

SCANNED BY
PLANNING

CONSTRUCTION PLANS FOR

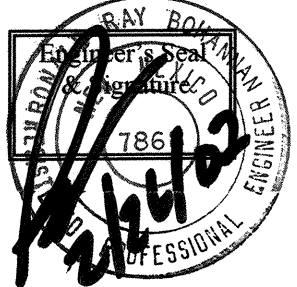
JOURNAL CENTER TRACT 1A-2-A-1

STORM DRAIN AND PAVING IMPROVEMENTS

ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2005

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Tierra West 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 as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction with survey information provided by Walker Surveying Co. NMPLS# 6401.



INDEX TO DRAWINGS

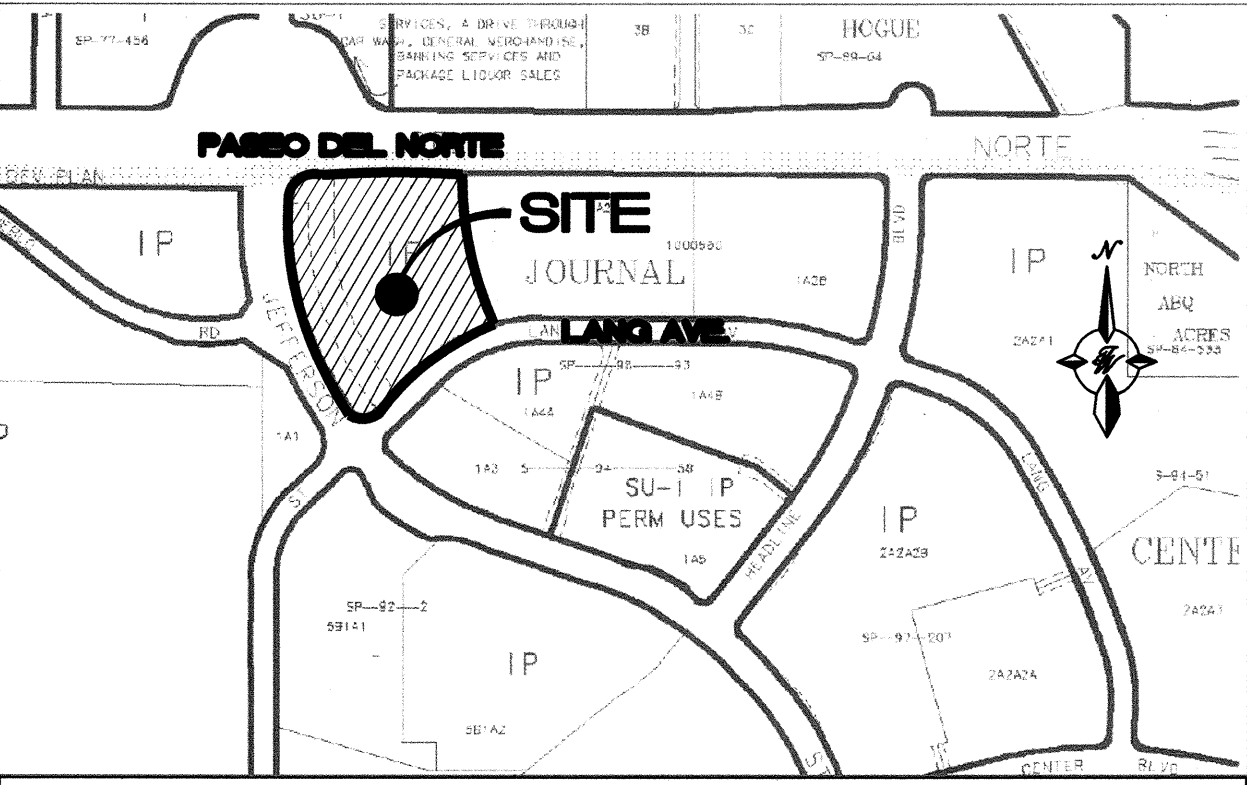
1. TITLE SHEET
2. PLAT
3. STORM DRAIN PLAN AND PROFILE
4. GRADING AND DRAINAGE PLAN
5. PAVING PLAN
6. PERMANENT SIGNING AND STRIPING PLAN

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
Anthony J. J...
DATE: 12/27/07

DRB # **1000560**

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	
		DRC Chairman		<i>[Signature]</i>		12-28-05	
		Transportation		<i>[Signature]</i>		12-28-05	
		Water/Wastewater		<i>[Signature]</i>		12/28/05	
		Hydrology		<i>[Signature]</i>		12/28/05	
		AMAFCA		<i>[Signature]</i>		12/28/05	
Constr. Mngmt.		<i>[Signature]</i>		<i>[Signature]</i>		12-28-06	
Constr. Coord.		<i>[Signature]</i>		<i>[Signature]</i>		12-28-06	
CITY PROJECT NO.		7713-81		SHEET		1 OF 6	



VICINITY MAP
D-17-Z
SCALE NONE

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 (UPDATE #7).
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (280-1990) FOR LOCATION OF EXISTING UTILITIES.
3. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24-HOUR CONSTRUCTION.
4. 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.
5. FIVE (5) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATIONS 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 (824-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.
6. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
7. 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 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. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THIS PROJECT THAT IS NOT SHOWN ON THE PLAN AND IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE DESIGNER'S EXPENSE.
8. FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
9. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

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 PROJECT 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.

Journal Center Tract
1A-2-A-1 Storm Drain
& Paving Imp 7713-81

Plat of
Tract 1A-2-A-1-A
Journal Center
Albuquerque, Bernalillo County, New Mexico
September 2005

Project No. 1000560
Application No. 05-01621

Utility Approvals

Lead V. Nicks	DATE	10-26-05
PWM ELECTRIC SERVICES	DATE	10-26-05
Lead V. Nicks	DATE	10-26-05
PWM GAS SERVICES	DATE	10-27-05
Debi L. Nicks	DATE	10-27-05
QUEST TELECOMMUNICATIONS	DATE	10-27-05
Debi L. Nicks	DATE	10-27-05
COMCAST	DATE	10-27-05

City Approvals

CITY SURVEYOR	DATE
<i>R. W. Williams</i>	<i>10 Feb 17 2005</i>
CITY ENGINEERING DIVISION	DATE
<i>Walt</i>	<i>10-22-05</i>
UTILITY DEPARTMENT	DATE
<i>Ray A. Jones</i>	<i>10/26/05</i>
PARKS AND RECREATION DEPARTMENT	DATE
<i>Marlene J. Anderson</i>	<i>10/26/05</i>
AMAFCA	DATE
CITY ENGINEER	DATE
<i>Barbara Garcia</i>	<i>10/26/05</i>
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TREASURER'S CERTIFICATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THE PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

DATE _____

LARRY W. MEDRANO
N.M.P.S. No. 11993

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Sheet 1 of 2

Curve Table

CORRE	DATA	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	20.70	43.85	57.52°48"	27.49	38.70	N 44°02.09' E
C2	290.60	70.05	13.48° 01"	35.20	69.58	N 08°14.31' W
C3	668.73	108.70	08°18.46"	54.47	108.58	S 02°49.31' E
C4	420.08	59.53	25.54°44"	32.82	95.33	S 02°49.31' E
C5	441.00	59.53	25.54°44"	32.82	95.33	S 28°55.57' E
C6	140.01	26.38	10.56°26"	17.48	28.84	N 30°18.01' E
C7	23.49	17.81	4°52.26"	9.36	17.39	N 73°30.16' W
C8	787.00	5.62	0.20°25.33"	2.81	5.59	N 73°30.16' W
C9	787.00	5.62	0.20°25.33"	2.81	5.59	N 12°12.01' W
C10	787.00	27.60	02°05.91"	13.80	27.60	N 18°12.01' W
C11	15.00	5.25	2°00.78"	2.65	5.22	N 28°14.09' E
C12	17.01	11.12	37°26.94"	5.76	10.92	N 07°16.39' W
C13	23.00	15.45	37°26.94"	7.73	15.45	N 24°46.33' W
C14	23.00	15.45	12°16.03"	7.73	15.45	N 24°46.33' W
C15	232.34	51.91	06°11.08"	26.61	81.15	N 24°11.13' W
C16	726.09	53.36	04°12.39"	26.69	53.35	N 23°08.54' W
C17	752.34	27.39	02°08.33"	13.70	27.39	N 30°18.01' E
C18	752.34	27.39	02°08.33"	13.70	27.39	N 30°18.01' E
C19	752.34	100.10	04°12.39"	50.13	100.03	N 23°08.54' W

Line Table

LINE	BEARING	DISTANCE
L1	N 22°09'36" E	36.53
L2	S 29°25'30" W	2.79
L3	N 16°03'41" E	22.98
L4	N 16°21'50" E	13.46
L5	N 13°18'42" W	17.91
L6	N 69°11'51" W	15.83
L7	S 65°02'34" E	9.06
L8	N 69°30'32" W	14.91
L9	S 70°32'49" E	2.00
L10	S 64°46'48" W	6.00
L11	N 62°45'19" E	5.55

For Reference Only

COA PROJECT # 7713-81

Legend

N 90°00'00" E FIELD MEASUREMENTS MATCH RECORD
BEARING AND DISTANCES

○	FOUND AND USED MONUMENT
◎	FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP P3 118937
△	ALUMINUM CENTERLINE MONUMENT FOUND AND USED AS DESIGNATED
▲	ALUMINUM CONTROL SURVEY MONUMENT USED AS DESIGNATED
	CALCULATED POINT (NOT SET)

SHEET 2 OF 6

Sheet 2 of 2

NEW EDITION SURVEYS INC.

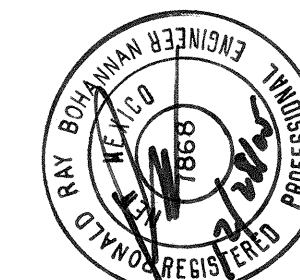
6414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

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NOTE:
ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES
MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29
CFR 1926.650 SUBPART P.

LINE TABLE					
LINE	LENGTH	BEARING	SIZE	MATERIAL	SLOPE
L1	30.66	N60°36'41"E	12"	RCP	1.32%
L2	75.74	S87°46'05"W	12"	RCP	1.33%
L3	52.08	S02°33'38"E	12"	RCP	3.56%
L4	68.57	S02°13'54"E	12"	RCP	3.49%
L5	81.15	S87°55'55"W	18"	RCP	1.33%
L6	52.14	N00°19'51"E	12"	RCP	2.38%
L7	68.57	S02°13'54"E	12"	RCP	2.52%
L8	34.94	N31°12'42"E	12"	RCP	2.37%
L9	4.96	N00°00°00"E	6"	RCP	12.83%
L10	43.92	N87°46'01"E	6"	RCP	2.36%
L11	5.43	N00°00°00"E	6"	RCP	4.55%
L12	64.56	N87°43'05"E	24"	RCP	1.60%
L13	23.34	N55°25'28"W	12"	RCP	2.35%
L14	36.75	N67°01'19"W	24"	RCP	2.38%
L15	35.29	S12°51'07"E	12"	RCP	3.54%
L16	8.70	S24°28'42"W	24"	RCP	3.54%
L17	47.67	N00°00°00"W	12"	RCP	10.00%
L18	51.60	N17°43'00"E	12"	RCP	19.37%
L19	340.50	S47°55'16"E	48"	RCP	11.7%
L20	199.17	S41°55'42"E	12"	RCP	1.00%

SCALE: HORIZ. 1"=50'
VERT. 1"=5'



I, Ronald R. Bohannon, of the firm of Terra West 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 as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction with survey information provided by Walker Surveying Co. NMPLS# 6401



TIERRA WEST, LLC
8509 JEFFERSON NE
BUQUERQUE, NEW MEXICO 87113
(505)858-3100

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **IRONSTONE BANK**
STORM DRAIN IMPROVEMENTS
JOURNAL CENTER

DESIGN REVIEW COMMITTEE

APPROVED

DEC 27 2004

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

MAR - 2 2006

CITY ENGINEER

DESIGN LIBRARY

MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.

	3
ZONE MAP NO.	

SHEET		OF
-------	--	----

771.3-81

ZONE MAP NO.
D-17-7

SHEET 3 OF 6

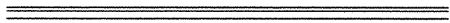
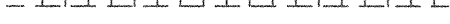
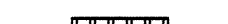
SCANNED BY
PLANNING

(154.67' R.O.W.)

LEGAL DESCRIPTION

"TRACT 1A-2-A-1" OF JOURNAL CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME THE SAME IS SHOWN ON THE PLAT OF TRACTS 1A-2-A, 1A-2-2 AND 1A-2-A-3 OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 3, 2004, IN BOOK 2004G, PAGE 133.

LEGEND

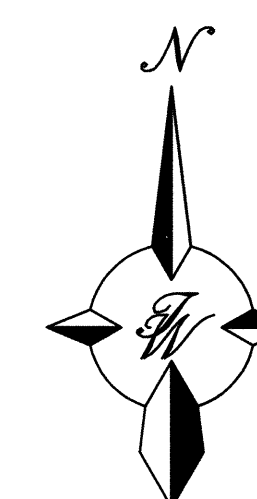
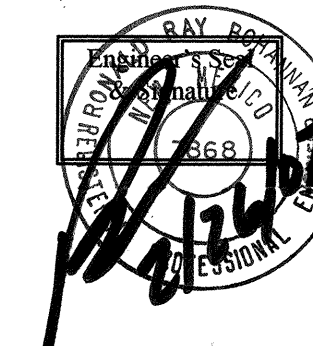
- | | |
|---|-------------------------|
|  | BENCH MARK |
|  | PROPOSED CURB & GUTTER |
|  | BOUNDARY LINE |
|  | PROPOSED SIDEWALK |
|  | EXISTING FENCE |
|  | EXISTING CURB & GUTTER |
|  | EASEMENT |
|  | EXISTING SIDEWALK |
|  | EXISTING PERIMETER WALL |
|  | CENTERLINE |
|  | RIGHT-OF-WAY |
|  | EXISTING TREE |
|  | TYPE "C" INLET |
|  | TYPE "D" INLET |
|  | 3' PERIMETER WALL |
|  | BIKE RACK |

CAUTION:

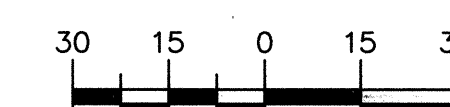
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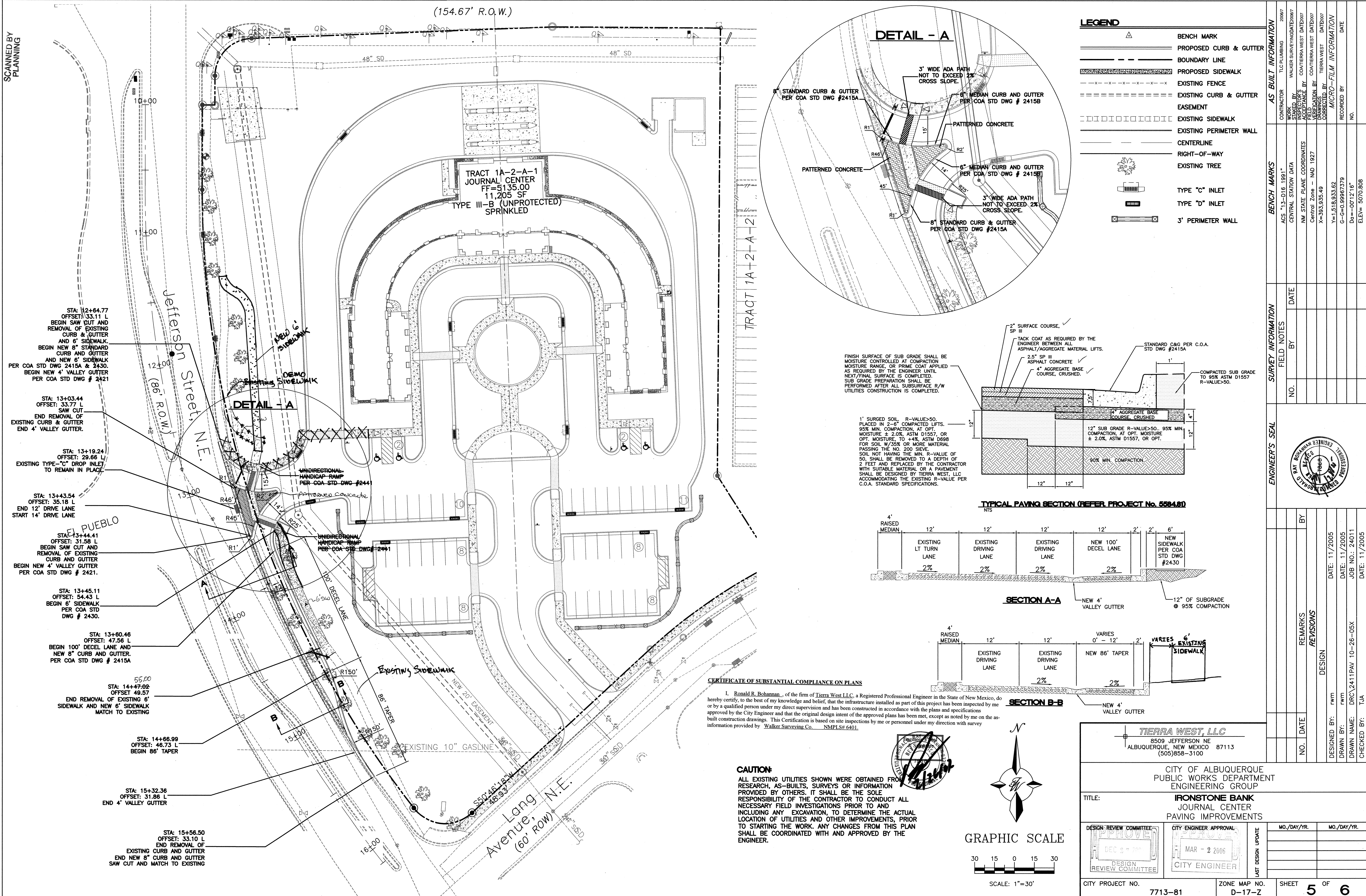
GRAPHIC SCALE



SCALE: 1"=30'

[illegible]

\\2004\240011\Drawings\DRG\2411GRC 10-26-05X.dwg, 12/28/2005 10:28:50 AM, richard.1.1



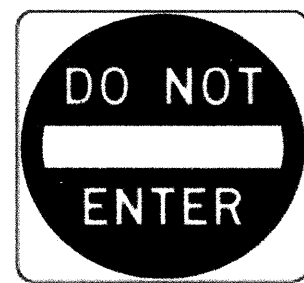
SCANNED BY
PLANNING

PASEO DEL NORTE

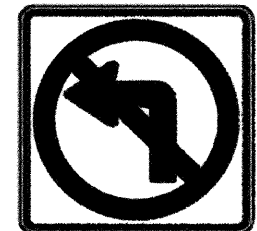
(154.67' R.O.W.)



R1-1



R5-1



R3-2

EI PUEBLO

Jefferson Street, N.E.
(86' R.O.W.)

VARIES (COVERS WIDTH OF APPROACH LANE)

STOP BAR DETAIL
NTS

TRACT 1A-2-A-1
JOURNAL CENTER
FF=5135.00
11,205 SF
TYPE III-B (UNPROTECTED)
SPRINKLED

TRACT 1A-2-A-2
JOURNAL CENTER

LEGEND

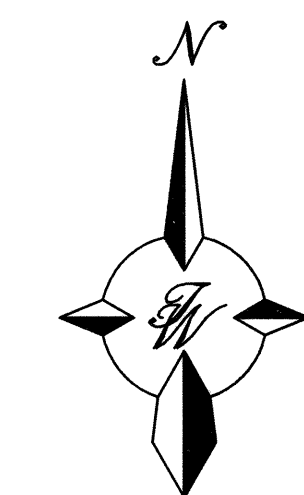
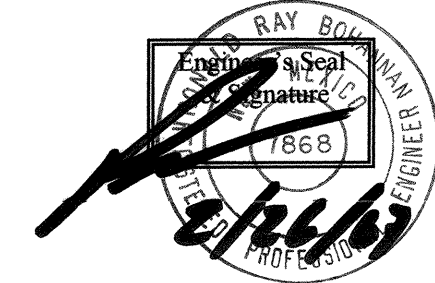
- BENCH MARK
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- PROPOSED SIDEWALK
- EXISTING FENCE
- EXISTING CURB & GUTTER
- EASEMENT
- EXISTING SIDEWALK
- EXISTING PERIMETER WALL
- CENTERLINE
- RIGHT-OF-WAY
- EXISTING TREE
- TYPE "C" INLET
- TYPE "D" INLET
- 3' PERIMETER WALL
- SIGNS

NOTE:

1. STRIPING ERADICATION SHALL BE ACCOMPLISHED BY WATER BLASTING ON SURFACE PLANING OF THE ROADWAY TO A MINIMUM DEPTH OF 0.25 INCHES AND A WIDTH OF 2 TIMES THE WIDTH OF THE STRIPE OR MARKING TO BE REMOVED.
2. ALL PAVEMENT MARKINGS SHALL BE PREFORMED THERMOPLASTIC AND COMPLY WITH M.U.T.C.D. STANDARDS (CURRENT EDITION).

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GRAPHIC SCALE

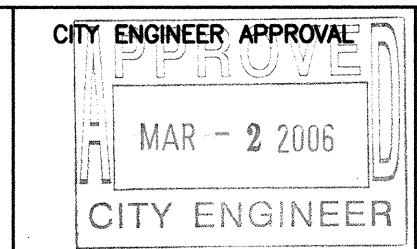
30 15 0 15 30

SCALE: 1"=30'

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: IRONSTONE BANK
JOURNAL CENTER
PERMANENT SIGNING AND STRIPING PLAN



MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. 7713-81

ZONE MAP NO. D-17-Z

SHEET 6 OF 6

AS BUILT INFORMATION

CONTRACTOR
TLC PLUMBING

WORK
WALKER SURVEYING DATE 2006/7

STAKED BY
CONTRERIA WEST DATE 2007

ACCEPTANCE BY
CONTRERIA WEST DATE 2007

FIELD
CONTRERIA WEST DATE 2007

DRAWINGS
TERRA WEST DATE 2007

CORRECTED BY
DRAWINGS

RECORDED BY
DATE

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

BENCH MARKS

ACS "13-D16 1991"

CENTRAL STATION DATA

NM STATE PLANE COORDINATES

Central Zone - NAD 1927

X=593,935.49

Y=1,518,933.62

G-S=0.99987379

Da=00712'16"

ELEV= 5070.808

ELEV= 5070.808

ELEV= 5070.808

ELEV= 5070.808

ELEV= 5070.808

ELEV= 5070.808

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ELEV= 5070.808

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ELEV= 5070.808

ELEV= 5070.808

ELEV= 5070.808

ELEV= 5070.808

ELEV= 5070.808

SURVEY INFORMATION

FIELD NOTES

NO.

BY

DATE

NO.

BY

DATE

NO.

BY

DATE

NO.

BY

DATE

NO.

BY

DATE

NO.

BY

DATE

NO.

BY

DATE

ENGINEER'S SEAL

REMARKS

REVISIONS

DESIGN

DESIGNED BY: rwm

DATE: 11/2005

DRAWN BY: rwm

DATE: 11/2005

DRAWN NAME: DRC\2411DIGN&STRIP 10-26-05X

JOB NO.: 24011

CHECKED BY: TUA

DATE: 11/2005

DATE: 11/2005

DATE: 11/2005

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