

SCANNED BY
PLANNING

PUBLIC IMPROVEMENT PLANS FOR PARADISE NORTH, TRACT 19A1 ALBUQUERQUE, NEW MEXICO

FEBRUARY 2009

PREPARED FOR:
PHILLIPS EDISON GROUP
175 EAST 400 SOUTH, STE. 402
SALT LAKE CITY, UT 84111

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

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CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Fred C. Arfman, NMPE 7322, 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 Stephen E. Walker of the firm Walker Surveying Company, NMPS number 6401.

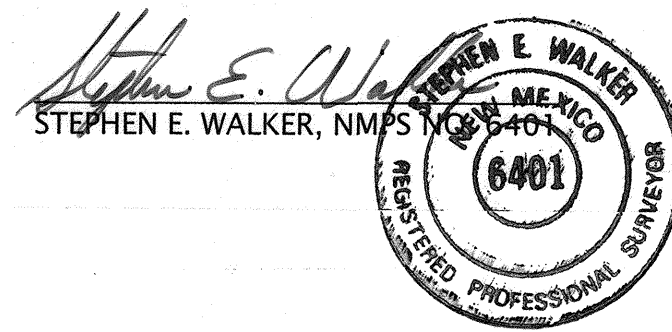
Fred C. Arfman NMPE 7322
for Isaacson & Arfman, P.A.

12.02.09
Date

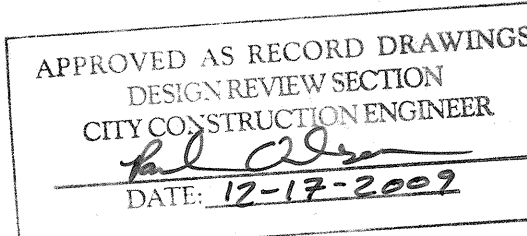


SURVEYOR'S CERTIFICATION

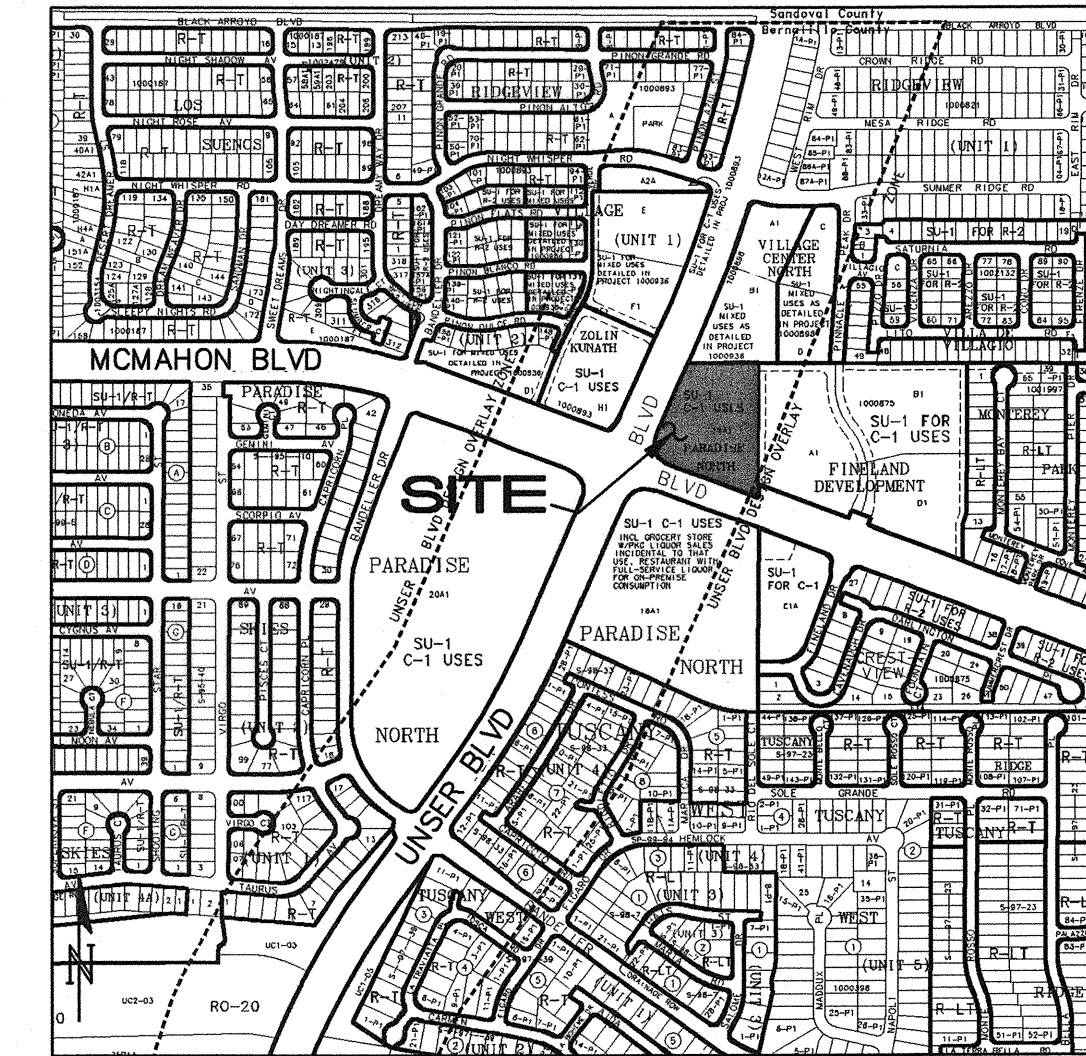
I, STEPHEN E. WALKER, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION SURVEYS PERFORMED BY ME OR UNDER MY SUPERVISION, AND THAT THIS "AS-BUILT"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



8-24-09
DATE



RECORD DRAWING



MAP # A-11-Z VICINITY MAP 1"=750'±

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE NO. 7, INCLUDING AMENDMENT 1.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, NM ONE CALL SYSTEMS, INC. @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 7.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- TRAFFIC CONTROL: 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 BARRICADE PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557.
- 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.
- PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 DR18 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
- ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS UPDATE #7.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING, OR AS INDICATED BY PLAN SET.
- 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 ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES, AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
- ANY WORK OCCURRING WITHIN A FULLY DEVELOPED ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, BUT NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.
- TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.
- PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF PREFORMED THERMOPLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- 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 #7.
- ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE EXECUTION OF THE WATER VALVE SHUT-OFF PLAN WITH ABCWA. ALL WATER VALVES TO BE SHUT-OFF WILL BE OPERATED BY ABCWA. CONTRACTOR SHALL NOTIFY ABCWA AT 857-8200 TWENTY FOUR (24) HOURS PRIOR TO WATERLINE CONSTRUCTION AND SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT EXISTING PUBLIC WATER FACILITIES IN COMPLIANCE WITH SECTION 18 OF THE STANDARD SPECIFICATIONS.
- 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 CONTROL ENGINEERING DIVISION THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK THAT REMOVES, RELOCATES, OR REINSTALLS ANY EXISTING REGULATORY SIGNS.
- RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION WILL BE IDENTIFIED AS PART OF THE FINAL INSPECTION.

REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE		*****	
DRG Chairman		3/12/09		3/12/09		3/12/09		APPROVED FOR CONSTRUCTION	
Transportation		N/A		N/A		N/A			
Water/Wastewater		N/A		N/A		N/A			
Hydrology		N/A		N/A		N/A			
Constr. Mngmt.		N/A		N/A		N/A			
Constr. Coord.		N/A		N/A		N/A			
NMUI		N/A		N/A		N/A			
City Project No.		777282		City Engineer		Date		Sheet 1 of 9	

DRB NO. 1006973

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1638 CC-001.dwg Feb 17, 2009



CROWN ROAD N.W.

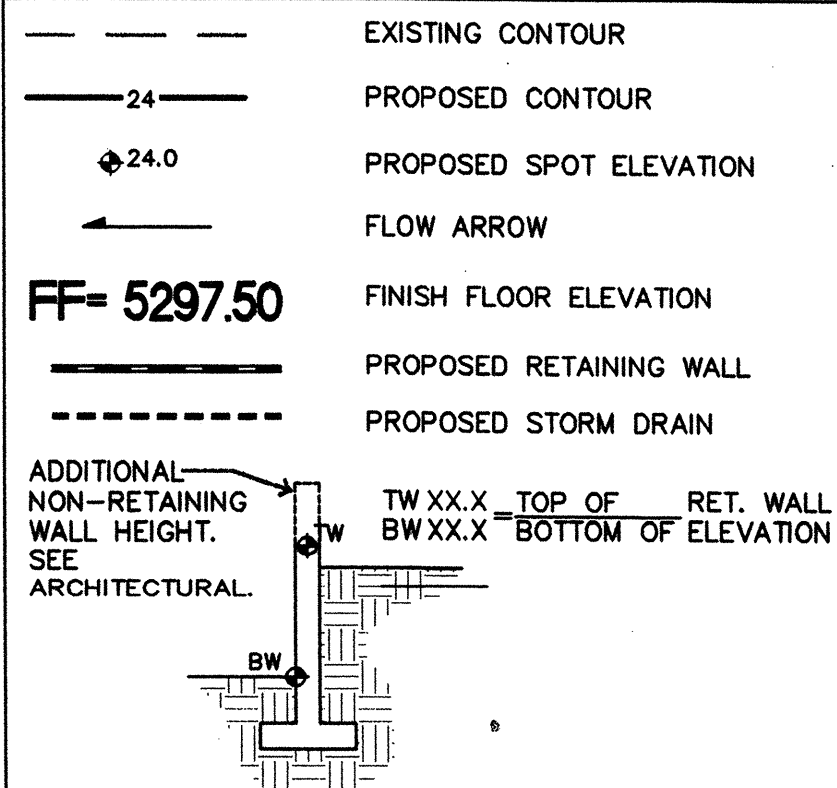
PARCEL 1

PAD = 5294.00

PARCEL 2.
FF= 5297.50

PARCEL 3
PAD = 5295.50

LEGEND



PROJECT DATA

PROPERTY: THE SITE IS A 1.6256 ACRE ROUGH GRADED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP A-11. THE SITE IS BOUND TO THE NORTH BY CROWN ROAD, TO THE WEST BY UNSER BLVD., TO THE EAST BY UNDEVELOPED COMMERCIAL PROPERTY AND TO THE SOUTH BY MACMAHON BLVD.

PROPOSED: THE PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF A NEW COMMERCIAL BUILDING WITH ASSOCIATED OFF-SITE ACCESS ROADS, ASPHALT PARKING, STORM WATER DETENTION POND AND LANDSCAPING.

LEGAL: TRACT 2, PARADISE PLAZA, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

BENCHMARK: THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 5-A11, THE PUBLISHED ELEVATION OF WHICH IS 5333.08 (NAVD 1988). BENCHMARK IS LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF UNSER BOULEVARD NW AND BANDELIER DRIVE NW.

TEMPORARY BM: NAIL WITH TAG SET AT SW CORNER OF SITE AS SHOWN ON THE SURVEY. ELEVATION= 5301.67

OFF-SITE: NO OFF-SITE FLOW AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #104, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS OF 500-YEAR FLOOD. AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD

KEYED NOTES

1. SITE ACCESS TO BE CONSTRUCTED UNDER SEPARATE WORK ORDER.
 2. FUTURE CONSTRUCTION SHOWN DASHED. ROUGH GRADING FOR PARADISE PLAZA WILL BE COMPLETED UNDER SEPARATE CONTRACT PRIOR TO BEGINNING BUILDINGS.
 3. CONSTRUCT ASPHALT PAVING AT ELEVATIONS SHOWN. SEE SITE PLAN FOR EXTENTS.
 4. SEE CIVIL SITE PLAN FOR CURB TYPES AND CURB LOCATIONS.
 5. 2' WIDE OPENING AT FL ELEVATION SHOWN.
 6. CONSTRUCT CONCRETE WALK AT ELEVATIONS SHOWN. SEE ARCHITECTURAL. (*)
 7. SLOPES WITHIN HANDICAP PARKING AREA TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION. (*)
 8. CONSTRUCT HANDICAP ACCESS RAMP PER WALGREENS STDS. (*)
 9. TOP OF ASPHALT TO BE FLUSH WITH TOP OF CONCRETE WALK THIS AREA. (*)
 10. PROVIDE SMOOTH TRANSITION WITHIN ASPHALT PAVING FROM FLUSH WITH WALK TO 6" MEDIAN CURB AND GUTTER OVER 10' THIS AREA. (*)
 11. PROVIDE SWALE WITHIN NEW ASPHALT AT FLOWLINE ELEVATIONS SHOWN. MINIMUM SLOPE = 1.5%. (*)
 12. HIGH POINT THIS AREA.
 13. BUILDING ROOF DISCHARGE TO BE PIPED DIRECTLY TO PROPOSED STORM DRAIN SYSTEM. SEE SHEET CG-501 FOR ADDITIONAL INFORMATION.
 14. CONSTRUCT PRIVATE STORM DRAIN SYSTEM TO COLLECT SITE DISCHARGE AND DIRECT TO PROPOSED POND.
 15. PUBLIC STORM DRAIN SYSTEM TO BE CONSTRUCTED AS PART OF CROWN ROAD NW WORK ORDER.
 16. CONSTRUCT DETENTION POND OUTLET. EXTEND OUTLET PIPE TO PUBLIC STORM DRAIN INLET PER C.O.A. STD. DWG. 2237.
 17. GRADE SIDESLOPE AT 3:1 MAX. AS SHOWN.
 18. CONSTRUCT DETENTION POND THIS AREA. POND PERIMETER WALLS TO BE DESIGNED BY OTHERS. SEE SHEET CG-502 FOR ADDITIONAL INFORMATION.
- * ALL SITE INFRASTRUCTURE MUST COMPLY WITH WALGREENS CRITERIA DRAWINGS. LOCAL, STATE OR FEDERAL CODES DEALING WITH ACCESSIBILITY THAT ARE MORE STRINGENT WILL TAKE PRECEDENCE.

GENERAL NOTES

- A. COORDINATE WORK WITH SITE PLAN AND UTILITY PLAN.
- B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.
- C. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. TYPICAL. CONTRACTOR TO FIELD VERIFY AND PROTECT ALL EXISTING UTILITIES WITHIN AREA TO BE IMPROVED.
- D. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING / PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN AS '+', TRANSITION TO EXISTING SHALL BE SMOOTH AND LEVEL.
- E. FINAL GRADES 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 MATERIAL THICKNESS.

Walgreens
FACILITIES PLANNING, DESIGN, & ENGINEERING
106 WILMOT ROAD
DEERFIELD, IL 60015-5105

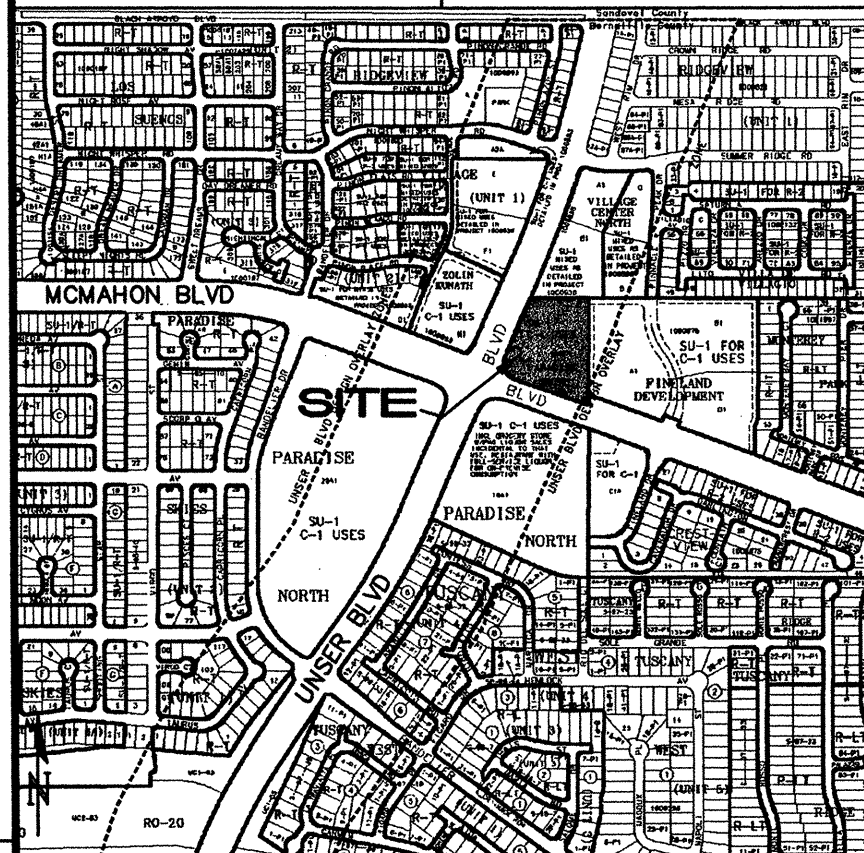
TIMOTHY M. GALLUP
Architect of Record
15 East Fifth Street • Suite 2900 • Tulsa, Oklahoma 74103
(918) 584-8855 • (918) 584-2880 FAX
tgm@callahangallup.com (e-mail)

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
☐ WALGREENS' CONSULTANT ☐ LANDLORD'S CONSULTANT
ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
☐ WALGREENS' CONTRACTOR ☐ LANDLORD'S CONTRACTOR (CONSTRUCTION COMPANY)

STORE BUILDING

NEW.....
REMODELING.....
RELOCATION.....
OTHERS.....



MAP # A-11-Z VICINITY MAP 1"=750'

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Tel. 505-268-8828 Fax 505-268-2632
1638.1 CG-101-09-16-08 SUBMITTAL.dwg

NO.	DATE	BY	DESCRIPTION	CONST.
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REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATIONS WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEW MEXICO AS SIGNIFIED BY MY HAND AND SEAL.



PROJECT NAME

(NEC) MCMAHON BLVD & UNSER BLVD
ALBUQUERQUE, NEW MEXICO

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DRAWING TITLE

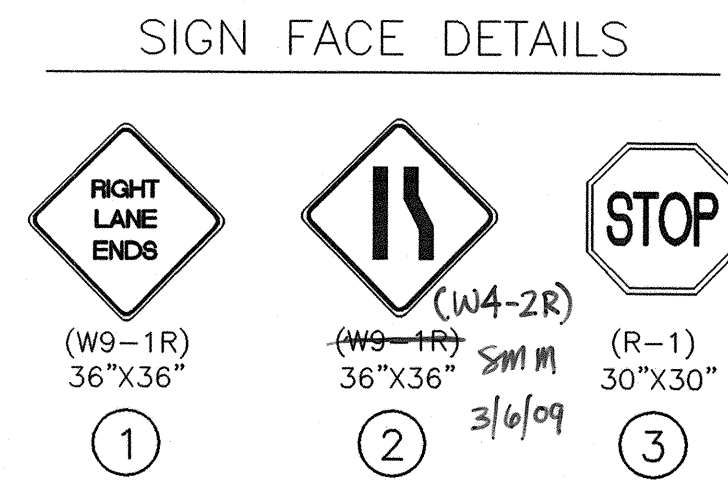
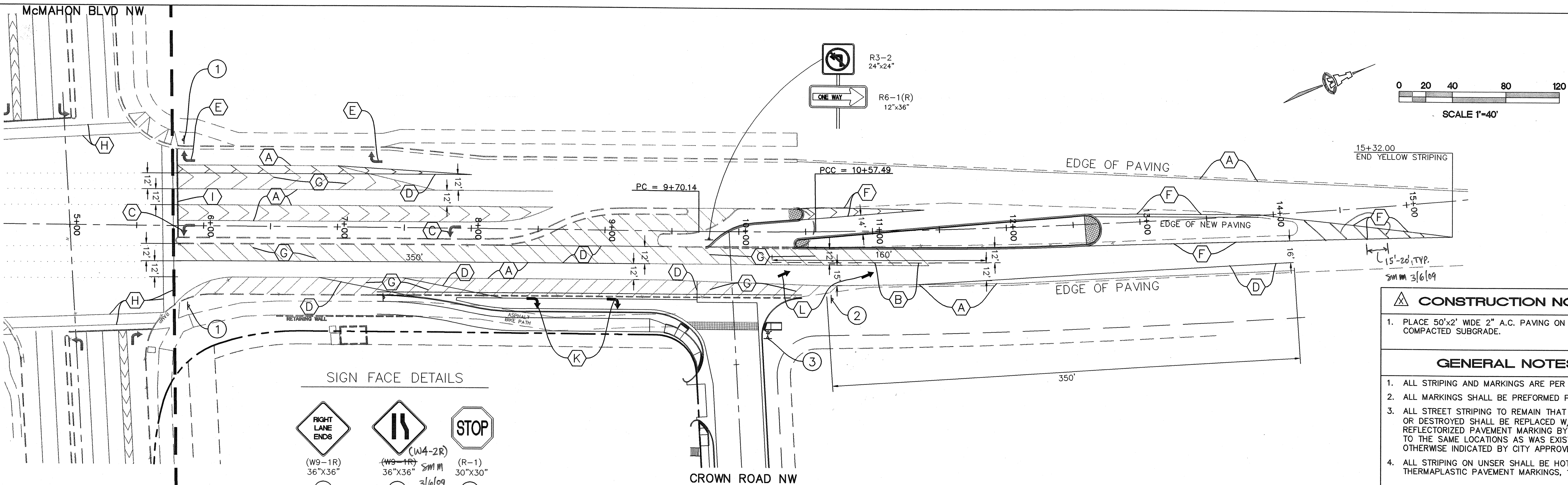
DRAINAGE AND GRADING PLAN

DATE 09/02/2008	STORE NO.#12407	DRAWING NO.
DRAWN BY:	WALGREENS CRITERIA: 2007	CG-101
REVIEWED BY:	SCALE: AS NOTED	3 OF 9

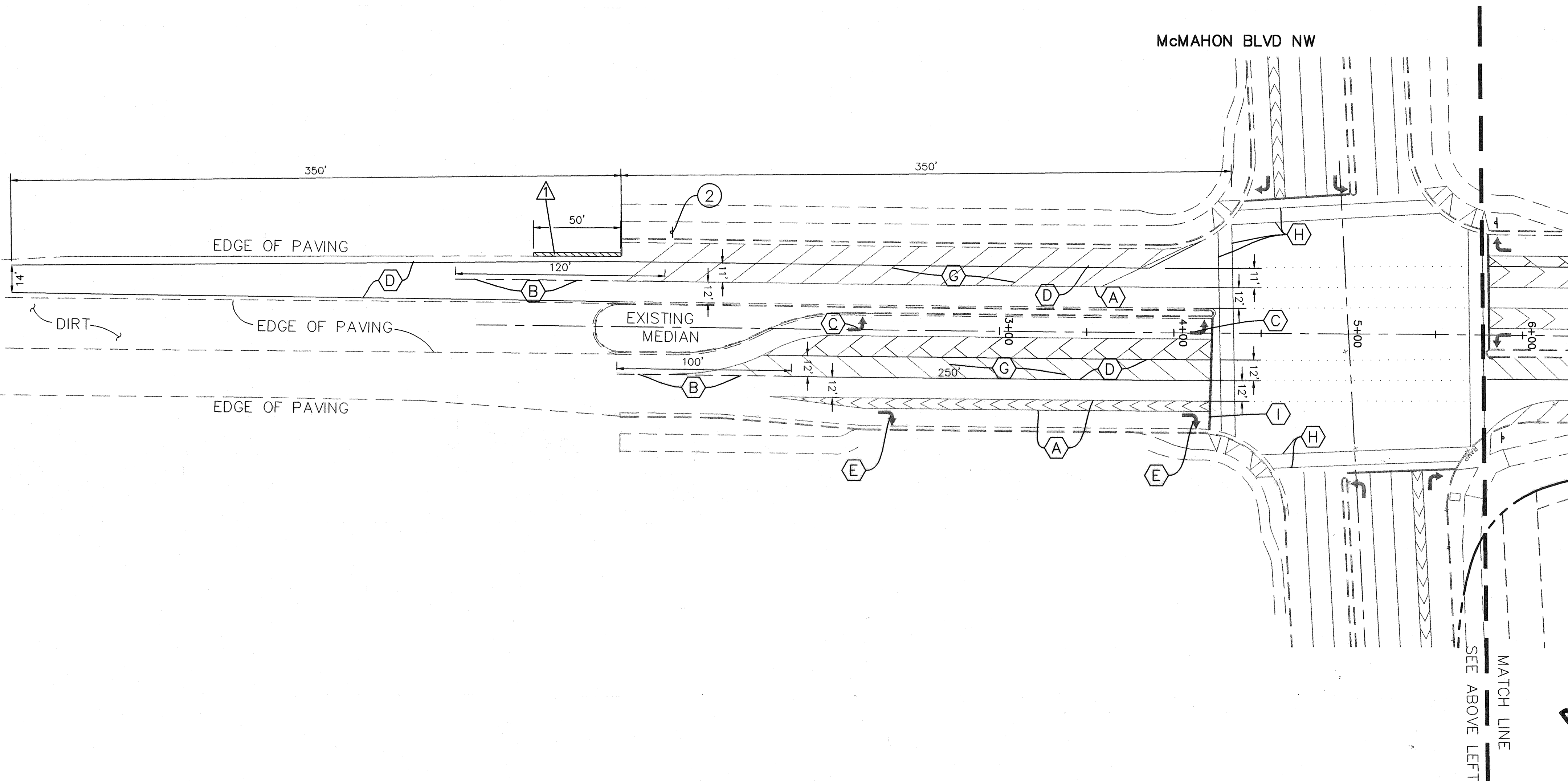
RECORD DRAWING

CPN: 777282
FOR INFORMATION ONLY

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



CONSTRUCTION NOTE

1. PLACE 50'x2' WIDE 2" A.C. PAVING ON 12" COMPACTED SUBGRADE.

GENERAL NOTES

1. ALL STRIPING AND MARKINGS ARE PER MUTCD.
2. ALL MARKINGS SHALL BE PREFORMED PLASTIC.
3. ALL STREET STRIPING TO REMAIN THAT IS ALTERED OR DESTROYED SHALL BE REPLACED W/ REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATIONS AS WAS EXISTING OR AS OTHERWISE INDICATED BY CITY APPROVED PLAN SET.
4. ALL STRIPING ON UNSER SHALL BE HOT THERMAPLASTIC PAVEMENT MARKINGS, 120 ml.

ERADICATION NOTE

STRIPING ERADICATION SHALL BE ACCOMPLISHED BY WATER BLASTING OR SURFACE PLANING OF THE ROADWAY TO A MAXIMUM DEPTH OF 0.25" AND TWICE THE WIDTH OF THE STRIPE OR MARKING TO BE REMOVED.

SIGNING KEY

1. NEW 'LANE ENDS MERGE LEFT' SIGN (W4-2R) 36"x36"
2. NEW 'RIGHT LANE ENDS' SIGN (W9-1R) 36"x36"
3. NEW STOP SIGN (R-1) 30"x30".

STRIPING KEY

- A. EXISTING SOLID 4" WHITE STRIPE
- B. NEW 4" WHITE DASHED STRIPE (3' STRIPE / 7' GAP)
- C. EXISTING LEFT TURN ARROW
- D. NEW SOLID 4" WHITE STRIPE
- E. EXISTING RIGHT TURN ARROW
- F. NEW YELLOW 4" SOLID STRIPE
- G. ERADICATE EXISTING STRIPING IN THIS LANE
- H. EXISTING WHITE CROSS WALK
- I. EXISTING WHITE STOP BAR
- J. EXISTING YELLOW STRIPE
- K. NEW RIGHT TURN ARROW
- L. 2'-8" MERGE LEFT ARROWS (WHITE) SPACED 60' APART.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1638 CP-101.dwg Mar 05, 2009

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

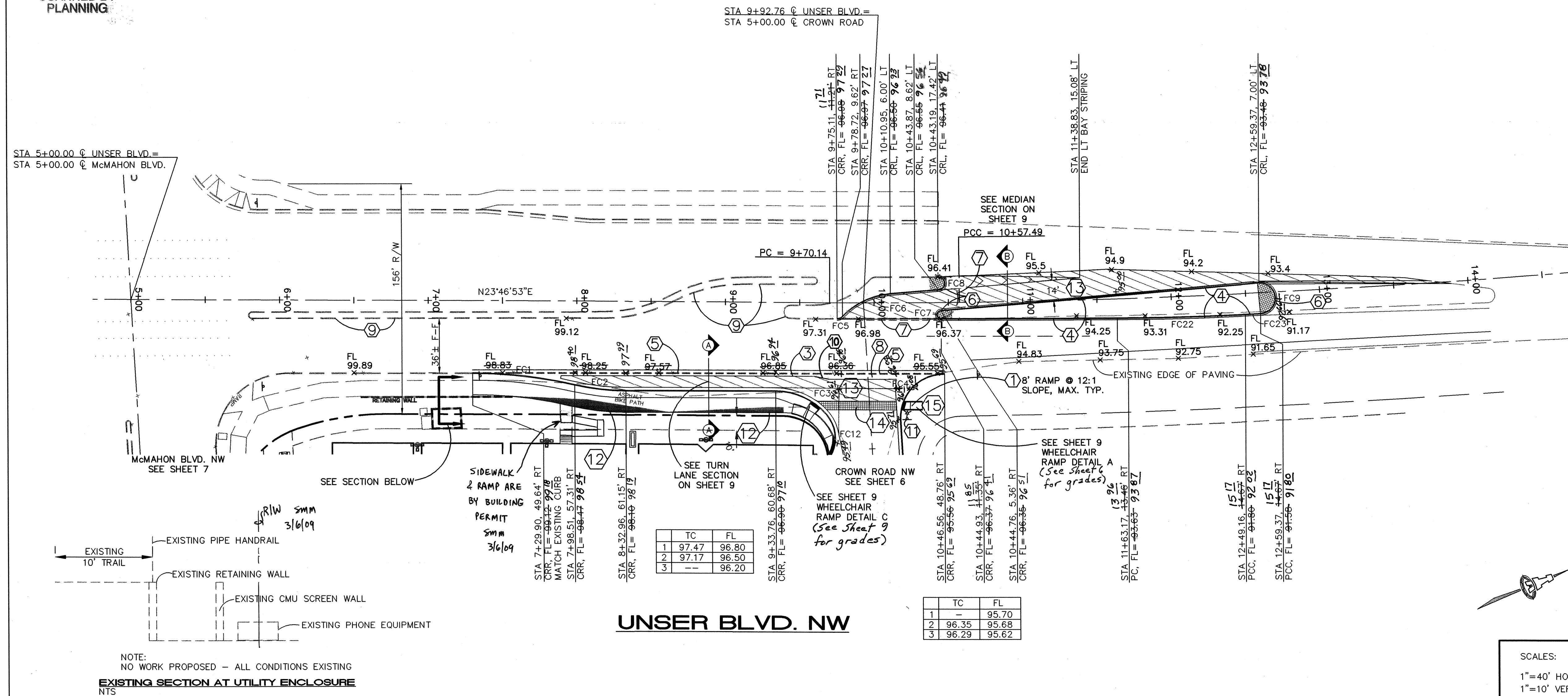
TITLE: **PARADISE NORTH
UNSER BLVD. NW
SIGNING AND STRIPING PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED MAR 12 2009 DESIGN REVIEW COMMITTEE	APPROVED MAY 12 2009 CITY ENGINEER		
City Project No. 777282	Zone Map No. A-11	Sheet 4 Of 9	

AS-BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	WORK	STATION	DATE	THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK	5-A11. BENCHMARK IS LOCATED IN THE NORTHWEST QUADRANT	OF THE INTERSECTION OF UNSER BOULEVARD NW AND BANDELER DRIVE NW	DRIVE NW	FIELD NOTES	SEPTEMBER 2007	REVISIONS	DESIGN	REVISIONS	DESIGN	REVISIONS	DESIGN
BY	DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE	NO.	DATE	BY	DATE	BY	DATE



RECORD DRAWING



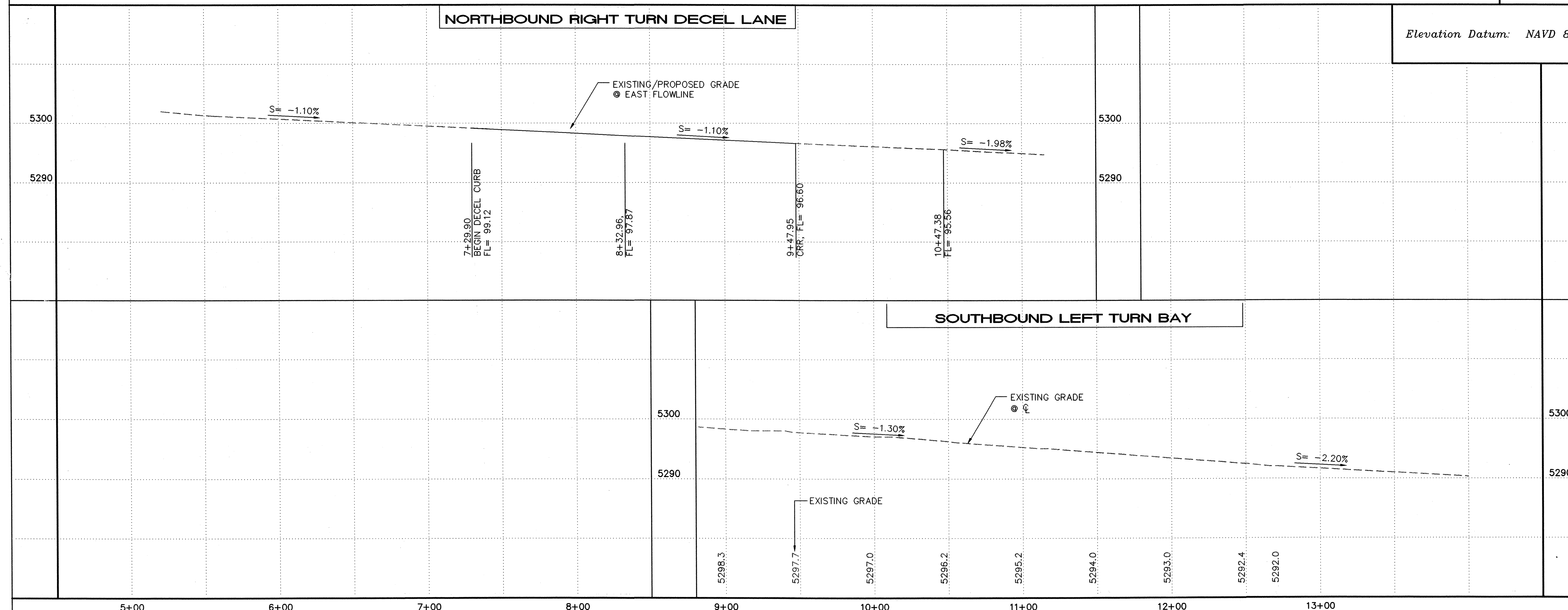
	TC	FL
1	97.47	96.80
2	97.17	96.50
3	--	96.20

	TC	FL
1	—	95.70
2	96.35	95.68
3	96.29	95.62

UNSER BLVD. NW

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

CURVE	RADIUS	LENGTH	DELTA
FC1	300.00	69.20	13'12"56"
FC2	150.00	34.74	13'16"14"
FC3	45.00	39.06	49'44"13"
FC4	3.00	48.78	93'09"16"
FC5	5.00	40.76	46'36"56"
FC6	50.00	36.64	41'59"08"
FC7	3.00	9.22	176°01'41"
FC8	4.41	13.86	180°00'00"
FC9	10.84	34.04	180°00'00"
FC12	25.00	41.67	95°29'56"
FC22	2000.00	86.22	2°28'12"
FC23	5744.25	10.23	0°06'07"



Elevation Datum: NAVD 88

RECORD DRAWING



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1638 CP-301.dwg Feb 23,2009

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: PARADISE NORTH
UNSER BLVD. NW

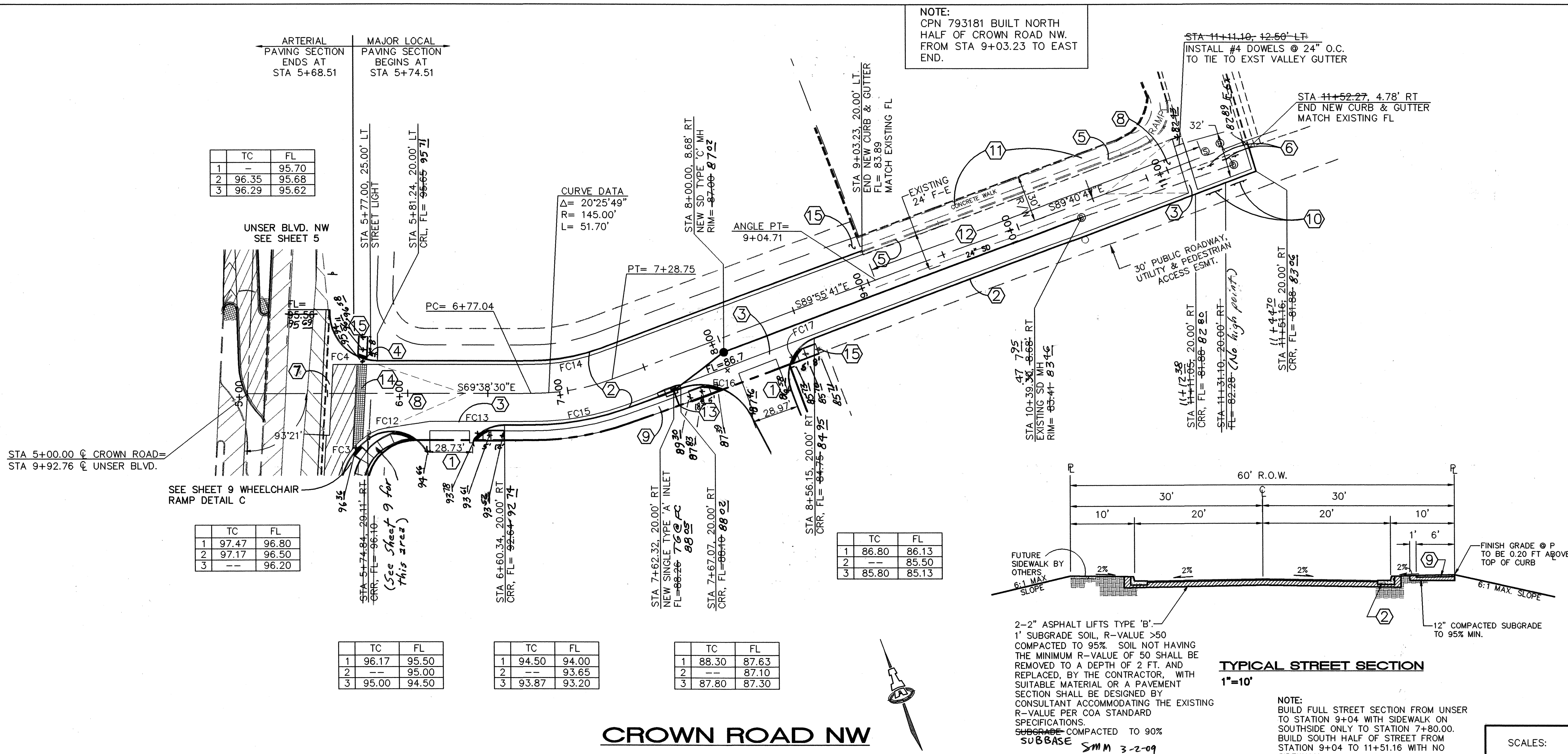
PAVING PLAN & PROFILE STA 5+00.00 TO END

City Project No.	Zone Map No.
------------------	--------------

Zone Map No.

Sheet **5** Of

59



KEYED CONSTRUCTION NOTES

- BUILD NEW PRIVATE ENTRY PER COA STD DWG # 2426 WITH UNI-DIRECTIONAL RAMPS, INCLUDING 2' WIDE TRUNCATED DOMES. PROVIDE 3' WIDE AREA @ 2% MAX CROSS SLOPE AT CROSSWALK. TRANSITION FROM 8" STANDARD CURB & GUTTER THROUGH RETURNS TO 6" CURB ON SITE. PAVE ENTRY PER STREET PAVING SECTION ON SHEET 4.
- STANDARD CURB & GUTTER PER COA STD DWG #2415A.
- CONSTRUCT PCC VALLEY GUTTER 6' WIDE, INVERT PER COA STD DWG #2420. 1 1/2"
- INSTALL STREET LIGHT AND FOUNDATION (TYPE 5) PER COA STD DWG #2580. COORDINATE WITH PNM FOR ELECTRIC SERVICE CONNECTION. STREET LIGHT TO BE COORDINATED AND INSTALLED BY PNM.
- EXISTING STD. CURB & GUTTER TO REMAIN.
- EXISTING TYPE III BARRICADES TO BE REMOVED.
CONSTRUCT PCC VALLEY GUTTER 6' WIDE, NOT USED 1" INVERT PER COA STD DWG #2420.
- CROWN TO NO CROWN TRANSITION OVER 50' AS SHOWN.
- BUILD 6" PUBLIC CONCRETE SIDEWALK PER COA STD DWG #2430.
- INSTALL 2 TYPE III BARRICADES PER MUTCD.
- EXISTING PUBLIC CONCRETE SIDEWALK TO REMAIN.
- SEE SHEET 8 FOR EXTENT OF PAVEMENT REMOVAL FOR UTILITY INSTALLATION. PAVE PER STREET SECTION SHOWN AT LEFT.
- INSTALL 10.0 LF PRIVATE 12" PVC PIPE FROM TYPE 'A' INLET TO R/W LINE AT 2% SLOPE WITH INV= 84.20 AT R/W LINE.
- SEE SHEET 9 FOR CROSSWALK DETAIL.
- PROVIDE MAXIMUM SLOPE OF 6:1 (HORIZ:VERT) BEHIND 6' SIDEWALK AND BEYOND THE END OF WHEELCHAIR RAMPS.

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
FC3	45.00	39.06	49°44'13"
FC4	30.00	48.78	93°09'16"
FC12	25.00	41.67	95°29'56"
FC13	25.00	21.11	48°23'13"
FC14	125.00	44.57	20°25'49"
FC15	165.00	58.83	20°25'49"
FC16	35.00	51.10	83°39'34"
FC17	25.00	39.26	89°58'47"

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Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1638 CP-301.dwg Feb 20, 2009

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
**PARADISE NORTH
CROWN ROAD, NW
PAVING PLAN & PROFILE STA 5+00.00 TO END**

Design Review Committee APPROVED MAR 12 2009	City Engineer Approval APPROVED MAY 12 2009	Mo./Day/Yr.
City Project No. 777282	Zone Map No. A-11	Sheet 6 Of 9

AS-BUILT INFORMATION	BENCH MARKS	SURVEY INFORMATION	ENGINEER'S SEAL
CONTRACTOR: Frank La Esch Engineering Co. WORKED BY: Walter Sorensen SUPERVISOR: Walter Sorensen ACCEPTANCE BY: Walter Sorensen DATE: 2/20/09	THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 5-A11. BENCHMARK IS LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF UNSER BOULEVARD NW AND BANDELER DRIVE NW.	FIELD NOTES SEPTEMBER 2007 Ms. Burke Survey	SCOTT M. McGOVERN NEW MEXICO 10519 Professional Engineer 2/20/09
MICRO-FILM INFORMATION RECORDED BY: Walter Sorensen DATE: 2/20/09 ELEVATION = 5333.08			

1. CONSTRUCT HANDICAP RAMP PER COA STD DWG #2441, CASE II
2. DEPRESSED CURB & GUTTER PER COA STD DWG #2415A.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1" INVERT PER COA STD DWG #2421.
4. REMOVE & DISPOSE OF EXISTING NORTH CURB & GUTTER FROM STA 9+41.21 TO STA 12+30.19.
5. BUILD NEW PRIVATE ENTRY DRIVE PER COA STD DWG #2426, TRANSITION FROM 8" STANDARD CURB & GUTTER THROUGH RETURNS TO 6" CURB HEIGHT. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET 7. INSTALL TRUNCATED DOMES PER ADA GUIDELINES. SUBMIT SPECS TO CITY CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.
6. MODIFY EXISTING TYPE 'A' INLET TO TYPE 'D' INLET PER DETAIL ON SHEET 9. MAINTAIN FLOWLINE ELEVATION OF 96.05.
7. CUT EXISTING ASPHALT TRAIL 5' FROM FACE OF CURB AND PLACE NEW ASPHALT (2" TYPE 'B') TO 10' WIDTH PER SECTION ON THIS SHEET.
8. BUILD NEW TYPE 'A' INLET PER COA STD DWGS #2201 AND #2202 AT STATION 10+65.00, 53.00' LT.
FL= 96.16
18" INV= 92.7
9. TRANSITION TURN BAY CROSS-SLOPE FROM: STA. 10+27.23 SLOPE=1.5%) TO STA. 10+65.00 (SLOPE=-1.5%)
10. FOR CONCRETE PAVEMENT (ALTERNATE SECTION) PLACE 8" MONOLITHIC WITH 6"x6" NO.6 GAGE WIRE MESH 2" ABOVE SUBGRADE.
11. SEE SHEET 9 FOR CROSSWALK DETAIL.
12. REMOVE EXISTING BIKE LANE STRIPING (PER ERADICATION NOTE ON SHEET 4) FROM STA 11+27.22 TO STA 12+30.19. REPLACE WITH 8" WHITE ELEPHANT TRACKING (3" STRIPE & 7" GAP).

NMUI APPROVAL

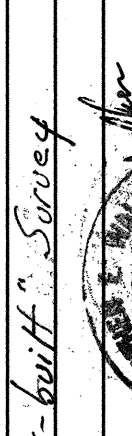


NM UTILITIES, INC.

DATE 2/26/09

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

Design Review Committee APPROVED MAR 12 2009 DESIGN REVIEW COMMITTEE	City Engineer Approval APPROVED MAY 12 2009 CITY ENGINEER
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WITH D. NW & FH PLAN	SHEET 7 OF 8	LAST DESIGN UPDATE No. 1	Mo./Day/Yr.		Mo./Day/Yr.		
ENGINEER'S SEAL		SURVEY INFORMATION FIELD NOTES SEPTEMBER 2007 <i>"As-built" Survey</i>		BENCH MARKS THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 5-AT1. BENCHMARK IS LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF UNSER BOULEVARD NW AND BANDELLER		AS-BUILT INFORMATION CONTRACTOR <i>Franklin Earthmoving</i> STARTED BY <i>Walker Surveying Co.</i> INSPECTOR'S ACCEPTANCE BY DATE FIELD VERIFICATION BY <i>Walker Surveying Co.</i> DRAINAGES BY DATE MICRO-FILM INFORMATION RECORDED BY DATE NO.	
NO. DATE REMARKS REVISIONS DESIGN		DESIGNED BY GLD DATE 11/16/07 DRAWN BY thor DATE 11/16/07 CHECKED BY GLD DATE 11/16/07		ELEVATION = 5333.08 DRIVE NW  			

NOTES:

- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
- THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
- CONCRETE BLOCKING IS STILL REQUIRED FOR SOME FITTINGS AS REQUIRED BY THE NEW MEXICO UTILITIES, INC. STANDARD SPECIFICATIONS.

RESTRAINED JOINT LENGTHS, L _r , FOR TEES, (FT.) ALL JOINTS AT THE TEE MUST BE RESTRAINED.		
SIZE	RUN	BRANCH
12x12x12	16	18
12x12x10	12	11
12x12x8	7	18
12x12x6	4	13
12x12x4	2	9
10x10x10	13	19
10x10x8	9	14
10x10x6	5	12
10x10x4	2	14
8x8x8	12	11
8x8x6	6	14
8x8x4	3	9
6x6x6	8	14
6x6x4	4	9

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

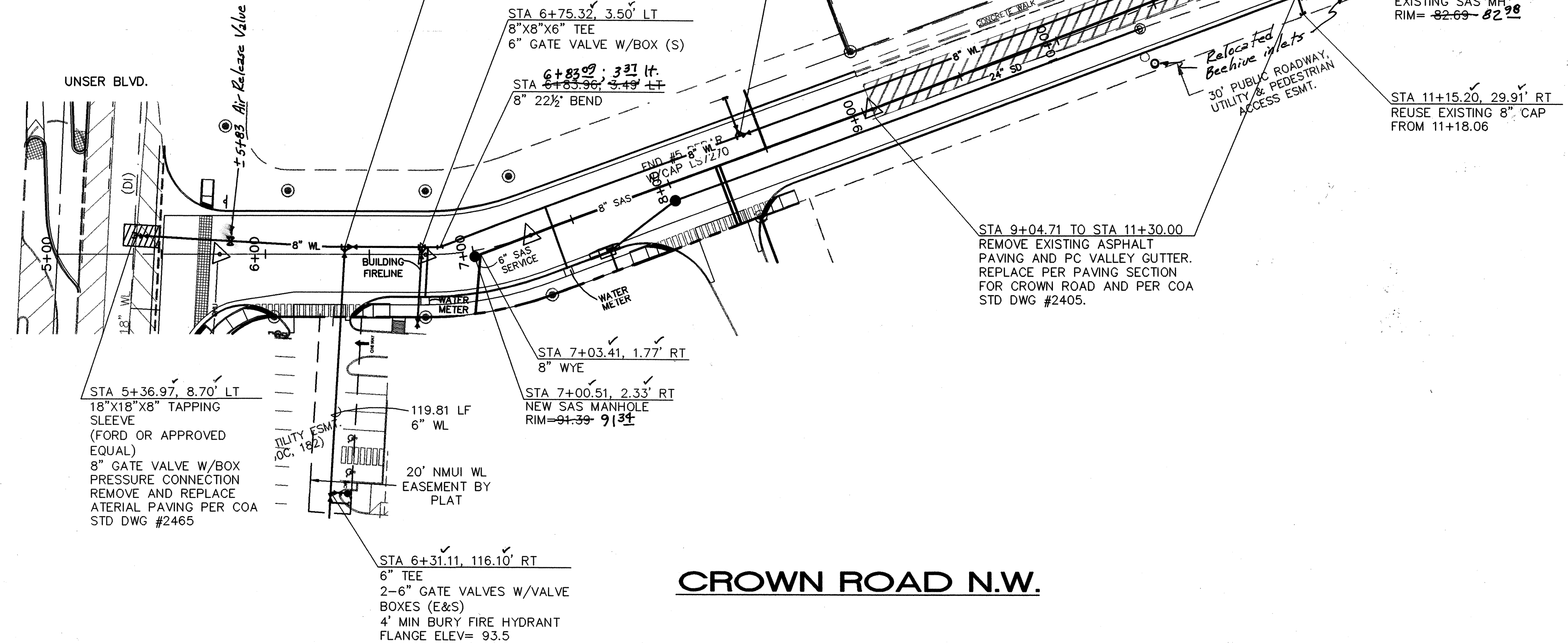
DEPTH OF BURY: 4.0 FT. MINIMUM
FACTOR OF SAFETY: 1.25
MATERIAL: PVC PIPE
SOIL TYPE: GM/SM - SILTY GRAVELS
AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
TEST PRESSURE: 200 PSI
TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., DUCTILE IRON PIPE, GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

RESTRAINED JOINT LENGTHS
FOR WATERLINE FITTINGS

RESTRAINED JOINT LENGTHS, L _r , FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)					
SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
12	37	15	7	4	104
10	32	13	6	3	88
8	27	11	5	3	73
6	20	8	4	2	55
4	15	6	3	1	39

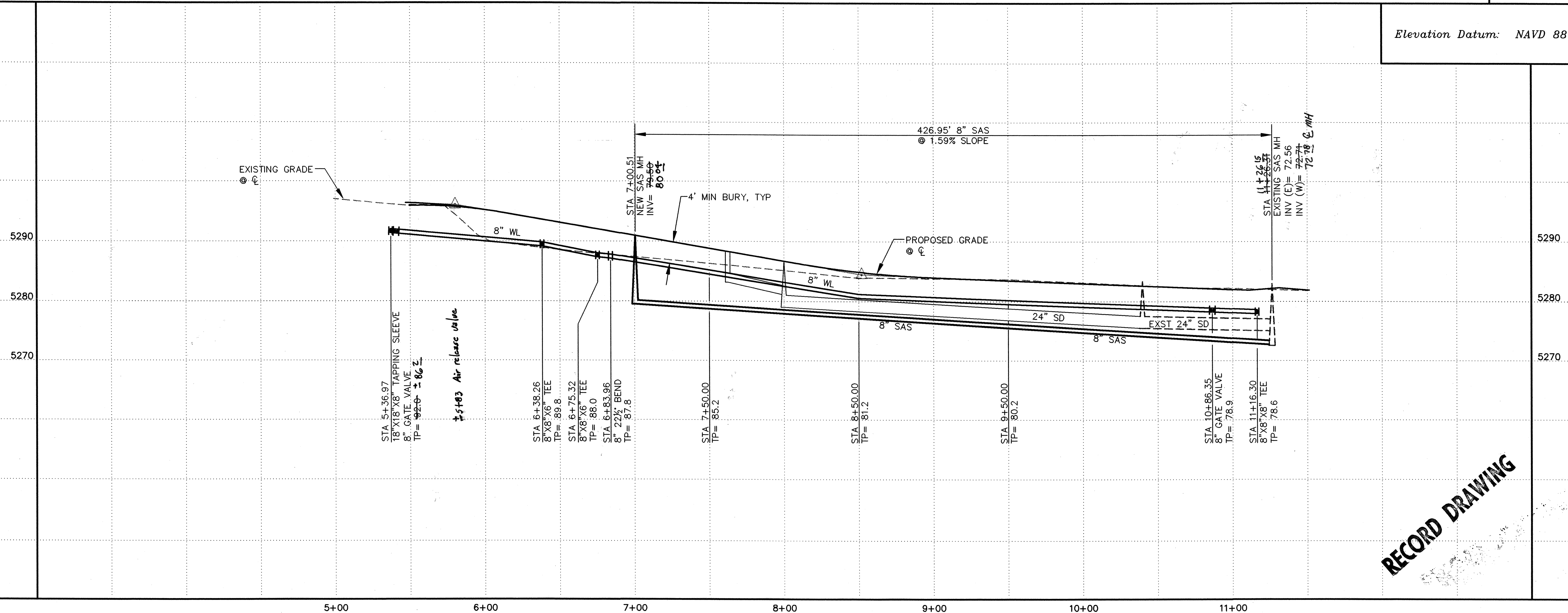
RESTRAINED JOINT LENGTHS, L _r , FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.					
SIZE	LARGE SIDE		SMALL SIDE		
	SIZE	LENGTH	SIZE	LENGTH	
12x10	51	---	10x6	54	---
12x8	55	---	10x4	71	---
12x6	75	---	8x6	31	---
12x4	90	---	8x4	52	---
10x8	29	---	6x4	29	---



CROWN ROAD N.W.

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

Elevation Datum: NAVD 88



RECORD DRAWING

GENERAL NOTES

- CONSTRUCT SAS SERVICES PER NMUI STD DWG.
- CONSTRUCT ALL WATER SERVICES PER NMUI STANDARD DETAILS.
- SEE THIS SHEET FOR WATER SHUT-OFF PLAN.
- SEE AT LEFT FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER NMUI STD DWG.
- SEE NMUI STD DWG FOR VALVE RING & COVER DETAIL AND VALVE BOX DETAIL.

WATER SERVICE TABLE

STATION	OFFSET	LENGTH	TYPE
✓ 6+31.11	121.10' RT	✓ 10.00'	2"
✓ 6+78.36	3.50' LT	✓ 23.54'	2"
✓ 7+40.00	10.00' LT	✓ 30.50'	2"

SAS SERVICE TABLE

STATION	OFFSET	LENGTH	TYPE
✓ 7+03.35	2.25' RT	✓ 27.80'	6"
✓ 8+25.03	0.03' LT	✓ 30.00'	6"
✓ 8+26.03	0.02' LT	✓ 30.00'	6"
✓ 8+50.00	0.00' LT	✓ 30.00'	6"

NMUI APPROVAL
NM UTILITIES, INC.
DATE 2/26/09

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1638 CU-301.dwg Feb 19, 2009

TITLE:
PARADISE NORTH
CROWN ROAD, N.W.
UTILITY PLAN & PROFILE STA 5+00.00 TO END

Design Review Committee
APPROVED
MAR 12 2009
CITY ENGINEER

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

City Engineer Approval
APPROVED
MAY 12 2009
CITY ENGINEER

Zone Map No. A-11

AS-BUILT INFORMATION	BENCH MARKS	SURVEY INFORMATION	ENGINEER'S SEAL
CONTRACTOR: <i>Paradise North</i>	THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 5-A11. BENCHMARK IS LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF UNSER BOULEVARD NW AND BANDELLER DRIVE NW.	FIELD NOTES: SEPTEMBER 2007 <i>Ms. built - Survey</i>	SCOTT M. MCGEE NEW MEXICO 10519 PROFESSIONAL ENGINEER 2/26/09
WORK BY: <i>Paradise North</i>	DATE: <i>2/26/09</i>	REVISIONS	DESIGN
ACCEPTANCE BY: <i>Paradise North</i>	DATE: <i>2/26/09</i>	NO.	DATE
VERIFICATION BY: <i>Paradise North</i>	DATE: <i>2/26/09</i>	DESIGNED BY: GLD	DATE: 11/16/07
COMMENTS BY: <i>Paradise North</i>	DATE: <i>2/26/09</i>	DRAWN BY: thar	DATE: 11/16/07
MICRO-FILM INFORMATION	RECORDED BY: <i>Paradise North</i>	CHECKED BY: GLD	DATE: 11/16/07
NO.	ELEVATION = 5333.08	Sheet 8	Of 9

