

PUBLIC IMPROVEMENT PLANS
FOR
**COORS BLVD & TUCSON RD
RETAIL SHOPS**

ALBUQUERQUE, NEW MEXICO

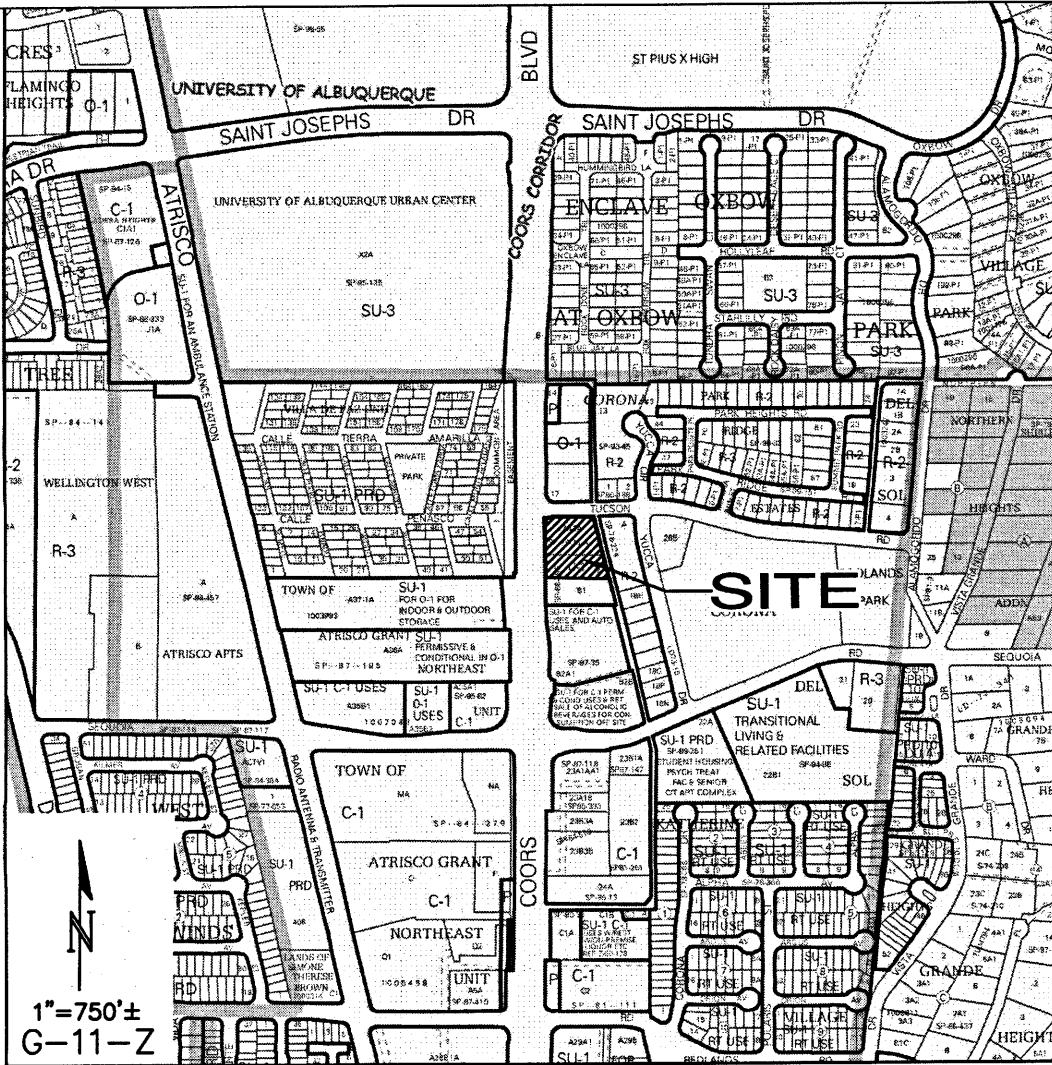
MARCH 2016

PREPARED FOR:
COORS & TUCSON, LLC
6801 JEFFERSON NE, SUITE 300
ALBUQUERQUE, NM 87109

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

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GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE #9.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, NM 811, FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE #9.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- TRAFFIC CONTROL: 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 CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PRE-FORMED THERMOPLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE PER COA STD DWG #2415A
- SUPPLEMENTAL SPECIFICATION: ALL BACKFILL FOR WATER LINE AND SANITARY SEWER LINE TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
- ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON PLANS.
- 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 ENSURE 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 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 UPDATE #9.
- PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- WARNING---EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
- ANY WORK OCCURRING WITHIN A FULLY DEVELOPED ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION - AS ALLOWED BY THE CITY.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY
- THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, BUT NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.
- TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.
- 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 PREFORMED THERMO-PLASTIC IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ELECTRONIC MARKING SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9.
- ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
- 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://www.abcwua.org/Water_Shut_off_and_Turn_on_Procedures.aspx.
- CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.
- THE CONTRACTOR SHALL NOTIFY THE ALBUQUERQUE TRAFFIC ENGINEERING DIVISION THRU DRC CHAIR THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK THAT REMOVES, RELOCATES, OR REINSTALLS ANY EXISTING REGULATORY SIGNS.
- RCP PIPE JOINTS SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATIONS. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. RCP JOINTS SHALL NOT BE GROUDED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.
- IF A PAVEMENT DROP-OFF IS CREATED DURING CONSTRUCTION, THE CONTRACTOR SHALL INITIATE PROTECTIVE MEASURES TO PREVENT ABRUPT PAVEMENT CHANGES. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- CONTRACTOR SHALL REPLACE IN KIND ANY EXISTING STRIPING OR ANY OTHER PAVEMENT MARKINGS IMPACTED BY THE WORK. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN EXISTING PEDESTRIAN AND ADA PATHWAYS DURING CONSTRUCTION OR PROVIDE AN ALTERNATE ROUTE OR PROVIDE "SIDEWALK CLOSED" SIGNAGE.
- CONTRACTOR SHALL REPAIR OR REPLACE DISTURBED UTILITIES IMMEDIATELY AND WITHOUT DELAY.
- TWO WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHOULD NOTIFY THE TRANSIT DEPARTMENT OF ANY IMPACT THE PROPOSED PROJECT WILL HAVE ON THE TRANSIT SYSTEM SUCH AS CAUSING A DETOUR, OR CAUSE THE CLOSING OR RELOCATION OF A BUS STOP. THE CONTACT PERSON IS SHABIH RIZVI, OFFICE PHONE 505-724-3134, CELL PHONE 505-331-0253, AND EMAIL SRIZVI@CABQ.GOV AND/OR DOUGLAS GOFF, OFFICE PHONE 505-724-3137, CEL PHONE 505-206-0151, AND EMAIL DGOFF@CABQ.GOV.



DRB NO. NA

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2137 CC-001.dwg Mar 31, 2016

REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	APPROVED FOR CONSTRUCTION		
		DRC Chairman	<i>[Signature]</i>	1-19-16					
		Transportation	<i>[Signature]</i>	3-31-16					
		Water/Wastewater	<i>[Signature]</i>	3-31-16					
		Hydrology	<i>[Signature]</i>	3-31-16					
		Constr. Mngmt.							
City Project No.		800780		Sheet		1		Of 8	

Boundary Survey Plat
and
ALTA/ACSM Land Title Survey
for
Tract "A"
Town of Atrisco Grant
Northeast Unit
City of Albuquerque
Bernalillo County, New Mexico
July 2015

Legend

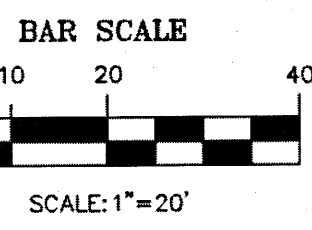
- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES (A7-54)
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES (C32-150)
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES (C25-194)
- ((N 90°00'00" E)) RECORD BEARINGS AND DISTANCES (97C-54)
- FOUND MONUMENT AS INDICATED
- SET PK NAIL WITH TAG "LS 14271" UNLESS OTHERWISE NOTED
- ▭ COVERED AREA
- ▨ CONCRETE
- ▧ BLOCK WALL
- CHAINLINK FENCE WITH BARBED WIRE
- BOLLARD
- OVERHEAD UTILITY LINE
- UTILITY POLE
- ☆ LIGHT POLE
- ⊙ ELECTRIC METER
- ⊙ SIGNAL BOX
- ⊙ GAS METER
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SAS CLEANOUT
- ⊙ IRRIGATION BOX
- ⊙ STORM DRAIN INLET
- ⊙ STORM DRAIN MANHOLE
- ⊙ CURB CUT/INDICATION OF ACCESS TO ROADWAY
- ⊙ DECIDUOUS TREE
- ⊙ SHRUB
- ⊙ LOCATION OF COLLECTED BUILDING HEIGHT
- 5075.50 SPOT ELEVATION
- BC 5075.50 BACK OF CURB ELEVATION
- FL 5075.50 FLOW LINE ELEVATION
- EP 5075.50 EDGE OF PAVEMENT ELEVATION
- TA 5075.50 TOP OF ASPHALT ELEVATION
- TC 5075.50 TOP OF CONCRETE ELEVATION

Apparent Encroachments

- A SIGN INTO RIGHT-OF-WAY BY AS MUCH AS 3.9 FEET.
- B CHAINLINK FENCE ANGLES INTO SUBJECT PROPERTY BY AS MUCH AS 4.2 FEET.

Easement Notes

- (12.2) 1 EXISTING 24' COMMON ACCESS EASEMENT (1/19/87, C32-150)
- (13.2) 2 EXISTING 24' ACCESS AND ROADWAY INTERCHANGE EASEMENT (2/4/87, BK. MISC. 449-A, PG. 120)
- (12.1) 3 EXISTING 5' UTILITY EASEMENT (4/19/79, A7-54)
- (13.1) 4 ACCESS AGREEMENT (1/2/09, DOC. NO. 2009000189)

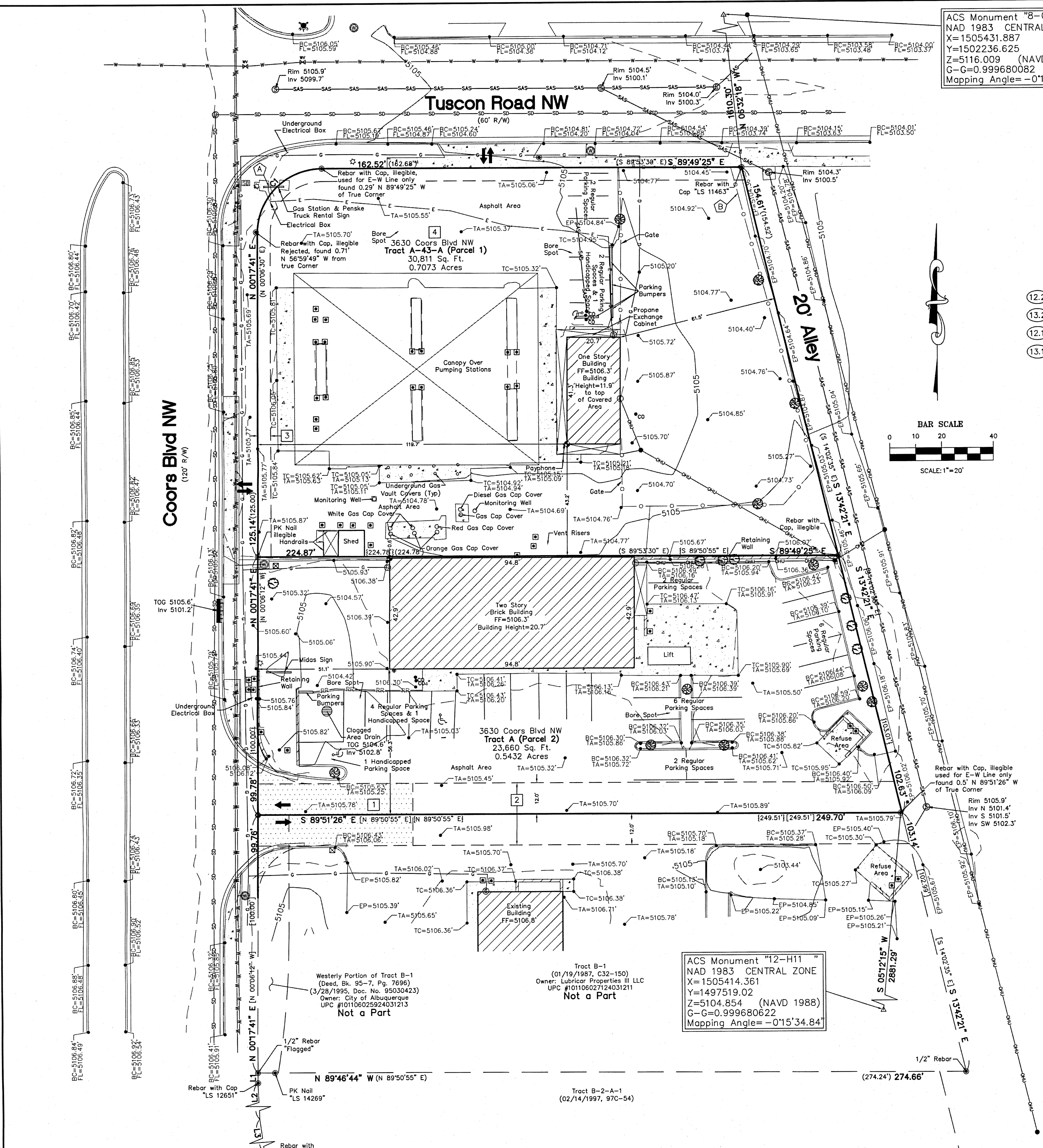


Line Table		
Line #	Direction	Length
L1	N 00°17'41" E ((N 00°13'04" E))	3.95' ((3.93'))
L2	N 02°36'51" W ((N 02°35'04" W))	70.28' ((70.36'))
L3	N 06°49'00" W ((N 06°47'13" W))	68.16' ((68.23'))

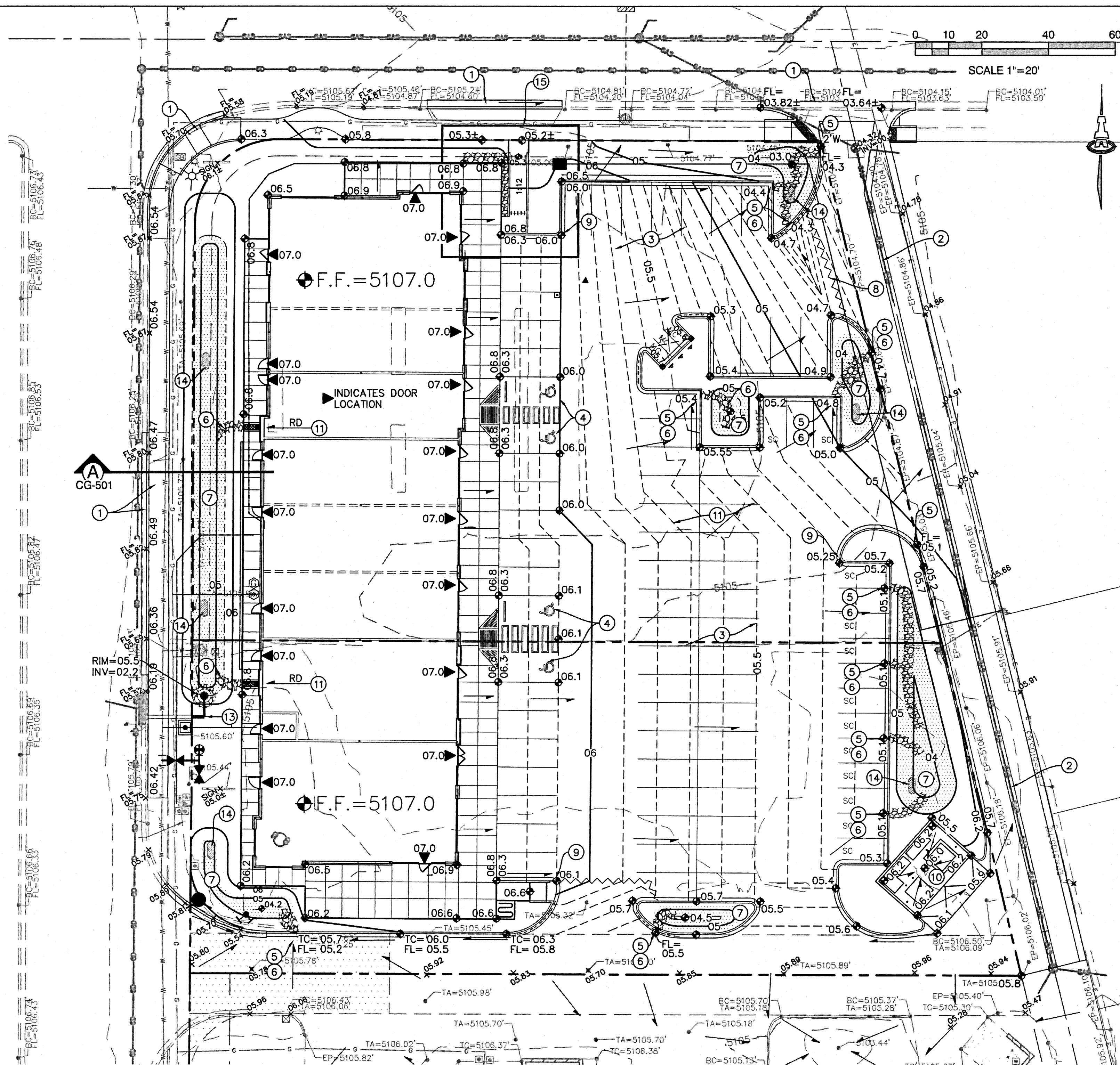
Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	39.22' (37.27')	25.00' (25.00')	89°52'54"	35.32

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"

ACS Monument "12-H11"
NAD 1983 CENTRAL ZONE
X=1505414.361
Y=1497519.02
Z=5104.854 (NAVD 1988)
G-G=0.999680622
Mapping Angle=-0°15'34.84"



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KEYED NOTES

- CONSTRUCTION WITHIN THE PUBLIC R.O.W. INCLUDING SITE ENTRANCE DRIVE, CONCRETE CURB & GUTTER, PUBLIC SIDEWALK, AND HANDICAP RAMPS SHALL BE CONSTRUCTED BY PUBLIC WORK ORDER. GRADES WITHIN THESE AREAS SHOWN ARE FOR GENERAL INFORMATION.
- CONSTRUCTION WITHIN THE PUBLIC ALLEY INCLUDING REMOVE / REPLACE ASPHALT PAVEMENT AND NEW CONCRETE ALLEY GUTTER SHALL BE CONSTRUCTED BY PUBLIC WORK ORDER.
- PROPOSED PAVING. SEE PAVING PLAN (CP-101) FOR PAVEMENT MATERIAL, SECTIONS, PARKING LAYOUT, DIMENSIONS, STRIPING, ETC.
- CONSTRUCT HC PARKING AREA TO ADA STANDARDS. MAX. 2% SLOPE IN ANY DIRECTION.
- PROVIDE 18" WIDE CURB OPENING AT FLOWLINE SHOWN TO PASS DISCHARGE INTO AND OUT OF 'FIRST FLUSH' RETENTION PONDING AREAS. SEE DETAIL SHEET CG-501.
- INSTALL ROCK EROSION PROTECTION AT CURB OPENING INLET / OUTLET AND WITHIN FLOWLINES CARRYING CONCENTRATED FLOW (3" WIDE) LIMITS HATCHED PER LEGEND. SEE DETAIL SHEET CG-501.
- DOT HATCHED AREA REPRESENTS EXTENTS OF 'FIRST FLUSH' RETENTION PONDING. CONSTRUCT TO ELEVATIONS SHOWN.
- GRADE BREAK.
- NOTE: TO ENSURE READABILITY, NOT ALL PAVEMENT SPOT ELEVATIONS SHOW ADJACENT TOP OF CURB / TOP OF WALK. TEXT SHOWN WITHIN FLOWLINE REPRESENTS FLOWLINE ELEVATION. ADD 0.5' TYPICAL FOR TOP OF ADJACENT CURB OR WALK ELEVATIONS.
- CONSTRUCT NEW CONCRETE DUMPSTER PAD AND ENCLOSURE AT ELEVATIONS SHOWN. SEE UTILITY PLAN FOR SAS INLET TO DRAIN ENCLOSURE.
- CONSTRUCT 18" WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT TO PASS ROOF STORMWATER DISCHARGE (2 LOCATIONS) TO WEST FIRST FLUSH RETENTION POND. SEE DETAIL SHEET CG-501.
- 0.1' CONTOURS ARE PROVIDED TO CLARIFY GRADING DRAINAGE INTENT. TYPICAL.
- INSTALL 12" DIA. ADS INLINE DRAIN WITH LOCKING DOMED GRATE AND 12" OUTLET PIPE AT RIM / INVERT ELEVATION SHOWN TO CAPTURE FLOW IN EXCESS OF FIRST FLUSH RETENTION. EXTEND ADS N-12 12" STORM DRAIN PIPE AND CONNECT, USING WATERTIGHT FITTINGS, TO STORM DRAIN STUB INSTALLED AS PART OF NMDOT COORS BLVD. CONSTRUCTION IMPROVEMENTS.
- CONSTRUCT PERCOLATION TRENCH THIS AREA. SEE CG-501 FOR DETAIL.
- SEE ENLARGEMENT AND RAMP DETAILS THIS SHEET

CONSTRUCTION STAKING / LAYOUT

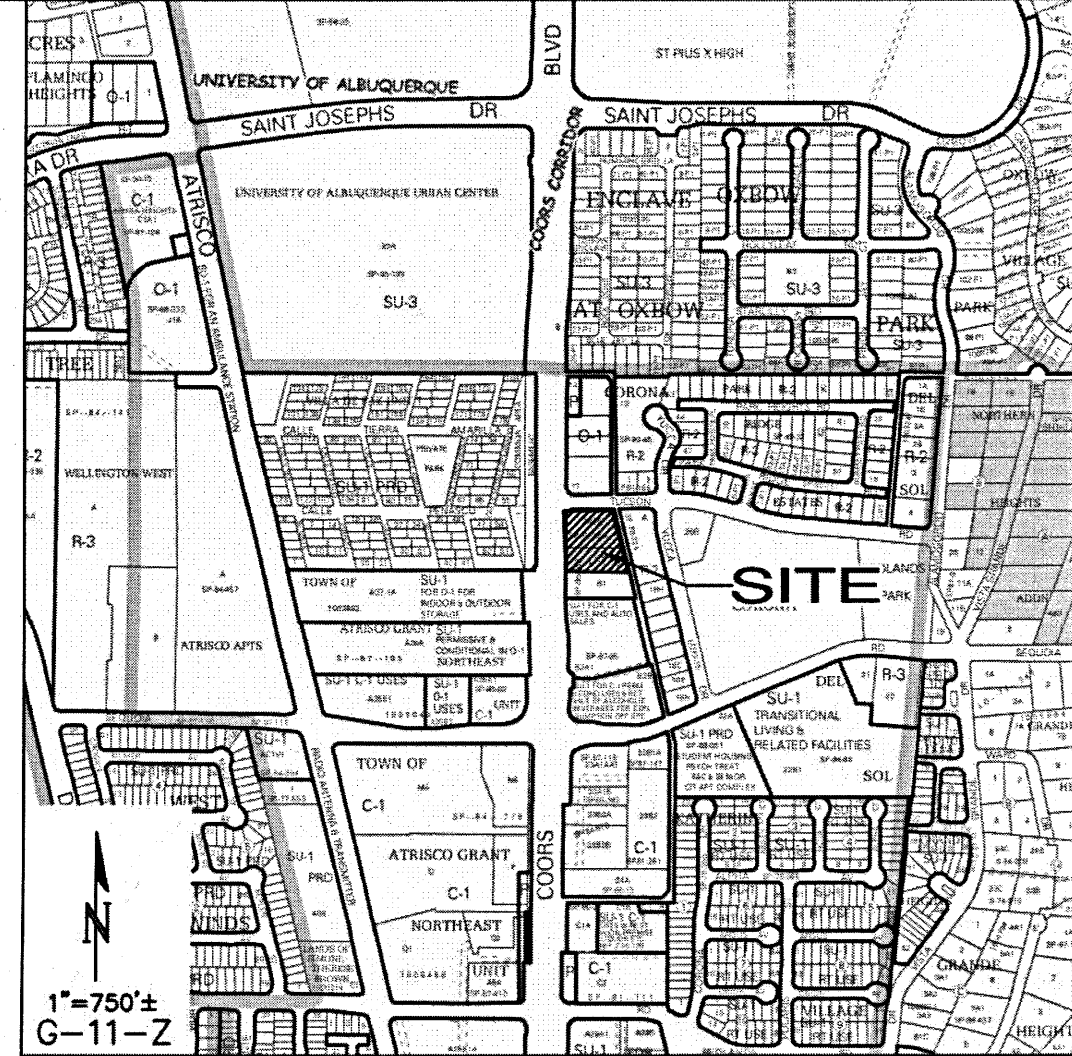
TO FACILITATE ACCURACY IN CONSTRUCTION STAKING, UPON WRITTEN REQUEST FROM THE CONTRACTOR, A FILE CONTAINING THE ELECTRONIC DATA COMPRISING THE SITE DEVELOPMENT DRAWINGS WILL BE FORWARDED TO THE LICENSED LAND SURVEYOR TO PERFORM CONSTRUCTION STAKING FOR GRADING AND UTILITIES.

SEPARATE APPROVAL FROM THE PROJECT ARCHITECT TO USE ELECTRONIC DATA TO PERFORM CONSTRUCTION STAKING FOR BUILDING AND PAVING WILL BE REQUIRED.

ALL SITE CONSTRUCTION LAYOUT MUST BE PERFORMED BY A LICENSED SURVEYOR USING ELECTRONIC DATA PROVIDED IN AUTOCAD DWG (CURRENT VERSION) BY ISAACSON & ARFMAN, P.A. CONTACT PROJECT CIVIL ENGINEER AT (505) 268-8842

IN ORDER TO MAINTAIN THE INTEGRITY OF HORIZONTAL AND VERTICAL CONTROL FOR THE SITE, THE SURVEYOR EMPLOYED BY THE CONTRACTOR TO PERFORM CONSTRUCTION LAYOUT STAKING SHALL SET AND PROTECT ADDITIONAL TRAVERSE POINTS OUTSIDE THE AREAS OF CONSTRUCTION ACTIVITY.

VICINITY MAP



PROJECT DATA

PROPERTY: THE SITE IS A FULLY DEVELOPED COMMERCIAL PROPERTY WITHIN C.O.A. VICINITY MAP G-11. THE SITE IS BOUND TO THE EAST BY A PUBLIC ALLEY, TO THE WEST BY COORS BLVD. NW, TO THE NORTH BY TUCSON ROAD NW AND TO THE SOUTH BY FULLY DEVELOPED COMMERCIAL PROPERTIES.

SITE AREA: 1.25 ACRES

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE DEMOLITION OF THE EXISTING BUILDINGS / SITE AND NEW CONSTRUCTION TO INCLUDE A MULTI-UNIT RETAIL BUILDING, PAVED PARKING, PEDESTRIAN WALKS, DRAINAGE IMPROVEMENTS, AND LANDSCAPING.

LEGAL: TRACT 'A', TOWN OF ATRISCO GRANT, NORTHEAST UNIT, CITY OF ALBUQUERQUE, NEW MEXICO.

BENCHMARK: ACS MONUMENT "8-G11" ELEV. 5116.009 NAVD 1988

OFF-SITE: NO OFF-SITE DRAINAGE WILL IMPACT THIS PROPERTY.

FLOOD HAZARD: PROPERTY IS LOCATED WITHIN ZONE X, DESIGNATING AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP, BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS PER MAP NO. 35001C0327H, EFFECTIVE DATE AUGUST 16, 2012.

DRAINAGE PLAN CONCEPT: THIS SITE IS AN INFILL PROPERTY LOCATED IN A FULLY DEVELOPED PART OF THE CITY. THE PROPERTY WILL CONTINUE TO FREE DISCHARGE TO THE PUBLIC STREETS AND STORM DRAIN SYSTEM AFTER FIRST FLUSH RETENTION IS ACHIEVED.

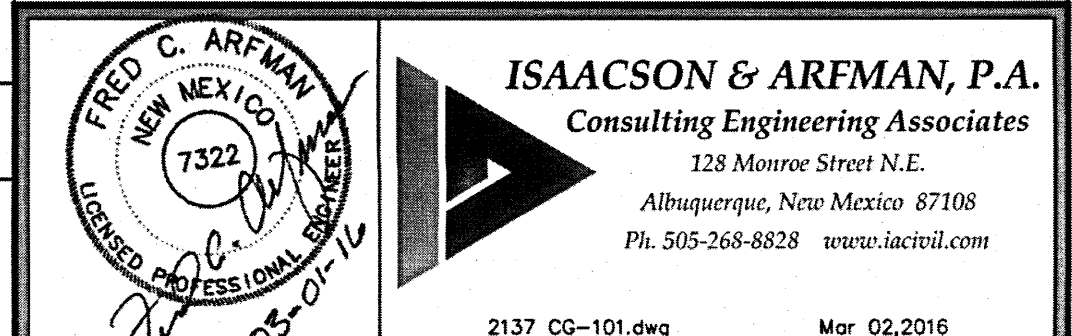
STORMWATER CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF 'FIRST FLUSH' DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.34" [0.44" LESS 0.1" FOR INITIAL ABSTRACTION] OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM.

FIRST FLUSH RETENTION PONDS WILL BE CONSTRUCTED WITHIN THE LANDSCAPE AREA WEST OF THE BUILDING AND WITHIN PARKING ISLANDS AS DESIGNATED BY DOT HATCH. STORM WATER FROM THE IMPERVIOUS AREAS SHALL BE DIRECTED TO THESE PONDS. STORMWATER WILL THEN FREE DISCHARGE TO COORS BLVD. AND TUCSON AVE. (VIA THE PUBLIC ALLEY) THERE WILL BE NO SIGNIFICANT CHANGE TO THE 100-YEAR, 6-HOUR DISCHARGE RATE.

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FOR INFORMATION ONLY SHEET 2 OF 8



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COORS BLVD - TUCSON RD RETAIL SHOPS

