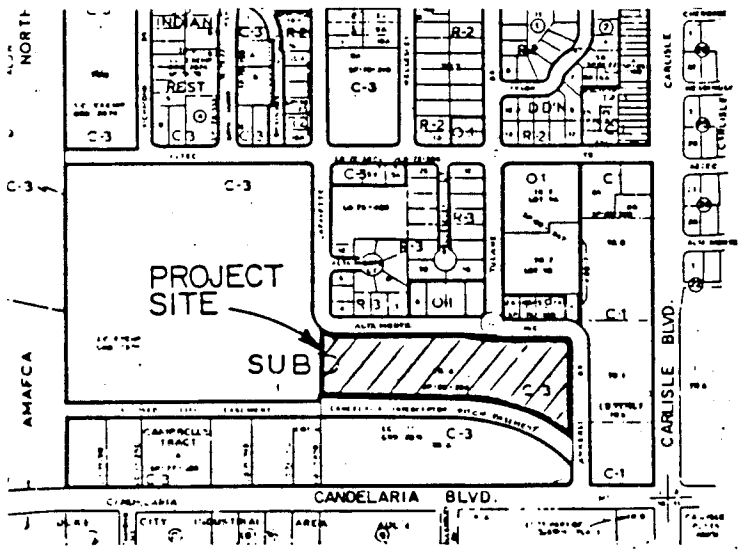


CONSTRUCTION PLANS
FOR
CANDELARIA BUSINESS CENTER
(PHASE III)

ALBUQUERQUE, NEW MEXICO

SHEET NO.	DESCRIPTION
1.	TITLE SHEET
2.	SUBDIVISION PLAT
3.	DRAINAGE / GRADING PLAN
4.	WATER PLAN & PROFILE



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

NOTICE TO CONTRACTORS

- 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 CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- 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

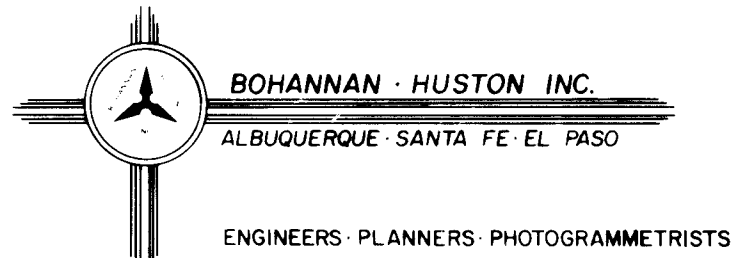
- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☐ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER 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.

26-3420.90 0197

REV	SHEETS	CITY ENGINEER	DATE	USER	DEPT.	DATE	USER	DEPT.	DATE

APPROVAL OF REVISIONS

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Carroll B. Smith
DATE 4-8-97

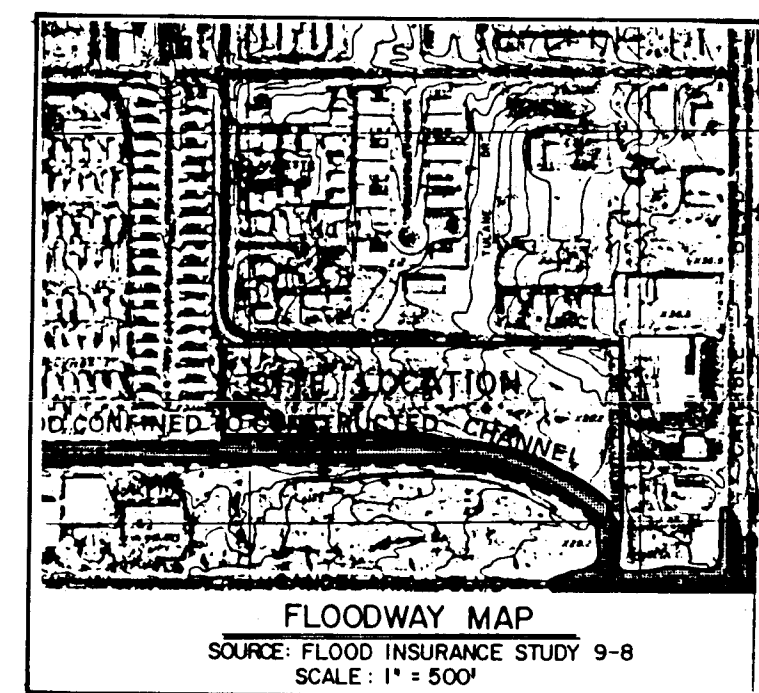
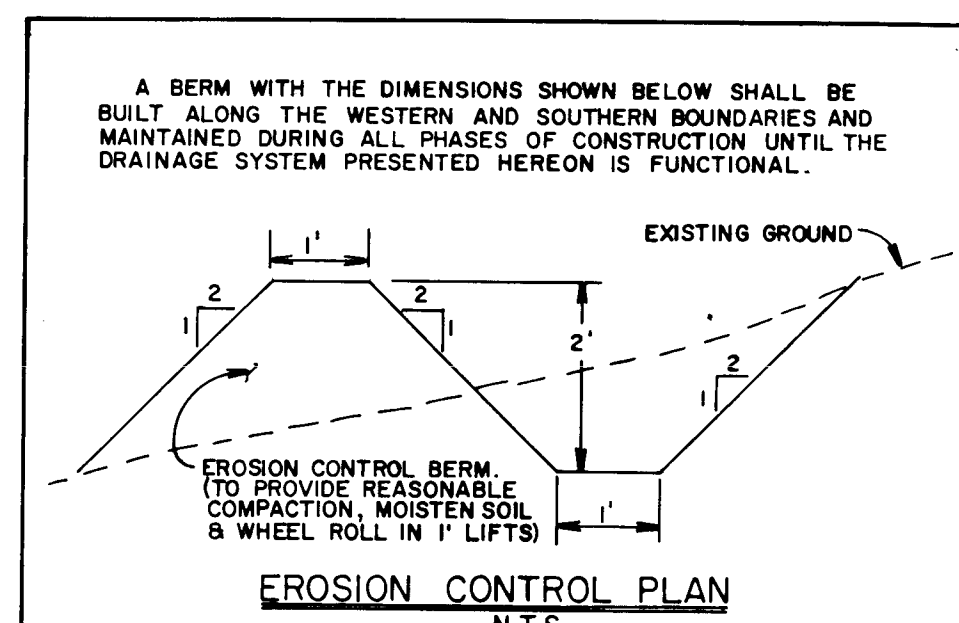


APPROVED FOR
CONSTRUCTION

Frank J. ...
2/24/98 C.E.

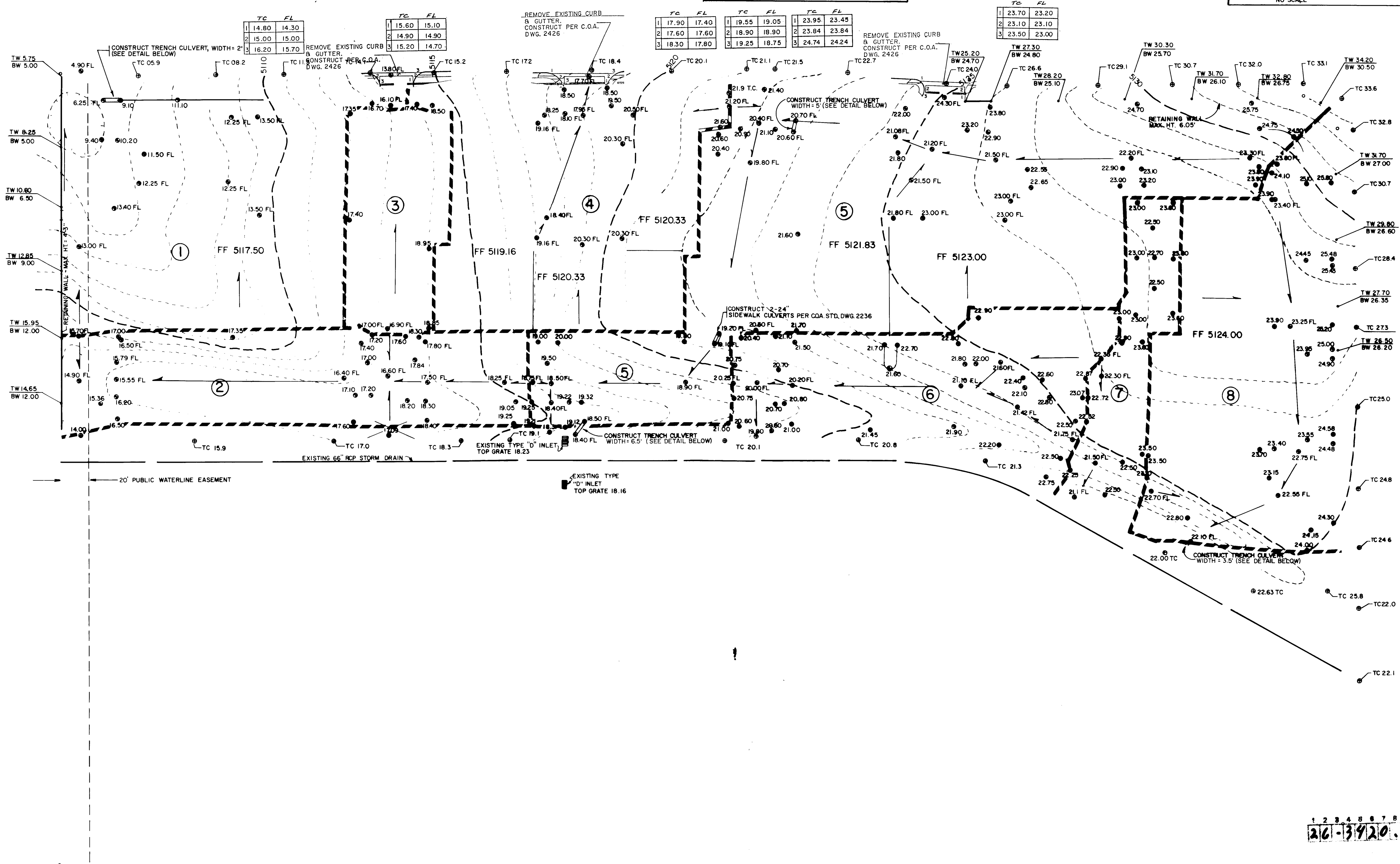
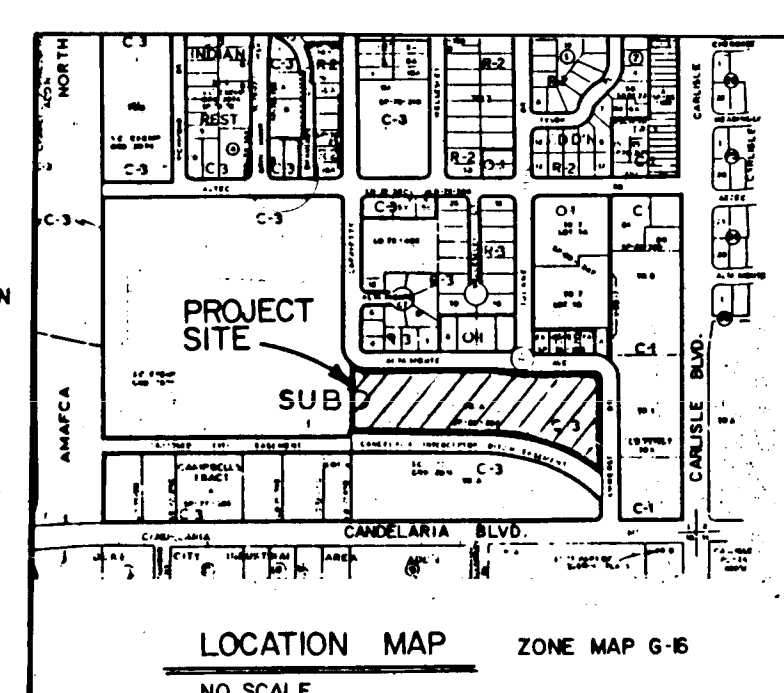
PROJECT NUMBER
3420.90

SHEET 1 OF 4

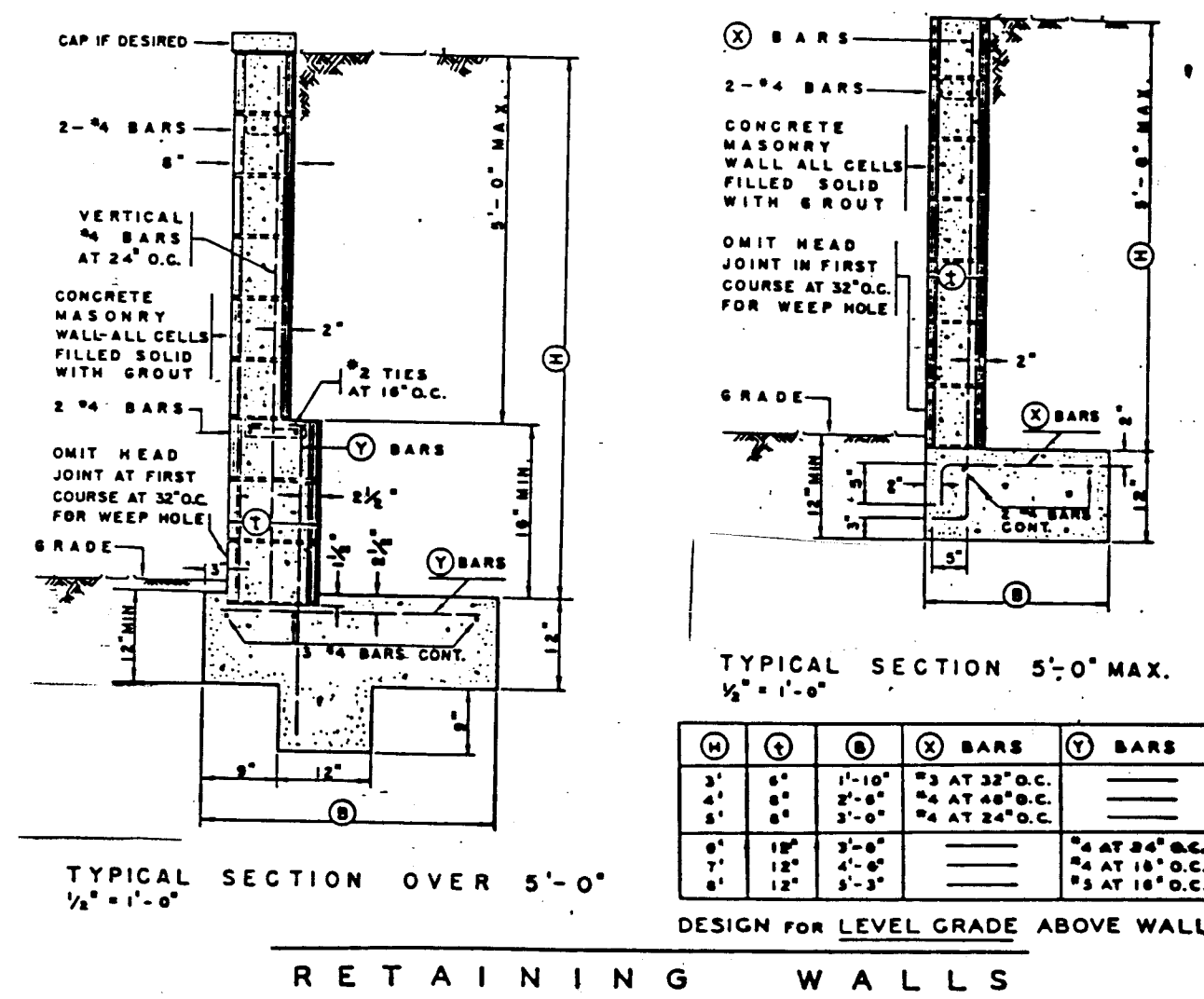


LEGAL DESCRIPTION
A CERTAIN TRACT OF LAND SITUATE IN SECTION 3, TION, R.3E, N.14P.,
E.14TH DISTRICT OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO,
BEING TRACT A OF CANDELARIA BUSINESS CENTER, AS THE SAME IS SHOWN
AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY
CLERK OF BERNALILLO COUNTY ON JULY 9, 1985, AND RECORDED IN
BOOK C27, PAGE 162.

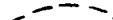
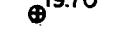
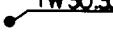
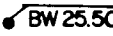
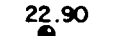
BENCH MARK
THE STATION IS A STANDARD ACDS DISK STAMPED "I-67 ACS", 6.0 FEET
NORTH FROM THE NOSE OF THE NORTH MEDIAN ON CARLISLE BLVD. AT
CANDELARIA RD.
ELEV. 5130.106



- DRAWING NOTES
1. NO FROZEN MATERIALS SHALL BE PLACED IN FILL.
 2. ALL WORK DETAILS ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED, BE SUBJECT TO THE REQUIREMENTS OF THE CONSTRUCTION IN ACCORDANCE WITH SPECIFICATIONS OF ALABAMAQUINER INTERIOR STANDARD SPECIFICATIONS PUBLIC WORKS CONSTRUCTION, 1986 EDITION, AND THE ALABAMA QUINER SPECIFICATIONS FOR EARTHWORK CONSTRUCTION, 1986 EDITION, WHICH ARE INCORPORATED BY REFERENCE INTO THESE DRAWINGS. THE ALABAMA QUINER SPECIFICATION RECOMMENDATION FOR CANEADILLA BARK PEST (SERPENT, HAWKING AND BLACKWING, JOHN & SONS).
 3. TWO MORNING DAYS PRIOR TO ANY EVACUATION, CONTRACTORS 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 LOCATION OF UTILITIES FOR HEALTH OR SAFETY CONCERNS. IF A UTILITY IS ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED BEFORE A MINIMUM OF ONE DAY.
 5. TOPSOIL STRIPPING SHALL BE DEPOSITED OFF-SITE OR STOCKPILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
 6. SURVEYED TOLERANCE OF ALL BUILDING PADS, PARKING AREAS, ROADWAYS, DRIVEWAYS, ETC., SHALL BE ± .00'.
 7. FINISHED TOP OF ASPHALT TOLERANCE FOR ALL DRIVEWAYS SHALL BE WITH SLOPES LESS THAN 13.3% ± .02' FEET/TOP TO ASPHALT TOLERANCE FOR ALL AREAS WITH SLOPES GREATER THAN 13.3% ± .02' FEET.
 8. GRAVEL SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
 9. DRAINAGE AND EARTHWORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY, COUNTY, STATE AND FEDERAL SUBMITTAL CONTROL REGULATIONS.
 10. DO NOT PUDDLE OR JET BACKFILL.
 11. ALL CURBS SHALL BE SET AT ALABAMAQUINER MEDIA CURB AND GUTTER UNLESS OTHERWISE NOTED.
 12. FOR RETAINING WALLS, CONCRETE STRENGTH FC = 3000 PSI, STEEL YIELD STRENGTH FY = 60,000 PSI, AND DENSITY STRENGTH PC = 2000 PSI.

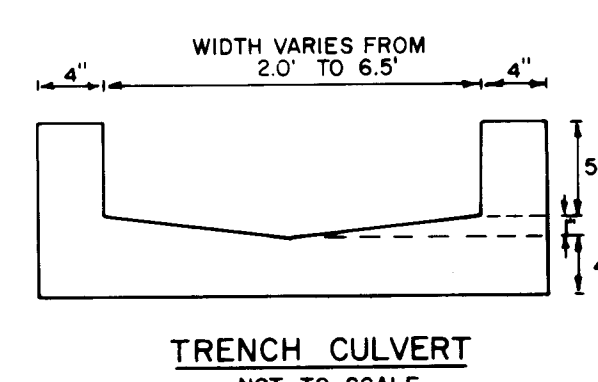


LEGEND

	PROJECT BOUNDARY
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION TOP OF CURB
	EXISTING SPOT ELEVATION FLOWLINE
	PROPOSED ELEVATION TOP OF WALL
	PROPOSED ELEVATION BOTTOM OF WALL
	PROPOSED SPOT ELEVATION TOP OF CURB
	PROPOSED SPOT ELEVATION FLOWLINE
	DIRECTION OF DRAINAGE
	Basin Boundary

SCALE 1" = 40'

DRAINAGE / GRADING PLAN SHEET 3 OF 4

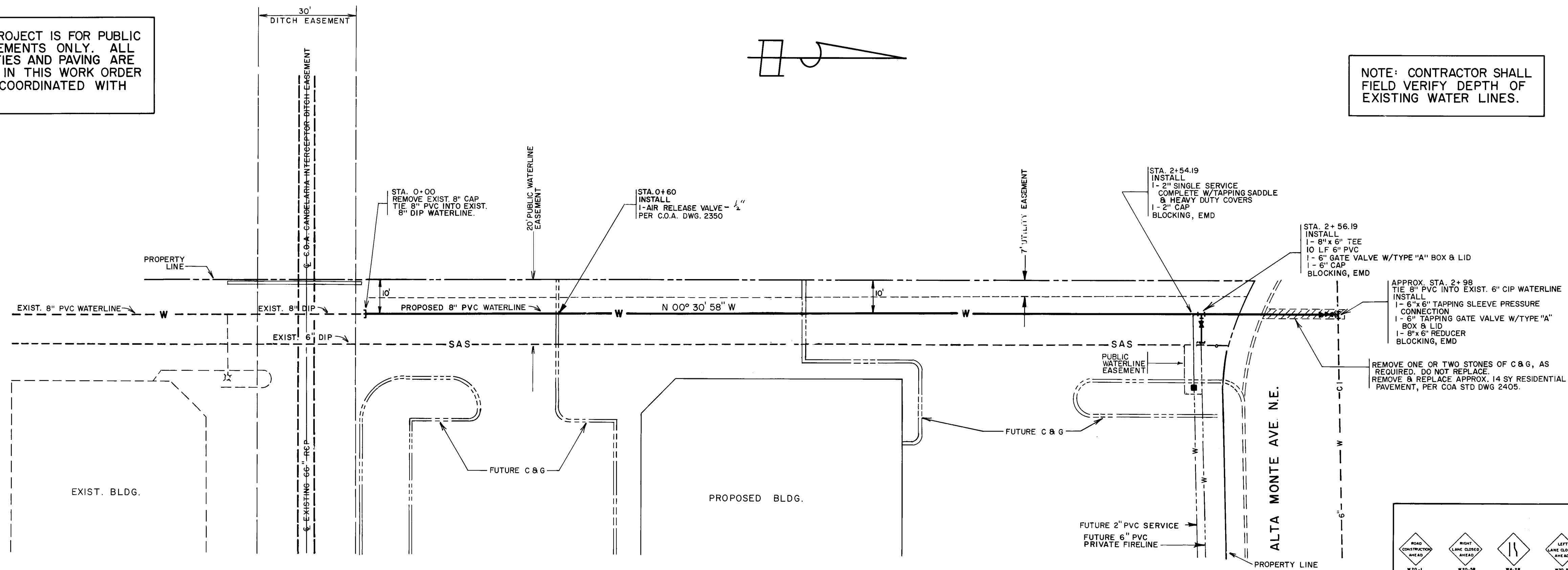


1	10/29/87	PER CITY COMMENTS	LM
2	11/25/87	PER CITY COMMENTS	LM
3	1/5/88	PER CITY COMMENTS	LM
NO.	DATE	REMARKS	BY
REVISIONS			



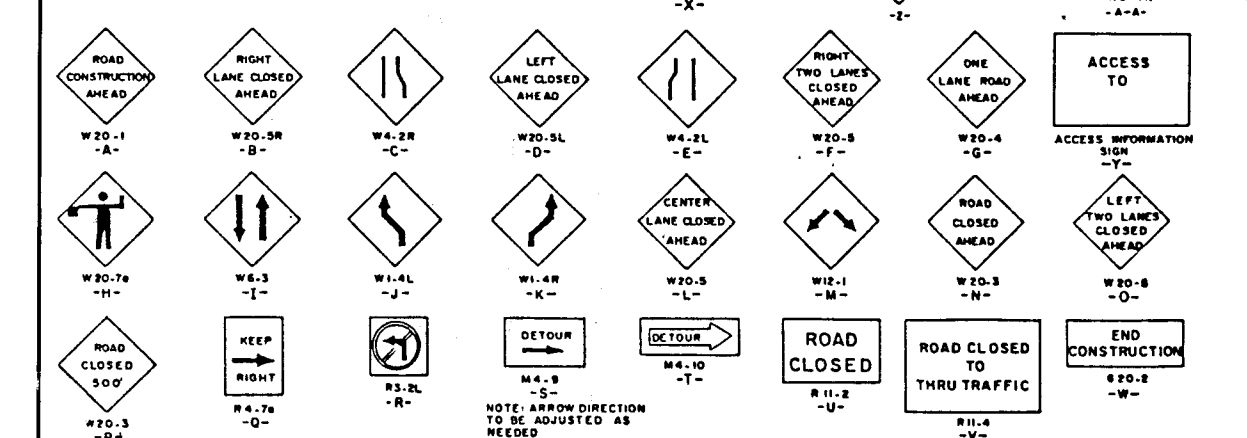
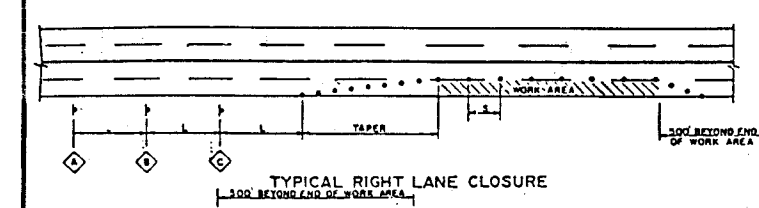
NOTE: THIS PROJECT IS FOR PUBLIC WATER IMPROVEMENTS ONLY. ALL PRIVATE UTILITIES AND PAVING ARE NOT INCLUDED IN THIS WORK ORDER AND MUST BE COORDINATED WITH THIS PROJECT.

NOTE: CONTRACTOR SHALL FIELD VERIFY DEPTH OF EXISTING WATER LINES.



- WATER NOTES**
- GATE VALVES SHALL BE RESILIENT SEAT VALVES.
 - STREETS SHALL BE GRADED TO +1.0' PRIOR TO INSTALLATION OF UTILITIES.
 - ELECTRONIC MARKER DISKS (EMD'S) SHALL BE INSTALLED PER SECTION 131 OF THE PROJECT TECHNICAL SPECIFICATIONS.
 - CLASS 150, AWWA C 900 POLYVINYL CHLORIDE PIPE SHALL BE INSTALLED. JOINTS WILL BE PUSH ON TYPE.
 - NO DEFLECTION AT JOINTS SHALL BE PERMITTED FOR PVC PIPE.

- GENERAL NOTES**
- CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR CONSTRUCTION, 1986.
 - CONTRACTOR SHALL ONLY OCCUPY PARKING LANE ON ALTA MONTE AVENUE AND AMHERST DRIVE. CONTRACTOR SHALL NOT CLOSE ANY LANE IN EXCESS OF 250 FEET.
 - CONTRACTOR SHALL NOT USE ANY ROADWAY OR STREET AS A STORAGE FACILITY FOR EQUIPMENT OR MATERIAL.
 - CONTRACTOR SHALL MAINTAIN ACCESS TO ALL BUSINESSES AND RESIDENTS AT ALL TIMES.
 - CONTRACTOR SHALL USE A TYPICAL RIGHT LANE CLOSURE, AND OCCUPY ONLY HALF ROADWAY TO CROSS ALTA MONTE AVENUE FOR WATER LINE INSTALLATION.



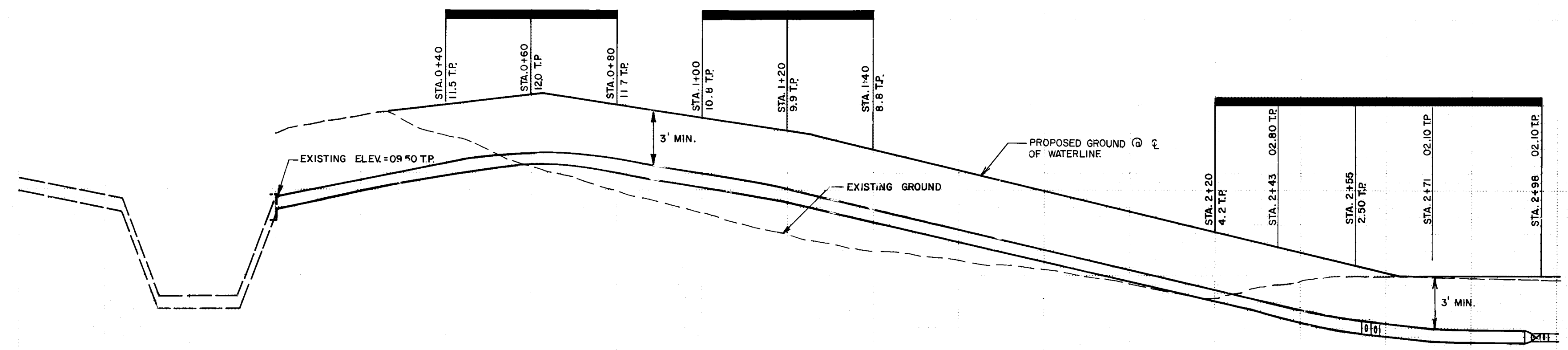
TAPER REQUIREMENTS

SPEED LIMIT (MPH)	TAPER LENGTH (FEET)			MINIMUM TAPER LENGTH (FEET)	MINIMUM TAPER LENGTH (FEET) REQUIRED
	1 LANE	2 LANE	3 LANE		
25	104	115	125	25	4
30	120	132	144	30	5
35	136	150	165	35	6
40	152	168	186	40	7
45	168	186	207	45	8
50	184	204	228	50	9
55	200	222	250	55	10

LEGEND

- WORK AREA**
- TRAFFIC SIGN & QUANTITY (SEE THIS SHEET FOR DESIGNATION)
 - BARRICADE - TYPE I, TYPE II, OR BARREL
 - BARRICADE - TYPE III
 - VERTICAL PANEL
 - WARNING SIGN
 - DISTANCE BETWEEN SIGNS - A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET
 - FLAGMAN POSITION
 - SPACING BETWEEN BARRICADES - A DISTANCE MEASURED IN FEET EQUAL TO THE SPEED LIMIT OF THE STREET
 - TAPER LENGTH - SEE CHART AT LEFT
 - TANGENT LENGTH - IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET

5115
5110
5105
5100



0+18.25
CENTERLINE OF CITY OF ALBUQUERQUE CANDELARIA INTERCEPTOR DITCH EASEMENT

0+00
REMOVE EXIST. 8\"/>

STA. 0+60
INSTALL 1\"/>

2+54.19
INSTALL 1\"/>

2+56.19
INSTALL 1\"/>

APPROX. 2+98
TIE 8\"/>

BHI JOB NO. 87127.03

SCALE: 1\"/>

CITY OF ALBUQUERQUE

TITLE:
CANDELARIA BUSINESS CENTER - PHASE III
PUBLIC 8\"/>

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	[Signature]	4/1/88	Liquid Waste	[Signature]	3/2/88
A C E - Design	[Signature]		Traffic	[Signature]	
A C E - Hydrology	[Signature]	4/1/88	Water	[Signature]	3/2/88

DRAWING NO. **3420.90** MAP NO. **G-16** SHEET **4** OF **4**