

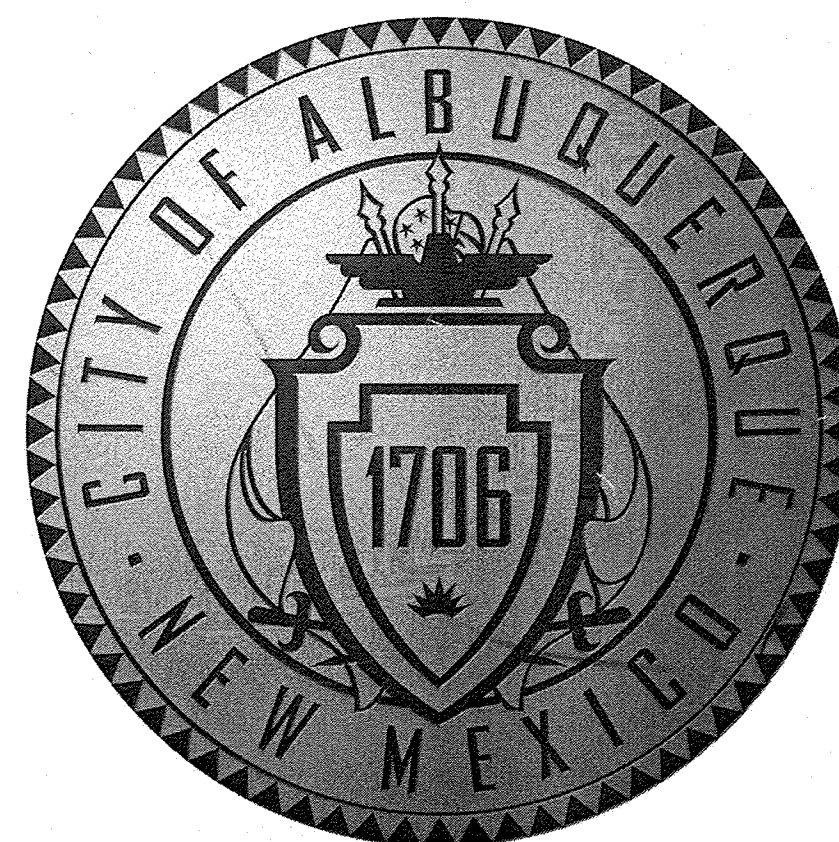
RECORD DRAWING

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26-179464-1831-2014

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: February 20, 2014

CITY OF ALBUQUERQUE, NEW MEXICO CONSTRUCTION PLANS FOR GUARDIAN STORAGE FACILITY INFRASTRUCTURE IMPROVEMENTS

JANUARY 2013



INDEX OF DRAWINGS

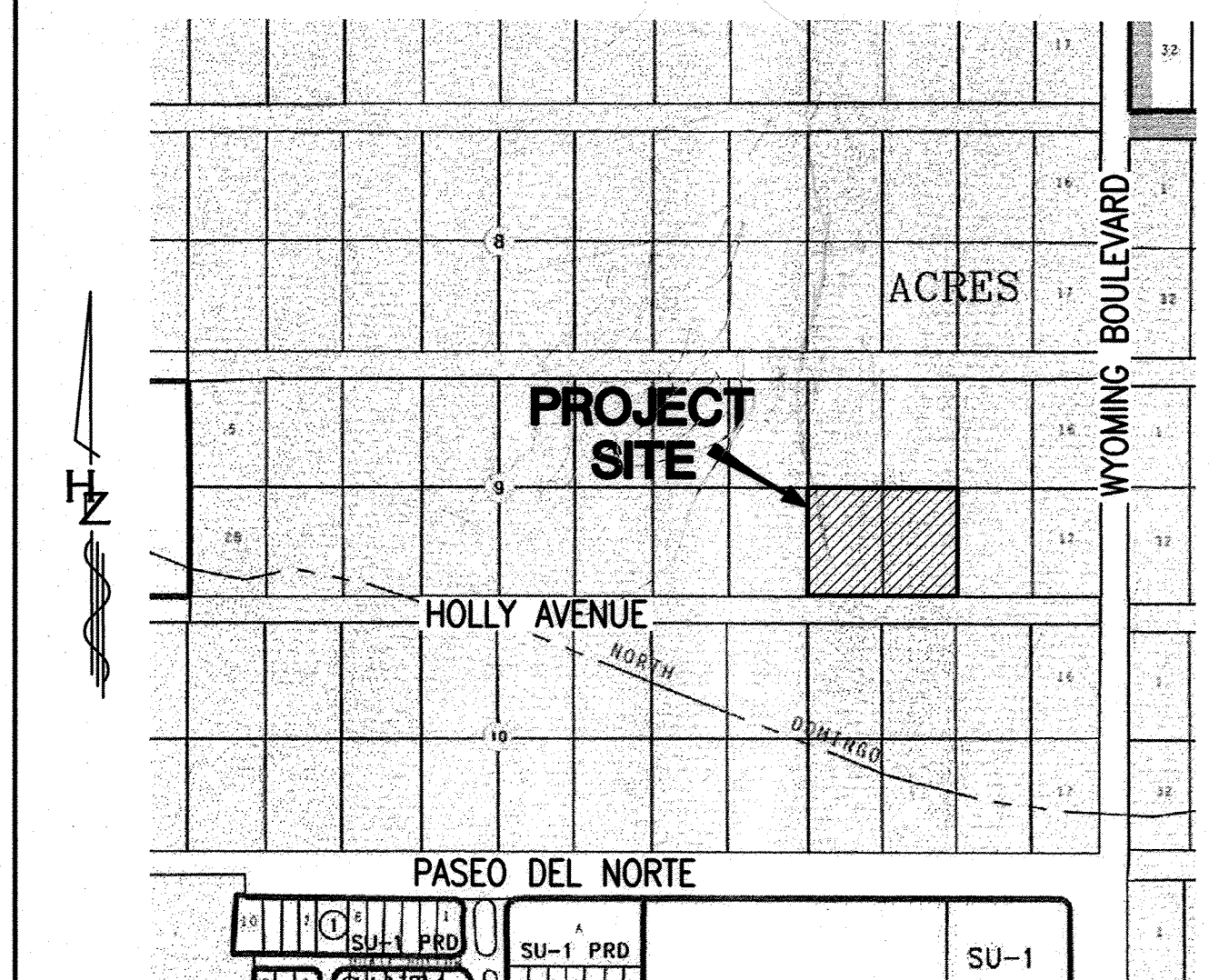
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I, JARROD D. LIKAR, OF THE FIRM OF HUITT-ZOLLARS, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, AND PROJECT ENGINEER DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE INFRASTRUCTURE INSTALLED AS PART OF THIS PROJECT HAS BEEN OBSERVED BY ME OR 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 RECORD DRAWINGS. THIS CERTIFICATION IS BASED ON SITE OBSERVATIONS BY ME OR PERSONNEL UNDER MY DIRECTION AND SURVEY INFORMATION PROVIDED BY THOMAS JOHNSTON, NMPS NUMBER 14269.

NAME: Jarrodd D. Likar DATE: 12/12/13

DRB # 1009245

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Albuquerque
6501 Americas Parkway NE, Suite 550
Albuquerque, New Mexico 87110
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VICINITY MAP
ZONE ATLAS MAP C-19-Z

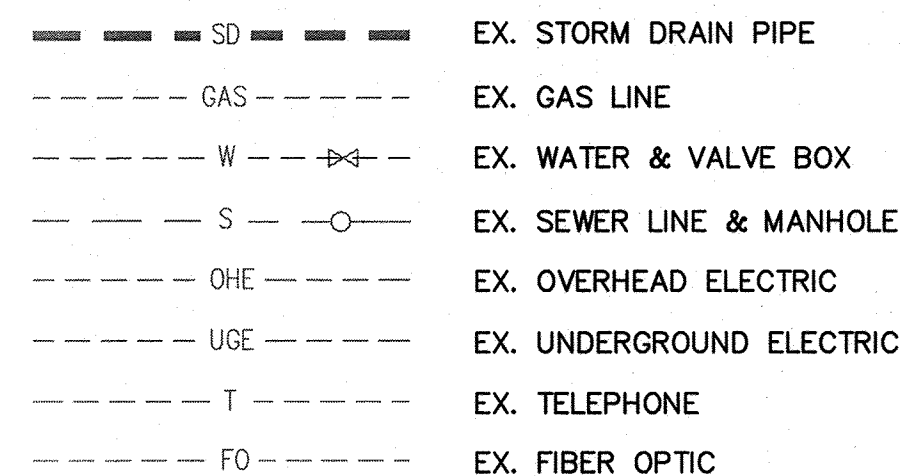
CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT							
REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER	DATE	*****	
		DRC Chairman	<u>A. Woodell</u>	<u>2-20-13</u>	APPROVED FOR CONSTRUCTION		
		Transportation	<u>Mike</u>	<u>2-20-13</u>			
		Water/Wastewater	<u>Tommy</u>	<u>2-14-13</u>			
		Hydrology	<u>Tommy</u>	<u>2/13/13</u>			
		C.I.P.					
Constr. Mngmt.						5/13/2013 Date	
Constr. Coord.							
AEHD							
City Project No.				796483		Sheet	Of
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RECORD DRAWING

