

PUBLIC IMPROVEMENT PLANS

FOR

RICHFIELD PARK, LOT 5-A-1
ALAMEDA BLVD IMPROVEMENTS

ALBUQUERQUE. NEW MEXICO.

AUGUST 2012

PREPARED FOR:
MECHENBIE CONSTRUCTION
8500 WASHINGTON ST. NE #A-5
ALBUQUERQUE NM 87113

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

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7	PAVING PLAN
8	UTILITY PLAN

GENERAL NOTES

- [illegible]

1" = 750' ±
MAP C-1

- [illegible]

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[illegible]

SUPPLEMENTAL SPECIFICATIONS: ALL BACKFILL FOR WATER LINE AND SANITARY SEWER LINE TRENCHES SHALL BE A MINIMUM 95% MAXIMUM DENSITY COMPACTED TO THE STANDARD SPECIFICATION FOR EXISTING ASPHALT P-107.

CONTRACTOR SHALL PROTECT ANY EXISTING UNEXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING DAMAGED BY THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.

DRB NO. 1005410

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
123 Monroe Street N.E.
Albuquerque, NM 87108
505-268-8628 www.isaacson.com
1998 CD-00-Ang Aug 20/2012

SURVEYORS CERTIFICATION

I, Russ P. Hugg, 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. HUGHES
NMPS No. 9750
11/14, 2012

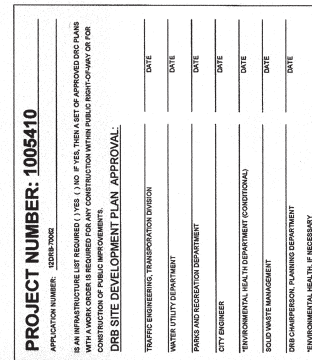
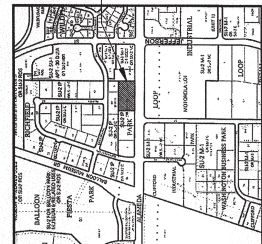
CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ann Nilsson-Wikner of the firm of Isaacson Johnson, P.A., a Registered Professional Engineer in the State of New York, and I certify to the best of my knowledge and belief, that the design and construction 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 original construction drawings. This Certification is based on site inspections by me or personnel under my direction and survey information provided by Russ P. Houghton of the firm Sure-Tek, Inc., NMPS number 9750.

Lara Wilson-Webb 11/16/12



SITE PLAN FOR BUILDING PERMIT

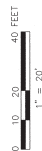
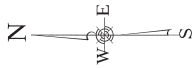


REQUIRED PARKING:		PATIO/OUTDOOR DINING AREA	
RETAIL (M)	= 51	EXTERIOR BENCH SEATING	= 16
0.00/200		TOTAL SEATING REQUIRED	= 9
BUMPER	= 30	EXTERIOR DINING SEATING (MIN)	= 16
5.94/200		BENCH HIGH-WALL SEATING	= 52
TOTAL PARKING REQUIRED	= 81	TOTAL SEATING PROVIDED	= 66
TOTAL PARKING PROVIDED	= 128		
COMPACT SPACES ALLOWED 25% of 128:	32	A MINIMUM of 25% OF SEATING TO BE SHADED	
CONTACT SPACES PROVIDED:	= 10		
TOTAL HANDICAP REQUIRED PER 2003 IBC TABLE 1106.1: = 4 TOTAL HANDICAP PROVIDED: = 4 TOTAL MOTORCYCLE/EMPIER REQUIRED: 3 TOTAL MOTORCYCLE/EMPIER PROVIDED: 4 TOTAL BIKE SPACES REQUIRED: = 4 TOTAL BIKE SPACES PROVIDED: = 4			

[illegible]

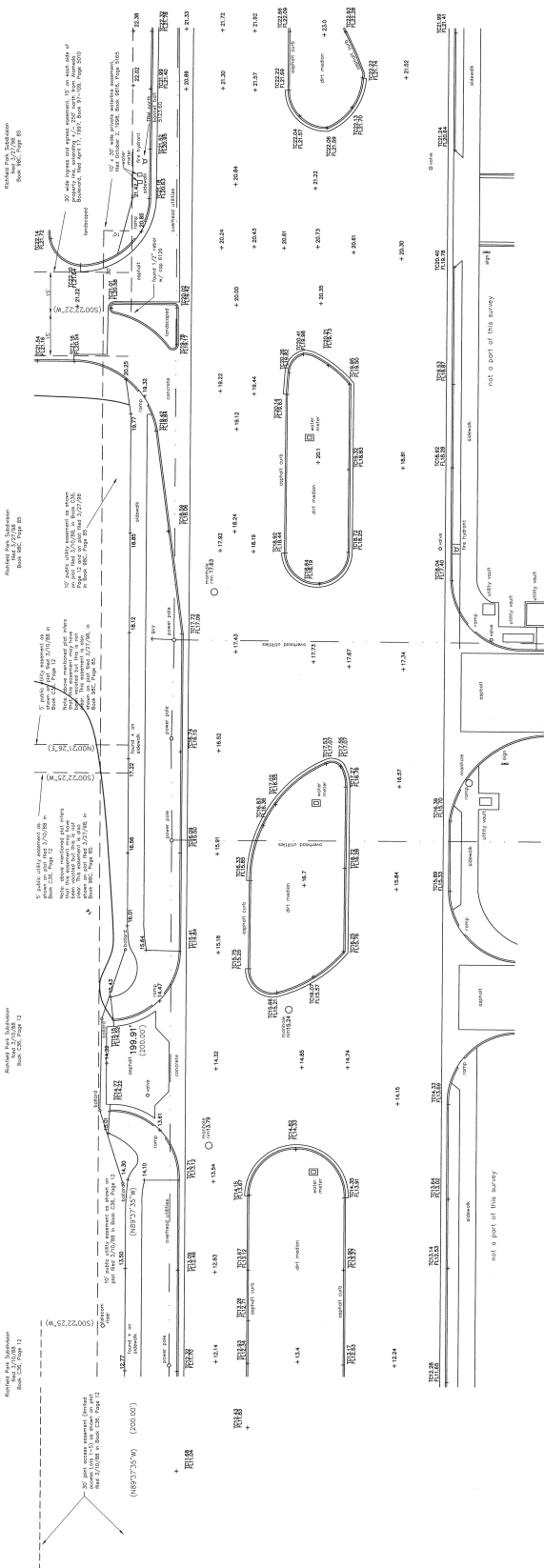
TRAFFIC CIRCULATION:
TRAFFIC ENTRY TO THE PROPERTY SHALL BE VIA EAST & WEST-BOUND ALAMEDA BLVD. AT THE EAST END OF THE PROPERTY AND VIA THE SHARED ACCESS EASEMENT WITH LOT 3 RICHFIELD PARK SUBDIVISION AT THE WEST END OF THE PROPERTY. ON-SITE TRAFFIC FLOW IS TWO-WAY THROUGHOUT.

Topographic Survey
A Portion of
Alameda Boulevard NE
City of Albuquerque
Bernalillo County, New Mexico
June 2008



Lot 4

Revised Plot Subdivision
Book 126, Page 12



SUBJECT CERTIFICATION
I, the undersigned, being a duly qualified and licensed surveyor in the State of New Mexico, do hereby certify that the survey shown herein was prepared by me or under my direct supervision from on or before the date of the recording of this map, and that the same is true and correct to the best of my knowledge and belief.

Surveyor's Name: _____
Map No. 6125

RECORD DRAWING

CITY PROJECT NO. 75482
FOR INFORMATION ONLY
SHEET 4 OF 8

Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 268-2032

Ph. 505-268-8828 www.iactbil.com
1918 CG-101.dwg Aug 30, 2012

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SUB-BASIN B1 WILL DISCHARGE APPROXIMATELY 1.9 CFS TO ALAMEDA RIVER AS APPROVED BY COA (SEE CONCEPTUAL FLOWPLOTS).

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

100

KEYED NOTES

- EXISTING 8" GATE VALVE.
- REMOVE & REPLACE ARTERIAL PAVING FOR SAS CONSTRUCTION PER COA STD DWG #2465 (4 STA).
- REMOVE & REPLACE STANDARD CURBS & DUTTER LANE PAVING FOR SAS CONSTRUCTION (2 STA).
- REMOVE & REPLACE SIDEWALK PER COA STD DWG #2430 FOR SAS CONSTRUCTION (7 STA).
- REMOVE & DISPOSE EXISTING WATER METER BOX AND 12" WATER SERVICE LINE PER COA STD DWG #2465 (4 STA) AS MUCH AS POSSIBLE. 4" COPPER SERVICE LINE BY GRABBING YARD AND PULLING LINE.
- REMOVE & REPLACE ARTERIAL PAVING FOR WATER SERVICE CAPPING PER COA STD DWG #2465 (4 STA).

BENCH MARKS

ALBUQUERQUE CONTROL SURVEY MONUMENT IS-017 IN ALUMINUM DISK
LOCATED AT THE N.W. QUADRANT OF THE INTERSECTION OF WASHINGTON ST
AND WASHINGTON PL. NE

SURVEY INFORMATION

ELEVATION: 5110.824 NAVD 1988.

FIELD NOTES

ALBUQUERQUE CONTROL SURVEY MONUMENT IS-017 IN ALUMINUM DISK
LOCATED AT THE N.W. QUADRANT OF THE INTERSECTION OF WASHINGTON ST
AND WASHINGTON PL. NE

AS-BUILT COORDINATES

NOS. A X Y Z
1 15.50 47.01 15.23 85.02 15.14 03

RECORD DRAWING
AS BUILT DRAWING

LEGEND

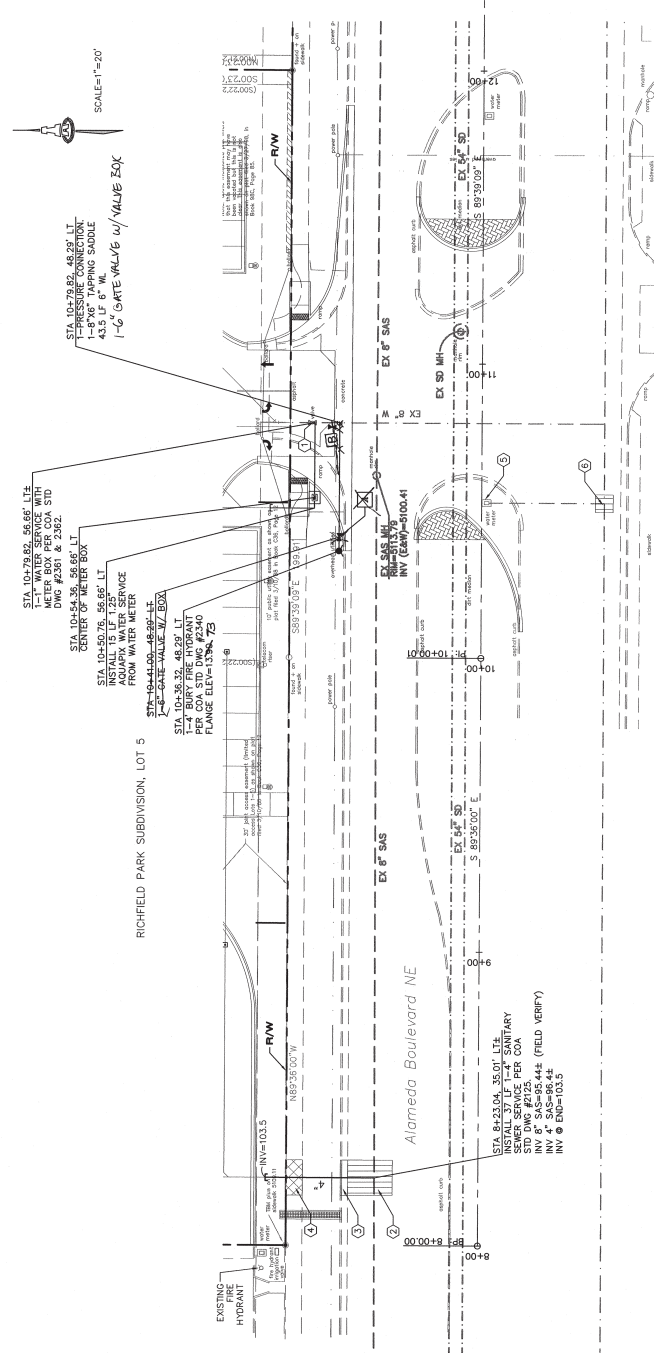
- EX. 8" W/ EXISTING WATERLINE
- EX. 8" SAS EXISTING SANITARY SEWER
- EX. 8" SAS EXISTING FIRE HYDRANT
- EX. 8" SAS EXISTING MANHOLE
- NEW 8" HYDRANT W/ GATE VALVE
- PROPOSED WATER METER
- NEW SANITARY SEWER SERVICE LINE

ISAACSON & AREMAN, P.A.
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PH: 505-268-8838 FAX: 505-268-8839
www.isaacson.com

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RICHFIELD PARK SUBDIVISION, LOT 5-A-1
ALAMEDA BOULEVARD
MASTER UTILITY PLAN

Design Review Committee	City Engineer Approval
APR 11 2012	OCT 09 2012
SEAL OF THE CITY ENGINEER	SEAL OF THE CITY ENGINEER
City Project No. 715482	Zone Map No. C-17
Sheet 8	Of 8



AS-BUILT COORDINATES				
NOS.	A	X	Y	Z
1	15.50	47.01	15.23	85.02
2	15.14	03		

RESTRAINED JOINT LENGTHS, L _r , FOR TEE, END, AND DEAD ENDS, (FT.)				
SIZE	90°	45°	22 1/2°	11 1/4°
8"	22	9	4	2
10"	22	9	4	2
12"	22	9	4	2

RESTRAINED JOINT LENGTHS, L _r , FOR REDUCERS, (FT.)				
SIZE	8"	10"	12"	14"
8"	22	9	4	2
10"	22	9	4	2
12"	22	9	4	2

NOTES:

- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH WITHIN 20' OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL RESTRAIN ALL JOINTS IN THE PIPE FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
- THE CONTRACTOR SHALL RESTRAIN ALL JOINTS IN THE PIPE FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
- THE CONTRACTOR SHALL INSTALL POC BLOCCING AT ALL CAPS (UNLESS OTHERWISE NOTED ON PLANS).

RESTRAINED JOINT LENGTHS, L _r , FOR TEE, END, AND DEAD ENDS, (FT.)		
SIZE	RUN	BRANCH
8"	22	9
10"	22	9
12"	22	9

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:
DEPTH OF BURIAL: 3.0 FT. MINIMUM
PIPE TYPE: PVC PIPE
SOIL TYPE: CITY, GRAVEL, AND GUY
TRENCH TYPE: 4

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS