



PUBLIC IMPROVEMENT PLANS FOR ALISO LOFTS, PHASE II ALBUQUERQUE, NEW MEXICO

NOVEMBER 2006

PREPARED FOR:
ENVIROMENTAL DYNAMICS, INC.
320 CENTRAL AVE SW.
ALBUQUERQUE, NM 87102

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

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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 the firm Surveys Southwest, stamped Anthony Harris, NMPS number 11463

Genevieve L. Donart
Genevieve L. Donart

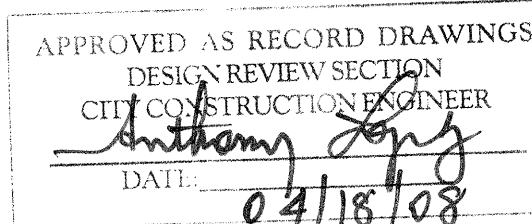
NMPE No. 15088



SURVEYOR'S CERTIFICATION

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

Anthony L. Harris
ANTHONY L. HARRIS, NMPS 11463
2-12-08
DATE



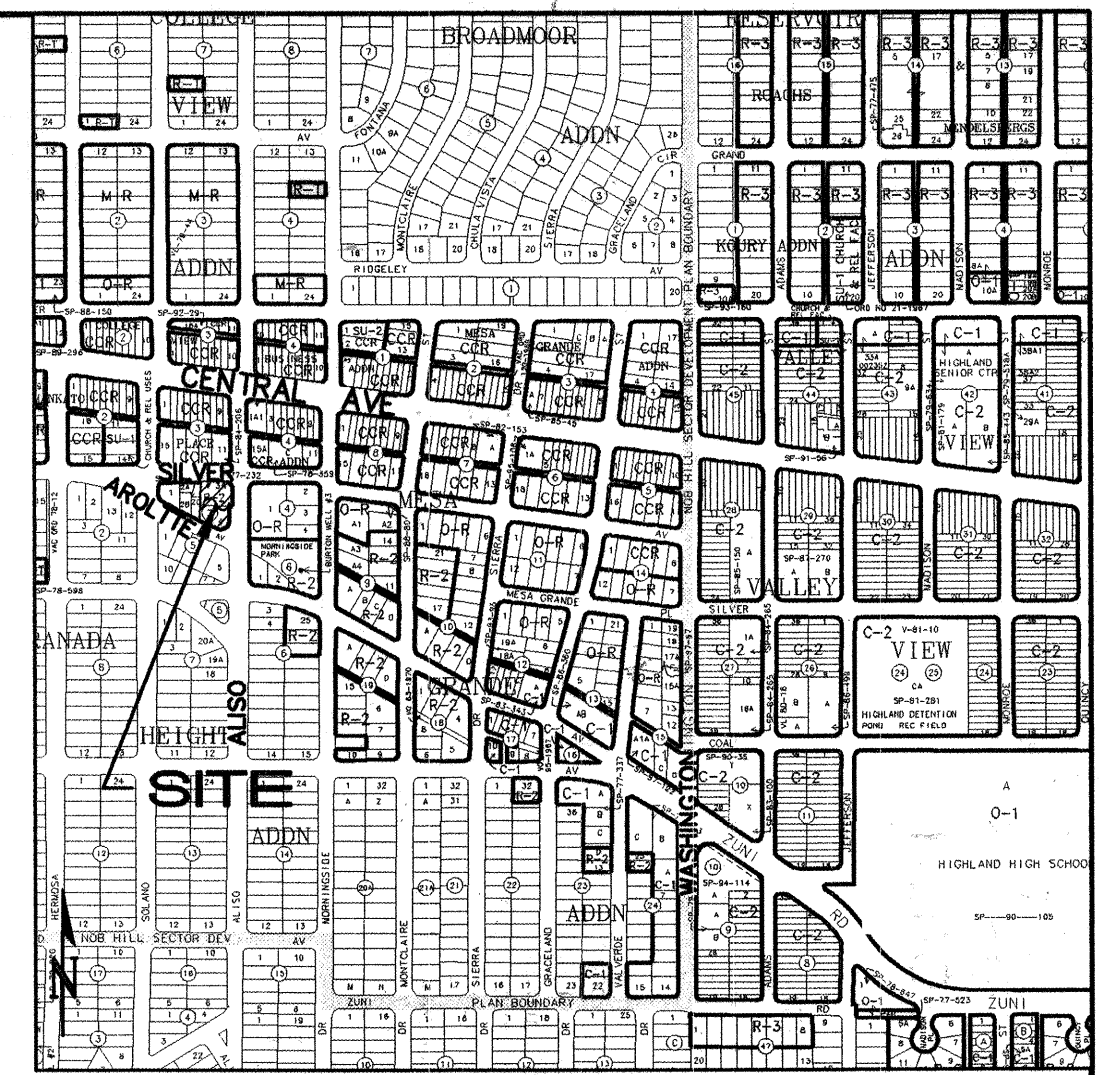
GENERAL NOTES

- 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 DRAWING NUMBER 2315.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 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, 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 HOT PLASTIC OR COLD 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.
- 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.
- 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.

K-17-Z

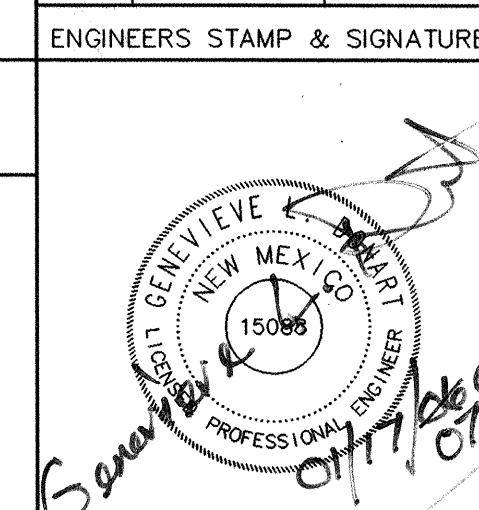
VICINITY MAP

1"=750'±



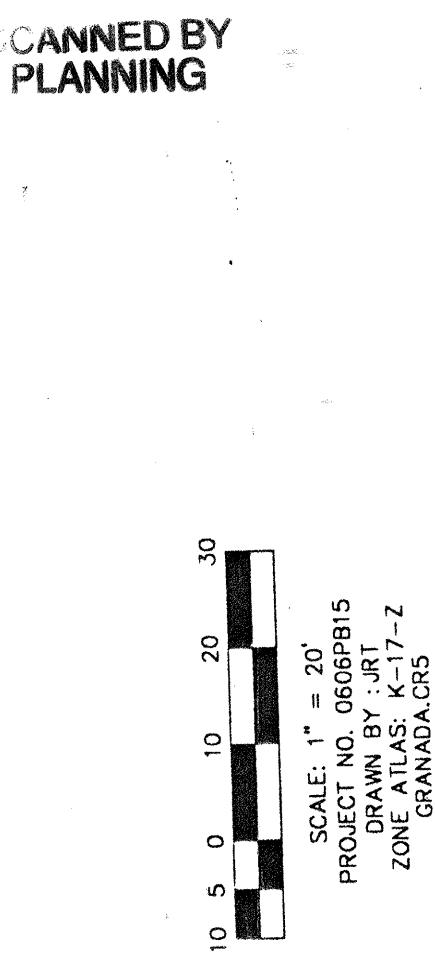
DRB NO. 1004779

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1520CVR.dwg Jan 05, 2007



REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****				
		DRC Chairman	<i>mm</i>	2-13-07	APPROVED FOR CONSTRUCTION				
		Transportation		1/30/07					
		Water/Wastewater	<i>William G. Baker</i>	1/17/07					
		Hydrology	<i>W. G. Baker</i>	1/24/07					
		Constr. Mngmt.							
		Constr. Coord.							
City Project No.				757482					
Sheet				1	Of 10				

PLAT OF
LOT 3A-1, BLOCK 3
GRANADA HEIGHTS
SITUATE WITHIN SECTION 23,
T. 10N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2006
SHEET 2 OF 2



CURVE TABLE			CHORD BEAR NG CHORD LENGTH		
CURVE	RADIUS	LENGTH	DEVELOP	CHORD BEAR NG	CHORD LENGTH
C1	25.00	39.27	90.00°	S43°46'17"E	35.36
C2	45.00	68.42	112.00°	S57°31'17"E	74.87
C3	1408.74	112.00	112.00°	N60°11'16"W	40.85
C4	15.00	23.57	89.50°	S45°12'07"E	21.18
C5	103.21	28.94	110.21°	S56°20'22"W	24.66
C6	141.24	38.93	134.26°	N66°13'42"E	38.93

MONUMENT LEGEND

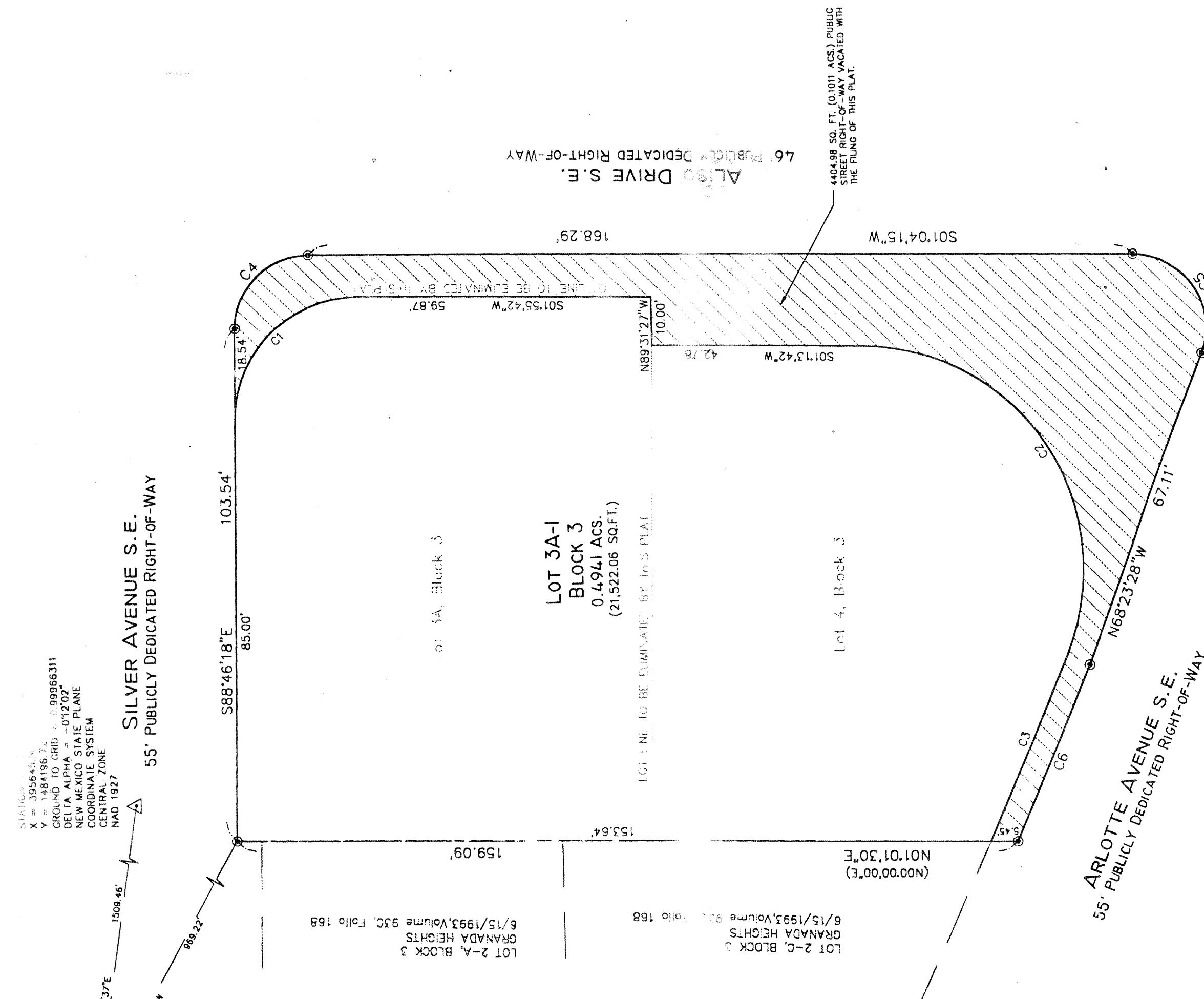
- ⚠ - FOUND CONTROL STATION AS NOTED
- ⊙ - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 998-0303
FAX: (505) 998-0306

T10N R3E SEC. 23



Talos Log. # 2006-3436-80



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS. CENTRAL ZONE MONUMENTS ARE BASED ON ACS CONTROL MONUMENTS 56K17 AND 54K17A, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES
4. PLAT SHOWS ALL EASEMENTS OF RECORD
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF GRANADA HEIGHTS, FILED IN BERNALILLO COUNTY, NEW MEXICO ON APRIL 28, 1977 IN VOLUME B12, FOLIO 182.
6. GROSS AREA= 0.4941 ACRES
7. NUMBER OF EXISTING LOTS: 2
8. NUMBER OF LOTS CREATED: 1
9. PROPERTY IS ZONED R-2.

PLAT OF

LOT 3A-1, BLOCK 3
GRANADA HEIGHTS
SITUATE WITHIN SECTION 23,
T. 10N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2006
SHEET 1 OF 2

DISCLOSURE STATEMENT

DISCLOSURE STATEMENT
THE PURPOSE OF THIS PLAT IS TO COMBINE TWO (2) EXISTING LOTS AND VACATED
RIGHT-OF-WAY INTO ONE (1) NEW LOT.

CITY APPROVALS: PROJECT NO.: APPLICATION NO.


CITY SURVEYOR

TRAFFIC ENGINEERING

PARKS & RECREATION DEPARTMENT

PARKS & RECREATION DEPARTMENT

WATER UTILITIES DEVELOPMENT

WATER UTILITIES DEVELOPMENT

ANALOG

ANALOG

CITY ENGINEER

CITY ENGINEER

DOR CLAIRPERSON PI ANNING (

DOR CLAIRPERSON PI ANNING (

POSTAL DIVISION

POSTAL DIVISION

UTILITY APPROVALS

DNM CAS SERVICES/P N M ELECTRIC SERVICES

LOWEST COMMUNICATIONS

LOWEST COMMUNICATIONS

COMCAST CABLE

COMCAST CABLE

SURVEYOR'S CERTIFICATION

I, MITCHELL W. REYNOLDS, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of this Abiquiue Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Mitchell W Reynolds 08-21-06
Date
MITCHELL W. REYNOLDS
New Mexico Professional Surveyor, 11224

SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 998-0303
FAX: (505) 998-0306

T10N R3E SEC. 23

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC#:
PROPERTY OWNER OF RECORD:
DEVALILLO COUNTY TREASURERS OFFICE:

FOR INFORMATION ONLY

SHEET 2 OF 91

GENERAL NOTES

- A. PERMITS AND CODES:
1. CONTRACTOR RESPONSIBLE FOR ALL STATE AND LOCAL PERMITS AND SUBMITTALS REQUIRED, THIS INCLUDES BUT IS NOT LIMITED TO STRUCTURAL, ELECTRICAL, MECHANICAL, AND UTILITY HOOK-UPS. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING GUIDELINES SET FORTH IN THE 1947 UBC AND ANSI 117.1-1998
2. ELECTRICAL WIRING METHODS AND MATERIALS SHALL MEET THE PROVISIONS OF THE NATIONAL ELECTRICAL CODE AND NEW MEXICO ELECTRICAL CODE AND OTHER APPLICABLE CODES OR STANDARDS.
3. PLUMBING SHALL MEET ALL PROVISIONS OF THE UNIFORM PLUMBING CODE, THE UNIFORM MECHANICAL CODE, AND THE NEW MEXICO PLUMBING AND MECHANICAL CODE AND OTHER APPLICABLE CODES OR STANDARDS.
4. IF THERE ARE ANY CONFLICTS BETWEEN INFORMATION PROVIDED IN THESE DOCUMENTS, THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
- B. OPTIONS AND MODIFICATIONS:
- ANY MODIFICATIONS AND CHANGES SHOULD BE REVIEWED BY THE ARCHITECT. NO STRUCTURAL CHANGES SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- C. CONCRETE & STEM WALLS:
- ALL CONCRETE TO BE MINIMUM 3000 PSI.
- D. SITE:
1. CARE SHOULD BE TAKEN TO MINIMIZE DAMAGE TO EXISTING TREES, GRADE, AND FOLIAGE AROUND BUILDING FOOTPRINT.
2. SITE TO BE KEPT CLEAN AND SAFE AT ALL TIMES. TRASH IS TO BE CONTAINED AND HAULED OFF WEEKLY. RECYCLE AS MUCH SCRAP AND PACKAGING AS POSSIBLE.
3. RE-GRADE AROUND BUILDING TO ENHANCE FREE DRAINAGE AWAY FROM BUILDING, FINAL GRADING TO BE RAKED CLEAN.
4. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY HOOK-UPS TO THE BUILDINGS. THIS INCLUDES WATER, ELECTRICITY, PHONE LINES (BPR MIN), & CABLE TV.

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M
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T
A
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20 CENTRAL AVE SW
ALBUQUERQUE, NM 87102
TEL: 505.242.2851 FAX: 505.242.2852

ALISO II
201 ALISO SE
ALBUQUERQUE NM 87108

ISSUE:
CONSTRUCTION DOCUMENTS

DRAWN:	CVT
CHECKED:	MFR
DATE:	10.20.06

REVISIONS

BLDG	DEPT	COMMENTS
2	11-5-06	(in process)
1	11-28-06	

SITE PLAN

0546
AS101



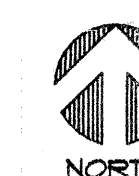
PLANTED AREA (SEE LANDSCAPE PLAN)

ON-SITE EXTERIOR CONCRETE

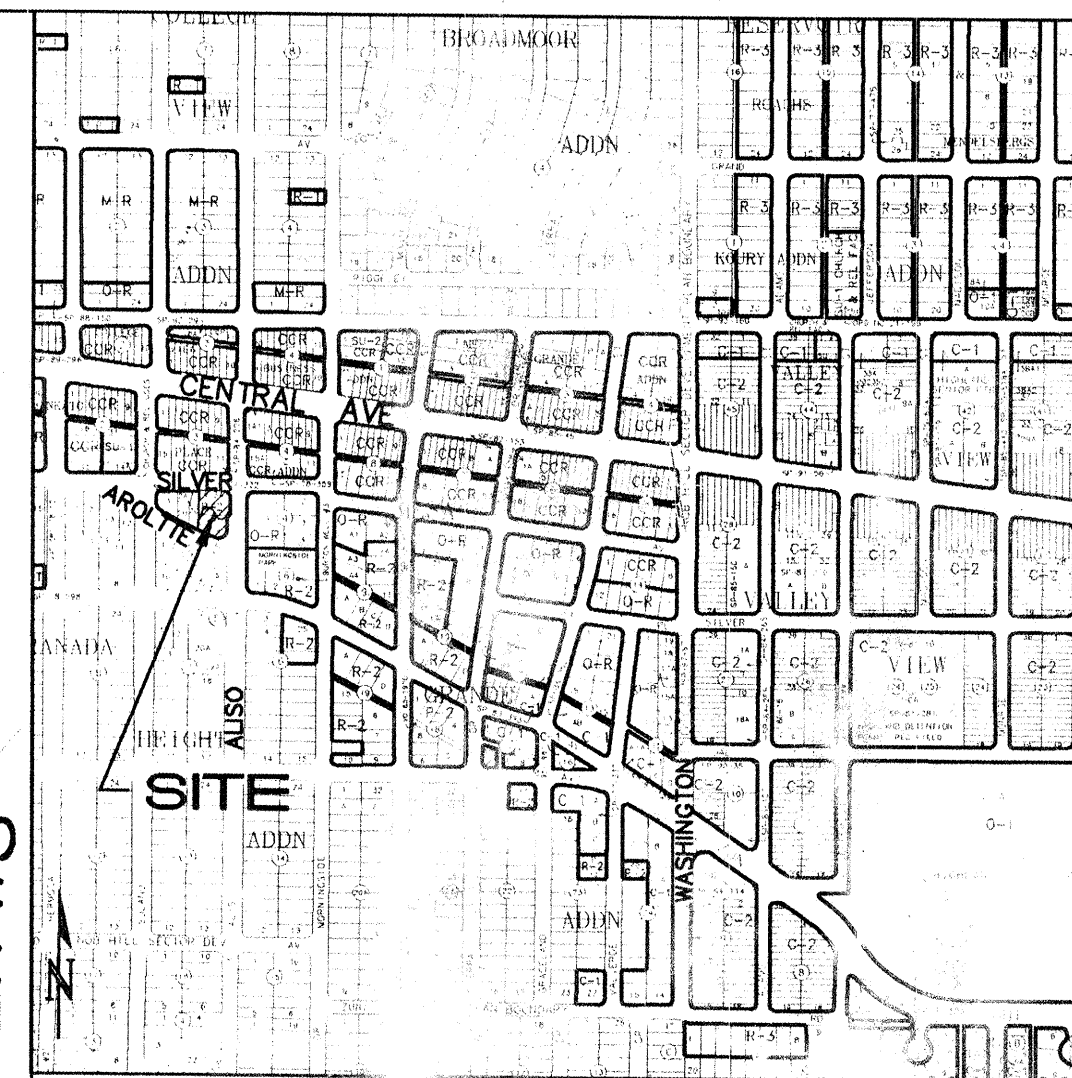
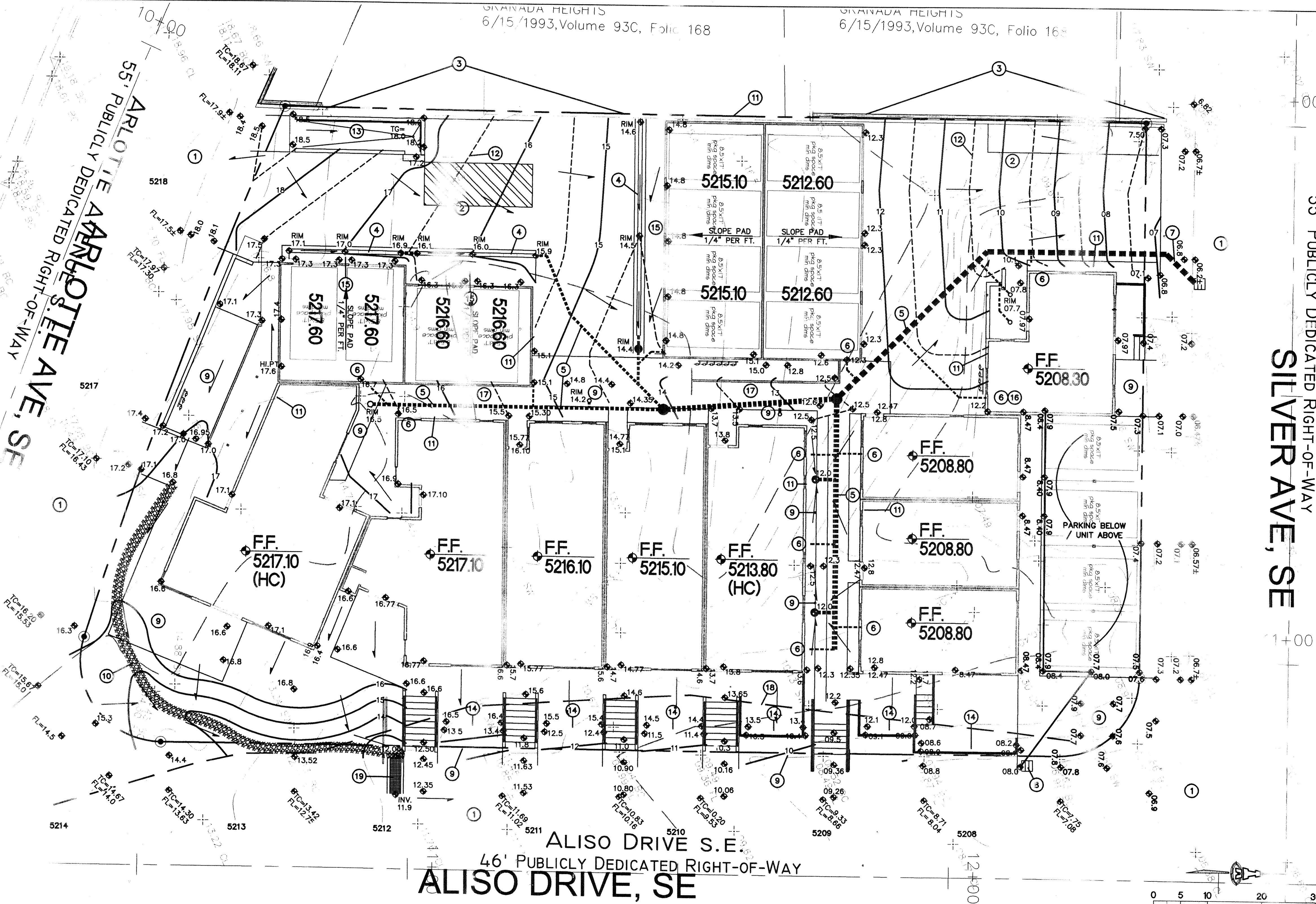
ASPHALT

A1 SITE PLAN - 13 units

1/16"=1'-0"



FOR INFO
ONLY
SHEET 3 OF 10

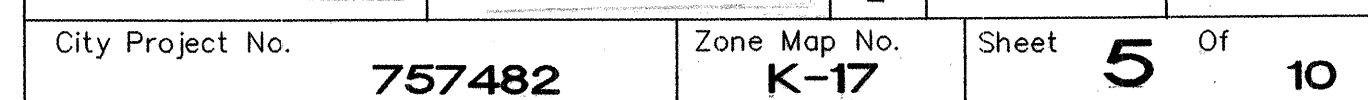
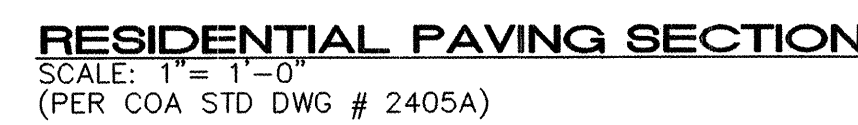


- ### KEYED NOTES
- ALL NEW INFRASTRUCTURE WITHIN THE R.O.W. (SILVER AVE., ALISO DR., AND ARLOTTE AVE.) INCLUDING PAVING, PUBLIC SIDEWALK, HANDICAP RAMPS AND PUBLIC STORM DRAIN TO BE CONSTRUCTED UNDER SEPARATE C.O.A. WORK ORDER. GRADES SHOWN ARE FOR GENERAL INFORMATION ONLY.
 - CONSTRUCT ASPHALT PAVING AT ELEVATIONS SHOWN. SEE ARCH. FOR PARKING LAYOUT, PAVEMENT SECTIONS, AND STRIPING.
 - EXISTING RETAINING WALL NO AS-BUILT GRADES PROVIDED. MAY BE UTILIZED TO ACHIEVE GRADE TRANSITIONS BETWEEN SITES IF STRUCTURAL ENGINEER DETERMINES IT IS CAPABLE OF HANDLING PROPOSED LOADS. TOP OF WALL TO BE ADJUSTED TO BE A MINIMUM OF 6" ABOVE HIGH SIDE GRADE. DESIGN BY OTHERS.
 - INSTALL TRENCH DRAIN THIS AREA. SEE C-2 FOR ADD'L INFO.
 - INSTALL PRIVATE STORM DRAIN SYSTEM. SEE C-2 FOR DESIGN INFORMATION.
 - ALL ROOF DISCHARGE TO BE PIPED DIRECTLY INTO PRIVATE STORM SEWER SYSTEM. SEE ARCHITECTURAL AND PLUMBING PLANS FOR SPECIFIC ROOF DISCHARGE INFORMATION WITHIN 5' OF BUILDING.
 - PRIVATE STORM SEWER DISCHARGE LINE TO BE EXTENDED FROM STUB AT PROPERTY LINE TO SILVER AVE. STORM DRAIN SYSTEM AS PART OF C.O.A. WORK ORDER.
 - EXISTING ALISO DR. PUBLIC STORM DRAIN INLET TO BE RELOCATED AS PART OF C.O.A. WORK ORDER.
 - LANDSCAPED AREAS SHALL BE GRADED TO DRAIN FROM BUILDINGS TOWARDS PROPOSED STORM INLET LOCATIONS/DRAINAGEWAYS TYPICAL.
 - CONSTRUCT 2' WIDE COBBLED SWALE OVER PERMANENT EROSION CONTROL FABRIC INTEGRATED WITH LANDSCAPING TO DIRECT DISCHARGE TO PROPOSED SIDEWALK CULVERT. SEE C-2 FOR DETAIL.
 - SEE STRUCTURAL FOR ALL STRUCTURAL INFORMATION RELATING TO GRADE TRANSITIONS, EXTENDED STEMMALLS, RETAINING STEMMALLS, ETC. NOTIFY ARCHITECT OF ANY DISCREPANCIES. TYPICAL THROUGHOUT.
 - DASHED CONTOURS REPRESENT 0.5' INCREMENTS TO ASSIST WITH IDENTIFICATION OF PROPOSED DRAINAGE PATHS.
 - CONSTRUCT RAISED GARBAGE DUMPSTER AREA AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR DETAILS.
 - PATIO DISCHARGE OVER EDGE OF CONCRETE INTO LANDSCAPED AREA. PROPOSED STEEL GUARDRAIL WILL NOT BLOCK FLOW.
 - SLOPE CONCRETE APRON BETWEEN TRENCH DRAIN AND GARBAGE DOOR AT ELEVATIONS SHOWN TO PROVIDE WATER BLOCK.
 - ROOF DRAIN INVERT THIS LOCATION TO BE 07.9 TO MATCH SANITARY SEWER SERVICE LINE.
 - CONSTRUCT PEDESTRIAN PATH AT MAXIMUM SLOPE = 5.0% SHOWN.
 - FEMA FLOODPLAIN LIMIT - APPROXIMATE LOCATION BASED ON DIGITIZED MAP.
 - 2' WIDE SIDEWALK CULVERT TO BE CONSTRUCTED UNDER SEPARATE C.O.A. WORK ORDER. GRADES SHOWN FOR GENERAL INFORMATION ONLY.