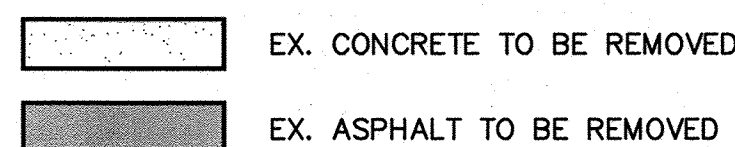


MATCH LINE/SHEET REFERENCE

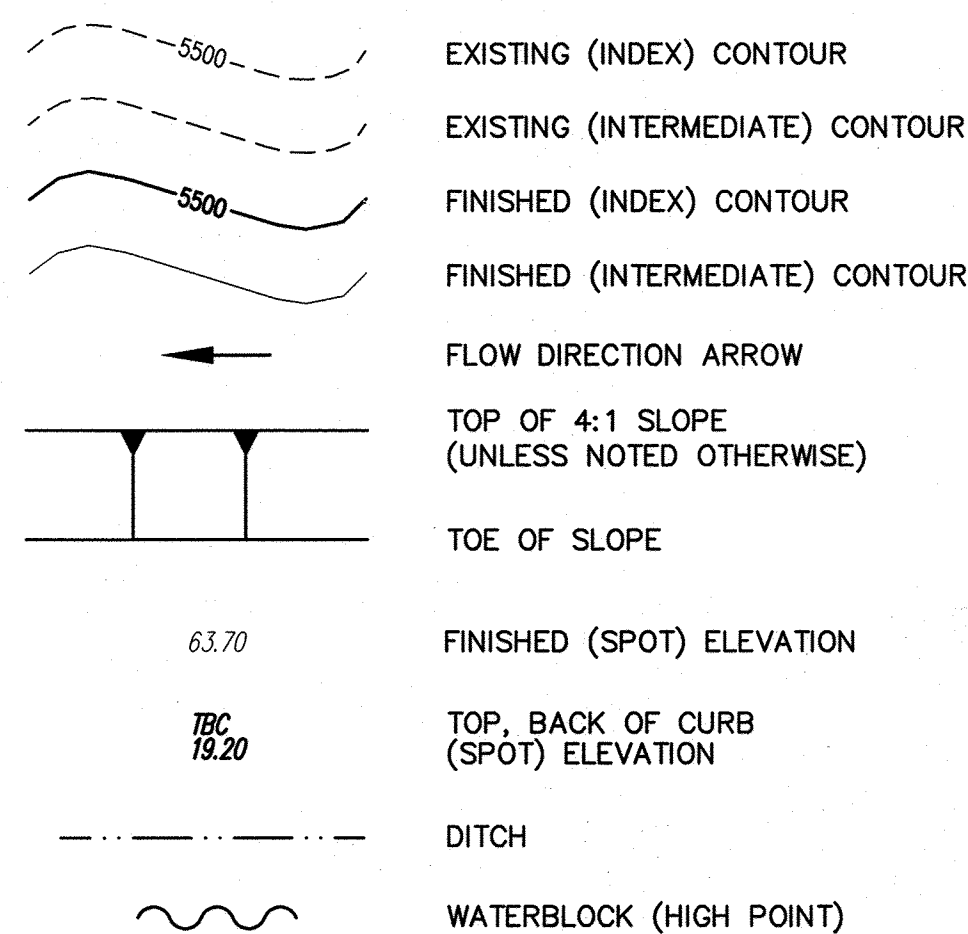
UTILITES



DEMOLITION



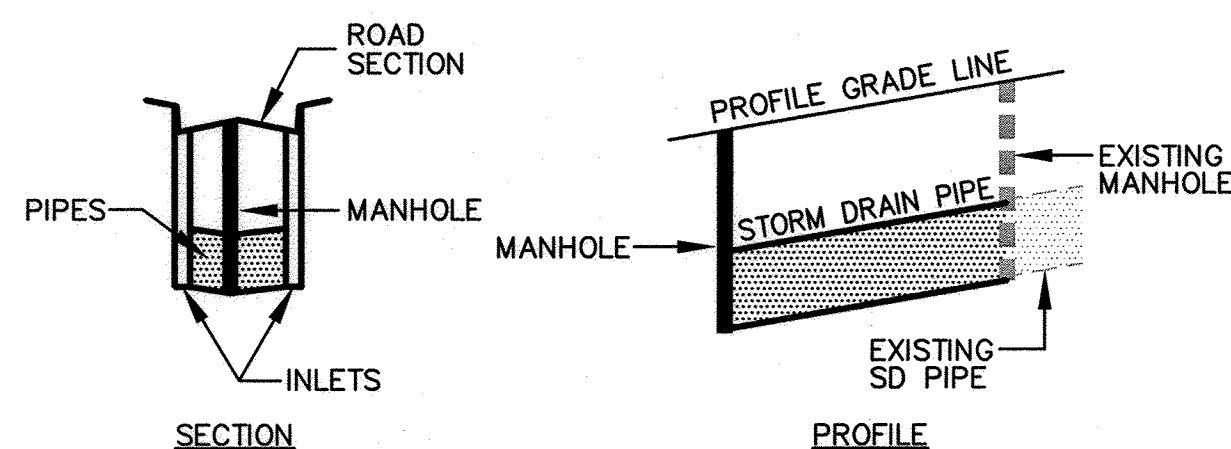
GRADING & DRAINAGE



EXISTING STORM DRAIN INLET,
PIPE, AND MANHOLE

NEW STORM DRAIN INLET,
PIPE, AND MANHOLE

2 STORM DRAIN LINE DATA



ABBREVIATIONS

AP	ANALYSIS POINT
AT	AT
BC	BEGIN CURVE
BCR	BEGIN CURB RETURN
BK	BOOK
BLDG	BUILDING
BM	BENCH MARK
BOP	BEGINNING OF PROJECT
BP	BOTTOM OF PIPE
BVC	BEGIN VERTICAL CURVE
BW	BASE OF WALL
CATV	CABLE TV LINE
CB	CATCH BASIN
CF	CURB FACE
CG	CURB AND GUTTER
CIP	CAST IRON PIPE
CL	CHAIN LINK
C	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
COA	CITY OF ALBUQUERQUE
CONC	CONCRETE
CY	CUBIC YARDS
DUE	DRAINAGE UTILITY EASEMENT
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
Δ	DELTA
E	ELECTRIC
EA	EACH
EB	ELECTRIC BOX
EC	END CURVE
ECR	END CURB RETURN
ELEV	ELEVATION
EOP	EXISTING MANHOLE
EP	END OF PROJECT
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
F	FLOW LINE
FM	FORCE MAIN
FOC	FACE OF CURB
FP	FINISHED PAD
G	GAS
GM	GAS METER
GV	GATE VALVE
HORIZ	HORIZONTAL
INT	INTERSECTION
INV	INVERT
INV EL	INVERT ELEVATION
LF	LINEAR FEET
LP	LIGHT POLE
LT	LEFT
MH	MANHOLE
NG	NATURAL GROUND
OC	ON CENTER
PB	PULL BOX
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PG	PAGE
PGL	PROFILE GRADE LINE PER TYPICAL SECTION
PI	POINT OF INTERSECTION
P	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
R, RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REF	REFERENCE
RT	RIGHT
ROW	RIGHT-OF-WAY
S	SLOPE
SAS	SANITARY SEWER LINE
SD	STORM DRAIN
SF	SQUARE FEET
STA	STATION
STD	STANDARD
SW	SIDEWALK
SY	SQUARE YARDS
T	TANGENT
TA	TOP OF ASPHALT
TAC	TOP OF ASPHALT CURB
TBC	TOP BACK OF CURB
TC	TOP OF CONCRETE
TEL	TELEPHONE LINE, RISER OR BOX
TP	TOP OF PIPE
TRANS	TRANSVERSE
TW	TOP OF WALL
TYP	TYPICAL
UE	UNDERGROUND ELECTRICAL LINE
UT	UNDERGROUND TELEPHONE LINE
VC	VERTICAL CURVE
VERT	VERTICAL
VPI	VERTICAL POINT OF INTERSECTION
W, WL	WATERLINE
WM	WATER METER
WSEL	WATER SURFACE ELEVATION
WV	WATER VALVE

UTILITIES CONTACT LIST

NEW MEXICO GAS COMPANY (GAS SERVICES & GAS LINES)
CONTACT: EARL HOSKINS, 697-3140

PUBLIC SERVICE COMPANY OF NM (ELECTRICAL SERVICES & ELECTRIC LINES)
CONTACT: ROLAND BLAUWKAMP, 241-3581
CONTACT: MIKE ADAMS, 241-3316

Qwest/US WEST (TELEPHONE SERVICES)
CONTACT: RITA JARAMILLO, 245-8706

AT&T (TELEPHONE SERVICES)
CONTACT: DAVID CROWEL, 842-2911

VERIZON-BROOKS FIBER COMM. (TELEPHONE
CONTACT: ANDY DARNELL, 346-447

COMCAST (CABLE TELEVISION)
CONTACT: MIKE MORTUS, 761-6235

TIME WARNER TELECOM (CABLE TELEVISION)
CONTACT: ROYAL HARRISON, 938-7339

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
CONTACT: PETER CHANG, 768-2598

CONTACT: RICK MUELLER, 244-3161

BCG ASSETS
CONTACT: JOHN BROWN, 877-500-3427

Designed By:

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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

TITLE: GUARDIAN STORAGE FACILITY

LEGEND, ABBREVIATIONS AND UTILITIES CONTACT LIST

Design Review Committee	City Engineer		Mo./Day/Yr.	Mo./Day/Yr.
APPROVED FEB 20 2013 DESIGN REVIEW COMMITTEE	APPROVED MAY 13 2013 CITY ENGINEER	Last Update		

City Project No.	796483	Zone Map No.	C-19-Z	Sheet	2	Of	8
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Jun 30, 2013 12:26:16pm - User msandowl
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Xrefs: [C:\PROJ\17096201\17098302\PLOT_FILES\2SHEETBASE_COA.DWG]

RECORD DRAWING

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, AS AMENDED THROUGH UPDATE NO. 8.

2. THE CONTRACTOR SHALL PROVIDE INGRESS AND EGRESS TO LOCAL BUSINESSES AND RESIDENCES FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL ADVISE OF AND SCHEDULE ACCESS CLOSURES, AT LEAST 24 HOURS IN ADVANCE, WITH PROPERTY OWNERS AND THE CONSTRUCTION PROJECT MANAGER.

3. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT N.M. ONE-CALL SYSTEM, (505) 260-1990, FOR LOCATION OF EXISTING UTILITIES.

5. CRITICAL INTERSECTION WORK SHALL NOT START UNTIL THE CONTRACTOR HAS ALL MATERIAL, EQUIPMENT, AND NECESSARY PERSONNEL ON-SITE. TRAFFIC CONTROL DEVICES SHALL NOT BE PLACED PREMATURELY.

