

# CITY OF ALBUQUERQUE



February 3, 2017

J. Graeme Means, PE  
High Mesa Consulting Group  
6010 -B Midway Park Blvd NE  
Albuquerque, NM 87109


**Re: Aztec Special Education Facility  
2611 Eubank Blvd NE  
Request Permanent C.O. - Accepted  
Engineer's Stamp dated: 7/31/2015 (H20D033)  
Certification dated: 1-18-17**

Dear Mr. Means,

Based on the Certification received 2/2/2017, the site is acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3999 or Totten Elliott at 924-3982.

Sincerely,

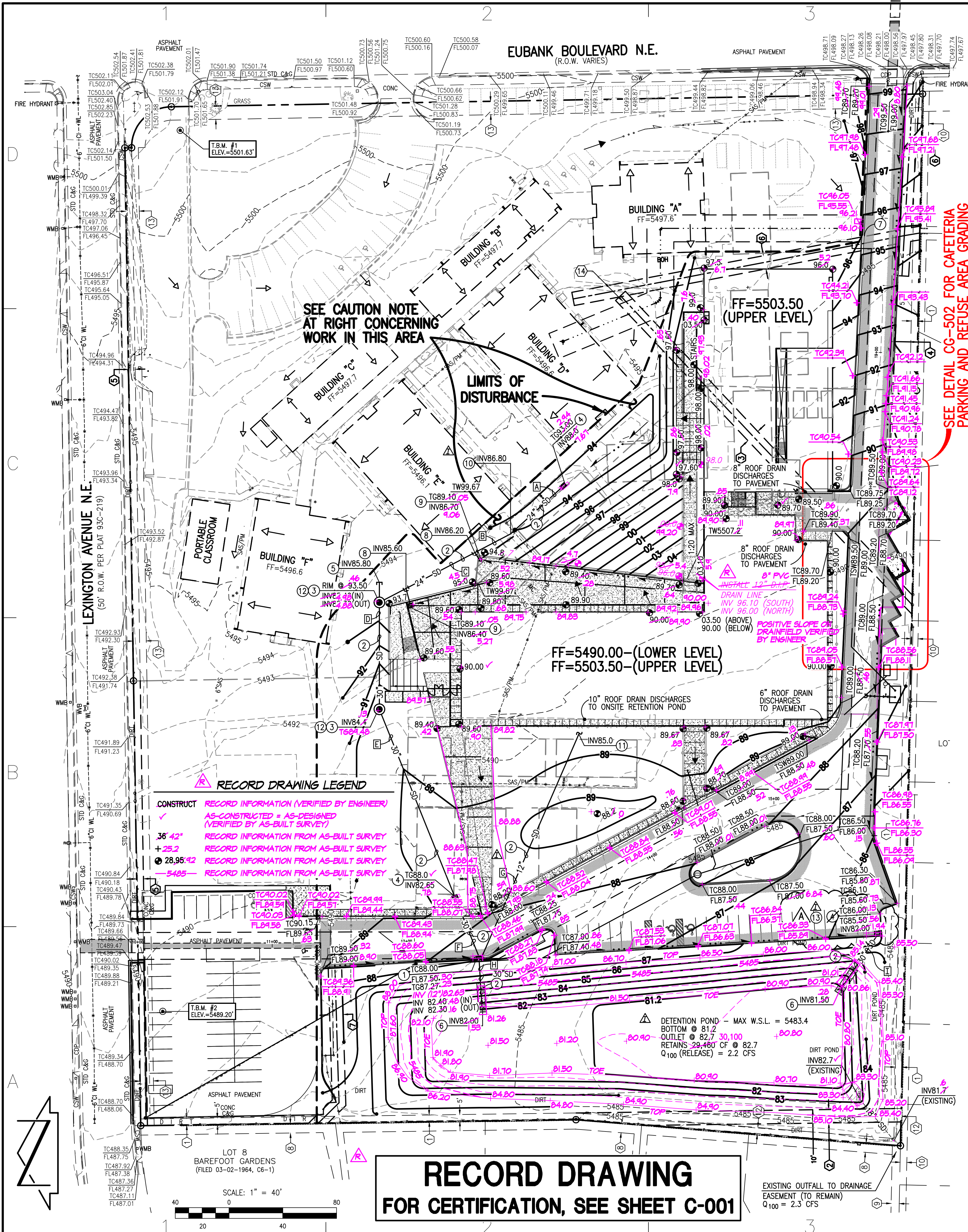
  
Shahab Biazar, P.E.  
City Engineer, Planning Dept.  
Development Review Services

TE/SB  
C: email,

Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.;  
Lois Blocker



File Path: \\A:\DATA\2016\03\161811\161811.dwg Plot Date: 02-01-2017  
File Name: 161811.CG-101-RLDWG Plot Time: 2:37 pm



### 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 NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1987, PUBLISHED BY THE NEW MEXICO CHAPTER AMERICAN PUBLIC WORKS ASSOCIATION. (REVISED 12/06)
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING PUBLIC UTILITIES AND EXISTING UTILITIES OWNED AND OPERATED BY ALBUQUERQUE PUBLIC SCHOOLS.
- UTILITY INFORMATION SHOWN HEREON IS BASED UPON ON-SITE SURFACE EVIDENCE, CITY OF ALBUQUERQUE AND ABOVIA DISTRIBUTION MAPS, SCHOOL FILES OF THE ALBUQUERQUE PUBLIC SCHOOLS, FACILITIES, DESIGN AND CONSTRUCTION, AND UTILITY LINE-SPOTS PROVIDED BY ON-SITE UTILITY LOCATING SERVICES. SITE UTILITY REPORT DATED 10-21-2013. IN ADDITION, UTILITY LINE-SPOTS WERE REQUESTED VIA THE NEW MEXICO ONE CALL SERVICE (TICKET NO. 2013413318). UTILITY LINES SHOWN ON THIS DRAWING ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE SURVEYOR HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION OR GUARANTEE, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE PROPERTY OWNER, DEVELOPER, OR CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE PROPERTY OWNER, DEVELOPER, OR 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. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH ORDINANCES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- 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 ENSURE 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 ENGINEER. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION 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.
- ALL PAVEMENT MARKINGS AND TRAFFIC SIGNS SHALL COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION, LATEST EDITION.
- IF THE REMOVAL OF EXISTING CURB AND GUTTER, SIDEWALK, AND/OR PAVING IS REQUIRED, THE CONTRACTOR SHALL SAWCUT AND/OR REMOVE TO THE NEAREST JOINT. WHEN ABUTTING NEW PAVEMENT TO EXISTING, THE CONTRACTOR SHALL CUT BACK THE EXISTING PAVING TO A STRAIGHT LINE IN ORDER TO REMOVE ANY BROKEN OR CRACKED PAVEMENT. CURBS AND GUTTER AND/OR PAVEMENT SHOWN AS EXISTING AND NOT TO BE REMOVED UNDER THIS CONTRACT AND WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL (CONTAMINATED OR OTHERWISE), ASPHALTIC PAVING, CONCRETE PAVING, ETC. SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE REGULATIONS. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE SHALL BE IN FULL THEREOF SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT SHALL BE MADE.
- A BORROW SITE FOR IMPORT MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE REGULATIONS. ALL COSTS INCURRED IN OBTAINING A BORROW SITE AND IN HAUL THEREOF SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT SHALL BE MADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFELY OBTAINING THE REQUIRED COMPACTION. THE CONTRACTOR SHALL SELECT AND USE METHODS WHICH SHALL NOT BE INJURIOUS OR DAMAGING TO THE EXISTING FACILITIES AND STRUCTURES WHICH SURROUND THE WORK AREAS.
- THE CONTRACTOR SHALL CONFINE HIS WORK WITHIN THE CONSTRUCTION LIMITS IN ORDER TO PRESERVE THE EXISTING IMPROVEMENTS AND SO AS NOT TO INTERFERE WITH THE OPERATIONS OF THE EXISTING FACILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING APPROPRIATE MEANS AND METHODS TO EXCAVATE AND TRENCH AND/OR INSTALL PIPE SO AS TO NOT EXCEED RIGHT-OF-WAY OR EASEMENT LIMITS, AND SO AS NOT TO INTERFERE WITH OTHER UTILITIES OR IMPROVEMENTS. THIS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, SUPPORTING AND REPLACING, IF DAMAGED, ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
- ALL DIMENSIONS AND RADIUS OF CURB, CURB RETURNS, AND WALLS ARE SHOWN TO THE FACE OF CURB AND/OR WALL.
- THE CONTRACTOR SHALL NOTIFY THE OWNER 48 HOURS PRIOR TO STRIPING SO THAT LAYOUT CAN BE VERIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ANY POTENTIAL OBSTACLE. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
- CONTRACTOR SHALL SECURE, ON BEHALF OF THE OWNER AND OPERATORS, "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.
- ALL FILL SHALL BE CLEAN, FREE FROM VEGETATION, DEBRIS, AND OTHER DELETERIOUS MATERIALS, AND SHALL NOT BE CONTAMINATED WITH HYDROCARBONS OR OTHER CHEMICAL CONTAMINANTS.
- ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% ASTM D-1557 UNLESS A GREATER COMPACTION REQUIREMENT IS OTHERWISE SPECIFIED.
- CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926, SUBPART P-EXCAVATIONS.

### EASEMENT KEYED NOTES

- #### EASEMENTS
- 5' UTILITY EASEMENT GRANTED BY PLAT C5-45 TO REMAIN
  - 10' UTILITY EASEMENT GRANTED BY PLAT C5-45 TO BE VACATED
  - 10' PNM AND M&T EASEMENT GRANTED BY DOCUMENT EXECUTED 03-01-1957 TO BE VACATED
  - 20' PUBLIC WATER LINE EASEMENT GRANTED BY PLAT 93C-219 TO BE VACATED
  - 5' PUBLIC ROADWAY EASEMENT GRANTED BY PLAT 93C-219 TO BE VACATED
  - 10' PNM AND US WEST COMMUNICATIONS, INC. EASEMENT GRANTED BY DOCUMENT EXECUTED 07-26-1995 TO BE VACATED
  - 10' PNM EASEMENT GRANTED BY DOCUMENT FILED 06-30-2011, DOC. #2011060938 TO BE VACATED
- #### EASEMENTS - OFFSITE
- 5' UTILITY EASEMENT GRANTED BY PLAT C6-1
  - 6' DRAINAGE AND UTILITY EASEMENT GRANTED BY PLAT C6-1
  - 5' UTILITY EASEMENT GRANTED BY PLAT D1-68
  - 15' UTILITY EASEMENT GRANTED BY PLAT B20-18
- #### NEW EASEMENTS
- 5' PUBLIC UTILITY EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION
  - 10' PUBLIC UTILITY EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION
  - ABOVIA WATER LINE EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION
  - PNM EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION
- #### DOCUMENTARY EASEMENT
- NON-SPECIFIC EASEMENT FOR RIGHT-OF-WAY FOR COMMUNICATIONS GRANTED BY DOCUMENT FILED 08-05-1937, BOOK 152, PAGE 133 TO BE VACATED

### CAUTION:

"CONTRACTOR TO SHORE AND/OR STABILIZE EXISTING BUILDING DURING EARTHWORK IN THIS AREA, OR VERIFY THAT THE EARTHWORK WILL NOT HAVE ANY DETRIMENTAL EFFECTS ON THE EXISTING BUILDING. CONTRACTOR TO SUBMIT STAMPED SHORING PLANS FOR APPROVAL IF NECESSARY."

### LEGEND

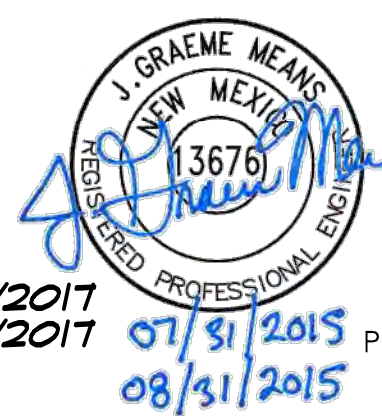
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVING
- STORM DRAIN IDENTIFICATION (SEE SHEET C-001 FOR HYDRAULICS)

### KEYED NOTES

- CONSTRUCT TYPE "C" INLET PER STD DWG 2205, SHEET CG-501
- INSTALL HDPE STORM DRAIN (ADS N-12), SIZE AS NOTED.
- CONSTRUCT 4" DIAMETER STORM DRAIN MANHOLE PER STD DWG 2101, SHEET CG-502
- CONSTRUCT TYPE "A" INLET PER STD DWG 2206, SHEET CG-501
- INSTALL 10" LF 24" HDPE STUB TO EAST WITH PLUG
- CONSTRUCT POND OUTLET WITH 6"x6" COBBLE SPLASH PAD SHEET CG-501
- CONSTRUCT 2" LF CURB OPENING FOR RUNOFF FROM PAVEMENT TO FLOW TO NEW DRIVE. INV @ FL95.60 NOT CONSTRUCTED; EXISTING PARKING LOT TO NORTH HAS DEMOLISHED AND AREA ROUGH GRADED TO SHEET FLOW ON THE NEW DRIVE
- INSTALL 24"x24"x18" HDPE TEE, EXTEND 18" HDPE TO INLET
- CONSTRUCT 24"x24" STORM INLET PER TYPICAL SECTION, SHEET CG-501
- INSTALL HDPE BEND
- CONNECT TO BUILDING ROOF DRAIN
- PROVIDE VENTED LID PER STD DWG 2110, SHEET CG-502
- CONSTRUCT TRIPLE "D" INLET PER STD DWG 2205, SHEET CG-501

### SURVEY NOTE

THIS IS NOT A BOUNDARY SURVEY; DATA IS SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON AN UNRECORDED BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 11184, DATED 11-18-2013 (2013.181.9). THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 11-18-2013 (2013.181.9).



**HIGH MESA**  
Consulting Group  
6010-B MIDWAY PARK BLVD. NE  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE: 505.345.4250 FAX: 505.345.4254  
www.highmesacg.com

**Westwork**  
ARCHITECTS

1000 N. 1000  
ALBUQUERQUE, NEW MEXICO 87184-0921  
505.884.5252 FAX: 505.884.5255

**CONSULTANTS**

**CIVIL:** HIGH MESA CONSULTING GROUP  
6010-B MIDWAY PARK BLVD. NE  
ALBUQUERQUE, NM 87109  
Phone: (505)345-4250 Fax: (505) 345-4254

**STRUCTURAL:** Chavez-Gonzalez Consulting Engineers, Inc.  
4700 Lincoln Road NE, Suite 102  
Albuquerque, NM 87109  
C: 505-344-4097  
C: 505-344-4097  
C: 505-259-7498

**MECHANICAL/PLUMBING/ELECTRICAL:**  
T & D Services  
6001 Indian School Rd. NE  
Albuquerque, NM 87110-4183  
(505) 314-7508 Direct  
(505) 314-7500 Office  
(505) 314-7501 FAX

**AZTEC SPECIAL EDUCATION FACILITY**  
Albuquerque Public Schools  
2611 Eubank Blvd. Albuquerque, New Mexico 87112

**ADDENDUM COMPILATION SET**

DRAWING SUBMITTAL:		
01	06/21/14	TRANSITION PLAN
02	09/04/14	50% Construction Documents Review Set
03	02/23/15	95% Construction Documents Review Set
04	04/20/15	100% C.O.D. Permit Documents
05	05/05/15	ADDENDUM I
06	06/02/15	ADDENDUM II
07	06/18/15	ADDENDUM III
08	06/22/15	ADDENDUM IV
09	08/03/15	ADDENDUM V
10	08/28/15	MCR #1
11	01/17/16	RECORD DRAWING
PROJECT NO: 2014.037.1		
CAD DWG FILE:		
DRAWN BY: J.Y.R./S.C.C.		
CHK'D BY: G.M.		
COPYRIGHT: WESTWORK ARCHITECTS 2015		
SHEET TITLE		

**OVERALL GRADING**  
(IF BID LOT 3 IS TAKEN)

**CG-101**

2014.037.1