PUBLIC IMPROVEMENT PLANS

FOR

BALDRIDGE STORAGE UNITS

ALBUQUERQUE, NEW MEXICO

JUNE 2006

PREPARED FOR:
JOHN PETTY & CO., INC.
5854 OSUNA N.E.
ALBUQUERQUE, N.M. 87109

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

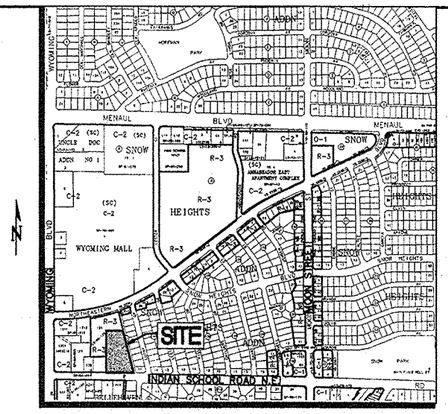
INDEX TO DRAWINGS

SHEET NO.	TITLE
1	COVER SHEET
2	GRADING & DRAINAGE PLAN
	PAVING PLAN & PROFILE SHEETS
3	INDIAN SCHOOL ROAD N.E.
	UTILITY PLAN & PROFILE SHEETS
4	INDIAN SCHOOL ROAD N.E.

FOR INFORMATION ONLY

As-builts and Closeout package not submitted.
Construction verified by aerial imagery.

By: Jim Roeder Date: 12-31-2019



H-20-Z 1"=750'±

VICINITY MAP

GENERAL NOTES

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. TRAFFIC CONTROL: FIVE (5) 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 BARRICADE 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.

8. 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.

9. 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.

10. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.

11. 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.

12. PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").

13. ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING.

14. ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.

17. THE 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 ENGINEER AND SHALL NOTIFY THE ENGINEER 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.

18. 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.

19. 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.

20. ANY WORK OCCURRING WITHIN A FULLY DEVELOPED ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.

21. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.

22. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

23. 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.

24. TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.

25. PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO 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.

26. ELECTRONIC MARKER DISKS (EMD) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7.

27. 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.

28. 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.

29. 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.

30. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL ~~FOR~~ CONSTRUCTION SAM SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

ENGINEERS STAMP & SIGNATURE

SCOTT M. McGEE NEW MEXICO 10519 PROFESSIONAL ENGINEER 6/23/06

APPROVALS	ENGINEER	DATE
DRC Chairman		July 14, 2006
Transportation		7/6/06
Water/Wastewater	William J. Parks	7/6/06
Hydrology		7/6/06
Constr. Mngmt.		
Constr. Coord.		

City Project No. 785881

* * * * * * * * * * * * * * *

APPROVED FOR CONSTRUCTION

City Engineer 7-21-06 Date

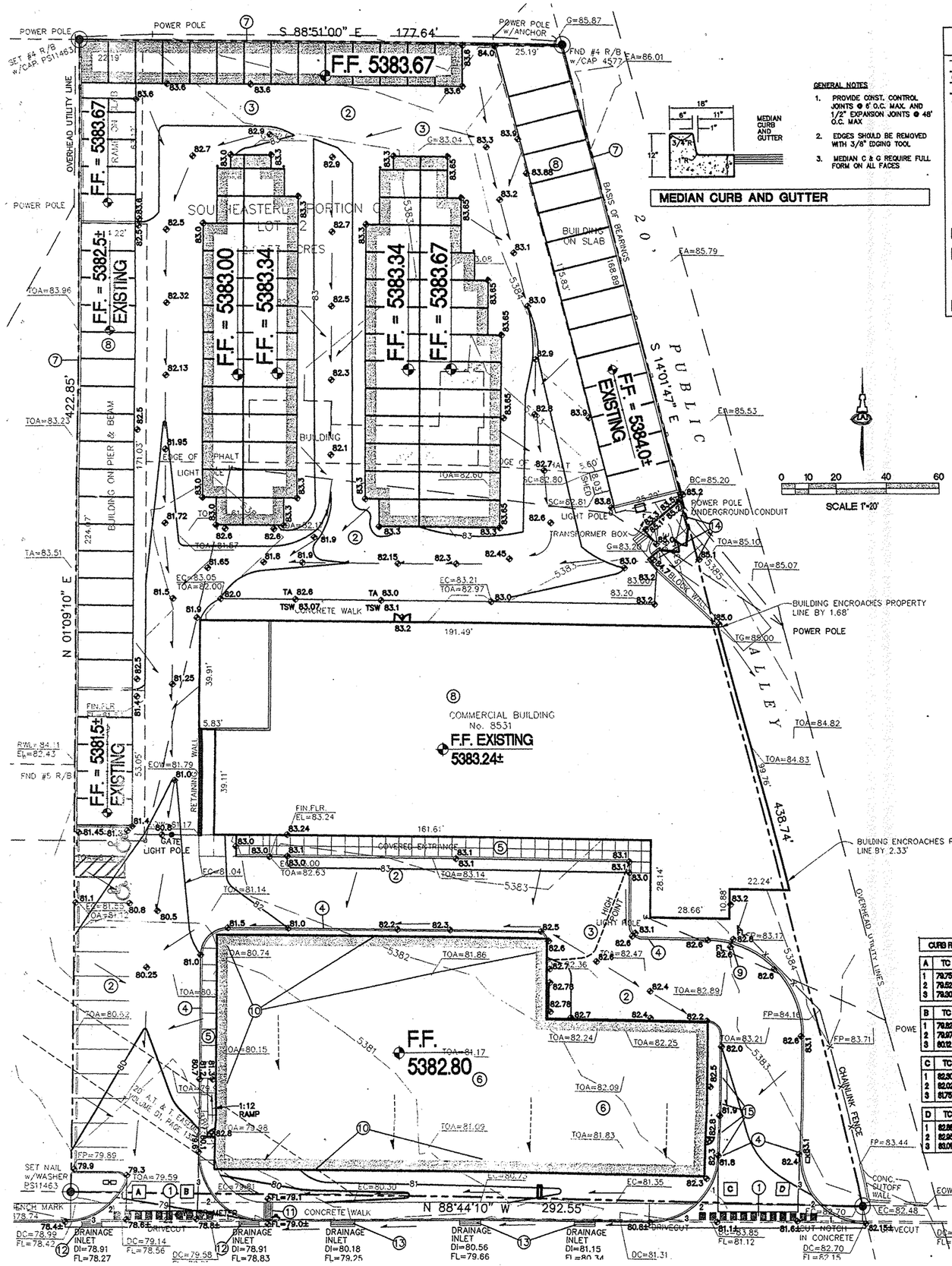
Sheet 1 Of 4

DRB NO. N/A

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

1487CVR.DWGrfn 06/23/06

M:\ACTIVE\LDA\1487\dwg\1487CVR.dwg, 6/23/2006 10:21:33 AM



GENERAL NOTES

1. PROVIDE CONST. CONTROL JOINTS @ 6' O.C. MAX. AND 1/2" EXPANSION JOINTS @ 48' O.C. MAX
2. EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL
3. MEDIAN C & G REQUIRE FULL FORM ON ALL FACES

MEDIAN CURB AND GUTTER

CURB RETURN DATA		
A	TC	FL
1	79.75	79.08
2	79.52	78.85
3	79.30	78.63
B	TC	FL
1	79.82	79.15
2	79.57	79.30
3	80.12	79.45
C	TC	FL
1	82.30	81.63
2	82.02	81.35
3	81.75	81.08
D	TC	FL
1	82.88	82.21
2	82.95	82.28
3	83.01	82.34

DRAINAGE CALCULATIONS

CALCULATIONS: Baldridge Storage Units : October 18, 2005

Calculations are based on the Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: 99460 SF = 2.283 Ac.

HISTORIC FLOWS:

On-Site Historic Land Condition

Area a	=	0	SF
Area b	=	0	SF
Area c	=	24865	SF
Area d	=	74595	SF
Total Area	=	99460	SF

DEVELOPED FLOWS:

On-Site Developed Land Condition

Area a	=	0	SF
Area b	=	9946	SF
Area c	=	4973	SF
Area d	=	84541	SF
Total Area	=	99460	SF

EXCESS PRECIPITATION:

Precip. Zone 3

Ea	=	0.66
Eb	=	0.92
Ec	=	1.29
Ed	=	2.36

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted } E = \frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$$

Historic E	=	2.09 in.	Developed E	=	2.16 in.
On-Site Volume of Runoff: V360 =		E*A / 12			
Historic V360	=	17343 CF	Developed V360	=	17924 CF

On-Site Peak Discharge Rate: Qp = QpaAa+QpbAb+QpcAc+QpdAd / 43,560

For Precipitation Zone 3

Qpa	=	1.87	Qpc	=	3.45
Qbb	=	2.60	Qpd	=	5.02
Historic Qp	=	10.6 CFS	Developed Qp	=	10.7 CFS

PROJECT DATA

THE PROPOSED IMPROVEMENTS INCLUDE RENOVATION OF EXISTING STRUCTURES, THE ADDITION OF FOUR NEW STRUCTURES, NEW ASPHALT PAVED ACCESS AND PARKING AND ASSOCIATED SITE LANDSCAPING.

THE SITE IS LOCATED ON THE NORTH SIDE OF INDIAN SCHOOL ROAD JUST EAST OF WYOMING BLVD. (VICINITY MAP H-20). INDIAN SCHOOL ROAD BORDERS THE PROPERTY TO THE SOUTH, DEVELOPED COMMERCIAL TO THE NORTH AND WEST, AND PUBLIC ALLEY / DEVELOPED RESIDENTIAL TO THE EAST. THE SURROUNDING AREA IS FULLY DEVELOPED.

THE PRESENT SITE IS A FULLY DEVELOPED COMMERCIAL PROPERTY WITH EXISTING STRUCTURES, ASPHALT PAVEMENT AND COMPACTED GRAVEL PAVEMENT.

THE INTENT OF THIS PLAN IS TO SHOW:

- GRADING RELATIONSHIPS BETWEEN THE EXISTING GROUND ELEVATIONS AND PROPOSED FINISHED ELEVATIONS IN ORDER TO FACILITATE POSITIVE DRAINAGE TO DESIGNATED DISCHARGE POINTS.
- THE EXTENT OF PROPOSED SITE IMPROVEMENTS, INCLUDING BUILDINGS, WALKS AND PAVEMENT.
- THE FLOW RATE/VOLUME OF RAINFALL RUNOFF ACROSS OR AROUND THESE IMPROVEMENTS AND METHODS OF HANDLING THESE FLOWS TO MEET CITY OF ALBUQUERQUE REQUIREMENTS FOR DRAINAGE MANAGEMENT.
- THE RELATIONSHIP OF ON-SITE IMPROVEMENTS WITH EXISTING NEIGHBORING PROPERTY TO INSURE AN ORDERLY TRANSITION BETWEEN PROPOSED AND SURROUNDING GRADES.

DRAINAGE PLAN CONCEPT:

THE SITE HISTORICALLY FREE DISCHARGES TO INDIAN SCHOOL ROAD WHERE FLOW IMMEDIATELY ENTERS THE PUBLIC STORM SEWER SYSTEM. THE PROPOSED IMPROVEMENTS WILL GENERATE APPROXIMATELY THE SAME DISCHARGE RATE (SEE CALCULATIONS THIS SHEET) AND WILL CONTINUE TO FREE DISCHARGE TO INDIAN SCHOOL ROAD.

LEGAL: SOUTHEASTERLY PORTION OF LOT 12 BLOCK 141 SNOW HEIGHTS ADDITION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BENCHMARK: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "14-H-14" HAVING AN ELEVATION OF 5378.74.

FLOODZONE: PER FIRM MAP 356, THE SITE IS NOT LOCATED WITHIN A FLOODZONE.

EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AND THE PREPARATION OF AND COMPLIANCE WITH SWPPP AS REQUIRED BY ENVIRONMENTAL PROTECTION AGENCY.

LEGEND

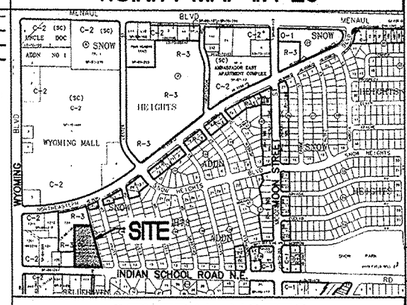
	PROPERTY LINE
+78.16	EXISTING SPOT ELEVATION
79	EXISTING CONTOUR
◆ 78.0	PROPOSED SPOT ELEVATION
80	PROPOSED CONTOUR
	SURFACE FLOW DIRECTION
FF = FINISHED FLOOR	TC = TOP OF CURB
A = CURB RETURN DATA (REFER TO CHART THIS SHEET)	FL = FLOW LINE

S.O.19 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 HEREON, 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 CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACK FILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
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.

APPROVAL	NAME	DATE
INSPECTOR		

VICINITY MAP #H-20



GENERAL NOTES

A. COORDINATE WORK WITH ARCHITECTURAL SITE PLAN, DEMOLITION PLAN, UTILITY PLAN AND DETAILS.

B. DO NOT SCALE THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS AND THE LOCATIONS OF ALL ITEMS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.

C. FINISH GRADING AND PAVEMENT SURFACES SHALL MAINTAIN POSITIVE SLOPE AWAY FROM ALL BUILDINGS AND POSITIVE SLOPE TOWARD EXIST. / PROPOSED LINES OF DRAINAGE, SWALES, INLETS, ETC. WATER SHALL NOT POND ON PAVED AREAS. WHERE NEW/EXIST. GRADES ARE SHOWN AS ± OR 'MATCH', TRANSITION SHALL BE SMOOTH AND LEVEL. WHERE EXISTING ASPHALT IS TO BE OVERLAID, GRIND EXISTING ALONG PERIMETER AS REQUIRED TO PREVENT BLOCKING FLOW.

D. GRADES SHOWN WITHIN LANDSCAPED AREAS INDICATE TOP OF LANDSCAPE MATERIAL. SUBGRADE TO BE GRADED TO ELEVATION SHOWN MINUS LANDSCAPE MATERIAL THICKNESS.

KEYED NOTES

1. CONSTRUCT SITE ENTRANCE WITH HANDICAP ACCESS RAMPS BOTH SIDES PER C.O.A. STD. DWG. 2426. SEE ARCHITECTURAL FOR ADD'L INFO. PROVIDE SMOOTH TRANSITION FROM 8" STANDARD CURB AND GUTTER AT STREET TO 6" MEDIAN CURB AND GUTTER ON-SITE. PROVIDE 36" WIDE (MIN.) LEVEL CROSSING AREA @ 2% MAX. CROSS SLOPE FROM HC RAMP TO HC RAMP.
2. CONSTRUCT ASPHALT PAVING AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR PARKING LAYOUT, DIMENSIONS, AND STRIPING.
3. PAVING HIGH POINT.
4. CONSTRUCT 6" HIGH MEDIAN CURB AND GUTTER AT ELEVATIONS SHOWN FOR ALL ON-SITE CURB LOCATIONS. SEE DETAIL THIS SHEET.
5. CONSTRUCT NEW WALK AT ELEVATIONS SHOWN PER ADA GUIDELINES INCLUDING 1:12 RAMP LOCATIONS.
6. ROOF FLOW TO BE RELEASED TO SOUTH SIDE LANDSCAPING. PROVIDE LANDSCAPED SWALE WITH EROSION PROTECTION WITHIN LANDSCAPING TO DIRECT ALL ROOF DISCHARGE TO PROPOSED SIDEWALK CULVERT. SEE LANDSCAPE PLAN.
7. SEE ARCHITECTURAL FOR INFORMATION REGARDING SITE PERIMETER WALLS (EXISTING / PROPOSED). DESIGN BY OTHERS.
8. EXISTING STRUCTURE AND ROOF DISCHARGE TO REMAIN.
9. PROVIDE 1' WIDE OPENING IN CURB TO PASS FLOW FROM LANDSCAPED AREA TO PAVEMENT.
10. CONSTRUCT EXTENDED BUILDING STEMWALL THIS AREA TO ACHIEVE GRADE DIFFERENCES AS SHOWN.
11. INSTALL 2' WIDE COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236 TO PASS CONCENTRATED FLOW TO INDIAN SCHOOL BLVD. TO ACCESS EXISTING PUBLIC STORM DRAIN SYSTEM. CONTRACTOR TO OBTAIN S.O.19 PERMIT FOR CONSTRUCTION WITHIN PUBLIC R.O.W. SEE S.O.19 FORM THIS SHEET.
12. SEE SEPARATE C.O.A. WORK ORDER DOCUMENTS FOR CONSTRUCTION PLANS TO REMOVE EXISTING TYPE 'A' STORM DRAIN INLETS AND REPLACE WITH DOUBLE 'D' INLET (TWO LOCATIONS).
13. EXISTING TYPE 'A' INLET TO REMAIN.
14. CONSTRUCT DUMPSTER AREA FACING ALLEY WITH STEPS AND RETAINING WALLS AS REQUIRED TO ACCESS INTERIOR AS SHOWN. MATCH EXISTING ALLEY GRADES. GRADE AREA AS SHOWN TO DRAIN DUMPSTER AREA TO INTERIOR. INSTALL 6" PIPES THROUGH PROPOSED DUMPSTER WALL AT LOW POINT TO PASS MINOR FLOW TO INTERIOR.
15. PROVIDE 1' WIDE OPENINGS IN CURB @ 10' O.C. (FOUR TOTAL) AT GUTTER FLOWLINE ELEVATION TO PASS MINOR LANDSCAPING FLOW TO PAVEMENT.

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
1487GR0.DWG thor 05.09.06

REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

SCOTT M. McGEE NEW MEXICO 10519 LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE: BALDRIDGE STORAGE UNITS
WYOMING & INDIAN SCHOOL
ALBUQUERQUE, NM

PROJECT MANAGER: MIKE SAFRANY
JOB NO.:
DRAWN BY:

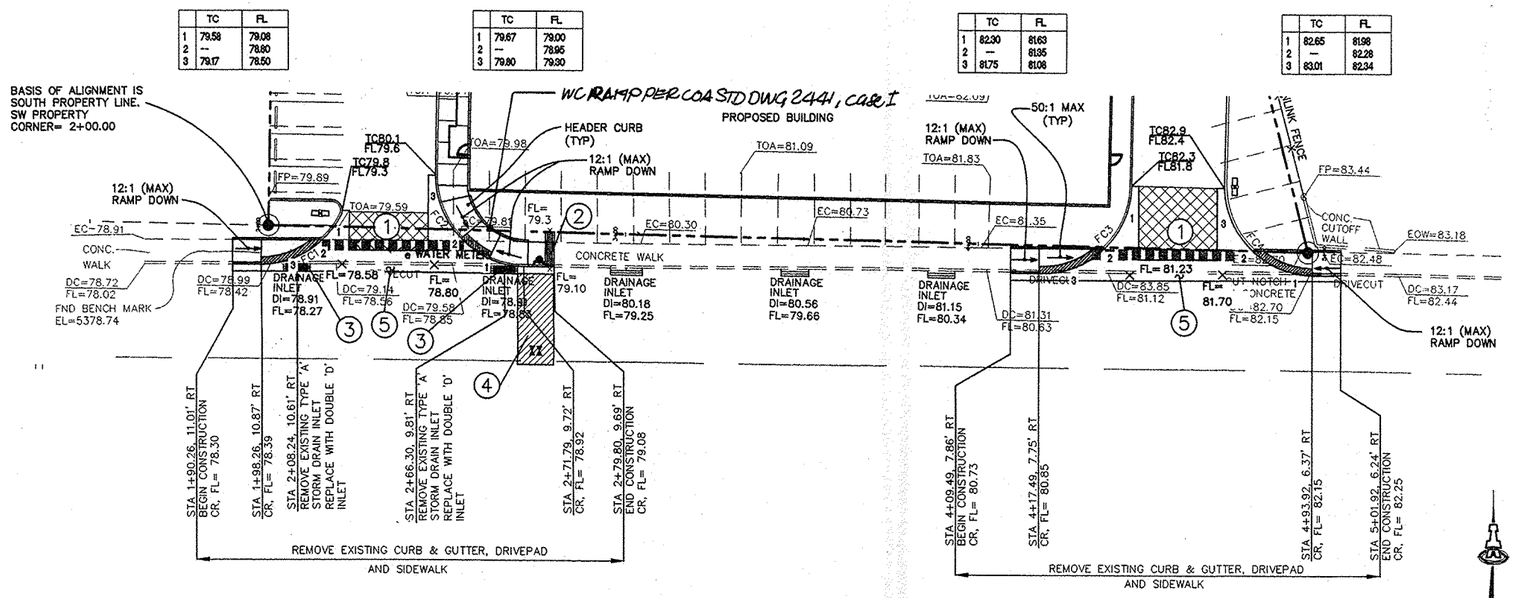
SHEET TITLE: DRAINAGE AND GRADING PLAN

DATE: 04.10.06
SCALE: AS NOTED
sheet- C1.0 -of-

785881

SHT 2 OF 4

M:\ACTIVEFLD\41487\dwg\1487GRD.dwg, 5/9/2006 9:31:46 AM



	TC	FL
1	79.58	79.08
2	—	78.80
3	79.17	78.50

	TC	FL
1	79.67	79.00
2	—	78.95
3	79.80	79.20

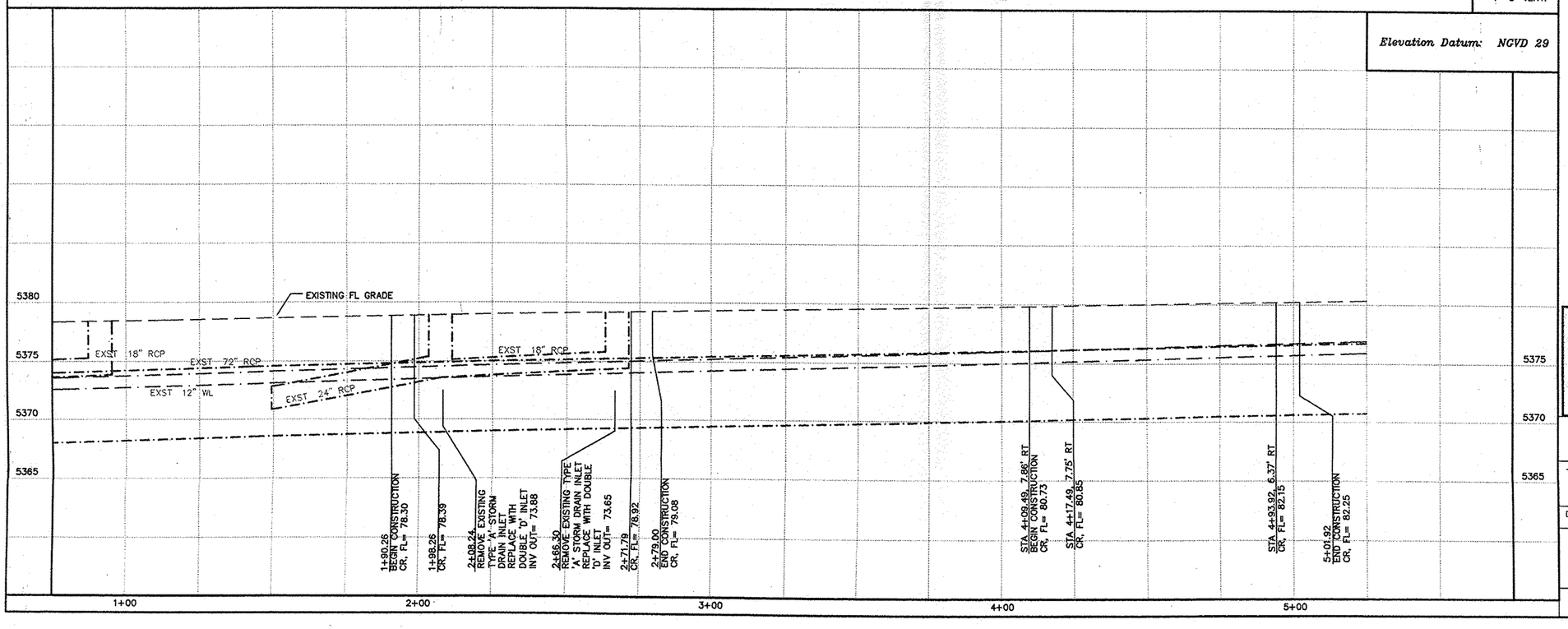
	TC	FL
1	82.30	81.63
2	—	81.95
3	81.75	81.08

	TC	FL
1	82.65	81.98
2	—	82.28
3	83.01	82.34

INDIAN SCHOOL RD

SCALES:
1"=20' HOR.
1"=5' VERT.

Elevation Datum: NGVD 29



KEYED CONSTRUCTION NOTES:

1. CONSTRUCT 26' WIDE SITE ENTRANCE WITH HANDICAP ACCESS RAMPS BOTH SIDES AS SHOWN WITH TRUNCATED DOMES. PROVIDE SMOOTH TRANSITION FROM 8" CURB AND GUTTER AT STREET THROUGH RETURNS TO 6" CURB ON-SITE. PROVIDE 36" WIDE (MIN.) LEVEL CROSSING AREA @ 2% MAX. CROSS SLOPE THROUGH DRIVEWAY. PAVE HATCHED AREA WITH 4" ASPHALT PAVING OVER 12" DEPTH COMPACTED SUBGRADE.
2. INSTALL 18" WIDE SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236 AT STATION 2+79.00, LEFT CURB.
3. REMOVE EXISTING TYPE 'A' STORM DRAIN INLETS AND MODIFY AS DOUBLE 'D' INLET (TWO LOCATIONS) PER COA STD DWG 2206.
4. REMOVE AND REPLACE 28 SY ARTERIAL ASPHALT PAVING PER COA STD DWG #2465.
5. CONSTRUCT 6' VALLEY GUTTER PER COA STD DWG #2420.

LEGEND

- EXISTING CURB
- HC RAMP WITH TRUNCATED DOMES
- 36" WIDE ADA PATH (2% MAX. CROSS-SLOPE)
- CATCH BASIN
- 6' VALLEY GUTTER
- 18" WIDE SIDEWALK CULVERT

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
FC1	25.00	27.46	62°55'23"
FC2	25.00	39.49	90°30'40"
FC3	25.00	39.68	90°56'31"
FC4	25.00	38.04	87°11'00"

AS-BUILT INFORMATION

CONTRACTOR
WORK STAKED BY
INSPECTOR'S ACCEPTANCE
FIELD VERIFICATION BY
DRAWINGS CORRECTED BY
DATE

MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

BENCH MARKS
ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "14-H-14", HAVING AN ELEVATION OF 5378.74.

SURVEY INFORMATION
FIELD NOTES
1. HARRIS SURVEYING 06/05

ENGINEER'S SEAL
SCOTT M. McGEE NEW MEXICO 10519 LICENSED PROFESSIONAL ENGINEER
6/23/06

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY SMM	DATE 06/21/06	
DRAWN BY RFH	DATE 06/21/06	
CHECKED BY SMM	DATE 06/21/06	

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph: 505-268-8828 Fax. 505-268-2632
1487PV1.DWGrfh 06/23/06

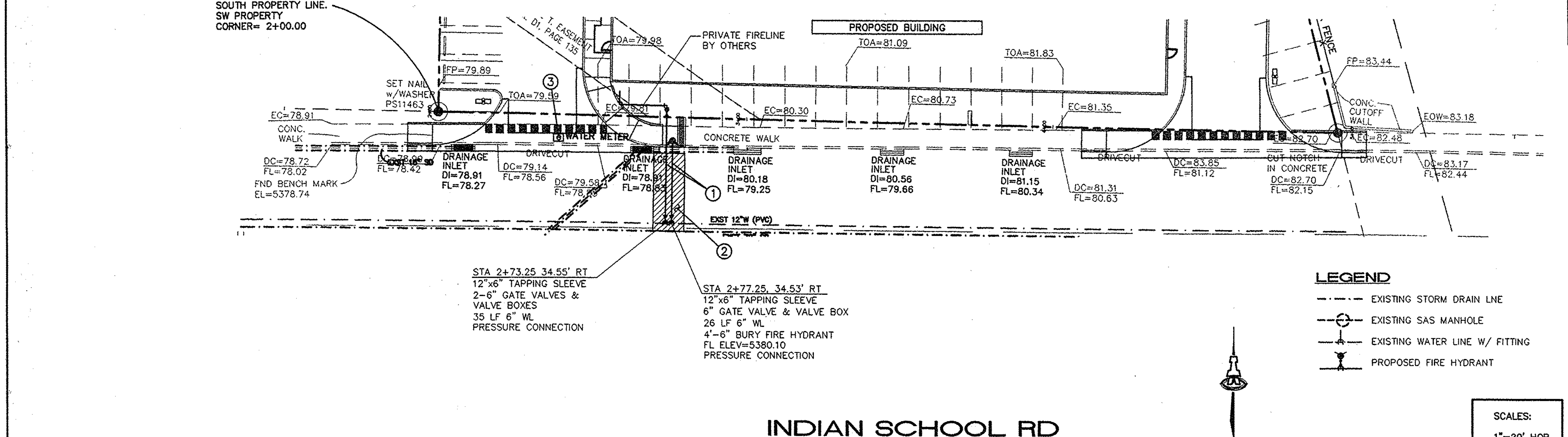
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: BALDRIDGE STORAGE UNITS
INDIAN SCHOOL ROAD N.E.
PAVING PLAN & PROFILE

Design Review Committee: APPROVED JUL 14 2006 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JUL 21 2006 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

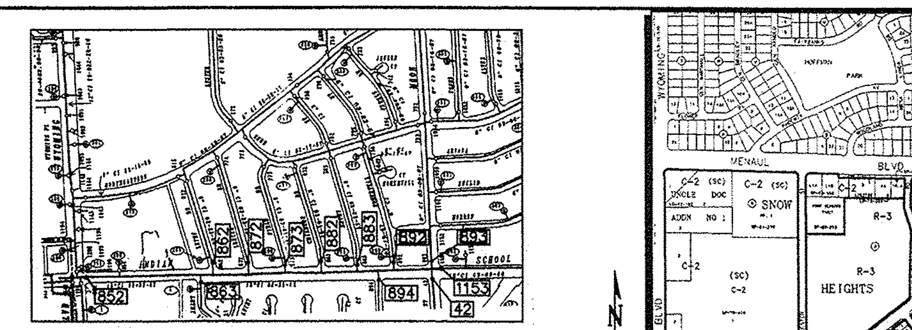
City Project No. 785881 | Zone Map No. H-20 | Sheet 3 Of 4

M:\ACTIVE\LD41\487\dwg\1487PV1.dwg, 6/23/2006 6:51:31 AM



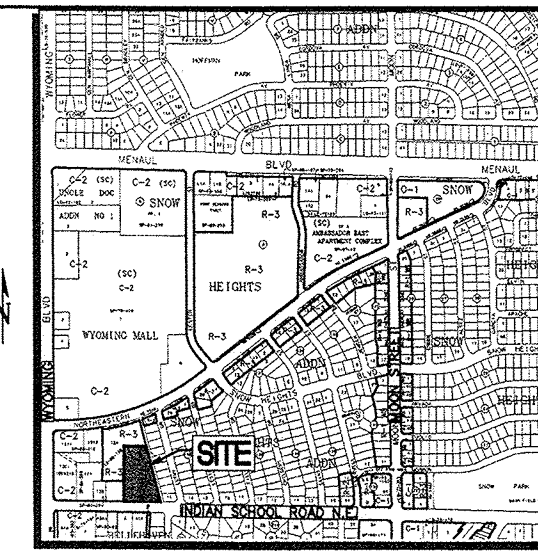
KEYED CONSTRUCTION NOTES:

1. INSTALL TWO 6" WATERLINES BENEATH 18" STORM DRAIN CONNECTOR PIPE. USE VERTICAL BENDS AS NEEDED TO ACHIEVE VERTICAL ALIGNMENTS.
2. REMOVE AND REPLACE 28 SY ARTERIAL ASPHALT PAVING PER COA STD DWG #2465.
3. CONSTRUCT REINFORCED CONCRETE PAD WITH HEAVY DUTY WATER METER BOX INCLUDING COVER PLATE PER COA DWG #2363 & 2369.



WATER SHUT-OFF PLAN

SHUT-OFF VALVES [852], [863], [862], [872], [873], [882], [883], [894], [892], [893], [1153], & [42] TO PROVIDE NON-PRESSURE CONNECTION. THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) 7 WORKING DAYS PRIOR TO SHUT-OFF OR TURN-ON AT VALVES. ONLY CITY PERSONNEL ARE ALLOWED TO OPERATE VALVES.



H-20-Z 1"=750'±

VICINITY MAP

LEGEND

- EXISTING STORM DRAIN LNE
- EXISTING SAS MANHOLE
- EXISTING WATER LINE W/ FITTING
- PROPOSED FIRE HYDRANT

SCALES:
1"=20' HOR.
1"=5' VERT.

RESTRAINED JOINT LENGTHS, L_T, FOR TEES, (FT.) ALL JOINTS AT THE TEE MUST BE RESTRAINED.

SIZE	RUN	BRANCH
12x12x12	15	17
12x12x6	3	19
6x6x6	6	20
6x6x4	2	20

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY — 3.0 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 — 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., 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, L_T, FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)

SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
12	30	12	6	3	85
6	17	7	3	2	46
4	12	5	2	1	32

RESTRAINED JOINT LENGTHS, L_T, FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.

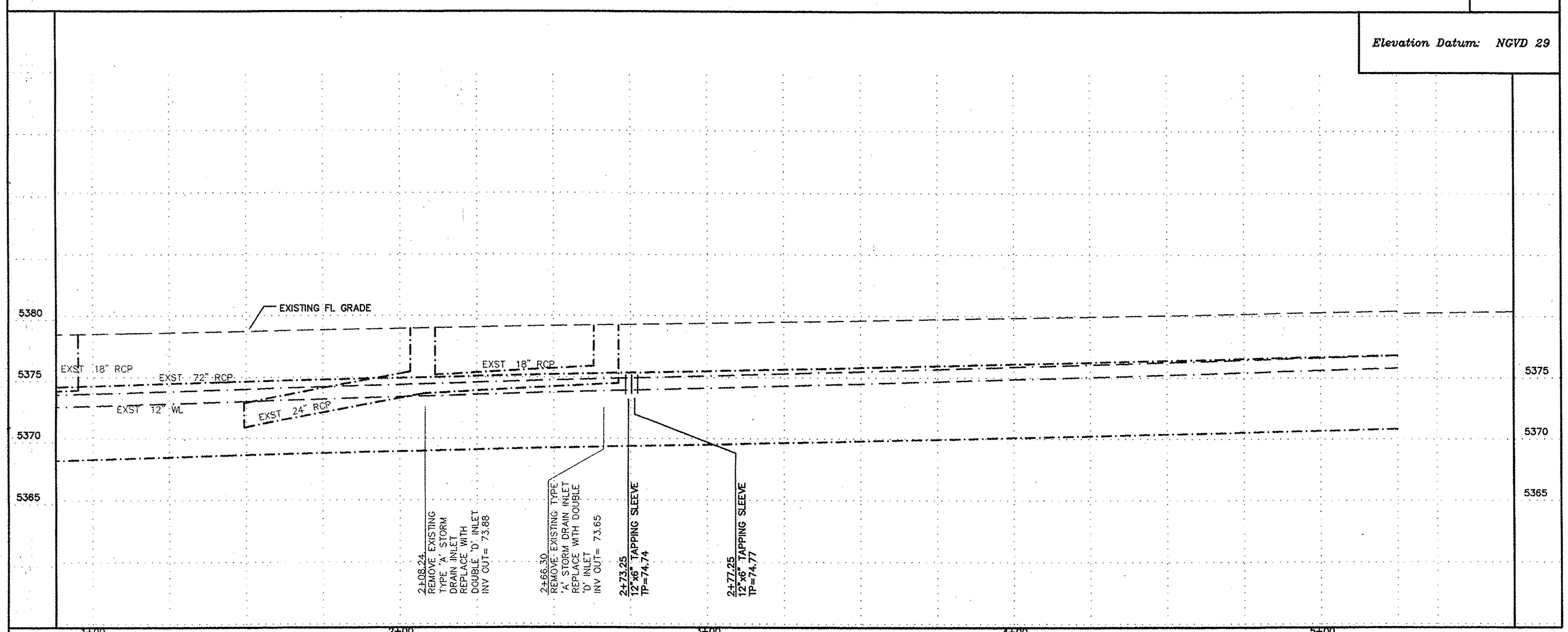
SIZE	LARGE SIDE	SMALL SIDE	SIZE	LARGE SIDE	SMALL SIDE
12x10	25	30	10x6	44	73
12x6	62	121	8x6	25	33
12x4	74	213	8x4	43	83

NOTES:

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
2. 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.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

Elevation Datum: NGVD 29



AS-BUILT INFORMATION — CONTRACTOR; WORK STARTED BY / DATE; INSPECTOR'S ACCEPTANCE BY / DATE; FIELD VERIFICATION BY / DATE; DRAWINGS CORRECTED BY / DATE

MICRO-FILM INFORMATION — RECORDED BY / DATE; NO.

BENCH MARKS — ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "14-H-14", HAVING AN ELEVATION OF 5378.74.

SURVEY INFORMATION — FIELD NOTES: 1. HARRIS SURVEYING 06/05

ENGINEER'S SEAL — SCOTT M. McGEE, NEW MEXICO, 10519, PROFESSIONAL ENGINEER; Scott M McGee 6/23/06

NO.	DATE	REVISIONS / REMARKS	BY

	BY	DATE
DESIGNED BY	SMM	06/21/06
DRAWN BY	RFH	06/21/06
CHECKED BY	SMM	06/21/06

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

1487UTL1.DWGrfh 06/22/06

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: BALDRIDGE STORAGE UNITS
INDIAN SCHOOL ROAD N.E.
UTILITY PLAN & PROFILE

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JUL 1 4 2006 DESIGN REVIEW COMMITTEE	APPROVED JUL 2 1 2006 CITY ENGINEER		

Last Design Update

City Project No.	Zone Map No.	Sheet
785881	H-20	4 Of 4

M:\ACTIVE\D4\1487\dwg\1487UTL1.dwg, 6/23/2006 8:57:50 AM