



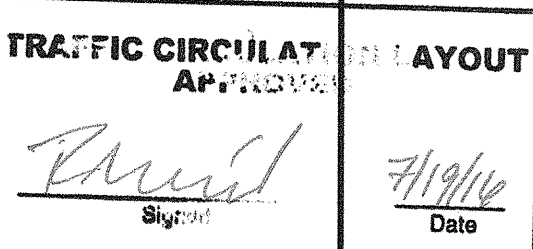
ZONE L-11

VICINITY MAP NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 1986 W/ 9 UPDATES.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL. PAVED PARKING AREA SHALL DRAIN DIRECTLY TO NEW CURB CUT OR SDWK CULVERT.

LEGEND

EXIST. SPOT ELEVATION	+24.0
EXIST. CONTOUR	10
NEW SPOT ELEVATION	+24.0
NEW CONTOUR	12
NEW SWALE	
DRAINAGE DIRECTION, EXISTING	
NEW CONCRETE CURB (0.5' HEIGHT)	PER COA DWG 2015
NEW P.C.C., CONCRETE	
TOP OF CURB, EXISTING	TC
FLOWLINE	FL
EXISTING POWER POLE	O
FACE OF CURB/FACE OF CURB	F-F



ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

PROJECT DATA

LEGAL DESCRIPTION (CONCURRENT PLATTING)

LOT 1, BLOCK 6, LOS ALTOS SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

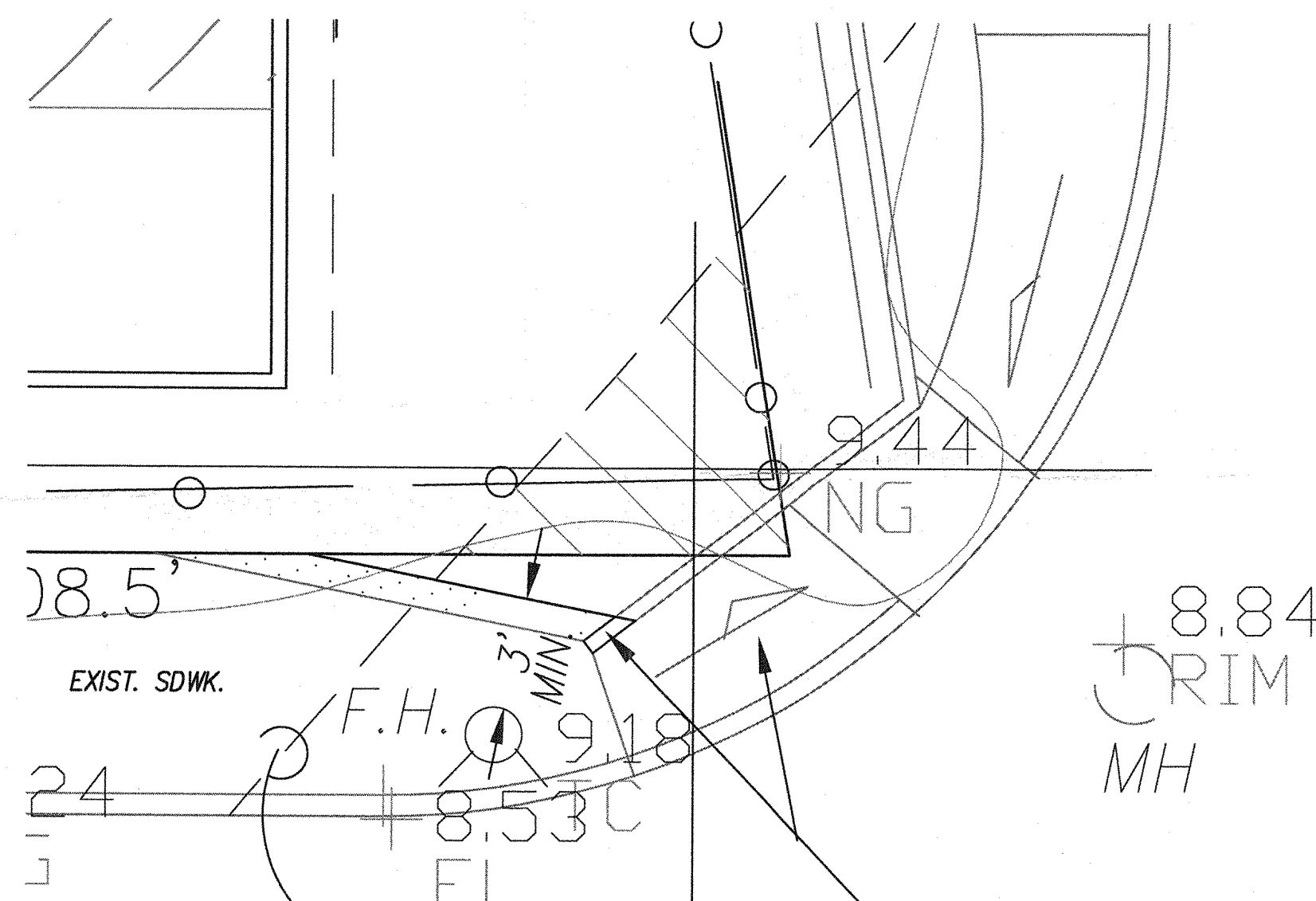
PROJECT BENCHMARK

TOP OF CURB/SLASH OPPOSITE THE PROJECT SOUTHWEST CORNER MSL ELEVATION = 5009.04, AS TIED FROM COA 3-1/4" DIAMETER ALUM DISK, NM 45-4A, NAVD 88, MSL ELEV. 5005.70, LOCATED AT THE INTERS. OF COORS AND BRIDGE BLVD.

TOPOGRAPHIC DESIGN SURVEY

SUPPLEMENTED BY CLARK CONSULTING ENGINEERS FROM CONTROL PROVIDED BY ALPHA PRO SURVEYING, LLC. N.M.P.S. 8686.

Clark Consulting Engineers 19 Ryan Road Edgewood, New Mexico 87015 Tele: (505) 281-2444 Cell: (505) 264-8042	
DATE	REVISION
6/15/16	ADD. TCL COM'TS.
7/8/16	ADD. (2) TCL
7/19/16	
DESIGNED BY: PWC CHECKED BY: PWC	
DRAWN BY: CCE DATE: 12/23/15	
JOB# BURK_RioVista FILE #: TCL	
1 OF 1	



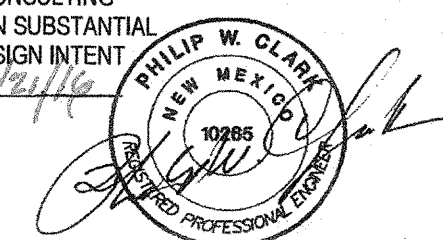
CURB RAMP DETAIL

SCALE: 1" = 5'

FLUSH-OUT EXIST. HEADER, BUILD SIDEWALK PER COA 2430, ENSURE 3' WIDE CLR. FROM EXIST. F.H. @ 2% MAX. CROSS-SLOPE. ENSURE RAMP @ 8% MX. PER ADAG.

TRAFFIC CERTIFICATION

I, PHILIP W. CLARK, NMPE 10265, OF THE FIRM CLARK CONSULTING ENGINEERS, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA, OR TCL APPROVED PLAN DATED 7/19/16.

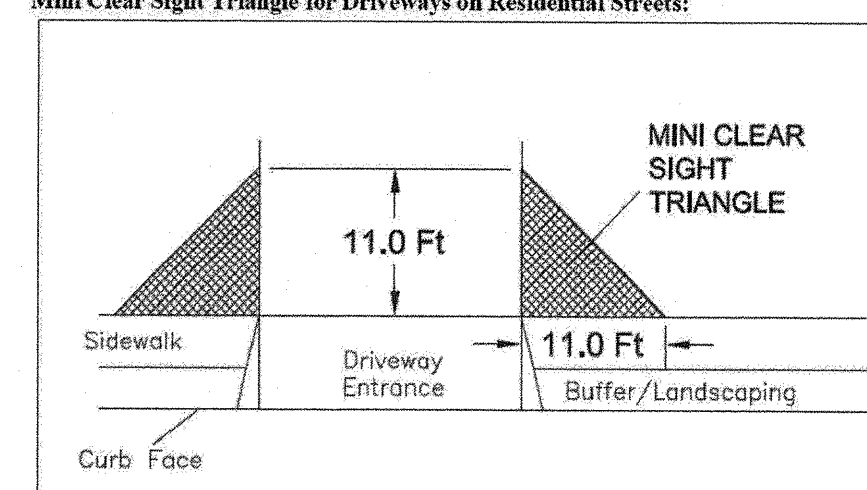


TRAFFIC NOTES:

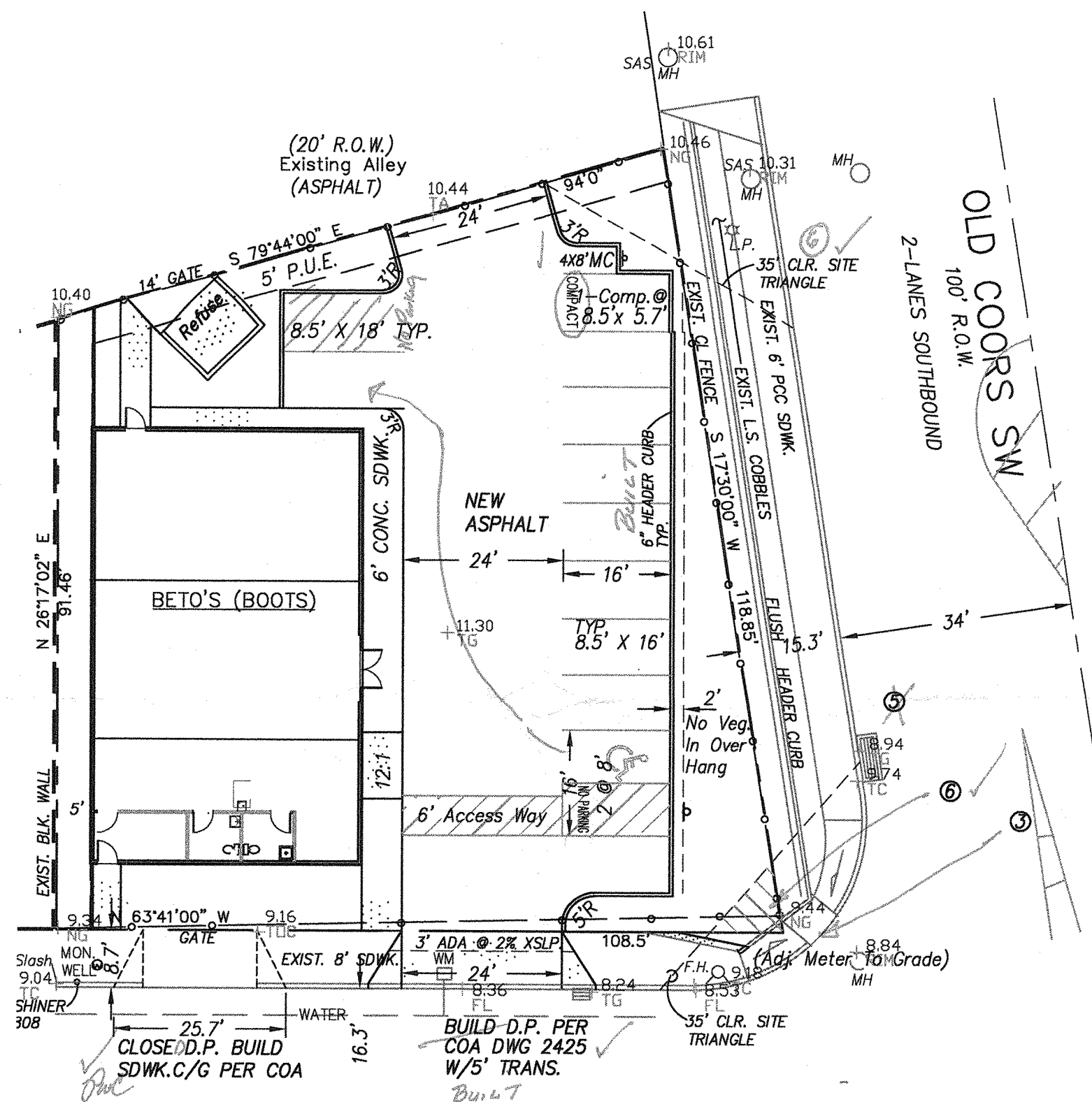
1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.
2. ALL TRAFFIC ELEMENTS SHOWN SHALL BE CONSTRUCTED FROM THIS SHEET, AND REQUIRED FOR CERTIFICATE OF OCCUPANCY. A TEMPORARY C.O. SHALL NOT BE ISSUED.
3. TRUNCATED DOMES PER ANSI-A117.1 2006. & ADDAG.
4. TYPICAL RAMP SLOPE 12:1 MIN. EXISTING WITH BROOM FINISH CONCRETE.
5. ADA VAN ACCESSIBLE SIGN (12x18") SHALL HAVE THE REQUIRED VERBIAGE OF "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING", PER 66-7-352.4C NMSA 1978.
6. LANDSCAPING & SIGNAGE SHALL NOT INTERFERE W/ CLEAR SIGHT REQUIREMENTS; SIGNS, WALLS, TREES AND SHRUBS BTWN. 3-8 FEET TALL ARE NOT ACCEPTABLE WITHIN THIS AREA. SEE DETAILS LEFT.
7. REPLACE ALL BROKEN OR CRACKED SIDEWALK PER COA DWGS 2430 & 2415.

One

Mini Clear Sight Triangle for Driveways on Residential Streets:



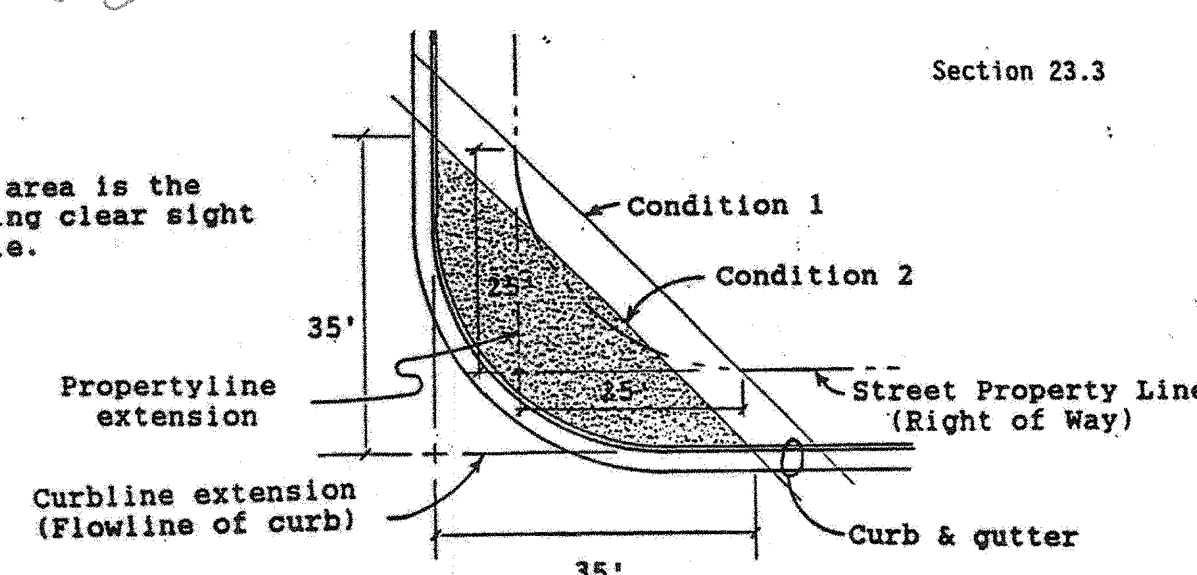
MINI SIGHT TRIANGLE (ENSURE OFF PUBLIC R.O.W.)



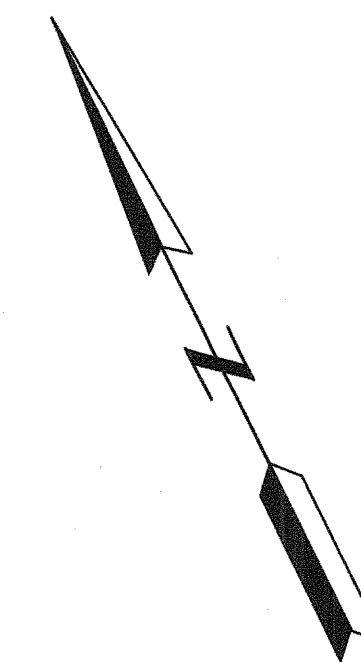
PARKING CALCULATIONS - C-3

2600 SF / 200 = 13, LESS 1 (BUS RTE.)
 PARKING SPACES REQUIRED: 12
 PARKING SPACES PROVIDED: 12
 INCLUDES 1 VAN ACCESS SPACE

Shaded area is the resulting clear sight triangle.



SITE TRIANGLE DETAIL



SCALE: 1" = 20'



SCALE: 1"=33'

ORTHO VIEW - NOV. 2015