

PUBLIC IMPROVEMENT PLANS
FOR

MAIN BANK
PUBLIC IMPROVEMENTS

ALBUQUERQUE, NEW MEXICO

MARCH 2015

PREPARED FOR:
MAIN BANK
2424 LOUISIANA BLVD NE
SUITE 100
ALBUQUERQUE, NM 87110

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

INDEX TO DRAWINGS

SHEET NO. - TITLE

- 1 - COVER SHEET
2 - 3 - PLAT
4 - TOPOGRAPHIC SURVEY
5 - GRADING AND DRAINAGE PLAN (FIO)
6 - STORM DRAIN PLAN AND PROFILE
7 - PAVING PLAN

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 Brian J. Martinez of Cartesian Surveys, PS #18374.

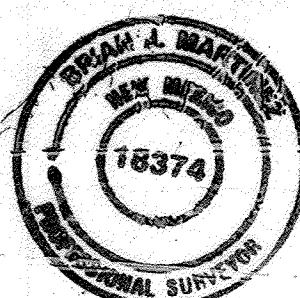
Fred C. Arfman 02-10-16
Fred C. Arfman NMPE No. 7322



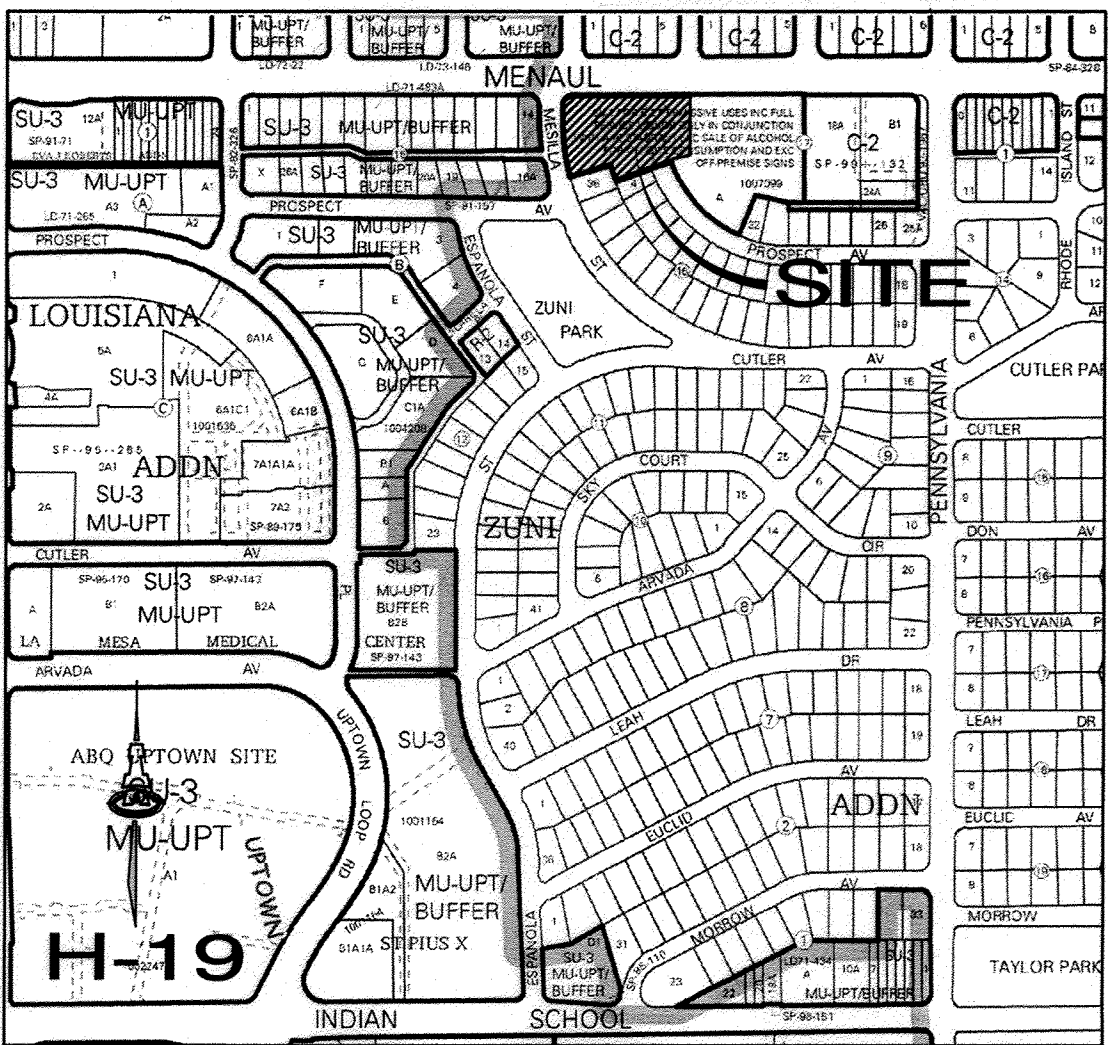
SURVEYOR'S CERTIFICATION

I, BRIAN J. MARTINEZ, 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 UNDER MY SUPERVISION, AND THAT THIS "AS-BUILT" INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. CARTESIAN SURVEYS IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING, OR INTENT OF THE RECORDED DRAWINGS.

Brian J. Martinez 2/8/16
BRIAN J. MARTINEZ, NMPS 18374



APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTIONS
CITY CONSTRUCTION ENGINEER
DATE: 12/2/2016



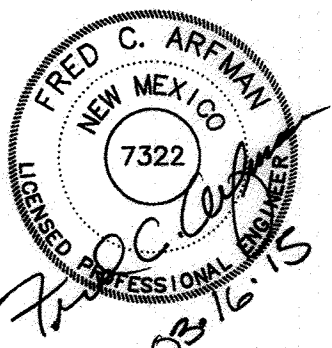
GENERAL NOTES

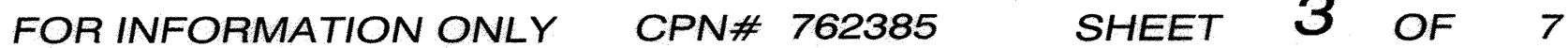
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED, FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE #8 INCLUDING AMENDMENT #1.
- 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 811, 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 AND SIDEWALK NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED TO NEAREST JOINT 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 - AS ALLOWED BY THE CITY.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART.
- 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.
- ELECTRONIC MARKING SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8 INCLUDING AMENDMENT #1.
- THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT: http://www.abqwua.org/Water_Shut_off_and_Turn_on_Procedures.aspx
- 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.
- RCP PIPE JOINTS SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATIONS. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. RCP JOINTS SHALL NOT BE GROUTED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.
- 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 SIGNAGE, STRIPING OR ANY OTHER PAVEMENT MARKINGS IMPACTED BY THE WORK. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN EXISTING PEDESTRIAN AND ADA PATHWAYS DURING CONSTRUCTION OR PROVIDE AN ALTERNATE ROUTE OR PROVIDE "SIDEWALK CLOSED" AND ACCESSIBLE ROUTE GUIDANCE SIGNAGE PER MUTCD CHAPTER 6D.
- CONTRACTOR SHALL REPAIR OR REPLACE DISTURBED UTILITIES IMMEDIATELY AND WITHOUT DELAY.
- CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.

REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE		APPROVED FOR CONSTRUCTION	
		DRC Chairman		[Signature]		3/24/15			
		Transportation		[Signature]		3-19-15			
		Water/Wastewater		[Signature]		3-19-15			
		Hydrology		[Signature]		3-19-15			
		Constr. Mngmt.							
		Constr. Coord.							
City Project No.				762385				City Engineer [Signature] Date 6/16/15	
				Sheet 1				Of 7	

DRB NO. 1007099

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





TOPOGRAPHIC SURVEY

TRACT A-1A
BLOCKS 16 AND 17
ZUNI ADDITION

SITUATE WITHIN
SECTION 7, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2014

LEGAL DESCRIPTION

Tract A-1A of ZUNI ADDITION as the same is shown and designated on the plat of Tracts A-1A and A-1B, Blocks 16 and 17, ZUNI ADDITION, filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 17, 2013, in Plat Book 2013C, Folio 108.

FLOOD ZONE DETERMINATION

The surveyed property appears to lie within Flood Zone "X" (areas determined to be outside 0.2% annual chance flood plain), as shown on National Flood Insurance Program Flood Insurance Rate Map Number 35001C0356G, Map Revised September 26, 2008.

GENERAL NOTES

- Bearings are New Mexico State Plane grid bearings - Central Zone. (NAD 83)
- Contour interval is one foot.
- Vertical Datum is based on the Albuquerque Control Survey Benchmark "11-H19" having a published elevation of 5364.26' (NAVD 1988).
- Field surveys were performed during the month of November and December, 2014.
- Documents used in the preparation of this survey are as follows:
- No title report was provided for this property. Any possible easements, conditions or restrictions that may be disclosed by such a report are not shown on this survey.
- This is not a boundary survey, apparent property corners are shown for orientation only. Boundary data shown is from previous surveys referenced hereon.
- City of Albuquerque Zone Atlas Page: H-19-Z

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this Topographic Survey was prepared from an actual ground survey performed by me or under my supervision; that I am responsible for this survey; that this survey is true and correct to the best of my knowledge and belief; and that this Topographic Survey and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico; this is not a boundary survey, apparent property corners and property lines are shown for orientation only and that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

IN WITNESS WHEREOF, this certificate is executed at Albuquerque, New Mexico, on this 16th day of December, 2014.

Russ P. Hugg
NMPS No. 9750

SURV TEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
Fax: 505-897-3377

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEYS REFERENCED HEREON.

UTILITY DISCLAIMER

SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

NEW MEXICO ONE CALL (NM811) LOCATE REQUEST CONFIRMATION LINE-SPOTTING TICKET NO. 2013371561, DATE: 9/11/2013.

UTILITIES LABELED WITH AN ASTERISK (*) ARE DERIVED OR TRANSCRIBED FROM PROVIDED PLANS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY.

THERE MAY PRIVATE UNDERGROUND UTILITY LINES NOT WITHIN DOCUMENTED EASEMENTS THAT WERE NOT MARKED OUT BY UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NEW MEXICO ONE CALL (NM811).

THIS PROJECT WAS CALLED IN TO NEW MEXICO ONE CALL (NM811) AS A "DESIGN LOCATE". SOME UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NEW MEXICO ONE CALL (NM811) CONSIDER "DESIGN LOCATE" CALLS AS LOW PRIORITY AND IN SOME CASES DELAY RESPONSE, PARTIALLY COMPLETE OR NOT RESPOND AT ALL. THE RETAINING OF A PRIVATE UTILITY LINE-SPOTTING COMPANY MAY BE NECESSARY FOR COMPLETE UTILITY LINE-SPOTTING OF A SUBJECT PROPERTY.

LEGEND

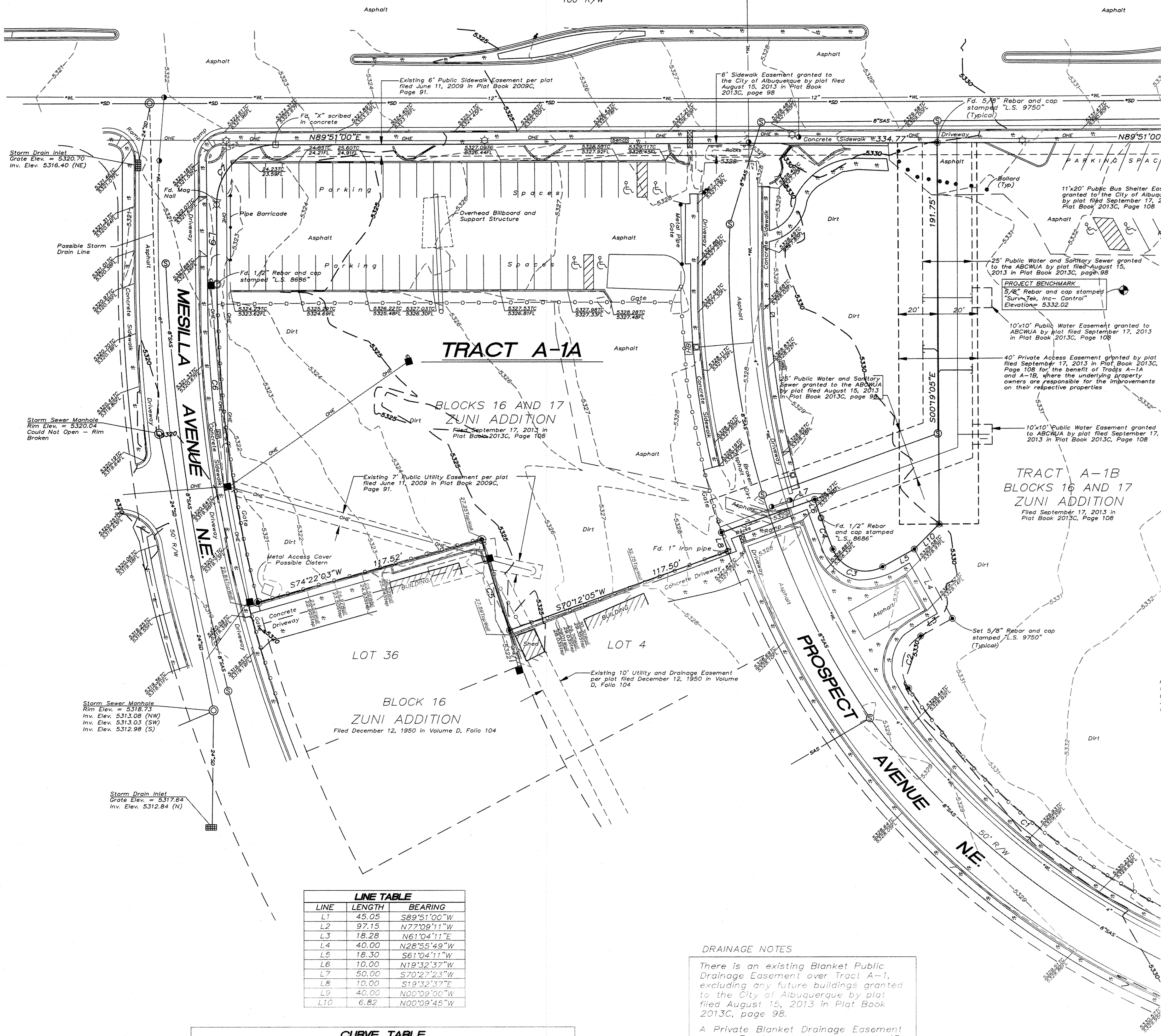
- SANITARY SEWER MANHOLE
- UTILITY POLE
- UTILITY POLE W/METER
- GUY-WIRE ANCHOR
- FENCE
- WATER METER
- CONCRETE AREA
- LIGHT POLE
- BOLLARD
- SANITARY SEWER LINE
- HANDICAP PARKING SPACE
- HOT BOX
- WATER LINE (* FROM UTILITY PLANS)
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM DRAIN INLET
- ELECTRIC BOX
- OVERHEAD ELECTRIC LINE
- SIDEWALK DRAIN COVER
- BUS STOP BENCH
- TELEPHONE PEDESTAL
- IRRIGATION BOX
- ROAD CLOSED SIGN
- ELEVATION AT TOP OF CURB AND FLOW LINE
- ELEVATION AT TOP OF WALL

NOTE: Utility labels and notes accompanied by an asterisk (*) are from provided plans and need to be verified by the respective utility company.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

MENAU BOULEVARD N.E.



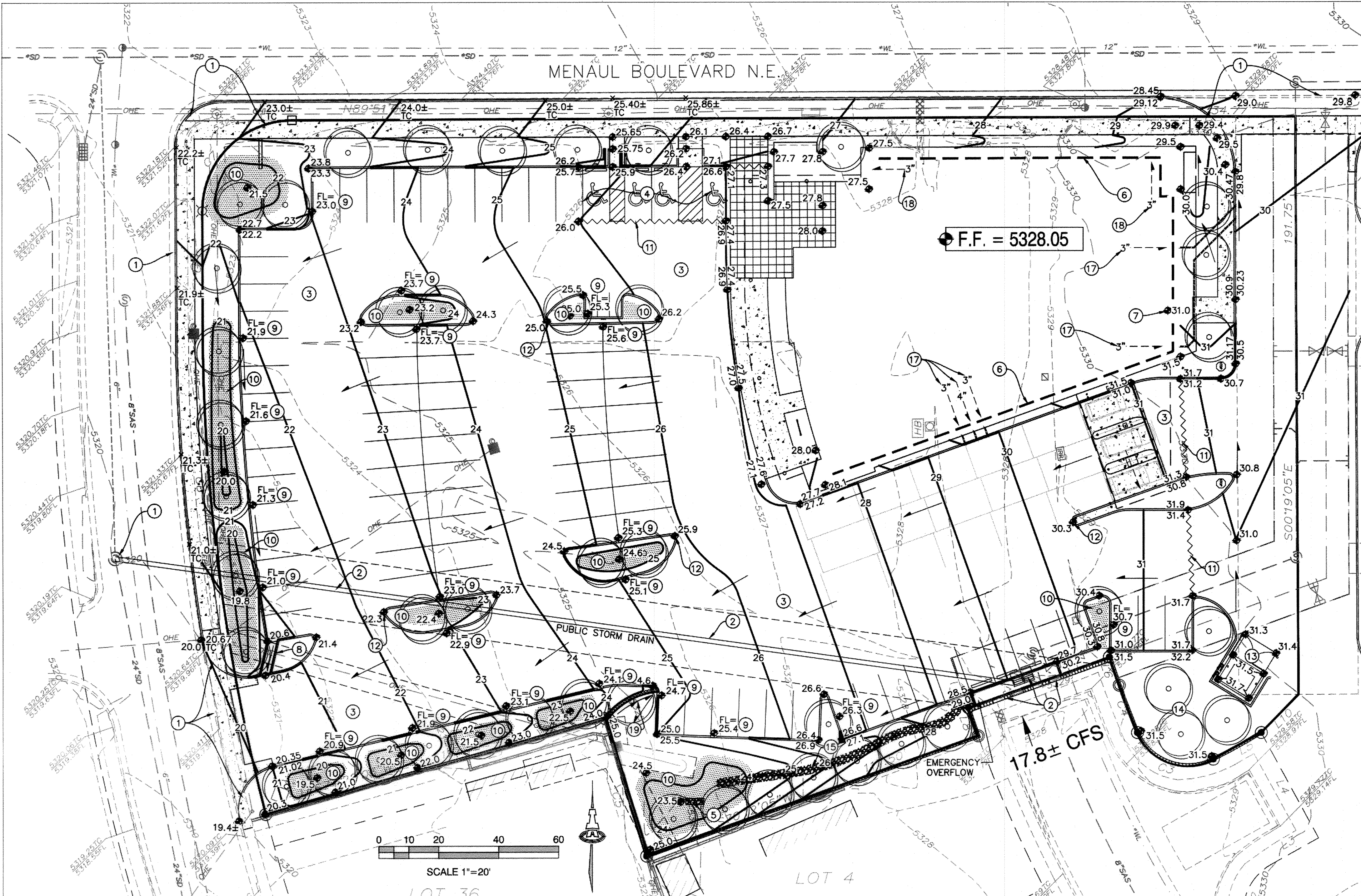
LINE TABLE			
LINE	LENGTH	BEARING	
L1	45.05	S89°21'00\"W	
L2	97.15	N77°09'11\"W	
L3	18.28	N61°04'11\"E	
L4	40.00	N28°55'49\"W	
L5	18.30	S61°04'11\"W	
L6	10.00	N19°32'37\"W	
L7	50.00	S70°27'23\"W	
L8	10.00	S19°32'37\"E	
L9	40.00	N00°09'00\"W	
L10	6.82	N00°09'45\"W	

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	189.84'	353.80'	92.26'	167.53'	S90°45'38\"E
C2	30.32'	18.00'	20.17'	26.86'	S12°48'55\"W
C3	30.31'	18.00'	20.16'	26.86'	S70°41'13\"E
C4	16.80'	353.80'	8.40'	16.80'	S21°05'00\"E
C5	47.81'	521.30'	23.92'	47.79'	S17°05'42\"E
C6	162.02'	638.80'	81.45'	161.59'	S07°25'06\"E
C7	47.13'	30.00'	30.01'	42.43'	S44°51'00\"W

DRAINAGE NOTES

There is an existing Blanket Public Drainage Easement over Tract A-1, excluding any future buildings granted to the City of Albuquerque by plat filed August 15, 2013 in Plat Book 2013C, page 98.

A Private Blanket Drainage Easement over Tracts A-1A and A-1B, excluding any future buildings granted plat filed September 17, 2013 in Plat Book 2013C, Page 108 for the benefit of said tracts. Maintenance of said easement to be the responsibility of the owners of said tracts as to their respective tract.



GENERAL NOTES

- A. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT.
- B. THE CONTRACTOR SHALL ABIDE BY ALL STATE, LOCAL, AND FEDERAL LAWS, CODES, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA AND ADA REQUIREMENTS.
- C. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION, OR PRIOR TO OCCUPANCY, AS APPROPRIATE. IF PERMITS ARE DELAYED OR ISSUED WITH CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY.
- D. COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
- E. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING OBSTRUCTIONS, AND CONDITION OF ALL EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.
- F. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.
- G. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED.
- H. CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK. CONTRACTOR SHALL REGULARLY UPDATE OWNER AND ARCHITECT REGARDING THE STATUS OF THE INSPECTIONS.
- I. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT STRUCTURES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- J. CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS. EQUIPMENT SHALL ONLY OCCUPY DESIGNATED TRAFFIC LANES IF APPROPRIATE BARRICADING PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE RIGHT-OF-WAY.
- K. THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN THAT CONFORMS TO THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN BARRICADING PERMITS FROM THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- L. THE CONTRACTOR SHALL MAINTAIN ALL BARRICADING AND CONSTRUCTION SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- M. PAVEMENT GRADES IN MARKED HANDICAPPED PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. FOR ALL ACCESSIBLE ROUTES, MAXIMUM ALLOWABLE CROSS SLOPE IS 2.0% AND MAXIMUM LONGITUDINAL SLOPE WITHOUT RAMP IS 5.0%. FOLLOW ALL ADA ACCESSIBILITY GUIDELINES OR CITY CODES, WHICHEVER IS MORE STRINGENT.
- N. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- O. PROPOSED SPOT AND CONTOUR ELEVATIONS 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 FINISH MATERIAL THICKNESSES.
- P. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- Q. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM-811 FOR UTILITY LINE SPOTS TWO WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF NECESSARY DRY UTILITY ADJUSTMENTS.
- R. SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS ARE REQUIRED. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES, BACKFILL, AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
- S. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE. PROPERTY CORNERS SHALL ONLY BE RESET BY A REGISTERED LAND SURVEYOR.
- T. A CURRENT STORMWATER CONTROL PERMIT, INCLUDING AN EROSION SEDIMENT CONTROL PLAN (E.S.C.) FOR EROSION AND SEDIMENT CONTROL IS REQUIRED FOR ALL CONSTRUCTION, DEMOLITION CLEARING, AND GRADING OPERATIONS THAT DISTURB THE SOIL ON ONE ACRE OR MORE OF LAND. OWNER WILL COORDINATE.
- U. IF THE SITE IS SMALL ENOUGH NOT TO REQUIRE A SWPPP/NPDES PERMIT (LESS THAN ONE ACRE), THE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR USING EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PUBLIC RIGHT-OF-WAY.
- V. POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE FACILITIES OWNER. PERIODIC INSPECTION AND CERTIFICATIONS OF THE FACILITIES MAY BE REQUIRED BY THE CITY ENGINEER.
- W. STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN ARE REQUIRED TO PROVIDE MANAGEMENT OF 'FIRST FLUSH' (DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.44" OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM).
- X. ADJUST ANY RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. UTILITIES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.
- Y. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. PAVING AND ROADWAY GRADES SHALL BE $\pm 0.1'$ FROM PLAN ELEVATIONS. BUILDING PAD ELEVATION SHALL BE $\pm 0.05'$ FROM PLAN ELEVATION.
- Z. WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.
- AA. ALL EROSION PROTECTION TO BE FRACTURED FACE ROCK (F.F. ROCK) = 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (0.E.).
- AB. CONTRACTOR SHALL COMPLY WITH LOCAL REGULATIONS FOR RESEEDING OF DISTURBED AREAS.
- AC. ENGINEER RECOMMENDS THAT OWNER MAINTAIN EROSION PROTECTION ELEMENTS. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.
- AD. MEASURES REQUIRED FOR EROSION AND SEDIMENT CONTROL SHALL BE INCIDENTAL TO THE PROJECT COST.

THERE IS AN EXISTING BLANKET PUBLIC DRAINAGE EASEMENT OVER TRACT A-1, EXCLUDING ANY FUTURE BUILDINGS GRANTED TO THE CITY OF ALBUQUERQUE BY PLAT FILED AUGUST 15, 2013 IN PLAT BOOK 2013C, PAGE 98.

A PRIVATE BLANKET DRAINAGE EASEMENT OVER TRACTS A-1A AND A-1B, EXCLUDING ANY FUTURE BUILDINGS GRANTED PLAT FILED SEPTEMBER 17, 2013 IN PLAT BOOK 2013C, PAGE 108 FOR THE BENEFIT OF SAID TRACTS. MAINTENANCE OF SAID EASEMENT TO BE THE RESPONSIBILITY OF THE OWNERS OF SAID TRACTS AS TO THEIR RESPECTIVE TRACT.

KEYED NOTES

- CONSTRUCTION WITHIN THE R.O.W INCLUDING SIDE ENTRANCE DRIVES, CONCRETE VALLEY GUTTER, PUBLIC SIDEWALK, STREET PAVEMENT, HANDICAP RAMPS, PUBLIC STORM DRAIN CONNECTION TO BE CONSTRUCTED UNDER PUBLIC WORK ORDER #762385.
- CONSTRUCTION OF PUBLIC STORM DRAIN INLET STRUCTURE AND WALL OPENINGS TO ACCEPT PROSPECT AVE STREET FLOW (APPROX. 17.8 CFS) AND ROUTE THROUGH PROPERTY WITHIN A PUBLIC 18" STORM DRAIN TO BE CONSTRUCTED UNDER PUBLIC WORK ORDER #762385.
- PROPOSED PAVING. SEE ARCHITECTURAL FOR PAVEMENT MATERIAL, JOINT INFORMATION, SECTIONS, PARKING LAYOUT, DIMENSIONS, STRIPING, ETC.
- CONSTRUCT HC PARKING PAVEMENT TO ADA STANDARDS. MAX. 2% SLOPE IN ANY DIRECTION.
- CONSTRUCT INFILTRATION TRENCH. SEE CG-501 FOR DETAIL.
- DASHED LINE REPRESENTS EXTENTS OF REQUIRED BUILDING RETAINING STEMWALL TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- SEE ARCHITECTURAL FOR INTERIOR STEPS AS REQUIRED TO ACHIEVE GRADE TRANSITION BETWEEN F.F. AND EXTERIOR GRADE.
- CONSTRUCT 3' WIDE 'U' SHAPED CONCRETE CHANNEL THROUGH PARKING ISLAND. SEE CG-501 FOR DETAIL.
- CONSTRUCT 8" WIDE (BOTTOM WIDTH) CURB CUT AT FLOWLINE (FL-) SHOWN TO PASS 'FIRST FLUSH' PONDING AND CURB CUTS MUST BE INSTALLED PER PLAN. SEE CG-501 FOR DETAIL.
- HATCHED AREA REPRESENTS EXTENTS OF 'FIRST FLUSH' RETENTION PONDING. CONSTRUCT TO ELEVATIONS SHOWN.
- PAVEMENT GRADE BREAK / WATER BLOCK.
- NOTE: TO ENSURE READABILITY, NOT ALL PAVEMENT SPOT ELEVATIONS SHOW ADJACENT TOP OF CURB / TOP OF WALK. TEXT SHOWN WITHIN FLOWLINE REPRESENTS FLOWLINE ELEVATION. ADD 0.5' TYPICAL FOR TOP OF ADJACENT CURB OR WALK ELEVATIONS.
- CONSTRUCT NEW CONCRETE DUMPSTER PAD AND ENCLOSURE AT ELEVATIONS SHOWN.
- DEPRESS LANDSCAPING FOR WATER HARVESTING. TYPICAL. NOTE: NO WATER HARVESTING SHALL OCCUR WITHIN 10' OF BUILDING.
- CONSTRUCT 3' WIDE FRACTURED FACE ROCK SWALE (SEE GENERAL NOTE AA) AT ELEVATIONS SHOWN. SEE CG-501 FOR DETAIL.
- CONSTRUCT 6" HIGH DEFLECTION CURB (BOULDER, LANDSCAPE BLOCKS, CONCRETE HEADER CURB, ETC.) TO DIRECT EMERGENCY OVERFLOW DISCHARGE FROM PROSPECT AVENUE TO PAVEMENT.
- ROOF STORMWATER DISCHARGE PIPE (3" OR 4" AS NOTED). EXTEND THROUGH FACE OF CURB PER C.O.A. STD. DWG. 2235, USING FITTINGS AS REQUIRED. SEE PLUMBING PLAN FOR SPECIFIC LOCATIONS.
- ROOF STORMWATER DISCHARGE TO PLANTER AREA. SEE PLUMBING PLAN FOR SPECIFIC LOCATIONS.
- CONSTRUCT 1' HIGH BOULDER RETAINING INTEGRATED WITH LANDSCAPING TO DIRECT EMERGENCY OVERFLOW (IN THE EVENT THE PUBLIC STORM DRAIN SYSTEM OVERFLOWS) TO ENTER PAVEMENT AT ADJACENT CURB RETURN.

DRAINAGE CONCEPT

OFF-SITE FLOW FROM PROSPECT AVE. N.E. WILL BE ACCEPTED INTO THIS PROPERTY AT THE RECENTLY CONSTRUCTED SIDEWALK CULVERT / WALK DIP SECTION. WALL OPENINGS WILL BE PROVIDED AS PART OF THE BUILDING PERMIT SET. OFF-SITE FLOW RATE IS BASED ON THE 100-YEAR 6-HOUR STORM EVENT (APPROX. 17.8 CFS PER). OFF-SITE FLOW WILL BE ROUTED THROUGH THE PROPERTY WALL TO A NEW DOUBLE 'C' INLET WITH 18" OUTLET PIPE EXTENDED TO THE PUBLIC STORM DRAIN MAIN IN MESILLA AVE.

THIS SITE IS AN INFILL PROPERTY LOCATED IN A FULLY DEVELOPED PART OF THE CITY. PER THE APPROVED CONCEPTUAL GRADING AND DRAINAGE PLAN, THE PROPERTY WILL FREE DISCHARGE TO THE ADJACENT PUBLIC STREETS ($\leq 85\%$ TREATMENT D) WITH THE MAJORITY EXITING THE SITE TO MESILLA AVE.

STORMWATER CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF 'FIRST FLUSH' (DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.34" [0.44" LESS 0.1" FOR INITIAL ABSTRACTION] OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM).

THERE ARE 'FIRST FLUSH' RETENTION BASIN AREAS THROUGHOUT THE SITE (HATCHED AREAS). STORM WATER FROM THE IMPERVIOUS AREAS SHALL BE DIRECTED TO THESE BASINS VIA CURB OPENINGS (KEYED NOTE 9). SEE SHEET CG-501 FOR FIRST FLUSH RETENTION POND LOCATIONS AND VOLUMES.

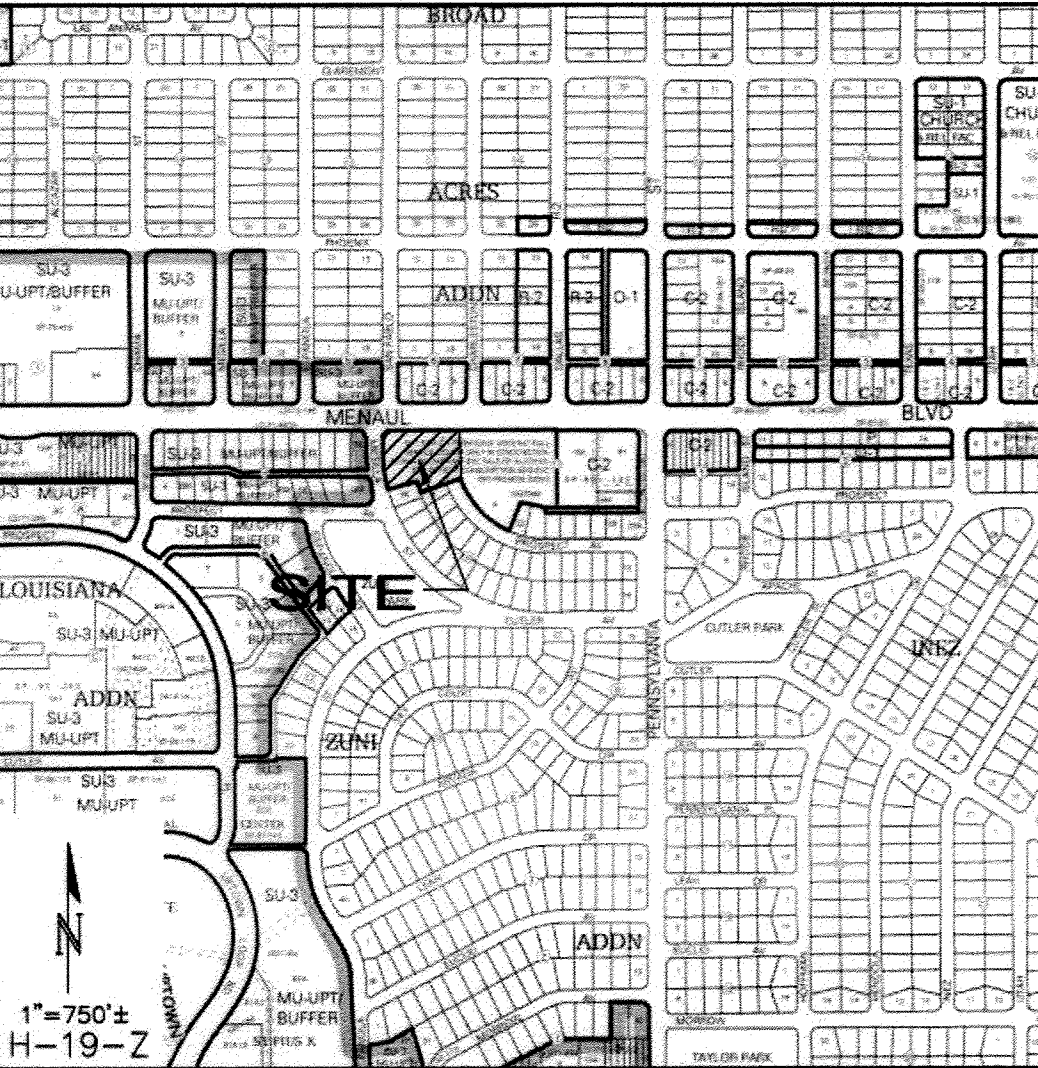
ENGINEER'S CERTIFICATION REQUIRED

PER C.O.A. HYDROLOGY BUILDING PERMIT APPROVAL, PRIOR TO CERTIFICATE OF OCCUPANCY RELEASE, ENGINEER'S CERTIFICATION PER THE DPM CHECKLIST IS REQUIRED.

CONTRACTOR SHALL PROVIDE AN AUTOCAD FORMAT AS-BUILT SURVEY PREPARED, STAMPED AND DATED BY A LICENSED SURVEYOR WHICH INCLUDES:

- AS-BUILT SPOT ELEVATIONS AT EACH DESIGN SPOT ELEVATION SHOWN ON THE APPROVED PLAN;
- TOP AND BOTTOM ELEVATIONS DEFINING ALL FIRST FLUSH RETENTION PONDS, AND OTHER SITE PONDING;
- NOTE ANY ITEMS NOT CONSTRUCTED;
- SHOW LINEWORK FOR ANYTHING CONSTRUCTED DIFFERENT FROM THE APPROVED PLAN.

VICINITY MAP



PROJECT DATA

LEGAL DESCRIPTION: TRACT A-1A, ZUNI ADDITION

SITE AREA: 1.76 AC.

FLOOD ZONE: PER BERNALILLO COUNTY FIRM MAP #35001C0356H, THE SITE IS LOCATED WITHIN FLOODZONE 'X' (UNSHADED) DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

ENGINEER: FRED C. ARFMAN
ISAACSON & ARFMAN, P.A.
128 MONROE ST NE, ABO. NM 87108
PHONE: (505) 268-8828

SURVEYOR: RUSS HUGG
SURV-TEK, INC.
9384 VALLEY VIEW DR NW, ABO. NM 87114
PHONE: (505) 897-3366

BENCHMARK: VERTICAL DATUM IS BASED ON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "11-H19" HAVING A PUBLISHED ELEVATION OF 5364.26' (NAVD 1988).

OFF-SITE FLOW

OFF-SITE FLOW FROM PROSPECT AVE. N.E. (17.8 CFS) WILL BE ROUTED THROUGH THIS PROPERTY WITHIN A PUBLIC STORM DRAIN TO BE CONSTRUCTED UNDER PUBLIC WORK ORDER. CITY PROJECT NUMBER 762385.

LEGEND

- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FINISH FLOOR ELEVATION
- PROPOSED GRADE BREAK
- PROPOSED FIRST FLUSH RETENTION PONDING AREA.

FRED C. ARFMAN
NEW MEXICO
13322
LICENSED PROFESSIONAL ENGINEER

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph: 505-268-8828 info@iared.com
2072 CG-101.dwg
Mar 12, 2015

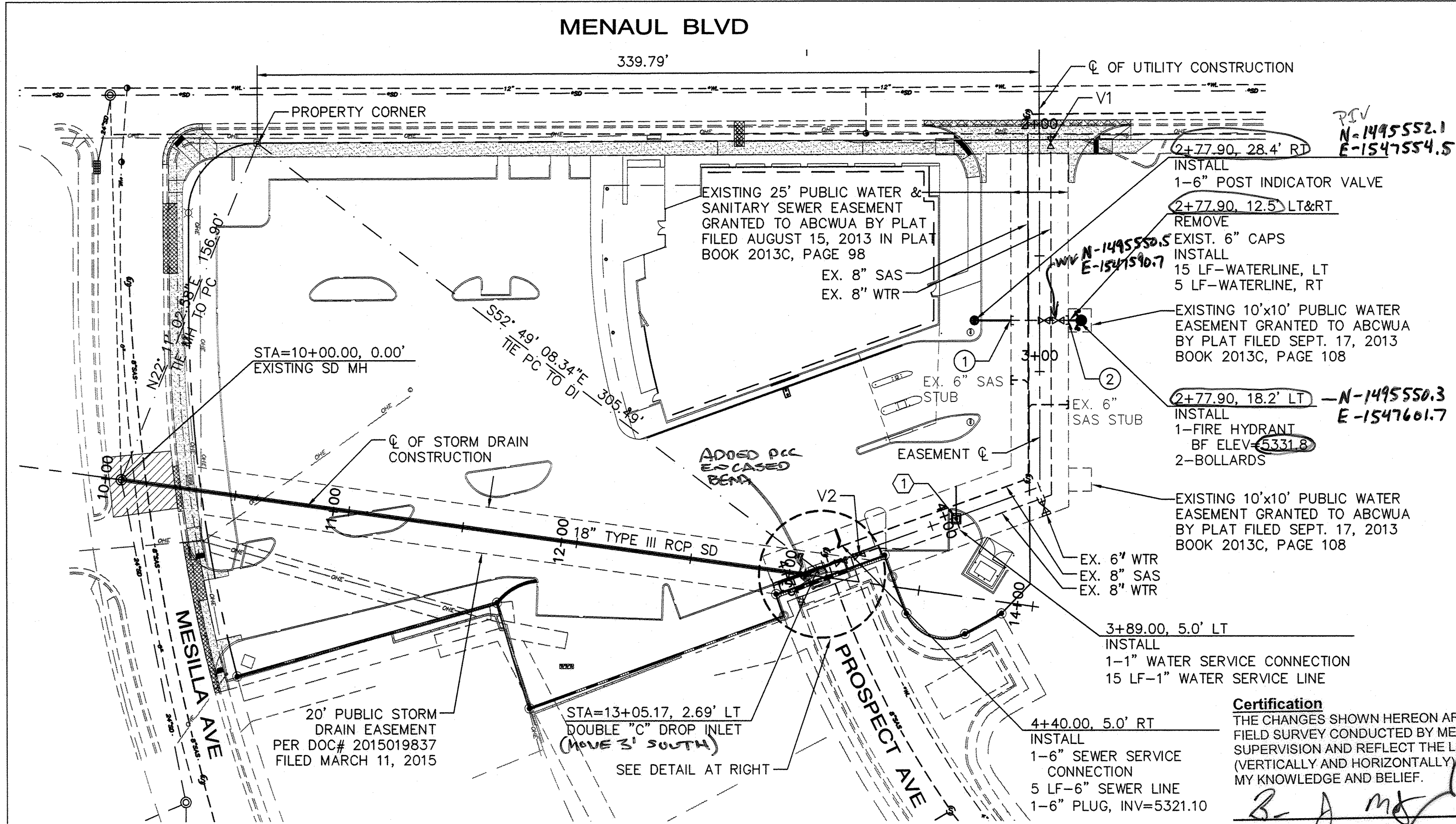
This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

MAIN BANK
MENAU BLVD.
Dorman Breen Architects

GRADING & DRAINAGE PLAN

Date:	No.	Revision:	Date:	Job No.
03-12-15				2072
Drawn By:				CG-101
BJB				
Ckd By:				SH. OF
FCA				





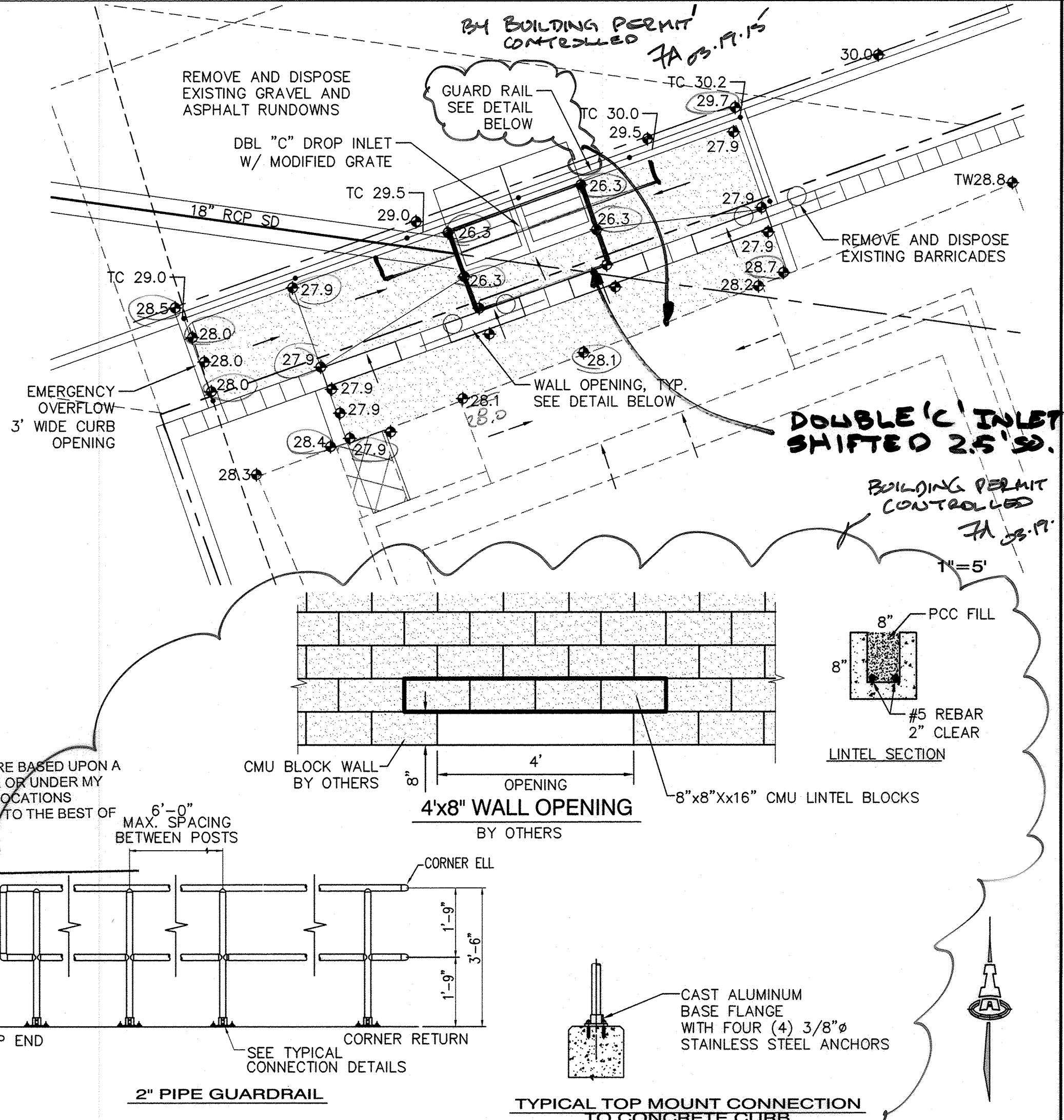
SHUT-OFF VALVES V1 & V2 IN CASE OF EMERGENCY FOR NON-PRESSURE CONNECTIONS.
THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE.
WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES, OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT:
http://www.abcwua.org/Water_Shut_off_and_Turn_on_Procedures.aspx

WATER SHUT-OFF PLAN

WATER METER AND FIRE LINE SUMMARY FOR COMMERCIAL DEVELOPMENT				
WATER METERS				
#	SIZE	LOCATION *	USE (DOMESTIC/IRRIGATION)	No. UNITS SERVED
1	1"	3+89.00, 5.0' LT	DOMESTIC	1
FIRE LINES				
#	SIZE	LOCATION (STATION/OFFSET)		
1	6"	3+77.90, 12.5' RT		
2	6"	3+77.90, 12.5' LT		

Certification
THE CHANGES SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND REFLECT THE LOCATIONS (VERTICALLY AND HORIZONTALLY) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

8-8 m



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

GENERAL NOTES

- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- CENTERLINES OF STORM DRAIN CONSTRUCTION IS ALONG CENTERLINE OF STORM DRAIN.
- CENTERLINE OF UTILITY CONSTRUCTION IS ALONG CENTERLINE OF WATER AND SEWER EASEMENT.
- SUPPLEMENTAL SPECIFICATION: ALL STORM DRAIN TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557.
- REMOVE AND REPLACE EXISTING PAVEMENT (LOCAL) AND CURB & GUTTER PER COA STD DWGS 2465 & 2415A.
- CONSTRUCT DOUBLE "C" DROP INLETS PER COA STD DWG 2205 WITH MODIFIED GRATES PER DETAIL 2220-MODIFIED THIS SHEET.
- RESTRAINED JOINTS PER TABLES ON THIS SHEET.
- INSTALL WATER SERVICE PER ABCWUA STD DWGS #2361, #2362 #2368.
- INSTALL NEW 6" SEWER SERVICE CONNECTION PER ABCWUA STD DWG 2125
- WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS (4"-12").
- ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.
- INSTALL FIRE HYDRANT PER ABCWUA STD. DWG. 2340.
- INSTALL BOLLARDS PER DETAIL THIS SHEET.



LEGEND

- WL EXISTING WATERLINE
- SAS EXISTING SEWER LINE
- SD EXISTING STORM DRAIN
- EXISTING GATE VALVE W/ BOX
- NEW FIRE HYDRANT
- NEW POST INDICATOR VALVE
- NEW WATER METER & BOX
- NEW PCC SIDEWALK AND VALLEY GUTTER
- REMOVAL OF PCC DRIVEPAD/C&G
- REMOVE AND REPLACE PAVEMENT FOR UTILITY CONSTRUCTION

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isaacson.com
2072 CU-301.dwg Mar 11, 2015

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
**MAIN BANK STORM DRAIN
STORM DRAIN PLAN & PROFILE
FIRE LINE & FIRE HYDRANT PLAN
WATER AND SEWER SERVICE CONNECTIONS**

DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		Mo./DAY/YR	Mo./DAY/YR
APPROVED MAR 24 2015 DESIGN REVIEW COMMITTEE		APPROVED MAR 16 2015 CITY ENGINEER			
City Project No.		Zone Map No.		Sheet	Of
762385		H-19-Z		6	7

RESTRAINT 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 WITH THE KEYED NOTE ITEMS.
- THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
- THE CONTRACTOR SHALL INSTALL PCC BLOCKING AT ALL CAPS (UNLESS OTHERWISE NOTED ON PLANS).

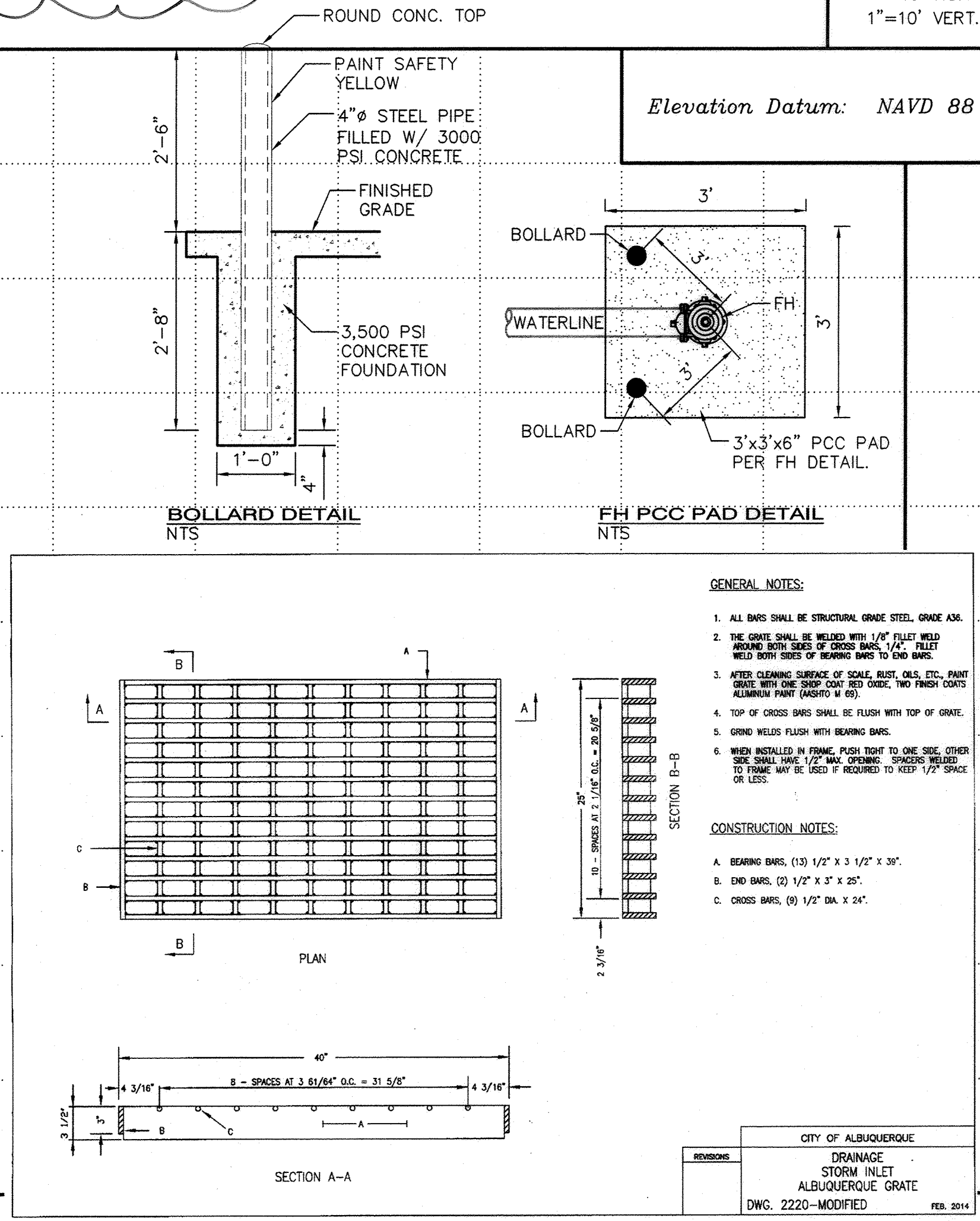
RESTRAINTS ARE BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY: 3.0 FT. MINIMUM
FACTOR OF SAFETY: 1.50
MATERIAL: PVC PIPE
SOIL TYPE: GM/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. GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY ABCWUA.

RESTRAINED JOINT LENGTHS, L _r , FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)					
HORZ. BENDS					VALVES & DEAD ENDS
SIZE	90°	45°	22 1/2°	11 1/4°	
12	37	15	8	4	102
10	31	13	7	4	87
8	27	11	6	3	72
6	20	9	4	2	55
4	15	6	3	2	39

RESTRAINED JOINT CRITERIA FOR WATERLINE FITTINGS



GENERAL NOTES:

- ALL BARS SHALL BE STRUCTURAL GRADE STEEL, GRADE A53.
- THE GRATE SHALL BE WELDED WITH 1/4" FLAT WELD AROUND BOTH SIDES OF CROSS BARS. 1/4" FLAT WELD BOTH SIDES OF LONG BARS TO END BARS.
- WATER CLOSING: SHOWN ON ISOLATION MAP. CALL FOR PARTS. NEW ONE SHOWN ON ISOLATION MAP. TWO PARTS: PART 1: NEW ONE SHOWN ON ISOLATION MAP. PART 2: NEW ONE SHOWN ON ISOLATION MAP.
- TOP OF CROSS BARS SHALL BE FLUSH WITH TOP OF GRADE.
- GROUND WELDS SHALL BE FLUSH WITH BEARING BARS.
- WELDS SHALL BE WELDED TO ONE SIDE, OTHER SIDE SHALL BE WELDED TO OTHER SIDE. WELDS SHALL BE WELDED TO ONE SIDE, OTHER SIDE SHALL BE WELDED TO OTHER SIDE.

CONSTRUCTION NOTES:

- BEARING BARS: (15) 1/2" x 3 x 1/2" x 30"
- END BARS: (2) 1/2" x 3 x 25"
- CROSS BARS: (8) 1/2" DIA. x 24"

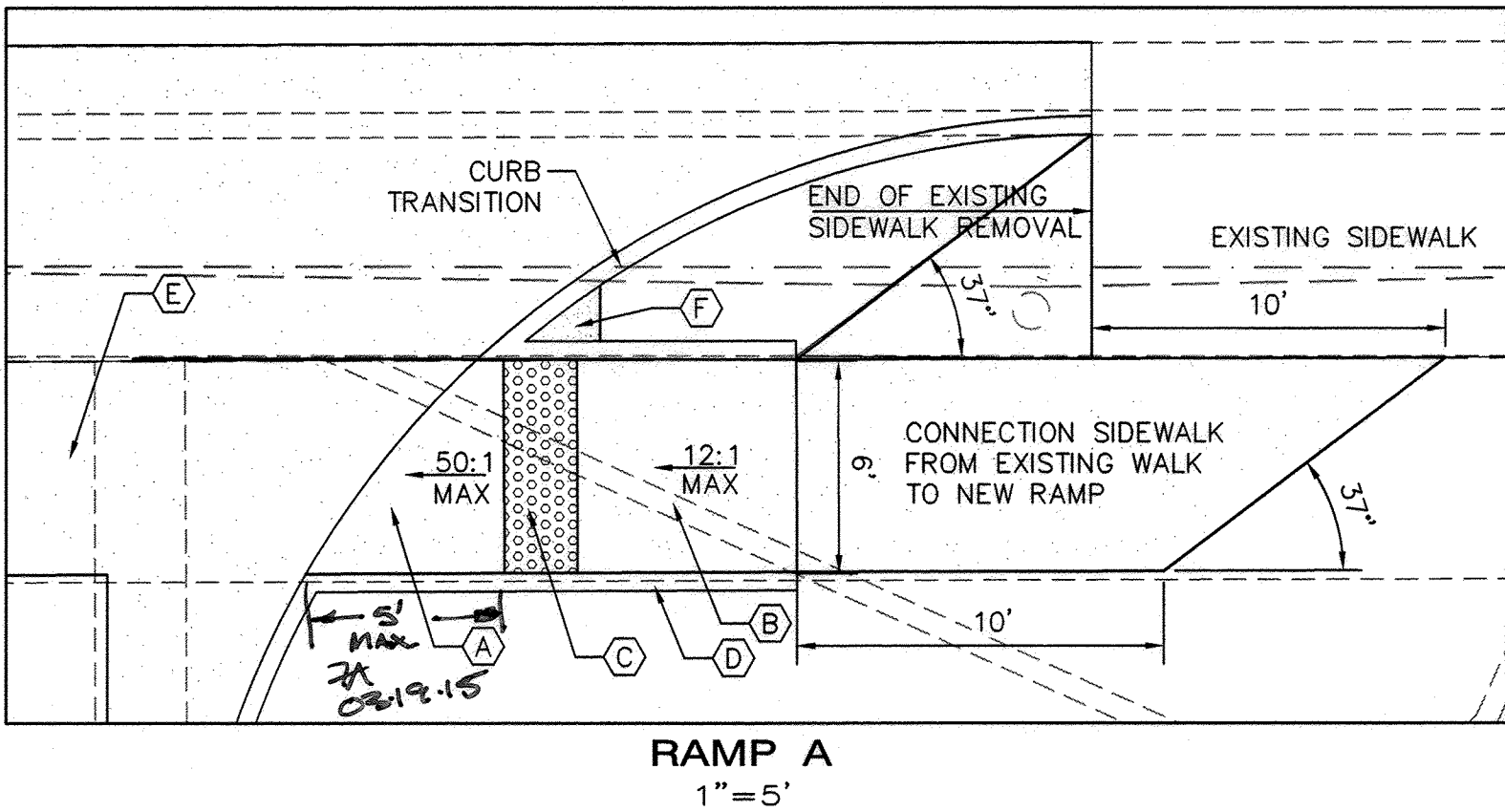
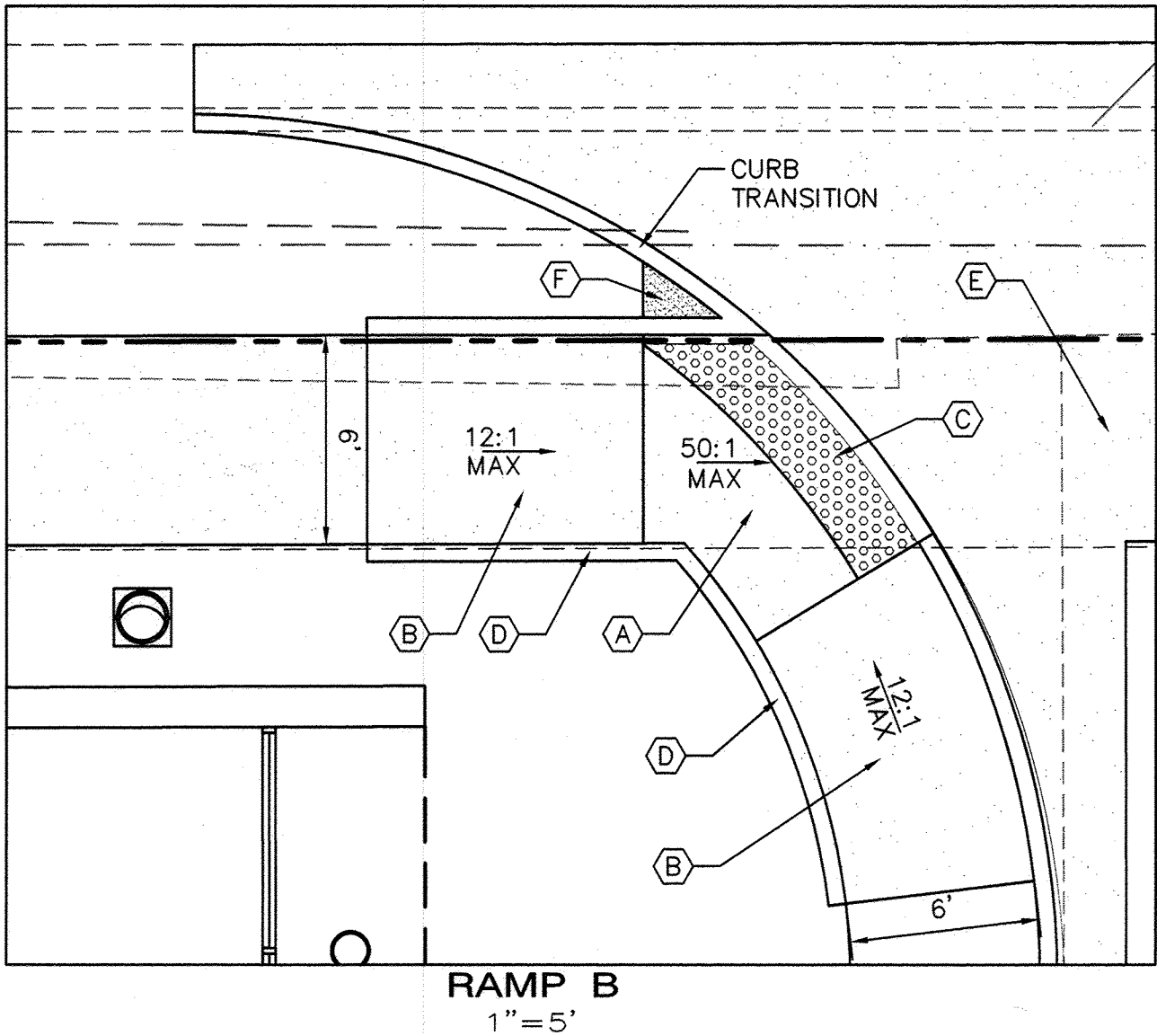
CITY OF ALBUQUERQUE
STORM INLET
ALBUQUERQUE GRATE
DWG. 2220-MODIFIED
FEB. 2014

GENERAL NOTES

- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- CONSTRUCT NEW CURB & GUTTER PER COA STD DWG 2415A.
- CONSTRUCT NEW VALLEY GUTTER PER COA STD DWG 2420. *(MESILLA) & DUG. 2411 REMOVED*
- CONSTRUCT NEW PCC SIDEWALK PER COA STD DWG 2430.
- REMOVE AND REPLACE EXISTING PAVEMENT (LOCAL) PER COA STD DWG 2465. *(REMOVED)*
- REMOVAL OF CURB & GUTTER AND SIDEWALK FOR NEW CONSTRUCTION SHALL BE TO THE NEAREST STONE.
- CONSTRUCT CURB TRANSITION PER COA STD DWG 2418.

FC2		TC	FL
1	29.45	28.78	
2		29.12	
3	30.13	29.46	

		TC	FL	
1	31.03	30.36	30.12	
2		30.32	30.12	
3	30.95	30.28	30.07	



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
FC1	39.25'	25.00'	89°57'51"	S 44°50'07" W	35.34'	24.98'
FC2	39.23'	25.00'	89°54'40"	N 45°06'09" W	35.33'	24.96'
FC3	25.06'	14.33'	100°14'08"	S 44°33'08" W	21.99'	17.14'
FC4	24.02'	15.00'	91°45'57"	S 55°03'50" E	21.54'	15.47'
FC5	23.88'	15.00'	91°13'04"	S 31°03'57" W	21.44'	15.32'

ADA RAMP KEYED NOTES

- A. PCC LANDING AREA AT 50:1 SLOPE (MAX.) IN ALL DIRECTIONS.
- B. PCC RAMP AT 12:1 MAX. SLOPE OR 15' LONG (MAX.) AND 50:1 MAX CROSS SLOPE.
- C. 2' DETECTABLE WARNING SURFACE (TRUNCATED DOMES).
- D. 6" HEADER CURB PER COA STD DWG #2415B.
- E. 4' & 6' ADA PATH. SEE DETAIL BELOW.
- F. 2' OF 4" THICK PCC, NO PATTERN OR COLOR PER SIDEWALK DETAIL, COA STD DWG 2430.

ADA ACCESSIBLE RAMPS

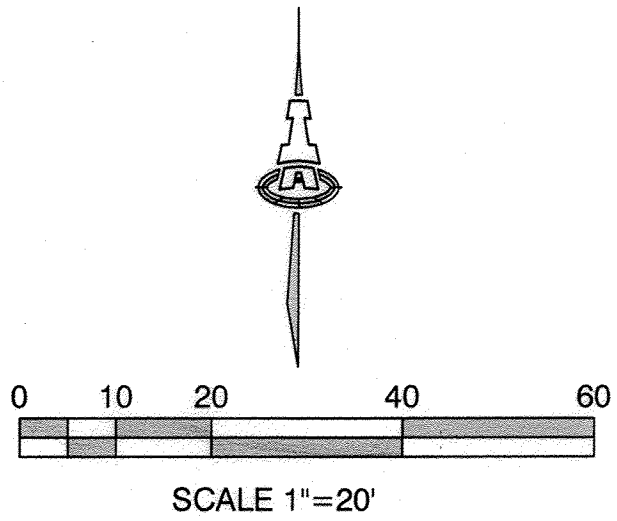
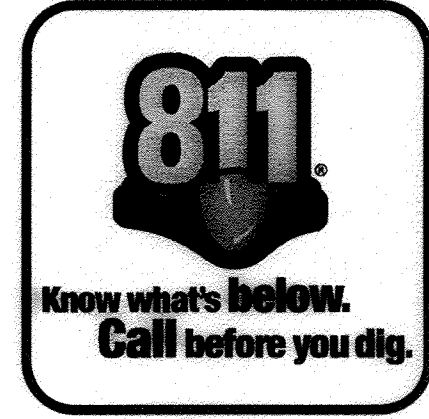
- TRUNCATED DOMES NOTES**
- DESIGN PER ADA ACCESSIBILITY GUIDELINES (ADAAG).
 - PAYMENT FOR TRUNCATED DOMES IS INCIDENTAL TO ADA ACCESSIBLE RAMP PAYMENT ITEM.
 - SUBMIT SPECS TO CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.

GENERAL NOTES

- SEE COA STD DWG #2426 FOR CONSTRUCTION NOTES.
- CONTRACTOR SHALL NOTIFY ENGINEER FOR INSPECTION OF FORM-WORK 24 HOURS PRIOR TO PLACEMENT OF CONCRETE FOR ADA RAMPS.

Certification
THE CHANGES SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND REFLECT THE LOCATIONS (VERTICALLY AND HORIZONTALLY) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Signature



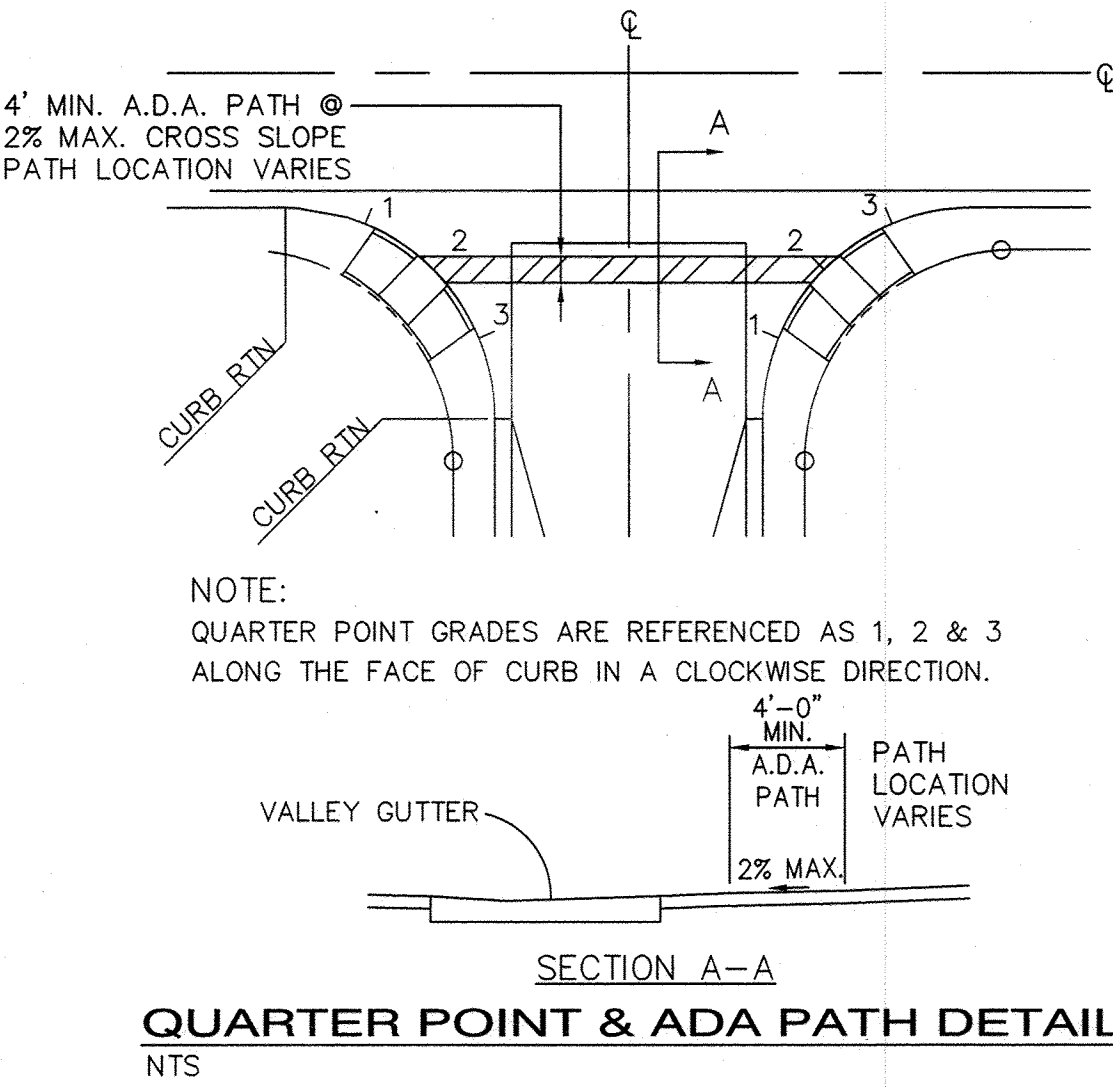
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isacivil.com
2072 CP-101.dwg Mar 05,2015

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
**MAIN BANK STORM DRAIN
PAVING PLAN**

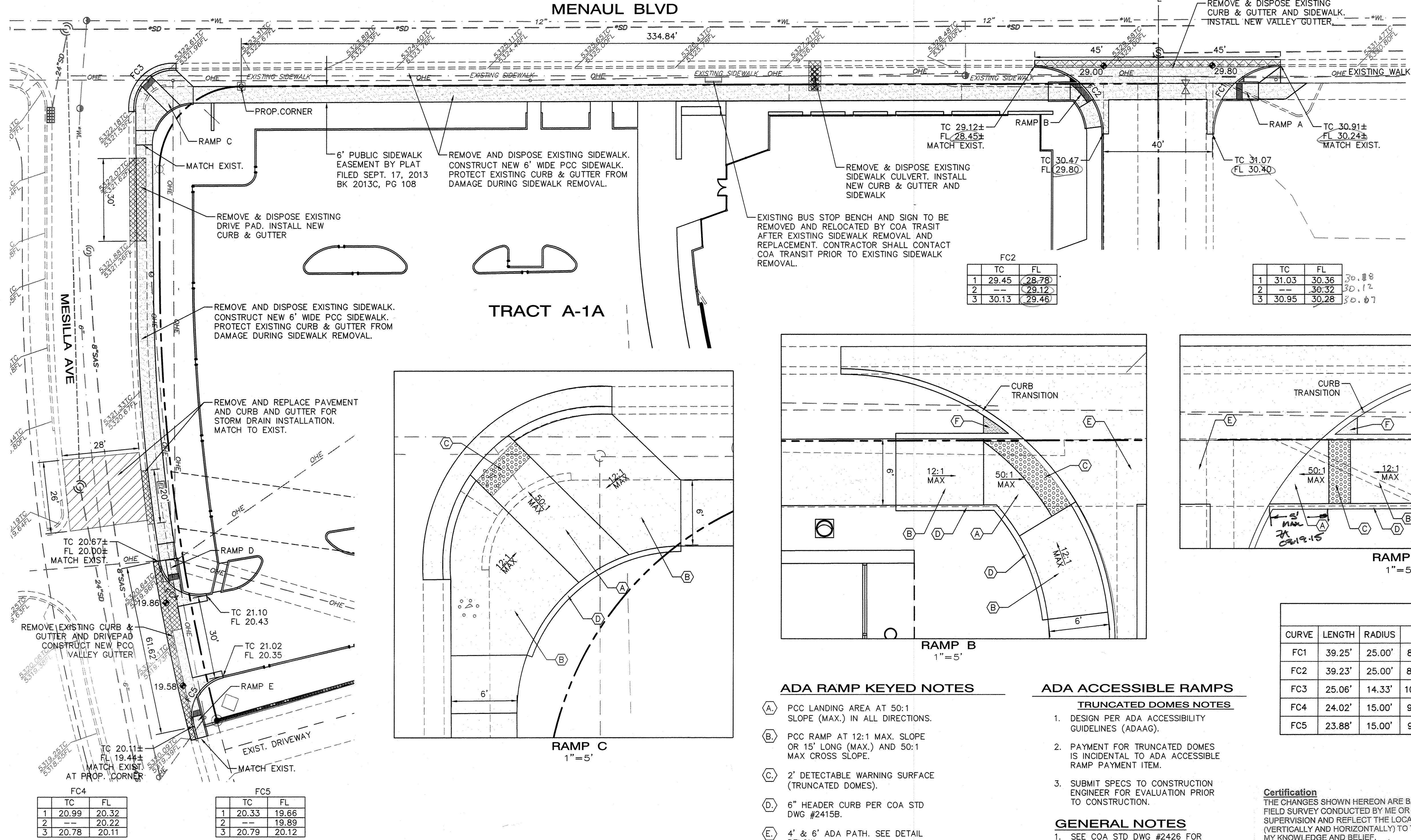
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED MAR 24 2015 DESIGN REVIEW COMMITTEE	APPROVED JUN 16 2015 CITY ENGINEER		
City Project No. 762385	Zone Map No. H-19-Z	Sheet 7	Of 7

LEGEND

- EXISTING CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- ACCESSIBLE RAMPS AND VALLEY GUTTER
- NEW PCC SIDEWALK AND VALLEY GUTTER
- REMOVAL OF PCC DRIVEPAD/C&G
- REMOVE AND REPLACE PAVEMENT FOR UTILITY CONSTRUCTION



MENAU BLVD



FC4		TC	FL
1	20.99	20.32	
2		20.22	
3	20.78	20.11	

FC5		TC	FL
1	20.33	19.66	
2		19.89	
3	20.79	20.12	

