

Smith's Fuel Center #498 Hubbell Plaza, Tract B-1B

STREET IMPROVEMENTS

CITY OF ALBUQUERQUE

NEW MEXICO

April 2009

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PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for 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 the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Surv-Tek Inc. is the licensed Surveyor responsible for providing surveying services for this project. Great Basin Engineering has relied upon Surv-Tek Inc. for professional services in preparing this drawing. Great Basin Engineering makes no claims to the accuracy of the information provided by Surv-Tek Inc..

Survey Control Note:

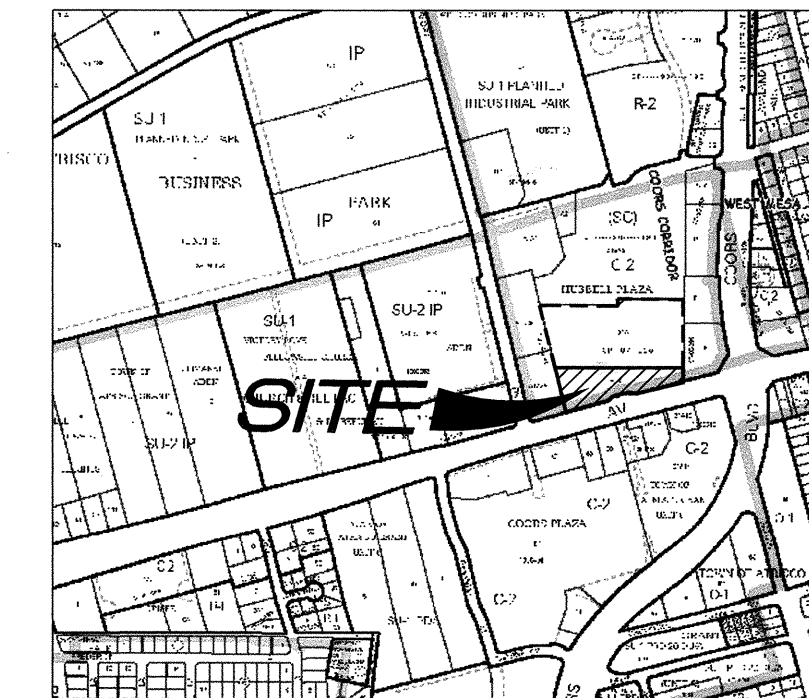
The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Survey or Great Basin Engineering's construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey or improvement plan or on electronic data provided by Surv-Tek Inc. and Great Basin Engineering. The Surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Great Basin Engineering. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

New Mexico One Call, Inc.



Smith's
FOOD & DRUG STORES
#498

Coors Boulevard & Central Avenue
Albuquerque, New Mexico



VICINITY MAP

Zone Atlas Page: K-10-Z

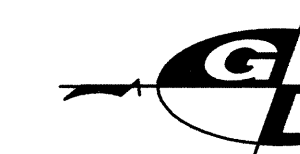
NOTICE TO CONTRACTORS

- 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 (UPDATE #7) INCLUDING AMENDMENT #1.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24-HOUR CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATIONS DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE STANDARD SPECIFICATIONS.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN.
- CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER 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. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THIS PROJECT THAT IS NOT SHOWN ON THE PLAN AND IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE DESIGNERS EXPENSE.
- RCP 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 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.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART F.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.
- PERMANENT PAVING STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ALL WATER VALVE BOX MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☒ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

GREAT BASIN ENGINEERING - SOUTH



CONSULTING ENGINEERS and LAND SURVEYORS

2010 North Redwood Road, P.O. Box 16747

Salt Lake City, Utah 84116

Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551

REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEER'S STAMP & SIGNATURE		APPROVALS		ENGINEER	DATE	*****	
		DRC Chairman		Woodall	11/4/09	APPROVED FOR CONSTRUCTION	
		Transportation			6-9-09		
		Water/Wastewater			11-4-09		
		Hydrology		Ante G. Chen	6-9-09		
		C.I.P.					
		Constr. Mngmt.				SHEET 1 of 7 1 April, 2009 498DRC_CV	
		Constr. Coord.					
		CITY PROJECT NO.					
DRB Project #1007551		773283		Zone Map K-10			

