

ALBUQUERQUE BOARD OF EDUCATION

LA VIDA LLENA

PROJECT SITE

MONTGOMERY BLVD

I-40

VICINITY MAP

NOT TO SCALE

F-21 RM

NOTICE TO CONTRACTORS

1. NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION-1979 EDITION WILL BE REFERRED TO HEREON AS THE "STANDARD SPECIFICATION".
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE COMPLETED IN ACCORDANCE WITH "CONTRACT DOCUMENTS FOR CITY-WIDE UTILITIES AND CASH PAVING NO. 31 AND THE STANDARD SPECIFICATION".
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
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 SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

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 CITY ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEPRESSIONED 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.
- ☒ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

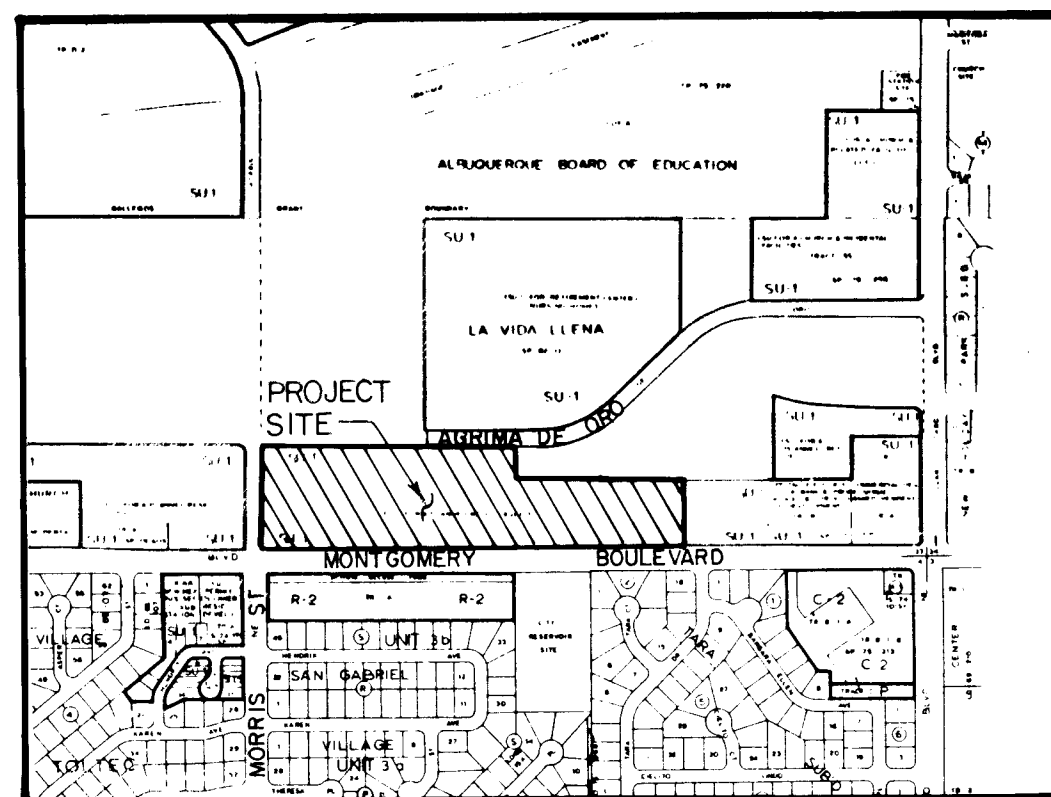
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SUBDIVISION PLAT
3	SUBDIVISION PLAT
4	GRADING PLAN
5	PAVING & DRAINAGE DESIGN
6	WATER DESIGN
7	SANITARY SEWER DESIGN
8	MONTGOMERY PARKWAY LOOP STA. 4+88.61 to STA. 10+77.02 & MONTGOMERY PARKWAY NORTH
9	MONTGOMERY BOULEVARD RIGHTHAND TURN LANE & PRIVATE DRAINAGE SWALE
10	LAGRIMA DE ORO PAVING DESIGN
11	MONTGOMERY BOULEVARD TRAFFIC ISLANDS, SANITARY SEWER, & WATER DESIGN

REV	SHEETS	CITY ENGINEER	DATE	USER	DEPT.	DATE	USER	DEPT.	DATE
APPROVAL OF REVISIONS									

 BOHANNAN · HUSTON INC. ALBUQUERQUE · SANTA FE · EL PASO ENGINEERS PLANNERS PHOTOGAMMETRISTS	APPROVED FOR CONSTRUCTION <i>[Signature]</i> 5/24/81
	PROJECT NUMBER 1679

REFERENCE 1678

LL 120



VICINITY MAP
ZONE ATLAS MAP NO. F-21-Z AND G-21-Z

- SUBDIVISION DATA
1. Zone Atlas Index No. F-21-Z.
 2. Gross Subdivision Acreage: 15.3493 acres.
 3. Total number of tracts and lots created: 25.
 4. Total acreage of partial width streets created: 0.2640 acres.
 5. Date of survey: February, 1983.

- NOTES
1. Bearings are N.M. State Plane Grid bearings (Central Zone).
 2. Distances are ground distances.
 3. Elevations are field elevations (City of Albuquerque datum).
 4. No. 5 rebar with plastic survey cap stamped PE & LS 2455 were set on corners designated by a small solid circle.
 5. Record bearings and distances are shown in parenthesis.
 6. Private ways shown hereon are hereby granted as permanent access easements to be indivisible and privately and collectively owned by the owners of the individual properties which the easements serve and said private ways are also private drainage easements and public water and sewer easements.

SP-83-130

APPROVALS

Eugene Mates
PLANNING DIRECTOR

E. H. Haggerty
CITY ENGINEER

Edward Burnett
A.M.A.E.E.

Robert A. Long
TRAFFIC ENGINEER

John H. Haggerty
CITY SURVEYOR

Paul D. Smith
PROPERTY MANAGEMENT

Paul D. Smith
WATER RESOURCES DEPARTMENT

Paul D. Smith
PARKS & RECREATION DEPARTMENT

Paul D. Smith
PUBLIC SERVICE COMPANY OF NEW MEXICO

Paul D. Smith
GAS COMPANY OF NEW MEXICO

Paul D. Smith
MOUNTAIN BELL

Paul D. Smith
DATE

Paul D. Smith
DATE

Paul D. Smith
DATE

Paul D. Smith
DATE

Paul D. Smith
DATE

SUBDIVISION PLAT MAP FOR **83 31680** **MONTGOMERY BUSINESS PARK** WITHIN SE 1/4 OF SECTION 33, T.11N., R.4E., N.M.P.M.

ALBUQUERQUE, NEW MEXICO
SCALE: 1" = 100' JANUARY 1983

DESCRIPTION

A certain tract of land situate within the SE 1/4 of Section 33, T.11N., R.4E., N.M.P.M., Bernalillo County, New Mexico, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at a point on the south boundary of the tract herein described, a point of curvature on the northerly right-of-way of Montgomery Boulevard, whence the southwest corner of said Section 33, having New Mexico State Plane Coordinates (Central Zone), X = 415,452.61, Y = 1,502,902.07, bears S88°58'25"W, 2697.70 feet, and from point of beginning running thence, 32.19 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N53°00'29"W, 30.02 feet to a point on the westerly boundary of the tract herein described, also being a point on the easterly right-of-way of Morris Street; thence continuing along said easterly right-of-way, N00°08'41"E, 93.98 feet to a point; thence, N89°54'02"W, 1.00 feet to a point; thence, N00°08'41"E, 275.02 feet to a point of curvature; thence, 39.25 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing, N45°07'19"E, 35.34 feet to a point of tangency on the southerly right-of-way of Lagrima de Oro, as shown and designated on the plat, La Vida Llana, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 15, 1982; thence, S89°54'02"E, 933.12 feet along said southerly right-of-way to a point; thence leaving said right-of-way and continuing along the boundary of the tract herein described, S00°09'04"W, 135.00 feet to a point; thence, S89°54'02"E, 660.05 feet to the northeast corner of the tract herein described; thence, S00°09'19"W, 277.00 feet to the southeast corner of the tract herein described, said corner being a point on the northerly right-of-way of Montgomery Boulevard; thence continuing along said northerly right-of-way, N89°54'02"W, 1593.06 feet to the point and place of beginning.

Tract contains 13.2506 acres, more or less.

The Gas Company of New Mexico and the City of Albuquerque, by endorsing this subdivision plat, hereby releases, waives, quitclaims and discharges all rights, title and interest to the present owner or owners, as their interests may appear in the property described in the United States Patents filed for record in Bernalillo County, New Mexico as follows:

Book D585, Page 408	—	Book D310, Page 89
Book D338, Page 58	—	Book D312, Page 114
Book D331, Page 21	—	Book D338, Page 408
Book D340, Page 85	—	Book D339, Page 15
Book D339, Page 383	—	Book D319, Page 225
Book D545, Page 571	—	Book D383, Page 372
and Book Misc. 342, Page 167		

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, under the laws of New Mexico, certify that I am a registered Land Surveyor, and that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwain Weaver
A. Dwain Weaver
P.L.S. No. 6544
New Mexico
February 22, 1983
Date

DEDICATION

The subdivision of the land hereon shown is with free consent and in accordance with the desires of the undersigned owner and/or proprietors thereof, and said owner and/or proprietors do hereby dedicate the public rights-of-way shown hereon, together with all easements shown on this plat. Power and communication easements are reserved where shown by dashed lines as noted, including the right of ingress and egress and the right to trim interfering trees. The undersigned owner and/or proprietors hereby consents to the vacation of the following Gas Company of New Mexico and City of Albuquerque utility and access easements as their interest may appear in the property described in the United States Patents filed for record in Bernalillo County, New Mexico as follows:

Book D585, Page 408	—	Book D310, Page 89
Book D338, Page 58	—	Book D312, Page 114
Book D331, Page 21	—	Book D338, Page 408
Book D340, Page 85	—	Book D339, Page 15
Book D339, Page 383	—	Book D319, Page 225
Book D545, Page 571	—	Book D383, Page 372
and Book Misc. 342, Page 167		

JACK M. CLIFFORD AND COMPANY

Jack M. Clifford
Jack M. Clifford, President

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 24th day of March, 1983, by Jack M. Clifford, President of JACK M. CLIFFORD AND COMPANY, on behalf of said Company.

My Commission Expires: 6-16-84 *Patricia Ann Bates*
Notary Public

6-16-84

JOB No. 21520

SHEET 1 OF 2 SHEETS

C21 77

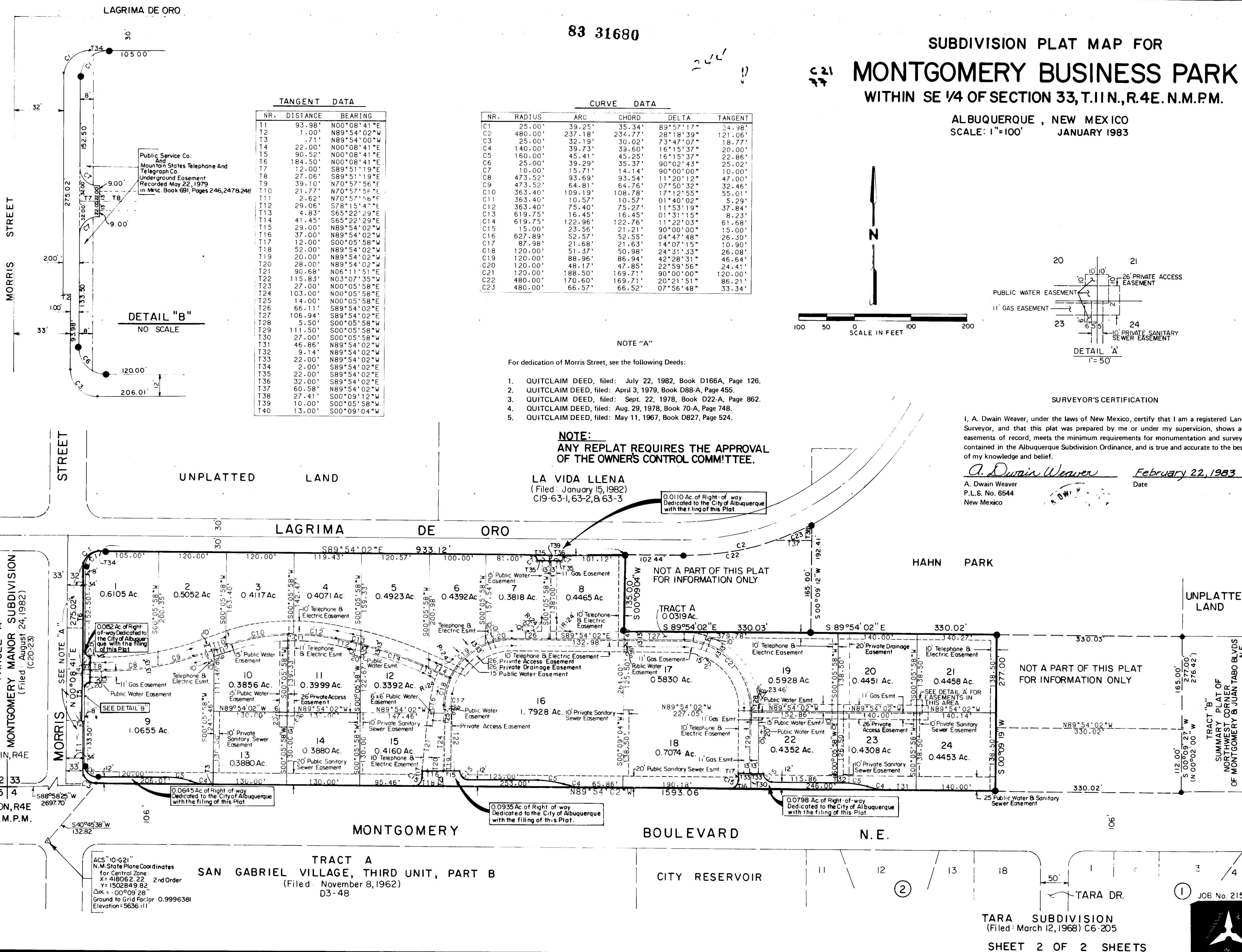
SUBDIVISION PLAT
SHEET 2 OF 11
PROJECT 1679

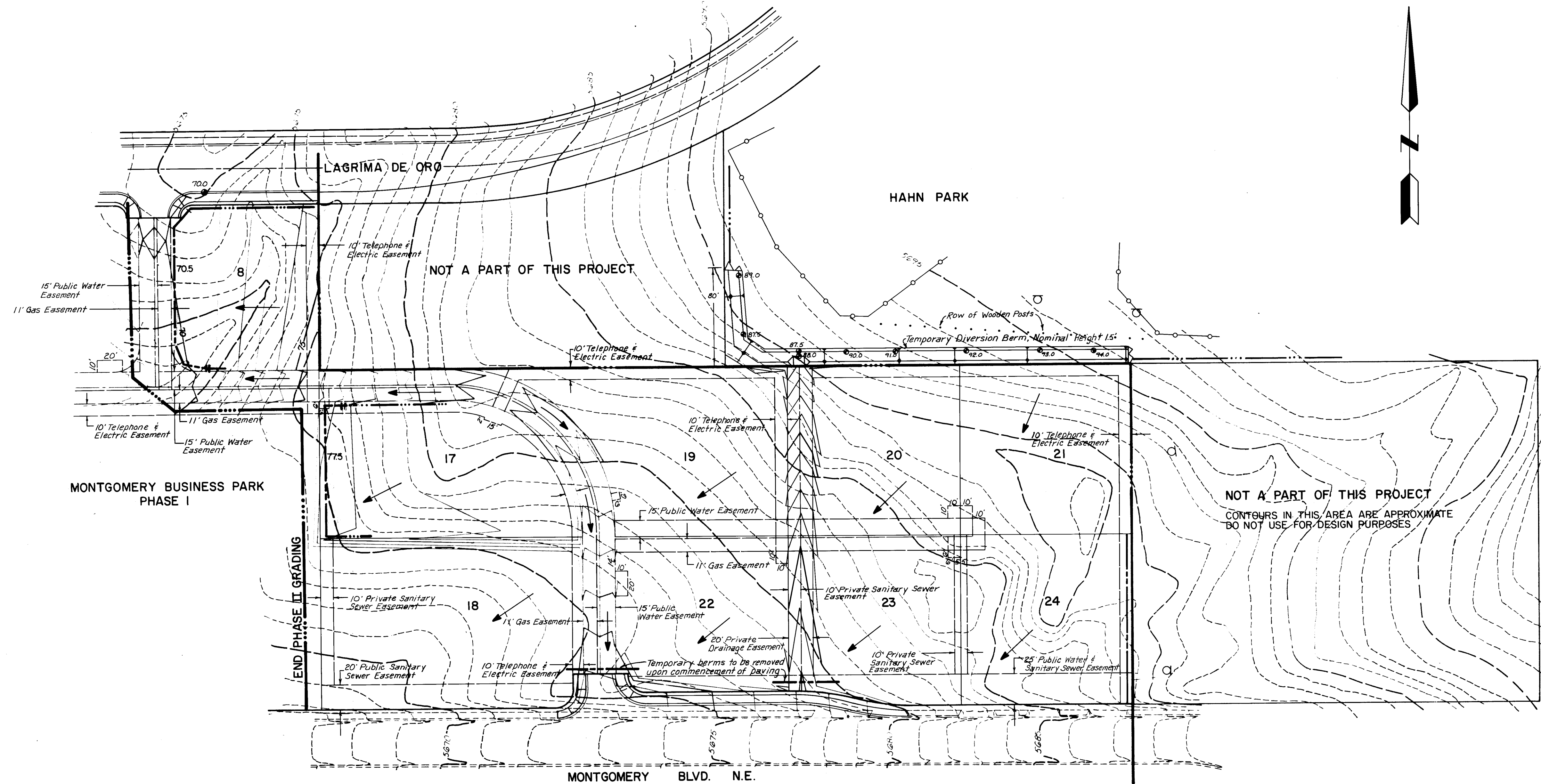
LL 173

83 31680

SUBDIVISION PLAT MAP FOR MONTGOMERY BUSINESS PARK WITHIN SE 1/4 OF SECTION 33, T.11N., R.4E. N.M.P.M.

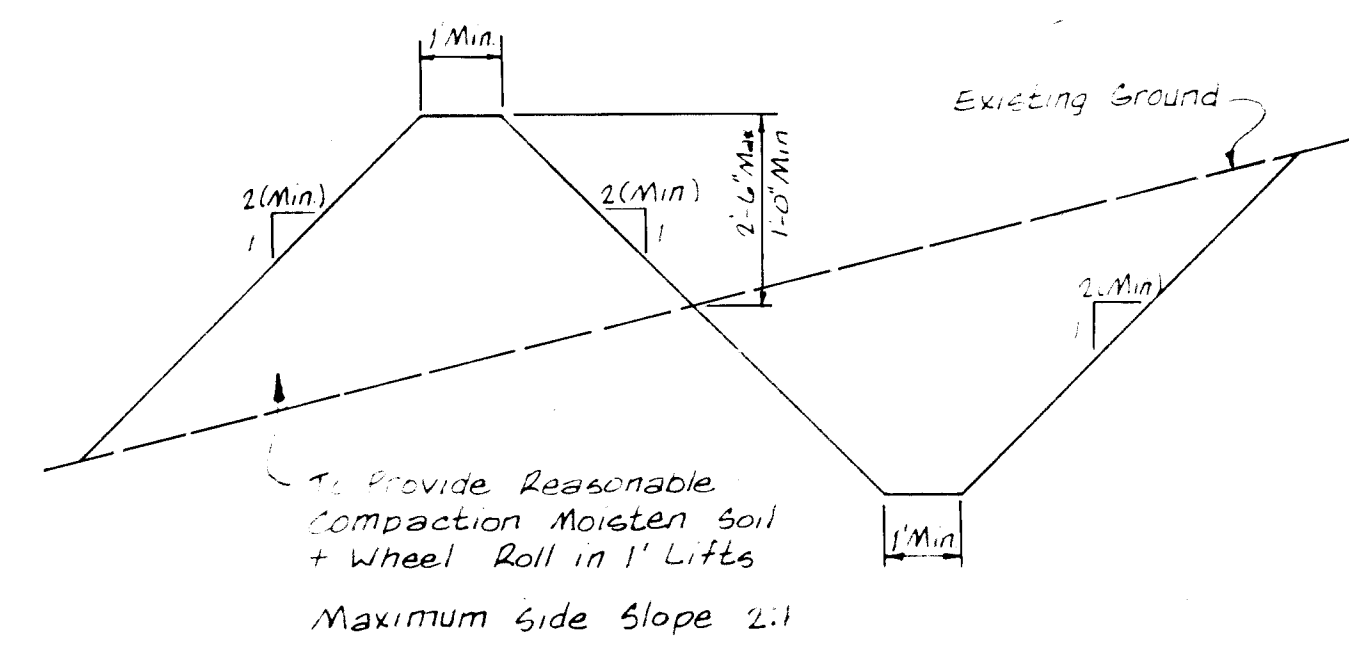
ALBUQUERQUE, NEW MEXICO
SCALE: 1"=100'
JANUARY 1983



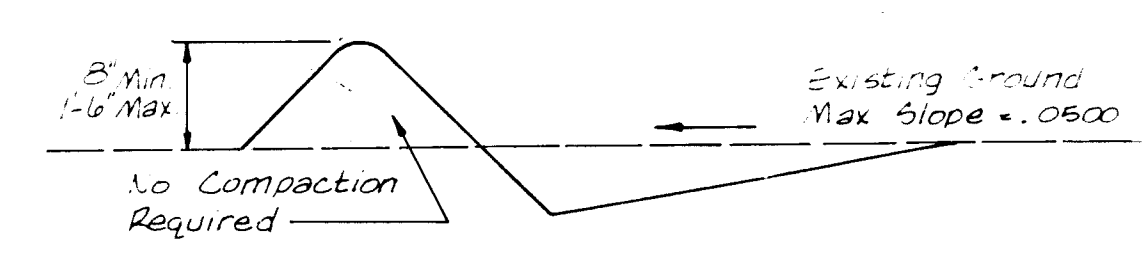


- NOTES:
- 1) No frozen material shall be placed in fill.
 - 2) All material placed in fill shall have been excavated on this project or from an approved borrow area.
 - 3) Material unsuitable for fill shall be removed from the site.
 - 4) Prior to grading, the existing surface of areas to be graded shall be stripped of organic matter. These strippings may be placed in temporary diversion berms or in landscape berms. All other areas shall remain undisturbed.
 - 5) Slopes shall not exceed 3:1 (Horizontal: Vertical).
 - 6) Subgrade tolerance on all areas shall be ± 0.3 .
 - 7) Grading operations shall be performed in a manner which meets all current City, State and Federal dust control regulations.
 - 8) The temporary retention ponds shall be constructed using temporary diversion berms. The top of each berm shall be 6" above the weir elevation shown for each pond.
 - 9) The contractor shall not disturb the areas in which no grading is indicated.

AS-BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			REFERENCES			REVISIONS		
CONTRACTOR	DATE	NO.	THE STATION IS A STANDARD ACS BRASS	TABLET STAMPED "10-G2" SET FLUSH WITH THE CURB AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MONTGOMERY BLVD. NE & MORRIS ST. NE	ELEV. - 5636.11	BY	DATE	NO.	MAP NO.	EST. NO.	BY	NO.	DATE	NO.
INSPECTOR	DATE	NO.												
ACCEPTANCE BY	DATE	NO.												
VERIFICATION BY	DATE	NO.												
COMPLETED BY	DATE	NO.												
RECORDED BY	DATE	NO.												

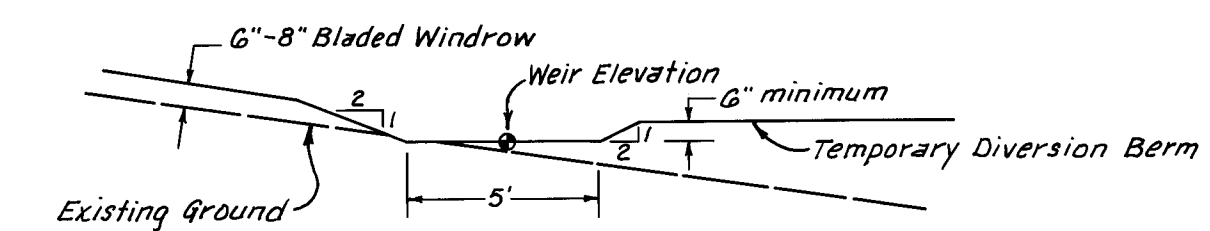


TYPICAL SECTION OF TEMPORARY DIVERSION BERM
No Scale



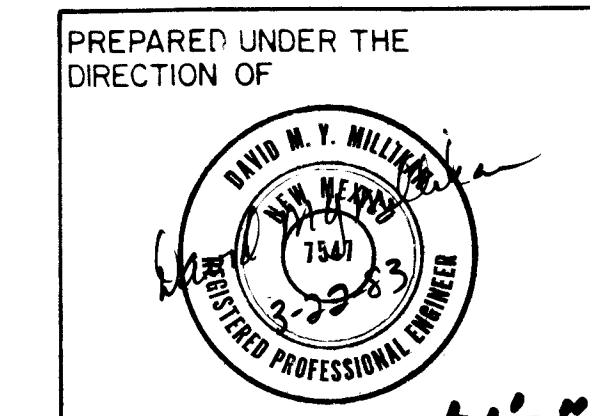
TYPICAL BLADED WIND ROW
No Scale

- LEGEND
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - DIRECTION OF FLOW
 - TEMPORARY DIVERSION BERM
 - TEMPORARY EARTH OVERFLOW WEIR
 - BLADED WIND ROW
 - TEMPORARY RETENTION POND (SHOWING WEIR ELEVATION)
 - PROJECT / PHASE BOUNDARY



TYPICAL WEIR CROSS SECTION
LOOKING UPSTREAM
No Scale

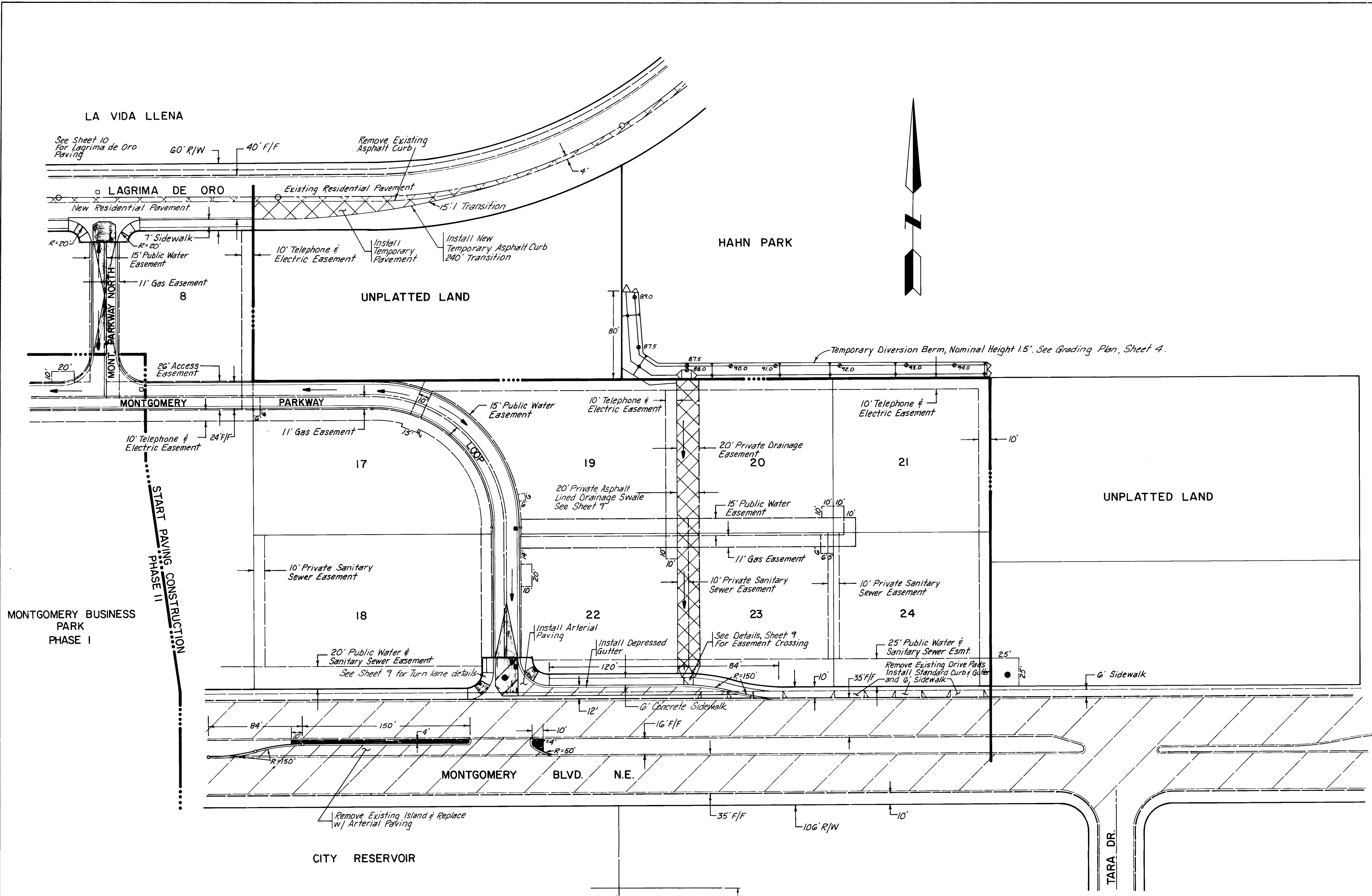
26 11679 10484



APPROVED FOR ROUGH GRADING
CITY ENGINEER
DATE

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: MONTGOMERY BUSINESS PARK GRADING PLAN - PHASE II					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>C. J. [Signature]</i>	1/16/83	Liquid Waste	<i>[Signature]</i>	
A.C.E. - [Signature]	<i>[Signature]</i>	2/2/83	Traffic	<i>[Signature]</i>	11/2/83
A.C.E. - Hydrology	<i>[Signature]</i>	2/2/83	Water	<i>[Signature]</i>	
DRAWING NO. 1679 SHEET 4 OF 11					

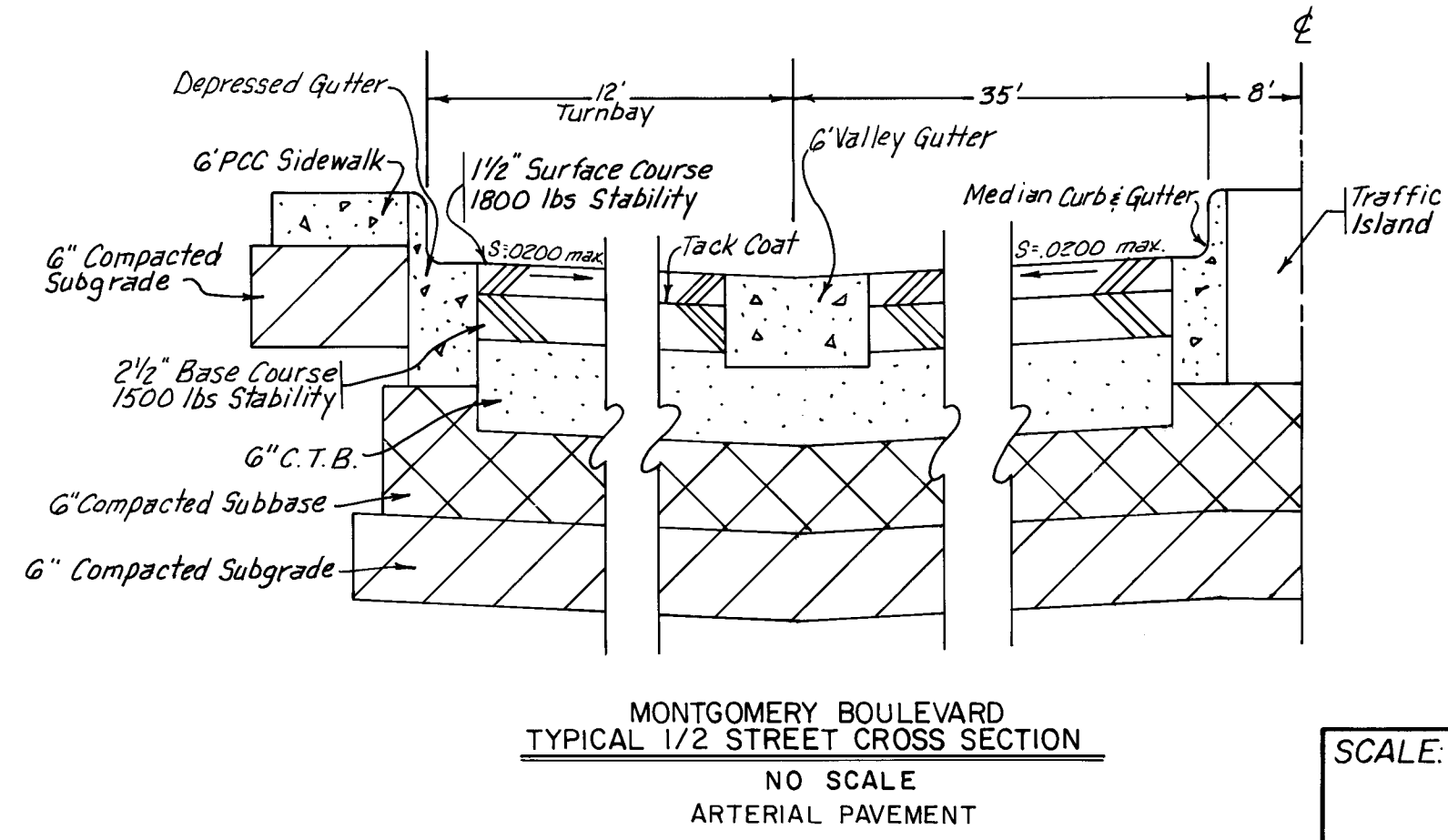
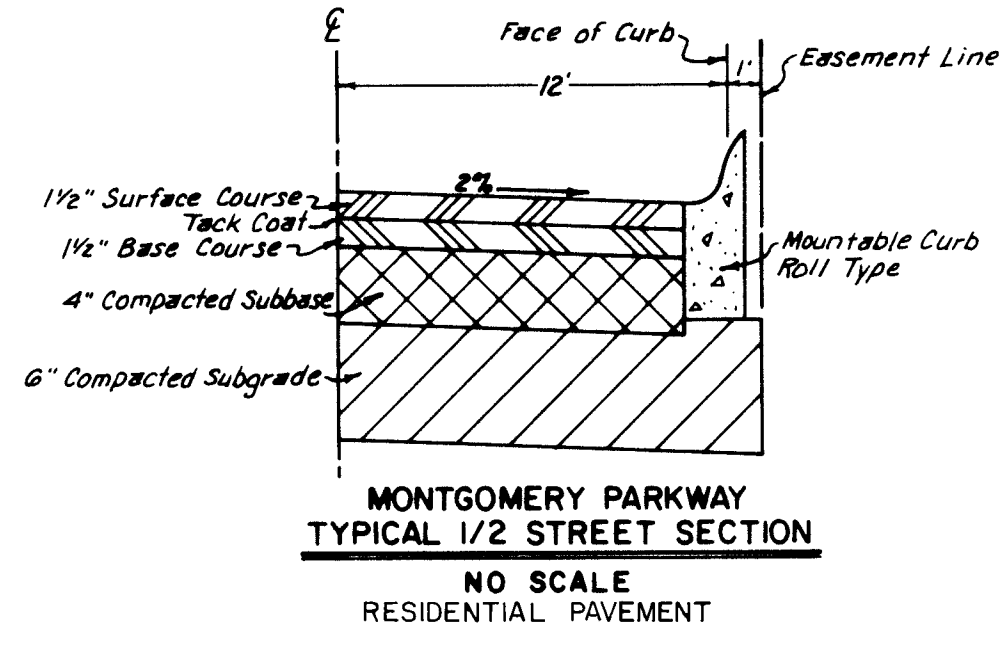
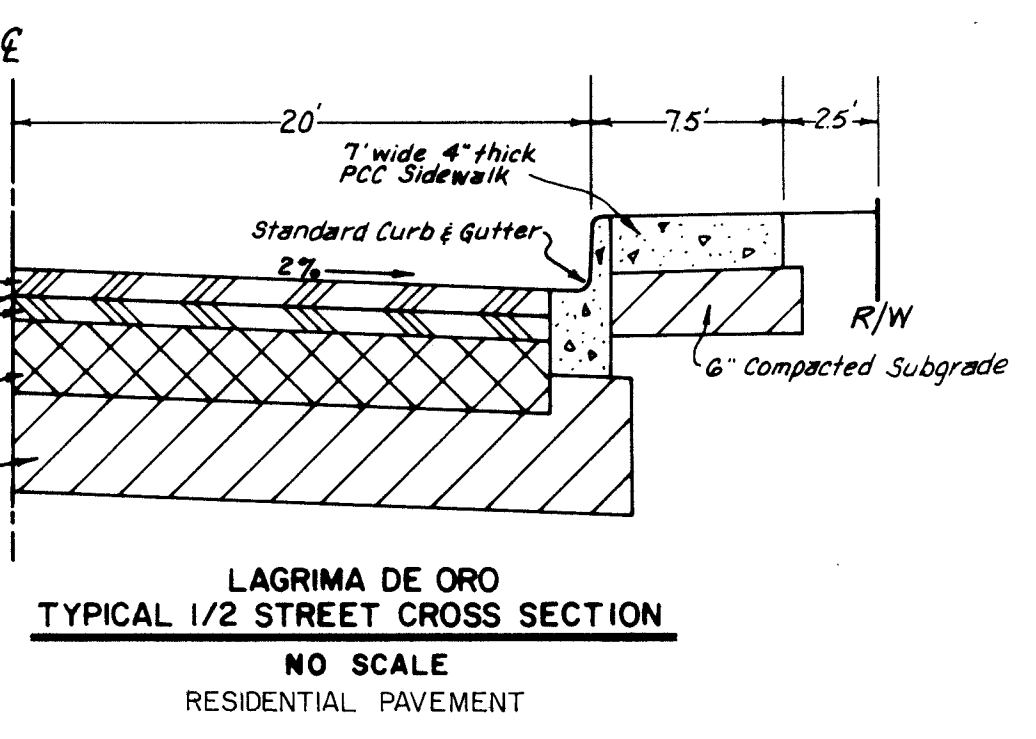
SCALE:
1" = 50'



- Notes:
1. Pavement within Montgomery Boulevard and Morris Street Right-of-Way shall be Arterial Pavement City Std. Drwg. P-7-1.
 2. Streets within the project shall be Residential Pavement with roll type mountable curb 24" face to face except as shown.
 3. All returns within the project shall have a 25' radius, unless otherwise noted.
 4. Streets shall be graded to finished grade $\pm 1.0'$ prior to installation of utilities.
 5. The interior streets shall be private streets maintained by the owner.
 6. All improvements to public streets shall be maintained by the City of Albuquerque.
 7. Two lanes of traffic in each direction must remain open in Montgomery Blvd. at all times.
 8. One lane of traffic in each direction must remain open at all times on Morris Street.
 9. One lane of traffic must remain open at all times on Lagrime de Oro.
 10. The Contractor must submit a barricading and traffic handling plan to the Traffic Engineer and receive approval prior to starting construction in the public streets.
 11. See grading plan for temporary pond and berm locations.
 12. All turn lanes and median cuts shall be constructed according to City Standard Drawing T-2-2 using median curb.

- LEGEND
- PROPOSED VALVE BOX
 - EXISTING VALVE BOX
 - PROPOSED S.A.S. MANHOLE
 - EXISTING S.A.S. MANHOLE
 - CROWN FLATTING
 - NEW TEMPORARY PAVING
 - EXISTING ARTERIAL PAVING
 - NEW ARTERIAL PAVING

AS-BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				REFERENCES			
CONTRACTOR	WORKED BY	DATE		THE STATION IS A STANDARD ACS BRASS	TABLET STAMPED "O-G-21" SET FLUSH WITH THE CURB AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MONTGOMERY BLVD. NE & MORRIS ST. NE.	NO.	BY	DATE				MAP NO. F-21	EST. NO.	BY	DATE
	INSPECTED BY	DATE													
	ACCEPTANCE BY	DATE													
	VERIFICATION BY	DATE													
	DESIGNED BY	DATE													
	RECORDED BY	DATE													
	NO.														



46 1679 0564

PREPARED UNDER THE DIRECTION OF

David M. [Signature]

4-3-83

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: MONTGOMERY BUSINESS PARK PHASE II PAVING & DRAINAGE DESIGN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	2/83	Liquid Waste	<i>[Signature]</i>	2/83
A.C.E. Design	<i>[Signature]</i>	2/83	Traffic	<i>[Signature]</i>	2/83
A.C.E. Hydrology	<i>[Signature]</i>	2/83	Water	<i>[Signature]</i>	2/83

APPROVED FOR CONSTRUCTION

[Signature]

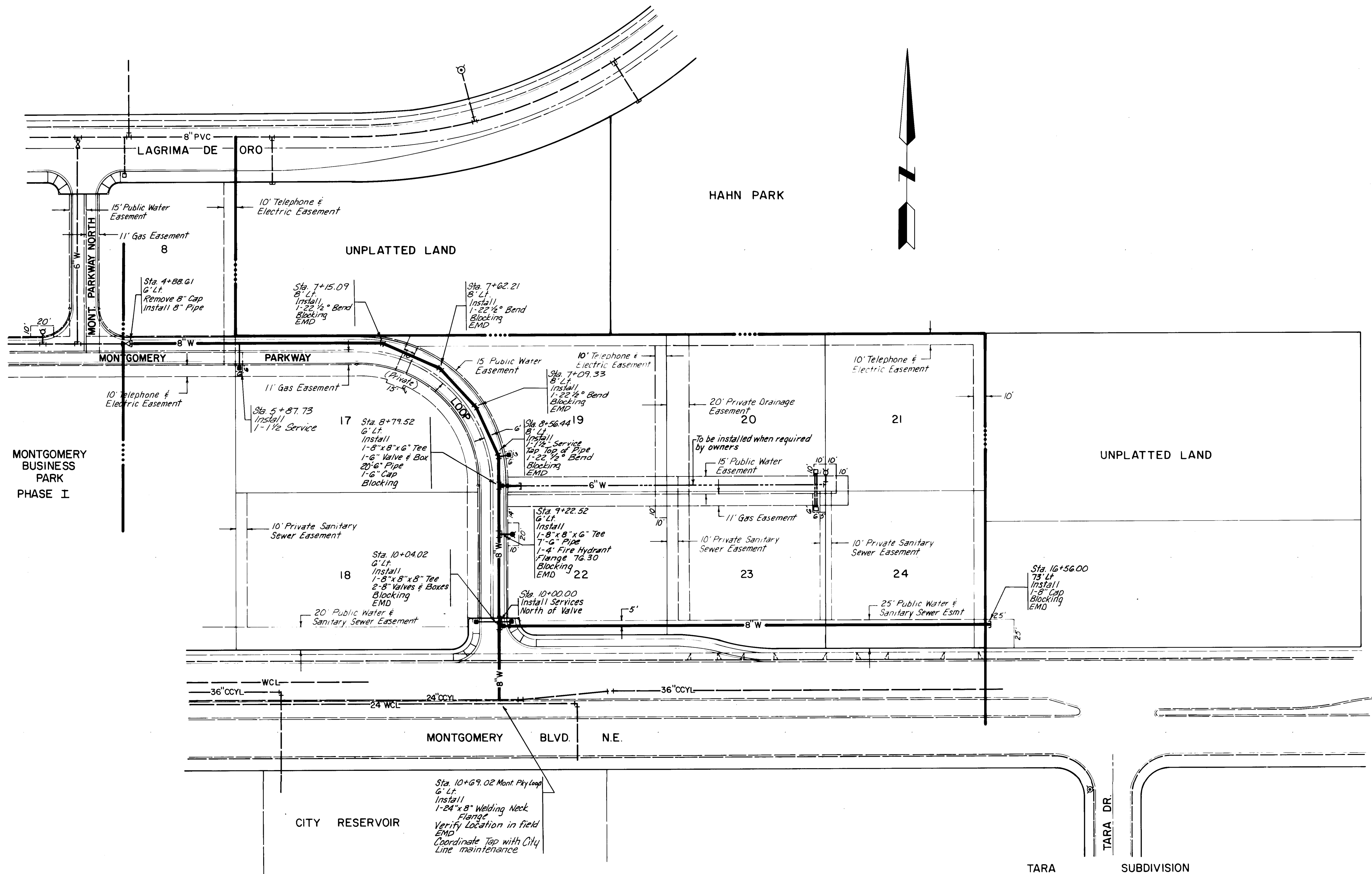
CITY ENGINEER

SCALE: 1" = 50'

DRAWING 1679

SHEET 5 OF 11

DESIGNED BY DWV DATE 2/83
DRAWN BY PE DATE 2/83
CHECKED BY DYM DATE 2/83



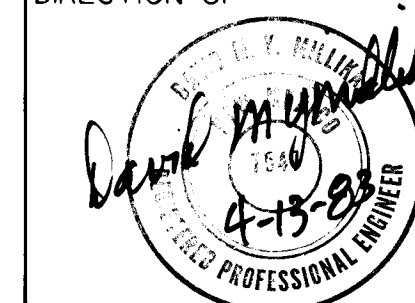
Notes:

- Waterline construction shall comply with the City of Albuquerque Contract Documents for City-Wide Utilities and Cash Paving #31 and the New Mexico Standard Specifications for Public Works Construction 1979 Edition.
- All waterlines shall be located 6' North or West of the private street centerline unless otherwise noted.
- All fire hydrants shall be located at the PC of curb returns, or at 5' after the PC when a fire hydrant occupies the PC.
- All water valves shall be located at the PC of curb returns, or at 5' after the PC when a fire hydrant occupies the PC.
- All water valve box covers within the streets shall be identified as specified in Special Order #18, from the City Engineer.
- Water and sanitary sewer lines shall be installed per Supplemental General Conditions Section 18.1, Policy on the Proximity of Water and Sewer Lines, New Mexico Standard Specifications for Public Works Construction 1979 Edition.
- All waterlines shall have a minimum of 3'6\"/>

LEGEND

- WCL EXISTING WATERLINE
- 8\"/>

PREPARED UNDER THE
DIRECTION OF



APPROVED FOR CONSTRUCTION
CITY ENGINEER

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE:
MONTGOMERY BUSINESS PARK
PHASE II
WATER DESIGN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>al. alvarez</i>	1/4/83	Liquid Waste	<i>WJZ</i>	1/19/83
A.C.E. Design	<i>WJZ</i>	2/2/83	Traffic	<i>NA</i>	
A.C.E. Hydrology	<i>WJZ</i>	2/2/83	Water	<i>WJZ</i>	1/19/83

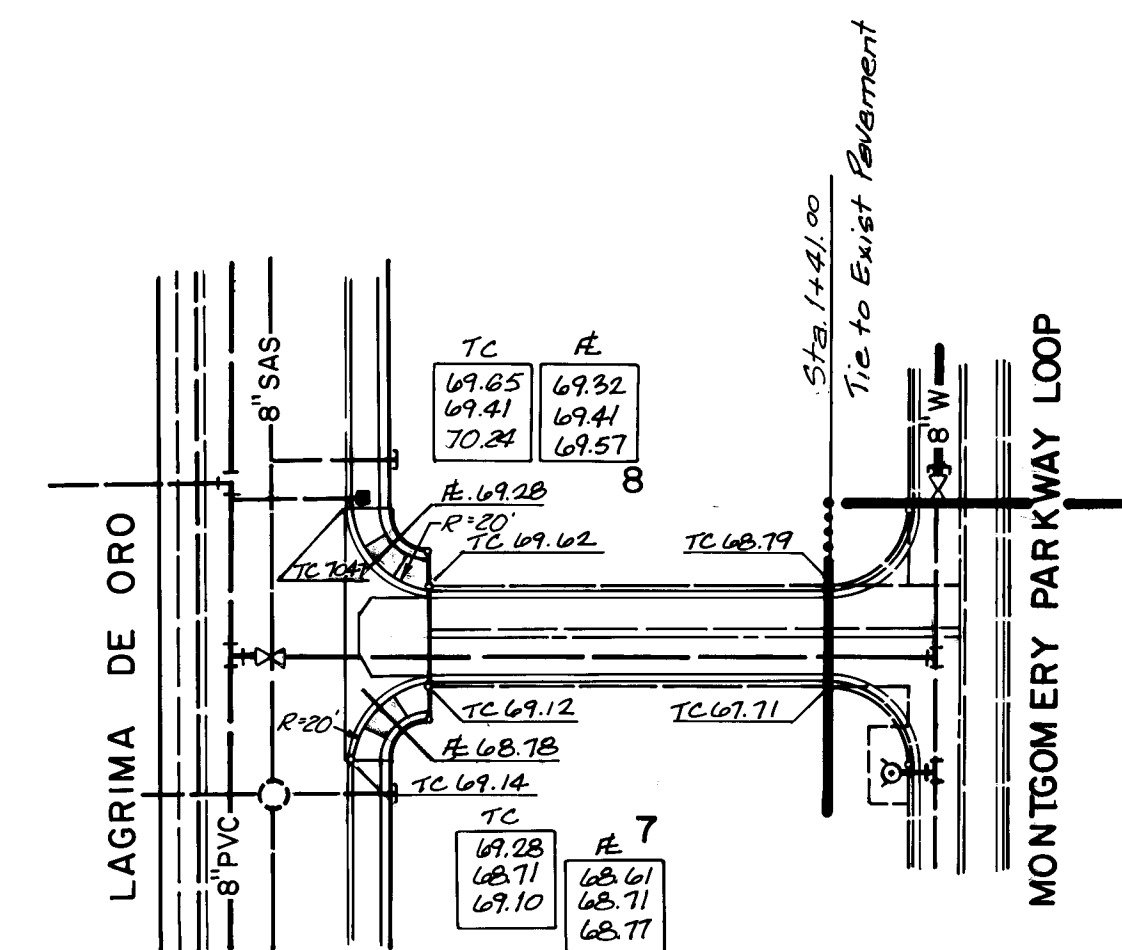
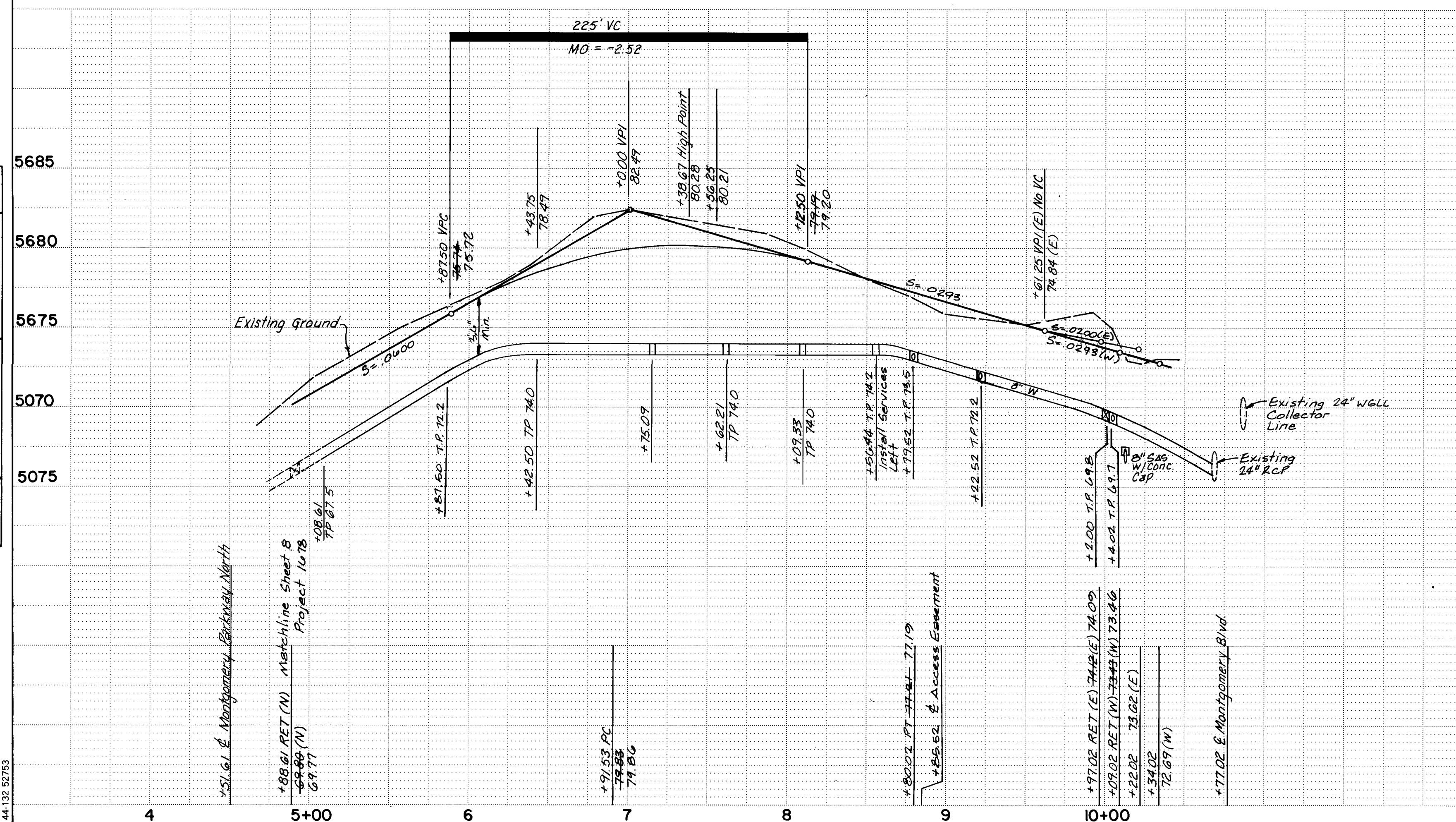
DRAWING NO. 1679 SHEET 6 OF 11

SCALE:
1\"/>

REFERENCE 1678

PLAN	SURVEYED _____		BY _____	DATE _____
	PLOTTED _____			
NOTE BOOK	ALIGNMENT CHECKED _____		BY _____	DATE _____
NO. _____	RT. OF WAY CHECKED _____			

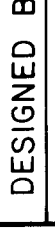
PROFILE		BY	DATE
SURVEYED			
PLOTTED			
GRADES CHECKED			
B. M. NOTED			
STRUCTURE NOTATIONS CH'KD			
NO.			



"RECORD DRAWING
AS BUILT"

NOTE: AS BUILT CERTIFICATION IS BASED UPON PERIODIC CONSTRUCTION MONITORING, NOT FULLTIME, PROFESSIONAL, CONSTRUCTION INSPECTION. AS SUCH THIS CERTIFICATION REFERS TO MAJOR LOCATIONAL AND ELEVATION CONTROL, AND MATERIAL CHARACTERISTIC ASPECTS OF THE WORK AND IS NOT INTENDED TO VERIFY EITHER SPECIFIC DETAILS OR QUALITY OF CONSTRUCTION. IN ADDITION THE DRAWING MAY CONTAIN INFORMATION GATHERED BY CITY INSPECTORS WHICH I CANNOT CERTIFY.

CERTIFIED BY _____ DATE _____

QUERQUE ANT DEPARTMENT DIVISION																			
BUSINESS PARK										MONTGOMERY PKWY NORTH									
APPROVALS					ENGINEER					DATE									
Liquid Waste					W.P.G.					1-8-83									
Office					W.P.G.					1-5-83									
Water					W.P.G.					1-5-83									

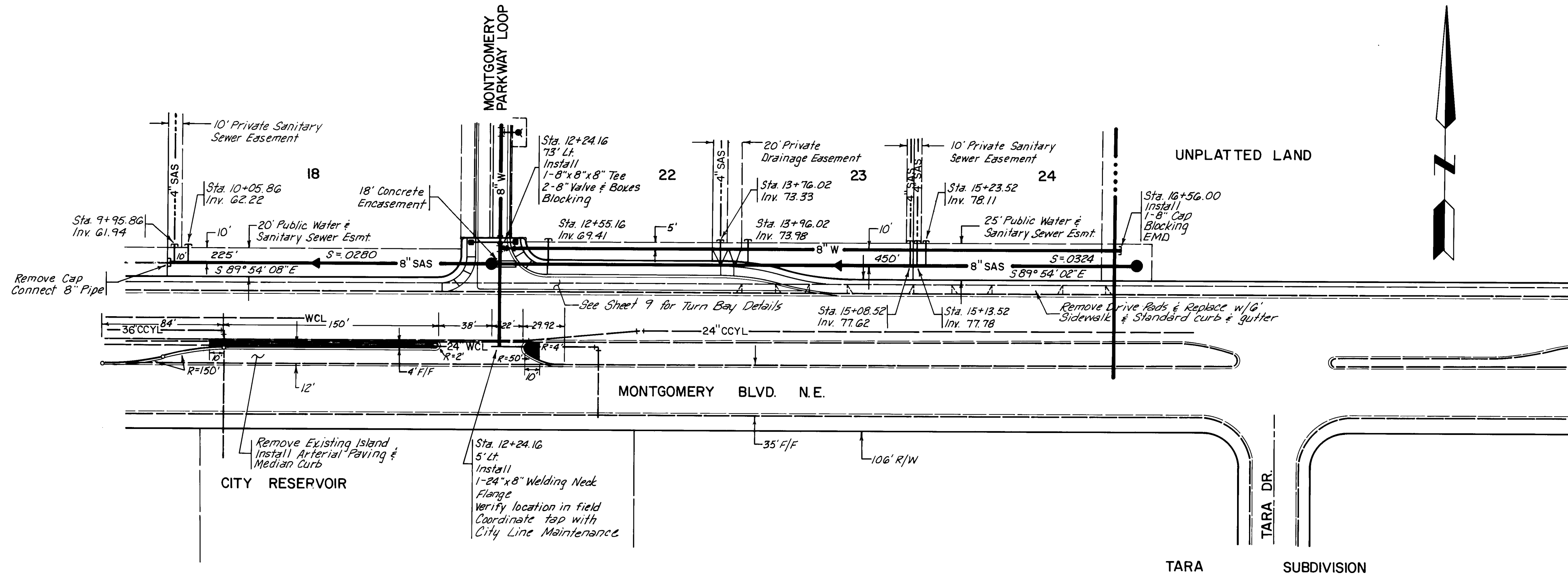
DESIGNED BY DWW				DATE 2/83			
DRAWN BY PE				DATE 2/83			
CHECKED BY DMYM				DATE 2/83			

NO.		DATE		REMARKS		BY	



PLAN	DATE	BY
SURVEYED		
NOTED		
ALIGNED		
CHECKED		
NO.		

PROFILE	DATE	BY
SURVEYED		
NOTED		
ALIGNED		
CHECKED		
NO.		

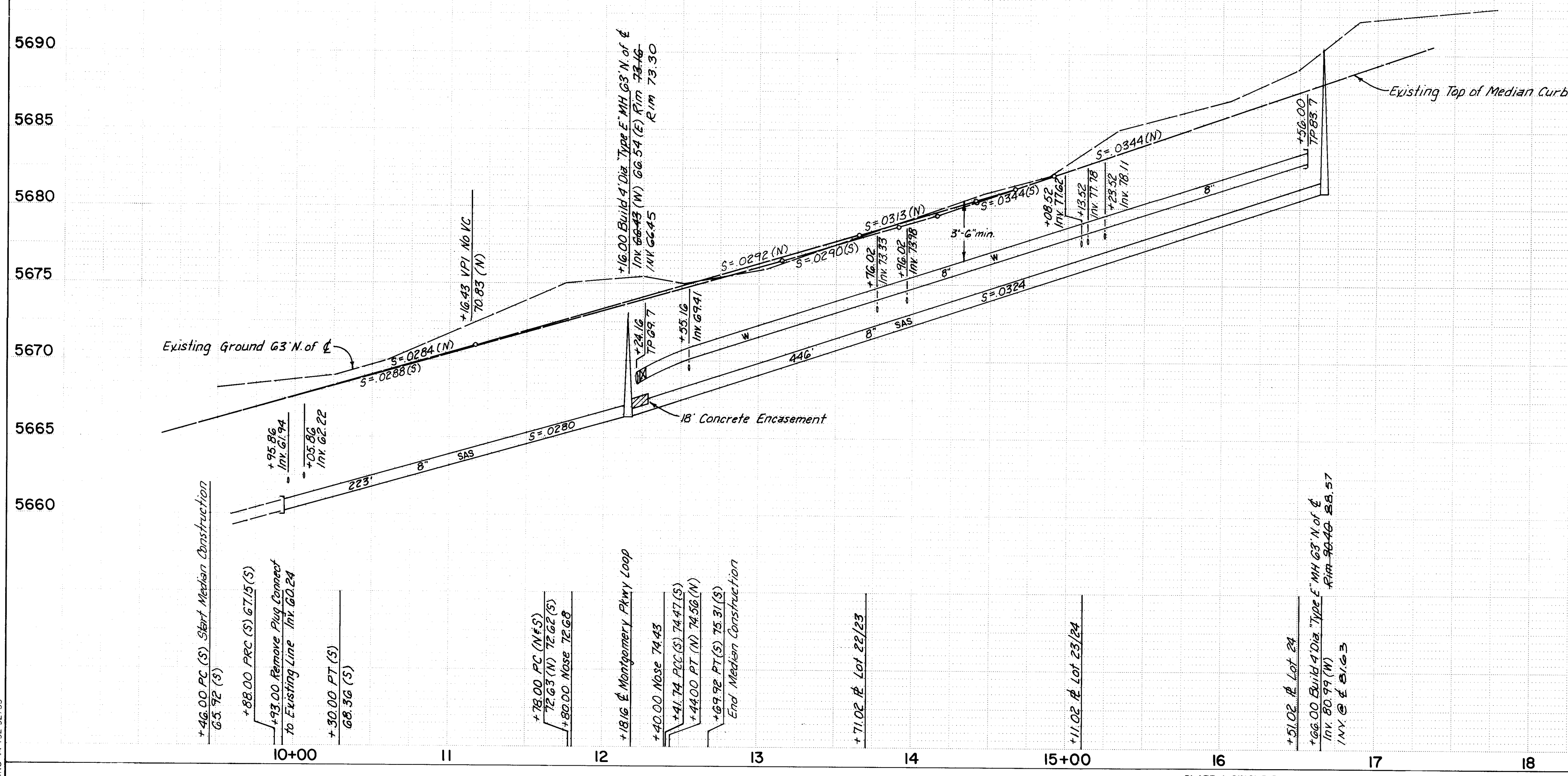


MONTGOMERY BOULEVARD N.E.

"RECORD DRAWING AS BUILT"

NOTE: AS BUILT CERTIFICATION IS BASED UPON PERIODIC CONSTRUCTION MONITORING, NOT FULLTIME, PROFESSIONAL, CONSTRUCTION INSPECTION. AS SUCH THIS CERTIFICATION REFERS TO MAJOR LOCATIONAL AND ELEVATION CONTROL, AND MATERIAL CHARACTERISTIC ASPECTS OF THE WORK AND IS NOT INTENDED TO VERIFY EITHER SPECIFIC DETAILS OR QUALITY OF CONSTRUCTION. IN ADDITION THE DRAWING MAY CONTAIN INFORMATION GATHERED BY CITY INSPECTORS WHICH I CANNOT CERTIFY.

[Signature]
DATE 1/18/84



26 11679 1184

PREPARED UNDER THE DIRECTION OF
[Signature]
4-13-83
PROFESSIONAL ENGINEER

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: MONTGOMERY BUSINESS PARK - PHASE II MONTGOMERY BLVD. TRAFFIC ISLANDS & SANITARY SEWER & WATER DESIGN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	1/18/84	Liquid Waste	<i>[Signature]</i>	1-18-83
A.C.E.-Design	<i>[Signature]</i>	2/20/83	Traffic	<i>[Signature]</i>	1-18-83
A.C.E.-Hydrology	<i>[Signature]</i>		Water	<i>[Signature]</i>	

APPROVED FOR CONSTRUCTION
[Signature]
CITY ENGINEER DATE

DRAWING NO.	1679	SHEET	11	OF	11
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SCALE:
1"=50' HOR.
1"= 5' VERT.

REFERENCE 1678