

August 15,2022

Ms. Jolene Wolfley
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Mesa del Sol Montage Unit 4

Dear Ms.Wolfley

We are requesting a Sketch Plat Meeting for the Montage Unit 4 Preliminary Plat. Montage Unit 4 is located in Mesa del Sol Planned Community. The original Preliminary Plat for this Montage Unit 4 was approved on Nov 5, 2020 and has since expired. We are re-submitting for Preliminary Plat Approval. Currently, Montage Unit 4 is divided into 2 phases: Phase 4A and Phase 4B. Both phases have approved construction plans and are currently under construction. A Final Plat has been recorded for Phase 4A.

Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

- Application for Development Review
- Form S2
- Scale drawing of proposed subdivision Preliminary Plat approved Nov 5, 2020
- Overall Utility Plan for Phases 4A and 4B
- Overall Paving Plan for Phases 4A and 4B
- Zone Atlas Map(s)

Zoning is PC. At preliminary plat submittal, we will also be requesting a deferral of sidewalk and the deferral of the gravel strip outside the curb within the private alleys.

We request that this item be scheduled for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Kelly Klein, P.E
Project Manager
Community Development and Planning

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Ms. Jolene Wolfley
City of Albuquerque
August 15, 2022
Page 2

KMK/kmk
Enclosures

cc: Manny Barrera, Ravens Wing Consulting, LLC
Mike Fietz, Westway Homes
Michael Balaskovits, BHI



Effective 3/01/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.		
SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Sketch Plat		

APPLICATION INFORMATION		
Applicant/Owner: Corazon del Mesa 4, LLC		Phone: 505-212-7000
Address: 9600 Tennyson St NE		Email: mikef@thewestway.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Bohannan Huston (Kelly Klein)		Phone: 505-798-7844
Address: Courtyard II, 7500 Jefferson St. NE		Email: kklein@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: A-6-C-1	Block:	Unit:
Subdivision/Addition: Mesa del Sol Innovation Park	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): R-15-Z, R-16-Z, S-16-Z	Existing Zoning: PC	Proposed Zoning PC
# of Existing Lots: 127	# of Proposed Lots: 189	Total Area of Site (Acres): 33.08
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: University Blvd	Between: Stryker Road	and: Stieglitz Avenue
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2020-003442		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 08-15-2022
Printed Name: Kelly Klein	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Proposed Final Plat
- ___ Design elevations & cross sections of perimeter walls
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ___ Sidewalk Exhibit and/or cross sections of proposed streets
- ___ Proposed Infrastructure List, if applicable
- ___ Required notice with content per IDO Section 14-16-6-4(K)
 - ___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

PRELIMINARY PLAT OF MESA DEL SOL MONTAGE UNIT 4 PHASE 4A AND 4B

A REPLAT OF TRACT A-6-C-1 BULK LAND PLAT
AND TRACT C MESA DEL SOL MONTAGE UNIT 3B
SECTIONS 22 & 27, TOWNSHIP 9 NORTH, RANGE 3
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2020

LEGAL DESCRIPTION

CERTAIN TRACTS OF LAND LOCATED WITHIN SECTIONS 22 AND 27, TOWNSHIP 9 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT A-6-C-1 BULK LAND PLAT FILED: DECEMBER 31, 2019 IN BOOK 2019C, PAGE 0146 AS DOCUMENT #2019111900 AND TRACT C MESA DEL SOL MONTAGE UNIT 3B FILED: SEPT. 27, 2019, IN BOOK 2019C, PAGE 0089, AS DOCUMENT #2019082707.

GENERAL NOTES

- EXISTING ZONING: PC
PROPOSED DEVELOPMENT: RESIDENTIAL
- GROSS ACREAGE: 34.04 ACRES
PHASE 4A: 22.40 ACRES
PHASE 4B: 11.64 ACRES
TOTAL NUMBER OF LOTS/TRACTS: 189 LOTS; INCLUDING 5 ALLEY TRACTS
PHASE 4A: 127 LOTS
PHASE 4B: 62 LOTS
PROPOSED GROSS DENSITY: 5.55 DU/Ac
- MINIMUM LOT DIMENSIONS: 40' X 100'
- ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
- ALLEYS ARE TO BE PRIVATE AND OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- 1.64 MILES OF FULL WIDTH STREETS CREATED
PHASE 4A: 1.30 MILES
PHASE 4B: .34 MILES
- LOT SETBACKS SHALL CONFORM TO LEVEL A AND LEVEL B MASTER PLANS.
- ALL OF THE PROPERTY SHOWN ON THIS PLAT MAY BE SUBJECT TO A GRANT OF TELECOMMUNICATIONS EASEMENT AND REAL COVENANT FILED IN THE BERNALILLO COUNTY, NEW MEXICO REAL ESTATE RECORDS.
- ZONE ATLAS NO. R-15, R-16 & S-16
- TRACTS A, B, C, D, E AND F ARE PRIVATE COMMON AREA TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

ADDITIONAL NOTES

- ALL ALLEYS ARE PRIVATE AND WILL HAVE A BLANKET PUE, PRIVATE ACCESS, AND PRIVATE DRAINAGE EASEMENTS
- COVENANTS WILL PROHIBIT PARKING IN ALL ALLEYS

SURVEY NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 15517".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN NAD83 CENTRAL ZONE.
- BASE OF BEARINGS WILL BE NEW MEXICO STATE PLANE COORDINATE SYSTEM NAD83 CENTRAL ZONE.
- DISTANCES ARE GROUND DISTANCES U.S. SURVEY FOOT.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED

Joseph J. Rumbold P.E. 9/24/2020
CITY SURVEYOR DATE

Mike Fiest 10/19/2020
Mike Fiest, Authorized Signatory, DATE
Corazon del Mesa 4, LLC
A Limited Liability Company

Bohannon & Huston
www.bhinc.com 800.877.5332



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

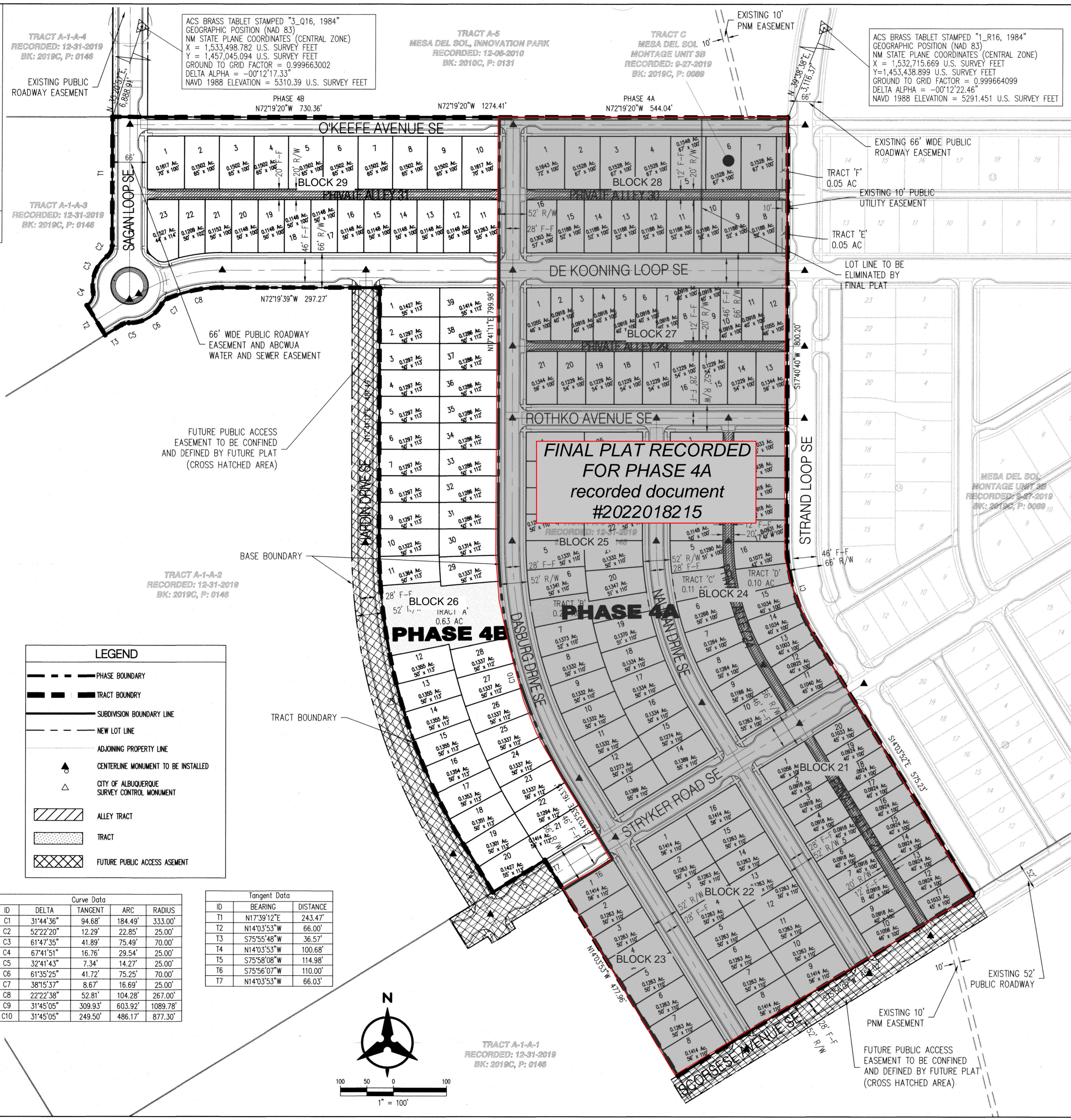
DRAINAGE FACILITIES MAINTENANCE NOTES:
Areas designated on the accompanying plat as "drainage easements" ["detention areas"] are hereby dedicated by the owner as a perpetual easement for the common use and benefit of the various lots within the subdivisions for the purpose of permitting the conveyance of storm water runoff and the constructing and maintaining of drainage facilities [storm water detention facilities] in accordance with standards prescribed by the City of Albuquerque. No fence, wall, planting, building or other obstruction may be placed or maintained in easement area without approval of the City Engineer of the City of Albuquerque. There also shall be no alteration of the grades or contours in said easement area without the approval of the City Engineer. It shall be the duty of the lot owners of this subdivision to maintain said drainage easement [detention area] and facilities at their cost in accordance with standards prescribed by the City of Albuquerque. The City shall have the right to enter periodically to inspect the facilities. In the event said lot owners fail to adequately and properly maintain drainage easement [detention area] and facilities, at any time following fifteen (15) days written notice to said lot owners, the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by applicable lot owners proportionately on the basis of lot ownership. In the event lot owners fail to pay the cost of maintenance within thirty (30) days after demand for payment made by the City, the City may file a lien against all lots in the subdivision for which proportionate payment has not been made. The obligations imposed herein shall be binding upon the owner, his heirs, and assigns and shall run with all lots within this subdivision.

The Grantor agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Grantor's failure to construct, maintain, or modify said drainage facility.

PARKING REQUIREMENTS

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

SOLAR COLLECTION NOTE:
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.



