

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
24-7389-84-2014

PUBLIC IMPROVEMENT PLANS
FOR
LADERA INDUSTRIAL CENTER-PHASE 2
UNSER BLVD AND VISTA ORIENTE ST
ALBUQUERQUE, NEW MEXICO
JANUARY, 2013

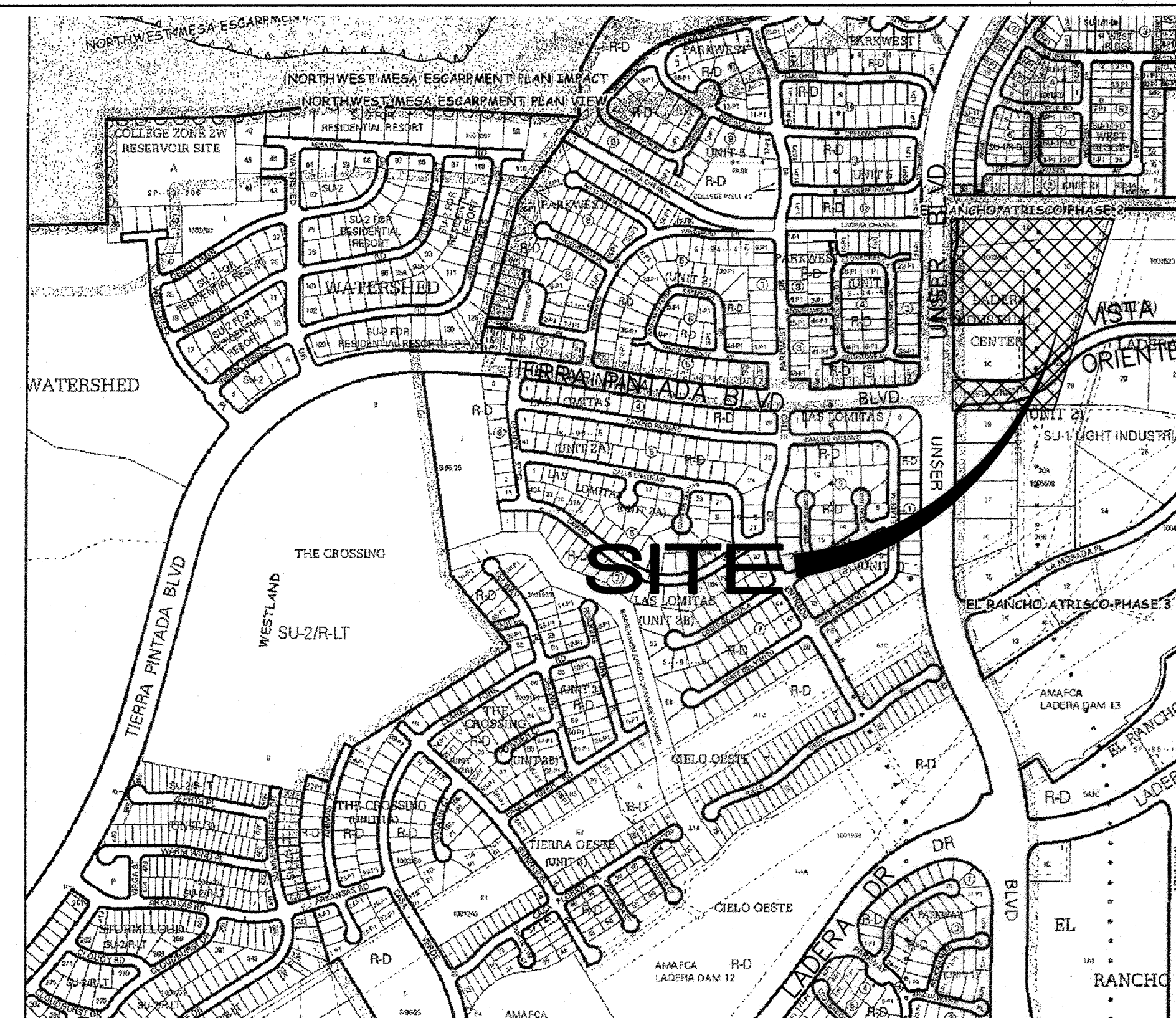
PREPARED FOR:
PETERSON INV.-98TH/UNSER, LLC
2325 SAN PEDRO DR N.E. SUITE 2A
ALBUQUERQUE, NM 87110

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

APPROVED AS REQUIRED DRAWING
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE February 19, 2014

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. @ 260-1990 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, 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 BARRICADING 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 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.
- 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.
- 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 FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE 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 29CFR 1926.650 SUBPART P.
- 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 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.
- 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.
- 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 REQUIRES, RELOCATES, OR REINSTALLS ANY EXISTING REGULATORY SIGNS.
- 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 UNLESS SPECIFICALLY SHOWN HEREIN.
- THE CONTRACTOR SHALL MAINTAIN EXISTING PEDESTRIAN AND ADA PATHWAYS DURING CONSTRUCTION OR PROVIDE AN ALTERNATE ROUTE OR PROVIDE "SIDEWALK CLOSED" SIGNAGE.



VICINITY MAP H-9

INDEX TO DRAWINGS

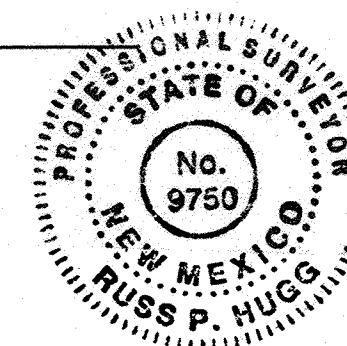
SHEET NO.	TITLE
1	COVER SHEET
2-3	PLAT
4	SITE PLAN FOR SUBDIVISION (FOR INFORMATION ONLY)
5	GRADING AND DRAINAGE PLAN (FOR INFORMATION ONLY)
6	MASTER UTILITY PLAN (FOR INFORMATION ONLY)
7	UTILITY CORRIDOR GRADING PLAN
8	VISTA ORIENTE ST. STRIPING PLAN
9	MASTER WATERLINE PLAN (THIS PROJECT)
10	WATERLINE "A" PLAN & PROFILE
11	WATERLINE "B" PLAN & PROFILE
12	WATERLINE "C" PLAN & PROFILE

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.

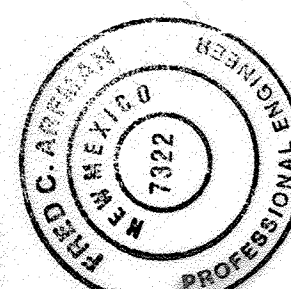
Russ P. Hugg
NMPS No. 9750

7/30, 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 that the plans for the project described herein, and that the project is a 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. 9750.

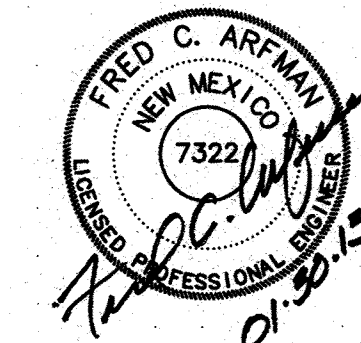


09-25-13
NMPE No. 7322

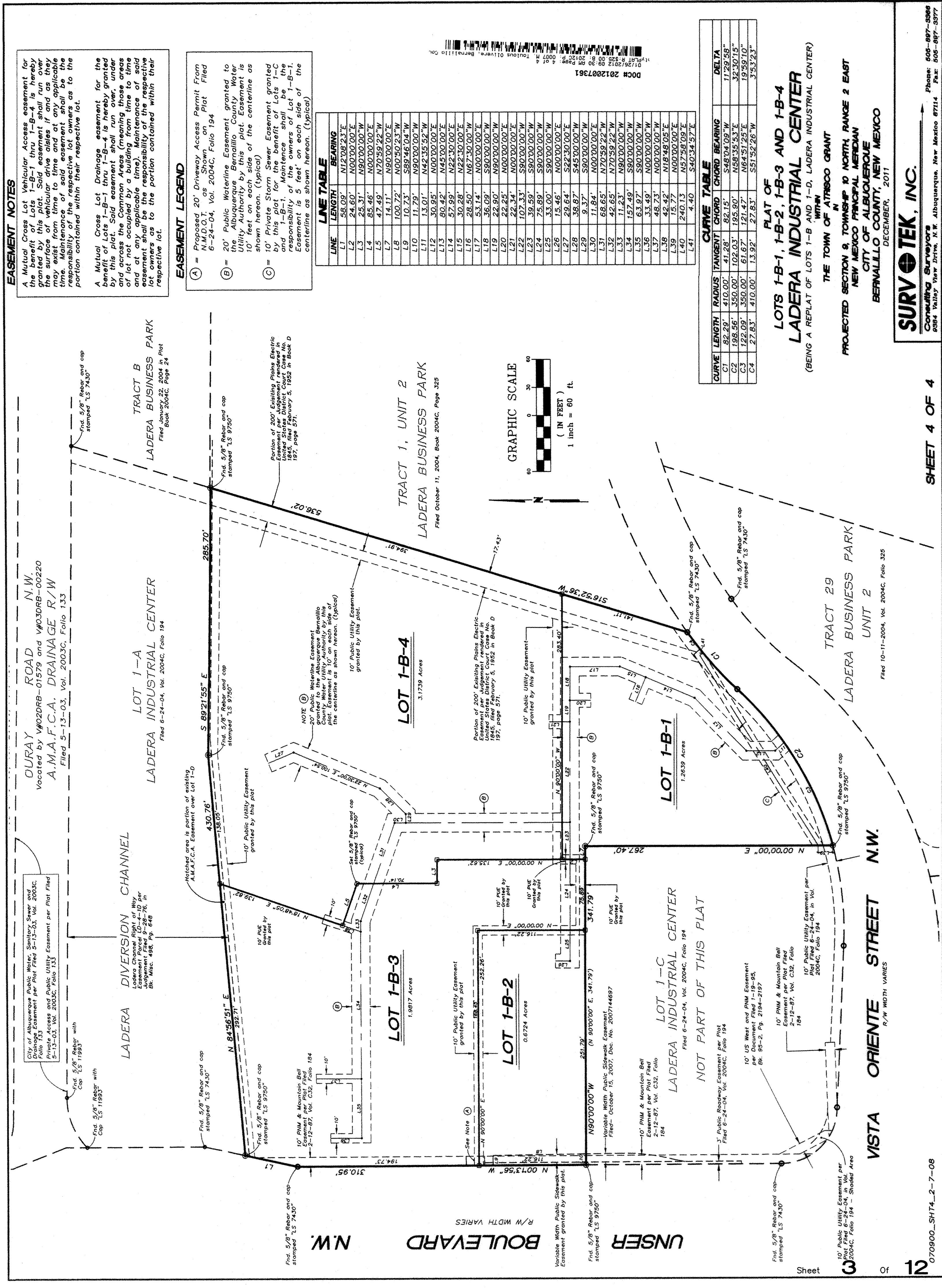
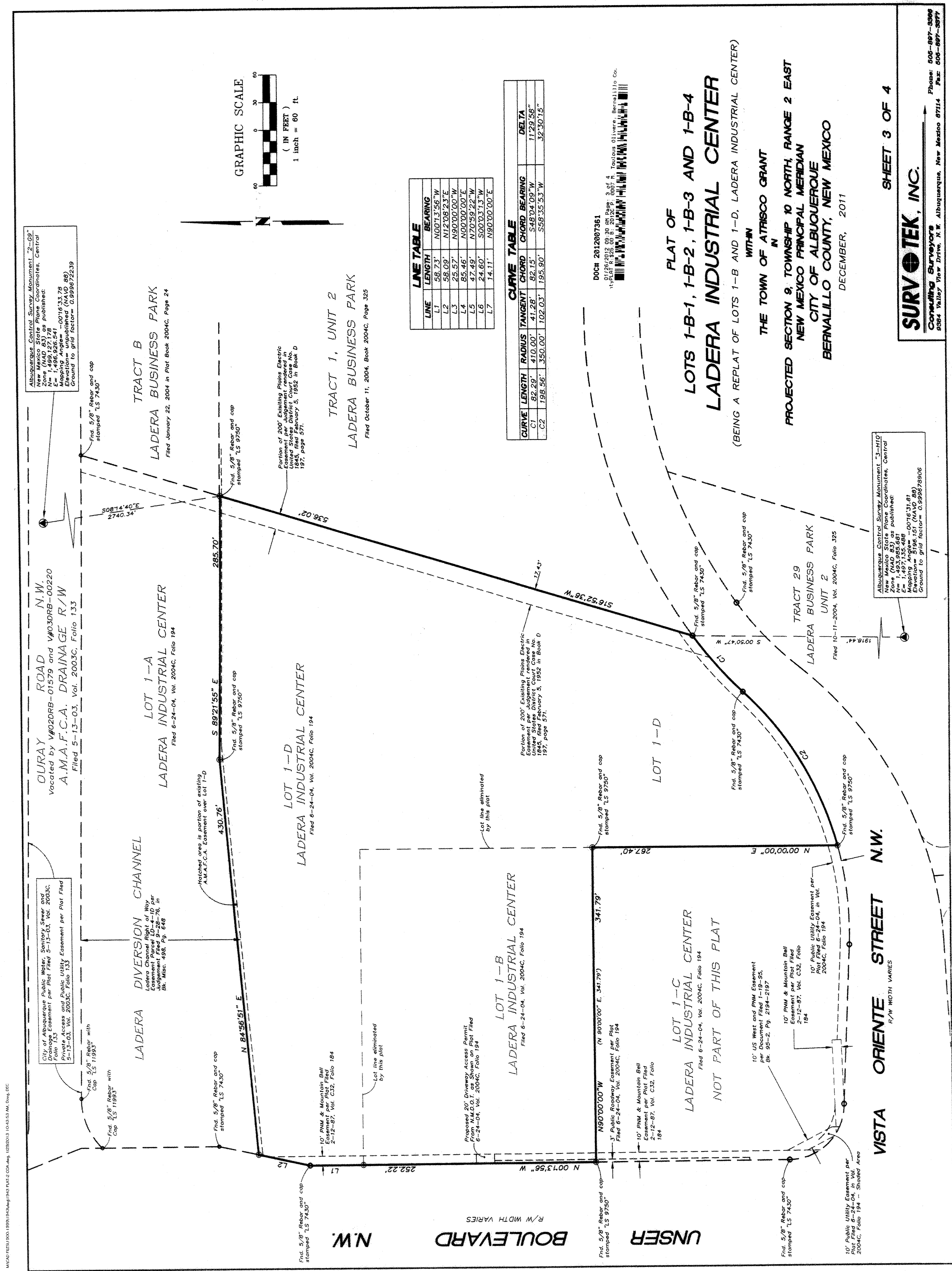
Fred C. Arfman

DRB NO. 1002404

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



REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE				APPROVALS	ENGINEER	DATE	*****		
				DRC Chairman	Swing	2/28/13	APPROVED FOR CONSTRUCTION		
				Transportation	MM	2/25/13			
				Water/Wastewater	Jimmie	2-28-13			
				Hydrology		2/28/13			
				Constr. Mngmt.					
				Constr. Coord.					
City Project No.						738984	Sheet	1	Of 12



EXISTING LADERA CHANNEL
AMAFCA EASEMENT B

LOT 1-A

KEYED NOTES

1. PROPERTY LINE
2. EXISTING LOT LINE TO BE ELIMINATED
3. EXISTING LOT LINE PER EXISTING PLAT
4. NEW PROPERTY LINE
- 5.

THE SITE IS LOCATED ON THE NORTHEAST CORNER OF UNSER BLVD AND VISTA ORIENTE STREET. THE SITE IS 7.08 ACRES TWO LOTS. THE PROPOSED USES INCLUDE OFFICE, RETAIL, AND RESTAURANT IN COMPLIANCE WITH THE SU-1 FOR LIGHT INDUSTRIAL ZONING.

VEHICULAR ACCESS: TWO ACCESS POINTS ARE EXISTING ONE IS FROM UNSER BOULEVARD, ONE FROM VISTA ORIENTE STREET THROUGH THE WALGREEN'S PARTIAL. ANOTHER ACCESS WILL BE TAKEN FROM VISTA ORIENTE STREET. THE PROPOSED ACCESS OFF OF VISTA ORIENTE STREET WILL BE A FULL ACCESS POINT.

THERE IS EXISTING PEDESTRIAN ACCESS FROM UNSER BOULEVARD AND VISTA ORIENTE STREET.

THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED A HEIGHT OF 27'. THERE SHALL BE A FRONT AND A CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 11 FEET FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION. THE CLEAR SIGHT TRIANGLE SHALL NOT BE INFRINGED UPON.
THE MAXIMUM FLOOR AREA RATIO PHASE I : 0.188 (F.A.R.) AND PHASE II : 0.26 (F.A.R.)

PHASE I
SITE PLAN
FOR BUILDING
PERMIT
LOTSIZE:
± 2.74 AC

PHASE II
SITE PLAN
FOR
ILLUSTRATIVE
LOTSIZE:
± 4.34 AC

NOT
A
PART

PHASE	BUILDING	TOTAL SF	USE/ AREA	FACTOR	PARKING REQUIRED	PARKING PROVIDED	INCLUDES H.C. PARKING (REQUIRED & PROVIDED)	INCLUDES MC. PARKING (REQUIRED & PROVIDED)	BICYCLE PARKING (REQUIRED & PROVIDED)
PHASE I SITE PLAN FOR BUILDING PERMIT	BLDG 1a 1b	15,120 SF	RETAIL 19,344 SF	1/200 SF	97 SPACES	121	8	8	8
	BLDG 4	4,224 SF							
	BLDG 6	2,400 SF	RESTAURANT 2,400 (96 SEATS)	1 PER 4 SEATS	24 SPACES				
PHASE II ILLUSTRATIVE SITE PLAN	BLDG 2	18,200 SF							
	BLDG 3	28,000 SF	RETAIL 50,400 SF	1/200 SF	252 SPACES	287 SPACES	8	8	14
	BLDG 5	4,200 SF							
TOTAL					373 SPACES	420 SPACES	16	16	22

*PROVIDED PARKING NUMBERS INCLUDE HANDICAPPED AND MOTORCYCLE PARKING.

PROJECT NUMBER:

APPLICATION NUMBER:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated June 17, 2003 and the findings and conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) YES () NO If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

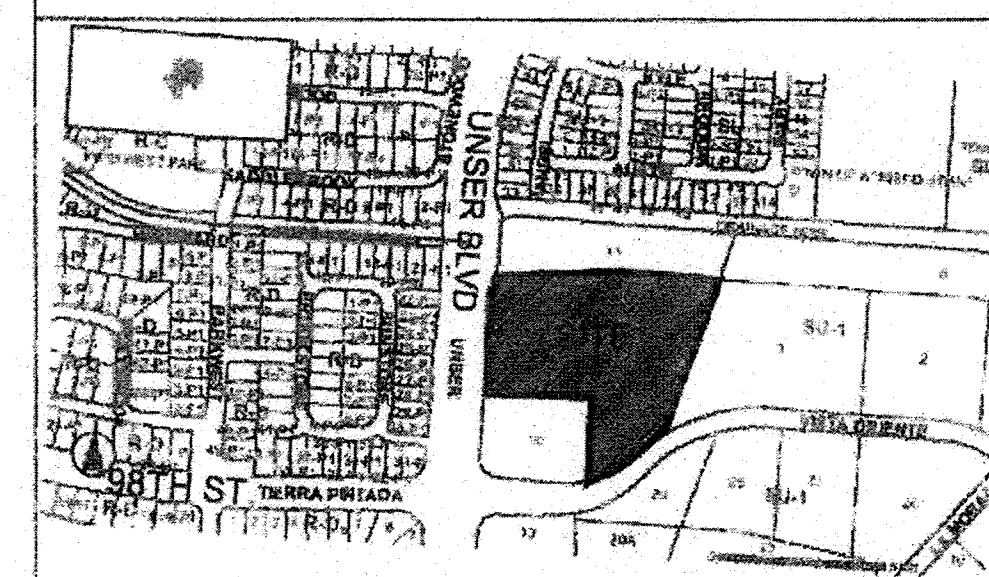
DRG SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

[Signature] 4/30/08
Traffic Engineering Transportation Division
[Signature] 4/30/08
Water Utility Department
[Signature] 4/30/08
Parks and Recreation Department
[Signature] 4/30/08
City Engineer

Environmental Health Department (conditional) Date

Solid Waste Management Date
4-30-08
DRG Chairperson, Planning Department Date

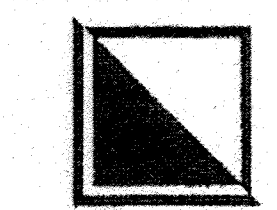
* Environmental Health, if necessary



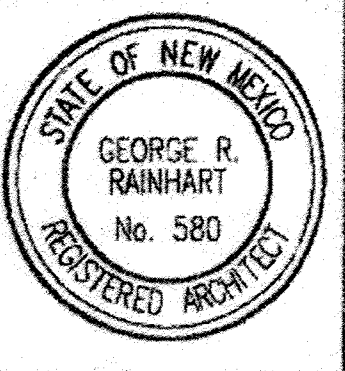
1 SITE PLAN

VICINITY MAP 1"=500'

0' 20' 40' 80'

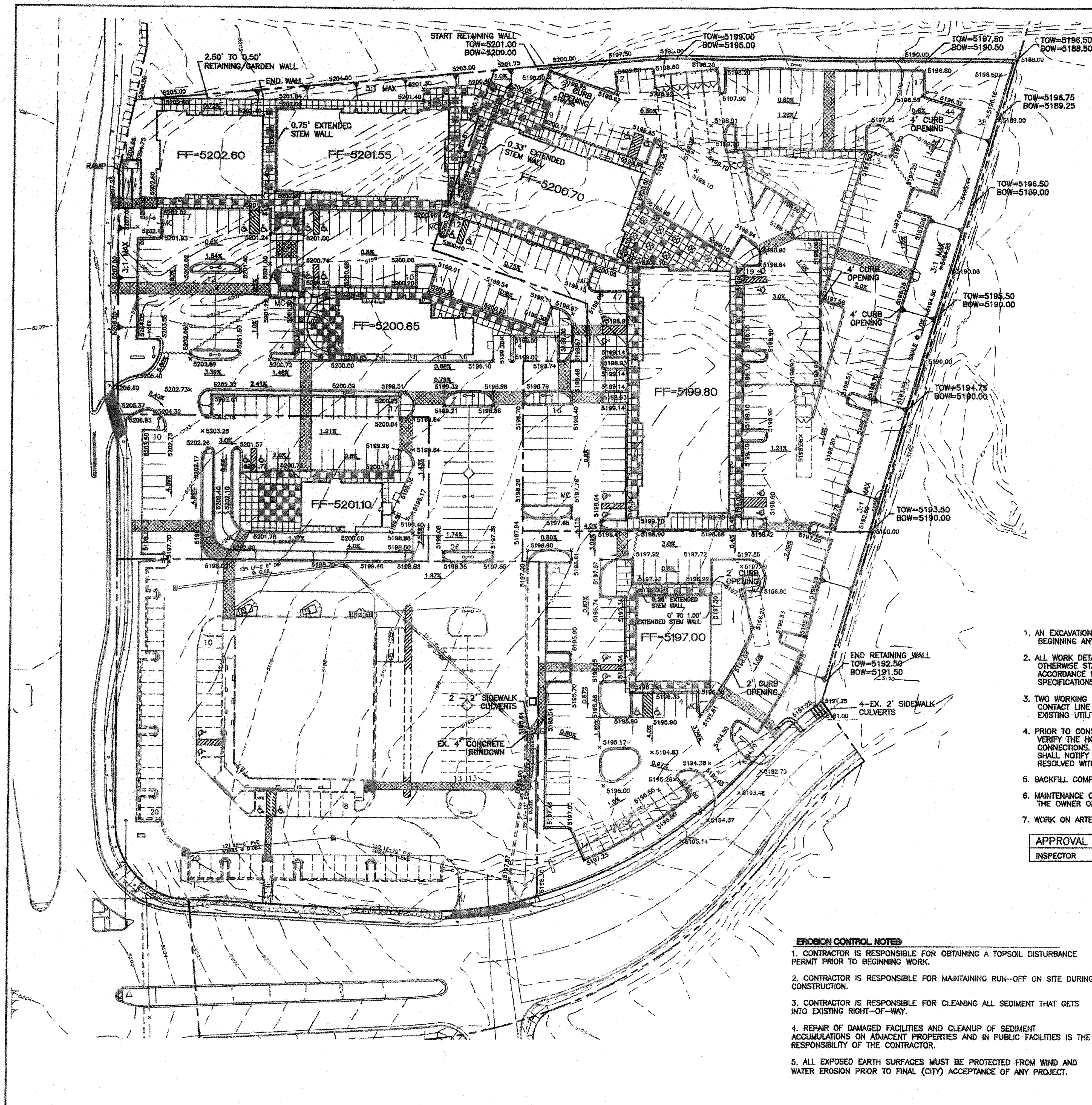


GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877



PROJECT TITLE
UNSER & VISTA ORIENTE
NORTHEAST CORNER OF UNSER BLVD AND VISTA ORIENTE STREET
ALBUQUERQUE, NM
PROJECT MANAGER
George Rainhart, AIA
JOB NO.
0348 B
DRAWN BY
NAT
SHEET TITLE
SITE PLAN FOR SUBDIVISION

DATE:
10/29/07
SCALE:
1"=40'
SHEET:
AS.1
OF

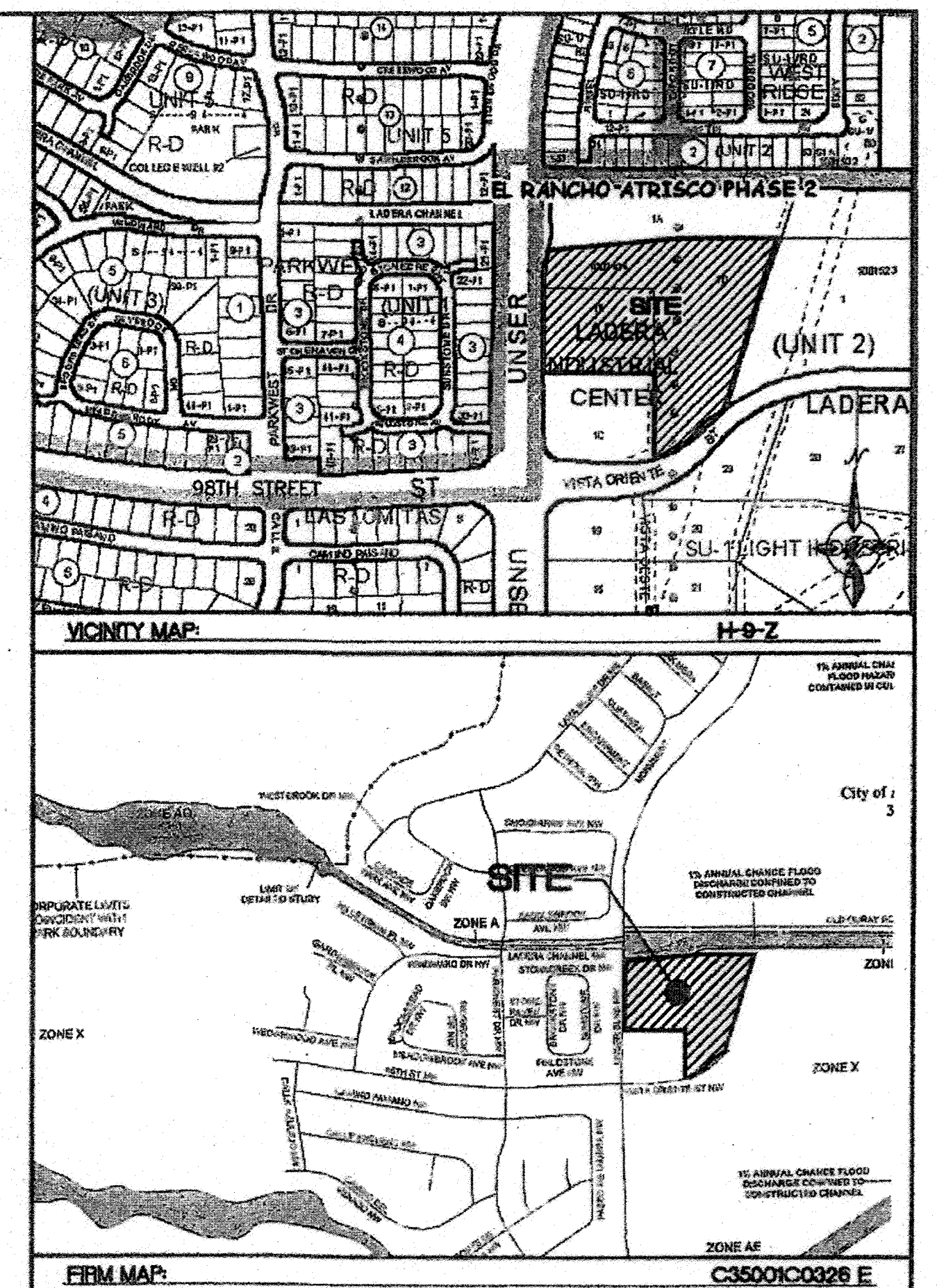
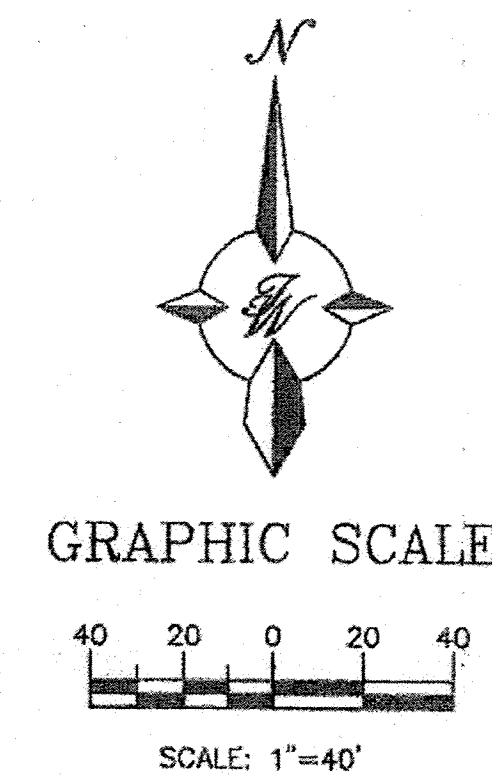


- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, #8.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (505) 260-1990, FOR LOCATION OF EXISTING UTILITIES. NM ONE CALL AT 260-1990.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

EROSION CONTROL NOTES:

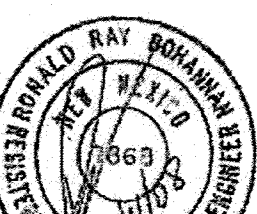
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

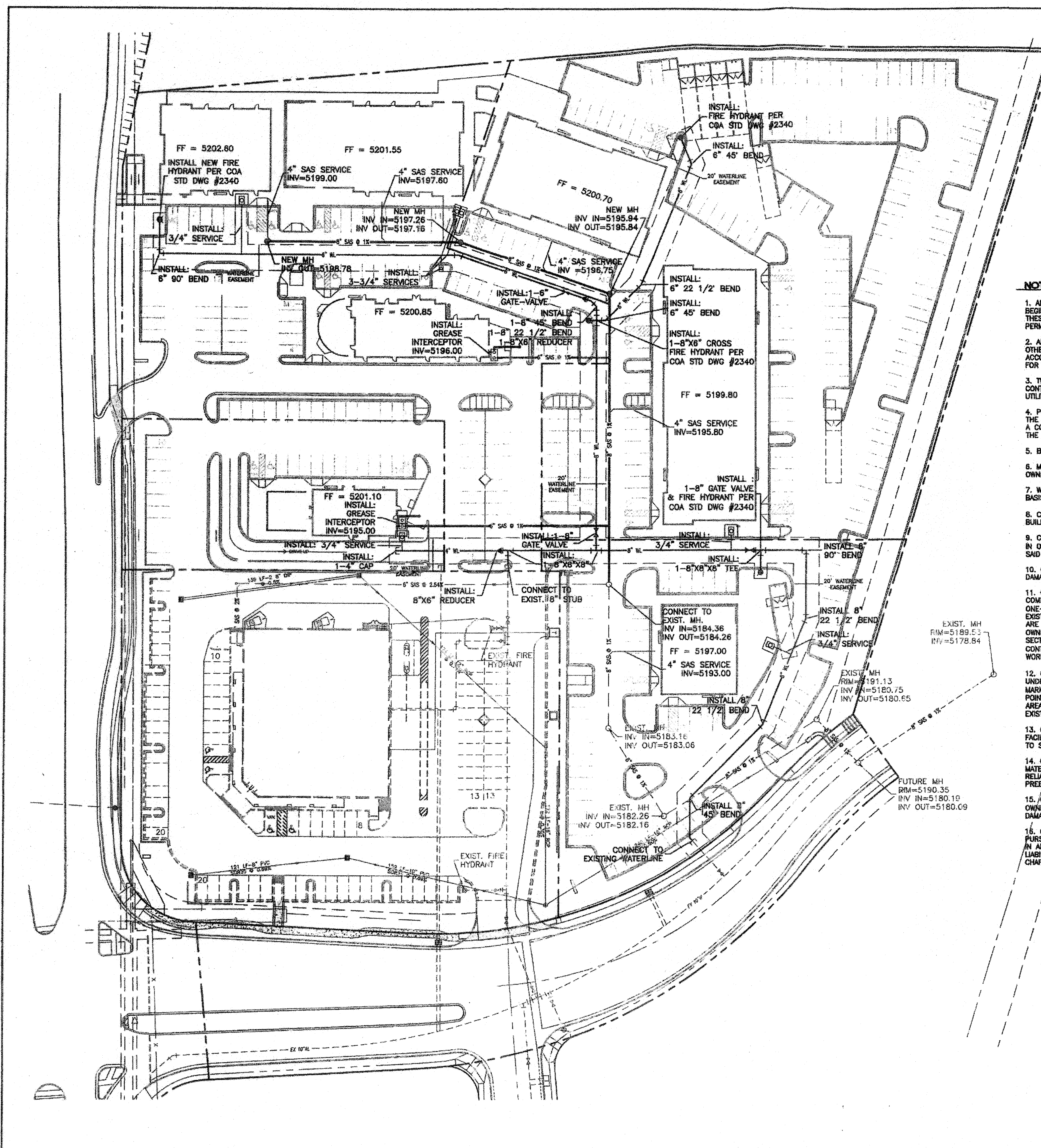


LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- EXISTING SIDEWALK
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- x 5048.23 EXISTING SPOT ELEVATION
- x 5048.25 PROPOSED SPOT ELEVATION
- FLOW ARROW
- BOUNDARY LINE

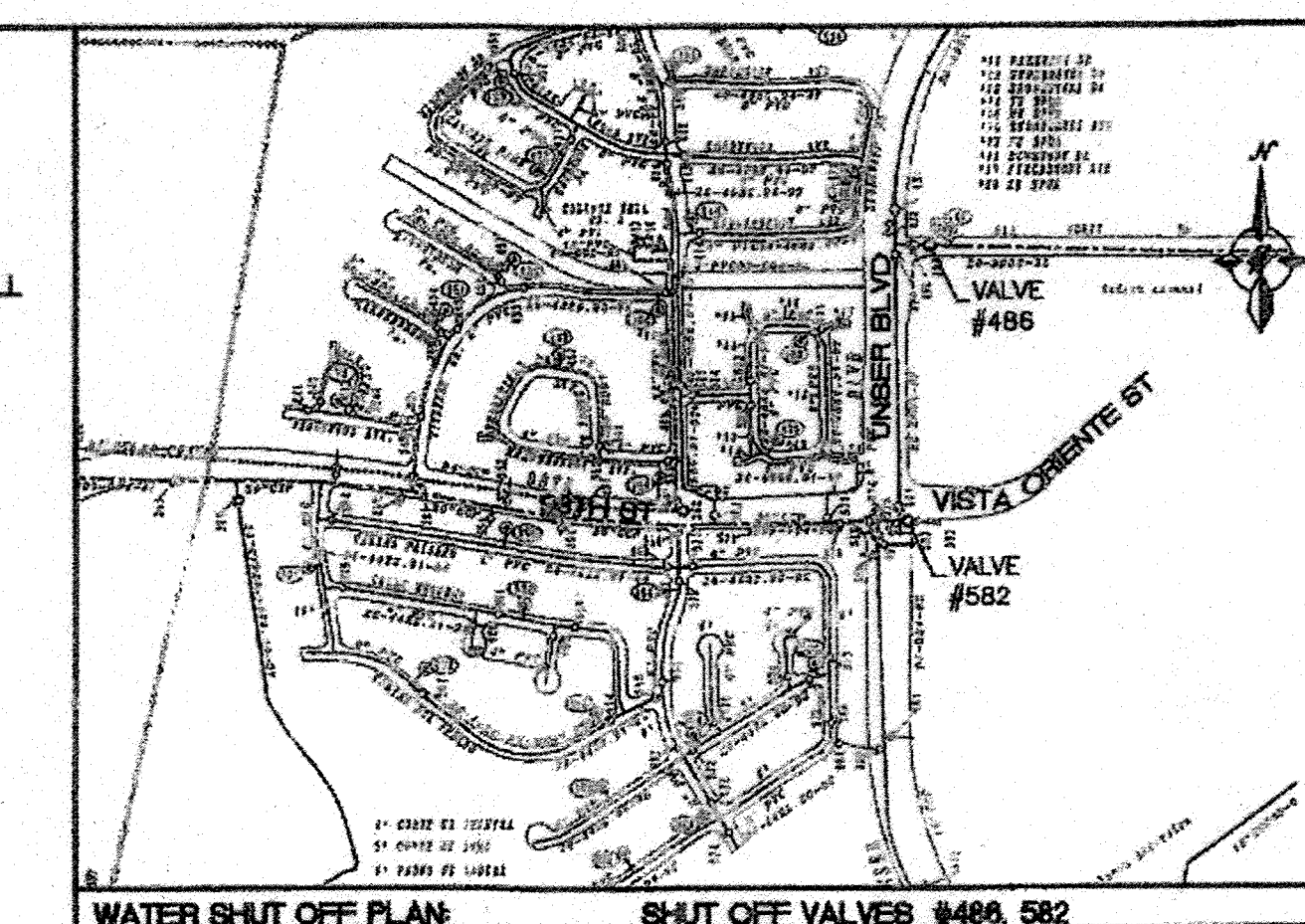
ROUGH GRADING APPROVAL _____ DATE _____

ENGINEER'S SEAL	UNSER AND VISTA ORIENTE GRADING AND DRAINAGE PLAN  TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100	DRAWN BY DY
		DATE 02-07-08
		2779-GRB
		SHEET # C1
		JOB # 27079
RONALD R. BOHANNAN P.E. #7868		



CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

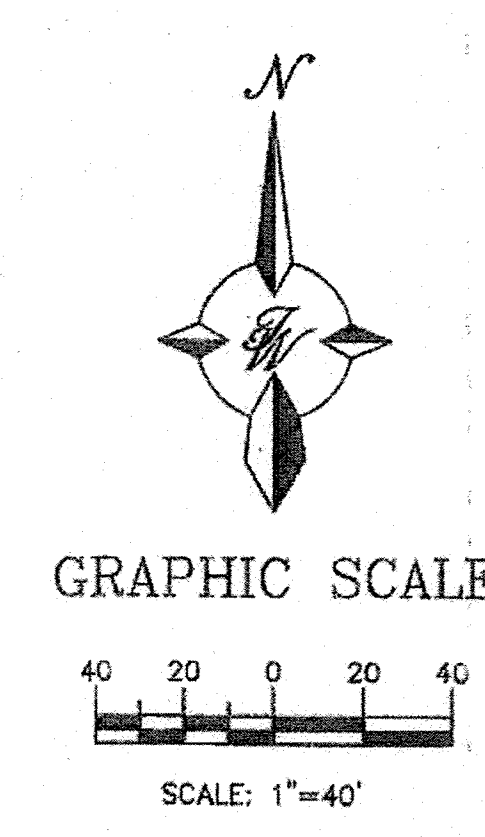
- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, [REDACTED] FOR LOCATION OF EXISTING UTILITIES. NM ONE CALL AT 260-1990.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXIST UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
 8. CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING.
 9. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
 10. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OF DAMAGE OF UNDERGROUND FACILITIES.
 11. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITIES PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATING EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
 12. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
 13. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
 14. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
 15. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
 16. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN AN UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.



- WATER SHUT OFF PLAN NOTES:**
1. ONLY UTILITY SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF NEED FOR EXECUTION OF THE WATER SHUT OFF PLAN.
 3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
 4. SHUT OFF THE VALVES INDICATED IN THE ABOVE PLAN. TO BE DONE ONLY IN THE EVENT OF EMERGENCY. CONNECTION TO EXISTING WATER LINE TO BE MAINTAINED.

- GENERAL NOTES:**
1. ALL 8" SANITARY SEWER PIPE TO BE SDR-35.
 2. ALL 6" AND 8" WATERLINE PIPE TO BE C-900.
 3. ALL SANITARY SEWER SERVICE PIPE TO BE 4" PVC.
 4. ALL WATERLINE SERVICE PIPE TO MATCH DESIGNATED METER SIZE AND BE OF PVC MATERIAL.
 5. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
 6. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
 7. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
 8. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
 9. ALL PIPE MATERIAL TO BE USED PER UPC.

LEGEND	
=====	EXISTING CURB & GUTTER
-----	BOUNDARY LINE
-----	EASEMENT
○	EXISTING SD MANHOLE
⊕	EXISTING INLET
⊗	EXISTING SAS MANHOLE
⊙	EXISTING WATER METER
☆	PROPOSED PARKING LOT LIGHT
○	PROPOSED CLEAN OUT
∞	PROPOSED DOUBLE CLEAN OUT
—	EXISTING OVERHEAD UTILITIES
—	EXISTING UNDERGROUND UTILITIES
—	EXISTING GAS
—	EXISTING SANITARY SEWER LINE
—	EXISTING WATER LINE
—	EXISTING STORM SEWER LINE
—	PROPOSED STORM SEWER LINE
⊗	PROPOSED SAS MANHOLE
⊙	PROPOSED SANITARY SEWER LINE
⊕	PROPOSED FIRE HYDRANT
—	PROPOSED WATERLINE



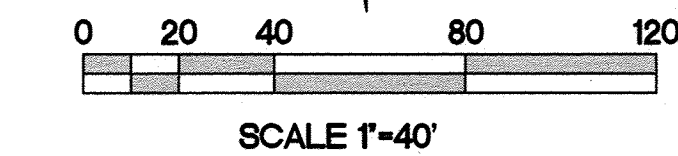
ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	UNSER AND VISTA ORIENTE MASTER UTILITY PLAN	DRAWN BY DY DATE 02-07-08 2779-MUB SHEET # C2 JOB # 27079

UNSER BLVD.

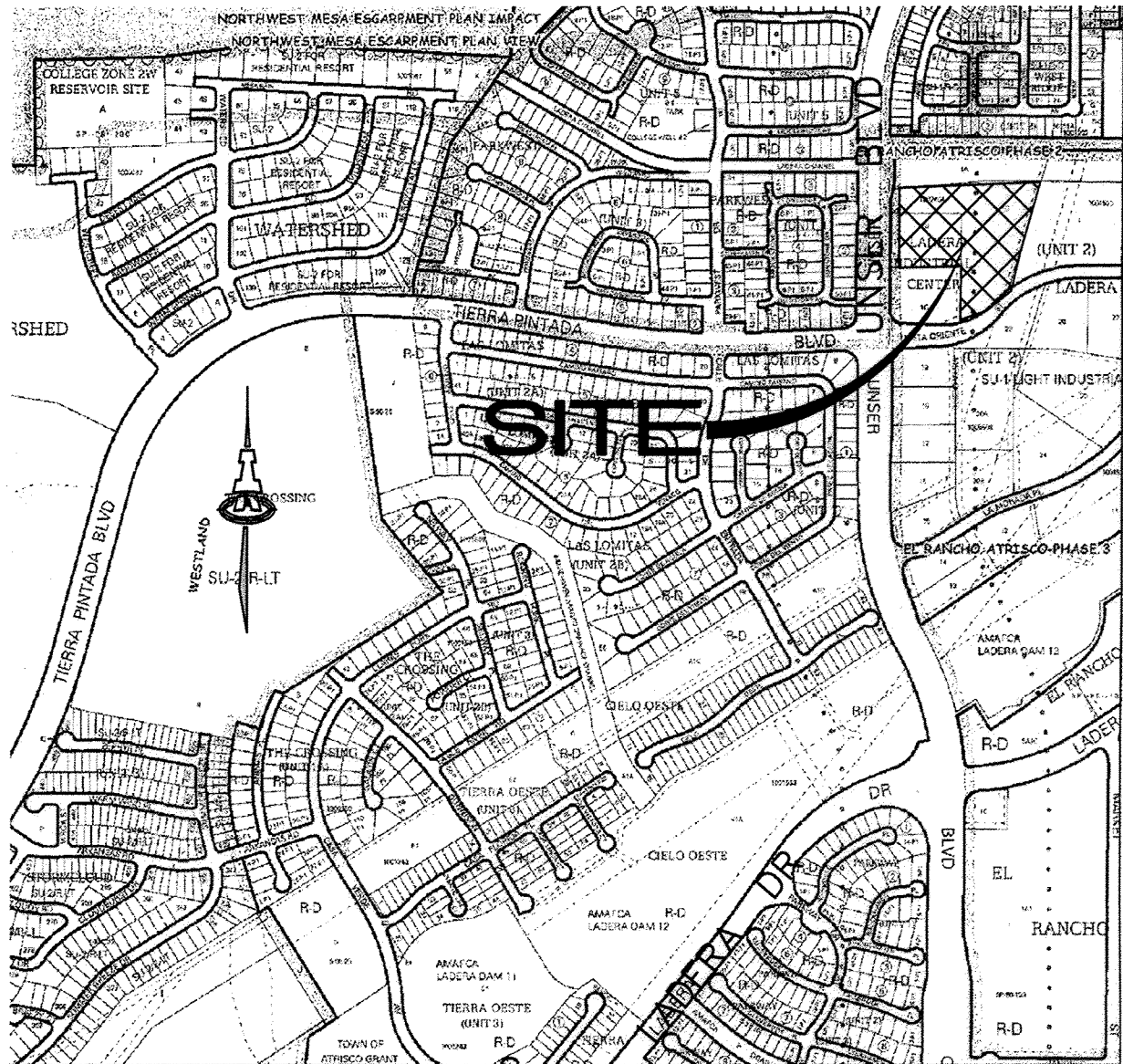
VISTA ORIENTE ST.

POND - NORTH		
Contour	Area	Volume
\$199.50	5787	
\$199.00	5291	2770 CF
TOTAL VOL.		2770 CF

POND - SOUTH		
Contour	Area	Volume
\$196.00	11800	
\$195.00	4550	8175 CF
\$194.50	1936	1622 CF
TOTAL VOL.		9797 CF



LEGEND	
—5200—	EXISTING MAJOR CONTOUR
—5195—	EXISTING MINOR CONTOUR
—5190—	NEW MAJOR CONTOUR
—5185—	NEW MINOR CONTOUR
	BASIN BOUNDARY



VICINITY MAP H-9

BASIN NO.	A	DESCRIPTION	North Basin
Area of basin flows =		15213 SF	0.3 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)		LAND TREATMENT	
Weighted E =		0.99 in.	A = 0%
Sub-basin Volume of Runoff (see formula above)			B = 0%
V ₅₆₀ =		1255 CF	C = 100%
Sub-basin Peak Discharge Rate: (see formula above)			D = 0%
Q _p =		1.0 cfs	
BASIN NO.	B	DESCRIPTION	South Basin
Area of basin flows =		69866 SF	1.6 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)		LAND TREATMENT	
Weighted E =		1.48 in.	A = 0%
Sub-basin Volume of Runoff (see formula above)			B = 0%
V ₅₆₀ =		8617 CF	C = 50%
Sub-basin Peak Discharge Rate: (see formula above)			D = 50%
Q _p =		5.8 cfs	

EXISTING APPROVED PLAN:
A GRADING AND DRAINAGE PLAN WAS APPROVED AS PART OF THE LADERA INDUSTRIAL CENTER SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (H9/D6A) APPROVED 4/30/2008. TRACT 1-C WAS DEVELOPED AS THE WALGREENS SITE AND THE REMAINDER OF THIS CENTER IS UNDEVELOPED. THIS INTERIM GRADING AND DRAINAGE PLAN IS NECESSARY FOR THE CONSTRUCTION OF THE PUBLIC WATER LINES PROGRAMMED TO SERVE THE REMAINING COMMERCIAL DEVELOPMENT SINCE THE SITE WILL NOT BE MASS GRADED AT THIS TIME.

No T For Construction Information Only

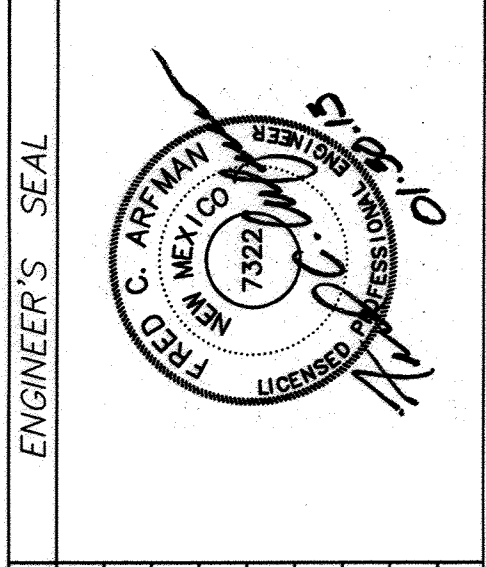
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iaacivil.com

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: LADERA INDUSTRIAL CENTER UTILITY CORRIDOR GRADING AND INTERIM DRAINAGE PLAN	
Design Review Committee	City Engineer Approval
City Project No. 738984	Zone Map No. H-9
Sheet 7	Of 12

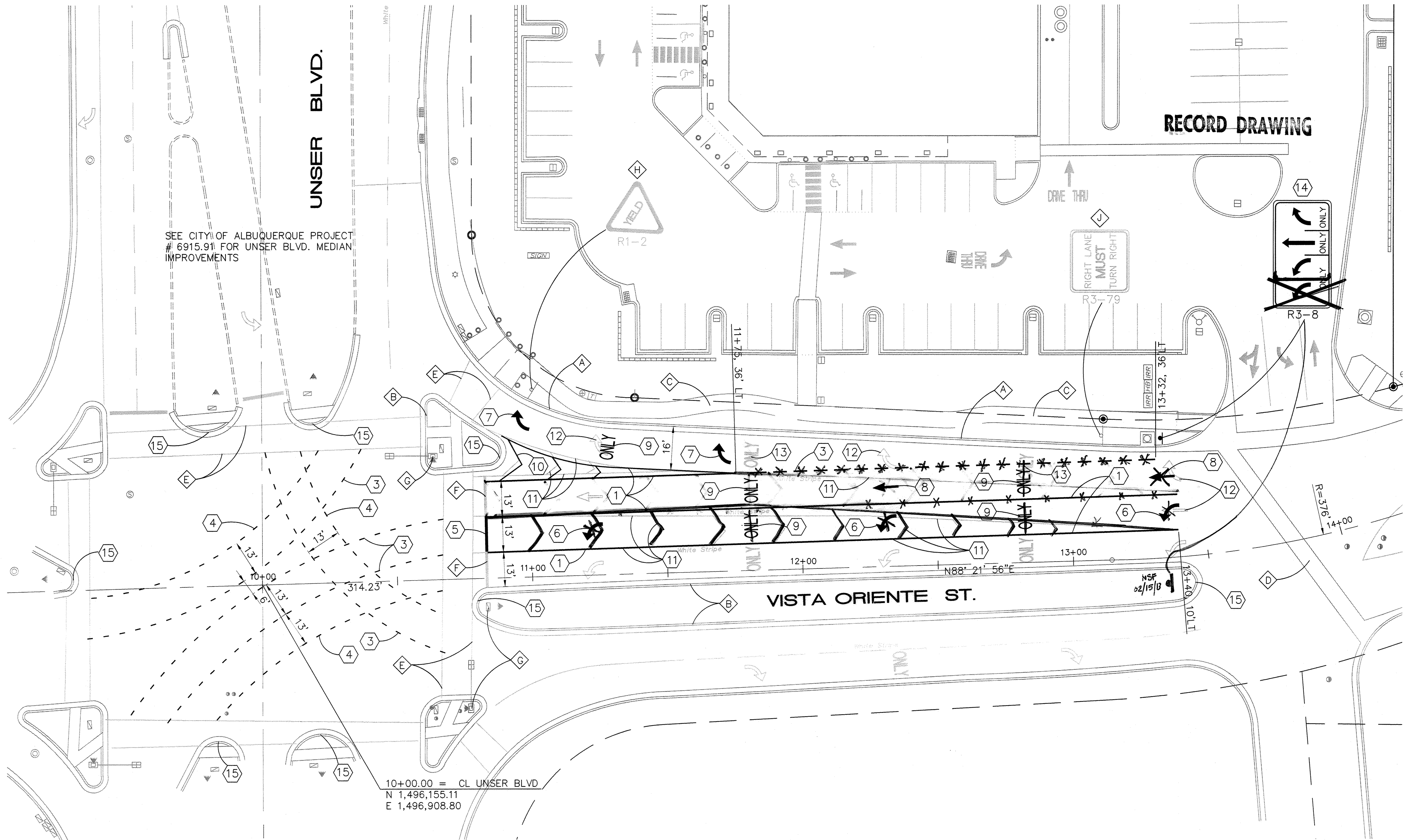
AS-BUILT INFORMATION	
CONTRACTOR	SUNSHINE MECH.
WORK ORDER NO.	DATE 6/13
INSPECTED BY	DATE 7/13
ACCEPTANCE BY	DATE 7/13
COMMISSIONED BY	DATE 7/13
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS	
Albuquerque Control Survey Monument "4-Hg"	
New Mexico State Plane Coordinates (Central Zone, NAD 83), as published	
North= 1,495,628.960 feet	
East= 1,496,579.839 feet	
Elevation= 5209.315 feet (NAVD 1988)	
Delta Alpha= -0010'35.82"	
Ground to Grid Factor= 0.999678461	

SURVEY INFORMATION	
FIELD NOTES	



ENGINEER'S SEAL	
BY	
REMARKS	
REVISIONS	
DESIGN	
DATE 1/7/13	
DRAWN BY DEC	
CHECKED BY FCA	



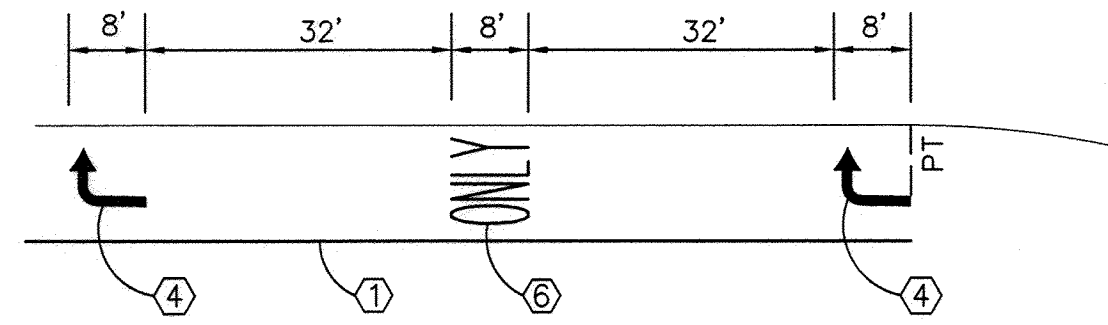
SEE CITY OF ALBUQUERQUE PROJECT # 6915.91 FOR UNSER BLVD. MEDIAN IMPROVEMENTS

RECORD DRAWING

UNSER BLVD.

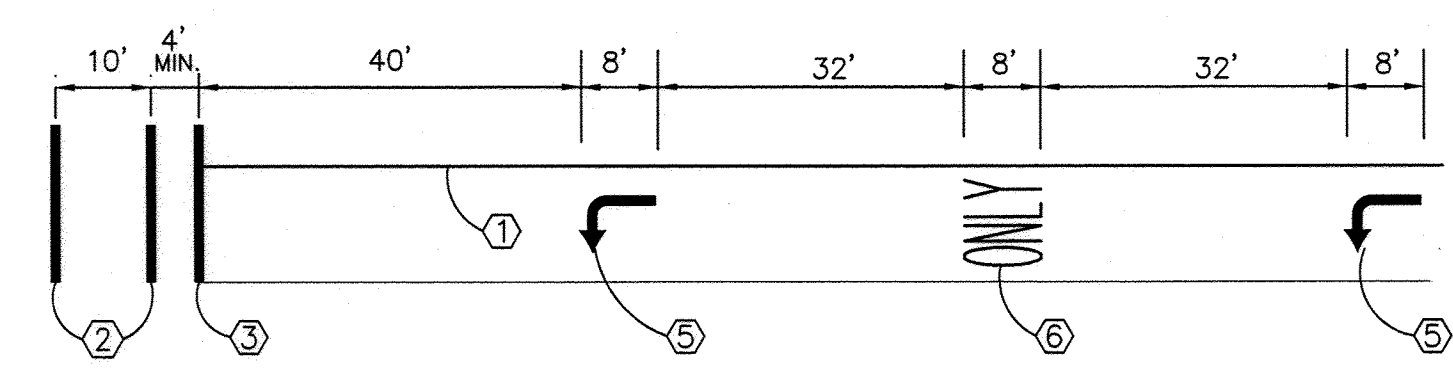
VISTA ORIENTE ST.

10+00.00 = CL UNSER BLVD
N 1,496,155.11
E 1,496,908.80



RIGHT-TURN STRIPING
SCALE: 1"=20'

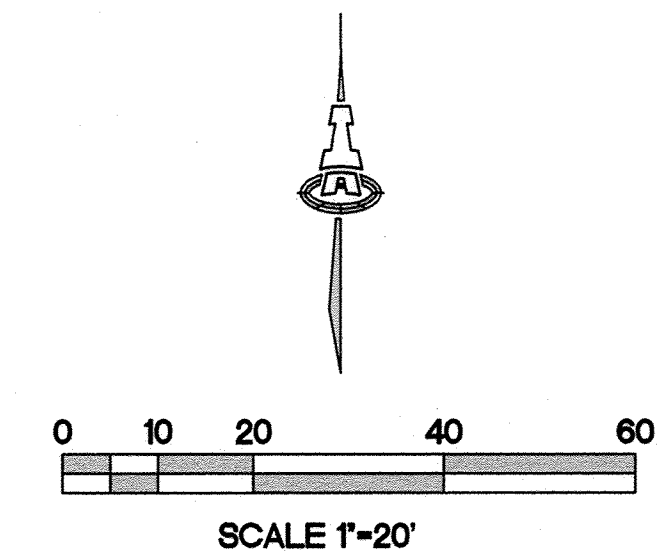
- 4" SOLID WHITE STRIPE
- 12" SOLID WHITE CROSSWALK STRIPE
- 24" SOLID WHITE STOP BAR
- 8" RIGHT TURN ARROW
- 8" LEFT TURN ARROW
- 8" WORD "ONLY" WHITE



LEFT-TURN STRIPING
SCALE: 1"=20'

EXISTING FEATURES LEGEND

- | | | | |
|--------------------------|---|-------------------------------|---|
| Water Valve = | • | Wall = | — |
| Water Meter = | ⊠ | Ballard = | • |
| Hydrant = | ⊙ | Handicap Parking = | ♿ |
| Storm Drain Manhole = | ⊙ | Tree = | ⊙ |
| Sanitary Sewer Manhole = | ⊙ | Concrete = | ⊠ |
| Clean Out = | • | Bike Rack = | ⊠ |
| Drop Inlet = | ⊠ | Fire Protection Valve = | ⊠ |
| Telephone Pedestal = | ⊠ | Hot Box = | ⊠ |
| Lamp = | ⊠ | Irrigation Valve = | ⊠ |
| Traffic Light Box = | ⊠ | Air Powered Delivery System = | ⊠ |
| Utility Pedestal = | ⊠ | Sanitary Sewer = | — |
| Traffic Box = | ⊠ | Storm Drain = | — |
| Traffic Signals = | ⊠ | Water Line = | — |
| Transformer = | ⊠ | Telephone Line = | — |
| Asphalt Curb = | — | Overhead Utility Lines = | — |
| Standard Curb & Gutter = | — | | |



GENERAL NOTES:

- ALL STRIPING AND MARKINGS ARE PER MUTCD.
- NEW STRIPING AND MARKING IS REQUIRED FOR THE FULL LENGTH OF THE PROJECT.
- ALL MARKINGS SHALL BE PREFORMED PLASTIC.
- ALL STREET STRIPING TO REMAIN THAT IS ALTERED OR DESTROYED SHALL BE REPLACED W/ REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATIONS AS WAS EXISTING OR AS OTHERWISE INDICATED BY CITY APPROVED PLAN SET.

ERADICATION NOTE

REMOVE EXISTING PAVEMENT MARKINGS WITHIN LIMITS OF PROJECT AS NOTED. STRIPING ERADICATION SHALL BE ACCOMPLISHED BY WATER PLANING OF THE ROADWAY TO A MAXIMUM DEPTH OF 0.25" AND TWICE THE WIDTH OF THE STRIPE OR MARKING TO BE REMOVED.

TRAFFIC SIGN REMOVALS AND INSTALLATION:

EXISTING SPEED LIMIT SIGNS SHALL BE REMOVED AND RETURNED TO TRAFFIC ENGINEERING OPERATIONS AT PINO YARDS.

NEW SIGNS AND POSTS SHALL BE INSTALLED PER TRAFFIC ENGINEERING OPERATION INSTALLATION STANDARDS. PAYMENT FOR NEW SIGNS SHALL INCLUDE COORDINATION WITH TRAFFIC ENGINEERING OPERATION.

STRIPING KEYED NOTES

- SOLID 4" WHITE STRIPE
- SOLID 4" YELLOW STRIPE
- DASHED 4" WHITE STRIPE (2' STRIPE W/ 4' GAP)
- DASHED 4" YELLOW STRIPE (2' STRIPE W/ 4' GAP)
- 12" WHITE STOP BAR
- 8' LEFT-TURN ARROW (WHITE)
- 8' RIGHT-TURN ARROW (WHITE)
- 8' THRU ARROW (WHITE)
- 8' WORD "ONLY" (WHITE)
- SOLID 4" WHITE 45° CHEVRON, 15' OC
- ERADICATE STRIPING PER ERADICATION NOTE ON SHEET 8
- ERADICATE ARROW PER ERADICATION NOTE ON SHEET 8
- ERADICATE WORD "ONLY" PER ERADICATION NOTE ON SHEET 8
- NEW SIGN (R3-8)
- REPAINT MEDIAN NOSE YELLOW AS REQUIRED

EXISTING IMPROVEMENT KEYED NOTES

- EXISTING STANDARD CURB & GUTTER
- EXISTING MEDIAN CURB & GUTTER
- EXISTING PCC SIDEWALK
- EXISTING PCC VALLEY GUTTER
- EXISTING CROSSWALK STRIPING
- EXISTING STOP BAR
- EXISTING TRAFFIC SIGNAL
- EXISTING TRAFFIC SIGN TO REMAIN (R1-2)
- EXISTING TRAFFIC SIGN TO BE REMOVED AND RETURNED TO COA (R3-7R)

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

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: LADERA INDUSTRIAL CENTER VISTA ORIENTE STRIPING PLAN	
Design Review Committee APPROVED FEB 28 2013 DESIGN REVIEW COMMITTEE	City Engineer Approval APPROVED MAY 21 2013 CITY ENGINEER
City Project No. 738984	Zone Map No. H-9
Sheet 8 Of 12	

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	CONTRACTOR	DATE	FIELD NOTES			
SUNTER	DATE	SUNTER	DATE				
NO. 1	DATE	NO. 1	DATE				
NO. 2	DATE	NO. 2	DATE				
NO. 3	DATE	NO. 3	DATE				
NO. 4	DATE	NO. 4	DATE				
NO. 5	DATE	NO. 5	DATE				
NO. 6	DATE	NO. 6	DATE				
NO. 7	DATE	NO. 7	DATE				
NO. 8	DATE	NO. 8	DATE				
NO. 9	DATE	NO. 9	DATE				
NO. 10	DATE	NO. 10	DATE				
NO. 11	DATE	NO. 11	DATE				
NO. 12	DATE	NO. 12	DATE				
NO. 13	DATE	NO. 13	DATE				
NO. 14	DATE	NO. 14	DATE				
NO. 15	DATE	NO. 15	DATE				
NO. 16	DATE	NO. 16	DATE				
NO. 17	DATE	NO. 17	DATE				
NO. 18	DATE	NO. 18	DATE				
NO. 19	DATE	NO. 19	DATE				
NO. 20	DATE	NO. 20	DATE				

UNSER BLVD.

VISTA ORIENTE ST.

WATER LINE "B"
SEE SHEET 12

WATER LINE "B"
SEE SHEET 12

WATER LINE "A"
SEE SHEET 11

WATER LINE "C"
SEE SHEET 13

LEGEND

- WATER METER & BOX
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT
- WATER LINE W/ FITTING
- FUTURE SEWER LINE W/ MANHOLE
- FUTURE SEWER SERVICE

RESTRAINED JOINT LENGTHS, L _r , FOR TEES, (FT.) ALL JOINTS AT THE TEE MUST BE RESTRAINED.				
SIZE	RUN	BRANCH	RUN	BRANCH
12x12x12	20	1	10	46
12x12x10	20	1	10	20
12x12x8	20	1	10	1
12x12x6	20	1	10	1
12x12x4	20	1	10	1
10x10x10	20	1	10	32
10x10x8	20	1	10	5
10x10x6	20	1	10	1
10x10x4	20	1	10	1
8x8x8	20	1	10	19
8x8x6	20	1	10	1
8x8x4	20	1	10	1
6x6x6	20	1	10	3
6x6x4	20	1	10	1

THESE TABLES ARE BASED UPON THE FOLLOWING CRITERIA:

- DEPTH OF BURY: 3.0 FT. MINIMUM
FACTOR OF SAFETY: 1.5
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.

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 ABCWUA.

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

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 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.
- CENTERLINES OF CONSTRUCTION IS ALONG CENTERLINE OF WATERLINE EASEMENTS.

RECORD DRAWING

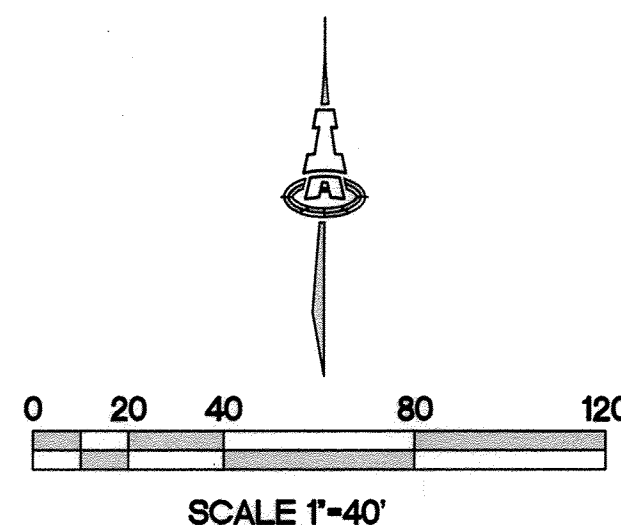
RESTRAINED JOINT LENGTHS, L _r , FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)					
SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
12	37	15	8	4	102
10	31	13	7	4	72
8	27	11	6	3	60
6	20	9	4	2	46
4	15	6	3	2	32

RESTRAINED JOINT LENGTHS, L _T FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.				
SIZE	LARGE SIDE		SIZE	LARGE SIDE
12x10	30		10x6	53
12x8	54		10x4	71
12x6	74		8x6	31
12x4	89		8x4	52
10x8	29		6x4	29

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).

RECORD DRAWING



PROJECT SURFACE COORDINATES

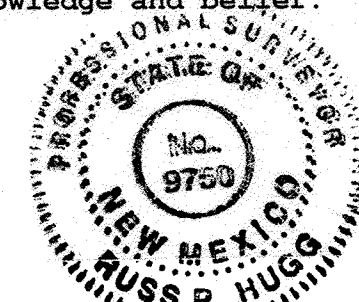
VALVE GPS COORDINATES		
VALVE No. ○	NORTH	EAST
1	1496508.14	1497572.76
2	1496515.72	1497445.56
3	1496510.79	1497439.91
4	1496688.17	1497459.96
5	1496688.19	1497446.37
6	1496816.93	1497442.58
7	1496739.25	1497162.75

VALVE SHUT OFF FOR
WATERLINE CONSTRUCTION

SURVEYORS CERTIFICATION

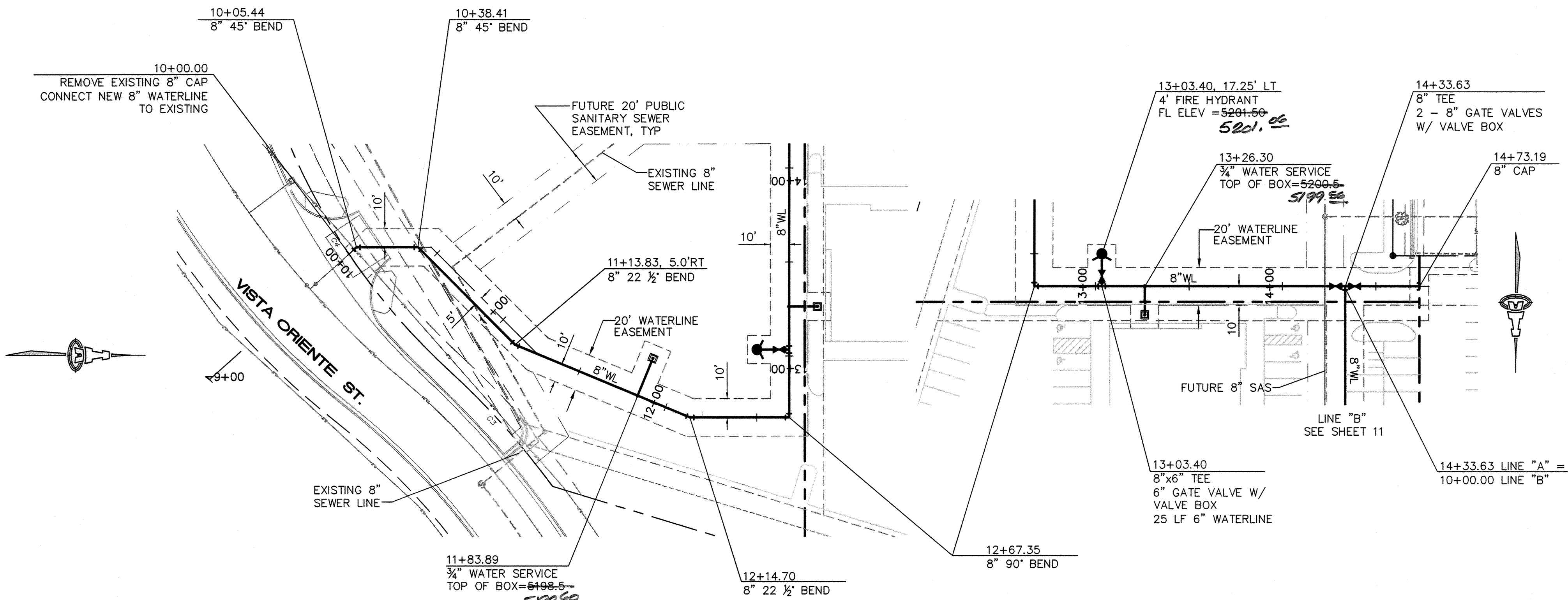
I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
7/30 2013



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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: LADERA INDUSTRIAL CENTER MASTER WATERLINE PLAN			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	
City Project No. 738984	Zone Map No. H-9	Sheet 9 Of 12	



WATER LINE "A"

SCALES:
1"=40' HOR.
1"=10' VERT.

Elevation Datum: NAVD 1988

RECORD DRAWING
RECORD DRAWING

LEGEND

- WATER METER & BOX
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT
- WATER LINE W/ FITTING
- FUTURE SEWER LINE W/ MANHOLE
- FUTURE SEWER SERVICE

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
NMPS No. 9750



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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LADERA INDUSTRIAL CENTER
WATER LINE "A" PLAN & PROFILE

Design Review Committee

City Engineer Approval

APPROVED
FEB 28 2013
DESIGN REVIEW COMMITTEE

APPROVED
MAY 21 2013
CITY ENGINEER

Last Design Update

City Project No.

738984

Zone Map No.

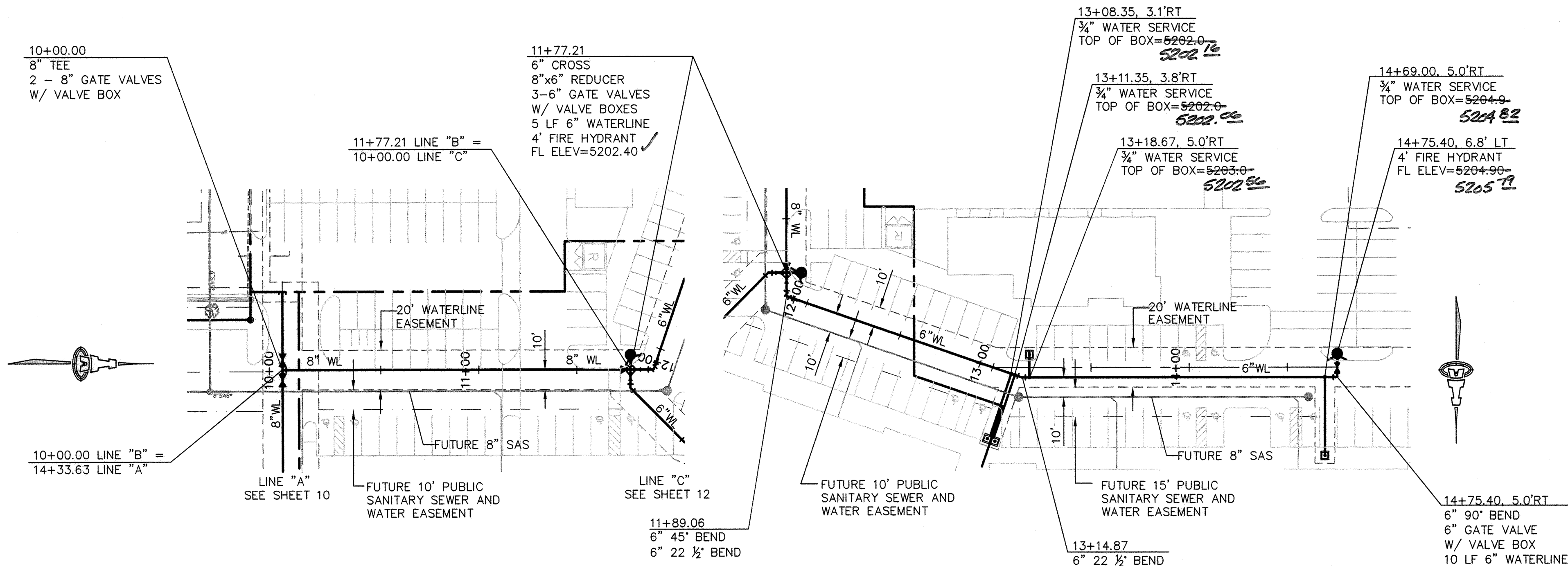
H-9

Sheet 10 Of 12

GENERAL NOTES

- INSTALL ALL 3/4" WATER SERVICES PER COA STD DWG 2362
- RESTRAIN ALL WATER LINE FITTINGS PER JOINT RESTRAINT TABLE ON SHEET 9.
- INSTALL FIRE HYDRANTS PER COA STD DWG 2340.
- INSTALL VALVE BOX PER COA STD DWG 2326.
- INSTALL FIRE LINE RING AND COVER ON ALL FIRE HYDRANT LINE VALVE BOXES PER COA STD DWG 2329.
- ALL WATERLINE PIPE SHALL BE C-900 DR 18.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES	
CONTRACTOR	SUNATKEL MECH	ALBUQUERQUE CONTROL SURVEY MONUMENT "4-H9"	NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE, NAD 83), AS PUBLISHED				
DESIGNED BY	ISAACSON & ARFMAN	North= 1,495,628.960 feet	East= 1,496,579.839 feet				
DESIGNED DATE	7/13	Elevation= 5209.315 feet (NAVD 1988)	Delta Alpha= -00°16'35.82"				
DESIGNED BY	ISAACSON & ARFMAN	Ground to Grid Factor= 0.999678461					
DESIGNED DATE	7/13						

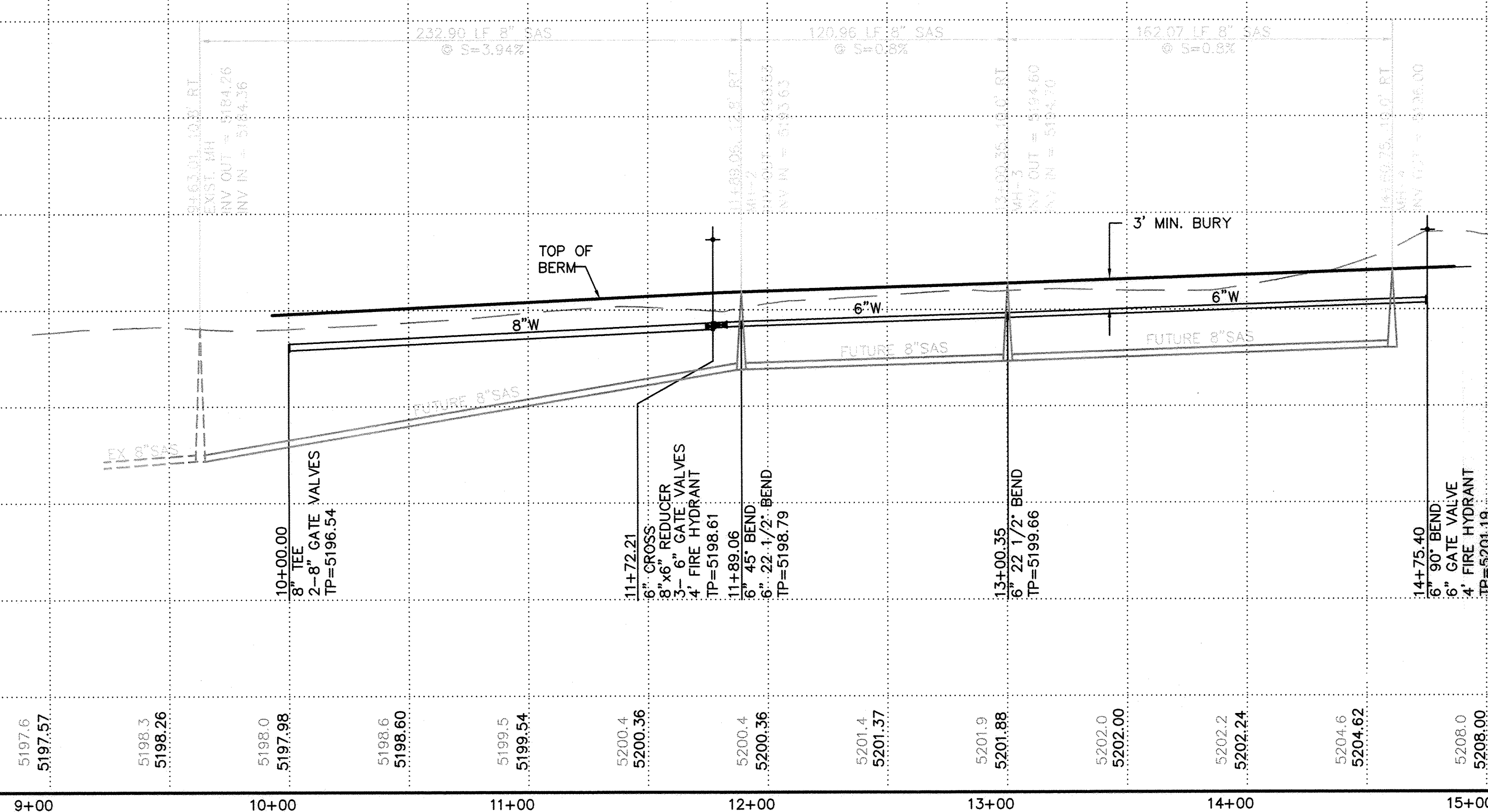


WATER LINE "B"

SCALES:
1"=40' HOR.
1"=10' VERT.

Elevation Datum: NAVD 1988

NOTE:
SANITARY SEWER LINE IS SHOWN FOR INFORMATION ONLY.
SANITARY SEWER LINE WILL BE BUILT UNDER A FUTURE
WORK ORDER.



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 P. Hugg
NMPSS No. 9750

7/30 2013



GENERAL NOTES

1. INSTALL ALL 3/4" WATER SERVICES PER COA STD DWG 2362
2. RESTRAIN ALL WATER LINE FITTINGS PER JOINT RESTRAINT TABLE ON SHEET 9.
3. INSTALL FIRE HYDRANTS PER COA STD DWG 2340.
4. INSTALL VALVE BOX PER COA STD DWG 2326.
5. INSTALL FIRE LINE RING AND COVER ON ALL FIRE HYDRANT LINE VALVE BOXES PER COA STD DWG 2329.
6. ALL WATERLINE PIPE SHALL BE C-900 DR 18.

LEGEND

- WATER METER & BOX
- +— GATE VALVE W/ VALVE BOX
- FIRE HYDRANT
- WATER LINE W/ FITTING
- FUTURE SEWER LINE W/ MANHOLE
- FUTURE SEWER SERVICE

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **LADERA INDUSTRIAL CENTER
WATER LINE "B" PLAN & PROFILE**

Design Review Committee
APPROVED
FEB 28 2013
DESIGN REVIEW COMMITTEE

City Engineer Approval
APPROVED
MAY 21 2013
CITY ENGINEER

Last Design Update

City Project No.

738984

Zone Map No.

H-9

Sheet

11 Of

12

SURVEY INFORMATION

FIELD NOTES

BENCH MARKS

Albuquerque Central Survey Monument "4-Hg"

New Mexico State Plane Coordinates (Central Zone,
NAD 83), as published

North= 1,495,628.960 feet
East= 1,496,579.839 feet

Elevation= 5209.375 feet (NAVD 1988)
Delta Alpha= -00°16'35.82"

Ground to Grid Factor= 0.999678461

AS-BUILT INFORMATION

CONTRACTOR

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE



Elevation Datum: NAVD 1988

 WATER METER & BOX

 GATE VALVE W/ VALVE BOX

 FIRE HYDRANT

 WATER LINE W/ FITTING

 FUTURE SEWER LINE W/ MANHOLE

 FUTURE SEWER SERVICE



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

Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

Sheet 12 Of 12

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I & PROFILE

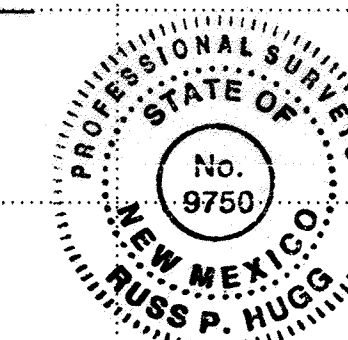
Mo./Day/Yr.	Mo./Day/Yr.

Sheet **12** Of **12**

1. INSTALL ALL $\frac{3}{4}$ " WATER SERVICES PER COA STD DWG 2362
2. RESTRAIN ALL WATER LINE FITTINGS PER JOINT RESTRAINT TABLE ON SHEET 9.
3. INSTALL FIRE HYDRANTS PER COA STD DWG 2340.
4. INSTALL VALVE BOX PER COA STD DWG 2326.
5. INSTALL FIRE LINE RING AND COVER ON ALL FIRE HYDRANT LINE VALVE BOXES PER COA STD DWG 2329.
6. ALL WATERLINE PIPE SHALL BE C-900 DR 18.

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 P. Hugg
NMPS No. 9750
7.30, 2013



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