6. PARKING OF CONSTRUCTION VEHICLES ON PRIVATE PROPERTY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND IS PROHIBITED WITHIN THE CLEAR ZONE DAY OR NIGHT.

7. THE CONSTRUCTION CLEAR ZONE FOR THIS PROJECT IS 12 FEET FROM THE EDGE OF DRIVING LANE. THE CONTRACTOR SHALL NOT STORE EQUIPMENT OR MATERIAL WITHIN THE CONSTRUCTION CLEAR ZONE UNLESS THE EQUIPMENT OR MATERIAL IS PROPERLY SHIELDED UTILIZING CURRENT SAFETY DESIGN AND INSTALLATION METHODS. THE SAFETY DESIGN FOR SHIELDING SHALL BE PROVIDED BY THE CONTRACTOR AND MUST BE APPROVED BY THE PROJECT MANAGER BEFORE IMPLEMENTING. THIS WORK, INCLUDING DESIGN, INSTALLATION, AND REMOVAL OF THE SHIELDING, SHALL BE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE PROJECT AND NO ADDITIONAL PAYMENT WILL BE MADE.

8. THE CONTRACTOR SHALL NOTIFY THE ALBUQUERQUE TRAFFIC ENGINEERING DIVISION (857-8680) THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK REQUIRED REGARDING ALL EXISTING REGULATORY SIGNS AND SIGNALS THAT NEED TO BE REMOVED, RELOCATED, OR REINSTALLED.

9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL AT THE CONTRACTOR'S 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.

10. THE CONTRACTOR WILL BE REQUIRED TO CONFINE THEIR WORK WITHIN THE CONSTRUCTION LIMITS AND/OR RIGHT OF WAY TO PRESERVE EXISTING VEGETATION AND PRIVATE PROPERTY. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAY OPENINGS OR DESIGNATED TRAFFIC LANES.

11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT BUILDING STRUCTURES ADJACENT TO THE PROJECT NOT BE DAMAGED DUE TO ANY CONSTRUCTION ACTIVITIES. DAMAGE CAUSED TO ANY BUILDING STRUCTURE WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ALL COSTS INCURRED IN RESTORING/REPAIRING SAID DAMAGE.

12. THE CONTRACTOR SHALL SUBMIT A PROPOSED WORK PLAN FOR PEDESTRIAN IMPROVEMENTS TO THE PROJECT MANAGER FOR REVIEW AND APPROVAL PRIOR TO INITIATING ANY CONSTRUCTION WORK AFFECTING PEDESTRIANS. THIS PLAN SHALL INCLUDE THE METHOD PROPOSED TO MAINTAIN PEDESTRIAN AND ADA ACCESS TO BUSINESSES, SCHOOLS, HOSPITAL BUILDINGS, ETC.

13. THE CONTRACTOR SHALL MAINTAIN AN UP TO DATE SET OF AS-BUILT PLANS FOR THE PROJECT. THESE PLANS SHALL BE KEPT CURRENT, WITHIN TWO WEEKS, AT ALL TIMES AND SHALL BE SUBJECT TO REVIEW BY THE PROJECT MANAGER THROUGHOUT THE PROJECT AND WILL BE REVIEWED BY THE PROJECT MANAGER FOR ACCURACY AND COMPLETENESS AT LEAST ONCE EVERY 30 DAYS. THE FINAL AS-BUILT PLANS SHALL BE SUBMITTED TO THE PROJECT MANAGER AND THE CITY. THIS WORK IS CONSIDERED AS INCLUDED IN BID ITEMS 4.010.

14. MANHOLE RIM ELEVATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND WILL VARY WITH THE FINISHED PAVEMENT ELEVATIONS.

15. ALL RADII OF CURB RETURNS ARE SHOWN TO THE FACE OF CURB AND UNLESS OTHERWISE NOTED, ALL OFFSETS AND DIMENSIONS ARE TO THE FACE OF THE CURB. MATCH FLOWLINES OF GUTTERS WHEN CONNECTING NEW CURB AND GUTTER WITH EXISTING CURB AND GUTTER.

16. WHERE PULL BOXES ABUT THE BACK OF CURB OR ARE LOCATED IN A CONCRETE PAVED AREA, PROVIDE EXPANSION MATERIAL AROUND THE PULL BOX. ALL PULL BOXES TO BE FLUSH WITH SURFACE OF CONCRETE.

17. WHEN ABUTTING NEW PAVEMENT TO EXISTING, CONTRACTOR SHALL SAW CUT, TO FULL PAVEMENT DEPTH, THE EXISTING PAVEMENT TO A NEAT VERTICAL STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT AND MATCH NEW TO EXISTING.

18. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIRE HYDRANT FLANGES, PADS, VALVE BOXES, MANHOLE RIMS AND TOP OF PIPE ELEVATIONS IN THE FIELD. ELEVATIONS SHALL BE ADJUSTED TO COMPLY WITH THE REQUIREMENTS OF THE STANDARD CITY DETAILS.

19. WHEN APPEARING IN ANY PORTION OF THIS CONTRACT, THE WORDS "PLANT MIX BITUMINOUS PAVEMENT" (PMBP) WILL HAVE THE SAME MEANING AS AND MAY BE USED INTERCHANGEABLY WITH THE WORDS "ASPHALT CONCRETE"

20. THE CONTRACTOR SHALL WARP SLOPES WHERE NECESSARY TO STAY WITHIN THE RIGHT OF WAY OR CONSTRUCTION EASEMENT LIMITS. THE WORK SHALL BE AS DIRECTED BY THE PROJECT MANAGER. PROPOSED IMPROVEMENTS & RELATED GRADING SHALL BE MAINTAINED WITHIN THE RIGHT OF WAY OR CONSTRUCTION EASEMENT LIMITS.
21. PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT THERMOPLASTIC (90 MIL THICKNESS) IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

22. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENTS, PAVEMENT MARKINGS, CURB AND GUTTER, DRIVEPADS, HANDICAP RAMPS, AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS, AND SHALL REMOVE AND REPLACE AS PER COA STANDARDS, AS APPLICABLE, AT THEIR OWN EXPENSE.

23. MILLED BITUMINOUS CONCRETE PAVEMENT WILL BE STOCKPILED BY THE CONTRACTOR AT THE CITY OF ALBUQUERQUE PINO YARDS, AS DIRECTED BY THE PROJECT MANAGER. ANY HAUL COSTS ASSOCIATED WITH THIS WORK IS CONSIDERED INCIDENTAL TO THE PROJECT.

24. WHEN REMOVAL OF EXISTING CURB AND GUTTER OR SIDEWALK IS REQUIRED, REMOVE TO NEAREST JOINT.

25. ALL CONSTRUCTION DEBRIS, SPOIL AND NON-SALVAGEABLE ITEMS BECOME THE PROPERTY OF THE CONTRACTOR AND PROPER DISPOSAL OF THESE ITEMS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY HAUL COSTS ASSOCIATED WITH THIS WORK IS CONSIDERED INCIDENTAL TO THE PROJECT.

26. ALL BACKFILL FOR TRENCHES WITHIN THE COA RIGHT-OF-WAY SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2465.

27. ANY EARTHWORK HAUL ON THIS PROJECT WILL BE CONSIDERED AS INCIDENTAL TO THE PROJECT AND NO SEPARATE PAYMENT WILL BE MADE THEREFOR.

28. ALL EXISTING UTILITIES SHOWN HEREIN WERE TAKEN FROM RECORD DRAWINGS, FIELD SURVEYS, C.O.A. SYSTEMS UTILITIES MAPS AND INFORMATION PROVIDED BY THE UTILITY OWNERS AND ARE APPROXIMATE. IT WILL BE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS AND TYPE OF EXISTING UTILITIES TO BE ADJUSTED OR EXTENDED AND TO PROVIDE PROTECTION FOR ALL UTILITIES WITHIN THE CONSTRUCTION AREA. THE CONTRACTOR WILL BE RESPONSIBLE FOR EXPLORATORY TRENCHING AND EXPOSING OF EXISTING UTILITIES (POT HOLING) TO CONFIRM SIZE, LOCATION, ETC. THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE PROJECT.

29. CONTRACTOR IS TO EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UTILITIES, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE UTILITY COMPANIES IN ORDER TO PREVENT ANY SERVICE DISRUPTION THAT MIGHT RESULT FROM PROJECT CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND PRESERVE UTILITY EQUIPMENT AFFECTED BY PROJECT CONSTRUCTION. SHOULD THE CONTRACTOR BREAK AN EXISTING UTILITY LINE DURING CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY REPAIR COSTS. THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE PROJECT.

30. THE CONTRACTOR IS HEREBY ADVISED THAT UTILITY RELOCATION WORK AND/OR NEW CONSTRUCTION OF UTILITIES WILL HAVE TO BE PERFORMED CONCURRENT WITH CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE FOR UTILITY WORK IN CONJUNCTION WITH PROJECT CONSTRUCTION OPERATIONS AND SHALL BE REQUIRED TO COORDINATE THE SCHEDULING OF WORK WITH THE RESPECTIVE UTILITY OWNERS. A LIST OF CONTACT NAMES IS PROVIDED ON SHEET 2. A UTILITY COORDINATION MEETING SHALL BE SET UP BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANY CONSTRUCTION ACTIVITY. COORDINATION OF UTILITY RELOCATION/NEW CONSTRUCTION SHALL BE DETAILED AT THIS MEETING.

31. THE CONTRACTOR SHALL NOTIFY THE LOCAL FIRE DEPARTMENT AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF WHEN FIRE HYDRANTS WILL BE TAKEN OUT OF SERVICE AND RETURNED TO SERVICE.

32. THE CONTRACTOR SHALL ADJUST TO GRADE, ALL WATER VALVE BOXES, SANITARY SEWER MANHOLES, AND STORM DRAIN MANHOLES WHICH MAY BE AFFECTED BY THIS CONTRACT.

