

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEER'S STAMP & SIGNATURE				APPROVALS		ENGINEER DATE	
				DRC CHAIRMAN	<i>[Signature]</i>	4-9-11	
				TRANSPORTATION	<i>[Signature]</i>	4-8-11	
				WATER/WASTEWATER	<i>[Signature]</i>	4-8-11	
				HYDROLOGY	<i>[Signature]</i>	4-9-11	
				C.I.P.			
				CONSTR. MNGMT.			
						APPROVED FOR CONSTRUCTION <i>[Signature]</i> Park 67-11 CITY ENGINEER DATE	
CITY PROJECT NO. 796783							
						SHEET	OF
						1	8

The seal is circular with "SCOTT T. MC GEEE NEW MEXICO" around the perimeter. In the center is "10519". Below it says "REGISTERED PROFESSIONAL ENGINEER". There are handwritten initials "SM" over the license number and date "03/31/11" written below the entire seal area.

Indexing Information

Projected Section 19, Township 11 North, Range 4 East,
El Paso County,
Subdivision: North Albuquerque Acres, Tract A, Unit A.

Plat of

Lot 23-A, Block 21
North Albuquerque Acres
Tract A, Unit A

City of Albuquerque
Bernalillo County, New Mexico
December 2010

Purpose of Plat

- ELIMINATE LOT LINES AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- DEDICATE RIGHT OF WAY AS SHOWN HEREON.

Notes

- FIELD SURVEY PERFORMED IN DECEMBER 2010.
- USDA DISTANCES ARE GROUND DISTANCES, U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES THE NEW MEXICO STATE-PLANE COORDINATES (NAD 83-GRID).

Documents

- TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, COMMITMENT NUMBER 1008257.
- COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 17, 1937, IN PLAT BOOK D, PAGE 129.

Subdivision Data

GROSS ACRES 2.2651 ACRES
ZONE ATLAS PAGE NO. D-19-Z
NUMBER OF EXISTING TRACTS 4
NUMBER OF TRACTS CREATED 1
MILES OF FULL WIDTH STREETS 0.00
MILES OF HALF WIDTH STREETS 0.00
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 0.2276 ACRES
DATE OF SURVEY DECEMBER 2010

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND HEREBY DEDICATE IN FEE SIMPLE TO THE CITY OF ALBUQUERQUE RIGHT-OF-WAY, AS SHOWN HEREON AND GRANT ALL UTILITY EASEMENTS AS SHOWN HEREON INCLUDING THE RIGHT TO INSTALL, MAINTAIN, REPAIR, REPLACE, AND REMOVE GAS, ELECTRIC, TELEPHONE, CABLE, AND OTHER UTILITIES FOR THE COMMON AND JOINT USE OF GAS, ELECTRIC, TELEPHONE, AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

ALBUQUERQUE GARE GROUP, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Notary Public
State of Washington
CINDY L. GATES
MY COMMISSION EXPIRES
November 24, 2012

Acknowledgment

STATE OF Washington
COUNTY OF CLARK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12/3/2010

BY: JERRY ERWIN, PRESIDENT, ERWIN MANAGERS, INC., A WASHINGTON CORPORATION

Cindy L. Gates
NOTARY PUBLIC

MY COMMISSION EXPIRES
November 24, 2012

Surveyor's Certificate

I, WILL PLOTNER, JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT, BEING A SUBDIVISION OF THE PLAT OF LOT 23-A, BLOCK 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A, AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILL PLOTNER, JR.
N.M.R.P.S. No. 14271
DATE 12/3/10

CARTESIAN SURVEYS INC.

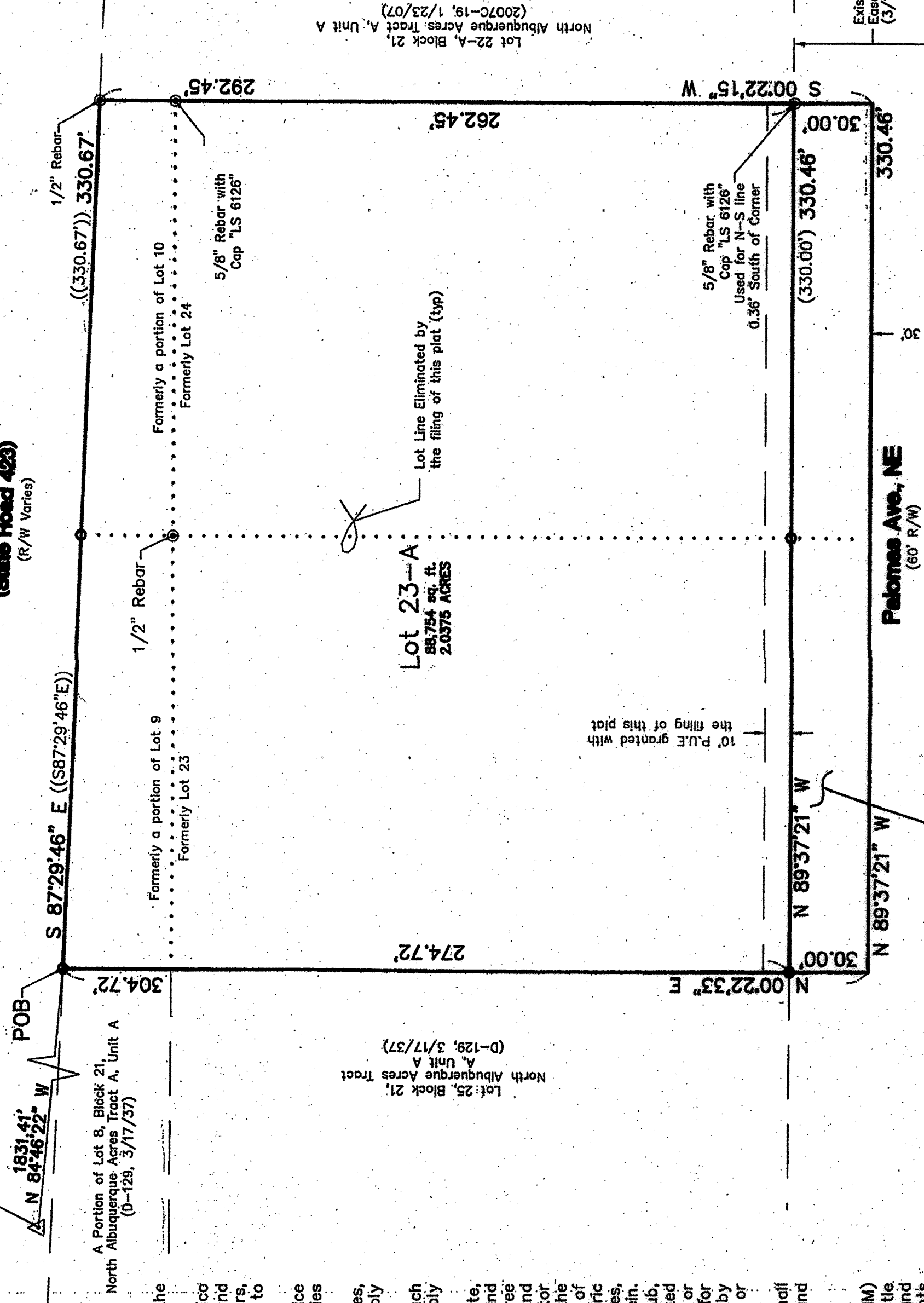
P.O. BOX 44414, RIO RANCHO, N.M. 87174
Phone: (505) 896-3050 Fax: (505) 891-0244

Plat of

Lot 23-A, Block 21
North Albuquerque Acres
Tract A, Unit A

City of Albuquerque
Bernalillo County, New Mexico
December 2010

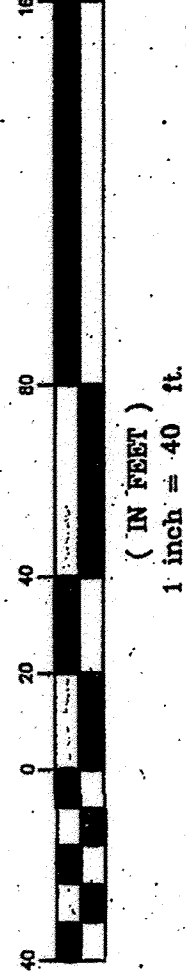
Paseo Del Norte, NE
(State Road 423)
(R/W Varies)



Legend

MEASURED BEARING AND DISTANCES
RECORD BEARINGS AND DISTANCES
PER PLAT (3/17/37, D-129)
RECORD BEARINGS AND DISTANCES
PER PLAT (1/22/08, 2008S-3)
FOUND MONUMENT AS INDICATED
SET BATHEY MARKER "LS 14271"

GRAPHIC SCALE



CARTESIAN SURVEYS INC.