TANK DEPTH OF BURY CALCULATION			
DESCRIPTION	FURTHEST ISLAND		LOWEST ISLAND
1. Elevation at Top of Island	97.51	ft.	97.51
2. Min. Slope of Piping = $(L) \times 1/8"$ per foot	1.77	ft.	1.51
Where L1=170 ft., L2 = 145 ft.			
3. Dispenser Island	6"		
Concrete Drive Slab	6"		
Pipe Cover	8"		
Pipe Diameter	3"		
Tank Connection	10"		
Total	33"		
4. Grade Differential = (#2 + #3)	2.75	ft.	2.75
5. Top of Tanks = (#1 - #4)	4.52	ft.	4.26
6. Top of Tanks = Lowest Calculated Elevation	92.99	ft.	93.25
7. Lowest Elevation of Slab Above Tank	92.99	ft.	
8. Depth of Bury = (#7 - #6)	4.71	ft.	
Check Min. / Max. Burial Depth			
NOTE: If #8 < 6 ft., Set Top of Tanks at (#7 - 6.0 ft.) = 97.70-6.0=91.70.			
If #8 > 7 ft., Contact Owner for Certification of Burial Depth with Tank Mfr.			

Curb and Gutter Construction Notes:

- Open face gutter shall be constructed where drainage is directed away from curb.
- Open face gutter locations are indicated by shading and notes on the grading plan.
- It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
- Refer to the typical details for a standard and open face curb and gutter for dimensions.
- Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.

ADA Note:
Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If Grades on plans do not meet this requirement notify Consultant immediately.
The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FHWA.

Basis of Bearings

Bearings are Grid Based on New Mexico State Plane Coordinate System, Central Zone.

(Survey stamped May 2, 2008 upon which this plan is based was provided by Surv Tek Consulting Surveyors,

Tank Installation Notes:

- Contractor shall verify that a minimum of 1% slope is provided on all vapor recovery lines from the MPD to the tanks.
- Amoco CEF 4545 or equivalent filter fabric shall be installed in the tank hole.

Narrative

The existing site is an improved, undeveloped tract within a developed, commercial area, the terrain of the site slopes easterly to an existing detention pond.
This site drains solely to Pond C as shown on the original Grading and Drainage Plan for Coors & Central Shopping Center dated May, 1987. The required volume for Pond C on the original plan for a 100 year event is 33,510 cubic feet. Updated calculations using current criteria provided by the City of Albuquerque show the required volume of Pond C to be 45,889 cubic feet.
Since the proposed fuel station encroaches into the original Pond C area, the Pond C area will be expanded and enlarged to contain 45,889 cubic feet as well as an additional volume totaling 56,674 cubic feet before the pond would overflow into the adjoining Walgreens Parcel and continue to the East through existing facilities.

Stormwater Calculations

Original Required Pond C Volume = 33,510 cu.ft.

Required Pond C Volume (per Updated Calculations) = 45,889 cu.ft.

Pond C Volume Provided at Elev. 5095.00 = 45,925 cu.ft.

Pond C Volume Provided at Overflow Elev. 5095.20 = 56,674 cu.ft.

Stormwater Note:

Smith's Food and Drug Stores acknowledges receipt of minor historic offsite flows from the public right-of-way on to this tract B-1B and detention pond volumes will be adjusted to allow for flows.

General Grading Notes:

- All work shall be in accordance with City of Albuquerque Public Works Standard.
- Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fill shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the Geotechnical Engineer.
- Areas to receive fill shall be properly prepared and approved by the City Inspector and Geotechnical Engineer prior to placing fill.
- Fill shall be benched into competent material as per specifications and geotechnical report.
- All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
- A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- The final compaction report and certification from the Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
- All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer & Smith's Project Manager.
- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
- The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report prepared for the project.
- The recommendations in the following Geotechnical Engineering Report by Western Technologies, Inc. are included in the requirements of grading and site Preparation. The Report is titled "Geotechnical Evaluation" Joe No. 32284079 Dated: April 17, 2008
- As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
- Match proposed asphalt to sawcut line (typical) unless otherwise shown.

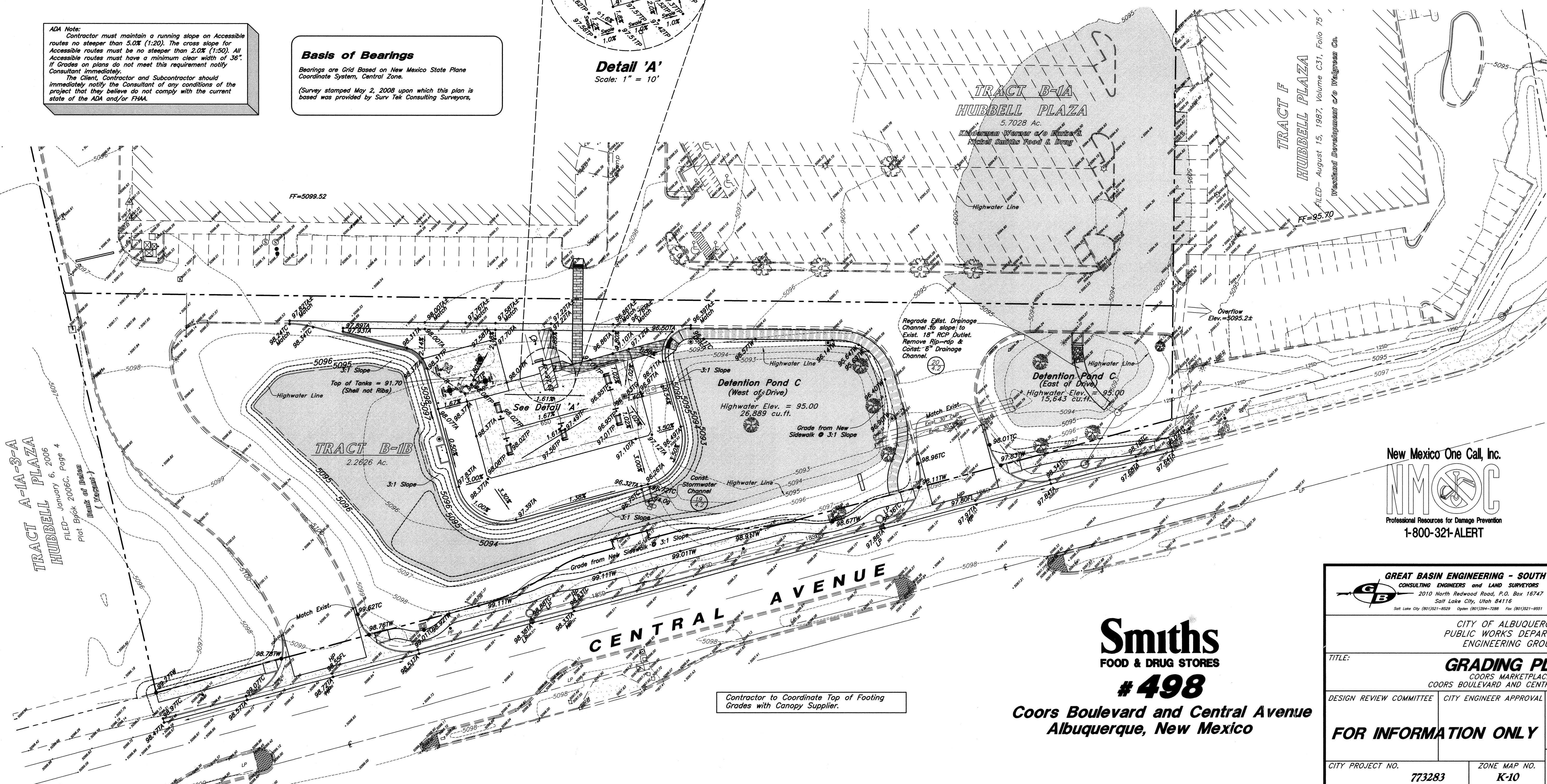
Scale: 1" = 30'

Legend

Direction of Drainage
Top of Asphalt TW
Top of Walk EA
Edge of Asphalt FL
Flowline TC
Top of Curb TP
Top of Gate TP
Top of Pavement
Ridge line
Ground
Std. Curb & Gutter
Open Face C & G
Finish Grade
Top of Retaining Wall
Bottom of Retaining Wall
Proposed Spot
Exist. Spot
Proposed Contour
Exist. Contour

Detail 'A'

Scale: 1" = 10'



New Mexico One Call, Inc.
NMOC
Professional Resources for Damage Prevention
1-800-321-ALERT

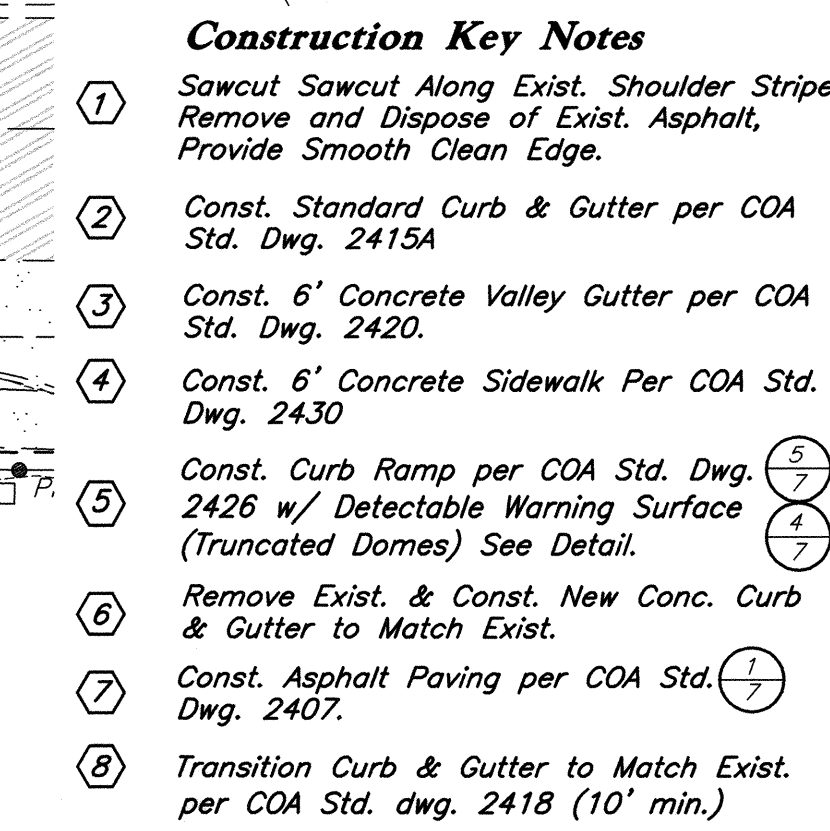
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

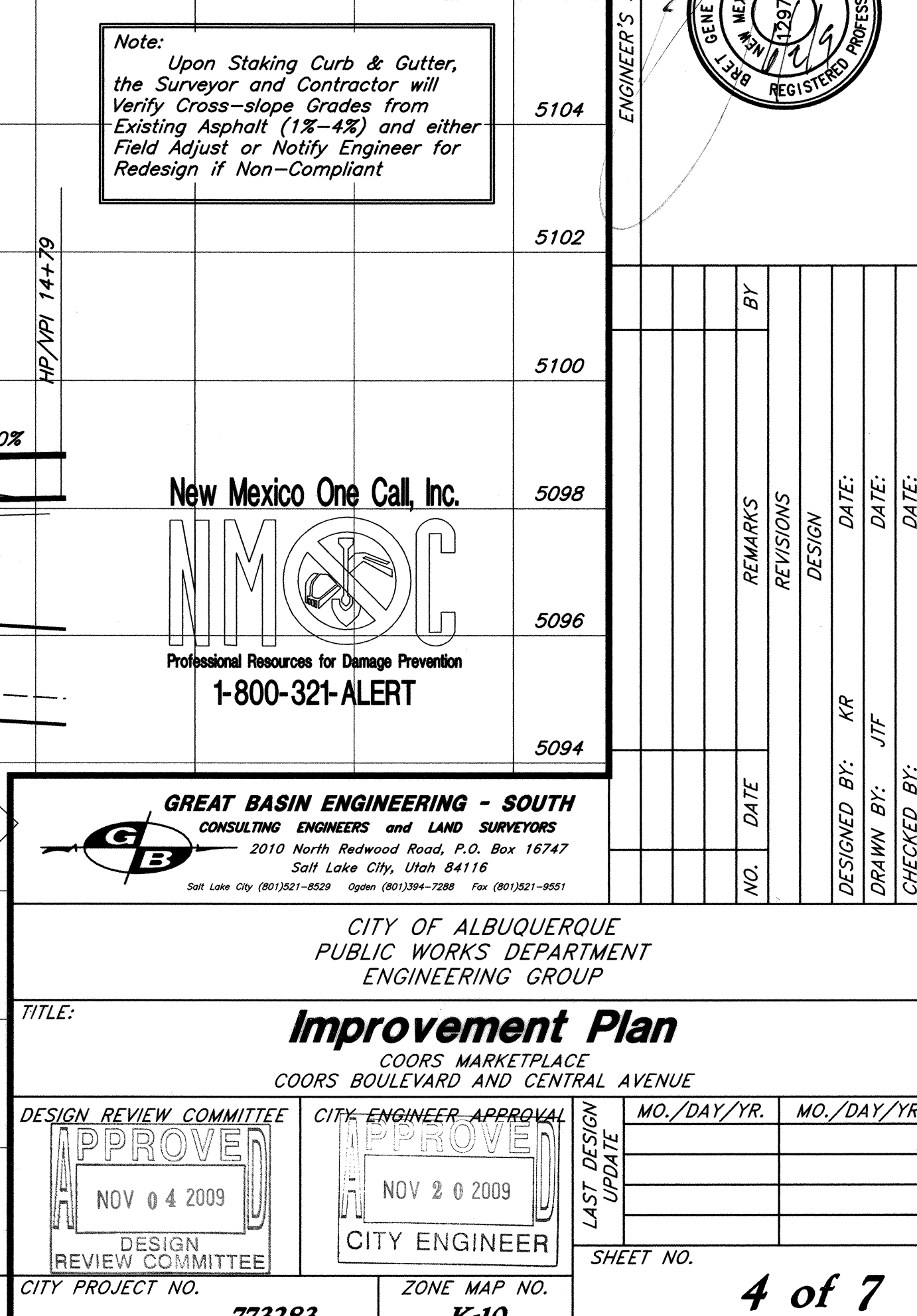
TITLE: GRADING PLAN		MO./DAY/YR.	
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL	
FOR INFORMATION ONLY		SHEET NO. 2 of 7	
CITY PROJECT NO. 773283		ZONE MAP NO. K-10	
LAST DESIGN UPDATE		MO./DAY/YR.	
DESIGNED BY: KR		DATE:	
DRAWN BY: JTF		DATE:	
CHECKED BY:		DATE:	

Smiths
FOOD & DRUG STORES
#498
Coors Boulevard and Central Avenue
Albuquerque, New Mexico

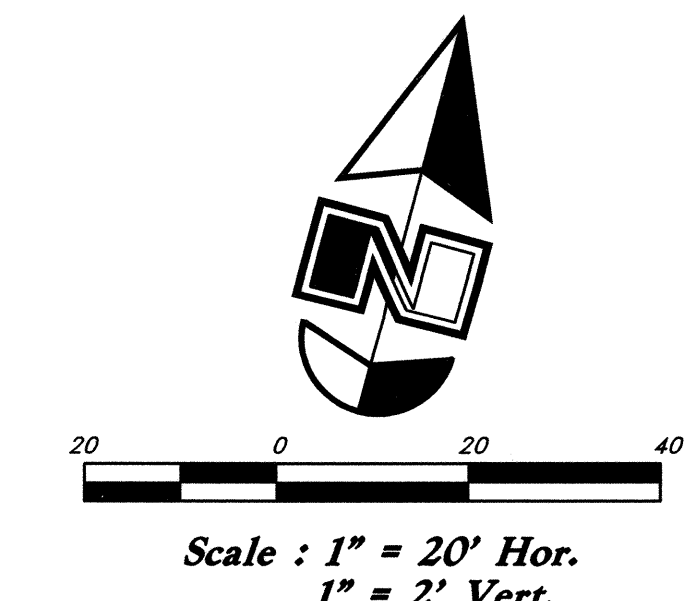
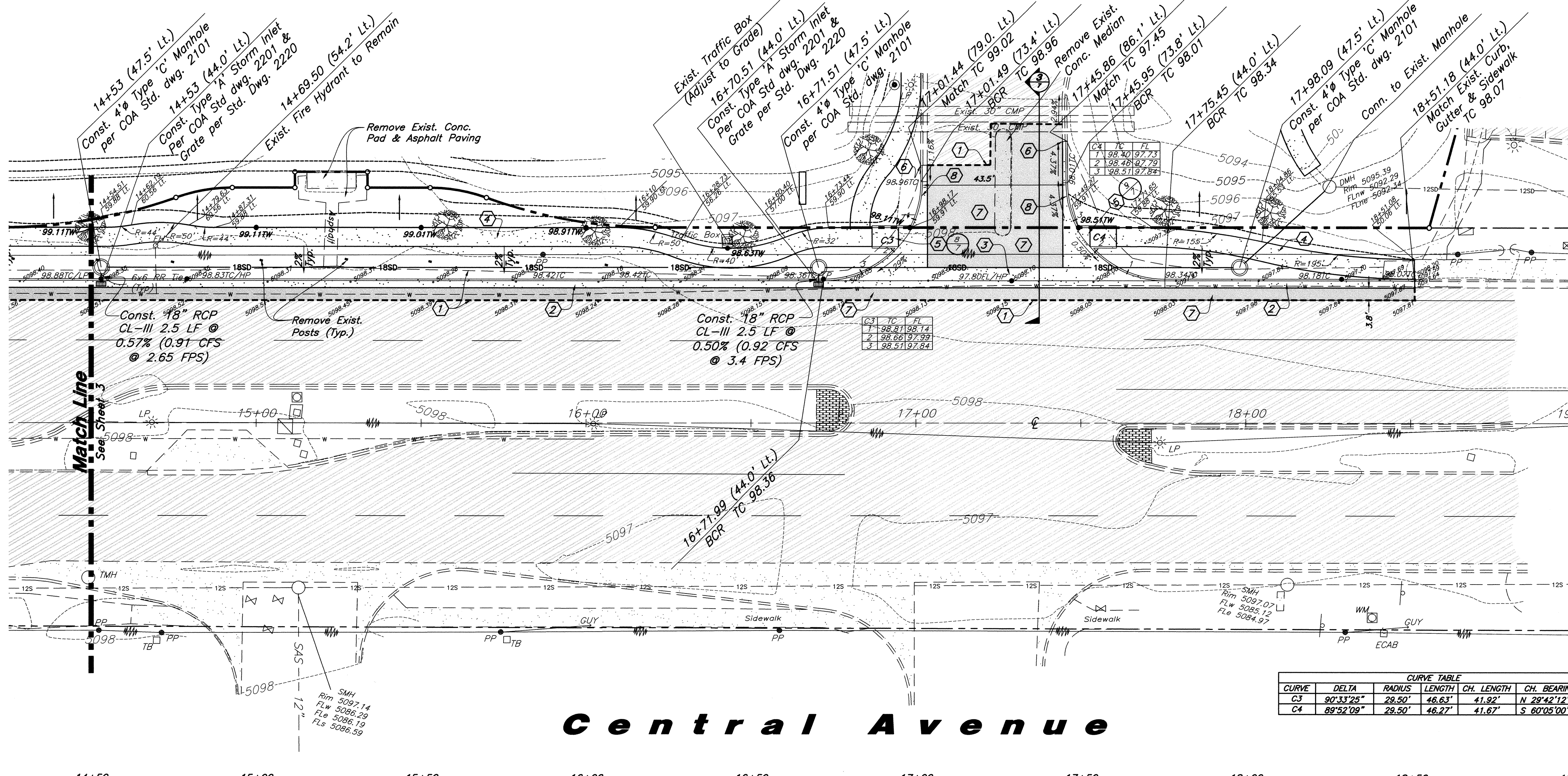
Contractor to Coordinate Top of Footing
Grades with Canopy Supplier.



Note:
Upon Staking Curb & Gutter,
the Surveyor and Contractor will
Verify Cross-slope Grades from
Existing Asphalt (1%-4%) and either
Field Adjust or Notify Engineer for
Redesign if Non-Compliant



***Coors Boulevard and Central Avenue
Albuquerque New Mexico***

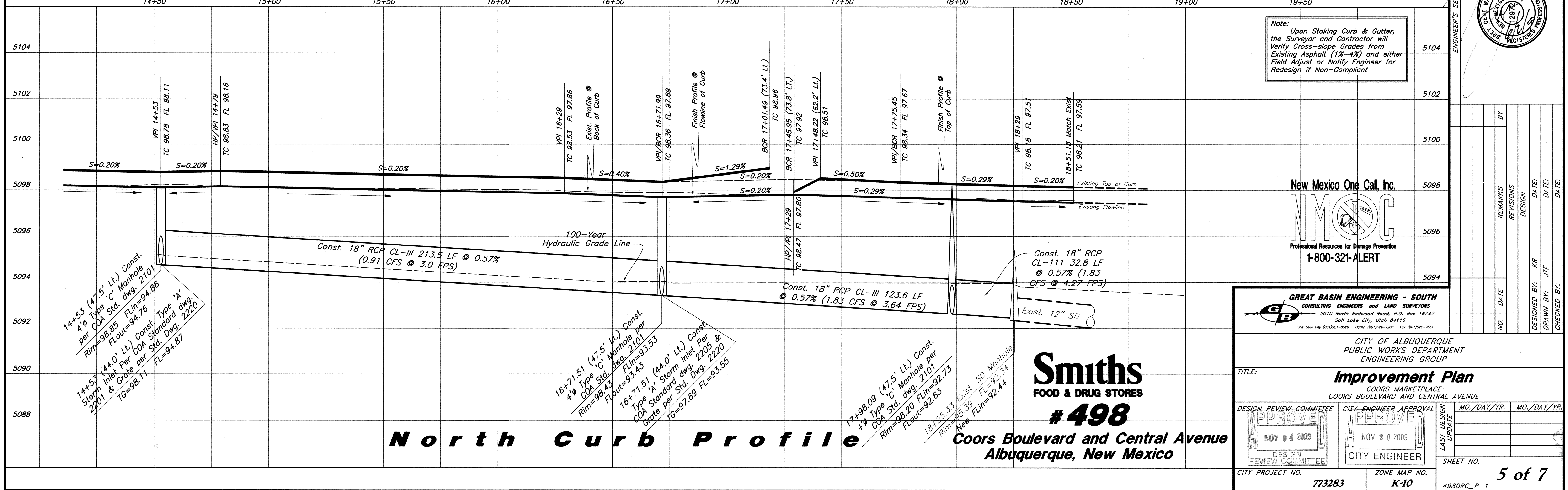


- Legend**
- Existing Fire Hydrant
 - Existing Water Valve
 - Existing Manhole
 - Proposed Inlet Box
 - Existing Improvements
 - Proposed Improvements
 - Reinforced Concrete Pipe
 - Top of Curb
 - Top of Walk
 - Proposed Asphalt
 - Proposed Concrete
 - Existing Asphalt
 - Contour
 - Existing Spot Elevation
 - Proposed Storm Drain
 - Existing Water Line
 - Existing Sanitary Sewer
 - Existing Storm Drain
 - Existing Street Light
 - Existing Power Pole

- Construction Key Notes**
- Sawcut Along Exist. Shoulder Stripe. Remove and Dispose of Exist. Asphalt, Provide Smooth Clean Edge.
 - Const. Standard Curb & Gutter per COA Std. Dwg. 2415A
 - Const. 6" Concrete Valley Gutter per COA Std. Dwg. 2420.
 - Const. 6" Concrete Sidewalk Per COA Std. Dwg. 2430
Const. Curb Ramp per COA Std. Dwg. 2426 w/ Detectable Warning Surface (Truncated Domes) See Detail.
 - Remove Exist. & Const. New Conc. Curb & Gutter to Match Exist.
 - Const. Asphalt Paving per COA Std. Dwg. 2407.
 - Transition Curb & Gutter to Match Exist. per COA Std. Dwg. 2418 (10' min.)

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. LENGTH	CH. BEARING
C3	90°33'25"	28.50'	46.63'	41.92'	N 29°42'12" E
C4	89°52'08"	28.50'	46.27'	41.67'	S 60°05'00" E

Central Avenue



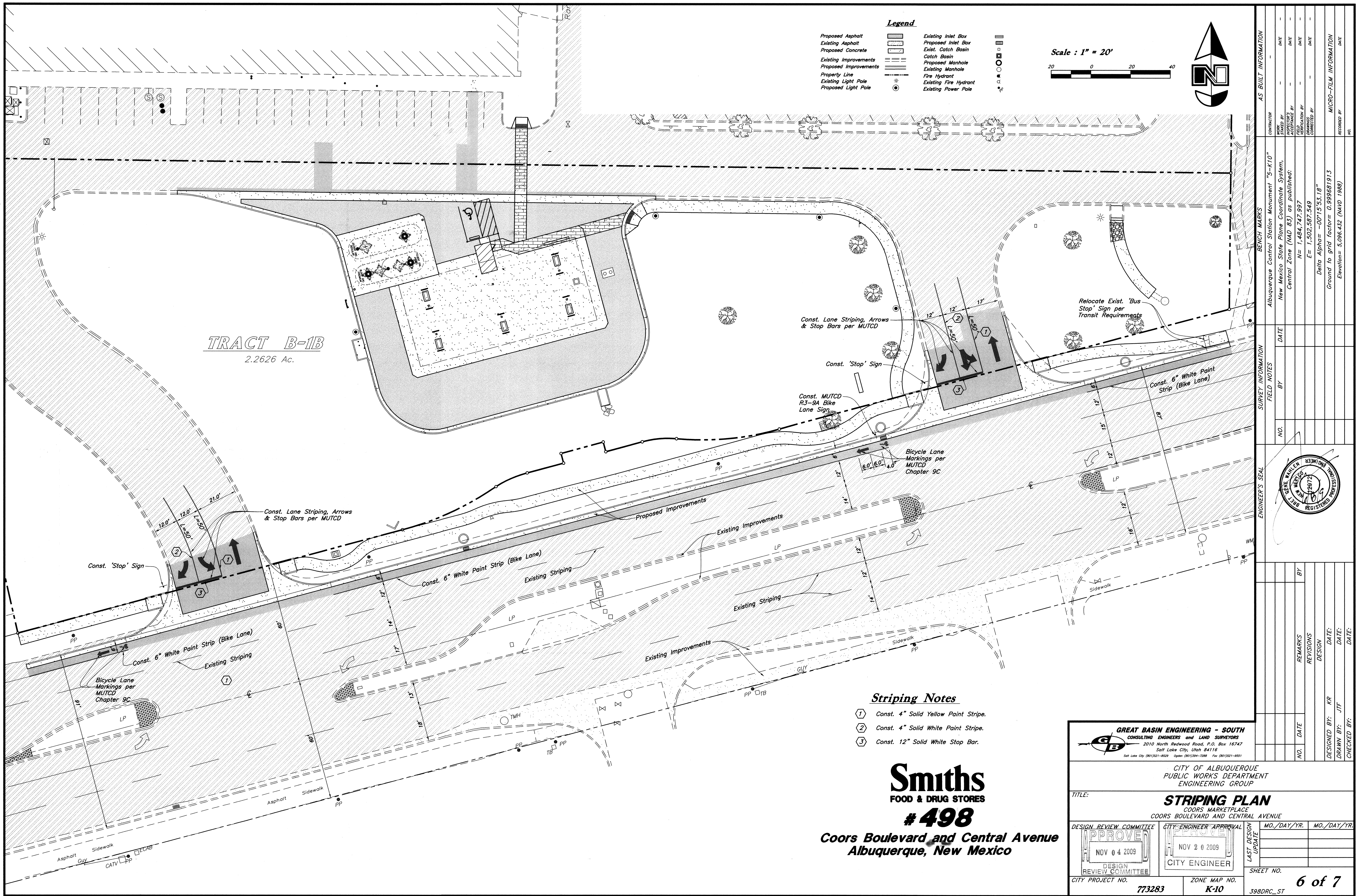
Note:
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#498

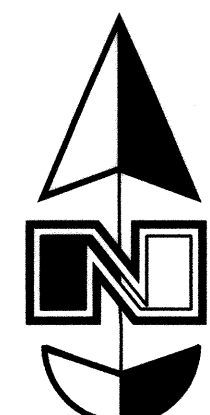
Coors Boulevard and Central Avenue
Albuquerque, New Mexico

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: Improvement Plan COORS MARKETPLACE COORS BOULEVARD AND CENTRAL AVENUE	
DESIGN REVIEW COMMITTEE APPROVE NOV 4 2009 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVE NOV 2 2009 CITY ENGINEER
CITY PROJECT NO. 773283	ZONE MAP NO. K-10
SHEET NO. 5 of 7	



- Legend**
- | | |
|-----------------------|-----------------------|
| Proposed Asphalt | Existing Inlet Box |
| Existing Asphalt | Proposed Inlet Box |
| Proposed Concrete | Exist. Catch Basin |
| Existing Improvements | Catch Basin |
| Proposed Improvements | Proposed Manhole |
| Property Line | Existing Manhole |
| Existing Light Pole | Fire Hydrant |
| Proposed Light Pole | Existing Fire Hydrant |
| | Existing Power Pole |

Scale : 1" = 20'



Striping Notes

- 1 Const. 4" Solid Yellow Paint Stripe.
- 2 Const. 4" Solid White Paint Stripe.
- 3 Const. 12" Solid White Stop Bar.

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **STRIPING PLAN**
COORS MARKETPLACE
COORS BOULEVARD AND CENTRAL AVENUE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVE NOV 04 2009 DESIGN REVIEW COMMITTEE	APPROVE NOV 20 2009 CITY ENGINEER		
CITY PROJECT NO. 773283	ZONE MAP NO. K-10	SHEET NO.	6 of 7

BENCH MARKS		SURVEY INFORMATION	
CONTRACTOR	Albuquerque Control Station Monument "5-K10"	DATE	DATE
WORKED BY	New Mexico State Plane Coordinate System, Central Zone (NAD 83) as published:	BY	BY
ACCEPTANCE BY	N= 1,484,747.997	NO.	NO.
FIELD CHECK BY	E= 1,502,587.549		
DESIGNED BY	Delta Alpha= -00715'53.18"		
DRAWN BY	Ground to grid factor= 0.999881913		
CHECKED BY	Elevations= 5,096.432 (NAVD 1988)		

ENGINEER'S SEAL		REVISIONS	
		NO.	DATE
		BY	DATE
		REMARKS	

