

CONSTRUCTION PLANS FOR GUARDIAN STORAGE

CITY OF ALBUQUERQUE
NEW MEXICO
COA PROJECT NO. 447892
ABCWUA AVAILABILITY STATEMENT NO. 190317
DRB PROJECT NO. PR 2019 002184

AUGUST 2020

SHEET LIST

SHEET #	SHEET TITLE
1	COVER SHEET
2	PLAT (FOR INFORMATION ONLY)
3	PLAT (FOR INFORMATION ONLY)
4	TOPO (FOR INFORMATION ONLY)
5	GRADING (FOR INFORMATION ONLY)
6	DRAINAGE (FOR INFORMATION ONLY)
7	DRAINAGE DETAILS (FOR INFORMATION ONLY)
8	DEMOLITION PLAN
9	PAVING PLAN
10	UTILITY PLAN
11	STORM DRAIN OUTFALL
12	MISCELLANEOUS DETAILS

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 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, 1986 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 BARRICADING 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 ABQRIIDE TRANSIT DEPARTMENT TO DISCUSS THE IMPACT OF TRAFFIC CONTROL PLAN ON BUS ROUTE AND ANY OTHER TRANSIT INFRASTRUCTURE BEING IMPACTED. CONTACT PERSON FOR ABQRIIDE: DOUG GOFF (505) 724-3139 OR (505) 331-0253, 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.

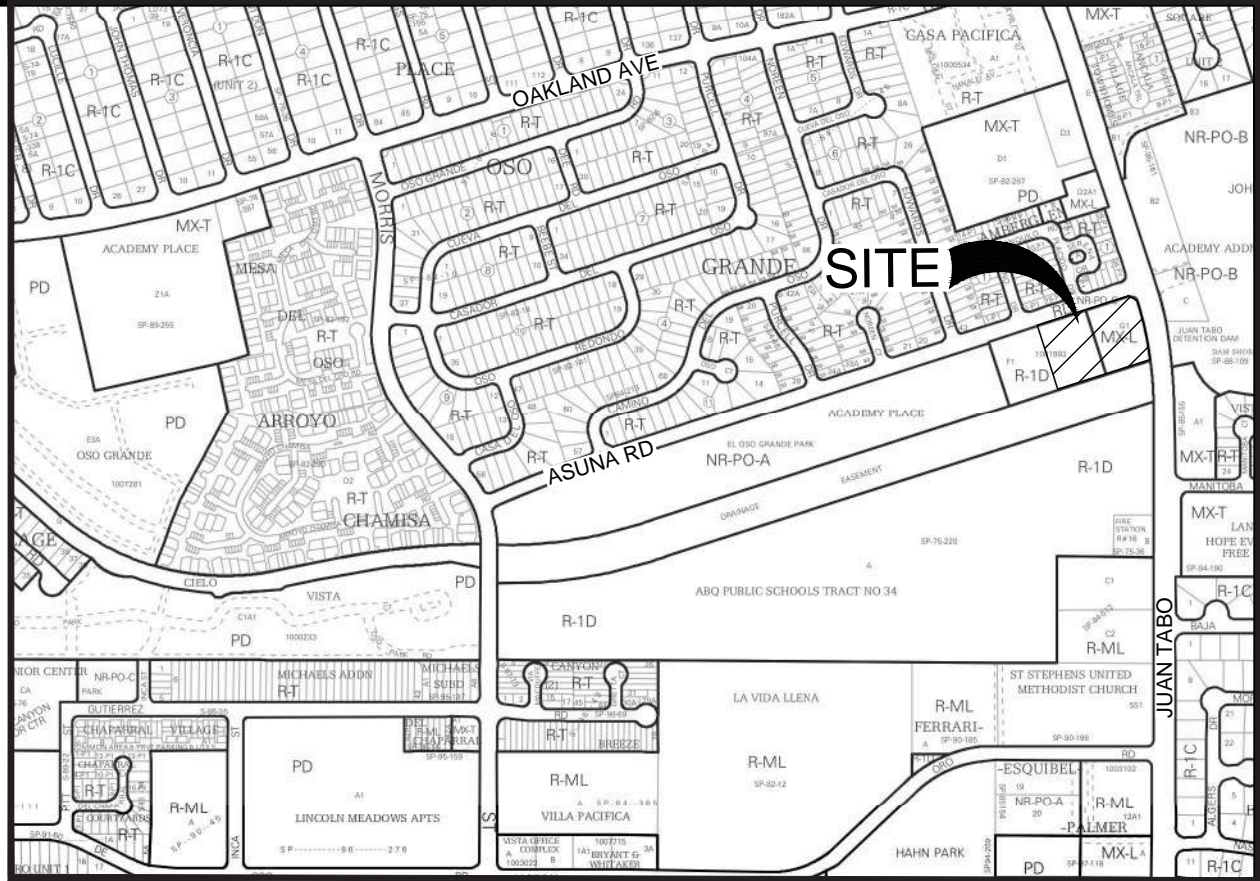
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2465.
- ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO THE CITY OF ALBUQUERQUE SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9.
- CONTRACTOR SHALL INSTALL A 4" X 4" X 5' POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.
- CONTRACTOR SHALL PROVIDE THE PROPOSED HYDRO TESTING PLANS TO THE WUA INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.
- 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 ABCWUA STANDARD SPECIFICATIONS.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, JESUS LOPEZ, NMPE 26361, OF THE FIRM RESPEC, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE INFRASTRUCTURE INSTALLED AS SHOWN ON THESE DRAWINGS HAS BEEN INSPECTED BY ME OR BY A QUALIFIED PERSON UNDER MY DIRECT SUPERVISION AND HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THAT THE ORIGINAL DESIGN INTENT OF THE APPROVED PLANS HAS BEEN MET, EXCEPT AS NOTED BY ME ON THE AS-BUILT CONSTRUCTION DRAWINGS. THIS CERTIFICATION IS BASED ON SITE INSPECTIONS BY ME OR PERSONNEL UNDER MY DIRECTION AND SURVEY INFORMATION PROVIDED BY THE SURVEYOR, BRIAN MARTINEZ, NMPS 18374.

[Signature]

JESUS LOPEZ
NMPE#26361



LOCATION MAP

ZONE ATLAS MAP F-21-Z

SCALE: NTS

APPLICANT:

RESPEC, Sheldon Greer, P.E.
5971 JEFFERSON ST NE, SUITE 101
ALBUQUERQUE, NM 87109
(505) 264-0472

DEVELOPER:

Paul Hedges
7501 Holly Ave, NE
ALBUQUERQUE, NM 87113
(505) xxx-xxxx

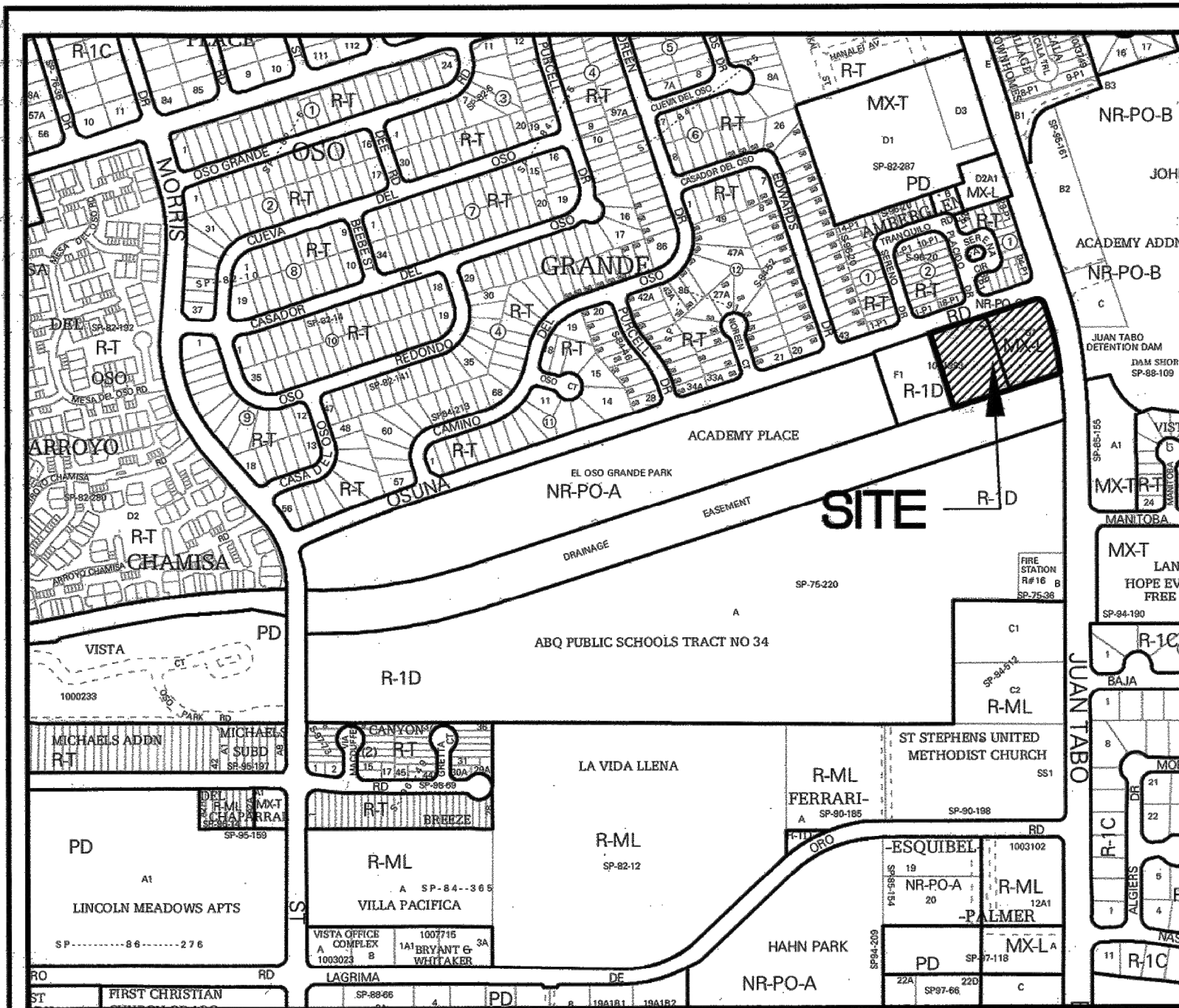
SURVEYOR'S CERTIFICATION

I, BRIAN J. MARTINEZ, A DULY QUALIFIED, REGISTERED, PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE 'AS-BUILT' INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND 'AS-BUILT' INFORMATION SHOWN ON THESE DRAWINGS WAS ADDED BY ME OR UNDER MY SUPERVISION, AND THAT THIS 'AS-BUILT' INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. CARTESIAN SURVEYS, INC. IN NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING, OR INTENT OF THE RECORD DRAWINGS.

B. J. Martinez 8/23/21



REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
		DRC Chairman	<i>[Signature]</i>	8/21/2020	APPROVED FOR CONSTRUCTION		
		Transportation	<i>[Signature]</i>	8/4/2020			
		Water/Wastewater	<i>[Signature]</i>	8/21/2020			
		Hydrology	<i>[Signature]</i>	8/4/2020			
		Parks					
		Constr. Mngmt.			10/12/2020		
		Constr. Coord.			Date		
City Project No.		Sheet		Of			
447892		1		12			



Vicinity Map - Zone Atlas F-21-Z

Documents

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000044433 AND AN EFFECTIVE DATE OF JULY 5, 2018.
2. PLAT OF TRACTS F-1 AND G-1, ACADEMY PLACE, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 25, 2003 IN BOOK 2003C, PAGE 40.

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE

[Signature] 1-17-2020
Dawson Hedges, Managing Member
Guardian Storage IV, LLC

STATE OF NEW MEXICO
COUNTY OF Sandoval

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 17th January 2020
Dawson Hedges, Managing Member, Guardian Storage IV, LLC

By: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES June 11, 2022

2020C-11

Indexing Information

Section 33, Township 11 North, Range 4 East, N.M.P.M.
as Projected into the Elena Gallegos Grant
Subdivision: Academy Place
Owner: Guardian Storage IV, LLC
UPC # 102106149525340228

Purpose of Plat

1. DEDICATE RIGHT-OF-WAY.

Subdivision Data

CROSS ACREAGE 2.3790 ACRES
ZONE ATLAS PAGE NO. F-21-Z
NUMBER OF EXISTING LOTS 1
NUMBER OF LOTS CREATED 1
MILES OF FULL-WIDTH STREETS 0.00 MILES
MILES OF HALF-WIDTH STREETS 0.00 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 0.0615 ACRES
DATE OF SURVEY JULY 2018

Notes

1. FIELD SURVEY PERFORMED IN JULY 2018.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Solar Collection Note

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

Legal Description

LOT NUMBERED G-1 AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF TRACTS F-1 AND G-1, ACADEMY PLACE, CITY OF ALBUQUERQUE, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 25, 2003, IN BOOK 2003C, PAGE 40.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 102106149525340228

PROPERTY OWNER OF RECORD
SL Juan Tabo Land LLC

BERNALILLO COUNTY TREASURER'S OFFICE

[Signature]

Plat for
Tract G-1-A

Academy Place

Being Comprised of

Tract G-1

Academy Place

City of Albuquerque

Bernalillo County, New Mexico

January 2020

Project Number: PR-2019-002184

Application Number: SD-2020-00027

Plat Approvals:

[Signature] 1/24/2020
PNM Electric Services
[Signature] 1/23/2020
Qwest Corp. d/b/a CenturyLink QC
[Signature] 1/23/2020
New Mexico Gas Company
[Signature] 1/23/2020
Comcast

City Approvals:

[Signature] 1/17/2020
City Surveyor
[Signature] 01-29-20
Traffic Engineer
[Signature] 01-29-20
ABQWA
[Signature] 1-29-20
Code Enforcement
[Signature] 01-29-2020
Parks and Recreation Department
[Signature] 1/29/2020
AMAFCA
[Signature] 1-29-2020
City Engineer
[Signature] 1-29-20
DOB Chairperson, Planning Department

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] 1/17/2020
Will Plotner Jr.
N.M.R.P.S. No. 14271

CSI-CARTESIAN SURVEYS INC.

