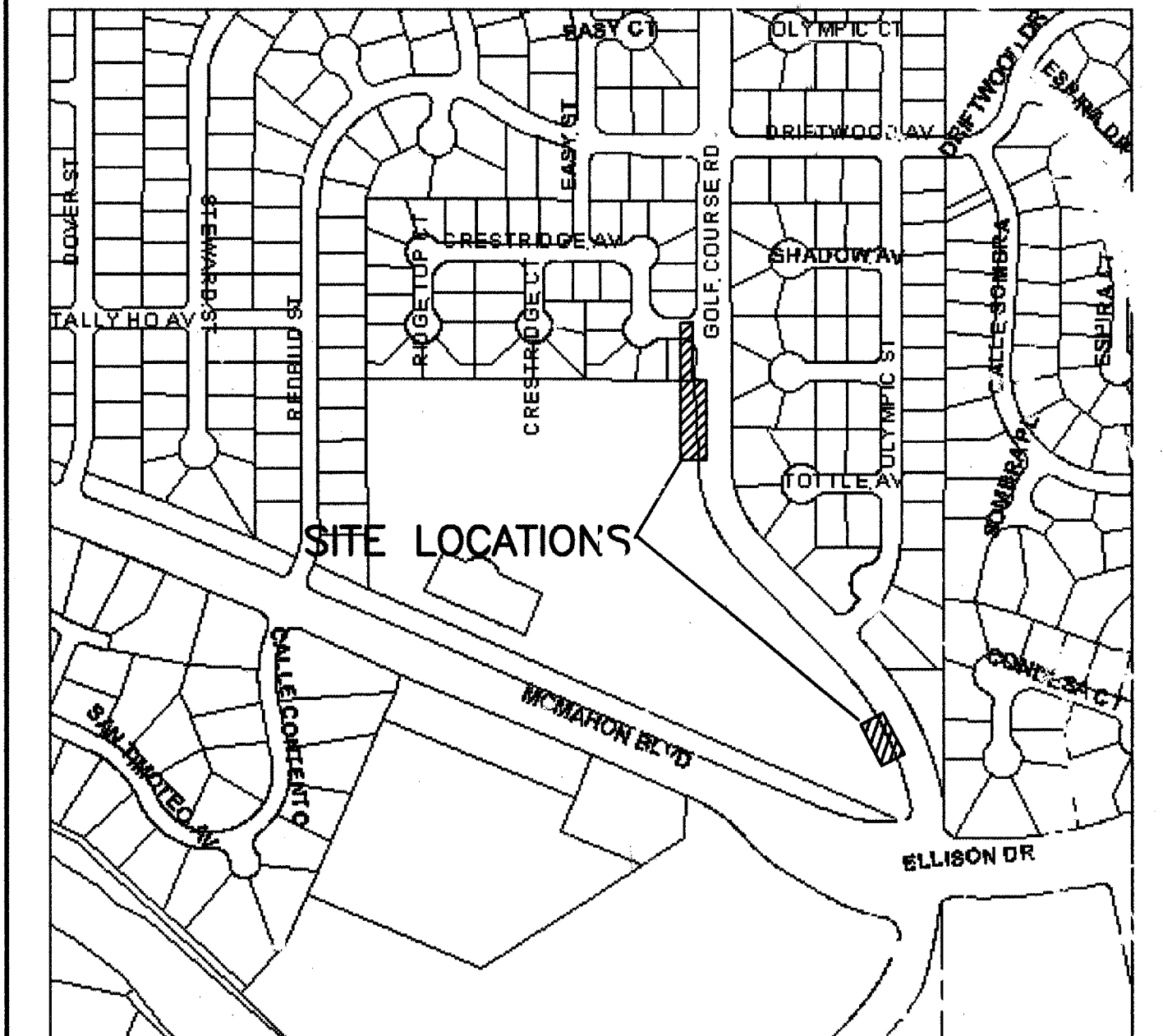


20-174211-1071

CONSTRUCTION PLANS FOR WEST MESA MEDICAL CENTER MEDICAL OFFICE BUILDING OFFSITE PAVING, STORM DRAIN AND PRIVATE SANITARY SEWER IMPROVEMENTS



VICINITY MAP
ZONE ATL 11-12-2

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, 1996 EDITION, AS AMENDED THROUGH UPDATE #7.
- ALL EXISTING UTILITIES SHOWN HEREIN WERE TAKEN FROM RECORD DRAWINGS, FIELD SURVEYS, CITY OF ALBUQUERQUE SYSTEMS UTILITIES MAPS AND INFORMATION PROVIDED BY THE UTILITY OWNER. THEY ARE APPROXIMATE. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS, PRIOR TO ANY CONSTRUCTION (INCLUDING EXTENSION OR ADJUSTMENT OF UTILITIES), AND PROVIDE PROTECTION FOR ALL UTILITIES WITHIN THE CONSTRUCTION AREA.
- THE CONTRACTOR IS TO EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UTILITIES. IT SHALL BE HIS/HER RESPONSIBILITY TO COORDINATE WITH THE UTILITY COMPANIES IN ORDER TO PREVENT ANY SERVICE DISRUPTION THAT MIGHT RESULT FROM PROJECT CONSTRUCTION. IT SHALL BE HIS/HER RESPONSIBILITY TO PROTECT AND PRESERVE UTILITY EQUIPMENT AFFECTED BY PROJECT CONSTRUCTION. SHOULD HE/SHE BREAK AN EXISTING UTILITY LINE DURING CONSTRUCTION ACTIVITIES HE/SHE SHALL BE RESPONSIBLE FOR UTILITY REPAIR COSTS.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE EXECUTION OF A WATER VALVE SHUT-OFF PLAN WITH NEW MEXICO UTILITIES, INC. (898-2661) SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER UTILITIES.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALLS SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATIONS DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY 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 WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR (24) CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- WHERE SOILS WITH AN R-VALUE OF LESS THAN 44 OCCUR AT FINISHED SUBGRADE ELEVATION OF PAVED ROADWAY AREAS, THESE SOILS SHALL BE OVEREXCAVATED A VERTICAL DEPTH OF AT LEAST THREE (3) FEET AND FOR A LATERAL DISTANCE OF AT LEAST THREE (3) FEET OUTSIDE OF THE BACK EDGE OF CURB (SEE CITY OF ALBUQUERQUE STANDARD DESIGN SECTIONS). THE OVEREXCAVATED MATERIAL SHALL BE REPLACED WITH A MORE GRANULAR MATERIAL HAVING AN R-VALUE OF AT LEAST 44.

INDEX

DESCRIPTION

COVER SHEET	1
PLAT	2
SITE UTILITY IMPROVEMENTS	3
GRADING & DRAINAGE PLAN	4
PAVING IMPROVEMENTS	5
STORM DRAIN IMPROVEMENTS	6
PRIVATE SANITARY SEWER PLAN AND PROFILE	7

SHEET NO.

"I, Christopher S. Croshaw, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' information shown on these drawings was added by me or under my supervision, and that this 'as-built' information is true and correct to the best of my knowledge and belief."

Christopher S. Croshaw 14 JUNE 2006
Christopher S. Croshaw, P.S., NM 14733 Date

I, CHRISTOPHER A. PEREA, P.E., DO HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED AND WILL FUNCTION IN SUBSTANTIAL COMPLIANCE WITH THE DESIGN INTENT AND THE APPROVED PLANS. I CERTIFY THAT THE RECORD DRAWINGS REPRESENT THE AS-BUILT CONDITIONS AS SUBMITTED BY THE CONTRACTOR.

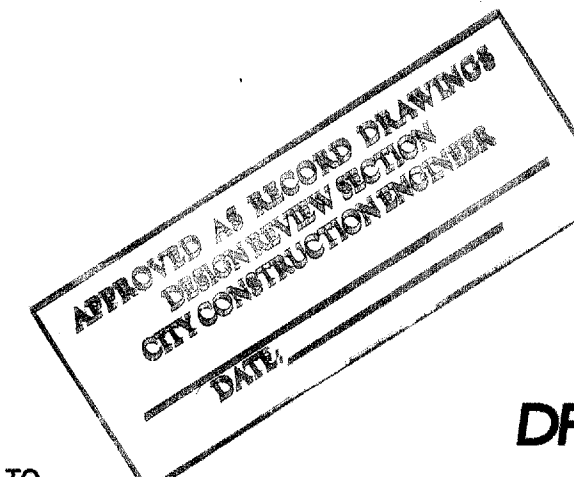
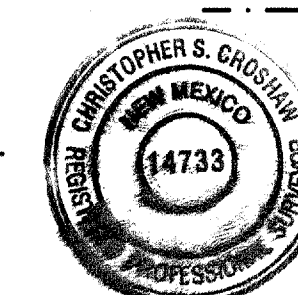
Christopher A. Perea 6-14-06
CHRISTOPHER A. PEREA, P.E. DATE
NMPE NO. 13686

14. THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED:

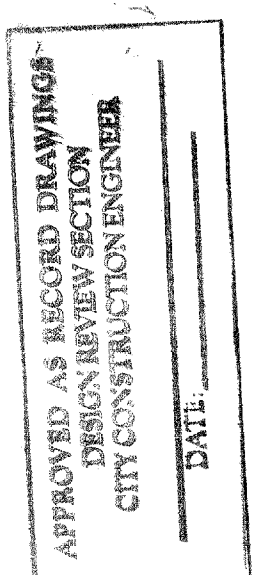
- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☒ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER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

LEGEND

- EXISTING MINOR CONTOUR
- 5190— EXISTING MAJOR CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- 5180— PROPOSED INDEX CONTOUR
- SD— EXISTING STORM DRAIN
- SD— PROPOSED STORM DRAIN
- EXISTING DROP INLET
- PROPOSED RIPRAP
- ← FLOW ARROW
- PROPOSED STORM DRAIN MANHOLE
- FL— PROPOSED FLOWLINE ELEVATION
- PROPERTY LINE / ROW LINE
- PROPOSED DRC INLET
- LIMITS OF DEMOLITION
- UTILITY EASEMENT
- OH— EXISTING OVERHEAD ELECTRIC/POLE
- PROPOSED WATER BLOCK
- NEW STANDARD TYPE CURB AND GUTTER



DRB PROJECT NO. 1002584



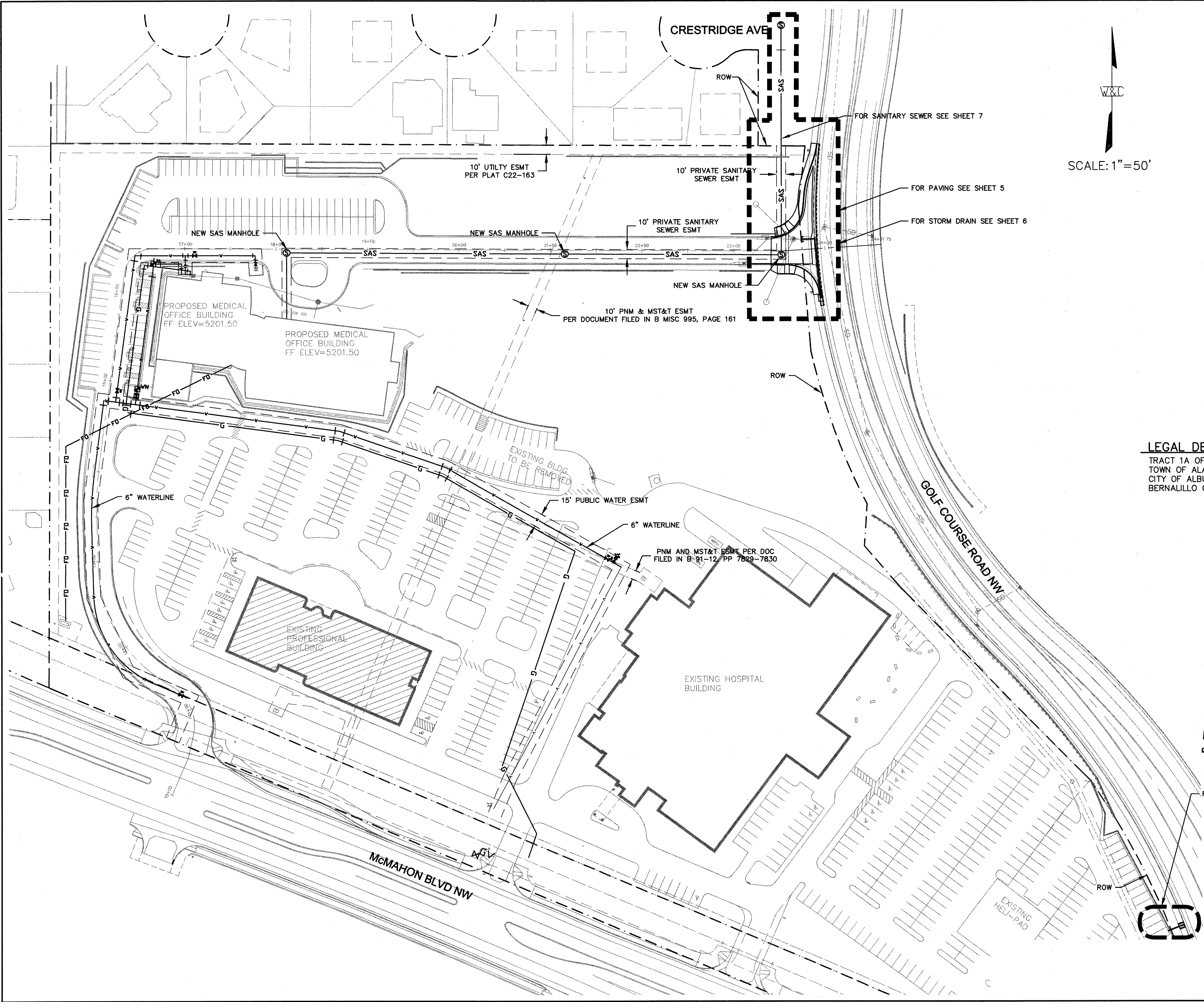
WILSON & COMPANY

4900 LANG AVE., #F
SUITE 100
ALBUQUERQUE, NEW MEXICO 87109

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	APPROVED FOR CONSTRUCTION		
		DRC Chairman	<i>[Signature]</i>	9-8-05			
		Transportation	<i>[Signature]</i>	7/21/05			
		Water/Wastewater	<i>[Signature]</i>	7/23/05			
		Hydrology	<i>[Signature]</i>	1/21/05			
		C.I.P.	<i>[Signature]</i>	9-8-05			
		Const. Coord.	<i>[Signature]</i>	9-8-05	City Engineer Date 9-12-05		
		City Project No. 7421-81		SHEET NO. 7549-84		OF 3	

SCANNED BY
PLANNING

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SCALE: 1"=50'

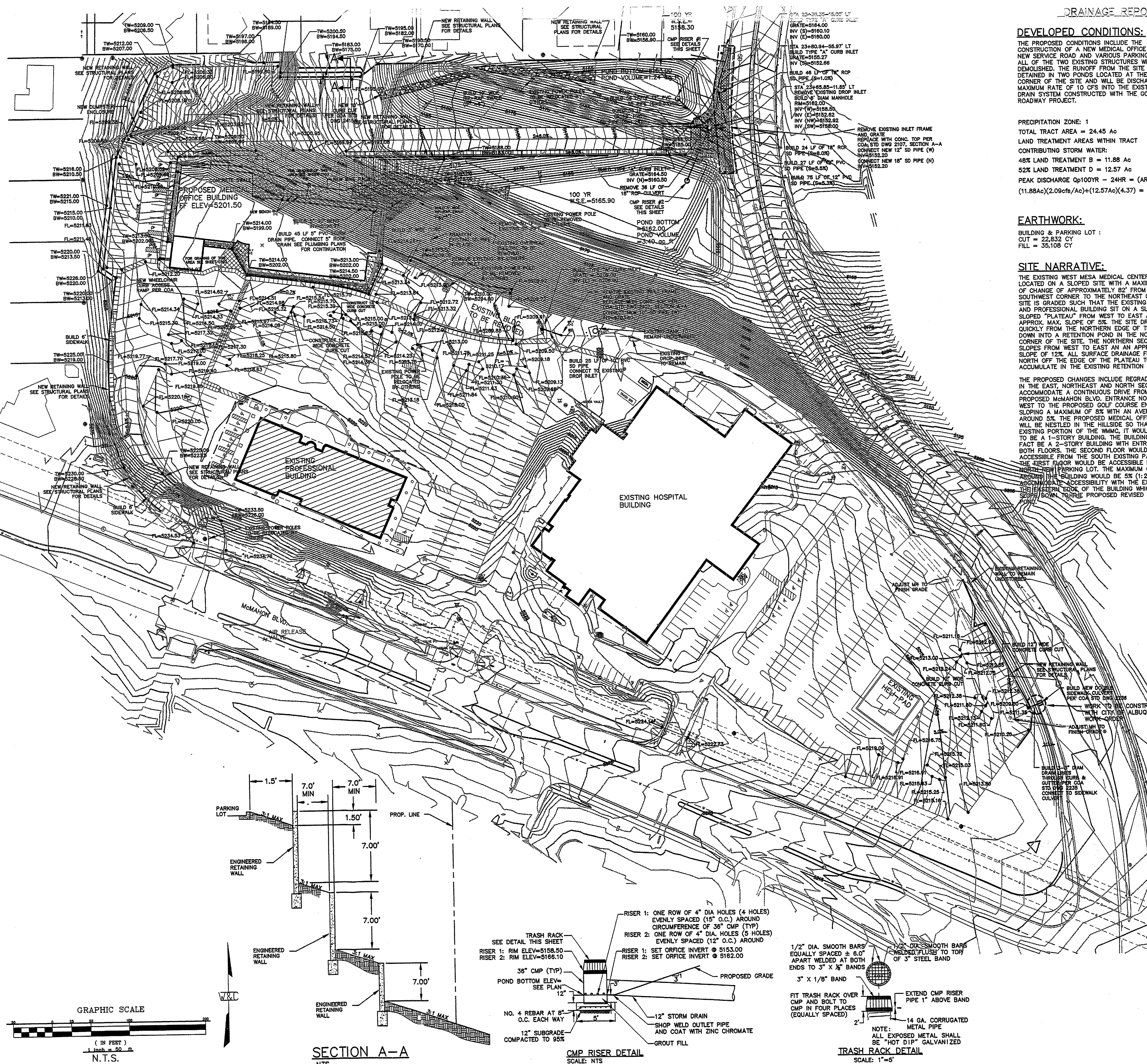
LEGAL DESCRIPTION

TRACT 1A OF PARADISE HEIGHTS UNIT ONE
TOWN OF ALAMEDA GRANT,
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, N.M.

RECORD DRAWING
DATE 2-18-06

WILSON & COMPANY 4900 LANG AVENUE N.E. SUITE 100 ALBUQUERQUE, NEW MEXICO 87109 (505) 348-4000	
CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT	
WEST MESA MEDICAL CENTER UTILITY SITE PLAN	
Design Review Committee	City Engineer Approval
Last Design Update	
City Project No. 7421-81 COA 7549-81	Zone Map No. A-12
Sheet 3	Of 7

SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	FIELD NOTES	BY	DATE	CONTRACTOR	DATE
				THE STA. IS A USGS BRASS TABLET STAMPED 'BLACK-2 1977 SET FLUSH W/THE GROUND. THE STA. IS LOCATED 8.5 MI. N.W. OF DOWNTOWN ALBQ. TO REACH THE STA. FROM THE INTX. OF COORS/-40 GO N. ON COORS 5.8 MI. TO PARADISE BLVD., W. ON PARADISE BLVD. 1.1 MI. TO GOLF COURSE RD., N. ON GOLF COURSE RD. 1.3 MI. TO MCMAHON BLVD. THE STA IS ON THE LEFT. ELEVATION = 5213.926 (2ND ORDER) (NOV 29)	
ENGINEER'S SEAL		REVISIONS		MICRO-FILM INFORMATION	
		NO.	DATE	CONTRACTOR	DATE
				INSPECTOR'S	DATE
				FIELD	DATE
				RECORDED BY	DATE



DEVELOPED CONDITIONS:

THE PROPOSED CONDITIONS INCLUDE THE CONSTRUCTION OF A NEW MEDICAL OFFICE BUILDING, NEW SERVICE ROAD AND VARIOUS PARKING FACILITIES. ALL OF THE TWO EXISTING STRUCTURES WILL BE DEMOLISHED. THE RUNOFF FROM THE SITE WILL BE DETAINED IN TWO PONDS LOCATED AT THE NORTHEAST CORNER OF THE SITE AND WILL BE DISCHARGED AT A MAXIMUM RATE OF 10 CFS INTO THE EXISTING STORM DRAIN SYSTEM CONSTRUCTED WITH THE GOLF COURSE ROADWAY PROJECT.

PRECIPITATION ZONE: 1

TOTAL TRACT AREA = 24.45 Ac

LAND TREATMENT AREAS WITHIN TRACT

CONTRIBUTING STORM WATER:

48% LAND TREATMENT B = 11.88 Ac

52% LAND TREATMENT D = 12.57 Ac

PEAK DISCHARGE Qp100YR - 24HR = (AREA)(Qp)+(AREA)(Qp)

(11.88Ac)(2.09cfs/Ac)+(12.57Ac)(4.37) = 79.04 cfs

EARTHWORK:

BUILDING & PARKING LOT :

CUT = 22,832 CY

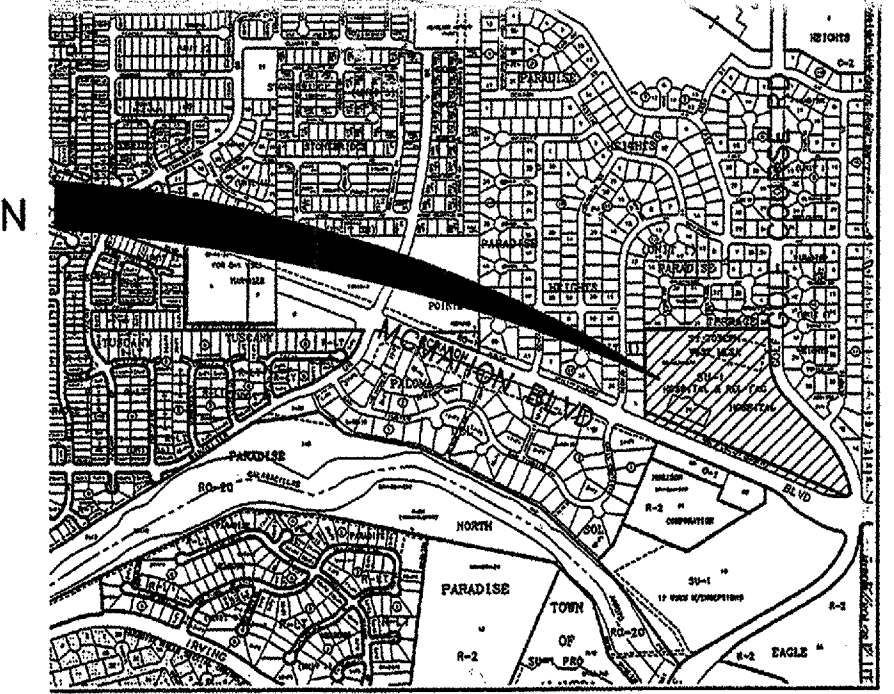
FILL = 35,108 CY

SITE NARRATIVE:

THE EXISTING WEST MESA MEDICAL CENTER SITE IS LOCATED ON A SLOPED SITE WITH A MAXIMUM GRADE OF CHANGE OF APPROXIMATELY 8% FROM THE SOUTHWEST CORNER TO THE NORTHEAST CORNER. THE SITE IS GRADED SUCH THAT THE EXISTING HOSPITAL AND PROFESSIONAL BUILDING SIT ON A SLIGHTLY SLOPED "PLATEAU" FROM WEST TO EAST AT AN APPROX. MAX. SLOPE OF 5%. THE SITE DROPS OFF QUICKLY FROM THE NORTHERN EDGE OF THE PLATEAU DOWN INTO A RETENTION POND IN THE NORTHEAST CORNER OF THE SITE. THE NORTHERN SECTION ALSO SLOPES FROM WEST TO EAST AT AN APPROX. MAX. SLOPE OF 12%. ALL SURFACE DRAINAGE FLOWS TO THE NORTH OFF THE EDGE OF THE PLATEAU TO ACCUMULATE IN THE EXISTING RETENTION POND.

THE PROPOSED CHANGES INCLUDE REGRADING THE SITE IN THE EAST, NORTHEAST AND NORTH SECTIONS TO ACCOMMODATE A CONTINUOUS DRIVE FROM THE PROPOSED McMAHON BLVD. ENTRANCE NORTH AND WEST TO THE PROPOSED GOLF COURSE ENTRANCE, SLOPING A MAXIMUM OF 8% WITH AN AVERAGE AROUND 5%. THE PROPOSED MEDICAL OFFICE BUILDING WILL BE NESTLED IN THE HILLSIDE SO THAT FROM THE EXISTING PORTION OF THE WMMC, IT WOULD APPEAR TO BE A 1-STORY BUILDING. THE BUILDING WOULD IN FACT BE A 2-STORY BUILDING WITH ENTRANCES TO BOTH FLOORS. THE SECOND FLOOR WOULD BE ACCESSIBLE FROM THE SOUTH EXISTING PARKING LOT. THE FIRST FLOOR WOULD BE ACCESSIBLE FROM THE NORTH NEW PARKING LOT. THE MAXIMUM GRADE AROUND THE BUILDING WOULD BE 5% (1:20) TO ACCOMMODATE ACCESSIBILITY WITH THE EXCEPTION OF THE WESTERN EDGE OF THE BUILDING WHICH WOULD SLOPE DOWN TOWARD THE PROPOSED REVISED RETENTION POND.

SITE LOCATION



VICINITY MAP

SCALE: 8:1

ZONE ATLAS MAP A-12

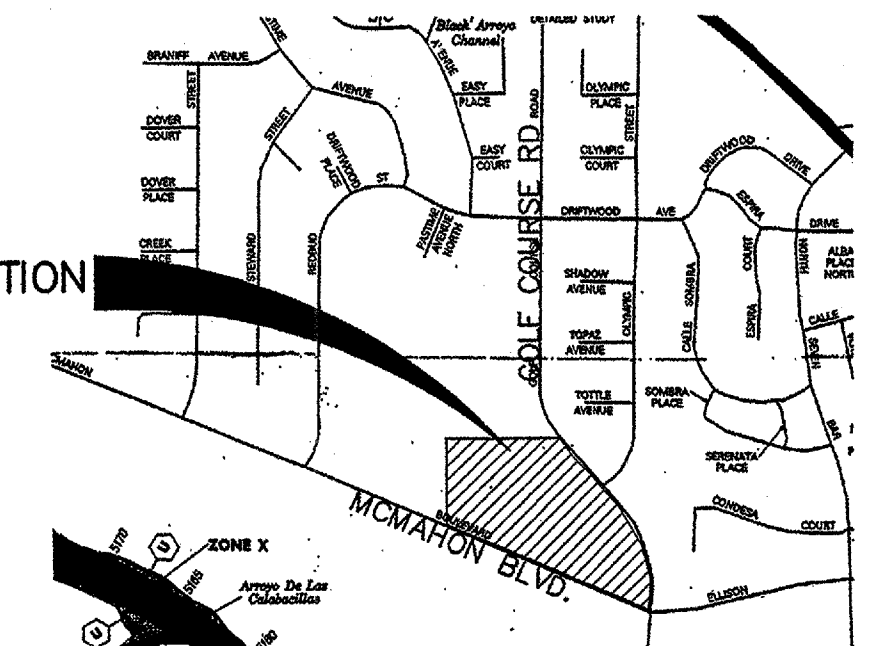
SITE LOCATION



SOILS MAP

REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHEET NO. 20

SITE LOCATION



FLOOD INSURANCE MAP

REFERENCE: FLOOD INSURANCE STUDY PANEL 108

LEGAL DESCRIPTION

TRACT 1A OF PARADISE HEIGHTS
UNIT ONE BERNALILLO COUNTY
TOWN OF ALAMEDA, ALBUQUERQUE, N.M.

BENCH MARK

THE STA. IS A USGS BRASS TABLET STAMPED "BLACK-2 1977" SET FLUSH W/THE GROUND. THE STA. IS LOCATED 8.5 MI. N.W. OF DOWNTOWN ALBQ. TO REACH THE STA. FROM THE INTX. OF COORS/1-40 GO N. ON COORS 5.8 MI. TO PARADISE BLVD., W. ON PARADISE BLVD. 1.1 MI. TO GOLF COURSE RD., N. ON GOLF COURSE RD. 1.3 MI. TO McMAHON BLVD. THE STA IS ON THE LEFT. ELEVATION = 5213.926 (2ND ORDER) (NGVD 29)

RECORD DRAWING

DATE 2-18-06

APPROVED FOR ROUGH GRADING ±1'

COA DATE

SUBMITTED FOR BUILDING PERMIT REVIEW

WILSON & COMPANY

4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO 87109
(505) 348-4000

THE DESIGN GROUP

ARCHITECTS PLANNERS INTERIOR DESIGN
303 CENTRAL AVENUE SE SUITE 200
ALBUQUERQUE, NEW MEXICO 87102
PHONE: 505.242.6990 FAX: 505.242.6991

PROJECT NAME:
WMMC MOB
Rad. Onc. Addition

Golf Course & McMAHON NW, Albuquerque, NM

REVISIONS

No. DATE DESCRIPTION

SHEET TITLE:
GRADING & DRAINAGE PLAN

DESIGNED: SCALE: 4000-MOB

CHECKED: JON NIP

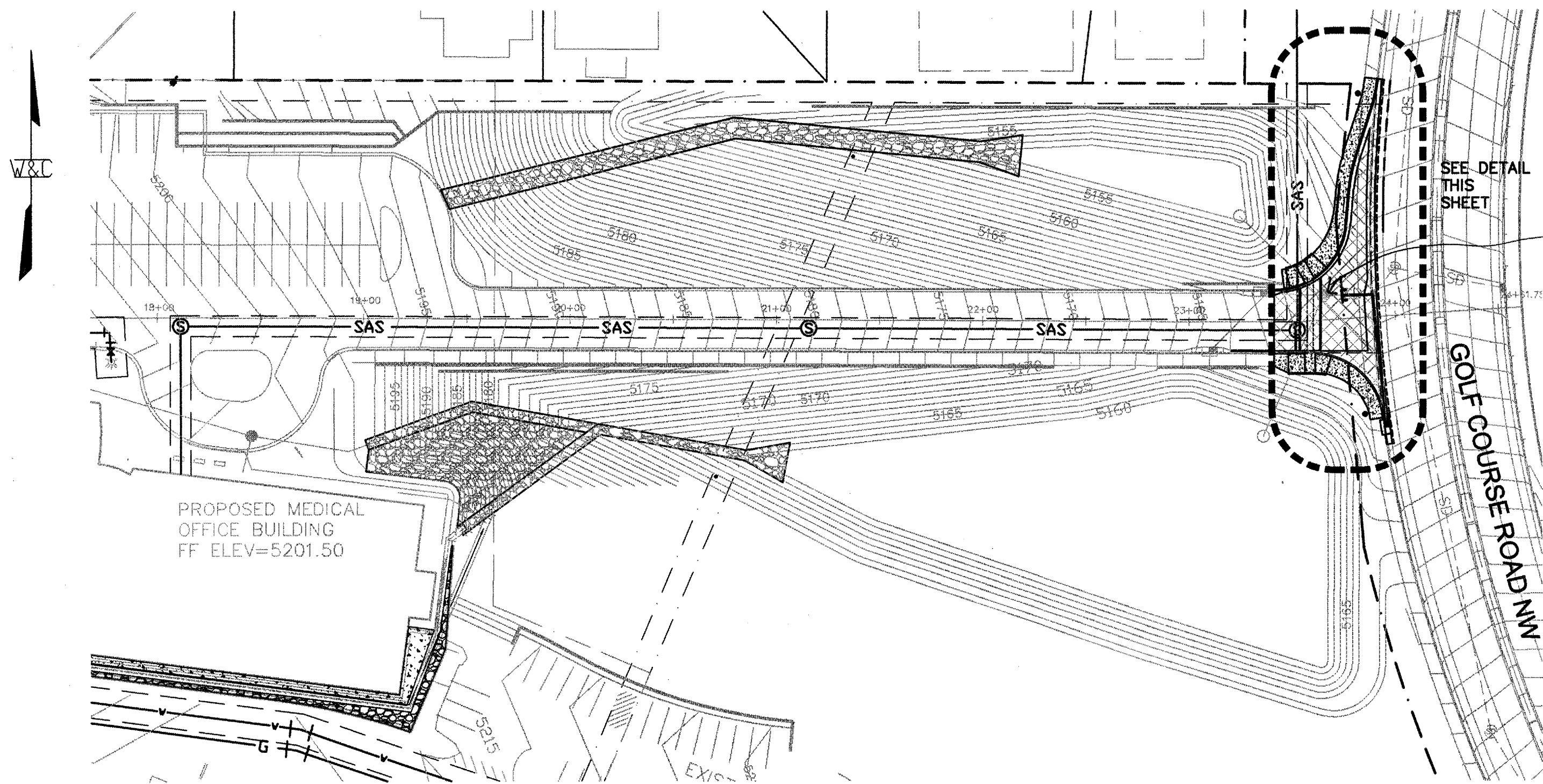
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SHEET 4 OF 7

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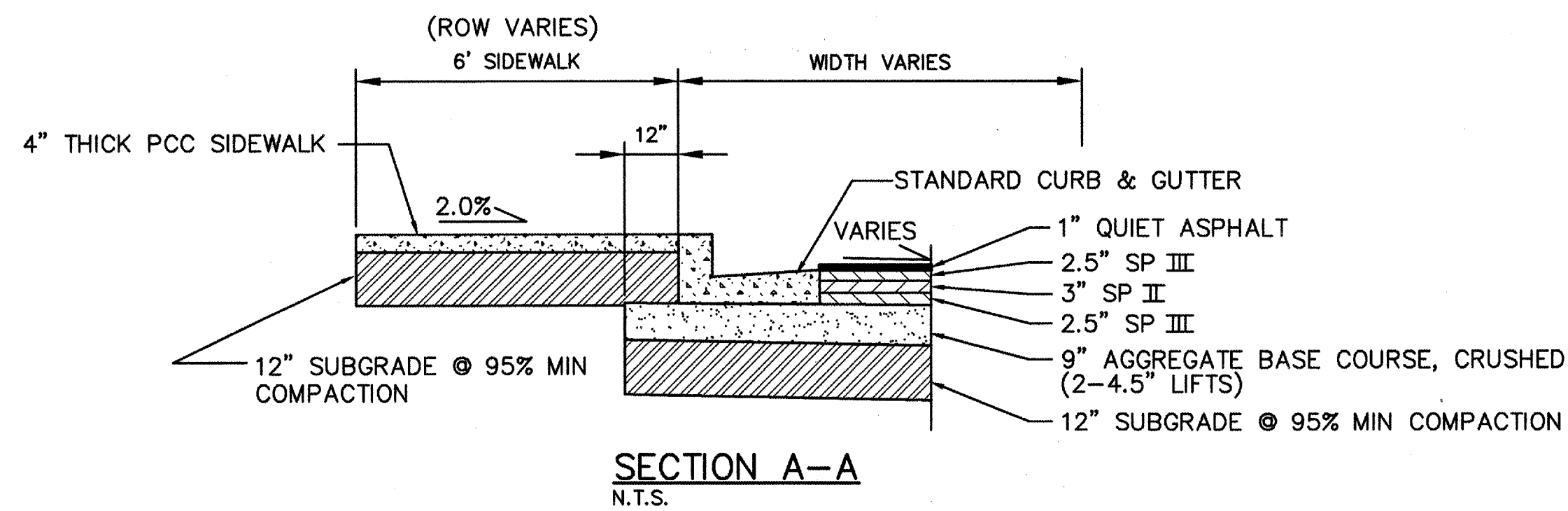
COA PROJECT NO. 7549-81-7421-81

8-19-05

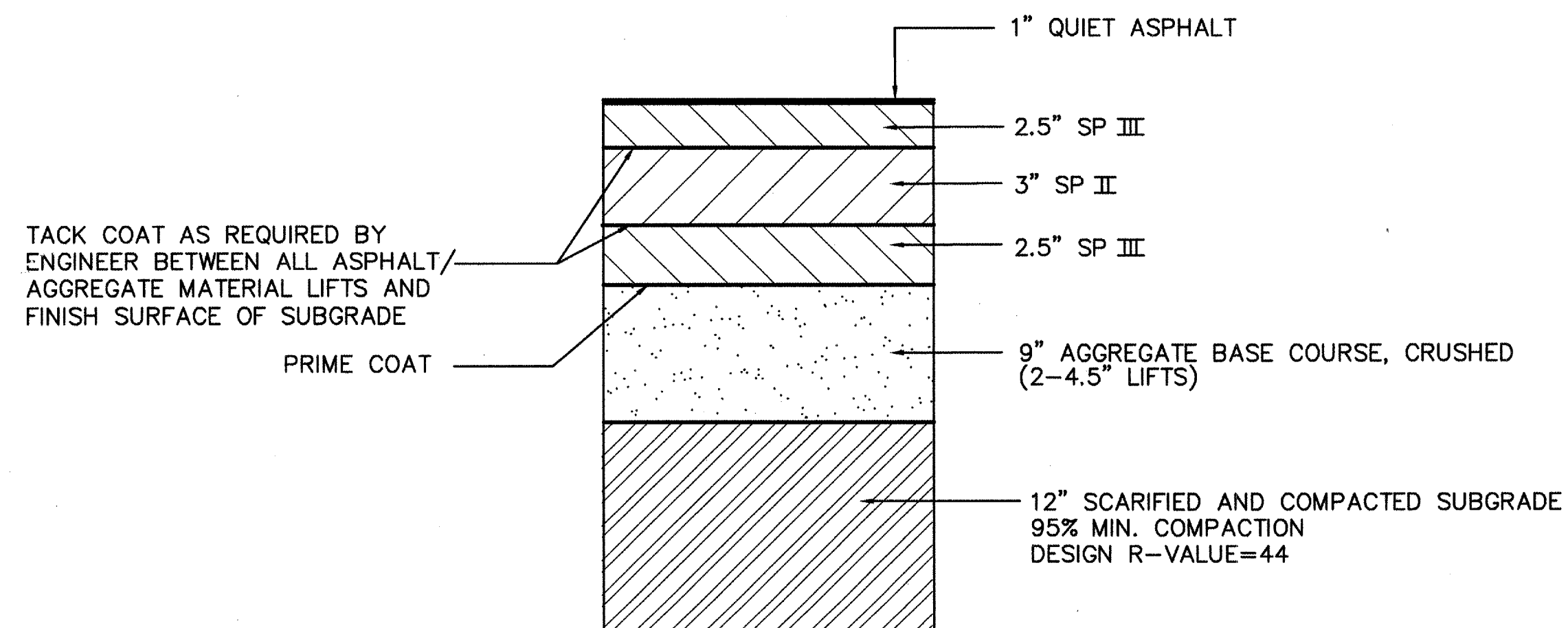


GOLF COURSE ROAD DRIVEWAY LOCATION

SCALE: 1"=50'

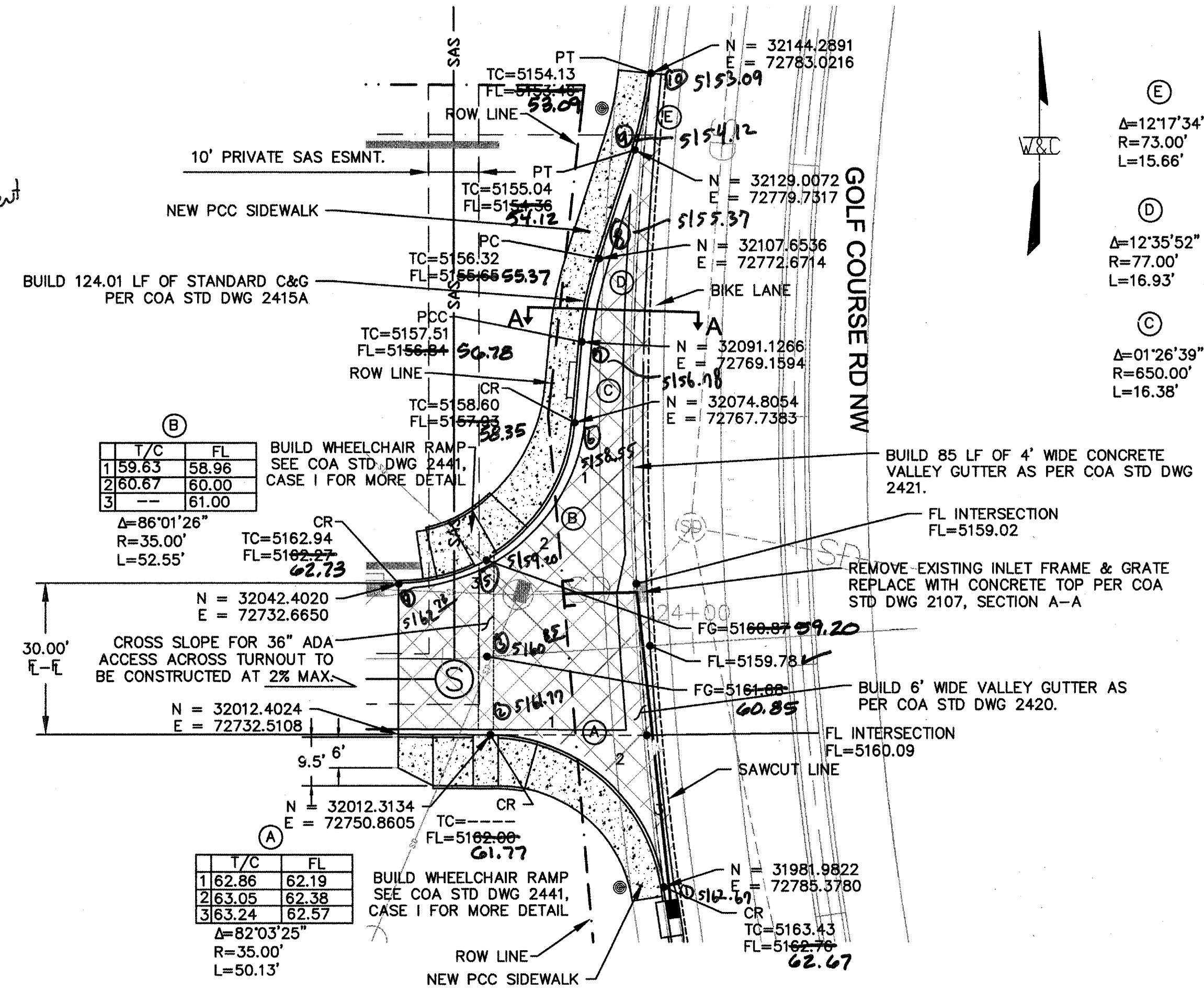


SECTION A-A
N.T.S.



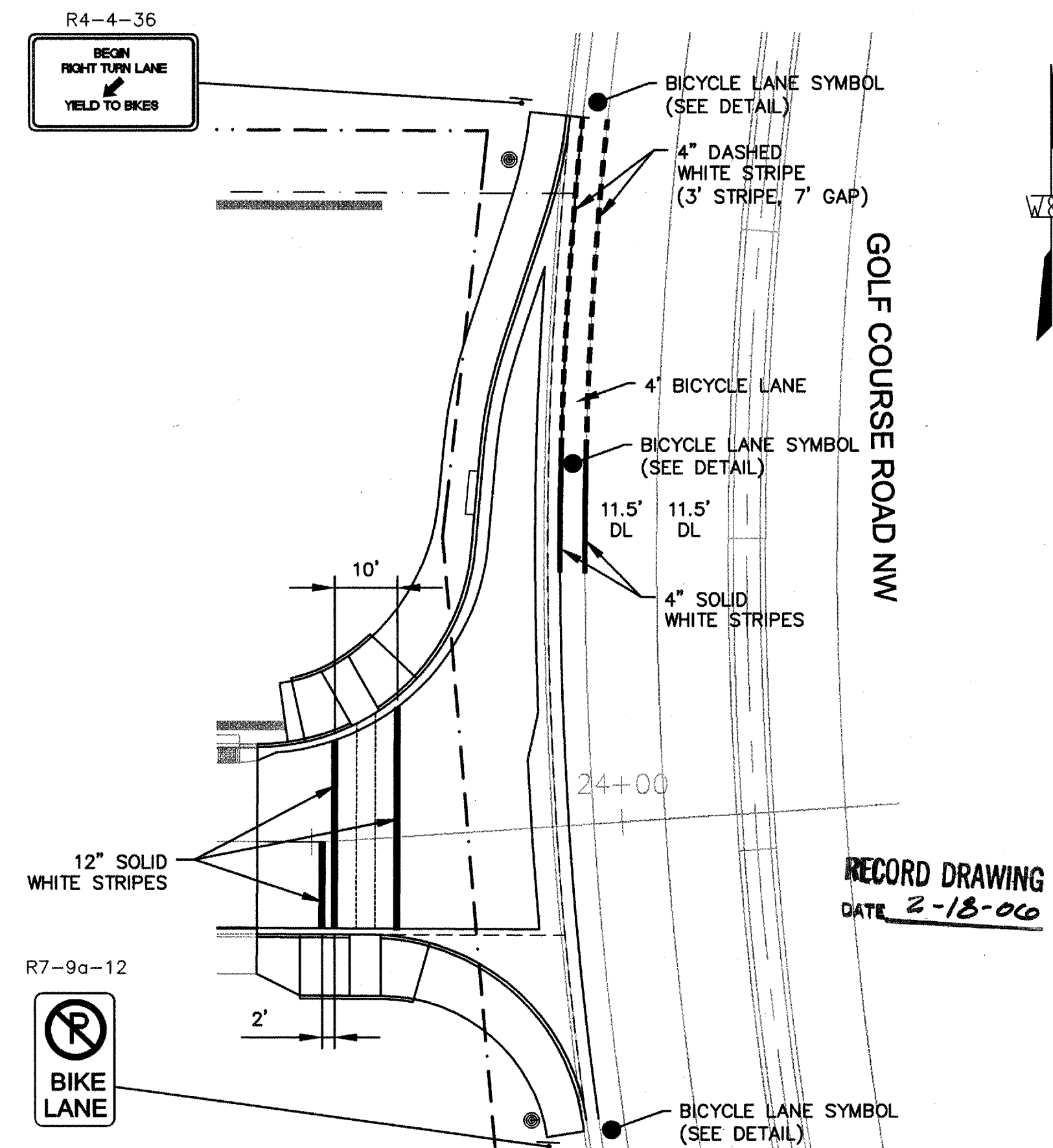
FLEXIBLE PAVEMENT SECTION
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(FROM COA PROJECT # 5894.91)

Sidewalk easement
2005131639
BK A103
Pg 1260
9-8-2005



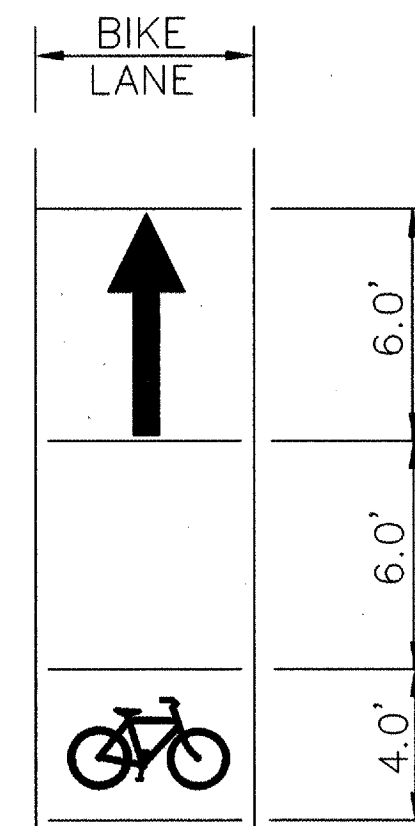
GOLF COURSE ROAD DRIVEWAY DETAIL

SCALE: 1"=20'



GOLF COURSE ROAD DRIVEWAY - BICYCLE LANE STRIPING DETAIL

SCALE: 1"=20'



BICYCLE LANE SYMBOL DETAIL
NO SCALE

WILSON & COMPANY
4900 LANG AVENUE N.E.
SUITE 100
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

WEST MESA MEDICAL CENTER
PAVING IMPROVEMENTS

Design Review Committee
City Engineer Approval
Last Design Update

City Project No. 7431-81
COA 7549-8122

Zone Map No. A-12

Sheet 5 of 7

AS-BUILT INFORMATION	
CONTRACTOR	DATE
INSPECTOR'S NAME	DATE
FIELD NAME BY	DATE
REVISION BY	DATE
REVISION	DATE

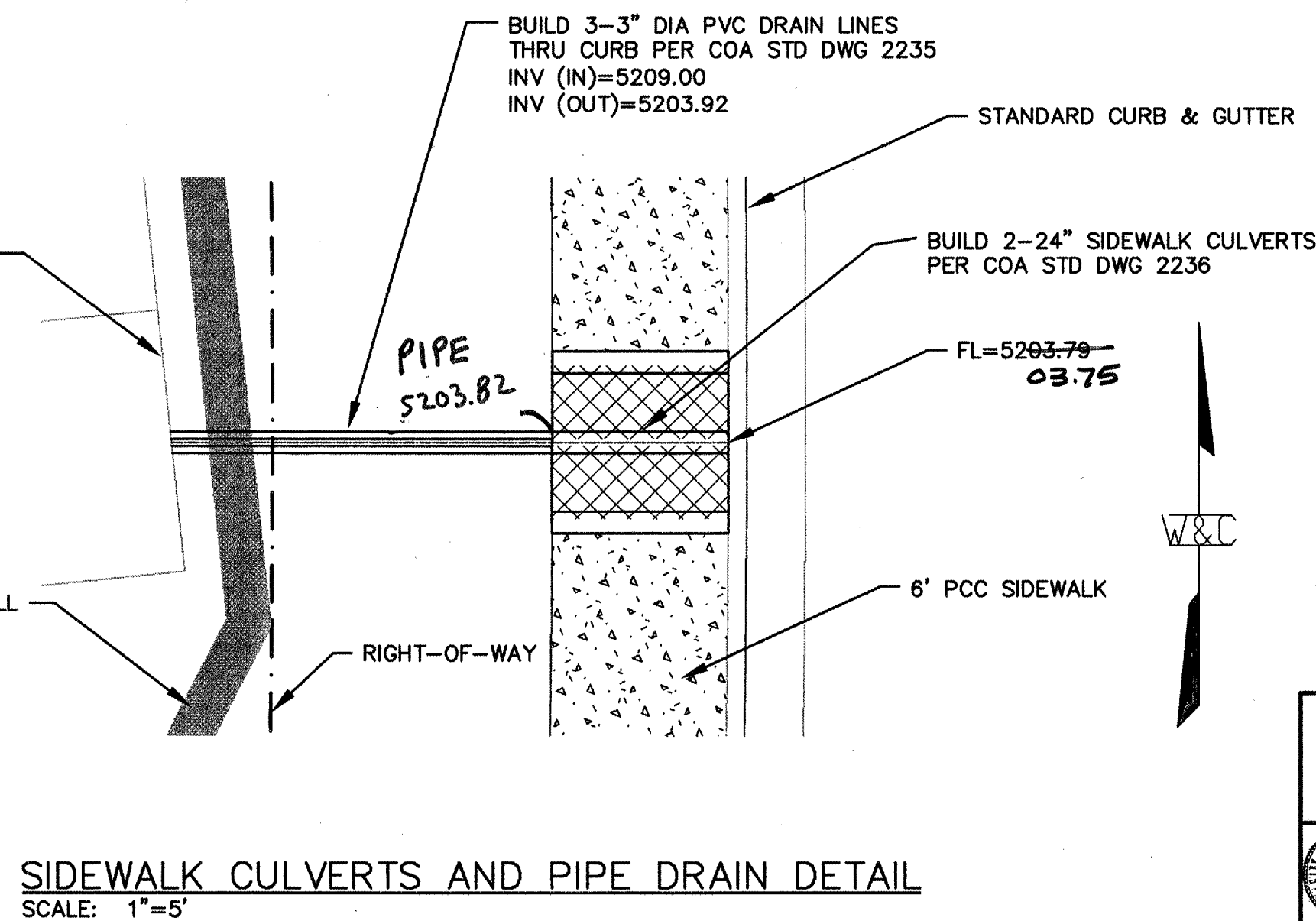
BENCH MARKS	
CONTRACTOR	DATE
INSPECTOR'S NAME	DATE
FIELD NAME BY	DATE
REVISION BY	DATE
REVISION	DATE

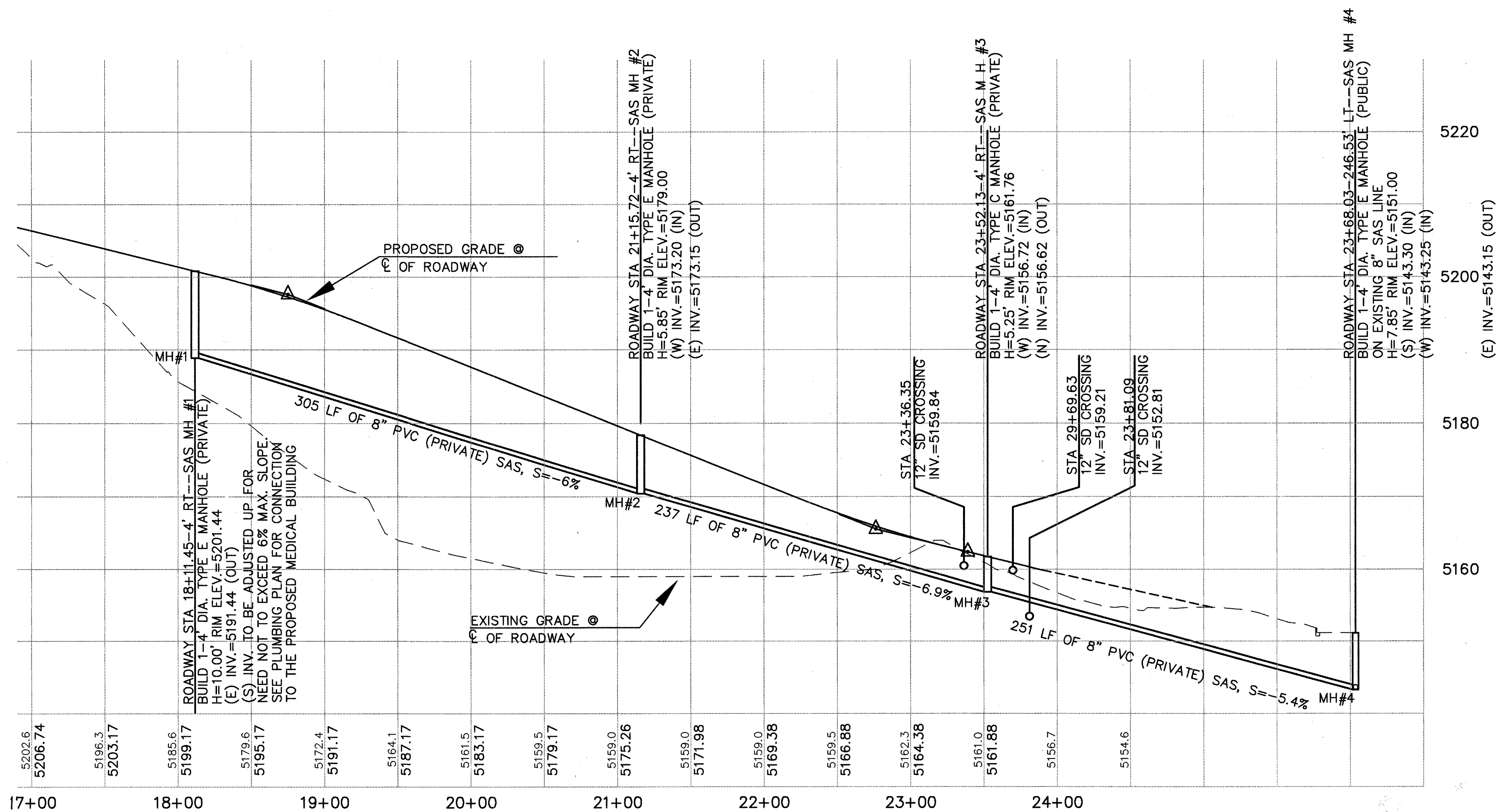
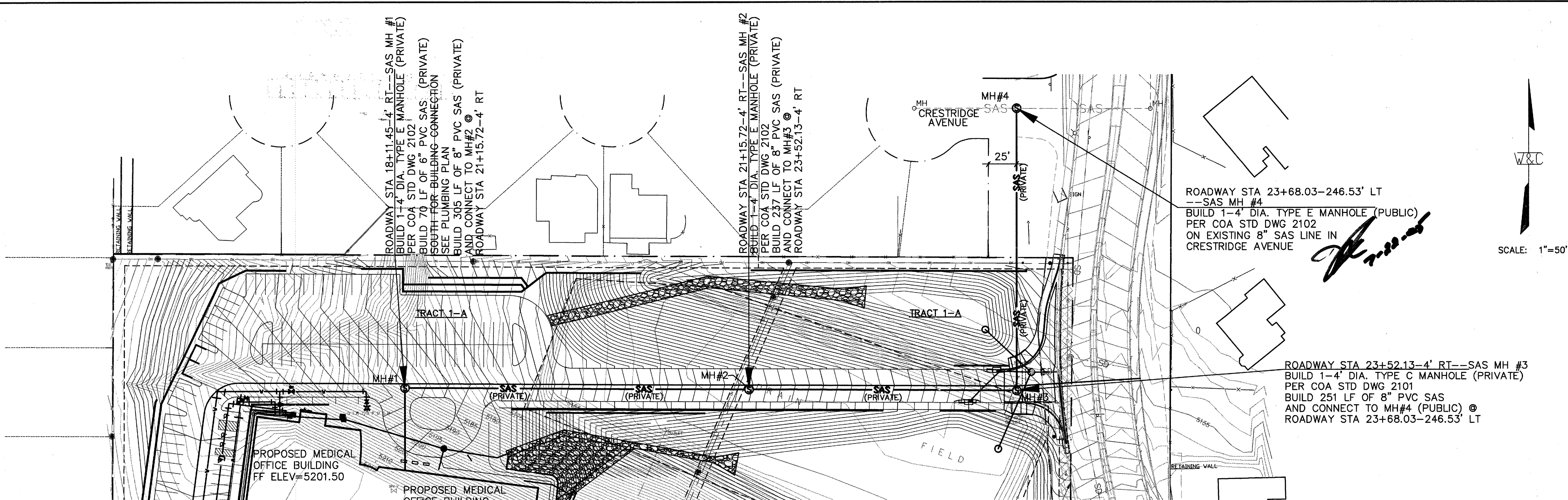
SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	

ENGINEER'S SEAL
Professional Engineer
State of New Mexico
No. 10000
Name: [Signature]
Exp. Date: 12-31-05

REVISIONS	
NO.	DATE
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE

DESIGNED BY		CHECKED BY	
DATE	CCM	DATE	ANV
DATE		DATE	
DATE		DATE	

[illegible]



RECORD DRAWING
DATE 2-18-06

WILSON & COMPANY
4900 LANG AVENUE N.E.
SUITE 100
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

**WEST MESA MEDICAL CENTER
PRIVATE SANITARY SEWER PLAN AND PROFILE**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./Day/Yr.	Mo./Day/Yr.
DESIGN REVIEW COMMITTEE			

City Project No. 7421-81
COA 7549-8124
Zone Map No. A-12
Sheet 7 of 7

AS-BUILT INFORMATION	
CONTRACTOR	DATE
INSPECTOR'S NAME	DATE
FIELD SUPERVISOR	DATE
CERTIFICATION BY	DATE
CERTIFICATION BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS	
THE STA. IS A USGS BRASS TABLET STAMPED 'BLACK-2 1977 SET FLUSH W/THE GROUND. THE STA. IS LOCATED 8.5 MI. N.W. OF DOWNTOWN ALBU. TO REACH THE STA. FROM THE INTX. OF COORS/-40 GO N. ON COORS 5.8 MI. TO PARADISE BLVD., W. ON PARADISE BLVD. 1.1 MI. TO GOLF COURSE RD., N. ON GOLF COURSE RD. 1.3 MI. TO MCMAHON BLVD. 1/4 MI. STA IS ON THE LEFT. ELEVATION = 5213.928 (2ND ORDER) (NGVD 29)	

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	

ENGINEER'S SEAL

KRISTINA GARCIA
STATE OF NEW MEXICO
LICENSED PROFESSIONAL ENGINEER
16020
MECHANICAL ENGINEERING

REVISIONS	
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