

Easement Notes

- 11

1

EXISTING 10' PNM & MOUNTAIN BELL EASEMENT (06/11/87, C33-178)
- 2

2

EXISTING 36' JOINT ACCESS EASEMENT (9/8/06, 06C-274)
- 3

3

EXISTING 50' PNM EASEMENT (1/17/08, DOC. NO. 2008)
- 4

4

EXISTING 6' RIGHT OF WAY EASEMENT (3/7/08, 08C-43)
- 5

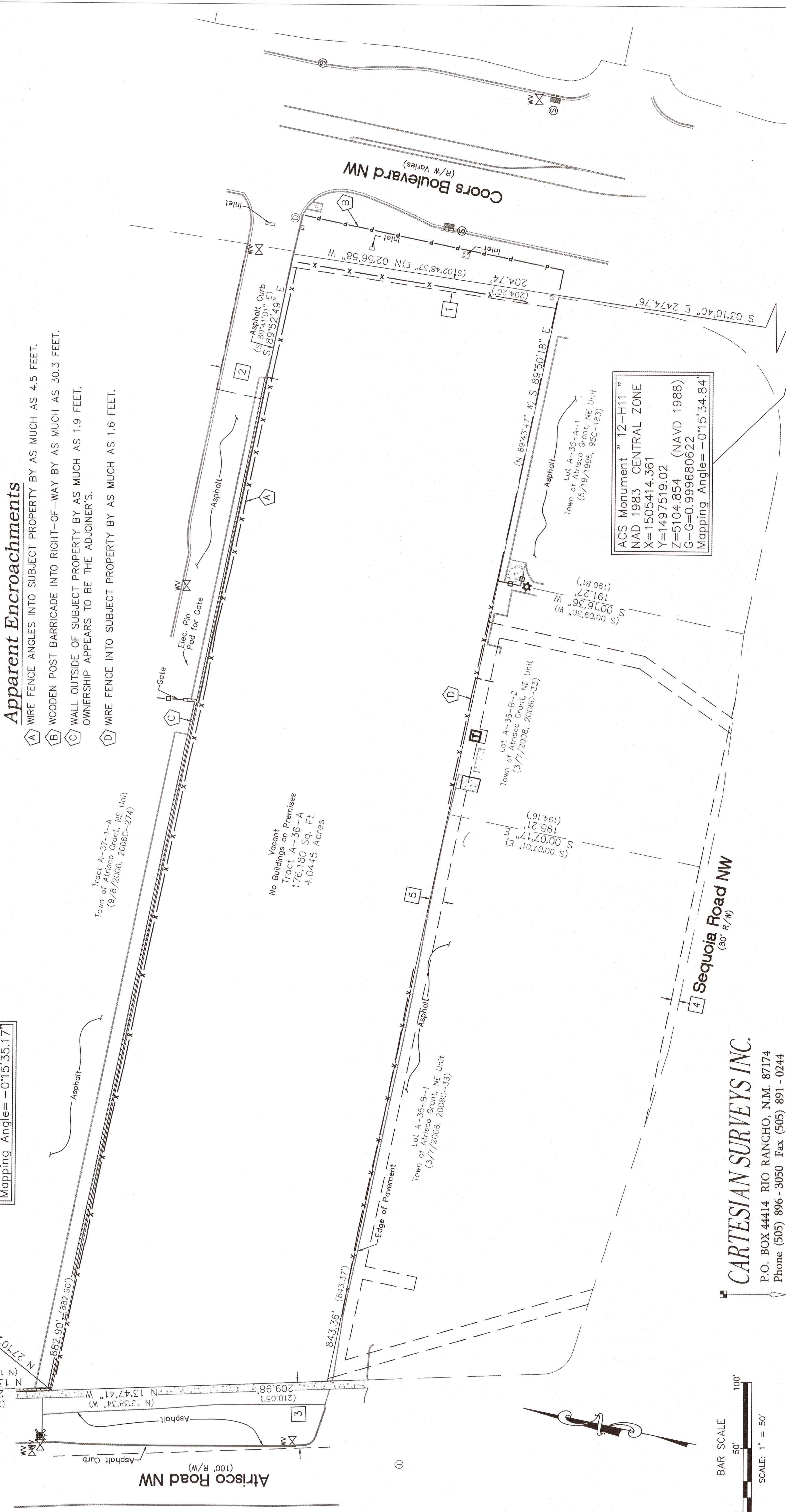
5

EXISTING 10' UNDERGROUND EASEMENT FOR PNM (1/15/85, MISC. 284, PG 619)

Legend

N 90°00'00" E (N 90°00'00" E)	MEASURED BEARINGS AND DISTANCES RECORD BEARINGS AND DISTANCES (6/11/87, C33-178)	UTILITY PEDESTAL	
	CONCRETE		LIGHT POLE
	WOOD FENCE		WATER VALVE
	WIRE FENCE		FIRE HYDRANT
	METAL FENCE		SANITARY SEWER MANHOLE
	BLOCK WALL		TELEPHONE MANHOLE
	WOODEN POST BARRICADE		STORM DRAIN INLET
			SIGN
			CURB CUT/INDICATION OF ACCESS TO ROADWAY

ACS Monument " 8-G11 "
NAD 1983 CENTRAL ZONE
X=1505431.887
Y=1502236.625
Z=5116.009 (NAVD 1988)
G-G=0.999680082
Mapping Angle= -0°15'35.17"



Apparent Encroachments

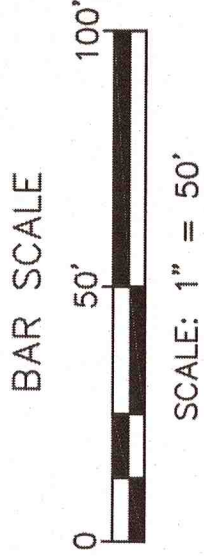
- A

WIRE FENCE ANGLES INTO SUBJECT PROPERTY BY AS MUCH AS 4.5 FEET.
- B

WOODEN POST BARRICADE INTO RIGHT-OF-WAY BY AS MUCH AS 30.3 FEET.
- C

WALL OUTSIDE OF SUBJECT PROPERTY BY AS MUCH AS 1.9 FEET, OWNERSHIP APPEARS TO BE THE ADJOINER'S.
- D

WIRE FENCE INTO SUBJECT PROPERTY BY AS MUCH AS 1.6 FEET.



CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

KEYED NOTES

- THE FOLLOWING KEYED NOTES ARE REFERENCED ON SHEETS CG-101 AND CG-102. NOT ALL NOTES ARE USED ON EACH SHEET.
- PROPOSED WORK WITHIN THE ATRISCO ROAD R/W TO BE CONSTRUCTED BY THE PUBLIC WORK ORDER. NO WORK SHALL BE PERFORMED WITHIN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
 - PROPOSED WORK WITHIN THE COORS BLVD. R/W SHALL BE CONSTRUCTED BY THE PUBLIC WORK ORDER. NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVAL FROM NMDOT. PROPOSED GRADES WITHIN R/W ARE SHOWN FOR INFORMATION ONLY.
 - FUTURE PHASE DASHED.
 - CONSTRUCT NEW PAVING AT ELEVATIONS SHOWN. SEE CG-101. NOTE: NOT ALL PAVEMENT SPOT ELEVATIONS SHOW ADJACENT TOP OF CURB / TOP OF FLOWLINE ELEVATION. TEXT SHOWN WITHIN FLOWLINE INDICATES FLOWLINE ELEVATION. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
 - PROVIDE SMOOTH TRANSITION BETWEEN NEW AND EXISTING PAVEMENT.
 - TOP OF ASPHALT TO BE FLUSH WITH TOP OF CONCRETE.
 - SLOPE WITHIN HANDICAP PARKING AREAS TO BE ADA COMPLAINT. MAX. SLOPE = 2% IN ANY DIRECTION.
 - CONSTRUCT ADA COMPLAINT 1:12 MAXIMUM SLOPE ACCESS RAMP. SEE CG-101.
 - CONSTRUCT ADA COMPLAINT PEDESTRIAN WALK AT ELEVATIONS SHOWN. MAX. 5% SLOPE, MAX. 2% CROSSL-SLOPE.
 - NOT USED.
 - HIGH POINT / GRADE BREAK LOCATION.
 - ROOF DISCHARGE TO UNPAVED AREA. SEE PLUMBING PLAN FOR SPECIFIC LOCATION. INSTALL EROSION PROTECTION AT OUTFALL AND TO EXTENTS SHOWN. SEE CG-501.
 - CONSTRUCT 2' WIDE (BOTTOM WIDTH) 'U' SHAPED CHANNEL TO PASS STORMWATER TO POND. SEE CG-501.

- PROVIDE CURB OPENING(S) TO PASS FLOW. SEE PLAN FOR WIDTH(S). SEE CG-501.
- CONSTRUCT 2.0' WIDE COVERED CONCRETE SIDEWALK CULVERT PER COA STD. DWG. 2236. SEE CG-502 FOR ADDITIONAL INFORMATION.
- CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER AT ELEVATIONS SHOWN. SEE CG-101.
- CONSTRUCT DUMPSTER PAD SLOPED TO DIRECT LOCALIZED STORMWATER TO PROPOSED CENTRAL SANITARY SEWER FLOOR DRAIN INLET. SEE CU-101.
- CONSTRUCT 12" WIDE CONCRETE APRON ADJACENT TO CONCRETE APRON = 0.1' BELOW FINISH FLOOR. SEE CG-501.
- CONSTRUCT STORMWATER QUALITY RETENTION POND AT ELEVATIONS & BOTTOM SHOWN. ALL STORMWATER QUALITY RETENTION & BOTTOM ELEVATIONS AND REQUIRED VOLUMES) PORTION SHALL BE CONSIDERED AS PART OF ENGINEER'S AS-BUILT CERTIFICATION. POSITIVE DESIGN NOT MEANS THE DESIGN PARAMETERS MUST BE CORRECTED AT CONTRACTOR'S EXPENSE.
- CONSTRUCT STORMWATER DETENTION POND AT ELEVATIONS & DIMENSIONS SHOWN. SEE NOTE 19 FOR CERTIFICATION CRITERIA.
- DEPRESS LANDSCAPING IN FOR GENERAL WATER HARVESTING. NOTE: NO WATER HARVESTING SHALL OCCUR WITHIN 10' OF ANY BUILDING.
- INSTALL PERCOLATION TRENCH. SEE CG-501.
- CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG-502 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
- CONNECT PRIVATE STORM DRAIN TO STUB PROVIDED FROM PUBLIC NMDOT STORM DRAIN MANHOLE (BY PUBLIC WORK ORDER). SEE SHEET CG-502.
- INSTALL ANGULAR ROCK EROSION PROTECTION TO LIMITS HATCHED. SEE CG-501.

- CONSTRUCT POND RETAINING WALL(S) (MAX. 4' RETAINING) TOP OF WALL = 5106.0 (TYP.) BOTTOM OF POND = 5101.8 (NORTH POND) OR 5102.4 (SOUTH POND). STRUCTURAL DESIGN BY OTHERS. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION. SEE CG-501 FOR SECTIONS.
- CONSTRUCT CONCRETE HEADER CURB AT ELEVATIONS SHOWN TO CONVEY STORMWATER. SEE CG-501 FOR DETAIL.
- BUILDING EXTENDED STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.

PROJECT DATA

PROPERTY: THE SITE IS AN UNDEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP G-11. THE SITE IS BOUND TO THE EAST BY COORS BLVD. TO THE WEST BY ATRISCO DR. TO THE NORTH BY A STORAGE FACILITY COMPLEX AND TO THE SOUTH BY DEVELOPED COMMERCIAL PROPERTY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE TWO COMMERCIAL BUILDINGS (PHASED) WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: TRACT A-36-A TOWN OF ATRISCO GRANT NORTHEAST ADDITION, ALBUQUERQUE, NM

SITE AREA: 4.04 ACRES

BENCHMARK: ACS BRASS TABLET STAMPED "8-011", ELEVATION = 5116.009 FEET (NAD 1983)

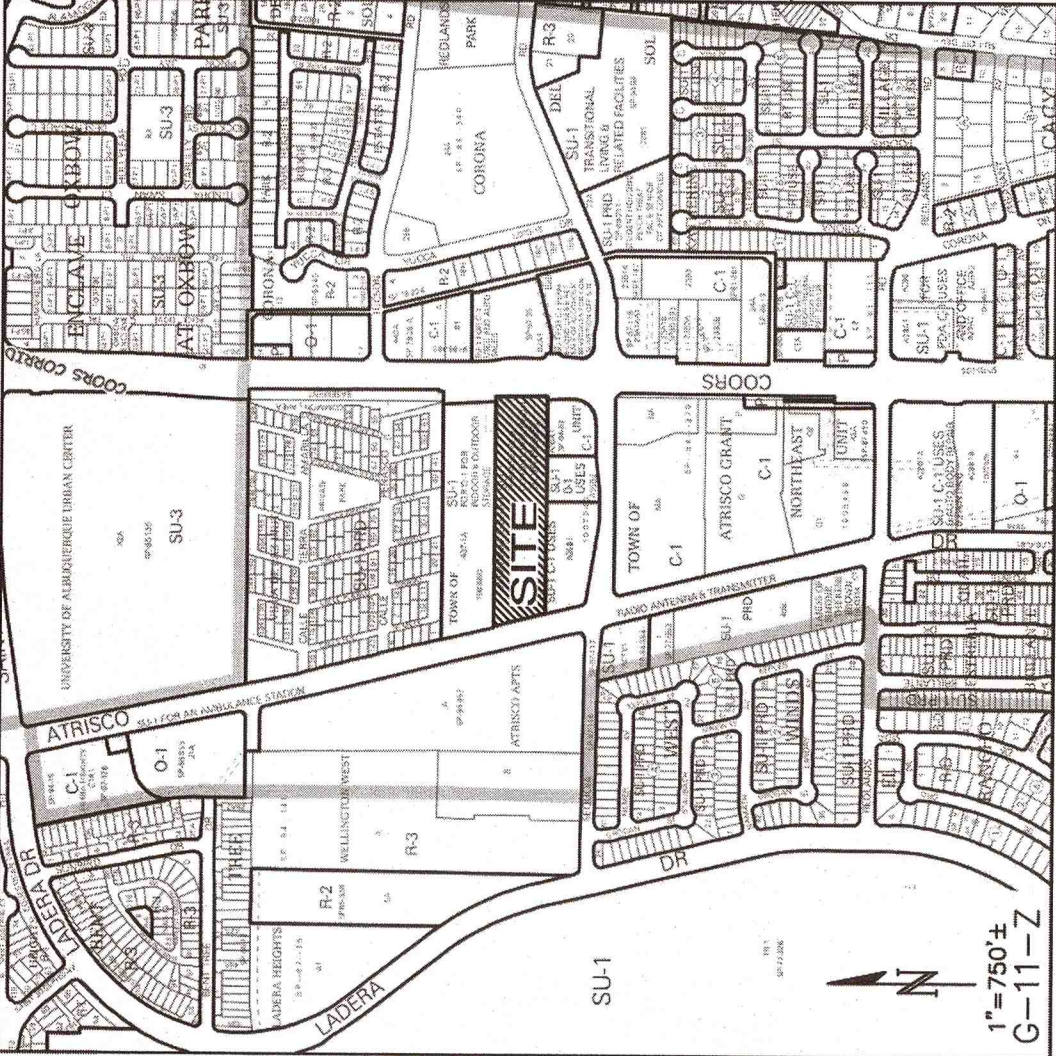
DEF-SITE FLOW: WEST PROPERTY R.O.W. IS LOWER THAN ATRISCO RD. AND HISTORICALLY DRAINS ALONG THE WEST BOUNDARY TOWARD SEQUOIA RD. A WATER BLOCK AT THE PROPOSED ENTRANCE IS PROVIDED TO CONTAIN THE FLOWS WITHIN ATRISCO RD. THE UNDEVELOPED R.O.W. PORTION BETWEEN THE STREET AND PROPERTY LINE NORTH OF THE SITE ENTRANCE WILL BE GRADED TO SELF-POND.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001CG327L1. THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

ENGINEER: ASA NILSSON-WEBER; NMPE 17631
ISAACSON & ARFMAN, PA
128 MONROE NE 87108
505-268-8828

SURVEYOR: WILL PLOTNER JR; NMPS NO. 14271
CURTESIA SURVEYS, INC
P.O. BOX 4441, RIO RANCHO, NM 87174
505-886-3050

VICINITY MAP



LEGEND

EXISTING SPOT ELEVATION
—5105.65'—
—5110—
PROPOSED CONTOUR (1' INCREMENT)
—12—
—10—
PROPOSED CONTOUR (0.5' INCREMENT)
08.9
PROPOSED SPOT ELEVATION
08.9
FLOW ARROW
PROPOSED FIRST FLUSH RETENTION POND

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph: 505-268-8828 www.isaactll.com
2236 CG-101.dwg
Apr 03, 2019

