

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 1, 2023

Atef A. Hanna, P.E.
Beacon Civil Engineering
8345 Gunn Highway
Tampa, FL 33626

**RE: Take 5 Car Wash
9601 Sage Rd. SW
Grading and Drainage Plans
Engineer's Stamp Date: No Date
Hydrology File: M09D035**

Dear Mr. Hanna:

PO Box 1293

Based upon the information provided in your submittal received 01/31/2023, the Grading & Drainage Plans **are not** approved for Building Permit, Grading Permit, and SO-19 Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

NM 87103

www.cabq.gov

1. This private project is not a City of Albuquerque Department of Municipal Development project. Therefore, their Title Block is not needed and you can use your companies instead. The City does not care which one you use but private development typically uses their own.
2. Per the DPM, the following must be on the Grading Plan. Please note the Grading Plan must be a stand-alone construction document.
 - a. Please provide an engineer's stamp **with a signature and date**.
 - b. Please provide a Vicinity Map. Typically, this is the Zone Atlas. This can be downloaded in pdf format from the City of Albuquerque's website.
 - c. Please provide the Benchmark information (location, description and elevation) for the survey contour information provided. This is a City Benchmark that the surveyor should have pulled from.
 - d. Please provide a legal Description of the property.
3. This site is within the Amole-Hubbell Drainage Master Plan. Specifically, it is in Drainage Area TS206. This site was to go into the existing detention pond TS2. However, after reviewing the design of this pond, there is no capacity for this development and connecting to the existing storm drain along 98th Street is not allowed. No increased runoff to overcapacity systems can be authorized per § 14-5-2-12 (G) of the Albuquerque Code of Ordinances. Therefore, this development will have to provide a

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retention pond (100 year – 10 day volume) as outlined in Section 6-11(A)(2) Retention Ponds in the DPM. Please note that the required SWQ requirement is within this retention pond volume.



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4. Please provide an emergency spillway for the retention pond. This spillway can be a sidewalk culvert at the retention pond water surface elevation at the pond and the existing gutter elevation on Sage Road.
5. Please provide a cross section for the retention pond showing the top of pond, bottom of pond, and the required retention water surface elevation. Please make sure that there is a one-foot freeboard. Add a note, "Side slopes need to be stabilized with Native Grass Seed (per City Spec 1012) with Aggregate Mulch or equal (Must satisfy the "Final Stabilization criteria" CGP 2.2.14.b.)".
6. Please add the volume provided under the Stormwater Quality Calculations.
7. Please reference City of Albuquerque standard detail No. 2236 – Sidewalk Culvert with Steel Plate Top at the sidewalk culvert. Also, please provide the weir calculations, per DPM Article 6-16(A), for the curb cuts and sidewalk culverts. A coefficient of 2.7 is typically used for the weir equation $Q = CLH^{2/3}$.
8. A SO-19 Permit will be required for the sidewalk culvert. Please include the standard SO-19 notes on the grading plan.

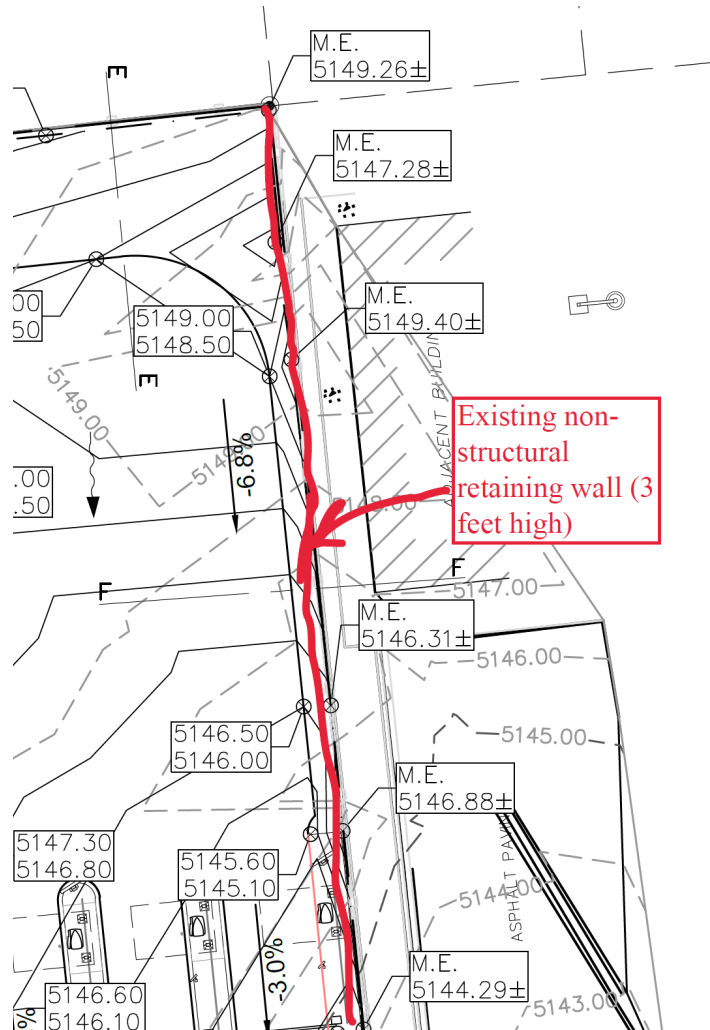
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9. Please use the procedure for 40 acre and smaller basins as outlined in Development Process Manual (DPM) Article 6-2(a). Please provide both the existing conditions and proposed conditions for the 100 year-6 hour storm event. These calculations should be on the Drainage Plan.
10. It appears that the proposed asphalt for the car wash and the proposed building is only about three feet from the existing three feet retaining wall (not structurally designed). Is there any proposed safety here such as adding a garden block wall so that vehicles do not drive over this onto the adjacent property which is below?



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Albuquerque

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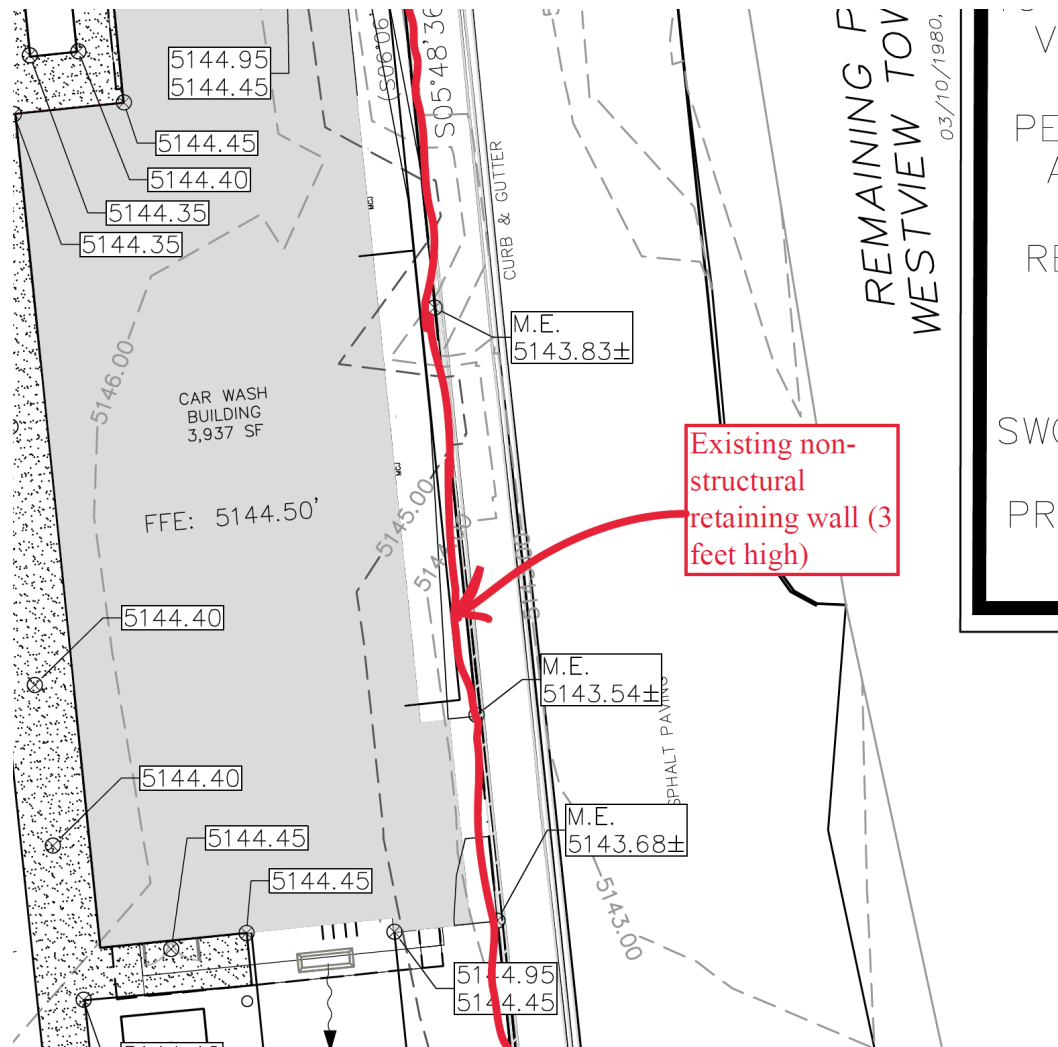
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11. As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov .

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (_____ # OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

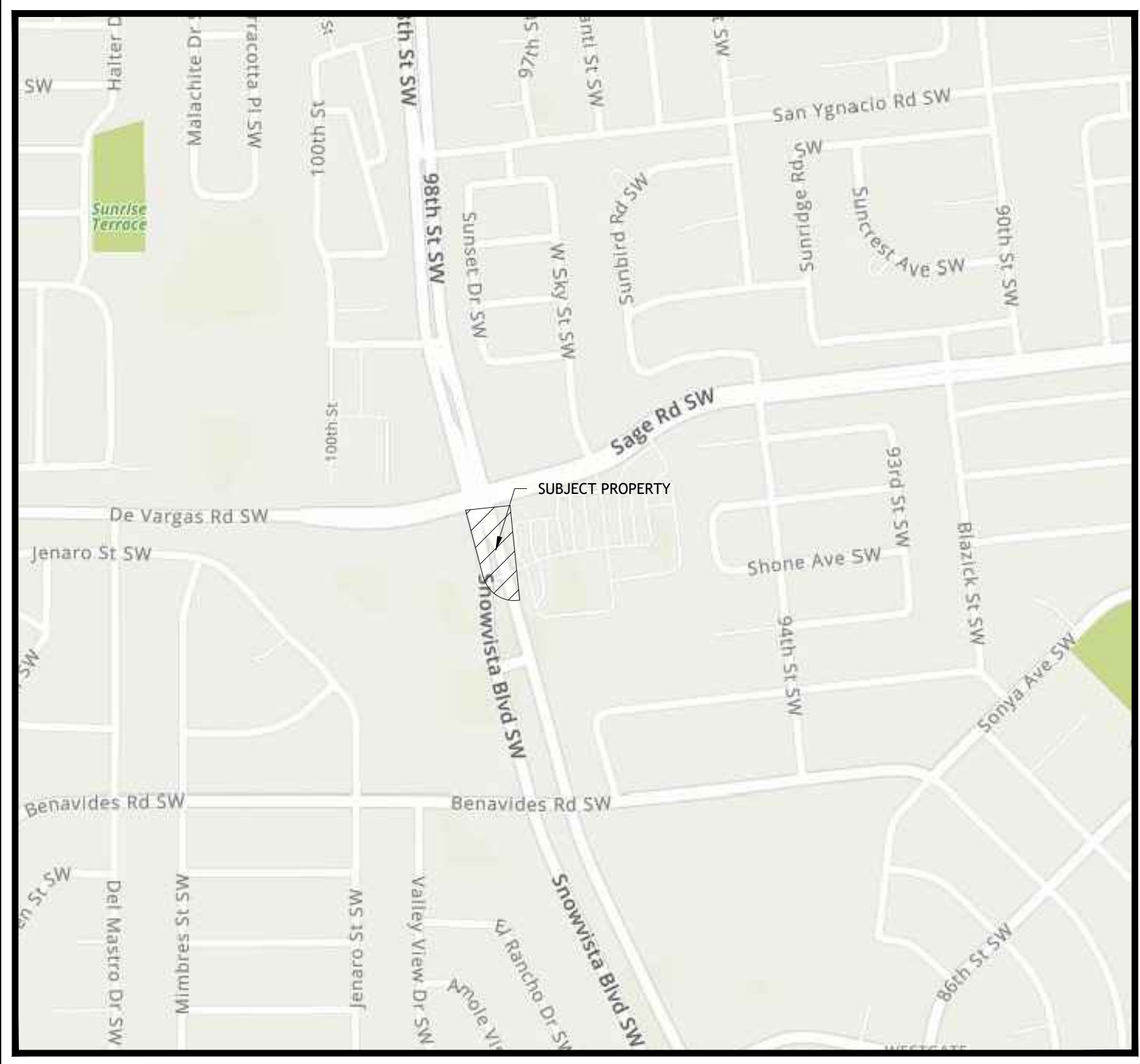
DATE SUBMITTED: _____ **By:** _____

COA STAFF:

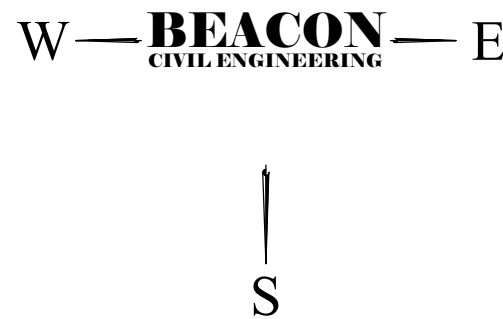
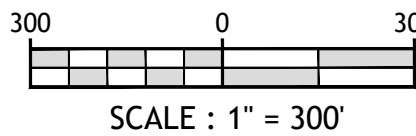
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

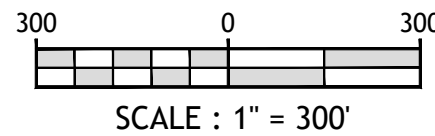
FOR
SNOW VISTA
ALBUQUERQUE, NEW MEXICO



N.T.S.



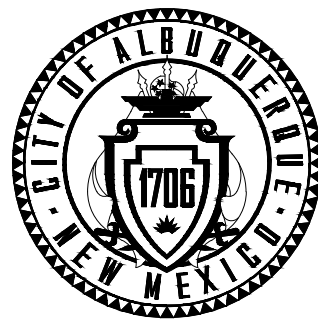
VICINITY MAP



DRAWING LIST		
SHEET NO.	SHEET TITLE	INITIAL SUBMITTAL 08/16/2022
C-0	COVER SHEET	•
C-2.0	EXISTING CONDITIONS AND DEMOLITION PLAN	•
C-3.0	SWPPP PHASING	•
C-3.1	SWPPP NOTES	•
C-4.0	GRADING PLAN	•
C-4.1	DRAINAGE PLAN	•
C-4.2	DRAINAGE AND GRADING DETAILS	•
C-4.3	GRADING DETAILS	•
C-5.0	UTILITY PLAN	•
C-5.1	UTILITY DETAILS	•
C-5.2	UTILITY DETAILS	•
C-6.0	MOT PLAN-PHASE1	•
C-6.1	MOT PLAN- PHASE 2	•
C6.2	MOT DETAILS	•



**CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION**

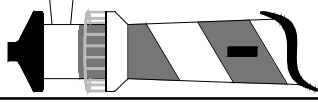


CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

COVER SHEET

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. Z-99
		CITY PROJECT NO. 000000
		SHEET NO. C-0

CONSULTANTS



BENCH MARKS

TO REACH THE STATION FROM THE INTERSECTION OF BROADWAY BOULEVARD AND CENTRAL AVENUE, TRAVEL NORTH 0.45 MILES ON BROADWAY AVENUE TO LOMAS AVENUE. TURN LEFT ON LOMAS AND GO WEST 0.7 MILES TO 15TH STREET AND THE STATION IN THE MIDDLE OF THE WEST SIDE OF THE INTERSECTION. THE STATION MARK IS A CITY OF ALBUQUERQUE SURVEY CONTROL. 3.14 INCH ALUMINUM DISC STAMPED "17-J14 1983" SET FLUSH WITH THE TOP OF THE CONCRETE.

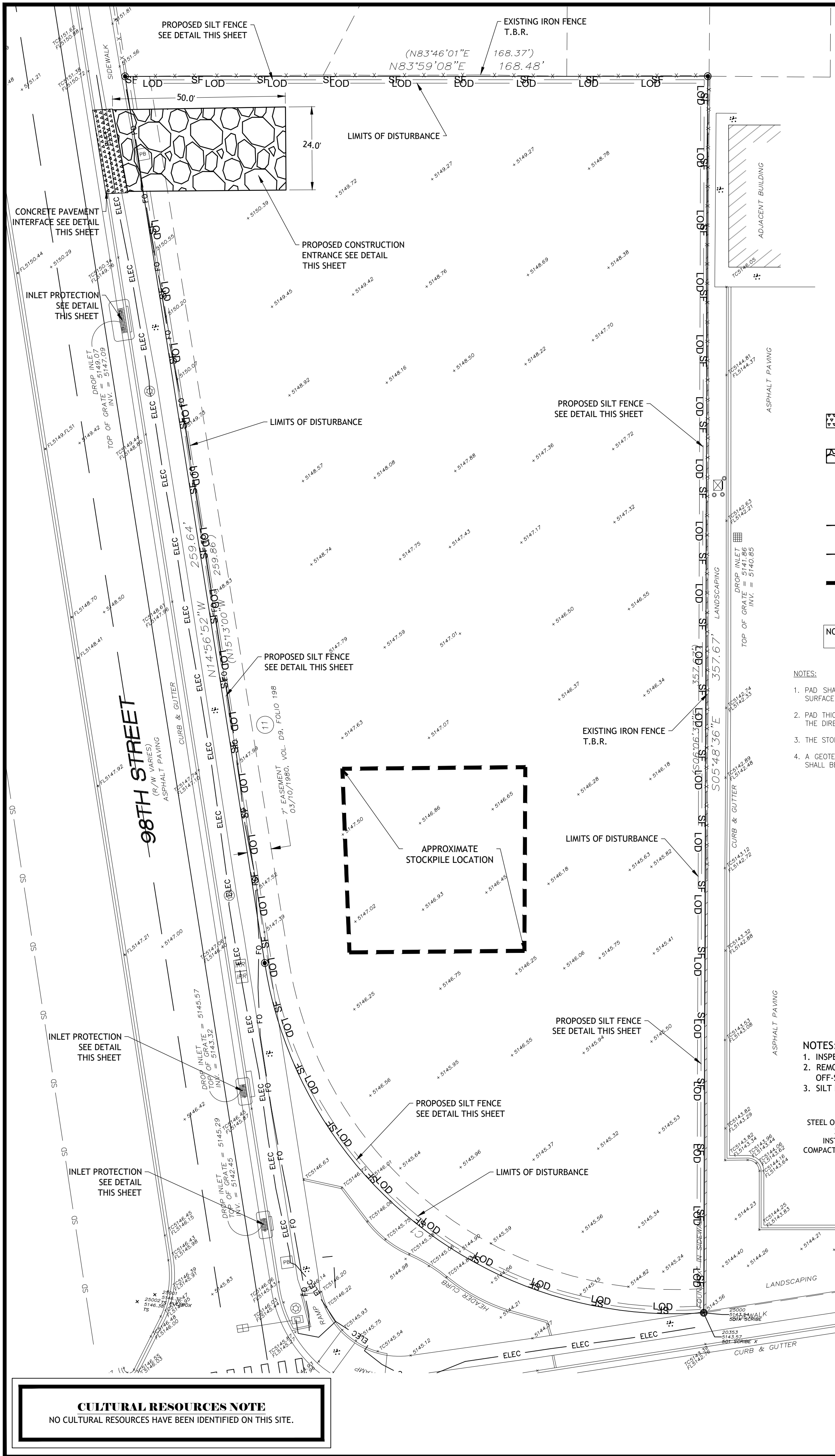


SEAL

ATEF A. HANNA, PE #27436

DESIGNED BY:	JH
DRAWN BY:	JH
CHECKED BY:	AAH
DATE	1/20

SHEET NO. C-0



SURVEY LEGEND

- PULL BOX
- LIGHT POLE
- IRRIGATION BOX
- OVERHEAD TRAFFIC LIGHT POLE
- TRAFFIC LIGHT POST
- BOLLARD
- SET PROPERTY CORNER
- FOUND PROPERTY CORNER AS INDICATED
- IRON FENCE
- WALL
- CONCRETE SYMBOL
- FO COMMUNICATION LINE
- ELEC ELECTRIC LINE
- SANITARY SEWER MANHOLE

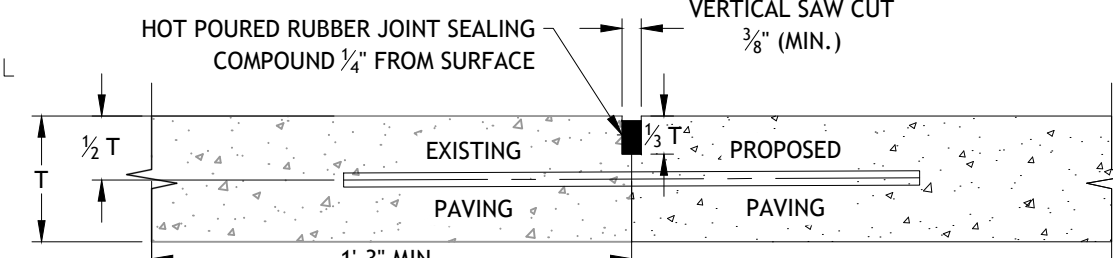
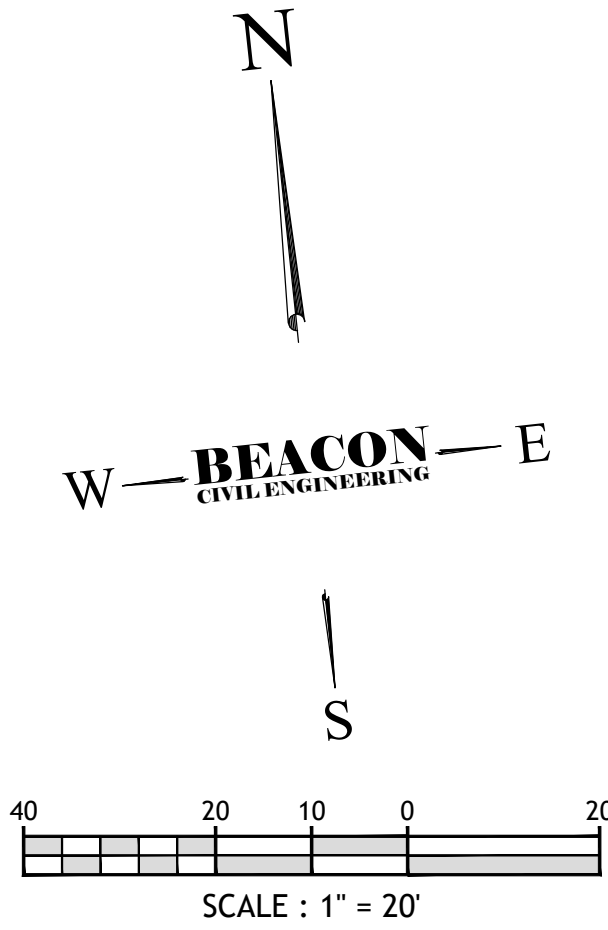
LEGEND

- PROPOSED SAW-CUT LIMITS. SEE NEW PAVEMENT INTERFACE DETAIL THIS SHEET.
- STONE CONSTRUCTION DRIVE. SEE DETAIL THIS SHEET.
- INTEL PROTECTION SEE DETAIL SHEET C-2.1
- SF SILT FENCE. SEE DETAIL THIS SHEET.
- LOD LIMITS OF DISTURBANCE (X,XX)
- STOCKPILE LOCATION
- T.B.R. TO BE REMOVED

NOTE: BLACK TONE INDICATES ITEMS TO BE REMOVED/DEMOLISHED. LIGHTER TONE INDICATES EXISTING CONDITION TO REMAIN.

NOTES:

- PAD SHALL BE REMOVED AND REPLACED WHEN SOIL IS EVIDENT ON THE SURFACE OF THE PAD OR AS DIRECTED BY THE ENGINEER.
- PAD THICKNESS SHALL BE INCREASED IF SOIL CONDITIONS DICTATE OR PER THE DIRECTION OF THE ENGINEER.
- THE STONE SHALL CONFORM TO JURISDICTIONAL STANDARD SPECIFICATIONS.
- A GEOTEXTILE FABRIC UNDERLINER IS REQUIRED. THE GEOTEXTILE FABRIC SHALL BE IN ACCORDANCE WITH JURISDICTIONAL STANDARD SPECIFICATIONS.

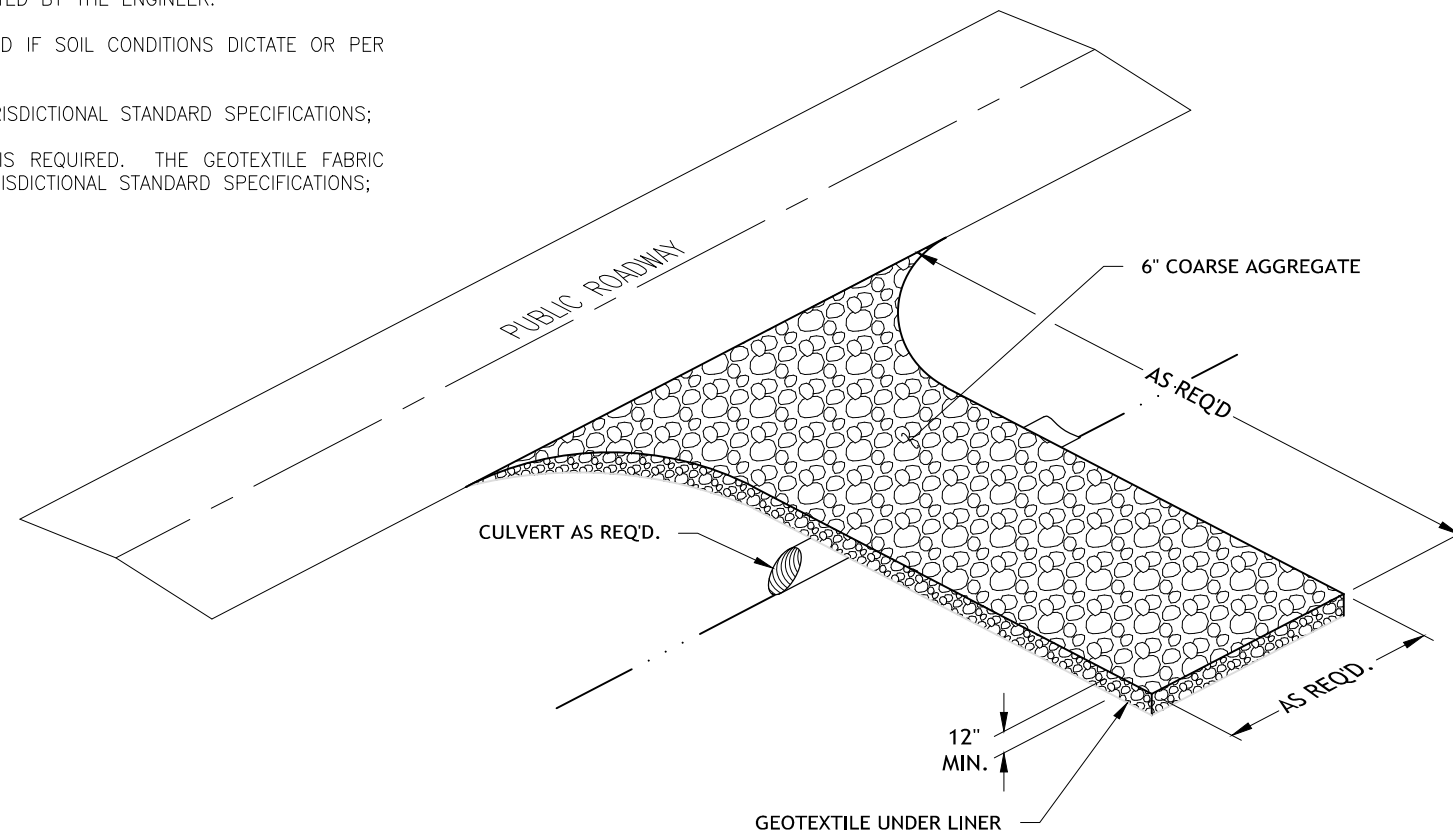


NOTES

- MACHINE DRILL HOLE INTO EXISTING PAVING FOR DOWEL BAR INSERTION. FILL WITH ENOUGH EPOXY TO COMPLETELY FILL VOID.
- DOWEL BARS SHALL BE DRILLED HORIZONTALLY BY USE OF A MECHANICAL RIG.
- DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.

CONCRETE PAVEMENT INTERFACE DETAIL

N.T.S.

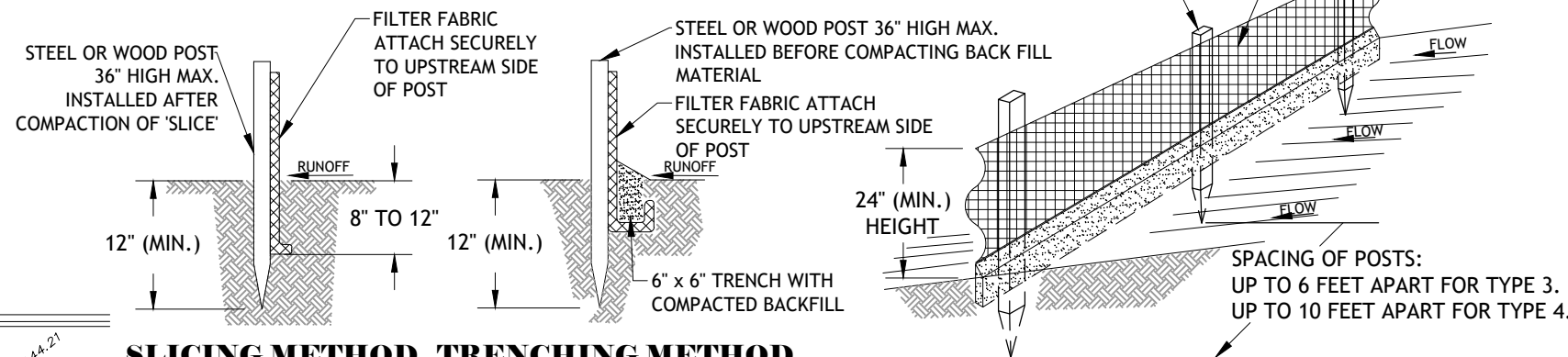


TEMPORARY CONSTRUCTION ENTRANCE DETAIL

N.T.S.

NOTES:

- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
- REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
- SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



SLICING METHOD TRENCHING METHOD

STAKED SILT FENCE DETAIL

N.T.S.

ENVIRONMENTAL NOTE

THE SUBJECT PLAN SET PRODUCED BY BEACON CIVIL ENGINEERING DO NOT DEPICT ENVIRONMENTAL CONDITIONS OR ANY ASSURANCE REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. BEACON CIVIL ENGINEERING IS NOT RESPONSIBLE FOR EXPLORATION, TESTING, FINDINGS OR OTHER ENVIRONMENTAL SERVICES RELATED TO, BUT NOT LIMITED TO, THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY FOR THE SUBJECT PROJECT. IF ANY ENVIRONMENTAL CONTAMINATION OR WASTE IS DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.

DEMOLITION NOTES

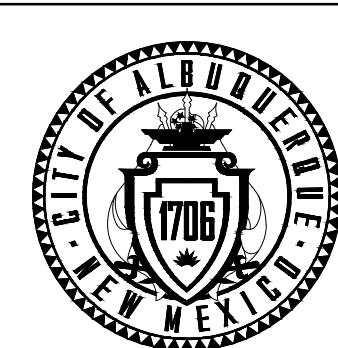
- ALL ITEMS NOT CALLED OUT TO BE REMOVED/RELOCATED SHALL BE PROTECTED DURING ALL THE PHASES OF CONSTRUCTION UNTIL FINAL ACCEPTANCE BY THE GOVERNING JURISDICTION(S).
- CONTRACTORS SHALL COORDINATE WITH ALL UTILITY COMPANIES CONCERNING THE ABANDONMENT, RELOCATION AND/OR DEMOLITION OF UTILITIES PRIOR TO CONSTRUCTION. NO WORK IS TO BE PERFORMED ON LIVE LINES UNLESS APPROVED IN WRITING BY THE UTILITY IN ALL CASES. A REPRESENTATIVE FROM THE UTILITY SHALL BE PRESENT FOR INITIAL ABANDONMENT AND/OR LIVE CUTS. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR UTILITIES AND SHALL PROTECT THEM AT ALL TIMES.
- THE CONTRACTOR IS FULLY AND COMPLETELY RESPONSIBLE FOR LOCATION, VERIFICATION, PROTECTION, STORAGE, MAINTENANCE, DEMOLITION, REMOVAL, RELOCATION OR ALTERATION OF ALL EXISTING SITE UTILITIES, SITE IMPROVEMENTS, STRUCTURES, OR CONSTRUCTION ELEMENTS AS REQUIRED TO COMPLETE THE WORK THAT ARE SHOWN ON THE PLANS AND OR THAT ARE OBSERVABLE IN THE FIELD, WHETHER CONSPICUOUSLY VISIBLE OR NOT. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME THOROUGHLY FAMILIAR WITH ALL EXISTING IMPROVEMENTS, UTILITIES, AND SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
- CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS WITH ALL DEMOLITION ACTIVITIES. IF ADDITIONAL REQUIREMENTS ARE REQUIRED FOR HAZARDOUS WASTE REMOVAL INCLUDING BUT NOT LIMITED TO ASBESTOS, SEPTIC FIELDS, LEAD, PCB, TCP, OR OTHER WASTE OR CONTAMINANT, IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH MANDATES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE PROCUREMENT OF ALL NECESSARY PERMITS.
- THE CONTRACTOR SHALL COORDINATE ALL TREE AND LANDSCAPE REMOVAL WITH THE LANDSCAPE PLANS. CONTRACTOR SHALL NOTIFY E.O.R. IF ANY DISCREPANCIES OCCUR BETWEEN THE DEMOLITION PLAN AND THE LANDSCAPE PLANS.
- SAWCUT DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD STAKE AND CONSULT ENGINEER OF RECORD PRIOR TO CONSTRUCTION, IF NECESSARY.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION. SUCH REPAIRS SHALL BE PERFORMED AT THE CONTRACTOR'S SOLE EXPENSE.
- THE CONTRACTOR SHALL NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS IT IS IN STRICT ACCORDANCE WITH GOVERNING JURISDICTION(S), THE PROJECT PLANS, AND SPECIFICATIONS.
- ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES SHALL BE BACKFILLED BY THE CONTRACTOR WITH APPROVED MATERIALS, AND SHALL BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND IN COMPLIANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. BACKFILLING SHALL OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND SHALL BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE.
- THE USE OF EXPLOSIVES IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES.
- CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. M.O.T. PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT OCCUR OR BE STORED OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER(S) AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. ONCE THE DEMOLITION PHASE IS OVER, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR SAFEGUARDING THE SITE DURING DEMOLITION/CONSTRUCTION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
- ALL DEMOLITION WASTE AND DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL MAINTAIN RECORDS TO PROVE PROPER DISPOSAL ACTIVITIES, TO BE PROVIDED TO THE OWNER UPON REQUEST. UNDER NO CIRCUMSTANCES SHALL DEBRIS BE BURIED ON THE SUBJECT SITE.
- THE CONTRACTOR SHALL NOT IMPACT ANY WETLANDS THROUGH CONSTRUCTION ACTIVITIES IN ANY WAY UNLESS APPROVED BY E.O.R. AND GOVERNING JURISDICTION(S).
- CONTRACTOR SHALL MAINTAIN RECORDS TO PROVE PROPER DISPOSAL ACTIVITIES, TO BE PROVIDED TO THE OWNER UPON REQUEST. UNDER NO CIRCUMSTANCES SHALL DEBRIS BE BURIED ON THE SUBJECT SITE.
- THE DEMOLITION PLAN IS INTENDED TO IDENTIFY THE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED, RELOCATED, OR MADE AWARE OF. THE DEMOLITION PLAN DOES NOT PROVIDE DIRECTION AS TO THE MEANS AND METHODS USED TO ACCOMPLISH THAT WORK. ALL MEANS AND METHODS UTILIZED ARE TO BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- ALL WELLS TO BE ABANDONED BY A NEW MEXICO LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531 (2) F.A.C.

UNDERGROUND UTILITIES NOTE

THE UNDERGROUND UTILITIES SHOWN WITHIN THE PLAN SET PROVIDED BY BEACON CIVIL ENGINEERING HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. BEACON CIVIL ENGINEERING MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA. BEACON CIVIL ENGINEERING FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN WITHIN THE PLAN SET ARE IN THE EXACT LOCATION INDICATED. HOWEVER, BEACON CIVIL ENGINEERING DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.



CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION

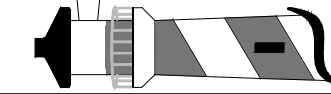


CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

EXISTING CONDITIONS
AND DEMOLITON PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. Z-99
		CITY PROJECT NO. 000000
		SHEET NO. C-2.0

CONSULTANTS



LAND DEVELOPMENT ENGINEERS
3600 W. 10TH AVE.
TAMPA, FL 33606

BENCHMARKS

TO REACH THE STATION FROM THE INTERSECTION OF BROADWAY BOULEVARD AND CENTRAL AVENUE, TRAVEL NORTH 0.45 MILES ON BROADWAY AVENUE TO LOMAS AVENUE. TURN LEFT ONTO LOMAS AND GO WEST 0.7 MILES TO 8TH STREET AND THE STATION IN THE MEDIAN ON THE WEST SIDE OF THE INTERSECTION. THE STATION MARK IS A CITY OF ALBUQUERQUE SURVEY CONTROL 3/4 INCH ALUMINUM DISC STAMPED 17-J14 1983" SET FLUSH WITH THE TOP OF THE CONCRETE.



SEAL

NO.	DATE	DESCRIPTION	BY
		AS-BUILT INFORMATION	
		CONTRACTOR:	
		WORK STAKED BY:	
		INSPECTORS ACCEPTANCE BY:	
		FIELD VERIFICATION BY:	
		DRAWINGS CORRECTED BY:	

DESIGNED BY: JH
DRAWN BY: JH
CHECKED BY: AAH
DATE 1/2022

1. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES MUST REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED IN ACCORDANCE WITH SECTION C EROSION CONTROL REQUIREMENTS.

14. RESTRICT CLEARING AND GRADING WITHIN 20 FEET OF AN EXISTING WETLAND BOUNDARY TO PROVIDE FOR A PROTECTIVE BUFFER STRIP OF NATURAL VEGETATION.

AREA SUMMARY (ACRES)	
TOTAL PARCEL AREA	1.099
ON-SITE DISTURBED AREA	1.099
OFF-SITE DISTURBED AREA	0.00
TOTAL DISTURBED AREA	1.099
PROPOSED IMPERVIOUS AREA AT COMPLETION WITHIN PROPERTY AREA	0.819
PROPOSED PERVIOUS AREA AT COMPLETION WITHIN PROPERTY AREA	0.280

CONSTRUCTION SCHEDULE

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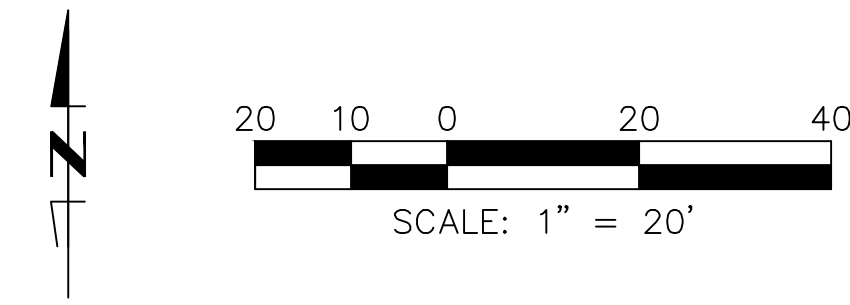
**CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

SWPPP NOTES

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. Z-99
		CITY PROJECT NO. 000000
		SHEET NO. C-3.1



EXISTING PERVIOUS/IMPERVIOUS	
PERVIOUS	
OPEN SPACE:	47,916 SF / 1.10 AC / 100%
TOTAL PERVIOUS AREA:	47,916 SF / 1.10 AC / 100%
IMPERVIOUS	
BUILDING AREA:	0 SF / 0 AC / 0%
ASPHALT PAVEMENT AREA:	0 SF / 0 AC / 0%
CONCRETE PAVEMENT AREA:	0 SF / 0 AC / 0%
SIDEWALK AREA:	0 SF / 0 AC / 0%
TOTAL IMPERVIOUS AREA:	0 SF / 0 AC / 0%
PROPOSED PERVIOUS/IMPERVIOUS	
PERVIOUS	
OPEN SPACE AREA:	13,800 SF / 0.32 AC / 29%
TOTAL PERVIOUS AREA:	13,800 SF / 0.32 AC / 29%
IMPERVIOUS	
BUILDING AREA:	5,358 SF / 0.12 AC / 11%
ASPHALT PAVEMENT AREA:	26,516 SF / 0.61 AC / 55%
CONCRETE/SIDEWALK AREA:	2,242 SF / 0.05 AC / 5%
TOTAL IMPERVIOUS AREA:	34,116 SF / 0.78 AC / 71%

REMAINING PORTION TRACT B
WESTVIEW TOWNHOMES ADDITION
03/10/1980, VOLUME 0A, PG.00 198

GRADING/DRAINAGE NARRATIVE
EXISTING CONDITIONS: THE SITE HAS AN ISR OF 0.00. DRAINAGE AREA CURRENTLY DRAINS VIA SHEET FLOW INTO RIGHT OF WAY.

PROPOSED CONDITIONS: THE PROPOSED SITE HAS AN ISR OF 0.71. DRAINAGE AREA BASIN WILL HAVE THE STORMWATER ROUTED TO THE ON-SITE INLETS FIRST AND OUTFALL VIA RCP PIPE INTO RIGHT OF WAY INLET.

PER ARTICLE 6.12 "STORM WATER QUALITY AND LOW IMPACT DEVELOPMENT, STORM WATER QUALITY VOLUME (SWQV) IS REQUIRED FOR THIS PREDEVELOPMENT BY MULTIPLYING 0.26 INCHES BY POST DEVELOPMENT IMPERVIOUS SURFACE, THEREFORE:
 $SWQV = (0.26/12) * 47,916 = 1,039 \text{ CU.FT.}$

PROVIDED VOLUME IN THE DETENTION AREA = 1,893 CU.FT.

Elev. (feet)	Surface Area (square ft.)	Total Volume (cubic ft.)
5142.50	1284.00	0.00
5143.00	1878.00	790.50
5143.50	2535.00	1,893.75

LEGEND

- ADA PARKING STALLS. 2% MAX SLOPES IN ALL DIRECTIONS
- PROPOSED SPOT ELEVATION
- PROPOSED TOP OF CURB/BOTTOM OF CURB SPOT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED SLOPE INDICATOR
- DIRECTIONAL DRAINAGE FLOW ARROW
- EXISTING DIRECTIONAL DRAINAGE FLOW ARROW
- PROPOSED RIDGE LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

GRADING & DRAINAGE NOTES

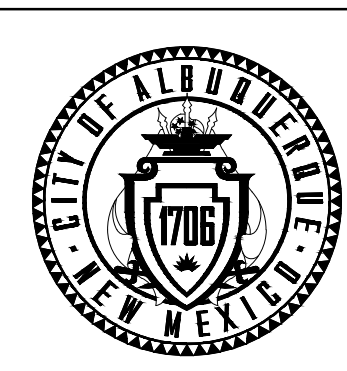
- JURISDICTIONAL LAND DISTURBANCE PERMIT SHALL BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND BE VISIBLE TO THE PUBLIC.
- TWO PERMANENT BENCHMARKS ON-SITE SHALL BE ESTABLISHED BY CONTRACTOR PRIOR TO STARTING CONSTRUCTION.
- PROPOSED SPOT ELEVATIONS ARE TO THE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL REQUIRED FILL SHALL BE CLEAN, SUITABLE MATERIAL.
- ALL AREAS DISTURBED OUTSIDE LIMITS OF GRADING SHOWN ON THE PLANS SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER BY THE CONTRACTOR.
- CONTRACTOR SHALL MEET AND MATCH EXISTING (M.E.) PAVEMENT ALONG SAW-CUT LIMITS.
- LENGTH OF PROPOSED RIP-RAP PADS AT PIPE OUTLET STRUCTURES SHALL BE A MINIMUM LENGTH OF SIX TIMES THE DIAMETER OF THE PIPE, IF APPLICABLE.
- ALL FILL SHOULD BE PLACED IN THIN, HORIZONTAL LOOSE LIFTS, MAXIMUM 6 INCHES, AND COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698). A FLORIDA REGISTERED PROFESSIONAL SOILS ENGINEER SHALL CERTIFY THE SOIL COMPACTION PRIOR TO THE INSTALLATION OF PAVEMENTS, CURBS, SIDEWALKS OR FOOTINGS OF ANY TYPE. COMPACTION OF THE UPPER 8 INCHES OF SOIL BENEATH PAVEMENTS AND SLAB-ON-GRADE SHOULD BE COMPACTED TO AT LEAST 98%.
- STORMWATER PONDS AND OUTLET STRUCTURES SHALL BE FULLY CONSTRUCTED AND OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- REFER TO LANDSCAPE PLAN FOR REQUIRED TREE AND GROUND COVER PLANTINGS.
- SURFACE GRADE SLOPES SHALL BE A MINIMUM OF 1.00%
- 4:1 MAXIMUM CUT AND FILL SLOPES
- ADA ACCESSIBLE AREAS SHALL NOT HAVE A MAXIMUM CROSS-SLOPE THAT EXCEEDS 2.00% AND MAX LONGITUDINAL SLOPE OF 5.00% UNLESS A RAMP IS SPECIFIED. IF DISCREPANCIES OCCUR CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD IMMEDIATELY TO CONFIRM DESIGN TO ENSURE ADA ACCESSIBLE STANDARDS ARE MET.
- ALL TRENCHING AND BACKFILL OPERATIONS SHALL COMPLY WITH GOVERNING JURISDICTIONAL STANDARDS. SEE SHEET C4-2 FOR PIPE TRENCHING DETAILS.
- SEE SHEET C4.1-C4.3 FOR DETAILS.
- ALL INLET GRATES SUBJECTED TO VEHICLE LOADING SHALL MEET H-20 TRAFFIC LOADING STANDARDS.

BUILDING ACCESS AND PROTECTION NOTES

- THE CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION WITH A MINIMUM WIDTH OF 20 FT. THE ACCESS TO BUILDINGS WITH SPRINKLER OR STANDPIPE SYSTEMS SHALL BE WITHIN 40 FT OF THE FIRE DEPARTMENT CONNECTION ACCORDING TO NFPA 1141 3-1.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL AREAS AROUND BUILDING.



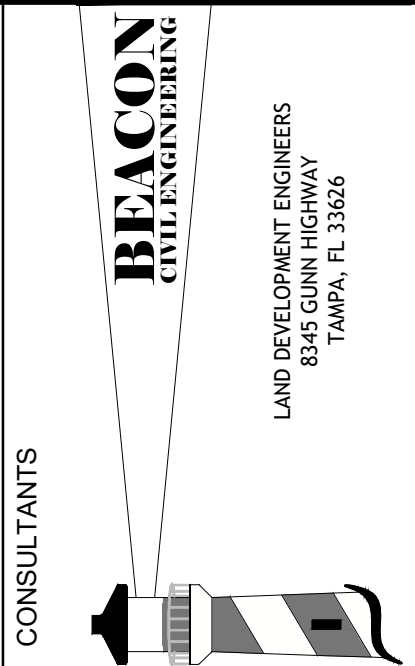
CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. Z-99
		CITY PROJECT NO. 000000
		SHEET NO. C-4.0

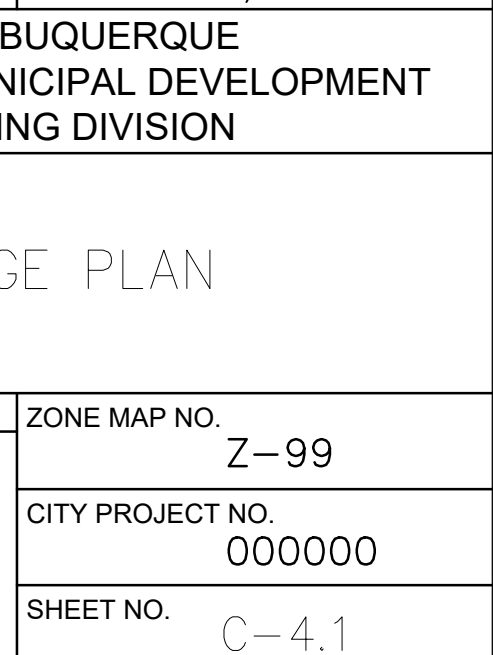


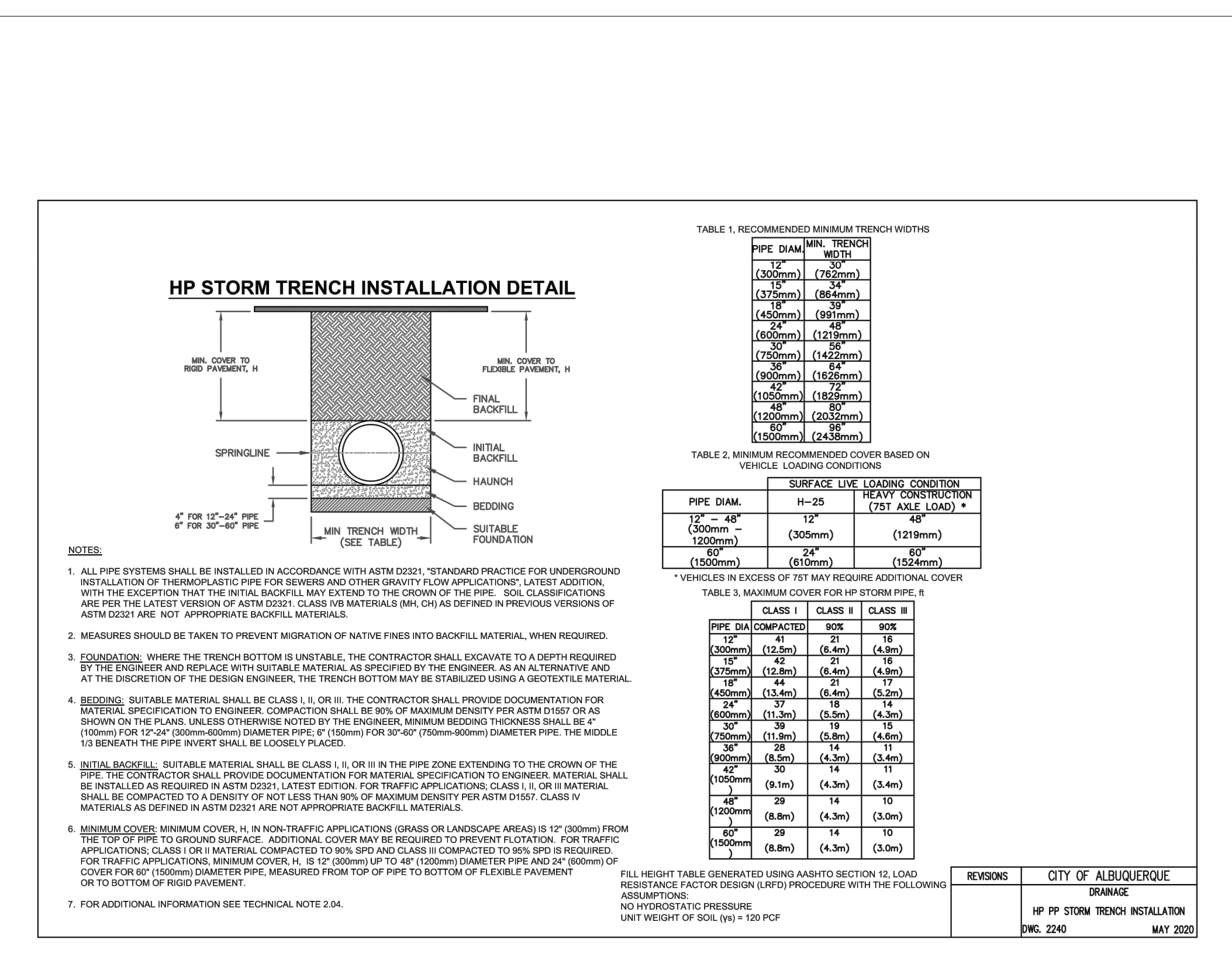
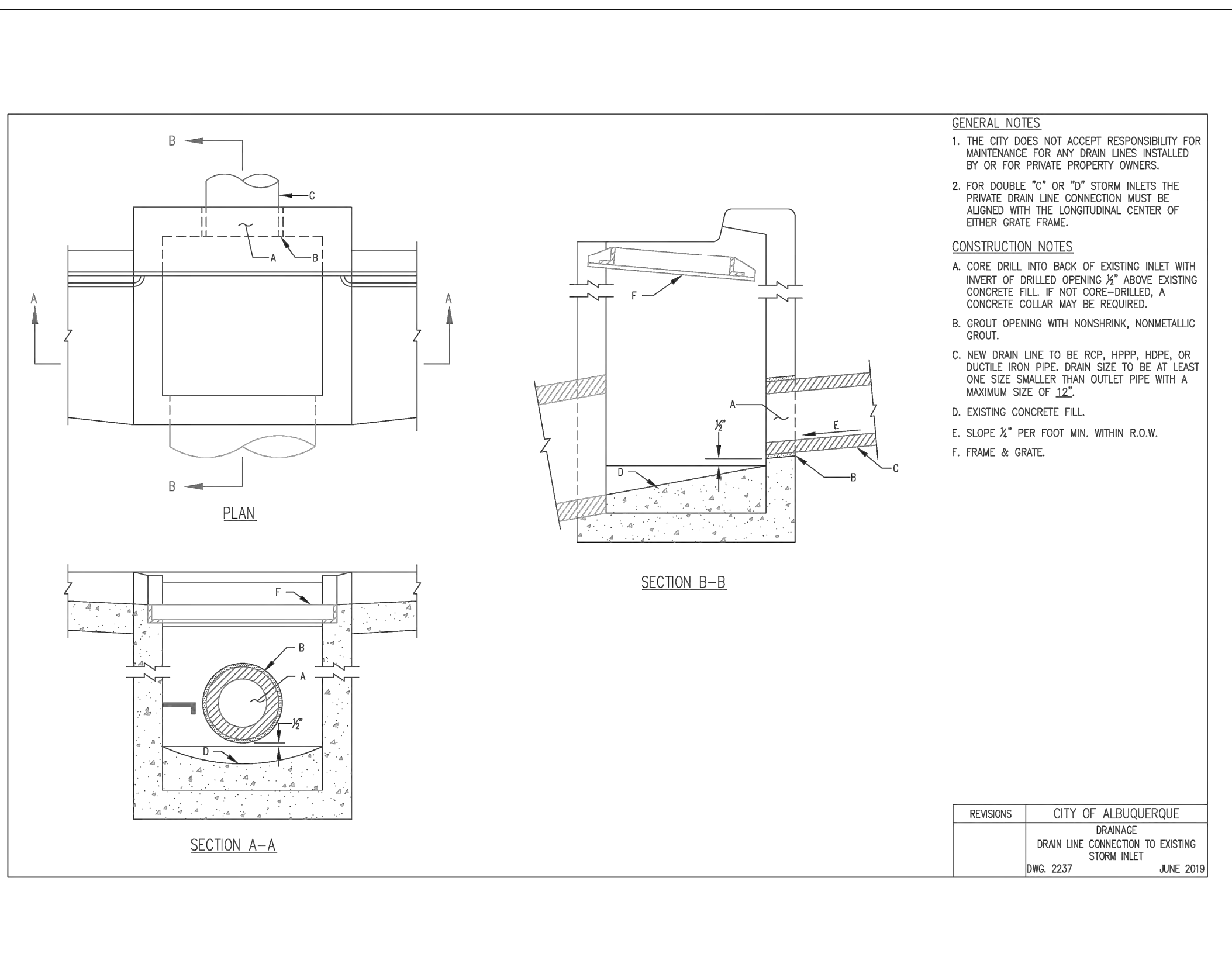
TO REACH THE STATION FROM THE INTERSECTION OF BROADWAY BOULEVARD AND CENTRAL AVENUE, TRAVEL NORTH 0.45 MILES ON BROADWAY AVENUE TO LOMAS AVENUE. TURN LEFT ONTO LOMAS AND GO WEST 0.7 MILES TO 8TH STREET AND THE STATION IN THE MEDIAN ON THE WEST SIDE OF THE INTERSECTION. THE STATION MARK IS A CITY OF ALBUQUERQUE SURVEY CONTROL 3/14 INCH ALUMINUM DISC STAMPED "17-J14 1983" SET FLUSH WITH THE TOP OF THE CONCRETE.



NO.	DATE	DESCRIPTION	BY
		CONTRACTOR:	
		AS-BUILT INFORMATION	
		WORK STAKED BY:	
		INSPECTORS ACCEPTANCE BY:	
		FIELD VERIFICATION BY:	
		DRAWINGS CORRECTED BY:	

DESIGNED BY: JH
DRAWN BY: JH
CHECKED BY: AAH
DATE: 1/2022





**CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION**



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

DRAINAGE AND GRADING DETAILS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. Z-99
		CITY PROJECT NO. 000000
		SHEET NO. C-4.2



CONSULTANTS

BEACON
CIVIL ENGINEERING

LAND DEVELOPMENT ENGINEERS
8345 GUNN HIGHWAY
TAMPA, FL 33626

BENCH MARKS

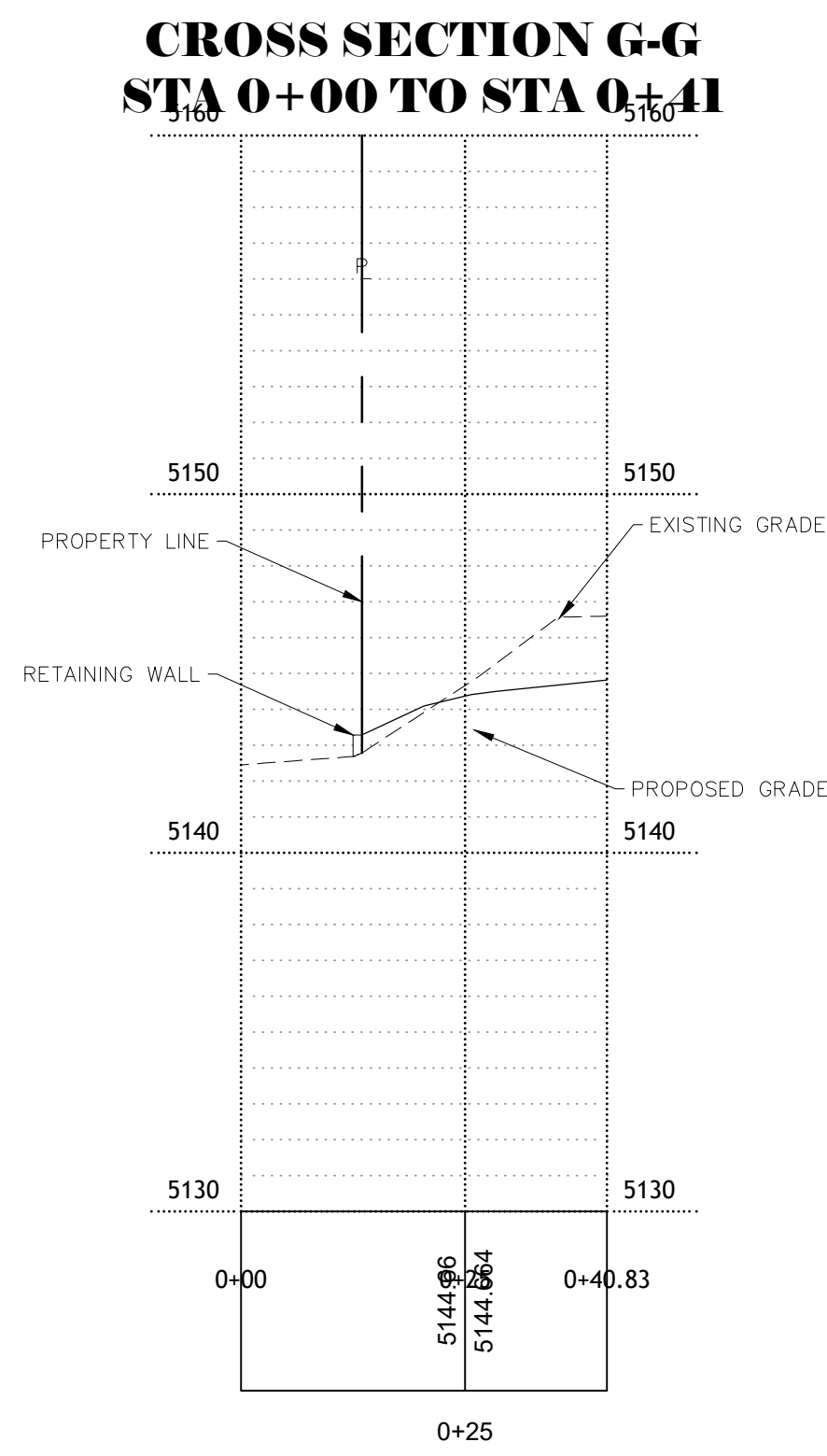
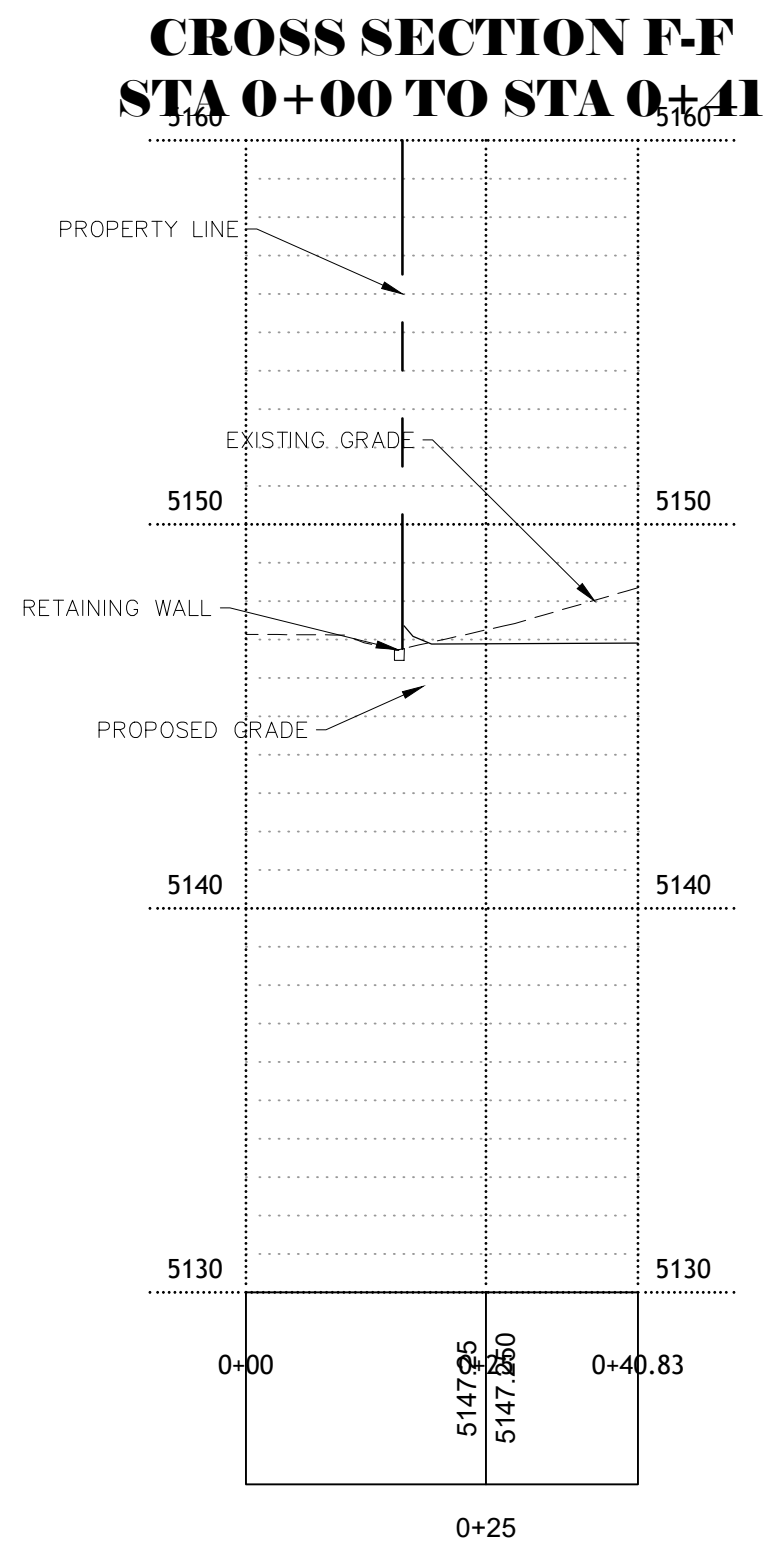
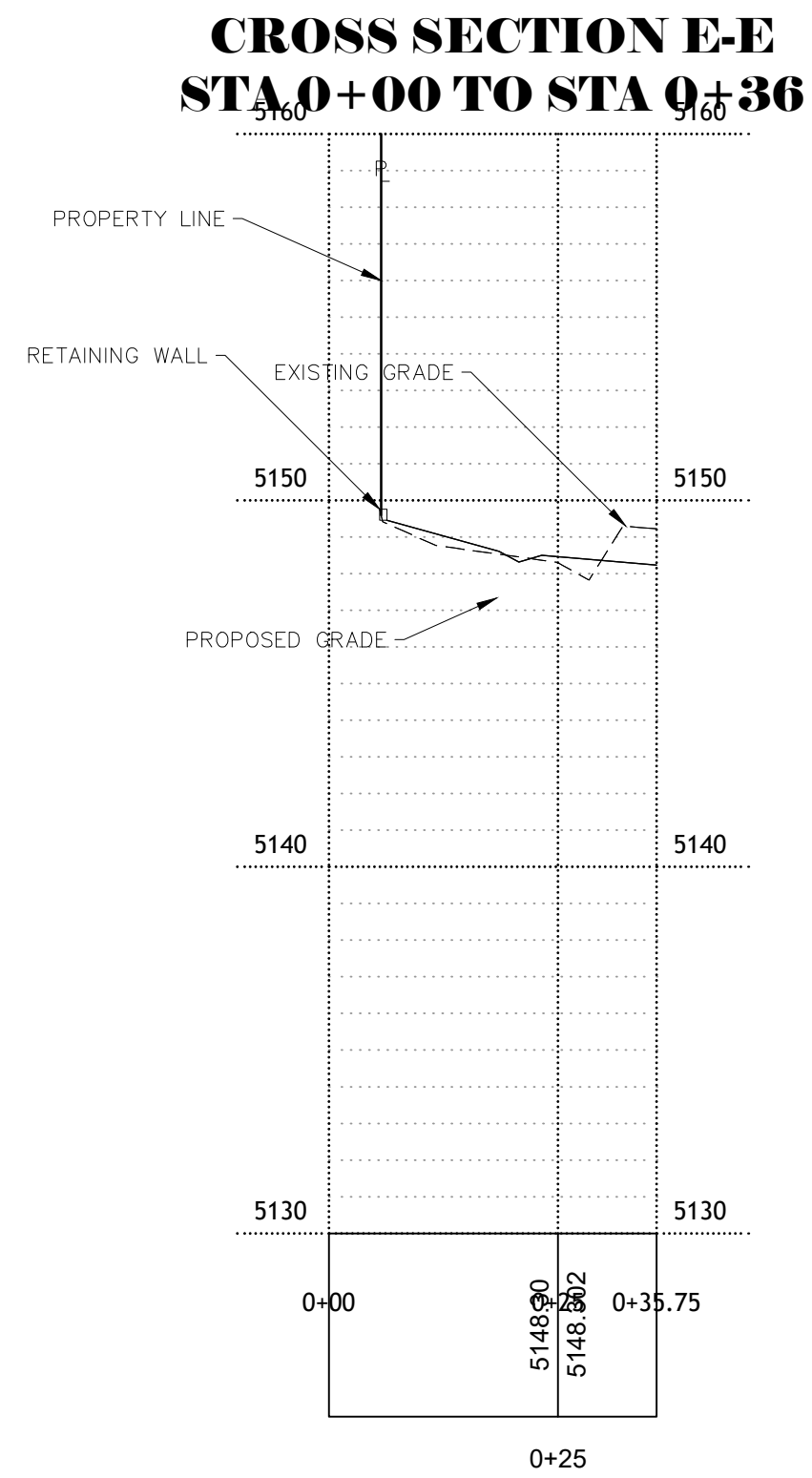
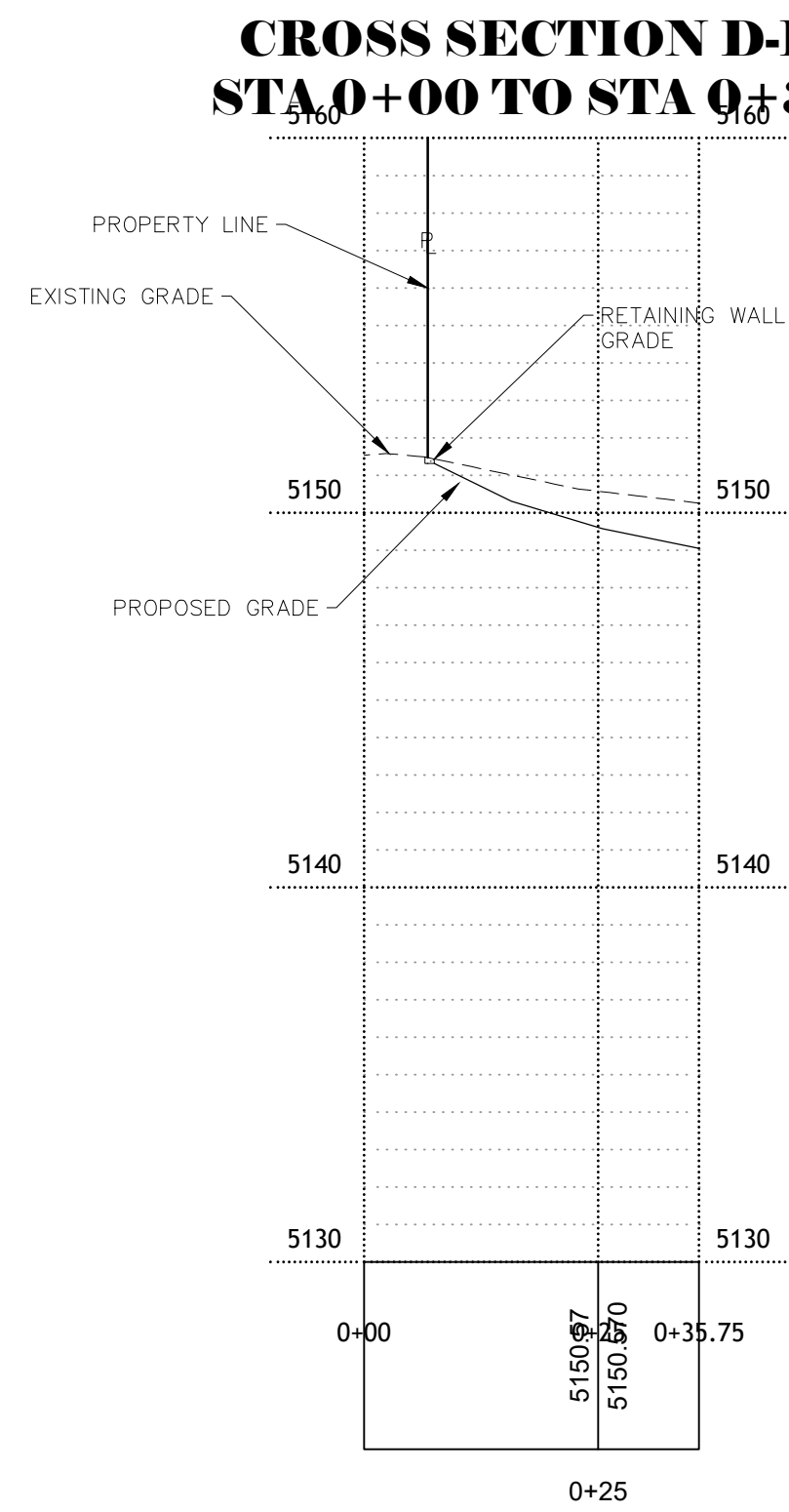
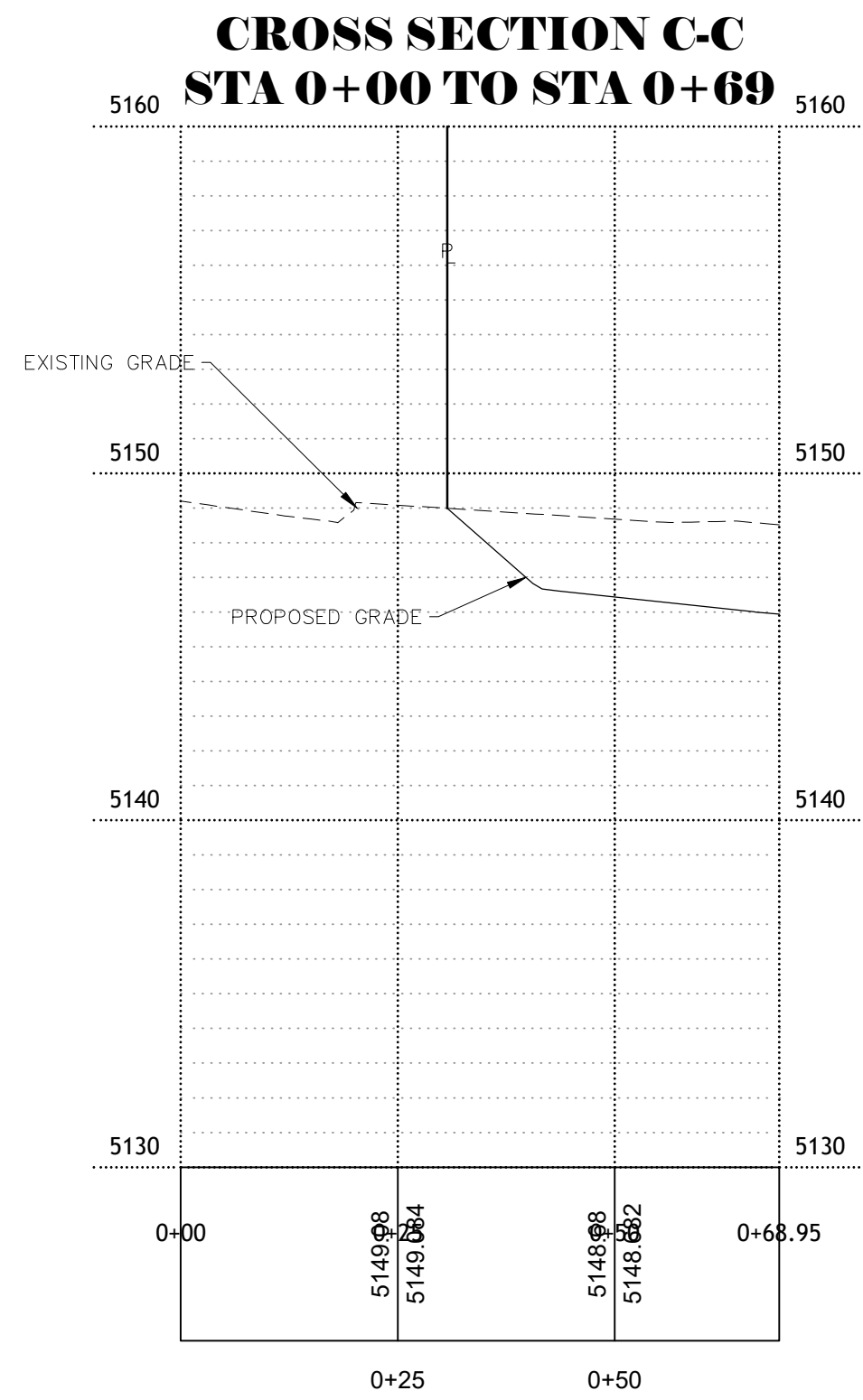
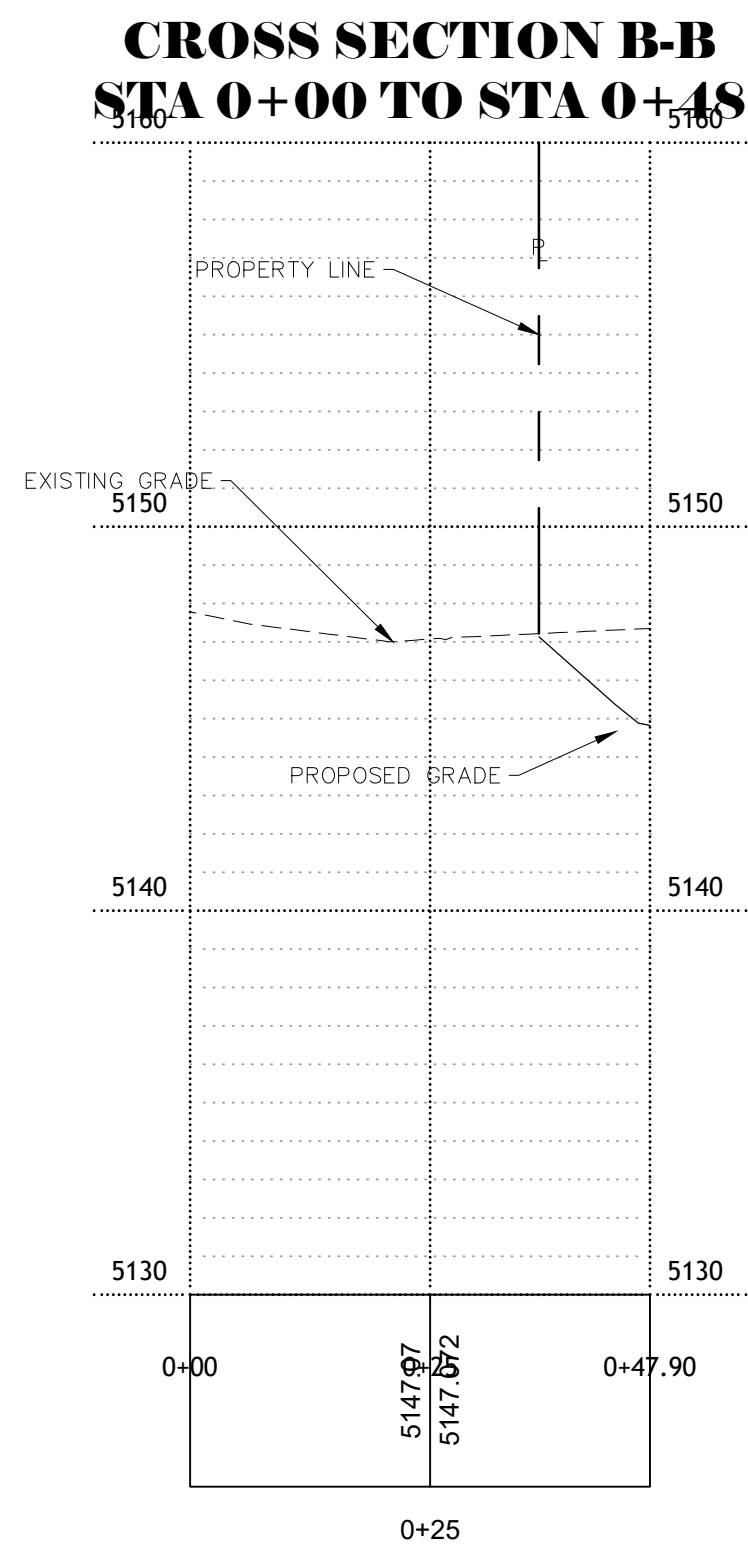
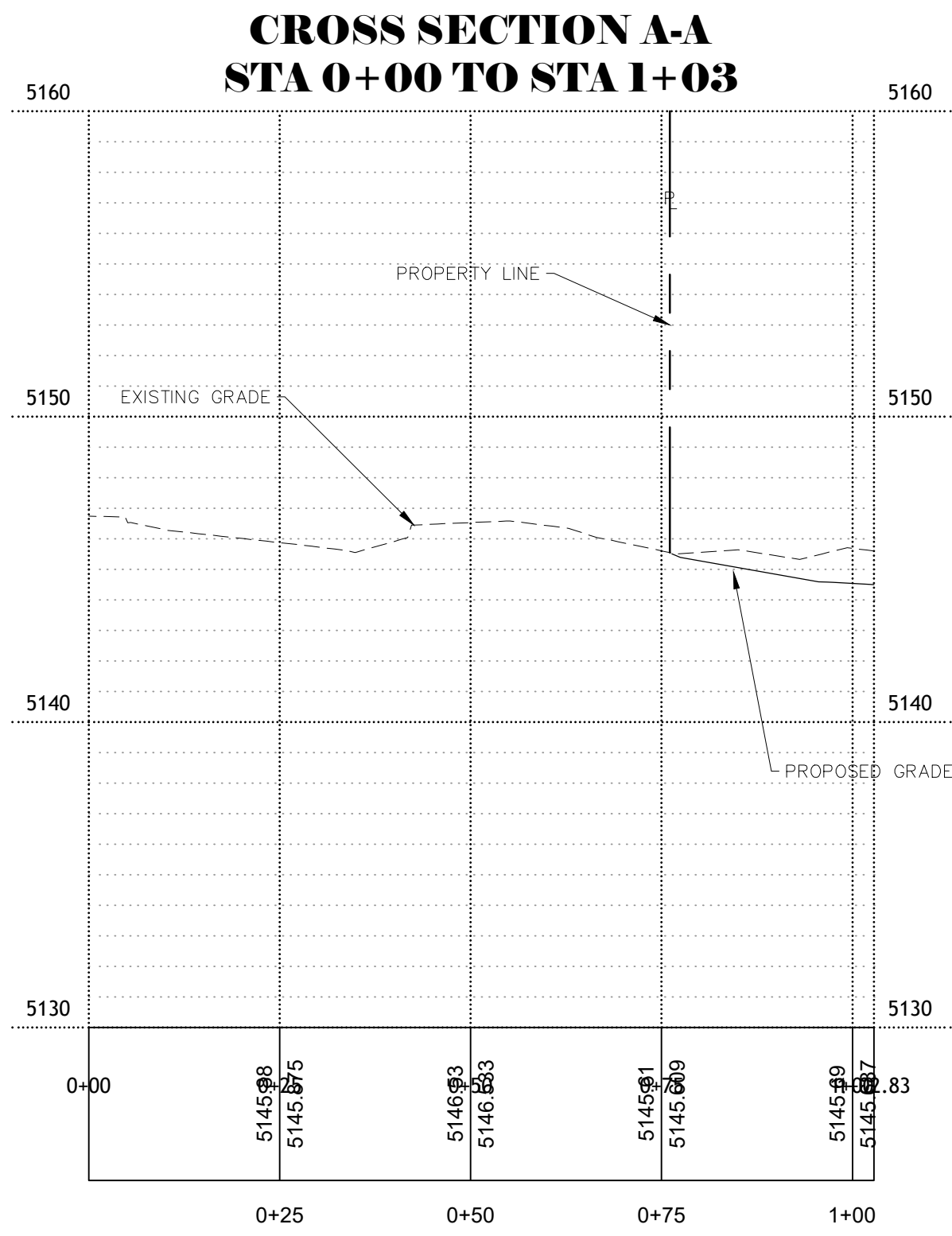
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ATEF A. HANNA, PE #27436

