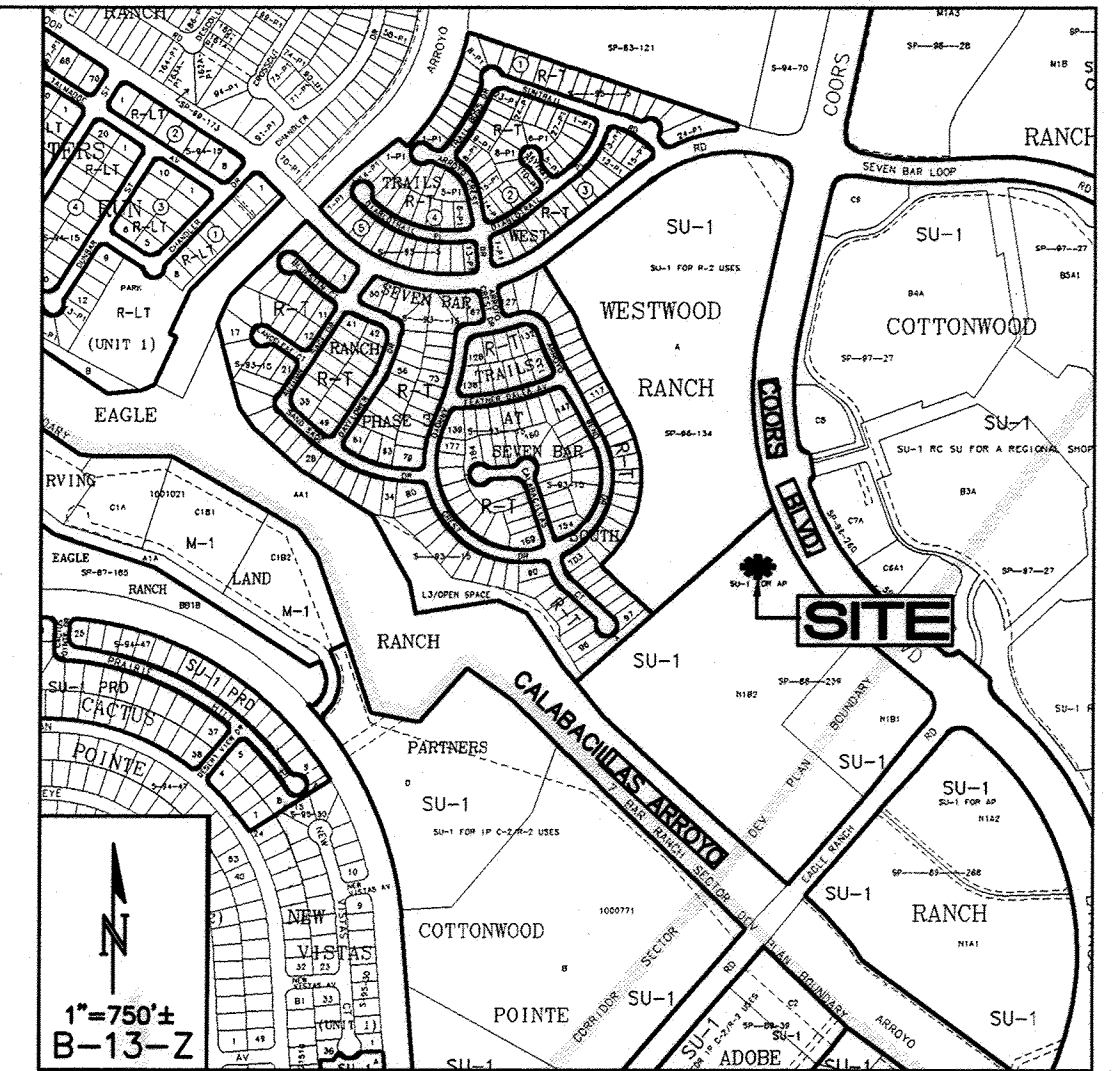


PUBLIC IMPROVEMENT PLANS
FOR
STORM DRAIN, WATERLINE & SANITARY SEWER
TRACTS N-1-B-2-A-1 AND N-1-B-2-A-2,
SEVEN-BAR RANCH (Longhorn Steak House)
ALBUQUERQUE, NEW MEXICO
DECEMBER 2013



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 Leonard Martinez, PS #9801.

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

PREPARED FOR:
MODULUS ARCHITECTS
220 COPPER AVE N.W.
ALBUQUERQUE, NM 87102

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

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 SYSTEMS, INC. AT 811 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 #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, 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 AND NMDOT A DETAILED CONSTRUCTION SCHEDULE. FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION AND NMDOT. 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 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 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 #2415A.
- 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 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 MATERIALS SHALL BE PVC SDR-35 PIPE.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON 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 #8.
- 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 TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. RCP JOINTS SHALL NOT BE GROUDED 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.
- THE CONTRACTOR SHALL MAINTAIN EXISTING PEDESTRIAN AND ADA PATHWAYS DURING CONSTRUCTION OR PROVIDE AN ALTERNATE ROUTE OR PROVIDE "SIDEWALK CLOSED" SIGNAGE.
- CONTRACTOR SHALL REPAIR OR REPLACE DISTURBED UTILITIES IMMEDIATELY AND WITHOUT DELAY.
- 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 ON UNIFORM TRAFFIC CONTROL DEVICES.
- ELECTRONIC MARKING 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 WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. 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/463/729](http://abcwua.org/content/view/463/729).
- 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 THRU DRC CHAIR THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK THAT REMOVES, RELOCATES, OR REINSTALLS ANY EXISTING REGULATORY SIGNS.
- RCP 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. RCP JOINTS SHALL NOT BE GROUDED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.

INDEX TO DRAWINGS

SHEET NO. - TITLE

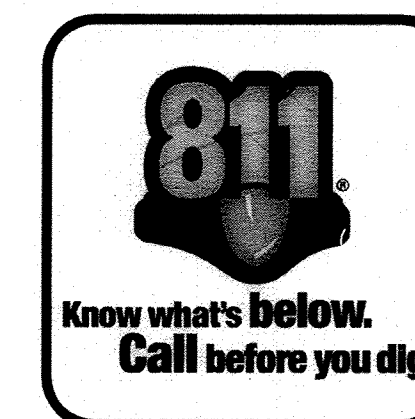
- 1 - COVER SHEET
- 2-3 - PLAT
- 4 - SITE DEVELOPMENT PLAN (FIO)
- 5 - SITE GRADING & DRAINAGE PLAN (FIO)
- 6 - SITE UTILITY PLAN (FIO)
- 7 - COORS BY-PASS STORM DRAIN & SEWER PLAN & PROFILE
- 8 - WATERLINE PLAN & PROFILE

SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 9801, 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.

Leonard Martinez
LEONARD MARTINEZ P.S. # 9801
DATE 05-01-2014

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION:
CITY CONSTRUCTION ENGINEER
[Signature]
DATE: 6-8-15



RECORD DRAWING

REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	*****		
		DRC Chairman		<i>[Signature]</i>		6-17-14	APPROVED FOR CONSTRUCTION <i>[Signature]</i> 3/20/14 City Engineer Date		
		Transportation		<i>[Signature]</i>		6-17-14			
		Water/Wastewater		<i>[Signature]</i>		1/16/14			
		Hydrology		<i>[Signature]</i>		1/16/14			
		Constr. Mngmt.		<i>[Signature]</i>					
Constr. Coord.									
City Project No.							729083		
Sheet							1 Of 8		

DRB NO. 1005133

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com

LINE	LENGTH	BEARING
L1	5.39	N48°46'34"E
L2	7.06	N48°46'34"E
L3	57.29	N40°34'32"W
L4	43.29	N27°10'46"W
L5	45.79	N27°10'46"W
L6	4.29	N41°13'26"W
L7	6.00	S48°46'34"E
L8	15.00	N41°13'26"W
L9	26.00	N48°46'34"E
L10	21.75	S41°13'26"E
L11	89.20	S27°10'46"E
L12	68.32	S40°34'32"E
L13	25.54	S38°24'41"E
L14	22.13	N41°13'26"W
L15	81.91	S33°32'28"E
L16	7.14	N55°40'00"E
L17	75.76	S33°32'28"E

EXISTING EASEMENTS LEGEND

- (A) Existing City of Albuquerque Public Water and Sewer Easement per Plat filed 7-2-2007, in Vol. 2007C, Folio 175 and New Mexico Utilities Easement per Document filed 4-18-2007, in Book A135, Page 6868
 - (B) Existing 10' Utility Easement per Plat filed 8-12-1988 in Vol. C37, Folio 35
 - (C) Existing Private Access and Public Utility Easement per Plat filed 8-12-1988, in Vol. C37, Folio 35
 - (D) Existing Public Sidewalk Easement per Plat filed 7-2-2007, in Vol. 2007C, Folio 175.
 - (E) Existing Private Cross Access Easement granted by plat filed July 2, 2007, in Plat Book 2007C, Page 175 for the benefit of Tracts N-1-B-2-A and N-1-B-2-B to be maintained by Tract N-1-B-2-C
 - (F) Existing Private Cross Lot Drainage Easement granted by plat filed July 2, 2007 in Plat Book 2007C, Page 175 for the benefit of Tracts N-1-B-2-A, N-1-B-2-B and N-1-B-2-C to be maintained by same.
- Tracts N-1-B-2-A, N-1-B-2-B and N-1-B-2-C are subject to Terms, conditions, stipulations, restrictions and easements as contained in that certain Construction, Operation and reciprocal Easement Agreement filed July 11, 2007 as Document No. 2007099402 and First Amendment to Construction, Operation and reciprocal Easement Agreement filed August 13, 2012 as Document No. 2012081955.

15' Public Drainage, Open Space and Non-Vehicular Access Easement per Plat filed 2-9-1994, in Vol. 94C, Folio 42

TRACT A
WESTWOOD RANCH
FILED 6-6-1996, IN VOLUME 96C, FOLIO 247

TRACT N-1-B-2-A-2
1.3264 AC.

TRACT N-1-B-2-A-1
0.6524 AC.

TRACT N-1-B-2-C
SEVEN-BAR RANCH
FILED 7-2-2007, IN VOLUME 2007C, FOLIO 175

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	309.19'	1224.00'	155.42'	308.37'	S28°21'13"E	14°28'24"
C2	22.91'	15.00'	14.36'	20.75'	S87°47'33"W	87°31'28"
C3	177.04'	312.00'	90.97'	174.67'	N64°42'37"W	32°30'39"
C4	38.38'	138.00'	19.32'	38.26'	N72°59'54"W	15°56'11"
C5	147.41'	1224.00'	73.80'	147.32'	S24°34'01"E	6°54'01"
C6	161.78'	1224.00'	81.01'	161.66'	S31°48'14"E	7°34'23"
C7	92.89'	312.00'	46.79'	92.55'	N72°26'10"W	17°03'32"
C8	84.14'	312.00'	42.33'	83.89'	N56°10'51"W	15°27'07"
C9	21.27'	1224.00'	10.63'	21.27'	S21°36'53"E	0°59'44"
C10	7.31'	84.52'	3.66'	7.31'	N06°22'02"E	4°57'13"
C11	18.45'	36.00'	9.43'	18.24'	S08°33'02"E	29°21'28"
C12	56.33'	1209.93'	28.17'	56.32'	S24°32'11"E	2°40'02"
C13	11.90'	24.06'	6.07'	11.78'	N11°00'54"W	28°20'31"
C14	5.14'	21.00'	2.58'	5.13'	S04°06'37"E	14°02'06"
C15	9.01'	330.42'	4.50'	9.01'	S35°12'53"E	1°33'42"

DOCH 2014035017

05/02/2014 10:57 AM Page: 3 of 3
PLAT R: \$25.00 B: 2014C P: 0033 N: Taulous Oliveira, Bernalillo Cour

PLAT OF TRACTS N-1-B-2-A-1 AND N-1-B-2-A-2 SEVEN-BAR RANCH

(BEING A REPLAT OF TRACT N-1-B-2-A, SEVEN-BAR RANCH)

SITUATE WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTION 7, TOWNSHIP 11 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 2013

COORS

BOULEVARD
Existing 150' Public R/W

BYPASS

N.W.

Albuquerque Control Survey Monument "9-B13"
New Mexico State Plane Coordinates, Central Zone (NAD83) as published:
Y= 1,527,311.184
X= 1,517,763.215
Ground to grid factor= 0.999678497
Delta Alpha= -0014'11.91"
Elevation= 5072.491 (NAVD88)

7' Private Sanitary Sewer Service Line Easement granted by this plat for the benefit of Tracts N-1-B-2-A-1 and N-1-B-2-A-2. Lines to be maintained by the individual line users to the point of confluence; then from that point to the connection to the public main; the cost of line maintenance shall be shared equally between the owners of said Tracts.

20' Public waterline Easement granted to ABCWUA by this plat.

10' Public Utility Easement granted by this plat.



(IN FEET)
1 inch = 30 ft

TRACT N-1-B-2-B
SEVEN-BAR RANCH
FILED 7-2-2007, IN VOLUME 2007C, FOLIO 175

SHEET 3 OF 3

SURVOTEK, INC.

Consulting Surveyors
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3368 Fax: 505-897-3377



130446.dwg

Sheet 3 of 8

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	309.95'	1224.00'	155.42'	308.37'	S28°21'13"E	147°28'24"
C2	72.91'	1500'	14.36'	20.15'	S68°41'33"W	81°30'23"
C3	171.04'	312.00'	90.91'	174.61'	N6°42'43"W	32°30'42"
C4	38.38'	138.00'	19.32'	38.26'	N72°59'54"W	15°56'08"

- ① 8' , OR AS INDICATED WITHIN SITE PLAN FEDESTRIAN CROSSWALK RE: DETAIL 6/A11
- ② LIGHT POLE LOCATION RE: DETAIL 3/A11
- ③ CONC. SIDEWALK ADJACENT BLDG RE: DET 8/A11
RE: SITE PLAN FOR JOINT LAYOUT
- ④ CONC. SIDEWALK ADJACENT BLDG RE: DET 7/A11
RE: SITE PLAN FOR JOINT LAYOUT
- ⑤ INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY)
RE: DETAIL 13/A12
- ⑥ BENCH LOCATION RE: DETAIL 10/A12
- ⑦ HANDICAP RAMP RE: 15/A11
- ⑧ HANDICAP RAMP RE: 16/A11
- ⑨ HANDICAP RAMP RE: 5/A11
- ⑩ HANDICAP RAMP RE: 11/A11
- ⑪ INDICATES LANDSCAPE PLANTING AREA
G.C TO PROVIDE/COORDINATE REQ. SLEEVEING FOR
A/E WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
- ⑫ DRIVE AISLE PAINT DETAIL RE: DET 9/A12
- ⑬ 6" HIGH CONC. ISLAND
RE: SITE GRADING PLAN FOR INFO
- ⑭ REFUSE ENCLOSURE RE: DET 4/A13
- ⑮ H.C PARKING STALL RE: DET 2/A12
- ⑯ H.C PARKING STALL RE: DET 3/A12
- ⑰ WHEELSTOP RE: DET 4/A12
- ⑱ INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION
RE: SITE PLAN FOR LOCATIONS. RE: DET. 7/A12
- ⑲ PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN
ALL STANDARD PARKING STALL STRIPPING SHALL BE WHITE
- ⑳ PROPOSED TRANSFORMER LOCATION
- ㉑ EXISTING SIDEWALK TO REMAIN
- ㉒ CONCRETE FLUME DETAIL
RE: DETAIL 6/A12 FOR INFO
- ㉓ 50 SF MONUMENT SIGN TO MATCH ADJACENT BUILDING
RE: DETAIL 8/A13 FOR INFO
- ㉔ 50 SF PYLON SIGN LOCATION APPROVED UNDER
BEFOUNTA ACTION (2008-07-07443)

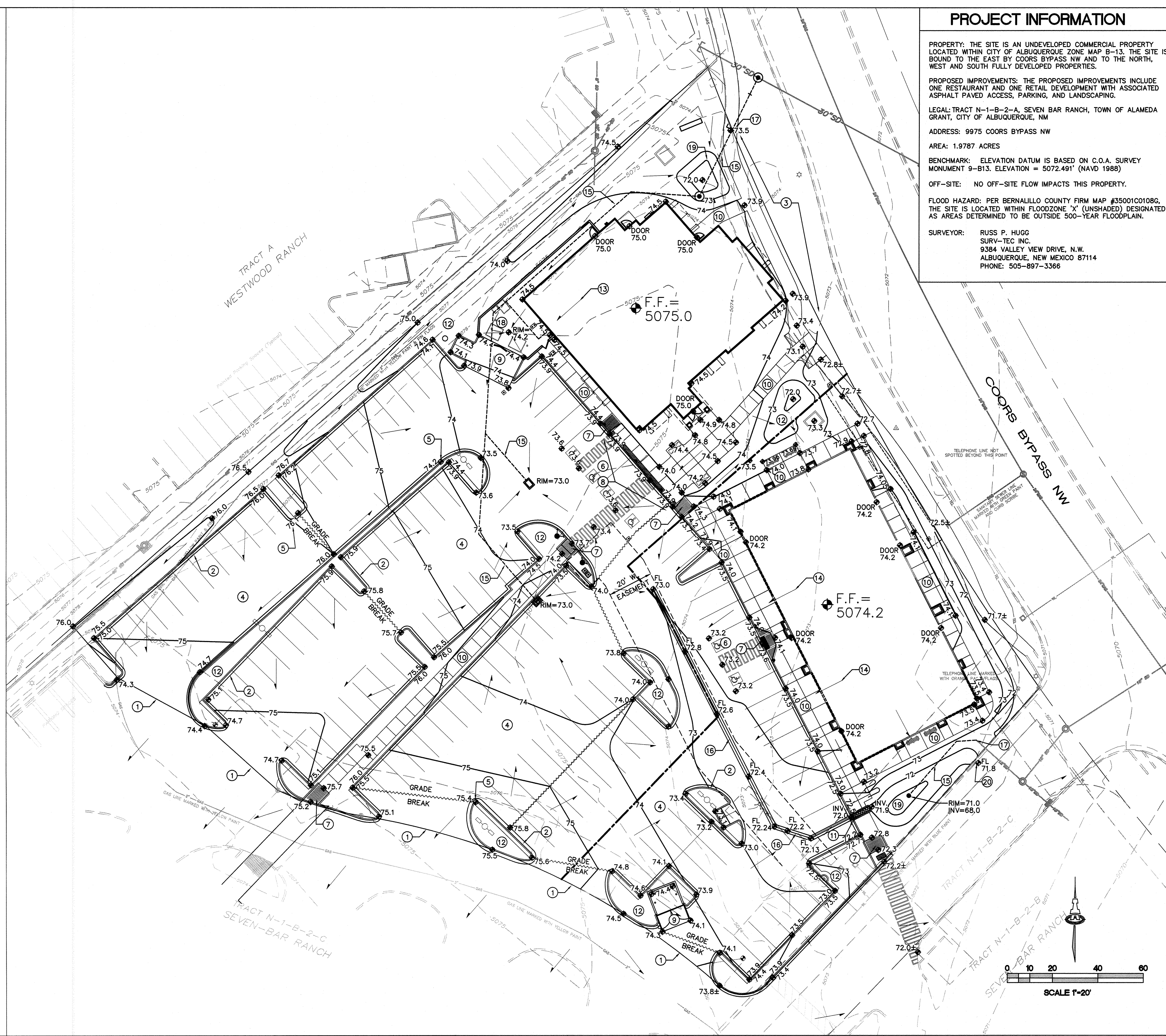
MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE	PROJECT NUMBER	JOB NO.	DRAWN BY:
PHASE 2-A COSTCO DEVELOPMENT AREA	STEPHEN DUNBAR AIA	XXXXX	J5
COORS BTPHASE BLVD. NW ALBUQUERQUE NEW MEXICO			
PROJECT TITLE		SITE PLAN FOR BUILDING PERMIT	

DATE:	4/4/13	sheet-	BPI
SCALE:	AS NOTED		

SHEET 4 of 8



PROJECT INFORMATION

PROPERTY: THE SITE IS AN UNDEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN CITY OF ALBUQUERQUE ZONE MAP B-13. THE SITE IS BOUND TO THE EAST BY COORS BYPASS NW AND TO THE NORTH, WEST AND SOUTH FULLY DEVELOPED PROPERTIES.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE ONE RESTAURANT AND ONE RETAIL DEVELOPMENT WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: TRACT N-1-B-2-A, SEVEN BAR RANCH, TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, NM

ADDRESS: 9975 COORS BYPASS NW

AREA: 1.9787 ACRES

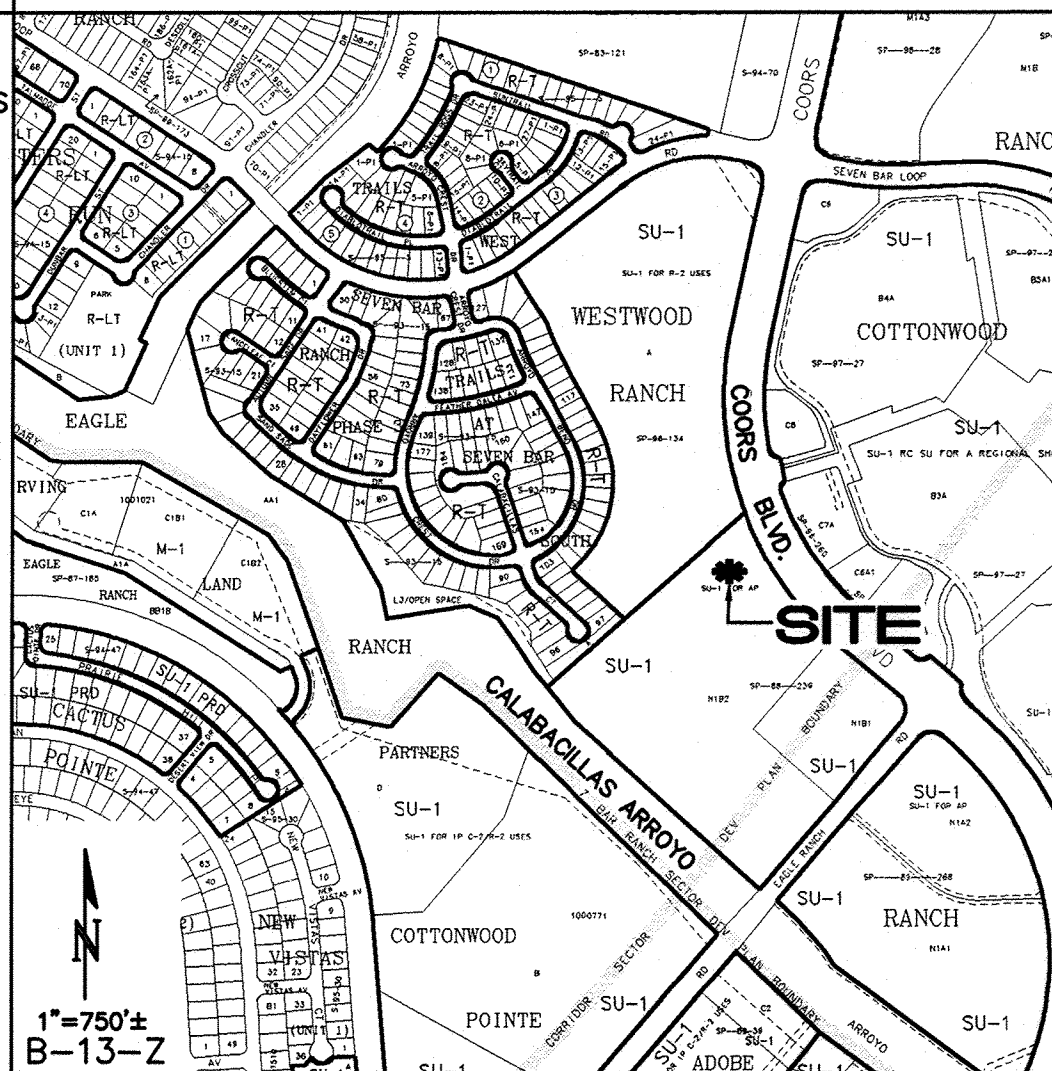
BENCHMARK: ELEVATION DATUM IS BASED ON C.O.A. SURVEY MONUMENT 9-B13. ELEVATION = 5072.491' (NAVD 1988)

OFF-SITE: NO OFF-SITE FLOW IMPACTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0108G, THE SITE IS LOCATED WITHIN FLOODZONE 'X' (UNSHADED) DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

SURVEYOR: RUSS P. HUGG
SURV-TEC INC.
9384 VALLEY VIEW DRIVE, N.W.
ALBUQUERQUE, NEW MEXICO 87114
PHONE: 505-897-3366

VICINITY MAP



KEYED NOTES

1. NEW SITE ENTRANCE FROM PAVED ACCESS DRIVE. PROVIDE SMOOTH TRANSITION.
2. CONSTRUCT 6" HIGH CONCRETE CURB AND GUTTER.
3. REMOVE / REPLACE PUBLIC WALK THIS AREA. SEE ARCHITECTURAL FOR EXTENTS AND DETAILS.
4. CONSTRUCT ASPHALT PAVEMENT AT ELEVATIONS SHOWN.
5. SPOT ELEVATIONS WITHIN GUTTER AREA REPRESENT FLOWLINE. ADD 0.5' TYPICAL FOR TOP OF ADJACENT CURB OR WALK ELEVATIONS.
6. SLOPES WITHIN HANDICAP PARKING AREAS SHALL MEET ADA REQUIREMENTS. (MAX. SLOPE = 2% IN ANY DIRECTION).
7. CONSTRUCT HANDICAP ACCESS RAMP TO ADA STANDARDS. SEE ARCHITECTURAL FOR DETAIL.
8. TOP OF NEW ASPHALT PAVEMENT SHALL BE FLUSH WITH EXISTING CONC. SIDEWALK THIS AREA.
9. CONSTRUCT PCC CONCRETE PAVEMENT AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR EXTENTS.
10. CONSTRUCT CONCRETE PEDESTRIAN WALKS AND PATIOS AT ELEVATIONS SHOWN. MAXIMUM CROSS SLOPE = 1.75%.
11. CONSTRUCT 18" WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT TO PASS FLOW. SEE DETAIL ON SHEET CG-501.
12. DEPRESS ALL LANDSCAPING FROM FLUSH WITH TOP OF CURB TO 6"± DEPRESSION IN CENTER TO CONTAIN STORMWATER. FLOW IN EXCESS OF CAPACITY WILL OVERFLOW TO PAVEMENT. EXCEPTION: NO STORMWATER STORAGE SHALL OCCUR WITHIN 10' OF BUILDING.
13. RESTAURANT ROOF TO DISCHARGE DIRECTLY TO STORM DRAIN SYSTEM.
14. RETAIL BUILDING ROOF TO DISCHARGE VIA 12" WIDE COVERED SIDEWALK CULVERTS TO PAVEMENT. SEE PLUMBING PLAN AND ARCHITECTURAL FOR LOCATION AND DETAILS.
15. CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG-501 FOR PLAN AND DETAILS. ALL PIPE TO BE ADS N-12WT WATERTIGHT. SEE ARCHITECTURAL AND PLUMBING PLAN(S) FOR ROOF DRAIN LOCATIONS AND SIZES.
16. CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER AT FLOWLINE ELEVATIONS SHOWN. S=0.67%.
17. MAKE CONNECTION TO EXISTING PRIVATE STORM DRAIN STUB.
18. SLOPE DUMPSTER PAD AS SHOWN TO DIRECT STORMWATER TO PROPOSED SANITARY SEWER DRAIN. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
19. CONSTRUCT DETENTION POND AT ELEVATIONS SHOWN.
20. PROVIDE THREE 12" WIDE CURB OPENINGS AT 2' O.C. TO PASS EXCESS FLOW TO PAVEMENT. SEE CG-501 FOR DETAIL.
21. PROVIDE ONE 6" WIDE CURB OPENING. GRADE LANDSCAPE TO DRAIN. SEE CG-501 FOR DETAIL (SIMILAR).

GENERAL NOTES

SEE CG-501 FOR GRADING / DRAINAGE PLAN GENERAL NOTES

LEGEND

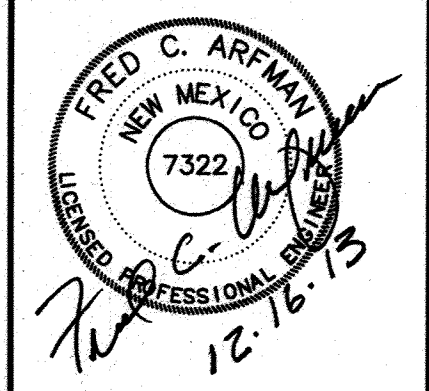
- × 5414.15 EXISTING SPOT ELEVATION
- ◆ 13.6± PROPOSED SPOT ELEVATION AT TRANSITION TO EXISTING
- ◆ 13.6 PROPOSED SPOT ELEVATION
- FLOW DIRECTION
- 04 — PROPOSED 1' CONTOUR
- 04.5 — PROPOSED 0.5' CONTOUR
- F.F. = FINISH FLOOR ELEVATION
- ~~~~~ GRADE BREAK

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Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com

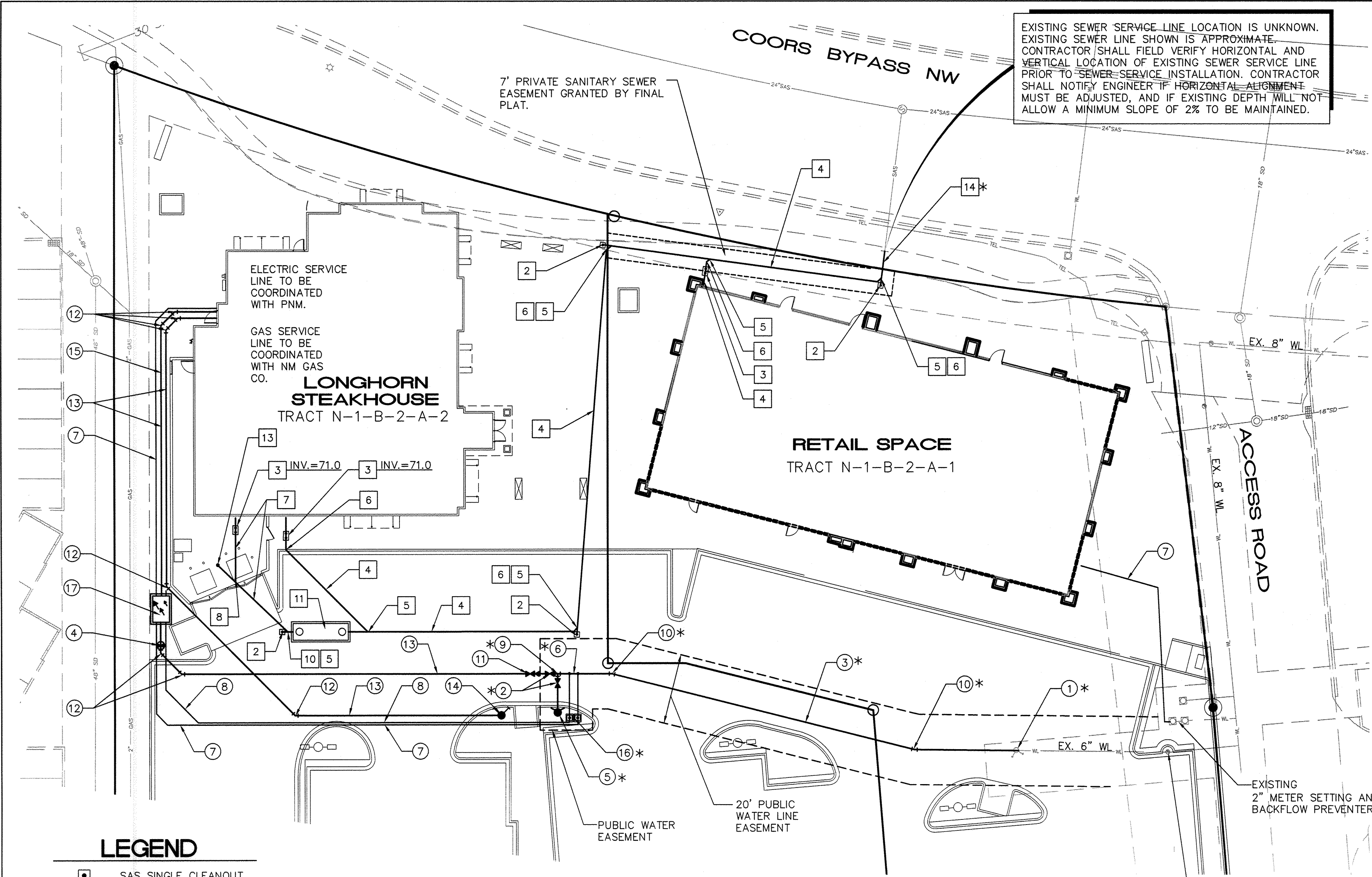
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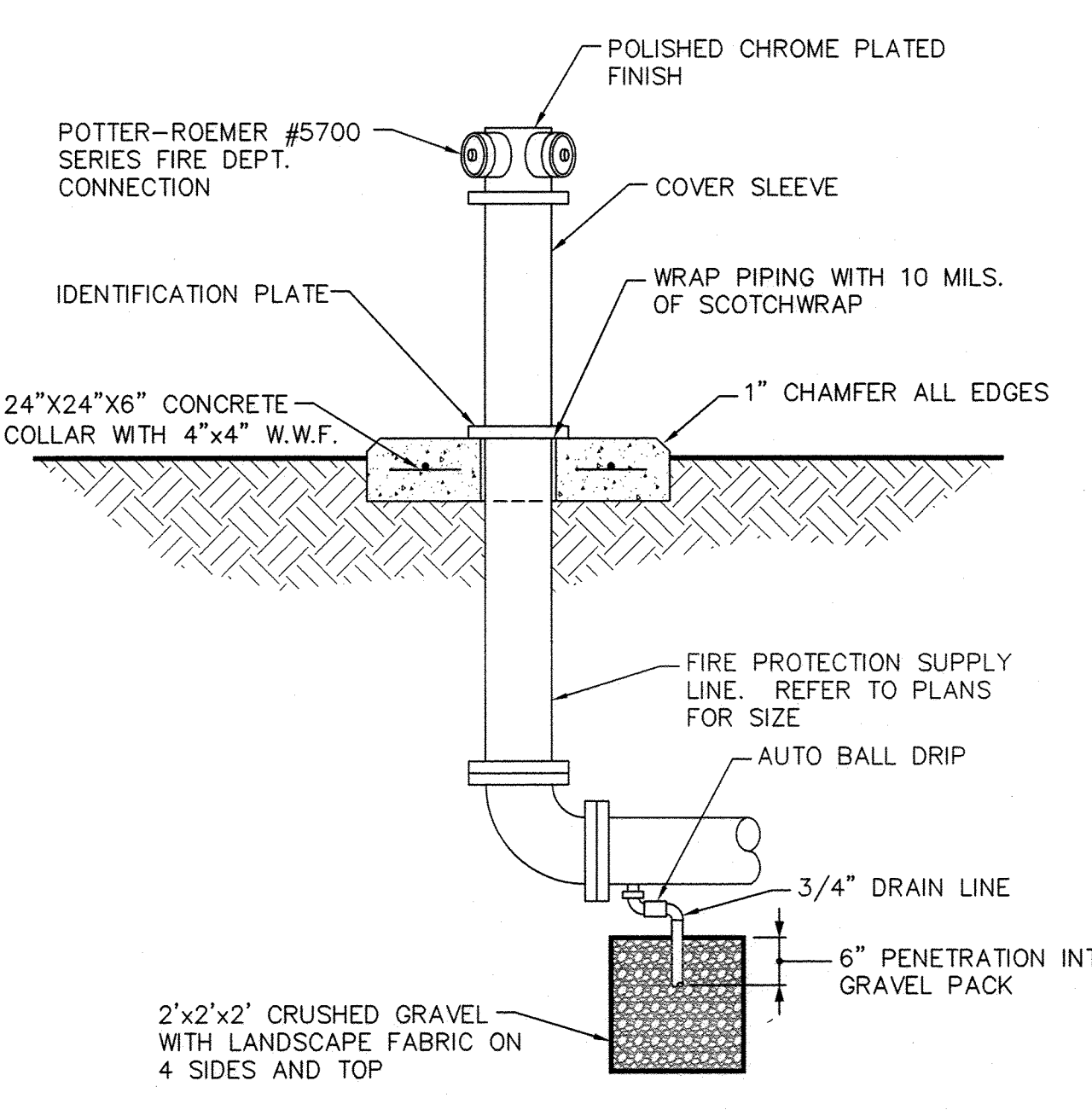
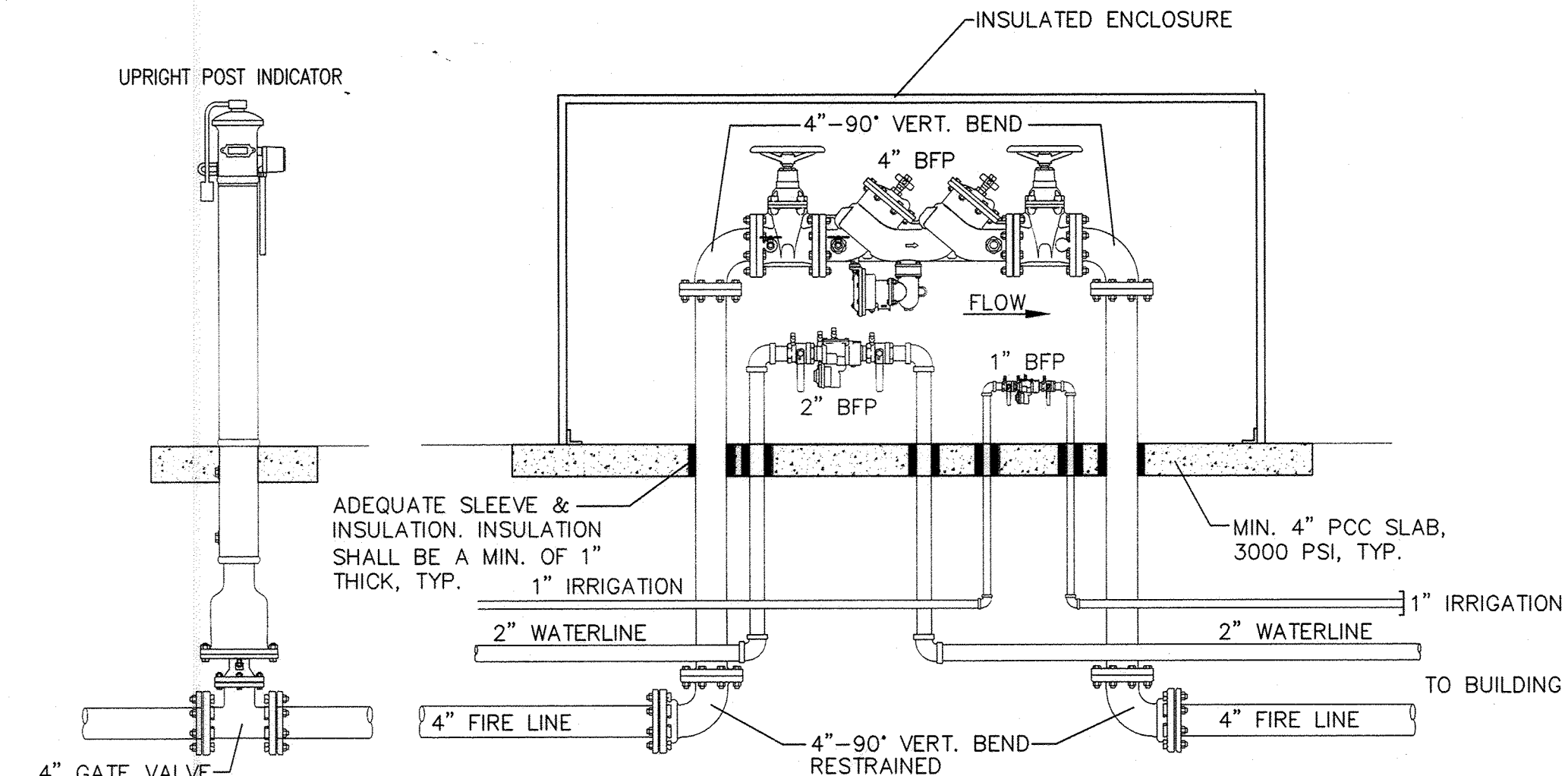
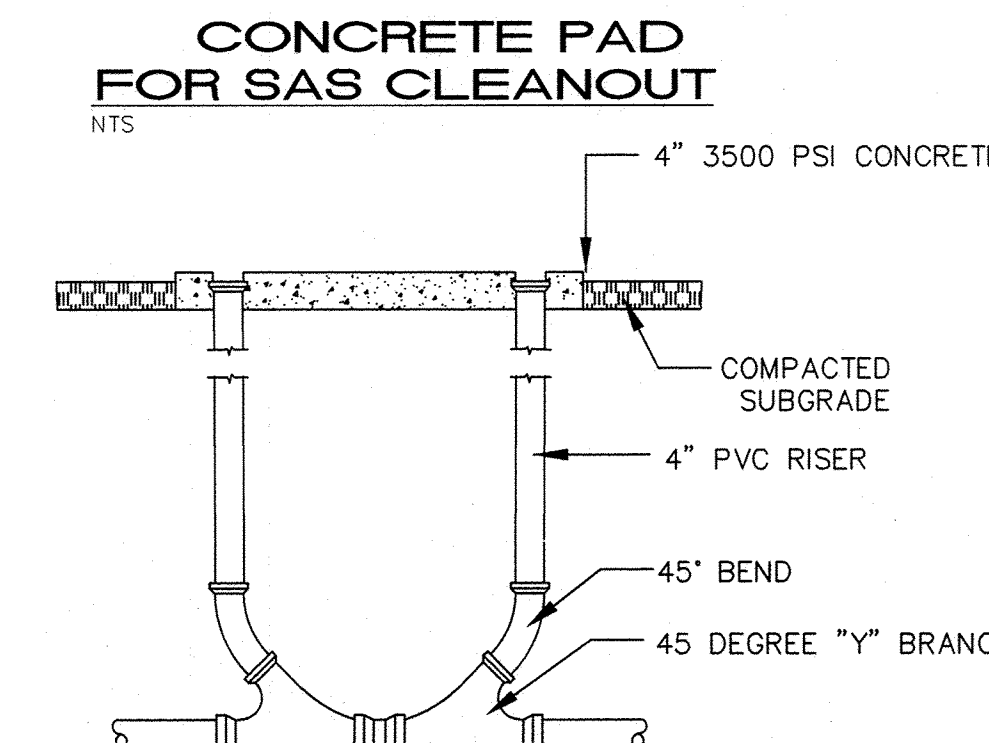
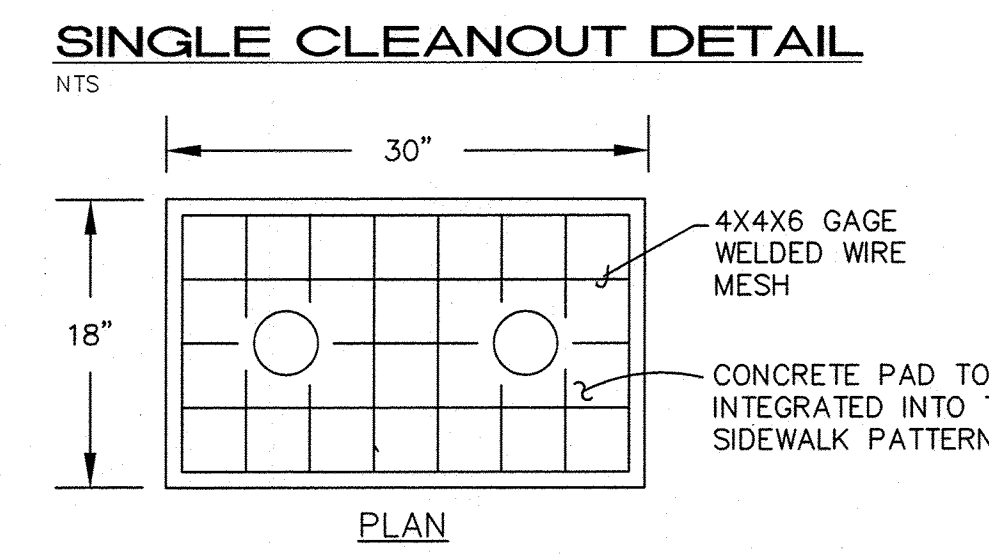
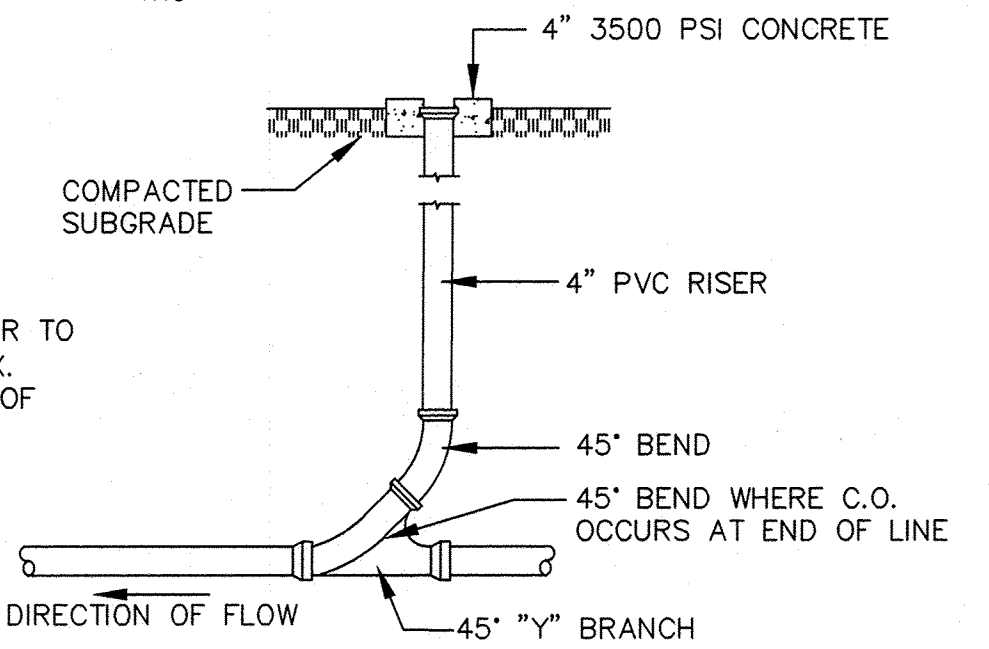
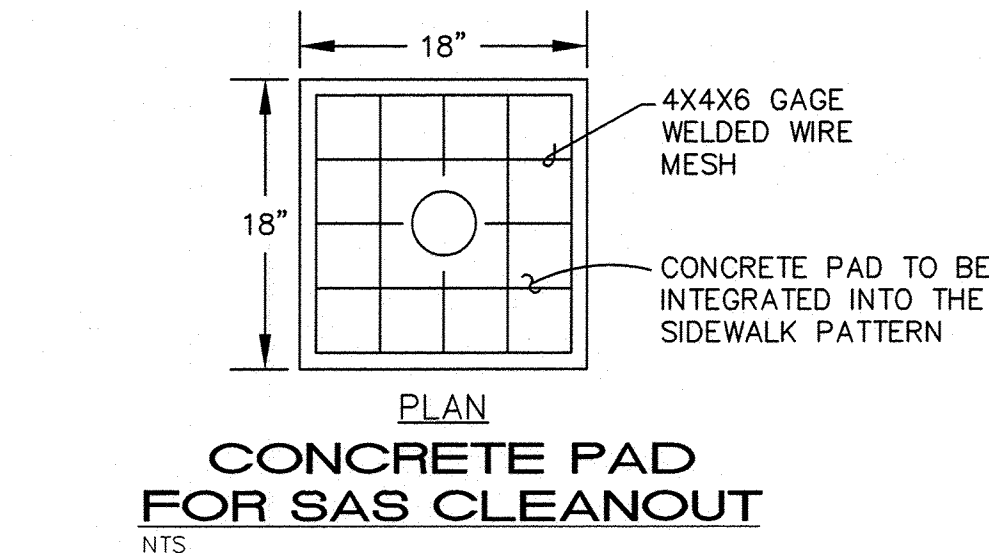
MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE LONGHORN STEAKHOUSE / RETAIL CENTER XXXX COORS BYPASS NW ALBUQUERQUE, NEW MEXICO	DRAWN BY: STEPHEN DUNBAR, AIA	JOB NO.	SHEET TITLE GRADING & DRAINAGE PLAN
DATE: 9/19/13	SCALE: AS NOTED	Sheet: CG-101	CPN: 729083 5 of 8



- 0 10 20 40 60
SCALE 1"=20'
- RESTRAINT 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.
 - THE CONTRACTOR SHALL INSTALL PCC BLOCKING AT ALL CAPS (UNLESS OTHERWISE NOTED ON PLANS).
- RESTRAINTS ARE 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 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. |



GENERAL NOTES

- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE 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.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- SITE STORM DRAIN, ELECTRIC AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
- ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (L).

KEYED NOTES

- WATER KEYED NOTES (* PWC ITEMS)
- REMOVE EXISTING FIRE HYDRANT AND CONNECT NEW 6" WATERLINE. RETURN FIRE HYDRANT TO ABCWA.
 - 6" GATE VALVE (L= 46") W/ BOX PER ABCWA STD. DWGS. 2326 & 2328 (PUBLIC).
 - 6" PUBLIC WATER LINE.
 - POST INDICATOR VALVE (PIV), SEE DETAIL THIS SHEET.
 - FIRE HYDRANT PER ABCWA STD. DWG. 2340. FLANGE ELEV = 74.7
 - 1" SERVICE PER ABCWA STD. DWG. 2362, 2366. 2" SERVICE PER ABCWA STD. DWG. 2363 & 2367.
 - 2" WATER SERVICE LINE.
 - 1" IRRIGATION LINE.
 - 6" TEE (L= 1').
 - 6" - 11 1/2" BEND (L= 2').
 - 6" x 4" REDUCER (L= 29' LARGE SIDE) & 4" GATE VALVE (L= 32') (PRIVATE).
 - 4" - 45" BEND (L= 9.0')
 - 4" PRIVATE FIRE LINE.
 - FIRE DEPT. CONNECTION (FDC), SEE DETAIL THIS SHEET.
 - 3/4" CONDUIT W/ PULL CORD FOR PIV SENSOR WIRE FROM BUILDING TO PIV PLACED IN SAME TRENCH ABOVE 4" WATERLINE.
 - 1" IRRIGATION SERVICE WITH BOX, COVER & LID PER COA STD. DWG 2362 & 2366. 2" WATER SERVICE WITH BOX, COVER & LID PER COA STD DWG 2363 & 2367.
 - FEBCO MODEL 860 4" PRESSURE REDUCING BACK FLOW PREVENTER. (FIRE)
FEBCO MODEL 860 2" PRESSURE REDUCING BACK FLOW PREVENTER. (DOMESTIC)
FEBCO MODEL 860 1" PRESSURE REDUCING BACK FLOW PREVENTER. (IRRIGATION)
SAFE-T-COVER MODEL 400TD INSULATED ENCLOSURE. WITH CONCRETE BASE.

- SEWER
- SINGLE CLEANOUT PER DETAIL THIS SHEET.
 - DOUBLE CLEANOUT PER DETAIL THIS SHEET.
 - 6" SANITARY SEWER LINE, AT 2% MIN. SLOPE.
 - 6" WYE.
 - 6" 45° BEND.
 - 4" GREASE LINE
 - 4" WYE.
 - 4" 45° BEND.
 - 6" x 4" REDUCER.
 - 1500 GALLON GREASE INTERCEPTOR.
 - CONNECT NEW SEWER LINE TO NEW MANHOLE.
 - 4" HEAVY DUTY CAST IRON FLOOR DRAIN W/ P-TRAP.
 - CONNECT EXISTING SAS STUB TO NEW 4" MATCH EXISTING SLOPE.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2002 CU-101.dwg Dec 31, 2013

REVISION	BY	DATE	REV	DATE

MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

LONGHORN STEAKHOUSE / RETAIL CENTER
XXXX COORS BYPASS NW
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: STEPHEN DUNBAR AIA
JOB NO. 7222
DRAWN BY: [Signature]
SHEET TITLE: SITE UTILITY PLAN

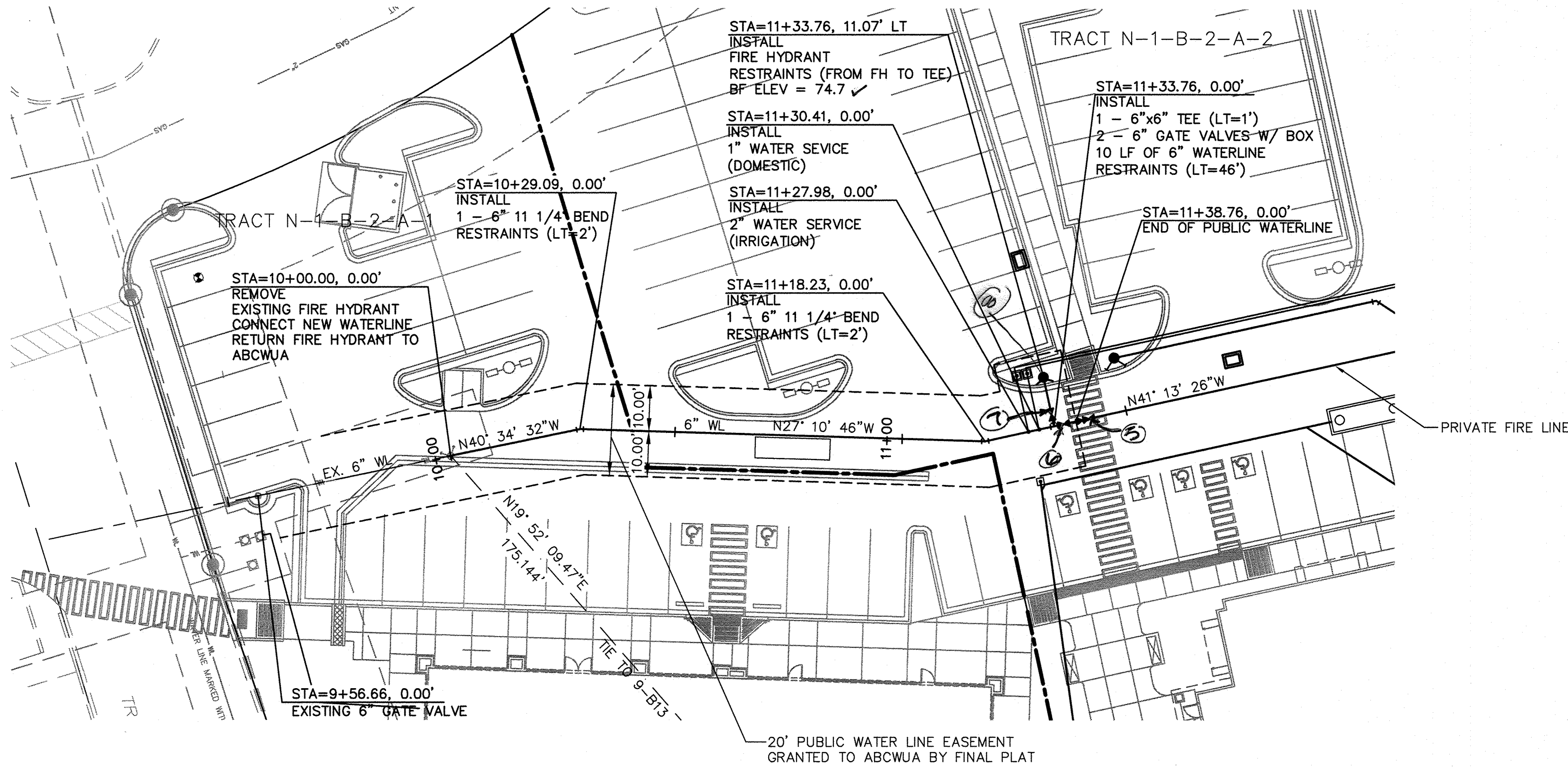
DATE: 7/22/13
SCALE: AS NOTED
SHEET: CU-101

CPN: 729083

- RESTRAINT 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.
 - THE CONTRACTOR SHALL INSTALL PCC BLOCKING AT ALL CAPS (UNLESS OTHERWISE NOTED ON PLANS).

RESTRAINTS ARE BASED UPON THE FOLLOWING CRITERIA:

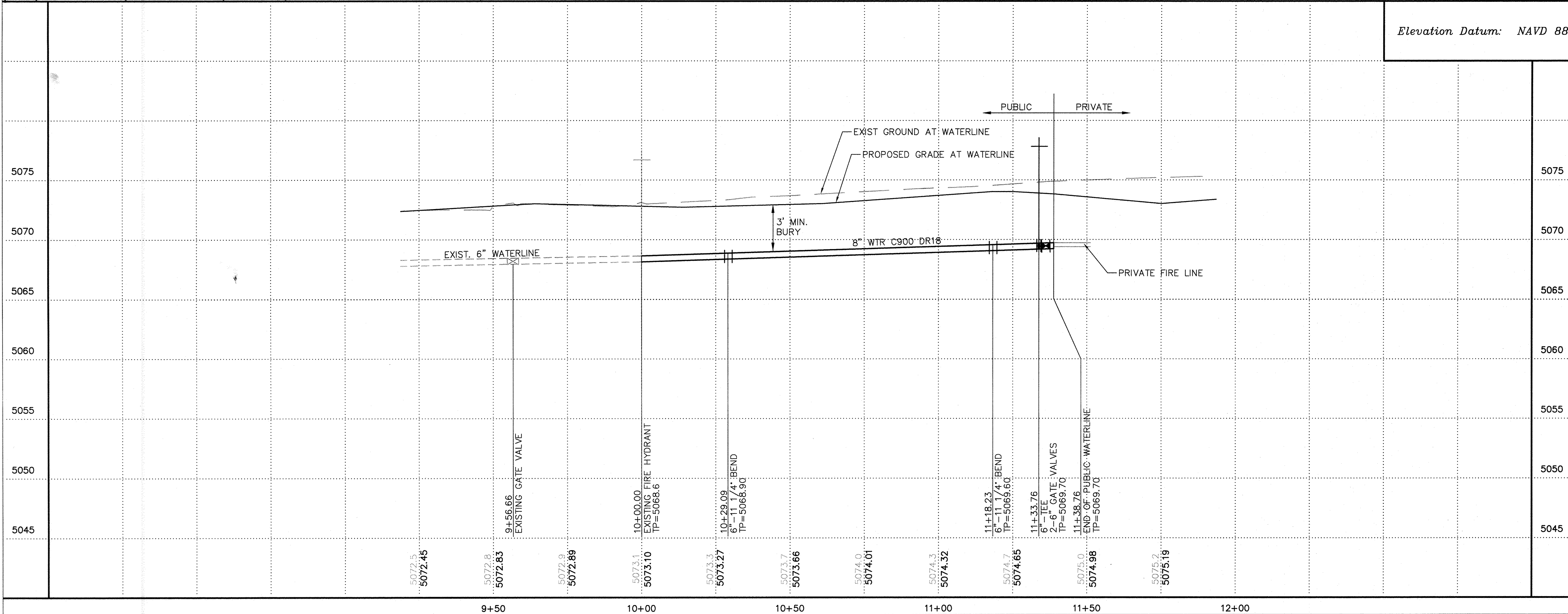
DEPTH OF BURY: 3.0 FT. MINIMUM
FACTOR OF SAFETY: 1.25
MATERIAL: PVC PIPE
SOIL TYPE: GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
TEST PRESSURE: 150 PSI
TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO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



WATERLINE

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

Elevation Datum: NAVD 88



GENERAL NOTES

- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE 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.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- CENTERLINES OF CONSTRUCTION IS ALONG CENTERLINE OF UTILITY EASEMENT.

WATER NOTES

- FIRE HYDRANT ASSEMBLY PER ABCWUA STD. DWG. 2340.
- VALVE BOX ASSEMBLY PER ABCWUA STD. DWG. 2326.
- FIRE LINE RING AND COVER FOR VALVE BOX PER ABCWUA STD. DWG. 2329.
- 1" WATER SERVICE WITH BOX, COVER AND LID PER ABCWUA STD. DWG 2362 AND 2366.
2" WATER SERVICE WITH BOX, COVER AND LID PER ABCWUA STD. DWG 2363 AND 2367.
- ADJUST ALL VALVE COVERS IN PAVED ROADS TO FINISHED ROAD GRADES PER COA STD DWG 2460.

LEGEND:

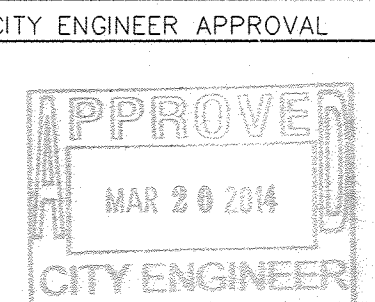
- SINGLE WATER METER
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT ASSEMBLY
- WATER LINE W/ FITTING
- EXISTING FIRE HYDRANT
- EXISTING WL & GV

RECORD DRAWING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

LONGHORN STEAK HOUSE / RETAIL CENTER
WATERLINE
UTILITY PLAN & PROFILE



City Project No.

729083

Zone Map No.

B-13

Sheet

8

Of

8