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 26-7522,81-2012

SCANNED BY
 PLANNING

PLANS FOR CONSTRUCTION OF

DIERSEN CHARITIES, INC. WATER & SEWER IMPROVEMENTS

ALBUQUERQUE, NEW MEXICO

DECEMBER 2004

INDEX TO DRAWINGS

SHEET	TITLE
1.	TITLE SHEET
2.	PLAT
3.	GRADING & DRAINAGE PLAN
4.	UTILITY LAYOUT
5.	WATER & SEWER PLAN AND PROFILE

For Information Only

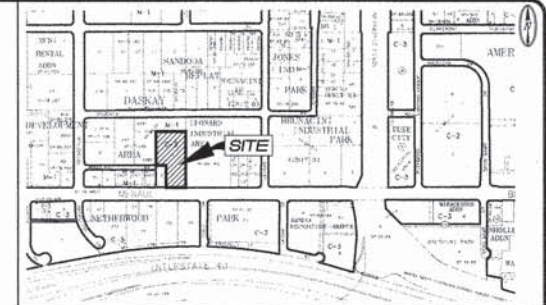
APPROVED AS RECORD DRAWINGS
 DESIGN REVIEW SECTION
 CITY CONSTRUCTION ENGINEER
 DATE: 03/02/10

* Field Verified ON 03-02-2010
 NOT As-Built drawings

APPROVED AS RECORD DRAWINGS
 DESIGN REVIEW SECTION
 CITY CONSTRUCTION ENGINEER
 DATE: DRB #1003752

BRASHER & LORENZ
 CONSULTING ENGINEERS
 200 East Second Street, Suite 201
 Albuquerque, New Mexico 87102
 PH 505-243-8888 FAX 505-243-8889

WILLIAMS
 & ASSOCIATES ARCHITECTS, P.C.
 535 WEST SECOND ST. SUITE 201,
 LEXINGTON, KY. 40508 (859)233-4989



VICINITY MAP: H-16-Z

SCALE: NTS

GENERAL NOTES:

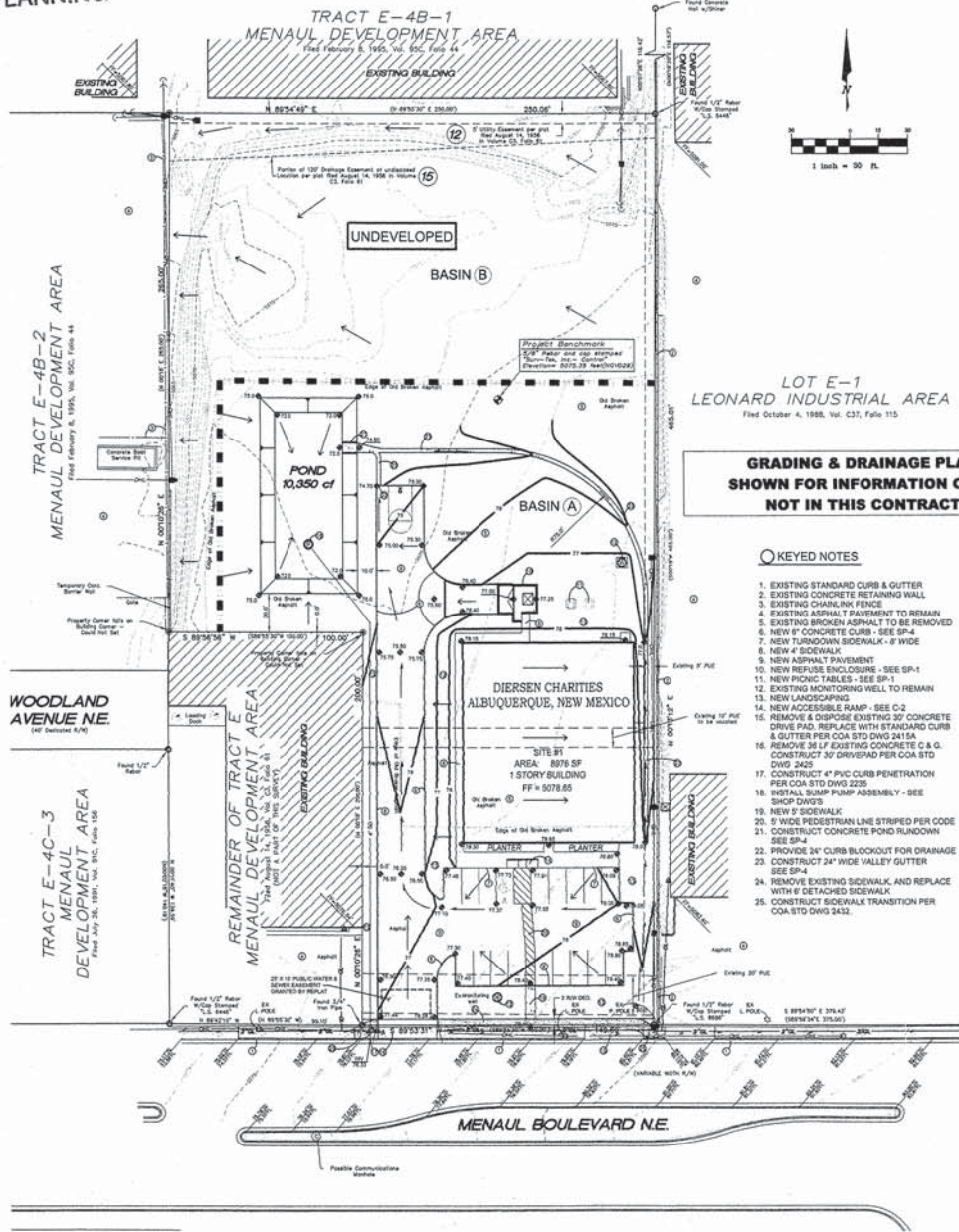
1. CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1996 EDITION AS AMENDED THROUGH UPDATE 7, WILL BE REFERRED TO HEREIN AS THE "STANDARD SPECIFICATIONS." ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
2. THREE WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (800-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
3. PRIOR TO ANY 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 THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
4. ALL EXISTING SIGNS, MARKERS, REFLECTORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) WORKING DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. THE CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF 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 MARKER 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.
6. FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE STANDARD SPECIFICATIONS.
7. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HOUR CONSTRUCTION.
8. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
9. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED BY THE CONTRACTOR WITH HOT THERMOPLASTIC REFLECTORIZED PAVEMENT MARKING. ALL NEW STRIPING SHALL BE HOT THERMOPLASTIC REFLECTORIZED PAVEMENT MARKING.
10. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENTS, PAVEMENT MARKINGS, CURB AND GUTTER, DRIVEWAYS, WHEEL CHAIR RAMPS AND SIDEWALKS DURING CONSTRUCTION. APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE PER THE STANDARD SPECIFICATIONS AT HIS OWN EXPENSE.
11. EXISTING UTILITY LINES AND PIPELINES SHOWN ON THESE DRAWINGS ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. UTILITIES MAY EXIST WHERE NONE ARE SHOWN. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES AND PIPELINES. THE CONTRACTOR IS FULLY RESPONSIBLE FOR DAMAGE CAUSED BY FAILURE TO LOCATE AND PRESERVE EXISTING UTILITY LINES AND PIPELINES.
12. THE CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
13. THE CONTRACTOR SHALL ASSIST THE ENGINEER/SURVEYOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE OWNERS FOR THE PREPARATION OF "RECORD DRAWINGS." THE CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
14. ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY OR EASEMENTS MUST BE DONE FROM APPROVED WORK ORDER DOCUMENTS FROM THE CITY AND PREPARED BY BRASHER AND LORENZ, INC.
15. THE CONTRACTOR SHALL DETERMINE IN ADVANCE OF HIS CONSTRUCTION IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUTS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. THE CONTRACTOR IS TO SUPPORT AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST THE OWNER. CABLE IS TO BE SUPPORTED EVERY 15 FEET (MINIMUM). CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEER'S STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	APPROVED FOR CONSTRUCTION		
		GRC Chair		01-11-05			
		Superintendent		12/16/04			
		Water/Wastewater		12/16/04			
		Hydrology		12/16/04			
		GIS					
		Construction Mgmt.					
		Construction Control		01-11-05			
		City Project No.	752281				
		Zone Map No.	H-16				
		Sheet	1				
		of	5				

SCANNED BY
PLANNING

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SCANNED BY
PLANNING



LOT E-1
LEONARD INDUSTRIAL AREA
First October 4, 1988, Vol. C37, Page 115

GRADING & DRAINAGE PLAN SHOWN FOR INFORMATION ONLY NOT IN THIS CONTRACT

KEY NOTES

1. EXISTING STANDARD CURB & GUTTER
2. EXISTING CONCRETE RETAINING WALL
3. EXISTING CHAIN LINK FENCE
4. EXISTING ASPHALT PAVEMENT TO REMAIN
5. EXISTING BROKEN ASPHALT TO BE REMOVED
6. NEW 8" CONCRETE CURB - SEE SP-4
7. NEW TURNDOWN SIDEWALK - 8' WIDE
8. NEW 4" SIDEWALK
9. NEW ASPHALT PAVEMENT
10. NEW REFUSE ENCLOSURE - SEE SP-1
11. NEW PAVEMENT - SEE SP-1
12. EXISTING MONITORING WELL TO REMAIN
13. NEW LANDSCAPING
14. NEW ACCESSIBLE RAMP - SEE C-2
15. REMOVE & DISPOSE EXISTING 30" CONCRETE DRIVE PAD, REPLACE WITH STANDARD CURB & GUTTER PER COA STD DWG 2415A
16. REMOVE 30" EXISTING CONCRETE C & G. CONSTRUCT 30" DRIVEPAD PER COA STD DWG 2425
17. CONSTRUCT 4" PVC CURB PENETRATION PER COA STD DWG 2229
18. INSTALL PUMP ASSEMBLY - SEE SHOP DWGS
19. NEW 6" SIDEWALK
20. 5' WIDE PEDESTRIAN LINE STRIPED PER CODE
21. CONSTRUCT CONCRETE POND RUNDOWN SEE SP-4
22. PROVIDE 24" CURB BLOCKOUT FOR DRAINAGE WITH 4" DETACHED SIDEWALK
23. CONSTRUCT 24" WIDE VALLEY GUTTER SEE SP-4
24. REMOVE EXISTING SIDEWALK, AND REPLACE WITH 4" DETACHED SIDEWALK
25. CONSTRUCT SIDEWALK TRANSITION PER COA STD DWG 2432

LEGEND

- ▲ GAS METER
- ⊙ MONITOR WELL
- ⊕ TRANSFORMER
- LIGHT POLE
- ⊖ SANITARY SEWER MANHOLE
- ⊙ GUY WIRE
- ⊙ WATER VALVE
- ⊙ POWER POLE
- ⊙ POWER POLE W/FEED
- ⊙ CONCRETE AREA
- SAB— SANITARY SEWER LINES
- W— WATER LINES
- G— GAS LINES
- O— OVERHEAD UTILITY LINES
- F— FENCE
- B— BLOCK WALL
- ⊙ EXISTING SPOT ELEVATION
- ⊙ PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- D— DRAINAGE SWALE
- P— PROPOSED CONTOURS
- M— EXISTING CONTOURS
- D— DRAINAGE BASIN DIVIDE

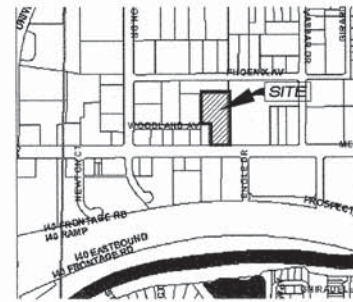
DRAINAGE PLAN NOTES

1. All earthwork, compaction, trenching, and paving construction shall be in accordance with the Geotechnical Evaluation for Diersen Charities, Albuquerque, NM, by Vincent & Assoc., Dated 8-29-04.
2. This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
3. Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
4. This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
5. Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
6. BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
7. The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.
8. All spot elevations are top of pavement unless noted otherwise.
9. The contractor must obtain proper permitting prior to any work within public right of way.



LOCATION MAP H16

NTS



FIRM PANEL 35001C0351E

NTS

SITE MAPPING

Property survey and topography by Sur-Tek, Inc. October 2004

PROPERTY ADDRESS

2331 Menaul Boulevard NE
Albuquerque, New Mexico 87107

LEGAL DESCRIPTION

Tract lettered "T" of Menaul Development Area, a Subdivision of the City of Albuquerque, New Mexico, as the same is shown and described on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 14, 1956, in Map Book C3, Page 61.

FLOOD ZONE DETERMINATION

The subject property appears to be within Flood Zone "X" (Areas determined to be outside the 0.25 annual chance floodplain), as shown on Flood Insurance Rate Map No. 35001C0351E, effective date: November 19, 2005.

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR

1. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", 1988 EDITION, AS AMENDED THROUGH UPDATE NO. 7.
3. THREE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234 FOR THE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE 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 ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVALS

INSPECTOR

DATE

WILLIAMS
& ASSOCIATES ARCHITECTS, P.C.
535 WEST SECOND ST. SUITE 201,
LEXINGTON, KY 40506 (859)433-9969

BRASHER & LORENZ
CONSULTING ENGINEERS
1000 N. 10TH ST. SUITE 100
ALBUQUERQUE, NM 87102 (505) 263-1111



**GRADING AND
DRAINAGE PLAN**

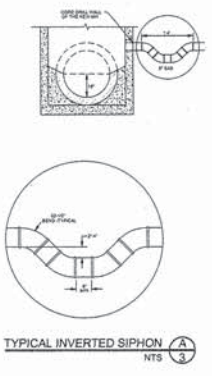
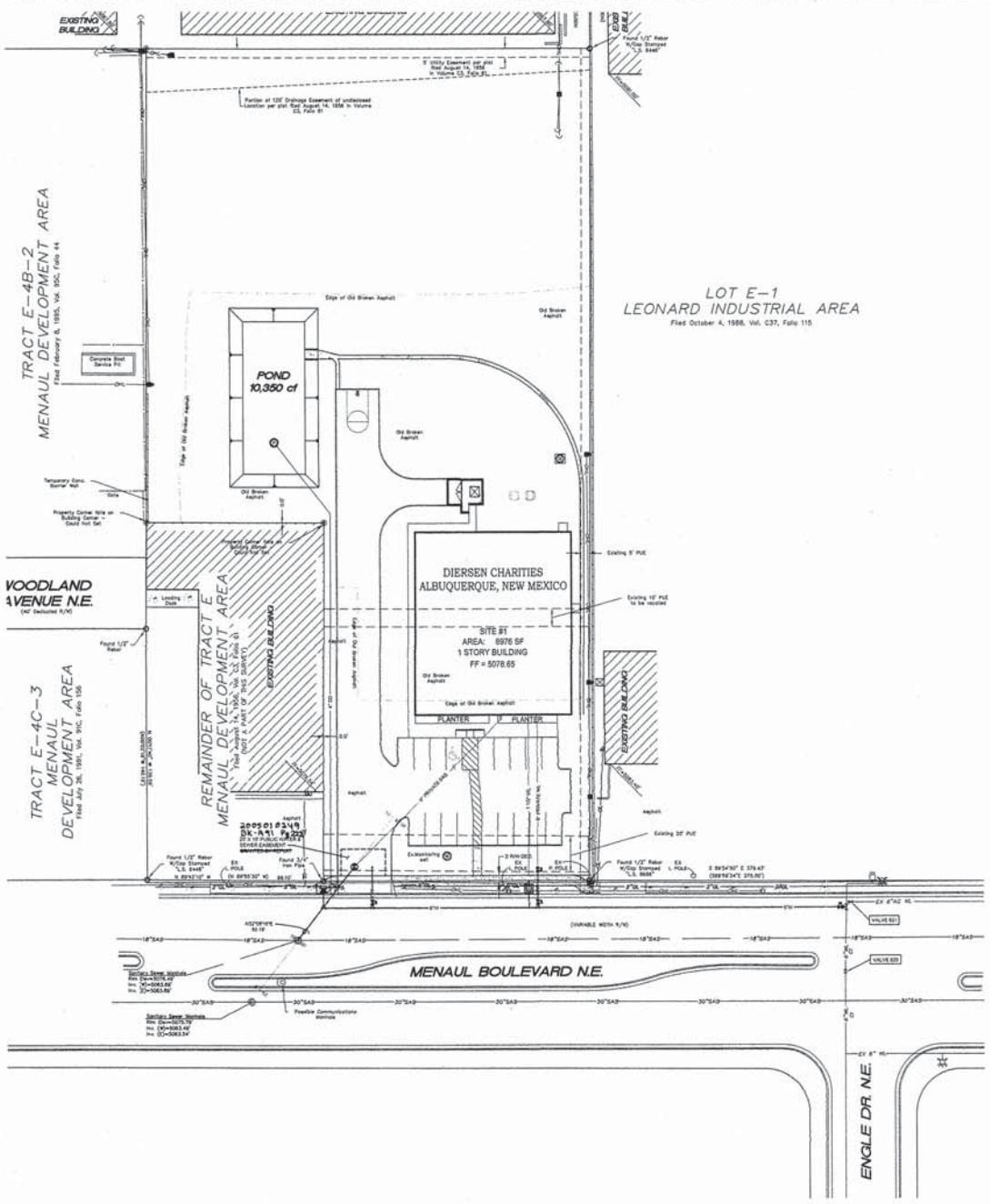
DIERSEN CHARITIES, INC.
ALBUQUERQUE
2331 MENAUL BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87107

Date: 11/15/04
Comm. No.: 04548
Drs. By: BLI
Chk'd By: GML
Reviewed: _____

Sheet No.

3 OF 5

7522 R1



WATER SHUT-OFF PLAN

1. VALVES, HYDRANTS, AND APPURTENANCES OF THE CITY WATER SYSTEM SHALL BE OPERATED BY CITY PERSONNEL ONLY.
2. THE CONTRACTOR SHALL PROVIDE THE CITY 7 WORKING DAYS ADVANCE NOTICE OF NEED FOR SYSTEM SHUTDOWN. CALL 857-8200
3. SYSTEM SHUTDOWN SHALL BE ACCOMPLISHED CLOSING VALVES 621 AND 623 AS SHOWN BY THE PLAN. SYSTEM SHUTDOWN SHALL NOT EXCEED 8 HOURS.

LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" S	8" S
STORM SEWER	18" S	18" S
FIRE HYDRANT	4" H	4" H
VALVE	4" V	4" V
METERED WATER SERVICE	4" M	4" M
MANHOLE	4" M	4" M
CURB AND GUTTER	4" C	4" C
HEADER CURB	4" H	4" H
DROP INLET	4" D	4" D
OVERHEAD ELEC. WITH POWER POLE	4" O	4" O
UNDERGROUND ELEC. GAS TILTY	4" U	4" U
CURB ELEVATIONS	15.20' to 15.70'	15.20' to 15.70'
SPOT ELEV.	15.7	15.7
SEWER SERVICE	15.7	15.7
RIGHT OF WAY	15.7	15.7
EASEMENT	15.7	15.7
POWER POLE (GUYED)	PP	PP
CENTERLINE	TA 16.2	TA 16.2
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2

AS-BUILT INFORMATION	
CONTRACTOR	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

BENCHMARKS	
CONTRACTOR	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	BY

ENGINEER'S SEAL	
DATE	BY
REVISIONS	DESIGN
NO.	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

BRASHER & LORENZ
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2021 San Pedro Blvd. NE, Ste. 1, Suite 100
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Phone (505) 884-6588 Fax (505) 884-6589

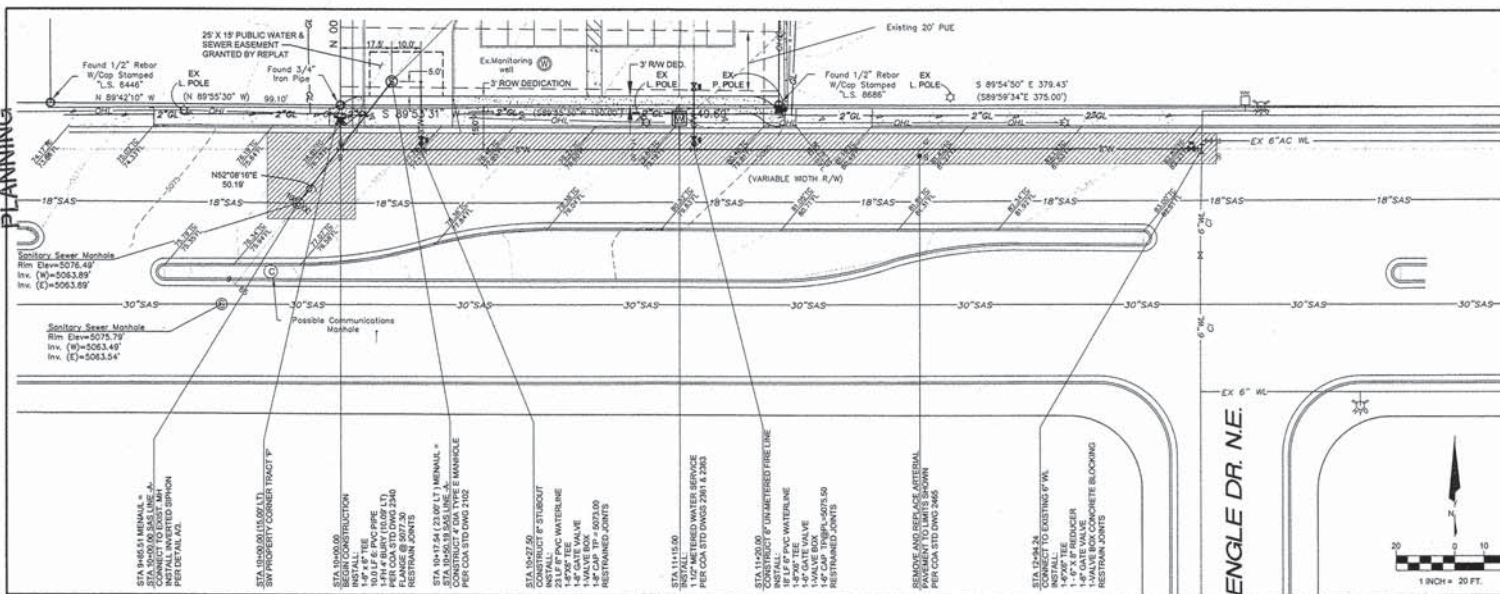
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

DIERSEN CHARITIES, INC.
UTILITY LAYOUT PLAN

Design Review Committee City Engineer Approval

Last Design Update

City Project No. 752281 Zone Map No. H-16 Sheet 4 of 5



LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
FIRE HYDRANT	---	---
VALVE	---	---
METERED WATER SERVICE	---	---
MANHOLE	---	---
CURB AND GUTTER	---	---
HEADER CURB	---	---
DROP INLET	---	---
OVERHEAD ELEC. WITH POWER POLE	---	---
UNDERGROUND ELEC. GAS, TEL, TV	---	---
CURB ELEVATIONS	---	---
SPOT ELEV.	---	---
SEWER SERVICE	---	---
RIGHT OF WAY EASEMENT	---	---
POWER POLE (CURVED)	---	---
CENTERLINE	---	---
TOP OF ASPHALT ELEV.	---	---
ASPHALT PAVING	---	---
REM. & REPL. LIMITS	---	---

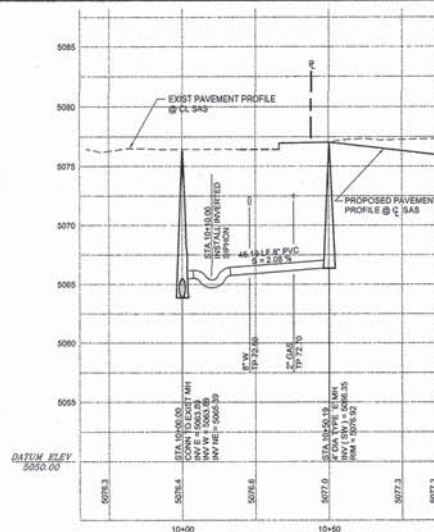
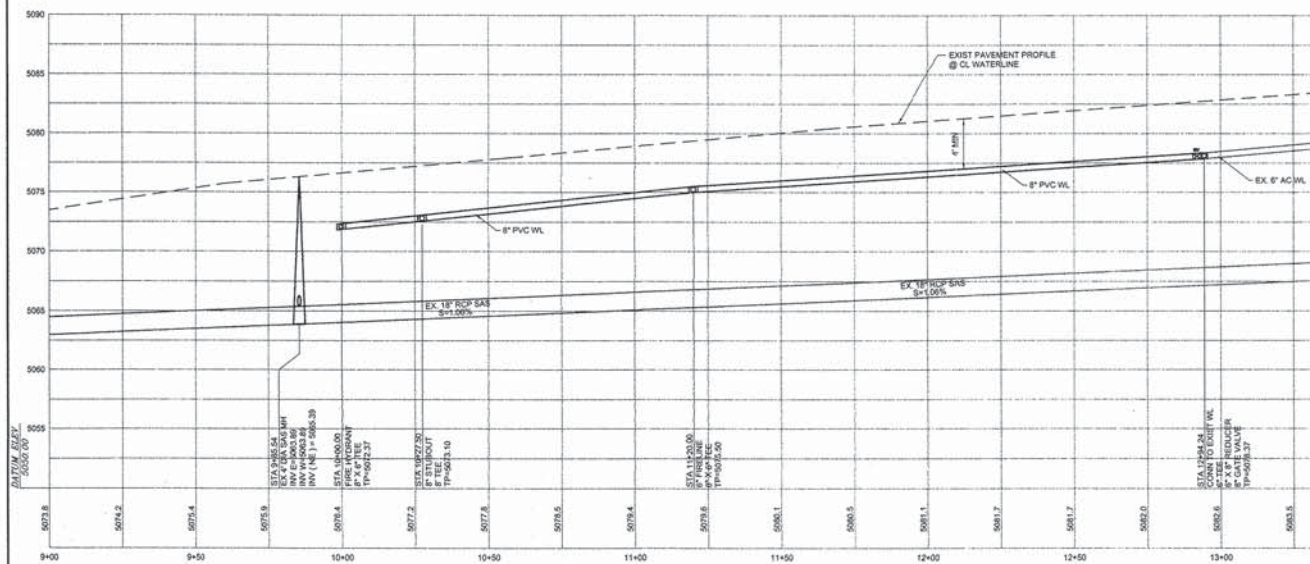
MENAU BOULEVARD NE

8" SANITARY SEWER LINE -A-

RESTRAINED JOINTS LENGTH

SIZE	90°	45°	22-1/2°	11 1/4°	TEE	VALVE
4"	21'	9'	5'	3'	21'	52'
6"	26'	11'	6'	3'	33'	74'
8"	31'	13'	7'	4'	54'	97'
10"	34'	15'	7'	4'	69'	107'
12"	54'	23'	11'	6'	89'	120'

- NOTES**
1. ALL STATIONING IS BASED ON CENTERLINE OF WATERLINE UNLESS NOTED OTHERWISE.
 2. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
 3. ALL CURB & GUTTER, SIDEWALK AND DRIVEPAD CONSTRUCTION SHALL BE ACCOMPLISHED BY BUILDING PERMIT AND IS NOT IN THIS CONTRACT.



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Phone: (505) 263-0000 Fax: (505) 263-0100

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:
DIERSEN CHARITIES, INC.
MENAU BLVD. WATER & SEWER PLAN & PROFILE

Design Review Committee: ☐ City Engineer Approval: ☐ Ms. Gentry Ms. Kutzner

City Project No: 752281 Zone Map No: H-16 Sheet: 6 of 5

DESIGNED BY: DIAL DATE: 12-2004
DRAWN BY: R. M. DATE: 12-2004
CHECKED BY: DIAL

AS-BUILT INFORMATION

CONTRACT NO.: DATE:
 PROJECT NO.: DATE:
 NATIONAL GEODETIC CONTROL SURVEY MONUMENT: DATE:
 FIELD CHECKED BY: DATE:
 MICRO-FILM INFORMATION: DATE:

BENCHMARKS

DATE:
 BY:
 NO.:
 FIELD NOTES:
 ENGINEER'S SEAL:
 NO. DATE:
 REMARKS:
 REVISIONS:
 DESIGN:
 DATE: 12-2004
 DATE: 12-2004