33. WHERE MEDIAN CURB & GUTTER ENCOUNTERS STORM DRAIN INLETS, CONTRACTOR SHALL TRANSITION 6" TALL MEDIAN CURB & GUTTER TO MATCH INLET HEIGHT OVER 5 LF (BEFORE AND AFTER). PAYMENT FOR THIS WORK IS CONSIDERED AS INCLUDED IN THE COST OF THE MEDIAN CURB & GUTTER AND NO ADDITIONAL PAYMENT WILL BE MADE THEREFOR.

34. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

35. ELECTRONIC MARKER SPHERES (EMS) (AKA ELECTRONIC MARKER DEVICES) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1988 EDITION AS REVISED THROUGH UPDATE NO. 8 AND AT ALL SANITARY SEWER MANHOLES, VALVE CANS, AND WATERLINE LOWERINGS.

36. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF DEBRIS, INCLUDING BUT NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.

37. THE CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE AND SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY. THIS WORK IS CONSIDERED INCIDENTAL TO THE PROJECT.

38. PRIOR TO ANY 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 THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.

39. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY.

40. IF A PAVEMENT DROP OFF IS CREATED DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL INITIATE PROTECTIVE ACTION TO MAINTAIN A SMOOTH TRANSITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE PROJECT AND NO SEPARATE PAYMENT WILL BE MADE.

41. VIBRATION MONITORING AND VIDEO TAPING SHALL BE PERFORMED IN AND AROUND ALL STRUCTURES AS DEFINED IN THIS GENERAL NOTE AND AS DIRECTED BY THE PROJECT MANAGER. "STRUCTURES" IS DEFINED AS BRIDGES, CULVERTS, CATCH BASINS, DROP INLETS, RETAINING WALLS, CRIBBING, MANHOLES, ENDWALLS, BUILDINGS, SEWERS, SERVICE PIPES, UNDER DRAINS, FOUNDATION DRAINS, AND OTHER SUCH FEATURES THAT MAY BE ENCOUNTERED IN THE WORK. THE CONSTRUCTION AREA AND AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION SHALL ALSO BE VIDEO TAPED. VIBRATION MONITORING, VIDEO-TAPING, AND RELATED WORK SHALL BE PERFORMED ACCORDING TO THE SPECIFICATIONS INCLUDED IN THE SUPPLEMENTAL TECHNICAL SPECIFICATIONS OF THE CONTRACT BOOK AND PAID IN ITEM 1600.001.

42. STRUCTURES SHALL BE CLEAN AT THE TIME OF FINAL PROJECT ACCEPTANCE. THIS WORK WILL BE CONSIDERED AS INCIDENTAL TO THE COMPLETION OF THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE.

43. THE DESIGN R VALUE FOR THIS PROJECT IS R=50. WHERE SOILS WITH AN R VALUE LESS THAN 50 OCCUR AT FINISHED SUBGRADE OF PAVED ROADWAY AREAS, THESE SOILS SHALL BE OVEREXCAVATED A VERTICAL DEPTH OF AT LEAST 2 FEET AND FOR A LATERAL DISTANCE OF AT LEAST 3 FEET OUTSIDE OF THE BACK EDGE OF CURB. THE OVEREXCAVATED MATERIAL SHALL BE REPLACED WITH A MORE GRANULAR MATERIAL HAVING AN R VALUE OF AT LEAST 50.

44. VALVE AND MANHOLE ADJUSTMENTS TO GRADE SHALL INCLUDE NEW CONCRETE COLLARS, ELECTRONIC MARKER DEVICES AND IF NEEDED RING AND COVERS TO COMPLY WITH CURRENT STANDARD DETAIL DRAWINGS.

45. IF CULTURAL RESOURCES OR FOSSIL MATERIALS ARE UNCOVERED DURING CONSTRUCTION, WORK WILL BE HALTED IN THAT AREA. THE CONTRACTOR WILL NOTIFY THE PROJECT MANAGER. NO WORK WILL OCCUR IN THE AREA UNTIL IT IS CLEARED WITH THE PROJECT MANAGER. COST FOR THIS WORK WILL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO MEASUREMENT FOR PAYMENT WILL BE MADE THEREFOR.

46. WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST POLLUTION ABATEMENT AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.

47. PLACE STRIPPINGS OVER EMBANKMENT SLOPES AND OTHER DISTURBED AREAS PRIOR TO SEEDING AS DIRECTED BY THE ENGINEER. THIS WORK SHALL BE INCIDENTAL TO THE COST OF THE CLEARING AND GRUBBING ITEM.

48. THE CONTRACTOR SHALL INCLUDE IN HIS/HER CONSTRUCTION SEQUENCE PROVISIONS WHICH WILL ALLOW FOR THE SAFE PASSAGE OF WATER FROM ARROYOS AND DITCHES THROUGH THE PROJECT SITE WITHOUT DAMAGE TO FACILITIES BEING CONSTRUCTED, COMPLETED FACILITIES, OR ADJACENT PRIVATE PROPERTY.

49. ALL STORM WATER DISCHARGES FROM THE PROJECT SITE SHALL MEET THE REQUIREMENTS OF THE REGULATIONS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AS WELL AS APPLICABLE STATE AND LOCAL REGULATIONS.

50. 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 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://abcwua.org/content/view/4631729/>.

AS BUILT INFORMATION

CONTRACTOR

TLC

DATE 10/09/13

WORKS STAKED BY

ALDRICH LAND SURVY DATE

FIELD ACCEPTANCE BY

HZI

DATE

FIELD REVISION BY

COA

DATE

DRAWINGS CORRECTED BY

HZI

DATE 12/12/13

MICRO-FILM INFORMATION

RECORDED BY

DATE

NO.

DATE

BENCH MARKS

FOUND MONUMENT 7 C19

A CITY OF ALBUQUERQUE ALUMINUM DISK SET IN TOP OF CURB ON THE N.W. CURB RETURN (SIGNAL AVE. & BARKSTOW ST.) AND IS STAMPED 7-C19, 1995"

NORTHING : 1520089.820

EASTING : 1550417.138

ELEVATION IS 5465.723 (MAD 83)

SURVEY INFORMATION


FIELD NOTES

DATE

BY

NO.

ENGINEER'S SEAL



NO.

DATE

REVISIONS

DESIGN

BY

DATE

10-12

DRAWN BY

DATE

10-12

DWG NAME

PROJ. #

17-0983-02

CHECKED BY

JDL

DATE

10-12

Designed By:

HUITT-ZOLLARS

Huitt-Zollars, Inc. Albuquerque

6501 Americas Parkway NE, Suite 550

Albuquerque, New Mexico 87110

Phone (505) 883-8114 Fax (505) 883-5022

CITY OF ALBUQUERQUE

DEPARTMENT OF MUNICIPAL DEVELOPMENT

TITLE: GUARDIAN STORAGE FACILITY

GENERAL NOTES

Design Review Committee

City Engineer

APPROVED

FEB 20 2013

DESIGN REVIEW COMMITTEE

APPROVED

MAY 1 8 2013

CITY ENGINEER

Last Update

Mo./Day/Yr.

Mo./Day/Yr.

City Project No.

796483

Zone Map No.

C-19-Z

Sheet

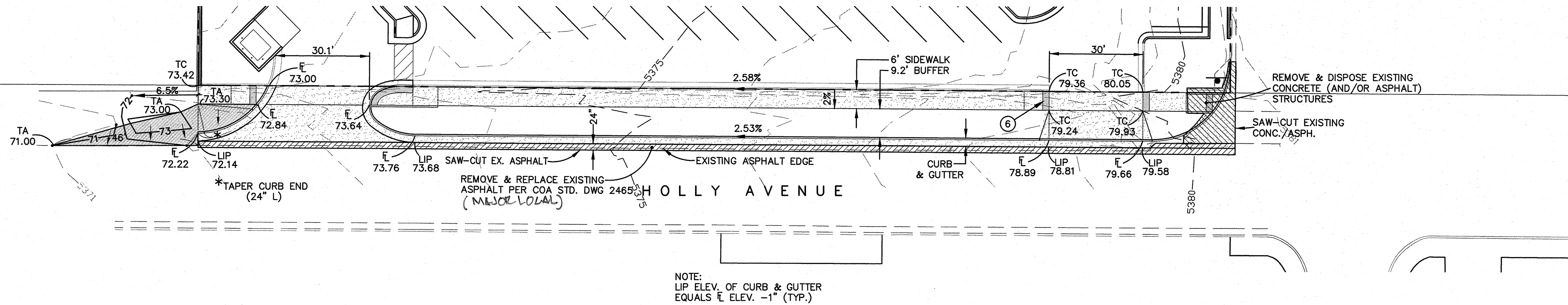
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Of

8

Jun 30, 2013 12:26:53pm - User masondow
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RECORD DRAWING



GRADING INFORMATION

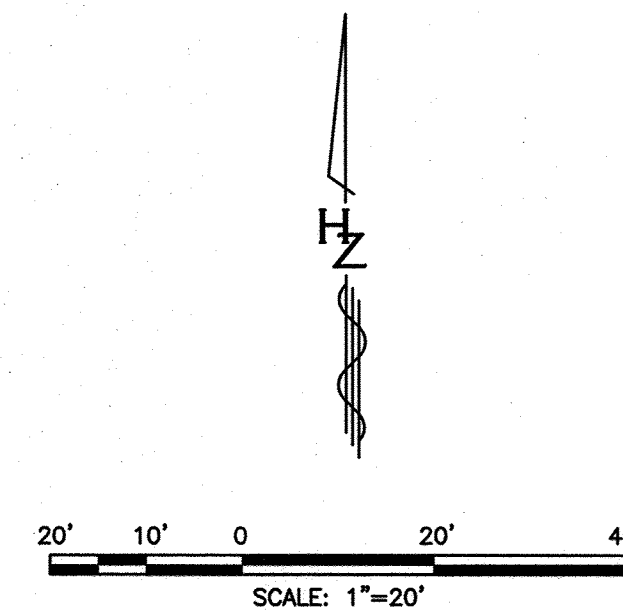
- * CONTRACTOR TO HAVE CITY INSPECTOR ON SITE TO FIELD ADJUST ASPHALT DIVERSION AS NEEDED PRIOR TO THE PLACEMENT OF PAVEMENT
- ** CONTRACTOR TO HAVE CITY INSPECTOR ON SITE TO FIELD VERIFY VALLEY GUTTER PRIOR TO THE PLACEMENT OF CONCRETE

(SEE SHEET 8)

CONTROL POINT 1
NW CORNER, LOT 20
No. 4 REBAR W/CAP
"NMP5 8127" & TAG
"PS 6544"
N: 1520181.42
E: 1547677.27

BUILDING

POINT	DESCRIPTION	STATION	OFFSET LT.
1	TBC, PC	10+53.84	15.89'
2	TBC/SW	10+72.39	24.76'
3	TBC/SW, PT	10+76.05	30.75'
4	TBC/SW, PC	11+18.13	30.74'
5	TBC/SW, PCC	11+12.23	29.32'
6	TBC/SW, POC	11+09.12	24.74'
7	TBC, PCC	11+11.29	19.67'
8	TBC, PT	11+23.30	15.52'
9	TBC/D'PAD	13+23.02	15.52'
10	TBC/D'PAD/SW	13+26.02	24.66'
11	TBC/D'PAD/SW	13+26.02	30.66'
12	TBC/D'PAD/SW	13+56.02	30.65'
13	TBC/D'PAD/SW	13+56.02	24.65'
14	TBC/D'PAD/SW	13+59.02	15.52'
15	TBC, PC	13+59.11	15.52'
16	TBC/SW, POC	13+78.28	24.64'
17	TBC/SW, POC	13+81.84	30.84'
18	TBC, PT	13+83.71	40.50'
19	TBC, END	11+22.52	30.74'



CONSTRUCTION NOTES

- CONSTRUCT DEPRESSED CURB & GUTTER PER COA DWG. 2415A
 - CONSTRUCT GUTTER AT (WHEEL CHAIR) CURB ACCESS RAMP PER COA DWG. 2415A
 - CONSTRUCT 6" WIDE CONCRETE SIDEWALK PER COA STANDARDS. REFER TO COA DWG. 2425 AND DWG. 2430
 - CONSTRUCT 6" THICK DRIVEPAD PER COA STANDARDS. REFER TO COA DWG. 2425
 - CONSTRUCT 3" THICK, TYPE 'C' ASPHALT DRAINAGE DIVERSION BERM
 - INSTALL STD. DETECTABLE WARNING SURFACE (TYPICAL, 3 PLACES)
- SEE ENTRANCE DETAILS ON SHEET 6 FOR ADDITIONAL INFORMATION

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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

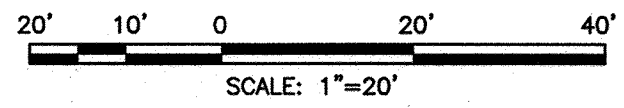
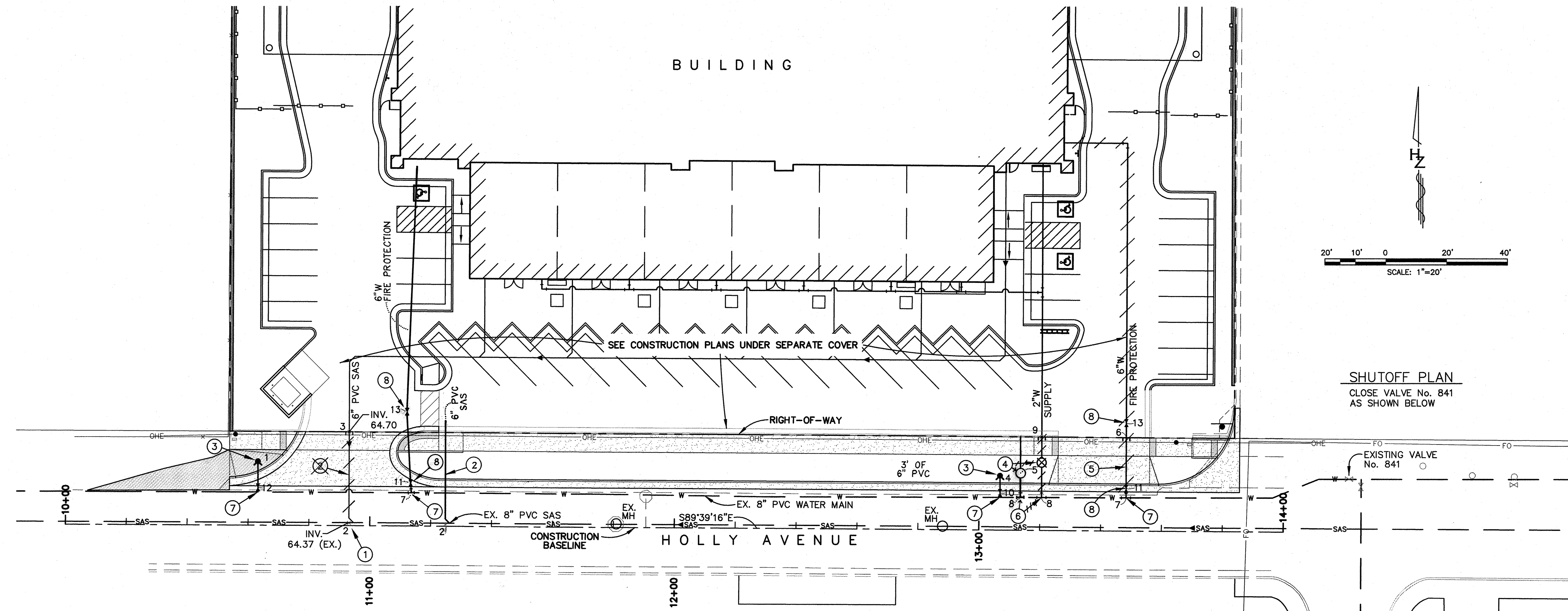
TITLE: **GUARDIAN STORAGE FACILITY
ROAD IMPROVEMENTS PLAN**

Design	Review	Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED	APPROVED	APPROVED	APPROVED		
FEB 20 2013	MAY 13 2013				
DESIGN	REVIEW	COMMITTEE	CITY ENGINEER		
City Project No.	Zone Map No.	Sheet	Of		
796483	C-19-Z	4	8		

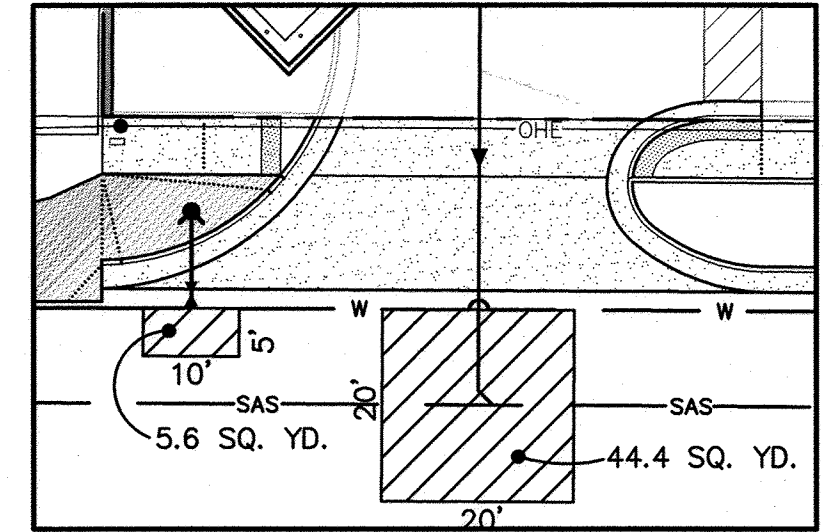
ROAD IMPROVEMENTS PLAN

RECORD DRAWING

POINT	DESCRIPTION	STATION	OFFSET LT.	PROPOSED NORTHING	AS-BUILT NORTHING	PROPOSED EASTING	AS-BUILT EASTING	FLANGE ELEVATION
1	FIRE HYDRANT	10+63.12	21.00'	1519937.84	1519937.84	1547685.14	1547685.14	-5373.61- 5374.01
2	TEE-WYE	10+93.13	0.93'	1519917.58	1519917.48	1547715.03	1547746.76	
3	SAS LINE CAP	10+93.12	30.75'	1519947.40	N/A	1547715.19	N/A	
4	FIRE HYDRANT	13+06.88	17.91'	1519933.27	1519933.99	1547928.88	1547931.12	-5379.49- 5379.58
5	WATER METER	13+20.57	22.28'	1519937.56	1519934.27	1547942.59	1547935.79	
6	F.P. LINE CAP	13+48.33	30.65'	1519945.76	N/A	1547970.40	N/A	
7	F.P. LINE TEE	13+48.34	10.95'	1519926.06	1519927.46	1547970.29	1547735.54	
8	TAPPING SADDLE	13+20.57	10.81'	1519926.09	1519926.10	1547942.52	1547935.78	
9	W. SUPPLY CAP	13+20.56	30.66'	1519945.94	N/A	1547942.63	N/A	
10	F.H. VALVE	13+06.91	12.25'	1519927.61	1519930.29	1547928.87	1547930.63	
11	F.P. LINE VALVE	13+48.34	13.95'	1519929.06	1519930.71	1547970.30	1547735.38	
12	F.H. VALVE	10+63.17	12.40'	1519929.23	1519929.23	1547685.14	1547685.14	
13	F.P. LINE VALVE	13+48.33	35.45'	1519950.56	1519954.04	1547970.43	154734.20	

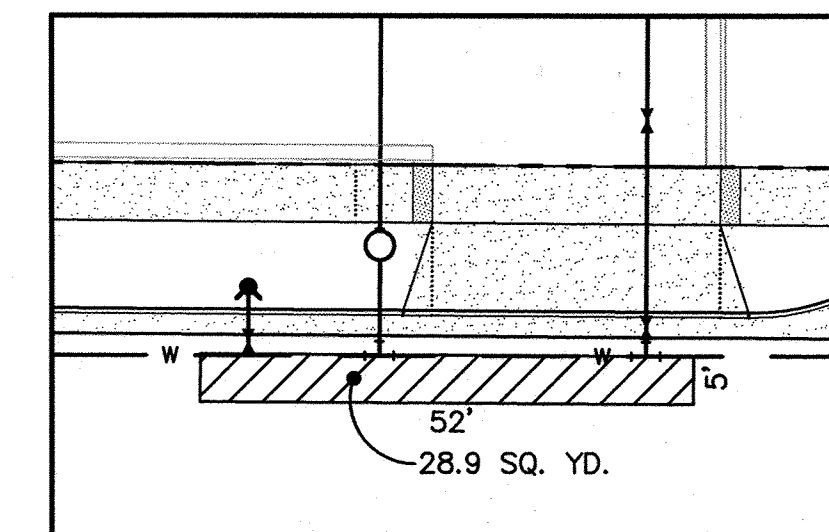


SHUTOFF PLAN
CLOSE VALVE No. 841
AS SHOWN BELOW



REMOVE & REPLACE EXISTING
ASPHALT AS SHOWN
PER COA DWG. 2465 - MAJOR LOCAL

INSET A



REMOVE & REPLACE EXISTING
ASPHALT AS SHOWN
PER COA DWG. 2465 - MAJOR LOCAL

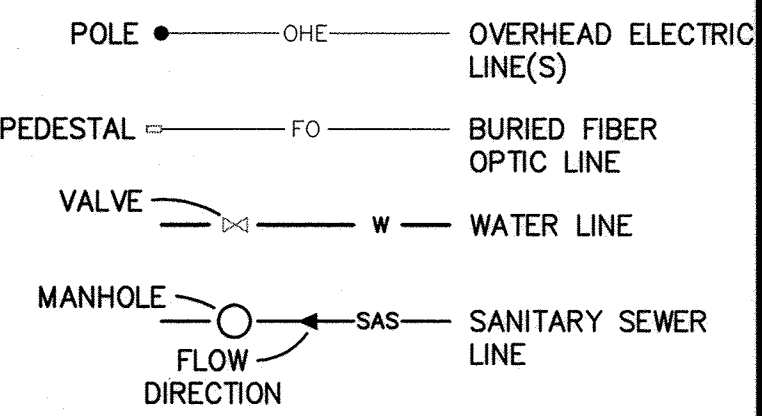
INSET B

UTILITY IMPROVEMENTS PLAN

CONSTRUCTION NOTES

1. INSTALL 6" TEE-WYE SAS SERVICE CONNECTION TO MAIN LINE
 2. CONSTRUCT 6" PVC SAS LINE @ 1.00% PER COA STANDARDS. CAP PIPE AT R/W.
 3. INSTALL COA STD. FIRE HYDRANT PER COA DWG. 2340, AND 6" GATE VALVE PER COA DWG'S. 2326 & 2328
 4. INSTALL COA STD. 2" WATER METER REFER TO COA DWG. 2363
 5. INSTALL 6" PVC FIRE PROTECTION WATER LINE. CAP PIPE AT R/W
 6. INSTALL 2" TAPPING SADDLE AT EXISTING WATER MAIN TO ACCOMMODATE W.M., PRESSURE CONNECTION
 7. INSTALL 6" TAPPING SADDLE AT EXISTING WATER MAIN, PRESSURE CONNECTION
 8. INSTALL 6" GATE VALVE PER COA DWG'S. 2326 & 2328
- REFER TO GENERAL NOTE 28, SHEET 3 REGARDING EXISTING UTILITIES

EXISTING UTILITIES
LEGEND



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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
TITLE: GUARDIAN STORAGE FACILITY
UTILITY IMPROVEMENTS PLAN

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED FEB 20 2013 DESIGN REVIEW COMMITTEE	APPROVED MAY 13 2013 CITY ENGINEER		
City Project No. 796483	Zone Map No. C-19-Z	Sheet 5	Of 8

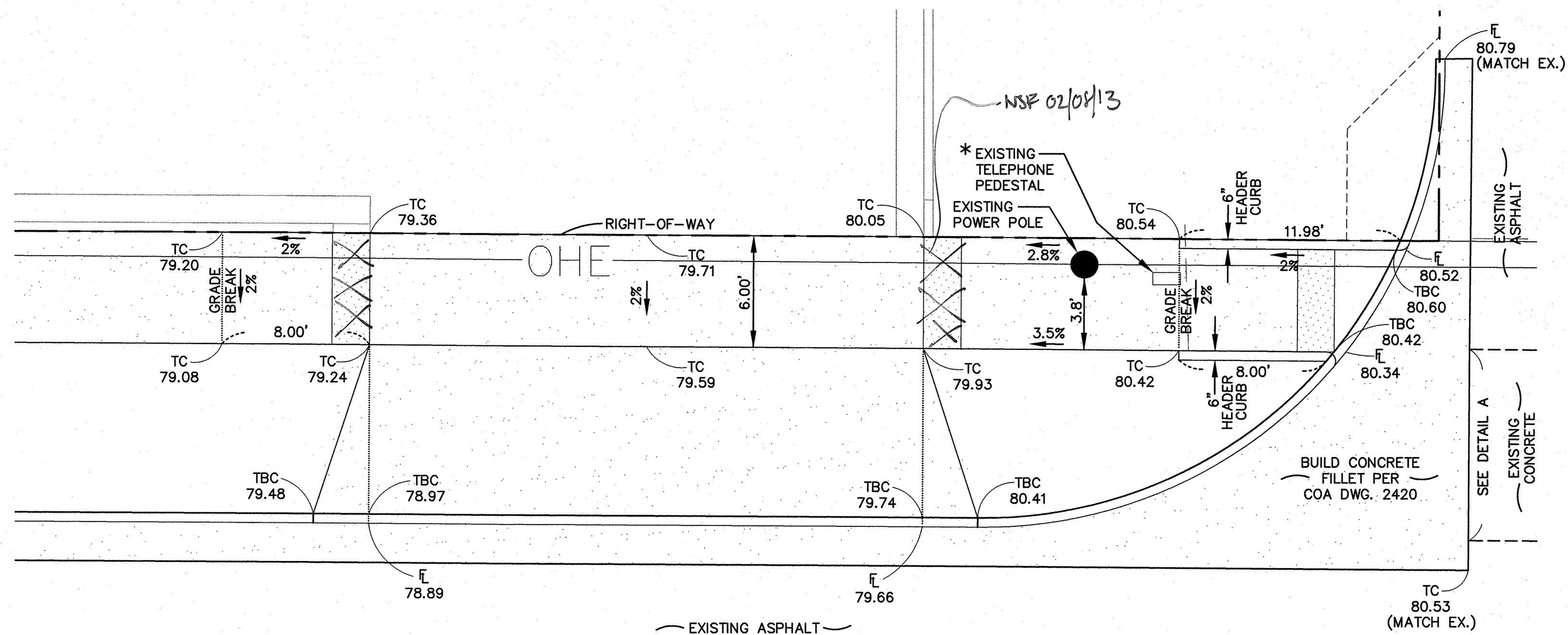
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CONTRACTOR	TLC	FOUND MONUMENT	7, C19	DATE	BY	NO.	DATE
WORK BY	ALDRICH LAND SURV. DATE	A CITY OF ALBUQUERQUE ALUMINUM DISK SET IN TOP OF CURB ON THE N.W. CORNER OF SIGNAL AVE. & BARKSTOWN ST. AND IS STAMPED					
SUPERVISOR	HZI	N.W. CURB RETURN (SIGNAL AVE. & BARKSTOWN ST.)					
ACCEPTANCE BY	COA	7-C19, 1995					
VERIFICATION BY	COA	NORTHING : 1520088.520					
DRAWINGS BY	DATE12/12/13	EASTING : 1550417.138					
MICRO-FILM INFORMATION	DATE	ELEVATION IS 5485.723 (NAD 83)					
RECORDED BY	DATE						
NO.							



NO.	DATE	REVISIONS	BY
		DESIGN	
DESIGNED BY:	DATE: 10-12		
DRAWN BY:	DATE: 10-12		
DWG NAME:	PROJ. #: 17-0883-02		
CHECKED BY: JDL	DATE: 10-12		

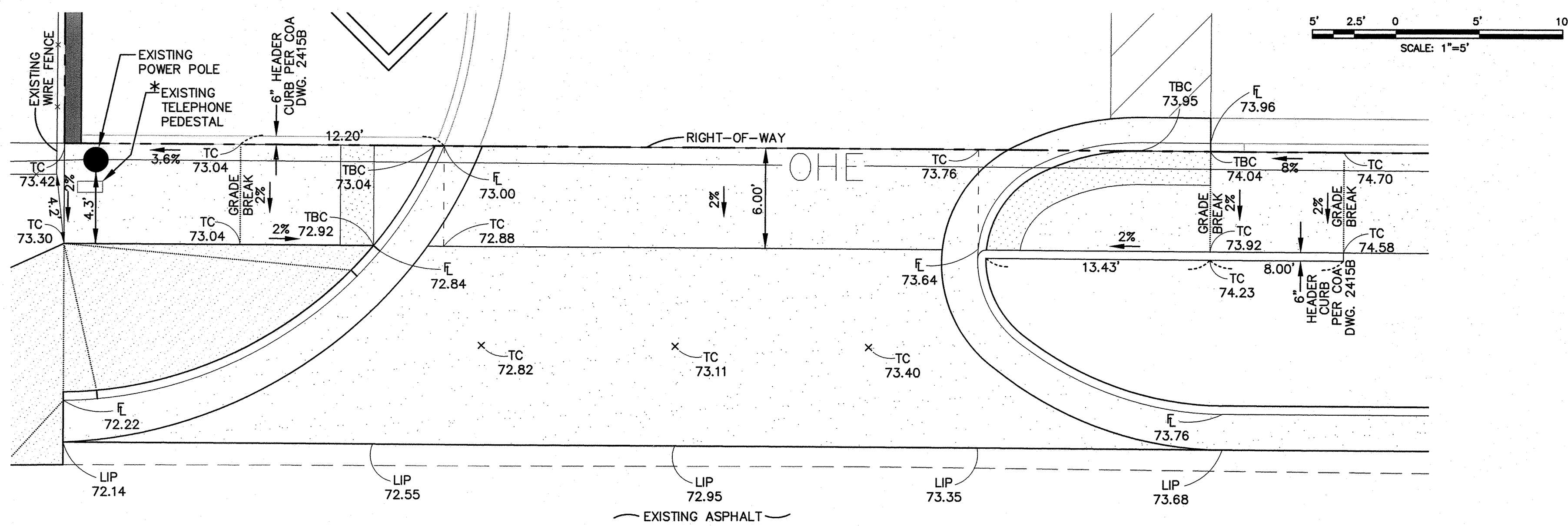
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RECORD DRAWING



