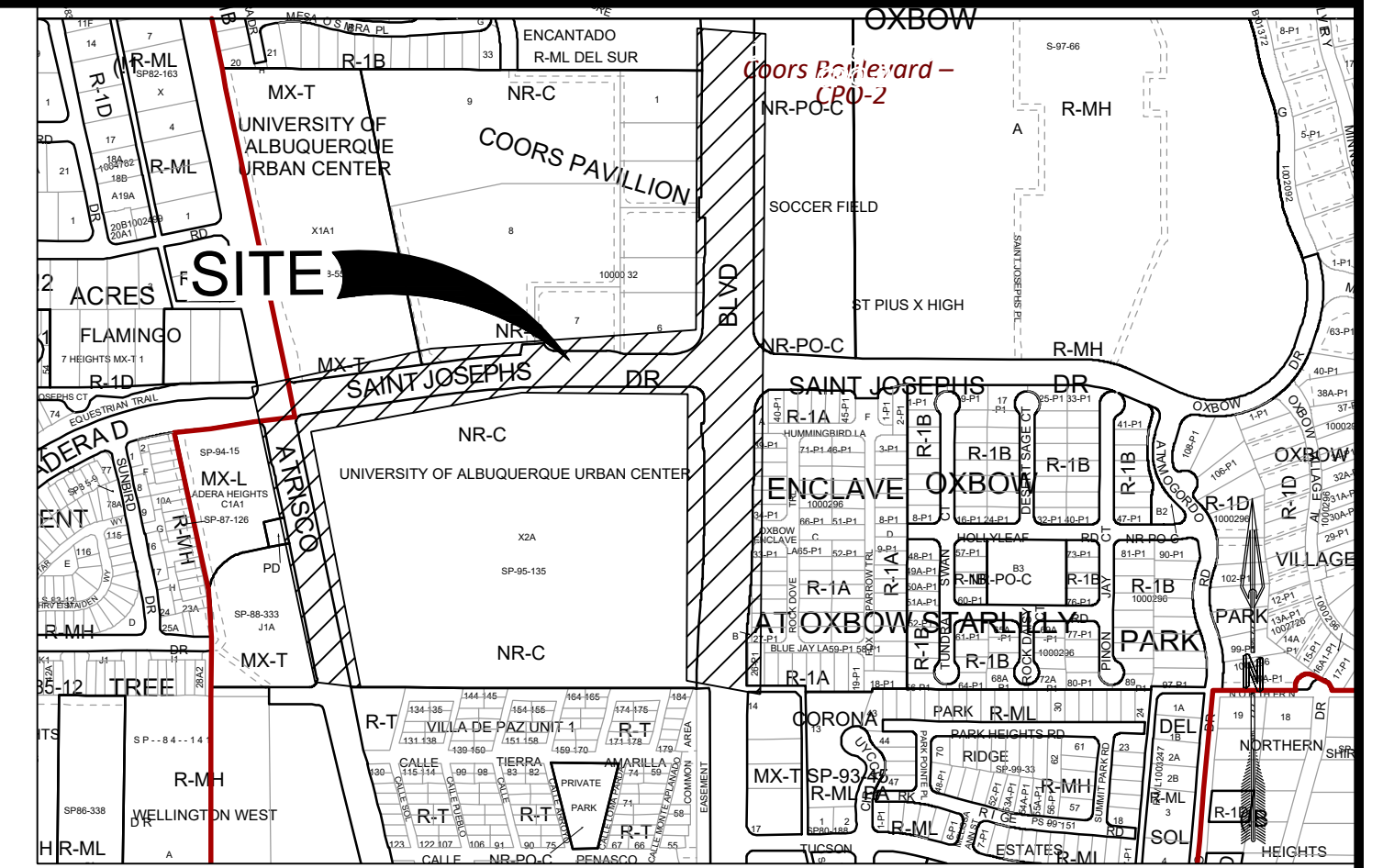


CITY OF ALBUQUERQUE NEW MEXICO DEPARTMENT OF MUNICIPAL DEVELOPMENT



VICINITY MAP
ZONE ATLAS MAP G-11-Z
NTS



MAY 2024

OXBOW CENTER OFFSITE IMPROVEMENTS

WUA AVAILABILITY #: 230338

PROJECT DETAILS

ATRISCO DRIVE NW: STA 105+63.10 TO STA 114+74.74
ST. JOSPEPHS DRIVE NW: STA 201+15.99 TO STA 215+37.15
COORS BLVD. NW: STA 308+29.08 TO STA 332+99.21



ENGINEER STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	*****
<p>30% REVIEW</p> <p>PRELIMINARY NOT FOR CONSTRUCTION 5.2024</p>	DRC CHAIRPERSON			APPROVED FOR CONSTRUCTION
	TRANSPORTATION			
	WATER/WASTEWATER			
	HYDROLOGY			
	PARKS			
CONST. MGMT.				CITY ENGINEER
CONST. COORD.				DATE
CITY PROJECT NO.				SHEET
		622386		1 of X



NAME: N:\Projects\W0007 Skatard\W0007 0004 Skatard\Oxbow Center\3_CAD\Sheets\CABO COVER SHEET.CIP.dwg PLOT DATE: May 13, 2024 2:48pm

PROJECT NAME PROJECT NUMBER PROJECT LIMITS SUBMITAL NUMBER

NAME: N:\Projects\W0007 Skatesgard\W0007 0004 Skatesgard\Obow Cemem3_CAD\Sheets\GENERAL NOTES.dwg Plotted: May 13, 2024 2:49pm LSB:Jeremiah Bell

CONSTRUCTION NOTES

- CONTRACTOR SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- CONTRACTOR SHALL ASSUME FINANCIAL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, SIGNAGE, CURB AND GUTTER, HANDICAP RAMPS, AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED ON THE PLANS, AND SHALL REPAIR OR REPLACE, PER THE STANDARD SPECIFICATIONS, ANY SUCH DAMAGE.
- 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. CONTRACTOR SHALL COORDINATE RELOCATION OF UTILITY LINES WITH UTILITY COMPANIES AS REQUIRED.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS SHOWN. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY SUCH COSTS INCURRED.
- REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL SIDEWALK AND CURB AND GUTTER REMOVALS SHALL BE TO THE NEAREST JOINT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION AS REVISED THROUGH LATEST UPDATE.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, (ALBUQUERQUE AREA) 1-800-321-ALERT (2537) (STATEWIDE) FOR LOCATION OF EXISTING PUBLIC UTILITIES.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
- TACK COAT REQUIREMENTS SHALL BE DETERMINED DURING CONSTRUCTION BY THE PROJECT ENGINEER.
- ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF CITY SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT CITY SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT CITY SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE SPECIFICATIONS.
- SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. CONTRACTOR MUST REFER TO SECTION 19 OF THE STANDARD SPECIFICATION FOR TRAFFIC CONTROL.
- ALL CITY STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED STRIPING BY CONTRACTOR TO EXISTING LOCATION OR AS INDICATED BY THIS PLAN SET. FINAL STRIPING TO BE COORDINATED WITH C.O.A. TRAFFIC OPERATIONS.
- CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
- ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY MAY REQUIRE TWENTY-FOUR HOUR CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- WHEN APPLICABLE, CONTRACTOR SHALL, ON BEHALF OF THE OWNER AND OPERATORS, SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.
- ALL FILL SHALL BE CLEAN, FREE FROM VEGETATION, DEBRIS, AND OTHER DELETERIOUS MATERIALS, AND SHALL NOT BE CONTAMINATED WITH HYDROCARBONS OR OTHER CHEMICAL CONTAMINANTS.
- IF CULTURAL RESOURCES, SUCH AS HISTORIC OR PREHISTORIC ARTIFACTS OR HUMAN REMAINS ARE DISCOVERED DURING EXCAVATION OR CONSTRUCTION, WORK SHALL CEASE AND THE ENGINEER SHALL NOTIFY LOCAL AUTHORITIES. IF HUMAN REMAINS ARE DETERMINED BY THE OFFICE OF THE MEDICAL EXAMINER NOT TO BE RECENT, THE ENGINEER SHALL NOTIFY THE STATE HISTORIC PRESERVATION OFFICER (SHPO) AT 827-6320.
- TWO WEEKS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY ABOGRIE TRANSIT DEPARTMENT TO DISCUSS THE IMPACT OF TRAFFIC CONTROL PLAN ON BUS ROUTE AND ANY OTHER TRANSIT INFRASTRUCTURE BEING IMPACTED. CONTACT PERSON FOR ABOGRIE: DOUG GOFF (905) 724-3139 OR (505) 331-1253. EMAILS: dgoff@abq.gov
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. EXISTING VALVES AND MANHOLES SHALL NOT BE BURIED OR PAVED OVER BUT RIMS SHALL BE ADJUSTED TO MATCH NEW GRADE PER COA STANDARD DRAWINGS 2460 AND 2461.
- MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.
- PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900, DR18 REQUIREMENTS (6" - 12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6" - 48").
- ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. THE JOINT RESTRAINT REQUIREMENTS SHOULD BE DELINEATED WITHIN A JOINT RESTRAINT TABLE.
- ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER

CENTERLINE STATIONING EXCEPT WHEN PROFILED WITHIN A PROPOSED OR EXISTING STREET, WHERE STREET STATIONING SHALL GOVERN.

- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2465.
- ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO THE CITY OF ALBUQUERQUE SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION, 1996 EDITION AS REVISED THROUGH UPDATE #9.
- CONTRACTOR SHALL INSTALL 4' X 4' X 5' POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.
- THE PRESSURE TEST AND CHLORINATION PROCESS (AWWA C651) IS THE RESPONSIBILITY OF THE PRIME INSPECTION ENGINEER OR RECORD. THE WUA INSPECTOR WILL OBTAIN THE POTABILITY SAMPLES FOR USE BY THE WUA LAB TESTING TO PLACE LINES IN SERVICE.
- AT UTILITY CROSSINGS, WHERE LESS THAN 18" OF VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROPOSED, LEAN FILL CONSTRUCTION (PER SECTION 207 OF THE STANDARD SPECIFICATIONS) SHALL BE USED TO PROTECT THE WATER OR SEWER LINE. LEAN FILL SHALL EXTEND A PERPENDICULAR DISTANCE OF 5 FEET ON EACH SIDE OF THE STORM PIPE OR STRUCTURE.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINE, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- INSTALL TRACER WIRE PER DETAILS INCLUDED IN THIS PLANSET.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- ADJACENT PROPERTIES WILL NOT BE DISTURBED WITH CONSTRUCTION OF THE INFRASTRUCTURE SHOWN HEREIN.
- ALL WORK PERFORMED ON PRIVATELY OWNED SEWER LINE AND SERVICE LINES MUST BE INSPECTED BY THE CITY OF ALBUQUERQUE'S CODE ADMINISTRATION DIVISION. IN ORDER THE INSPECTION BY THE PLANNING DEPARTMENT, CODE ADMINISTRATION DIVISION, PLUMBING SECTION CAN BE EFFICIENTLY HANDLED, WITH A MINIMAL LOSS OF TIME TO CONTRACTOR, THE FOLLOWING SHALL BE NOTED: INSPECTION ARRANGEMENTS FOR A SEWER SERVICE LINE SHALL BE MADE BY THE CONTRACTOR CALLING THE CITY OF ALBUQUERQUE, CODE ADMINISTRATION DIVISION, PLUMBING SECTION. INSPECTION REQUESTS CALLED IN BETWEEN THE HOURS OF 9:00A.M. AND 12:00 NOON WILL BE INSPECTED THE SAME AFTERNOON. INSPECTION REQUESTS CALLED IN BETWEEN THE HOURS OF 1:00 P.M. AND 5:00 P.M. WILL BE INSPECTED THE FOLLOWING MORNING, EXCEPT IN CASES OF EMERGENCY.
- ALL SIDEWALK AND CURB AND GUTTER REMOVALS SHALL BE TO THE NEAREST JOINT.

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION, AND WILL BE REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS".
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- CONTRACTOR SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- CONTRACTOR SHALL NOTIFY THE CONSTRUCTION ENGINEER (OR PROJECT MANAGER) NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF CITY SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. ONLY THE CITY SURVEYOR SHALL REPLACE SURVEY MONUMENTS. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO STANDARD SPECIFICATIONS SECTION 4.4.
- EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL THEN EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. CONTRACTOR SHALL THEN COORDINATE RELOCATION OF UTILITY LINES WITH UTILITY COMPANIES AS REQUIRED. ANY DAMAGE CAUSED BY FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY EXISTING UTILITIES IS THE FULL RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS BUILT" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- CONTRACTOR SHALL ASSUME FINANCIAL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, SIGNAGE, CURB AND GUTTER, HANDICAP RAMPS, AND SIDEWALK DURING CONSTRUCTION AND SHALL REPAIR OR REPLACE, PER THE STANDARD SPECIFICATIONS, ANY SUCH DAMAGE.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY AND OTHER JURISDICTIONAL AUTHORITIES WHERE APPLICABLE.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS SHOWN. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY SUCH COSTS INCURRED.
- REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

WATER & SEWER

- ALL WORK REGARDING PUBLIC WATER AND PUBLIC SANITARY SEWER INFRASTRUCTURE DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, BE CONSTRUCTED IN ACCORDANCE WITH WATER AUTHORITY STANDARD SPECIFICATIONS. PLANS SHALL FOLLOW THE MOST CURRENT UPDATE WHICH CAN BE FOUND ONLINE AT [HTTP://WWW.ABCVUA.ORG/FOR_BUILDERS.ASPX](http://www.abcvua.org/for_builders.aspx)
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. EXISTING VALVES AND MANHOLES SHALL NOT BE BURIED OR PAVED OVER BUT RIMS SHALL BE ADJUSTED TO MATCH NEW GRADE PER COA STANDARD DRAWINGS 2460 AND 2461.
- NON-RESIDENTIAL USERS SHALL COORDINATE WITH THE WATER AUTHORITY PRETREATMENT ENGINEER (PRETREATMENT@ABCVUA.ORG OR (505)289-3419) FOR INSPECTION TO ENSURE THE COMPLIANCE WITH THE INDUSTRIAL PRETREATMENT PROGRAM. METERED SERVICE AND IN PLACE SEWER DISCHARGE PERMITS WILL BE ONLY BE ISSUED UPON APPROVED INSTALLATION OF THE REQUIREMENTS.
- NON-RESIDENTIAL USERS SHALL COORDINATE WITH THE WATER AUTHORITY CROSS CONNECTION SECTION(BACKFLOW@ABCVUA.ORG OR 505-289-3454) TO ENSURE THE PROPER IMPROVEMENTS ARE IN PLACE FOR THE TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE FOR THE WATER SYSTEM.
- MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.
- 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://WWW.ABCVUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX](http://www.abcvua.org/water_shut_off_and_turn_on_procedures.aspx)
- PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900, DR18 REQUIREMENTS (6" - 12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6" - 48"). SEE THE ABOVE/UNAPPROVED PRODUCTS LIST (APPROVED-PRODUCTS-LIST-APRIL-2021-SIGNED.PDF (ABCVUA.ORG)) FOR A COMPREHENSIVE LIST OF MATERIALS AND MANUFACTURERS.
- ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. THE JOINT RESTRAINT REQUIREMENTS SHOULD BE DELINEATED WITHIN A JOINT RESTRAINT TABLE.
- ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING, EXCEPT WHEN PROFILED WITHIN A PROPOSED OR EXISTING STREET, WHERE STREET STATIONING SHALL GOVERN.
- ALL PROPOSED SANITARY SEWER SLOPES SHALL BE VERIFIED DURING CONSTRUCTION TO MEET THE APPROVED DESIGN. AS-BUILT SLOPES SHALL BE RECORDED FOR EACH LINE SEGMENT.

- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2465.
- ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO THE ABCVUA STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL INSTALL A 4' X 4' X 5' POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.
- TRACER WIRE, INCLUDING TEST STATIONS SHALL BE INCLUDED FOR ALL PUBLIC WATER, SEWER MAINS AND WATER SERVICES IN ACCORDANCE WITH WATER AUTHORITY DETAILS DWG 2190 AND DWG 2191.
- CONTRACTOR SHALL PROVIDE THE PROPOSED HYDROSTATIC TEST PLANS CONFORMING WITH AWWA C600 TO THE WUA INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS. DISINFECTION AND VERIFICATION TEST PLAN CONFORMING WITH AWWA 651 WILL BE REQUIRED CONCURRENTLY.
- AT UTILITY CROSSINGS, WHERE LESS THAN 18" OF VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROPOSED, LEAN FILL CONSTRUCTION (PER SECTION 207 OF THE STANDARD SPECIFICATIONS) SHALL BE USED TO PROTECT THE WATER OR SEWER LINE. LEAN FILL SHALL EXTEND A PERPENDICULAR DISTANCE OF 5 FEET ON EACH SIDE OF THE STORM PIPE OR STRUCTURE.
- ALL DESIGNS AND CONSTRUCTION OF ANY UNDERGROUND UTILITIES SHALL COMPLY WITH ADMINISTRATIVE INSTRUCTION NO. 1 FOR NEW NEARBY OR AFFECTING SAN JUAN CHAMA TRANSMISSION LINES AND APPURTENANCES. INFORMATION SHALL BE PROVIDED TO THE WATER SURVEYOR ONE (1) MONTH IN ADVANCE OF THE CONSTRUCTION START DATE. INFORMATION CAN BE FOUND AT [HTTP://WWW.ABCVUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX](http://www.abcvua.org/water_shut_off_and_turn_on_procedures.aspx)
- ALL WATER AND SANITARY SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED UTILIZING MATERIALS LISTED IN THE APPROVED PRODUCTS LIST AND BE CONSTRUCTED PER THE MOST CURRENT WATER AUTHORITY STANDARD DETAILS AND SPECIFICATIONS. MATERIAL SUBMITTALS SHALL BE PROVIDED PRIOR TO CONSTRUCTION FOR THE WATER AUTHORITY ENGINEER TO REVIEW PRIOR TO THE START OF CONSTRUCTION. INFORMATION CAN BE FOUND AT [HTTP://WWW.ABCVUA.ORG/FOR_BUILDERS.ASPX](http://www.abcvua.org/for_builders.aspx)
- CONTRACTOR SHALL COMPLY WITH NEW MEXICO ONE-CALL LAW. IF AN UNDERGROUND FACILITY IS DAMAGED DURING CONSTRUCTION, STOP CONSTRUCTION, CALL 911 (IF APPROPRIATE), NOTIFY THE UNDERGROUND FACILITY OPERATOR (UFO) IMMEDIATELY, AND CALL 811 TO REPORT THE DAMAGE. DAMAGE MAY INCLUDE CUTS, GULCHES, CUTS, SCRAPES OR SCRATCHES TO THE COATING, INSULATING JACKET, OR TRACER WIRE. FOR ABCVUA WATER AND SANITARY SEWER INFRASTRUCTURE, ALL EMERGENCY RESPONSES ARE INITIATED BY A CALL TO DISPATCH AT 842-8627. NOTE THAT THERE ARE SPECIFIC RESPONSE AND DOCUMENTATION REQUIREMENTS SHOULD A SANITARY SEWER FACILITY BE DAMAGED THAT RESULTS IN A SANITARY SEWER OVERFLOW (SSO).
- ALL WORK PERFORMED ON PRIVATELY OWNED SEWER LINE AND SERVICE LINES MUST BE INSPECTED BY THE CITY OF ALBUQUERQUE'S CODE ADMINISTRATION DIVISION OR BERNALILLO CODE ADMINISTRATION, IN ORDER THAT INSPECTION BY THE CITY PLANNING DEPARTMENT, CODE ADMINISTRATION DIVISION, PLUMBING SECTION CAN BE EFFICIENTLY HANDLED, WITH A MINIMUM LOSS OF TIME TO CONTRACTOR. THE FOLLOWING SHALL BE NOTED: INSPECTION ARRANGEMENTS FOR A SEWER SERVICE LINE SHALL BE MADE BY THE CONTRACTOR CALLING THE CITY OF ALBUQUERQUE, CODE ADMINISTRATION DIVISION, PLUMBING SECTION. INSPECTION REQUESTS CALLED IN BETWEEN THE HOURS OF 9:00 A.M. AND 12:00 NOON WILL BE INSPECTED THE SAME AFTERNOON. INSPECTION REQUESTS CALLED IN BETWEEN THE HOURS OF 1:00 P.M. AND 5:00 P.M. WILL BE INSPECTED THE FOLLOWING MORNING, EXCEPT IN CASES OF EMERGENCY.
- THE MINIMUM BURY DEPTH INDICATED ON THE PLANS IS A LIMIT STATE AND NOT TO BE USED FOR GENERAL CONSTRUCTION. PIPING SHALL BE INSTALLED BASED ON THE ELEVATIONS SPECIFIED.
- TRANSPORTATION
- ANY STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH THERMO-PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE LINE AND GRADE OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
- THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.
- CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPROVE MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.
- ON ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SIGN OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
- CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING AND REPLACING CURB AND GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED. REFER TO C.O.A. STANDARD DRAWING # 2465 WITH THE APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.
- HYDROLOGY
- ALL STORM DRAINS SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED ON THE PLANS.
- RCP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED PRODUCTS LIST (APPROVED-PRODUCTS-LIST-APRIL-2021-SIGNED.PDF (ABCVUA.ORG)) FOR A COMPREHENSIVE LIST OF MATERIALS AND MANUFACTURERS.
- OTHER COMMON NOTES
- ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- WHEN DISTURBING MORE THAN 1/4 ACRES, CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
- IN ADVANCE OF CONSTRUCTION, CONTRACTOR SHALL DETERMINE IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYLS, 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 OR ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF CONTRACTOR.

PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.

CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.

CONTRACTOR IS TO SUPPORT, PROTECT, AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED AT A MAXIMUM SPACING OF FIFTEEN (15) FEET. CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.

CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS TO PREVENT ANY EXCAVATED MATERIAL BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.

CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC.

ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.

DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL SHALL BE ARRANGED BY THE CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS. NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE FOR COSTS ASSOCIATED WITH OBTAINING A DISPOSAL SITE AND HAUL THERETO.

IF CULTURAL RESOURCES, SUCH AS HISTORIC OR PREHISTORIC ARTIFACTS, OR HUMAN REMAINS ARE DISCOVERED DURING EXCAVATION OR CONSTRUCTION, WORK SHALL CEASE AND THE CONSTRUCTION ENGINEER SHALL NOTIFY THE COUNTY OFFICE OF THE MEDICAL EXAMINER AT (505) 772-3053. IF THE MEDICAL EXAMINER DETERMINES THAT HUMAN REMAINS ARE NOT PRESENT, THE CONSTRUCTION ENGINEER SHALL NOTIFY THE STATE HISTORIC PRESERVATION OFFICER (SHPO) AT 827-6320.

IF DISTURBING PCC PAVEMENT FOR ART LANES, CONTRACTOR SHALL CONTACT ABQ TRANSIT DEPARTMENT AT LEAST TWO WEEKS PRIOR TO DISTURBING THE PCC PAVEMENT ASSOCIATED WITH THE ART LANES. CONTACT INFO: ROLANDO SUAREZ, PH. 505.205.3444 (RSUAREZ@CABQ.GOV) OR SHAUN GIBSON, PH. 505.250.5269 (SGIBSON@CABQ.GOV).

GENERAL NOTES USED SELECTIVELY, BASED ON SCOPE OF WORK:

- WORK AFFECTING ARTERIAL ROADWAYS MAY REQUIRE TWENTY-FOUR-HOUR CONSTRUCTION.
- TWO WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHOULD NOTIFY THE TRANSIT DEPARTMENT OF ANY IMPACT THE PROPOSED PROJECT WILL HAVE ON THE TRANSIT SYSTEM SUCH AS CAUSING A DETOUR, OR CAUSE THE CLOSING OR RELOCATION OF A BUS STOP. THE CONTACT PERSON IS DOUGLAS GOFF, OFFICE PHONE 505-724-3137, CELL PHONE 505-206-0151, AND E-MAIL DOUGOFF@CABQ.GOV.
- STREET NAME SIGNS, REGULATORY SIGNAGE, AND ANY NECESSARY STRIPING ON PRIVATE STREETS ARE THE DEVELOPER'S RESPONSIBILITY.
- IN ALL AREAS WHERE PUBLIC STREETS OR INFRASTRUCTURE ARE TO BE CONSTRUCTED OVER FILLS, THE GEOTECHNICAL ENGINEER SHALL CERTIFY THAT PLACEMENT, COMPACTION, AND ALL OTHER WORK HAS BEEN COMPLETED IN ACCORDANCE WITH COA SPECIFICATION SECTION 204. SAID CERTIFICATION, ALONG WITH SUPPORTING TESTING DOCUMENTATION, SHALL BE PROVIDED TO THE CONSTRUCTION ENGINEER PRIOR TO OR AT THE PRE-CONSTRUCTION CONFERENCE BEFORE WORK ORDER CONSTRUCTION.

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	NO.	BY	ALBUQUERQUE CONTROL SURVEY MONUMENT "SMW-16" NEW MEXICO STATE PLANE COORDINATES CENTRAL ZONE - NAD 83	CONTRACTOR STAKED BY	DATE	DATE
				ZONE - NAD 83	INSPECTED BY		
				NORTH= 1,549,624.466	FIELD CHECKED BY		
				EAST= 1,623,348.161	VERIFICATION BY		
				MAPPING ANGLE= 00°10'28.98"	COLLECTED BY		
				GROUND TO GRID FACTOR= 0.998562348	RECORDED BY		
				ELEVATION= 5454.721'	NO.		

30% REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION
5.2024

REMARKS	BY	DATE	DATE	DATE
REVISIONS		May 2024	May 2024	May 2024
RESPEC DESIGN				
DESIGNED BY: XX				
DRAWN BY: XXX				
CHECKED BY: XX				

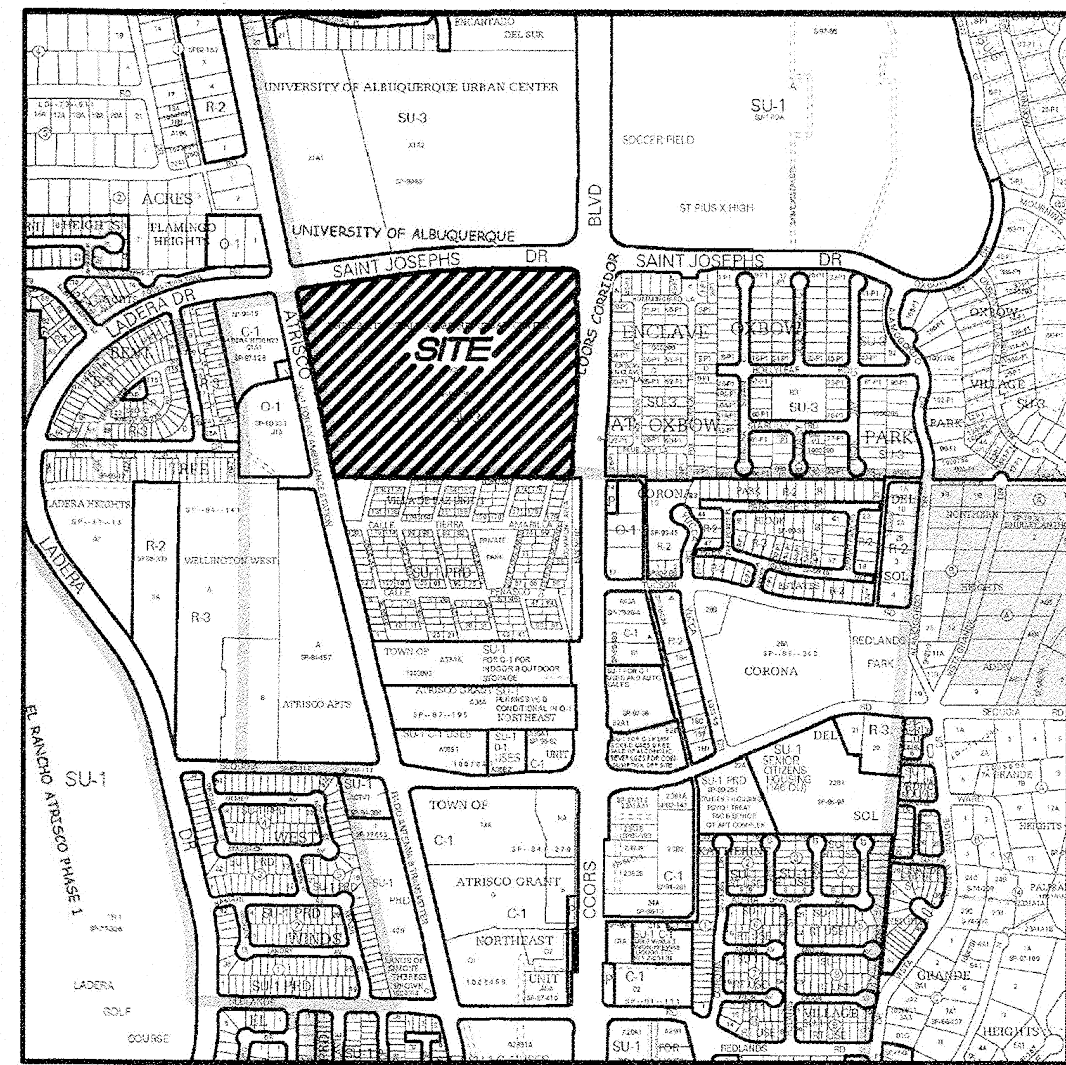
RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)253-9718

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

TITLE
GENERAL NOTES

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.
Project No. 622386	Zone Map No. G-11-Z	Sheet 3 of X	

NAME: N:\Projects\W0007 Skarsgard\W0007_0004 Skarsgard Oxbow Center\3_CAD\Sheets\4 SURVEY (FOR INFORMATION ONLY).dwg PLOT DATE: May 13, 2024 2:49pm



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 U.S. Survey Feet.
- 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 "8911" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "8911" or a concrete nail with brass disk stamped "8911" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page G-11-Z.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Lots created: 10
- Total mileage of full width streets created: 0 miles
- Gross Subdivision acreage: 26.4992 acres.
- Total number of Tracts created: 0
- Total Right-of-Way Dedicated: 0.6318

PURPOSE OF PLAT:

The purpose of this Plat is to:

- Create 10 new Lots from One existing Tract as shown hereon.
- Dedicate Additional Right-of-Way as shown hereon.

210218

DOCH 2023042906
07/11/2023 02:07 PM Page 1 of 2
PLAT # 525 00 8: 2023C P: 0056 Linda Stover, Bernalillo County

TREASURERS CERTIFICATION

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

101106018038720705

Jennie Valpando 7/11/2023
Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

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

- 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.
- 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.
- Qwest Corporation d/b/a CenturyLink QC, for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- 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.

PLAT OF
LOTS 1 THRU 10
THE UNIVERSITY OF ALBUQUERQUE
URBAN CENTER
WITHIN
THE TOWN OF ATRISCO GRANT
IN
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2021

PROJECT NUMBER: PR - 2021 - 00 55 97

Application Number: SD-2023-00092

PLAT APPROVAL

UTILITY APPROVALS: 02/08/2022

Public Service Company of New Mexico Date

Jeff Estvanko Digitally signed by Jeff Estvanko Date: 2022.02.03 11:17:23 -07'00'

New Mexico Gas Company Date

Abdul A. Bhuayan 2/11/2022 Date

Qwest Corporation d/b/a CenturyLink QC. Date

Comcast 2-10-22 Date

CITY APPROVALS:

Loren N. Rasnhoover P.S. 6/14/2021 Date
City Surveyor

N/A

*Real Property Division (conditional) Date

N/A

**Environmental Health Department (conditional) Date

Ernest Arriaga May 18, 2023 Date
Traffic Engineering, Transportation Division

Jeremy Shell Jul 10, 2023 Date
ABCWUA

N/A

City of Albuquerque Parks and Recreation Department May 19, 2023 Date

N/A

10/3/2022 Date

Hydrology May 18, 2023 Date

May 18, 2023 Date

May 18, 2023 Date

May 18, 2023 Date

May 18, 2023 Date

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May 18, 2023 Date

FOR INFORMATION ONLY

Project No. W0007.004

Zone Map No. G-11-Z

Sheet 4 of X

SURV TEK
Consulting Surveyors
Albuquerque, New Mexico
Phone: 505-897-3386



SHEET 1 OF 3

NAME: N:\Projects\W0007_Skarsgard\W0007_Skarsgard Oxbow Center\3_CAD\Sheets\4 SURVEY (FOR INFORMATION ONLY).dwg PLOT DATE: May 13, 2024 2:49pm

DOCH 2023042906
07/11/2023 03:07 PM Page: 2 of 3
PLAT R 328.00 B: 20230 P: 0055 Linda Stover, Bernalillo County

PLAT OF
LOTS 1 THRU 10
THE UNIVERSITY OF ALBUQUERQUE
URBAN CENTER
WITHIN
THE TOWN OF ATRISCO GRANT
IN
PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2021

ABCWUA PUBLIC WATER & SANITARY SEWER EASEMENTS
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH USE OF THE EASEMENT.

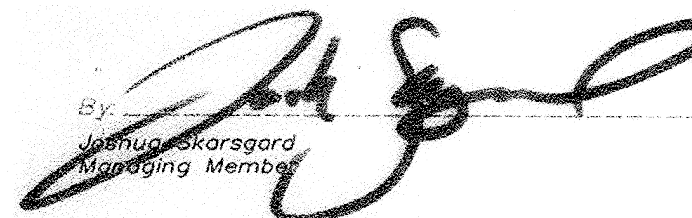
LEGAL DESCRIPTION

Tract "X-2-A" of the Amended Plat of Tracts X-2-A & X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on said amended plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 10, 1995, in Plat Book 95C, page 250.

FREE CONSENT AND DEDICATION

SURVEYED and SUBDIVIDED and now comprising Lots 1 THRU 10, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof, Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. 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 consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER
Red Shamrock 12, LLC, a New Mexico limited liability company

By:  Date: 2-14-22
Joshua Skarsgard
Managing Member

DRAINAGE EASEMENT LANGUAGE FOR SUBDIVISION PLAT

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" 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 IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. GRANTOR SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT WITH ENGINEER'S STAMP DATE APRIL 28, 2023 AND THE GRADING AND DRAINAGE PLAN WITH ENGINEER'S STAMP DATE APRIL 28, 2022 WHICH REPORT AND PLANS ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER FILE #611D062. 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 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 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.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- A. Plat entitled "PLAT OF TRACTS X-1-A1 AND X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 1996", filed March 12, 1998, in Volume 98C, Folio 68, records of Bernalillo County, New Mexico.
- B. Plat entitled "AMENDED PLAT OF TRACTS X-2-A AND X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 1995", filed July 10, 1995, in Volume 95C, Folio 250, records of Bernalillo County, New Mexico.
- C. Plat entitled "REPLAT MAP FOR TRACT X A PORTION OF THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, NEW MEXICO, MAY, 1987", filed November 17, 1987 in Volume C35, Folio 29, records of Bernalillo County, New Mexico.
- D. Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. SP000104432, dated March 24, 2021.

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."

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) lies within Zone "X" (areas determined to be outside 0.2% annual chance flood plain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0329 H, Effective Date: 08/16/12.

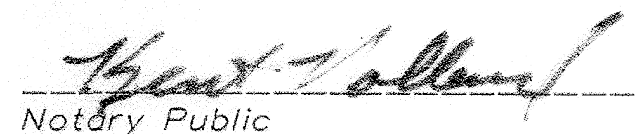
SIGNAGE NOTE

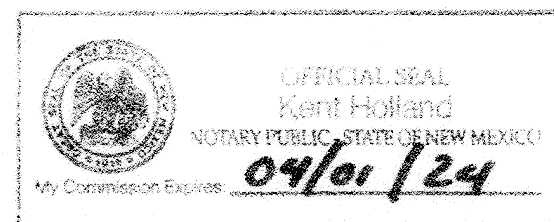
The three signs described in Condition A of the two Variances approved by the Zoning Hearing Examiner on April 5th, 2023 per PR-2021-005597 / VA-2023-00052 and VA-2023-00053 will be the only freestanding signs permitted on the Subject Property, even after replating.

ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 14th day of February, 2022, by Joshua Skarsgard.

 My commission expires 04/01/24
Notary Public



210218

SHEET 2 OF 3

SURV TEK
Consulting Surveyors
Albuquerque, New Mexico

Phone: 505-897-3366

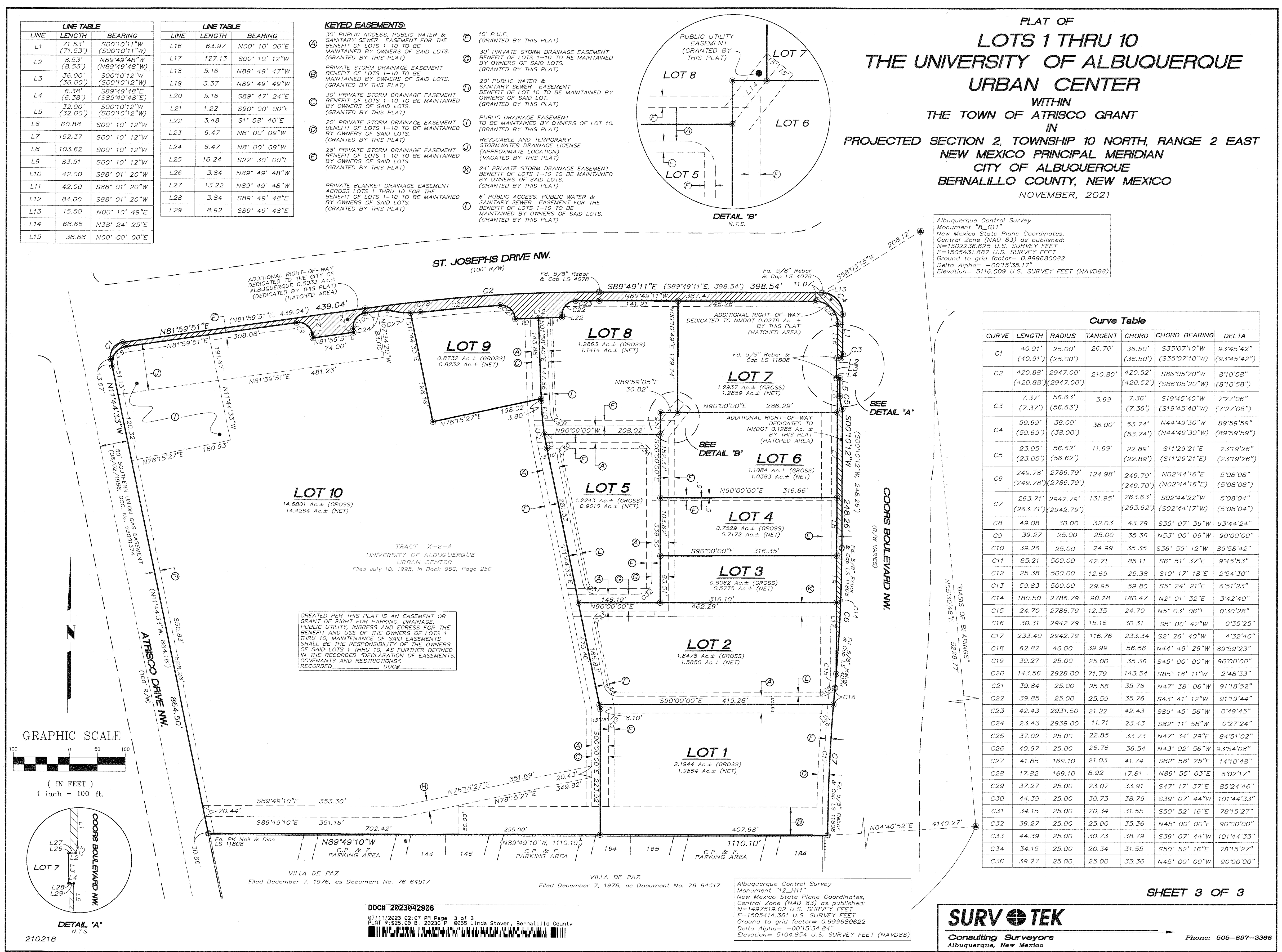
FOR INFORMATION ONLY

Project No. W0007.004

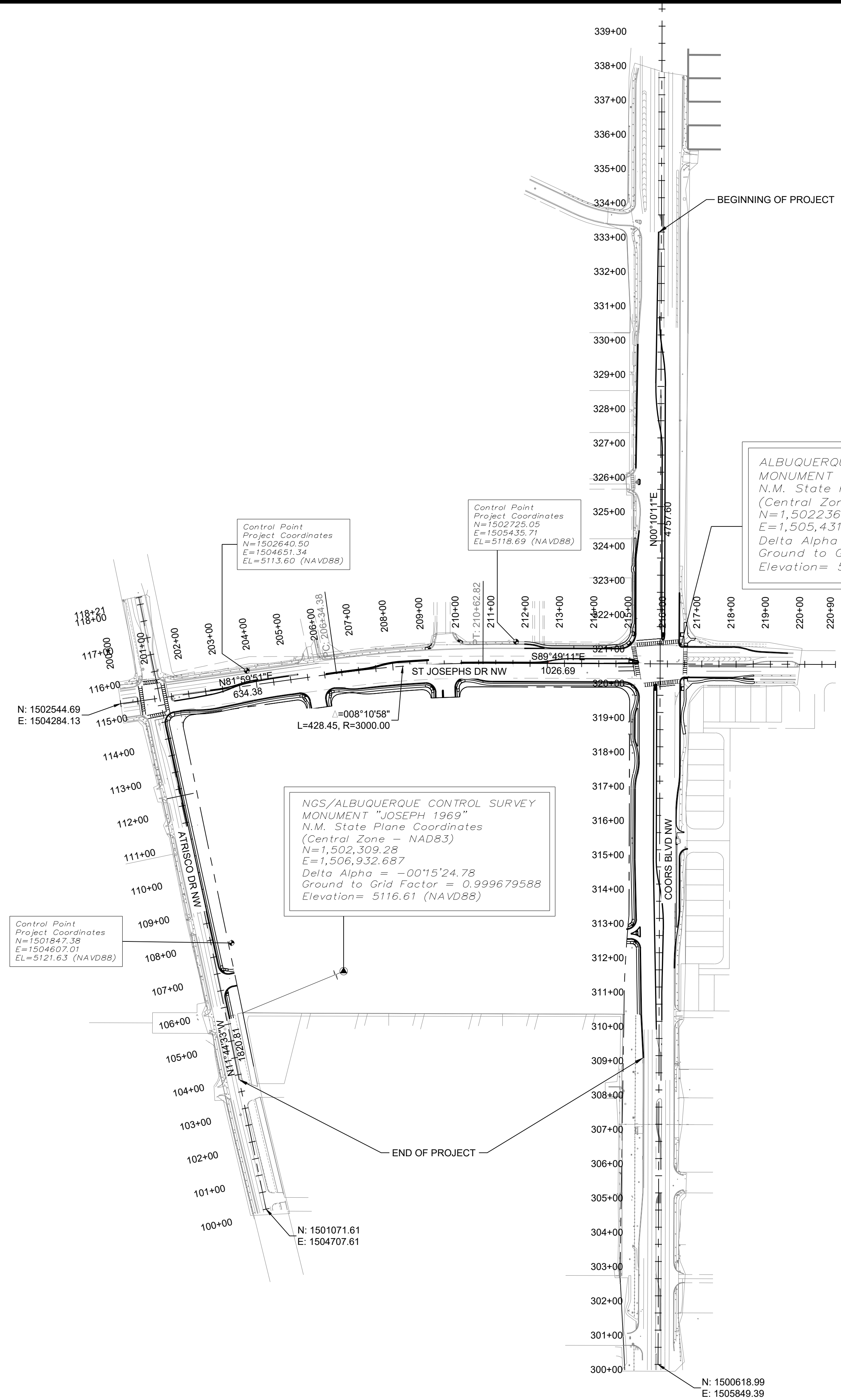
Zone Map No. G-11-Z

Sheet 5 of X

NAME: N:\Projects\W0007 Skarsgard\W0007.0004 Skarsgard Oxbow Center\3_CAD\Sheets\4 SURVEY (FOR INFORMATION ONLY).dwg PLOT DATE: May 13, 2024 2:49pm



NAME: N:\Projects\W0007_Skarsgard\W0007_0004_Skarsgard\Odobow Center\3_CAD\Sheets\7 SITE PLAN, SURVEY, CONTROL, AND ALIGNMENT DATA.dwg Plotted: May 13, 2024 2:50pm LSB, Jeremiah Bell



GENERAL NOTES:

- ALL SIDEWALK, CURB RAMPS, CROSSWALKS, AND ADA SPACES ARE TO HAVE A 2% MINIMUM CROSS SLOPE.
- NO LANDSCAPING SHALL INTERFERE WITH THE SIGHT DISTANCE TRIANGLE.