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

Paseo Del Norte
(State Road 423)

Project Area: 2.0375 Acres

Total Site Area:	88,754 sq ft	
Building Coverage:	31,647 sq ft	35.7%
Parking / Drives:	22,366 sq ft	25.2%
Walks / patios:	6,000 sq ft	6.7%
Landscape Area:	28,741 sq ft	32.4%

Parking Required:
1 Space per 2 beds
66 beds / 2 = 33 spaces

Motorcycle Spaces: 2
Bicycle Spaces: 2

DESIGNATION	DESCRIPTION
-------------	-------------

ELECTRICAL LEGEND

DESIGNATION	DESCRIPTION
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- (ALL LIGHTING TO BE SHIELDED,
PER THE LA CUEVA SECTOR PLAN)

ALL SITE ELEMENTS INCLUDING ENTRANCES AND WALKWAYS WILL BE ILLUMINATED

PROJECT NUMBER: _____

Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

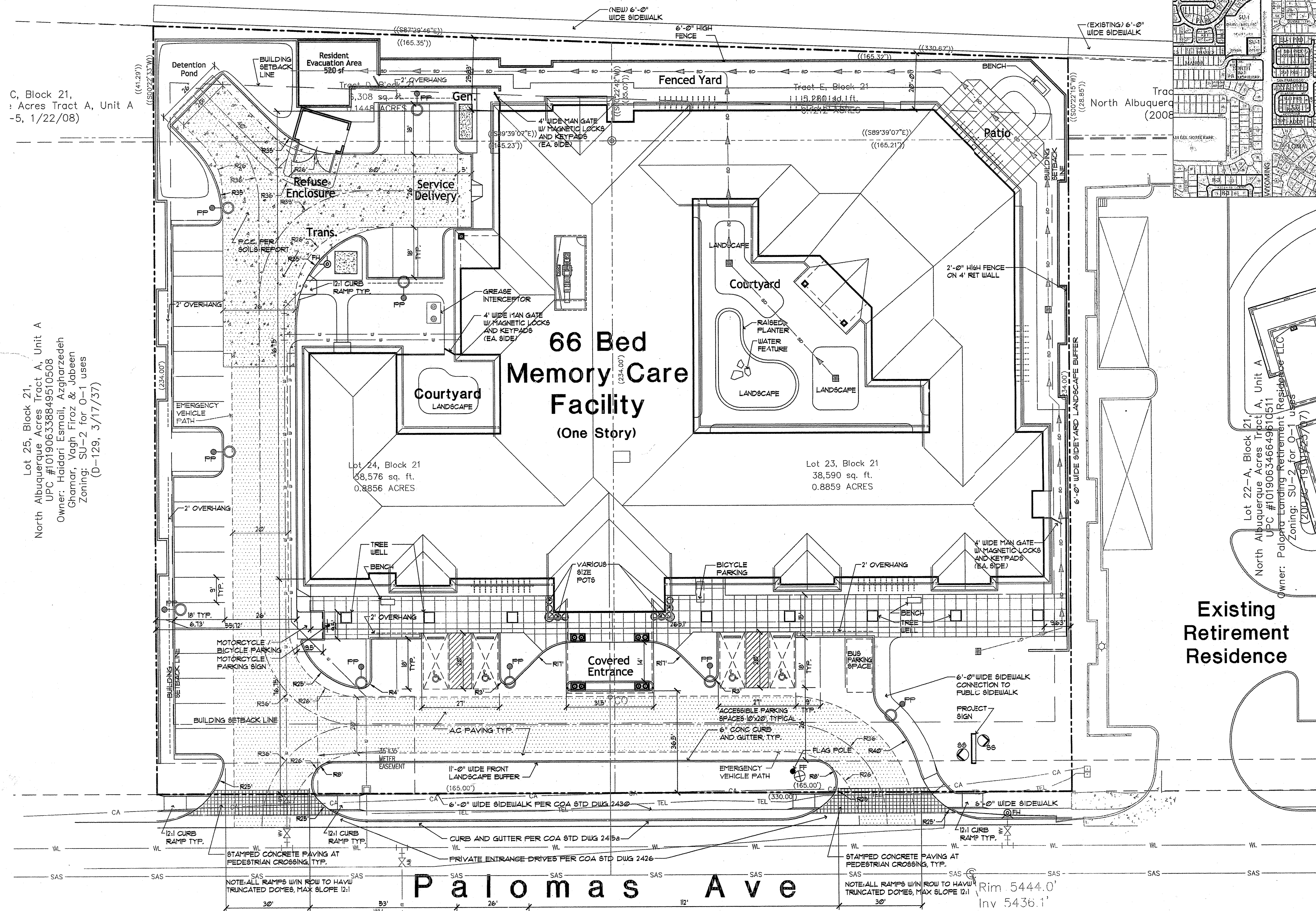
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City engineer	Date
*Environmental Health Department (conditional)	Date
Solid Waste management	Date
DRB Chairperson, Planning Department	Date



JEA SENIOR LIVING
Management ♦ Development
12115 NE 99th ST. SUITE 1800 VANCOUVER, WA 98682
(360) 254-9442 *FOR INFORMATION ONLY*

SUITE 1800 VANCOUVER, WA 98582
FOR INFORMATION ONLY
79783 3 of 8



Vicinity Map

Existing Retirement Residence

32,000 ~~g~~
2414 GPM
VB SPRINKLERED
3 HYDRANTS REQUIRED

lenitygroup

471 High Street SE, Suite 10 Salem, Oregon 97301
03 399 1090 F 503 399 0565 w lenitygroup.com

ARCHITECTURE PROVIDED BY DANIEL ROACH, ARCHITECT

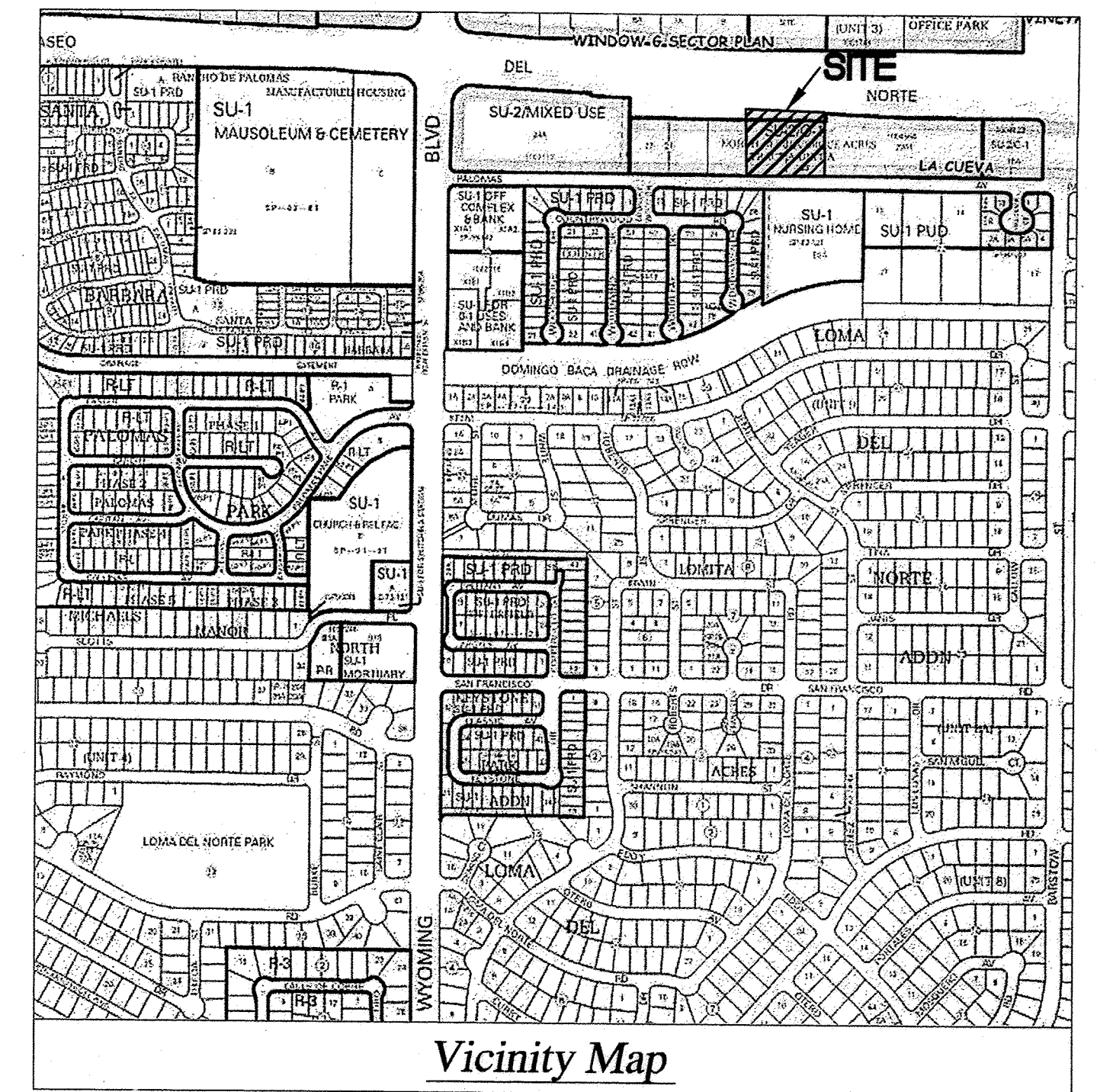
Albuquerque Memory Care Facility

Albuquerque, NM

Paseo Del Norte, NE
(State Road 423)
(R/W Varies)

