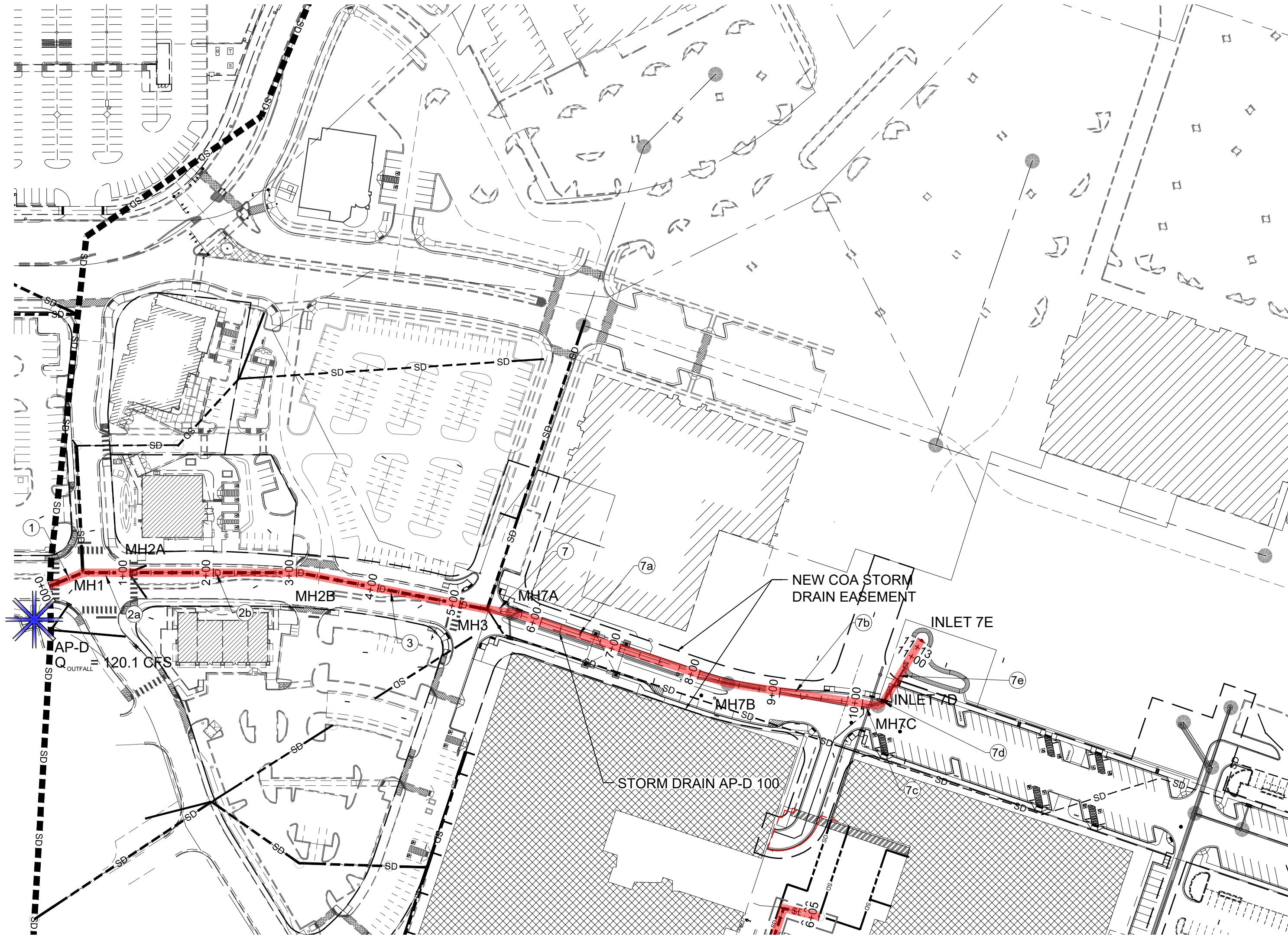
Designed By:
HUITT-ZOLLARS
 Huit-Zollars, Inc. Rio Rancho
 333 Rio Rancho Drive NE, Suite 101
 Rio Rancho, New Mexico 87124
 Phone (505) 892-5141 Fax (505) 892-3259

<p>WINROCK TOWN CENTER PHASE B INFRASTRUCTURE IMPROVEMENTS</p>			
<p>TITLE: STORM DRAIN AP-B 400 & 500</p>			
Design Review Committee	City Engineer	Ms./Day/Yr.	Ms./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
4553.90	J-19-Z	6 OF 20	

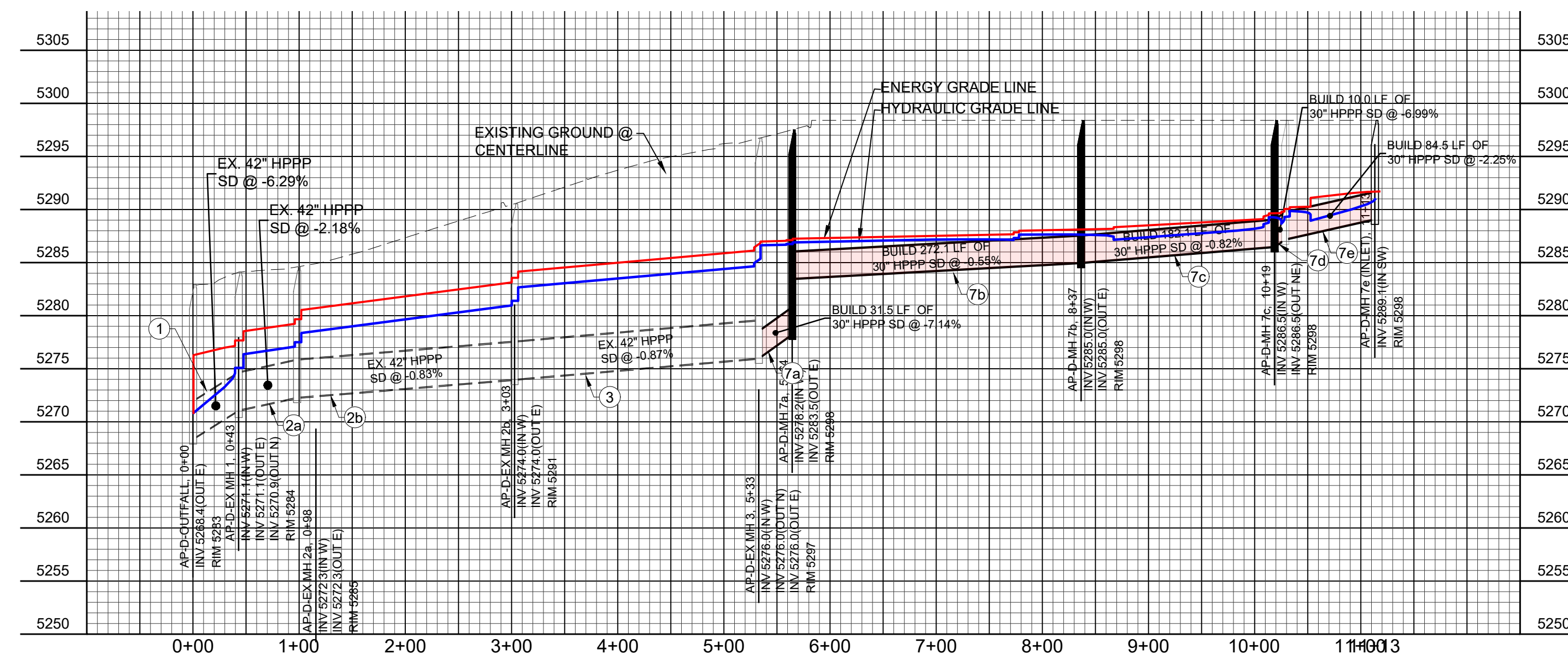
Plotted: 5/26/2019 10:06:39 AM By: Edging, Scott
 H:\proj\R3030899_04 - Phase C Road B Extension\TDD005 Drawings\Exhibits\DRAINAGE EXHIBIT 2-9.dwg
 User: scott.edging@rio-rancho.com

STORM CAD OUTPUT

Label	Start Node	Stop Node	Diameter (in)	Length (ft)	Allowable Flow (cfs)	Velocity (ft/s)	Invert (Start) (ft)	Invert (Stop) (ft)	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Energy Grade Line (In) (ft)	Energy Grade Line (Out) (ft)
LINE 1	MH 1	AP-D	42.0	43.0	120.1	25.88	5,271.10	5,268.40	5,284.10	5,282.94	5,274.35	5,270.61	5,276.93	5,276.06
LINE 2A	MH 2A	MH 1	42.0	55.4	113.4	11.79	5,272.30	5,271.10	5,284.59	5,284.10	5,276.86	5,276.15	5,279.02	5,278.31
LINE 2B	MH 2	MH 2A	42.0	204.4	113.4	11.79	5,274.00	5,272.30	5,290.53	5,284.59	5,280.75	5,278.15	5,282.91	5,280.31
LINE 3	MH 3	MH 2	42.0	228.2	93.8	9.75	5,276.00	5,274.00	5,296.69	5,290.53	5,284.44	5,282.45	5,285.92	5,283.93
LINE 7A	MH 7A	MH 3	30.0	30.4	23.5	7.48	5,278.25	5,276.00	5,297.22	5,296.69	5,286.47	5,286.41	5,286.82	5,286.76
LINE 7B	MH 7B	MH 7A	30.0	213.6	23.5	7.48	5,285.00	5,283.50	5,297.26	5,297.22	5,287.12	5,286.68	5,287.55	5,287.04
LINE 7C	MH 7C	MH 7B	30.0	235.3	23.5	7.48	5,286.50	5,285.00	5,296.00	5,297.26	5,288.15	5,287.43	5,288.88	5,287.78
LINE 7D	MH 7D	MH 7C	30.0	19.7	23.5	7.48	5,287.20	5,286.50	5,296.87	5,296.00	5,288.85	5,289.06	5,289.58	5,289.41
LINE 7E	INLET	MH 7D	30.0	85.0	23.5	7.48	5,289.10	5,287.20	5,294.52	5,296.87	5,290.75	5,289.64	5,291.48	5,290.00

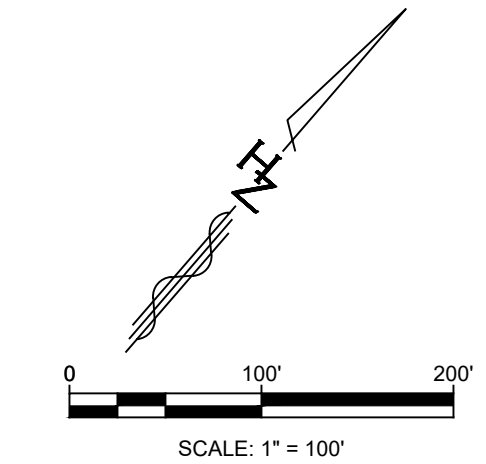


STORM DRAIN AP-D 100



PROFILE VIEW: STORM DRAIN AP-D 100

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	FOUND MONUMENT "20_H18"	DATE	FIELD NOTES	NO.	BY	REVISIONS
WORK BY	DATE	STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)	DATE	NO.	NO.	BY	DESIGN
INSPECTOR'S	DATE	NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)	DATE	NO.	NO.	BY	DATE: MAY 15, 2019
ACCEPTANCE BY	DATE	N=1,483,154.978	DATE	NO.	NO.	BY	DATE: APR 18, 2019
DATE	DATE	E=1,545,048.210	DATE	NO.	NO.	BY	DWG NAME: DRAINAGE EXHIBIT 2-9.dwg PROJ #: R304101.01
DATE	DATE	PUBLISHED: EL=5283.22 (NAD 1988)	DATE	NO.	NO.	BY	CHECKED BY: SAE
DATE	DATE	GROUND TO GRID FACTOR=0.999661680	DATE	NO.	NO.	BY	DATE: MAY 23, 2019
DATE	DATE	DELTA ALPHA ANGLE=011100.11"	DATE	NO.	NO.	BY	



Designed By:
HUITT-ZOLIARS
 Huitt-Zollars, Inc. Rio Rancho
 333 Rio Rancho Drive NE, Suite 101
 Rio Rancho, New Mexico 87124
 Phone (505) 892-5141 Fax (505) 892-3259

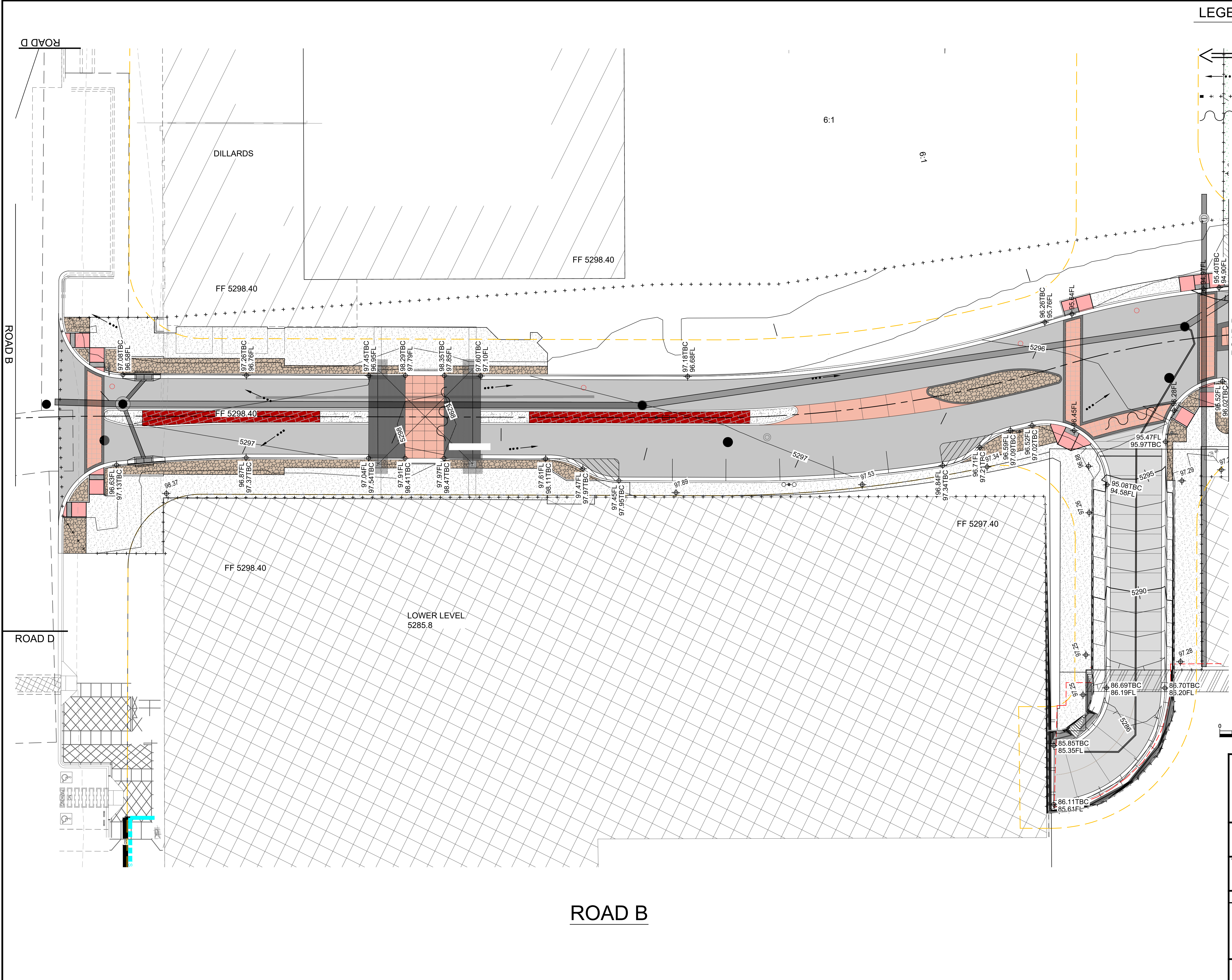
**WINROCK TOWN CENTER
 PHASE B INFRASTRUCTURE IMPROVEMENTS**

TITLE: STORM DRAIN AP-D 100

Design Review Committee	City Engineer	Ms./Day/Yr.	Ms./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
4553.90	J-19-Z	7	OF 20

