

CONSTRUCTION PLANS FOR
JIFFY LUBE AT
MENAUL BLVD. & WISCONSIN ST.
PUBLIC IMPROVEMENTS
ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2019



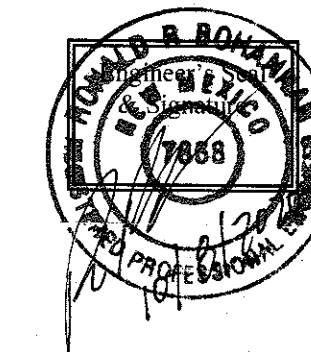
AS-BUILTS

INDEX TO DRAWINGS

- 1 TITLE SHEET
- 2 PLAT 1 OF 2 (REFERENCE ONLY)
- 3 PLAT 2 OF 2 (REFERENCE ONLY)
- 4 SITE PLAN (REFERENCE ONLY)
- 5 GRADING PLAN (REFERENCE ONLY)
- 6 PAVING IMPROVEMENTS
MENAUL BLVD STA: 10+00 TO 22+50
- 7 PAVING IMPROVEMENTS
WISCONSIN ST. STA: 10+00 TO 22+50
- 8 PAVING IMPROVEMENTS
ALLEY
- 9 UTILITY IMPROVEMENTS STAT: 10+00 TO 22+50
MENAUL BLVD
- 10 CONSTRUCTIONS DETAILS

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Planning Department and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings.



OTHER COMMON NOTES

1. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
2. WHEN DISTURBING MORE THAN 1/4 ACRES, CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
3. IN ADVANCE OF CONSTRUCTION, CONTRACTOR SHALL DETERMINE IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
4. 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.
5. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
6. CONTRACTOR IS TO SUPPORT, PROTECT, AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED AT A MAXIMUM SPACING OF FIFTEEN (15) FEET. CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.
7. CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS TO PREVENT ANY EXCAVATED MATERIAL BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
8. CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC.
9. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
10. DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL SHALL BE ARRANGED BY THE CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS. NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE FOR COSTS ASSOCIATED WITH OBTAINING A DISPOSAL SITE AND HAUL THERETO.
11. IF CULTURAL RESOURCES, SUCH AS HISTORIC OR PREHISTORIC ARTIFACTS, OR HUMAN REMAINS ARE DISCOVERED DURING EXCAVATION OR CONSTRUCTION, WORK SHALL CEASE AND THE CONSTRUCTION ENGINEER SHALL NOTIFY THE COUNTY OFFICE OF THE MEDICAL EXAMINER AT (505) 272-3053. IF THE MEDICAL EXAMINER DETERMINES THAT HUMAN REMAINS ARE NOT PRESENT, THE CONSTRUCTION ENGINEER SHALL NOTIFY THE STATE HISTORIC PRESERVATION OFFICER (SHPO) AT 627-6320.

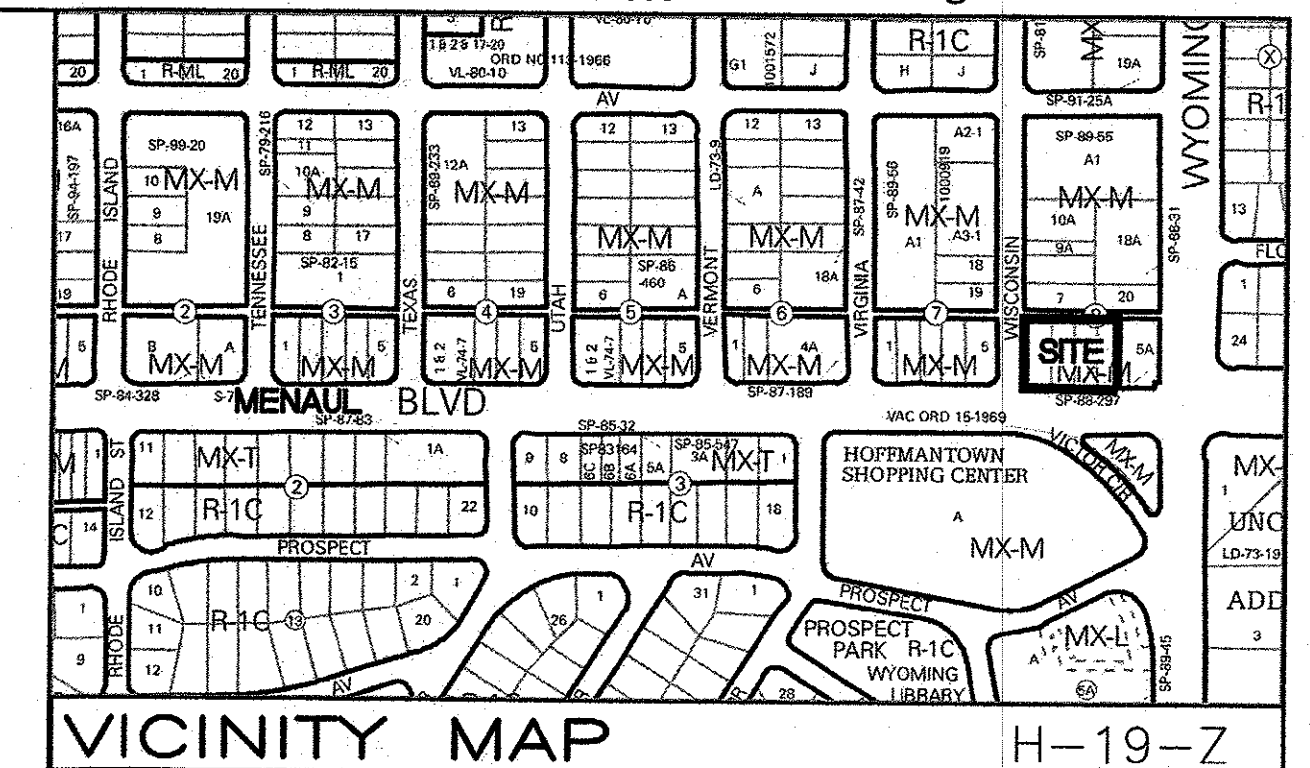
WATER & SEWER

1. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. EXISTING VALVES AND MANHOLES SHALL NOT BE BURIED OR PAVED OVER BUT RIMS SHALL BE ADJUSTED TO MATCH NEW GRADE PER COA STANDARD DRAWINGS 2460 AND 2461.
2. MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.
3. 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://ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCESURES.ASPX](http://abcwua.org/water_shut_off_and_turn_on_procedures.asp)
4. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900, DR18 REQUIREMENTS (6" - 12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6" - 48").
5. ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. REFER SHEET 10 FOR THE JOINT RESTRAINT TABLE.
6. ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING. EXCEPT WHEN PROFILED WITHIN A PROPOSED OR EXISTING STREET, WHERE STREET STATIONING SHALL GOVERN.
7. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2465.
8. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9. THE CONTRACTOR SHALL INSTALL A 4" X 4" X5" POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.
9. TRACER WIRE SHALL BE INCLUDED FOR ALL PUBLIC WATER AND SEWER MAINS AND FOR WATER SERVICES IN ACCORDANCE WITH WATER AUTHORITY DETAILS.
10. CONTRACTOR SHALL PROVIDE THE PROPOSED HYDRO TESTING PLANS TO THE WUA INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.
11. AT UTILITY CROSSINGS, WHERE LESS THAN 18" OF VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROPOSED, LEAN FILL CONSTRUCTION (PER SECTION 207 OF THE STANDARD SPECIFICATIONS) SHALL BE USED TO PROTECT THE WATER OR SEWER LINE. LEAN FILL SHALL EXTEND A PERPENDICULAR DISTANCE OF 5 FEET ON EACH SIDE OF THE STORM PIPE OR STRUCTURE.
12. ALL DESIGNS AND CONSTRUCTION OF ANY UNDERGROUND UTILITIES SHALL COMPLY WITH ADMINISTRATIVE INSTRUCTION NO. 9 FOR WORK NEARBY OR AFFECTING SAN JUAN CHAMA TRANSMISSION LINES AND APPURTENANCES. INFORMATION SHALL BE PROVIDED TO THE WATER AUTHORITY ONE (1) MONTH IN ADVANCE OF THE CONSTRUCTION START DATE. INFORMATION CAN BE FOUND AT [HTTP://WWW.ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCESURES.ASPX](http://www.abcwua.org/water_shut_off_and_turn_on_procedures.asp)
13. WATER AND SANITARY SEWER AVAILABILITY STATEMENT #180722

TRANSPORTATION

1. ANY STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH THERMO-PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
2. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
3. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
4. CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE LINE AND GRADE OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
5. THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.
6. 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.
7. AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
8. CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING AND REPLACING CURB AND GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED; REFER TO C.O.A. STANDARD DRAWING # 2465 WITH THE APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.

Record Drawing



GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION THROUGH UPDATE #9, AND WILL BE REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS".
2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. CONTRACTOR 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. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
4. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
5. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION ENGINEER (OR PROJECT MANAGER) 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. ONLY THE CITY SURVEYOR SHALL REPLACE SURVEY MONUMENTS. 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 STANDARD SPECIFICATIONS SECTION 4.4.
6. EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (280-1950) FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL THEN EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. CONTRACTOR SHALL THEN COORDINATE RELOCATION OF UTILITY LINES WITH UTILITY COMPANIES AS REQUIRED. ANY DAMAGE CAUSED BY FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY EXISTING UTILITIES IS THE FULL RESPONSIBILITY OF THE CONTRACTOR.
7. 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 "AS BUILT" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
8. CONTRACTOR SHALL ASSUME FINANCIAL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, SIGNAGE, CURB AND GUTTER, HANDICAP RAMPS, AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED ON THE PLANS, AND SHALL REPAIR OR REPLACE, PER THE STANDARD SPECIFICATIONS, ANY SUCH DAMAGE.
9. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
10. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY AND OTHER JURISDICTIONAL AUTHORITIES WHERE APPLICABLE.
11. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS SHOWN. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY SUCH COSTS INCURRED.
12. REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

APPROVED RECORD DRAWINGS

City Inspector	Arlene Sandoval
Contractor	Altior Construction
Construction Engineer	Jim Roeder
Date	11/30/2020

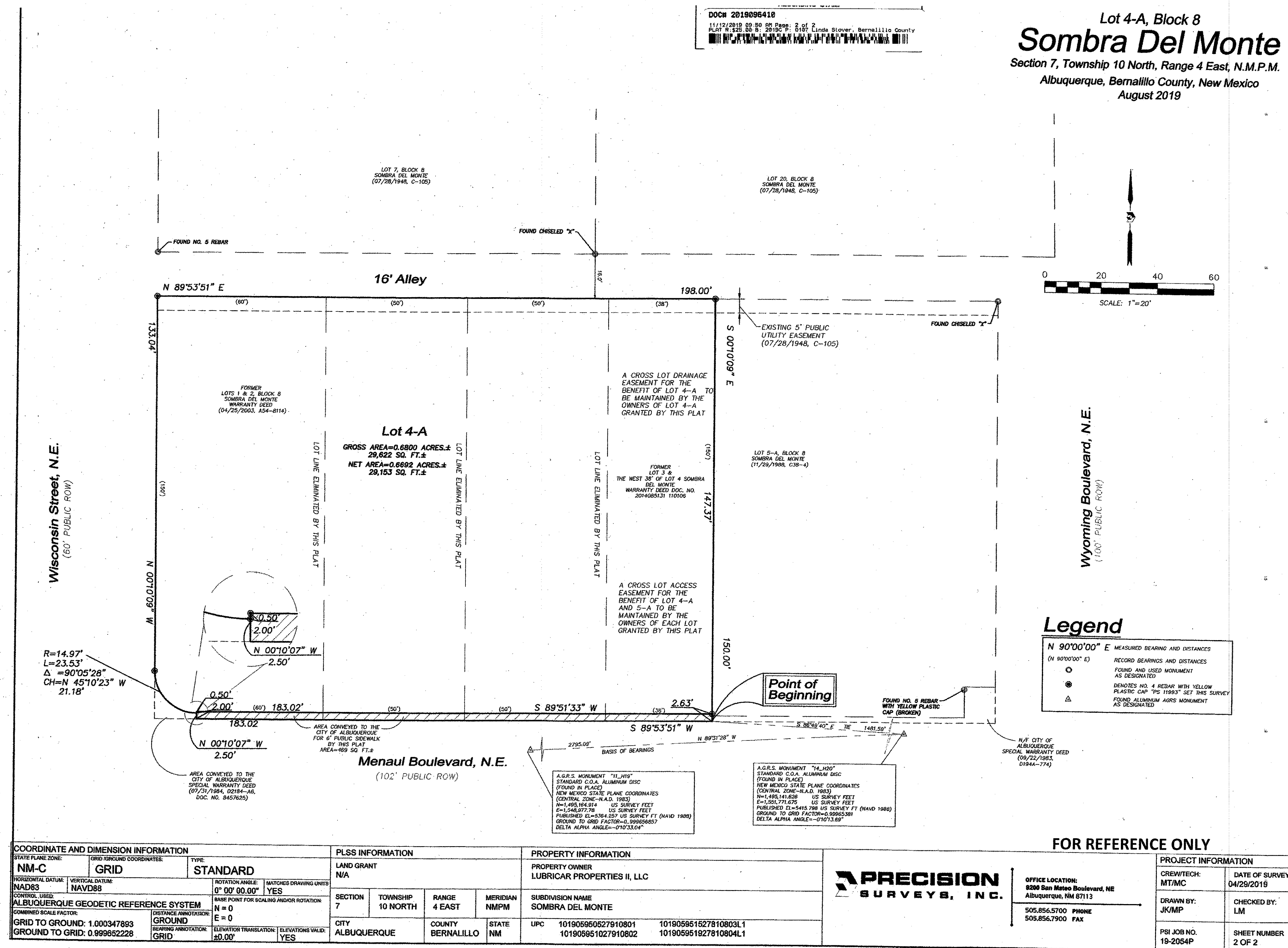
DRB NO. PR-2019-002686

TERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
505-858-3100
www.tierwestllc.com