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

Sheet 1 of 2
181418

FOR INFORMATION ONLY

Project No. 447892

Zone Map No. C-10-Z

Sheet 2 of 12

Easement Notes

- 1 EXISTING 150' DRAINAGE EASEMENT AND UNDERGROUND SEWER AND WATER LINE EASEMENT (09/24/1975, D6-179)
- 2 EXISTING 10' UNDERGROUND PNM EASEMENT (11/05/2004, BK. A86, PG. 5611, DOC. NO. 2004156042) BASED UPON REAL LOCATION OF THE ELECTRIC LINE IN PLACE
- 3 EXISTING 10' UTILITY EASEMENT (10/13/1987, BK. D6, PG. 16)
- 4 EXISTING 10' PUBLIC SIDEWALK EASEMENT (02/25/2003, 2003C-40)

DOCH 202008769

8/1/20/2020 10:53 AM Page: 2 of 2
PLAT R 325.00 B 2020C-11: 0011 Linda Stover, Bernalillo County

Plat for
Tract G-1-A
Academy Place
Being Comprised of
Tract G-1
Academy Place
City of Albuquerque
Bernalillo County, New Mexico
January 2020

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (2/25/2003, 03C-40)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT "LS 7719" UNLESS OTHERWISE INDICATED

Public Utility Easements

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

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

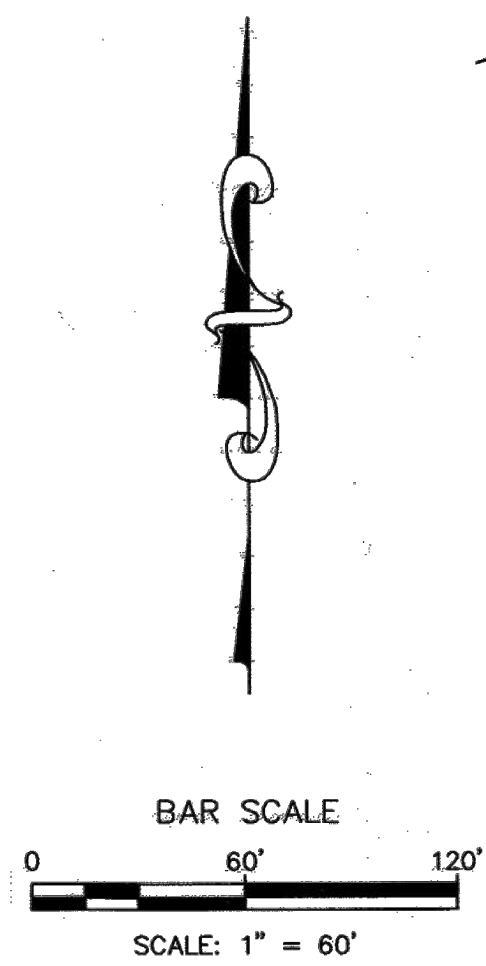
Disclaimer

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

CSI-CARTESIAN SURVEYS INC.

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

Sheet 2 of 2
181418



Line Table		
Line #	Direction	Length (ft)
L1	S 17°50'06" E (S 17°50'10" E)	4.00' (4.00')
L2	S 17°54'31" E	10.00'
L3	N 72°04'39" E	10.18'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.47' (39.47')	25.00' (25.00')	90°28'11"	35.50'	N 62°40'25" W
C2	236.28' (236.36')	1312.00' (1312.00')	10°19'06"	235.96'	N 12°16'50" W
C3	23.68'	15.00'	90°28'11"	21.30'	N 62°40'25" W
C4	236.39'	1302.00'	10°24'09"	236.06'	N 12°14'19" W

ACS Monument "31_F21"
NAD 1983 CENTRAL ZONE
X=1558298.549*
Y=1503005.627*
Z=5639.332* (NAVD 1988)
G-G=0.999641835
Mapping Angle=-0°09'28.96"
* U.S. SURVEY FEET

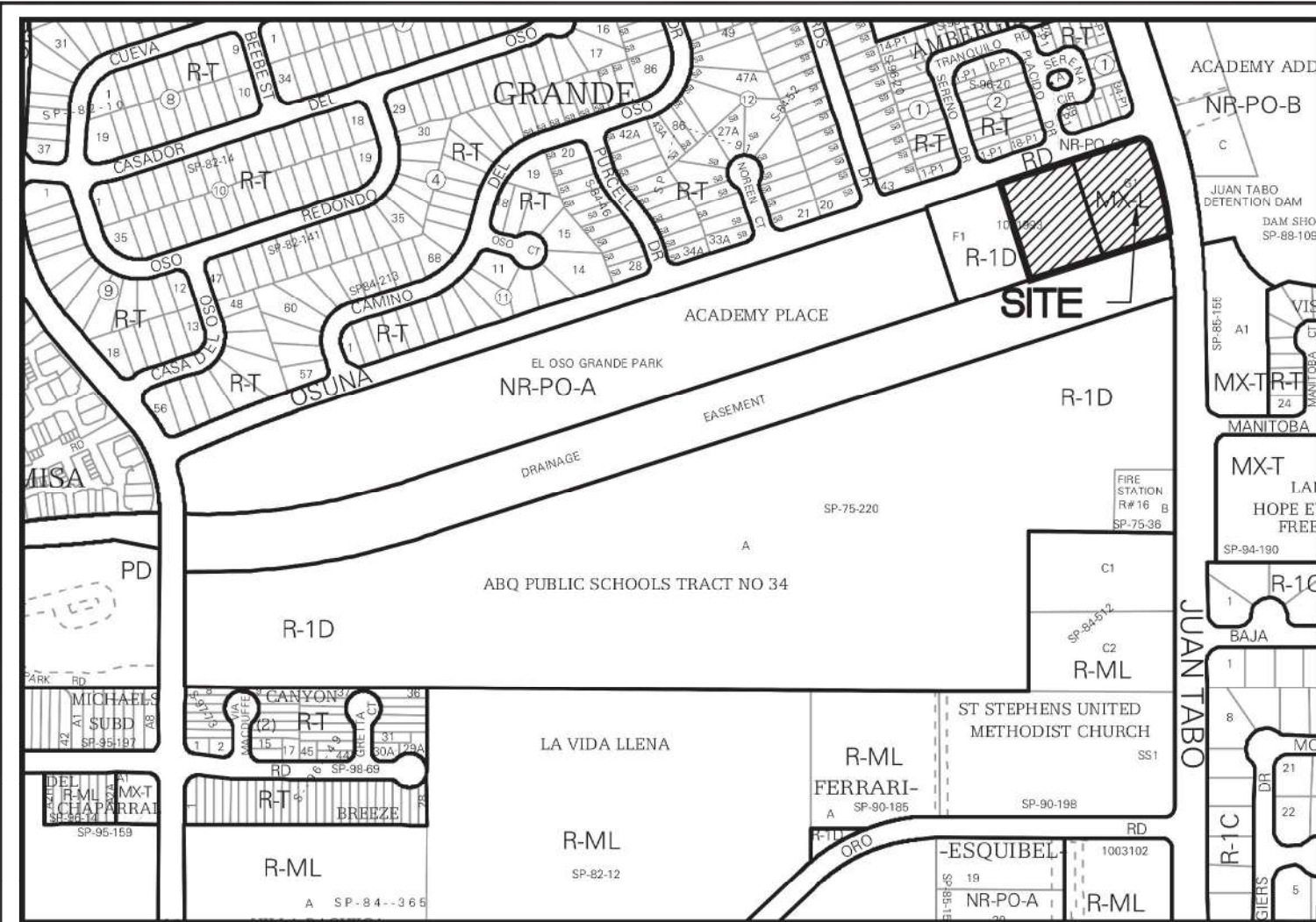
2020C-11

(2)

FOR INFORMATION ONLY

Project No. 447892

Zone Map No. C-10-Z Sheet 3 of 12



Vicinity Map

Legal Description

LOT NUMBERED G-1 AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF TRACTS F-1 AND G-1, ACADEMY PLACE, CITY OF ALBUQUERQUE, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 25, 2003, IN BOOK 2003C, PAGE 40.

Notes

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2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE) USING A GROUND TO GRID FACTOR OF 0.9996381765.

Documents

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000044433 AND AN EFFECTIVE DATE OF JULY 5, 2018.
2. PLAT OF TRACTS F-1 AND G-1, ACADEMY PLACE, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 25, 2003 IN BOOK 2003C, PAGE 40.

Benchmark -NAVD 88

ACS MONUMENT "BM 35-F21" HAVING AN ELEVATION OF 5739.993.

Flood Notes

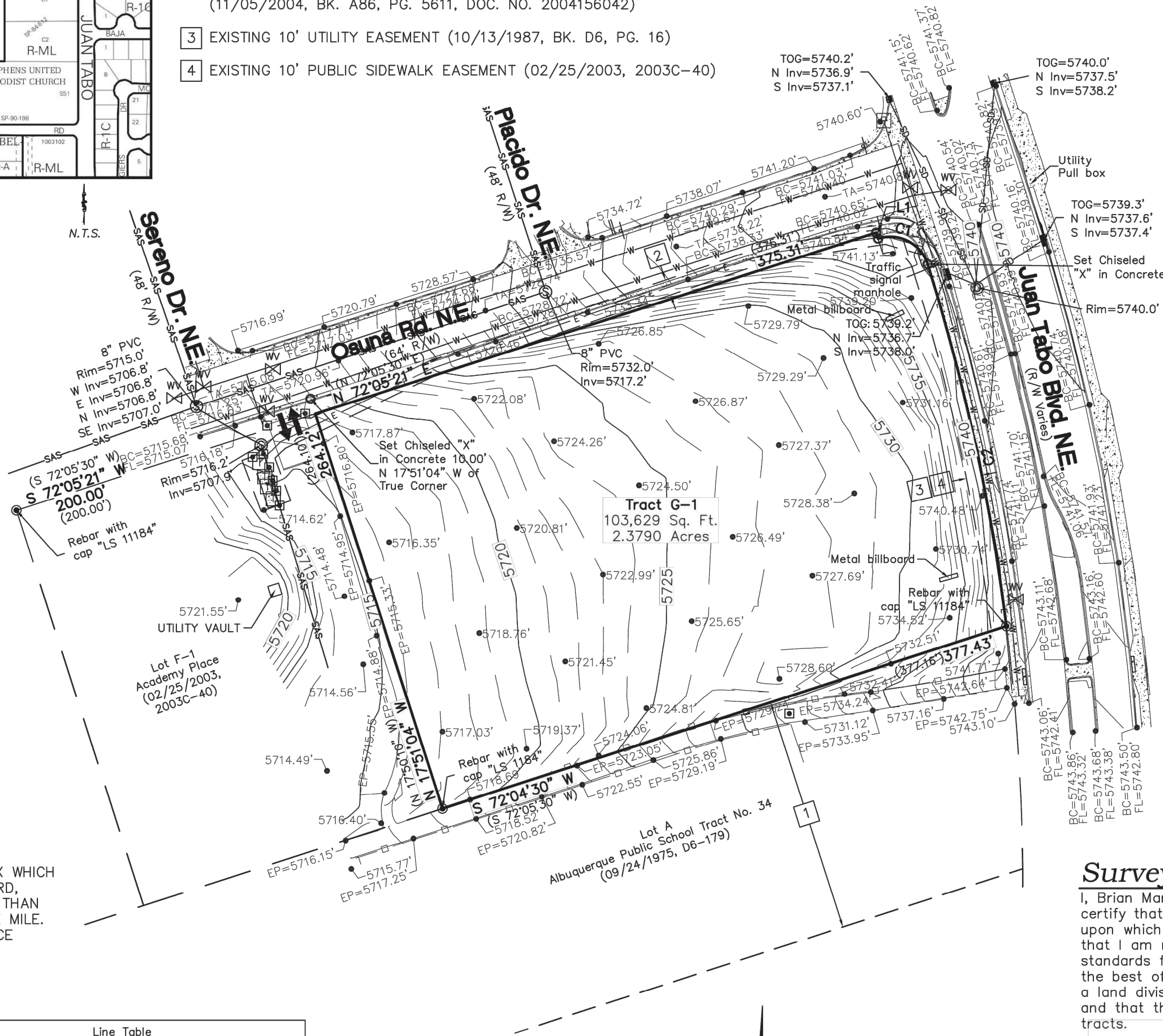
BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED SEPTEMBER 26, 2008, MAP NO. 35001C01446.

Indexing Information

Section 33, Township 11 North, Range 4 East, N.M.P.M. as Projected into the Elena Gallegos Grant
Subdivision: Academy Place
Owner: SL Juan Tabo Land LLC.
UPC # 102106149525340228

Easement Notes

- 1 EXISTING 150' DRAINAGE EASEMENT AND UNDERGROUND SEWER AND WATER LINE EASEMENT (09/24/1975, D6-179)
- 2 EXISTING 10' UNDERGROUND PNM EASEMENT (11/05/2004, BK. A86, PG. 5611, DOC. NO. 2004156042)
- 3 EXISTING 10' UTILITY EASEMENT (10/13/1987, BK. D6, PG. 16)
- 4 EXISTING 10' PUBLIC SIDEWALK EASEMENT (02/25/2003, 2003C-40)



Boundary Survey
and
Topographic Map
for
Tract G-1
Academy Place

City of Albuquerque
Bernalillo County, New Mexico
July 2018

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (2/25/2003, 03C-40)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
—□—	METAL FENCE
—■—	BOLLARD
—T—	TRANSFORMER
—WV—	WATER VALVE
—S—	SANITARY SEWER MANHOLE
—D—	STORM DRAIN MANHOLE
—I—	STORM DRAIN INLET
—S—	SIGN
—↑↑—	CURB CUT/INDICATION OF ACCESS TO ROADWAY
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—E—	UNDERGROUND ELECTRIC 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

Surveyor's Certificate

I, Brian Martinez, New Mexico Professional Surveyor No. 18374, do hereby certify that this boundary survey plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

Brian Martinez
N.M.R.P.S. No. 18374
Date 7/30/18



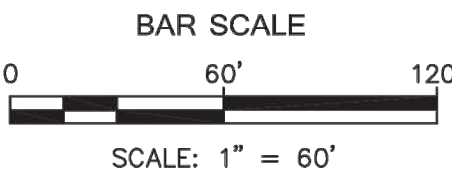
CSI-CARTESIAN SURVEYS INC.

