

2013-02-08 13:23:23

SCANNED BY
PLANNING

PUBLIC IMPROVEMENT PLANS

FOR

MENAU SITE-TRACT A, ZUNI ADDITION

MENAU & PROSPECT RETAIL CENTER

MENAU BLVD & PROSPECT AVE

ALBUQUERQUE, NEW MEXICO

FEBRUARY, 2013

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Fred C. Arfman 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 Russ P. Hugg, NMPS No. 9750.

Fred C. Arfman
NMPE No. 7322
PROFESSIONAL ENGINEER

PREPARED FOR:
SANDIA FOUNDATION
6211 SAN MATEO BLVD, SUITE 100
ALBUQUERQUE, NM 87109

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



VICINITY MAP H-19

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 #8.
- 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 #8.
- 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: SEVEN (7) 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 PRE-FORMED THERMOPLASTIC 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 PER COA STD DWG #2415A.
- 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.
- 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 #8.
- 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 ON UNIFORM TRAFFIC CONTROL DEVICES.
- 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 SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.
- THE CONTRACTOR SHALL NOTIFY THE ALBUQUERQUE TRAFFIC ENGINEERING DIVISION THRU DRC CHAIR THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK THAT REMOVES, RELOCATES, OR REINSTALLS ANY EXISTING REGULATORY SIGNS.
- IF A PAVEMENT DROP-OFF IS CREATED DURING CONSTRUCTION, THE CONTRACTOR SHALL INITIATE PROTECTIVE MEASURES TO PREVENT ABRUPT PAVEMENT CHANGES. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- CONTRACTOR SHALL REPLACE IN KIND ANY EXISTING STRIPING OR ANY OTHER PAVEMENT MARKINGS IMPACTED BY THE WORK. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION UNLESS SPECIFICALLY SHOWN HEREIN.
- THE CONTRACTOR SHALL MAINTAIN EXISTING PEDESTRIAN AND ADA PATHWAYS DURING CONSTRUCTION OR PROVIDE AN ALTERNATE ROUTE OR PROVIDE "SIDEWALK CLOSED" SIGNAGE.

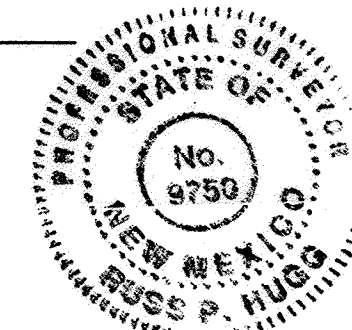
INDEX TO DRAWINGS

SHEET NO.	TITLE
1	COVER SHEET
2-3	PLAT
4	SITE DEVELOPMENT FOR SUBDIVISION (FOR INFORMATION ONLY)
5	EXISTING SITE CONDITIONS
6	OFFSITE DRAINAGE BASINS (FOR INFORMATION ONLY)
7	PAVING PLAN
8	PAVING DETAILS

SURVEYORS CERTIFICATION

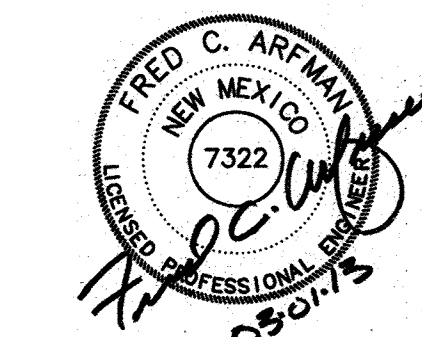
I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
7-25-2013



APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 7-4-2013

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com

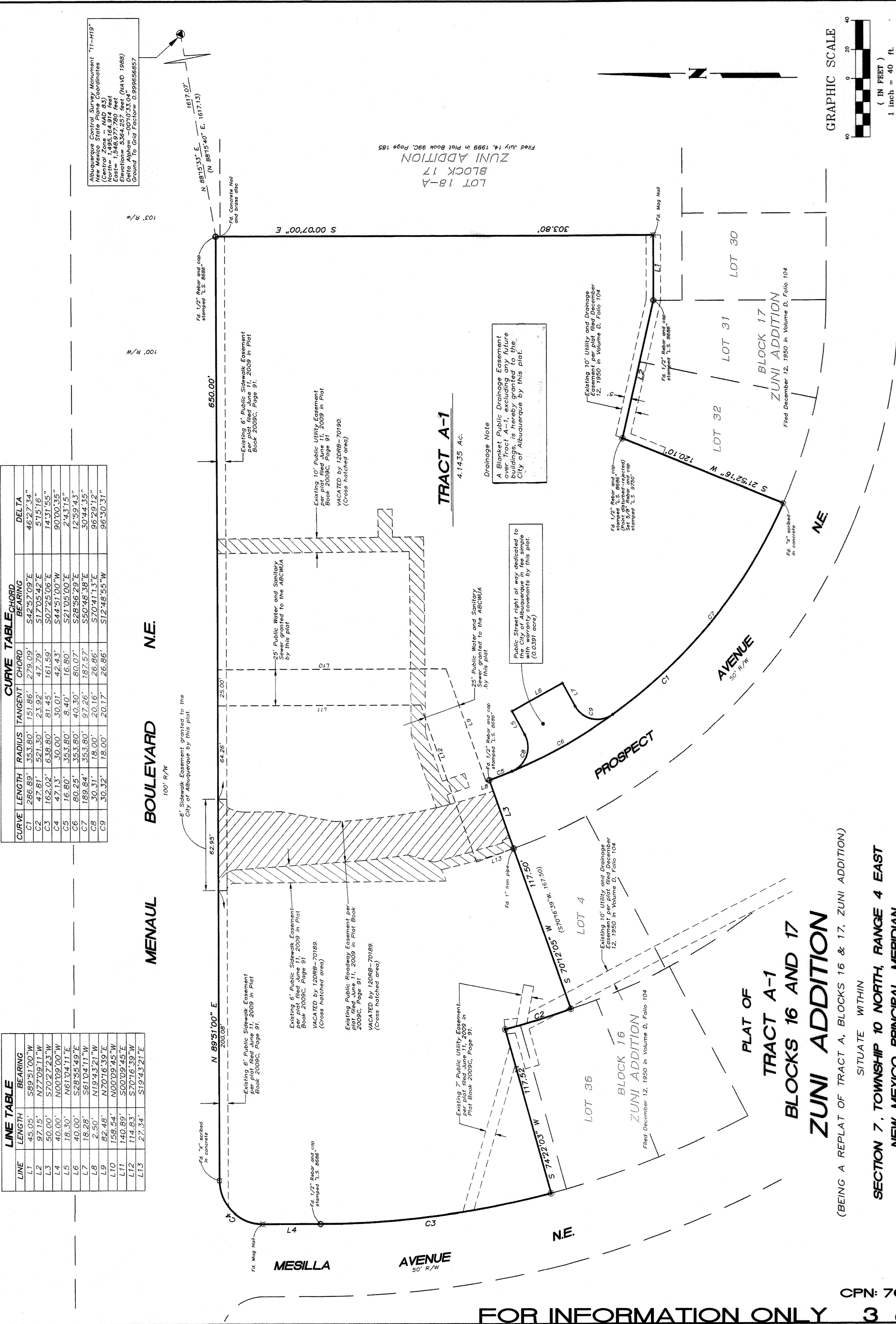


REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	*****					
	DRC Chairman	4/23/13							
	Transportation	3/8/13							
	Water/Wastewater	3/4/13							
	Hydrology	4/22/13							
	Constr. Mngmt.								
	Constr. Coord.								
	City Project No.	762382							
	Sheet	1							
	Of	8							

LINE TABLE	
LINE	BEARING
L1	45.05° S89°51'00"W
L2	92.15° N77°03'11"W
L3	90.00° S70°02'20"W
L4	90.00° S70°02'20"W
L5	18.30° N61°04'11"E
L6	40.00° S28°55'49"E
L7	18.28° S61°04'11"W
L8	2.50° N19°43'21"W
L9	82.48° N70°03'42"E
L10	140.89° S00°09'45"E
L11	114.53° S70°16'39"W
L12	27.34° S19°43'21"E

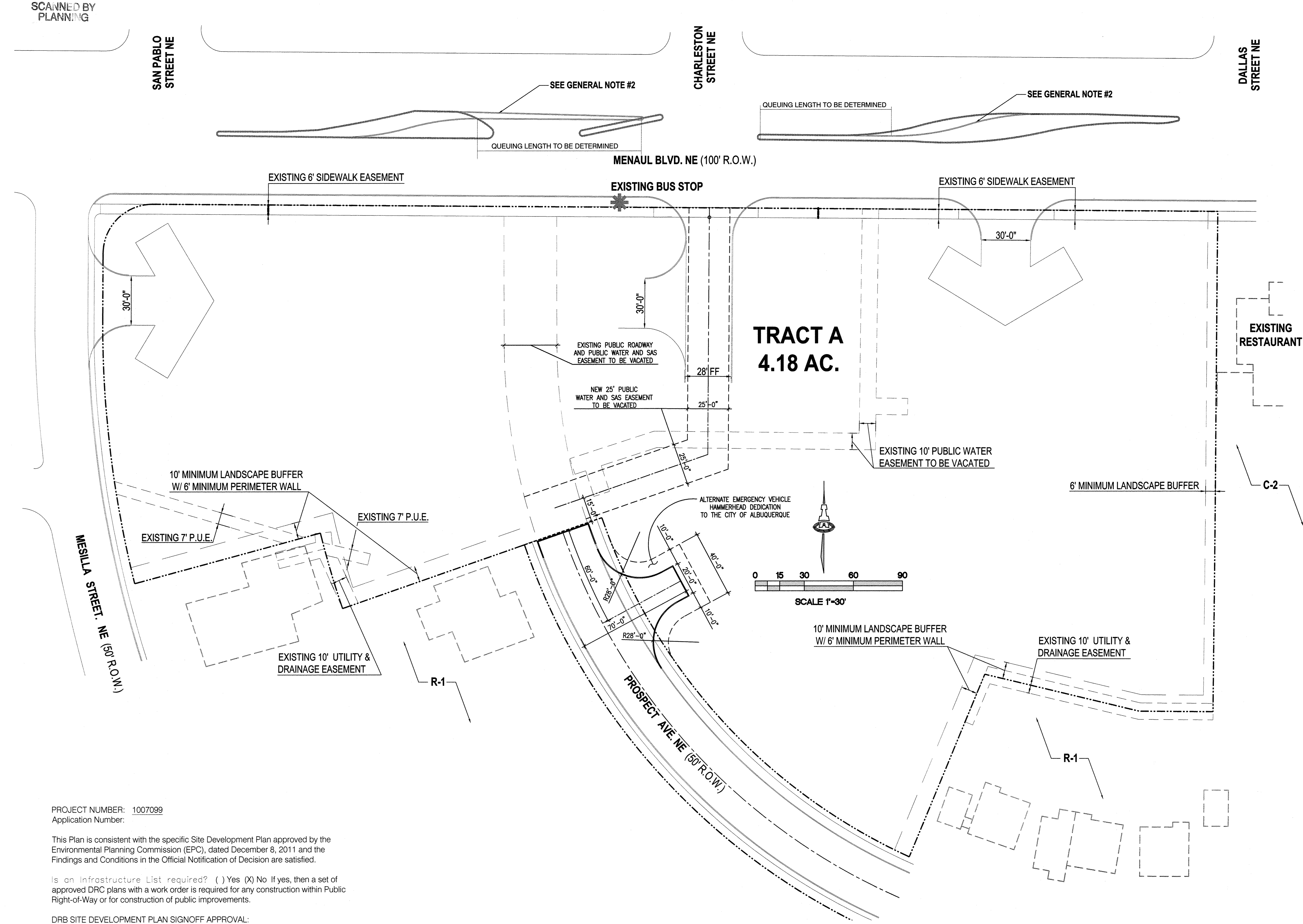
CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	286.89	353.80	151.86
C2	47.81	321.30	23.92
C3	16.80	353.80	8.40
C4	42.13	30.00	30.01
C5	16.80	353.80	8.40
C6	80.25	353.80	40.30
C7	189.54	353.80	97.26
C8	30.31	18.00	20.17
C9	30.32	18.00	20.17

ABSTRACT: Confined Survey Monument "11-1119"
New Mexico State Plane Coordinates
Datum: NAD 83
Zone: 12N
Spheroid: GRS 80
Datum Shift: 14,000.000 feet
Elevation: 5344.257 feet (NAVD 1988)
Delta Azimuth: -0010133.04
Delta Azimuth: -0010133.04



PLAT OF
TRACT A-1
BLOCKS 16 AND 17
ZUNI ADDITION
(BEING A REPLAT OF TRACT A, BLOCKS 16 & 17, ZUNI ADDITION)

SITUATE WITHIN
SECTION 7, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO



PROJECT NUMBER: 1007099
Application Number:

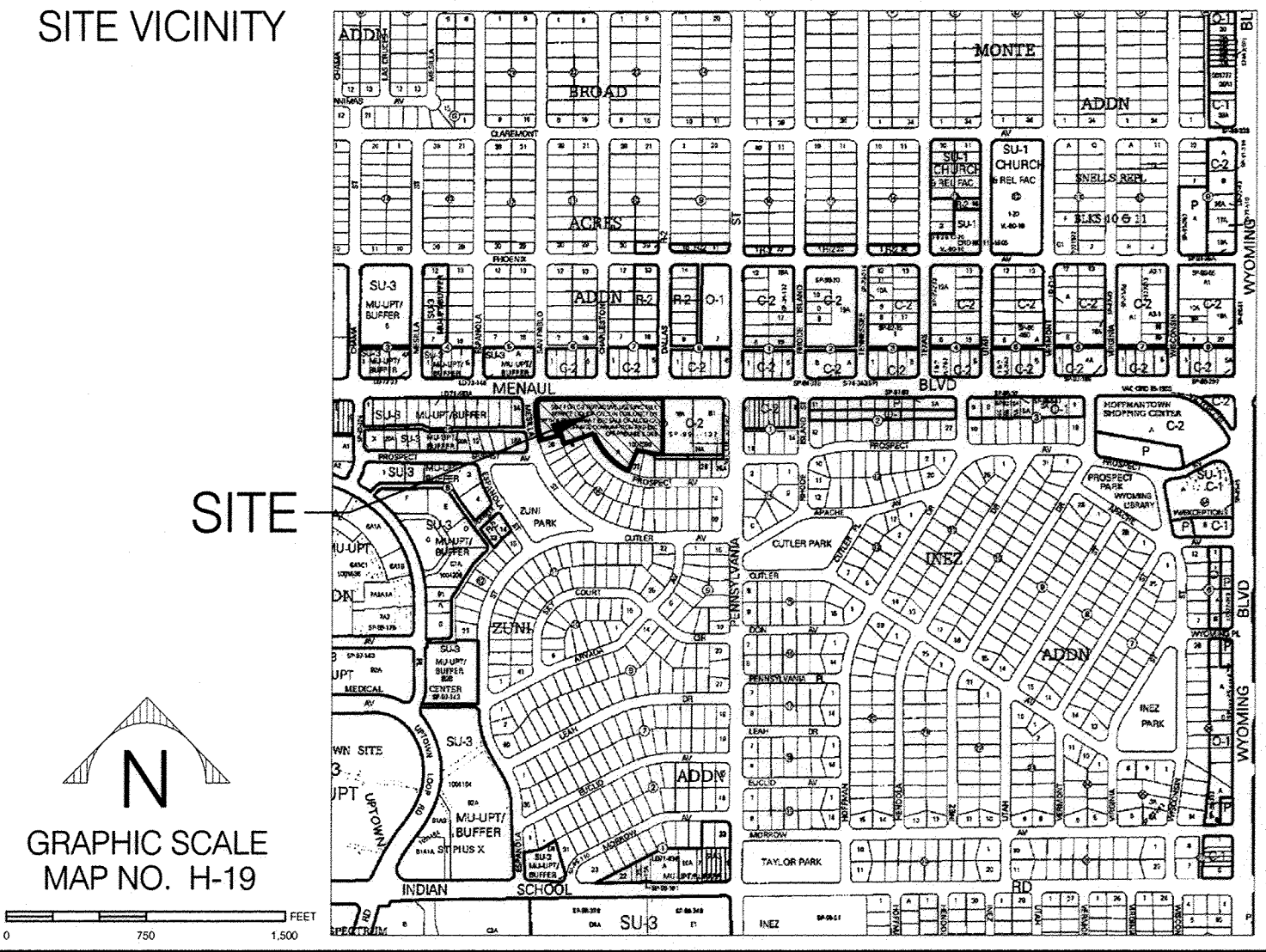
This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated December 8, 2011 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) 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 SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

- GENERAL NOTES
1. THIS SITE PLAN FOR SUBDIVISION VOIDS THE PREVIOUSLY APPROVED SITE PLAN FOR BUILDING PERMIT (08EPC-40021).
 2. THE PUBLIC ROADWAY EASEMENT IS PROPOSED TO BE MOVED TO ALIGN WITH CHARLESTON STREET AND PROVIDE ACCESS TO THE NEIGHBORHOOD. THE PROPOSED REALIGNMENT PROVIDES TRAFFIC CALMING FOR VEHICULAR TRAFFIC. THE MEDIANS IN MENAUL BOULEVARD WILL BE RECONSTRUCTED ACCORDINGLY.



SITE PLAN FOR SUBDIVISION-REQUIRED INFORMATION
THE SITE:
TRACT A, BLOCKS 16 & 17, ZUNI ADDITION. THE SITE CONSISTS OF APPROXIMATELY 4.18 ACRES. NO SUBDIVISION IS ANTICIPATED AT THIS TIME.

EXISTING ZONING:
SU-1 FOR C-2 PERMISSIVE USES, INCLUDING A FULL SERVICE LIQUOR LICENSE ONLY IN CONJUNCTION WITH A RESTAURANT, EXCLUDING SALE OF ALCOHOL FOR OFF-SITE CONSUMPTION AND EXCLUDING OFF-PREMISE SIGNS.

PROPOSED USE:
PER C-2 PERMISSIVE USES, WITH EXCEPTIONS AS DESCRIBED ABOVE.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
VEHICULAR ACCESS:
VEHICULAR ACCESS TO THE SITE WILL BE FROM ACCESS POINTS ALONG MENAUL BOULEVARD NE AND MESILLA STREET NE. A FULL MOVEMENT INTERSECTION WILL BE CREATED WITH REALIGNMENT OF PROSPECT AVENUE NE (A PRIVATE ROAD WITH A PUBLIC ACCESS EASEMENT) TO LINE UP WITH CHARLESTON STREET NE. A SECOND MENAUL ACCESS POINT WILL BE RIGHT-IN, RIGHT-OUT TURN MOVEMENT ONLY, EAST OF PROSPECT AVENUE.

PEDESTRIAN ACCESS CIRCULATION:
THE EXISTING PUBLIC SIDEWALK ALONG MENAUL BOULEVARD WILL BE REPLACED WITH A NEW 6 FOOT SIDEWALK WITHIN THE PROPERTY IN ORDER TO FACILITATE THE PLACEMENT OF LANDSCAPE BETWEEN THE BACK OF CURB AND THE NEW SIDEWALK IN COMPLIANCE WITH DEVELOPMENT PROCESS MANUAL STANDARDS. THERE IS AN EXISTING 4 FOOT SIDEWALK ALONG MESILLA STREET. 6 FOOT SIDEWALK CONNECTIONS WILL BE MADE BETWEEN THE PUBLIC SIDEWALK AND FUTURE BUILDINGS. ADA ACCESS WILL BE PROVIDED FROM THE SIDEWALK TO THE FUTURE BUILDINGS ON FUTURE SITE PLANS FOR BUILDING PERMIT.

TRANSIT ACCESS:
MENAUL BOULEVARD IS AN ENHANCED TRANSIT CORRIDOR. SUNTRAN ROUTE #8 PROVIDES SERVICE ALONG MENAUL BOULEVARD. THERE IS A BUS STOP LOCATED ALONG MENAUL, JUST WEST OF PROSPECT AVENUE.

BICYCLE ACCESS:
THERE IS AN EXISTING BIKE ROUTE SOUTH OF THIS SITE ALONG CUTLER AVENUE AND ESPANOLA STREET.

INTERNAL CIRCULATION:
CONCEPTUAL LOCATIONS FOR THE ACCESS POINTS HAVE BEEN IDENTIFIED AND WILL BE INDICATED ON FUTURE SITE PLANS FOR BUILDING PERMIT. SIDEWALKS WILL BE PROVIDED THROUGHOUT THE SITE AND BETWEEN ALL BUILDINGS AND PARKING AREAS.

BUILDING HEIGHTS AND SETBACKS:
BUILDING HEIGHT AND SETBACKS SHALL BE PER THE O-1 ZONE.

MAXIMUM F.A.R.: .75

LANDSCAPE PLAN:
SEE DESIGN STANDARDS, SHEET 2. LANDSCAPE PLANS WILL BE CREATED IN CONJUNCTION WITH FUTURE SITE PLANS FOR BUILDING PERMIT, AND CONSISTENT WITH THE DESIGN STANDARDS.

MENAUL SITE - TRACT A

ZUNI ADDITION

SITE DEVELOPMENT PLAN FOR SUBDIVISION

Prepared for:
Sandia Foundation
6211 San Mateo
Suite 100
Albuquerque, NM 87109

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM 87108

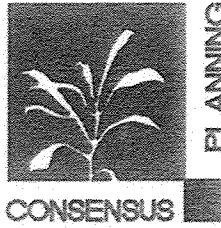
Scale: 1" = 30'



February 23, 2012

CPN: 762382

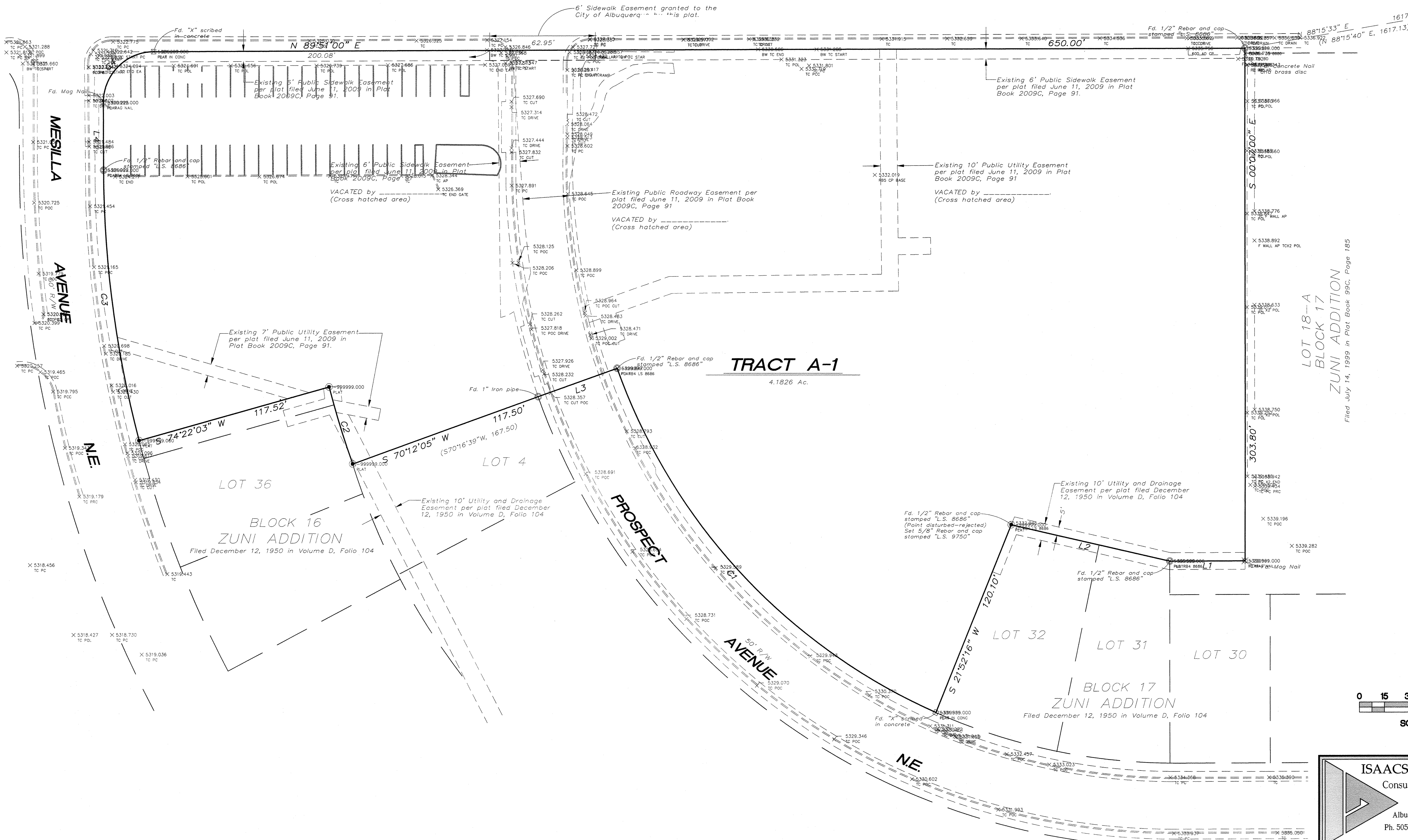
SHEET 4 OF 8



FOR INFORMATION ONLY

MENAU BOULEVARD N.E.
100' R/W

Albuquerque Control Survey Monument "11-H19"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North= 1,495,164.914 feet
East= 1,548,977.780 feet
Elevation= 5364.257 feet (NAVD 1988)
Delta Alpha= -00°10'33.04"
Ground To Grid Factor= 0.999656857



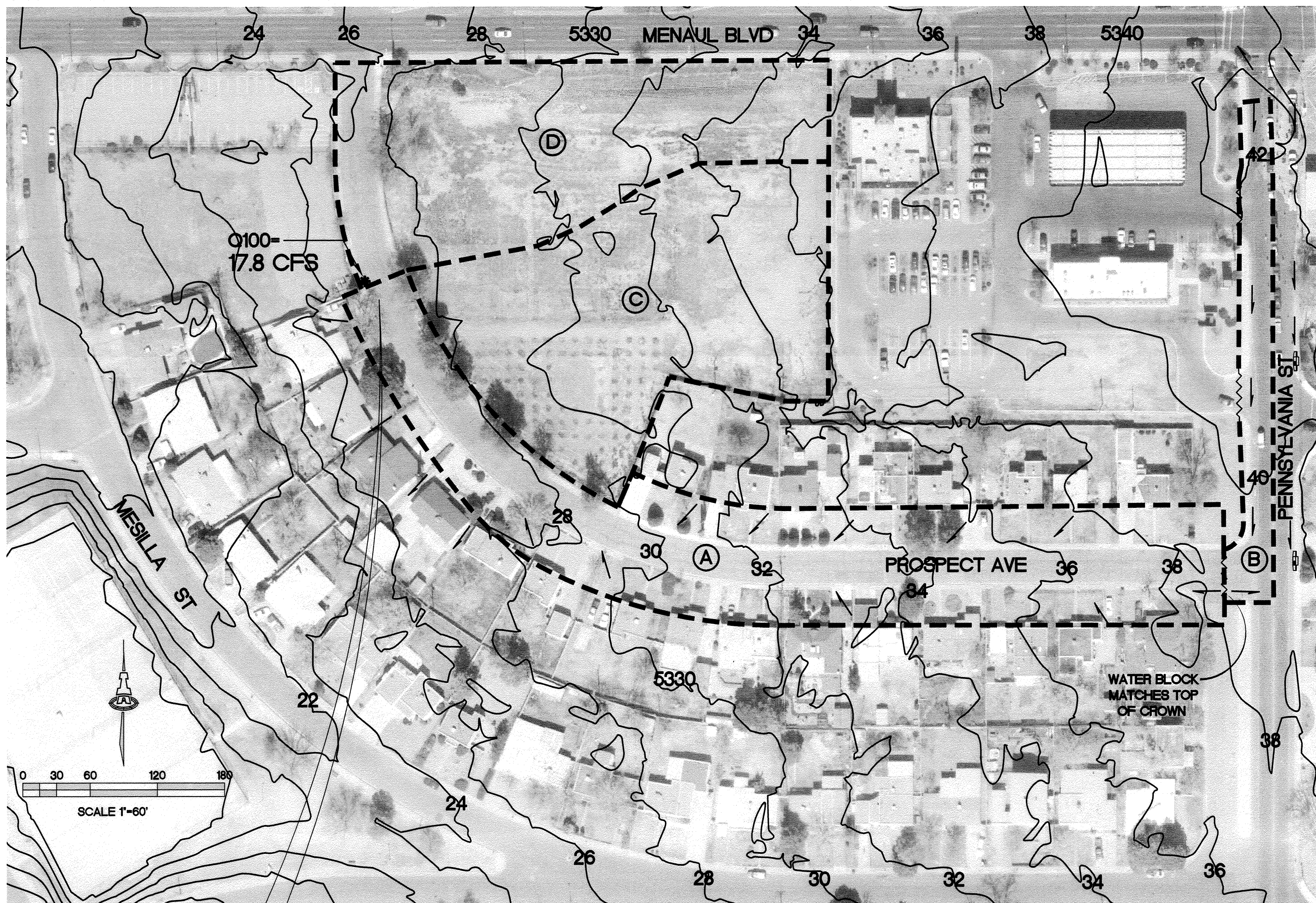
LOT 18-A
BLOCK 17
ZUNI ADDITION
Filed July 14, 1999 in Plat Book 99C, Page 185

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

CITY OF ALBUQUERQUE PLANNING DEPARTMENT ENGINEERING GROUP	
TITLE: MENAU SITE - TRACT A, ZUNI ADDITION EXISTING SITE CONDITIONS	
Design Review Committee	City Engineer Approval
City Project No. 762382	Zone Map No. H-19
Sheet 5	Of 8

SITE SURVEY BY:
SURV TEK, INC.
Consulting Surveyors
8994 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-887-3966
Fax: 505-887-3877

AS-BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	DATE	INSPECTOR'S NAME	DATE	ALBUQUERQUE CONTROL SURVEY MONUMENT "11-H19"	DATE	INSPECTOR'S NAME	DATE	FIELD NOTES	DATE	INSPECTOR'S NAME	DATE	REMARKS	DATE	INSPECTOR'S NAME	DATE
STANDARD BY	DATE	FIELD FORCE BY	DATE	Albuquerque Control Survey Monument "11-H19"	DATE	FIELD FORCE BY	DATE		DATE		DATE		DATE		DATE
REVISION BY	DATE	REVISION BY	DATE	New Mexico State Plane Coordinates	DATE	REVISION BY	DATE		DATE		DATE		DATE		DATE
REVISION BY	DATE	REVISION BY	DATE	(Central Zone - NAD 83)	DATE	REVISION BY	DATE		DATE		DATE		DATE		DATE
REVISION BY	DATE	REVISION BY	DATE	North= 1,495,164.914 feet	DATE	REVISION BY	DATE		DATE		DATE		DATE		DATE
REVISION BY	DATE	REVISION BY	DATE	East= 1,548,977.780 feet	DATE	REVISION BY	DATE		DATE		DATE		DATE		DATE
REVISION BY	DATE	REVISION BY	DATE	Elevation= 5364.257 feet (NAVD 1988)	DATE	REVISION BY	DATE		DATE		DATE		DATE		DATE
REVISION BY	DATE	REVISION BY	DATE	Delta Alpha= -00°10'33.04"	DATE	REVISION BY	DATE		DATE		DATE		DATE		DATE
REVISION BY	DATE	REVISION BY	DATE	Ground To Grid Factor= 0.999656857	DATE	REVISION BY	DATE		DATE		DATE		DATE		DATE



BASIN AREAS

Ⓐ = 80,319 SF

Ⓑ = 13,743 SF

Ⓒ = 67,918 SF

Ⓓ = 60,300 SF

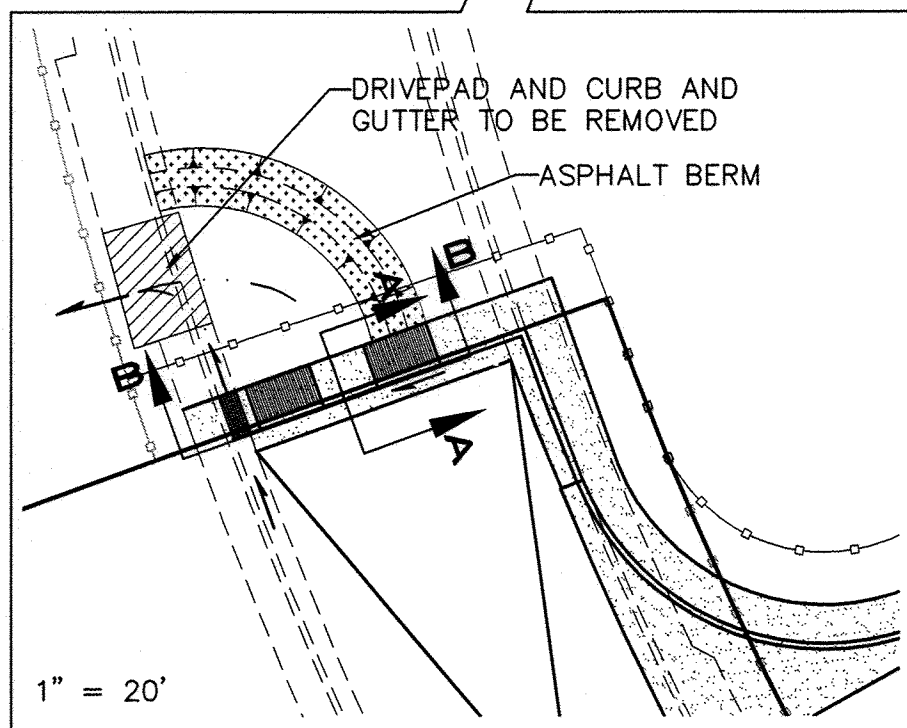
DRAINAGE ANALYSIS

BASINS A, B AND C WILL CONTINUE TO DISCHARGE TO THE EXISTING PAVED STREET, PROSPECT AVENUE. STORMWATER WILL CONTINUE TO FLOW NORTH WITHIN THE STREET TO ITS PROPOSED DEAD END NORTH OF THE NORTHERNMOST RESIDENCE. NEW CURB AND GUTTER AND CONCRETE WALK WILL BE CONSTRUCTED TO END THE STREET AS SHOWN. FLOW GENERATED DURING SMALLER STORM EVENTS (2-YEAR, 6-HOUR = 5.6 CFS) WILL PASS THROUGH THE PROPOSED 2' WIDE COVERED SIDEWALK CULVERT WHILE LARGER EVENTS WILL BE PERMITTED TO CROSS THE WALK AT THE PROPOSED DIP SECTION. THE 100-YEAR, 6-HOUR FLOW OF 17.5 CFS (BASINS A, B AND C) WILL BE REDIRECTED WEST THROUGH TRACT A-1 BY A PROPOSED ASPHALT BERM WHICH WILL PREVENT FLOW FROM CONTINUING WITHIN THE NEWLY ABANDONED PROSPECT AVE. STREET SECTION NORTH OF THE ROAD CLOSURE. THIS FLOW WILL BE CARRIED WEST WITHIN A LOW PROFILE DRAINAGE SWALE TO ENTER MESILLA STREET.

BASIN D, IN THE UNDEVELOPED CONDITION, WILL GENERATE APPROXIMATELY 4.8 CFS DURING THE 100-YEAR, 6-HOUR STORM. THIS FLOW WILL ENTER THE ABANDONED PROSPECT AVE. STREET SECTION AND WILL BE ROUTED NORTH WITHIN THE ABANDONED STREET TO ENTER MENAUL BLVD. AT THE PROPOSED 2' WIDE COVERED SIDEWALK CULVERT.

FUTURE IMPROVEMENTS TO TRACT A-1 WILL ADDRESS REVISED DISCHARGE PATTERNS WITH FULL DISCHARGE PERMITTED TO SURROUNDING STREETS. WATER HARVESTING BASINS WITHIN LANDSCAPED AREAS WILL BE PROVIDED AS PERMITTED TO REDUCE OVERALL SITE RUNOFF.

BASIN ANALYSIS



Channel Report

Hydroflow Express Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc.

