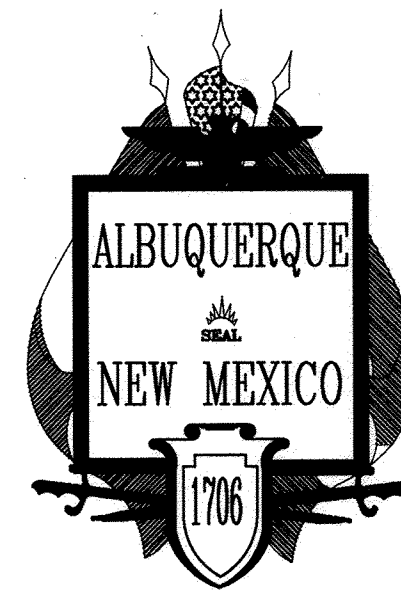


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SCANNED BY
PLANNING

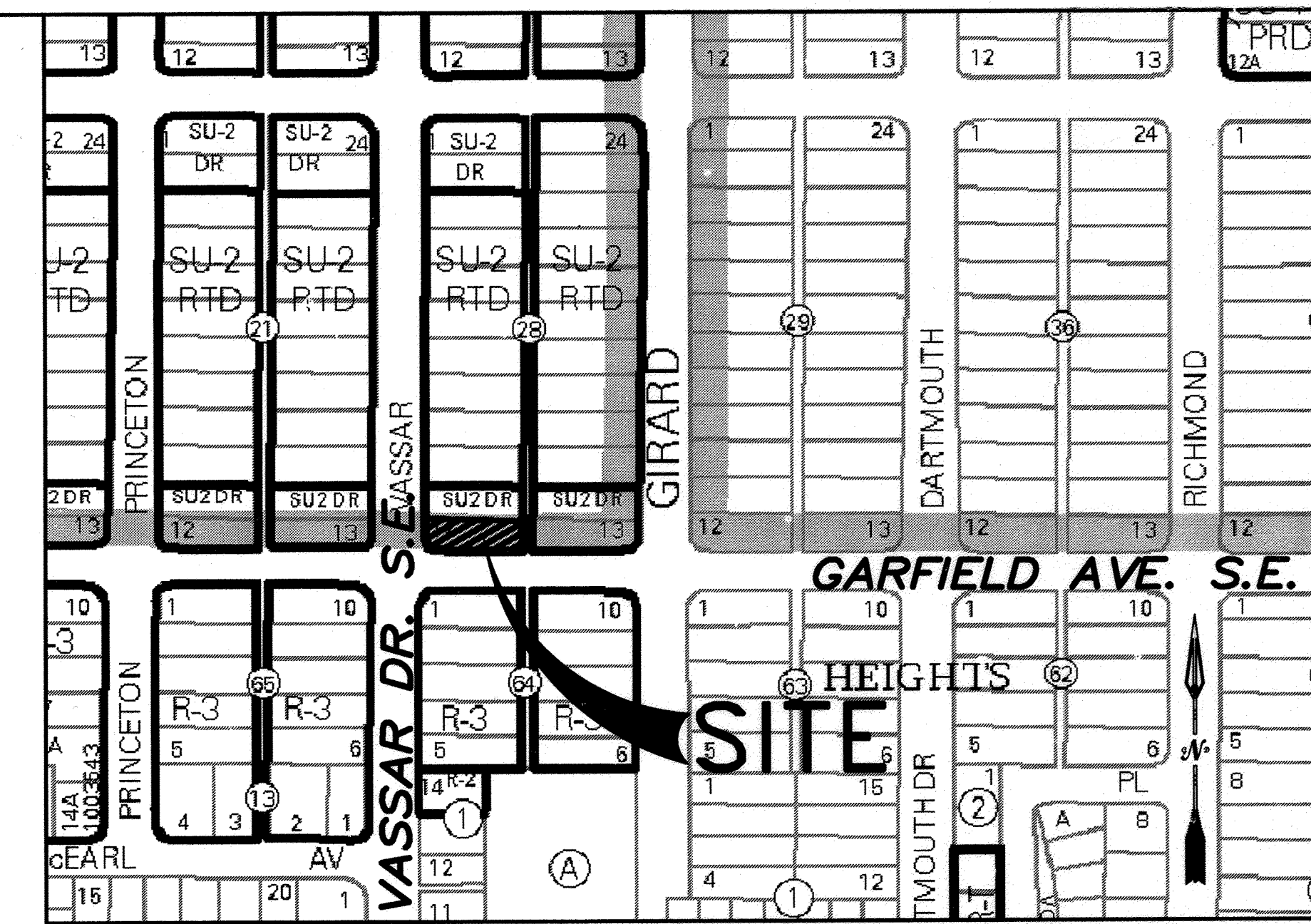


CERTIFICATE OF SUBSTANTIAL COMPLIANCE OF PLANS

I, Sheldon Greer, of the firm GND, LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the asbuilt construction drawings. This Certification is based on site inspections by me or personnel under my direction.

Sheldon Greer, NMPE 17154

DATE 3-6-13



VICINITY MAP

ZONE ATLAS K-16-Z

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO. 8.
2. CONTRACTOR SHALL NOTIFY THE PROJECT 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 BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEY SECTION. WHEN A CHANGE IS MADE IN 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 CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. 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 BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE-CALL, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
6. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNAGE UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY.
7. 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/>.
8. RESTRAINED JOINTS ARE REQUIRED AT ALL WATER LINE BENDS, TEES, CAPS AND GATE VALVES. RESTRAINED JOINTS SHALL BE CONSIDERED INCIDENTAL TO OTHER ITEMS AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
9. ALL PUBLIC WATER LINES MUST BE A MINIMUM OF 18" ABOVE SANITARY SEWER LINES AT ALL CROSSINGS.
10. THE CONTRACTOR SHALL FURNISH ELECTRONIC MARKER SPHERES ON ALL WATER AND SANITARY SEWER SERVICE STUBS, VALVES, CAPS, AND PLUGS PER SECTION 170 OF COA. STD. SPECIFICATIONS.
11. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
12. BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
13. TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER.
14. SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
15. IF CURB IS DEPRESSIONED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
16. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED BY CONTRACTOR WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS IN EXISTING STRIPING LOCATIONS UNLESS OTHERWISE INDICATED BY THIS PLAN SET.
17. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24 HOUR CONSTRUCTION.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR, OR REMOVAL AND REPLACEMENT, OF ANY PAVEMENT, PAVEMENT MARKINGS, CURB AND GUTTER, DRIVEPADS, SIDEWALK, WHEELCHAIR RAMP OR ANY OTHER EXISTING IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATIONS.
19. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUB-PART P.

INDEX TO DRAWINGS

<u>SHEET No.</u>	<u>DESCRIPTION</u>
1	TITLE SHEET
2	APPROVED GRADING AND DRAINAGE PLAN AND PLAT (PROVIDED FOR INFORMATION ONLY)
3	ALLEY PAVING IMPROVEMENT PLAN

APPROVED AS RECORD DRAWING
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
Anthony Lopez
DATE: 05/14/15

NOTE

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THEREON AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED IN 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 TO BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES, TO IDENTIFY, TO IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES PERTAINING TO THE LOCATION AND DEPTH OF EXCAVATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY TOLLING OR OTHERWISE, AND SHALL COMPLY WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

NOTE

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS
FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE
RESPONSIBILITY OF THE CONTRACTOR.

NOTE

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF GND ENGINEERING, LLC IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

UTILITY COMPANY CONTACTS

ALBUQUERQUE BERNALILLO COUNTY
WATER UTILITY AUTHORITY
PETER CHANGE
City/County Government Center
One Civic Plaza NW
Albuquerque, New Mexico, 87102
(505) 768-2598
(505) 366-1689


PNM
4201 Edith Blvd. NE
Albuquerque, New Mexico 87107
(505) 241-7744

NEW MEXICO GAS CO.
Joe Herrera
P.O. Box 97500 Albuquerque,
New Mexico 87199
(505) 241-3623 / 401-7642
joe.herrera@nmgco.com

CENTURY LINK
Don Davalos
400 Tijeras Ave. NW, Suite 520
Albuquerque, New Mexico 87102
(505) 245-8967

COMCAST CABLE
Robert Martinez
4611 Montbel Pl. NE
Albuquerque, NM 87107
(505) 761-6221
Robert.Martinez@cable.comcast.com

D.R.B. No. (N/A)

DRAWING NO. (R7-19)									
REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE		
ENGINEER'S STAMP & SIGNATURE			APPROVALS	ENGINEER	DATE	*****			
			DRC CHAIR	<i>A Woodall</i>	11/13/12	APPROVED FOR CONSTRUCTION			
			TRANSPORTATION	<i>Jim</i>	11-7-12				
			WATER/WASTEWATER	<i>Jim</i>	11-7-12				
			HYDROLOGY	<i>Jim</i>	11-7-12				
			PARKS						
			CONSTR. MGMT.						
						<i>Conte a Chere</i> CITY ENGINEER 2-1-13 DATE			
GND, LLC <small>10020 Green River Plaza NW Albuquerque, NM 87111 Phone (505) 261-0022</small>						CITY PROJECT NO. 644282			
						SHEET 1 OF 3			

RECORD DRAWING

424 VASSAR DRIVE, S.E. (75° R.O.W.)

[illegible]

UNIVERSITY HEIGHTS
LOT 11, BLOCK 28

UNIVERSITY HEIGHTS
LOT 12, BLOCK 28

5193.75' FF
APT C & D

RIGHT OF WAY (ROW)
EX ELEV = 95.17
RIGHT OF WAY (ROW)
EX ELEV = 95.92

95.71
FL ELEV.
ALLEY GUTTER

95.69
FL ELEV.
ALLEY GUTTER

95.75
DESIGN ELEV.
SEE BUILDING
PERMIT GRADING
PLAN

EX ELEV = 95.12

REFER TO
BUILDING
PERMIT GRADING
PLAN FOR LOT
GRADING

95.50
DESIGN ELEV.
SEE BUILDING
PERMIT GRADING
PLAN

95.44
FL ELEV.
ALLEY GUTTER

95.36
FL ELEV.
ALLEY GUTTER

EX ELEV = 95.55

RIGHT OF WAY (ROW)

APPROX. LIMITS OF SIDEWALK
REMOVAL. SEE KEYED NOTE "C"

EXIST.
SIDEWALK

EXISTING FACE OF CURB

NOTE:
ALL EXISTING SIDEWALK ADJACENT TO LOT
12 ALONG VASSAR DR. AND GARFIELD
AVE. IS TO BE INSPECTED AND REPLACED
IF CRACKED, BROKEN OR DISPLACED AT
THE DISCRETION AND DIRECTION OF THE
ENGINEER.

GARFIELD AVE. SE 60' R.O.W.

ACS MONUMENT "20"-L16"
NAD83 POSITION
NORTHING: 1481580.000
EASTING: 1531683.860
GROUND TO GRID: 0.999668198
MAP ANGLE: -00°12'31.72"

SLOPE PER SITE GRADING PLANS

EX ELEV = 96.13

EX TOP OF CURB
ELEV = 96.02

5 0 2.5 5 10
(IN FEET)
1" = 5'

STA 1+00.00 = INTERSECTION OF
THE CENTERLINE OF ALLEY AND
EXTENDED SOUTH PROPERTY LINE

EX TOP OF CURB
ELEV = 96.40

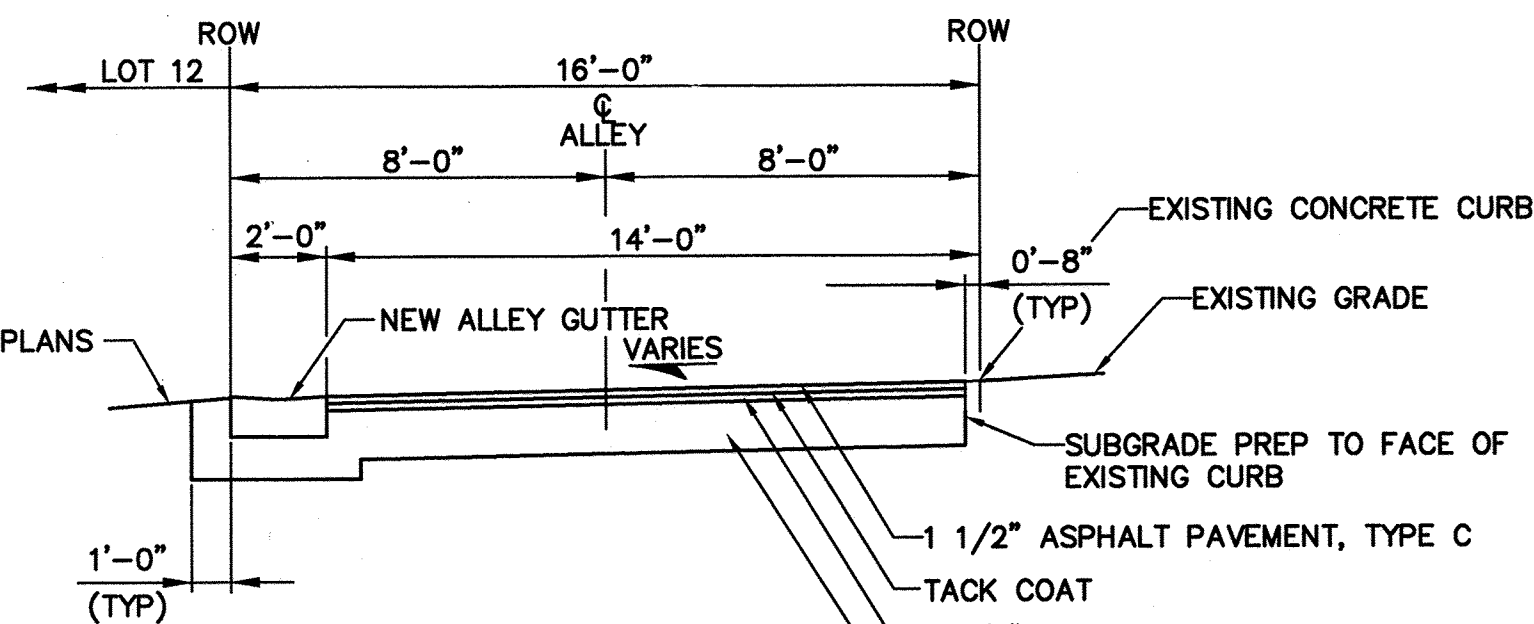
EX TOP OF CURB
ELEV = 96.20

RIGHT OF WAY (ROW)

APPROX. LIMITS OF SIDEWALK
REMOVAL. SEE KEYED NOTE "C"

EXIST.
SIDEWALK

EXISTING FACE OF CURB



TYPICAL X-SECTION - ALLEY
NOT TO SCALE

- NOTES:
1. INSTALL PAVEMENT SECTION PER COA.
STD. DWG. 2405A
 2. CONSTRUCT ALLEY SECTION PER COA.
STD. DWG. 2411 EXCEPT AS MODIFIED
ABOVE.

SECTION 301.3.3 OF THE CITY OF ALBUQUERQUE
STANDARD SPECIFICATIONS FOR PUBLIC WORKS
CONSTRUCTION, 1986 EDITION, UPDATE NO. 8.

"301.3.3 All subgrade material shall have a minimum Resistance Value (R-Value), as determined by ASTM D-2844, equal to or greater than the design R-Value for the pavement section. If the subgrade soils encountered during construction have a R-Value less than the design R-Value, those subgrade materials shall be removed to a depth of not less than two (2) feet below the finished subgrade elevation or as authorized by the ENGINEER and to the horizontal limits authorized by the ENGINEER, and replaced with subgrade material having an R-Value greater than the design R-Value. On small projects, in areas that just involve replacement of existing roadway items or when no design R-Value has been established this R-Value requirement may be waived if authorized by the ENGINEER."

KEYED NOTES

1. INSTALL ASPHALT PAVING PER TYPICAL SECTION (THIS SHEET).
BEGIN STA: 0+95.55
END STA: 1+50.00
2. PROVIDE VARYING CONSTANT CROSS SLOPE OF NEW PAVEMENT FROM DESIGN GRADE AT EDGE OF NEW ALLEY GUTTER TO TOP OF EXISTING CONCRETE CURB ALONG EAST SIDE OF ALLEY. (MATCH GRADE AT EXISTING WATER METER).
3. CONSTRUCT 2' WIDTH PCC ALLEY GUTTER PER COA STD. DWG. 2415A.
BEGIN STA: 0+95.55, 7.00' LEFT
END STA: 1+50.00, 7.00' LEFT
OFFSET PROVIDED TO CL OF ALLEY GUTTER.
4. PROVIDE 10' TRANSITION LENGTH AT END OF VALLEY GUTTER TO MATCH NEW DRIVEWAY CROSS SLOPE AT STA: 0+95.55.
5. REMOVE EXISTING DRIVEWAY, CURB AND GUTTER TO EXTENTS OF DRIVEWAY TRANSITION, EACH SIDE, AND EXISTING SIDEWALK AS REQUIRED.
6. SIDEWALK REMOVAL AND REPLACEMENT TO INCLUDE REMOVAL OF EXISTING SIDEWALK TO NEAREST CONTROL/EXPANSION JOINT BEYOND REMOVAL NECESSARY FOR NEW DRIVEWAY INSTALLATION AND/OR NEW SIDEWALK WIDENING FOR HYDRANT CLEARANCE.
7. INSTALL NEW DRIVEWAY PER COA. STD. DWG. 2428. EXCEPT INSTALL SIDEWALK AS SHOWN HEREON.
8. PROVIDE 3/4" DEPRESSION IN SIDEWALK AND TOP OF DRIVEWAY TO MATCH VALLEY GUTTER INVERT AS SHOWN.
9. PROVIDE MINIMUM OF 3' CLEARANCE FROM EDGE OF SIDEWALK TO CLOSEST PART OF EXISTING HYDRANT AT ALL LOCATIONS. NO PART OF HYDRANT MAY PROTRUDE INTO CLEARANCE ZONE FOR ENTIRE HEIGHT OF HYDRANT.
10. ADJUST EXISTING WATER METER VALVES TO GRADE AS REQUIRED.
11. MATCH TOP OF ASPHALT WITH TOP OF EXISTING CONCRETE CURB, TYPICAL ALONG EAST RIGHT OF WAY OF ALLEY.
12. END ASPHALT PAVING AT NORTH PROPERTY LINE OF LOT 12. STA: 1+50.00 AND INSTALL PCC CUT-OFF WALL AT END OF PAVEMENT PER COA STD DWG 2415B.
13. REGRADE AS REQUIRED (APPROX. 50' OF EXISTING ALLEY TO PROVIDE SMOOTH TRANSITION FROM END OF NEW PAVING TO EXISTING GRADE OF ALLEY.
BEGIN STA: 1+50.67
END STA: APPROX. 2+00.00±
14. SAWCUT, REMOVE AND DISPOSE OF APPROX. 1'-6" OF EXISTING CURB/CUT-OFF WALL.
15. SAWCUT, REMOVE AND REPLACE ADDITIONAL EXISTING CURB/CUT-OFF WALL AS REQUIRED TO MATCH GRADE OF NEW CURB WITH GRADE AT TOP OF NEW SIDEWALK.
16. EXISTING WATER METER LOCATION. (WATER METER HAS BEEN INSTALLED IN LOCATION SHOWN. (NOT A PART OF THESE PLANS OR INCLUDED IN WORK ORDER)

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR: AL-TOR CONSULTING ENGINEERS	DATE: 2/15/12	ACS STATION "5"-K16A"	LOCATED 108.9 FEET WEST OF THE EXTENSION OF COLUMBIA DRIVE CENTERLINE TO THE NORTH OF CENTRAL AVE. AND 41.3 FEET NORTH OF CENTRAL AVE. CENTERLINE.	NO.	DATE	NO.	DATE
DESIGNED BY: GND, LLC	DATE: 2/15/12	2 INCH BRASS DISC SET FLUSH IN SIDEWALK MARKED "5"-K16A"	ELEV.: 5174.054 (NAD 1983)	BY		BY	
CHECKED BY: GND, LLC	DATE: 2/15/12	X = 1530495.993	Y = 1485016.971	REMARKS		REVISIONS	
RECORDED BY:	DATE:	GROUND TO GRID FACTOR: 0.999670253		DESIGNED BY	SEG	DATE OCT 2012	
				DRAWN BY	SEG	DATE OCT 2012	
				CHECKED BY	SEG	DATE OCT 2012	

GND, LLC

10224 Green River Place NW
Albuquerque, NM 87114
Phone: (505) 899-6182

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

4 PLEX - VASSAR
UNIVERSITY HEIGHTS LOT 12, BLOCK 28
424 VASSAR DRIVE S.E.
ALLEY PAVING IMPROVEMENT PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED NOV 13 2012 DESIGN REVIEW COMMITTEE	APPROVED FEB 13 2013 CITY ENGINEER		
LAST DESIGN UPDATE			

CITY PROJECT NO. 644282 ZONE MAP NO. K-16-Z SHEET 3 OF 3

RECORD DRAWING