

SCANNED BY
PLANNING

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-753483-08

PUBLIC IMPROVEMENT PLANS FOR HOLLY PLACE COMMERCIAL PHASE II ALBUQUERQUE, NEW MEXICO

OCTOBER 2007

PREPARED FOR:
HOLLY-SP, LLC
6300 RIVERSIDE PLAZA LANE NW, STE 200
ALBUQUERQUE, NM 87120

PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

INDEX TO DRAWINGS

SHEET NO.	TITLE
1	COVER SHEET
2	PLAT
3	GRADING & DRAINAGE PLAN
4	MASTER UTILITY PLAN
5	UTILITY PLAN & PROFILE SHEETS
6	WATERLINE EXTENSION STA 10+00.00 TO 14+03.00

SURVEYOR'S CERTIFICATION

I, STEPHEN E. WALKER, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION SURVEYS PERFORMED BY ME OR UNDER MY SUPERVISION, AND THAT THIS "AS-BUILT" INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. WALKER SURVEYING COMPANY IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING OR INTENT OF THE RECORD DRAWINGS.

Stephen E. Walker
STEPHEN E. WALKER, NMPS NO. 6401

6-23-08
DATE

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

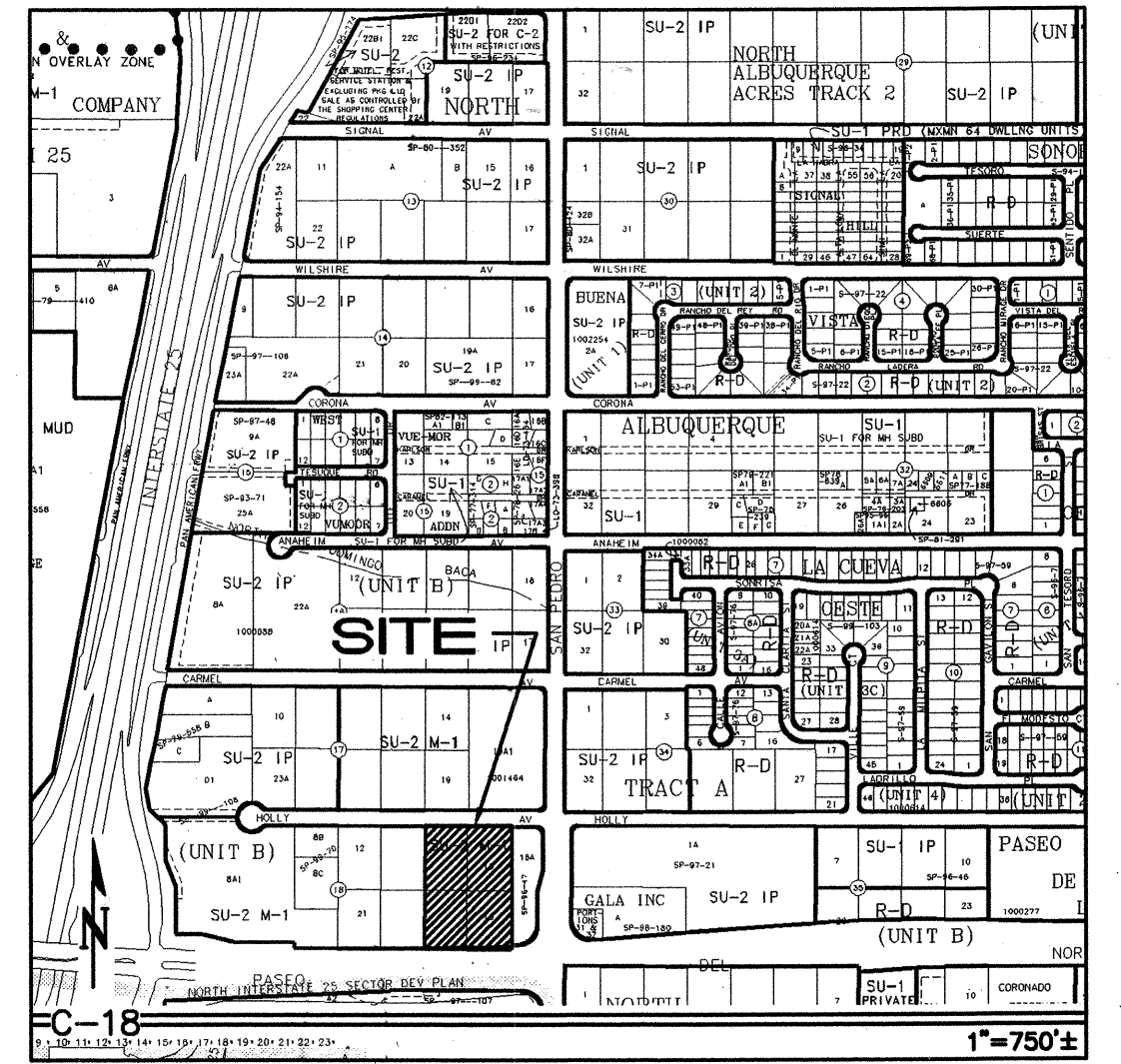
I, Genevieve L. Donart of the firm of Isaacson & Arfman, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my 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 and survey information provided by Stephen Walker of the firm Walker Surveying., NMPS number 6401.

Genevieve L. Donart
Genevieve L. Donart
NMPE No. 15088

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY ENGINEER
Anthony
DATE: 10/24/08

GENERAL NOTES

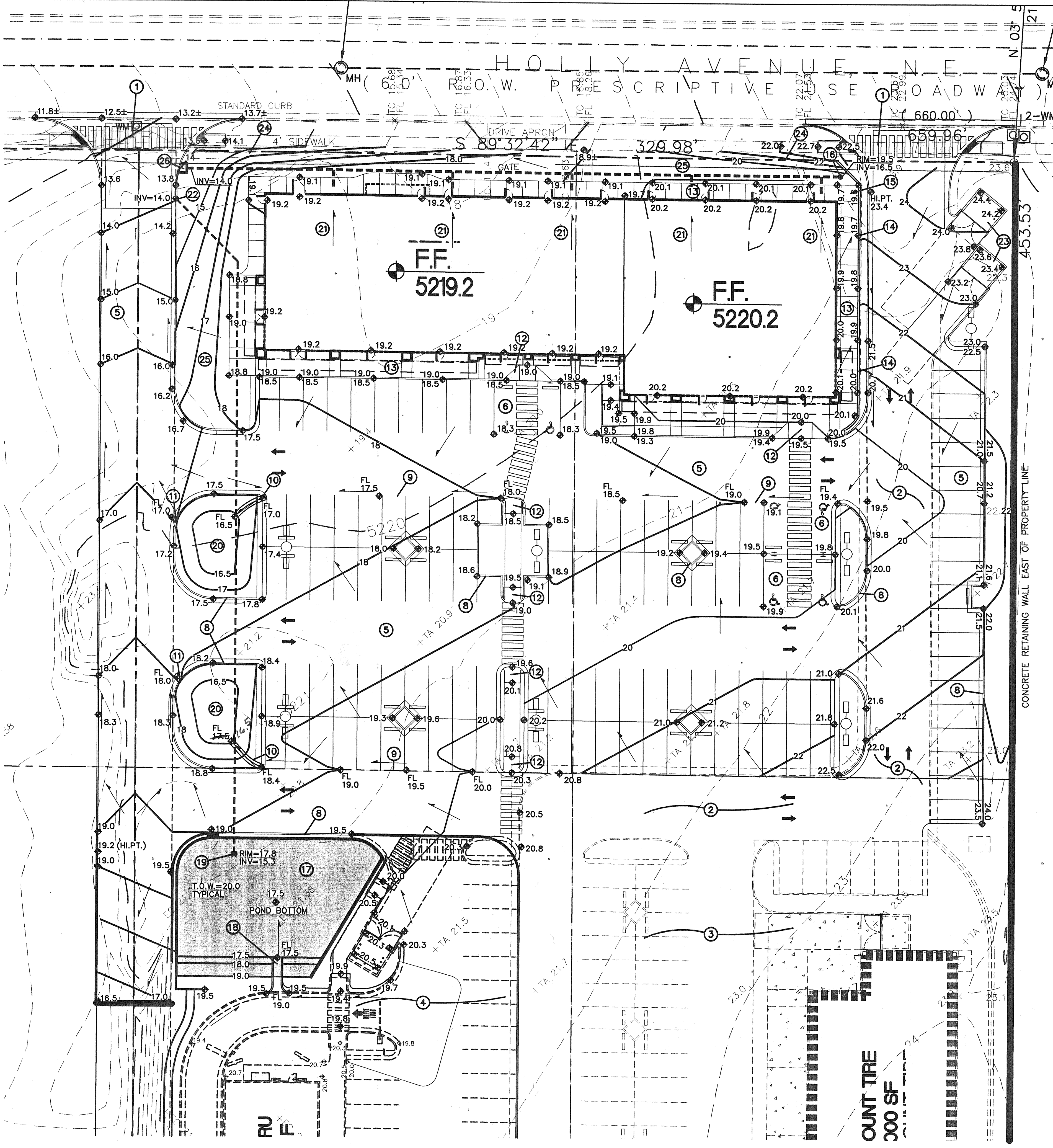
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE NO. 7, INCLUDING AMENDMENT 1.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, NM ONE CALL SYSTEMS, INC. @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 7.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- TRAFFIC CONTROL: 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 BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWINGS NUMBERED 2315 & 2465.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
- ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS UPDATE #7.
- PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR. THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- WARNING—EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
- ANY WORK OCCURRING WITHIN A FULLY DEVELOPED ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, BUT NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.
- TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.
- PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF PREFORMED THERMO PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ELECTRONIC MARKER DISKS (EMD) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7, AMENDMENT #1.
- ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE EXECUTION OF THE WATER VALVE SHUT-OFF PLAN WITH THE ABCWUA. ALL WATER VALVES TO BE SHUT-OFF WILL BE OPERATED BY THE ABCWUA DIVISION. CONTRACTOR SHALL NOTIFY ABCWUA AT 857-8200 TWENTY FOUR (24) HOURS PRIOR TO WATERLINE CONSTRUCTION AND SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT EXISTING PUBLIC WATER FACILITIES IN COMPLIANCE WITH SECTION 18 OF THE STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.
- THE CONTRACTOR SHALL NOTIFY THE ALBUQUERQUE TRAFFIC CONTROL ENGINEERING DIVISION THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK THAT REMOVES, RELOCATES, OR REINSTALLS ANY EXISTING REGULATORY SIGNS.



REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE		*****	
		ARC Chairman		<i>Stephen E. Walker</i>		5-1-08		APPROVED FOR CONSTRUCTION	
		Transportation		<i>Stephen E. Walker</i>		5-1-08			
		Water/Wastewater		<i>Stephen E. Walker</i>		5-1-08			
		Hydrology		<i>Stephen E. Walker</i>		5-1-08			
		Constr. Mngmt.		<i>Stephen E. Walker</i>		5-1-08			
		Constr. Coord.		<i>Stephen E. Walker</i>		5-1-08			
City Project No.				753483				Sheet 1 of 5	

DRB NO. 1004772
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Consulting Engineering Associates
128 Monroe Street NE
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1435.2CVR.dwg Feb 29, 2008

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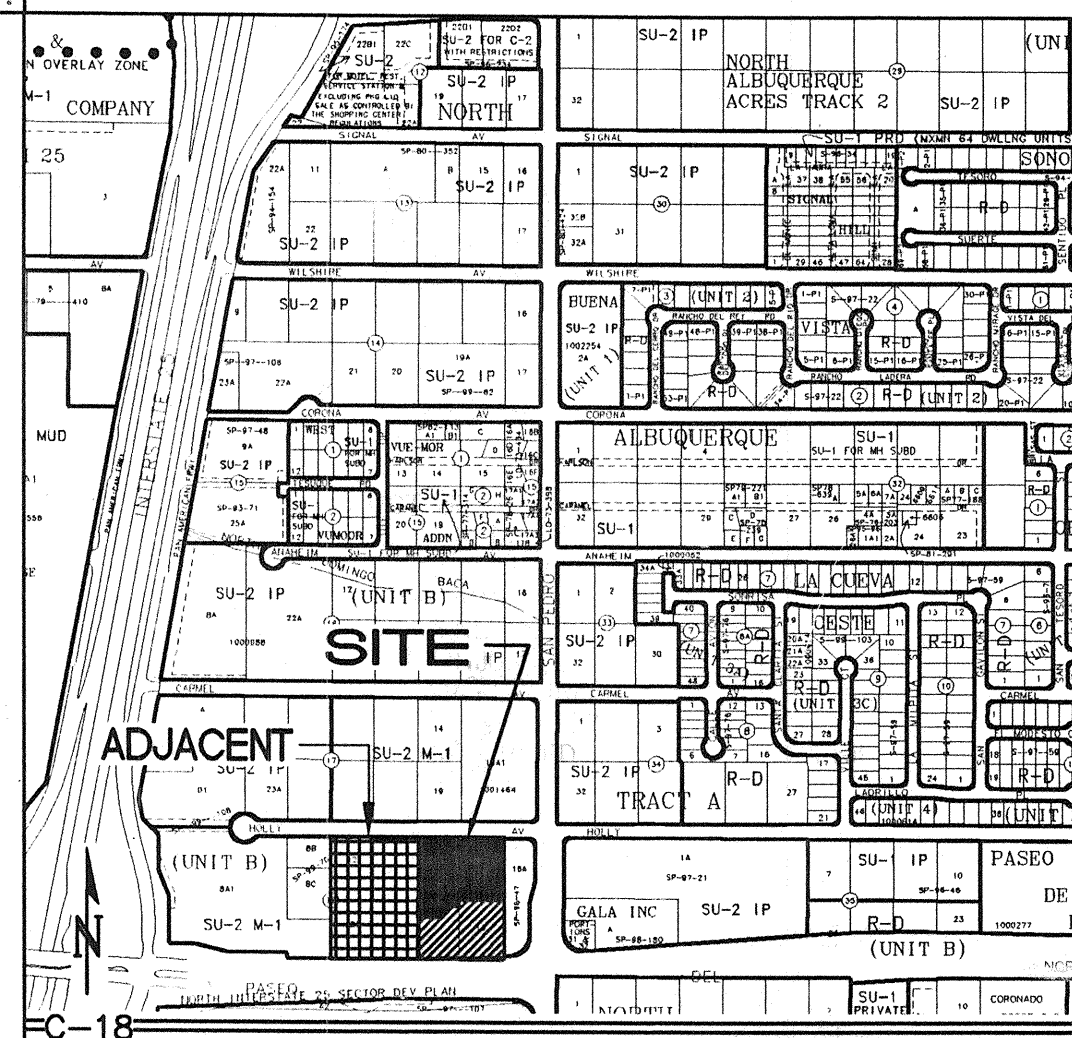
KEYED NOTES

- EXISTING SITE ENTRANCE CONSTRUCTED AS PART OF PHASE I. MATCH EXISTING FOR SMOOTH TRANSITION.
- EXISTING PAVED ACCESS ROAD TO LOT 18 CONSTRUCTED AS PART OF PHASE I. MATCH EXISTING FOR SMOOTH TRANSITION.
- PHASE I CONSTRUCTION (LOT 18) CURRENTLY UNDERWAY. PHASE II CONSTRUCTION SHALL MATCH PHASE I FOR SMOOTH TRANSITIONS - ALL SIDES.
- LOT 19A (SAME OWNER) WILL BE CONSTRUCTED AS PART OF PHASE III (FUTURE).
- CONSTRUCT NEW ASPHALT PAVING AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR PARKING LAYOUT, DIMENSIONS, AND STRIPING.
- SLOPES WITHIN HANDICAP PARKING AREA TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION.
- NOT USED
- CONSTRUCT 6" HIGH MEDIAN CURB AND GUTTER AT ELEVATIONS SHOWN FOR ALL ON-SITE CURB LOCATIONS. SEE DETAIL SHEET C-2.
- CONSTRUCT ASPHALT SWALE AT MINIMUM 1% SLOPE. OWNER'S OPTION TO CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER AT FLOWLINE. SEE DETAIL SHEET C-2.
- PROVIDE 2' WIDE OPENING IN CURB TO PASS VALLEY GUTTER TO LANDSCAPING. SEE DETAIL SHEET C-2.
- PROVIDE 2' WIDE OPENING IN CURB AT PAVING LOW POINT TO PASS EXCESS FLOW TO PAVEMENT. SEE DETAIL SHEET C-2.
- CONSTRUCT HANDICAP ACCESS RAMP. SEE ARCHITECTURAL.
- CONSTRUCT CONCRETE WALK ALONG BUILDING PERIMETER AT ELEVATIONS SHOWN.
- CONSTRUCT GARDEN WALL AT NORTHEAST PORTION OF BUILDING TO ACHIEVE GRADE DIFFERENCES. SEE ARCHITECTURAL FOR DETAILS.
- CONSTRUCT CONCRETE WALK THIS AREA TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING. NO BIRDBATHS. PROVIDE 2" WEEPHOLES THROUGH WALL TO 0.5 OF GRAVEL POCKETS AT 4' O.C. TO PASS MINOR FLOW.
- INSTALL 18" DIA. ADS INLINE DRAIN WITH DOMED GRATE AT RIM AND INVERT ELEVATIONS SHOWN. SEE SHEET C-2 FOR ADDITIONAL INFORMATION.
- CONSTRUCT DETENTION POND THIS AREA. SEE SHEET C-2 FOR DETAILS. PROVIDE EROSION PROTECTION ON SOUTH POND SLOPE.
- CONSTRUCT CONCRETE RUNDOWN PER DETAIL SHEET C-2. CONSTRUCT TEMPORARY ASPHALT CURB BOTH SIDES TO DIRECT SUB-BASIN 1 FLOW TO NEW RUNDOWN.
- INSTALL POND OUTLET WITH 6" DIA. POND DRAIN AT 0.5% SLOPE. SEE SHEET C-2 FOR ADDITIONAL INFORMATION.
- CONSTRUCT LANDSCAPED DETENTION AREA AT GRADES SHOWN TO ACCEPT VALLEY GUTTER FLOW. FLOW IN EXCESS OF BASIN CAPACITY WILL DISCHARGE TO PAVEMENT AT LOW SIDE OVERFLOW.
- BUILDING ROOF DISCHARGE TO BE RELEASED TO PROPOSED 12" DIA. STORM DRAIN. SEE SHEET C-2 FOR ADDITIONAL INFORMATION.
- SEE SHEET C-2 FOR PIPE OUTLET THIS AREA.
- CONSTRUCT CONCRETE DUMPSTER PAD AND ENCLOSURE AT ELEVATIONS SHOWN.
- INSTALL PERMANENT TURF REINFORCEMENT MAT (TRM) ON ALL SIDESLOPES > 3:1. SEE LANDSCAPE PLAN.
- GRADES SHOWN WITHIN LANDSCAPED AREAS ARE FOR GENERAL GRADING INFORMATION TO INDICATE DRAINAGE DIRECTION. PROVIDE POSITIVE GRADING AWAY FROM BUILDING ALL SIDES. SEE LANDSCAPE PLAN FOR ADDITIONAL LANDSCAPE INFORMATION.
- EXTEND 12" DIA. ADS WATERTIGHT STORM DRAIN WEST @ 1% SLOPE TO OUTLET TO ACCESS DRIVE. SEE SHEET C-2 FOR ADDITIONAL INFORMATION AND DETAILS.

LEGEND

- PROPERTY LINE
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- SURFACE FLOW DIRECTION
- ENTRY / EXIT LOCATION
- FLOW LINE
- FINISHED FLOOR
- TOP OF RETAINING WALL

COA ZONE ATLAS MAP #C-18



SITE INFORMATION

LEGAL: LOT 14A OF BLOCK 18, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

AREA: 1.96 ACRES

SURVEYOR: THOMAS D. JOHNSTON - NMPS#14269

OFF-SITE: LOTS 18 AND 19A DRAIN THROUGH THIS PROPERTY. THE INCLUDED DRAINAGE REPORT ACCOUNTS FOR DISCHARGE FOR LOTS 12, 13, 14A, 18, 19A, 20 AND 21.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #137, THE SITE IS LOCATED WITHIN FLOOD ZONE 'X', DESIGNATED AS AREAS OUTSIDE THE 500 YEAR FLOODZONE.

GENERAL NOTES

- COORDINATE WORK WITH SITE DEVELOPMENT PLANS, DEMOLITION PLANS, UTILITY DRAWINGS AND DETAILS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.
- WHERE PROPOSED GRADES ARE SHOWN AS '±', TRANSITION TO EXISTING SHALL BE SMOOTH AND LEVEL.
- FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS MATERIAL THICKNESSES.

NOTES FROM SURVEY

- BOUNDARY DIMENSIONS ARE BETWEEN RECOVERED CORNERS AND CORRESPOND TO THOSE ON A PREVIOUS SURVEY BY WAYJOHN SURVEYING, INC. BEARINGS HAVE BEEN ROTATED TO NEW MEXICO STATE PLANE GRID, CENTRAL ZONE.
- BASIS OF ELEVATIONS: ACS BM "14-C18", 1-3/4" ALUM. DISK, SET ON TOP OF CONCRETE DROP INLET, APPROX. 1150' WEST OF CENTERLINE OF SAN PEDRO DRIVE, ELEV. 5207.00 (NGVD 29).
- TBM: N. MANHOLE RIM, LOCATED IN CONC. SIDEWALK, S. OF SOUTH PROPERTY LINE ELEV. 5214.98.
- LOCATIONS OF SANITARY SEWERS AND WATERLINES ARE FROM VISUAL NOTES SUPPLEMENTED BY ON-LINE GRAPHICS PROVIDED BY CITY GIS SITE.

FOR INFORMATION ONLY

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1435.2GRD.dwg Mar 04, 2008

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HOLLY PLACE COMMERCIAL, PHASE II

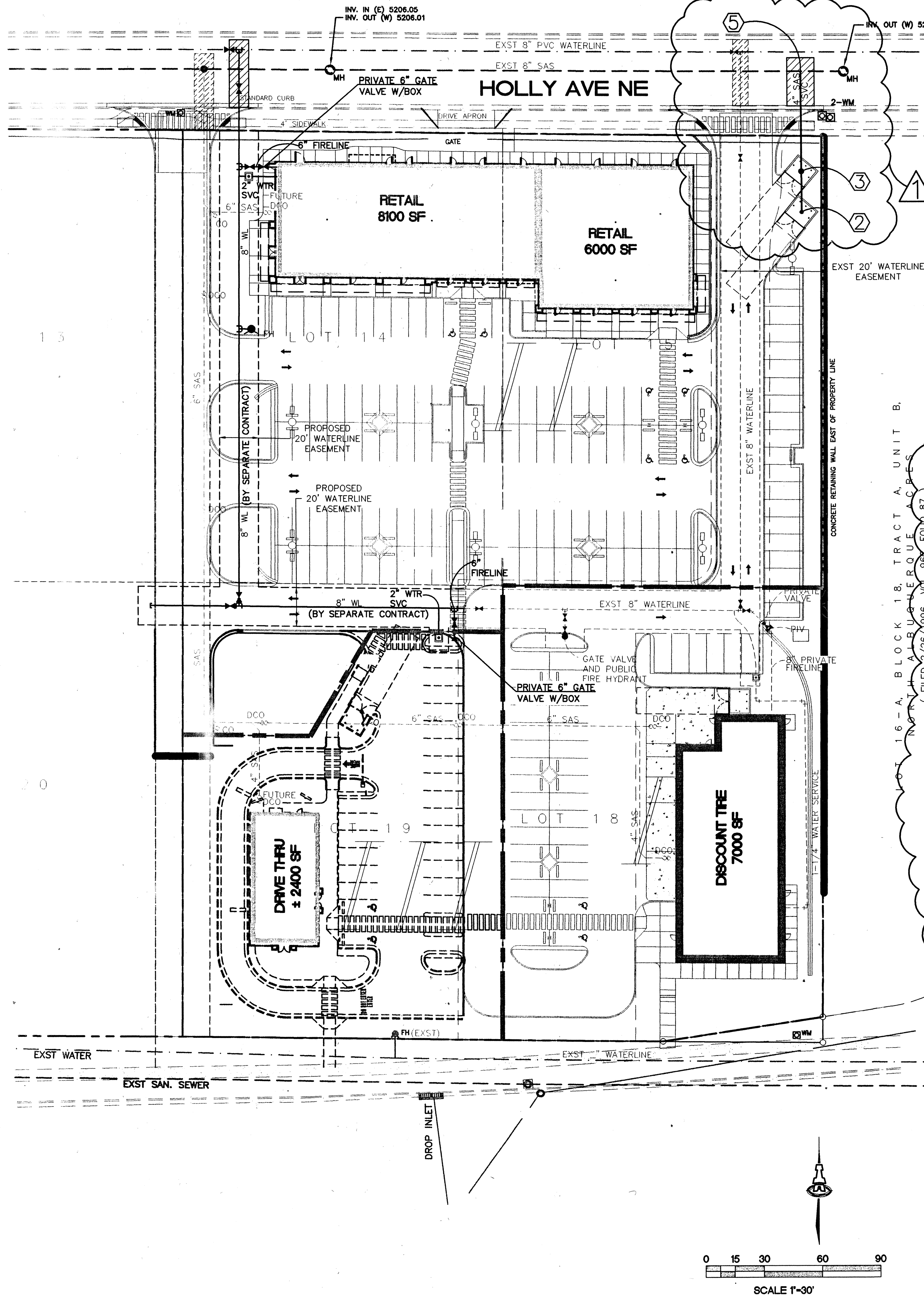
Paseo Place, LLC

GRADING AND DRAINAGE PLAN

Date:	No. Revision	Date	Job No.
Drawn By: BJB			1435.2
Ckd By: FCA			C-1
			SH. OF

FOR INFORMATION ONLY

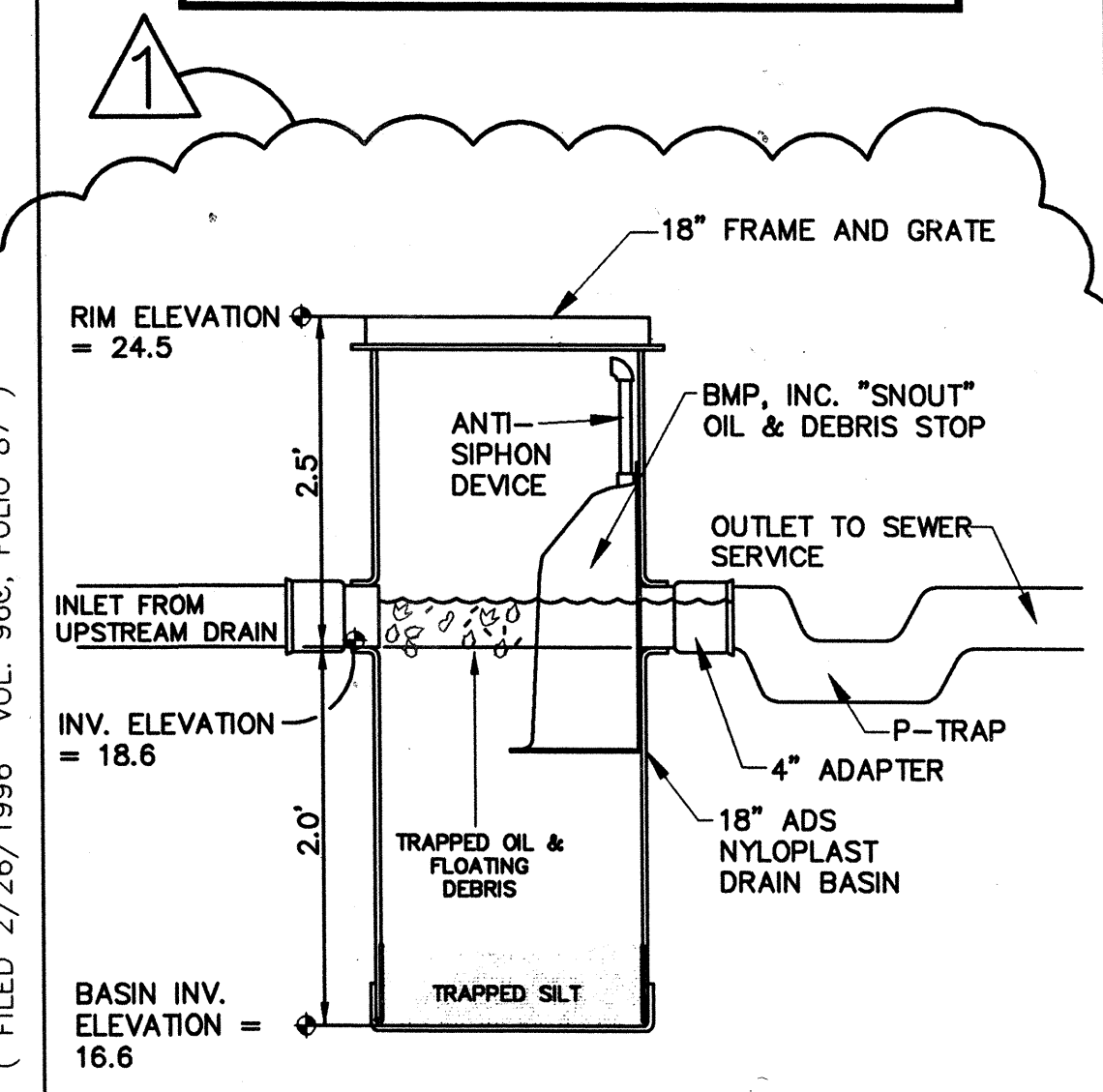
SHEET 3 OF 5



KEYED CONSTRUCTION NOTES

1. AREA DRAIN W/ P-TRAP
GRATE ELEV= 20.20
2. AREA DRAIN
GRATE ELEV= 23.40
INV= 19.40
3. 18" NYLOPLAST INLET WITH SNOUT AND DOWNSTREAM
P-TRAP PER DETAIL ON THIS PAGE.
GRATE ELEV= 24.50
INV= 18.60
4. 6" PRIVATE GATE VALVE W/VALVE BOX.
5. SAS SVC INV= 16.67±
MAKE SERVICE CONNECTION TO EXISTING 8" SEWER LINE.

NOTE:
ALL WATERLINE IN PUBLIC
RIGHT-OF-WAY AND EASEMENTS
TO BE CONSTRUCTED BY PUBLIC
WORK ORDER PLANS.



- NOTES:**
1. MAIN POND OUTLET BASIN SHALL BE 18" DIA. MANUFACTURED BY NYLOPLAST, A DIVISION OF ADVANCED DRAINAGE SYSTEMS, INC. (800-821-6710) WITH BMP, INC. "SNOUT" OIL AND DEBRIS HOOD (800 504-8008).
 2. HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN.
 3. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH STAINLESS STEEL SCREWS, STAINLESS RUBBER BACKED WASHERS, AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER.
 4. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.

NYLOPLAST INLET AT GARBAGE ENCLOSURE

LEGEND

- PROPOSED PAVEMENT CUT
- EXST. WL
- EXST. SAS
- GATE VALVE W/ VALVE BOX
- POST INDICATOR VALVE
- FIRE HYDRANT
- WATER LINE W/ FITTING
- 6" SAS
- PROPOSED SAS
- CO
- SEWER CLEANOUT
- DCO
- DOUBLE CLEANOUT
- WATER METER
- PHASE LINE
- PROPOSED EASEMENT
- 6" SAS
- FUTURE SAS
- DCO
- FUTURE DOUBLE CLEANOUT
- AREA DRAIN
- PHASE LINE

GENERAL NOTES

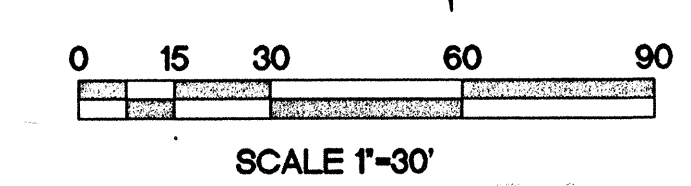
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 9. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS, SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
 10. CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATER LINE AND/OR SEWERLINE COSTS.
 11. CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
 12. PNM WILL PROVIDE AT NO COST TO THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
 13. WARNING--EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.
- THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

FOR INFORMATION ONLY

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1435.2UMSTR.dwg Feb. 26, 2008

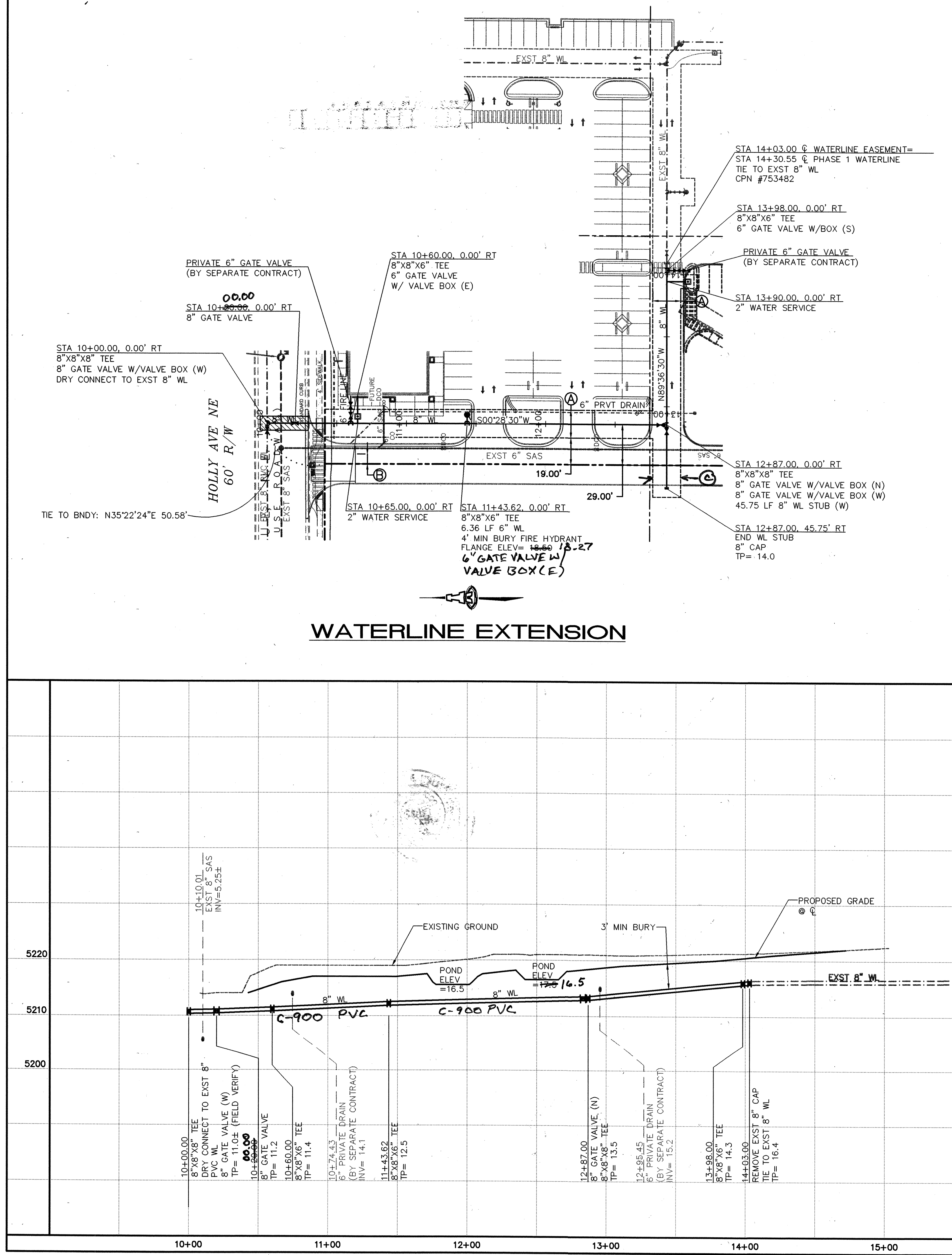
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HOLLY PLACE COMMERCIAL, PHASE II		Argus Dev. Co.	
UTILITY PLAN			
Date: 12/05/05	No. 1	Revision: CHANGE GARBAGE DRAIN CONFIGURATION.	Date: 02/26/08
Drawn By: dip			Job No. 1435.2
Chk By: GLD			PAGE
			C102



FOR INFORMATION ONLY

SHEET 4 OF 5



WATERLINE EXTENSION

RESTRAINED JOINT LENGTHS, L _r , FOR TEES, (FT.) ALL JOINTS AT THE TEE MUST BE RESTRAINED.		
SIZE	RUN	BRANCH
8x8x8	9	20
8x8x6	5	17

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY: 3.0 FT. MINIMUM
 FACTOR OF SAFETY: 1.25
 MATERIAL: PVC PIPE (C900-DR18)
 SOIL TYPE: GW/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
 TEST PRESSURE: 150 PSI
 TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., DUCTILE IRON PIPE, GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

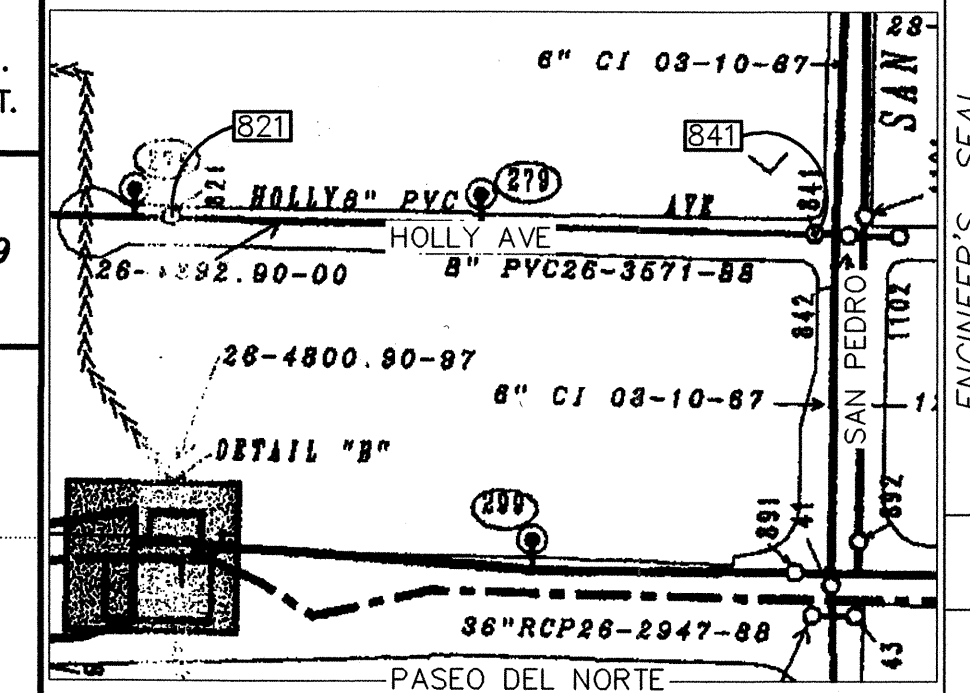
RESTRAINED JOINT LENGTHS, L _r , FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)					
SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
8	22	9	4	2	60
6	17	7	3	2	46

- NOTES:**
- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
 - THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
 - THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

SCALES:
1"=40' HOR.
1"=10' VERT.

Elevation Datum: NCVD 29



WATER SHUT-OFF PLAN

SHUT-OFF VALVES 821 & 841 TO PROVIDE NON-PRESSURE CONNECTION. THE CONTRACTOR SHALL CONTACT ABCWUA (857-8200) 7 WORKING DAYS PRIOR TO SHUT-OFF OR TURN-ON AT VALVES. ONLY ABCWUA PERSONNEL ARE ALLOWED TO OPERATE VALVES.

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 Ph. 505-268-8828 Fax. 505-268-2632
 1435.2UTL1.dwg Feb. 29, 2008

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

**TITLE: HOLLY PLACE COMMERCIAL, PHASE II
WATERLINE EXTENSION
STA 10+00.00 TO 14+03.00**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED MAY 01 2008	APPROVED MAY 07 2008		
DESIGN REVIEW COMMITTEE	CITY ENGINEER	Last Design Update	
City Project No. 753483	Map No. C-18	Sheet 5 of 5	

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	CONTRACT	DATE	FIELD NOTES	DATE	ENGINEER'S SEAL	DATE
WALKEER SURVEYING	DATE	ACS BM "14-C18", 1-3/4" Alum. disk, set on top of concrete drop inlet, approx. 1150' west of centerline of San Pedro Drive. ELEV. 5207.00 (NGVD 29)	DATE		DATE		DATE
INSPECTOR	DATE		DATE		DATE		DATE
FIELD VERIFICATION BY	DATE		DATE		DATE		DATE
RECORDED BY	DATE		DATE		DATE		DATE
MICRO-FILM INFORMATION	DATE		DATE		DATE		DATE
NO.	DATE		DATE		DATE		DATE