[illegible]

DESIGNED BY:	JH
DRAWN BY:	JH
CHECKED BY:	AAH
DATE	1/2022



CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION

	CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT ENGINEERING DIVISION	
	GRADING DETAILS	
	DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
		ZONE MAP NO. Z-99
		CITY PROJECT NO. 000000
		SHEET NO. C-4.3

BEACON CHALLENGER
LAND DEVELOPMENT ENGINEERS
3000 LOMA VISTA
TAMPA, FL 33626

CONSULTANTS

BENCH MARKS
TO REACH THE STATION FROM THE INTERSECTION OF BROADWAY BOULEVARD AND CENTRAL AVENUE, TRAVEL NORTH 0.45 MILES ON BROADWAY AVENUE TO LOMAS AVENUE, TURN LEFT ONTO LOMAS AND GO WEST 0.7 MILES TO 8TH STREET AND THE STATION IN THE MEDIAN ON THE WEST SIDE OF THE INTERSECTION. THE STATION MARK IS A CITY OF ALBUQUERQUE SURVEY CONTROL 3 1/4 INCH ALUMINUM DISC STAMPED 17-J14 1983 SET FLUSH WITH THE TOP OF THE CONCRETE.

SEAL

PROFESSIONAL ENGINEER
ALTEF A. HANNA
27436
NEW MEXICO

DESIGNED BY: JH
DRAWN BY: JH
CHECKED BY: AAH
DATE: 1/2022

NO. **DATE** **DESCRIPTION** **CONTRACTOR** **BY**

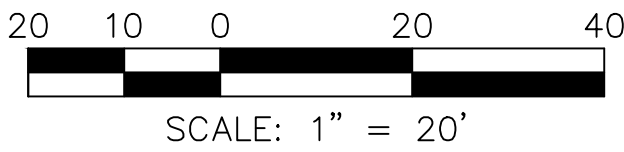
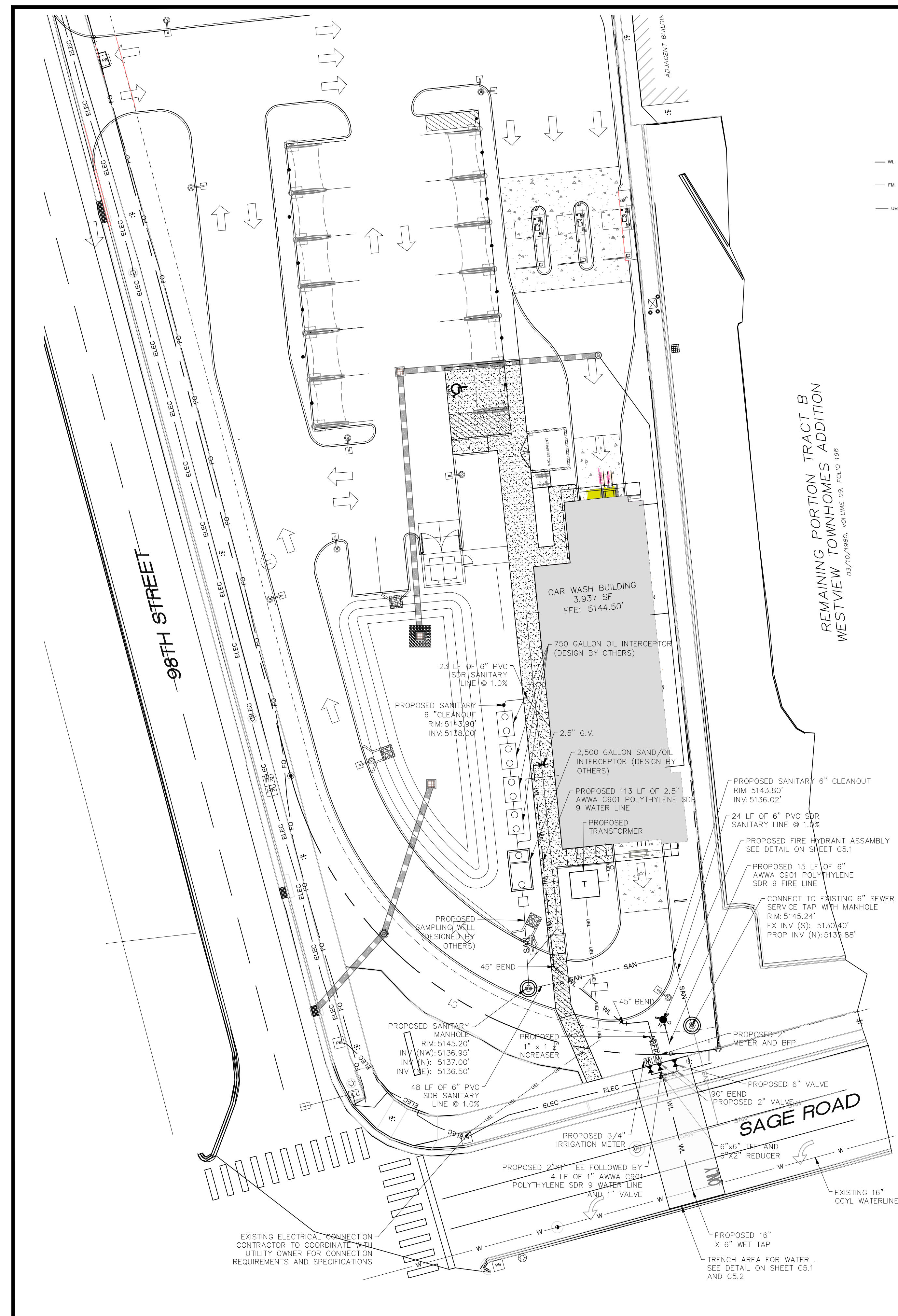
WORK STAKED BY: **DATE:**

INSPECTOR'S ACCEPTANCE BY: **DATE:**

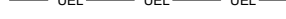
FIELD VERIFICATION BY: **DATE:**

DRAWINGS CORRECTED BY: **DATE:**

ALTEF A. HANNA, PE #27436



LEGEND

- | | |
|---|---|
|  | PROPOSED WATER PIPE |
|  | PROPOSED SANITARY SEWER PIPE |
|  | PROPOSED UNDERGROUND ELECTRICAL |
|  | PROPOSED WATER METER AND BACKFLOW PREVENTER
SEE DETAIL ON SHEET C5.1 |
|  | PROPOSED WATER VALVE |
|  | PROPOSED SANITARY SEWER CLEANOUT, SEE DETAIL ON SHEET C5.2 |
|  | PROPOSED SANITARY CONCRETE MANHOLE, SEE DETAIL ON SHEET C5.1 |
|  | UTILITY CROSSING INDICATOR. SEE UTILITY CROSSING TABLE, THIS SHEET, FOR DETAILS |

UTILITY NOTES

1. REFER TO SHEET C5.1 AND SHEET C5.2 FOR UTILITY DETAILS.
2. REFER TO MEP PLANS FOR ALL UTILITY LEADS INTO BUILDING.
3. SANITARY SEWER PIPES SHALL HAVE A MINIMUM SLOPE OF 1.00%.
4. PRIOR TO STARTING CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AND THEIR LOCATIONS AND ELEVATIONS. IF ANY DISCREPANCIES OCCUR, THE CONTRACTOR SHALL ALERT ENGINEER IMMEDIATELY.
5. ALL PUBLIC UTILITIES INSPECTIONS SHALL BE SCHEDULED BY THE CONTRACTOR AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY.
6. ALL DEMOLITION AND CONSTRUCTION WORK PERFORMED SHALL BE DONE IN STRICT ACCORDANCE WITH GOVERNING JURISDICTIONAL CODES.
7. ALL UTILITY CONDUIT MATERIAL FOR TELEPHONE, CABLE, AND ELECTRIC SHALL BE INSTALLED PER UTILITY PROVIDER SPECIFICATIONS BY THE CONTRACTOR.
8. CONTRACTOR SHALL BUILD CONCRETE TRANSFORMER PAD AND INSTALL SCHEDULE 80 PVC CONDUIT AND PULL STRING WITH SWEEPING BENDS, IF APPLICABLE BY ELECTRIC COMPANY.
9. ALL SANITARY GRAVITY PIPES, SERVICE LATERALS, AND FITTINGS SHALL BE MATERIALS APPROVED BY THE GOVERNING JURISDICTION.
10. ALL NON-METALLIC PIPE WILL BE INSTALLED WITH 2 PAIR, 10 GAUGE, COPPER TRACE WIRE.
11. CONTRACTOR SHALL COORDINATE WITH GOVERNING JURISDICTION(S) FOR ANY PROPOSED WET TAPS AND R.O.W. CONNECTIONS.
12. ALL UTILITIES SHALL MAINTAIN AT LEAST 3 FEET OF COVER FROM TOP OF PIPE TO SURFACE ELEVATION. CONTRACTOR SHALL DEFLECT WATER AND FORCE MAINS AS NECESSARY TO ACHIEVE MINIMUM GOVERNING JURISDICTION(S) SEPARATION REQUIREMENTS.
13. CONTRACTOR MUST COORDINATE THE SHUTDOWN OF THE EXISTING POTABLE WATER, WASTEWATER FORCEMAIN, OR RECLAIMED WATER MAIN WITH GOVERNING JURISDICTION(S), IF NECESSARY.
14. OVER STORY TREES SHALL NOT BE LOCATED WITHIN 12 FT OF ANY PUBLIC UNDERGROUND OR OVERHEAD UTILITY LINE.
15. CONTRACTOR SHALL VERIFY LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION, IF APPLICABLE.
16. CONTRACTOR SHALL PROTECT ALL UTILITIES OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTIONS PLANS OR SPECIFICATIONS.
17. ALL DISTURBED AREAS WITHIN THE SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
18. THE SANITARY SEWER SYSTEM IN ALL ITS ENTIRETY IS PRIVATELY OWNED AND MAINTAINED WITHIN PROPERTY BOUNDARIES.
19. THE LOCATION OF ALL NEWLY INSTALLED FIRE HYDRANTS SHALL BE IDENTIFIED WITH A BLUE REFLECTIVE PAVEMENT MARKER INSTALLED ON THE ROADWAY, PERPENDICULAR TO THE FIRE HYDRANT. THE REFLECTIVE MARKER WILL BE LOCATED IN THE CENTER OF THE LANE CLOSEST TO THE HYDRANT, IF APPLICABLE.
20. IF APPLICABLE, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE FLOW TESTING AND COLOR CODING OF ALL NEWLY INSTALLED FIRE HYDRANTS IN THE GOVERNING JURISDICTION(S) RIGHT OF WAY AND UTILITY EASEMENTS THAT ARE TO BE DEDICATED TO GOVERNING JURISDICTION(S) PRIOR TO THE FINAL INSPECTION OF THE PROJECT. THE CONTRACTOR SHALL REFER TO NFPA STANDARD 291 FOR FLOW TESTING AND COLOR CODING METHODS AND PROCEDURES.
21. ALL PROPOSED WATER SUPPLY AND FIRE HYDRANTS SHALL COMPLY NFPA-1, CHAPTER 18.3
22. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD (E.O.R.) 72 HOURS IN ADVANCE OF ALL INSPECTIONS THAT REQUIRE THE E.O.R. OR E.O.R. REPRESENTATIVE'S PRESENCE.
23. CONTRACTOR SHALL DEFLECT ALL PROPOSED WATER MAINS AND FORCE MAINS TO ACHIEVE 18" MIN. VERTICAL CLEARANCE FROM ALL EXISTING AND PROPOSED UTILITIES.
24. CONTRACTOR SHALL ADJUST TOP OF ALL CLEANOUTS, VALVES, AND STRUCTURE RIMS TO BE FLUSH WITH FINAL GRADE.
25. ALL TRENCHING AND BACKFILL OPERATIONS SHALL COMPLY WITH GOVERNING JURISDICTIONAL STANDARDS. SEE SHEET C5.1 AND C5.2 FOR PIPE TRENCHING DETAILS.



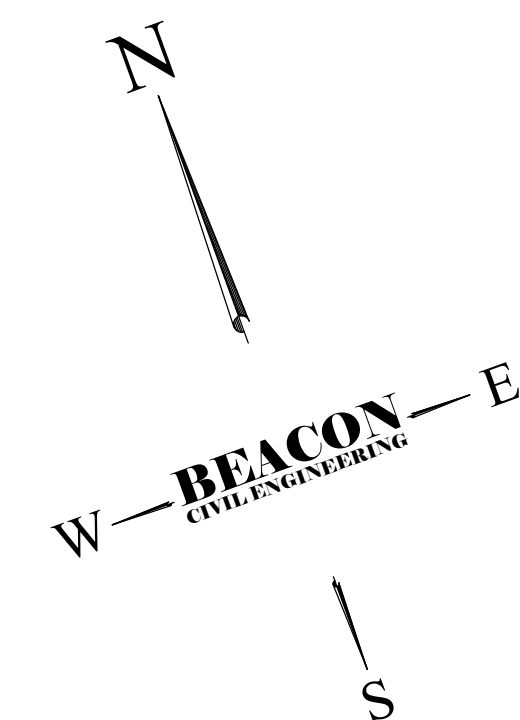
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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

UTILITY PLAN

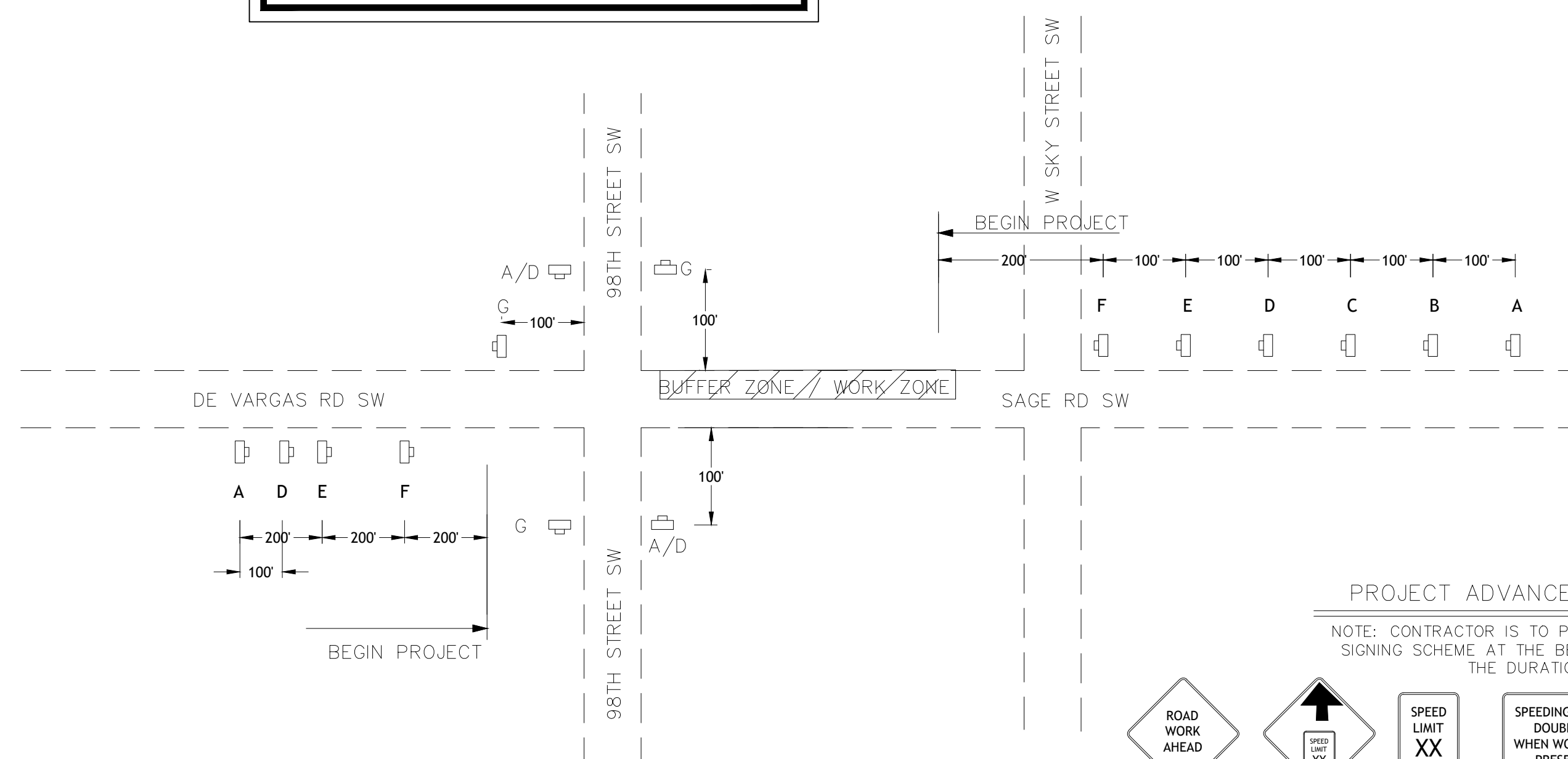
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. Z-99
		CITY PROJECT NO. 000000
		SHEET NO. C5.0



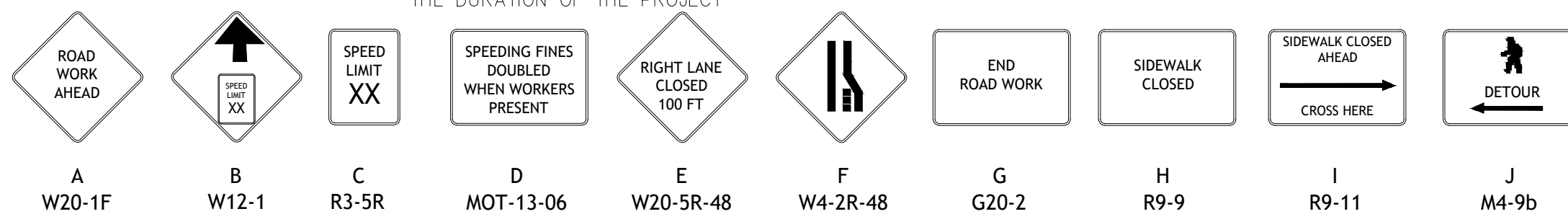
— — — — — PROPERTY BOUNDARY

CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION
UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS R SPECIFICATIONS

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.



NOTE: CONTRACTOR IS TO PLACE BEGIN/END PROJECT ADVANCE
SIGNING SCHEME AT THE BEGIN AND END PROJECT LIMITS FOR
THE DURATION OF THE PROJECT



1. THE MAINTAINED REGULATORY SPEEDS FOR SAGE ROAD IS 30 MPH.
2. PER NWDOT SPECIFICATIONS 8-6.4, SUSPENSIONS OF CONTRACTOR'S OPERATIONS - HOLIDAYS AN SPECIAL EVENTS, SPECIAL EVENT DAYS FOR THE PROJECT INCLUDE:
 - LABOR DAY
 - COLUMBUS DAY
 - VETERANS DAY
 - THANKSGIVING DAY
 - CHRISTMAS DAY
3. WORKZONE CONSTRUCTION WILL BE ACCEPTABLE EXCEPT FOR DURING THE AM PEAK HOURS (7AM TO 9AM) AND PM PEAK HOURS (4PM TO 6PM).
4. ALL LANES MUST BE OPENED TO NORMAL TRAFFIC WITHIN 12 HOURS OF AN EVACUATION ORDER FOR A TORNADO OR ANY OTHER EMERGENCY EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVENT AS DIRECTED BY THE ENGINEER.
5. CONTRACTOR SHALL COORDINATE WITH ALBUQUERQUE ABRQIDE TO MAINTAIN ACCESS TO BUS STOPS DURING CONSTRUCTION, AT THE CONTRACTOR'S EXPENSE. DURING THE HOURS OUTSIDE OF CONSTRUCTION, HART BUS STOPS SHALL REMAIN OPEN.
6. LANE LINES AND THRU MOVEMENT ARROW DESIGNATIONS SHOWN ON T/C PLAN SHEETS ARE FOR LANE IDENTIFICATION AND DIRECTION OF TRAFFIC ONLY. TURN LANE ARROWS WILL BE INSTALLED FOR EACH PHASE (IF APPLICABLE).
7. WHEN A DRIVEWAY IS CLOSED, TYPE 3 BARRICADES TO BE USED TO CLOSE ACCESS.

1. INSTALL ADVANCE WARNING SIGNS AND REMOVE CONFLICTING PAVEMENT MARKINGS AND SIGNS IN ACCORDANCE WITH APPROPRIATE INDICIES.
2. INSTALL CHANNELIZING DEVICES TO REGULATE TRAFFIC AND OPEN AND CLOSE DRIVEWAYS (IF APPLICABLE)
3. REMOVE CHANNELIZING DEVICES

TEMPORARY TRAFFIC CONTROL PLAN USE THE FOLLOWING NMDOT DESIGN STANDARDS FY
2021-22 FOLLOWING INDICIES:
702-05-1/1, 702-06-1/1



**CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION**

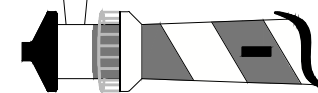


CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

MOT PLAN-PHASE1

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. Z-99
		CITY PROJECT NO. 000000
		SHEET NO. C6.0

CONSULTANTS



BELACON
CIVIL ENGINEERING

AND DEVELOPMENT ENGINEERS
8345 GUNN HIGHWAY
TAMPA, FL 33626

BENCH MARKS

TO THE STATION FROM THE INTERSECTION OF BROADWAY BOULEVARD AND CENTRAL AVENUE. TRAVEL NORTH 0.45 MILES ON BROADWAY AVENUE TO LOMAS AVENUE. TURN LEFT ONTO LOMAS AND GO WEST 0.7 MILES TO 18TH STREET AND THE STATION IN THE MEDIAN ON THE WEST SIDE OF THE INTERSECTION. THE STATION MARK IS A CITY OF ALBUQUERQUE SURVEY CONTROL 3 1/4 INCH ALUMINUM DISC INSTALLED 17-JUL 1983. SET FLUSH WITH THE TOP OF THE CONCRETE.



SEAL

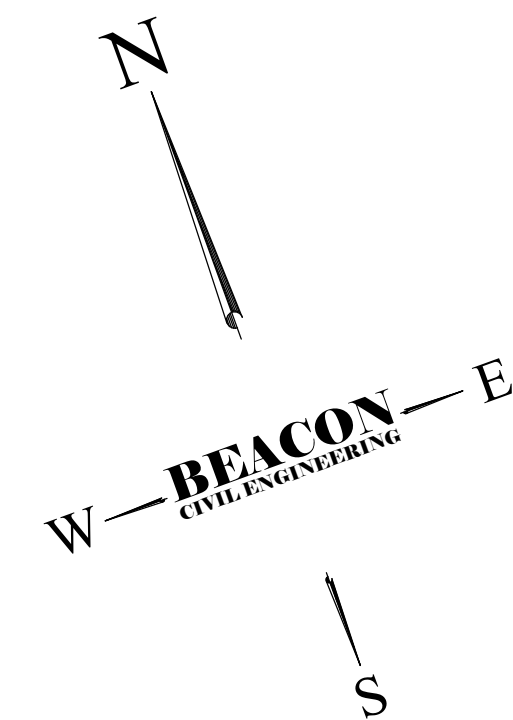
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DESIGNED BY: JH

DRAWN BY: JH

CHECKED BY: A

DATE 1/2022



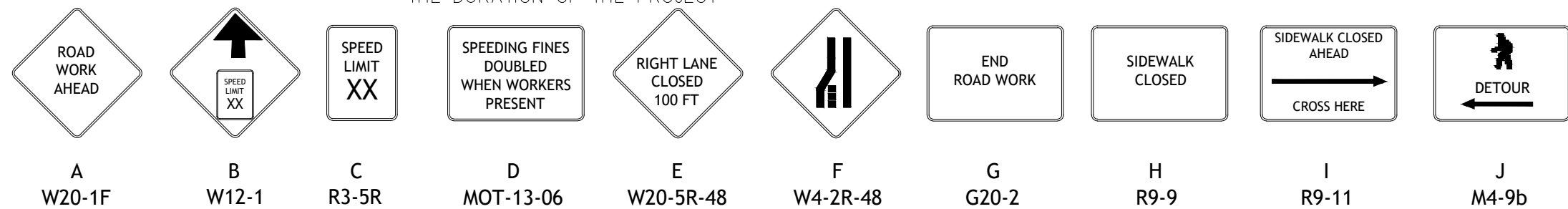
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UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS R SPECIFICATIONS

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NOTE: CONTRACTOR IS TO PLACE BEGIN/END PROJECT ADVANCE
SIGNING SCHEME AT THE BEGIN AND END PROJECT LIMITS FOR
THE DURATION OF THE PROJECT



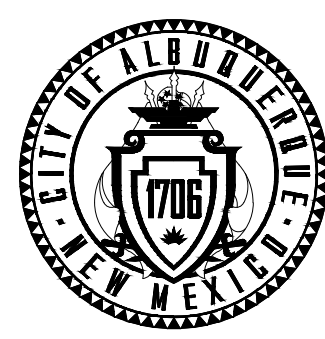
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3. WORKZONE CONSTRUCTION WILL BE ACCEPTABLE EXCEPT FOR DURING THE AM PEAK HOURS (7AM TO 9AM) AND PM PEAK HOURS (4PM TO 6PM).
4. ALL LANE MUST BE OPENED TO NORMAL TRAFFIC WITHIN 12 HOURS OF AN EMERGENCY EVACUATION NOTICE FOR A TORNADO OR ANY OTHER EMERGENCY EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVENT AS DIRECTED BY THE ENGINEER.
5. CONTRACTOR SHALL COORDINATE WITH ALBUQUERQUE ABRIDGE TO MAINTAIN ACCESS TO BUS STOPS DURING CONSTRUCTION, AT THE CONTRACTOR'S EXPENSE. DURING THE HOURS OUTSIDE OF CONSTRUCTION, HART BUS STOPS SHALL REMAIN OPEN.
6. LANE LINES AND THRU MOVEMENT ARROW DESIGNATIONS SHOWN ON TCTP PLAN SHEETS ARE THE LANE CONFIGURATION AND DIRECTION OF TRAFFIC ONLY. TURN LANE ARROWS WILL BE INSTALLED FOR EACH PHASE (IF APPLICABLE).
7. WHEN A DRIVEWAY IS CLOSED, TYPE 3 BARRICADES TO BE USED TO CLOSE ACCESS.

1. INSTALL ADVANCE WARNING SIGNS AND REMOVE CONFLICTING PAVEMENT MARKINGS AND SIGNS IN ACCORDANCE WITH APPROPRIATE INDICIES.
2. INSTALL CHANNELIZING DEVICES TO REGULATE TRAFFIC AND OPEN AND CLOSE DRIVEWAYS (IF APPLICABLE)
3. REMOVE CHANNELIZING DEVICES

TEMPORARY TRAFFIC CONTROL PLAN USE THE FOLLOWING NMDOT DESIGN STANDARDS FY
2022-23 FOLLOWING INDICIES:
702-05-1/1, 702-06-1/1



**CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION**



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

MOT PLAN- PHASE 2

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. Z-99
		CITY PROJECT NO. 000000
		SHEET NO. C6.1

CONSULTANTS

BENCHMARKS

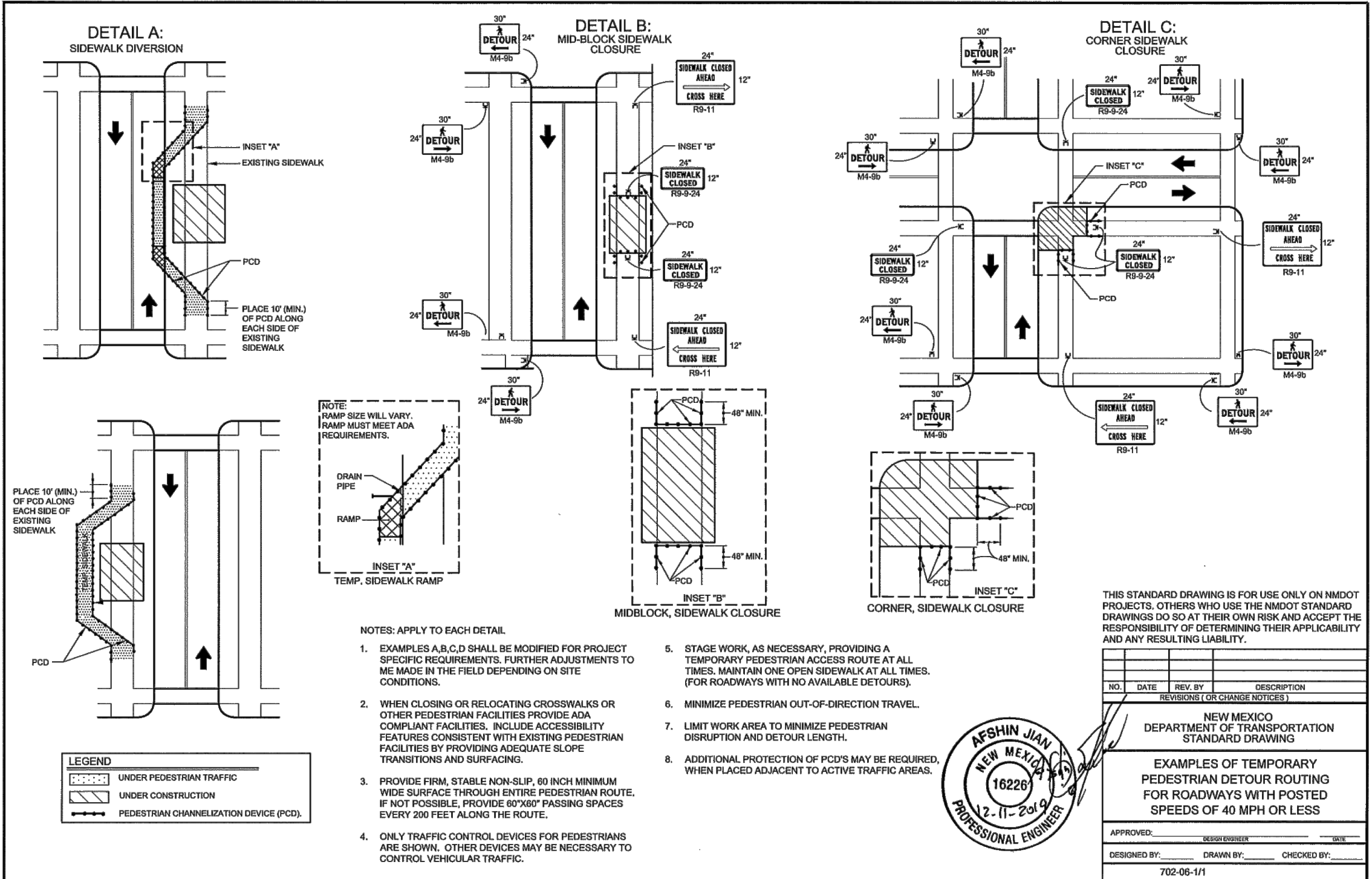
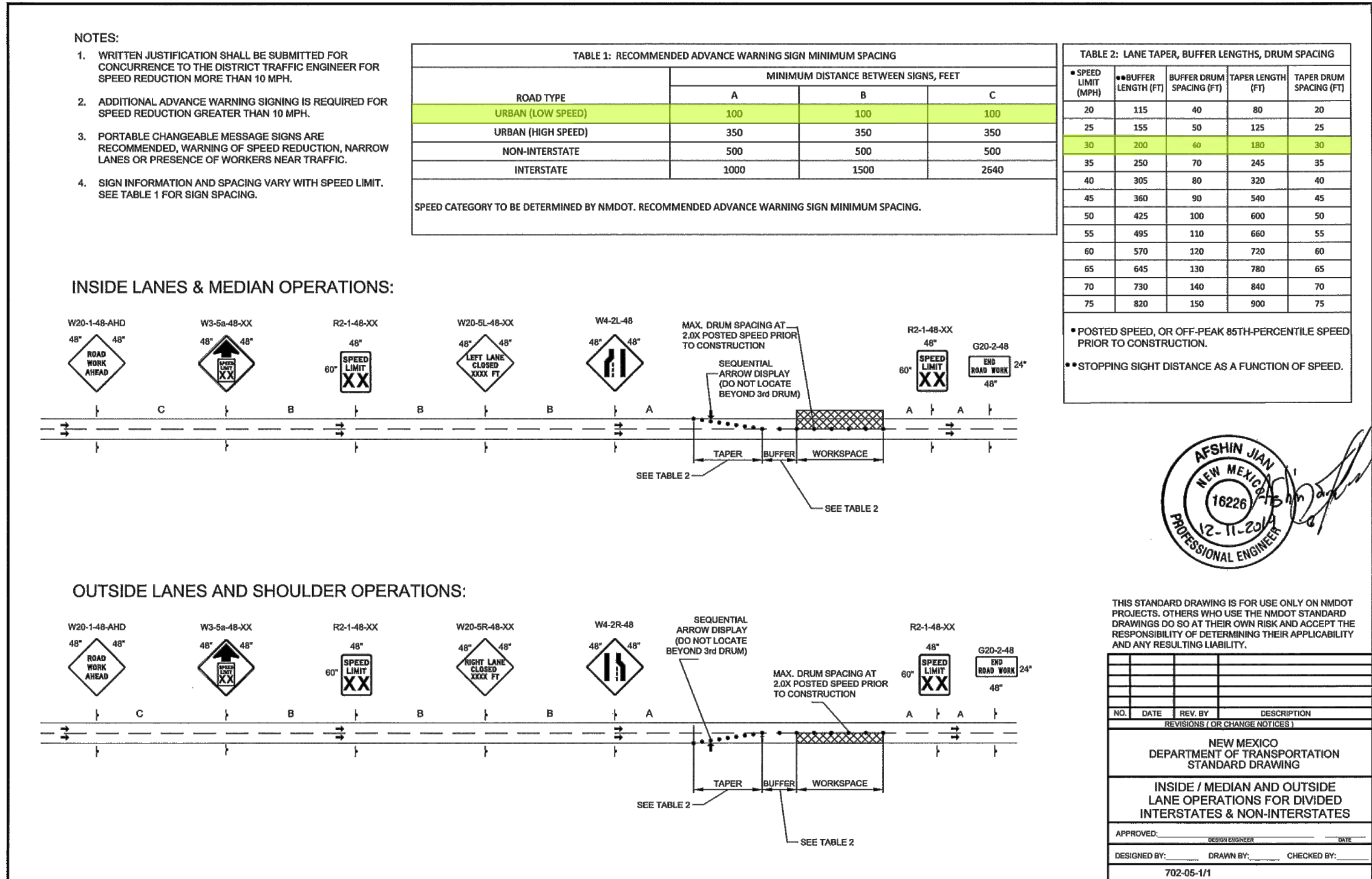
SEAL

BENCH MARKS

TO REACH THE STATION FROM THE INTERSECTION OF BROADWAY BOULEVARD AND CENTRAL AVENUE, TRAVEL NORTH 0.45 MILES ON BROADWAY AVENUE TO LOMAS AVENUE. TURN LEFT ONTO LOMAS AND GO WEST 0.7 MILES TO 13TH STREET AND THE STATION IN THE MIDDLE ON THE WEST SIDE OF THE INTERSECTION. THE STATION MARK IS A CITY OF ALBUQUERQUE SURVEY CONTROL 3 1/4 INCH ALUMINUM DISC INSTALLED "17-J-14 1983" SET FLUSH WITH THE TOP OF THE CONCRETE.



ATEF A. HANNA, PE #27436



CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION

	CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT ENGINEERING DIVISION	
	MOT DETAILS	
	DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
ZONE MAP NO. Z-99		
CITY PROJECT NO. 000000		
SHEET NO. C6.2		

CONSULTANTS

BEACON CHALLENGING

LAND DEVELOPMENT ENGINEERS
3000 N. ALBUQUERQUE BLVD.
SUITE 200
TAMPA, FL 33606

TO REACH THE STATION FROM THE INTERSECTION OF BROADWAY BOULEVARD AND CENTRAL AVENUE, TRAVEL NORTH 0.45 MILES ON BROADWAY AVENUE TO LOMAS AVENUE. TURN LEFT ON LOMAS AND GO WEST 0.7 MILES TO 8TH STREET AND THE STATION IN THE MEDIAN ON THE WEST SIDE OF THE INTERSECTION. THE STATION MARK IS A CITY OF ALBUQUERQUE SURVEY CONTROL 3 1/4 INCH ALUMINUM DISC STAMPED "77-J14 1963" SET FLUSH WITH THE TOP OF THE CONCRETE.

SEAL

ATEF A. HANNA
NEW MEXICO
27436
PROFESSIONAL ENGINEER

ATEF A. HANNA, P.E. #27436

DESIGNED BY: JH	DATE: 1/2022
DRAWN BY: JH	
CHECKED BY: AAH	
NO.	DATE
AS-BUILT INFORMATION	BY
WORK STAKED BY:	DATE:
INSPECTOR'S ACCEPTANCE BY:	DATE:
FIELD VERIFICATION BY:	DATE:
DRAWINGS CORRECTED BY:	DATE: