

CONSTRUCTION PLANS FOR LEGACY APARTMENTS

PAVING AND UTILITY IMPROVEMENTS

ABCWUA + THE CITY OF ALBUQUERQUE
NEW MEXICO
JULY 2016

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- 3A, 3B, 3C. GRADING AND DRAINAGE PLAN (FOR REFERENCE ONLY)
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SURVEYOR'S CERTIFICATION

I, BRIAN J. MARTINEZ, 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' SURVEYS PERFORMED BY ME OR UNDER MY SUPERVISION, THAT THE '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. CARTESIAN SURVEYS IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING, OR INTENT OF THE RECORDED DRAWINGS.

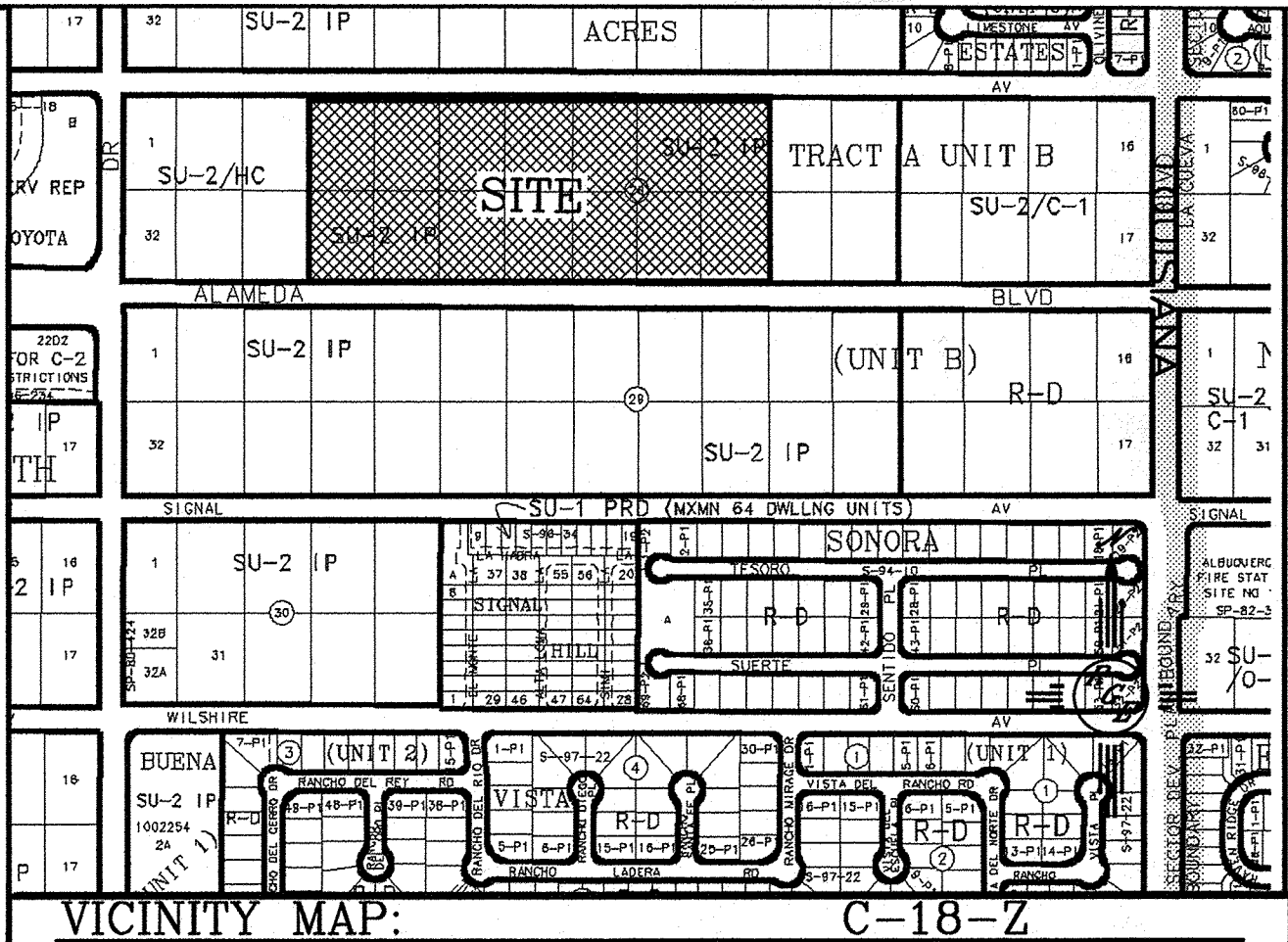
Brian J. Martinez 8/24/17
BRIAN J. MARTINEZ, NMPS 18374



I DAVID SOULE, NMPE 14522, OF THE FIRM RIO GRANDE ENGINEERING, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFRASTRUCTURE INSTALLED AS A PART OF THIS PROJECT HAS BEEN INSPECTED BY ME OR A QUALIFIED PERSON UNDER MY DIRECT SUPERVISION AND HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY, COUNTY AND ABCWUA ENGINEER AND THAT THE ORIGINAL DESIGN INTENT HAS BEEN MET, EXCEPT AS NOTED BY ME OR PERSONNEL UNDER MY DIRECTION AND SURVEY INFORMATION PROVIDED BY BRIAN MARTINEZ NMPS 18374.



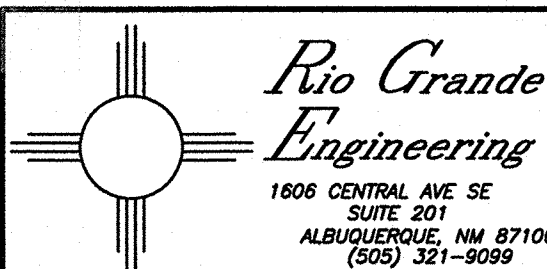
Record Drawing



NOTICE TO CONTRACTORS

1. 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 #9).
2. ALL ROAD IMPROVEMENTS AND RELATED WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION (UPDATE #9).
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4. ANY WORK AFFECTING AN ARTERIAL ROADWAY MAY REQUIRE 24-HOUR CONSTRUCTION.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES. 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.
6. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION DETAILED CONSTRUCTION SCHEDULE. TWO(2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE COA. CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.
7. 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. 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.
8. DEVELOPER SHALL PROVIDE STOP SIGNS, AND ANY NECESSARY STRIPING FOR PRIVATE STREETS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIAL.
10. CONTRACTOR SHALL REPLACE ALL PERMANENT PAVING STRIPING AND MARKINGS (INCLUDING IMPACTED EX. MARKINGS) THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED AND MARKED. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ALL CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF THERMOPLASTIC IN ACCORDANCE WITH THE MUTCD.
11. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE COA.
13. WHEN ADJUTING NEW PAVEMENT TO THE EXISTING INTERSECTING STREETS THE EXISTING PAVEMENT SHALL BE SAW CUT TO A STRAIGHT LINE AT RIGHT ANGLES AND ANY BROKEN OR CRACKED PAVEMENT SHALL BE REMOVED. SAW CUTTING SHALL BE CONSIDERED INCIDENTAL TO PAVING, THEREFORE, NO DIRECT PAYMENT WILL BE MADE FOR SAW CUTTING.
14. GROUND WATER MAY BE PRESENT WITHIN THE WORK AREA. CONTRACTOR SHALL BE AWARE THAT DEWATERING OF WORK ZONE MAY BE REQUIRED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY DAMAGE TO EXISTING CURB AND GUTTER, PAVEMENT, SIDEWALK, STRIPING, AND SIGNAGE.
16. ADD CONTRACTOR SHALL TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2" OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50.

DRB# -1009881



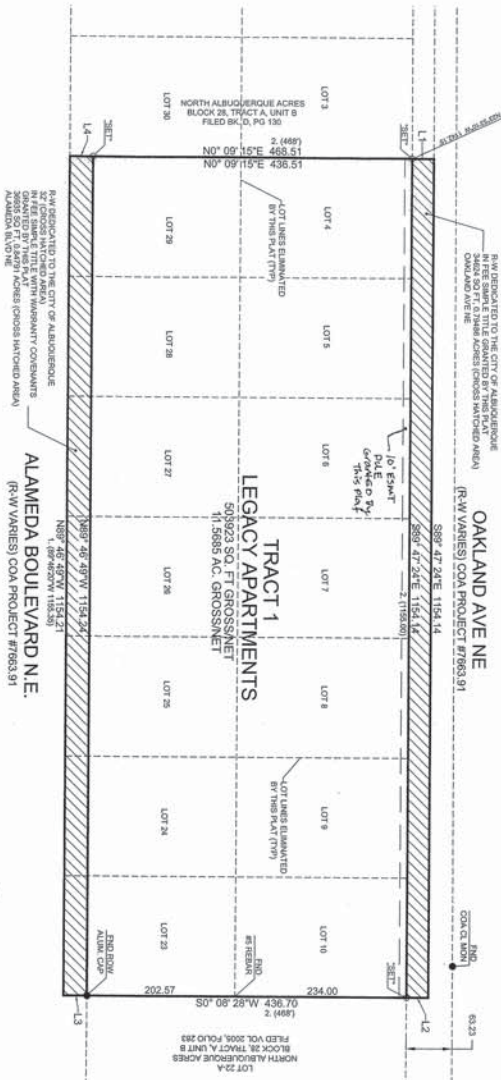
- THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED
- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
 - ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
 - ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
 - ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

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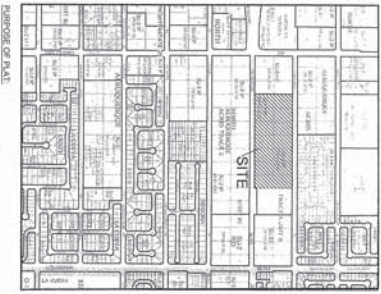
Parcel Line Table	
Line #	Length
L1	30.00
L2	30.00
L3	30.00
L4	30.00

LEGEND OF SYMBOLS:
 • FOUND MONUMENT AS NOTED
 • SET OFF MEASUREMENT WITH PLASTIC CAP 1/4" 3002" OR
 • SET OFF MEASUREMENT WITH SHIMMER 71002"

PLAT OF
TRACT 1
LEGACY APARTMENTS
 WITHIN PROJECTED SECTION 13
 TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 EL PASO COUNTY, NEW MEXICO
 JUNE 2016



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
 1000 SOUTH 10TH AVENUE, SUITE 100
 ALBUQUERQUE, NEW MEXICO 87102
 505.261.1111
 www.construction-survey.com



LEGAL DESCRIPTION

LOT 1 AND LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, TRACT 1, UNIT 1, NORTH ALBUQUERQUE ACRES AS THE SAME IS SHOWN AND DEMONSTRATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN VOLUME 6, FOLIO 126 DCC, 188904248.

THE UNDERSIGNED (OWNERS) OF THIS CERTAIN TRACT OF LAND HEREIN DESCRIBED, BEING THE SAME, HAVE CAUSED THIS PLAT TO BE MADE AND FORWARDED TO THE PUBLIC SERVICE COMPANY OF NEW MEXICO (PSC) FOR THE PURPOSE OF RECORDING THE SAME IN THE PUBLIC SERVICE COMPANY'S RECORDS. THE UNDERSIGNED (OWNERS) HAVE CAUSED THIS PLAT TO BE MADE AND FORWARDED TO THE PUBLIC SERVICE COMPANY'S RECORDS FOR THE PURPOSE OF RECORDING THE SAME IN THE PUBLIC SERVICE COMPANY'S RECORDS. THE UNDERSIGNED (OWNERS) HAVE CAUSED THIS PLAT TO BE MADE AND FORWARDED TO THE PUBLIC SERVICE COMPANY'S RECORDS FOR THE PURPOSE OF RECORDING THE SAME IN THE PUBLIC SERVICE COMPANY'S RECORDS.

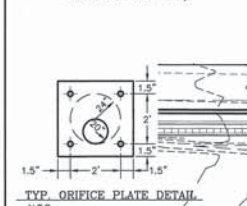
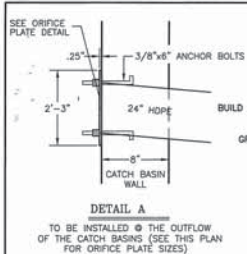
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 505.261.1111
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INSTALL 1-12" INLINE GRATE
GRATE=5247.00
12" HOPE INV=5242.92
1" CURB CUT
END 6" DEEP
W/CHECK DAMS EVERY 30'
SEE DETAIL THIS SHEET
BUILD DOUBLE-TYPE A INLET SINGLE THROAT
PER COA STD DWG #2201, 2202
SEE DETAIL SHEET 13A
GRATE DETAIL PER COA STD DWG #2220
SEE DETAIL SHEET 13A
TOP OF CURB=5240.81
FL=5240.14
GRATE=5238.91
24" CLASS IV RCP INV IN=5235.51
24" CLASS IV RCP INV OUT=5235.41
INSTALL 1-SINGLE D INLET
GRATE=5247.00
W/10" ORIFICE PLATE
18" HOPE INV IN=5240.30
24" HOPE INV OUT=5240.20
6" DIA SD MH
INSTALL 1-4" DIA SD MH
RIM=5246.50
24" HOPE INV IN=5238.29
24" CLS II RCP INV OUT=5238.34

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GRATE=5238.91
24" CLASS IV RCP INV IN=5235.51
24" CLASS IV RCP INV OUT=5235.41
INSTALL 1-SINGLE D INLET
GRATE=5247.00
W/10" ORIFICE PLATE
18" HOPE INV IN=5240.30
24" HOPE INV OUT=5240.20
6" DIA SD MH
INSTALL 1-4" DIA SD MH
RIM=5246.50
24" HOPE INV IN=5238.29
24" CLS II RCP INV OUT=5238.34

INSTALL 1-12" INLINE GRATE
GRATE=5247.00
12" HOPE INV=5242.92
1" CURB CUT
END 6" DEEP
W/CHECK DAMS EVERY 30'
SEE DETAIL THIS SHEET
BUILD DOUBLE-TYPE A INLET SINGLE THROAT
PER COA STD DWG #2201, 2202
SEE DETAIL SHEET 13A
GRATE DETAIL PER COA STD DWG #2220
SEE DETAIL SHEET 13A
TOP OF CURB=5240.81
FL=5240.14
GRATE=5238.91
24" CLASS IV RCP INV IN=5235.51
24" CLASS IV RCP INV OUT=5235.41
INSTALL 1-SINGLE D INLET
GRATE=5247.00
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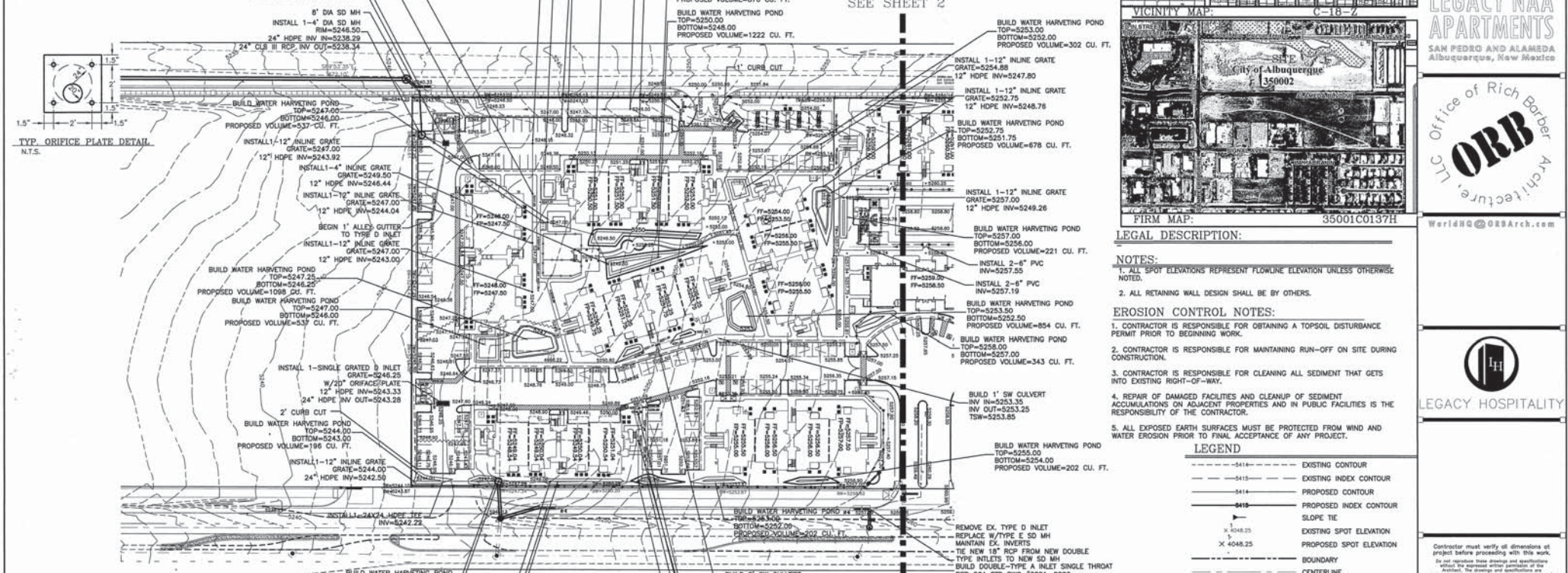
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24" CLS II RCP INV OUT=5238.34

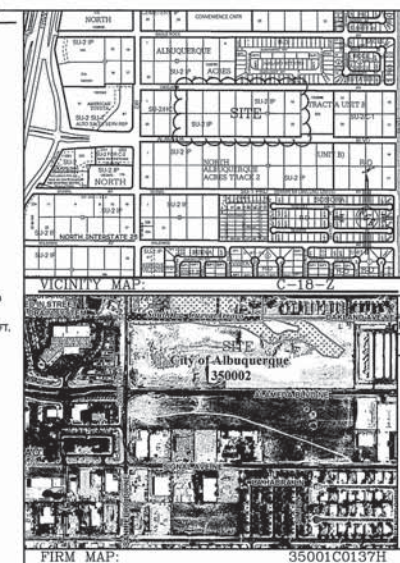


CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.

RECORD DRAWINGS

MATCHLINE
SEE SHEET 2

MATCHLINE
SEE SHEET 2



LEGAL DESCRIPTION:

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
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4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
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LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- SLOPE TIE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED SETBACK
- PROPOSED LOT LINE
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL DESIGN BY OTHERS

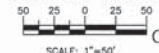
GRADING AND DRAINAGE PLAN



DRAWN BY WCM/J	DATE 8-30-16	SHEET # 3A
DESIGN TEAM COORDINATION 08/21/16	1ST CITY REVIEW 08/21/16	JOB # 21601
2ND CITY SUBMITTAL	DATE: AUGUST 01, 2016	ORR # 15-010

FOR REFERENCE ONLY

GRAPHIC SCALE



CPN#742484

ENGINEER'S SEAL



9/15/16

DAVID SOALE
P.E. #14522

LEGACY NAA
APARTMENTS

SAN PEDRO AND ALAMEDA
Albuquerque, New Mexico

Office of Rich Barber

ORB Architecture, LLC

WorldHQ@ORBArch.com

3500IC0137H

LEGACY HOSPITALITY

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IMPROVEMENTS.

BUILD DOUBLE-TYPE A INLET SINGLE THROAT
PER COA STD DWG #2201, 2202
SEE DETAIL SHEET 13A
GRATE SHALL BE MODIFIED
PER COA STD DWG #2220
SEE DETAIL SHEET 13A
TOP OF CURB=5262.82
FL=5262.28
GRATE=5261.92
18" RCP INV IN=5250.40
24" RCP INV OUT=5250.30
INSTALL 1-TYPE D INLET
GRATE=5261.03
12" HDPE INV IN=5257.09
18" HDPE INV OUT=5256.99
8" DIA SD MH

MATCHLINE
SEE SHEET 1

INSTALL 1-4" DIA SD MH
RM=5262.50
18" CLS II RCP INV OUT=5256.14

INSTALL 1-12" INLINE GRATE
GRATE=5263.24
12" HDPE INV=5257.94

INSTALL 2-6" PVC
INV=5258.35

BUILD WATER HARVESTING POND
TOP=5262.00
BOTTOM=5261.00
PROPOSED VOLUME=590 CU. FT.

INSTALL 2-6" PVC
INV=5257.75

BUILD WATER HARVESTING POND
TOP=5258.30
BOTTOM=5257.35
PROPOSED VOLUME=343 CU. FT.

BUILD 2' SW CULVERT
INV IN=5258.35
INV OUT=5258.25
TSW=5258.75

BUILD 2' SW CULVERT
INV IN=5259.98
INV OUT=5259.88
TSW=5260.38

BUILD 2' SW CULVERT
INV IN=5259.98
INV OUT=5259.88
TSW=5260.38

MATCHLINE
SEE SHEET 1

BUILD WATER HARVESTING POND
TOP=5262.00
BOTTOM=5261.00
PROPOSED VOLUME=459 CU. FT.

BUILD WATER HARVESTING POND
TOP=5265.50
BOTTOM=5265.50
PROPOSED VOLUME=459 CU. FT.

REMOVE EX. TYPE D INLET
REPLACE W/TYPE E SD MH
MAINTAIN EX. INVERTS
TIE NEW 18" RCP FROM NEW DOUBLE A
TYPE INLETS TO NEW SD MH
BUILD DOUBLE-TYPE A INLET SINGLE THROAT
PER COA STD DWG #2201, 2202
SEE DETAIL SHEET 13A
GRATE SHALL BE MODIFIED
PER COA STD DWG #2220
SEE DETAIL SHEET 13A
TOP OF CURB=5270.81
FL=5270.14
GRATE=5269.91
24" RCP INV OUT=5265.91

BUILD WATER HARVESTING POND
TOP=5264.00
BOTTOM=5263.00
PROPOSED VOLUME=432 CU. FT.

BUILD WATER HARVESTING POND
TOP=5264.00
BOTTOM=5263.00
PROPOSED VOLUME=889 CU. FT.

BUILD WATER HARVESTING POND
TOP=5265.00
BOTTOM=5264.00
PROPOSED VOLUME=762 CU. FT.

BUILD WATER HARVESTING POND
TOP=5265.00
BOTTOM=5264.00
PROPOSED VOLUME=876 CU. FT.

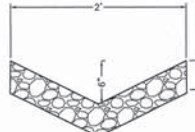
1' CURB CUT
END 6" DEEP
WATER QUALITY SWALE
W/CHECK DAMS EVERY 30'
SEE DETAIL THIS SHEET

BUILD WATER HARVESTING POND
TOP=5269.00
BOTTOM=5268.00
PROPOSED VOLUME=418 CU. FT.

BUILD WATER HARVESTING POND
TOP=5268.50
BOTTOM=5267.50
PROPOSED VOLUME=1231 CU. FT.

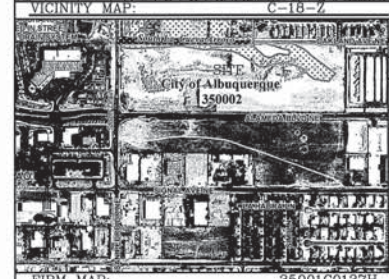
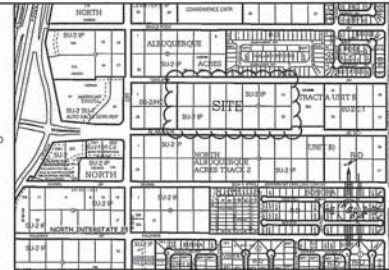
BUILD WATER HARVESTING POND
TOP=5268.00
BOTTOM=5267.00
PROPOSED VOLUME=324 CU. FT.

RECORD DRAWINGS



WATER QUALITY COBBLE SWALE DETAIL

6" COBBLES
TO BE HAND PLACED



ENGINEER'S SEAL
DAVID SOALE
P.E. #14522
9/15/16

LEGACY NAA
APARTMENTS
SAN PEDRO AND ALAMEDA
Albuquerque, New Mexico

Office of Rich Barber
ORB
Architecture, LLC
WorldHQ@ORBArch.com

LEGAL DESCRIPTION:

NOTES:

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2. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.

EROSION CONTROL NOTES:

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LEGEND

- -5414 --- EXISTING CONTOUR
- -5415 --- EXISTING INDEX CONTOUR
- -5414 --- PROPOSED CONTOUR
- -5415 --- PROPOSED INDEX CONTOUR
- SLOPE TIE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED SETBACK
- PROPOSED LOT LINE
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL DESIGN BY OTHERS



GRAPHIC SCALE



FOR REFERENCE ONLY

CPN#742484

GRADING AND DRAINAGE PLAN

Ro Grande
Engineering
1808 CENTRAL AVENUE
SUITE 201
ALBUQUERQUE, NM 87104
(505) 875-1088

DRAWN BY WCK/J
DATE 8-30-16
SHEET # 3B
JOB # 21601

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DATE: AUGUST 01, 2016
JOB # 15-218



DAVID SOULE
P.E. #14522

LEGACY NAA
APARTMENTS
SAN PEDRO AND ALAMEDA
Albuquerque, New Mexico

Office of Rich Barber
ORB
Architecture, LLC
WorldHQ@ORBArch.com



LEGACY HOSPITALITY

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REVISIONS
1. 06/21/14 DESIGN TEAM COORDINATION
2. 06/21/14 1ST CITY REVIEW
3.
4.
5.

2ND CITY SUBMITTAL
DATE: AUGUST 01, 2014 ORB # 15-218

DESIGN BY OTHERS

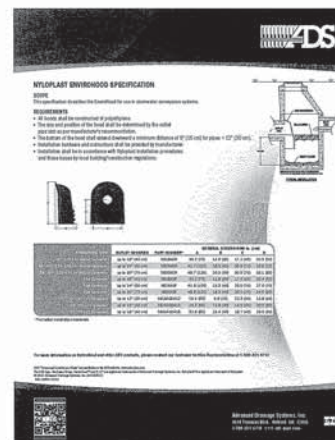
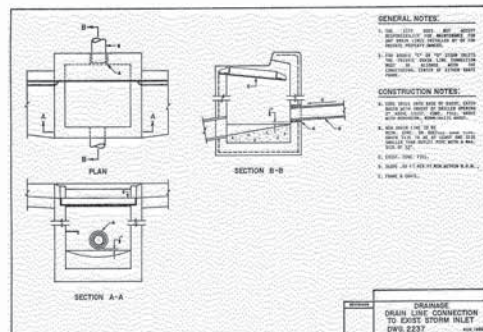
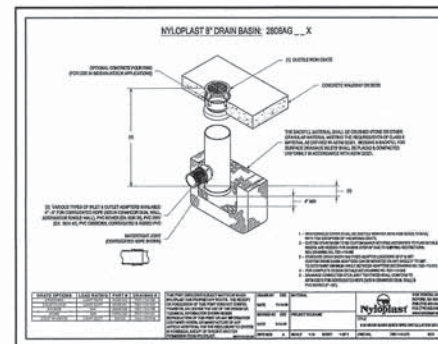
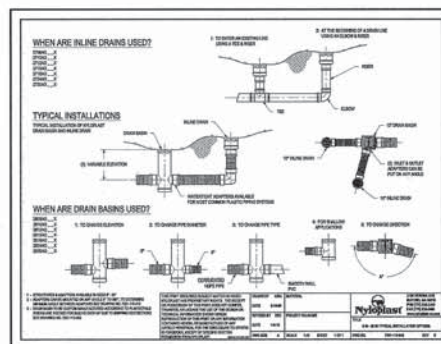
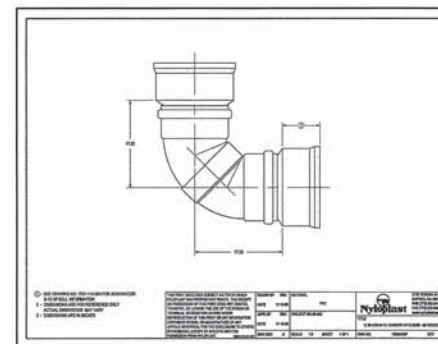
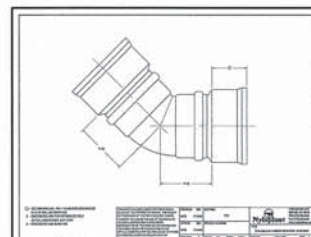
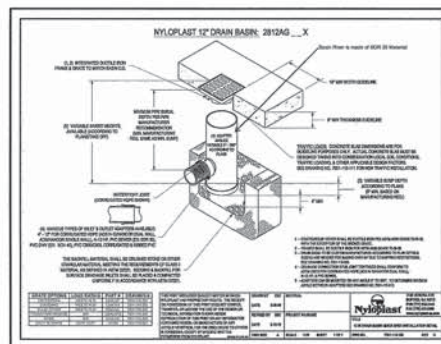
GRADING AND
DRAINAGE DETAILS



Rio Grande
Engineering
1608 CENTRAL AVENUE
SUITE 201
ALBUQUERQUE, NM 87106
(505) 875-0899

DRAWN BY: WCUJ
DATE: 8-30-16
SHEET # 3C
JOB # 21601

CPN#742484
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GRADING AND
DRAINAGE DETAILS



Rio Grande
Engineering
1608 CENTRAL AVENUE
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ALBUQUERQUE, NM 87106
(505) 875-0899

DRAWN BY: WCUJ
DATE: 8-30-16
SHEET # 3C
JOB # 21601

CPN#742484
FOR REFERENCE ONLY

[illegible]

ENGINEER'S SEAL

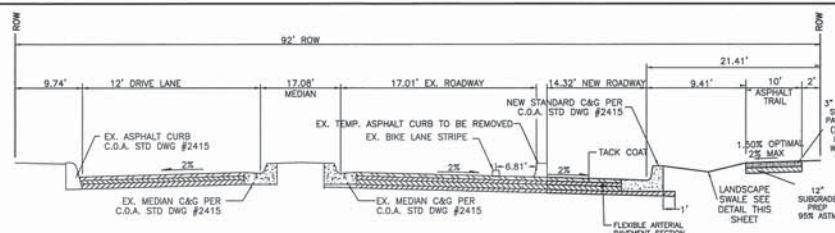


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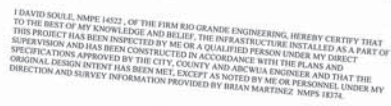
3/7/17

DESIGN		REVISIONS		BY	
NO.	DATE	REMARKS			
DESIGNED BY: WONG DRAWN BY: WONG CHECKED BY: DS DRAWING NAME: 21525-LAYOUT-9-21-15 JOB NO.: 21001 DATE: 1-30-17					

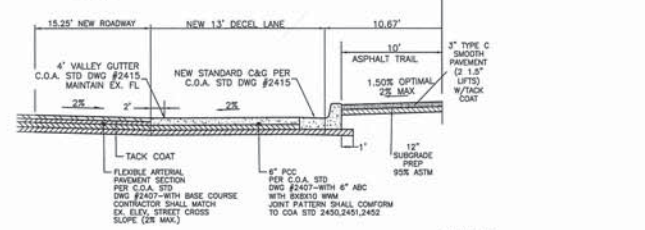
	Rio Grande Engineering 1000 Camino Arroyo SE Albuquerque, NM 87102 (505) 875-1000		NO.	DATE	DESIGNED BY
					DRAWN BY
					DRAWN NAME
					CHECKED BY
CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP					
LEGACY APARTMENTS MASTER PAVING PLAN					
TITLE:					
DESIGN-REVIEW-COMMITTEE 		CITY ENGINEER-APPROVAL 		WD / DAY / YR. 	WD / DAY / YR.
		LAST DESIGN UPDATE			
CITY PROJECT NO.		ZONE MAP NO.		SHEET	OF
742484		C-18-Z		4	14



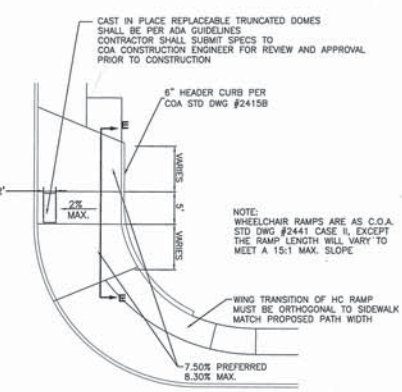
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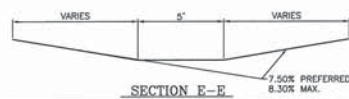
SECTION D-D



SECTION D-D



WHEELCHAIR RAMP DETAIL (TYP.)



4. **Scenics Category:**
a. The landscape area between the sidewalk and back of curb is to be depressed and covered in rock to prevent erosion. See the detail and notes below:

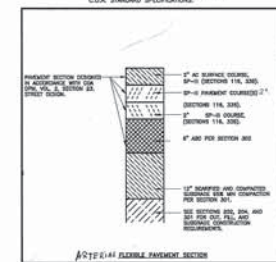


1. Berms to have side slopes of 3:1 (H:V).
2. For wide landscape buffers, greater than 10 feet, the maximum depth is 18 inches.
3. Landscape buffers 2 feet and less in width are excluded.
4. Final grade of dirt to be 1 to 2 inches below top of each and top of sidewalk gully.
5. Surface between back of each sidewalk to be covered with gravel mulch (minimum 87% aridex or equal). Do not fill inside curbs.
6. A check dam will be required for erosion on slopes longitudinal slopes, 2.5% and greater, and longer sections. The engineer will determine the location.
7. Landscape fabric is recommended, but not required, between the dirt and the stone. If landscape fabric is to be used it is to be permeable.
8. In the case where the fabric is existing and the landscape buffer is improved with landscaping within some form of erosion protection, this requirement does not apply.

UNIDIRECTIONAL WHEELCHAIR RAMP DETAIL (TYP.)

PAVING NOTE

1" SURGRADE SOIL, R-VALUE=50, PLACED IN 3" OF COMPACTED LIFTS. CONTRACTOR AT MOISTURE, $\geq 2.0\%$, ASTM D1557, OR OPT. MOISTURE, TO 44%, ASTM D698 FOR SOIL, W/25% OR MORE MATERIAL FINING THE NO. 200 SIEVE. SOIL NOT HARDER THAN R-VALUE OF 50, SHALL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED BY THE CONTRACTOR WITH SUITABLE MATERIAL OR A PAVEMENT ACCOMMODATING THE EXISTING R-VALUE PER CONTRACTOR.

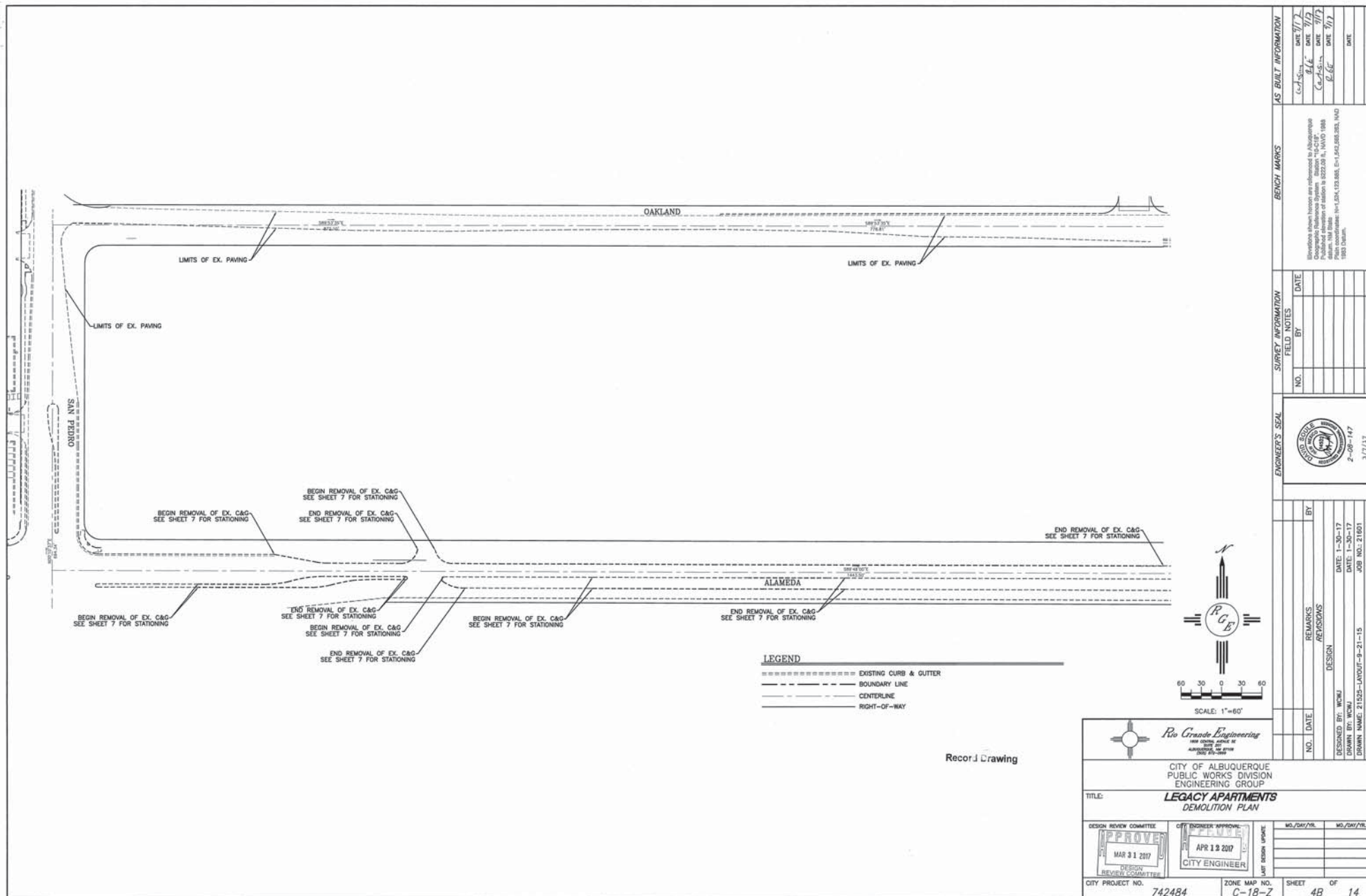


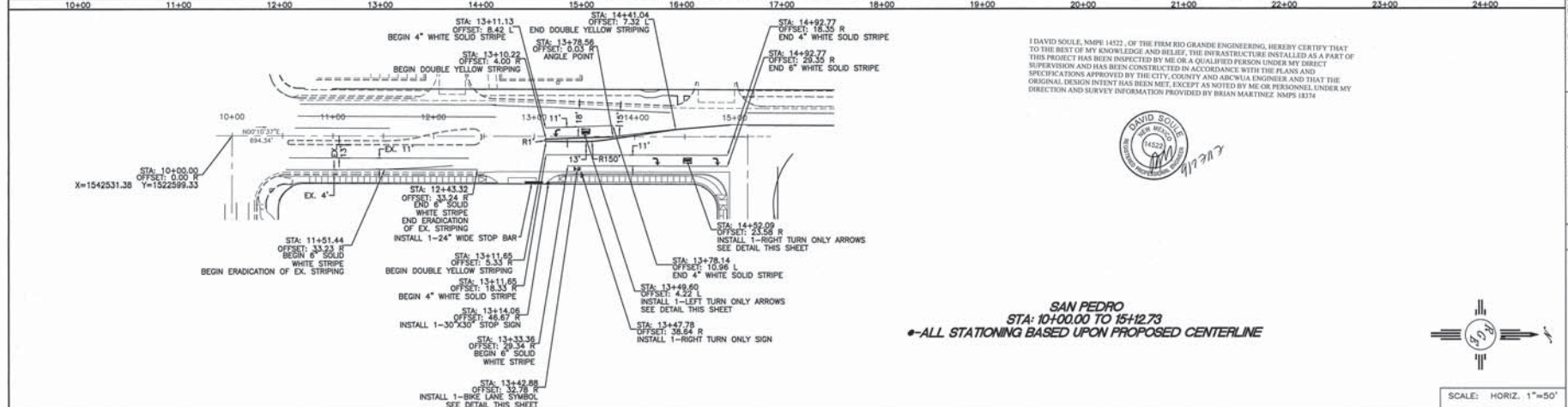
Rio Grande Engineering
1400 CENTRAL AVENUE SE
SUITE 200
ALBUQUERQUE, NM 87102
(505) 879-0889

CITY OF ALBUQUERQUE
PUBLIC WORKS DIVISION
ENGINEERING GROUP

TITLE: **LEGACY APARTMENTS**
MASTER PAVING SECTIONS AND DETAILS

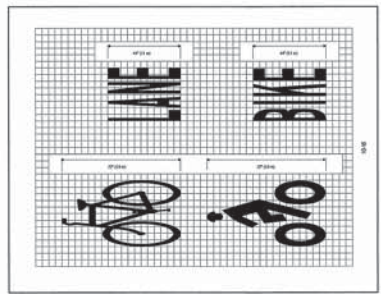
DESIGN REVIEW COMMITTEE  APPROVED MAR 31 2017 DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL  APPROVED APR 13 2017 CITY ENGINEER		LAST DESIGN UPDATE <table border="1"> <thead> <tr> <th>MO./DAY/YR.</th> <th>MO./DAY/YR.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>		MO./DAY/YR.	MO./DAY/YR.																				
MO./DAY/YR.	MO./DAY/YR.																										
CITY PROJECT NO.		ZONE MAP NO.		SHEET OF																							
742484		C-18-Z		4A 14																							





SCALE: HORIZ. 1"=50"

- STOP SIGN (R1-1-30) TO BE INSTALLED BY CONTRACTOR
- COA SHALL PROVIDE AND INSTALL STREET NAME SIGN
- RIGHT MUST TURN RIGHT SIGN (R3-7R) TO BE INSTALLED BY CONTRACTOR
- COA SHALL PROVIDE AND INSTALL STREET NAME SIGN
- *-ALL NEW STRIPING SHALL BE THERMOPLASTIC PER COA STD SPECS



BIKE SYMBOL DETAIL
NTS--PLAN VIEW



Rio Grande Engineering
1008 CENTRAL AVENUE SE
SUITE 200
ALBUQUERQUE, NM 87106
(505) 875-0000

CITY OF ALBUQUERQUE
PUBLIC WORKS DIVISION
ENGINEERING GROUP
LEGACY APARTMENTS
STRIPING AND SIGNAGE PLAN

CITY ENGINEER APPROVAL

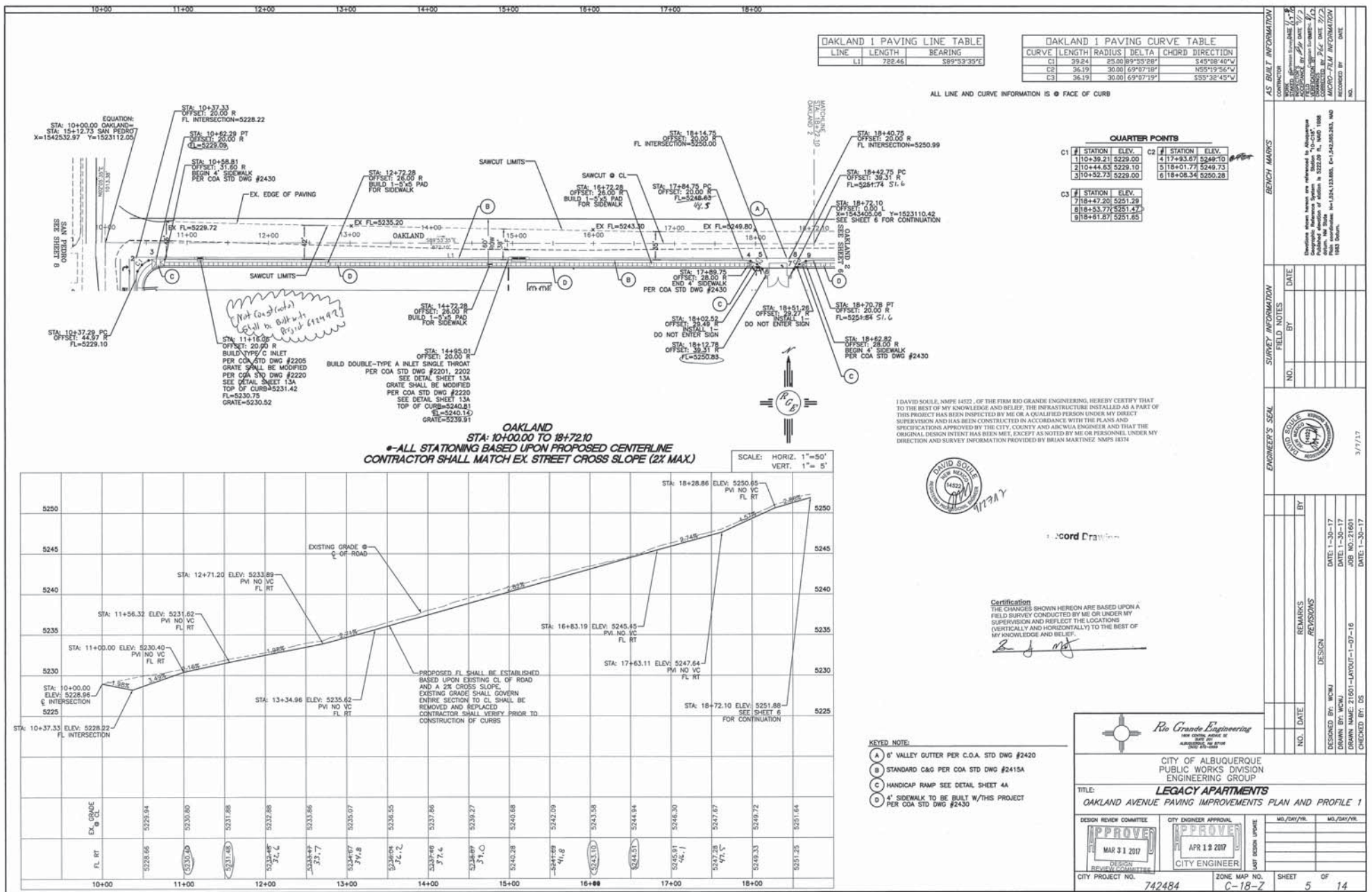
APR 19 2017

APR 13 2017
CITY ENGINEER

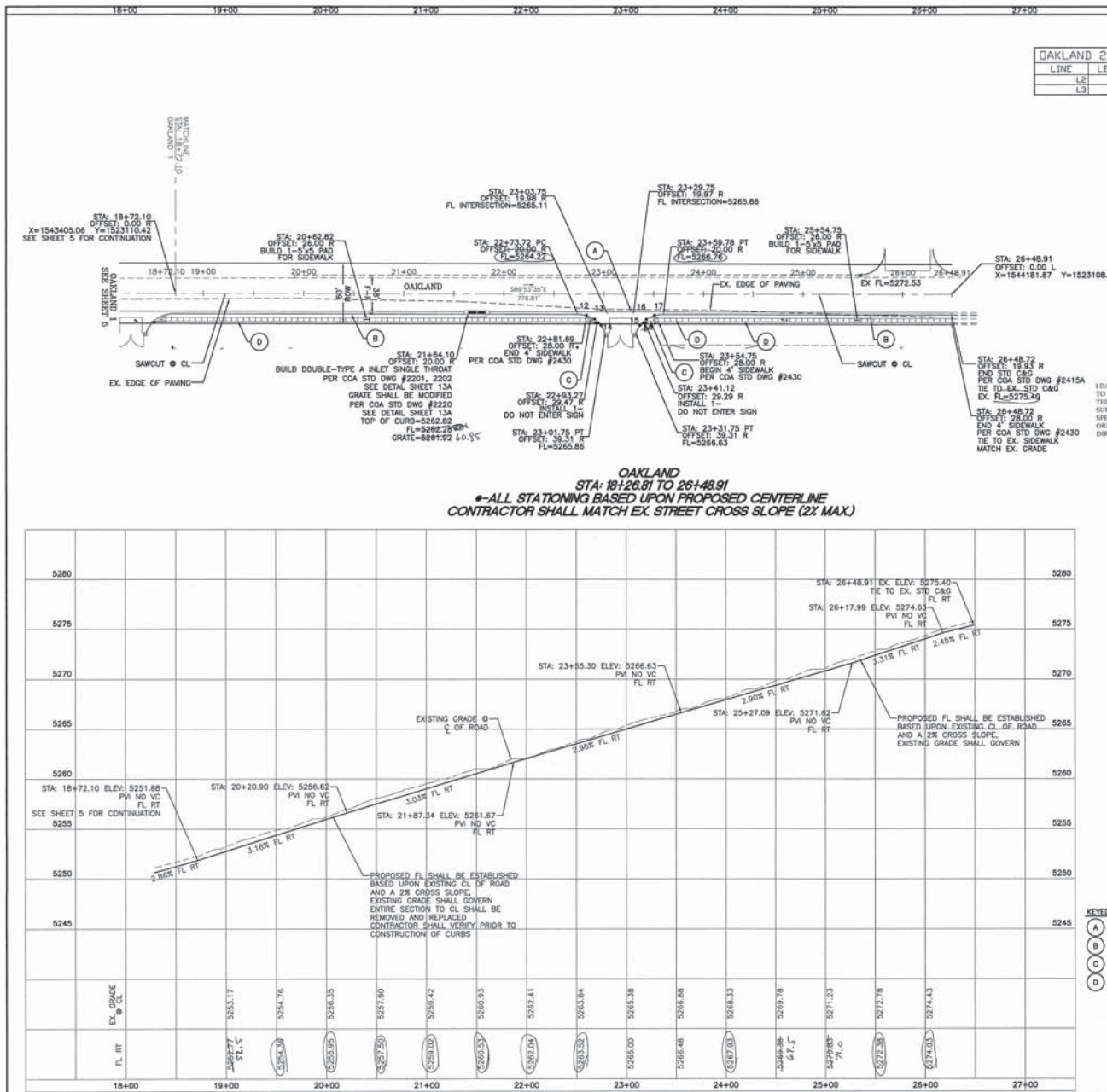
ZONE

742484	C-
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C-18-Z	4C	14
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RECORD DRAWINGS



Certification
 THE CHANGES SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND REFLECT THE LOCATIONS (VERTICALLY AND HORIZONTALLY) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David Soule



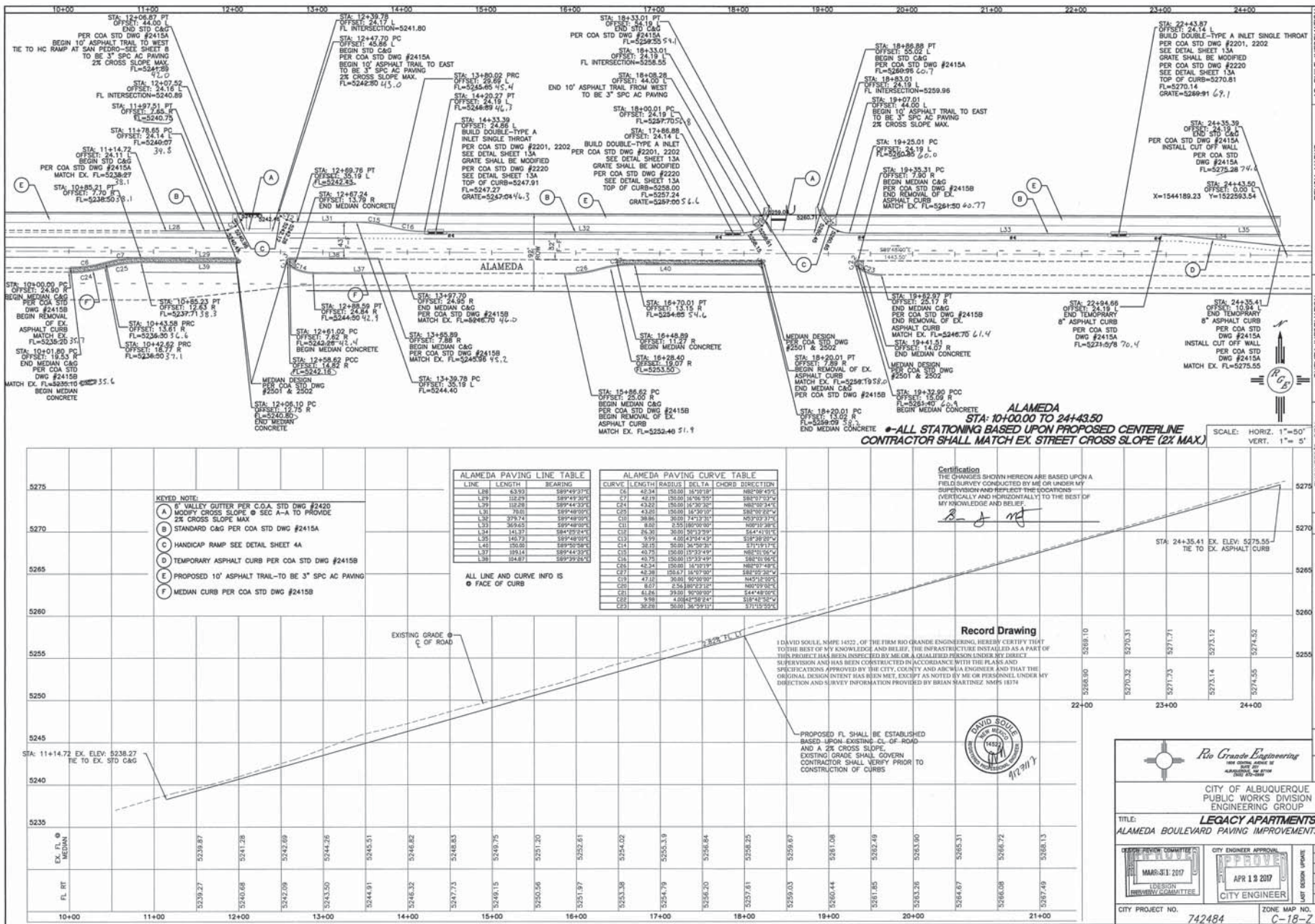
Record Drawing

SCALE: HORIZ. 1"=50'
 VERT. 1"=5'

- KEYED NOTE:**
- (A) 6" VALLEY GUTTER PER C.O.A. STD DWG #2420
 - (B) STANDARD C&G PER C.O.A. STD DWG #2415A
 - (C) HANDICAP RAMP SEE DETAIL SHEET 4A
 - (D) 4" SIDEWALK TO BE BUILT W/THIS PROJECT PER C.O.A. STD DWG #2430

Rio Grande Engineering NEW MEXICO STATE OF PROFESSIONAL ENGINEER LICENSE NO. 14222	
CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP	
LEGACY APARTMENTS OAKLAND AVENUE PAVING IMPROVEMENTS PLAN AND PROFILE 2	
DESIGN REVIEW COMMITTEE APPROVED MAR 31 2017 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVED APR 12 2017 CITY ENGINEER
CITY PROJECT NO. 742484	ZONE MAP NO. C-18-Z
SHEET 6	OF 14

AS BUILT INFORMATION CONTRACTOR: [Blank] DATE: [Blank] DRAWN BY: [Blank] CHECKED BY: [Blank]	
BENCH MARKS [Blank]	
SURVEY INFORMATION FIELD NOTES: [Blank] NO. [Blank] BY [Blank] DATE [Blank]	
ENGINEER'S SEAL [Seal Area] DATE: 1-30-17 DRAWN BY: WDM CHECKED BY: OS	



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	NO.	DATE
CONTRACTOR: RIO GRANDE ENGINEERING DATE: 3/7/13 CONTRACT NO.: 742484 PROJECT: ALAMEDA BOULEVARD PAVING IMPROVEMENTS DESIGNED BY: WNU DRAWN BY: WNU CHECKED BY: DS	NO.	DATE	NO.	DATE	NO.	DATE	
REMARKS: DESIGN							

CITY OF ALBUQUERQUE

LEGACY APARTMENTS

ALAMEDA BOULEVARD PAVING IMPROVEMENTS PLAN AND PROFILE

DATE: 3/7/13

DESIGNED BY: WNU

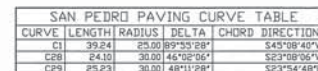
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CHECKED BY: DS

CITY PROJECT NO. 742484

ZONE MAP NO. C-18-Z

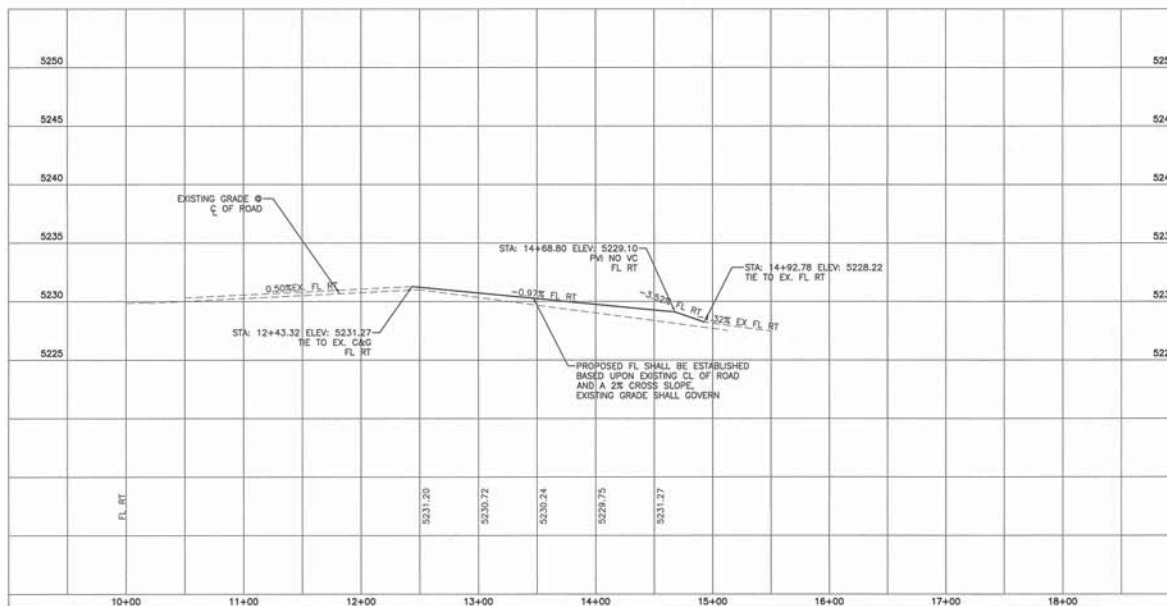
SHEET 7 OF 14



SAN PEDRO PAVING LINE TABLE		
LINE	LENGTH	BEARING
1.41	124.45	N00°10'56"E

I, DAVID SOULE, NMP# 14522, OF THE FIRM RIO GRANDE ENGINEERING, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFRASTRUCTURE INSTALLED AS A PART OF THIS PROJECT HAS BEEN INSPECTED BY ME OR A QUALIFIED PERSON UNDER MY DIRECT SUPERVISION AND HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY, COUNTY AND AICWUA ENGINEER AND THAT THE ORIGINAL DESIGN INTENT HAS BEEN MET, EXCEPT AS NOTED BY ME OR PERSONNEL UNDER MY DIRECTION AND SURVEY INFORMATION PROVIDED BY BRIAN MARTINEZ, NMP# 18374.

SAN PEDRO
STA: 10+00.00 TO 15+12.73
*ALL STATIONING BASED UPON PROPOSED CENTERLINE
CONTRACTOR SHALL MATCH EX. STREET CROSS SLOPE (2% MAX.)



Certification
THE CHANGES SHOWN HEREON ARE BASED UPON A
FIELD SURVEY CONDUCTED BY ME OR UNDER MY
SUPERVISION AND REFLECT THE LOCATIONS
(VERTICALLY AND HORIZONTALLY) TO THE BEST OF
MY KNOWLEDGE AND BELIEF.

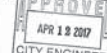
Record Drawing

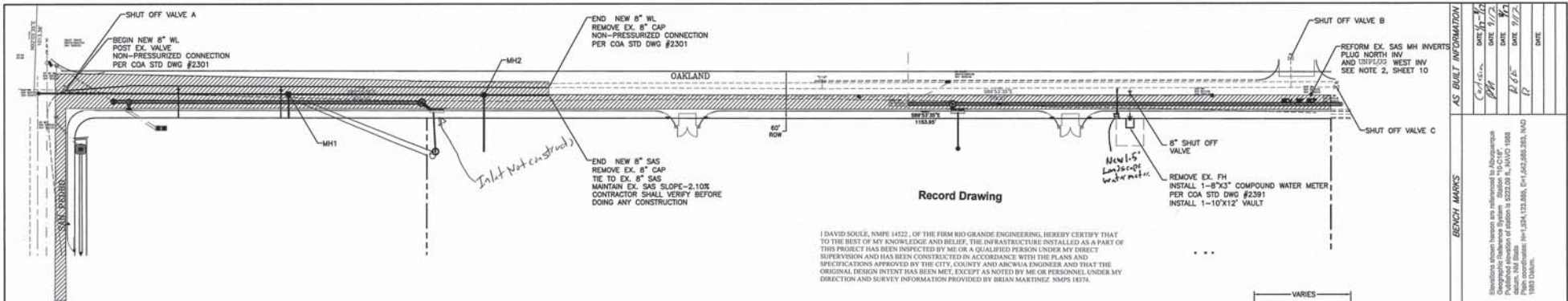


SCALE: HORIZ. 1"=50'
VERT. 1"=5'

KEYED NOTE:

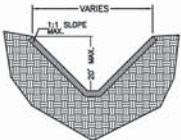
- | | |
|---|---|
| A | 6" VALLEY GUTTER PER C.O.A. STD DWG #2420 |
| B | STANDARD C&G PER COA STD DWG #2415A |
| C | HANDICAP RAMP SEE DETAIL SHEET 4A |
| D | 6" SIDEWALK TO BE BUILT W/THIS PROJECT
PER COA STD DWG #2430 |
| E | UNIDIRECTIONAL HANDICAP RAMP SEE DETAIL SHEET 4A |

		<i>Reo Grande Engineering</i> 1800 CENTRAL AVENUE SE SUITE 100 ALBUQUERQUE, NM 87102 (505) 263-8877		DESIGNED BY: DRAWN BY: W CHECKED BY: W DATE:	
				NO. DATE	
CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP					
TITLE: LEGACY APARTMENTS SAN PEDRO AVENUE PAVING IMPROVEMENTS PLAN AND PROFILE					
DESIGN REVIEW COMMITTEE 		CITY ENGINEER APPROVAL 		NO. DATE / YR. NO. DATE / YR. NO. DATE / YR. NO. DATE / YR. NO. DATE / YR.	
CITY PROJECT NO. 742484		ZONE MAP NO. C-18-7		SHEET 8 OF 13	



Record Drawing

I, DAVID SOULE, NMPE 14522, OF THE FIRM RIO GRANDE ENGINEERING, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFRASTRUCTURE INSTALLED AS A PART OF THIS PROJECT HAS BEEN INSPECTED BY ME OR A QUALIFIED PERSON UNDER MY DIRECT SUPERVISION AND HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY, COUNTY AND ARIZONA ENGINEER AND THAT THE ORIGINAL DESIGN INTENT HAS BEEN MET, EXCEPT AS NOTED BY ME OR PERSONNEL UNDER MY DIRECTION AND SURVEY INFORMATION PROVIDED BY BRIAN MARTINEZ, NMPS 14374.



SUPPLEMENTAL TRENCH DETAIL

NTS-PER FIGURE V-2-13 OSHA STANDARD SPECIFICATIONS
NOTE: EXISTING TRENCH FILLING SHALL BE COMPACTED AT 95% AVM D1557 INCLUDING ALL UTILITY MAIN LINES, WATER METER BOXES AND SERVICES, SAS SERVICES.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY ROW. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAIL ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH BERNALILLO COUNTY INTERIOR STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, INCLUDING UPDATE 9.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 280-1980, FOR LOCATION OF EXISTING UTILITIES MH#11.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES, AND/OR OBSTRUCTIONS. 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 ARIZONA 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 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.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE TO UNDERGROUND FACILITIES.
10. 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 FACILITY SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REEXAMINATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES THAT 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.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. 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.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLOADED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR OBSTRUCT MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNAUTHORIZED LOCATION FOR THE PURPOSE OF CONCEALING OR EVASION LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.
16. ELECTRONIC MARKER SPHERES (EMS) SHALL BE INSTALLED ON WATER LINE AND SANITARY SEWER LINE FACILITIES PER SECTION 170 OF THE BERNALILLO COUNTY STANDARD SPECIFICATIONS 1986 EDITION AS REVISED THROUGH UPDATE #9.
17. THE CONTRACTOR SHALL COORDINATE WITH THE WATER UTILITY 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 WATER PLANT FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CHIEFS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT http://bernco.gov/permits_and_construction
18. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART F.
19. ALL MARKED STRINGS SHALL BE REPLACED BY CONTRACTOR.
20. MANHOLE STEPS SHALL NOT BE INSTALLED IN SANITARY SEWER MANHOLES.
21. ALL MANHOLES AND VALVES SHALL HAVE GPS INFORMATION RECORDED AS PART OF AS BUILT PLAN SET.
22. CONTRACTOR IS RESPONSIBLE AT ITS OWN COST FOR ANY DAMAGE TO EXISTING UTILITIES.

WATER SHUTOFF NOTES:

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 water plant 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://bernco.gov/permits_and_construction

SHUTOFF VALVES A, B, C-SEE PLAN VIEW

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

GM/SN-SILTY GRAVEL/SILTY SAND, GRAVEL-SAND MIXTURES

PIPE BEDDED IN SAND, GRAVEL OR CRUSHED STONE TO 1/8" PIPE DIAMETER, 4" MINIMUM BACKFILL COMPACTED 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.

RESTRAINING JOINT LENGTHS FOR TEES*					
SIZE	5'	6'	7'	8'	9'
12x12x12	75	80	86	91	97
12x12x10	54	61	67	74	80
12x12x8	32	40	48	56	64
12x12x6	2	12	23	34	45
12x12x4	1	1	1	8	24
10x10x10	60	65	74	76	81
10x10x8	39	45	52	59	66
10x10x6	11	20	29	38	46
10x10x4	1	1	1	14	28
8x8x8	46	51	57	62	67
8x8x6	21	28	34	41	48
8x8x4	1	1	1	19	29
6x6x6	29	34	40	45	50
8x8x4	1	1	1	24	39

*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.

RESTRAINING JOINT LENGTHS FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS (EACH SIDE)					
SIZE	8"	10"	12"	14"	16"
12 UPPER	DONT USE	42	21	11	11
12 LOWER	DONT USE	16	9	5	2
10 UPPER	DONT USE	36	14	9	5
10 LOWER	DONT USE	9	8	2	2
8 UPPER	DONT USE	30	15	10	6
8 LOWER	DONT USE	7	4	2	2
6 UPPER	DONT USE	23	11	6	3
6 LOWER	DONT USE	6	3	2	2
4 UPPER	DONT USE	17	8	4	4
4 LOWER	DONT USE	4	2	2	2

THE FOLLOWING TABLES WERE CREATED USING EBA 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/SN-SILTY GRAVEL/SILTY SAND, GRAVEL-SAND MIXTURES
TEST PRESSURE: 150 PSI
PIPE BEDDED IN SAND, GRAVEL OR CRUSHED STONE TO TRENCH TYPE 4:
1/8" PIPE DIAMETER, 4" MINIMUM BACKFILL COMPACTED 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.

RESTRAINING JOINT LENGTHS FOR VERTICAL OFFSETS/BENDS (EACH SIDE)					
SIZE	8"	10"	12"	14"	16"
12 UPPER	DONT USE	42	21	11	11
12 LOWER	DONT USE	16	9	5	2
10 UPPER	DONT USE	36	14	9	5
10 LOWER	DONT USE	9	8	2	2
8 UPPER	DONT USE	30	15	10	6
8 LOWER	DONT USE	7	4	2	2
6 UPPER	DONT USE	23	11	6	3
6 LOWER	DONT USE	6	3	2	2
4 UPPER	DONT USE	17	8	4	4
4 LOWER	DONT USE	4	2	2	2

LEGEND

- EX. 12" SD --- EXISTING STORM SEWER LINE
- EX. 8" SAS --- EXISTING SAS MANHOLE
- EX. 8" SAS --- EXISTING SAS
- EX. 8" SAS --- EXISTING VALVE W/BOX
- EX. 8" SAS --- EXISTING WATER LINE
- EX. 8" SAS --- PROPOSED SD
- EX. 8" SAS --- PROPOSED METER
- EX. 8" SAS --- PROPOSED FIRE HYDRANT
- EX. 8" SAS --- EXISTING EDGE OF PAVEMENT
- EX. 8" SAS --- PROPOSED CURB & GUTTER
- EX. 8" SAS --- BOUNDARY LINE
- EX. 8" SAS --- CENTERLINE
- EX. 8" SAS --- RIGHT-OF-WAY
- EX. 8" SAS --- LOT LINES
- EX. 8" SAS --- EASEMENT
- EX. 8" SAS --- STREET LIGHTS

NEW PAVING FOR OAKLAND AND SAN PEDRO AVENUE-W/SIDEWALK TO MATCH EX. OAKLAND AND SAN PEDRO PAVING SECTION



GRAPHIC SCALE

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WWW.RIOGRANDEENGINEERING.COM

ABCWJA
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

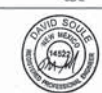
LEGACY APARTMENTS
MASTER UTILITY PLAN

TITLE: _____

DESIGN REVIEW COMMITTEE: _____
CITY ENGINEER: _____
DATE: MAR 31 2017
DATE: APR 13 2017

DESIGN REVIEW COMMITTEE: _____
CITY ENGINEER: _____
DATE: MAR 31 2017
DATE: APR 13 2017

CITY PROJECT NO. 742484
ZONE MAP NO. C-18-2
SHEET 9 OF 14



DAVID SOULE
P.E. #14522



Office of Rich Barber
ORB
Architecture, LLC

WorldHQ @ ORBArch.com

Contractor must verify all dimensions of project before proceeding with this work.

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10. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES THAT HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNER/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.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. 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.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISCLOSED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A 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.
16. ELECTRONIC MARKER SPHERES (EMS) SHALL BE INSTALLED ON WATER LINE AND SANITARY SEWER LINE FACILITIES PER SECTION 17.0 OF THE BERMALLOO COUNTY STANDARD SPECIFICATIONS 1986 EDITION AS REVISED THROUGH UPDATE #8, ADDENDUM.
17. THE CONTRACTOR SHALL COORDINATE WITH THE WATER UTILITY AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK ON ANY EXISTING PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF THE PROJECT. ONLY IF THE WATER UTILITY AUTHORITY HAS BEEN ADVISED TO OPERATE PUBLIC VALVES, SHUTOFF REQUESTS MUST BE MADE ONLINE AT http://abcwv.org/water_shut_off_and_turn_on_procedures
18. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.6150 SUBPART P.
19. ALL IMPACTED STRIPING SHALL BE REPLACED BY CONTRACTOR.
20. MANHOLE SPECTS SHALL NOT BE INSTALLED IN SANITARY SEWER MANHOLES.
21. ALL WATER METERS SHALL INCLUDE DUAL CHECK VALVE SETTERS.
22. ALL WATER METER COVERS AND LIDS SHALL BE PER OSA STD DWG #2368.
23. ALL MANHOLES AND VALVES SHALL HAVE GPS INFORMATION RECORDED AS PART OF AS BUILT PLAN SET.
24. CONTRACTOR IS RESPONSIBLE AT ITS OWN COST FOR ANY DAMAGE TO EXISTING UTILITIES.
25. ALL FIRE LINES SHALL BE 4" LINES WITH POST INDICATOR VALVE. BACK FLOW PREVENTORS SHALL BE PLACED INTERIOR, EACH BUILDING SHALL HAVE A FIRE DEPARTMENT CONNECTION AND BE AUTOMATICALLY TO OPERATE PUBLIC VALVES. HYDRANT.
26. ALL ONSITE WATER LINES AND FIRE HYDRANTS, FIRE LINES SHALL BE PRIVATE.
27. ALL 4" FIRELINE TO BUILDING SHALL HAVE 4" POST INDICATOR VALVE.

1. ALL WATER SERVICES SHALL 1" TO EACH BUILDING
2. EACH BUILDING SHALL HAVE A 4" PRESSURE MAINLINE AND IN THE SAME TRENCH AS THE 1" DOMESTIC LINE.
3. ALL 4" SAG CLEARENCES FROM BUILDING SHALL BE ~3.00' FROM FINISHED FLOOR SHOWN ON PLAN.
4. ALL WORK ON OAKLAND AND ALAMEDA IS SHOWN FOR REFERENCE ONLY, AND SHALL BE DETERMINED AND CONSTRUCTED WITH THE DDC PACKAGE.

- *FOR REFERENCE ONLY



*Rio Grande
Engineering*
1608 CENTRAL AVENUE
SUITE 201
ALBUQUERQUE, NM 87106
(505) 872-0999

DATE: AUGUST 01, 2016 OUR # 15-210

DATE: AUGUST 01, 2016 OUR # 15-210



- | | |
|--------------------|---------------------------------|
| --- EX. 12" SD --- | EXISTING STORM SEWER LINE |
| ○ | EXISTING SAS MANHOLE |
| --- EX. 8" SAS --- | |
| ⋈ | EXISTING VALVE W/BOX |
| --- EX. 8" WL --- | EXISTING WATER LINE |
| --- | PROPOSED SD |
| --- | PROPOSED METER |
| ⬮ | PROPOSED FIRE HYDRANT (PRIVATE) |
| --- | PROPOSED FDC LINE (PRIVATE) |
| --- | PROPOSED WATER LINE |
| ===== | EXISTING EDGE OF PAVEMENT |
| ===== | PROPOSED CURB & GUTTER |
| --- | BOUNDARY LINE |
| --- | CENTERLINE |
| --- | RIGHT-OF-WAY |
| --- | LOT LINES |
| --- | EASEMENT |
| ★ | STREET LIGHTS |

1. ALL WATER SERVICES SHALL 1" TO EACH BUILDING
2. EACH BUILDING SHALL HAVE A 4" FIRELINE PIPING AND BE IN THE SAME TRUNK AS THE 1" DOMESTIC LINE.

3. ALL 4" SWS CLEATHS FROM BUILDING SHALL BE -3.5' FROM FINISHED FLOOR SHOWN ON PLAN.
4. ALL WORK ON OAKLAND AND ALAMEDA IS SHOWN FOR REFERENCE ONLY, AND SHALL BE DESIGNED AND CONSTRUCTED WITH THE DRG PACKAGE.



*FOR REFERENCE ONLY

MASTER UTILITY
PLAN

*Rio Grande
Engineering*
1606 CENTRAL AVENUE
SUITE 201
ALBUQUERQUE, NM 87106
(505) 872-0999

DRAWN BY WCUJ
DATE 8-30-16
21601-SAPPH-1-02-16
SHEET # 9B
JOB # 21601

Contractor must verify all dimensions at project before proceeding with this work.

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REVISIONS	
1	08/31/16 DESIGN TEAM COORDINATION
2	08/31/16 1ST CITY REVIEW

2ND. CITY SUBMITTAL

DATE: AUGUST 01, 2014 0700 to 15:30

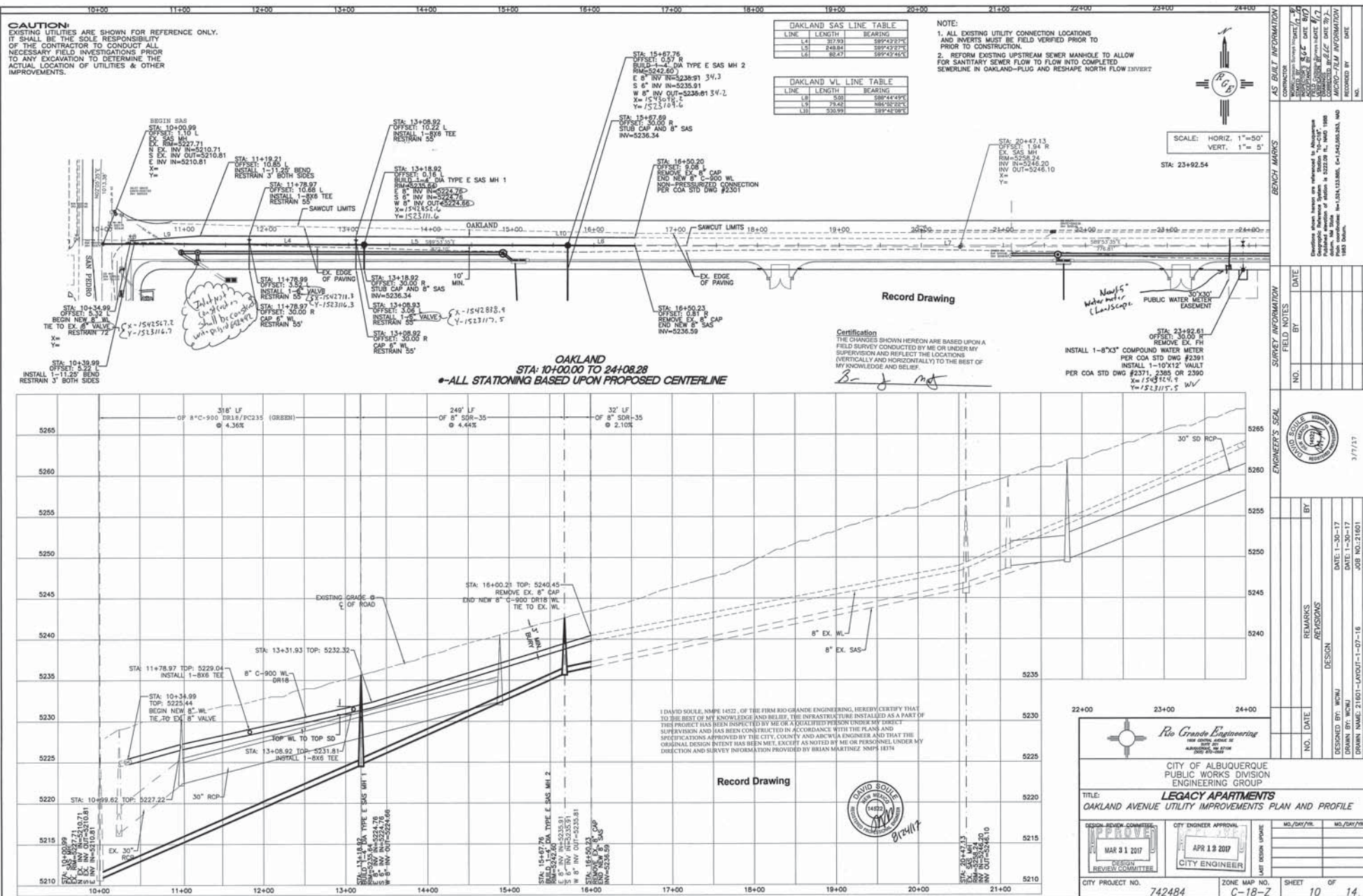
DATE: AUGUST 01, 2014 0304 15-21

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNARDILLO COUNTY ROAD. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. THE FOLLOWING REQUIREMENTS FOR THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH BERNARDILLO COUNTY INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, INCLUDING ALL AMENDMENTS.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES, AND/OR OBSTRUCTIONS. THE CONTRACTOR SHALL EXIST, AND SHALL BE NOTIFIED BY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL 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 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 N.M.S. 1978.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND LOCATION OF 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 THEY MAY LOCATE ANY FACILITIES THAT MAY BE AFFECTED BY THE EXCAVATION PER SECTION 62-14-5 N.M.S. 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.

11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES THAT HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. EXISTING OR POINT CANT MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. 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.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISCLOSED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR OBSCURE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A 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.
16. ELECTRONIC MARKER SPHERES (EMS) SHALL BE INSTALLED ON WATER LINE AND SANITARY SEWER LINE FACILITIES PER SECTION 170 OF THE BERNALLO COUNTY STANDARD SPECIFICATIONS 1986 EDITION AS REVISED THROUGH UPDATE #8, AMENDMENT 1.
17. THE CONTRACTOR SHALL COORDINATE WITH THE WATER UTILITY AUTHORITY (7) DAYS IN ADVANCE OF PERFORMING ANY WORK THAT MAY AFFECT EXISTING WATER 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://cityofalbuquerque.org/online-shutoff-requests>
18. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.6150 SUPPORT P.
19. ALL IMPACTED STRIPPING SHALL BE REPLACED BY CONTRACTOR.
20. MANHOLE STEPS SHALL NOT BE INSTALLED IN SANITARY SEWER MANHOLES.
21. ALL WATER METERS SHALL INCLUDE DUAL CHECK VALVE SETTERS.
22. ALL WATER METER COVERS AND LIDS SHALL BE PER COA STD DWG #2368.
23. ALL MANHOLES AND VALVES SHALL HAVE GPS INFORMATION RECORDED AS PART OF AS BUILT PLAN SET.
24. CONTRACTOR IS RESPONSIBLE AT ITS OWN COST FOR ANY DAMAGE TO EXISTING UTILITIES.
25. ALL FIRE LINES SHALL BE 4" LINES WITH POST INDICATOR VALVE. BACK FLOW PREVENTORS SHALL BE PLACED INTERIOR. EACH BUILDING SHALL HAVE A FIRE DEPARTMENT CONNECTION HYDRANT.
26. ALL ONSITE WATER LINES AND FIRE HYDRANTS, FIRE LINES SHALL BE PRIVATE.
27. ALL 4" FIRELINE TO BUILDING SHALL HAVE 4" POST INDICATOR VALVE.

RECORD DRAWINGS

CAUTION:
EXISTING UTILITIES ARE SHOWN FOR REFERENCE ONLY.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.



City of Albuquerque
PUBLIC WORKS DIVISION
ENGINEERING GROUP

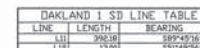
LEGACY APARTMENTS
OAKLAND AVENUE UTILITY IMPROVEMENTS PLAN AND PROFILE

DESIGN REVIEW COMMITTEE
MAR 31 2017

CITY ENGINEER APPROVAL
APR 13 2017
CITY ENGINEER

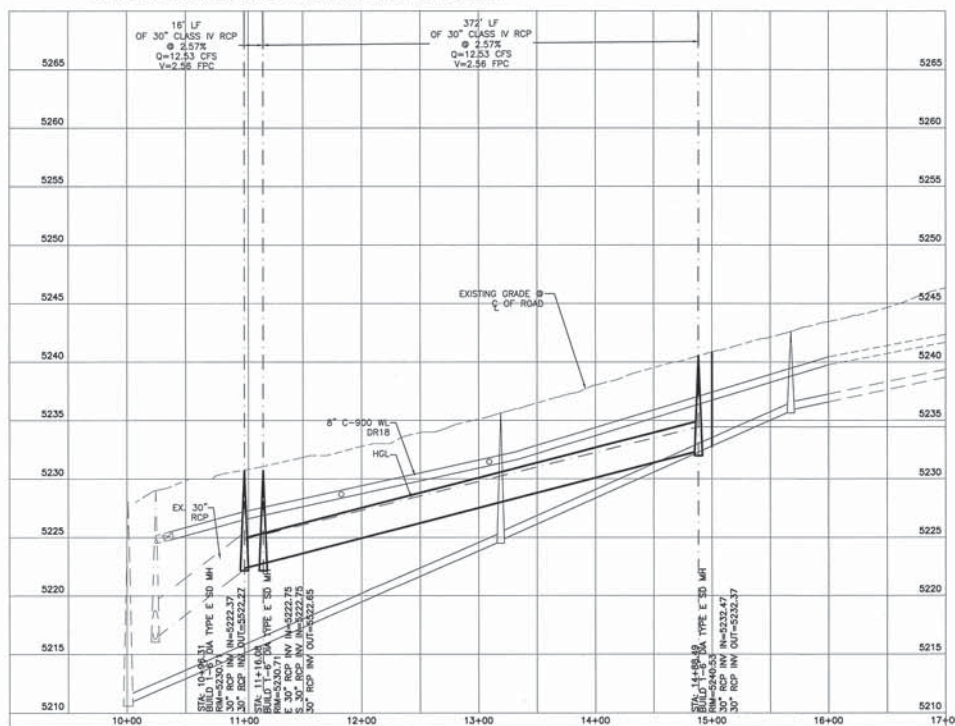
DESIGNED BY: WCM
DRAWN BY: WCM
CHECKED BY: DS

CITY PROJECT NO. 742484
ZONE MAP NO. C-18-7
SHEET 10 **OF** 14



Certification
THE CHANGES SHOWN HEREON ARE BASED UPON A
FIELD SURVEY CONDUCTED BY ME OR UNDER MY
SUPERVISION AND REFLECT THE LOCATIONS
(VERTICALLY AND HORIZONTALLY) TO THE BEST OF
MY KNOWLEDGE AND BELIEF.

B. J. [Signature]



I DAVID SOULE, NMP# 14522, OF THE FIRM RIO GRANDE ENGINEERING, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFRASTRUCTURE INSTALLED AS A PART OF THIS PROJECT HAS BEEN INSPECTED BY ME OR A QUALIFIED PERSON UNDER MY DIRECT SUPERVISION AND HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY, COUNTY AND AICWUA ENGINEER AND THAT THE ORIGINAL DESIGN INTENT HAS BEEN MET, EXCEPT AS NOTED BY ME OR PERSONNEL UNDER MY DIRECTION AND SURVEY INFORMATION PROVIDED BY BRIAN MARTINEZ, NMP# 18374



SCALE: HORIZ. 1"=50'
VERT. 1"= 5'



Rio Grande Engineering

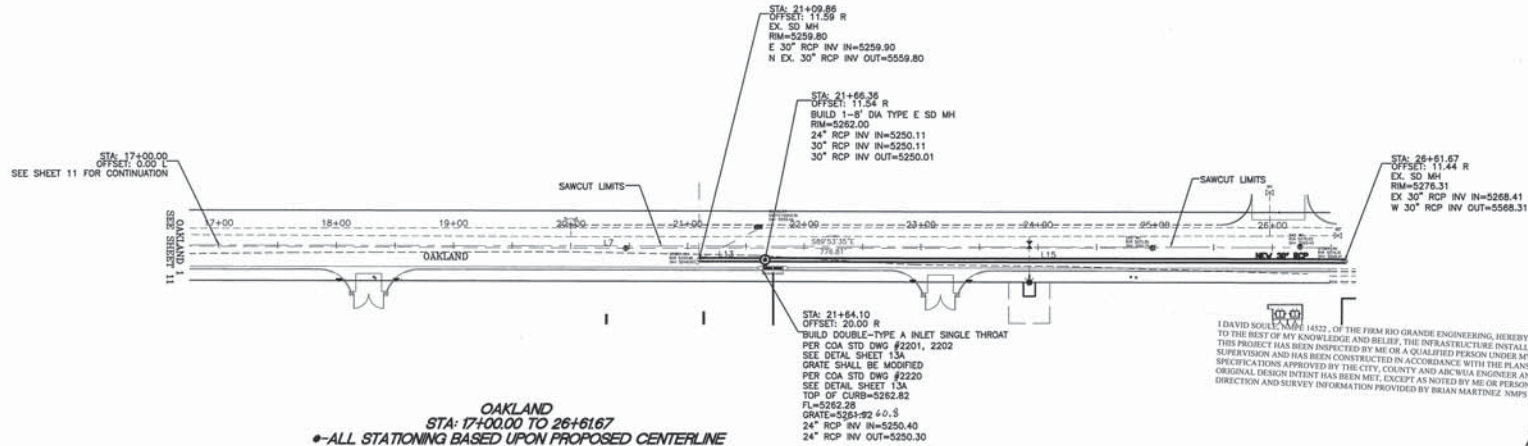
CITY OF ALBUQUERQUE
PUBLIC WORKS DIVISION
ENGINEERING GROUP

TITLE: **LEGACY APARTMENTS**
OAKLAND AVENUE STORM DRAIN IMPROVEMENTS PLAN AND PROFILE 1

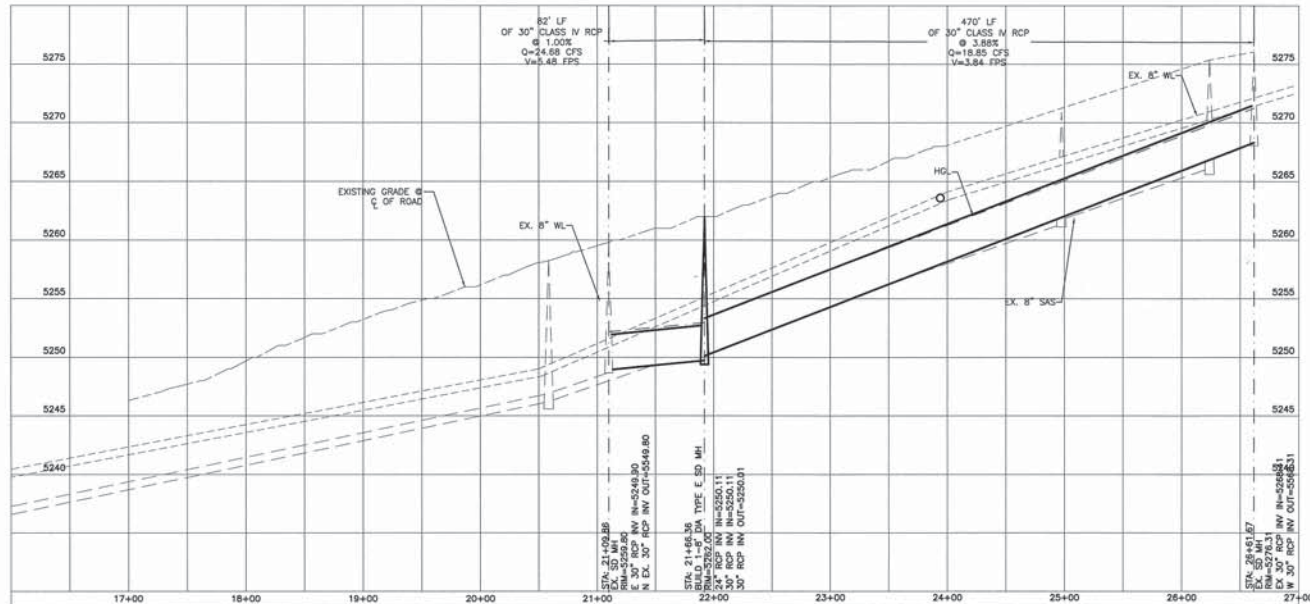
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CITY PROJECT NO. 742484		ZONE MAP NO. C-18-Z	SHEET 11 OF 14	

CAUTION:
EXISTING UTILITIES ARE SHOWN FOR REFERENCE ONLY.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.

OAKLAND 2 SD LINE TABLE		
LINE	LENGTH	BEARING
L13	24.50	S89°57'20" E
L15	495.36	S89°54'16" E



OAKLAND
STA: 17+00.00 TO 26+61.67
•ALL STATIONING BASED UPON PROPOSED CENTERLINE



Certification
THE CHANGES SHOWN HEREON ARE BASED UPON A
FIELD SURVEY CONDUCTED BY ME OR UNDER MY
SUPERVISION AND REFLECT THE LOCATIONS
(VERTICALLY AND HORIZONTALLY) TO THE BEST OF
MY KNOWLEDGE AND BELIEF.

Record Drawing



SCALE: HORIZ. 1"=50'
VERT. 1"= 5'



CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP	
TITLE: LEGACY APARTMENTS OAKLAND AVENUE STORM DRAIN IMPROVEMENTS PLAN AND PROFILE 2	
DESIGN REVIEW COMMITTEE APPROVE MAR 31 2017 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APR 13 2017 CITY ENGINEER
DESIGNED BY: WPM DATE: 1-30-17 DRAWN BY: WPM JOB NO. 21001 CHECKED BY: DS	NO. DATE REMARKS REVISIONS DESIGN DATE: 1-30-17 DATE: 1-30-17 JOB NO. 21001 DATE: 1-30-17
CITY PROJECT NO. 742484	ZONE MAP NO. C-18-Z
SHEET 12	OF 14



I, DAVID SOULE, NMPE 14522, OF THE FIRM RIO GRANDE ENGINEERING, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFRASTRUCTURE INSTALLED AS A PART OF THIS PROJECT HAS BEEN INSPECTED BY ME OR A QUALIFIED PERSON UNDER MY DIRECT SUPERVISION AND HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY, COUNTY AND ABCWA ENGINEER AND THAT THE ORIGINAL DESIGN INTENT HAS BEEN MET, EXCEPT AS NOTED BY ME OR PERSONNEL UNDER MY DIRECTION AND SURVEY INFORMATION PROVIDED BY BRIAN MARTINEZ. NMPS 18374.



NO.		SHEET		OF	
Z		13		14	

Deleted
& Replaced
with Sheet 13R

Record Drawing



SCALE: HORIZ. 1"=50'



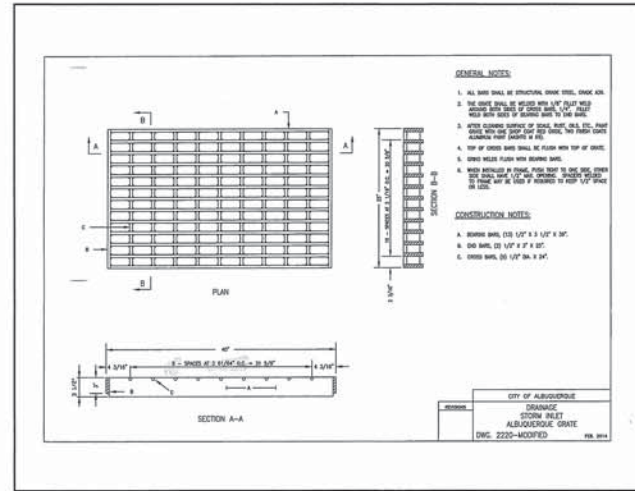
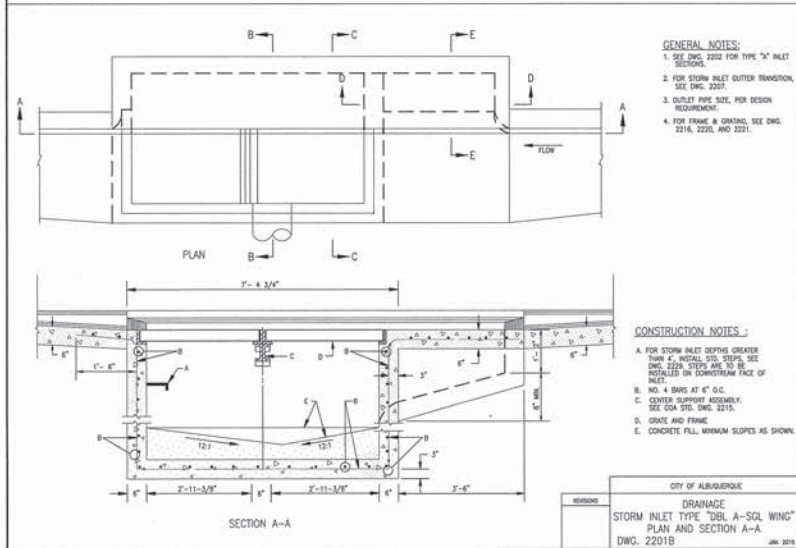
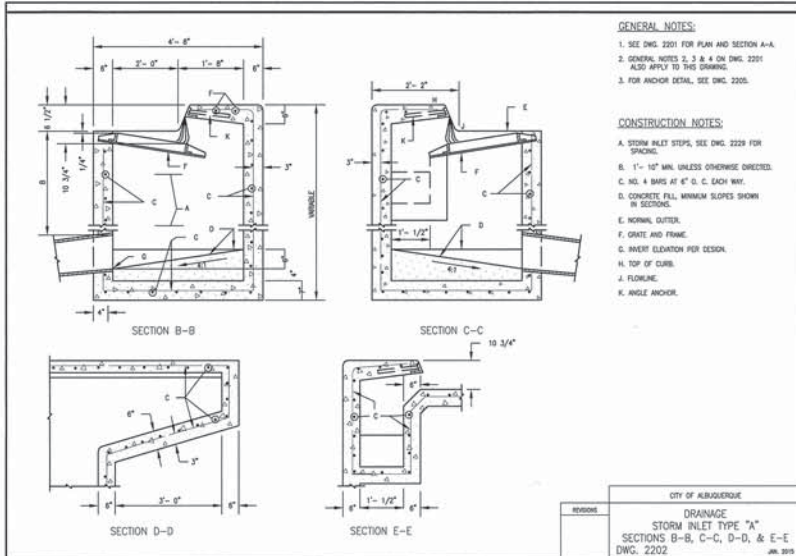
Rio Grande Engineering

CITY OF ALBUQUERQUE
PUBLIC WORKS DIVISION
ENGINEERING GROUP

TITLE: **LEGACY APARTMENTS**
ALAMEDA BOULEVARD STORM DRAIN IMPROVEMENTS PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER-APPROVAL:	MU./DAY/YR.	MO.
 MAR 31 2017	 APR 19 2017		
DESIGN REVIEW COMMITTEE	CITY ENGINEER	NST DESIGN UPDATE	

CITY PROJECT NO.	742484	ZONE MAP NO.	C-18-Z	SHEET	13	OF	
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Record Drawing

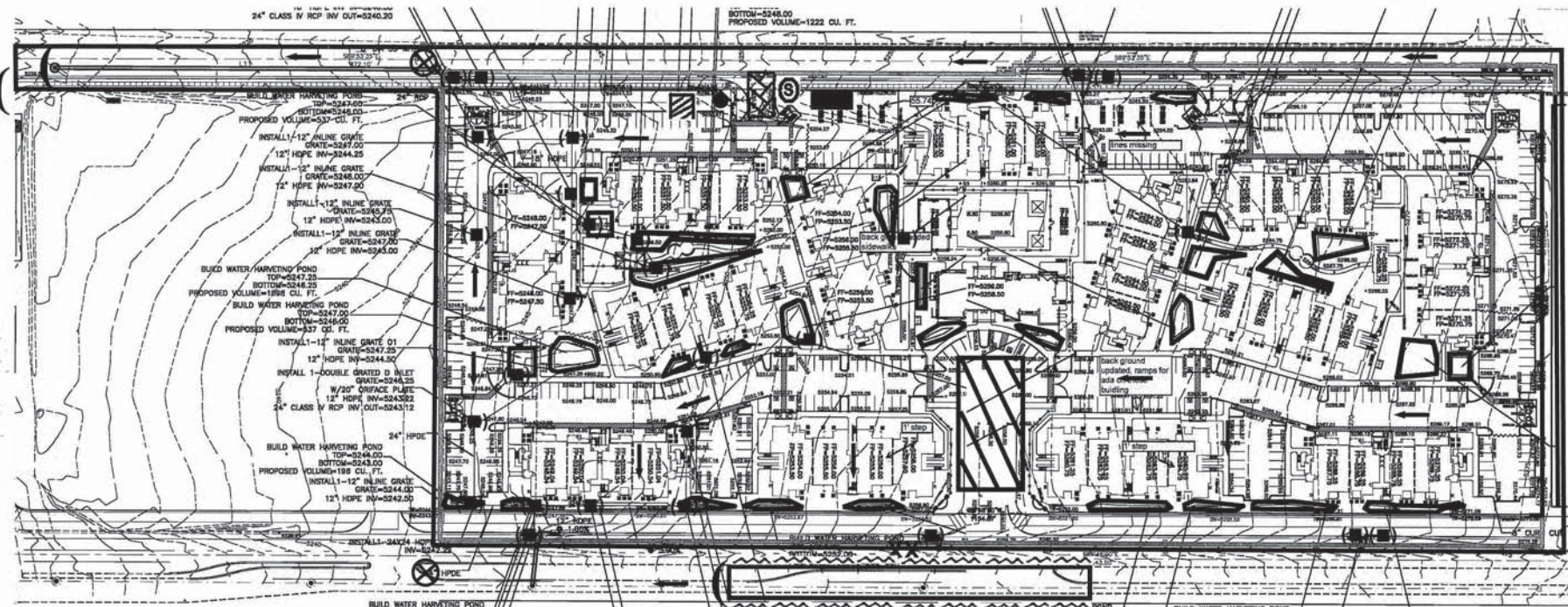
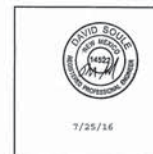
		CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP LEGACY APARTMENTS STORM DRAIN DETAILS	
TITLE:			
DESIGN REVIEW COMMITTEE MAR 31 2017 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APR 19 2017 CITY ENGINEER	MO./DAY/YR. MO./DAY/YR.	MO./DAY/YR. MO./DAY/YR.
CITY PROJECT NO. 742484		ZONE MAP NO. C-18-Z	SHEET 13A OF 14

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	NO.	DATE
CONSTRUCTION BY: [Blank] CHECKED BY: [Blank] DATE: [Blank] PROJECT NO.: [Blank] SHEET NO.: [Blank] DRAWN BY: [Blank] CHECKED BY: [Blank] DATE: [Blank]							



Inspections Plus, Inc.

Engineer Stamp



Legend	
	Erosion Sediment Control Plan
	Project Perimeter & Disturbed Area
	Silt Fence
	Pre Flow & Post Flow
	Outfall
	Posting Sign
	Match Socks
	Staging Area
	Stabilized Construction Entrance
	Trash Receptacle
	Chemical Toilet
	Concrete Washout
	Proposed Grate Inlet with protection
	Block Wall
	Retention Pond
	Sawcut below grade sediment barrier
	Rock bag check dam



CPN 742484

Legacy NAA Apartments

Receiving Waters and Critical Habitat: Rio Grande is located 3.96 miles to the NorthWest.

Impairments: E.Coli, Fish Consumption Advisory, Temperature, Oxygen Depletion.

Grade: Before and After 3.9%