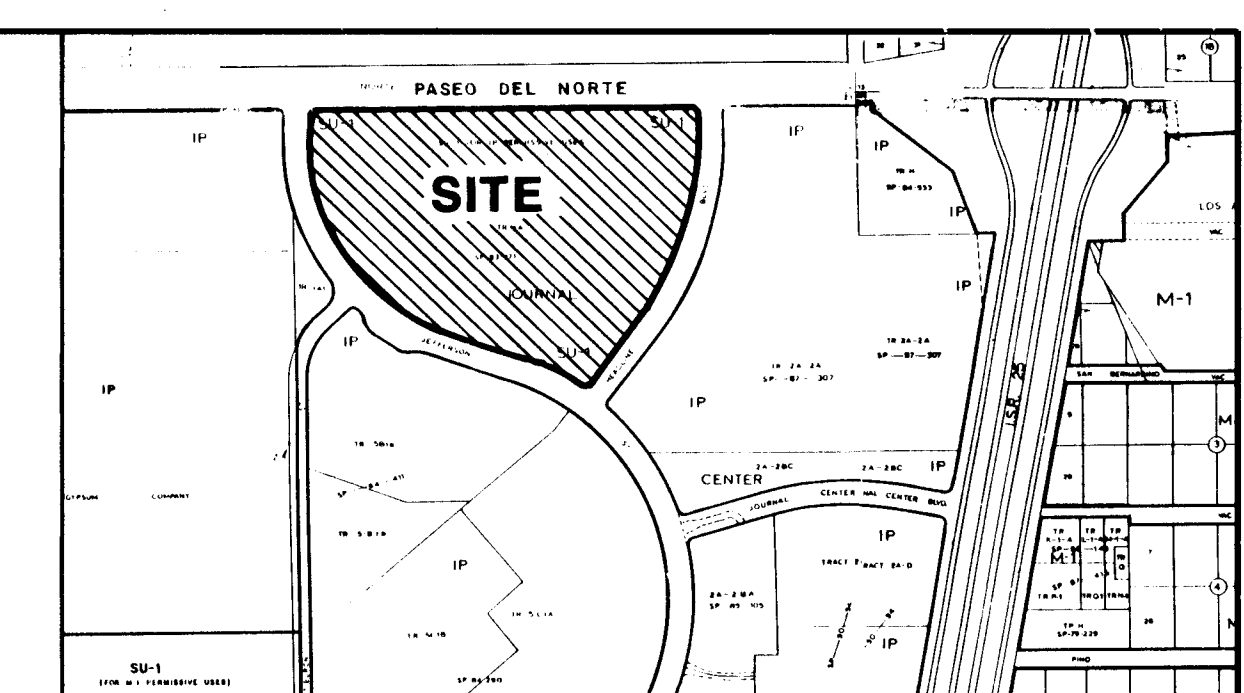


CONSTRUCTION PLANS
FOR
JOURNAL CENTER BUSINESS PARK
LANG AVENUE NE (WEST)
TRACTS 1A-2, 1A-3, 1A-4, AND 1A-5
PUBLIC IMPROVEMENTS
ALBUQUERQUE, NEW MEXICO

INDEX	
SHEET NUMBER	DESCRIPTION
1	TITLE SHEET
2	PLAT
3 & 4	LANG AVENUE (WEST) - PAVING PLAN AND PROFILE
5 & 6	LANG AVENUE (WEST) - WATER AND SANITARY SEWER PLAN AND PROFILE
7	STORM DRAIN AND EARTH CHANNEL EXTENSION

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
2. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
3. EARTHWORK FOR THIS PROJECT SHALL BE CONSIDERED INCIDENTAL TO THE ROADWAY CONSTRUCTION. NO SEPERATE MEASUREMENT OR PAYMENT SHALL BE MADE.
4. CONTRACTOR SHALL RESEED THE STOCKPILED AREA ON SHEET 7 OF 7 (EXCAVATED CHANNEL) AND ALL OTHER DISTURBED AREAS.
5. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE CONSTRUCTION OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPERATE MEASUREMENT OR PAYMENT SHALL BE MADE.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
7. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
8. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, TOPSOIL DISTURBANCE AND EXCAVATION PERMITS, ETC.)
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE AT HIS EXPENSE ANY AND ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
10. ALL PERMANENT PAVEMENT MARKING AND TRAFFIC SIGNING SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR PER PLAN.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), U.S. DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
14. ALL SAWCUT PAVEMENT SHALL HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.
15. WHEN ABUTTING NEW CURB AND GUTTER TO EXISTING PAVEMENT, A 1' WIDE SECTION OF EXISTING PAVEMENT ADJACENT TO THE CURB AND GUTTER SHALL BE SAWCUT, REMOVED, AND REPLACED AS PER THE STANDARD SPECIFICATIONS.



VICINITY MAP
NOT TO SCALE
D-17

NOTICE TO CONTRACTORS

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 FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AND SHALL INCLUDE UPDATE No. 5 REVISIONS, DELETIONS, AND ADDITIONS DATED NOV. 15, 1994.
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
3. 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 IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
5. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED IN KIND BY CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET.
6. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

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.

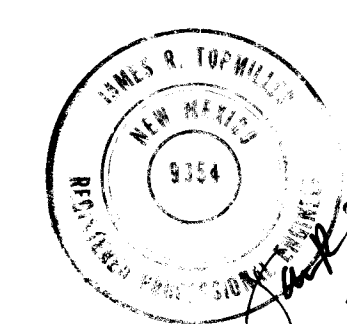
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-5092-70 07/95

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Kimberly B. Smith
DATE 8-31-95



RECORD DRAWING
DATE: 8/16/95

REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
APPROVAL OF REVISIONS							



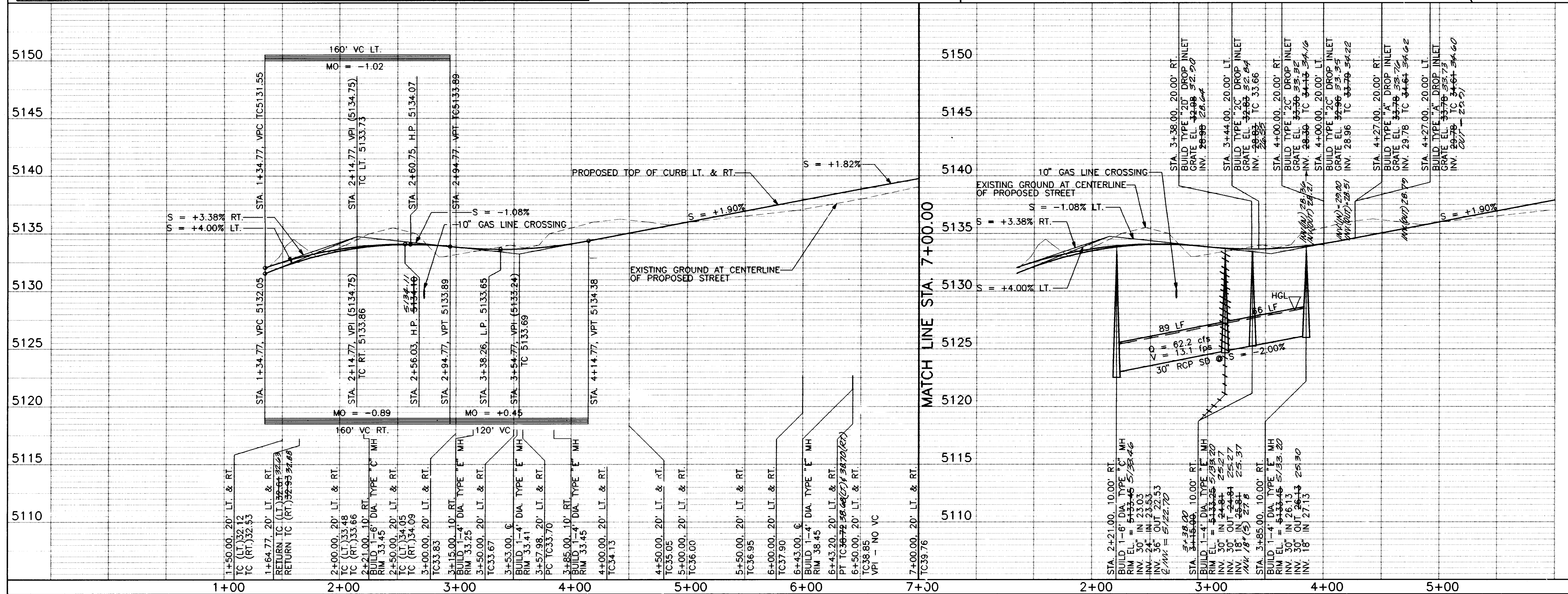
BOHANNAN HUSTON INC.
ALBUQUERQUE, NEW MEXICO
ENGINEERS PLANNERS PHOTOGRAMMETRISTS

APPROVED FOR CONSTRUCTION

Kimberly B. Smith
8/22/95
C.E.

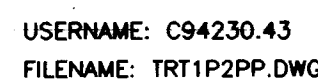
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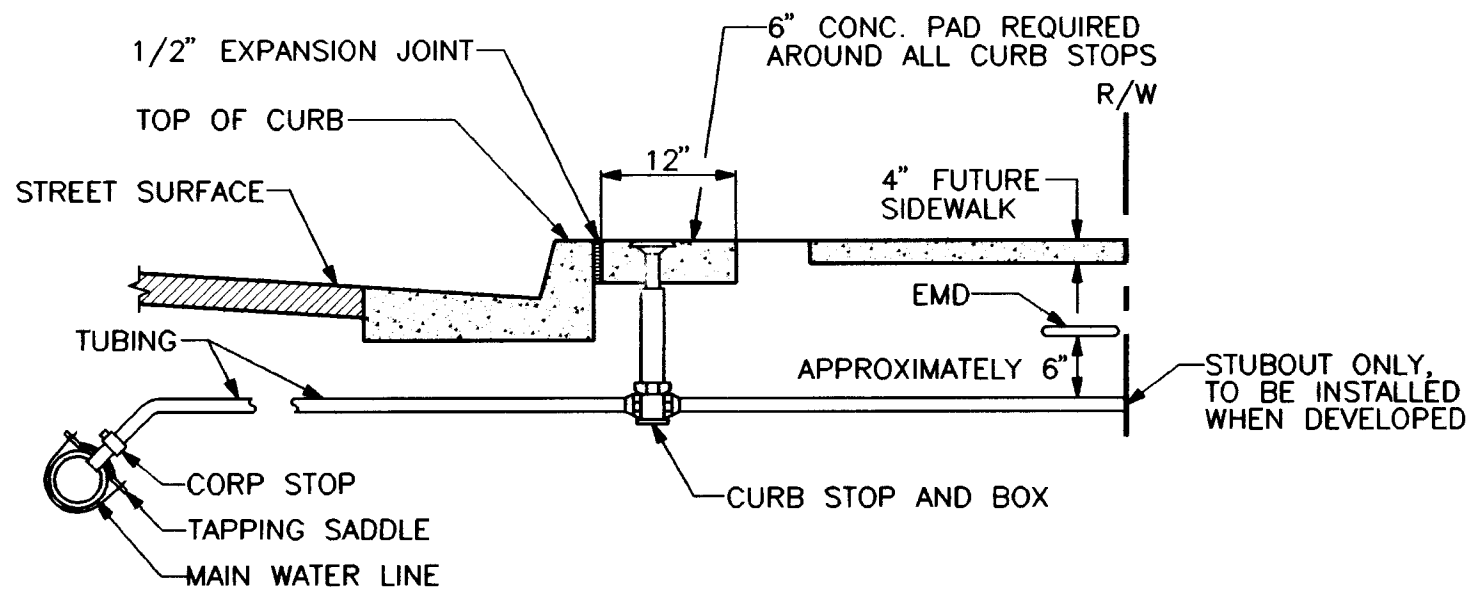
SHEET 1 OF 7



DRAWING NO.	5092.90	MAP NO. D-17	SHEET 3	OF 7
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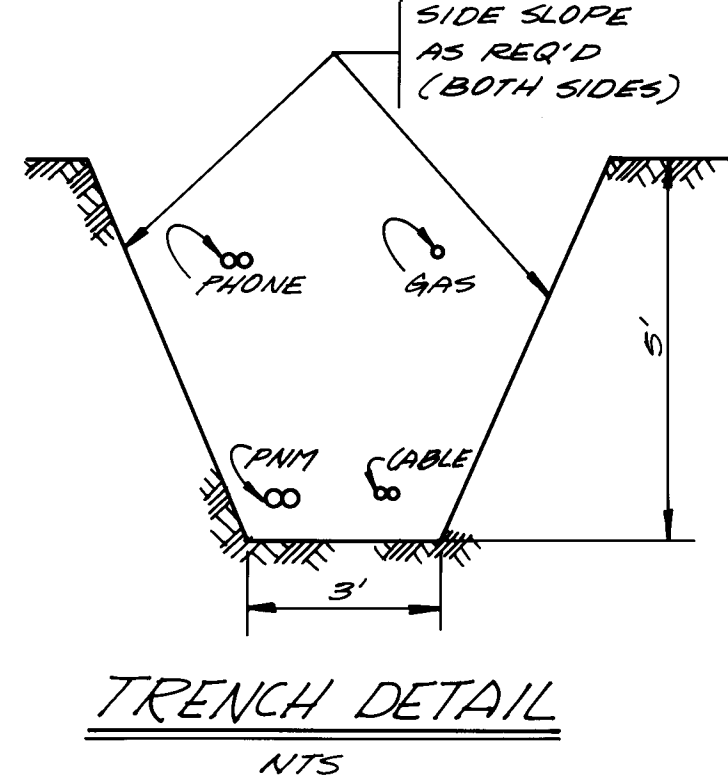
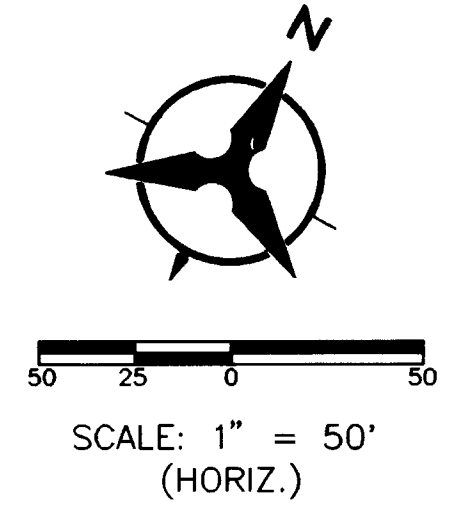
NOTES

ALL M.J. FITTINGS SHALL BE RESTRAINED

CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING WATER AND SANITARY SEWER SUBOUTS.