Plotted: 5/23/2019 8:03:22 AM, By: Eddings, Scott
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LEGEND

- BASIN BOUNDARY
- DISCHARGE LOCATION
- FLOW DIRECTION
- LIMITS OF DISTURBANCE
- HIGH POINT

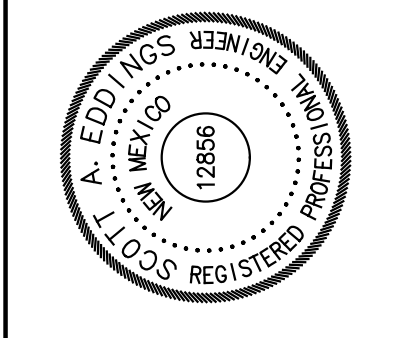
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CONTRACTOR	DATE	FOUND MONUMENT "20_HF8"	DATE	FIELD NOTES	NO.	BY	REMARKS
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		N=1,483,164.978					
		E=1,545,048.210					
		PUBLISHED EL=5283.22 (NAVD 1988)					
		GROUND TO GRID FACTOR=0.999661680					
		DELTA ALPHA ANGLE=-0°11'00.11"					

NO.	DATE	REVISIONS	BY
		DESIGN	
		DESIGN	

DESIGNED BY:	DATE:
SAE	May 1, 2019
LRT	May 1, 2019

DWG NAME:	PROJ #:
44 GRADING PLAN.dwg	R303699_04

CHECKED BY:	DATE:
SAE	May 1, 2019



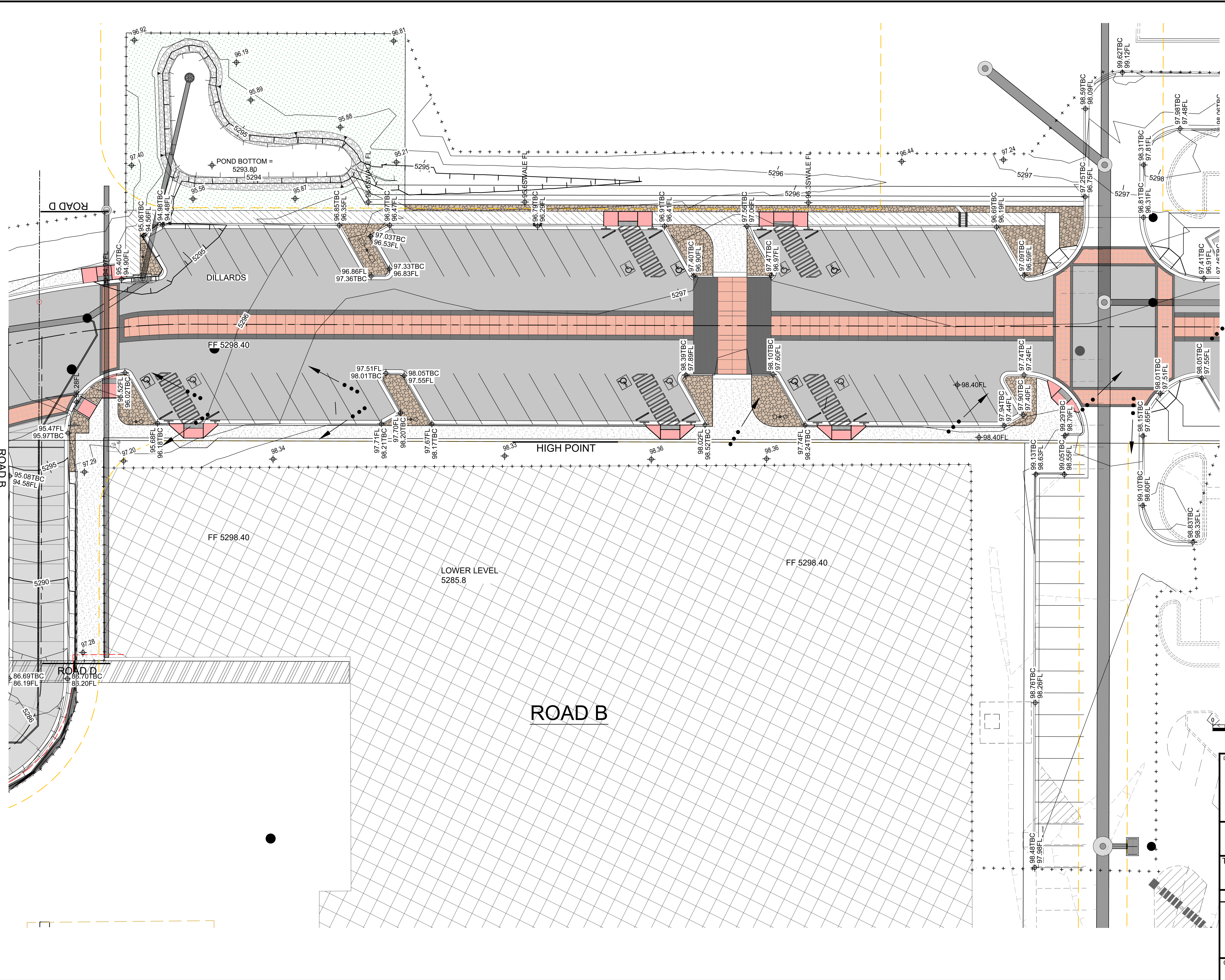
Designed By:

HUITT-ZOLLARS
 Huitt-Zollars, Inc. Albuquerque
 6501 Americas Pkwy NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022



WINROCK PARTNERS, LLC.			
WINROCK TOWN CENTER			
PHASE B ROAD B EXTENSION			
TITLE: GRADING PLAN			
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
4553.90	J-19-Z	8	20

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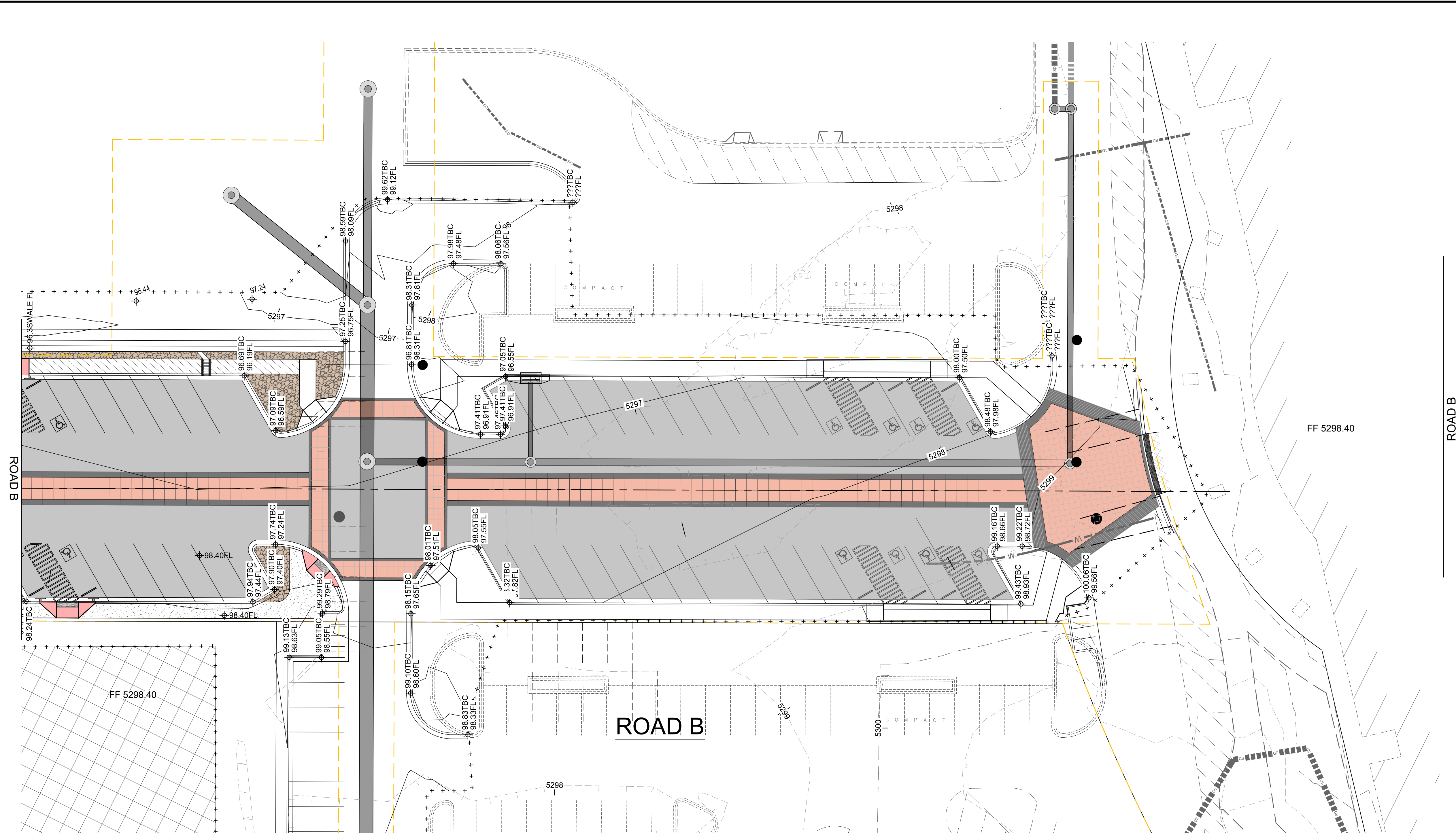
Designed By:
HUITT-ZOLLARS
 Huitt-Zollars, Inc. Albuquerque
 6501 Americas Pkwy NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

Know what's below
Call before you dig.
 TWO WORKING DAYS
 BEFORE YOU DIG CALL
 811 OR 260-1990

City Project No. 4553.90		Zone Map No. J-19-Z		Sheet 9 OF 20	
Design Review Committee		City Engineer		Mo./Day/Yr.	
Last Update					

ENGINEER'S SEAL		SCOTT A. EDDINGS REGISTERED PROFESSIONAL ENGINEER NEW MEXICO 12856	
REVISIONS		NO. DATE REMARKS BY	
DESIGNED BY: SAE		DATE: May 1, 2019	
DRAWN BY: LRT		DATE: May 1, 2019	
DWG NAME: 44 GRADING PLAN.dwg		PROJ #: R303895.04	
CHECKED BY: SAE		DATE: May 1, 2019	
SURVEY INFORMATION		FIELD NOTES	
NO. BY DATE		NO. BY DATE	
BENCH MARKS		FOUND MONUMENT "20" HI"	
CONTRACTOR		WORK STAGED BY	
AS BUILT INFORMATION		INSPECTED BY	
DATE		DATE	
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)		FIELD CHANGE BY	
N=1493.854.978		DATE	
E=1545.048.210		CORRECTED BY	
PUBLISHED EL=5283.22 (NAVD 1988)		DATE	
GROUND TO GRID FACTOR=0.99866180		MICRO-FILM INFORMATION	
DELTA ALPHA ANGLE=0°11'00.11"		RECORDED BY	
		NO.	

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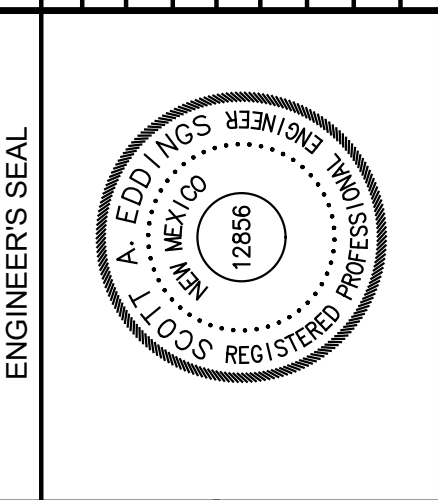
Designed By:
HUITT-ZOLLARS
 Huitt-Zollars, Inc. Albuquerque
 6501 Americas Pkwy NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

