

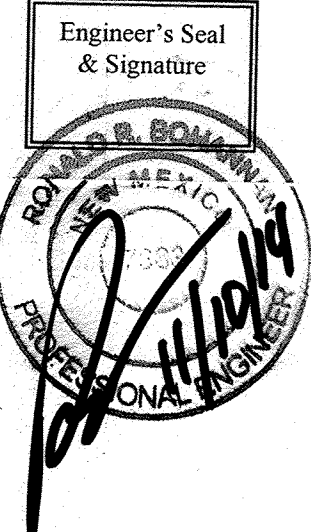
CONSTRUCTION PLANS FOR
ALBUQUERQUE RENAL
CONSTRUCTION
300 UNSER BOULEVARD NW
UTILITY IMPROVEMENTS

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION CENTER
DATE: January 26, 2015

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2013

Handwritten signature

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 Rex Vogler, of Rio Grande Surveying Co., NMPS number 10466.



INDEX TO DRAWINGS

- 1. TITLE SHEET
- 2. UTILITY IMPROVEMENTS
- 3. UTILITY IMPROVEMENT DETAILS
- 4. SITE PLAN (FOR INFORMATION ONLY)
- 5. GRADING AND DRAINAGE PLAN
- 6. PLAT (FOR INFORMATION ONLY)

UTILITY CONTACT INFORMATION

MIKE MORTUS-COMCAST
761-6221
MIKE_MORTUS@CABLE.COMCAST.COM

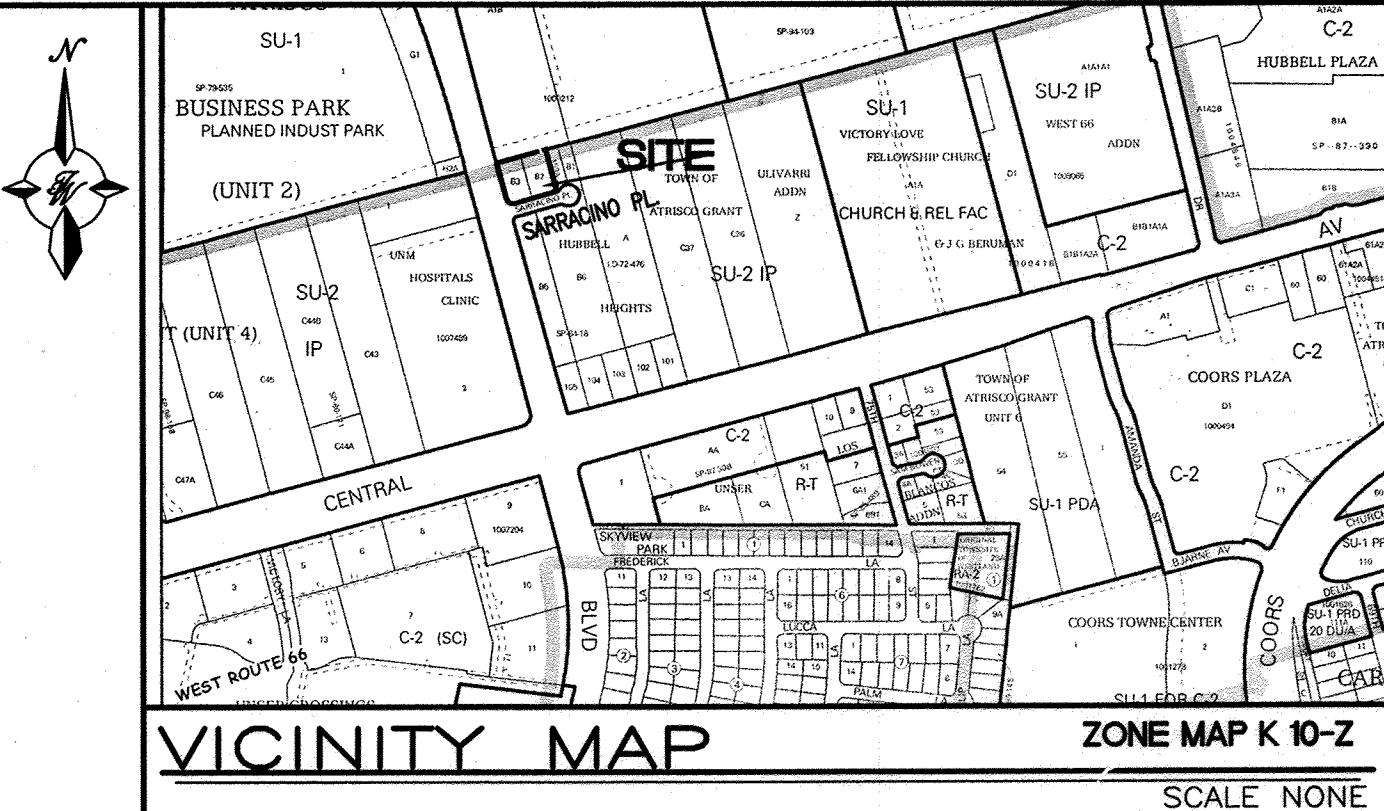
FERNANDO VIGIL-PNM ELECTRIC
241-4434
FERNANDO.VIGIL@PNM.COM

JOE HERRERA-NEW MEXICO GAS COMPANY
891-6995
JOE.HERRERA@NMGCCO.COM

ROSA KNIFFIN-CENTURY LINK
245-6374
ROSARITO.KNIFFIN@CENTURYLINK.COM

JEREMY HOOVER-ALBUQUERQUE BERNALILLO COUNTY
WATER UTILITY AUTHORITY

ELEVATIONS ARE NGVD 88

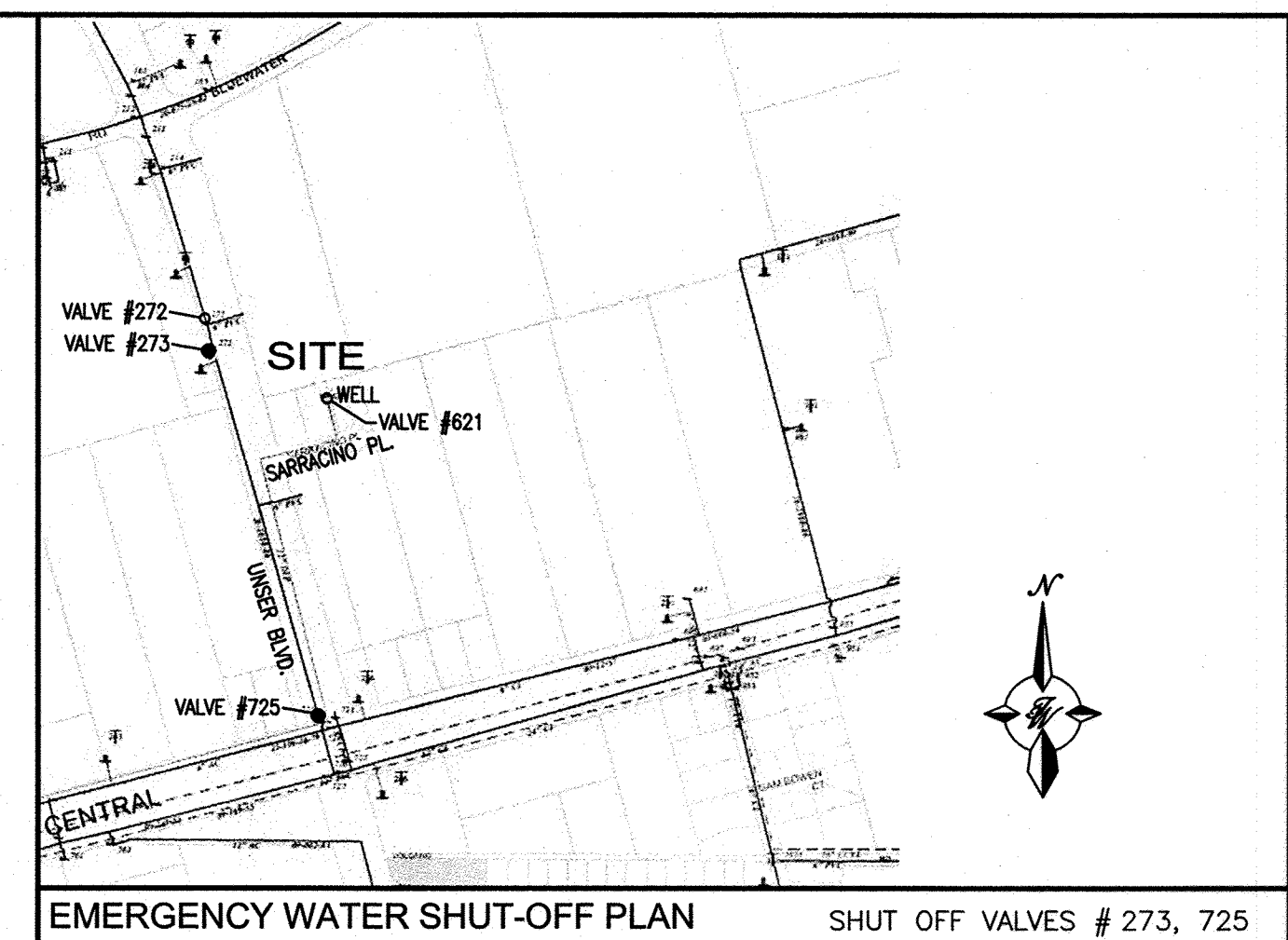
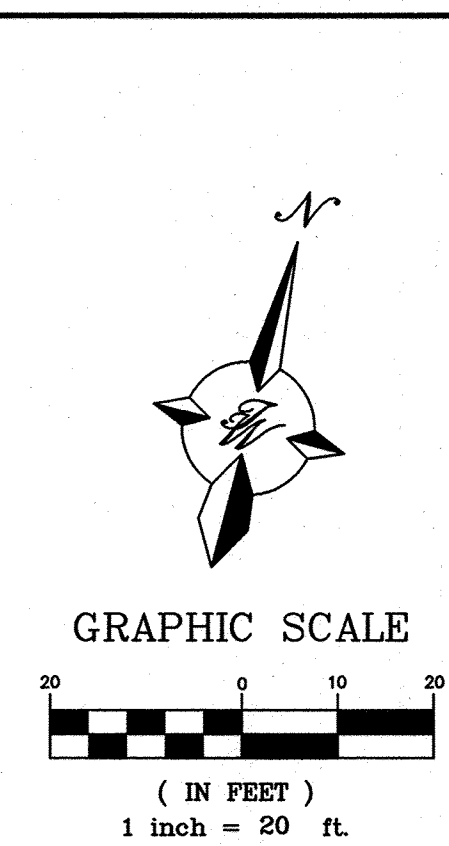


- NOTICE TO CONTRACTORS
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION (UPDATE #8), INCLUDING AMENDMENT #1.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (280-1990) 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.
 - SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO NMOTD AND CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.
 - ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH HOT THERMOPLASTIC ONLY 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 CONTRACTORS EXPENSE.
 - CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
 - 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 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/full/463/729/)
 - ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650, SUBPART P AND COA STD DWG 2465.
 - ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, AS REVISED THROUGH UPDATE #8.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY COA.

- 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 DEPRESSED 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.

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrowestllc.com

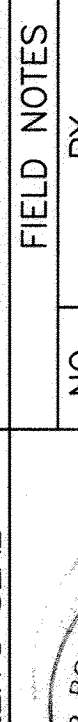
REV	SHEETS	CITY ENGINEER	DATE	USER	DEPT.	DATE	USER	DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	*****		
		DRC Chairman		A Woodall		2-7-14	APPROVED FOR CONSTRUCTION		
		Transportation		[Signature]		1-10-14			
		ABCWUA		[Signature]		11/7/14			
		Hydrology		[Signature]		11/6/14			
		Traffic Engineer		[Signature]					
		Constr. Mngmt.							



NOTES:

1. ONLY ABCWUA WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
2. 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/).
3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
4. SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN.
5. IF REQUIRED, CONTRACTOR SHALL PREPARE AND SUBMIT A DETOUR PLAN FOR APPROVAL PRIOR TO BEGINNING WORK.

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		FIELD NOTES		A.C.S. MONUMENT "9 K10"		CONTRACTOR ATL PUMPING	
		NO.	BY	DATE	STANDARD A.C.S. BRASS TABLET FOUND IN PLACE	WORK STARTED BY ROBERT	DATE 6/14
					NW STATE PLANE COORDINATES	INSPECTORS TRACY / AED2009	DATE 6/14
					CENTRAL ZONE NAD 1983	ACCEPTANCE BY CSA	
					X=1498430.817	VERIFICATION BY TRACY / AED2009	DATE 6/14
					Y=1485617.623	DRAWINGS CORRECTED BY T.D.L.L.C.	DATE 4/14
					G-G=0.999682230	MICRO-FILM INFORMATION	
					D0= -0'16'22.01"	RECORDED BY	DATE
					ELEVATION=5117.720 (NGVD 1988)	NO.	



RONALD R. BOHANNAN
STATE OF MEXICO
PROFESSIONAL ENGINEER
NO. 7868

DESIGNED BY: PE

DRAWN BY: SBH

DRAWING NAME: UTILITY IMPROVEMENTS

CHECKED BY: RB

DATE: 12-04-13

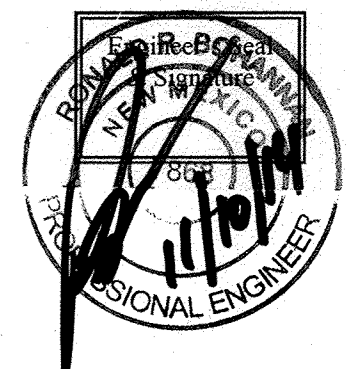
DATE: 12-04-13

JOB NO.: 2012011

DATE: 12-04-13

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 Rex Vogler, of Rio Grande Surveying Co., NMPs number 10466.

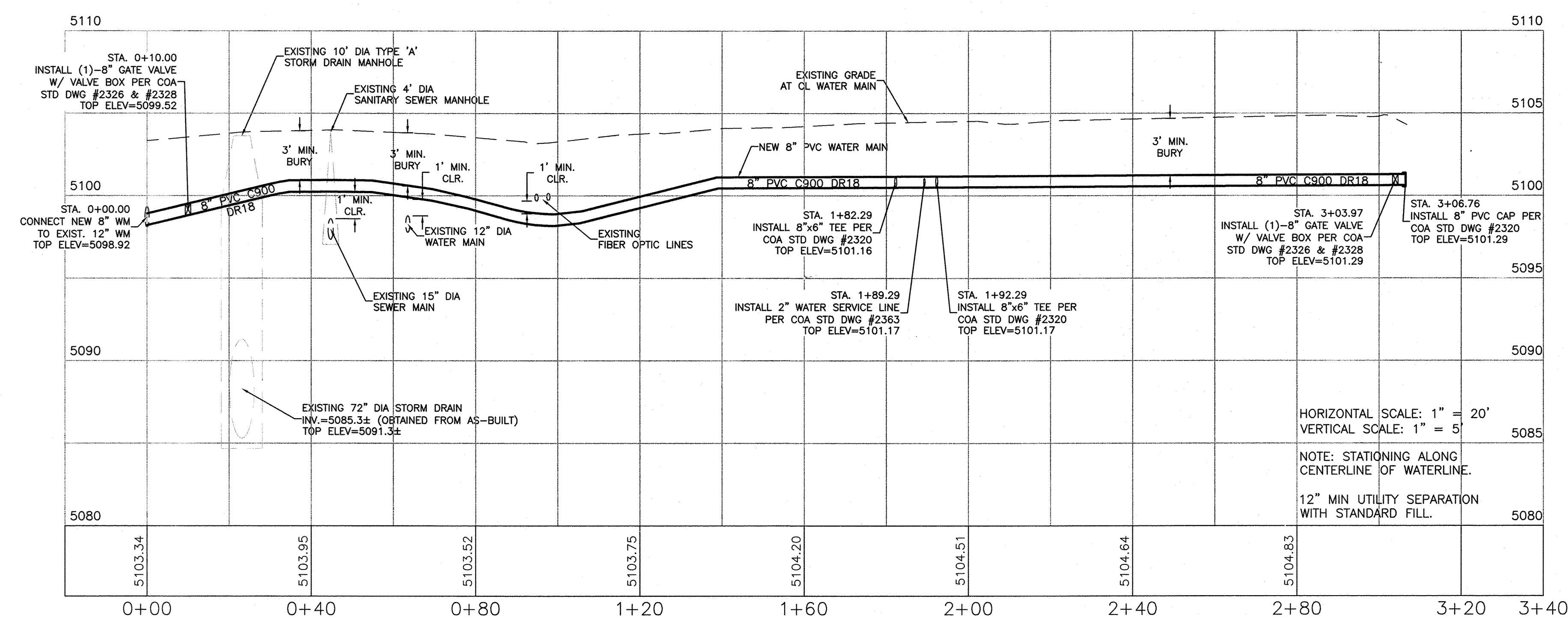


NOTICE TO CONTRACTORS

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 HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. 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 PER DETAIL ON SHEET 3 OF 3.
6. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

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.



						<i>TIERRA WEST, LLC</i> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com											DATE _____		DESIGNED BY _____		DRAWN BY _____		CHECKED BY _____								
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP																															
TITLE: ALBUQUERQUE RENAL CONSTRUCTION UTILITY IMPROVEMENTS																															
DESIGN REVIEW COMMITTEE										CITY ENGINEER APPROVAL										LAST DESIGN UPDATE		MO./DAY/YR.				MO./DAY/YR.					
CITY PROJECT NO. 740985										ZONE MAP NO. K 10-Z										SHEET		OF		2				6			

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

DEPTH OF BURY: 3.0' MINIMUM
SAFETY FACTOR: 1.5 TO 1
PIPE MATERIAL: PVC
SOIL TYPE: GM/SM-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*						
SIZE	LENGTH ALONG RUN**					
	10'	8'	6'	4'	2'	0'
12x12x12	61	68	76	83	90	98
12x12x10	39	48	56	65	74	83
12x12x8	15	26	37	48	59	70
12x12x6	1	1	9	24	38	53
12x12x4	1	1	1	1	16	37
10x10x10	46	54	61	68	76	83
10x10x8	25	34	43	52	61	70
10x10x6	1	5	17	29	41	53
10x10x4	1	1	1	2	20	37
8x8x8	34	42	49	56	63	70
8x8x6	6	15	25	34	43	53
8x8x4	1	1	1	10	24	37
6x6x6	7	24	31	39	46	53
6x6x4	1	1	6	17	27	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)						
SIZE	HORIZONTAL BENDS					VALVES
	90°	45°	22-1/2°	11-1/4°	DEAD END	
12	45	19	9	4	102	
10	38	16	8	4	86	
8	32	13	6	3	72	
6	25	10	5	2	55	
4	18	7	4	1	39	

RESTRAINED JOINT LENGTHS FOR REDUCERS***			
SIZE	L. SIDE	SIZE	L. SIDE
12x10	50	10x6	53
12x8	54	10x4	70
12x6	74	8x6	30
12x4	88	8x4	52
10x8	29	6x4	28

***RESTRAINTS ONLY PLACED ON LARGE SIDE

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

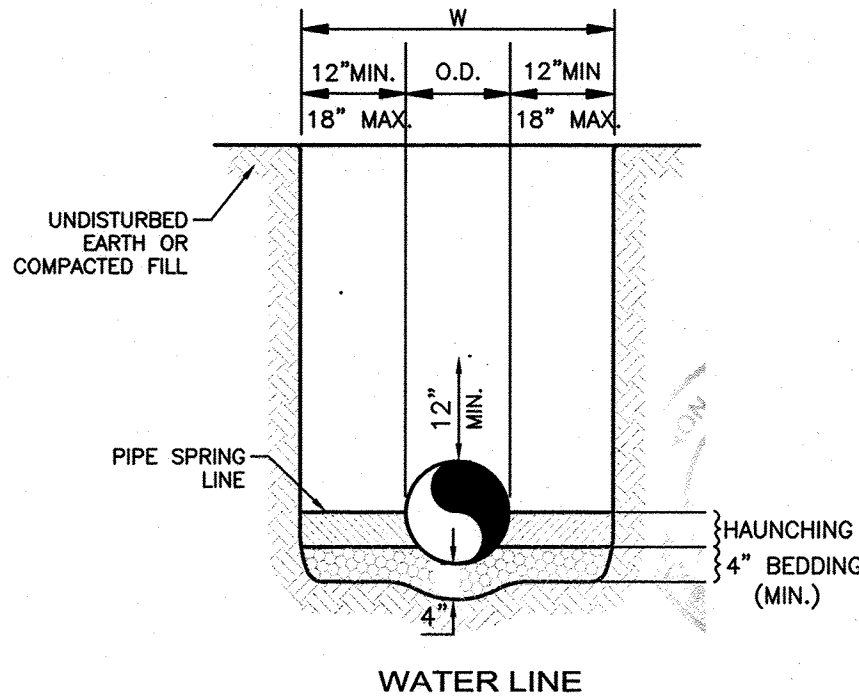
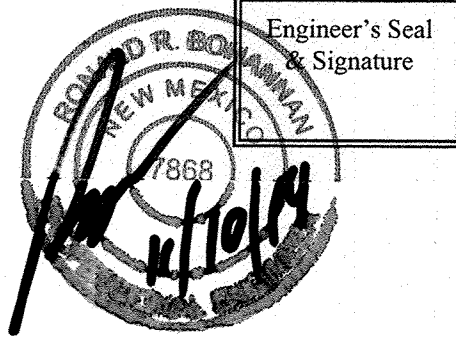
DEPTH OF BURY: 3.0' MINIMUM TO 6.0'
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PIPE MATERIAL: PVC
SOIL TYPE: GM/SM-SILTY GRAVEL/SILTY SAND, GRAVEL-SAND MIXTURES
TEST PRESSURE: 150 PSI
TRENCH TYPE 3: PIPE BEDDED IN 4" MINIMUM LOOSE SOIL BACKFILL LIGHTLY CONSOLIDATED TO TOP OF PIPE

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 VERTICAL OFFSETS/BENDS (EACH SIDE)					
SIZE	HORIZONTAL BENDS				
	90°	45°	22-1/2°	11-1/4°	
12 UPPER LOWER	DON'T USE	42 10	20 5	10 2	
10 UPPER LOWER	DON'T USE	36 8	17 4	8 2	
8 UPPER LOWER	DON'T USE	30 7	14 3	7 2	
6 UPPER LOWER	DON'T USE	23 5	11 3	5 1	
4 UPPER LOWER	DON'T USE	16 4	8 2	4 1	

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 Rex Vogler, of Rio Grande Surveying Co., NMPS number 10466.



SUPPLEMENTAL SPECIFICATION UTILITY TRENCH AND BEDDING DETAIL NTS

GENERAL NOTES

- BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B OR CLASS II COMPACTED TO 95% MODIFIED PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
- HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 95% PROCTOR.
- INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 95% MODIFIED PROCTOR.
- INITIAL BACKFILL NOT UNDER PAVED AREAS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR.
- FINAL BACKFILL SHALL BE CLASS I, OR II COMPACTED AS NOTED IN NOTES 3, AND 4.
- FINAL BACKFILL NOT UNDER PAVED AREAS SHALL BE TYPE II COMPACTED TO 95% MODIFIED PROCTOR.
- ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-88.
- ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS.
- FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
- ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

NOTES:

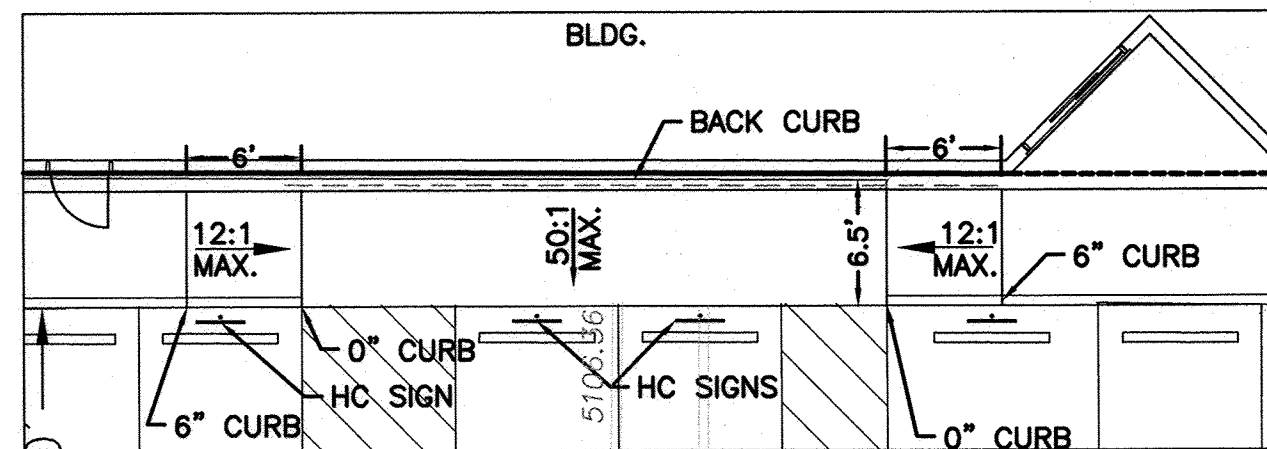
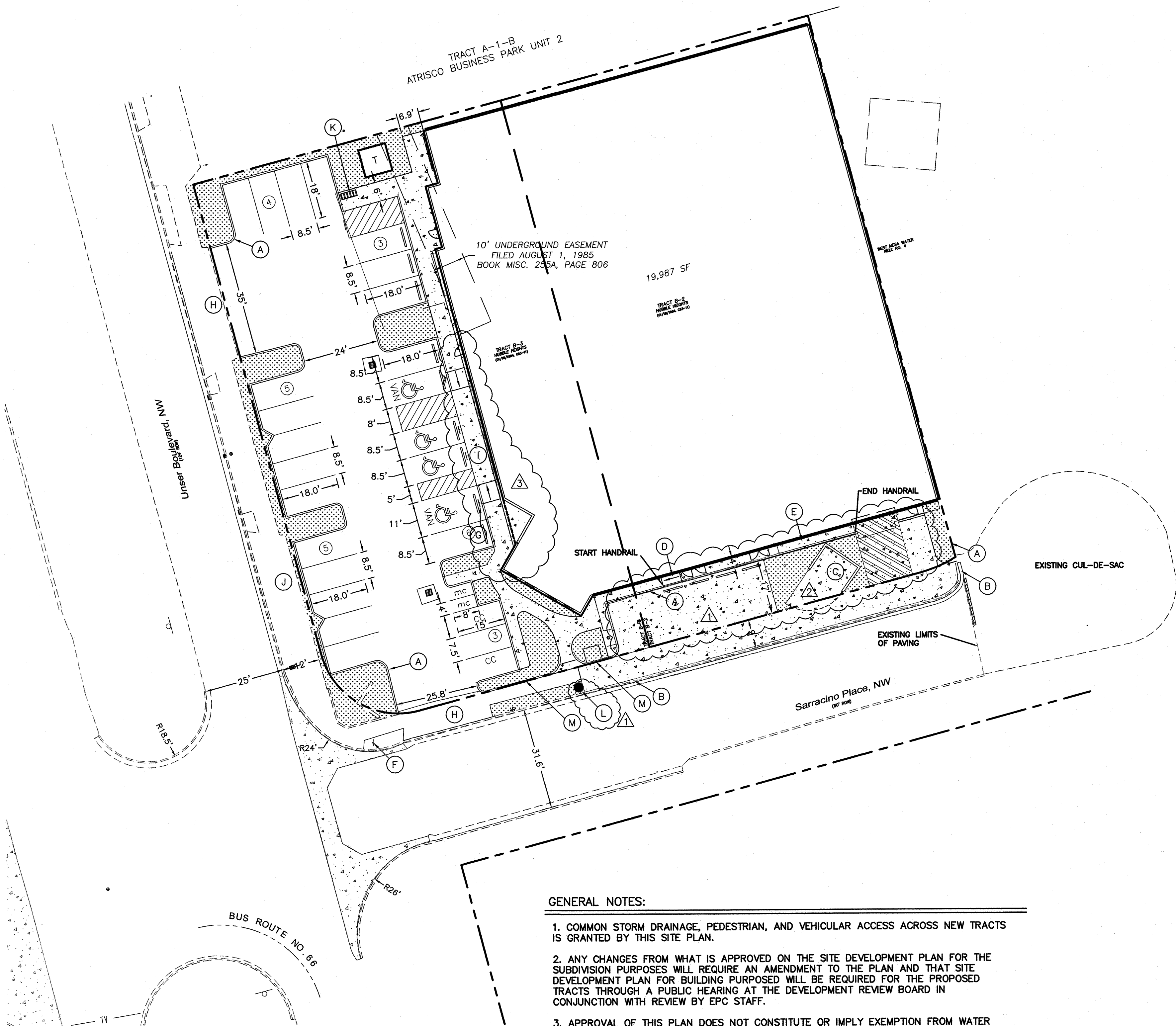
- ALL EXISTING UTILITY CONNECTION LOCATIONS AND INVERTS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION OF UTILITIES.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: ALBUQUERQUE RENAL CONSTRUCTION UTILITY IMPROVEMENT DETAILS	
DESIGN REVIEW COMMITTEE APPROVED FEB 07 2014 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVED JUL 19 2014 CITY ENGINEER
CITY PROJECT NO. 740985	ZONE MAP NO. K 10-Z
SHEET 3 OF 6	

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR: TW PLUMBING	DATE: 6/14	A.C.S. MONUMENT: "9 K10"	DATE: 6/14	FIELD NOTES: NO.	BY: NO.		RONALD R. BOHANNAN #7868
INSPECTOR: TIERRA WEST	DATE: 6/14	STANDARD A.C.S. BRASS TABLE (FOUND IN PLACE)	DATE: 6/14	DATE: 6/14	DATE: 6/14		
FIELD VERIFICATION: NO	DATE: 6/14	NW STATE PLANE COORDINATES	DATE: 6/14	NO.	BY	REMARKS: DESIGN	
FIELD VERIFICATION: NO	DATE: 6/14	CENTRAL ZONE NAD 1983	DATE: 6/14	NO.	BY	DESIGNED BY: PE	
FIELD VERIFICATION: NO	DATE: 6/14	X=1498430.817	DATE: 6/14	NO.	BY	DRAWN BY: SBH	
FIELD VERIFICATION: NO	DATE: 6/14	Y=1485617.623	DATE: 6/14	NO.	BY	DRAWING NAME: UTILITY IMPROVEMENTS	
FIELD VERIFICATION: NO	DATE: 6/14	G-S=0.999682230	DATE: 6/14	NO.	BY	CHECKED BY: RB	
FIELD VERIFICATION: NO	DATE: 6/14	Dg=-0'16"22.01"	DATE: 6/14	NO.	BY	DATE: 10-15-13	
FIELD VERIFICATION: NO	DATE: 6/14	ELEVATION=5117.720 (NOVD 1988)	DATE: 6/14	NO.	BY	DATE: 10-15-13	

Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.00'	11.81'	3.95'	16°55'15"	N 60°25'42" E	11.77'
C2	25.00'	39.27'	25.00'	90°00'10"	S 60°05'38" E	35.36'



DETAIL "C"
SC: 1"=10'

GENERAL NOTES:

1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN.
2. ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES WILL BE REQUIRED FOR THE PROPOSED TRACTS THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD IN CONJUNCTION WITH REVIEW BY EPC STAFF.
3. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
4. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
5. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
6. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
7. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
8. THERE ARE NO TRANSIT FACILITIES ADJACENT TO OR WITHIN CLOSE PROXIMITY TO THE SITE.

LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	STREET LIGHTS
	LANE
	STRIPING
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING SIDEWALK
	EXISTING LANE
	EXISTING STRIPING
	LANDSCAPING

SITE DATA

PROPOSED USAGE:	MEDICAL OFFICE
LOT AREA:	35,259 SF (0.81 ACRE)
BUILDING AREA:	19,987 SF
MEDICAL OFFICE	
PARKING REQUIRED:	5 SPACES (5 SPACES PER DOCTOR @ 1 DOCTORS)
STORAGE	
PARKING REQUIRED:	5 SPACES (1 SPACE PER 2,000 SF @ 11,447 SF)
TOTAL PARKING REQUIRED:	10 SPACES
PARKING PROVIDED:	26 SPACES
HC PARKING REQUIRED:	1 SPACES
HC PARKING PROVIDED:	4 SPACES
	2 SPACES VAN ACCESSIBLE
MC PARKING REQUIRED:	1 SPACES
MC PARKING PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	2 SPACES
BICYCLE PARKING PROVIDED:	5 SPACES
LANDSCAPE AREA REQUIRED:	2,315 SF
LANDSCAPE AREA PROVIDED:	2,414 SF

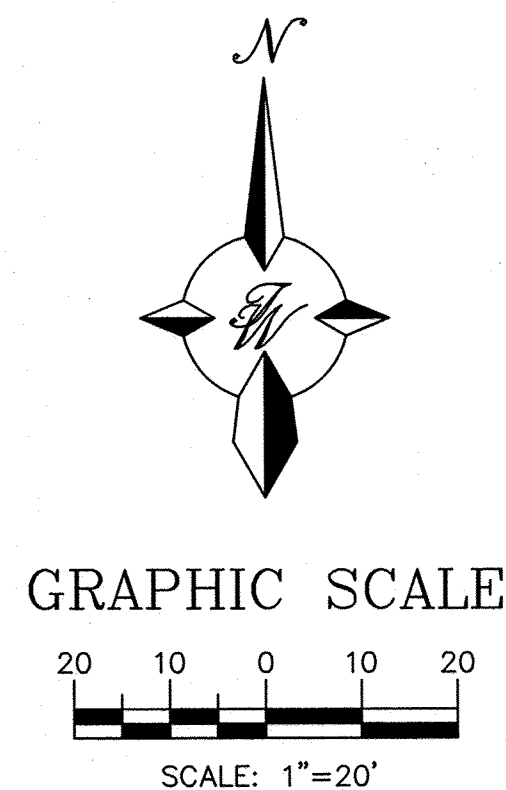
KEYED NOTE:

- (A) STANDARD CURB PER COA STD DWG #2415A
- (B) MOUNTABLE CURB ROLL TYPE PER COA STD DWG #2415A
- (C) TRASH ENCLOSURE PER DETAIL SHEET C4
- (D) RAMP WITH GUARD RAIL PER DETAIL SHEET C2
- (E) 4' CONCRETE SIDEWALK
- (F) EXISTING STOP SIGN
- (G) HANDICAP PARKING SIGN PER DETAIL SHEET C4
- (H) EXISTING INGRESS/EGRESS TO REMAIN
- (I) ADA RAMP SEE DETAIL "C" THIS SHEET & SHEET C4
- (J) CLOSE EXISTING CURB-CUT
- (K) NEW BIKE RACK
- (L) NEW FIRE HYDRANT
- (M) 6" HEADER CURB

FOR INFORMATION ONLY

INDEX TO DRAWINGS

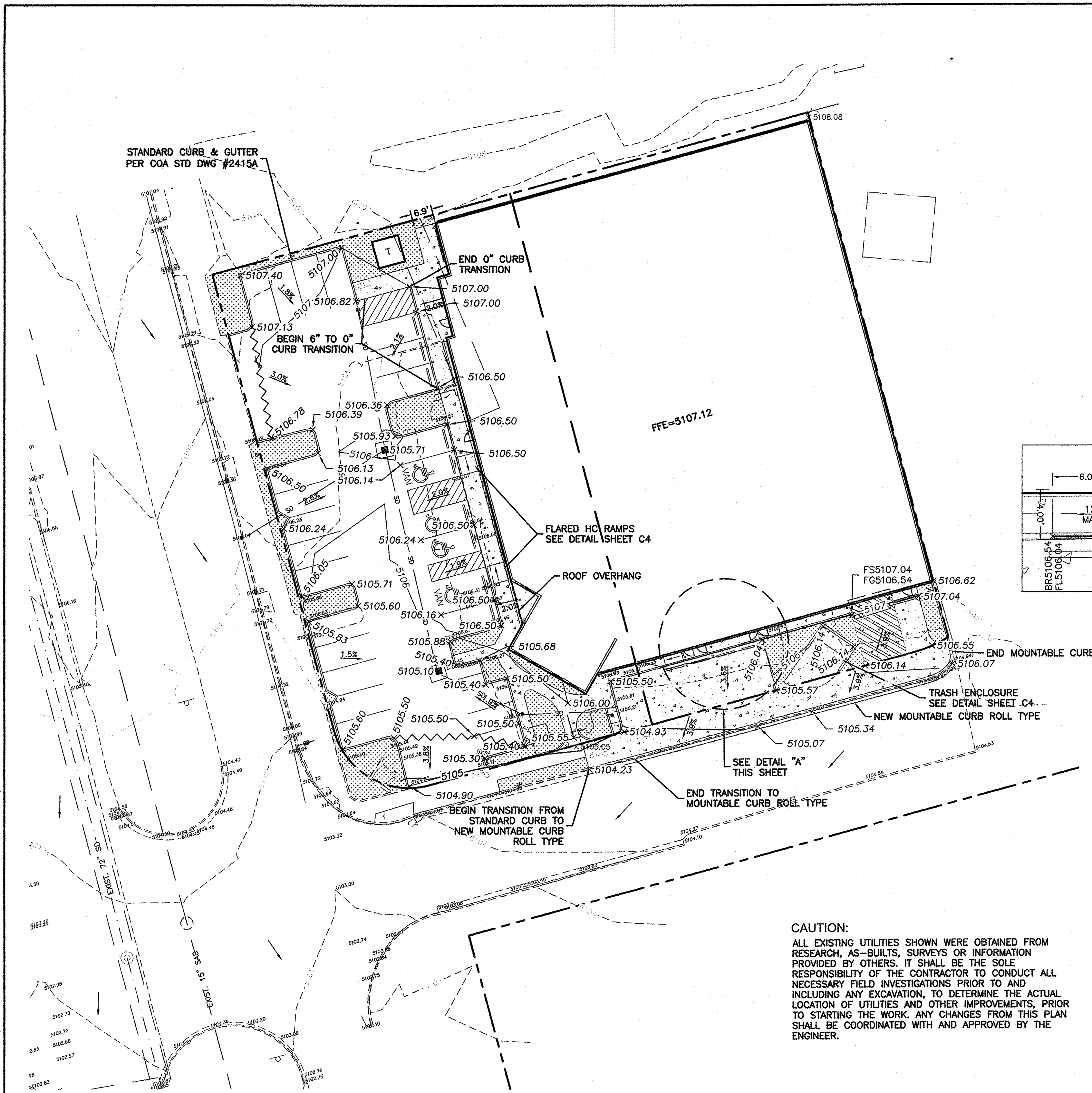
- C1. SITE PLAN FOR BUILDING PERMIT
- C2. GRADING AND DRAINAGE PLAN
- C3. MASTER UTILITY PLAN
- C4. DETAIL SHEET
- C5. DEMOLITION PLAN
- L1. LANDSCAPING PLAN



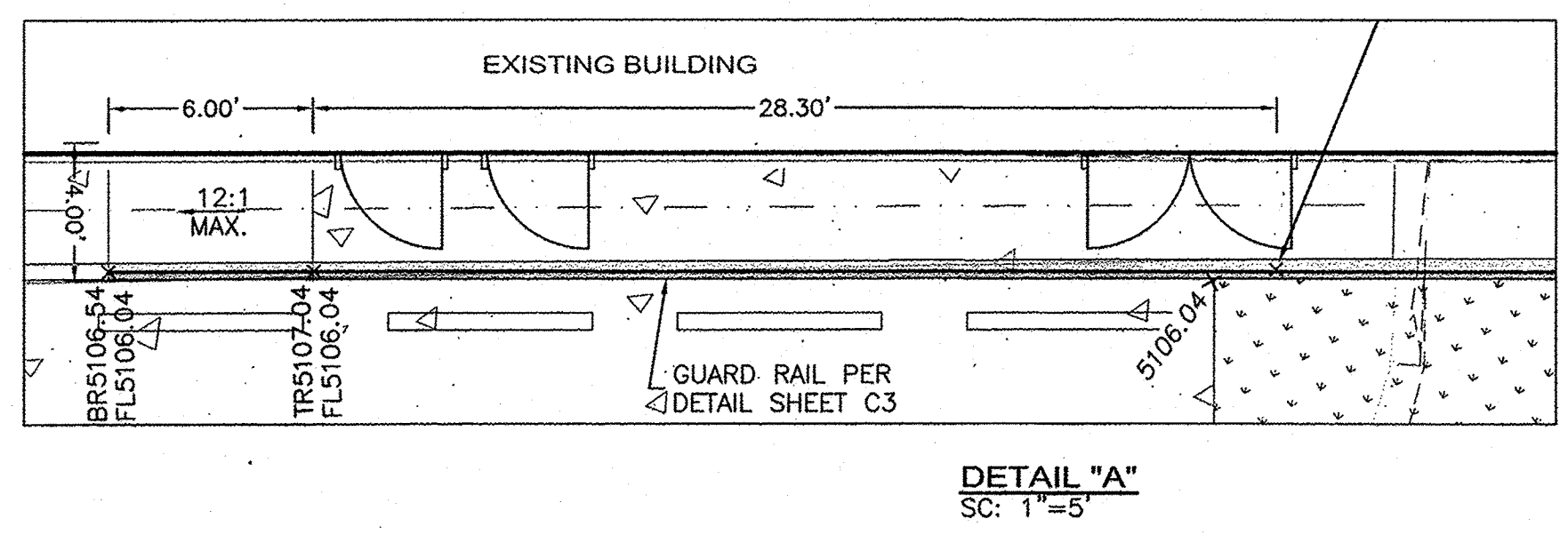
ENGINEER'S SEAL	ABQ RENAL CONSTRUCTION, LLC	DRAWN BY DY
	SITE PLAN FOR BUILDING PERMIT	DATE 11/08/13
		2012011-SPE
		SHEET #
		4 OF 6
		JOB #
		2012011

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

RONALD R. BOHANNAN
P.E. #7868



- LEGEND**
- | | | | |
|-----------|-------------------------|----|------------------|
| — | CURB & GUTTER | FL | FLOW LINE |
| --- | BOUNDARY LINE | TR | TOP OF RAMP |
| --- | EASEMENT | BR | BOTTOM OF RAMP |
| --- | CENTERLINE | TL | TOP OF LANDING |
| --- | RIGHT-OF-WAY | FS | FINISHED SURFACE |
| --- | BUILDING | FG | FINISHED GRADE |
| --- | SCREEN WALL | | |
| --- | RETAINING WALL | | |
| --- | CONTOUR MAJOR | | |
| --- | CONTOUR MINOR | | |
| x 5048.25 | SPOT ELEVATION | | |
| --- | FLOW ARROW | | |
| --- | EXISTING CURB & GUTTER | | |
| --- | EXISTING BOUNDARY LINE | | |
| --- | EXISTING CONTOUR MAJOR | | |
| --- | EXISTING CONTOUR MINOR | | |
| x 5048.25 | EXISTING SPOT ELEVATION | | |
| --- | WATER BLOCK | | |



GRADING AND DRAINAGE MANAGEMENT PLAN

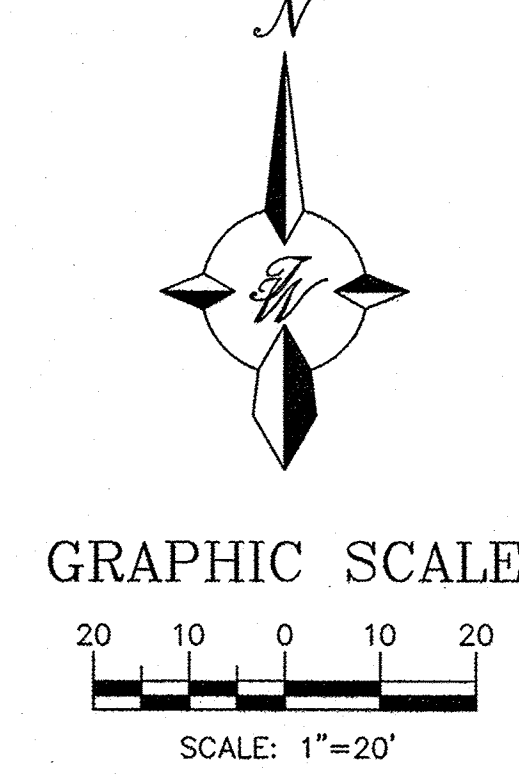
PURPOSE The purpose of this Grading and Drainage Plan is to update the drainage management plan for the above reference site for a Tenant Improvement for building permit approval.

EXISTING CONDITIONS The site is a fully developed 0.809 acre lot located in Albuquerque NM on the hard northeast corner of Unser Boulevard and Sarracino Place, NW, identified as Tracts B-2 and B-3 of Hubbell Heights. The site contains a single story 20,635 square foot building, parking lot, and landscaped areas. The existing site conveys runoff to several drop inlets in the parking field, which connect to an existing storm drain system in Unser Blvd. The remaining flows are conveyed to Sarracino Place, and continue to Unser Blvd. via sheet and shallow concentrated flow, which also enter the Unser Blvd. storm drain system. An approved Drainage Plan was not available from City Hydrology, so peak discharge for the 100 yr, 10 yr, and 2 yr (6 hours) storm events have been calculated according to Chapter 22 of the DPM and can be seen in the table on this sheet. The site lies outside the flood hazard zone as indicated in the above FEMA Flood Map, and no offsite flows enter the property.

PROPOSED CONDITIONS The existing commercial building will be remodeled internally to accommodate a healthcare office for dialysis treatment. The parking field on the west side of the building will be reconfigured, with the below-grade delivery dock being filled in, to increase parking and better accommodate ADA accessibility throughout the site. The south edge of the site will be reconfigured to accommodate more parking spaces as well. An increase in pervious area in the form of landscape will result due to the parking lot reconfiguration; therefore the overall site discharge will decrease. The west parking area will continue to convey runoff to the existing two drop inlets and continue to the Unser storm drain. Further, the south parking area will convey runoff via sheet flow to Sarracino Place and flow to Unser Blvd. Therefore historic drainage patterns will not be diverted and peak discharge will decrease due to this proposed site remodel and parking lot reconfiguration.

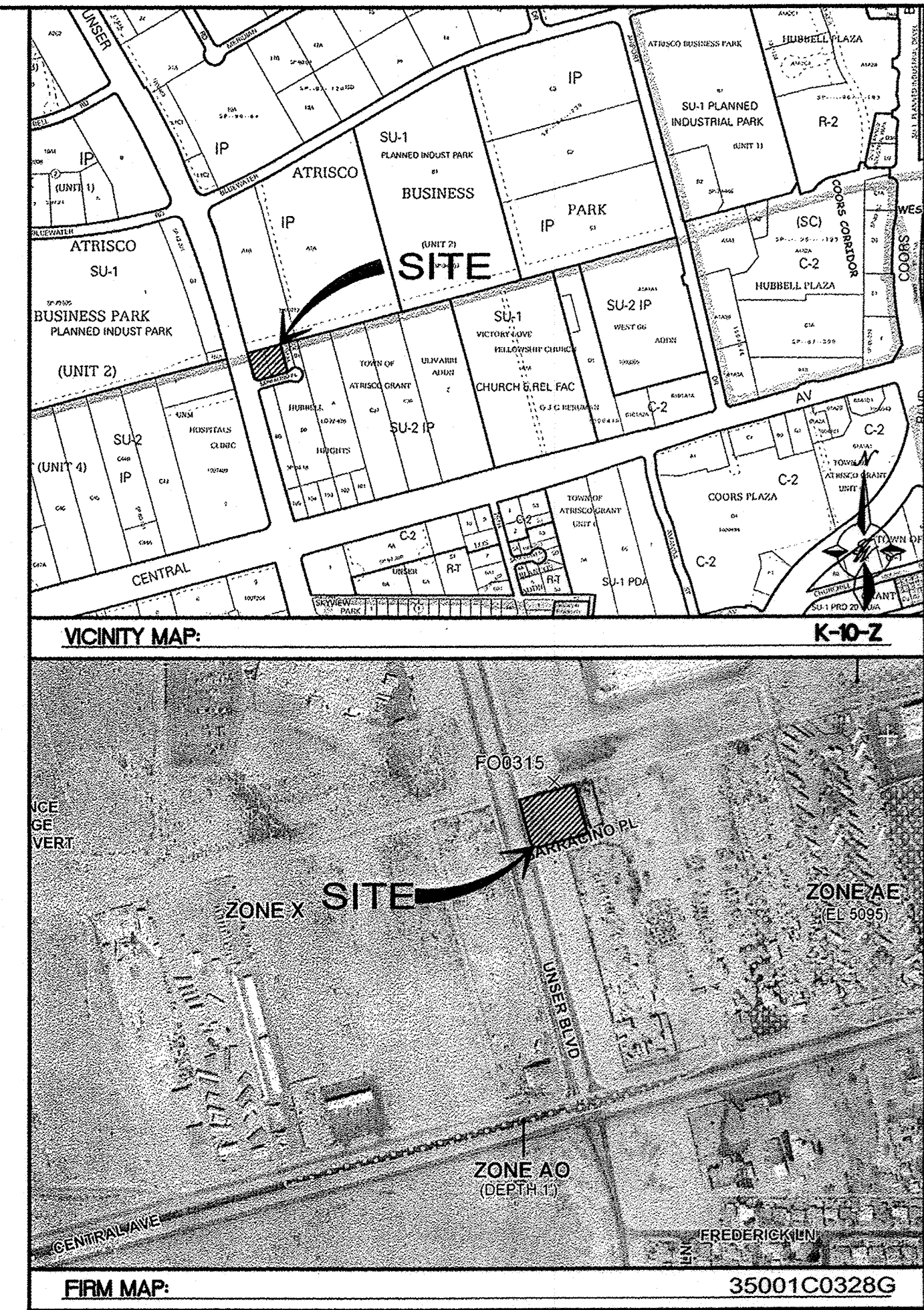
CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES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

For Reference Only



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

DPM Weighted E Method											
Precipitation Zone 1 - Albuquerque Renal Construction, LLC											
Basin Descriptions			Treatment A			Treatment B			Treatment C		
Basin	Area (sf)	Area (acres)	Area (sq miles)	Treatment A (%)	Treatment B (%)	Treatment C (%)	Treatment A (%)	Treatment B (%)	Treatment C (%)	Treatment A (%)	Treatment B (%)
Impervious	32,873.3	0.755	0.00118	0%	0%	0%	0%	0%	0%	0%	0%
Pervious	2,388.8	0.055	0.00009	0%	0%	0%	100%	0%	0%	0%	0%
Total	35,262.1	0.810	0.00126								
Notes:											
Equations:											
Weighted E = E ₁ *A ₁ + E ₂ *A ₂ + E ₃ *A ₃ + E ₄ *A ₄ / (Total Area)											
Volume = Weighted E * Total Area											
Flow = Q ₁ *A ₁ + Q ₂ *A ₂ + Q ₃ *A ₃ + Q ₄ *A ₄											

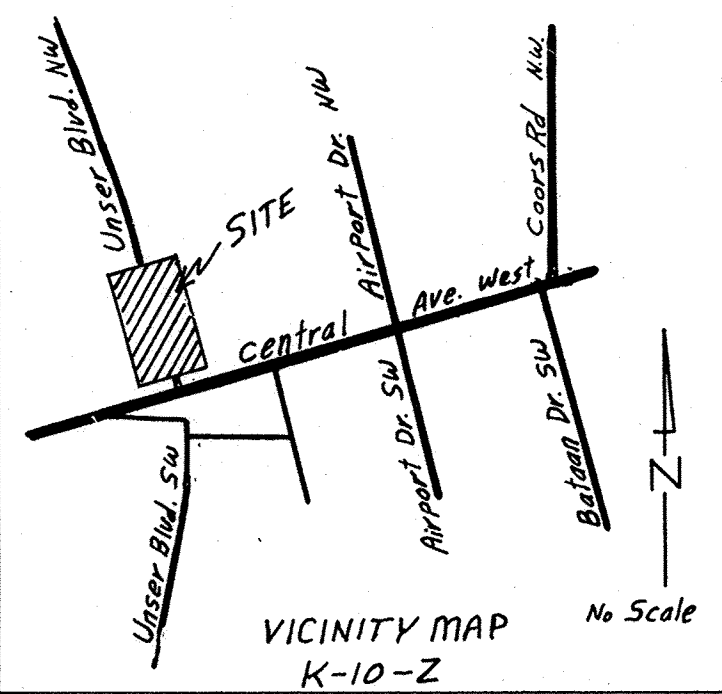
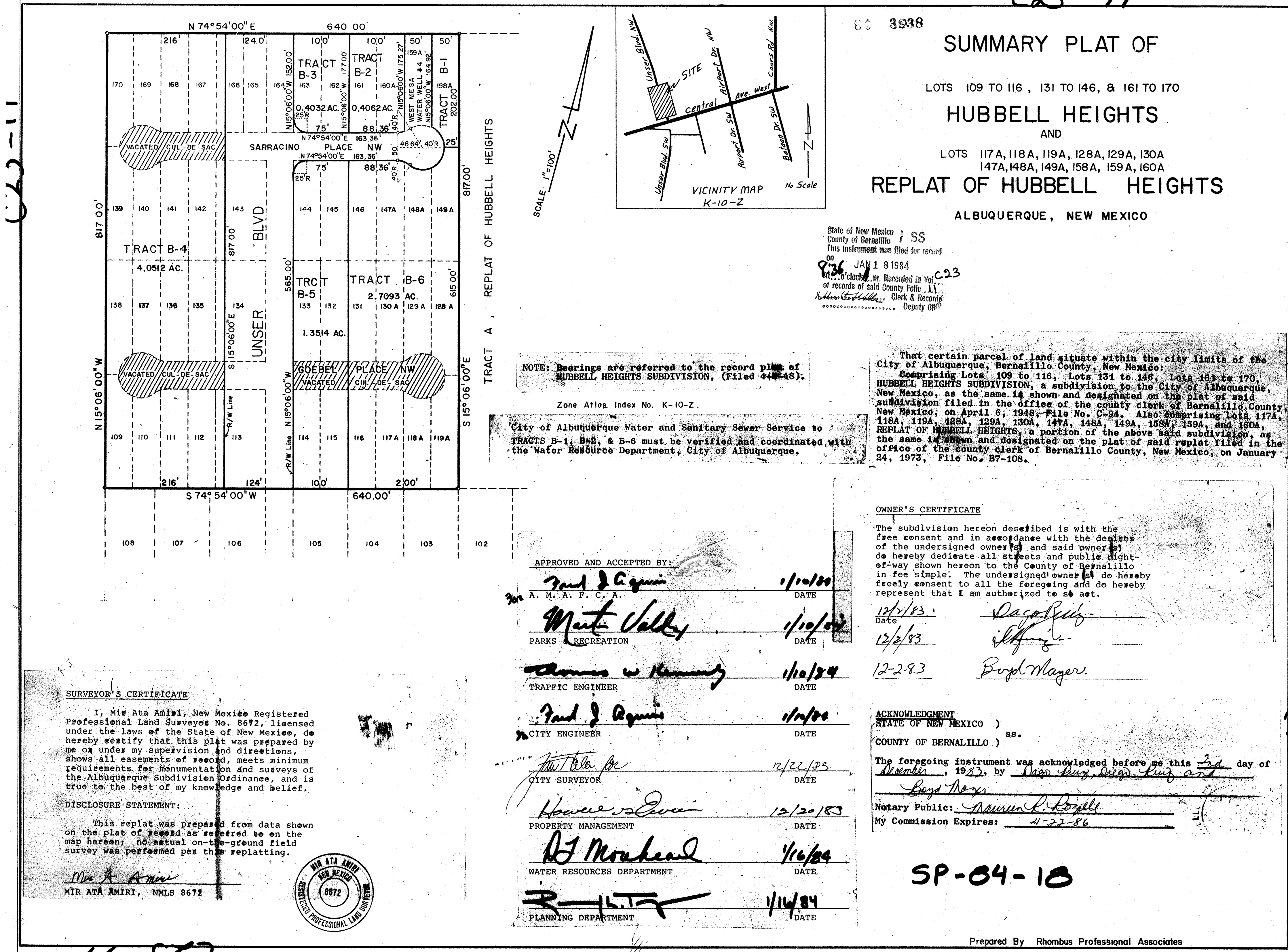


- LEGAL DESCRIPTION:**
TRACTS B-2 AND B-3 HUBBELL HEIGHTS
- NOTES:**
- GRADES ON CURB LINE ARE TO FLOWLINE UNLESS OTHERWISE SPECIFIED.
 - ADJUST DROP INLET GRATE ELEVATIONS PER PLAN.
- NOTICE TO CONTRACTORS**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

ROUGH GRADING APPROVAL _____ DATE _____

	ABQ RENAL CONSTRUCTION, LLC	DRAWN BY DY
	GRADING AND DRAINAGE PLAN	DATE 11/08/13
	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2012011-GRE
		SHEET # 5 OF 6
RONALD R. BOHANNON P.E. #7868		JOB # 2012011



23-11

3938

SUMMARY PLAT OF

LOTS 109 TO 116, 131 TO 146, & 161 TO 170

HUBBELL HEIGHTS

AND

LOTS 117A, 118A, 119A, 128A, 129A, 130A, 147A, 148A, 149A, 158A, 159A, 160A

REPLAT OF HUBBELL HEIGHTS

ALBUQUERQUE, NEW MEXICO

State of New Mexico) SS
County of Bernalillo)
This instrument was filed for record
on
JAN 18 1984
at 10:00 clock AM. Recorded in Vol. C-23
of records of said County Falls 11
of the County Clerk of Bernalillo
Deputy Clerk

NOTE: Bearings are referred to the record plat of
HUBBELL HEIGHTS SUBDIVISION, (Filed 4-18-48).

Zone Atlas Index No. K-10-Z.

City of Albuquerque Water and Sanitary Sewer Service to
TRACTS B-1, B-2, & B-6 must be verified and coordinated with
the Water Resource Department, City of Albuquerque.

That certain parcel of land situate within the city limits of the
City of Albuquerque, Bernalillo County, New Mexico:
Comprising Lots 109 to 116, Lots 131 to 146, Lots 161 to 170,
HUBBELL HEIGHTS SUBDIVISION, a subdivision to the City of Albuquerque,
New Mexico, as the same is shown and designated on the plat of said
subdivision filed in the office of the county clerk of Bernalillo County,
New Mexico, on April 8, 1948, File No. C-34. Also comprising Lots 117A,
118A, 119A, 128A, 129A, 130A, 147A, 148A, 149A, 158A, 159A, and 160A,
REPLAT OF HUBBELL HEIGHTS, a portion of the above said subdivision, as
the same is shown and designated on the plat of said replat filed in the
office of the county clerk of Bernalillo County, New Mexico, on January
24, 1973, File No. B7-108.

SURVEYOR'S CERTIFICATE

I, Mir Ata Amiri, New Mexico Registered
Professional Land Surveyor No. 8672, licensed
under the laws of the State of New Mexico, do
hereby certify that this plat was prepared by
me or under my supervision and directions,
shows all easements of record, meets minimum
requirements for monumentation and surveys of
the Albuquerque Subdivision Ordinance, and is
true to the best of my knowledge and belief.

DISCLOSURE STATEMENT:

This replat was prepared from data shown
on the plat of record as referred to on the
map hereon; no actual on-the-ground field
survey was performed per this replatting.

Mir Ata Amiri
MIR ATA AMIRI, NMLS 8672



APPROVED AND ACCEPTED BY:

Paul J. Aguirre 1/10/84
A. M. A. F. C. A. DATE

Maria Valdez 1/10/84
PARKS RECREATION DATE

Thomas W. Manning 1/10/84
TRAFFIC ENGINEER DATE

Paul J. Aguirre 1/10/84
CITY ENGINEER DATE

Paul J. Aguirre 12/22/83
CITY SURVEYOR DATE

Howard J. Quinn 12/20/83
PROPERTY MANAGEMENT DATE

BT Monahan 1/16/84
WATER RESOURCES DEPARTMENT DATE

R. L. T. 1/14/84
PLANNING DEPARTMENT DATE

OWNER'S CERTIFICATE

The subdivision hereon described is with the
free consent and in accordance with the desires
of the undersigned owner(s) and said owner(s)
do hereby dedicate all streets and public right-
of-way shown hereon to the County of Bernalillo
in fee simple. The undersigned owner(s) do hereby
freely consent to all the foregoing and do hereby
represent that I am authorized to so act.

12/2/83 Date Dago Ruiz
12/2/83 Date Dago Ruiz
12-2-83 Date Dago Ruiz

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

The foregoing instrument was acknowledged before me this 2nd day of
December, 1983, by Dago Ruiz, Dago Ruiz and
Dago Ruiz

Notary Public: Dagon L. Rios
My Commission Expires: 12-22-86

SP-04-10