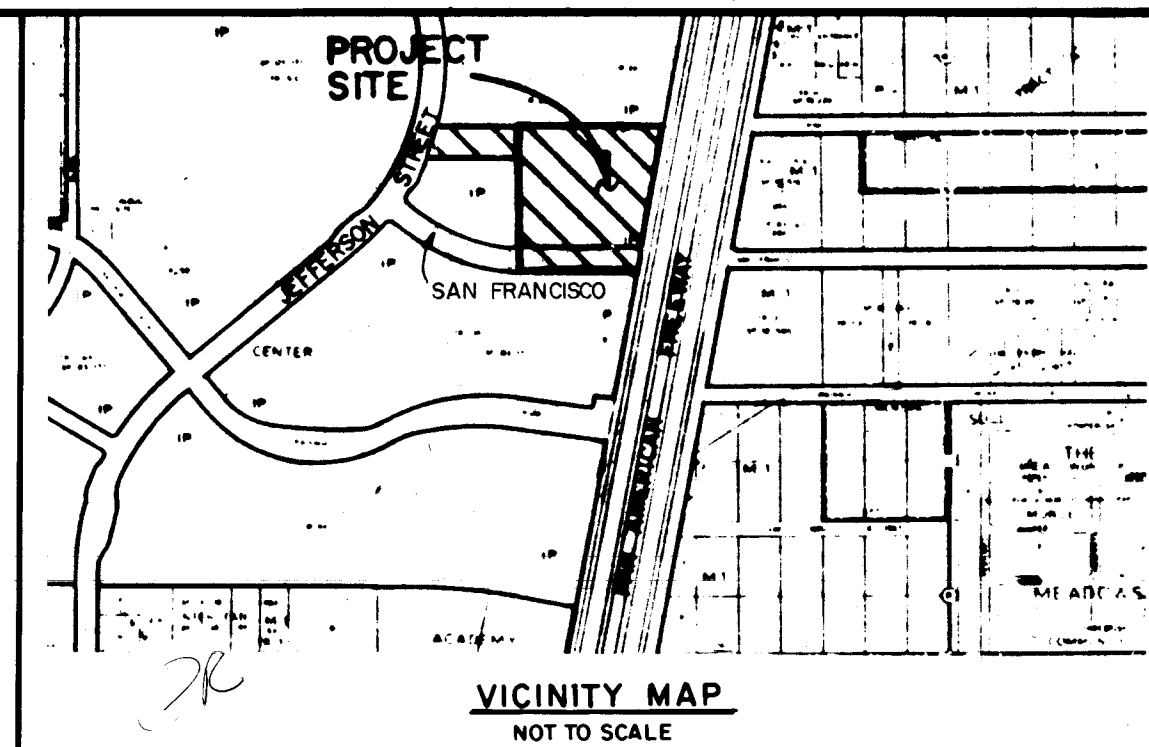


CONSTRUCTION PLANS
FOR
PYRAMID PLAZA HOTEL
AT THE
JOURNAL CENTER
SANITARY SEWER LINE EXTENSION
&
DIRECTIONAL MEDIAN OPENING
ALBUQUERQUE, NEW MEXICO



GENERAL NOTES

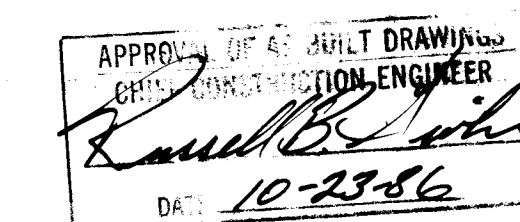
NOTICE TO CONTRACTORS

- 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 CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS PUBLIC WORKS CONSTRUCTION, 1985 EDITION.
- TWO 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.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

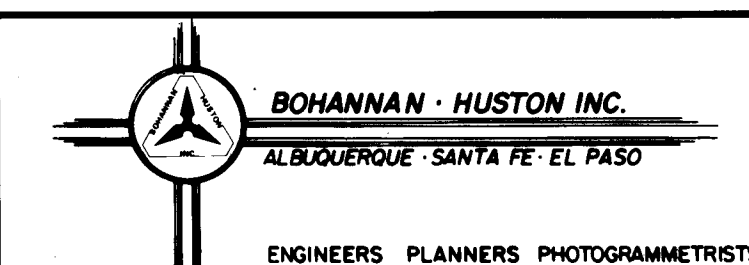
- ☐ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☒ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☐ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS 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.
- ☐ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-4	PLAT
5	OVERALL MAP
6	SANITARY SEWER LINE EXTENSION
7	DIRECTIONAL MEDIAN OPENING



26 25770186

REV	SHEETS	CITY ENGINEER	DATE	USER	DEPT.	DATE	USER	DEPT.	DATE
1	7 OF 7	<i>[Signature]</i>	4/14/86	<i>[Signature]</i>	Design	7/25/86			
APPROVAL OF REVISIONS									



PROJECT NUMBER

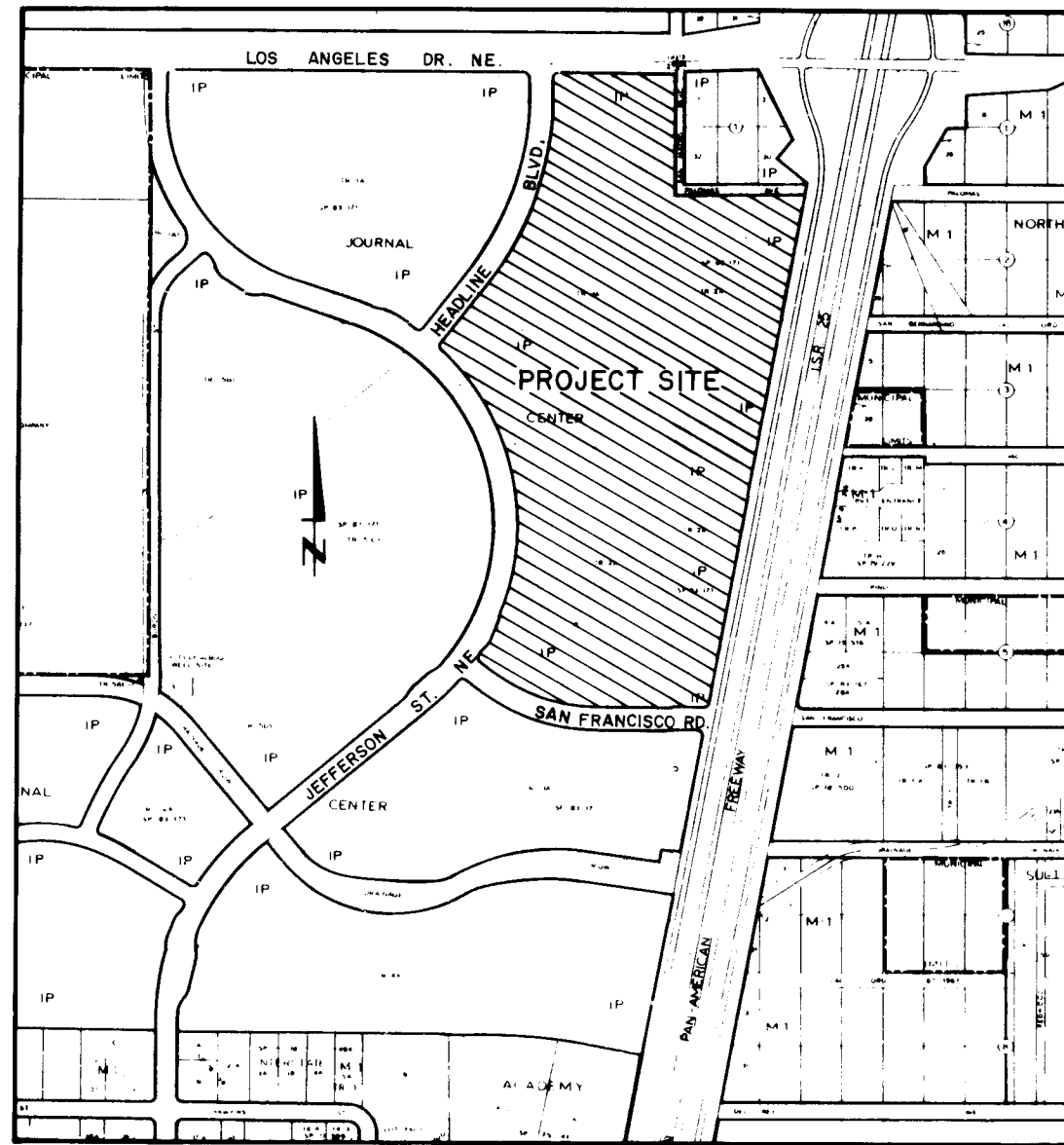
2577

APPROVED FOR CONSTRUCTION

SHEET 1 OF 7

1-22-620

SP - 05 - 14 - 1152



LOCATION MAP

NOT TO SCALE
ZONE ATLAS INDEX NO. D-17-Z & D-18-Z

SUBDIVISION DATA

1. DRB NO. 85-246-
2. Zone Atlas Index No. D-17-Z & D-18-Z.
3. Gross Subdivision Acreage: 55.334H Ac.
4. Total Number of Tracts Created: Two (2) Tracts
5. Plat was compiled from previously recorded plat of the JOURNAL CENTER, filed June 30, 1983.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Number 5 rebar with plastic survey cap stamped "PE & LS 2455" were set on points designated by ● on a previous survey.
4. Number 5 rebar with plastic survey cap stamped "WEAVER LS 6544" were set on points designated by ○.
5. ASC centerline monument with 4" aluminum survey cap stamped "P.L.S. No. 2455, 1982" were set on points designated by ▲.
6. ACS centerline monument with 4" aluminum survey cap stamped "P.L.S. No. 2455, 1982", were set on points (Vertical Information Only) designated by ●.
7. A field survey has been performed.
8. Street mileage created or deleted: None.
9. Site is located within Projected Sections 23 and 24, Township 11 North, Range 3 East, N.M.P.M.
10. This plat is being filed for the purposes of splitting Tract 2A into two tracts, Tract 2A-1 and Tract 2A-2.

Easements

1. This plat shows existing easements.

TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T1	N52-13-57W	61.83
T2	N00-23-30E	80.00
T3	N88-28-12E	1.80
T4	N00-23-30E	105.00
T5	S03-18-35E	61.56
T6	S03-38-12E	90.31
T7	S46-19-40E	72.03
T8	S47-53-40E	72.08
T9	S26-46-57E	14.15

CURVE TABLE				
NUMBER	ARC	RADIUS	DELTA	CHORD
C1	34.85	25.00	79-51-37	32.09
C2	454.43	700.28	37-10-49	446.50
C3	39.96	25.00	91-35-03	35.84
C4	31.86	140.00	13-02-27	31.80
C5	23.07	60.00	22-01-41	22.93
C6	80.85	955.00	4-51-01	80.82
C7	23.07	60.00	22-01-41	22.93
C8	44.12	140.00	18-03-23	43.94
C9	1141.31	943.00	69-20-42	1072.92
C10	37.51	25.00	85-58-18	34.09
C11	799.16	1212.05	37-46-39	784.76
C12	39.27	25.00	90-00-00	35.36
C13	361.05	700.28	29-32-24	357.06
C14	93.38	700.28	7-38-25	93.31
C15	482.33	743.28	37-10-49	473.91
C16	1910.61	900.00	121-37-60	1571.52
C17	200.00	900.00	12-43-57	199.59
C18	1407.41	900.00	89-35-54	1268.32
C19	770.81	1169.05	37-46-39	756.92
C20	108.38	536.45	11-34-32	108.19
C21	144.13	1171.91	7-02-48	144.04
C22	107.43	726.30	8-28-31	107.34
C23	108.48	280.01	22-11-46	107.80
C24	216.19	1133.60	10-55-37	215.86
C25	107.61	2685.68	2-17-45	107.60
C26	35.58	248.02	8-13-14	35.55
C27	72.25	366.37	11-17-55	72.13
C28	72.35	412.94	10-02-19	72.26
C29	72.14	406.48	10-10-04	72.04
C30	41.08	23.94	98-19-54	36.22
C31	180.72	384.67	26-55-05	179.07
C32	71.75	506.21	8-07-17	71.69
C33	288.61	958.66	17-14-57	287.52
C34	71.78	1643.14	2-30-10	71.77
C35	180.86	363.34	28-31-13	179.00
C36	71.57	412.97	9-55-47	71.48
C37	108.28	1978.94	3-08-06	108.27
C38	76.30	912.16	4-47-33	76.27
C39	28.49	343.67	4-45-01	28.49
C40	25.80	18.11	81-37-32	23.67
C41	47.19	21.50	125-45-56	38.27
C42	25.57	25.00	58-36-12	24.47
C43	0.82	140.00	00-20-12	0.82

APPROVALS

PLAT NUMBER **SP-85-536**

Richard Loman
PLANNING DIRECTOR
DATE **12-19-85**

Tom J. Caprin
CITY ENGINEER
DATE **11-26-85**

Tom J. Caprin
A.M.A. & C.A.
DATE **11-26-85**

Robert A. Farnough
TRAFFIC ENGINEER
DATE **11-26-85**

Walt Whit-
CITY SURVEYOR
DATE **09-06-85**

O. Val Vallen
PROPERTY MANAGEMENT
DATE **9-6-85**

Jon E. Edsgaard
WATER RESOURCES
DATE **11-26-85**

Just Davis
PARKS & RECREATION
DATE **11-26-85**

Paula B. Bandy
PUBLIC SERVICE COMPANY OF NEW MEXICO
DATE **8-28-85**

W. Gene Kemer
MOUNTAIN BELL
DATE **9-9-85**

Paula Y. Miller
GAS COMPANY OF NEW MEXICO
DATE **8-28-85**

REPLAT OF TRACT 2A
JOURNAL CENTER
(FILED: JUNE 30, 1983)
NOW COMPRISING
TRACT 2A-1 & TRACT 2A-2
JOURNAL CENTER
ALBUQUERQUE, NEW MEXICO
MAY, 1985

DEDICATION

The foregoing Replat of that certain tract of land situate in the City of Albuquerque, New Mexico, being and comprising Tract 2A, JOURNAL CENTER, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on June 30, 1983, and now hereon shown and comprising Tract 2A-1 and Tract 2A-2, JOURNAL CENTER, an Addition to the City of Albuquerque, New Mexico is with free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) and does hereby dedicate the public rights-of-way shown hereon, together with all easements shown on the plat. Electrical Power and Communication easements are reserved for overhead distribution lines for pole type utilities and buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Future development may require additional PNM easements to serve future customers.

JOURNAL PUBLISHING COMPANY

T. H. Lang, President

State of New Mexico)
County of Bernalillo) SS

The foregoing instrument was acknowledged before me this 19th day of August, 1985, by T. H. Lang, President, Journal Publishing Company, a corporation, on behalf of said corporation.

My Commission Expires: 9/6/88

Martha Hill
Notary Public

ALBUQUERQUE ACADEMY, INC.

Richard G. Elkins
Richard G. Elkins, President
Board of Trustees

State of New Mexico)
County of Bernalillo) SS

The foregoing instrument was acknowledged before me this 29th day of August, 1985, by Richard G. Elkins, President, Board of Trustees, Albuquerque Academy, Inc., a New Mexico Corporation, on behalf of said Corporation.

My Commission Expires: 3/6/88

Martha Hill
Notary Public

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Land Surveyor, certify 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

Bohannon-Huston, Inc.
4125 Carlisle Blvd. N.E.
Albuquerque, NM 87107

State of New Mexico)
County of Bernalillo) SS

The foregoing instrument was acknowledged before me this 10 day of July, 1985, by A. Dwain Weaver.

Marsha Weller
MARSHA WELLER
Notary Public

Marsha Weller
Notary Public

JOB NO. 51435

SHEET 1 OF 3 SHEETS

C29-32-1

26 25770286

PROJECT NUMBER 2577 SHEET 2 OF 7

83 710 94 REPLAT OF TRACT 2A
JOURNAL CENTER
(FILED: JUNE 30, 1983)

NOW COMPRISING
TRACT 2A-1 & TRACT 2A-2
JOURNAL CENTER
ALBUQUERQUE, NEW MEXICO
SCALE: 1" = 100' MAY, 1985

EXISTING 10' OVERHEAD EASEMENT
EXISTING 5' UTILITY EASEMENT
LOS ANGELES DRIVE NE
156' R.O.W.
S89-36-30E 476.85'
230.00'
T3
C42
C41
C40
C39
C38
C37
C36
C35
C34
C33
C32
C31
C30
C29
C28
C27
C26
C25
C24
C23
C22
C21
C20
C19
C18
C17
C16
C15
C14
C13
C12
C11
C10
C9
C8
C7
C6
C5
C4
C3
C2
C1
C0

CENTERLINE DATA:
R = 757.00'
Δ = 34-43-21
L = 458.75'

TRACT A - UNIT A
NORTH ALBUQUERQUE ACRES
FILED: MARCH 17, 1937
(D-129)

TRACT 1A
JOURNAL CENTER
FILED: JUNE 30, 1983
(C21-126)

CENTERLINE MONUMENT (10' OFFSET)
N.M. State Plane Coordinates (Central Zone):
X = 398,601.14 Y = 1,517,719.83
Ground-to-Grid Factor = 0.9996670
Δ E = -00° 11' 40"
Elevation = 5152.16'

TRACT 2A-2
48.2348 AC.

10' UNDERGROUND EASEMENT
granted to Mountain Bell
with the filing of this PLAT.

FULL WIDTH OF VACATED RIGHT-OF-WAY RESERVED
AS AN EASEMENT FOR PUBLIC UTILITIES BY ENVIRONMENTAL
PLANNING COMMISSION LAND CONTROLS BOARD RESOLUTION
V-80-26, FILED NOVEMBER 19, 1980 IN MISC. BK. 813,
FOLIO: 752 & 753.

EASEMENT VACATED BY "WAIVER AND RELEASE OF
EASEMENT", MISC. BK. 298A PG. 298, DOCUMENT
85-3058A

EXISTING 10' OVERHEAD ESMT.

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Land Surveyor, certify 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

Bohannon-Huston, Inc.
4125 Carlisle Blvd. N.E.
Albuquerque, NM 87107

State of New Mexico)
County of Bernalillo) ss

The foregoing instrument was acknowledged before me this 10 day of July, 1985, by A. Dwain Weaver.

Barbara Weiler
Barbara Weiler
Notary Public

Barbara Weiler
Notary Public

TRACT 5C-1A
JOURNAL CENTER
FILED: JULY 5, 1984
(C24-100)

EXISTING 10' ANCHOR EASEMENT
N89-58-28 W. 53.52'

S10-43-37W 2081.33'
1568.92'

10' PUBLIC UTILITY EASEMENT GRANTED TO THE
CITY OF ALBUQUERQUE WITH THE FILING OF
THIS PLAT.

MATCH LINE - SEE SHEET 3

SHEET 2 OF 3 SHEETS

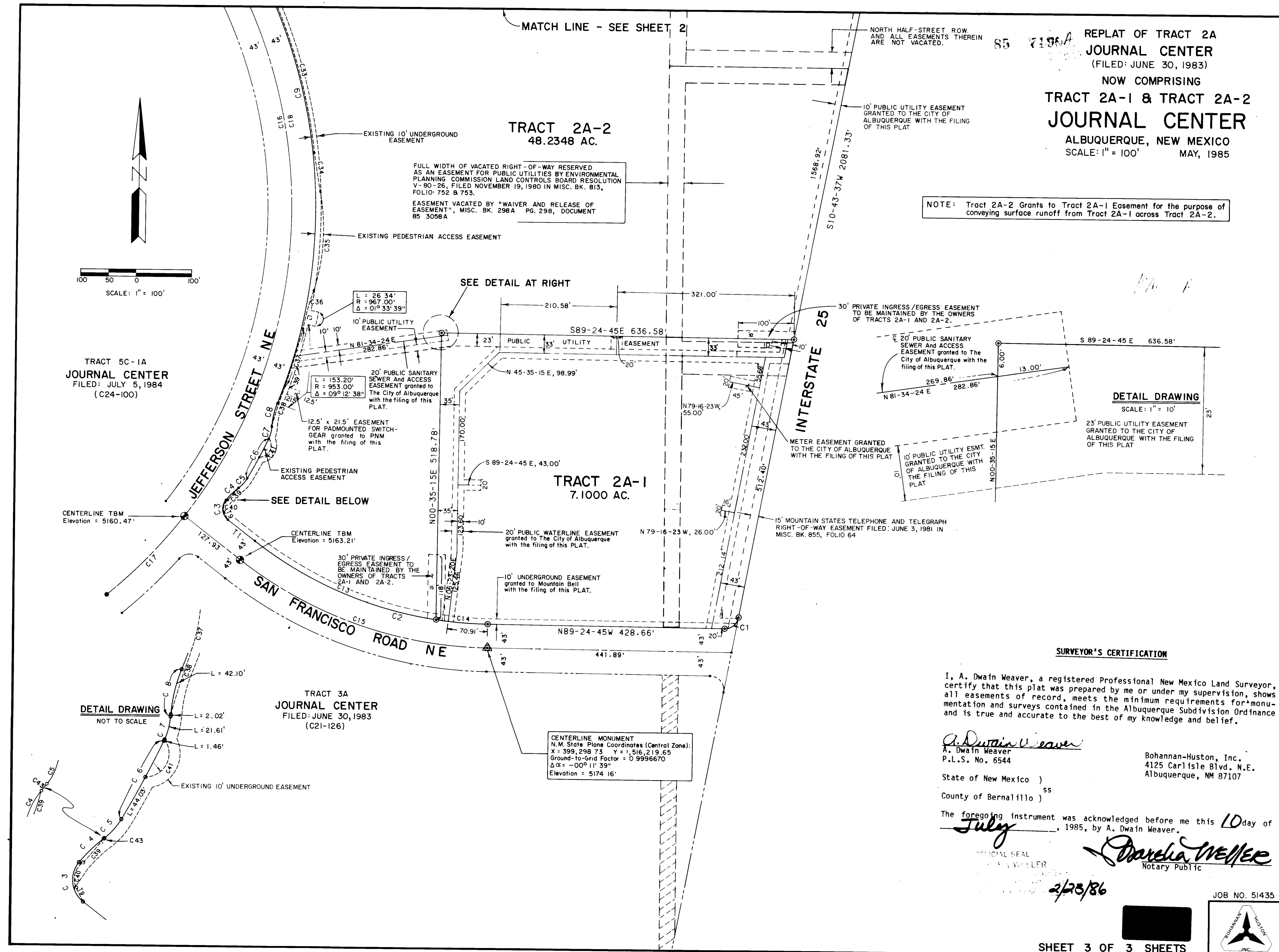
JOB NO. 51435

SHEET 2 OF 3 SHEETS

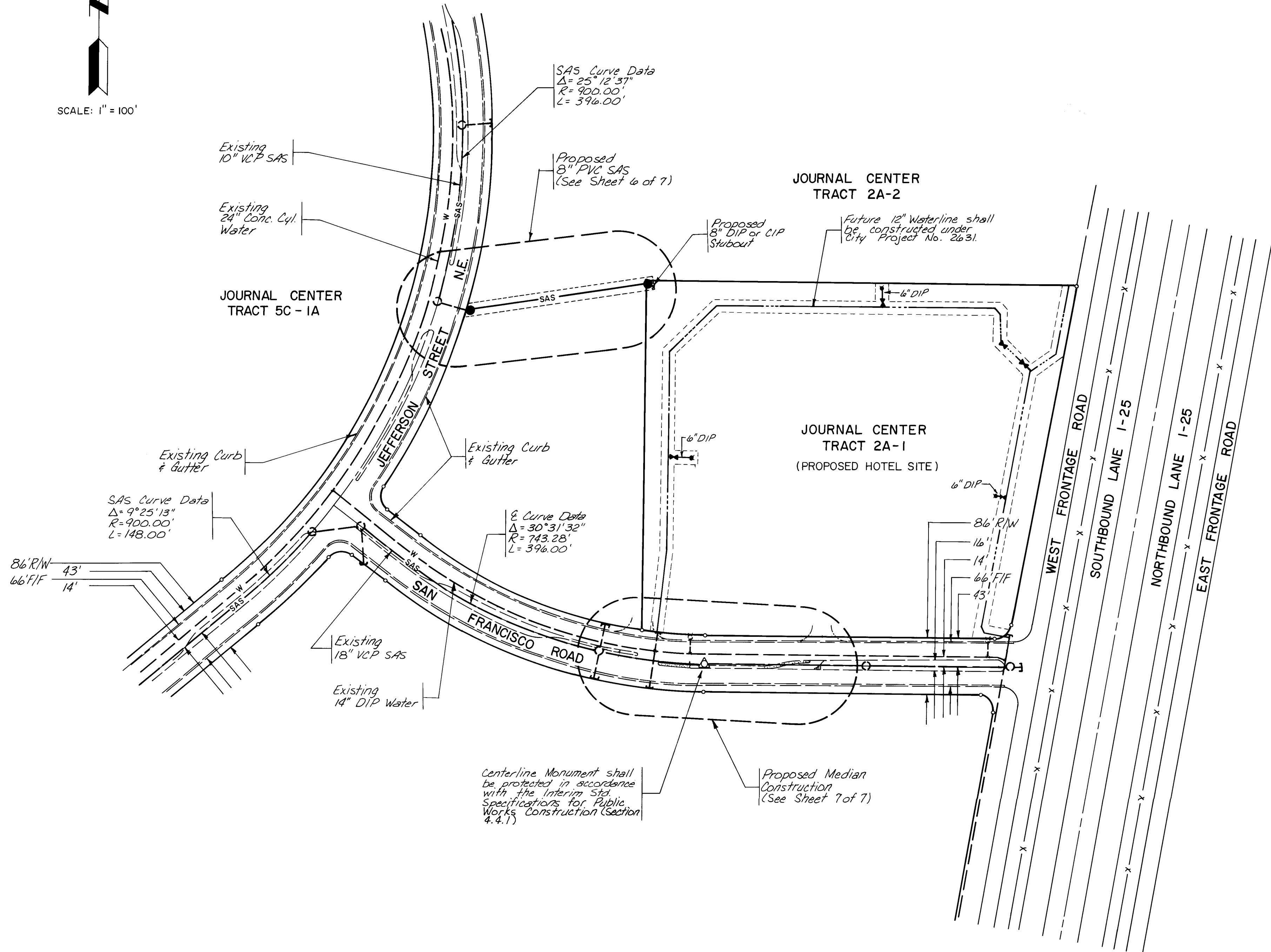
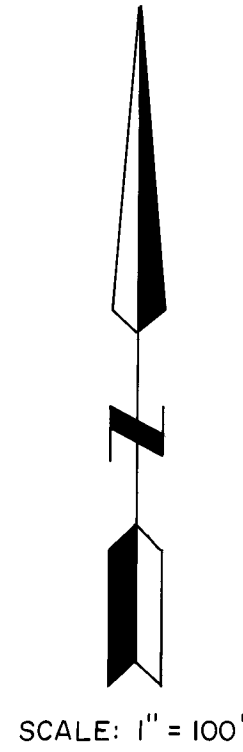
C 29 - 32 - 2

2	6	2	5	7	7	0	3	8	6
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C29-32-3



26 25770486



SANITARY SEWER NOTES

1. All stationing is based on pipe centerline, unless otherwise noted.
2. Electronic marker dists (EMD's) shall be placed per section 131 of the project technical specifications.
3. Main line pipe lengths are measured from outside of manhole to outside of manhole.
4. Manholes shall be 4' dia., type "E" and installed per City Std. Details S-2-3 and S-5-2.
5. When less than 18 inches of vertical clearance exists between water and sanitary sewer lines at crossings, the sanitary sewer line shall be concrete-increased for 10' on both sides of the sewer per City Std. Detail S-10.
6. Sewer line pipe shall be polyvinyl chloride type PSM pipe meeting ASTM D 3034 requirements.

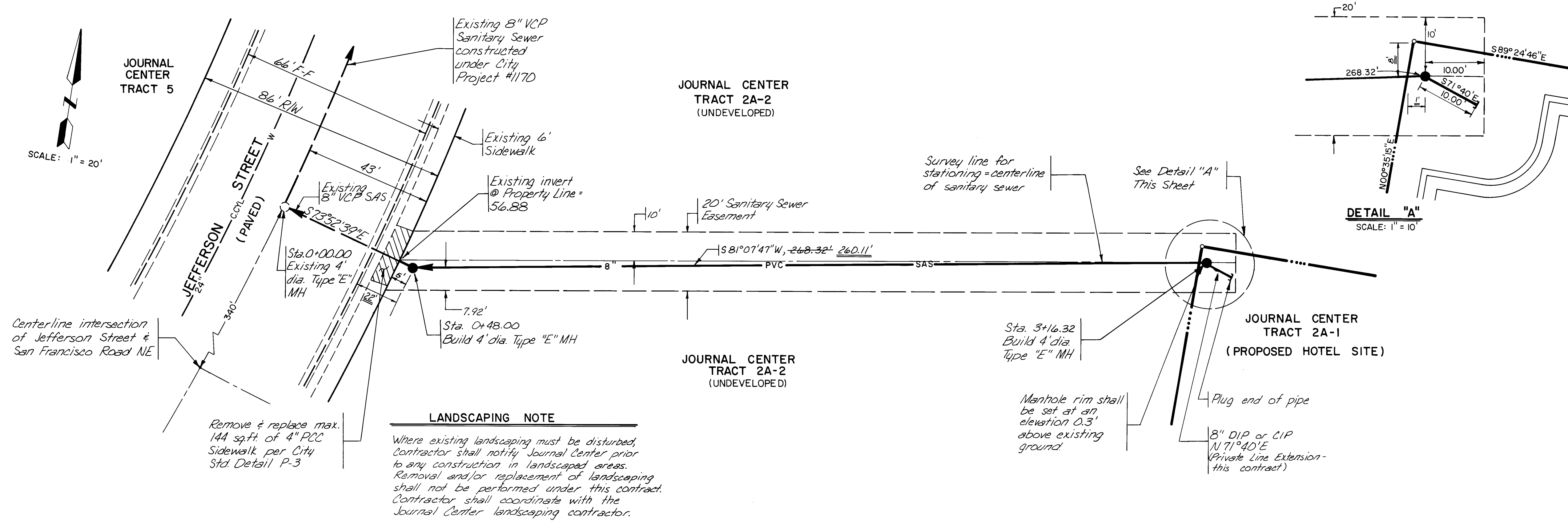
LEGEND

- PROJECT BOUNDARY
- SAS PROPOSED SANITARY SEWER LINE
- SAS- EXISTING SANITARY SEWER LINE
- W- EXISTING WATER LINE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CURB & GUTTER

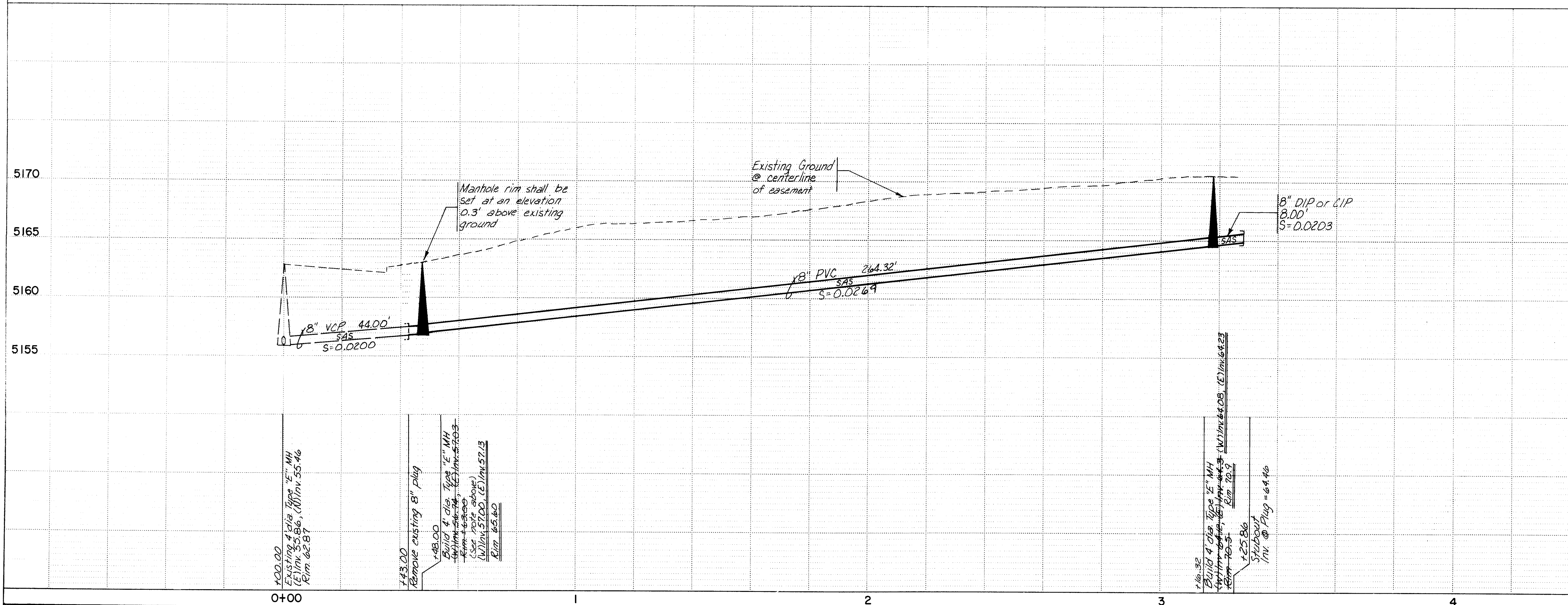
26 25770586

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: PYRAMID PLAZA HOTEL OVERALL MAP					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	10/2/85	W.R.D.	<i>[Signature]</i>	10/2/85
A.C.E. - Design	<i>[Signature]</i>	10/2/85	Traffic	<i>[Signature]</i>	10/2/85
Hydrology	<i>[Signature]</i>	10/2/85	Water	<i>[Signature]</i>	10/2/85
DRAWING NO.	2577	MAP NO.	D-17, D-18	SHEET	5 OF 7

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	TO REACH THE BENCH MARK FROM THE WEST INTERSTATE 25 RIGHT-OF-WAY LINE AND SAN FRANCISCO ROAD NE., GO WEST 1441.89' ON SAN FRANCISCO ROAD NE., THE BENCH MARK IS AN ASC CENTERLINE MONUMENT WITH 4" ALUMINUM SURVEY CAP STAMPED "P.L.S. NO. 2455, 1982" ELEVATION = 5174.16'	CONTRACTOR	DATE
				WORK BY	DATE
				INSPECTOR'S	DATE
				ACCEPTANCE BY	DATE
				VELOCATION BY	DATE
				DRAWING BY	DATE
				COORDINATOR BY	DATE
				MICRO-FILM INFORMATION	DATE
				RECORDED BY	DATE
				NO	



JOURNAL CENTER, TRACT 2A-2



SCALE: 1" = 20' (HORIZ.)
1" = 5' (VERT.)

RECORD DRAWINGS

DATE 10-20-86

NOTE:
AS-BUILT INFORMATION SHOWN WITH
DOUBLE UNDERLINING.
INFORMATION AND ELEVATION NOT
CROSSED OUT OR UNDERLINED ON
THIS SHEET HAVE BEEN FIELD
VERIFIED TO BE WITHIN 0.01' OF
THE DESIGN ELEVATION.

John A. Pyram
10-20-86

LEGEND

-----	PROJECT BOUNDARY
-----	PROPOSED SANITARY SEWER LINE
-----	PROPOSED SANITARY SEWER MANHOLE
-----	EXISTING SANITARY SEWER LINE
-----	EXISTING WATER LINE
-----	EXISTING SANITARY SEWER MANHOLE
-----	EXISTING CURB & GUTTER & SIDEWALK

26 25770X86

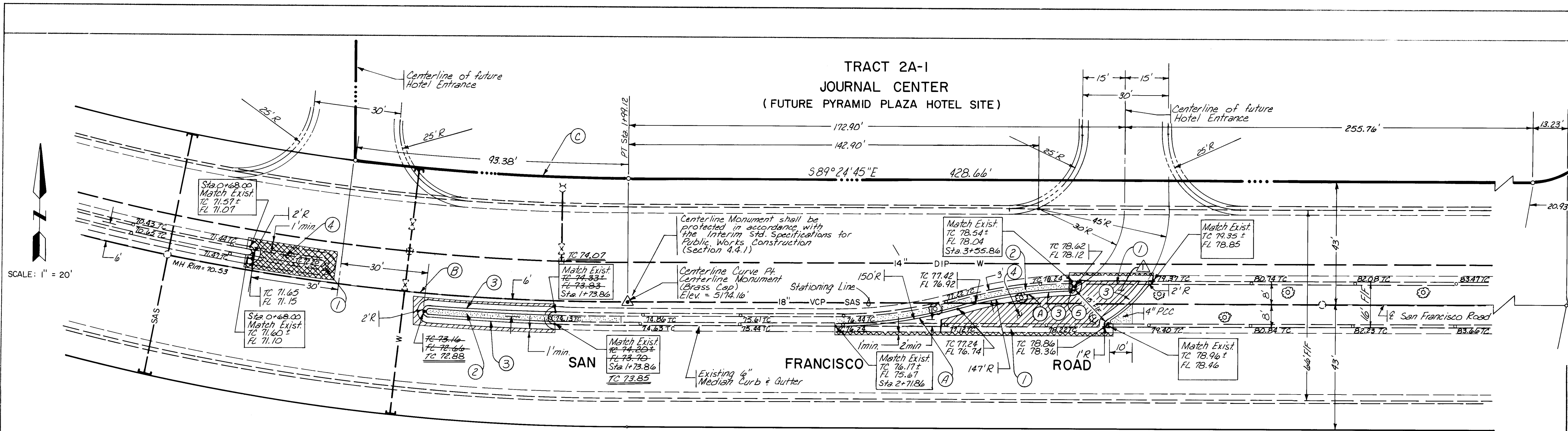
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: PYRAMID PLAZA HOTEL
SANITARY SEWER LINE EXTENSION

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	10/2/85	W.R.D.	<i>[Signature]</i>	10/2/85
A.C.E. - Design	<i>[Signature]</i>	10/2/85	Traffic	<i>[Signature]</i>	10/2/85
Hydrology	<i>[Signature]</i>	10/2/85	Water	<i>[Signature]</i>	10/2/85

DRAWING NO. 2577 MAP NO. D-17, D-18 SHEET 6 OF 7

AS BUILT INFORMATION	BENCH MARKS	SURVEY INFORMATION	ENGINEER'S SEAL	REVISIONS	DESIGN
DATE BY CHECKED BY RECORDED BY	TO REACH THE BENCH MARK FROM THE WEST INTERSTATE 25 RIGHT-OF-WAY LINE AND SAN FRANCISCO ROAD N.E. 60 WEST 1441.89' ON SAN FRANCISCO ROAD N.E. THE BENCH MARK IS AN ASC. CENTERLINE MONUMENT WITH 4" ALUMINUM SURVEY CAP STAMPED "P.L.S. NO. 2455, 1982" ELEVATION = 5174.16'	FIELD NOTES NO. DATE BY	ENGINEER'S SEAL <i>[Signature]</i> 7/15/85	NO. DATE BY	DESIGNED BY DRAWN BY CHECKED BY



TRACT 3A
JOURNAL CENTER

LANDSCAPING NOTE

Where existing landscaping must be disturbed, Contractor shall notify Journal Center prior to any construction in landscaped areas. Removal and/or replacement of landscaping shall not be performed under this contract. Contractor shall coordinate with the Journal Center landscaping contractor.

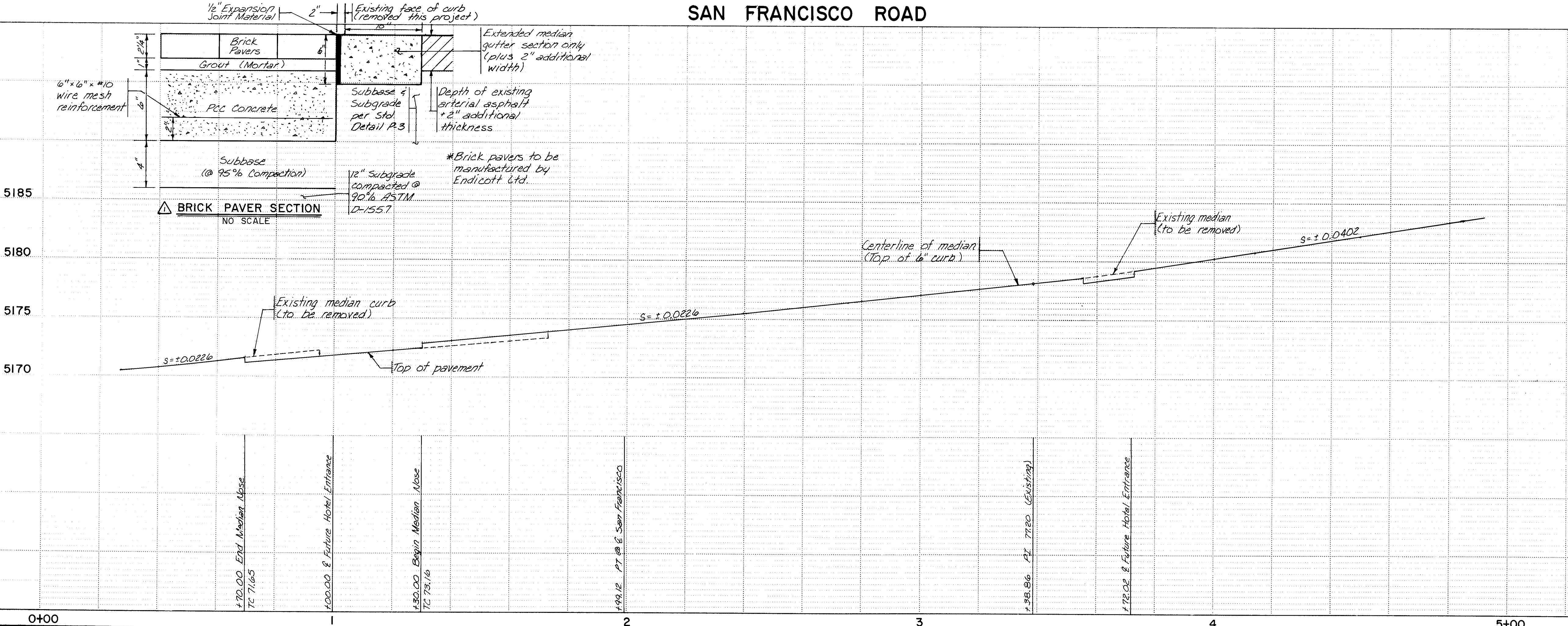
CURVE INFORMATION

- A $\Delta=16^{\circ}15'38''$
 $R=150'$
 $L=42.57'$
 $T=21.43'$
- B $\Delta=7^{\circ}38'25''$
 $R=743.28'$
 $L=99.12'$
 $T=49.63'$
- C North R/W
 $\Delta=7^{\circ}38'25''$
 $R=700.28'$
 $L=93.38'$
 $T=46.76'$

KEYED NOTES

- 1 Remove existing curb & gutter, remove asphalt pavement along existing 6" median curb & gutter.
- 2 Pave median nose & median with 4" PCC Sidewalk with standard expansion joint per City Std. Detail P-3.
- 3 Build new concrete median curb & gutter.
- 4 Install new brick paver section per detail this sheet.
- 5 Construct median nose in monolithic pour with the curb & gutter. End monolithic pour at median nose PC's.

SAN FRANCISCO ROAD



RECORD DRAWINGS

DATE 10-20-86

NOTE:
AS-BUILT INFORMATION SHOWN WITH DOUBLE UNDERLINING.
INFORMATION AND ELEVATION NOT CROSSED OUT OR UNDERLINED ON THIS SHEET HAVE BEEN FIELD VERIFIED TO BE WITHIN 0.01' OF THE DESIGN ELEVATION.

James L. Espinilla
10-20-86

LEGEND

- PROJECT BOUNDARY
EXISTING SANITARY SEWER LINE
EXISTING WATER LINE
EXISTING SANITARY SEWER MANHOLE
EXISTING CURB & GUTTER
PROPOSED CURB & GUTTER
FUTURE CURB & GUTTER
EXISTING SPOT ELEVATION (TOP OF CURB)
PROPOSED SPOT ELEVATION (TOP OF CURB, FLOW LINE)
EXISTING TREES
PROPOSED BRICK PAVERS
PROPOSED ARTERIAL PAVEMENT (REPLACED)

26 25770786

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: PYRAMID PLAZA HOTEL
DIRECTIONAL MEDIAN OPENING

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	10/2/85	W.R.D.	<i>[Signature]</i>	10/2/85
A.C.E. - Design	<i>[Signature]</i>	10/2/85	Traffic	<i>[Signature]</i>	10/2/85
Hydrology	<i>[Signature]</i>	10/2/85	Water	<i>[Signature]</i>	10/2/85

DRAWING NO. 2577 MAP NO. D-17, D-18 SHEET 7 OF 7