

PUBLIC IMPROVEMENT PLANS
FOR
WASHINGTON FEDERAL BANK
ALBUQUERQUE, NEW MEXICO
3000 EUBANK BLVD N.E.

MARCH 2013

PREPARED FOR:
MORAN & MURPHY ARCHITECTS, INC.
4501 SWISS AVE
DALLAS, TEXAS 75204

PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

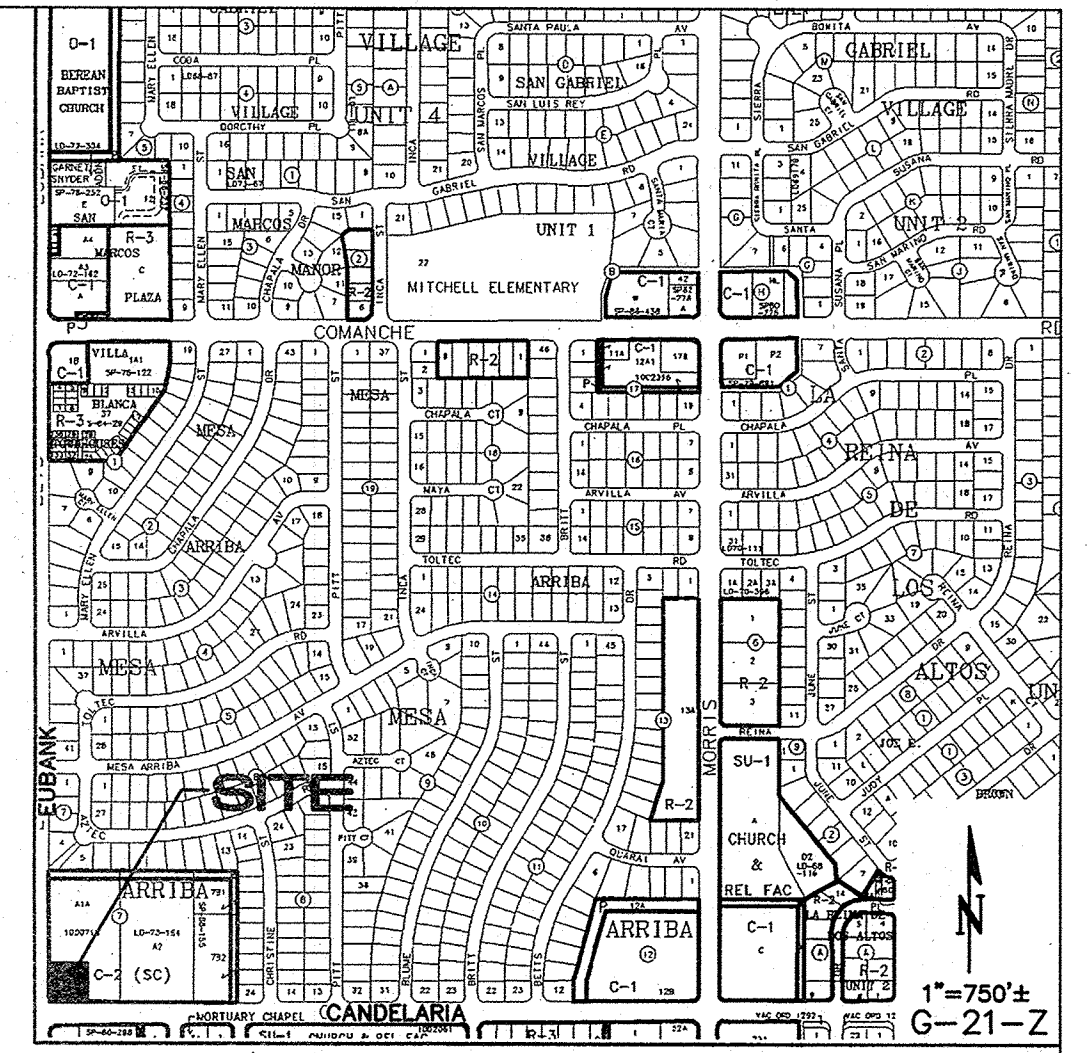
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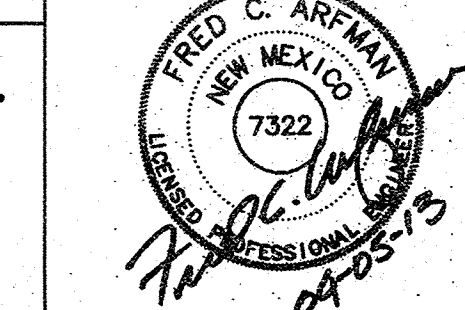
UTILITY CONTACTS		
ABCWUA	PETER CHANG	768-2598
PNM ELECTRIC	CHRIS BUDDI	241-3698
NM GAS CO.	MIKE BOUCHARD	697-3144
CENTRY LINK	RITA JARAMILLO	245-8352
COMCAST	MIKE MORTUS	271-3644
AT&T	JOHN UZCATEGUI	842-2911

GENERAL NOTES

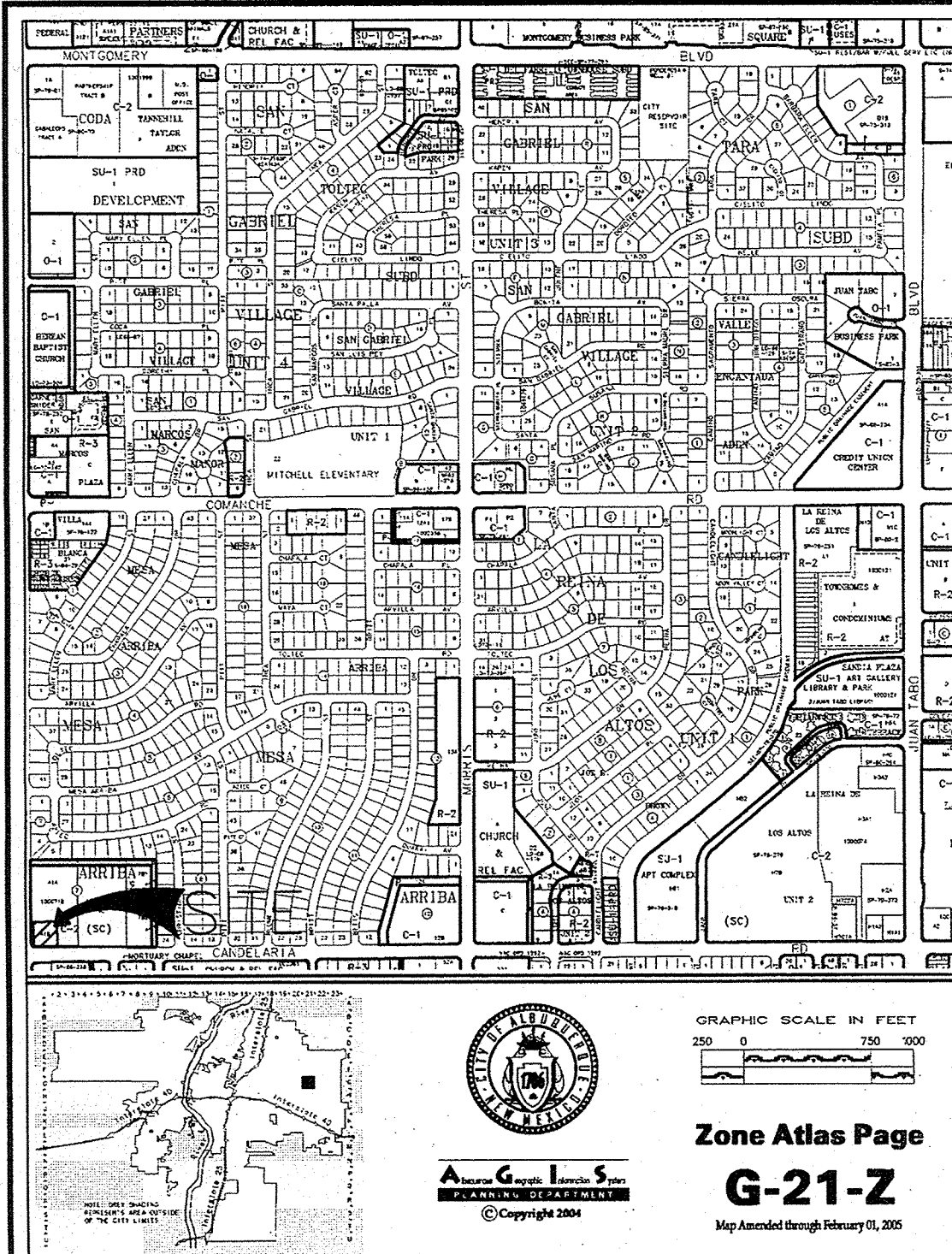
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE #8.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, NM ONE CALL SYSTEMS, INC. @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE #8.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- TRAFFIC CONTROL: SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PRE-FORMED THERMOPLASTIC REFLECTOR PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE PER COA STD DWG #2415A
- SUPPLEMENTAL SPECIFICATION: ALL BACKFILL FOR WATER LINE AND SANITARY SEWER LINE TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
- ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON PLANS.
- THE 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 UPDATE #8.
- PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- WARNING--EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, 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 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 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. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
- ANY WORK OCCURRING WITHIN A FULLY DEVELOPED ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION - AS ALLOWED BY THE CITY.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY
- THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, BUT NOT LIMITED TO, HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.
- TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.
- PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF PREFORMED THERMO-PLASTIC IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ELECTRONIC MARKING SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8.
- ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
- THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ABCWUA.ORG/CONTENT/VIEW/463/729](http://abcwua.org/content/view/463/729).
- CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.
- THE CONTRACTOR SHALL NOTIFY THE ALBUQUERQUE TRAFFIC ENGINEERING DIVISION THRU DRC CHAIR THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK THAT REMOVES, RELOCATES, OR REINSTALLS ANY EXISTING REGULATORY SIGNS.
- RCP PIPE JOINTS SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATIONS. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. RCP JOINTS SHALL NOT BE GROUTED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.
- IF A PAVEMENT DROP-OFF IS CREATED DURING CONSTRUCTION, THE CONTRACTOR SHALL INITIATE PROTECTIVE MEASURES TO PREVENT ABRUPT PAVEMENT CHANGES. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- CONTRACTOR SHALL REPLACE IN KIND ANY EXISTING STRIPING OR ANY OTHER PAVEMENT MARKINGS IMPACTED BY THE WORK. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN EXISTING PEDESTRIAN AND ADA PATHWAYS DURING CONSTRUCTION OR PROVIDE AN ALTERNATE ROUTE OR PROVIDE "SIDEWALK CLOSED" SIGNAGE.
- CONTRACTOR SHALL REPAIR OR REPLACE DISTURBED UTILITIES IMMEDIATELY AND WITHOUT DELAY.