GENERAL NOTES		LEGEND	
A.	COORDINATE WORK WITH SITE PLAN, DEMOLITION PLAN, UTILITY PLAN AND DETAILS.	---	PROPERTY LINE
B.	DO NOT SCALE THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS AND THE LOCATIONS OF ALL ITEMS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.	---	EXISTING SPOT ELEVATION
C.	WHERE PROPOSED GRADES ARE SHOWN AS 'MATCH' OR '±', TRANSITION SHALL BE SMOOTH AND LEVEL.	---	EXISTING CONTOUR
D.	GRADES SHOWN WITHIN LANDSCAPED AREAS INDICATE TOP OF LANDSCAPE MATERIAL. SUBGRADE TO BE GRADED TO ELEVATION SHOWN MINUS LANDSCAPE MATERIAL THICKNESS.	78.0	PROPOSED SPOT ELEVATION
E.	ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. TYPICAL CONTRACTOR TO FIELD VERIFY AND PROTECT ALL EXISTING UTILITIES WITHIN AREA TO BE IMPROVED.	---	PROPOSED CONTOUR
		---	SURFACE FLOW DIRECTION
		TG	TOP OF GRADE
		TW	TOP OF WALL
		TC	TOP OF CURB
		FL	FLOW LINE
		FF	FINISHED FLOOR
		R.O.W.	RIGHT OF WAY
		PL	PROPERTY LINE

ISAACSON & ARFMAN, P.A. Consulting Engineering Associate 128 Monroe Street N.E. Albuquerque, New Mexico 87108 Ph. 505-268-8828 Fax. 505-268-2632 1520GRD.dwg Nov 15, 2006			
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ALISO LOFTS PHASE II ENVIRONMENTAL DYNAMICS			
DRAINAGE AND GRADING PLAN			
Date:	No. / Revision	Date	Job No.
10.16.06			1520
Drawn By:			C-1
BJB			
Chk By:			SH. OF
FCA			