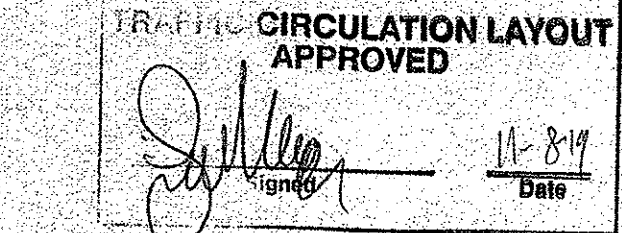
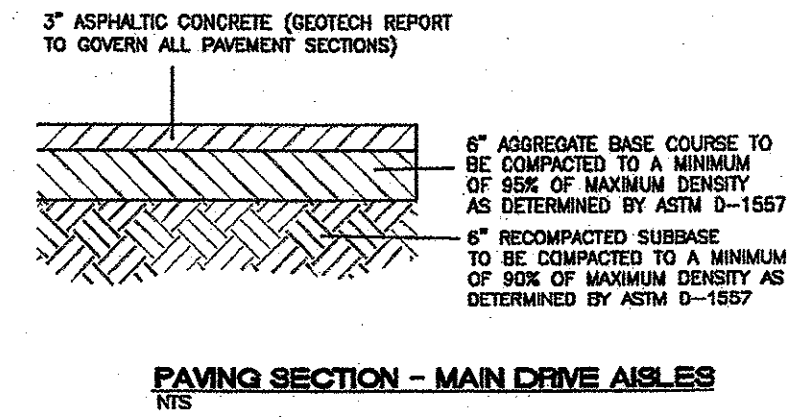
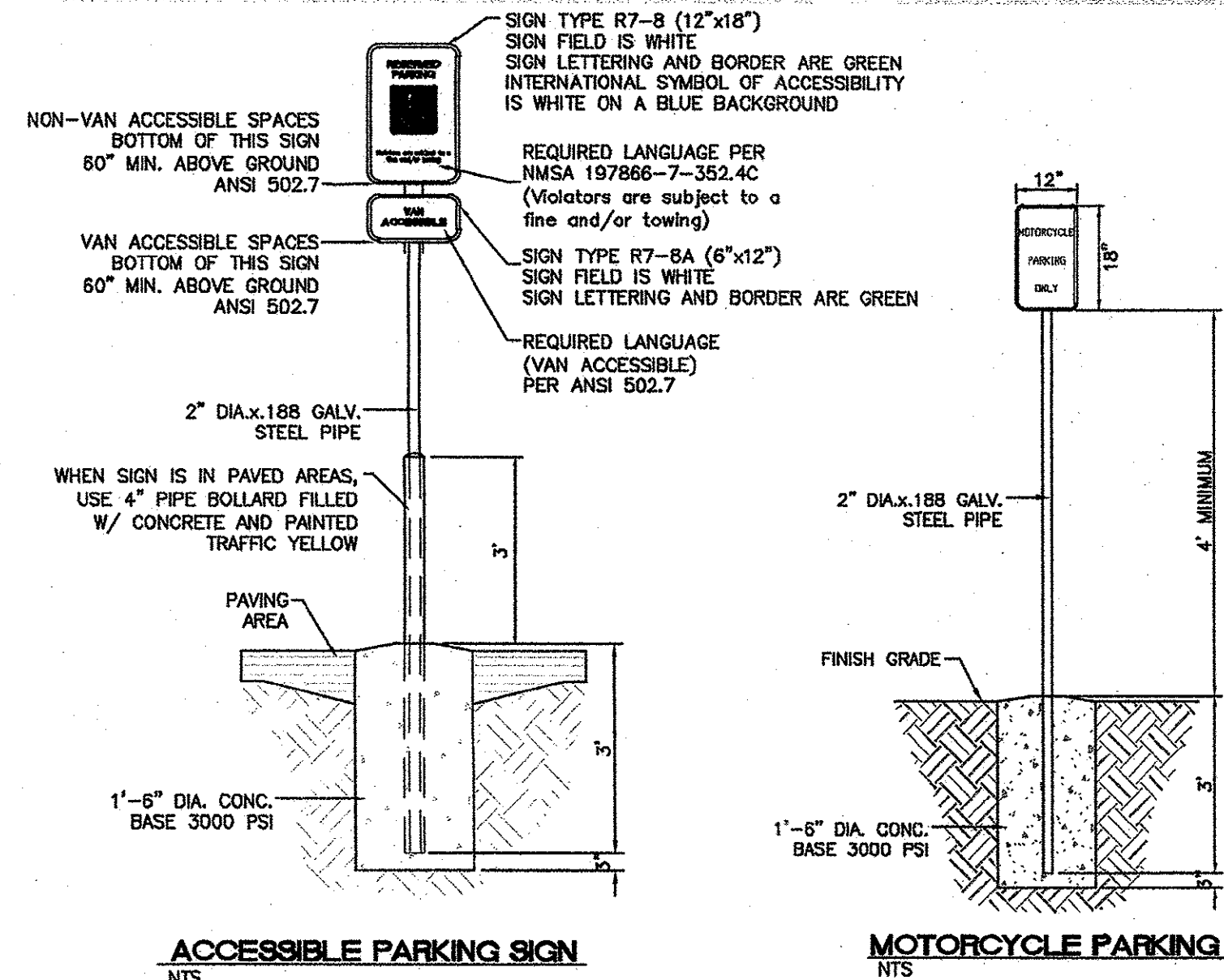
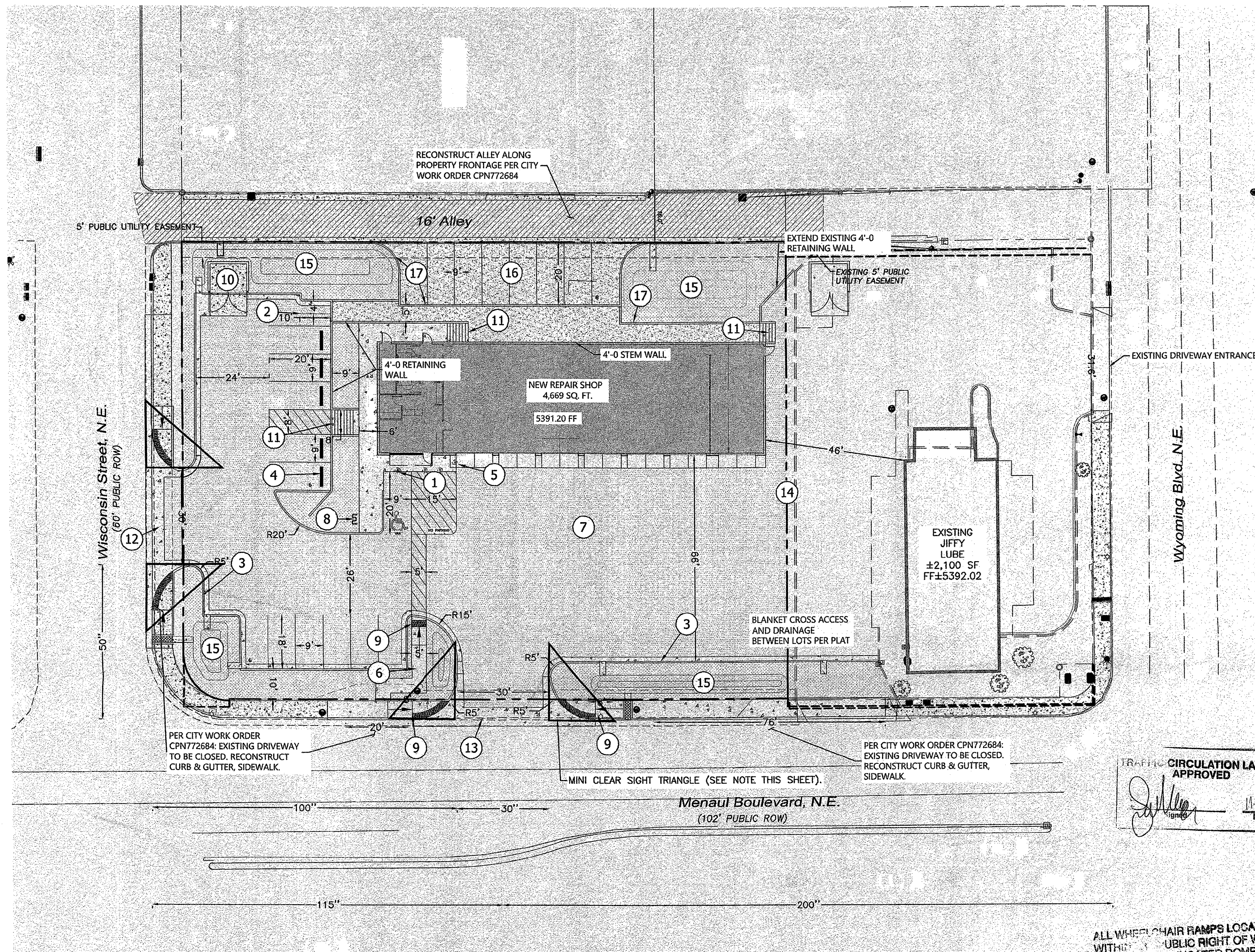
REV	SHEETS	CITY ENGINEER	DATE	USER	DEPT.	DATE	USER	DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	APPROVED FOR CONSTRUCTION				
		DRG Chairman	<i>[Signature]</i>	12/17/19					
		Transportation	<i>[Signature]</i>	12/11/19					
		Water/Wastewater	<i>[Signature]</i>	12/11/19					
		Hydrology	<i>[Signature]</i>	12/11/19					
		AMAFCA	<i>[Signature]</i>						
CITY PROJECT NO.		772684		SHEET		OF		10	
RONALD R. BOHANNAN P.E. #7868									

OF
2 10

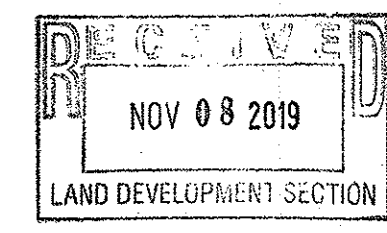
Lot 4-A, Block 8
Sombra Del Monte
 Section 7, Township 10 North, Range 4 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 August 2019



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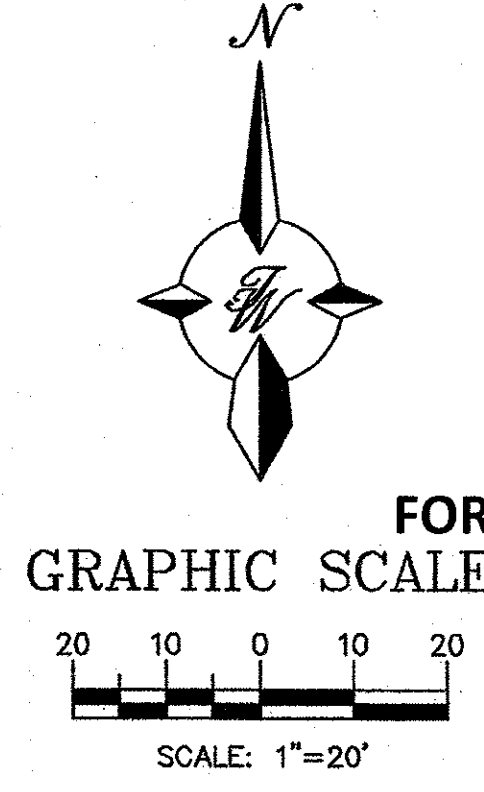


ALL WHEELCHAIR RAMPS LOCATED WITHIN PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

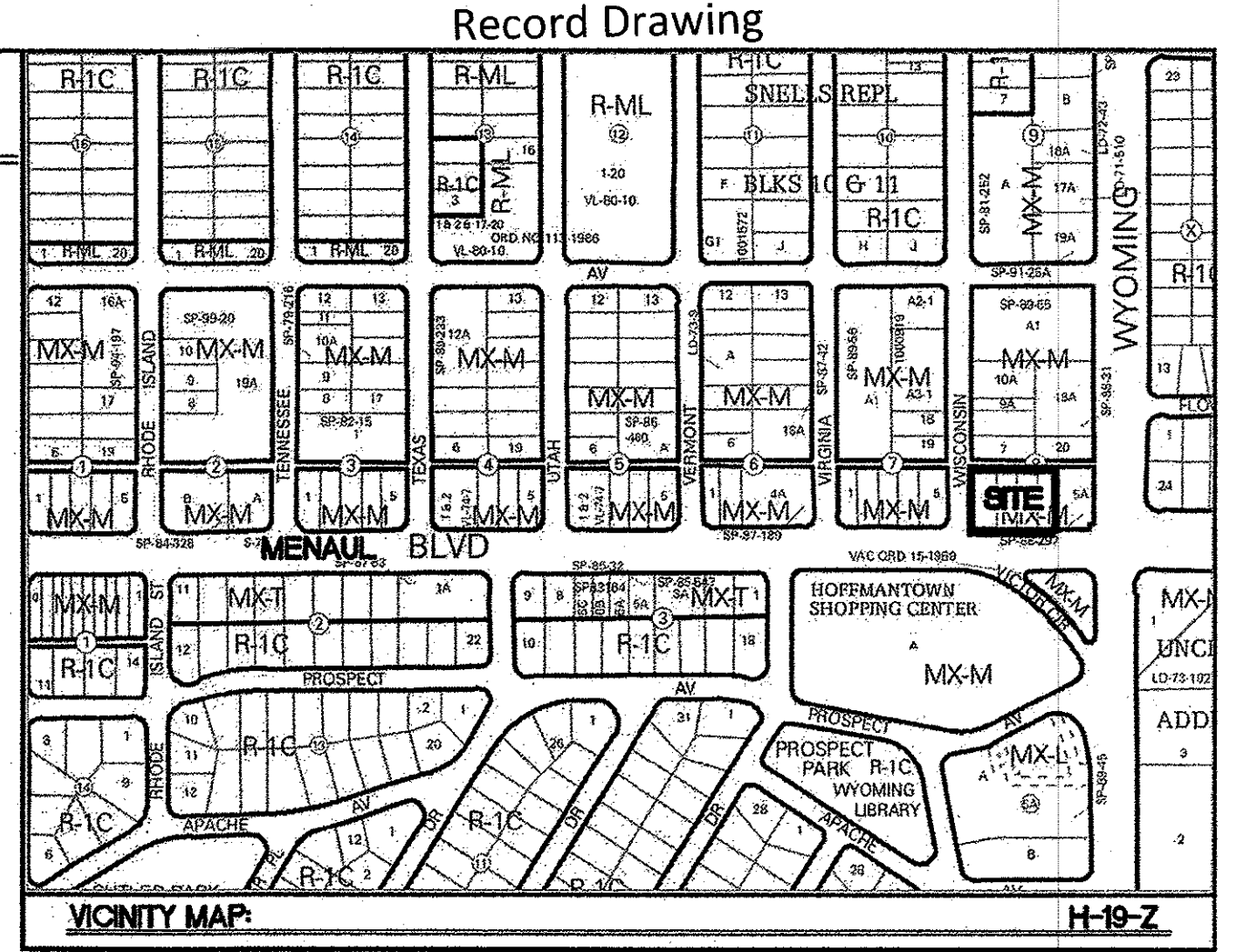


- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - BUILDING
 - SIDEWALK
 - RETAINING WALL
 - EXISTING STREET LIGHTS
 - STRIPING
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING SIDEWALK
 - CONCRETE PAVERS
 - CLEAR SIGHT TRIANGLE

- KEYED NOTES**
- ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL THIS SHT.)
 - MOTORCYCLE PARKING WITH SIGN (SEE DETAIL THIS SHT.)
 - ON-SITE 6" CURB & GUTTER (SEE DETAIL SHT. C4)
 - WHEEL STOPS (SEE DETAIL SHT. C4)
 - BOLLARDS (SEE DETAIL SHT. C4)
 - 5' CONCRETE SIDEWALK
 - ASPHALT PAVEMENT (REFER GEOTECH REPORT)
 - 2X BICYCLE RACKS (SEE DETAIL SHT. C4)
 - ACCESSIBLE RAMP (SEE DETAIL SHT. C4)
 - TRASH ENCLOSURE (SEE DETAIL SHT. C4)
 - STAIRS (REFER GRADING PLAN FOR DETAILS)
 - CONSTRUCT NEW 30'-FT DRIVE-PAD PER WORK ORDER 772684
 - CONSTRUCT NEW 30'-FT DRIVEWAY PER WORK ORDER 772684
 - BLANKET CROSS LOT ACCESS; DRIVEABLE SURFACE AT GRADE.
 - SWQV POND (REFER GRADING PLAN FOR DETAILS)
 - GRAVEL SURFACE REAR PARKING LOT
 - ZERO CURB



- INDEX TO DRAWINGS**
- C1. TCL/SITE PLAN
 - C2. GRADING PLAN
 - C3. UTILITY PLAN
 - C4. CONSTRUCTION DETAILS
 - C5. CONSTRUCTION DETAILS
 - L1. LANDSCAPING PLAN



LEGAL DESCRIPTION:
LOTS 1 & 2, BLOCK 8, LOT 3 & THE WEST 38' OF LOT 4, SOMBRA DEL MONTE

NOTES:

- LOTS TO BE CONSOLIDATED WITH SITE PLAN FOR SUBDIVISION WITH RE-PLAT THROUGH DRB PROCESS.
- REFER TO DRC WORK ORDER PLANS FOR PUBLIC WORK IMPROVEMENTS.