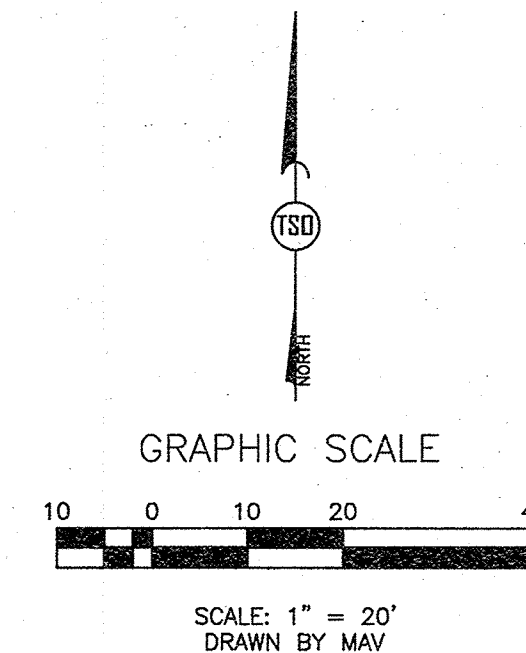
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
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REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****				
		DRC Chairman	Wendell	6/14/13	APPROVED FOR CONSTRUCTION				
		Transportation	Wendell	6/13/13					
		Water/Wastewater	Wendell	6-12-13					
		Hydrology	Wendell	6/12/13					
		Constr. Mngmt.							
		Constr. Coord.							
		City Project No.							
		558382							
		Sheet							
		1							
		Of							
		6							



A.L.T.A./A.C.S.M. SURVEY
TRACT A-1-B, BLOCK 7
MESA ARRIBA SUBDIVISION
SITUATE WITHIN SECTION 4,
T.10N., R.4E., N.M.P.M.
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2012



LEGAL DESCRIPTION
TRACT LETTERED "A-ONE-B" ("A-1-B") IN BLOCK NUMBERED SEVEN (7), OF MESA ARRIBA SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID REPLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 15, 2000, IN VOLUME 2000C, FOLIO 213.

SCHEDULE B - SECTION II EXCEPTIONS

- [11] DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- [12] RESERVATIONS AND EXCEPTIONS IN THE PATENT BY THE UNITED STATES OF AMERICA RECORDED IN BOOK 77, PAGE 63, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, WHICH AFFECTS THIS PROPERTY BUT ARE NOT PLOTTABLE.
- [13] UTILITY EASEMENT, AND INCIDENTAL PURPOSE THERETO, RESERVED ALONG THE WEST FIVE (5) FEET OF THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, RECORDED IN PLAT BOOK 200C, PAGE 213, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, WHICH AFFECTS THIS PROPERTY AND IS SHOWN HEREON.
- [14] EASEMENT, AND INCIDENTAL PURPOSE THERETO, GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, RECORDED MAY 1, 1964 IN BOOK D 742, PAGE 160, AS DOC. NO. 95432, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, WHICH AFFECTS THIS PROPERTY AND IS SHOWN HEREON.

NOTES

1. BASIS OF BEARINGS FOR THIS PLAT ARE AS NOTED.
2. BEARINGS AND DISTANCES ARE FIELD MEASURED. DIMENSIONS SHOWN IN PARENTHESIS ARE FROM PLAT OF MESA ARRIBA SUBDIVISION, FILED ON AUGUST 15, 2000, IN VOLUME 2000C, FOLIO 213.
3. PROPERTY IS IDENTIFIED BY UPC #1 021 060 010 012 319 16.
4. PROPERTY IS ZONED "C-2 (SC)", COMMUNITY COMMERCIAL ZONE, ACCORDING TO THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE, SECTION 14-16-2-20.
5. LANDS SHOWN HEREON LIE WITHIN ZONE "X". AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO F.I.R.M. MAP NUMBER 35001C0356H. MAP REVISED AUGUST 16, 2012.
6. DOCUMENTS USED IN PREPARATION OF SURVEY:
A PLAT OF TRACTS A-1-A, & A-1-B, BLOCK 7, MESA ARRIBA SUBDIVISION FILED AUGUST 8, 2000, IN BOOK 2000C, PAGE 213.
B TITLE COMMITMENT FILE NUMBER 12090386 FROM STEWART TITLE GUARANTY COMPANY EFFECTIVE DATE 9/17/2012.
7. OWNER OF RECORD: RONALD F. HORN ETAL AND C/O PHILLIPS PETROLEUM CO DC17..
8. PROPERTY IS CURRENTLY UNDER CONSTRUCTION AND DEMOLITION.

ENCROACHMENT NOTES

- A: CURB ALONG NORTH PROPERTY LINE ENCROACHES BY 0.9 FEET AND 1.4 FEET.

SURVEYOR'S CERTIFICATE

TO:
- RONALD F. HORN ETAL AND C/O PHILLIPS PETROLEUM CO DC17
- STEWART TITLE GUARANTY COMPANY.
- WASHINGTON FEDERAL, A FEDERAL SAVINGS ASSOCIATION

THIS IS THE CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 11(a), 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 15, 2012.
DATE OF PLAT OR MAP: AUGUST 15, 2000