LEGEND

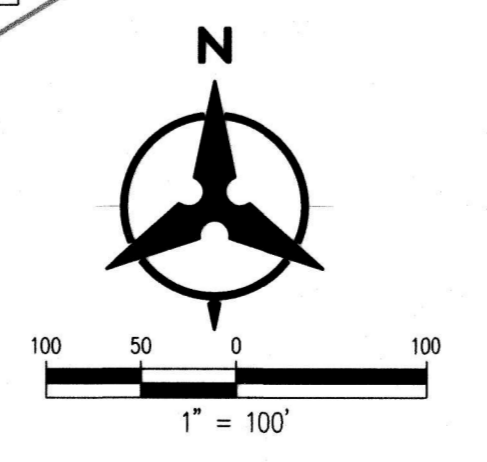
- PHASE BOUNDARY
- TRACT BOUNDARY
- SUBDIVISION BOUNDARY LINE
- ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- ▲ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
- ▨ ALLEY TRACT
- ▩ TRACT
- ▤ FUTURE PUBLIC ACCESS EASEMENT

Curve Data

ID	DELTA	TANGENT	ARC	RADIUS
C1	31°44'36"	94.68'	184.49'	333.00'
C2	52°22'20"	12.29'	22.85'	25.00'
C3	61°47'35"	41.89'	75.49'	70.00'
C4	67°41'51"	16.76'	29.54'	25.00'
C5	32°41'43"	7.34'	14.27'	25.00'
C6	61°35'25"	41.72'	75.25'	70.00'
C7	38°15'37"	8.67'	16.69'	25.00'
C8	22°22'38"	52.81'	104.28'	267.00'
C9	31°45'05"	309.93'	603.92'	1089.78'
C10	31°45'05"	249.50'	486.17'	877.30'

Tangent Data

ID	BEARING	DISTANCE
T1	N17°39'12"E	243.47'
T2	N14°03'53"W	66.00'
T3	S75°55'48"W	36.57'
T4	N14°03'53"W	100.68'
T5	S75°58'08"W	114.98'
T6	S75°56'07"W	110.00'
T7	N14°03'53"W	66.03'



TRACT A-1-A-1
RECORDED: 12-31-2019
BK: 2019C, P: 0146

February 20, 2020

RE: Agent Authorization Letter – Subdivision Submittal Tract A-6-C-1 and Tract C Montage 4

DRB Chair – Jolene Wofley

City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

Dear Ms. Wofley,

Please find this letter as Authorization for the DRB action of the Sketch Plat through Final Plat of a Major Subdivision Submittal for Mesa del Sol Tract A-6-C-1 Montage Unit 4 requesting DRB consideration for creating 196 lots from the existing 33.0880 Acre parcel to be represented by the following firm(s) and individuals:

Ravens Wing Consulting, LLC
Manny Barrera, PE

Bohannon Huston, Inc.
Michael Balaskovits, PE
Yolanda Padilla Moyer, PE
Kelly Klein, PE
Others as designated.
Michael Voss, AICP

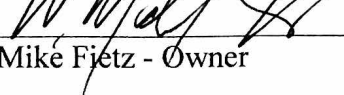
CSI-Cartesian Surveys, Inc.
Will Plotner, Jr, PS
Others as designated

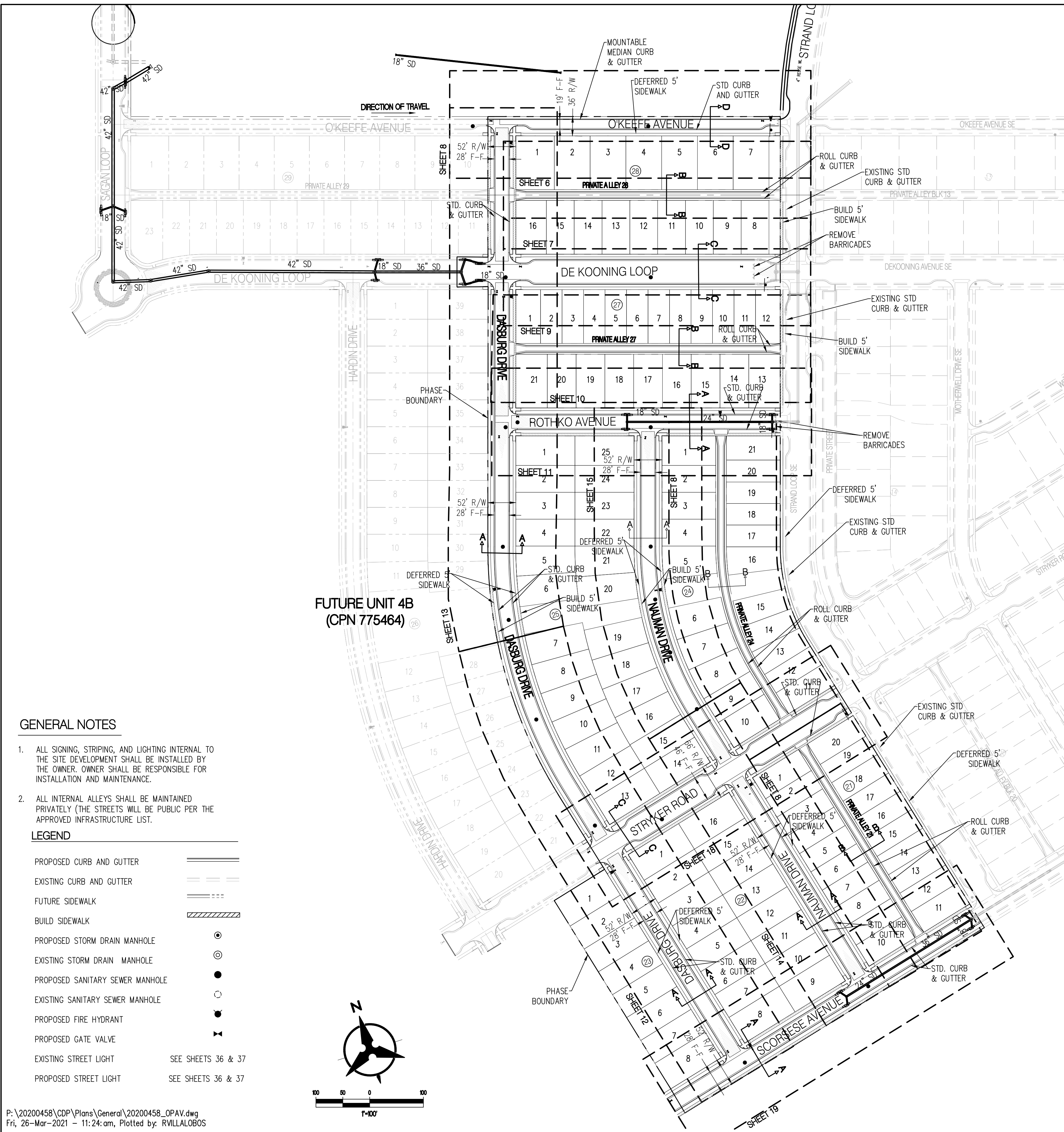
Consensus Planning, Inc
Jim Strozier, FAICP
Chris Green, PLA, ASLA

Feel free to contact me if you have any questions or concerns.

