

CONSTRUCTION PLANS FOR
IMPERIAL BUILDING
205 SILVER AVE

ROADWAY AND UTILITY IMPROVEMENTS
CITY OF ALBUQUERQUE, NEW MEXICO
JANUARY, 2015

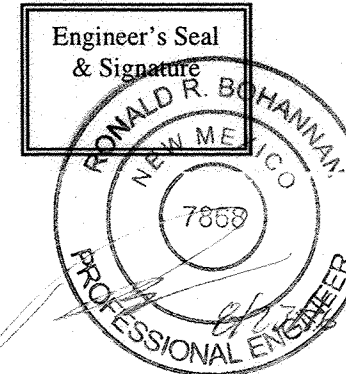
[Handwritten Signature]

INDEX TO DRAWINGS

1. TITLE SHEET
2. PLAT
3. APPROVED TRAFFIC CIRCULATION LAYOUT (REFERENCE ONLY)
4. APPROVED GRADING PLAN (REFERENCE ONLY)
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11. CONSTRUCTION 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 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 with survey information provided by Brian Martinez, of Cartesian Surveys, Inc., NMPS number 18374.



SURVEYOR'S CERTIFICATION

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

[Handwritten Signature] 10/27/16
BRIAN J. MARTINEZ, NMPS 18374



RECORD
DRAWING

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTIONS
CITY CONSTRUCTION ENGINEER
DATE: 2/13/2017



VICINITY MAP ZONE MAP K-14Z
SCALE NONE

NOTICE TO CONTRACTORS

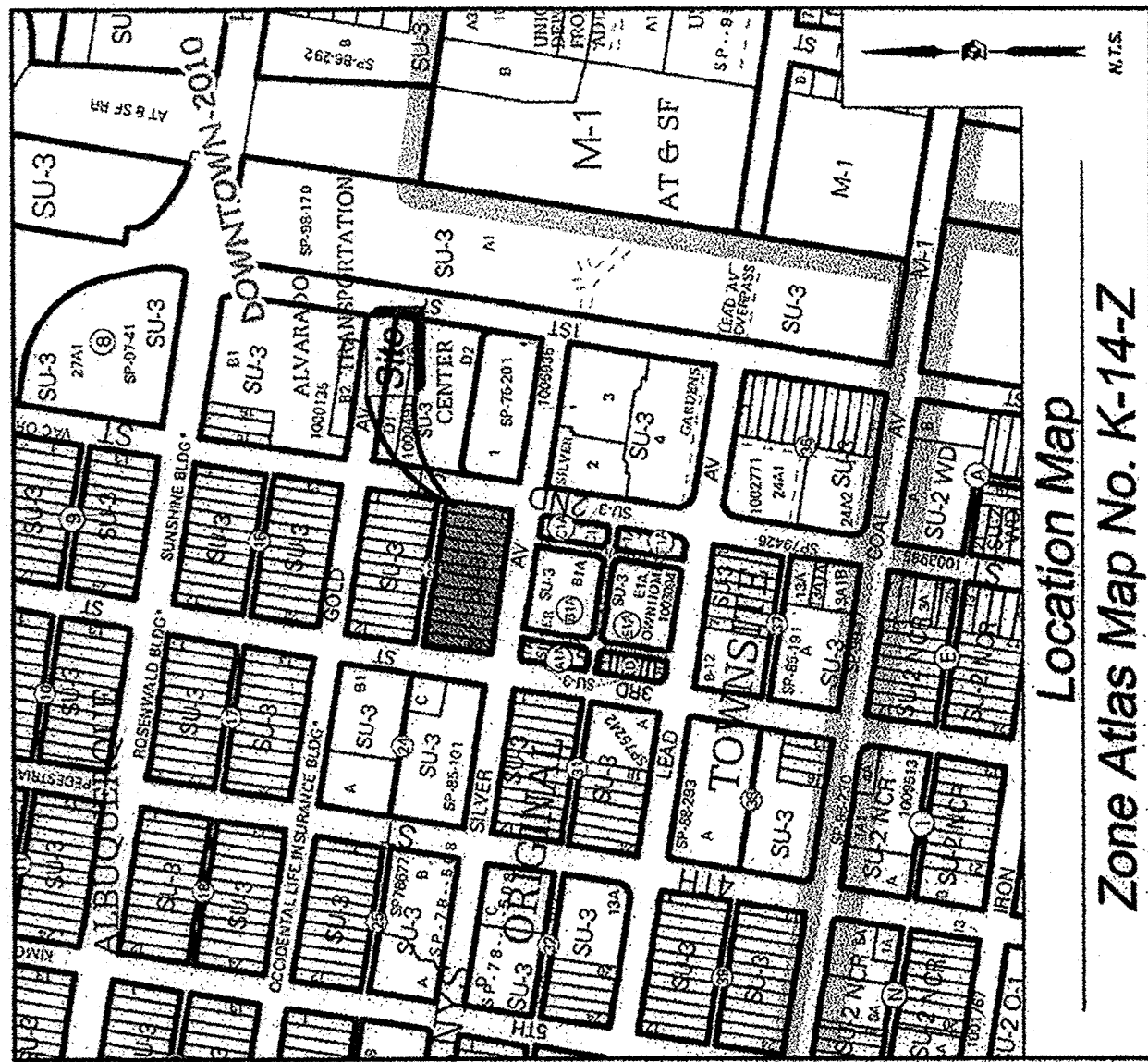
1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION (UPDATE #8), INCLUDING AMENDMENT #1.
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
3. ANY WORK AFFECTING RIO BRAVO BLVD SHALL TAKE PLACE BETWEEN 9 PM AND 4:30 AM ONLY.
4. 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.
5. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO COA AND CONSTRUCTION COORDINATION 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 STANDARD SPECIFICATIONS.
6. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH 90 MIL THERMOPLASTIC ONLY REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
7. 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. 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 CONTRACTORS EXPENSE.
8. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
9. FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
10. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://WWW.ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEEDURES.ASPX](http://www.abqwa.org/WATER_SHUT_OFF_AND_TURN_ON_PROCEEDURES.ASPX).
11. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P AND COA STD DWG 2465.
12. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8, AMENDMENT #1.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE APPROPRIATE JURISDICTION.
14. PEDESTRIAN PATHWAYS NEED TO BE MAINTAINED DURING CONSTRUCTION INCLUDING ACCESSIBLE ROUTES OR PROVIDE ALTERNATE ACCESSIBLE PATHWAY.
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 PROJECT ENGINEER.
☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
☐ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
☐ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

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

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	
		DRC Chairman		<i>[Signature]</i>		4/17/15	
		Transportation		<i>[Signature]</i>		3/13/15	
		ABCWUA		<i>[Signature]</i>		03/10/15	
		Hydrology		<i>[Signature]</i>		3/4/15	
		AMAFCA					
		Constr. Mngmt.					
		Constr. Coord.					
CITY PROJECT NO.				SHEET			
788882				1 OF 11			

APPROVED FOR CONSTRUCTION
[Signature] 10/15/15
City Engineer Date

DRB NO. 1009206



Subdivision Data:

ZONING: SU-3
GROSS SUBDIVISION ACREAGE: 0.9776 ACRES
NET ACREAGE: 0.9776 ACRES
NO. OF LOTS CREATED: 0
NO. OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: MAY 25, 2014

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE EXISTING 12 LOTS INTO ONE NEW TRACT.

Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORDED AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF: A. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES. B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES. C. QUEST CORPORATION D/B/A CENTURYLINK OC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES. D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING, COMING AND RETURNING, AND THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND MAINTAIN TREES, SHRUBS, AND OTHER VEGETATION, AND THE RIGHT TO ERECT OR CONSTRUCT OR SUBSTRUCTURE, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL CODE, OR CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/POLETOPS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND THE (3) FEET ON EACH SIDE.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PSC), QUEST CORPORATION D/B/A CENTURYLINK OC, AND NEW MEXICO GAS COMPANY (NMGCO) HAVE REVIEWED THE PLAT AND THE SURVEY THEREON, AND HAVE NOTED THAT THE PLAT AND THE SURVEY THEREON COMPLY WITH THE REQUIREMENTS OF THE NEW MEXICO PLAT ACT, AND HAVE NOTED THAT THE PLAT AND THE SURVEY THEREON COMPLY WITH THE REQUIREMENTS OF THE NEW MEXICO PLAT ACT.

Legal Description

A TRACT OF LAND WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMING FROM LOT 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 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989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Location Map

Zone Atlas Map No. K-14-Z

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A USED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR, EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, SAID OWNERS INTENT AND PURPOSE WAS TO SPLIT SAID LAND AMONG THEM COMPLETE AND IRREVOCABLE TITLE IN FEE SIMPLE TO THE LAND AND SUBDIVISION.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

JOSEPH R. ORTEGA
MANAGER
YES IMPERIAL, LLC, A NEW MEXICO
LIMITED LIABILITY COMPANY

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2014 BY
JOSEPH R. ORTEGA, MANAGER, YES IMPERIAL, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY.

BY _____ MY COMMISSION EXPIRES _____

RECORDING STAMP

Plat of
Tract A

Imperial Building

City of Albuquerque, Bernalillo County, New Mexico
August 2014

FOR INFORMATION ONLY

ALBUQUERQUE MONUMENT "ALBUQUERQUE"
STANDARD ACRES ALUMINUM DISC
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-NAD 1983)
E=142,576.548
N=1,251,976.548
GROUND TO GRID FACTOR=0.9999999999999999
NAD 1983 TO NAD 2011 FACTOR=0.9999999999999999

BLOCK 23
NEW MEXICO TOWN COMPANY'S
ALBUQUERQUE (12/25/1982)

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NAD 1983 TO NAD 2011 FACTOR=0.9999999999999999

BLOCK 23
NEW MEXICO TOWN COMPANY'S
ALBUQUERQUE (12/25/1982)

ALBUQUERQUE MONUMENT "ALBUQUERQUE"
STANDARD ACRES ALUMINUM DISC
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-NAD 1983)
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N=1,251,976.548
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N=1,251,976.548
GROUND TO GRID FACTOR=0.9999999

STATE OF NEW MEXICO
RONALD A. WITHERSPOON
No. 2502
REGISTERED ARCHITECT
9/30/14

RECORD
DRAWING

ENTITLEMENTS
ISSUED FOR
BUILDING PERMIT
100%
CONSTRUCTION
DOCUMENTS

REVISIONS

△

△

△

△

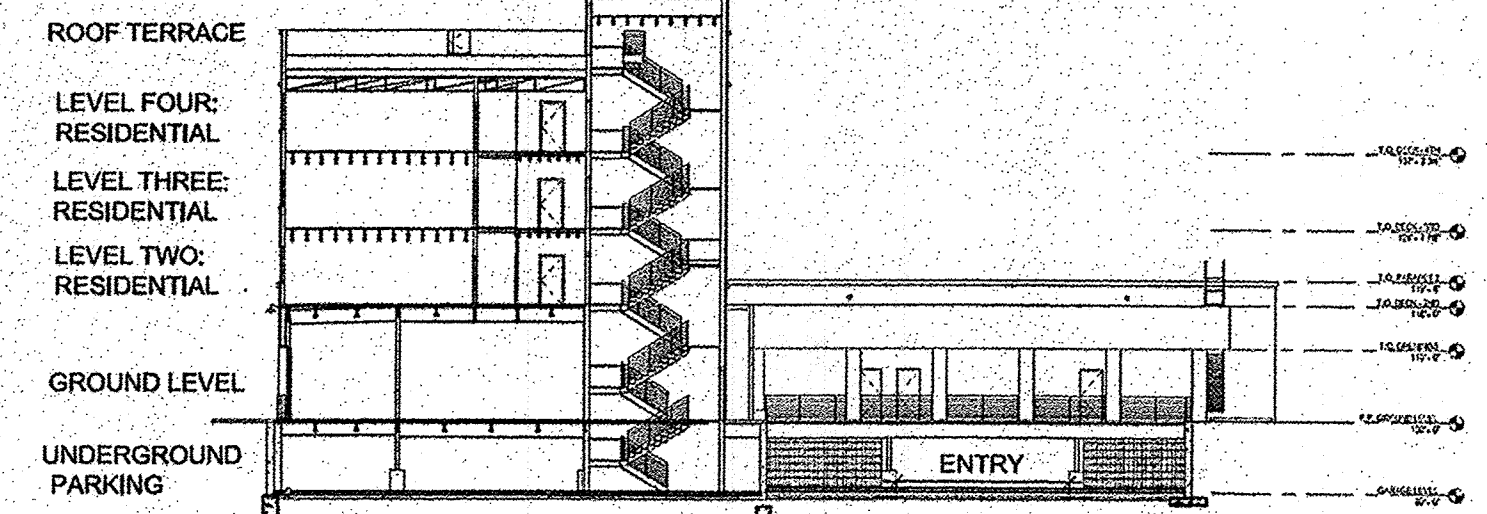
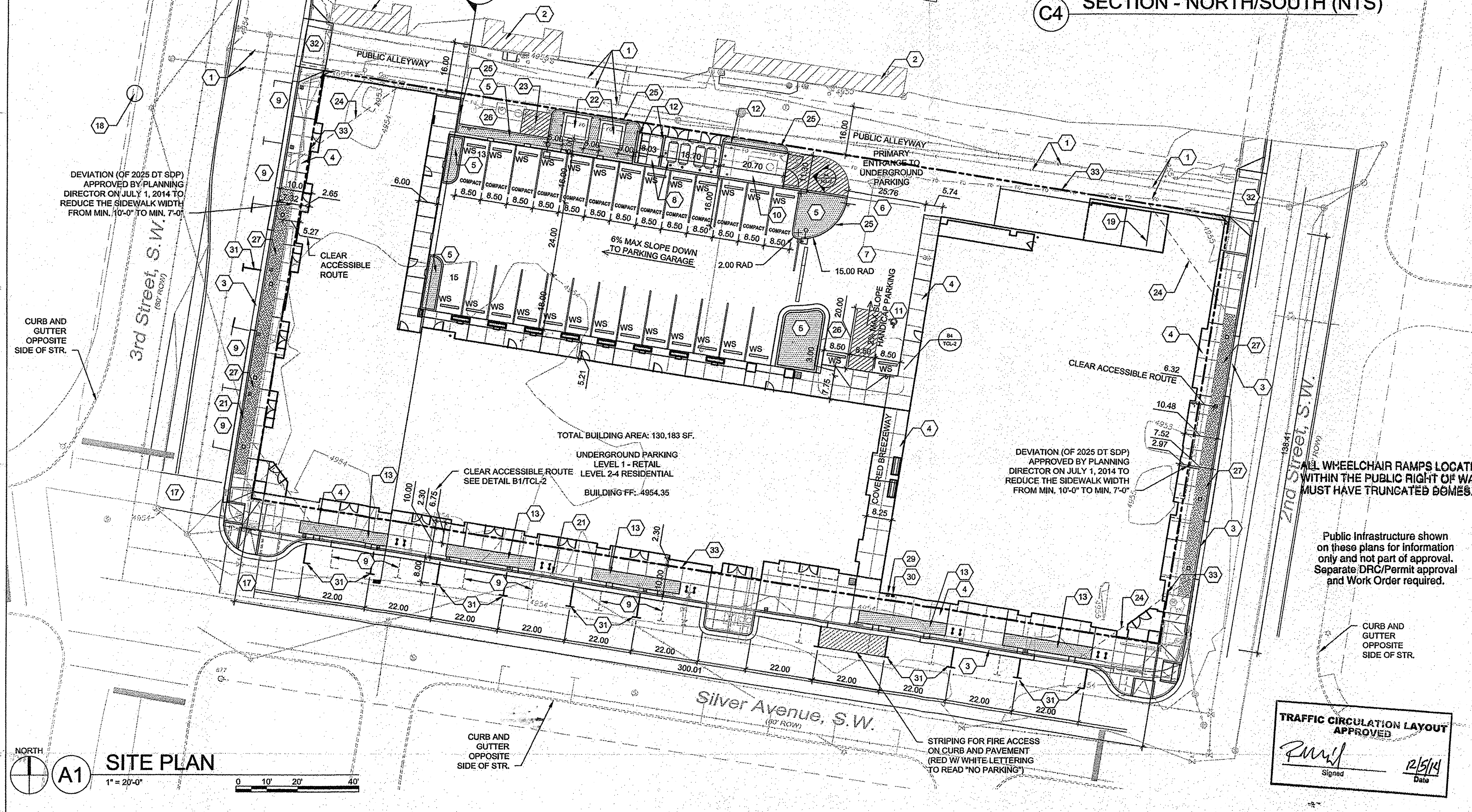
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REVIEWED BY	
DATE	9/30/2014
PROJECT NO.	14-0064
DRAWING NAME	