ANTHONY L. HARRIS, N.M.P.S. #11463
DATE: _____

THE SURVEY OFFICE, LLC

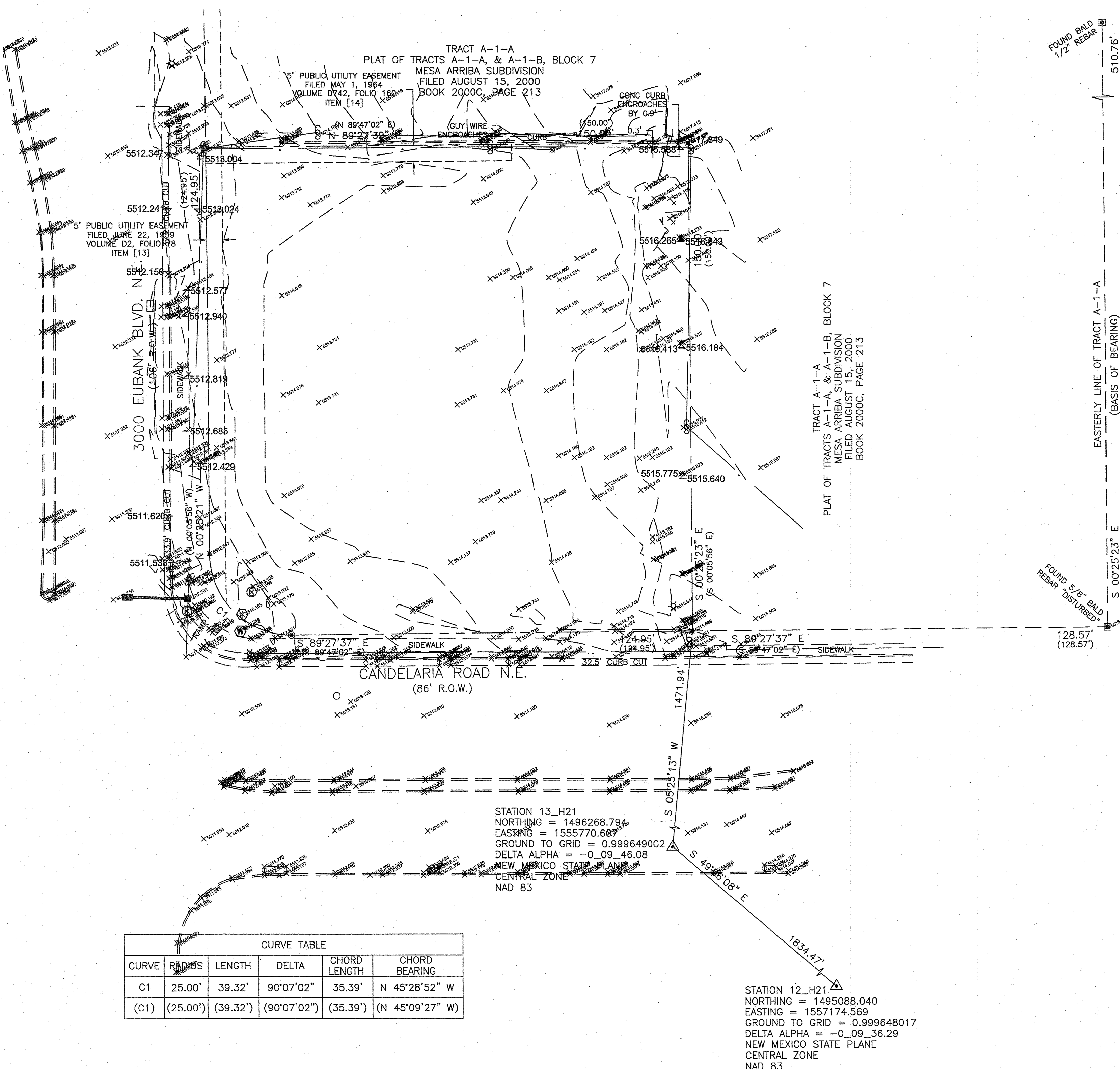
333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
87102

T.10N., R.4E., SEC. 4

- MONUMENT LEGEND**
- - FOUND MONUMENT AS NOTED
 - - SET 1/2" REBAR WITH I.D. CAP STAMPED "PS 11463"
 - - SET PK NAIL WITH I.D. WASHER STAMPED "PS 11463"
 - △ - FOUND ALBUQUERQUE CONTROL STATION

- SYMBOLS LEGEND**
- ☆ = LIGHT POLE
 - ⊗ = UTILITY POLE
 - ⋈ = GUY WIRE
 - ⊕ = WATER METER
 - ⊞ = IRRIGATION BOX
 - ⊙ = ELECTRIC MANHOLE
 - = BOLLARD
 - = STREET LIGHT

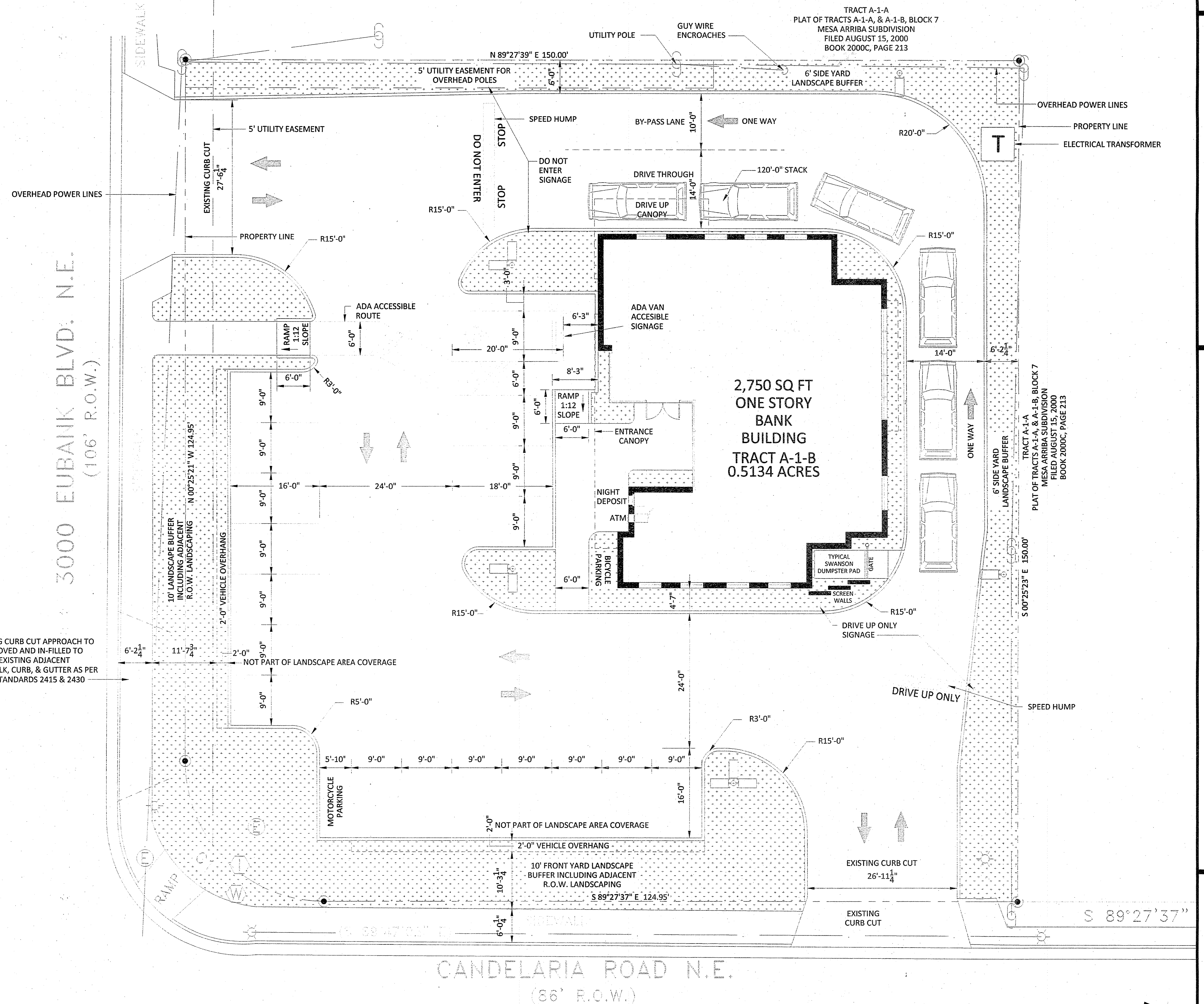
- LINE LEGEND**
- = PROPERTY LINE
 - - - = EASEMENT LINE
 - == = CURB & GUTTER



Sheet 2 of 5

EXISTING CURB CUT APPROACH TO
BE REMOVED AND IN-FILLED TO
MATCH EXISTING ADJACENT
SIDEWALK, CURB, & GUTTER AS PER
C.O.A. STANDARDS 2415 & 2430

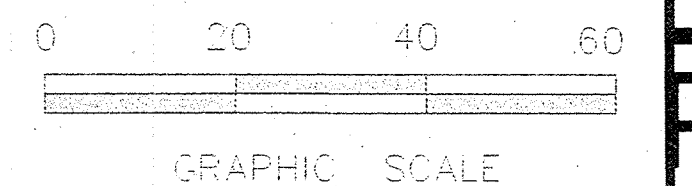
18 STANDARD PARKING SPACES
ABQ. CODE REQUIRES 1 PER 200 SQ. FT



CANDELARIA ROAD N.E.
(86' R.O.W.)

Final Approved
Site Plan
SCALE: 1"= 10'-0"

FOR INFORMATION ONLY



ARCHITECT

ARCHITECTURE
INTERIORS
PLANNING
moran & murphy
4501 Swiss Avenue
Dallas, TX 75204
Fax (214) 841-4592
Phone (214) 841-4507

Washington Federal
3000 EUBANK BLVD
ALBUQUERQUE, NEW MEXICO

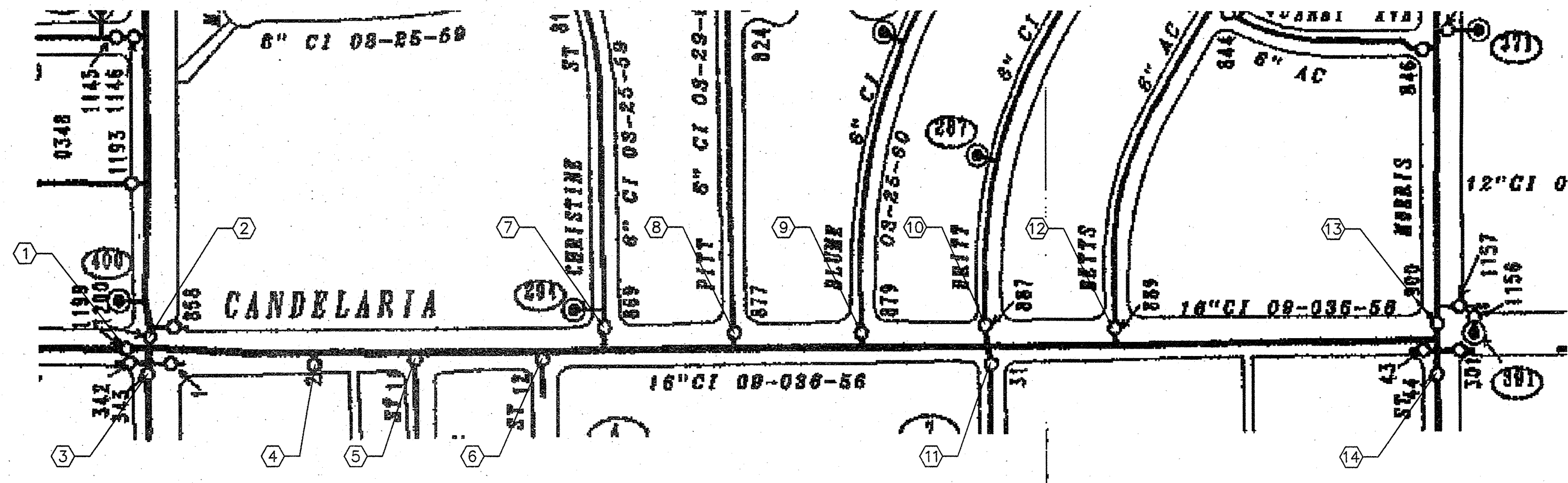
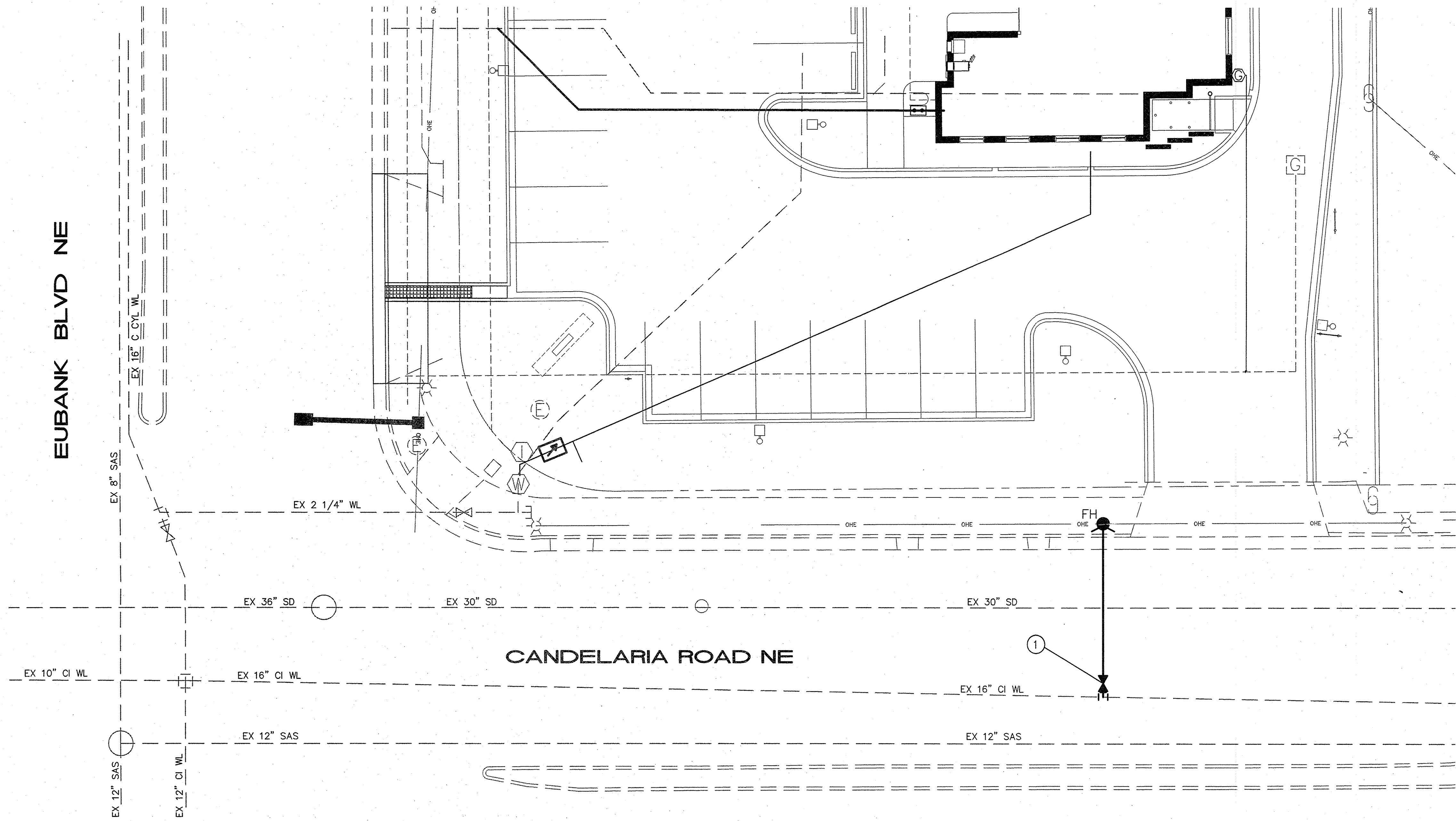
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DATE:
ISSUE:

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SHEET 3 OF 6

EUBANK BLVD NE





**EMERGENCY
WATER SHUT-OFF PLAN**
1" = 200'

SHUT-OFF VALVES ①THRU ⑭ TO PROVIDE PRESSURE
CONNECTION IN CANDELARIA BLVD. WORK REQUIRING
SHUTOFF OF FACILITIES DESIGNATED AS MASTER
PLAN FACILITIES MUST BE COORDINATED WITH
THE WATER AUTHORITY 14 DAYS IN ADVANCE OF
PERFORMING SUCH WORK. ONLY WATER
AUTHORITY CREWS ARE AUTHORIZED TO OPERATE
PUBLIC VALVES. SHUTOFF REQUESTS MUST BE
MADE ONLINE AT
[HTTP://ABCWUA.ORG/CONTENT/VIEW/463729/](http://abcwua.org/content/view/full/463729/).

GENERAL NOTES

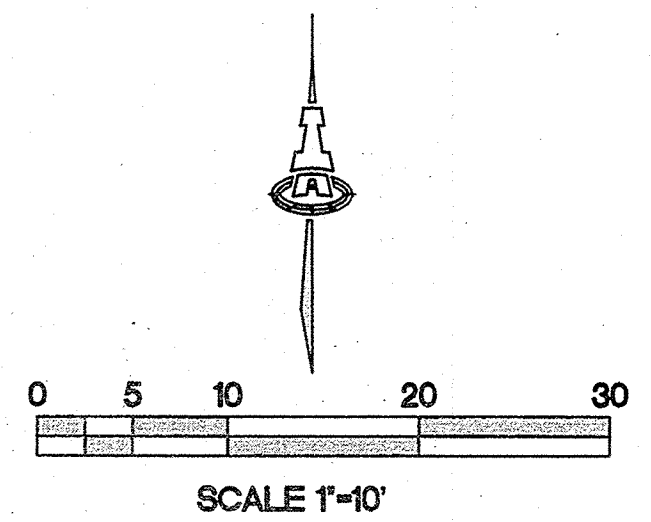
1. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
2. CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
3. CENTERLINE OF CONSTRUCTION IS 28' SOUTH OF NORTH ROW OF CANDELARIA ROAD.
4. IN CASE OF EMERGENCY WITH PRESSURE CONNECTION - SEE WATER SHUT OFF PLAN THIS SHEET.

LEGEND

- GATE VALVE W/ VALVE BOX
 FIRE HYDRANT ASSEMBLY
 EXISTING WL & GV

VALVE GPS COORDINATES

VALVE No. ○	NORTH	EAST
1		



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph. 505-268-8828 www.iacivil.com

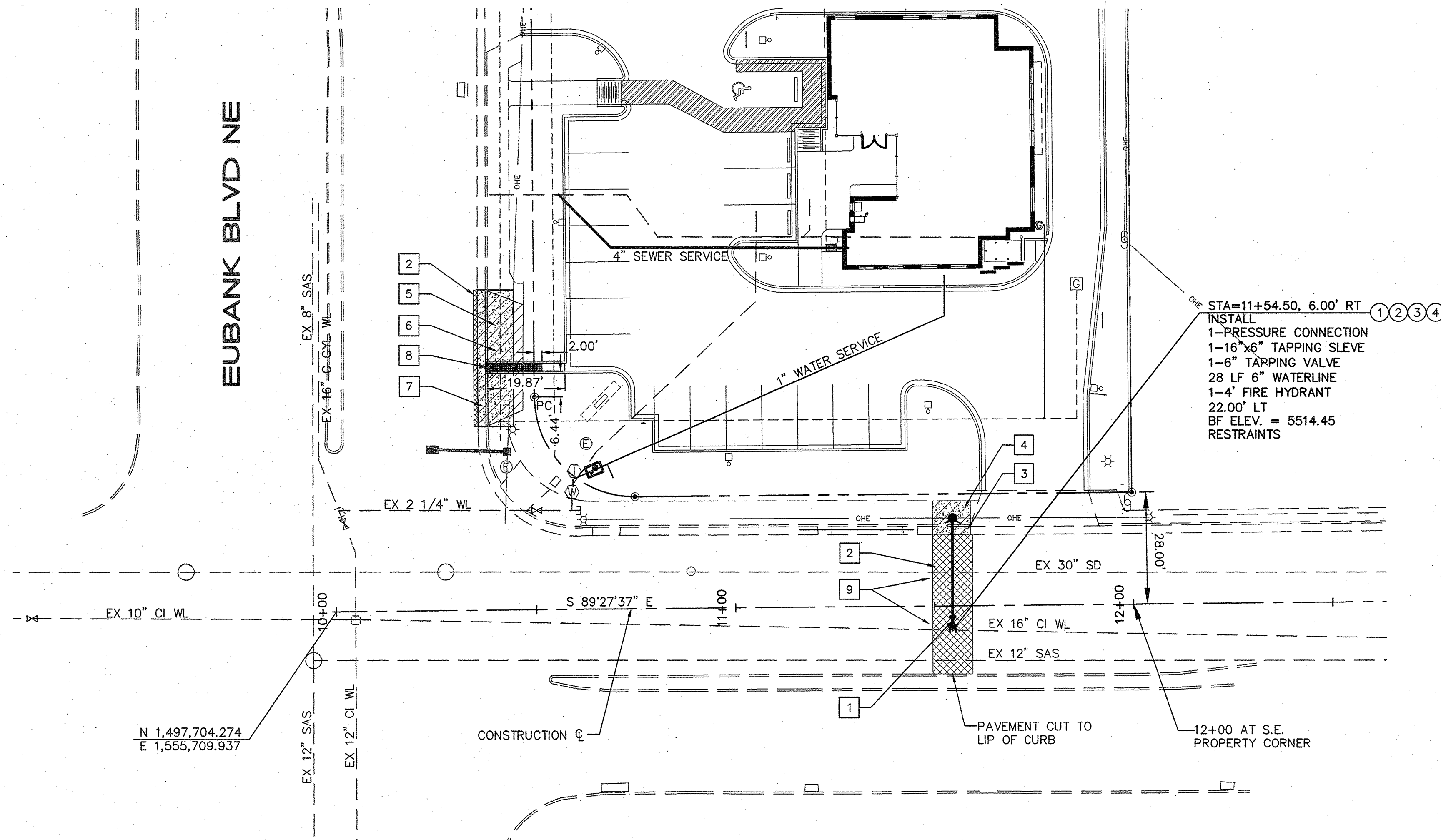
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WASHINGTON FEDERAL BANK
MASTER UTILITY PLAN

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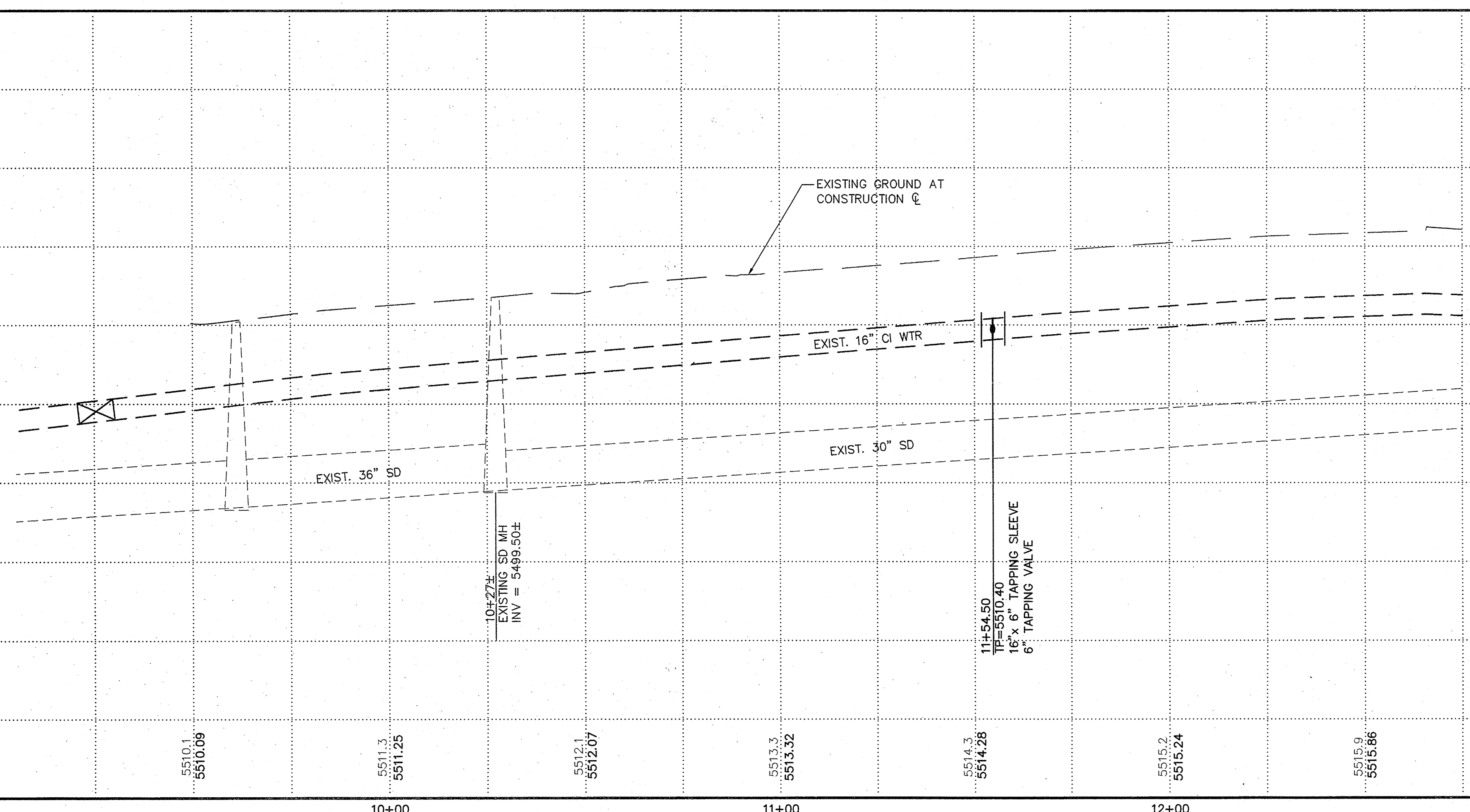
City Project No. 558382 558882	Zone Map No. G-21	Sheet 5 Of 6
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CANDELARIA ROAD NE

SCALES:
1"=20' HOR.
1"=5' VERT.

Elevation Datum: NAVD 88



- WATER KEYED NOTES**
- 1 FIRE HYDRANT ASSEMBLY PER COA STD. DWG. 2340.
 - 2 VALVE BOX ASSEMBLY PER COA STD. DWG. 2326.
 - 3 FIRE LINE RING AND COVER FOR VALVE BOX PER COA STD. DWG. 2329.
 - 4 RESTRAIN FITTINGS/JOINTS

- PAVING KEYED NOTES**
- 1 ADJUST ALL VALVE COVERS IN PAVED ROADS TO FINISHED ROAD GRADES PER COA STD DWG 2460.
 - 2 REMOVE AND REPLACE EXISTING PAVEMENT PER COA STD. DWG. 2465 (ARTERIAL). MATCH EXISTING GRADES.
 - 3 REMOVE AND REPLACE STANDARD CURB AND GUTTER TO NEAREST JOINT PER COA STD. DWG. 2415A. MATCH EXISTING GRADES.
 - 4 REMOVE AND REPLACE SIDEWALK TO NEAREST JOINT PER COA STD. DWG. 2430. MAINTAIN A 3' MIN. PEDESTRIAN PATHWAY BEHIND FH ON SIDEWALK.
 - 5 REMOVE EXISTING DRIVEPAD.
 - 6 CONSTRUCT NEW SIDEWALK PER COA STD DWG 2430. MATCH EXISTING GRADES.
 - 7 CONSTRUCT NEW STANDARD CURB AND GUTTER PER COA STD. DWG 2415A. MATCH EXISTING GRADES.
 - 8 CONSTRUCT NEW SIDEWALK DRAIN PER COA STD. DWG 2236. EXTEND STEEL PLATE 2' INTO PROPERTY. SEE GRADING PLAN FOR GRADES.
 - 9 REPLACE STRIPING WHEN REMOVED. SEE GENERAL NOTE 33.

- LEGEND:**
- GATE VALVE W/ VALVE BOX
 - FIRE HYDRANT ASSEMBLY
 - EXISTING WL & GV
 - PAVEMENT TO BE REMOVED AND REPLACED. MATCH EXISTING GRADES.
 - CURB-GUTTER, SIDEWALK AND DRIVEPAD TO BE REMOVED.
 - NEW CURB-GUTTER AND SIDEWALK. MATCH EXISTING GRADES.

LIMITED HOURS OF CONSTRUCTION

CONTRACTOR SHALL BE LIMITED TO CERTAIN HOURS OF CONSTRUCTION WITHIN CANDELARIA ROAD TRAFFIC LANES. CONTRACTOR SHALL CONTACT COA DMD-CIP CONSTRUCTION COORDINATOR (924-3407) FOR THE ALLOWABLE HOURS OF CONSTRUCTION.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
1988 CU-301.dwg Jun 12, 2013

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

**TITLE: CANDELARIA RD- EUBANK BLVD NE
UTILITY PLAN AND PROFILE / PAVING PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE
APPROVED JUN 14 2013 DESIGN REVIEW COMMITTEE	APPROVED SEP 26 2013 CITY ENGINEER	

NO.	DATE	REMARKS	BY

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
DEC	DEC	FCA	03/2013

City Project No. **558982** Zone Map No. **G-21** Sheet **6** Of **6**