Respectfully,

Corazon del Mesa 4, LLC
9600 Tennyson St NE
Albuquerque, NM 87122

By: 
Mike Fietz - Owner

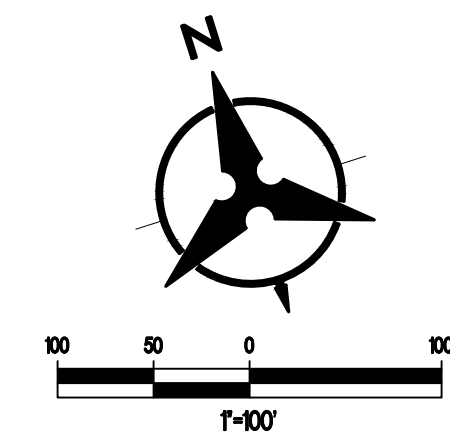


GENERAL NOTES

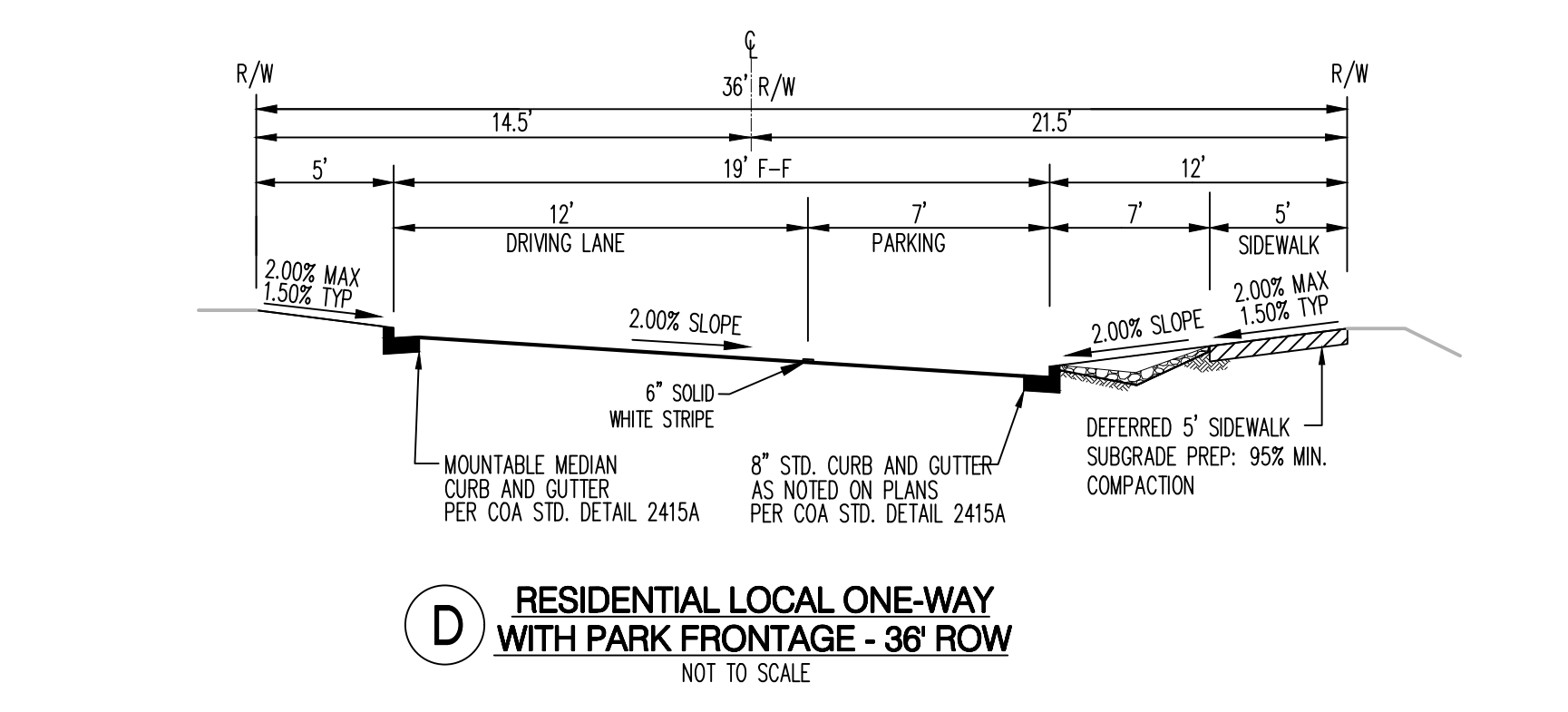
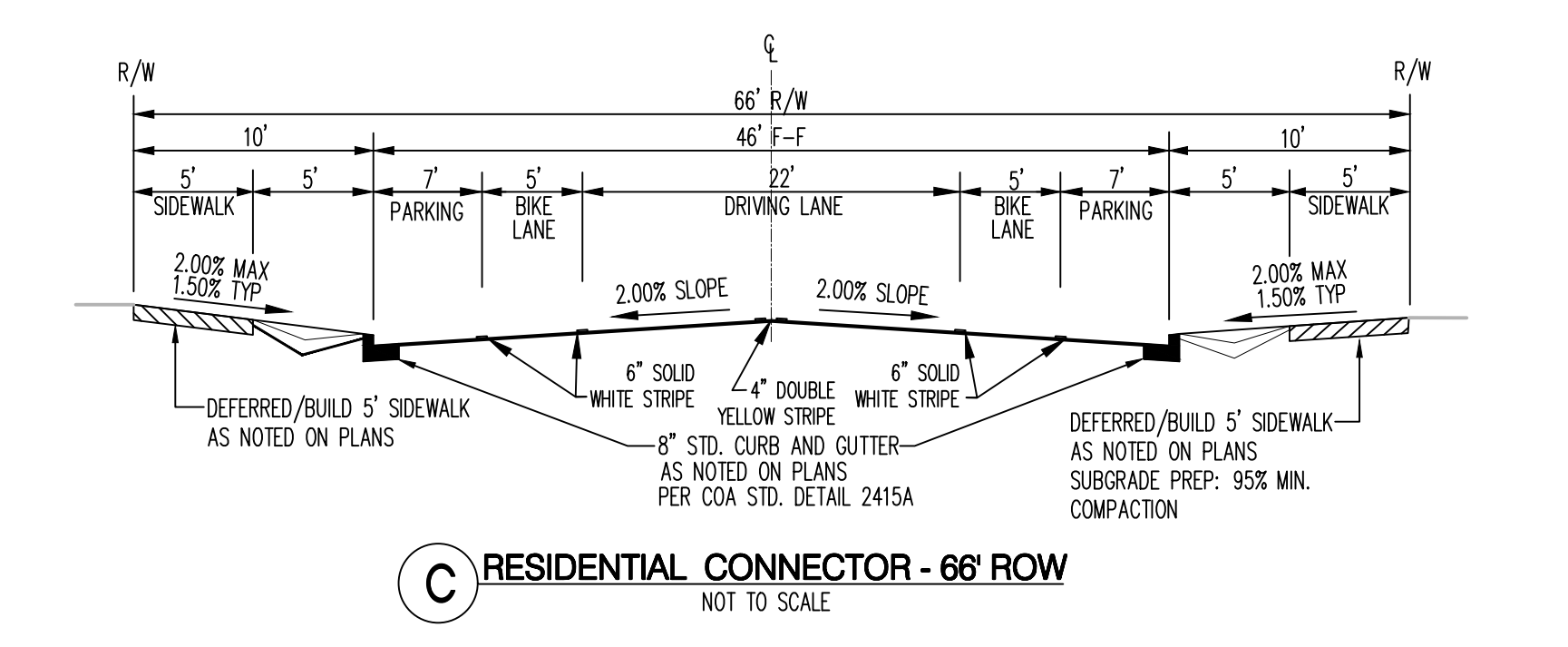
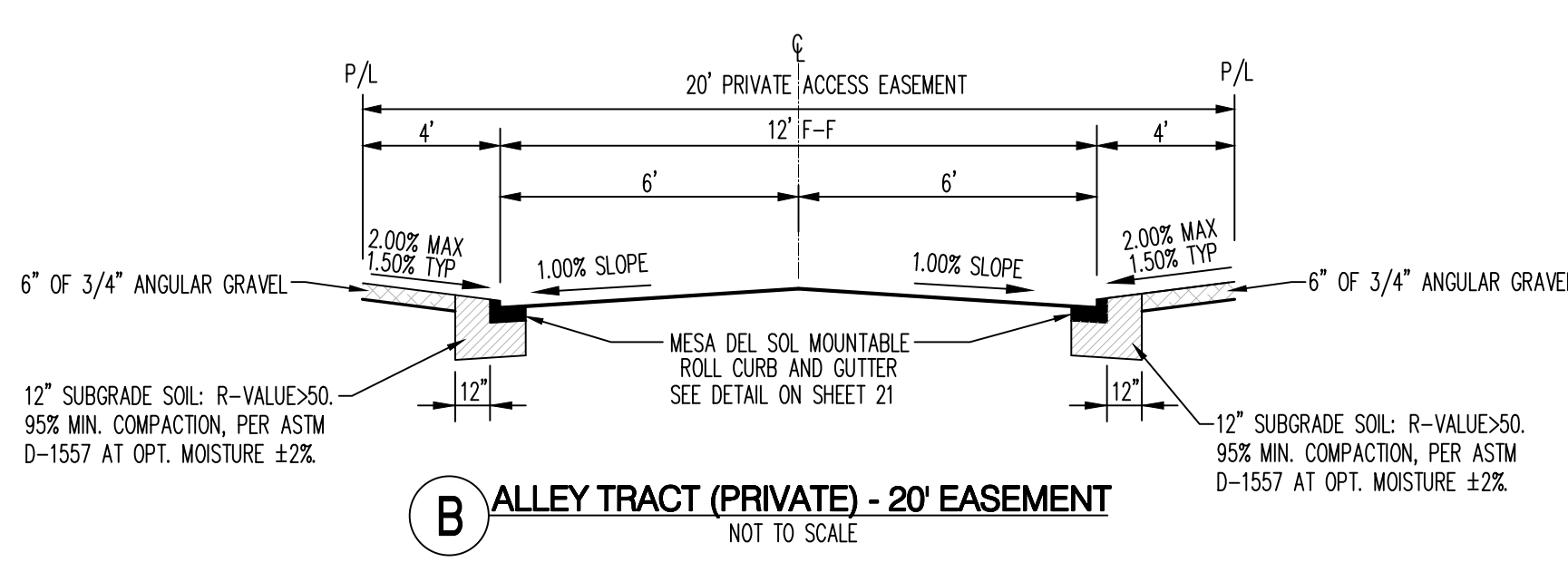
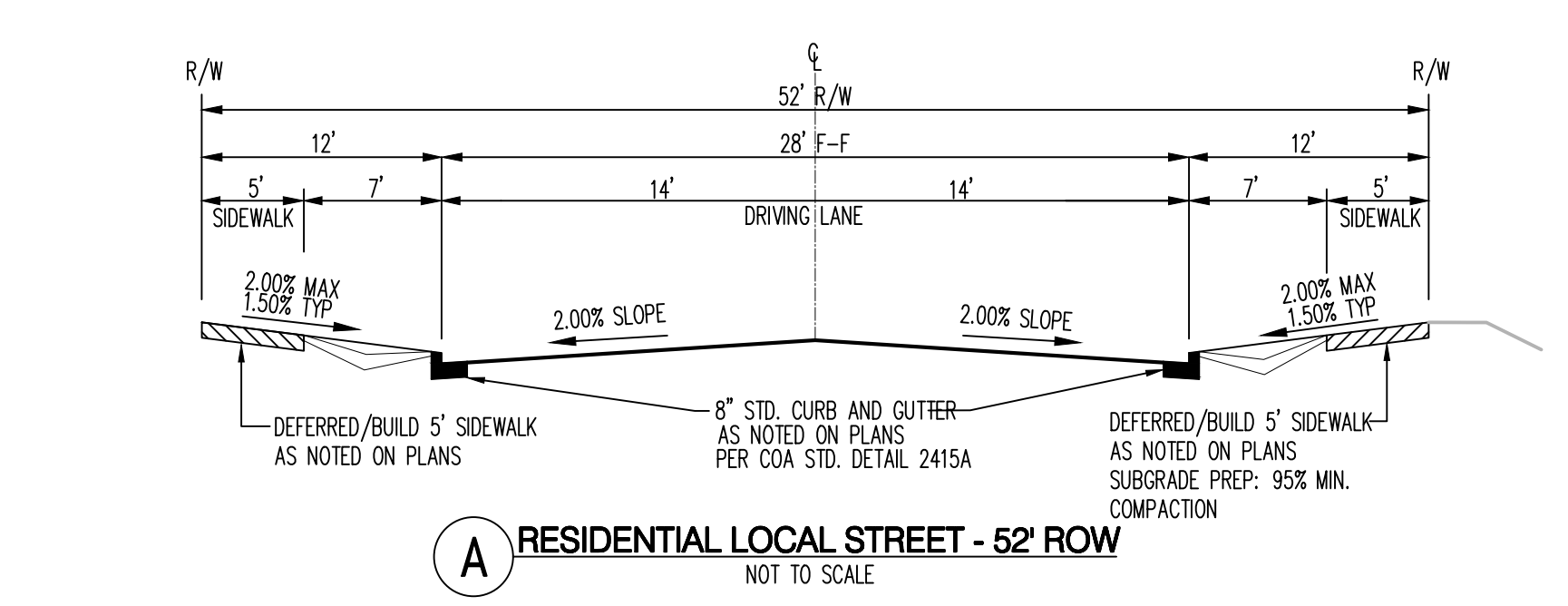
1. ALL SIGNING, STRIPING, AND LIGHTING INTERNAL TO THE SITE DEVELOPMENT SHALL BE INSTALLED BY THE OWNER. OWNER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE.
2. ALL INTERNAL ALLEYS SHALL BE MAINTAINED PRIVATELY (THE STREETS WILL BE PUBLIC PER THE APPROVED INFRASTRUCTURE LIST).

LEGEND

PROPOSED CURB AND GUTTER	
EXISTING CURB AND GUTTER	
FUTURE SIDEWALK	
BUILD SIDEWALK	
PROPOSED STORM DRAIN MANHOLE	
EXISTING STORM DRAIN MANHOLE	
PROPOSED SANITARY SEWER MANHOLE	
EXISTING SANITARY SEWER MANHOLE	
PROPOSED FIRE HYDRANT	
PROPOSED GATE VALVE	
EXISTING STREET LIGHT	SEE SHEETS 36 & 37
PROPOSED STREET LIGHT	SEE SHEETS 36 & 37



P:\20200458\CDP\Plans\General\20200458_OPAV.dwg
 Fri, 26-Mar-2021 - 11:24:am, Plotted by: RVLLALOBOS