SITE DATA	
LOCATION:	8301-8309 MENAUL BLVD. NE ALBUQUERQUE, NM 87110
PROPOSED USAGE:	LIGHT VEHICLE REPAIR SHOP
IDO CLASSIFICATION:	LIGHT VEHICLE REPAIR PER IDO 4-3(D)(18)
EXISTING ZONING:	MX-M
LOT AREA:	29,602 SF (0.679 ACRES)
BUILDING AREA:	4,669 SF
PARKING REQUIRED:	4 SPACES (1 SPACES PER 1,000 SF)
PARKING PROVIDED:	21 SPACES
HC PARKING REQUIRED:	1 SPACES
HC PARKING PROVIDED:	1 SPACES (1 VAN ACCESSIBLE)
MC PARKING REQUIRED:	2 SPACES
MC PARKING PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	2 SPACES
BICYCLE PARKING PROVIDED:	2 SPACES
LANDSCAPE AREA REQUIRED:	3,822 SF
LANDSCAPE AREA PROVIDED:	5,145 SF
PERCENTAGE OF NET LOG AREA:	20%

MINI CLEAR SIGHT TRIANGLE NOTE

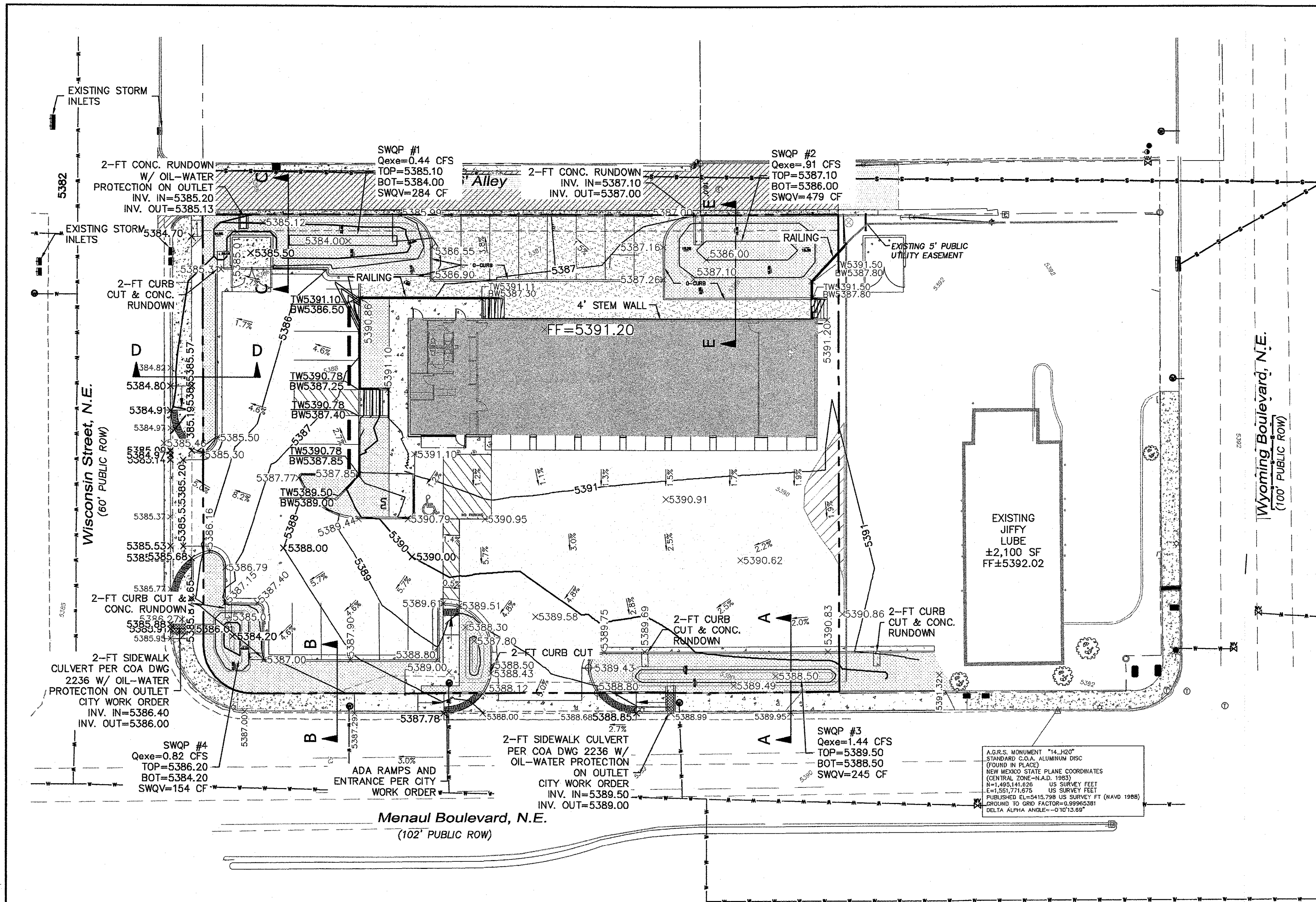
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE (11'X11' PER DPM 7-11(D)).

- GENERAL NOTES:**
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB AND GUTTER AS REQUIRED PER COA STD DWG 2430 AND 2415A.
 - REFER ATTACHED DETAIL SHEETS FOR STD DWGS REFERENCED THIS PAGE.
 - REFER SITE SPECIFIC GRADING PLAN SHEET FOR ADA RAMP DETAILS AND ELEVATIONS. REFER WORK ORDER CPN772684 FOR ALL PUBLIC CONSTRUCTION DETAILS.
 - ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

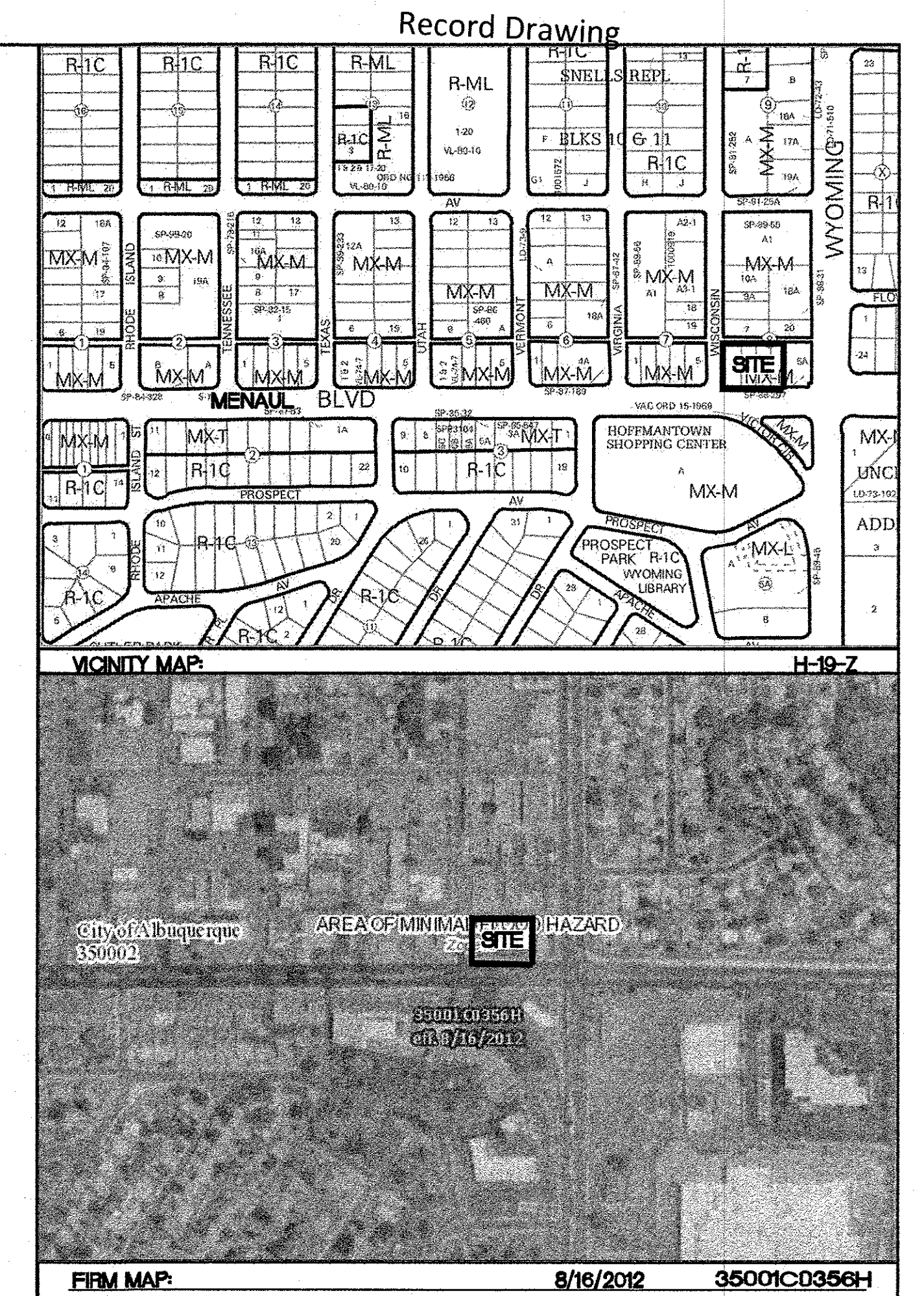
[Signature]
Solid Waste Management
11/8/19
Date

ENGINEER'S SEAL RONALD R. BOHANNON P.E. #7868	JIFFY LUBE 8305 MENAUL BLVD. NE	DRAWN BY BF
	TRAFFIC CIRCULATION LAYOUT PLAN	DATE 11/6/2019
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierawestllc.com	2018016_TLC
		SHEET # 4 JOB # 2018016

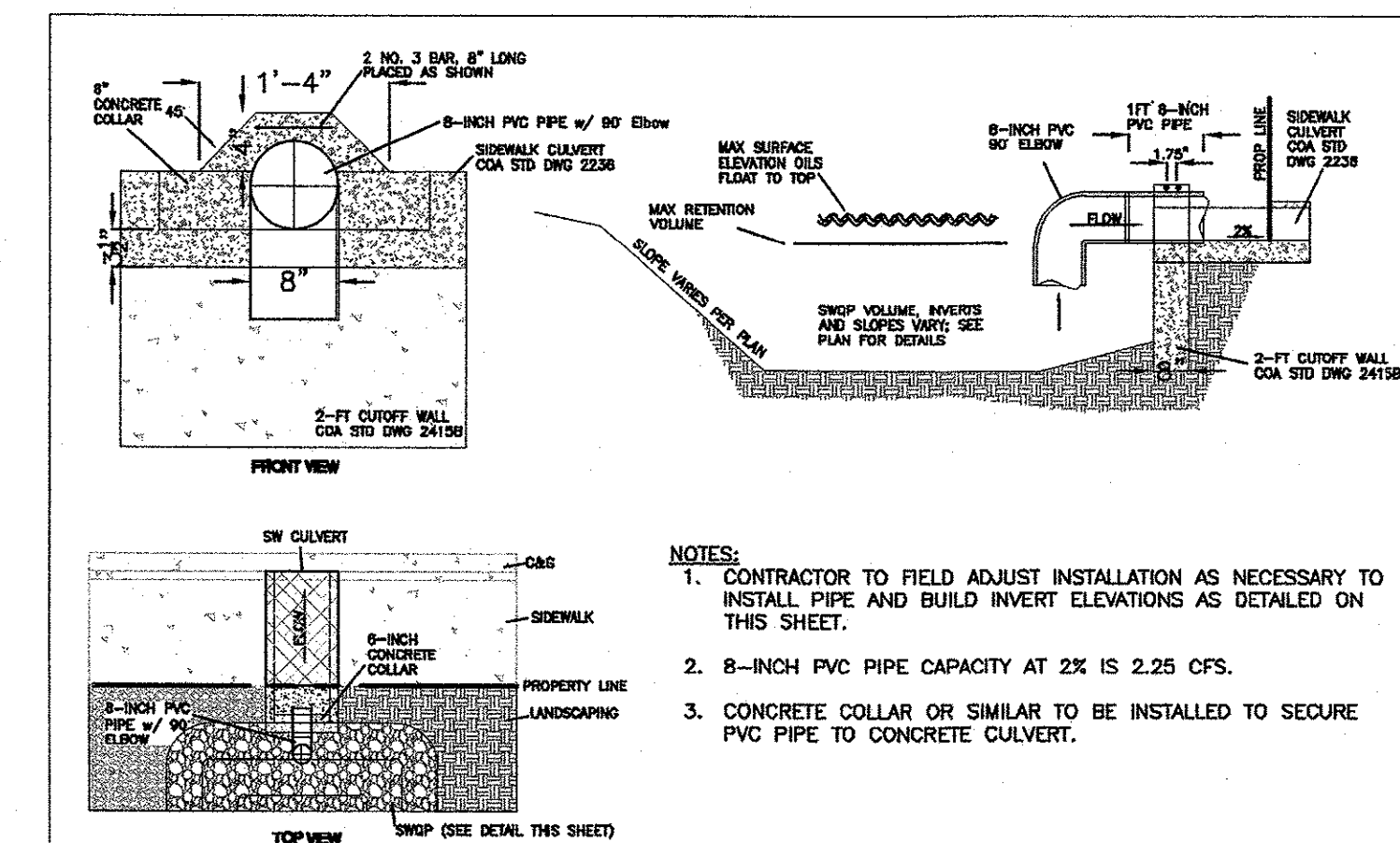
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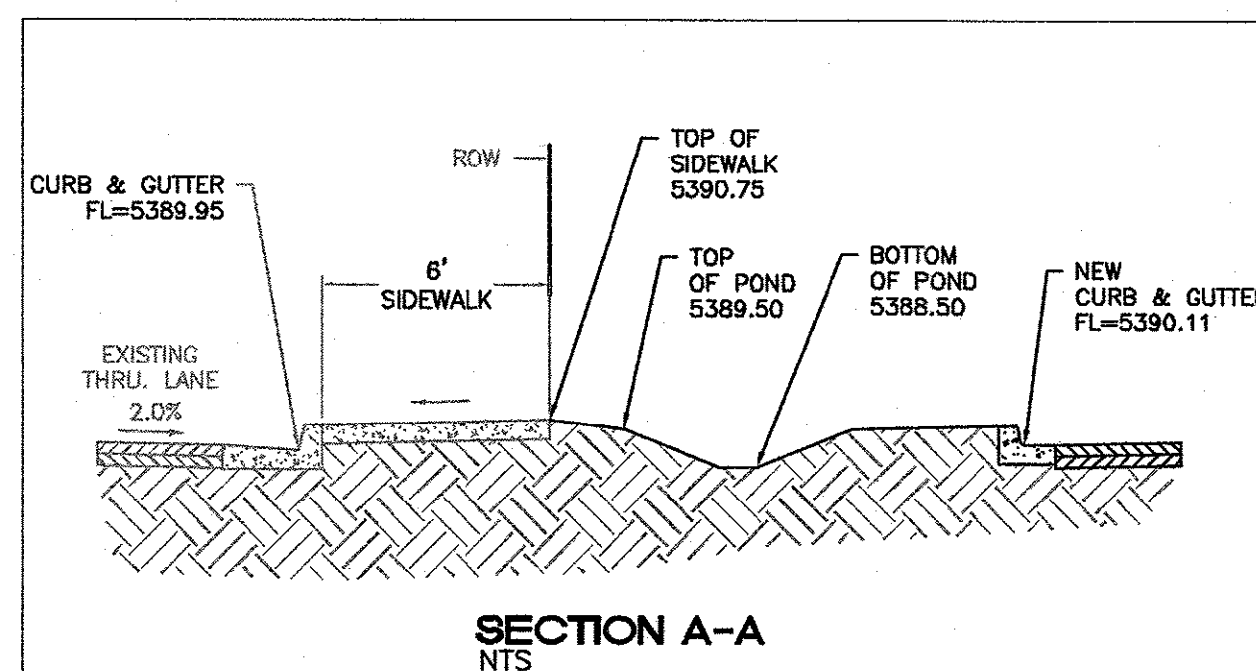
LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	5010 CONTOUR MAJOR
	5011 CONTOUR MINOR
	x 5048.25 SPOT ELEVATION
	FLOW ARROW
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	5010 EXISTING CONTOUR MAJOR
	5011 EXISTING CONTOUR MINOR
	x 5048.25 EXISTING SPOT ELEVATION



