

PHASE 1 CONSTRUCTION PLANS FOR  
MAVERIK STORE AT  
JUAN TABO BLVD. & COPPER AVE.  
PUBLIC IMPROVEMENTS  
ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST 2019

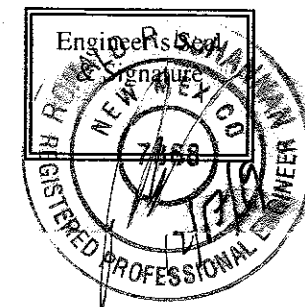
*FW*

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CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project 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 approved by the City Planning Department and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings.



*2-6-20*

WATER & SEWER

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\\_PROCEEDURES.ASPX](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. REFER SHEET 10 FOR THE 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" X 5" 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 WATER AUTHORITY 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.
12. ALL DESIGNS AND CONSTRUCTION OF ANY UNDERGROUND UTILITIES SHALL COMPLY WITH ADMINISTRATIVE INSTRUCTION NO. 9 FOR WORK NEARBY OR AFFECTING SAN JUAN CHAMA TRANSMISSION LINES AND APPURTENANCES. INFORMATION SHALL BE PROVIDED TO THE WATER AUTHORITY ONE (1) MONTH IN ADVANCE OF THE CONSTRUCTION START DATE. INFORMATION CAN BE FOUND AT [HTTP://WWW.ABCWUA.ORG/WATER\\_SHUT\\_OFF\\_AND\\_TURN\\_ON\\_PROCEEDURES.ASPX](http://www.abcwua.org/water_shut_off_and_turn_on_procedures.aspx)
13. WATER AND SANITARY SEWER AVAILABILITY STATEMENT #180722

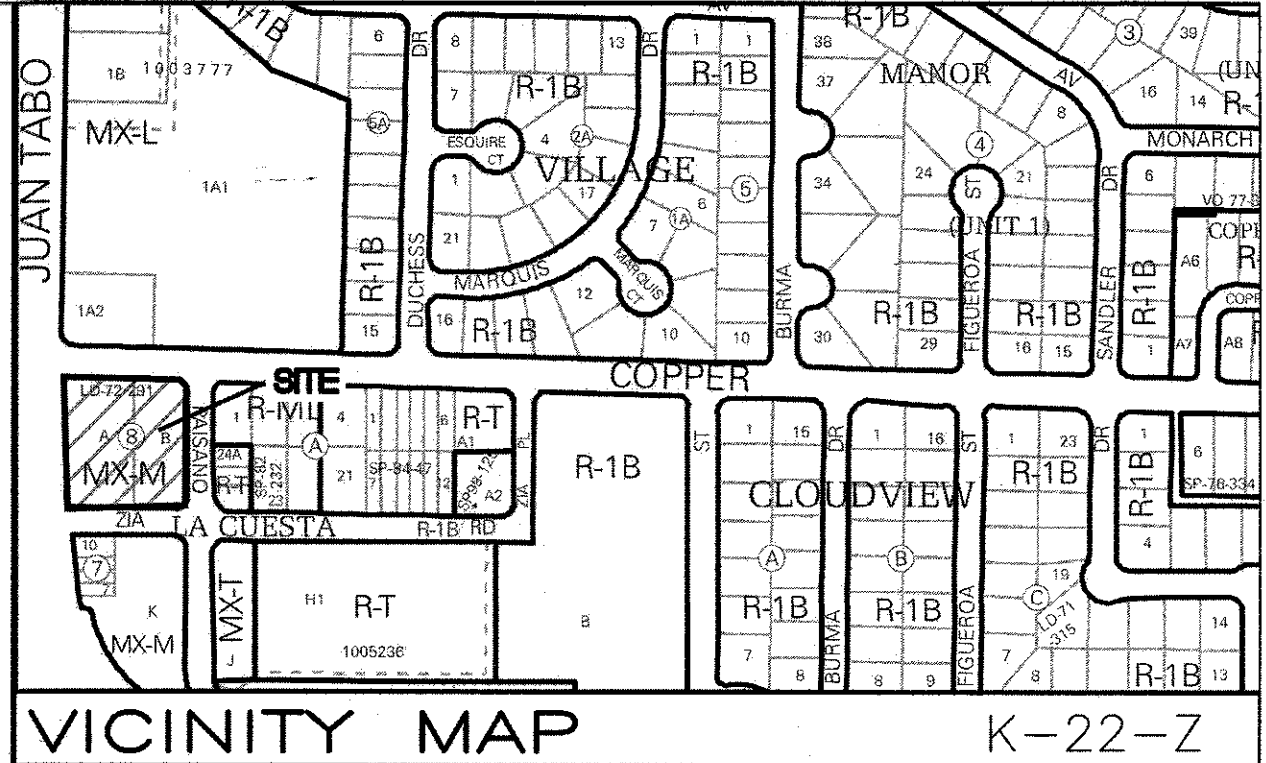
TRANSPORTATION

1. 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.
2. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
3. 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.
4. 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.
5. THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.
6. 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 IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.
7. AT 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 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.
8. 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.

OTHER COMMON NOTES

1. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
2. WHEN DISTURBING MORE THAN 1/4 ACRES, CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
3. IN ADVANCE OF CONSTRUCTION, CONTRACTOR SHALL DETERMINE IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, 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 OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
4. 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.
5. 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.
6. 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.
7. 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.
8. CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC.
9. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
10. 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.
11. 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) 272-3053. 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.

RECORD DRAWINGS



SCALE NONE

GENERAL NOTES

1. 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, 1986 EDITION THROUGH UPDATE #9, AND WILL BE REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS".
2. 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.
3. 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.
4. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
5. 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 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.
6. 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 (280-1990) 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.
7. 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.
8. 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.
9. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
10. 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.
11. 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.
12. REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

RELATED PROJECT  
PHASE II CFN 465583  
DRB NO. PR-2018-001411

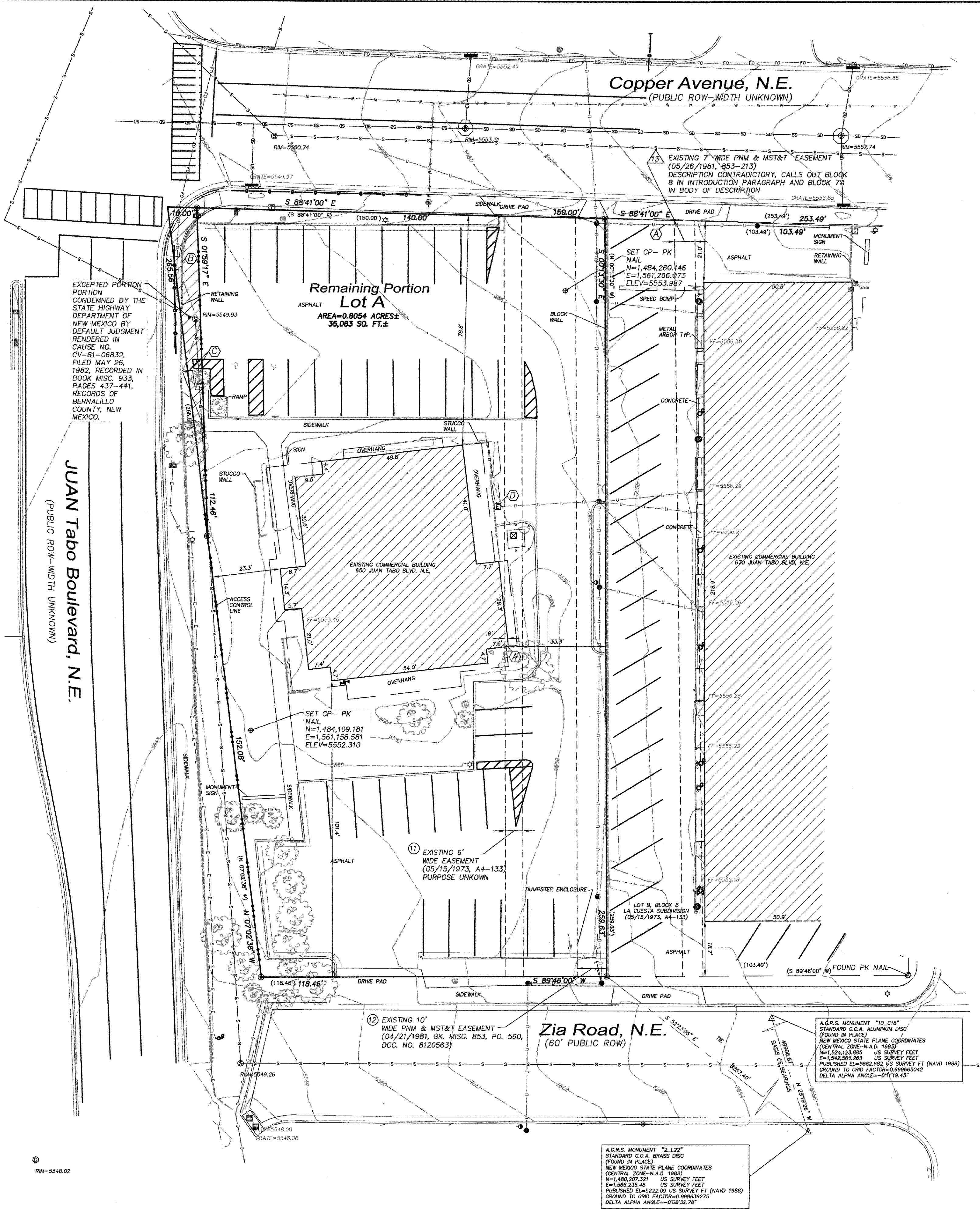
**TIERRA WEST, LLC**  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE, NEW MEXICO 87109  
505-858-3100  
[www.tierrawestllc.com](http://www.tierrawestllc.com)

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
		DRC Chairman	<i>R. Bohannon</i>	9-5-19	APPROVED FOR CONSTRUCTION		
		Transportation	<i>R. Bohannon</i>	9/4/19			
		Water/Wastewater	<i>R. Bohannon</i>	9/4/19			
		Hydrology	<i>R. Bohannon</i>	9/4/19			
		AMAFCA					
RONALD R. BOHANNAN P.E. #7868		Constr. Mngmt.			<i>R. Bohannon</i> City Engineer 10-29-19 Date		
		Constr. Coord.					
		CITY PROJECT NO.	465582				
		SHEET	1	OF	13		



ALTAINSPS Land Title Survey

Remaining Portion Lot A, Block 8  
La Cuesta Subdivision  
Albuquerque, Bernalillo County, New Mexico  
July 2018



**Legend**

N 90°00'00" E MEASURED BEARING AND DISTANCES  
(N 90°00'00" E)

○	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
○	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
○	CONTROL POINT SET THIS SURVEY
○	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
○	UTILITY POLE
○	ANCHOR POLE
○	GUY WIRE
○	ELECTRIC BOX
○	ELECTRIC METER
○	LIGHT POLE
○	PULLBOX
○	TRANSFORMER
○	TRAFFIC SIGNAL BOX
○	TRAFFIC LIGHT
○	TELEPHONE PEDESTAL
○	WATER METER
○	SANITARY SEWER MANHOLE
○	STORM SEWER MANHOLE
○	CLEANOUT
○	GAS VALVE SIGN
○	GAS METER
○	CURB AND GUTTER
○	OVERHEAD UTILITY LINE
○	GAS LINE
○	WATER LINE
○	MEDIAN INLET
○	CURB INLET
○	GUARD POST
○	TREE
○	HANDICAP PARKING SPACE
○	ROOF DRAIN
○	FIBER OPTICS LINE
○	CHAIN LINK FENCE
○	WATER VALVE
○	FIRE HYDRANT

COORDINATE AND DIMENSION INFORMATION			
STATE PLANE ZONE:	GRID (GROUND COORDINATES):	TYPE:	
NM-C	GRID	STANDARD	
HORIZONTAL DATUM:	VERTICAL DATUM:	ROTATION ANGLE:	MATCHES DRAWING UNITS:
NAD83	NAVD88	0° 00' 00.00"	YES
CONTROL USED:	ALBUQUERQUE GEODETIC REFERENCE SYSTEM	BASE POINT FOR SCALING AND/OR ROTATION:	
COMBINED SCALE FACTOR:	GRID TO GROUND: 1.0003479625	DIFFERENCE ANNOTATION:	
	GROUND TO GRID: 0.9996521585	BEARINGS ANNOTATION:	
		ELEVATION TRANSLATION:	ELEVATIONS VALID:
		±0.00'	YES

PLSS INFORMATION			
LAND GRANT:	NA		
SECTION:	TOWNSHIP:	RANGE:	MERIDIAN:
22	10 NORTH	4 EAST	NMPM
CITY:	COUNTY:	STATE:	
ALBUQUERQUE	BERNALILLO	NM	

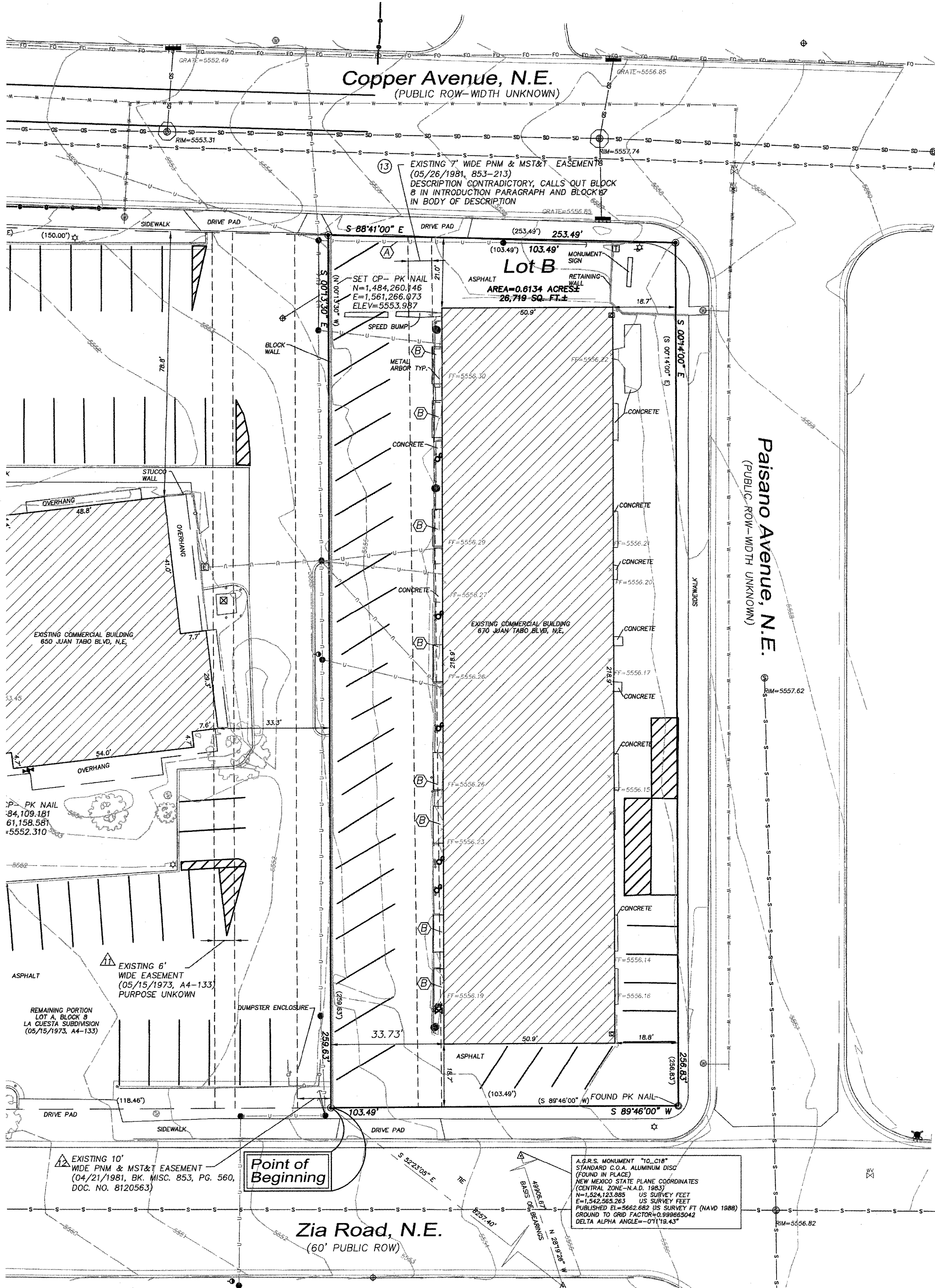
PROPERTY INFORMATION	
PROPERTY OWNER:	MAVERIK, INC.
SUBDIVISION NAME:	LA CUESTA SUBDIVISION
UPC:	102205701124833611

FOR REFERENCE ONLY			
PRECISION SURVEYS, INC.		OFFICE LOCATION:	PROJECT INFORMATION
		9200 San Mateo Boulevard, NE	CREW/TECH:
		Albuquerque, NM 87113	MT
		505.856.5700 PHONE	DATE OF SURVEY
		505.856.7900 FAX	07/13-16/2018
			DRAWN BY:
			JK
			CHECKED BY:
			LM
			PSI JOB NO.
			18-1112AL-A
			SHEET NUMBER
			2 OF 2



ALTA/NSPS Land Title Survey

Lot B, Block 8  
La Cuesta Subdivision  
Albuquerque, Bernalillo County, New Mexico  
July 2018



Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES (N 90°00'00" E)	
○	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DEMONSTRATES NO. 4 REBAR WITH YELLOW PLASTIC CAP THE 11983 SET THIS SURVEY
○	CONTROL POINT SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
●	UTILITY POLE
●	ANCHOR POLE
●	GUY WIRE
●	ELECTRIC BOX
●	ELECTRIC METER
●	LIGHT POLE
●	PULLBOX
●	TRANSFORMER
●	TRAFFIC SIGNAL BOX
●	TRAFFIC LIGHT
●	TELEPHONE PEDESTAL
●	WATER METER
●	SANITARY SEWER MANHOLE
●	STORM SEWER MANHOLE
●	CLEANOUT
●	GAS VALVE
●	SIGN
●	GAS METER
●	CURB AND GUTTER
●	OVERHEAD UTILITY LINE
●	GAS LINE
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●	CURB INLET
●	GUARD POST
●	TREE
●	HANDICAP PARKING SPACE
●	ROOF DRAIN
●	FIBER OPTICS LINE
●	CHAIN LINK FENCE
●	WATER VALVE
●	FIRE HYDRANT

FOR REFERENCE ONLY

COORDINATE AND DIMENSION INFORMATION

STATE PLANE ZONE: NM-C	GRID GROUND COORDINATES GRID	TYPE: STANDARD
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD83	ROTATION ANGLE: 0° 00' 00.00" YES
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM (04/21/1981, BK. MISC. 853, PG. 560, DOC. NO. 8120563)	DISTANCE ANNOTATION: GROUND	BEARING ANNOTATION: GROUND
GRID TO GROUND: 1.0003479625	ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: YES

PLSS INFORMATION

LAND GRANT NA	SECTION 22	TOWNSHIP 10 NORTH	RANGE 4 EAST	MERIDIAN NMPM
CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	DATE 10/22/2017	2224833610

PROPERTY INFORMATION

PROPERTY OWNER MAVERIK, INC.	SUBDIVISION NAME LA CUESTA SUBDIVISION
UPC 102205702224833610	



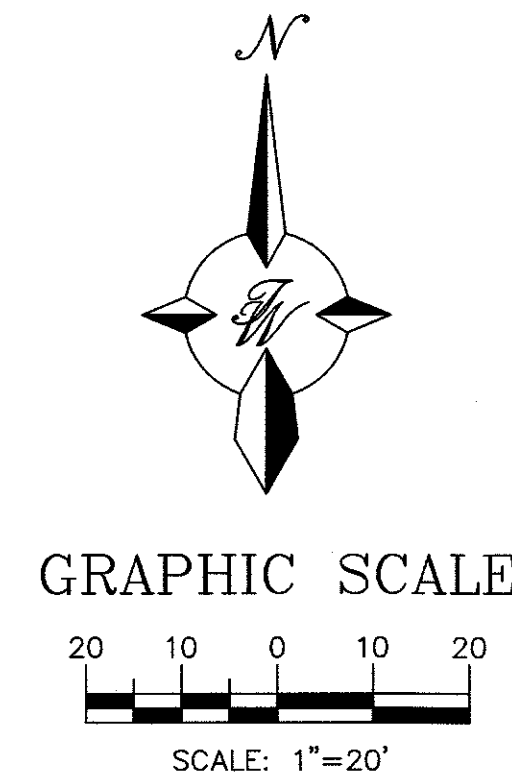
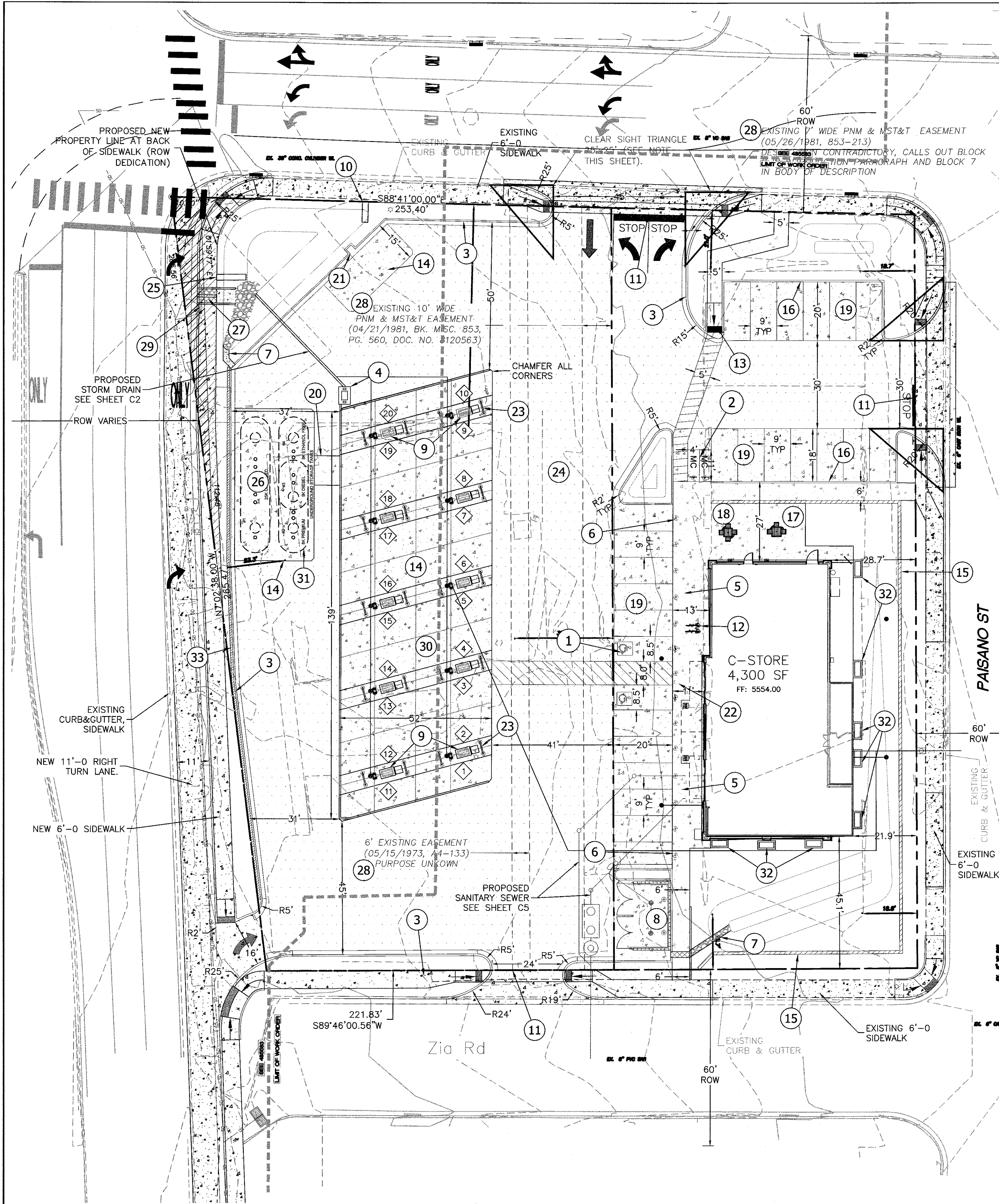
OFFICE LOCATION:  
9200 San Mateo Boulevard, NE  
Albuquerque, NM 87113  
505.856.5700 PHONE  
505.856.7900 FAX

PROJECT INFORMATION

CREW/TECH: MT	DATE OF SURVEY 07/13-16/2018
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 18-1112AL-B	SHEET NUMBER 2 OF 2

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LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK/CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	RETAINING WALL
	STREET LIGHTS
	EXISTING CURB & GUTTER

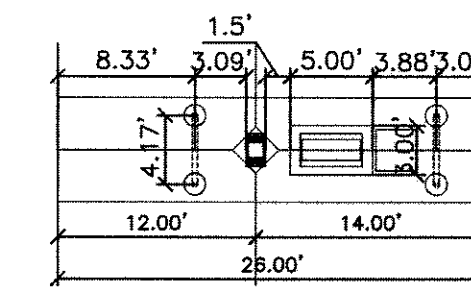
#### KEYED NOTES

- 1 ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. C6)
- 2 MOTORCYCLE PARKING WITH SIGN (SEE DETAIL SHT. C6)
- 3 ON-SITE CURB & GUTTER (SEE DETAIL SHT. C6)
- 4 OIL WATER SEPARATOR (SEE DETAIL SHT. C8)
- 5 CONCRETE SIDEWALK (SEE DETAIL SHT. C7)
- 6 BOLLARDS (SEE DETAIL SHT. C7)
- 7 2' CONCRETE RUNDOWN
- 8 DUMPSTER (SEE DETAIL SHT. C8)
- 9 GAS PUMP ISLAND (TYP)
- 10 MAVERIK MONUMENT SIGN (SEE ARCH. PLANS)
- 11 2.0' STOP BAR
- 12 BICYCLE RACKS (SEE DETAIL SHT. C7)
- 13 UNIDIRECTIONAL HC RAMP (SEE DETAIL SHT. C8)
- 14 CONCRETE SLAB W/CHAMFERED CORNERS
- 15 RETAINING WALL WITH HAND RAIL AND PEDESTRIAN GUARD (SEE GRADING SHT C2, MAX HEIGHT 4.0', DETAIL SHT. 7)
- 16 HEADER CURB (SEE DETAIL SHT. C6)
- 17 ADA PICNIC TABLE (SEE ARCH. PLANS)
- 18 PICNIC TABLE (SEE ARCH. PLANS)
- 19 CONCRETE PARKING STALL (SEE DETAIL SHT. C6)
- 20 PETROLEUM TRENCH CAP SECTION (SEE DETAIL SHT. C6)
- 21 XACTAIR AIR STATION (SEE DETAIL SHT. C6)
- 22 TRUNCATED DOMES (SEE DETAIL SHT. C8)
- 23 "HOOP" BOLLARD (SEE DETAIL SHT. C7)
- 24 ASPHALT PAVING (SEE GEOTECH REPORT)
- 25 MAVERIK D/F ILLUMINATED PYLON SIGN (SEE ARCH. PLANS)
- 26 UNDERGROUND STORAGE FUEL TANKS (REFER MECH. PLANS)
- 27 SIDEWALK CULVERT COA STD DWG 2236
- 28 PNM EASEMENTS TO BE VACATED BY DOCUMENT AND/OR PLATTING ACTION
- 29 EXISTING 6' PUBLIC SIDEWALK
- 30 ALL UNDER CANOPY LIGHTING TO BE RECESSED PER IDO 4-3(D)(17)(h)
- 31 TANK PIT WALL TO BE LINED WITH GEOTEXTILE FILTER FABRIC PER XERXES TANK SPEC.
- 32 LANDSCAPE PLANTER BOXES SEE NOTE 7. THIS SHEET
- 32 12" CONC. LANDSCAPE WALL

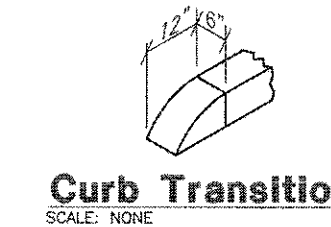
#### INDEX TO DRAWINGS

- C1. SITE PLAN FOR BUILDING PERMIT
- C2. GRADING PLAN
- C3. DEVELOPED DRAINAGE PLAN
- C4. GRADING DETAILS
- C5. MASTER UTILITY PLAN
- C6. CONSTRUCTION DETAILS
- C7. CONSTRUCTION DETAILS
- C8. CONSTRUCTION DETAILS
- C9. DEMOLITION PLAN
- L1. LANDSCAPING PLAN
- B1. BUILDING ELEVATION & SIGN PLANS
- SW1. EROSION CONTROL PLAN
- SW2. EROSION CONTROL DETAILS
- SW3. EROSION CONTROL DETAILS

CLEAR SIGHT TRIANGLE NOTE:  
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.



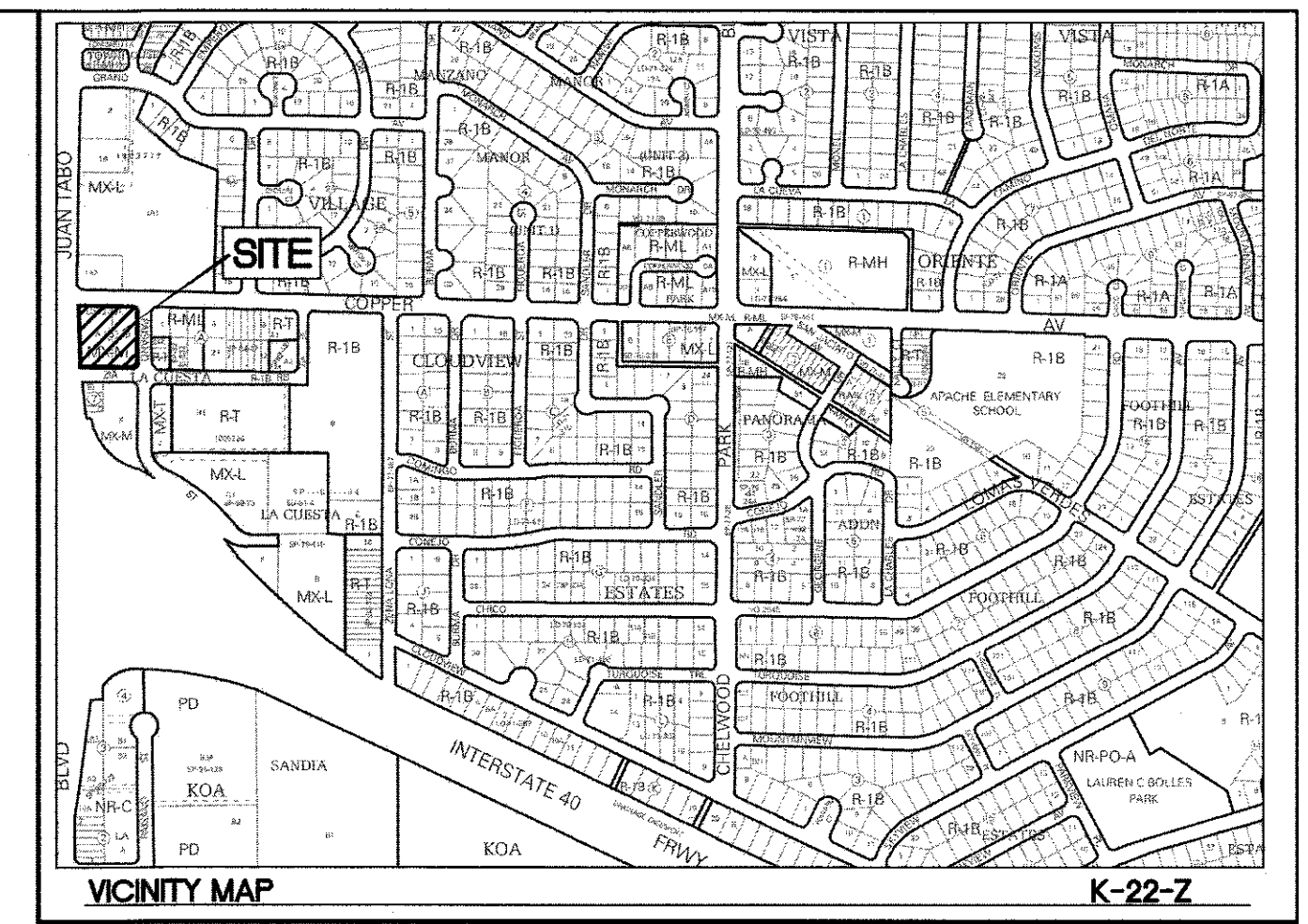
FUEL ISLAND LAYOUT  
SCALE: NONE



Curb Transition  
SCALE: NONE

#### NOTES:

1. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN THE WORK ORDER.
2. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER. ALL UNUSED CURBS CUTS MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER; PER COA STD DWG 2415A AND 2430.
3. SEE ELECTRICAL PLANS FOR ALL LIGHT POLES & LIGHT POLE LOCATIONS. ALL LIGHT POLES BASES SHALL BE STRAIGHT AND PLASTERED SMOOTH. TOP OF LIGHT BASE SHALL BE 2'-6" ABOVE TOP OF CURB/SIDEWALK. BASES PROVIDED BY G.C., TYP.
4. XACTAIR STATION ON 30"x36" CONCRETE PAD. EQUIPMENT PROVIDED BY OWNER. G.C. TO PROVIDE ELECTRICAL SERVICE AND INSTALL AIR STATION EQUIPMENT.
5. ALL UTILITY DIGGING OR OTHER EXCAVATION SHALL TAKE IN CONSIDERATION EXISTING SIDEWALKS, CURB & GUTTERS AND OTHER STRUCTURES THAT MAY NEED TO BE REMOVED AND/OR REPLACED AS PART OF THE G.C. BID.
6. ALL RETAIL PRODUCT AREAS ARE TO BE UNDER THE BUILDINGS PERMANENT ROOF.
7. LANDSCAPE PLANTERS ARE TO BE 3'-0" WIDE AND 6'-0" IN LENGTH WITH A HEIGHT BETWEEN, 12-28 INCHES ABOVE FINISHED GRADE. USE CMU BLOCK WITH THE FINISH MATCHING THE DUMPSTER ENCLOSURE WALL SEE DETAIL SHEET C8. APPLY DRYLOCK SHIELD OR SIMILAR APPLICATION TO THE INSIDE OF THE CMU PLANTERS.



