

SITE DATA:
 City of Albuquerque
 Location: 10131 Coors Blvd. NW

Zoning: MX-M / NR-C
 Zoning Atlas Page: B-14
 Setbacks: No Change
 Height: No change
 Parking:

FIRST 15,000 SQ. FT @200 SQ. FT 75
 NEXT 45,000 SQ. FT @ 250 SQ. FT 180
 NEXT 77,829 SQ. FT @ 300 SQ. FT 260

TOTAL REQUIRED: 515
 HC required 16
 Motorcycle required 7

TOTAL PROVIDED: 616
 HC provided 21
 Motorcycle provided 12
 Compact spaces are included as a percentage of parking totals for the approved site plan.
 Number of compact spaces allowed = 128.
 Compact spaces provided = 12.

TRACT C SOLID WASTE NOTES:
 1. Remove existing raised median and replace with yellow traffic grade striping.
 2. Trash enclosure shall be located at grade and shall not have a slope greater than 1/8" per foot.

NOTE: A-01 (Albertsons not included in retail center)
 (Albertsons Parcel- 72,000 sq. ft. building w/ 254 spaces)

SITE DATA:
 I.B.C.
 Total New Bld. Area = 5,600 sq.ft.
 Occupancy: A-2
 Construction Type: Existing Vb
 Separation: 1-Hour Btw. Suites
 Sprinkler: No
 Description: Major amendment to add new pad site for 5,600 sq.ft. building for 2 restaurants and a tap room.

PROJECT NUMBER: 2021-005687
 Application Number: SI-2022-00316

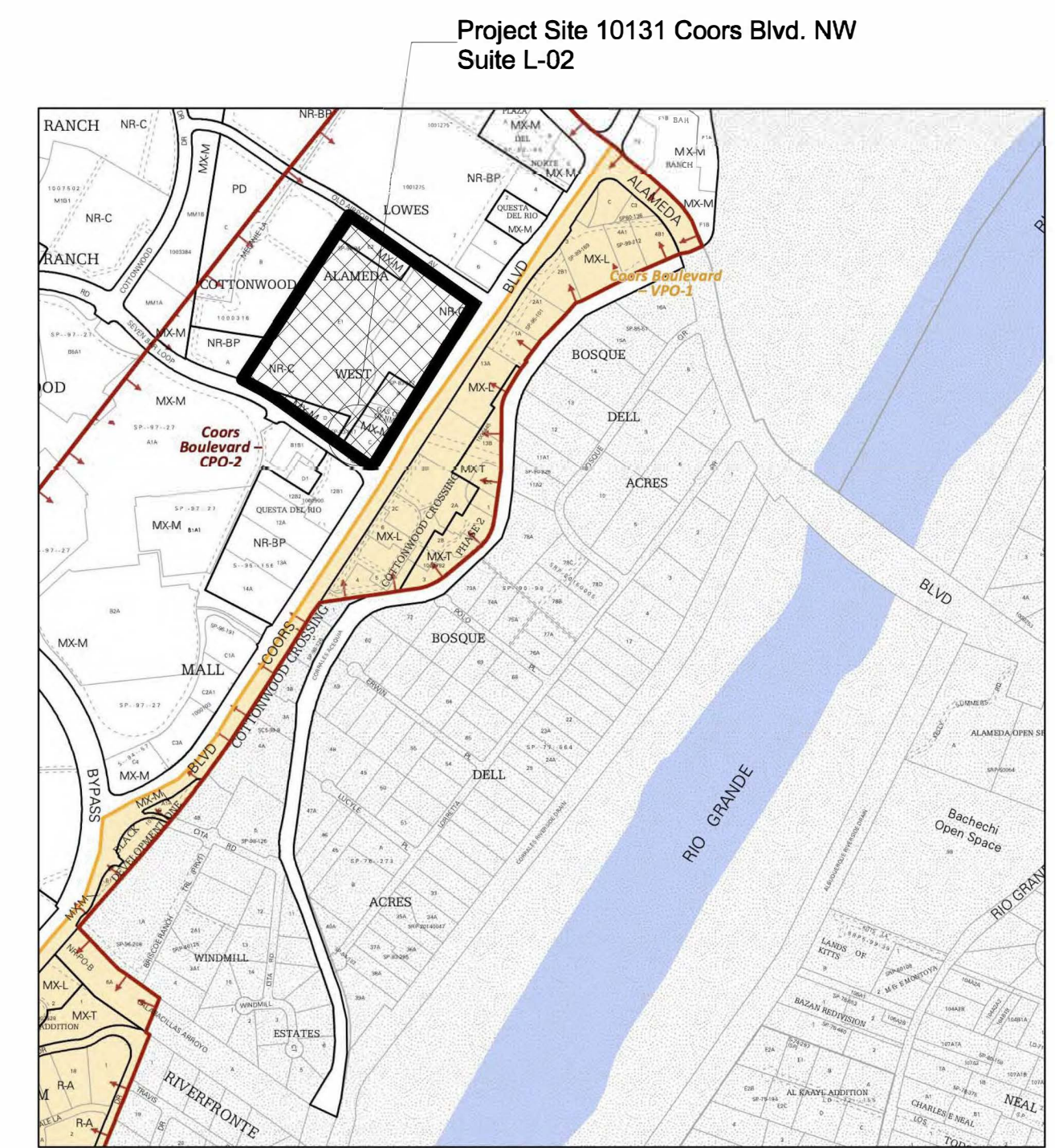
This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated August 19, 2021 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) Yes () No If yes, then a set of approved DRG 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:

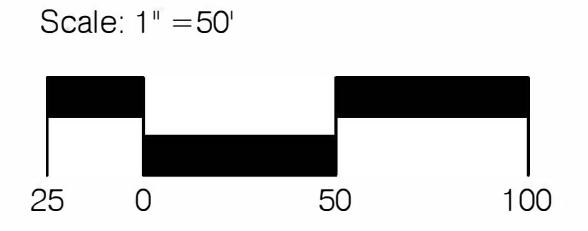
<i>Ernest Arriaga</i>	Jul 11, 2022
Traffic Engineering, Transportation Division	Date
<i>Blaine Carter</i>	Jul 11, 2022
ARBWUA	Date
<i>Dr. Humphreys</i>	Jul 11, 2022
Planned and Recreational Department	Date
<i>Shahab Saegor</i>	Jul 11, 2022
Parks and Recreation Department	Date
<i>Herman Gallegos</i>	04-26-22
City Engineer	Date
<i>Solid Waste Management</i>	Jul 11, 2022
Solid Waste Management	Date
<i>City Enforcement</i>	Jul 12, 2022
City Enforcement	Date
<i>DRB Chairperson, Planning Department</i>	Date

- SHEET INDEX:**
1. OVERALL SHOPPING CENTER
 2. SITE PLAN
 3. SITE PLAN DETAILS
 4. LANDSCAPE PLAN
 5. GRADING AND DRAINAGE
 6. UTILITY PLAN
 7. BUILDING ELEVATIONS



REPLACE FORMER DRAINAGE POND WITH NEW TAPROOM AND RESTAURANTS WITH PATIOS, FOR SPECIFIC DETAILS SEE SHEETS 2-7.

1 Site Plan-
 Scale: 1" = 50'-0"



Approved for access by the Solid Waste Department
 for a hazard route onlyHerman Gallegos 04-26-22

TREVESTON ELLIOTT
 ARCHITECT

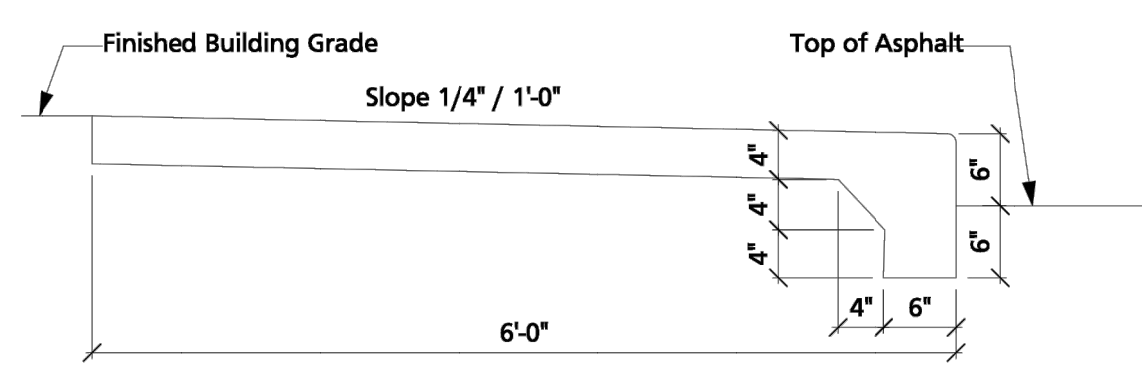
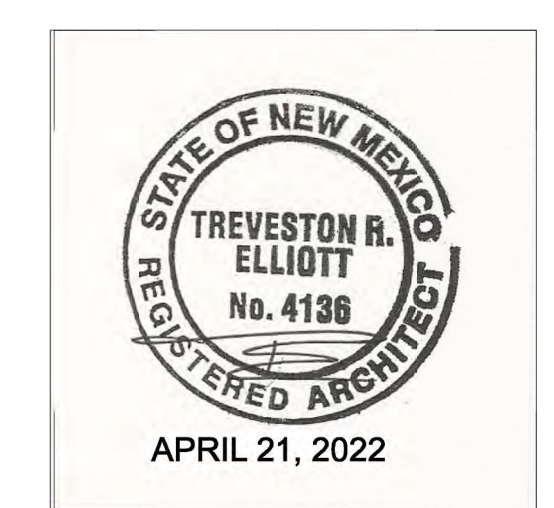
811 12TH ST. NW
 ALBUQUERQUE, NEW MEXICO
 87102
 C 505.259.4617
 treveston@earthlink.com
 www.earthlink.com

ALAMEDA WEST SHOPPING CENTER
 ALBUQUERQUE, NEW MEXICO



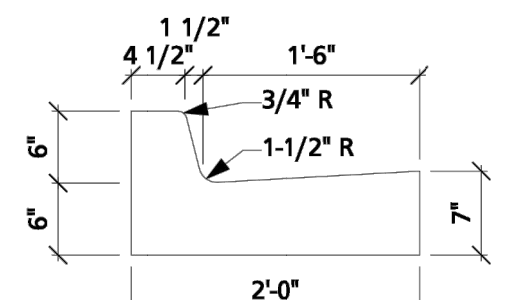
APRIL 21, 2022

SITE PLAN-EPC
 MAJOR AMENDMENT



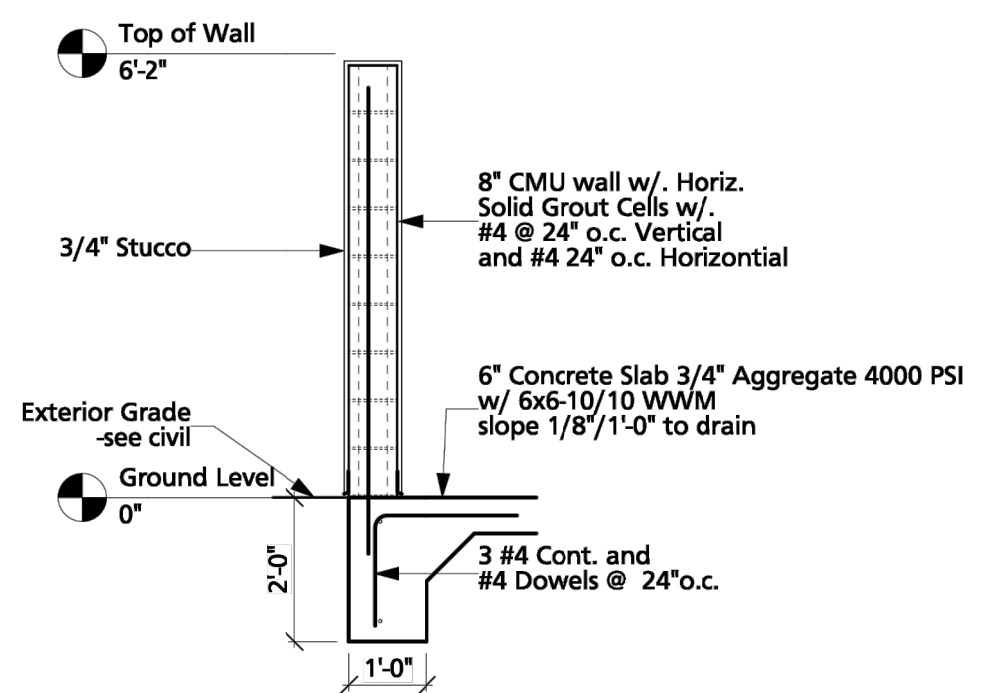
1 Standard Sidewalk Detail
Scale: 3/4" = 1'-0"

Per CoA std. dwg 2430 cross slope of 1/4" per foot shall be provided and shall slope towards the direction of the drainage area.
Concrete walks shall have contraction joints at 6' o.c. Intervals. 1/2" Expansion joints shall be installed every 36', unless otherwise shown on plans.
1/2" Expansion joints shall be installed where walk abut rigid structures.
Maximum 2% cross slope

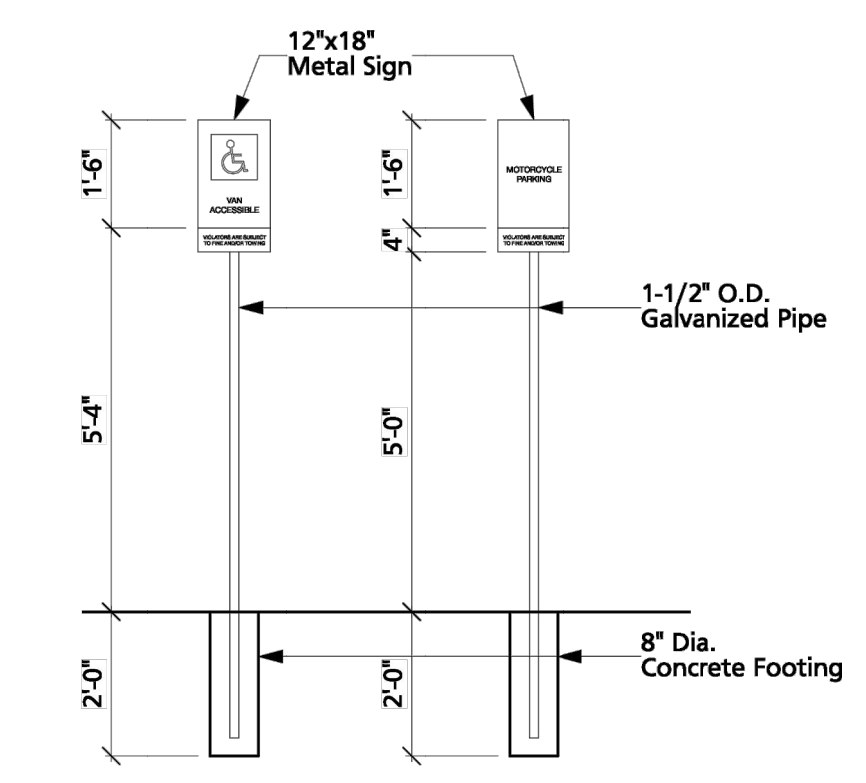


2 Standard Curb / Gutter Detail
Scale: 3/4" = 1'-0"

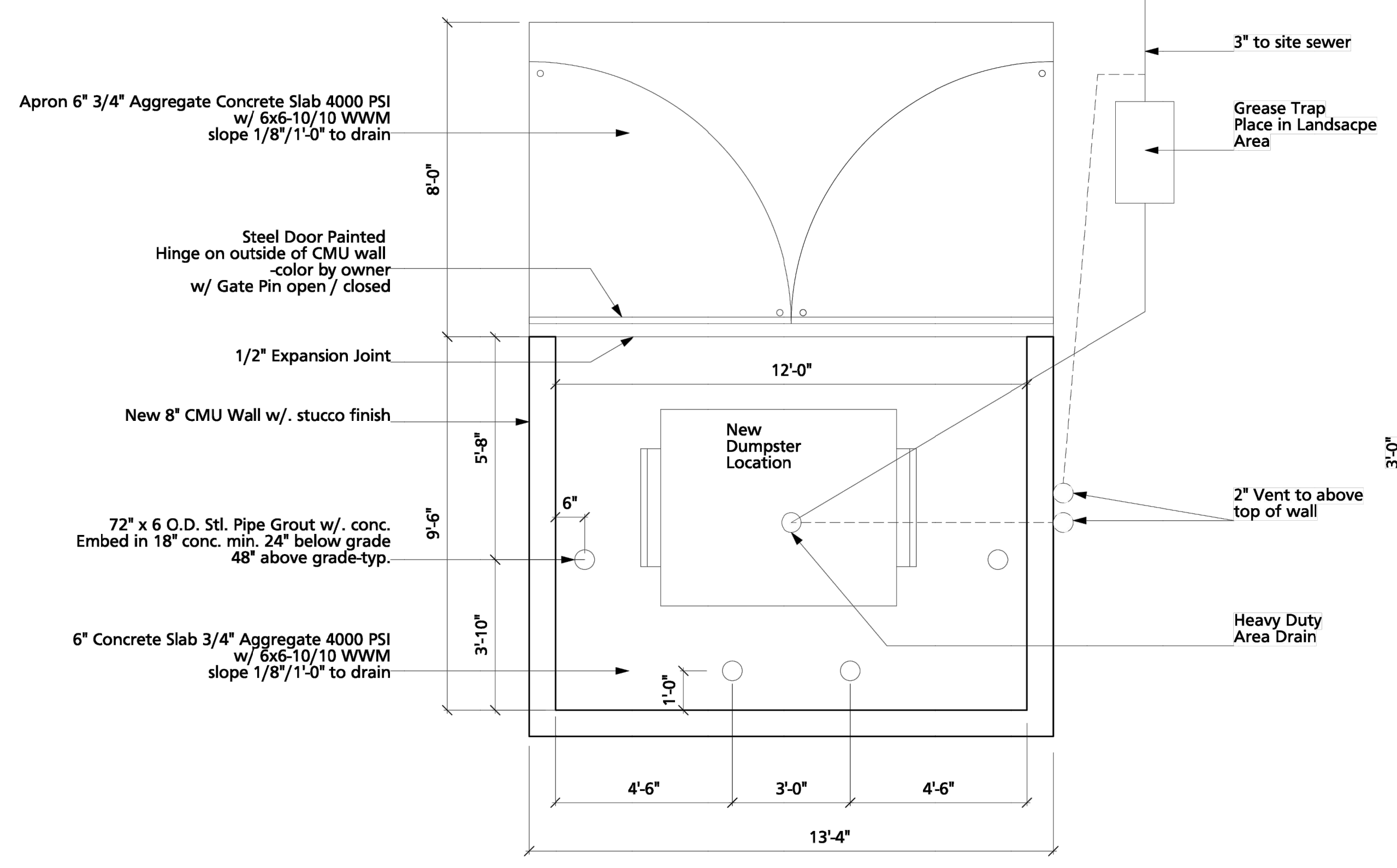
Provide 1/2" Expansion joints at 36' o.c. at immovable objects and at the beginning and end of curves
Provide contraction joints at 6' o.c.
All exposed concrete corners to have 3/4" radius.
Maximum 2% cross slope



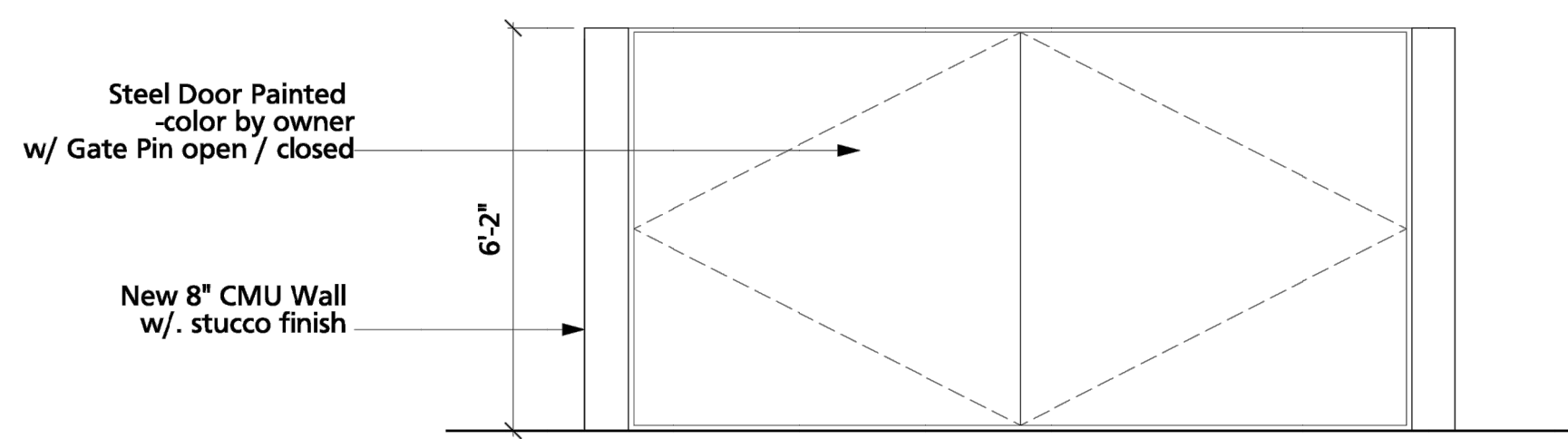
3 Dumpster Enclosure Wall Detail
Scale: 3/8" = 1'-0"



8 HC / Motorcycle Sign Detail
Scale: 3/8" = 1'-0"



4 Dumpster Enclosure Detail
Scale: 3/8" = 1'-0"



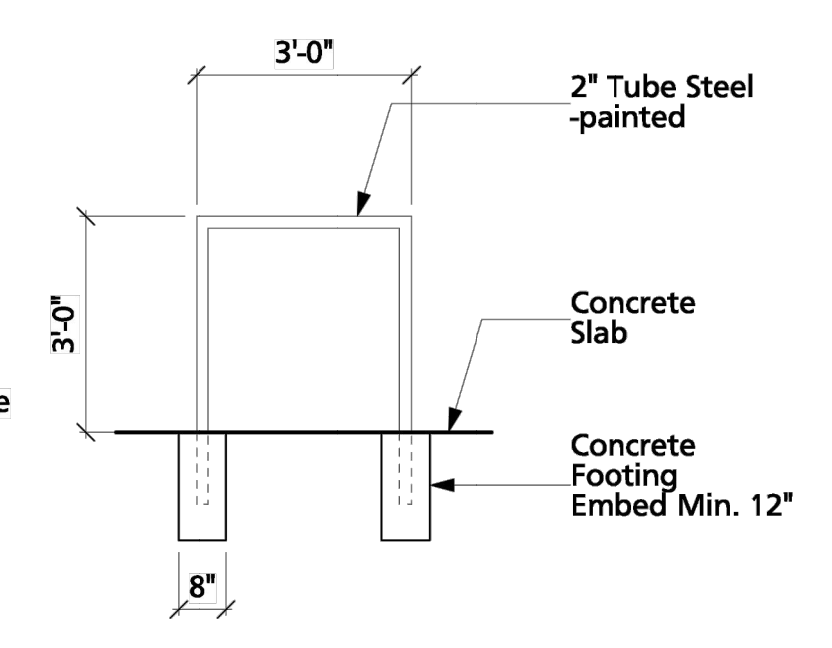
5 Dumpster Enclosure Elevation
Scale: 3/8" = 1'-0"

General Note:
PRE POUR INSPECTION REQUIRED BY COA SOLID WASTE DEPARTMENT.

ALL WHEELCHAIR RAMP LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.
ALL BROKEN OR CRACKED CURB & GUTTER / CURB CUTS AND SIDEWALK TO BE REPLACED PER CoA Std dwg 2415
ALL IMPROVEMENTS LOCATED IN RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER

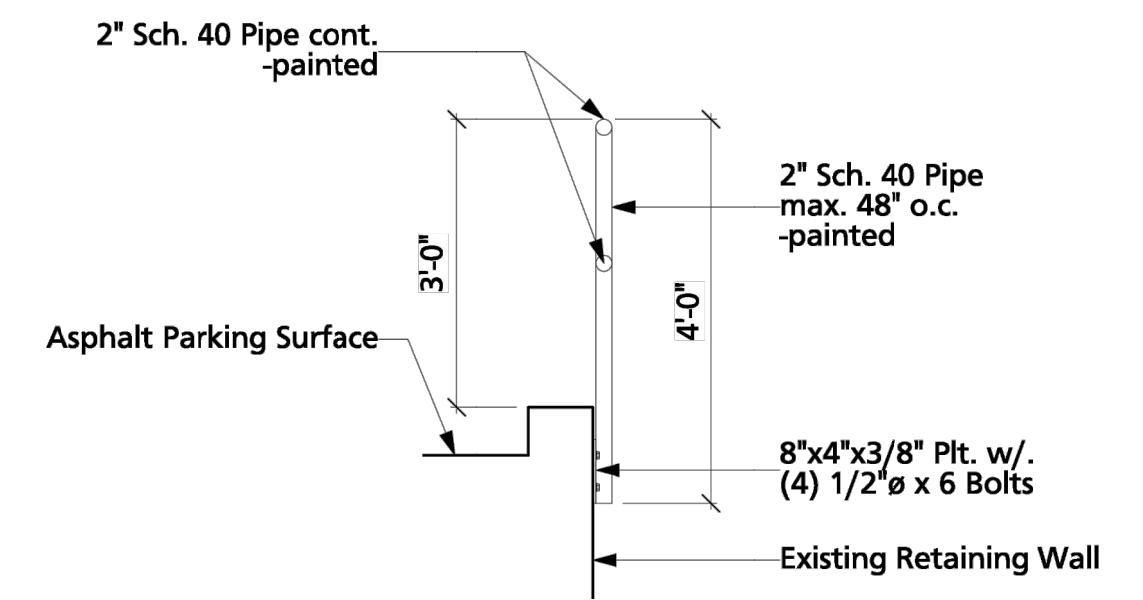
Original Building Square Footage	132,433 s. f.
Proposed Building Square Footage	138,033 s. f. (4 percent)
Original Required Parking	496 spaces
Proposed Required Parking	514 spaces
Proposed Parking Provided	606 spaces

GREASE TRAP REQUIREMENTS
GPM = .0104 x Rainfall x Area
GPM = .0104 x 2 x ???
GPM = ??? GPM
Specify Schier Model ??
Flow Rating = ?? GPM
Grease Capacity = ?? lb.

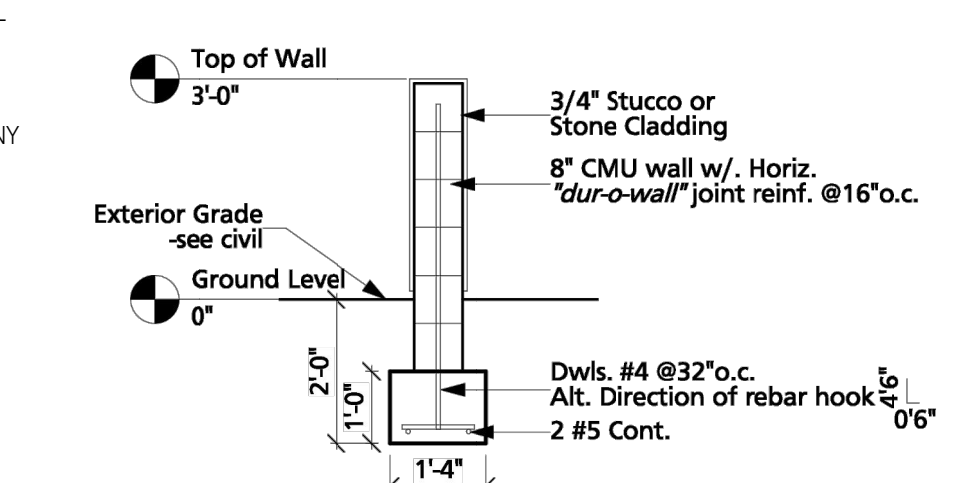


7 Bike Rack Elevation
Scale: 3/8" = 1'-0"

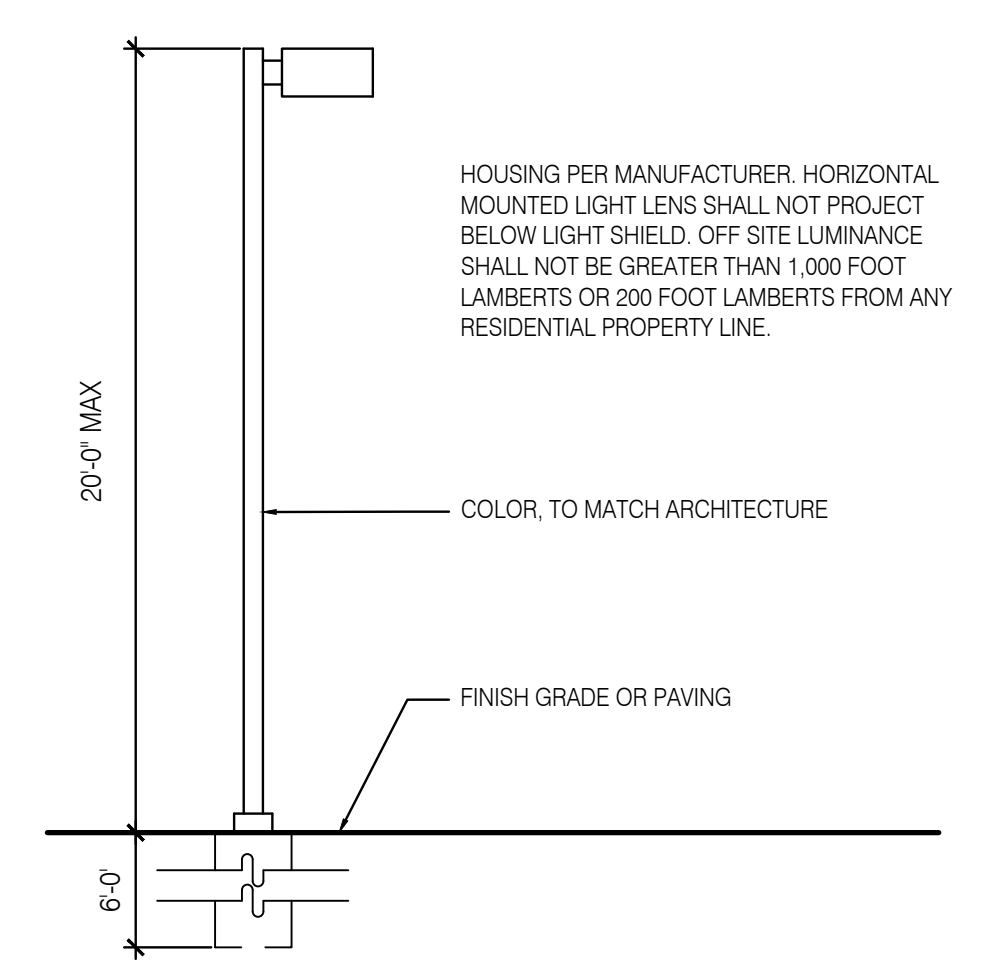
Rack: min. 3'-0" tall 2'-8" wide
U-Shape allows multiple place of attachment
Upright Support
Varying frame sizes accommodated
No lift Attachment
2'-8" min btwn. racks
Rack Centered on concrete pad



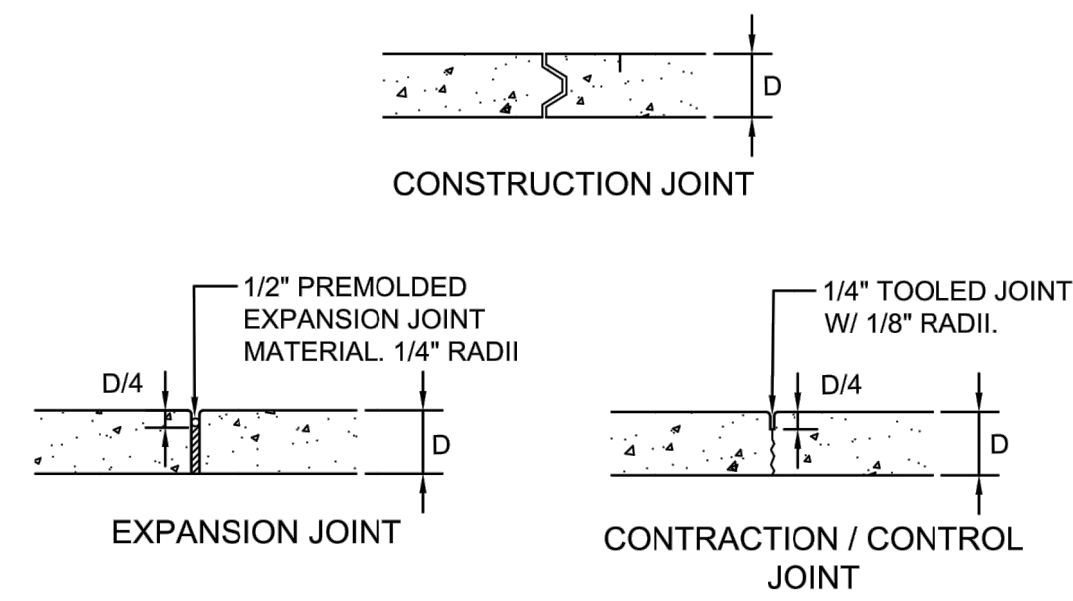
9 Guardrail Detail
Scale: 1/2" = 1'-0"



10 Yard Wall Detail
Scale: 3/8" = 1'-0"



PARKING LOT LIGHT FIXTURE DETAIL
Not to Scale

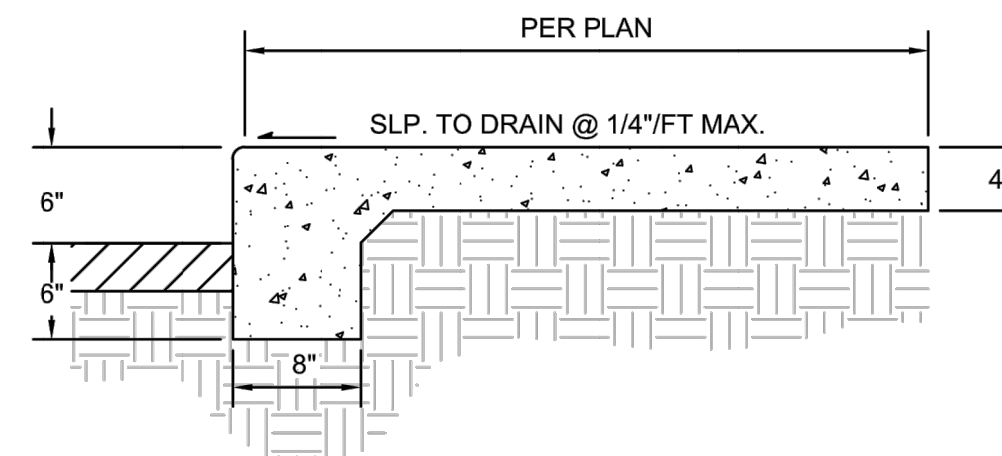


GENERAL NOTES

1. ODD-SHAPED AREAS OF PAVEMENT SHOULD BE AVOIDED TO MINIMIZE RANDOM CRACKING
2. LONGITUDINAL JOINT SPACING SHALL NOT EXCEED 12.5'
3. TRANSVERSE JOINT SPACING SHALL BE AT REGULAR INTERVALS OF 15' OR LESS
4. OFFSETS AT RADIUS POINTS SHALL BE AT LEAST 1.5' WIDE

CONCRETE JOINTS

SCALE: N.T.S.

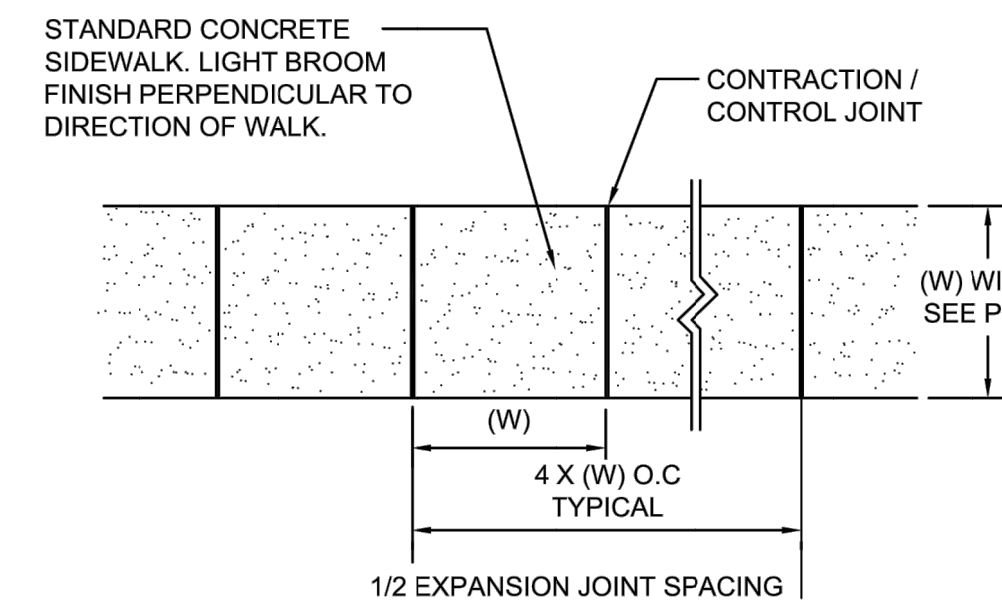


GENERAL NOTES

1. CONTRACTION / CONTROL JOINTS @ 6' O.C. MAX.
2. 1/2" EXPANSION JOINTS @ 24' O.C., CURB RETURNS AND EACH SIDE OF DRIVES.
3. REQUIRES FULL FORM ON ALL FACES.
4. 3/8" RADII AT ALL EXPOSED EDGES.

SIDEWALK - TURNED DOWN EDGE

SCALE: N.T.S.



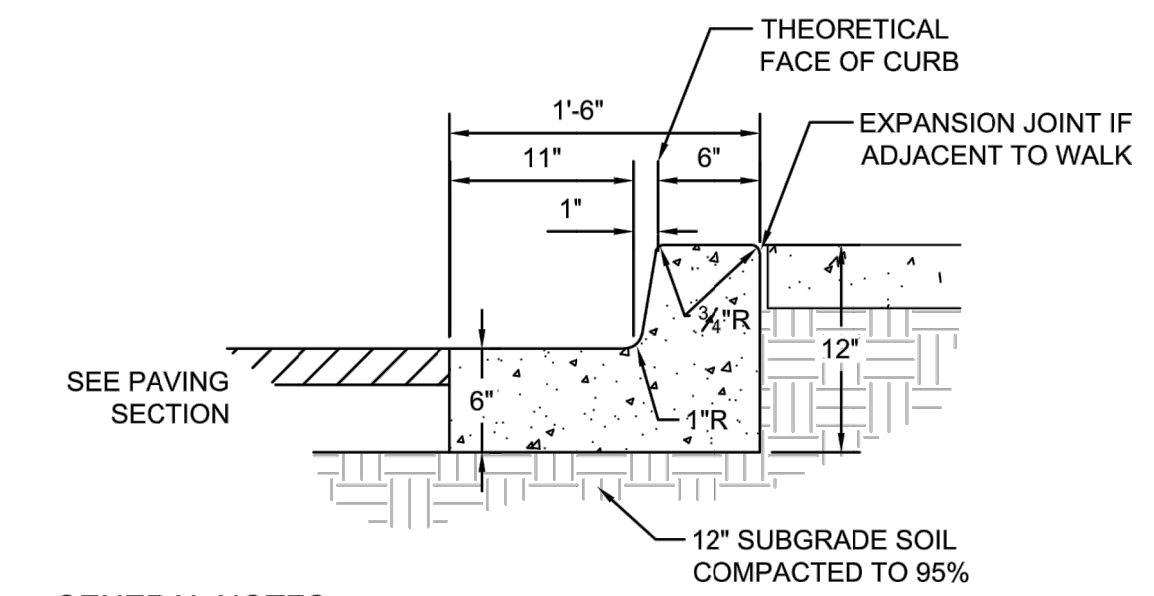
GENERAL NOTES

1. 4000 PSI COMPRESSIVE STRENGTH CONCRETE
2. SEE CONCRETE JOINTS DETAIL
3. FINISHED EDGE OF ASPHALT PAVING TO BE 1/2" ABOVE EDGE OF CONCRETE (TYP).
4. 3/8" RADII AT ALL EXPOSED EDGES.

CONCRETE WALK

BROOM FINISH

SCALE: N.T.S.



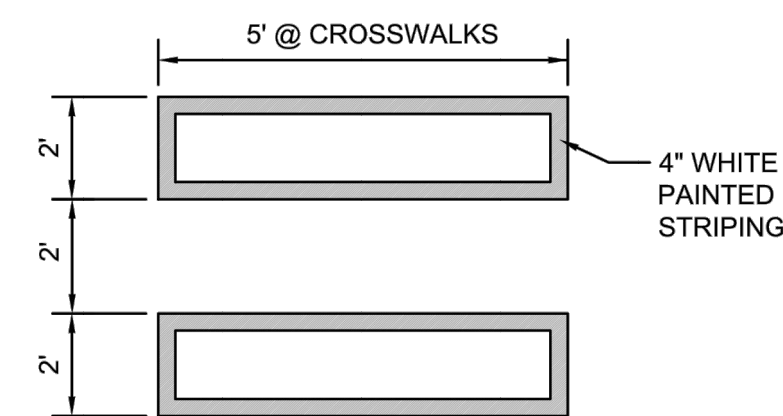
GENERAL NOTES

1. REQUIRES FULL FORM ON ALL FACES.
2. CONTRACTION / CONTROL JOINTS @ 6' O.C. MAX.
3. EXPANSION JOINTS @ 48' O.C., CURB RETURNS AND EACH SIDE OF DRIVES.
4. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" RADII.

MEDIAN CURB AND GUTTER

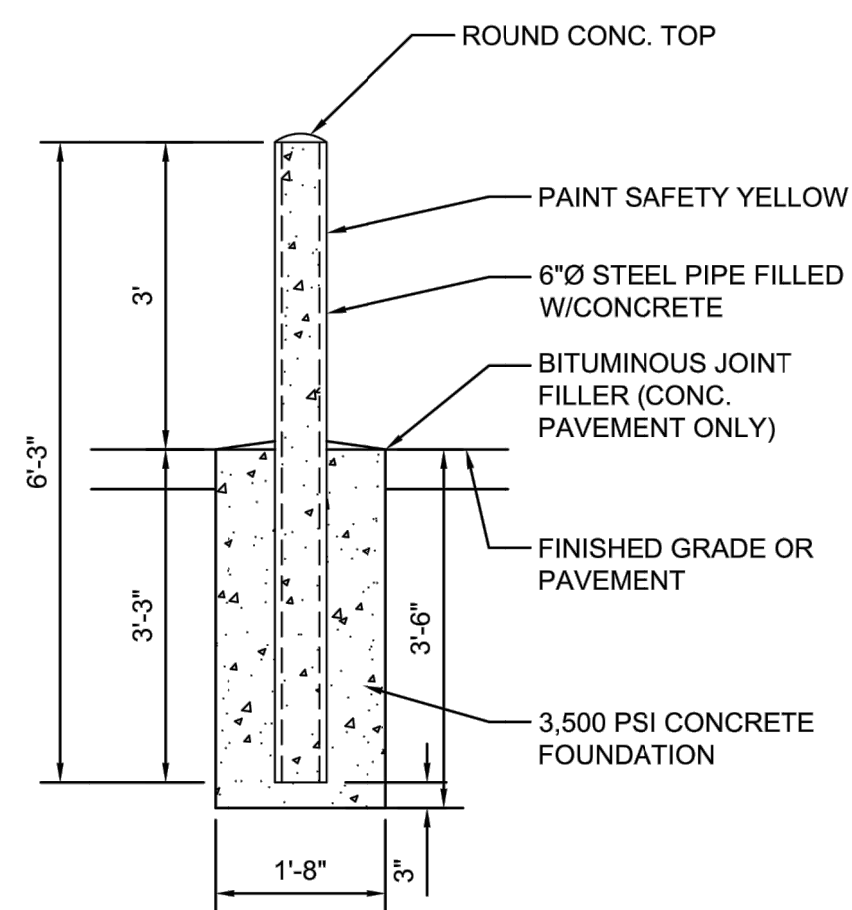
6" WIDE THEORETICAL FACE OF CURB

SCALE: N.T.S.



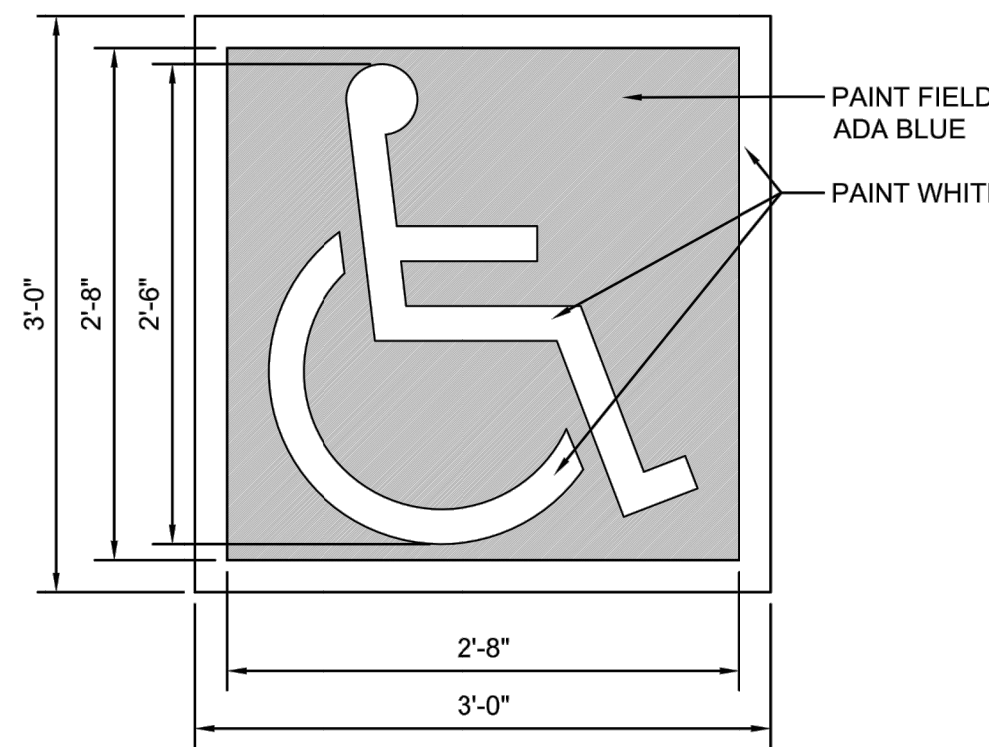
PAINTED ACCESSIBLE CROSSWALK

SCALE: N.T.S.



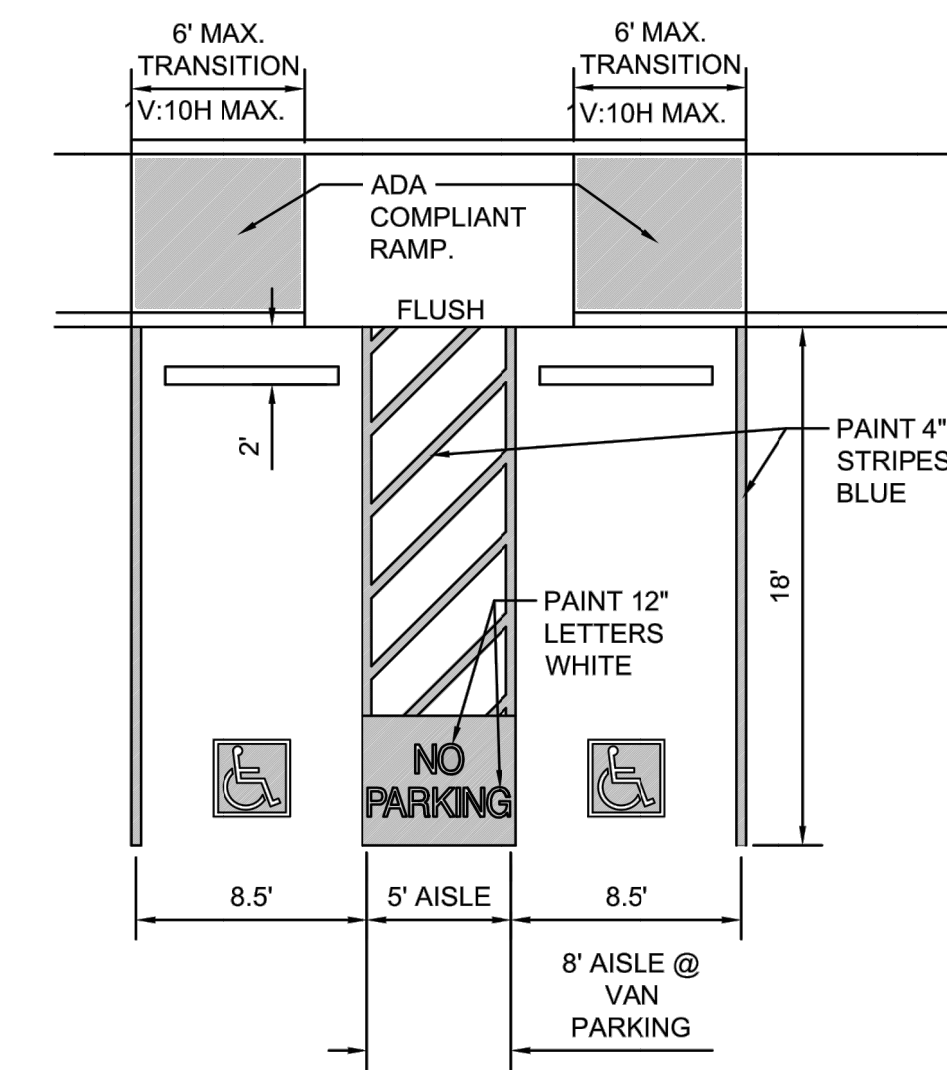
CONCRETE FILLED BOLLARD

SCALE: N.T.S.



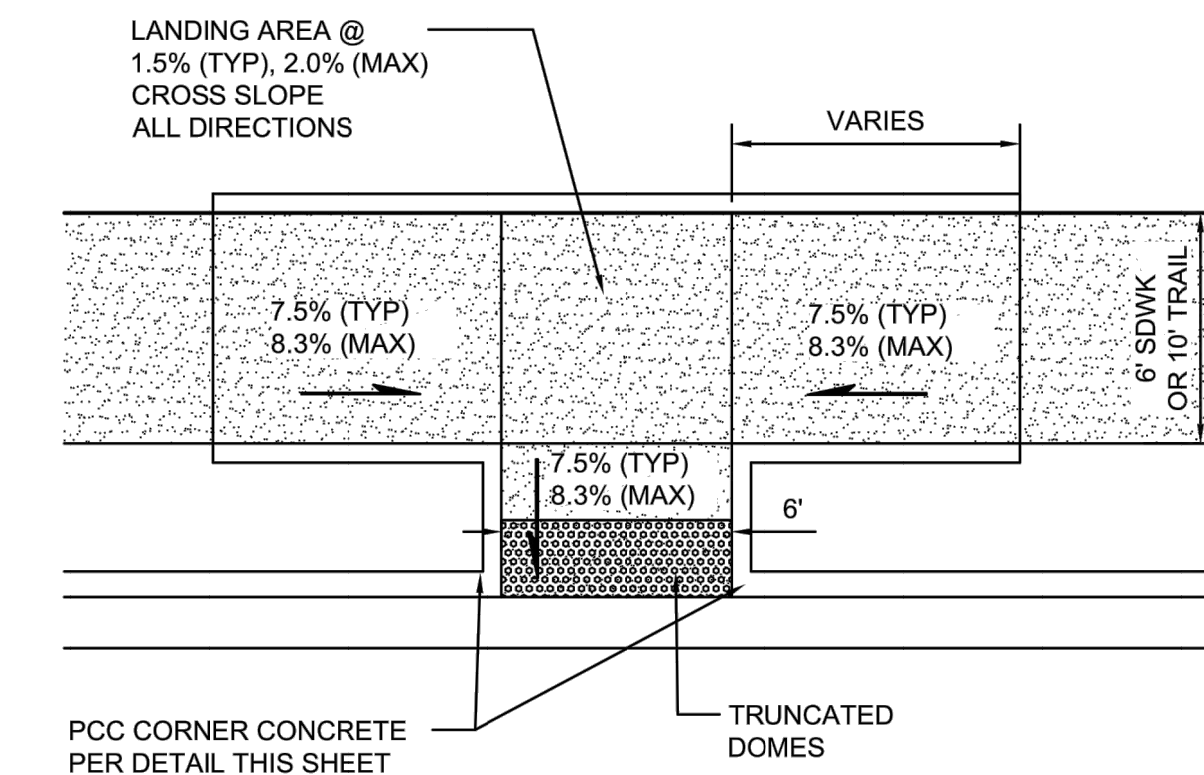
ACCESSIBILITY SYMBOL

SCALE: N.T.S.



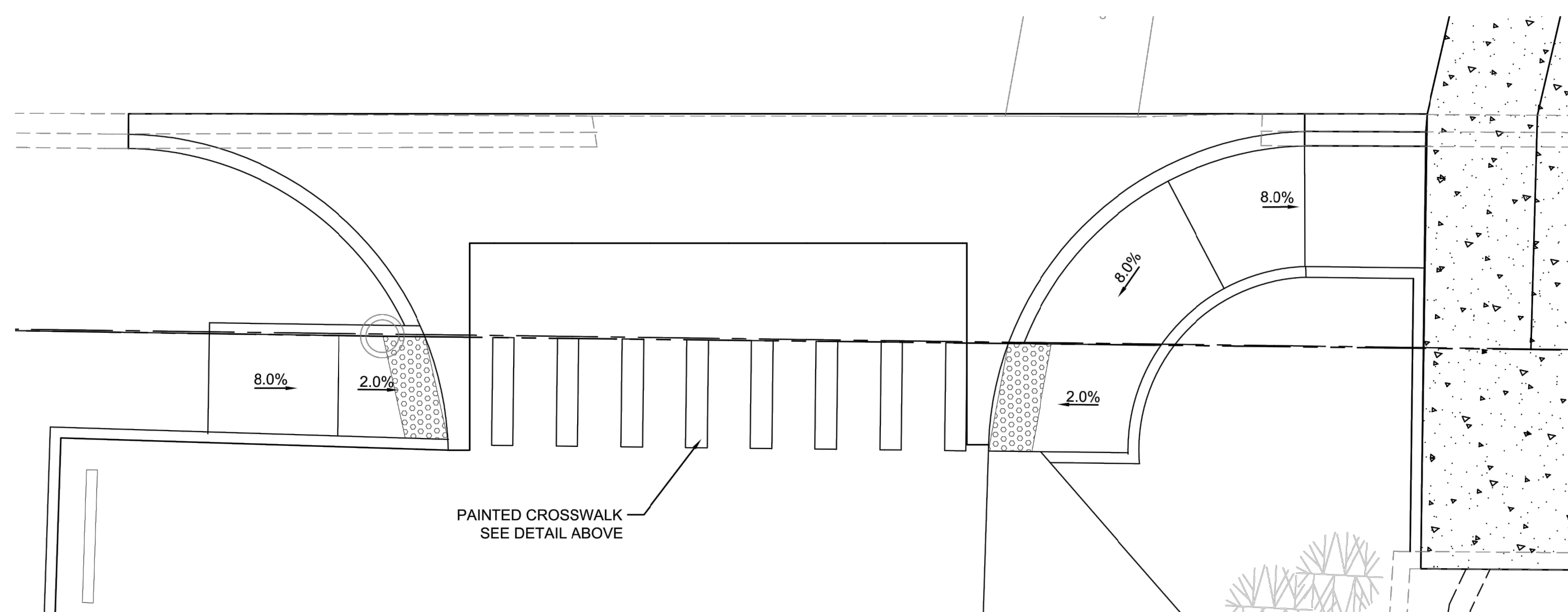
ADA PARKING DETAIL

SCALE: N.T.S.



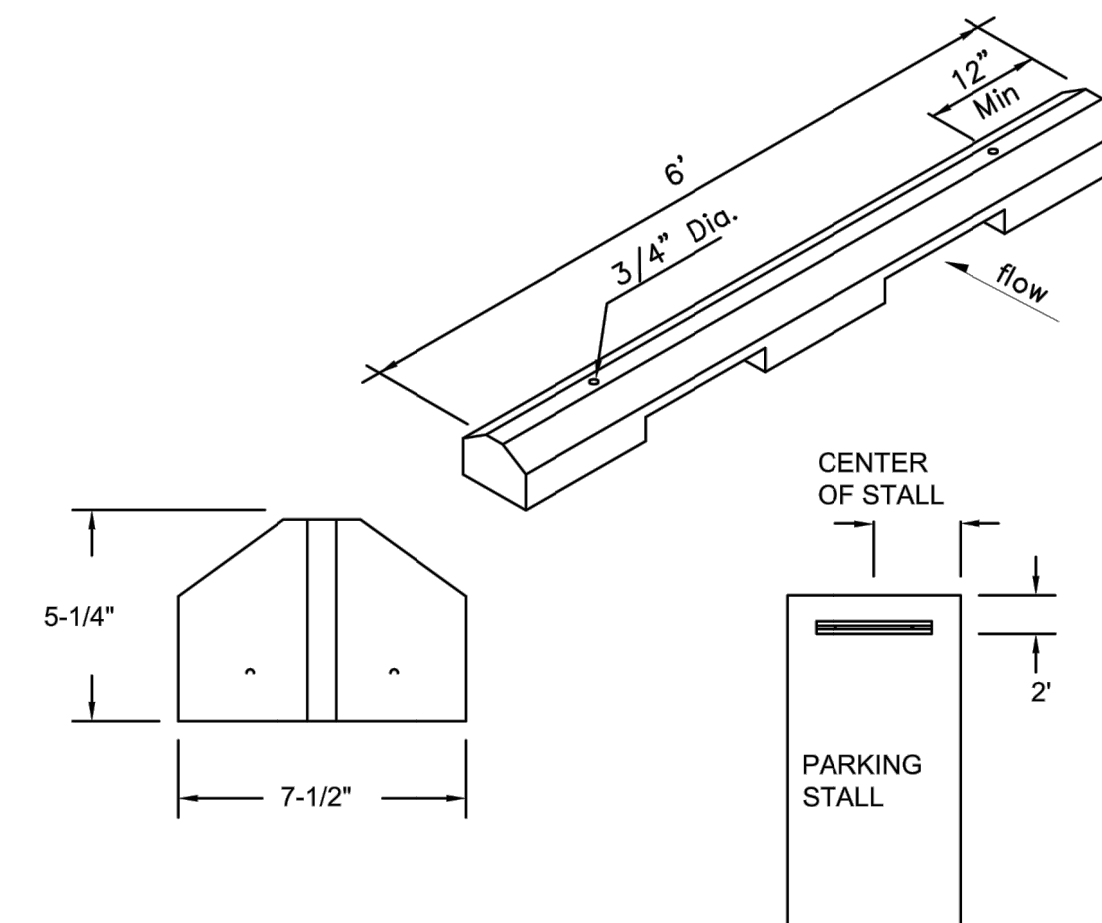
ACCESSIBLE RAMP

SCALE: 1"=5'



PAINTED CROSSWALK AND ACCESSIBLE RAMPS

SCALE: 1"=5'

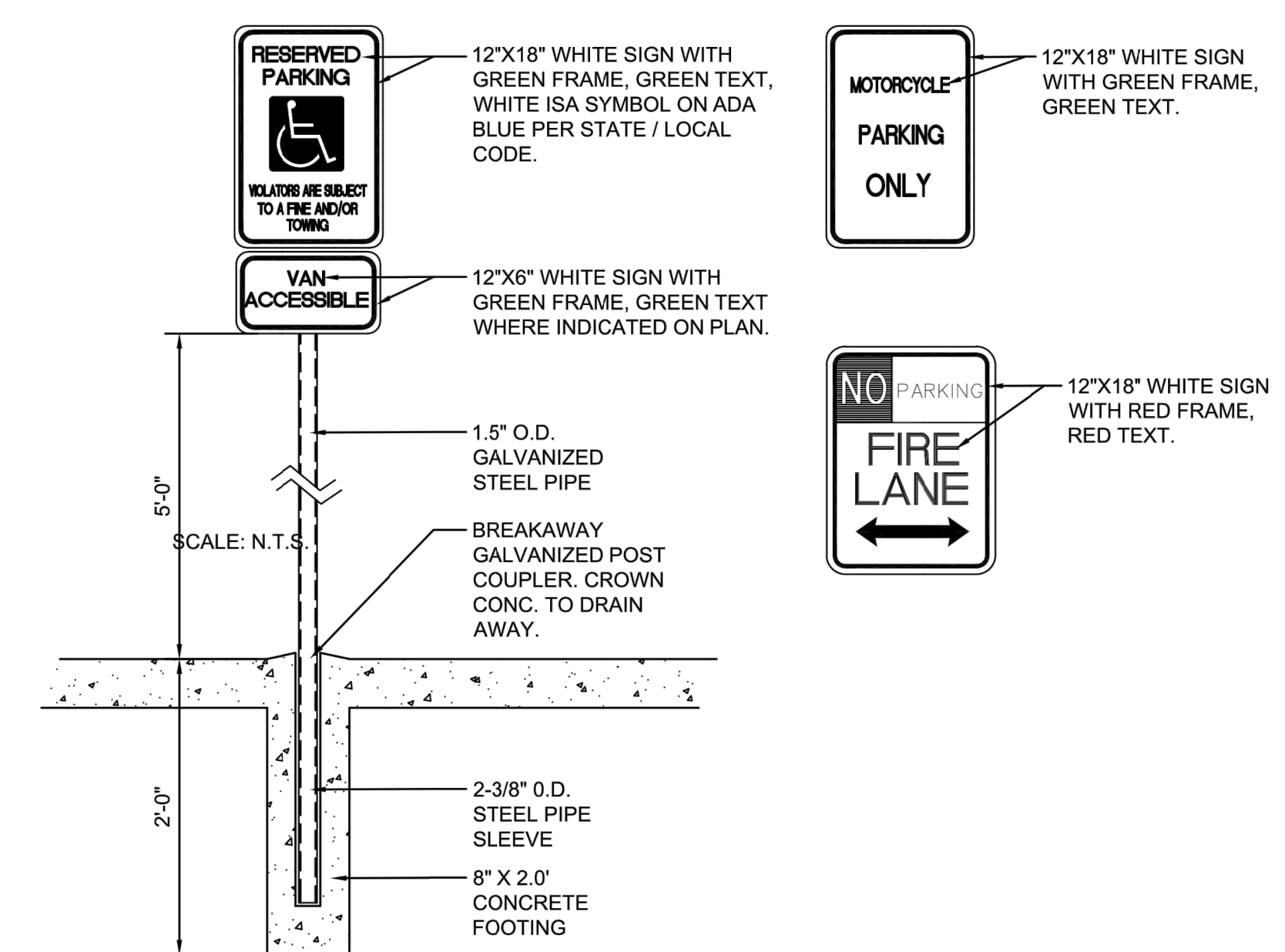


GENERAL NOTES

1. WHEEL STOPS TO BE PLACED 2' BACK, CENTERED IN THE PARKING STALL WHEEL STOPS CAN BE PAINTED IN A CONTRASTING COLOR SUCH AS GRAY, YELLOW OR BLACK.
2. BLUE SHALL BE USED FOR HANDICAP PARKING STALLS.
3. INSTALL EACH WITH TWO DOWELS PER MANUFACTURERS SPECIFICATIONS.

CONCRETE WHEEL STOP

SCALE: N.T.S.

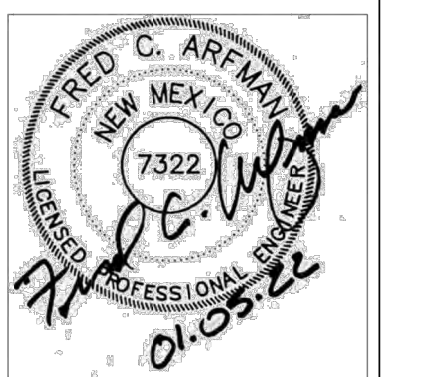


SIGNAGE

SCALE: N.T.S.



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Engineer

Alameda West Shopping Center
Commercial Addition
Albuquerque, New Mexico

ISSUE: FINAL	PROJECT NUMBER: IA 2432
FILE:	DRAWN BY: FCA
CHECKED BY: FCA	DATE: OCTOBER, 2021

No	Date	Description

SHEET TITLE

PAVING DETAILS

SHEET NUMBER

APRIL 22, 2022
SHEET 3B OF 7

GENERAL LANDSCAPE NOTES

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE:
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

LANDSCAPE AREA COVERAGE

TOTAL SITE AREA (.86 AC.):	37,660 SF
BUILDING AREA:	-5,600SF
NET AREA:	32,060 SF
REQUIRED LANDSCAPE AREA (15% OF NET AREA):	4,809 SF
PROVIDED LANDSCAPE AREA	12,556 SF (249%)

LANDSCAPE LIVE VEGETATIVE COVERAGE
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75%. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

REQUIRED LIVE VEGETATIVE MATERIAL COVERAGE	9,417 SF (75%)
PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE	11,324 SF (90%)
REQUIRED GROUND-LEVEL PLANT COVERAGE	3,139 SF (25%)
PROVIDED GROUND-LEVEL PLANT COVERAGE	2,842 SF (25%)

PARKING LOT AREA
AT LEAST 10% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR LESS SPACES, SHALL BE LANDSCAPED.

38 PARKING SPACES	
TOTAL PARKING LOT AREA:	12,398 SF
PROVIDED LANDSCAPE AREA:	3,165 SF (40%)

PARKING LOT TREES
PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

PARKING SPACES / 38 SPACES =
REQUIRED: 4 TREES
PROVIDED: 8 TREES (PLUS 4 TREES)

STREET TREES
STREET TREE REQUIREMENTS SPECIFY THE SPACING BETWEEN STREET TREES, WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE INSTALLED AT A FREQUENCY OF 25 FEET PER LINEAR FOOT OF STREET FRONTAGE. NEW STREET TREES SHALL BE PLANTED ALONG COORS BLVD NW, MIRANDELA ST NW, AND ANTEQUERA RD NW.

COORS BOULEVARD NW REQUIRES STREET TREES. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 25' O.C.

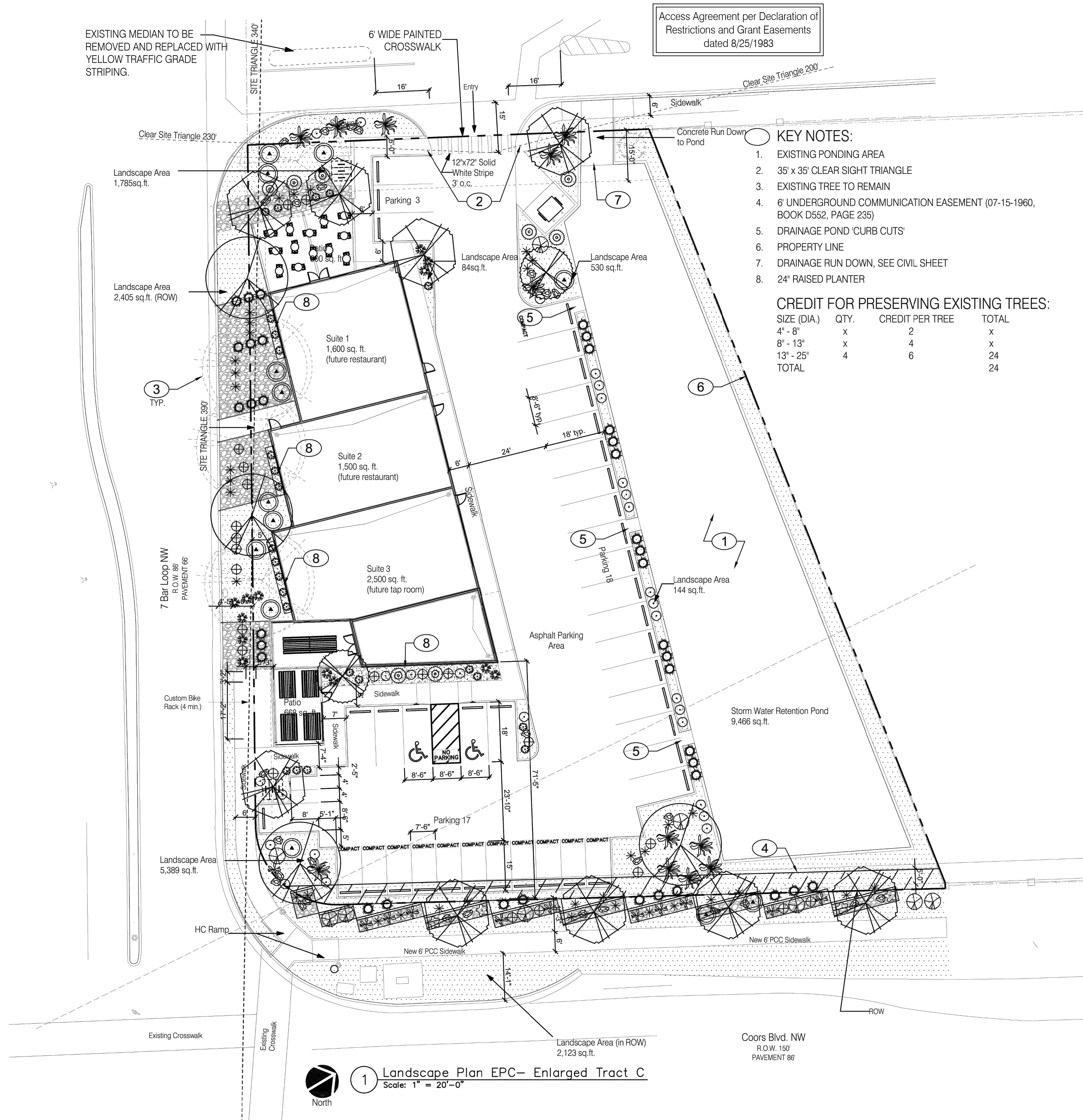
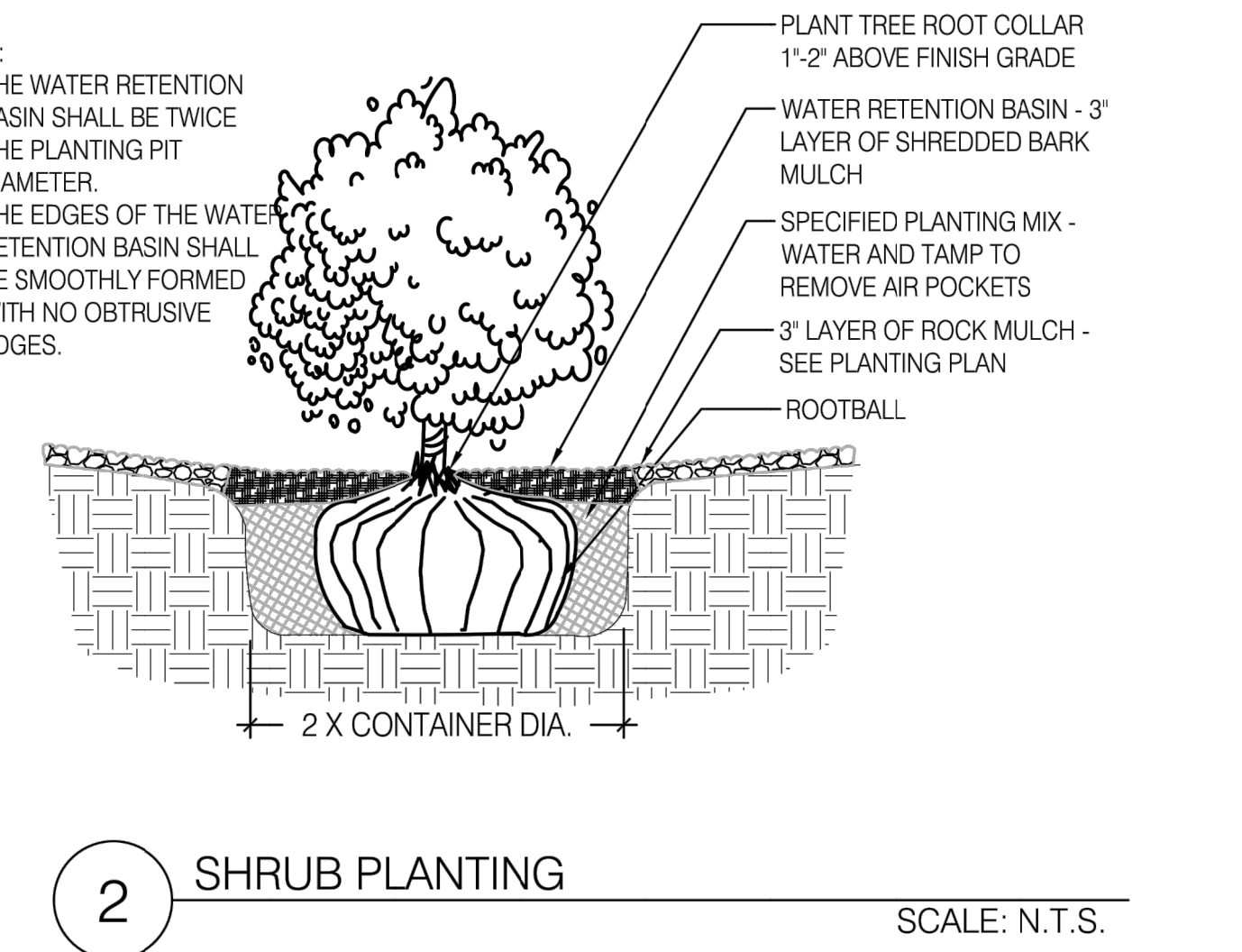
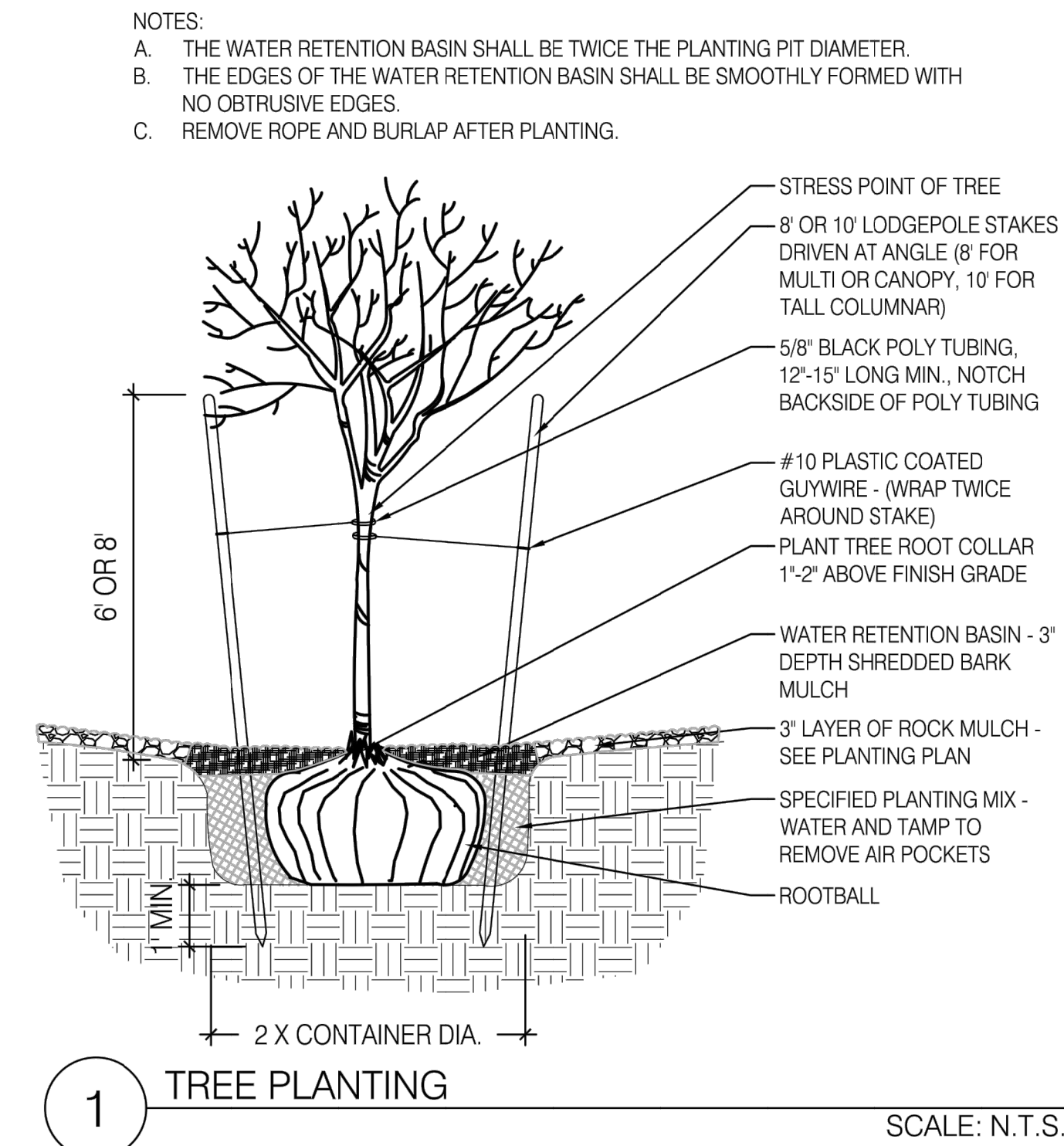
COORS BOULEVARD NW FRONTAGE IS 208'.
STREET TREES REQUIRED: 8
STREET TREES PROVIDED: 6 (2 PROVIDED IN ADJACENT LANDSCAPE)

SEVEN BAR LOOP RD NW FRONTAGE IS 230'.
STREET TREES REQUIRED: 9
STREET TREES PROVIDED: 28 (4 EXISTING COTTONWOODS ON SITE: SEE EXISTING TREE TABLE FOR CREDITS)

WALKWAY TREES
SHADE TREES PLANTED APPROXIMATELY 25 FEET ON-CENTER ARE REQUIRED ALONG ALL PEDESTRIAN WALKWAYS.

PLANT LEGEND

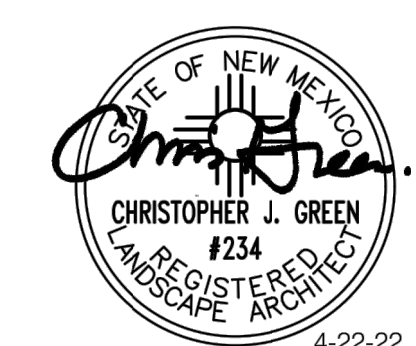
SITE QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	MATURE SIZE	(WATER USE)
EXISTING LANDSCAPE					
		EXISTING TREE			
		EXISTING UNDERGROUND COMMUNICATION EASEMENT			
TREES					
9		CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	2' CAL MS	20' HT. X 25' SPR.	LOW +
4		ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER	2' CAL B&B	40' HT. X 30' SPR.	MED
2		VITEX AGNUS-CASTUS CHASTE TREE	2' CAL MS	20' HT. X 20' SPR.	MED
SHRUBS AND GROUNDCOVERS					
28		ERICAMERIA LARICIFOLIA DWARF TURPENTINE BUSH	5-GAL	3' HT. X 3' SPR.	LOW
12		FALLUGIA PARADOXA APACHE PLUME	5-GAL	5' HT. X 5' SPR.	LOW
13		JUNIPERUS HORIZ. 'BLUE CHIP' BLUE CHIP JUNIPER (FEMALES ONLY)	5-GAL	1' HT. X 7' SPR.	MED
8		PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5-GAL	4' HT. X 6' SPR.	MED
13		RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC	5-GAL	2' HT. X 8' SPR.	LOW+
22		SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED CHERRY SAGE	5-GAL	30' HT. X 3' SPR.	MED
4		CARYOPTERIS CLAUDONENSIS BLUE MIST SPIREA 'DARK KNIGHT'	5-GAL	3' HT. X 4' SPR.	LOW+
DESERT ACCENTS					
36		HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA	5-GAL	3' HT. X 3' SPR.	LOW+
11		OPUNTIA VIOLACEA SANTA RITA PRICKLY PEAR	5-GAL	3' HT. X 4' SPR.	RW
ORNAMENTAL GRASSES					
37		CALAMOGROSTIS A. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	3-GAL	30' HT. X 3' SPR.	MED
13		MUHLENBERGIA RIGIDA PURPLE MUHLY	3-GAL	2' HT. X 3' SPR.	LOW+
25		PENNISETUM ALOPECUROIDES 'HAMELN' DWARF FOUNTAIN GRASS	3-GAL	2' HT. X 2' SPR.	LOW
BOULDERS AND GRAVEL MULCH					
2,230 SF		2'-4" COYOTE MIST COBBLE MULCH (6" DEPTH OVER DEWITT PRO-5 WEED CONTROL FABRIC)			
9,800 SF		7/16" MOUNTAINAIR BROWN GRAVEL MULCH, OR PRE APPROVED EQUAL (3" DEPTH OVER DEWITT PRO-5 WEED CONTROL FABRIC)			
425 SF		3/8" MINUS ROUND PEA GRAVEL (5" DEPTH IN PLANTERS)			
28		MOSS ROCK BOULDERS (3X3' MIN)			



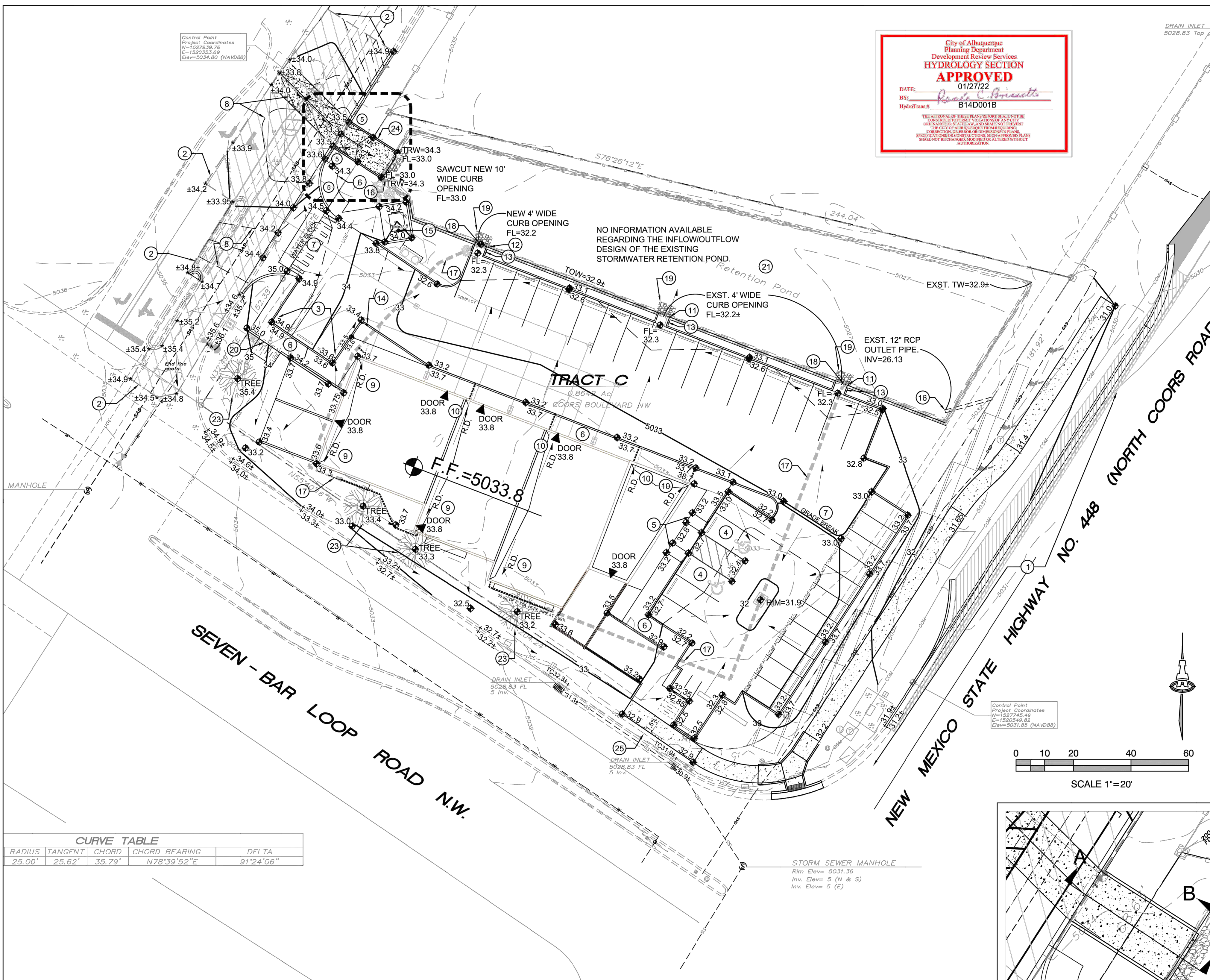
LANDSCAPE PLAN
AT COORS BLVD NW AND SEVEN-BAR LOOP
LANDSCAPE PLAN - EPC MAJOR AMENDMENT

Prepared for:
ALAMO CENTER LLC.
13405 PINO RIDGE PLACE
ALBUQUERQUE, NM 87111

Prepared by:
CONSENSUS PLANNING, INC.
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102



City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED
 DATE: 01/27/22
 BY: *Renee C. Brissette*
 HydroTeam # B14D001B



CURVE TABLE

RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
25.00'	25.62'	35.79'	N78°39'52"E	91°24'06"

KEYED NOTES

- SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION WITHIN NMDOT ROW INCLUDING NEW ADA COMPLIANT RAMP, PUBLIC SIDEWALK, ETC. NO WORK SHALL BE PERFORMED IN THE NMDOT / PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
- PROVIDE SMOOTH TRANSITION TO EXISTING PAVEMENT. SEE PAVING PLAN FOR EXTENT OF NEW PAVEMENT.
- TOP OF ASPHALT TO BE FLUSH WITH TOP OF CONCRETE WALK THIS AREA.
- ADA COMPLIANT PARKING AREA. MAX. SLOPE = 2% IN ANY DIRECTION.
- ADA COMPLIANT ACCESS RAMP.
- ADA COMPLIANT PEDESTRIAN ACCESS WALK.
- HIGH POINT / GRADE BREAK LOCATION.
- 0.2' DESIGN CONTOURS SHOWN DASHED TO CLARIFY PAVING GRADES.
- CONCENTRATED ROOF DISCHARGE TO BE PIPED DIRECTLY TO STORM DRAIN USING STANDARD FITTINGS OR ADS INSERTA TEE CONNECTION.
- CONCENTRATED ROOF DISCHARGE TO BE PIPE THROUGH FACE OF CURB.
- EXISTING 4.0' WIDE (BOTTOM WIDTH) WALL OPENING.
- NEW 4.0' WIDE WALL (BOTTOM WIDTH) WALL OPENING.
- NEW 4.0' WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE RUNDOWN.
- PROVIDE 12" WIDE OPENING IN CURB TO PASS FLOW.
- CONCRETE DUMPSTER PAD SLOPED TO SAS DRAIN INLET. SEE UTILITY PLAN.
- CONTRACTOR TO CLEAN / CLEAR EXISTING STORM DRAIN CULVERTS.
- CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG-501 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
- OUTLET PRIVATE STORM DRAIN INTO EXISTING POND. INVERT = 5028.0 TYP. (2 LOCATIONS).
- INSTALL 6' X 4' X 18" DEEP ANGULAR ROCK EROSION PROTECTION AT WALL OPENING.
- CONSTRUCT GARDEN RETAINING WALL(S) (RETAINING < 30') TO ACHIEVE GRADE DIFFERENCE SHOWN. SEE ARCHITECTURAL.
- EXISTING STORMWATER QUALITY RETENTION / DETENTION POND
- NOT USED
- PROTECT EXISTING TREE.
- SEE CONCRETE RUNDOWN TO EXISTING POND DETAILS THIS SHEET. SEE PAVING PLAN FOR ADDITIONAL INFORMATION.
- ANGULAR ROCK EROSION PROTECTION BETWEEN WALK AND BACK OF CURB (SLOPES > 4:1).

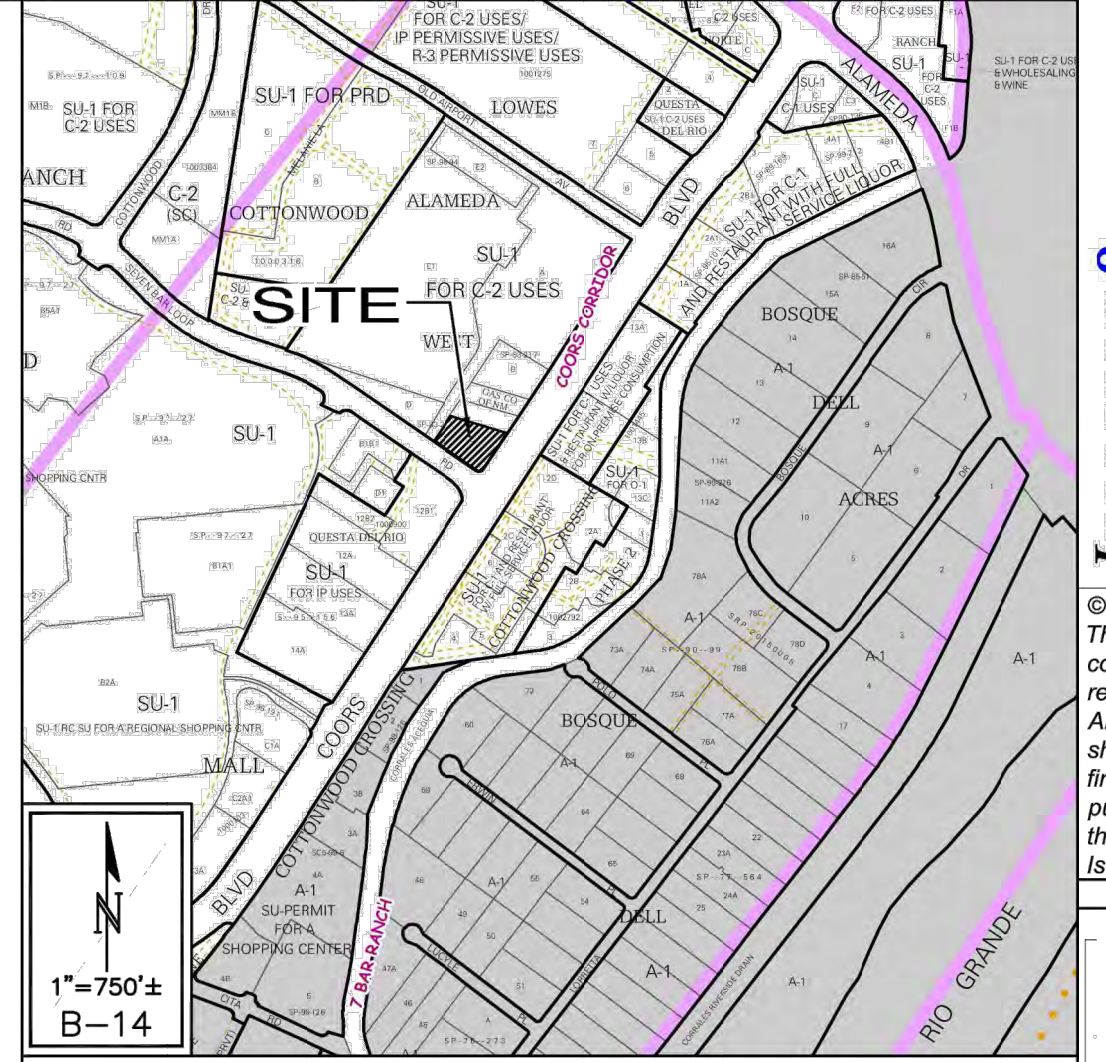
ADA COMPLIANCE

- SIDEWALK(S) AND RAMP(S):**
- * LONGITUDINAL SLOPE SHALL NOT EXCEED 20:1
 - * TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%
- ACCESSIBLE RAMP(S):**
- * TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%)
 - * TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%
- ACCESSIBLE PARKING:** TARGET SLOPE = 1% TO 1.5%. SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

LEGEND

- 39 PROPOSED 1.0' CONTOUR
- 37.5 PROPOSED SPOT ELEVATION
- SURFACE FLOW DIRECTION
- FF = 5033.8 FINISH FLOOR ELEVATION
- PROPOSED STORM DRAIN

VICINITY MAP B-14



PROJECT INFORMATION

PROPERTY: THE SITE IS A GRADED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP B-14. THE SITE IS BOUND TO THE EAST BY COORS ROAD, TO THE SOUTH BY SEVEN BAR LOOP ROAD, AND TO THE NORTH AND WEST BY DEVELOPED COMMERCIAL PROPERTIES.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A 5,600± SF COMMERCIAL BUILDING WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: TR C ALAMEDA WEST

ADDRESS: 10127 COORS BLVD NW, 87114

LOT SIZE: 0.8642 AC

BENCHMARK: DESCRIPTION, ELEVATION = XXX FEET (NAVD 1988)

OFF-SITE FLOW: OFF-SITE FLOW IS ROUTED THROUGH AN EXISTING WALLED POND ON THE NORTH SIDE OF THE PROPERTY. NO OFF-SITE DRAINAGE AFFECTS THE AREA TO BE DEVELOPED.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0109H, EFF. 8/16/2012, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT: WITH THE EXCEPTION OF MINOR PERIMETER AREA, ON-SITE RUNOFF WILL FREE DISCHARGE TO THE EXISTING POND LOCATED ON THE NORTH SIDE OF THE PROPERTY.

STORMWATER QUALITY RETENTION: PER THE APPROVED GRADING PLAN PREPARED BY ANCHOR ENGINEERING, LLC DATED 4/4/17 (COA HYDROLOGY FILE B14D001), STORMWATER QUALITY RETENTION VOLUME IS PROVIDED WITHIN THE EXISTING POND.

Isaacson & Arman, Inc.
 Civil Engineering Consultants

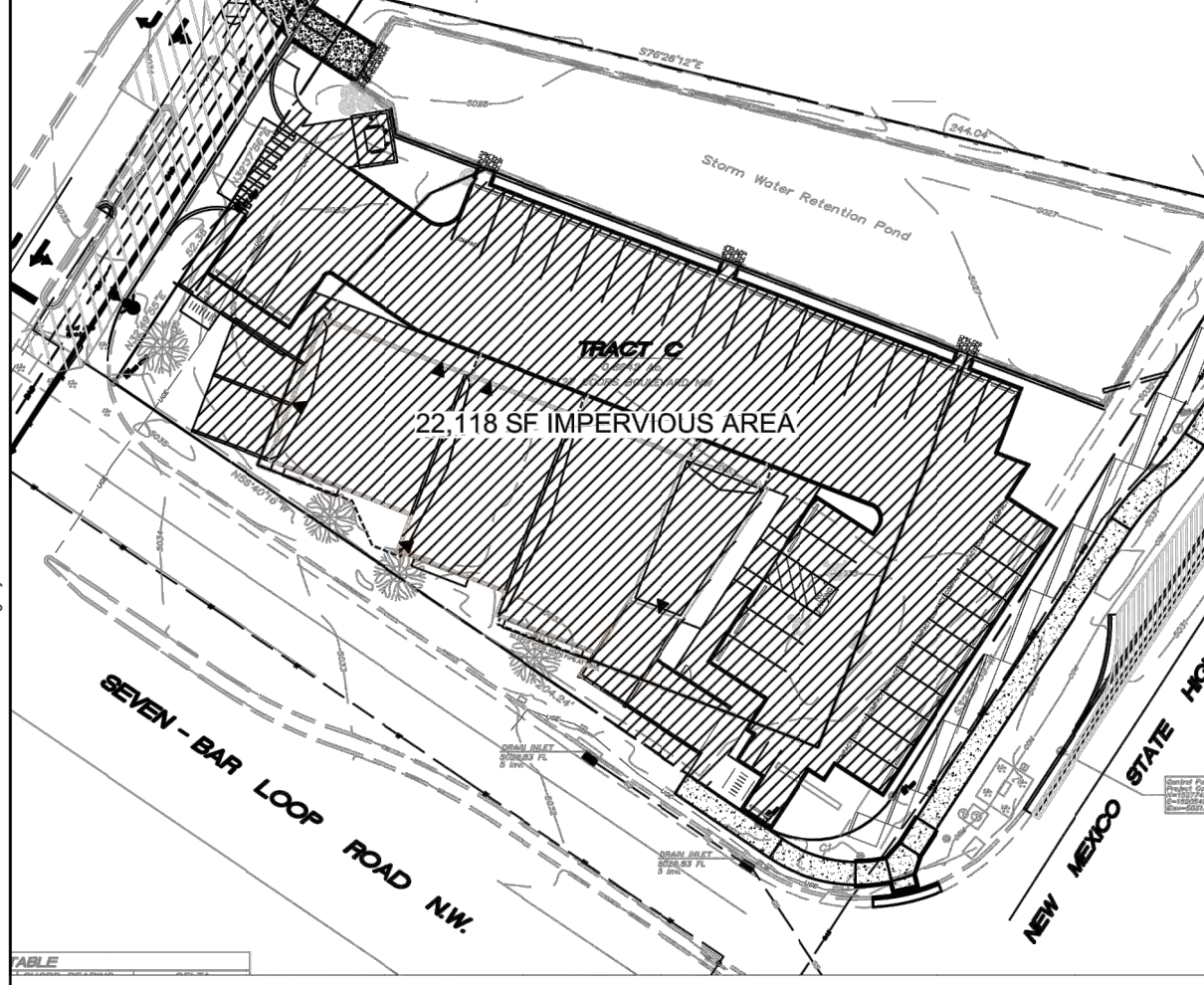
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Engineer
Alameda West Shopping Center
Commercial Addition
Albuquerque, New Mexico

CONSTRUCTION NOTES:

- EDGES SHALL BE SHAPED WITH A 3/8" EDGING TOOL.
- SILICON SEAL AT ALL JOINTS AT 6' O.C.
- 1/2" EXPANSION JOINTS 24' O.C. AND WHERE ABUTTING EXISTING CONCRETE.
- 3/4" CONSTRUCTION JOINTS 8' O.C. (EAST/WEST ONLY), CONTINUED THROUGH CURBS.
- PCC CONCRETE TO BE 4000# MIX OVER 12" COMPACTED SUBGRADE (95%)

IMPERVIOUS AREA



CALCULATIONS

CALCULATIONS: Alameda West Shopping Center - Addition : 12/13/2021
 Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020

100-YEAR, 6-HOUR CALCULATIONS

AREA OF SITE: 37660 SF = 0.86 ACRE

HISTORIC FLOWS:			DEVELOPED FLOWS:			EXCESS PRECIP:		
Area	Treatment SF	%	Area	Treatment SF	%	Zone	Ex	
Area A	0	0%	Area A	0	0%	1	Ea	= 0.55
Area B	37660	100%	Area B	15542	41%		Eb	= 0.73
Area C	0	0%	Area C	0	0%		Ec	= 0.95
Area D	0	0%	Area D	22118	59%		Ed	= 2.24
Total Area	37660	100%	Total Area	37660	100%			

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)
 Weighted E = $E_a A_a + E_b A_b + E_c A_c + E_d A_d / (A_a + A_b + A_c + A_d)$

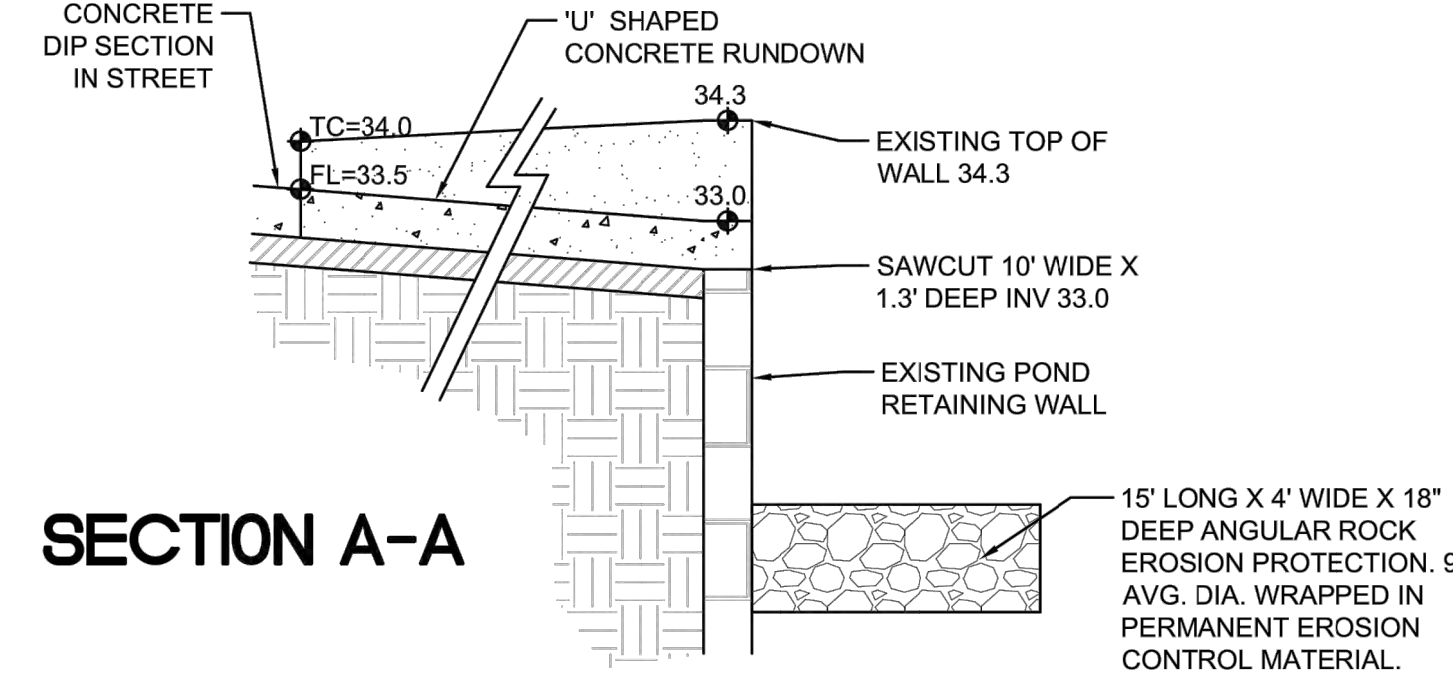
Historic E = 0.73 in. | Developed E = 1.62 in.

On-Site Volume of Runoff: V360 = $E^*A / 12$
 Historic V360 = 2291 CF | Developed V360 = 5074 CF

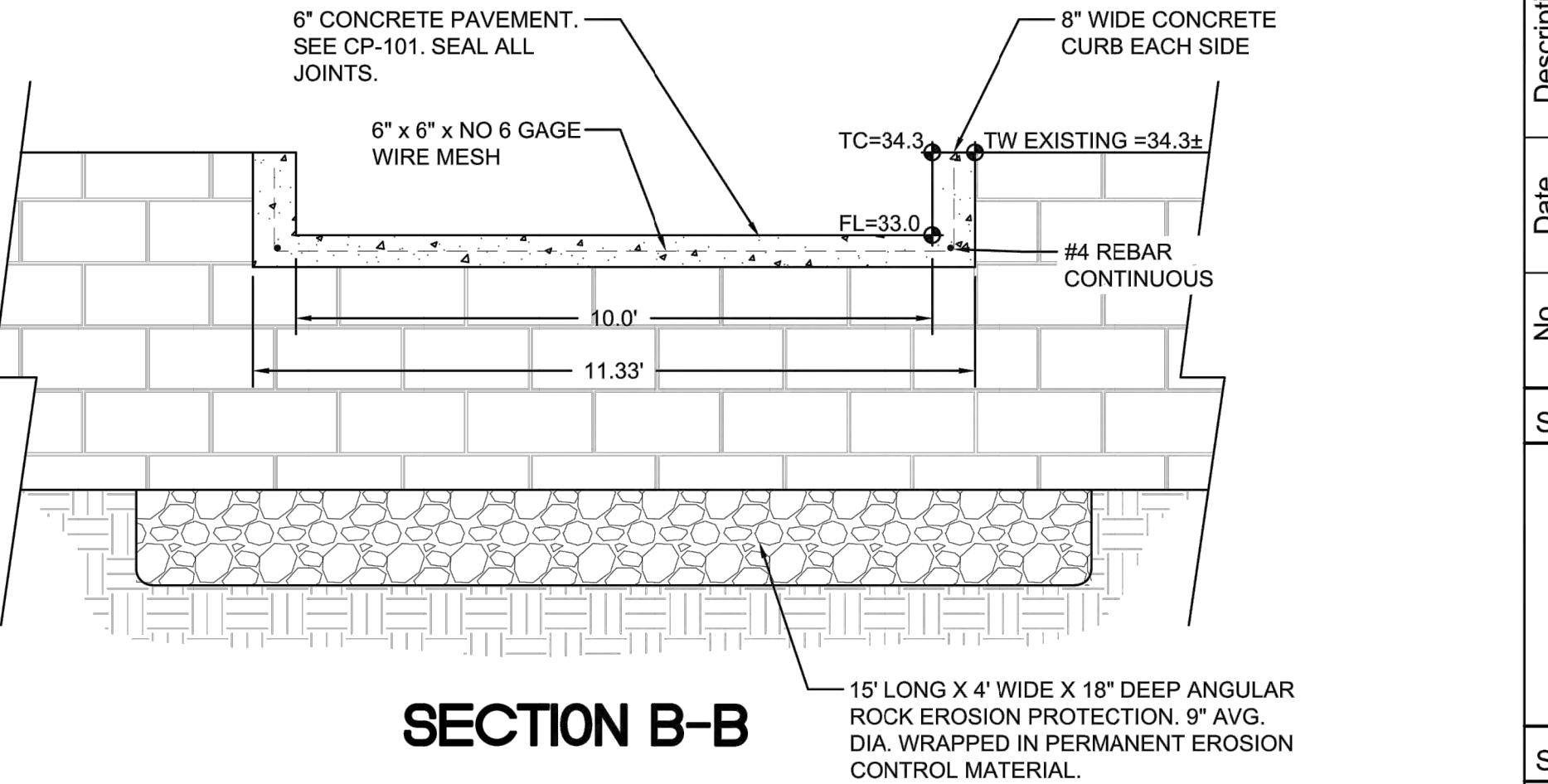
On-Site Peak Discharge Rate: $Q_p = Q_{pA}A_A + Q_{pB}A_B + Q_{pC}A_C + Q_{pD}A_D / 43,560$

For Precipitation Zone 1
 $Q_{pA} = 1.54$ | $Q_{pB} = 2.87$
 $Q_{pC} = 2.16$ | $Q_{pD} = 4.12$

Historic $Q_p = 1.9$ CFS | Developed $Q_p = 2.9$ CFS



SECTION A-A
CONCRETE RUNDOWN TO EXISTING POND



SECTION B-B

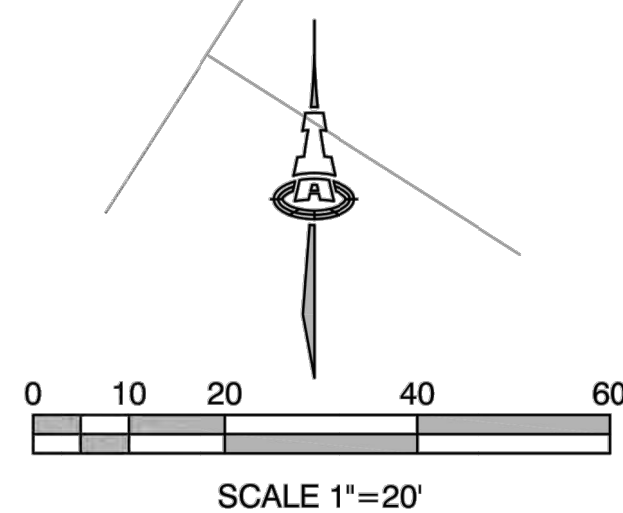
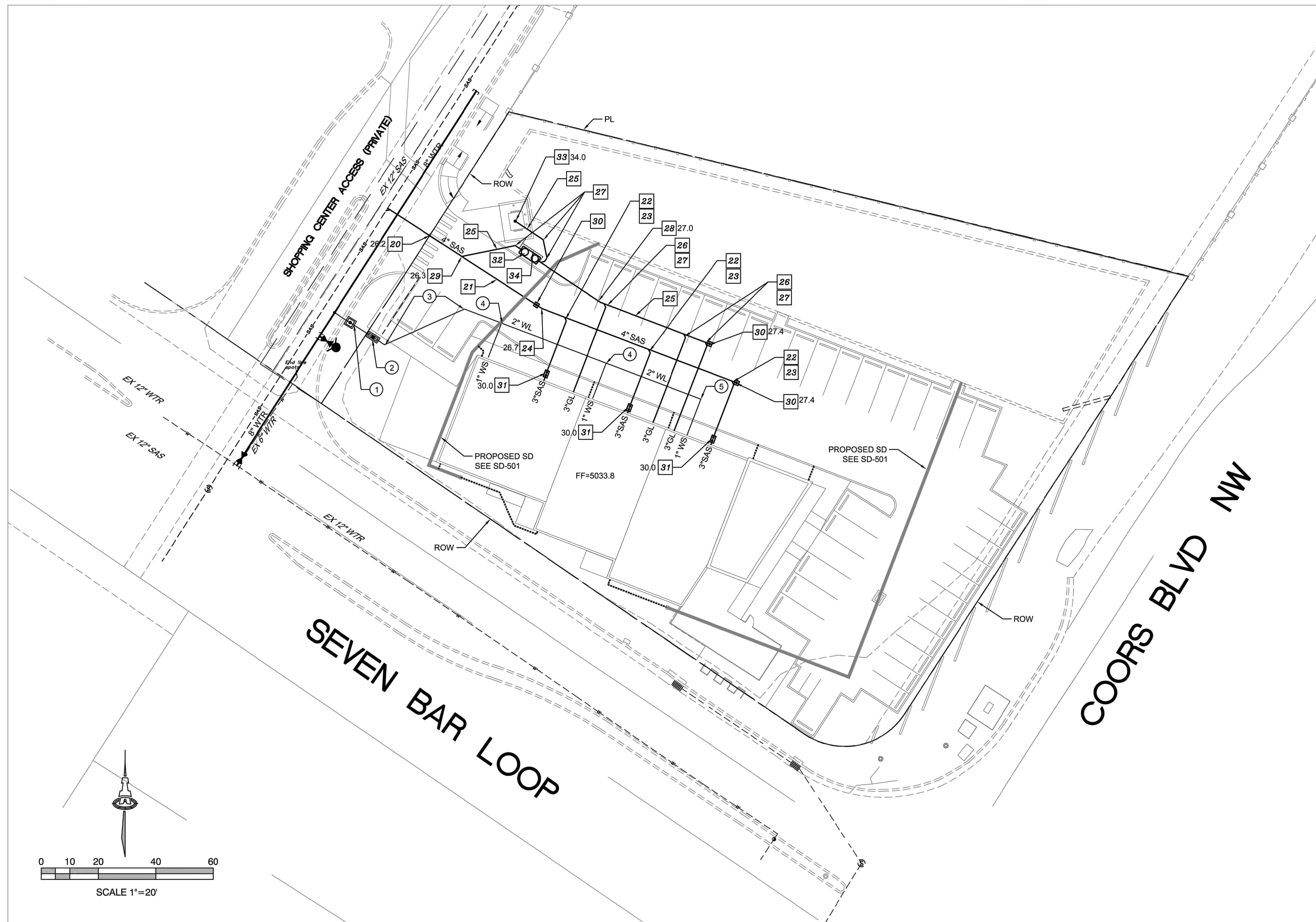
ISSUE: CONCEPTUAL	PROJECT NUMBER: IA 2432
FILE:	
DRAWN BY: FCA	CHECKED BY: FCA
DATE: JUNE 28, 2021	

No	Date	Description

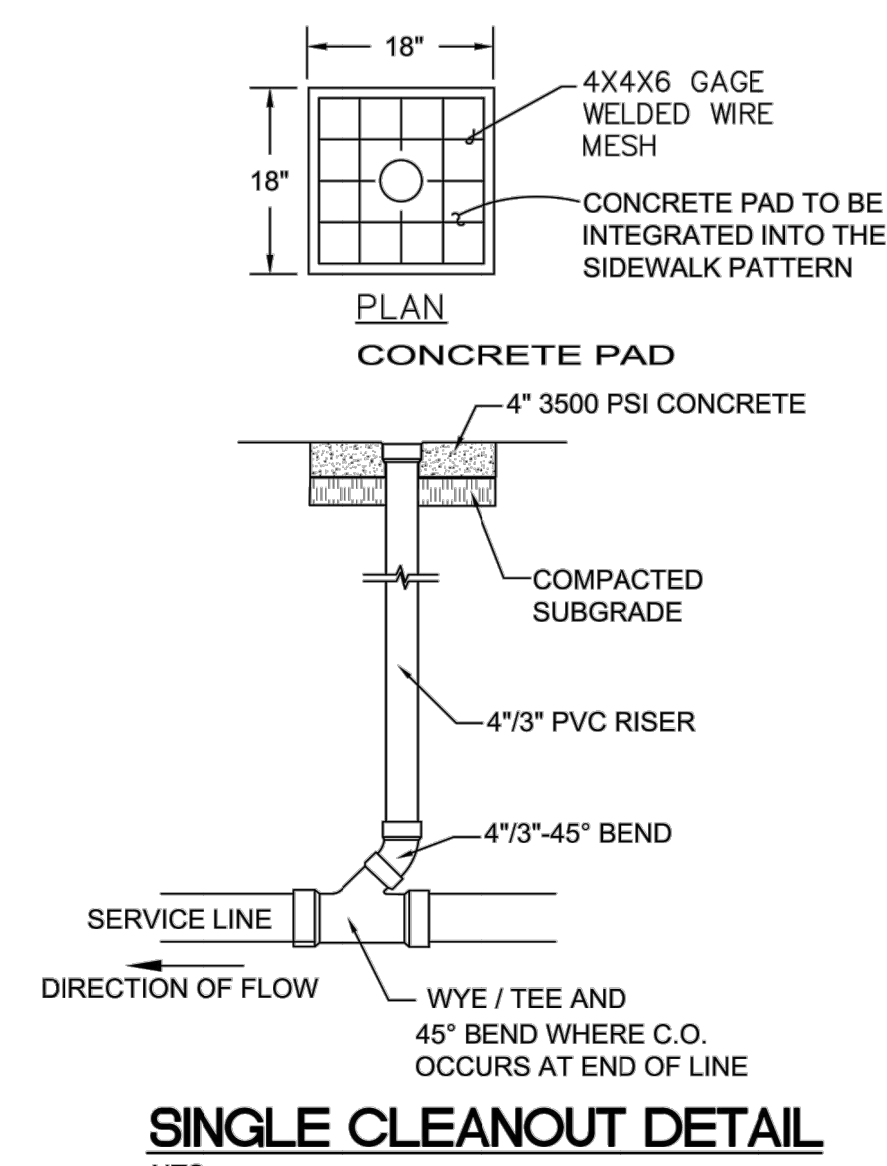
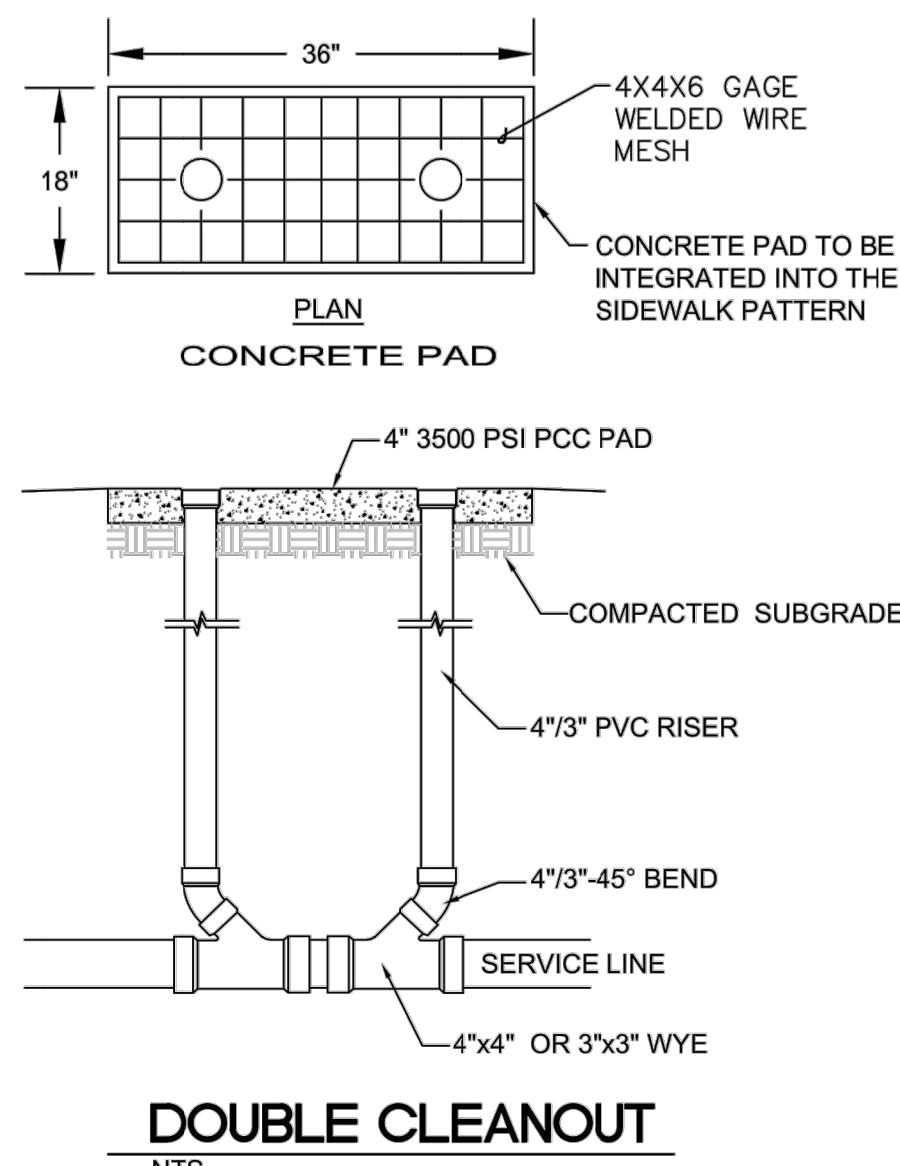
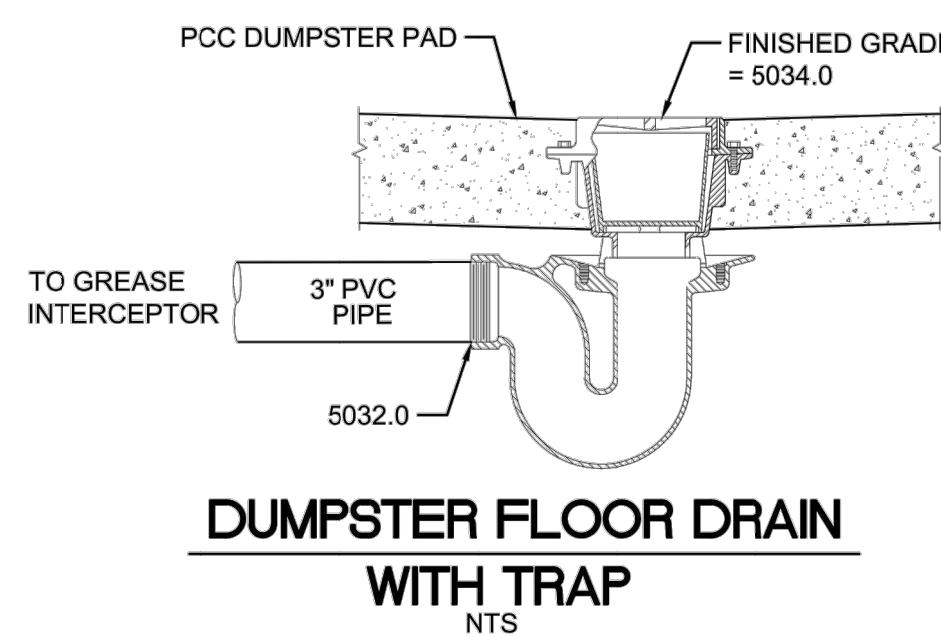
GRADING & DRAINAGE PLAN

SHEET NUMBER
 APRIL 22, 2022
 SHEET 5 OF 7

SCALE: N.T.S.



8" WATERLINE, FIRE HYDRANT, WATER METER SETTING AND SEWER SERVICE CONNECTION TO EXISTING SEWER MAIN TO BE CONSTRUCTED UNDER ABCWUA WORK ORDER.



GENERAL NOTES

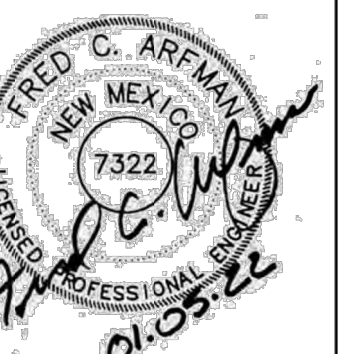
- SEE SHEET C-100 FOR ALL CIVIL GENERAL NOTES.
- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- SITE STORM DRAIN, ELECTRIC LINES & TRANSFORMERS AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
- ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.

KEYED NOTES

- WATER KEYED NOTES**
- CONNECT NEW 2" WATER SERVICE LINE TO EXISTING METER SETTING.
 - FEBCO MODEL 825YA RPBFP IN A SAFE-T-COVER MODEL 200-AL.
 - 2" 45° BEND.
 - 2"x1" TEE.
 - 2"x1" 90° BEND.
- SEWER KEYED NOTES**
- REMOVE 4" PLUG AND CONNECT NEW 4" SEWER SERVICE LINE.
 - 4" SANITARY SEWER LINE AT 1% MIN. SLOPE.
 - 4"x4" WYE/TEE.
 - 4" 45° BEND.
 - 4" 11 1/2° BEND.
 - 3" GREASE LINE AT 1% MIN. SLOPE.
 - 3"x3" WYE/TEE.
 - 3" 45° BEND.
 - 3" 11 1/2° BEND.
 - 4"x3" WYE/TEE.
 - SANITARY SEWER SINGLE CLEAN OUT, SEE DETAIL THIS SHEET.
 - SANITARY SEWER DOUBLE CLEAN OUT, SEE DETAIL THIS SHEET.
 - SCHIRE MODEL GB-250 GREASE INTERCEPTOR.
 - 3" DUMPSTER FLOOR DRAIN WITH "P" TRAP.
 - 2" GREASE INTERCEPTOR VENT LINE.

LEGEND

- EX-12" WTR --- EXISTING WATERLINE
- EX-12" SAS --- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- NEW WATER SERVICE
- NEW SEWER SERVICE
- SEWER CLEAN OUT



Engineer

Alameda West Shopping Center
Commercial Addition
Albuquerque, New Mexico

ISSUE: FINAL	PROJECT NUMBER: IA 2432
FILE:	
DRAWN BY: FCA	CHECKED BY: FCA
DATE: OCTOBER, 2021	

No	Date	Description

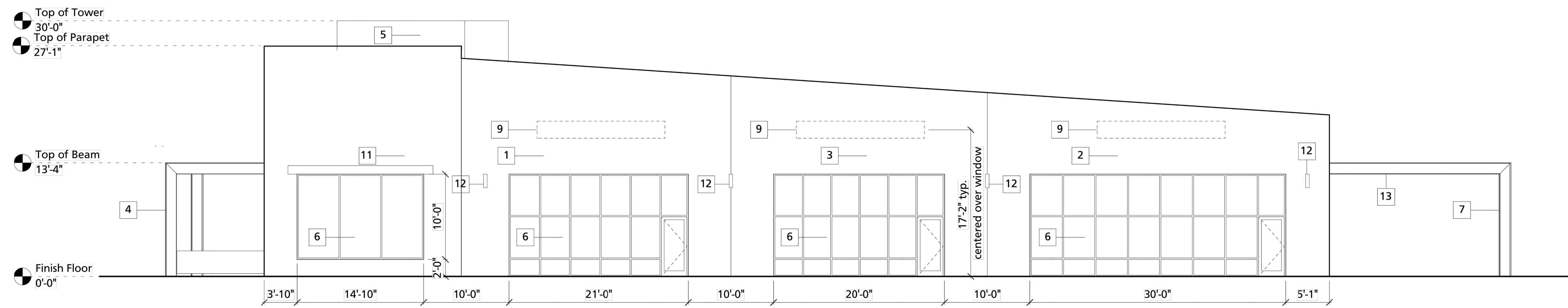
SHEET TITLE

UTILITY PLAN

SHEET NUMBER

FEBRUARY 8, 2022
SHEET 6 OF 7





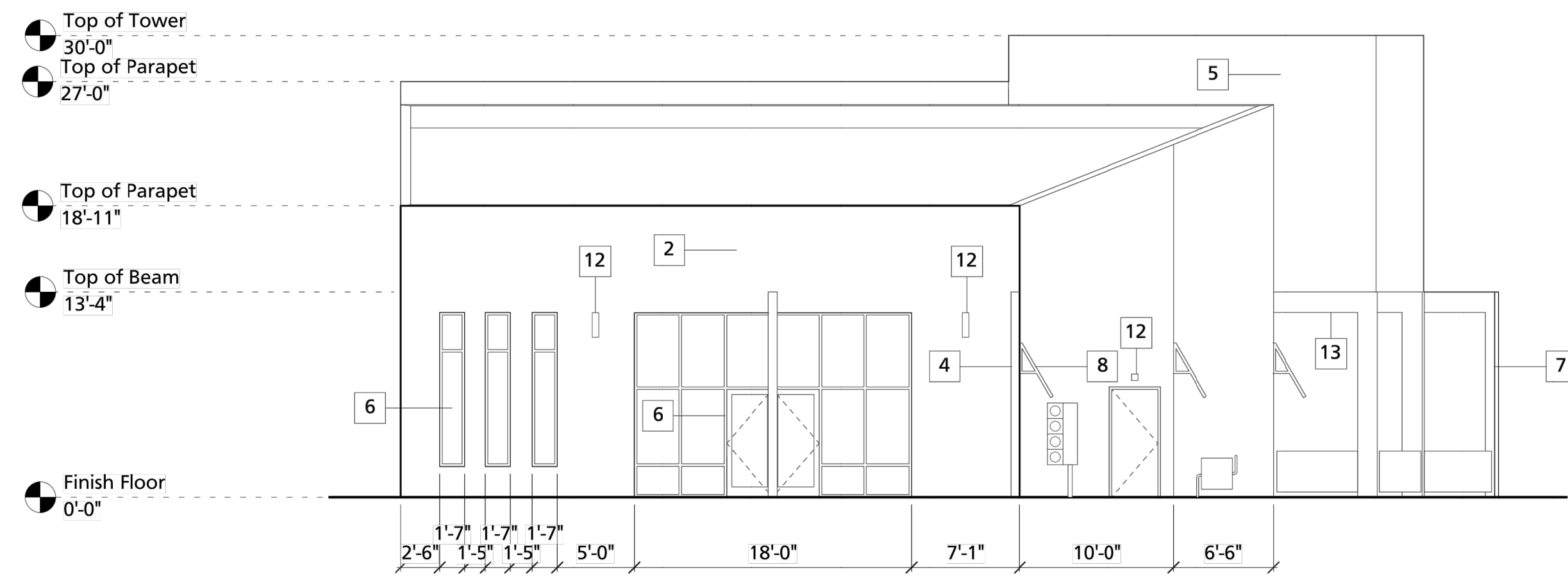
N North Elevation
Scale: 1/8" = 1'-0"

Per IDO 14-16-5-12 (F)(2)
Wall sign
zone MX-M 15% of Facade
North Facade = 2,867 sq.ft. 430 sq.ft. of sign allowed
proposed (3) @ 30 sq.ft. ea.

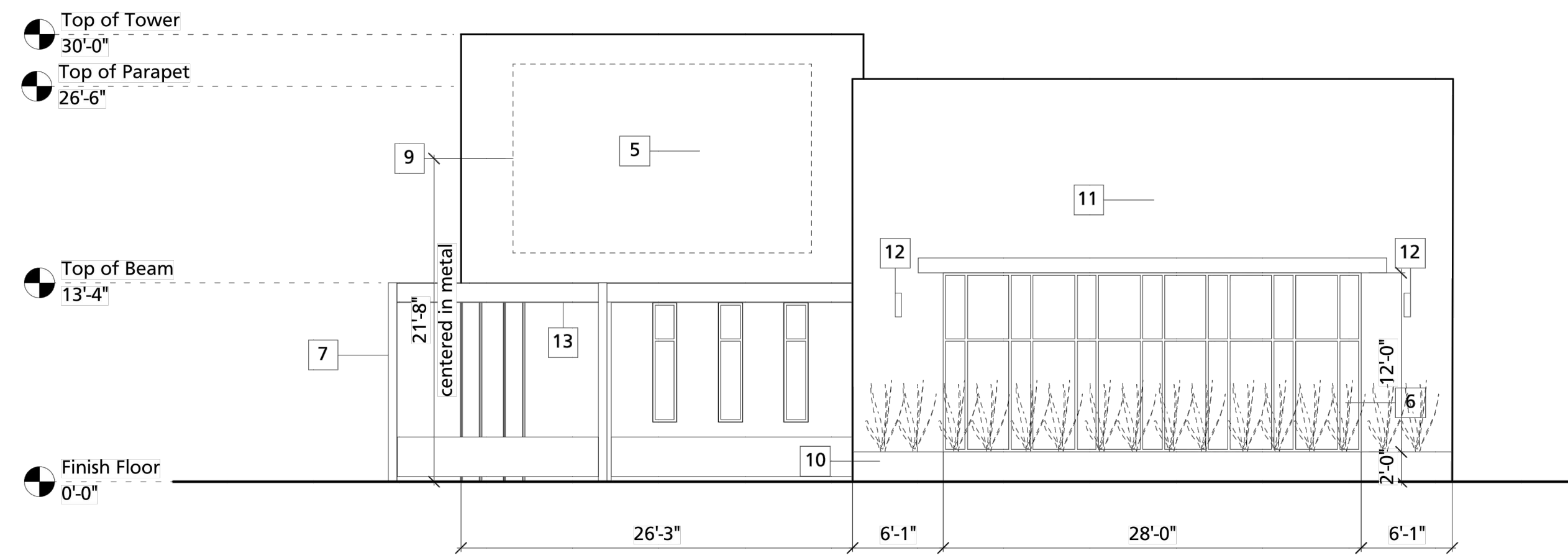
KEYED NOTES:

1. STUCCO WALL COLOR -blue
2. STUCCO WALL COLOR -gray
3. STUCCO WALL COLOR -brown
4. STUCCO WALL COLOR -na
5. PERFORATED STEEL MESH
6. STOREFRONT WINDOW
7. STEEL PATIO STRUCTURE
8. METAL AWNING
9. BUILDING SIGN
10. RAISED PLANTER
11. STUCCO WALL COLOR -na
12. OUTDOOR WALL LIGHT
13. OUTDOOR STRIP LIGHT

- STUCCO WALL COLOR #1
- STUCCO WALL COLOR #2
- STUCCO WALL COLOR #3
- PERFORATED METAL #5
- STUCCO WALL COLOR #4



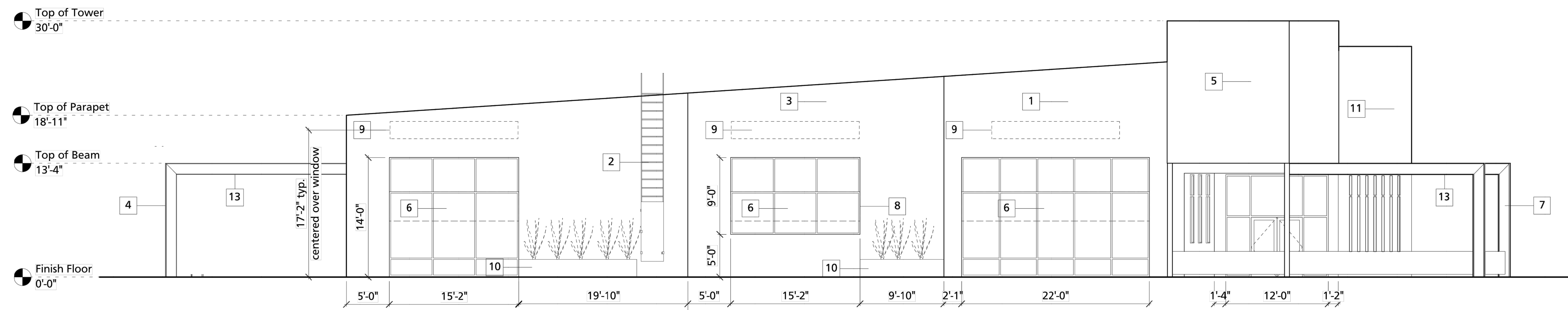
W West Elevation
Scale: 1/8" = 1'-0"



E East Elevation
Scale: 1/8" = 1'-0"

Per IDO 14-16-5-12 (F)(2)
Wall sign
zone MX-M 15% of Facade
North Facade = 1,867 sq.ft.
280 sq.ft. of sign allowed
proposed 1 @ 250 sq.ft.

Per IDO 14-16-5-11 (E)(2)(b)
Building Design
30% Windows 1,077sq.ft. /30% = 323 (336 sq.ft. provided)
Street Facing Facade Shall Incorporate 3 features
1. d Awnings over windows
2. e Sun Shelves
3. f Raised Planters



S South Elevation
Scale: 1/8" = 1'-0"

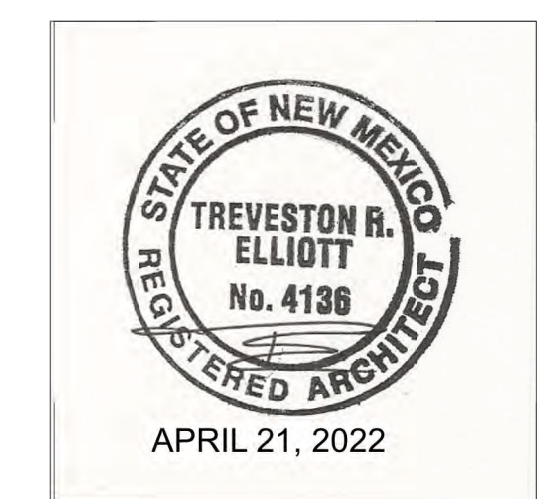
Per IDO 14-16-5-12 (F)(2)
Wall sign
zone MX-M 15% of Facade
South Facade = 2,547 sq.ft.
382 sq.ft. of sign allowed
proposed (3) @ 30 sq.ft. ea.

Per IDO 14-16-5-11 (E)(2)(b)
Building Design
30% Windows 2,119sq.ft. /30% = 635.7 (655 sq.ft. provided)
Street Facing Facade Shall Incorporate 3 features
1. d Awnings over windows
2. e Sun Shelves
3. f Raised Planters

TREVESTON ELLIOTT
ARCHITECT

811 12TH ST. NW
ALBUQUERQUE, NEW MEXICO
87102
C 505.259.4617
treveston@trevestonarchitect.com
www.trevestonarchitect.com

COTTONWOOD WEST
SHOPPING CENTER
ALBUQUERQUE, NEW MEXICO

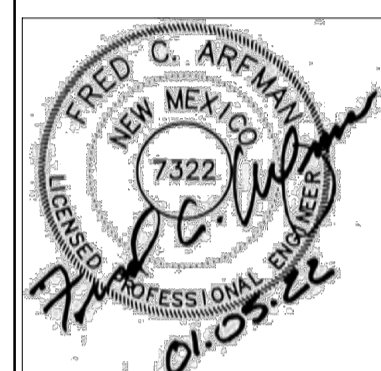




ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION
PERMIT
PERMIT NUMBER: FP 21-006668
APPROVED DATE: 05/05/22
APPROVED
REVISION 1
THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.
FIRE FLOW: 5654 SQ. FT. V-B 1500 GPM 1 HYDRANT



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Engineer

Alameda West Shopping Center
Commercial Addition
Albuquerque, New Mexico

ISSUE: CONCEPTUAL
PROJECT NUMBER: IA 2432
FILE:
DRAWN BY: FCA
CHECKED BY: FCA
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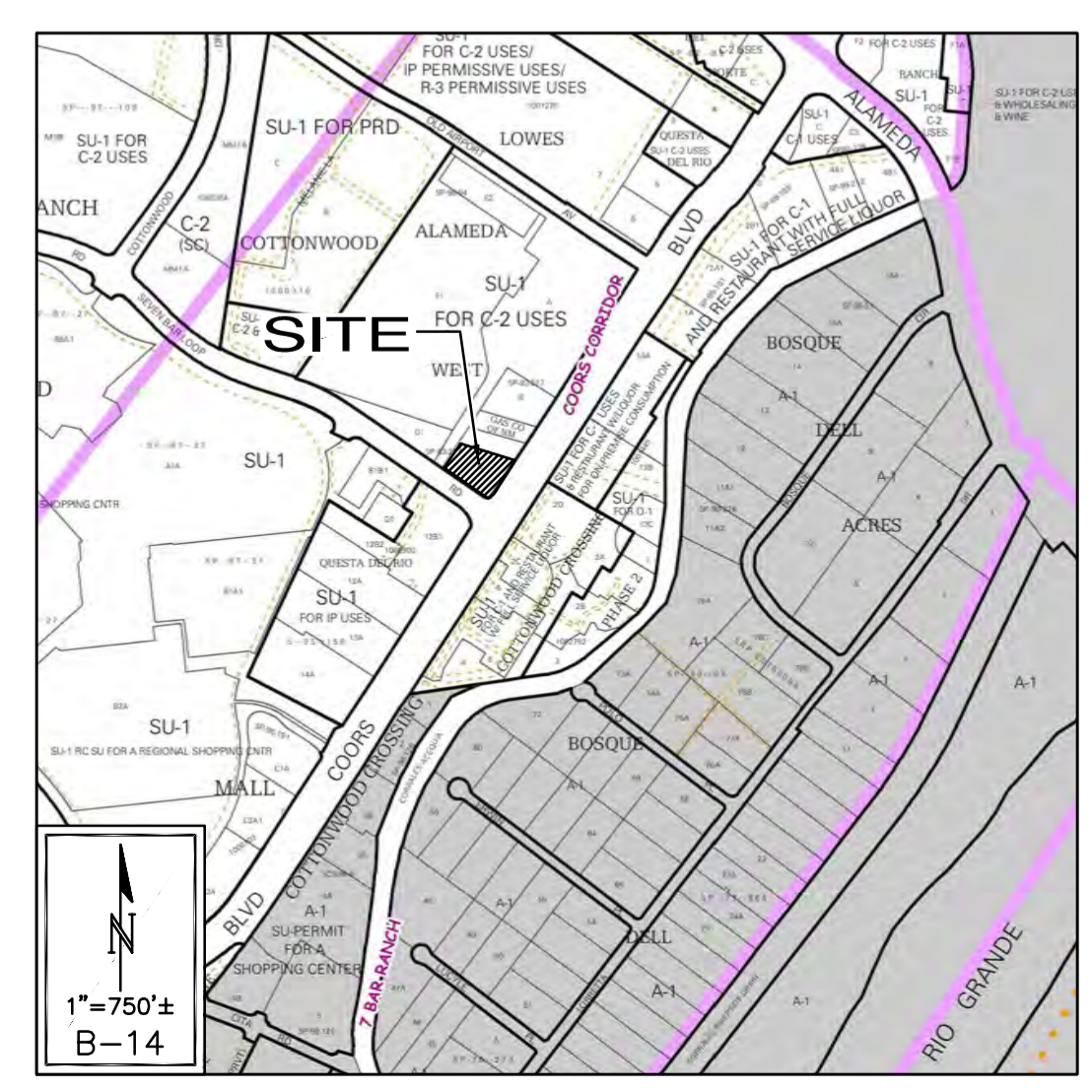
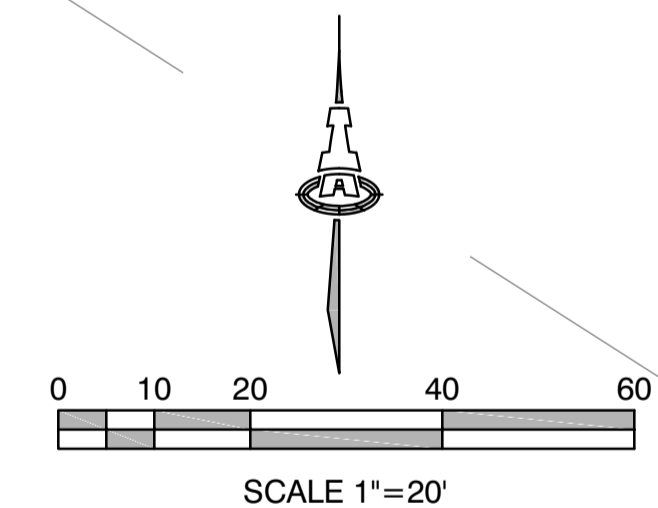
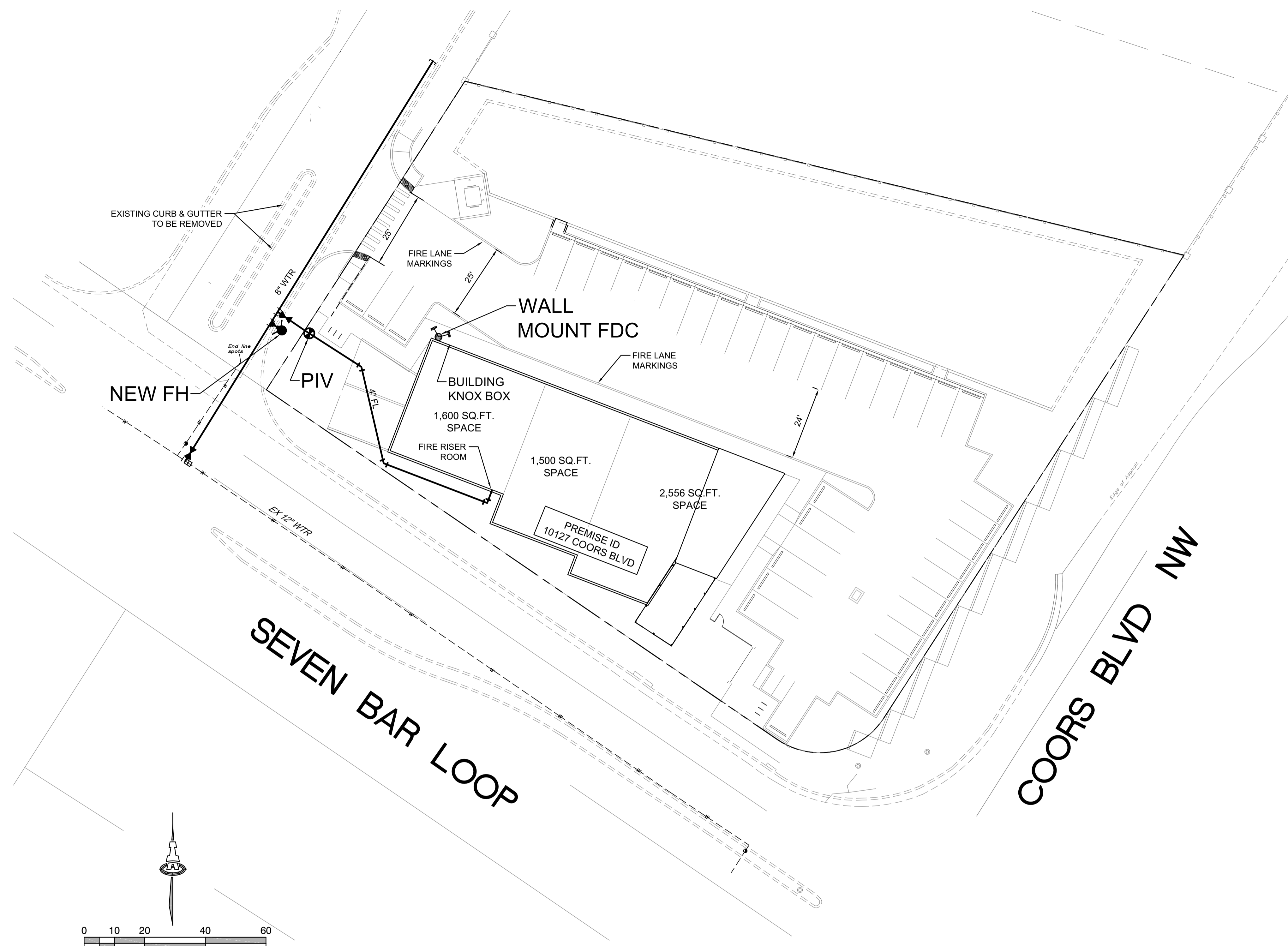
No	Date	Description

SHEET TITLE

**FIRE HYDRANT
LOCATION
AND ACCESS
PLAN**

SHEET NUMBER

FIRE 1
FP 21-006668



10127 COORS BLVD, NW
ALBUQUERQUE, NM 87114

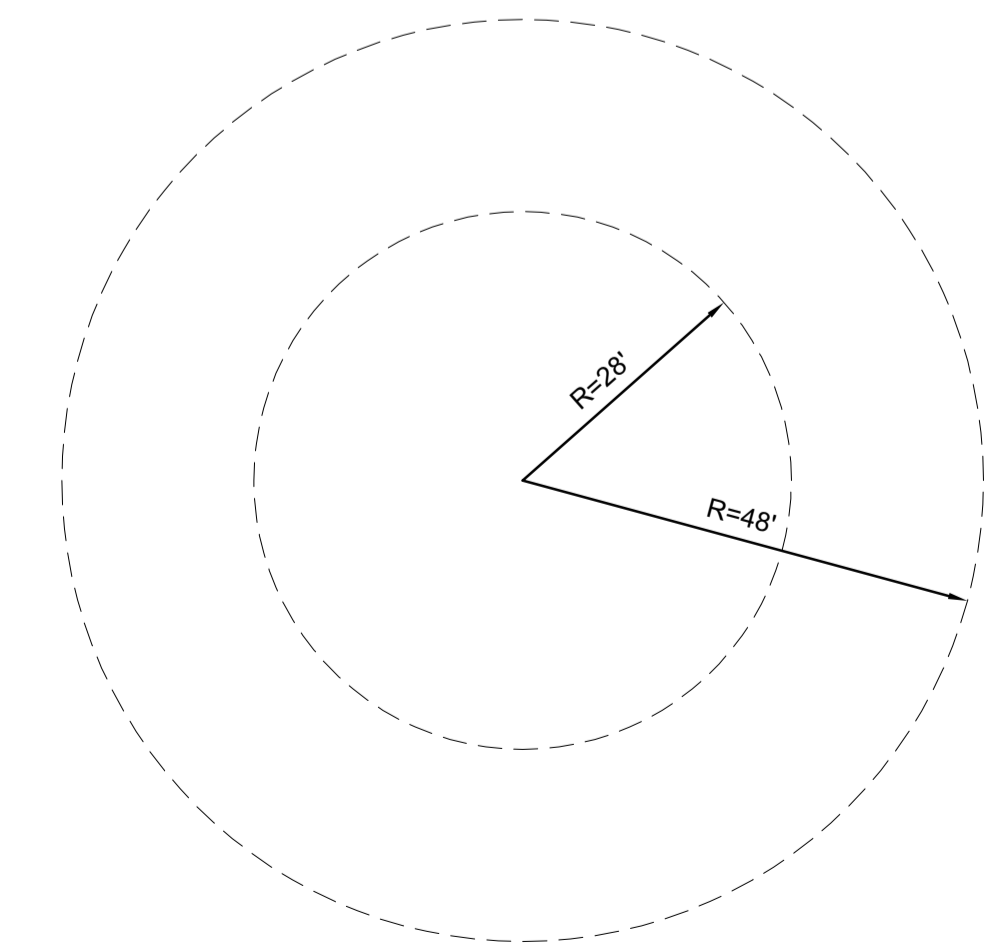
5,654 SQ. FT TOTAL BUILDING
TYPE VB CONSTRUCTION
SPRINKLED
26'-0" BUILDING HEIGHT
OCCUPANCY GROUP-A-2, B
FIRE FLOWS = 1000 GPM
(SEE BELOW)
REQUIRED FIRE HYDRANTS = 1

1 NEW FIRE HYDRANT ON SITE

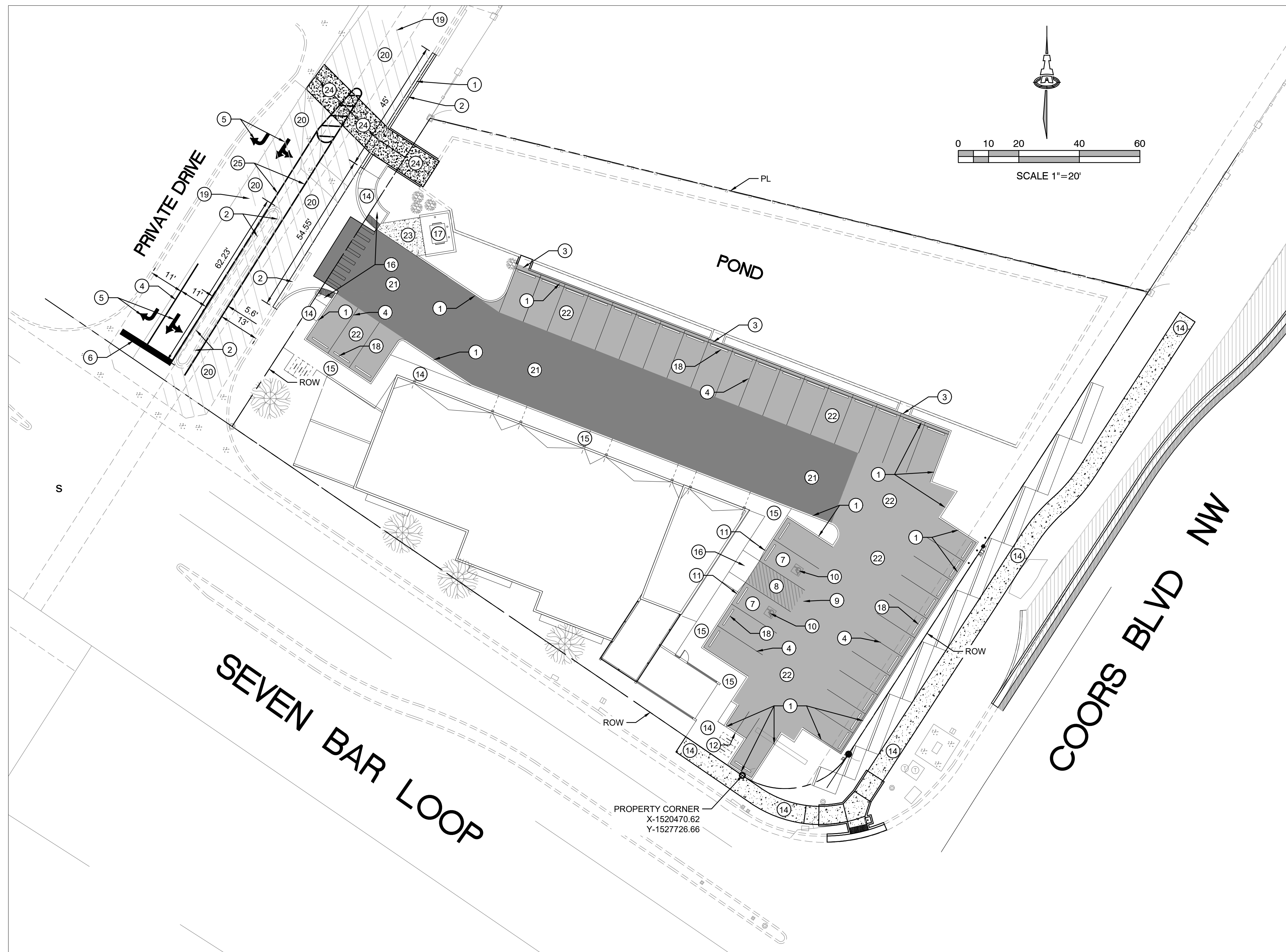
ALL ACCESS ROADS AND FIRE LANES
HAVE GRADES LESS THAN 10% AND A
LOAD CAPACITY OF 75,000 POUNDS.

ALL ACCESS ROADS AND FIRE LANES
WILL ACCOMMODATE A 28' MINIMUM
TRUCK TURNING RADIUS

FIRE FLOWS
FROM 2015 IFC TABLE B105.1(2):
FIRE FLOW CALCULATIONS AREA, SF
TYPE VB & iib; 4,801-6,200 SF ≈ 2,000 GPM
2,000 / 2 (SPRINKLED) = **1,000 GPM**



FIRE APPARATUS TURNING RADIUS
1"=20'



GENERAL NOTES

1. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (505-260-1990) FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. ADJUST ALL UTILITY CLEANOUTS & WATER VALVES TO FINAL GRADE.
4. SEE CG-101 FOR CURB OPENINGS LOCATION.

KEYED NOTES

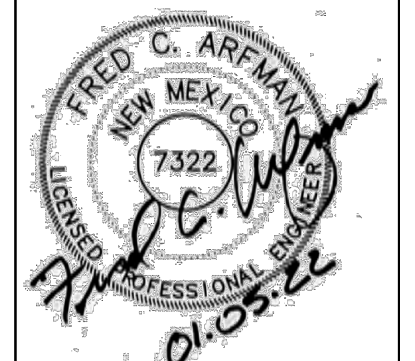
SEE C-100 FOR ALL CIVIL GENERAL NOTES.

SEE ARCHITECTURAL PLANS FOR SITE LIGHT AND DETAILS. COORDINATE CONDUIT PLACEMENT PRIOR TO PAVING START

SEE PAVING SECTIONS THIS SHEET. CG-501 FOR PAVING DETAILS AS UNDERLINED BELOW.

1. CONCRETE MEDIAN CURB AND GUTTER.
2. REMOVE AND DISPOSE EXISTING CURB AND GUTTER.
3. CURB OPENING. SEE GRADING AND DRAINAGE PLAN FOR ADDITIONAL INFORMATION.
4. 4" WIDE PARKING LOT STRIPE IN WHITE TRAFFIC PAINT TYP.
5. PAINTED TRAFFIC ARROW AND WORD "ONLY" (PER MUTCD).
6. 24" PAINTED STOP BAR.
7. ADA COMPLIANT ACCESSIBLE PARKING SPACES. MAXIMUM 2% SLOPE IN ANY DIRECTION
8. ACCESS AISLE WITH 4" PERIMETER STRIPE AND 4" WIDE STRIPES AT 2' O.C. IN BLUE TRAFFIC PAINT
9. PAINTED "NO PARKING" BLUE. 2" WIDE LETTERING @ 2' HIGH
10. ACCESSIBILITY SYMBOL
11. POST MOUNTED SIGN ADA VAN ACCESSIBLE PARKING.
12. POST MOUNTED SIGN MOTORCYCLE PARKING.
13. ALONG DASHED LINE, PAINT FACE AND TOP OF CURB RED AND PAINT WHITE STENCILED LETTERING ON TOP OF CURB "NO PARKING" AND "FIRE LANE" ALTERNATING AT 30 FT. O.C.
14. CONCRETE SIDEWALK. SIDEWALK WIDTH VARIES. SEE SITE PLAN.
15. SIDEWALK WITH TURNED DOWN EDGE. WIDTH VARIES. SEE SITE PLAN.
16. SIDEWALK ACCESS RAMP. DO NOT EXCEED 1:50 CROSS-SLOPE AND 1:12 LONGITUDINAL SLOPE.
17. TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR ALL DETAILS.
18. PRECAST CONCRETE PARKING BUMPER.
19. CONTRACTOR TO VERIFY LOCATION OF EXISTING CURB, ASPHALT, AND CONCRETE PAVEMENT TIE-IN LOCATIONS AND MATCH EXISTING WITH SMOOTH TRANSITION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
20. SAW CUT, REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT TO ENSURE POSITIVE DRAINAGE TO NEW PCC RUNDOWN. SEE CG-101.
21. HEAVY DUTY ASPHALT PAVEMENT PER GEO-TECHNICAL REPORT.
22. LIGHT DUTY ASPHALT PAVEMENT PER GEO-TECHNICAL REPORT.
23. PORTLAND CEMENT CONCRETE (PCC) PAVEMENT WITH CONSTRUCTION (CJ) AND EXPANSION (EJ) JOINTS AS INDICATED.
24. PORTLAND CEMENT CONCRETE (PCC) RUNDOWN. SEE CG-501 FOR DETAILS.
25. 4" WIDE STRIPE IN YELLOW TRAFFIC PAINT.
26. PAINTED CROSSWALK.

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Engineer

Alameda West Shopping Center
Commercial Addition
Albuquerque, New Mexico

ISSUE: CONCEPTUAL
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FILE:
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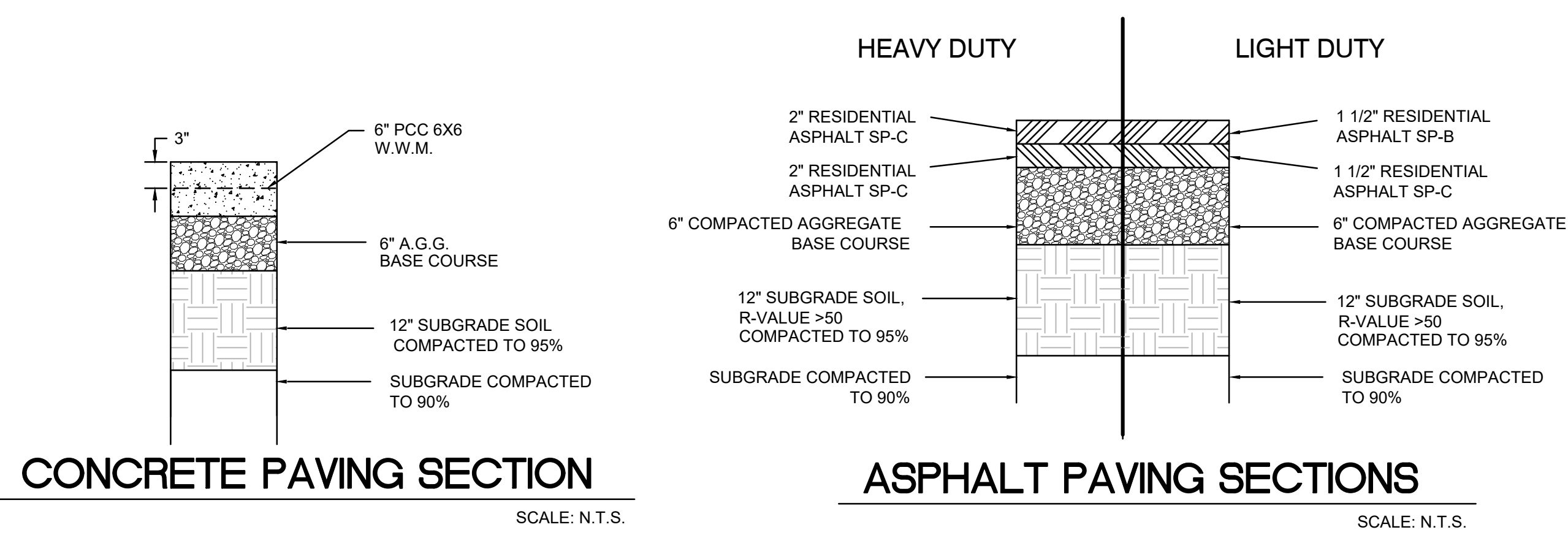
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SHEET TITLE

PAVING PLAN

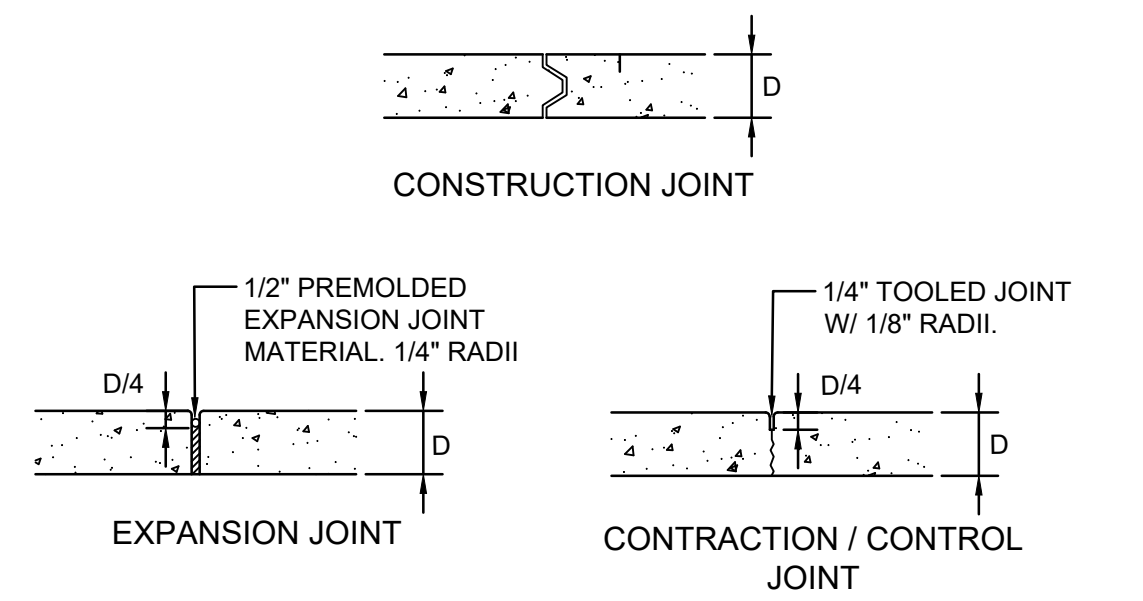
SHEET NUMBER

CP-101



LEGEND

- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- LIGHT ASPHALT PAVING SECTION
- HEAVY ASPHALT PAVING SECTION
- PCC PAVING SECTION
- REMOVE AND REPLACE ASPHALT
- POST MOUNTED SIGN
- FIRE LANE MARKINGS

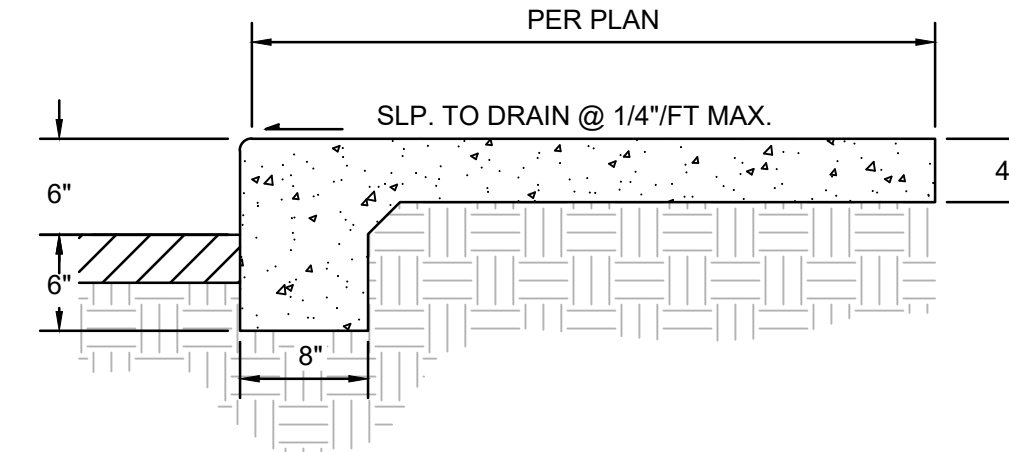


GENERAL NOTES

1. ODD-SHAPED AREAS OF PAVEMENT SHOULD BE AVOIDED TO MINIMIZE RANDOM CRACKING
2. LONGITUDINAL JOINT SPACING SHALL NOT EXCEED 12.5'
3. TRANSVERSE JOINT SPACING SHALL BE AT REGULAR INTERVALS OF 15' OR LESS
4. OFFSETS AT RADIUS POINTS SHALL BE AT LEAST 1.5' WIDE

CONCRETE JOINTS

SCALE: N.T.S.

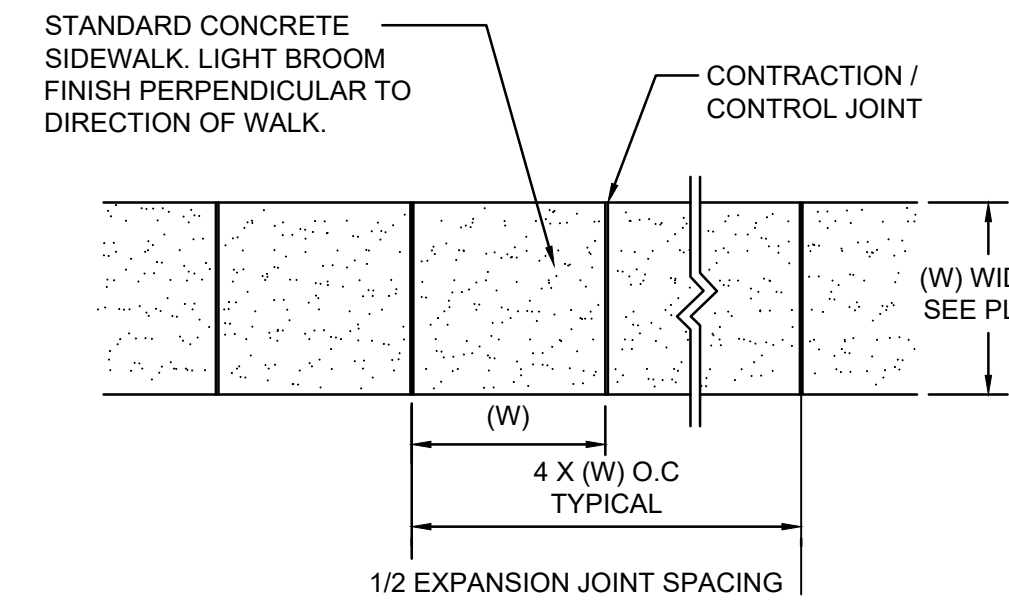


GENERAL NOTES

1. CONTRACTION / CONTROL JOINTS @ 6' O.C. MAX.
2. 1/2\"/>

SIDEWALK - TURNED DOWN EDGE

SCALE: N.T.S.



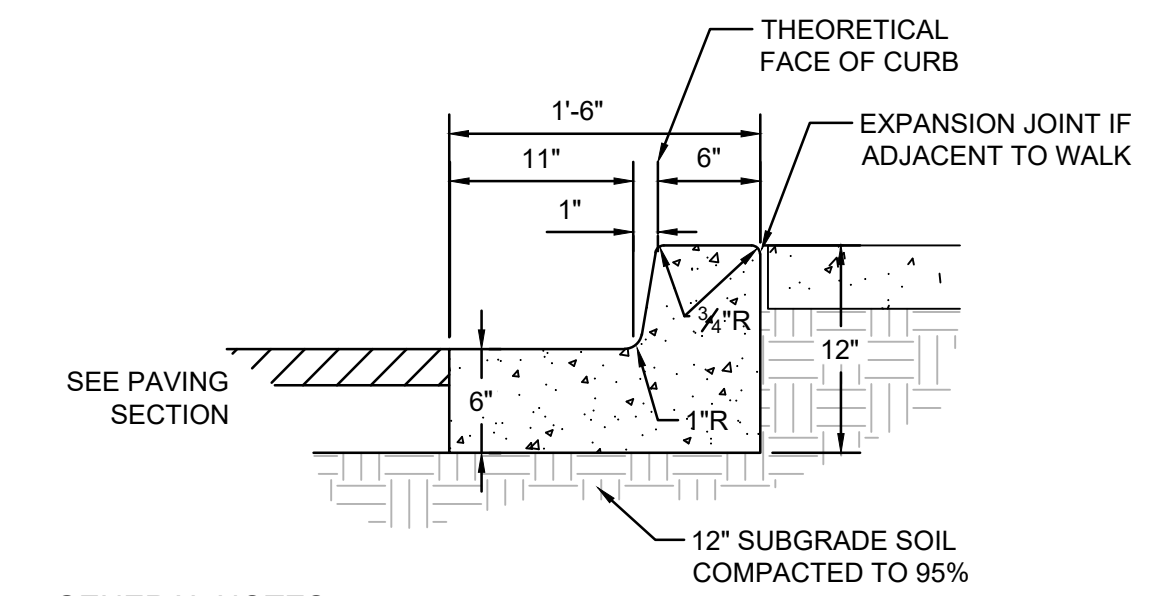
GENERAL NOTES

1. 4000 PSI COMPRESSIVE STRENGTH CONCRETE
2. SEE CONCRETE JOINTS DETAIL
3. FINISHED EDGE OF ASPHALT PAVING TO BE 1/2\"/>

CONCRETE WALK

BROOM FINISH

SCALE: N.T.S.



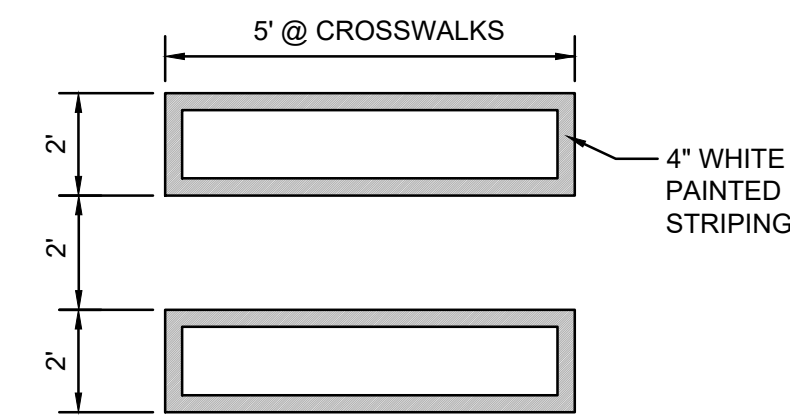
GENERAL NOTES

1. REQUIRES FULL FORM ON ALL FACES.
2. CONTRACTION / CONTROL JOINTS @ 6' O.C. MAX.
3. EXPANSION JOINTS @ 48' O.C., CURB RETURNS AND EACH SIDE OF DRIVES.
4. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8\"/>

MEDIAN CURB AND GUTTER

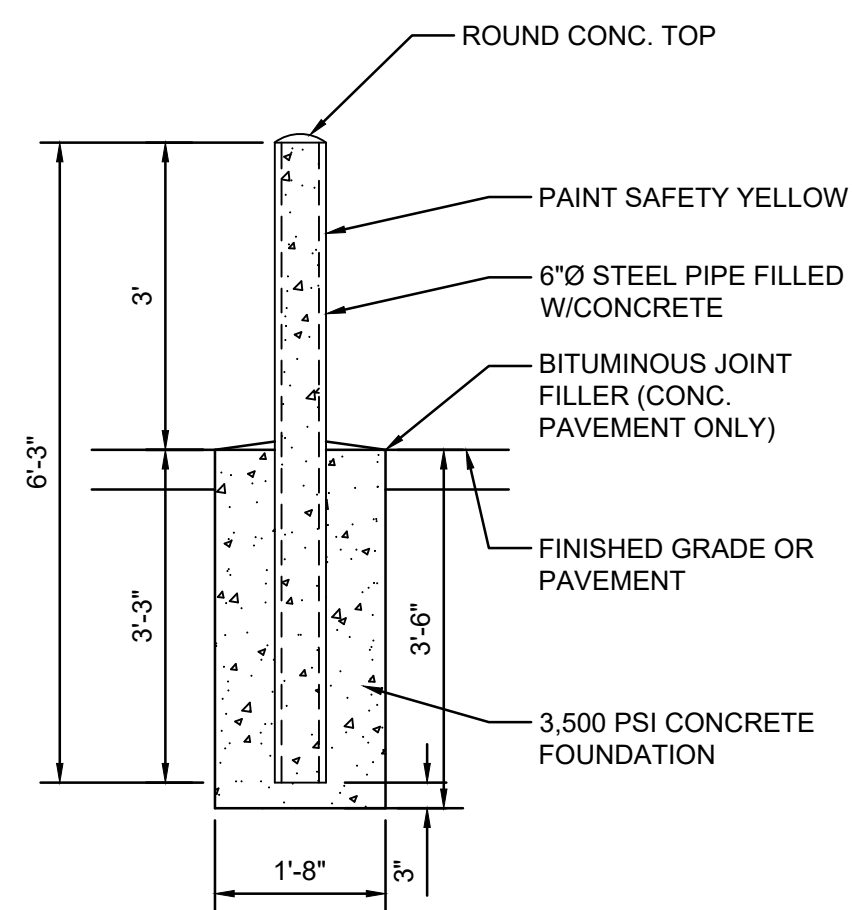
6\"/>

SCALE: N.T.S.



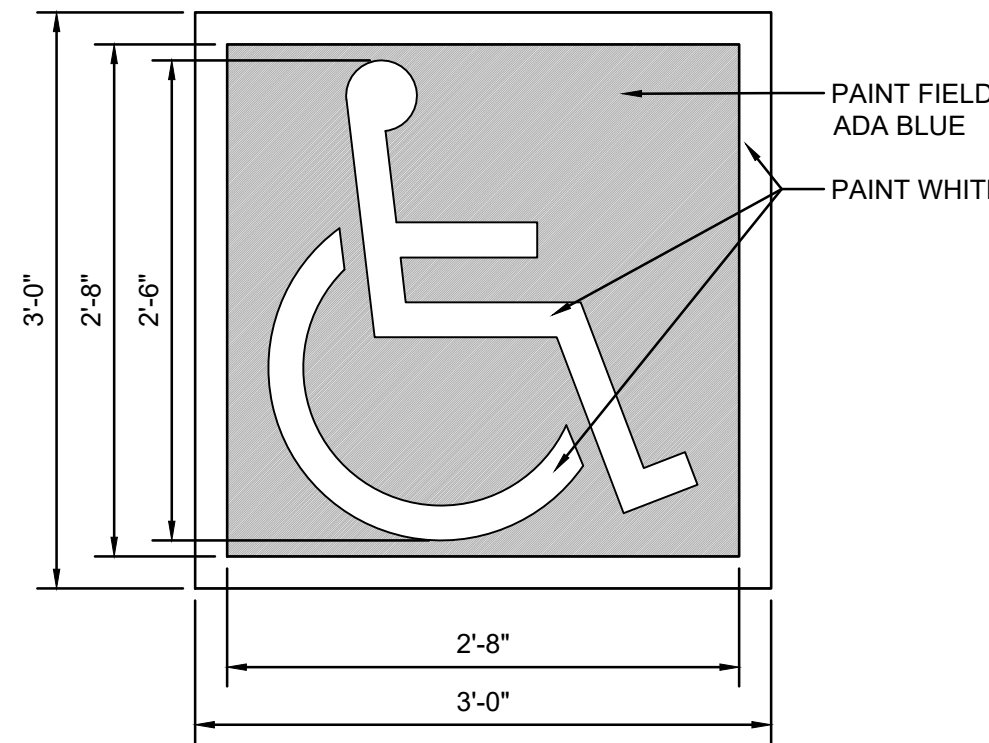
PAINTED ACCESSIBLE CROSSWALK

SCALE: N.T.S.



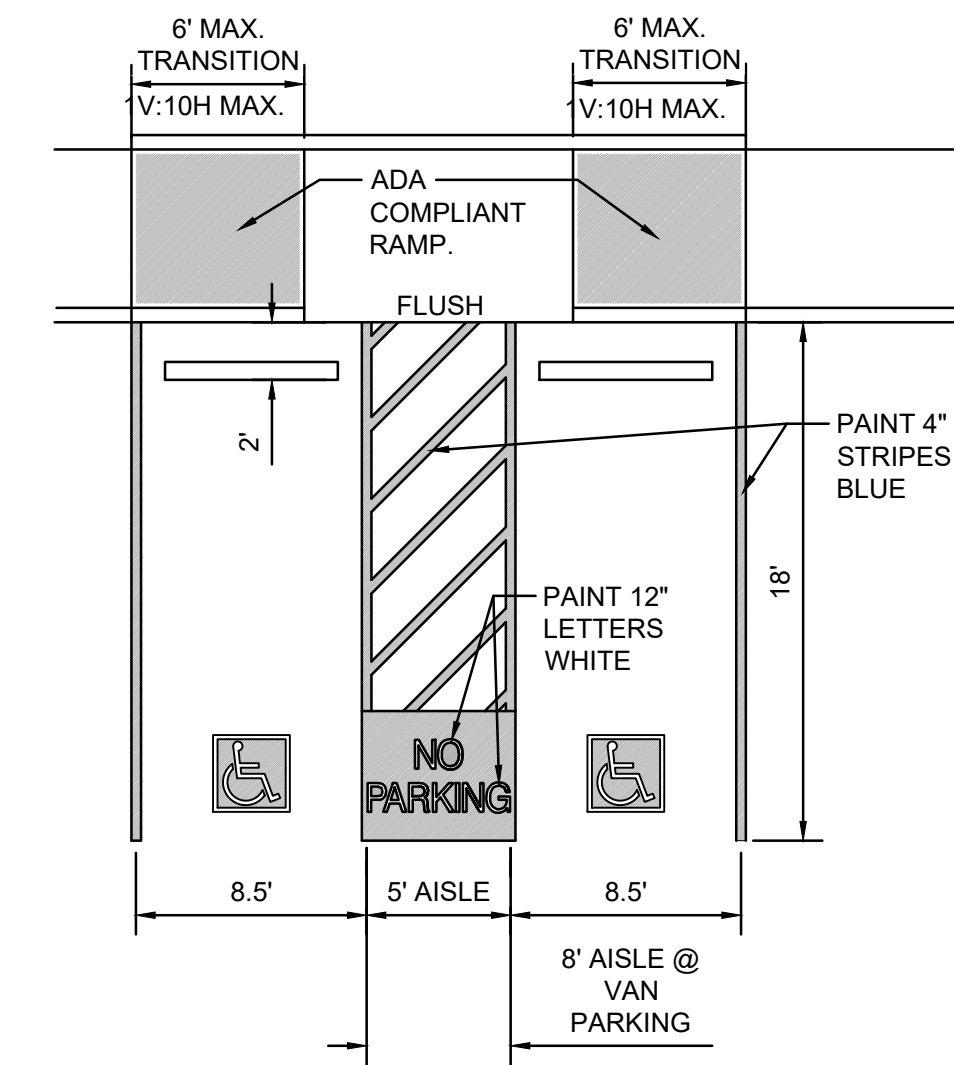
CONCRETE FILLED BOLLARD

SCALE: N.T.S.



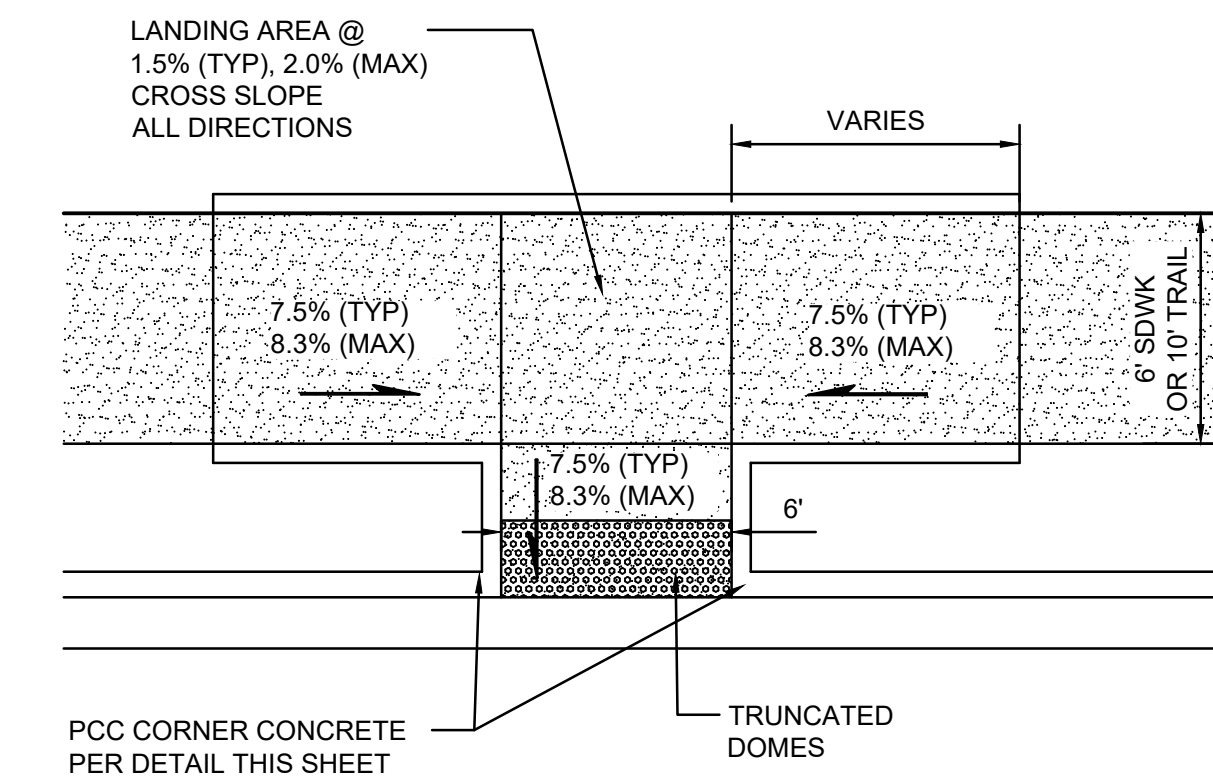
ACCESSIBILITY SYMBOL

SCALE: N.T.S.



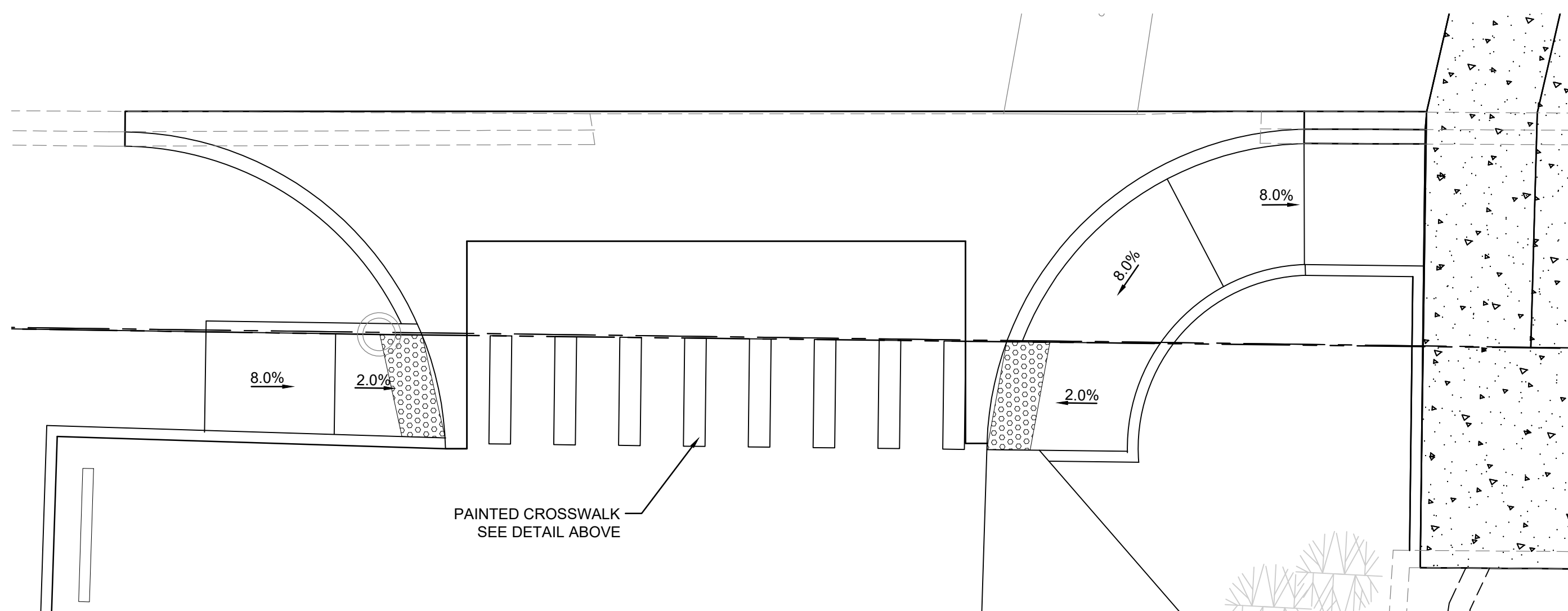
ADA PARKING DETAIL

SCALE: N.T.S.



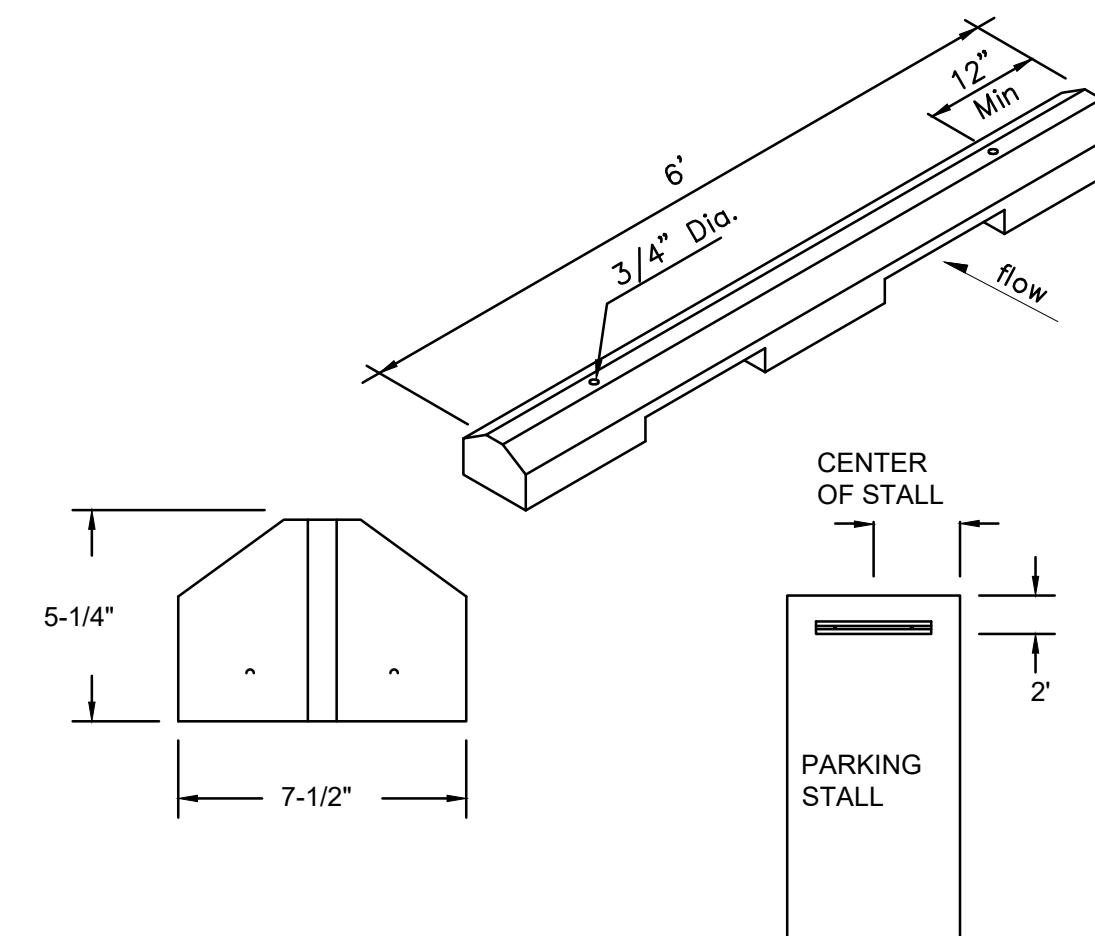
ACCESSIBLE RAMP

SCALE: 1\"/>



PAINTED CROSSWALK AND ACCESSIBLE RAMPS

SCALE: 1\"/>

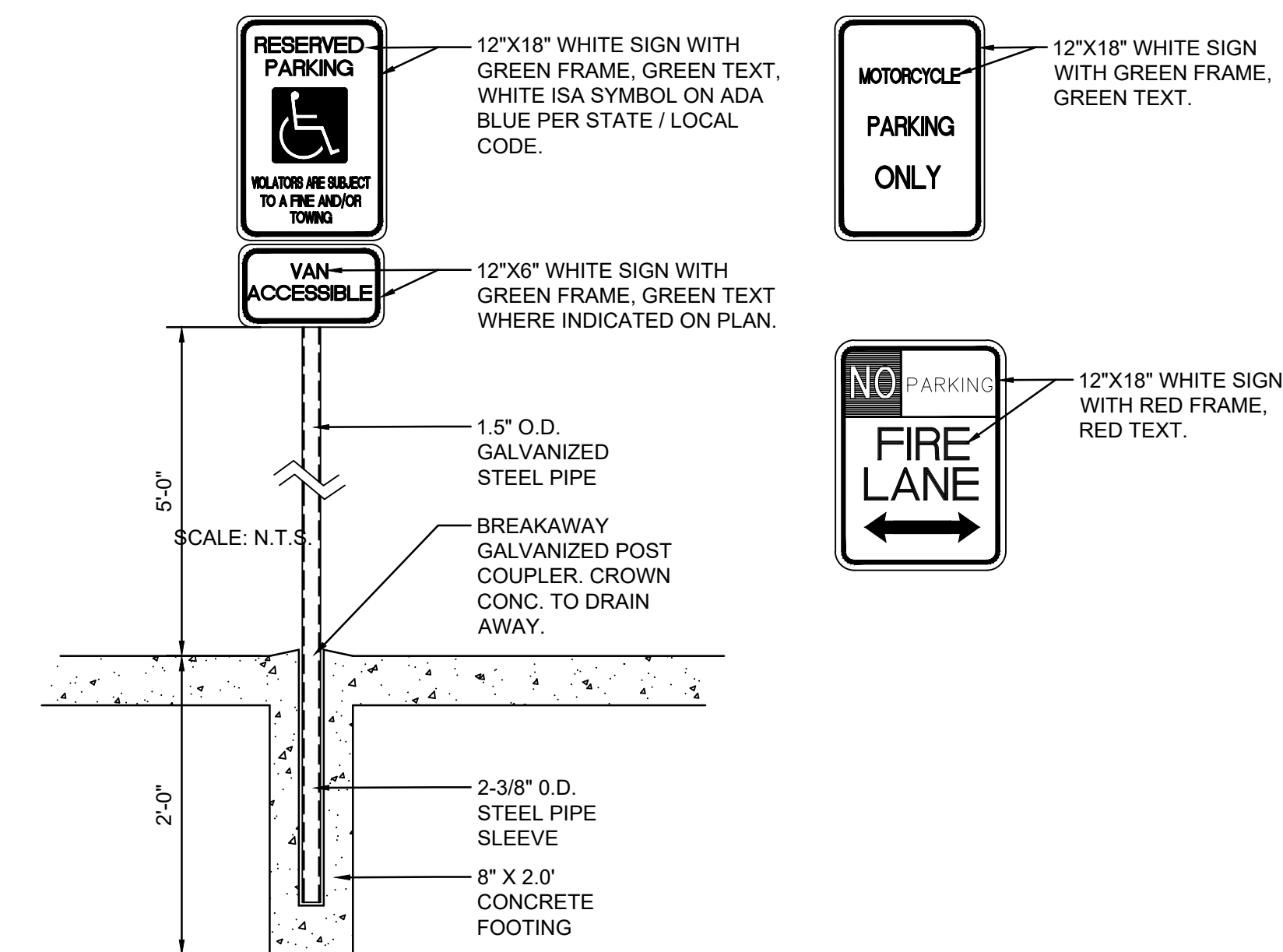


GENERAL NOTES

1. WHEEL STOPS TO BE PLACED 2' BACK, CENTERED IN THE PARKING STALL WHEEL STOPS CAN BE PAINTED IN A CONTRASTING COLOR SUCH AS GRAY, YELLOW OR BLACK.
2. BLUE SHALL BE USED FOR HANDICAP PARKING STALLS.
3. INSTALL EACH WITH TWO DOWELS PER MANUFACTURERS SPECIFICATIONS.

CONCRETE WHEEL STOP

SCALE: N.T.S.



SIGNAGE

SCALE: N.T.S.

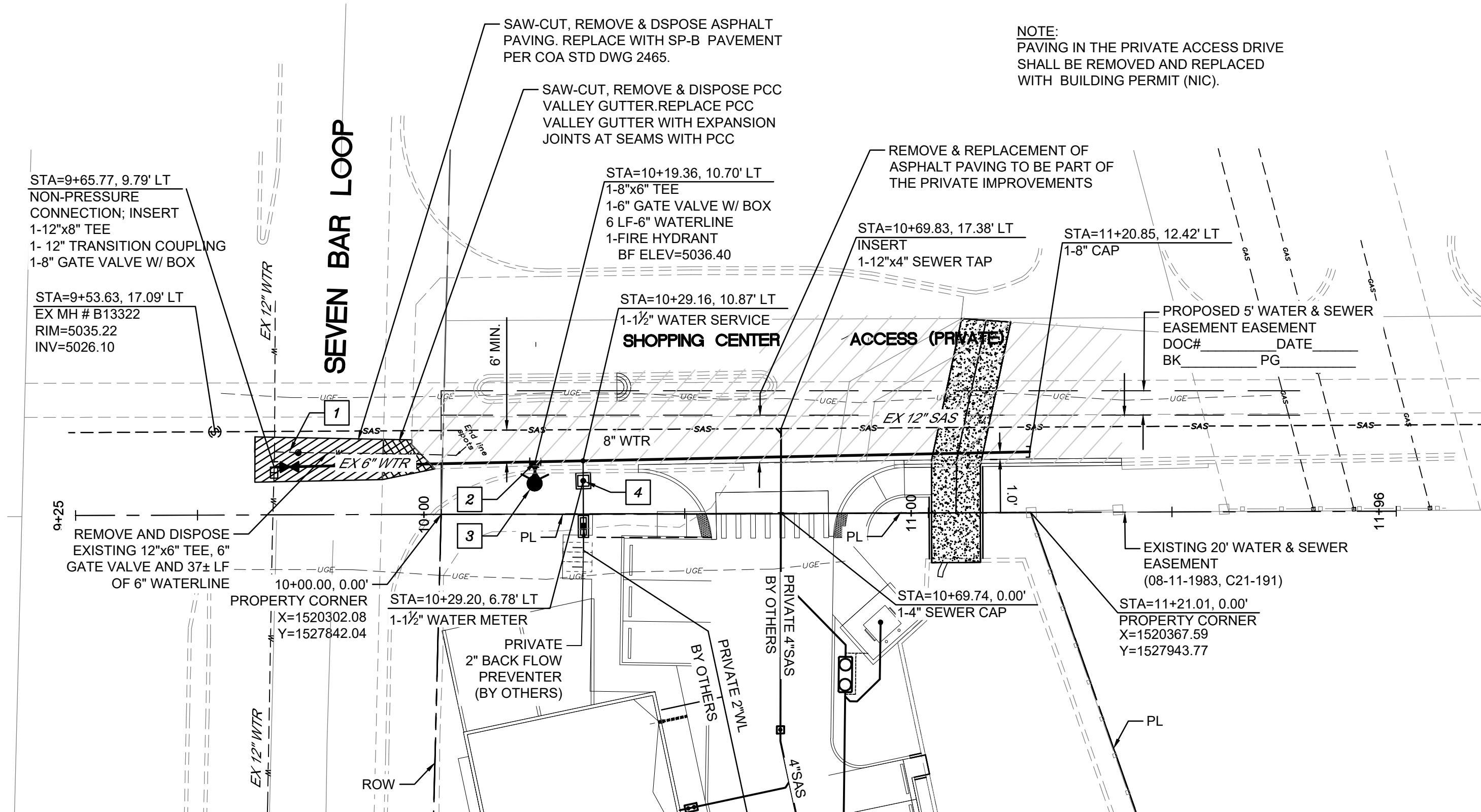
Engineer

Alameda West Shopping Center
Commercial Addition
Albuquerque, New Mexico

ISSUE: FINAL	PROJECT NUMBER: IA 2432
FILE:	DRAWN BY: FCA
CHECKED BY: FCA	DATE: OCTOBER, 2021

No	Date	Description

SHEET TITLE	PAVING DETAILS
SHEET NUMBER	CP-501



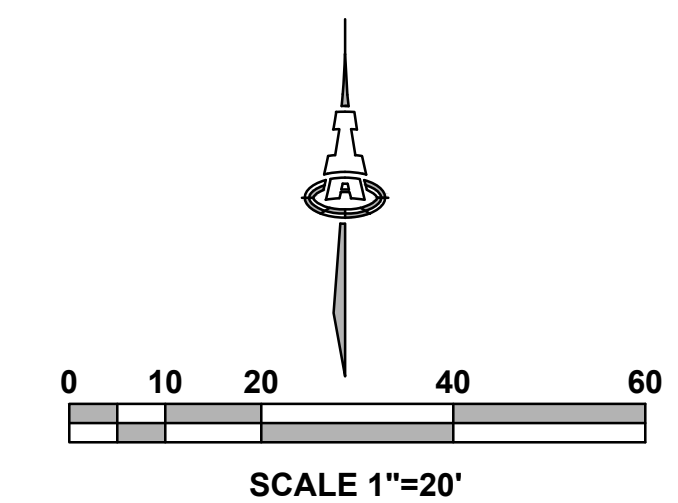
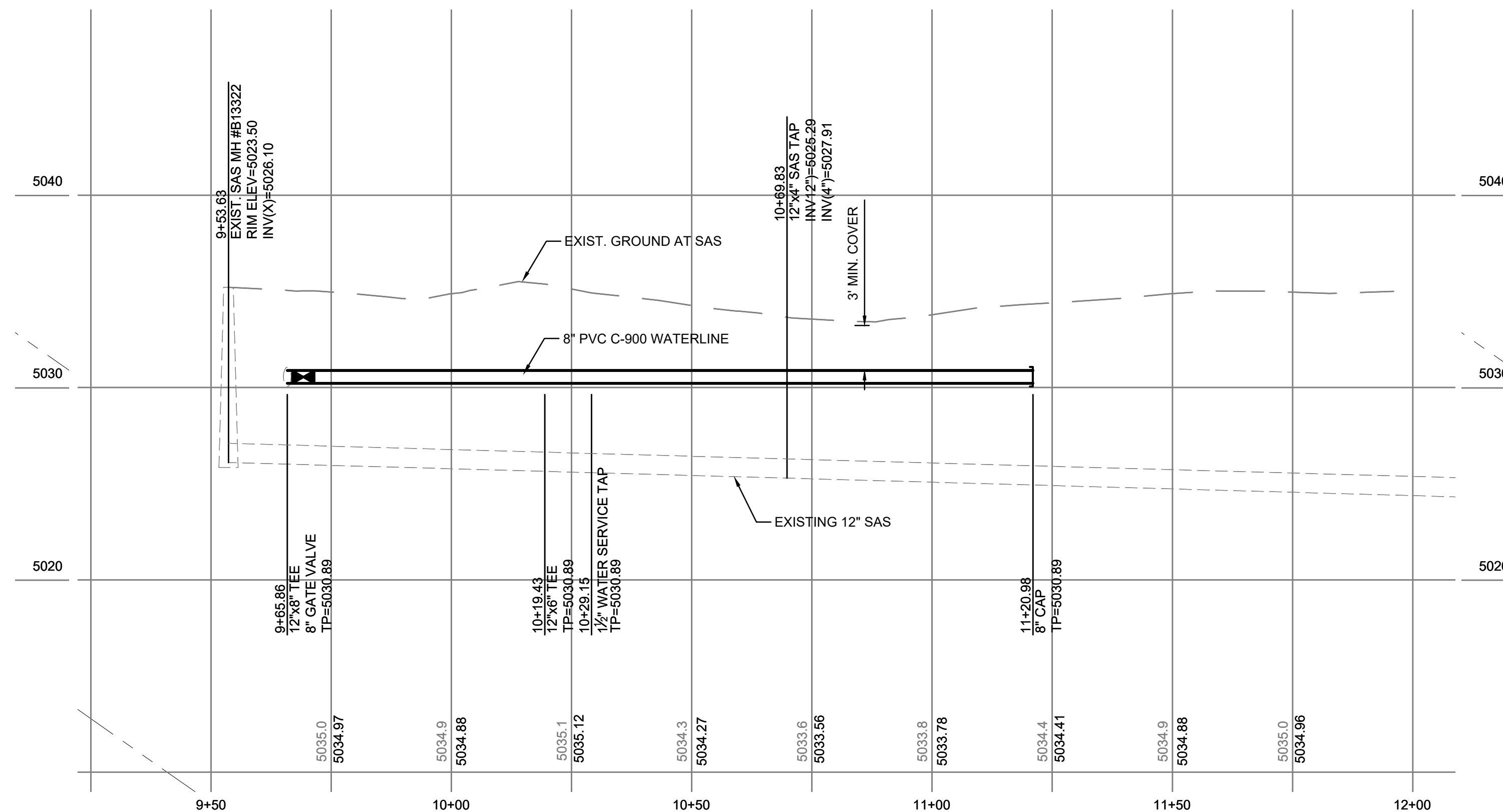
VALVE / FH / METER COORDINATES			
NOS.	X	Y	Z/BOTTOM FLANG
1			PUBLIC
2			PUBLIC
3			PUBLIC
4			PUBLIC

GENERAL & CONSTRUCTION NOTES

- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.

UTILITY INSTALLATION NOTES

- INSTALL NON-PRESSURE CONNECTIONS PER ABCWUA STD DWG 2301.
- CONSTRUCT 1 1/2" WATER SERVICES AND METER BOXES PER ABCWUA STD DWG #2363, 2367.
- INSTALL FIRE HYDRANT PER ABCWUA STD DWG 2340.
- INSTALL GATE VALVE AND BOX PER ABCWUA STD DWG 2328 & 2328.
- SEE SHEET 4 FOR WATER SHUT-OFF PLAN.
- SEE SHEET 4 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
- SEE SHEET 4 FOR AS-BUILT COORDINATE TABLES.
- ALL WATERLINES SHALL BE PVC C-900 UNLESS OTHERWISE NOTED.
- SANITARY SEWER LINES TO BE SCH. 80, PVC PIPE.
- TRACER WIRE AND APPURTENANCES SHALL BE INSTALLED PER ABCWUA STD DWGS 2190, 2191, 2302, 2327, 2365, 2342, 2379, 2740 & 2741. COST FOR TRACER WIRES & APPURTENANCES SHALL BE INCLUDED IN WATER & SEWER LINE PIPE PAY ITEMS.



LEGEND

- EX 8" WL
- EX 4" VAC SAS
- 8" WL
- NEW WATER SERVICE
- NEW VALVE & FIRE HYDRANT
- RIGHT OF WAY

Isaacson & Arfman, Inc.
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

NO.	DATE	REVISION NO. & DESCRIPTION	BY	SCALE:	DESIGN INFO	SUBMITTED BY:	AS BUILT INFORMATION	ENGINEER'S SEAL	TITLE:
-	-	-	-	1"=20'	DESIGNED BY: FCA DATE: DEC 2021	-	CONTRACTOR -		ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY ALAMEDA WEST SHOPPING CENTER 8" WATERLINE EXTENSION WATERLINE PLAN & PROFILE
-	-	-	-	ATTENTION	DRAWN BY: DEC DATE: DEC 2021	-	WORK STAKED BY - DATE -		
-	-	-	-	0 1/2" 1"	CHECKED BY: FCA DATE: DEC 2021	-	INSPECTOR'S ACCEPTANCE BY - DATE -		
-	-	-	-	GRAPHIC SCALE	CROSS CHK'D BY: - DATE: -	-	INSPECTOR'S NAME -		
-	-	-	-	THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)	APPROVED BY: - DATE: -	-	FIELD VERIFICATION BY - DATE -		
-	-	-	-			-	DRAWINGS CORRECTED BY - DATE -		
									WUA Project No. 729087 Zone Map No. B-14 Sheet 5 OF 5











PR-2021-005687_SI-2022-00316_Site_Plan_Approved_5-4-22_Sheet_1











Final Audit Report

2022-07-12

Created:	2022-07-11
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAppleCIVM_EeGeHvsvEuRVjvgeSY76qEx-

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-  Document e-signed by Jolene Wolfley, CABQ Planning (jwolfley@cabq.gov)
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