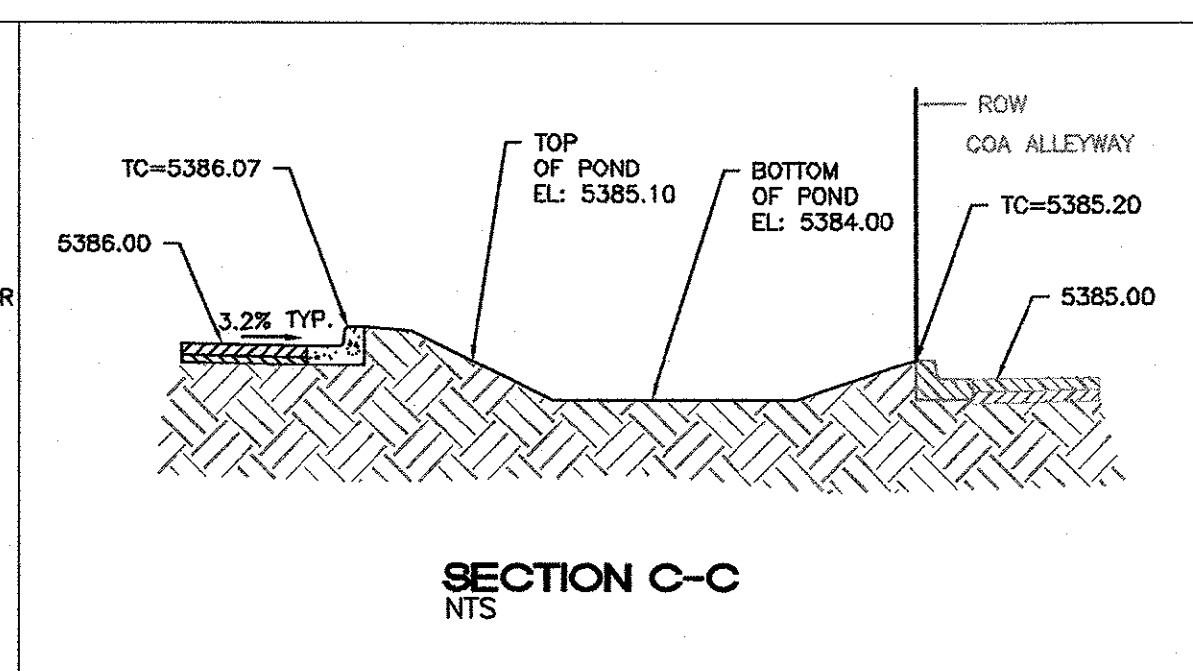
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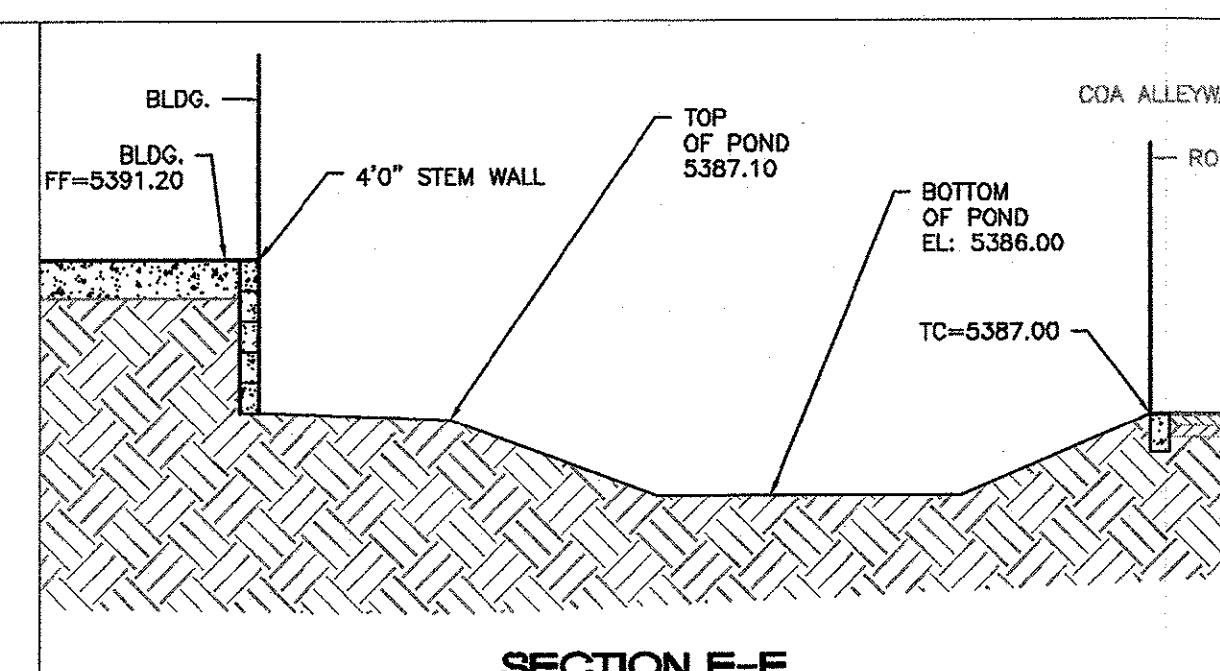
OIL-WATER SEPARATOR ATTACHMENT TO SIDEWALK CULVERT
NTS



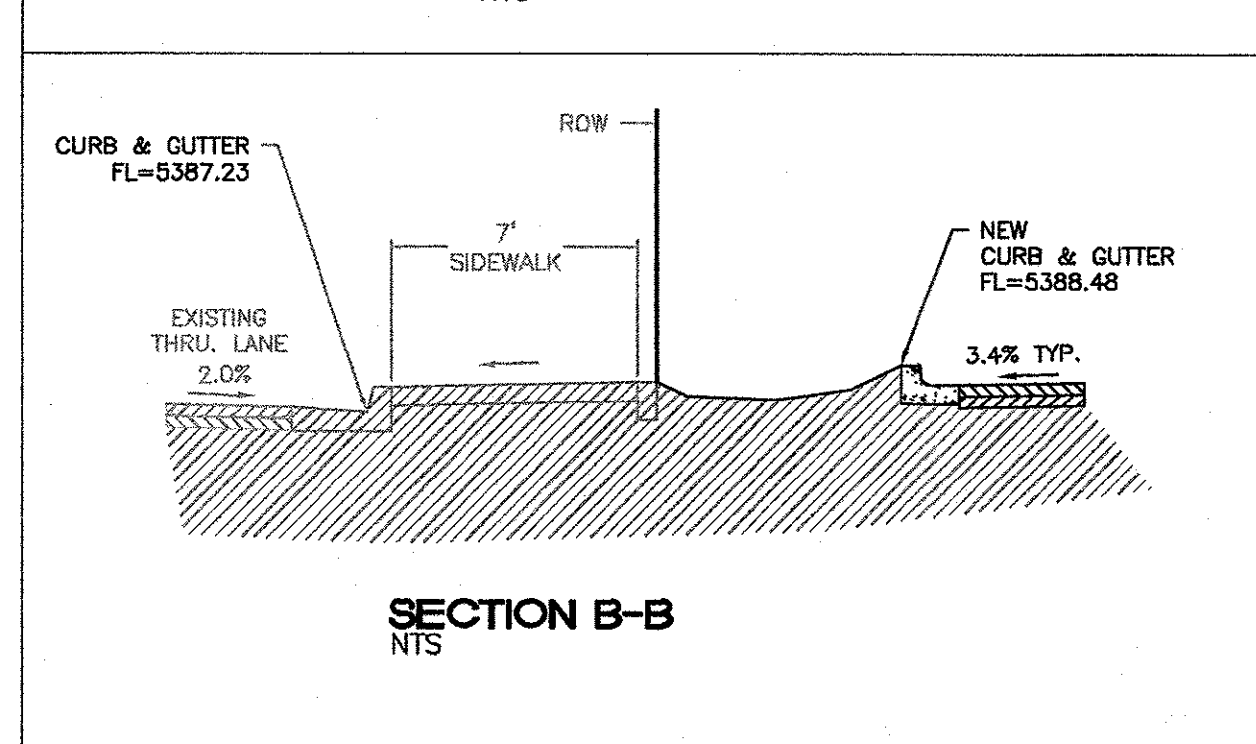
SECTION A-A
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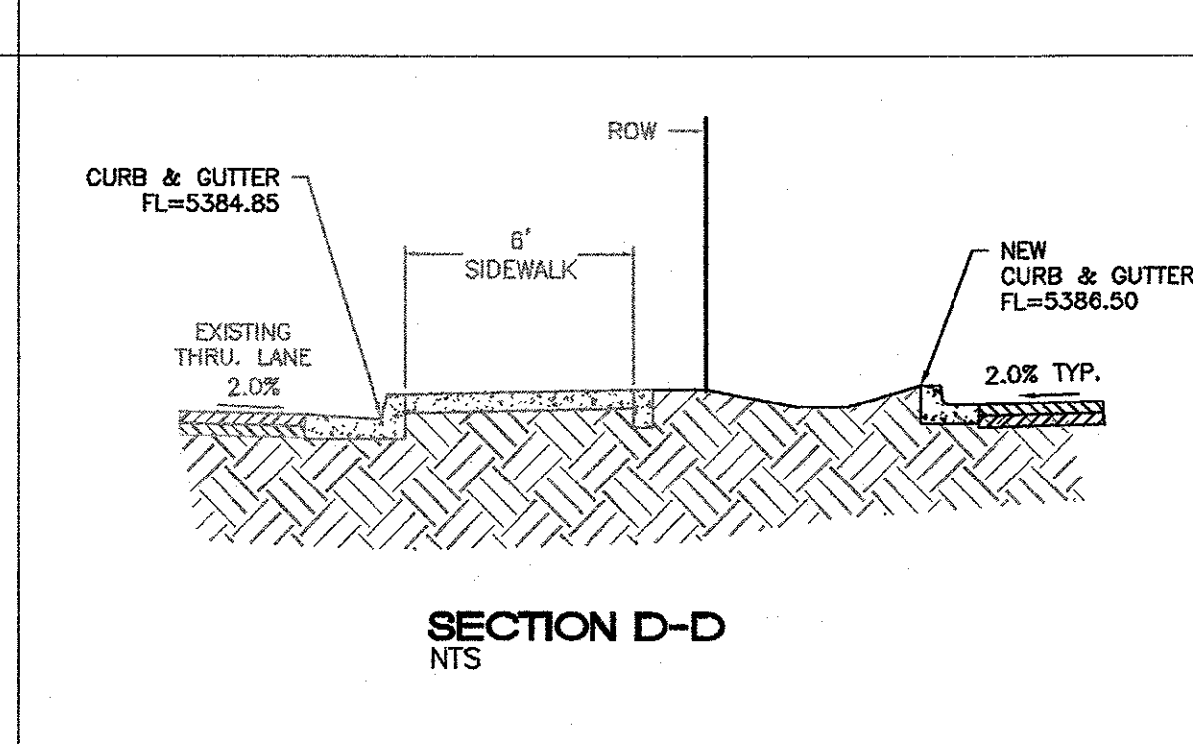
SECTION C-C
NTS



SECTION E-E
NTS



SECTION B-B
NTS



SECTION D-D
NTS

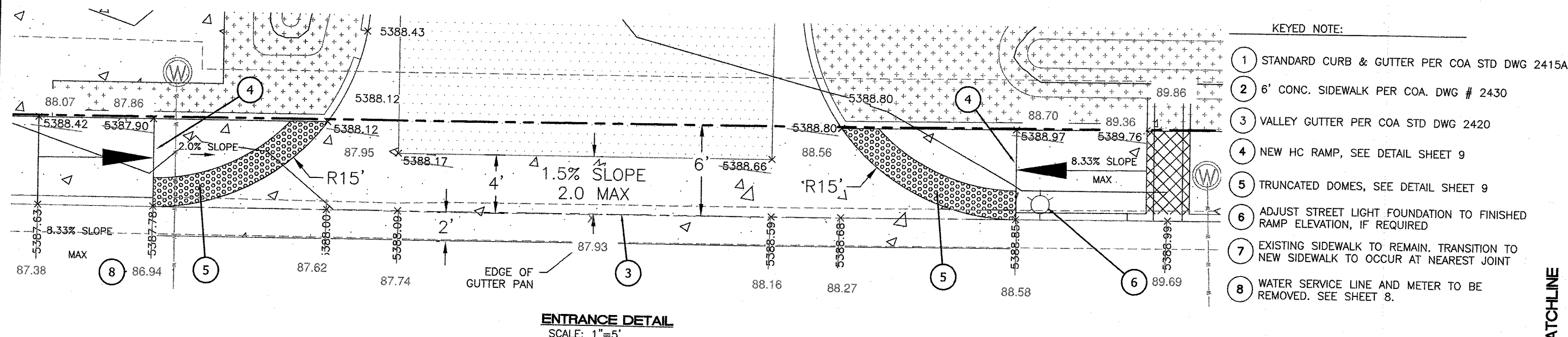
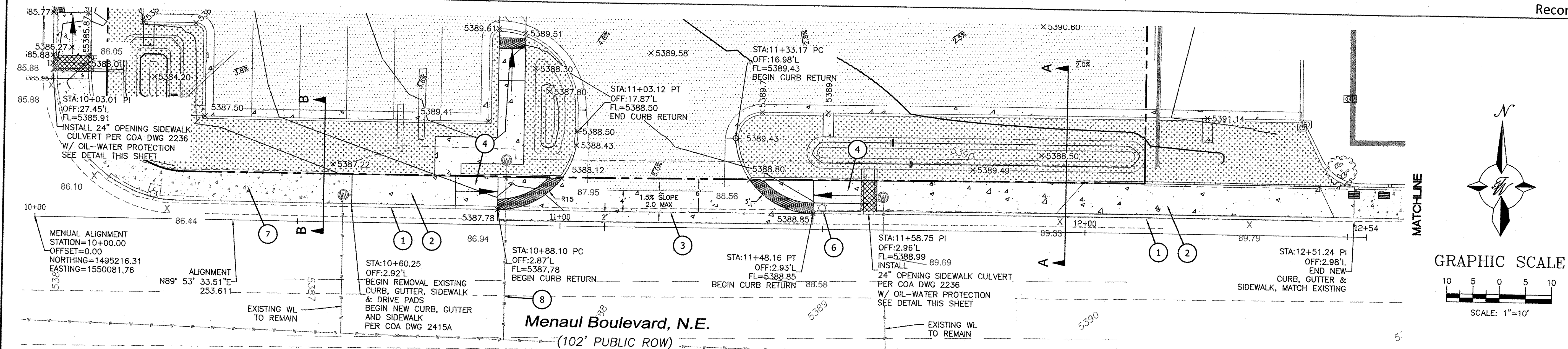
EROSION CONTROL NOTES:

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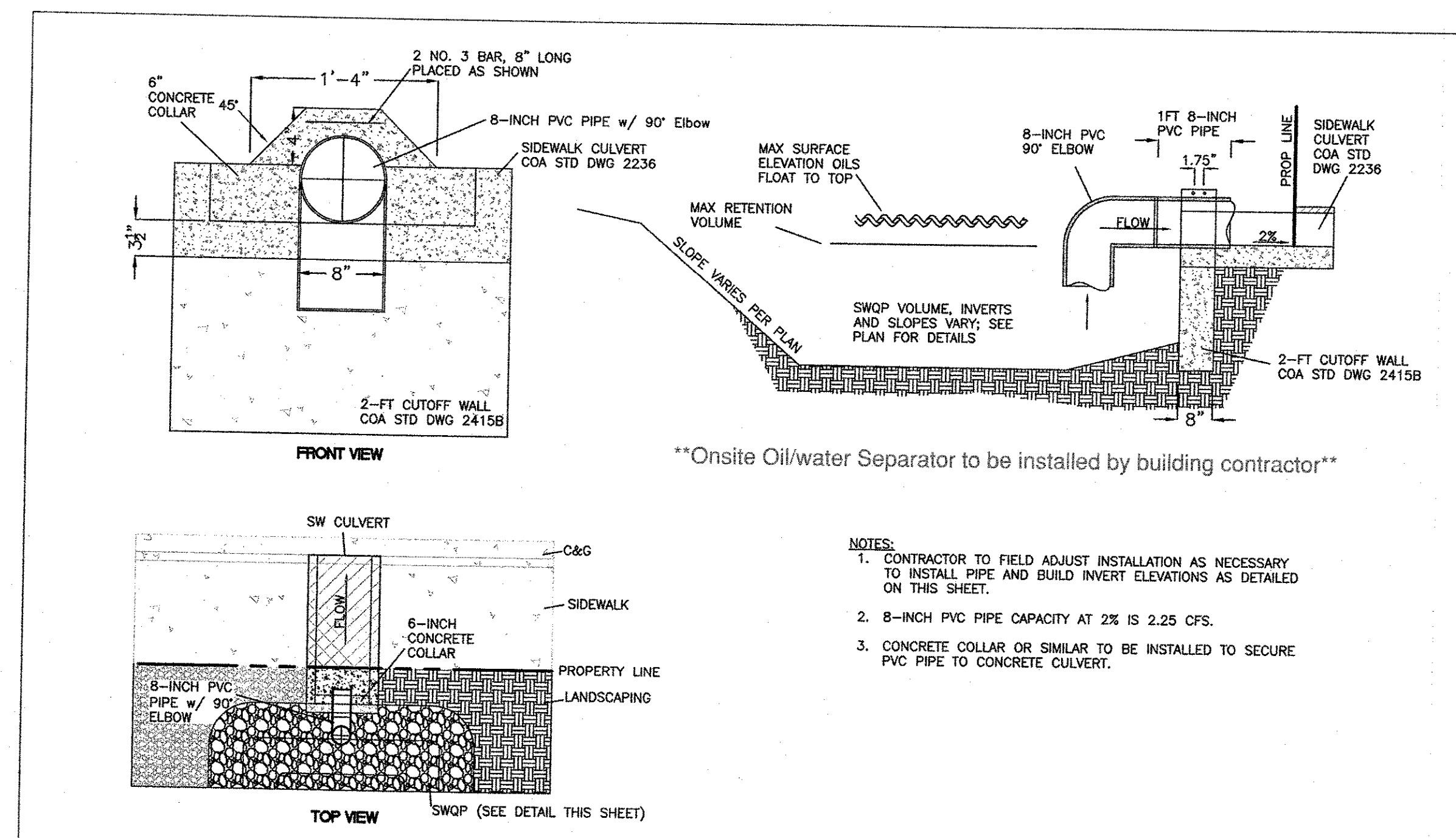
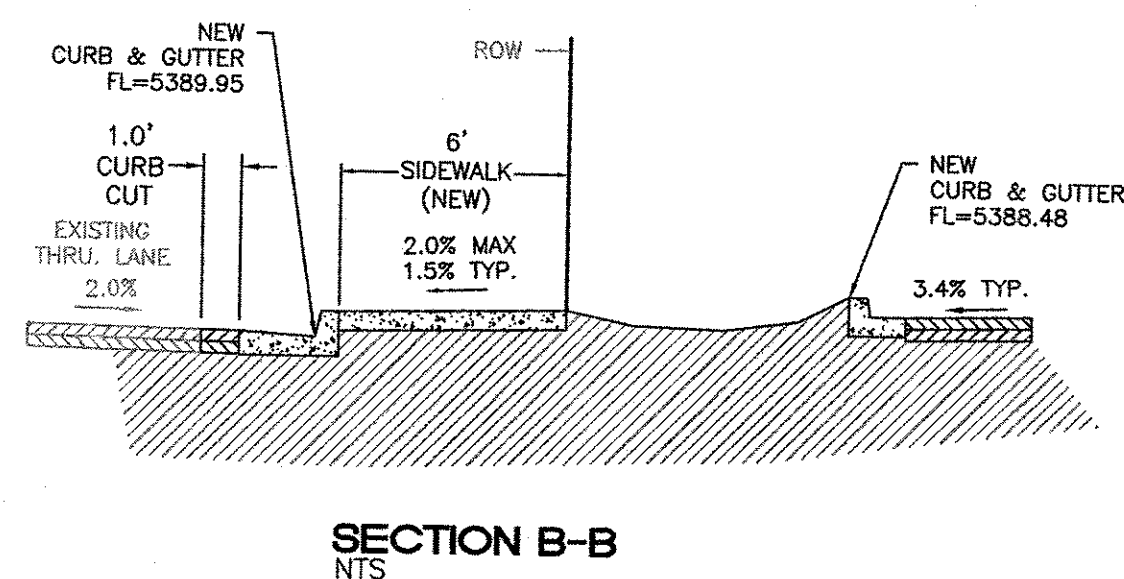
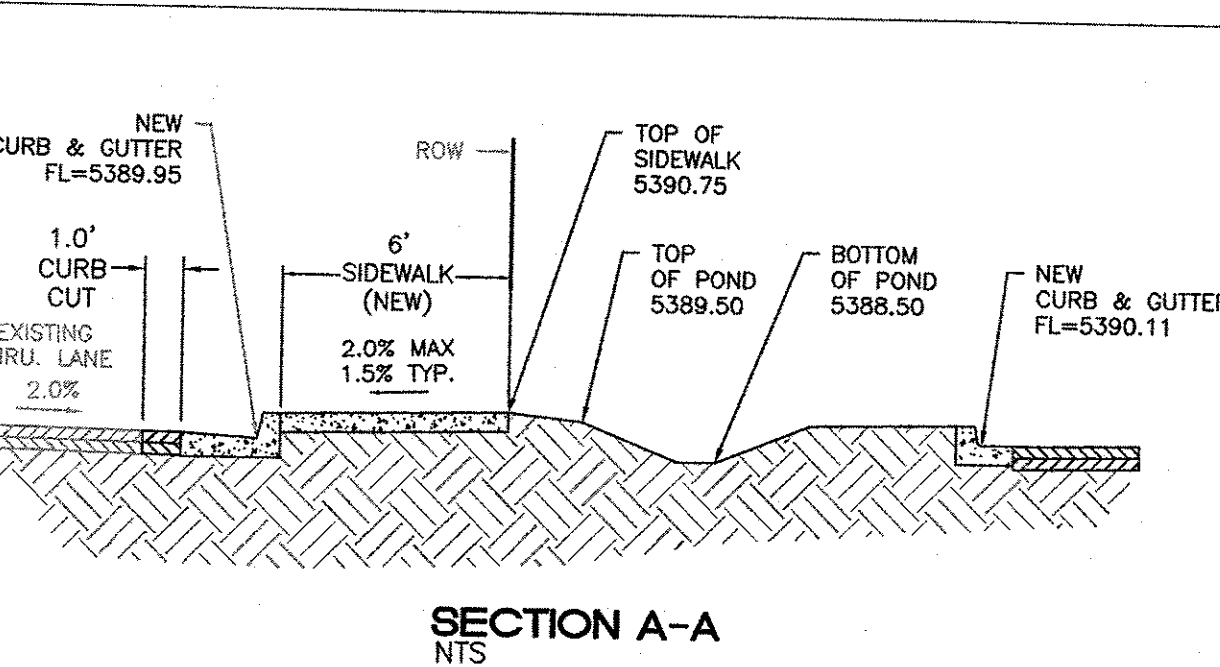
FOR REFERENCE ONLY	
	ENGINEER'S SEAL
	JIFFY LUBE 8305 MENAUL BLVD. NE
	GRADING & DRAINAGE PLAN
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierwestllc.com
DRAWN BY BF DATE 11/6/2019 2018016_GR SHEET # 5 JOB # 2018016	

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OIL-WATER SEPARATOR ATTACHMENT TO SIDEWALK CULVERT
NTS

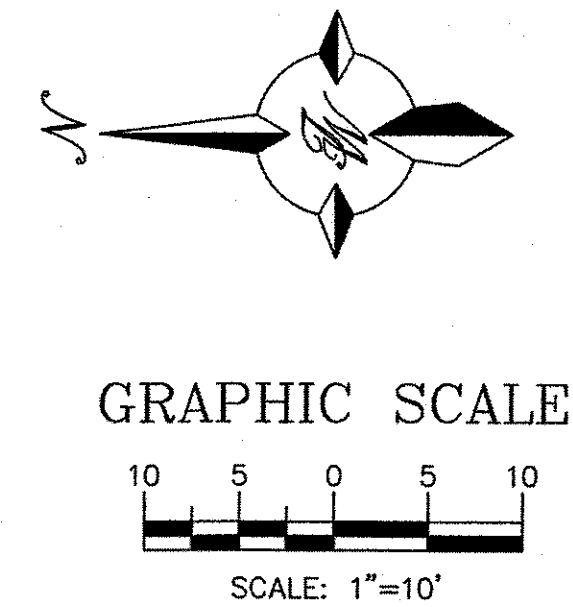
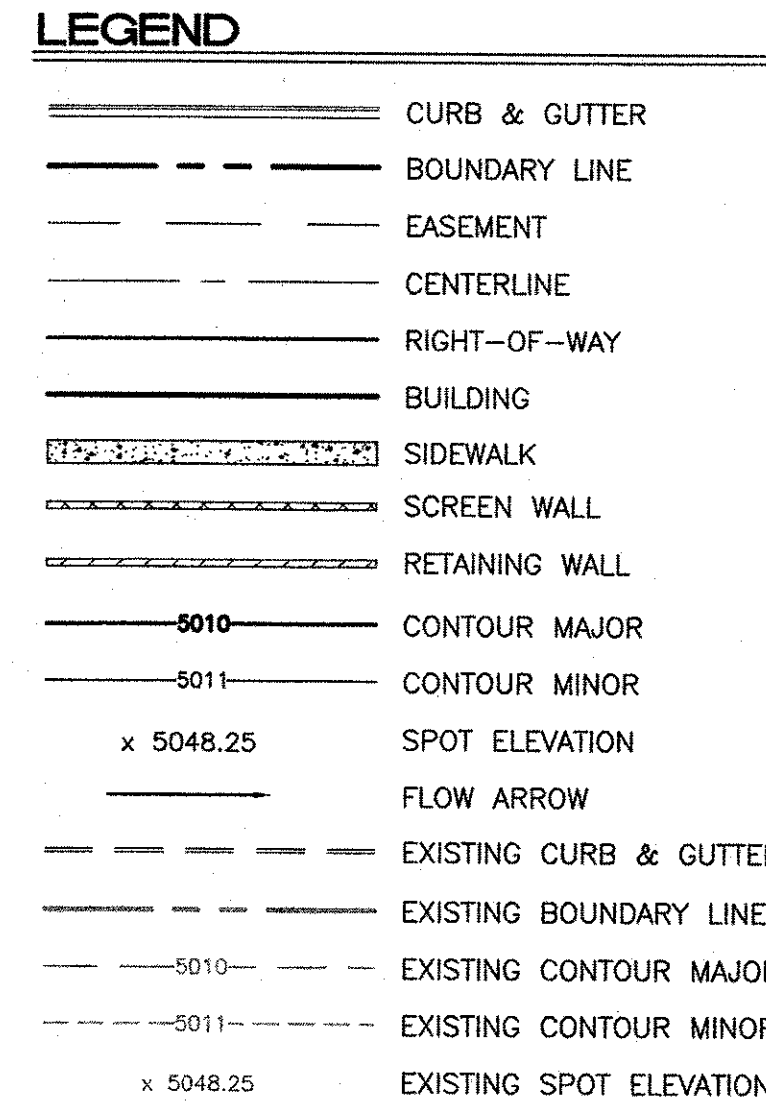
LEGEND

—	CURB & GUTTER
---	BOUNDARY LINE
---	EASEMENT
---	CENTERLINE
---	RIGHT-OF-WAY
---	BUILDING
---	SIDEWALK
---	SCREEN WALL
---	RETAINING WALL
5010	CONTOUR MAJOR
5011	CONTOUR MINOR
x 5048.25	SPOT ELEVATION
---	FLOW ARROW
---	EXISTING CURB & GUTTER
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TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrawestllc.com	
ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
JEFF LUBE PAVING IMPROVEMENTS MENAUL BLVD. - STA: 10+00 TO 14+20.00	
TITLE:	CITY PROJECT NO. 772684
DESIGN REVIEW COMMITTEE APPROVED DEC 17 2019	CITY ENGINEER APPROVAL APPROVED Aug 3, 2020
DESIGNED BY: RS DRAWN BY: BUF DRAWING NAME: 2018016_PV_MENAU	MO./DAY/YR. MO./DAY/YR. SHEET 6 of 10

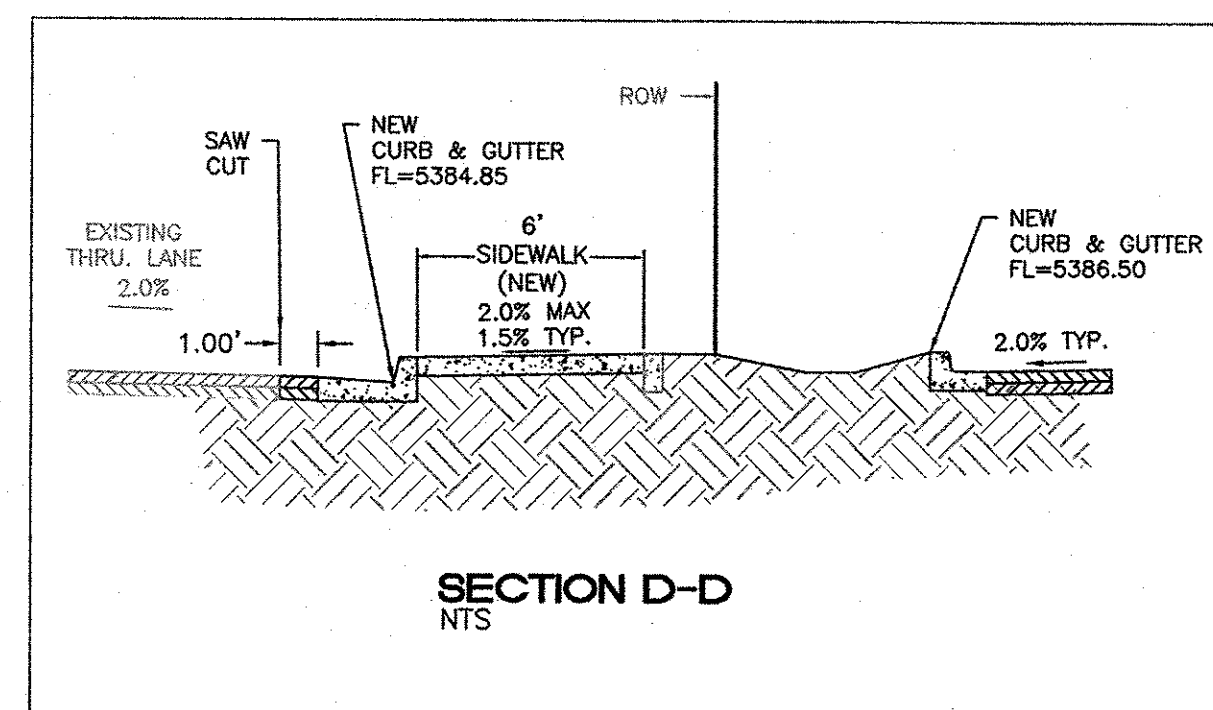
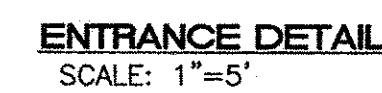
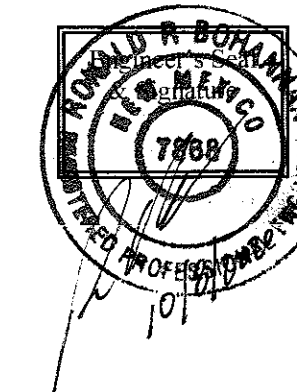


