SCANNED BY PLANNING

2 3 4 5 6 7 8 9 10 11 12 13 14 15
2 6 0 - 1 1 3 3 1 . 8 1 1 - 0 7 1

WAL-MART NEIGHBORHOOD MARKET #3317-00

STORM SEWER AND WATER LINE IMPROVEMENTS

CITY OF ALBUQUERQUE
NEW MEXICO
OCTOBER 2004

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannan, 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 J.J. Bordenave , of Baseline Field Services , NMPS number 8140 Bordenave.

Engineer's Seal & Signature 7868

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE 1-15-05

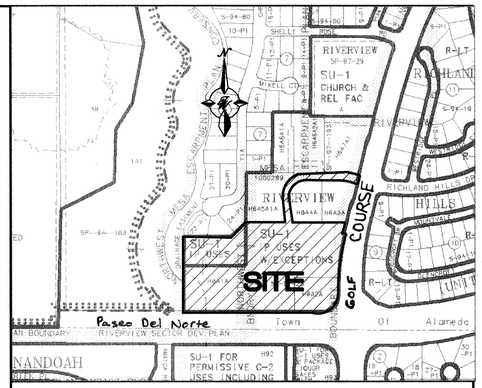
APPROVED FOR CONSTRUCTION AMAFCA 3-2-05 DATE

DRB #1000464

INDEX TO DRAWINGS

1. CITY OF ALBUQUERQUE DEVELOPMENT REVIEW COMMITTEE TITLE SHEET
2. PLAT
3. AMENDED SITE PLAN FOR BUILDING PERMIT
4. GRADING AND DRAINAGE PLAN
5. MASTER UTILITY PLAN
5A. MASTER UTILITY PLAN
6. STORM SEWER PLAN
7. STORM SEWER PLAN
8. STRUCTURE DETAILS
9. STRUCTURE DETAILS

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE



VICINITY MAP C-12-Z

SCALE NONE

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 #7)

2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.

3. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24-HOUR CONSTRUCTION.

4. 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.

5. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF 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 BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.

6. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.

7. 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 DESIGNERS EXPENSE.

8. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

9. 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.

10. ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH NEW MEXICO UTILITIES, INC. SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS).

11. THE CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES (898-2661) THREE(3) WORKING DAYS PRIOR TO BEGINNING THE CONSTRUCTION OF THE UTILITIES.

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.

☐ 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
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

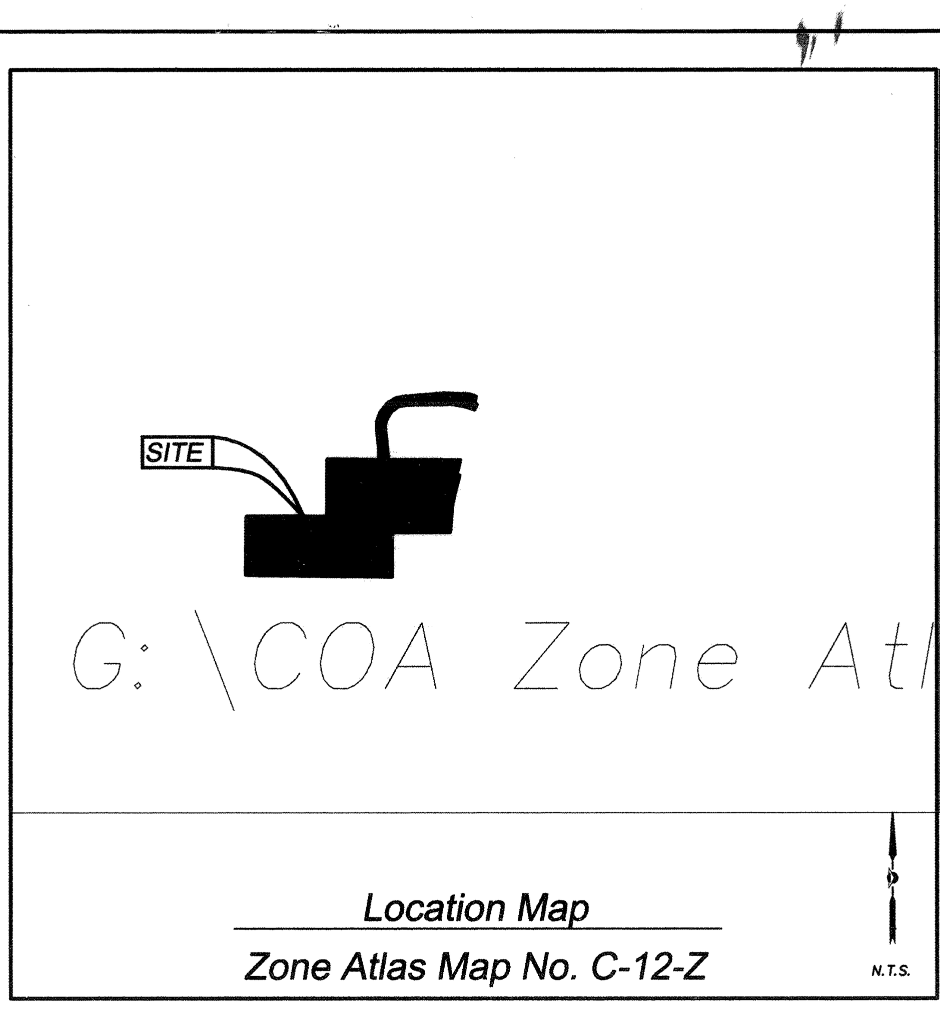
REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
2	Remove 7A, 7B, 8 Add 6A, 6B		5-10-06	Bradley L. Bingham	5-10-06		
1	7A, 7B	Bradley L. Bingham	11/21/05	Bradley L. Bingham	11/21/05		

ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE
	DRC Chairman		4-11-05
	Transportation		11/21/05
	Water/Wastewater		11/21/05
	Hydrology	Bradley L. Bingham	11/21/05
	C.I.P		
	Constr. Coord.		4-11-05

APPROVED FOR CONSTRUCTION
City Engineer 7-28-05 Date

CITY PROJECT NO. 753181

SHEET 1 OF 9



Location Map

Zone Atlas Map No. C-12-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 6.4955 ACRES±
ZONE ATLAS INDEX NO: C-12-Z
NO. OF PARCELS CREATED: 2
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: OCTOBER 2003

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE PARCEL INTO TWO NEW PARCELS, TO VACATE EXISTING EASEMENTS AND GRANT EASEMENTS.

Notes:

1. MISC. DATA: ZONING SU-1 IP USES W/EXCEPTIONS
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. SP NO. 2004442776.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

CHARLES T. SPEARS, SENIOR VICE PRESIDENT DATE
CA NEW PLAN ASSET PARTNERSHIP IV, L.P.,
A DELAWARE LIMITED PARTNERSHIP

Acknowledgment

STATE OF TEXAS) SS
COUNTY OF HARRIS)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ________ DAY OF ____________, 2004 BY CHARLES T. SPEARS, SENIOR VICE PRESIDENT, CA NEW PLAN ASSET PARTNERSHIP IV, L.P., A DELAWARE LIMITED PARTNERSHIP

BY ______________________ MY COMMISSION EXPIRES: ______________
NOTARY PUBLIC

Legal Description

PARCEL LETTERED H-SIX A-1-A (H-6A-1-A) OF THE PLAT OF RIVERVIEW PARCELS H-6A-1-A THRU H-6A-7-A AND PARCEL "A", CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 5, 1997 IN VOLUME 97C, FOLIO 38:
TOGETHER WITH THOSE CERTAIN NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL H-6A-1-A ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDITIONS, RESTRICTIONS & GRANT OF EASEMENTS RECORDED ON OCTOBER 10, 1995 IN BOOK 95-24, PAGE 5600 AS DOCUMENT NO. 95102891 AND FIRST AMENDMENT TO DECLARATION OF CONDITIONS, RESTRICTIONS AND GRANT OF EASEMENTS RECORDED ON FEBRUARY 25, 1997 IN BOOK 97-5, PAGE 5927 AS DOCUMENT NO. 97019393, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM 1927) AND GROUND DISTANCES (U.S. SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE DESCRIBED TRACT SAID POINT LYING ON THE NORTH RIGHT OF WAY LINE OF PASEO DEL NORTE, N.W. FROM WHENCE A TIE TO N.M.S.H.T.D. MONUMENT "NM 448-N8" BEARS S 32°31'18" E, A DISTANCE OF 7348.48 FEET, SAID MONUMENT HAVING N.A.D. 1927 STATE PLANE COORDINATES OF X=372,524.25 FEET, Y=1,514,838.11 FEET, A DELTA ALPHA ANGLE OF -01°4'44", AND A GROUND TO GRID SCALE FACTOR OF 0.99967854;

THENCE, FROM SAID POINT OF BEGINNING AND LEAVING SAID NORTH RIGHT OF WAY LINE, N 00°19'13" E A DISTANCE OF 354.96 FEET TO THE NORTHWEST CORNER OF THE DESCRIBED TRACT MARKED BY A FOUND REBAR WITH PINK PLASTIC CAP STAMPED "PS 11463";

THENCE S 89°49'39" E, A DISTANCE OF 226.60 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH PINK PLASTIC CAP STAMPED "PS 11993";

THENCE N 45°19'50" E, A DISTANCE OF 99.08 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11463";

THENCE S 89°43'26" E, A DISTANCE OF 187.42 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED X IN CONCRETE;

THENCE N 06°11'24" W, A DISTANCE OF 106.20 FEET TO A POINT OF CURVATURE MARKED BY A FOUND CHISELED X IN CONCRETE;

THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 184.95 FEET, A RADIUS OF 114.31 FEET, A CENTRAL ANGLE OF 92°42'11", AND A CHORD BEARING OF N 40°09'51" E, A DISTANCE OF 165.43 FEET TO A FOUND REBAR WITH RED PLASTIC CAP (ILLEGIBLE);

THENCE N 86°18'55" E, A DISTANCE OF 58.05 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH PINK PLASTIC CAP STAMPED "PS 11993";

THENCE N 86°29'17" E, A DISTANCE OF 123.16 FEET TO A POINT OF CURVATURE MARKED BY A SET REBAR WITH PINK PLASTIC CAP STAMPED "PS 11993";

THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 29.96 FEET, A RADIUS OF 99.55 FEET, A CENTRAL ANGLE OF 17°14'42", AND A CHORD BEARING OF S 84°53'20" E, A DISTANCE OF 29.85 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH PINK PLASTIC CAP STAMPED "PS 11993";

THENCE S 76°15'57" E, A DISTANCE OF 22.87 FEET TO A POINT OF CURVATURE MARKED BY A SET REBAR WITH PINK PLASTIC CAP STAMPED "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 23.24 FEET, A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 47°33'05", AND A CHORD BEARING OF N 80°02'21" E, A DISTANCE OF 22.58 FEET TO A POINT LYING ON THE WEST RIGHT OF WAY LINE OF GOLF COURSE ROAD, N.W. MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";

THENCE, THE FOLLOWING THREE CALLS LYING ON SAID WEST RIGHT OF WAY LINE, S 13°49'07" W, A DISTANCE OF 32.55 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH TAG STAMPED "PS 11463";

THENCE S 76°15'37" E, A DISTANCE OF 6.00 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED X IN CONCRETE;

THENCE S 13°02'55" W, A DISTANCE OF 35.87 FEET TO A POINT OF NON-TANGENTIAL CURVATURE MARKED BY A FOUND CHISELED X IN CONCRETE;

THENCE, LEAVING SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 34.03 FEET, A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 64°59'09", AND A CHORD BEARING OF N 46°22'46" W, A DISTANCE OF 32.23 FEET MARKED BY A SET REBAR WITH PINK PLASTIC CAP STAMPED "PS 11993";

THENCE N 78°25'22" W, A DISTANCE OF 35.00 FEET TO A POINT OF CURVATURE MARKED BY A SET REBAR WITH PINK PLASTIC CAP STAMPED "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 50.01 FEET, A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 11°27'44", AND A CHORD BEARING OF N 84°09'14" W, A DISTANCE OF 49.93 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH PINK PLASTIC CAP STAMPED "PS 11993";

THENCE S 89°41'12" W, A DISTANCE OF 59.16 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED X IN CONCRETE;

THENCE S 87°41'53" W, A DISTANCE OF 74.84 FEET TO A POINT OF CURVATURE MARKED BY A FOUND CHISELED X IN CONCRETE;

THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 138.21 FEET, A RADIUS OF 84.31 FEET, A CENTRAL ANGLE OF 93°55'28", AND A CHORD BEARING OF S 40°45'59" W, A DISTANCE OF 123.24 FEET AN ANGLE POINT MARKED BY A FOUND CHISELED X IN CONCRETE;

THENCE S 06°11'52" E, A DISTANCE OF 110.34 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED X IN CONCRETE;

THENCE N 89°45'33" E, A DISTANCE OF 142.28 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH PLASTIC CAP STAMPED "PS 11463";

THENCE S 89°50'16" E, A DISTANCE OF 116.70 FEET TO THE NORTHEAST CORNER OF THE DESCRIBED TRACT, SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF GOLF COURSE ROAD, N.W. MARKED BY A FOUND CHISELED X IN CONCRETE;

THENCE, THE FOLLOWING FOUR CALLS LYING ON SAID WEST RIGHT OF WAY LINE, S 13°45'15" W, A DISTANCE OF 54.04 FEET TO AN ANGLE POINT MARKED BY A PK NAIL WITH TAG STAMPED "PS 11463";

THENCE S 75°36'03" E, A DISTANCE OF 8.52 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED X IN CONCRETE;

THENCE S 13°51'39" W A DISTANCE OF 23.09 FEET TO A POINT OF CURVATURE MARKED BY A FOUND CHISELED X IN CONCRETE;

THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 187.73 FEET, A RADIUS OF 913.62 FEET, A CENTRAL ANGLE OF 11°46'23", AND A CHORD BEARING OF S 08°04'42" W, A DISTANCE OF 187.40 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH PINK PLASTIC CAP STAMPED "PS 11993";

THENCE N 89°43'26" W, A DISTANCE OF 209.48 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH PINK PLASTIC CAP STAMPED "PS 11993";

THENCE S 00°19'18" W, A DISTANCE OF 163.59 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH PLASTIC CAP STAMPED "PS 11463";

THENCE N 89°42'11" W, A DISTANCE OF 529.03 FEET TO THE POINT OF BEGINNING, SAID TRACT HAVING AN AREA OF 6.4955 ACRES (282,945 SQUARE FEET), MORE OR LESS, NOW COMPRISING PARCELS H-6A1A-1 AND H-6A1A-2, RIVERVIEW PARCELS.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

RECORDING STAMP

Plat of
Parcels H-6A1A-1 and H-6A1A-2

Riverview Parcels

Albuquerque, Bernalillo County, New Mexico
November 2004

SCANNED BY PLANNING

Project No.__________________

Application No.__________________

Utility Approvals

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE

City Approvals

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
UTILITY DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TREASURER'S CERTIFICATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO DATE
N.M.P.S. No. 11993

LARRY W. MEDRANO NEW MEXICO 11993 REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Sheet 1 of 2
035434p

For Reference Only

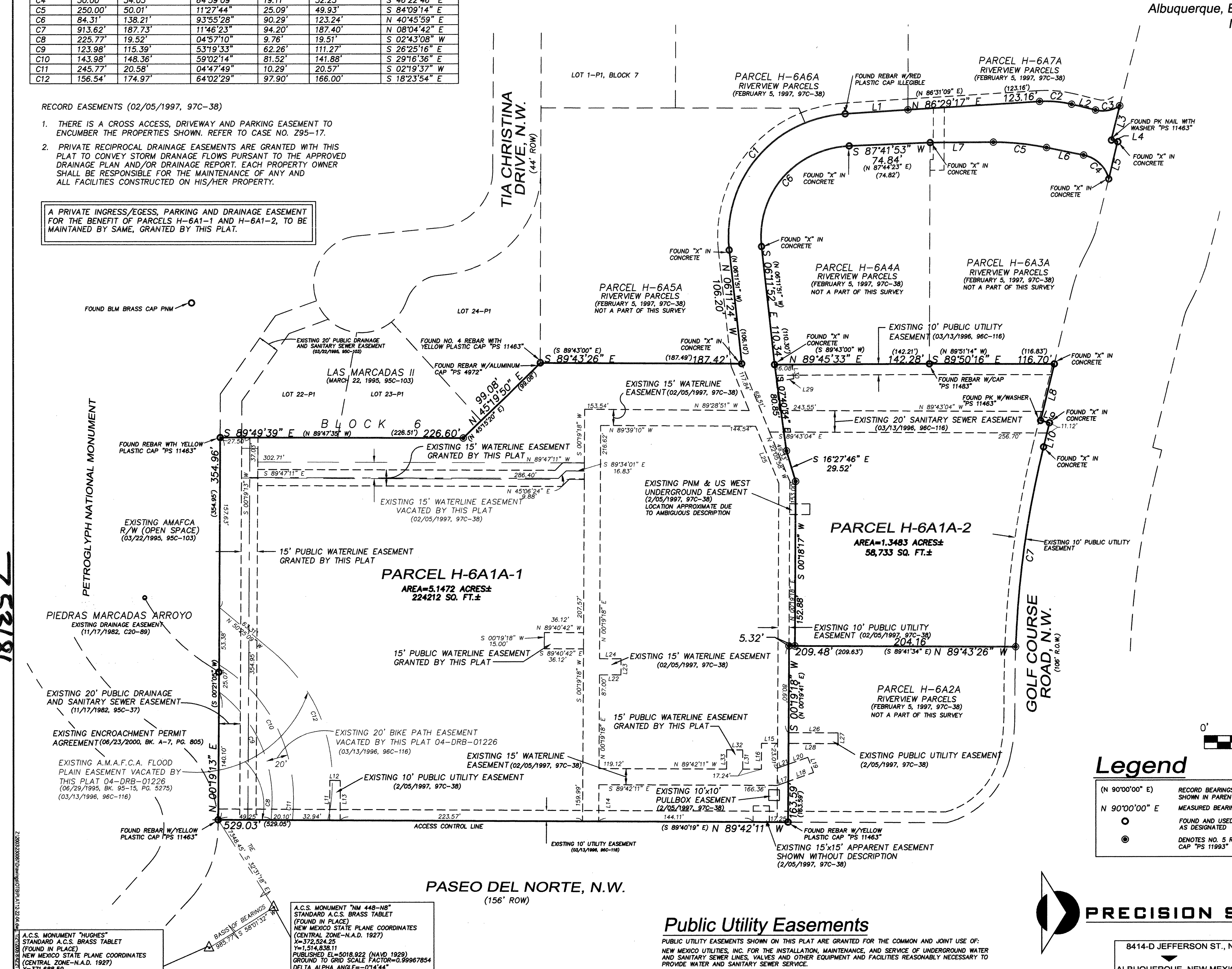
Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	114.31'	184.95'	92°42'11"	119.83'	165.43'	N 40°09'51" E
C2	99.55'	29.96'	17°14'42"	15.10'	29.85'	S 84°53'20" E
C3	28.00'	23.24'	47°33'05"	12.34'	22.58'	S 80°02'21" W
C4	30.00'	34.03'	64°59'09"	19.11'	32.23'	S 46°22'46" E
C5	250.00'	50.01'	11°27'44"	25.09'	49.93'	S 84°09'14" E
C6	84.31'	138.21'	93°55'28"	90.29'	123.24'	N 40°45'59" E
C7	913.62'	187.73'	11°46'23"	94.20'	187.40'	N 08°04'42" E
C8	225.77'	19.52'	04°57'10"	9.76'	19.51'	S 02°43'08" W
C9	123.98'	115.39'	53°19'33"	62.26'	111.27'	S 26°25'16" E
C10	143.98'	148.36'	59°02'14"	81.52'	141.88'	S 29°16'36" E
C11	245.77'	20.58'	04°47'49"	10.29'	20.57'	S 02°19'37" W
C12	156.54'	174.97'	64°02'29"	97.90'	166.00'	S 18°23'54" E

RECORD EASEMENTS (02/05/1997, 97C-38)

1. THERE IS A CROSS ACCESS, DRIVEWAY AND PARKING EASEMENT TO ENCUMBER THE PROPERTIES SHOWN. REFER TO CASE NO. Z95-17.
2. PRIVATE RECIPROCAL DRAINAGE EASEMENTS ARE GRANTED WITH THIS PLAT TO CONVEY STORM DRAINAGE FLOWS PURSANT TO THE APPROVED DRAINAGE PLAN AND/OR DRAINAGE REPORT. EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY AND ALL FACILITIES CONSTRUCTED ON HIS/HER PROPERTY.

A PRIVATE INGRESS/EGESS, PARKING AND DRAINAGE EASEMENT FOR THE BENEFIT OF PARCELS H-6A1-1 AND H-6A1-2, TO BE MAINTANED BY SAME, GRANTED BY THIS PLAT.



A.C.S. MONUMENT "HUGHES"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=371,688.59
Y=1,514,316.32
PUBLISHED EL=5049.93 (NAVD 1929)
GROUND TO GRID SCALE FACTOR=0.99967726
DELTA ALPHA=-0°14'50"

A.C.S. MONUMENT "NM 448-N8"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=372,524.25
Y=1,514,838.11
PUBLISHED EL=5018.922 (NAVD 1929)
GROUND TO GRID SCALE FACTOR=0.99967854
DELTA ALPHA ANGLE=-0°14'44"

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
NEW MEXICO UTILITIES, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND WATER AND SANITARY SEWER LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE WATER AND SANITARY SEWER SERVICE.

RECORDING STAMP

Plat of
Parcels H-6A1A-1 and H-6A1A-2

Riverview Parcels

Albuquerque, Bernalillo County, New Mexico
November 2004

Line Table

LINE	BEARING	DISTANCE
L1	N 86°18'55" E	58.05'
	(N 86°31'09" E)	(58.31')
L2	S 76°15'57" E	22.87'
	(S 76°14'05" E)	(22.87')
L3	S 13°49'07" W	32.55'
	(N 13°46'20" E)	(32.54')
L4	S 76°15'37" E	6.00'
	(N 76°13'40" W)	(6.00')
L5	S 13°02'55" W	35.87'
	(N 13°46'20" E)	(35.65')
L6	N 78°25'22" W	35.00'
	(S 78°23'30" E)	(35.00')
L7	S 89°41'12" W	59.16'
	(N 89°51'14" E)	(59.54')
L8	S 13°45'15" W	54.04'
	(N 13°46'20" E)	(54.17')
L9	S 75°36'03" E	8.52'
	(N 76°13'40" W)	(8.50')
L10	S 13°51'39" W	23.09'
	(N 13°46'20" E)	(23.11')
L11	N 00°17'49" E	37.00'
L12	S 89°42'11" E	10.00'
L13	S 00°17'49" W	37.00'
L14	N 00°19'18" E	33.92'
L15	N 89°42'11" W	15.00'
L16	S 00°19'18" W	24.00'
L17	N 70°00'25" E	10.66'
L18	N 70°00'25" E	24.34'
L19	N 19°59'35" W	15.00'
L20	S 70°00'25" W	18.78'
L21	S 70°00'25" W	10.66'
L22	S 89°42'11" E	20.04'
L23	N 00°19'18" E	15.00'
L24	N 89°42'11" W	20.00'
L25	S 22°05'58" E	57.20'
L26	S 89°43'26" E	44.89'
L27	S 00°19'18" W	10.00'
L28	N 89°43'26" W	44.88'
L29	N 81°34'40" E	16.01'
L30	N 06°12'37" W	13.35'
L31	N 00°17'49" E	17.77'
L32	N 89°42'11" W	15.00'
L33	S 00°17'49" W	17.77'

0' 60' 120' 180'
SCALE: 1"=60'

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 5 REBAR W/PINK PLASTIC CAP "PS 11993" SET THIS SURVEY

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Sheet 2 of 2
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SCANNED BY PLANNING

CONDITIONS

1. THE FOLLOWING PUBLIC WORKS CONDITIONS SHALL BE MET BEFORE FINAL DRB SIGN OFF:
a. INCLUSION OF A NOTE ON THE SITE PLAN WHICH STATES THAT DIRECT ACCESS ONTO PASEO DEL NORTE IS PROHIBITED.
b. CONSTRUCTION OF REQUIRED PAVEMENT, MEDIAN, CURBS, GUTTERS AND 6 FOOT SIDEWALK ON PASEO DEL NORTE.
c. PROVISION OF A 30 FOOT UNOBSTRUCTED SERVICE DRIVE FOR LARGE VEHICLES, FROM THE STREET ENTRANCE TO LOADING DOCK AREAS. CONSTRUCTION OF 25 FOOT CORNER RADII ARE REQUIRED FOR THE SERVICE ROUTE. A MINIMUM OF A 3 FOOT SETBACK IS REQUIRED TO PROTECT BUILDINGS AND WALLS.
d. PROVISION OF ADEQUATE TURNAROUND AREA FOR LARGE VEHICLES ADJACENT TO THE DOCK AREA.
e. THE SITE PLAN MUST IDENTIFY SURROUNDING USES AND PROVIDE DIMENSIONS WHERE APPROPRIATE, i.e., STRUCTURES, STREETS, MEDIANS, DRIVE AISLES, PARKING SPACES, WALLS, SIGNS, etc.
f. LOCATION AND DIMENSION OF PROPOSED FIRE LANES MUST MEET FIRE CODE REQUIREMENTS AS PER THE DPM.
g. COORDINATION WITH THE SOLID WASTE DEPARTMENT WITH REGARD TO REFUSE CONTAINER LOCATION AND ACCESS.

2. THE FOLLOWING SITE PLAN CONDITIONS SHALL BE MET BEFORE FINAL DRB SIGN OFF:
a. INDICATION OF THE BOUNDARIES OF THE NORTHWEST MESA ESCARPMENT PLAN IMPACT ARE AND VIEW AREAS OVERLAY ZONES.
b. A NOTE WHICH INDICATES THAT LIGHTING SHALL HAVE THE MINIMUM EFFECT UPON ADJACENT RESIDENTIAL AREAS.
c. PROVIDE DIMENSIONS OF ALL MAJOR SITE ELEMENTS, INCLUDING ALL SIDEWALKS AND PEDESTRIAN PATHS.
d. REVISION OR ELIMINATION OF PARKING SPACES ON THE WEST SIDE OF THE SITE, BEHIND THE FURR'S SUPERMARKET BUILDING.
e. THE DRIVE AISLE/PARKING/ LANDSCAPE CONFIGURATION ON THE SOUTH SIDE OF THE FURR'S SHALL BE REVISED TO AVOID VEHICLE OVERHANG. THE SIDEWALK ALONG THE SOUTH SIDE OF FURR'S SHALL BE A MINIMUM OF 6 FEET WIDE AND SHALL INCLUDE A CONNECTION TO THE TRAIL ALONG PASEO DEL NORTE.

3. THE FOLLOWING PEDESTRIAN RELATED CHANGES SHALL BE MADE TO THE SITE PLAN, TO THE SATISFACTION OF THE PLANNING DEPARTMENT, BEFORE FINAL DRB SIGN OFF:
a. PROVISION OF SIDEWALKS TO THE PARKING SPACES ON THE WEST AND SOUTH SIDE OF FURR'S.
b. REVISE THE PEDESTRIAN PATH BETWEEN THE FURR'S AND SHOP B TO MAKE IT HANDICAP ACCESSIBLE AND CONSISTENT WITH THE LANDSCAPING PLAN.
c. THERE SHALL BE A MINIMUM 15 FOOT WIDE SIDEWALK AND LANDSCAPE AREA SETBACK FROM THE FRONT FACADE OF THE BUILDING TO THE DRIVE AISLE OR PARKING AREA. THE SIDEWALK SHALL BE SHADED WITH PORTALS, CANOPIES OR SHADE TREES.
d. PROVIDE A MINIMUM OF 15 FOOT SIDEWALK AND LANDSCAPE AREA ALONG THE ENTIRE EAST FRONT OF FURR'S. THE SIDEWALK SHALL BE SHADED WITH PORTALS, CANOPIES OR SHADE TREES AT 20 TO 30 FEET ON CENTER IN 5 FOOT BY 5 FOOT PLANTERS.

4. THE FOLLOWING CHANGES SHALL BE MADE TO THE ELEVATIONS, TO THE SATISFACTION OF THE PLANNING DEPARTMENT, BEFORE FINAL DRB SIGN OFF:
a. 70% OF THE BUILDING MATERIALS SHALL BE SPLIT FACED CMU BLOCK, AS IS CONSISTENT WITH THE "PAD ARCHITECTURE STANDARDS."
b. A NOTE SHALL BE ADDED TO THE ELEVATIONS WHICH INDICATES THAT ALL GUIDELINES OF THE "PAD ARCHITECTURE STANDARDS" SHALL BE FOLLOWED.
c. A NOTE SHALL BE ADDED TO THE "PAD ARCHITECTURE STANDARDS" WHICH STATES VINYL COATED PLASTIC REFLECTIVE TYPE AWNINGS SHALL NOT BE PERMITTED.

5. THE FOLLOWING CHANGES TO THE LANDSCAPING PLAN SHALL BE MADE TO THE SATISFACTION OF THE PLANNING DEPARTMENT BEFORE FINAL DRB SIGN OFF:
a. PROVISION OF TREES ALONG PASEO DEL NORTE IN COMPLIANCE WITH THE STREET ORDINANCE.
b. THE LANDSCAPE BUFFER ALONG THE WEST SIDE, ADJACENT TO THE RESIDENTIAL PROPERTY, SHALL CONSIST PRIMARILY OF TREES AT LEAST EIGHT FEET HIGH AT THE TIME OF PLANTING AND CAPABLE OF REACHING A HEIGHT AT MATURITY OF AT LEAST 25 FEET. SPACING OF THE TREES SHALL BE EQUAL TO 75% OF THE MATURE CANOPY DIAMETER.
c. REVISION OF THE LANDSCAPING ON THE PEDESTRIAN PATH BETWEEN FURR'S AND SHOP B SUCH THAT IT IS CONSISTENT WITH THE SITE DEVELOPMENT PLAN AND THAT IT IS HANDICAP ACCESSIBLE.
d. THE LANDSCAPING PALATE SHALL BE CONSISTENT WITH THAT OF THE NORTHWEST MESA ESCARPMENT PLAN.
e. PROVISION OF THE STREET TREES/LANDSCAPING IN THE AREAS BETWEEN THE CURB AND THE SIDEWALKS ALONG PASEO DEL NORTE AND GOLF COURSE ROAD.

6. THE GRADING AND DRAINAGE PLAN MUST BE APPROVED BY THE CITY ENGINEER BEFORE FINAL DRB SIGN OFF:

7. A WATER AVAILABILITY STATEMENT FROM NEW MEXICO UTILITIES, INC. MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT BEFORE FINAL DRB SIGN OFF. REQUIRED INFRASTRUCTURE MUST BE FINANCIALLY GUARANTEED PRIOR TO SITE PLAN AND PLAT APPROVAL BY THE DRB. ALL PUBLIC INFRASTRUCTURE MUST BE DESIGNED TO CITY OF ALBUQUERQUE STANDARDS, INCLUDING WATER AND/OR SANITARY SEWER LINES OWNED AND OPERATED BY NMU.

8. NO FREESTANDING WIRELESS TELECOMMUNICATIONS FACILITIES SHALL BE PERMITTED; ALL ANTENNAS SHALL BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING ARCHITECTURE OR LIGHT STANDARDS.

9. OUTDOOR PATIO SPACE SHALL BE PROVIDED WITH ADEQUATE SHADING PROVIDED BY TREES AND/OR CONSTRUCTED SHADE STRUCTURE. A PATIO WHICH IS A MINIMUM OF 400 SQUARE FEET IN SIZE SHALL BE PROVIDED ON THE FURR'S PAD, AND A PATIO WHICH IS A MINIMUM OF 200 SQUARE FEET SHALL BE PROVIDED ON PAD B. THE PATIO SHALL HAVE ADEQUATE SHADING PROVIDED BY TREES AND/OR CONSTRUCTED SHADE STRUCTURE THAT INTEGRATES INTO THE ARCHITECTURE.

10. THIS IS A DESIGNATED SHOPPING CENTER SITE, THEREFORE OFF-PREMISE SIGNS SHALL NOT BE PERMITTED.

11. THE FUTURE TRAIL EXTENSION SHOWN ALONG THE SOUTHERN BOUNDARY OF THE SITE PLAN AND THE CURBED TRAIL ADJACENT TO THE PIEDRAS MERCADAS ARROYO SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE DRB.

GENERAL SITE REQUIREMENTS FROM PLANNING DEPARTMENT

△ DIRECT ACCESS TO PASEO DEL NORTE IS PROHIBITED

△ LIGHTING SHALL HAVE A MINIMUM EFFECT UPON ADJACENT RESIDENTIAL AREAS

△ ALL RAISED PEDESTRIAN PATHWAYS SHALL BE A MINIMUM OF 6 FEET WIDE

△ NO OFF PREMISE SIGNS SHALL BE PERMITTED

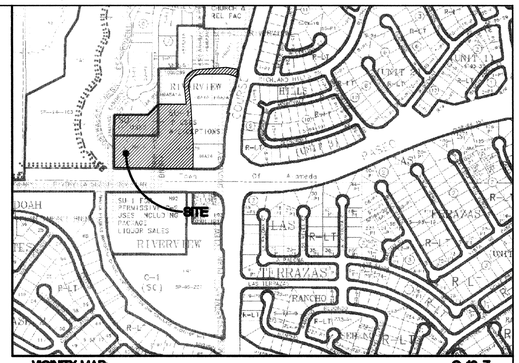
△ NO FREESTANDING WIRELESS TELECOMMUNICATIONS FACILITIES SHALL BE PERMITTED ALL ANTENNAS SHALL BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING ARCHITECTURE OR LIGHT STANDARDS

BUILDING DATA

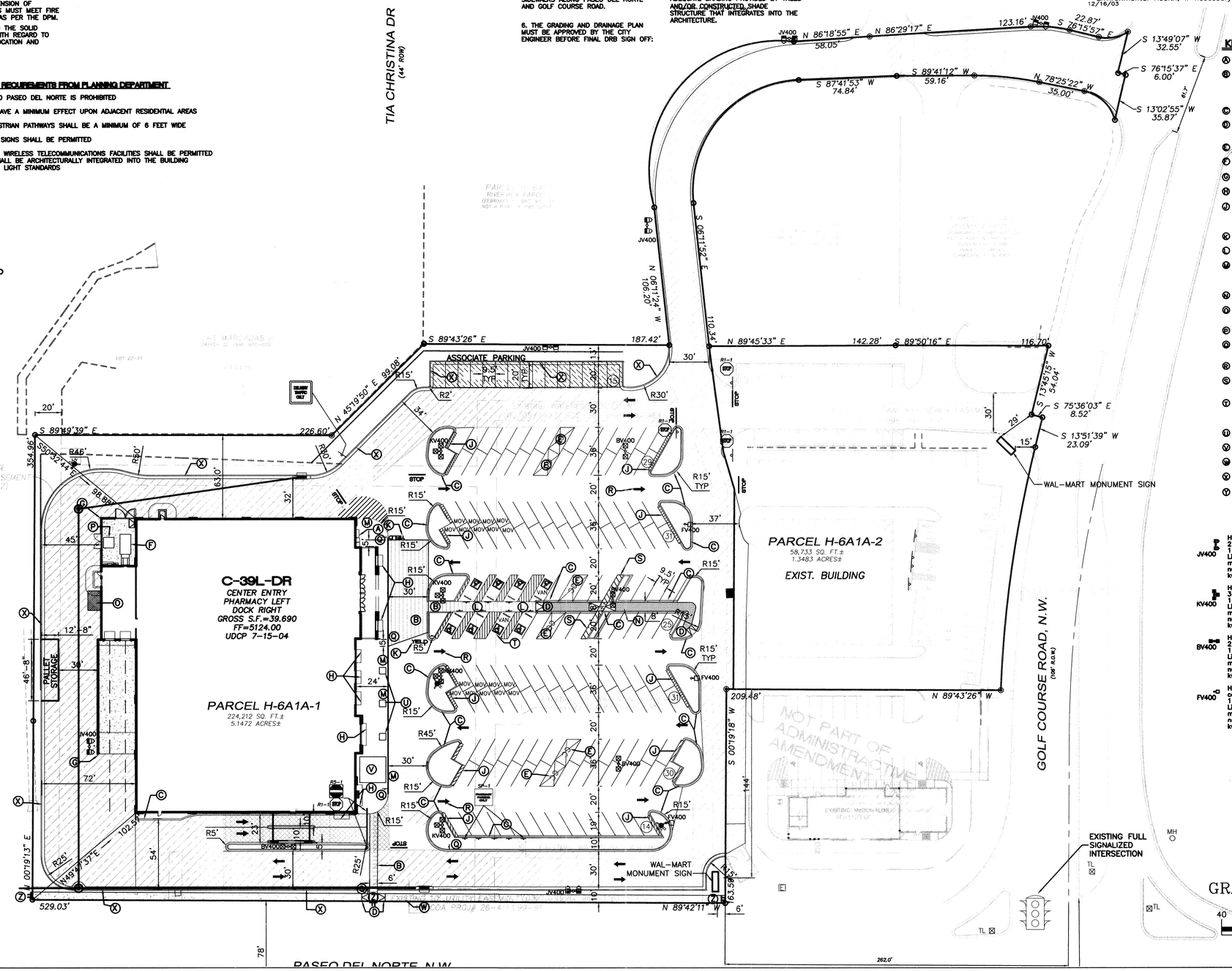
GROSS BUILDING AREA: 39,690± S.F.
BUILDING SETBACKS REQD: BY SITE PLAN
BUILDING HEIGHT: Structure height up to 26 feet is permitted at any legal location. The height and width of the structure over 26' shall fall within 45° angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises and adjacent public right-of-way centerline. To protect solar access, a structure over 26' may not exceed the northern boundary of these 45° planes, but may be sighted in any other direction within planes drawn at 60° angle from the same boundaries or centerline.
BUILDING COVERAGE:
NEIGHBORHOOD MARKET20% ±

PROJECT NUMBER: Z-99-11	
APPLICATION NUMBER: 00450-00000-00525	
Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.	
DRB SITE DEVELOPMENT PLAN APPROVAL:	
Traffic Engineer, Transportation Division	Date
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary
12/16/03



VICINITY MAP: C-12-Z



KEYED NOTES

Ⓐ BIKE RACK(TYP.)
Ⓑ PEDESTRIAN CROSSWALK WITH 4" WIDE PAINTED YELLOW STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR WIDTH
Ⓒ 6" MEDIAN CURB & GUTTER
Ⓓ UNIDIRECTIONAL HANDICAP RAMP PER COA STD DWG #2426
Ⓔ CART CORRAL (TYP)
Ⓕ TRASH COMPACTOR
Ⓖ 6" DIA. PIPE BOLLARD(TYP)
Ⓗ AWNINGS (PER ARCHITECHUAL PLANS)
Ⓙ 2'-0" LOADING ZONE AT ALL CURBED PARKING SPACES. 4" PAINTED YELLOW STRIPING AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE(TYP.)
Ⓚ "YIELD" PAINTED YELLOW ON PAVEMENT TYP.
Ⓛ HANDICAP PARKING SIGN
Ⓜ PAINTED 6" RED STRIPE W/ 4" WHITE LETTERS "NO PARKING FIRE ZONE".
Ⓝ 8' CONCRETE SIDEWALK
Ⓞ 10'x15' STRIPED AREA PAINTED SYSL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS
Ⓟ ELECTRICAL TRANSFORMER
Ⓠ PEDESTRIAN CROSSING SIGN W11c-2 AND W11c-2p TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS
Ⓡ PAINTED DIRECTIONAL ARROW (TYP)
Ⓢ SMALL CAR MAKER, "COMPACT" PAINTED YELLOW ON PAVEMENT (TYP)
Ⓣ ACCESSIBLE PARKING SPACE (TYP.) SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"- INDICATES VAN ACCESSIBLE SPACE).
Ⓤ 5'x5' LANDSCAPE PLANTERS
Ⓥ 400 SF TREE SHADED PATIO AREA
Ⓦ 6' CONCRETE SIDEWALK
Ⓧ STANDARD CURB AND GUTTER
Ⓨ 12" PAINTED (WHITE) STOP BAR W/PAVEMENT MAKING "STOP" IN 6' LETTERS

JV400 — HUBBELL CATALOG NO.: MSVA400PBPxxARGS
2 luminaires per location, candela file 'HP08405.IES'
1 lamp(s) per luminaire, 44000 initial lumens per lamp
Light Loss Factor = 0.750, watts per luminaire = 452
mounting height= 25 ft
number locations= 6, number luminaires= 12
kw all locations= 5.4

KV400 — HUBBELL CATALOG NO.: MSVA400P-BWxxAR
3 luminaires per location, candela file 'HP08398.ies'
1 lamp(s) per luminaire, 44000 initial lumens per lamp
Light Loss Factor = 0.750, watts per luminaire = 452
mounting height= 25 ft
number locations= 4, number luminaires= 12
kw all locations= 5.4

BV400 — HUBBELL CATALOG NO.: MSVA400P-BWxxAR
2 luminaires per location, candela file 'HP08398.IES'
1 lamp(s) per luminaire, 44000 initial lumens per lamp
Light Loss Factor = 0.750, watts per luminaire = 452
mounting height= 25 ft
number locations= 4, number luminaires= 8
kw all locations= 3.6

FV400 — HUBBELL CATALOG NO.: MSVA0400P-BPxxAR
candela file 'HP08406.IES'
1 lamp(s) per luminaire, 44000 initial lumens per lamp
Light Loss Factor = 0.750, watts per luminaire = 452
mounting height= 25 ft
number locations= 3, number luminaires= 3
kw all locations= 1.4

LEGEND

PROPOSED CURB & GUTTER
SETBACK
BOUNDARY LINE
EASEMENT
PROPOSED SIDEWALK
PROPOSED RETAINING WALL
PROPOSED PARKING SPACES
CART CORRAL
MULTIPLE OCCUPANCY VEHICLE SPACE
SMALL CAR PARKING SPACE
HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT
HEAVY DUTY CONCRETE PAVEMENT
STANDARD DUTY CONCRETE
STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT
JV400 PROPOSED LIGHTING

SITE DATA

PARCEL H-6A1A-1	5.1472 ± AC
PARCEL H-6A1A-2	1.3483 ± AC
TOTAL	6.4955 ± AC

LAND USE CLASSIFICATION: COMMERCIAL
ZONING CLASSIFICATION: SU-1 FOR IP WITH EXCEPTIONS DRIVE-UP WINDOW MUST BE 75' MINIMUM FROM NEAREST RESIDENCE
LOCAL JURISDICTION: CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION: ZONED X UNSHADED

PARKING DATA

PARCEL H-6A1A-1	39,690 S.F./200=	199 SPACES
PARCEL H-6A1A-2	10,080 S.F./200=	50 SPACES
TOTALS	49,770 S.F.	249 SPACES
TOTAL PARKING REQUIRED		249 SPACES
LESS 10% BUS CREDIT		225 SPACES
STANDARD SPACES		254 SPACES(24 SMALL CAR)
MULTIPLE OCCUPANCY VECHILE SPACES		25 SPACES
ACCESSIBLE SPACES		12 SPACES
CART CORRALS		6 SPACES
TOTAL PARKING REQUIRED		225 SPACES
TOTAL PARKING PROVIDED		254 SPACES
RATIO FOR PARCEL H-6A1A-1		5.04/1,000 S.F.

NOTES

1. ALL CALCULATIONS BASED ON TOTAL GROSS SQUARE FOOTAGE OF BUILDING
2. WAL-MART PREFERRED PARKING (5.0 SP/1,000 S.F.) CODE REQUIRED PARKING SPACES (5.0/1,000 S.F.)
3. PARKING LAYOUT MEETS WAL-MART STANDARDS WHICH IS WITHIN LOCAL REQUIREMENTS.
   CITY OF ALBUQUERQUE DOES NOT ALLOW CREDIT FOR CART CORRALS.
4. PARKING SHOWN CONTAINS BOTH 60° AND 90° PARKING SPACES.
   TYPICALDIMENSIONS: WIDTH: 9.5'
   DEPTH: 20'
   ONE WAY AISLES: 20'
   TWO WAY AISLES: 25'
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS (MEP) FOR LOCATION AND SPECIFICATIONS FOR ALL PARKING LOT LIGHTING AND LIGHT POLES.

GRAPHIC SCALE
40 20 0 20 40
SCALE: 1"=40'

For Reference Only

NO.	DATE	REMARKS	BY
		REVISIONS	

ENGINEER'S SEAL — RONALD R. BOHANNAN P.E. #7868

PASEO DEL NORTE AND GOLF COURSE
WAL-MART NEIGHBORHOOD MARKET #3317-00
8511 GOLF COURSE RD. NW

AMENDED SITE PLAN FOR BUILDING PERMIT

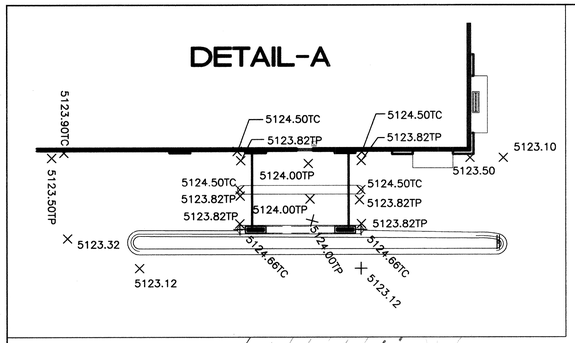
ALBUQUERQUE NEW MEXICO

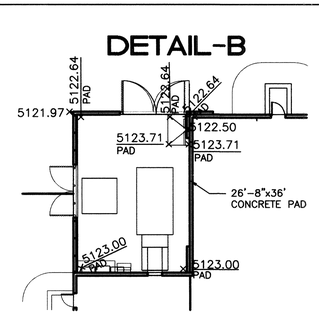
TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

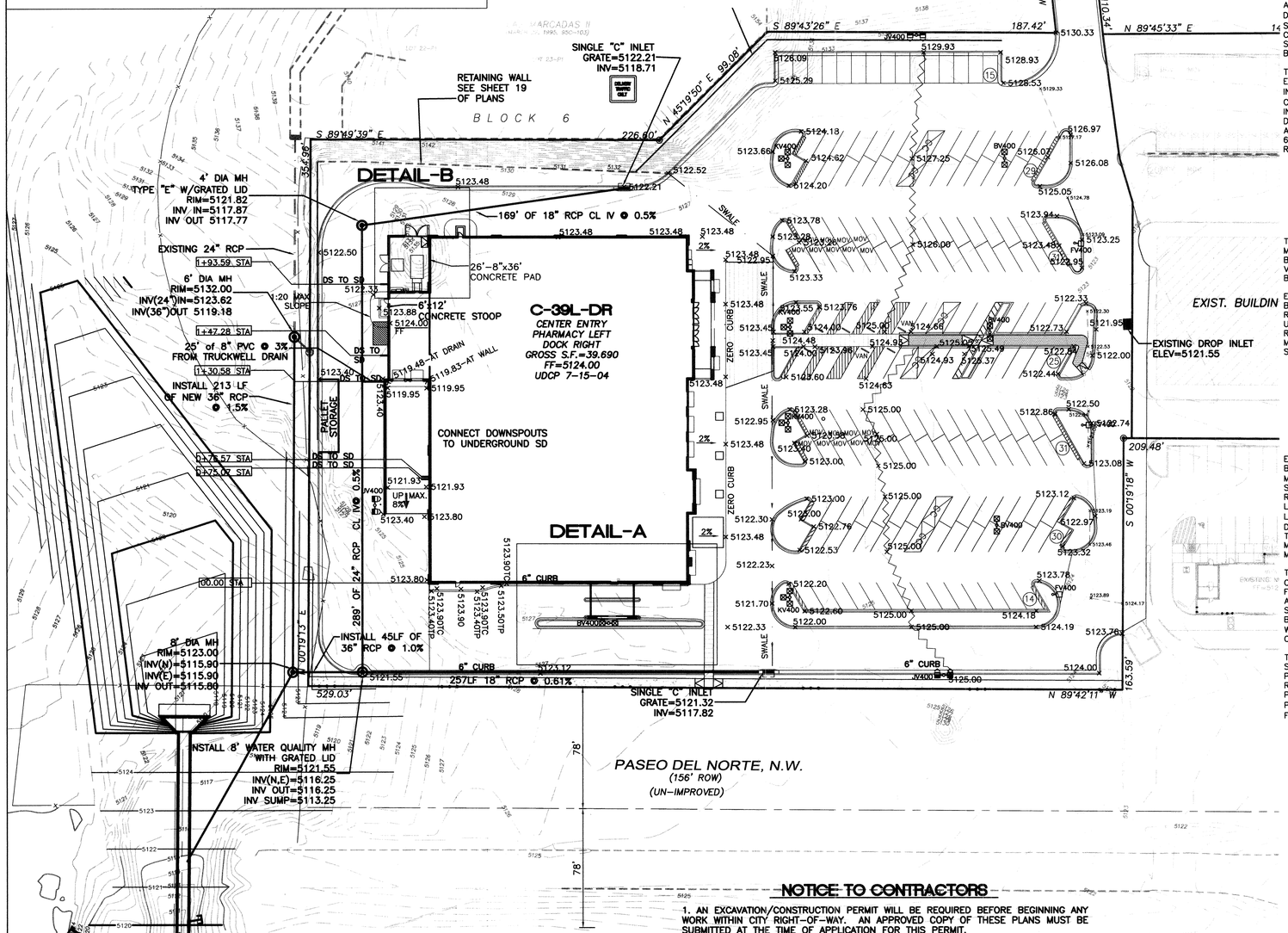
DRAWN BY: rwm
DATE: 12-01-2004
2387SPB-11-12-04X
DRC SHEET # 3 OF 9
OTB SHEET # 7 OF 27
JOB # 230087

753181

SCANNED BY PLANNING







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.

FOUNDATION PAD PREPARATION NOTES

Proposed NEIGHBORHOOD CENTER #3317-00
PASEO DEL NORTE & GOLF COURSE ROAD
ALBUQUERQUE, NEW MEXICO
Terracon Project No. 66035064

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF SITE DIRECTLY BENEATH AND 10 FEET BEYOND THE CONSTRUCTION LIMITS OF THE PROPOSED SITE.

APPURTENANCES ARE THOSE ITEMS ATTACHED TO THE BUILDING PROPER (REFER TO DRAWING SHEET SP1), TYPICALLY INCLUDING, BUT NOT LIMITED TO, THE BUILDING SIDEWALKS, GARDEN CENTER, PORCHES, RAMPS, STOOPS, TRUCK WELLS/DOCKS, CONCRETE APRONS AT THE AUTOMOTIVE CENTER, COMPACTOR PAD, ETC. THE SUBBASE, WHERE REQUIRED, DO NOT EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING AND THE APPURTENANCES.

THE FINAL SUBGRADE ELEVATION FOR SLAB-ON-GRADE FLOORS SHALL BE ESTABLISHED AT 10 INCHES BELOW FINISHED FLOOR ELEVATION TO ALLOW FOR A 4 INCH CONCRETE SLAB (OR 11-1/2 INCHES TO ALLOW FOR A 5-1/2 INCH CONCRETE SLAB) AND A 6 INCH SUBBASE. THE SUBBASE SHALL CONSIST OF 4 INCHES OF COARSE AGGREGATE MEETING THE GRADATION REQUIREMENTS OF ASTM D-448, TYPE 57 OR NMSTHTD TYPE VIII-OGB COVERED WITH 2 INCHES OF FINE AGGREGATE MEETING THE GRADATION REQUIREMENTS OF ASTM D-448, NO. 10 WITH 6 TO 12 PERCENT PASSING THE NO. 200 SIEVE OR THE FOLLOWING GRADATION REQUIREMENTS:

STANDARD SIEVE SIZE	PERCENT PASSING
NO. 4	85 - 100
NO. 8	75 - 95
NO. 16	55 - 75
NO. 50	22 - 45
NO. 100	10 - 30
NO. 200	6 - 12

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED. THE SUBBASE SHALL BE PLACE ON COMPACTED SUBGRADE, ROLLED WITH A VIBRATORY ROLLER, AND VISUALLY INSPECTED FOR INLOCKING OF PARTICALS. THE FINE AGGREGATE WILL BE UNIFORMLY SPREAD ON THE SUBBASE MATERIAL.

EXISTING FOUNDATIONS, SLABS, PAVEMENTS, AND BELOW-GRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING AREA. REMOVE SURFACE VEGETATIONS, TOPSOIL, ROOT SYSTEMS, ORGANIC MATERIAL, EXISTING FILL, AND SOFT OR OTHERWISE UNSUITABLE MATERIAL FROM THE BUILDING AREA. PROOFROLL EXPOSED SUBGRADE. REMOVE AND REPLACE UNSUITABLE AREAS WITH SUITABLE MATERIAL. SUBGRADE MATERIAL SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS AND SHALL MEET THE FOLLOWING REQUIREMENTS:

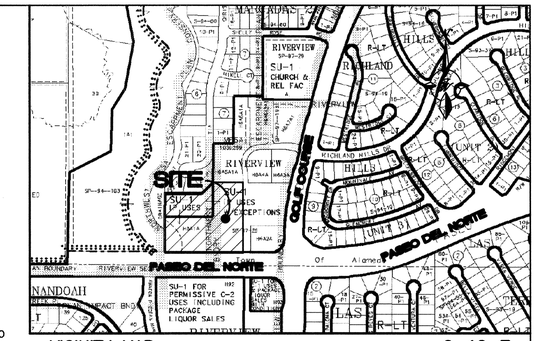
LOCATION WITH RESPECT TO FINAL GRADE	P.I.	L.L.
BUILDING AREA	12 MAX.	35MAX.

MAX. PRACTICLE SIZE (ASTM C136)	PERCENT PASSING
4"	100
3"	70 - 100
NO. 4 SIEVE	50 - 100
NO. 200 SIEVE	50 (MAX)

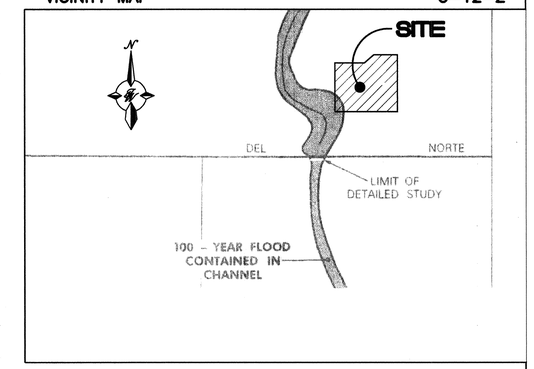
ENGINEERED FILL TO EXTEND A MINIMUM OF 5 FEET BELOW PROPOSED FOOTING BEARING ELEVATION AND COMPACTED TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557). THE SOILS BENEATH THE SLAB SUBGRADE SHOULD BE REMOVED TO A DEPTH OF 3 FEET BELOW BOTTOM OF SLAB AND REPLACED WITH ENGINEERED FILL. SUBGRADE MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 10 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) AT A MOISTURE CONTENT WITHIN 1 PERCENT BELOW TO 3 PECENT ABOVE THE OPTIMUM FOR SOILS WITH A PLASTICITY INDEX AREA THAN 5 AND AT A MOISTURE CONTENT WITHIN 3 PERCENT BELOW TO 3 PERCENT ABOVE THE OPTIMUM MOISTURE CONTENT FOR ALL OTHER SOILS.

THE FOUNDATION SYSTEM SHALL BE ISOLATED SPREAD FOOTINGS AT COLUMNS AND CONTINUOUS FOOTINGS AT WALLS (PROVIDED BY THE CONTRACTOR). THE SPREAD FOOTINGS AND SLABS-ON-GRADE SHALL BE SUPPORTED ON A MINIMUM OF 5 FEET AND 3 FEET OF ENGINEERED FILL, RESPECTIVELY. THE FILL FOR FOOTINGS SHOULD EXTEND HORIZONTALLY 8 INCHES FOR EACH FOOT OF ENGINEERED FILL BENEATH THE FOOTING. FOOTING EXCAVATIONS SHALL BE EVALUATED BY WAL-MART'S GEOTECHNICAL REPRESENTATIVE PRIOR TO CONCRETE PLACEMENT TO CONFIRM THAT SUITABLE BEARING CONDITIONS EXIST.

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITE WORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE WAL-MART SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR SPECIFIC INFORMATION NOT COVERED IN THIS PREPARATION. THIS INFORMATION WAS TAKEN FROM A GEOTECHNICAL REPORT PREPARED BY TERRACON, REVISED OCTOBER 26, 2004 (GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION).



VICINITY MAP C-12-Z



FIRM MAP 35001C0112 D

LEGAL DESCRIPTION
TOWNSHIP 11 NORTH, RANGE 2 EAST, PARCEL H-6A-1-A OF THE PLAT OF RIVERVIEW PARCELS H-6A-1-A THRU H-6A-7-A AND PARCEL "A" CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOTES:
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

LEGEND

	PROPOSED STORM SEWER MANHOLE
	PROPOSED CURB INLET
	PROPOSED CATCH BASIN
24" RCP	PROPOSED STORM SEWER LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	EASEMENT
	PROPOSED PERIMETER WALL
	PROPOSED RETAINING WALL
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	GRADING HIGH POINT
	SLOPE TIE
× 5048.25	EXISTING SPOT ELEVATION
× 5048.25	PROPOSED SPOT ELEVATION

FOR INFORMATION ONLY

GENERAL NOTES:

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. CLEAN OUTS & MANHOLE TIE POINTS ARE TAKEN USING THE NW PROPERTY CORNER X=10,000, Y=10,000 SEE TABLE 2.
6. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.

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, 1985.

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. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.

6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE

N

GRAPHIC SCALE
40 20 0 20 40
SCALE: 1"=40'

ROUGH GRADING APPROVAL

For Reference Only

NO.	DATE	REMARKS	BY
		REVISIONS	

ENGINEER'S SEAL

RONALD RAY BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

RONALD R. BOHANNAN P.E. #7868

PASEO DEL NORTE AND GOLF COURSE
WAL-MART NEIGHBORHOOD MARKET #3317-00
8511 GOLF COURSE RD. NW

GRADING AND DRAINAGE PLAN
ALBUQUERQUE NEW MEXICO

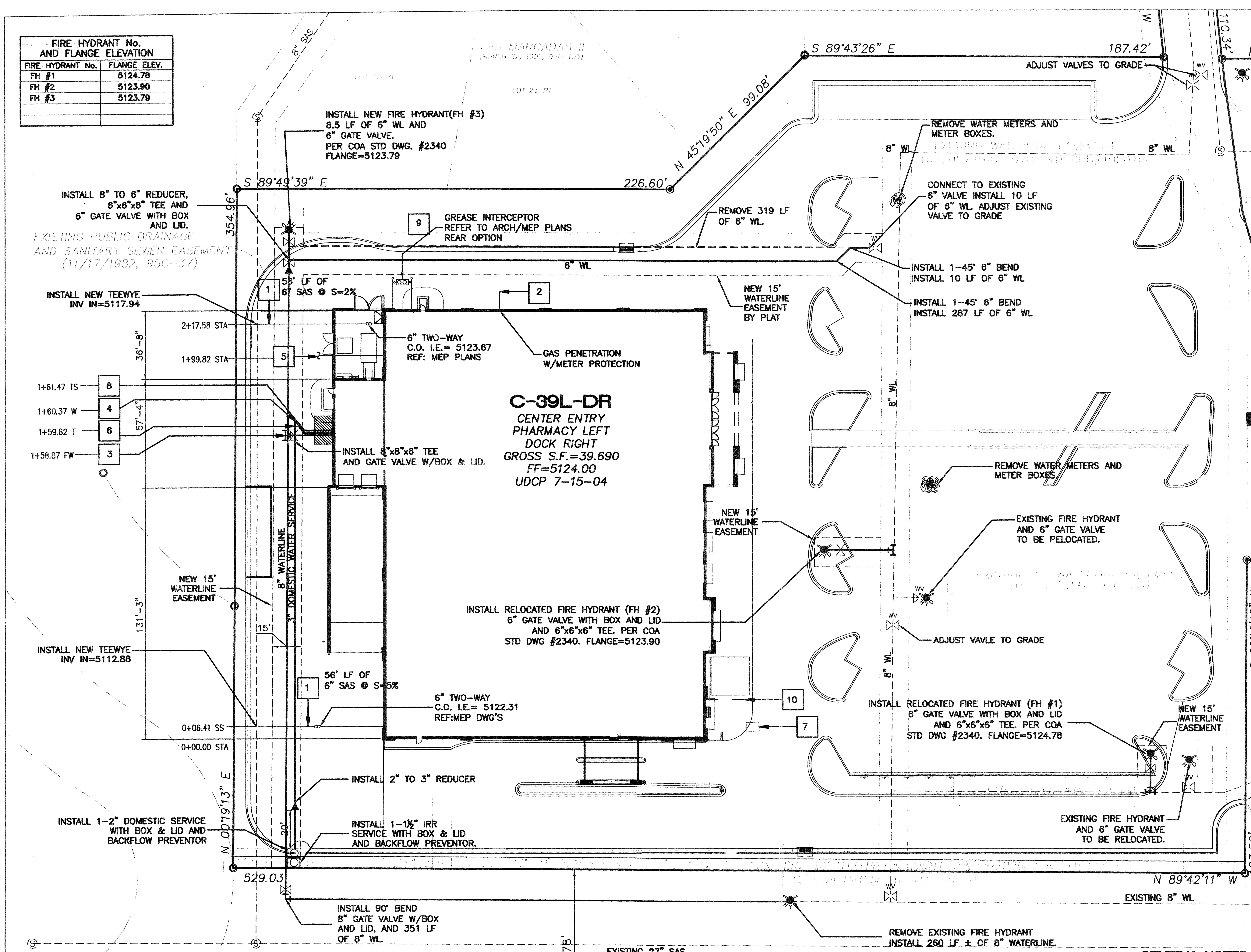
TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY rwm
DATE 12-01-2004
2387GRO-11-12-04X
DRC SHEET # 4 OF 9
OTB SHEET # 8 OF 27
JOB # 230087

753181

FIRE HYDRANT No. AND FLANGE ELEVATION	
FIRE HYDRANT No.	FLANGE ELEV.
FH #1	5124.78
FH #2	5123.90
FH #3	5123.79

SCANNED BY PLANNING



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 NMUI SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS).

3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1999), FOR LOCATION OF EXISTING UTILITIES. THREE WORKING DAYS PRIOR THE CONTRACTOR MUST CONTACT NMUI (898-2661).

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 ACCORDING TO RESIDENTIAL STREET USE.

6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

8. CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS 5' FROM BUILDING

9. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.

10. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.

11. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.

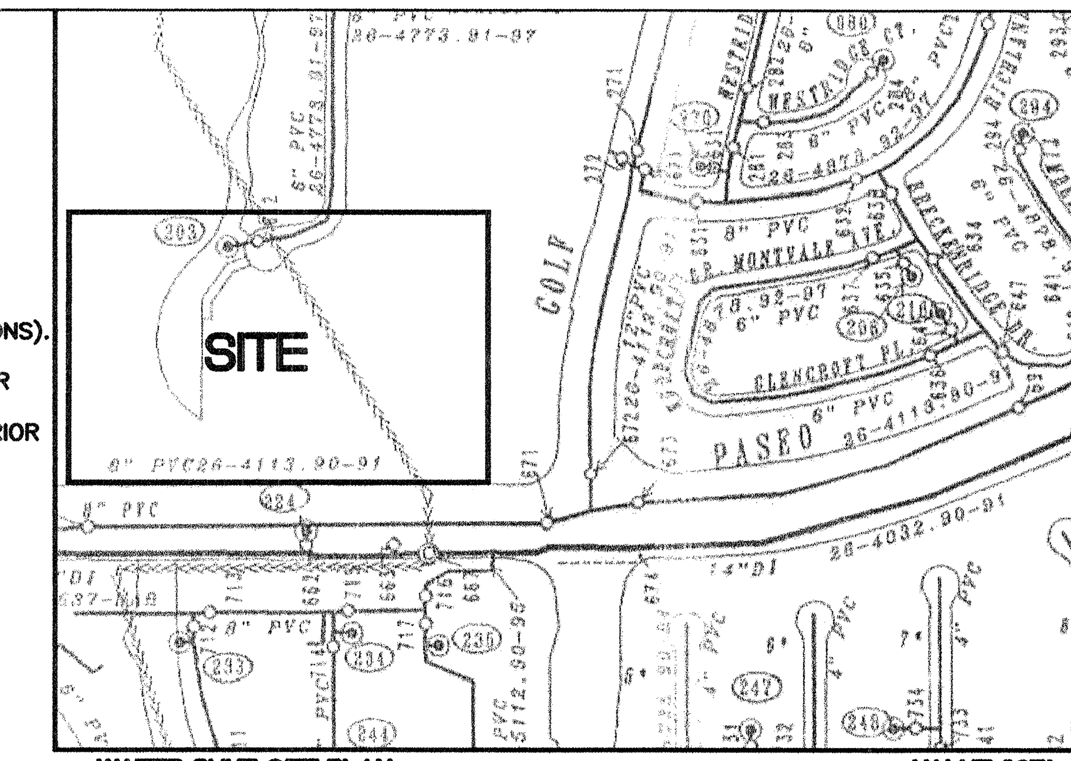
12. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.

13. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.

14. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.

15. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.

16. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN 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.



WATER SHUT OFF PLAN — VALVE #671

NOTES:

1. WATER SHUTOFF SHALL BE COORDINATED WITH NEW MEXICO UTILITIES, INC.
2. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
3. NOTIFY NEW MEXICO UTILITIES (898-2661) THREE(3) WORKING DAYS IN ADVANCE OF EXECUTION OF THE WATER SHUTOFF PLAN
4. ALL WATERLINE CONNECTIONS, CAP, JOINTS TO BE BLOCKED PER DETAILS THIS SHEET
5. ALL WATERLINES TO BE PVC, UNLESS OTHERWISE NOTED.
6. SHUTOFF VALVES INDICATED IN THE ABOVE PLAN IN THE EVENT OF EMERGENCY

LEGEND

Symbol	Description
	EXISTING SAS MANHOLE
EX. 8" SAS	EXISTING SANITARY SEWER LINE
	PROPOSED SAS MANHOLE
8	PROPOSED SAS CLEANOUT
	DIRECTION OF FLOW
8" SAS	PROPOSED SANITARY SEWER LINE
	SANITARY SEWER SERVICE LINE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
EX. 16" WL	EXISTING WATER LINE
	PROPOSED METER
	PROPOSED VALVE W/BOX
	PROPOSED FIRE HYDRANT
10" WL	PROPOSED WATER LINE
	PROPOSED CURB
	BOUNDARY LINE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED SNGL. "D" INLET
24" RCP	PROPOSED STORM SEWER LINE
	PROPOSED DRY UTILITY TRENCH
	EXISTING DRY UTILITY TRENCH

FOR INFORMATION ONLY

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**					
	5'	4'	3'	2'	1'	0'
12x12x12	14	18	22	25	29	33
12x12x10	6	10	14	19	23	28
12x12x8	1	1	7	12	18	23
12x12x6	1	1	1	3	10	18
12x12x4	1	1	1	1	2	12
10x10x10	9	13	17	20	24	28
10x10x8	1	5	10	14	19	23
10x10x6	1	1	1	6	12	18
10x10x4	1	1	1	1	4	12
8x8x8	5	9	13	16	20	23
8x8x6	1	1	3	8	13	18
8x8x4	1	1	1	1	6	12
6x6x6	1	3	7	10	14	18
8x8x4	1	1	1	1	6	12

*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 DEAD END
	90°	45°	22-1/2°	11-1/4°	
12	15	6	3	1	34
10	13	5	3	1	29
8	11	4	2	1	24
6	8	3	2	1	18
4	6	2	1	N/A	13

RESTRAINED JOINT LENGTHS FOR REDUCERS***

SIZE	L. SIDE	SIZE	L. SIDE
12x10	17	10x6	18
12x8	18	10x4	23
12x6	25	8x6	10
12x4	29	8x4	17
10x8	10	6x4	9

***RESTRAINTS ONLY PLACED ON LARGE LARGE SIDE

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 VERTICAL OFFSETS/BENDS (EACH SIDE)

SIZE		HORIZONTAL BENDS			
		90°	45°	22-1/2°	11-1/4°
12	UPPER	DON'T	14	7	3
	LOWER	USE	4	2	1
10	UPPER	DON'T	12	6	3
	LOWER	USE	3	2	1
8	UPPER	DON'T	10	5	2
	LOWER	USE	3	1	1
6	UPPER	DON'T	8	4	2
	LOWER	USE	2	1	N/A
4	UPPER	DON'T	5	3	1
	LOWER	USE	1	1	N/A

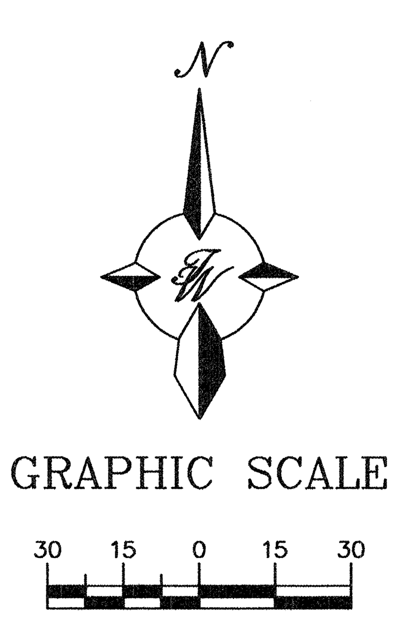
KEYED NOTES

1. SANITARY SEWER EXIT
2. GAS ENTRY; RE: FUEL STUDY
3. 6" FIRE LINE ENTRY
4. 3" DOMESTIC WATERLINE WITH 2" TO 3" REDUCER
5. ELECTRICAL ENTRY COORDINATE TRANSFORMER PAD LOCATION WITH MEP
6. TELEPHONE ENTRY
7. (1) 1-1/2" CONDUIT FOR IRRIGATION CONTROL ENTRY
8. (1) 1" CONDUIT FOR FIRE PROTECTION TAMPER SWITCH COORDINATE NEED FOR T.S. WITH FIRE PROTECTION ENGINEER
9. 2,000 GAL SANITARY SEWER GREASE INTERCEPTOR

GENERAL NOTES:

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH N.M.U.I. STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
7. ALL EX. SD INLETS AND MH SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.

1-11-05
NMUI APPROVAL



GRAPHIC SCALE
30 15 0 15 30
SCALE: 1"=30'

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.

NO.	DATE	REMARKS	BY

REVISIONS

ENGINEER'S SEAL — RAY BOHANNAN, NEW MEXICO, 7868, REGISTERED PROFESSIONAL ENGINEER — 1/11/05
RONALD R. BOHANNAN P.E. #7868

WAL-MART NEIGHBORHOOD MARKET #3317
8511 GOLF COURSE RD. N.W.

MASTER UTILITY PLAN

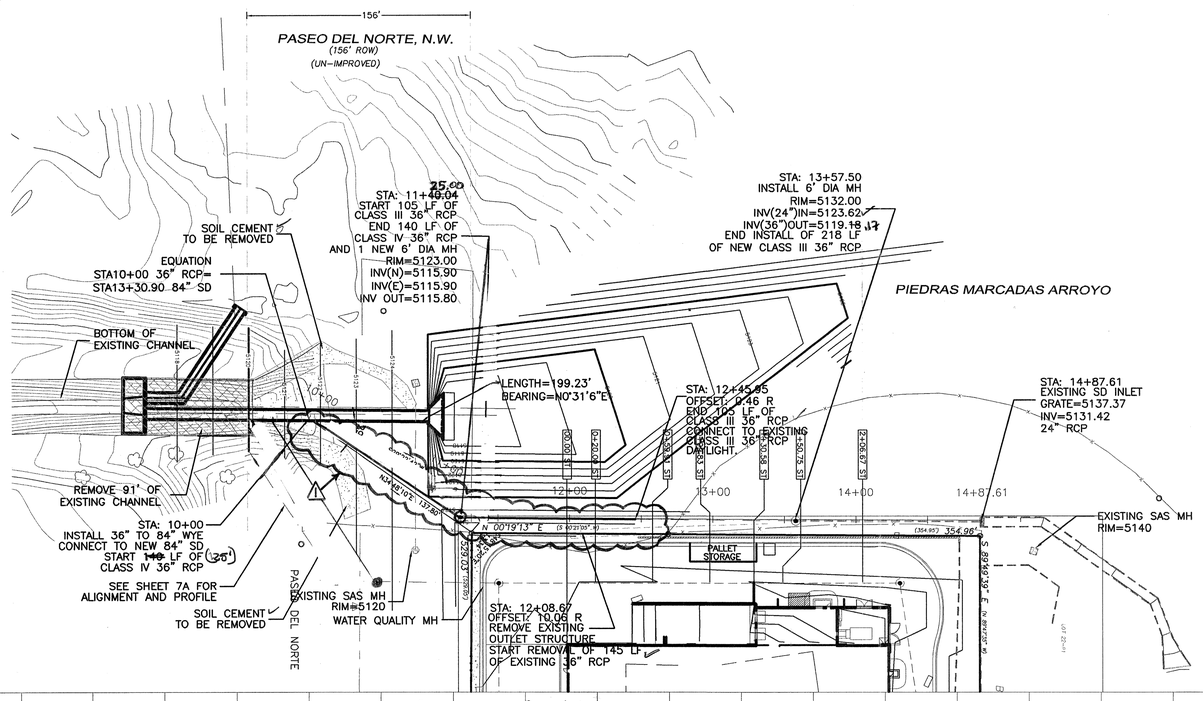
TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY rw.n
DATE 11-03-2004
2387MUO-10-27-04X
DRC SHEET # 5 OF 9
OTB SHEET # 9 OF 27
JOB # 230087

753181

Z:\2003\230087\Drawings\OTB\2387MUO 11-12-04X.dwg, 1/10/2005 1:12:06 PM, Richard, 1:1

SCANNED BY PLANNING



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CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannan , 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 Baseline Field Services NMPLS # 5110
Surv-Tek NMPLS # 9750.

NOTE TO CONTRACTOR:

1. VERTICAL SURFACES SHALL BE COATED WITH THOROCOAT, COLOR TO BE APPROVED BY ENGINEER.

2. CHANNEL CONCRETE SHALL BE TINTED WITH SAN DIEGO BUFF. ONE POUND PER SACK OF CEMENTITIONS MATERIAL.

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

AS BUILT INFORMATION
CONTRACTOR — DATE: 20056
WORK STAKED BY: BASELINE SERVICES — DATE: 20056
INVENTORY SURVEYED BY: CON/TIERRA WEST — DATE: 20056
ACCEPTANCE BY: — DATE: 20056
FIELD VERIFICATION BY: CON/TIERRA WEST — DATE: 20056
DRAWINGS CORRECTED BY: TIERRA WEST — DATE: 20056
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
ACS MONUMENT "NM 448-N8"
STANDARD ACS BRASS TABLET (FOUND IN PLACE)
NM STATE PLANE COORDINATES
Central Zone - NAD 1927
X=372,524.25
Y=1,514,838.11
G-G=0.9996785 4
=-00°14'44"
ELEV= 5018.92

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 8868 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
1	5-09-06	REVISED 36" SD	EMT

REVISIONS

DESIGN
DESIGNED BY: BW — DATE: 05-09-06
DRAWN BY: EMT — DATE: 05-09-06
DRAWN NAME: 23875D PnP-05-09-06X — JOB NO.: 23087
CHECKED BY: RB — DATE: 05-09-06

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **WAL-MART NEIGHBORHOOD MARKET # 3317-00**
STORM SEWER IMPROVEMENTS
PASEO DEL NORTE & GOLF COURSE RD

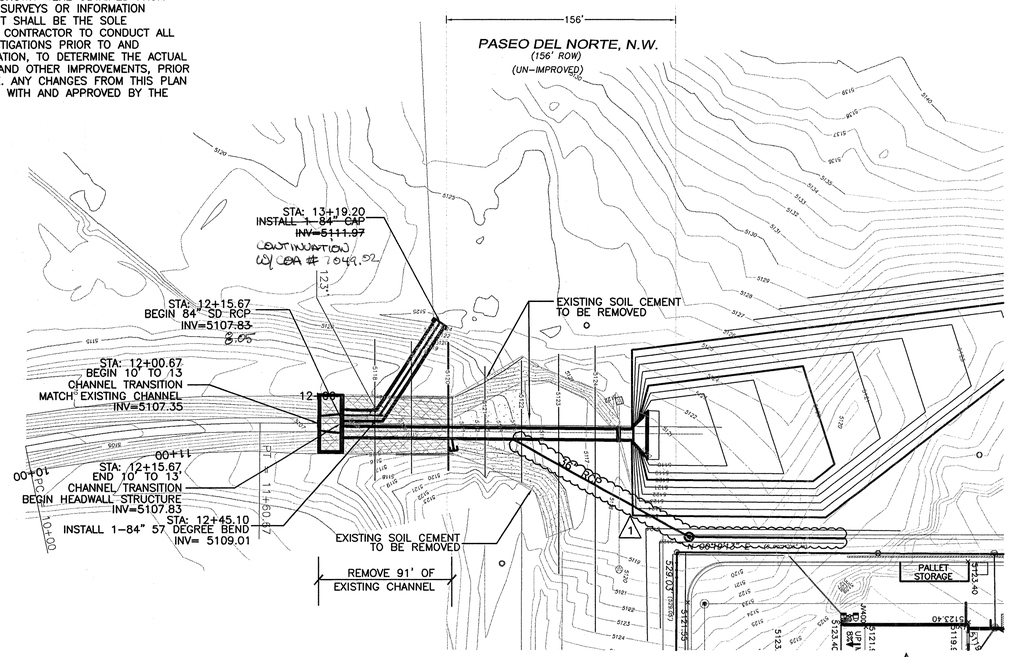
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
DESIGN REVIEW COMMITTEE	CITY ENGINEER			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
753181	C-12-Z	6	9

10 27

SCANNED BY PLANNING

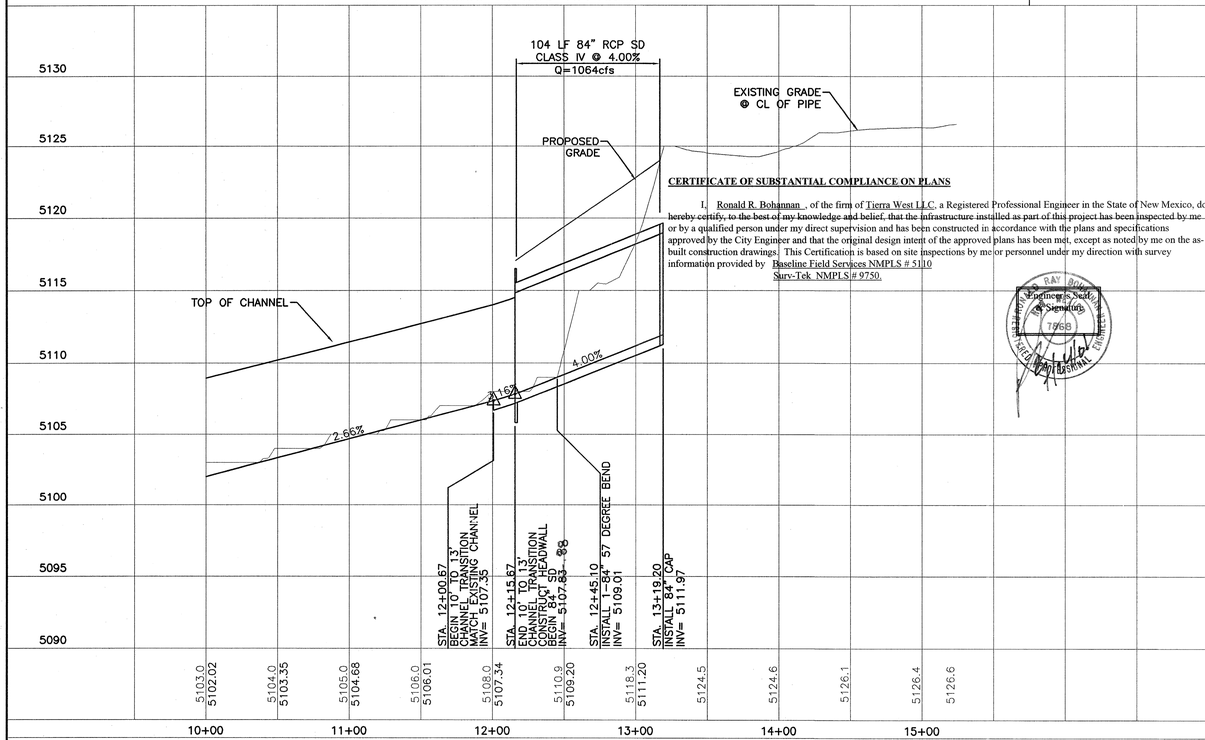
CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES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



NOTE TO CONTRACTOR:

1. VERTICAL SURFACES SHALL BE COATED WITH THOROCOAT, COLOR TO BE APPROVED BY ENGINEER.
2. CHANNEL CONCRETE SHALL BE TINTED WITH SAN DIEGO BUFF. ONE POUND PER SACK OF CEMENTITIONS MATERIAL.

84" STORMDRAIN
STA: 10+00.00 TO STA: 13+19.20

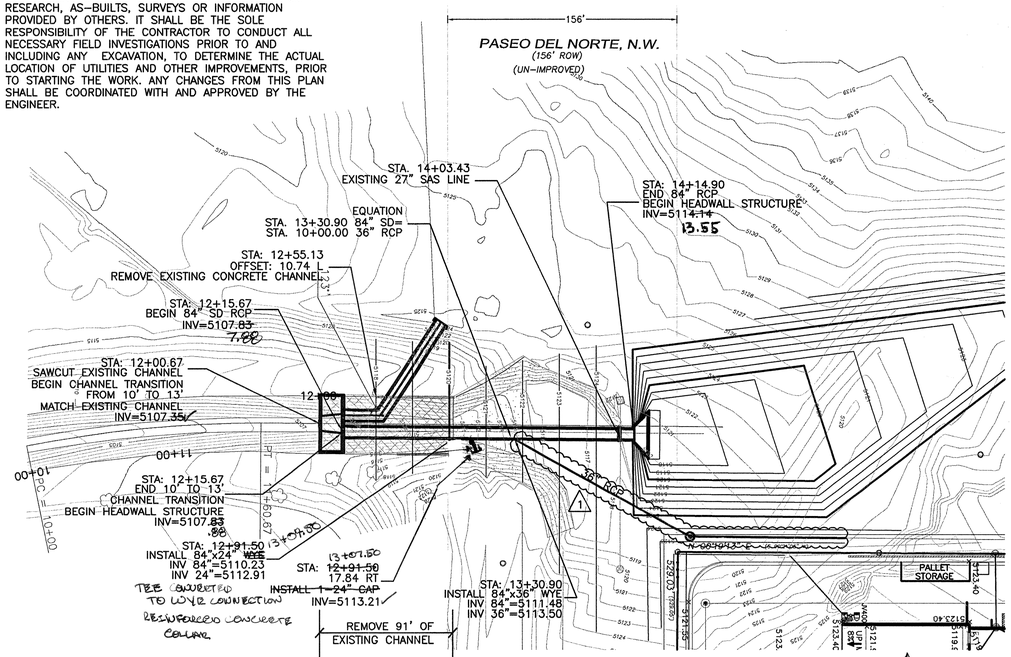


CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannan, 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 Baseline Field Services NMPLS # 5110
Surv-Tek NMPLS # 9750.

RAY BOHANNAN NEW MEXICO PROFESSIONAL ENGINEER 7968 Engineer's Seal 7968

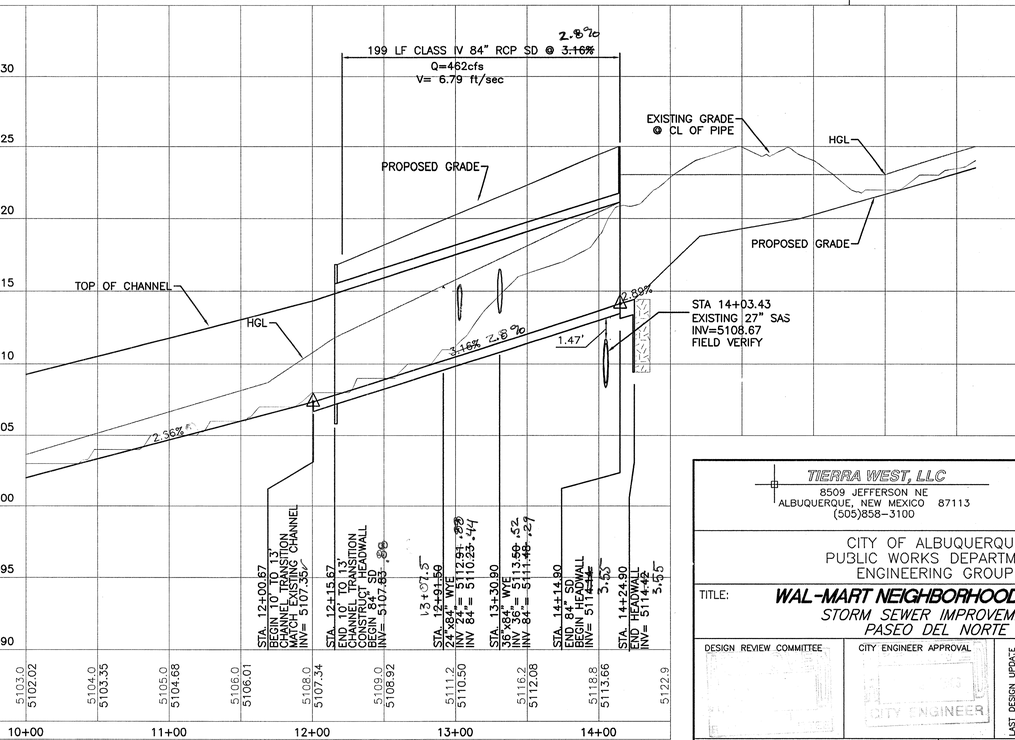
CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES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



NOTE TO CONTRACTOR:

1. VERTICAL SURFACES SHALL BE COATED WITH THOROCOAT, COLOR TO BE APPROVED BY ENGINEER.
2. CHANNEL CONCRETE SHALL BE TINTED WITH SAN DIEGO BUFF. ONE POUND PER SACK OF CEMENTITIONS MATERIAL.

84" STORMDRAIN
STA: 10+00.00 TO STA: 14+24.90



AS BUILT INFORMATION

CONTRACTOR	TLC PLUMBING / SALLS		2005/6
STAKED BY	BASELINE SERVICES	DATE	2005/6
INSPECTOR'S ACCEPTANCE	COATIERRA WEST	DATE	2005/6
FIELD VERIFICATION BY	COATIERRA WEST	DATE	2005/6
DRAWINGS CORRECTED BY	TIERRA WEST	DATE	2005/6

MICRO-FILM INFORMATION

RECORDED BY:	DATE
NO.	

BENCH MARKS

ACS MONUMENT "NM 448-N8"
STANDARD ACS BRASS TABLET (FOUND IN PLACE)
NM STATE PLANE COORDINATES
Central Zone - NAD 1927
X=372,524.25
Y=1,514,838.11
G-G=0.99967854
=-00°14'44"
ELEV= 5018.92

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

RAY BOHANNAN NEW MEXICO PROFESSIONAL ENGINEER 7968

NO.	DATE	REMARKS	BY
1	5-03-06	REVISED 36" RCP ADJUSTED RIM GRADES FOR SD PIPE COVER	ET

REVISIONS

DESIGN	
DESIGNED BY: TA	DATE: 12/2004
DRAWN BY: TA	DATE: 12/2004
DRAWN NAME: 2337BASINS	JOB NO.: 12/2004
CHECKED BY: TA	DATE: 12/2004

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

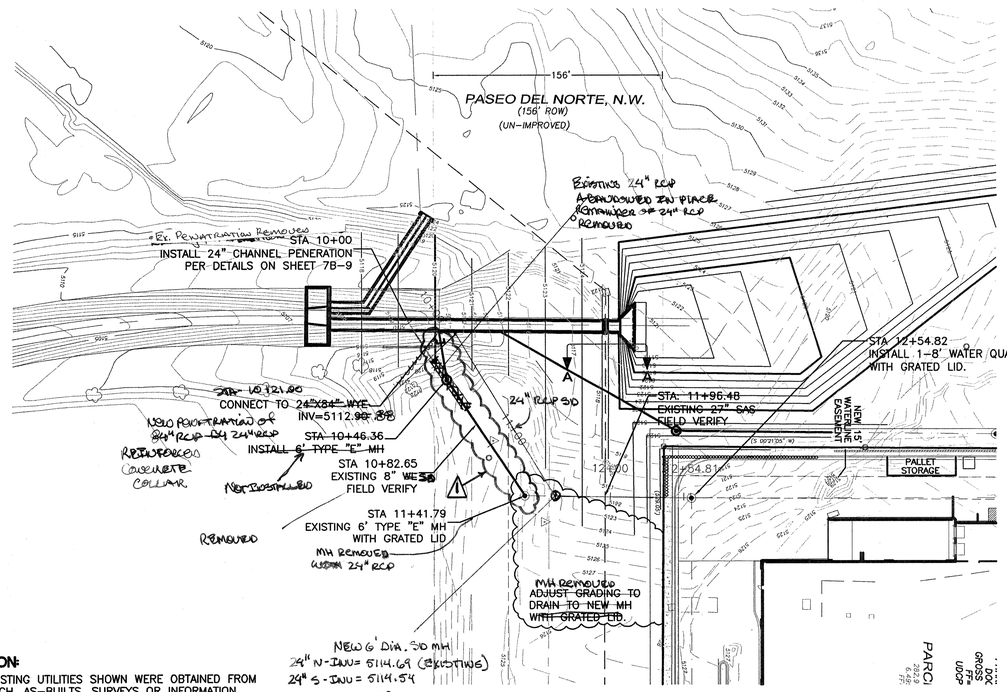
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **WAL-MART NEIGHBORHOOD MARKET**
STORM SEWER IMPROVEMENTS
PASEO DEL NORTE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
	CITY ENGINEER			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
7531.81 ~~75-3181~~	C-12-Z	7 (11)	9 (27)

SCANNED BY PLANNING



24" STORMDRAIN
STA: 10+00.00 TO STA: 12+54.82

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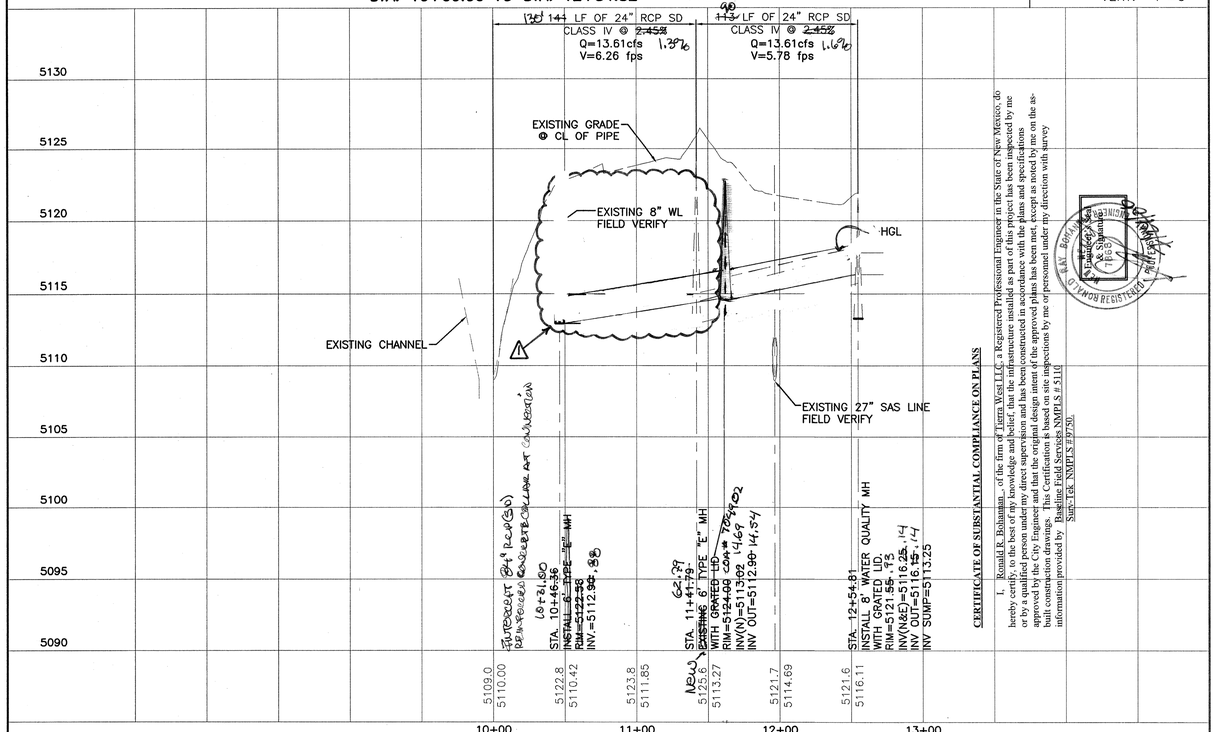
SCALE: HORIZ. 1"=50'
VERT. 1"=5'



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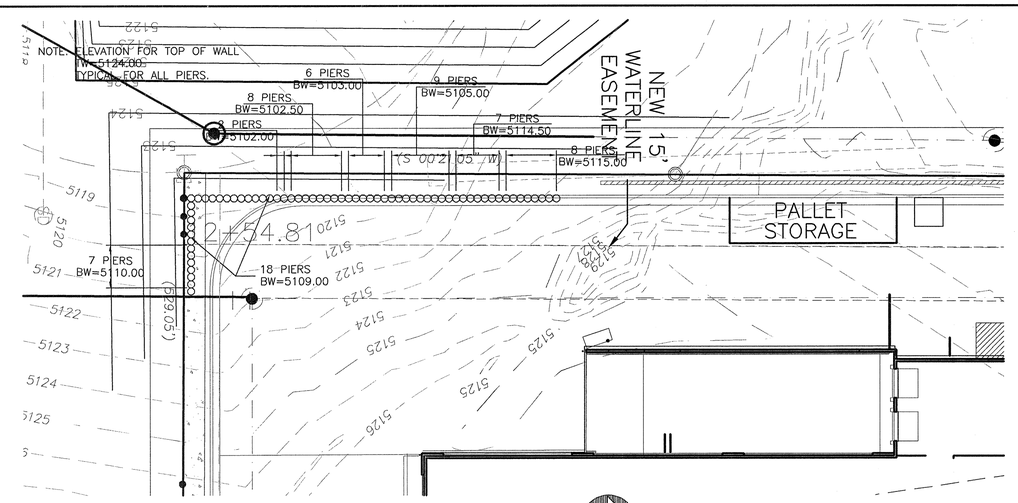
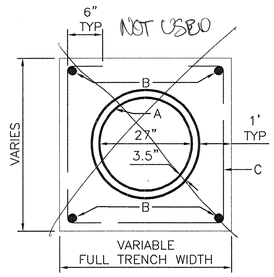
Surv-Tek NMPLS #9750.



FLOODWALL PLAN VIEW
SCALE: 1"=20'



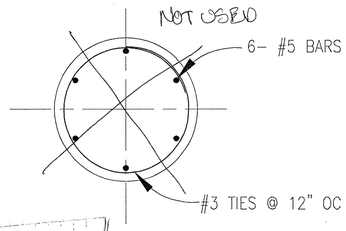
SECTION A-A
NTS

CONSTRUCTION NOTES:

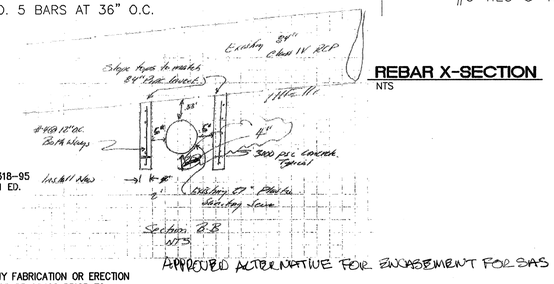
A. SANITARY SEWER LINE AS SHOWN ON PLANS.

B. 4-NO. 5 BARS, CONT. WITH 3" CLEARANCE.

C. NO. 5 BARS AT 36" O.C.



REBAR X-SECTION
NTS



GENERAL STRUCTURAL NOTES

1. ACI BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 318-95
2. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, REV. 1991 ED. AWS D1.1 AND D1.3

DESIGN CRITERIA
1. DESIGN PARAMETERS PROVIDED BY TERRACON

GENERAL
1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. SHOP DRAWINGS SHALL BE FURNISHED AND REVIEWED BEFORE ANY FABRICATION OR ERECTION IS STARTED. THE CONTRACTOR SHALL REVIEW AND APPROVE SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ARCHITECT FOR REVIEW. POORLY EXECUTED SHOP DRAWINGS WILL BE REJECTED AND SHALL BE RESUBMITTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE SHORING FOR ALL PARTS OF THE WALL DURING CONSTRUCTION.
3. BACKFILL SHALL NOT BE PLACED BEHIND RETAINING WALLS UNTIL CONCRETE HAS ATTAINED 100 PERCENT OF DESIGN STRENGTH.
4. REMOVAL OF FORMS SHALL BE IN ACCORDANCE WITH ACI 347.
5. CONTRACTOR SHAL BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE STANDARDS SET FORTH BY OSHA.

CAST-IN-PLACE CONCRETE
1. ALL CONCRETE SHALL CONFORM TO THE SPECIFICATIONS FOR STRUCTURAL CONCRETE, ACI 301-96.
2. NORMAL WEIGHT CONCRETE: F'C=4000 PSI @ 28 DAYS (AIR ENTRAINED) - ALL EXPOSED EXTERIOR
3. ALL CONCRETE EXPOSED TO GROUND SHALL BE MANUFACTURED WITH PORTLAND CEMENT TYPE II.

REINFORCING STEEL:
1. ALL REINFORCING STEEL SHALL BE FABRICATED AND PLACED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 381-95), DETAILS AND DETAILING OF CONCRETE REINFORCEMENT (ACI 315-92).
2. ALL ERINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60; EXCEPT STIRRUPS, TIES AND INDICATED FIELD-BENT BARS, WHICH SHALL CONFORM TO ASTM A615 GRADE 40.
3. TENSION AND COMPRESSION LAPS IN REINFORCING SHALL BE IN ACCORDANCE WITH ACI 318 CHAPTER 12.

WOOD FRAMING:
1. ALL SAWN LUMBER SHALL BE HEM FIR, NO. 2 OR BETTER WITH THE FOLLOWING ALLOWABLE STRESSES:
   - MAXIMUM FIBER STRESS IN BENDING: FB = 850 PSI
   - TENSION PARALLEL TO GRAIN: FT = 500 PSI
   - COMPRESSION PARALLEL TO GRAIN: FC = 1250 PSI
   - COMPRESSION PERPENDICULAR TO GRAIN: FC = 405 PSI
   - HORIZONTAL SHEAR: FV = 75 PSI
   - MODULUS OF ELASTICITY: E = 1,300,000 PSI
2. WOOD SHALL BE TREATED IN ACCORDANCE WITH SECTION 2303.1.8 OF THE 2003 IBC.

SPECIAL INSPECTION:
1. OWNER SHALL PROVIDE FOR SERVICES OF A CERTIFIED INSPECTOR IN ACCORDANCE WITH CHAPTER 17 OF THE UBC FOR THE FOLLOWING SPECIAL INSPECTION ITEMS
   (1) SOILS COMPACTION
   (2) CONCRETE AND REINFORCING STEEL PLACEMENT
   (3) DRILLED PIER INSTALLATION

CONSTRUCTION WITHIN AMAFCA R.O.W.

1. AMAFCA FIELD ENGINEER SHALL BE NOTIFIED 48-HOURS PRIOR TO ANY WORK WITHIN THE AMAFCA R/W. TEL: 884-2215 JERRY LOVATO.
2. NO WORK WILL BE PERFORMED IN THE AMAFCA R/W BETWEEN APRIL 15 AND OCTOBER 15 WITHOUT WRITTEN PERMISSION FROM AMAFCA.
3. ALL SUBGRADE, BACKFILL AND EMBANKMENT SHALL BE COMPACTED TO 95% (MODIFIED PROCTOR) WITHIN THE AMAFCA R/W. TESTING REPORTS SHALL BE PROVIDED TO AMAFCA FIELD ENGINEER.
4. AMAFCA FIELD ENGINEER WILL BE NOTIFIED 48-HOURS PRIOR TO FINAL INSPECTION OF ANY FACILITIES WITHIN THE AMAFCA R/W.

APPROVED FOR CONSTRUCTION _____
(FOR AMAFCA) (DATE)

AS BUILT INFORMATION

CONTRACTOR	WALMART SALS	DATE	2005/6
	TGC		
STAKED BY	BASELINE SERVICE	DATE	2005/6
INSPECTOR'S ACCEPTANCE BY	COATTERRA WEST	DATE	2005/6
FIELD VERIFICATION BY	COATTERRA WEST	DATE	2005/6
DRAWINGS CORRECTED BY	TIERRA WEST	DATE	2005/6

MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS
ACS MONUMENT "NM 448-N8"
STANDARD ACS BRASS TABLET (FOUND IN PLACE)
NM STATE PLANE COORDINATES
Central Zone - NAD 1927
X=372,524.25
Y=1,514,838.11
G-G=0.99967854
=-00°14'44"
ELEV= 5018.92

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
1	5-09-06	REVISED 24" SD ADJUSTED RIM GRADES FOR SD PIPE COVER	EMT

REVISIONS

DESIGN		
DESIGNED BY:	ET	DATE: 05-09-06
DRAWN BY:	BW	DATE: 05-09-06
DRAWN NAME:	2387-FLOODWALLS-5-8-06	JOB NO.: 23087
CHECKED BY:	RRB	DATE: 05-09-06

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **WAL-MART NEIGHBORHOOD MARKET**
STORM SEWER IMPROVEMENTS
PASEO DEL NORTE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
7331.81 ~~75-3181~~	C-12-Z	7A 11	9 27

SCANNED BY PLANNING

GENERAL NOTES

CODES AND MANUALS

- INTERNATIONAL BUILDING CODE 2003

DESIGN CRITERIA

- WIND LOADING = 90 MPH EXPOSURE C
- SEISMIC DESIGN CATEGORY D
  S_s = 0.601
  S_1 = 0.179

CONCRETE REINFORCING

- ALL REINFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60.
- ALL BENDS SHALL BE MADE COLD.
- ALL REINFORCING STEEL SHALL BE SECURELY WIRED AND PROPERLY SUPPORTED ABOVE THE GROUND AND AWAY FROM FORMS.
- PROVIDE CORNER BARS THE SAME SIZE AND SPACING AS THE HORIZ. REINF. AT THE CORNERS AND INTERSECTION OF ALL WALLS.

CONCRETE

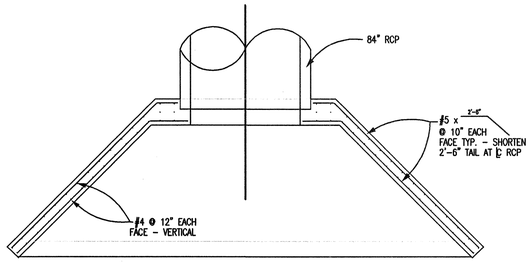
- PROTECT CONCRETE FROM DAMAGE OR REDUCED STRENGTH CAUSED BY FROST, FREEZING ACTIONS OR LOW TEMPERATURES IN COMPLIANCE WITH ACI 306. WHEN TEMPERATURES FALL BELOW (40) DEGREES FARENHEIT, UNIFORMLY HEAT WATER AND AGGREGATES BEFORE MIXING TO OBTAIN A CONCRETE MIXTURE TEMPERATURE OF NOT LESS THAN 50 DEGREES FAHRENHEIT AND NOT MORE THAN 60 DEGREES FAHRENHEIT AT POINT OF PLACEMENT.
- PROTECT CONCRETE FROM DAMAGE OR REDUCED STRENGTH CAUSED BY HIGH TEMPERATURES IN COMPLIANCE WITH ACI 305. UNIFORMLY COOL WATER AND AGGREGATES BEFORE MIXING TO OBTAIN A CONCRETE MIXTURE TEMPERATURE OF NOT GREATER THAN 90 DEGREES FAHRENHEIT AT POINT OF PLACEMENT.
- REMOVE ALL DEBRIS FROM FORMS BEFORE POURING
- THE CONTRACTOR SHALL OBTAIN THE ENGINEERS APPROVAL OF CONSTRUCTION JOINT LOCATIONS.
- ALL DIMENSIONS SHOWING THE LOCATION OF REINFORCING STEEL NOT NOTED AS "CLEAR" ARE TO CENTER OF STEEL. MINIMUM REBAR COVER FOR CONCRETE SHALL BE AS FOLLOWS:

	MIN. COVER	TOLERANCES + OR −
CAST AGAINST PERM. EXPOSED TO EARTH	3"	3/8"
EXPOSED TO EARTH OR WEATHER		
NO. 5 AND SMALLER BARS	1−1/2"	3/8"
NO. 6 AND LARGER BARS	2"	3/8"

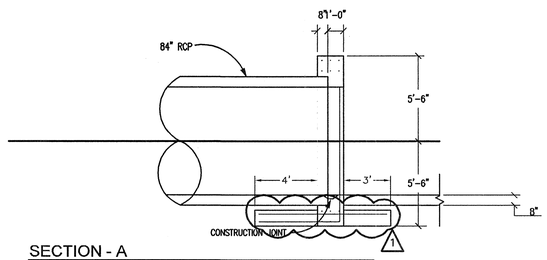
CONCRETE QUALITY :

CONCRETE USE	STRENGTH @ 28 DAYS	MAX. SLUMP	AIR	MAX. AGG.	AGG. TYPE
HEADWALL	4000 PSI	4"	4 %	1−1/2"	HARD−ROCK

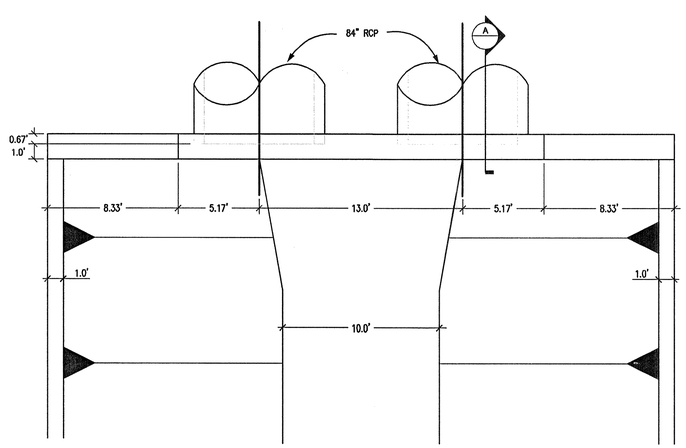
- TOLERANCES FOR LONGITUDINAL LOCATION OF BENDS AND ENDS OF REINFORCEMENT SHALL BE PLUS OR MINUS (2) INCHES EXCEPT AT DIS−CONTINUOUS ENDS OF MEMBERS WHERE TOLERANCES SHALL BE PLUS OR MINUS 1/2 INCH.
- ONE GRADE OF CONCRETE SHALL BE POURED AT THE JOB SITE AT ANY ONE TIME.
- REINFORCING FOR CONCRETE POURED ON GROUND SHALL BE SUPPORTED BY CHAIRS.
- AGGREGATE SIZE SHALL CONFORM TO ASTM C33.
- CEMENT SHALL BE TYPE I OR II AND SHALL CONFORM TO ASTM C130.
- CONCRETE MIXES SHALL BE SUBMITTED IN ACCORDANCE WITH UBC REQUIREMENTS MIX DESIGN OR STRENGTH TESTS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO USE.
- NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT UNLESS APPROVED BY TESTING AGENCY. CONCRETE SHALL BE PLACED WITHIN 15 MINUTES AFTER DISCHARGE.