NOTE:
LANDSCAPE BUFFER SWALE
PER COA STD DWG 2414

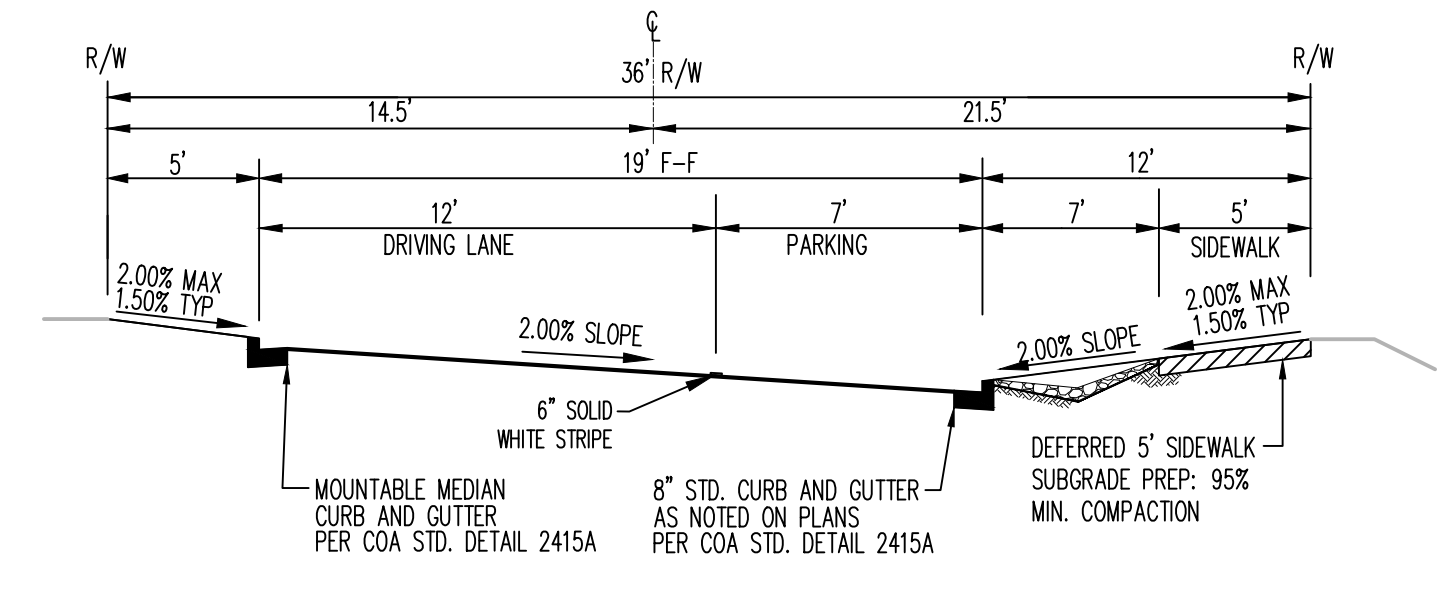
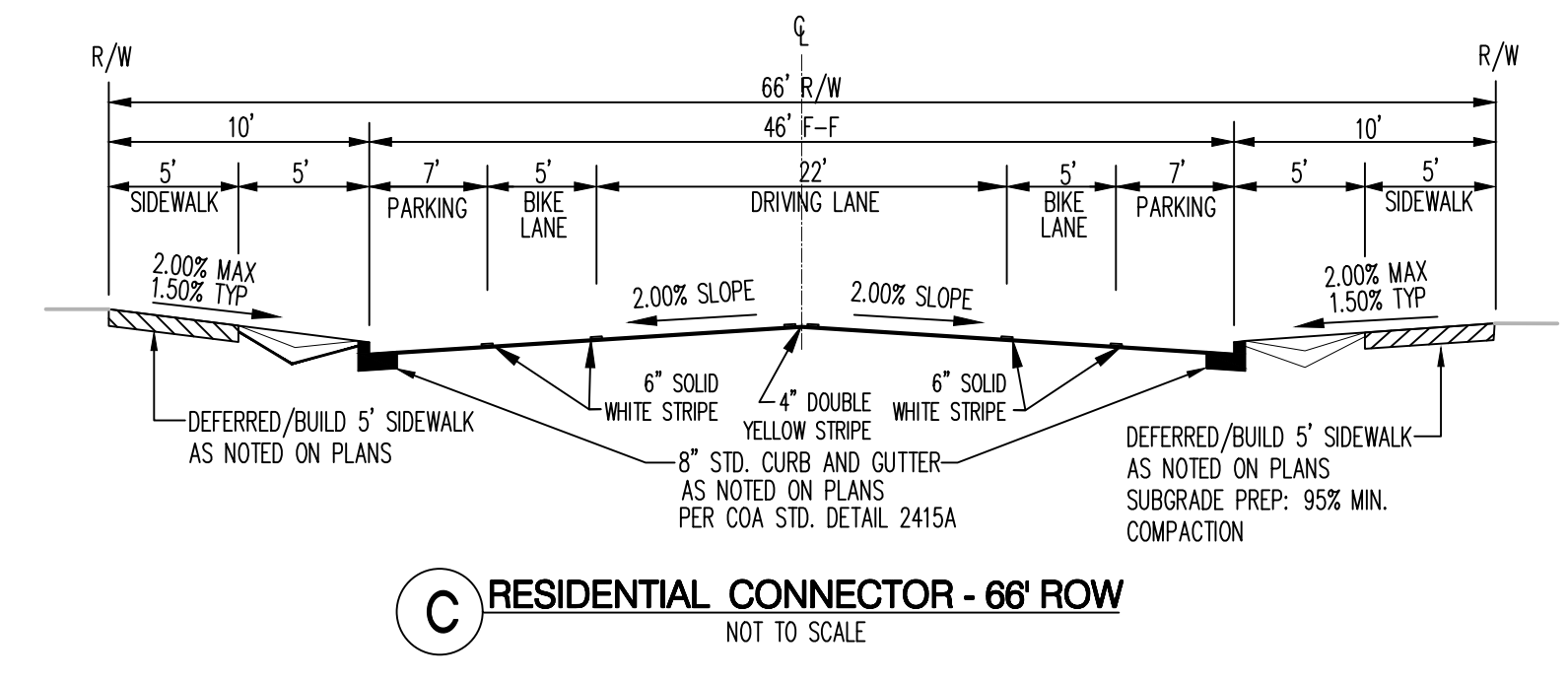
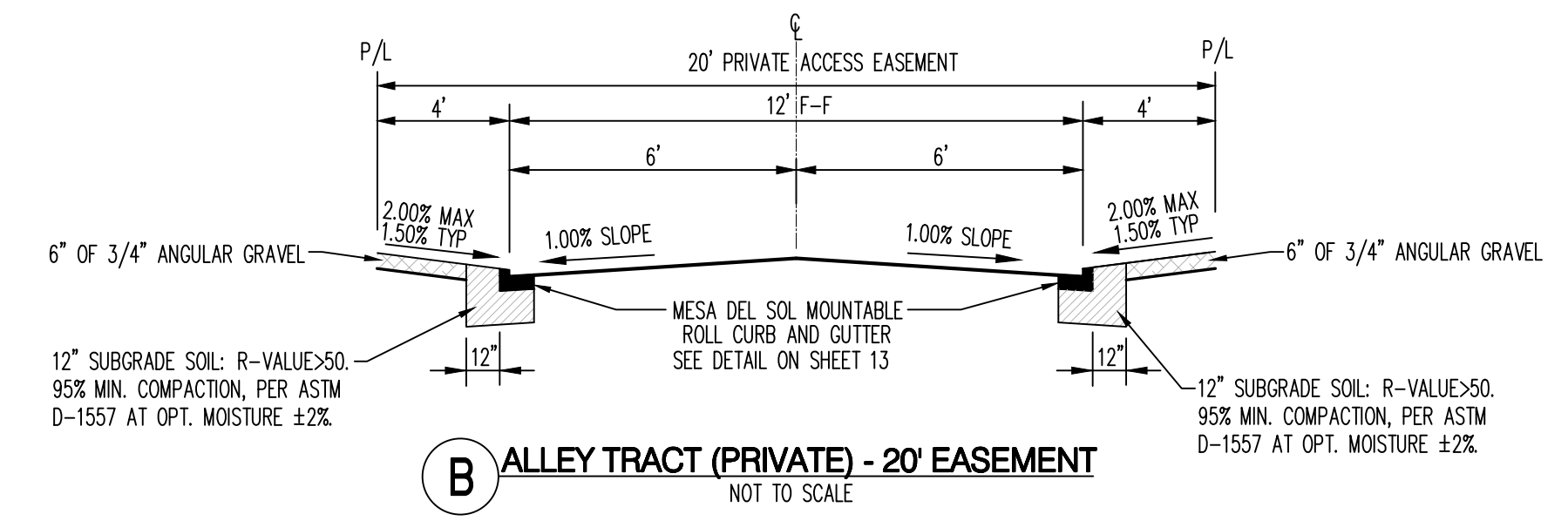
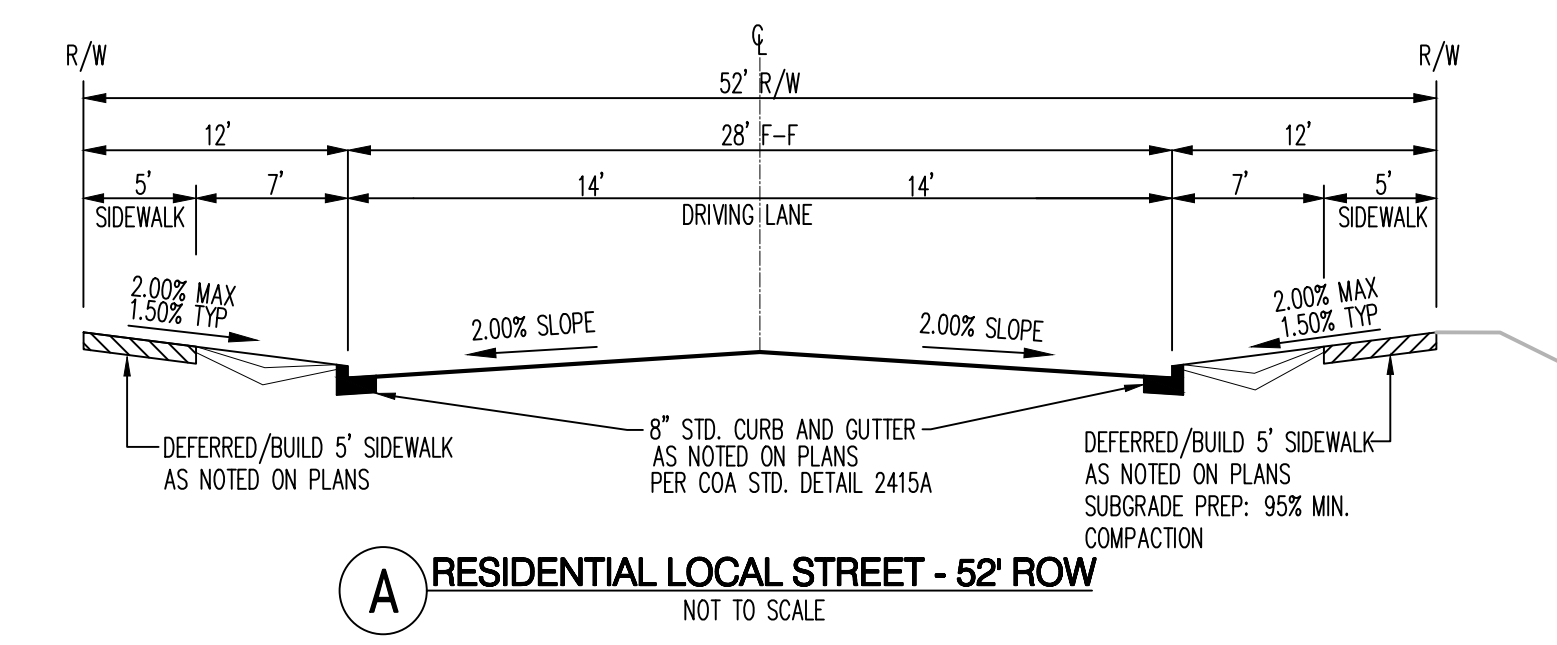
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ALUMINUM DISK: "6-R15 2006"	DATE	NO.	DATE	NO.	DATE
WORKED BY	DATE	NM State Plane Coordinates	DATE	BY	DATE	BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE	Central Zone 3002, NAD 83	DATE	REVISIONS	DATE	REVISIONS	DATE
VERIFICATION BY	DATE	N: 1450335.792 ft	DATE	DESIGN	DATE	DESIGN	DATE
DRAWN BY	DATE	E: 1529078.746 ft	DATE		DATE		DATE
CHECKED BY	DATE	Ground to Grid Factor:	DATE		DATE		DATE
PROJECT NO.	DATE	0.989664198	DATE		DATE		DATE
	DATE	Mapping Angle: -00°12'47.28"	DATE		DATE		DATE
	DATE	Orthometric Height: 5308.891 ft	DATE		DATE		DATE
	DATE	Elevation Datum: NAVD88	DATE		DATE		DATE

Bohannon & Huston
 www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

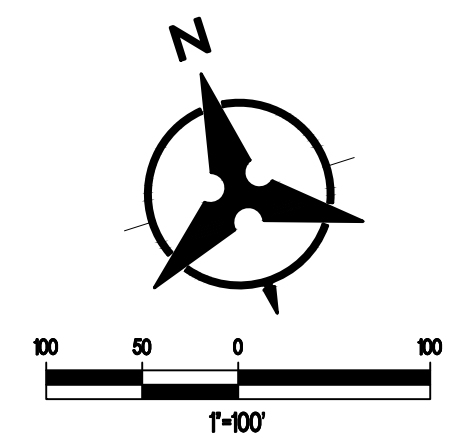
MONTAGE UNIT 4A
OVERALL PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO, 7DAY/YR	MO, 7DAY/YR
	Approved by Albuquerque City Engineer May 21, 2021	LAST DESIGN UPDATE	
CITY PROJECT NO. 775464	ZONE MAP NO. R-15,16,S-16	SHEET 5	OF 37



NOTE:
LANDSCAPE BUFFER SWALE
PER COA STD DWG 2414

- GENERAL NOTES**
- ALL SIGNING, STRIPING, AND LIGHTING INTERNAL TO THE SITE DEVELOPMENT SHALL BE INSTALLED BY THE OWNER. OWNER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE.
 - ALL INTERNAL ALLEYS SHALL BE MAINTAINED PRIVATELY (THE STREETS WILL BE PUBLIC PER THE APPROVED INFRASTRUCTURE LIST).
- LEGEND**
- PROPOSED CURB AND GUTTER
 - EXISTING CURB AND GUTTER
 - FUTURE SIDEWALK
 - BUILD SIDEWALK
 - PROPOSED STORM DRAIN MANHOLE
 - EXISTING STORM DRAIN MANHOLE
 - PROPOSED SANITARY SEWER MANHOLE
 - EXISTING SANITARY SEWER MANHOLE
 - PROPOSED FIRE HYDRANT
 - PROPOSED GATE VALVE
 - EXISTING STREET LIGHT
 - PROPOSED STREET LIGHT



P:\20200458\CDP\Plans\General\Phase 4B\20200458_OPAV.dwg
Fri, 26-Mar-2021 - 9:36:am, Plotted by: RVLLALOBOS

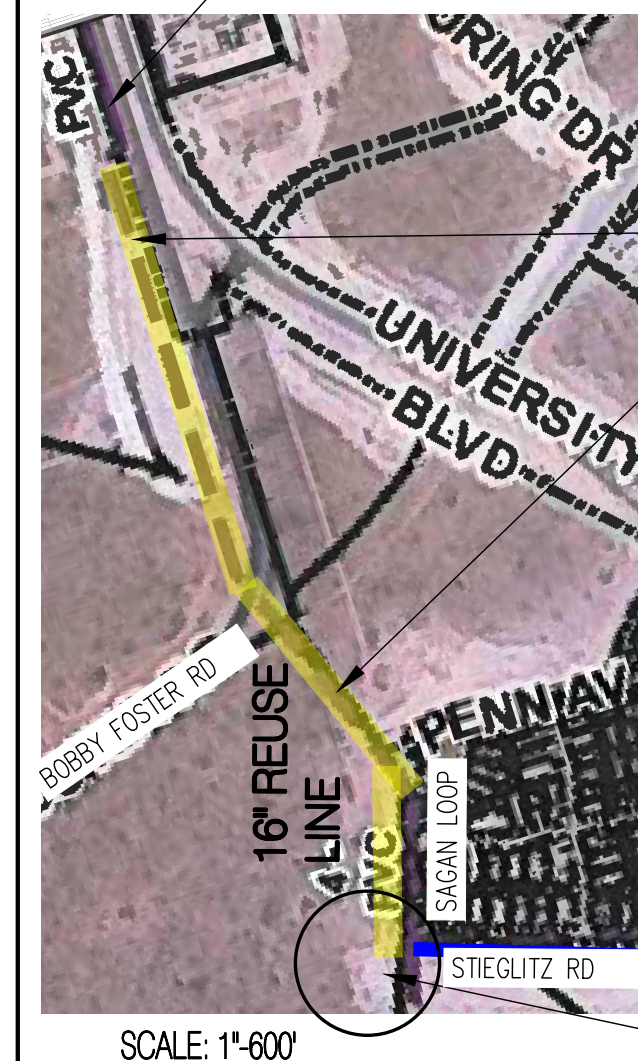
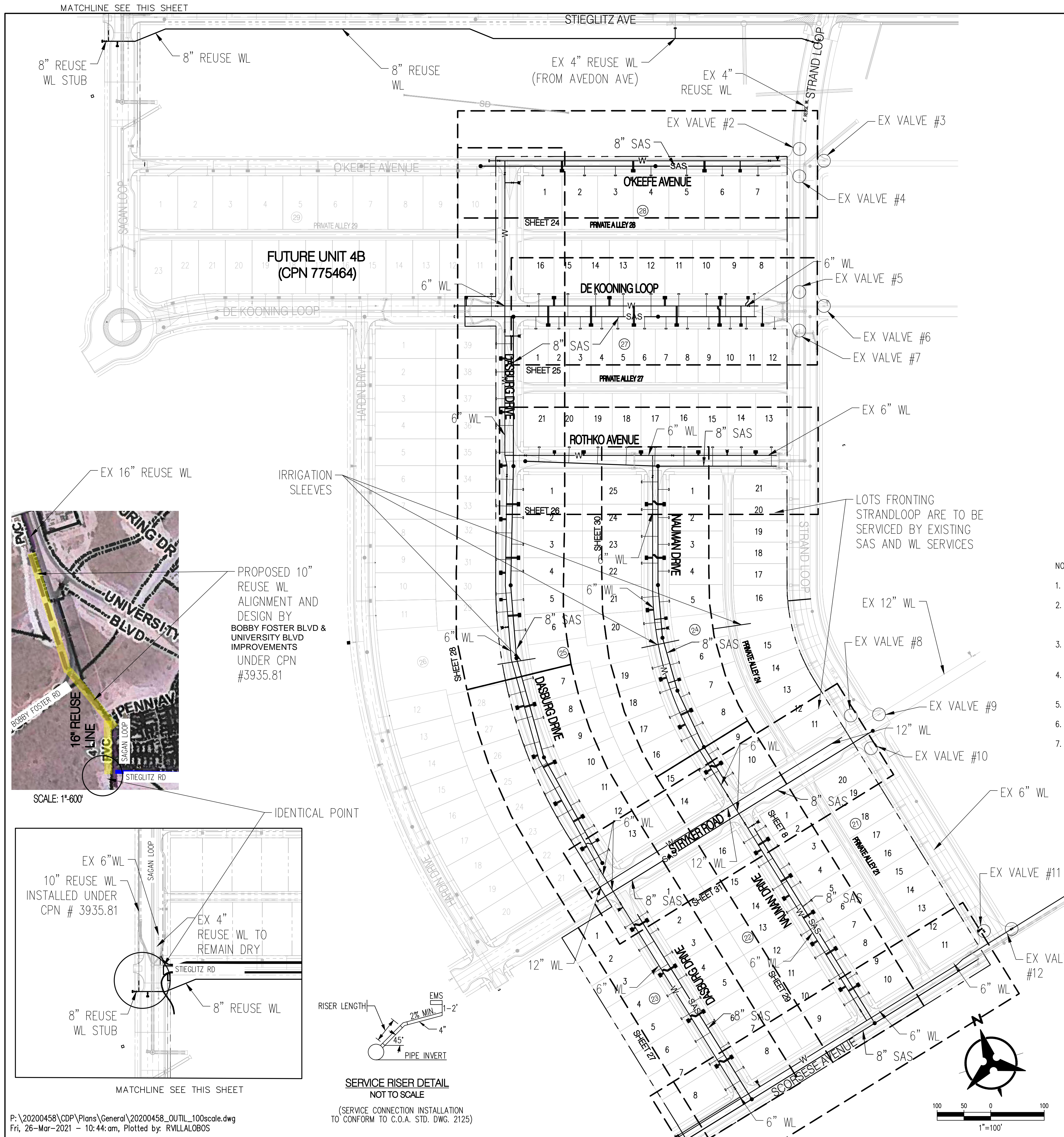
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS	
CONTRACTOR	DATE	ALUMINUM DISK	DATE	NO.	DATE	NO.	DATE	NO.	DATE
WORKED BY	DATE	16-R15 2008"	DATE						
INSPECTOR'S ACCEPTANCE BY	DATE	NM State Plane Coordinates	DATE				DESIGNED BY	DATE	BY
VERIFICATION BY	DATE	Central Zone 3002, NAD 83	DATE			DRAWN BY	DATE	BY	DATE
DRAWINGS BY	DATE	N: 1450335.792 ft	DATE			CHECKED BY	DATE	BY	DATE
MICRO-FILM INFORMATION	DATE	E: 1529078.746 ft	DATE						
	DATE	Ground to Grid Factor:	DATE						
	DATE	0.989664198	DATE						
	DATE	Mapping Angle: -00°12'47.28"	DATE						
	DATE	Orthometric Height: 5308.891 ft	DATE						
	DATE	Elevation Datum: NAVD88	DATE						

Bohannon & Huston
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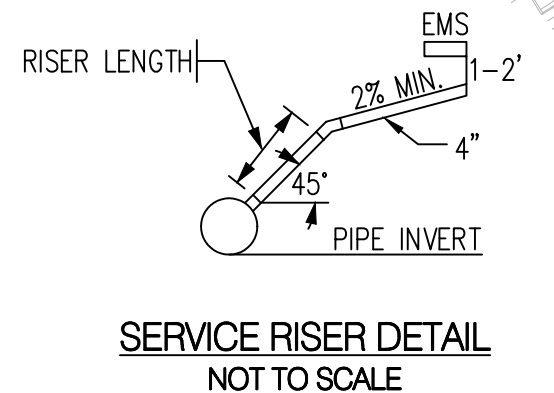
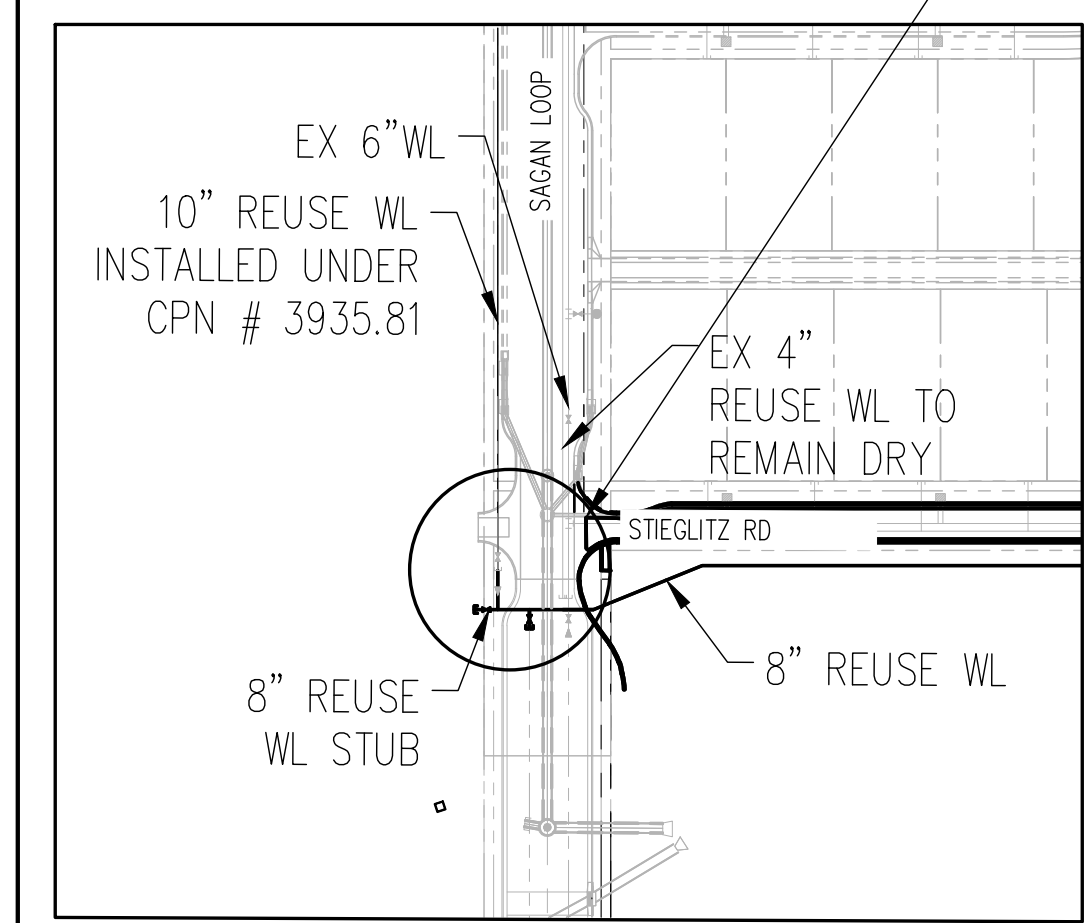
CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

MONTAGE UNIT 4B
OVERALL PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
	Approved by Albuquerque City Engineer May 21, 2021		
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
775465	R-15,16,S-16	5	25



PROPOSED 10" REUSE WL ALIGNMENT AND DESIGN BY BOBBY FOSTER BLVD & UNIVERSITY BLVD IMPROVEMENTS UNDER CPN #3935.81



P:\20200458\CDP\Plans\General\20200458_OUTIL_100scale.dwg
 Fri, 26-Mar-2021 - 10:44:am, Plotted by: RVILLALOBOS

WATER SHUT-OFF PLAN:

FOR CONNECTION	VALVES CLOSED
OKEEFE AVENUE	VALVE #1,2,3,4
DEKOONING LOOP	VALVE #5,6,7
ROTHKO AVENUE	VALVE #8
STRYKER RD	VALVE #8,9,10
SCORSESE AVENUE	VALVE #11,12

CONTRACTOR WILL BE RESPONSIBLE FOR FLUSHING, DISINFECTING, AND TESTING THE LINES AS REQUIRED BY THE ABCWA.