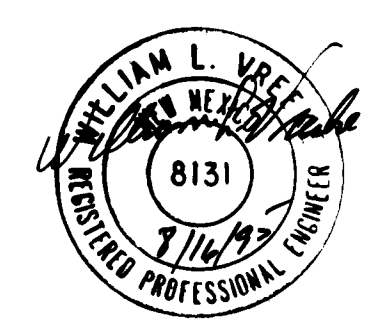
MAINTAIN 12" CLEARANCE BETWEEN GAS AND WATER LINES

CONTRACTOR SHALL COORDINATE WITH GAS COMPANY TO SUSPEND EXISTING 10" GAS LINE ABOVE TRENCH (IN SERVICE) DURING TRENCHING OPERATIONS



NOTE:

1. INSTALL SLEEVES FROM R/W (RT.) TO R/W (LT.)
2. THE NUMBER OF SLEEVES FOR EACH UTILITY VARIES.



RECORD DRAWING

DATE: 8/16/95

WATER SHUT-OFF REQUIREMENTS:

CONTRACTOR WILL BE RESPONSIBLE FOR THE TIMING AND COORDINATION OF THE WATER SHUT-OFF REQUIREMENTS IN CONJUNCTION WITH THE COMPLETION OF THIS PROJECT. AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PWD/ WATER SYSTEMS DIVISION (857-8200) TO INITIATE IMPLEMENTATION OF THIS WATER SHUT-OFF PLAN.

WATER SHUT-OFF PLAN:

A. LANG AVENUE 361, 381



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: JOURNAL CENTER BUSINESS PARK - TRACT1A
LANG AVENUE (WEST)
WATER & SANITARY SEWER PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.G. Gendley	3-23-95	WATER	R.W. Kane	3-16-95
TRANSPORTATION	NA	3-21-95	WASTE WATER	R.W. Kane	3-16-95
HYDROLOGY	NA	3-15-95			

DRAWING NO.	5092.90	MAP NO. D-17	SHEET 5	OF 7
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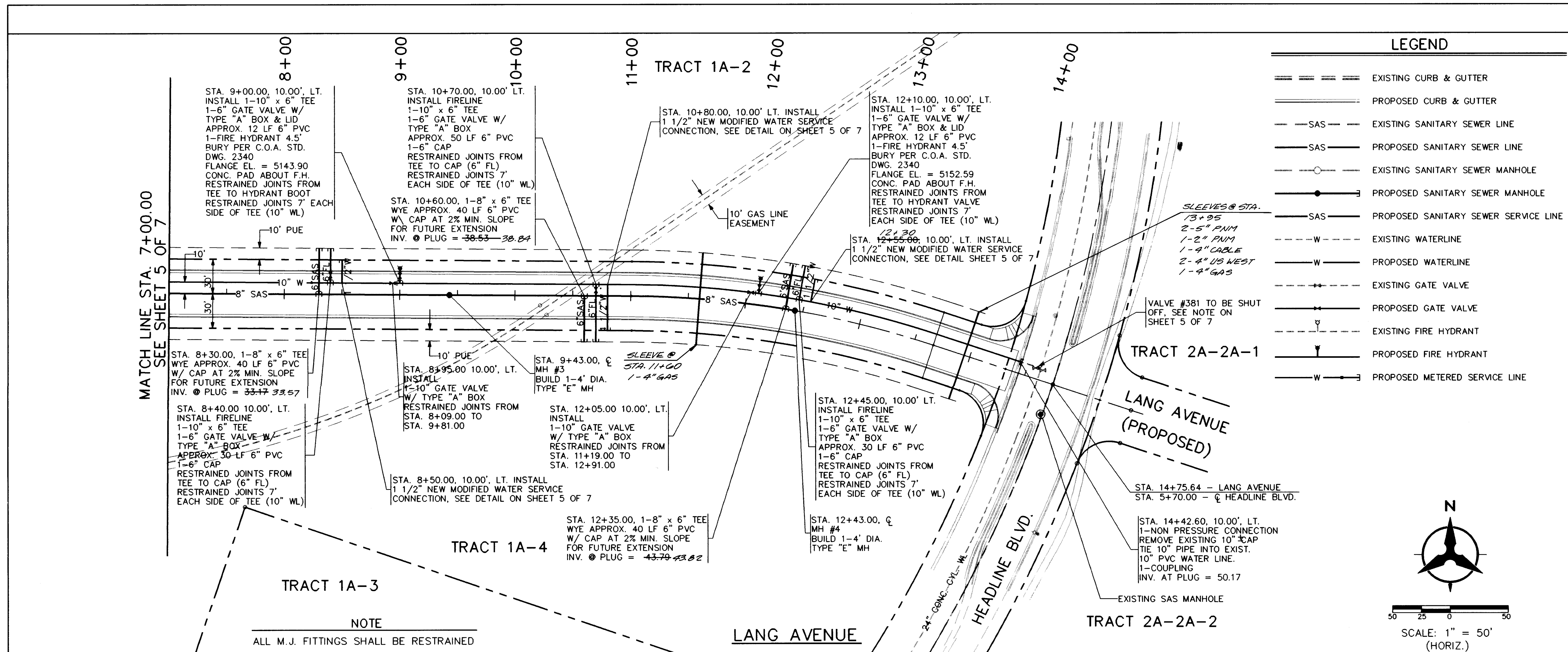
SURVEY INFORMATION			BENCH MARKS		AS BUILT INFORMATION	
FIELD NOTES			CENTERLINE MONUMENT AT INTERSECTION OF		CONTRACTOR / <i>E. HALE CONST. CO. INC.</i>	
NO.	BY	DATE	JEFFERSON STREET AND HEADLINE BLVD.		WORK STARTED BY	
			OFFSET 10'	ELEVATION = 5152.16	INST. OPERATIONS BY	<i>B/H/I</i>
					FIELD VERIFICATION BY	<i>B/H/I</i> DATE <i>7/95</i>
					FIELD CORRECTION BY	<i>B/H/I</i> DATE <i>7/95</i>
					MICRO-FILM INFORMATION	
					RECORDED BY	DATE
					NO.	

ENGINEER'S SEAL

A circular postmark from James R. Tompkins, New York, dated 2/28/96. The text "JAMES R. TOMPKINS" is curved along the top inner edge, and "NEW YORK" is curved along the bottom inner edge. The date "2/28/96" is stamped in the center. A handwritten signature "W. J. [illegible]" is written across the postmark.

NO.	DATE	REMARKS	BY
REVISIONS			

DESIGNED BY:	J.R.T., D.M.H.	DATE: 2/22/95
DRAWN BY:	M.E.S.	DATE: 2/22/95
CHECKED BY:	J.R.T.	DATE: 2/22/95



LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING GATE VALVE
- PROPOSED GATE VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED METERED SERVICE LINE

SAS & CURVE DATA

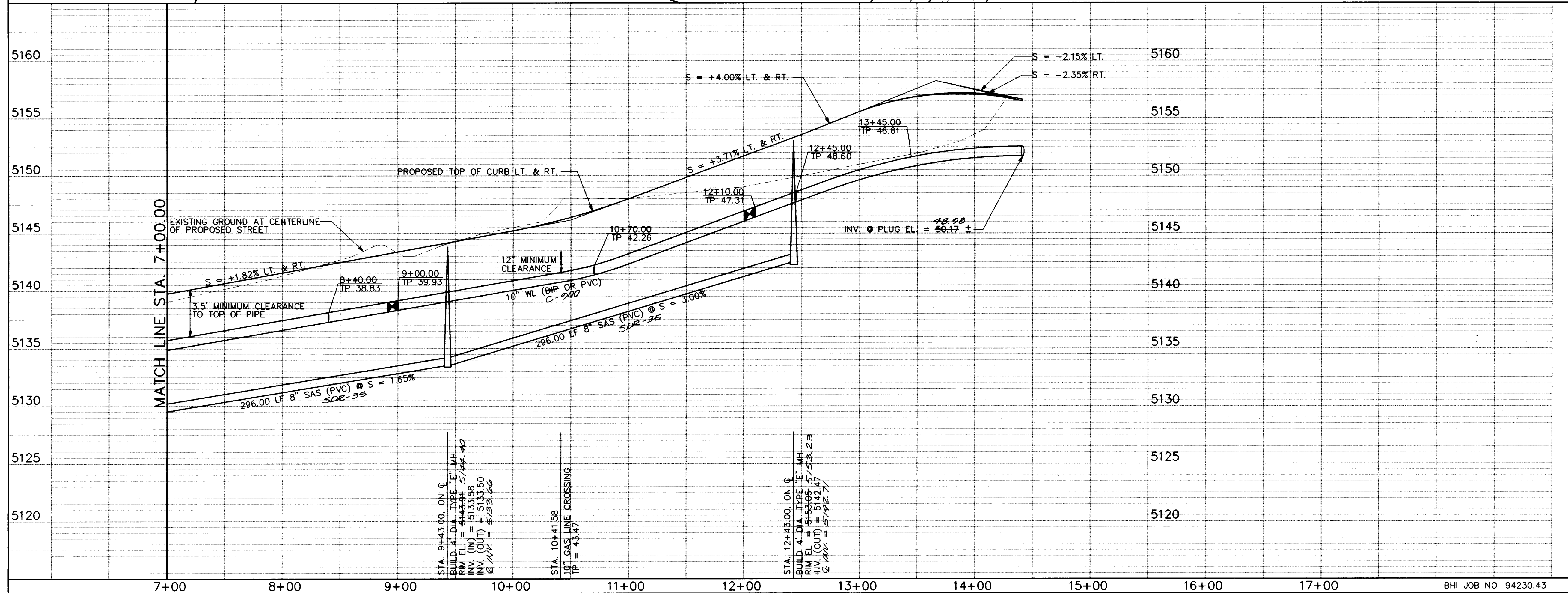
P.I. = 11+71.97, 2.98' LT.
Δ = 09°34'34"
D = 06°44'26"
T = 71.20'
L = 142.07'
R = 850.00'

WATER LINE CURVE DATA

P.I. = 12+33.87, 20.63' LT.
Δ = 17°55'17"
D = 06°39'44"
T = 135.61'
L = 269.00'
R = 860.00'

NOTE

ALL M.J. FITTINGS SHALL BE RESTRAINED
CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING WATER AND SANITARY SEWER STUBOUTS.
MAINTAIN 12" CLEARANCE BETWEEN GAS AND WATER LINES
CONTRACTOR SHALL COORDINATE WITH GAS COMPANY TO SUSPEND EXISTING 10" GAS LINE ABOVE TRENCH (IN SERVICE) DURING TRENCHING OPERATIONS



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	C.E. HALE CONSULTING, INC.	CENTERLINE MONUMENT AT INTERSECTION	OF JEFFERSON STREET AND HEADLINE BLVD.	FIELD NOTES	DATE	BY	DATE
STARTED BY	BH/1	BLVD. OFFSET	10'	NO.	DATE	BY	DATE
ACCEPTED BY	BH/1	ELEVATION	5152.16				
FIELD ACTION BY	BH/1						
DRAWINGS							
CORRECTED BY	BH/1						
MICRO-FILM INFORMATION							
RECORDED BY							
NO.							

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

26-5092-90 06195

RECORD DRAWING

DATE: 9/16/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: JOURNAL CENTER BUSINESS PARK - TRACT 1A
LANG AVENUE (WEST)

WATER & SANITARY SEWER PLAN AND PROFILE

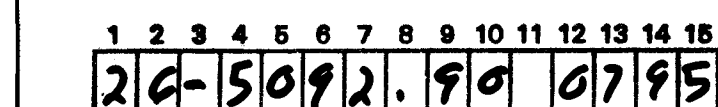
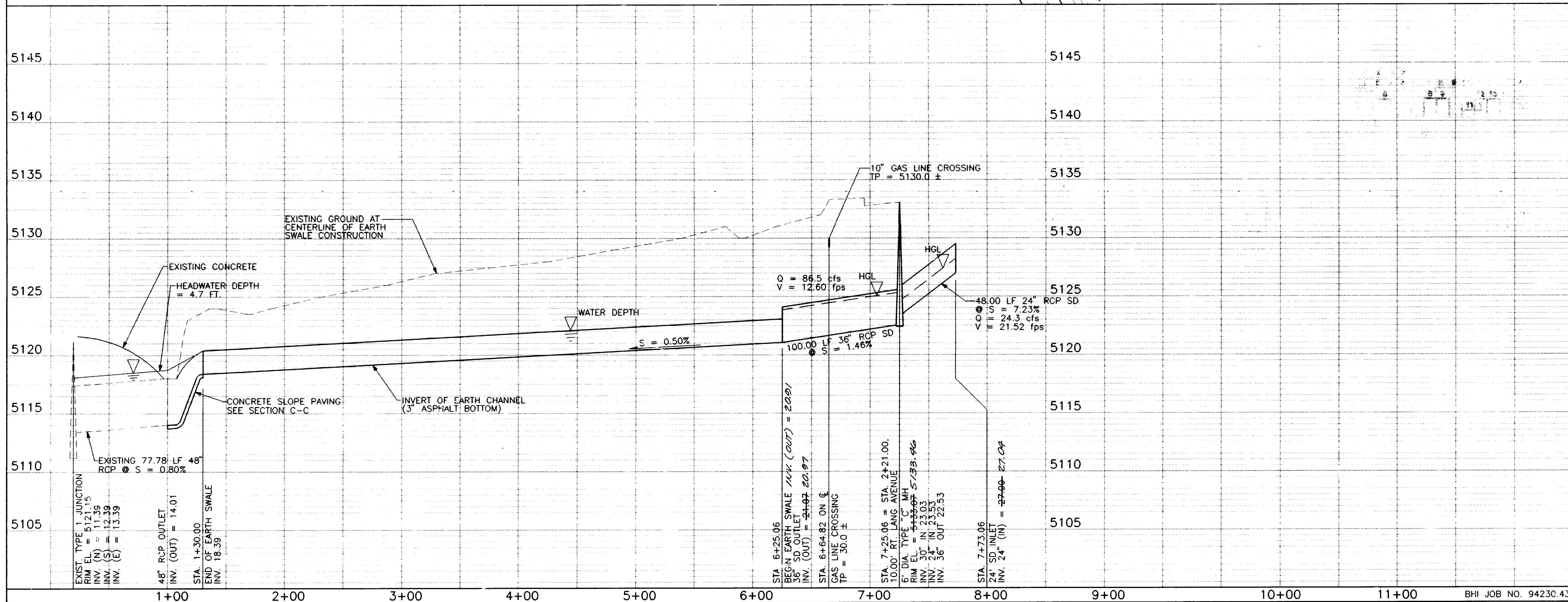
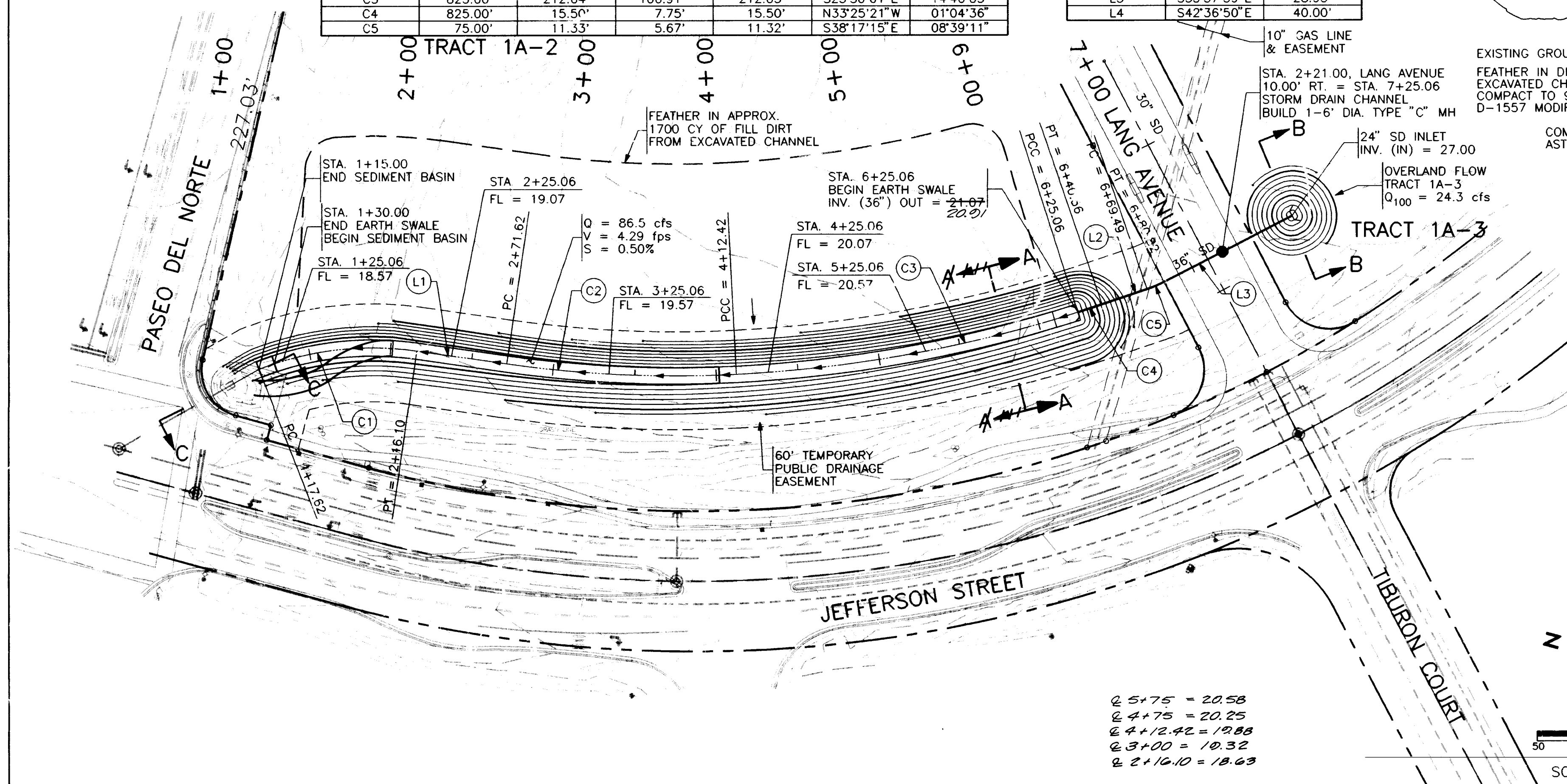
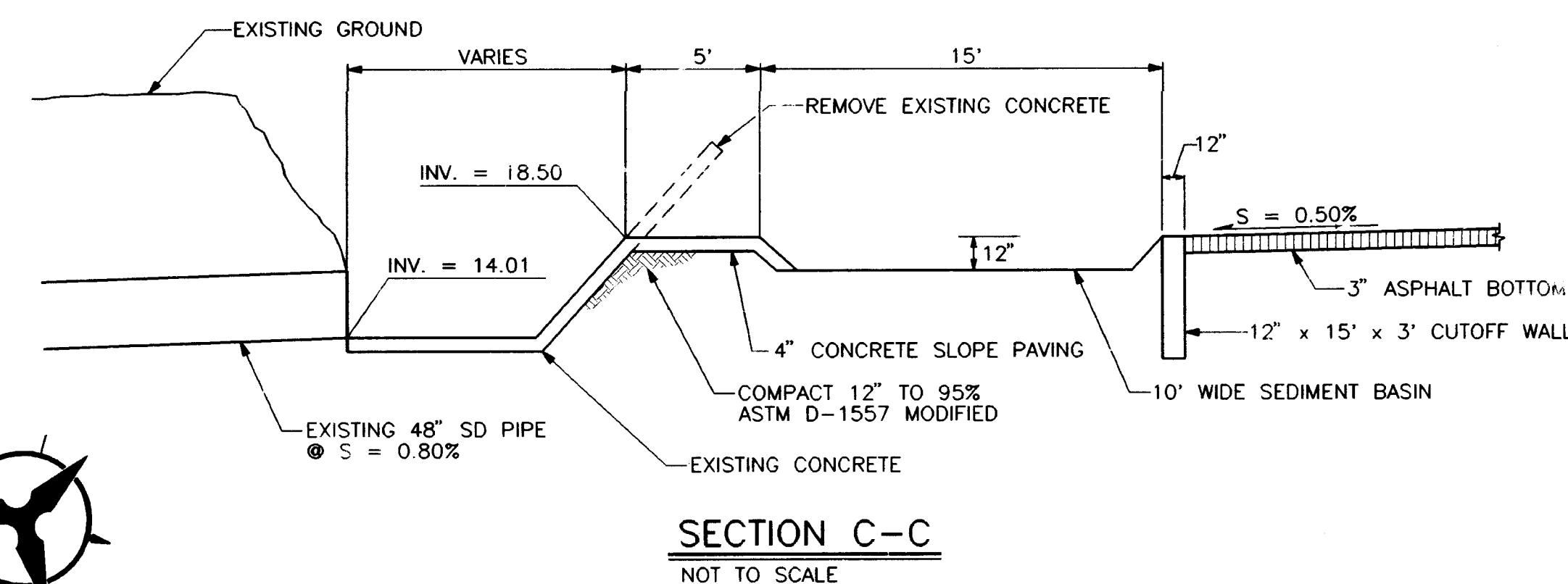
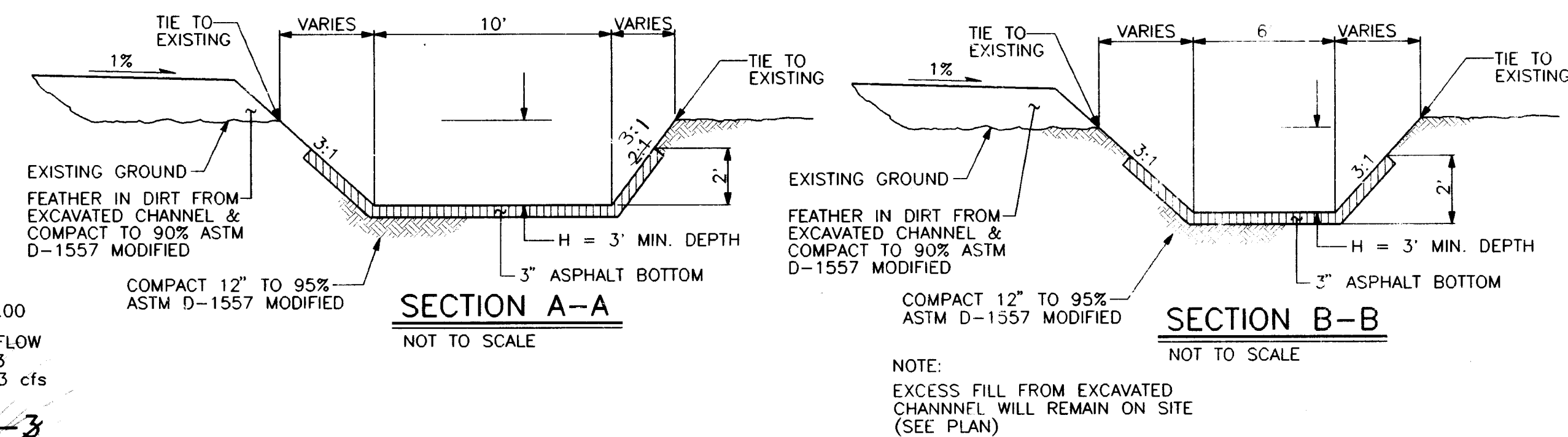
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DR. CHAIRMAN	R.W. Kane	3-23-95	WATER	R.W. Kane	3-16-95
TRANSPORTATION	NA	2-21-95	WASTE WATER	R.W. Kane	3-16-95
HYDROLOGY	NA	3-15-95			

DRAWING NO. 5092.90

MAP NO. D-17

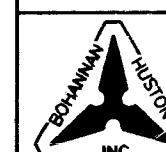
SHEET 6 OF 7

LINE	DIRECTION	DISTANCE
L1	N44°53'30"W	17.62'
L2	S06°59'20"E	55.52'
L3	S33°57'39"E	28.93'
L4	S42°36'50"E	40.00'



RECORD DRAWING

DATE: 8/14/95



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: JOURNAL CENTER BUSINESS PARK - TRACT1A
STORM DRAIN PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.G. Landley	3-23-95	WATER	NIA RWK	3-16-95
TRANSPORTATION	NIA RWO	3-21-95	WASTE WATER	NIA RWK	3-16-95
HYDROLOGY	R. Austin	3-15-95			

DRAWING NO.	5092.90
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MAP NO.
D-17

SHEET 7 OF 7

USERNAME: C94230.43
FILENAME: TRT1STM2.DWG