

SCANNED BY
PLANNING

PUBLIC IMPROVEMENT PLANS FOR DOWNTOWN @ 700 2ND ALBUQUERQUE, NEW MEXICO

FEBRUARY 2009

PREPARED FOR:
SUPPORTIVE HOUSING COALITION
202 CENTRAL AVE NE
ALBUQUERQUE, NM 87102

PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

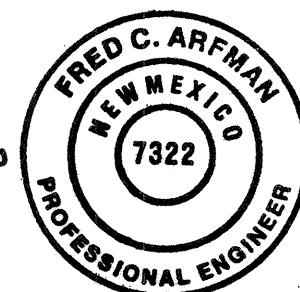
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CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

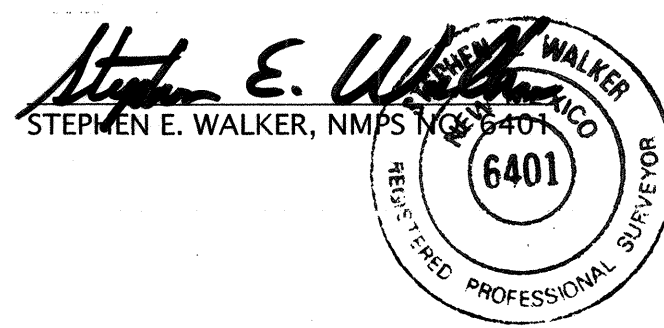
I, Fred C. Arfman of the firm of Isaacson & Arfman, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer 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 Stephen E. Walker of the firm Walker Surveying Company, NMPS number 6401.

Fred C. Arfman 03-04-10
Fred C. Arfman NMPE No. 7322



SURVEYOR'S CERTIFICATION

I, STEPHEN E. WALKER, 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 SURVEYS PERFORMED BY ME OR UNDER MY SUPERVISION, AND THAT THIS "AS-BUILT" INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. WALKER SURVEYING COMPANY IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING OR INTENT OF THE RECORD DRAWINGS.



3-04-10
DATE

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY ENGINEER
DATE: 04/07/10

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED, FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE NO. 7, INCLUDING AMENDMENT 1.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, NM ONE CALL SYSTEMS, INC. @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 7.
- THE CONTRACTOR AGREES THAT HE 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; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- TRAFFIC CONTROL: 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 CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- EXISTING CURB AND GUTTER NOT TO BE REMOVED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
- ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
- THE 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 SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS UPDATE #7.
- 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.
- WARNING---EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND 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. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
- ANY WORK OCCURRING WITHIN A FULLY DEVELOPED ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, BUT NOT LIMITED TO, HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.
- TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.
- PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF PREFORMED THERMO-PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7.
- ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE EXECUTION OF THE WATER VALVE SHUT-OFF PLAN WITH ABCWUA. ALL WATER VALVES TO BE SHUT-OFF WILL BE OPERATED BY ABCWUA. CONTRACTOR SHALL NOTIFY ABCWUA AT 857-8200 TWENTY FOUR (24) HOURS PRIOR TO WATERLINE CONSTRUCTION AND SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT EXISTING PUBLIC WATER FACILITIES IN COMPLIANCE WITH SECTION 18 OF THE STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
- CONTRACTOR 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 RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.
- THE CONTRACTOR SHALL NOTIFY THE ALBUQUERQUE TRAFFIC ENGINEERING DIVISION THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK THAT REMOVES, RELOCATES, OR REINSTALS ANY EXISTING REGULATORY SIGNS.
- RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION WILL BE IDENTIFIED AS PART OF THE FINAL INSPECTION.



RECORD DRAWING

REV.	SHEETS	CITY	ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
4.2.6	5R			05/22/09	R. D. Dark		05/22/09			05/22/09
ENGINEERS STAMP & SIGNATURE										
APPROVALS		ENGINEER		DATE		*****				
DRC Chairman		S. Woodell		3-3-09		APPROVED FOR CONSTRUCTION				
Transportation		J. Smith		2-17-09						
Water/Wastewater		J. Smith		2-17-09						
Hydrology		Bradley B. Blythe		2/17/09						
Environmental Health		J. Smith		2/17/09						
Constr. Mngmt.										
Constr. Coord.										
City Project No.		653584				Sheet 1 Of 6				

DRB NO. N/A

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1653 C-001.dwg Feb. 04, 2009





VICINITY MAP

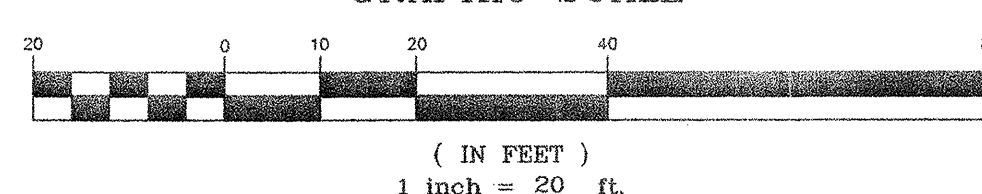
GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings, Central Zone (NAD 83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Vertical Datum is based upon the Albuquerque Control Survey Monument "17-J14", Elevation = 4957.464 feet (NAVD88).
- Contour interval is one foot.
- Field surveys were performed during the month of April, 2008.
- Existing utility line locations are shown in an approximate manner only, and such lines may or may not exist where shown or not shown. The location of any such existing lines is based on information provided by the utility companies, the owner, As-Built Drawings, visual surface indications or others, and the information may be incomplete or may be obsolete by the time this survey is completed. All utilities should be field verified and located by the contractor(s) prior to commencement of any construction.
- City of Albuquerque Zone Atlas Page: J-14
- This property is currently zoned "SU-3" per the City of Albuquerque Zone Atlas, dated January 4, 2008.

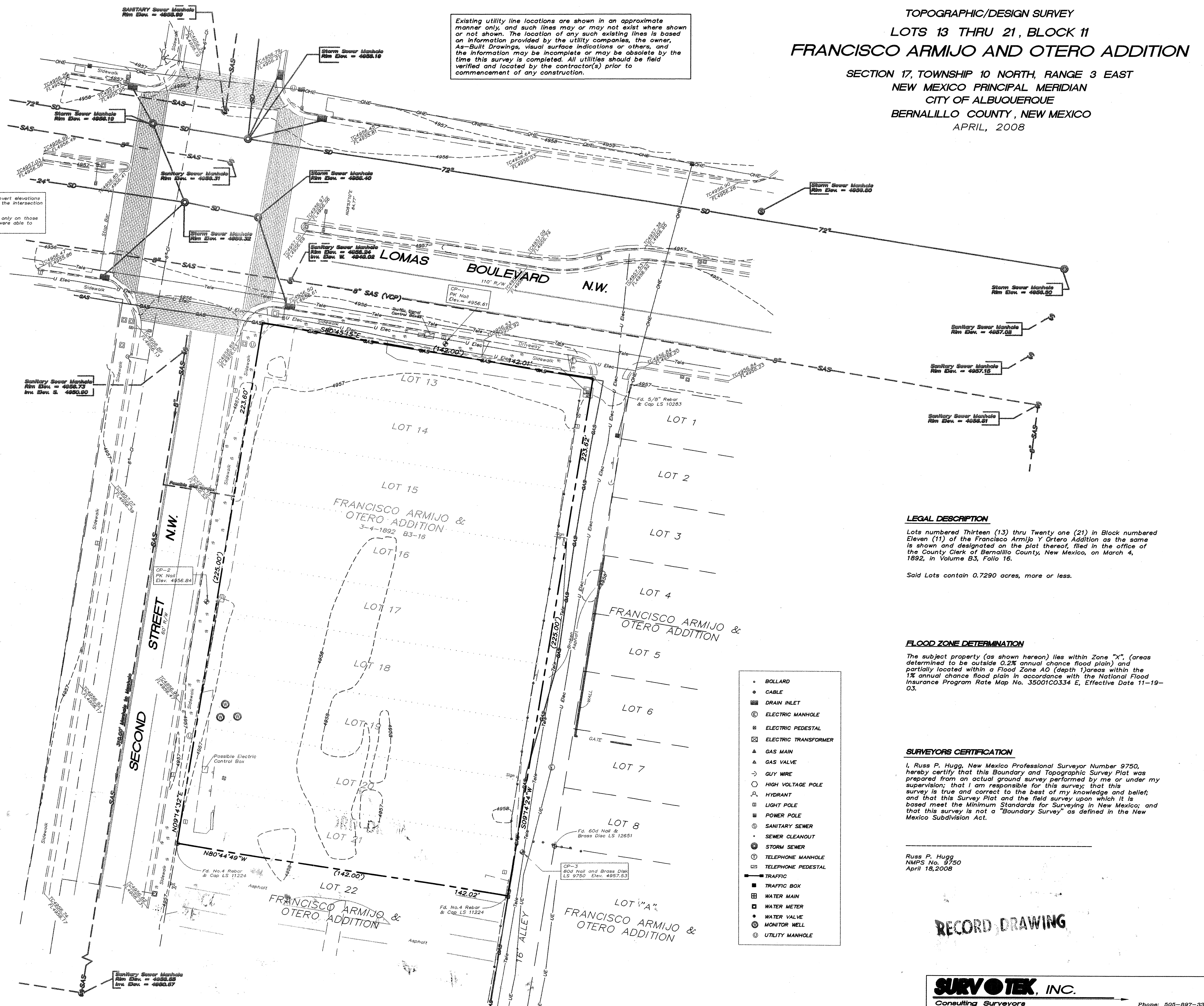
Documents used in the preparation of this survey are as follows:

- Plat of Francisco Armijo Y Otero Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 4, 1892, in Volume B3, Folio 16.
- Plat of Francisco Armijo Y Otero Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 9, 1978, in Volume B14, Folio 96.
- A.L.T.A./A.C.S.M. Land Title survey performed by Mitchell Reynolds, NMPS 11224 of Surveys Southwest, LTD, dated January, 2008.
- City of Albuquerque Sanitary Sewer, water and storm sewer asbuilt construction drawings.

GRAPHIC SCALE



NOTE
Due to Traffic Conditions, invert elevations of existing manholes within the intersection were not obtainable.
Invert elevations are shown only on those manholes where field crews were able to raise the manhole covers.



LEGAL DESCRIPTION

Lots numbered Thirteen (13) thru Twenty one (21) in Block numbered Eleven (11) of the Francisco Armijo Y Otero Addition as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 4, 1892, in Volume B3, Folio 16.

Said Lots contain 0.7290 acres, more or less.

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) lies within Zone "X", (areas determined to be outside 0.2% annual chance flood plain) and partially located within a Flood Zone A0 (depth) areas within the 1% annual chance flood plain in accordance with the National Flood Insurance Program Rate Map No. 35001C0334 E, Effective Date 11-19-03.

SURVEYORS CERTIFICATION

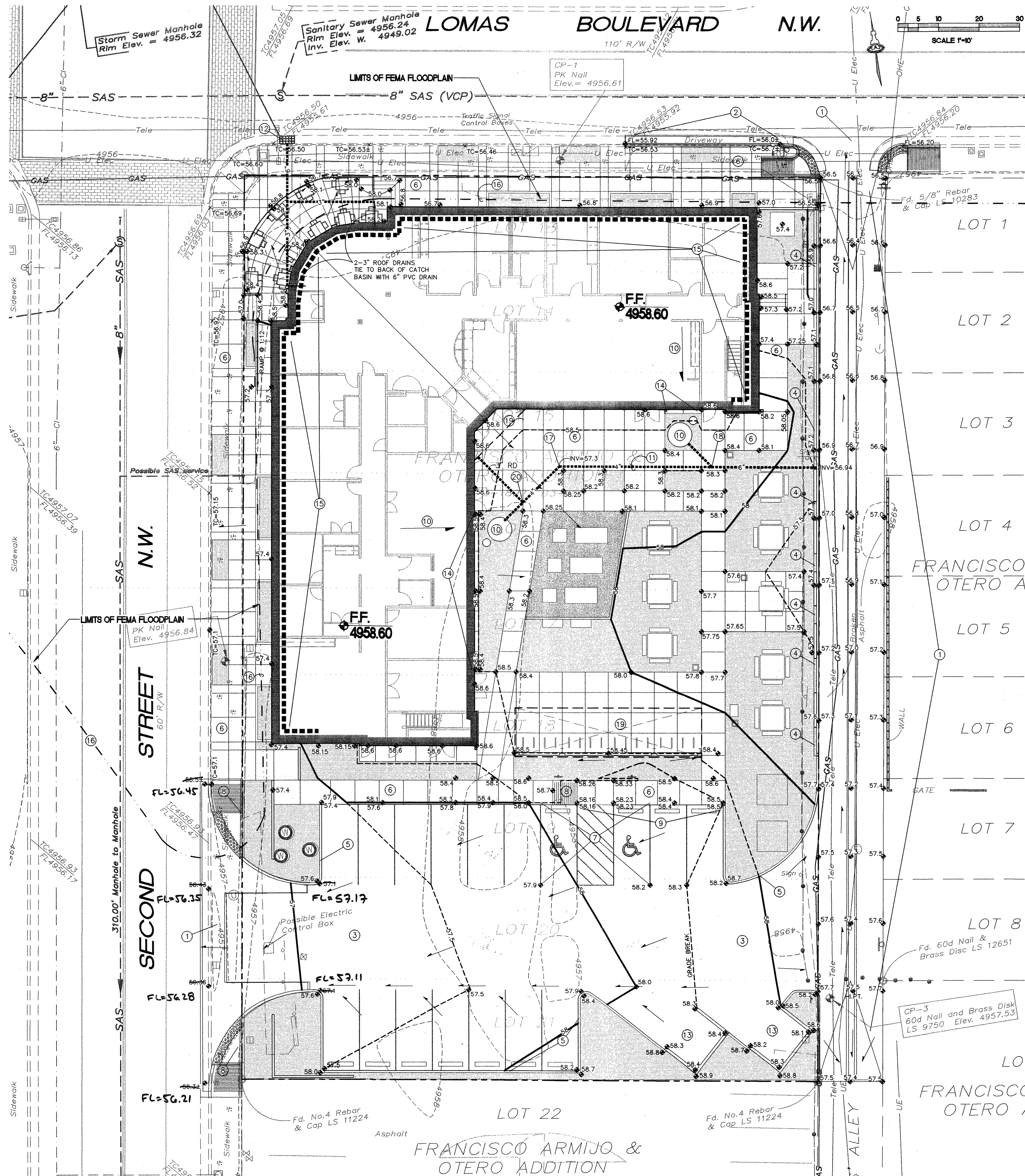
I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this Boundary and Topographic Survey Plat was prepared from an actual ground survey performed by me or under my supervision; that I am responsible for this survey; that this survey is true and correct to the best of my knowledge and belief; and that this Survey Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico; and that this survey is not a "Boundary Survey" as defined in the New Mexico Subdivision Act.

Russ P. Hugg
NMPS No. 9750
April 18, 2008

RECORD DRAWING

SURVOTEK, INC.
Consulting Surveyors

9384 Valley View Drive N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
Fax: 505-897-3377



PROJECT DATA

LEGAL DESCRIPTION: LOTS 13 THRU 21, BLOCK 11, FRANCISCO ARMIJO AND OTERO ADDITION, ALBUQUERQUE, N.M.

SITE AREA: 0.729 ACRES

FLOOD ZONE: THE MAJORITY OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN). A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "AO" (FLOOD DEPTH DESIGNATION OF 1 FOOT) PER F.I.R.M. MAP NO. 334, EFFECTIVE DATE 11-19-03. A C.L.O.M.R. WILL BE PREPARED (BASED ON FILL) AND FILED.

SURVEYOR: SURV-TEX INC.
RUSS P. HUGG NMPS NO. 9750
PHONE: 505-897-3366
5384 VALLEY VIEW DRIVE N.W.
ALBUQUERQUE, NEW MEXICO 87114

TEMPORARY BENCHMARK: SURV-TEX INC. CONTROL POINT 600 NAIL AND BRASS DISC LOCATED NEAR THE SOUTHEAST PROPERTY CORNER (SEE PLAN) LS 9750 ELEV. 4957.53

BENCHMARK: VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY MONUMENT "17-J14", ELEVATION = 4957.484 FEET (NAVD83)

PROJECT INFORMATION SCOPE:

PROPERTY: THE SITE IS A DEVELOPED (PAVED PARKING LOT) SUR-3 PROPERTY LOCATED WITHIN C.O.A. VIGNY MAP 1-14. THE SITE IS BOUND TO THE EAST BY A PUBLIC ALLEY, TO THE WEST BY 2ND STREET, TO THE NORTH BY LOMAS BLVD. AND TO THE SOUTH BY DEVELOPED COMMERCIAL PROPERTY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A MULTI-LEVEL HOUSING AND RETAIL FACILITY WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

DRAINAGE PLAN CONCEPT:

THE PROPOSED DEVELOPMENT WILL REPLACE EXISTING ASPHALT PAVEMENT. THE INTRODUCTION OF LANDSCAPING AND TWO 2,900 GALLON WATER COLLECTION CISTERNS WILL ASSIST IN MAINTAINING OR REDUCING HISTORIC DISCHARGE FROM THE SITE. ALL SITE DISCHARGE WILL BE DIRECTED TO THE ADJACENT STREETS WITH APPROXIMATELY 50% DISCHARGING TO SECOND STREET AND 50% DISCHARGING TO THE ALLEY (TO BE CONSTRUCTED BY SEPARATE WORK ORDER) TO ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM.

REQUIRED BLDG. FLOODWALL

EXISTING TO PROPOSED TW. SEE KEYED NOTE #15 FOR EXTENT OF BUILDING FLOODWALL. TOP OF FLOODWALL TO BE MIN. 4958.6, STRUCTURAL DESIGN BY OTHERS.

GENERAL NOTES

- ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
- FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS MATERIAL THICKNESSES.
- MAXIMUM SLOPES SHALL BE 3:1. MINIMUM SLOPES SHALL BE 1% UNLESS OTHERWISE NOTED.
- FIVE (5) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.
- COORDINATE WORK WITH SITE PLAN, DEMOLITION PLAN, UTILITY PLAN AND LANDSCAPE PLAN.
- ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.
- ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS TO DRAINAGE TOWARD EXISTING AND / OR PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN AS "MATCH" OR "±", TRANSITIONS TO EXISTING SHALL BE SMOOTH AND LEVEL. ANY NEW PAVING SURFACE HOLDING WATER (BROODTH) SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S SOLE EXPENSE.
- OWNER SHALL MAINTAIN EROSION PROTECTION ELEMENTS. OWNER SHALL INSPECT SITE REGULARLY (AFTER EACH RAINFALL) TO IDENTIFY AREAS OF EROSION AND INSTALL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

S.O.19 : NOTICE TO CONTRACTORS

- AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7 AMENDMENT 1.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY AN ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC / STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL NAME _____ DATE _____
INSPECTOR _____

VICINITY MAP

KEYED NOTES

- SITE ACCESS, ALLEY AND SITE UTILITIES TO BE CONSTRUCTED UNDER SEPARATE WORK ORDER. GRADES SHOWN ARE FOR INFORMATION ONLY.
- REMOVE EXISTING DRIVEWAY THIS AREA. REPLACE WITH STANDARD CURB AND GUTTER PER C.O.A. STD. DWG. 2415. MATCH TO AND FL OF EXISTING CURB BOTH SIDES - MAINTAIN POSITIVE DRAINAGE.
- CONSTRUCT ASPHALT PAVING AT ELEVATIONS SHOWN. SEE LAYOUT PLAN FOR PARKING LAYOUT.
- CONSTRUCT HEADER CURB PER C.O.A. STD. DWG. 2415 (SIM) WITHIN PROPERTY BETWEEN SCREEN WALL SEGMENTS AND AS NOTED. TOP OF HEADER CURB TO BE 0.3' ABOVE ALLEY GRADE.
- CONSTRUCT MEDIAN CURB AND GUTTER PER C.O.A. STD. DWG. 2415 AT ALL CURB LOCATIONS WITHIN PROPOSED PARKING AREA UNLESS NOTED OTHERWISE.
- CONSTRUCT PEDESTRIAN WALKS AT ELEVATIONS SHOWN. NOTE: SEE ARCHITECTURAL FOR DETAILS AND FOR EXTENTS OF CONCRETE, ASPHALT AND CRUSHER FINE WALKS.
- SLOPES WITHIN HANDICAP PARKING AREA TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION.
- CONSTRUCT HANDICAP ACCESS RAMP. SEE ARCHITECTURAL FOR DETAILS.
- TOP OF WALK TO BE FLUSH WITH TOP OF ASPHALT PAVEMENT THIS AREA.
- BUILDING ROOF DISCHARGE TO BE RELEASED DIRECTLY TO TWO 2,900 GAL. CISTERNS (APPROX. 50% TO EACH).
- INSTALL PVC DRAINPIPE AT INVERT ELEVATIONS SHOWN TO DISCHARGE CISTERN OVERFLOW THROUGH FACE OF WALL SEGMENT. SEE CISTERN DETAILS (BY OTHERS) FOR ADDITIONAL INFORMATION.
- EXISTING PUBLIC STORM DRAIN INLET TO REMAIN. CONNECT 6" PVC STORM DRAIN TO BACK OF INLET PER COA STD DWG #2237.
- CONSTRUCT NEW CONCRETE DUMPSTER PAD AND ENCLOSURE AT ELEVATIONS SHOWN.
- CONSTRUCT 12" WIDE MOW STRIP AT ELEVATIONS SHOWN, ADJACENT TO BLDG. THIS AREA.
- DASHED LINE REPRESENTS EXTENTS OF BUILDING FLOOD WALL PROTECTION. SEE SECTION THIS SHEET FOR GENERAL INFORMATION. DESIGN BY OTHERS.
- LIMITS OF FEMA FLOODPLAIN.
- INSTALL 6"x4" 45° BEND, INVERT=57.3.
- INSTALL 6"x4" WYE, INVERT=57.1 AND 6"x4" ECCENTRIC REDUCER WEST.
- OVERHEAD METAL CANOPY
- INSTALL 4"x3" TEE, INVERT= 57.5

LEGEND

- BOUNDARY LINE
- - - ADJOINING PROPERTY LINE
- - - - - EXISTING CURB & GUTTER
- - - - - EXISTING CONTOUR
- - - - - PROPOSED CONTOUR (0.2' INTERVALS)
- FF = 4959.20 PROPOSED SHOT ELEVATION, ±
- FL = 72.5 FLOWLINE ELEVATION
- INV = 72.5 INVERT ELEVATION
- - - - - APPROXIMATE LIMITS OF FEMA FLOODPLAIN
- EXTENTS OF FLOODWALL
- GRAVEL LANDSCAPING

RECORD DRAWING

FOR INFORMATION ONLY

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1653 CG-101.dwg Dec 30, 2006

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY _____
REVIEWED BY _____
DATE 10.29.08
PROJECT NO. _____
DRAWING NAME _____
GRADING AND DRAINAGE PLAN

SHEET NO. CG-101
3 OF 6

architecture
interiors
landscape
planning
engineering

Dekker Perich Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org
ARCHITECT

ENGINEER
SCOTT M. MCCOY
NEW MEXICO
10519
PROJECT

DOWNTOWN@700 2ND

Workforce Housing

700 Second Street
Albuquerque, New Mexico

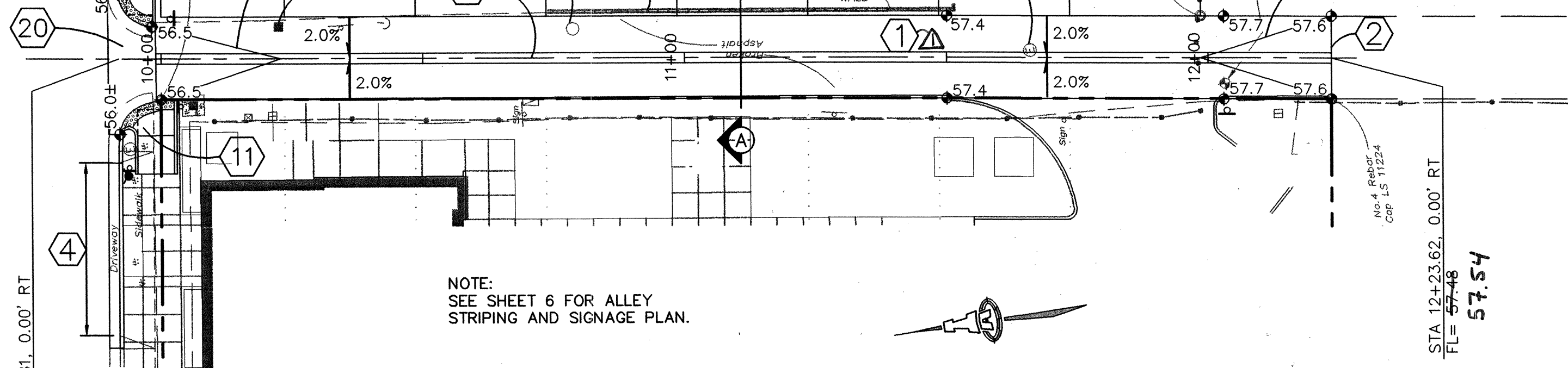
REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY _____
REVIEWED BY _____
DATE 10.29.08
PROJECT NO. _____
DRAWING NAME _____
GRADING AND DRAINAGE PLAN

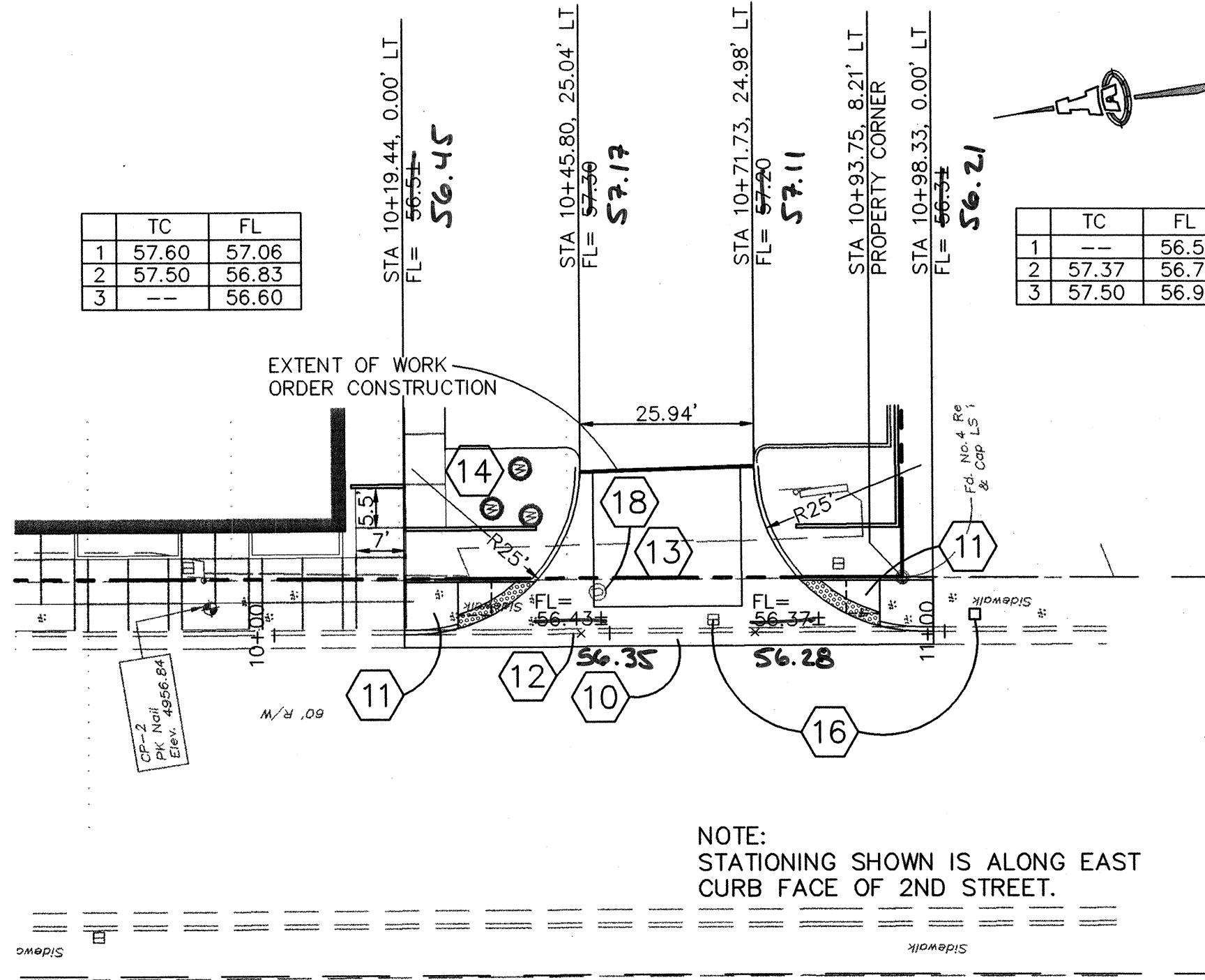
SHEET NO. CG-101
3 OF 6

LOMAS BLVD



NOTE:
SEE SHEET 6 FOR ALLEY
STRIPING AND SIGNAGE PLAN.

ALLEY (EAST OF SECOND STREET)



NOTE:
STATIONING SHOWN IS ALONG EAST
CURB FACE OF 2ND STREET.

SECOND STREET

SCALES:
1"=20' HOR.
1"=5' VERT.

Elevation Datum: NAVD 88

- KEYED CONSTRUCTION NOTES**
- CONSTRUCT 16' WIDE ALLEY PER COA STD DWG #2411.
 - PROVIDE SMOOTH TRANSITION AT TIE TO EXISTING ASPHALT.
 - EXISTING SCREEN WALL TO REMAIN.
 - CLOSE EXISTING LOMAS DRIVEWAY ENTRANCE. CONSTRUCT 38.5 LF STANDARD CURB & GUTTER PER COA STD DWG #2415A. CONSTRUCT 240 SF PUBLIC SIDEWALK PER COA STD DWG #2430.
 - NOT USED.
 - COORDINATE WITH PNM TO REMOVE POWER POLE AND GUY WIRE PRIOR TO CONSTRUCTION.
 - CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420. PROVIDE MIN 4' WIDE PEDESTRIAN PATH WITH 2% MAX. CROSS-SLOPE PER ADA REQUIREMENTS.
 - CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET 6. INSTALL TRUNCATED DOMES PER ADA GUIDELINES. SUBMIT SPECS TO CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.
 - REMOVE & DISPOSE 79 LF EXISTING CURB & GUTTER AND 62 SY EXISTING SIDEWALK.
 - PROVIDE PRIVATE ENTRANCE PER COA STD DWG #2426 AND PAVEMENT SECTION ON SHEET 6.
 - THREE EXISTING MONITOR WELLS (EPA) TO BE PROTECTED DURING CONSTRUCTION.
 - BUILD 2' ALLEY GUTTER PER COA STD DWG #2415A.
 - REMOVE EXISTING STREET LIGHT AND FOUNDATION. COORDINATE WITH PNM TO RELOCATE 39' SOUTH AS SHOWN ON NEW FOUNDATION.
 - REMOVE & DISPOSE EXIST 24" RCP SPLASH BLOCK.
 - ADJUST EXISTING UTILITY MANHOLE TO FINISH GRADE.
 - NOT USED.
 - CONSTRUCT 8.5' WIDE PCC VALLEY GUTTER, 1 1/2" INVERT PER COA STD DWG #2420 WITH 4' WIDE PEDESTRIAN PATH WITH 2% MAX. CROSS-SLOPE PER ADA REQUIREMENTS.
 - TRANSITION FROM INVERTED CROWN TO NO CROWN OVER 25' PER COA STD DWG #2401.

LEGEND

- BOUNDARY LINE
- - - ADJOINING PROPERTY LINE
- ===== EXISTING CURB & GUTTER
- ===== PROPOSED CURB & GUTTER

RECORD DRAWING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1653 CP-301.dwg Feb 04,2009

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
**ALLEY & SECOND STREET
PAVING PLAN & PROFILE**

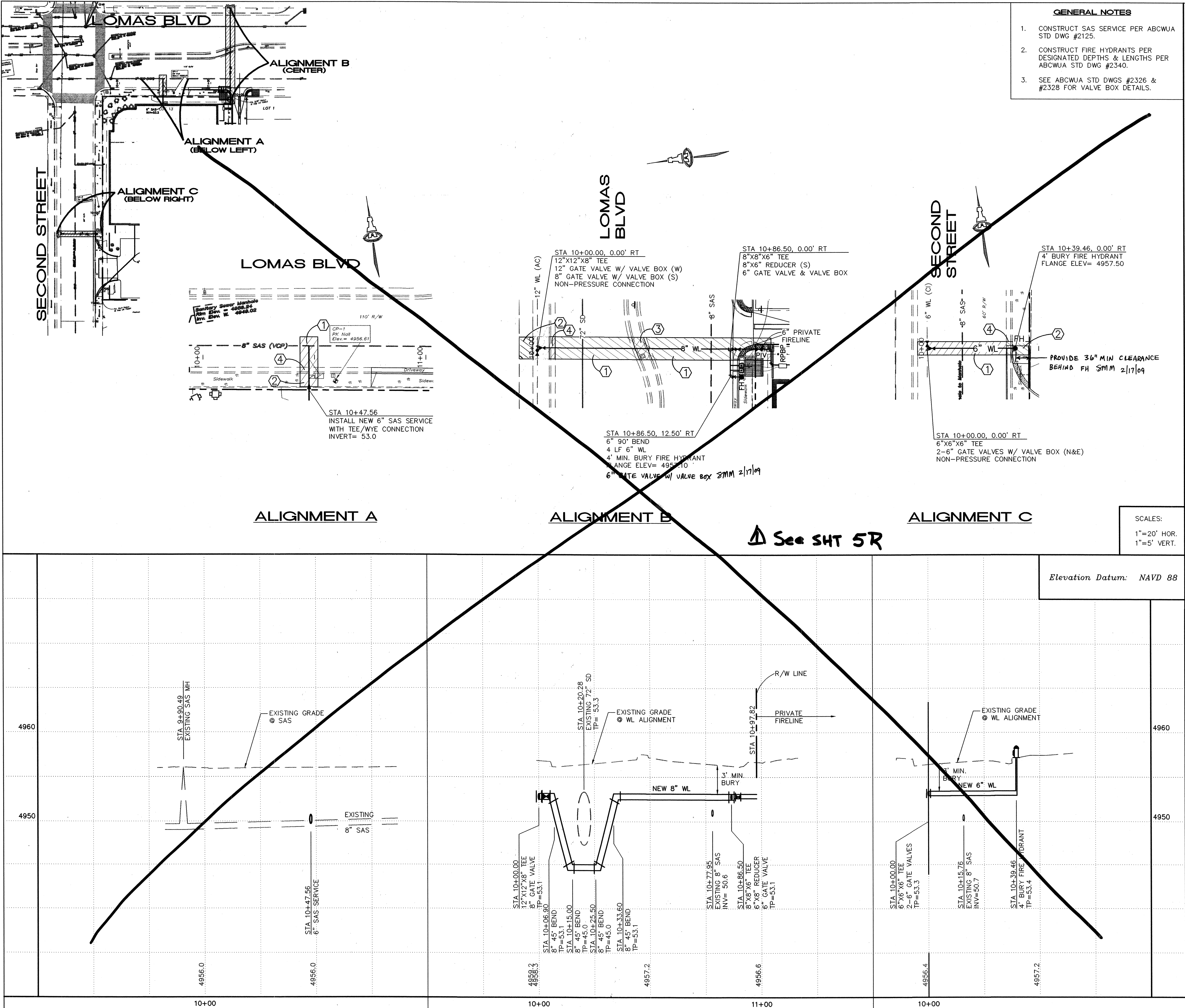
Design Review Committee: **APPROVED** MAR 03 2009
City Engineer Approval: **APPROVED** APR 08 2009

City Project No. **653584**
J-14-Z

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
CONTRACTOR	DATE	Vertical Datum is based upon the Albuquerque Control Survey Monument "17-J14"	Survey Monument "17-J14"	FIELD NOTES	APRIL 2008
INSPECTOR'S NAME	DATE	Elevation = 4957.484 feet (NAVD88)			
INSPECTOR'S FIRM	DATE				
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SCANNED BY PLANNING

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GENERAL NOTES

1. CONSTRUCT SAS SERVICE PER ABCWUA STD DWG #2125.
2. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER ABCWUA STD DWG #2340.
3. SEE ABCWUA STD DWGS #2326 & #2328 FOR VALVE BOX DETAILS.

KEYED CONSTRUCTION NOTES

1. REMOVE & REPLACE ASPHALT PAVEMENT PER COA STD DWG #2465 ARTERIAL WITH 2" SP-III EXTRA ASPHALT THICKNESS.
2. REMOVE & REPLACE PUBLIC SIDEWALK PER COA STD DWG #2430.
3. REMOVE & REPLACE EXISTING MEDIAN CURB & GUTTER AND PAVEMENT PER COA STD DWGS #2408 & #2415B.
4. REMOVE & REPLACE STANDARD CURB & GUTTER PER COA STD DWG #2415A.

SAS SERVICE TABLE

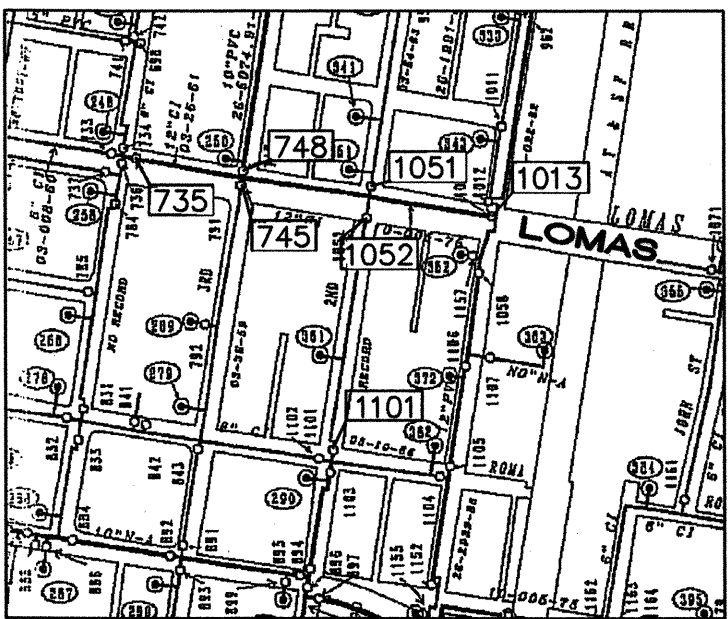
SIZE	STATION	LENGTH
6"	10+47.56, 5.03' LT*	20'

* ALIGNMENT A

WL SERVICE TABLE

SIZE	STATION	LENGTH	DESCRIPTION
2"	10+86.50	4'	DOMESTIC
1"	10+86.50	4'	IRRIGATION

* ALIGNMENT B



WATER SHUT-OFF PLAN

SHUT-OFF VALVES [735], [745], [748], [1052], [1051], [1013] & [1101] TO PROVIDE NON-PRESSURE CONNECTION. THE CONTRACTOR SHALL CONTACT WATER UTILITY AUTHORITY (857-8200) 7 WORKING DAYS PRIOR TO SHUT-OFF OR TURN-ON AT VALVES. ONLY WATER AUTHORITY PERSONNEL ARE ALLOWED TO OPERATE VALVES.

LEGEND

- BOUNDARY LINE
- - - ADJOINING PROPERTY LINE
- ===== EXISTING CURB & GUTTER
- ===== PROPOSED CURB & GUTTER
- ⊠ WATER METER & BOX
- ⊠ GATE VALVE W/ VALVE BOX
- ⊠ FIRE HYDRANT
- ⊠ WATER LINE W/ FITTING
- ▨ REMOVE & REPLACE ARTERIAL ASPHALT
- ▨ REMOVE & REPLACE SIDEWALK AND CURB & GUTTER
- ▨ REMOVE & REPLACE MEDIAN CONCRETE AND CURB & GUTTER

SCALES:
1"=20' HOR.
1"=5' VERT.

Elevation Datum: NAVD 88

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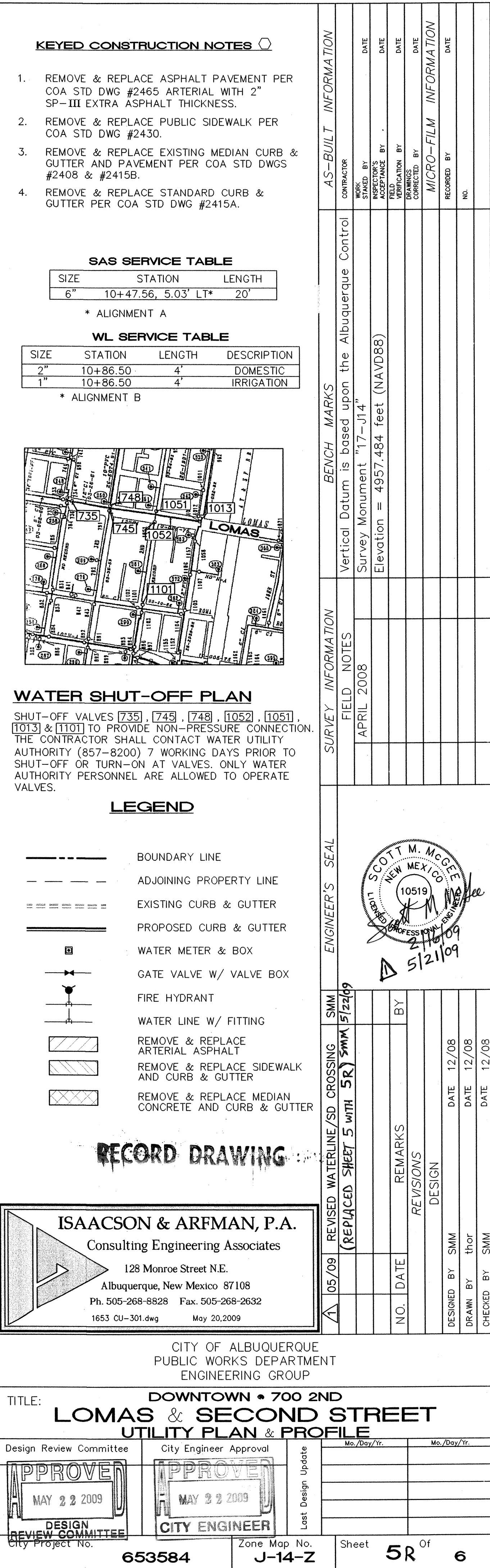
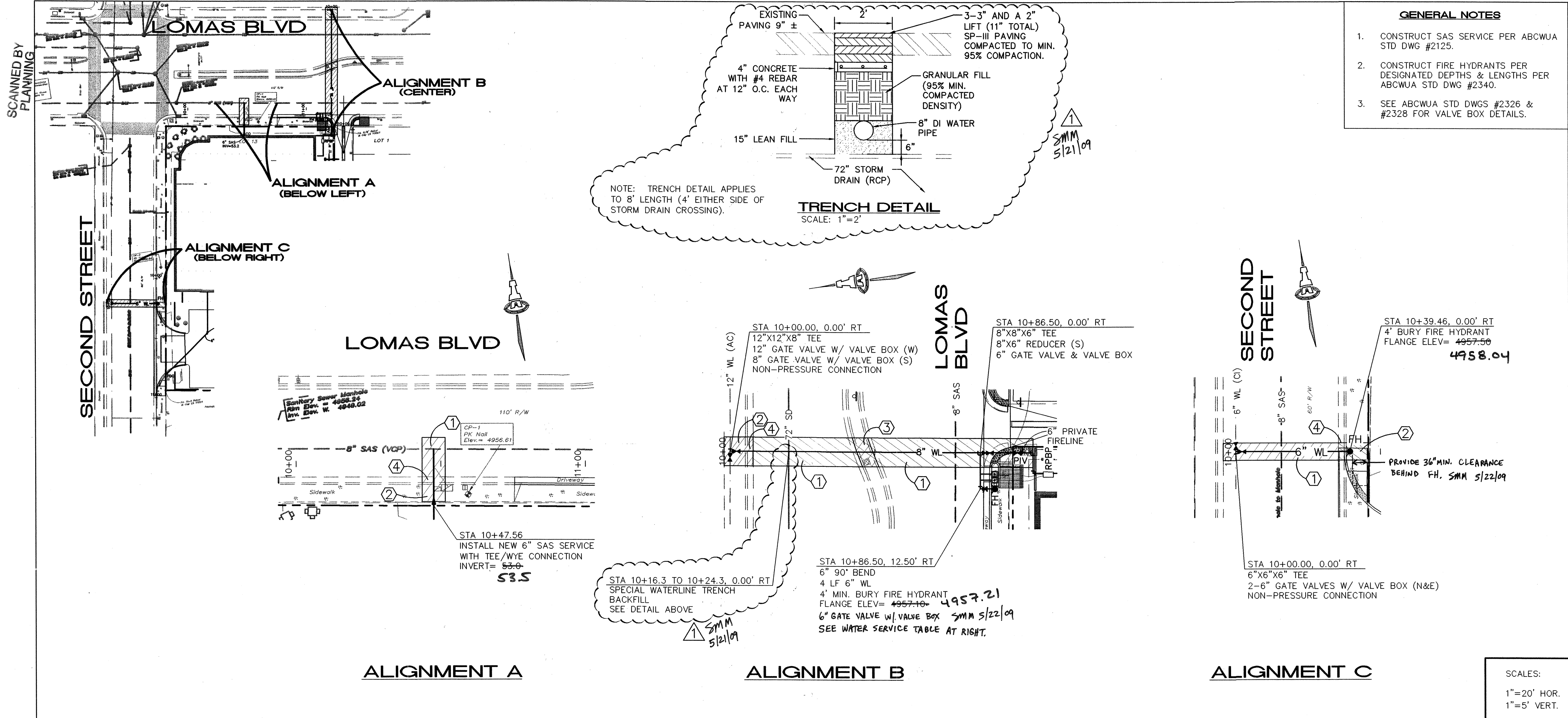
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DOWNTOWN • 700 2ND
LOMAS & SECOND STREET
UTILITY PLAN & PROFILE

Design Review Committee	City Engineer Approval
APPROVED MAR 03 2009	APPROVED APR 08 2009
DESIGN REVIEW COMMITTEE	CITY ENGINEER

City Project No. **653584** Zone Map No. **J-14-Z**

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	WORKS	Vertical Datum is based upon the Albuquerque Control Survey Monument "17-J14"	FIELD NOTES	APRIL 2008		REVISIONS	
DATE	DATE	DATE	DATE	NO.		DATE	BY
DATE	DATE	DATE	DATE	DESIGNED BY		DATE	12/08
DATE	DATE	DATE	DATE	DRAWN BY		DATE	12/08
MICRO-FILM INFORMATION		RECORDED BY		DATE		12/08	



RESTRAINED JOINT LENGTHS, L _r , FOR TEES, (FT.) ALL JOINTS AT THE TEE MUST BE RESTRAINED.		
SIZE	RUN	BRANCH
12x12x12	15	17
12x12x10	10	18
12x12x8	6	19
12x12x6	3	19
12x12x4	1	19
10x10x10	12	18
10x10x8	8	15
10x10x6	4	16
10x10x4	2	4
8x8x8	9	20
8x8x6	5	17
8x8x4	2	15
6x6x6	6	20
6x6x4	2	20

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY: 3.0 FT. MINIMUM
 FACTOR OF SAFETY: 1.25
 MATERIAL: PVC PIPE
 SOIL TYPE: GM/SM - SILTY GRAVELS AND MIXTURES.
 TEST PRESSURE: 150 PSI
 TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH. MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., DUCTILE IRON PIPE, GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

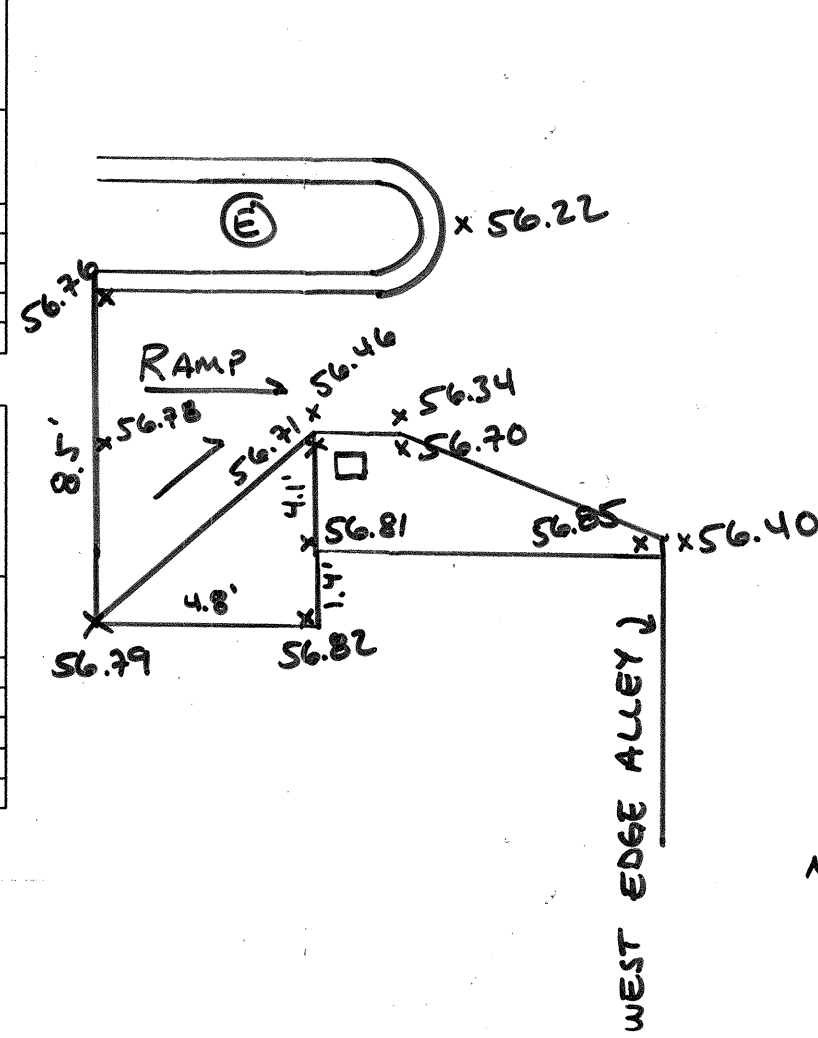
RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

RESTRAINED JOINT LENGTHS, L _r , FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)					
SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
12	30	12	6	3	85
10	26	11	5	3	72
8	22	9	4	2	60
6	17	7	3	2	46
4	12	5	2	1	32

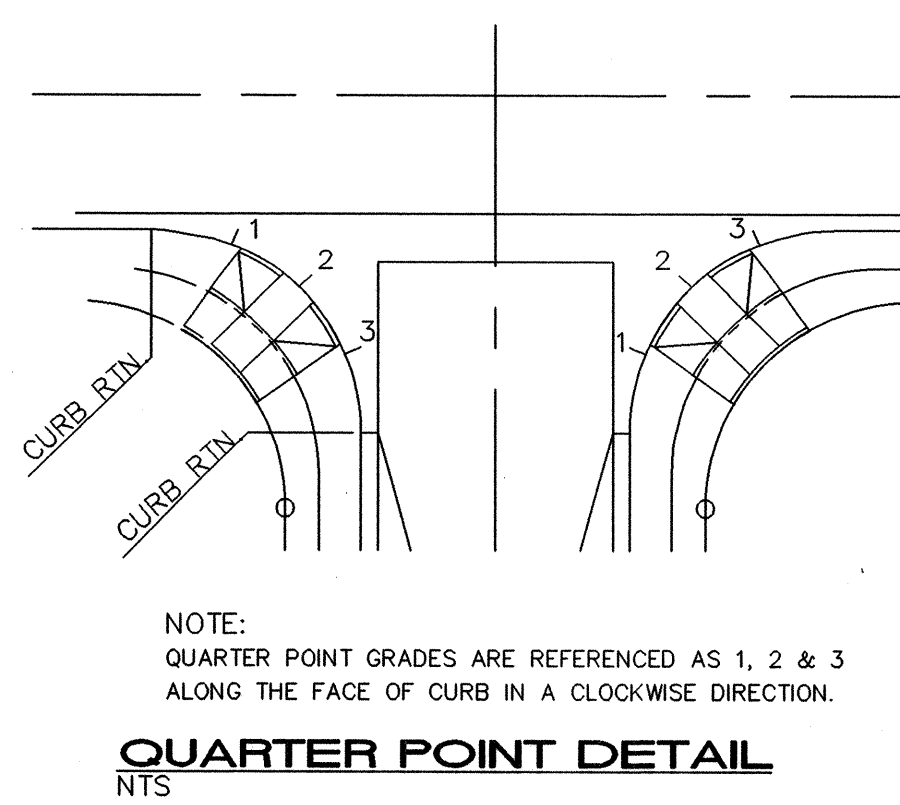
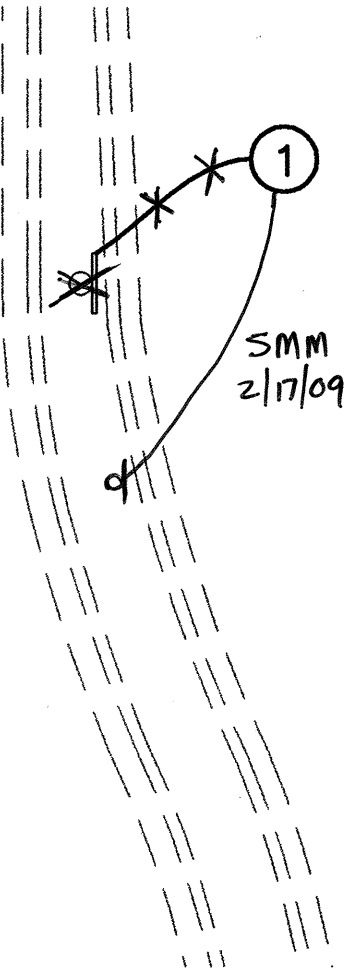
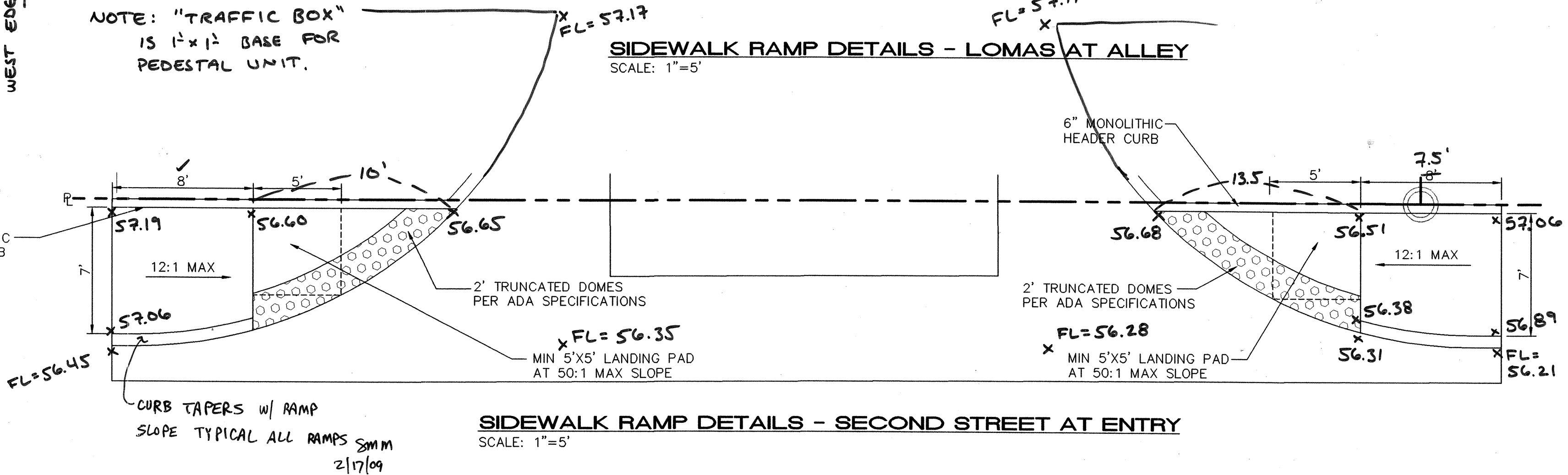
RESTRAINED JOINT LENGTHS, L _r , FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.					
SIZE	LARGE SIDE	SMALL SIDE	SIZE	LARGE SIDE	SMALL SIDE
12x10	25	30	10x6	44	73
12x8	45	68	10x4	58	141
12x6	62	121	8x6	25	33
12x4	74	213	8x4	43	83
10x8	24	30	6x4	24	35

NOTES:

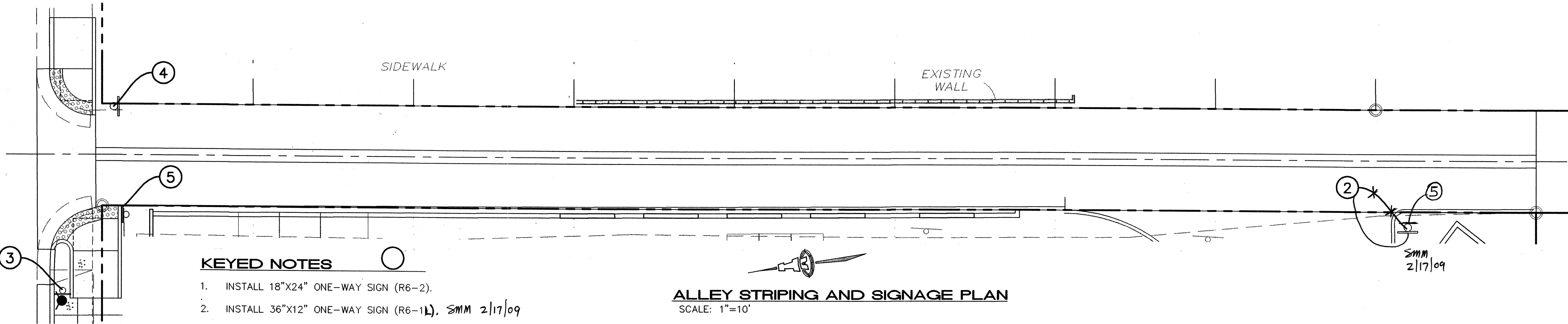
- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
- THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.



REVISED 3/3/10
 NOTE: "TRAFFIC BOX"
 IS 12'x12' BASE FOR
 PEDESTAL UNIT.

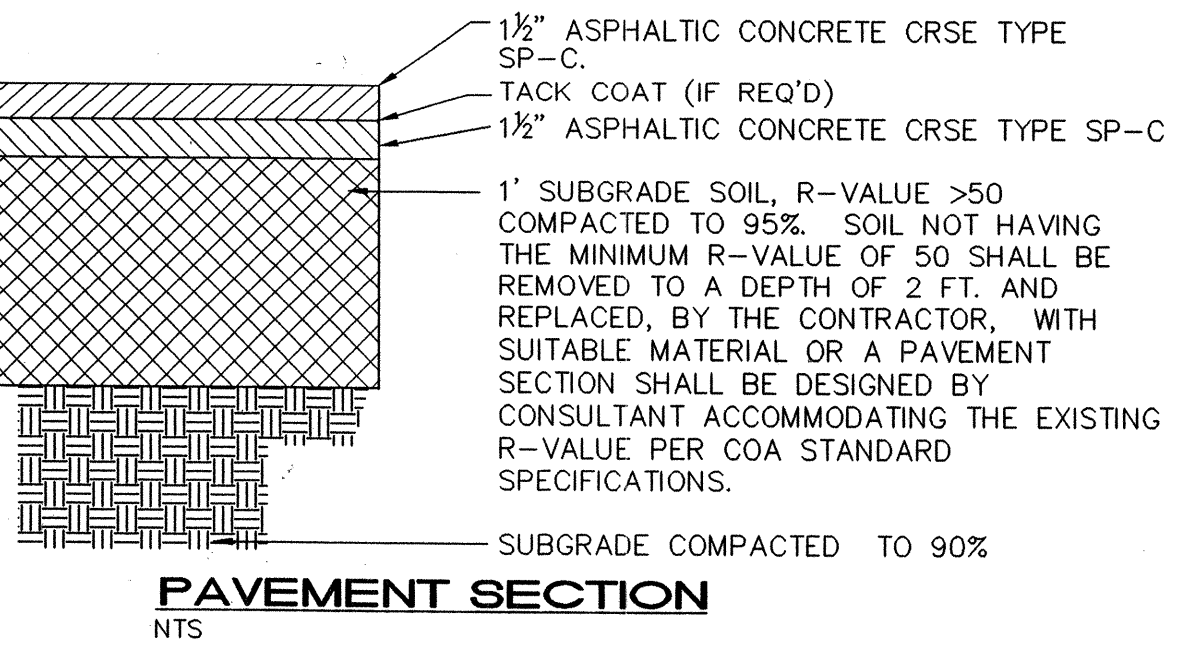


NOTE:
 QUARTER POINT GRADES ARE REFERENCED AS 1, 2 & 3
 ALONG THE FACE OF CURB IN A CLOCKWISE DIRECTION.



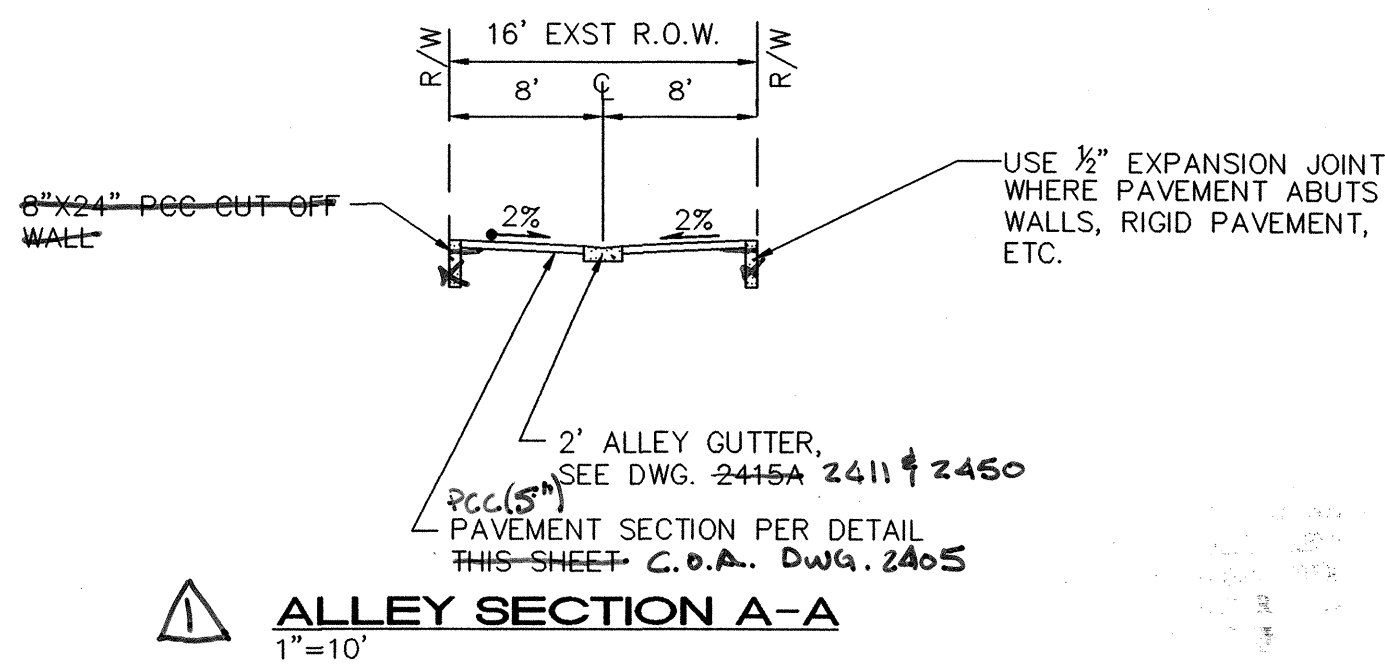
KEYED NOTES

- INSTALL 18"x24" ONE-WAY SIGN (R6-2).
- INSTALL 36"x12" ONE-WAY SIGN (R6-1L). SMM 2/17/09
- INSTALL 24"x24" NO RIGHT TURN SIGN (R3-1) WITH ONE-WAY SIGN ABOVE (R6-1L).
- INSTALL 30"x30" STOP SIGN (R1-1) WITH 30"x36" RIGHT TURN ONLY (R3-5) BELOW.
- INSTALL 30"x30" DO NOT ENTER SIGN (R5-1).



ALLEY STRIPING AND SIGNAGE PLAN

SCALE: 1"=10'



RECORD DRAWING

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 Ph. 505-268-8828 Fax. 505-268-2632
 1653 CP-501.dwg Feb. 04, 2009

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

TITLE: **DOWNTOWN • 700 2ND**

DETAILS

Design Review Committee: **APPROVED** MAR 03 2009
 City Engineer Approval: **APPROVED** APR 08 2009
 City Engineer: **APPROVED**

City Project No. **653584** Zone Map No. **J-14-Z** Sheet **6** Of **6**

AS-BUILT INFORMATION

CONTRACTOR: **ISAACSON & ARFMAN, P.A.**
 DATE: **2/17/09**
 INSPECTOR'S NAME: **SCOTT M. MCGEE**
 DATE: **2/17/09**
 FIELD VERIFICATION BY: **SCOTT M. MCGEE**
 DATE: **2/17/09**
 MICRO-FILM INFORMATION: **RECORDED BY: SCOTT M. MCGEE**
 DATE: **2/17/09**

BENCH MARKS

Vertical Datum is based upon the Albuquerque Control Survey Monument "17-J14"
 Elevation = 4957.484 feet (NAVD83)

SURVEY INFORMATION

FIELD NOTES: **APRIL 2008**

ENGINEER'S SEAL

REVISIONS

NO.	DATE	REMARKS	DESIGNED BY	DRAWN BY	CHECKED BY
1	2/17/09	DESIGN	SMM	thor	SMM