WATER SHUT-OFF REQUIREMENTS:
 CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES, OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFFS REQUESTS MUST BE MADE ONLINE AT
[HTTP://WWW.ABCWA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX](http://www.abcwa.org/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX)

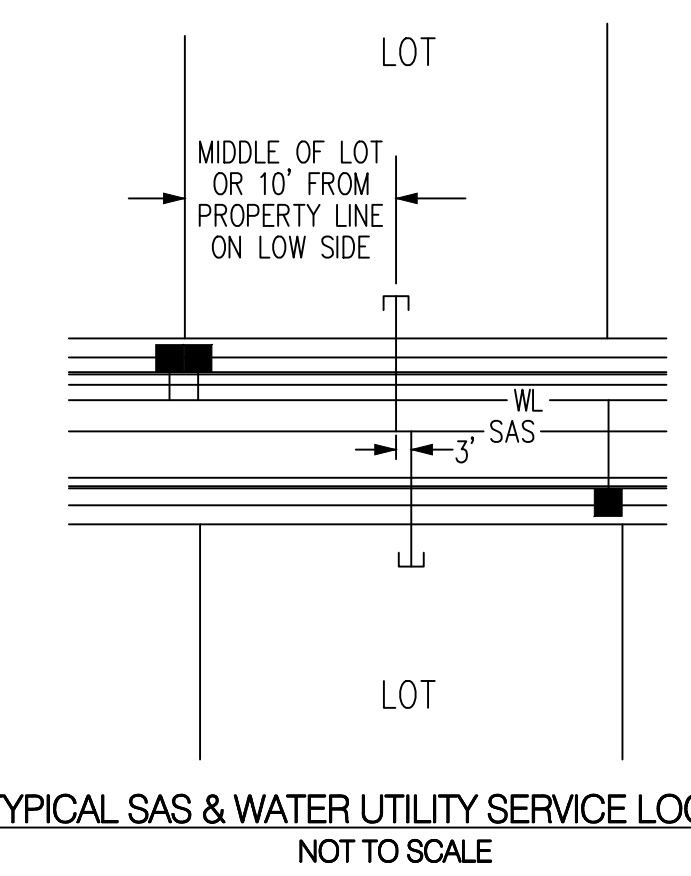
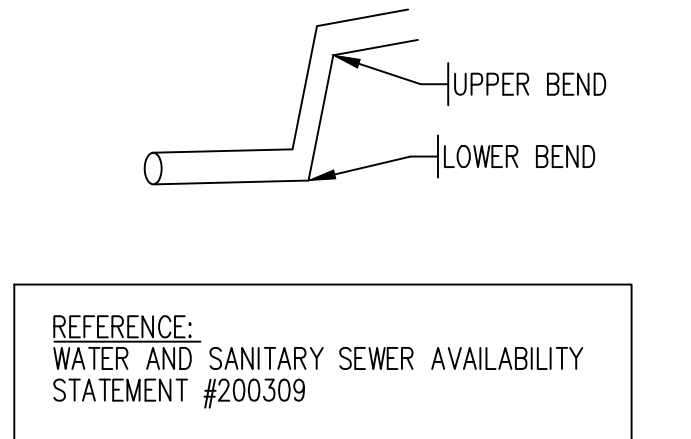
CONTRACTOR SHALL ASBUILT ALL SANITARY SEWER SLOPES ON ASBUILT DRAWINGS

PRIVATE BACKFLOW PREVENTER DEVICES SHALL BE INSTALLED ON ALL LOT SERVICE CONNECTIONS WHERE THE FINISHED FLOOR ELEVATION IS BELOW THAT OF THE UPSTREAM MANHOLE RIM ELEVATION.

RESTRAINED JOINT TABLE

FITTING	LENGTH TO BE RESTRAINED			
	(4')	(6')	(8')	(12')
6" x 6" x 6" TEE				
8" x 8" x 4" TEE	1	1		
8" x 8" x 8" TEE			4	
12" x 12" x 12" TEE				18
12" x 12" x 8" TEE		1		
12" x 12" x 6" TEE		1		
11.25" BEND	1	2	3	4
22.5" BEND	3	4	5	7
45" BEND	6	8	11	15
90" BEND	15	20	27	37
VALVE/HEAD END	39	55	73	104
6" x 4" REDUCER		29	31	
8" x 6" REDUCER				75
12" x 6" REDUCER				75
12" x 8" REDUCER				55

- NOTE:
- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
 - THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF MJ SHALL BE RESTRAINED AT THE CONTRACTORS EXPENSE.
 - THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ABOVE. (SEE NOTE 2 ABOVE).
 - THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
 - ALL CAPS SHALL UTILIZE PCC BLOCKING, UNLESS OTHERWISE NOTED.
 - RESTRAINED LENGTH IS ON LARGE SIDE ON ALL REDUCERS.
 - RESTRAIN ALL JOINTS BETWEEN UPPER AND LOWER VERTICAL BENDS.



GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL CURVE DATA AND DIMENSIONS ARE CALCULATED FROM CENTERLINE OF PIPE OR MANHOLE. ALL SAS & SD SLOPES ARE CALCULATED TO TRUE PIPE DIMENSIONS FROM INVERT TO INVERT. (PAY ITEMS ARE SHOWN IN PARENTHESIS)
- GRADE ELEVATIONS, WHERE NOTED, ARE FOR FLOWLINE OF CURB UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR IS TO INSTALL A 4" x 4" x 5' POST AND E.M.S. AT THE END OF EACH SANITARY SEWER SERVICE.
- CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
- CONTRACTOR SHALL PROVIDE THE INSPECTORS WITH THE PROPOSED TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
- CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
- ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
- MH RIMS & CATCH BASIN INLET ELEVATIONS, VALVE BOXES, ARV, FIRE HYDRANT & FLANGE ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT GRADES.
- SAS STATIONING FOLLOWS CL OF ROAD UNLESS OTHERWISE NOTED.
- FLOWLINE ELEVATIONS FOR DROP INLETS ARE PROJECTED FROM FLOWLINE OF STANDARD CURB TO MIDDLE OF DOWNHILL GRATE.
- FOR STORM DRAIN CONSTRUCTION: ALL RCP JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION SHALL DETERMINE WHICH JOINTS ARE TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- SLOPES FOR PIPES ARE CALCULATED ON THE 20' LENGTH OF PIPE FROM CENTERLINE OF MANHOLE TO CENTERLINE OF MANHOLE.

LEGEND

- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- FUTURE CURB AND GUTTER
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- STORM DRAIN INLET
- STORM DRAIN CULVERT
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER LINE

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ALUMINUM DISK: "6-R15 2008"	DATE	NO.	DATE	NO.	DATE
WORKED BY	DATE	NM State Plane Coordinates	DATE	BY	DATE	BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE	Central Zone 3002, NAD 83	DATE	REVISIONS	DATE	REVISIONS	DATE
VERIFICATION BY	DATE	N: 1450335.792 ft	DATE	DESIGN	DATE	DESIGN	DATE
DRAWINGS BY	DATE	E: 1529078.746 ft	DATE	NO. <td>DATE</td> <td>NO. <td>DATE</td> </td>	DATE	NO. <td>DATE</td>	DATE
PROJECT NO.	DATE	Ground to Grid Factor:	DATE	DATE	DATE	DATE	DATE
	DATE	0.989664198	DATE	DESIGNED BY	DATE	DRAWN BY	DATE
	DATE	Mapping Angle: -00°12'47.28"	DATE	CHKD BY	DATE	CHECKED BY	DATE
	DATE	Orthometric Height: 5308.891 ft	DATE		DATE		DATE
	DATE	Elevation Datum: NAVD88	DATE		DATE		DATE

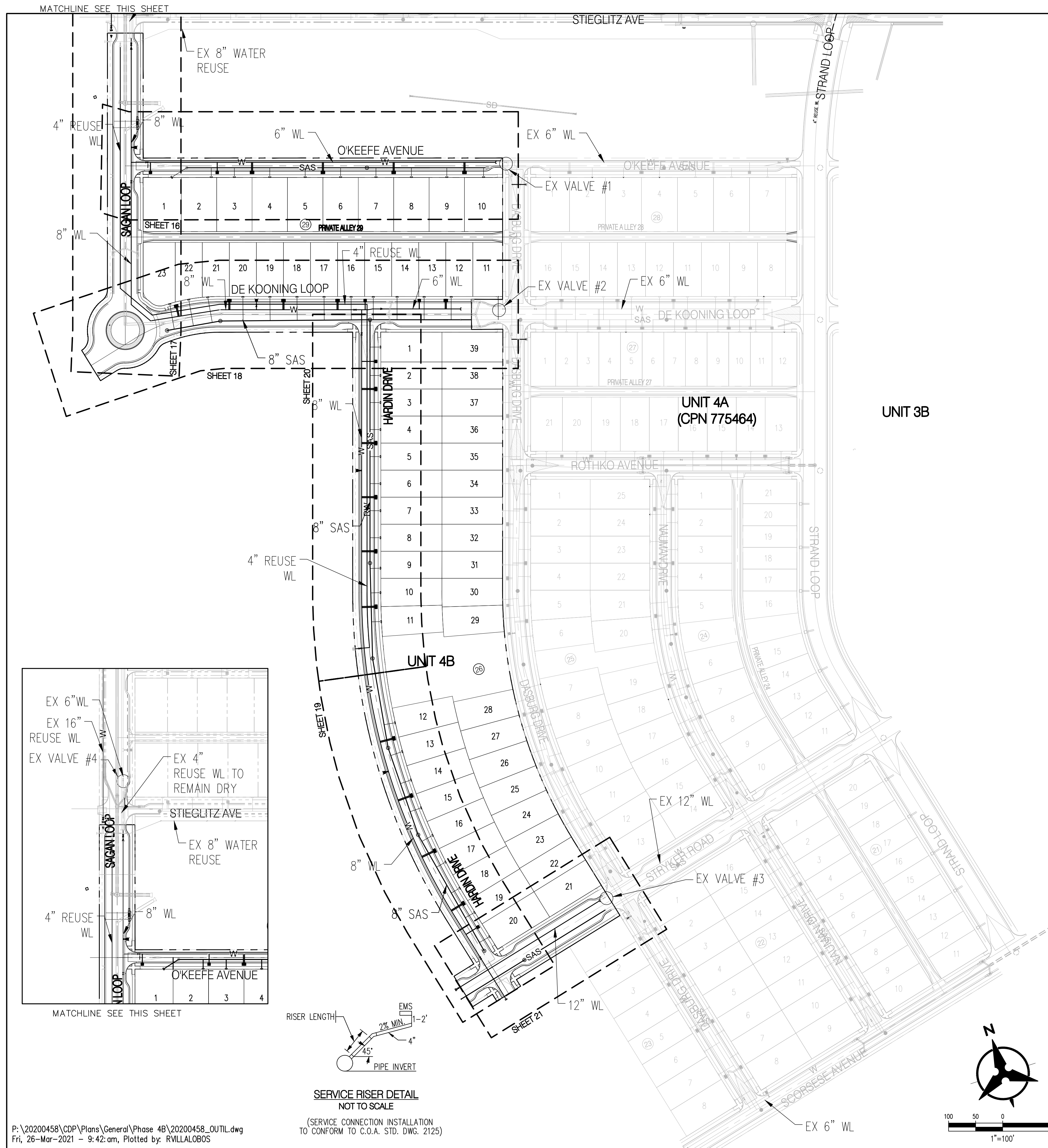
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 www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT

MONTAGE UNIT 4A
 OVERALL UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO, DAY/YR	MO, DAY/YR
APPROVED April 13, 2021 DESIGN REVIEW COMMITTEE	Approved by Albuquerque City Engineer May 21, 2021	LAST DESIGN UPDATE	

CITY PROJECT NO. **775464** ZONE MAP NO. **R-15,16,S-16** SHEET **23** OF **37**



WATER SHUT-OFF PLAN:
 FOR CONNECTION VALVES CLOSED
 O'KEEFE AVENUE VALVE #1
 DEKOONING LOOP VALVE #2
 STRYKER RD VALVE #3
 SAGAN LOOP VALVE #4
 CONTRACTOR WILL BE RESPONSIBLE FOR FLUSHING, DISINFECTING, AND TESTING THE LINES AS REQUIRED BY THE ABCWA.

WATER SHUT-OFF REQUIREMENTS:
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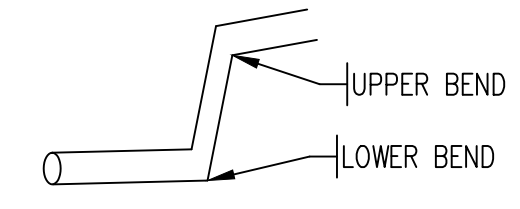
CONTRACTOR SHALL ASBUILT ALL SANITARY SEWER SLOPES ON ASBUILT DRAWINGS

PRIVATE BACKFLOW PREVENTER DEVICES SHALL BE INSTALLED ON ALL LOT SERVICE CONNECTIONS WHERE THE FINISHED FLOOR ELEVATION IS BELOW THAT OF THE UPSTREAM MANHOLE RIM ELEVATION.

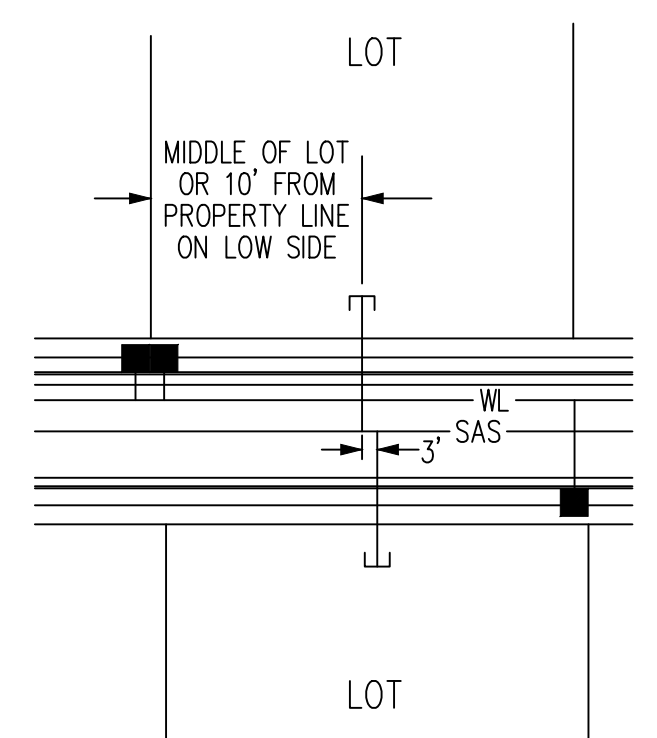
RESTRAINED JOINT TABLE

FITTING	LENGTH TO BE RESTRAINED			
	(4')	(6')	(8')	(12')
6" x 6" x 6" TEE				
8" x 8" x 4" TEE	1			
8" x 8" x 8" TEE		1		
8" x 8" x 8" TEE			4	
12" x 12" x 12" TEE				18
12" x 12" x 8" TEE			1	
12" x 12" x 6" TEE		1		
11.25" BEND	1	2	3	4
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 - RESTRAIN ALL JOINTS BETWEEN UPPER AND LOWER VERTICAL BENDS.



REFERENCE:
 WATER AND SANITARY SEWER AVAILABILITY STATEMENT #200309



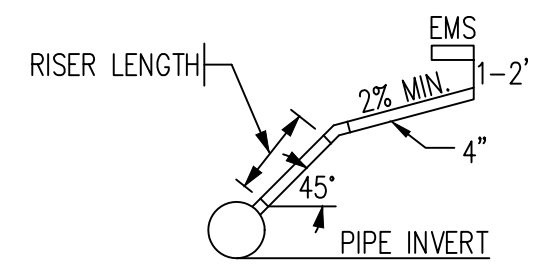
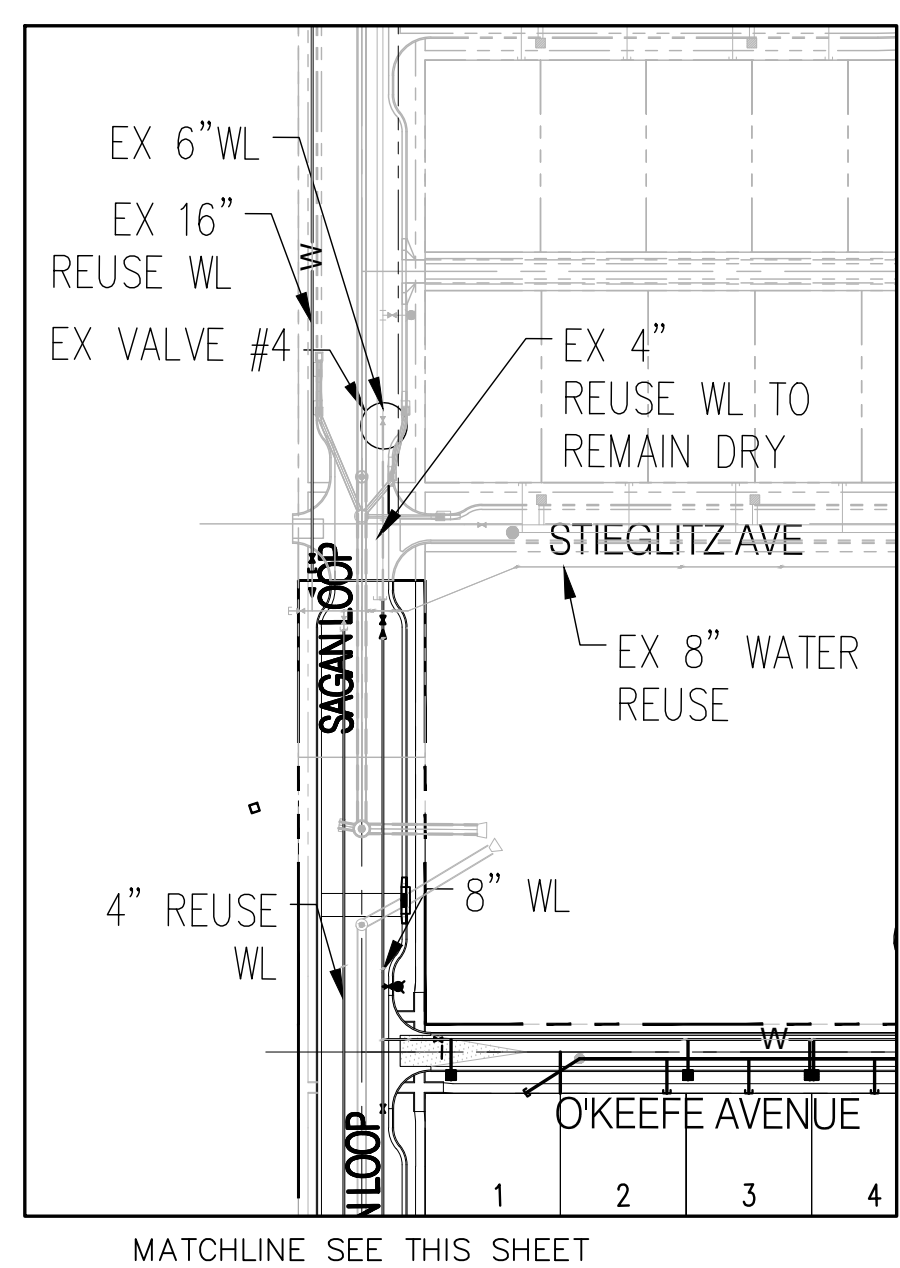
TYPICAL SAS & WATER UTILITY SERVICE LOCATION
 NOT TO SCALE

GENERAL NOTES

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LEGEND

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- EXISTING STORM DRAIN MANHOLE
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- EXISTING SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- STORM DRAIN INLET
- STORM DRAIN CULVERT
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER LINE



SERVICE RISER DETAIL
 NOT TO SCALE
 (SERVICE CONNECTION INSTALLATION TO CONFORM TO C.O.A. STD. DWG. 2125)

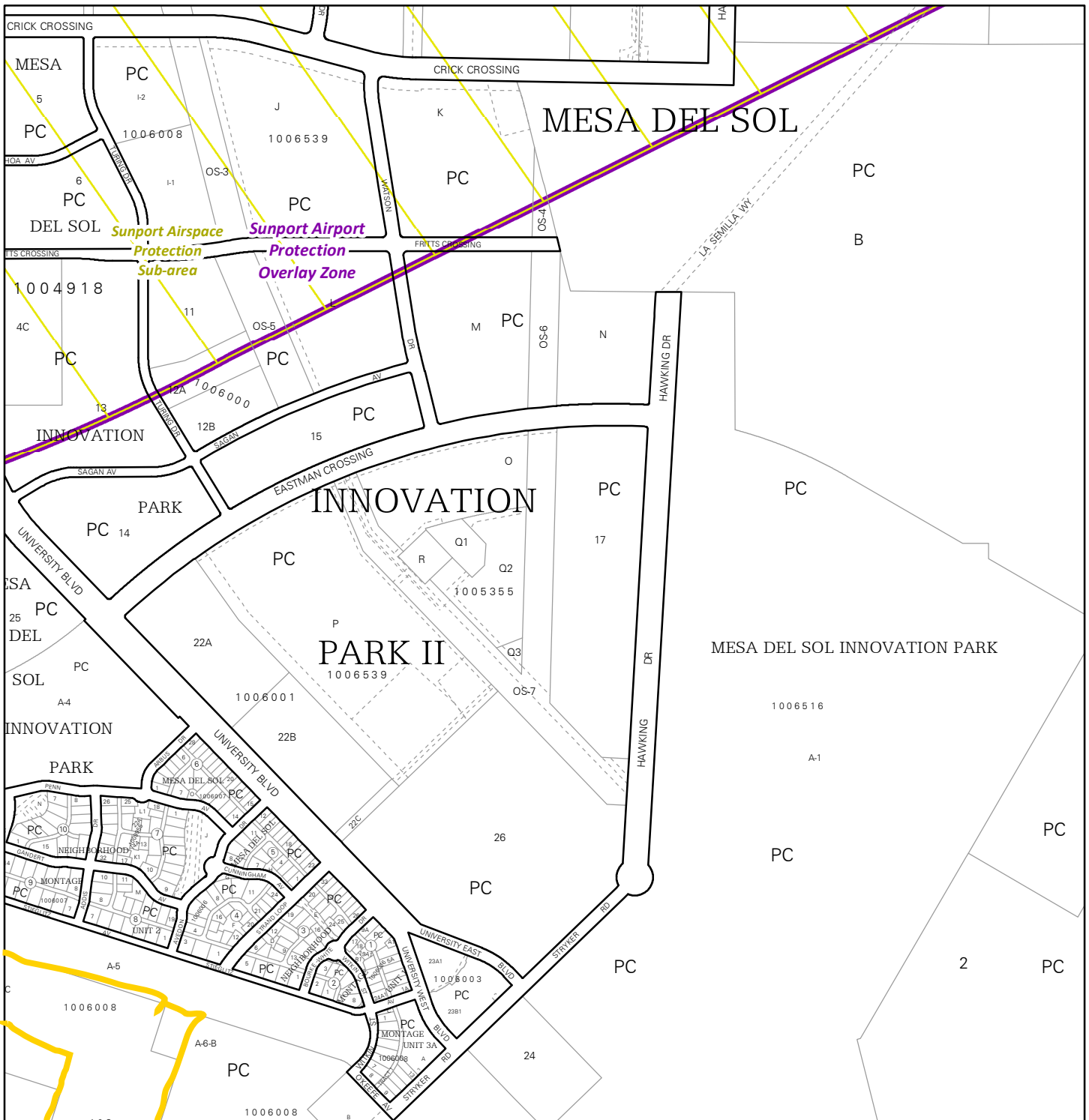
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ALUMINUM DISK: "6-R15 2008"	NO.	NO.	DATE		REVISIONS DESIGN
INSPECTOR'S	DATE	NM State Plane Coordinates	DATE	BY	DATE		
ACCEPTANCE BY	DATE	Central Zone 3002, NAD 83	NO.	DATE	DATE	DESIGNED BY: KMK	DATE: 03/2020
VERIFICATION BY	DATE	N: 1450335.792 ft	NO.	DATE	DATE	DRAWN BY: RV	DATE: 03/2020
DRAWINGS BY	DATE	E: 1529078.746 ft	NO.	DATE	DATE	CHECKED BY: KMK	DATE: 03/2020
MICRO-FILM INFORMATION	DATE	Ground to Grid Factor:	NO.	DATE	DATE		
	DATE	Mapping Angle: -00°12'47.28"	NO.	DATE	DATE		
	DATE	Orthometric Height: 5308.891 ft	NO.	DATE	DATE		
	DATE	Elevation Datum: NAVD88	NO.	DATE	DATE		

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CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT

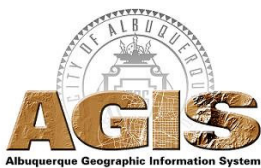
MONTAGE UNIT 4B
 OVERALL UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
	Approved by Albuquerque City Engineer May 21, 2021	LAST DESIGN UPDATE	
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
775465	R-15,16,S-16	15	25

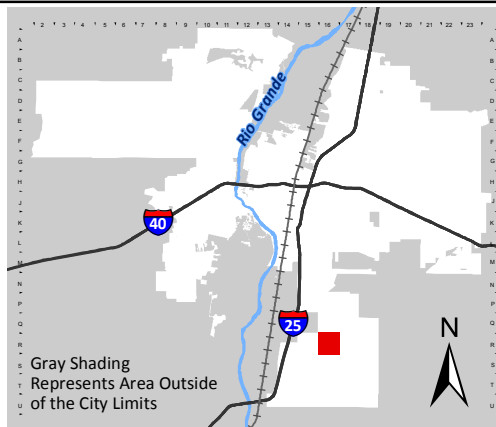


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

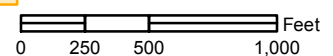


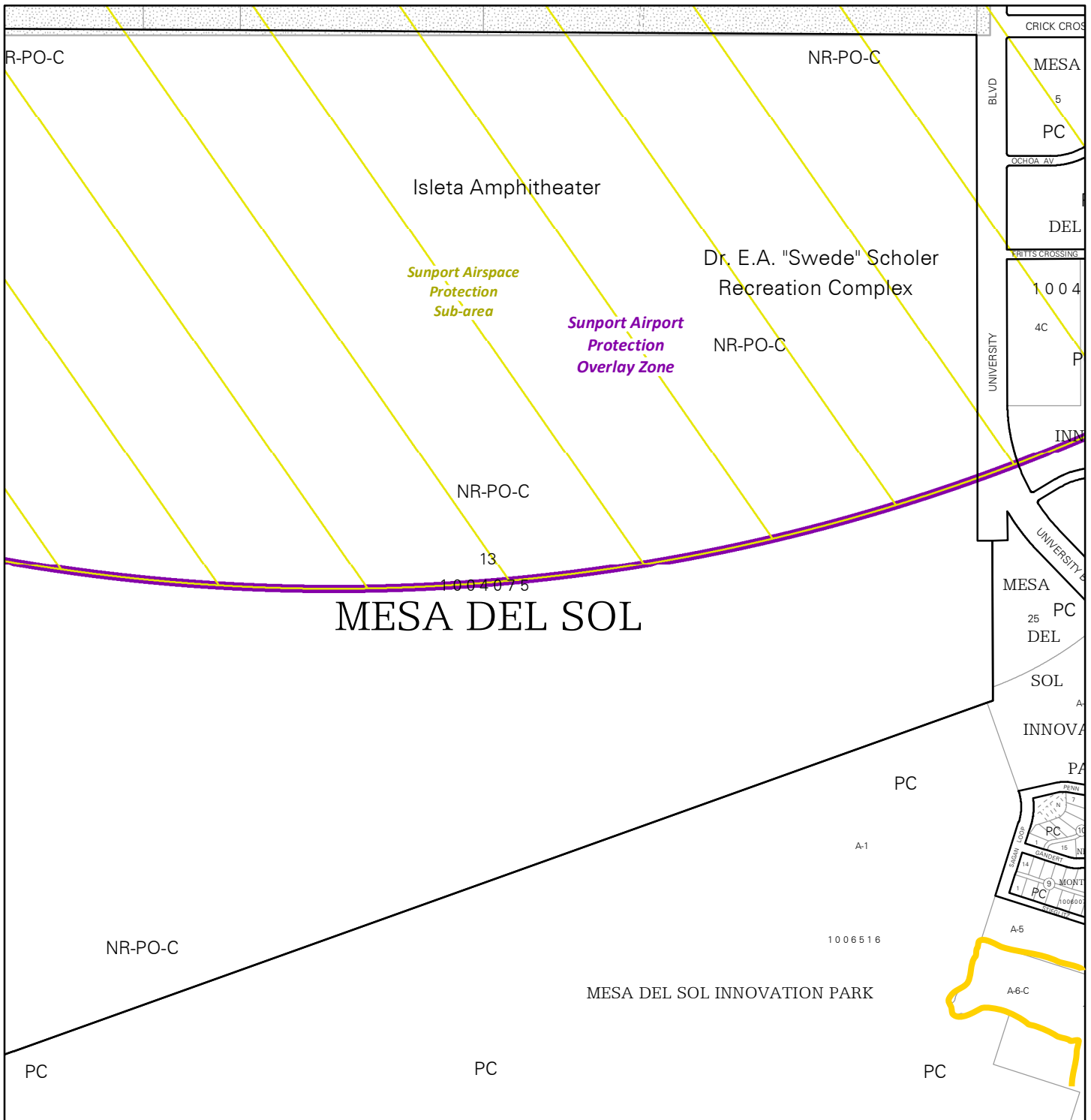
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
R-16-Z

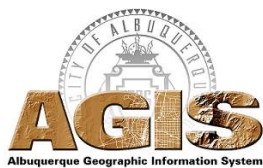
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



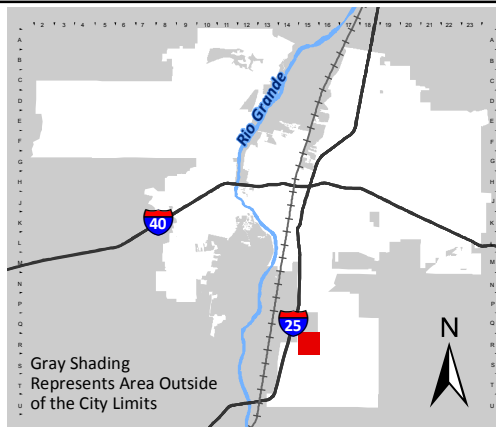


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IDO Zone Atlas May 2018

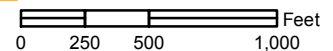


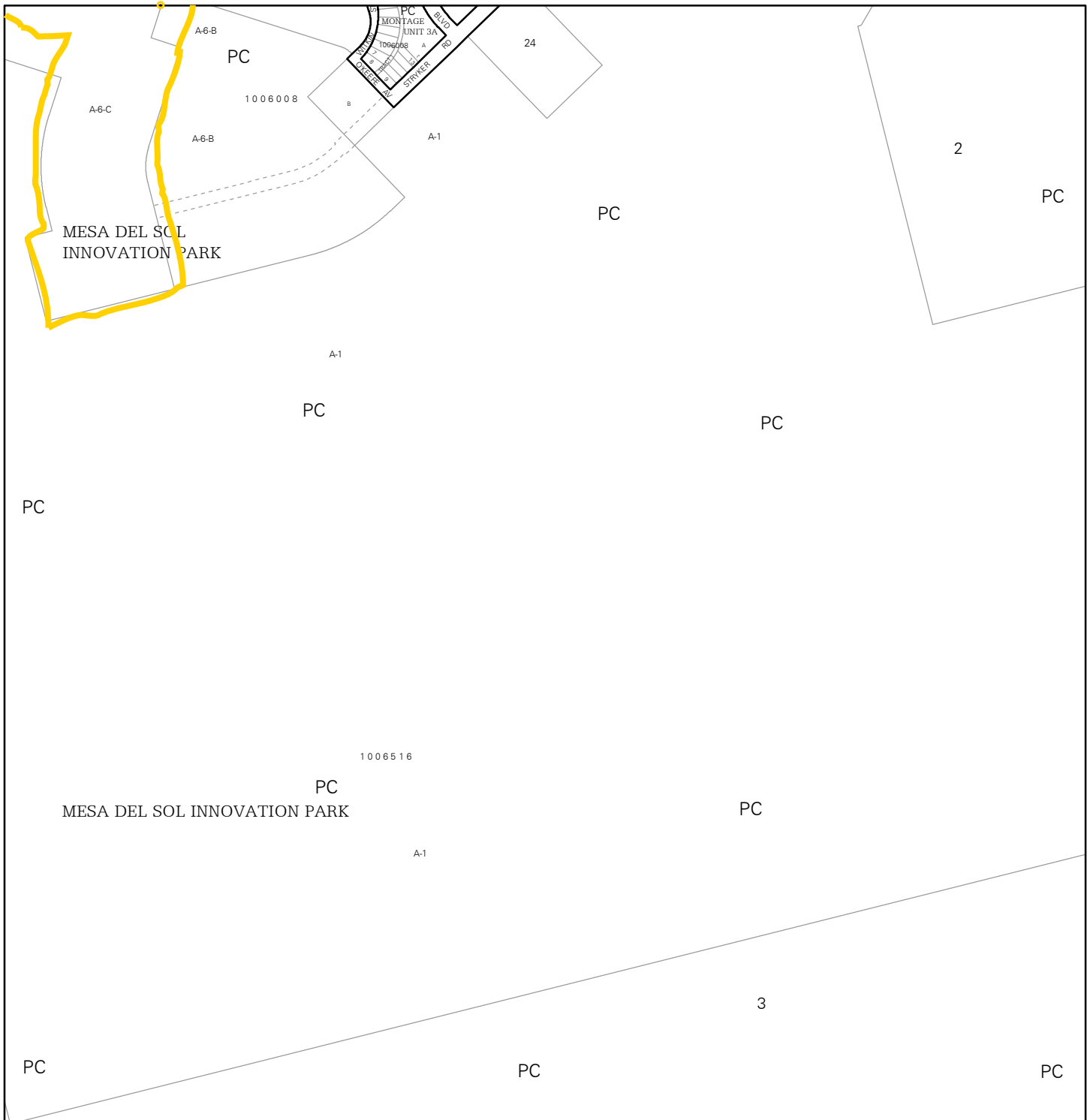
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Zone Atlas Page: R-15-Z


- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone





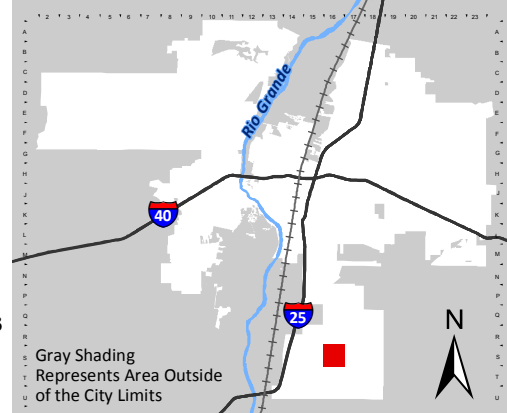
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

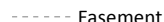









IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
S-16-Z



Gray Shading
Represents Area Outside
of the City Limits

-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet