

216-66716-814-2013

PUBLIC IMPROVEMENT PLANS

FOR

LOWE'S SUBDIVISION, LOT 3 RETAIL SHOPS

ALBUQUERQUE, NEW MEXICO

MARCH 2012

PREPARED FOR:
528 RETAIL, L.L.C.
6801 JEFFERSON ST. NE, SUITE 100
ALBUQUERQUE, NM 87109

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

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8	WATERLINE EXTENSION

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 Russ P. Hugg, NMPS No. 7950.

Fred C. Arfman
Fred C. Arfman
NMPE No. 7322

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown herein is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
Russ P. Hugg
NMPS No. 9750
7/12/2012



DRB NO. 1001275

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates

128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isaarl.com
1899 CC-001-avg Mar 29, 2012

GENERAL NOTES

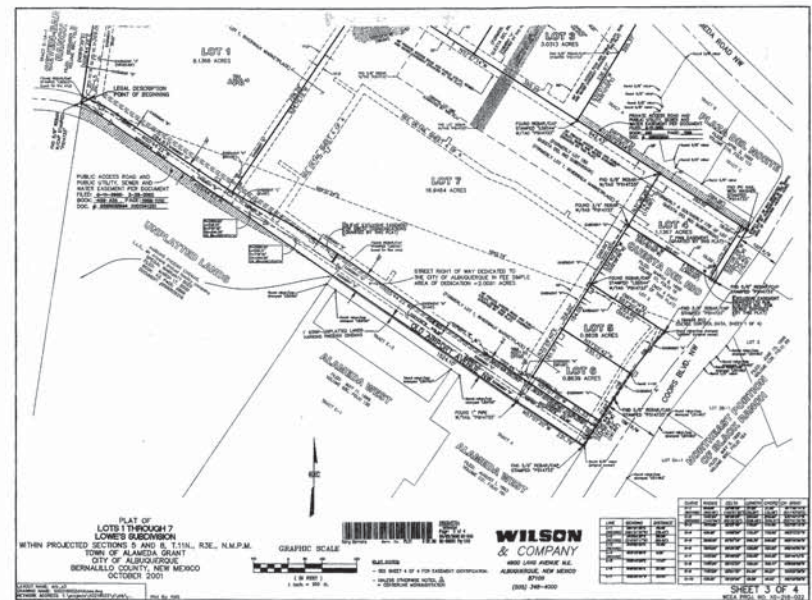
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE #8.
- ALL WORK ON THIS PROJECT 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 SYSTEM, INC. @ 262-1995 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 THROUGHOUT THE DURATION OF THE PROJECT, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS.
- 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 #8.
- 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, EXCEPT 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 BARRICADE 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 PRE-FORMED THERMOPLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.
- WHEN ADJUTING 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 UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE PER COA STD DWG 62415A.
- SUPPLEMENTAL SPECIFICATION: ALL BACKFILL FOR WATER LINE AND SANITARY SEWER LINE 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 MASKED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS (8"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (8"-16").
- ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.
- 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 DESTROY 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 #8.
- PWM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PWM WHILE THE CONTRACTOR IS EXPOSING PAVEMENT 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 "TRUE 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 1926.1084 SUBPART F.
- 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 STRIPPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF PREFORMED THERMO-PLASTIC IN ACCORDANCE WITH THE MANUAL ON 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 #8.
- 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 SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING SUCH WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REGARDING 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://ABQWATER.ORG/CONTENT/VIEW/7232/](http://abqwater.org/content/view/full/7232/).
- 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 PROVING AND MAINTAINING ALL CONSTRUCTION SIGNALING 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 REINSTALLS ANY EXISTING REGULATORY SIGNS.
- ROP PIPE JOINTS SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATIONS. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. ROP JOINTS SHALL NOT BE GROUED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.
- IF A PAVEMENT DROP-OFF IS CREATED DURING CONSTRUCTION, THE CONTRACTOR SHALL INITIATE PROTECTIVE MEASURES TO PREVENT ABRUPT PAVEMENT CHANGES. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- CONTRACTOR SHALL REPLACE IN KIND ANY EXISTING STRIPING OR ANY OTHER PAVEMENT MARKINGS IMPACTED BY THE WORK. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.



REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE
1	8					

ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	APPROVED FOR CONSTRUCTION
 Fred C. Arfman 25-307	DRG Chairman	<i>[Signature]</i>	4/12/12	 Isaacson & Arfman, P.A. City Engineer Date
	Transportation	<i>[Signature]</i>	4/12/12	
	Water/Wastewater	<i>[Signature]</i>	4-12-12	
	Hydrology	<i>[Signature]</i>	4-12-12	
Contr. Mgmt.				
Contr. Coord.				

City Project No. 667684 Sheet 1 of 8



SHT. 2 OF 8

SCANNED BY PEANNING

KEYED NOTE

- 1) 8" INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK RE: DETAIL 7/A1.1
- 2) LIGHT POLE LOCATION RE: DETAIL 3/A1.1
- 3) CONC. SIDEWALK ADJACENT BLDG RE: DET 14/A1.1
- 4) CONC. SIDEWALK ADJACENT BLDG RE: DET 11/A1.1
- 5) INDICATES BIKE BACK LOCATION. (5 BIKE CAPACITY) RE: DETAIL 17/A1.2
- 6) BENCH LOCATION RE: DETAIL 3/A1.2
- 7) HANDICAP RAMP RE: 15/A1.1
- 8) HANDICAP RAMP RE: 16/A1.1
- 9) HANDICAP RAMP RE: 12/A1.1
- 10) HANDICAP RAMP RE: 17/A1.1
- 11) INDICATES LANDSCAPE PLANTING AREA C.C. TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
- 12) DRIVE ASLE PAINT DETAIL RE: DET 10/A1.2
- 13) 6" HIGH CONC. ISLAND RE: SITE GRADING PLAN FOR INFO
- 14) REFUSE ENCLOSURE RE: DET 4/A1.3
- 15) REFUSE ENCLOSURE RE: DET. 11/A1.3
- 16) H.C. PARKING STALL RE: DET 11/A1.2
- 17) WHEELSTOP RE: DET 8/A1.2
- 18) INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DET. 7/A1.2
- 19) PROPOSED 150SF MONUMENT SIGN LOCATION RE: DET 1/A1.2
- 20) PAINTED STOPPING/STANDING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STOPPING SHALL BE WHITE
- 21) PROPOSED TRANSFORMER LOCATION
- 22) EXISTING SIDEWALK TO REMAIN
- 23) EXISTING TREE TO REMAIN
- 24) EXISTING TREE, RELOCATE TO EASTERN MOST LANDSCAPE BED ADJACENT TO EXISTING DRIVE ASLE
- 25) SIDEWALK UNDERDRAIN RE: SITE GRADING PLAN FOR INFO
- 26) HEAVY DUTY ASPHALT RE: DET 1/A1.1
- 27) LIGHT DUTY ASPHALT RE: DET 2/A1.1
- 28) ACCESSIBLE RAMP RE: DET 9/A1.3
- 29) ACCESS BY EXISTING EASEMENT AGREEMENT RECORDED AUGUST 28, 2008 AS DOC. NO. 2008083713 IN RECORDS OF BERNILLO COUNTY, NEW MEXICO (EASEMENT IS BLANKET IN NATURE)

NOTE:
ALL LANDSCAPED AREAS TO BE DEPRESSIONED BELOW ADJACENT PAVING TO ALLOW FOR PASSING SHEET FLOW WATER HARVESTING

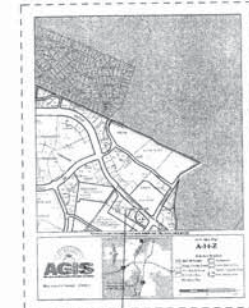
EXISTING CONDITION LEGEND

- DRAIN INLET
- ELECTRIC VAULT/PULLBOX
- ELECTRIC TRANSFORMER
- △ GAS VALVE
- GUY WIRE
- HIGH VOLTAGE POLE
- △ HYDRANT
- ★ LIGHT POLE
- POWER POLE
- SANITARY SEWER
- SANITARY SEWER MANHOLE AS SHOWN ON PROVIDED PLANS - NOT FOUND
- SEWER CLEANOUT
- STORM SEWER
- ① TELEPHONE MANHOLE
- ② TELEPHONE PEDESTAL
- TRAFFIC BOX
- WATER METER
- WATER VALVE
- WATER MAIN INDICATOR POST
- TREE

Property Corner Legend

- = P.S. 8/11" Pole and cap stamped "L.S. 11/12"
- = P.S. 8/11" Pole and cap stamped "L.S. 11/12"
- = 8/11" Pole and cap stamped "L.S. 11/12"

SITE PLAN FOR BUILDING PERMIT



PROJECT
VICINITY MAP

MODULUS ARCHITECTS

2235 SAN PEDRO N.E. SUITE 2-8
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1498 FAX (505) 338-1498
TOLL FREE 1-866-224-2161



PROJECT NO.	PROJECT NAME	PROJECT ADDRESS	PROJECT CITY	PROJECT STATE	PROJECT ZIP
PROJECT 528	ALBUQUERQUE	ALBUQUERQUE, N.M. 87114	ALBUQUERQUE	N.M.	87114
PROJECT NUMBER	PROJECT NAME	PROJECT ADDRESS	PROJECT CITY	PROJECT STATE	PROJECT ZIP
STEPHEN DUNBAR, AIA	STEPHEN DUNBAR, AIA	STEPHEN DUNBAR, AIA	STEPHEN DUNBAR, AIA	STEPHEN DUNBAR, AIA	STEPHEN DUNBAR, AIA

DATE	BY	REVISION
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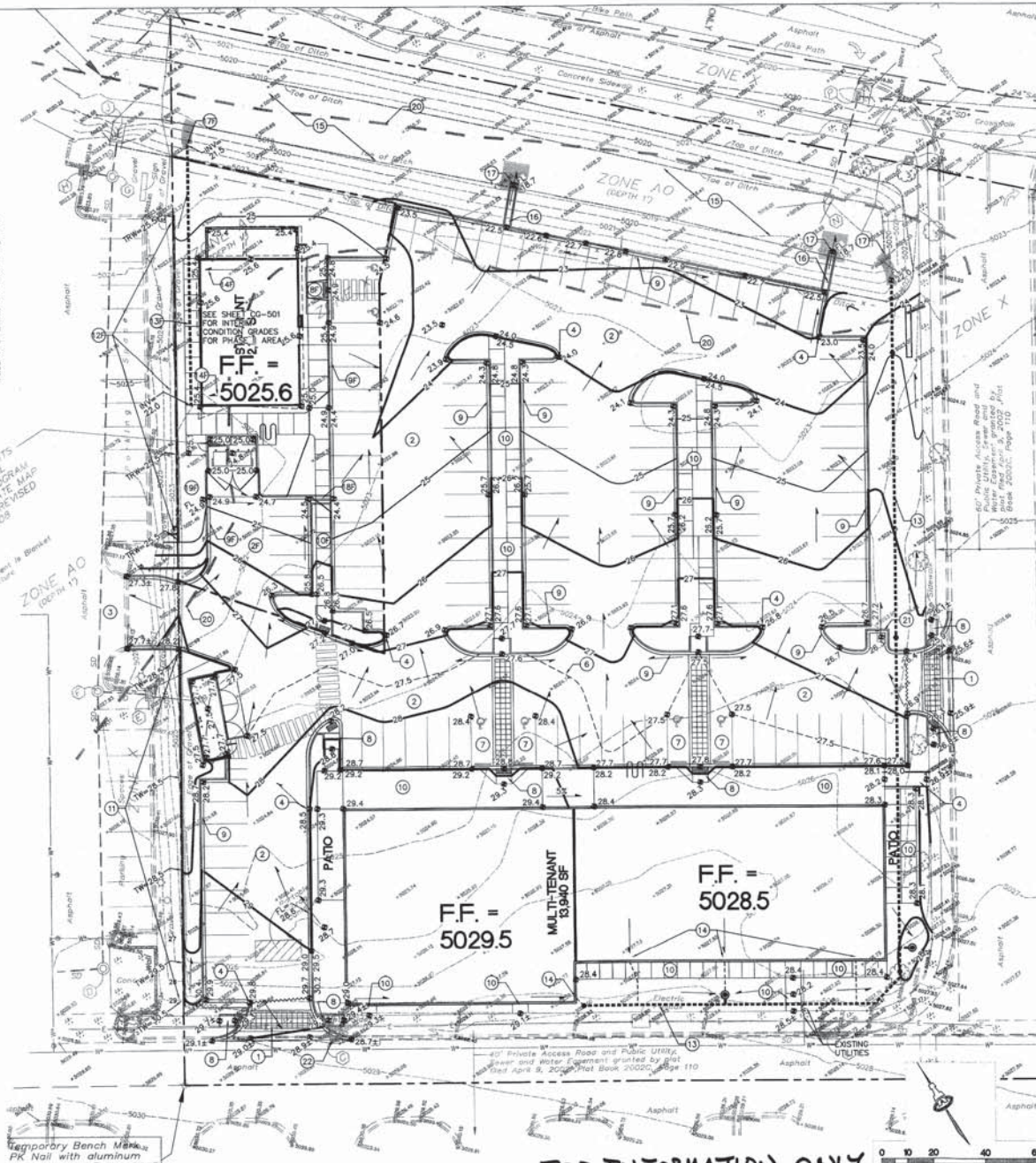
SITE DATA TABLE	
LEGAL DESCRIPTION:	LOT-3 LOWES SUBDIVISION
TOTAL AREA:	3.0313 AC
EXISTING ZONING:	SU-1 FOR C-2 USES & IF PERMISSIVE USES
PROPOSED USES:	RETAIL OFFICE AND RESTAURANT USES
BUILDING SIZE:	18,740 SF TOTAL BUILDING AREA (7,840 SF RET./OFF. & 6,900 SF REST.)
	BUILDING 1-13,940 SF TOTAL (7,840 SF RET./OFF. & 6,900 SF REST.)
	BUILDING 2-3,200 SF TOTAL (2,200 SF REST.)
TOTAL PARKING PROVIDED:	131 SPACES
TOTAL PARKING REQUIRED:	131 SPACES (40 FOR RET./OFF. (7,840 SF FOR 7,840 SF) + 160 FOR REST. (1/4 SEATS FOR 420 SEATS)-14 FOR 10% BUS CREDIT)
H.C. PROVIDED:	6 H.C. (INCLUDING 6 VAN ACCESSIBLE)
H.C. REQUIRED:	6 H.C. SPACES
BIKE SPACES PROVIDED:	10 BIKE SPACES
BIKE SPACES REQUIRED:	7 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	6 SPACES
MOTORCYCLE SPACES REQUIRED:	6 SPACES

FOR INFORMATION
ONLY

SHT 4 of 8

SCANNED BY
PLANNING

FILED IN PLANNING DEPARTMENT, PG. 110



Temporary Bench Mark
PK Nail with aluminum
disk stamped "LS 14733"
Elevation = 5029.57

LOT 7 FOR INFORMATION ONLY

KEYED NOTES

1. CONSTRUCT NEW SITE ACCESS WITH WATERBLOK TO ELEVATIONS SHOWN. PROVIDE SMOOTH RAMP TRANSITION TO EXISTING. SEE ARCHITECTURAL FOR DETAILS.
2. CONSTRUCT NEW PAVING AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR EXTENTS AND PAVING DETAILS.
3. EXISTING PAVING TO REMAIN.
4. CONSTRUCT RAMP WITH GUARDRAILS TO TRANSITION TO EXISTING CONCRETE WALK AT 1:12 MAX. SLOPE. SEE ARCHITECTURAL FOR DETAILS.
5. SPOT ELEVATIONS WITHIN FLOWLINE REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF ADJACENT CURB OR WALK ELEVATIONS.
6. ONE-HALF FOOT DESIGN CONTOURS (0.5') SHOWN DASHED THIS AREA TO CLARIFY GRADING CONCEPT.
7. CONSTRUCT HANDICAP PARKING AREA AT ELEVATIONS SHOWN. SLOPE WITHIN HANDICAP PARKING AREA TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION.
8. CONSTRUCT 1:12 (MAX.) RAMP TO ADA STANDARDS. SEE ARCHITECTURAL FOR DETAILS.
9. CONSTRUCT CONCRETE MEDIAN CURB AND GUTTER. SEE SHEET CG-501 FOR DETAIL.
10. CONSTRUCT CONCRETE PEDESTRIAN WALKS AND PATIOS AT ELEVATIONS SHOWN.
11. CONSTRUCT GARDEN WALL (MAXIMUM RETAINING = 30") WITHIN PROPERTY TO ACHIEVE GRADES SHOWN. TOP OF WALL VARIES - SEE PLAN. (DESIGN BY OTHERS).
12. CONSTRUCT GARDEN WALL (MAXIMUM RETAINING = 30") WITHIN PROPERTY TO ACHIEVE GRADES SHOWN. TOP OF WALL ELEVATION = 5024.9 TYPICAL. (DESIGN BY OTHERS).
13. CONSTRUCT NEW STORM DRAIN SYSTEM. SEE CG-501 DETAILS.
14. ALL ROOF DISCHARGE TO BE PIPED DIRECTLY TO STORM DRAIN SYSTEM. SEE ARCHITECTURAL AND PLUMBING PLANS FOR ROOF DRAIN LOCATIONS AND SIZES. EXTEND ROOF DRAINS TO STORM DRAIN USING WATER TIGHT FITTINGS.
15. EXISTING DETENTION POND WITH CONTROLLED DISCHARGE TO ALAMEDA PUBLIC STORM DRAIN SYSTEM. TOP OF LANDSCAPE MATERIAL TO BE AT 5018.7 PER ORIGINAL DESIGN. REESTABLISH ALL SLOPES AND RESEED ALL DISTURBED AREAS.
16. CONSTRUCT 2' WIDE (BOTTOM WIDTH) CONCRETE ROUNDW. SEE CG-501 FOR DETAIL.
17. CONSTRUCT 4.0' WIDE F.F. ROOF SWALE AT PIPE OUTLET (2 LOCATIONS) AND 10' WIDE X 10' LONG X 12" DEEP F.F. ROOF PAD AT BOTTOM OF CONCRETE ROUNDW. (2 LOCATIONS). SEE GENERAL NOTE 'Y' AND SHEET CG-501.
18. INSTALL THREE (3) 4" DIA. PIPES THROUGH WALK TO PASS FLOW. SLOPE = 2% SEE CG-501 FOR DETAIL.
19. PROVIDE SHALLOW WATER HARVESTING AREA (12" MAX.) TO COLLECT MINOR FLOW. UTILIZE FOR LANDSCAPING AND RELEASE EXCESS TO PAVEMENT.
20. EXISTING FLOODPLAIN LIMIT (ZONE AO 1' DEPTH). ELEVATION CERTIFICATE REQUIRED FOR PHASE II BUILDING.
21. PROVIDE 12" WIDE OPENING IN CURB TO PASS MINOR FLOW TO LANDSCAPE.
22. MODIFY EXISTING STORM DRAIN INLET TO C.O.A. TYPE 'D' PER C.O.A. STD. DWG. 2206. MATCH RIM ELEVATION.

GENERAL NOTES

- A. COORDINATE WORK WITH SITE PLAN AND UTILITY PLAN.
- B. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFF-SITE.
- C. 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 FINISH MATERIAL THICKNESSES.
- D. MINIMUM SLOPES SHALL BE 1% UNLESS OTHERWISE NOTED.
- E. EXISTING UTILITY LINES ARE SHOWN IN AN APPROPRIATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. 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.
- F. THE ENVIRONMENTAL PROTECTION AGENCY REQUIRES A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES (INCLUDING OTHER LAND-DISTURBING ACTIVITIES) DISTURB ONE ACRE OR MORE (BY OTHERS).
- G. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.
- H. WHERE NEW GRADES ARE SHOWN AS 'MATCH' OR 'E', TRANSITIONS TO EXISTING INFRASTRUCTURE SHALL BE SMOOTH. SHALL ALLOW FOR POSITIVE DRAINAGE AS INTENDED ON PLAN AND SHALL MEET ADA REQUIREMENTS.
- I. ALL PERMANENT EROSION PROTECTION TO BE 12" DEPTH OF 6" AVG. DIA. FRACTURED FACED ROCK (F.F. ROCK) OVER GEOTEXT 50 NON-WOVEN GEOTEXTILE.
- J. OWNER SHALL MAINTAIN EROSION PROTECTION ELEMENTS. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER MAJOR RAINFALL TO MAINTAIN GRADES. IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.
- K. LANDSCAPED AREAS SHALL BE DEPRESSED TO RETAIN MOISTURE THAT FALLS ON THEM FOR INFILTRATION. DO NOT DEPRESS LANDSCAPING WITHIN 10' OF BUILDING.

GENERAL NOTES



PROJECT INFORMATION

PROPERTY: THE SITE IS AN UNDEVELOPED PROPERTY ZONED 'SU-1' FOR C-2 USES & IF PERMISSIVE USES' LOCATED WITHIN C.O.A. MOHAWK MAP #4. THE SITE IS BOUND TO THE NORTH BY N.M. STATE HIGHWAY 528, AND TO THE WEST, SOUTH AND EAST BY DEVELOPED COMMERCIAL PROPERTY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A 14,000 SF (±) MULTI-TENANT BUILDING AND A 2,200 SF (±) RESTAURANT WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING AND LANDSCAPING.

LEGAL: LOT 3, LOWE'S SUBDIVISION, ALBUQUERQUE, NM

BENCHMARK: VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL STATION MONUMENT "NM-448-H12", ELEVATION = 5,026.132 FEET (NAVD 1988) AS PUBLISHED.

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

FLOOD HAZARD: FOR BERNALILLO COUNTY FIRM MAP #0500101090 DATED SEPTEMBER 26, 2008, THE MAJORITY OF THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN. A PORTION OF THE NORTH AND WEST ENDS OF THE PROPERTY FALLS WITHIN FLOODZONE AO (DEPTH 1') DESIGNATED AS AREAS OF SHEET-FLOW SHALLOW FLOODING TO A DEPTH OF 1'.

DRAINAGE PLAN CONCEPT: A PRIVATE STORM DRAIN SYSTEM WILL BE INSTALLED TO COLLECT ROOF DISCHARGE AND ROUTE TO THE EXISTING MASTER PLANNED DETENTION POND. THE REMAINDER OF THE SITE WILL SURFACE FLOW TO THE MASTER PLANNED DETENTION POND. CONTROLLED RUNOFF FROM THE POND IS PASSED TO THE EXISTING ALAMEDA STORM SEWER AT THE ALLOWABLE RATE.

LEGEND

- 27 — PROPOSED CONTOUR - 1' INCREMENT
- - - 27.5 - - - PROPOSED CONTOUR - 0.5' INCREMENT
- 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF-XXXXXX FINISH FLOOR ELEVATION
- 78.3± EXISTING ELEVATION (±) TO MATCH. PROVIDE SMOOTH TRANSITION.
- ~~~~~ PROPOSED RETAINING WALL
- ===== GRADE BREAK

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Consulting Engineering Associates
120 Moore Street N.E.
Albuquerque, New Mexico 87108
PH: 505-248-8828 www.isa-arf.com
1999 CG-101-Rev.1 Feb 10/12

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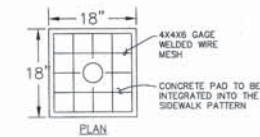
LOWE'S SUBDIVISION, LOT 3

GRADING AND DRAINAGE PLAN

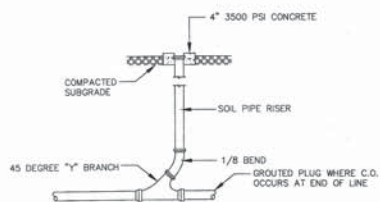
Date: 01.24.12	By: J.B.J.	Date: 01.24.12	Job No.: 1999
Drawn By: J.B.J.	Checked By: J.B.J.	Scale: 1"=20'	CG-101
Old By: FCA	Old By: FCA	Scale: 1"=20'	SH. OF

SHT. 5 OF 8

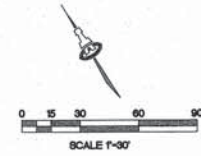
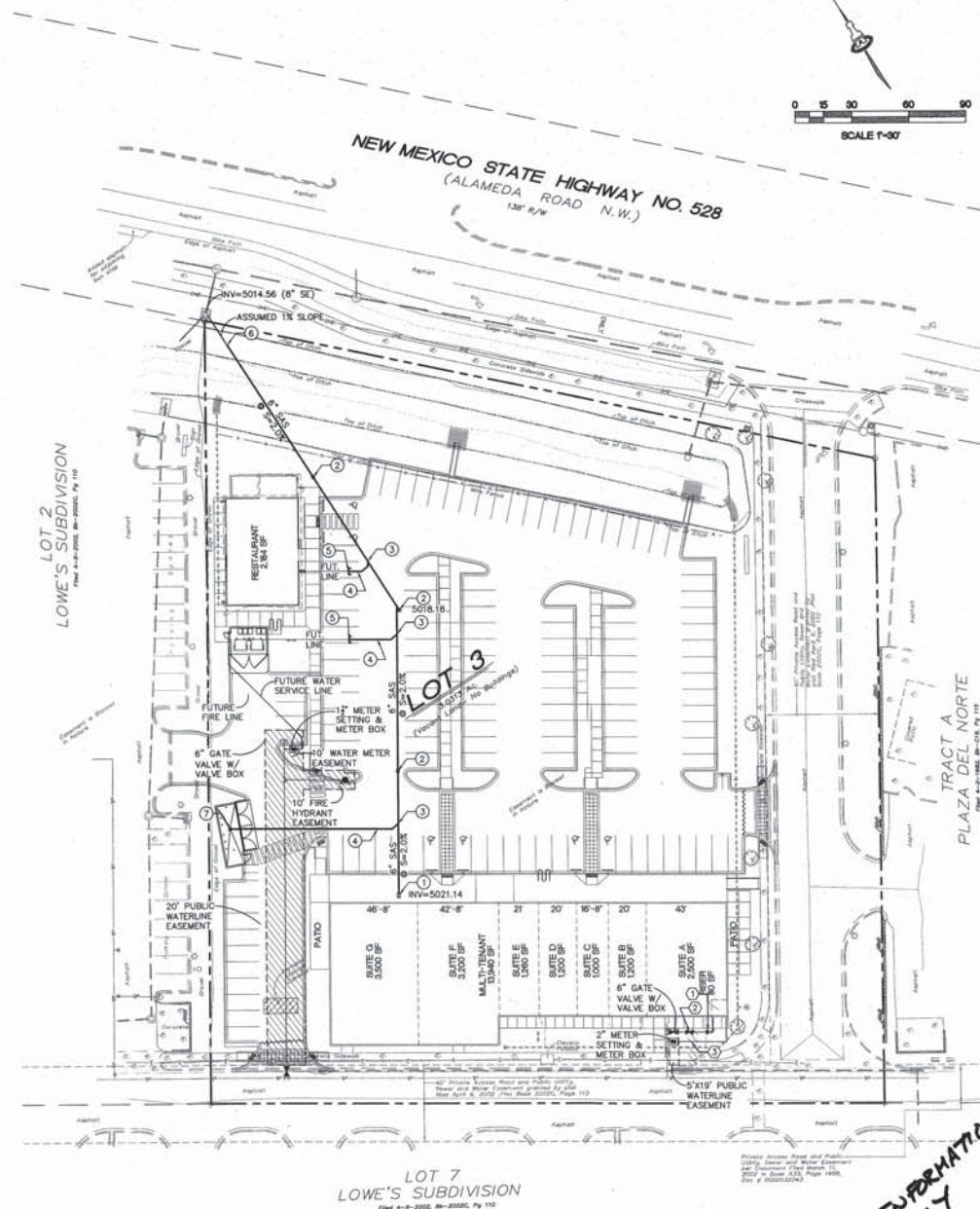
SCANNED BY
PLANNING



CONCRETE PAD
FOR SAS CLEANOUT
SCALE: 1"=1'



SINGLE CLEANOUT DETAIL
1/16"



GENERAL NOTES

1. ALL WATERLINES WITHIN THE PUBLIC WATERLINE EASEMENTS ARE PUBLIC LINES AND SHOWN FOR INFORMATION ONLY. SEE PUBLIC WORK ORDER PLANS FOR FINAL DESIGNS.

KEYED NOTES

- WATER ①**
1. POST INDICATOR VALVE.
 2. 6" PRIVATE GATE VALVE WITH VALVE BOX.
 3. 2" WATER SERVICE LINE.
- SANITARY SEWER ②**
1. CLEAN OUT. SEE MECHANICAL PLAN.
 2. CLEAN OUT.
 3. 6"x4" WYE.
 4. 4" SAS SERVICE.
 5. 4" CAP INV=FT ELEV - 4" MIN.
 6. CONNECT TO EXISTING 8" SAS. MATCH INVERTS WITH ECCENTRIC REDUCER. INV=5014.802.
 7. 4" DRAIN WITH TRAP.

LEGEND

- W — EXISTING WATERLINE
- S — EXISTING SANITARY SEWER W/ MANHOLE
- P — PROPOSED WATERLINE
- V — POST INDICATOR VALVE
- G — GATE VALVE W/ VALVE BOX
- M — WATER METER
- SS — PROPOSED SANITARY SEWER LINE
- SC — SANITARY SEWER CLEAN OUT
- ST — PROPOSED STORM SEWER LINE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87106
Ph. 505-248-6828 www.isaarl.com
1889 CU-101.dwg Mar 08,2012

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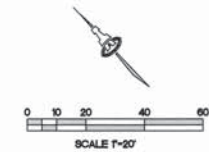
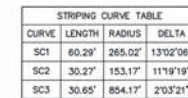
LOWE'S SUBDIVISION, LOT 3

528 RETAIL, LLC.

UTILITY PLAN

Date:	11/1/2011	Drawn By:	10/10/2011	Job No.:	10000
Checked By:		Scale:		Page:	94 OF 94

FOR INFORMATION ONLY



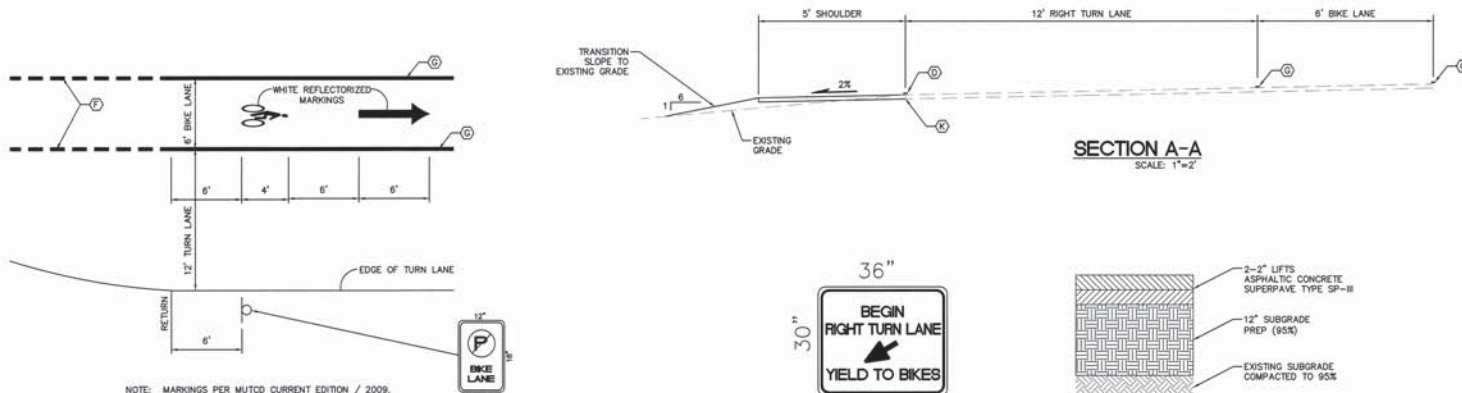
ALL CONFLICTING PAVEMENT MARKINGS SHALL BE OBLITERATED BY WATER BLASTING TO A MAX DEPTH OF 0.25" AND FOR A WIDTH EQUAL TO TWO (2) TIMES THE WIDTH OF THE STRIPE OR MARKING TO BE REMOVED.

- A. EXISTING BIKE LANE.
- B. N15H NO. 52B: RIGHT TURN LANE.
- C. NEW 5' ASPHALT SHOULDER.
- D. EDGE OF LANE STRIPING, 4' SOLID WHITE STRIPE.
- E. ADJUST MANHOLE RM TO GRADE.
- F. 6" DASHED WHITE STRIPE (3" STRIPE, 7" GAP).
- G. 6" SOLID WHITE STRIPE.
- H. TRANSITION NEW ASPHALTIC PAVING TO MATCH STORM DRAIN INLET.
- I. EXISTING STORM DRAIN INLET.
- J. EXISTING PCC SIDEWALK, 6' WIDE.
- K. SAWCUT EDGE, MATCH NEW ASPHALT PAVING TO EXISTING ADJACENT GRADE.
- L. REMOVE EXISTING STRIPING & SYMBOLS.
- M. SAW-CUT VERTICAL END OF CURB AT A 45' ANGLE.
- N. SIGN, 8"POST, "RIGHT LANE YIELDS TO BIKES" SEE DETAIL THIS SHEET.
- O. BIKE LANE MARKINGS PER DETAIL B ON THIS SHEET.

I, Russ P. Hogg, New Mexico Professional Surveyor Number 9750, hereby certify that the actual information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.


Russ P. Hogg
NMPSS No. 9750
7/3, 2012





2-2" LIFTS
ASPHALTIC CONCRETE
SUPERPAVE TYPE SP-III

12" SUBGRADE
PREP (95%)

EXISTING SUBGRADE
COMPACTED TO 95%

NOTE:
SUBGRADE SOILS HAVING A R-VALUE ≥ 50 COMPACTED TO 95% PER ASTM D 1557, SOIL NOT HAVING THE MINIMUM R-VALUE OF 50 SHALL BE REMOVED TO A DEPTH OF 2 FEET AND BLENDED AND/OR REPLACED BY THE CONTRACTOR WITH SUITABLE MATERIAL.

PAVING SECTION
NTS

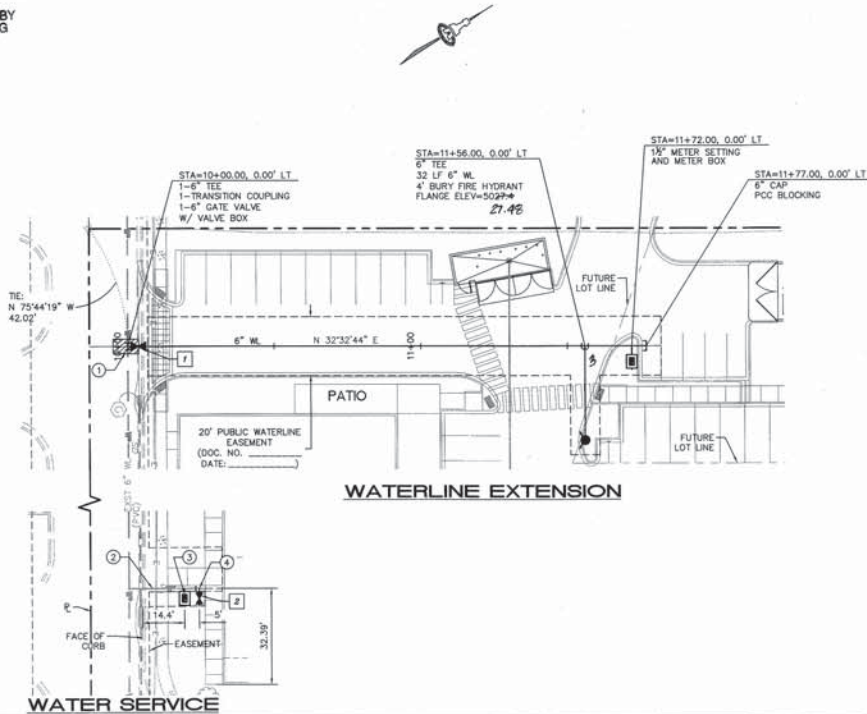
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Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacrmi.com
1899 CP-101.0eq Apr. 06.2012

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **LOWE'S SUBDIVISION, LOT 3 RETAIL SHOPS
BIKE LANE SHOULDER**

Design Review Committee 	City Engineer Approval 	Ms. City/Th Ms. City/Th	Last Design Update
City Project No. 667684	Zone Map No. A-14-Z	Sheet 7 Of 8	

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		FIELD NOTES				CONSTRUCTION	
NO.	DATE	REMARKS	BY	1	SURV TEX, INC. 12/11	Albuquerque Control Station Monument "NM-448-N12"	DATE
		REMARKS		LOCATED 60' WEST OF THE CENTERLINE OF COORS			
		REMARKS		BLVD 350' SOUTH OF THE INTERSECTION OF COORS			
		REMARKS		BLVD 350' WEST OF THE INTERSECTION OF COORS			
		REMARKS		Elevation = 5028.132 feet (NAND 1988)			
		DESIGNED BY TCA	DATE 03/01/12				
		DESIGNED BY THAF	DATE 03/01/12				
		RECORDED BY	DATE				



WATERLINE EXTENSION

WATER SERVICE

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	19
10x10x6	4	19
10x10x4	2	20
8x8x8	9	17
8x8x6	5	17
8x8x4	2	15
6x6x6	9	20
6x6x4	5	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: 0M/3M - SILTY GRAVELS AND
SILTY SANDS, GRAVEL-SAND-SILT
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 ASBWA.

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

RESTRAINED JOINT LENGTHS, L_r, FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)

SIZE	HORIZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
12	30	15	6	3	55
10	20	10	4	2	40
8	12	6	2	1	25
6	7	3	1	0.5	15

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	SIZE	SIZE	SIZE
12x10	25	30	10x8	44
12x8	45	68	10x4	58
12x6	62	101	8x4	75
12x4	74	113	6x4	83
10x8	24	30	8x4	24

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.

GENERAL NOTES

- CONSTRUCT SINGLE WATER SERVICE PER COA STD DWG #S 2361, 2362, & 2363.
- SHUT OFF PLAN (THIS SHEET).
- RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS (THIS SHEET).
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
- SEE COA STD DWG #2325 FOR VALVE RING & COVER DETAIL. SEE COA STD DWG #2326 FOR VALVE BOX DETAIL.
- SEE COA STD DWG #2320 FOR PCC BLOCKING.

KEYED NOTES

- REMOVE & REPLACE 6 SY ASPHALT PAVING, MATCH EXISTING PAVEMENT SECTION.
- EXISTING 6" PUBLIC WATERLINE STUD.
- 2" METER SERVICE AND METER BOX. INSTALL DUAL CHECK VALVES ON METER SETTER (PRVT).
- NON-PRESSURE CONNECTION CUT EXISTING 6" WATERLINE, PLACE 6"-90° BEND AND 6" GATE VALVE AND VALVE BOX, 1'-6" GAP (COORDINATE WITH ON-SITE FIRELINE EXTENSION CONTRACTOR FOR CONTINUATION).

PROJECT SURFACE COORDINATES

NO.	VALVE COORDINATES		
	X	Y	Z
1	1530229.65	1521889.50	5028.79
2	1530188.35	1521461.57	5028.78
3	1530357.75	1521875.12	5027.70

WATER SHUTOFF PLAN



SHUT-OFF VALVES 1, 2, & 3 TO PROVIDE NON-PRESSURE CONNECTION IN THE 6" WL. 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/CONTENT/VIEW/729/](http://abcwua.org/content/view/full/729/).

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isaactson.com
1800 CU-301-Jag Mar 28, 2012

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **LOWE'S SUBDIVISION, LOT 3 RETAIL SHOPS
WATERLINE EXTENSION
UTILITY PLAN AND PROFILE**

Design Review Committee APR 1 9 2012 DESIGN REVIEW COMMITTEE	City Engineer Approval MAY 2 3 2012 CITY ENGINEER	Per: [Signature] Last Design Update
--	---	--

City Project No. **667684** Zone Map No. **A-14-Z** Sheet **8** Of **8**

SURVEYORS CERTIFICATION

I, Russ F. Hupp, New Mexico Professional Surveyor, Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ F. Hupp
9750
2012