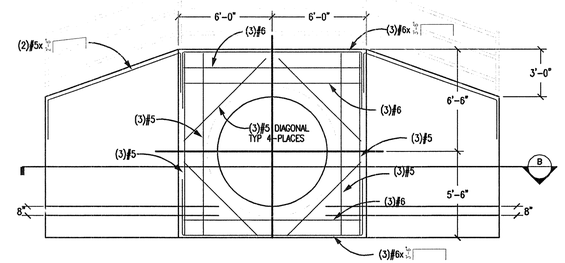
SECTION - B



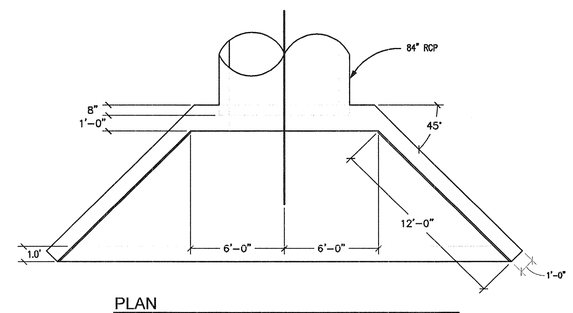
SECTION - A



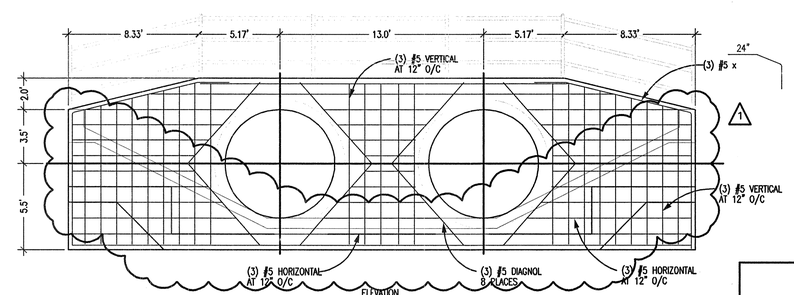
PLAN



HEADWALL AT STATION 14+14.90



PLAN



HEADWALL AT STATION 12+10.67

NOTE TO CONTRACTOR:

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CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannan , 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 Baseline Field Services NMPLS # 5110
Surv-Tek NMPLS # 9750.

Engineer's Seal
Ronald R. Bohannan
NEW MEXICO
REGISTERED
7863
PROFESSIONAL ENGINEER

JJK Group, Inc.
Consulting Structural Engineers
3240-C Juan Tabo NE Albuquerque, New Mexico 87111 tel. 505 296 5706 fax 505 296-1672

AS BUILT INFORMATION
CONTRACTOR: TRUE GREEN, INC. DATE 05/06
WORK STAKED BY: BASELINE FIELD DATE 05/06
INSPECTORS ACCEPTANCE BY: CONTRUCT DATE 05/06
FIELD VERIFICATION BY: CONTRUCT DATE 05/06
DRAWINGS CORRECTED BY: THE WORK WORK DATE 05/06
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.
ELEV= 5016.92

BENCH MARKS
ACS MONUMENT "NM 448-N8"
STANDARD ACS BRASS TABLET (FOUND IN PLACE)
NM STATE PLANE COORDINATES
Central Zone – NAD 1927
X=372,524.25
Y=1,514,838.11
G-G=0.99967854
=-00°14'44"

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
Ronald R. Bohannan
NEW MEXICO
REGISTERED
7863
PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
1	5-09-06	REVISED FOOTING IN HEAD WALL DETAIL	ET

REVISIONS

DESIGN
DESIGNED BY: JJK DATE: 11/04
DRAWN BY: DK DATE: 11/04
DRAWN NAME: 2387HEADWALL JOB NO.: 331-2004
CHECKED BY: JJK DATE: 11/04

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **WAL-MART NEIGHBORHOOD MARKET #3317-00**
8511 GOLF COURSE RD. N.W., ALBUQUERQUE, N.M.
HEADWALL DETAILS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
753181	C-12-Z	8	9

12 27

SCANNED BY PLANNING

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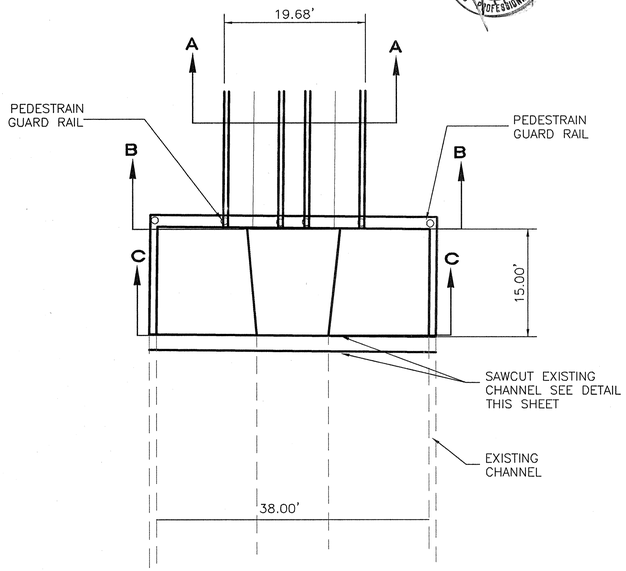
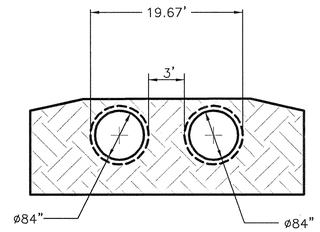
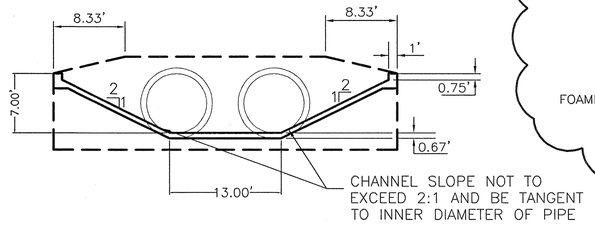
Signature & Seal



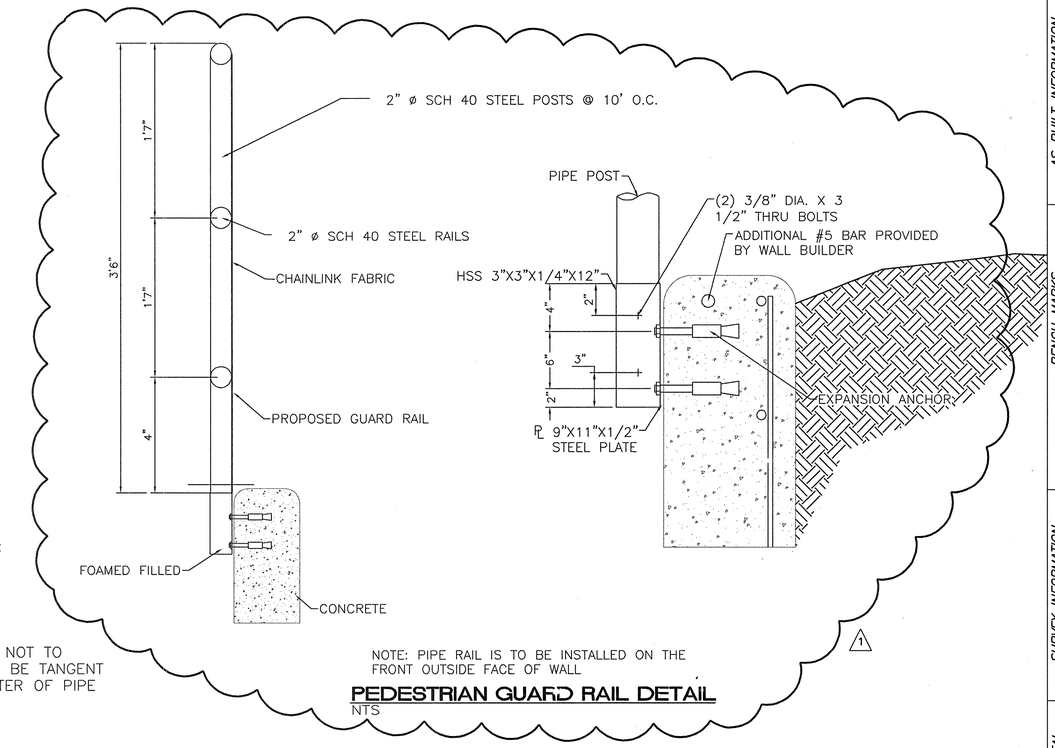
CHANNEL TRANSITION DETAIL STA. 12+00.67 TO 12+15.67
NTS



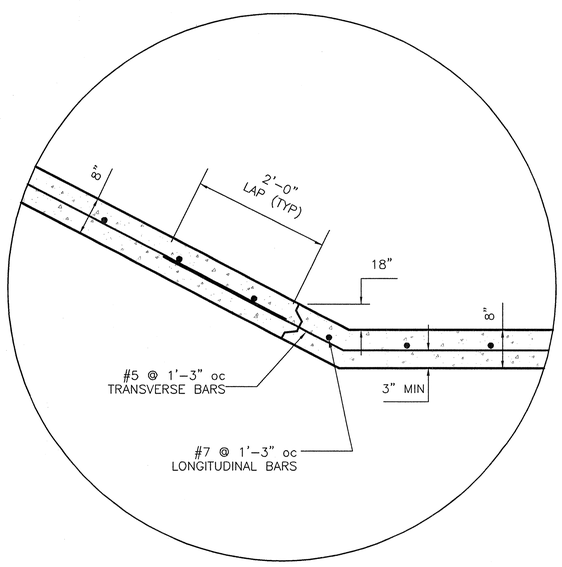
SECTION A-A
NTS



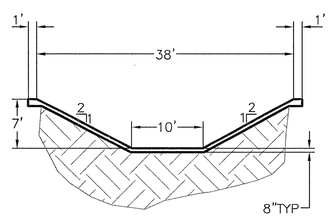
SECTION B-B
NTS



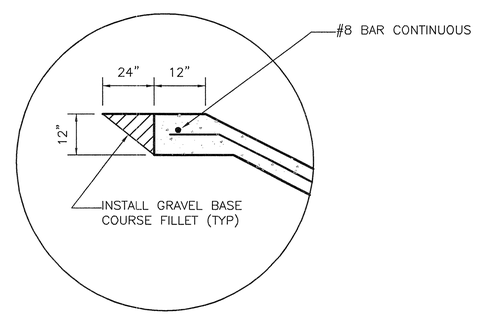
PEDESTRIAN GUARD RAIL DETAIL
NTS



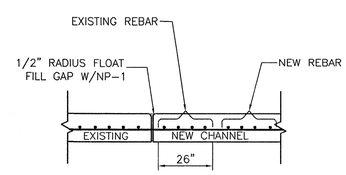
TYPICAL JOINT DETAIL
NTS

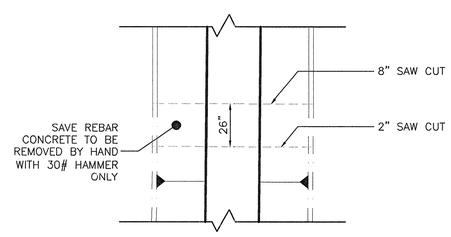


SECTION C-C
NTS



THICKENED EDGE DETAIL
NTS





SLOPE PAVING REPLACEMENT DETAIL
NTS

NOTE TO CONTRACTOR:

1. VERTICAL SURFACES SHALL BE COATED WITH THOROCOAT, COLOR TO BE APPROVED BY ENGINEER.
2. CHANNEL CONCRETE SHALL BE TINTED WITH SAN DIEGO BUFF. ONE POUND PER SACK OF CEMENTITIONS MATERIAL.

CONSTRUCTION WITHIN AMAFCA R.O.W.

1. AMAFCA FIELD ENGINEER SHALL BE NOTIFIED 48-HOURS PRIOR TO ANY WORK WITHIN THE AMAFCA R/W. TEL: 884-2215 JERRY LOVATO.
2. NO WORK WILL BE PERFORMED IN THE AMAFCA R/W BETWEEN APRIL 15 AND OCTOBER 15 WITHOUT WRITTEN PERMISSION FROM AMAFCA.
3. ALL SUBGRADE, BACKFILL AND EMBANKMENT SHALL BE COMPACTED TO 95% (MODIFIED PROCTOR) WITHIN THE AMAFCA R/W. TESTING REPORTS SHALL BE PROVIDED TO AMAFCA FIELD ENGINEER.
4. AMAFCA FIELD ENGINEER WILL BE NOTIFIED 48-HOURS PRIOR TO FINAL INSPECTION OF ANY FACILITIES WITHIN THE AMAFCA R/W.

APPROVED FOR CONSTRUCTION _____
(FOR AMAFCA) (DATE)

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S REPORT BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "NM 448-N8"
STANDARD ACS BRASS TABLET (FOUND IN PLACE)
NM STATE PLANE COORDINATES
Central Zone - NAD 1927
X=372,524.25
Y=1,514,838.11
G-G=0.99967854
=-00°14'44"
ELEV= 5018.92

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
1	05-09-06	REVISED PEDESTRIAN GUARD RAIL DETAIL	ET

REVISIONS

DESIGN
DESIGNED BY: ET DATE: 05-09-06
DRAWN BY: BW DATE: 05-09-06
DRAWN NAME: 2387HEADWALL2 JOB NO.: 23087
CHECKED BY: RRB DATE: 05-09-06

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **WAL-MART NEIGHBORHOOD MARKET #3317-00**
8511 GOLF COURSE RD. N.W., ALBUQUERQUE, N.M.
HEADWALL DETAILS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
753181	C-12-Z	9	9