Thursday, Feb 7 2013

MENAU AND PROSPECT RETAIL

Gutter			
Cross SL, Sx (ft/ft)	= 0.005	Highlighted	= 0.18
Cross SL, Sw (ft/ft)	= 0.063	Depth (ft)	= 0.610
Gutter Width (ft)	= 2.00	Q (cfs)	= 0.33
Invert Elev (ft)	= 1000.00	Area (sqft)	= 1.87
Slope (%)	= 0.80	Velocity (ft/s)	= 9.37
N-Value	= 0.012	Wetted Perim (ft)	= 0.18
		Crit Depth, Yc (ft)	= 0.20
		Spread Width (ft)	= 0.22
		EGL (ft)	= 0.22
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 0.61		

Channel Report

Hydroflow Express Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc.

Tuesday, Mar 5 2013

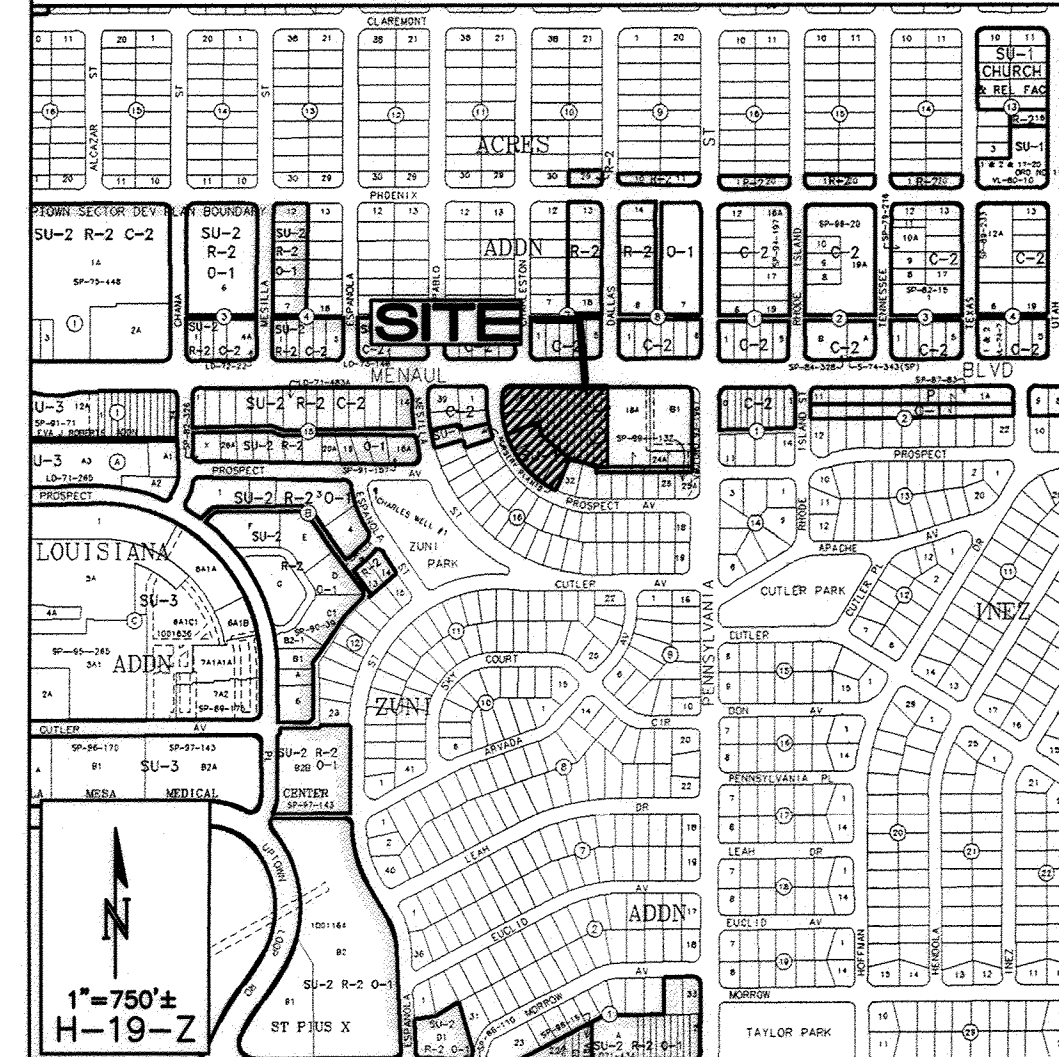
MENAU & PROSPECT RETAIL CENTER - SIDEWALK DIP SECTION

Trapezoidal			
Bottom Width (ft)	= 6.00	Highlighted	= 0.29
Side Slopes (z:1)	= 12.00, 12.00	Depth (ft)	= 15.40
Total Depth (ft)	= 0.50	Q (cfs)	= 2.75
Invert Elev (ft)	= 1000.00	Area (sqft)	= 5.80
Slope (%)	= 2.00	Velocity (ft/s)	= 12.98
N-Value	= 0.013	Wetted Perim (ft)	= 0.44
		Crit Depth, Yc (ft)	= 12.96
		Top Width (ft)	= 0.78
		EGL (ft)	= 0.78
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 15.40		

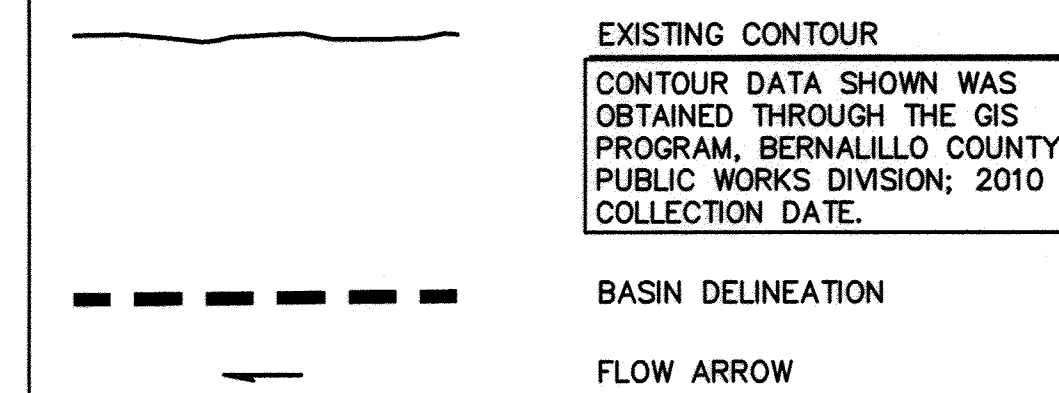
BASIN CALCULATIONS

BASIN	A	DESCRIPTION	Prospect Avenue Basin
Area of basin flows =	80319 SF		1.8 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)			LAND TREATMENT
Weighted E = 2.20 in.			A = 0%
Sub-basin Volume of Runoff (see formula above)			B = 0%
V ₃₆₀ = 14722 CF			C = 15%
Sub-basin Peak Discharge Rate: (see formula above)			D = 85%
Q _p = 8.8 cfs			
BASIN	B	DESCRIPTION	Pennsylvania Avenue Basin
Area of basin flows =	13743 SF		0.3 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)			LAND TREATMENT
Weighted E = 2.25 in.			A = 0%
Sub-basin Volume of Runoff (see formula above)			B = 0%
V ₃₆₀ = 2580 CF			C = 10%
Sub-basin Peak Discharge Rate: (see formula above)			D = 90%
Q _p = 1.5 cfs			
BASIN	C	DESCRIPTION	Retail Property Basin (Developed Condition)
Area of basin flows =	67918 SF		1.6 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)			LAND TREATMENT
Weighted E = 2.20 in.			A = 0%
Sub-basin Volume of Runoff (see formula above)			B = 0%
V ₃₆₀ = 12449 CF			C = 15%
Sub-basin Peak Discharge Rate: (see formula above)			D = 85%
Q _p = 7.5 cfs			
BASIN	D	DESCRIPTION	Off-site Retail (Undeveloped Condition)
Area of basin flows =	60300 SF		1.4 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)			LAND TREATMENT
Weighted E = 1.29 in.			A = 0%
Sub-basin Volume of Runoff (see formula above)			B = 0%
V ₃₆₀ = 6482 CF			C = 100%
Sub-basin Peak Discharge Rate: (see formula above)			D = 0%
Q _p = 4.8 cfs			

VICINITY MAP H-19



LEGEND



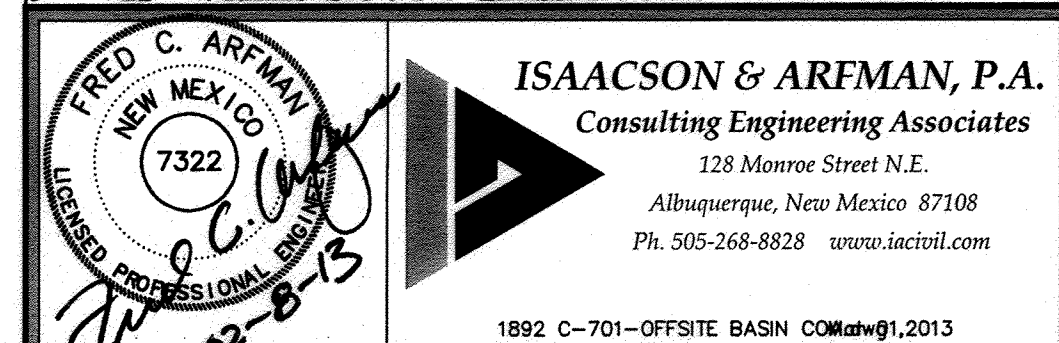
PROJECT DATA

Location: Intersection of Menaul Blvd. and Prospect Ave. N.E. Albuquerque, New Mexico

Zone map: H-19

Flood zone: Zone X (outside 500-year flood zone) per FIRM Map #35001C0352H

FIRM MAPS #35001C0352H / #3500020356H



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MENAU AND PROSPECT RETAIL CENTER

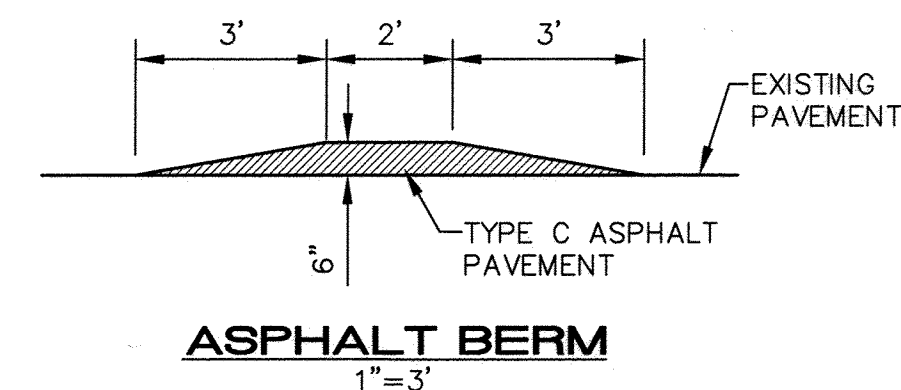
SANDIA FOUNDATION

OFFSITE DRAINAGE BASIN EXHIBIT

Date:	No. Revision:	Date:	CPN:
			762382
Drawn By:			PAGE
			SH. 6 OF 7
Ckd By:			



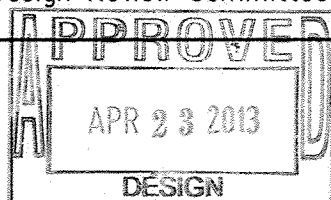
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|---|--|--|-------|--------------------|
| CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
ENGINEERING GROUP | | | | |
| TITLE: MENAU SITE - TRACT A, ZUNI ADDITION | | | | |
| PAVING PLAN | | | | |
| Design Review Committee | | City Engineer Approval | | Last Design Update |
| APPROVED
APR 23 2013
DESIGN REVIEW COMMITTEE | | APPROVED
JUN 12 2013
CITY ENGINEER | | |
| | | | | |
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| | | | | |
| City Project No. | | Zone Map No. | Sheet | Of |
| 762382 | | H-19 | 7 | 8 |



A circular professional seal for a surveyor. The outer ring contains the text "PROFESSIONAL SURVEYOR" at the top and "RUSS P. HUGG" at the bottom. The inner circle contains the text "STATE OF NEW MEXICO" and the number "No. 9750".



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CITY OF ALBUQUERQUE PLANNING DEPARTMENT ENGINEERING GROUP					
TITLE: MENAU SITE - TRACT A , ZUNI ADDITION					
PAVING DETAILS					
Design Review Committee		City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
					
City Project No. 762382		Zone Map No. H-19	Sheet 8	Of 8	