WINROCK PARTNERS, LLC.
 WINROCK TOWN CENTER
 PHASE B ROAD B EXTENSION

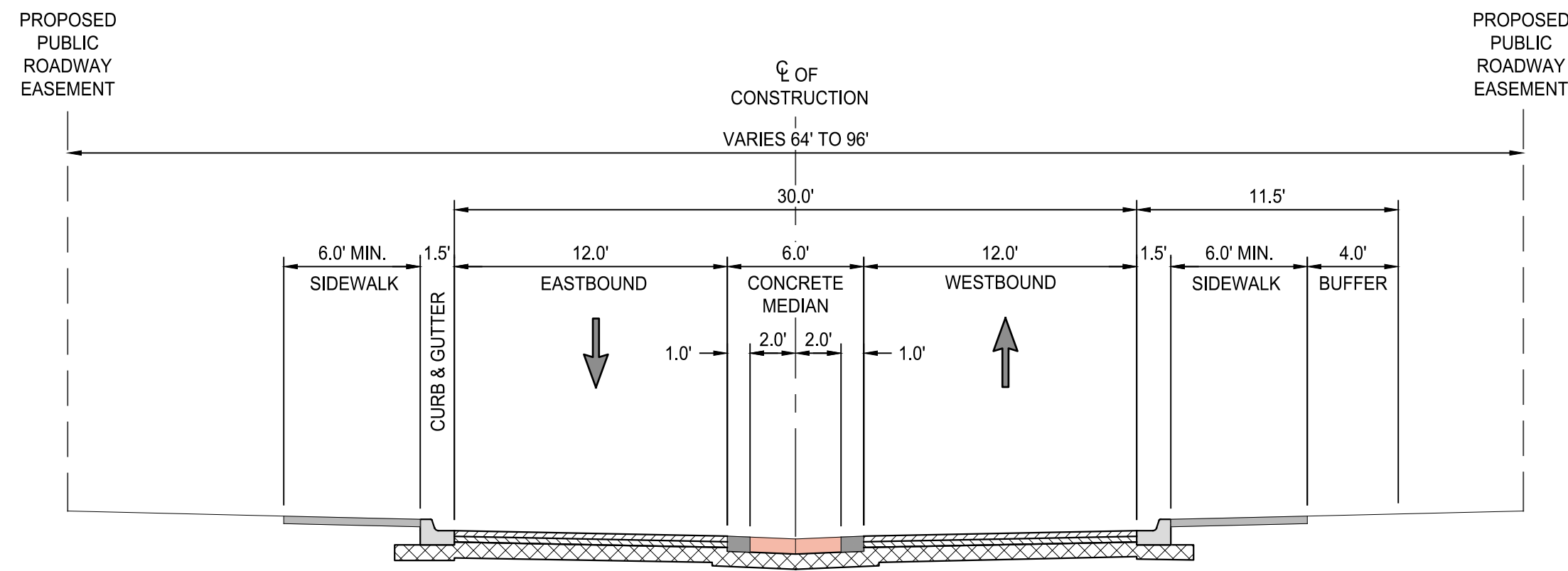
TITLE:
GRADING PLAN

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
4553.90	J-19-Z	10	20

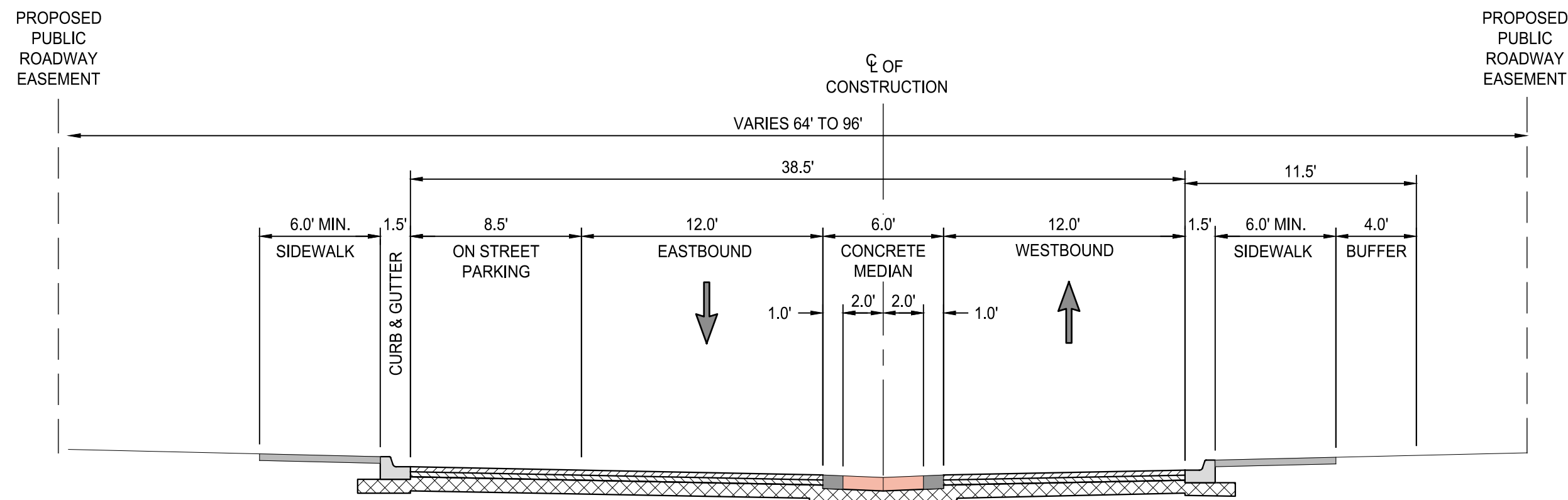
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		NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE N.A.D. 1983)		FIELD CHANGE BY	DATE
				VERIFICATION BY	DATE
				CORRECTED BY	DATE
REVISIONS		MICRO-FILM INFORMATION			
NO.	DATE	REMARKS	DESIGNED BY	RECORDED BY	DATE
			SAE		
			LRT		
			SAE		



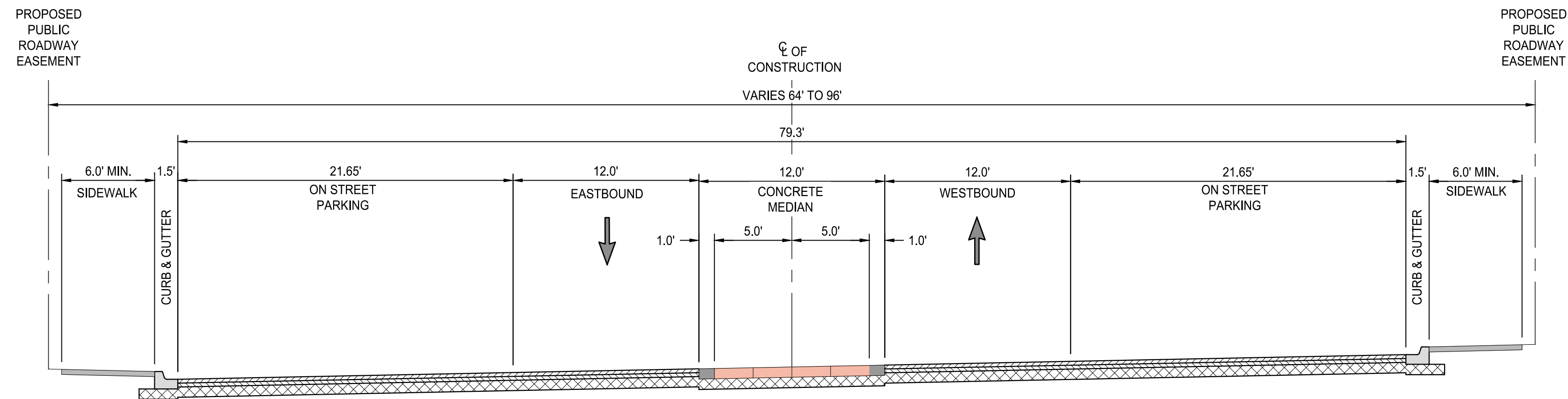
DESIGNED BY:	DATE:	May 1, 2019	
DRAWN BY:	DATE:	May 1, 2019	
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CHECKED BY:	SAE	DATE:	May 1, 2019



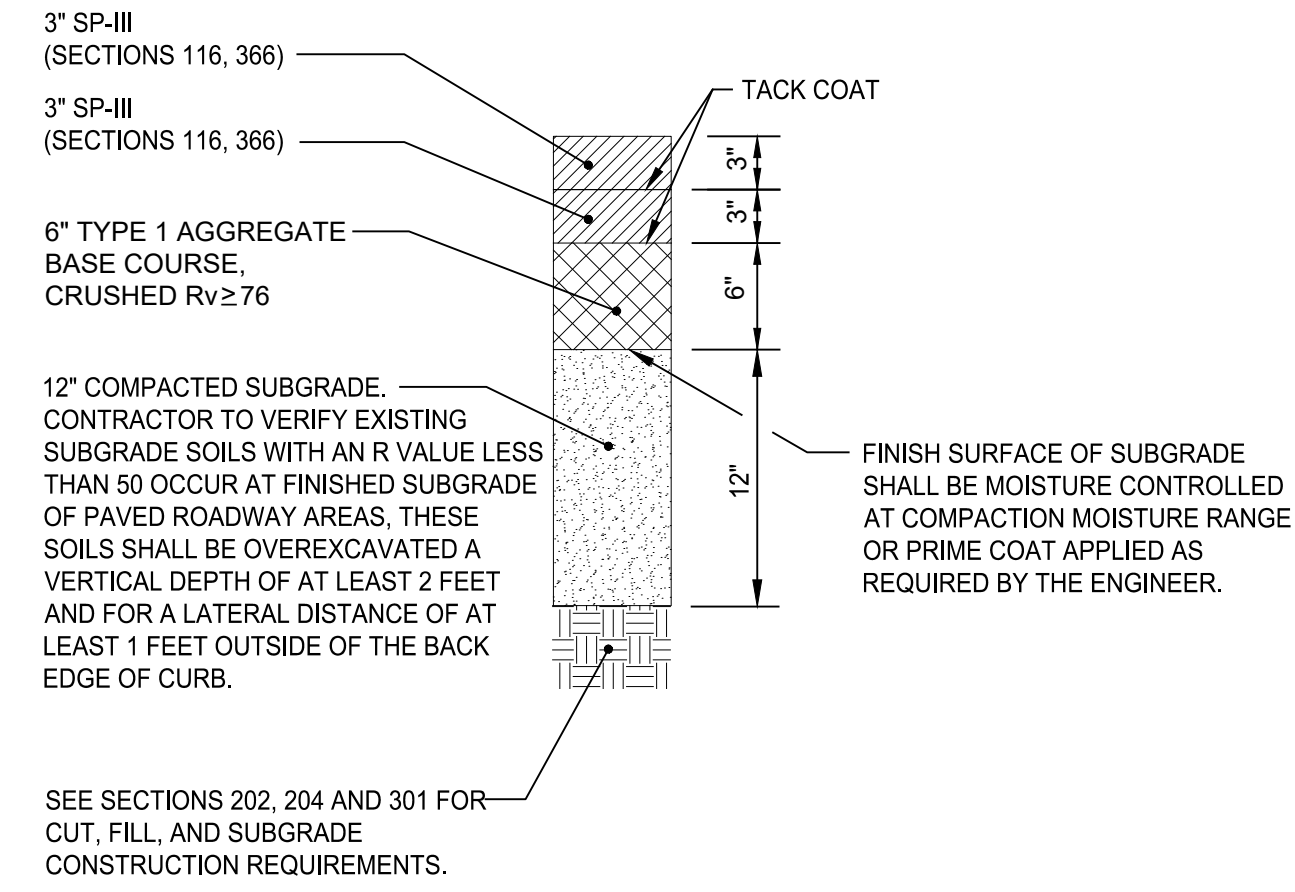
ROAD B
 STA. XX+XX.XX TO STA. XX+XX.XX
 LOOKING NORTH
 SCALE: 1"=6' **A**



ROAD B
 STA. XX+XX.XX TO STA. XX+XX.XX
 LOOKING NORTH
 SCALE: 1"=6' **B**



ROAD B
 STA. XX+XX.XX TO STA. XX+XX.XX
 LOOKING NORTH
 SCALE: 1"=6' **C**

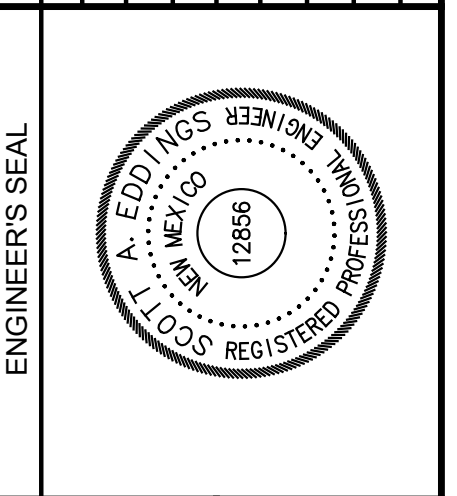


PROPOSED COLLECTOR CONCRETE PAVEMENT SECTION

AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK STAGED BY	DATE
INSPECTED BY	DATE
FIELD CHANGE BY	DATE
VERIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	DATE

BENCH MARKS	
FOUND MONUMENT	"20_H18"
STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)	
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)	
N=1,493,154.978	
E=1,545,048.210	
PUBLISHED EL.=5283.22 (NAVD 1988)	
GROUND TO GRID FACTOR=0.999661880	
DELTA ALPHA ANGLE=0°11'00.11"	

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	



NO.	DATE	REMARKS	BY
		DESIGN	
		REVISIONS	
		DESIGN	
		SAE	
		LRT	
		SAE	

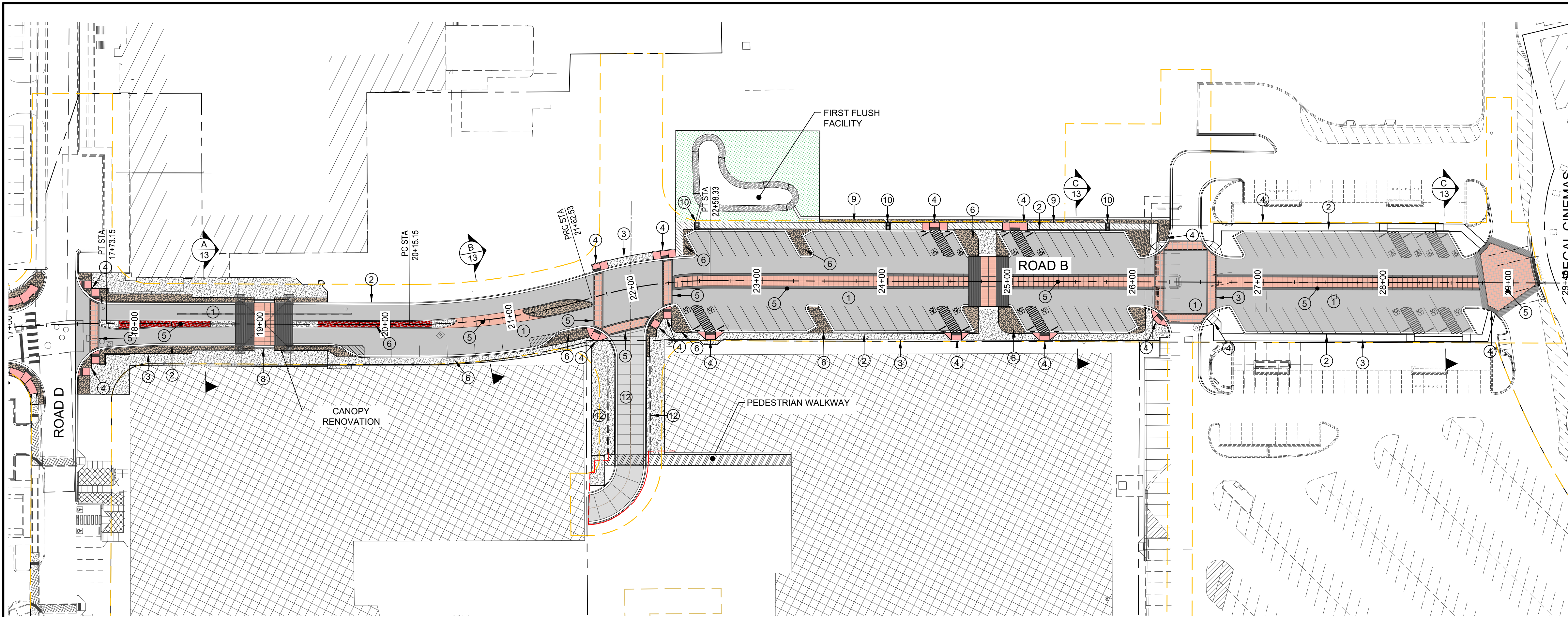


Designed By:
HUITT-ZOLLARS
 Huitt-Zollars, Inc. Albuquerque
 6501 Americas Pkwy NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

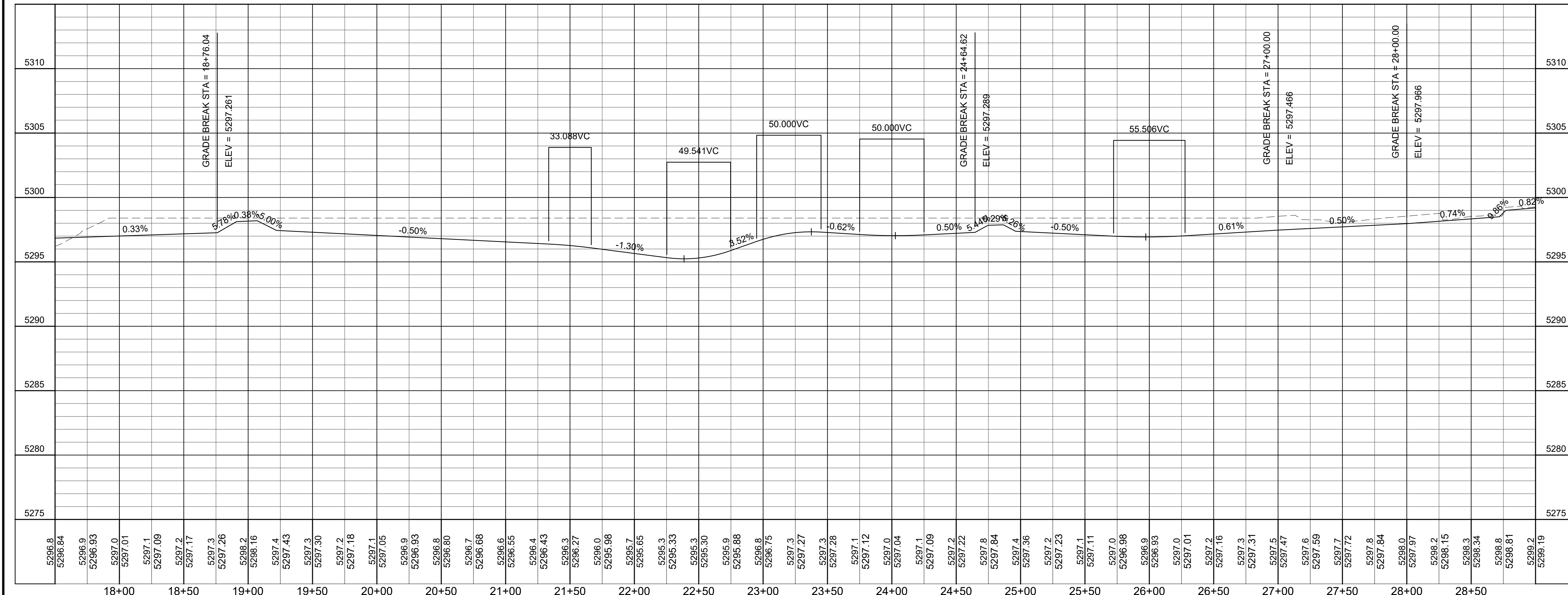
WINROCK PARTNERS, LLC.
 WINROCK TOWN CENTER
 PHASE B ROAD B EXTENSION

TITLE:			
PROPOSED TYPICAL SECTIONS			
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
4553.90	J-19-Z	11	20

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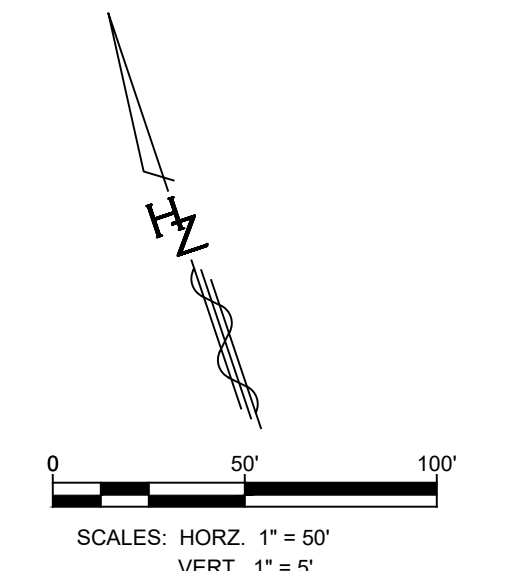
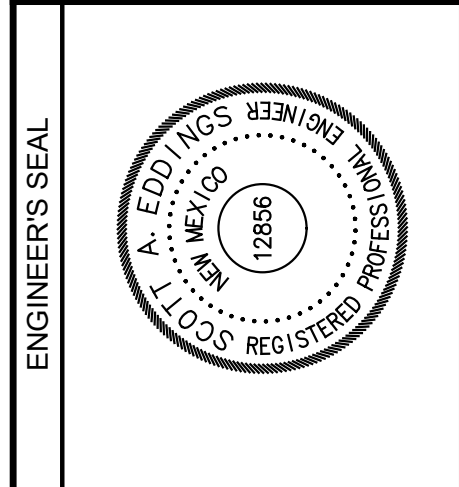
ROAD B



- CONSTRUCTION NOTES**
- CONSTRUCT 6" PAVEMENT SECTION PER COA STD. DWG. 2407, 2408 OR SEE SHEET
 - CONSTRUCT MEDIAN CURB & GUTTER PER COA STD. DWGS. 2415B
 - CONSTRUCT 4" COLORED PCC SIDEWALK PER COA STD. DWG. 2430. SEE DETAIL X ON SHEET XX.
 - CONSTRUCT CURB RAMPS PER COA STD. DWG. 2441
 - COLORED PATTERNED PORTLAND CEMENT CONC. PER COA STD. DWGS 2408 & 2502 SEE DETAIL X ON SHEET XX.
 - CONSTRUCT STREET LIGHT. SEE DETAILS X ON SHEET XX.
 - CONSTRUCT EX/NEW ASPHALT PAVEMENT JOINT PER DETAIL X ON SHEET XX
 - CONSTRUCT CONC. RAISED PEDESTRIAN TOP. SEE DETAIL X ON SHEET XX.
 - CONSTRUCT ASPHALT TRAIL. SEE DETAIL X ON SHEET XX.
 - CONSTRUCT SIDEWALK CULVERT PER COA STD DWG 2236.
 - CONSTRUCT 1" CURB OPENING.
 - CONSTRUCT ACCESS RAMP & RETAINING WALL. SEE SHEETS 14 & 15 .

AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK STAGED BY	DATE
INSPECTED BY	DATE
FIELD CHANGE BY	DATE
VERIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	DATE

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	DATE
NO.	DATE



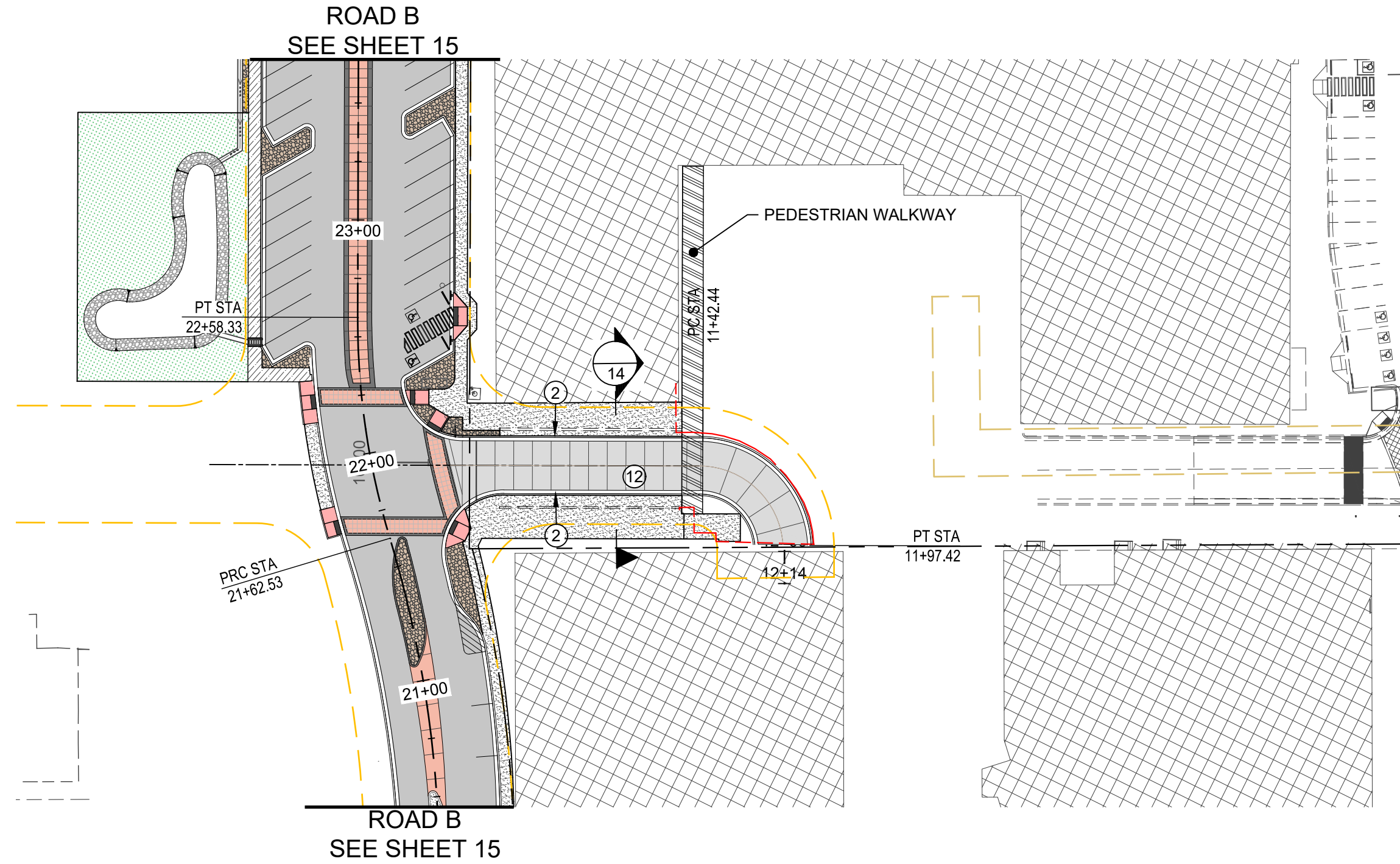
Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Albuquerque
6501 Americas Pkwy NE, Suite 550
Albuquerque, New Mexico 87110
Phone (505) 883-8114 Fax (505) 883-5022

WINROCK PARTNERS, LLC.
WINROCK TOWN CENTER
PHASE B ROAD B EXTENSION

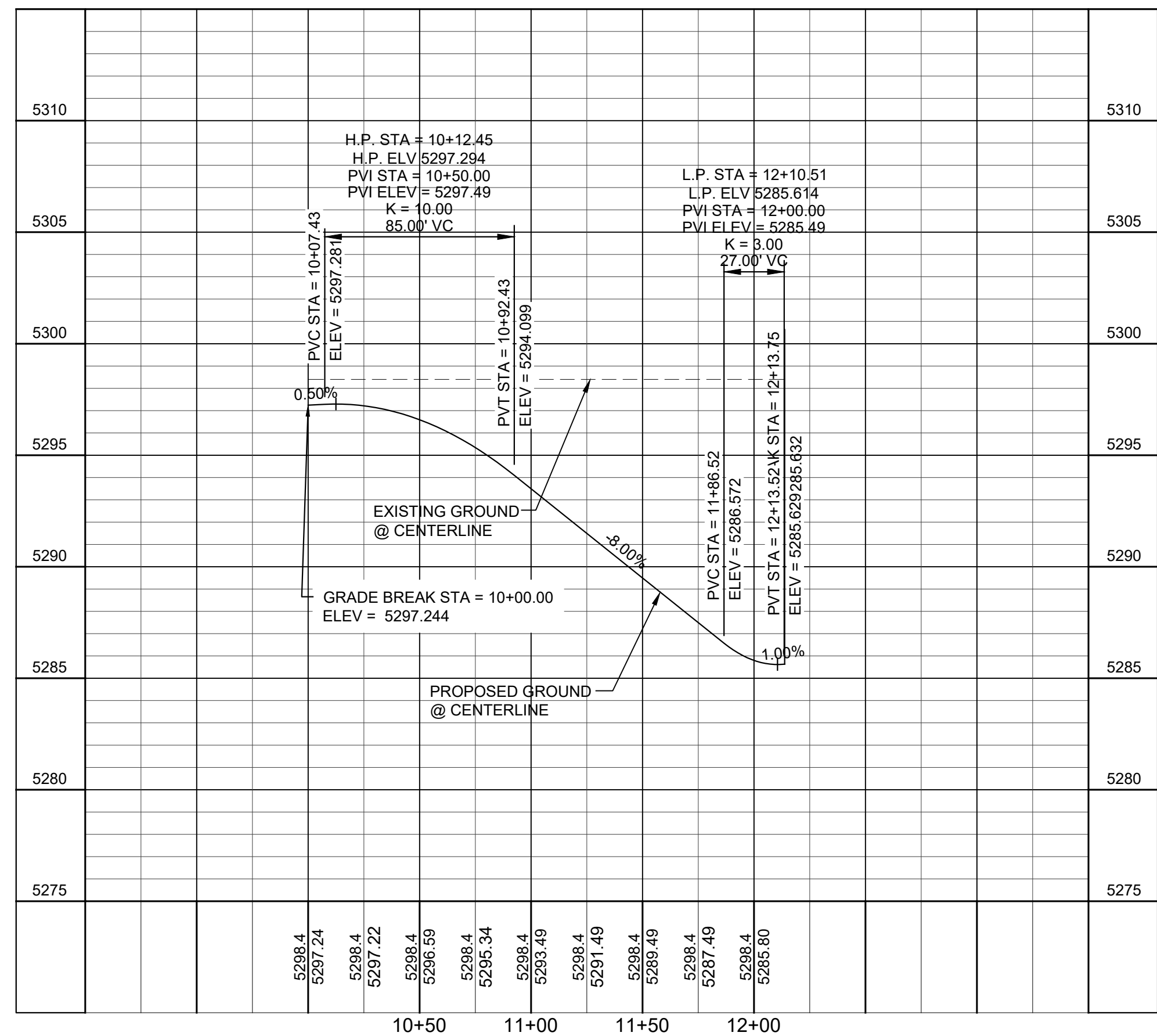
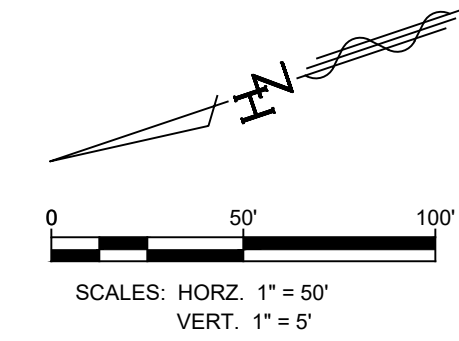
TITLE: ROAD B PLAN & PROFILE
STA. 17+50.00 TO STA. 29+50.00

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.

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Last Saved: 5/3/2019 12:50:21 PM, Readings
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PUBLIC ACCESS RAMP



CONSTRUCTION NOTES

- ① CONSTRUCT 6" PAVEMENT SECTION PER COA STD. DWG. 2407, 2408 OR SEE SHEET
- ② CONSTRUCT MEDIAN CURB & GUTTER PER COA STD. DWGS. 2415B
- ③ CONSTRUCT 4" COLORED PCC SIDEWALK PER COA STD. DWG. 2430. SEE DETAIL X ON SHEET XX.
- ④ CONSTRUCT CURB RAMPS PER COA STD. DWG. 2441
- ⑤ COLORED PATTERNED PORTLAND CEMENT CONC. PER COA STD. DWGS 2408 & 2502 SEE DETAIL X ON SHEET XX.
- ⑥ CONSTRUCT STREET LIGHT. SEE DETAILS X ON SHEET XX.
- ⑦ CONSTRUCT EX/NEW ASPHALT PAVEMENT JOINT PER DETAIL X ON SHEET XX
- ⑧ CONSTRUCT CONC. RAISED PEDESTRIAN TOP. SEE DETAIL X ON SHEET XX.
- ⑨ CONSTRUCT ASPHALT TRAIL. SEE DETAIL X ON SHEET XX.
- ⑩ CONSTRUCT SIDEWALK CULVERT PER COA STD DWG 2236.
- ⑪ CONSTRUCT 1' CURB OPENING.
- ⑫ CONSTRUCT ACCESS RAMP & RETAINING WALL. SEE SHEETS 14 & 15.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
NO.	DATE	NO.	DATE	NO.	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGNED BY:	DATE:	DESIGNED BY:	DATE:
SAE	May 1, 2019	SAE	May 1, 2019
LRT	May 1, 2019	LRT	May 1, 2019



Designed By:

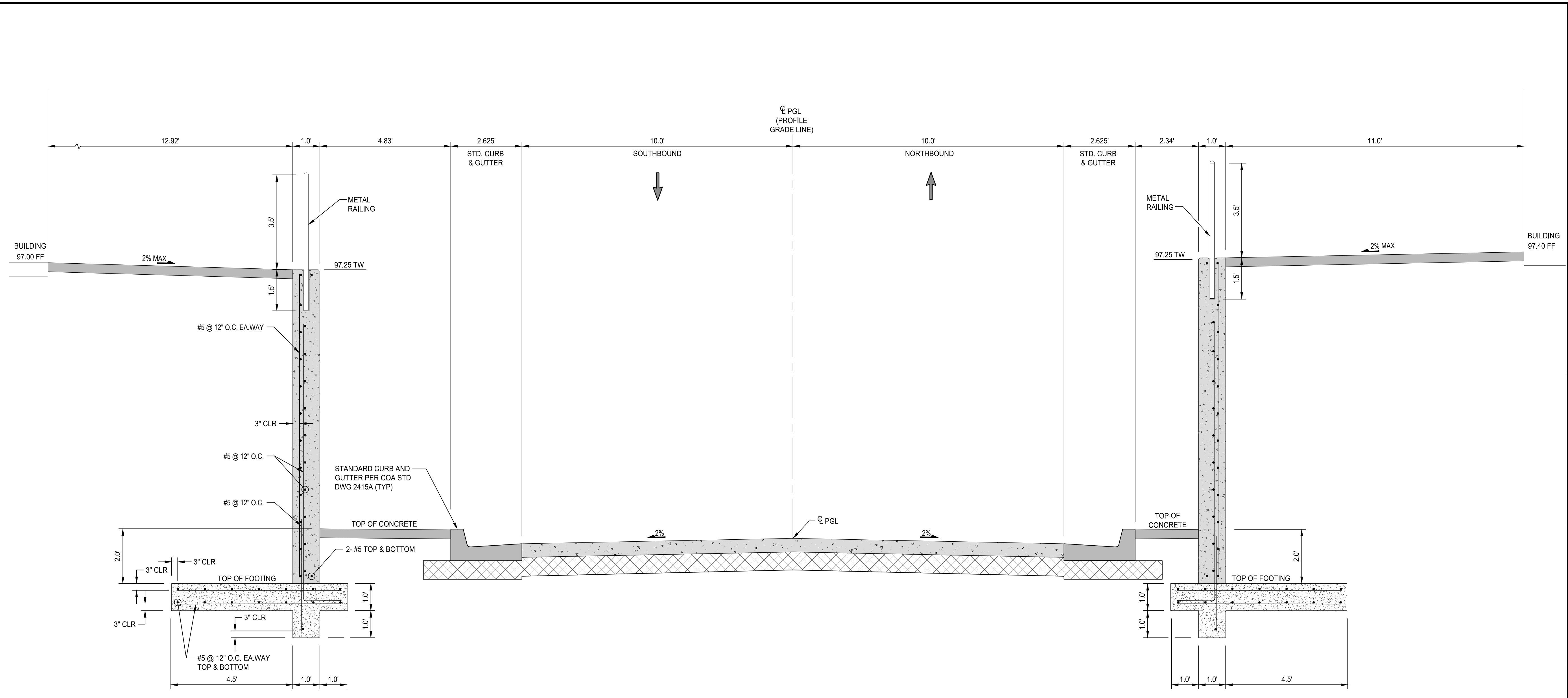
HUITT-ZOLLARS
 Huitt-Zollars, Inc. Albuquerque
 6501 Americas Pkwy NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

WINROCK PARTNERS, LLC.
 WINROCK TOWN CENTER
 PHASE B ROAD B EXTENSION

TITLE: **PUBLIC ACCESS RAMP PLAN & PROFILE**
 STA. 10+00.00 TO 11+97.42

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.

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 Conversion: TUD01 to CAD & BIM110 AutoCAD/Sheet Set/8-12 road pp.dwg
 Last Saved: 5/31/2019 12:50:21 PM, Edgington



ACCESS RAMP SECTION A-A
 SCALE: 1"=2'
 LOOKING NORTH

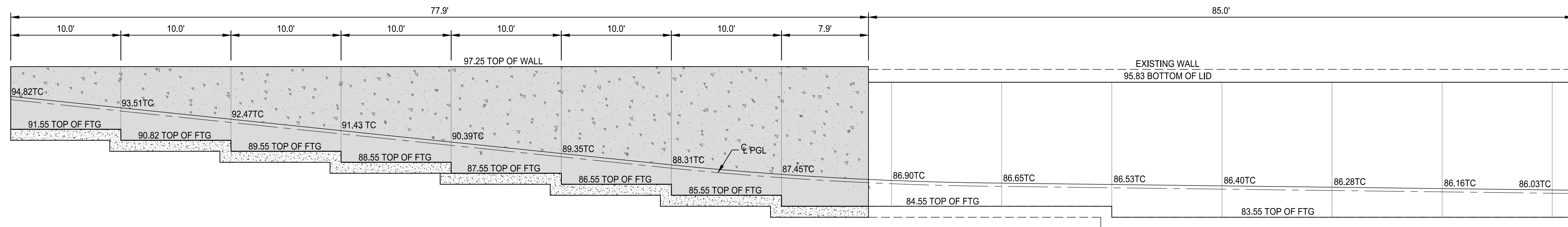
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 Last Saved: 5/31/2018 7:49:43 AM. eed@dmg.com



Designed By:
HUITT-ZOLLARS
 Huitt-Zollars, Inc. Albuquerque
 6501 Americas Pkwy NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

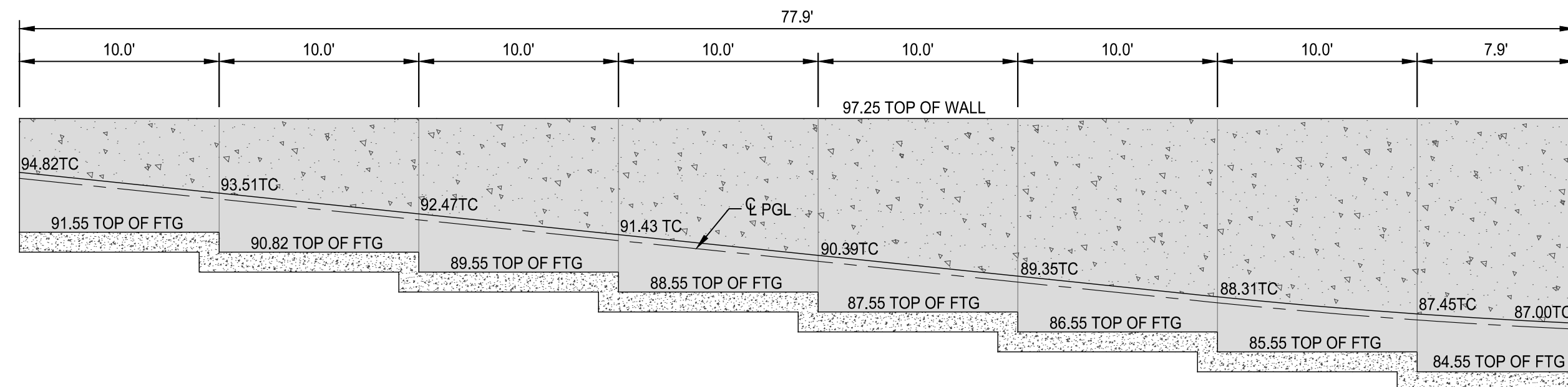
CITY OF ALBUQUERQUE UNSER BOULEVARD RECONSTRUCTION 4383.91			
TITLE: ACCESS RAMP DETAIL			
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 4553.90	Zone Map No. J-19-Z	Sheet 14	Of 20

AS BUILT INFORMATION	
CONTRACTOR	WORK DATE
INSPECTOR	INSPECTION DATE
FIELD ENGINEER	FIELD DATE
CHECKED BY	CHECKED DATE
RECORDED BY	RECORDED DATE
NO.	NO.
BENCH MARKS	
FOUND MONUMENT	"20_H18"
STANDARD	3.14" ALUMINUM DISC (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)	
N=1,493,154.978	
E=1,545,048.210	
PUBLISHED EL.=5283.22 (NAVD 1988)	
GROUND TO GRID FACTOR=0.999661880	
DELTA ALPHA ANGLE=-0°11'00.11"	
SURVEY INFORMATION	
NO.	DATE
BY	BY
ENGINEER'S SEAL	
NO.	DATE
REVISIONS	REMARKS
DESIGNED BY: SAE	DATE: SEPT. 6, 2017
DRAWN BY: LRT	DATE: SEPT. 6, 2017
DWG NAME: 15_RAMPRET.dwg	PROJ #: R304101.01
CHECKED BY: SAE	DATE: SEPT. 6, 2017



RETAINING WALL ELEVATION - EAST SIDE

SCALE: 1"=6"



RETAINING WALL ELEVATION - WEST SIDE

SCALE: 1"=6"
LOOKING XXX



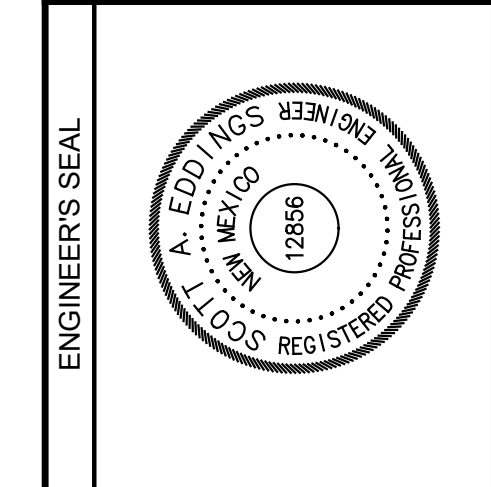
Designed By:
HUITT-ZOLLARS
Huit-Zollars, Inc. Albuquerque
6501 Americas Pkwy NE, Suite 550
Albuquerque, New Mexico 87110
Phone (505) 883-8114 Fax (505) 883-5022

CITY OF ALBUQUERQUE
UNSER BOULEVARD RECONSTRUCTION
4383.91

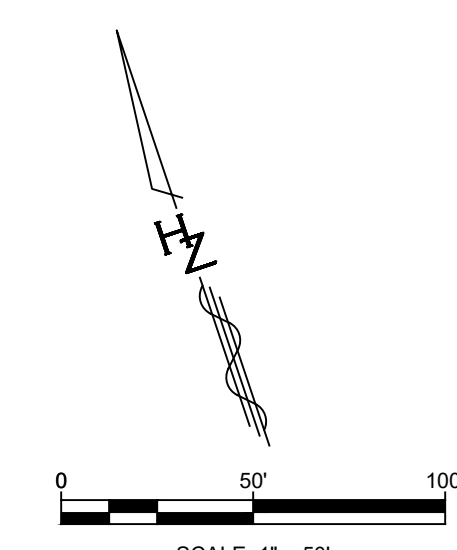
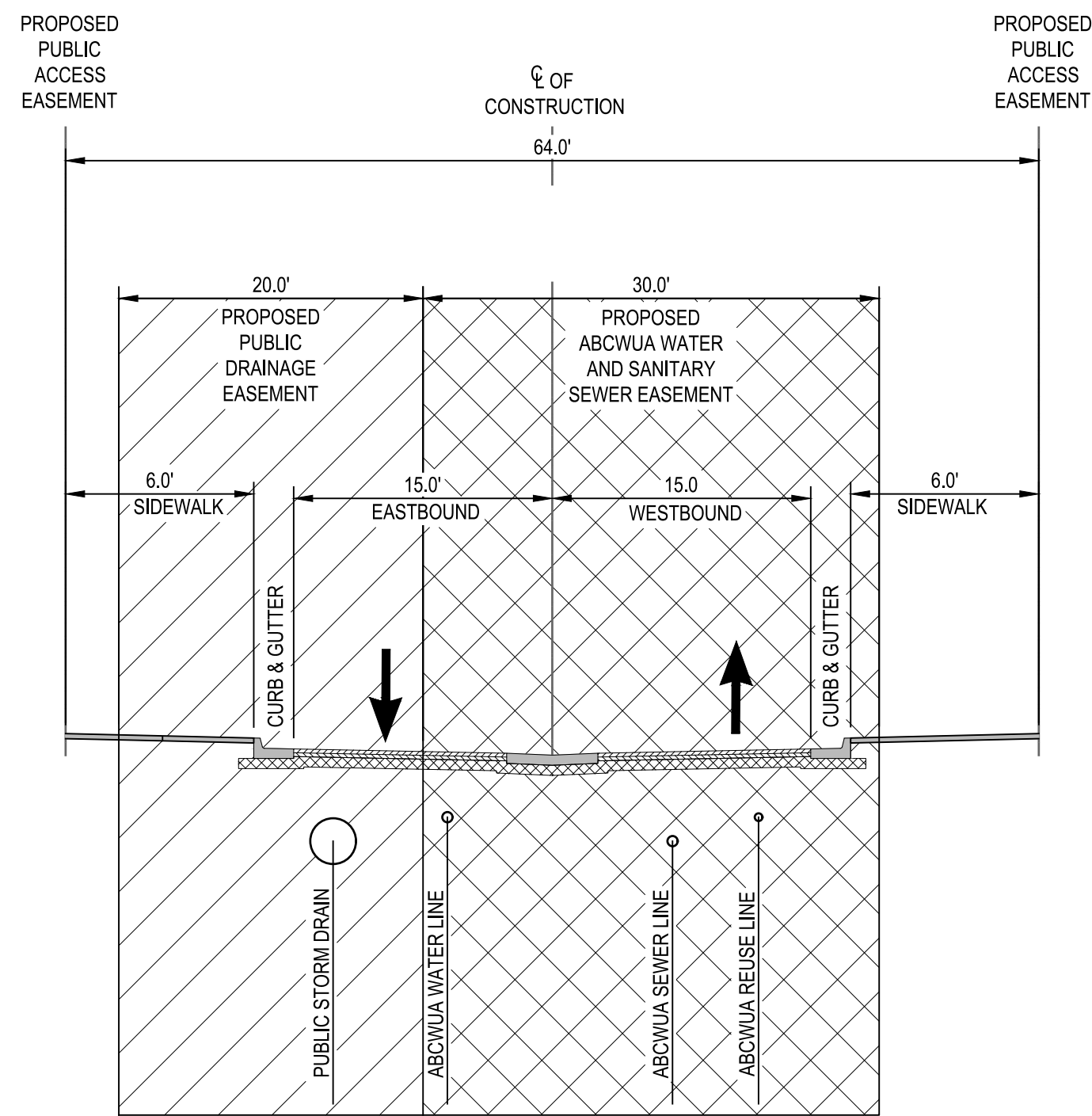
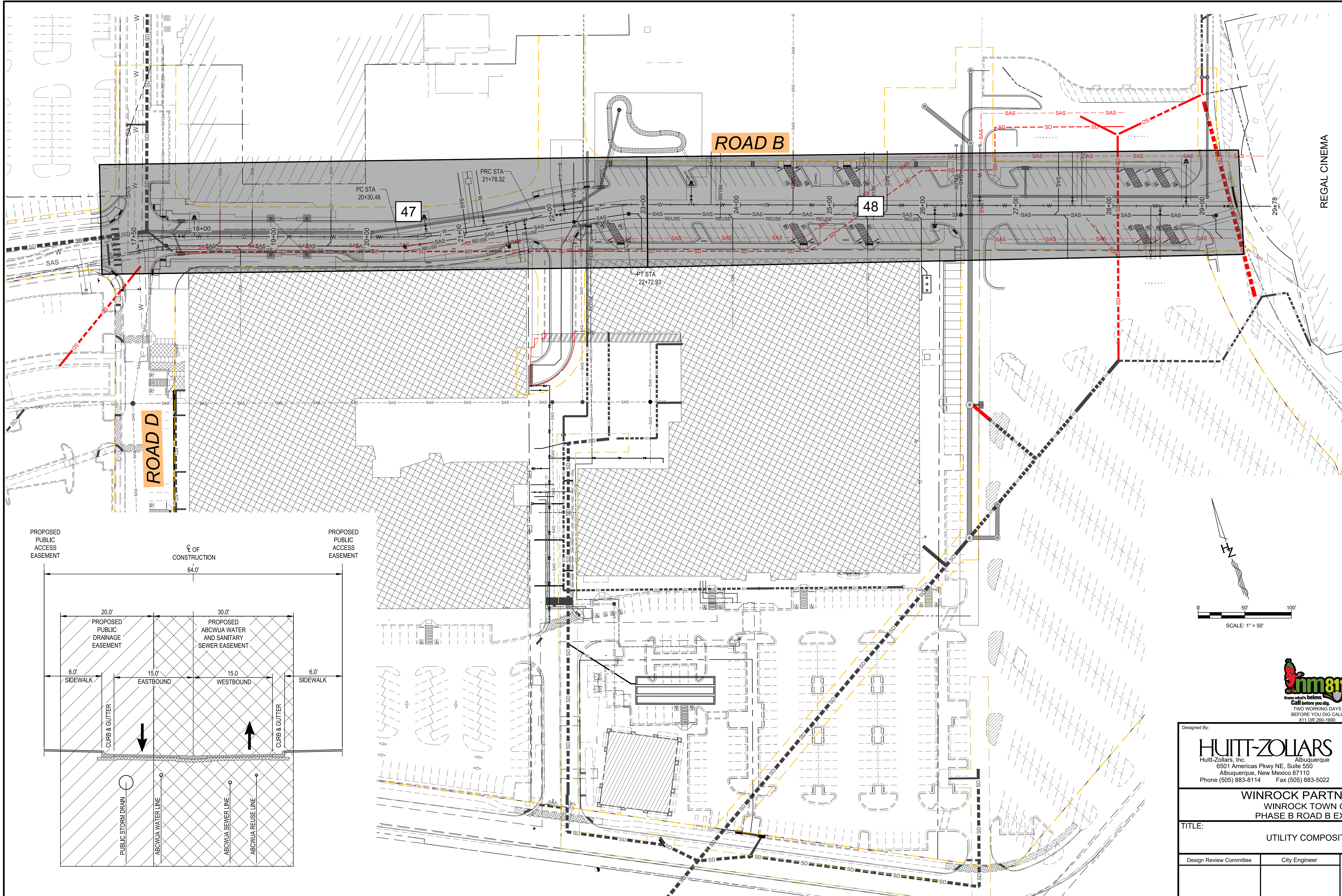
TITLE:
RETAINING WALL DETAILS

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
4553.90	J-19-Z	15	20

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	FIELD NOTES	FOUND MONUMENT "20" HI"	CONTRACTOR	WORK	DATE
	BY	STANDARD 3/4" ALUMINUM DISC (FOUND IN PLACE)	STAINED BY	INSPECTED BY	DATE
		NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)	NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)	FIELD CHANGE BY	DATE
		N=1,493,154.978	N=1,493,154.978	VERIFICATION BY	DATE
		E=1,545,048.210	E=1,545,048.210	CORRECTED BY	DATE
				PUBLISHED EL=5283.22 (NAVD 1988)	
				GROUND TO GRID FACTOR=0.999661880	
				DELTA ALPHA ANGLE=0°11'00.11"	
				RECORDED BY	DATE
				NO.	



NO.	DATE	REVISIONS	BY
		DESIGN	
	DATE: SEPT. 6, 2017		
	DATE: SEPT. 6, 2017		
	DATE: SEPT. 6, 2017		
	DATE: SEPT. 6, 2017		

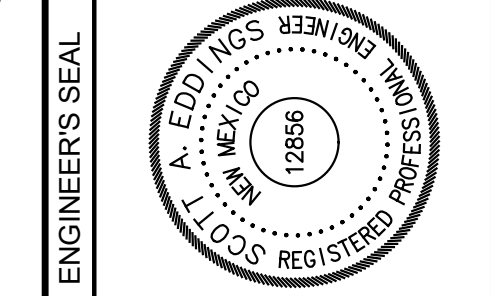


Designed By:
HUITT-ZOLLARS
 Huitt-Zollars, Inc. Albuquerque
 6501 Americas Pkwy NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

WINROCK PARTNERS, LLC.
 WINROCK TOWN CENTER
 PHASE B ROAD B EXTENSION

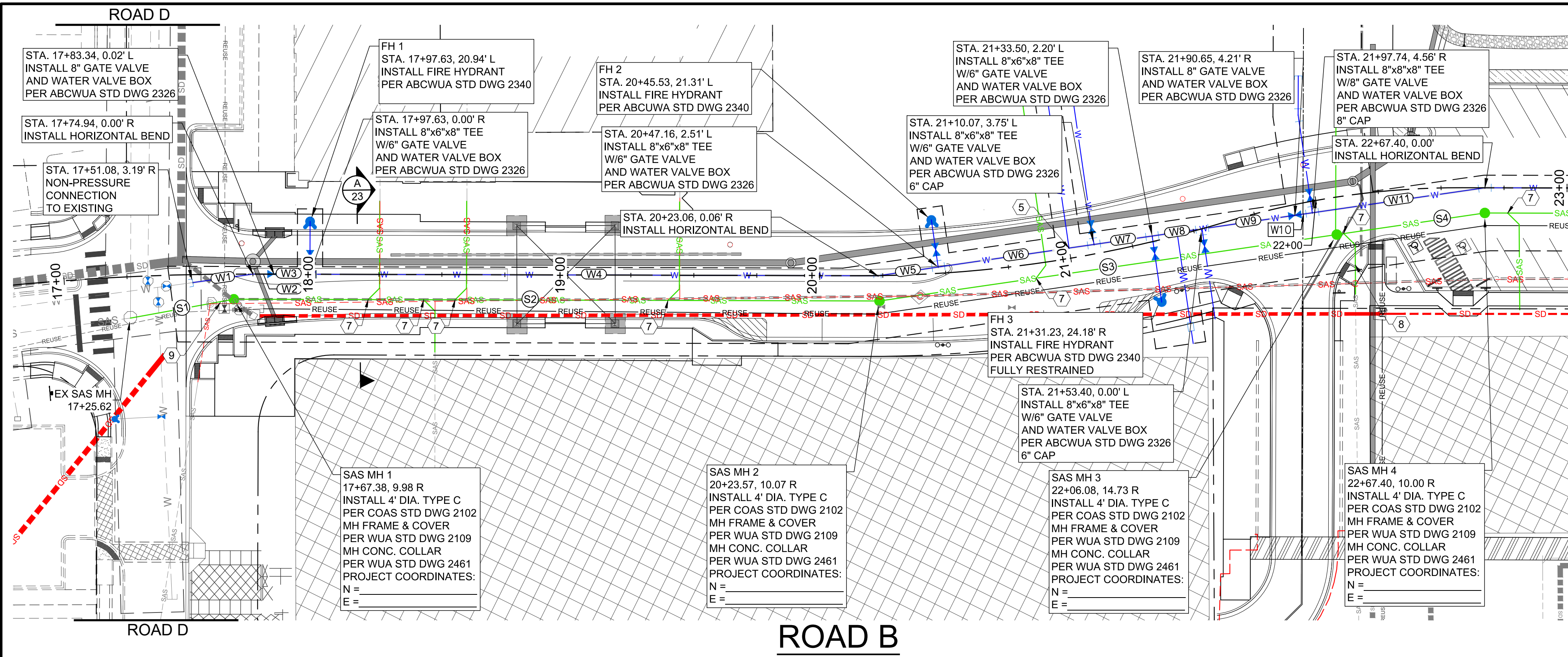
TITLE: UTILITY COMPOSITE PLAN		Mo./Day/Yr.	
Design Review Committee	City Engineer		
City Project No.	Zone Map No.	Sheet	Of
4553.90	J-19-Z	16	20

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	FIELD NOTES BY	FOUND MONUMENT "20" HIG"	CONTRACTOR	WORK STAGED BY	DATE
		STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)		INSPECTED BY	DATE
		NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)		FIELD CHANGE BY	DATE
		N=1,493,154.978		VERIFICATION BY	DATE
		E=1,545,048.210		CORRECTED BY	DATE
		PUBLISHED EL=5283.22 (NAVD 1988)		MICRO-FILM INFORMATION	DATE
		GROUND TO GRID FACTOR=0.999661880		RECORDED BY	DATE
		DELTA ALPHA ANGLE=0°11'00.11"		NO.	



NO.	DATE	REVISIONS	BY
		DESIGN	
	May 1, 2019	SAE	
	May 1, 2019	LRT	
	May 1, 2019	38 UTIL.dwg	
	May 1, 2019	R303899.04	
	May 1, 2019	SAE	

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 User: scott\scott 6/11/2019 8:11:34 AM



WATER LINE DATA

PIPE	PIPE DIA	BEARING	LENGTH
W1	8"	S79° 30' 42"E	24.03'
W2	8"	S71° 26' 21"E	8.40'
W3	8"	S71° 10' 41"E	14.29'
W4	8"	S71° 16' 29"E	225.43'
W5	8"	S79° 40' 45"E	24.17'
W6	8"	S79° 40' 45"E	62.49'
W7	8"	S79° 40' 45"E	23.34'
W8	8"	S79° 40' 45"E	19.98'
W9	8"	S79° 40' 45"E	37.26'
W11	8"	S79° 40' 45"E	69.21'
W12	8"	S71° 16' 29"E	66.96'

SEWER LINE DATA

PIPE	PIPE DIA	BEARING	LENGTH	SLOPE
S1	8"	S81° 47' 00"E	41.67'	0.71%
S2	8"	S71° 16' 29"E	256.31'	0.51%
S3	8"	S79° 41' 33"E	183.39'	0.64%
S4	8"	S79° 44' 02"E	59.39'	0.55%
S5	8"	S71° 16' 29"E	383.49'	0.42%

CONSTRUCTION NOTES

WATER

- INSTALL 1/2" WATER METER SERVICE LINE, IN ACCORDANCE WITH WUA STD. DWG. 2362.
- INSTALL 1" WATER METER, FOR LANDSCAPE. SEE WUA STD. DWG. 2362.
- INSTALL 2" WATER METER SERVICE LINE, IN ACCORDANCE WITH WUA STD. DWG. 2363 FOR DOMESTIC USE LINE.
- INSTALL 2" WATER METER FOR BUILDING SERVICE.
- INSTALL 3" WATER METER SERVICE LINE ACCORDANCE WITH WUA STD. DWG. 2364.

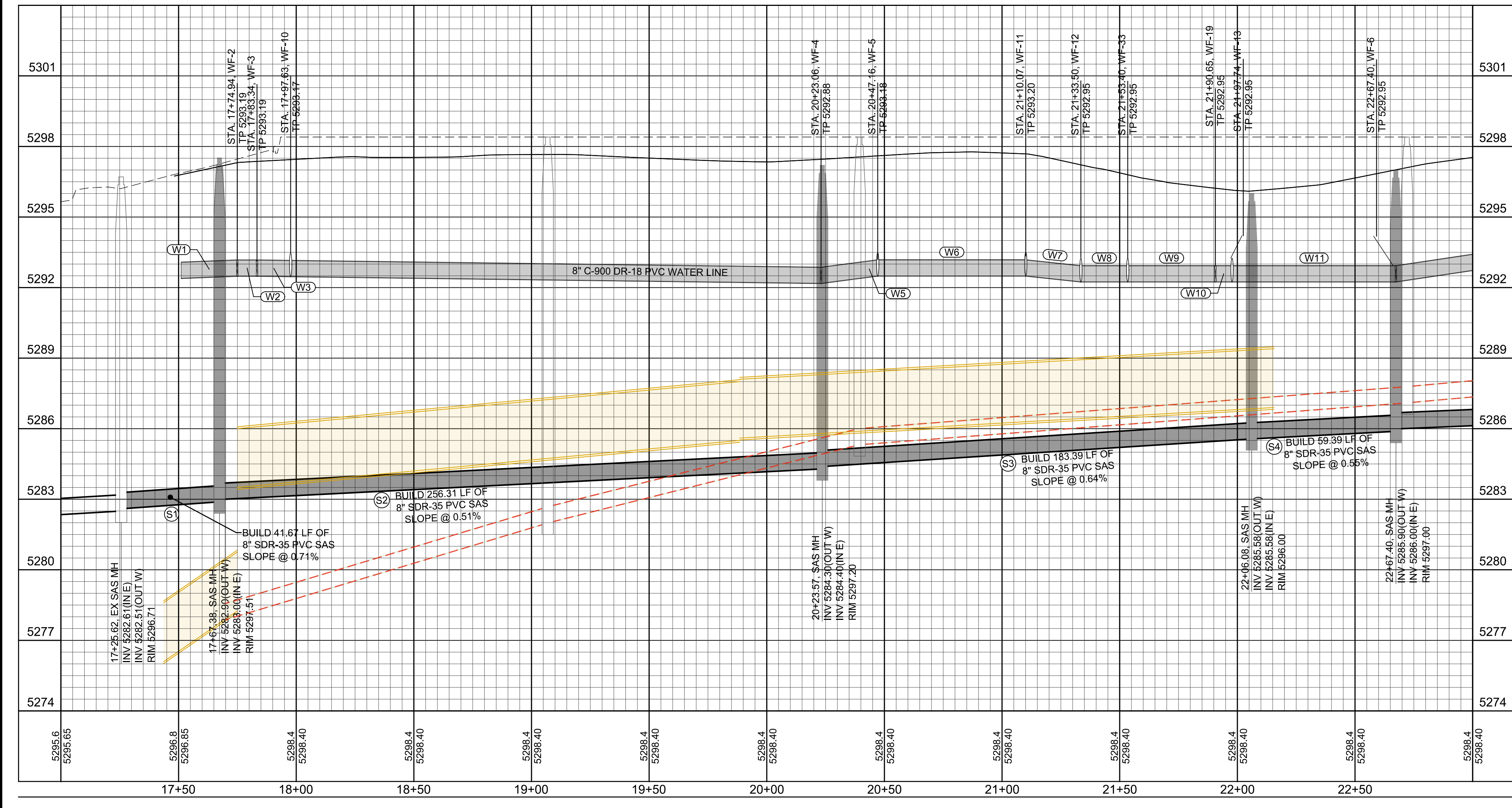
SANITARY SEWER

- CONNECT NEW 8" SAS LINE TO EXISTING SAS MANHOLE.
- INSTALL 6" SERVICE CONNECTION INTO NEW 8" SAS LINE WITH 8"x8"x6" TEE.
- INSTALL 6" PVC SDR 35 SANITARY SEWER LINE. SLOPE YARD LINE AT A MINIMUM OF 1/4" PER FOOT - RE: MECH. PLANS FOR CONTINUATION.
- CONNECT TO EXISTING SAS LINE.
- GREASE TRAP RE: MECHANICAL PLANS.
- INSTALL 6" WYE EXTEND 6" PVC TO GREASE TRAP INSTALL BENDS AS REQUIRED.

LEGEND

- NEW CITY EASEMENT
- NEW ABCUWA EASEMENT
- EX. CURB & GUTTER
- NEW CURB & GUTTER
- W --- EX. WATER LINE & WATER BOX
- SAS --- EX. SEWER LINE & MANHOLE
- SAS --- REMOVE EX. SEWER LINE & MH
- SD --- EX. STORM DRAIN & MANHOLE
- SD --- REMOVE EX. STORM LINE
- REUSE --- EX. REUSE LINE
- GAS --- EX. GAS LINE
- UGE --- EX. ELECTRICAL LINE
- W --- NEW WATER LINE & WATER BOX
- SAS --- NEW SEWER LINE & MANHOLE
- SD --- NEW STORM DRAIN & MANHOLE
- REUSE --- NEW REUSE LINE
- FH --- NEW FIRE HYDRANT
- SIGN --- NEW SIGN
- SD --- NEW STORM DRAIN INLET

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
CONTRACTOR	DATE	FOUND MONUMENT "20' HIG"	STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)	DATE	BY
			NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE N.A.D. 1983)		
			N=1,483,154.978		
			E=1,545,048.210		
			PUBLISHED EL=5283.22 (NAVD 1988)		
			GROUND TO GRID FACTOR=0.99866180		
			DELTA ALPHA ANGLE=0°11'00.11"		



WATER LINE DATA

PIPE	PIPE DIA	BEARING	LENGTH	SLOPE
W1	8"	S79° 30' 42"E	24.03'	
W2	8"	S71° 26' 21"E	8.40'	
W3	8"	S71° 10' 41"E	14.29'	
W4	8"	S71° 16' 29"E	225.43'	
W5	8"	S79° 40' 45"E	24.17'	
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SEWER LINE DATA

PIPE	PIPE DIA	BEARING	LENGTH	SLOPE
S1	8"	S81° 47' 00"E	41.67'	0.71%
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S3	8"	S79° 41' 33"E	183.39'	0.64%
S4	8"	S79° 44' 02"E	59.39'	0.55%
S5	8"	S71° 16' 29"E	383.49'	0.42%

ENGINEER'S SEAL

SCOTT A. FIDIG, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF NEW MEXICO
 12856

DESIGNED BY: SAE
 DRAWN BY: LRT
 DWG NAME: 47-48_UTL_PP.PDF
 CHECKED BY: SAE

REVISIONS

NO.	DATE	REMARKS	BY
1	SEPT. 6, 2017	DESIGN	SAE
2	SEPT. 6, 2017	DESIGN	LRT

mm811
 Know what's below.
 Call before you dig.
 TWO WORKING DAYS BEFORE YOU DIG CALL 811 OR 260-1990

HUITT-ZOLLARS
 Huitt-Zollars, Inc. Albuquerque
 6501 Americas Pkwy NE, Suite 550 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

CITY OF ALBUQUERQUE
 UNSER BOULEVARD RECONSTRUCTION
 4383.91

TITLE: ROAD B UTILITY PLAN & PROFILE STA. 17+00.00 TO STA. 23+00.00

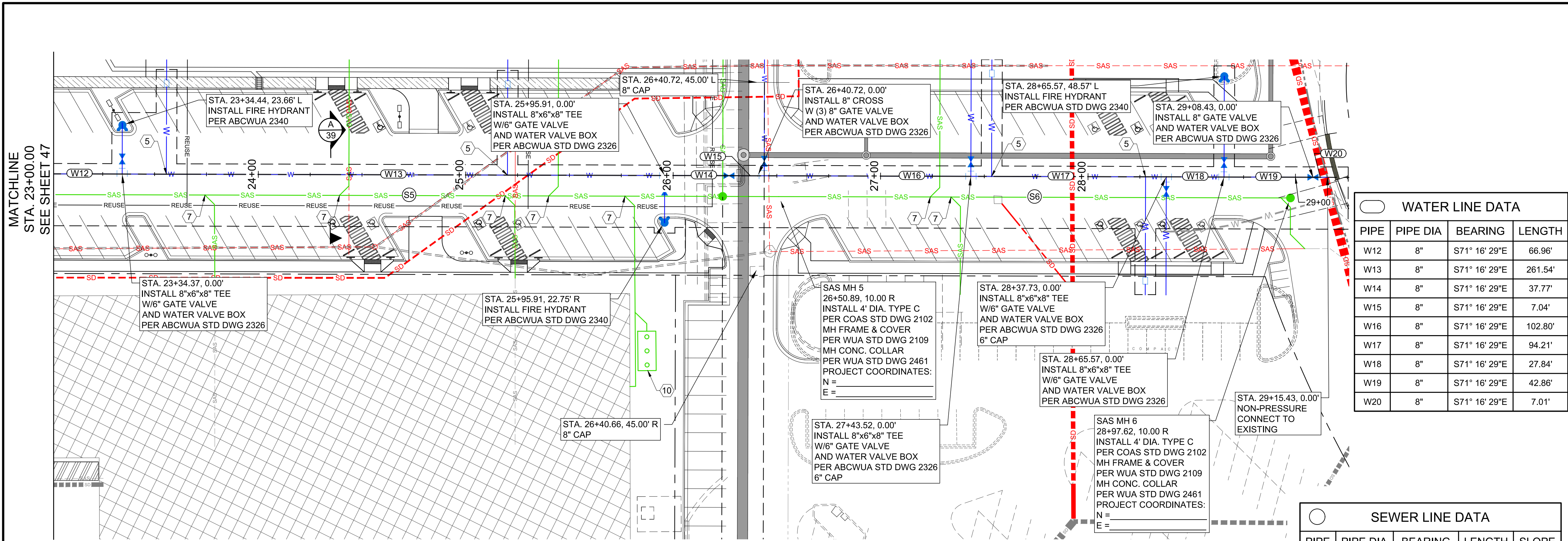
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 4553.90 Zone Map No. J-19-Z Sheet 17 OF 20

SCALES: HORZ. 1" = 30'
 VERT. 1" = 3'

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 User: Scott\5202019144857 PM, 4/8/19



ROAD B

WATER LINE DATA

PIPE	PIPE DIA	BEARING	LENGTH
W12	8"	S71° 16' 29"E	66.96'
W13	8"	S71° 16' 29"E	261.54'
W14	8"	S71° 16' 29"E	37.77'
W15	8"	S71° 16' 29"E	7.04'
W16	8"	S71° 16' 29"E	102.80'
W17	8"	S71° 16' 29"E	94.21'
W18	8"	S71° 16' 29"E	27.84'
W19	8"	S71° 16' 29"E	42.86'
W20	8"	S71° 16' 29"E	7.01'

SEWER LINE DATA

PIPE	PIPE DIA	BEARING	LENGTH	SLOPE
S5	8"	S71° 16' 29"E	383.49'	0.42%
S6	8"	S71° 16' 29"E	246.72'	0.92%

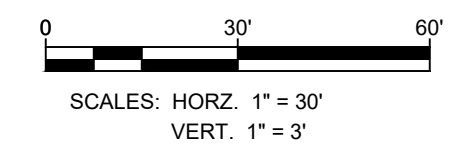
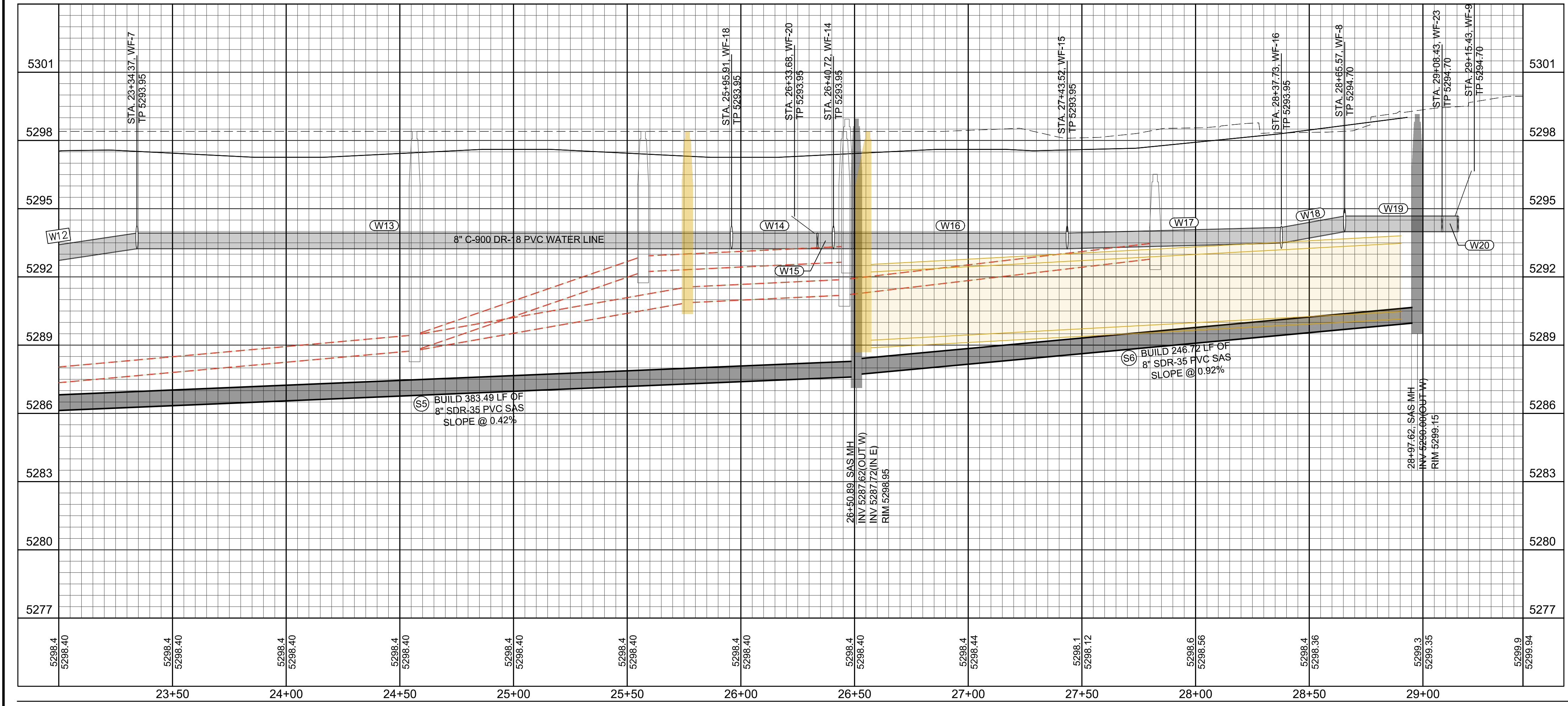
CONSTRUCTION NOTES

- WATER**
- INSTALL 1/2" WATER METER SERVICE LINE, IN ACCORDANCE WITH WUA STD. DWG. 2362.
 - INSTALL 1" WATER METER, FOR LANDSCAPE. SEE WUA STD. DWG. 2362.
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LEGEND

- NEW CITY EASEMENT
- NEW ABCWUA EASEMENT
- EX. CURB & GUTTER
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- W --- EX. WATER LINE & WATER BOX
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- SD --- NEW STORM DRAIN & MANHOLE
- REUSE --- NEW REUSE LINE
- Fire Hydrant --- NEW FIRE HYDRANT
- Sign --- NEW SIGN
- Inlet --- NEW STORM DRAIN INLET



AS BUILT INFORMATION

CONTRACTOR	WORK	DATE
STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)	STAINED BY	
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)	INSPECTED BY	
N=1,493,154.978	FIELD CHANGE BY	
E=1,545,048.210	VERIFICATION BY	
PUBLISHED EL=5283.22 (NAVD 1988)	CORRECTED BY	
GROUND TO GRID FACTOR=0.998661880	RECORDED BY	
DELTA ALPHA ANGLE=0°11'00.11"	NO.	

BENCH MARKS

FOUND MONUMENT "20" H18"	DATE

SURVEY INFORMATION

FIELD NOTES	DATE

ENGINEER'S SEAL

DESIGNED BY: SAE
DRAWN BY: LRT
CHECKED BY: SAE

REVISIONS

NO.	DATE	REMARKS

DESIGNED BY: SAE
DATE: May 1, 2019
DRAWN BY: LRT
DATE: May 1, 2019
DWG NAME: 47-48_UTL_PP.dwg
PROJ #: R303899.04
CHECKED BY: SAE
DATE: May 1, 2019

HUITT-ZOLLARS
 Huitt-Zollars, Inc. Albuquerque
 6501 Americas Pkwy NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

WINROCK PARTNERS, LLC.
 WINROCK TOWN CENTER
 PHASE B ROAD B EXTENSION

TITLE:
 ROAD B
 UTILITY PLAN & PROFILE
 STA. 17+00.00 TO STA. 23+00.00

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 4553.90 Zone Map No. J-19-Z Sheet 18 OF 20

SITE DATA

GROSS LOT AREA (4.03 ACRES) 144,289 SF
 LESS BUILDING(S) N/A SF
 NET LOT AREA 144,289 SF

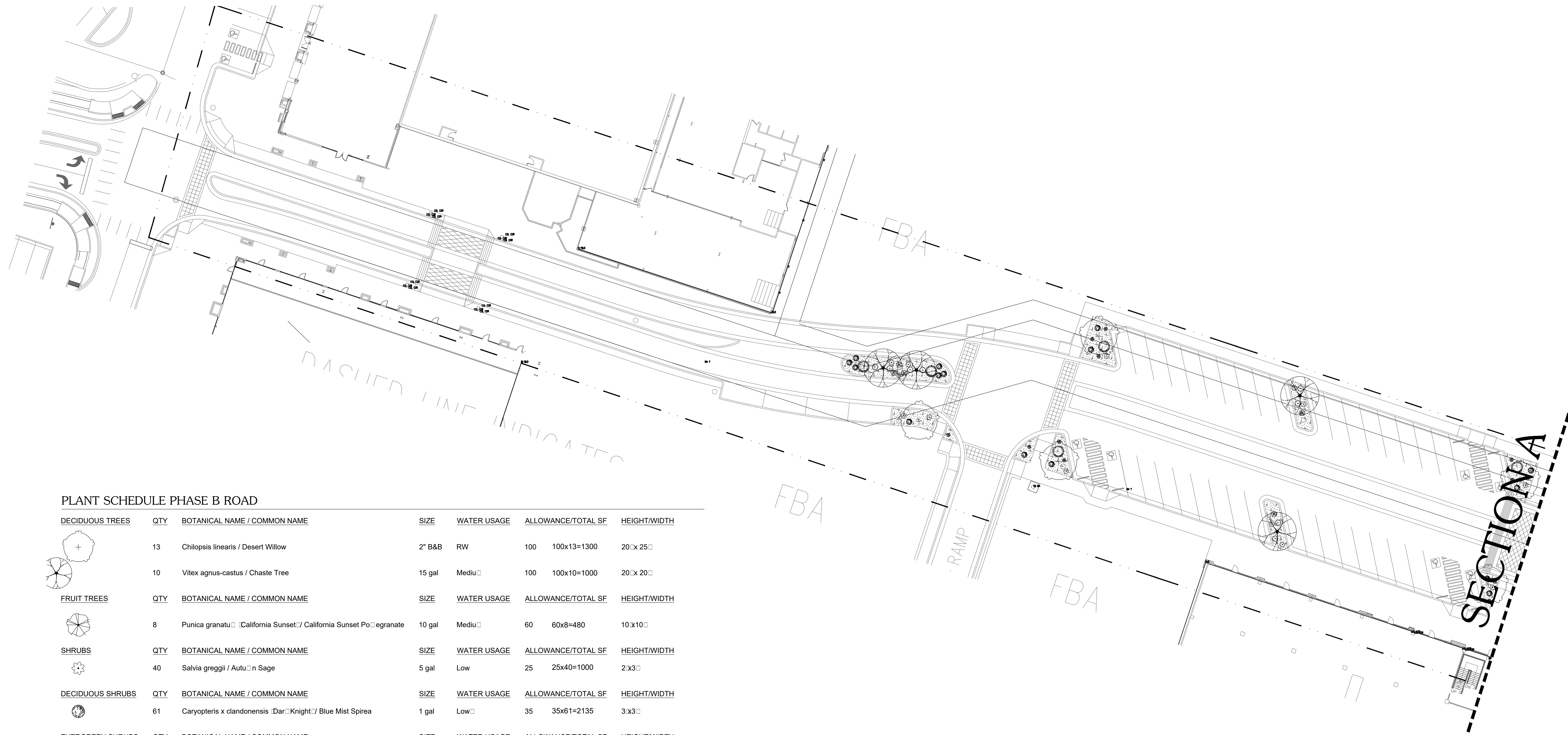
REQUIRED LANDSCAPE 21,643 SF
 15% OF NET LOT AREA 15,385 SF
 PROPOSED LANDSCAPE 15,385 SF
 PROPOSED OFFSITE LANDSCAPE 0 SF
 TOTAL PROPOSED LANDSCAPE 15,385 SF
 PERCENT OF NET LOT AREA 11%

REQUIRED STREET TREES 0 (DUE TO EASEMENTS)
 PROVIDED/EXISTING AT 25' O.C. SPACING ALONG STREET 0
 REQUIRED PARKING LOT TREES 10
 PROVIDED AT 1 PER 10 SPACES (100 SPACES/10) 19
 TOTAL REQUIRED TREES: 16
 TOTAL PROVIDED TREES: 19

REQUIRED LANDSCAPE COVERAGE
 75% LIVE VEGETATIVE MATERIAL (15,385 SF PROPOSED LANDSCAPE X 75%) 11,538 SF MIN.
 PROVIDED GROUND COVER COVERAGE 8,950 SF
 PERCENT GROUND COVER COVERAGE OF REQUIRED LANDSCAPE AREAS 61% (DUE TO EASEMENTS)

IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES:
 ESTABLISHMENT AND SUMMER:
 1 HOUR/4 DAYS A WEEK
 SPRING:
 1 HOUR/2-3 DAYS A WEEK
 FALL:
 1 HOUR/2-3 DAYS A WEEK
 WINTER:
 1 HOUR/2 DAYS PER MONTH



PLANT SCHEDULE PHASE B ROAD

DECIDUOUS TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER USAGE	ALLOWANCE/TOTAL SF	HEIGHT/WIDTH
	13	Chilopsis linearis / Desert Willow	2" B&B	RW	100 100x13=1300	20'x 25'
	10	Vitex agnus-castus / Chaste Tree	15 gal	Mediu	100 100x10=1000	20'x 20'
FRUIT TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER USAGE	ALLOWANCE/TOTAL SF	HEIGHT/WIDTH
	8	Punica granatum / California Sunset / California Sunset Pomegranate	10 gal	Mediu	60 60x8=480	10'x10'
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER USAGE	ALLOWANCE/TOTAL SF	HEIGHT/WIDTH
	40	Salvia greggii / Autumn Sage	5 gal	Low	25 25x40=1000	2'x3'
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER USAGE	ALLOWANCE/TOTAL SF	HEIGHT/WIDTH
	61	Caryopteris x clandonensis / Dark Knight / Blue Mist Spirea	1 gal	Low	35 35x61=2135	3'x3'
EVERGREEN SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER USAGE	ALLOWANCE/TOTAL SF	HEIGHT/WIDTH
	16	Erica carolinifolia-dwarf / Turpentine Bush	1 gal	Low	40 40x16=640	3'x3'
	23	Pinus mugo / Mugo Pine	5 gal		50 50x23=1150	4'x5'
GRASSES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER USAGE	ALLOWANCE/TOTAL SF	HEIGHT/WIDTH
	58	Calamagrostis x acutiflora / Karl Foerster / Feather Reed Grass	1 gal	Mediu	15 15x58=870	2'x3'
	15	Muhlenbergia capillaris / Regal Mist / Muhly	5 gal	Mediu	25 25x15=375	3'x3'

REFERENCE NOTES SCHEDULE PHASE B ROAD

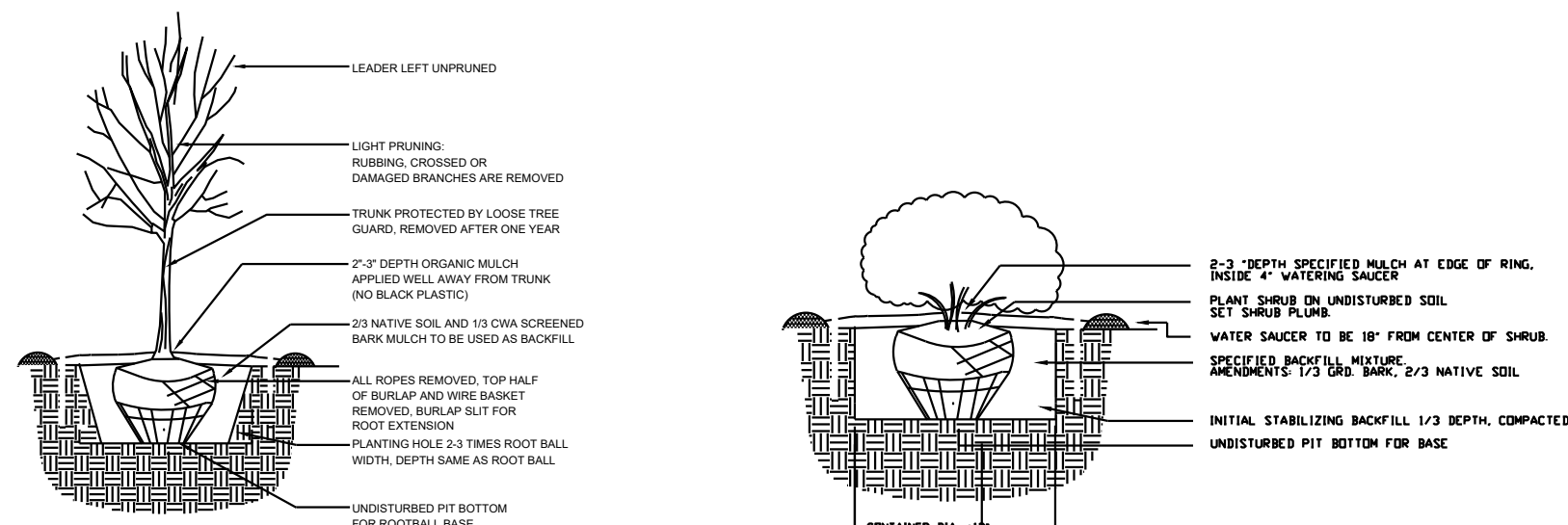
SYMBOL	DESCRIPTION	QTY	DETAIL
	3/8"-1/2" Aquaretto Brown Gravel 3" Depth over filter fabric	14,738 sf	

LEGAL DESCRIPTION:
 TRACT A-1-A-1-A-1-A WINROCK CENTER ADDN REPLAT OF PARCEL A-1-A-1-A-1-A-1-A. IDO-ZONE MX-H

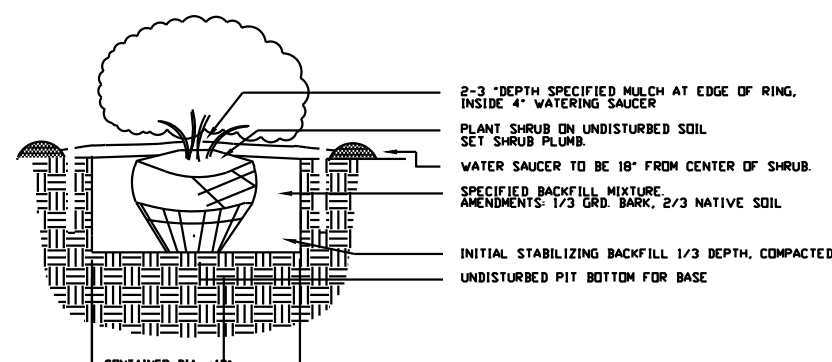
- GENERAL NOTES:**
1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
 2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
 3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS.
 4. PLANT MATERIALS AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ACCEPTABLE IN 'CLEAR SIGHT' AREAS.
 5. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL IDO LANDSCAPING REGULATIONS (SECTION 14-16-5-6) INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVER, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS, AND A MINIMUM OF 25% REQUIRED VEGETATIVE COVERAGE OF GROUND LEVEL PLANTS.

- IRRIGATION NOTES:**
1. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
 2. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 3. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE. SEE I103 FOR DETAIL.
 4. USE 50 LF NETA-FIM SPIRAL PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUND COVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUND COVERS.
 5. INSTALL THRUST BLOCKS WHEREVER THE MAINLINE BENDS IN NINETY DEGREE ANGLE.
 6. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
 7. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
 8. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASEMENTS.
 9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.

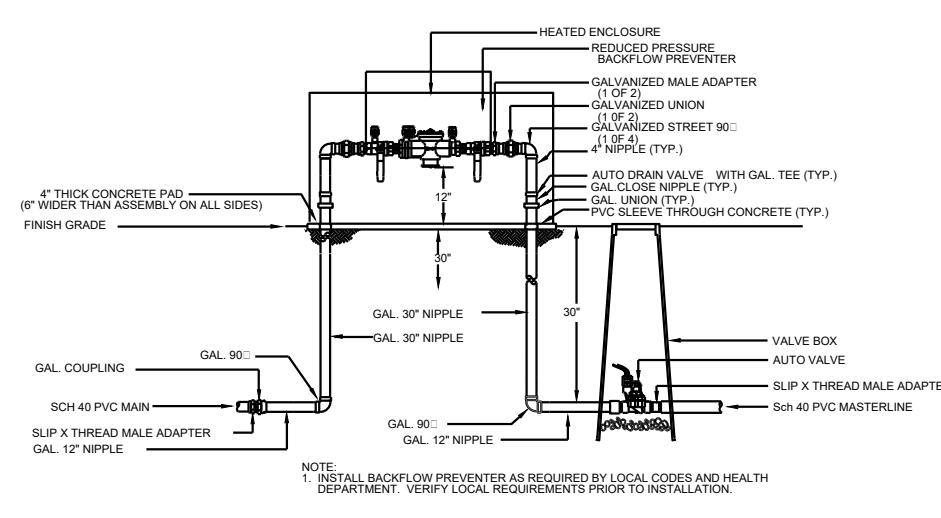
- PLANTINGS NOTES:**
1. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, IDO, AND WATER WASTE ORDINANCE..
 2. THERE IS NO NEW TURF USED IN THE DESIGN OF THE LANDSCAPE.
 3. THE R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE PLAN SHALL FOLLOW THE COA DESIGN GUIDELINES FOR STREET TREES UNLESS OBSTRUCTED BY UTILITY EASEMENTS.
 4. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC.
 5. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.



TREE PLANTING DETAIL



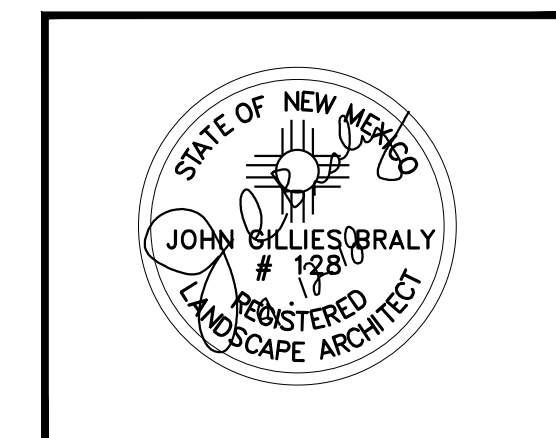
SHRUB PLANTING DETAIL



RP BACKFLOW/MASTER VALVE DETAIL

REV	DATE	BY	REVISION
1	10.11.18	VB	

MODULUS ARCHITECTS
 100 SUN AVENUE NE, SUITE 305
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498



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 LANDSCAPE CONTRACTORS
 www.headsuplandscape.co

PROJECT TITLE: PHASE B ROADWAY WINROCK
 2100 Louisiana Blvd NE
 ALBUQUERQUE, NM 87110

DRAWN BY: VB
 PROJECT MANAGER: DE VIN NGUYEN
 JOB NO.: Phase B Roadway
 SHEET TITLE: LANDSCAPE PLAN

DATE: 09.10.2018
 SCALE: AS NOTED
 SHEET: LP-01
 1 of 2