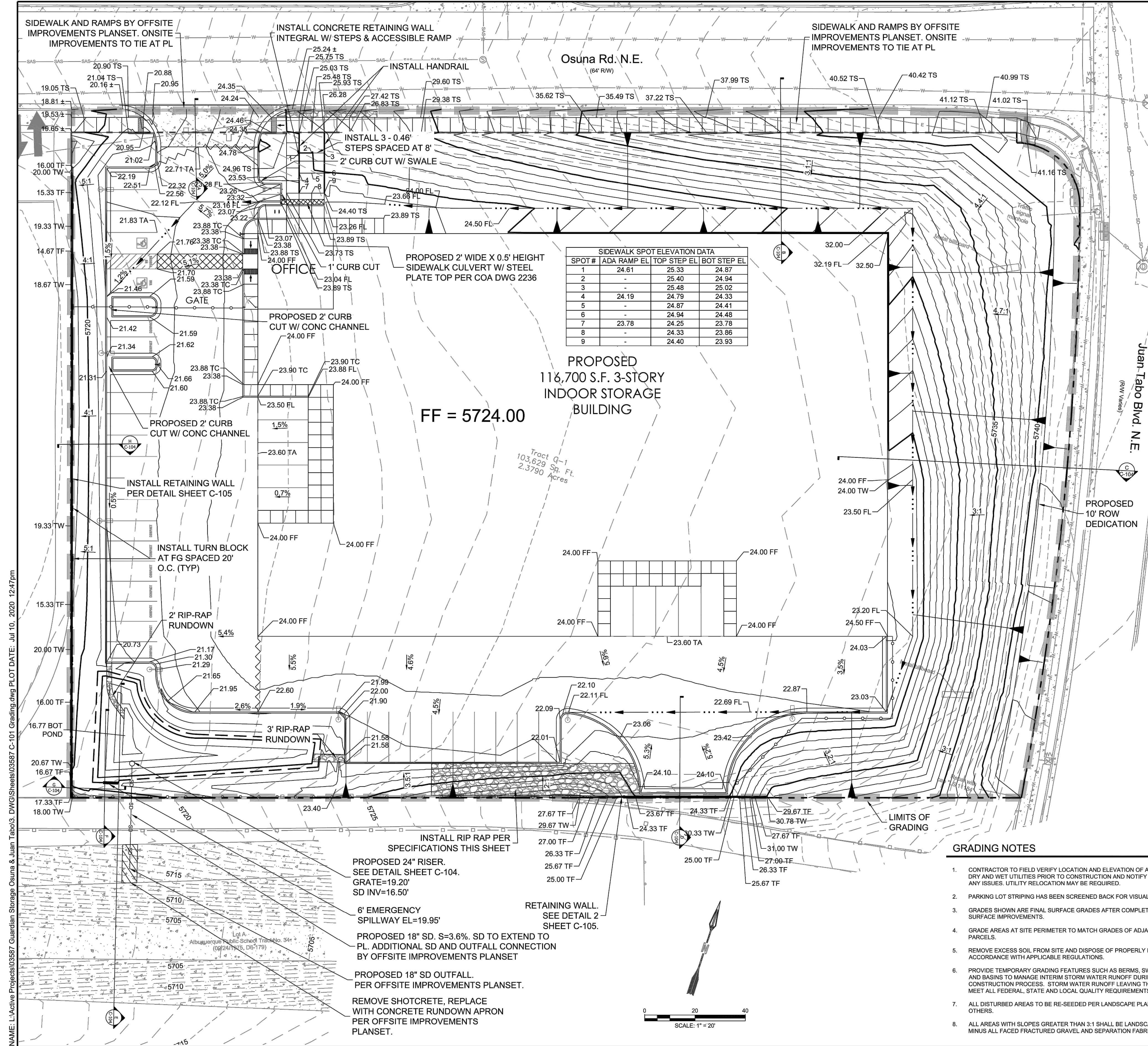
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Sheet 1 of 1
181418

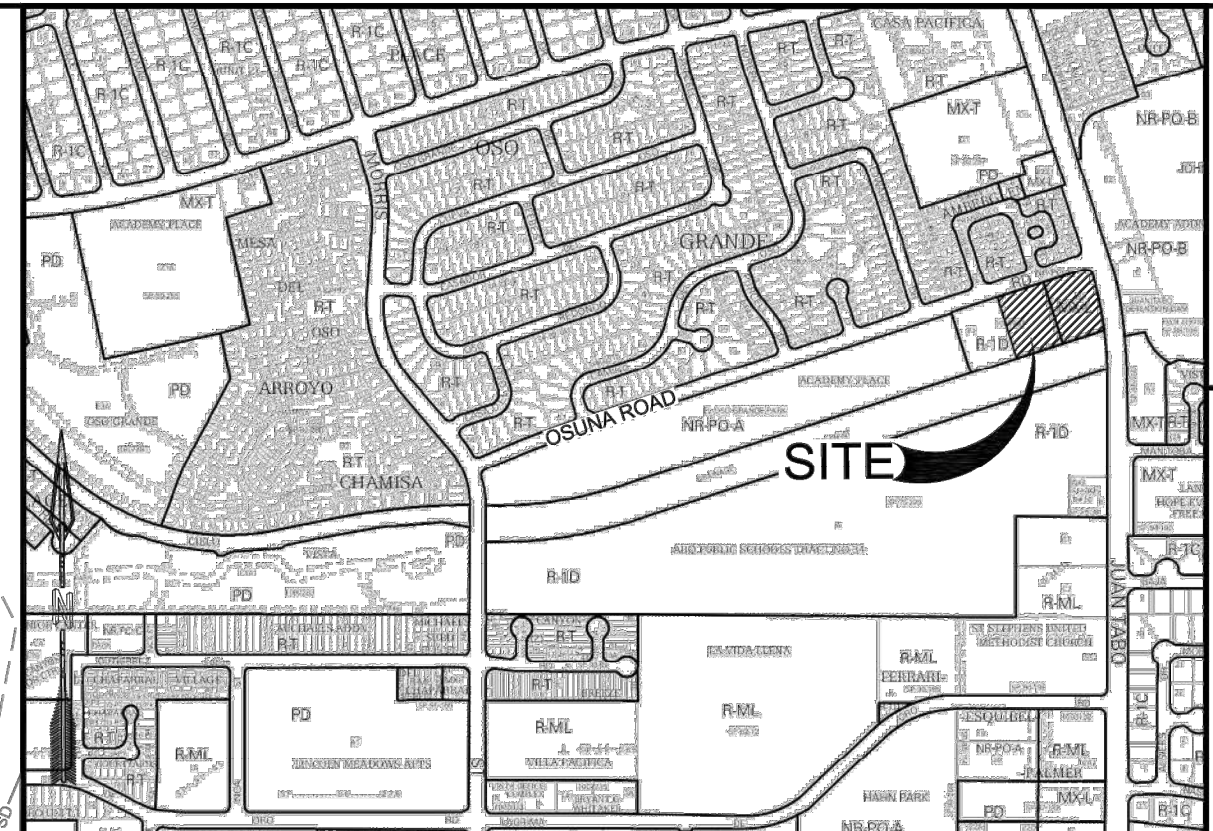
Line Table		
Line #	Direction	Length (ft)
L1	S 17°50'06" E (S 17°50'10" E)	4.00' (4.00')

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.47' (39.47')	25.00' (25.00')	90°28'11"	35.50'	N 62°40'25" W
C2	236.28' (236.36')	1312.00' (1312.00')	10°19'06"	235.96'	N 12°16'50" W





SIDEWALK SPOT ELEVATION DATA			
SPOT #	ADA RAMP EL	TOP STEP EL	BOT STEP EL
1	24.61	25.33	24.87
2	-	25.40	24.94
3	-	25.48	25.02
4	24.19	24.79	24.33
5	-	24.87	24.41
6	-	24.94	24.48
7	23.78	24.25	23.78
8	-	24.33	23.86
9	-	24.40	23.93



- LEGEND**
- EXISTING PROPERTY LINE
 - - - 5730 - - - EXISTING MAJOR CONTOUR
 - - - 5728 - - - EXISTING MINOR CONTOUR
 - 5730 — PROPOSED MAJOR CONTOUR
 - 5728 — PROPOSED MINOR CONTOUR
 - ▬ LIMITS OF GRADING
 - ~~~~~ PROPOSED WATER BLOCK
 - PROPOSED SWALE
 - 3.8% SLOPE ARROW
 - PROPOSED 3/4" FRACTURED ALL-FACE GRAVEL

- SPOT ELEVATION SYMBOLS**
- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.
- TA 66.00 TOP OF ASPHALT
 - 66.00± MATCH EX. GRADE ELEV. (APPROXIMATE)
 - TP 66.00 TOP OF POND
 - BP 66.00 BOTTOM OF POND
 - TS 66.00 TOP OF SIDEWALK
 - FL 66.00 FLOWLINE
 - BW 66.00 BOTTOM WALL

- RIP RAP SPECIFICATIONS / NOTES**
- RIP RAP SHALL BE OVER FILTER MATERIAL AND CONSIST OF RIP RAP AND CRUSHED ROCK MEETING THE FOLLOWING GRADATION OR ENGINEER-APPROVED EQUAL:
- | MAX DIMENSION | % SMALLER |
|---------------|-----------|
| 12" | 100 |
| 9" | 50-60 |
| 6" | 35-45 |
| 3" | 10 |
- FILTER MATERIAL SHALL CONSIST OF CRUSHED ROCK MEETING THE FOLLOWING GRADATION OR ENGINEER-APPROVED EQUAL:
- | U.S. STANDARD SIEVE SIZE | % PASS BY WT |
|--------------------------|--------------|
| 1" | 100 |
| 3/4" | 45-65 |
| #4 | 25-45 |
| #40 | 0-20 |
| #200 | 0-5 |
- FILTER MATERIAL SHALL BE PLACED UNDER THE RIP RAP CHANNEL AND COMPACTED INTO SURFACE VOIDS OF THE RIP RAP. THE SUBGRADE SHALL BE PROCESSED TO A 12" MIN. DEPTH AND COMPACTED TO 95% MIN. RELATIVE DENSITY PER ASTM D 1557. THE FILTER MATERIAL SHALL BE TAMPED AND SHAPED TO FORM A SMOOTH, EVEN, AND FIRM FOUNDATION FOR THE OVERLAYING RIP RAP. THE CONTRACTOR'S OPERATIONS AND METHODS OF PLACING SHALL PREVENT SEGREGATION OF THE MATERIALS. THE FILTER MATERIAL SHALL BE PLACED AND TAMPED IN THE VOIDS OF THE RIP RAP.

- GRADING NOTES**
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
 - PARKING LOT STRIPING HAS BEEN SCREENED BACK FOR VISUAL CLARITY
 - GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS.
 - GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
 - REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
 - PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
 - ALL DISTURBED AREAS TO BE RE-SEEDING PER LANDSCAPE PLAN PROVIDED BY OTHERS.
 - ALL AREAS WITH SLOPES GREATER THAN 3:1 SHALL BE LANDSCAPED WITH 3/4" MINUS ALL FACED FRACTURED GRAVEL AND SEPARATION FABRIC.

DESIGNED: JLT
DRAWN: JMT
CHECKED: SEG
DATE: 7.10.2020

REVISION

STAMP

SHELDON E. GREER
NEW MEXICO
17154
EXPIRES 07/10/2025
PROF. ESS001

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Know what's below.
Call before you dig.

PROJECT NAME:

GUARDIAN STORAGE

SHEET TITLE:

GRADING PLAN

SUBMITTED FOR:

BUILDING PERMIT

SHEET NUMBER:

C-101

NAME: L:\Active Projects\03597 Guardian Storage Osuna & Juan Tabo\3. DWG\Sheets\03597 C-101 Grading.dwg PLOT DATE: Jul 10, 2020 12:47pm
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DRAINAGE SUMMARY

Background

Tract G-1 contains approximately 2.38 acres. The site is located on the south west corner of Osuna Rd- and Juan Tabo Blvd in Albuquerque, New Mexico. The site does not receive any offsite runoff from developed areas and, in general, surface drains from east to west. The existing site is currently an undeveloped lot. A 120,000 SF self-storage facility is proposed to be installed with an asphalt paved parking lot. The site is proposed to free discharge into the Bear Canyon Arroyo.

Methodology

The development assumptions and criteria including land treatment types and impervious areas, as well as the hydrologic analyses for the site were performed in accordance with the City of Albuquerque Development Process Manual (DPM). AHYMO-S4 (April 2018) was used to develop peak flow rates for the 100-year 24-hour design storm in accordance with Section 22.2 of the DPM. Hydraulic calculations were performed using Section 22.3 of the DPM.

Existing Conditions

The existing site is currently undeveloped with moderate vegetation and no impervious area. The site has mild to steep slopes from east to west. The eastern side of the property has 3:1 down slopes setting the property approximately 12 feet lower than Juan Tabo Blvd. The remainder of the property contains east-west slopes ranging from 3% to 7%. The site appears to surface sheet flow to its western property line and discharges to the adjacent property to the west. The site does not appear to receive any offsite flows. There is a concrete arroyo to the south called Bear Canyon. The 100-year 24-hour peak runoff discharge is 4.54 cfs.

Proposed Conditions

The site is located immediately downstream of John Robert Dam which protects the site from, at a minimum, the upstream flows in the 100-year design storm. It is not impacted by the primary spillway, however, in a storm event substantial enough to result in flow over the emergency spillway the site would certainly be impacted by this flow. The magnitude of this impact is dependent upon the magnitude of the storm event. In the event of dam failure the site almost certainly would be substantially impacted and inundated.

The proposed site development will consist of asphalt and concrete paving for parking and driving surfaces and an indoor self-storage building. The site will contain approximately 62% impervious area with the remaining portion to be landscaped. The site drainage will include surface sheet flows and swales concentrating flows to a low point south west of the storage facility that will discharge into a water quality pond located at the south west corner of the property.

Subbasin A is 2.291 acres and generates 10.02 cfs. This subbasin consists of the majority of the site including the proposed building and asphalt parking lot. The site drainage will include surface sheet flow and swales concentrating flows to low spots on the southwest side of the parking lot. A water quality pond will be installed at the southwest side of the site, where two (2) curb openings will allow the surface flows from Subbasin A to enter the water quality pond. An 18" overflow storm drain will convey any additional flow above the water quality pond volume and discharge into the Black Canyon Arroyo to the south.

Subbasin B is 0.089 acres and generates 0.29 cfs. This subbasin consists primarily of landscaping. The drainage from this subbasin will flow west in the direction of the neighboring property as it has historically. The existing site discharged 4.54 cfs into the neighboring property, so we will reduce the existing drainage impacting the neighboring property by 4.25 cfs.

Subbasin C is 0.243 acres and generates 1.24 cfs. This subbasin consists primarily of existing asphalt on Osuna Rd NE as well as proposed sidewalk. The drainage from this subbasin will flow southwest in the direction of the existing curb and gutter as it has historically. The Manning Formula table and graph summarizes the water surface elevation in the existing gutter and street during the 100-yr 24-hr design storm.

Hydrology calculations are shown on this sheet to the right of this summary. The water quality ponding table summarizes the water quality volumes required and provided. Sufficient ponding has been provided.

HYDROLOGY CALCULATIONS

AHYMO INPUT: EXISTING CONDITIONS

Subbasin	Area (ac)	Treatment Type Area (ac)				Treatment Type Area (%)			
		A	B	C	D	A	B	C	D
Existing	2.380	2.38	0	0	0	100.00%	0.00%	0.00%	0.00%

AHYMO INPUT: PROPOSED CONDITIONS

Subbasin	Area (ac)	Treatment Type Area (ac)				Treatment Type Area (%)			
		A	B	C	D	A	B	C	D
Subbasin A	2.291	0.000	0.405	0.405	1.481	0.0%	17.7%	17.7%	64.6%
Subbasin B	0.089	0.000	0.045	0.045	0.000	0.0%	50.0%	50.0%	0.0%
Subbasin C	0.243	0.000	0.000	0.000	0.243	0.0%	0.0%	0.0%	100.0%

AHYMO OUTPUT: EXISTING CONDITIONS

Subbasin	A (ac)	Q (cfs)	V (acft)	Q/A (cfs/ac)
Existing	2.38	4.54	0.13	1.9

AHYMO OUTPUT: PROPOSED CONDITIONS

Subbasin	A (ac)	Q (cfs)	V (acft)	Q/A (cfs/ac)
Subbasin A	2.291	10.02	2.23	4.4
Subbasin B	0.089	0.29	0.01	3.3
Subbasin C	0.243	1.24	0.06	5.1

WATER QUALITY PONDING

Area (ac)	% Imp.	Imp. Area (ac)	WQ Depth (ft)	Required WQ Vol (cu ft)	Provided WQ Vol (cu ft)
2.381	62.2%	1.481	0.34	1828	2516

Weir Flow Calcs: Emergency Overflow

$Q_w = 3.3P(h)^{1.5}$

P = Perimeter (ft) 6

h = Head (ft) 0.7

3.3 = coefficient of discharge

Q_w = Capacity (cfs) 11.6

Orifice Flow Calcs: 24" SD w/ Grate

$Q_o = .6A\sqrt{2gh}$

A = Open area of grate (sq. ft) 2.1

g = 32.2 (ft/s²)

h = Head (ft) 1.5

Q_o = Capacity (cfs) 12.4

LEGEND

- SUBBASIN BOUNDARY
- EXISTING FLOW ARROW
- PROPOSED FLOW ARROW
- PROPOSED WATER BLOCK
- PROPOSED SWALE

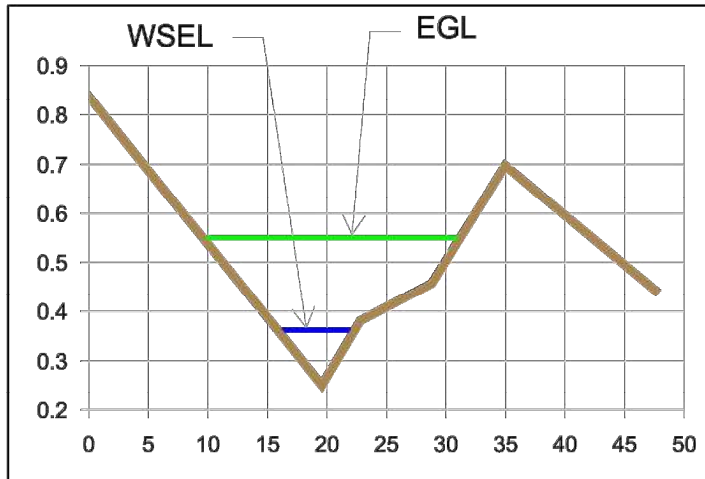
Manning Formula: Osuna Road NE Driveway Section

Irregular Section Input

Flow 1.24 cfs
Slope 0.075 ft/ft

Sta	Elev	n	Sta	Elev	n	Sta	Elev	n	Sta	Elev	n
0	34.96	0.017	19.56	0.251	0.017	22.78	0.381	0.017	28.79	0.457	0.017

Output
WSElev 0.362 ft
Flow Area 0.357 sf
Velocity 3.48 fps
Velocity Head 0.188 ft
Top Width 6.44 ft
Froude Number 2.60
Critical WSElev 0.415 ft
Critical Slope ft/ft



Manning Formula: BEAR CANYON ARROYO SECTION

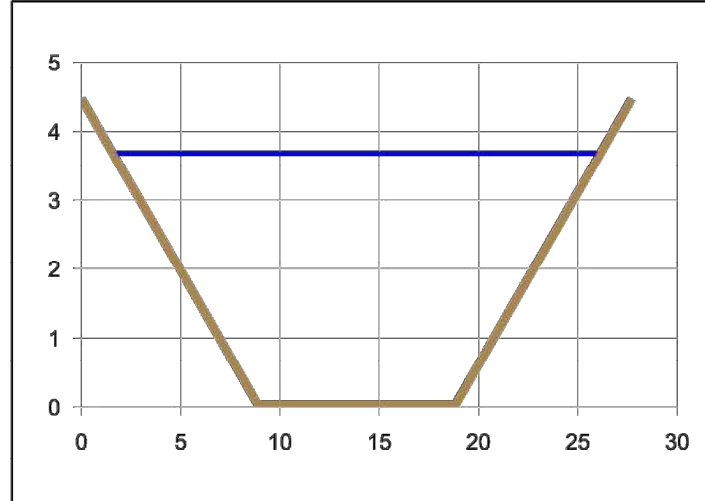
Trapezoidal Channel Input

Flow 2200 cfs
Slope 0.029 ft/ft
Manning's n 0.013
Base Width 10 ft
Right Side Slope 2:1
Left Side Slope 2:1

Output

Depth 3.648 ft
Flow Area 63.1 sf
Velocity 34.9 fps
Velocity Head 18.9 ft
Top Width 24.6 ft
Froude Number 3.84
Critical Depth 7.333 ft
Critical Slope 0.00166 ft/ft

*PER "BEAR ARROYO CHANNELIZATION" (JULY 31, 1986)



Manning Formula: 18" SD

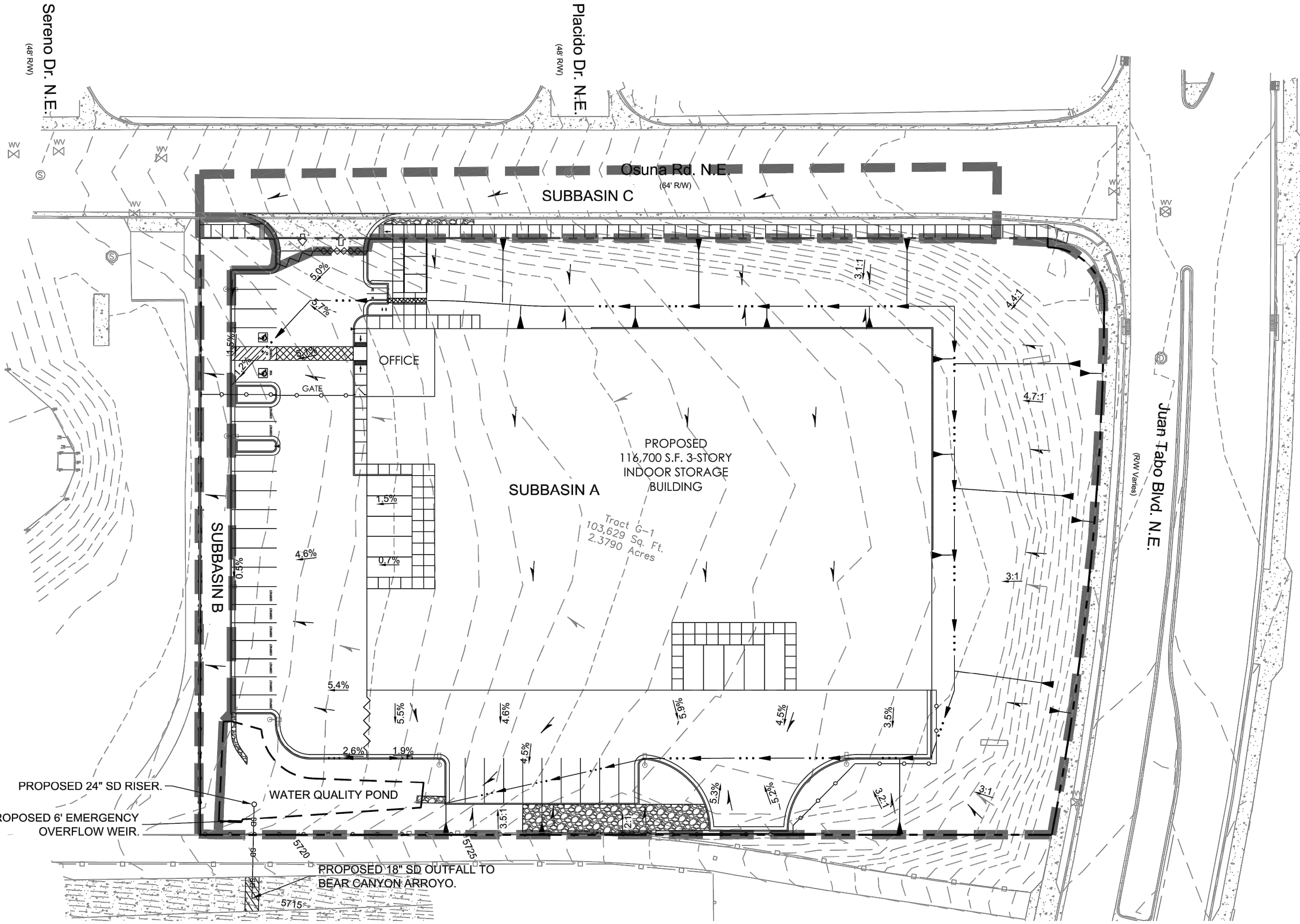
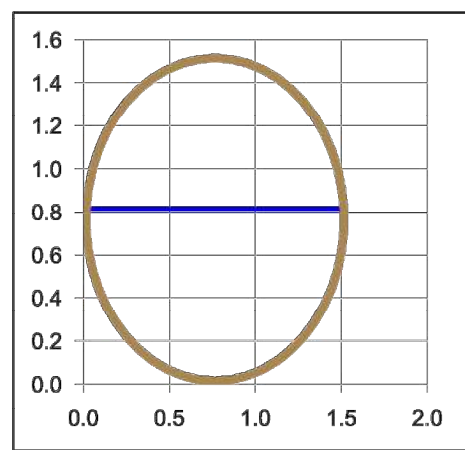
Circular Channel Input

Flow 10.02 cfs
Slope 0.029 ft/ft
Manning's n 0.013
Diameter 18 in

Output

Depth 0.803 ft
Flow Area 0.963 sf
Velocity 10.4 fps
Velocity Head 1.68 ft
Top Width 1.50 ft
Froude Number 2.29
Critical Depth 1.220 ft
Critical Slope 0.00923 ft/ft

EGL SHOWN ON C-104 OUTFALL SECTION



NAME: L:\Active Projects\03587 Guardian Storage Osuna & Juan Tabo\3. DWG\Sheets\03587 C-102 Drainage.dwg PLOT DATE: Jul 10, 2020 12:43pm

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FOR INFORMATION ONLY

Project No. 447892

Zone Map No. C-10-Z Sheet 6 of 12

DESIGNED: J.L. DRAWN: J.M.T. CHECKED: SEG DATE: 7.10.2020

RESPEC 5871 Jefferson Street Suite 101 Albuquerque, NM 87110 Water and Natural Resources respec.com 505.353.9718

STAMP

SHELDON E. GREER 17154 07/10/2020

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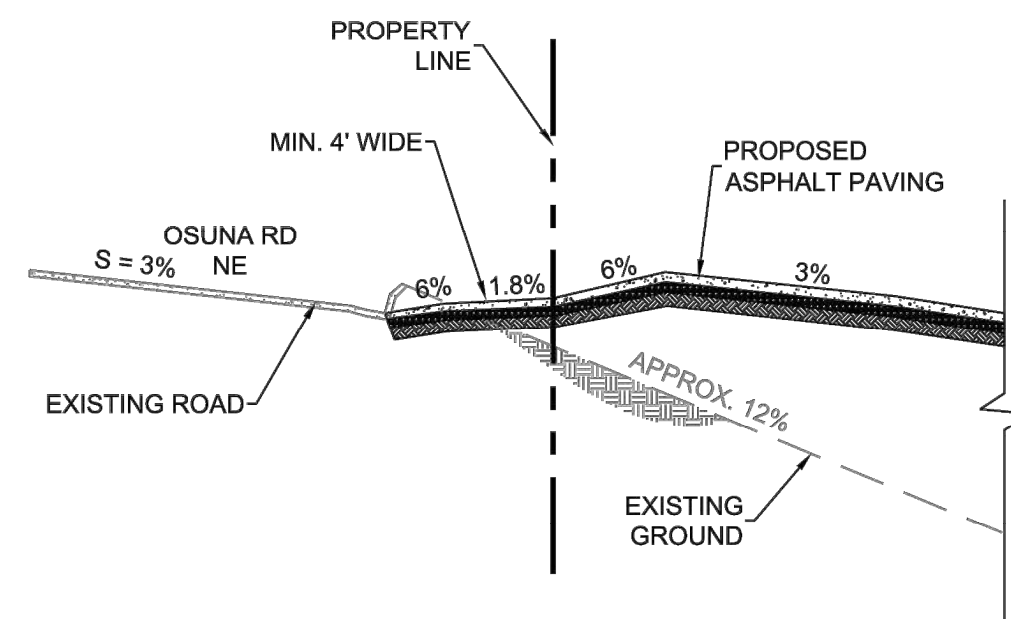
nm811 Know what's below. Call before you dig.

PROJECT NAME: GUARDIAN STORAGE

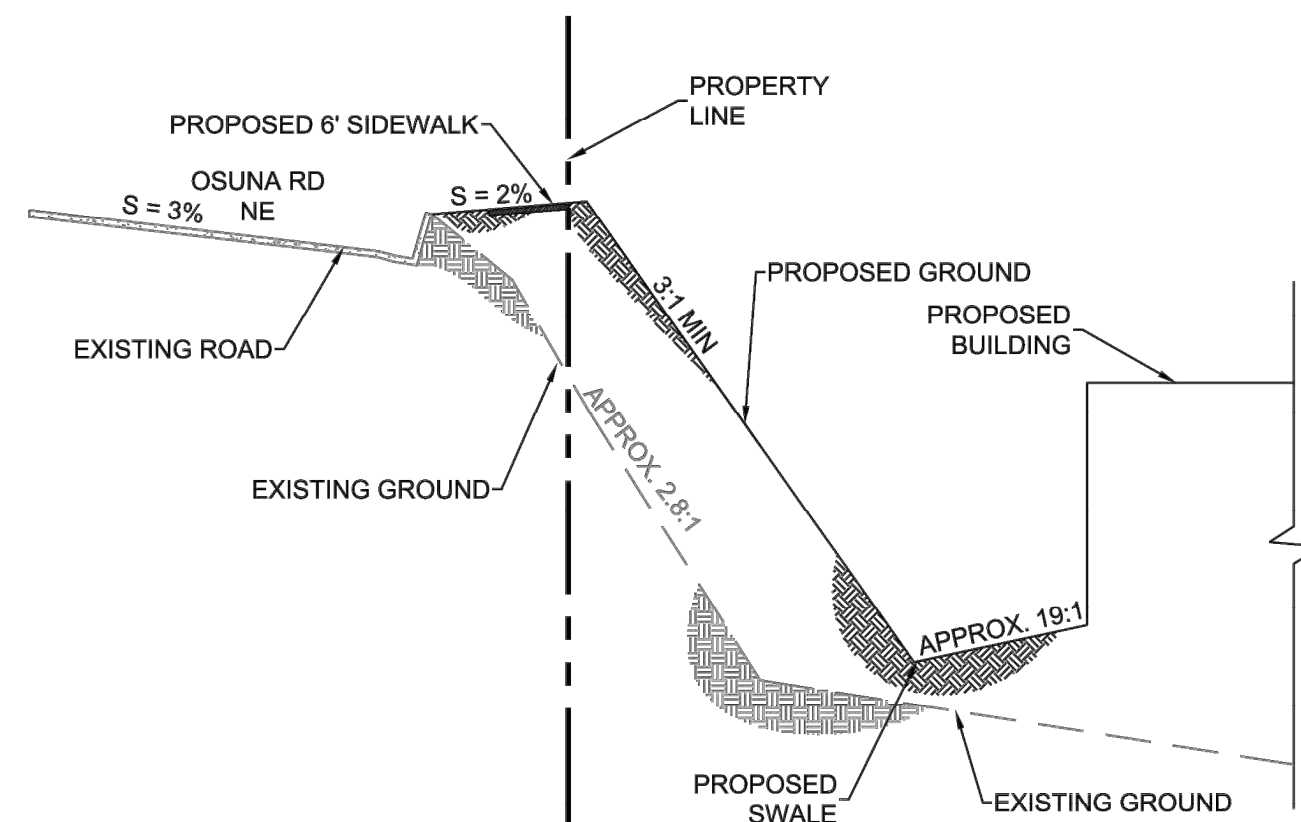
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SUBMITTED FOR: BUILDING PERMIT

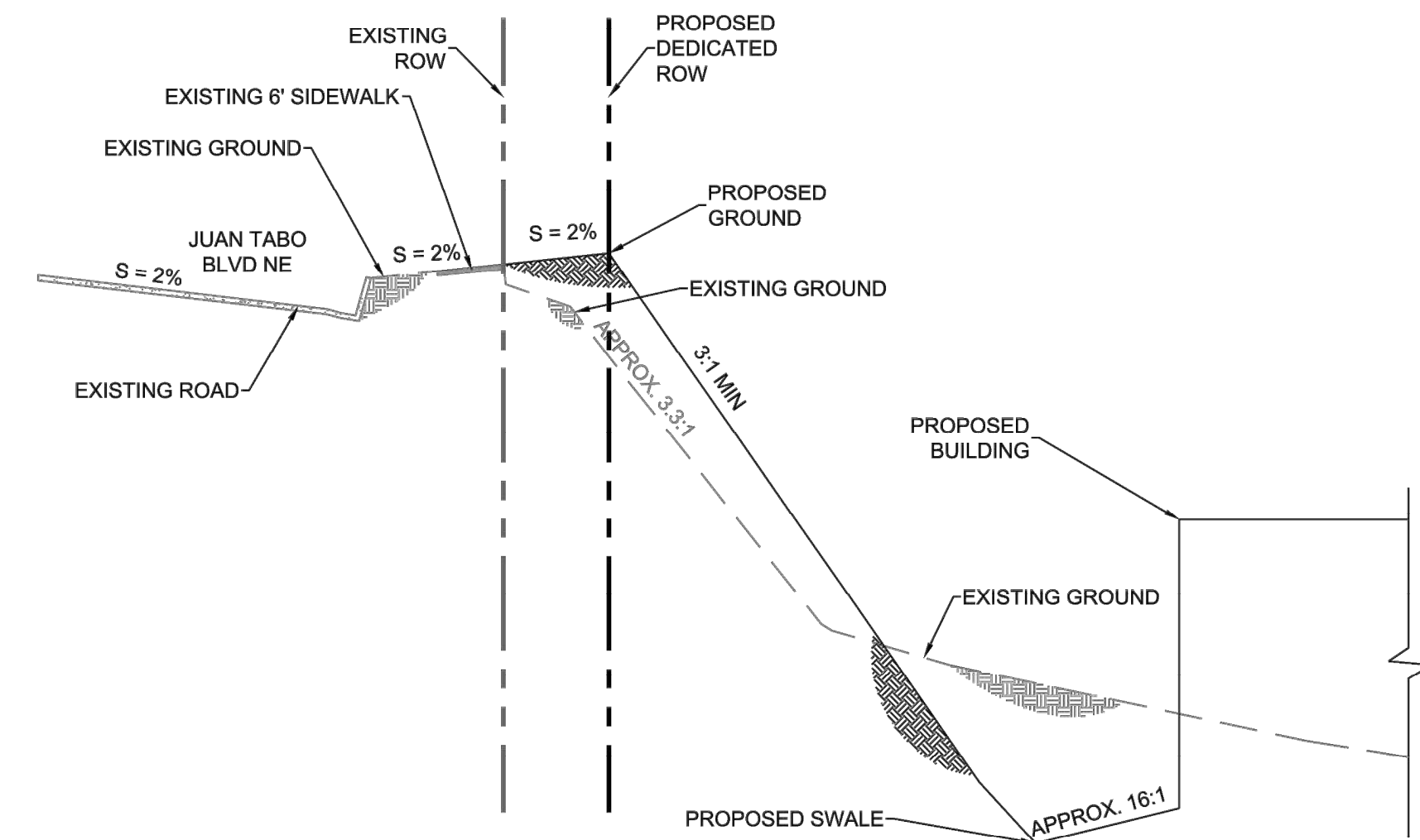
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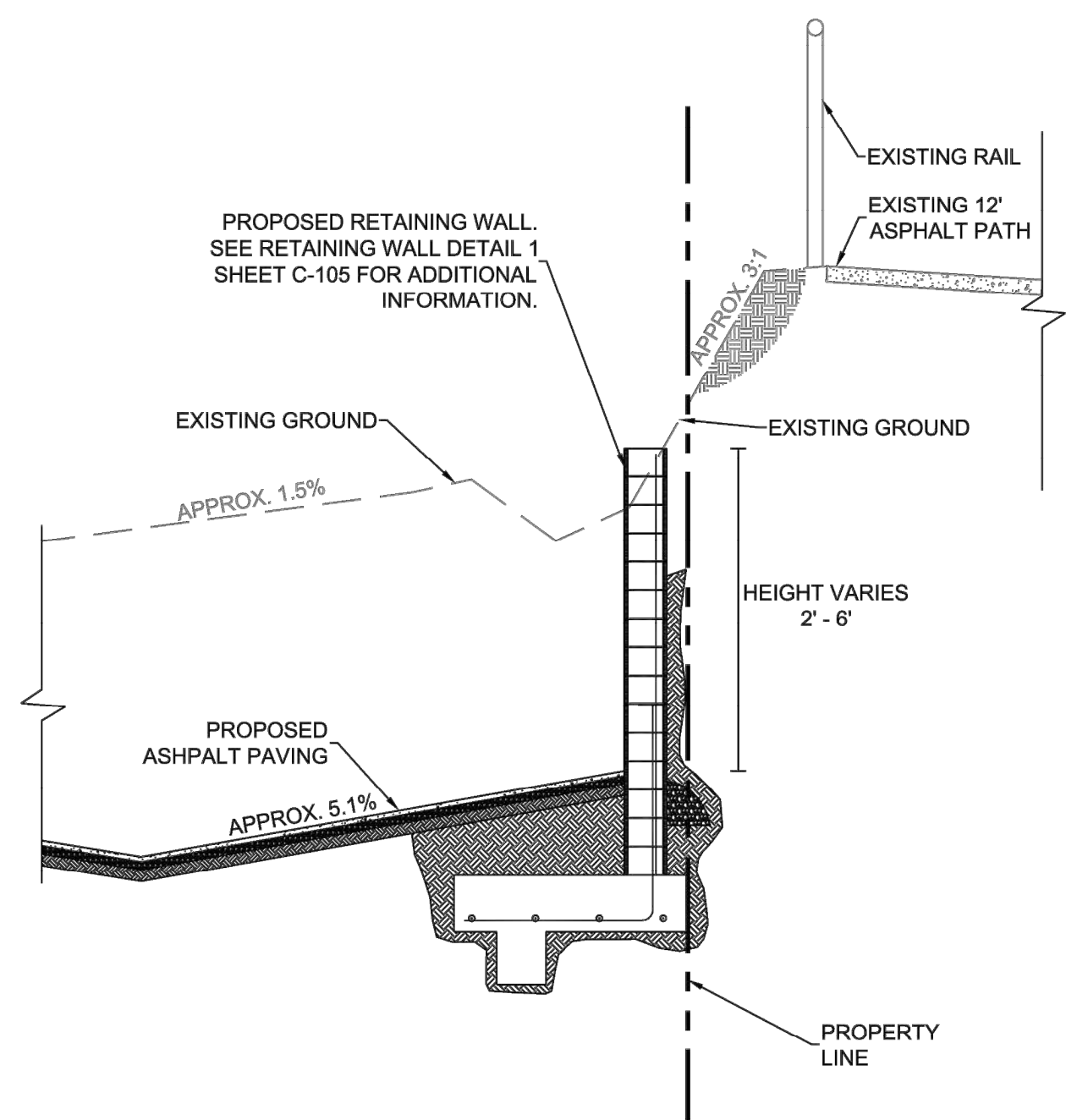
A DRIVEWAY
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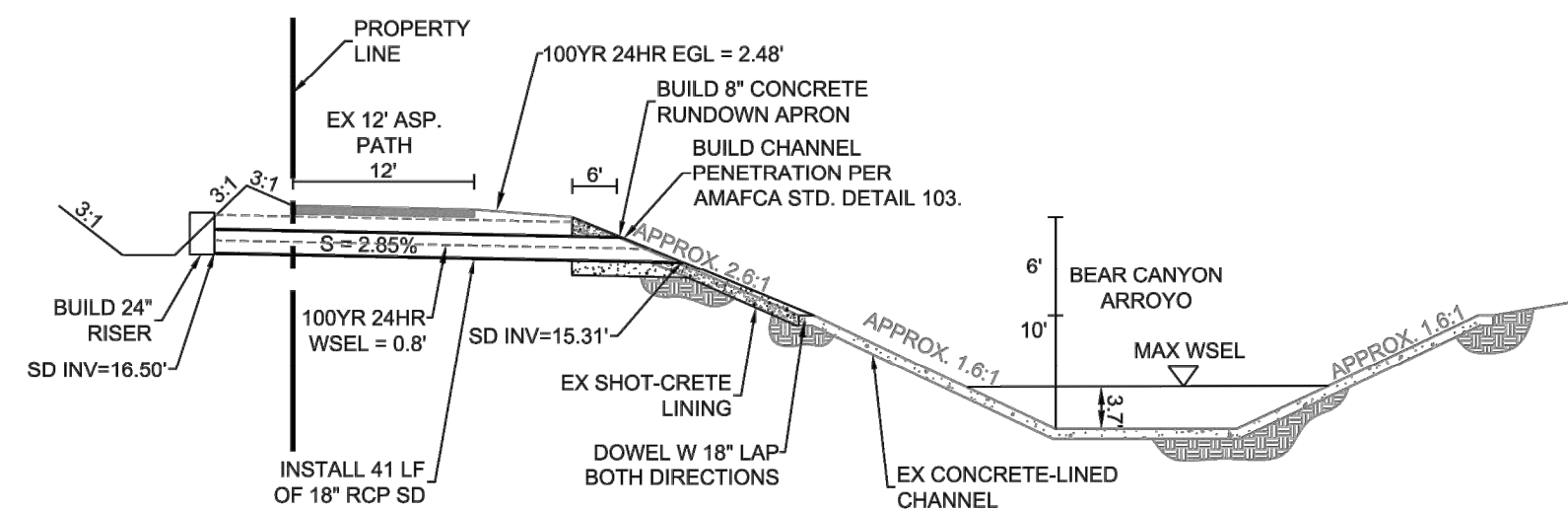
(B) NORTH PROPERTY LINE SECTION
SCALE: NTS



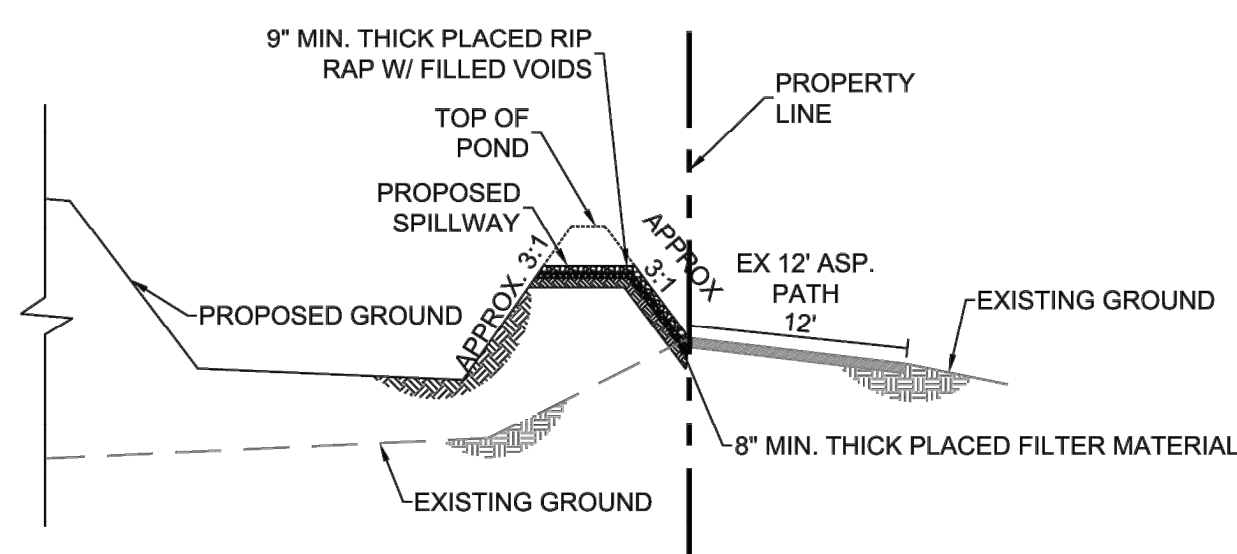
EAST PROPERTY LINE SECTION
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(D) SOUTH PROPERTY LINE SECTION
SCALE: NTS

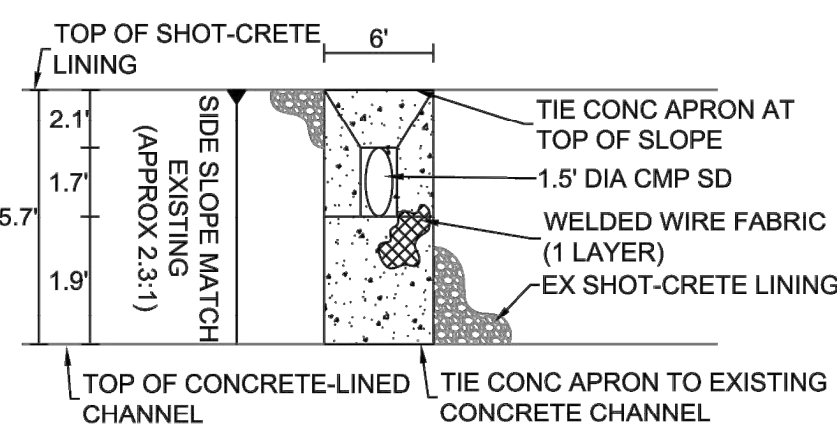


E OUTFALL DETAIL



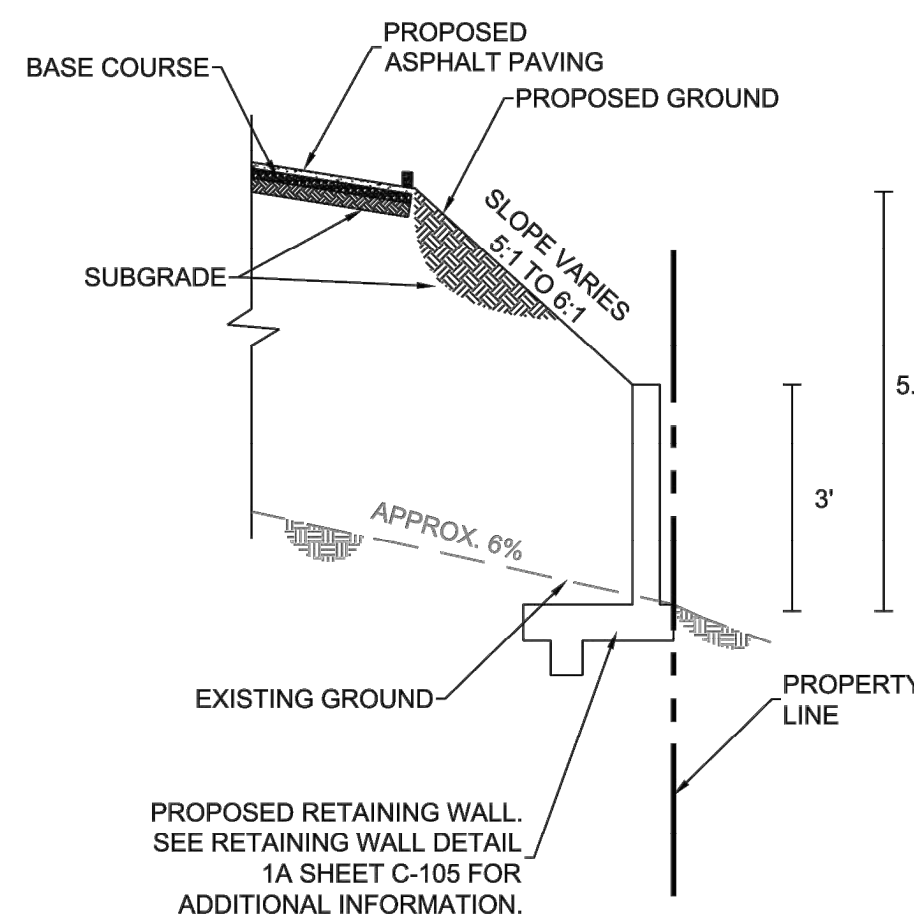
F SPILLWAY DETAIL

SCALE: NTS

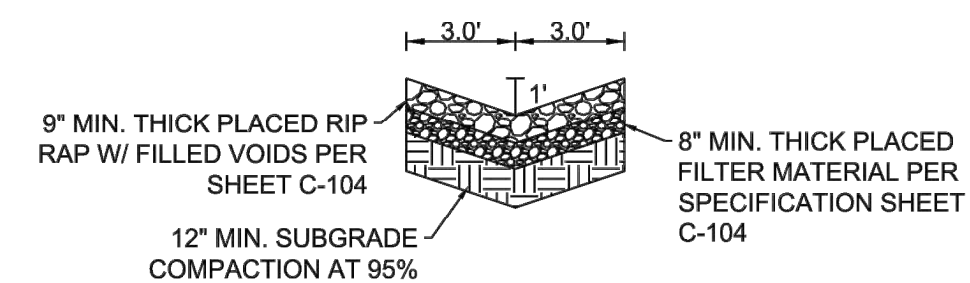


- NOTES:**
1. RUNDOWN APRON TO BE 8" THICK 3000 PSI CONCRETE
 2. CONTRACTOR TO CUT ANY CHANNEL REINFORCING BARS AT PIPE PENETRATION. FIELD BEND CUT BARS INTO PROPOSED CONCRETE ENCASEMENT AND MAINTAIN 3" CLEAR AT ALL SIDES
 3. WELDED WIRE FABRIC TO BE 6x6 W2.9x2.9. FABRIC TO BE CENTERED IN 8" THICK CONCRETE RUNDOWN APRON.

PIPE PENETRATION



WEST PROPERTY LINE SECTION
SCALE: NTS



G SPILLWAY RIP RAP RUNDOWN

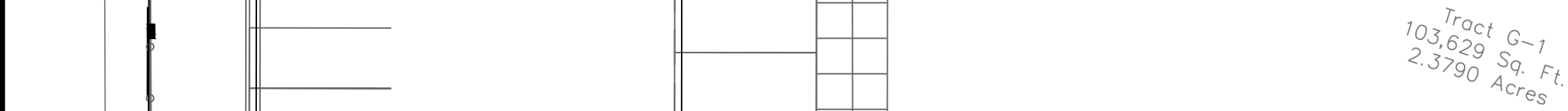
RIP RAP SHALL BE OVER FILTER MATERIAL AND CONSIST OF RIP RAP AND CRUSHED ROCK MEETING THE FOLLOWING GRADATION OR ENGINEER-APPROVED EQUAL:

<u>MAX DIMENSION</u>	<u>% SMALLER</u>
12"	100
9"	50-60
6"	35-45
3"	10

FILTER MATERIAL SHALL CONSIST OF CRUSHED ROCK MEETING THE FOLLOWING GRADATION OR ENGINEER-APPROVED EQUAL:


<u>U.S. STANDARD SIEVE SIZE</u>	<u>% PASS BY WT</u>
1"	100
3/4"	45-65
#4	25-45
#40	0-20
#200	0-5

FILTER MATERIAL SHALL BE PLACED UNDER THE RIP RAP CHANNEL AND COMPACTED INTO SURFACE VOIDS OF THE RIP RAP. THE SUBGRADE SHALL BE PROCESSED TO A 12" MIN. DEPTH AND COMPACTED TO 95% MIN. RELATIVE DENSITY PER ASTM D 1557. THE FILTER MATERIAL SHALL BE TAMPED AND SHAPED TO FORM A SMOOTH, EVEN, AND FIRM FOUNDATION FOR THE OVERLAYING RIP RAP. THE CONTRACTOR'S OPERATIONS AND METHODS OF PLACING SHALL PREVENT SEGREGATION OF THE MATERIALS. THE FILTER MATERIAL SHALL BE PLACED AND TAMPED IN THE VOIDS OF THE RIP RAP.



NOTES:

- RESPEC**
- COMMUNITY DESIGN SOLUTIONS**
5971 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)253-9718



CITY OF ALBUQUERQUE










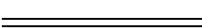


DEPARTMENT OF MUNICIPAL DEVELOPMENT

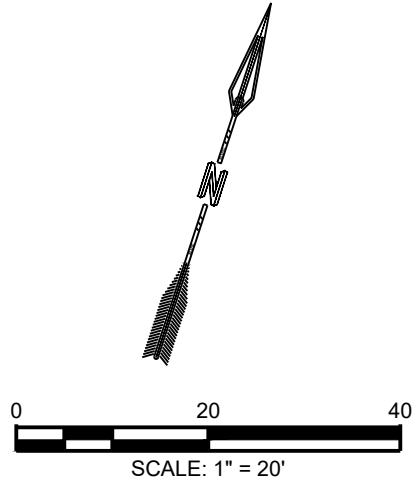
ENGINEERING DIVISION

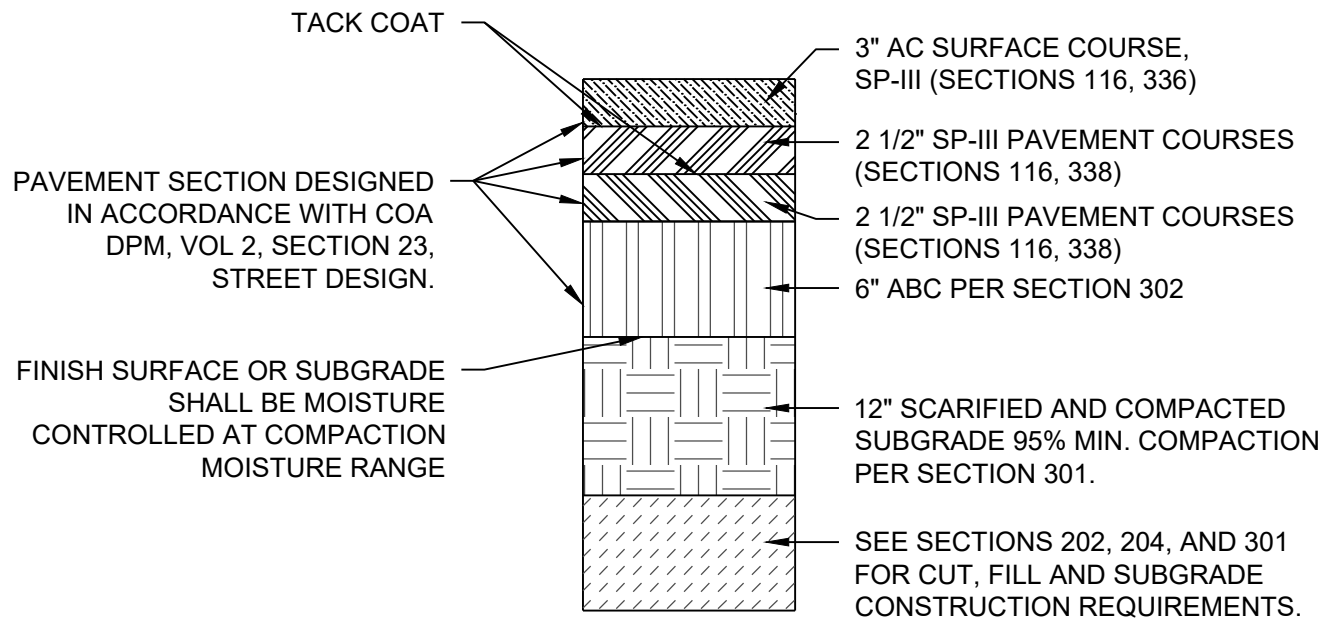
GUARDIAN STORAGE

DEMOLITION PLAN

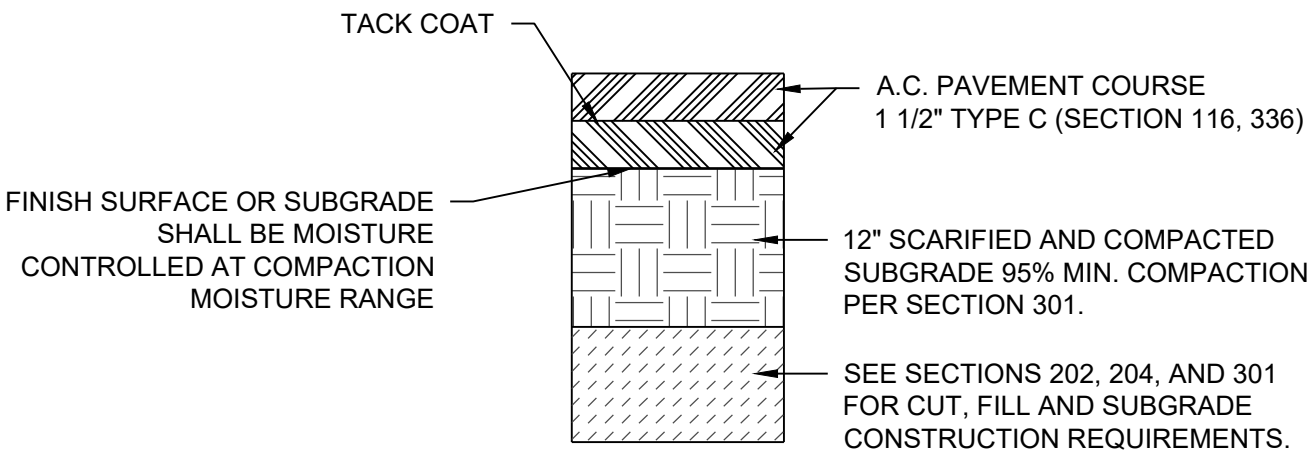
Design Review Committee <div style="border: 2px solid blue; padding: 10px; text-align: center; width: 100px; margin: 0 auto;"> <div style="border: 1px solid blue; padding: 2px; font-weight: bold; font-size: 1.2em;">APPROVED</div> <div style="color: red; font-weight: bold; margin: 5px 0;">Aug. 21, 2020</div> <div style="font-size: 0.8em;">DESIGN REVIEW COMMITTEE</div> </div>	City Engineer Approval <div style="border: 2px solid blue; padding: 10px; text-align: center; width: 100px; margin: 0 auto;"> <div style="border: 1px solid blue; padding: 2px; font-weight: bold; font-size: 1.2em;">APPROVED</div> <div style="color: red; font-weight: bold; margin: 5px 0;">Oct. 12, 2020</div> <div style="font-size: 0.8em;">CITY ENGINEER</div> </div>	Last Design Update <div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; text-align: center; font-size: 0.8em;">Mo./Day/Yr.</th> <th style="width: 50%; text-align: center; font-size: 0.8em;">Mo./Day/Yr.</th> </tr> </thead> <tbody> <tr><td style="height: 30px;"></td><td style="height: 30px;"></td></tr> <tr><td style="height: 30px;"></td><td style="height: 30px;"></td></tr> <tr><td style="height: 30px;"></td><td style="height: 30px;"></td></tr> <tr><td style="height: 30px;"></td><td style="height: 30px;"></td></tr> <tr><td style="height: 30px;"></td><td style="height: 30px;"></td></tr> </tbody> </table>	Mo./Day/Yr.	Mo./Day/Yr.										
Mo./Day/Yr.	Mo./Day/Yr.														
Project No. 447892		Zone Map No. F-21-Z	Sheet 8 of 12												

LEGEND		
ITEM	EXISTING	PROPOSED
FIRE HYDRANT		
VALVE		
SEWER MANHOLE		
STORM SEWER MANHOLE		
DROP INLET		
CURB AND GUTTER		
ASPHALT CURB		
LIMITS OF ASPHALT REMOVAL		
LIMITS OF CONCRETE CURB & GUTTER REMOVAL		




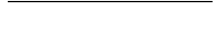



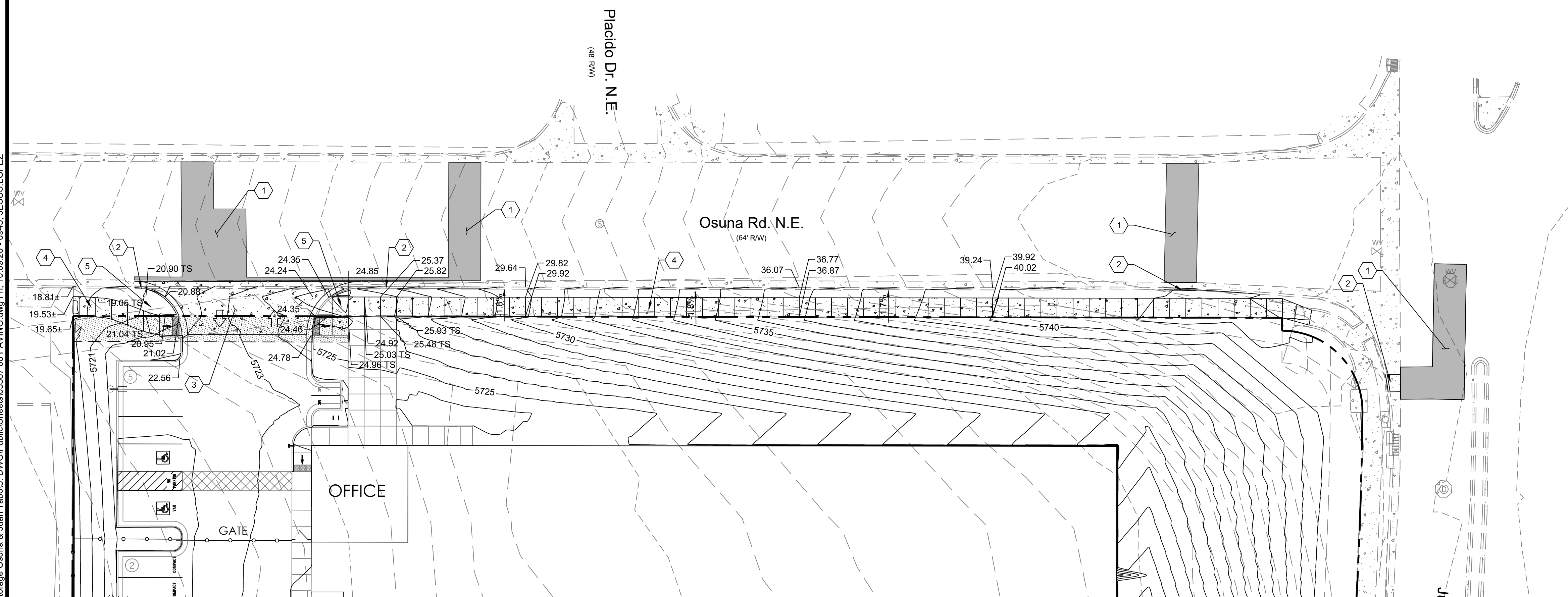
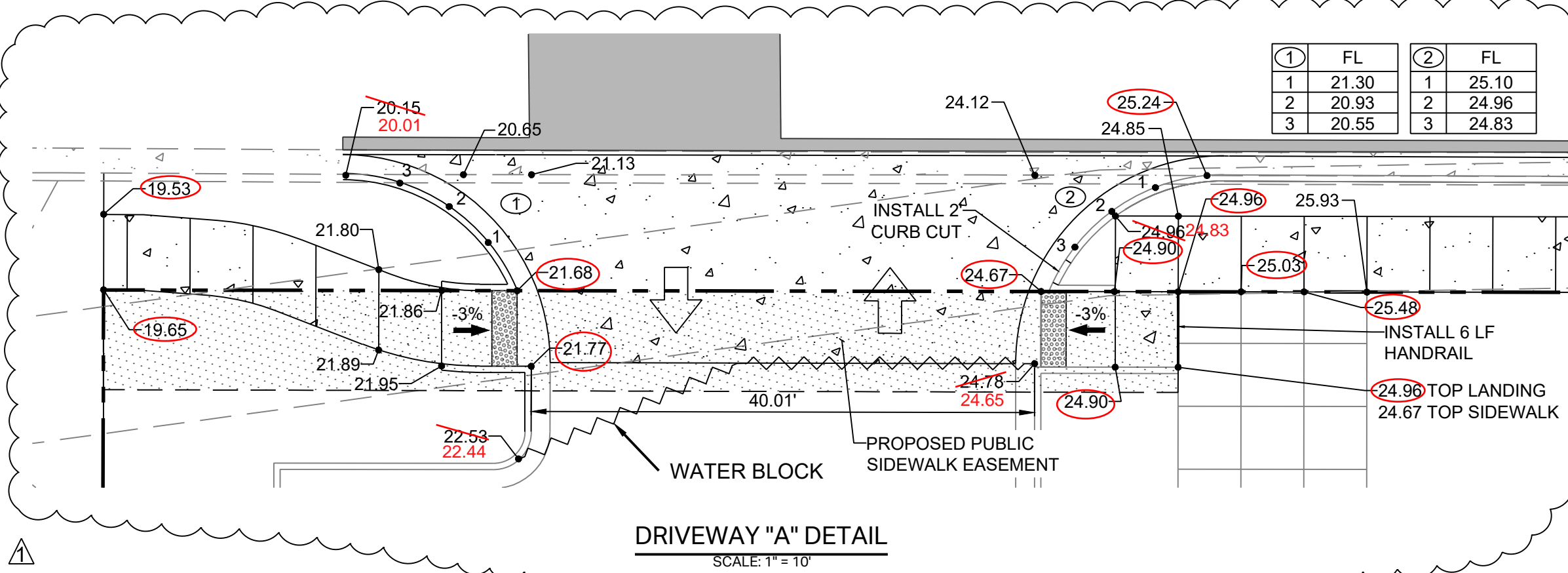


1 ARTERIAL/COLLECTOR FLEXIBLE PAVEMENT SECTION
JUAN TABO BLVD NE NO SCALE



2 LOCAL FLEXIBLE PAVEMENT SECTION (COA DWG 2405A)
OSUNA ROAD NO SCALE

LEGEND		
ITEM	EXISTING	PROPOSED
CURB AND GUTTER		
CONCRETE SIDEWALK/PAVING		
ASPHALT PAVING		



PAVING CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	INSTALL ASPHALT PAVEMENT SECTION AFTER ALL UTILITY IMPROVEMENTS HAVE BEEN INSTALLED PER TYP. SECTION DETAIL OR MATCH EXISTING SECTION WHEREVER IS GREATER.
2	BUILD PCC STD. CURB AND GUTTER PER COA STD. DTL. DWG 2415A. THE NEW C&G AT NEAREST JOINT OF EXISTING C&G PER REMOVAL PLAN. DOWL PCC PAVEMENT REPAIR INTO EX VALLEY GUTTER PER COA #24020.
3	BUILD PRIVATE ENTRANCE PER COA STD. DTL. DWG 2426
4	BUILD 6" PCC SIDEWALK PER COA STD. DTL. DWG 2430
5	BUILD PCC WHEELCHAIR RAMP PER COA STD. DTL. DWG 2440 OR 2441

ABBREVIATIONS

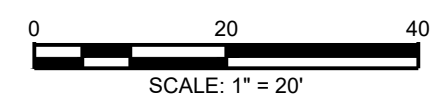
CL	CENTERLINE
EL	ELEVATION
FL	FLOWLINE
LT	LEFT
MAX	MAXIMUM
MIN	MINIMUM
PC	POINT OF CURVATURE
RT	RIGHT
STA	STATION
TA	TOP OF ASPHALT
TOC	TOP OF CONCRETE

GENERAL NOTES:

1. ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ANY DAMAGE AND REPAIRS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL ADA CURB RAMPS SHALL HAVE A 8.33% MAXIMUM SLOPE LANDING AREAS SHALL HAVE A 2.0% MAXIMUM SLOPE IN ALL DIRECTIONS.
3. CONTRACTOR SHALL FIELD VERIFY THE EXISTING PUBLIC STREET PAVEMENT SECTIONS PRIOR TO CONSTRUCTION.
4. ADJUST MANHOLE AND VALVE COLLARS TO GRADE AS NECESSARY.

AS BUILT INFORMATION	
CONTRACTOR	
WORK COMPLETED BY	
INSPECTORS	DATE
ACCEPTANCE BY	DATE
FIELD LOCATION BY	DATE
DRAWINGS	DATE
CORRECTED BY	
MICRO-FILM INFORMATION	
RECORDED BY	DATE
No.	

BENCH MARKS
<p>ACS STATION "9, C18"</p> <p>N 1 521 437 624, E 1 542 501 428</p> <p>NAD 83 - 1992) ELEV. 5,232.47 (NAVD 88)</p> <p>STANDARD COA MONUMENT STAMPED</p> <p>79-C18 1985' LOCATED 7.75 MILES NE OF</p> <p>DOWNTOWN ALBUQUERQUE</p> <p>300 WEST ON WILSHIRE AVE. 0.5 MILE TO</p> <p>SAN PEDRO BLVD. AND THE ON THE LEFT</p>

[illegible][illegible]**RESPEC**

COMMUNITY DESIGN SOLUTIONS
5971 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPEC.COM PHONE: (505)253-9718



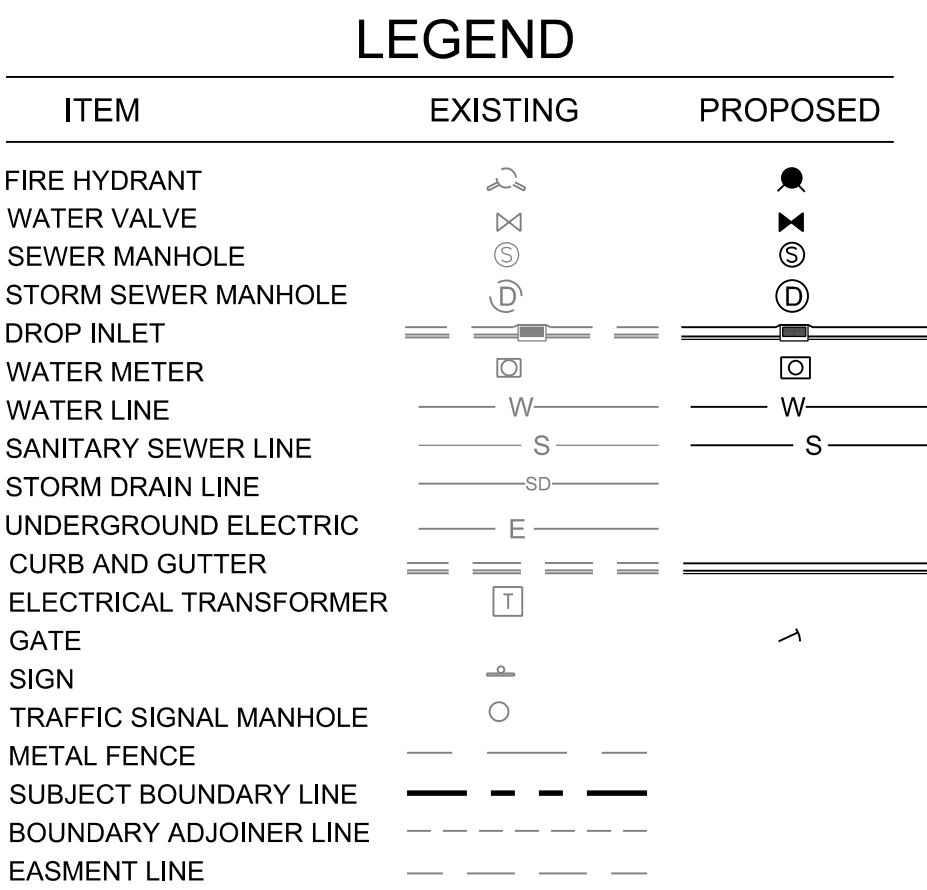
CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

GUARDIAN STORAGE

PAVING PLAN

[illegible]

Project No.	447892	Zone Map No.	F-21-Z	Sheet	9	of	12
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SEWER CONSTRUCTION NOTES	
I.D.#	DESCRIPTION
①	EXISTING 8" PVC SANITARY SEWER LINE
②	INSTALL SAS SERVICE LINE PER STD DWG 2125 USING 4" SERVICE TO 8" MAIN TAPPING SADDLE
③	INSTALL 4" SANITARY SEWER PER STD. SPEC, SEC. 901
④	SAS LINE CONTINUED PER ON-SITE UTILITY PLAN

DESIGNED BY: JL
DRAWN BY: JL
CHECKED BY: SEG

LENGTHS OF PIPE TO BE RESTRAINED - ALL JOINTS WITHIN LENGTH(FEET) MUST BE RESTRAINED (APPLIES TO PVC ONLY)

REDUCERS	
	L. SIDE
6x4	28
8x4	52
8x6	30
10x4	70
10x6	53
10x8	29
12x4	88
12x6	74
12x8	54
12x10	50

VERTICAL DOWNBEND							
45°		22 1/2°		11 1/4°			
UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT		
16'	4'	8'	2'	4'	1'		
23'	5'	11'	3'	5'	1'		
30'	7'	14'	3'	7'	2'		
36'	8'	17'	4'	8'	2'		
42'	10'	20'	5'	10'	2'		

RESTRAINED LENGTH
ALONG BRANCH (L_b)

I, BRIAN J. MARTINEZ, DULY QUALIFIED, REGISTERED, PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE 'AS-BUILT' INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND 'AS-BUILT' INFORMATION SHOWN ON THESE DRAWINGS WAS ADDED BY ME OR UNDER MY SUPERVISION, AND THAT THIS 'AS-BUILT' INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. CARTESIAN SURVEYS, INC. IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING, OR INTENT OF THE RECORD DRAWINGS.

1. THE WATER SYSTEMS DIVISION (857-8200) WILL BE NOTIFIED BY THE CONTRACTOR SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT THE EXISTING PUBLIC WATER FACILITIES. REFER TO SECTION 18 OF THE STANDARD SPECIFICATIONS.
2. ELECTRIC MARKER SPHERES WILL BE PLACED ACCORDING TO SECTION 170 OF THE STANDARD SPECIFICATIONS.
3. ALL SANITARY SEWER SERVICES SHALL EXTEND UNDER THE FULL WIDTH OF THE PUBLIC UTILITY EASEMENTS.
4. ALL HYDRANT LEGS SHALL BE VALVED AND HAVE RESTRAINED JOINTS BETWEEN THE MAIN AND THE VALVE.

ALL BURIED VALVES, FITTINGS, AND APPURTENANCES SHALL BE MECHANICAL JOINT-TYPE UTILIZING "MEGA-LUG"® STYLE MECHANICAL JOINT RESTRAINTS IN CONJUNCTION WITH "MEGA-LUG"® PIPE BELL-HARNESS RESTRAINTS WHEN ADEQUATE RESTRAINED LENGTH CAN BE OBTAINED. IN THE EVENT ADEQUATE RESTRAINED LENGTHS CANNOT BE OBTAINED, CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER FOR DETERMINATION OF APPROPRIATE ACTION TO BE TAKEN. THE EBAA IRON "RESTRAINED LENGTH CALCULATION" PROGRAM (VERSION 4.0) HAS BEEN USED TO DETERMINE MINIMUM RESTRAINED LENGTHS SHOWN IN TABLE ABOVE. THE FOLLOWING GENERAL ASSUMPTIONS APPLY TO ALL CALCULATIONS:

TYPICAL BURY DEPTH:

4" THROUGH 12" DIAMETER PIPE	3 FT
14" THROUGH 24" DIAMETER PIPE	4 FT

TYPICAL BURY DEPTHS FOR VERTICAL OFFSETS:

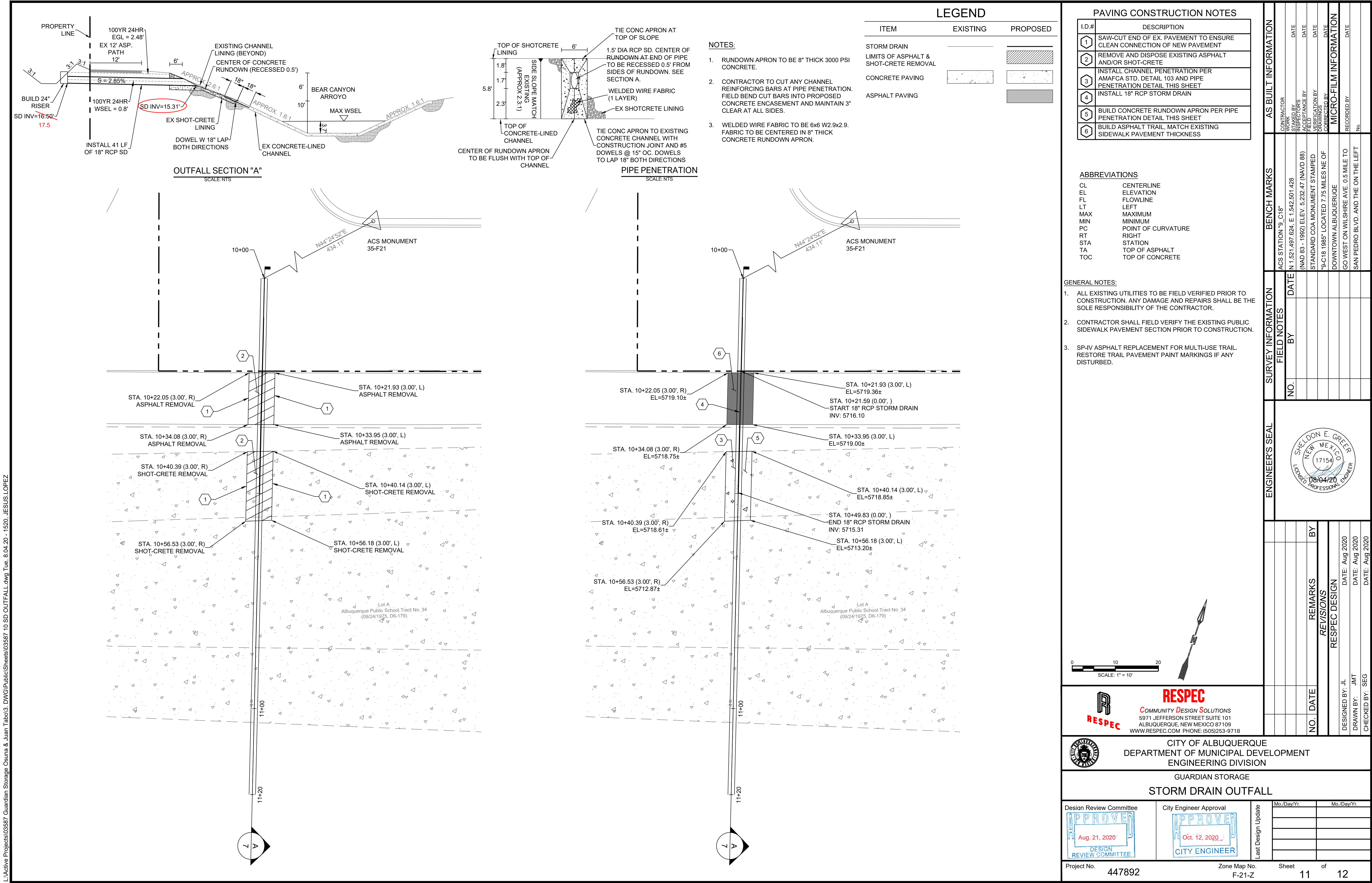
4" THROUGH 12" DIAMETER PIPE	3 FT TO TOP OF UPPER BRANCH
	6 FT TO TOP OF LOWER BRANCH
14" THROUGH 24" DIAMETER PIPE	4 FT TO TOP OF UPPER BRANCH
	7 FT TO TOP OF LOWER BRANCH

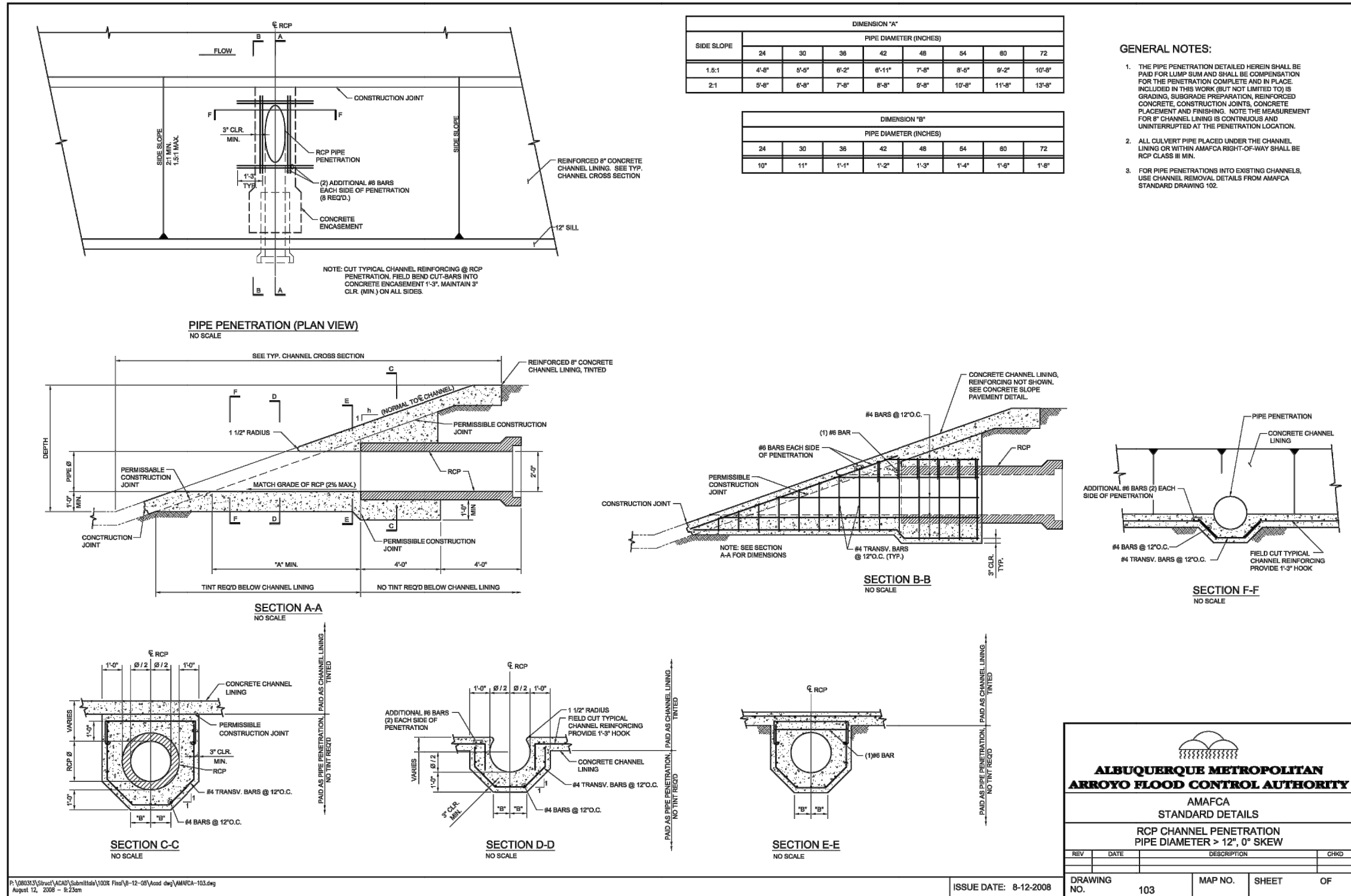
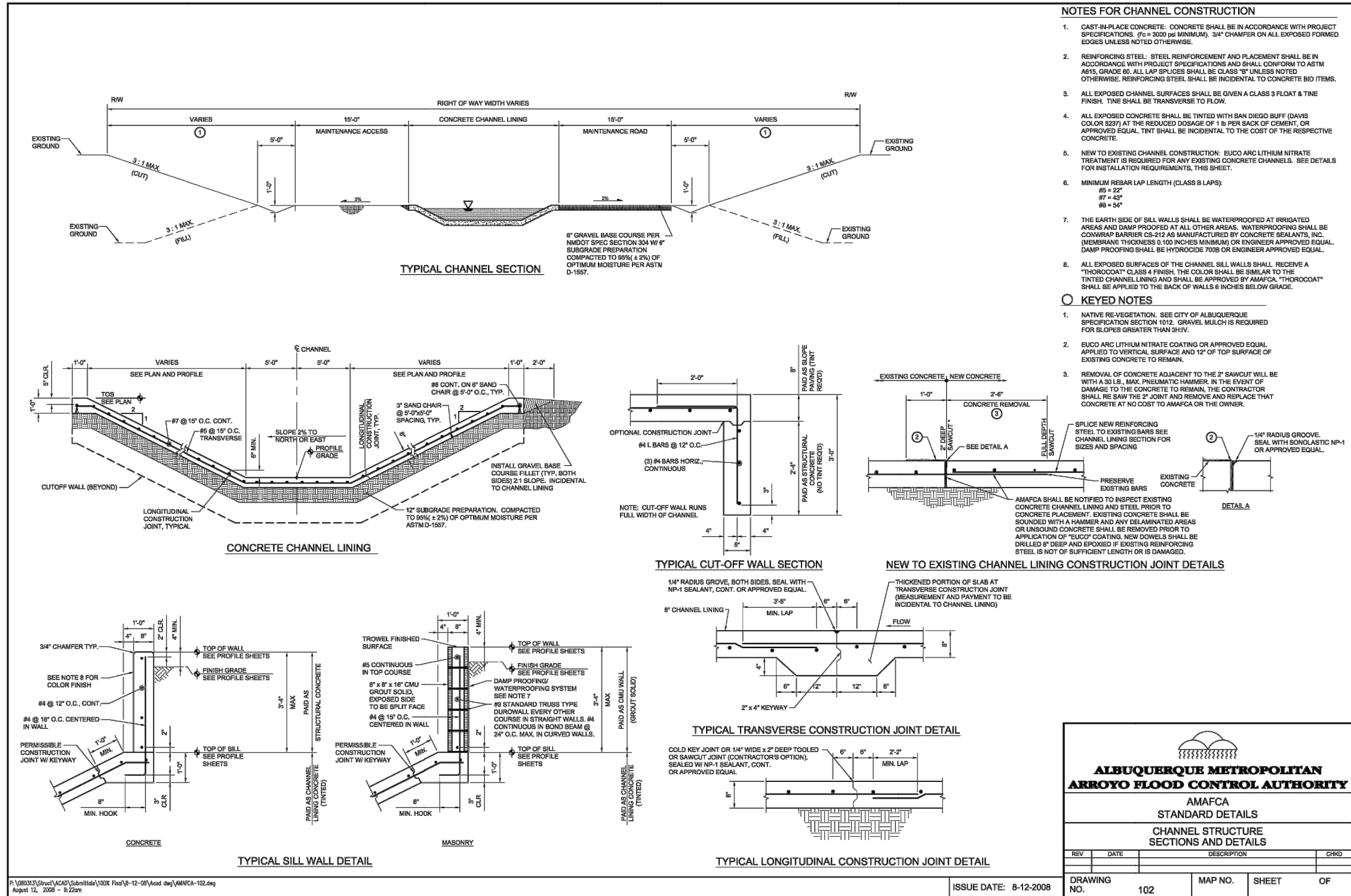
1. ASSUMES MINIMUM DEPTH OF BURY = 3 FT FOR WATER LINES.
2. RESTRAINED LENGTH FOR VALVES SHALL BE PROVIDED ON BOTH SIDES OF VALVE.
3. WHERE POSSIBLE, CONTRACTOR SHALL INSTALL FULL 20-FT JOINT OF PIPE ON EITHER SIDE OF ALL MECHANICAL JOINTS (VALVES, FITTINGS, AND ETC.) AND ALL CIRCUMSTANCES WHERE A 20-FT JOINT CAN BE UTILIZED AND THE CONTRACTOR ELECTS TO USE A SHORTER PIPE JOINT, CONTRACTOR SHALL PROVIDE, AT CONTRACTOR'S SOLE EXPENSE, ALL NECESSARY JOINT RESTRAINTS REQUIRED BY TABLE ABOVE. _____




1. CLOSE VALVES #39032, #39033, AND #6089.
2. INSTALL 6" TEE AND 6" WATER LINE. INSTALL SADDLE CONNECTION AND 1" WATER SERVICE LINE.
3. OPEN VALVES #39032, #39033, AND #6089.

1. 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 WELL COLLECTORS, TRANSMISSION LINES, OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONCE WATER AUTHORITY SHUT OFF REQUESTS ARE RECEIVED, OPERATE PUBLIC VALVES SHUTOFF REQUESTS MUST BE MADE ONLINE AT: http://www.abcwua.org/Water_Shut_off_and_Turn_on_Procedures.aspx
2. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.





ENGINEER'S SEAL			SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
			FIELD NOTES					
			NO.	BY				
<div>REVISIONS</div> <div>RESPEC DESIGN</div>			NO.	DATE	REMARKS	BY		
DESIGNED BY: JL			DATE: Aug 2020					
DRAWN BY: JL			DATE: Aug 2020					
CHECKED BY: SEG			DATE: Aug 2020					