#### LEGAL DESCRIPTION

LOT A AND B, BLOCK 8, LA CUESTA SUBDIVISION

#### SITE DATA

PROPOSED USAGE:	GAS CONVENIENCE STORE
IDO CLASSIFICATION:	LIGHT VEHICLE FUELING STATION
LOT AREA:	61,753.72 SF (1.41 ACRES)
BUILDING AREA:	4,300 SF
STACK	2X5 (20 UNITS)
ASPHALT AREA:	
PARKING REQUIRED:	17 SPACES (4 SPACES PER 1,000 SF)
PARKING PROVIDED:	26 SPACES
HC PARKING REQUIRED:	2 SPACES
HC PARKING PROVIDED:	2 SPACES (1 SPACE VAN ACCESSIBLE)
MC PARKING REQUIRED:	2 SPACES
MC PARKING PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	2 SPACES
BICYCLE PARKING PROVIDED:	2 SPACES
LANDSCAPE AREA REQUIRED:	8,618 SF
LANDSCAPE AREA PROVIDED:	12,125 SF

PROJECT NUMBER: PR-2018-001411

APPLICATION NUMBER: SI-2019-00095

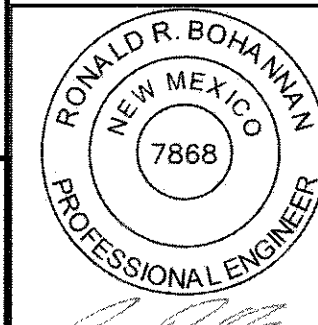

Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

#### DRB SITE DEVELOPMENT PLAN APPROVAL:

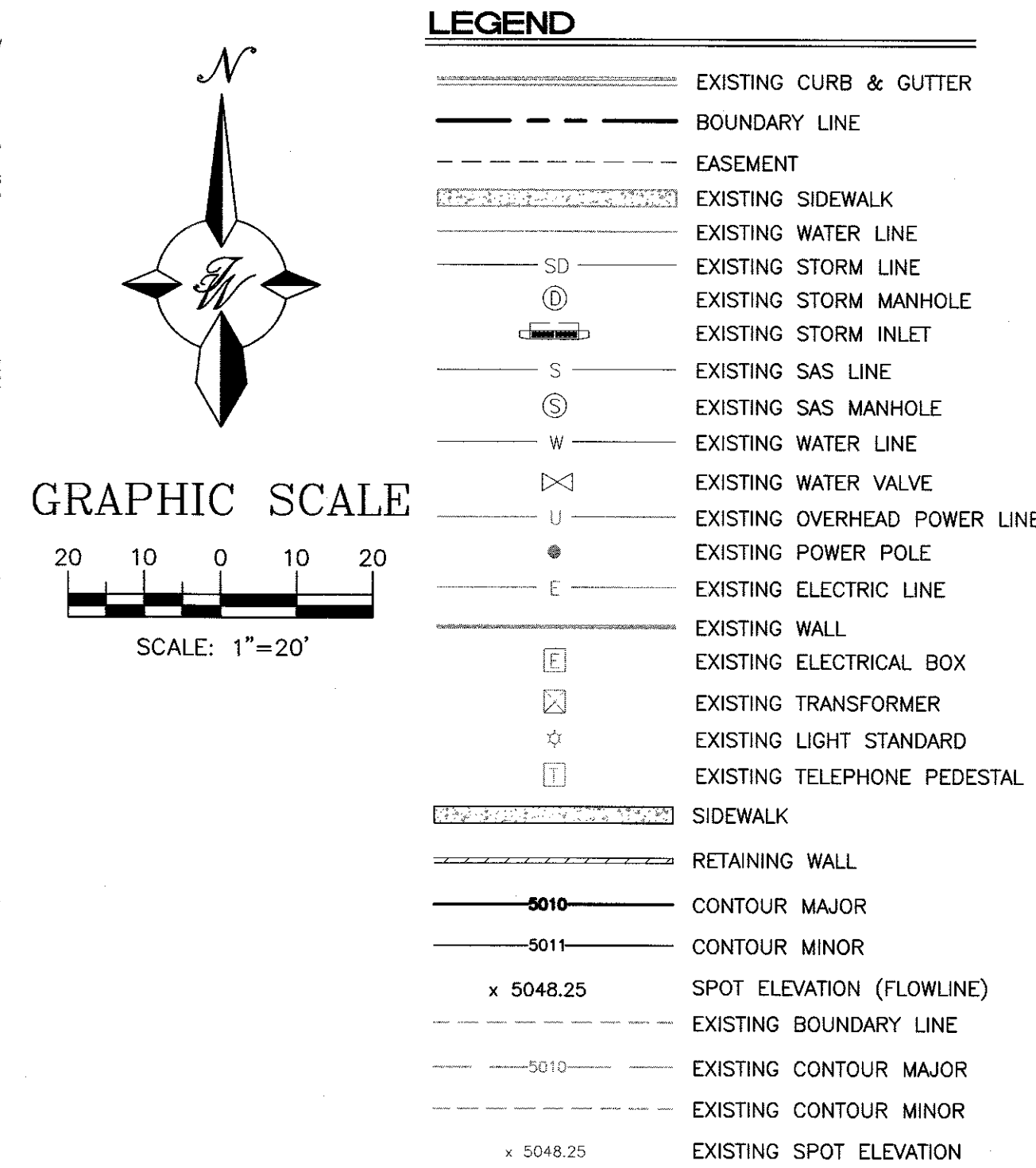
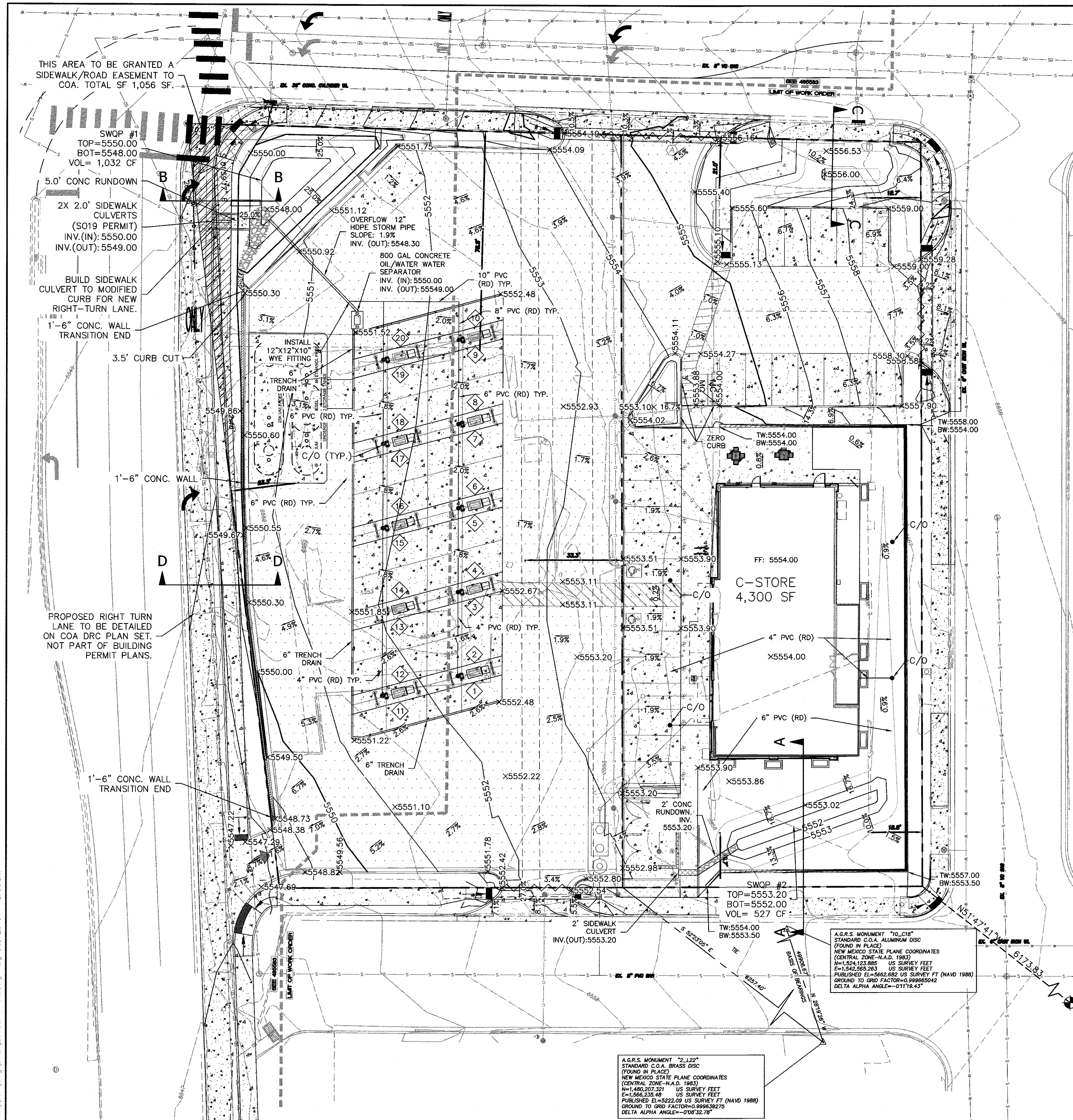
Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
Code Enforcement	Date

\* Environmental Health, if necessary

#### FOR REFERENCE ONLY

ENGINEER'S SEAL	MAVERIK 650 JUAN TABO BLVD. NE	DRAWN BY pm
		DATE 07-30-2019
	SITE PLAN FOR BUILDING PERMIT	DRAWING 2018046-SP
	 <b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>4</b>
RONALD R. BOHANNAN P.E. #7868		JOB # 2018046





**PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY  
NOTICE TO CONTRACTOR  
(SPECIAL ORDER 19 '80-19')**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" OR (505) 260-1990 FOR THE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL
5. NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
6. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
7. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
8. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
9. CONTRACTOR MUST CONTACT DAVID S. HARRISON AT 235-8016 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE AN INSPECTION.

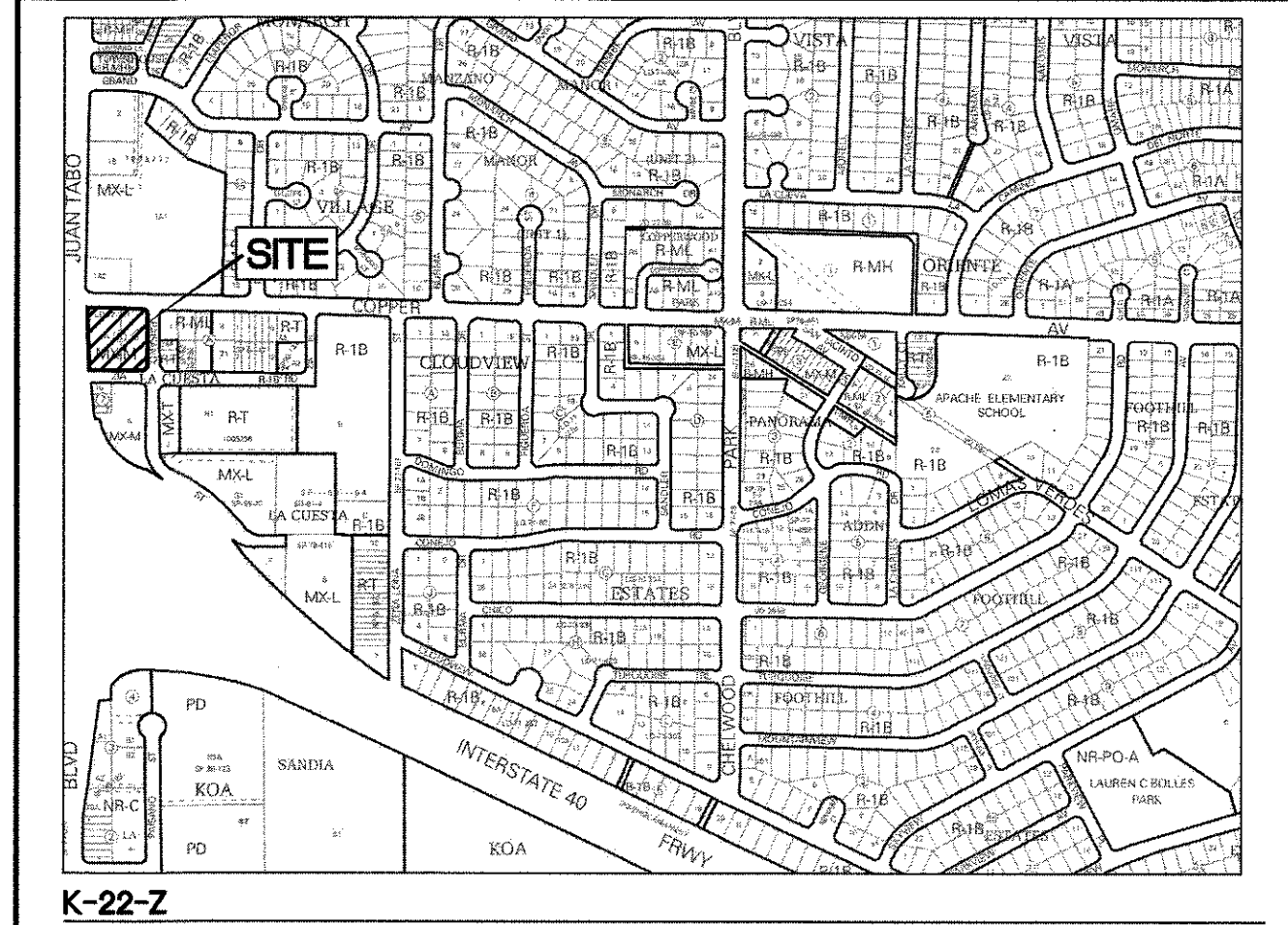
**EROSION CONTROL NOTES:**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

A.G.R.S. MONUMENT "2-L22"  
STANDARD C.O.A. BRASS DISC  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,480,207.321 US SURVEY FEET  
E=1,566,235.48 US SURVEY FEET  
PUBLISHED EL=5222.09 US SURVEY FT (NAVD 1988)  
GROUND TO GRID FACTOR=0.999639275  
DELTA ALPHA ANGLE=-0°08'32.78"

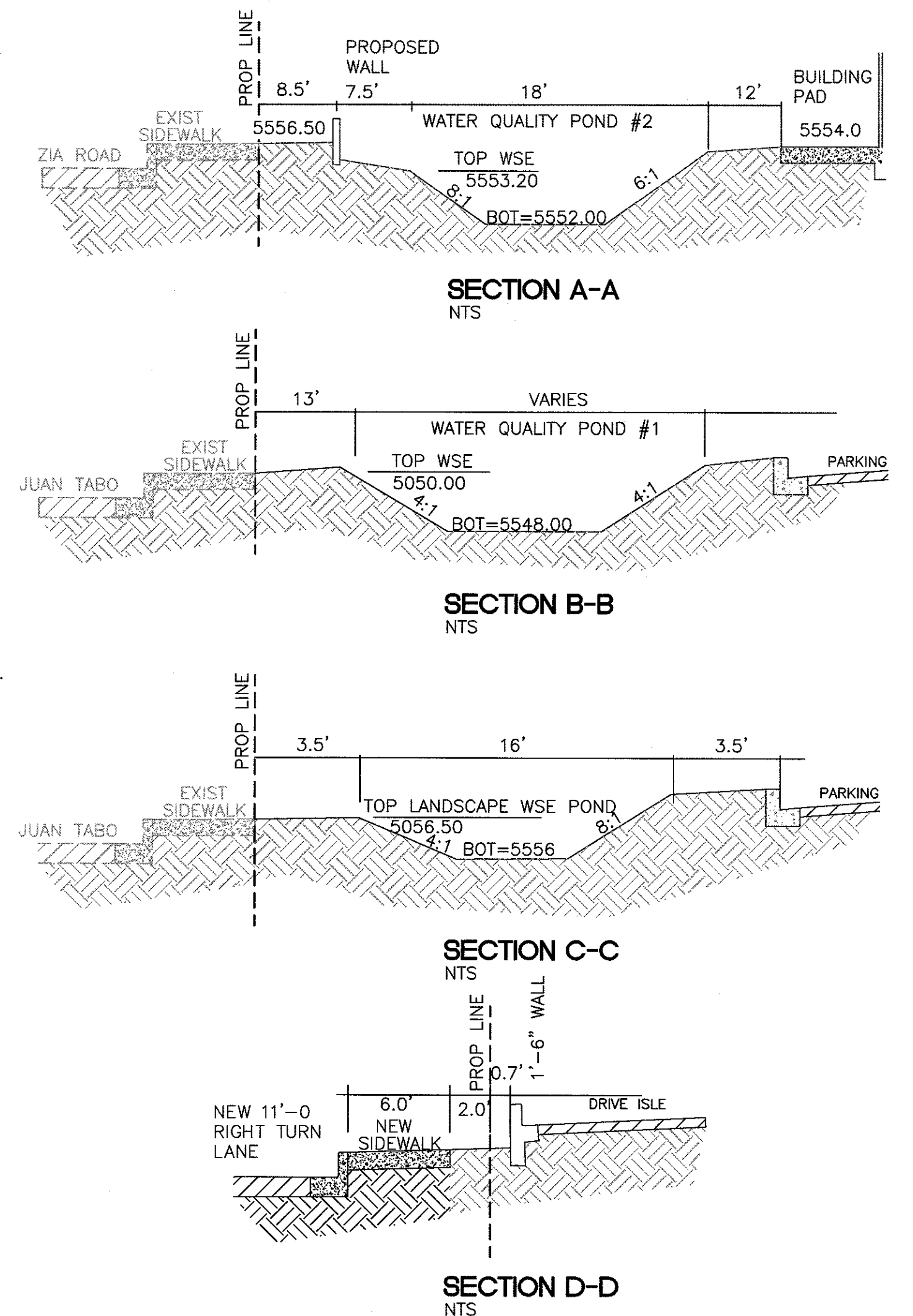
**NOTES:**

1. ALL EXISTING EASEMENTS WILL BE VACATED BY DOCUMENT.
2. A DRAINAGE COVENANT FOR THE SWQP PONDS AND OIL/WATER SEPARATOR WILL BE SUBMITTED TO THE COA PRIOR TO CERTIFICATE OF OCCUPANCY.
3. REFER TO DRAINAGE PLAN SHEET C4 FOR BMP MAINTENANCE NOTES AND PROPERTY OWNER RESPONSIBILITIES.
4. ALL OFFSITE PAVING, CURB AND SIDEWALK MODIFICATIONS AND IMPROVEMENTS SHOWN ON THIS PLAN WILL BE DETAILED ON A DRB APPROVED INFRASTRUCTURE LIST WITH CONSTRUCTION DRAWINGS DETAILED ON A PUBLIC IMPROVEMENT WORK ORDER PLAN SET APPROVED BY NM DOT AND COA.
5. A RIGHT TURN INTO THE SITE FROM JUAN TABO IS PROPOSED AT THE SOUTH WEST CORNER OF THE PARCEL. IF THIS IS APPROVED BY THE NM DOT THE GRADING WILL BE MODIFIED PER GRADING PLAN C3 (GRADING PLAN - PHASE 3).



**CAUTION:**

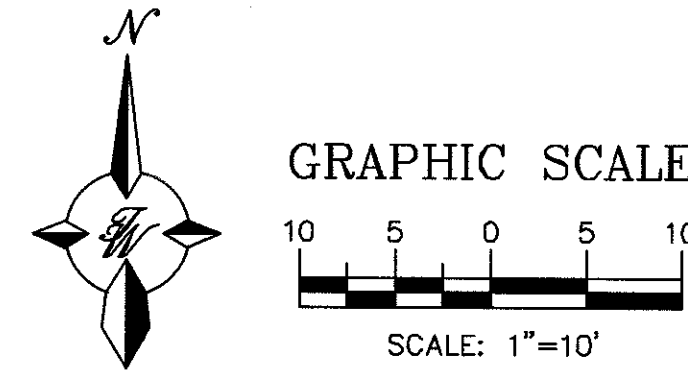
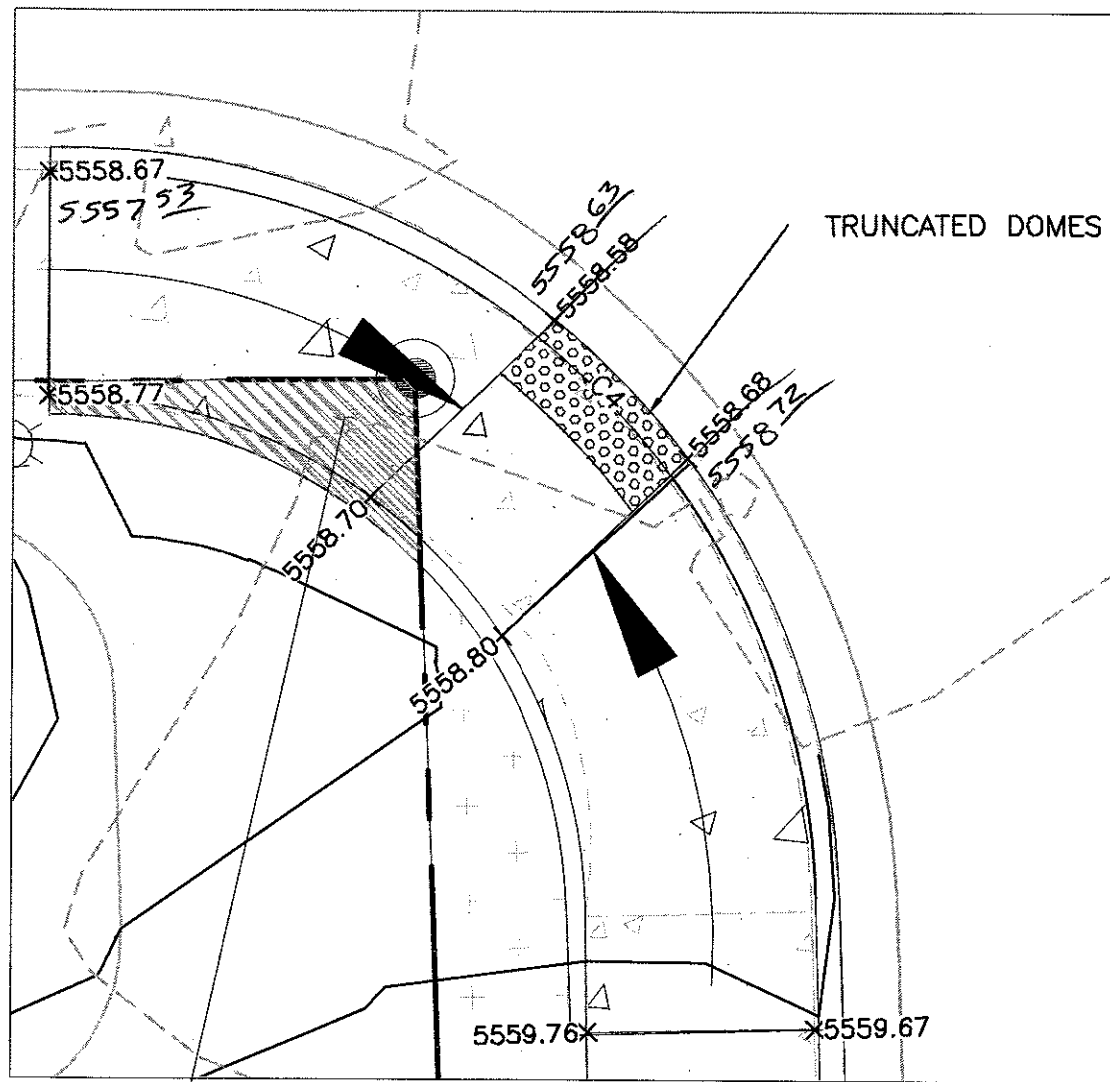
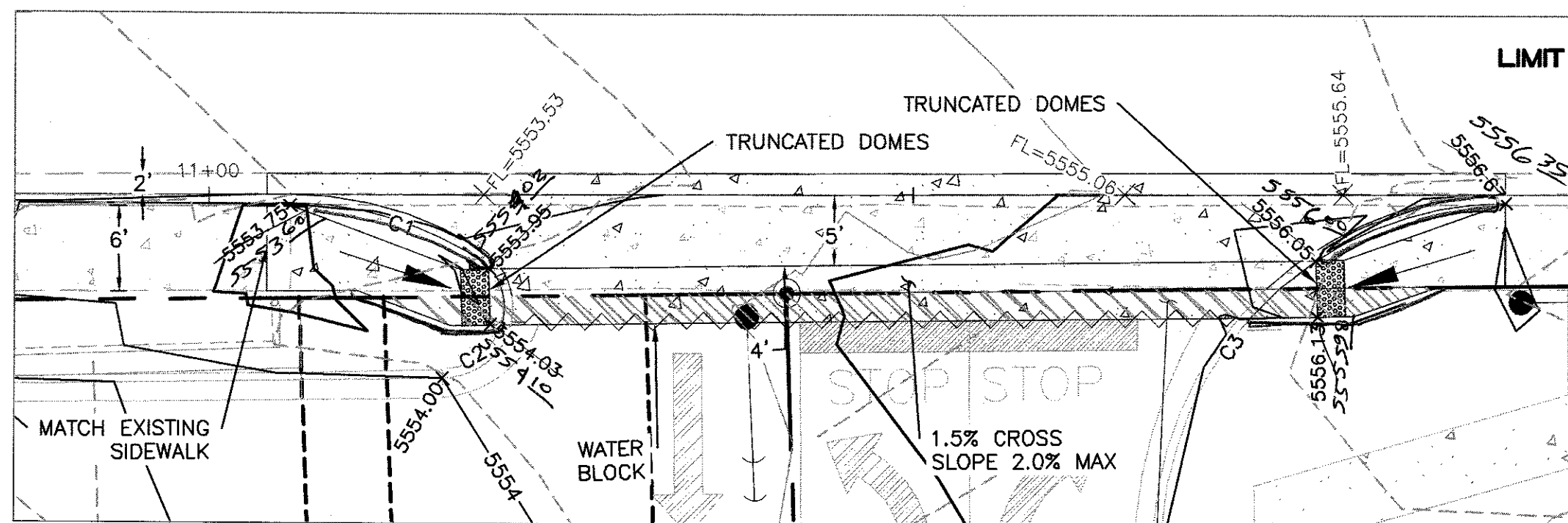
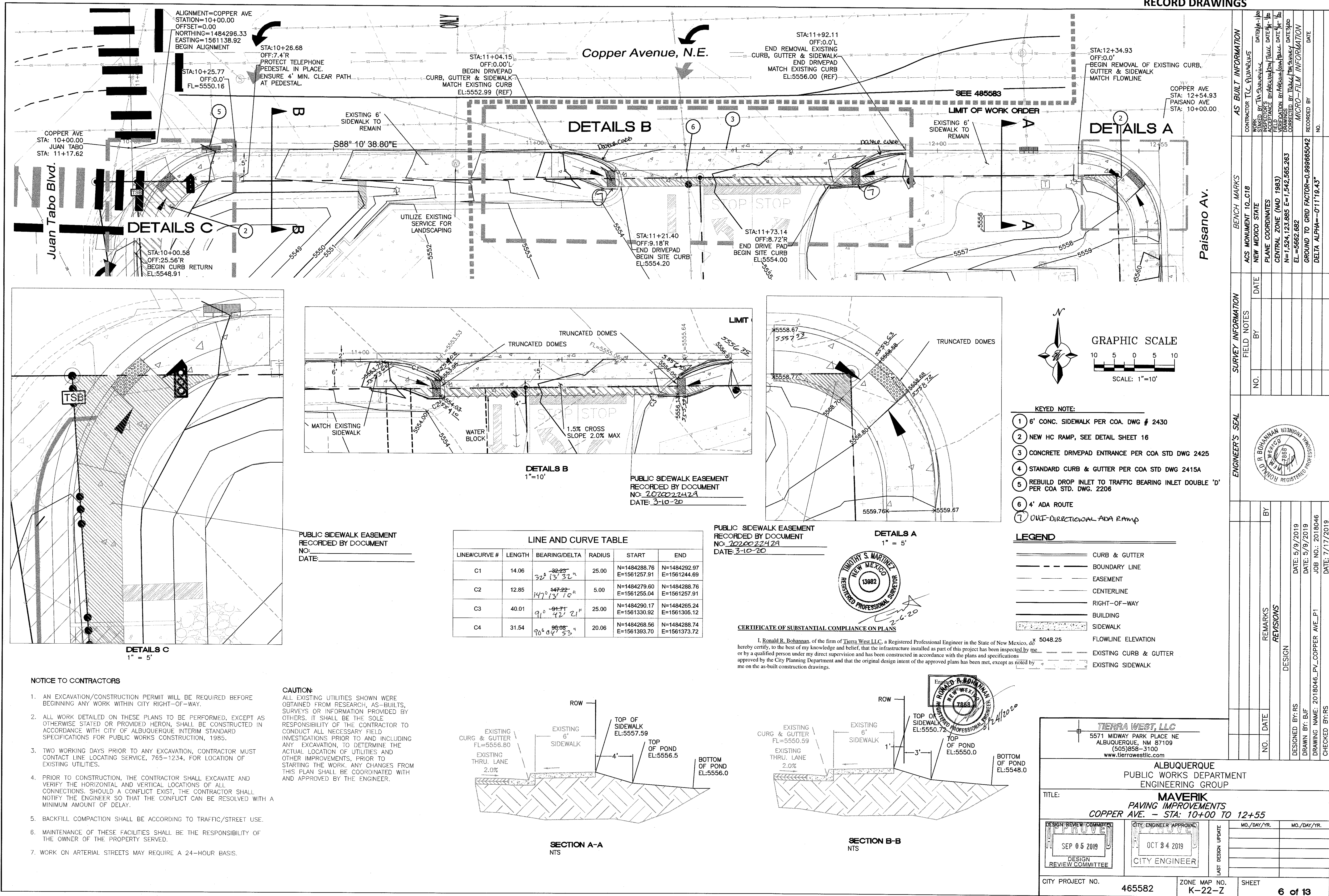
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FOR REFERENCE ONLY

ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	MAVERIK 650 JUAN TABO BLVD. NE GRADING PLAN	DRAWN BY pm
		DATE 07-30-2019
 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>5</b>	DRAWING 2018046-GR
		JOB # 2018046





- KEYED NOTE:**
- 6' CONC. SIDEWALK PER COA DWG # 2430
  - NEW HC RAMP, SEE DETAIL SHEET 16
  - CONCRETE DRIVEPAD ENTRANCE PER COA STD DWG 2425
  - STANDARD CURB & GUTTER PER COA STD DWG 2415A
  - REBUILD DROP INLET TO TRAFFIC BEARING INLET DOUBLE 'D' PER COA STD. DWG. 2206
  - 4' ADA ROUTE
  - ONE-DIRECTIONAL ADA RAMP

- LEGEND**
- CURB & GUTTER
  - - - BOUNDARY LINE
  - - - EASEMENT
  - - - CENTERLINE
  - - - RIGHT-OF-WAY
  - BUILDING
  - SIDEWALK
  - FLOWLINE ELEVATION
  - EXISTING CURB & GUTTER
  - EXISTING SIDEWALK

**LINE AND CURVE TABLE**

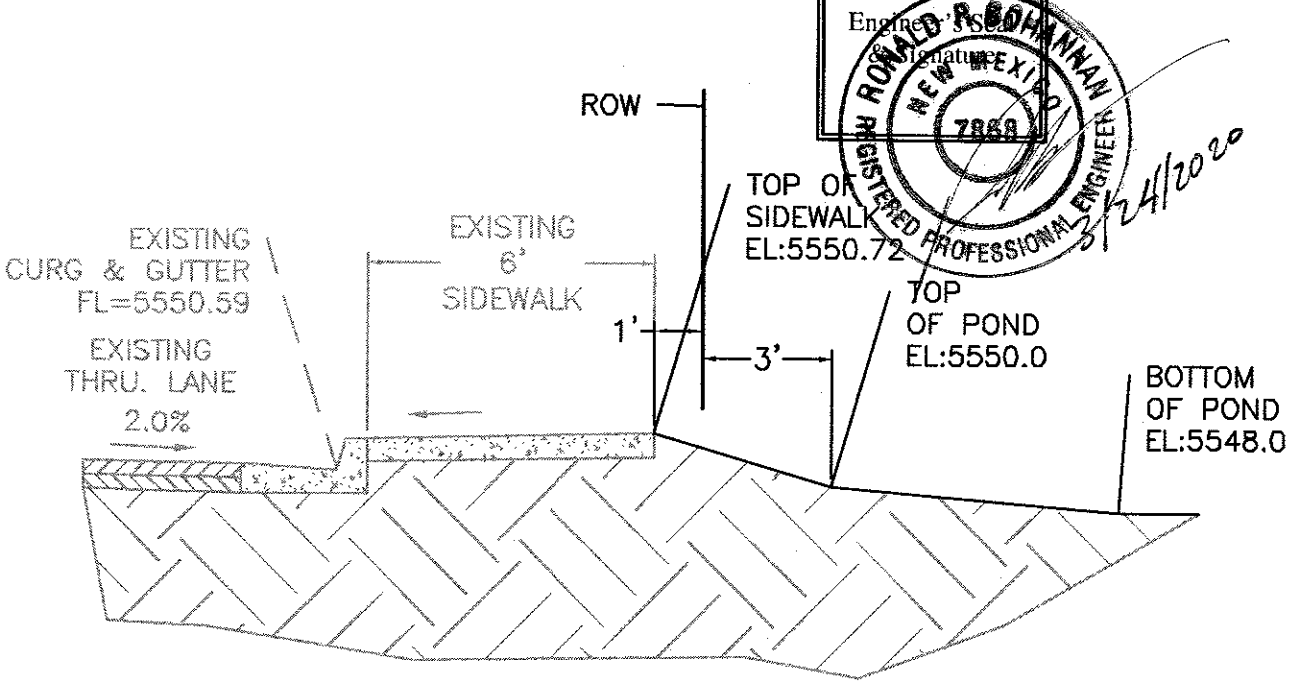
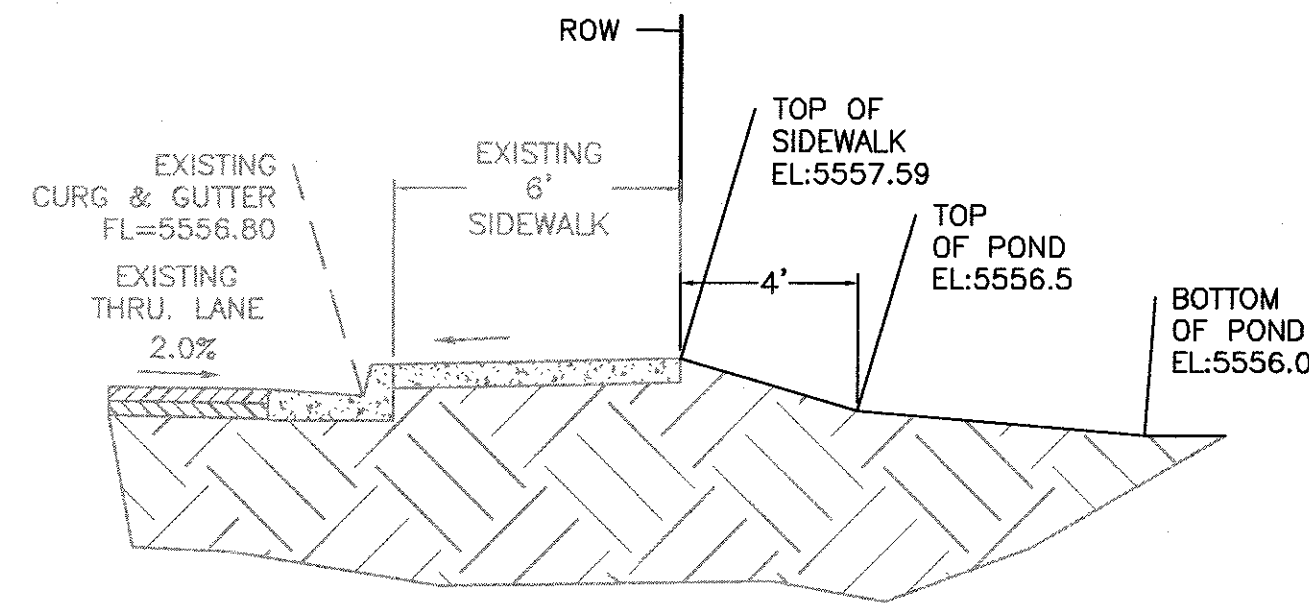
LINE#CURVE #	LENGTH	BEARING/DELTA	RADIUS	START	END
C1	14.06	32° 13' 32" <sup>22-23</sup>	25.00	N=1484288.76 E=1561257.91	N=1484292.97 E=1561244.69
C2	12.85	147° 22' 10" <sup>147-22</sup>	5.00	N=1484279.60 E=1561255.04	N=1484288.76 E=1561257.91
C3	40.01	91° 42' 21" <sup>91-42</sup>	25.00	N=1484290.17 E=1561330.92	N=1484265.24 E=1561305.12
C4	31.54	90° 04' 53" <sup>90-05</sup>	20.06	N=1484268.56 E=1561393.70	N=1484288.74 E=1561373.72

PUBLIC SIDEWALK EASEMENT  
RECORDED BY DOCUMENT  
NO. 2020022424  
DATE: 3-10-20



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project 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 approved by the City Planning Department and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings.

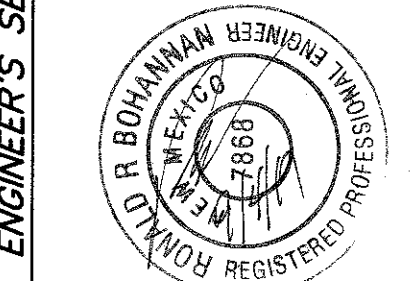


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REVISIONS	DATE	BY
DESIGN	5/9/2019	RS
DRAWN	5/9/2019	BJF
CHECKED	7/17/2019	RS

**Tierra West, LLC**  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE, NM 87109  
(505)858-3100  
www.tierrawestllc.com

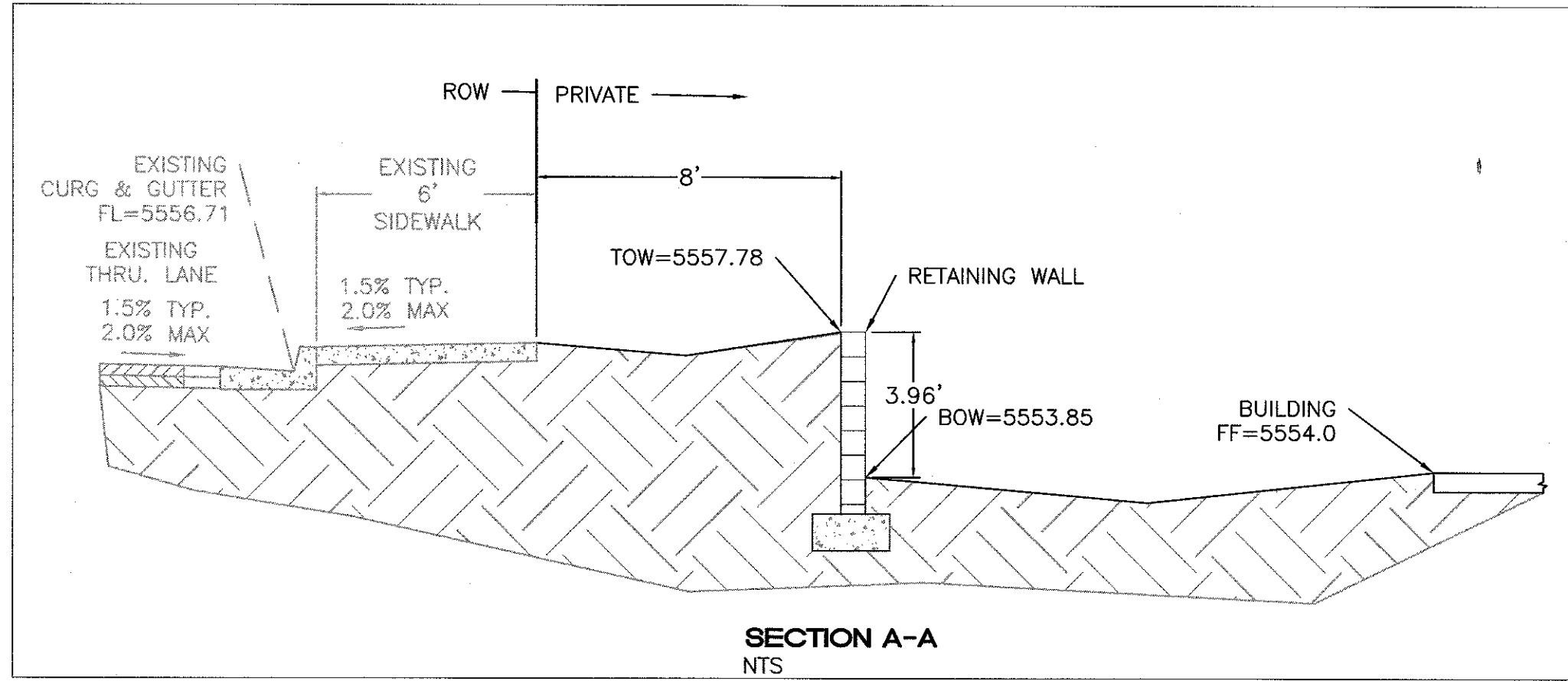
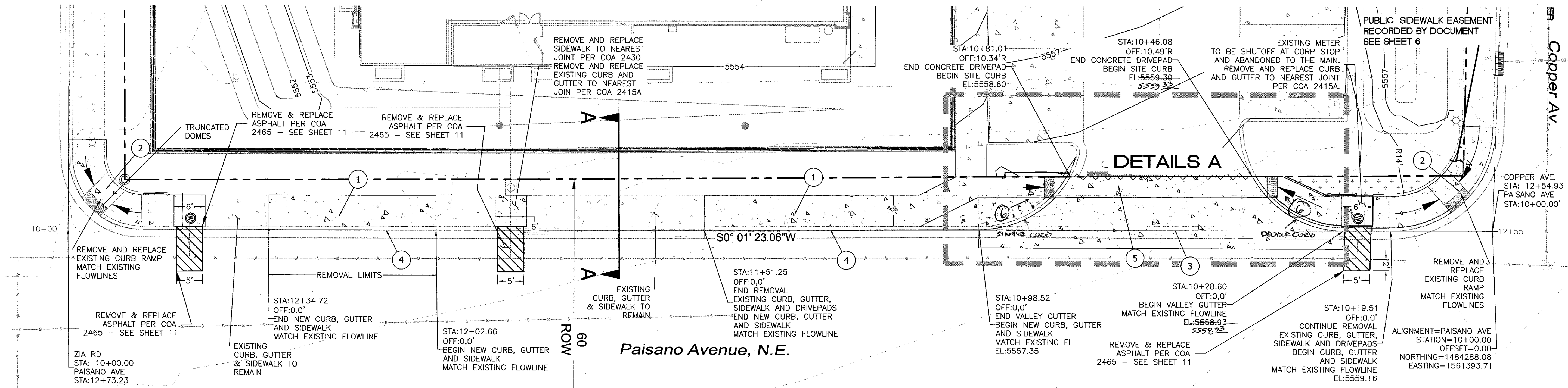
**ALBUQUERQUE**  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

**MAVERIK**  
PAVING IMPROVEMENTS  
COPPER AVE. - STA: 10+00 TO 12+55

DESIGN REVIEW COMMITTEE: SEP 05 2019  
CITY ENGINEER APPROVAL: OCT 24 2019

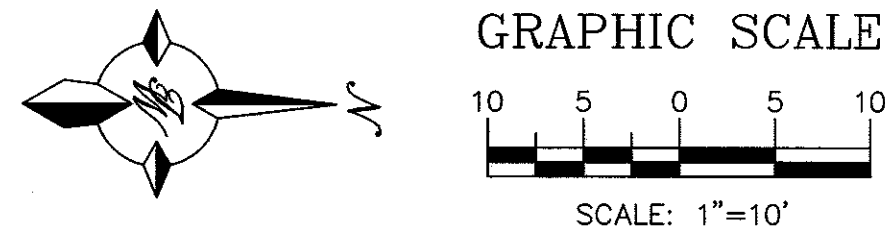
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ZONE MAP NO. K-22-Z  
SHEET 6 of 13





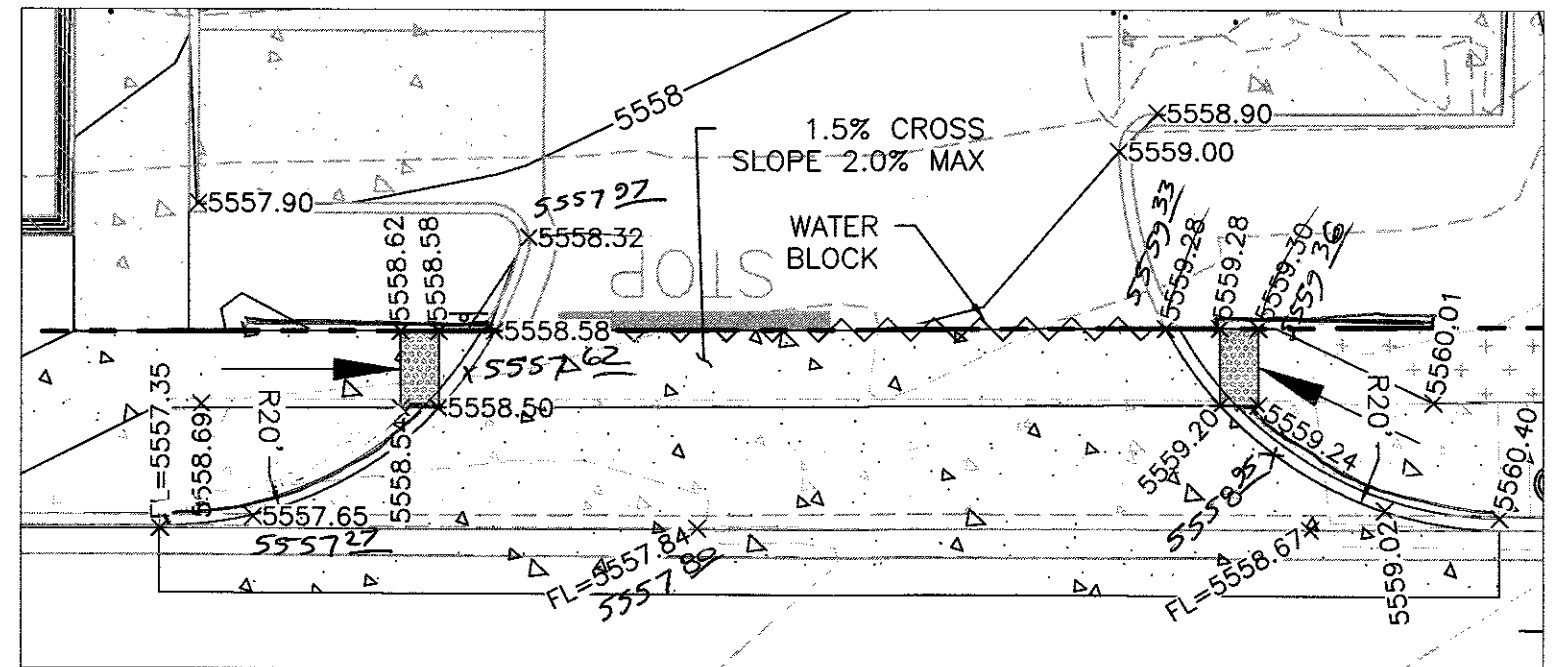
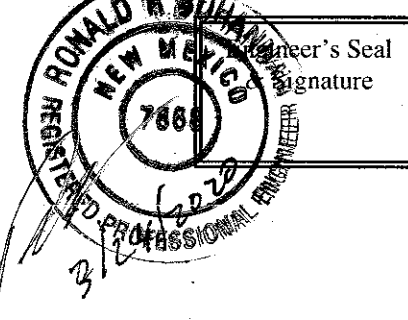
LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	FLOWLINE ELEVATION
	EXISTING CURB & GUTTER
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- KEYED NOTE:
- 6" CONC. SIDEWALK PER COA. DWG # 2430
  - NEW HC RAMP, SEE DETAIL SHEET 16
  - CONCRETE DRIVEPAD ENTRANCE
  - STANDARD CURB & GUTTER PER COA STD DWG 2415A
  - 4' ADA ROUTE
  - ONE-PIECE ADA RAMP



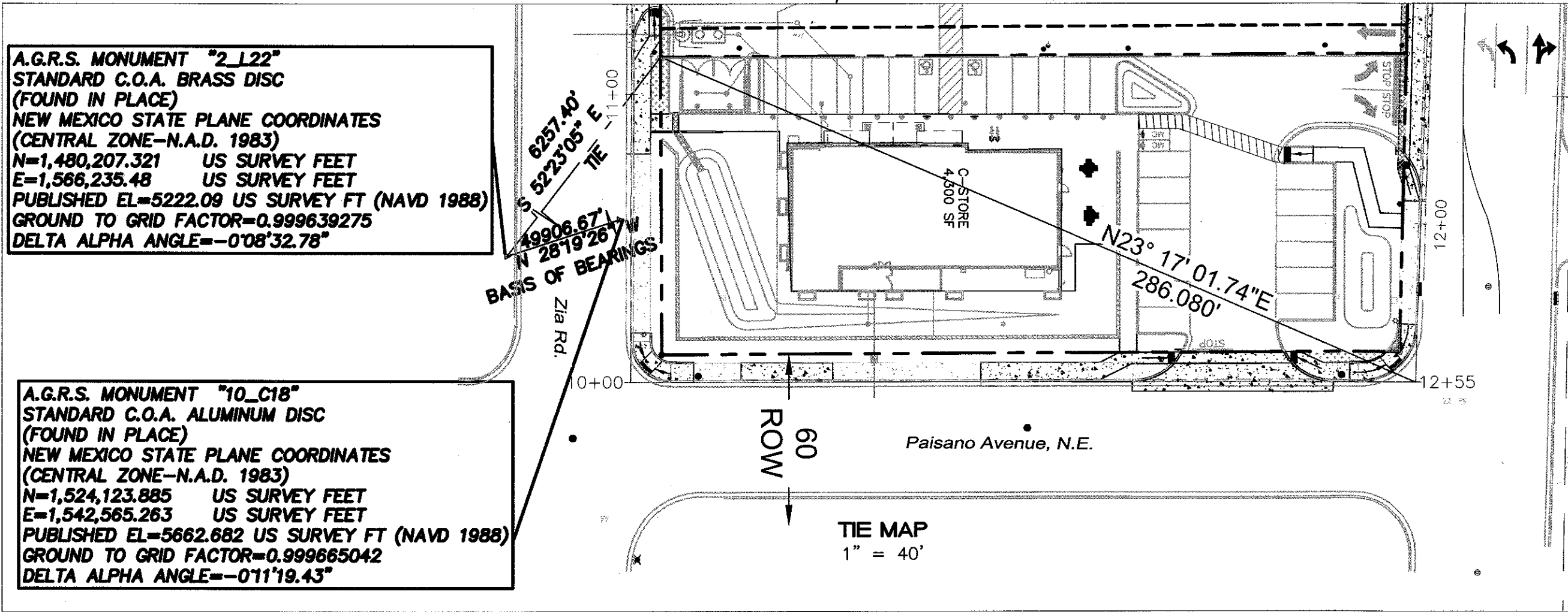
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I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Planning Department and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings.



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**A.G.R.S. MONUMENT "2.122"**  
STANDARD C.O.A. BRASS DISC  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,480,207.321 US SURVEY FEET  
E=1,566,235.48 US SURVEY FEET  
PUBLISHED EL=5222.09 US SURVEY FT (NAVD 1988)  
GROUND TO GRID FACTOR=0.999639275  
DELTA ALPHA ANGLE=-0°08'32.78"

**A.G.R.S. MONUMENT "10\_C18"**  
STANDARD C.O.A. ALUMINUM DISC  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
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E=1,542,565.263 US SURVEY FEET  
PUBLISHED EL=5662.682 US SURVEY FT (NAVD 1988)  
GROUND TO GRID FACTOR=0.99965042  
DELTA ALPHA ANGLE=-0°11'19.43"

<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrawestllc.com	
ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: <b>MAVERIK PAVING IMPROVEMENTS PAISANO AVE - STA: 10+00 TO 12+73</b>	
DESIGN REVIEW COMMITTEE SEP 05 2019	CITY ENGINEER-APPROVAL OCT 24 2019
CITY PROJECT NO. 465582	ZONE MAP NO. K-22-Z
SHEET <b>7 of 13</b>	

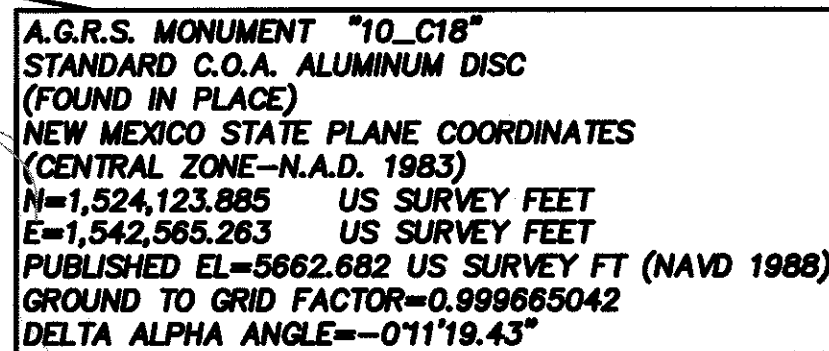




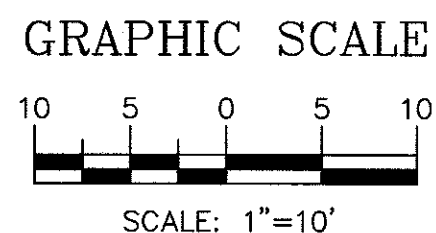
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- A.G.R.S. MONUMENT "2 L22"  
STANDARD C.O.A. BRASS DISC  
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NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE--N.A.D. 1983)  
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E=1,566,235.48 US SURVEY FEET  
PUBLISHED EL=5222.09 US SURVEY FT (NAVD 1988)  
GROUND TO GRID FACTOR=0.999639275  
DELTA ALPHA ANGLE--"0°08'32.78"



**TIE MAP**  
1" = 40'



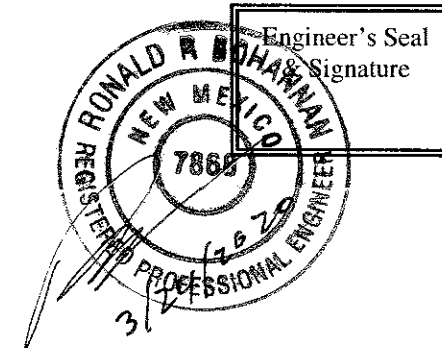
Legend for the plan view:

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- x 5048.25
- FLOWLINE ELEVATION
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK

**KEYED NOTE:**

- 1 8' CONC. SIDEWALK PER COA. DWG # 2430
- 2 NEW HC RAMP, SEE DETAIL SHEET 15
- 3 CONCRETE DRIVEPAD ENTRANCE PER COAR STD DWG 2425
- 4 STANDARD CURB & GUTTER PER COA STD DWG 2415A
- 5 4' ADA ROUTE

I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project 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 approved by the City Planning Department and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings.



ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

DESIGN REVIEW COMMITTEE

APPROVED

SEP 05 2019

DESIGN REVIEW COMMITTEE

LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

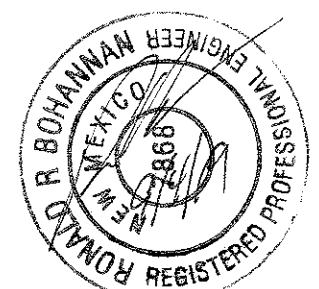
465582

SHEET

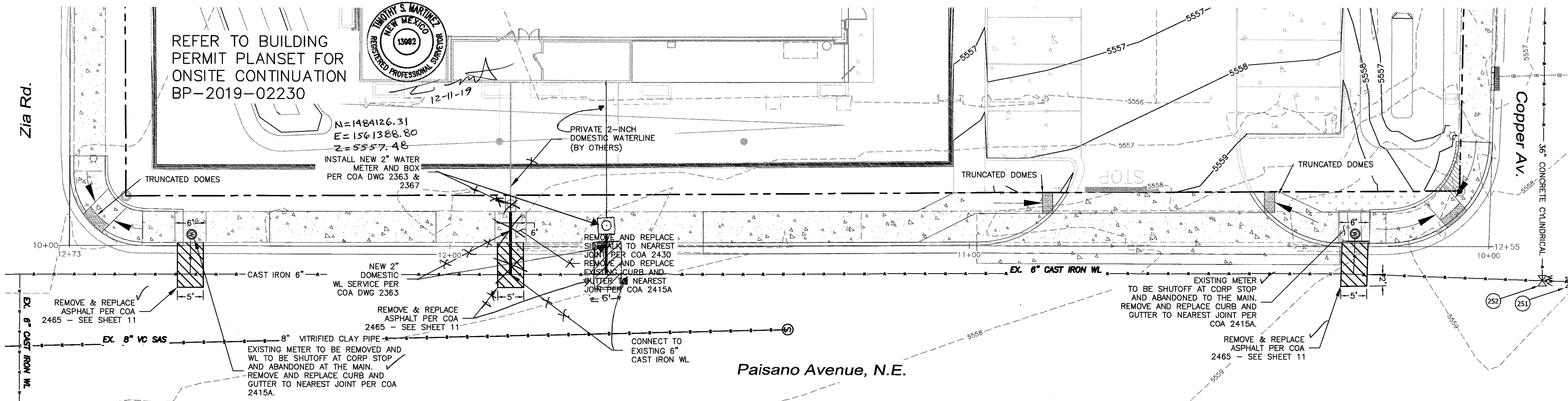
465582

8 of 13

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	FIELD NOTES		ACS MONUMENT TO C18	CONTRACTOR TLE PLUMBING	DATE 11/1/82
	BY	DATE			
			NEW MEXICO STATE	WORKED BY TIM SULLIVAN	DATE 11/1/82
			PLANE COORDINATES	INSPECTOR'S SIGNATURE	DATE 11/1/82
			CENTRAL ZONE (NAD 1983)	FIELD RANGE 600' ON MOUNTAIN	DATE 11/1/82
			N=1,524,123.885 E=1,542,565.263	VERIFICATION BY TIM SULLIVAN	DATE 11/1/82
			EL.=5682.682	REMARKS	DATE 11/1/82
				CORRECTED BY TLE/C	DATE 3/82
				MICRO-FILM INFORMATION	
			GROUND TO GRID FACTOR=0.999665042	RECORDED BY	DATE
			DELTA ALPHA=-0.11119.43"	NO.	

[illegible]





REFER TO BUILDING PERMIT PLANSET FOR ONSITE CONTINUATION BP-2019-02230



N=1484126.31  
E=1561388.80  
Z=5557.48  
INSTALL NEW 2" WATER METER AND BOX PER COA DWG 2363 & 2367

REMOVE AND REPLACE SIGNAL TO NEAREST JOINT PER COA 2430  
REMOVE AND REPLACE EXISTING CURB AND GUTTER TO NEAREST JOINT PER COA 2415A

EXISTING METER TO BE SHUTOFF AT CORP STOP AND ABANDONED TO THE MAIN. REMOVE AND REPLACE CURB AND GUTTER TO NEAREST JOINT PER COA 2415A.

**NOTICE TO CONTRACTORS**

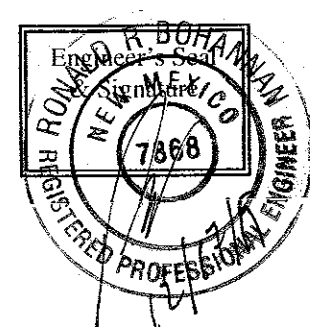
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (811)-765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS MAY REQUIRE A 24-HOUR BASIS.

**GENERAL UTILITY NOTES**

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
7. ALL EX. SD INLETS AND MH SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

**CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS**

I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project 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 approved by the City Planning Department and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings.

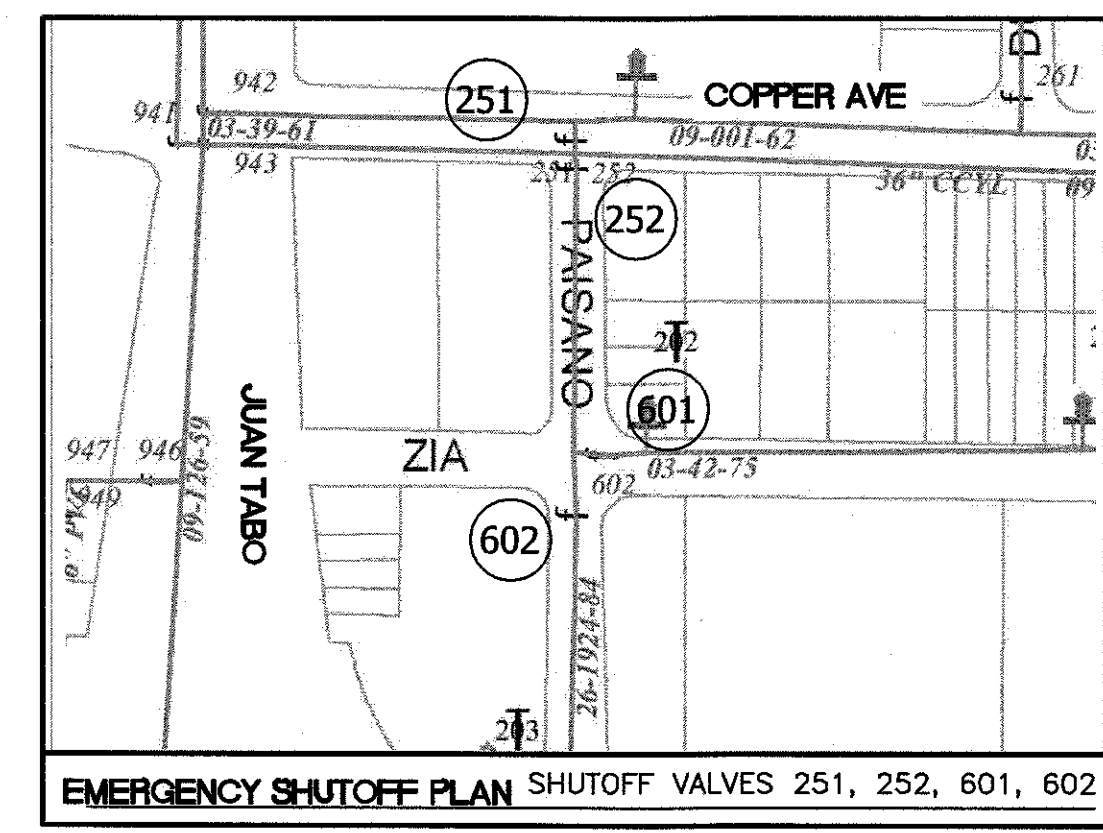
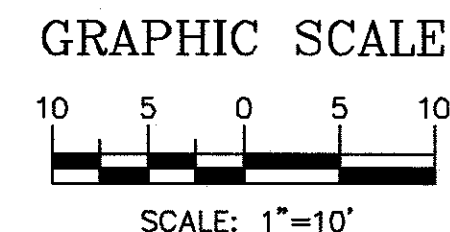
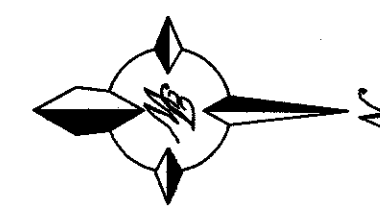


**GENERAL NOTES**

1. REPLACE ANY PAVEMENT MARKINGS IN KIND WITH THERMOPLASTIC
2. EXTEND PAVEMENT REMOVAL TO LANE EDGE TO KEEP LONGITUDINAL JOINT OUT OF WHEELPATH.
3. CONTRACTOR SHALL CONTACT TRAVIS PEACOCK, ABCWUA, (505)289-3439, FOR INSPECTION OF THE ONSITE GREASE TRAP.

**LEGEND**

- CURB & GUTTER
- BOUNDARY LINE
- - - EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- VALLEY GUTTER
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING CURB & GUTTER
- EX. ELECTRIC LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. FIBER OPTICS
- EX. WATER LINE
- EX. SANITARY SEWER MANHOLE
- EX. WATER METER
- PROPOSED WATER METER
- PROPOSED WATER LINE
- EX. WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING POWER POLE
- EXISTING WALL
- EXISTING ELECTRICAL BOX
- EXISTING TRANSFORMER
- EXISTING LIGHT STANDARD
- EXISTING TELEPHONE PEDESTAL
- RETAINING WALL
- 5010 — CONTOUR MAJOR
- 5011 — CONTOUR MINOR
- 5010 — EXISTING CONTOUR MAJOR
- 5011 — EXISTING CONTOUR MINOR

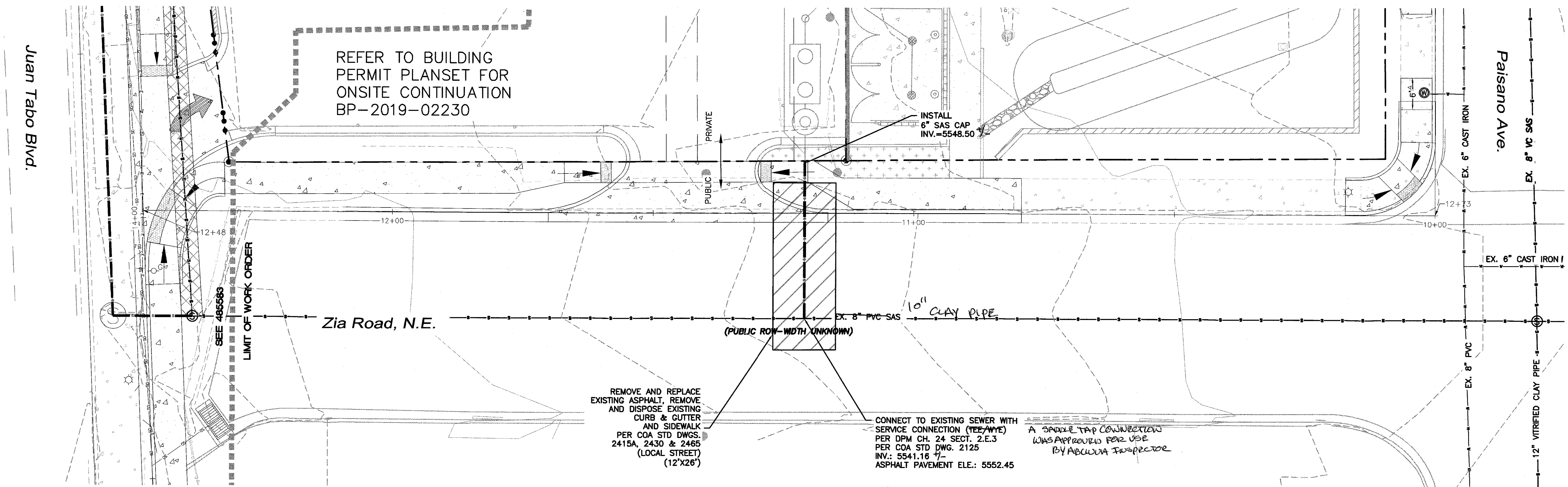


THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [https://www.abcwua.org/Water\\_Shut\\_off\\_and\\_Turn\\_on\\_Procedures.aspx](https://www.abcwua.org/Water_Shut_off_and_Turn_on_Procedures.aspx)

<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)658-3100 <a href="http://www.tierrawestllc.com">www.tierrawestllc.com</a>	
<b>ALBUQUERQUE</b> PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
<b>MAVERIK</b> UTILITY IMPROVEMENTS PAISANO AVE - STA: 10+00 TO 12+73	
TITLE:	MO./DAY/YR.
DESIGN REVIEW COMMITTEE SEP 05 2019	CITY ENGINEER APPROVAL OCT 24 2019 CITY ENGINEER
CITY PROJECT NO. 465582	SHEET 9 of 13

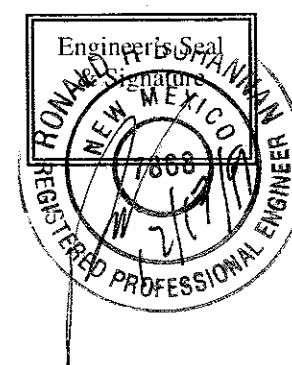
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**NOTES:**

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2. EXTEND PAVEMENT REMOVAL TO LANE EDGE TO KEEP LONGITUDINAL JOINT OUT OF WHEELPATH.
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GENERAL UTILITY NOTES:

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7. ALL EX. SD INLETS AND MH SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29

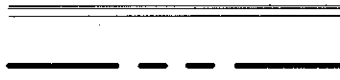


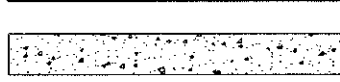



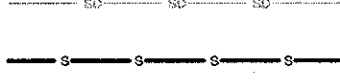

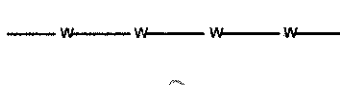



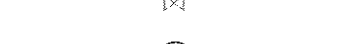
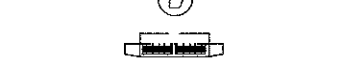





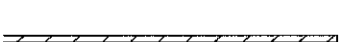

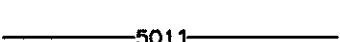








CFR 1926.650 SUBPART P.

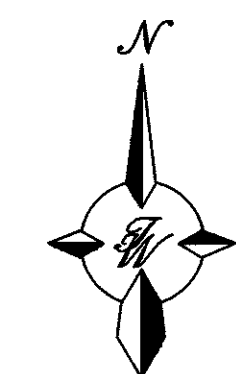
- IN 9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
11. ALL BUILDINGS - CONSTRUCTION TYPE IS II-B

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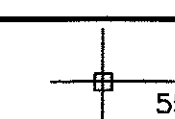
### LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	VALLEY GUTTER
	EXISTING CURB & GUTTER
	EXISTING SIDEWALK
	EXISTING CURB & GUTTER
	EX. ELECTRIC LINE
	EX. STORM DRAIN
	EX. SANITARY SEWER
	EX. SANITARY SEWER TO BE RELOCATED
	EX. FIBER OPTICS
	EX. WATER LINE
	EX. SANITARY SEWER MANHOLE
	EX. WATER METER
	PROPOSED WATER METER
	PROPOSED WATER LINE
	EX. WATER VALVE
	EXISTING STORM MANHOLE
	EXISTING STORM INLET
	EXISTING POWER POLE
	EXISTING WALL
	EXISTING ELECTRICAL BOX
	EXISTING TRANSFORMER
	EXISTING LIGHT STANDARD
	EXISTING TELEPHONE PEDESTAL
	RETAINING WALL
	CONTOUR MAJOR
	CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR



GRAPHIC SCALE

SCALE: 1"=10'

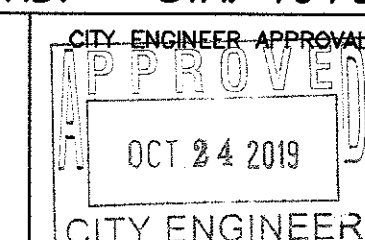
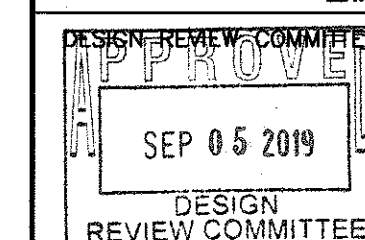


**TIERRA WEST, LLC**  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE, NM 87109  
(505)858-3100  
[www.tierrawestllc.com](http://www.tierrawestllc.com)

ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

TITLE:

**MAVERIK**  
UTILITY IMPROVEMENTS  
ZIA RD. - STA: 10+00 TO 12+29



## FAST DESIGN UPDATE

CITY PROJECT NO.

465582

ZONE MAP NO.  
K-22-7

SHEET
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10 of 13

**CAUTION:**

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1. WHEELCHAIR RAMPS ARE AS COA STD DWG #2441 CASE II, EXCEPT THE RAMP WIDTH WILL VARY TO MEET A 12:1 MAX. SLOPE.

3. FOR TRUNCATED DOMES, SUBMIT DESIGN/SPEC'S TO CITY CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.

WING TRANSITION OF HC RAMP  
MUST BE ORTHOGONAL TO SIDEWALK



## UNIDIRECTIONAL HC RAMP

NOT TO SCALE

1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.



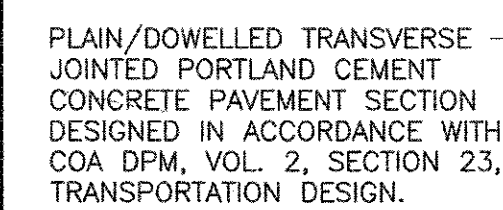
BD - BASE DIAMETER 0.9" MIN  
TD - TOP DIAMETER 50% OF BD MIN TO  
65% OF BD MAX



CC - CENTER TO CENTER SPACING 2.35"  
BB - BASE TO BASE SPACING 1.48" MIN

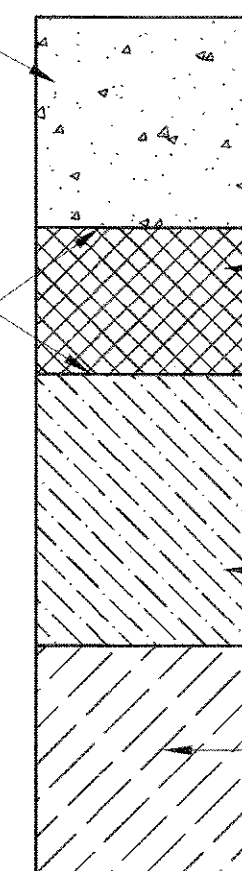


**NOTE:**  
ALL SYMBOLS, STOP BARS AND CROSSWALKS  
SHALL BE PREFORMED THERMOPLASTIC TAPE.



FINISH SURFACE OR SUBGRADE  
AGGREGATE BASE COURSE, AND  
OR CEMENT TREATED BASE  
SHALL BE MOISTURE  
CONTROLLED AT COMPACTION  
MOISTURE RANGE, AND PRIME  
COAT AS REQUIRED BY THE  
ENGINEER UNTIL NEXT/FINAL  
SURFACING COMPLETED.

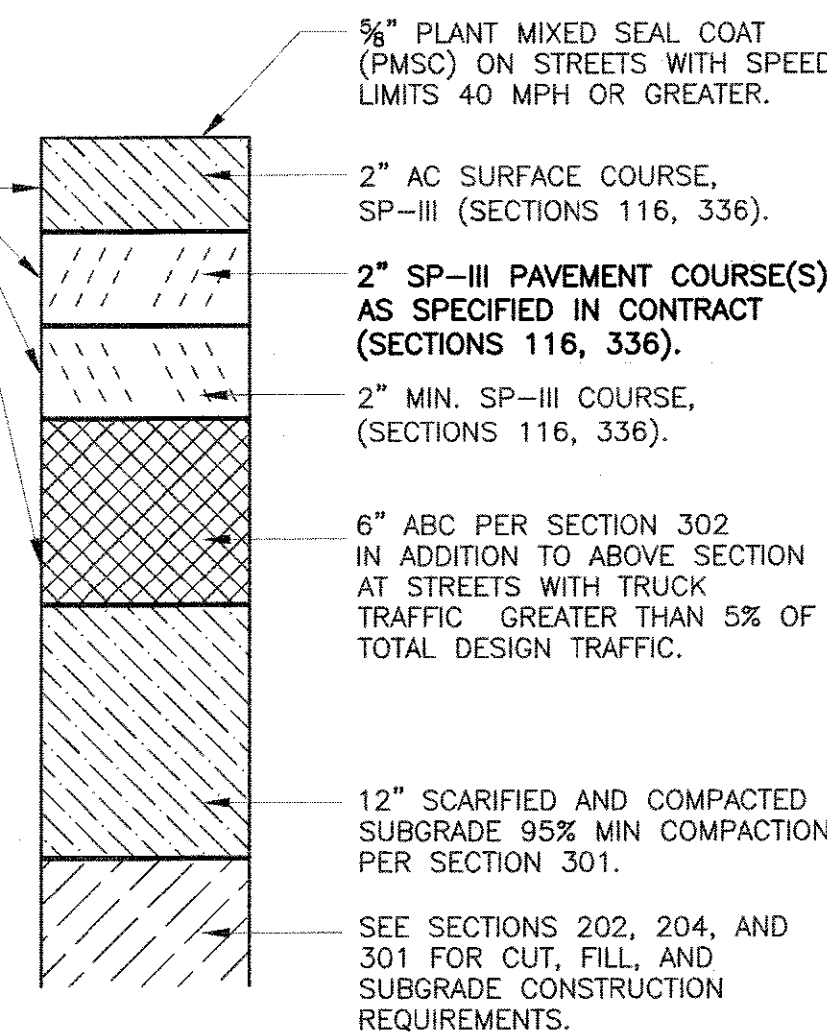
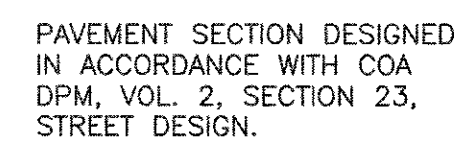
SUBGRADE PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACE R/W UTILITIES CONSTRUCTION COMPLETED.



6" ABC PER SECTION 302  
IN ADDITION TO ABOVE SECTION  
AT STREETS WITH TRUCK  
TRAFFIC GREATER THAN 5% OF  
TOTAL DESIGN TRAFFIC.

12" SCARIFIED AND COMPACTED  
SUBGRADE 95% MIN COMPACTION  
PER SECTION 301.

SEE SECTIONS 202, 204, AND  
301 FOR CUT, FILL, AND  
SUBGRADE CONSTRUCTION  
REQUIREMENTS.

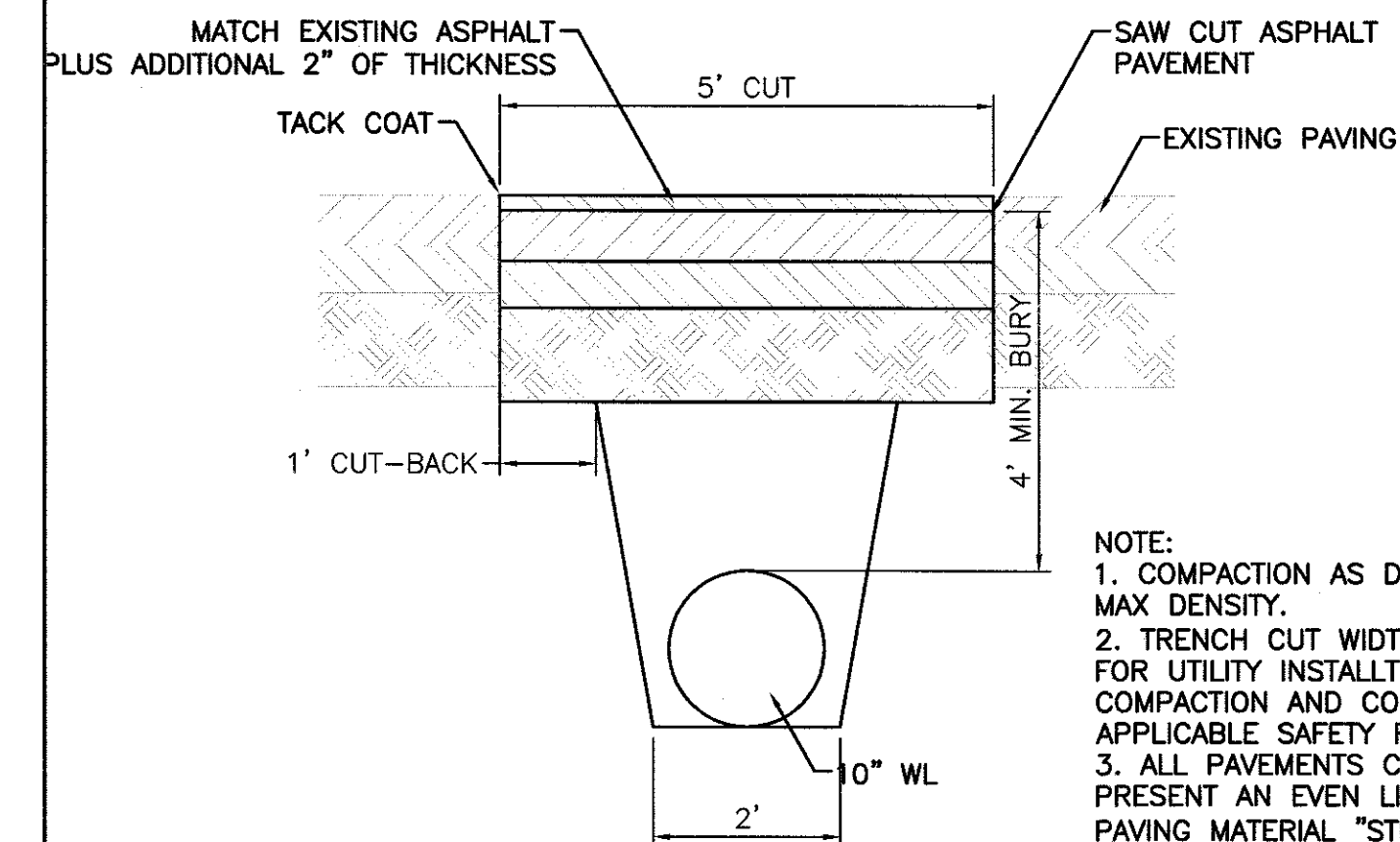
FLEXIBLE PAVEMENT SECTION

GENERAL NOTES:

1. STRUCTURAL THICKNESS OR PAVEMENT COMPONENTS WILL BE PER PAVEMENT DESIGN.
2. ALL SUBGRADE COMPACTION FOR C & G SHALL EXTEND 12" MIN. ON EITHER SIDE OF C & G OR CURB SECTION, A MINIMUM OF 12" BELOW BOTTOM OF CURB.
3. SUBGRADE PREPARATION UNDER SIDEWALK AND DRIVE PADS SHALL BE INCLUDED WITH THE PARTICULAR ITEM.
4. FINISH GRADE AT PROPERTY LINE SHALL BE BASED ON A MIN 2% SLOPE FROM TOP OF CURB.
5. SLOPE EASEMENT REQUIREMENTS WILL BE SHOWN ON PROJECT CONSTRUCTION PLANS.
6. TRANSVERSE SLOPE FOR PAVEMENT SHALL BE 2% TYPICAL.
7. GRADES AND ELEVATIONS SHALL BE MET BY SURFACE COURSE WITH PLANT MIX SEAL PLACED AS AN OVERLAY.
8. PLANT MIX SEAL SHALL BE PLACED ABOVE THE TOE OF THE GUTTER.
9. ALL ASPHALT CONCRETE (AC) PAVEMENT SHALL COMPLY WITH SECTION 116.
10. ALL PORTLAND CEMENT CONCRETE (PCC) PAVEMENT SHALL COMPLY WITH SECTION 101.

CONSTRUCTION NOTES:

- A. ASPHALT CONCRETE SURFACE COURSE.
- B. ASPHALT CONCRETE (AC) PAVEMENT.
- C. 6" AGGREGATE BASE COURSE (ABC), IF REQUIRED.
- D. 12" SUBGRADE PREP, 95% COMPACTION.
- E. CURB & GUTTER STANDARD.
- F. SIDEWALK ADJACENT TO CURB (NON-STANDARD, VARIANCE REQUIRED).
- G. SIDEWALK AT STANDARD SETBACK.


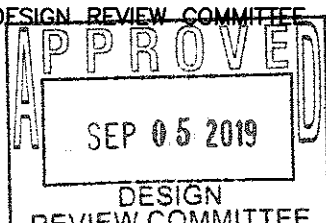
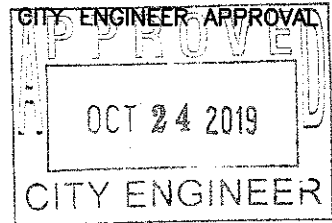


NOTE:

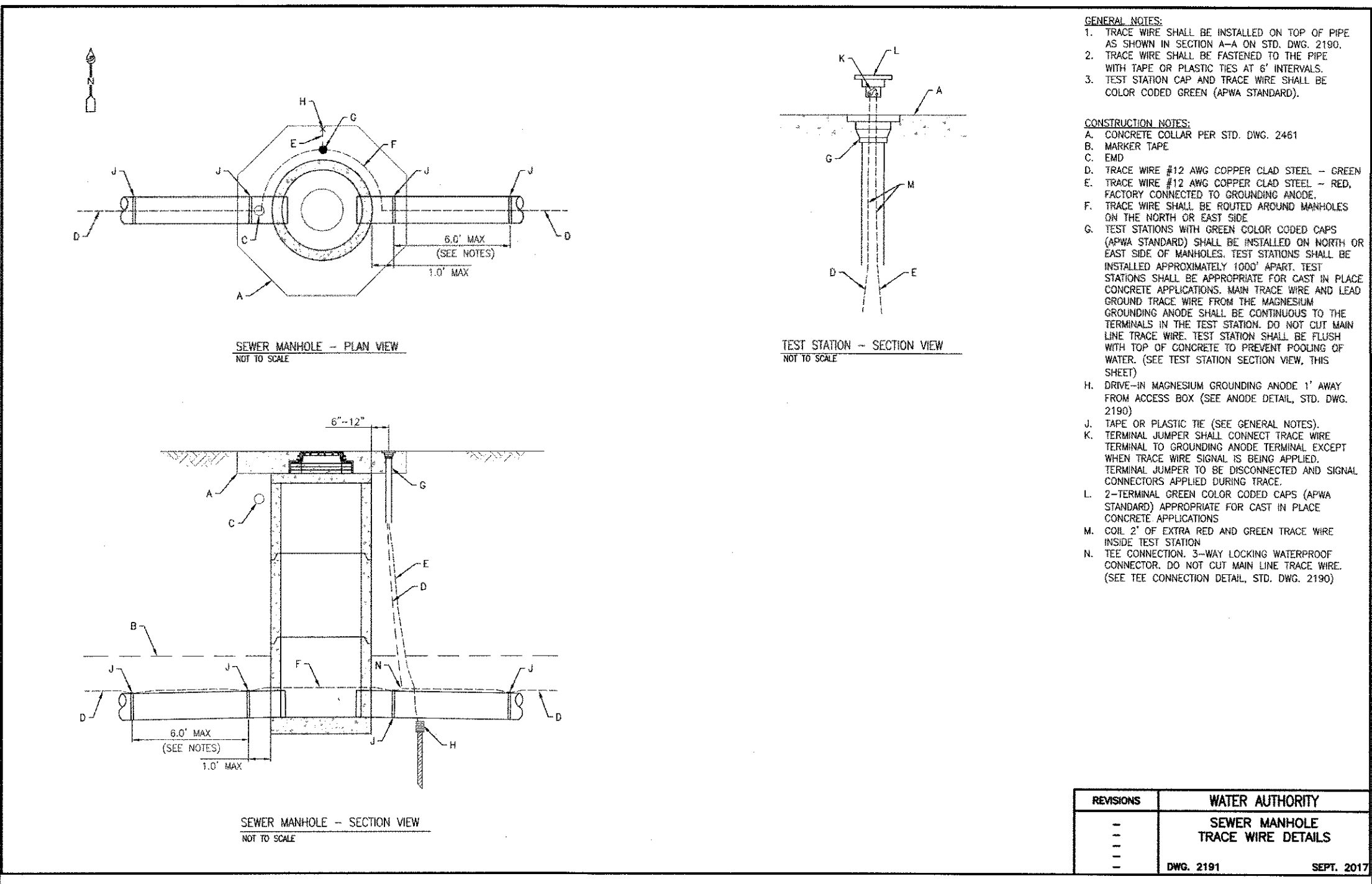
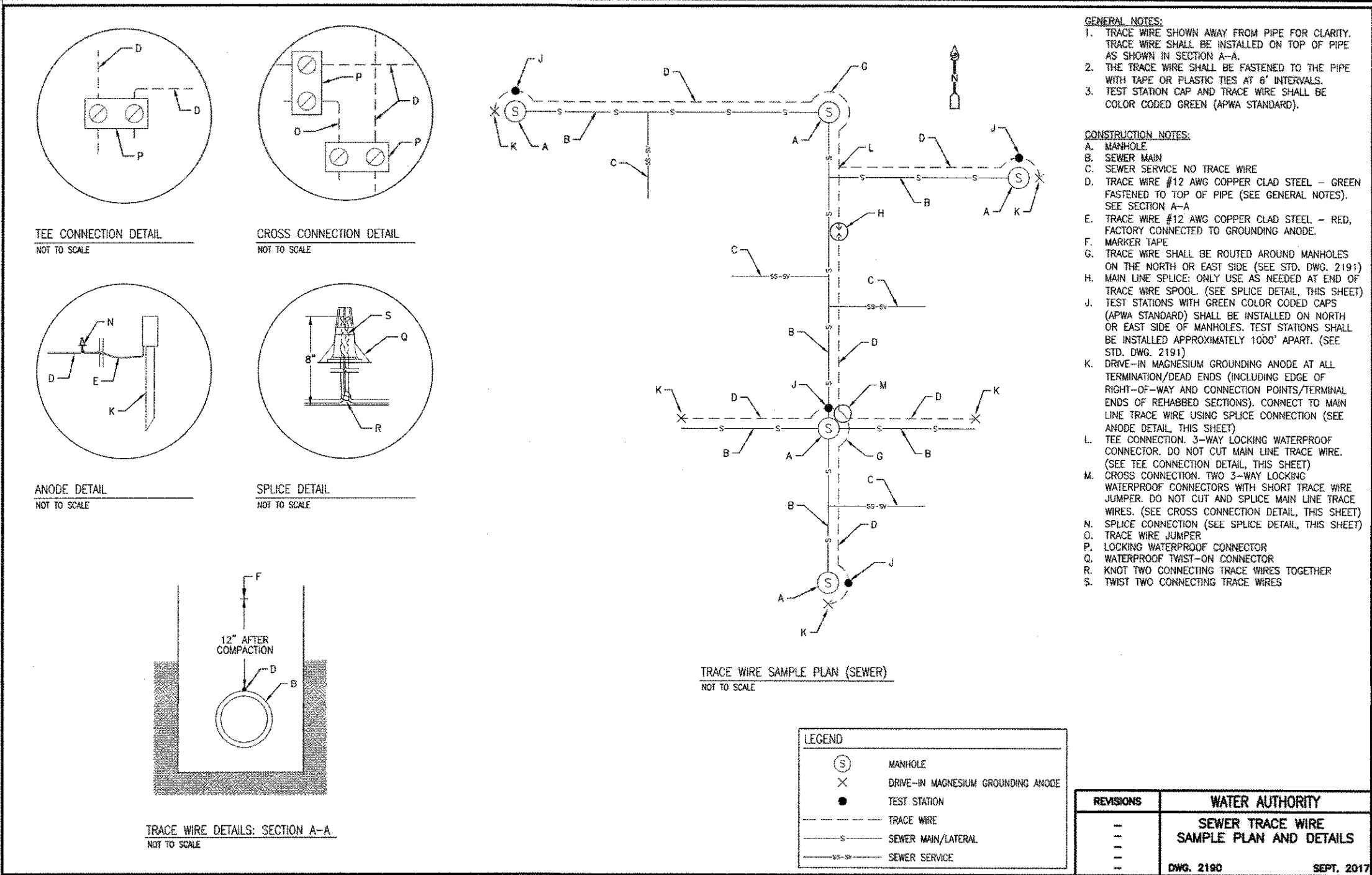
1. COMPACTION AS DETERMINED BY ASTM D1557 MAX DENSITY.
2. TRENCH CUT WIDTHS SHALL BE MIN. WITH REQ'D FOR UTILITY INSTALLATION, ECONOMICAL BACKFILL COMPACTION AND COMPLIANCE WITH CURRENT AND APPLICABLE SAFETY REGULATIONS.
3. ALL PAVEMENTS CUT EDGES WILL BE TRIMMED TO PRESENT AN EVEN LINE PRIOR TO REPLACEMENT OF PAVING MATERIAL "STITCH" CUTTING OF PAVEMENT WILL NOT BE PERMITTED.

**PAVEMENT CUT FOR UTILITIES**  
NTS

REVISIONS	CITY OF ALBUQUERQUE
1/91	PAVING
12/15/92	ART./COLL. ST. SECTIONS
8/29/94	WITHOUT MEDIAN
	DWG. 2407 JANUARY 2007

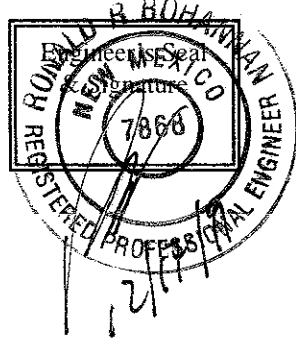
		<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrawestllc.com		NO.		DATE		DESIGNED BY: DRAWN BY: B CHECKED BY:
<p align="center"> <b>ALBUQUERQUE</b>  <b>PUBLIC WORKS DEPARTMENT</b>  <b>ENGINEERING GROUP</b> </p>								
TITLE: <b>MAVERIK</b> <i>CONSTRUCTION DETAILS</i>								
DESIGN REVIEW COMMITTEE 		CITY ENGINEER APPROVAL 		LAST DESIGN UPDATE	MO./DAY/YR.		MO./DAY/YR.	
CITY PROJECT NO. 465582				ZONE MAP NO. K-22-Z		SHEET		11 of 13





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I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project 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 approved by the City Planning Department and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings.

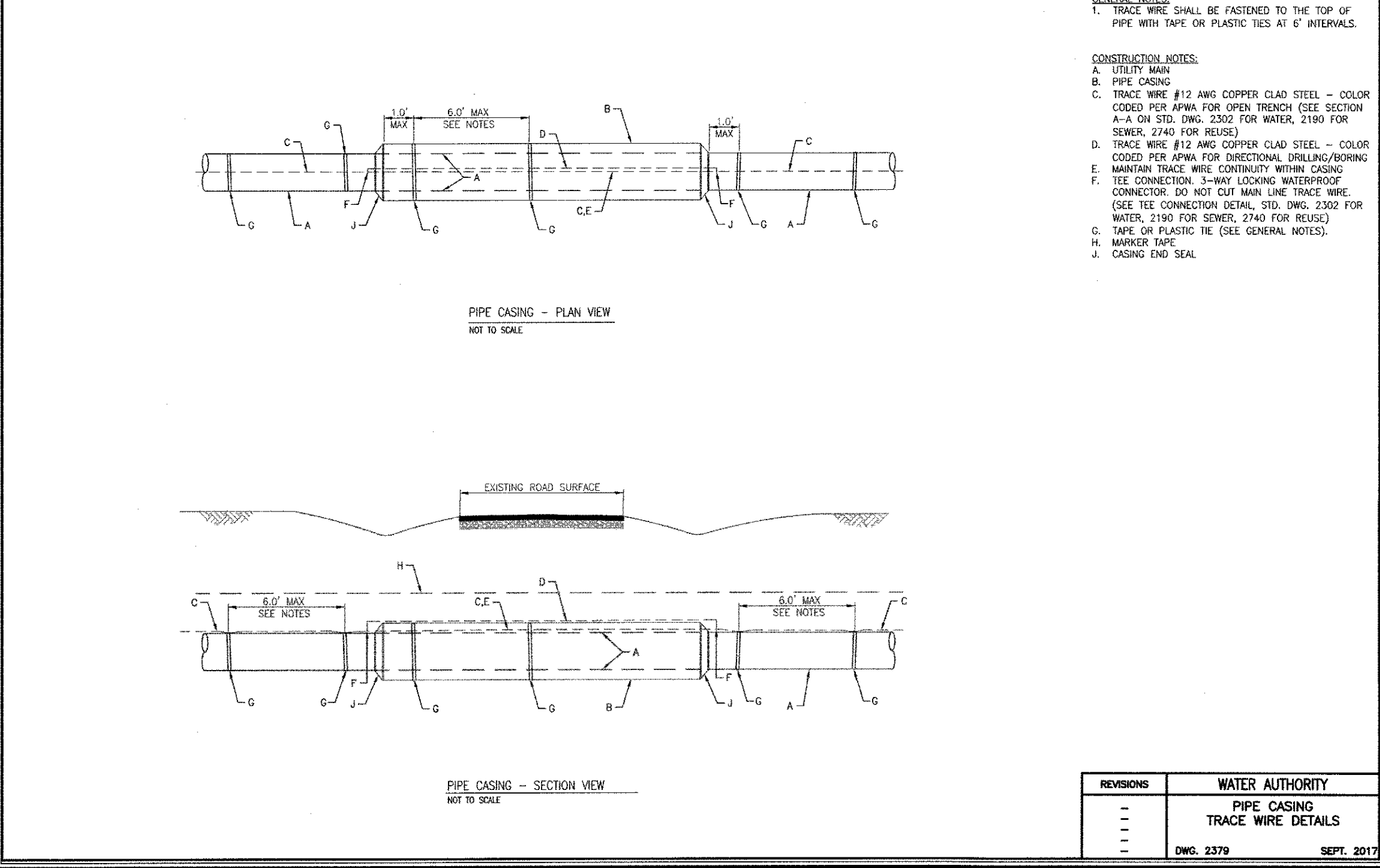
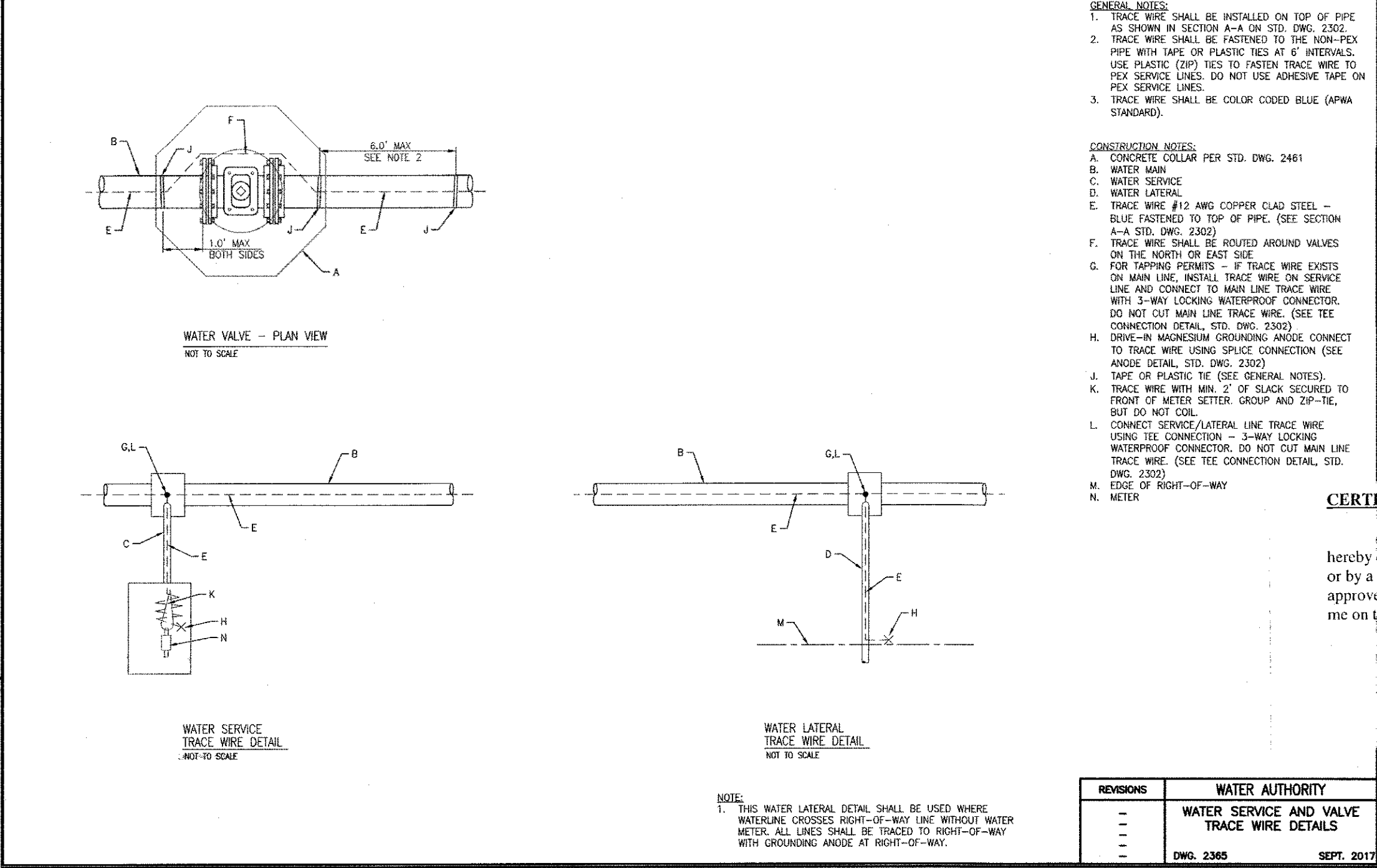
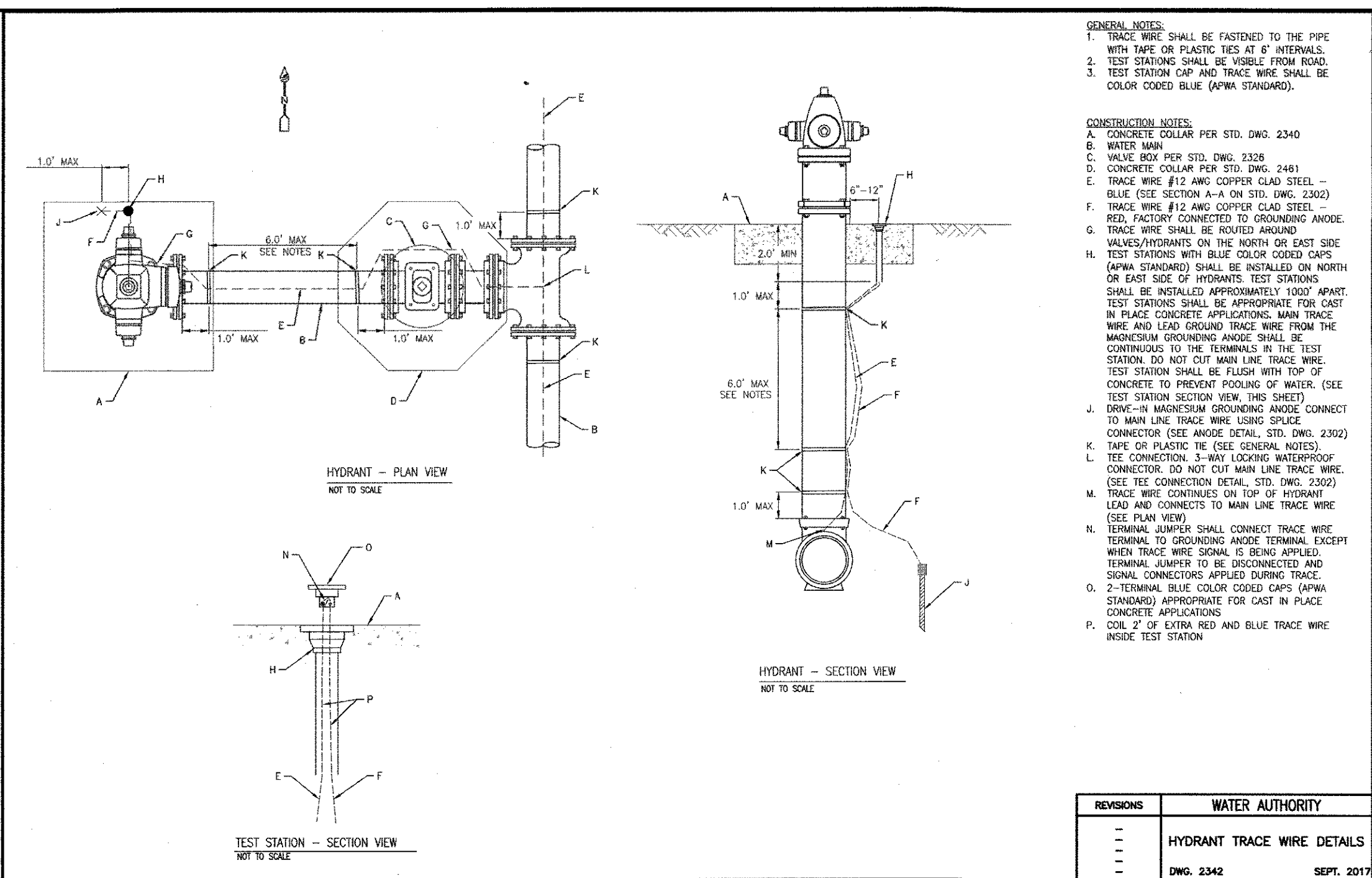


<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrawestllc.com	
ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: <b>MAVERIK TRACER WIRE DETAILS UTILITY CONSTRUCTION DETAILS (SAS)</b>	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
CITY PROJECT NO. 465582	ZONE MAP NO. K-22-Z
SHEET 12 of 13	

NO.	DATE	REVISIONS
1		DESIGN

DESIGNED BY:RS	DATE: 5/9/2019
DRAWN BY:BJF	DATE: 5/9/2019
DRAWING NAME: 2018046-DETAILS_P1	JOB NO.: 2018046
CHECKED BY:RS	DATE: 7/17/2019





REVISIONS	WATER AUTHORITY
—	PIPE CASING
—	TRACE WIRE DETAILS
—	DWG. 2379
—	SEPT. 2017

PROJECT NAME		PROJECT NO.		PROJECT LOCATION		PROJECT DATE		PROJECT TIME		PROJECT PLACE		PROJECT PEOPLE		PROJECT IDEAS		PROJECT FEELINGS		PROJECT BELIEFS		PROJECT VALUES		PROJECT PRINCIPLES		PROJECT LAWS		PROJECT RULES		PROJECT GUIDELINES		PROJECT STANDARDS		PROJECT CERTIFICATION		PROJECT ACCREDITATION		PROJECT REGISTRATION		PROJECT LICENSING		PROJECT INSURANCE		PROJECT TAXATION		PROJECT FINANCING		PROJECT INVESTMENT		PROJECT FUNDING		PROJECT SPONSORING		PROJECT PARTNERING		PROJECT COLLABORATION		PROJECT COOPERATION		PROJECT ASSISTANCE		PROJECT SUPPORT		PROJECT HELP		PROJECT AID		PROJECT RELIEF		PROJECT RESCUE		PROJECT SALVAGE		PROJECT RECOVERY		PROJECT RESTORATION		PROJECT REPAIRS		PROJECT REPLACEMENTS		PROJECT REMOVALS		PROJECT DEMOLITIONS		PROJECT CONSTRUCTION		PROJECT INSTALLATION		PROJECT MAINTENANCE		PROJECT OPERATION		PROJECT USE		PROJECT PERFORMANCE		PROJECT EFFICIENCY		PROJECT EFFECTIVENESS		PROJECT PRODUCTIVITY		PROJECT QUALITY		PROJECT SAFETY		PROJECT HEALTH		PROJECT ENVIRONMENT		PROJECT 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