E A S T E N T R A N C E

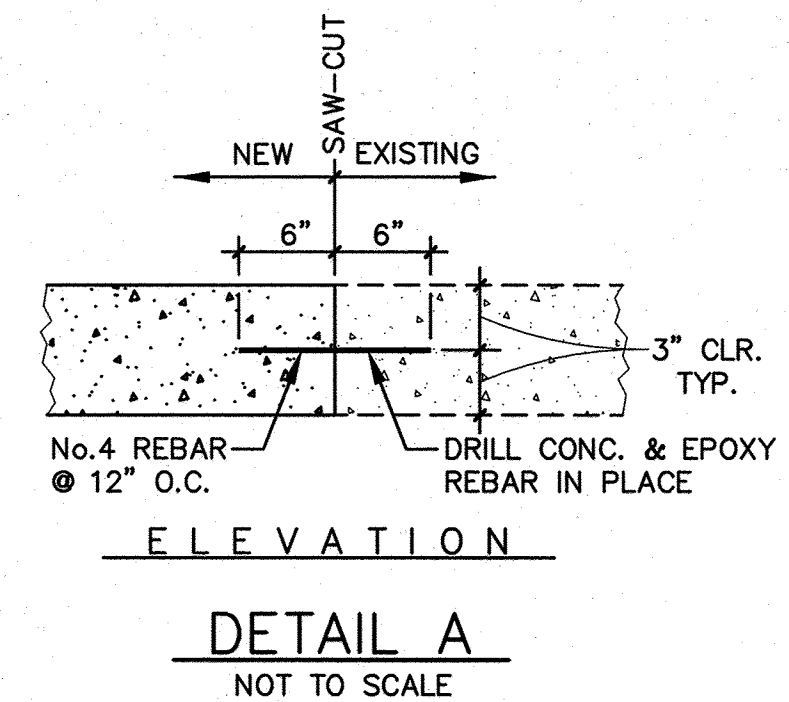
* NOTE:
OWNER TO COORDINATE RELOCATION OF TELEPHONE
PEDESTALS WITH UTILITY COMPANY



WEST ENTRANCE

ENTRANCE DETAILS

SCALE 1"=5'



DETAIL A

NOT TO SCALE

[illegible]

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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

TITLE:	GUARDIAN STORAGE FACILITY ENTRANCE DETAILS
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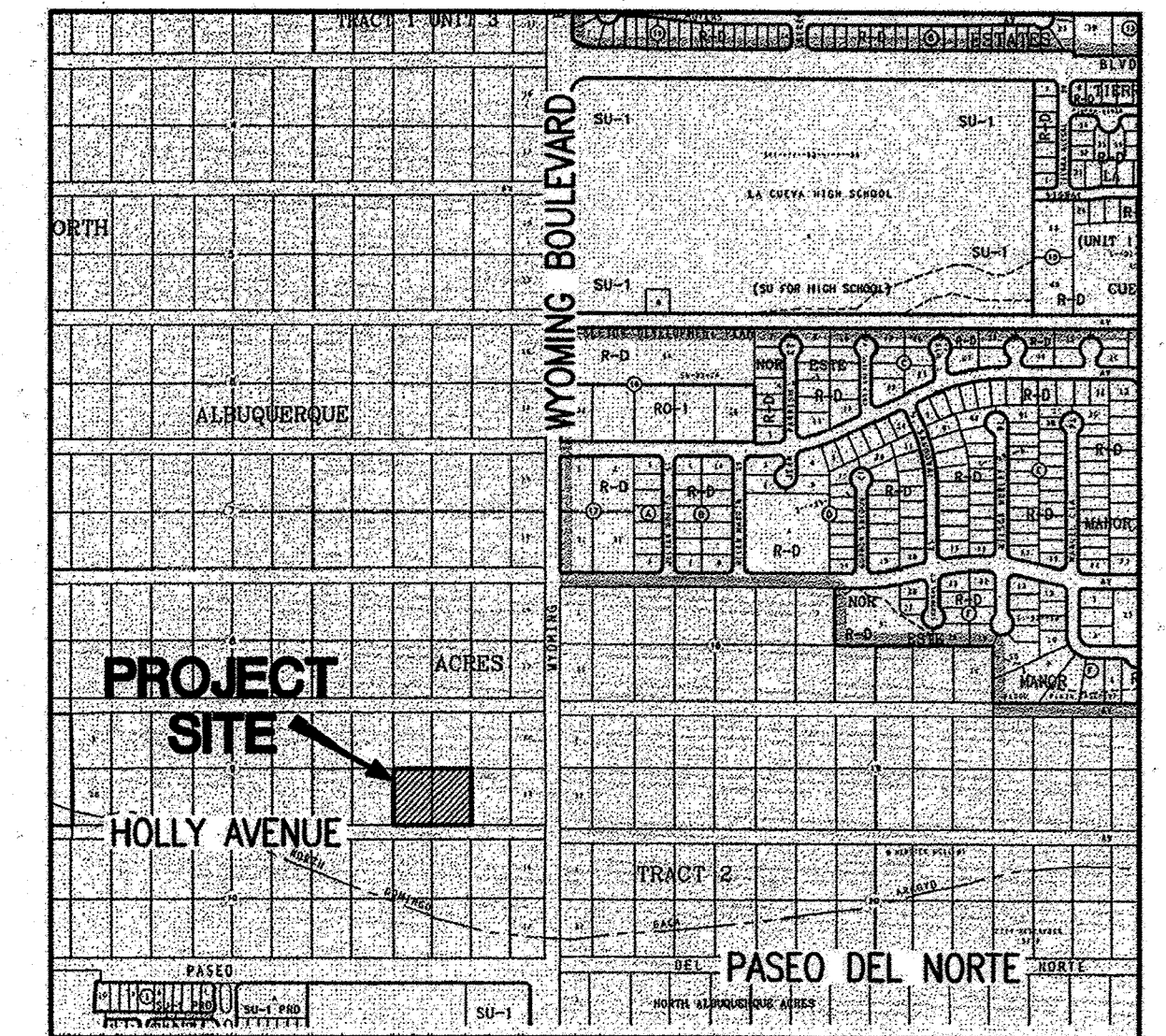
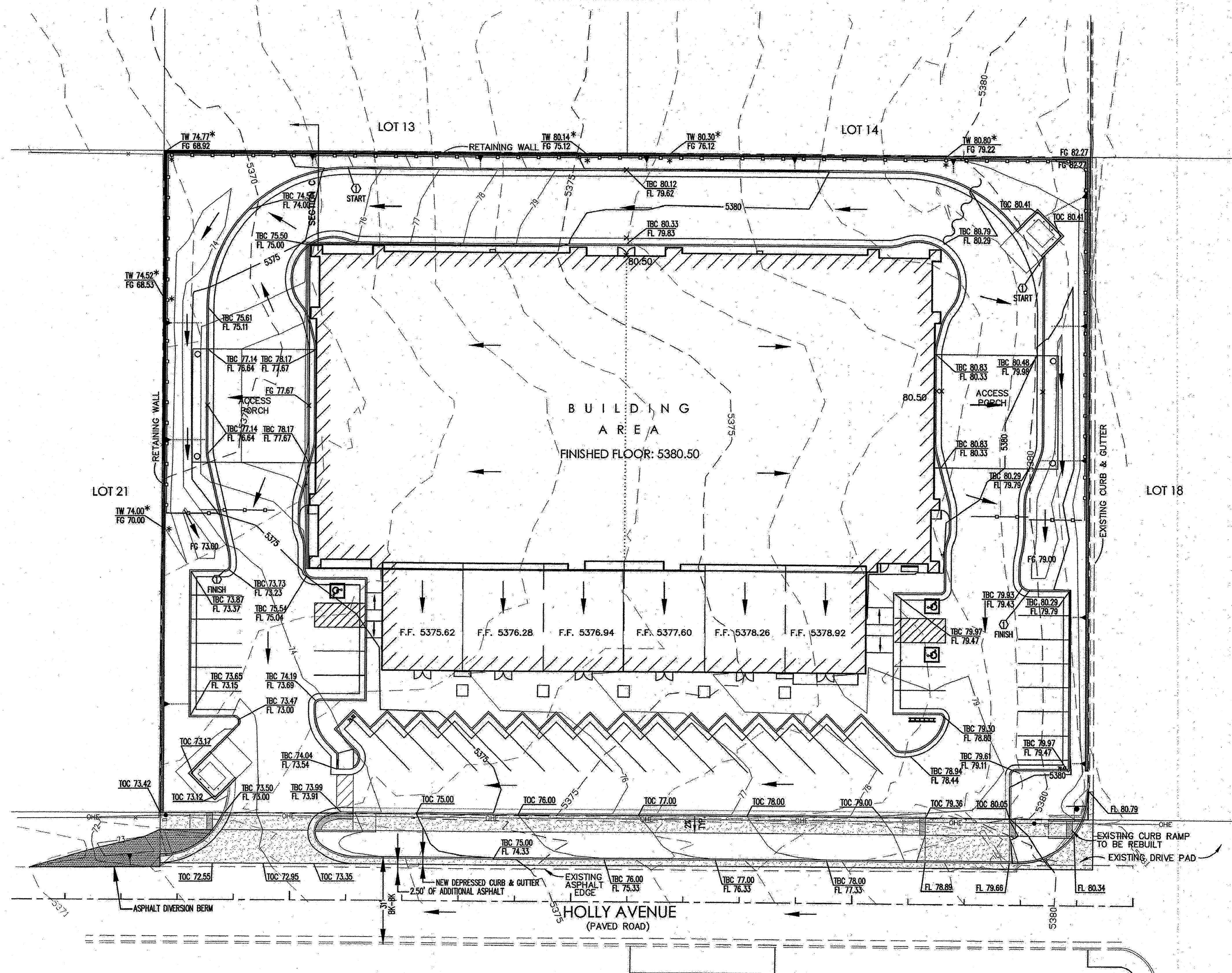
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED FEB 20 2013 DESIGN REVIEW COMMITTEE	APPROVED MAY 13 2013 CITY ENGINEER	Last Update	

City Project No.	796483	Zone Map No.	C-19-Z	Sheet	6	Of	8
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RECORD DRAWING

RUNOFF CALCULATIONS				
ZONE 3		EXISTING CONDITIONS		
LAND TREATMENT	C - COEFFICIENT	I - IN/HR	A - AC	Q - CFS
A	0.35	5.38	1.77	3.93
PROPOSED CONDITIONS				
C	0.64	5.38	0.23	0.79
D	0.93	5.38	1.54	7.71
TOTAL				8.5
VOLUME CALCULATIONS				
		EXISTING CONDITIONS		
LAND TREATMENT	E - EXCESS PRECIPITATION	A - AC	V - AC-FT	
A	0.66	1.77	0.10	
PROPOSED CONDITIONS				
C	1.29	0.23	0.03	
D	2.36	1.54	0.30	
TOTAL				0.33

RUNOFF CALCULATIONS



VICINITY MAP
ZONE ATLAS MAP C-19-Z

DRAINAGE PLAN

THE SUBJECT PROPERTY IS LOCATED ON HOLLY AVENUE BETWEEN WYOMING BLVD. AND LOUISIANA BLVD. ON LOTS 19 AND 20, BLOCK 9, OF NORTH COLUMBIA GROVE, IN ZONING DISTRICT C-10. THE PLANNED IMPROVEMENTS TO THE PROPERTY INCLUDE THE CONSTRUCTION OF A NEW CLIMATE CONTROLLED STORAGE FACILITY. AS SHOWN ON PANEL 35001C0141G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, DATED SEPTEMBER 26, 2008, THIS SITE DOES NOT LIE WITHIN THE DESIGNATED 100 YEAR FLOOD HAZARD AREA.








THIS SITE IS LOCATED WITHIN THE DOMINGO BACA DRAINAGE AREA AND NORTH ALBUQUERQUE ACRES DRAINAGE MANAGEMENT PLAN. THE SITE GENERALLY FLOWS FROM THE EAST TO THE WEST. THERE ARE NO OFFSITE FLOWS THAT ENTER THIS SITE FROM THE EAST DUE TO THE CONSTRUCTION OF A DEVELOPMENT DIRECTLY TO THE EAST.

THE SITE IS COMMERCIAL TOTALING 1.77 ACRES. THE SITE IS 87% LAND TREATMENT "D" (1.54 AC) AND 13% "C" (0.23 AC). USING THE RATIONAL METHOD FOR SMALL WATERSHEDS THE SITE WILL DISCHARGE 6.5 CFS WITH A TOTAL VOLUME OF 0.3 AC. CURB CUTS WILL BE PROVIDED TO ALLOW FOR WATER HARVESTING WITHIN THE LANDSCAPE AREAS. ANY STORM WATER THAT IS NOT HARVESTED WILL DISCHARGE ONTO HOLLY AVENUE AND SHOULD BE DIVERTED ACROSS HOLLY TO THE SOUTH SIDE OF THE ROADWAY.

CONSTRUCTION NOTES

1. PROVIDE 6" WIDE CURB CUTS EVERY 10' TO ALLOW STORM WATER INTO THE LANDSCAPED AREAS.

LEGEND

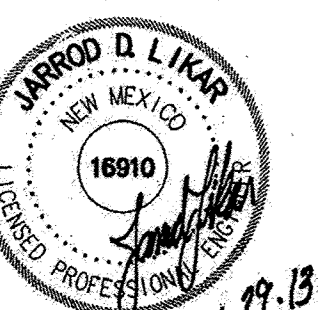
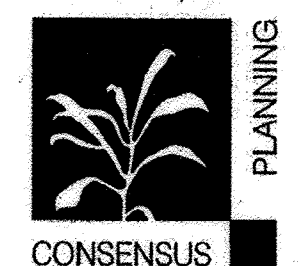
- | | |
|---|-----------------------------------|
|  | RETAINING WALL |
|  | FENCE |
|  | SIDEWALK |
|  | CURB AND GUTTER |
|  | FLOW DIRECTION ARROW |
|  | WATERBLOCK (HIGH POINT) |
|  | SLOPE INDICATOR
(SLOPE VARIES) |
| FF | FINISHED FLOOR |
| TOC | TOP OF CONCRETE |
| TBC | TOP BACK OF CURB |
| FG | FINISHED GRADE |
| FL | FLOW LINE |

GRADING AND DRAINAGE PLAN GUARDIAN SELF STORAGE

Prepared for:
Guardian Storage VI, LLC
9221 Eagle Ranch Rd NW
Albuquerque, NM 87114

Prepared by:
HUITT-ZOLLARS
6501 Americas Parkway NE, Suite 550
Albuquerque, NM 87110

JANUARY 29, 2013



1.29.13

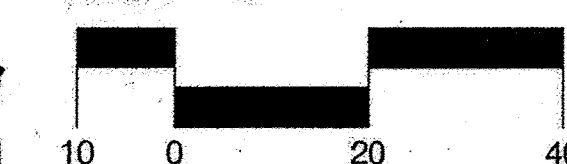
(FOR INFORMATION PURPOSES ONLY)

GRADING & DRAINAGE PLAN

City Project No.	796483	Zone Map No.	C-19-Z	Sheet	7	Of	8
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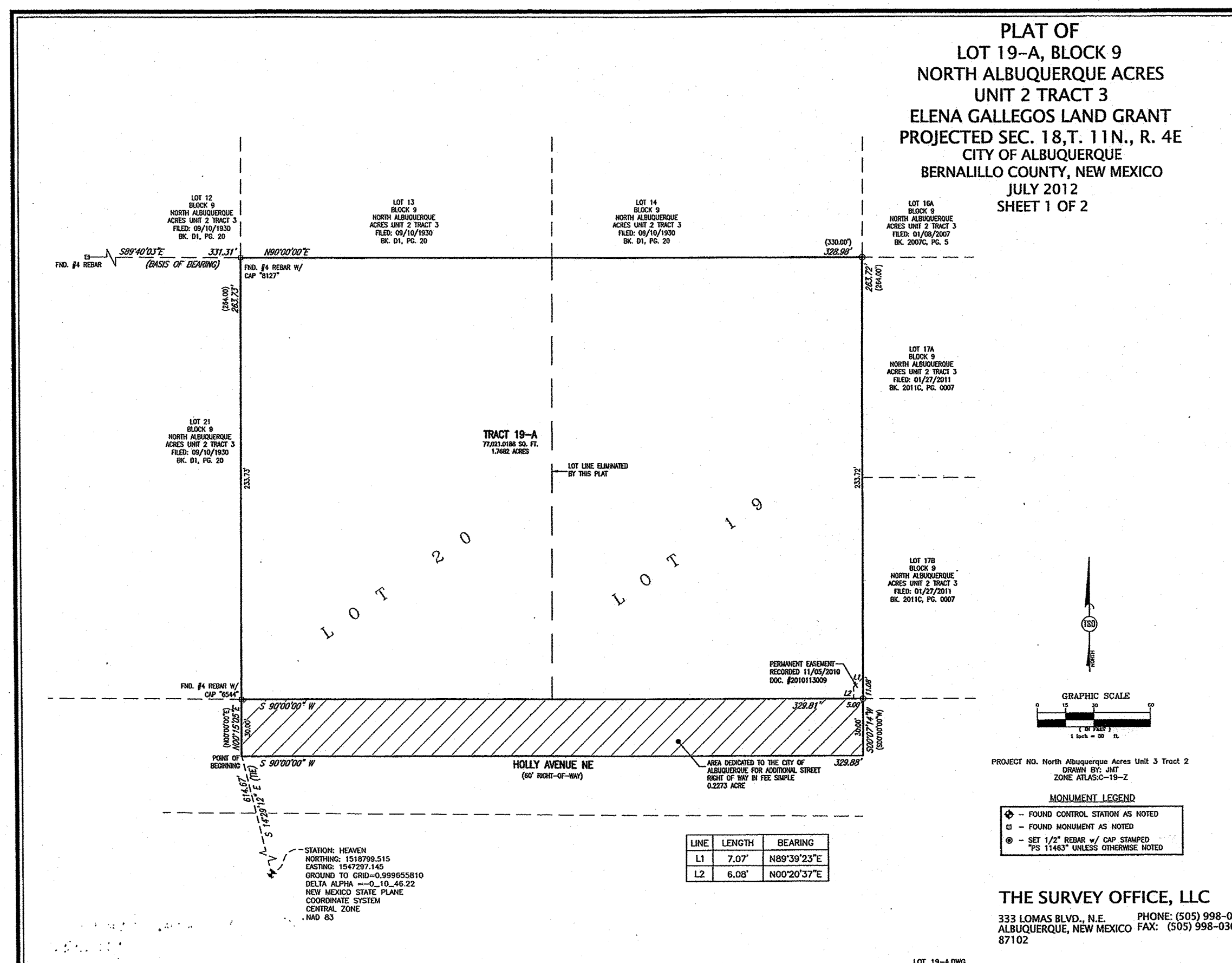
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CONSENSUS

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Jan 30, 2013 12:43:02pm - User msandoval
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QUERQUE						MIPAL DEVELOPMENT					
E FACILITY						AT					
		Mo./Day/Yr.		Mo./Day/Yr.				Mo./Day/Yr.		Mo./Day/Yr.	
Last Update											
No.		Sheet		Of		8		8			