Legend

	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	NEW CONTOUR - MAJOR
	NEW CONTOUR - MINOR
	DRAINAGE BASIN BOUNDARY
	SPOT ELEVATION
	FLOW DIRECTION
	FINISH FLOOR ELEVATION



Vicinity Map
ZONE ATLAS PAGE D-19

LEGAL: Lots 23 & 24 and Parcels D & E, Block 21, North Albuquerque Acres, Tract A, Unit A

AREA: 88,754 sf (2.0375 acres) PRECIPITATION ZONE: 3

BENCHMARK: City of Albuquerque Station 'Heaven' being a brass cap
ELEV = 5378.235 (NAVD 1988)

SURVEYOR: Cartesian Surveying, Inc. dated August, 2010

FLOOD HAZARD: From FEMA Panel 35001C0141G (dated 9/26/08), this site is identified as being within Zone 'X' which is outside the 100-year floodplain.

EXISTING CONDITIONS: The existing site is undeveloped and slopes down from the southeast to the northwest corner at approximately 2.9%. Runoff presently discharges to the Paseo del Norte R/W, which is maintained by the NMDOT. An existing v-shaped earth swale is located south of the PDN south curb. This swale carries runoff west where it spills over the curb at the right in/ right out access to the Paseo Crossing Center. Runoff is then carried west on the east-bound right-turn lane of PDN.

PROPOSED IMPROVEMENTS: The proposed improvements include a 32,000 sf one-story building along with paved access and parking and landscaping. The developed runoff rate will be limited to the historic rate per NMDOT requirements. A drainage study by Tierra West (D-19/26) proved that Palomas Ave. has the capacity to handle developed runoff from this site based on a land use=10%B, 20% C, and 70% D, which is $Q = (2.03)(4.46) = 9.0$ cfs.

DRAINAGE APPROACH: The drainage plan follows the historic drainage conditions by discharging a large portion of the site to the northwest corner of the property. The increase in impervious area requires onsite detention storage. A southerly portion of the site (A=0.66 acre), is proposed to discharge to Palomas Avenue NE at an unrestricted rate of 2.9 cfs. This runoff will then be carried west within the existing public street.

Based on Zone 3 and existing land treatment type: 'A'
Existing $Q = [(1.87 \text{ cfs/acre})(2.04)] = 3.81$ cfs
NMDOT Rational $Q = (0.35)(5.38/\text{hr})(2.04 \text{ acres}) = 3.84$ cfs

Proposed land treatment is 10% B, 10% C, and 80% D
South: $Q = (0.06)(2.60) + (0.06)(3.45) + (.54)(5.02) = 3.1$ cfs (<9.0 cfs - OK)
North: $Q = (0.14)(2.60) + (0.14)(3.45) + (1.10)(5.02) = 6.4$ cfs (to NW corner)
NMDOT Rational $Q = (0.87)(5.38/\text{hr})(1.38 \text{ acre}) = 6.46$ cfs

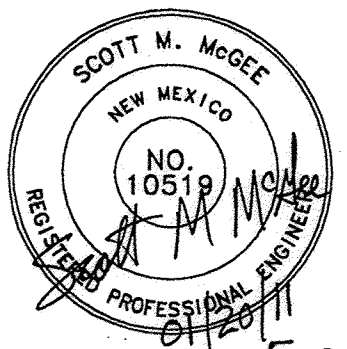
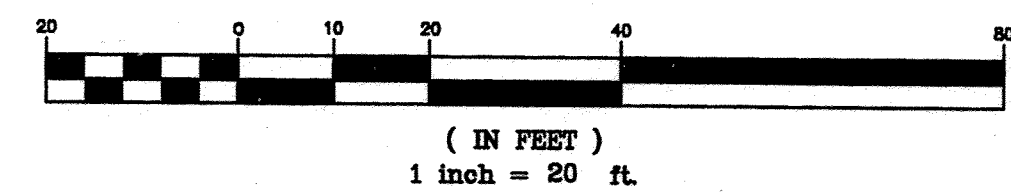
Based on the maximum pond inflow at 6.46 cfs and allowable outflow at 3.8 cfs, the hydrograph gives the required storage volume of $V = 3,475$ CF

Elevation	Area (SF)	Volume (CF)
5533.5	1200	300
5534.5	1620	1620
5535.5	1620	1620
5536	1400	810
TOTAL VOLUME	4,350 CF	(> 3,475 OK)

The Orifice Equation: $Q = CA(2gh)^{1/2}$ gives a maximum opening size of 0.48 sf for $Q = 3.8$ cfs. A wall opening measuring 8" high by 8.5" wide is $A = 0.47$ s. f., which gives a maximum discharge: $Q = (0.6)(0.47)[(64.4)(2.67)]^{1/2} = 3.7$ cfs.

The proposed improvements will increase site runoff, but by constructing the onsite detention pond, the impact to downstream drainage facilities will be minimized as runoff is limited to the historic rate.
Proposed $Q = 3.7$ cfs (<3.84 cfs - OK) to the NW corner of the site

GRAPHIC SCALE



lenitygroup

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P 503 399 1090 F 503 399 0565
www.lenitygroup.com

JEA SENIOR LIVING
Management • Development

ALBUQUERQUE
MEMORY CARE FACILITY
ALBUQUERQUE, NEW MEXICO

Grading and
Drainage Plan

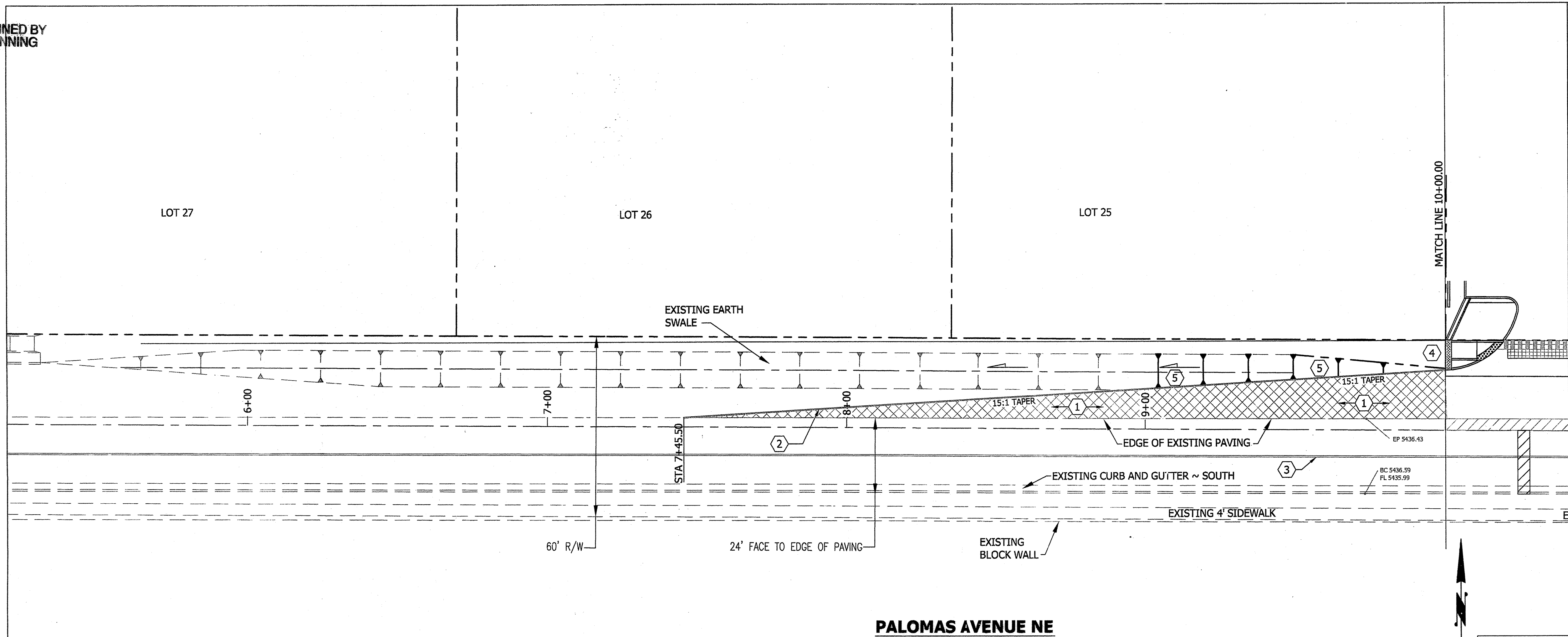
DATE
12/23/10
REVISED DATE

SHEET

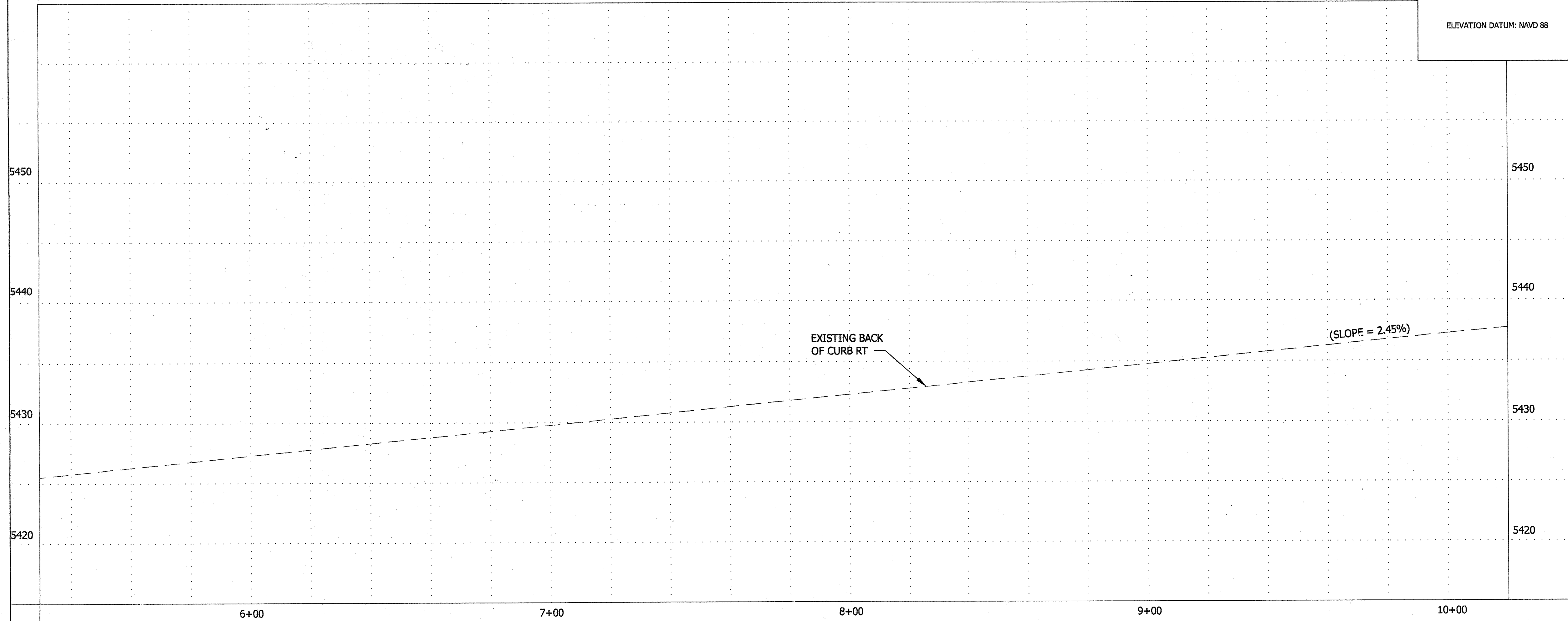
C1.0

FOR INFORMATION ONLY
796783 4 of 8

SCANNED BY
PLANNING



PALOMAS AVENUE NE



KEYED CONSTRUCTION NOTES

1. PLACE 4" THICK TEMPORARY AC PAVING OVER 8" SUBGRADE (MIN 95% COMPACTION) THROUGHOUT 15:1 TAPER AREA (STA. 7+45.5 TO 10+00).
2. INSTALL 4" WIDE SOLID WHITE STRIPE AT NORTH EDGE OF PAVING FROM STA. 7+45.5 TO STA 10+00.
3. EXISTING DOUBLE SOLID YELLOW STRIPING TO REMAIN.
4. PROVIDE MAXIMUM SLOPE OF 6:1 (HORIZ/VERT) AT WEST END OF NEW SIDEWALK.
5. SHAPE EARTH SWALE WITH 3:1 MAX. SIDE SLOPES GRADED TO DRAIN TO WEST AS SHOWN.

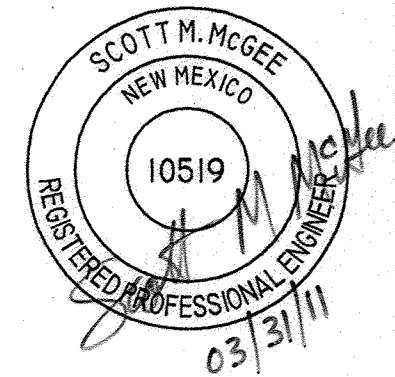
LEGEND:

- 4" TEMPORARY AC PAVING (TYPE B)
- EXISTING PAVING TO BE REMOVED
- EXISTING CURB & GUTTER
- R/W CENTERLINE
- 3' CROSSWALK
- CONCRETE SURFACING

SCALES:
1"=20' HORIZ
1"= 5' VERT

ELEVATION DATUM: NAVD 88

AS BUILT INFORMATION		BENCH MARK		SURVEY INFORMATION		BY		REVISIONS/REMARKS		DATE	
CONTRACTOR	DATE	CITY OF ALBUQUERQUE	STATION "HEAVEN"	FIELD NOTES	BY						
WORK STAKED BY	DATE	CITY OF ALBUQUERQUE	Gate of Heaven Cemetery	CARTESIAN SURVEYS							
INSPECTOR'S APPROVAL	DATE		ELEV. = 5378.235 (NAVD 1988)	AUGUST 2010							
FIELD VERIFICATION BY	DATE										
DRAWING CORRECTED BY	DATE										
MICRO-FILM INFORMATION											
RECORDED BY	DATE										
NO.											



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: PALOMAS AVE NE STA 6+00.00 TO STA 10+00 PAVING PLAN AND PROFILE			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO. / DAY / YR.	NO. / DAY / YR.
APR 05 2011	JUN 12 2011		03/11
DESIGN REVIEW COMMITTEE	CITY ENGINEER	LAST DESIGN UPDATE	
CITY PROJECT NO.	ZONE MAP NO.	SHEET:	OF
796783	D-19-Z	5	8

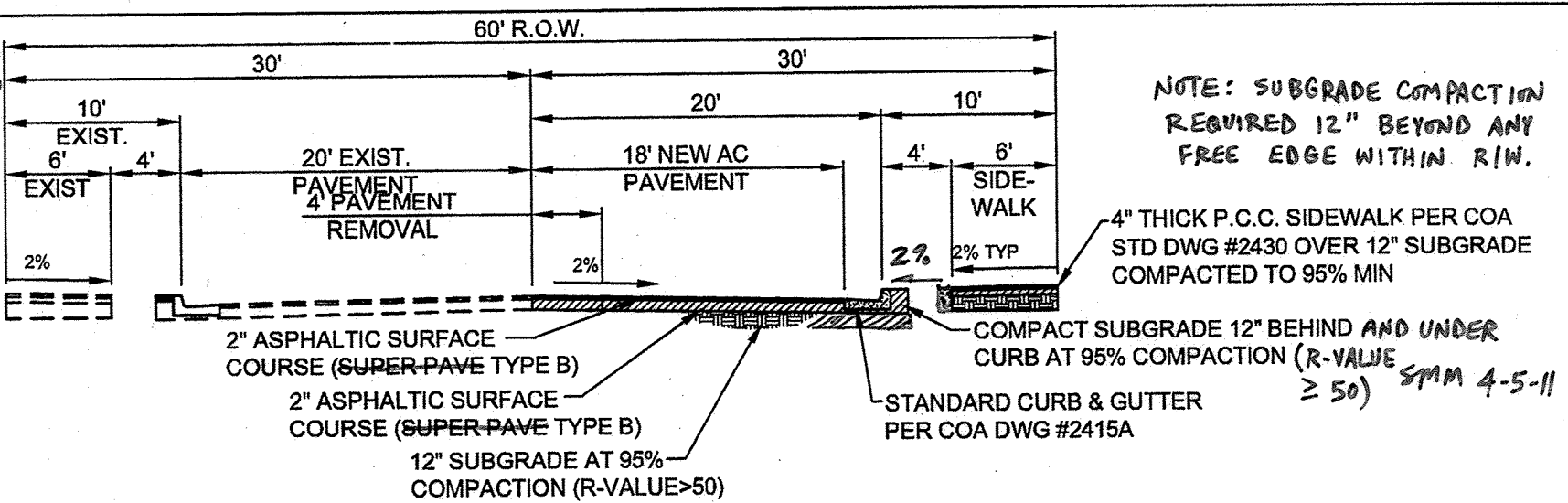
SCANNED BY
PLANNING

NOTE: SOIL NOT HAVING THE MINIMUM
R-VALUE OF 50 SHALL BE REMOVED TO
A DEPTH OF 2 FEET AND REPLACED BY
THE CONTRACTOR WITH SUITABLE
MATERIAL.

SMM 4-5-11

NOTE: SUBGRADE COMPACTION
REQUIRED 12" BEYOND ANY
FREE EDGE WITHIN R/W.

SMM 4-5-11



CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD
C1	25.00'	23.16'	53°04'35"	22.19'
C2	25.00'	23.21'	53°11'14"	22.38'
C3	25.00'	22.89'	52°28'26"	21.95'
C4	25.00'	23.18'	53°07'40"	22.36'

Certification
THE CHANGES 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.

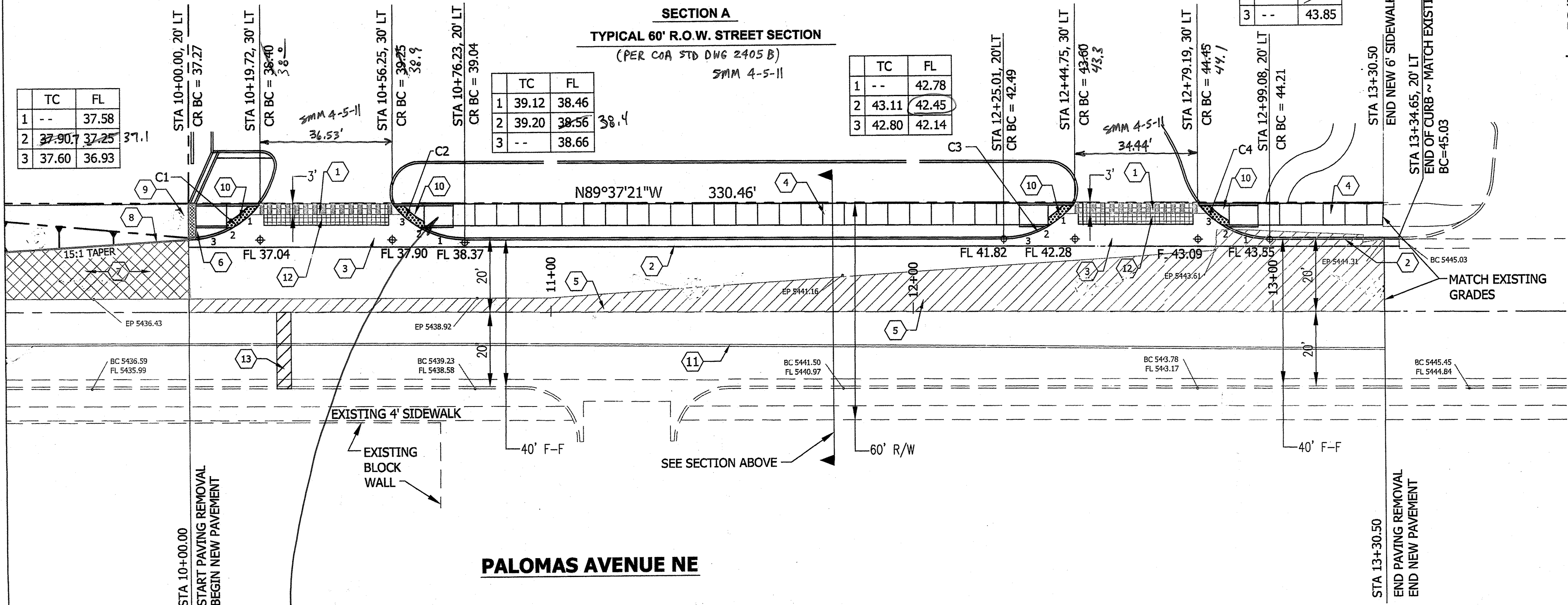
Wm. P. [Signature]

TC	FL
1	44.31
2	44.40
3	43.85

TC	FL
1	42.78
2	43.11
3	42.80

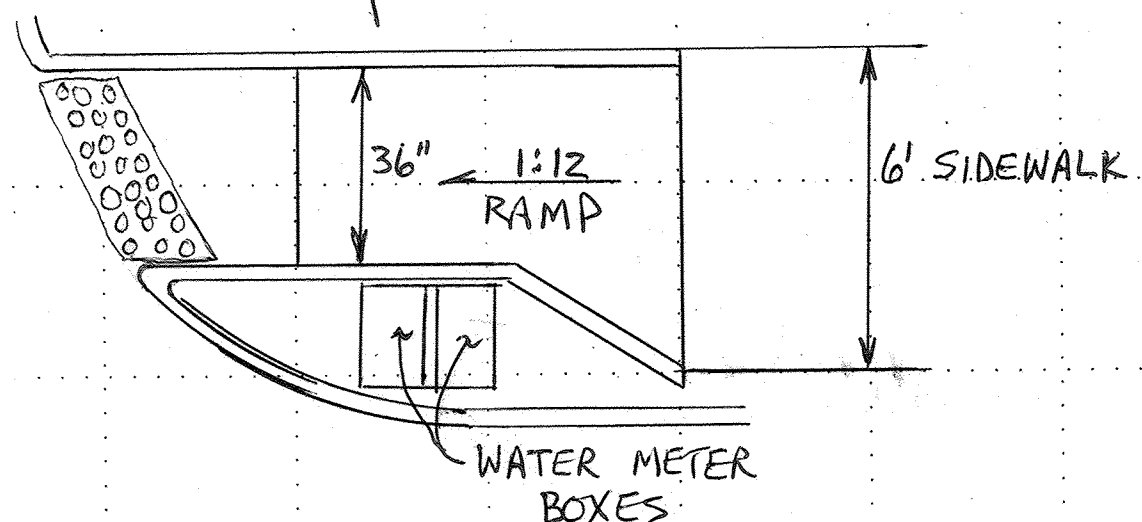
TC	FL
1	39.12
2	39.20
3	38.66

TC	FL
1	37.58
2	37.90
3	37.60



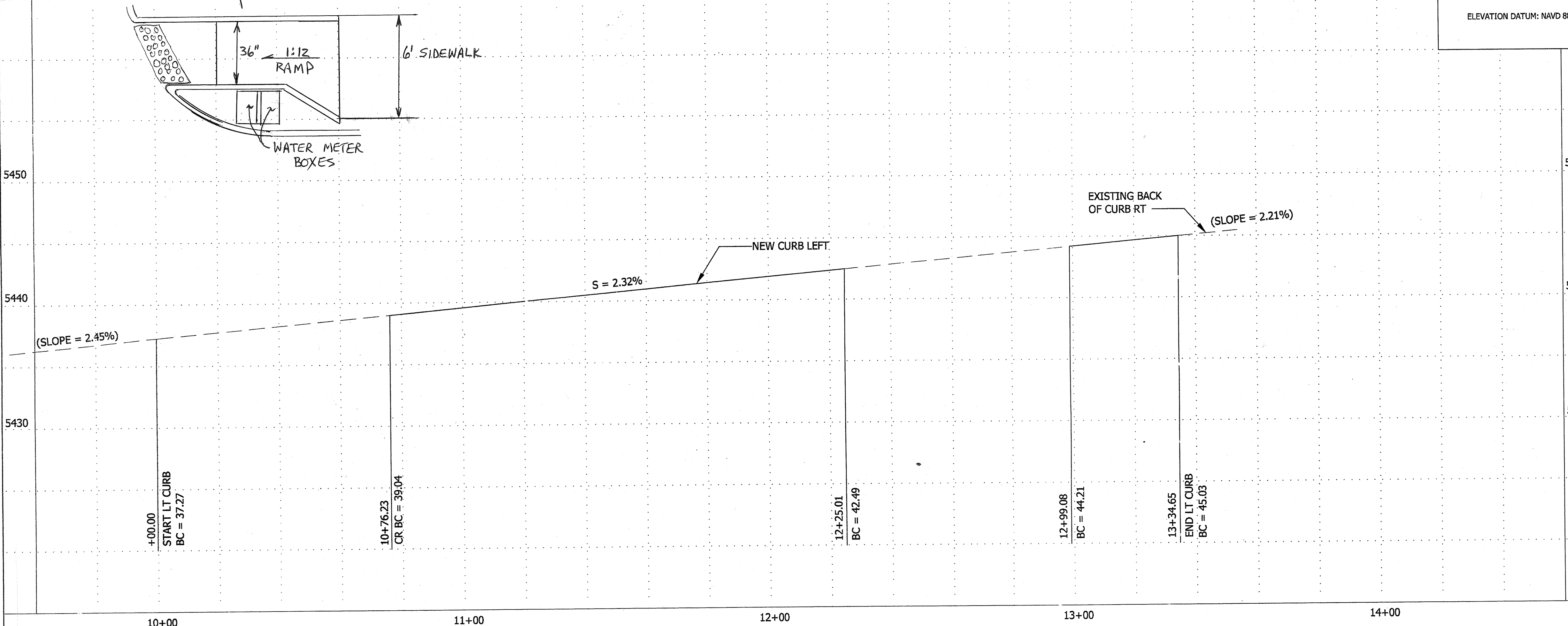
SCALES:
1"=20' HORIZ
1"= 5' VERT

ELEVATION DATUM: NAVD 88



EXISTING BACK
OF CURB RT
(SLOPE = 2.21%)

NEW CURB LEFT
S = 2.32%



KEYED CONSTRUCTION NOTES

- BUILD NEW PRIVATE ENTRY PER COA STD DWG #2426 WITH UNIDIRECTIONAL RAMPS, INCLUDING 2' WIDE BY FULL WIDTH TRUNCATED DOMES (DESIGN PER ADA GUIDELINES). SUBMIT SPECS TO CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO INSTALLATION OF TRUNCATED DOMES. PROVIDE 3' WIDE AREA (ABUTTING R/W LINE) @ 2% MAX CROSS SLOPE AT CROSSWALK. TRANSITION FROM 8" STD CURB & GUTTER THROUGH RETURNS TO 6" CURB ON SITE.
- STANDARD CURB & GUTTER PER COA STD DWG #2415A.
- CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1-1/2" INVERT PER COA STD DWG #2420.
- CONSTRUCT 6' PC CONCRETE SIDEWALK PER COA STD DWG #2430.
- REMOVE & DISPOSE OF EXISTING ASPHALT PAVING NORTH OF R/W CENTERLINE (SHOWN HATCHED).
- BUILD 2' WIDE SIDEWALK CULVERT PER COA STD DWG #2236 AT STATION 10+02.00.
- PLACE 4" THICK TEMPORARY AC PAVING OVER 8" SUBGRADE (MIN 95% COMPACTION) THROUGHOUT 15:1 TAPER AREA (STA. 7+45.5 TO 10+00).
- INSTALL 4" WIDE SOLID WHITE STRIPE AT NORTH EDGE OF PAVING FROM STA. 7+45.5 TO STA 10+00.
- PROVIDE MAXIMUM SLOPE OF 6:1 (HORIZ:VERT) BEHIND 6" SIDEWALK AND AT WEST END OF NEW SIDEWALK.
- CONSTRUCT 5' X 6' WIDE LANDING AREA (AT 2% MAX CROSS SLOPE IN EVERY DIRECTION) AT BOTTOM OF RAMPS.
- EXISTING DOUBLE SOLID YELLOW STRIPING TO REMAIN.
- INSTALL 6" THICK PC CONCRETE CROSSWALK THROUGH DRIVE PAD AREA WITH CONTROL JOINTS PER COA STD #2430. INSTALL EXPANSION JOINTS ALONG THREE SIDES ABUTTING VALLEY GUTTER AND CONCRETE FILLETS.
- REMOVE AND REPLACE 8 SY PAVING FOR GAS SERVICE PER COA STD DWG #2465 (MAJOR LOCAL). REMOVE AND REPLACE 6 LF CURB AND GUTTER PER COA STD DWG #2415A.

GENERAL NOTES

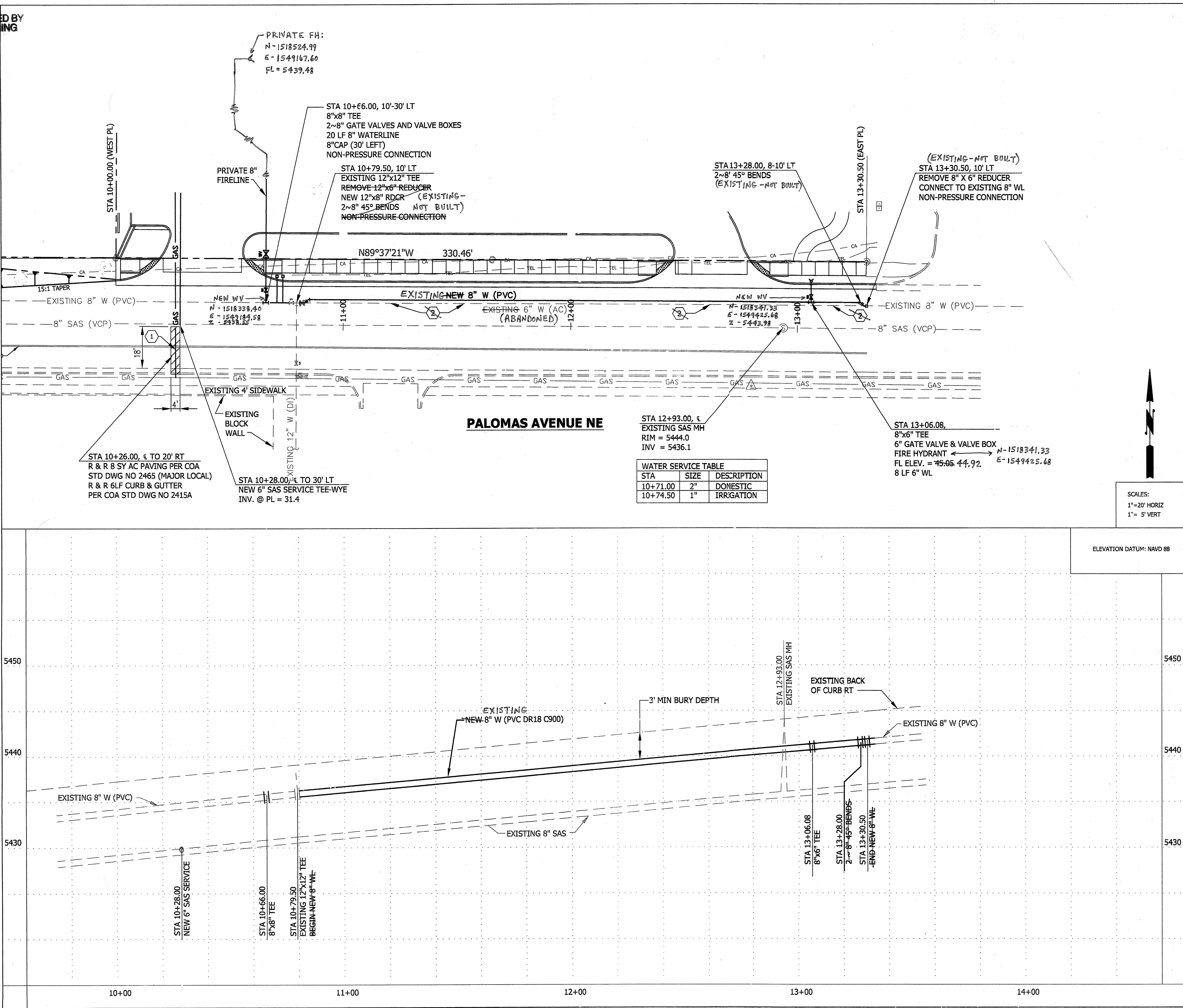
- A. PRIVATE ENTRY DRIVE WORK ENDS AT RIGHT-OF-WAY LINE.

LEGEND:

- 4" TEMPORARY AC PAVING
- EXISTING PAVING TO BE REMOVED
- EXISTING CURB & GUTTER
- R/W CENTERLINE
- 3' CROSSWALK
- CONCRETE SURFACING
- TRUNCATED DOMES

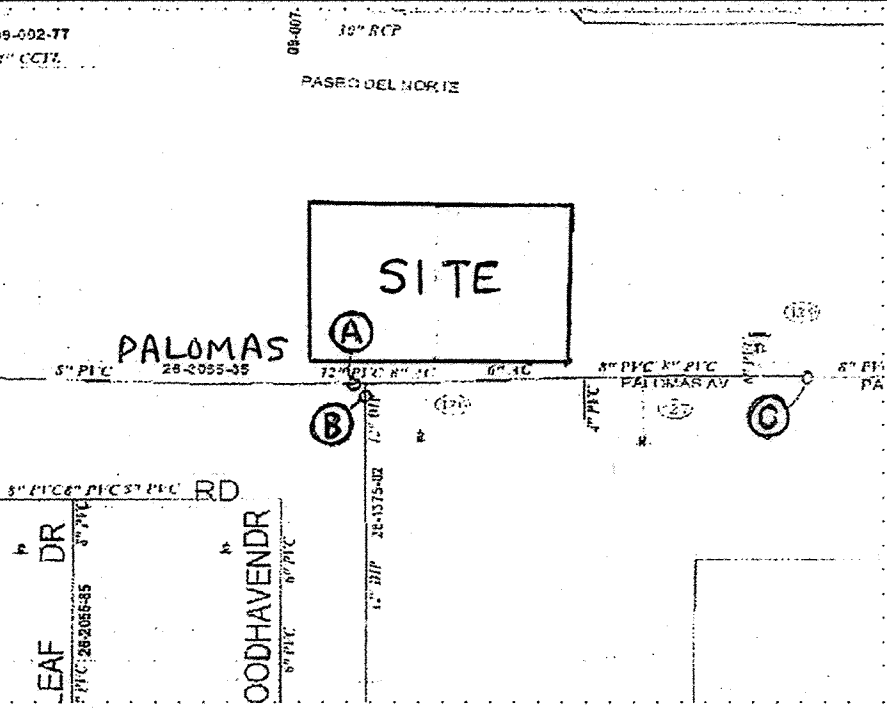
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: PALOMAS AVE NE STA 10+00.00 TO STA 13+50 PAVING PLAN AND PROFILE	
DESIGN REVIEW COMMITTEE APR 05 2011	CITY ENGINEER APPROVAL JUN 02 2011
CITY PROJECT NO. 796783	ZONE MAP NO. D-19-Z
SHEET: 6	OF 8

SCANNED BY
PLANNING



- GENERAL NOTES**
1. CONSTRUCT 6" SANITARY SEWER SERVICE PER COA STD DWG #2125.
 2. CONSTRUCT WATER SERVICE AND METER BOX PER COA STD DWGS #2362-3 & #2366-7.
 3. SEE RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS IN TABLE ON FOLLOWING SHEET.
 4. CONSTRUCT FIRE HYDRANT AT DESIGNATED DEPTH PER COA STD DWG #2340.
 5. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

- KEYED CONSTRUCTION NOTES**
1. REMOVE & REPLACE 8 SY PAVING FOR GAS SERVICE PER COA STD DWG #2465 (MAJOR LOCAL). REMOVE AND REPLACE 6LF CURB & GUTTER PER COA STD DWG #2415A
 2. REMOVE AND DISPOSE OF EXISTING 6" WATER LINE FROM STA. 10+80 TO 13+30. (PREVIOUSLY ABANDONED & LEFT IN PLACE)



WATER SHUT-OFF PLAN

SHUT OFF VALVES A, B (CPN 1375), AND C (CPN 796781) TO PROVIDE NON-PRESSURE CONNECTION. THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) 7 WORKING DAYS PRIOR TO SHUT-OFF OR TURN-ON AT VALVES. ONLY ABCWUA PERSONNEL ARE ALLOWED TO OPERATE VALVES.

Certification

THE CHANGES 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.

Will P. [Signature]

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: PALOMAS AVE NE STA 10+00.00 TO STA 13+50 UTILITY PLAN AND PROFILE	
DESIGN REVIEW COMMITTEE APR 08 2011	CITY ENGINEER APPROVAL JUN 08 2011
NO. / DAY / YR.	NO. / DAY / YR.
03/11	03/11
DESIGNED BY: SM	DATE: 03/31/2011
DRAWN BY: CB	DATE: 03/31/2011
CHECKED BY: SM	DATE: 03/31/2011
CITY PROJECT NO.	796783
ZONE MAP NO.	D-19-Z
SHEET:	7 OF 8

SCANNED BY
PLANNING

Paseo Del Norte, NE
(State Road 423)
(R/W Varies)

KEYED NOTES

- BUILD 6' PC CONCRETE SIDEWALK FROM NW CORNER OT NE CORNER AS SHOWN PER COA STD DWG #2430
- PROVIDE MAXIMUM SLOPE OF 6:1 (HORIZ/VERT) BOTH SIDES OF SIDEWALK AND AT WEST END.

SM 4-5-11
24" WIDE SIDEWALK
CULVERT PER CITY
STD DWG # 2236 BY WORK ORDER
TOP OF SIDEWALK ELEV. = 32.59

16" WIDE x 6" HIGH
CONCRETE SWALE

6'x6'x6" DEEP
COBBLE PAD
(3-4" COBBLES)

NEW 6' SIDEWALK
PER CITY WORK ORDER

MATCH GRADE AT END OF SIDEWALK

EXISTING 6' SIDEWALK
NMBOT R/LINE
SM 4-5-11

PASEO DEL NORTE SIDEWALK

1"=20'

RESTRAINED JOINT LENGTHS, L _T , FOR TEES, (FT.) ALL JOINTS AT THE TEE MUST BE RESTRAINED.		
SIZE	RUN	BRANCH
8x8x8	9	20
8x8x6	5	17
8x8x4	2	15
6x6x6	6	20
6x6x4	2	20

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY 3.0 FT. MINIMUM
FACTOR OF SAFETY 1.25
SOIL TYPE: GM/SM - SILTY GRAVELS AND SILTY SANDS
GRAVEL-SAND-SILT MIXTURES
TEST PRESSURE 150 PSI
TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED
STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH
MINIMUM: BACKFILL COMPACTED TO TOP OF PIPE.

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

RESTRAINED JOINT LENGTHS, L _T , FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)					
SIZE	HORIZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
12	30	12	6	3	85
10	26	11	5	3	72
8	22	9	4	2	60
6	17	7	3	2	46
4	12	5	2	1	32

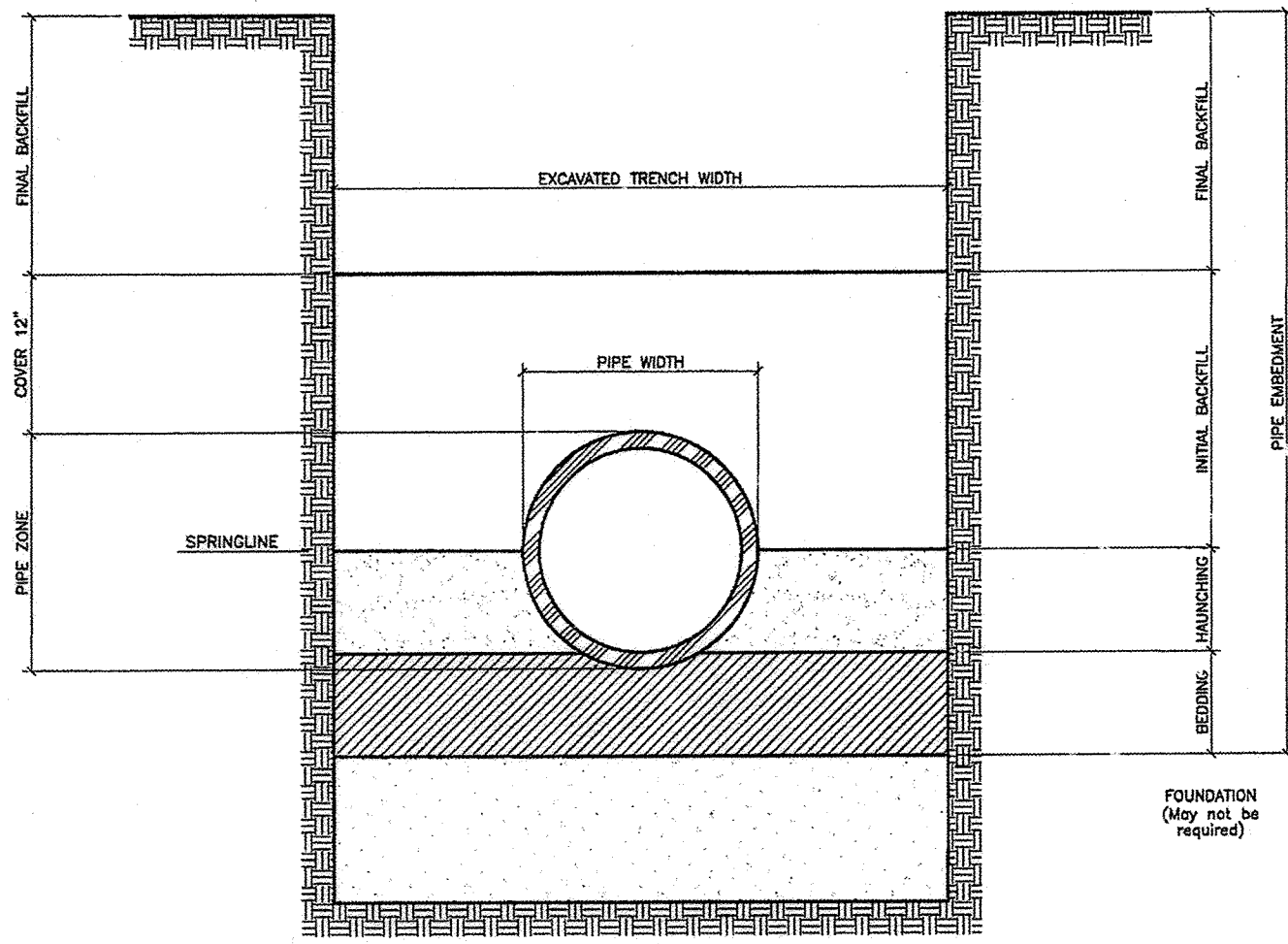
RESTRAINED JOINT LENGTHS, L _T , FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE					
SIZE	LARGE SIDE	SMALL SIDE	SIZE	LARGE SIDE	SMALL SIDE
12x10	25	30	10x6	44	73
12x8	45	68	10x4	58	141
12x6	62	121	8x6	25	33
12x4	74	213	8x4	43	83
10x8	24	30	6x4	24	35