PROJECT DESCRIPTION:

- INSTALLING CURB AND GUTTER ALONG THE EAST HALF OF ATRISCO RD AND A COMMERCIAL DRIVEWAY ENTRANCE.
- INSTALLING CURB AND GUTTER ALONG THE SOUTH HALF OF SAINT JOSEPHS RD AND TWO COMMERCIAL DRIVEWAY ENTRANCES.
- RECONSTRUCTING AND RE SIGNALIZING THE COORS BLVD/ ST JOSEPHS RD INTERSECTION TO HAVE DUAL LEFT TURN LANES ON THE NORTH, WEST AND SOUTH LEGS OF THE INTERSECTION; CLOSE OFF THE FREE RIGHT ISLANDS ON THE EAST HALF OF THE INTERSECTION; AND WIDEN THE EXISTING MEDIANS.
- CONSTRUCT NEW MEDIANS AND MODIFY THE EXISTING MEDIANS ON ST JOSEPHS RD AND COORS BLVD TO ACCOMMODATE THE PROPOSED ROADWAY GEOMETRY.
- NEW ROADWAY STRIPING ON ST JOSEPHS RD AND COORS BLVD.
- UPDATE A TRANSIT STOP ON COORS AND CONSTRUCT 1 NEW COMMERCIAL DRIVEWAY ENTRANCE OFF OF COORS BLVD.

AS BUILT INFORMATION	
CONTRACTOR	DATE
STAKED BY	DATE
INSPECTORS	DATE
FIELD CHANGE BY	DATE
DESIGNATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
No.	

BENCH MARKS	
ALBUQUERQUE CONTROL SURVEY	
MONUMENT "SMW-16" NEW MEXICO	
STATE PLANE COORDINATES (CENTRAL	
ZONE - NAD 83)	
NORTH= 1,549,624.466	
EAST= 1,523,348.161	
MAPPING ANGLE= -00°10'28.98"	
GROUND TO GRID FACTOR= 0.999652348	
ELEVATION= 5454.721'	

SURVEY INFORMATION	
FIELD NOTES	
NO.	DATE
BY	

ENGINEER'S SEAL	
30% REVIEW	
PRELIMINARY NOT FOR CONSTRUCTION 5.2024	
REMARKS	BY
REVISIONS	
RESPEC DESIGN	
DESIGNED BY: XX	DATE: May 2024
DRAWN BY: XXX	DATE: May 2024
CHECKED BY: XX	DATE: May 2024

RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)253-9718

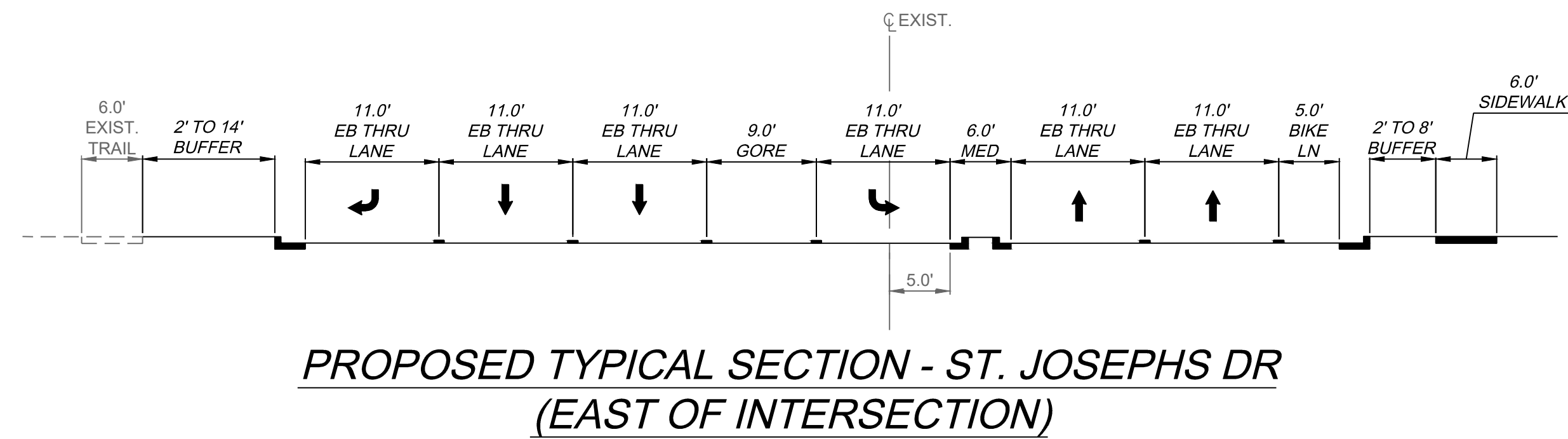
CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

TITLE
SITE PLAN, SURVEY, CONTROL AND ALIGNMENT DATA

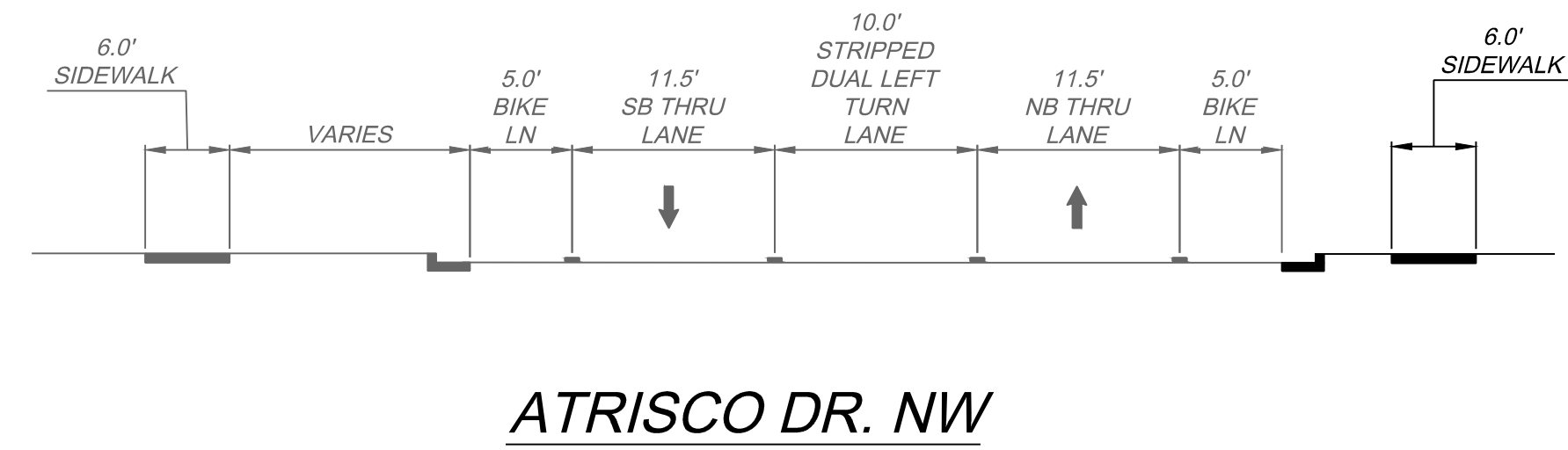
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

Project No.	622386	Zone Map No.	G-11-Z	Sheet	7 of X
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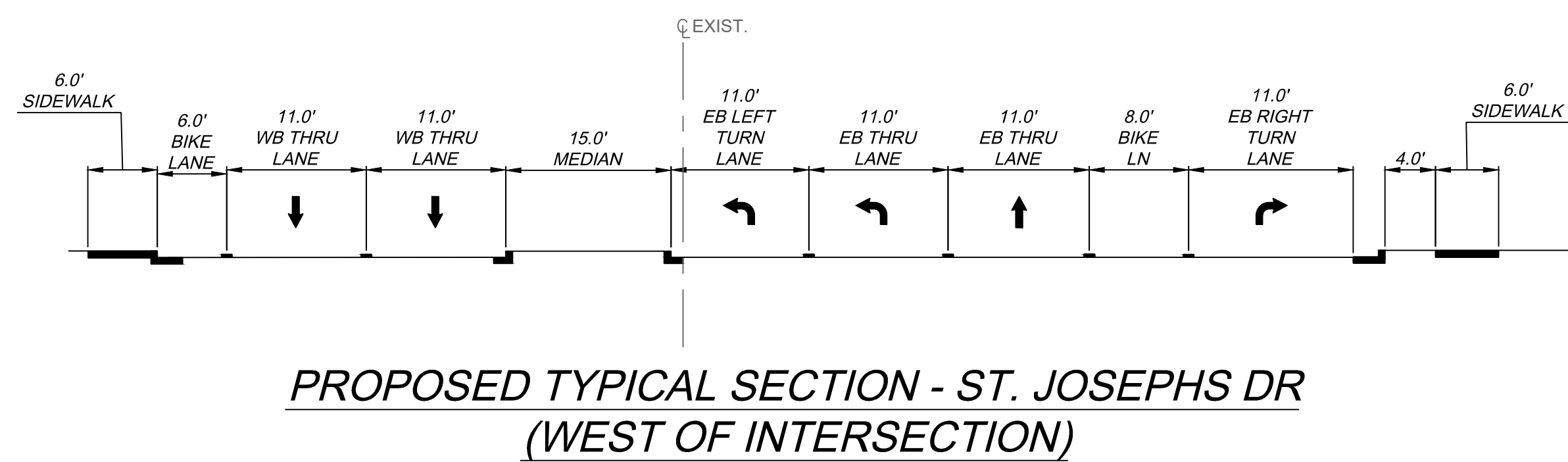
NAME: N:\Projects\W0007_Skarsgard\W0007_0004_Skarsgard\Odobow_Centim3_CAD\Sheets\8 ROAD X SECTIONS.dwg Plotted: May 13, 2024 2:50pm USB John Stapleton



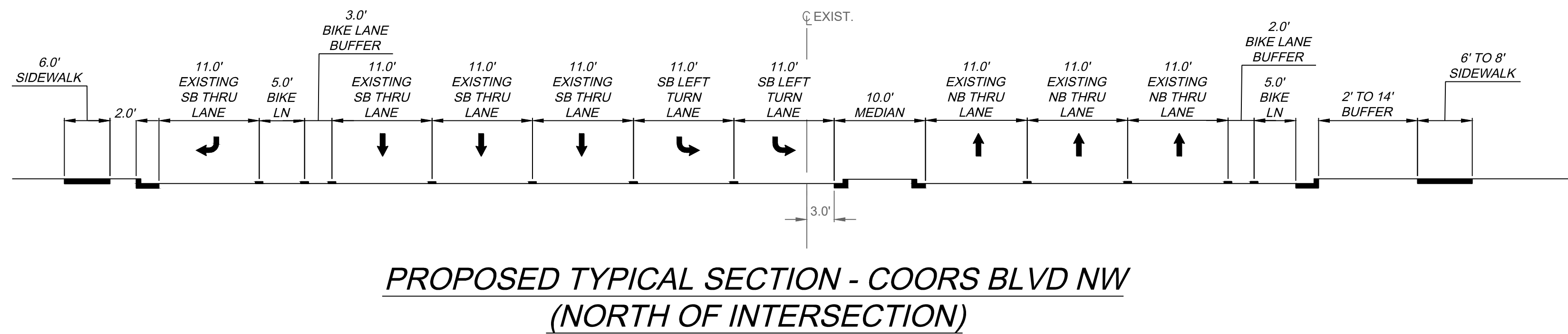
**PROPOSED TYPICAL SECTION - ST. JOSEPHS DR
(EAST OF INTERSECTION)**



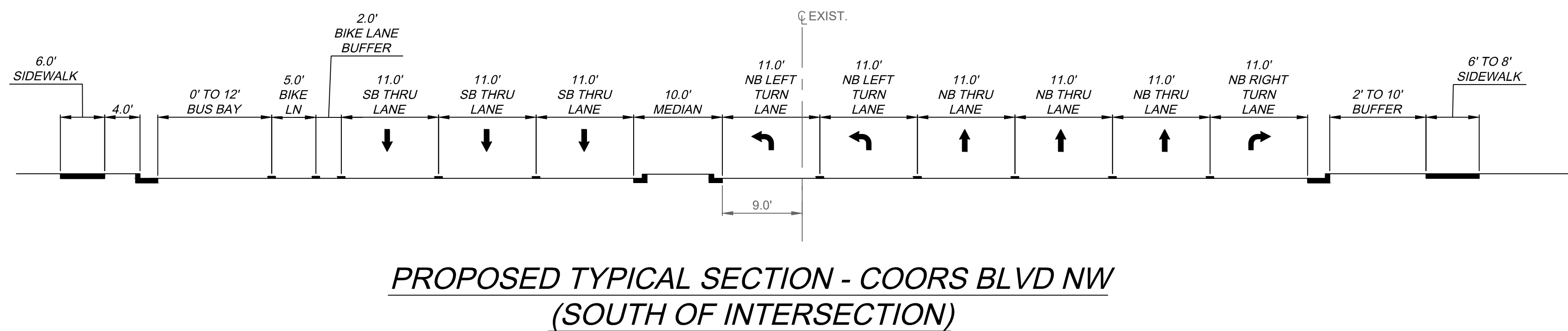
ATRISCO DR. NW



**PROPOSED TYPICAL SECTION - ST. JOSEPHS DR
(WEST OF INTERSECTION)**



**PROPOSED TYPICAL SECTION - COORS BLVD NW
(NORTH OF INTERSECTION)**



**PROPOSED TYPICAL SECTION - COORS BLVD NW
(SOUTH OF INTERSECTION)**

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	CONTRACTOR	DATE	DATE
			ALBUQUERQUE CONTROL SURVEY		
			MONUMENT "SMW-16" NEW MEXICO		
			STATE PLANE COORDINATES (CENTRAL		
			ZONE - NAD 83)		
			NORTH= 1,549,624.466		
			EAST= 1,523,348.161		
			MAPPING ANGLE= -00°10'28.98"		
			GROUND TO GRID FACTOR= 0.99652348		
			ELEVATION= 5454.721'		

30% REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION
5.2024

NO.	DATE	REVISIONS	BY
		RESPEC DESIGN	
DESIGNED BY:	XX	DATE: May 2024	
DRAWN BY:	XXX	DATE: May 2024	
CHECKED BY:	XX	DATE: May 2024	

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CITY OF ALBUQUERQUE

DEPARTMENT OF MUNICIPAL DEVELOPMENT

ENGINEERING DIVISION

TITLE

ROAD SECTIONS

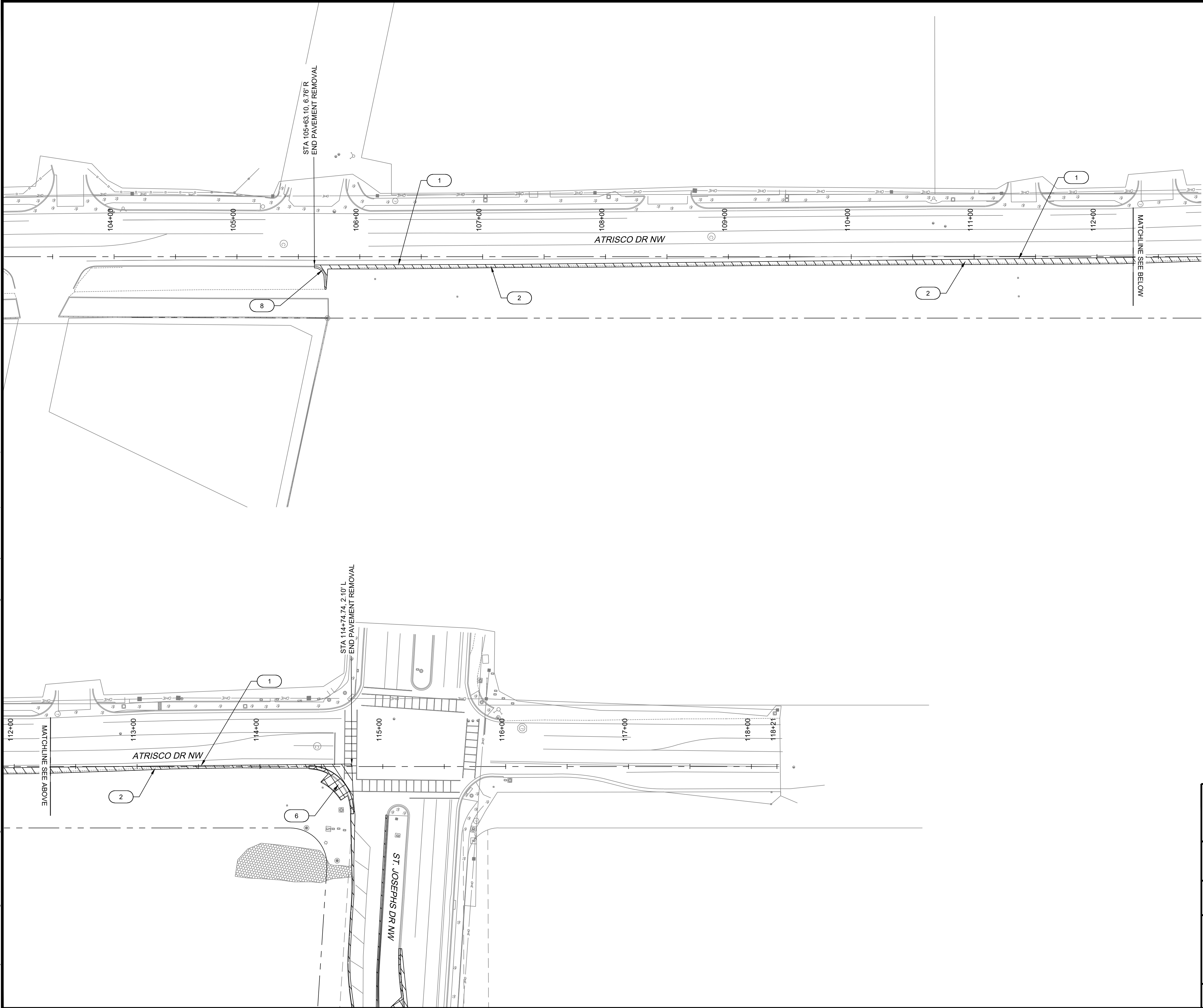
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

Project No. 622386

Zone Map No. G-11-Z

Sheet 8 of X

NAME: N:\Projects\W0007_Skatsgard\W0007_0004_Skatsgard\Odobow Center\3_CAD\Sheets\9_ATRISCO DRIVE NW REMOVALS.dwg Plotted: May 13, 2024, 2:50pm LSB: John Stapleton



REMOVAL KEYED NOTES

I.D.#	DESCRIPTION
1	SAW-CUT EX. PAVEMENT TO ENSURE CLEAN CONNECTION OF NEW PAVEMENT
2	REMOVE AND DISPOSE ASPHALT PAVEMENT
6	REMOVE AND DISPOSE CONCRETE ACCESS RAMP
8	REMOVE AND DISPOSE ASPHALT CURB

LEGEND

ASPHALT REMOVAL	
CONCRETE REMOVAL	
EXTENTS OF STRIPING REMOVAL	

- NOTES:**
- SEE TRAFFIC SIGNAL SHEETS FOR EXISTING SIGNAL REMOVALS.
 - AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAWCUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
 - CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING CURB AND GUTTER AND REPLACING WITH VALLEY GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW-CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED; REFER TO SHEET XX OR EXISTING PAVEMENT SECTION OR WHICH EVER IS GREATER WITH APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.
 - REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
 - ANY DAMAGE TO THE EXISTING CURB & GUTTER, PAVEMENT, SIDEWALKS, STRIPING, AND SIGNAGE DURING CONSTRUCTION SHALL BE REPLACED.
 - OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
 - CONTRACTOR TO COORDINATE DEMOLITION WITH SITE CONSTRUCTION ACTIVITIES AND LIMIT ACCESS RESTRICTIONS FOR BUSINESSES OPERATIONS ON-SITE AS NEEDED.

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 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 ENGINEERING DIVISION

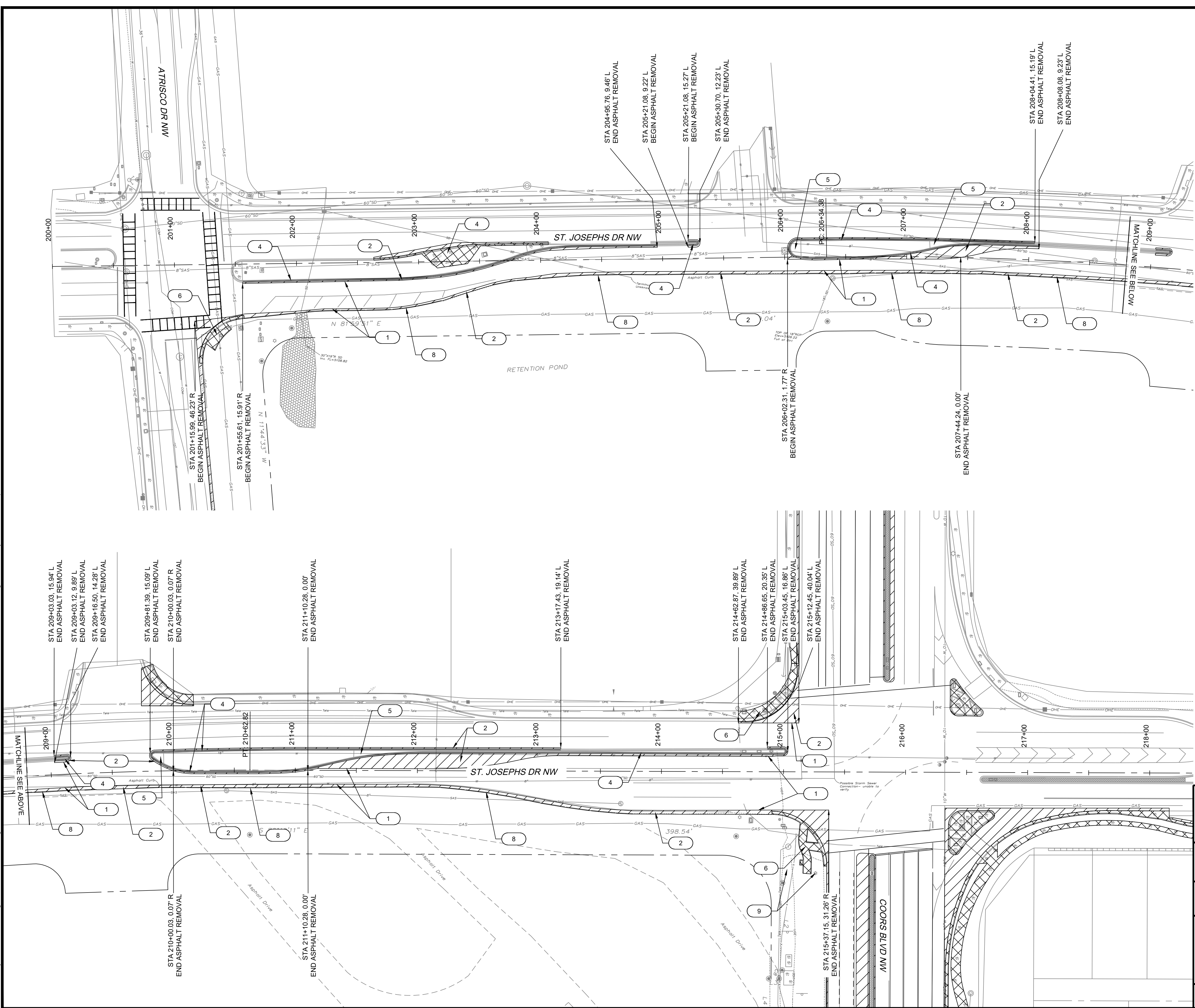
TITLE
ATRISCO DRIVE NW REMOVALS

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
Last Design Update			

Project No. **622386** Zone Map No. **G-11-Z** Sheet **9** of **X**

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ALBUQUERQUE CONTROL SURVEY	DATE	NO.	BY	30% REVIEW PRELIMINARY NOT FOR CONSTRUCTION 5.2024	RESPEC DESIGN
STAKED BY	DATE	MONUMENT "SMW-16" NEW MEXICO	DATE	NO.	BY		
INSPECTORS	DATE	STATE PLANE COORDINATES (CENTRAL	DATE				
FIELD ENGINEER	DATE	ZONE - NAD 83)	DATE				
DESIGNED BY	DATE	NORTH= 1,549,624.466	DATE				
CHECKED BY	DATE	EAST= 1,523,348.161	DATE				
RECORDED BY	DATE	MAPPING ANGLE= -00°10'28.98"	DATE				
		GROUND TO GRID FACTOR= 0.99852348	DATE				
		ELEVATION= 5454.721'	DATE				

NAME: N:\Projects\W0007_Skatsgard\W0007_0004_Skatsgard\Oxbow Center\3_CAD\Sheets\10 ST JOSEPHS DRIVE NW REMOVALS.dwg Plotted: May 13, 2024 2:50pm LSB - Jeremiah Bell



REMOVAL KEYED NOTES

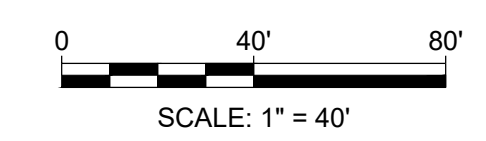
ID.#	DESCRIPTION
1	SAW-CUT EX. PAVEMENT TO ENSURE CLEAN CONNECTION OF NEW PAVEMENT
2	REMOVE AND DISPOSE ASPHALT PAVEMENT
4	REMOVE AND DISPOSE CONCRETE MEDIAN CURB AND GUTTER
5	REMOVE AND DISPOSE CONCRETE MEDIAN PAVEMENT
6	REMOVE AND DISPOSE CONCRETE ACCESS RAMP
8	REMOVE AND DISPOSE ASPHALT CURB
9	REMOVE AND DISPOSE OF EXISTING LUMINARY FOUNDATION. LUMINARY TO BE RELOCATED, SEE SHEET 15

LEGEND

ASPHALT REMOVAL	
CONCRETE REMOVAL	
EXTENTS OF STRIPING REMOVAL	

NOTES:

- AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAWCUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
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- REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
- ANY DAMAGE TO THE EXISTING CURB & GUTTER, PAVEMENT, SIDEWALKS, STRIPING, AND SIGNAGE DURING CONSTRUCTION SHALL BE REPLACED.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- CONTRACTOR TO COORDINATE DEMOLITION WITH SITE CONSTRUCTION ACTIVITIES AND LIMIT ACCESS RESTRICTIONS FOR BUSINESSES OPERATIONS ON-SITE AS NEEDED.
- IF ALLOWED BY THE CITY CONSTRUCTION INSPECTOR, NEW CONCRETE GUTTER PLAN MAY BE FORMED AGAINST THE SAW-CUT ASPHALT WITHOUT AN ADDITIONAL 1FT OF WIDTH OF PAVEMENT REMOVAL.
- REMOVE ALL EXISTING NO TRESPASSING SIGNS AROUND THE OXBOW COMMERCIAL CENTER AND RETURN THE SIGNS TO RETAIL SOUTHWEST DEVELOPMENT.



AS BUILT INFORMATION

CONTRACTOR	DATE
STAKED BY	DATE
INSPECTED BY	DATE
FIELD CHANGE BY	DATE
DESIGNED BY	DATE
CHECKED BY	DATE

BENCH MARKS

ALBUQUERQUE CONTROL SURVEY	
MONUMENT "SMW-16" NEW MEXICO	
STATE PLANE COORDINATES (CENTRAL	
ZONE - NAD 83	
NORTH= 1,549,624.466	
EAST= 1,523,348.161	
MAPPING ANGLE= -00°10'28.98"	
GROUND TO GRID FACTOR= 0.99852348	
ELEVATION= 5454.721'	

SURVEY INFORMATION

NO.	BY	DATE

30% REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION
5.2024

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

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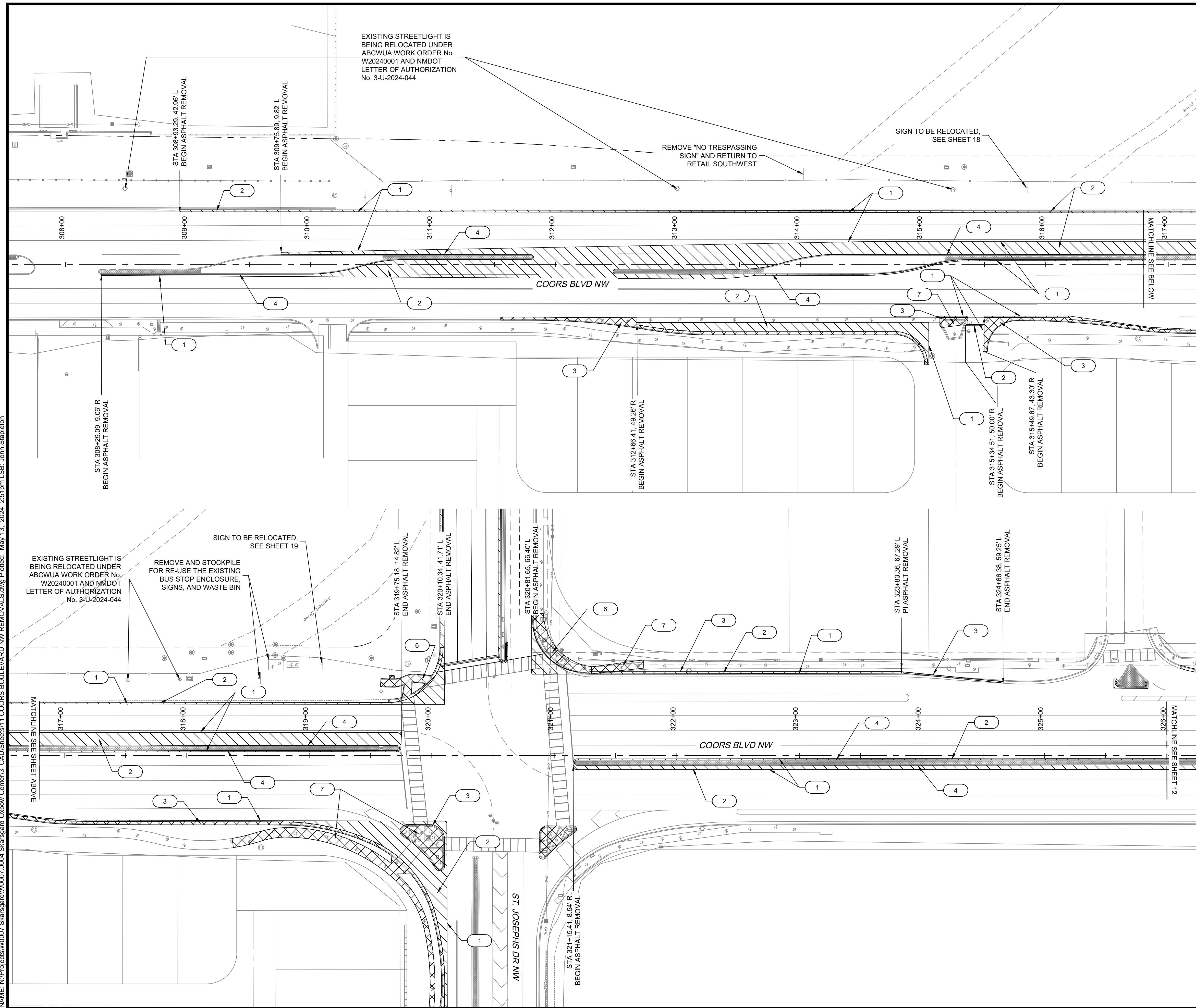
CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

TITLE
ST JOSEPHS DRIVE NW REMOVALS

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

Project No. 622386 Zone Map No. G-11-Z Sheet 10 of X

NAME: N:\Projects\W0007_Skarsgard\W0007_0004_Skarsgard\Odobow Center\3_CAD\Sheets\11 COORS BOULEVARD NW REMOVALS.dwg Plotted: May 13, 2024 2:51pm LSB: John Stapleton



REMOVAL KEYED NOTES	
I.D.#	DESCRIPTION
1	SAW-CUT EX. PAVEMENT TO ENSURE CLEAN CONNECTION OF NEW PAVEMENT
3	REMOVE AND DISPOSE CONCRETE CURB AND GUTTER
2	REMOVE AND DISPOSE ASPHALT PAVEMENT
4	REMOVE AND DISPOSE CONCRETE MEDIAN CURB AND GUTTER
6	REMOVE AND DISPOSE CONCRETE ACCESS RAMP
7	REMOVE AND DISPOSE CONCRETE SIDEWALK

LEGEND

ASPHALT REMOVAL	
CONCRETE REMOVAL	
EXTENTS OF STRIPING REMOVAL	

- NOTES:**
- AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAWCUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
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30% REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION
5.2024

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	BY

ENGINEER'S SEAL	
REMARKS	BY
NO.	DATE
REVISIONS	DATE
RESPEC DESIGN	DATE

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CITY OF ALBUQUERQUE
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ENGINEERING DIVISION

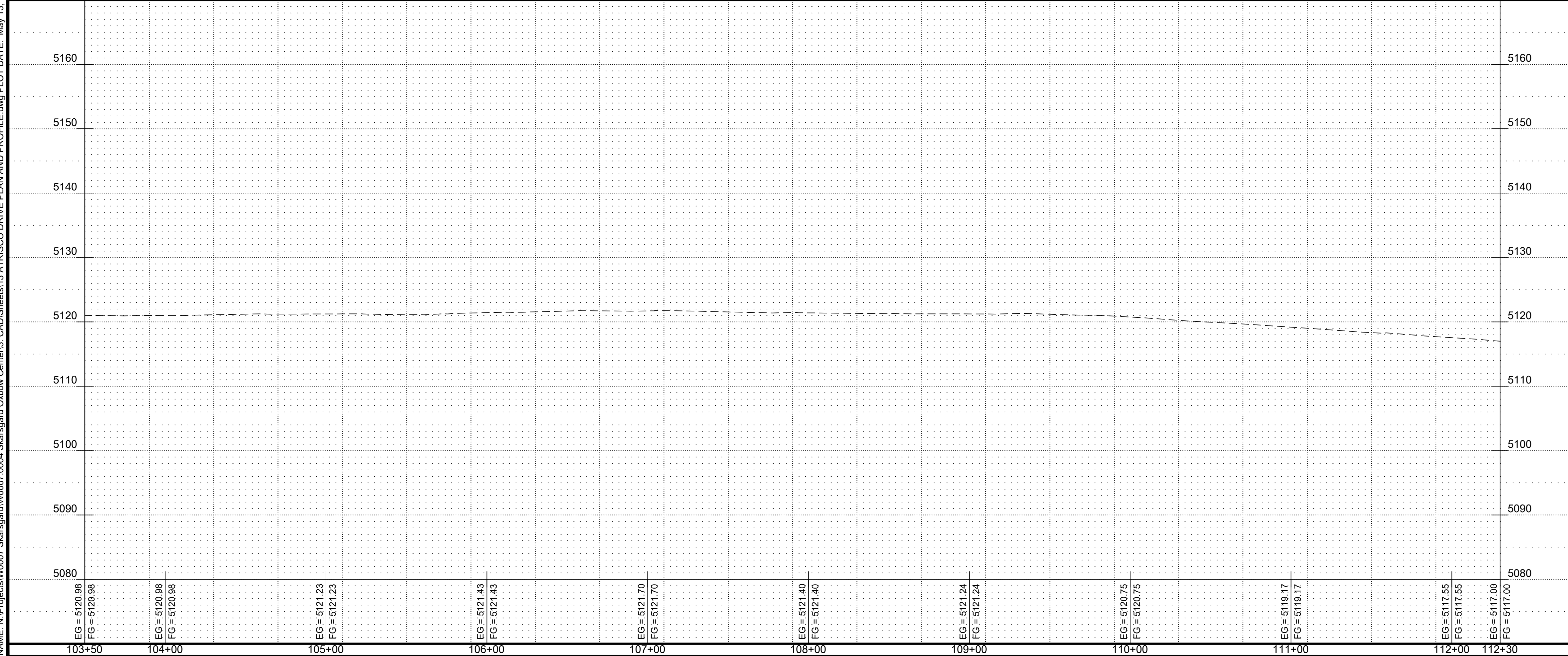
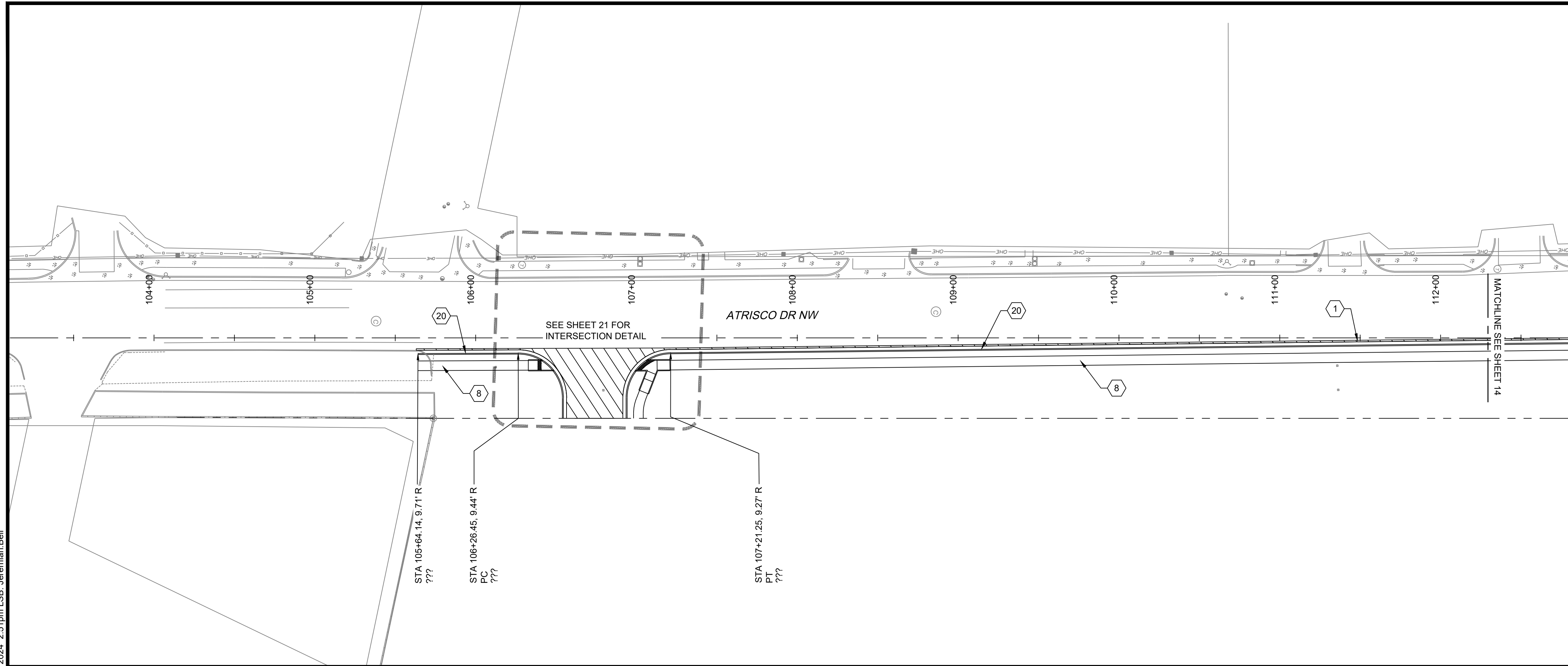
TITLE
COORS BOULEVARD NW REMOVALS

Design Review Committee	City Engineer Approval
Last Design Update	Mo./Day/Yr.
Project No. 622386	Zone Map No. G-11-Z
Sheet 11 of X	

AS BUILT INFORMATION	
CONTRACTOR	DATE
STAKED BY	DATE
INSPECTORS	DATE
FIELD CHANGE BY	DATE
DESIGNATION BY	DATE
CORRECTED BY	DATE

BENCH MARKS	
ALBUQUERQUE CONTROL SURVEY	DATE
MONUMENT "SMW-16" NEW MEXICO	DATE
STATE PLANE COORDINATES (CENTRAL	DATE
ZONE - NAD 83)	DATE
NORTH= 1,549,624.466	DATE
EAST= 1,523,348.161	DATE
MAPPING ANGLE= -00°10'28.98"	DATE
GROUND TO GRID FACTOR= 0.99852348	DATE
ELEVATION= 5454.721'	DATE

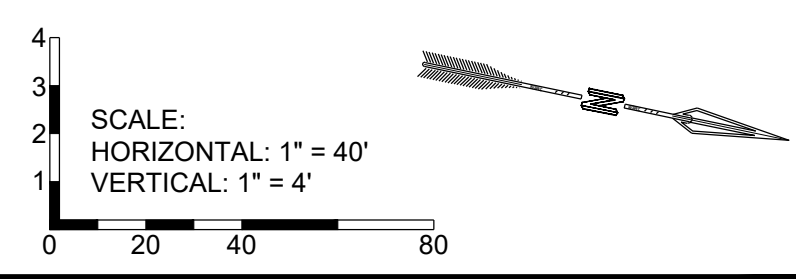
NAME: N:\Projects\W0007_Skarsgard\W0007_0004_Skarsgard\0004_ATRISCO DRIVE PLAN AND PROFILE.dwg PLOT DATE: May 13, 2024 2:51pm LSB: Jeremiah.Bell



PAVING CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	BUILD COLLECTOR/ARTERIAL ASPHALT PAVING PER TYPICAL SECTION ON SHEET 8
8	BUILD 6" PCC SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DETAIL 2430
20	BUILD STANDARD CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD DETAIL 2415A

LEGEND
EXTENTS OF NEW ASPHALT PAVING



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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

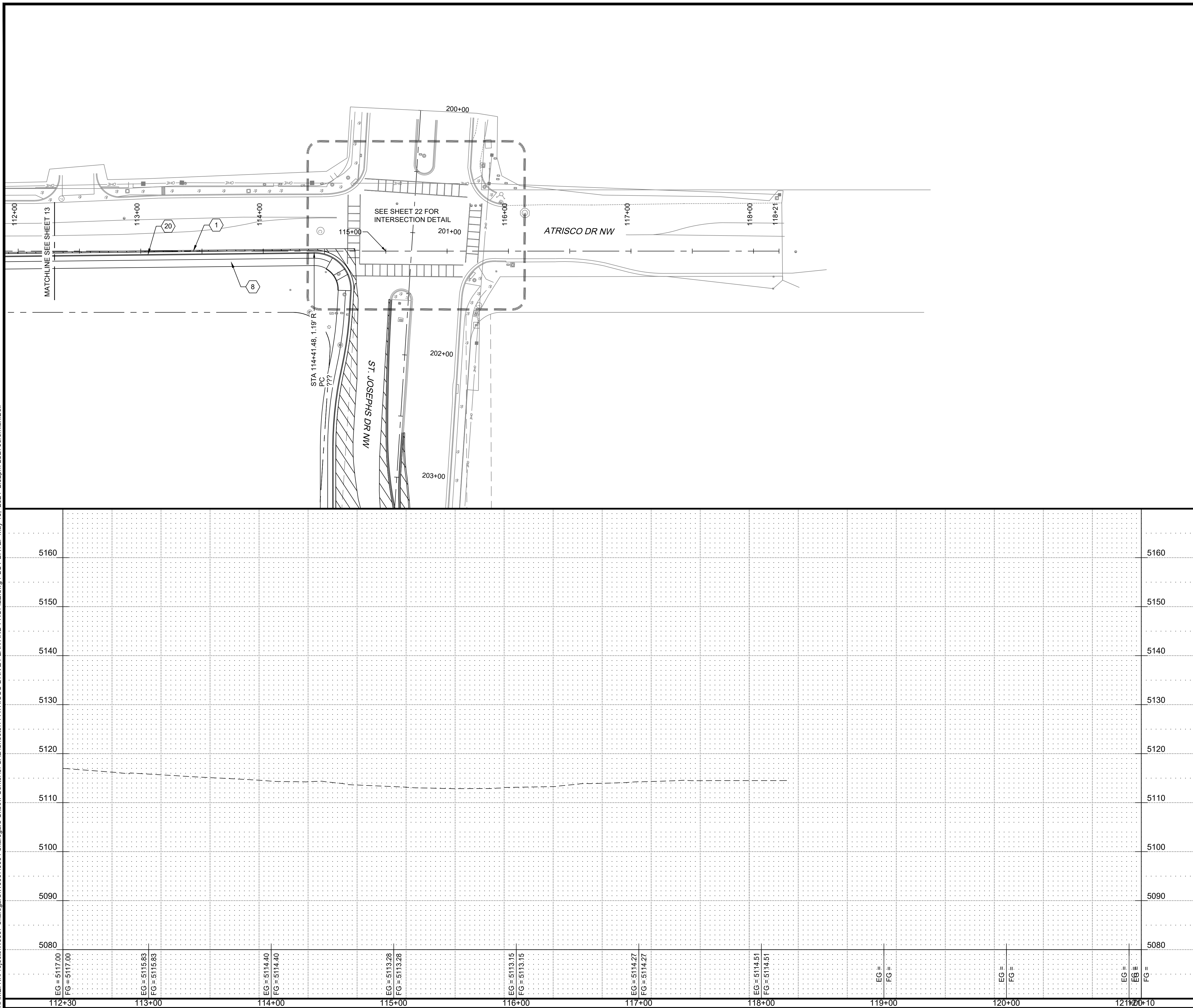
TITLE
ATRISCO DRIVE PLAN AND PROFILE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

Project No. **622386** Zone Map No. **G-11-Z** Sheet **13** of **X**

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL									
CONTRACTOR	DATE	ALBUQUERQUE CONTROL SURVEY	DATE	FIELD NO.	BY	<p style="color: red; font-size: 24px; font-weight: bold;">30% REVIEW</p> <p style="color: red; font-size: 12px; font-weight: bold;">PRELIMINARY NOT FOR CONSTRUCTION 5.2024</p>	<p style="font-size: 10px;">REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REMARKS</th> <th>BY</th> </tr> <tr> <td></td> <td></td> <td>RESPEC DESIGN</td> <td></td> </tr> </table>	NO.	DATE	REMARKS	BY			RESPEC DESIGN	
NO.	DATE	REMARKS	BY												
		RESPEC DESIGN													
INSPECTORS	DATE	MONUMENT "SMW-16" NEW MEXICO	DATE	NO.	BY	DESIGNED BY: XXX	DATE: May 2024								
FIELD ENGINEER	DATE	STATE PLANE COORDINATES (CENTRAL	DATE			DRAWN BY: XXX	DATE: May 2024								
DESIGNED BY	DATE	ZONE - NAD 83)	DATE			CHECKED BY: XXX	DATE: May 2024								
RECORDED BY	DATE	NORTH= 1,549,624.466	DATE												
		EAST= 1,523,348.161	DATE												
		MAPPING ANGLE= -00°10'28.98"	DATE												
		GROUND TO GRID FACTOR= 0.99852348	DATE												
		ELEVATION= 5454.721'	DATE												

NAME: N:\Projects\W007 Skatsgard\W007 0004 Skatsgard\Oxbow Center\3 CAD\Sheets\14 ATRISCO DRIVE PLAN AND PROFILE.dwg PLOT DATE: May 13, 2024 2:52pm LSB: Jeremiah Bell



PAVING CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	BUILD COLLECTOR/ARTERIAL ASPHALT PAVING PER TYPICAL SECTION ON SHEET 8
8	BUILD 6" PCC SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DETAIL 2430
20	BUILD STANDARD CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD DETAIL 2415A

LEGEND

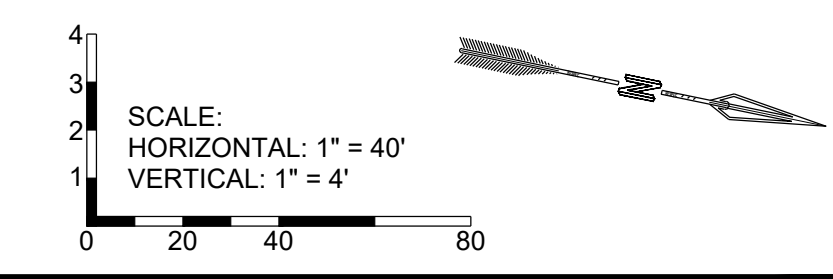
EXTENTS OF NEW ASPHALT PAVING

AS BUILT INFORMATION	
CONTRACTOR	DATE
STAKED BY	DATE
INSPECTORS	DATE
FIELD CHANGE BY	DATE
DESIGNATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
No.	

BENCH MARKS	
ALBUQUERQUE CONTROL SURVEY	
MONUMENT "SMW-16" NEW MEXICO	
STATE PLANE COORDINATES (CENTRAL	
ZONE - NAD 83)	
NORTH= 1,549,624.466	
EAST= 1,523,348.161	
MAPPING ANGLE= -00°10'28.98"	
GROUND TO GRID FACTOR= 0.99852348	
ELEVATION= 5454.721'	

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	BY

ENGINEER'S SEAL	
30% REVIEW	
PRELIMINARY NOT FOR CONSTRUCTION 5.2024	
NO.	DATE
REMARKS	BY
REVISIONS	
RESPEC DESIGN	
DESIGNED BY: XXX	DATE: May 2024
DRAWN BY: XXX	DATE: May 2024
CHECKED BY: XXX	DATE: May 2024



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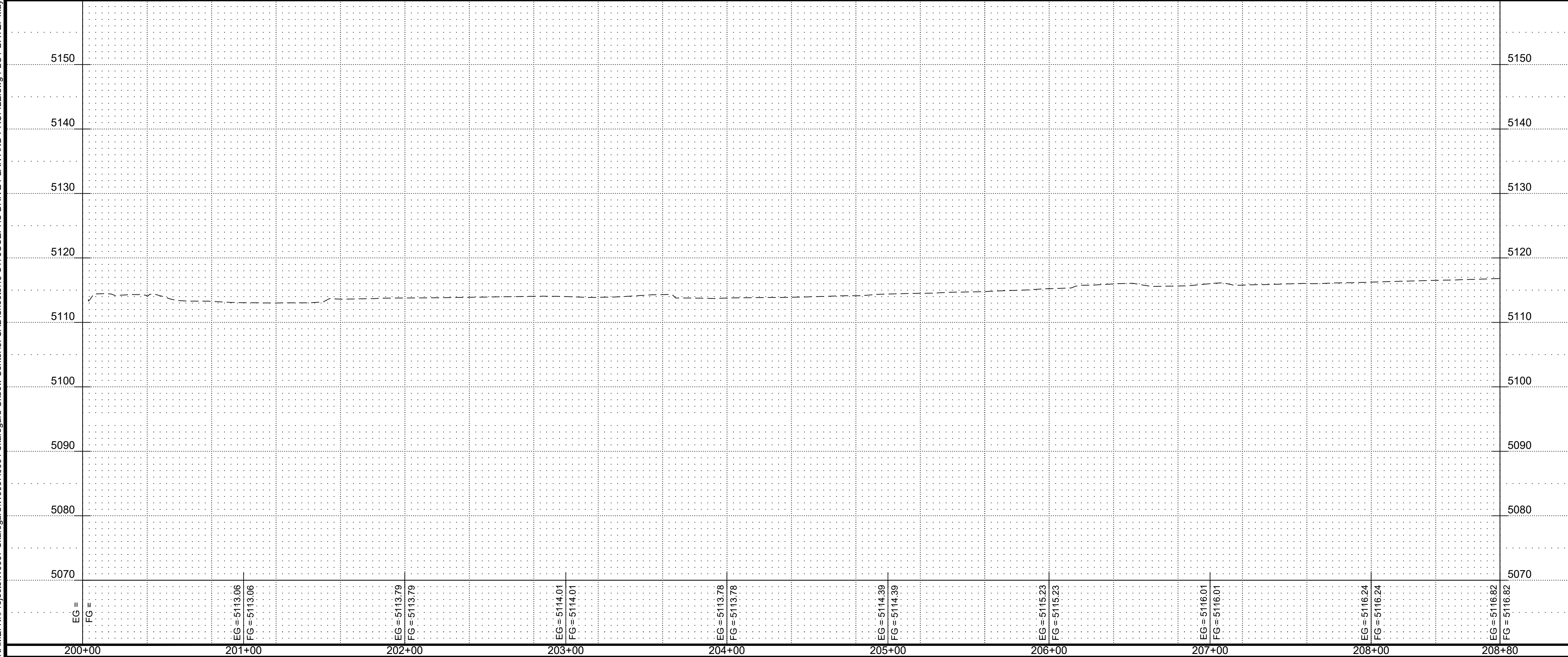
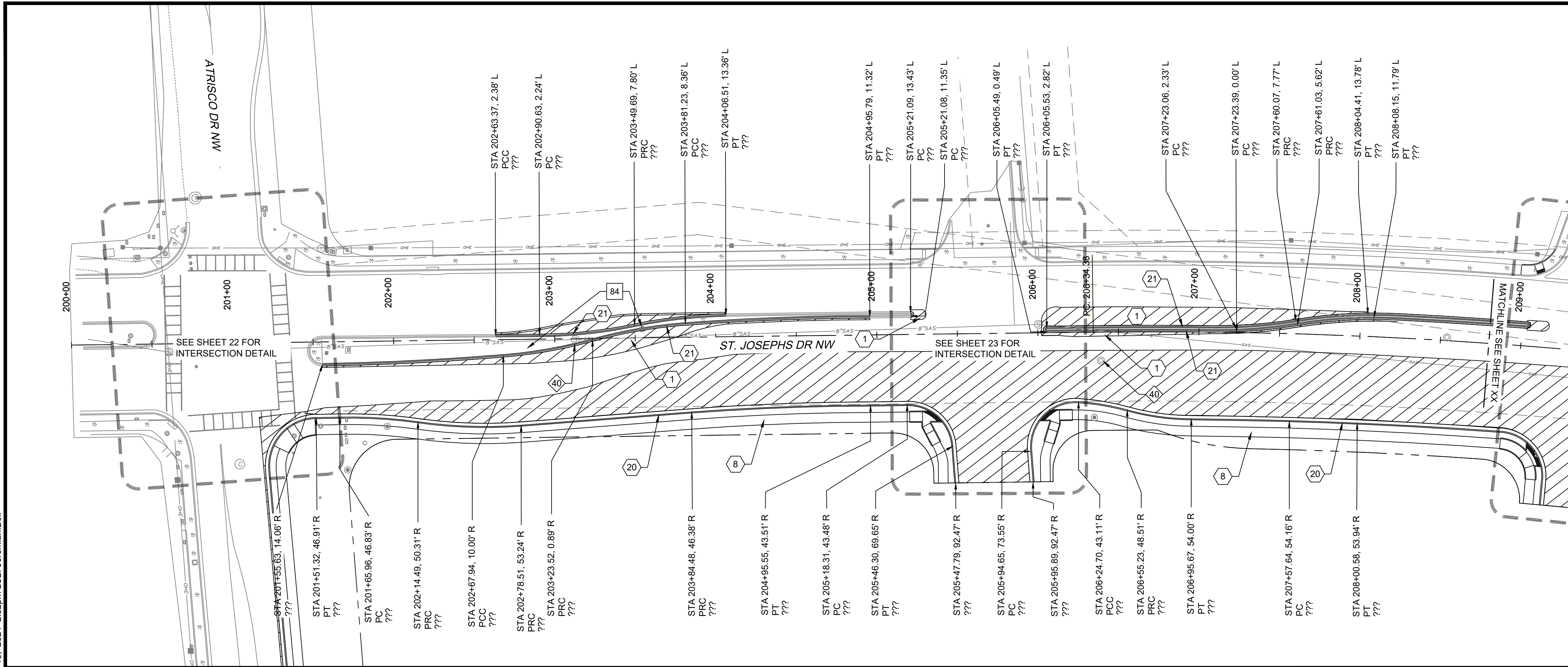
CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

TITLE
ATRISCO DRIVE PLAN AND PROFILE

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
Last Design Update			

Project No. **622386** Zone Map No. **G-11-Z** Sheet **14** of **X**

NAME: N:\Projects\W0007 Skatsgard\W0007 0004 Skatsgard\W0007 0004 St. Josephs Drive Plan and Profile.dwg PLOT DATE: May 13, 2024 2:52pm LSB-Jeremiah Bell



PAVING CONSTRUCTION NOTES

I.D.#	DESCRIPTION
8	BUILD 6" PCC SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DETAIL 2430
20	BUILD STANDARD CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD DETAIL 2415A
21	BUILD PCC DEPRESSED MEDIAN CURB AND GUTTER, PER COA STANDARD DETAIL 2415A
27	BUILD TEXTURED CONCRETE MEDIAN PAVEMENT PER CITY OF ALBUQUERQUE STANDARD DETAIL 2408
31	ADJUST MANHOLE RIM PER CITY OF ALBUQUERQUE STANDARD DETAIL 2460

SEWER CONSTRUCTION NOTES

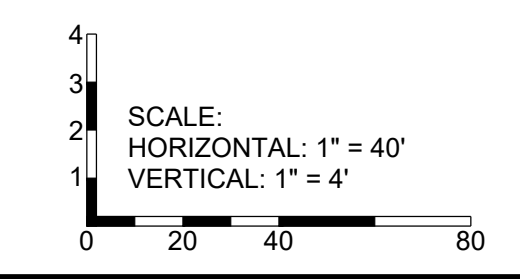
I.D.#	DESCRIPTION
40	ADJUST EXISTING MANHOLE RIM TO FINISHED GRADE

WATER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
84	RELOCATE EXISTING UTILITY BOX

LEGEND

EXTENTS OF NEW ASPHALT PAVING



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CITY OF ALBUQUERQUE
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 ENGINEERING DIVISION

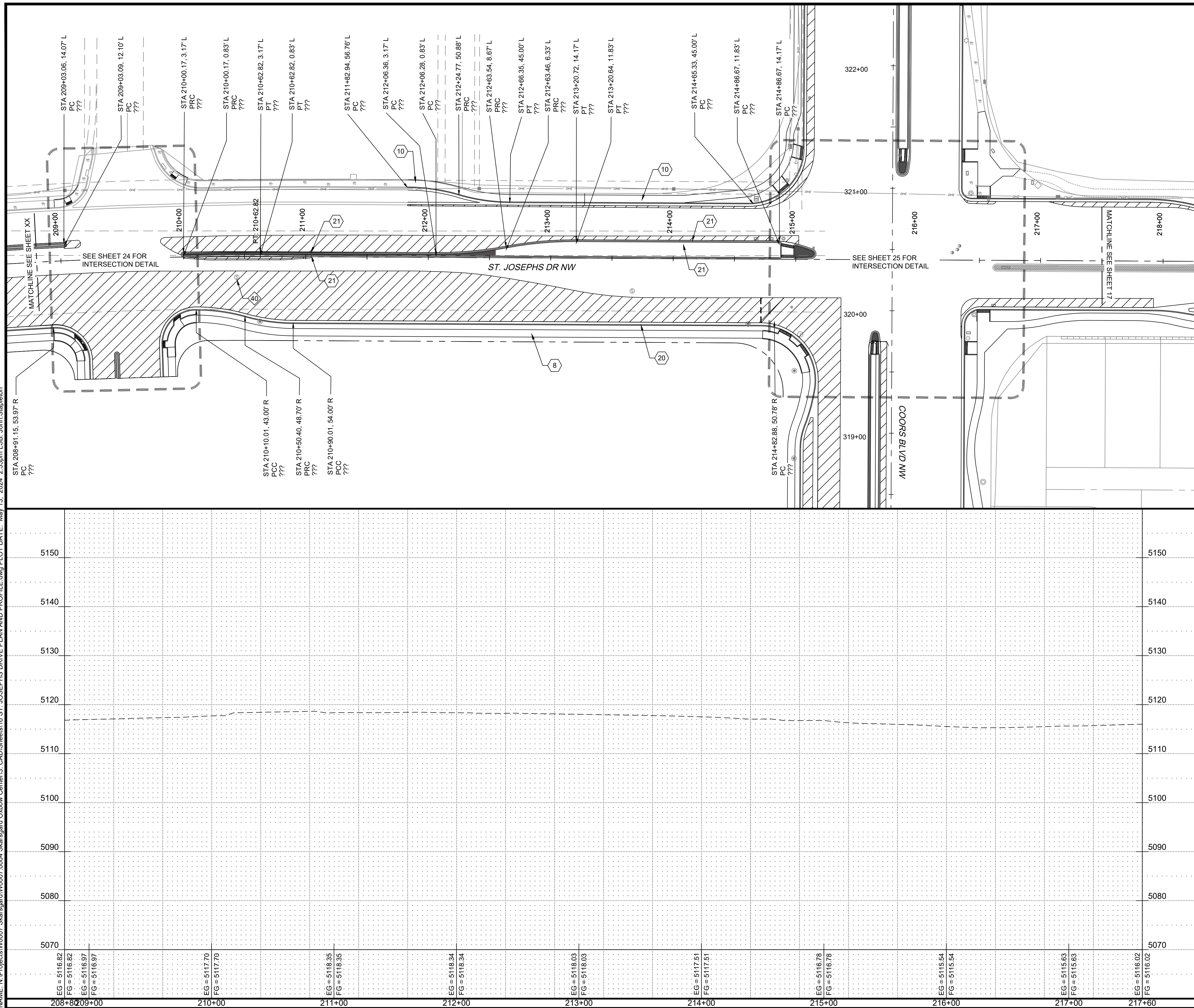
TITLE
 ST. JOSEPHS DRIVE PLAN AND PROFILE

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
Last Design Update			

Project No. 622386 Zone Map No. G-11-Z Sheet 15 of X

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ALBUQUERQUE CONTROL SURVEY	DATE	NO.	BY	30% REVIEW PRELIMINARY NOT FOR CONSTRUCTION 5.2024	
STAKED BY	DATE	MONUMENT "SMW-16" NEW MEXICO	DATE	FIELD NOTES	REMARKS		
INSPECTORS	DATE	STATE PLANE COORDINATES (CENTRAL	DATE		REVISIONS		
FIELD CHANGE BY	DATE	ZONE - NAD 83	DATE		RESPEC DESIGN		
DESIGNATION BY	DATE	NORTH= 1,549,624.466	DATE				
CORRECTED BY	DATE	EAST= 1,523,348.161	DATE				
	DATE	MAPPING ANGLE= -00°10'28.98"	DATE				
	DATE	GROUND TO GRID FACTOR= 0.99852348	DATE				
	DATE	ELEVATION= 5454.721'	DATE				

NAME: N:\Projects\W0007 Skatsgard\W0007 0004 Skatsgard\Oxbow Center\3 CAD\Sheets\16 ST. JOSEPHS DRIVE PLAN AND PROFILE.dwg PLOT DATE: May 13, 2024 2:53pm LSB-John Stapleton



PAVING CONSTRUCTION NOTES

I.D.#	DESCRIPTION
3	BUILD COORS ASPHALT PAVING PER TYPICAL SECTION
8	BUILD 6" PCC SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DETAIL 2430
10	BUILD 4" PCC SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DETAIL 2430
13	BUILD PCC DRIVEPAD PER CITY OF ALBUQUERQUE STANDARD DETAIL 2425
20	BUILD STANDARD CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD DETAIL 2415A
21	BUILD STANDARD DEPRESSED MEDIAN CURB AND GUTTER, PER COA STANDARD DETAIL 2415A
31	ADJUST MANHOLE RIM PER CITY OF ALBUQUERQUE STANDARD DETAIL 2460
32	ADJUST VALVE COVER PER CITY OF ALBUQUERQUE STANDARD DETAIL 2460

SEWER CONSTRUCTION NOTES

I.D.#	DESCRIPTION
40	ADJUST EXISTING MANHOLE RIM TO FINISHED GRADE

LEGEND

EXTENTS OF NEW ASPHALT PAVING

AS BUILT INFORMATION

CONTRACTOR	DATE
ALBUQUERQUE CONTROL SURVEY <td></td>	
MONUMENT "SMW-16" NEW MEXICO <td></td>	
STATE PLANE COORDINATES (CENTRAL <td></td>	
ZONE - NAD 83) <td></td>	
NORTHING= 1,549,624.466 <td></td>	
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MAPPING ANGLE= -00°10'28.98" <td></td>	
GROUND TO GRID FACTOR= 0.99852348 <td></td>	
ELEVATION= 5454.721' <td></td>	

ENGINEER'S SEAL

30% REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION
5.2024

REVISIONS

NO.	DATE	REMARKS	BY
		RESPEC DESIGN	

DESIGNED BY: XXX DATE: May 2024
 DRAWN BY: XXX DATE: May 2024
 CHECKED BY: XXX DATE: May 2024

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 ALBUQUERQUE, NEW MEXICO 87109
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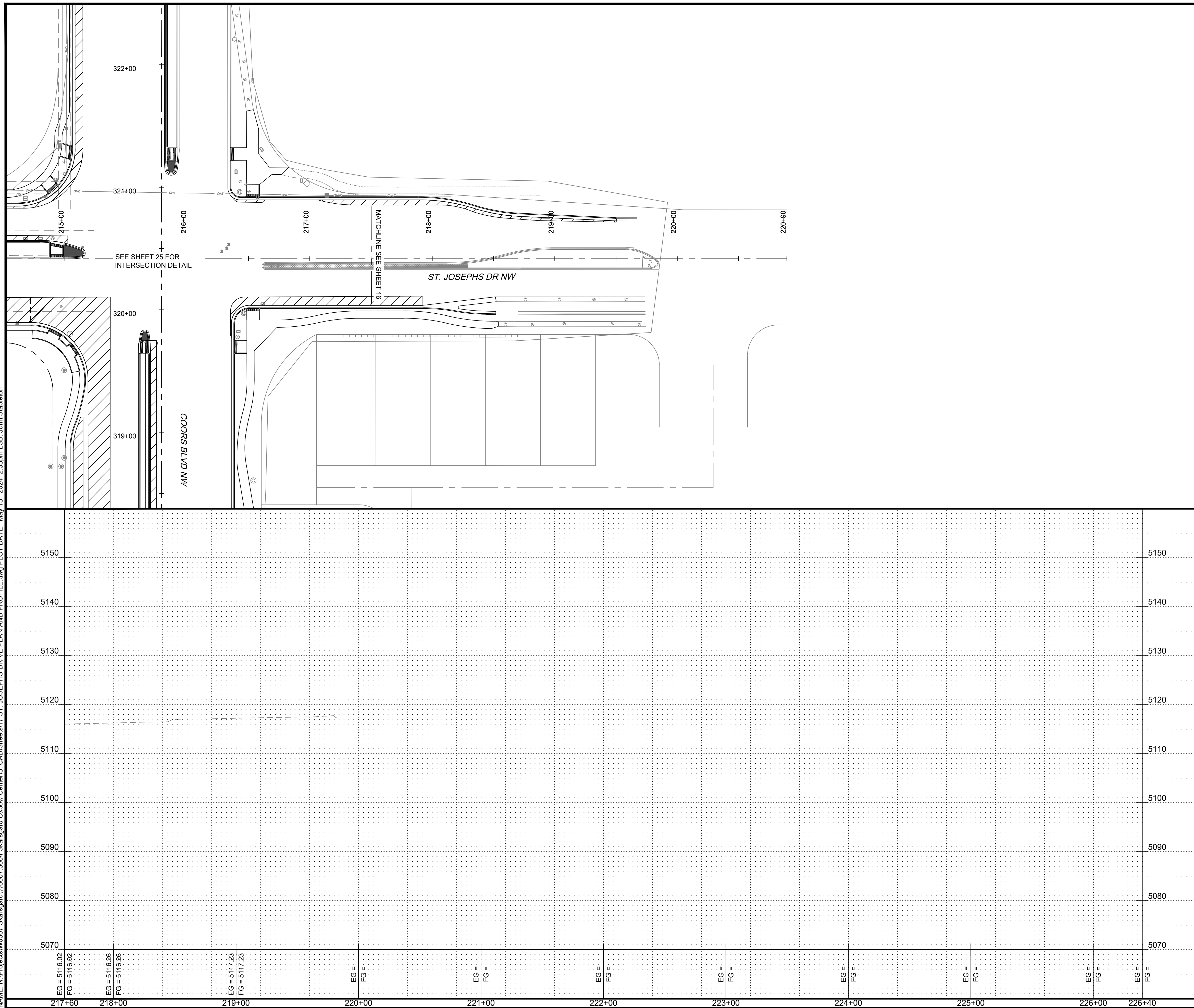
CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 ENGINEERING DIVISION

TITLE
ST. JOSEPHS DRIVE PLAN AND PROFILE

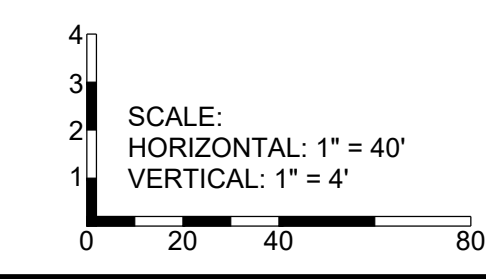
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

Project No. **622386** Zone Map No. **G-11-Z** Sheet **16** of **X**

NAME: N:\Projects\W0007_Skarsgard\W0007_0004_Skarsgard\Oxbow Center\3_CAD\Sheets\17 ST. JOSEPHS DRIVE PLAN AND PROFILE.dwg PLOT DATE: May 13, 2024 2:53pm LSB John Stapleton



LEGEND
EXTENTS OF NEW ASPHALT PAVING



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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

TITLE
ST. JOSEPHS DRIVE PLAN AND PROFILE

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
Last Design Update			

Project No. 622386 Zone Map No. G-11-Z Sheet 17 of X

30% REVIEW
PRELIMINARY
NOT FOR CONSTRUCTION
5.2024

REVISIONS		REMARKS	BY	DATE
		RESPEC DESIGN		May 2024
				May 2024
				May 2024

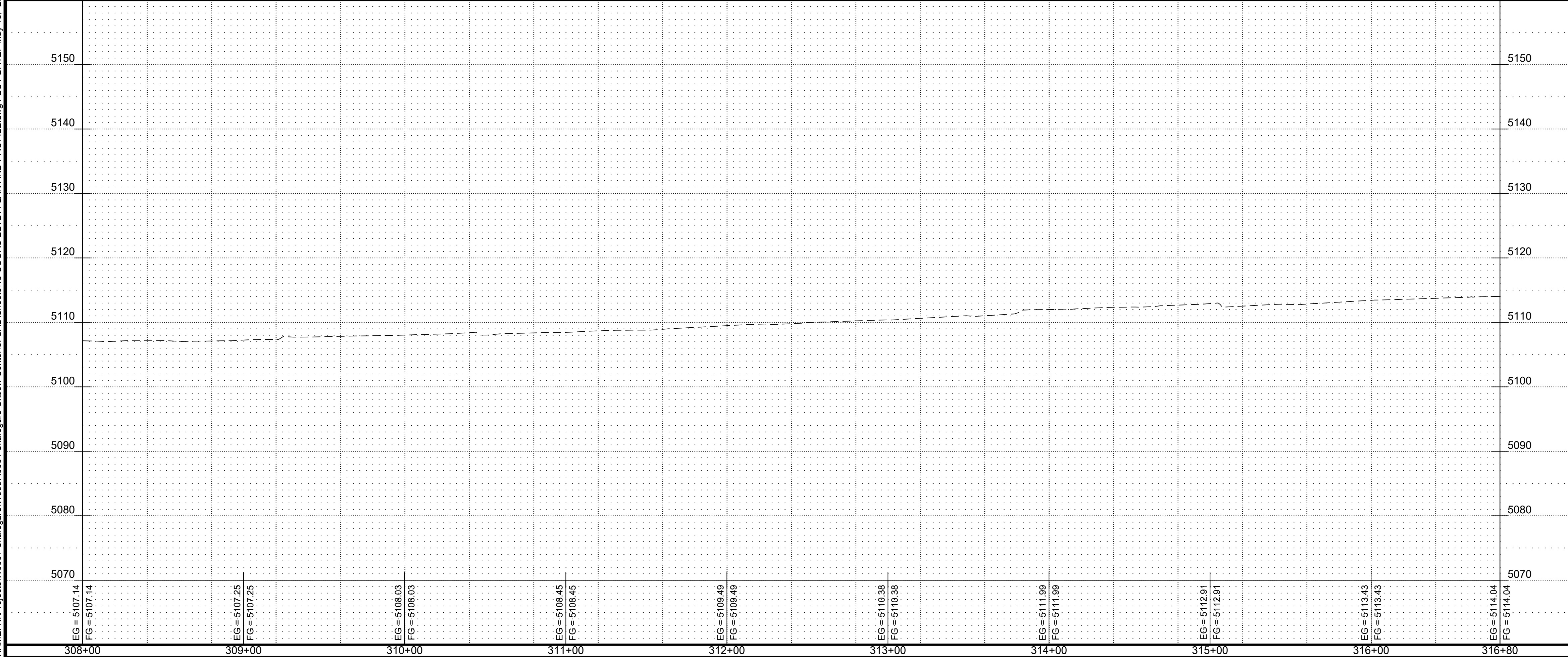
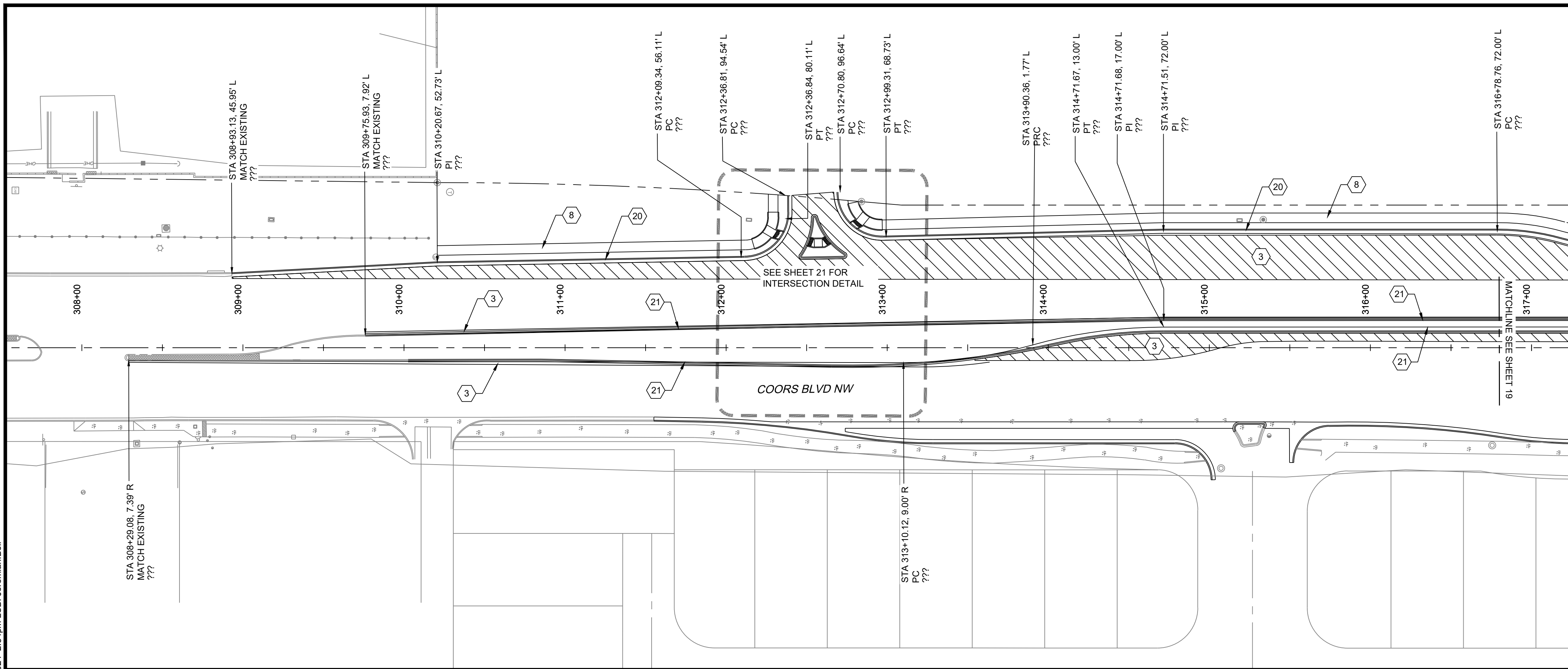
AS BUILT INFORMATION	
CONTRACTOR	ALBUQUERQUE CONTROL SURVEY
STAKED BY	MONUMENT "SMW-16" NEW MEXICO
INSPECTORS	STATE PLANE COORDINATES (CENTRAL
FIELD CHANGE BY	ZONE - NAD 83)
DATE	NORTH= 1,549,624.466
	EAST= 1,523,348.161
	MAPPING ANGLE= -00°10'28.98"
	GROUND TO GRID FACTOR= 0.998652348
	ELEVATION= 5454.721'

SURVEY INFORMATION	
FIELD NOTES	NO. BY DATE

BENCH MARKS	
ALBUQUERQUE CONTROL SURVEY	
MONUMENT "SMW-16" NEW MEXICO	
STATE PLANE COORDINATES (CENTRAL	
ZONE - NAD 83)	
NORTH= 1,549,624.466	
EAST= 1,523,348.161	
MAPPING ANGLE= -00°10'28.98"	
GROUND TO GRID FACTOR= 0.998652348	
ELEVATION= 5454.721'	

MICRO-FILM INFORMATION	
RECORDED BY	
DATE	

NAME: N:\Projects\W0007 Skarsgard\W0007 0004 Skarsgard\Oxbow Center\3 CAD\Sheets\18 COORS BLVD. PLAN AND PROFILE.dwg PLOT DATE: May 13, 2024 2:54pm LSB: Jeremiah Bell



PAVING CONSTRUCTION NOTES

I.D.#	DESCRIPTION
3	BUILD COORS ASPHALT PAVING PER TYPICAL SECTION
8	BUILD 6" PCC SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DETAIL 2430
13	BUILD PCC DRIVEPAD PER CITY OF ALBUQUERQUE STANDARD DETAIL 2425
20	BUILD STANDARD CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD DETAIL 2415A
21	BUILD PCC DEPRESSED MEDIAN CURB AND GUTTER, PER COA STANDARD DETAIL 2415A
27	BUILD TEXTURED CONCRETE MEDIAN PAVEMENT PER CITY OF ALBUQUERQUE STANDARD DETAIL 2408
31	ADJUST MANHOLE RIM PER CITY OF ALBUQUERQUE STANDARD DETAIL 2460
32	ADJUST VALVE COVER PER CITY OF ALBUQUERQUE STANDARD DETAIL 2460

LEGEND

EXTENTS OF NEW ASPHALT PAVING

AS BUILT INFORMATION

CONTRACTOR	DATE
ALBUQUERQUE CONTROL SURVEY <td></td>	
MONUMENT "SMW-16" NEW MEXICO <td></td>	
STATE PLANE COORDINATES (CENTRAL <td></td>	
ZONE - NAD 83 <td></td>	
NORTH= 1,549,624.466 <td></td>	
EAST= 1,523,348.161 <td></td>	
MAPPING ANGLE= -00°10'28.98" <td></td>	
GROUND TO GRID FACTOR= 0.99852348 <td></td>	
ELEVATION= 5454.721' <td></td>	

ENGINEER'S SEAL

30% REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION
5.2024

SURVEY INFORMATION

FIELD NO.	BY	DATE

REVISIONS

NO.	DATE	REMARKS	BY

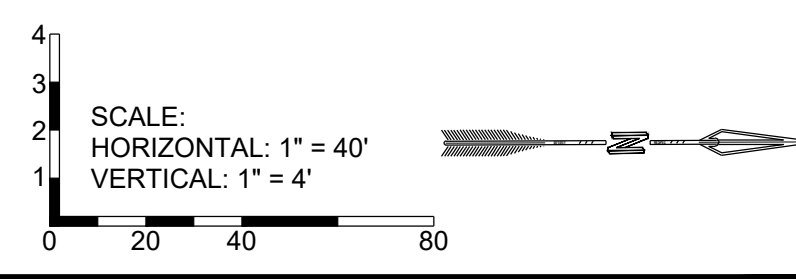
DESIGNED BY: XXX DATE: May 2024
 DRAWN BY: XXX DATE: May 2024
 CHECKED BY: XXX DATE: May 2024

CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 ENGINEERING DIVISION

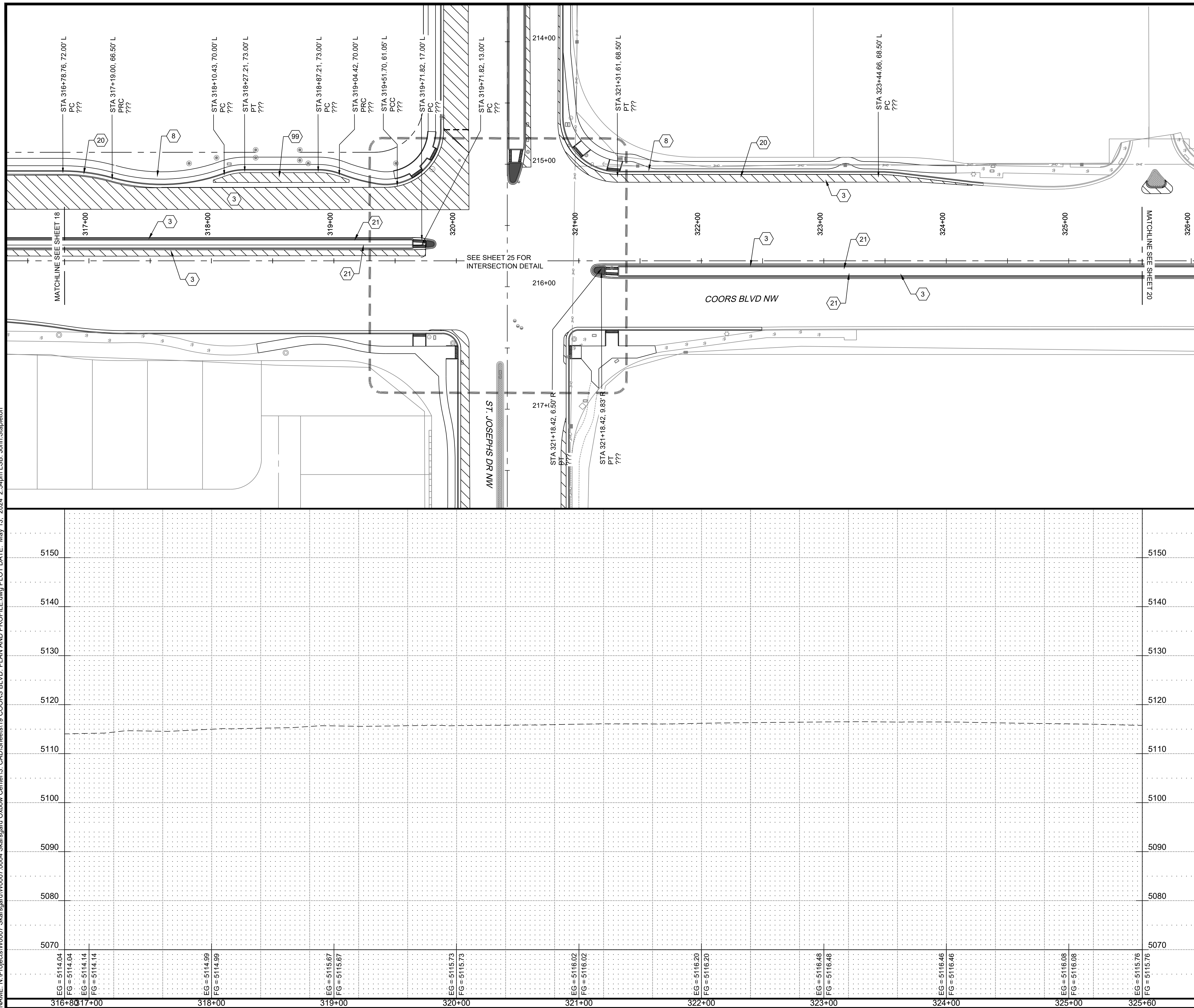
TITLE
 COORS BLVD. PLAN AND PROFILE

Design Review Committee City Engineer Approval

Project No. 622386 Zone Map No. G-11-Z Sheet 18 of X



NAME: N:\Projects\W0007 Skatsgard\W0007 0004 Skatsgard\Oxbow Center\3 CAD\Sheets\19 COORS BLVD. PLAN AND PROFILE.dwg PLOT DATE: May 13, 2024 2:54pm LSB: John Stapleton

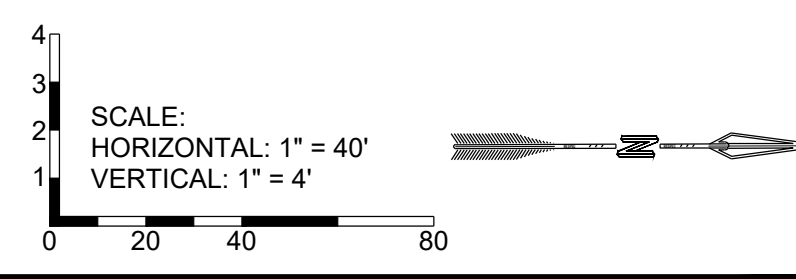


PAVING CONSTRUCTION NOTES

I.D.#	DESCRIPTION
3	BUILD COORS ASPHALT PAVING PER TYPICAL SECTION
8	BUILD 6" PCC SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DETAIL 2430
13	BUILD PCC DRIVEPAD PER CITY OF ALBUQUERQUE STANDARD DETAIL 2425
20	BUILD STANDARD CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD DETAIL 2415A
21	BUILD PCC DEPRESSED MEDIAN CURB AND GUTTER, PER COA STANDARD DETAIL 2415A
27	BUILD TEXTURED CONCRETE MEDIAN PAVEMENT PER CITY OF ALBUQUERQUE STANDARD DETAIL 2408
31	ADJUST MANHOLE RIM PER CITY OF ALBUQUERQUE STANDARD DETAIL 2460
32	ADJUST VALVE COVER PER CITY OF ALBUQUERQUE STANDARD DETAIL 2460
99	BUILD BUS BAY PER CITY OF ALBUQUERQUE STANDARD DETAIL 2466

LEGEND

EXTENTS OF NEW ASPHALT PAVING



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CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 ENGINEERING DIVISION

TITLE
COORS BLVD. PLAN AND PROFILE

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
Last Design Update			

Project No. **622386** Zone Map No. **G-11-Z** Sheet **19** of **X**

AS BUILT INFORMATION

CONTRACTOR	DATE
ALBUQUERQUE CONTROL SURVEY	
MONUMENT "SMW-16" NEW MEXICO	
STATE PLANE COORDINATES (CENTRAL	
ZONE - NAD 83)	
NORTH= 1,549,624.466	
EAST= 1,623,348.161	
MAPPING ANGLE= -00°10'28.98"	
GROUND TO GRID FACTOR= 0.99852348	
ELEVATION= 5454.721'	

BENCH MARKS

ALBUQUERQUE CONTROL SURVEY	DATE
MONUMENT "SMW-16" NEW MEXICO	
STATE PLANE COORDINATES (CENTRAL	
ZONE - NAD 83)	
NORTH= 1,549,624.466	
EAST= 1,623,348.161	
MAPPING ANGLE= -00°10'28.98"	
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ELEVATION= 5454.721'	

SURVEY INFORMATION

FIELD NOTES	DATE
NO.	BY

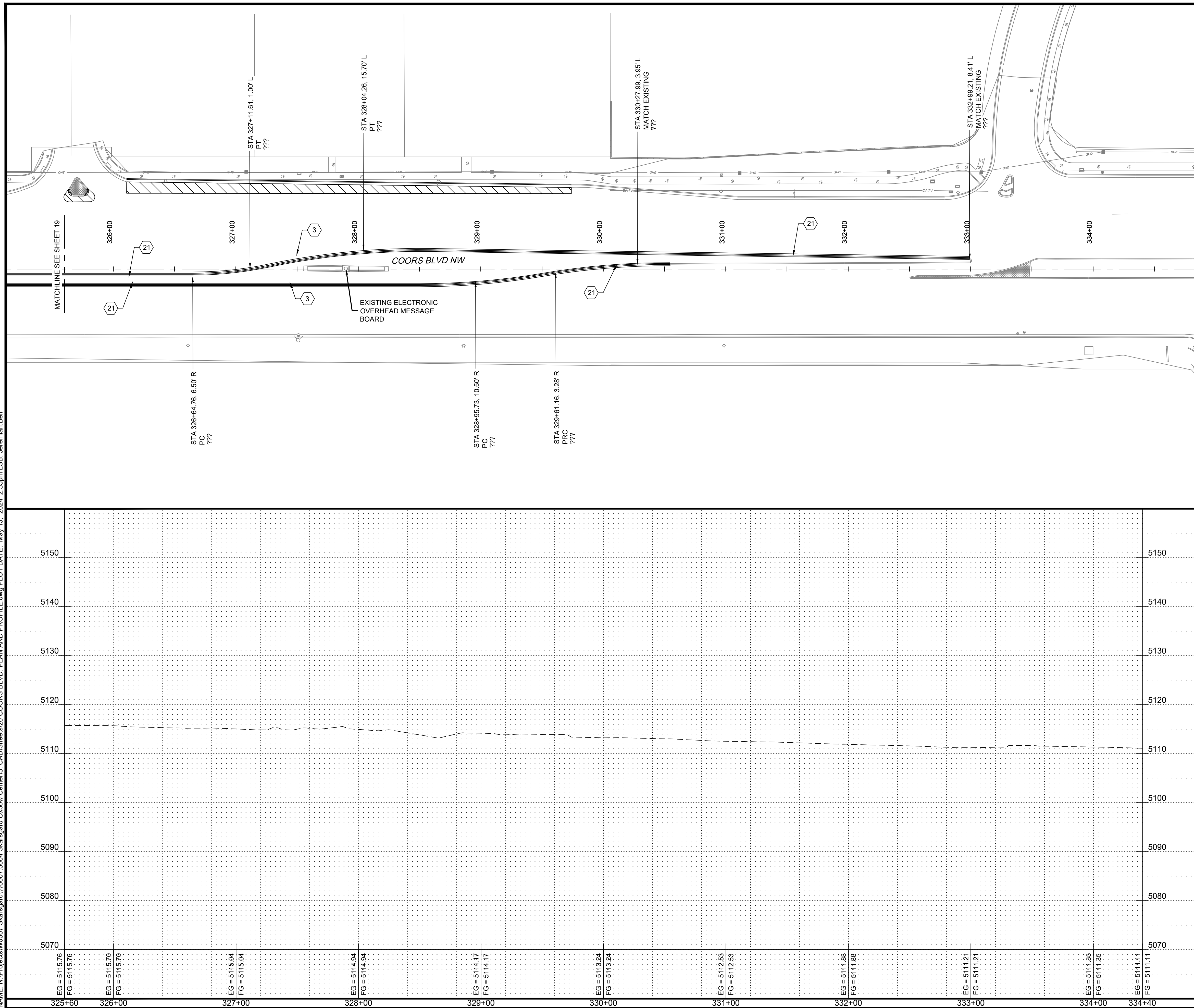
ENGINEER'S SEAL

30% REVIEW

PRELIMINARY
 NOT FOR CONSTRUCTION
 5.2024

NO.	DATE	REMARKS	BY
		REVISIONS	
		RESPEC DESIGN	
DESIGNED BY: XXX	DATE: May 2024		
DRAWN BY: XXX	DATE: May 2024		
CHECKED BY: XXX	DATE: May 2024		

NAME: N:\Projects\W0007 Skatsgard\W0007 0004 Skatsgard\Oxbow Center\3 CAD\Sheets\20 COORS BLVD. PLAN AND PROFILE.dwg PLOT DATE: May 13, 2024 2:55pm LSB: Jeremiah Bell



PAVING CONSTRUCTION NOTES

I.D.#	DESCRIPTION
3	BUILD COORS ASPHALT PAVING PER TYPICAL SECTION
8	BUILD 6" PCC SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DETAIL 2430
13	BUILD PCC DRIVEPAD PER CITY OF ALBUQUERQUE STANDARD DETAIL 2425
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27	BUILD TEXTURED CONCRETE MEDIAN PAVEMENT PER CITY OF ALBUQUERQUE STANDARD DETAIL 2408
31	ADJUST MANHOLE RIM PER CITY OF ALBUQUERQUE STANDARD DETAIL 2460
32	ADJUST VALVE COVER PER CITY OF ALBUQUERQUE STANDARD DETAIL 2460

LEGEND

EXTENTS OF NEW ASPHALT PAVING

BENCH MARKS

ALBUQUERQUE CONTROL SURVEY MONUMENT "SMW-16" NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE - NAD 83) NORTH= 1,549,624.466 EAST= 1,523,348.161 MAPPING ANGLE= -00°10'28.98" GROUND TO GRID FACTOR= 0.99852348 ELEVATION= 5454.721'

SURVEY INFORMATION

NO.	FIELD NOTES	BY	DATE

ENGINEER'S SEAL

30% REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION
5.2024

NO.	DATE	REMARKS	BY

DESIGNED BY: XXX DATE: May 2024
 DRAWN BY: XXX DATE: May 2024
 CHECKED BY: XXX DATE: May 2024

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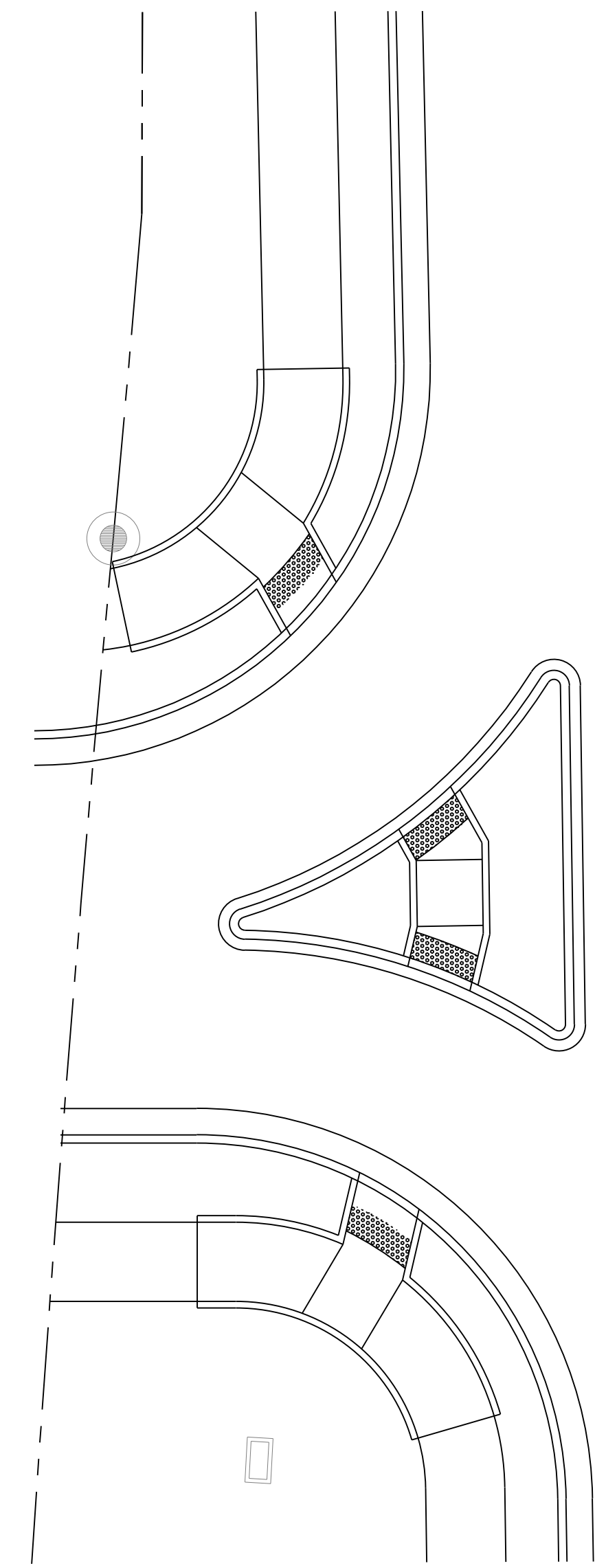
CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 ENGINEERING DIVISION

TITLE
COORS BLVD. PLAN AND PROFILE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

Project No. 622386 Zone Map No. G-11-Z Sheet 20 of X

NAME: N:\Projects\W007_Skarsgard\W007.0004_Skarsgard\Oxbow Center\3_CAD\Sheets\25_INTERSECTION DETAIL.dwg Plotted: May 13, 2024, 2:55pm, LSB, John Stapleton



COORS BLVD NW

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CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 ENGINEERING DIVISION

TITLE
INTERSECTION DETAIL

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

Project No. 622386 Zone Map No. G-11-Z Sheet 21 of X

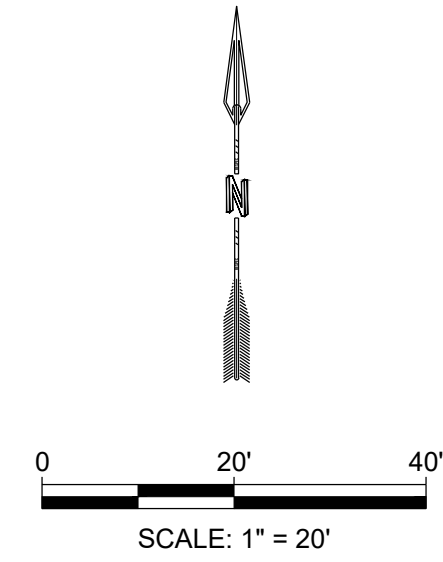
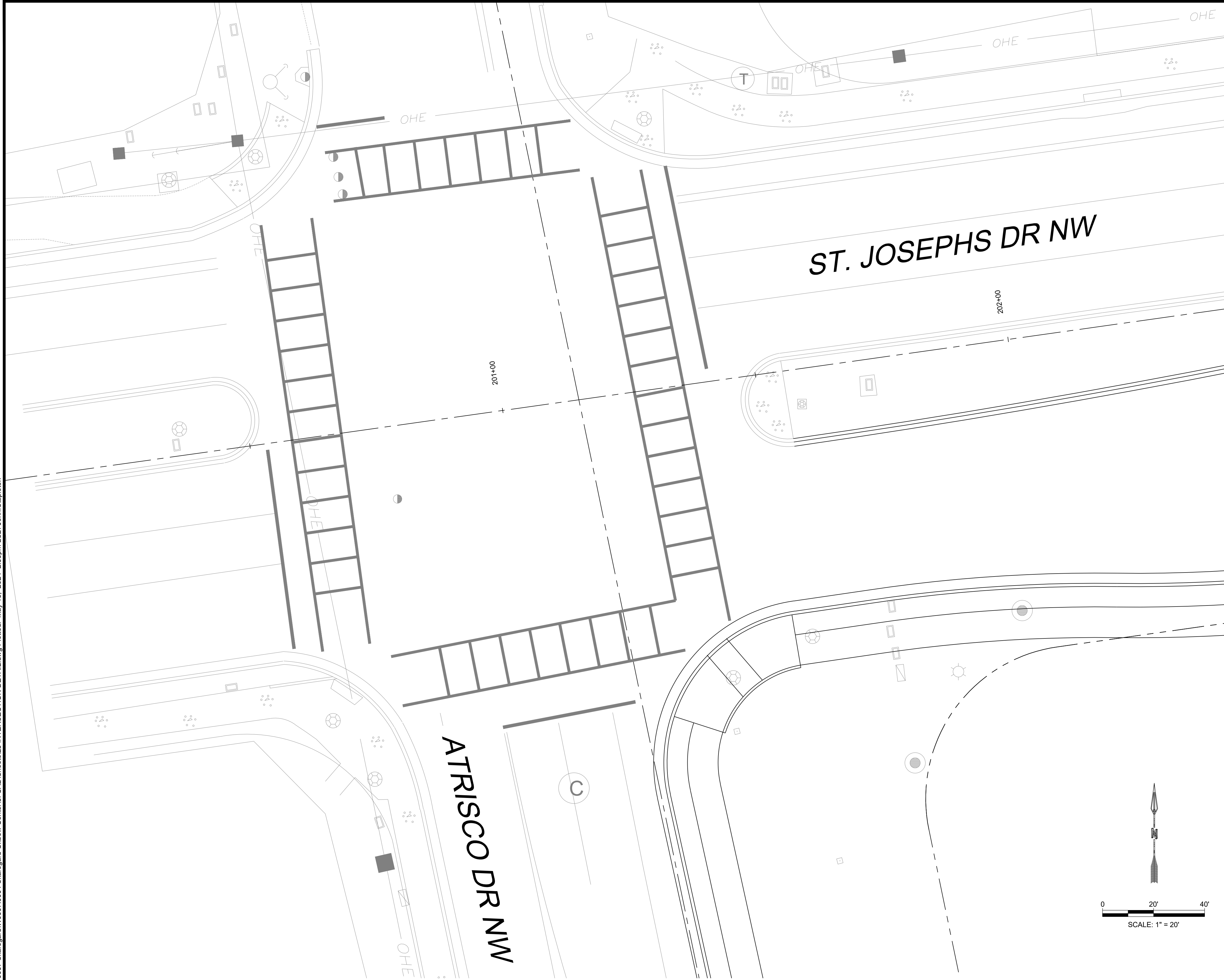
ENGINEER'S SEAL		30% REVIEW		PRELIMINARY NOT FOR CONSTRUCTION 5.2024	
NO.	DATE	NO.	DATE	NO.	DATE
REMARKS	BY	REVISIONS	BY	DESIGNED BY: XX	DATE: May 2024
RESPEC DESIGN				DRAWN BY: XXX	DATE: May 2024
				CHECKED BY: XX	DATE: May 2024

SURVEY INFORMATION		FIELD NOTES	
NO.	BY	NO.	DATE

BENCH MARKS
 ALBUQUERQUE CONTROL SURVEY
 MONUMENT "SMW-16" NEW MEXICO
 STATE PLANE COORDINATES (CENTRAL
 ZONE - NAD 83)
 NORTH= 1,549,624.466
 EAST= 1,523,348.161
 MAPPING ANGLE= -00°10'28.98"
 GROUND TO GRID FACTOR= 0.998652348
 ELEVATION= 5454.721'

AS BUILT INFORMATION	
CONTRACTOR	DATE
STAKED BY	DATE
INSPECTORS	DATE
FIELD CHANGE BY	DATE
DESIGNATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
No.	DATE

NAME: N:\Projects\W0007_Skarsgard\W0007_0004_Skarsgard\Odobow Center\3_CAD\Sheets\25_INTERSECTION_DETAIL.dwg Plotted: May 13, 2024, 2:55pm LSB: John Stapleton



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TITLE
INTERSECTION DETAIL

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

Project No. 622386 Zone Map No. G-11-Z Sheet 22 of X

30% REVIEW

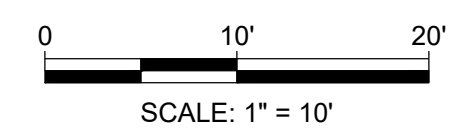
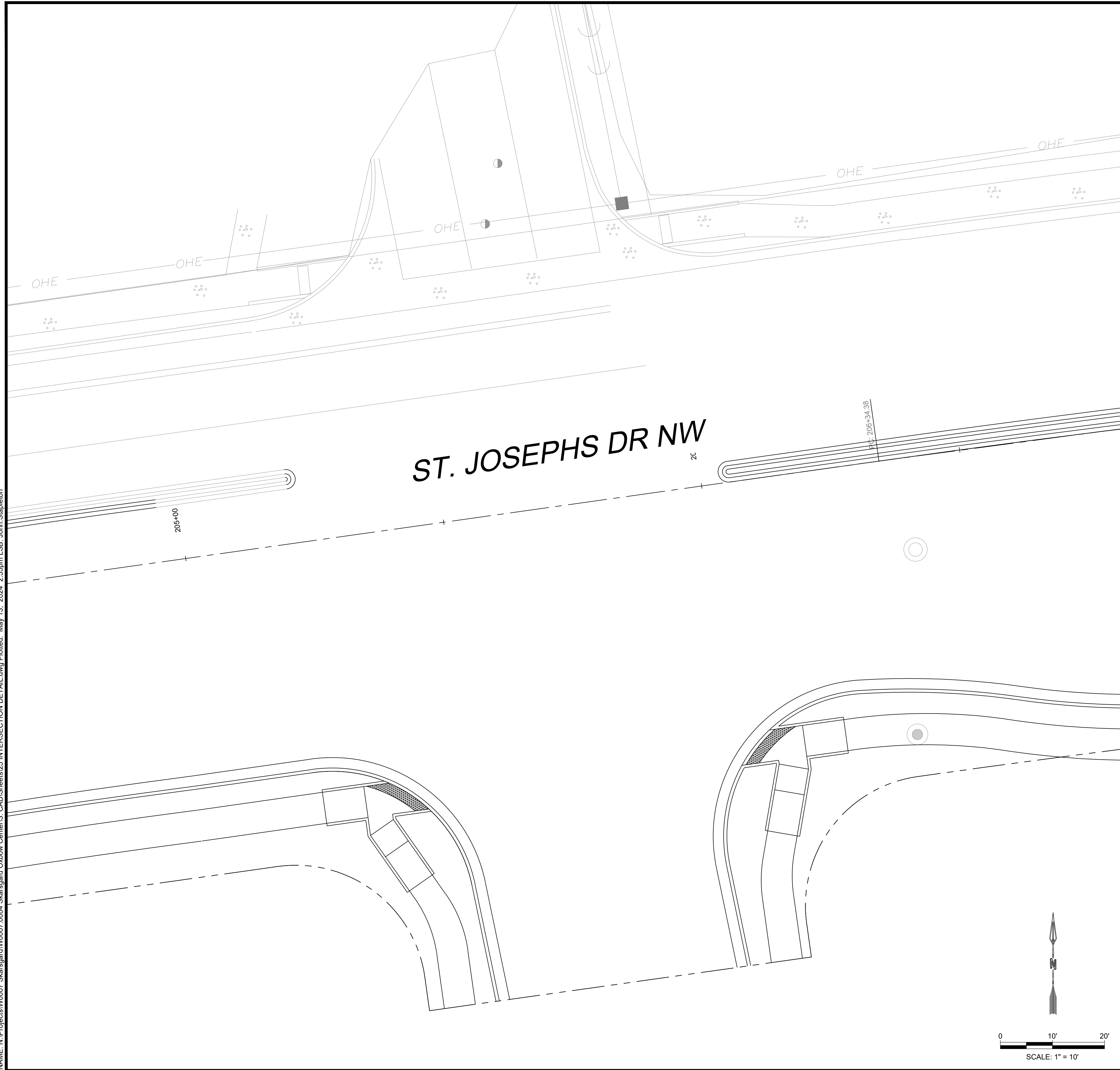
PRELIMINARY
 NOT FOR CONSTRUCTION
 5.2024

NO.	DATE	REMARKS	BY
		RESPEC DESIGN	

SURVEY INFORMATION		FIELD NOTES	
NO.	BY	NO.	DATE

BENCH MARKS		AS BUILT INFORMATION	
ALBUQUERQUE CONTROL SURVEY	MONUMENT "SMW-16" NEW MEXICO	CONTRACTOR	DATE
STATE PLANE COORDINATES (CENTRAL ZONE - NAD 83)	NORTH= 1,549,624.466	INSPECTED BY	DATE
EAST= 1,523,348.161	MAPPING ANGLE= -00°10'28.98"	FIELD CHANGE BY	DATE
GROUND TO GRID FACTOR= 0.998652348	ELEVATION= 5454.721'	RECORDED BY	DATE

NAME: N:\Projects\W007_Skarsgard\W007_0004_Skarsgard\Osbow Center\3_CAD\Sheets\25_INTERSECTION_DETAIL.dwg Plotted: May 13, 2024 2:55pm LSB: John Stapleton



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CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 ENGINEERING DIVISION

TITLE
INTERSECTION DETAIL

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

Project No. 622386 Zone Map No. G-11-Z Sheet 23 of X

30% REVIEW

PRELIMINARY
 NOT FOR CONSTRUCTION
 5.2024

NO.	DATE	REMARKS	BY
		REVISIONS	
		RESPEC DESIGN	
	DESIGNED BY: XX	DATE: May 2024	
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	CHECKED BY: XX	DATE: May 2024	

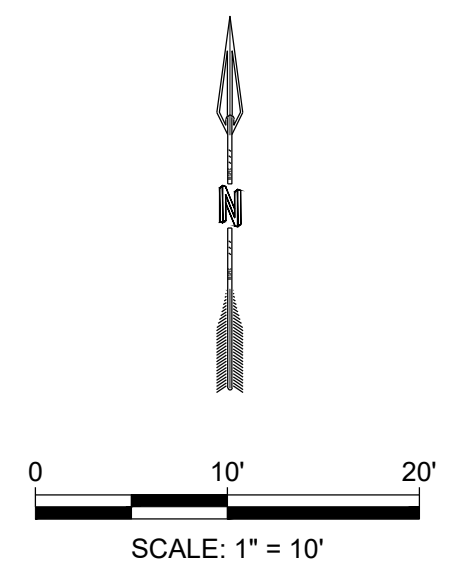
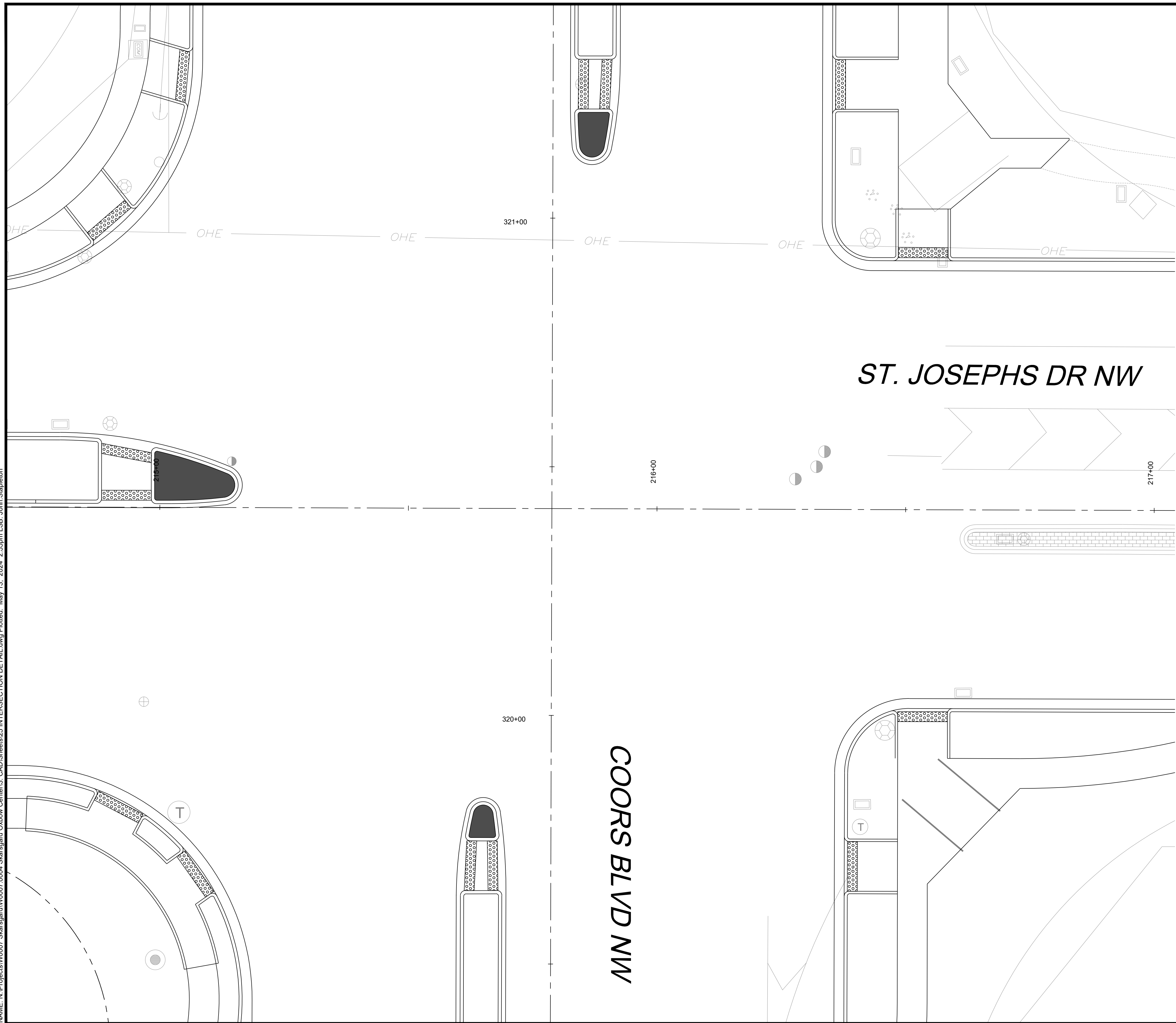
ENGINEER'S SEAL	

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	BY

BENCH MARKS	
ALBUQUERQUE CONTROL SURVEY	
MONUMENT "SMW-16" NEW MEXICO	
STATE PLANE COORDINATES (CENTRAL	
ZONE - NAD 83)	
NORTH= 1,549,624.466	
EAST= 1,523,348.161	
MAPPING ANGLE= -00°10'28.98"	
GROUND TO GRID FACTOR= 0.998652348	
ELEVATION= 5454.721'	

AS BUILT INFORMATION	
CONTRACTOR	DATE
STAKED BY	DATE
INSPECTORS	DATE
FIELD CHANGE BY	DATE
REVISION BY	DATE
CORRECTED BY	DATE
RECORDED BY	DATE
No.	

NAME: N:\Projects\W007_Skatsgard\W007_0004_Skatsgard\Oxbow Center\3_CAD\Sheets\25_INTERSECTION_DETAIL.dwg Plotted: May 13, 2024 2:55pm LSB: John Stapleton



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 WWW.RESPEC.COM PHONE: (505)253-9718

CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 ENGINEERING DIVISION

TITLE
INTERSECTION DETAIL

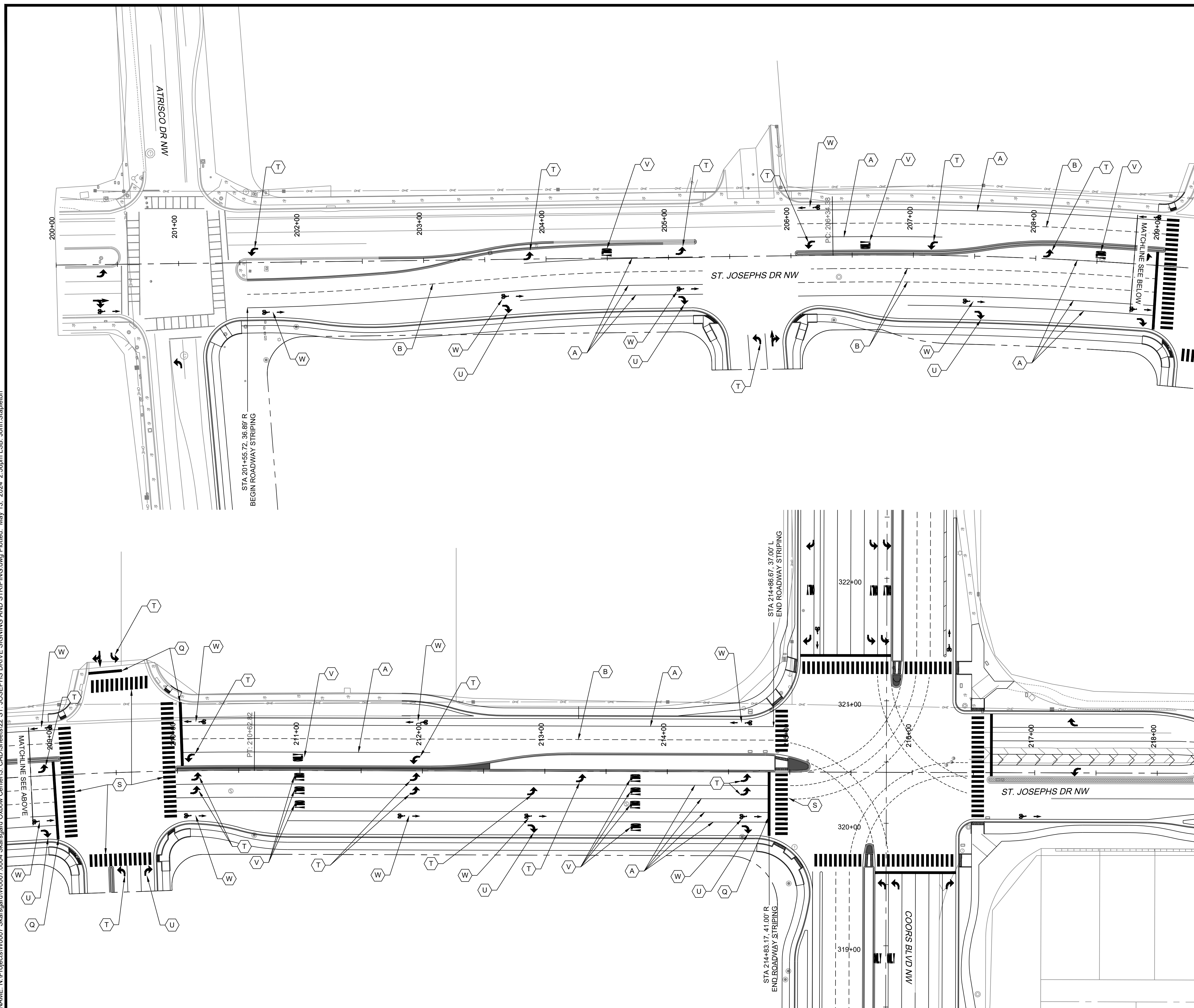
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

Project No. 622386 Zone Map No. G-11-Z Sheet 25 of X

ENGINEER'S SEAL		30% REVIEW		PRELIMINARY NOT FOR CONSTRUCTION 5.2024	
NO.	BY	NO.	BY	NO.	BY
REMARKS	DATE	REVISIONS	DATE	MICRO-FILM INFORMATION	DATE
		RESPEC DESIGN	DATE: May 2024	RECORDED BY	DATE
			DATE: May 2024		
			DATE: May 2024		

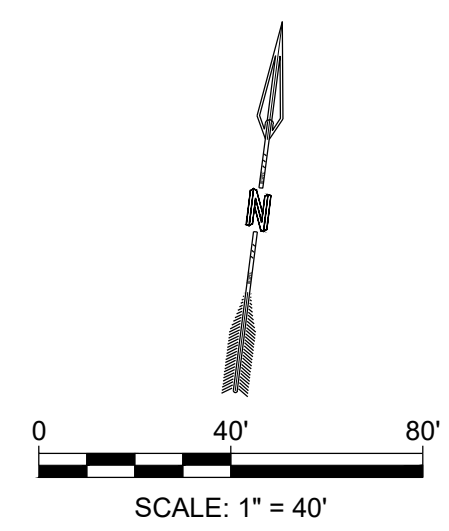
SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
ALBUQUERQUE CONTROL SURVEY	MONUMENT "SMW-16" NEW MEXICO	CONTRACTOR	DATE	CONTRACTOR	DATE
STATE PLANE COORDINATES (CENTRAL	ZONE - NAD 83)	STAKED BY	DATE	INSPECTORS	DATE
NORTH= 1,549,624.466	EAST= 1,523,348.161	FIELD CHANGES BY	DATE	FIELD CHANGES BY	DATE
MAPPING ANGLE= -00°10'28.98"	GROUND TO GRID FACTOR= 0.998652348	REVISIONS BY	DATE	REVISIONS BY	DATE
ELEVATION= 5454.721'		CORRECTED BY	DATE	CORRECTED BY	DATE

NAME: N:\Projects\W0007 Skatsgard\W0007 0004 Skatsgard\Odob Center\3 CAD\Sheets\22 ST. JOSEPHS DRIVE SIGNING AND STRIPING.dwg Plotted: May 13, 2024 2:56pm LSB: John Stapleton



STRIPING KEYED NOTES:

- (A) 4" SOLID WHITE HOT THERMOPLASTIC PAVEMENT STRIPE
- (B) 4" BROKEN WHITE HOT THERMOPLASTIC PAVEMENT STRIPE
- (C) 4" DOTTED WHITE HOT THERMOPLASTIC PAVEMENT STRIPE
- (D) 4" SOLID YELLOW HOT THERMOPLASTIC PAVEMENT STRIPE
- (E) 4" SOLID DOUBLE YELLOW HOT THERMOPLASTIC PAVEMENT STRIPE
- (F) 4" SOLID/BROKEN YELLOW HOT THERMOPLASTIC PAVEMENT STRIPE
- (G) 4" BROKEN YELLOW HOT THERMOPLASTIC PAVEMENT STRIPE
- (H) 6" SOLID WHITE HOT THERMOPLASTIC PAVEMENT STRIPE
- (I) 6" BROKEN WHITE HOT THERMOPLASTIC PAVEMENT STRIPE
- (J) 6" DOTTED WHITE HOT THERMOPLASTIC PAVEMENT STRIPE
- (K) 6" SOLID YELLOW HOT THERMOPLASTIC PAVEMENT STRIPE
- (L) 6" SOLID DOUBLE YELLOW HOT THERMOPLASTIC PAVEMENT STRIPE
- (M) 6" SOLID/BROKEN YELLOW HOT THERMOPLASTIC PAVEMENT STRIPE
- (N) 6" BROKEN YELLOW HOT THERMOPLASTIC PAVEMENT STRIPE
- (O) 8" SOLID WHITE HOT THERMOPLASTIC PAVEMENT STRIP
- (P) 8" SOLID YELLOW HOT THERMOPLASTIC PAVEMENT STRIPE
- (Q) 12" SOLID WHITE HOT THERMOPLASTIC PAVEMENT STRIPE
- (R) 12" SOLID YELLOW HOT THERMOPLASTIC PAVEMENT STRIPE
- (S) 24" SOLID WHITE HOT THERMOPLASTIC PAVEMENT STRIPE
- (T) HOT THERMOPLASTIC PAVEMENT LEFT ARROW
- (U) HOT THERMOPLASTIC PAVEMENT RIGHT ARROW
- (V) HOT THERMOPLASTIC PAVEMENT WORD (ONLY)
- (W) HOT THERMOPLASTIC PAVEMENT SYMBOL (BIKE LANE ARROW)
- (X) YELLOW RETROREFLECTORIZED MEDIAN NOSE PAINT (EXTEND 10 FEET BEYOND TANGENT POINT).



AS BUILT INFORMATION	
CONTRACTOR	DATE
STAKED BY	DATE
INSPECTORS	DATE
FIELD CHANGE BY	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
RECORDED BY	DATE


BENCH MARKS	
ALBUQUERQUE CONTROL SURVEY	
MONUMENT "SMW-16" NEW MEXICO	
STATE PLANE COORDINATES (CENTRAL	
ZONE - NAD 83)	
NORTH= 1,549,624.466	
EAST= 1,523,348.161	
MAPPING ANGLE= -00°10'28.98"	
GROUND TO GRID FACTOR= 0.99852348	
ELEVATION= 5454.721'	

SURVEY INFORMATION	
FIELD NO.	DATE
BY	


30% REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION
5.2024

ENGINEER'S SEAL	
NO.	DATE
BY	
REMARKS	
REVISIONS	
RESPEC DESIGN	
DESIGNED BY: XX	DATE: May 2024
DRAWN BY: XXX	DATE: May 2024
CHECKED BY: XX	DATE: May 2024



RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)253-9718



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

TITLE
ST. JOSEPHS DRIVE SIGNING AND STRIPING

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

Last Design Update

Project No. 622386	Zone Map No. G-11-Z	Sheet 27 of X
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