KEYED NOTE:

- ① STANDARD CURB & GUTTER PER COA STD DWG 2415A
- ② 6' CONC. SIDEWALK PER COA. DWG # 2430
- ③ VALLEY GUTTER PER COA STD DWG 2420
- ④ NEW HC RAMP, SEE DETAIL SHEET 9
- ⑤ TRUNCATED DOMES, SEE DETAIL SHEET 9

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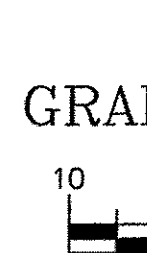



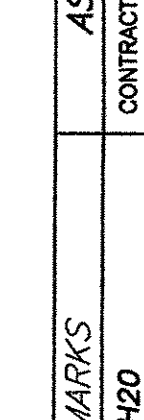
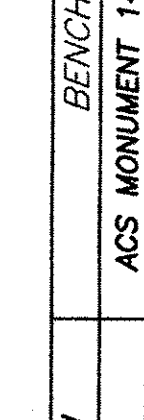


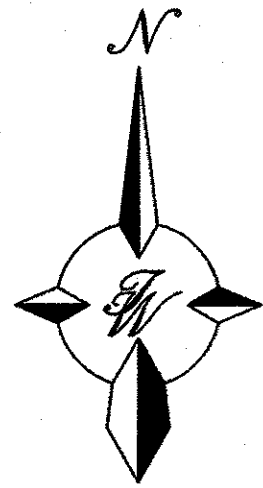
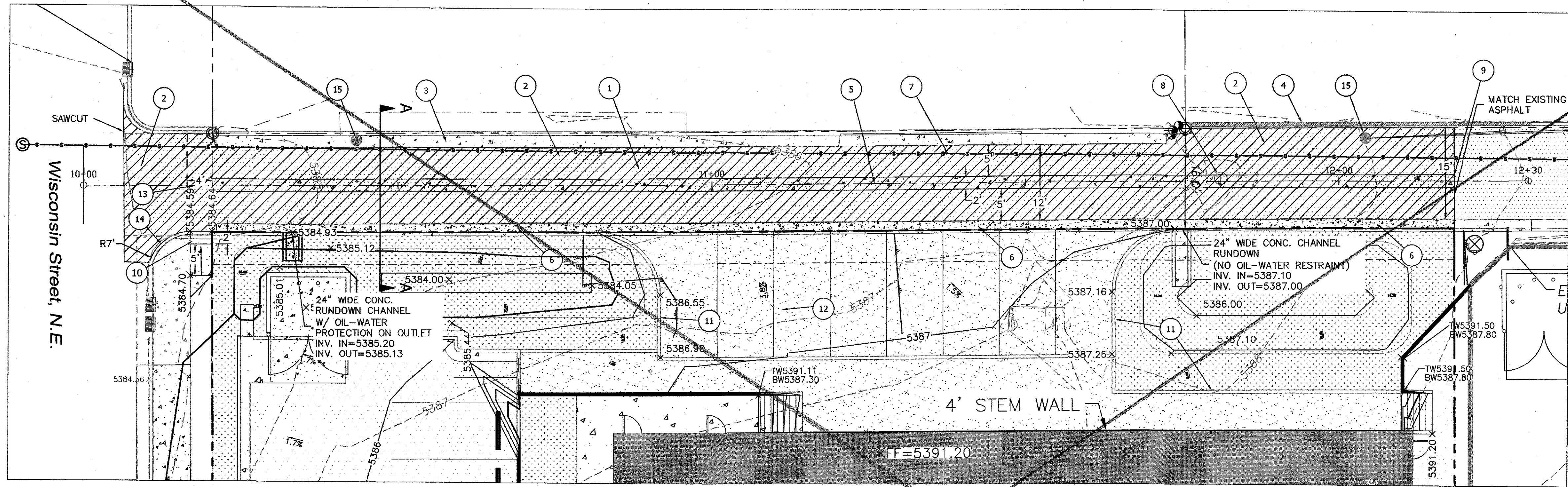
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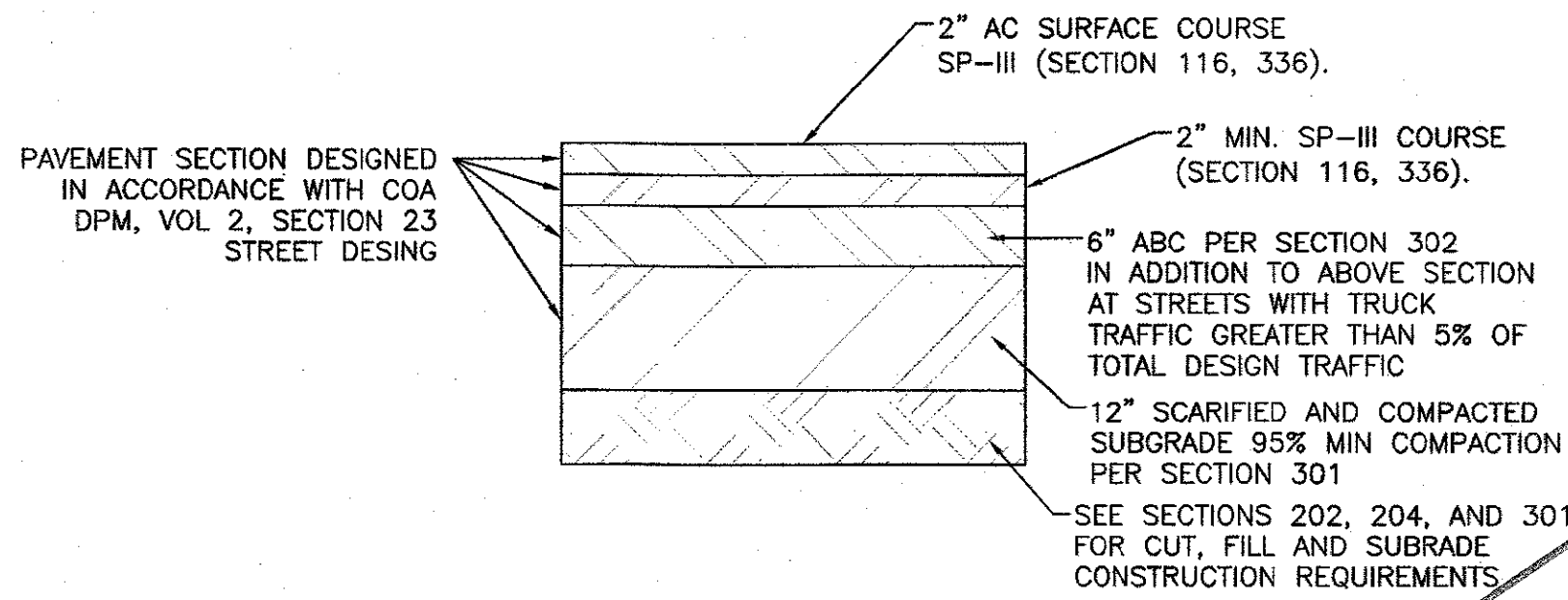
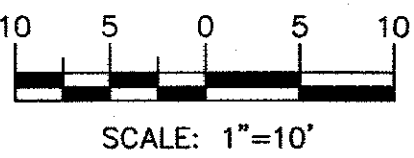
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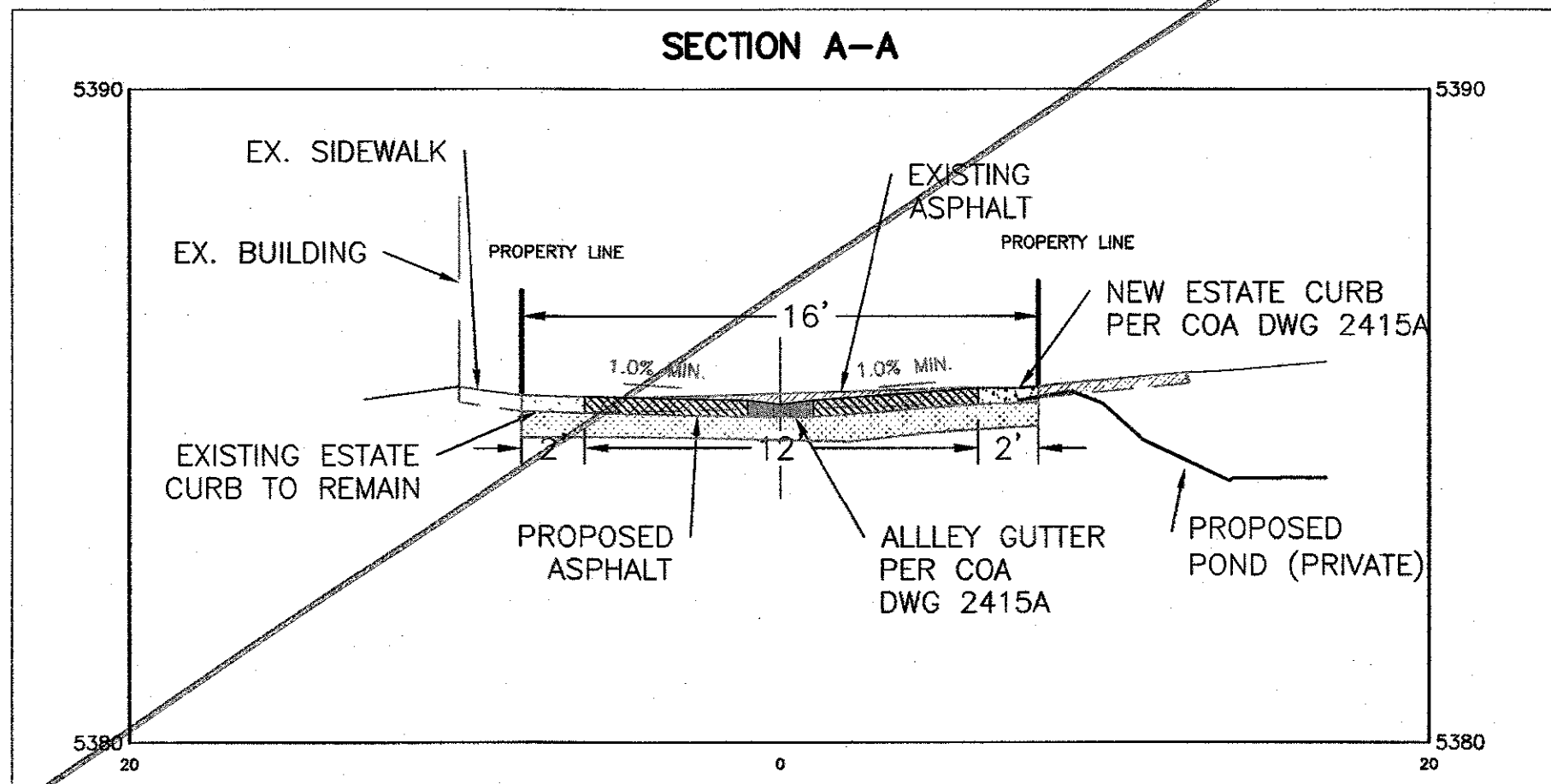
  GRAPHIC SCALE SCALE: 1"=10'			
			
TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrowestllc.com		ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: PAVING IMPROVEMENTS WISCONSIN ST. - STA: 10+00 TO 14+20.00		DESIGNED BY: RS DRAWN BY: BJF DRAWING NAME: 2018016_PV_WISCONSIN ST CHECKED BY: RS	
DESIGN REVIEW COMMITTEE 		CITY ENGINEER APPROVAL 	
CITY PROJECT NO. 772684		ZONE MAP NO. H-19-Z	
SHEET 7 of 10		SHEET 7 of 10	



GRAPHIC SCALE



FLEXIBLE PAVEMENT SECTION



SCALE=1"=5'

KEYED NOTES

- 1 REMOVE EXISTING ASPHALT INSTALL NEW ALLEY GUTTER AND ASPHALT SEE SECTION A-A THIS SHEET (10+05 TO 12+18)
- 2 NEW ASPHALT
- 3 EXISTING ESTATE CURB TO REMAIN
- 4 EXISTING HEADER CURB TO REMAIN
- 5 CONCRETE ALLEY GUTTER PER COA DWG 2415A
- 6 REPLACE EXISTING ESTATE CURB PER COA DWG 2415A
- 7 EXISTING SANITARY SEWER (12" CONC.)
- 8 MANHOLE RIM RELOCATED BY UTILITY (CENTURYLINK)
- 9 END ALLEY IMPROVEMENTS AT PROPERTY LINE. SAW CUT EXISTING ASPHALT.
- 10 ACCESSIBLE RAMP
- 11 HEADER CURB (ONSITE PRIVATE)
- 12 GRAVEL PARKING LOT
- 13 4-FT ADA CROSSWALK 1.5% CROSS SLOPE / 2.0% MAX SLOPE
- 14 REMOVE & REPLACE CURB RETURN
- 15 PROTECT UTILITY POLES AND GUYWIRES

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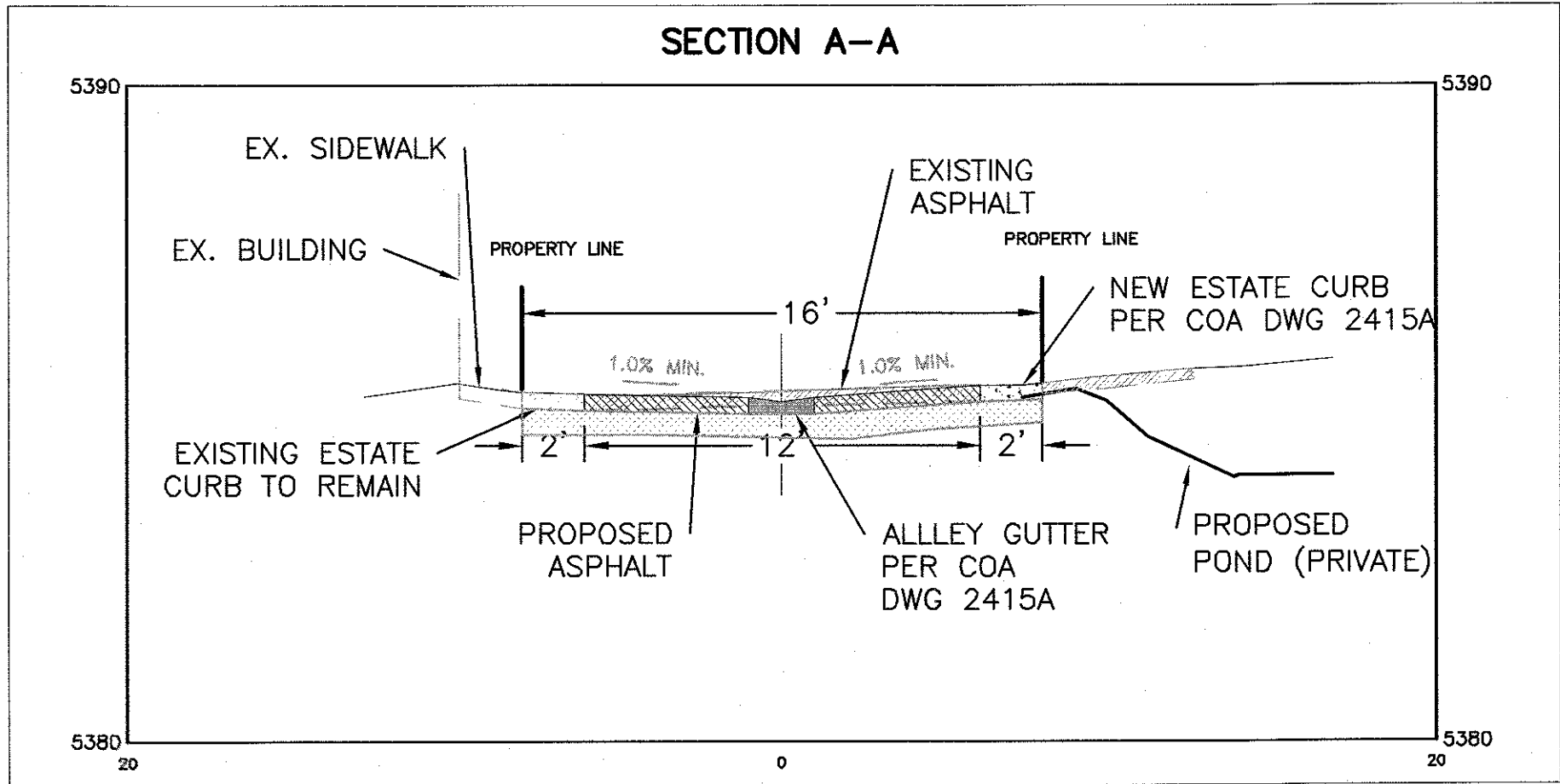
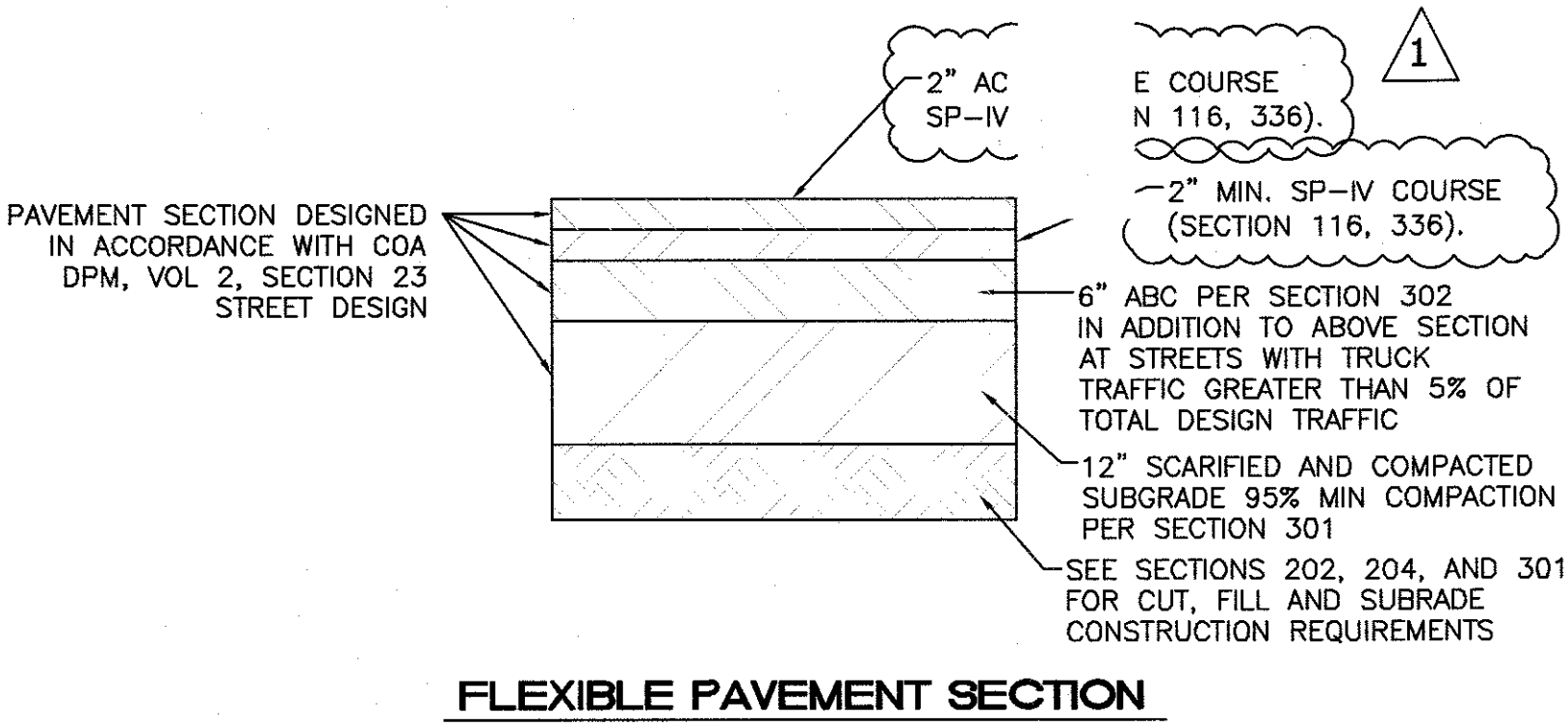
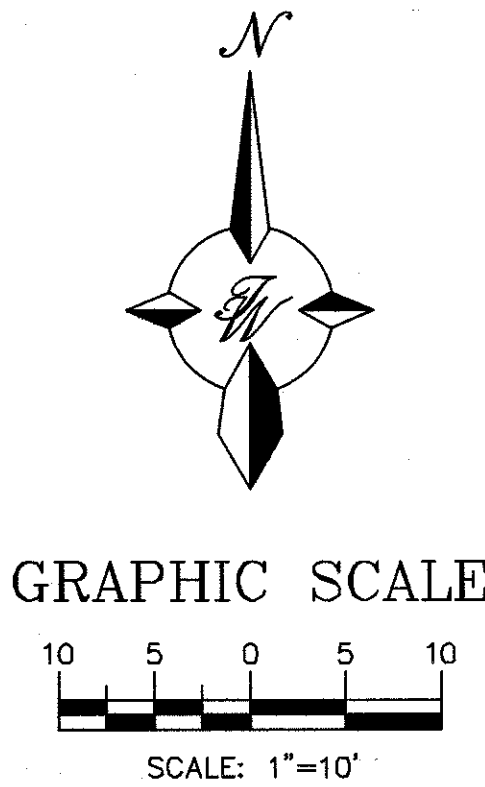
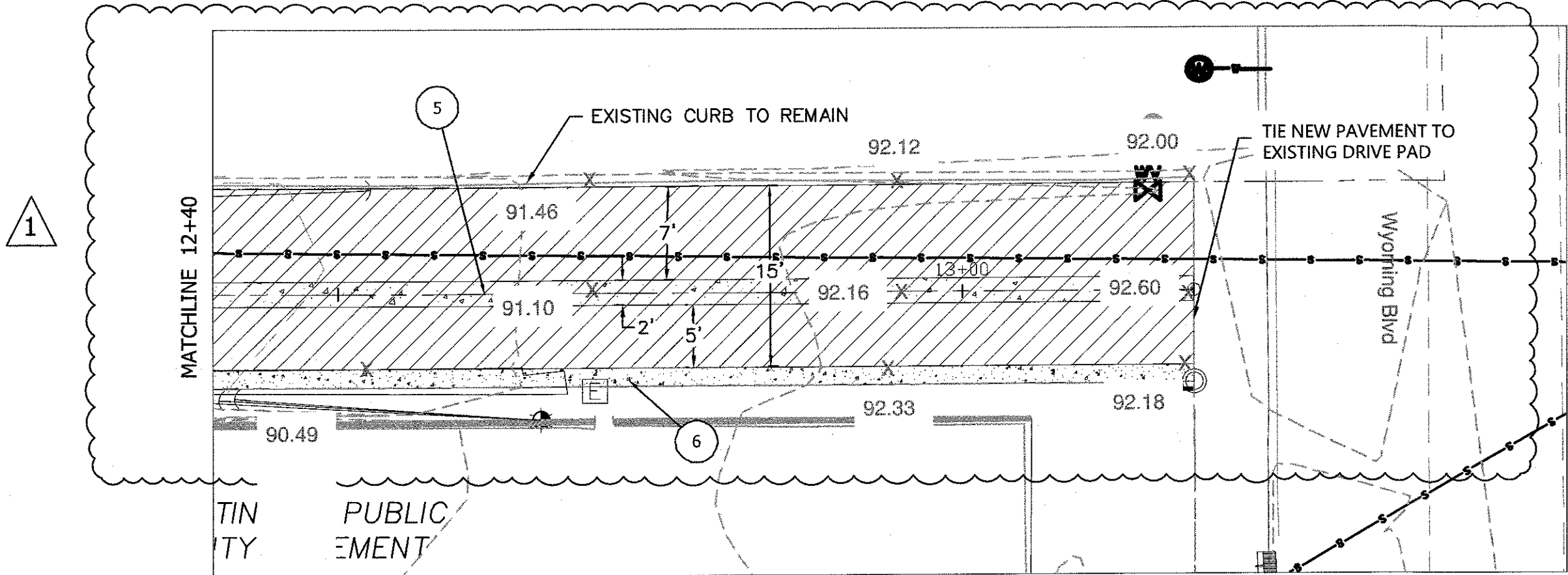
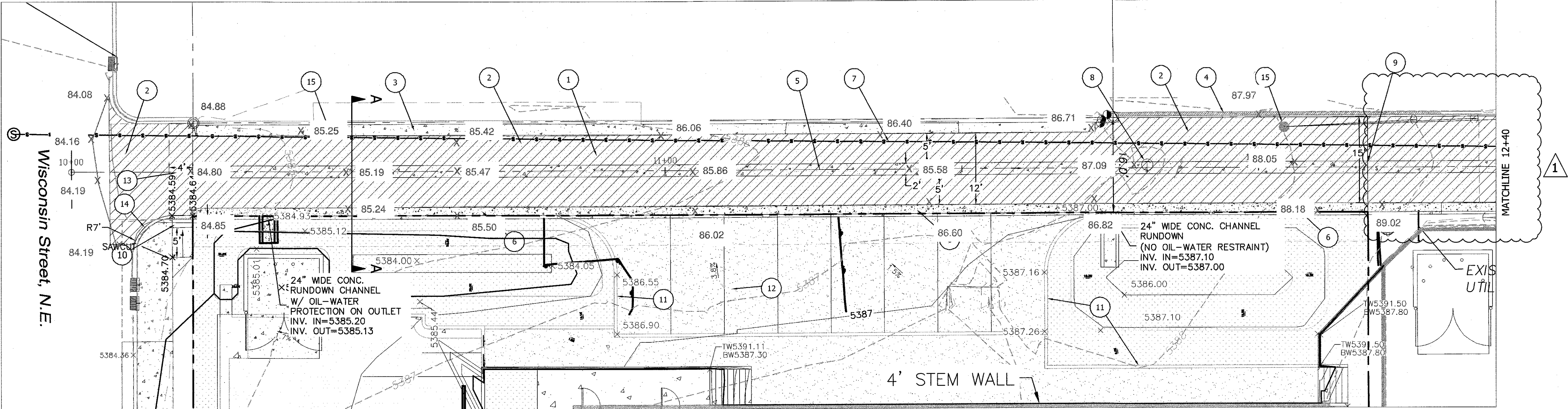
LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
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	CONTOUR MAJOR
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	EXISTING CURB & GUTTER
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	EXISTING ASPHALT
	NEW ALLEY ASPHALT

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ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: JIFFY LUBE PAVING IMPROVEMENTS ALLEY	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
LAST DESIGN UPDATE	MO./DAY/YR.
CITY PROJECT NO. 772684	ZONE MAP NO. H-19-Z
SHEET 8 of 10	



KEYED NOTES

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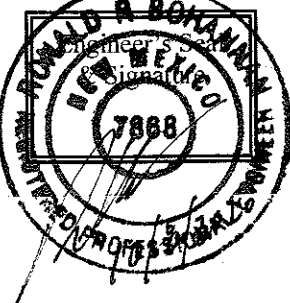
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LEGEND

---	CURB & GUTTER
---	BOUNDARY LINE
---	EASEMENT
---	CENTERLINE
---	RIGHT-OF-WAY
---	BUILDING
---	SCREEN WALL
---	RETAINING WALL
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	SPOT ELEVATION
---	FLOW ARROW
---	EXISTING CURB & GUTTER
---	EXISTING BOUNDARY LINE
---	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
---	EXISTING SPOT ELEVATION
---	EXISTING ASPHALT
---	NEW ALLEY ASPHALT

CAUTION:

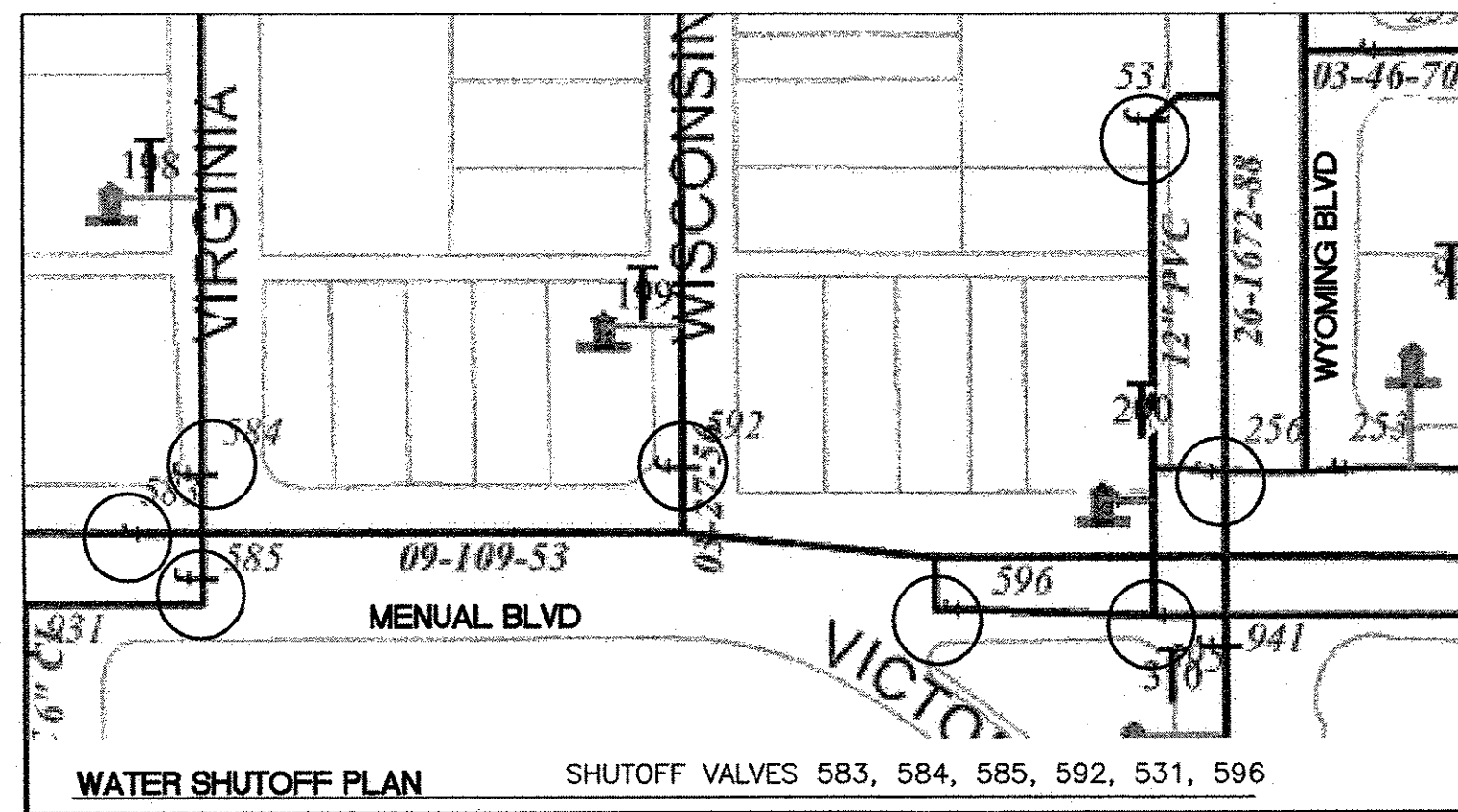
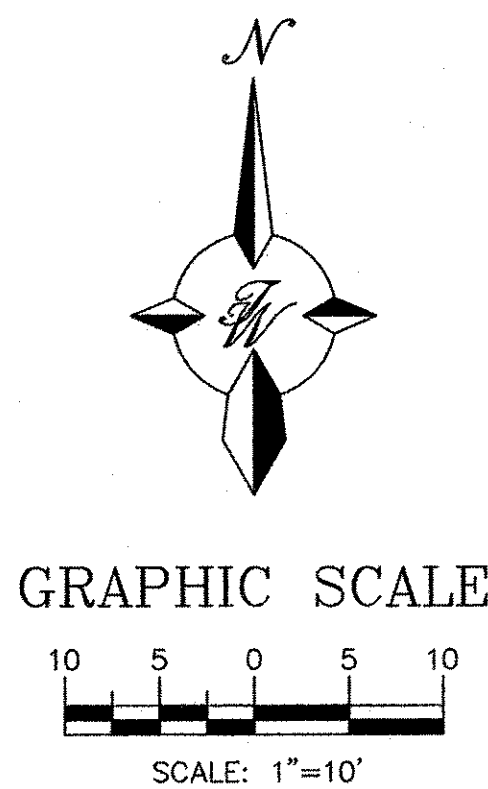
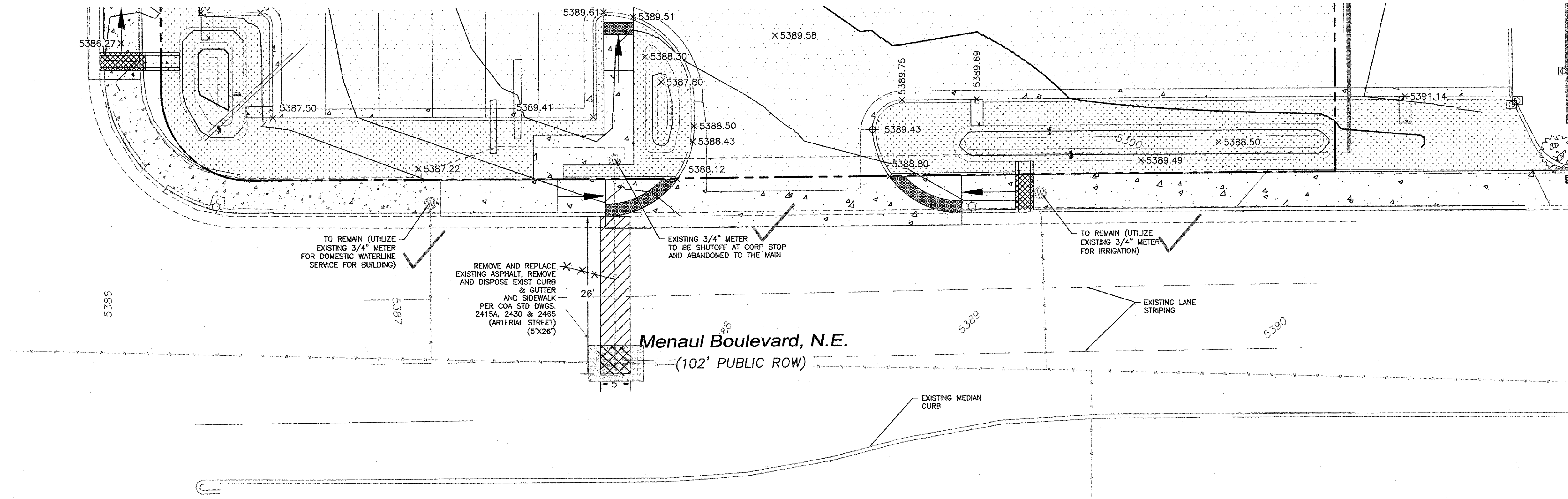
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AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN		CHECKED BY/RS	
CONTRACTOR	AS-BUILT CORRECTIONS	ACS MONUMENT	14-H20	FIELD NOTES	DATE	NO.	BY	NO.	DATE	NO.	DATE	NO.	DATE
CONTRACTOR	AS-BUILT CORRECTIONS	NEW MEXICO STATE											
CONTRACTOR	AS-BUILT CORRECTIONS	PLANE COORDINATES											
CONTRACTOR	AS-BUILT CORRECTIONS	CENTRAL ZONE (NAD 1983)											
CONTRACTOR	AS-BUILT CORRECTIONS	N=1495,141.626											
CONTRACTOR	AS-BUILT CORRECTIONS	E=1,551,771.675											
CONTRACTOR	AS-BUILT CORRECTIONS	EL=5415.788											
CONTRACTOR	AS-BUILT CORRECTIONS	GROUND TO GRID FACTOR=0.99965381											
CONTRACTOR	AS-BUILT CORRECTIONS	DELTA ALPHA=-0.01013.69"											



NOTE:
COORDINATE WITH MAPS & RECORDS FOR
SHUT OFF

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://ABCWUA.ORG/WATER_MAIN_SHUTOFF.ASPX](http://abcwua.org/water_main_shutoff.aspx)

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NOTICE TO CONTRACTORS

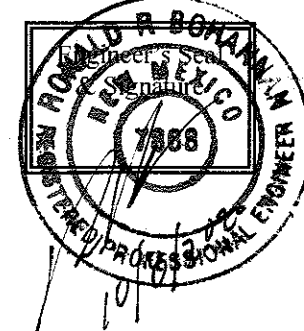
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY AND CONFORM TO NM DOT SPECIFICATION 2019 WHEN IN DOT ROW.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. THE PROPOSED DEVELOPMENT REQUIRES AN APPROVED BACKFLOW PREVENTION DEVICE TO BE INSTALLED PRIOR TO WATER SERVICE BEING PROVIDED. AN INSPECTION BY THE WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED PRIOR TO ISSUING A METER PROVIDING WATER TO THE DEVELOPMENT. PLEASE CONTACT THE CROSS CONNECTION INSPECTOR TO COORDINATE AN INSPECTION AT 505-289-3465 OR CROSS CONNECTION MANAGER AT 505-289-3454 FOR MORE INFORMATION.

LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- BUILDING
- - - SIDEWALK
- - - EXISTING CURB & GUTTER

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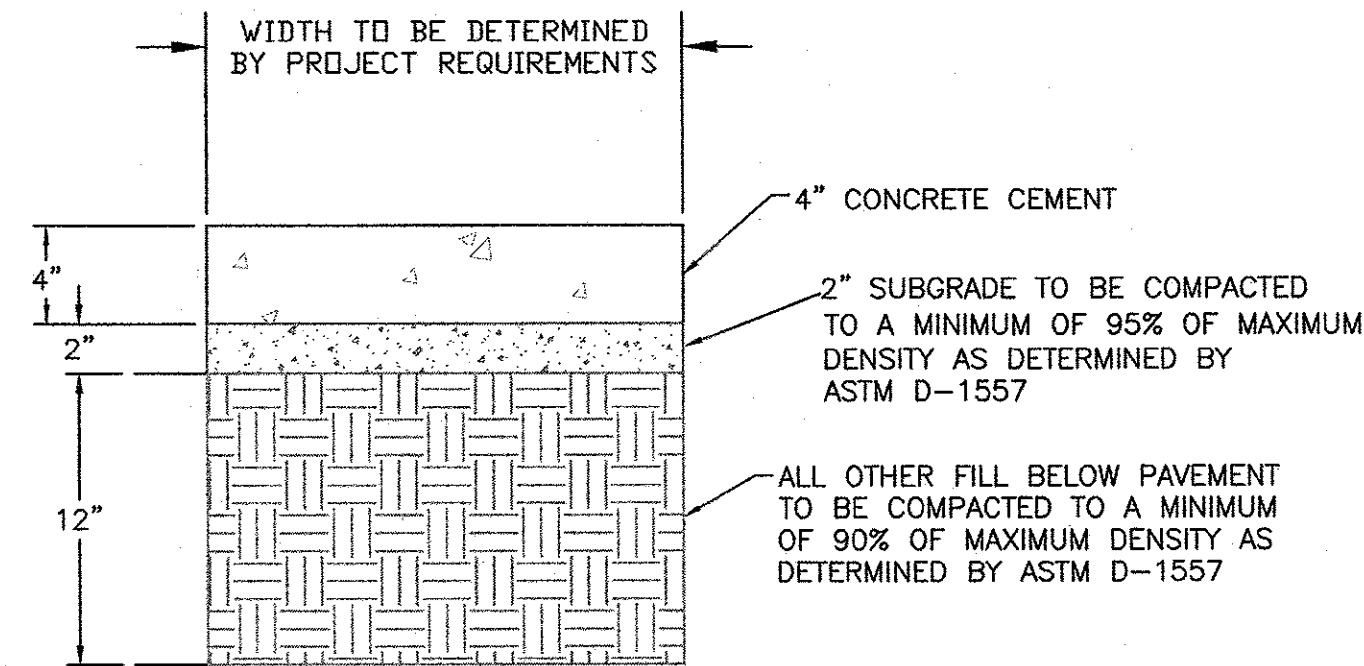
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505)858-3100
www.tierrawestllc.com

ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
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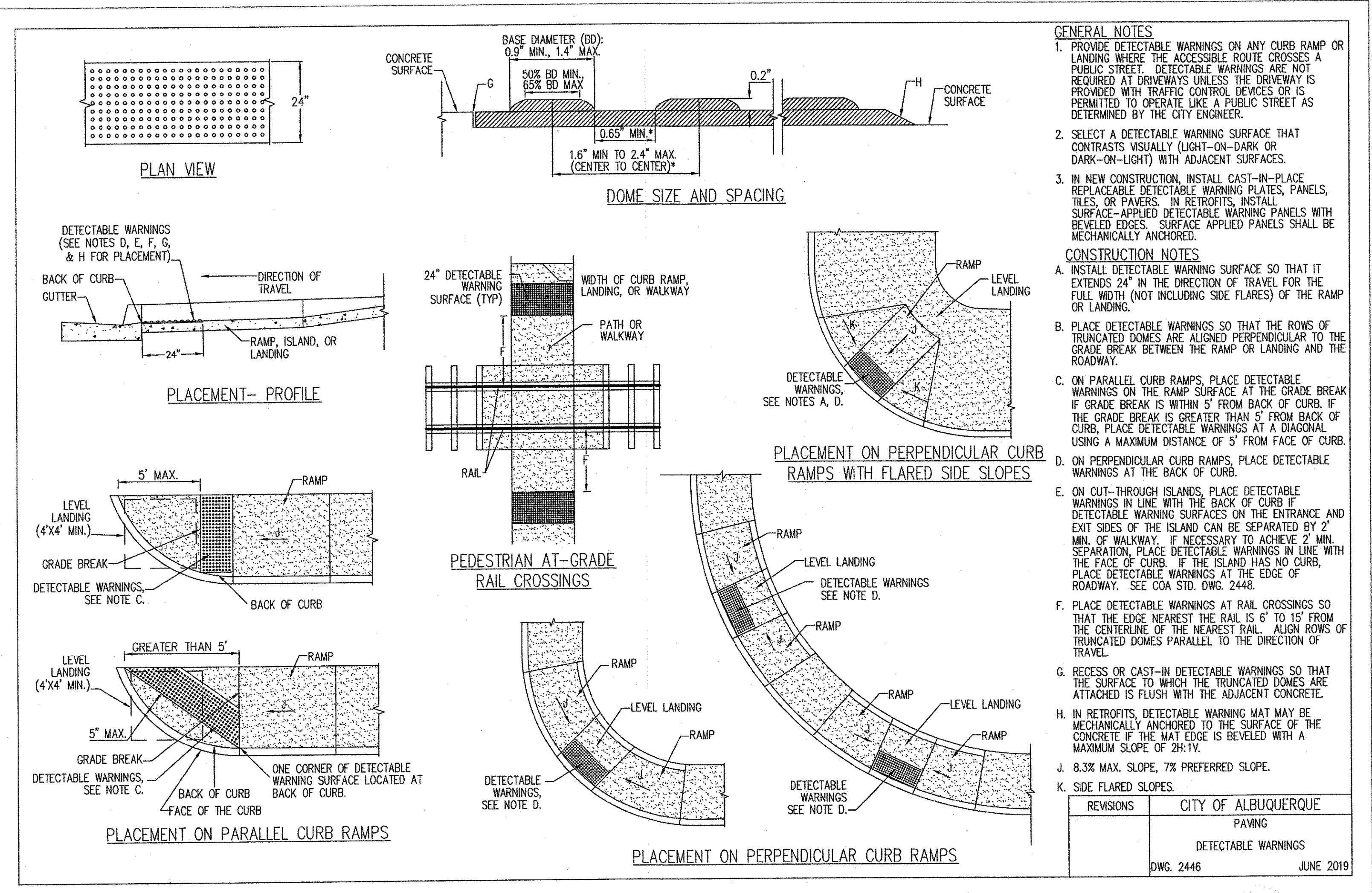
TITLE:
**JIFFY LUBE
UTILITY IMPROVEMENTS
MENAUL BLVD. - STA: 10+00 TO 14+20.00**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
DEC 17 2019 REVIEW COMMITTEE	Aug 3, 2020 CITY ENGINEER		

CITY PROJECT NO.	ZONE MAP NO.	SHEET
772684	H-19-Z	9 of 10

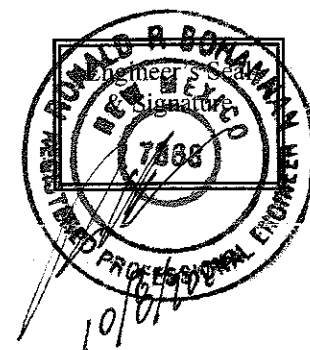


CONCRETE SIDEWALK SECTION



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Planning Department and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings.

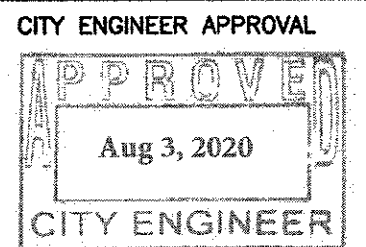


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PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **JIFFY LUBE**

CONSTRUCTION DETAILS



CITY PROJECT NO.

772684

ZONE MAP NO.
H-19-Z

SHEET

10 of 10

ENGINEER'S SEAL				SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION			