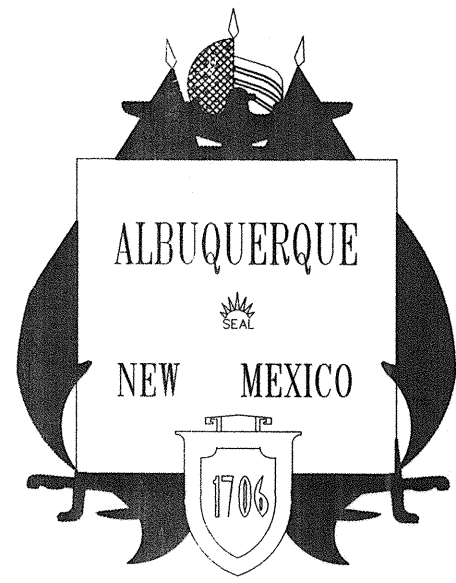
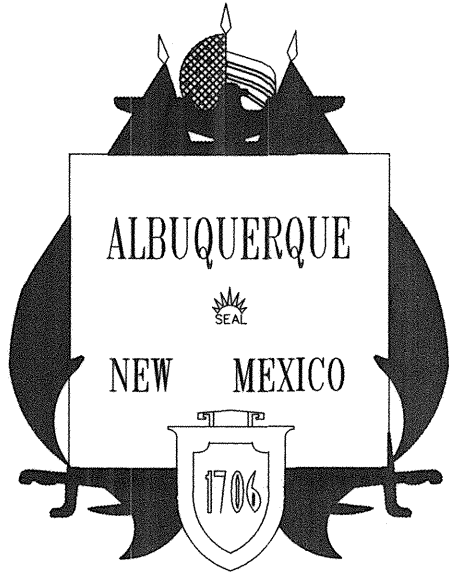




CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT



CONSTRUCTION PLANS
FOR
SHOPPES OF ALAMEDA
LOT 2 LOWE'S SUBDIVISION
PUBLIC INFRASTRUCTURE
IMPROVEMENTS

INDEX

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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 THROUGH UPDATE #7, INCLUDING AMENDMENT #1.

THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE EXECUTION OF THE WATER VALVE SHUT-OFF PLAN WITH THE WATER SYSTEMS DIVISION (857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER UTILITIES.

TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALLS 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 THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.

CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BE 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.

ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR (24) HOUR CONSTRUCTION.

CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH NEW MEXICO UTILITIES, INC. SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS). THE CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES (898-2661) THREE (3) WORKING DAYS PRIOR TO BEGINNING THE CONSTRUCTION OF THE UTILITIES.

ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.

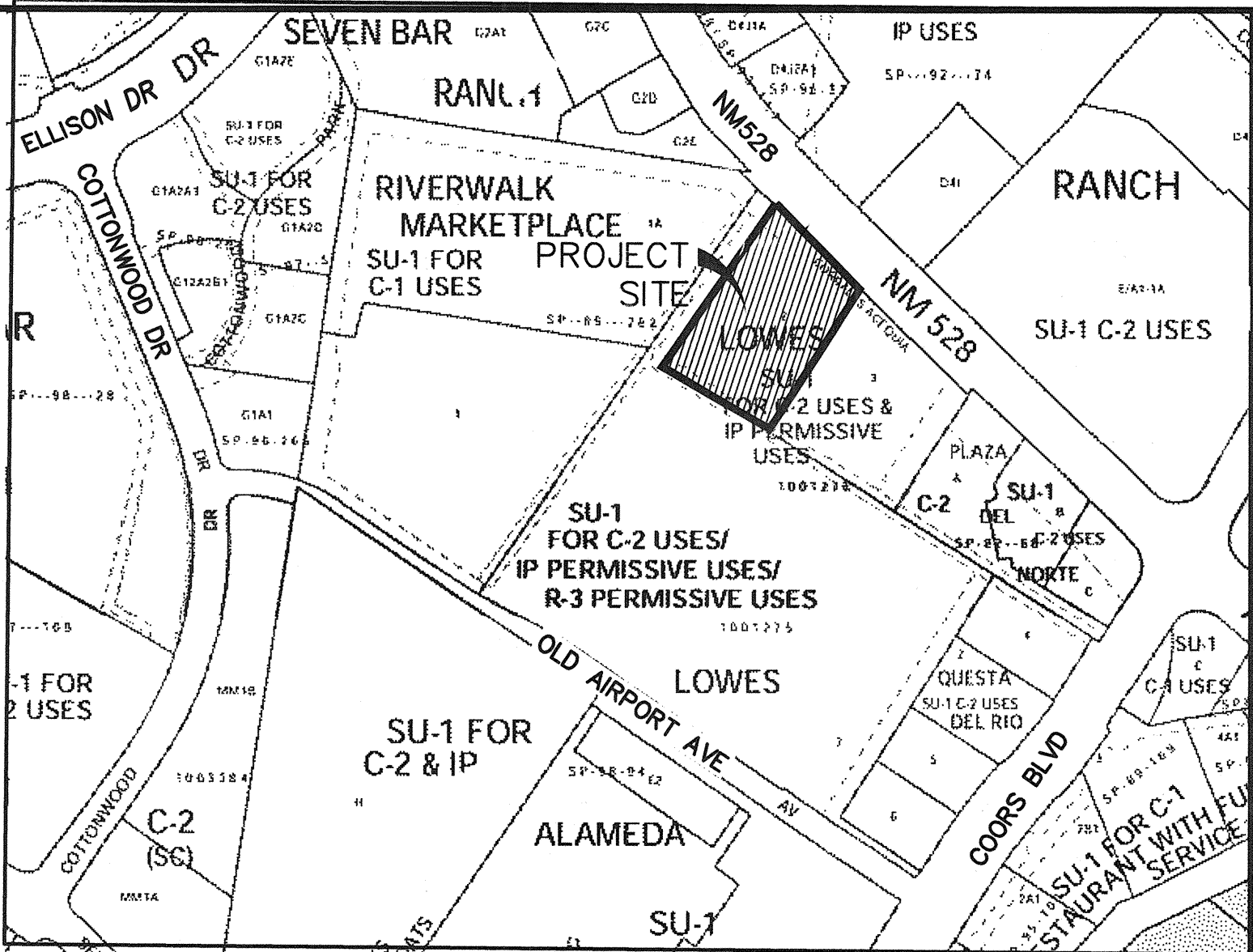
CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.

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 HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED:

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☒ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☐ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 07-17-2008



LOCATION MAP
ZONE ATLAS MAP NO. A-14

CERTIFICATE OF SUBSTANTIAL COMPLIANCE OF PLANS

I, Christopher A. Perea of the firm Wilson & Company, a Registered Professional Engineer in the State of New Mexico, NMPE Number 13686, 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 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 Larry Medrano NMPS Number 11993.

AS BUILT CERTIFICATION

I, LARRY MEDRANO, DO HEREBY ATTEST TO THE FACT THAT THE CONSTRUCTION STAKING INFORMATION SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY W. MEDRANO
NEW MEXICO PROFESSIONAL
LAND SURVEYOR NO. 11993



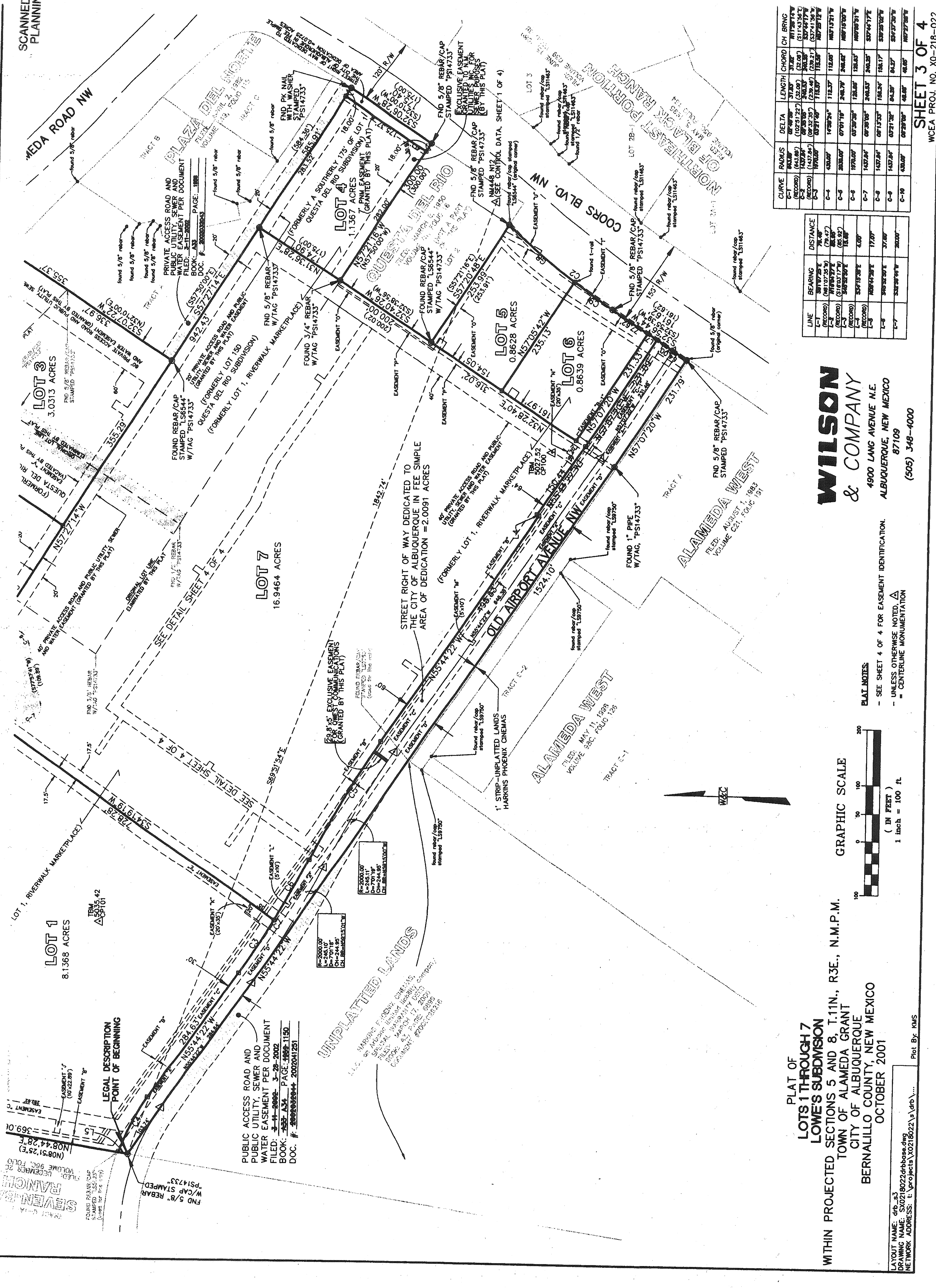
PRECISION SURVEYS, INC.
8500-A JEFFERSON STREET, N.E.
ALBUQUERQUE, NEW MEXICO 87113
(505) 856-5700

RECORD DRAWING
DATE 9-10-08

**WILSON
& COMPANY**

2600 THE AMERICAN ROAD S.E.
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021

REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	*****	APPROVED FOR CONSTRUCTION		
	ORC Chairman	Woodell	12/20/07				
	Transportation	Wm	10/15/07				
	Water/Wastewater	Wm	4/17/07				
	Hydrology	Wm	10-15-07				
	Parks						
	Constr. Mngmt.						
	Constr. Coord.						
	City Project No.	6676.83					
	Sheet	1					
	Of	65					



WILSON
& COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

LINE	BEARING	DISTANCE
1-1	N81°07'29"E	79.48'
(RECORD)	N81°10'33"W	79.42'
1-2	N16°04'27"E	116.68'
(RECORD)	S16°03'17"W	(55.92')
1-3	S49°52'50"E	18.68'
(RECORD)		
1-4	S35°15'38"E	4.88'
(RECORD)		
1-5	N25°44'28"E	17.07'
1-6	S49°52'50"E	37.80'
1-7	S32°08'04"W	203.00'

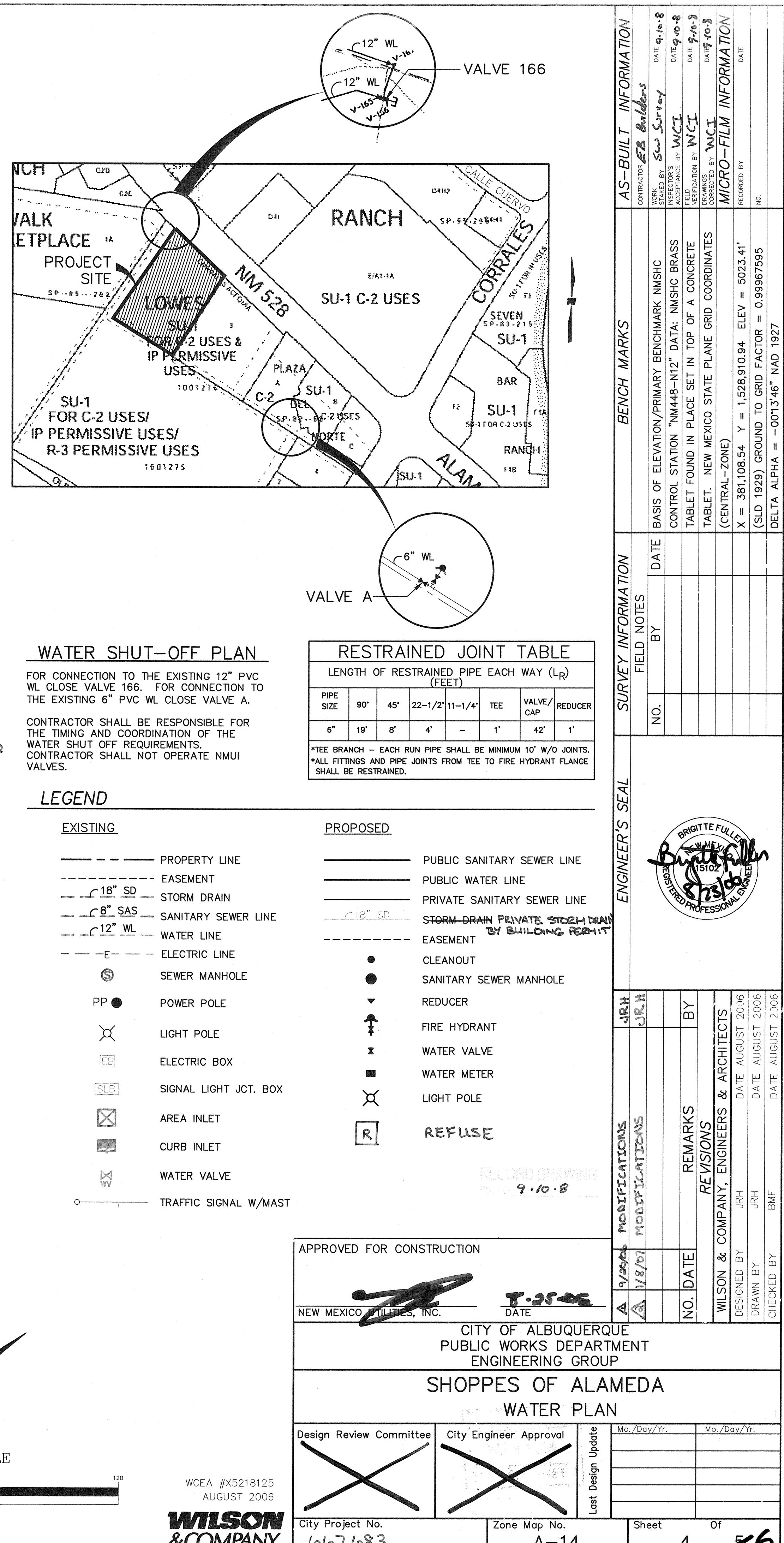
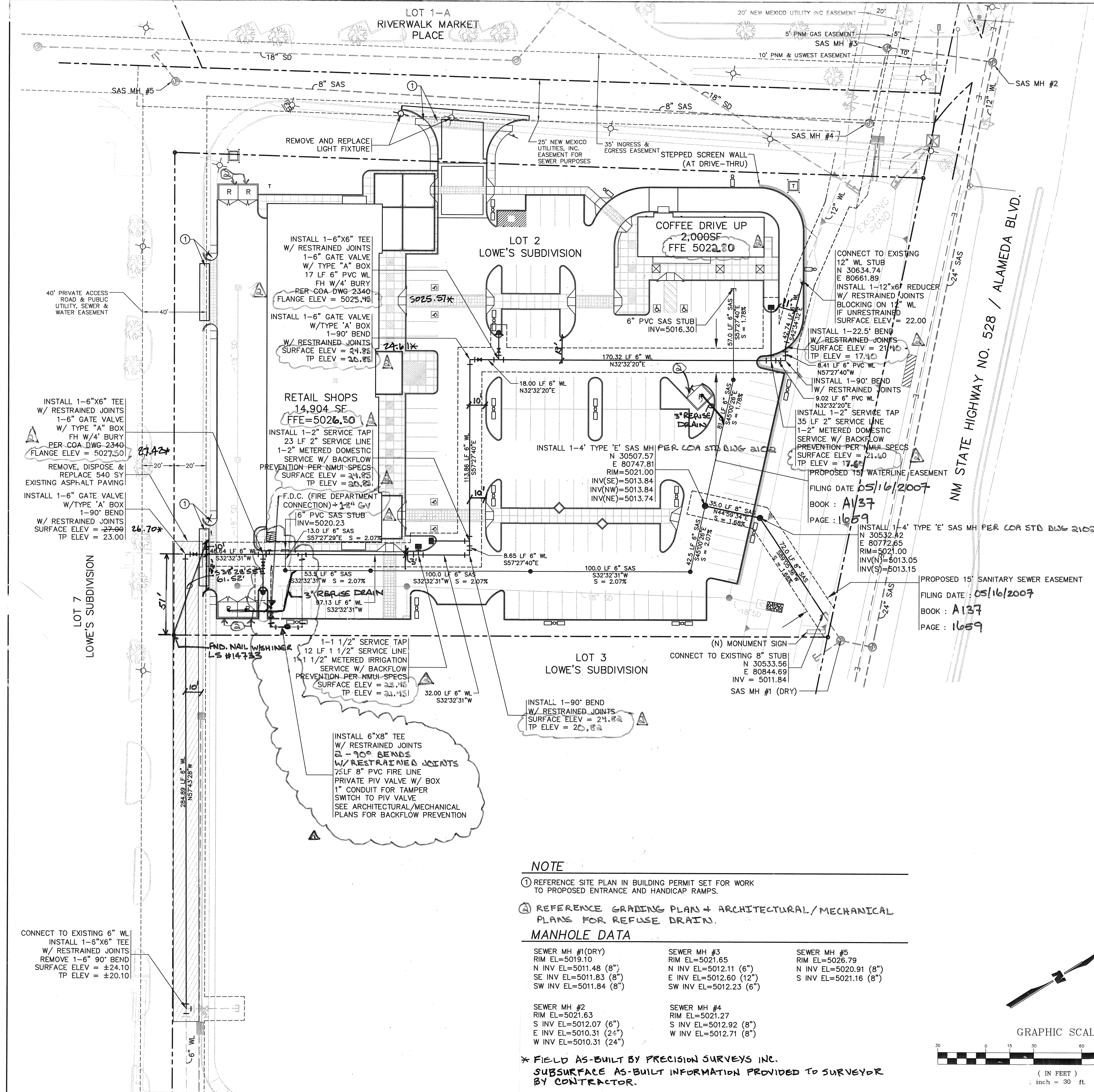
CURVE	RAJES	DELTA	LENGTH	CHORD	CH RING
C-1	10.25/122	53.00	122.00	122.00	53.00/122.00
C-2	10.25/122	53.00	122.00	122.00	53.00/122.00
C-3	10.25/122	53.00	122.00	122.00	53.00/122.00
C-4	10.25/122	53.00	122.00	122.00	53.00/122.00
C-5	10.25/122	53.00	122.00	122.00	53.00/122.00
C-6	10.25/122	53.00	122.00	122.00	53.00/122.00
C-7	10.25/122	53.00	122.00	122.00	53.00/122.00
C-8	10.25/122	53.00	122.00	122.00	53.00/122.00
C-9	10.25/122	53.00	122.00	122.00	53.00/122.00
C-10	10.25/122	53.00	122.00	122.00	53.00/122.00

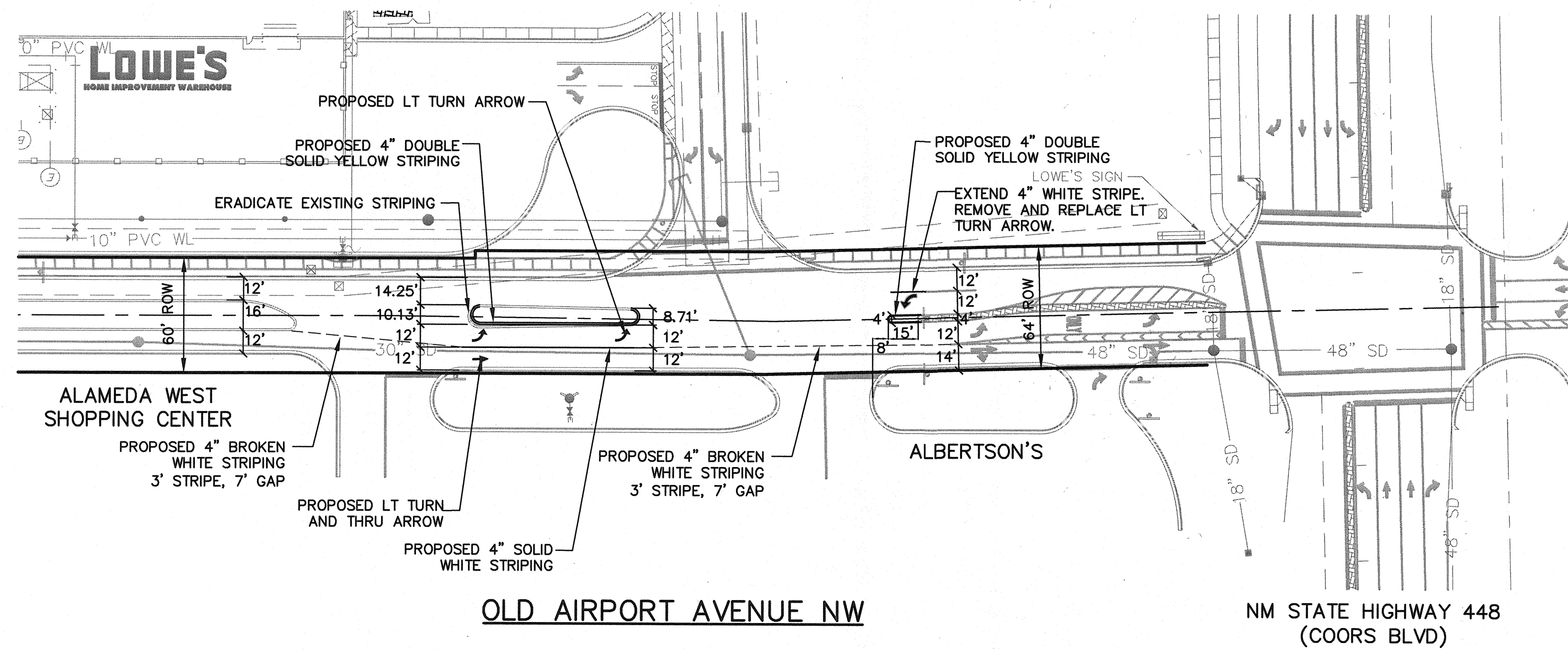
SHEET 3 OF 4
WCEA PROJ. NO. X0-218-022



WILSON
& COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 748-4000

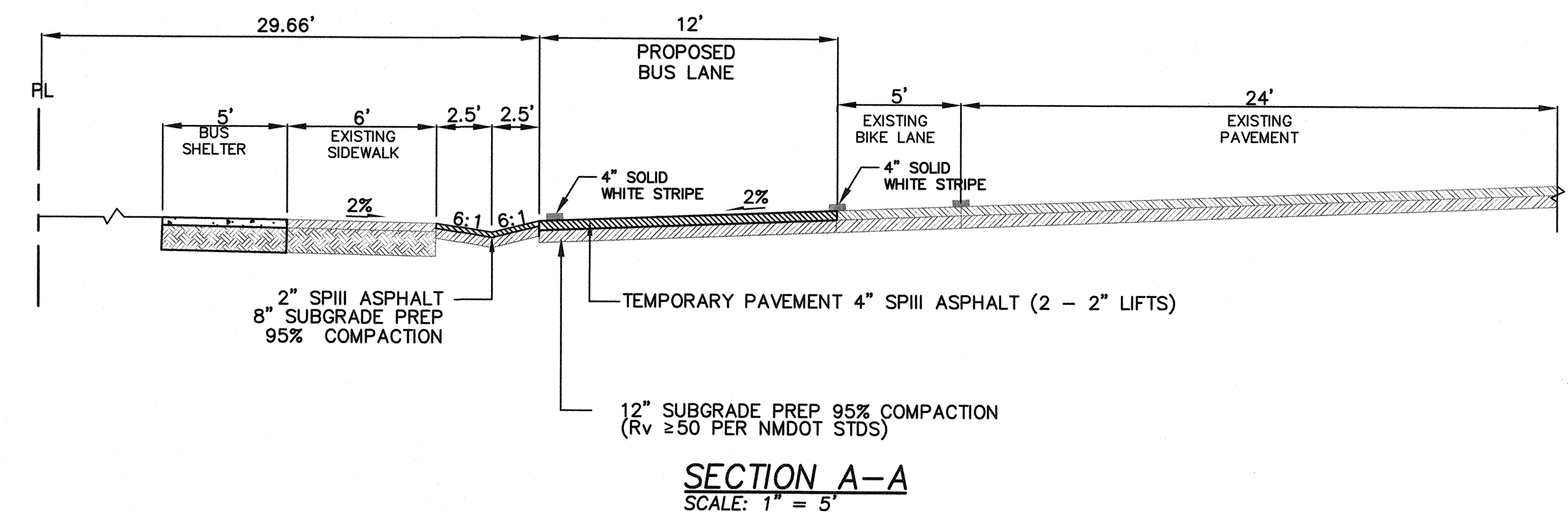
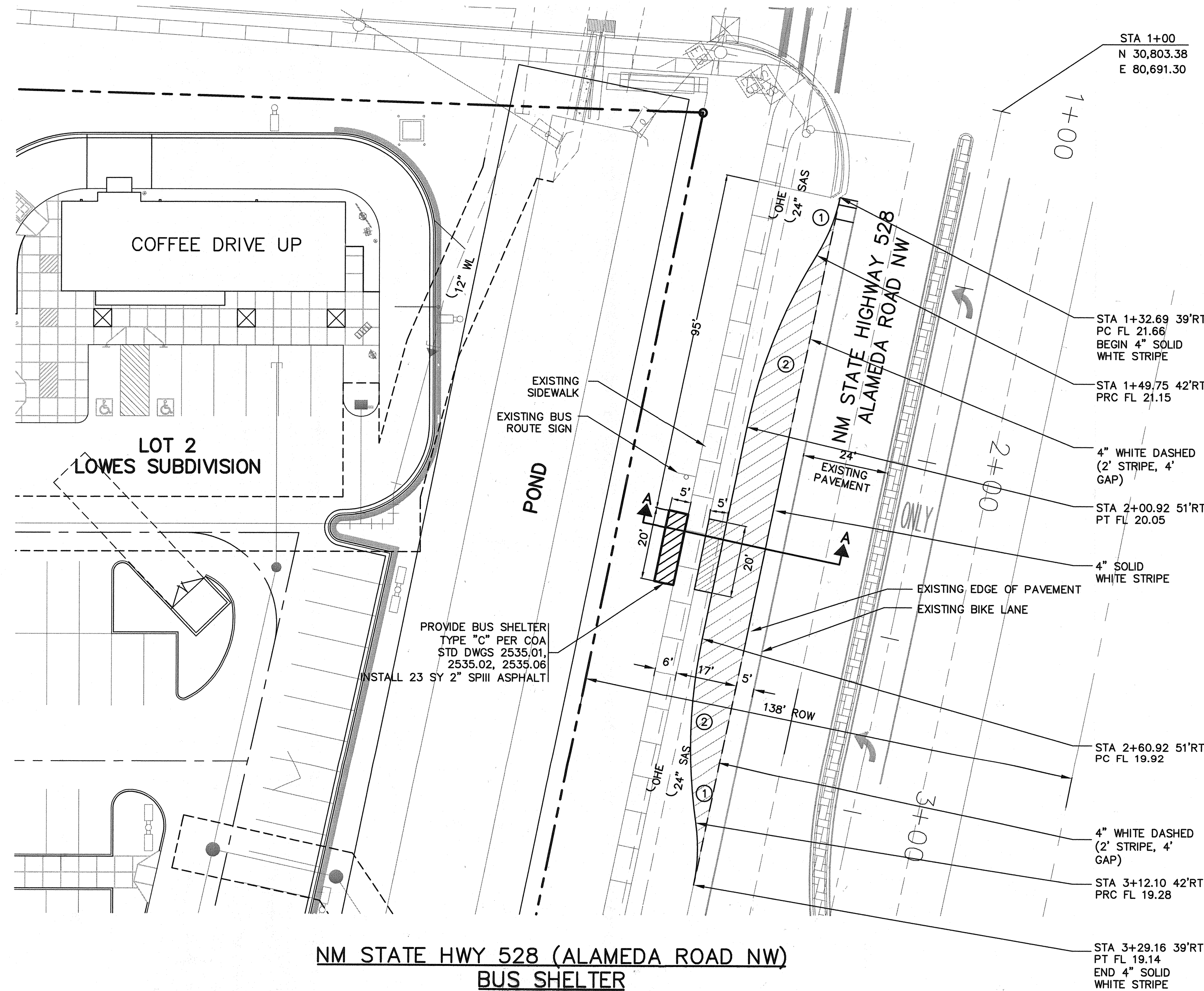
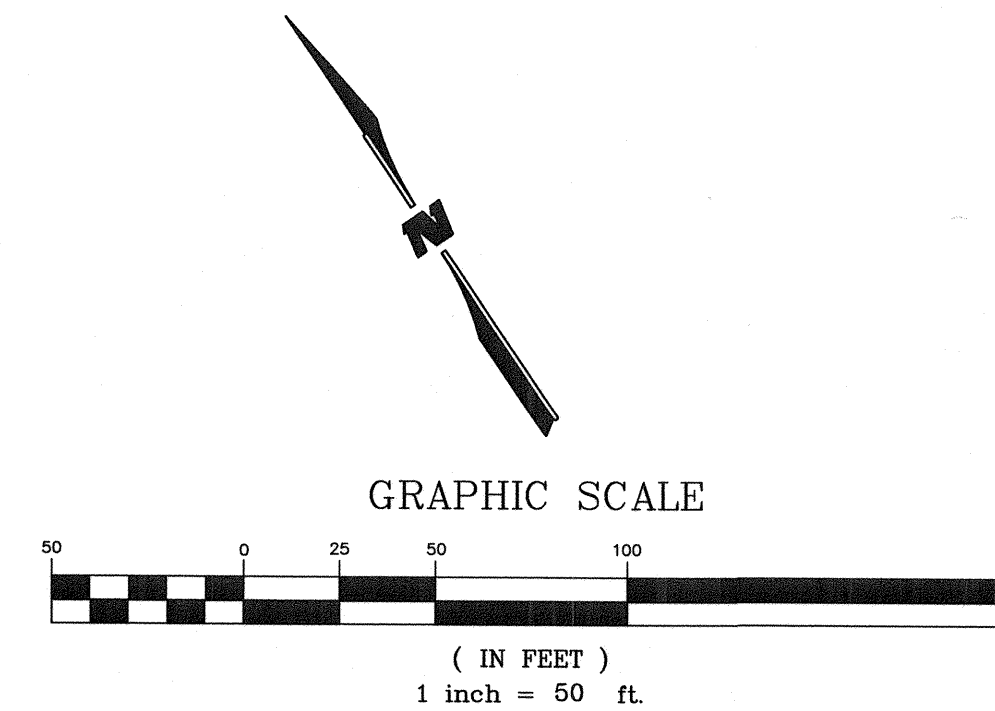
SHEET 4 OF 4



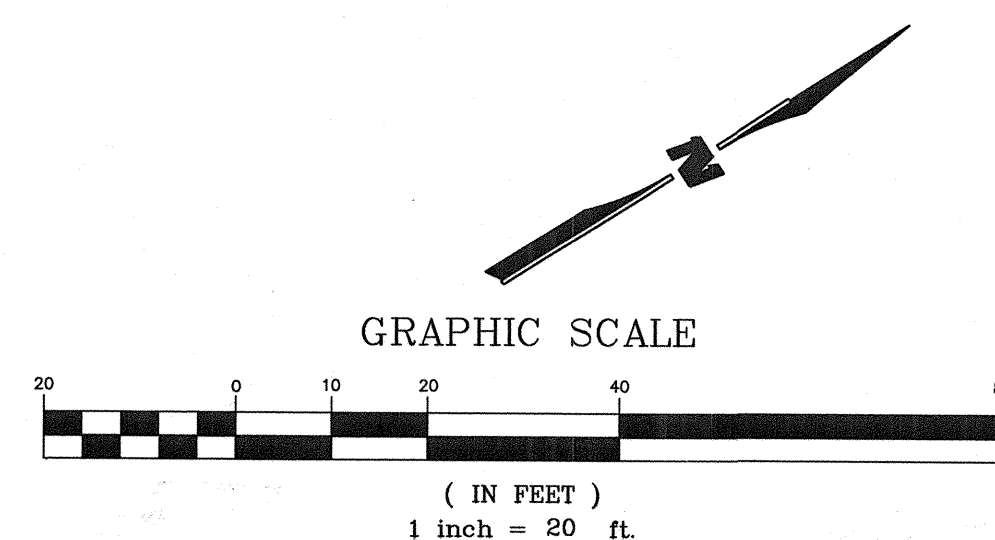


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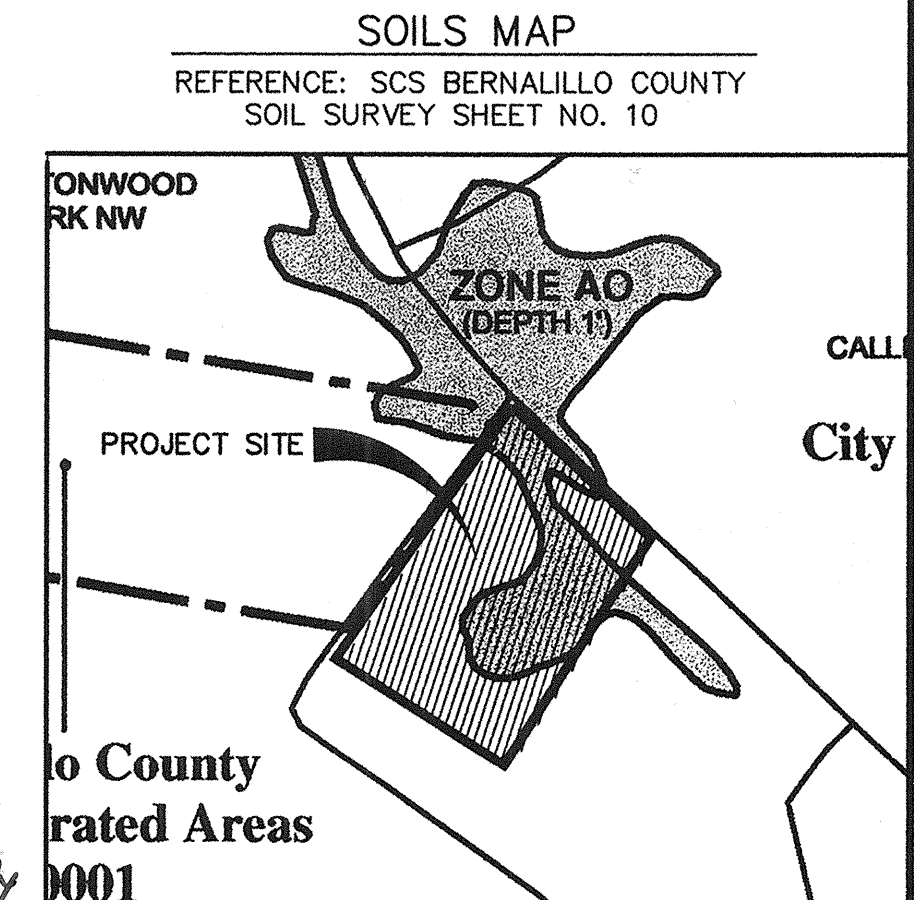
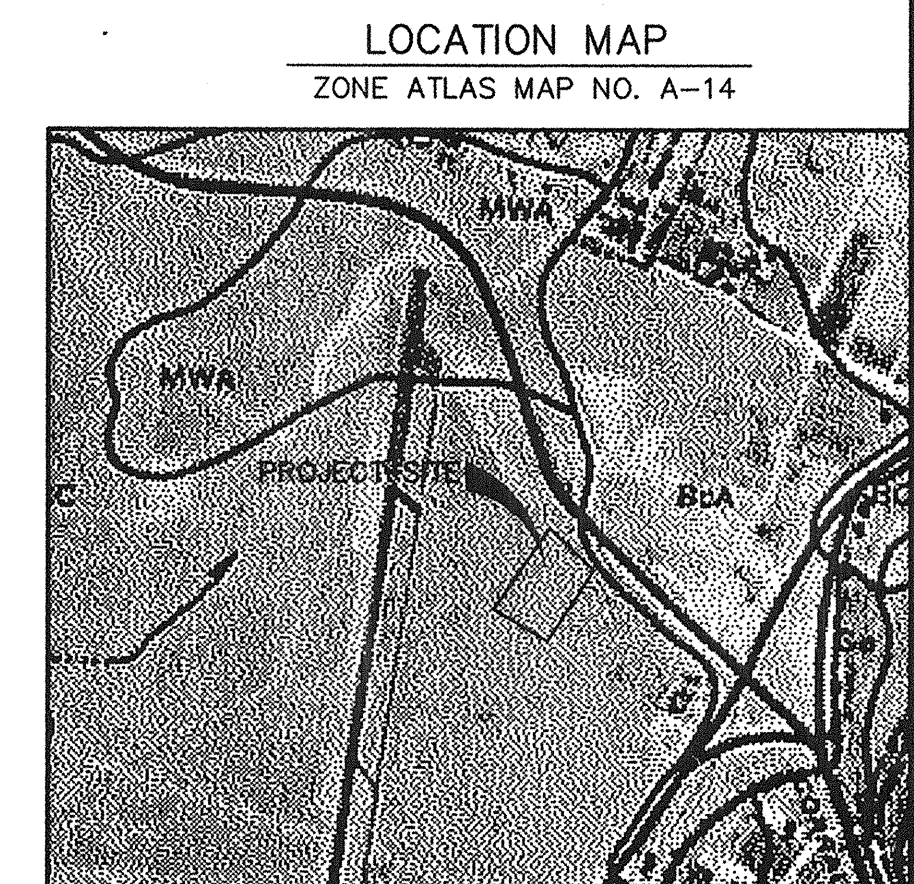
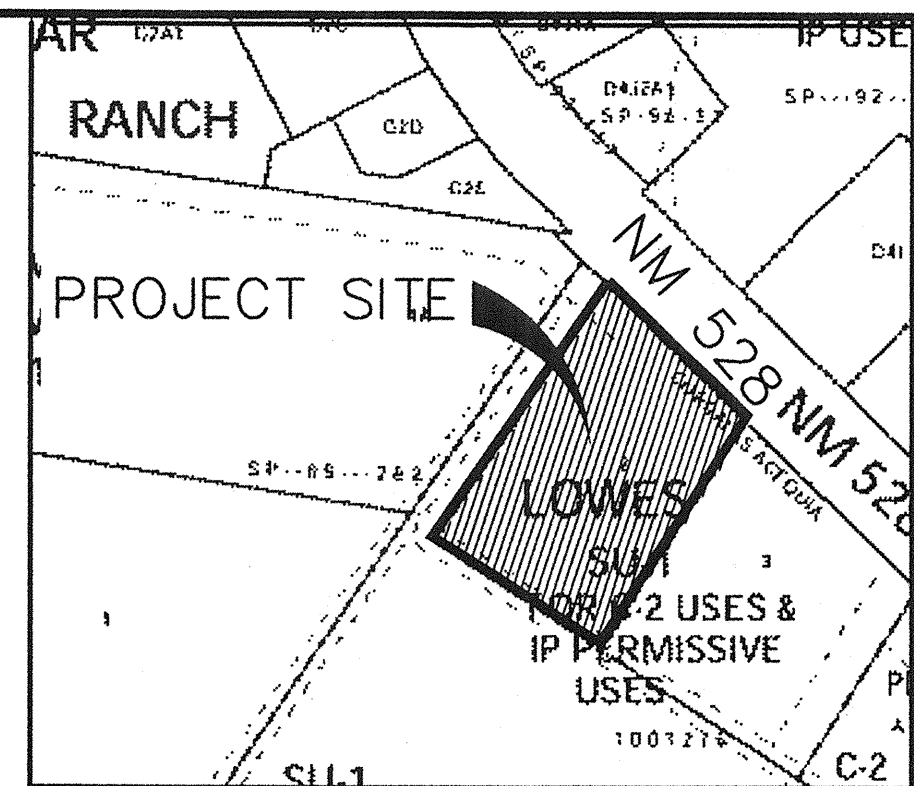
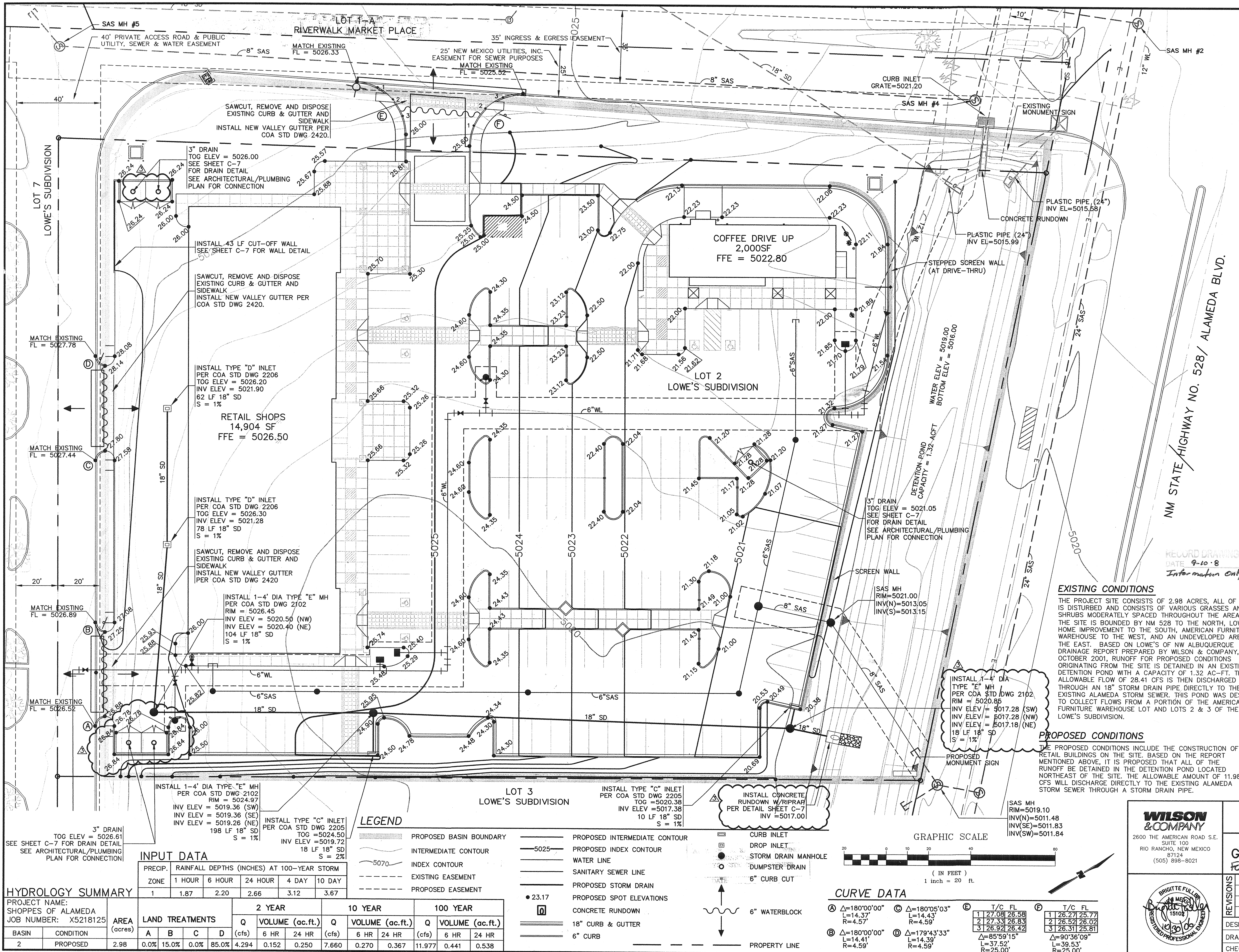
1. INSTALL ALL SIGNING AND STRIPING PER MUTCD SPECIFICATIONS.
2. STRIPING ERADICATION SHALL BE ACCOMPLISHED BY WATER BLASTING OR SURFACE PLANING OF THE ROADWAY TO A MAXIMUM DEPTH OF 0.25 INCHES AND FOR A WIDTH EQUAL TO TWO TIMES THE WIDTH OF THE STRIPE OR MARKING TO BE REMOVED.



CURVE DATA			
NO.	RADIUS	Δ	L
①	50'	19°56'54"	17.41
②	150'	19°56'54"	52.22



SHEET NO.		5		OF		86	
DATE		Mo./Day/Yr.		Mo./Day/Yr.		Mo./Day/Yr.	
MEDIA IMPROVEMENTS		NW) - BUS SHELTER					
REVISIONS		REMARKS		BY			
NO.		DATE		DATE		DATE	
WILSON & COMPANY, ENGINEERS & ARCHITECTS		DESIGNED BY		DATE		AUGUST 2006	
DRAWN BY		JRH		DATE		AUGUST 2006	
CHECKED BY		BNF		DATE		AUGUST 2006	
ENGINEER'S SEAL				ENGINEER'S SEAL			
SURVEY INFORMATION		FIELD NOTES		DATE			
NO.		BY		DATE			
BENCH MARKS		BASIS OF ELEVATION/PRIMARY BENCHMARK		NMSHC			
AS-BUILT INFORMATION		CONTRACTOR		E.B. Builders			
WORK		STANDARD		DATE		9-10-03	
ACCEPTANCE BY		DATE		4-10-03			
FIELD DATA		DATE		9-10-03			
DRAWINGS		DATE		9-10-03			
MICRO-FILM INFORMATION		RECORDED BY		DATE			
NO.		DATE		DATE			
DELTA ALPHA = -0013'46"		NAD 1927		X = 381,108.54		Y = 1,528,910.94	
ELEV = 5023.41'		GROUND TO GRID FACTOR = 0.99967595					



EXISTING CONDITIONS

THE PROJECT SITE CONSISTS OF 2.98 ACRES, ALL OF WHICH IS DISTURBED AND CONSISTS OF VARIOUS GRASSES AND SHRUBS MODERATELY SPACED THROUGHOUT THE AREA. THE SITE IS BOUNDED BY NM 528 TO THE NORTH, LOWE'S HOME IMPROVEMENT TO THE SOUTH, AMERICAN FURNITURE WAREHOUSE TO THE WEST, AND AN UNDEVELOPED AREA TO THE EAST. BASED ON LOWE'S OF NW ALBUQUERQUE DRAINAGE REPORT PREPARED BY WILSON & COMPANY, OCTOBER 2001, RUNOFF FOR PROPOSED CONDITIONS ORIGINATING FROM THE SITE IS DETAILED IN AN EXISTING DETENTION POND WITH A CAPACITY OF 1.32 AC-FT. THE ALLOWABLE FLOW OF 28.41 CFS IS THEN DISCHARGED THROUGH AN 18" STORM DRAIN PIPE DIRECTLY TO THE EXISTING ALAMEDA STORM SEWER. THIS POND WAS DESIGNED TO COLLECT FLOWS FROM A PORTION OF THE AMERICAN FURNITURE WAREHOUSE LOT AND LOTS 2 & 3 OF THE LOWE'S SUBDIVISION.

PROPOSED CONDITIONS

THE PROPOSED CONDITIONS INCLUDE THE CONSTRUCTION OF RETAIL BUILDINGS ON THE SITE. BASED ON THE REPORT MENTIONED ABOVE, IT IS PROPOSED THAT ALL OF THE RUNOFF BE DETAINED IN THE DETENTION POND LOCATED NORTHEAST OF THE SITE. THE ALLOWABLE AMOUNT OF 11.98 CFS WILL DISCHARGE DIRECTLY TO THE EXISTING ALAMEDA STORM SEWER THROUGH A STORM DRAIN PIPE.

BENCH MARK

WILSON CONTROL STATION "NM448-N12" DATA: NWSHC BRASS TABLE FOUND IN PLACE SET IN TOP OF A CONCRETE TABLET. NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL-ZONE) X = 381,108.54 Y = 1,528,910.94 ELEV = 5023.41' (SLD 1929) GROUND TO GRID FACTOR = 0.99967595 DELTA ALPHA = -00°13'46" NAD 1927

NOTES

SEE SHEET C-7 FOR TYPICAL DETAILS.

LEGAL DESCRIPTION

LOT 2 LOWE'S SUBDIVISION

APPROVED FOR ROUGH GRADING ± 1'
SIGNATURE _____ DATE _____

WILSON & COMPANY
2600 THE AMERICAN ROAD S.E.
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021

SHOPPES OF ALAMEDA LOT 2 LOWE'S SUBDIVISION

GRADING AND DRAINAGE PLAN FOR INFORMATION ONLY

NO.	DATE	REMARKS	BY
1	10/17/06	ELEVATION MODIFICATION	JRH
2	10/30/06	MODIFICATIONS	JRH
DESIGN	BMF	WCEA NO. X5218125	DATE AUGUST 2006
DRAWN	ERI	PROJECT NO.	SHEET NO.
CHECK	BMF		C1