RETAIL SHELL BUILDING - 9,900 S.F.
GRADING & DRAINAGE PLAN 1 OF 2
3421 COORS BLVD., ALBUQUERQUE, NM
PROJECT #1853

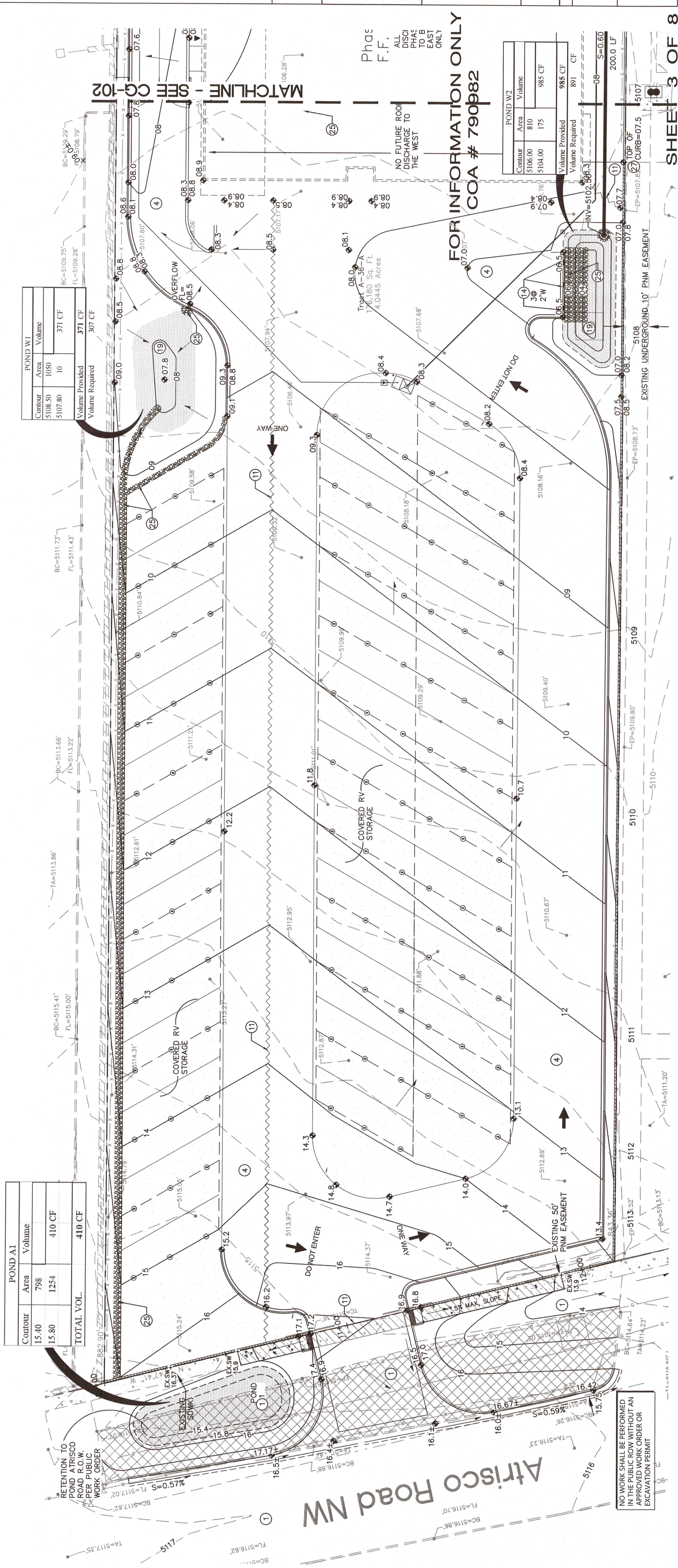
REVISION DATE

DATE 12-10-18

SHEET NUMBER CG-101

FOR INFORMATION ONLY
COA # 790982

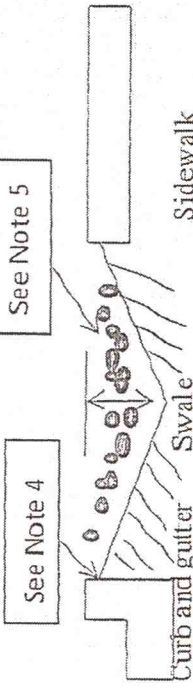
NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT



KEYED CONSTRUCTION NOTES

- STANDARD CURB & GUTTER PER COA STD DWG #2415A.
- VALLEY GUTTER, 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
- 6" WIDE, 4" THICK SIDEWALK PER COA STD DWG #2430.
- NEW ASPHALT PAVEMENT PER PAVEMENT SECTION THIS SHEET.
- ADA PATH PER DETAIL ON THIS SHEET.
- REMOVE & DISPOSE EXISTING SIDEWALK. REMOVE ENTIRE STONE (130 SIZE).
- REMOVE & DISPOSE EXISTING ASPHALT PAVING BEHIND EXISTING CURB (656 SY±).
- REMOVE & DISPOSE EXISTING ASPHALT CURB.
- AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SWALE PAVING SHALL BE SHOWN. ALL EXISTING AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OF EXISTING PAVEMENT. SURFACES TO BE PATCHED MUST BE EXPANDED TO COVER DAMAGES.
- GRADE POND TO ELEVATIONS SHOWN ON PLAN. DO NOT COMPACT POND BOTTOM.
- GRADE LANDSCAPE BUFFER SWALE AND INSTALL RAVEL MULCH/COBBLES PER ELEVATIONS SHOWN ON PLAN AND PER COA LANDSCAPE BUFFER SWALE DETAIL THIS SHEET.
- TRANSITION FROM STANDARD CURB TO MEDIAN CURB & GUTTER OVER 5' EAST.
- MEDIAN CURB & GUTTER PER COA STD DWG #2415B.

4. Streetscape Category:
a. The landscape area between the sidewalk and back of curb is to be depressed and covered in rock to prevent erosion. See the detail and notes below.



- Swale to have side slopes of 4:1 (H:V), per plan.
- For wide landscape buffers, greater than 10 feet, the maximum depth is 10 inches.
- Landscape buffers 2 feet and less in width are excluded.
- Final grade of dirt to be 1 to 2 inches below top of curb and top of sidewalk grade.
- Surface between back of curb and sidewalk to be covered with gravel mulch (minimum 3/4"), cobbles or rip-rap. Do not fill entire swale.
- A check dam will be required for swales on steeper longitudinal slopes, 2.5% and greater, and longer sections. The engineer will determine the location.
- Landscape fabric is recommended, but not required, between the dirt and the stone. If landscape fabric is to be used it is to be permeable.
- In the case where the sidewalk is existing and the landscape buffer is improved with landscaping and/or some form of erosion protection, this requirement does not apply.

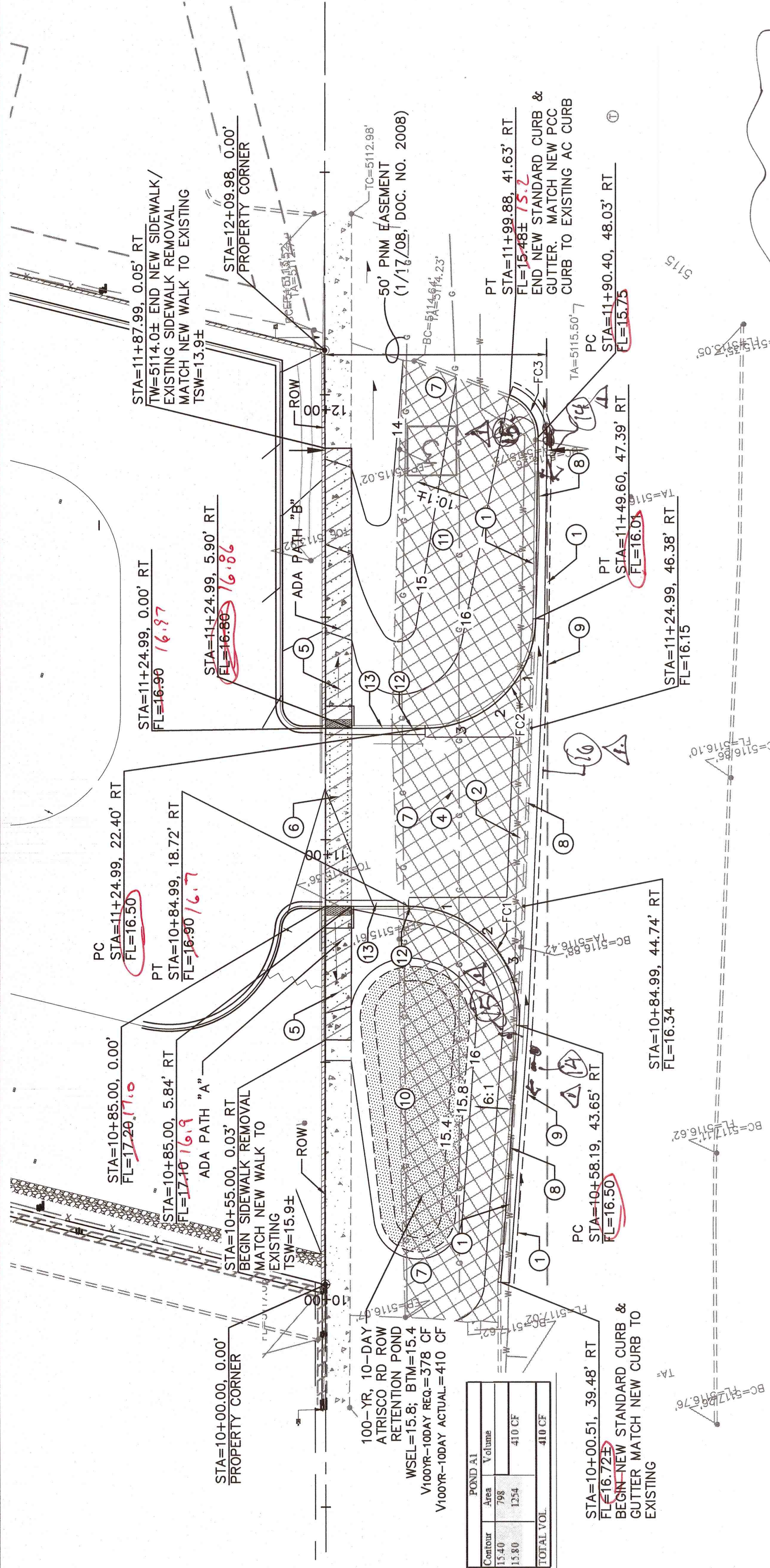
COA LANDSCAPE BUFFER SWALE DETAIL

ATRISCO RD NW

FACE OF CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
FC1	41.07'	25.00'	94°07'50"
FC2	38.88'	25.00'	89°06'21"
FC3	12.18'	10.00'	69°48'34"

FC1		
TC	FL	
1	16.80	16.13
2	16.93	16.28
3	17.05	16.38

FC2		
TC	FL	
1	16.80	16.13
2	16.93	16.28
3	17.05	16.38



Curb & valley gutter shifted east 2' to accommodate a bike lane. Bike lane symbols & arrows and "no parking" sign added.

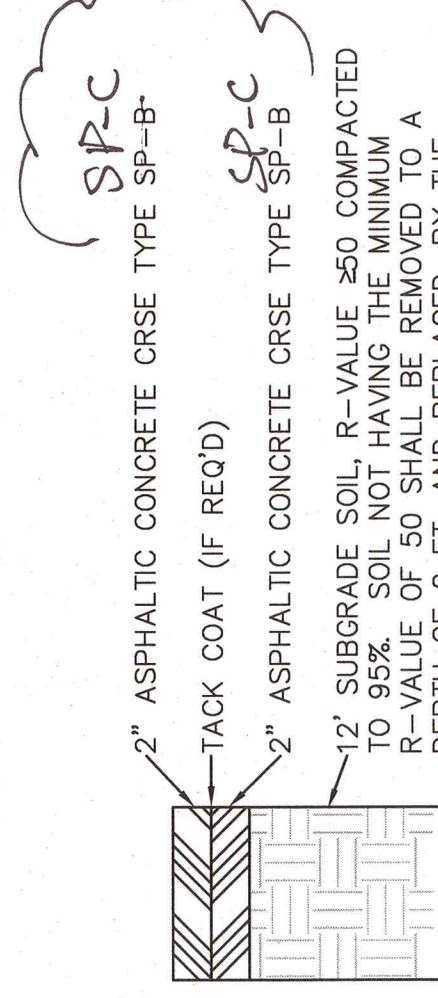
- ADA PATH KEYED NOTES:
 - 6" PCC SIDEWALK ADA PATH
 - 2' DETECTABLE WARNING SURFACE (TRUNCATED DOWNS).
 - 6" HEADER CURB PER COA STD DWG #2415B.
 - 4" ADA PATH AT 2% MAX. CROSS SLOPE.
 - MATCH NEW SIDEWALK TO EXISTING GRADE.

DETECTABLE WARNING SURFACE NOTES

- DESIGN PER ADA ACCESSIBILITY GUIDELINES (ADAAG).
- PAYMENT FOR DETECTABLE WARNING SURFACE IS INCIDENTAL TO ADA ACCESSIBLE PATH PAYMENT ITEM.
- SUBMIT SPECS TO CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.
- DETECTABLE WARNING SURFACE TO BE A PRODUCT THAT IS CAST-IN-PLACE AND REPLACABLE.
- SEGMENTED DETECTABLE WARNING SURFACE AT BACK OF CURB TO BE CUT AND FIT PER MANUFACTURER'S INSTRUCTIONS. THE DETECTABLE WARNING SURFACE SHALL BE NO MORE THAN 5" FROM BACK OF CURB.

GENERAL NOTES

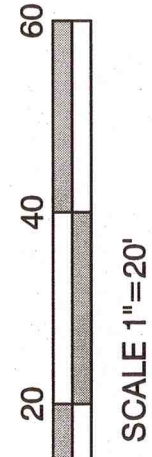
- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- REMOVE AND REPLACE EXISTING PAVEMENT (ARTERIAL) PER COA STD DWG 2465.
- REMOVAL OF CURB & GUTTER AND SIDEWALK FOR NEW CONSTRUCTION SHALL BE TO THE NEAREST STONE.



DRIVEWAY PAVEMENT SECTION

1. Certification: SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND REFLECT THE LOCATIONS (VERTICALLY AND HORIZONTALLY) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

- Keyed notes:
 - 14. 6' bike symbol & arrow
 - 15. 27' 9" sign "No parking"
 - 16. Eradicate striping across return
 - 17.



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

2258 CP-301.dwg
Apr 19, 2019

DESIGNED BY: JAW
DATE: 04/19
CHECKED BY: FCA
DATE: 04/19

REVISIONS
DATE: 04/19
BY: [Signature]

NO. []
DATE []
REMARKS []

ENGINEER'S SEAL
[Signature]
[Stamp: ISAACSON & ARFMAN, P.A. CONSULTING ENGINEERING ASSOCIATES, INC. 128 MONROE STREET N.E. ALBUQUERQUE, NM 87108]

AS-BUILT INFORMATION
CONTRACTOR: Wilgert/TLC
WORK SHEETS BY: Carlsberg Surveys
DATE: 5/20
1&A
FIELD CORRECTIONS BY: 1&A
DATE: 5/20
MICRO-FILM INFORMATION
RECORDED BY: []
DATE: []
Delta Alpha = -001535.17"
Elevation = 5,116.009 feet (NAVD 1988)
East = 1,505,451.887 feet
North = 1,502,236.625 feet
Ground to Grid Factor = 0.999680082

BENCH MARKS
Albuquerque Control Survey Monument "B-G11"
7/16 & 9/18
FIELD NOTES
1. Corleson Surveys, Inc.

SURVEY INFORMATION

City Project No. 790982
Zone Map No. G-11
Sheet 5 Of 8

DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
DESIGN REVIEW COMMITTEE
MAY 21 2019
CITY ENGINEER

LAST DESIGN UPDATE
Mo./Day/Yr.
Mo./Day/Yr.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

GLOBAL STORAGE - COORS
PAVING PLAN

RECORD DRAWINGS

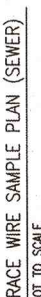
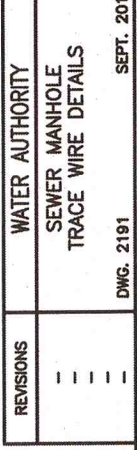
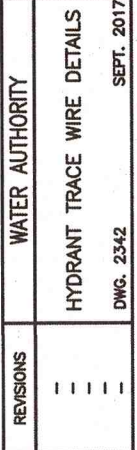
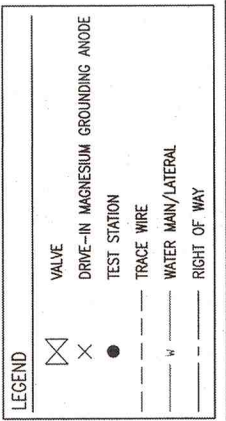


ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates

1128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacrvtl.com

229S CU-501.dwg
Apr 18, 2019

**GLOBAL STORAGE - COORS
TRACER WIRE DETAILS**

[illegible]

RECORD DRAWINGS	

GENERAL NOTES

- A. ALL WORK ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, CURRENT EDITION (NMDOT SPECS).
- B. ALL STATIONING IS TO FLOW LINE OR BACK OF SIDEWALK.
- C. SEE SHEET 9 FOR STRIPING & SIGNAGE PLAN.
- D. SEE SHEET 7 FOR PAVING DETAILS AND SECTIONS.
- E. SEE SHEET 11 FOR TRAFFIC CONTROL PLAN.
- F. SEE SHEET 12 - 13 FOR NMDOT TRAFFIC CONTROL/STRIPING & SIGNAGE NOTES.
- G. NMDOT DROP OFF POLICY (AD-241) SHALL BE ADHERED TO AT ALL TIMES.

KEYED NOTES

1. REMOVE & DISPOSE EXISTING CURB.
2. MATCH NEW ASPHALT TO EXISTING AND PROVIDE SMOOTH RIDING TRANSITION.
3. CONSTRUCT RIGHT TURN LANE PAVING PER SECTION ON SHEET 7.
4. CONSTRUCT 6" HIGH TYPE 'B' CURB PER NMDOT DETAIL/NOTES ON SHEET 10.
5. REMOVE & DISPOSE WOODEN POSTS WITH FENCE FROM DRIVEWAY ENTRANCE TO WITHIN LIMITS SHOWN.
6. SAWCUT ASPHALT AT OUTSIDE EDGE OF EXISTING STRIPE AND REMOVE & DISPOSE ASPHALT.
7. CONSTRUCT 6' PCC SIDEWALK PER NMDOT DETAILS/NOTE ON SHEET 10, PART OF CITY WORK ORDER 790982.
8. CONSTRUCT 6'x6" LANDING AREA AT MAX. 2% SLOPE IN ALL DIRECTIONS. PART OF CITY WORK ORDER 790982.
9. CONSTRUCT THICKENED SIDEWALK EDGE PER DETAIL ON SHEET 7. PART OF CITY WORK ORDER 790982.
10. TAPER TO EXISTING GRADE AT 12:1 MAX.

BENCHMARK

Albuquerque Control Survey Monument "8-G11"
New Mexico State Plane Coordinates (Central
Zone-NAD 83)
North = 1,502,236.625 feet
East = 1,505,431.887 feet
Elevation = 5,116.009 feet (NAVD 1988)
Delta Alpha = -00°15'35.17"
Ground to Grid Factor = 0.9998680082

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

CN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		Mo./DAY/YR.	Mo./DAY/YR.
	DATE	SIGNATURE		

Project No.	Zone Map No.	Sheet	Of
-------------	--------------	-------	----



design, calculations, and concepts are owned by and remain the property of Isaacson & Noyes, P.A., and no part thereof shall be utilized by any person, firm or corporation for any

GLOBAL SELF STORAGE - COORS BLVD NW

N.M.S.R. 45

RIGHT-TURN LANE, SIDEWALK &
STORM DRAIN

No.	Revision:	Date:	Job No. 2258
5/19			PAGE
By:			
/ANW			
X			
NW			SH. 8 OF 13

