PRELIMINARY CONSTRUCTION PLANS

FOR

NUVUE – CANNABIS RETAILER

I–40 & WYOMING BLVD NE

ALBUQUERQUE, NEW MEXICO

VICINITY MAP J–20Z

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT–OF–WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260–1990) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT, TO THE CONSTRUCTION COORDINATION DIVISION, A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY CONSTRUCTION COORDINATION ENGINEER (768–2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
6. ALL WORK AFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY–FOUR HOUR CONSTRUCTION.
7. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED W/ PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING, OR AS INDICATED BY THIS PLAN SET.
8. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO ENSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
9. CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
10. CONTRACTOR SHALL MAINTAIN A GRAFFITI–FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
11. CONTRACTOR SHALL COORDINATE WITH THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (857–8200) SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY ABCWUA PERSONNEL ONLY.
CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION SEVEN (7) WORKING DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF. VALVES TO BE SHUT OFF AND ADDITIONAL NOTES ARE SHOWN ON PAGE 5.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- [x] ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- [x] BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- [x] TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- [x] SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- [x] IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- [x] ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- [x] THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

LEGEND

EXISTING

- RIGHT OF WAY
- PERMANENT EASEMENT
- PROPERTY LINE
- SANITARY SEWER AND MANHOLE
- SANITARY SEWER SERVICE & CLEANOUT
- WATER MAIN, HYDRANT, VALVE AND MANHOLE
- WATER SERVICE AND CURB STOP BOX
- STORM SEWER, MANHOLE AND CATCH BASIN
- CULVERT AND APRON ENDWALL
- GAS MAIN, VALVE, VENT AND METER
- BURIED FIBER OPTIC CABLE AND MANHOLE
- BURIED PHONE CABLE, PEDESTAL AND MANHOLE
- BURIED TV CABLE, PEDESTAL AND MANHOLE
- BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER
- OVERHEAD WIRE, POLE AND GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL
- STREET NAME SIGN
- SIGN (NON STREET NAME)
- SOUND BARRIER WALL

PROPOSED

- RIGHT-OF-WAY
- PERMANENT EASEMENT
- TEMPORARY EASEMENT
- CONSTRUCTION LIMITS
- SANITARY SEWER, BULKHEAD AND MANHOLE
- FORCE MAIN
- SANITARY SERVICE AND CLEANOUT
- WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE
- WATER VALVE MANHOLE, REDUCER, BEND AND CROSS
- WATER SERVICE AND CURB STOP BOX
- STORM SEWER, MANHOLE AND CATCH BASIN
- CULVERT AND APRON ENDWALL
- DRAIN TILE
- DITCH / SWALE
- RIPRAP
- STREET NAME SIGN
- SIGN (NON STREET NAME)
- RETAINING WALL

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	ALTA/NSPS
3	GRADING & DRAINAGE PLAN
4	DETAILED GRADING PLAN (1)
5	DETAILED GRADING PLAN (2)
6	RIGHT-OF-WAY IMPROVEMENTS PLAN
7	RIGHT-OF-WAY UTILITY PLAN
8	STORM P-PRO

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
2. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
3. DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE CONSTRUCTION ENGINEER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
4. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION ENGINEER.
5. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
6. 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.
7. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, SURFACE DISTURBANCE)
8. ALL PERMANENT PAVEMENT MARKING AND TRAFFIC SIGNING SHALL BE FURNISHED BY THE CONTRACTOR PER PLAN.
9. THE CONTRACTOR SHALL FOLLOW THE CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN PROVIDED HEREIN. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
10. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), U.S. DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
11. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
12. ALL SAWCUT PAVEMENT SHALL HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.
13. WHEN ABUTTING NEW CURB AND GUTTER TO EXISTING PAVEMENT, A 1' WIDE SECTION OF EXISTING PAVEMENT ADJACENT TO THE CURB AND GUTTER SHALL BE SAWCUT, REMOVED, AND REPLACED AS PER THE STANDARD SPECIFICATIONS.
14. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENTS, PAVEMENT MARKINGS, CURB & GUTTER, DRIVE PADS, WHEELCHAIR RAMPS, AND SIDEWALK DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE PER COA STANDARDS, AT HIS OWN EXPENSE.
15. RCP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATIONS. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. RCP JOINTS SHALL NOT BE GROUTED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.
16. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED–OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.652.
17. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNAGE UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.
18. ALL SWPPP EROSION CONTROL MEASURES MUST BE REMOVED FROM THE RIGHT OF WAY PRIOR TO FINAL ACCEPTANCE.

WATER AND SEWER NOTES:

1. 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.
2. MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.
3. 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://ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX
4. 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"),
5. 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.
6. 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.
7. 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.
8. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9. THE CONTRACTOR SHALL INSTALL A 4"X 4"X5' POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.
9. TRACER WIRE SHALL BE INCLUDED FOR ALL PUBLIC WATER AND SEWER MAINS AND FOR WATER SERVICES IN ACCORDANCE WITH APPLICABLE STANDARD DETAILS.
10. CONTRACTOR SHALL PROVIDE THE PROPOSED HYDRO TESTING PLANS TO THE WUA INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.
11. 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.

DATE: 03/16/2023

COVER SHEET

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

Short Elliott Hendrickson, Inc.
934 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385–4546
Fax: (970) 385–4502

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE
	DRC Chairman		
	Transportation		
	Water/Wastewater		
	Hydrology		
	Parks		
	Const. Mngmt.		
	Const. Coord.		

****

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

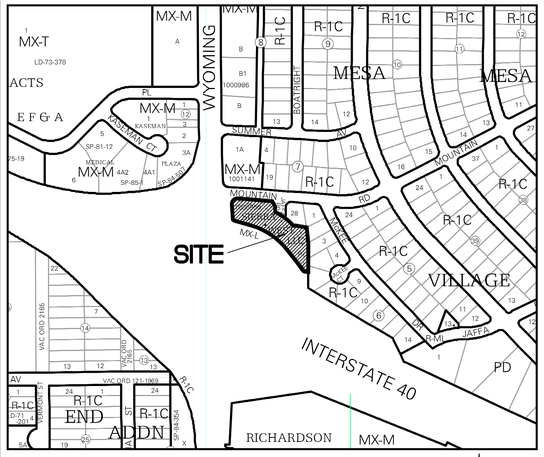
DRB CASE NUMBER

CITY PROJECT NO.

SHEET 1 OF 8

Save: 3/16/2023 12:05 PM cmolina Plot: 3/16/2023 12:06 PM
X:\KO\N\NUVUE\171002\5-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\171002_COVER SHEET.dwg

Topographic Map
for
Tract A
Land of Sierra West LLC
City of Albuquerque
Bernalillo County, New Mexico
January 2023

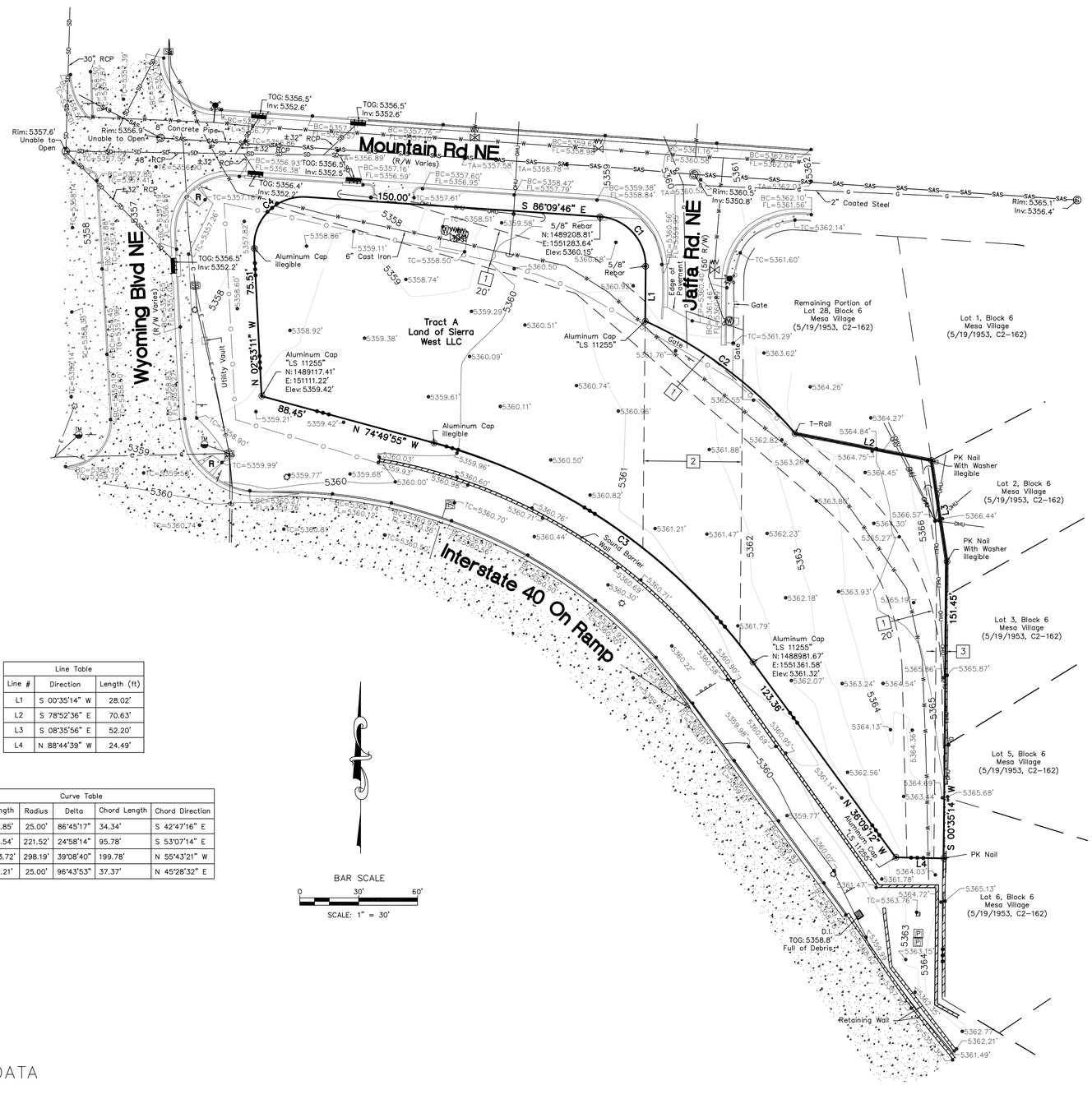


Vicinity Map

N.T.S.

Easement Notes

1. EXISTING PERMANENT PUBLIC WATERLINE EASEMENT (1/23/2008, DOC. NO. 2008007180) AND AS SHOWN ON PLAT (3/13/2008, 2008C–47)
2. EXISTING 50' P.U.E. RESERVED IN PLACE OF VACATED PORTION OF JAFFA ROAD NE PER ORDINANCE 2088 AND 2098 (8/1/1972, BK. MISC. 371, PG. 257) AND AS SHOWN ON PLAT (3/13/2008, 2008C–47)
3. EXISTING 5' P.U.E. (10/30/2007, DOC. NO. 2007150906) AND AS SHOWN ON PLAT (3/13/2008, 2008C–47)



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
	FOUND MONUMENT AS INDICATED
	CONCRETE
	BLOCK WALL
	CHAINLINK FENCE
	UTILITY PEDESTAL
OHU	OVERHEAD UTILITY LINE
	UTILITY POLE
	ANCHOR
P	PULL BOX
	LIGHT POLE
SB	SIGNAL BOX
TM	TRAFFIC MAST
WV	WATER VALVE
W	WATER METER
	FIRE HYDRANT
W	WATER MANHOLE
S	SANITARY SEWER MANHOLE
D	STORM DRAIN MANHOLE
	STORM DRAIN INLET
OR	SIGN
R	RAMP
G	UNDERGROUND GAS UTILITY LINE
W	UNDERGROUND WATER UTILITY LINE
SAS	UNDERGROUND SANITARY SEWER LINE
E	UNDERGROUND ELECTRIC UTILITY LINE
SD	UNDERGROUND STORM DRAIN UTILITY LINE
C	UNDERGROUND CABLE UTILITY LINE
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION
EP 5075.50	EDGE OF PAVEMENT ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION
TC 5075.50	TOP OF CONCRETE ELEVATION
	ACCESS CONTROL LINE PER RIGHT OF WAY AND MONUMENTATION MAP, PROJECT NO. "I–040–3(1)163" (10/17/2007, DOC. NO. 2007146041)

Line Table

Line #	Direction	Length (ft)
L1	S 00°35'14" W	28.02'
L2	S 78°52'36" E	70.63'
L3	S 08°35'56" E	52.20'
L4	N 88°44'39" W	24.49'

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	37.85'	25.00'	86°45'17"	34.34'	S 42°47'16" E
C2	96.54'	221.52'	24°58'14"	95.78'	S 53°07'14" E
C3	203.72'	298.19'	39°08'40"	199.78'	N 55°43'21" W
C4	42.21'	25.00'	96°43'53"	37.37'	N 45°28'32" E

BAR SCALE

0 30' 60'

SCALE: 1" = 30'

Benchmark -NAVD 88

ACS MONUMENT "15–H20" HAVING AN ELEVATION OF 5477.427.

Legal Description

TRACT LETTERED A OF LAND OF SIERRA WEST LLC, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 13, 2008, IN BOOK 2008C, PAGE 47.

Notes

1. FIELD SURVEY PERFORMED IN JANUARY 2023.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE EASEMENTS SHOWN HEREON ARE ONLY THE EASEMENTS AS SHOWN ON THE PLAT OF RECORD. A TITLE COMMITMENT WILL BE REQUIRED TO SHOW OTHER EASEMENTS.
4. THE BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD ROTATED TO NEW MEXICO STATE PLANE COORDINATES (NAD 83–CENTRAL ZONE).
5. WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. INVERT DATA SHOWN WITH A ± SHOULD BE CONSIDERED TAKEN FROM AS–BUILTS. (NM811 TICKET NO. 22DE190518).
6. THE COORDINATES SHOWN HEREON REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83–GROUND–CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.99965454, WITH AN ORIGIN OF (0,0).

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE TOPOGRAPHIC MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

1/20/23

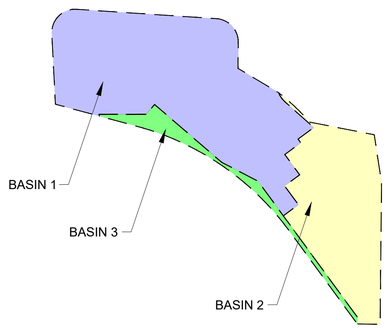
BRIAN J. MARTINEZ — DATE
N.M.R.P.S. NO. 18374

BRIAN J. MARTINEZ — NEW MEXICO — No. 18374 — REGISTERED PROFESSIONAL SURVEYOR

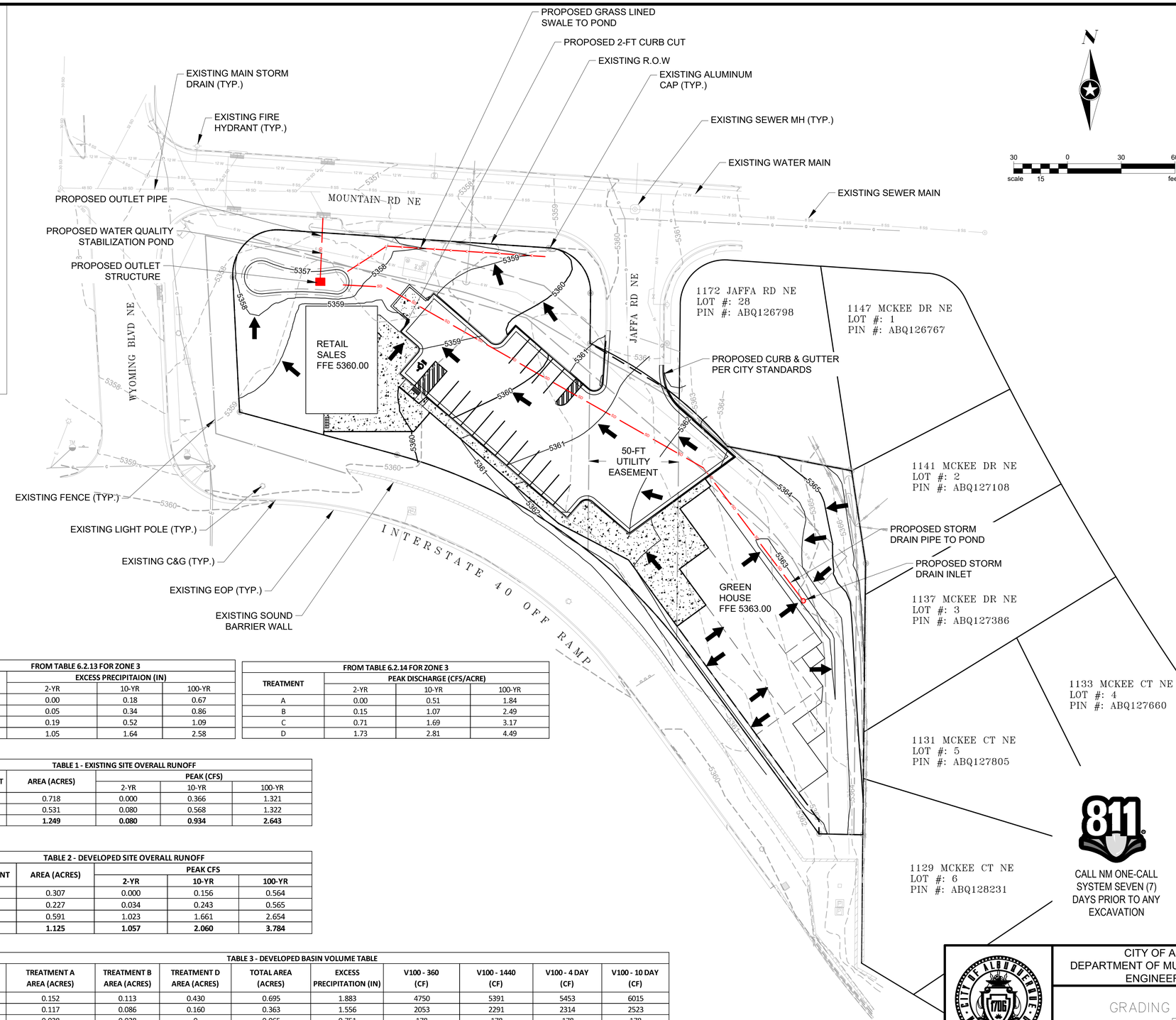
CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

THIS IS NOT A BOUNDARY SURVEY, APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCED HEREON.

BASIN MAP



BASIN	PEAK DISCHARGE (CFS)		
	2-YR	10-YR	100-YR
1	0.761	1.407	2.492
2	0.290	0.602	1.149
3	0.004	0.049	0.138



NOTES:
1. NO WORK SHALL BE PERFORMED IN PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.

EXISTING CONDITIONS:

THE PROPOSED DEVELOPMENT INCLUDES TWO BUILDINGS AND AN OFF-STREET PARKING LOT FOR TRAFFIC CIRCULATION ALONG THE SITE. THE RETAIL SALES BUILDING WILL BE LOCATED ON THE WEST SIDE OF THE PROPERTY AND THE GREENHOUSE ON THE EAST SIDE. THE WEST SIDE OF THE LOT DRAINS VIA SURFACE FLOW TOWARDS THE NORTHWEST WHILE THE EAST SIDE DRAINS TOWARDS THE SOUTH-CENTER SIDE BY THE 50-FT UTILITY EASEMENT.

PROPOSED CONDITIONS:

THE SITE WILL BE DIVIDED INTO 3 SEPARATE BASINS AS DEMONSTRATED ON THE BASIN MAP ABOVE. RUNOFF FROM BASINS 1 AND 2 WILL LEAD TO THE WATER QUALITY POND LOCATED ON THE NORTHWEST SIDE OF THE PROPERTY WHILE BASIN 3 WILL CONTINUE TO DRAIN SOUTH. BASIN 1 IS THE LARGEST BASIN, OCCUPYING ABOUT 56% OF THE DEVELOPMENT. BASINS 2 AND 3 ARE THE SMALLEST BASINS TAKING CARE OF THE REMAINING 29% AND 15% OF THE LAND RESPECTIVELY.

BASIN 1 WILL DRAIN VIA CURB AND GUTTER ALONG THE PARKING LOT TOWARDS NORTHWEST TO THE 2-FT CURB CUT LEADING TO THE WATER QUALITY POND.

BASIN 2 WILL DRAIN VIA SURFACE FLOW TO THE STORM DRAIN INLET LOCATED ON THE SOUTHEAST WHICH THEN WILL DISCHARGE DIRECTLY INTO THE WATER QUALITY POND.

BASIN 3 WILL CONTINUE TO DRAIN SOUTH AND THE EXISTING DRAINING CONDITIONS IN THAT AREA WILL REMAIN AS THEY ARE TODAY. THE PEAK RUNOFF CALCULATIONS FOR THIS BASIN DEMONSTRATED THAT THE DEVELOPMENT WILL NOT HAVE A NEGATIVE IMPACT AND RUNOFF IN THAT AREA CAN BE NEGLECTED.

THE DEVELOPED OVERALL FLOWS WILL BE INCREASED FROM THE EXISTING CONDITIONS AS DEMONSTRATED IN TABLE 2. THE RUNOFF PATTERN WAS ALTERED TO CONVEY FLOWS TO THE WATER QUALITY POND HAVING AN OUTLET PIPE THAT WILL TIE INTO THE BACK OF EXISTING INLET ON MOUNTAIN ROAD NE.

FROM TABLE 6.2.13 FOR ZONE 3			
TREATMENT	EXCESS PRECIPITAION (IN)		
	2-YR	10-YR	100-YR
A	0.00	0.18	0.67
B	0.05	0.34	0.86
C	0.19	0.52	1.09
D	1.05	1.64	2.58

FROM TABLE 6.2.14 FOR ZONE 3			
TREATMENT	PEAK DISCHARGE (CFS/ACRE)		
	2-YR	10-YR	100-YR
A	0.00	0.51	1.84
B	0.15	1.07	2.49
C	0.71	1.69	3.17
D	1.73	2.81	4.49

TABLE 1 - EXISTING SITE OVERALL RUNOFF				
LAND TREATMENT	AREA (ACRES)	PEAK (CFS)		
		2-YR	10-YR	100-YR
A	0.718	0.000	0.366	1.321
B	0.531	0.080	0.568	1.322
TOTAL	1.249	0.080	0.934	2.643

TABLE 2 - DEVELOPED SITE OVERALL RUNOFF				
LAND TREATMENT	AREA (ACRES)	PEAK CFS		
		2-YR	10-YR	100-YR
A	0.307	0.000	0.156	0.564
B	0.227	0.034	0.243	0.565
D	0.591	1.023	1.661	2.654
TOTAL	1.125	1.057	2.060	3.784

TABLE 3 - DEVELOPED BASIN VOLUME TABLE									
BASIN	TREATMENT A AREA (ACRES)	TREATMENT B AREA (ACRES)	TREATMENT D AREA (ACRES)	TOTAL AREA (ACRES)	EXCESS PRECIPITATION (IN)	V100 - 360 (CF)	V100 - 1440 (CF)	V100 - 4 DAY (CF)	V100 - 10 DAY (CF)
1	0.152	0.113	0.430	0.695	1.883	4750	5391	5453	6015
2	0.117	0.086	0.160	0.363	1.556	2053	2291	2314	2523
3	0.038	0.028	0	0.065	0.751	178	178	178	178

TABLE 4 - DEVELOPED WATER QUALITY TABLE				
BASIN	IMPERVIOUS AREA (SF)	80TH PERCENTILE EVENT (IN)	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)
1	18739	0.42	656	1135
2	6969	0.42	244	0
3	0	0.42	0	0
TOTAL	25708	0.42	900	1135

Short Elliott Hendrickson, Inc.
934 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502

BENCH MARKS

SEAL

NO.	DATE	DESCRIPTION	BY

AS-BUILT INFORMATION
CONTRACTOR: DATE:
WORK STAKED BY: DATE:
INSPECTOR'S ACCEPTANCE BY: DATE:
FIELD VERIFICATION BY: DATE:
DRAWINGS CORRECTED BY: DATE:

DESIGNED BY: DP
DRAWN BY: CM
CHECKED BY: PR
DATE 03/16/2023

811
CALL NM ONE-CALL SYSTEM SEVEN (7) DAYS PRIOR TO ANY EXCAVATION

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

GRADING & DRAINAGE PLAN

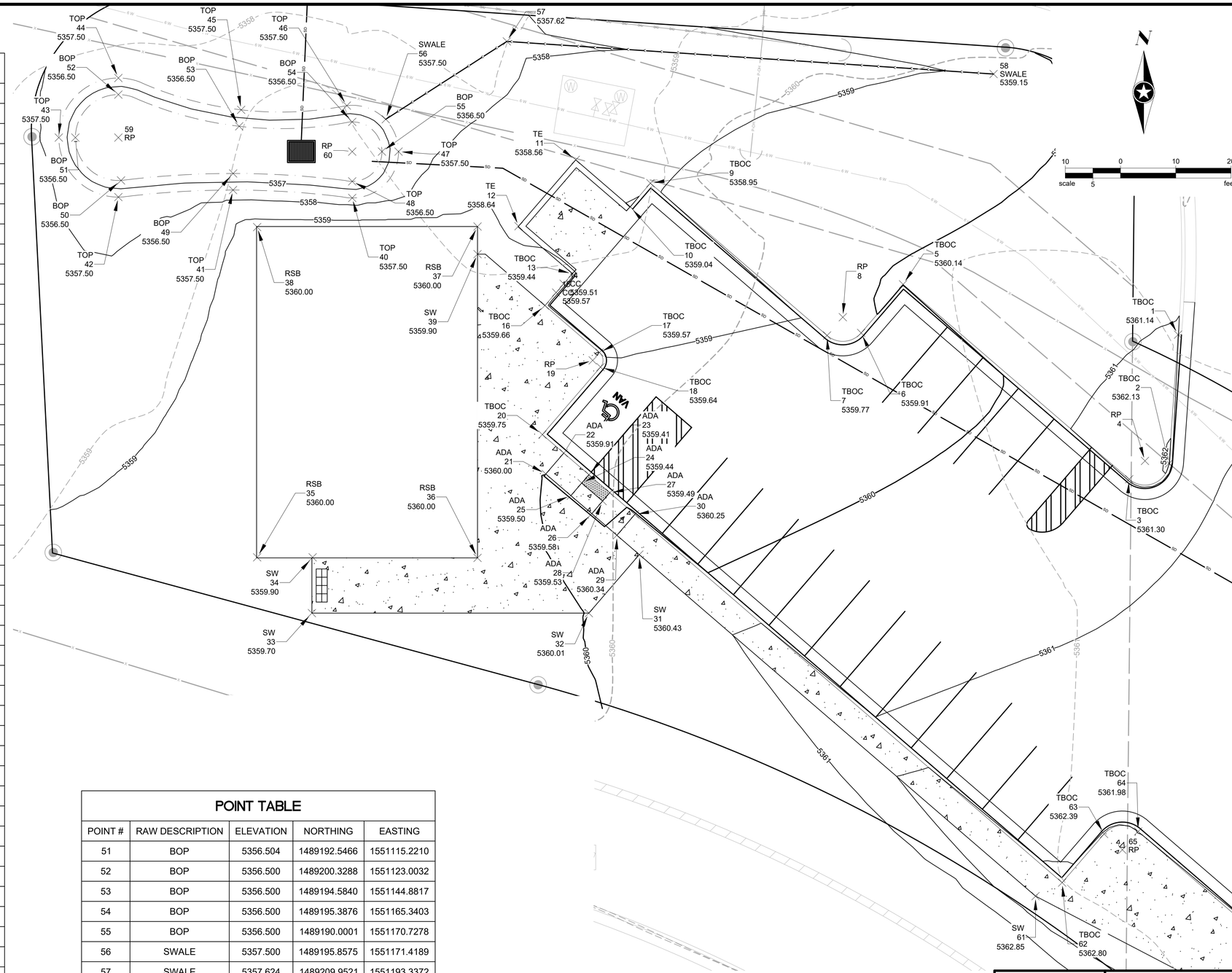
DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL

ZONE MAP NO.
CITY PROJECT NO.
SHEET NO. 3

Save: 3/16/2023 12:04 PM cmolina Plot: 3/16/2023 12:07 PM
X:\KONNUVUE\171002\5-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\171002_GRADING & DRAINAGE PLAN.dwg

POINT TABLE

POINT #	RAW DESCRIPTION	ELEVATION	NORTHING	EASTING
1	TBOC	5361.142	1489156.8620	1551314.8620
2	TBOC	5362.130	1489133.5455	1551313.2221
3	TBOC	5361.300	1489130.6835	1551306.0140
4	RP	5361.611	1489133.9973	1551308.8705
5	TBOC	5360.143	1489165.9729	1551265.0750
6	TBOC	5359.911	1489157.1661	1551257.4835
7	TBOC	5359.773	1489156.7088	1551251.3133
8	RP	5359.841	1489160.0226	1551254.1698
9	TBOC	5358.950	1489184.2805	1551219.3275
10	TBOC	5359.040	1489180.0203	1551215.6553
11	TE	5358.560	1489188.5081	1551205.8086
12	TE	5358.639	1489176.4936	1551195.4522
13	TBOC	5359.437	1489167.9013	1551205.2087
14	CC	5359.507	1489166.0675	1551203.6280
15	CC	5359.567	1489164.4759	1551202.2560
16	TBOC	5359.656	1489162.1262	1551200.2307
17	TBOC	5359.571	1489153.6204	1551210.0983
18	TBOC	5359.636	1489150.9760	1551210.2943
19	RP	5359.616	1489152.2002	1551208.8741
20	TBOC	5359.753	1489138.7623	1551199.7661
21	ADA	5359.997	1489131.6290	1551200.3835
22	ADA	5359.907	1489135.4161	1551203.6480
23	ADA	5359.407	1489131.4987	1551208.1926
24	ADA	5359.443	1489129.9838	1551206.8868
25	ADA	5359.497	1489127.7115	1551204.9281
26	ADA	5359.580	1489124.4470	1551208.7153
27	ADA	5359.490	1489128.2341	1551211.9798
28	ADA	5359.526	1489126.7193	1551210.6740
29	ADA	5360.335	1489120.5295	1551213.2599
30	ADA	5360.245	1489124.3167	1551216.5244
31	SW	5360.433	1489117.0320	1551217.3173
32	SW	5360.013	1489106.4365	1551208.1839
33	SW	5359.700	1489106.4365	1551158.0411
34	SW	5359.900	1489116.5365	1551158.1755
35	RSB	5360.000	1489116.5365	1551148.1299
36	RSB	5360.000	1489116.4365	1551188.0299
37	RSB	5360.000	1489176.4365	1551188.0299
38	RSB	5360.000	1489176.3365	1551148.1299
39	SW	5359.900	1489171.4365	1551188.0299
40	TOP	5357.500	1489181.6126	1551165.3403
41	TOP	5357.500	1489183.0448	1551143.7614
42	TOP	5357.503	1489181.7643	1551123.0032
43	TOP	5357.504	1489192.5466	1551112.2210
44	TOP	5357.502	1489203.3288	1551123.0032
45	TOP	5357.500	1489197.5631	1551145.2361
46	TOP	5357.500	1489198.3315	1551164.3722
47	TOP	5357.500	1489190.0001	1551173.7278
48	TOP	5356.500	1489184.6126	1551165.3403
49	BOP	5356.500	1489186.0448	1551143.7816
50	BOP	5356.500	1489184.7794	1551123.4875



POINT TABLE

POINT #	RAW DESCRIPTION	ELEVATION	NORTHING	EASTING
51	BOP	5356.504	1489192.5466	1551115.2210
52	BOP	5356.500	1489200.3288	1551123.0032
53	BOP	5356.500	1489194.5840	1551144.8817
54	BOP	5356.500	1489195.3876	1551165.3403
55	BOP	5356.500	1489190.0001	1551170.7278
56	SWALE	5357.500	1489195.8575	1551171.4189
57	SWALE	5357.624	1489209.9521	1551193.3372
58	SWALE	5359.151	1489204.0415	1551281.4625
59	RP	5356.500	1489192.5466	1551123.0032
60	RP	5356.500	1489190.0001	1551165.3403
61	SW	5362.846	1489055.1873	1551289.0631
62	TBOC	5362.798	1489057.6384	1551293.8776
63	TBOC	5362.391	1489066.4436	1551301.4677

LEGEND:

TBOC - TOP BACK OF CURB
TC -TRASH ENCLOSURE
RSB - RETAIL SALES BUILDING
GH - GREENHOUSE
TOP - TOP OF POND
BOP - BOTTOM OF POND
SW - SIDEWALK
SWALE - GRASS LINED SWALE
ADA - ADA RAMP
RP - RADIUS POINT

Short Elliott Hendrickson, Inc.
934 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502

BENCH MARKS

SEAL

NO.	DATE	DESCRIPTION	BY

AS-BUILT INFORMATION
CONTRACTOR: DATE:
WORK STAKED BY: DATE:
INSPECTOR'S ACCEPTANCE BY: DATE:
FIELD VERIFICATION BY: DATE:
DRAWINGS CORRECTED BY: DATE:

DESIGNED BY: DP
DRAWN BY: CM
CHECKED BY: PR
DATE 03/16/2023

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

DETAILED GRADING PLAN (1)

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL

ZONE MAP NO.
CITY PROJECT NO.
SHEET NO. 4

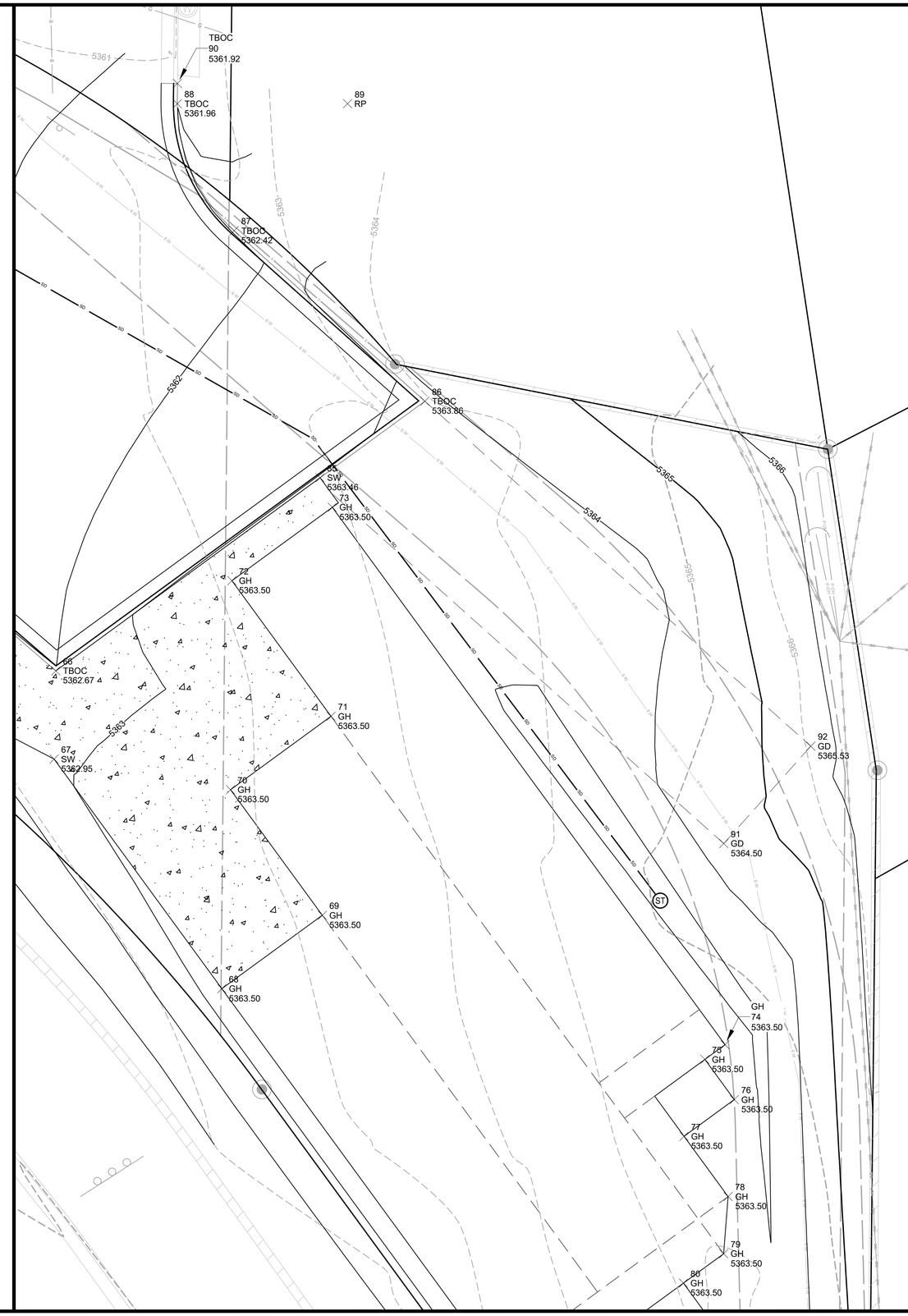
Save: 3/16/2023 12:04 PM cmolina Plot: 3/16/2023 12:07 PM
X:\KONNU\VOL1\110025-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\171002_DETAILED GRADING PLAN.dwg

POINT TABLE

POINT #	RAW DESCRIPTION	ELEVATION	NORTHING	EASTING
66	TBOC	5362.667	1489048.9649	1551328.4454
67	SW	5362.951	1489034.7801	1551328.1677
68	GH	5363.500	1488997.8716	1551355.1346
69	GH	5363.500	1489009.6706	1551371.2834
70	GH	5363.500	1489029.8566	1551356.5347
71	GH	5363.500	1489041.6556	1551372.6835
72	GH	5363.500	1489063.4565	1551356.7548
73	GH	5363.500	1489075.2555	1551372.9036
74	GH	5363.500	1488988.8594	1551436.0282
75	GH	5363.500	1488986.4996	1551432.7985
76	GH	5363.500	1488980.0401	1551437.5181
77	GH	5363.500	1488974.1406	1551429.4437
78	GH	5363.500	1488964.4513	1551436.5231
79	GH	5363.500	1488955.2596	1551435.8081
80	GH	5363.500	1488950.5400	1551429.3486
81	GH	5363.500	1488939.2358	1551437.6079
82	GH	5363.500	1488932.1564	1551427.9186
83	GH	5363.500	1488916.8150	1551439.1276
84	GH	5363.500	1488905.0160	1551422.9788
85	SW	5363.461	1489080.0058	1551370.9298
86	TBOC	5363.861	1489092.3138	1551387.7731
87	TBOC	5362.422	1489119.7202	1551357.1108
88	TBOC	5361.964	1489140.1306	1551347.9789
89	RP	5363.450	1489140.1306	1551375.3539
90	TBOC	5361.922	1489143.3820	1551348.0040
91	GD	5364.500	1489021.1993	1551435.8239
92	GD	5365.526	1489036.8565	1551449.8186

LEGEND:

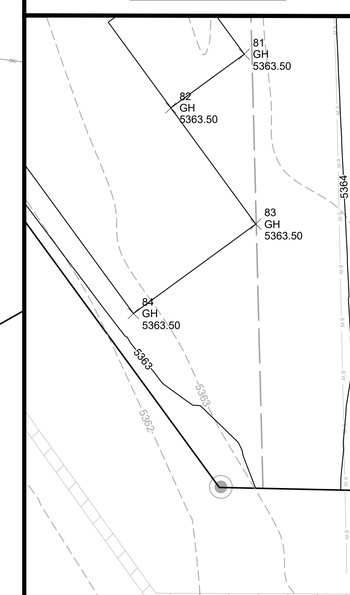
TBOC - TOP BACK OF CURB
TC -TRASH ENCLOSURE
RSB - RETAIL SALES BUILDING
GH - GREENHOUSE
TOP - TOP OF POND
BOP - BOTTOM OF POND
SW - SIDEWALK
SWALE - GRASS LINED SWALE
ADA - ADA RAMP
RP - RADIUS POINT



N

30 0 30 60
scale 15 feet

MATCH LINE



Short Elliott Hendrickson, Inc.
934 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502

BENCH MARKS

SEAL

NO.	DATE	DESCRIPTION	BY

AS-BUILT INFORMATION
CONTRACTOR: DATE:
WORK STAKED BY: DATE:
INSPECTOR'S ACCEPTANCE BY: DATE:
FIELD VERIFICATION BY: DATE:
DRAWINGS CORRECTED BY: DATE:

DESIGNED BY: DP
DRAWN BY: CM
CHECKED BY: PR
DATE 03/16/2023

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

DETAILED GRADING PLAN (2)

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL

ZONE MAP NO.
CITY PROJECT NO.
SHEET NO. 5

Save: 3/16/2023 12:04 PM cmolina Plot: 3/16/2023 12:07 PM
X:\KO\KNO\UDET\710025-final-dsgn\51-drawings\10-Civil\cad\dwgs\sheet\171002_DETAILED GRADING PLAN.dwg

LEGEND:

EXISTING CONCRETE TO BE REMOVED

PROPOSED CONCRETE

EXISTING 48-IN STORM DRAIN

REMOVE EXISTING DRIVEWAY APRON TO NEAREST JOINT. REMOVE DEPRESSED CURB TO NEAREST JOINT AND REPLACE WITH STANDARD CURB PER CITY STANDARD DETAIL 2415A.

EXISTING 12-IN MAIN WATER LINE

EXISTING 8-IN MAIN SANITARY SEWER

EOP
PT:3
EL:5356.66
N:1489227.572
E:1551165.508

EOP
PT:6
EL:5356.97
N:1489225.659
E:1551193.343

TBOC
PT:1
EL:5357.20
N:1489225.008
E:1551165.513

FL
PT:5
EL:5356.96
N:1489223.791
E:1551193.213

MOUNTAIN RD NE

EXISTING R.O.W

PROPOSED GRASS LINED SWALE

FL
PT:2
EL:5356.73
N:1489225.627
E:1551165.544

PROPOSED WATER QUALITY POND

TBOC
PT:4
EL:5357.60
N:1489223.178
E:1551193.088

PROPOSED TRASH ENCLOSURE

PROPOSED CURB & GUTTER PER CITY STANDARD DETAIL

RETAIL
SALES
2,400 SF

WYOMING BLVD NE

JAFFA RD NE

N

10 0 10 20
scale 5 feet

CALL NM ONE-CALL SYSTEM SEVEN (7) DAYS PRIOR TO ANY EXCAVATION

Short Elliott Hendrickson, Inc.
934 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502

BENCH MARKS

SEAL

NO.	DATE	DESCRIPTION	BY

AS-BUILT INFORMATION
CONTRACTOR:
WORK STAKED BY: DATE:
INSPECTOR'S ACCEPTANCE BY: DATE:
FIELD VERIFICATION BY: DATE:
DRAWINGS CORRECTED BY: DATE:

DESIGNED BY: DP
DRAWN BY: CM
CHECKED BY: PR
DATE 03/16/2023

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

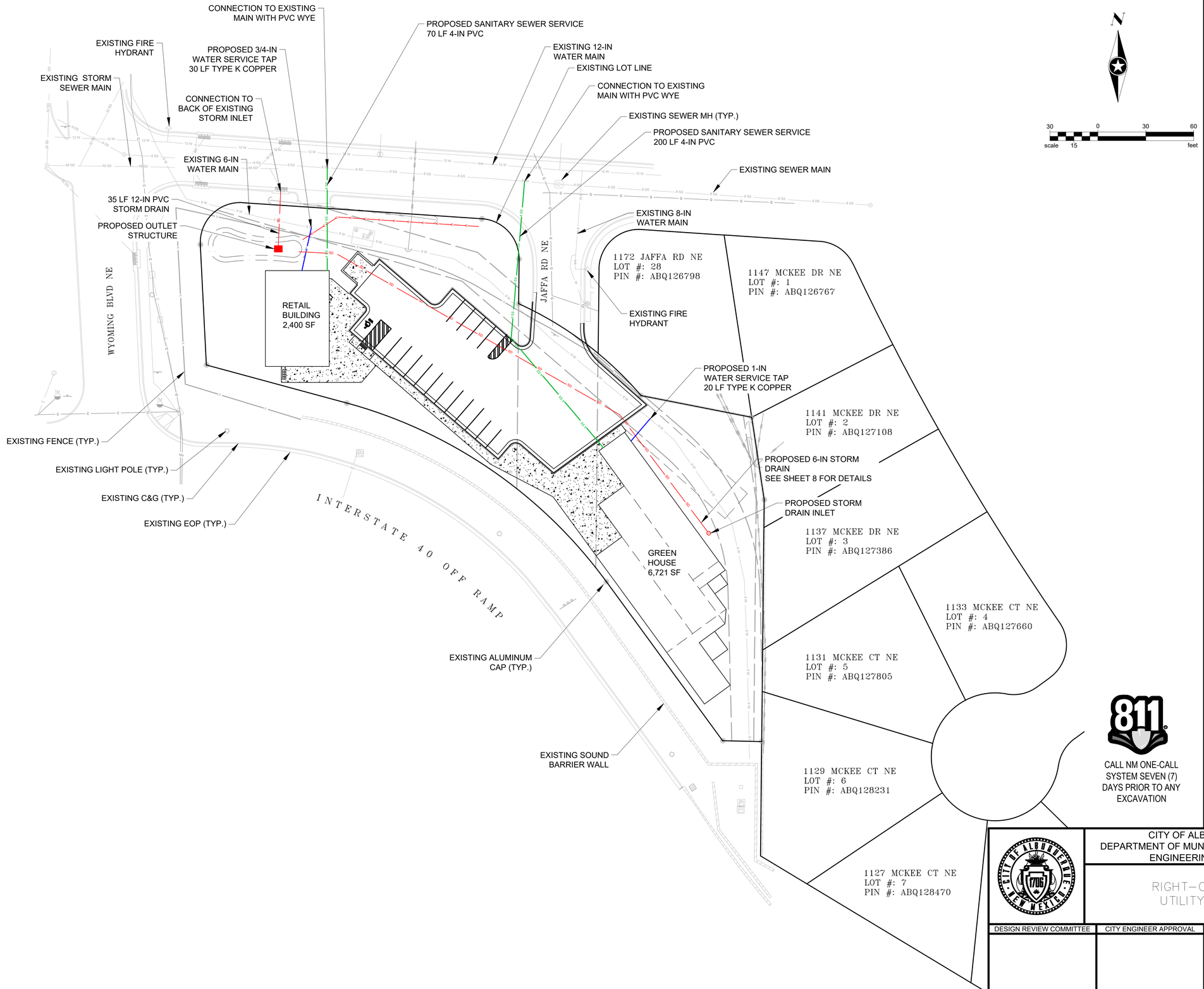
RIGHT-OF-WAY
IMPROVEMENTS PLAN

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | ZONE MAP NO.

CITY PROJECT NO.

SHEET NO. 6

Save: 3/16/2023 12:34 PM cmolina Plot: 3/16/2023 12:07 PM X:\KONNNUVUE\171002\5-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\171002_ROW IMPROVEMENTS PLAN.dwg



Short Elliott Hendrickson, Inc.
934 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502

BENCH MARKS

SEAL

NO.	DATE	DESCRIPTION	BY

AS-BUILT INFORMATION
CONTRACTOR: DATE:
WORK STAKED BY: DATE:
INSPECTOR'S ACCEPTANCE BY: DATE:
FIELD VERIFICATION BY: DATE:
DRAWINGS CORRECTED BY: DATE:

CALL NM ONE-CALL SYSTEM SEVEN (7) DAYS PRIOR TO ANY EXCAVATION

DESIGNED BY: DP
DRAWN BY: CM
CHECKED BY: PR
DATE 03/16/2023

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

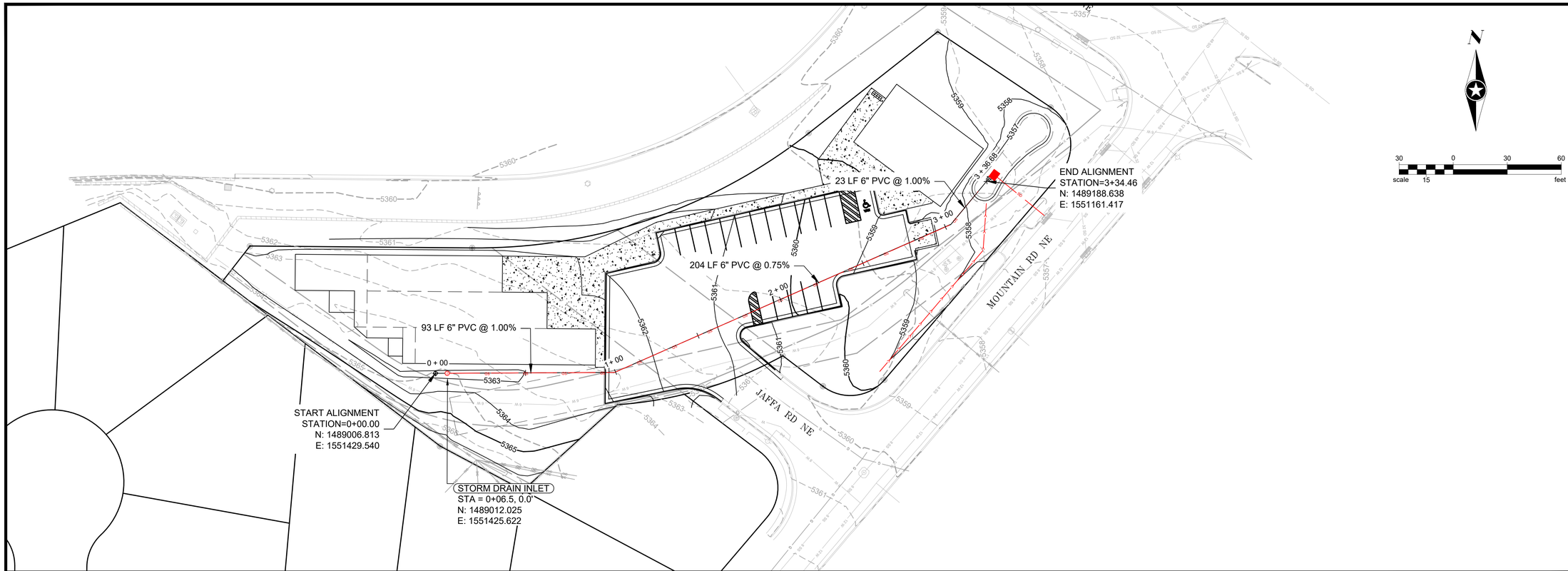
RIGHT-OF-WAY
UTILITY PLAN

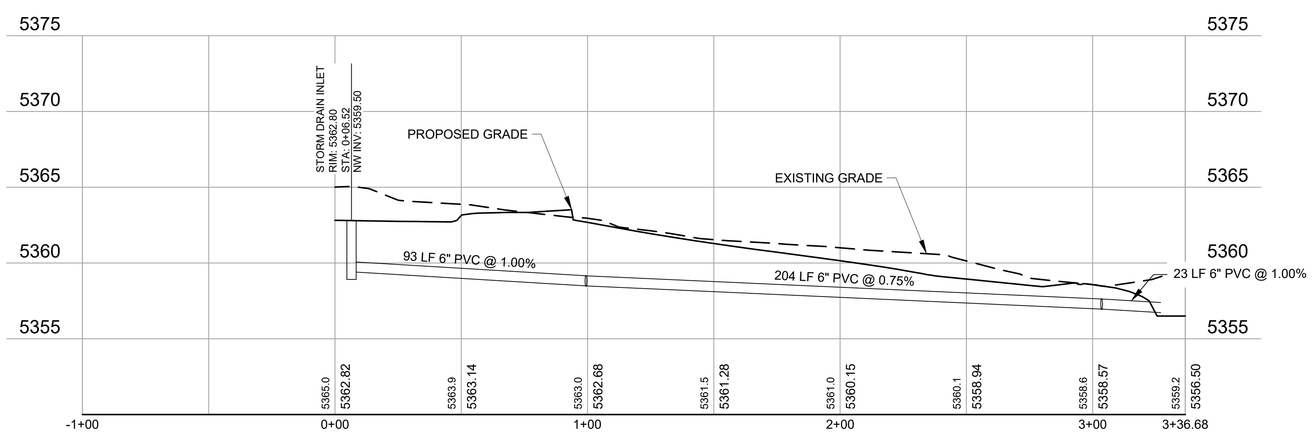
DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | ZONE MAP NO.

CITY PROJECT NO.

SHEET NO. 7

Save: 3/16/2023 12:14 PM cmolina Plot: 3/16/2023 12:14 PM
X:\KONNUVUE\17\10025-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\17\002_UTILITY PLAN.dwg





Short Elliott Hendrickson, Inc.
934 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502

BENCH MARKS

SEAL

NO.	DATE	DESCRIPTION	BY

AS-BUILT INFORMATION
CONTRACTOR:
WORK STAKED BY: DATE:
INSPECTOR'S ACCEPTANCE BY: DATE:
FIELD VERIFICATION BY: DATE:
DRAWINGS CORRECTED BY: DATE:

CALL NM ONE-CALL
SYSTEM SEVEN (7)
DAYS PRIOR TO ANY
EXCAVATION

DESIGNED BY: DP
DRAWN BY: CM
CHECKED BY: PR
DATE 03/16/2023

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

STORM P-PRO

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL

ZONE MAP NO.
CITY PROJECT NO.
SHEET NO. 8

Save: 3/16/2023 12:04 PM cmolina Plot: 3/16/2023 12:07 PM
X:\KONNO\UDE\1710025-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\171002_STORM P-PRO.dwg