

• L E G E N D •

**MATERIALS**

CONCRETE  
RIP-RAP

**LINES**

SUBDIVISION BOUNDARY  
PROPERTY LINE (PLAN)  
PROPERTY LINE (SECTION)  
CENTERLINE  
EASEMENT LINE  
MATCH LINE  
SECTION CUT LINE

**EARTHWORK**

CONTOUR LINE  
SPOT ELEVATION  
PROJECT / PHASE BOUNDARY  
SWALE  
DIRECTION OF FLOW

**MISCELLANEOUS UTILITIES**

GAS LINE  
UNDERGROUND TELEPHONE  
UNDERGROUND ELECTRICAL  
STORM DRAIN  
STORM DRAIN MANHOLE  
STORM DRAIN INLET

**SANITARY SEWER**

SANITARY SEWER LINE  
SANITARY SEWER MANHOLE  
SAS SERVICE CONNECTIONS  
SAS CAP OR PLUG  
ENCASEMENT

**WATER**

WATER LINE  
WATER SERVICE CONNECTIONS  
GATE VALVE  
FIRE HYDRANT  
BUTTERFLY VALVE  
REDUCER  
WATER PRESSURE ZONE BOUNDARY

**WATER FITTINGS**

CAPS AND PLUGS  
ELBOW  
CROSS  
TEE

**MISCELLANEOUS**

CHAINLINK FENCE  
FIELD FENCE  
COMMON YARD WALL  
RETAINING WALL  
POWER OR TELEPHONE POLE

CONSTRUCTION PLANS  
FOR

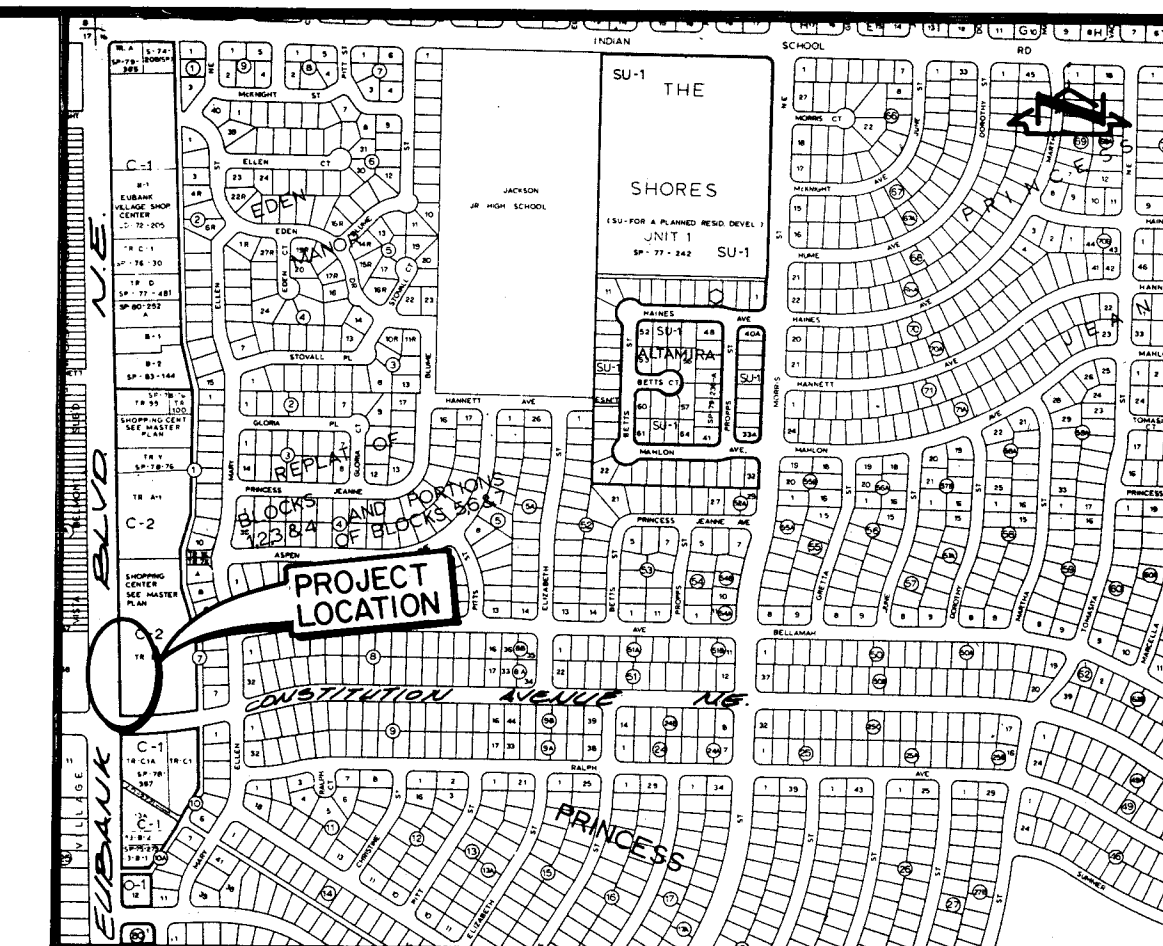
PRINCESS JEANNE SHOPPING CENTER  
BUSBAY & STORM DRAIN IMPROVEMENTS

ALBUQUERQUE, NEW MEXICO

OCTOBER, 1987

INDEX OF DRAWINGS

1. COVER SHEET, INDEX OF DRAWINGS, GENERAL NOTES & LEGEND
2. FINAL PLAT
3. EUBANK BLVD. N.E. BUSBAY IMPROVEMENTS PLAN & PROFILE
4. CONSTITUTION AVE. N.E. STORM DRAIN RECONSTRUCTION



VICINITY MAP

J-21

GENERAL NOTES:

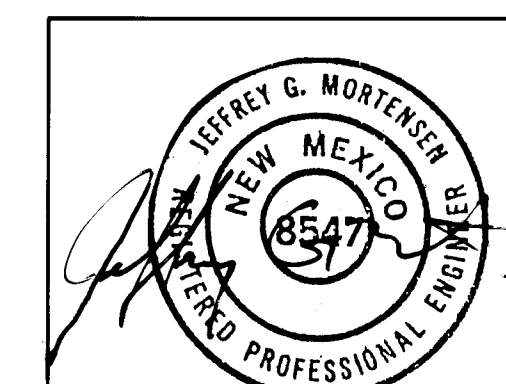
1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS - PUBLIC WORKS CONSTRUCTION - 1986.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. 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 IN PLANNING AND CONDUCTING EXCAVATION. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
4. SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
6. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
7. THE CONTRACTOR MUST SUBMIT A CONSTRUCTION SIGNING AND BARRICADING PLAN TO TRAFFIC ENGINEERING TO RECEIVE A BARRICADING PERMIT 48 HOURS PRIOR TO CONSTRUCTION.
8. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
9. BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
10. TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
11. SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
12. IF CURB IS DEPRESSED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
13. ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

APPROVAL OF AS BUILT DRAWINGS  
CHIEF CONSTRUCTION ENGINEER  
*[Signature]*  
DATE 6-29-88

26 34150188

REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

APPROVAL OF REVISIONS



PROJECT NO.

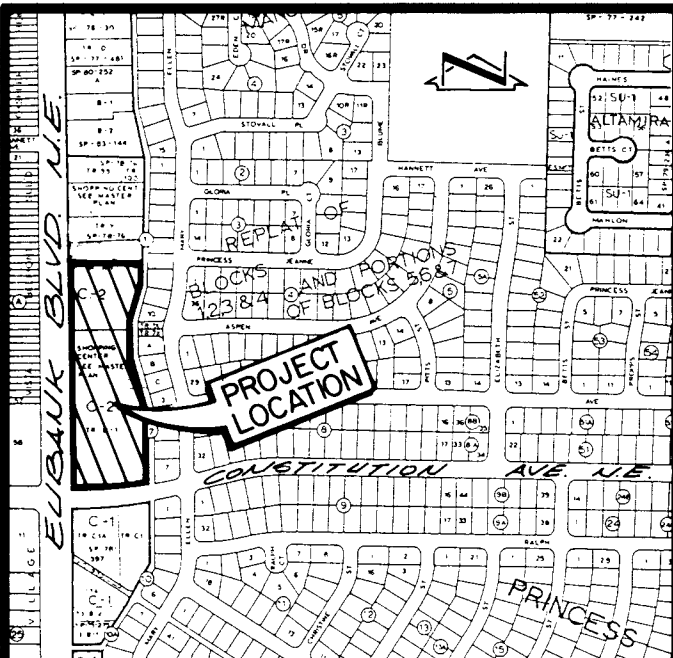
3415

APPROVED FOR  
CONSTRUCTION

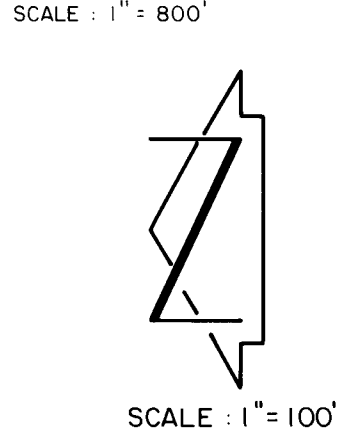
*[Signature]*  
3/10/88  
CE

SHEET 1 OF 4

S.P. # 08-14-1300



VICINITY MAP J-21



SCALE: 1" = 100'

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Tract A-1 and D-1, Princess Jeanne Park, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 28, 1957, Book C-3, Page 89, excepting therefrom those tracts platted out of Tract A-1 by Replat of the Northerly Portions of Tract A-1, Block 1 of Dale J. Bellamah's Princess Jeanne Park, filed in the Office of the County Clerk of Bernalillo County on February 15, 1978, Book C-13, Page 4, and being more particularly described as follows:

Beginning at the northwest corner of Tract A-1, being the point of intersection of the east right-of-way line of Eubank Boulevard N.E.; thence S 89°59'10" E a distance of 293.93 feet; thence S 02°15'00" W a distance of 444.39 feet along said right-of-way line; thence S 17°55'00" W a distance of 174.15 feet along said right-of-way line; thence S 00°00'00" E a distance of 132.89 feet along said right-of-way line; thence S 16°20'00" E a distance of 205.47 feet along said right-of-way line; thence S 00°00'00" E a distance of 272.12 feet to a point on the north right-of-way line of Constitution Avenue N.E.; thence along the arc of a curve to the right with DELTA = 11°07'28", R = 908.00 feet, and L = 176.30 feet along said right-of-way line; thence S 90°00'00" W a distance of 124.82 feet along said right-of-way line to a point on the east right-of-way line of Eubank Boulevard N.E.; thence N 00°00'00" E a distance of 932.11 feet along said right-of-way line to the point of beginning and containing 5.9391 acres more or less.

PLAT OF  
TRACT D-2,  
BLOCK 7,  
PRINCESS JEANNE PARK  
ALBUQUERQUE, NEW MEXICO  
AUGUST, 1987

DEDICATION AND FREE CONSENT

The undersigned owners of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat and do hereby dedicate the public right-of-way.

MICHAEL J. HANSEN, PRINCESS JEANNE ARIZONA PARTNERSHIP

8/26/87 DATE

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

1-17-90

The foregoing instrument was acknowledged before me this

26th day of August, 1987

Quinn M. Cole Notary Public

APPROVALS:

Planning Director, City of Albuquerque, N.M.

Date

Water Utilities, City of Albuquerque, N.M.

9-8-87 Date

City Engineer, City of Albuquerque

Date

A.M.A.F.C.A.

Date

Traffic Engineer, City of Albuquerque, N.M.

9/8/87 Date

Parks and Recreation, City of Albuquerque, N.M.

9-8-87 Date

Chief City Surveyor, City of Albuquerque, N.M.

083187 Date

Property Manager, City of Albuquerque, N.M.

8-31-87 Date

CERTIFICATION

I, Thomas T. Mann, Jr., a registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision; shows all easements noted in a title report prepared by CHICAGO TITLE INSURANCE CO. on DECEMBER 5, 1986 (11-2191-dm); meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

Thomas T. Mann, Jr., N.M.P.E. & L.S. No. 3792

1-17-90

ACKNOWLEDGEMENT

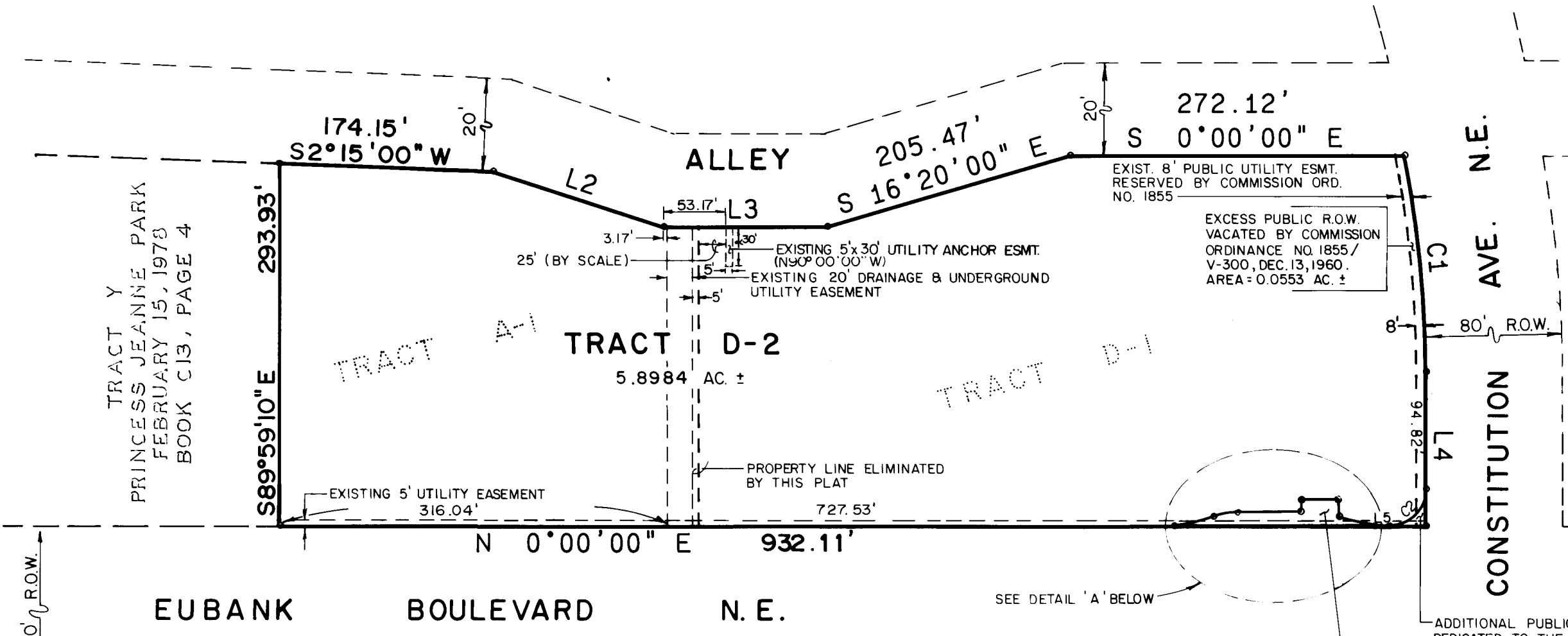
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

1-17-90

The foregoing instrument was acknowledged before me this

26th day of August, 1987

Quinn M. Cole Notary Public



LINE	BEARING	DISTANCE
L2	S 17°55'00" W	145.85
L3	S 02°15'00" W	444.39
L4	S 17°55'00" W	174.15
L5	S 00°00'00" E	132.89
L6	S 16°20'00" E	205.47
L7	S 00°00'00" E	272.12
L8	N 00°00'00" E	932.11
L9	N 00°00'00" E	52.23

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	176.30	11°07'28"	908.00	176.02	S 84°26'16" W	88.43
C2	47.12	90°00'00"	30.00	42.43	N 45°00'00" W	30.00
C3	29.91	11°59'04"	143.00	29.86	N 12°46'20" E	15.01
C4	19.85	19°56'54"	57.00	19.75	N 9°58'27" W	10.02
C5	32.87	13°10'07"	143.00	32.79	N 13°21'51" W	16.51

- Notes:
- No field work was performed.
  - No street mileage was created.
  - All distances are ground distances.
  - Site located within Section 16, T10N, R4E, N.M.P.M.
  - Bearing base is plat of Princess Jeanne Park, filed May 28, 1957, Book C3, Page 89.
  - The purpose of this plat is to eliminate the common property line between Tracts A-1 and D-1, dedicate the public rights-of-way for a busbay and corner radius, and incorporate the public R.O.W. vacated by Commission Ordinance No. 1855.
  - Existing easements shown hereon are as shown on plat of PRINCESS JEANNE PARK, filed May 28, 1957, bk. C3, pg. 89.

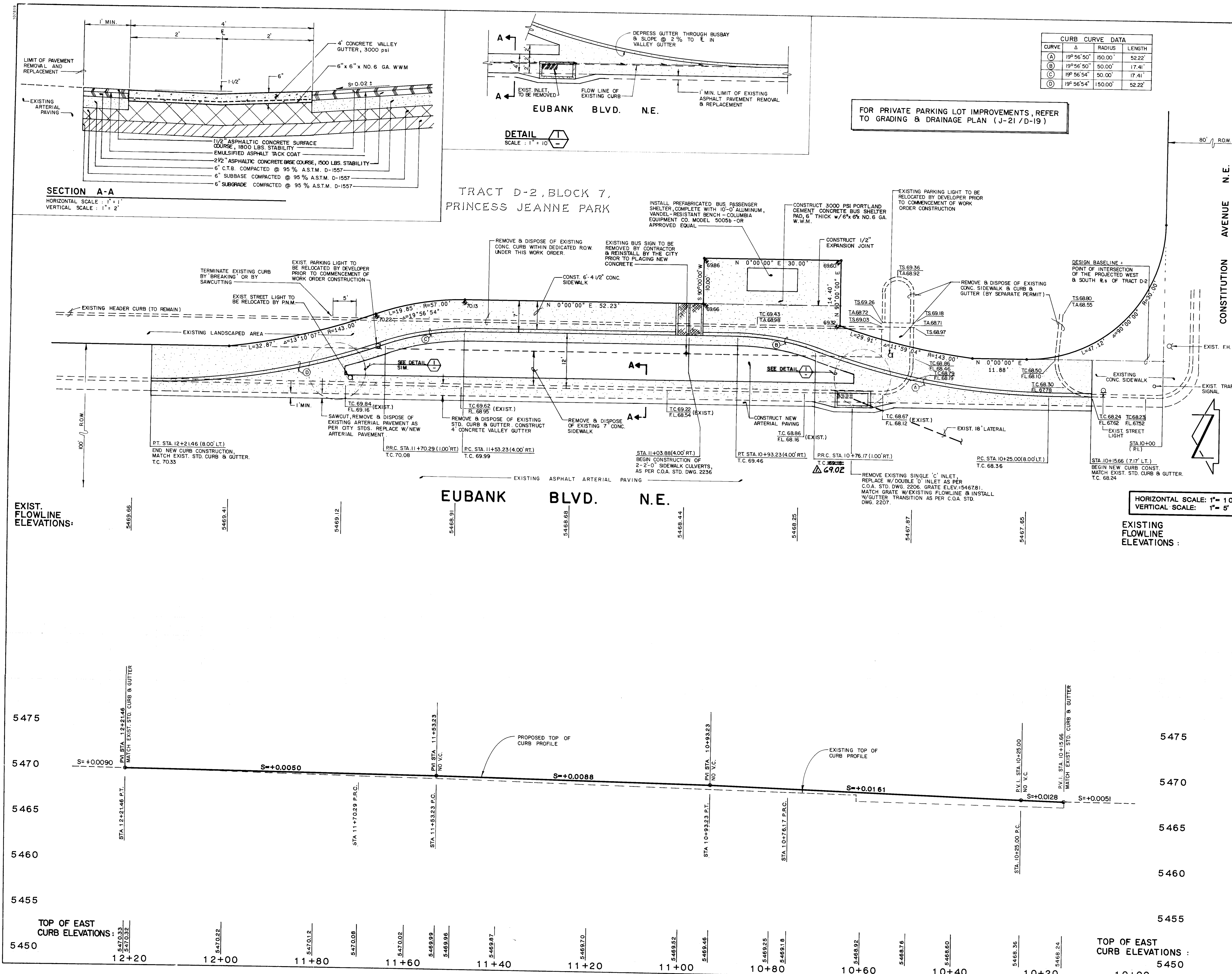


RED LAY, N.E. - ALBUQUERQUE - NEW MEXICO - 87110

ENGINEERS

JOB No. 870262





CURB CURVE DATA			
CURVE	Δ	RADIUS	LENGTH
(A)	19° 56' 50"	150.00'	52.22'
(B)	19° 56' 50"	50.00'	17.41'
(C)	19° 56' 54"	50.00'	17.41'
(D)	19° 56' 54"	150.00'	52.22'

**STREET PAVING IMPROVEMENTS**

- ALL SLOPES AS SHOWN ON PROFILES ARE BASED ON BASELINE STATIONING UNLESS OTHERWISE NOTED.
- WHERE REMOVAL OF EXISTING CURB AND GUTTER, SIDEWALK OR PAVEMENT IS REQUIRED, THE CONTRACTOR SHALL SAWCUT AND/OR REMOVE TO THE NEAREST JOINT. CURB AND GUTTER SHOWN AS EXISTING AND NOT TO BE REMOVED UNDER THIS CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL DIMENSIONS OF CURB AND CURB RETURNS ARE SHOWN TO FACE OF CURB.
- WHERE WATER METER BOXES ARE ENCOUNTERED WITHIN THE PROPOSED PROJECT AREA, THE WATER METER BOXES SHALL BE RELOCATED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD DRAWING 2460.
- ALL WATER VALVE BOXES, WATER METER BOXES AND MANHOLES ENCOUNTERED WITHIN THE PROPOSED PROJECT AREA SHALL BE ADJUSTED TO FINISH GRADE.

**TRAFFIC CONTROL NOTES**

- Contractor shall adhere to Section 19 of the Albuquerque Standard Specification for Construction, 1986.
- Contractor shall maintain access to all businesses and residents at all times during construction.
- Contractor shall commence and complete one project before beginning another. Contractor shall not undertake both projects at the same time.
- Contractor will contact SunTran before construction of Bus Turn Bay at 764-6133 in order to relocate bus stop and to insure that buses do not interfere with construction.
- Contractor shall occupy only one lane of traffic on Eubank at any time, for the construction of the Bus Turn Bay. Contractor shall only occupy one lane of traffic on Constitution at any time for the construction of the Storm Drain Improvements.
- If necessary, Contractor shall provide access signs as directed by Traffic Engineer. Signs shall be blue back ground with 5 inch white lettering. Signs shall be incidental to contract and not included as bid item.

**AS BUILT INFORMATION**

CONTRACT NO. **ALTA**

INSPECTED BY **E. Ruybal**

DATE **5/1/88**

VERIFIED BY **E. Ruybal**

DATE **5/1/88**

RECORDED BY **NO**

DATE **NO**

**ENGINEER'S SEAL**

REGISTERED PROFESSIONAL ENGINEER

STATE OF NEW MEXICO

11-10-87

**REVISIONS**

NO.	DATE	REMARKS
1	6/21/88	Revised from as-built information

**DESIGNED BY** C.G.C. **DATE** 10-87

**DRAWN BY** C.V.M. **DATE** 10-87

**CHECKED BY** J.G.M. **DATE** 10-87

**CITY OF ALBUQUERQUE**

**PUBLIC WORKS DEPARTMENT**

**ENGINEERING GROUP**

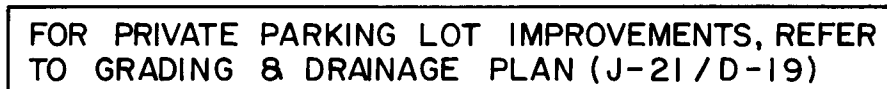
**TITLE** EUBANK BLVD. N.E. BUSBAY IMPROVEMENTS PLAN & PROFILE

**PRINCESS JEANNE SHOPPING CENTER**

**BUSBAY & STORM DRAIN IMPROVEMENTS**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>[Signature]</i>	12/1/87			
Trans. Dev	<i>[Signature]</i>	12/1/87			
Utility Dev	<i>[Signature]</i>	12/1/87			
Hydrology	<i>[Signature]</i>	12-21-87			

**DRAWING NO.** 3415 **MAP NO.** J-21 **SHEET** 3 **OF** 4

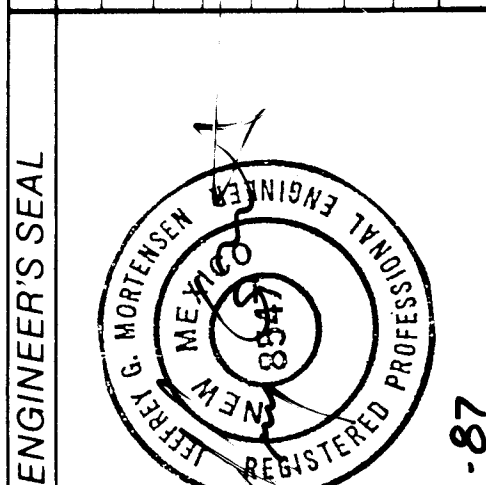


	TC	FL
1	72.25	71.58
2	72.43	71.76
3	72.61	71.94

TRAFFIC CONTROL NOTES

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BENCH MARKS		AS BUILT INFORMATION
A.C.S. STATION 6+J21, A STANDARD A.C.S. BRASS TABLET, STAMPED "6-1/21.1979", SET 02' ABOVE GROUND IN THE MEDIAN OF THE INTERSECTION OF EUBANK BLVD. N.E. & CONSTITUTION AVE. N.E. ELEVATION= 5468.99 FEET (M.S.L.D.)		CONTRACTOR <i>ALTA</i>
		WORK DONE BY INSPECTOR'S ACCEPTANCE BY <i>E. Raybal</i> DATE <i>5/3/88</i>
		FIELD LOCATION BY DRAWINGS CORRECTED BY DATE
		<i>MICRO-FILM</i> INFORMATION DATE
		RECORDED BY NO

[illegible][illegible]

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

TITLE: CONSTITUTION AVE. N.E. STORM DRAIN RECONSTRUCTION  
PRINCESS JEANNE SHOPPING CENTER  
BUSBAY & STORM DRAIN IMPROVEMENTS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>[Signature]</i>	12/17/87			
Trans. Dev.	<i>[Signature]</i>	12/11/87			
Utility Dev.	N.A. P&O	12/11/87			
Hydrology	CAM	12-21-87			

DRAWING NO.	3415	MAP NO.	J-21	SHEET	4	OF	4
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