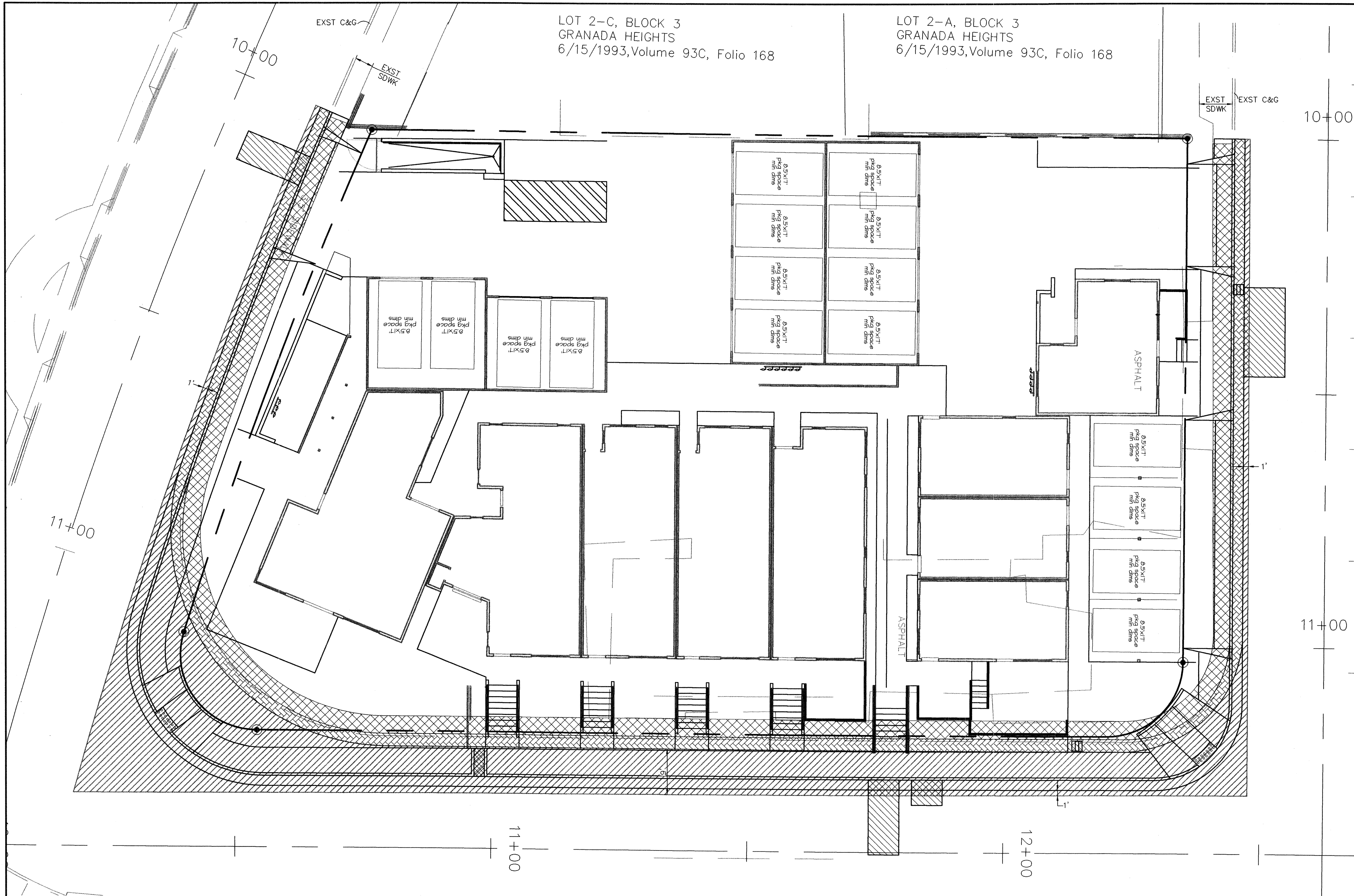
FOR INFO ONLY
SHEET 4 OF 10



ENGINEER'S SEAL

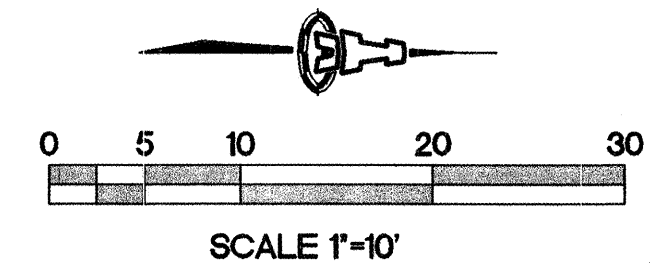
Genevieve L. Danna
NEW MEXICO
15088
PROFESSIONAL ENGINEER
1726/07

		REVISIONS		DESIGN	
NO.	DATE	REMARKS	BY	DESIGNED BY	DRAWN BY
				GUD	thor
				xx/xx/xx	xx/xx/xx
				DATE	DATE



LEGEND

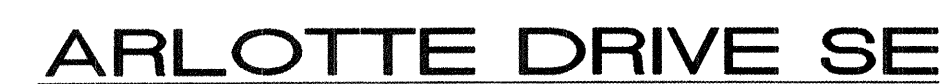
- REMOVE & DISPOSE OF EXST SIDEWALK
- SAWCUT, REMOVE, & DISPOSE OF EXST ASPHALT
- SAWCUT, REMOVE, & REPLACE EXST ASPHALT PER COA STD DWG #2465.
- REMOVE & DISPOSE OF EXST CURB & GUTTER



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
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Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1520PV2.dwg Jan 05,2007

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: ALISO LOFTS PHASE II PAVING REMOVAL PLAN	
Design/Review Committee APPROVED FEB 13 2007 DESIGN REVIEW COMMITTEE	City Engineer Approval APPROVED FEB 13 2007 CITY ENGINEER
City Project No. 757482	Zone Map No. K-17
Sheet 6	Of 10

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		FIELD NOTES	THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 6-K17, THE PUBLISHED ELEVATION OF WHICH IS 5202.27, AND IS LOCATED IN THE INTERSECTION OF CENTRAL AVENUE AND CARLISLE BOULEVARD ON THE EAST MEDIAN NOSE.		CONTRACTOR	AS-BUILT INFORMATION	
					WORK STARTED BY	NO.	
REVISIONS		NO.	DATE	REMARKS	DESIGNED BY	DATE	
					DRAWN BY	DATE	
DESIGNED BY		NO.	DATE	REMARKS	CHECKED BY	DATE	
					RECORDED BY	DATE	



- FACE OF CURB CURVE TABLE

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
FC1	15.00	23.54	89°55'05"
FC2	25.00	46.78	107°12'30"

INLET NO.	INLET TYPE	STATION* & OFFSET	TOP GR. EL.	INV. OUT
1	DBL C	10+36.95, 18.12' RT	06.23	02.73

FROM INLET NO.	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	18	6.76	0.3447

Not Constructed.
Existing Inlet Remained
In-Place.



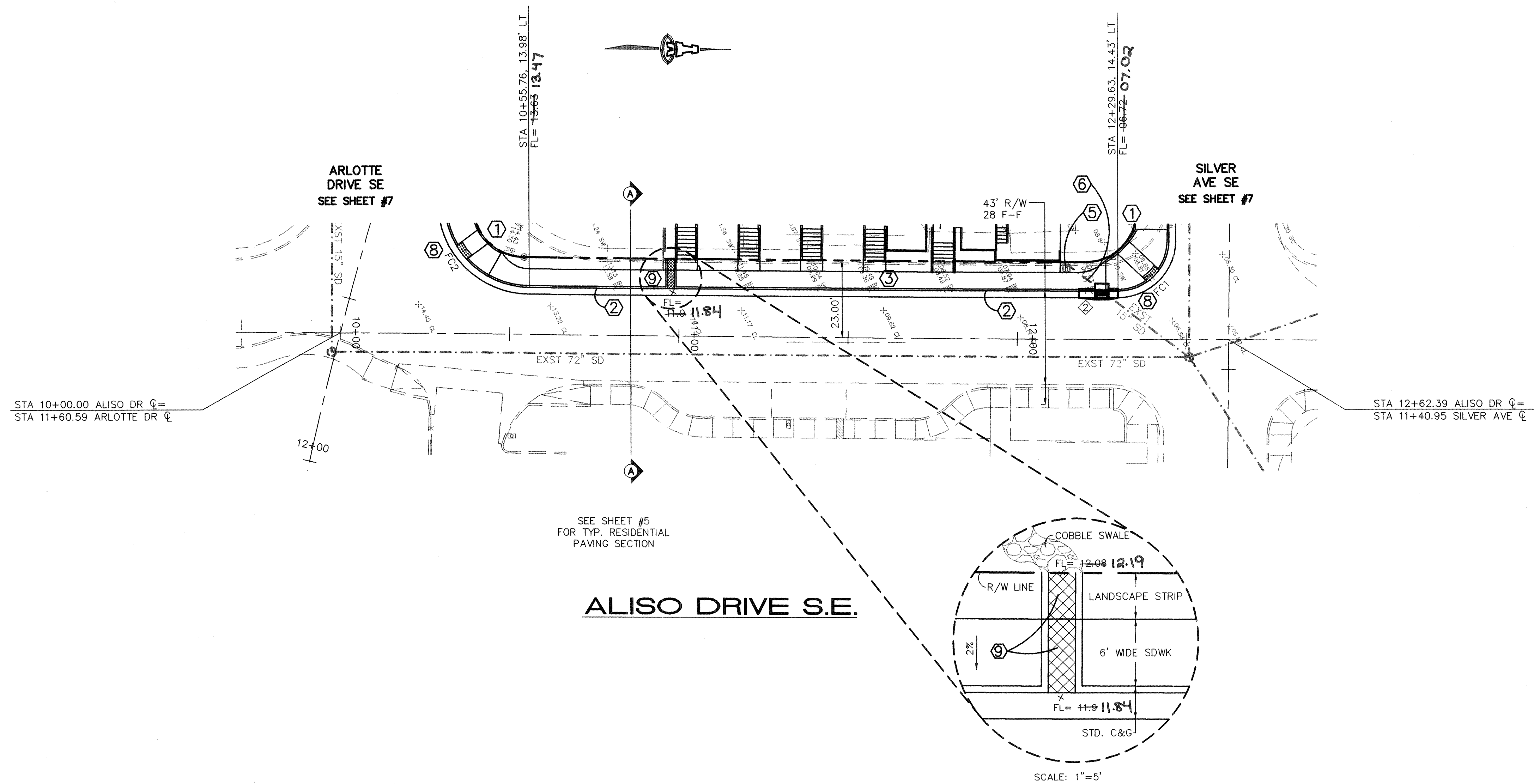
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-265-8828 Fax. 505-268-2632
1520PVI.dwg Jan 25, 2007

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: ALISO LOFTS PHASE II
SILVER AVE AND ARLOTTE DR
STA 10+00.00 TO END
PAVING PLAN

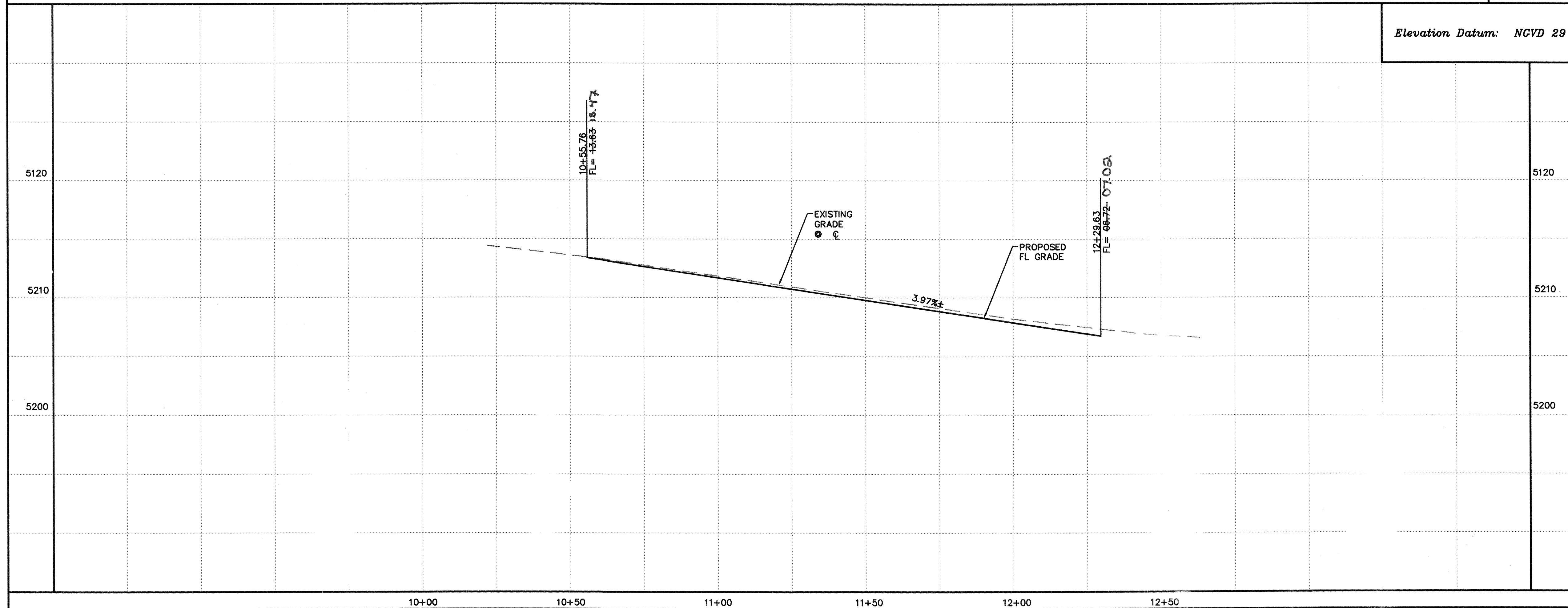
		Last Design Update
		

City Project No.	757482	Map No.	K-17	Sheet	7	Of	10
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SCALES:
1"=20' HOR.
1"=5' VERT.

Elevation Datum: NGVD 29



KEYED CONSTRUCTION NOTES

- CONSTRUCT HANDICAP RAMP WITH 6" HEADER CURB PER COA STD DWG #2441 CASE II.
- STANDARD CURB & GUTTER PER COA STD DWG #2415A.
- DEFERRED 6' WIDE PCC CONCRETE SIDEWALK PER COA STD DWG #2430.
- PCC CONCRETE DRIVE PAD PER COA STD DWG #2425.
- REMOVE & DISPOSE OF EXIST STORM INLET.
- REMOVE & DISPOSE OF 13 LF OF EXIST 15" RCP.
- REMOVE & DISPOSE OF 12 LF OF EXIST 18" SD. GROUT EXIST JUNCTION BOX AS NEEDED.
- INSTALL TRUNCATED DOMES PER ADA GUIDELINES. SUBMIT SPECS TO CITY CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.
- 2' WIDE SIDEWALK CULVERT PER COA STD DWG #2236. EXTEND CONCRETE CHANNEL AND COVER PLATE TO R/W LINE.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC1	15.00	23.54	89°55'05"
FC2	25.00	46.78	107°12'30"

STORM DRAIN INLET INFORMATION

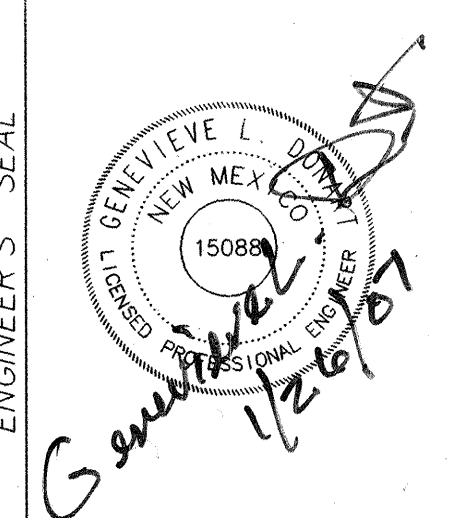
INLET NO.	INLET TYPE	STATION* & OFFSET	TOP GR. EL.	INV. OUT
2	SGL A	12+24.89, 14.42' LT	06.91 07.02	MATCH EXT. PIPE 04.93

*STATIONING IS TO MIDPOINT OF GRATE @ FACE OF CURB

CONNECTOR PIPE INFORMATION

CONNECT INLET TO EXISTING 15" RCP

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
CONTRACTOR	DATE	THE BASIS OF ELEVATIONS FOR THIS SURVEY IS	FIELD NOTES	INLET	NOTES
WORK	DATE	ACS BENCHMARK 6-K17, THE PUBLISHED ELEVATION OF WHICH IS 5202.27', AND IS LOCATED IN THE INTERSECTION OF CENTRAL AVENUE AND CARULIE BOULEVARD ON THE EAST MEDIAN NOSE.			
STAKED BY	DATE				
ACCEPTANCE BY	DATE				
FIELD	DATE				
REVISIONS	DATE				
CORRECTED BY	DATE				
MICRO-FILM	DATE				
RECORDED BY	DATE				
NO					



REVISIONS	DESIGN
NO.	DATE
DESIGNED BY	GLD
DRAWN BY	thor
CHECKED BY	GLD
DATE	xx/xx/xx
DATE	xx/xx/xx
DATE	xx/xx/xx

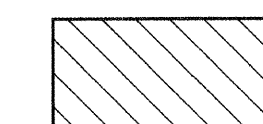
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
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Albuquerque, New Mexico 87108
Ph. 505-268-8628 Fax. 505-268-2632
1520PV1.dwg Jan 25, 2007