TRAFFIC CIRCULATION LAYOUT

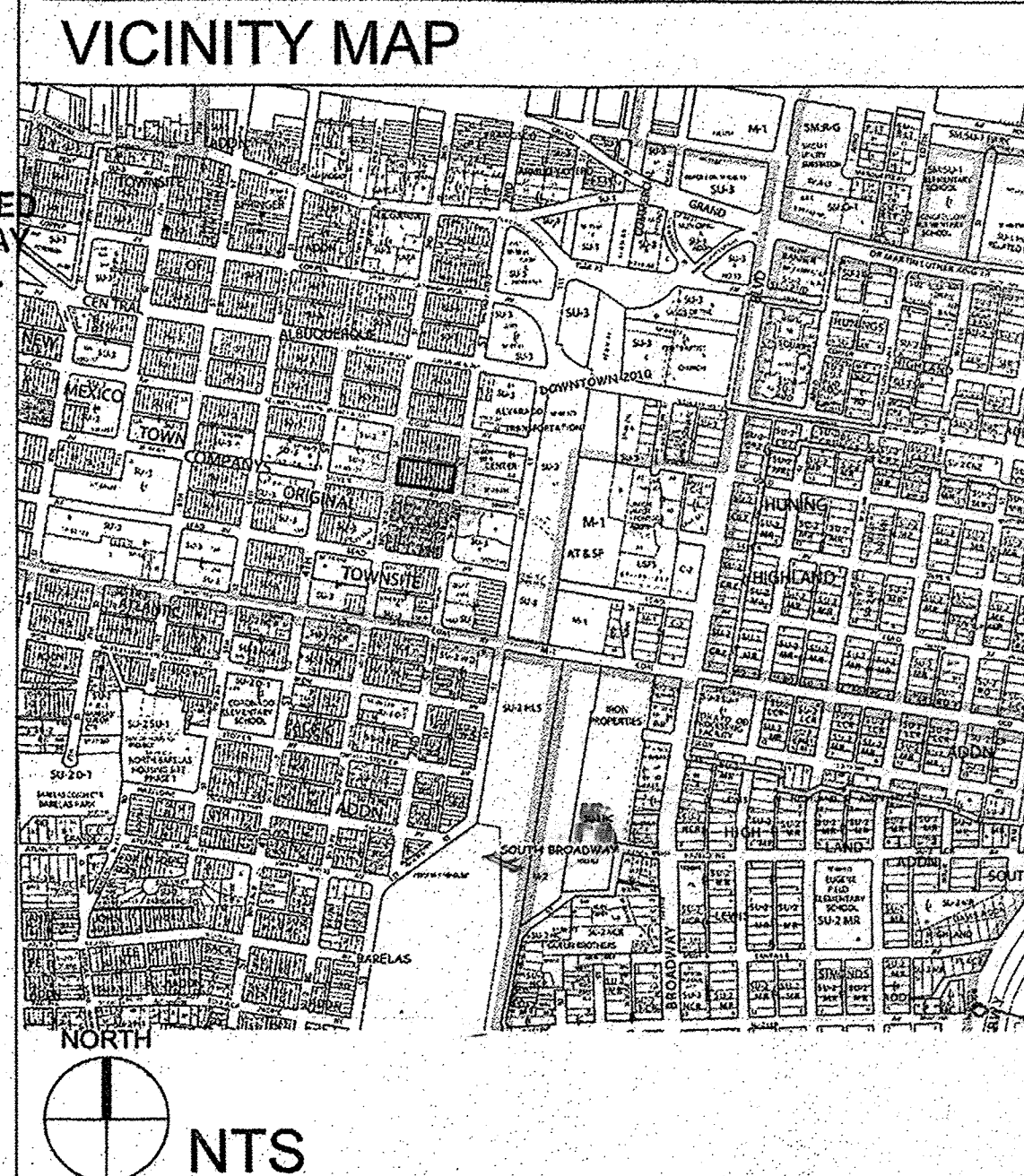
FOR INFORMATION ONLY

SHEET NO. 1

2 OF 11



SECTION - NORTH/SOUTH (NTS)



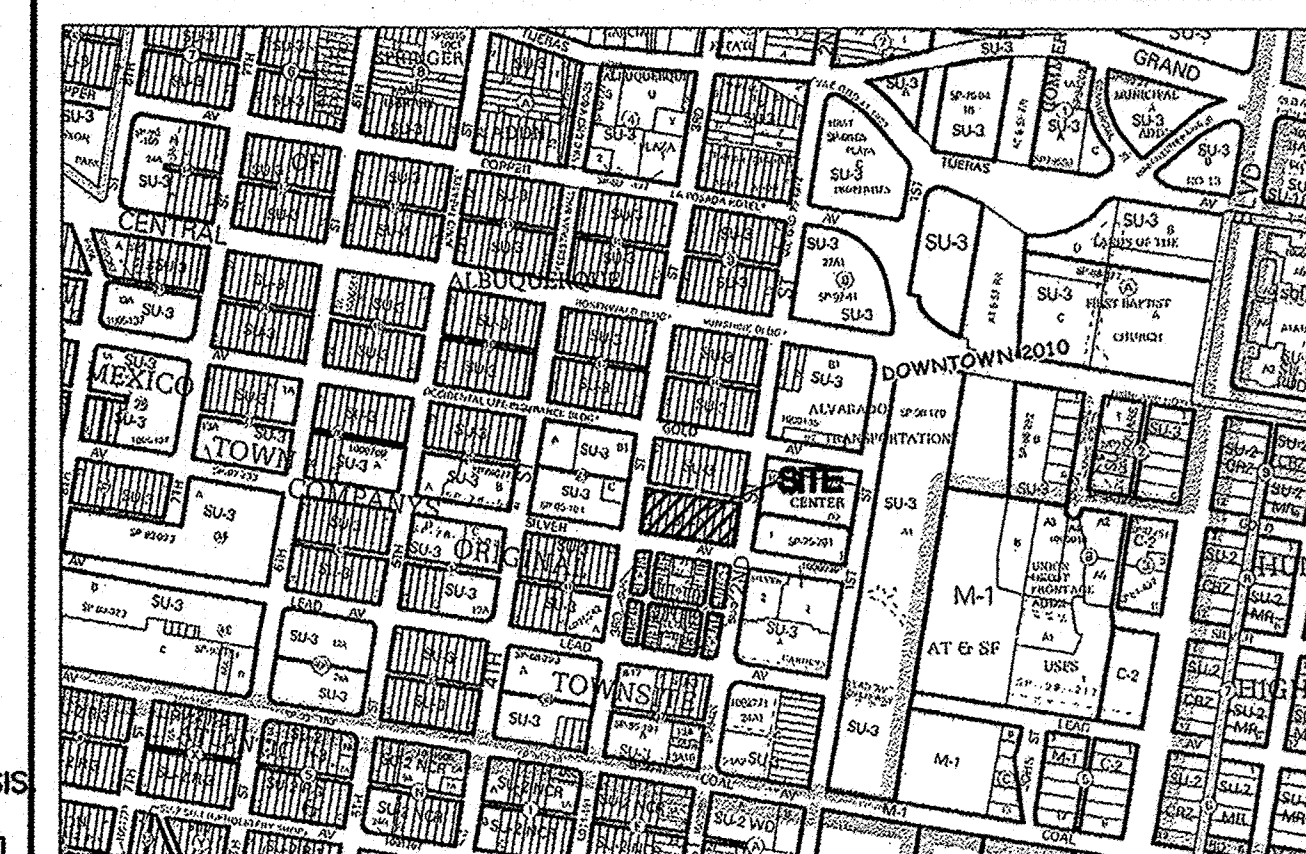
ARCHITECT

ENGINEER

PROJECT

Imperial Building
205 Silver Avenue SW
Albuquerque, NM 87102

APPROVAL	NAME	DATE
INSPECTOR		



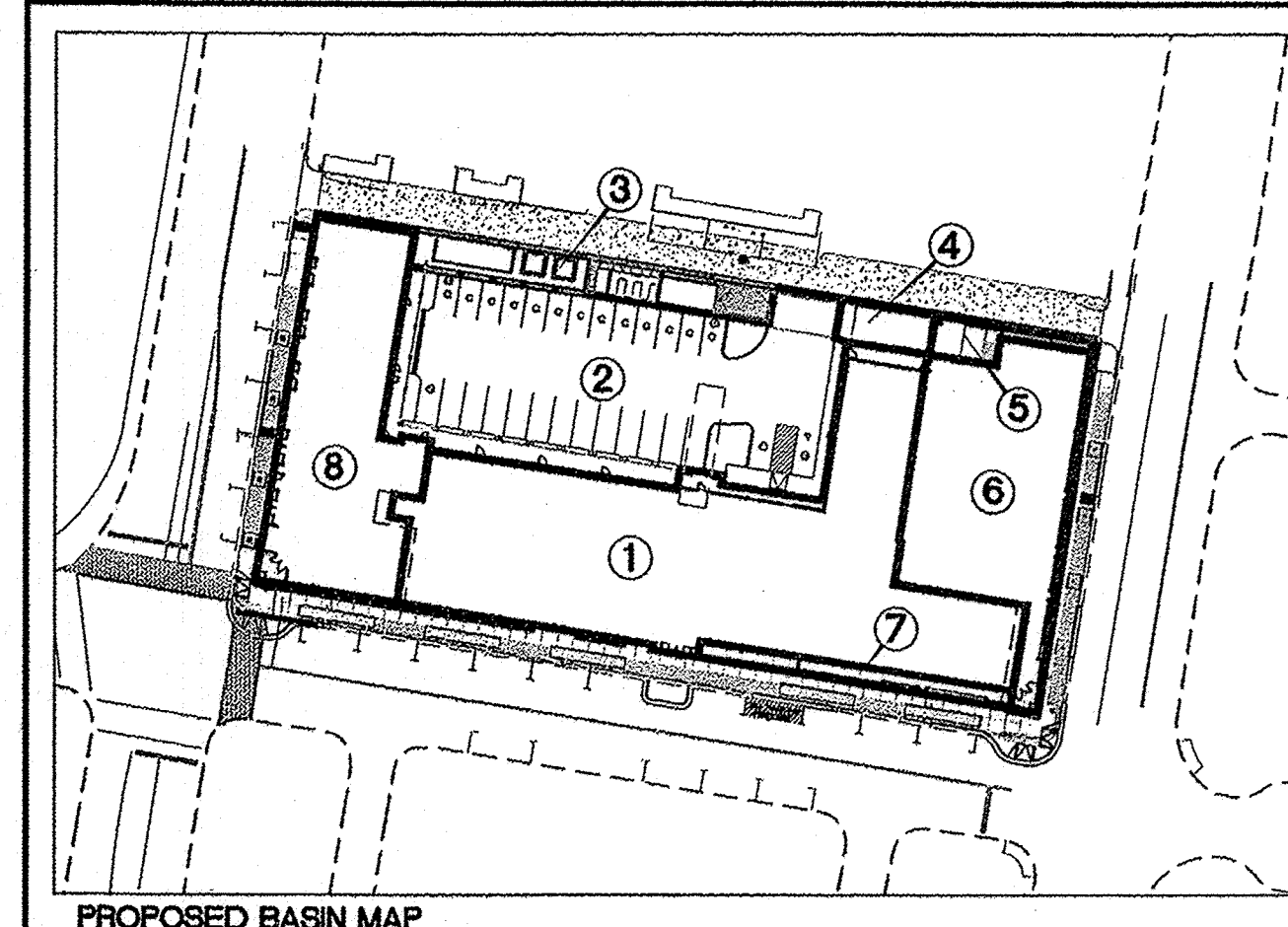
VICINITY MAP

K-14Z



FIRM MAP

35001C0334G



PROPOSED BASIN MA

	CURB & GUTTER		EXISTING POWER POLE
	BOUNDARY LINE		EXISTING GAS VALVE
	EASEMENT		EXISTING OVERHEAD UTILITIES
	SIDEWALK		EXISTING GAS
	EXISTING CURB & GUTTER		EXISTING SANITARY SEWER LINE
	SINGLE CLEAN OUT		EXISTING WATER LINE
	DOUBLE CLEAN OUT		EXISTING STORM SEWER LINE
	EXISTING SD MANHOLE		EXISTING INDEX CONTOUR
	EXISTING SAS MANHOLE		EXISTING CONTOUR
	EXISTING FIRE HYDRANT		
	EXISTING WATER METER		

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

ENGINEER'S
SEAL



RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER

RONALD R. BOHANNAN
P.E. #7868

FOR INFORMATION ONLY

SHEET NO.

PROJECT NO. 788882

4 OF 11

EXISTING SITE DRAINAGE

THE 0.98 ACRE SITE IS LOCATED IN DOWNTOWN ALBUQUERQUE ON THE NORTH SIDE OF SILVER AVENUE BETWEEN 2ND STREET AND 3RD STREET. THE SITE IS BOUNDED ON THE NORTH BY AN EXISTING ALLEY WITH BUILDINGS AND A PARKING LOT TO THE NORTH OF THE ALLEY.

THE SITE IS CURRENTLY VACANT AND DRAINS FROM THE NORTHEAST TO THE SOUTHWEST. THE SITE CURRENTLY GENERATES 100-VR, 6-HR PEAK FLOWS OF 2.23 CFS RESULTING IN 0.06' ACFT OF RUNOFF COLUMN AS SHOWN IN THE TABLE BELOW. THE STORM WATER SHEET FLOWS OVER THE SIDEWALK AND INTO THE STREET GUTTER WHERE IT IS COLLECTED IN AN EXISTING DROP INLET. THERE ARE NO OFF-SITE FLOWS THAT ENTER THIS SITE NOR IS THIS SITE LOCATED IN A FLOOD PLAIN AS SHOWN ON FIRM MAP #35001C0334G.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

PROPOSED SITE DRAINAGE

THIS SITE WILL BE DEVELOPED WITH A MIXED USE MULTI-LEVEL BUILDING THAT WILL TAKE UP THE ENTIRE LOT. THERE ARE EIGHT PROPOSED BASINS AS SHOWN ON THE PROPOSED BASIN MAP TO THE RIGHT.

BASIN 1 CONSISTS OF THE BUILDING WHICH WILL CONTAIN A ROOF TOP GARDEN. ALL OF THE STORM RUNOFF WILL BE COLLECTED WITH ROOF DRAINS AND ROUTED TO A CISTERN LOCATED IN THE UNDERGROUND GARAGE AREA. PRIOR TO ENTERING THE CISTERN ALL OF THE WATER WILL BE RUN THROUGH A WALL MOUNTED VORTEX FILTER. THE CISTERN IS SIZED TO HOLD 200,000 GALLONS WHICH IS CAPABLE OF HOLDING AN UNLIMITED AMOUNT OF WATER UNDER ANY CONDITION. THE WATER COLLECTED IN THE CISTERN WILL BE USED TO WATER VARIOUS LANDSCAPING FEATURES AS WELL AS THE ROOF TOP GARDEN. SINCE BASIN 1 GENERATES A PEAK FLOW OF 1.53 CFS WITH 0.057 AC-FT (18,571 GALLONS) OF VOLUME, THE CISTERN IS ABLE TO CONTAIN THE ENTIRE 100-YR VOLUME. ANY POTENTIAL OVERFLOW FROM THE CISTERN WILL BE HANDLED BY A 12" DRAINAGE PIPE THROUGH THE TRUCK DRIVEWAY. ANY OVERFLOW WILL BE HANDLED WITH A REDUNDANT PUMP SYSTEM.

BASINS 5-8 ARE ROOF AREAS THAT ARE AT DIFFERENT LEVELS THAT BASIN 1 AND WILL DRAIN THROUGH AN INTERNAL ROOF DRAIN TO THE STREETS AND ALLEY. EACH OF THE ROOF DRAINS ON THE STREETS WILL DRAIN TO A SIDEWALK CULVERT AND SURFACE FLOW TO THE DROP INLETS LOCATED AT THE CORNERS ON SILVER AVENUE.

BASIN 2 CONSISTS OF THE PARKING AREA BEHIND THE BUILDING THAT INCLUDES THE RAMP DOWN TO THE UNDERGROUND PARKING GARAGE. THOSE FLOWS, 1.22 CFS WITH A 0.046 AC-FT (14,990 GALLONS) OF VOLUME WILL BE COLLECTED BY A TRENCH DRAIN AT THE BOTTOM OF THE RAMP AND DIRECTED TO A 7,000 GALLON SAND/OIL INTERCEPTOR. THE INTERCEPTOR WILL THEN GO TO 2000 GALLON SUMP AND PUMP SYSTEM TO THE EXISTING STORM PUMP LOCATED AT SILVER AVENUE AND 3RD STREET. A REDUNDANT PUMP SYSTEM SIZED FOR THE 100-YR PEAK FLOW WILL PUMP THE WATER TO THE DRAIN INLET. THE 14,990 GALLONS EXCEEDS THE FIRST FLUSH REQUIREMENT OF 0.036 AC-FT (11,677 GALLONS) THUS MEETING THE CITY DRAINAGE ORDINANCE.

BASIN 3 CONSISTS OF AN AREA LONG THE ALLEY THAT WILL CONTAIN RECYCLING BINS AND PARKING. THOSE FLOWS, 0.21 CFS WILL FLOW INTO THE ALLEY AND EVENTUALLY INTO THE DROP INLET LOCATED AT 3RD STREET AND SILVER AVENUE.

BASIN 4 CONSISTS OF ENTRANCE AND TRUCK WELL. THOSE FLOWS, 0.06 CFS GENERATING 0.002 AC-FT (760 GALLONS) OF VOLUME WILL BE COLLECTED IN THE SUMP OF THE TRUCK WELL AND PUMPED TO THE ALLEY AND ALLOWED TO SURFACE FLOW TO THE EXISTING DROP INLET LOCATED AT SILVER AVENUE AND 2ND STREET.

Weighted F Method

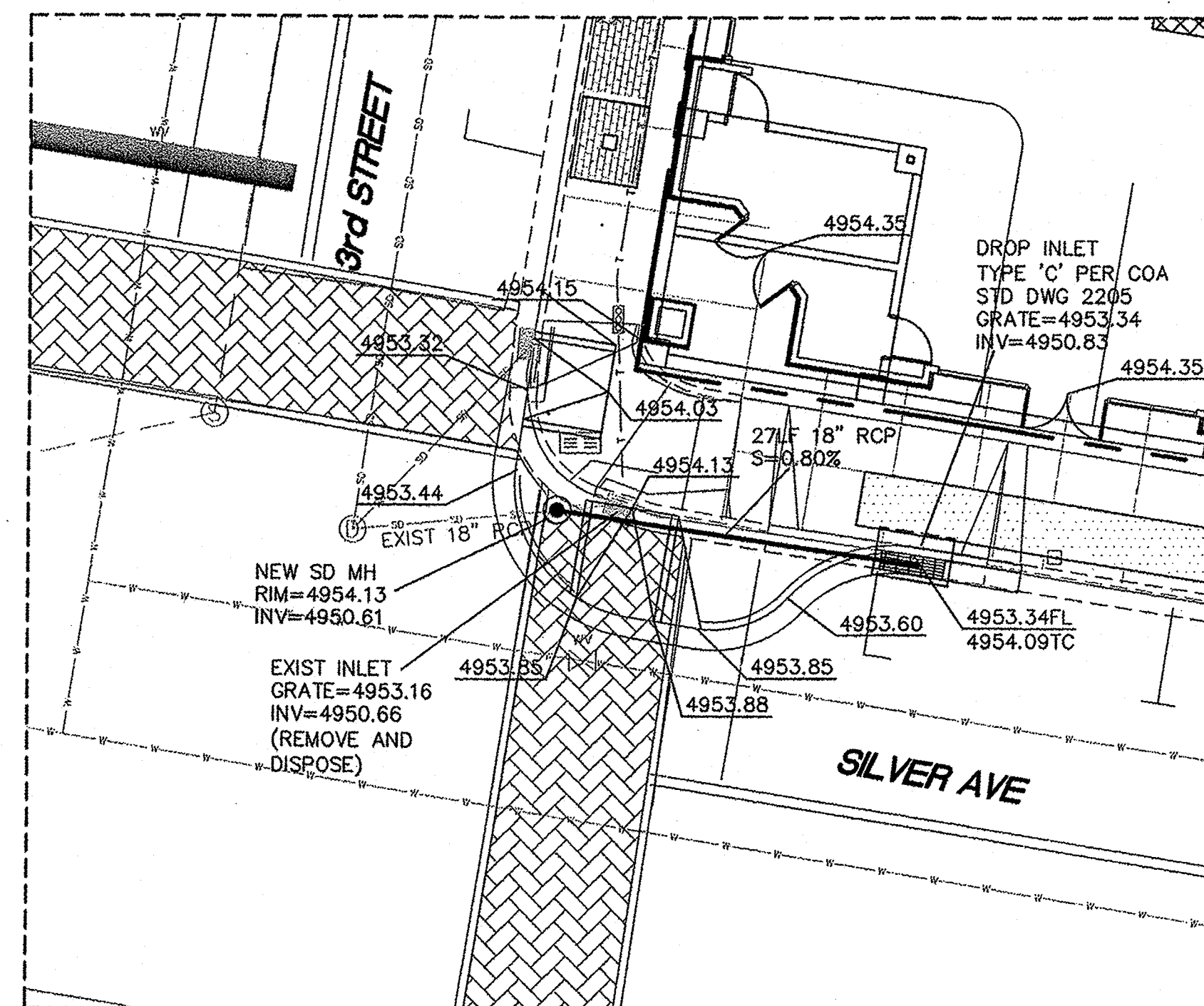
On-Site Basins																		
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year				
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs		
Ex. Basin 1	42,575	0.98	0%	0	100%	0.98	0%	0.00	0%	0.00	0.780	0.064	2.23	0.280	0.023	0.91		
Basin 1	14,511	0.33	0%	0	5%	0.02	0%	0.00	95%	0.32	2.053	0.057	1.53	1.287	0.036	1.01		
Basin 2	11,343	0.26	0%	0	0%	0.00	0%	0.00	100%	0.26	2.120	0.046	1.22	1.340	0.029	0.87		
Basin 3	1,939	0.04	0%	0	0%	0.00	0%	0.00	100%	0.04	2.120	0.008	0.21	1.340	0.005	0.14		
Basin 4	575	0.01	0%	0	0%	0.00	0%	0.00	100%	0.01	2.120	0.002	0.06	1.340	0.001	0.04		
Basin 5	582	0.01	0%	0	0%	0.00	0%	0.00	100%	0.01	2.120	0.002	0.06	1.340	0.001	0.04		
Basin 6	6,342	0.15	0%	0	0%	0.00	0%	0.00	100%	0.15	2.120	0.026	0.68	1.340	0.016	0.46		
Basin 7	750	0.02	0%	0	0%	0.00	0%	0.00	100%	0.02	2.120	0.003	0.08	1.340	0.002	0.05		
Basin 8	6,533	0.15	0%	0	0%	0.00	10%	0.01	100%	0.15	2.233	0.028	0.75	1.392	0.017	0.50		

Equations:

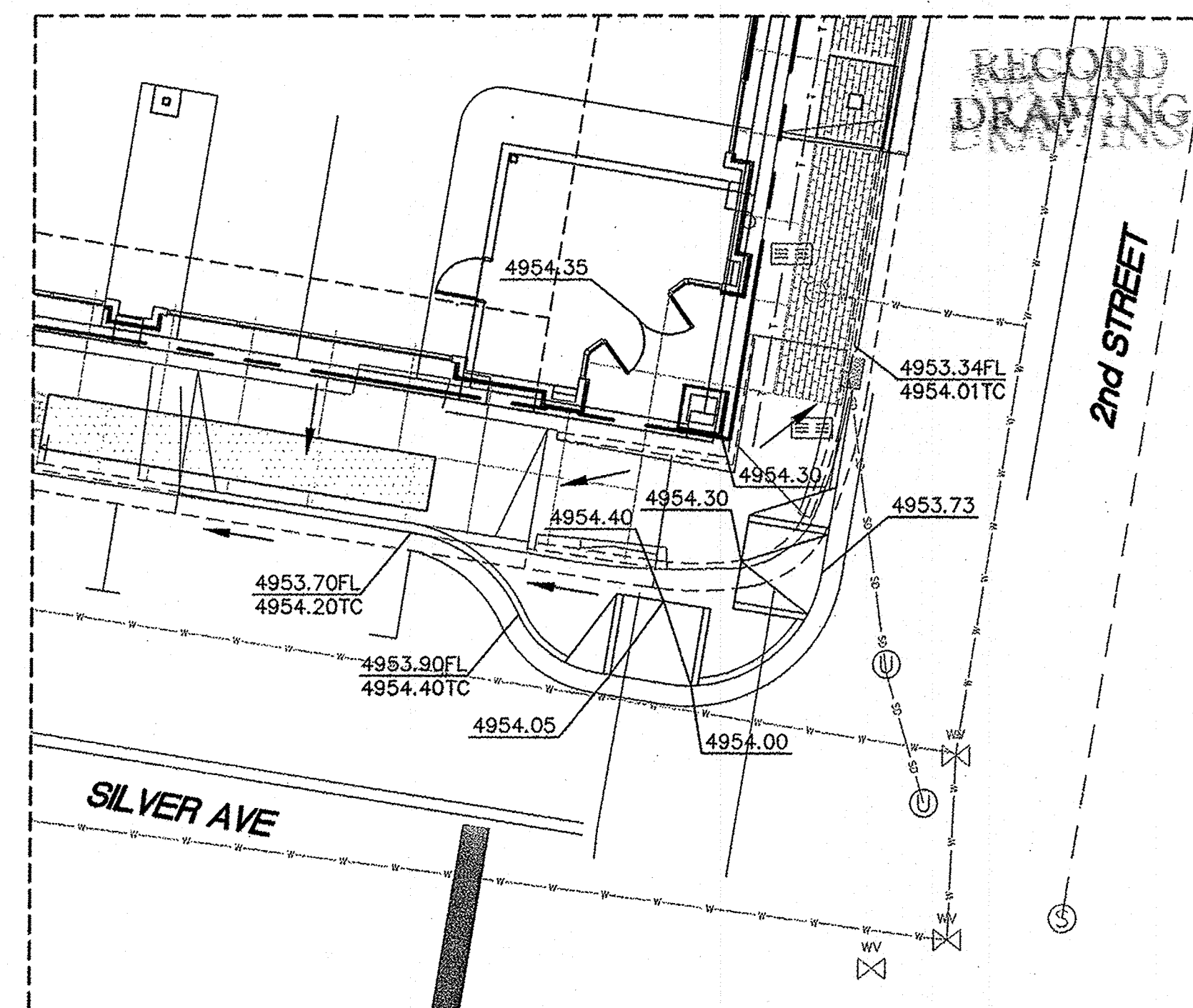
$$\text{Weighted E} = E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d / (\text{Total Area})$$
$$\text{Volume} = \text{Weighted D} * \text{Total Area}$$
$$\text{Flow} = Q_a * A_a + Q_b * A_b + Q_c * A_c + Q_d * A_d$$

Excess Precipitation, E (inches)			Peak Discharge (cfs/acre)		
Zone 2	100-Year	10 - Year	Zone 2	100-Year	10 - Year
E _a	0.53	0.13	Q _a	1.56	0.38
E _b	0.78	0.28	Q _b	2.28	0.95
E _c	1.13	0.52	Q _c	3.14	1.71
E _d	2.12	1.34	Q _d	4.70	3.14

Peak Discharge (cfs/acre)		
Zone 2	100-Year	10 - Year
Q _a	1.56	0.38
Q _b	2.28	0.95
Q _c	3.14	1.71
Q _d	4.70	3.14



SEE DETAIL A



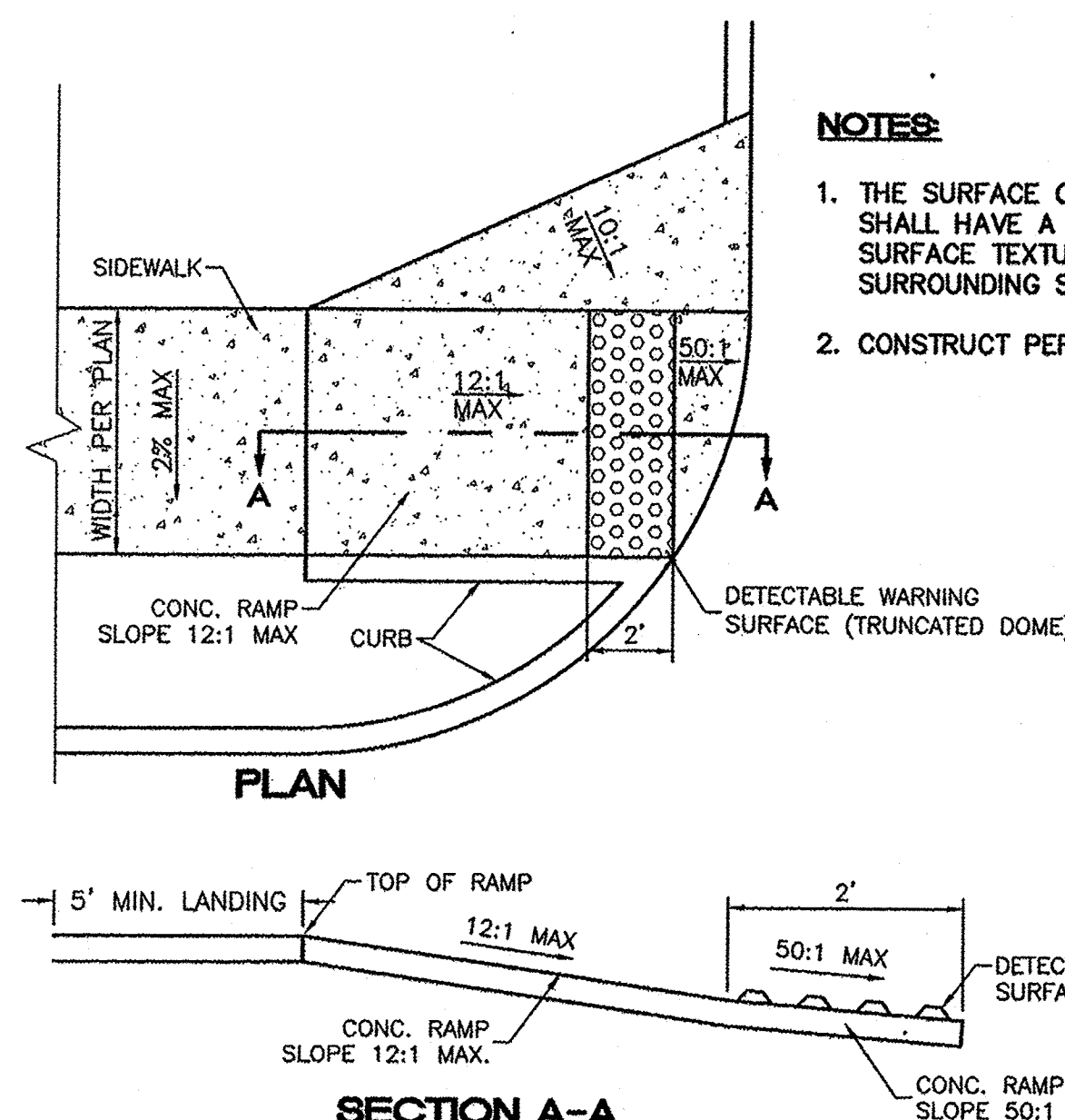
SEE DETAIL B

LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	SIDEWALK
	EXISTING CURB & GUTTER
	SINGLE CLEAN OUT
	DOUBLE CLEAN OUT
	EXISTING SD MANHOLE
	EXISTING SAS MANHOLE
	EXISTING FIRE HYDRANT
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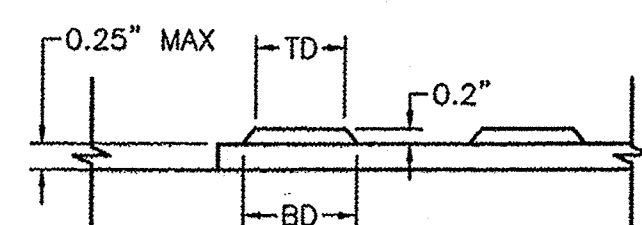
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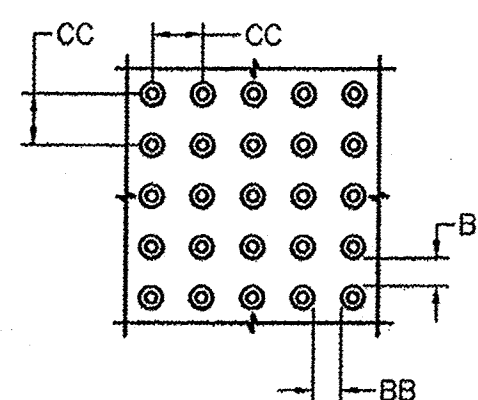
NOTES:

1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.



DOME SECTION

BD - BASE DIAMETER 0.9" MIN
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



DOME SPACING

CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN

SECTION A-A

UNIDIRECTIONAL HC RAMP

NOT TO SCALE

GARAGE DUPLEX SEWAGE EJECTORS

SYMBOL	MANUFACTURER	MODEL	CAPACITY	TDH	HP	VOLTAGE	BASIN	COVERS	COMMENTS
SEP-1 SEP-1A	GRINDEX	MATADOR-N	600 GPM	21 ft	27	230V-3HP/60HZ	60"DIAx210"H	STEEL COVER	SEE BELOW
SEP-2 SEP-2A	GRINDEX	MINOR-H	130 GPM	21 ft	6	230V-3HP/60HZ	48"DIAx96"H	STEEL COVER	SEE BELOW

GARAGE SAND/OIL INTERCEPTOR

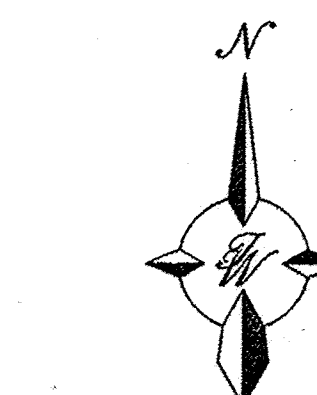
SYMBOL	FIXTURE TYPE	MODEL	CONNECTIONS				COMMENTS
			CW	HW	WASTE	VENT	
SOI-1	SAND/OIL INTERCEPTOR	HIGHLAND TANK MODEL OSI-7000	-	-	6"	3"	7000 GAL CAPACITY, COATED STEEL CONSTRUCTION WITH 2-24" DIA MANHOLE ACCESS WITH COVER AND EXTENSION RISERS AS REQUIRED 6" INLET AND OUTLET BAFFLE TEE PIPING FURNISHED BY PLUMBING CONTRACTOR
SOI-2	SAND/OIL INTERCEPTOR	HIGHLAND TANK MODEL OSI-2000	-	-	6"	3"	2000 GAL CAPACITY, COATED STEEL CONSTRUCTION WITH 2-24" DIA MANHOLE ACCESS WITH COVER AND EXTENSION RISERS AS REQUIRED 6" INLET AND OUTLET BAFFLE TEE PIPING FURNISHED BY PLUMBING CONTRACTOR

MISCELLANEOUS PLUMBING FIXTURES

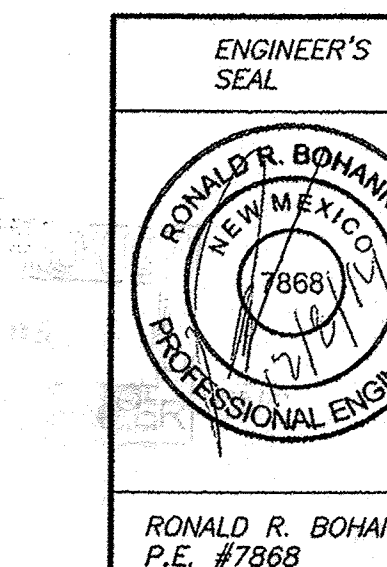
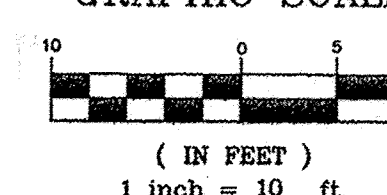
SYMBOL	FIXTURE TYPE	MODEL	CONNECTIONS				COMMENTS
			CW	HW	WASTE	VENT	
TD-1	TRENCH DRAIN	ACO KS300 SERIES	-	-	4"	-	CHANNELS SHALL BE 39.37" LONG, 12" WIDE. MODULAR CHANNEL SECTIONS SHALL BE CONSTRUCTED OF POLYESTER POLYMER CONCRETE. NOMINAL CLEAR OPENING SHALL BE 12" WITH OVERALL WIDTH OF 14.17". PRECAST UNITS SHALL BE MANUFACTURED WITH AN INVERT SLOPE OF 0.5% AND HAVE A WALL THICKNESS OF AT LEAST 0.50". EACH UNIT WILL FEATURE A PARTIAL RADIUS IN THE TRENCH BOTTOM AND A MALE TO FEMALE INTERCONNECTING END PROFILE. UNITS SHALL HAVE A HORIZONTAL CAST-IN ANCHORING KEYS ON THE OUTSIDE WALL TO ENSURE MAXIMUM MECHANICAL BOND TO THE SURROUNDING BEDDING MATERIAL AND CONCRETE SURFACE. STAINLESS STEEL EDGE RAIL WILL BE INTEGRALLY CAST IN TO ENSURE MAXIMUM HOMOGENEITY BETWEEN POLYMER CONCRETE AND EDGE RAIL. EACH EDGE SHALL BE AT LEAST 3/32" THICK. GRATES TO BE CAST IRON WITH 36000 LBS CAPACITY WITH QUICKLOK LOCKING BAR. INSTALL PER MANUFACTURE'S INSTRUCTIONS

GARAGE STORM DRAINAGE CALCULATIONS

DESCRIPTION	SQ FT	RAINFALL/GPM/SF	FLOW (GPM)	NOTES
GARAGE/RAMP	25,645	0.021	538.56 542.592	FLOW RATE 543 GPM REQUIRES 7000 GAL SAND/OIL INTERCEPTOR PUMP DOWN VOLUME 600 X 4 MINUTES=2400 GALLONS
TRUCK DOCK VORTEX OVERFLOW	2992	0.021	62.83 68.00 130.83	FLOW RATE 130 GPM REQUIRES 2000 GAL SAND/OIL INTERCEPTOR PUMP DOWN VOLUME 130 X 4 MINUTES=520 GALLONS



GRAPHIC SCALE



**DEKKER
PERICH
SABATINI**

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

TIERRA WEST, LLC

5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

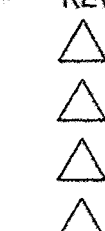
ENGINEER

**RECORD
DRAWING**

PROJECT

Imperial Building
205 Silver Avenue SW
Albuquerque, NM 87102

REVISIONS



DRAWN BY

REVIEWED BY

DATE 10-8-14

PROJECT NO. 14-0064

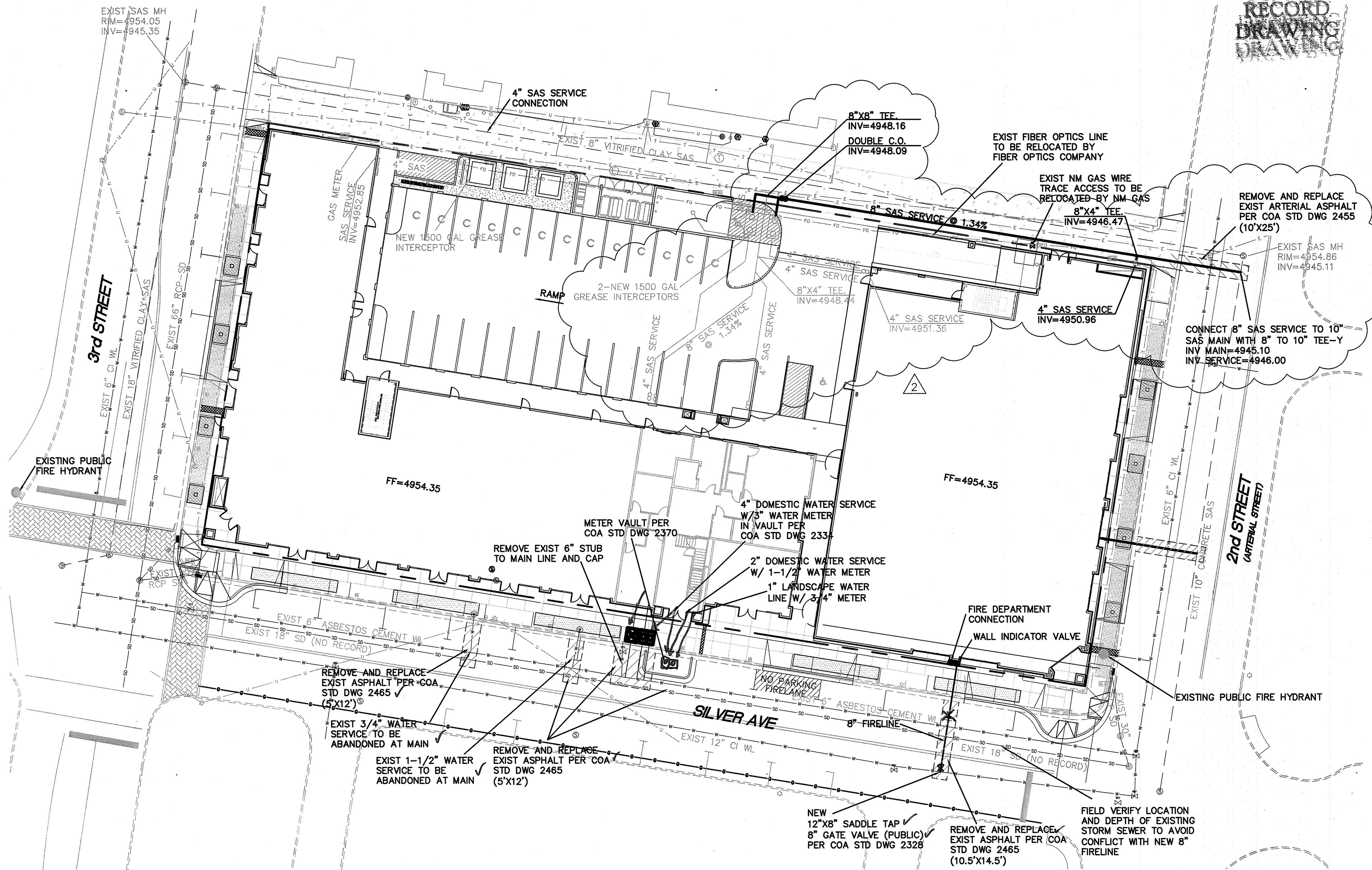
DRAWING NAME

GRADING AND
PLAN

FOR INFORMATION ONLY

SHEET NO.

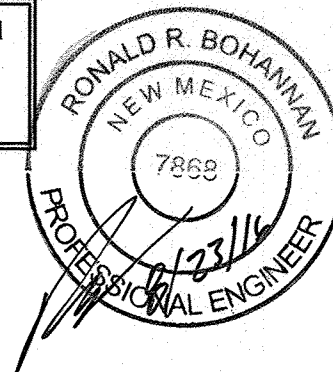
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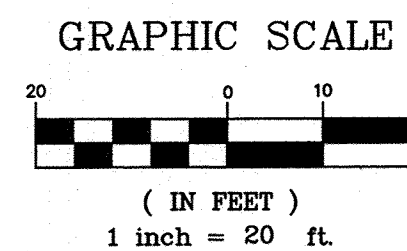
CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Terra 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 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 with survey information provided by Brian Martinez, of Cartesian Surveys, Inc., NMPS number 18374.

Engineer's Seal & Signature

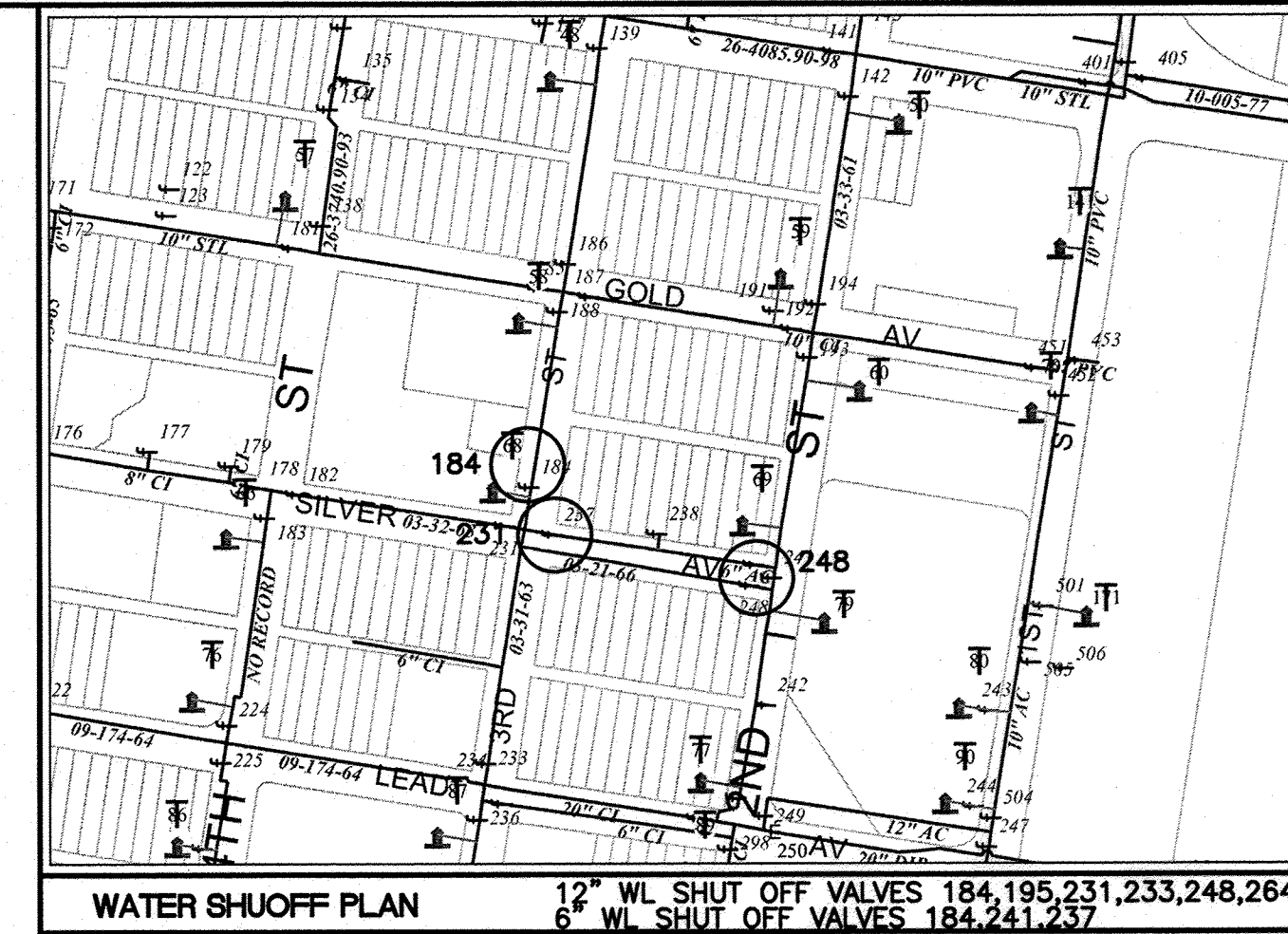


WATER METER AND FIRELINE SUMMARY FOR COMMERCIAL DEVELOPMENT			
WATER METER			
NUMBER	SIZE	LOCATION	USE
1	3"	12+18.8 13.84 LT	DOMESTIC
2	1-1/2"	12+22.7 16.93 LT	DOMESTIC
3	3/4"	12+25.0 16.93 LT	IRRIGATION
FIRELINE			
NUMBER	SIZE	LOCATION	
1	8"	13+15.5 5.91 LT	



CAUTION:

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WATER SHUTOFF NOTES

THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT: [HTTP://WWW.ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEURES.ASPX](http://www.abcwua.org/water_shut_off_and_turn_on_procedures.aspx)

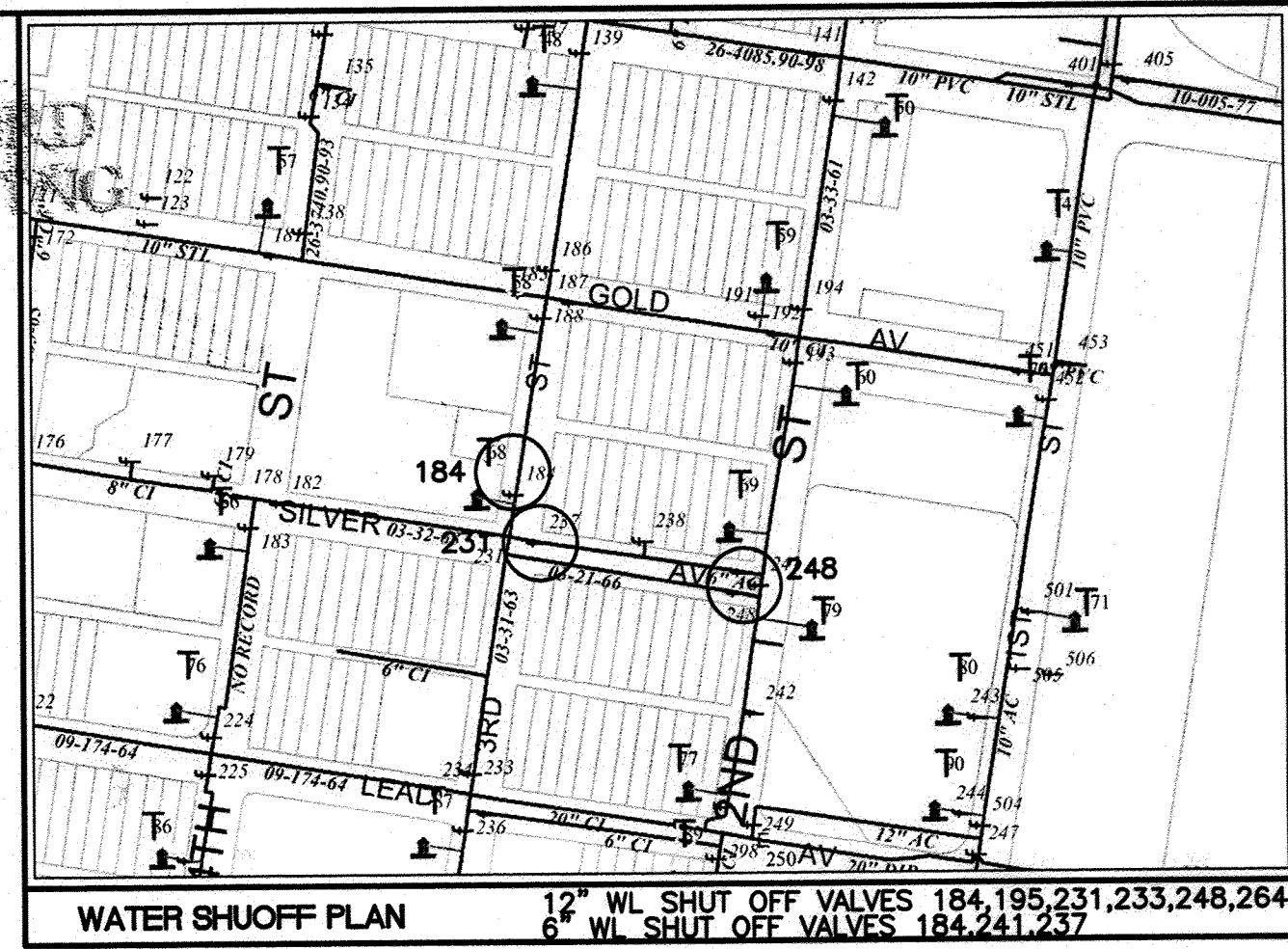
LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- SIDEWALK
- EXISTING CURB & GUTTER
- SINGLE CLEAN OUT
- DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING SAS MANHOLE
- EXISTING PUBLIC FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING OVERHEAD UTILITIES
- EXISTING GAS
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN	
CONTRACTOR: Terra West LLC	WORK: WATER SHUTOFF	ACR.S. MONUMENT "8.114"	DATE: 10-7-15	FIELD NOTES: NO.	BY: [Signature]	ENGINEER'S SEAL: RONALD R. BOHANNON, 78683, PROFESSIONAL ENGINEER	REVISIONS: NO.	DESIGN: NO.	DATE: NOV, 2014	DRAWN BY: JN	CHECKED BY: RRB
INSPECTOR'S SIGNATURE: [Signature]	INSPECTOR'S NAME: [Name]	NEW MEXICO STATE PLANE COORDINATES	DATE: 10-7-15								
FIELD VERIFICATION BY: T.W. LLC	FIELD VERIFICATION BY: T.W. LLC	CENTRAL ZONE-N.A.D. 1983									
REVISIONS: NO.	REVISIONS: NO.	N=1,486,003.797									
REVISIONS: NO.	REVISIONS: NO.	E=1,522,408.59									
REVISIONS: NO.	REVISIONS: NO.	PUBLISHED EL=4971.456 (NAVD 1988)									
REVISIONS: NO.	REVISIONS: NO.	GROUND TO GRID FACTOR=0.999982048									
REVISIONS: NO.	REVISIONS: NO.	DELTA ALPHA ANGLE=-01336.21"									

TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	
CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP	
IMPERIAL BUILDING (205 SILVER AVE) MASTER UTILITY PLAN	
DESIGN REVIEW COMMITTEE APR 05 2016	CITY ENGINEER APPROVAL APR 06 2016
CITY PROJECT NO. 788882	ZONE MAP NO. P-14-7
SHEET # 6R of 11	

RECORD
DRAWING



WATER SHUTOFF NOTES

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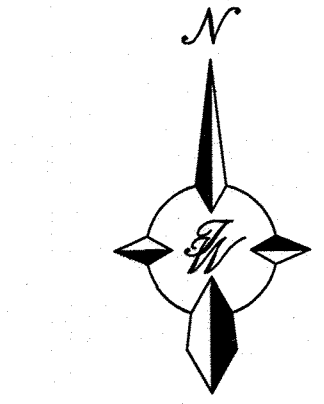
LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- SIDEWALK
- EXISTING CURB & GUTTER
- SINGLE CLEAN OUT
- DOUBLE CLEAN OUT
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- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING OVERHEAD UTILITIES
- EXISTING GAS
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR

GENERAL UTILITY NOTES

- ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC UTILITY CONSTRUCTION, 1986 EDITION (UPDATE NO 8) INCLUDING AMENDMENT NO 1.
- REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
- IRRIGATION AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
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- PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.

WATER METER AND FIRELINE SUMMARY FOR COMMERCIAL DEVELOPMENT				
WATER METER				
NUMBER	SIZE	LOCATION	USE	
1	3"	12+18.8 13.84 LT	DOMESTIC	
2	1-1/2"	12+22.7 16.93 LT	DOMESTIC	
3	3/4"	12+25.0 16.93 LT	IRRIGATION	
FIRELINE				
NUMBER	SIZE	LOCATION		
1	8"	13+15.5 5.91 LT		



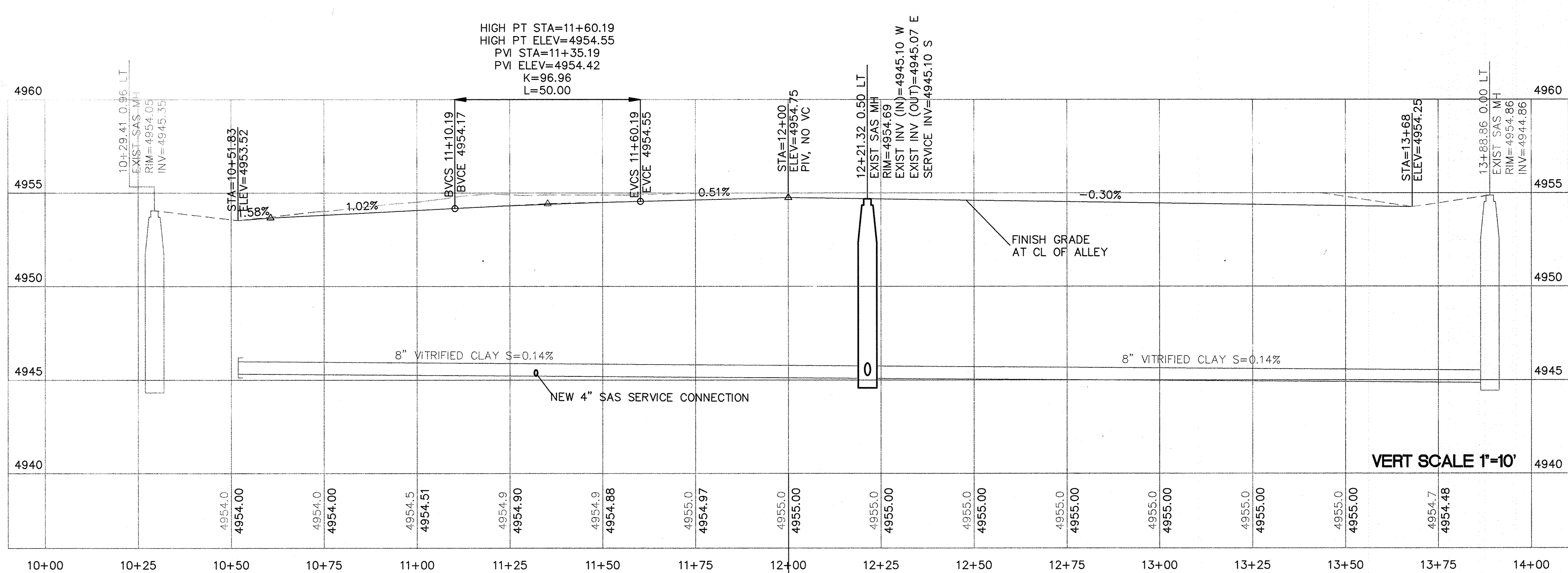
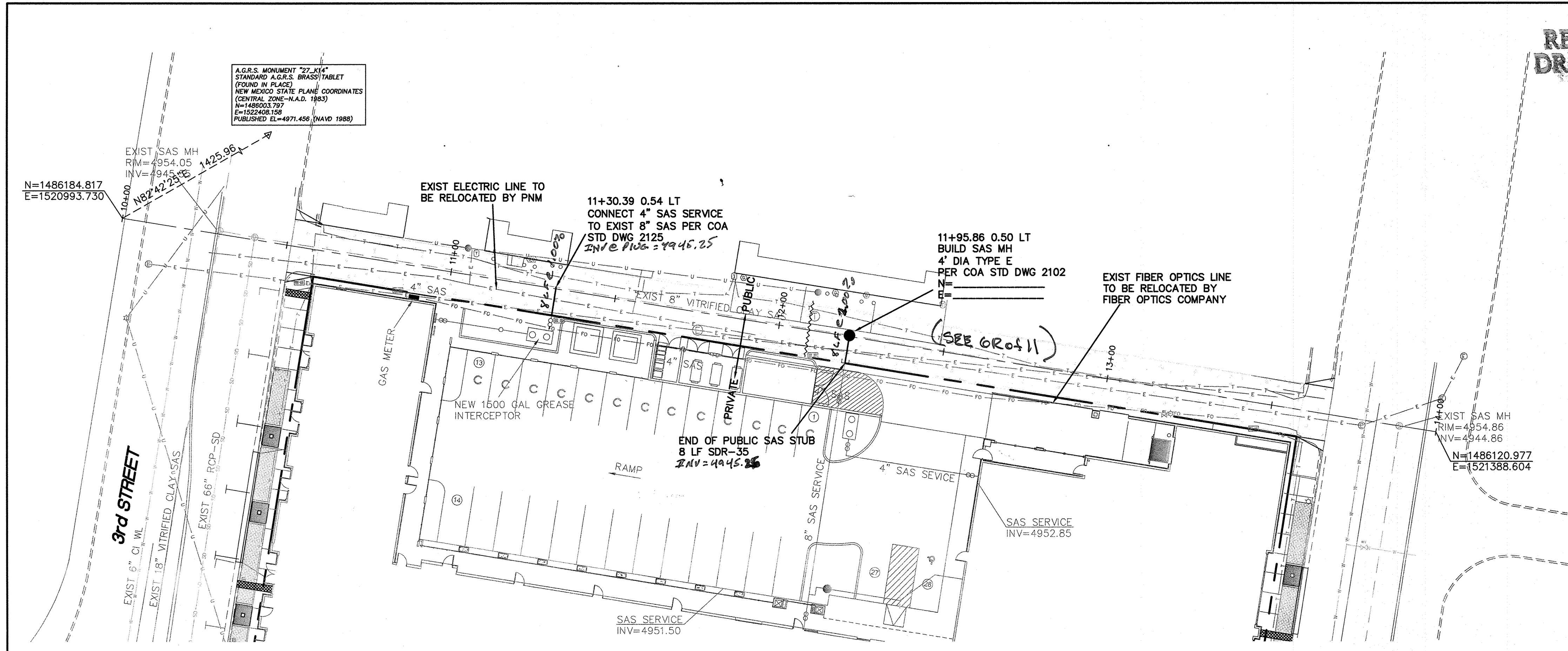
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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Delete Sheet 6 of 11
**SEE REVISED
6th of 11 as replacement.**

TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	
CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP	
IMPERIAL BUILDING (205 SILVER AVE) MASTER UTILITY PLAN	
DESIGN REVIEW COMMITTEE APPROVED APR 2 7 2015 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVED OCT 6 2015 CITY ENGINEER
CITY PROJECT NO. 788882	ZONE MAP NO. P-14-7
SHEET # 6 of 11	

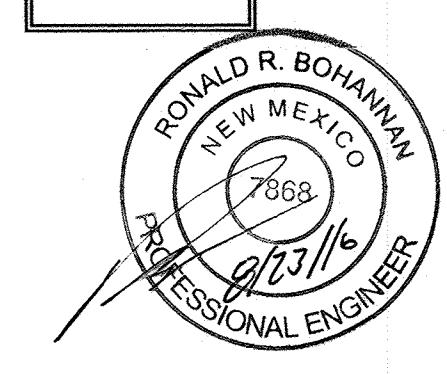
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	A.G.S. MONUMENT "B" K14"	DATE	FIELD NOTES	BY	NO.	DATE
WORK	DATE	STANDARD A.G.S. BRASS TABLET (FOUND IN PLACE)	DATE				
STATIONED BY	DATE	NEW MEXICO STATE PLANE COORDINATES					
ACCEPTANCE BY	DATE	(CENTRAL ZONE-N.A.D. 1983)					
FIELD LOCATION BY	DATE	N=1486,003.797					
DRAWN BY	DATE	E=1,522,408.158					
CHECKED BY	DATE	PUBLISHED EL=4971.455 (NAVD 1988)					
RECORDED BY	DATE	GROUND TO GRID FACTOR=0.99982046					
		DELTA ALPHA ANGLE=-0°13'36.21"					



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 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 with survey information provided by Brian Martinez, of Cartesian Surveys, Inc., NMPS number 18374.

Engineer's Seal & Signature



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RECORD DRAWING

LEGEND

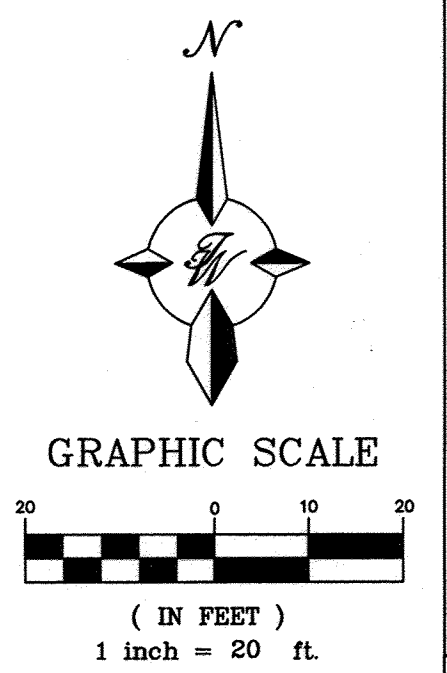
- BOUNDARY LINE
- EXISTING CURB & GUTTER
- SINGLE CLEAN OUT
- DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EX. OVERHEAD UTILITIES
- EX. GAS
- EX. SANITARY SEWER LINE
- EX. WATER LINE
- EX. RCP --- EXISTING STORM SEWER LINE
- NEW CONCRETE ALLEY

GENERAL UTILITY NOTES:

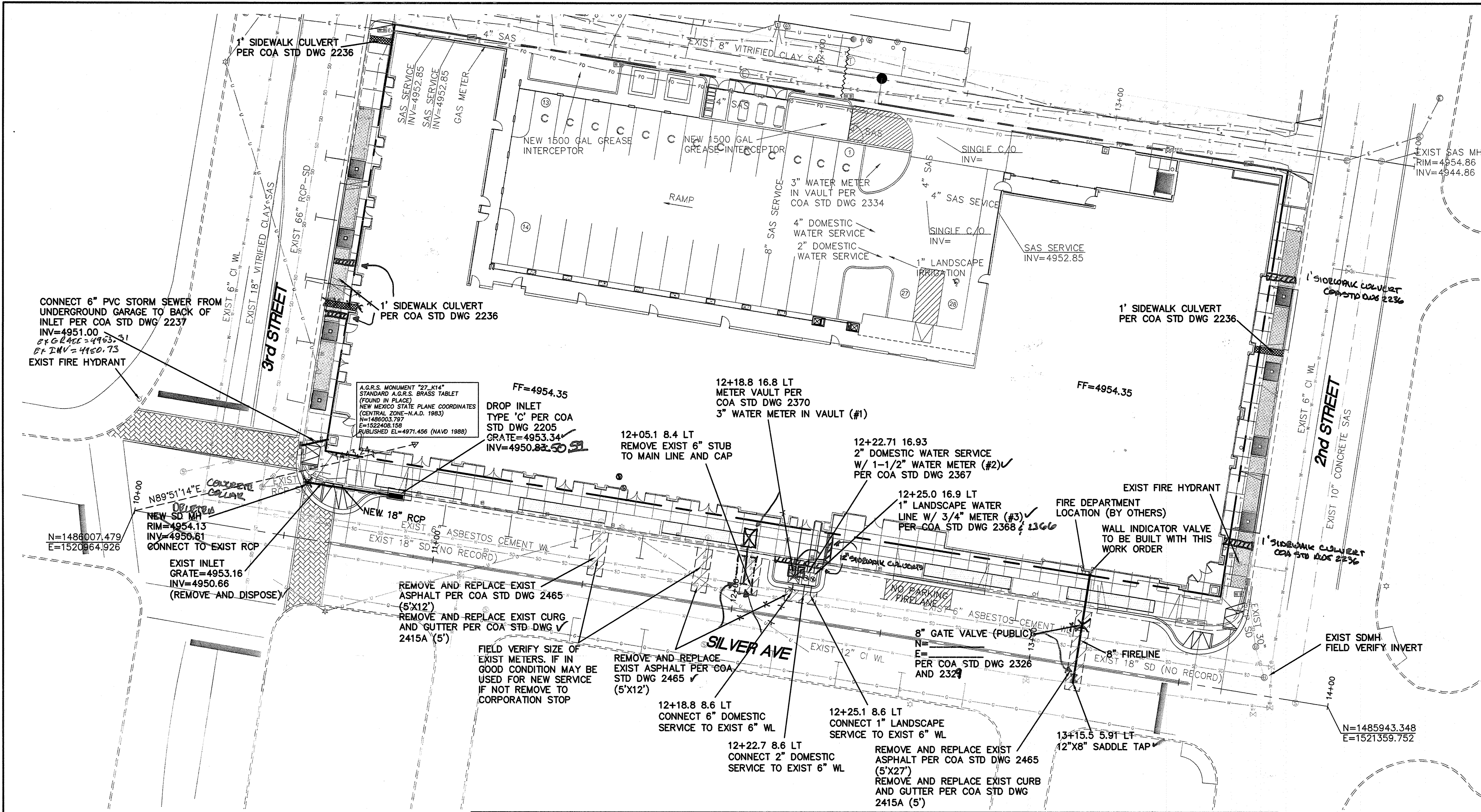
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NOTE

BASIS OF STATIONING IS CENTERLINE OF ALLEY



TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	
CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP	
IMPERIAL BUILDING (205 SILVER AVE) UTILITY IMPROVEMENTS (ALLEY) PLAN AND PROFILE	
DESIGN REVIEW COMMITTEE APPROVE APR 17 2015 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVE OCT 05 2015 CITY ENGINEER
CITY PROJECT NO. 788882	ZONE MAP NO. P-14-7
DESIGNED BY JN DRAWN BY pm DRAWN NAME 2014055-MU CHECKED BY RRB	DATE NOV. 2014 DATE NOV. 2014 JOB NO. 2014055 DATE NOV. 2014
SHEET # 7 of 11	



LEGEND

- BOUNDARY LINE
--- EXISTING CURB & GUTTER
--- EXISTING SD MANHOLE
--- EXISTING SAS MANHOLE
--- EXISTING FIRE HYDRANT
--- EXISTING WATER METER
--- EXISTING POWER POLE
--- EXISTING GAS VALVE
--- EXISTING OVERHEAD UTILITIES
--- EXISTING GAS
--- EX. 8" SAS
--- EX. WL
--- EX. RCP
--- 4900
--- EXISTING SANITARY SEWER LINE
--- EXISTING WATER LINE
--- EXISTING STORM SEWER LINE
--- EXISTING INDEX CONTOUR
--- EXISTING CONTOUR

NOTE

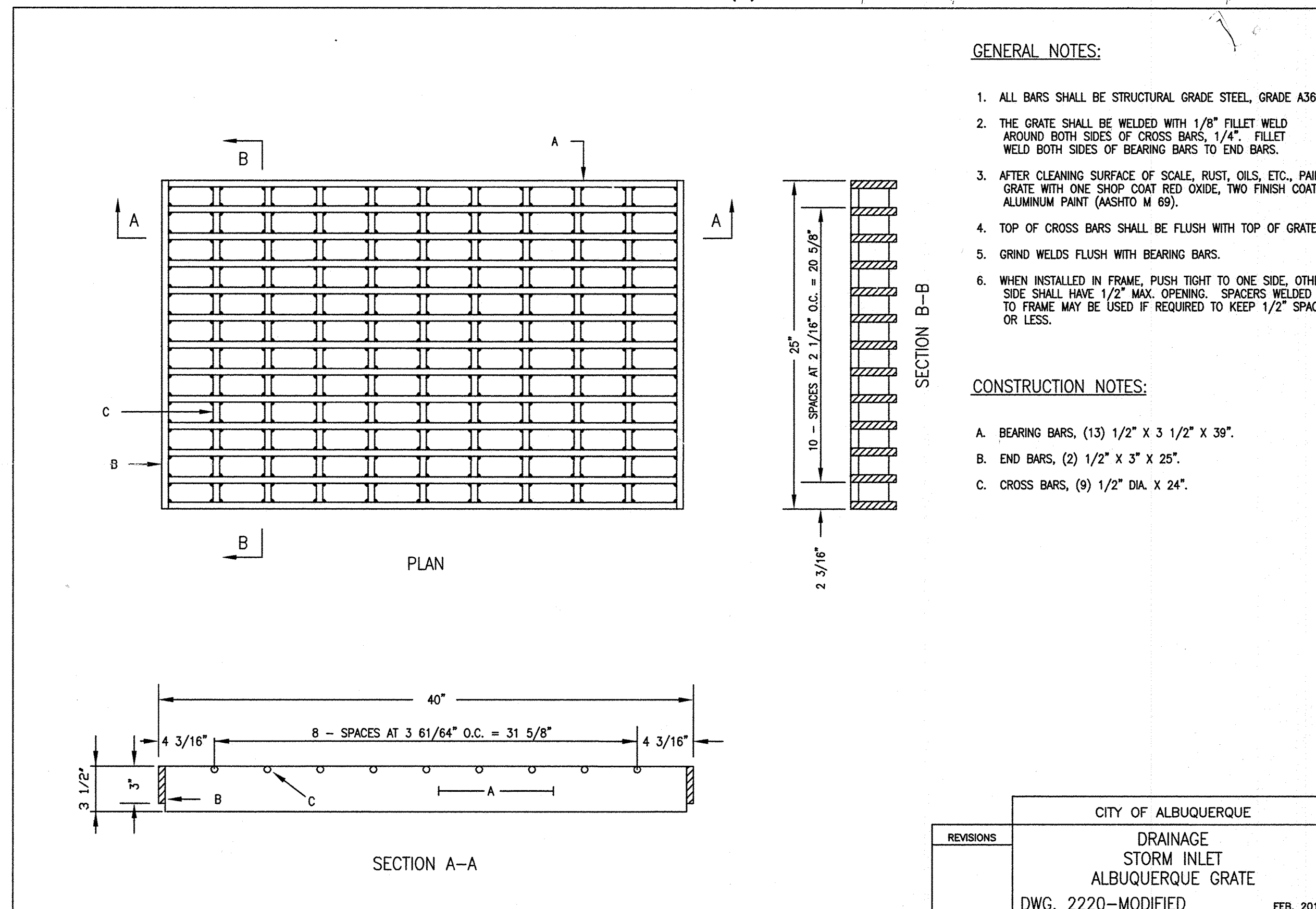
BASIS OF STATIONING IS CENTERLINE OF ALLEY

ASBESTOS NOTE

CONTRACTOR MUST BE CERTIFIED TO TAP ASBESTOS PIPE

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- CONNECT SERVICE LINES PER COA STD DWG 2362 OR 2363 WHICHEVER IS APPLICABLE
- INSTALL METER BOXES PER COA STD DWG 2361



GENERAL NOTES:

- ALL BARS SHALL BE STRUCTURAL GRADE STEEL, GRADE A36.
- THE GRATE SHALL BE WELDED WITH 1/8\"/>
- AFTER CLEANING SURFACE OF SCALE, RUST, OILS, ETC., PAINT GRATE WITH ONE SHOP COAT RED OXIDE, TWO FINISH COATS ALUMINUM PAINT (ASHTO M 69).
- TOP OF CROSS BARS SHALL BE FLUSH WITH TOP OF GRATE.
- GRIND WELDS FLUSH WITH BEARING BARS.
- WHEN INSTALLED IN FRAME, PUSH TIGHT TO ONE SIDE, OTHER SIDE SHALL HAVE 1/2\"/>

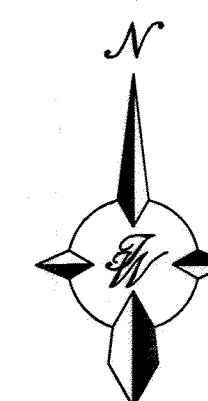
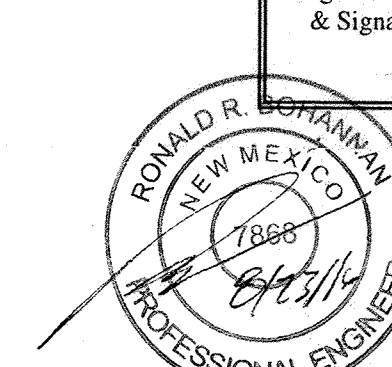
CONSTRUCTION NOTES:

- BEARING BARS, (13) 1/2\"/>
- END BARS, (2) 1/2\"/>
- CROSS BARS, (9) 1/2\"/>

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 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 with survey information provided by Brian Martinez, of _Cartesian Surveys, Inc._, NMPS number _18374_

Engineer's Seal & Signature



GRAPHIC SCALE



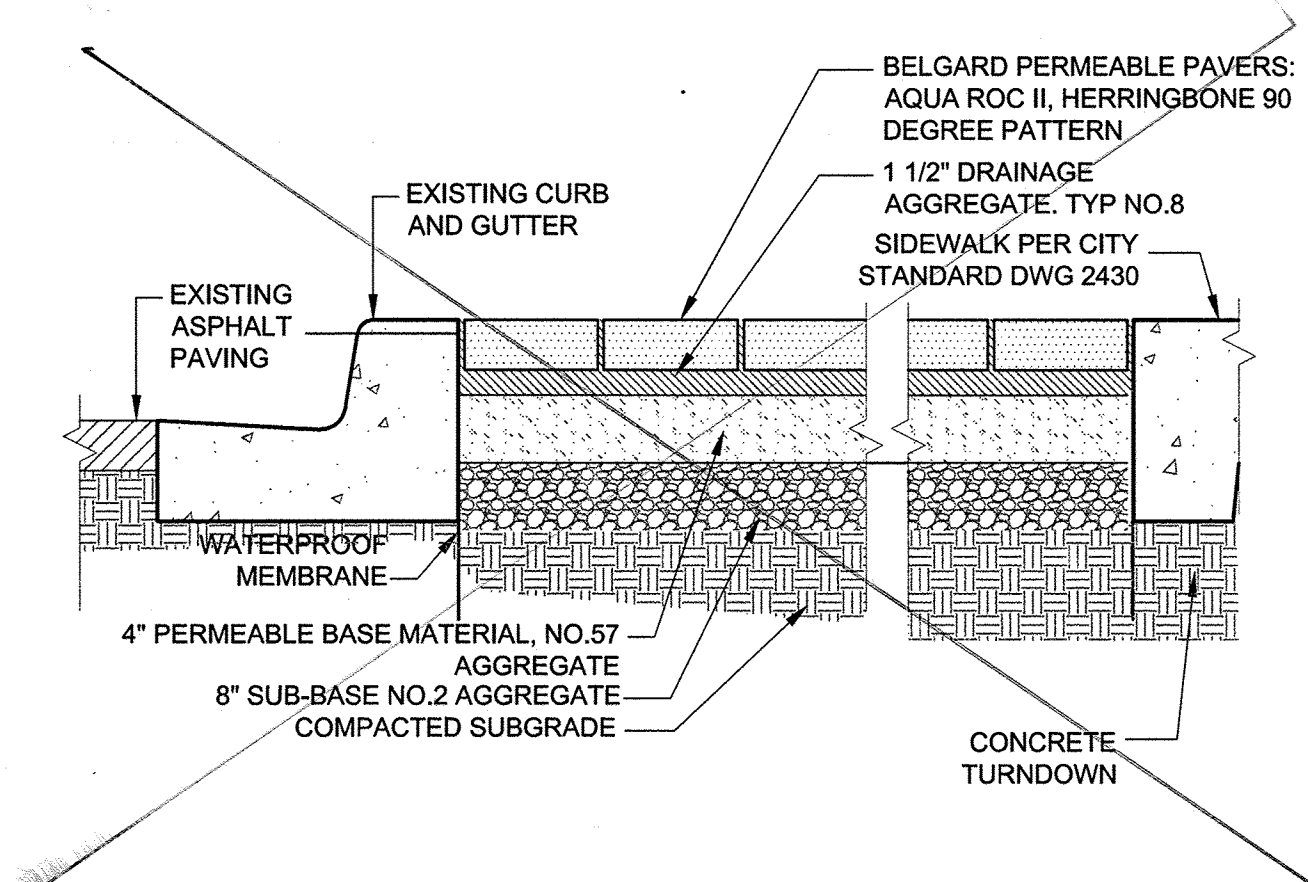
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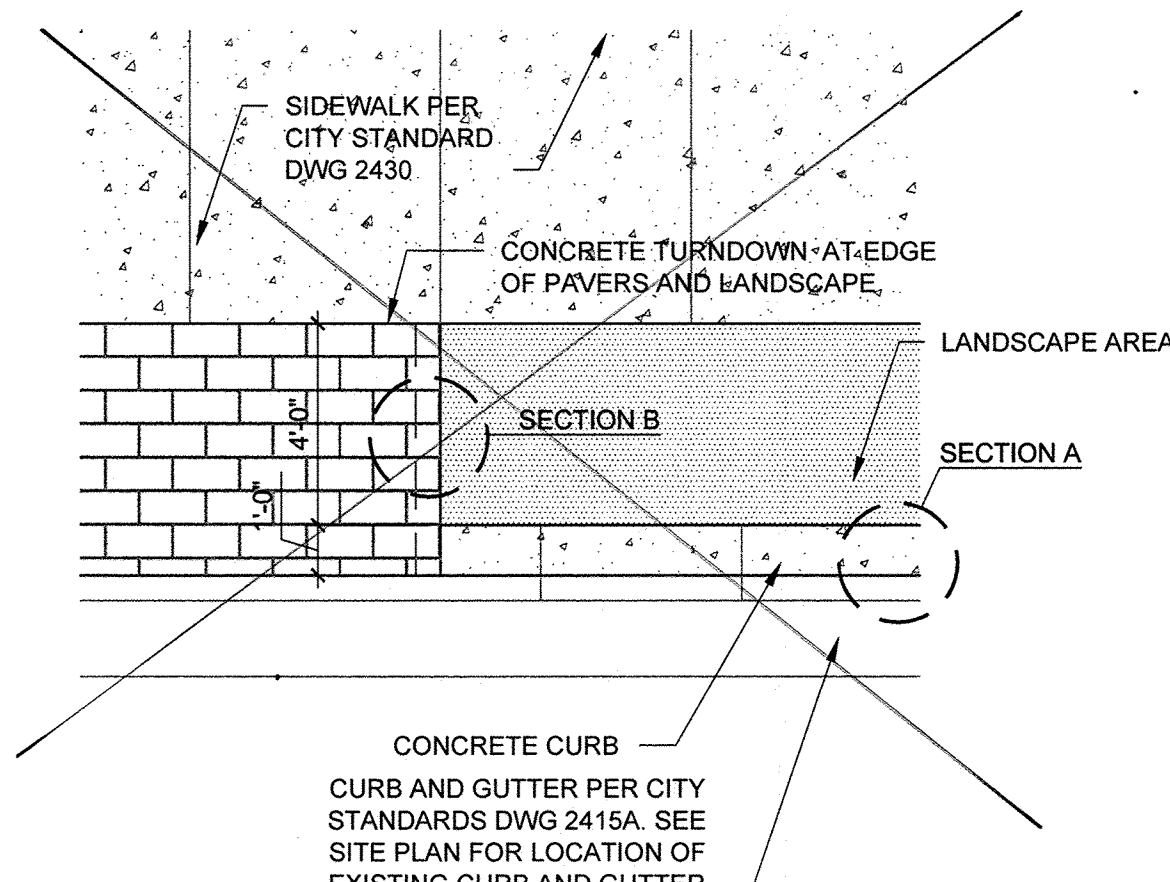
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AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN		CITY OF ALBUQUERQUE	
CONTRACTOR	INSPECTOR	DATE	BY	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
CONTRACTOR: Tierra West LLC	INSPECTOR: [Signature]	DATE: [Blank]	BY: [Blank]	NO.: [Blank]	DATE: [Blank]	NO.: [Blank]	DATE: [Blank]	NO.: [Blank]	DATE: [Blank]	NO.: [Blank]	DATE: [Blank]	NO.: [Blank]	DATE: [Blank]
STANDARD: A.G.R.S. BRASS TABLET	NEW MEXICO STATE PLANE COORDINATES	DATE: [Blank]	BY: [Blank]	NO.: [Blank]	DATE: [Blank]	NO.: [Blank]	DATE: [Blank]	NO.: [Blank]	DATE: [Blank]	NO.: [Blank]	DATE: [Blank]	NO.: [Blank]	DATE: [Blank]
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FIELD CORRECTION BY: [Blank]	FIELD CORRECTION BY: [Blank]	DATE: [Blank]	BY: [Blank]	NO.: [Blank]	DATE: [Blank]	NO.: [Blank]	DATE: [Blank]	NO.: [Blank]	DATE: [Blank]	NO.: [Blank]	DATE: [Blank]	NO.: [Blank]	DATE: [Blank]
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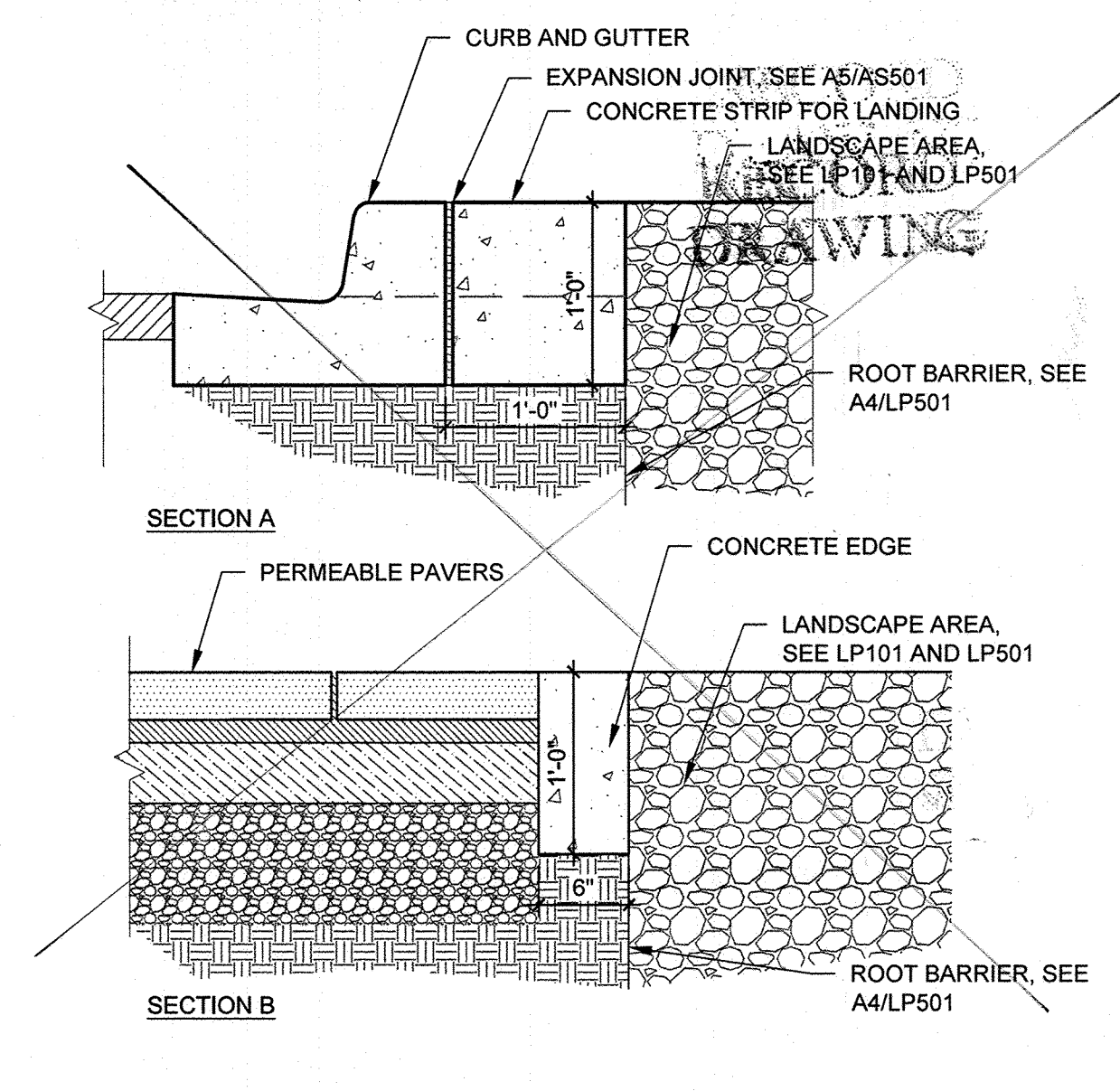
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DRAWING



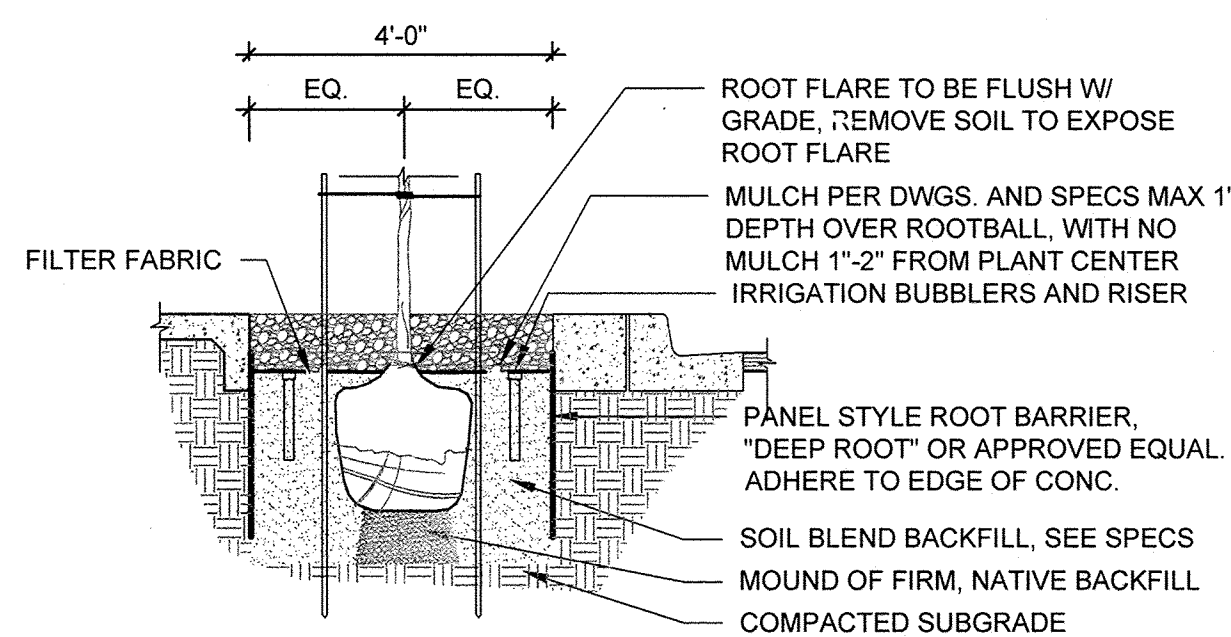
1 PERMEABLE PAVERS
NTS (Not Used)



2 SIDEWALK ENLARGEMENT
NTS (Not Used)

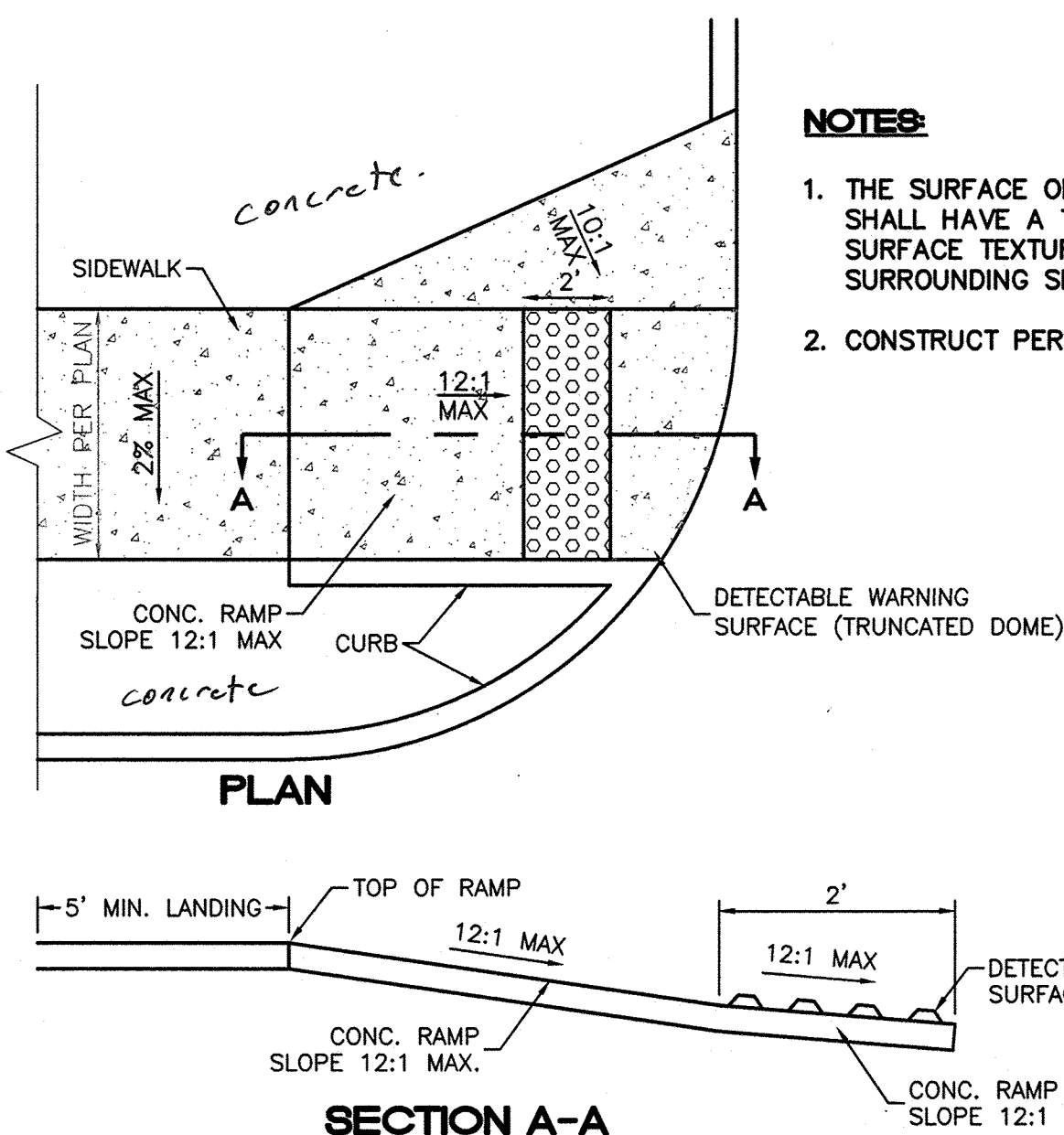
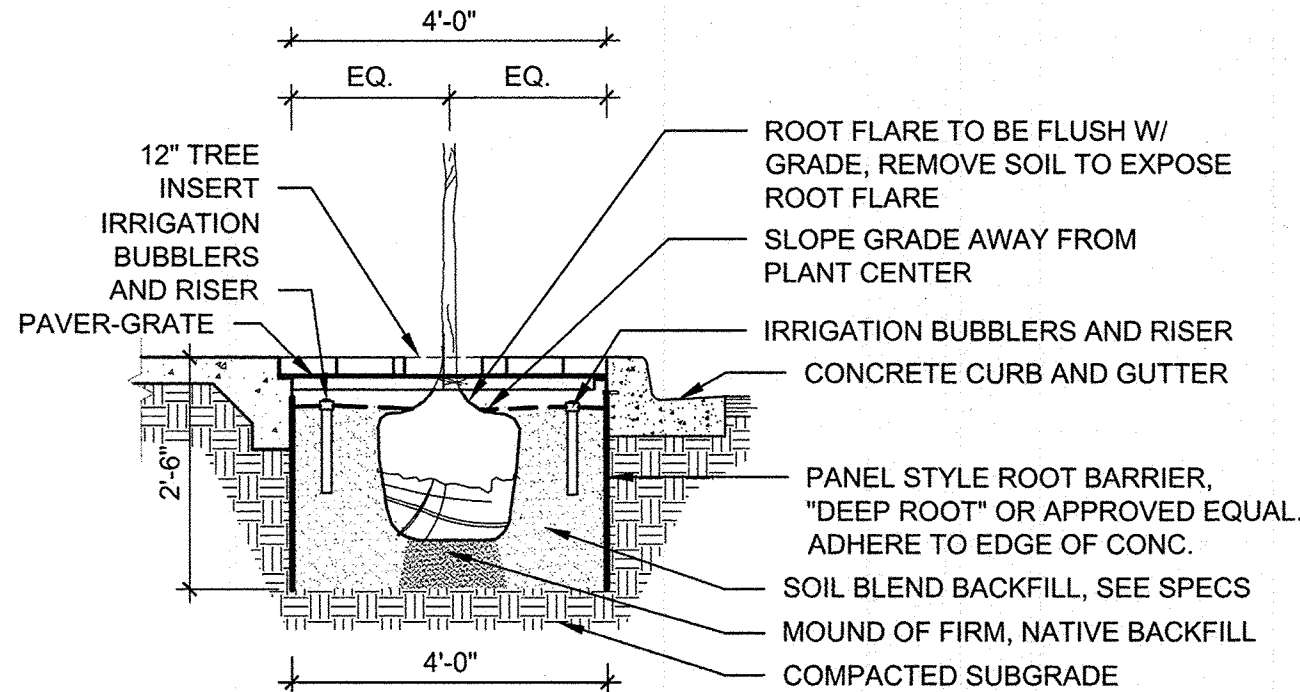


- NOTES:
- PRIOR TO BACKFILLING, ALL MATERIAL SUCH AS CONTAINERS, WIRE, WIRE BASKETS, BURLAP, TWINE, AND ROPE SHALL BE REMOVED WHILE STILL PROTECTING THE INTEGRITY OF THE ROOTBALL.
 - BOTTOM OF PLANTING PIT TO BE COMPACTED TO PREVENT SETTLING.



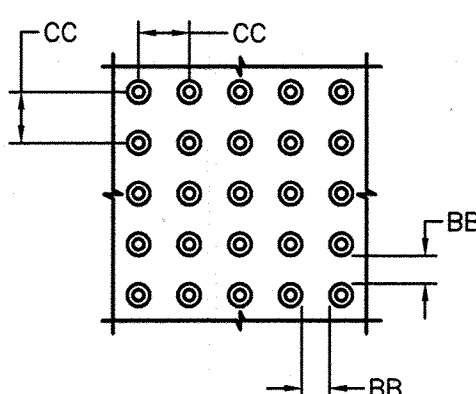
3 TREE IN LANDSCAPE AREA
NTS (SILVER AVE)

- NOTES:
- PRIOR TO BACKFILLING, ALL MATERIAL SUCH AS CONTAINERS, WIRE, WIRE BASKETS, BURLAP, TWINE, AND ROPE SHALL BE REMOVED WHILE STILL PROTECTING THE INTEGRITY OF THE ROOTBALL.
 - BOTTOM OF PLANTING PIT TO BE COMPACTED TO PREVENT SETTLING.



5 UNIDIRECTIONAL HC RAMP
NOT TO SCALE

DOME SECTION
BD - BASE DIAMETER 0.9" MIN
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX

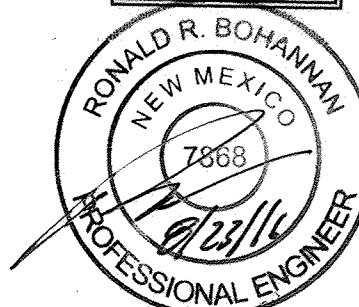


6 DOME SPACING
CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN

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 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 with survey information provided by Brian Martinez, of Cartesian Surveys, Inc., NMPS number 18374.

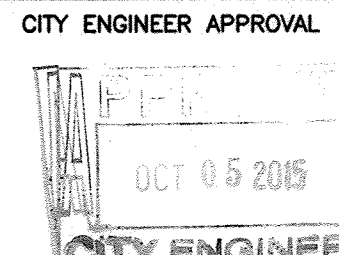
Engineer's Seal & Signature



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

CITY OF ALBUQUERQUE
PUBLIC WORKS DIVISION
ENGINEERING GROUP

IMPERIAL BUILDING (205 SILVER AVE)
CONSTRUCTION DETAILS



LAST DESIGN UPDATE

MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. 788882

ZONE MAP NO. P-14-7

SHEET # 11 of 11

RECORD
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DRAWING

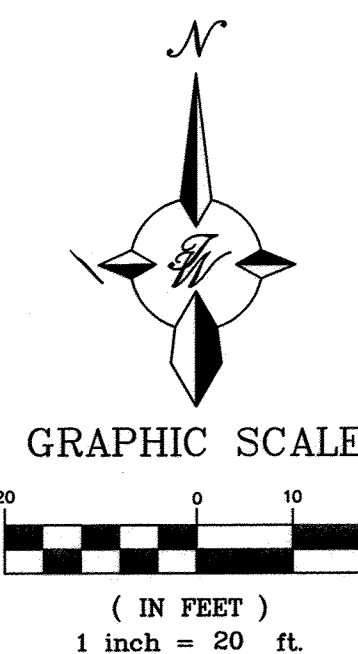
LEGEND

- BOUNDARY LINE
- EXISTING CURB & GUTTER
- EXISTING SD MANHOLE
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING OVERHEAD UTILITIES
- EXISTING GAS
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- SAWCUT LINE

- PERMEABLE PAVERS
SEE DETAIL SHEET 11
- TREE WELL SEE DETAIL 3 SHEET 11
- TREE WELL SEE DETAIL 4 SHEET 11
- REMOVE AND REPLACE EXIST ASPH
PER COA STD DWG 2465
- EXISTING STAMPED CONCRETE
CROSSWALK
- SIDEWALK CULVERT
PER COA STD DWG 2236

NOTE

- BASIS OF STATIONING IS CENTERLINE OF ALLEY
- CITY TO REMOVE, STORE AND REINSTALL PARKING METERS, CONTACT MARK SHEPHERD FROM CITY OF ALBUQUERQUE TWO WEEKS PRIOR TO SIDEWALK REMOVAL AND BEFORE NEW SIDEWALK IS INSTALLED, CONTACT (505) 924-3944 mshpherd@cabq.gov. CONTRACTOR SHALL REMOVE POST AND FOOTING
- ADJUST PULL BOXES, VALVE BOXES AND MANHOLES TO NEW GRADES



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CITY OF ALBUQUERQUE
PUBLIC WORKS DIVISION
ENGINEERING GROUP

IMPERIAL BUILDING (205 SILVER AVE) PAVING IMPROVEMENTS SILVER AVENUE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APR 06 2016	APR 06 2016		
DESIGN REVIEW COMMITTEE	CITY ENGINEER		

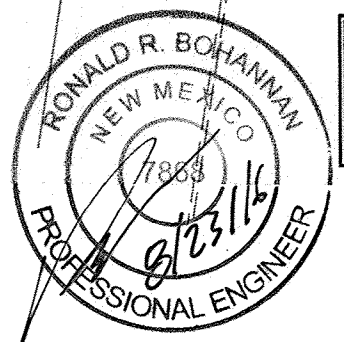
CITY PROJECT NO.	ZONE MAP NO.	SHEET #
788882	P-14-7	10 of 11

CAUTION

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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 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 with survey information provided by Brian Martinez, of Carisian Surveys, Inc., NMPs number 18374



Engineer's Seal
& Signature

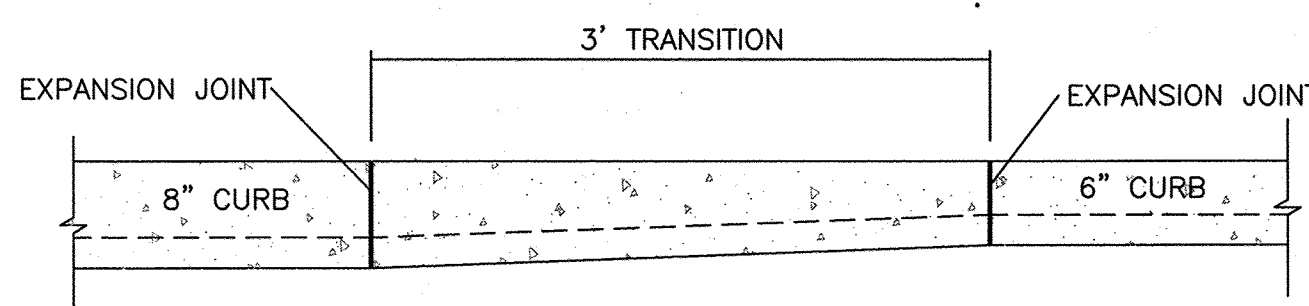
KEYED NOTES

- EXISTING STRIPE
- 8" STD CURB AND GUTTER PER COA STD DWG 2415A
- PERMEABLE PAVERS (TYP) SEE DETAIL SHEET 11
- TREE WELL SEE DETAIL SHEET 11
- 1' CURB CUT TO LANDSCAPE AREA
- NEW PARKING STRIPING (22'x8')
- EXISTING INLET
GRATE=4953.16
INV=4950.66
REPLACE W/MH
RIM=4954.13
INV=4950.66
- 6" CURB AND GUTTER PER APPROVED GRADING PLAN
- EXISTING BIKE BOULEVARD SIGN TO BE REMOVED AND REPLACED AFTER CONSTRUCTION
- SAWCUT EXISTING CROSSWALK, REMOVE AND DISPOSE

CURB GENERAL NOTES:

- ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER COA SPECIFICATIONS.
- PROVIDE CONTRACTION JTS. 12" MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS. SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
- ALL EDGES SHALL BE EDGED WITH A 3/8" RADUIS EDGING TOOL.
- 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

STANDARD 6" CURB / GUTTER NTS

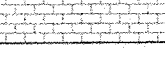
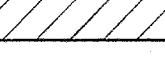
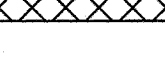


TRANSITION 8" TO 6" CURB DETAIL NTS

DETAIL A

DETAIL B

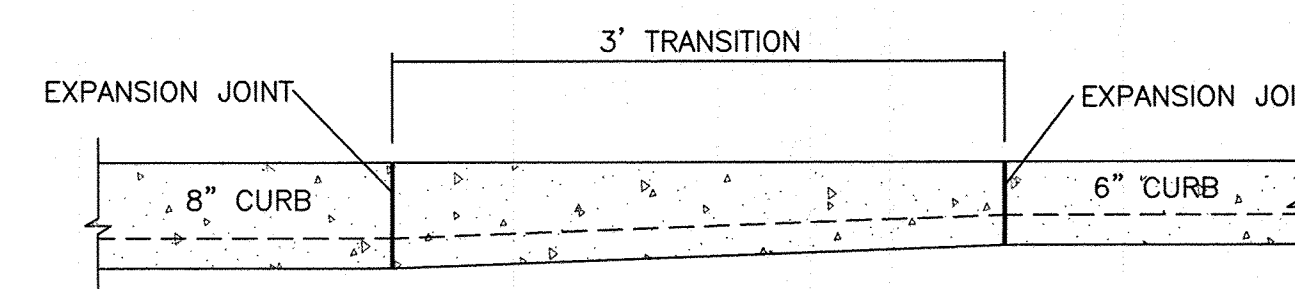


-  PERMEABLE PAVERS
SEE DETAIL SHEET 11
-  TREE WELL SEE DETAIL 3 SHEET 11
-  TREE WELL SEE DETAIL 4 SHEET 11
-  REMOVE AND REPLACE EXIST ASPH
PER COA STD DWG 2465
-  EXISTING STAMPED CONCRETE
CROSSWALK
-  SIDEWALK CULVERT
PER COA STD 2236

1. BASIS OF STATIONING IS CENTERLINE OF ALLEY
2. CITY TO REMOVE, STORE AND REINSTALL PARKING METERS, CONTACT MARK SHEPHERD FROM CITY OF ALBUQUERQUE TWO WEEKS PRIOR TO SIDEWALK REMOVAL AND BEFORE NEW SIDEWALK IS INSTALLED, CONTACT (505) 924-3944 mshpherd@cabq.gov. CONTRACTOR SHALL REMOVE POST AND FOOTING
3. ADJUST PULL BOXES, VALVE BOXES AND MANHOLES TO NEW GRADES

-

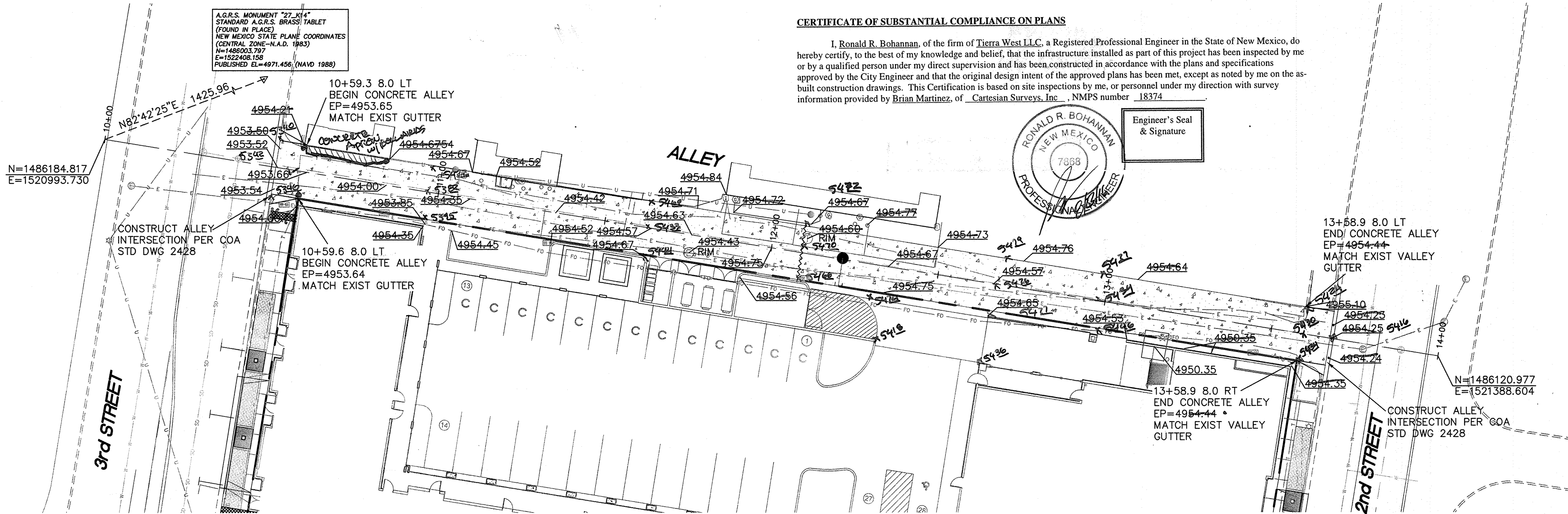
STANDARD 6' CURB / GUTTER
NTS



TRANSITION 8' TO 6' CURB DETAIL
NTS

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LEGEND		AS BUILT INFORMATION		CONTRACTOR	
--- -- -- -- -- BOUNDARY LINE --- -- -- -- -- EXISTING CURB & GUTTER ⊙ EXISTING SD MANHOLE ⊙ EXISTING SAS MANHOLE ⊙ EXISTING FIRE HYDRANT ⊙ EXISTING WATER METER ⊙ EXISTING POWER POLE ⊙ EXISTING GAS VALVE --- -- -- -- -- EXISTING OVERHEAD UTILITIES --- -- -- -- -- EXISTING GAS --- -- -- -- -- EX. 8" SAS --- --- -- -- -- -- EX. WL --- --- -- -- -- -- EX. RCP --- --- -- -- -- -- 4800 --- -- -- -- -- EXISTING SANITARY SEWER LINE --- -- -- -- -- EXISTING WATER LINE --- -- -- -- -- EXISTING STORM SEWER LINE --- -- -- -- -- EXISTING INDEX CONTOUR --- -- -- -- -- EXISTING CONTOUR --- -- -- -- -- SAWCUT LINE PERMEABLE PAVERS SEE DETAIL SHEET 11 TREE WELL SEE DETAIL 3 SHEET 11 TREE WELL SEE DETAIL 4 SHEET 11 REMOVE AND REPLACE EXIST ASPH PER COA STD DWG 2465 EXISTING STAMPED CONCRETE CROSSWALK SIDEWALK CULVERT PER COA STD DWG 2236	CONTRACTOR TERRA WEST, LLC WORK BY CONTRACTOR'S SUBS DESIGNED BY TERRA WEST, LLC APPROVED BY TERRA WEST, LLC DATE 11/11/2014 REVISIONS NO. 1 DATE BY REMARKS DESIGN	DATE BY REMARKS DESIGN	DATE BY REMARKS DESIGN	DATE BY REMARKS DESIGN	DATE BY REMARKS DESIGN
THIS OF STATIONING IS CENTERLINE OF ALLEY Y TO REMOVE, STORE AND REINSTALL PARKING METERS, CONTACT MARK SHEPHERD FROM CITY OF ALBUQUERQUE 2 WEEKS PRIOR TO SIDEWALK REMOVAL AND BEFORE SIDEWALK IS INSTALLED, CONTACT (505) 924-3944 shepherd@cabq.gov. CONTRACTOR SHALL REMOVE POST D FOOTING JUST PULL BOXES, VALVE BOXES AND MANHOLES TO NEW GRADES		ENGINEER'S SEAL		DESIGNED BY JN DRAWN BY pm DRAWN NAME 2014055-SILVER	
TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com		CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP		IMPERIAL BUILDING (205 SILVER AVE) PAVING IMPROVEMENTS SILVER AVENUE	
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		MO./DAY/YR. MO./DAY/YR.	
CITY PROJECT NO. 788882		ZONE MAP NO. P-14-7		SHEET # 10 of 11	



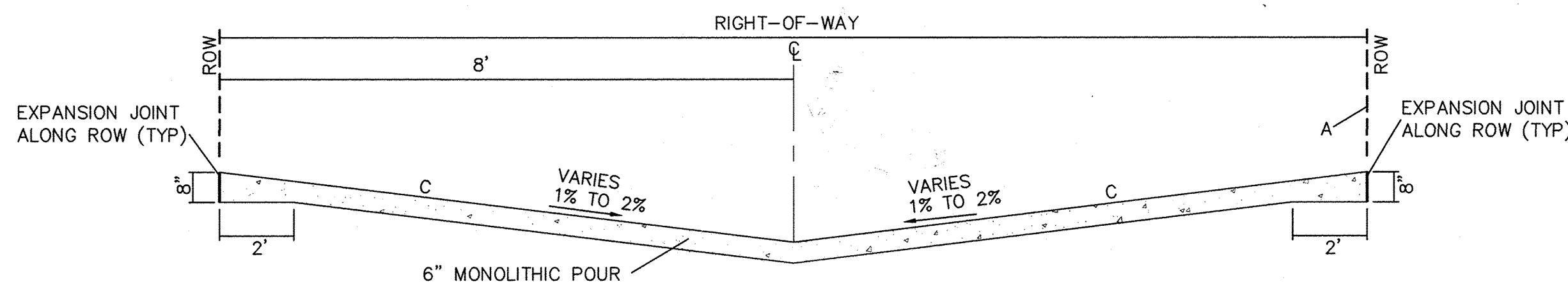
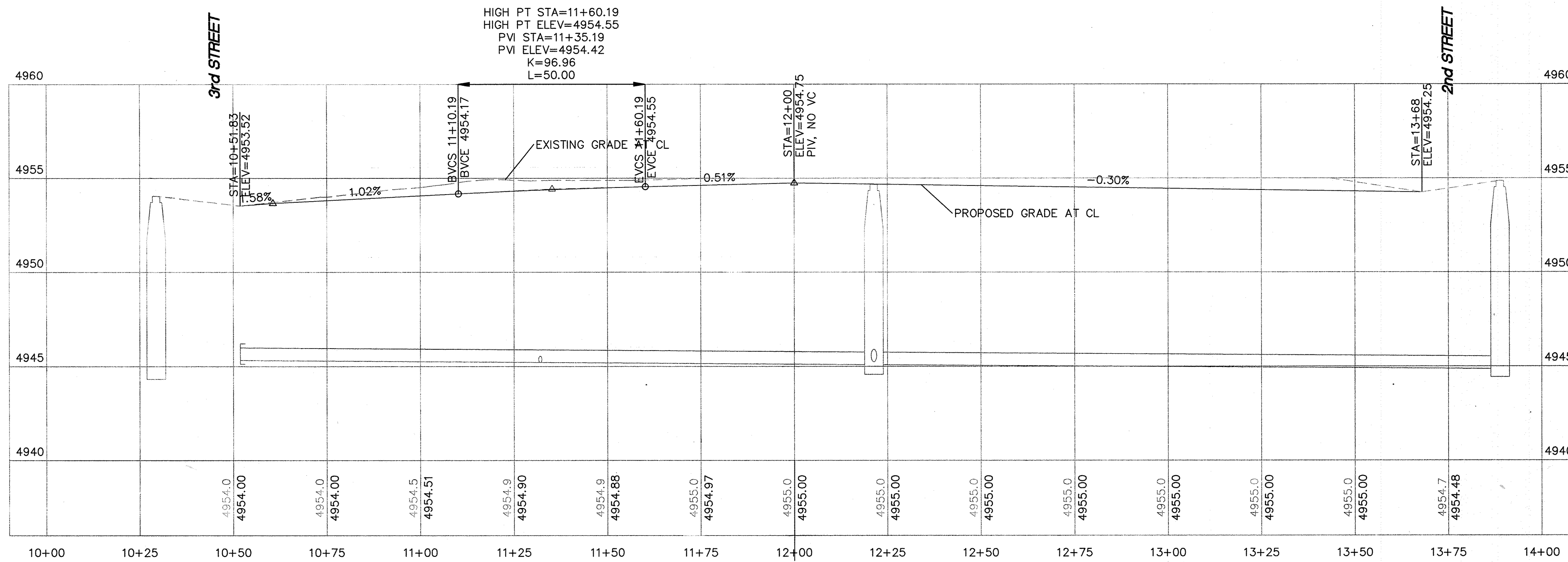
RECORD
DRAWING

LEGEND

- BOUNDARY LINE
- EXISTING CURB & GUTTER
- EXISTING SD MANHOLE
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING OVERHEAD UTILITIES
- EXISTING GAS
- EX. 8" SAS --- EXISTING SANITARY SEWER LINE
- EX. WL --- EXISTING WATER LINE
- EX. RCP --- EXISTING STORM SEWER LINE
- 4800 --- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- NEW CONCRETE ALLEY
- PERMEABLE PAVERS
- LANDSCAPE AREA
- TREE WELL
- SIDEWALK CULVERT

NOTE

1. BASIS OF STATIONING IS CENTERLINE OF ALLEY
2. FIELD VERIFY EXISTING UTILITIES FOR FIELD ADJUSTMENTS
3. ADJUST PULL BOXES, VALVE BOXES AND MANHOLES TO NEW GRADES



GENERAL NOTES

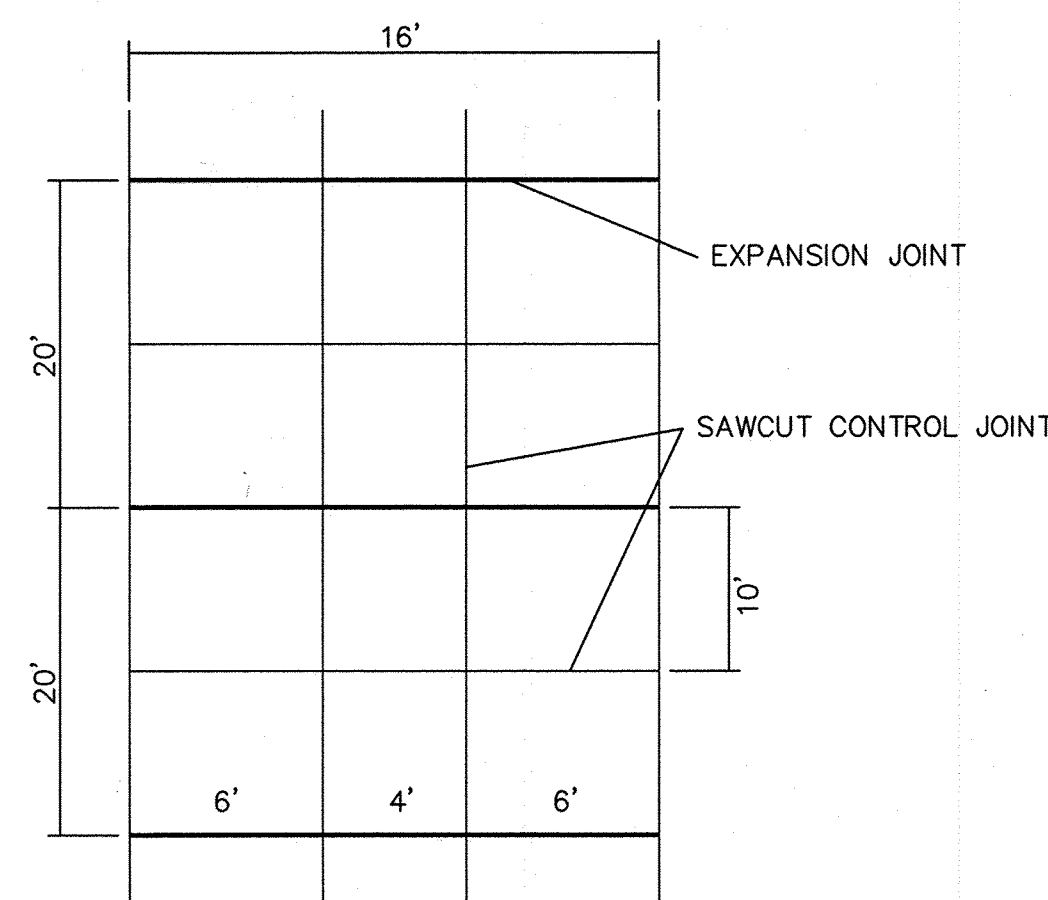
TYPE AND LOCATION OF JOINTS SHALL BE AS SHOWN ON
DETAIL THIS SHEET

CONSTRUCTION NOTES

- A. RIGHT-OF-WAY ADJACENT TO OPEN AREA
- B. NOT USED
- C. USE ARTERIAL SECTION FOR COMMERCIAL ALLEY USE PER
COA STD DWG 2407
- D. USE 1/2" EXPANSION JOINT WHERE PCC PAVEMENT ABUTS
WALLS, RIGID PAVEMENT, POLES, TRANSFORMERS, ETC

CONCRETE ALLY DETAIL

NTS

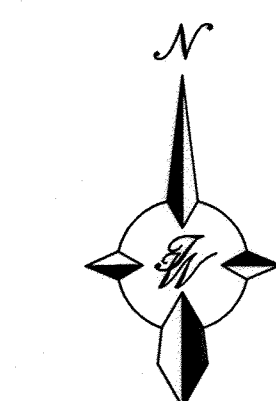


JOINT PATTERN DETAIL

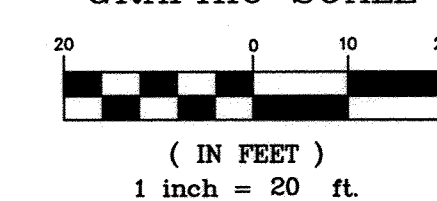
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GRAPHIC SCALE



TIERRA WEST, LLC		5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	
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DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED APR 17 2015 DESIGN REVIEW COMMITTEE	OCT 05 2015 CITY ENGINEER		
CITY PROJECT NO.	ZONE MAP NO.	SHEET #	
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