

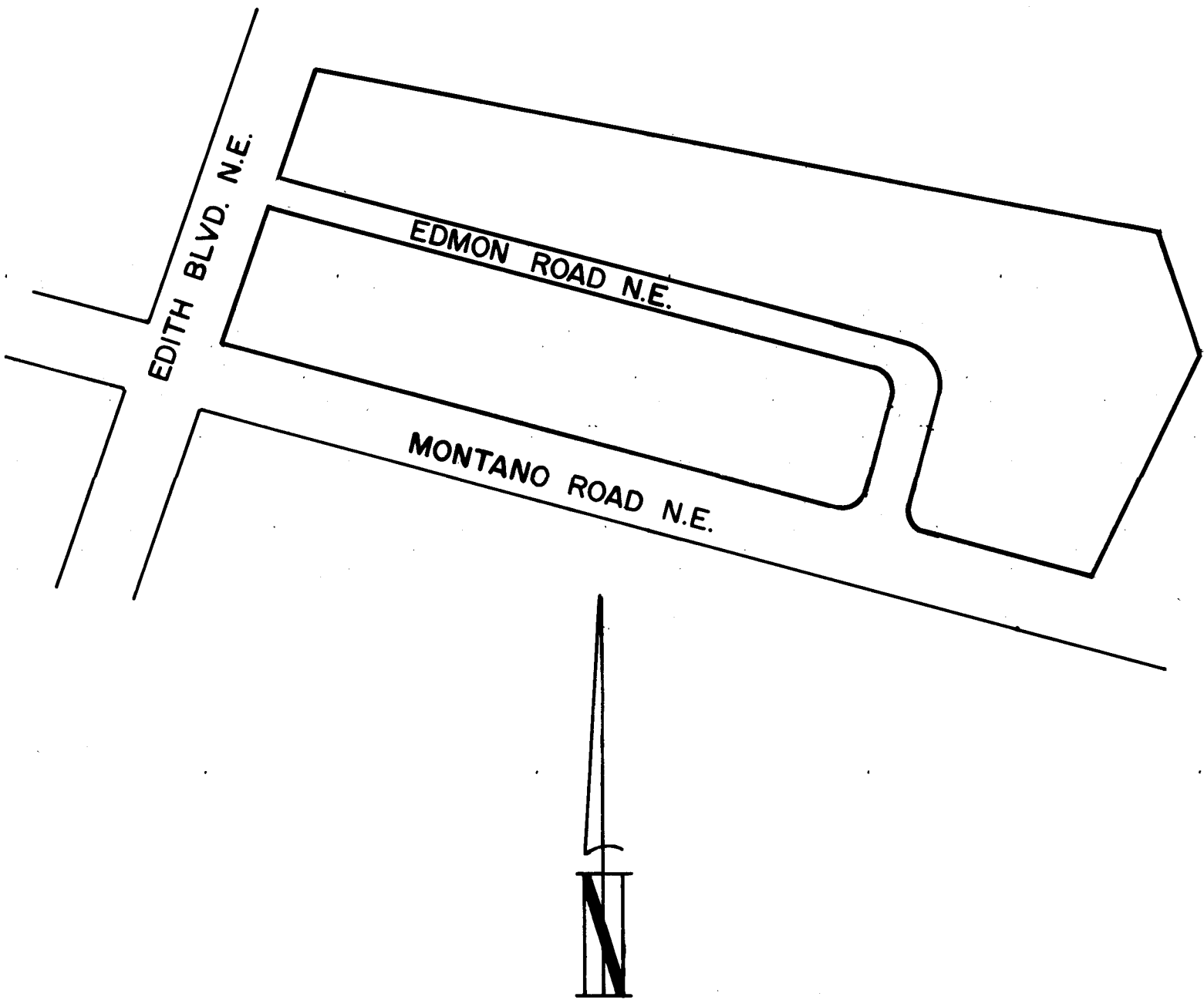
PROPOSED UTILITY GRADES

EDMON INDUSTRIAL PARK

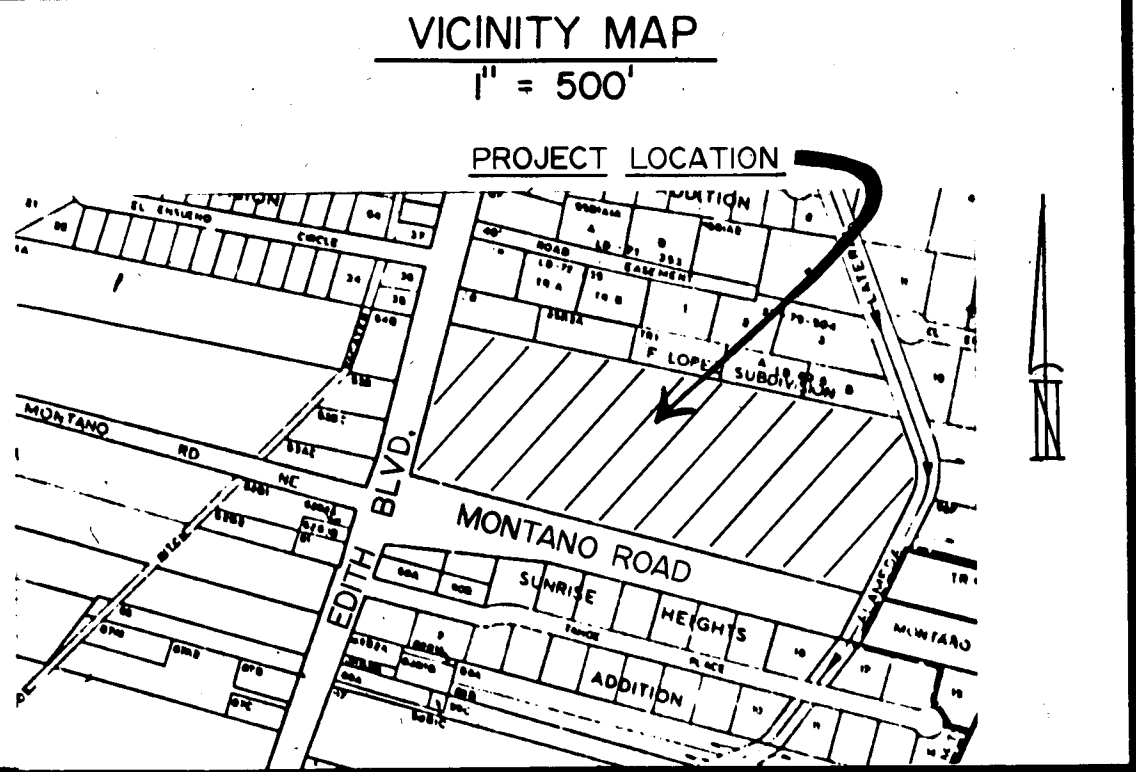
LANDS OF HENRY WOOD-MRGCD MAP#32  
FILED FEBRUARY 10, 1977  
ZONE MAP F-15

INDEX

- SHEET 1 TITLE SHEET  
2 SUBDIVISION PLAT  
3 PLAN & PROFILE 0+00 TO 3+07 EDITH BLVD.  
0+00 TO 11+67 EDMON ROAD  
4 TRAFFIC CONTROL PLAN



SCALE: 1"=200'



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 - 1979 EDITION, AND THE DOCUMENTS FOR PUBLIC WORKS CONTRACT NO. 84-3.

TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.

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.

BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.

TRAFFIC HANDLING NOTES

1. CONTRACTOR SHALL PROCURE A CONSTRUCTION PERMIT FROM THE COUNTY ROAD DEPARTMENT.
2. CONTRACTOR MUST FOLLOW A CONSTRUCTION SIGNING AND BARRICADING PLAN AS APPROVED BY THE NMUSD AND RECEIVE A BARRICADING PERMIT PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION SIGNING AND BARRICADING TO COMPLY WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 1978 EDITION.
4. CONTRACTOR'S OPERATION, BARRICADING AND SIGNING SHALL NOT AFFECT THRU LANES OF MONTANO BETWEEN 7 A.M. AND 9 A.M. OR 4 P.M. AND 6 P.M.

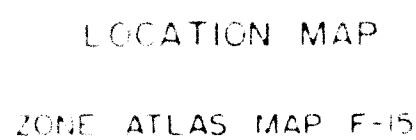
LEGEND

- RIGHT OF WAY LINES \_\_\_\_\_  
PROPERTY LINES \_\_\_\_\_  
EXISTING SANITARY SEWER -----SAS-----  
EXISTING SANITARY MANHOLE -----○-----  
EXISTING WATER LINES -----W-----  
EXISTING WATER VALVE -----◇-----  
EXISTING SPOT ELEVATIONS -----⊕-----  
PROPOSED SANITARY SEWER -----SAS-----  
PROPOSED WATER LINE -----W-----  
PROPOSED SPOT ELEVATIONS -----⊕-----

26 21450185  
W. McManis  
12-13-83

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

	DUANE LOGAN CONSULTING CIVIL ENGINEER 501 KINLEY N.E. ALBUQUERQUE, NEW MEXICO 87102 (505) 243-6353	APPROVED FOR CONSTRUCTION  CE
	PROJECT NO 2145	SHEET 1 OF 4



1 ALL DISTANCES ARE LOCAL GRID DISTANCES.  
2 ALL PROPERTY BOUNDERS WERE FOUND OR SET AS INDICATED WITH CAPS  
3 L 5 "X" 2300  
4 BEARINGS ARE BASED ON A BOUNDARY SURVEY LOCHE IN 1977 FOR  
5 SP 77 68 AND FILED IN BOOK D 7, PAGE 119.  
6 SIXTEEN LOTS ARE CREATED BY THIS SUBDIVISION  
7 0.213 MILES OF STREET ARE CREATED BY THIS PLAN

1. UTILILITY EASEMENTS: Utility easements on the plat are granted to the common point are as follows:
  - (a) The City of Albuquerque for installation, service, and maintenance of water and sewer lines, valves, pumps, and/or other related equipment and related facilities reasonably necessary to deliver potable water to the residents of the subdivision and provide a fluid waste disposal system in accordance with the plans and procedures of the City of Albuquerque;
  - (b) The Public Service Company of New Mexico for installation, maintenance and service of electrical lines, transformers, and/or other equipment and related facilities reasonably necessary to provide electrical service to the residents of the subdivision;
  - (c) The Gas Company of New Mexico for installation of natural gas lines, valves and/or other equipment and facilities reasonably necessary to provide natural gas to the residents of the subdivision;
  - (d) Maintain well for the installation, service, and maintenance of all telephone lines, switching equipment, and other related equipment and facilities reasonably necessary to provide telephone service to the residents of the subdivision.
2. DRAINAGE EASEMENTS: Hereby, the Private Drainage Easements are dedicated to the Owners of Lots 1 through 15, as indicated on the plat for the drainage, containment, or diversion of surface waters, but is to be dedicated in perpetuity to all lot Owners as a drainage containment facility. This dedication is subject to reversion to the Edison Partnership when adequate downstream facilities become available.
3. The City of Albuquerque shall have the exclusive right to place underground utility lines within six feet of the centerline of a water or sewer line except for governmental crossings or where written approval has been obtained from the City of Albuquerque and the Company of New Mexico. Public Service Company of New Mexico, and Mountain States Telephone and Telegraph are exempted from compliance with the requirements of the first sentence of this paragraph.
4. Street and Utility Maintenance will be accomplished by Edison Park of Commerce Land Owner, as set forth in the subdivision covenants.

CONTAINING 11.729 ACRES, MORE OR LESS.

Notary Public July 23, 1998  
My Commission Expires

DATE	NAME	POSITION
2-1-85	PLANNING DIRECTOR, CITY OF ALBUQUERQUE, NM	
2-1-85	BERNALILLO COUNTY COMMISSION CHAIRMAN	
1/31/85	APPROVAL	
1/31/85	CITY ENGINEER, ALBUQUERQUE, NM	
10-31-84	APPROVAL	
12-3-84	CITY ENGINEER, ALBUQUERQUE, NM	
12-3-84	APPROVAL	
12-3-84	TRAFFIC ENGINEER, ALBUQUERQUE, NM	
12-3-84	APPROVAL	
12-3-84	WATER ENGINEER, ALBUQUERQUE, NM	
12-3-84	APPROVAL	
12-3-84	PARKS AND RECREATION, ALBUQUERQUE, NM	
12-31-84	APPROVAL	
12-31-84	PROPERTY MAINTENANCE, ALBUQUERQUE, NM	
2-1-85	APPROVAL	
2-1-85	BERNALILLO COUNTY PLANNING COMMISSION	

\_\_\_\_\_  
 DUNN L. LUGAN \_\_\_\_\_ DATE \_\_\_\_\_  
 NMPE & LS # 2300  
 501 KINLEY NE., ALBUQUERQUE, N.M. 87102  
 (505) 243-6353

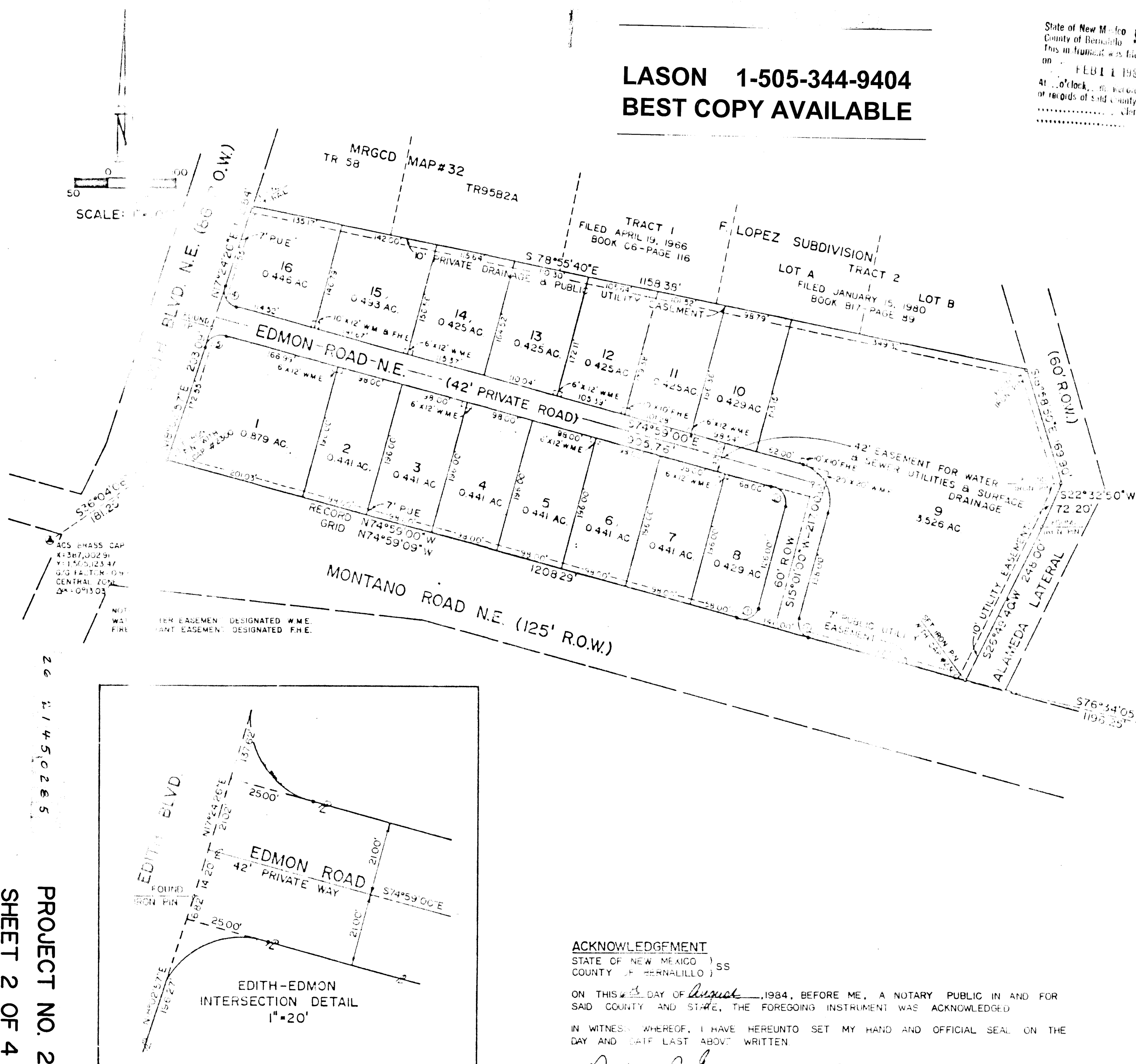
SHEET 1 OF 2

**LASON 1-505-344-9404**  
**BEST COPY AVAILABLE**

State of New Mexico  
County of Bernalillo  
This instrument was filed for record  
on FEB 11 1985  
At \_\_\_\_\_ o'clock, \_\_\_\_\_ m. recorded in Vol. C29  
of records of said County Folio 715  
..... Clerk & Recorder  
..... Deputy Clerk

85 10871  
PLAT MAP FOR  
EDMON INDUSTRIAL PARK  
WITHIN THE ELENA GALLEGOS GRANT  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 1984

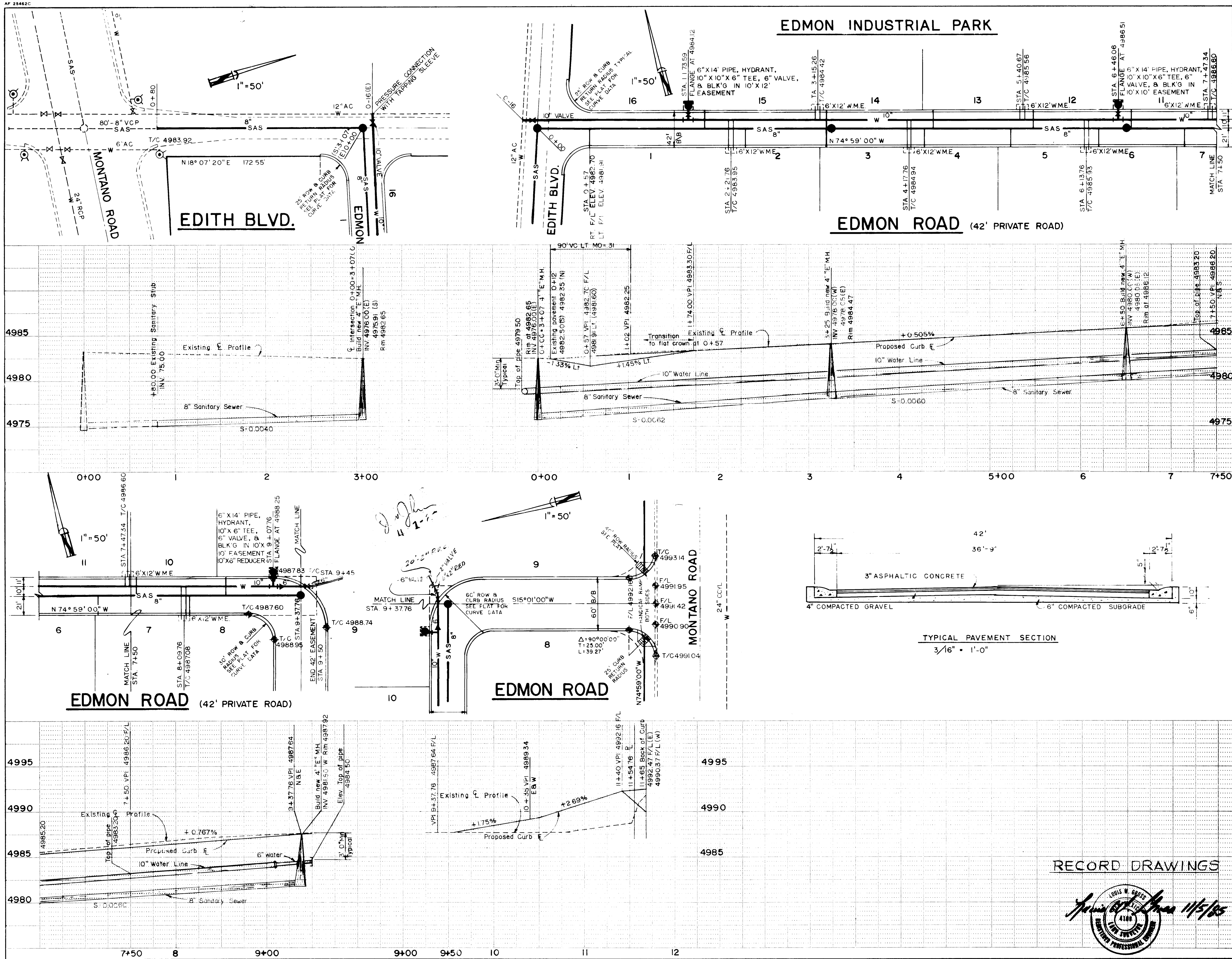
No.	HALFCS	PC	LC	TAZ. OFF
1	40.00	62.33	90°00'00"	40.00
2	50.00	47.92	90°00'00"	50.00
3	50.00	44.25	90°00'00"	50.00
4	50.00	40.31	90°00'00"	50.00
5	50.00	37.95	90°00'00"	50.00



*[Signature]* 3-6-84  
DURIE & LEON  
NMPE & LS #1500  
501 MINLEY AVE., ALBUQUERQUE, N.M. 87101  
(505) 243-6353

SHEET 2 OF 2





**NOTES**

- ALL GATE VALVES TO BE RESILIENT SEAT TYPE.
- WATER PIPE MAY BE PVC C 900 OR DUCTILE IRON PIPE, THICKNESS CLASS 50, TYPE III JOINTS.
- WATERLINE SHUT OFF MUST BE COORDINATED THROUGH THE WATER SYSTEMS DIVISION OF THE WATER RESOURCES DEPARTMENT CONTACT A. MARTINEZ AT 823-4052.
- WATERLINES CROSSING SEWERS MUST BE AT LEAST 18" HIGHER, OTHERWISE THE SEWER SHALL BE DUCTILE IRON PIPE OR CONCRETE ENCASED, AS SHOWN ON CITY STANDARD DWG. S-10, FOR 10' ON EACH SIDE OF THE WATERLINE. IF DUCTILE IRON PIPE IS USED, IT MUST RUN FROM MANHOLE TO MANHOLE.
- HANDICAP RAMPS SHALL BE AS SHOWN ON CITY STANDARD DWG. P-1.
- ALL WATER SERVICES TO BE 3/4".
- ALL SEWER SERVICES TO BE ENDED 5' BEYOND BACK OF CURB, AND MARKED WITH ELECTRONIC MARKER DISCS.

**SEWER SERVICE LOCATIONS**

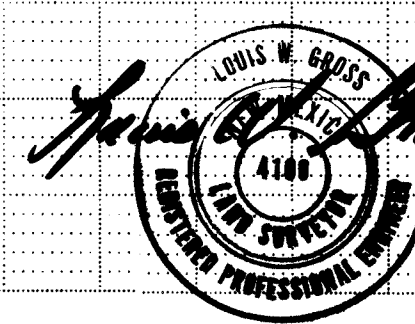
LOT	STATION	DIRECTION	INVERT @ P
1	0+57	SOUTH	4977.00
15	1+85	NORTH	4978.10
2	2+31	SOUTH	4978.50
3	3+22	SOUTH	4979.30
4	4+22	NORTH	4979.30
4	4+27	SOUTH	4980.00
13	4+37	NORTH	4980.10
5	5+23	SOUTH	4980.60
12	6+47	NORTH	4980.80
6	6+19	SOUTH	4981.20
11	6+54	NORTH	4981.50
7	7+15	SOUTH	4981.90
10	7+57	NORTH	4982.20
8	8+11	SOUTH	4982.50
9	8+55	NORTH	4982.80

CONTRACTOR		DATE	
INSPECTOR		DATE	
ACCEPTANCE BY		DATE	
DRAWINGS BY		DATE	
CHECKED BY		DATE	
RECORDED BY		DATE	
NO.		NO.	

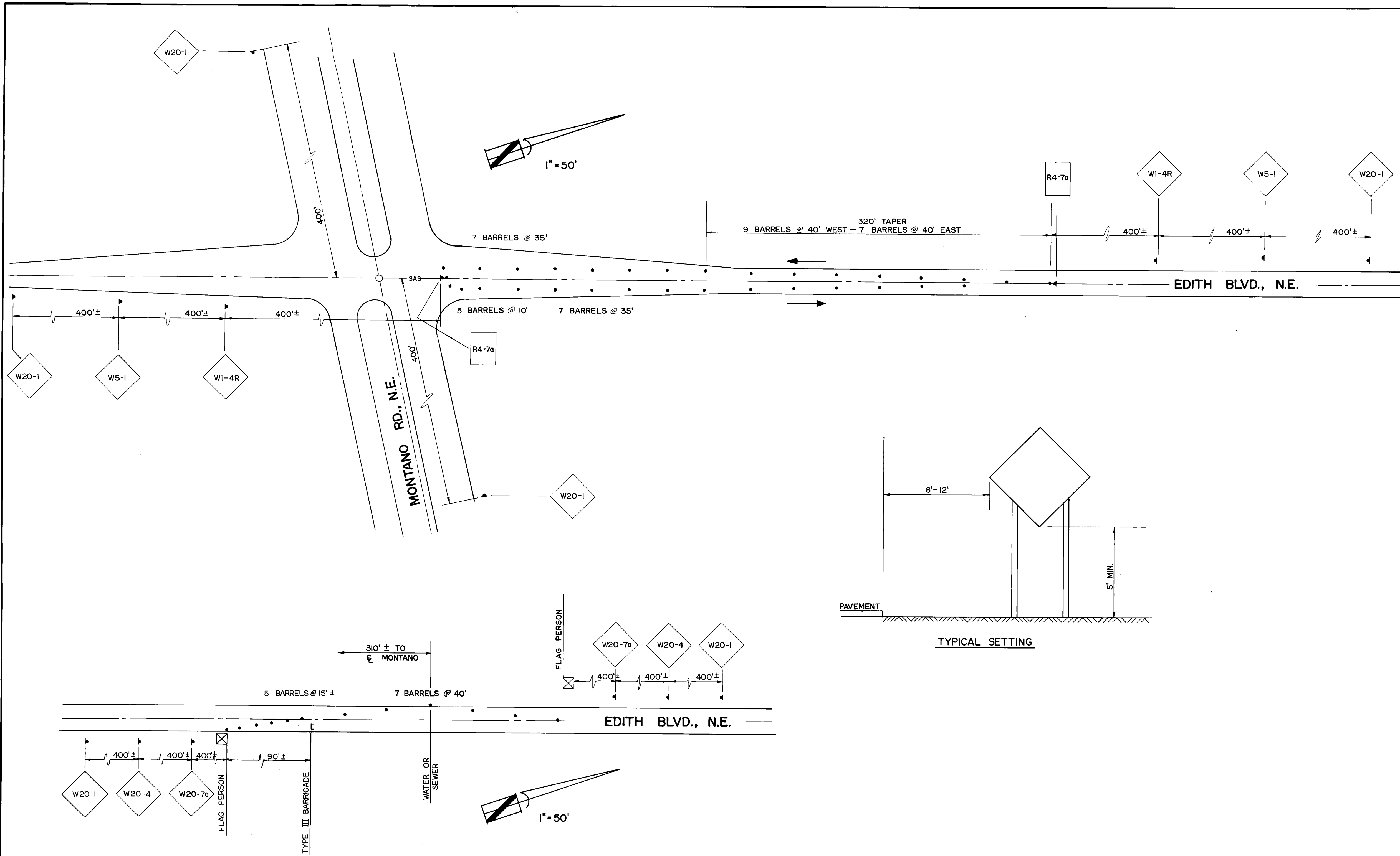
  

AS BUILT INFORMATION		BENCH MARKS	
2-F15A AT SW CORNER OF EDITH & MONTANO — 4984.24		DATE 3/8/84	
SURVEY INFORMATION		FIELD NOTES	
NO. 3-10		DATE 3/8/84	
BY JAM & DLL		DATE 3/8/84	
ENGINEER'S SEAL		REGISTERED PROFESSIONAL	
N. M. 42300		4-6-84	
REVISIONS		DESIGN	
NO. DATE		DATE 3/25/84	
DESIGNED BY DLL		DATE 4/5/84	
DRAWN BY CL		DATE 4/6/84	
CHECKED BY DLL		DATE 4/6/84	

**RECORD DRAWINGS**



CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: STREET AND UTILITY GRADES EDMON INDUSTRIAL PARK EDITH AND MONTANO				APPROVAL FOR WATER AND SEWER GRADES ONLY	
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	7/26/84	Liquid Waste	<i>[Signature]</i>	10/18/84
A.C.E. Design	<i>[Signature]</i>	7/26/84	Traffic	<i>[Signature]</i>	7/26/84
Hydrology	<i>[Signature]</i>	7/26/84	Water	<i>[Signature]</i>	10/18/84
PROJECT NO. 2145		MAP NO. F-15		SHEET 3 OF 4	



# GENERAL NOTES FOR TRAFFIC CONTROL

1. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE PROJECT ENGINEER A DETAILED CONSTRUCTION SCHEDULE 3 WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION.
2. DETOUR PLANS VARYING FROM ATTACHED PLANS MUST BE SUBMITTED TO THE PROJECT ENGINEER IN THE FORM OF A DETAILED TRAFFIC CONTROL PLAN 3 WORKING DAYS IN ADVANCE OF COMMENCING CONSTRUCTION.
3. CONTRACTOR SHALL NOTIFY THE FOLLOWING SERVICES 24 HOURS IN ADVANCE OF ANY COMPLETE CLOSURES: POLICE DEPARTMENT, FIRE DEPARTMENT, AMBULANCE SERVICES, AND THE TRANSIT DEPARTMENT.
4. ALL ADVANCE WARNING SIGNS AND BARRICADES MUST BE INSTALLED BEFORE CONSTRUCTION BEGINS AS DIRECTED BY THE ENGINEER.
5. ALL SIGN LOCATIONS WILL BE SELECTED IN THE FIELD AND APPROVED BY THE PROJECT ENGINEER.
6. ALL ADVANCE WARNING SIGNS SHALL BE 48" X 48" MINIMUM.
7. ALL ADVANCE WARNING SIGNS NOT DIRECTLY APPLICABLE SHALL BE REMOVED, COMPLETELY COVERED, OR TURNED AWAY FROM ONCOMING TRAFFIC.
8. ALL CONSTRUCTION SIGNING SHALL BE BLACK ON A REFLECTORIZED ORANGE FIELD UNLESS OTHERWISE SPECIFIED. ALL CONSTRUCTION BARRICADES AND CHANNELIZATION DEVICES SHALL BE ORANGE ON WHITE, REFLECTORIZED, UNLESS OTHERWISE SPECIFIED.
9. ALL SIGNS, BARRICADES AND/OR BARRELS WILL BE REFLECTORIZED, ALL BARRELS MAY HAVE SAND BALLAST LIMITED TO 100 LBS.
10. ALL SIGNS, BARRICADES AND/OR BARRELS WILL BE MOVED FORWARD AS THE CONSTRUCTION PROGRESSES (WHERE APPLICABLE).
11. CONTRACTOR SHALL INSPECT AND MAINTAIN ALL BARRICADES AT LEAST ONCE EACH DAY EXCEPT FOR BARRICADES ON OR ADJACENT TO ARTERIAL AND COLLECTOR STREETS, WHICH SHALL BE CHECKED TWICE DAILY, INCLUDING INSPECTION DURING HOURS OF DARKNESS.
12. A MINIMUM OF 11' SHALL BE PROVIDED FOR TRAFFIC IN ONE DIRECTION.
13. EQUIPMENT AND MATERIALS ARE NOT TO BE STORED WITHIN THE STREET RIGHT-OF-WAY.
14. THE CONTRACTOR SHALL MAINTAIN ACCESS TO BUSINESS AND RESIDENCES ADJACENT TO THE CONSTRUCTION AREA.
15. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND ALL WORK AREAS THROUGHOUT THE PERIOD OF CONSTRUCTION. ALL SUCH CHANNELIZATION SHALL BE ARRANGED TO PREVENT PEDESTRIANS FROM HAVING TO ENTER THE ROADWAY IN ORDER TO PASS AROUND WORK AREAS.
16. ALL SIGNS SHALL BE MOUNTED ON SIGN STANDS.
17. WATER SHALL BE USED AS NEEDED TO CONTROL DUST.
18. THE TRENCH SHALL BE CLOSED AT THE END OF EACH DAY AND THE CONSTRUCTION AREA COMPACTED TO CARRY TRAFFIC.
19. A LINE OF BARRELS @ 40' O.C. WITH LIGHTS SHALL BE PLACED ALONG THE CENTER LINE UNTIL A NEW CENTER LINE IS PAINTED.
20. CONTRACTORS WORKING HOURS SHALL BE 9:00 A.M. TILL 4:00 P.M. WEEKDAYS.

## KEY

- BARRICADE BARREL
- ◄ WARNING SIGN
- ☒ FLAG PERSONS POSITION
- ≡ TYPE III BARRICADE

26 21450485

<b>DUANE LOGAN</b> CONSULTING CIVIL ENGINEER 501 KINLEY N.E., ALBUQUERQUE, N.M. (505) 243-6353			
TITLE: <b>TRAFFIC CONTROL PLAN</b>			
FOR: <b>EDMON INDUSTRIAL PARK</b>			
AT: <b>EDITH &amp; MONTANO BLVD., N.E.</b>			
DESIGNED BY: <b>CBR</b>	DATE: <b>12/10/84</b>		
DRAWN BY: <b>CLL</b>	DATE: <b>12/17/84</b>		
CHECKED BY: <b>DLL</b>	DATE: <b>12/20/84</b>		
PROJECT NO. <b>2145</b> (CITY OF ALBUQUERQUE)	MAP NO. <b>F-15</b>	SHEET <b>1</b> OF <b>4</b>	