

CONSTRUCTION PLANS FOR ELDORADO STATION U.S. POST OFFICE PUBLIC PAVING AND UTILITY IMPROVEMENTS CANDELARIA ROAD NE ALBUQUERQUE, NEW MEXICO

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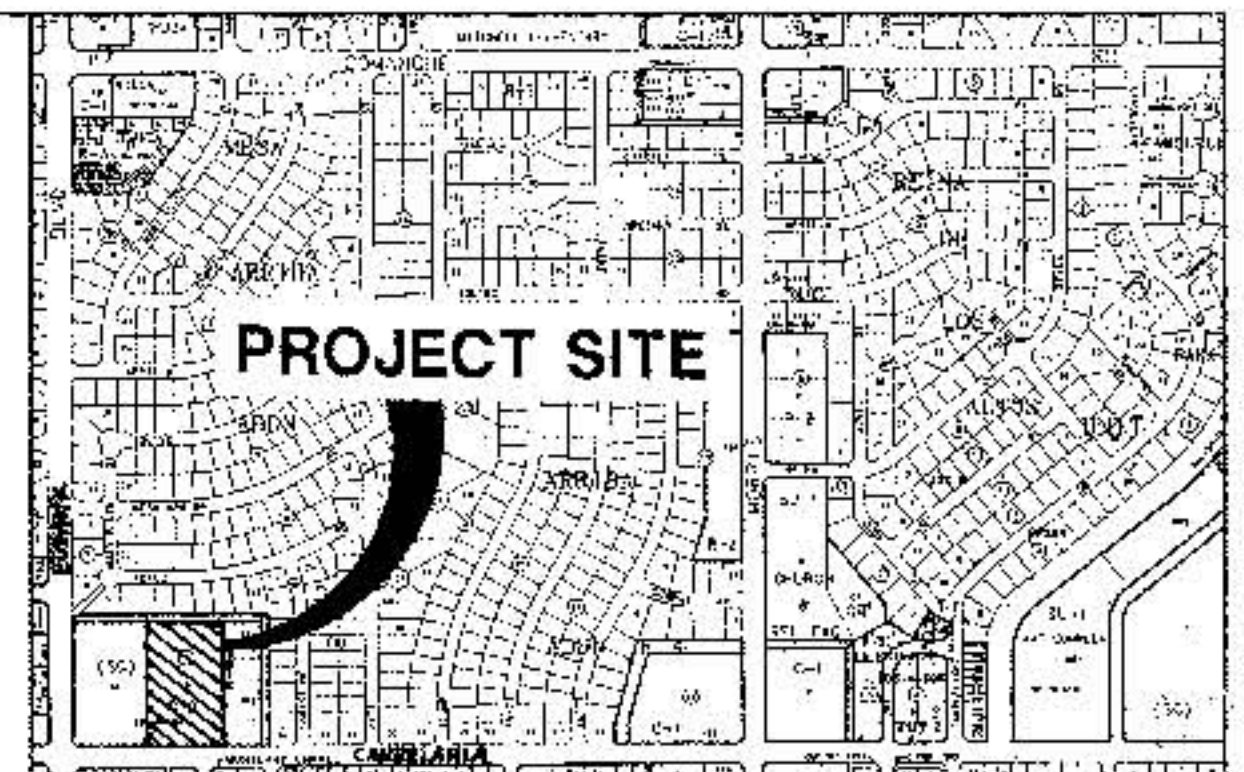


RECORD DRAWING

I, Guy C. Jackson, Registered NM Civil Engineer # 13289, do hereby certify that to the best of my knowledge and belief that the as-built information provided by Telstar Construction and BPLW reflects the portion of work completed by the project contractor and that the work appears to be constructed within substantial compliance of the original design. All vertical and horizontal dimensions should be field verified prior to use on future projects.

Guy C. Jackson NMPE#13289

Date 3/20/00



VICINITY MAP
NOT TO SCALE
MAP NO. G-21

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 THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, AS AMENDED THROUGH UPDATE #9.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) 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 IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 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 BARRICADING ENGINEER (788-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY MONUMENT THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEY SECTION. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, THE 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.
- ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR (24) HOUR CONSTRUCTION.

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 DEPRESSIONED 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 REQUESTER 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.

BPLW
Architects & Engineers, Inc.
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Albuquerque, New Mexico 87110
(505) 881-1200
Designing to Shape the Future

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
1, 3, 4							
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	
		DRC Chairman		B. G. Jackson		4-21-97	
		Transportation		R. W. Kame		5-28-97	
		Water/Wastewater		J. H. H. H.		5/1/97	
		Hydrology					
		Const. Mngmt.					



N 1498200

0 15 30 60 90
SCALE: 1" = 30'

GRID NORTH

N 1498000

TRACT A-1, BLOCK 7
MESA ARRIBA SUBDIVISION
FILED: APRIL 4 1973
BOOK 88, PAGE 7

TRACT A-1

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 4, T. 10 N., R. 4 E., AND WITHIN THE LIMITS OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING TRACT A-2, THE SAME AS SHOWN AND DESCRIBED ON THE SUMMARY PLAT FILED APRIL 4 1973, BOOK 8-B, PAGE 7 AT THE OFFICE OF THE COUNTY CLERK.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT DESCRIBED POINT BEING A SET P.K. NAIL WITH WASHER P.S. 7924, WHICH BEARS N 84°28'39" E, AND A DISTANCE OF 392.75 FEET FROM A CITY OF ALBUQUERQUE BRASS CAP STAMPED "8-021".

THENCE, N 00°04'56" W AND A DISTANCE OF 510.77 FEET ALONG THE WEST PROPERTY LINE COMMON WITH THE ADJOINER LOCATED TO THE WEST AND FILED AS TRACT A-1, MESA ARRIBA SUBDIVISION APRIL 4 1973, BOOK 8-B, PAGE 7, TO A POINT BEING A FOUND NO. 5 REBAR, AND ALSO THE NORTHWEST CORNER OF TRACT A-2.

THENCE, N 89°56'28" E AND A DISTANCE OF 292.53 FEET ALONG THE NORTH PROPERTY LINE COMMON WITH THE ADJOINER LOCATED TO THE NORTH AND FILED AS MESA ARRIBA SUBDIVISION FILED JUNE 22 1959 VOL. 02, FOLIO 78, TO A POINT BEING A NO. 5 REBAR, AND ALSO THE NORTHEAST CORNER OF TRACT A-2.

THENCE, S 00°18'29" E AND A DISTANCE OF 510.08 FEET ALONG THE EAST PROPERTY LINE COMMON WITH THE ADJOINER LOCATED TO THE EAST AND FILED AS TRACT 7-B-1 AND 7-B-2, MESA ARRIBA SUBDIVISION APRIL 4 1973, VOL. C36, FOLIO 124, TO A POINT AT THE RIGHT-OF-WAY OF CANDELARIA AVE. N.E. BEING A SET P.K. NAIL WITH WASHER P.S. 7924, AND ALSO THE SOUTHEAST CORNER OF TRACT A-2.

THENCE, S 89°47'18" W AND A DISTANCE OF 294.60 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF CANDELARIA AVENUE N.E. TO THE POINT OF BEGINNING.

THE TRACT HEREIN DESCRIBED CONTAINS 3.4396 ACRES MORE OR LESS.

NOTES:

- 1.) BEARINGS ARE GRID AND DISTANCES ARE GROUND
- 2.) BEARINGS AND DISTANCES SHOWN IN () ARE RECORD
- 3.) LOCATION OF UNDERGROUND UTILITIES ARE ABOVE GROUND EVIDENCE ONLY EXACT DEPTH AND LOCATION TO BE DETERMINED BY OTHERS.
- 4.) EXISTING STRUCTURE IS NOT LOCATED WITHIN THE BOUNDARIES OF FLOOD ZONE, ACCORDING TO COMMUNITY-PANEL NO. 350002 D25 FLOOD INSURANCE RATE MAP BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 5.) PRETAINING TO ITEM NO. 6, TABLE A MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM AND TITLE SURVEYS 1992, THERE ARE NO SETBACK, HEIGHT, AND BULK RESTRICTIONS SHOWN ON THE SUBDIVISION MAP OF RECORD AND I CANNOT CERTIFY THE EXISTENCE OF SUCH ON OTHER DOCUMENTS OR INTERPRETATIONS.

CITY OF ALBUQUERQUE BRASS CAP
STATION ID. "6-021"
N=1497635.18
E=415398.67
ELV=5508.42

POINT OF BEGINNING
SET P.K. NAIL W/WASHER
P.S. 7924

N 1497600

E 415600

E 415800

E 416000

E 416200

S&ASSOC Santiago Romero Jr.
and Associates, Inc.
ENGINEERS & SURVEYORS
4004 CARLISLE BLVD. N.E., SUITE 0
ALBUQUERQUE, NEW MEXICO 87117
(505)864-5119

MESA ARRIBA SUBDIVISION
FILED JUNE 22, 1959
BOOK D2, PAGE 78

MESA ARRIBA SUBDIVISION

PROPERTY & TOPOGRAPHIC SURVEY
OF
TRACT A-2, MESA ARRIBA
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 1996

TRACT 7-B-1

MESA ARRIBA SUBDIVISION
FILED MAY 12, 1988
BOOK C36, PAGE 124

LEGEND	
	POWER POLE
	LIGHT POLE
	SEWER CLEANOUT
	DECIDUOUS TREE
	WATER METER
	FLOW LINE
	PROPERTY LINE
	FOUND PROPERTY CORNER
	SET PROPERTY CORNER
	BLOCK WALL
	CHAINLINK FENCE
	OVERHEAD ELECTRIC LINE
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	SPOT ELEVATION
	TOP OF CURB ELEVATION
	FLOW LINE ELEVATION
	GRID MARKS
	CONTOUR LINE MINOR (TYP.)
	CONTOUR LINE MAJOR (TYP.)
	CONTROL POINT
	GUARD POST
	ELECTRIC CONDUIT
	ELECTRIC TRANSFORMER
	GAS METER
	SPRINKLER
	SPRINKLER CONTROL VALVE
	EVERGREEN TREE
	ROOF GUTTER
	EXISTING BUILDING
	SANITARY SEWER LINE
	STORM DRAIN LINE
	WATER VALVE
	WATER LINE
	ELECTRIC TRAFFIC CONTROL BOX

TRACT 7-B-2

CERTIFICATION

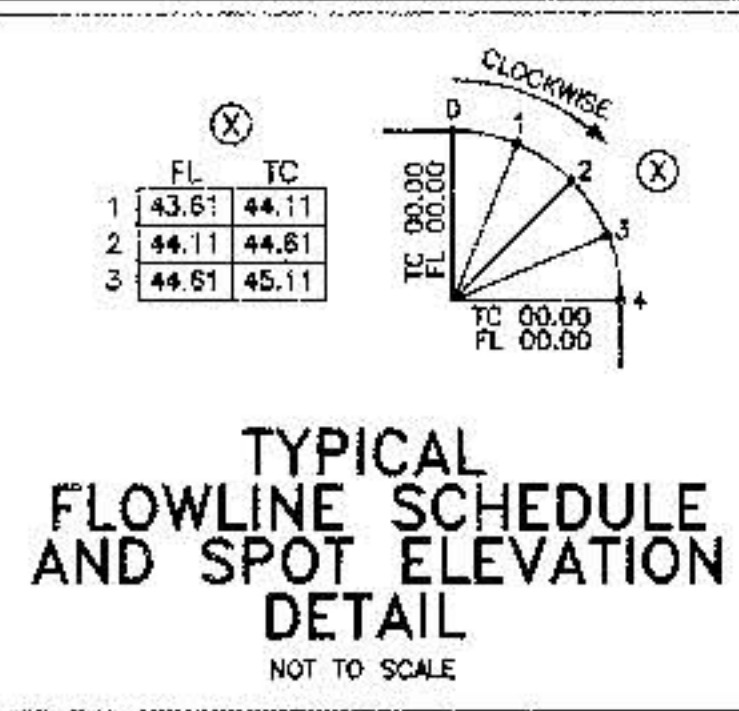
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" AND INCLUDED ITEMS 1,3,8,10 AND 11 OF TABLE A THEREOF AND PURSUANT TO THE ACCURACY STANDARDS OF AN URBAN SURVEY.

I FURTHER CERTIFY THAT THERE ARE NO OTHER EASEMENTS OR RIGHT-OF-WAY IN USE OR IN EVIDENCE, OVER OR UNDER THE SUBJECT PROPERTY, NOR ANY ENCROACHMENTS OF IMPROVEMENTS ONTO CONTIGUOUS PROPERTY BY THE IMPROVEMENTS LOCATED ON THE SUBJECT PROPERTY NOR ANY ENCROACHMENTS OF IMPROVEMENTS FROM ADJOINING PROPERTY ONTO THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON SAID PLAT.

Santiago Romero Jr. N.M.P.S. NO. 7924 6/25/96 DATE



CANDELARIA ROAD N.E.



TC	FL
1 16.38	15.88
2 15.36	15.36
3 15.30	14.83

TC	FL
1 16.79	16.12
2 16.42	16.42
3 17.21	16.71

TC	FL
1 18.58	18.08
2 17.67	17.67
3 17.33	17.28

TC	FL
1 19.09	18.42
2 18.54	18.54
3 19.14	18.64

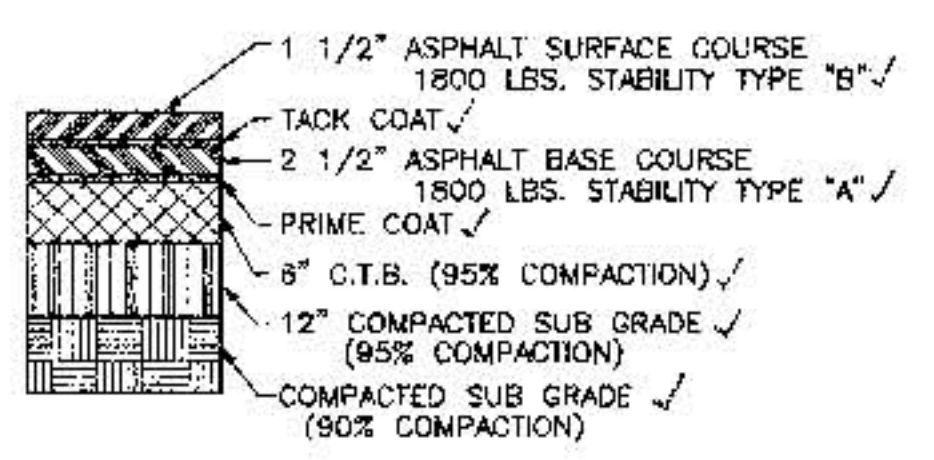
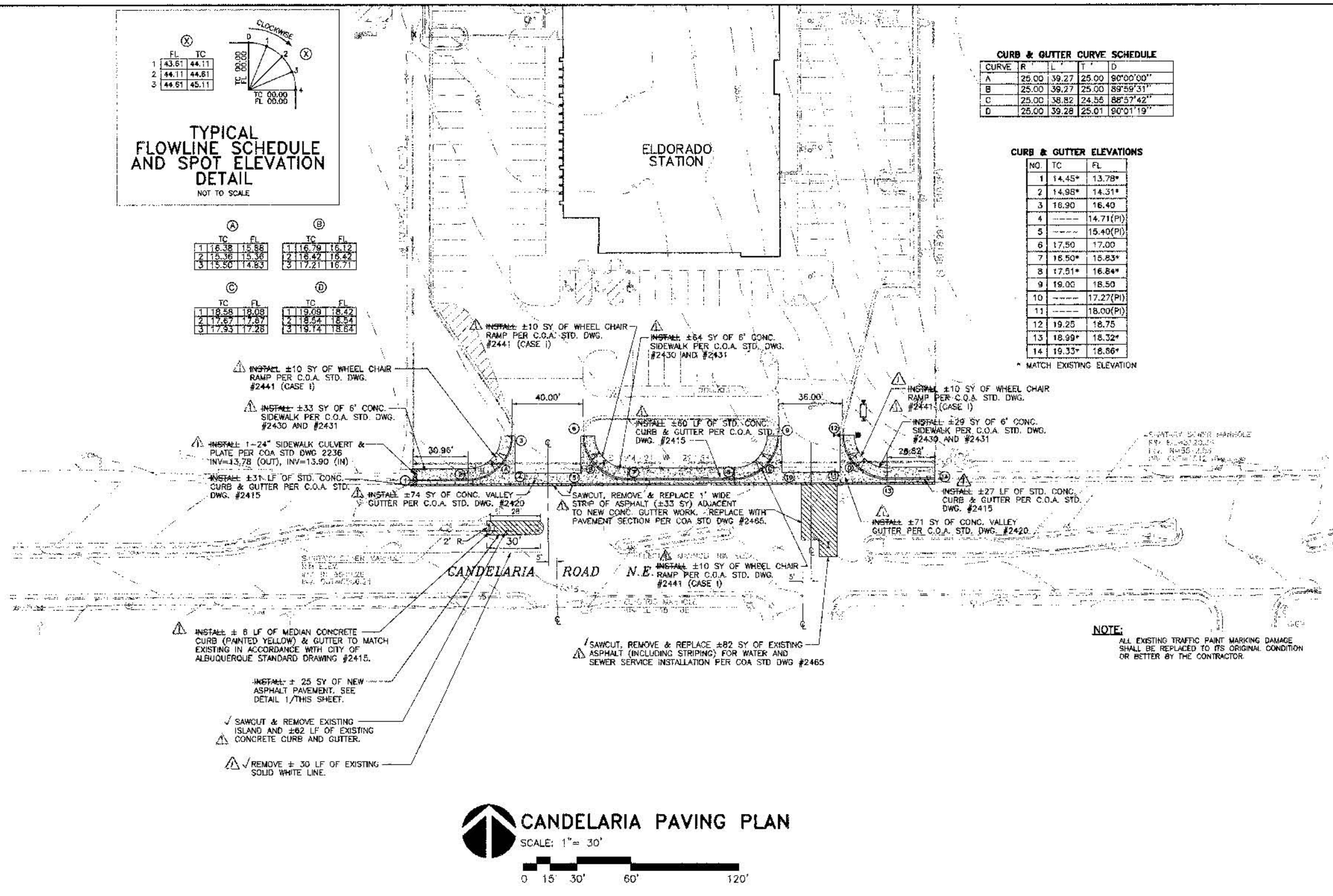
CURB & GUTTER CURVE SCHEDULE

CURVE	R	L	T	D
A	25.00	39.27	25.00	90°00'00"
B	25.00	39.27	25.00	89°59'31"
C	25.00	38.82	24.56	88°57'42"
D	25.00	39.28	25.01	90°01'19"

CURB & GUTTER ELEVATIONS

NO.	TC	FL
1	14.45*	13.78*
2	14.98*	14.31*
3	16.90	16.40
4	---	14.71(P)
5	---	15.40(P)
6	17.50	17.00
7	16.50*	16.83*
8	17.51*	16.84*
9	19.00	18.50
10	---	17.27(P)
11	---	18.00(P)
12	19.25	18.75
13	18.99*	18.32*
14	19.33*	18.86*

* MATCH EXISTING ELEVATION



GENERAL NOTES:

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS & NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL CURVE DATA & DIMENSIONS REFER TO FACE OF CURB AT FLOWLINE UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR IS RESPONSIBLE FOR ALL REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS & EXISTING LINES.
- ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
- CONTRACTOR SHALL PROVIDE INSPECTORS (CITY & PRIVATE) w/ A PROPOSED HYDRO STATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
- CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF OTHER CONTRACTORS ON SITE.
- ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- REMOVAL OF THE EXISTING CURB & GUTTER OR VALLEY GUTTER SHALL BE AS PER COA STD DWG. 2415 (SAW CUT ONLY).
- WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
- PAVEMENT MARKINGS TO BE PLASTIC PER COA STANDARDS.

LEGEND:

- EX. CONTOUR LINE MINOR (TYP.)
- EX. CONTOUR LINE MAJOR (TYP.)
- NEW FIRE HYDRANT
- EX. WATER VALVE
- NEW BFP W/REDUCERS
- NEW WATER VALVE
- EX. SAN. SEWER MANHOLE
- EXISTING ANCHOR
- EX. O.H. ELECTRIC LINE
- EX. SAN. SEWER LINE
- EX. WATER LINE
- EX. TELEPHONE LINE
- EX. GAS LINE
- EXISTING TOP OF CURB ELEVATION
- EXISTING FLOWLINE ELEVATION
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER
- EX. POWER POLE
- EX. WATER METER
- EXISTING SIGN
- EX. LIGHT POLE
- PROPOSED ASPHALT (SEE DETAIL #1 THIS SHEET)

NOTE:
ALL EXISTING TRAFFIC PAINT MARKING DAMAGE SHALL BE REPLACED TO ITS ORIGINAL CONDITION OR BETTER BY THE CONTRACTOR.



RECORD DRAWING

I, Guy C. Jackson, Registered NM Civil Engineer #13289, do hereby certify that to the best of my knowledge and belief that the as-built information provided by Telstar Construction and BPLW reflects the portion of work completed by the project contractor and that the work appears to be constructed within substantial compliance of the original design. All vertical and horizontal dimensions should be field verified prior to use on future projects.

Guy C. Jackson NMPE#13289 Date 3-22-00

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Designing to shape the future



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: ELDORADO STATION U.S. POST OFFICE CANDELARIA PAVING IMPROVEMNTS

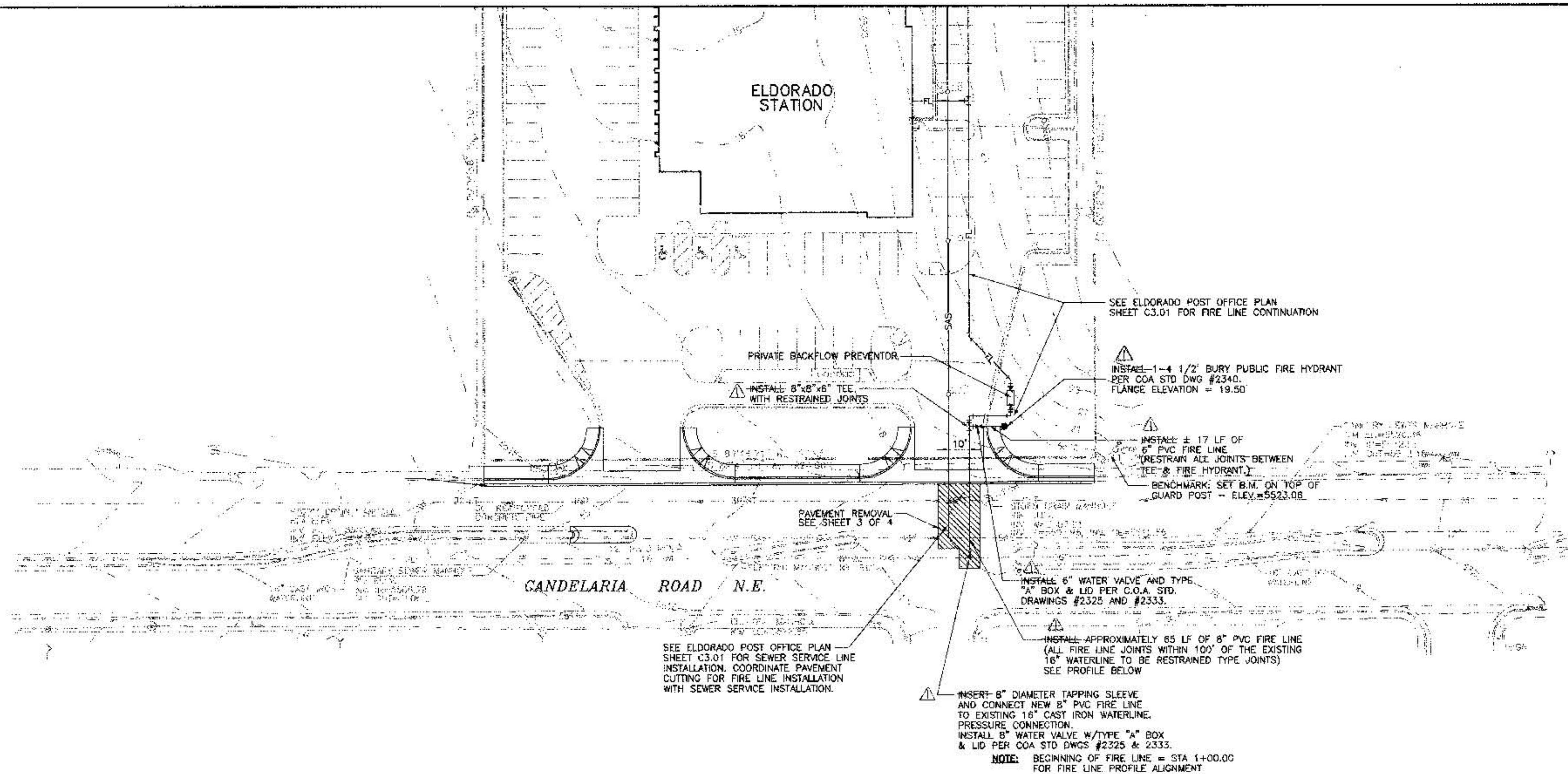
City Project No. 558381 Zone Map No. G-21 Sheet 3 of 4

City Engineer Approval: [Signature] Date: 3/22/00

DESIGN REVIEW COMMITTEE: [Signature] Date: 3/22/00

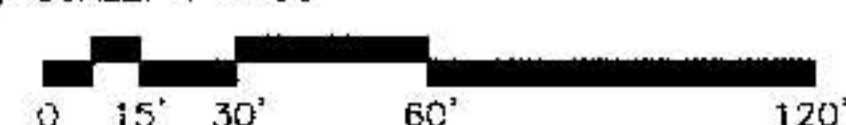
REVISIONS: [Table with columns for No., Date, Remarks]

Designed By: GCU Drawn By: NEF Checked By: BAS



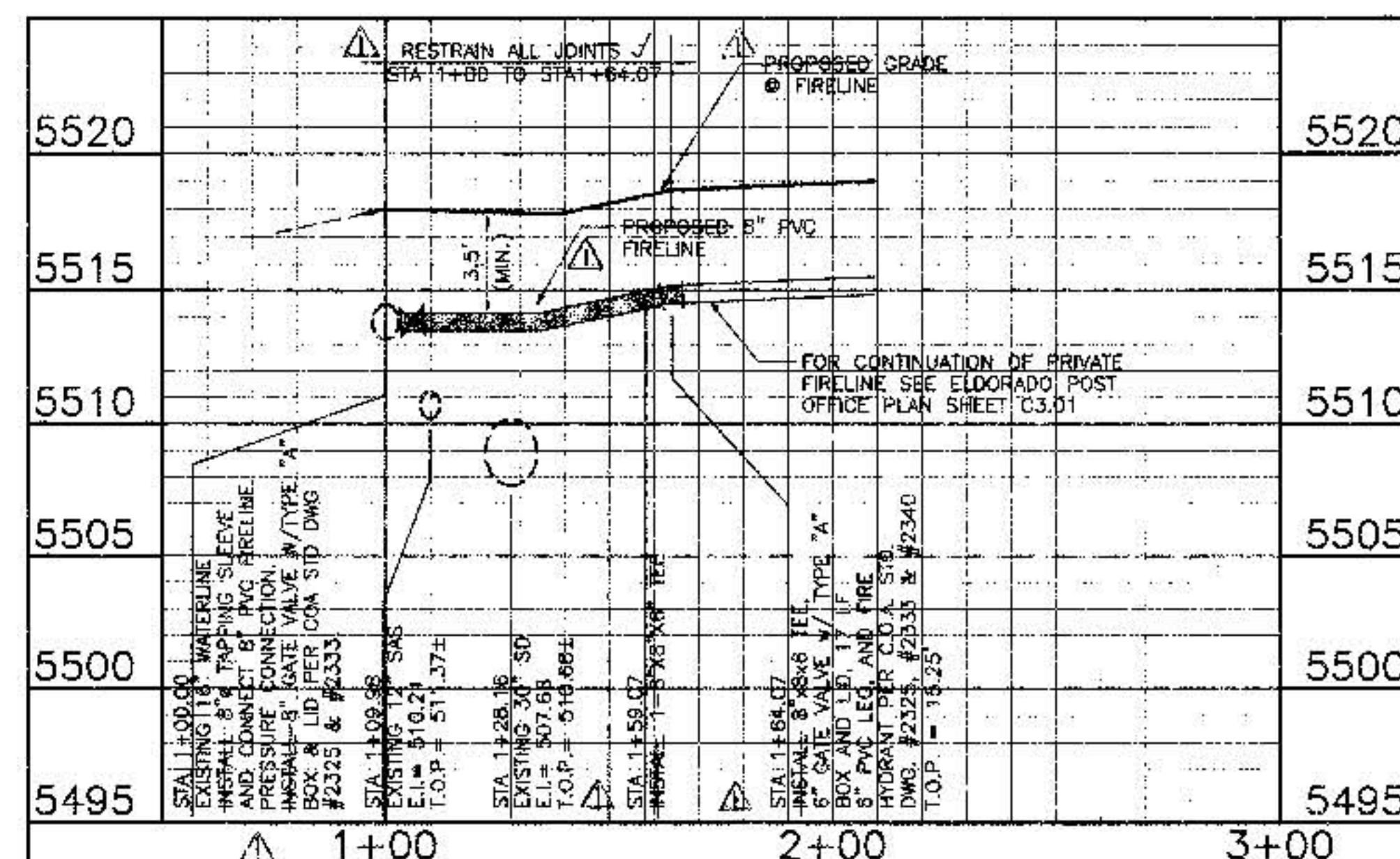
CANDELARIA UTILITY PLAN

SCALE: 1" = 30'



FOR INFORMATION ONLY

INSPECTED BY CITY OF ALBUQUERQUE



FIRELINE PROFILE

 HOR: 1" = 30'
 VERT: 1" = 5'

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- PAVEMENT MARKINGS TO BE PLASTIC PER COA STANDARDS.

LEGEND:

- EX. CONTOUR LINE MINOR (TYP.)
- EX. CONTOUR LINE MAJOR (TYP.)
- NEW FIRE HYDRANT
- EX. WATER VALVE
- PRIVATE BACKFLOW PREVENTOR & REDUCERS
- NEW WATER VALVE
- EX. SAN. SEWER MANHOLE
- EXISTING ANCHOR
- EX. O.H. ELECTRIC LINE
- EX. SAN. SEWER LINE
- EX. WATER LINE
- EX. TELEPHONE LINE
- EX. GAS LINE
- EXISTING TOP OF CURB ELEVATION
- EXISTING FLOWLINE ELEVATION
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER
- EX. POWER POLE
- EX. WATER METER
- EXISTING SIGN
- EX. LIGHT POLE
- PROPOSED ASPHALT (SEE DETAIL SHEET 3 OF 4)

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 CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

 TITLE: **ELDORADO STATION U.S. POST OFFICE
CANDELARIA UTILITY IMPROVEMENTS**

	City Engineer Approval	By: <i>[Signature]</i> Date: 9/96
	DESIGN REVIEW COMMITTEE City Project No. 558381	Zone Map No. G-21 Sheet 4 of 4

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S STAMP & SIGNATURE	
Drawn By: <i>[Signature]</i>	Check By: <i>[Signature]</i>	Set Benchmark on Top of Guard Post	At Southeast Corner of Site. Elev. = 5523.08	Field Notes By: <i>[Signature]</i>	Date: 7/96	By: <i>[Signature]</i>	Date: 9/96
Revised By: <i>[Signature]</i>	Check By: <i>[Signature]</i>			No.:		REVISIONS	DESIGN