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **ALISO LOFTS PHASE II
ALISO DRIVE SE
STA 10+00 TO END
PAVING PLAN & PROFILE**

Design Review Committee	City Engineer Approval
APPROVED FEB 13 2007 DESIGN REVIEW COMMITTEE	APPROVED JUN 12 2007 CITY ENGINEER

City Project No. **757482**



SAS SERVICE INVERTS			
UNIT	INV ELEV	UNIT	INV ELEV
1	05.36	8	11.10
2	05.70	9	12.10
3	05.47	10	13.10
4	05.36	11/12	12.75
5	08.60	13	10.38
6/7	09.80	GARBAGE ENCLOSURE	13.00

[illegible]

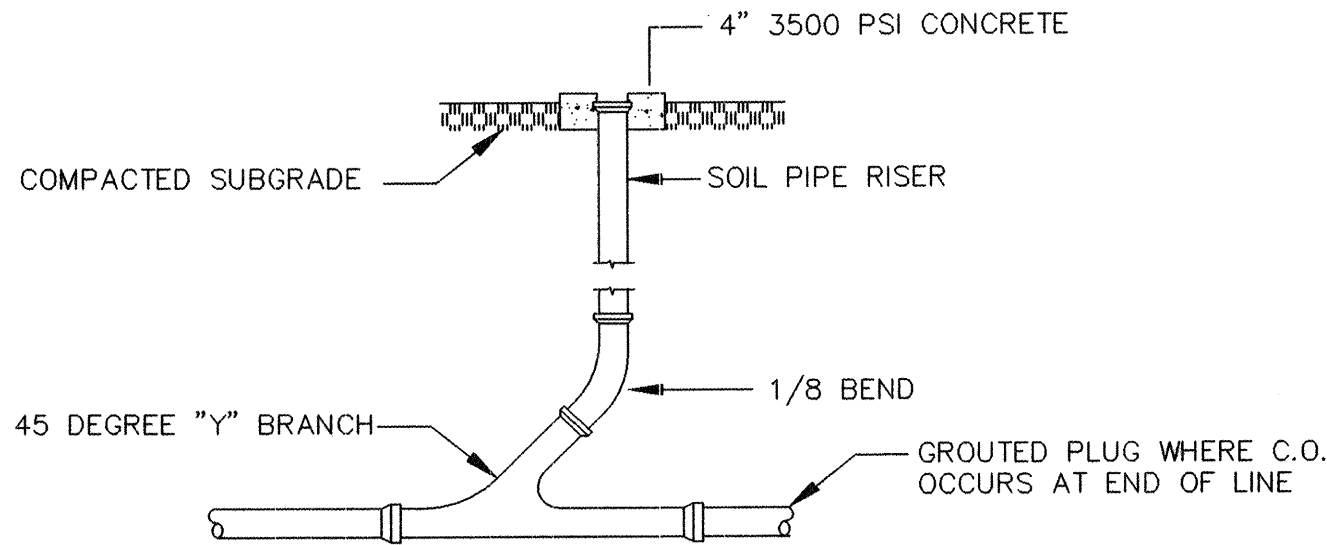
RESTRAINED JOINT LENGTHS, L _T , FOR TEES, (FT.) ALL JOINTS AT THE TEE MUST BE RESTRAINED.		
SIZE	RUN	BRANCH
12x12x12	15	17
12x12x10	10	18
12x12x8	6	19
12x12x6	3	19
12x12x4	1	19
10x10x10	12	18
10x10x8	8	15
10x10x6	4	16
10x10x4	2	4
8x8x8	9	20
8x8x6	5	17
8x8x4	2	15
6x6x6	6	20
6x6x4	2	20

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY 3.0 FT. MINIMUM
FACTOR OF SAFETY 1.25
MATERIAL PVC PIPE
SOIL TYPE OM/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
FOR WATERLINE FITTINGS



SINGLE CLEANOUT DETAIL
NTS

RESTRAINED JOINT LENGTHS, L _T , FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)					
SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
12	30	12	6	3	85
10	26	11	5	3	72
8	22	9	4	2	60
6	17	7	3	2	46
4	12	5	2	1	32

RESTRAINED JOINT LENGTHS, L _T , FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.				
SIZE	LARGE SIDE	SMALL SIDE	SIZE	SMALL SIDE
12x10	25	30	10x6	44
12x8	45	68	10x4	58
12x6	62	121	8x6	25
12x4	74	213	8x4	43
10x8	24	30	6x4	24

NOTES:

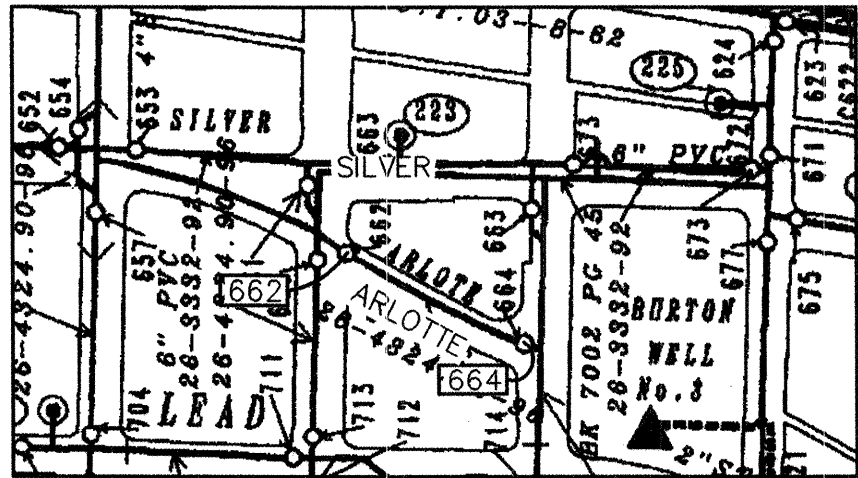
- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN 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.

GENERAL NOTES

- CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
- CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
- SEE SHEET # FOR WATER SHUT-OFF PLAN.
- SEE SHEET # FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
- SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

WATER SHUT-OFF PLAN

SHUT-OFF VALVES [662] & [664] TO PROVIDE NON-PRESSURE CONNECTION. THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) 7 WORKING DAYS PRIOR TO SHUT-OFF OR TURN-ON AT VALVES. ONLY CITY PERSONNEL ARE ALLOWED TO OPERATE VALVES.



AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN		REVISIONS		DESIGN		REVISIONS		DESIGN	
CONTRACTOR	NO.	THE BASIS OF ELEVATIONS FOR THIS SURVEY IS	NO.	FIELD NOTES	NO.	ENGINEER'S SEAL	NO.	REMARKS	NO.	DATE	NO.	REMARKS	NO.	DATE	NO.	REMARKS	NO.	DATE	NO.
WORK	NO.	ACS BENCHMARK 6-K17, THE PUBLISHED ELEVATION OF WHICH IS 5202.27', AND IS LOCATED IN THE INTERSECTION OF CENTRAL AVENUE AND CARLISLE BOULEVARD ON THE EAST MEDIAN NOSE.	NO.		NO.		NO.		NO.		NO.		NO.		NO.		NO.		NO.
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