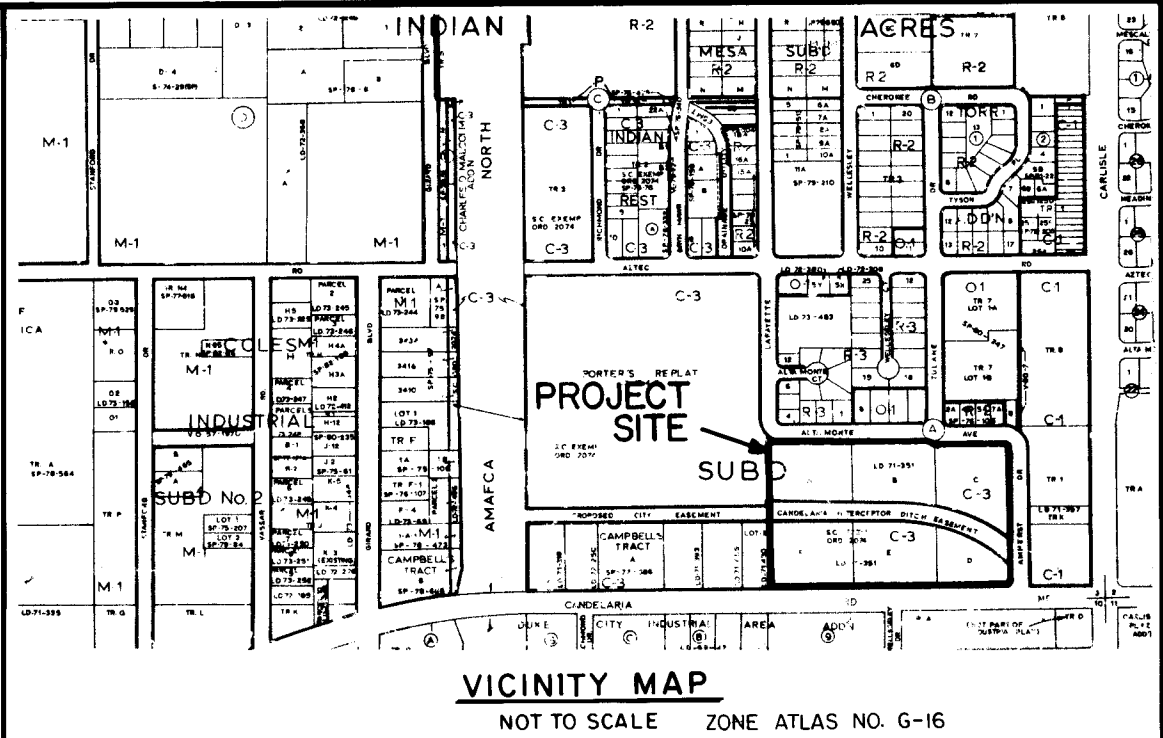


CANDELARIA BUSINESS CENTER
ALBUQUERQUE, NEW MEXICO

SHEET NO.	DESCRIPTION
1	TITLE PAGE
2	SUBDIVISON PLAT
3	CANDELARIA INTERCEPTOR STORM DRAIN
4	STREET IMPROVEMENTS
5	DRAINAGE DETAILS



GENERAL NOTES

NOTICE TO CONTRACTORS

1. NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION-1979 EDITION WILL BE REFERRED TO HEREON AS THE "STANDARD SPECIFICATION."
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH "PUBLIC WORKS CONTRACT 85-1" AND THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1979 EDITION.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. 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 OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

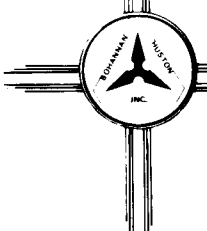
- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☒ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☒ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

1	2	3	4	5	6	7	8	9	10	11	12
2	6	2	4	4	1	0	1	8	6		

APPROVAL OF AS BUILT DRAWINGS
CITY ENGINEER FIELD
W. J. McManis
DATE 2-7-86

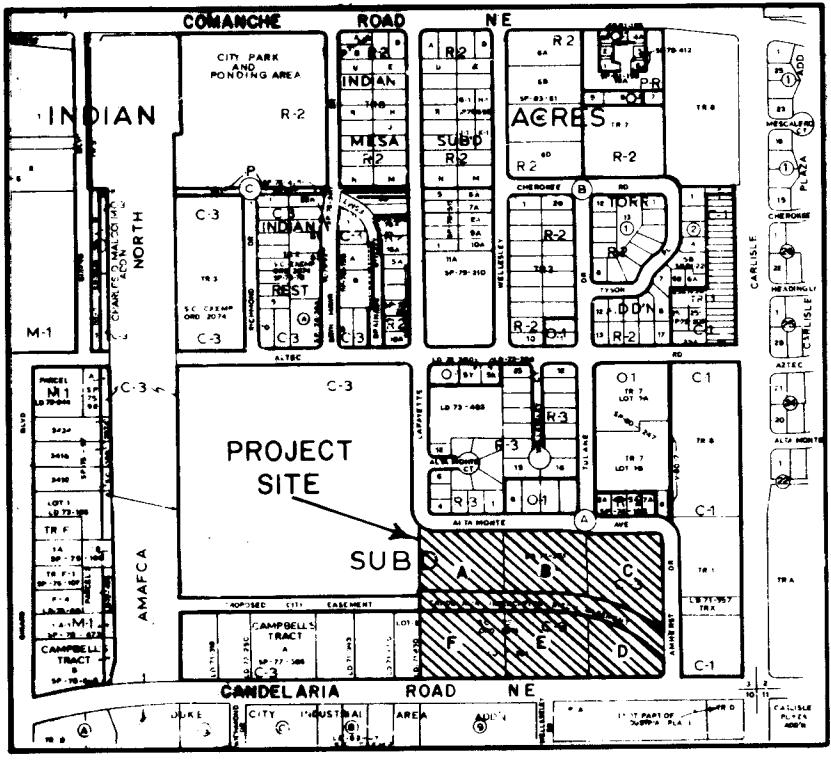
Feb 3, 1986
Bruce Bennett
2-3-86

REV	SHEETS	CITY ENGINEER	DATE	USER	DEPT.	DATE	USER	DEPT.	DATE
APPROVAL OF REVISIONS									

<i>Bruce Bennett</i> 3-26-85	 BOHANNAN - HUSTON INC. ALBUQUERQUE - SANTA FE - EL PASO ENGINEERS PLANNERS PHOTOGRAMMETRISTS	APPROVED FOR CONSTRUCTION <i>C. H. Huston</i> 7/19/85 C.E.
	PROJECT NUMBER 2441	SHEET 1 OF 5

C27-162-1

SP-01-16-1101



LOCATION MAP
NOT TO SCALE
ZONE ATLAS MAP NO. G-16-Z

SUBDIVISION DATA

1. DRB Number 85-82
2. Zone Atlas Index No. G-16-Z
3. Gross Subdivision Acreage: 12.7027 Acres
4. Total Number of Tracts Created: 2 Tracts
5. Date of Survey: November, 1984

NOTES

1. Bearings are based on the southerly boundary of Indian Acres Subdivision filed August 4, 1971. Bearing = S89°10'00"W
2. Distances are ground distances.
3. 5/8" rebar with a 1-1/4" red plastic cap stamped "WEAVER LS 6544" were set on corners designated by ●.
4. 5/8" rebar with plastic cap stamped "PS & LS 2455" were found on corners designated by ■.

VACATION NOTE

WAIVER AND RELEASE OF EASEMENTS BY PNM AND MOUNTAIN BELL TELEPHONE COMPANY OF THE FOLLOWING:

Easements five (5) feet wide being the east five (5) feet of Tracts B and E, and the west five (5) feet of Tracts C and D. Also easements seven (7) feet wide being the southerly seven (7) feet of Tracts A, B and C and the northerly seven (7) feet of Tracts D, E and F. Also a 10 x 30 anchor easement as shown and designated within Tract C of said Indian Acres Subdivision.

PNM Quitclaim Deed Filed: April 8, 1985 in Misc. Book 217-A, Page 678, Document No. 85 26387

Mountain Bell Telephone Co. Quitclaim Deed Filed: May 9, 1985 in Misc. Book 0239-A, Page 440, Document No. 85 36235

PORTER'S REPLAT
Filed: December 18, 1970
(C7-178)

PORTER'S REPLAT
Filed: October 15, 1971
(B6-28)

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwain Weaver
A. Dwain Weaver
P.L.S. No. 6544
New Mexico

Bohannon-Huston Inc.
4125 Carlisle Blvd., N.E.
Albuquerque, NM 87107

State of New Mexico)
County of Bernalillo)

The foregoing instrument was acknowledged before me this day of January, 1985, by A. Dwain Weaver.

Notary Public

2/23/86

DESCRIPTION

A certain tract of land situated within Section 3, T10N, R3E, N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico, being Tracts A thru F and City of Albuquerque Candelaria Interceptor Ditch Easement, INDIAN ACRES SUBDIVISION, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on August 4, 1971 and being more particularly described by plat bearings and ground distances as follows:

BEGINNING at the north northwest return of Candelaria Boulevard and Amherst Drive, whence the ACS Control Station 1-617, a brass tablet (having New Mexico State Plane Grid Coordinates, Central Zone: X=394,275.03 Y=1,497,868.13) bears S87°20'31"E, 368.79 feet and from said point of beginning running thence along the northerly right-of-way of said Candelaria Boulevard and also along the southerly boundary of said Tracts B, E, and F, 39.34 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing S44°05'00"W, 35.41 feet to a point of tangency; thence, S89°10'00"W, 937.46 feet to the southwest corner of the tract herein described, said corner being the southwest corner of said Tract F; thence leaving the northerly right-of-way of Candelaria Boulevard and continuing along the easterly boundary of said Tracts A and F, N60°31'00"W, 592.25 feet to the northwest corner of the tract herein described, a point on curve on the southerly right-of-way of Alta Monte Avenue also being the northwest corner of said Tract A; thence continuing along said right-of-way and also along the northerly boundary of said Tracts A, B, and C, 48.67 feet along the arc of a curve to the left having a radius of 85.00 feet and a chord bearing S74°47'50"E, 48.00 feet to a point of tangency; thence, N88°47'50"E, 473.10 feet to a point of curvature; thence, 102.86 feet along the arc of a curve to the right having a radius of 612.58 feet and a chord bearing S86°49'17"E, 93.59 feet to a point of reverse curvature; thence, N88°47'50"E, 217.41 feet to a point of curvature being the north southwest return of Alta Monte Avenue and Amherst Drive; thence leaving the southerly right-of-way of Alta Monte Avenue and the northerly boundary of Tracts A, B, and C, and continuing along the westerly right-of-way of Amherst Drive and the easterly boundary of said Tracts C and D, 39.35 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing S46°06'05"E, 35.42 feet to a point of tangency; thence, S01°00'00"E, 519.68 feet to the point and place of beginning.

Tract contains 12.7027 acres, more or less.

55519

PLAT MAP FOR

CANDELARIA BUSINESS CENTER

WITHIN SECTION 3, T10N, R3E, N.M.P.M.
ALBUQUERQUE, NEW MEXICO

JANUARY, 1985

DEDICATION

The subdivision of the land hereon shown is with free consent and in accordance with the desires of the undersigned owners and/or proprietors thereof and said owners and/or proprietors do hereby dedicate the 0.1085 Acres of additional road right-of-way and do hereby grant all easements as shown on this plat including the right of ingress and egress and the right to trim or remove any interfering trees or bushes.

K.L. HOUSE CONSTRUCTION COMPANY, INC.

J.K. House
President, K.L. House Construction Co., Inc.
State of New Mexico)
County of Bernalillo)

The foregoing instrument was acknowledged before me this day of January, 1985, by J.K. House, President, K.L. House Construction Co., Inc., a New Mexico Corporation on behalf of said Corporation.

My Commission Expires

Notary Public

2/23/86

APPROVALS

PLAT NUMBER SP-85-294

for Planning Director
Richard Dima
Biller J. Gooding
Don Ealy
A. H. A.
TRAFFIC ENGINEER
Will White
CITY SURVEYOR
Rene Shull
PROPERTY MANAGEMENT
Jon E. Estepand
WATER RESOURCES DEPARTMENT
Janet Sparrs
PARKS & RECREATION DEPARTMENT

7-9-85
DATE
7-8-85
DATE
7-9-85
DATE
3-19-85
DATE
03/26/85
DATE
8-13-85
DATE
3-19-85
DATE
3-19-85
DATE

ACS Brass Tablet "1-617"
N.M. State Plane Coordinates (Central Zone)
X=394,275.03 Y=1,497,868.13
Ground to Grid Factor = 0.99966743
Δ = -00°12'12"
Elevation = 5130.106

Shirley Burch
PUBLIC SERVICE COMPANY OF NEW MEXICO
Wayne Hemming
MOUNTAIN BELL
Paula Y. McElroy
GAS COMPANY OF NEW MEXICO

6-10-85
DATE
6-12-85
DATE
6-6-85
DATE

SHEET 1 OF 2 SHEETS

JOB NO. 42295



C27-162-1

2-291-123

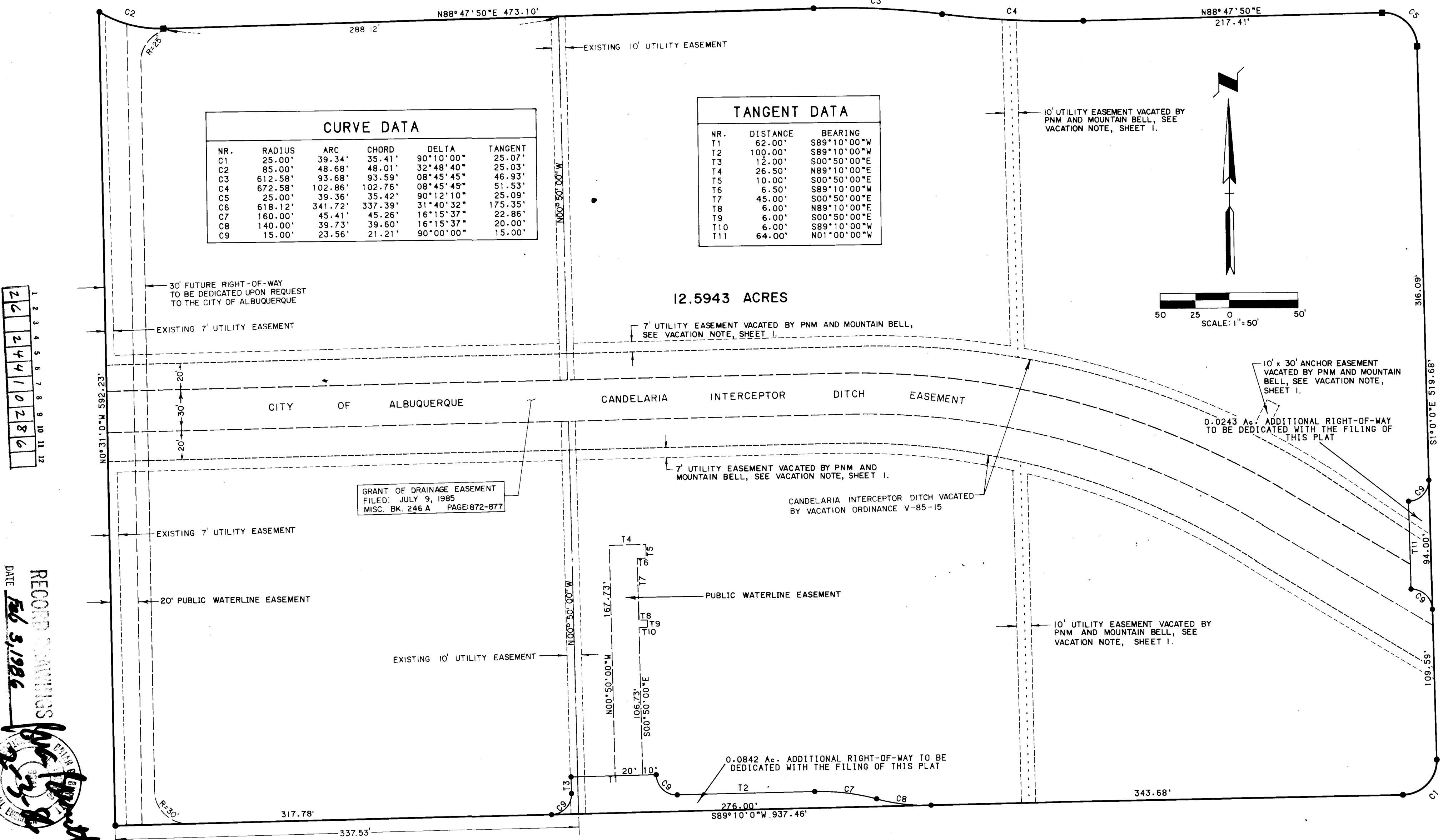
SP-01-16-1101

55519

PLAT MAP FOR

CANDELARIA BUSINESS CENTER

WITHIN SECTION 3, T10N, R3E, N.M.P.M.
ALBUQUERQUE, NEW MEXICO
JANUARY, 1985



SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, under the laws of New Mexico, certify that I am a registered Land Surveyor, and that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwain Weaver
A. Dwain Weaver
P.L.S. No. 6544
New Mexico

Bohannon-Huston Inc.
4125 Carlisle Blvd., N.E.
Albuquerque, NM 87107

State of New Mexico)
County of Bernalillo)

The foregoing instrument was acknowledged before me this 23rd day of January, 1985, by A. Dwain Weaver.

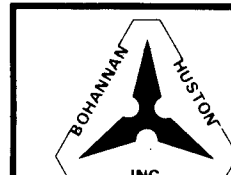
OFFICIAL SEAL
MARSHA WELER
NOTARY PUBLIC - STATE OF NEW MEXICO

Notary Public

2/23/86

SHEET 2 OF 2 SHEETS

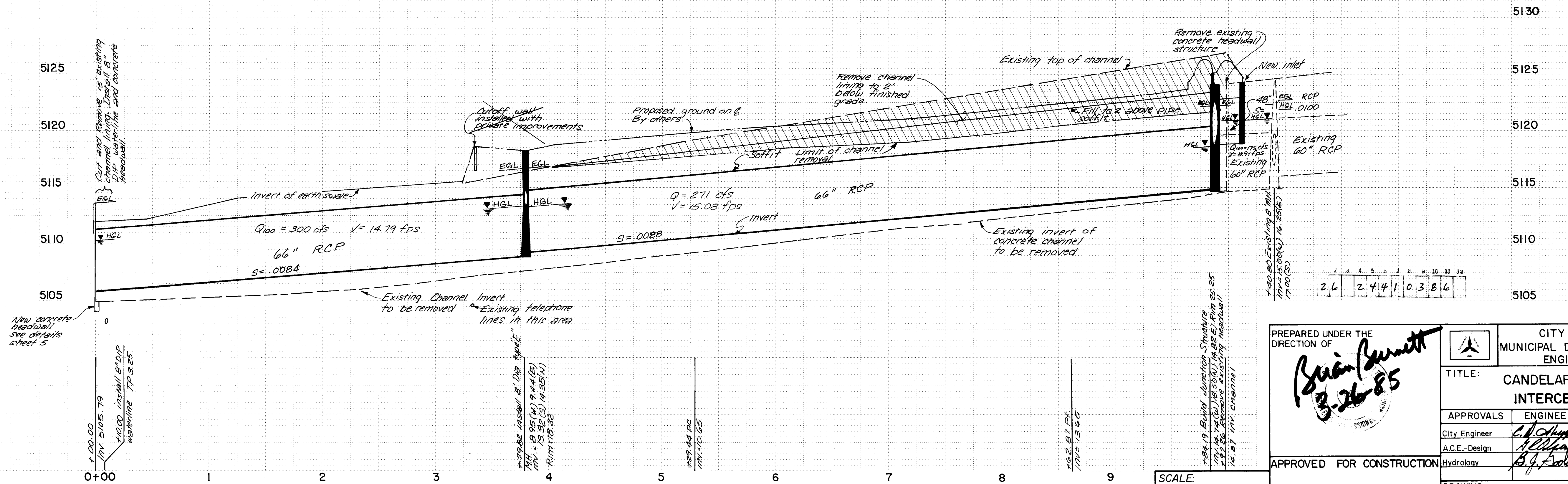
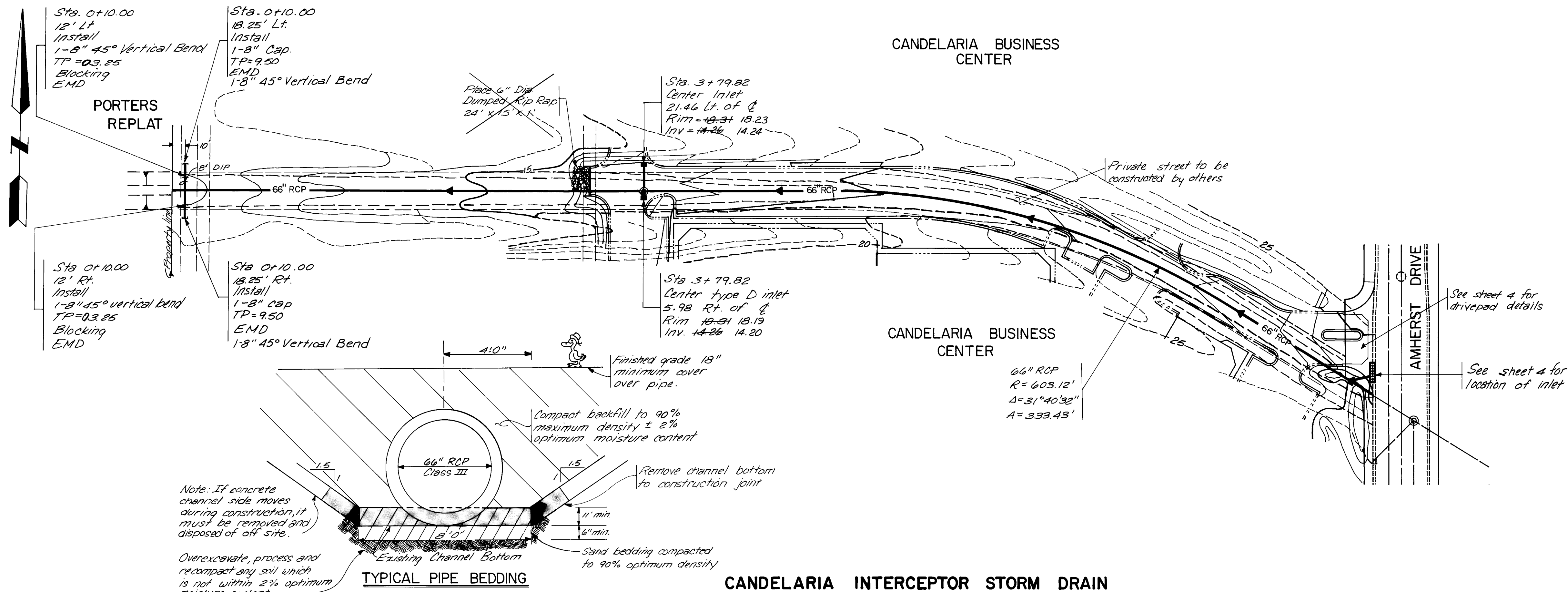
JOB NO. 42295



C27-162-2

PLAN	SURVEYED	BY	DATE
NOTE BOOK	PLOTTED		
NO.	ALIGNMENT CHECKED		
	BY		

PROFILE	SURVEYED	BY	DATE
NOTE BOOK	PLOTTED		
NO.	GRADES CHECKED		
	STRUCTURE NOTATIONS CHD		



PREPARED UNDER THE DIRECTION OF		CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION	
TITLE: CANDELARIA BUSINESS CENTER INTERCEPTOR STORM DRAIN			
APPROVALS	ENGINEER	DATE	APPROVALS
City Engineer	<i>[Signature]</i>	6/1/85	City Engineer
A.C.E.-Design	<i>[Signature]</i>	6/1/85	A.C.E.-Design
Hydrology	<i>[Signature]</i>	6/1/85	Hydrology
APPROVED FOR CONSTRUCTION		DATE	
CITY ENGINEER		DATE	
DRAWING NO.	2441	SHEET	3 OF 5

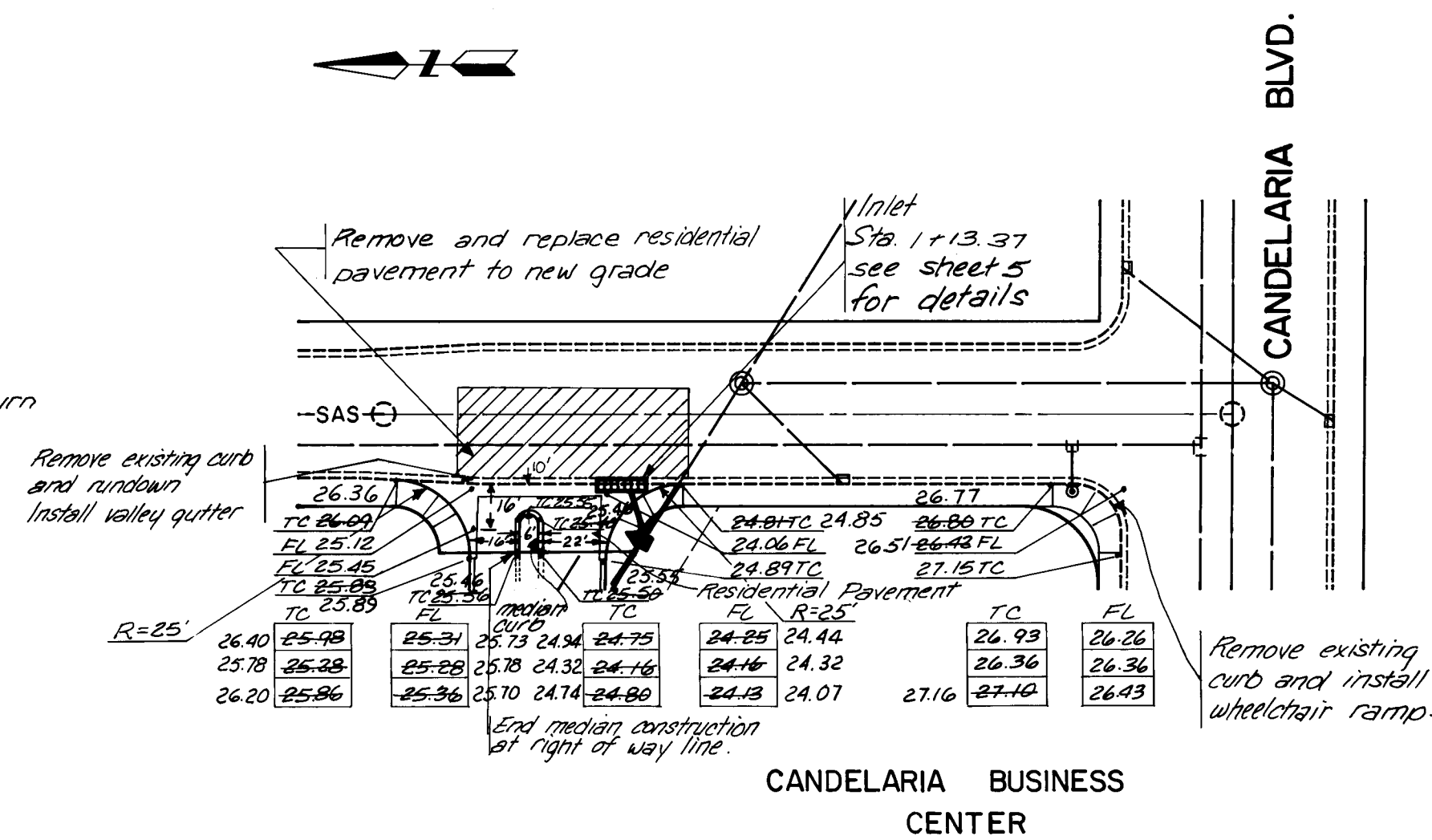
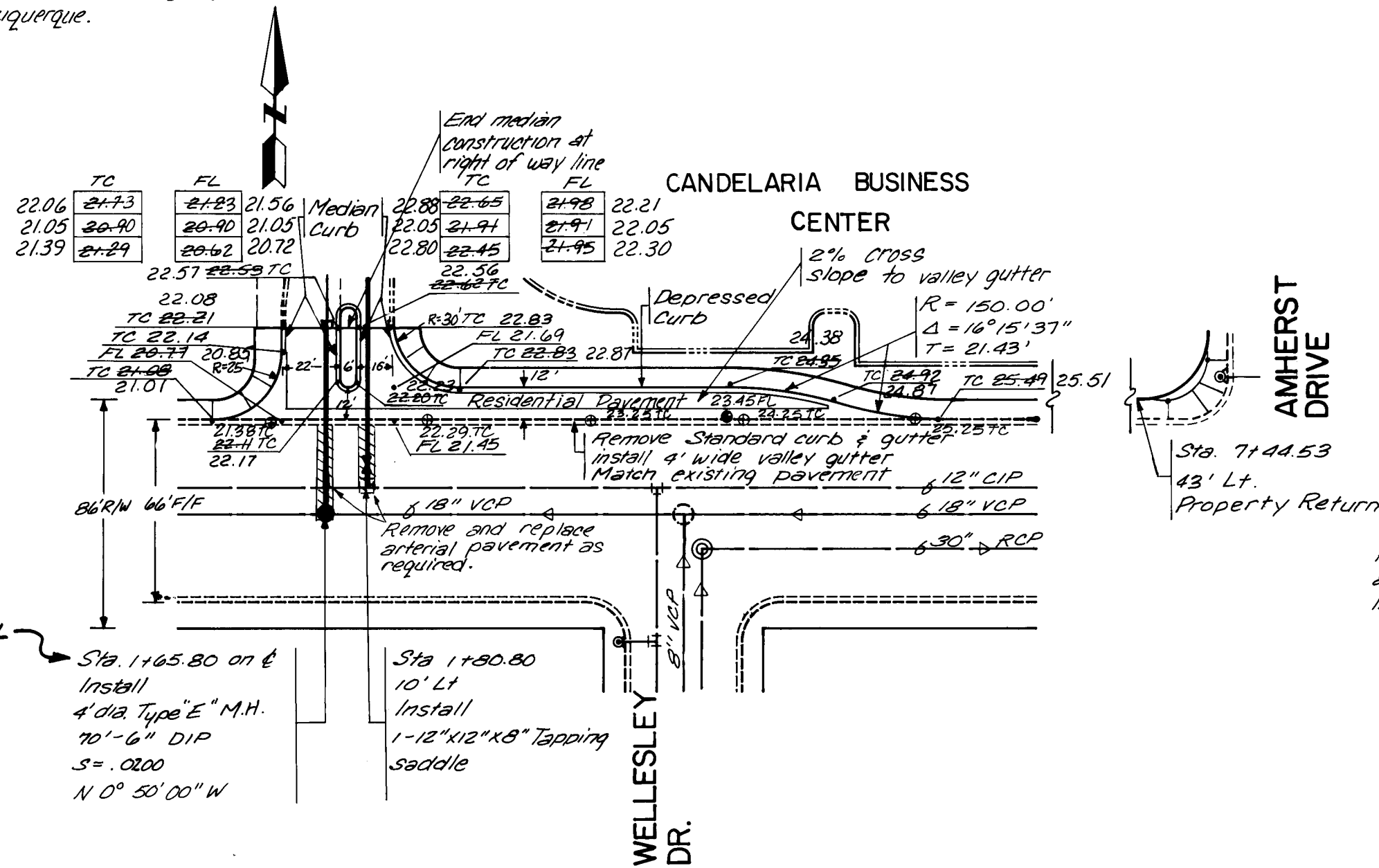
BENCH MARKS		SURVEY INFORMATION		REFERENCES	
THE STATION IS A STANDARD ACS DISK	STAMPED "1-GIT ACS" 60 FT. NORTH FROM THE NOSE OF THE NORTH MEDIAN ON CARLISLE BLVD. AT CANDELARIA RD. ELEVATION = 5130.106	BY	NO.	MAP NO. G-16	EST. NO.
CONTRACTOR K.L. HOUSE	WORK ORDERED BY BHI	DATE 2/85	DATE 2/85	NO.	NO.
INSPECTED BY	DATE 2/85	DATE 2/85	DATE 2/85	NO.	NO.
VERIFICATION BY BHI	DATE 2/85	DATE 2/85	DATE 2/85	NO.	NO.
DRAWINGS BY BHI	DATE 2/85	DATE 2/85	DATE 2/85	NO.	NO.
MICRO-FILM INFORMATION		REVISIONS		DESIGN	
RECORDED BY	NO.	DESIGNED BY DW	DATE 03-25-85	DRAWN BY DW	DATE 03-25-85
		CHECKED BY DW	DATE 03-25-85		

Full length 23-86

RECORDED
Feb 3, 1986

2. Whenever possible, it is desirable to lay parallel water and sewer lines at least 10 feet apart horizontally, and the water line should be a higher elevation than the sewer. If this is not possible, separate trenches will be required in all cases (this shall be effective even though one line has been installed prior to the other), and the water line shall be at least 2 feet above the sewer. The water and sewer lines shall be spaced, either, that the water line shall be at least 2 feet above the sewer; otherwise, the sewer shall be of cast iron pipe. If a preferred alternative is engagement in concrete as shown in the Standard Details for 10' on each side of the water line.

2. All Water Lines shall have a minimum of 3'0" bury from top of pavement or as specified on the plan, whichever is greater.
3. Streets shall be graded to Finished Grade $\pm 1.0"$ prior to installation of utilities.
4. All Waterlines, Sanitary Sewer Lines and Stormwater lines within easements or right of way shall be built to City of Albuquerque standards and will be maintained by the City of Albuquerque.

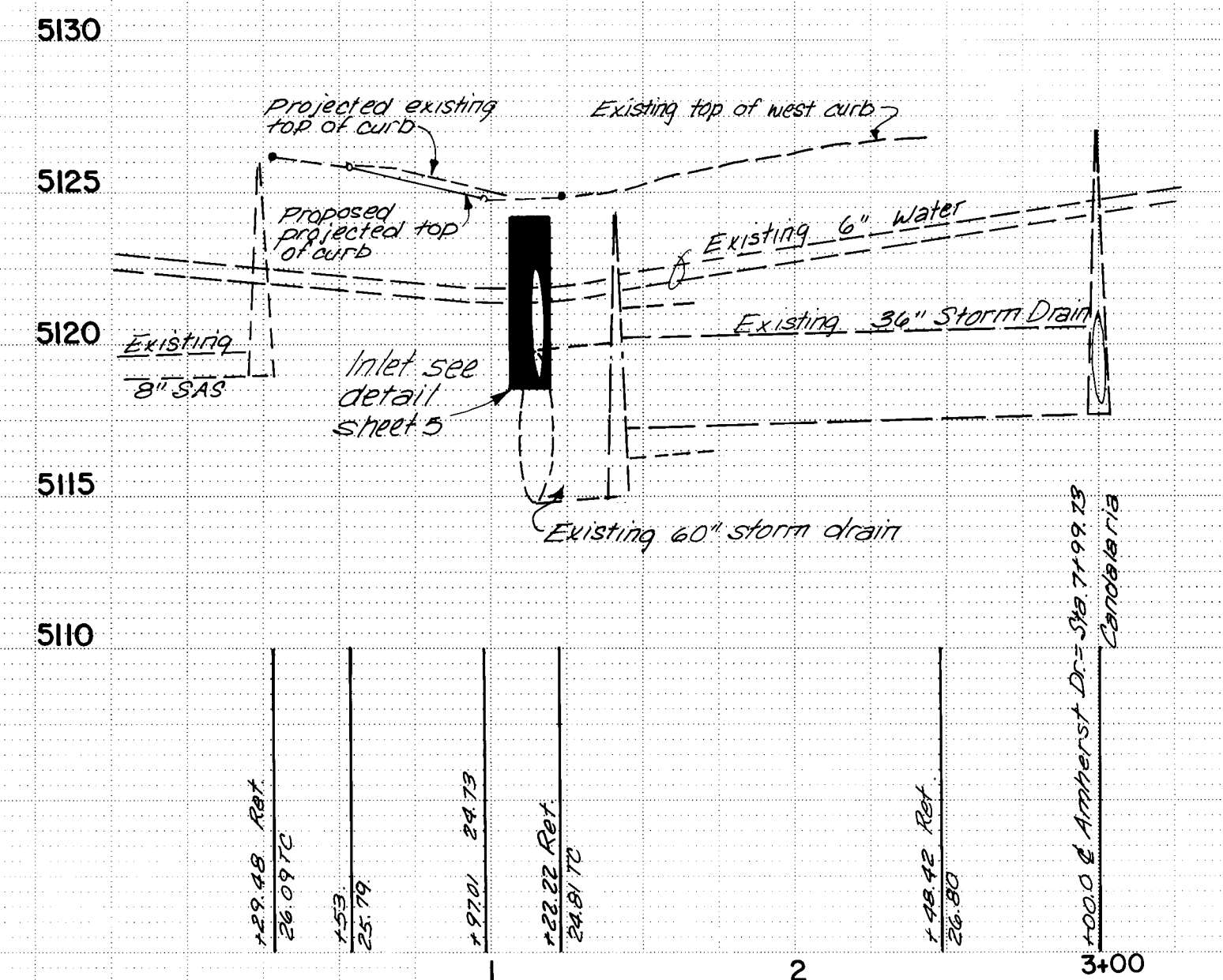
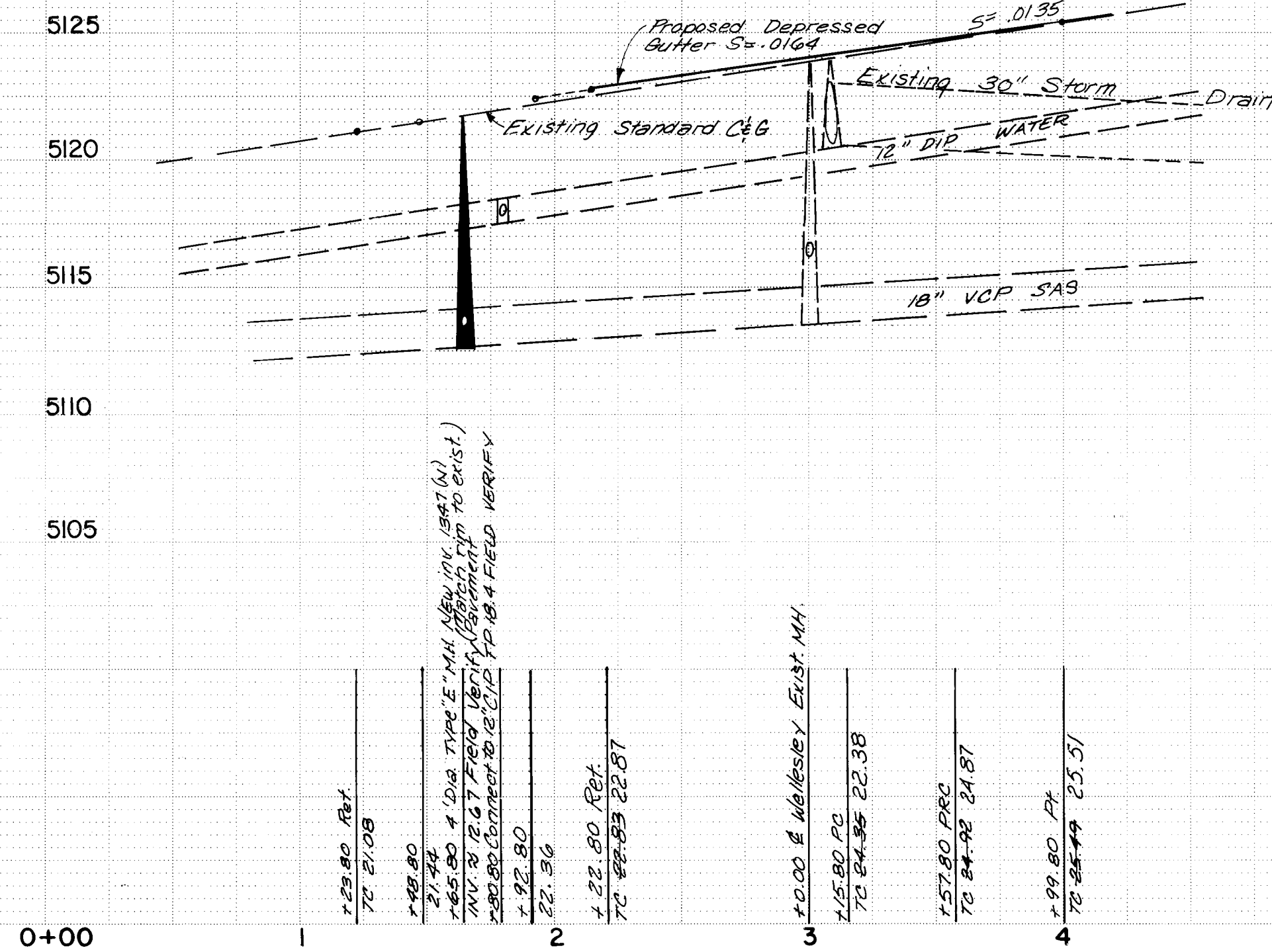
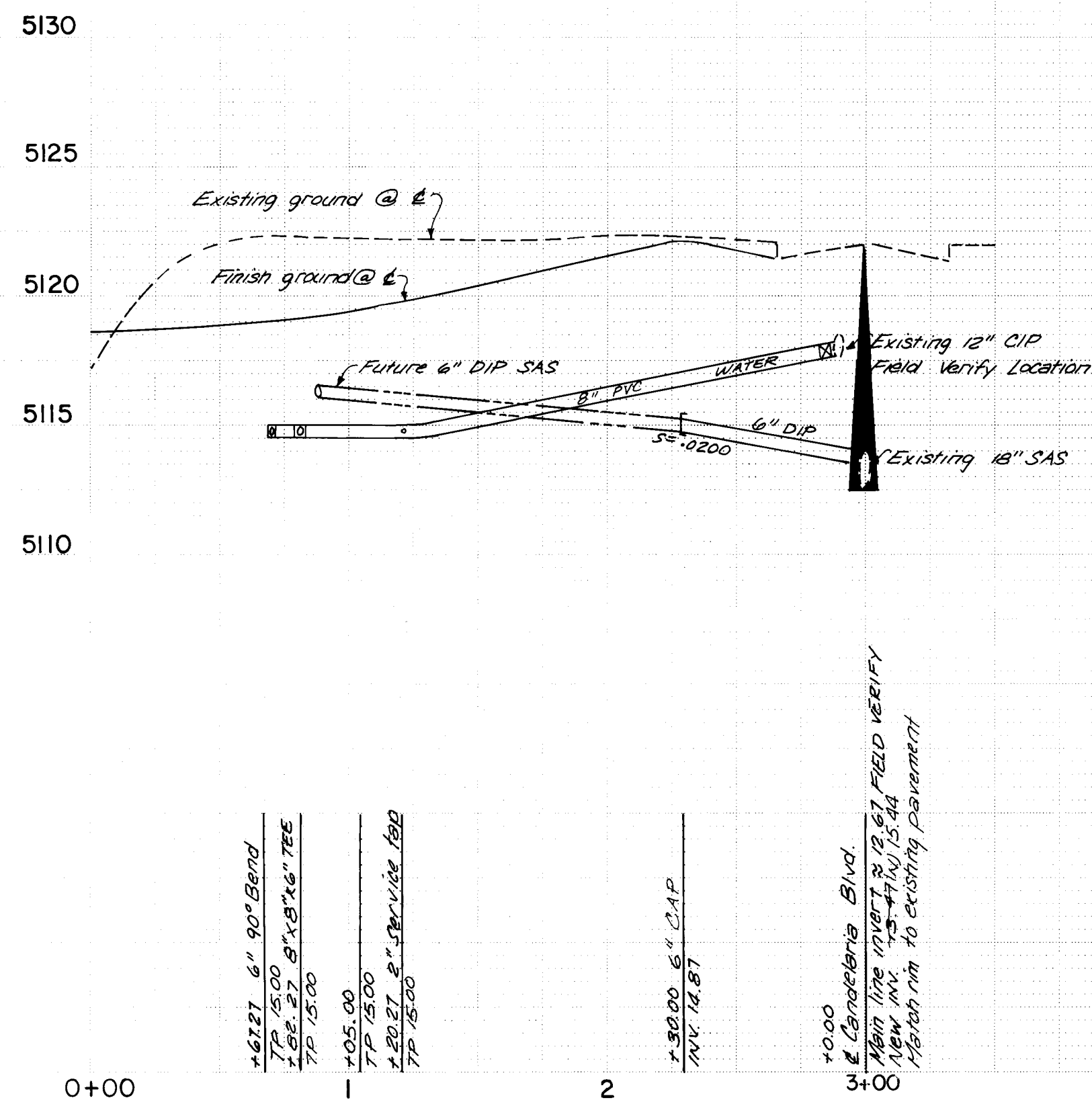
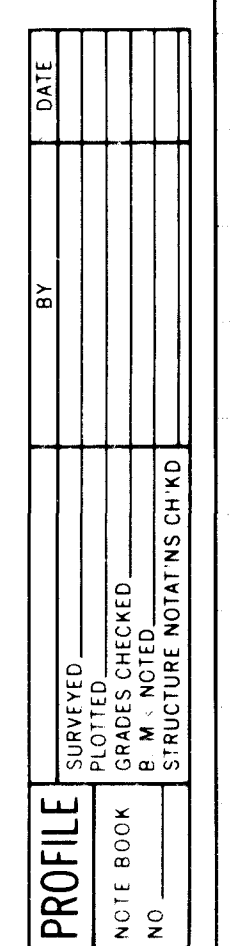


CANDELARIA BLVD.

AMHERST DR.

Feb 3, 1986

Brian Burnett
2-3-86



REFERENCES			SURVEY INFORMATION			BENCH MARKS		AS-BUILT INFORMATION	
MAP NO. 6-16		EST. NO.	W.O. NO.	NO.	BY	DATE	THE STATION IS A STANDARD ACS DISK STAMPED "1-G17 ACS" 6.0 FT. NORTH FROM THE NOSE OF THE NORTH MEDIAN ON CARLISLE BLVD. AT CANDELARIA RD. ELEV. 5130.106		CONTRACTOR K.L. HOUSE
NO.	DATE	REMARKS	BY						WORK STAMPED BY BHI
									DATE 2/86
									INSPECTOR'S FIELD CHANGES BY
									DATE 2/86
									VERIFICATION BY BHI
									DATE 2/86
									CORRECTED BY BHI
DESIGNED BY DWV			DATE	03-19-85					
DRAWN BY SVR			DATE	03-19-85					RECORDED BY
CHECKED BY DWV			DATE	03-19-85					NO.

PREPARED UNDER THE
DIRECTION OF
Juan D. Burnett
3-21-86


CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: CANDELARIA BUSINESS CENTER
STREET IMPROVEMENTS

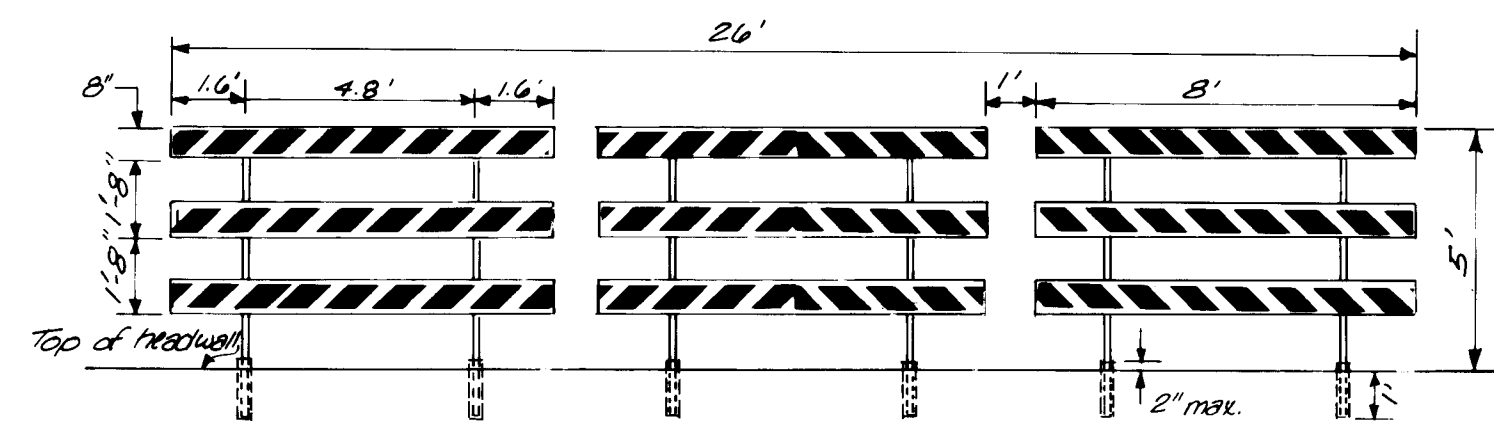
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>Ed. Chapman</i>	7/19/85	W.R.D.	<i>William G. Bates</i>	6/19/85
A.C.E.-Design	<i>A. Chase</i>	7/28/85	Traffic	<i>Daniel M. Hansen</i>	6/19/85
Hydrology	<i>B.G. Forbush</i>	6/28/85			

APPROVED FOR CONSTRUCTION

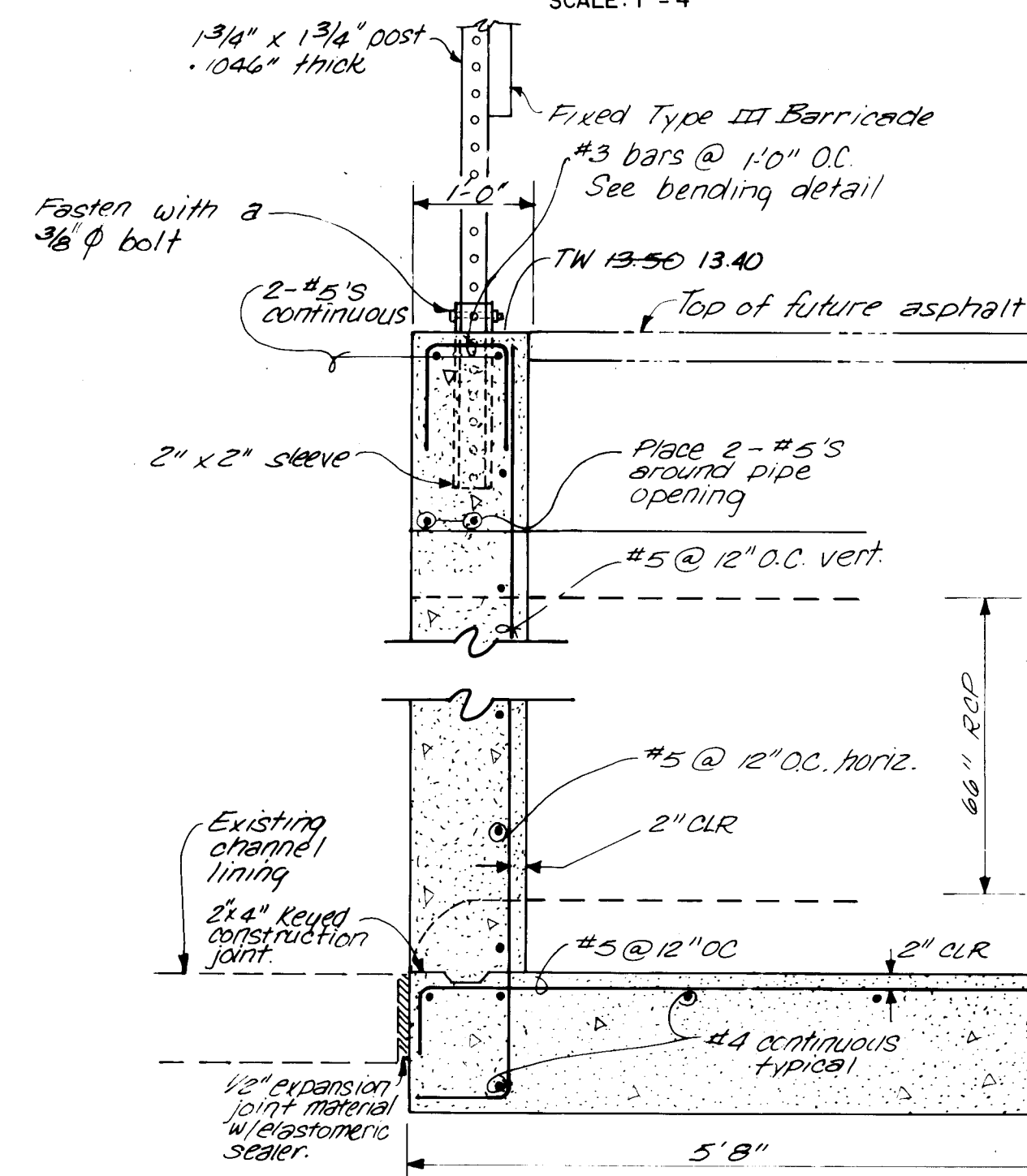
CITY ENGINEER DATE

DRAWING NO.	2441	SHEET 4 OF 5
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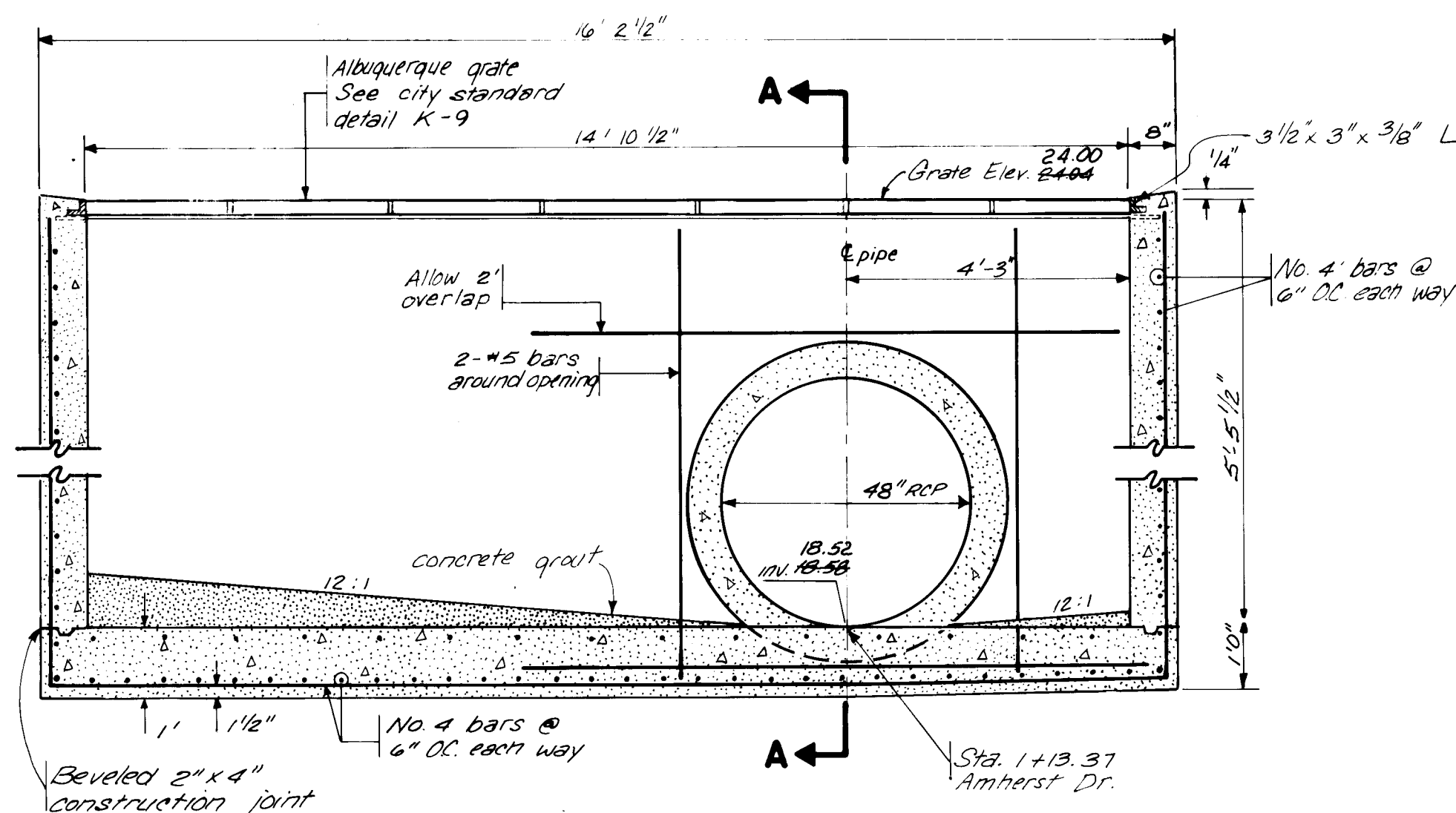
1. Materials and workmanship shall conform to New Mexico State Highway department Standard specifications for road and bridge construction.
2. This barricade shall conform to the standards set forth in the 1988 edition.
3. Rail shall be 1/2" min. 5 ply sign grade plywood or 2"x8" S4S quality wood. S-Stripes shall slant downward at 45° toward the side traffic is to pass.



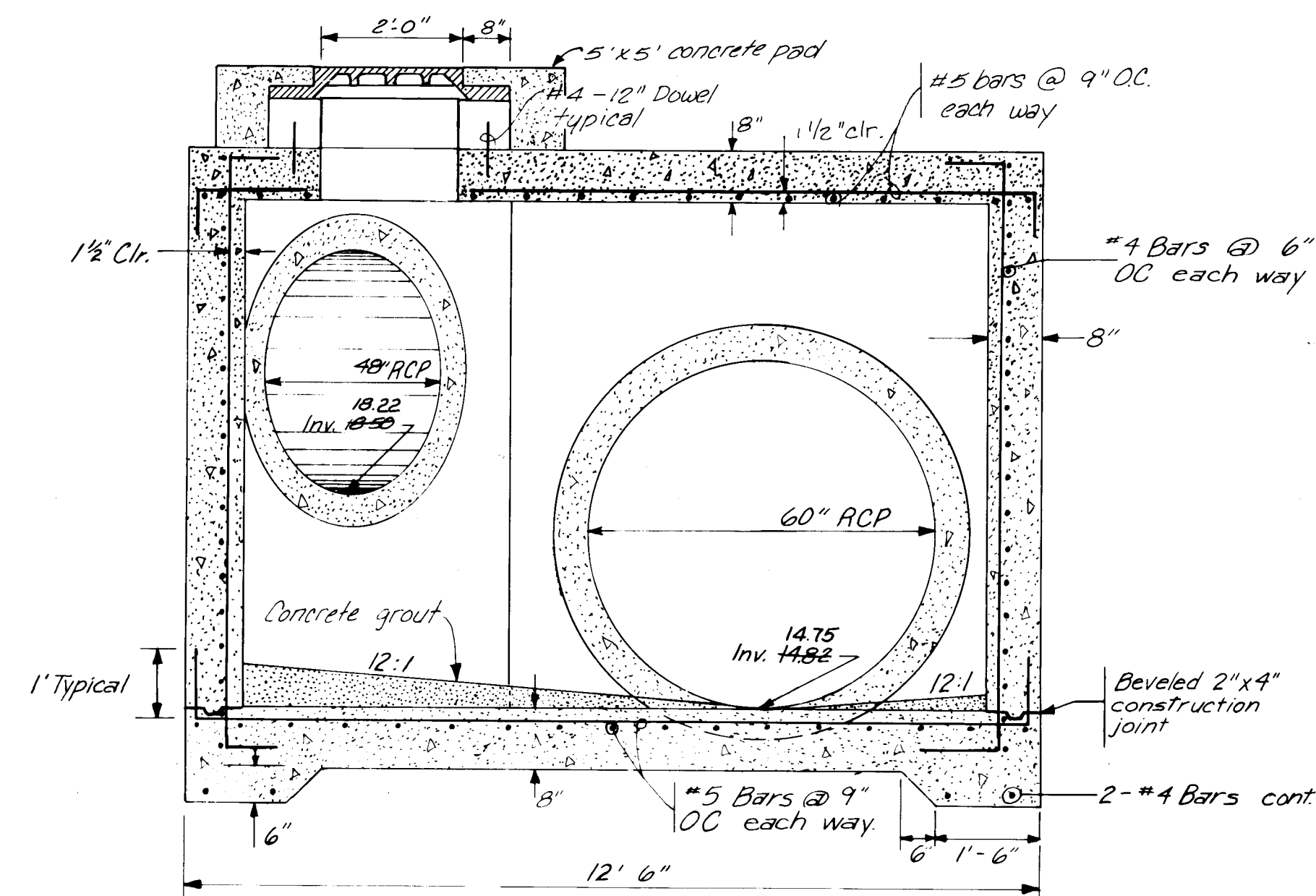
SCALE: 1" = 4'



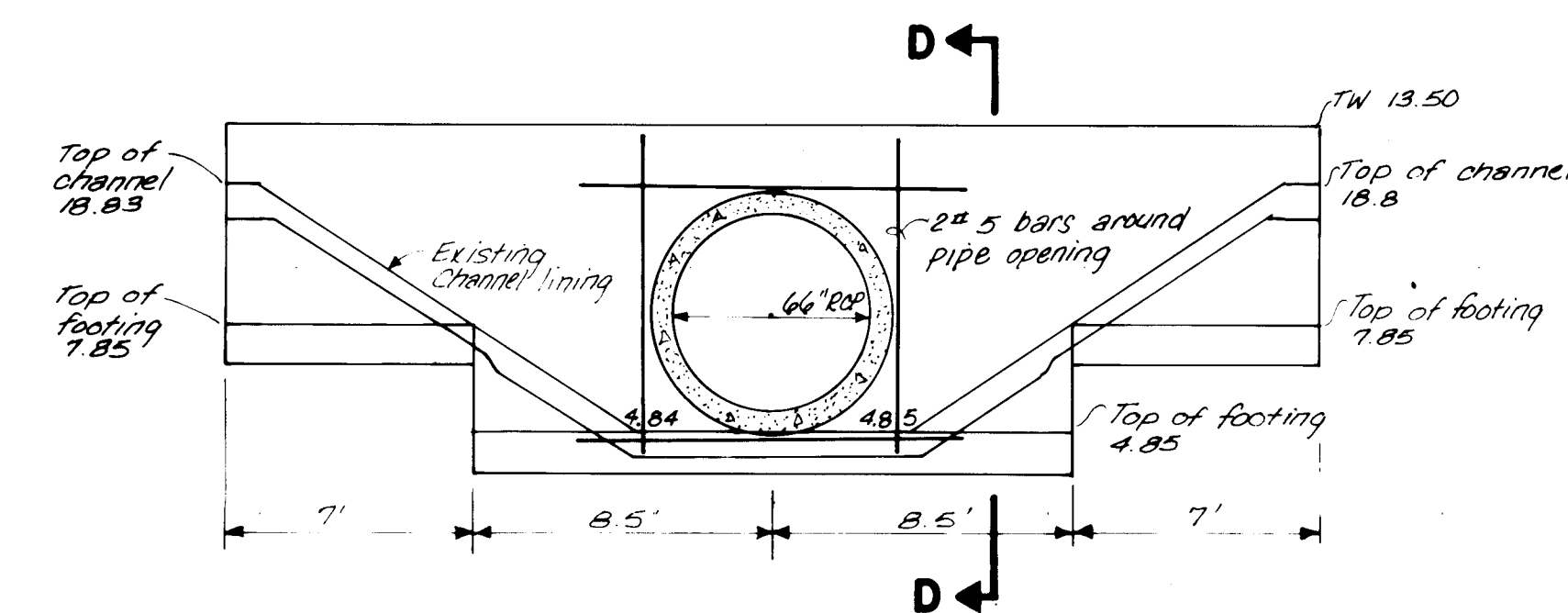
SECTION D-D
NO SCALE



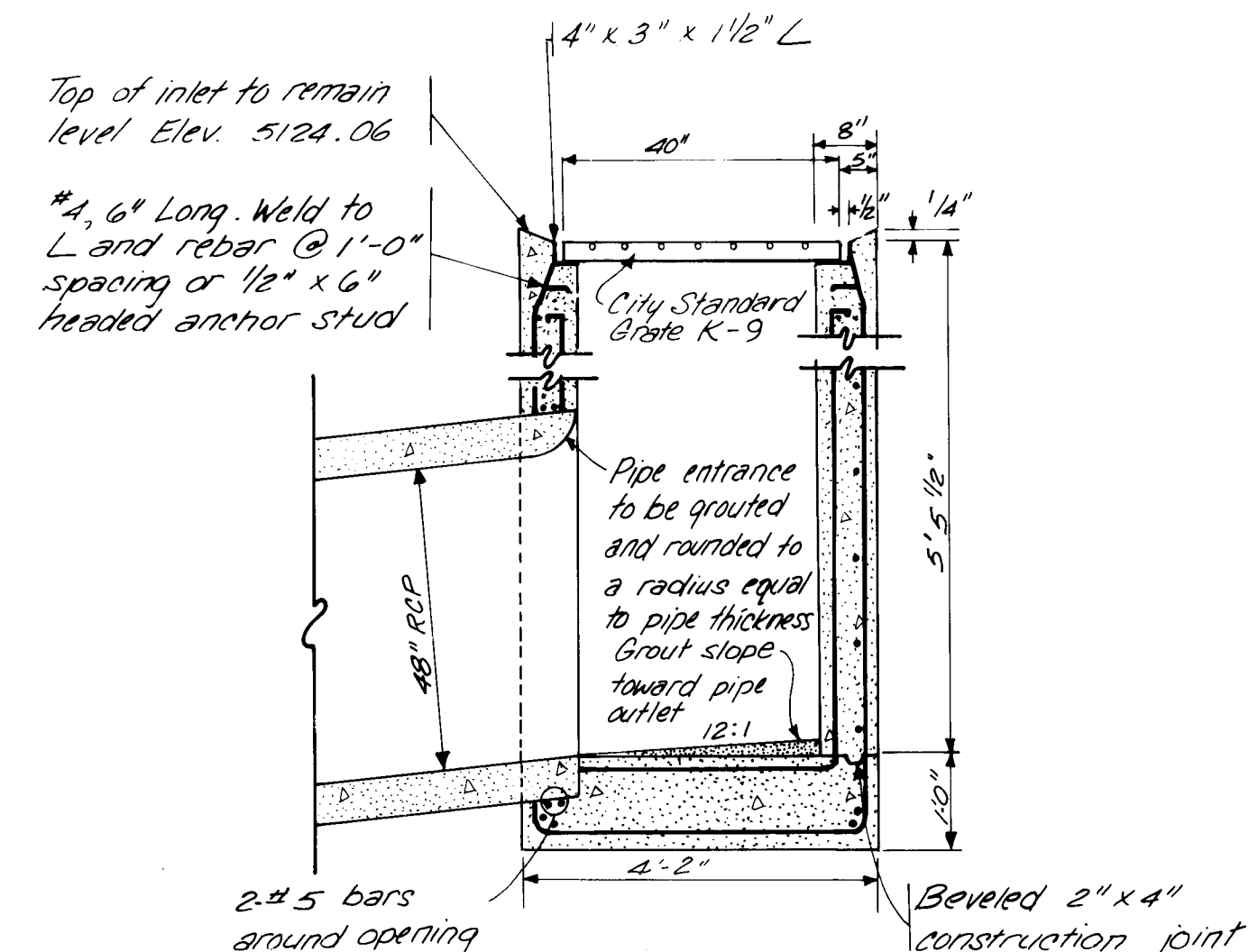
SUMP INLET DETAIL
SCALE: 1" = 2'



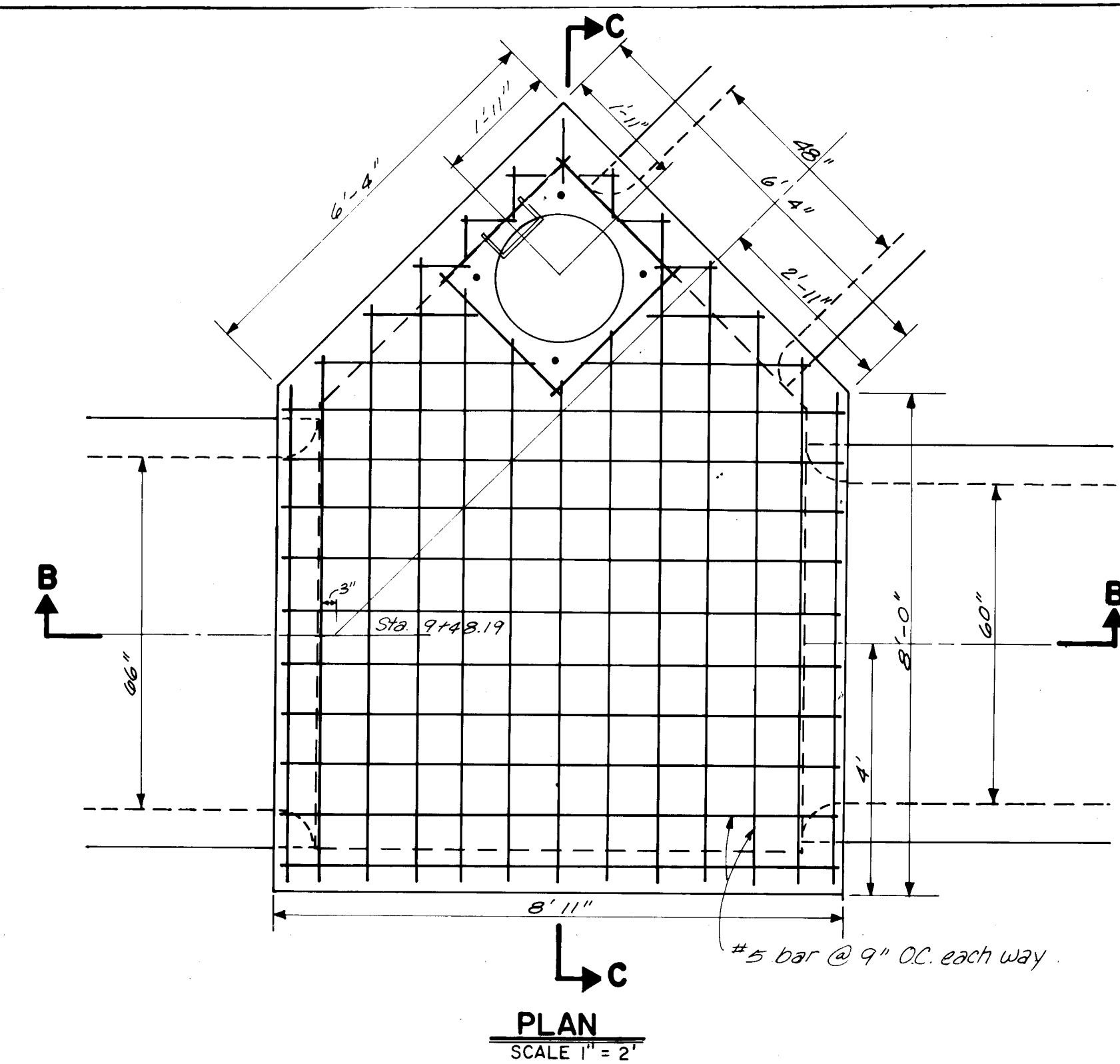
SECTION C - C
SCALE 1" = 2'



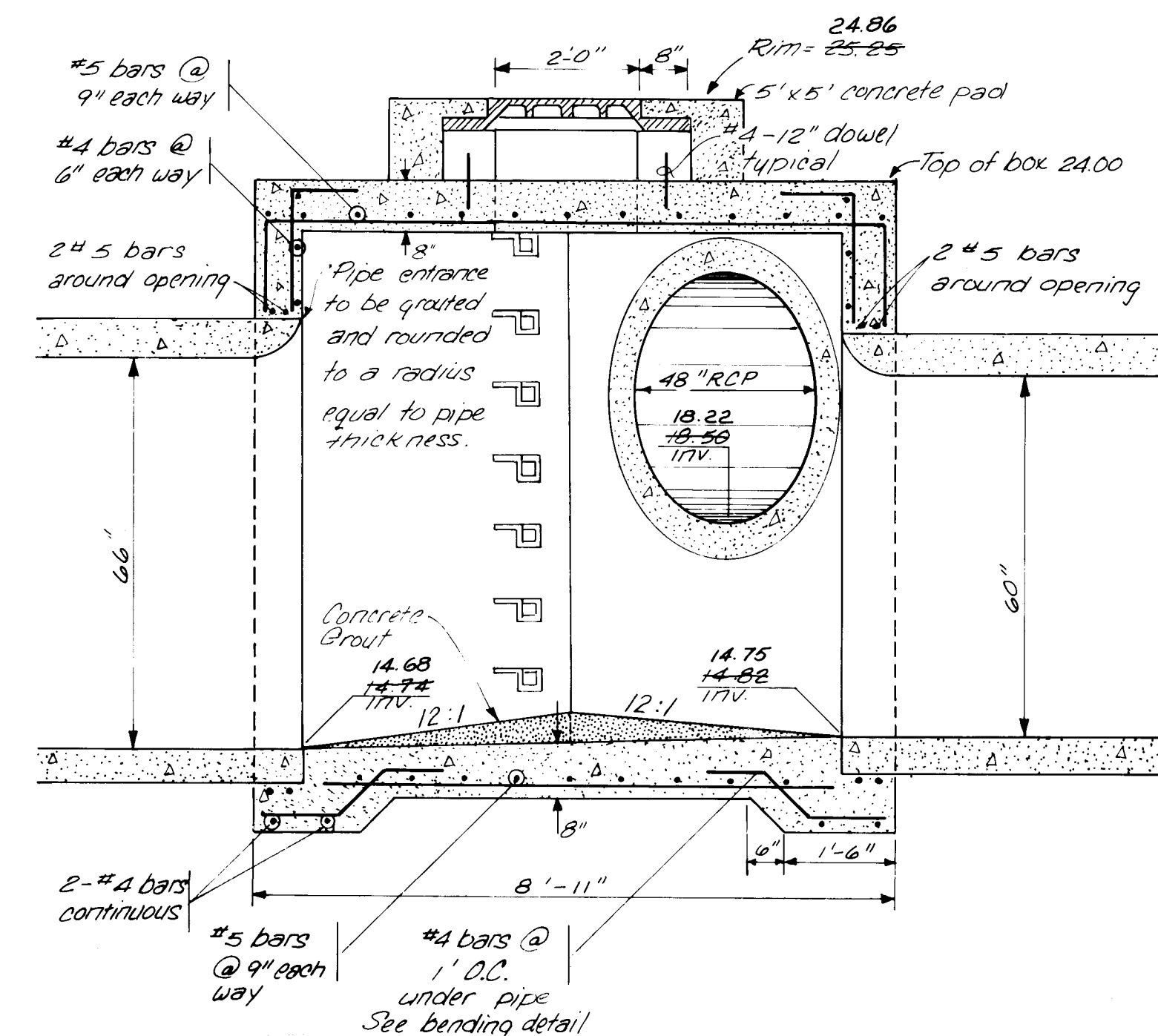
OUTLET HEADWALL DETAIL
SCALE 1" = 5'
(LOOKING EAST)



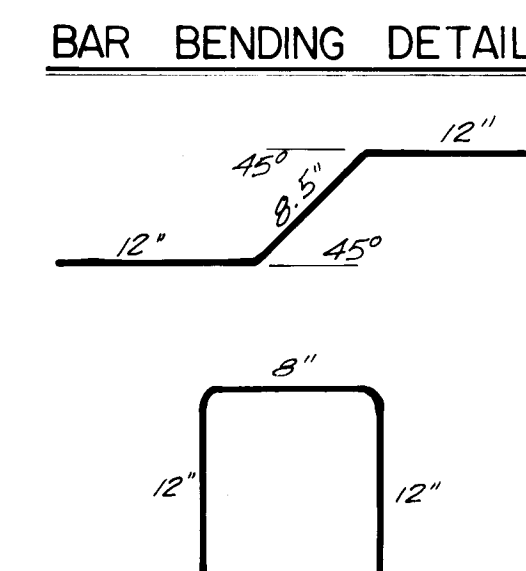
SECTION A-A
SCALE 1" = 2'



PLAN
SCALE 1" = 2'



SECTION B-B
SCALE 1" = 2'



BAR BENDING DETAIL

1	2	3	4	5	6	7	8	9	10	11
2	6		2	4	4	1	0	5	8	6

RECORD DRAWINGS
DATE **Feb 3, 1986**

Robert Bennett
2-3-86

		CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: CANDELARIA BUSINESS CENTER DRAINAGE DETAILS							
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE		
City Engineer	<i>C. J. Chavez</i>	7/10/85	WRD	NA	7/12/85		
A C E - Design	<i>John</i>	7/8/85	Traffic	NA	7/12/85		
Hydrology	<i>John</i>	6/12/85					
DRAWING NO.		2441		MAP NO.		G-16	
				SHEET		OF	
				5		5	