

2007-04-04 11:08

PUBLIC IMPROVEMENT PLANS FOR CREAMLAND DAIRIES ALBUQUERQUE, NEW MEXICO

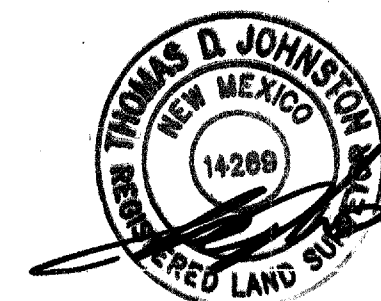
MARCH 2007

PREPARED FOR:
CREAMLAND, LLC
PO BOX 25067
ALBUQUERQUE, NM 87125

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

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6	STRIPING AND SIGNAGE PLAN



GRADING AS-BUILT PROVIDED
BY WAYJOHN SURVEYING
PERFORMED ON 4/26/2007

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Fred C. Arfman, NMPE 7322, of the firm of Isaacson & Arfman, P.A., 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 and survey information provided by Thomas D. Johnson, NMPS 14266.

Fred C. Arfman
for Isaacson & Arfman, P.A.



02-14-08
Date

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY ENGINEER
DATE: 04/04/08

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 NO. 7, INCLUDING AMENDMENT 1.
- 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 NO. 7.
- 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: FIVE (5) 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 PLASTIC REFLECTORIZED 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.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
- 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 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
- ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE 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 #7.
- 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.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- 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 HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ELECTRONIC MARKER DISKS (EMD) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7, AMENDMENT #1.
- 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 WILL BE RESPONSIBLE FOR COORDINATING THE EXECUTION OF THE WATER VALVE SHUT-OFF PLAN WITH THE CITY OF ALBUQUERQUE WATER SYSTEM DIVISION. ALL WATER VALVES TO BE SHUT-OFF WILL BE OPERATED BY THE CITY OF ALBUQUERQUE WATER SYSTEM DIVISION. CONTRACTOR SHALL NOTIFY WATER SYSTEM DIVISION AT 857-8200 TWENTY FOUR (24) HOURS PRIOR TO WATERLINE CONSTRUCTION AND SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT EXISTING PUBLIC WATER FACILITIES IN COMPLIANCE WITH SECTION 18 OF THE STANDARD SPECIFICATIONS.
- 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 WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.
- THE CONTRACTOR SHALL NOTIFY THE ALBUQUERQUE TRAFFIC CONTROL ENGINEERING DIVISION THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK THAT REMOVES, RELOCATES, OR REINSTALLS ANY EXISTING REGULATORY SIGNS.
- RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION WILL BE IDENTIFIED AS PART OF THE FINAL INSPECTION.

MAP H-14-Z

VICINITY MAP

1"=750'±



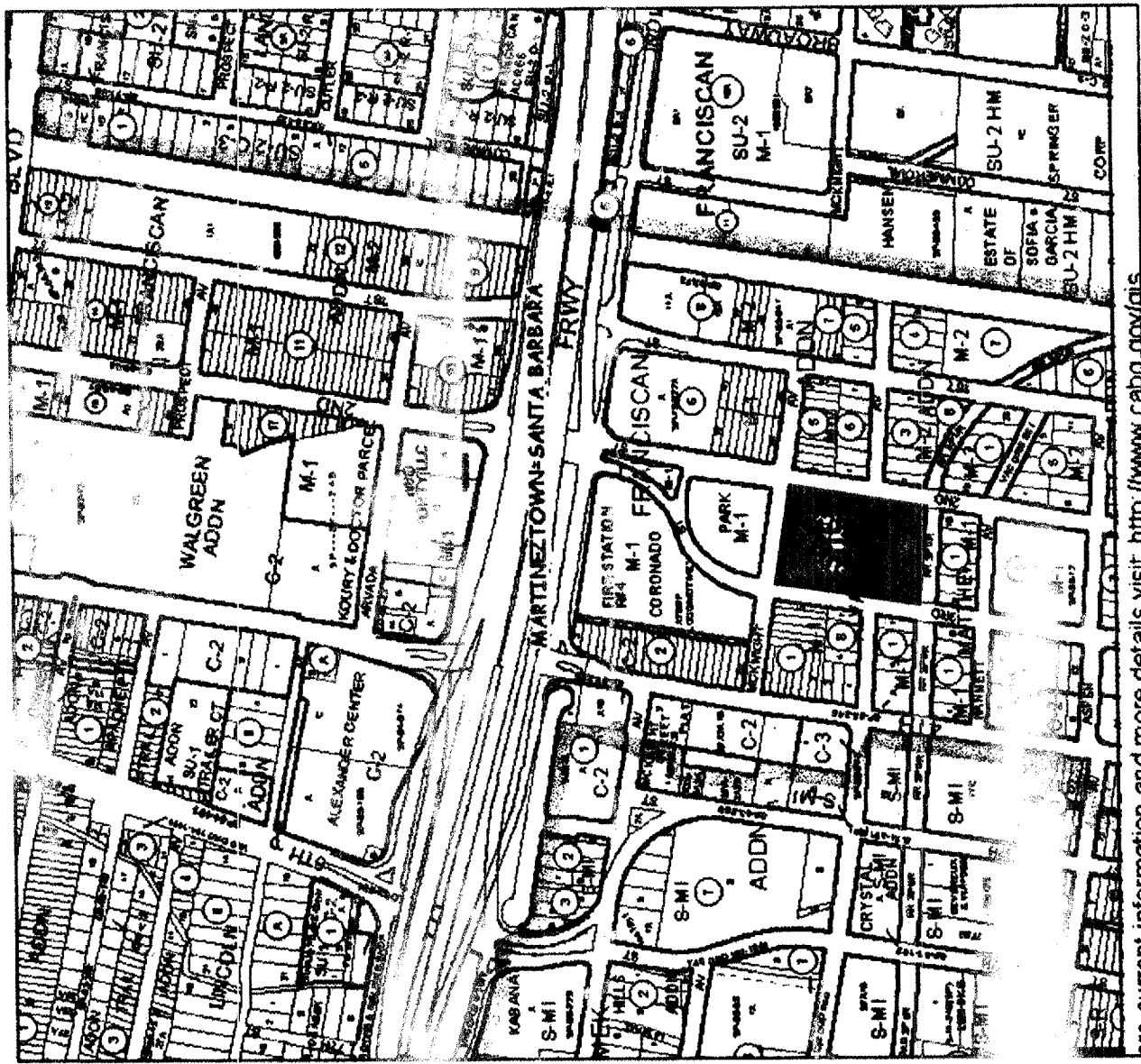
REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USF	DEPARTMENT	DATE
ENGINEERS' STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE		*****	
		DRC Chairman		Stephen Woodall		5-31-07		APPROVED FOR CONSTRUCTION	
		Transportation		William J. Dabich		5-45-07			
		Water/Wastewater		William J. Dabich		5-31-07			
		Hydrology		William J. Dabich		5-7-07			
		Constr. Mngmt.		William J. Dabich		5-7-07			
Constr. Coord.									
City Project No.				796681		Sheet		1 Of 6	

DRB NO. 1003757

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates

128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

1529CVR.DWGdp 02.18.07



SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. H-14
3. Current Zoning M-1
4. Gross acreage 2.8302 Ac.
5. Existing number of deeded parcels 27
6. Replatted number of lots 1

LOG NO. 2006461988

NOTES

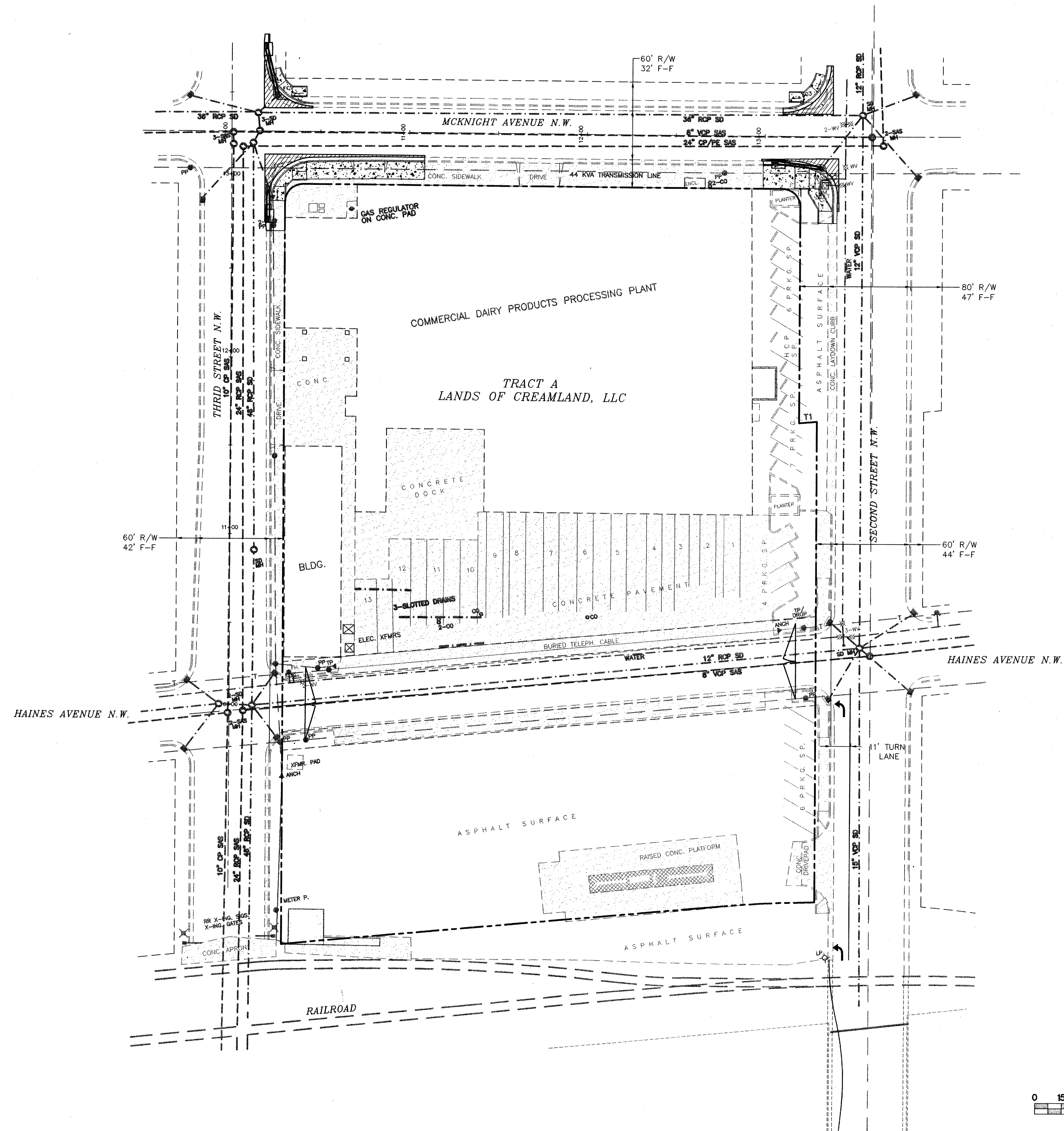
1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. No bearings given or existing plots.
2. Perimeter distances are field measurements made on the ground and agree with deed.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. Haines Avenue, NW, Right-of-way, vacated by vacation action project No. 1003757, OADR-01688, official Notice of Decision dated April 27, 2005. A fifty foot (50') public water and public sanitary sewer easement is retained by this action and is granted by this plat. And above drainage easement PUE (Quest) easement.
5. Additional Right-of-way is dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat.

PURPOSE OF PLAT

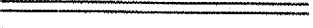
This plat has been prepared for the purposes of creating one tract from twenty-six existing lots and the vacated right-of-way of Haines Avenue, NW, and to grant public easements.

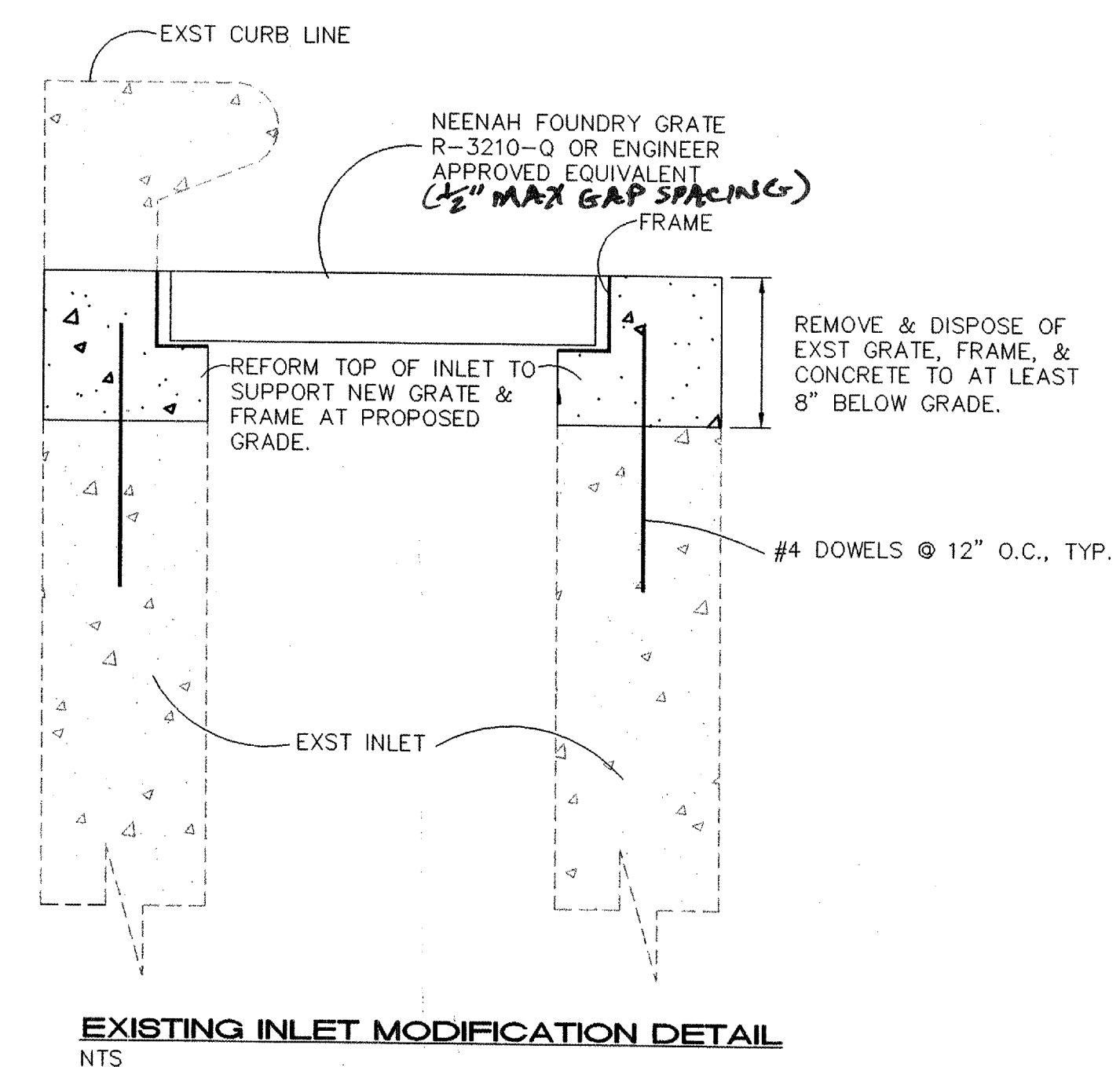
FOR BERNALLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UP TO 12/31/05 - 2006 - 2007 - 2008 - 2009 - 2010 - 2011 - 2012 - 2013 - 2014 - 2015 - 2016 - 2017 - 2018 - 2019 - 2020 - 2021 - 2022 - 2023 - 2024 - 2025 - 2026 - 2027 - 2028 - 2029 - 2030 - 2031 - 2032 - 2033 - 2034 - 2035 - 2036 - 2037 - 2038 - 2039 - 2040 - 2041 - 2042 - 2043 - 2044 - 2045 - 2046 - 2047 - 2048 - 2049 - 2050 - 2051 - 2052 - 2053 - 2054 - 2055 - 2056 - 2057 - 2058 - 2059 - 2060 - 2061 - 2062 - 2063 - 2064 - 2065 - 2066 - 2067 - 2068 - 2069 - 2070 - 2071 - 2072 - 2073 - 2074 - 2075 - 2076 - 2077 - 2078 - 2079 - 2080 - 2081 - 2082 - 2083 - 2084 - 2085 - 2086 - 2087 - 2088 - 2089 - 2090 - 2091 - 2092 - 2093 - 2094 - 2095 - 2096 - 2097 - 2098 - 2099 - 2100 - 2101 - 2102 - 2103 - 2104 - 2105 - 2106 - 2107 - 2108 - 2109 - 2110 - 2111 - 2112 - 2113 - 2114 - 2115 - 2116 - 2117 - 2118 - 2119 - 2120 - 2121 - 2122 - 2123 - 2124 - 2125 - 2126 - 2127 - 2128 - 2129 - 2130 - 2131 - 2132 - 2133 - 2134 - 2135 - 2136 - 2137 - 2138 - 2139 - 2140 - 2141 - 2142 - 2143 - 2144 - 2145 - 2146 - 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LEGEND

- | | |
|---|---|
|  | EXISTING STREET IMPROVEMENTS |
|  | EXISTING WATERLINE |
|  | EXISTING STORM DRAIN |
|  | EXISTING SAS MH |
|  | EXISTING WATER VALVE |
|  | EXISTING POWER LINE |
|  | BOUNDARY |
|  | CENTERLINE |
|  | PROPOSED STREET IMPROVEMENTS |
|  | PROPOSED UNI-DIRECTIONAL WHEELCHAIR RAMP |
|  | PROPOSED STORM DRAIN |
|  | STORM DRAIN CATCH BASIN |
|  | PROPOSED GATE |
|  | PROPOSED PAVING, REPLACE WITH 2" ADDITIONAL THICKNESS PER COA STD |
|  | DWG #2465-ARTERIAL SP III |



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1529PMSTR.dwg May 08,2007

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE:	CREAMLAND DORIES MASTER PAVING PLAN

Design Review Committee
APPROVED
MAY 01 1997
DESIGN
REVIEW COMMITTEE

City Engineer Approval

ast Design Update

City Project No. _____

Zone Map No.
H-14-Z

Sheet 3 Of 6

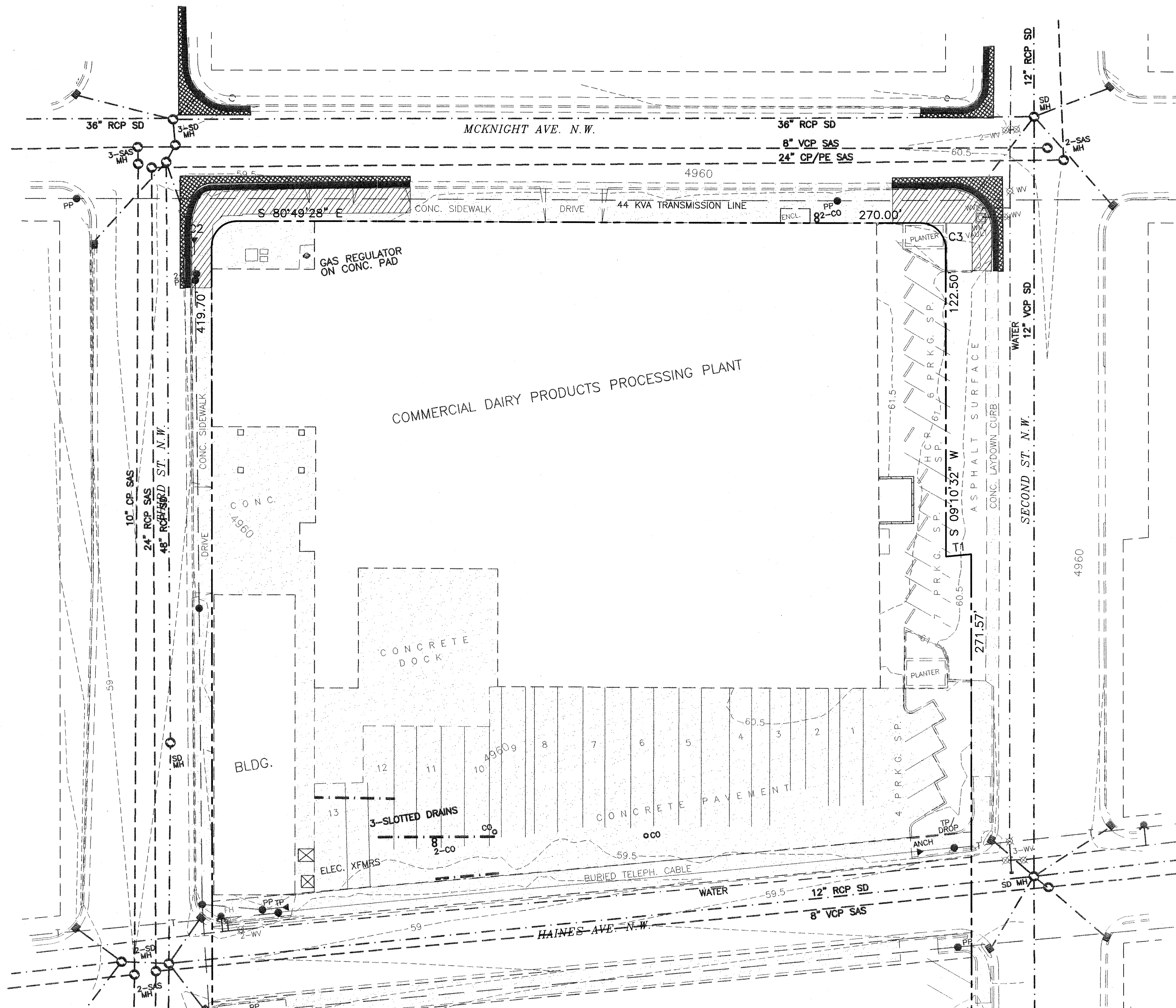
SURVEY INFORMATION		BENCH MARKS	AS-BUILT INFORMATION	
FIELD NOTES			CONTRACTOR	DATE
ACS STATION "24"-J14" 1"-3/4" aluminum disk, on top of concrete curb centered over drop inlet, NNE Quadrant of Constitution Avenue and Fourth Street, NW ELEV. 4958.365			WORK ORDER NO. 11-07 CONTRACTOR PETERSON CONSTRUCTION CO. DATE 11-07 INSPECTOR'S SIGNATURE: [Signature] DATE 12-07 FIELD VERIFICATION BY: [Signature] DATE 11-07 CORRECTED BY: [Signature] DATE 02/08	
			MICRO-FILM INFORMATION	
			RECORDED BY	DATE
			NO.	

ENGINEER'S SEAL

GENE V L GENEVIEVE L. DONAHUE
NEW MEXICO
15088N
REGISTERED PROFESSIONAL ENGINEER
05/15/07

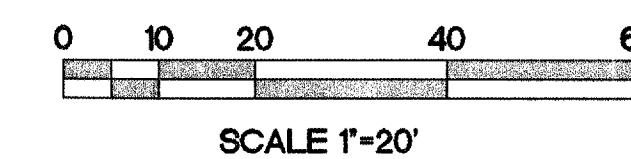
NO.	DATE	REMARKS	BY
REVISIONS			
DESIGN			
DESIGNED BY	xxx	DATE	xx/xx/xx
DRAWN BY	xxx	DATE	xx/xx/xx
CHECKED BY	xxx	DATE	xx/xx/xx

SCANNED BY
PLANNING



LEGEND

- SAWCUT & REMOVE ASPHALT
- REMOVE EXST SDWK
- REMOVE EXST CURB & GUTTER



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1529PVI.dwg May 01, 2007

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **CREAMLAND DAIRIES
PAVING REMOVAL PLAN**

Design Review Committee APPROVED MAY 31 2007 DESIGN REVIEW COMMITTEE	City Engineer Approval APPROVED MAY 31 2007 CITY ENGINEER	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. **796681** Zone Map No. **H-14-Z** Sheet **4** Of **6**

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		FIELD NOTES		ACS STATION "24-114" 1-3/4" aluminum disk on top of concrete curb centered over drop inlet, NNE of Quadrant of Constitution Avenue and Fourth Street, NW		CONTRACTOR INFORMATION	
		REVISIONS		ELEV. 4958.365		CONSTRUCTION Co.	
NO.	DATE	REMARKS	BY			WORK	DATE
		DESIGN				BY	DATE
						ACCEPTANCE	DATE
						FIELD	DATE
						REVISIONS	DATE
						CORRECTED BY	DATE
						RECORDED BY	DATE
						NO.	

SCANNED BY
PLANNING

TIE: N 43°57'04" W 50.01'
STA 10+00.00 @ MCKNIGHT AVE
TO PROPERTY CORNER

SCALE: 1"=6'

SCALE: 1"=6'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
FC1	25.00	38.68	88°39'07"
FC2	25.00	39.01	89°24'00"
FC3	25.00	38.99	89°22'04"
FC4	15.00	16.19	61°51'31"
FC5	35.00	17.69	28°57'18"

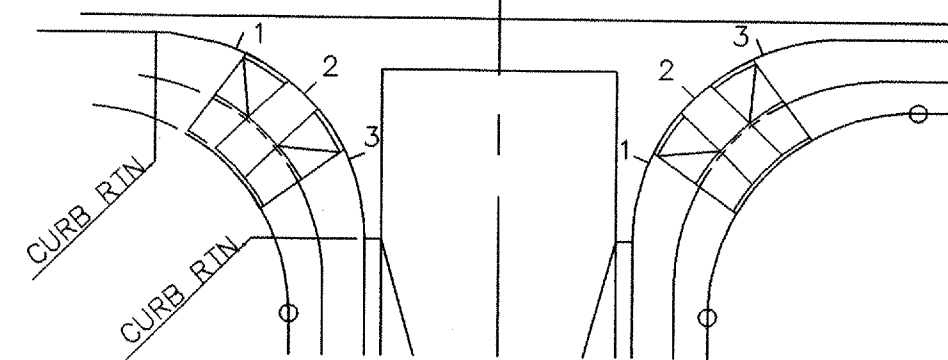
TC	FL
1 60.09	59.42
2 --	59.33
3 60.14±	59.47±

TC	FL
1 60.94	60.27
2 60.90	60.23
3 60.87	60.20

TC	FL
1 59.83	59.16
2 --	59.24
3 59.97	59.30

TC	FL
1 60.76	60.09
2 --	59.67
3 60.49	59.82

MCKNIGHT AVENUE NW



NOTE:
QUARTER POINT GRADES ARE REFERENCED AS 1, 2 & 3
ALONG THE FACE OF CURB IN A CLOCKWISE DIRECTION.

QUARTER POINT DETAIL
NTS

KEYED CONSTRUCTION NOTES

- SAWCUT, REMOVE, & REPLACE EXST PAVING WITH 2" ADDITIONAL THICKNESS PER COA STD DWG #2465 ARTERIAL.
- STANDARD CURB & GUTTER PER COA STD DWG #2415A.
- CONSTRUCT CONCRETE SIDEWALK PER COA STD DWG #2430.
- PROTECT EXISTING POWER POLES DURING CONSTRUCTION. CONTACT PNM PRIOR TO CONSTRUCTION IF GUY-WIRE NEEDS TO BE REINSTALLED.
- MODIFY EXST STORM INLET TO REMOVE CURB PER DETAIL ON THIS SHEET. TIE PROPOSED 18" SD TO EXST INLET. CONTRACTOR TO CONFIRM EXST INV WILL ALLOW FOR 18" PIPE WITH A MIN. OF 6" OF COVER. IF THERE IS A CONFLICT THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY. REPLACE GRATE W/ NEENAH FOUNDRY GRATE R-3210-Q OR ENGINEER APPROVED EQUIVALENT.
- VAULT FOR EXST 6" WATER METER. CONTRACTOR SHALL PROTECT VAULT DURING CONSTRUCTION.
- REMOVE & DISPOSE OF EXST DRIVEPAD.
- INSTALL TRUCATED DOMES PER ADA GUIDELINES. SUBMIT SPECS TO CITY CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.
- ADJUST GATE VALVE CAN TO PROPOSED GRADE.
- 4" THICK COLORED, PATTERNED CONCRETE PER COA STD DWG # 2408.

STORM DRAIN INLET INFORMATION

INLET NO.	INLET TYPE	STATION* & OFFSET	TOP GR. EL.
1	SGL A	10+20.39, 48.31' LT	59.20
2	SGL A	10+21.59, 49.90' RT	58.80
3	SGL A	13+07.39, 14.28' RT	59.71

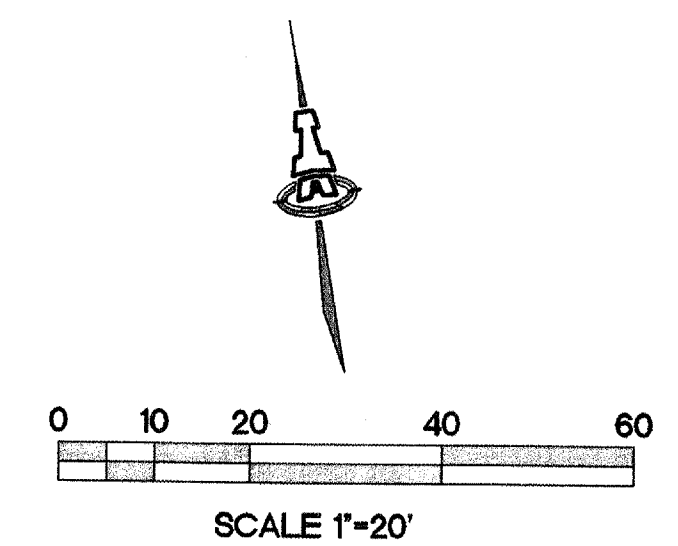
INSTALL TYPE 'A' INLETS PER COA STD DWGS #2204 & #2202.

*STATIONING IS TO MIDPOINT OF GRATE @ FACE OF CURB

**CLASS III RCP-CONTRACTOR TO CONFIRM EXST INV WILL ALLOW FOR 18" PIPE WITH A MIN OF 6" COVER. IF THERE IS A CONFLICT THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.

CONNECTOR PIPE INFORMATION

FROM INLET NO.	DIA. ** (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	18	25.48	0.010
2	18	14.47	0.010
3	18	24.67	0.010



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1529PV1.dwg May 08, 2007

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **CREAMLAND DORIES
MCKNIGHT AVENUE NW
STA 10+00.00 TO END
PAVING PLAN**

Design Review Committee
APPROVED
CITY ENGINEER
DESIGN REVIEW COMMITTEE

City Engineer Approval
APPROVED
CITY ENGINEER

Mo./Day/Yr.
Mo./Day/Yr.
DESIGNED BY: xxx
DRAWN BY: xxx
CHECKED BY: xxx

City Project No. **796681** Zone Map No. **H-14-Z** Sheet **5** Of **6**