NOTES:

- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
- THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

SUPPLEMENTAL SPECIFICATION SM 4-5-11

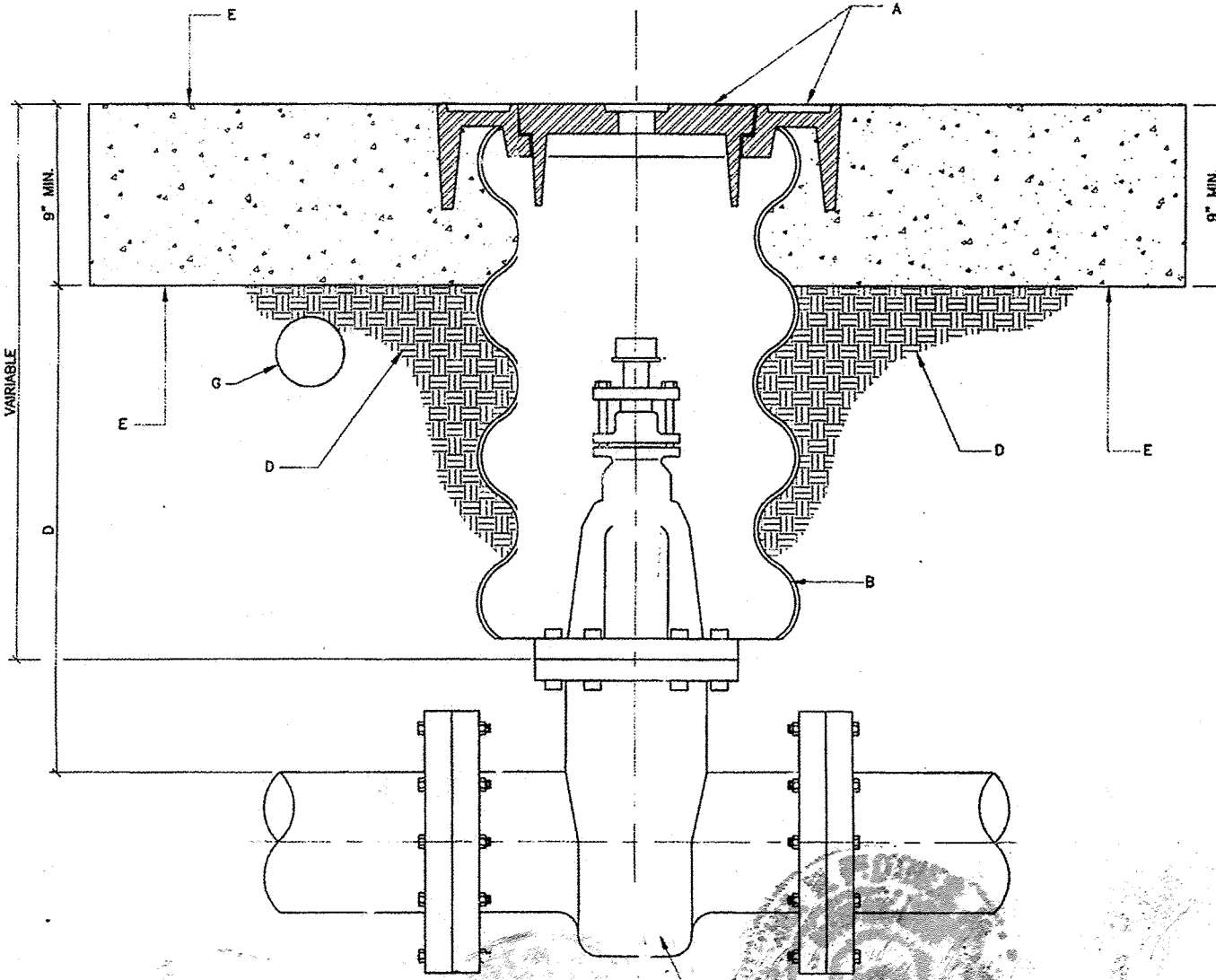


TRENCH CROSS-SECTION
SHOWING TERMINOLOGY

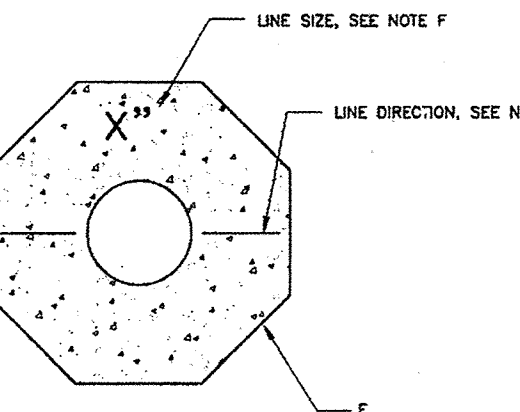
- GENERAL NOTES:
- MECHANICAL TAMPERS SHALL NOT BE USED IN THE INITIAL BACKFILL REGION FOR FLEXIBLE PIPE. WHEN FLEXIBLE PIPE IS USED, CONTRACTOR SHALL PRIOR TO THE START OF CONSTRUCTION PROVIDE THE PROPOSED COMPACTION METHOD IN THE INITIAL BACKFILL REGION TO THE WATER AUTHORITY FOR APPROVAL.
 - MINIMUM CLASS "D" BEDDING WILL BE USED.
 - ALL COMPACTION WILL BE TO BOX OF THE STANDARD PROCTOR.

SM 4-5-11

REVISIONS	WATER AUTHORITY
	WATER PIPE TRENCH TERMINOLOGY DWG. 2315 JANUARY 2011



- GENERAL NOTES:
- VALVE BOX RING AND COVER PER C.O.A. STD. DWG. 2328.
 - 12" DIAMETER POLYMER COATED STEEL PIPE CAP.
 - NEW OR EXISTING VALVE.
 - COMPACTED BACKFILL, SOIL OR BASE COURSE MATERIAL (SEE COMPACTION, SEE SECTION 701).
 - CONCRETE COLLAR PER COA STANDARD DRAWING 2461. F_c = 4000 psi.
 - TOP OF CONCRETE COLLAR SHALL BE STAMPED WITH LINE SIZE AND DIRECTION. MINIMUM LETTER SIZE SHALL BE 3" IN HEIGHT. INSTALL PIPE LINE RING AND COVER ON FIRE LINES PER COA STANDARD DRAWING 2328.
 - ELECTRONIC MARKER DEVICE (EMD), SEE COA STANDARD SPECIFICATION SECTION 170.



LABEL REQUIREMENTS

- GENERAL NOTES:
- CONTRACTOR SHALL PROVIDE WATER VALVE GPS COORDINATE DATA ON THE RECORD DRAWINGS IN NAD 1983 NEW MEXICO STATE PLANE CENTRAL ZONE. THE GPS X, Y, AND Z COORDINATES ARE TO BE TAKEN AT THE VALVE'S OPERATING NUT.

REVISIONS	WATER AUTHORITY
	WATER VALVE BOX DWG. 2328 JANUARY 2011

Certification

THE CHANGES 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.

Will Pelt

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: PALOMAS AVE NE
STA 6+00.00 TO STA 10+00
PASEO DEL NORTE SIDEWALK PLAN AND DETAILS

