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26-0116-81-081

SCANNED BY  
PLANNING

# CONSTRUCTION PLANS FOR COMPASS BANK AT CENTRAL & TRAMWAY OFFICE

## SITE IMPROVEMENTS

CITY OF ALBUQUERQUE  
NEW MEXICO  
MAY 2005

### INDEX TO DRAWINGS

- C1. TITLE SHEET
- C1A. PLAT
- C2. SITE LAYOUT PLAN
- C3. GRADING & EROSION CONTROL PLAN
- C4. UTILITY PLAN
- C5. TURN LANE PROFILE

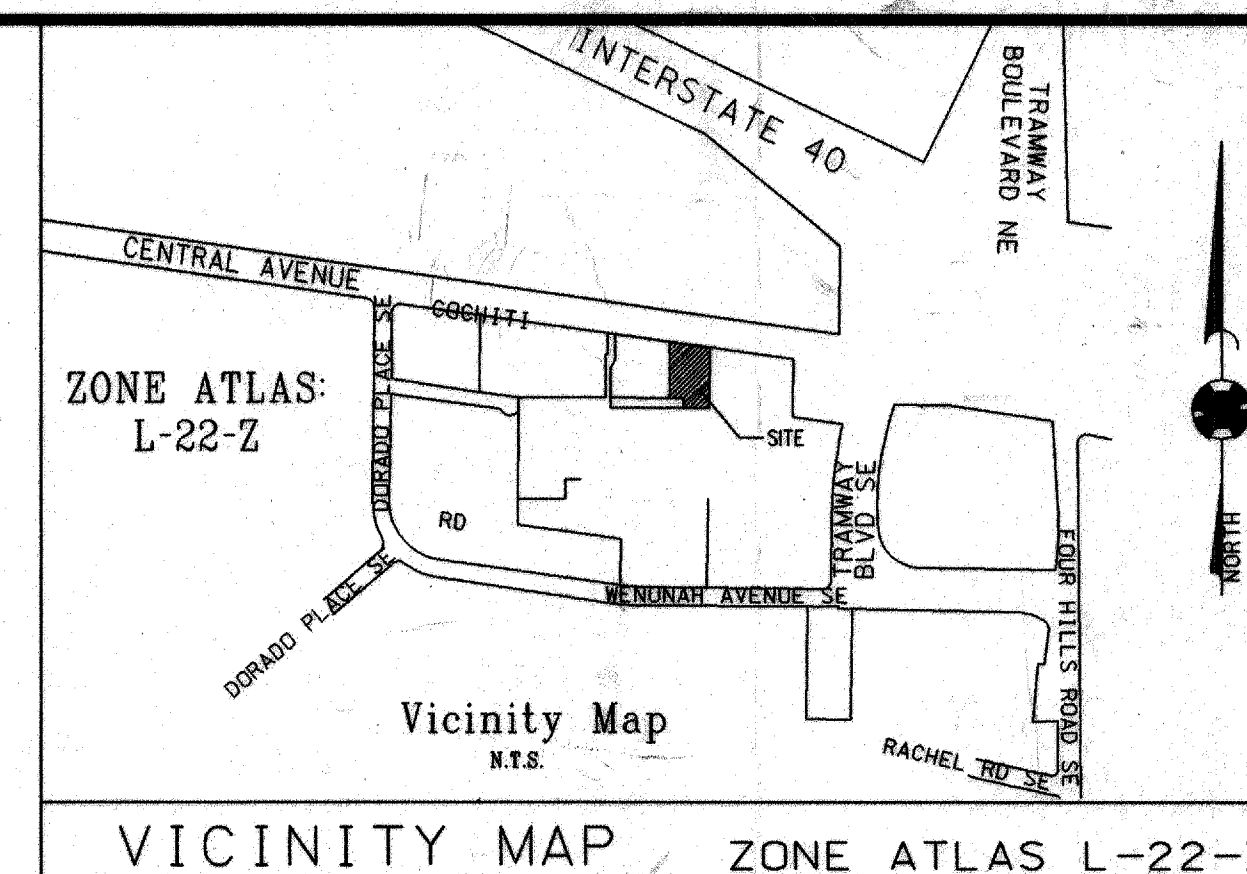
#### CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

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 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 with survey information provided by Charles Gale, of High Mesa Consulting Group, NMPE number 8274184.

APPROVED AS RECORD DRAWINGS  
DESIGN REVIEW SECTION  
CITY CONSTRUCTION ENGINEER  
*Anthony Lopez*  
DATE: 08/30/08

RECORD DRAWING

DRB # 1002591



#### NOTICE TO CONTRACTORS

- 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 (UPDATE #7).
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24-HOUR CONSTRUCTION.
- 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 OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATIONS 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 (92-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE 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 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. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THIS PROJECT THAT IS NOT SHOWN ON THE PLAN AND IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE DESIGNER'S EXPENSE.
- FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.

#### THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

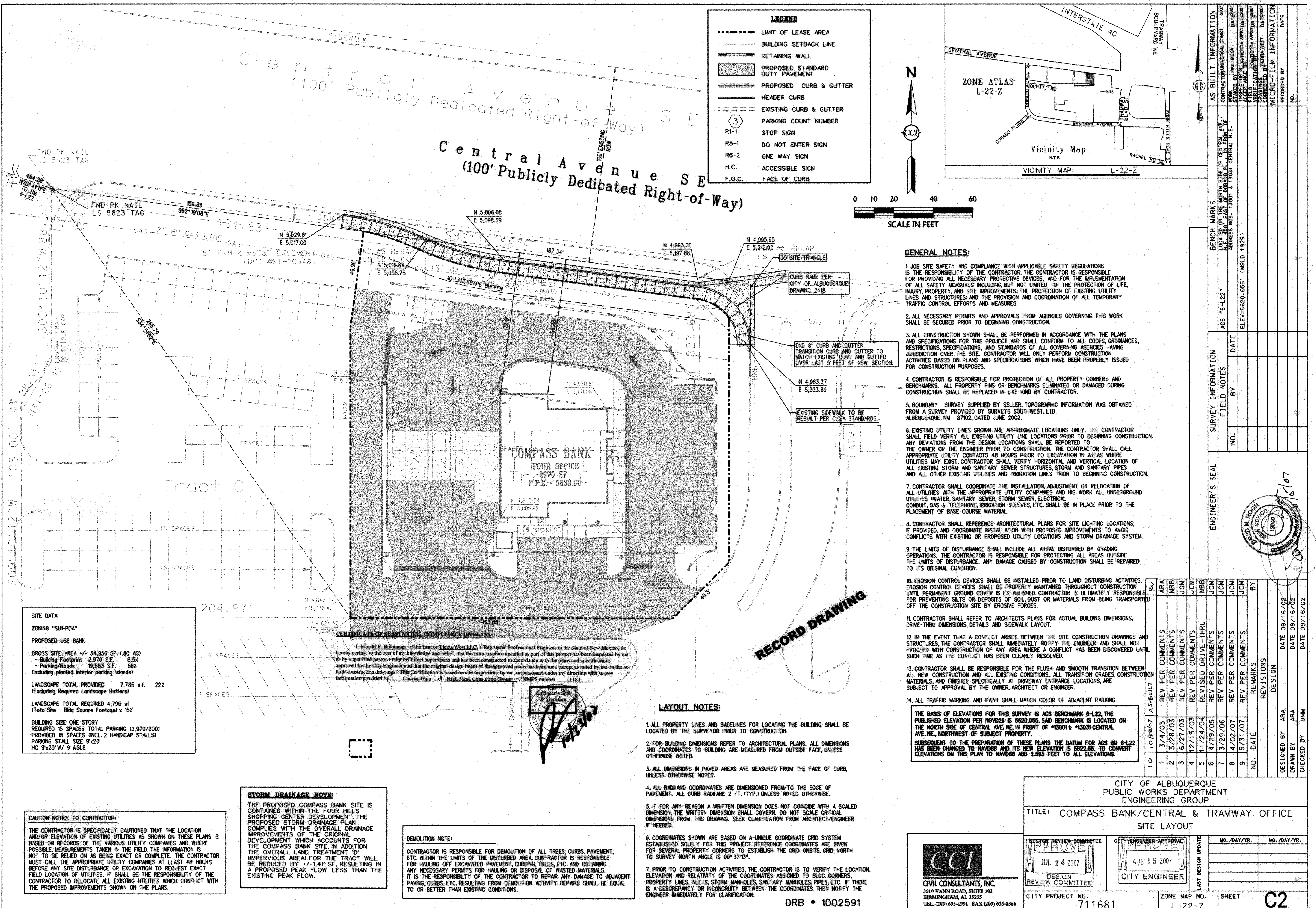
- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☒ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE PROJECT ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ IF CURB IS DERESSED 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.

**CCI**  
CIVIL CONSULTANTS, INC.  
3510 VANN ROAD, SUITE 102  
BIRMINGHAM, AL 35235  
TEL (205) 655-1991 FAX (205) 655-8366

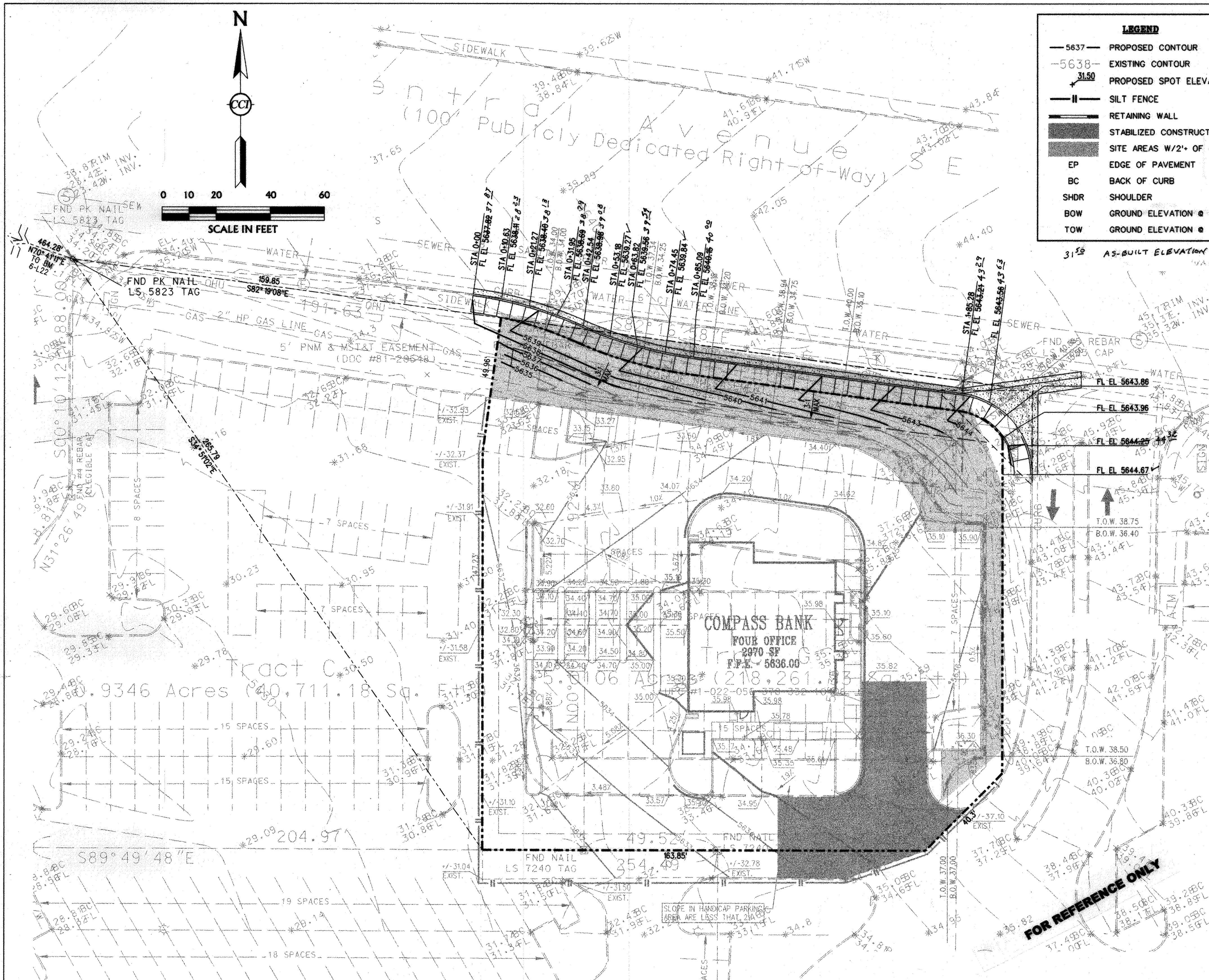
**TIERRA WEST, LLC**  
8509 JEFFERSON NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505) 858-3100

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
		Transportation	<i>[Signature]</i>	6/13/07	APPROVED FOR CONSTRUCTION		
		Water/Wastewater	<i>[Signature]</i>	6-13-07			
		Hydrology	<i>[Signature]</i>	6-12-07			
		Env. Health					
		Constr. Mngmt.					
		Constr. Coord.					
CITY PROJECT NO.					SHEET		
711681					C1		









#### EROSION & SEDIMENT CONTROL NOTES:

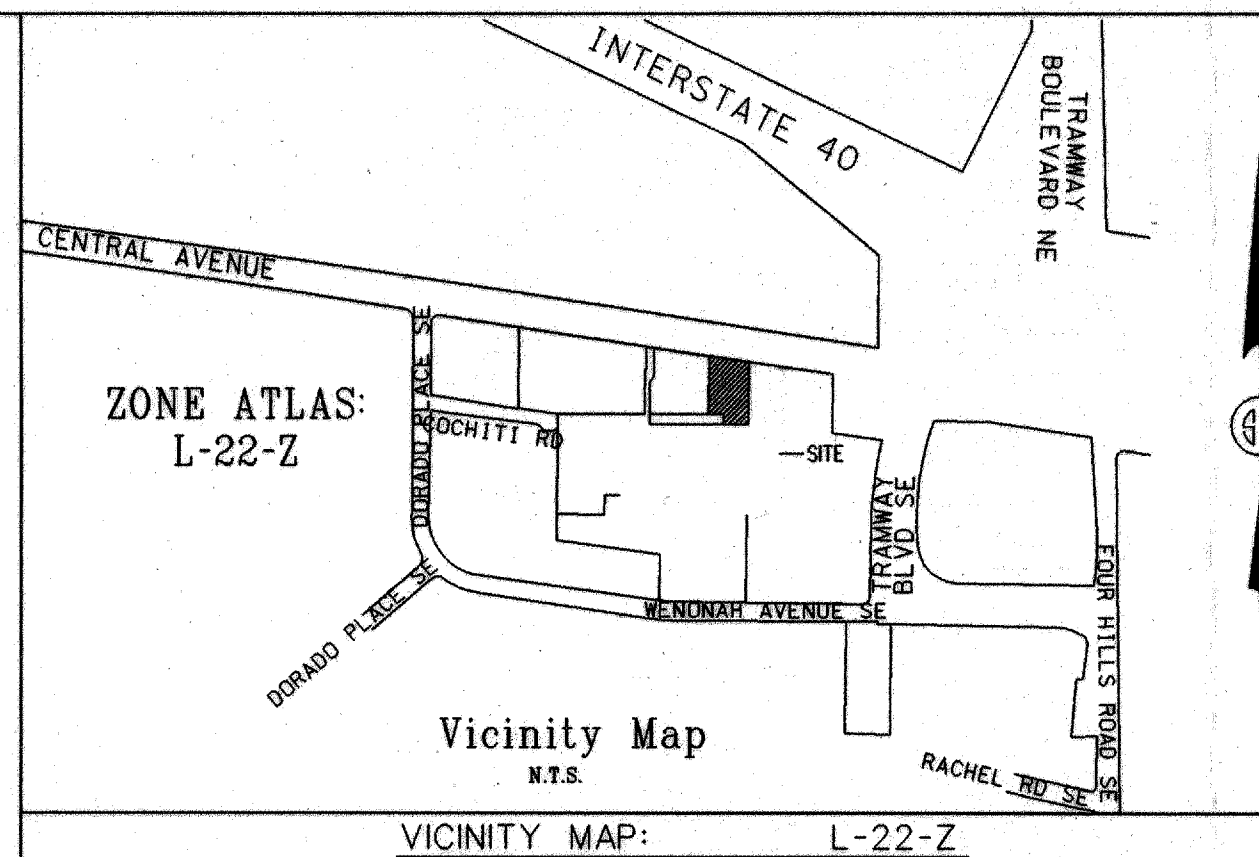
1. THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENT CONTROL DEVICES ON SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT FROM LEAVING THE SITE. SILT WILL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS.
2. THE CONTRACTOR SHALL PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE BY INSTALLING EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
3. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DO NOT PROVIDE SUFFICIENT EROSION AND SEDIMENT CONTROL, ADDITIONAL CONTROL MEASURES SHALL BE IMPLEMENTED. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING EROSION CONTROL DEVICES WHICH BECOME INEFFECTIVE.
4. ALL EROSION CONTROL MEASURES SHALL MEET THE GUIDELINES SET FORTH IN THE COUNTY AND LOCAL EROSION CONTROL GUIDELINES AS A MINIMUM STANDARD.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL GRADING AND OTHER LAND DISTURBING ACTIVITIES PRIOR TO BEGINNING CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF ANY BUILDUP OF SEDIMENT WHICH ESCAPES FROM THE SITE.
7. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM THE SITE (IF NOT REUSABLE ON SITE) AND FOR CORRECTING HORIZONTAL AND VERTICAL ALIGNMENT OF SLOPES & DITCHES, IF NECESSARY AT THE COMPLETION OF CONSTRUCTION.

8. CONTRACTOR IS RESPONSIBLE FOR CLEANING SILT AND DEBRIS OUT OF ALL STORM DRAINAGE STRUCTURES UPON THE COMPLETION OF CONSTRUCTION.
9. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION CONTROL MEASURES AFTER CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.
10. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY FINES LEVIED AGAINST THE SITE FOR VIOLATIONS OF EROSION CONTROL REGULATIONS.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER HANDLING AND STORAGE OF HAZARDOUS MATERIALS SUCH AS: PAINTS, FUELS, FERTILIZERS, POISONS, ETC., DURING CONSTRUCTION. APPROPRIATE SPILL PREVENTION SHOULD BE IMPLEMENTED TO REDUCE THE POSSIBILITY OF CONTAMINATING STORM WATER RUNOFF.
12. CONTRACTOR TO PROVIDE TEMPORARY GROUND COVER FOR ALL AREAS WITH EXPOSED SOIL WHICH WILL NOT BE DISTURBED BY GRADING OPERATIONS FOR A PERIOD OF 14 DAYS OR MORE.
13. CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL DEVICES AFTER EACH RAINFALL AND PERFORM NECESSARY REPAIRS AND MAINTENANCE. IN AREAS WHERE INITIAL EROSION CONTROL IS INEFFECTIVE, ADDITIONAL CONTROL MEASURES SHALL BE IMPLEMENTED.

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 6-L22, THE PUBLISHED ELEVATION OF WHICH IS 5620.055. SAID BENCHMARK IS LOCATED ON THE NORTH SIDE OF CENTRAL AVE. NE, IN FRONT OF \*13001 & \*13031 CENTRAL AVE. NE, NORTHWEST OF SUBJECT PROPERTY. SUBSEQUENT TO THE PREPARATION OF THESE PLANS THE DATUM FOR ACS BM 6-L22 HAS BEEN CHANGED TO NAVD83 AND ITS NEW ELEVATION IS 5622.85. TO CONVERT ELEVATIONS ON THIS PLAN TO NAVD83 ADD 2.595 FEET TO ALL ELEVATIONS.

**CCI**  
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DRB • 1002591



**STORM DRAINAGE NOTE:**  
THE PROPOSED COMPASS BANK SITE IS CONTAINED WITHIN THE FOUR HILLS SHOPPING CENTER DEVELOPMENT. THE PROPOSED STORM DRAINAGE PLAN COMPLETES THE OVERALL DRAINAGE IMPROVEMENTS OF THE ORIGINAL DEVELOPMENT WHICH ACCOUNTS FOR THE COMPASS BANK SITE. IN ADDITION THE OVERALL LAND TREATMENT OF IMPERVIOUS AREA FOR THE TRACT WILL BE REDUCED BY +/-1,411 SF. RESULTING IN A PROPOSED PEAK FLOW LESS THAN THE EXISTING PEAK FLOW.

#### GRADING NOTES:

1. REFERENCE GENERAL NOTES- DRAWING C-1
2. CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. ANY CLEARING REQUIRED FOR THIS CONSTRUCTION SHALL BE INCIDENTAL TO THE OVERALL SITE WORK.
3. ANY GRADED OR DISTURBED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL WITH SEED, MULCH, FERTILIZER, AND WATER APPLIED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SOIL ALL SLOPES STEEPER THAN 3:1.
4. GRADES SHOWN ARE FINISHED PAVEMENT & TOP OF GRASS GRADE ELEVATIONS. REFERENCE ARCHITECTURAL PLANS TO DETERMINE BUILDING SUBGRADE ELEVATIONS. FOR SUBGRADE ELEVATIONS IN PAVED AND SIDEWALK AREAS, REFERENCE SECTIONS & DETAILS.
5. SITE CONTRACTOR SHALL PROVIDE SUBGRADE FOR BUILDING PAD PER ARCHITECTURAL SPECIFICATIONS. REFERENCE ARCHITECTURAL PLAN FOR SUBGRADE ELEVATION.
6. ALL AREAS WITHIN THE SITE WHICH ARE NOT SHOWN AS BUILDING, PAVEMENT, OR SIDEWALK SHALL BE GRASSED. REFER TO THE LANDSCAPE PLAN FOR GRASSING AND LANDSCAPING SPECIFICS.
7. CONTRACTOR SHALL OBTAIN AND BE FAMILIAR WITH GEOTECHNICAL INVESTIGATION AND ALL SUBSEQUENT REVIEWS.
8. CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AS NECESSARY TO ACCOMMODATE NEW PAVEMENTS AND CURB & GUTTER AND ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
9. ALL SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CODES AND SPECIFICATIONS OF THE MUNICIPALITY THE SITE IS LOCATED IN.
10. THE LOCATION AND ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, SHOULD NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES AND UTILITIES PRIOR TO CONSTRUCTION. ANY DEVIATIONS FROM PLAN INFORMATION SHOULD BE DISCUSSED WITH ENGINEER AND OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY CONTACTS 48 HOURS PRIOR TO EXCAVATION IN AREAS WHERE UTILITIES MAY EXIST.
11. ANY EXCESS MATERIAL AT THE END OF THE GRADING OPERATIONS, SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER OFF-SITE.
12. NO SLOPES SHALL BE STEEPER THAN 3-HORIZONTAL TO 1-VERTICAL, UNLESS OTHERWISE NOTED ON THE PLAN OR APPROVED BY ENGINEER.
13. ALL TOPSOIL REQUIRED FOR THE SITE SHALL BE OBTAINED FROM THE SITE BEFORE ANY IS BORROWED FROM OFF SITE. CONTRACTOR IS TO COORDINATE ON SITE TOPSOIL ACQUISITION AND STOCK PILES.
14. ALL SPOT ELEVATIONS ARE AT EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
15. THE STRUCTURAL FILL AT THE SITE TO BE COMPOSED OF SOIL WITH A MAXIMUM DENSITY IN EXCESS OF 100 P.C. PLASTICITY INDEX LESS THAN 25, AND LIQUID LIMIT LESS THAN 50. THE STRUCTURAL FILL SHOULD BE COMPACTED TO A MINIMUM OF 98% OF THE STANDARD PROCTOR VALUE, AND WITHIN 2 1/2" OF OPTIMUM MOISTURE AS DETERMINED BY ASTM D-698. THE LIFTS SHOULD NOT EXCEED 8 INCHES THICK. DENSITY AND MOISTURE TEST SHOULD BE PERFORMED ON EACH LIFT PRIOR TO THE PLACEMENT OF SUBSEQUENT LIFTS. ONE TEST PER 2,500 SQ. FT. PER LIFT IN BUILDING AREAS, AND ONE TEST PER 5,000 SQ. FT. IN PARKING OR DRIVE AREAS.
16. ALL UTILITY TRENCHES IN THE BUILDING AND PARKING/DRIVE AREAS MUST BE BACKFILLED AND COMPACTED IN THE MANNER SPECIFIED FOR STRUCTURAL FILL. REDUCE LIFT THICKNESS TO 4 TO 6 INCHES, IN ORDER TO ACHIEVE COMPACTION USING HAND OPERATED EQUIPMENT. DENSITY TEST TO BE PERFORMED AT LEAST EVERY 200 FT. ALONG THE TRENCH FOR EACH LIFT.
17. PROPERTY LINES AND EASEMENTS ARE SHOWN ON THE CONSTRUCTION PLANS AS PROVIDED BY THE ARCHITECT. NO BOUNDARY SURVEY WAS PERFORMED. STRUCTURES SUCH AS WALLS, SIGNS, FENCES, BUILDINGS, ETC. OR PLANTS SUCH AS TREES OR SHRUBS SHALL NOT BE PLACED IN THE RIGHT OF WAYS OR EASEMENTS WITHOUT PROPER APPROVAL.

NO.	DATE	REVISIONS	BY
1	3/4/03	REV PER COMMENTS	MBB
2	3/28/03	REV PER COMMENTS	JCM
3	6/27/03	REV PER COMMENTS	JCM
4	12/15/03	REV PER COMMENTS	JCM
5	11/24/04	REVISED DRIVE-THRU	MBB
6	4/29/05	REV PER COMMENTS	JCM
7	3/29/06	REV PER COMMENTS	JCM
8	4/02/07	REV PER COMMENTS	JCM
9	5/31/07	REV PER COMMENTS	JCM

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

TITLE: COMPASS BANK/CENTRAL & TRAMWAY OFFICE  
GRADING AND EROSION  
CONTROL PLAN

DESIGN REVIEW COMMITTEE: CITY ENGINEER APPROVAL

For Information Only

CITY PROJECT NO. 711681

ZONE MAP NO. L-22-Z

SHEET C3

NO. /DAY/YR. MO. /DAY/YR.

DESIGNED BY: ARA DATE 09/16/02  
DRAWN BY: ARA DATE 09/16/02  
CHECKED BY: DMM DATE 09/16/02



UTILITY LEGEND	
— STORM —	PROPOSED STORM LINE
— 6" SS —	EXISTING STORM LINE
— 6" SS —	PROPOSED SANITARY LINE
— 2" W —	EXISTING SANITARY LINE
— 2" W —	PROPOSED WATER LINE
— UGP —	EXISTING UNDERGROUND POWER LINE
— UGP —	PROPOSED UNDERGROUND POWER LINE
— UGT —	EXISTING UNDERGROUND TELEPHONE LINE
— UGT —	PROPOSED UNDERGROUND TELEPHONE LINE

CONNECT TO EXISTING 8" SANITARY SEWER USING TEE-WYE CONNECTION PER CITY OF ALBUQUERQUE STANDARD DETAIL 2125  
INV. (EXISTING 8" MAIN) - 5628.56  
CROWN (EXISTING 8" MAIN) - 5629.43  
INV. (6" SERVICE LATERAL) - 5629.43  
(UNDER SEPERATE PERMIT)

REPLACE EXISTING ASPHALT PER CITY OF ALBUQUERQUE STANDARD DETAIL 2465 ARTERIAL  
24 L.F. 6" SAN. SEW. SERVICE PIPE TO PROPERTY LINE @ 2.0% GRADE

NON-PRESSURE CONNECTION 6"x6"x6" TEE

TIE TO EXISTING 6" WATER IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD DRAWING #2301

6"x6" GATE VALVE (PUBLIC)

PROVIDE FULLY RESTRAINED JOINTS ON FIRE LINE

6"x6" GATE VALVE (PRIVATE)

CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF GAS MAIN IS APPROXIMATE AND THAT PRIOR TO ANY WORK BEING DONE IN THIS AREA CONTRACTOR SHALL HAVE UTILITIES FIELD LOCATED AND COORDINATE ALL CONSTRUCTION WITH APPROPRIATE UTILITY COMPANIES.

PROVIDE RESTRAINED JOINTS ON ALL WATER MAINS PER CITY OF ALBUQUERQUE STANDARDS

TIE TO EXISTING WATER MAIN PER CITY OF ALBUQUERQUE STANDARD DRAWING 2362

1" WATER METER INSTALLATION PER CITY OF ALBUQUERQUE STANDARD DRAWING 2362 (UNDER SEPERATE PERMIT)

UTILITY CROSSING COORDINATION

THE CONTRACTOR IS SPECIFICALLY CAUTIONED OF THE EXISTENCE OF GAS LINES AND OTHER UTILITY LINES IN THIS AREA CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING CROSSING OF UTILITIES THROUGH EASEMENTS AND ACROSS SERVICE LINES WITH THE APPROPRIATE UTILITY COMPANIES.

LIMITS OF WORK ORDER WITHIN RIGHT OF WAY

PNM TO RELOCATE POWER POLE AND APPROXIMATELY 250' OF 4" CONDUIT AND WIRE (IN KIND) WITH 2 NEW PULL BOXES

LIGHT TO BE RELOCATED BY PNM

TELEPHONE MANHOLE ADJUST RIM FLUSH WITH FINISH GRADE. PROVIDE NEW TRAFFIC BEARING FRAME AND LID. CONTRACTOR TO COORDINATE WITH TELEPHONE COMPANY

REPLACE EXISTING ASPHALT PER CITY OF ALBUQUERQUE STANDARD DETAIL 2465 ARTERIAL

NON-PRESSURE CONNECTION 6"x6"x6" TEE TIE TO EXISTING 6" WATER IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD DRAWING #2301

EXISTING FOUR HILL SHOPPING CENTER 1/2" WATER METER AND BACKFLOW PREVENTION DEVICE WITH AIR RELEASE VALVE TO BE RELOCATED. ALL TRENCHING, PIPING, ETC. BY LICENSED CONTRACTOR. CONTRACTOR SHALL CALL CITY OF ALBUQUERQUE PUBLIC WORKS NEW SERVICE DEPARTMENT TO SCHEDULE RESETTLE OF SAME SIZE METER BY THE CITY OF ALBUQUERQUE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH RELOCATION. ALL PIPING UP TO METER SHALL BE NEW COPPER PIPE. NO SPLICING ALLOWED FROM MAIN TO METER

IF INTERCONNECT SYSTEM IS WITHIN AFFECTED AREA CONTRACTOR SHALL RELOCATE IT PER C.O.A. STANDARDS.

RELOCATED WATER METER PIPING BY CONTRACTOR, METER INSTALLATION BY CITY

SEE IRRIGATION PLANS FOR RELOCATION OR REMOVAL OF IRRIGATION

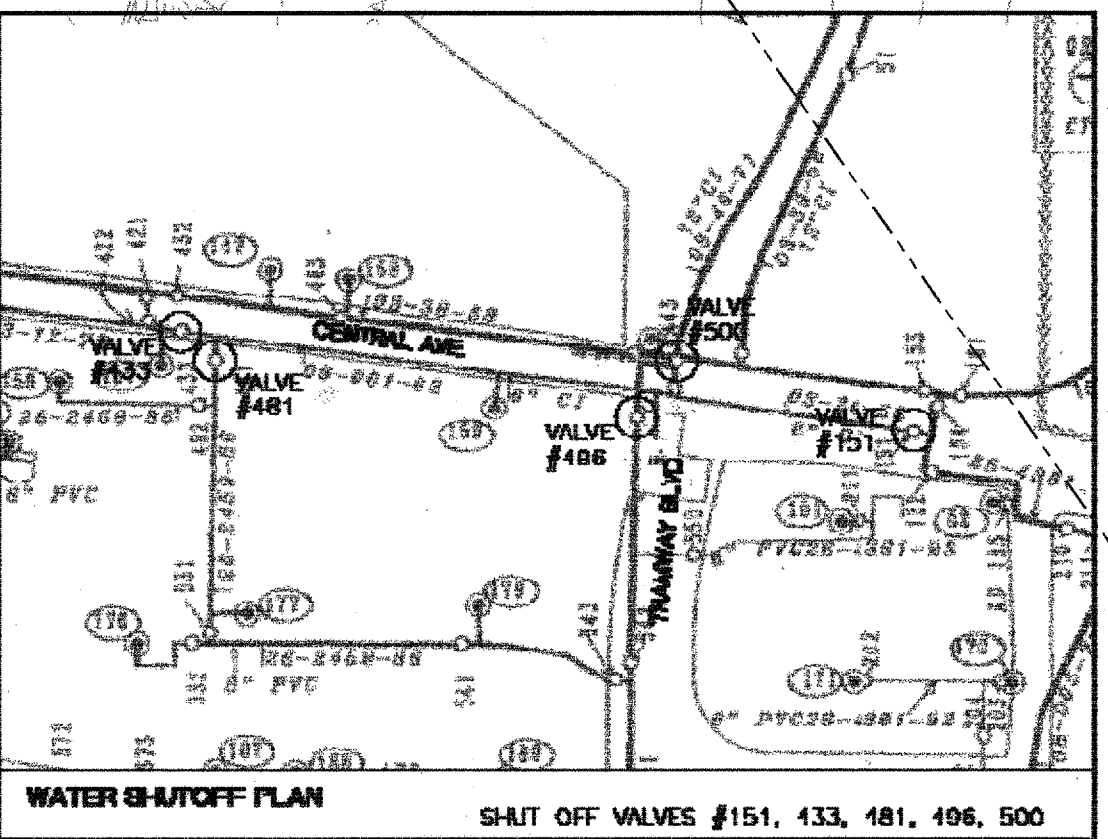
WATER METERS TO BE RELOCATED BY CITY OF ALBUQUERQUE

6"x6" GATE VALVE (PRIVATE)

NEW PRIVATE FIRE HYDRANT

12" D.I. SLEEVE, EXTEND 3' ON EACH SIDE OF WALL. (SEE DETAIL BELOW)

SPRINKLER CONTROL VALVES TO BE RELOCATED



- NOTES:
- ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
  - NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN.
  - APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
  - SHUT OFF THE VALVES INDICATED IN THE ABOVE PLAN.

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 6-122, THE PUBLISHED ELEVATION OF WHICH IS 5620.055. SAID BENCHMARK IS LOCATED ON THE NORTH SIDE OF CENTRAL AVE. NE, IN FRONT OF \*13001 & \*13031 CENTRAL AVE. NE, NORTHWEST OF SUBJECT PROPERTY. SUBSEQUENT TO THE PREPARATION OF THESE PLANS THE DATUM FOR ACS BM 6-122 HAS BEEN CHANGED TO NAVD83 AND ITS NEW ELEVATION IS 5622.65. TO CONVERT ELEVATIONS ON THIS PLAN TO NAVD83 ADD 2.595 FEET TO ALL ELEVATIONS.

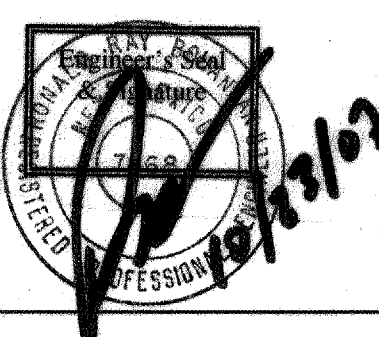
**STORM DRAINAGE NOTE:**  
THE PROPOSED COMPASS BANK SITE IS CONTAINED WITHIN THE FOUR HILLS SHOPPING CENTER DEVELOPMENT. THE PROPOSED STORM DRAINAGE PLAN COMPLIES WITH THE OVERALL DRAINAGE IMPROVEMENTS OF THE ORIGINAL DEVELOPMENT WHICH ACCOUNTS FOR THE OVERALL LAND TREATMENT 'D' (IMPERVIOUS AREA) FOR THE TRACT. WILL BE REDUCED BY ~1.411 SF, RESULTING IN A PROPOSED PEAK FLOW LESS THAN THE EXISTING PEAK FLOW.

**POWER, TELEPHONE & GAS NOTES:**

- REFERENCE GEN. NOTES, DRAWING C-1
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR INFORMATION REGARDING POWER, TELEPHONE & GAS SERVICES (IF REQUIRED).
- CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL BUILDING ENTRANCES, TO INCLUDE SANITARY SEWER SERVICE, DOMESTIC & IRRIGATION SERVICE. ELECTRICAL TELEPHONE & GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES SUCH THAT PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATING WITH THE APPROPRIATE UTILITIES AS TO LOCATION AND SCHEDULING OF TIE-INS/CONNECTIONS TO THEIR FACILITIES.

**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 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 with survey information provided by **Charles Gula**, of **High Mesa Consulting Group**, NMPIS number **11184**.



THE FOLLOWING TABLES WERE CREATED USING EBAA IRON, INC. SOFTWARE FOR RESTRAINING JOINTS WITH THE CRITERIA:

DEPTH OF BURY: 3.0' MINIMUM  
SAFETY FACTOR: 1.5 TO 1  
PIPE MATERIAL: PVC  
SOIL TYPE: GW/SW-SILTY GRAVEL/SILTY SAND, GRAVEL-SAND MIXTURES  
TEST PRESSURE: 150 PSI  
TRENCH TYPE 3: PIPE BEDDED IN 4" MINIMUM LOOSE SOIL BACKFILL LIGHTLY CONSOLIDATED TO TOP OF PIPE

THESE LENGTHS WILL BE AFFECTED IF THE TYPE OF MATERIAL, GREATER DEPTH OF BURY, ETC. CHANGES. THESE MUST BE RECALCULATED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION

RESTRAINED JOINT LENGTHS FOR TEES*						
LENGTH ALONG RUN **						
SIZE	5'	4'	3'	2'	1'	0'
6X6X6	35	39	42	46	49	53
6X6X4	11	17	22	27	32	37

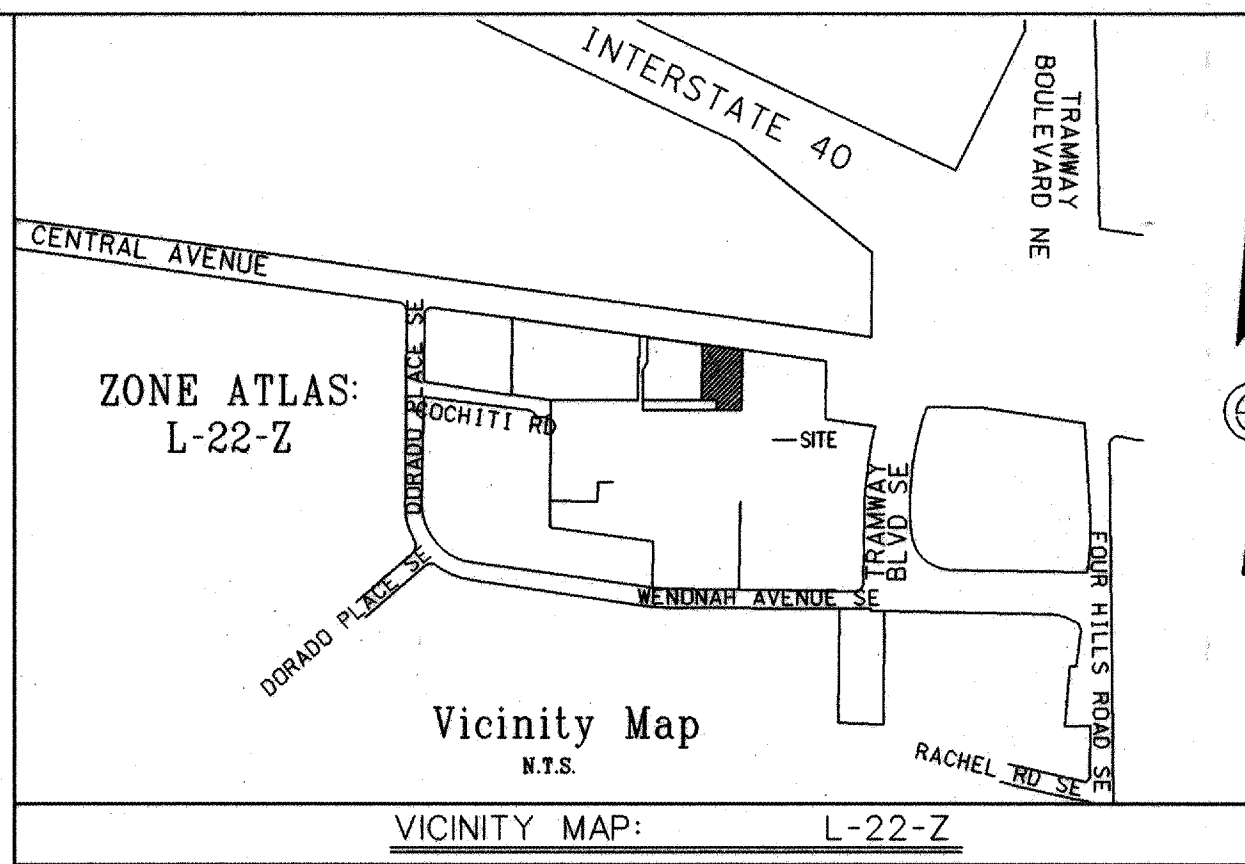
\*RESTRAINTS ONLY PLACED ON THE BRANCH  
\*\*LENGTH ALONG RUN REFERS TO THE LENGTH OF PIPE ON EITHER SIDE OF THE TEE BEFORE THE NEXT JOINT.

RESTRAINED JOINT LENGTHS FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS (EACH SIDE)					
HORIZONTAL BENDS					
SIZE	90°	45°	22-1/2°	11-1/4°	VALVES DEAD END
6	25	10	5	2	55

**RECORD DRAWING**



**CIVIL CONSULTANTS, INC.**  
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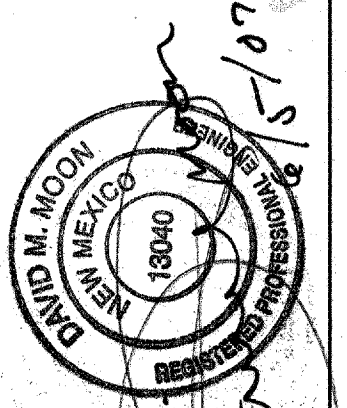
**WATER NOTES:**

- REFERENCE GENERAL NOTES, DRAWING C-1.
- ALL DOMESTIC LEADS TO BUILDING SHALL END 5 FT. OUTSIDE THE FACE OF BUILDING WALL, UNLESS NOTED, AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END (FOR OTHERS TO REMOVE AND EXTEND AS NECESSARY).
- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
- SITE CONTRACTOR SHALL COORDINATE TAPS WITH THE LOCAL WATER WORKS AUTHORITY. CONTRACTOR IS RESPONSIBLE FOR ALL CHARGES, FEES ETC. ASSOCIATED WITH WATER CONNECTION. CONTRACTOR SHALL PROVIDE AND INSTALL 1" DOMESTIC SERVICE PER THE LOCAL WATER WORKS AUTHORITY.
- 3" MINIMUM COVER FOR ALL WATER MAINS PER DPM
- WATER MAIN INSTALLATION SHALL BE TESTED IN ACCORDANCE WITH THE LOCAL WATER WORKS AUTHORITY REQUIREMENTS.
- THE CONTRACTOR SHALL COORDINATE ALL UTILITY INSPECTIONS WITH THE GOVERNING AUTHORITIES PRIOR TO COVERING TRENCHES DURING INSTALLATION.
- CONTRACTOR SHALL MAINTAIN A 24" HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN WATER SERVICE AND OTHER UTILITIES, EXCEPT THERE SHALL BE 10' OF HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER.
- PIPE SIZES 3" AND SMALLER SHALL BE TYPE-K COPPER. FITTINGS SHALL BE BRONZE.
- PIPE SIZES 4" AND LARGER SHALL BE DUCTILE IRON, CLASS 350 WITH MECHANICAL JOINTS.
- CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL BUILDING ENTRANCES, TO INCLUDE SANITARY SEWER SERVICE, DOMESTIC & IRRIGATION SERVICE, ELECTRICAL TELEPHONE & GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES SUCH THAT PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATING WITH THE APPROPRIATE UTILITIES AS TO LOCATION AND SCHEDULING OF TIE-INS/CONNECTIONS TO THEIR FACILITIES.
- FIRE MARSHAL'S INSTANTANEOUS FLOW CALCULATION - 1,471 GPM

**SANITARY SEWER NOTES:**

- REFERENCE GENERAL NOTES (C-1) AND ARCHITECTURAL/PLUMBING PLANS.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LOCAL SANITARY SEWER AUTHORITY REQUIREMENTS AND SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE LOCAL SANITARY SEWER AUTHORITY A MINIMUM OF 48 HOURS PRIOR TO COMMENCING SEWER CONSTRUCTION.
- DIMENSIONS SHOWN ARE TO THE CENTERLINE OF PIPE OR TO CENTERLINE OF MANHOLE.
- ALL SERVICE LEADS TO THE BUILDINGS SHALL END 5 FEET OUTSIDE THE FACE OF BUILDING WALL, UNLESS NOTED, AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END FOR FUTURE CONNECTION BY BUILDING CONTRACTOR.
- SANITARY SEWER PIPE MATERIAL SHALL BE: CLASS 52 DUCTILE IRON PIPE
- OPENING MADE TO EXISTING SANITARY SEWER MANHOLES SHALL BE CORE DRILLED NO IMPACT TYPE CONNECTION WILL BE ALLOWED.
- ALL MANHOLES/CLEANOUTS SHALL BE A MINIMUM OF 6" ABOVE GRADE EXCEPT IN PAVEMENT AREAS WHERE TOP SHALL BE FLUSH WITH PAVEMENT GRADE ELEVATIONS.
- USE OF MANHOLE ADJUSTMENT RINGS FOR RAISING RINGS AND LIDS TO FINISHED GRADE SHALL BE LIMITED TO 18" MAXIMUM. PLACE ADDITIONAL STEPS IF REQUIRED TO MAINTAIN MAXIMUM STEP SPACING.
- MANHOLE FRAMES AND COVERS SHALL BE INSTALLED IN A RIGID MANNER AND SHALL BE COMPLETELY SEALED WITH NON-SHRINK GROUT, INSIDE AND OUTSIDE. MANHOLE COVERS SHALL HAVE THE WORDS SANITARY SEWER IN LETTERS CAST INTO THE COVER, OR OTHER WORDS IF REQUIRED BY THE REGULATORY AUTHORITY.
- THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND THE SEWER LINE IS 10 FEET. THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINES SHALL BE 18 INCHES.
- SANITARY SEWER MANHOLES AND LINES SHALL BE TESTED IN ACCORDANCE WITH THE LOCAL SANITARY SEWER AUTHORITY'S REQUIREMENTS.
- CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL BUILDING ENTRANCES, TO INCLUDE SANITARY SEWER SERVICE, DOMESTIC & IRRIGATION SERVICE, ELECTRICAL TELEPHONE & GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES SUCH THAT PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATING WITH THE APPROPRIATE UTILITIES AS TO LOCATION AND SCHEDULING OF TIE-INS/CONNECTIONS TO THEIR FACILITIES.

ENGINEER'S SEAL		REVISIONS		DESIGN		DATE	
NO.	DATE	BY	DATE	BY	DATE	BY	DATE
1	3/4/03	REV PER COMMENTS	10/23/07	AS-BUILT	10/23/07	DATE	10/23/07
2	3/28/03	REV PER COMMENTS					
3	6/27/03	REV PER COMMENTS					
4	12/15/03	REV PER COMMENTS					
5	11/24/04	REVISED DRIVE-THRU					
6	4/29/05	REV PER COMMENTS					
7	3/29/06	REV PER COMMENTS					
8	4/02/07	REV PER COMMENTS					
9	5/31/07	REV PER COMMENTS					
NO. DATE		REMARKS		DESIGN		DATE	
DESIGNED BY		DRAWN BY		CHECKED BY		DATE	
DESIGNED BY		DRAWN BY		CHECKED BY		DATE	



CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

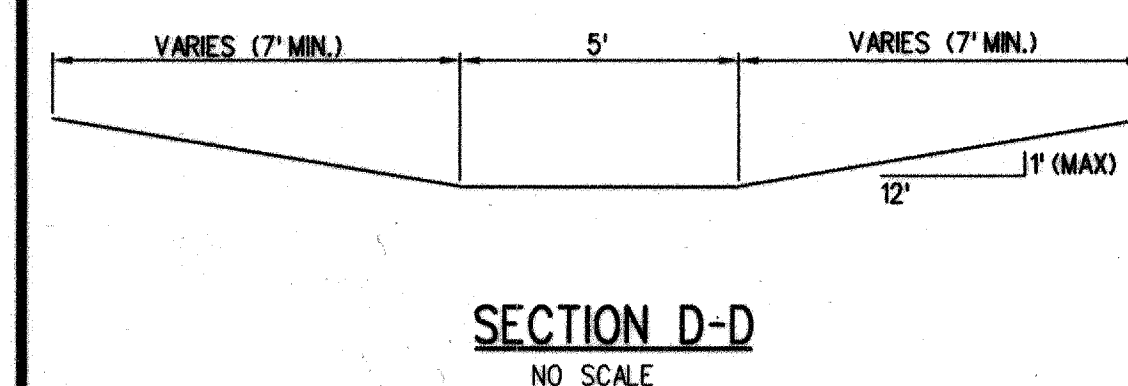
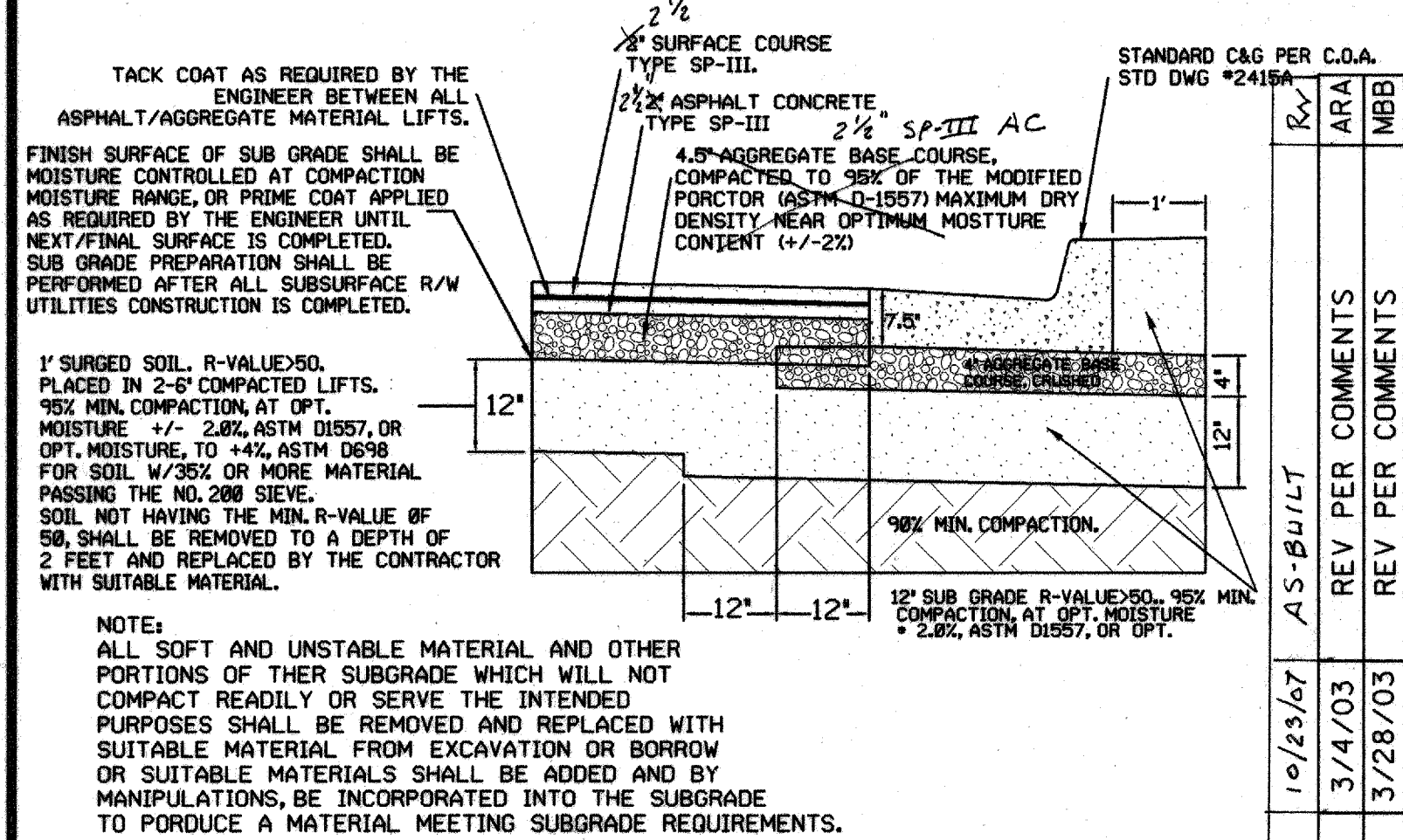
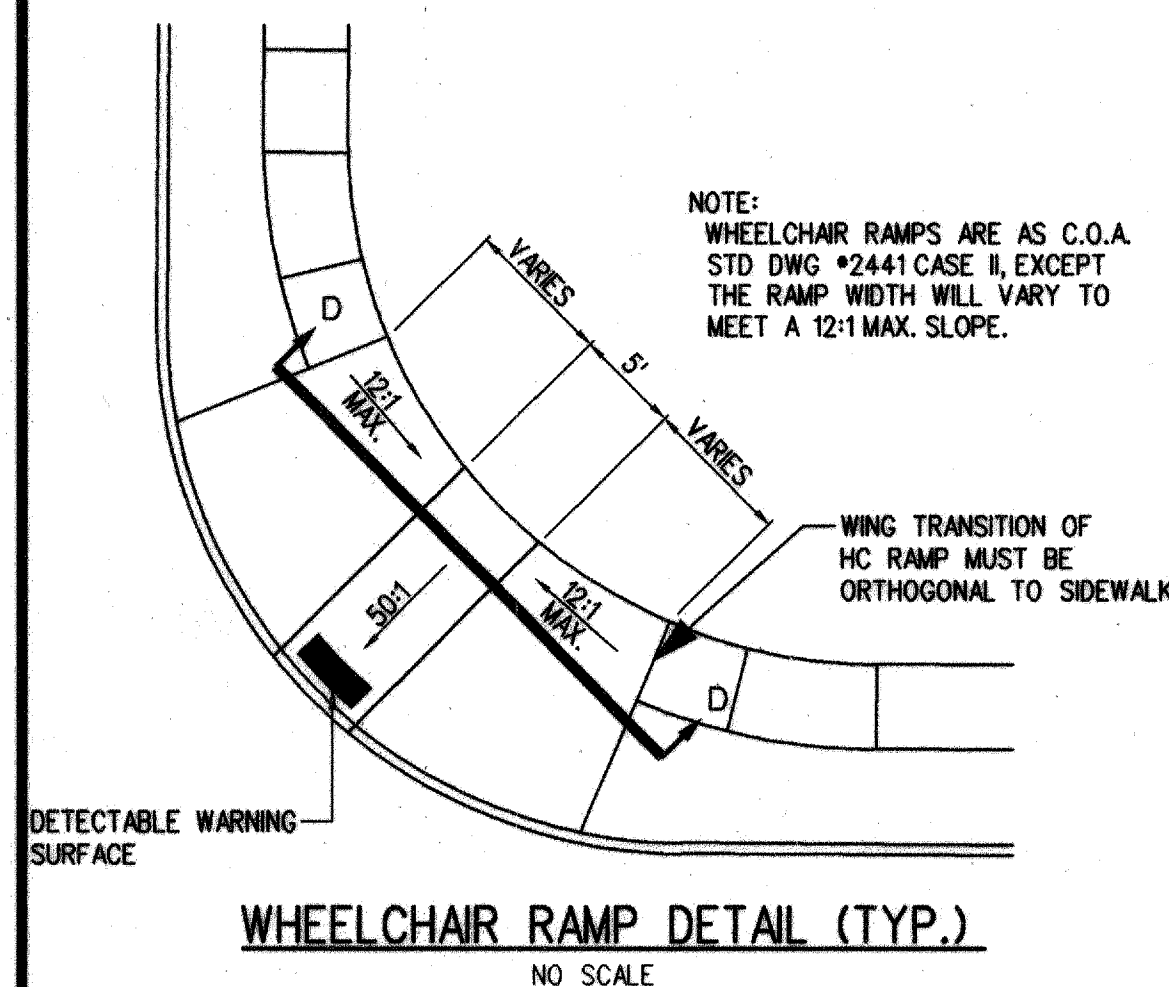
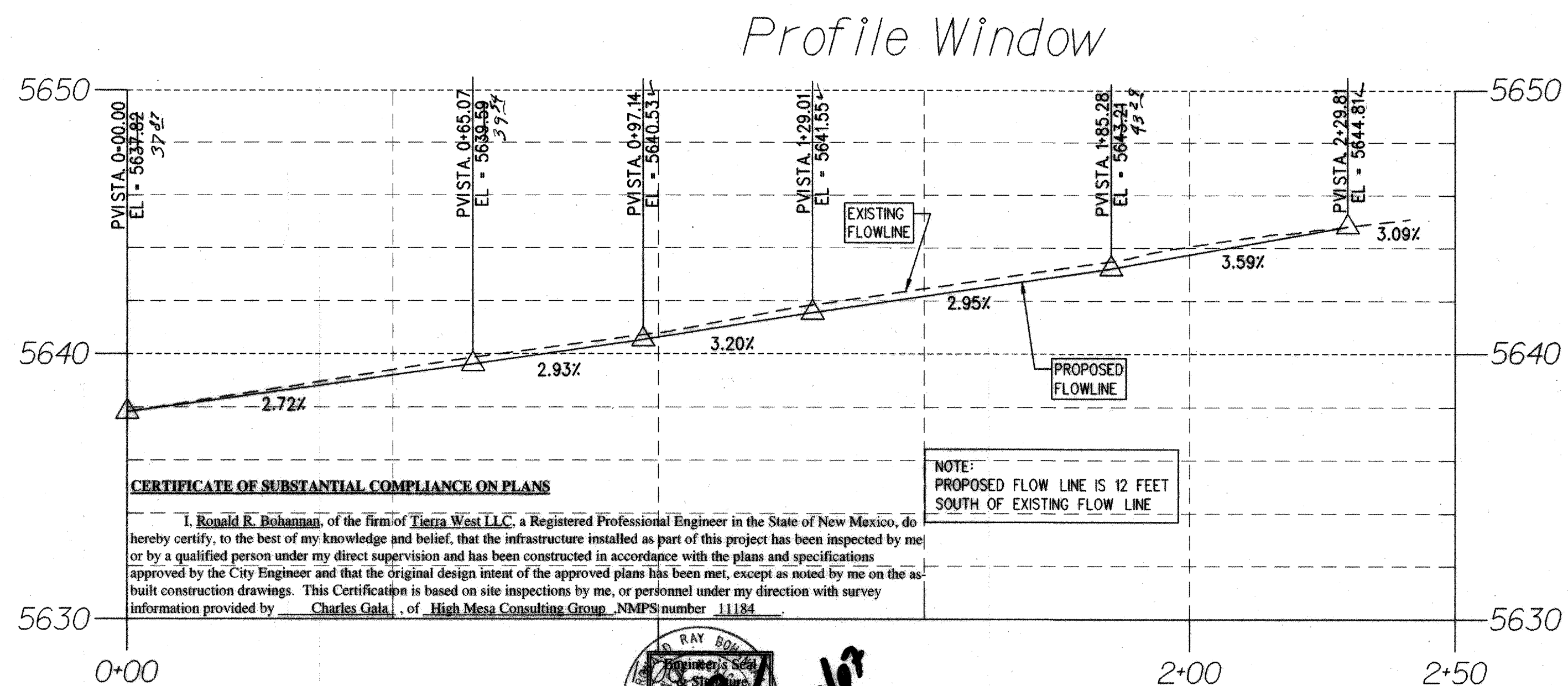
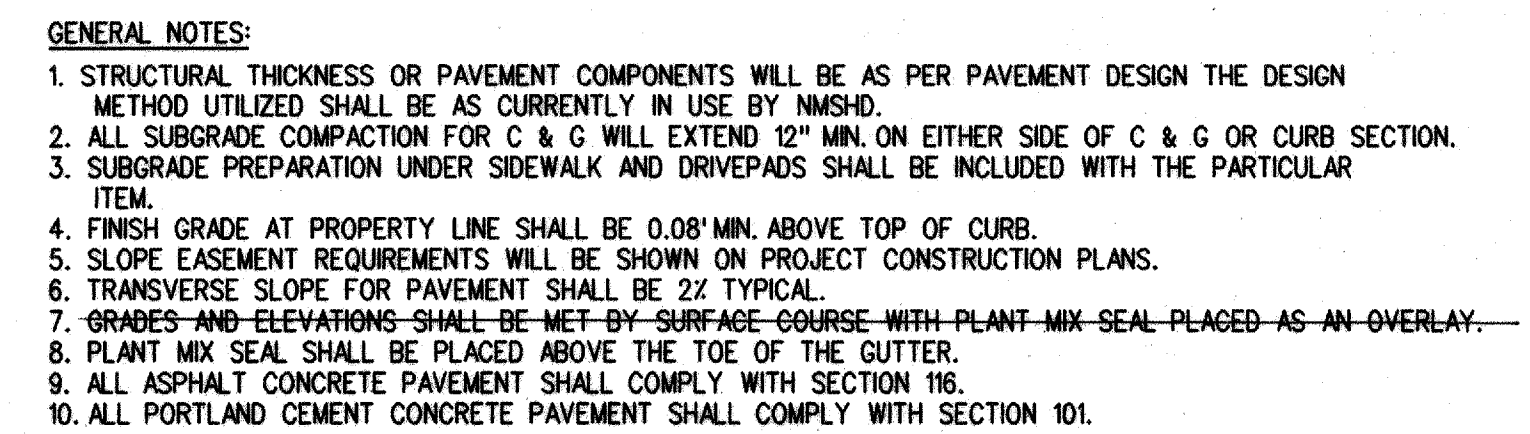
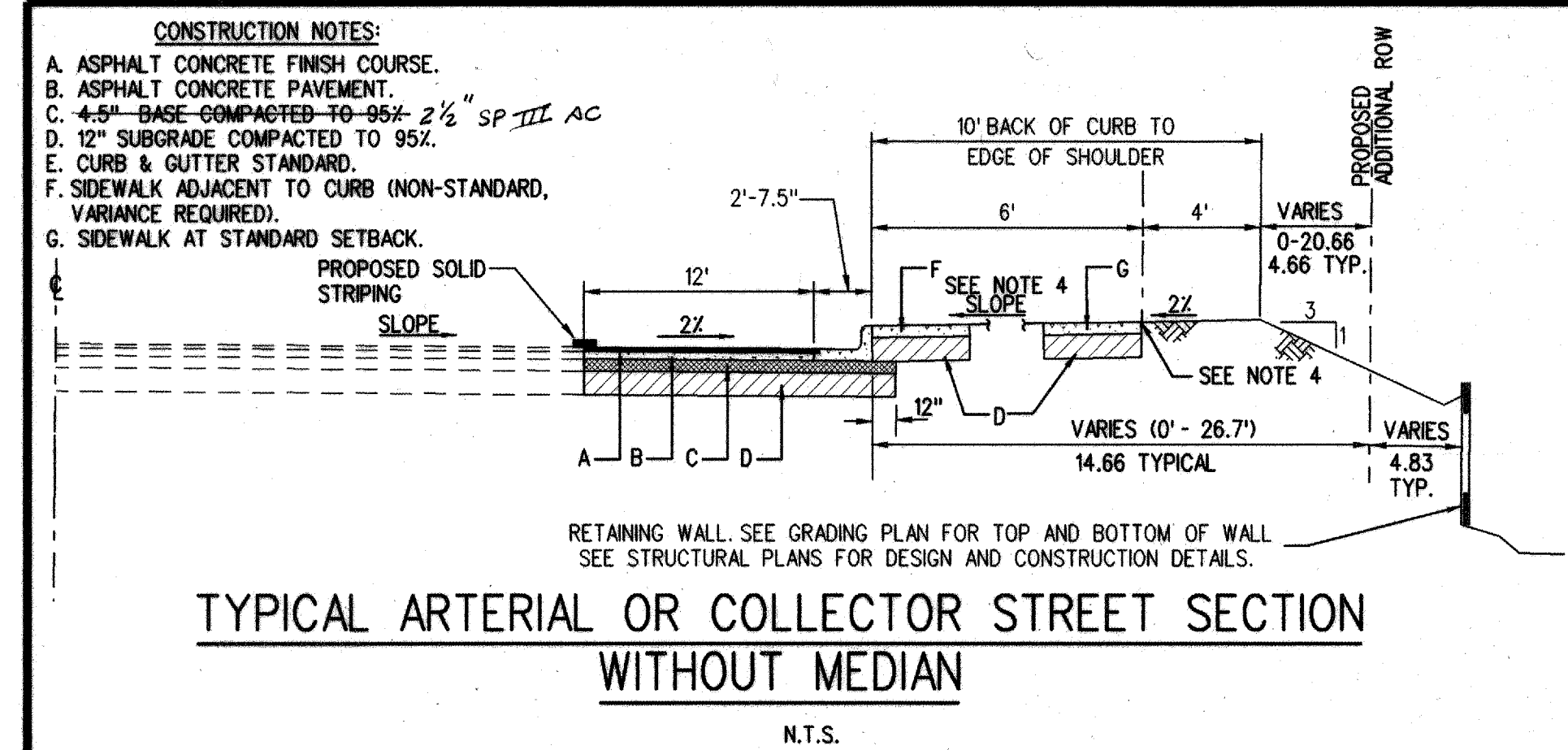
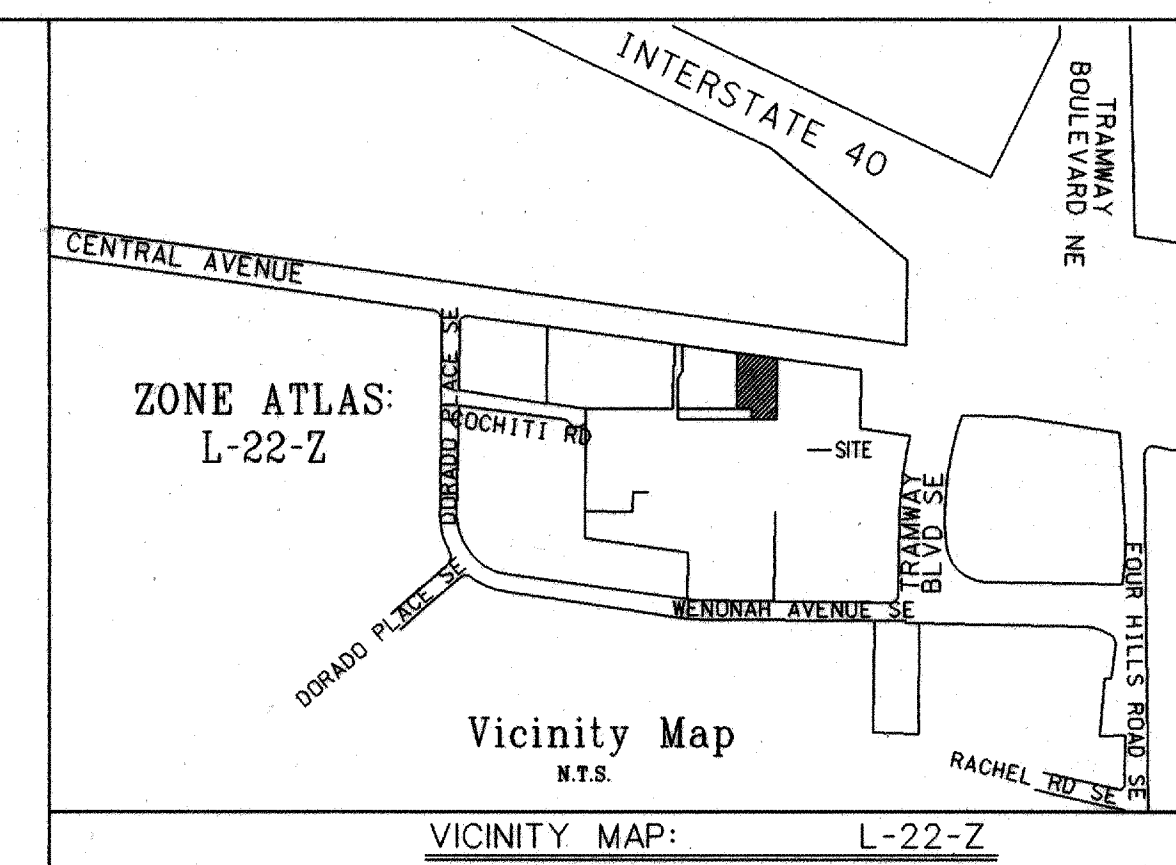
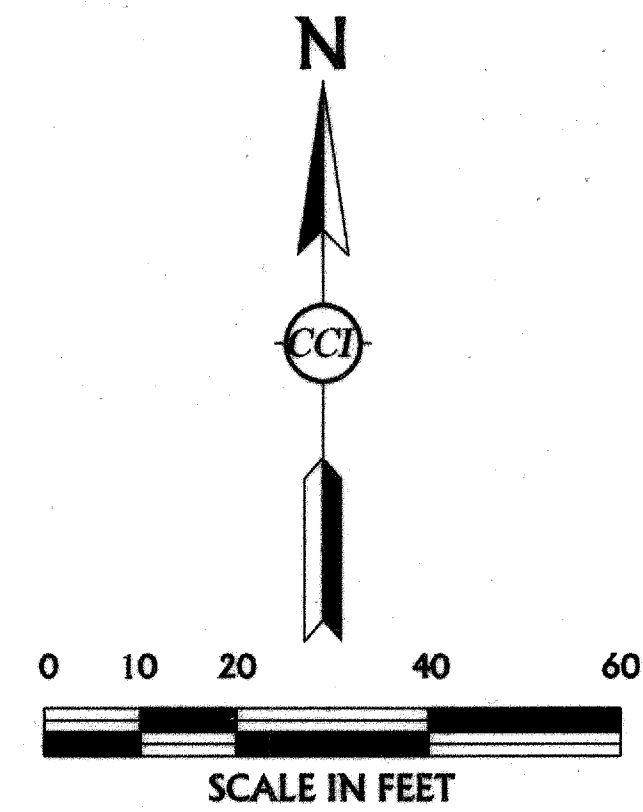
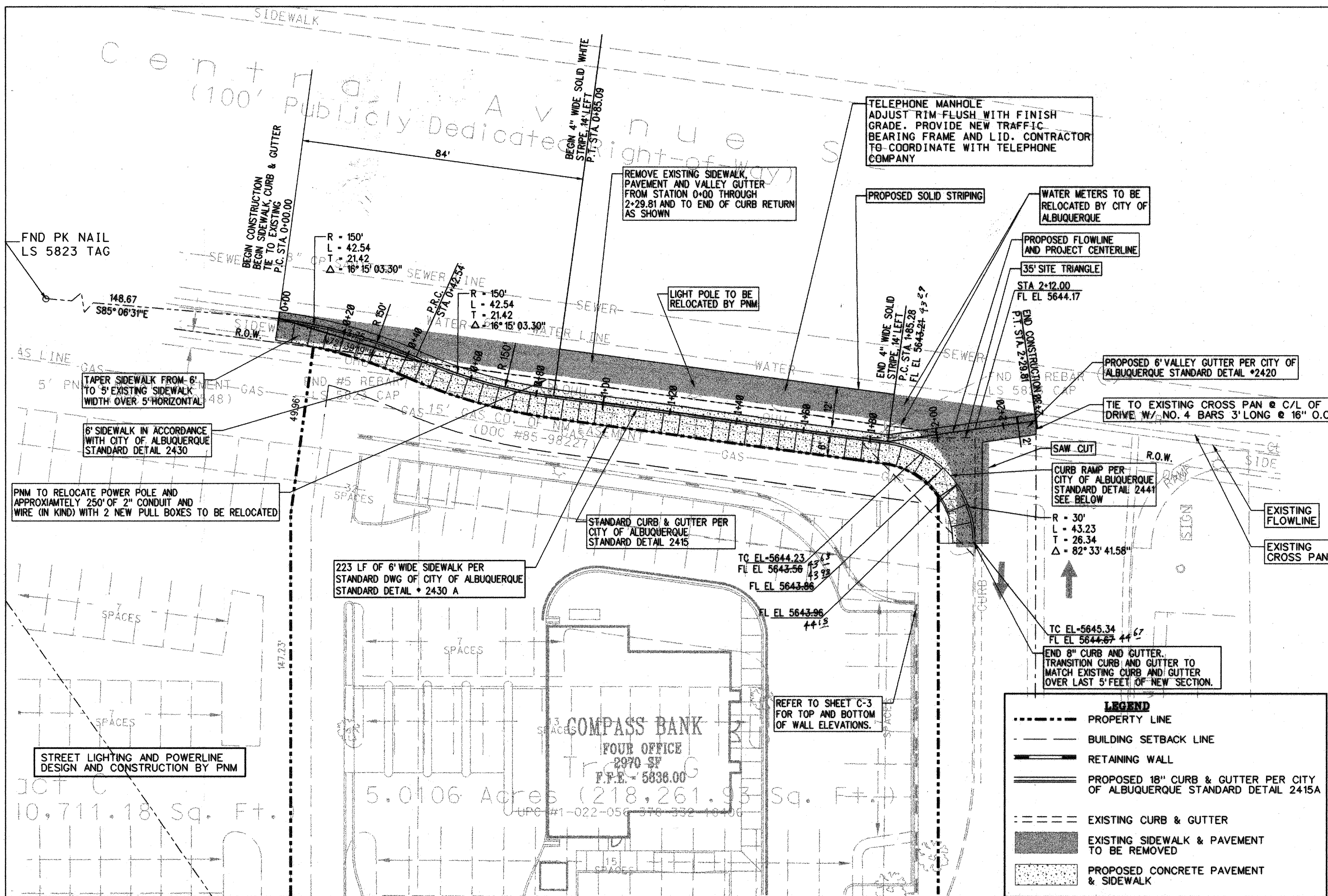
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UTILITY PLAN

DESIGN REVIEW COMMITTEE  
APPROVED  
JUL 24 2007  
DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL  
APPROVED  
AUG 15 2007  
CITY ENGINEER

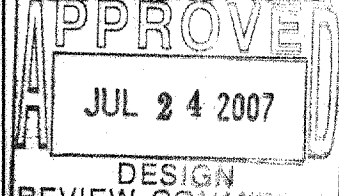
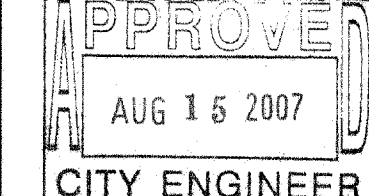
CITY PROJECT NO. 711681  
ZONE MAP NO. L-22-Z  
SHEET C4





**RECORD DRAWING**

**CCI**  
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BIRMINGHAM, AL 35235  
TEL. (205) 655-1991 FAX (205) 655-836

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: COMPASS BANK/CENTRAL & TRAMWAY OFFICE TURNING LANE PROFILE			
DESIGN REVIEW COMMITTEE 	CITY ENGINEER APPROVAL 	LAST DESIGN UPDATE	MO. /DAY/YR.     
			MO. /DAY/YR.     
			MO. /DAY/YR.     
			MO. /DAY/YR.     
			MO. /DAY/YR.     
CITY PROJECT NO. 711681		ZONE MAP NO. L-22-Z	SHEET C5