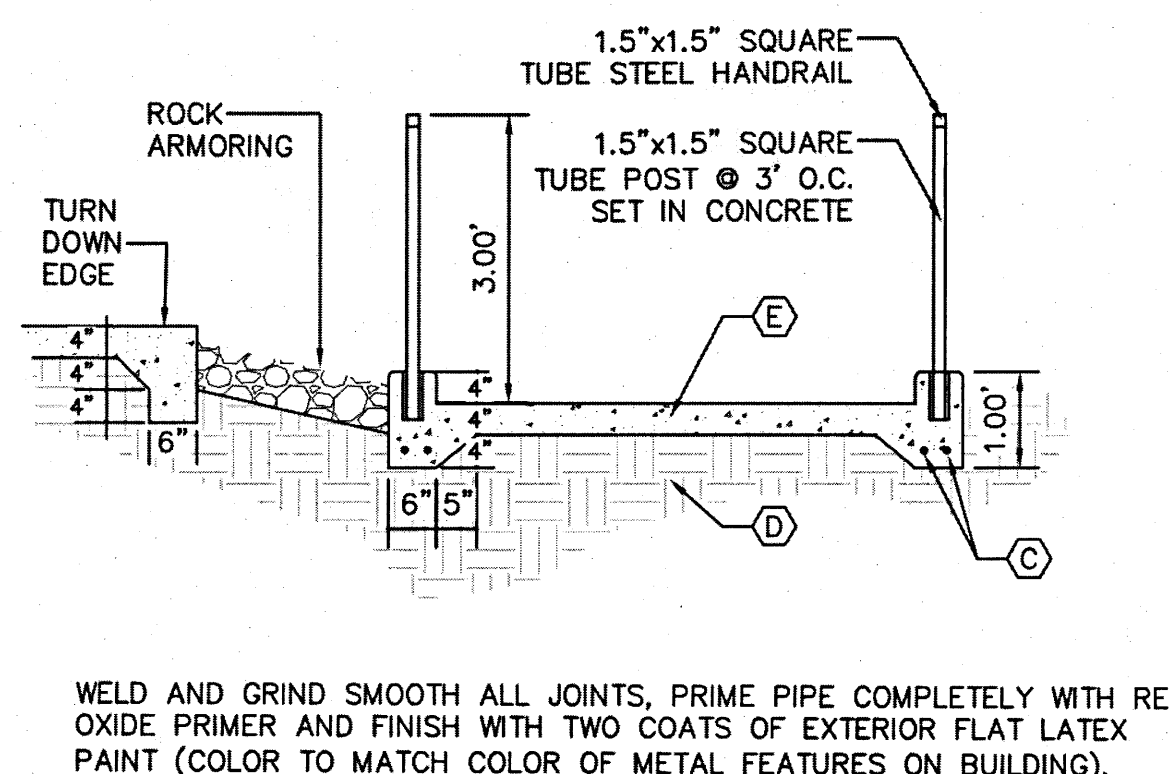
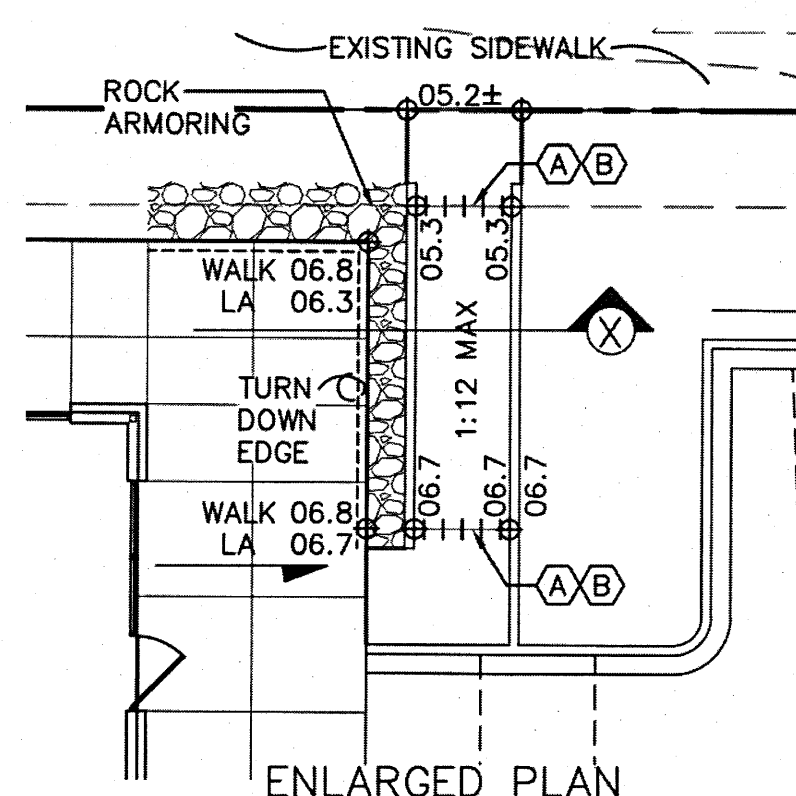
COORS TUCSON LLC

GRADING & DRAINAGE PLAN

Date:	No. Revision:	Date:	Job No.
03-01-16			2137
Drawn By:			CG-101
BJB/DEC			
Chk By:			SH OF
FCA			

KEYED NOTES

- EXPANSION JOINT
- #4 SMOOTH DOWEL @ 12" O.C.
- #4 REBAR CONTINUOUS
- 95% COMPACTED SUBGRADE
- 3000 PSI CONCRETE
- GROUT VERTICAL PIPE INTO 6" RECESSED PIPE SLEEVE WITH NON-SHRINK GROUT.



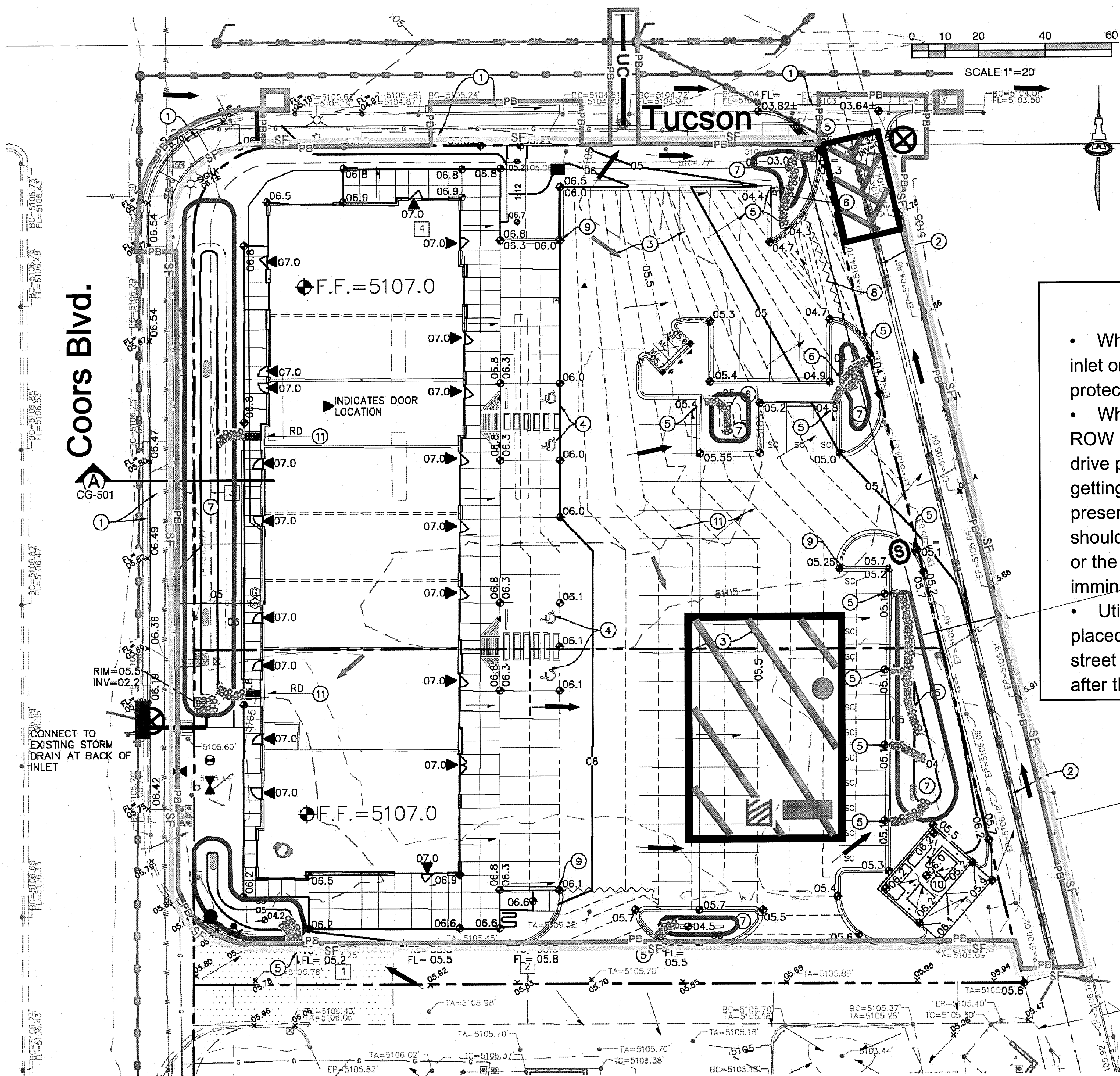
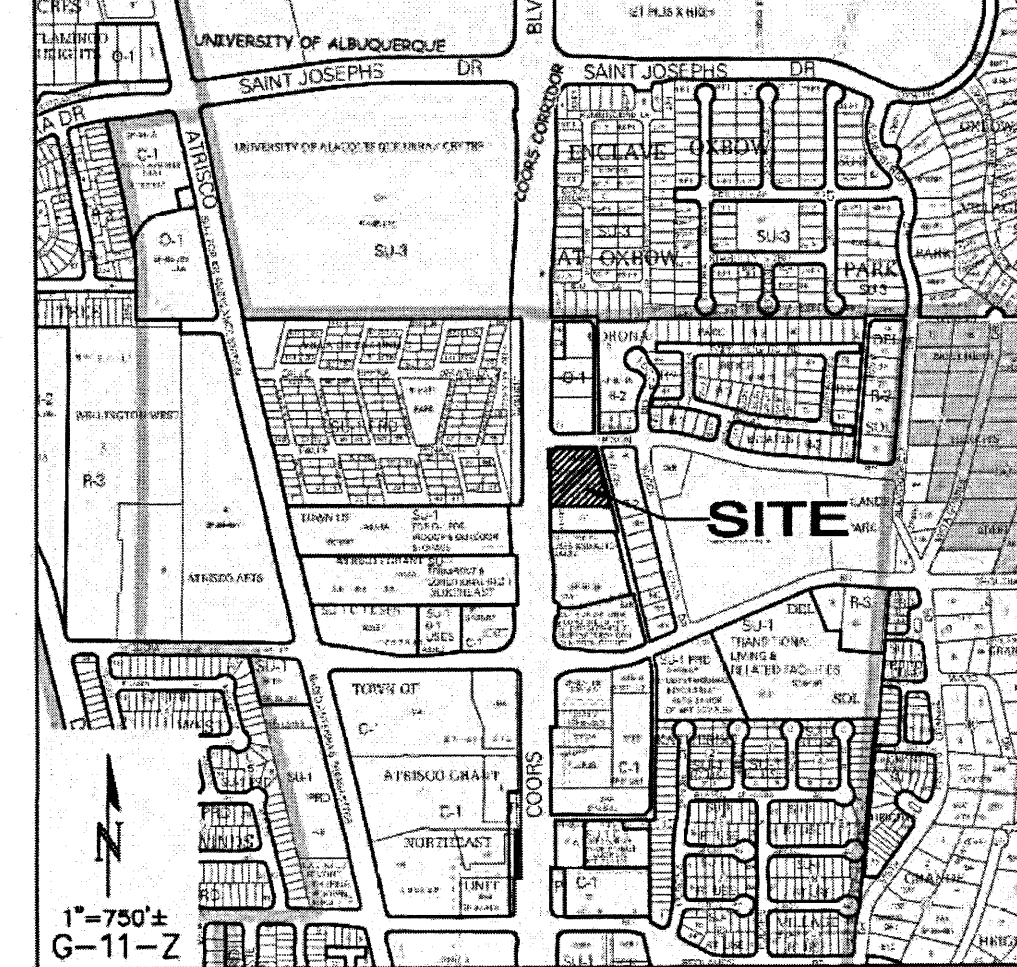
WELD AND GRIND SMOOTH ALL JOINTS, PRIME PIPE COMPLETELY WITH RED OXIDE PRIMER AND FINISH WITH TWO COATS OF EXTERIOR FLAT LATEX PAINT (COLOR TO MATCH COLOR OF METAL FEATURES ON BUILDING).

SCALE: N.T.S.

Engineer Stamp



4/13/16


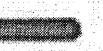

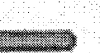
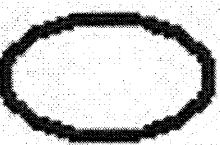
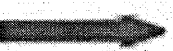







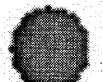








Note:

- When connecting to the drop inlet on Coors Blvd. have inlet protection in place.
- When doing work in the City ROW (sidewalk, storm drain, drive pads) avoid dirt from getting into the street. If dirt is present in the street, the street should be swept every few days or the same day if rain is imminent.
- Utility Cut dirt should be placed on the uphill side of the street cut and the area swept after the work is complete.

Legend

Erosion Sediment Control Plan

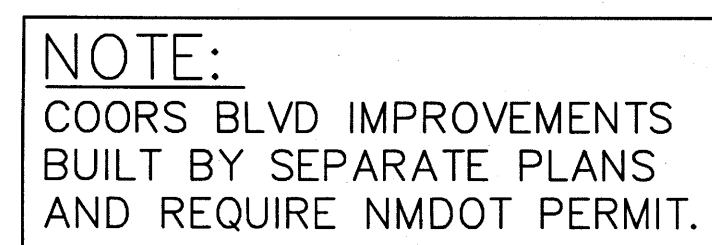
-  **PB**  **Project Perimeter & Disturbed Area**
 **SF**  **Silt Fence**
 **Retention Pond**
 **Pre Flow**
 **Flow**
 **Outfall**
 **Posting Sign**
 **Rip Rap**
 **Staging Area**
 **Stabilized Construction Entrance**
 **Trash Receptacle**
 **Chemical Toilet**
 **Concrete Washout**
 **Existing Storm Inlet**
 **Rock Bags or Wattle**
 **Wattle**
 **UC**  **Utility Cut: to be opened and closed the same day.**



Coors Blvd. - Tucson Rd Retail Shops

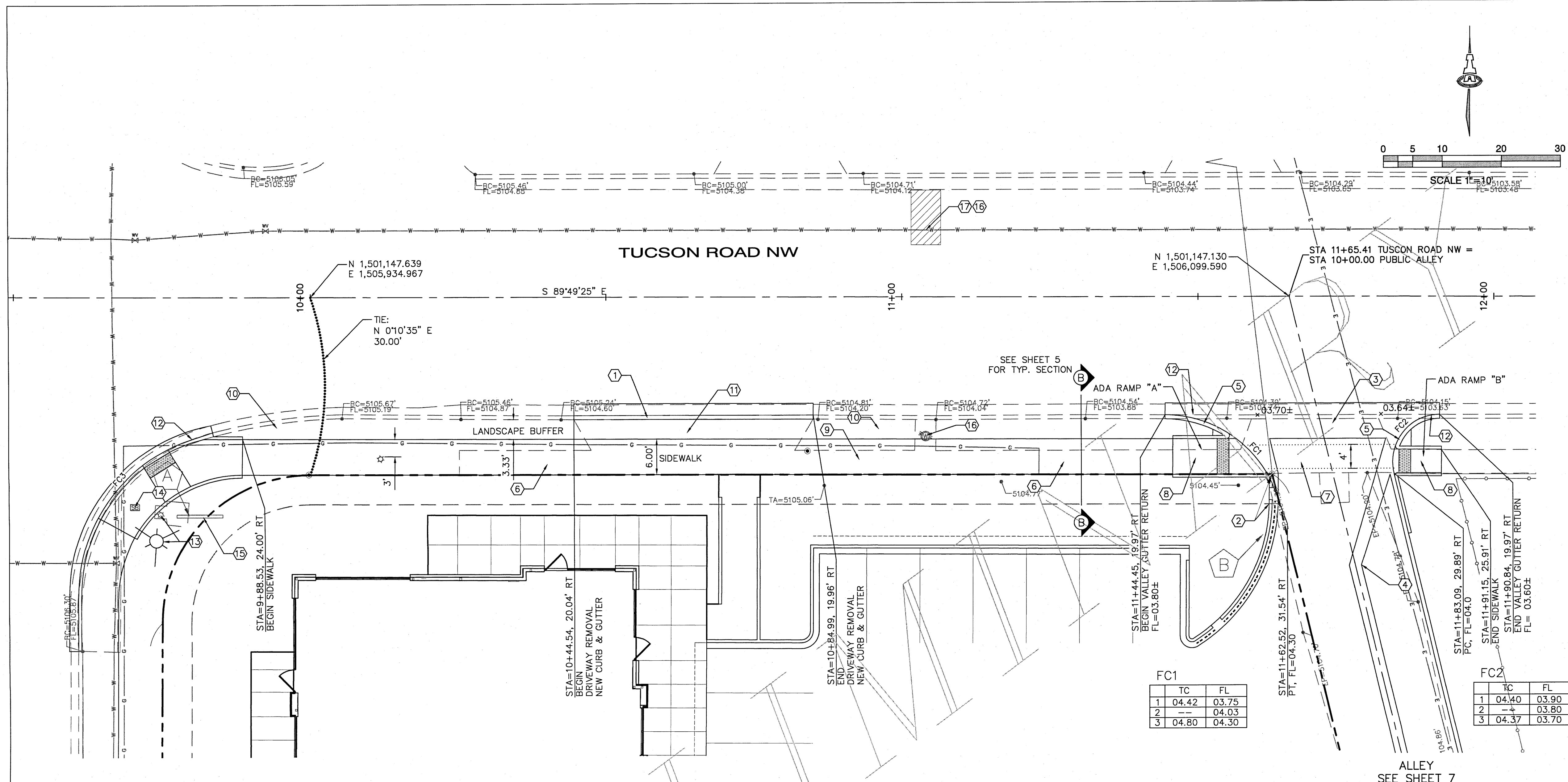
Receiving Waters and Critical Habitat: Rio Grande is located 0.5 miles to the East.

Impairments: E. coli, Dissolved Oxygen, PCBs in Fish Tissue, Water Temperature

Grade: Before and After 1%



Design Review Committee	City Engineer Approval	Last Design Update 	Mo./Day/Yr.	Mo./Day/Yr.
				
City Project No.	Zone Map No.	Sheet	Of	
800780	G-11-Z		5	8



ADA ACCESSIBLE RAMPS

GENERAL NOTES

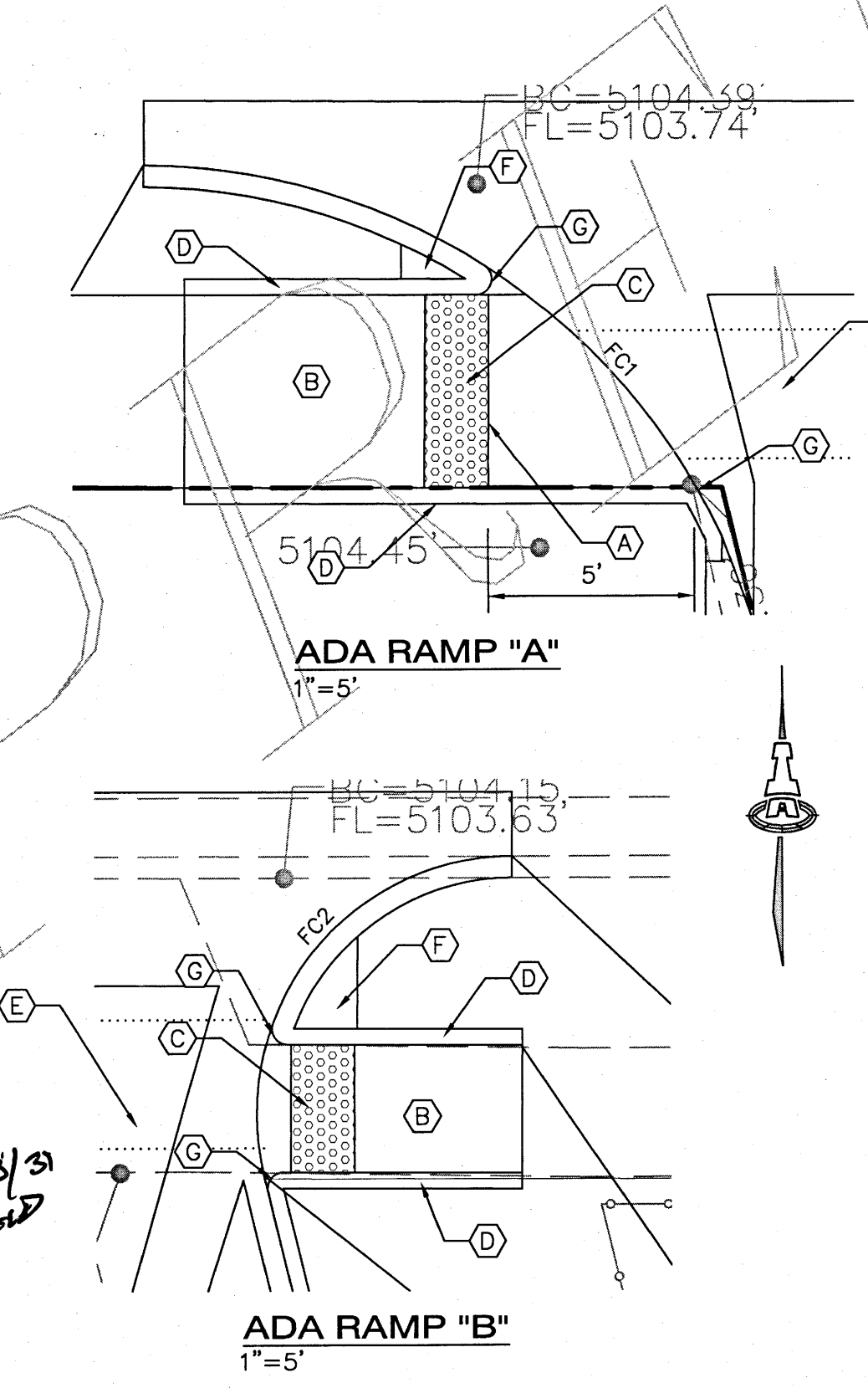
1. SEE COA STD DWG #2426 FOR CONSTRUCTION NOTES.
2. CONTRACTOR SHALL NOTIFY ENGINEER FOR INSPECTION OF FORM-WORK 24 HOURS PRIOR TO PLACEMENT OF CONCRETE FOR ADA RAMPS.

DETECTABLE WARNING SURFACE NOTES

1. DESIGN PER ADA ACCESSIBILITY GUIDELINES (ADAAG).
2. PAYMENT FOR DETECTABLE WARNING SURFACE IS INCIDENTAL TO ADA ACCESSIBLE RAMP PAYMENT ITEM.
3. SUBMIT SPECS TO CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.
4. DETECTABLE WARNING SURFACE TO BE A PRODUCT THAT IS CAST-IN-PLACE AND REPLACABLE.
5. 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.

ADA RAMP KEYED NOTES

- (A) PCC LANDING AREA AT 50:1 SLOPE (MAX.) IN ALL DIRECTIONS.
- (B) PCC RAMP AT 12:1 MAX. SLOPE OR 15' LONG (MAX.) AND 50:1 MAX CROSS SLOPE.
- (C) 2' DETECTABLE WARNING SURFACE (TRUNCATED DOMES).
- (D) 6" HEADER CURB PER COA STD DWG #2415B.
- (E) 4' ADA PATH. SEE DETAIL BELOW ON THIS SHEET *3/3 GJD*
- (F) 2' OF 4" THICK PCC, NO PATTERN OR COLOR PER SIDEWALK DETAIL, COA STD DWG 2430.
- (G) 6" RADIUS FILLET OF CURB.



FC1

	TC	FL
1	04.42	03.75
2	-	04.03
3	04.80	04.30

FC2

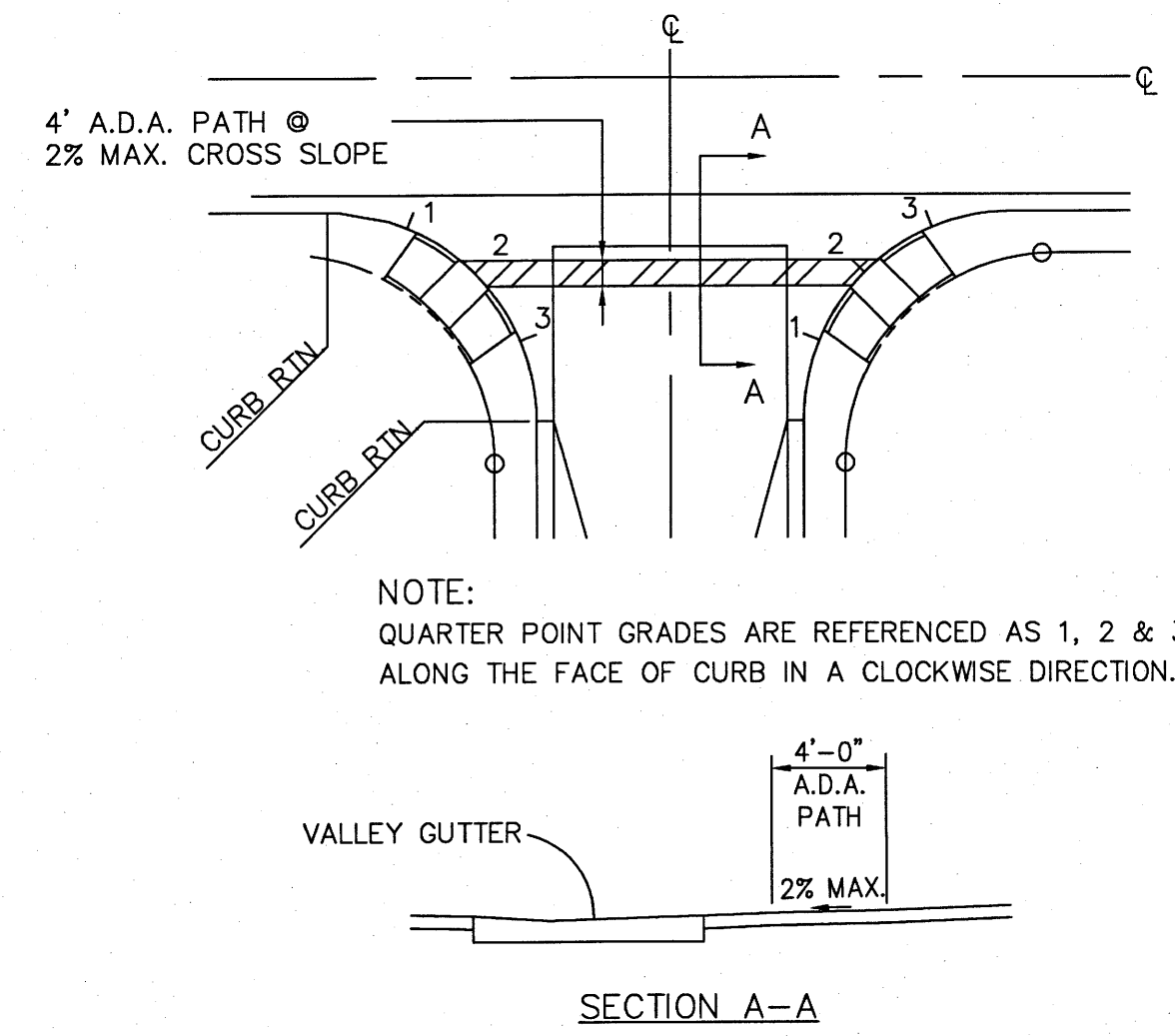
	TC	FL
1	04.40	03.90
2	-	03.80
3	04.37	03.70

KEYED CONSTRUCTION NOTES

1. STANDARD CURB & GUTTER PER COA STD DWG #2415A.
2. MEDIAN CURB PER COA STD DWG #2415B.
3. VALLEY GUTTER, 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
4. ALLEY GUTTER, 2' WIDE, 3/4" INVERT PER COA STD DWG #2415B.
5. TRANSITION FROM STANDARD TO MEDIAN CURB PER COA STD DWG #2418.
6. 6' WIDE, 4" THICK SIDEWALK PER COA STD DWG #2430.
7. PROVIDE 2% MAX. CROSS-SLOPE IN ADA PATHWAY PER DETAIL ON THIS SHEET.
8. HANDICAP RAMP PER DETAIL ON THIS SHEET.
9. REMOVE & PROPERLY DISPOSE OF EXISTING SIDEWALK. REMOVE ENTIRE STONE.
10. REMOVE & PROPERLY DISPOSE OF EXISTING ASPHALT PAVING BEHIND CURB.
11. CAREFULLY REMOVE & PROPERLY DISPOSE OF EXISTING DRIVEPAD.
12. CAREFULLY REMOVE & PROPERLY DISPOSE OF EXISTING CURB & GUTTER. REMOVE ENTIRE STONES.
13. EXISTING STREET LIGHT TO BE REMOVED AND RELOCATED. COORDINATE WITH PNM.
14. EXISTING PULL BOX FOR STREET LIGHTING TO BE RELOCATED OUTSIDE OF RAMP. COORDINATE WITH PNM.
15. CONTRACTOR TO PROTECT EXISTING SIGN DURING CONSTRUCTION.
16. TERMINATE EXISTING WATER SERVICE AT MAIN. ABCWJA WILL CLOSE CORP STOP, CUT, CAP EXISTING SERVICE LINE. CONTRACTOR TO REMOVE & DISPOSE OF METER BOX AND PULL COPPER SERVICE LINE.
17. SAWCUT, REMOVE & REPLACE 5'X10' (MIN.) OF EXISTING ASPHALT PAVING PER COA STD DWG #2465 (MAJOR LOCAL) OVER WATER SERVICE CONNECTION AT WATER MAIN.
18. MODIFIED ALLEY GUTTER PER DETAIL ON SHEET 5

FACE OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
FC1	22.64'	20.00'	64°52'00"
FC2	14.49'	8.00'	103°45'52"
FC3	34.85'	27.67'	72°09'45"



QUARTER POINT & ADA PATH DETAIL
NTS

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2137 CP-301.dwg Mar 30, 2016

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **COORS BLVD & TUCSON RD RETAIL SHOPS**
TUCSON ROAD NW PLAN

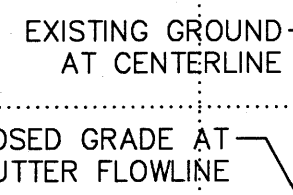
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APR 19 2016	SEP 28 2016		
City Project No. 800780	Zone Map No. G-11-Z	Sheet 6	Of 8

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ALBUQUERQUE CONTROL SURVEY MONUMENT	FIELD NOTES	NO.	DATE	REMARKS	BY
		"B-G11" (NAVD 88)					
INSPECTOR'S	DATE	N= 1,502,236.625					
FIELD	DATE	E= 1,505,431.887					
VERIFICATION	DATE	DELTA ALPHA = -00°15'35.17"					
CORRECTED	DATE	G-G = 0.999680092					
MICRO-FILM INFORMATION		ELEV.= 5116.009 (NGVD 88)					
RECORDED	DATE	ACS BRASS TABLET AT INTERSECTION OF COORS					
NO.		BLVD AND ST JOSEPHS DR NW					



○ KEYED CONSTRUCTION NOTES

1. STANDARD CURB & GUTTER PER COA STD DWG #2415A.
2. MEDIAN CURB PER COA STD DWG #2415B.
3. VALLEY GUTTER, 6' WIDE, 1 $\frac{1}{2}$ " INVERT PER COA STD DWG #2420.
4. ALLEY GUTTER, 2' WIDE, $\frac{3}{4}$ " INVERT PER COA STD DWG #2415B.
5. TRANSITION FROM STANDARD TO MEDIAN CURB PER COA STD DWG #241B.
6. 6' WIDE, 4" THICK SIDEWALK PER COA STD DWG #2430.
7. PROVIDE 2% MAX. CROSS-SLOPE IN ADA PATHWAY PER DETAIL ON THIS SHEET.
8. HANDICAP RAMP PER DETAIL ON THIS SHEET.
9. REMOVE & PROPERLY DISPOSE OF EXISTING SIDEWALK.
10. REMOVE & PROPERLY DISPOSE OF EXISTING ASPHALT PAVING BEHIND CURB.
11. CAREFULLY REMOVE & PROPERLY DISPOSE OF EXISTING DRIVEPAD.
12. CAREFULLY REMOVE & PROPERLY DISPOSE OF EXISTING CURB & GUTTER. REMOVE ENTIRE STONES.
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17. SAWCUT, REMOVE & REPLACE 5'x10' (MIN.) OF EXISTING ASPHALT PAVING PER COA STD DWG #2465 (MAJOR LOCAL) OVER WATER SERVICE CONNECTION AT WATER MAIN.
18. CUT-OFF WALL PER COA STD DWG 2415B.
19. HEADER CURB PER COA STD DWG. 2415B.



<p>CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP</p>	
TITLE:	<p>COORS BLVD & TUCSON RD RETAIL SHOPS ALLEY PLAN & PROFILE</p>

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 800780	Zone Map No. G-11-Z	Sheet	7 Of	8

