

ABBREVIATIONS

- A = AIR LINE
- AD = AREA DRAIN
- AIP = ABANDONED IN PLACE
- BLDG = BUILDING
- BM = BENCHMARK
- CATV = CABLE TELEVISION LINE
- CIP = CAST IRON PIPE
- CMP = CORRUGATED METAL PIPE
- CMPA = CORRUGATED METAL PIPE ARCH
- CO = CLEANOUT
- COA = CITY OF ALBUQUERQUE
- CONC = CONCRETE
- CL = CENTERLINE
- DIA = DIAMETER
- DIP = DUCTILE IRON PIPE
- DTL = DETAIL
- DWG = DRAWING
- DWS = WATER
- EG = EXISTING GRADE
- ELEC. = ELECTRIC
- ELEV = ELEVATION
- EX = EXISTING
- FF = FINISHED FLOOR ELEVATION
- FG = FINISHED GRADE
- FH = FIRE HYDRANT
- FL = FLOW LINE
- GM = GAS METER
- GV = GATE VALVE
- HI PT = HIGH POINT
- INV = INVERT ELEVATION
- LF = LINEAL FEET
- LP = LIGHT POLE
- L/S = LANDSCAPING
- MH = MANHOLE
- MG = MEDIUM PRESSURE GAS PIPE
- NG = NATURAL GROUND
- OE = OVERHEAD ELECTRIC LINE
- OT = OVERHEAD TELEPHONE LINE
- PB = ELECTRICAL PULL BOX
- PCC = PORTLAND CEMENT CONCRETE
- PP = POWER POLE
- PROP = PROPOSED
- PVC = POLYVINYL CHLORIDE PIPE
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- S = SLOPE
- SAS = SANITARY SEWER
- SD = STORM DRAIN
- STA = STATION
- STD = STANDARD
- SW = SIDEWALK
- T = TELEPHONE
- TA = TOP OF ASPHALT PAVEMENT
- TAC = TOP OF ASPHALT CURB
- TC = TOP OF CONCRETE SLAB (PAVEMENT)
- TCC = TOP OF CONCRETE CURB
- TS = TOP OF SIDEWALK
- TW = TOP OF WALL
- TYP = TYPICAL
- UE = UNDERGROUND ELECTRIC
- UT = UNDERGROUND TELEPHONE
- WM = WATER METER
- WV = WATER VALVE

LA VIDA LLENA UTILITIES

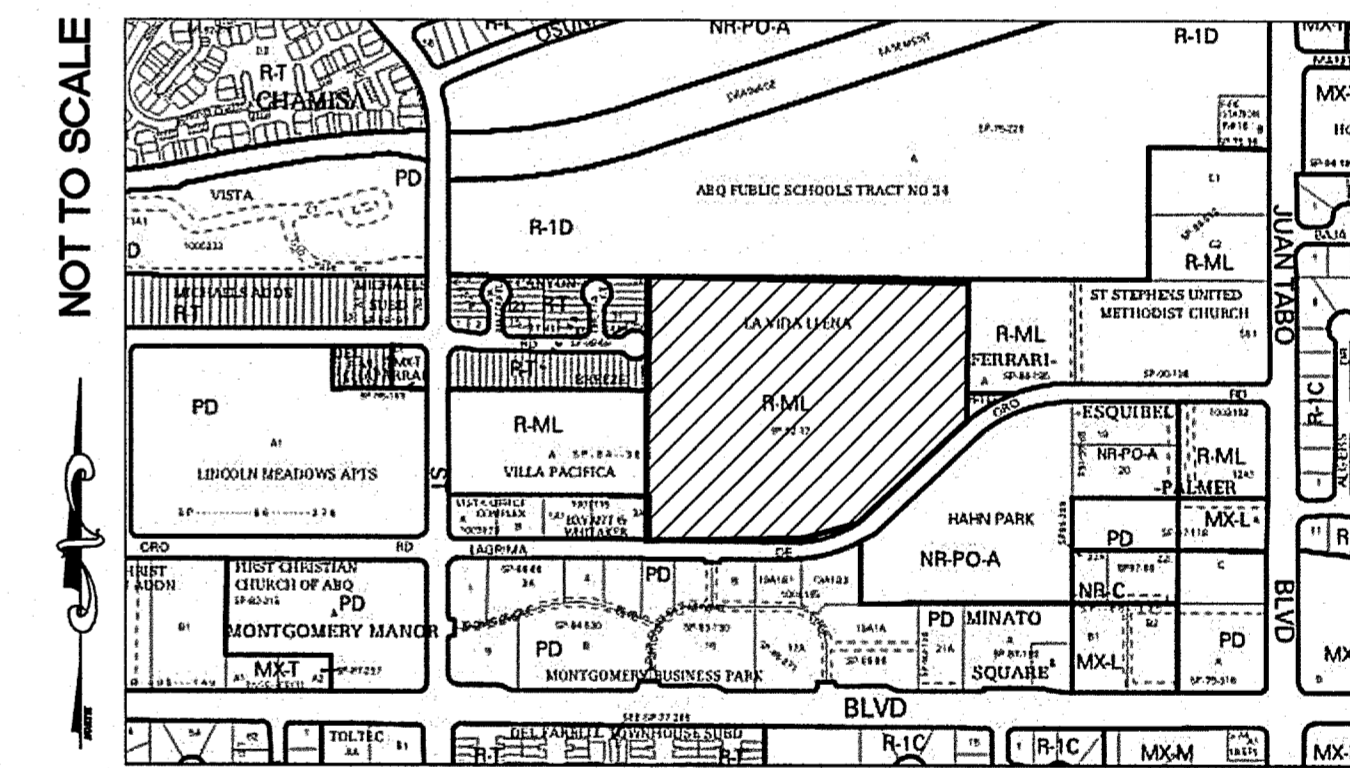
CITY OF ALBUQUERQUE, IMPROVEMENTS FOR UTILITIES, AT 10501 LAGRIMA DE ORO ROAD NE. DRB Project Number #2019-002114 (1003807)

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	COVER SHEET AND INDEX TO DRAWINGS
2	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
3	PLAT (FOR REFERENCE ONLY)
4	PLAT (FOR REFERENCE ONLY)
5	SURVEY CONTROL
6	OVERALL UTILITY PLAN
7	UTILITY DEMOLITION PLAN
8	UTILITY PLAN & PROFILE NORTH ROAD
9	UTILITY PLAN & PROFILE EAST ROAD
10	UTILITY PLAN & PROFILE SERVICE ROAD
11	SANITARY SEWER SERVICE LINE
12	GRADING PLAN (FOR REFERENCE ONLY)
13	TRACER WIRE

GENERAL NOTES

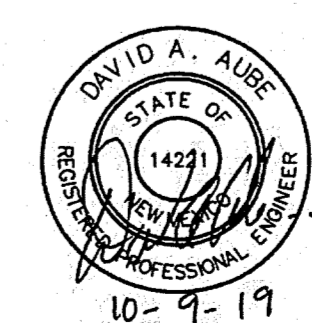
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION THROUGH MOST RECENT UPDATE (#9) AND WILL BE REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS".
- ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY OR EASEMENTS MUST BE DONE FROM APPROVED WORK ORDER DOCUMENTS FROM THE CITY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 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. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION (IF REQUIRED BY CITY OF ALBUQUERQUE PUBLIC WORKS).
- PERMIT REQUESTS MAY BE DENIED OR DELAYED DUE TO CONFLICTS WITH OTHER PROJECTS IN THE AREA.
- 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. ONLY THE CITY SURVEYOR SHALL REPLACE SURVEY MONUMENTS. 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 STANDARD SPECIFICATIONS SECTION 4.4.
- 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 DESIGNED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY FOURTEEN (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.abqwa.org/Water_Shut_off_and_Turn_on_Procedures.aspx.
- SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL DETERMINE IN ADVANCE OF HIS CONSTRUCTION IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
- 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.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- EXISTING UTILITY LINE LOCATION 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. 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. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES.
- 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 IS TO SUPPORT AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED AT A MAXIMUM OF EVERY FIFTEEN (15) FEET. CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.
- 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 "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ALL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 301.4 AND STANDARD DRAWING NUMBER 2465.
- 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.
- REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL IN AN ENVIRONMENTALLY ACCEPTABLE MANNER AT A LOCATION ACCEPTABLE TO THE PROJECT MANAGER. THERE WILL BE NO DIRECT COMPENSATION FOR THIS WORK.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC.
- ANY WORK AFFECTING AN ARTERIAL ROADWAY MAY REQUIRE TWENTY-FOUR (24) HOURS OF CONSTRUCTION.
- ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAW CUT 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.
- REMOVAL OF EXISTING CURB AND GUTTER OR SIDEWALK SHALL BE TO THE NEAREST JOINT.
- AT HIS OWN EXPENSE, CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, CURB AND GUTTER, SIGNAGE, HANDICAP RAMPS, AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE, PER STANDARD SPECIFICATIONS.
- ALL STREET STRIPING, ALTERED OR DESTROYED, SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO SAME LOCATION AS EXISTING, OR AS INDICATED BY THIS PLAN SET.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY AND ABQWA.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR IMMEDIATELY AND WITHOUT DELAY AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- MAINTAIN EXISTING ACCESS FOR ALL BUSINESSES AND PRIVATE PROPERTY DURING THE COURSE OF CONSTRUCTION, FOR BOTH VEHICLES AND PEDESTRIANS, INCLUDING ADA ACCESS.
- CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.



VICINITY MAP
ZONE ATLAS F-21-Z
COA/PNM STREET LIGHT COORDINATION
CONTACT:
MARTIN CARRASCO
COA TRAFFIC ENGINEERING DIVISION
(505) 857-8688

THE HARTMAN + MAJEWSKI
dg DESIGN GROUP
120 WASSAR DRIVE SUITE 100
ALBUQUERQUE, NEW MEXICO 87108
PHONE: 505.242.0888 FAX: 505.242.0881

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEER'S SEAL		APPROVALS	ENGINEER	DATE	APPROVED FOR CONSTRUCTION		
		DRC CHAIRMAN	<i>[Signature]</i>	10/22/19	<i>[Signature]</i> 12/31/19 CITY ENGINEER DATE		
		TRANSPORTATION	<i>[Signature]</i>	10/14/19			
		WATER/WASTEWATER	<i>[Signature]</i>	10/22/19			
		HYDROLOGY	<i>[Signature]</i>	10/14/19			
		PARKS					
		CONSTR. MANAGER					
		PROJECT NO. 706882		SHEET 1 OF 13			



EROSION AND SEDIMENT CONTROL PLAN (ESC PLAN)

TOTAL SITE ACRES 19.4 ACRES
 TOTAL DISTURBED AREA 6.6 ACRES
 SEE THIS SHEET FOR PROJECT PHASING, BMP LOCATIONS / TYPE. SEE SHEETS ESC 102 - ESC 109 FOR DEMOLITION, TOPOGRAPHY / CONTOUR DETAILS AND ESC 110 FOR BMP DETAILS WITH INSTALLATION, INSPECTION AND MAINTENANCE REQUIREMENTS. REFER TO SITE SWPPP FOR ADDITIONAL COMPLIANCE REQUIREMENTS



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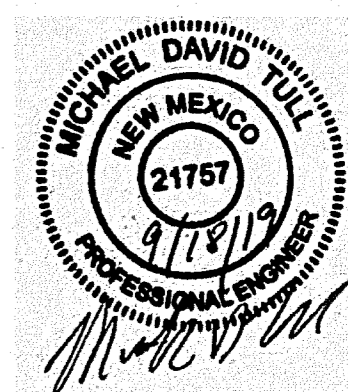
CONSULTANT

- ESC LEGEND**
- ▬ LIMITS OF DISTURBANCE
 - ▬ PERIMETER BMP / FILTER SOCK
 - ▬ GRAVEL / PAVEMENT SOCK
 - INLET / OUTLET PROTECTION
 - SANITARY TOILET (TBD)
 - WASTE CONTAINER (TBD)
 - CONCRETE WASHOUT (CWA) (TBD)
 - FLOW ARROW
 - SEDIMENT TRAP

EROSION CONTROL/ENVIRONMENTAL PROTECTION/STORM WATER POLLUTION PREVENTION PLAN WATER AND WASTEWATER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULFILLING ALL NECESSARY NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, OBTAINING AN NPDES PERMIT PRIOR TO CONSTRUCTION, FILING OUT THE NOTICE OF INTENT (NOI) APPLICATION, AND FILING OUT THE NOTICE OF TERMINATION (NOT) APPLICATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE IMPLEMENTATION OF AND INSPECTION REPORTS FOR THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL SUBMIT THE SWPPP WITH THE PROPOSED CONSTRUCTION STAGING AREA AND TEMPORARY SANITARY FACILITIES CLEARLY SHOWN. ANY CHECK DAMS, SILT FENCES, OR OTHER BEST MANAGEMENT PRACTICES (BMPs) THAT ARE REQUIRED IN THE APPROVED SWPPP SHALL BE INCLUDED IN AND ARE INCIDENTAL TO THE SWPPP BID AMOUNT.
2. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED SWPPP ON-SITE AT ALL TIMES, AND SHALL COMPLY WITH THE REQUIREMENTS INDICATED ON THAT PLAN.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM THE REGULATORY AGENCIES.
4. THE CONTRACTOR SHALL EITHER PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR INSTALL BMPs IDENTIFIED IN THE APPROVED SWPPP TO PREVENT DISCHARGE OF EXCAVATED MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY DURING A RAIN OR WIND EVENT.
5. THE CONTRACTOR SHALL IMPLEMENT THE APPROVED SWPPP AND ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
6. THE CONTRACTOR SHALL MITIGATE EROSION OF TEMPORARY OR PERMANENT DIRT SWALES BY INSTALLING BMPs IDENTIFIED IN THE APPROVED SWPPP IN THE SWALES PERPENDICULAR TO THE DIRECTION OF FLOW, AND AT INTERVALS AS SPECIFIED IN THE SWPPP.
7. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED. WATERING AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE THEREOF.
8. ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE REVEGETATED WITH NATIVE GRASS SEEDING. WHEN CONSTRUCTION ACTIVITIES CEASE AND EARTH STABILIZING ACTIVITIES WILL NOT RESUME WITHIN 14 DAYS, STABILIZATION MEASURES MUST BE INITIATED. UNLESS INDICATED OTHERWISE ON THESE PLANS OR ON THE LANDSCAPING PLAN, NATIVE GRASS SEEDING SHALL BE SEEDING PER SECTION 1012 OF THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, APWA NM CHARTER, LATEST EDITION.
9. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNATED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.) GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED TO HAUL OR DISPOSE OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINTS, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE TEAM AT 505-827-9329.
11. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.
12. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.
13. WHERE STORM INLETS ARE SUSCEPTIBLE TO INFLOW OF SILT OR DEBRIS FROM CONSTRUCTION ACTIVITIES, PROTECTION SHALL BE PROVIDED ON THEIR UPSTREAM SIDE UTILIZING BMPs IDENTIFIED IN THE APPROVED SWPPP.

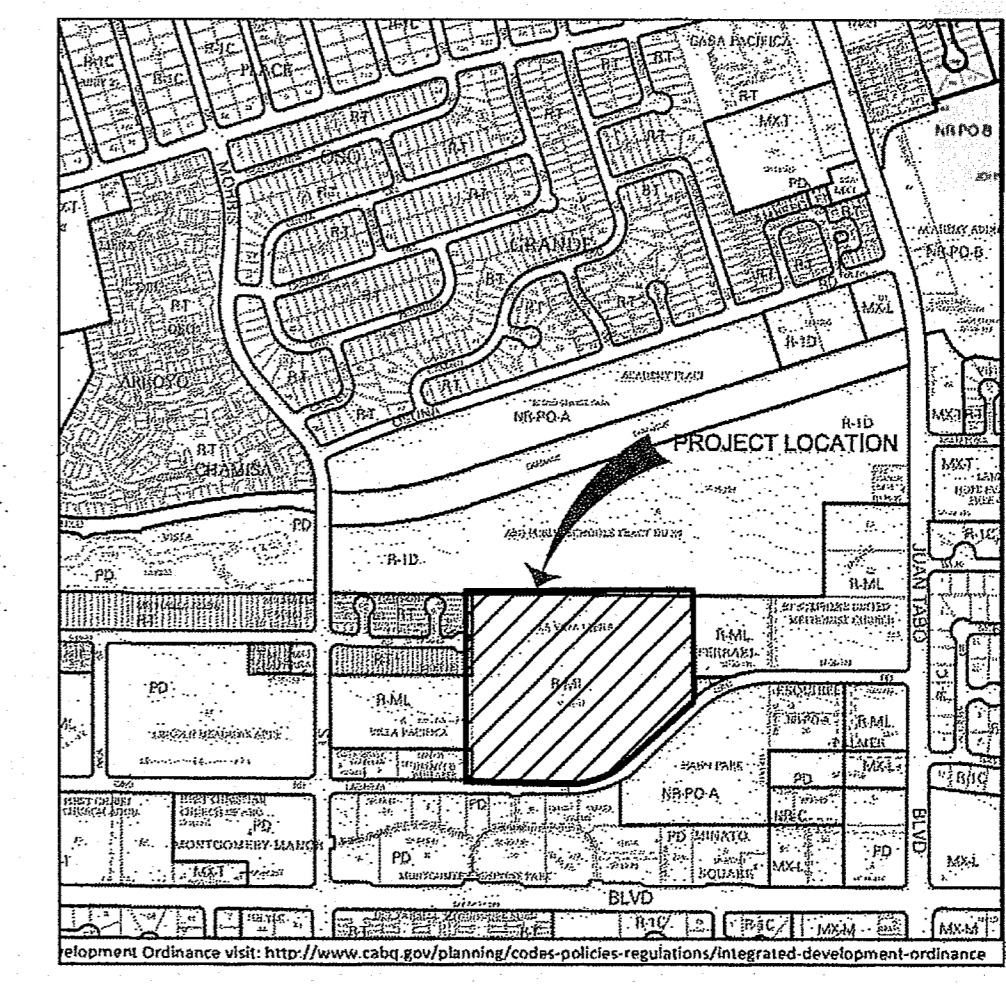
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PROJECT NAME
LA VIDA LLENA MASTER PHASE 1-3

HAVERLAND CARTER LIFESTYLE GROUP

- KEYED NOTES**
1. EXISTING BUILDING TO REMAIN
 2. EXISTING VEHICLE GATE
 3. NEW PARKING AREA AND DRIVE LANE
 4. POST INDICATOR VALVE
 5. FIRE DEPARTMENT CONNECTION
 6. KNOX BOX
 7. EXISTING FIRE HYDRANT
 8. RELOCATED FIRE HYDRANT
 9. EXISTING FIRE RISER ROOM
 10. NEW FIRE HYDRANT
 11. EXISTING FDC TO BE RELOCATED TO REMOTE TYPE
 12. NEW FIRE RISER ROOM FOR ASSISTED LIVING
 13. NEW FIRE RISER ROOM FOR INDEPENDENT LIVING
 14. THIS PORTION OF THE BUILDING WILL BE CONNECTED TO EXISTING FIRE SUPPRESSION SYSTEM
 15. NEW "FIRE LANE NO PARKING" WHITE LETTER OVER RED BACKGROUND ON CURB
 16. 8" PUBLIC WATER LINE
 17. 6" FIRE HYDRANT SUPPLY WATERLINE
 18. 4" PERSONNEL GATE
 19. NEW LOCATION OF REMOTE FDC FOR EXISTING FACILITY



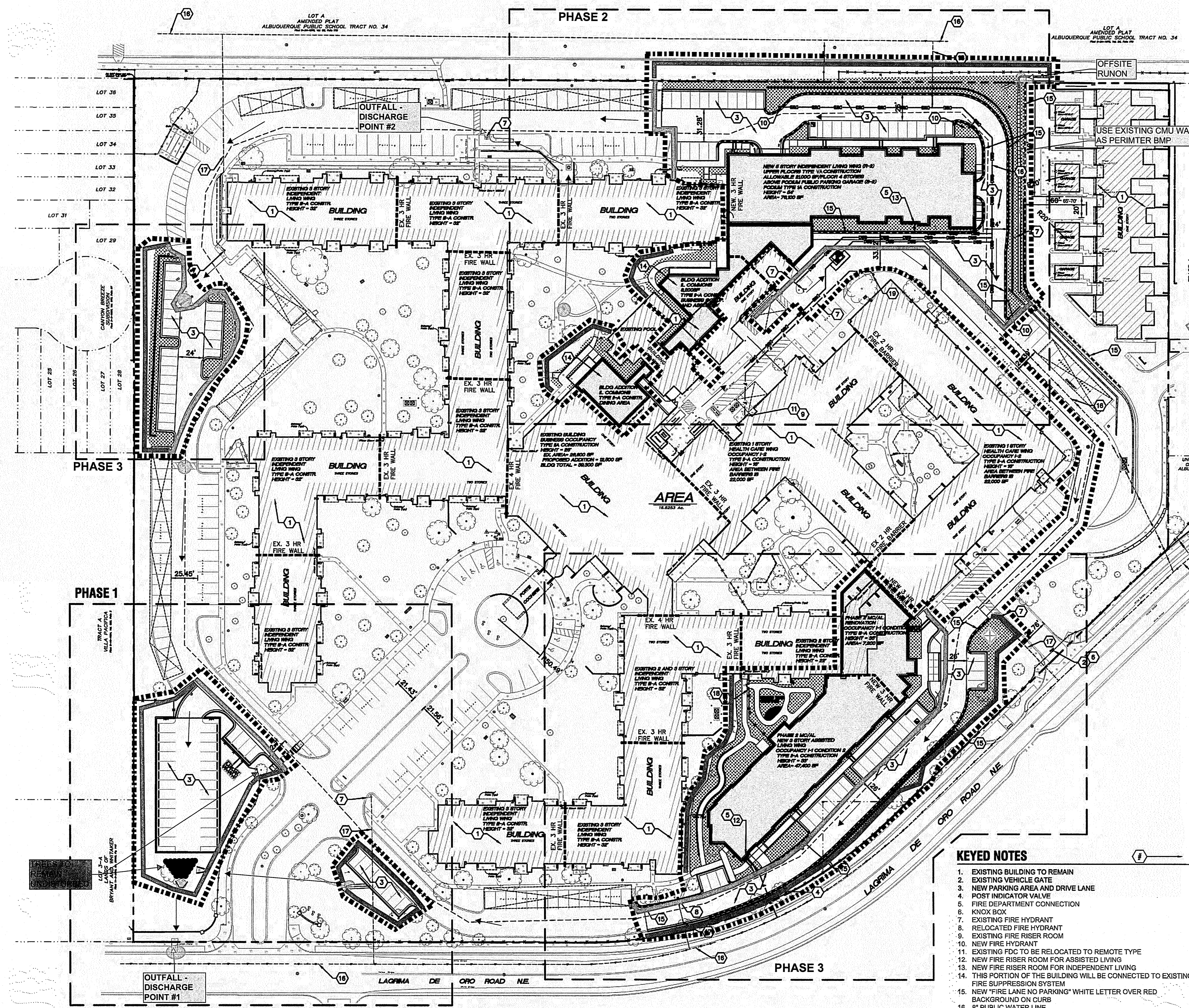
REVISIONS

No.	Description	Date

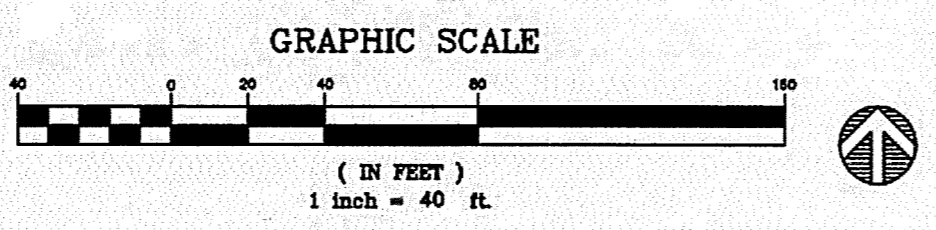
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 Date May 24, 2019
 Project number 2811
 CAD file name

SHEET TITLE
EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER
ESC 101



A1 FIRE 1 PLAN
 1" = 40'-0"

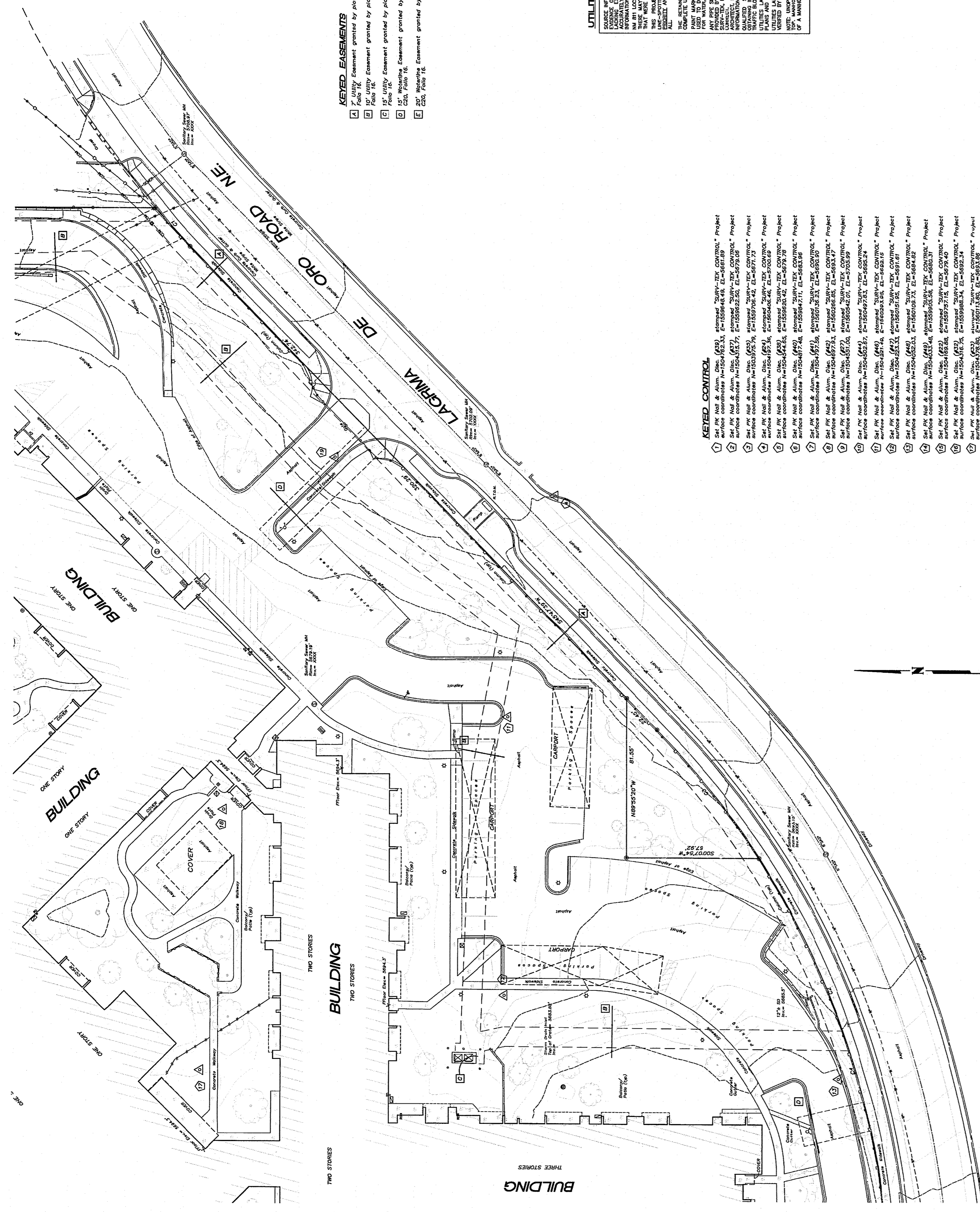


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 BASED ON PLANS BY OTHERS
 DATE 9-17-19

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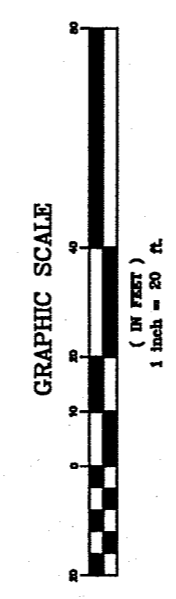
SEE SHEET 1

- KEYED EASEMENTS**
- 1. Utility Easement granted by plat filed August 7, 1982 in Volume C20, Page 16.
 - 2. Utility Easement granted by plat filed August 7, 1982 in Volume C20, Page 16.
 - 3. Utility Easement granted by plat filed August 7, 1982 in Volume C20, Page 16.
 - 4. Utility Easement granted by plat filed August 7, 1982 in Volume C20, Page 16.
 - 5. Utility Easement granted by plat filed August 7, 1982 in Volume C20, Page 16.

UTILITY DISCLAIMER

THESE REPRESENTATIONS HAVE BEEN MADE BY THE COMPANY AND CONTRACTORS AND THE COMPANY AND CONTRACTORS WILL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE COMPANY AND CONTRACTORS WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER PARTY. THE COMPANY AND CONTRACTORS WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER PARTY. THE COMPANY AND CONTRACTORS WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER PARTY.

- KEYED CONTROL**
- 1. 544 PK 102 & 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000.

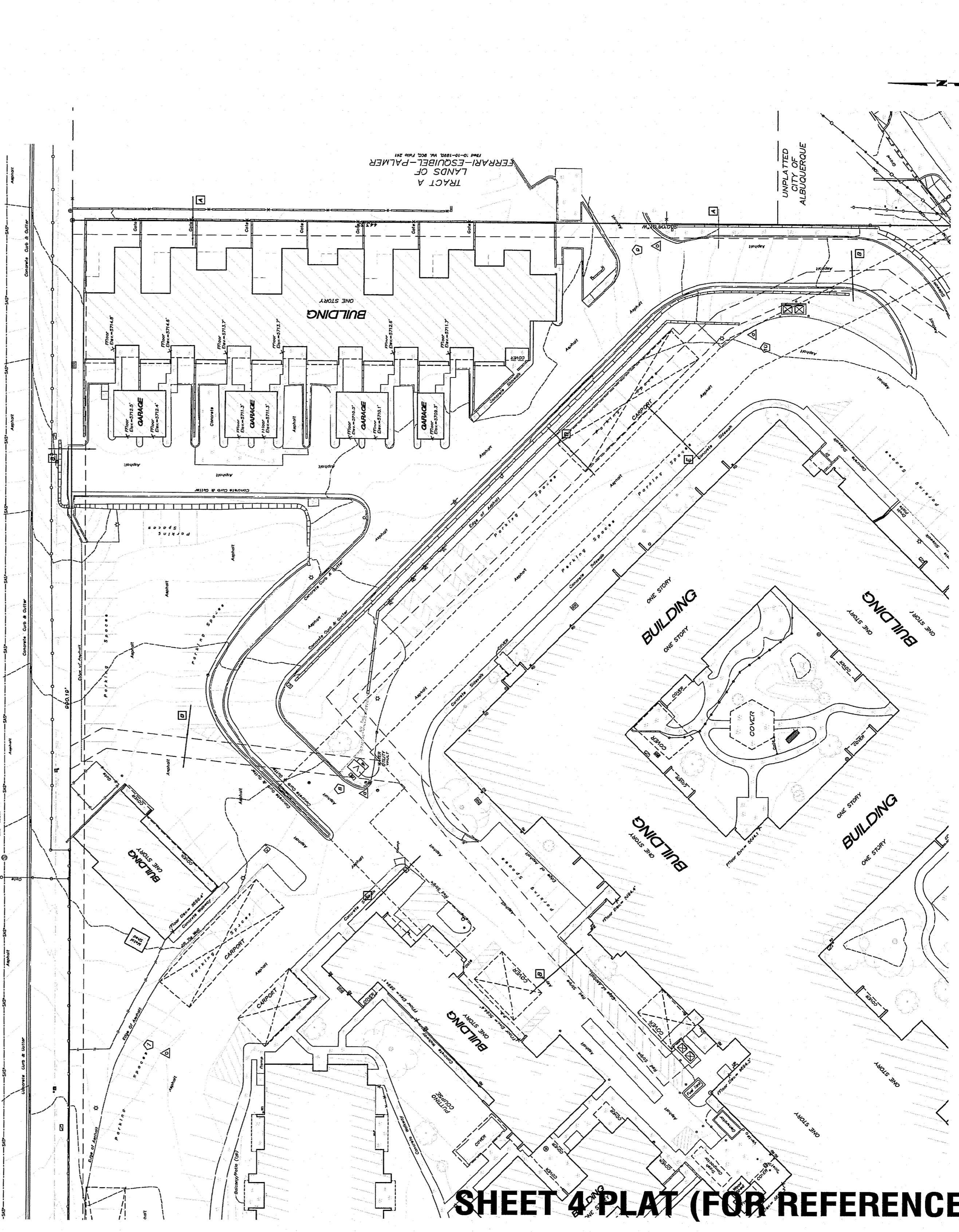


TOPOGRAPHIC AND BOUNDARY SURVEY OF
**AMENDED PLAT
 LAND IN
 SECTION 33, T11N, R4E, N1/4M, P.M.
 LA VIDA LLENA**
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2018

1205054-112518.DWG
SHEET 3 OF 4
 SURVOTEK, INC.

LOT A
 AMENDED PLAT
 AIR/INDUSTRIAL PUBLIC SCHOOL TRACT NO. 34

TOPOGRAPHIC AND BOUNDARY SURVEY OF
**AMENDED PLAT
 LAND IN
 SECTION 33, T11N, R4E, N1/4M, P.M.
 LA VIDA LLENA**
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2018



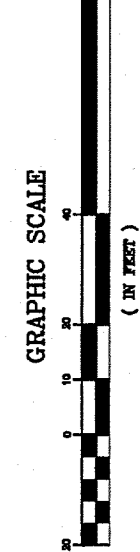
SEE SHEET 2

SHEET 4 PLAT (FOR REFERENCE ONLY)

- KEYED EASEMENTS**
- 1. Utility Easement granted by plat filed August 7, 1982 in Volume C20, Page 16.
 - 2. Utility Easement granted by plat filed August 7, 1982 in Volume C20, Page 16.
 - 3. Utility Easement granted by plat filed August 7, 1982 in Volume C20, Page 16.
 - 4. Utility Easement granted by plat filed August 7, 1982 in Volume C20, Page 16.
 - 5. Utility Easement granted by plat filed August 7, 1982 in Volume C20, Page 16.

CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC LENGTH	CHORD CURVATURE
1+00.00	S 89° 59' 59" W	100.00	100.00	0.0000
1+100.00	S 89° 59' 59" W	100.00	100.00	0.0000
1+200.00	S 89° 59' 59" W	100.00	100.00	0.0000
1+300.00	S 89° 59' 59" W	100.00	100.00	0.0000
1+400.00	S 89° 59' 59" W	100.00	100.00	0.0000
1+500.00	S 89° 59' 59" W	100.00	100.00	0.0000
1+600.00	S 89° 59' 59" W	100.00	100.00	0.0000
1+700.00	S 89° 59' 59" W	100.00	100.00	0.0000
1+800.00	S 89° 59' 59" W	100.00	100.00	0.0000
1+900.00	S 89° 59' 59" W	100.00	100.00	0.0000
2+000.00	S 89° 59' 59" W	100.00	100.00	0.0000



SEE SHEET 3

1205054-112518.DWG
SHEET 4 OF 4
 SURVOTEK, INC.

LEGEND

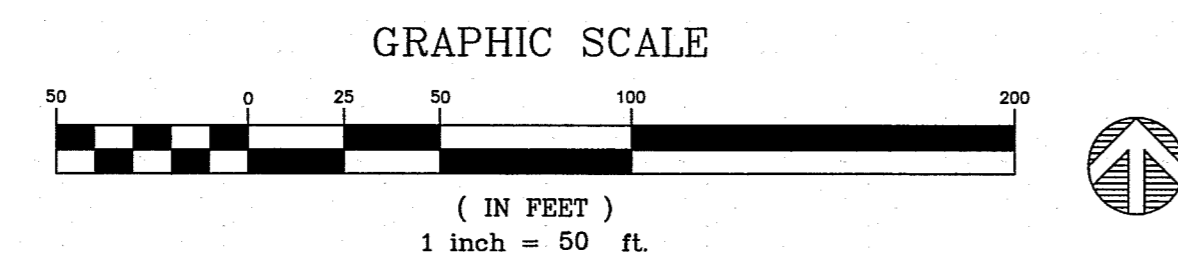
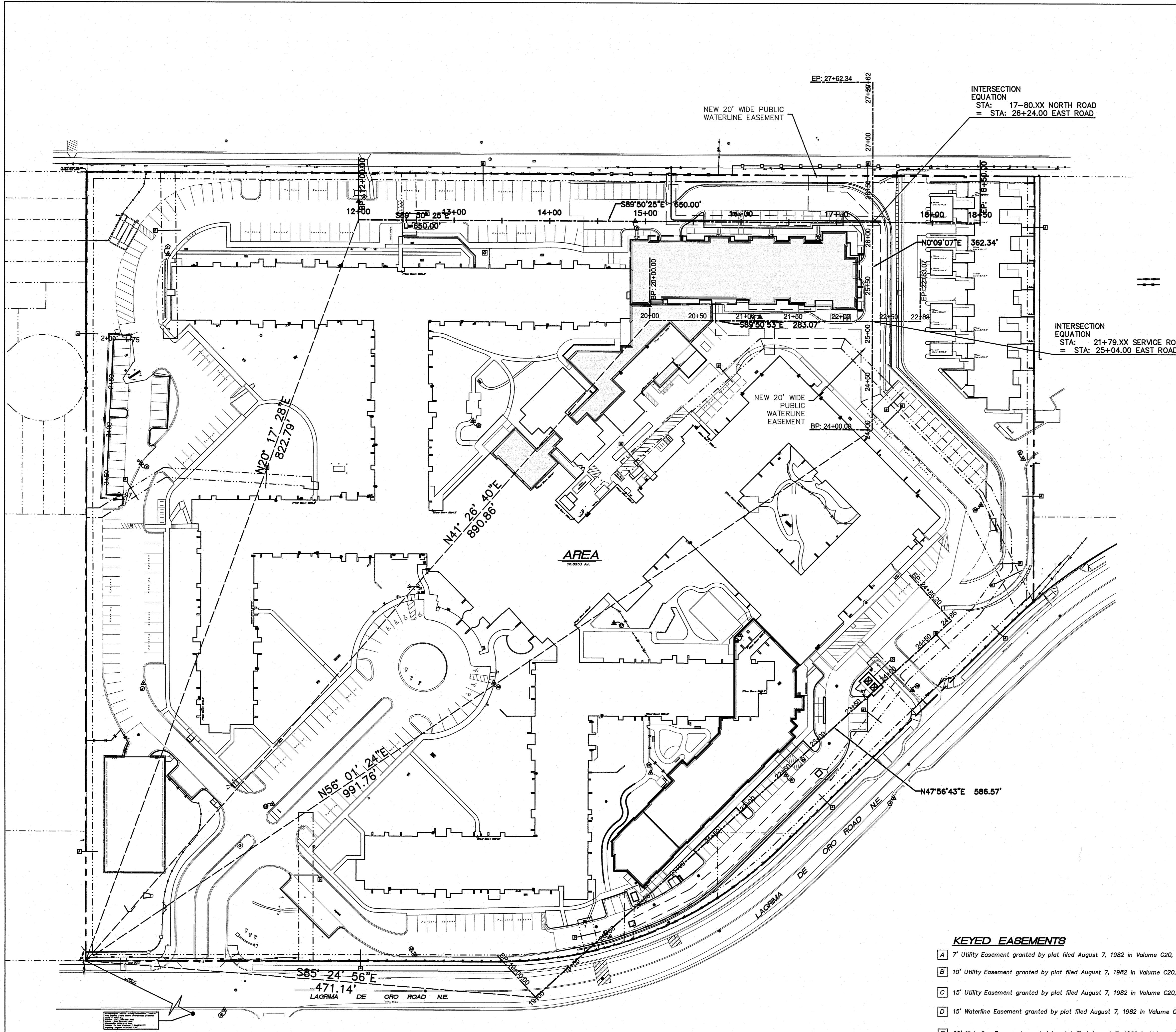
- NEW CURB AND GUTTER & SIDEWALK
- EX CURB AND GUTTER & SIDEWALK
- EX WATER VALVE
- PROP WATER VALVE
- EX FIRE HYDRANT
- PROP FIRE HYDRANT
- PROP WATER METER
- PROPERTY LINE
- (S 83°39'25" W) RECORD BEARING AND DISTANCES
- N 00°07'27" W MEASURED BEARING AND DISTANCES
- EX SD MANHOLE
- EX SAS MANHOLE
- SS PROPOSED SANITARY SEWER LINE
- SAS EX SANITARY SEWER LINE
- DWS PROPOSED WATER LINE
- W EX WATER LINE

KEYED CONTROL

- 1 Set PK Nail & Alum. Disc. (#39) stamped "SURV-TEK CONTROL" Project surface coordinates N=1504762.33, E=1559648.49, EL=5681.89
- 2 Set PK Nail & Alum. Disc. (#37) stamped "SURV-TEK CONTROL" Project surface coordinates N=1504315.77, E=1559622.50, EL=5678.06
- 3 Set PK Nail & Alum. Disc. (#35) stamped "SURV-TEK CONTROL" Project surface coordinates N=1503975.79, E=1559706.42, EL=5671.73
- 4 Set PK Nail & Alum. Disc. (#24) stamped "SURV-TEK CONTROL" Project surface coordinates N=1504197.36, E=1560406.46, EL=5700.89
- 5 Set PK Nail & Alum. Disc. (#38) stamped "SURV-TEK CONTROL" Project surface coordinates N=1504544.65, E=1559620.42, EL=5679.78
- 6 Set PK Nail & Alum. Disc. (#40) stamped "SURV-TEK CONTROL" Project surface coordinates N=1504817.48, E=1559847.11, EL=5683.96
- 7 Set PK Nail & Alum. Disc. (#41) stamped "SURV-TEK CONTROL" Project surface coordinates N=1504797.59, E=1560136.23, EL=5690.90
- 8 Set PK Nail & Alum. Disc. (#42) stamped "SURV-TEK CONTROL" Project surface coordinates N=1504697.83, E=1560266.85, EL=5693.47
- 9 Set PK Nail & Alum. Disc. (#27) stamped "SURV-TEK CONTROL" Project surface coordinates N=1504551.00, E=1560542.01, EL=5705.99
- 10 Set PK Nail & Alum. Disc. (#44) stamped "SURV-TEK CONTROL" Project surface coordinates N=1504502.67, E=1560497.83, EL=5695.24
- 11 Set PK Nail & Alum. Disc. (#46) stamped "SURV-TEK CONTROL" Project surface coordinates N=1504221.49, E=1560293.95, EL=5692.15
- 12 Set PK Nail & Alum. Disc. (#47) stamped "SURV-TEK CONTROL" Project surface coordinates N=1504223.33, E=1560151.95, EL=5691.81
- 13 Set PK Nail & Alum. Disc. (#49) stamped "SURV-TEK CONTROL" Project surface coordinates N=1504052.03, E=1560109.73, EL=5684.82
- 14 Set PK Nail & Alum. Disc. (#49) stamped "SURV-TEK CONTROL" Project surface coordinates N=1504033.48, E=1559905.58, EL=5680.31
- 15 Set PK Nail & Alum. Disc. (#22) stamped "SURV-TEK CONTROL" Project surface coordinates N=1504189.88, E=1559757.15, EL=5679.40
- 16 Set PK Nail & Alum. Disc. (#32) stamped "SURV-TEK CONTROL" Project surface coordinates N=1504316.75, E=1559988.34, EL=5692.34
- 17 Set PK Nail & Alum. Disc. (#33) stamped "SURV-TEK CONTROL" Project surface coordinates N=1504378.80, E=1560113.80, EL=5693.86
- 18 Set PK Nail & Alum. Disc. (#34) stamped "SURV-TEK CONTROL" Project surface coordinates N=1504366.78, E=1560246.43, EL=5693.79
- 19 Set PK Nail & Alum. Disc. (#45) stamped "SURV-TEK CONTROL" Project surface coordinates N=1504309.85, E=1560425.95, EL=5701.31
- 20 Set PK Nail & Alum. Disc. (#28) stamped "SURV-TEK CONTROL" Project surface coordinates N=1504542.27, E=1560041.83, EL=5694.06
- 21 Set PK Nail & Alum. Disc. (#29) stamped "SURV-TEK CONTROL" Project surface coordinates N=1504589.33, E=1559966.70, EL=5690.81

KEYED EASEMENTS

- A 7' Utility Easement granted by plat filed August 7, 1982 in Volume C20, Folia 16.
- B 10' Utility Easement granted by plat filed August 7, 1982 in Volume C20, Folia 16.
- C 15' Utility Easement granted by plat filed August 7, 1982 in Volume C20, Folia 16.
- D 15' Waterline Easement granted by plat filed August 7, 1982 in Volume C20, Folia 16.
- E 20' Waterline Easement granted by plat filed August 7, 1982 in Volume C20, Folia 16.

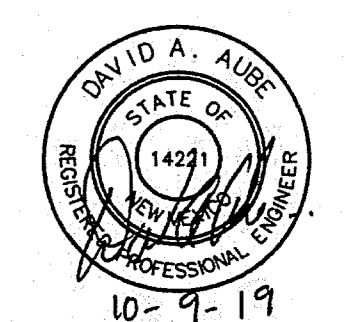


A1 SURVEY CONTROL
SCALE: 1" = 50'-0"

AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK STARTED BY	DATE
INSPECTOR'S FIELD VERIFICATION BY:	DATE
FIELD VERIFICATION BY:	DATE
DESIGNED BY:	DATE
DRAWN BY:	DATE
CHECKED BY:	DATE
RECORDED BY:	DATE

BENCH MARK	
A.C.S. MONUMENT "32-F-21"	
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D., 1983)	
X=1,503,006.666	
Y=1,559,969.666	
ELEV=5689.818 (NAVD 88)	
GRID TO GROUND FACTOR=0.999639103	
MAPPING ANGLE=-0°09'17.39"	

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	BY



REVISIONS		
NO.	DATE	
BY	REMARKS	
1	8 OCT. 2019	DESIGN
2	8 OCT. 2019	DESIGN
3	8 OCT. 2019	DESIGN

dg THE HARTMAN + MAJEWSKI DESIGN GROUP
120 VASSAR DRIVE SE SUITE 100
ALBUQUERQUE NEW MEXICO 87108
PHONE: 505.242.8880 FAX: 505.242.8881

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LA VIDA LLENA UTILITIES SURVEY CONTROL

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map	Sheet	Of
706882	F-21-Z	5	13

P:\2811_1\masterplanphase\build\dwg_02_Model\02_Civil\DWG\C101 (SHEET 5) HORZ CONTROL.dwg, 10/9/2019 11:06:05 AM

INTERIOR OF SITE SHOWN FOR INFORMATION ONLY

NORTH ROAD REFER TO SHEET 8

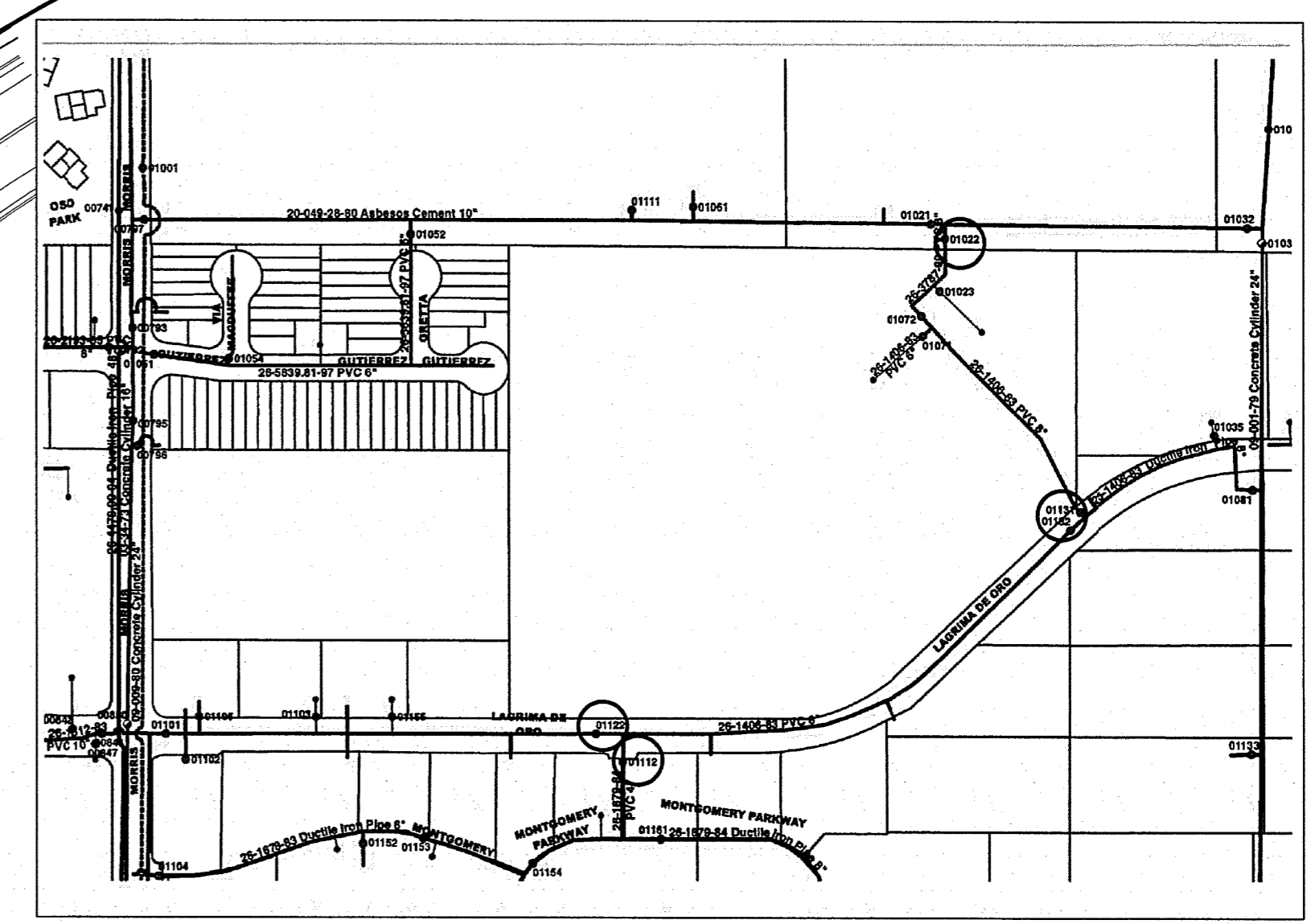
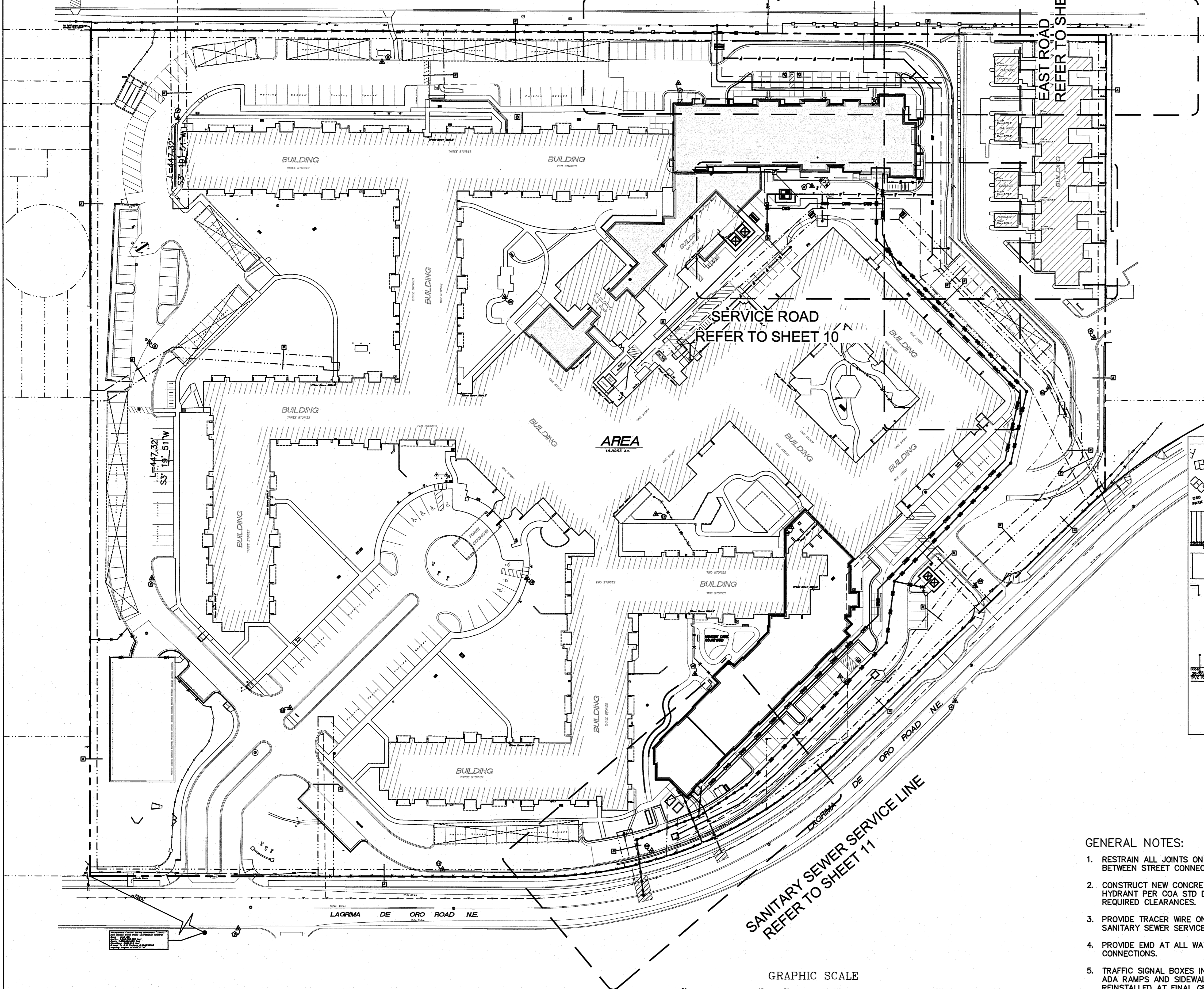
EAST ROAD REFER TO SHEET 9

SERVICE ROAD REFER TO SHEET 10

SANITARY SEWER SERVICE LINE REFER TO SHEET 11

LEGEND

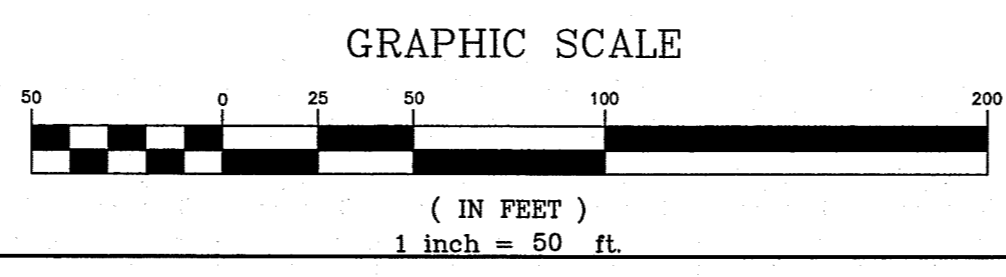
- NEW CURB AND GUTTER & SIDEWALK
- EX CURB AND GUTTER & SIDEWALK
- EX WATER VALVE
- ⊗ PROP WATER VALVE
- ⊙ EX FIRE HYDRANT
- ⊗ PROP FIRE HYDRANT
- ⊙ PROP WATER METER
- PROPERTY LINE
- (S 83°39'25" W) RECORD BEARING AND DISTANCES
- (N 00°07'27" W) MEASURED BEARING AND DISTANCES
- ⊙ EX SD MANHOLE
- ⊙ EX SAS MANHOLE
- SS PROPOSED SANITARY SEWER LINE
- SAS EX SANITARY SEWER LINE
- BW PROPOSED PUBLIC WATER LINE
- W EX WATER LINE
- F PROPOSED FIRE LINE
- DWS PROPOSED PRIVATE WATER LINE



WATER SHUT OFF PLAN
 FOR NON-PRESSURE CONNECTIONS WORK ON SITE REQUIRES SHUT OFF OF VALVES 01131 AND 01022.
 NEW HYDRANT AND FIRE LINE ON LAGRIMA DE ORO REQUIRES SHUT OFF OF VALVES 01122, 01112 AND 01132.

GENERAL NOTES:

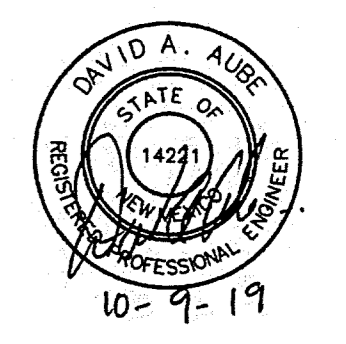
1. RESTRAIN ALL JOINTS ON FIRE LINE SERVICE BETWEEN STREET CONNECTION AND BUILDING.
2. CONSTRUCT NEW CONCRETE COLLAR AT EXISTING FIRE HYDRANT PER COA STD DWG 2340. MAINTAIN REQUIRED CLEARANCES.
3. PROVIDE TRACER WIRE ON ALL NEW WATER AND SANITARY SEWER SERVICE LINES.
4. PROVIDE EMD AT ALL WATER AND SANITARY SEWER CONNECTIONS.
5. TRAFFIC SIGNAL BOXES IN LOCATIONS WHERE THE ADA RAMPS AND SIDEWALKS TO BE REMOVED AND REINSTALLED AT FINAL GRADES.



AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK STAMPED BY	DATE
ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
CORRECTED BY	DATE
RECORDED BY	DATE
RECORDED BY	DATE

BENCH MARK	
A.C.S. MONUMENT "32-F-21"	
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)	
X=1,503,006.666	
Y=1,559,969.665	
ELEV=5689.818 (NAVD 88)	
GRID TO GROUND FACTOR=0.999639103	
MAPPING ANGLE=-0°09'17.39"	

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	



NO.	DATE	REMARKS	BY
		DESIGN	
	8 OCT. 2019		DAVID A. AUBE, P.E.
	8 OCT. 2019		DAVID A. AUBE, P.E.
	8 OCT. 2019		DAVID A. AUBE, P.E.

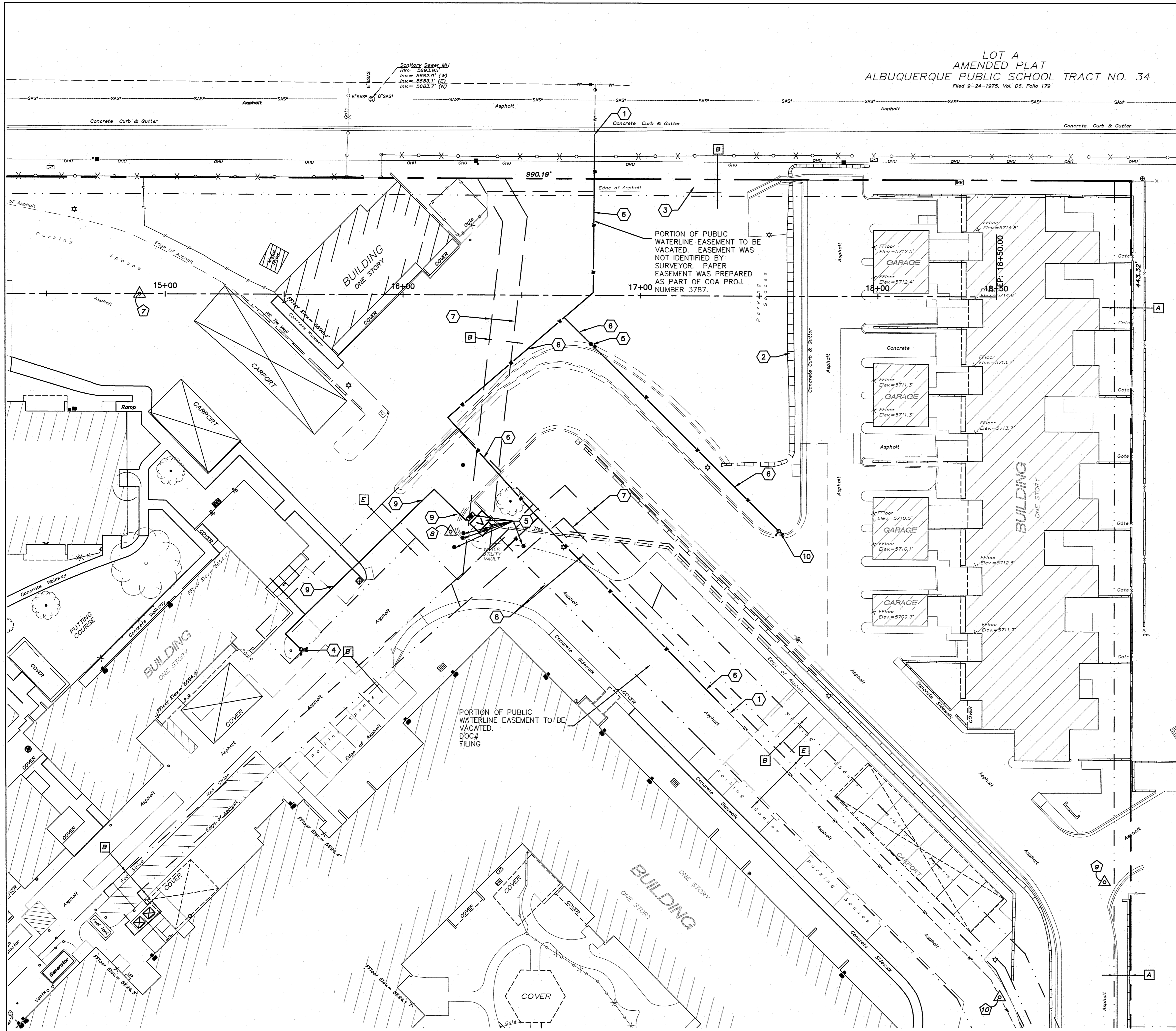
THE HARTMAN + MAJEWSKI
dg DESIGN GROUP
 120 VASSAR DRIVE SUITE 100
 ALBUQUERQUE, NEW MEXICO 87106
 PHONE : 505.242.6880 FAX : 505.242.6881

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

TITLE: LA VIDA LLENA UTILITIES
 OVERALL SITE UTILITY PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED OCT 23 2019 DESIGN REVIEW COMMITTEE	APPROVED DEC 31 2019 CITY ENGINEER		
Last Design Update			

City Project No. 706882 Zone Map F-21-Z Sheet 6 Of 13



LOT A
 AMENDED PLAT
 ALBUQUERQUE PUBLIC SCHOOL TRACT NO. 34
 Filed 9-24-1975, Vol. D6, Folio 179

LEGEND

- NEW CURB AND GUTTER & SIDEWALK
- EX CURB AND GUTTER & SIDEWALK
- EX WATER VALVE
- PROP WATER VALVE
- EX FIRE HYDRANT
- PROP FIRE HYDRANT
- PROP WATER METER
- PROPERTY LINE
- (S 83°39'25" W) RECORD BEARING AND DISTANCES
- N 00°07'27" W MEASURED BEARING AND DISTANCES
- EX SD MANHOLE
- EX SAS MANHOLE
- SS PROPOSED SANITARY SEWER LINE
- SAS EX SANITARY SEWER LINE
- DWS PROPOSED WATER LINE
- W* EX WATER LINE
- W REMOVE EX WATER LINE

DEMOLITION PLAN GENERAL NOTES

- I. SEE SHEET 1 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.
- II. SAWCUT, REMOVE, AND DISPOSE OF ASPHALT PAVEMENT SUCH THAT A 1' WIDE STRIP OF ASPHALT PAVEMENT IS REMOVED AND REPLACED IN FRONT OF PROPOSED CONCRETE GUTTERS.
- III. SEE SHEET 5, SURVEY CONTROL FOR DESCRIPTION OF EXISTING UTILITY EASEMENTS
- IV. SURFACE TREATMENTS SUCH AS CURB AND GUTTER AND ASPHALT TO BE REMOVED AND REPLACED UNDER BUILDING PERMIT, CONCURRENT TO THIS WORK.

DEMOLITION PLAN KEYED NOTES

1. EXISTING PUBLIC WATERLINE TO REMAIN
2. EXISTING KEYSTONE BLOCK WALL TO REMAIN
3. EXISTING 7' PUBLIC UTILITY EASEMENT
4. REMOVE AND DISPOSE OF EXISTING FIRE HYDRANT AND BOLLARDS.
5. REMOVE AND SALVAGE EXISTING DOMESTIC AND FIRE SUPPRESSION BACK FLOW PREVENTOR(S) AND INSULATED ENCLOSURES. REMOVE AND DISPOSE OF EXISTING CONCRETE FOUNDATIONS. REMOVE AND DISPOSE OF EXISTING 6" WATER METER VAULT (COORDINATE REMOVAL OF VAULT WITH SCOTT SCHNEIDER WITH ABCWVA). REMOVE EXISTING GATE VALVES.
6. REMOVE AND DISPOSE OF EXISTING PUBLIC WATERLINE.
7. PUBLIC UTILITY EASEMENT TO BE VACATED
8. PUBLIC WATERLINE EASEMENT TO BE VACATED
9. REMOVE AND DISPOSE OF EXISTING PRIVATE WATERLINES, VALVES, ETC.
10. REMOVE AND DISPOSE OF EXISTING FIRE HYDRANT

AS-BUILT INFORMATION

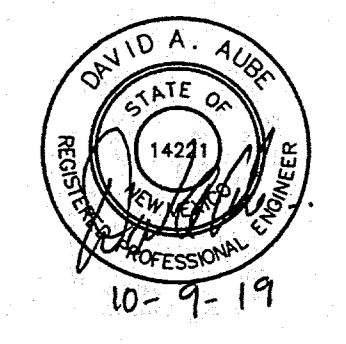
CONTRACTOR	DATE
INSPECTOR'S NAME	DATE
FIELD DISTANCE BY:	DATE
DRAWING VERIFICATION BY:	DATE
DESIGNED BY:	DATE
RECORDED BY:	DATE

BENCH MARK

AC.S. MONUMENT	NEW MEXICO STATE PLANE COORDINATES
"32-F-21"	(CENTRAL ZONE-N.A.D., 1983)
X=1,503,006.666	Y=1,559,969.665
ELEV=5689.818 (NAVD 88)	GRID TO GROUND FACTOR=0.999639103
MAPPING ANGLE=-0°09'17.39"	

SURVEY INFORMATION

FIELD NOTES	DATE
NO.	BY



REVISIONS

NO.	DATE	REMARKS	BY

DESIGN
 DATE 8 OCT. 2019
 DRAWN BY: DAVID A. AUBE, P.E.
 DATE 8 OCT. 2019
 CHECKED BY: DAVID A. AUBE, P.E.
 DATE 8 OCT. 2019

THE HARTMAN + MAJEWSKI
dg DESIGN GROUP
 120 VASSAR DRIVE SE SUITE 100
 ALBUQUERQUE NEW MEXICO 87106
 PHONE : 505.242.6880 FAX : 505.242.6881

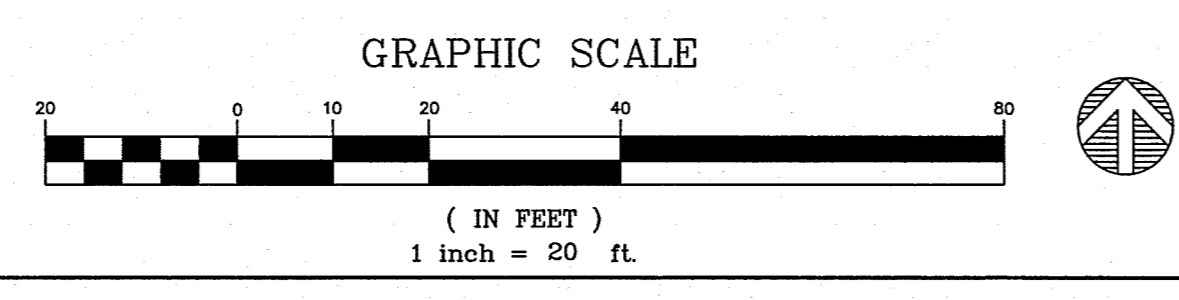
CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

TITLE: LA VIDA LLENA UTILITIES
 UTILITY DEMOLITION PLAN

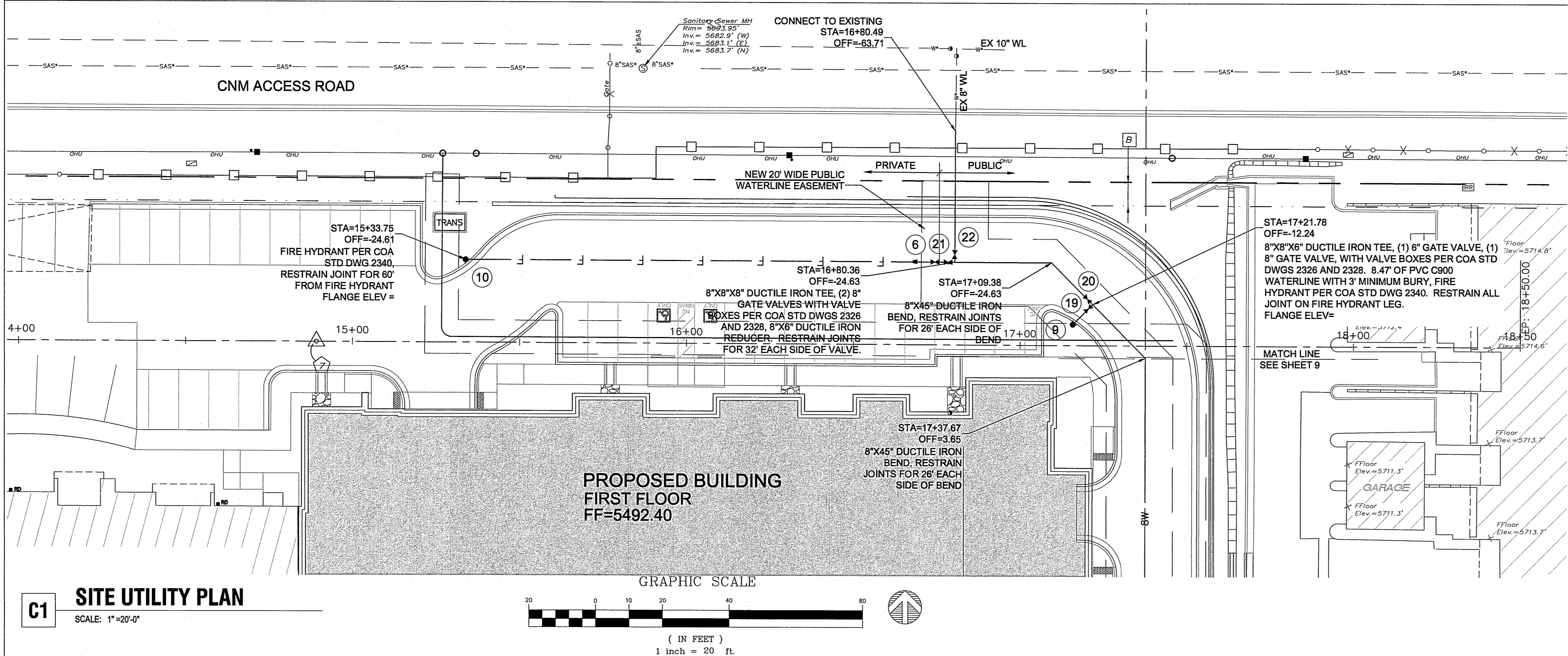
Design Review Committee APPROVE OCT 22 2019 DESIGN REVIEW COMMITTEE	City Engineer Approval APPROVE DEC 31 2019 CITY ENGINEER	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 706882 Zone Map F-21-Z Sheet 7 Of 13

D1 UTILITY DEMOLITION PLAN
 SCALE: 1" = 20'-0"



P:\2811_Utilities\phase1\build\002_Model\02_Civil\PW\0001 DEMO (SHEET 7)dwg, 10/9/2019 11:06:36 AM



GENERAL NOTES

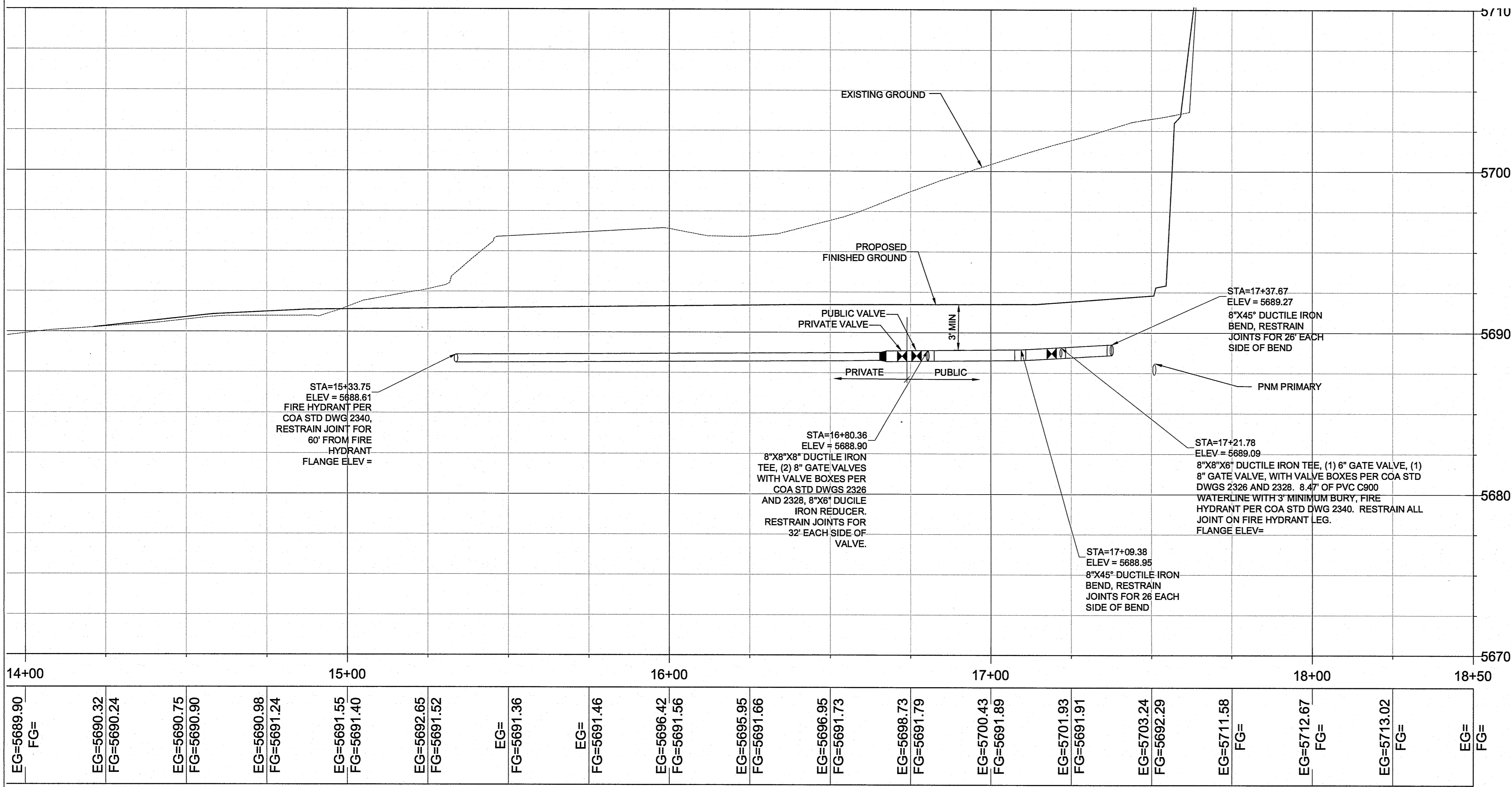
- SEE SHEET 1 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.
- ALL NEW FIRE HYDRANTS ARE PRIVATE. PAINT BONNETS ORANGE.

Water Meter, Fire Line, and Sanitary Sewer Service Summary

Fire Line Gate Valve Public						
#	Size	Location (Station/Offset)	Street	Easting (X)	Northing (Y)	Rim Elevation
6	8"	Sta: 16+74.36, Off: 24.63L	Internal North Ring	1560321.45	1504821.7	

Fire Hydrants Private						
#	Size	Location (Station/Offset)	Street	Easting (X)	Northing (Y)	Rim Elevation
9	8"	Sta: 17+15.76, Off: 6.25L	Internal North Ring	1560362.84	1504803.20	
10	8"	Sta: 15+33.75, Off: 24.61L	Internal North Ring	1560180.88	1504822.07	

Public Waterline Gate Valve						
#	Size	Location (Station/Offset)	Street	Easting (X)	Northing (Y)	Rim Elevation
19	6"	Sta: 17+20.43, Off: 11.00L	Internal North Road	1560367.52	1504807.95	
20	8"	Sta: 17+20.14, Off: 13.87L	Internal North Road	1560367.24	1504710.82	
21	8"	Sta: 16+78.54, Off: 24.67L	Internal North Road	1560325.67	150481.73	
22	8"	Sta: 16+80.37, Off: 26.93L	Internal North Road	1560327.51	1504823.98	



LEGEND

- NEW CURB AND GUTTER & SIDEWALK
- EX CURB AND GUTTER & SIDEWALK
- EX WATER VALVE
- PROP WATER VALVE
- EX FIRE HYDRANT
- PROP FIRE HYDRANT
- PROP WATER METER
- PROPERTY LINE
- (S 83°39'25" W) RECORD BEARING AND DISTANCES
- (N 00°07'27" W) MEASURED BEARING AND DISTANCES
- EX SD MANHOLE
- EX SAS MANHOLE
- PROPOSED SANITARY SEWER LINE
- EX SANITARY SEWER LINE
- PROPOSED PUBLIC WATER LINE
- EX WATER LINE
- PROPOSED FIRE LINE
- PROPOSED PRIVATE WATER LINE

AS-BUILT INFORMATION

CONTRACTOR	DATE

BENCH MARK

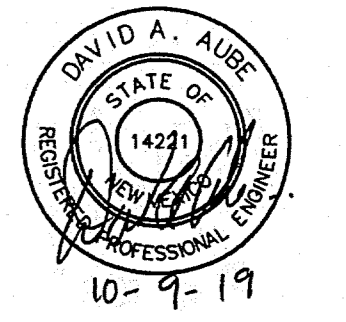
NO.	DATE	BY	REMARKS

SURVEY INFORMATION

NO.	DATE	BY	REMARKS

MICRO-FILM INFORMATION

NO.	DATE	BY	REMARKS



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120 VASSAR DRIVE SUITE 100
ALBUQUERQUE, NEW MEXICO 87106
PHONE: 505.242.6880 FAX: 505.242.6881

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PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

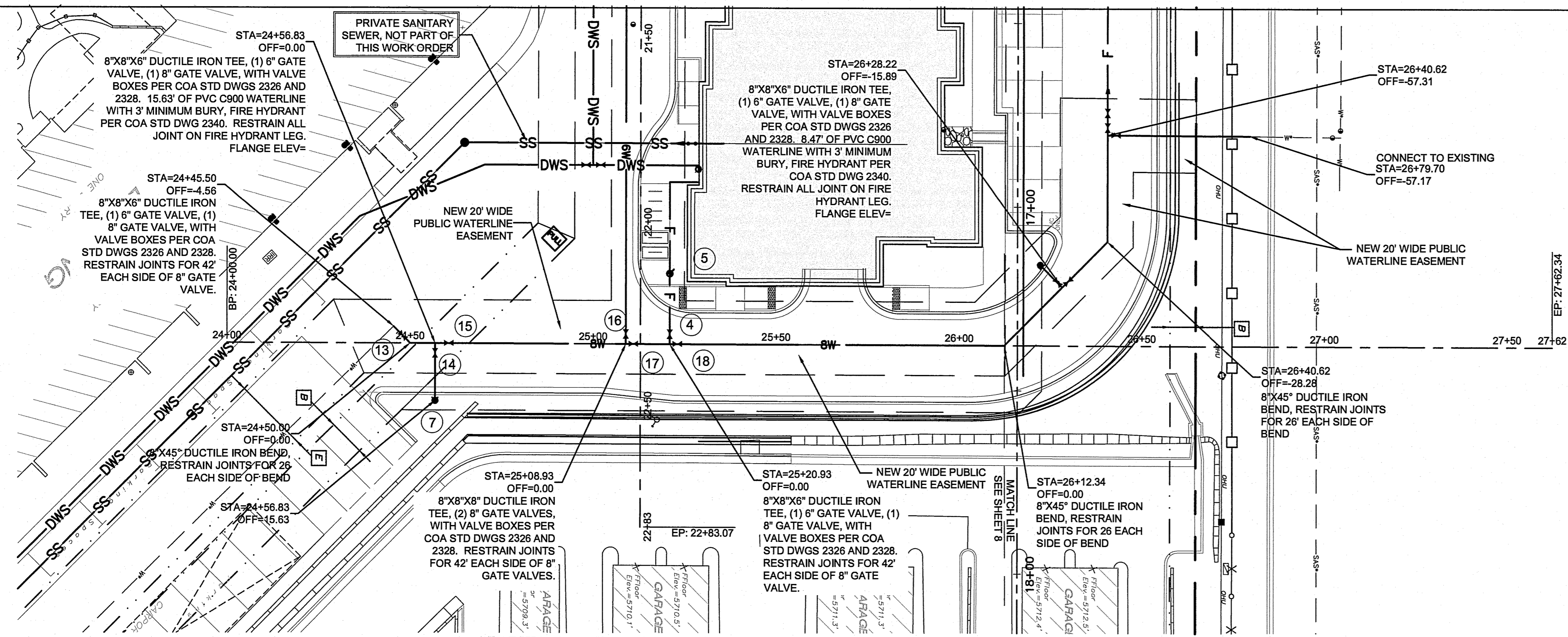
TITLE: LA VIDA LLENA UTILITIES
UTILITY PLAN AND PROFILE NORTH ROAD

DESIGNED BY: DAVID A. AUBE, P.E. DATE: 8 OCT. 2019
DRAWN BY: DAVID A. AUBE, P.E. DATE: 8 OCT. 2019
CHECKED BY: DAVID A. AUBE, P.E. DATE: 8 OCT. 2019

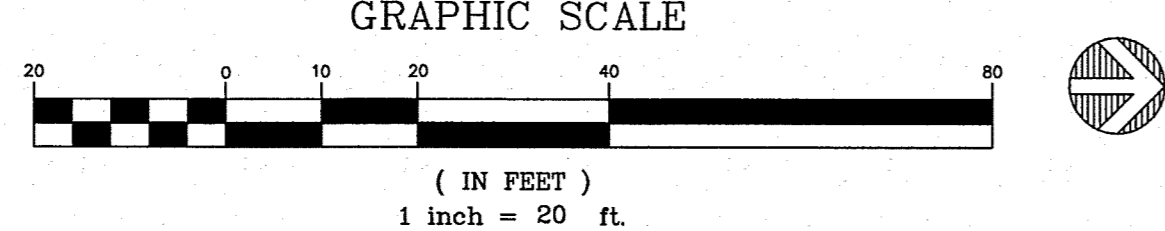
APPROVED: OCT 22 2019 DESIGN REVIEW COMMITTEE

APPROVED: DEC 31 2019 CITY ENGINEER

City Project No. 706882 Zone Map F-21-Z Sheet 8 Of 13



C1 SITE UTILITY PLAN
SCALE: 1"=20'-0"

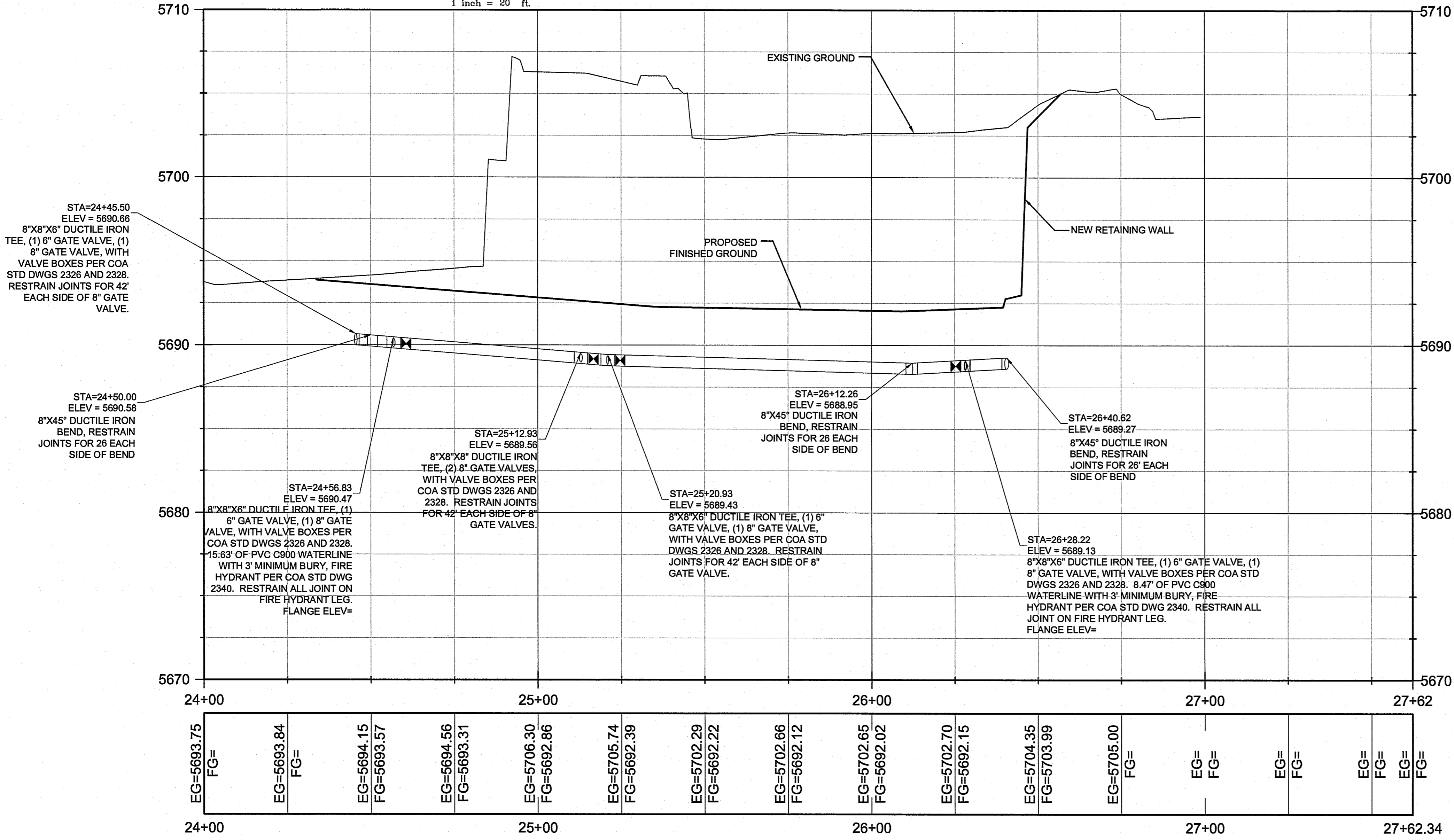


GENERAL NOTES

- SEE SHEET 1 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.
- ALL NEW FIRE HYDRANTS ARE PRIVATE. PAINT BONNETS ORANGE.

LEGEND

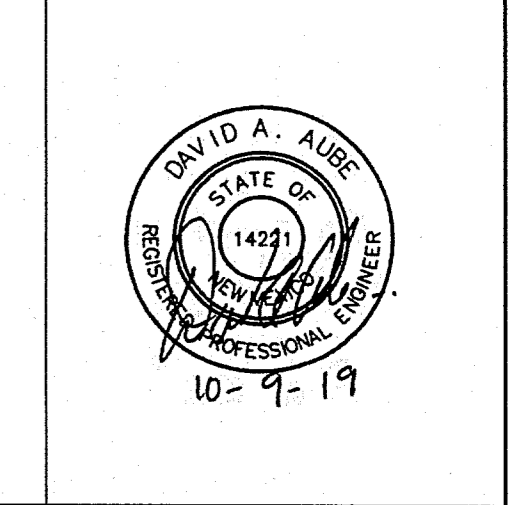
- NEW CURB AND GUTTER & SIDEWALK
- EX CURB AND GUTTER & SIDEWALK
- EX WATER VALVE
- PROP WATER VALVE
- EX FIRE HYDRANT
- PROP FIRE HYDRANT
- PROP WATER METER
- PROPERTY LINE
- (S 83°39'25" W) RECORD BEARING AND DISTANCES
- (N 00°07'27" W) MEASURED BEARING AND DISTANCES
- EX SD MANHOLE
- EX SAS MANHOLE
- PROPOSED SANITARY SEWER LINE
- EX SANITARY SEWER LINE
- PROPOSED PUBLIC WATER LINE
- EX WATER LINE
- PROPOSED FIRE LINE
- PROPOSED PRIVATE WATER LINE



A1 SITE UTILITY PROFILE
SCALE: 1"=20'-0" HORIZ, 1"=4'-0" VERT

Water Meter, Fire Line, and Sanitary Sewer Service Summary						
Fire Line Gate Valve Public						
#	Size	Location (Station/Offset)	Street	Easting (X)	Northing (Y)	Rim Elevation
4	6"	Sta: 25+20.92, Off: 2.70'L	Internal East Ring	1560381.78	1504701.84	
5	6" PIV	Sta: 25+20.92, Off: 19.14'L	Internal East Ring	1560365.34	1504701.88	
Fire Hydrants Private						
#	Location (Station/Offset)	Street	Easting (X)	Northing (Y)	Rim Elevation	
7	Sta: 24+56.82, Off: 15.63'R	Internal East Ring	1560399.94	1504637.69		
Public Waterline Gate Valve						
#	Size	Location (Station/Offset)	Street	Easting (X)	Northing (Y)	Rim Elevation
13	8"	Sta: 24+48.03, Off: 2.00'L	Internal East Road	1560382.29	1504628.94	
14	6"	Sta: 24+56.82, Off: 2.70'R	Internal East Road	1560387.01	1504637.72	
15	8"	Sta: 24+60.55, Off: 0.00'R	Internal East Road	1560384.28	1504641.47	
16	6"	Sta: 25+08.92, Off: 2.70'L	Internal East Road	1560381.75	1504689.84	
17	8"	Sta: 25+11.06, Off: 0.00'R	Internal East Road	1560387.46	1504691.97	
18	8"	Sta: 25+23.06, Off: 0.00'R	Internal East Road	1560384.48	1504703.83	

AS-BUILT INFORMATION		BENCH MARK		SURVEY INFORMATION	
CONTRACTOR	DATE	AC.S. MONUMENT	DATE	FIELD NOTES	BY
WORK STAKED BY	DATE	NEW MEXICO STATE PLANE COORDINATES			
INSPECTOR'S NAME	DATE	(CENTRAL ZONE-N.A.D. 1983)			
FIELD VERIFICATION BY:	DATE	X=1,503,006.666			
FIELD VERIFICATION BY:	DATE	Y=1,559,969.665			
CONTRACTED BY:	DATE	ELEV=5689.818 (NAVD 88)			
MICRO-FILM INFORMATION		GRID TO GROUND FACTOR=0.999639103			
RECORDED BY:	DATE	MAPPING ANGLE=-0°09'17.39"			
RECORDED BY:	DATE				



NO.	DATE	REMARKS	BY

REVISIONS

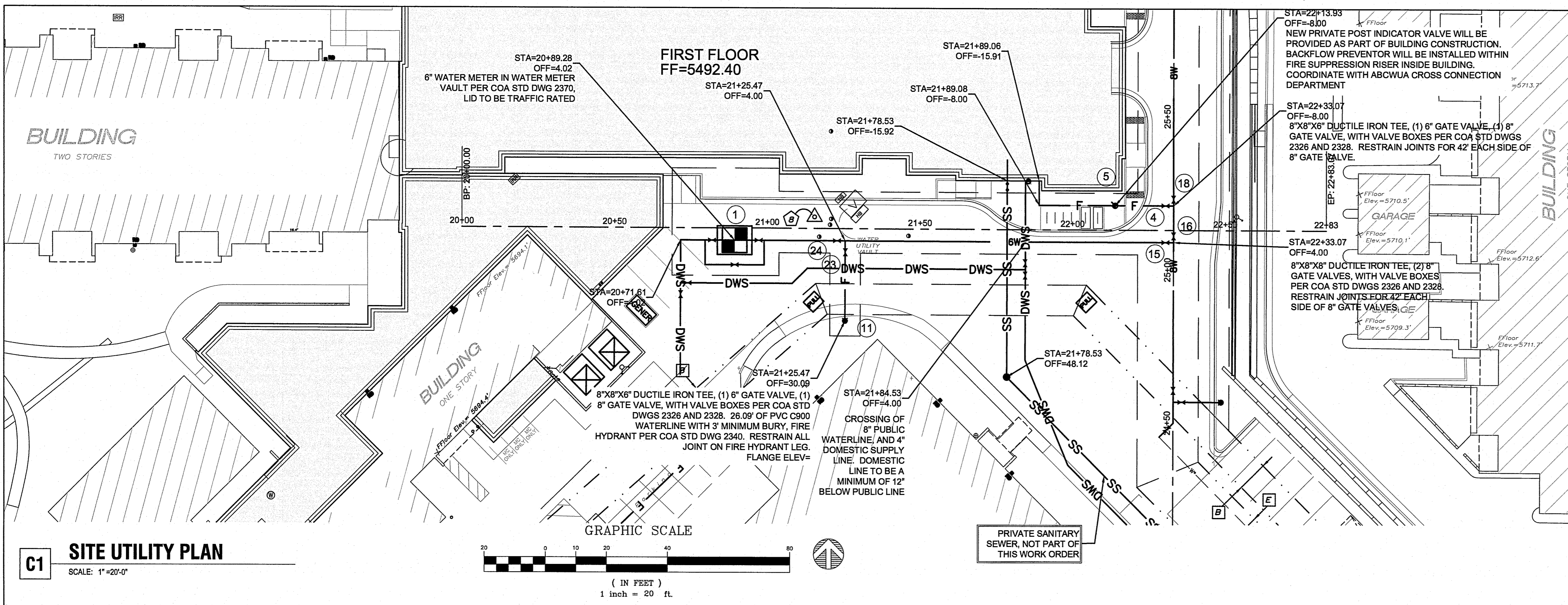
DESIGN	DATE	BY
DAVID A. AUBE, P.E.	8 OCT. 2019	
DAVID A. AUBE, P.E.	8 OCT. 2019	
DAVID A. AUBE, P.E.	8 OCT. 2019	

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PHONE: 505.242.6880 FAX: 505.242.6881

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **LA VIDA LLENA UTILITIES
UTILITY PLAN AND PROFILE EAST ROAD**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED OCT 22 2019 DESIGN REVIEW COMMITTEE	APPROVED DEC 31 2019 CITY ENGINEER		
City Project No. 706882		Zone Map F-21-Z	Sheet 9 Of 13



C1 SITE UTILITY PLAN
SCALE: 1"=20'-0"

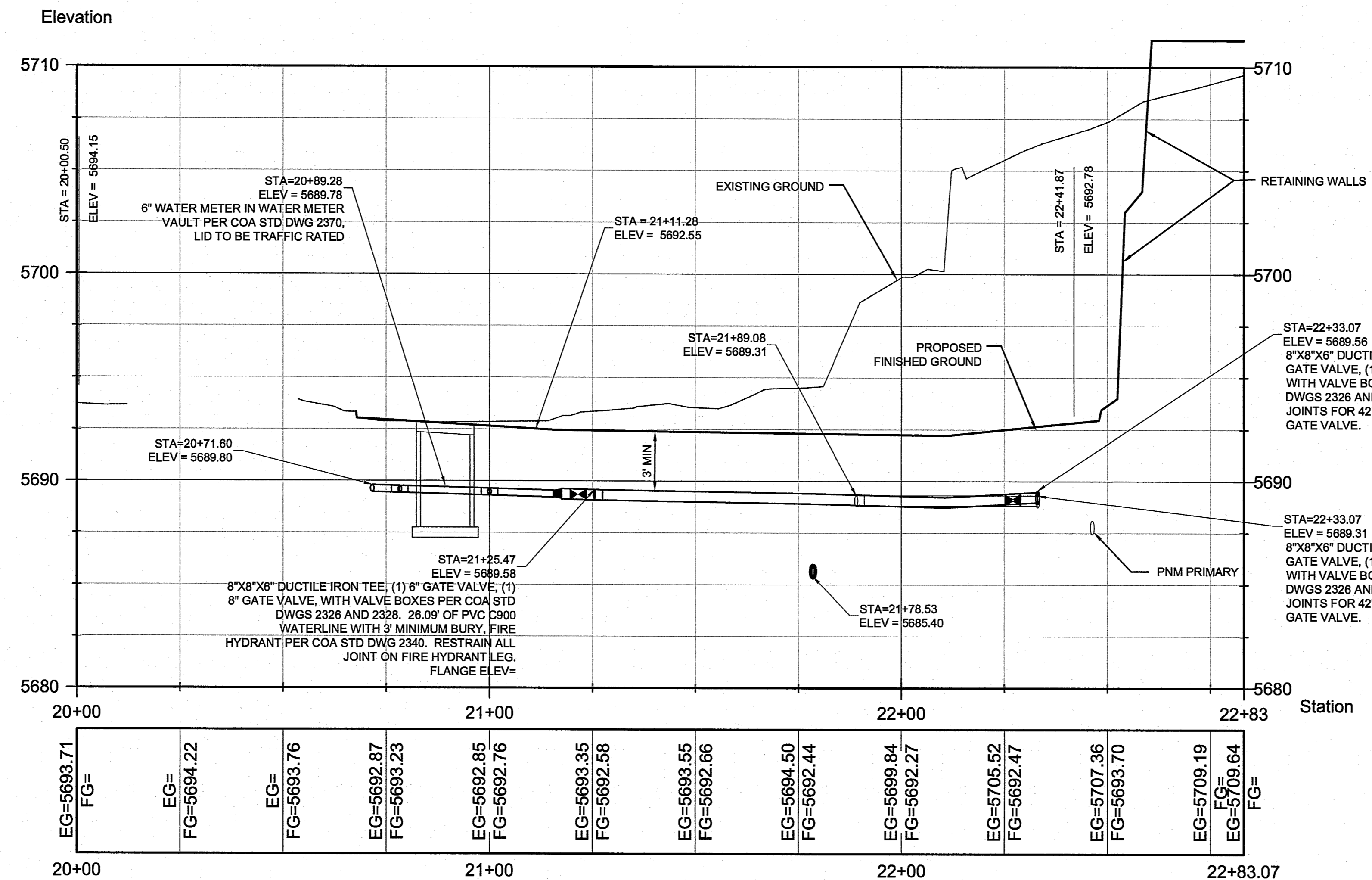
GENERAL NOTES

- I. SEE SHEET 1 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.
- II. ALL NEW FIRE HYDRANTS ARE PRIVATE. PAINT BONNETS ORANGE.

LEGEND

- NEW CURB AND GUTTER & SIDEWALK
- EX CURB AND GUTTER & SIDEWALK
- EX WATER VALVE
- PROP WATER VALVE
- EX FIRE HYDRANT
- PROP FIRE HYDRANT
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- EX SD MANHOLE
- EX SAS MANHOLE
- SS PROPOSED SANITARY SEWER LINE
- SAS EX SANITARY SEWER LINE
- BW PROPOSED PUBLIC WATER LINE
- W EX WATER LINE
- F PROPOSED FIRE LINE
- DWS PROPOSED PRIVATE WATER LINE

Water Meter, Fire Line, and Sanitary Sewer Service Summary						
Water Meter						
#	Size	Location (Station/Offset)	Street	Easting (X)	Northing (Y)	Use
1	6"	Sta:20+89.28, Off:4.00'R	Internal Service Road	1560240.66	1504690.19	Domestic
Fire Line Gate Valve Public						
#	Size	Location (Station/Offset)	Street	Easting (X)	Northing (Y)	Rim Elevation
4	6"	Sta:25+20.92, Off:2.70'L	Internal East Ring	1560381.78	1504701.84	
5	6" PIV	Sta:25+20.92, Off:19.14'L	Internal East Ring	1560365.34	1504701.88	
Fire Hydrants Private						
#	Location (Station/Offset)	Street	Easting (X)	Northing (Y)	Rim Elevation	
11	Sta:21+25.48, Off:30.10'R	Internal Service Road	1560276.78	1504664.02		
Public Waterline Gate Valve						
#	Size	Location (Station/Offset)	Street	Easting (X)	Northing (Y)	Rim Elevation
15	8"	Sta:24+60.55, Off:0.00'R	Internal East Road	1560384.28	1504641.47	
16	6"	Sta:25+08.92, Off:2.70'L	Internal East Road	1560381.75	1504689.84	
18	8"	Sta:25+23.06, Off:0.00'R	Internal East Road	1560384.48	1504703.83	
23	6"	Sta:21.25.52, Off:7.75'R	Internal Service Road	1560276.89	1504686.38	
24	6"	Sta:21+22.78, Off:4.00'R	Internal Service Road	1560274.16	1504690.112	

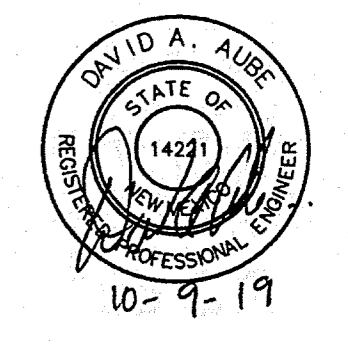


A1 SITE UTILITY PROFILE
SCALE: 1"=20'-0" HORIZ, 1"=4'-0" VERT

AS-BUILT INFORMATION	
CONTRACTOR	
WORK STARTED BY	
DATE	
APPROVED BY	
DATE	
FIELD VERIFICATION BY	
DATE	
CHECKED BY	
DATE	
RECORDED BY	
DATE	

BENCH MARK	
A.C.S. MONUMENT "32-F-21"	
NEW MEXICO STATE PLANE COORDINATES	
(CENTRAL ZONE-N.A.D. 1983)	
X=1,503,006.666	
Y=1,559,969.665	
ELEV=5689.818 (NAVD 88)	
GRID TO GROUND FACTOR=0.999639103	
MAPPING ANGLE=-0°09'17.39"	

SURVEY INFORMATION	
FIELD NOTES	
BY	
DATE	
NO.	

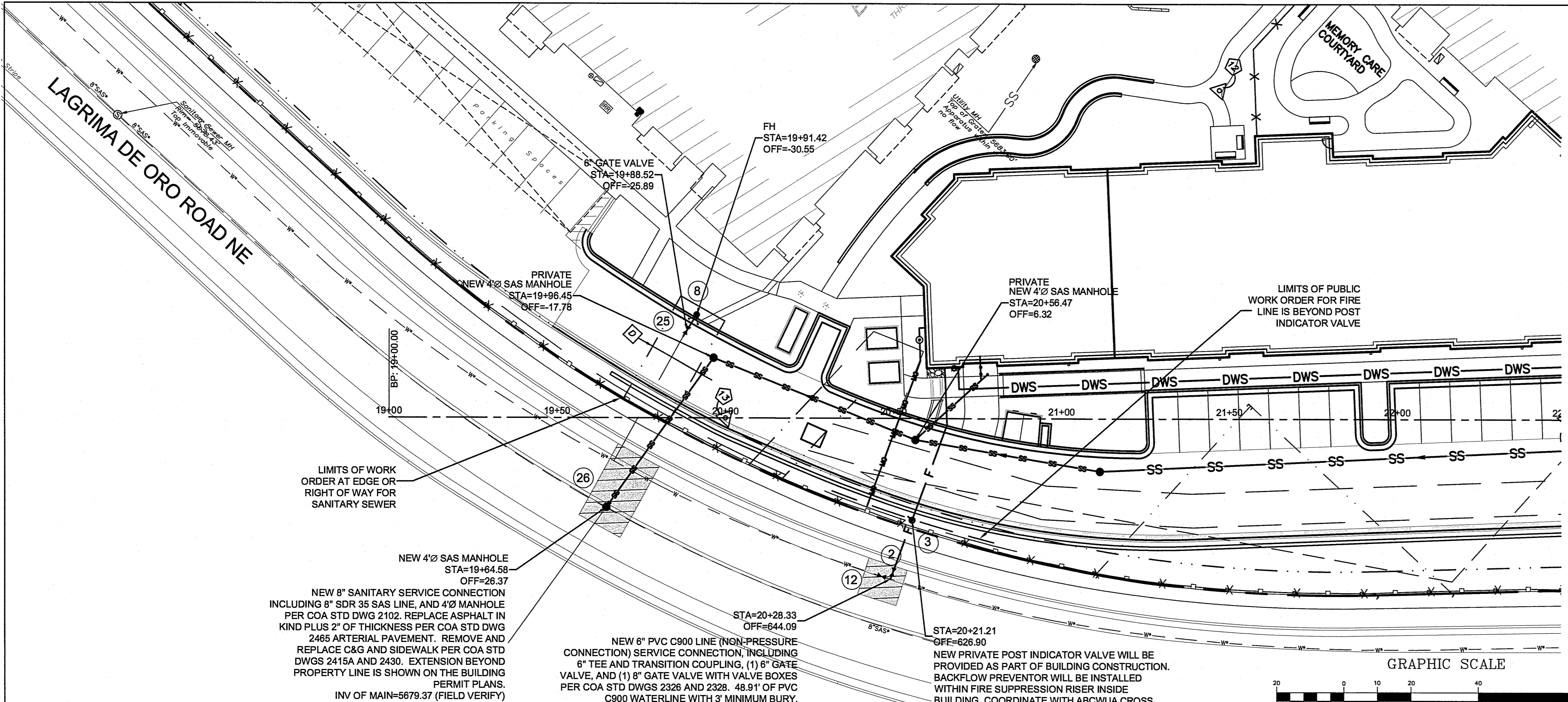


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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **LA VIDA LLENA UTILITIES**
UTILITY PLAN AND PROFILE SERVICE ROAD

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED OCT 23 2019 DESIGN REVIEW COMMITTEE	APPROVED DEC 31 2019 CITY ENGINEER		
City Project No. 706882		Zone Map F-21-Z	Sheet 10 Of 13



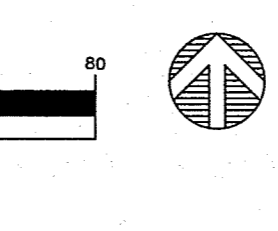
Water Meter, Fire Line, and Sanitary Sewer Service Summary

Fire Line Gate Valve Public						
#	Size	Location (Station/Offset)	Street	Easting (X)	Northing (Y)	Rim Elevation
2	6"	Sta:20+49.84, Off: 45.44'R	Lagrima de Oro	1560177.17	1504052.33	
3	6" PIV	Sta:20+55.52, Off:30.05'R	Internal South Road	1560170.93	1504067.50	

Fire Hydrants Private					
#	Location (Station/Offset)	Street	Easting (X)	Northing (Y)	Rim Elevation
7	Sta:24+56.82, Off: 15.63'R	Internal East Ring	1560399.94	1504637.69	

Public Waterline Gate Valve						
#	Size	Location (Station/Offset)	Street	Easting (X)	Northing (Y)	Rim Elevation
12	8"	Sta:20+46.42, Off: 46.67'R	Lagrima de Oro	1560175.49	1504049.11	
25	6"	Sta:19+88.51, Off:25.91'L	Internal South Road	1560083.74	1504063.37	

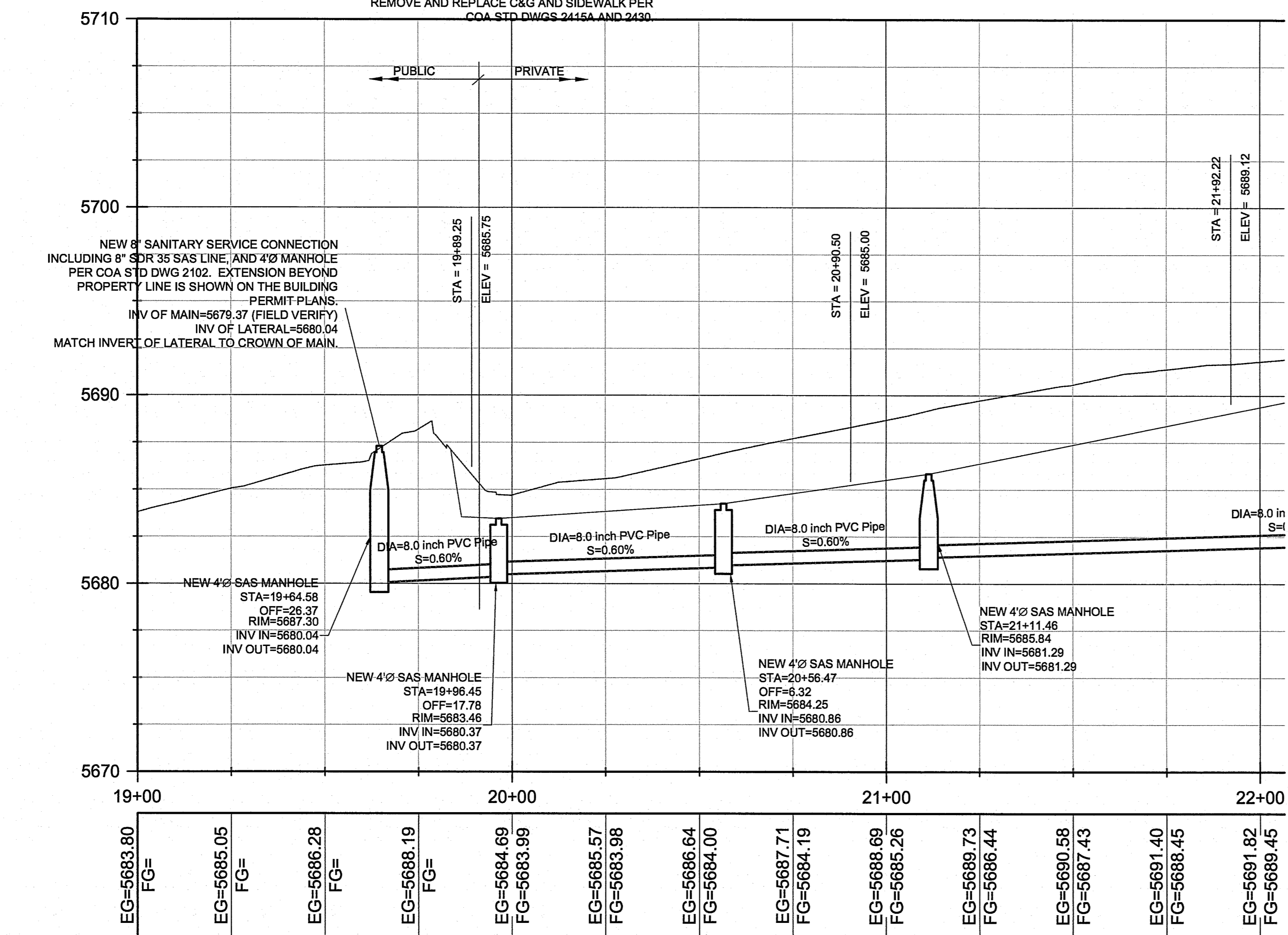
Sanitary Sewer Service						
#	Size	Location (Station/Offset)	Street	Station at PL	Offset at PL	INV. at PL
26	8"	Sta:19+82.44, Off: 1.62'R	Lagrima de Oro	1560097.9	1504038.95	5680.22



LEGEND

- NEW CURB AND GUTTER & SIDEWALK
- EX CURB AND GUTTER & SIDEWALK
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- PROPOSED PRIVATE WATER LINE

A1 SITE UTILITY PLAN
SCALE: 1"=20'-0"



A1 SITE UTILITY PROFILE
SCALE: 1"=20'-0" HORIZ, 1"=4'-0" VERT

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LA VIDA LLENA UTILITIES
SANITARY SEWER SERVICE LINE

Design Review Committee APPROVED OCT 23 2019 DESIGN REVIEW COMMITTEE	City Engineer Approval APPROVED DEC 31 2019 ENGINEER	Mo./Day/Yr.	Mo./Day/Yr.
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City Project No. 706882 Zone Map F-21-Z Sheet 11 Of 13

AS-BUILT INFORMATION

CONTRACTOR	WORK	DATE
NEW MEXICO STATE PLANE COORDINATES	AS-BUILT	DATE
(CENTRAL ZONE-N.A.D. 1983)	AS-BUILT	DATE
X=1,503,006.666	AS-BUILT	DATE
Y=1,559,969.665	AS-BUILT	DATE
ELEV=5689.818 (NAVD 88)	AS-BUILT	DATE
GRID TO GROUND FACTOR=0.999639103	AS-BUILT	DATE
MAPPING ANGLE=-0°09'17.39"	AS-BUILT	DATE

BENCH MARK

A.C.S. MONUMENT "32-F-21"

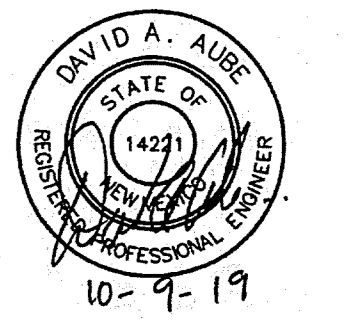
SURVEY INFORMATION

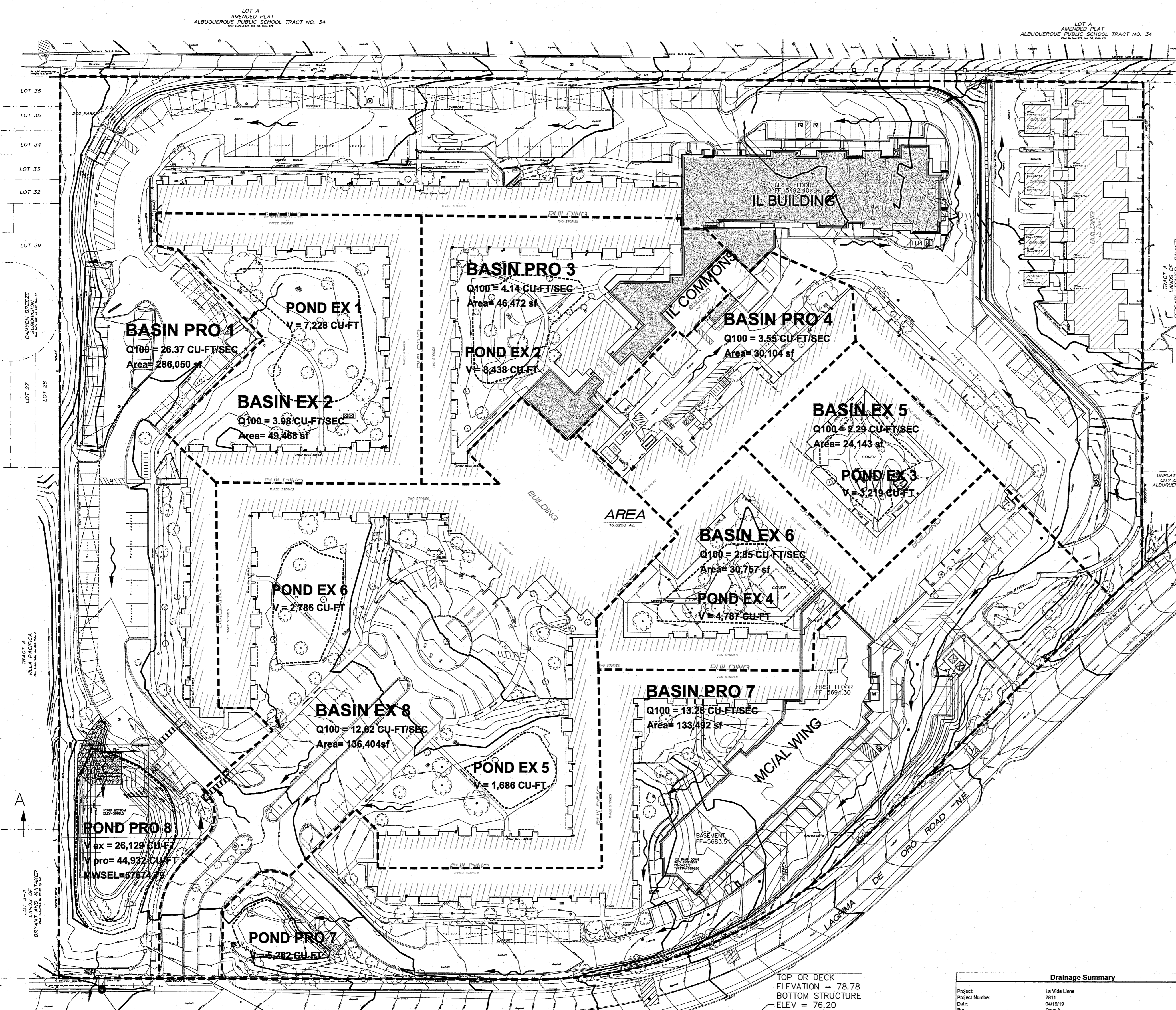
NO.	FIELD NOTES	DATE

REVISIONS

NO.	DATE	REMARKS	BY

DESIGNED BY: DAVID A. AUBE, P.E. DATE: 8 OCT. 2019
DRAWN BY: DAVID A. AUBE, P.E. DATE: 8 OCT. 2019
CHECKED BY: DAVID A. AUBE, P.E. DATE: 8 OCT. 2019





V. EXISTING DRAINAGE CONDITIONS

CURRENTLY THE SITE CONTAINS MANY WELL LANDSCAPED DETENTION/RETENTION AREAS. RUNOFF FROM A MAJORITY OF THE ROOFS IS DIRECTED INTO SHALLOW DEPRESSIONS IN THE LANDSCAPING AREAS WITH CATCH BASINS AND DISCHARGE PIPES THAT RESTRICT THE RUNOFF RATES FROM THE DETENTION AREAS TOWARD THE FINAL OUTLET LOCATION ALONG LAGRIMA DE ORO ROAD NE AT THE SOUTHWEST CORNER OF THE SITE.

BASIN EX1 CONTAINS A LARGE PORTION OF THE WEST AND NORTH SIDES OF THE CAMPUS. TO REDUCE SURFACE FLOWS AN UNDERGROUND STORM WATER CONVEYANCE SYSTEM WAS CONSTRUCTED ALONG THE WESTERN SIDE OF THE SITE. ALL RUNOFF FROM THIS BASIN EVENTUALLY IS DETAINED IN POND #8 LOCATED AT THE SOUTHWEST CORNER OF THE SITE. A 18" PIPE WITH DISCHARGES EXCESS RUNOFF INTO THE LAGRIMA DE ORO ROAD ROW. THE PEAK RUNOFF FROM THE SITE WAS COMPUTED TO BE 14.92 CFS BASED ON HYDROGRAPH AND PONDING VOLUME. THE OUTLET PIPE WAS ALSO ANALYZED AND CAN CONVEY 18.5 CFS UNDER INLET CONTROL CONDITIONS. THE 14.92 CFS PEAK ALLOWABLE DISCHARGE RATE WILL BE USED AS THE EXISTING ALLOWABLE DISCHARGE FROM THE SITE. A TABLE HAS BEEN PROVIDED ON SHEET CD1 OF ALL PONDS AND ROUTED PEAK OUTLET FLOWS.

BASIN EX2 AND EX3 ARE FIRST ROUTED THROUGH PONDING AREAS WITHIN THE LANDSCAPING AREAS, WITH OVERFLOW ENTERING THE ROADWAY IN BASIN EX1. BASIN EX4 IS THE SERVICE YARD WITH EXCESS RUNOFF ENTERING THE ROADWAY IN BASIN EX1. BASIN EX5 AND EX6 ARE FIRST ROUTED THROUGH PONDING AREAS WITHIN THE LANDSCAPED COURTYARD AREAS, WITH OVERFLOW ENTERING THE ROADWAY IN BASIN EX7. BASIN EX7 CONTAINS THE SOUTHERN PORTION OF THE SITE WITH A DETENTION BASIN NEAR THE ENTRANCE DRIVE FROM LAGRIMA DE ORO. THIS POND THEN DISCHARGES INTO THE LARGER DETENTION BASIN IN BASIN EX1. A 18" STORM DRAIN PIPE CONNECTS THE TWO DETENTION PONDS.

BASIN EX8 GENERATES A PEAK RUNOFF RATE OF 26.37 CFS. OTHER BASINS THAT ARE ROUTED INTO BASIN EX8 ADD 19.53 CFS TO GENERATE AN INCOMING PEAK FLOWRATE INTO POND EX8 OF 45.90 CFS. THE OUTLET PIPE FROM POND 8 INTO LAGRIMA DE ORO HAS CAPACITY TO CONVEY 18.5 CFS, BUT THE ROUTING HYDROGRAPH ONLY REQUIRES A DISCHARGE RATE OF 14.92 CFS TO CONTAIN THE 100 YEAR 6 HOUR DESIGN STORM. SHOULD THE STORM WATER EXCEED THE AVAILABLE PONDING VOLUME, THE WATER WILL OVERTOP THE BERM BETWEEN THE POND AND THE PUBLIC ROW AND BE DISCHARGED THROUGH A SERIES OF TURNED BLOCKS IN THE MASONRY WALL ALONG LAGRIMA DE ORO ROAD NE.

EXISTING OUTLET PIPE AND STORM DRAINAGE STRUCTURE WITHIN LAGRIMA DE ORO R.O.W HAVE BEEN INSPECTED AND APPEAR TO BE FUNCTIONING AS DESIGNED. FURTHER INSPECTIONS WILL BE COMPLETED DURING CONSTRUCTION.

VI. PROPOSED DRAINAGE CONDITIONS

PROPOSED MODIFICATIONS WILL BE COMPLETED IN THREE PHASES. THE FIRST PHASE IS TWO SMALL SURFACE PARKING AREAS (COMBINED ONLY 12 SPACES) AND AN ELEVATED PARKING DECK OVER AN EXISTING DETENTION POND. PHASE 2 WILL BE THE CONSTRUCTION OF A NEW INDEPENDENT LIVING BUILDING IN THE NORTH EAST PART OF THE SITE. PHASE 3 WILL BE A THE CONSTRUCTION OF A NEW MEMORY CARE AND ASSISTED LIVING BUILDING ALONG THE SOUTHERN PART OF THE SITE ADJACENT TO LAGRIMA DE ORO.

THE PHASE 1 CONSTRUCTION WILL HAVE A MINIMAL IMPACT ON STORM RUNOFF RATES. THE ISSUE FOR PHASE 1 IS THAT THE PARKING DECK IS DEVELOPED OVER AN EXISTING POND. THIS POND WILL NEED TO CONTAIN THE FIRST FLUSH VOLUME AND ANY INCREASE IN PEAK RUNOFF RATES FOR FUTURE PHASES. THE PLAN ASHANG PROPOSED HERE IS FOR THE FULLY DEVELOPED CONDITIONS. RESHAPING OF POND PRO 8 WILL CREATE AN AVAILABLE VOLUME OF 4040 CF FOR RETENTION OF FIRST FLUSH VOLUMES. PHASE 1 FIRST FLUSH VOLUME IS ONLY 0.34" X 2774SF= 79 CF.

PHASE 2 INCLUDES CONSTRUCTION OF A NEW INDEPENDENT LIVING BUILDING AND ADDITIONS TO THE COMMONS AREAS OF THE CAMPUS. STORM RUNOFF PATTERNS ARE MAINTAINED AND INCREASE FROM BASIN PRO #1 WILL BE CONTAINED WITHIN THE EXISTING RING ROAD AND DIRECTED OVER TO POND PRO 8 AT THE SE CORNER OF THE SITE. THE PEAK RUNOFF RATE FROM BASIN PRO#1 IS INCREASED BY 0.43 CFS DUE TO A SLIGHT CHANGE IN LANDSCAPING AND IMPERVIOUS SURFACES.

BASIN PRO 3 HAS A CHANGE IN IMPERVIOUS SURFACE DUE TO BUILDING ADDITIONS FOR THE COMMONS SPACES OF THE CAMPUS. POND EX2 HAS CAPACITY OF 8,438 CUBIC FEET WITH A PROPOSED EXCESS RUNOFF VOLUME REQUIREMENT OF 6,578 CUBIC FEET. THIS POND AND THE DISCHARGE PIPING WILL REMAIN WITHOUT ANY PROPOSED MODIFICATIONS.

ADDITIONAL RETENTION FOR FIRST FLUSH VOLUMES IS 1771CF (BASIN PRO#1)+ 382 CF (BASIN PRO#3)= 2153 CF. THIS WILL BE CONTAINED WITHIN POND PRO 8.

PHASE 3 WILL LIKELY OVERLAP THE PHASE 2 CONSTRUCTION ACTIVITIES. PHASE 3 INCLUDES CREATION OF ADDITIONAL PARKING ALONG THE WESTERN SIDE OF THE SITE TO PROVIDE OVERFLOW PARKING AND A NEW MEMORY CARE AND ASSISTED LIVING WING ALONG THE SOUTH EAST PORTION OF THE SITE. THIS WILL AFFECT ONLY BASIN PRO#7. THE PEAK RUNOFF RATE WILL BE INCREASED BY 0.46 CFS IN BASIN PRO #7. FIRST FLUSH VOLUMES FOR THIS PHASE WILL BE 1351 CF AND WILL BE CONTAINED IN POND PRO 8. THE TOTAL FIRST FLUSH VOLUME FOR THE ENTIRE DEVELOPMENT IS 3,583 CF. THE PHASE 1 RESHAPING OF POND PRO 8 WILL PROVIDE 4,040 CF OF RETENTION AND WILL COVER THE REQUIRED FIRST FLUSH VOLUME.

BASINS EX2, EX5, EX6 AND EX8 WILL NOT BE AFFECTED BY THE PROPOSED DEVELOPMENT. FOR SIMPLICITY THOSE BASINS RETAIN THE "EX" DESIGNATION. BASIN PRO 4 HAS A SLIGHT DECREASE IN EXCESS RUNOFF DUE TO THE CHANGE IN AREAS OF THE DRAINAGE BASIN. THE AREA THAT WAS REMOVED FROM THIS BASIN, IS NOW ACCOUNTED FOR WITHIN BASIN PRO 1. EXCESS RUNOFF FROM BASIN PRO 7 WILL BE ROUTED THOUGH POND 7 (WHICH WILL REMAIN UNCHANGED) AND INTO POND PRO#8.

TO ACCOUNT FOR THE FIRST FLUSH VOLUME, POND #8 WILL NEED TO BE ENLARGED (SIMPLY BY RESHAPING THE BOTTOM TO PROVIDE ADDITIONAL CAPACITY) BY 4040 CUBIC FEET. THE DIFFERENCE BETWEEN EXISTING AND PROPOSED EXCESS RUNOFF FROM BASIN 1 AND 7 CREATES A NEED TO POND AN ADDITIONAL 0.0566 ACRE-FEET (2,605 CF) WITHIN POND #8. COMBINED THIS REQUIRES THAT POND #8 HAVE AN ADDITIONAL VOLUME OF 5,446 CUBIC FEET. POND PRO 8 WILL BE RESHAPED IN PHASE 1 OF THE PROJECT AND WILL PROVIDE AN AVAILABLE VOLUME OF 44,932 CUBIC FEET. ORIGINAL VOLUME OF THIS POND WAS 28,129 CUBIC FEET. THE INCREASE OF 18,803 CUBIC FEET WILL EASILY CONTAIN THE REQUIRED EXCESS RUNOFF VOLUME AS WELL AS THE FIRST FLUSH.

VII. CONCLUSIONS

THE EXISTING CONTAINS MANY ON-SITE PONDING FACILITIES THAT WILL CONTINUE TO DETAIN AND DELAY THE PEAK RUNOFF FROM THE SITE. THE PROPOSED DEVELOPMENT WILL BE REPLACING PARKING LOTS FOR BUILDINGS AND WILL HAVE A MINIMAL INCREASE IN PEAK RUNOFF ENTERING THE PONDING AREAS. THE LOWEST POND WILL BE ENLARGED BY 18,803 CF TO PROVIDE THE REQUIRED VOLUME TO RETAIN THE FIRST FLUSH VOLUME AS WELL AS THE INCREASE IN EXCESS RUNOFF. DISCHARGE CONDITIONS FROM THE SITE WILL MATCH THE HISTORIC AS THE DISCHARGE IS CONTROLLED BY THE OUTLET POINTS BEFORE DISCHARGING INTO THE PUBLIC ROW. THIS OUTLET CONDITION WILL NOT BE MODIFIED BY THE PROPOSED DEVELOPMENT. CAPACITIES OF DOWNSTREAM SYSTEMS WOULD NOT BE AFFECTED BY THE PROPOSED DEVELOPMENT.



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CONSULTANT

STAMP

PROJECT NAME
LA VIDA LLENA
10501 LAGRIMA DE ORO NE

HAVERLAND CARTER GROUP
10701 Montgomery Boulevard NE
ALBUQUERQUE NM, 87111

REVISIONS:

No.	DATE	DESCRIPTION

Copyright: Design Group

Drawn by
Checked by
Date 7-31-2019
Project number 2811
Cad file name

SHEET TITLE:

**DRAINAGE PLAN
PROPOSED CONDITIONS**

SHEET NUMBER:

CD-2

Drainage Summary

Project:	La Vida Llena							
Project Number:	2811							
Date:	04/19/19							
By:	Dove A							
Site Location:	10701 Lagrima De Oro Road NE							
Precipitation Zone:	4 Per Table A-1 COA DPM Section 22.2							
Proposed summary								
Basin Name	Pro 1	Ex 2	Pro 3	Pro 4	Ex 5	Ex 6	Pro 7	Ex 8
Area (acres)	296200	48488	46472	30104	24143	30777	133662	136644
%A Land treatment	38	55	45	0	25	35	40	0
%B Land treatment	0	0	0	0	5	15	0	0
%C Land treatment	5	0	0	0	0	10	0	0
%D Land treatment	57	45	55	95	60	55	70	60
Soil Treatment (acres)	Area "A"	2.50	0.61	0.48	0.00	0.14	0.25	0.92
Area "B"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area "C"	0.00	0.00	0.00	0.00	0.00	0.07	0.00	0.00
Area "D"	3.74	0.50	0.66	0.66	0.39	2.15	1.88	0.00
Excess Runoff (acre-feet)	1.0298	0.1510	0.1511	0.1475	0.0039	0.1105	0.5332	0.4068
100yr. 6hr.	0.0053	0.0048	0.0058	0.0038	0.0033	0.0046	0.0236	0.2908
2yr.	0.3208	0.0432	0.0022	0.0008	0.0280	0.1821	0.1852	0.1852
100yr. 24hr.	1.2037	0.1922	0.1978	0.1866	0.1107	0.1546	0.6073	0.6143
Peak Discharge (cfs)	100yr.	26.37	3.98	4.14	3.55	2.20	2.85	13.28
10yr.	16.28	2.32	2.51	2.39	1.43	1.76	8.46	7.92
2yr.	8.58	1.12	1.30	1.44	0.70	0.93	4.70	4.14
New Impervious Surfaces	48200	0	10416	0	0	0	36839	0
First Flush Ponding Volume (cf)	1770.8	0.0	381.9	0.0	0.0	0.0	1350.6	0.0

Pond Routing and Volumes (Proposed)

	Pond PRO 8	Pond EX 1	Pond EX 2	Pond EX 3	Pond EX 4	Pond PRO 7	Pond EX 5	Pond EX 6	Pond EX 8
Incoming Flow Rate (cfs)	46.63	3.98	4.14	3.56	2.39	2.857	13.70	6.31	6.31
Alleviated Discharge Rate (cfs)	14.92	0.00	3.56	0.32	0.10	8.50	4.30	3.70	3.70
Hydrology Zone	4	4	4	4	4	4	4	4	4
Area Total (acres)	6.57	1.11	1.07	0.69	0.55	0.71	3.06	1.37	1.37
Area Type A (acres)	40	55	45	0	35	35	35	40	40
Area Type B (acres)	0	0	0	0	15	0	0	0	0
Area Type C (acres)	5	0	0	0	0	0	0	0	0
Area Type D (Impervious) (acres)	55	45	55	95	60	55	60	60	60
Excess runoff rates (inches)	A	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Area "B"	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08
Area "C"	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48
Area "D"	2.84	2.84	2.84	2.84	2.84	2.84	2.84	2.84	2.84
Weighted E (Excess Runoff)	1.85	1.63	1.81	2.56	1.96	1.88	2.00	1.90	1.90
Time of Concentration (hrs)	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Time to Peak (hrs)	0.228	0.236	0.228	0.194	0.203	0.168	0.210	0.203	0.203
Time of Base (hrs)	0.410	0.846	0.846	0.810	0.842	0.843	0.778	0.846	0.846
Duration of Peak (hrs)	0.138	0.113	0.138	0.239	0.190	0.138	0.043	0.160	0.160
Time when storage begins (hrs)	0.365	0.345	0.365	0.432	0.373	0.242	0.312	0.242	0.242
Time when storage begins (hrs)	0.073	0.000	0.000	0.194	0.129	0.057	1.409	0.150	1.302
Time when storage begins (hrs)	0.396	0.648	0.648	0.432	0.875	0.875	1.835	2.006	1.800
Volume Required during storm (cf)	7.286	1.908	2.027	0.000	0.882	1.314	1.493	0.432	0.787
Volume Required during storm (cf)	26491	6927	7393	0	3202	4770	6273	1641	2784

ANALYSIS POINT
Q100 = 14.92 CU-FT/SEC

EXISTING PERSONNEL GATE FOR ACCESS AND MAINTENANCE. PARKING DECK PROJECT WILL INCLUDE THE INSTALLATION OF A NEW VEHICLE GATE

TOP OR DECK ELEVATION = 78.78
BOTTOM STRUCTURE ELEV = 76.20

3" THICK TOPPING SLAB, OVER CONCRETE DOUBLE TEE'S 28" TALL

MAX WATER SURFACE ELEVATION = 74.79

EXISTING GRADE

FINISHED GRADE UNDER PARKING DECK POND BOTTOM=68.50

42" TALL GUARD RAIL ALL SIDES

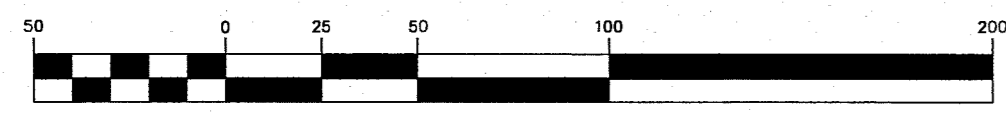
24" DRILLED SHAFTS ALONG EAST AND WEST EDGE. MINIMUM EMBEDMENT 20' BELOW POND BOTTOM

POND SECTION A-A
NOT TO SCALE

**DRAINAGE PLAN
PROPOSED CONDITIONS**

1" = 50'-0"

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

