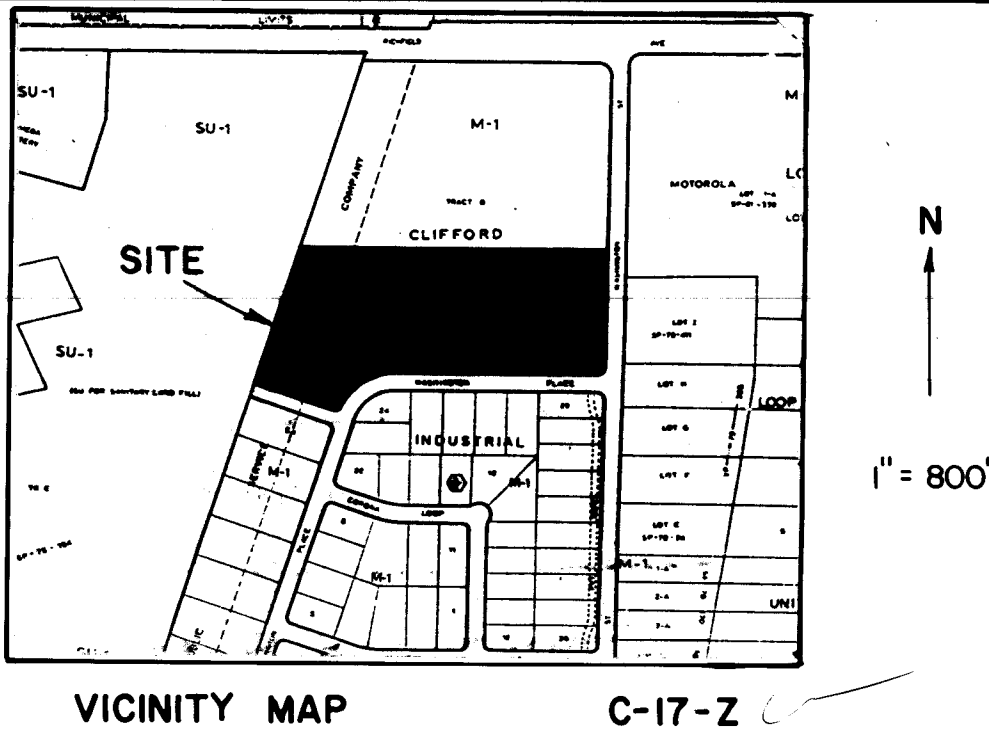


WASHINGTON BUSINESS PARK

INDEX TO DRAWINGS

- 1- COVER
- 2- PLAT
- 3- GRADING & DRAINAGE PLAN
- 4- GRADING & DRAINAGE PLAN
- 5- UTILITY PLAN & PROFILE
- 6- UTILITY PLAN & PROFILE
- 7- UTILITY PLAN & PROFILE



NOTICE TO CONTRACTOR

1. All work detailed on these plans to be performed under contract shall, except as otherwise stated or provided for herein, be constructed in accordance with the City of Albuquerque Interim Standard Specifications for Public Works Construction 1985 edition.
2. Two (2) working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
3. 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 minimum amount of delay.

THE FOLLOWING NOTES APPLY WHEN CHECKE

- ☒ All utilities and utility service lines shall be installed prior to paving.
- ☒ Backfill compaction shall be according to specified street use. *(Residential)*
- ☒ 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 drive-pad or a handicap ramp, the drive-pad or ramp shall be constructed prior to acceptance of the curb and gutter.
- ☒ All storm drainage facilities shall be completed prior to final acceptance.

FOR INFORMATION ONLY

1	2	3	4	5	6	7	8	9	10	11
26		27	9	8	0	1	8	6		

REV	SHEETS	CITY	ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
						 WEISS / HINES ENGINEERING, INC. 1100-B ALVARADO N.E. ALBUQUERQUE, NEW MEXICO 87110 (505) 286-3444 APPROVED FOR CONSTRUCTION MASTER DRAWING				
PROJECT NO.						SHEET OF				
2798						1 7				

~~APPROVED FOR CONSTRUCTION~~

MASTER DRAWING SEE
PHASES

CITY ENGINEER _____ DATE _____



WEISS / HINES ENGINEERING, INC.
1100-B ALVARADO N.E.
ALBUQUERQUE, NEW MEXICO 87110
(505) 266-3444

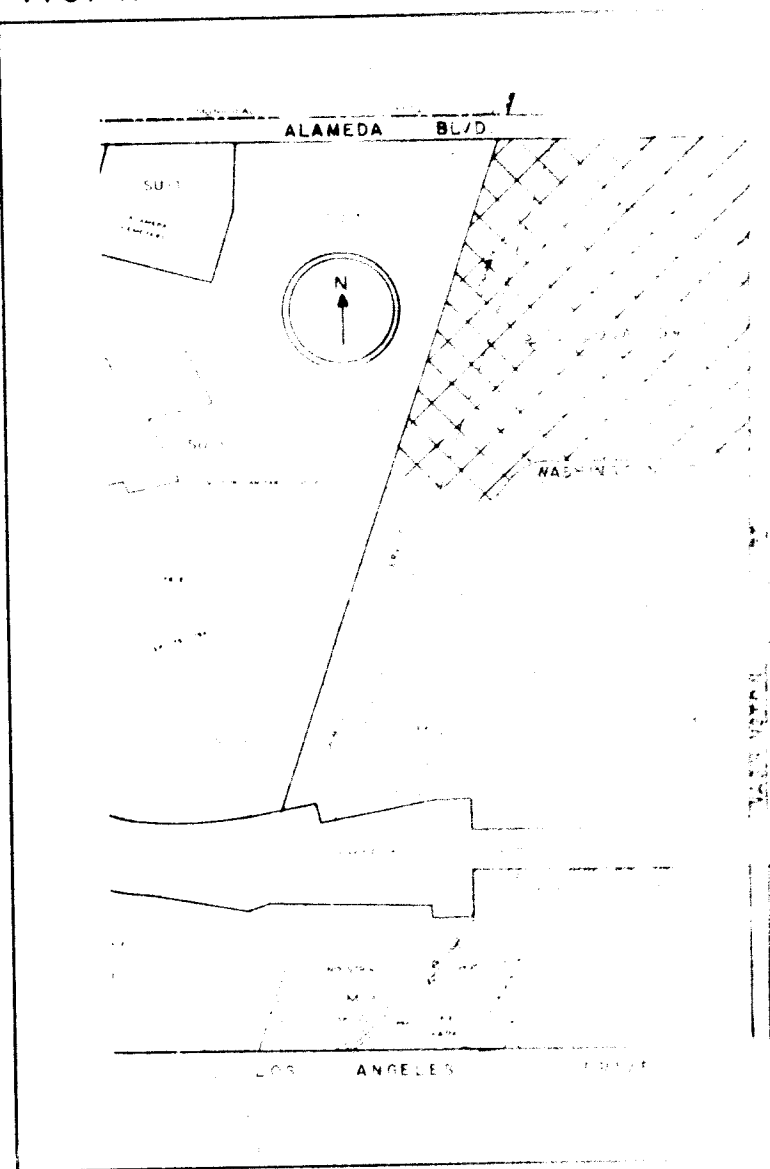
PROJECT NO.

2798

APPROVED FOR
CONSTRUCTION
MASTER
DRAWING

SHEET	OF
1	7

VICINITY MAP



SUBDIVISION DATA

1. ZONE: ALBUQUERQUE, NEW MEXICO
2. GROSS SUBDIVISION AREA: 33.0846 ACRES
3. TOTAL NUMBER OF LOTS: 23
4. NO. STREET MILEAGE CREATED: 0.00
5. DATE OF SURVEY: DECEMBER, 1985

BASIS OF BEARINGS

Bearings are New Mexico State Plane Grid Bearings. Distances are ground distances.

LEGAL DESCRIPTION

A Tract of Land situate within the corporate limits of the City of Albuquerque, New Mexico, comprising all of Lots fifty-five (55) through sixty-three (63) inclusive, together with Tract "B" - CLIFFORD INDUSTRIAL PARK, as the same is shown and designated on the plat of said subdivision filed for record in the office of the County Clerk and Recorder of Bernalillo County, New Mexico on April 21, 1983, being more particularly described by metes and bounds as follows:

Beginning at a point on the westerly right-of-way line of Washington Street, whence the ACS Station Monument No. 8-017 (New Mexico State Plane Coordinates for Central Zone: X = 396,904.26, Y = 1,520,607.77) bears S 89° 07' 07" E - 719.17 feet, said point being the point of curvature of a curve to the right, concave northwesterly and having a radius of 25.00 feet; and said point being the Point of Beginning for herein described tract.

Thence, southwesterly along the arc of said curve through a central angle of 111° 11' - 39.32 feet to a point on the northerly right-of-way line of Washington Place;

Thence, N 82° 28' 28" W along said right-of-way line - 786.74 feet to the point of curvature of a curve to the left, concave southeasterly and having a radius of 250.00 feet, through which point a radial line bears N 82° 28' 28" E;

Thence, southwesterly along the arc of said curve through a central angle of 111° 11' - 261.78 feet to a point of reverse curvature of a curve to the right, concave northwesterly and having a radius of 25.00 feet, through which point a radial line bears S 62° 42' 04" E;

Thence, southwesterly along the arc of said curve through a central angle of 111° 11' - 36.21 feet;

Thence, N 72° 42' 47" W - 326.80 feet;

Thence, N 18° 16' 41" E - 1327.02 feet to a point on the southerly right-of-way line of Alameda Blvd;

Thence, S 88° 37' 39" E along said right-of-way line - 903.39 feet to the point of curvature of a curve to the right, concave southwesterly and having a radius of 50.00 feet;

Thence, southeasterly along the arc of said curve through a central angle of 111° 11' - 78.51 feet to a point on the westerly right-of-way line of Washington Street;

Thence, S 80° 20' 21" W along said right-of-way line - 1142.87 feet to the Point of Beginning, containing 33.0846 acres, more or less.

CERTIFICATION

I, David C. Clausen, a Registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, shows all easements made known to me by the Owner, utility companies or other interested parties, meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

David C. Clausen - N.M.L.S. No. 6547

LASON 1-505-344-9404
BEST COPY AVAILABLE

PLAT OF WASHINGTON BUSINESS PARK

A REPLAT OF LOTS 55 THROUGH 63 -
INCLUSIVE TOGETHER WITH TRACT B - CLIFFORD INDUSTRIAL PARK
ALBUQUERQUE, NEW MEXICO
DECEMBER, 1985

FREE CONSENT & DEDICATION

The subdivision of land hereon shown is with free consent and in accordance with the desires of the undersigned owners and/or proprietors thereof, and said owners and/or proprietors do hereby dedicate all easements shown on this plat.

Parkway Partners, Ltd.
By Jack Clifford & Associates, Inc.

By Jack J. Clifford
President

2/13/86

Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

The foregoing instrument was acknowledged before me this 13th day of February, 1986.

My Commission expires on September 30, 1986.

Patricia Ann Bates

APPROVALS

Robert A. Farnsworth
Traffic Engineer, City of Albuquerque, N.M.

3-18-86

Planning Director, City of Albuquerque, N.M.

City Engineer, City of Albuquerque, N.M.

Property Manager, City of Albuquerque, N.M.

Rhonda J. Fought
Water Resources Dept., City of Albuquerque, N.M.

3-18-86

James S. Sifers
Parks and Recreation Dept., City of Albuquerque, N.M.

3-18-86

AMAL

David C. Clausen
Chief Surveyor, City of Albuquerque, N.M.

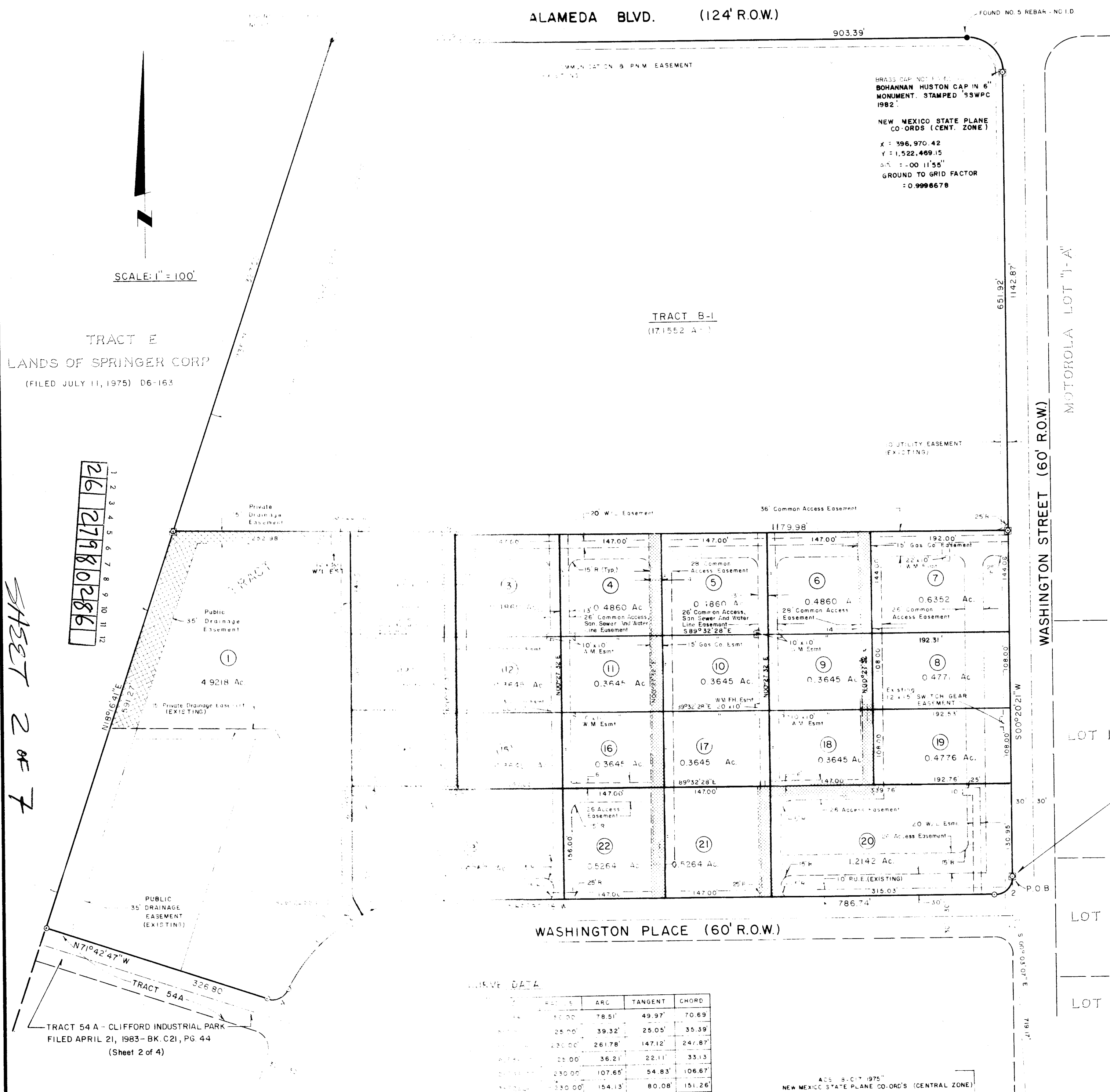
021436

M. L. Cordova
Gas Company of N.M.

2-17-86

WASHINGTON BUSINESS PARK

SCALE: 1" = 100'	DRAWN BY: H.
DATE: 12/13/85	
PREPARED BY: CLAUSEN & ASSOCIATES, INC.	
REGISTERED LAND SURVEYORS	
ALBUQUERQUE, NEW MEXICO	SHEET 1 OF 2



PLAT OF
WASHINGTON BUSINESS PARK
A REPLAT OF LOTS 55 THROUGH 63 -
INCLUSIVE TOGETHER WITH TRACT B - CLIFFORD INDUSTRIAL PARK
ALBUQUERQUE, NEW MEXICO
DECEMBER, 1985

Legend

- Found as noted
- Found No. 5 rebar with plastic cap stamped "Weaver LS 6544"
- Set No. 4 rebar with plastic cap stamped "LS 6547"

NOTE: All easements shown hereon that are not labeled "existing" are to be dedicated with the filing of this plat.

Owners of Washington Business Park lots 1-23 responsible for maintenance of access easements in Washington Bus. Park

Internal lot corners not established at time of platting

New Easements With This Plat

- Access or access/water-sewer
- Gas Company
- Drainage

CERTIFICATION

I, David C. Clausen, a Registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, shows all easements made known to me by the Owner, utility companies or other interested parties, meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

David C. Clausen - N.M.L.S. No. 6547

WASHINGTON BUSINESS PARK

SCALE: 1" = 100'	DRAWN BY: B.D.
DATE: 12/13/85	
PREPARED BY: CLAUSEN & ASSOCIATES, INC.	
REGISTERED LAND SURVEYORS	
3400 Stanford Drive NE	
ALBUQUERQUE, NEW MEXICO 87107	SHEET 2 OF 2

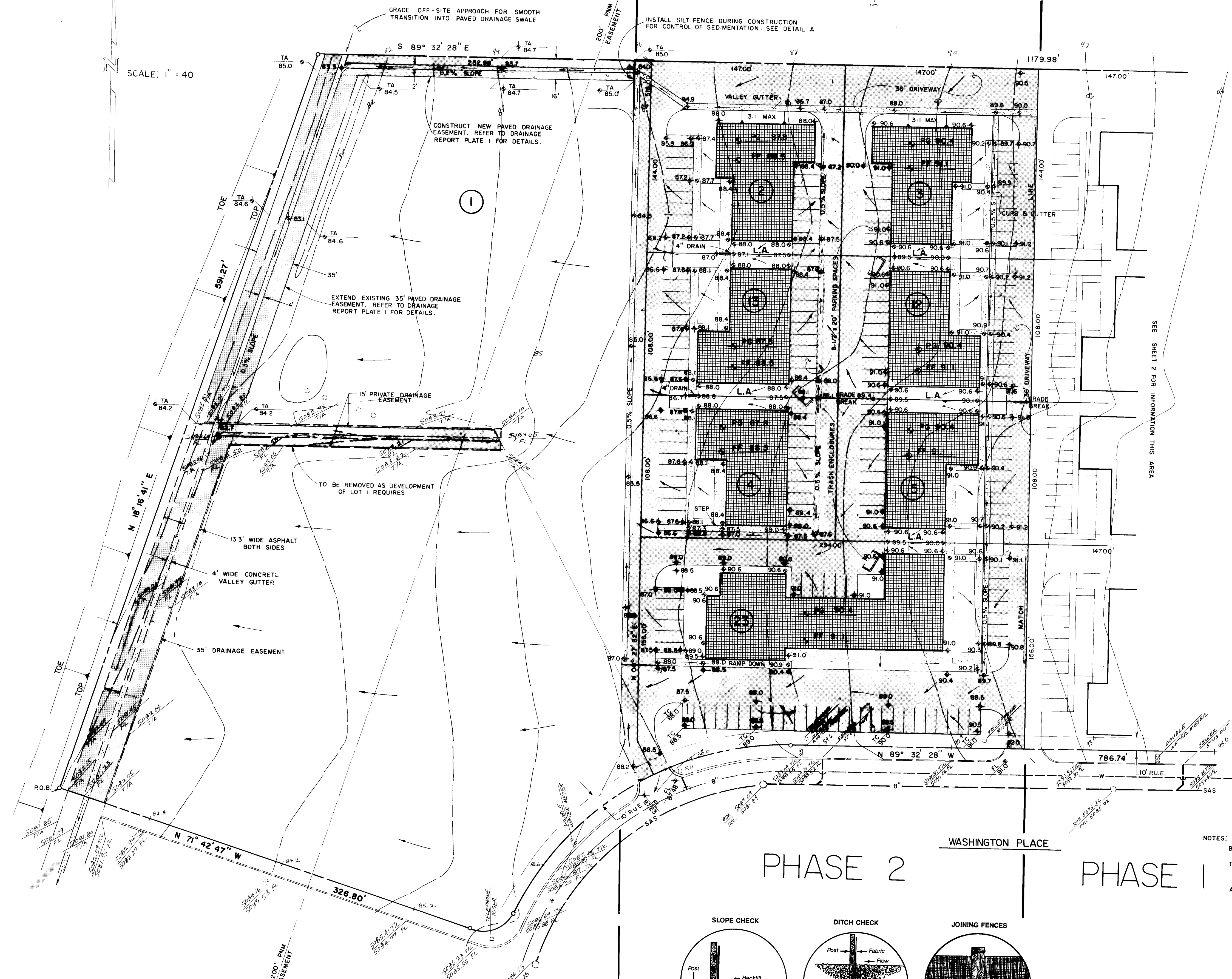
PHASE 1

PHASE 2

PHASE 1

TRACT B-1

SCALE: 1" = 40'



LEGEND

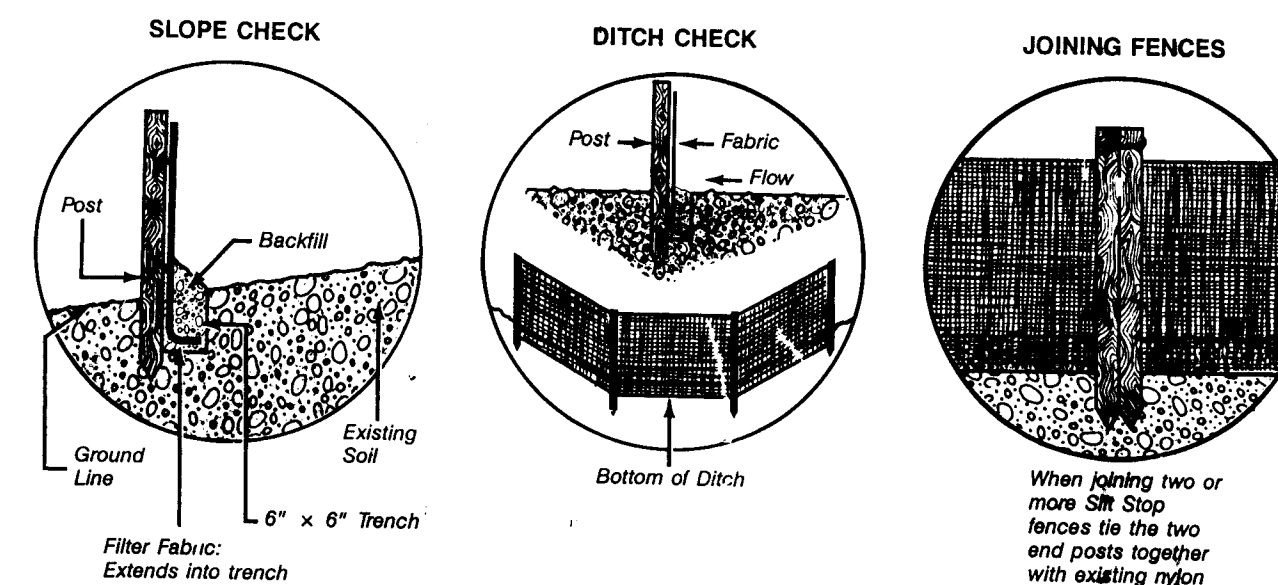
- SIDEWALK, CURB & GUTTER (EXISTING, PROPOSED)
- PROPOSED ASPHALT
- BUILDING (EXISTING, PROPOSED)
- PROPERTY LINE
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- SURFACE FLOW DIRECTION (EXISTING, PROPOSED)
- LANDSCAPED AREA
- T.G.W. TOP OF GRADE WALL (LESS THAN 18' HIGH)
- T.R.W. TOP OF RETAINING WALL (MORE THAN 18' HIGH)
- T.A. TOP OF ASPHALT
- T.C. TOP OF CURB
- F.L. FLOW LINE
- F.F. FINISHED FLOOR

CONSTRUCTION NOTES:

1. Before construction, the Contractor shall check and verify pertinent figures shown herein and shall make all applicable field measurements. Should any conflict, error or discrepancy be discovered, the contractor shall notify the Engineer at once to resolve the problem. It is recommended that the Contractor meet with the Engineer for a pre-design conference to discuss the scope of work and critical areas involved.
2. The Contractor shall be responsible for following the plans using his best skill and attention. Any departure from the plans must be approved by the Engineer and the City Hydrology Department prior to construction.
3. The Contractor shall check the site plan for locations of existing utilities within or adjacent to streets and shall take these utilities into account. He shall give 48 hours notice to the City of Albuquerque, 765-1234, for any work that may interfere with and utilities.

NOTES:

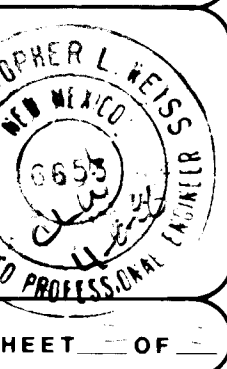
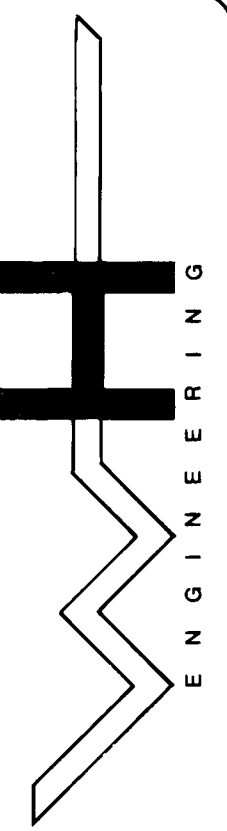
- BENCH MARK - ACS BRASS CAP IN CONCRETE (8-C-17, 1975) ELEV. 5111.029
- T.B.M. - TOP OF CONCRETE CURB AT W-WW CURB RETURN AT INTERSECTION OF WASHINGTON ST. & WASHINGTON PL. ELEV. 5109.14
- AREA OF PARCEL - 15.9294 AC. (LOTS 1-23)
- 17.1552 AC. (TRACT B-1)
- 33.0846 AC. (TOTAL)



DETAIL A

SILT FENCE

DRAINAGE / GRADING PLAN
WASHINGTON BUSINESS PARK



SHEET 3 OF 7

26. 27980386

FOR INFORMATION ONLY

WEISS-HINES ENGINEERING, INC.
1100 ALVARADO N.E. SUITE B
ALBUQUERQUE, NEW MEXICO 87110
(505) 266-3444

DATE
REVISIONS
DESIGNED
DRAWN
CHECKED

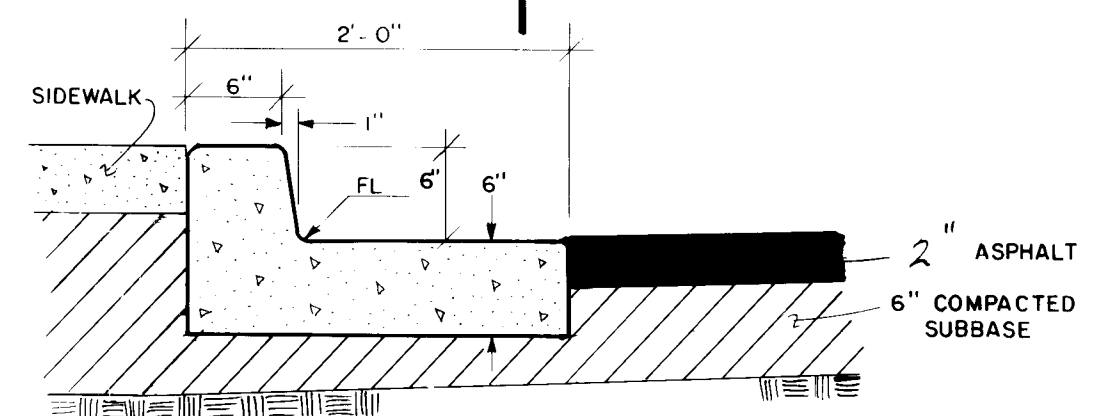
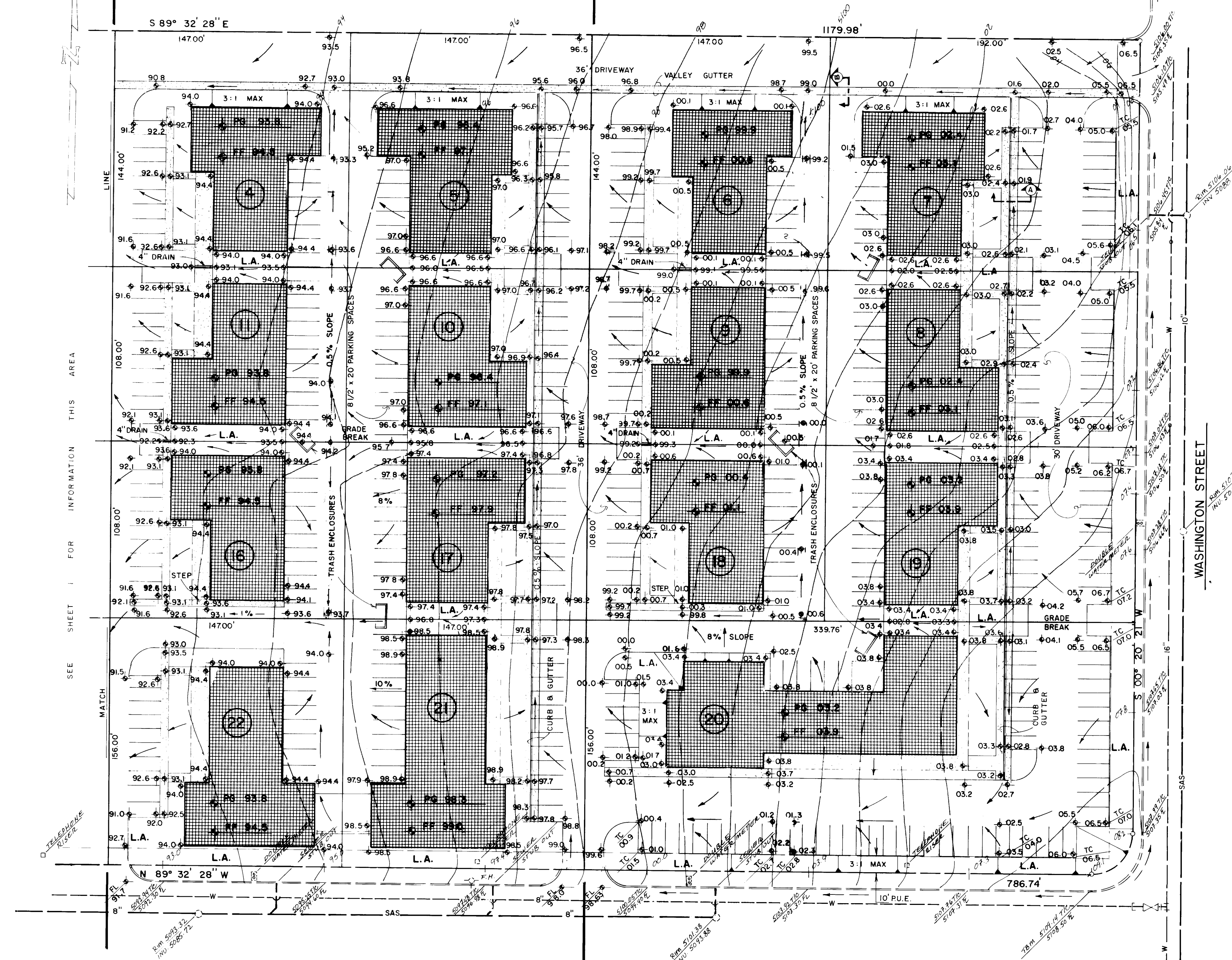
PHASE 2

PHASE 1

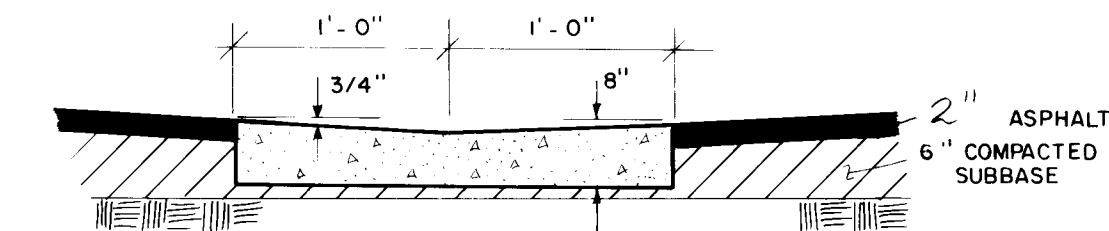
PHASE 3

SCALE 1" = 40'

TRACT B-1



SECTION A
STANDARD CURB AND GUTTER
N.T.S.



SECTION B
VALLEY GUTTER
N.T.S.

SCOPE:

The proposed improvements consist of 22 one-story frame a-4 stucco, slab-on-grade office/warehouse buildings, asphalt-paved drives and parking areas, and landscaped areas. Paved drainage easements will be extended on the west property line, and constructed on the north property line.

The present site is undeveloped land sloping at 2% from east to west. A 35'-wide paved drainage easement lies along and inside the south half of the west property line. A 15'-wide paved drainage easement runs 250' east from the midpoint of the west property line.

The intent of this plan is to show:

- Grading relationships between the existing ground elevations and proposed finished elevations in order to facilitate positive drainage to designated discharge points.
- The extent of proposed site improvements, including buildings, walks and pavement.
- The flow rate/volume of rainfall runoff across or around these improvements and methods of handling these flows to meet City requirements for drainage management.
- The relationship of onsite improvements with existing neighboring property to insure an orderly transition between proposed and surrounding grades.

GENERAL NOTES: These Grading/Drainage plans are an expansion of the Master Drainage Report for Clifford Industrial Park, prepared in August, 1982, by Bohannon-Huston, Inc., and approved by the City of Albuquerque.

LEGAL: Lots 55-62 and southern portion of Tract 'B' of Clifford Industrial Park, Plat C-21-44 (2 of 4). Metes and bounds on plans.

SURVEYOR: Clausen and Associates, Albuquerque, N.M., December, 1985.

B.M.: ACS brass tablet stamped "B-C17, 1975", cemented in a drill hole in top of concrete curb located on west side of Washington St., approximately 0.3 mile north of intersection of Washington St. and Los Angeles Blvd. Elevation = 5,111.029'.

T.B.M.: Top of concrete curb at N-W curb return at intersection of Washington St. and Washington Pl. Elevation = 5,109.14'.

SOILS: Bernalillo County SCS Soil Survey Map #11. Soil types 'EmB', 'Etc', and 'Web'. All three soil types are classified as Hydrologic Group 'B'.

FLOOD HAZARD: FEMA Map #9. The nearest flood boundaries are the Arroyo de Domingo Baca Channel (1400' to the south), and Richfield Ave. (750' to the north).

OFF-SITE DRAINAGE: Runoff from the east is conveyed in Washington St. north to Richfield Ave., then west to the North Diversion Channel. Runoff from the north (Tract 'B-1') flows westerly into an existing asphalt-lined public drainage easement along the west property line, and then south and west where it is discharged into the North Diversion Channel. No off-site flows reach the site from the south or west.

EROSION CONTROL: All sediment generated during construction is to be retained on the site. Silt fence to be installed as shown on plans.

CALCULATIONS: Calculations are based on the City of Albuquerque D.P.M. Manual, Vol. II for the 100 year-6 hour storm, using the Rational Formula to compare the existing and proposed runoff rates.

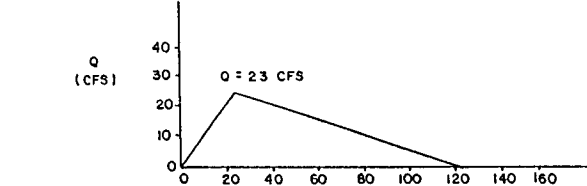
Tract 'B-1' (off-site, adjacent to the north) flows are included in the calculations since these flows drain through the paved drainage easement inside the west property line of the proposed developed site.

RATIONAL METHOD - Q = CIA

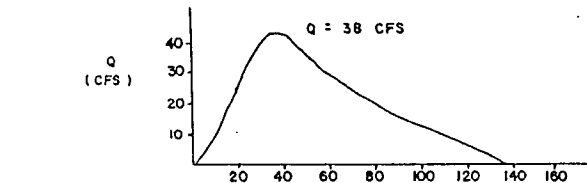
BASIN	AREA(Ac.)	"C"	Tc(Min.)	I ₁₀₀ (In.)	Q ₁₀₀ (cfs)
Total Undeveloped	33.08	0.34	20	3.27	36.8
Developed					
Tract B-1	17.16	0.34	15	3.78	22.1
Lot 1	4.92	0.58	10	4.65	13.3
Lots 2-23	11.01	0.70	25	3.01	23.2

HYDROGRAPHS

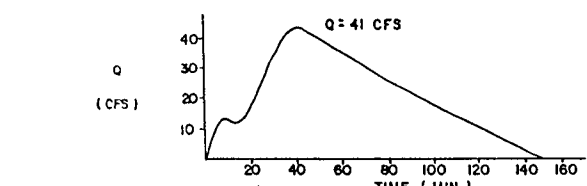
I Discharge from Lots 2-23 at NW corner Lot 2.



II Discharge from Lots 2-23 and Tract B-1 at NW corner Lot 1.



III Discharge from Lots 1-23 and Tract B-1 at SW corner of Lot 1 (entire developed site flow).



Existing Condition:	Developed Condition:
Q ₁₀₀ = (0.34)(3.27)(33.08) = 36.8 cfs	Q ₁₀₀ = 41 cfs (See combined hydrograph III)
V ₁₀₀ = (36.8)(5)(20)(60) = 110,400 cu. ft.	V ₁₀₀ = (41)(5)(45)(60) = 276,750 cu. ft.

SUMMARY:

Q₁₀₀ = (41.0-36.8) = 4.2 cfs (increase)
V₁₀₀ = (276,750-110,400) = 166,350 cu. ft. (increase)

26 27180486

FOR INFORMATION ONLY

WEISS-HINES ENGINEERING INC.

1100 ALVARADO N.E. SUITE B

ALBUQUERQUE, NEW MEXICO 87110

(505) 266-3444

DATE

REVISIONS

DESIGNED

DRAWN

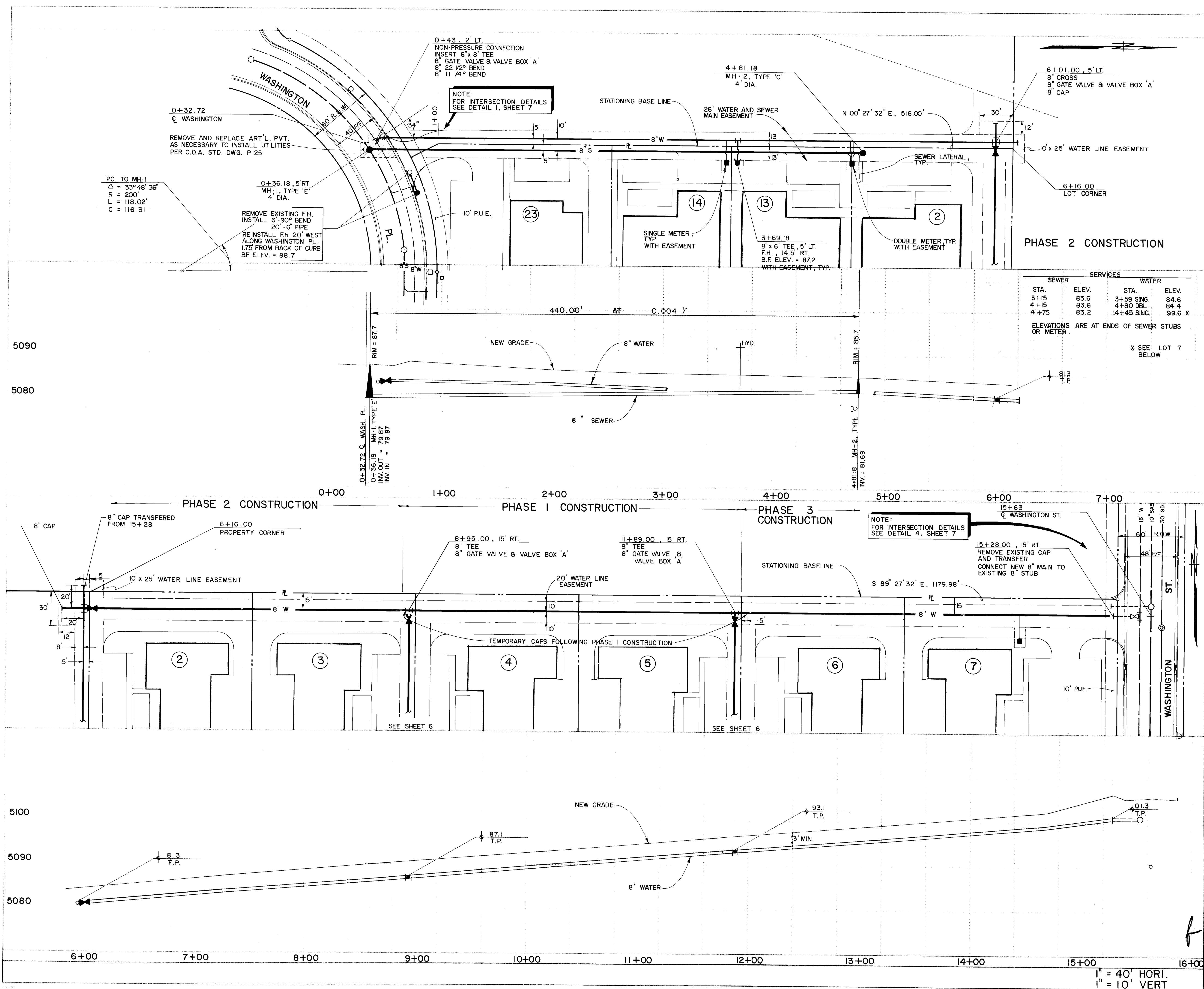
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DRAINAGE / GRADING PLAN

WASHINGTON BUSINESS PARK

ENGINEERING

SHEET OF



TRAFFIC HANDLING NOTES

CONTRACTOR MUST SUBMIT A CONSTRUCTION SIGNING AND BARRICADING PLAN TO TRAFFIC ENGINEERING DIVISION AND RECEIVE A BARRICADING PERMIT PRIOR TO CONSTRUCTION.

ALL CONSTRUCTION SIGNING AND BARRICADING TO COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 1978 EDITION.

CONTRACTORS OPERATION, BARRICADING AND SIGNING SHALL NOT AFFECT THRU LANES BETWEEN 7 AM AND 9 AM AND 4 PM AND 6 PM ON WASHINGTON ST. & PLACE.

NOTES

- INSTALL E.M.D. AT ALL BENDS, CAPS AND TEES.
- ALL VALVES WILL BE RESILIENT SEAT AND BE INSTALLED WITH TYPE "A" VALVE BOX AND VALVE ANCHORING.
- APPROVED PIPE MATERIAL:
SEWER- PVC, VCP, DI OR APPROVED EQUAL
WATER- C900, PVC, AC, DI OR APPROVED EQUAL.
- PLACE BLOCKING AT ALL BENDS, TEES, CROSSES, CAPS, VALVES AND FIRE HYDRANTS.
- SEE PROJECTS 1625 AND 1633 FOR WASHINGTON PLACE AND STREET UTILITY AND STREET INFORMATION.
- FOR TEE INSTALLATION ON WASHINGTON PLACE, SHUT VALVES OFF AT INTERSECTION OF WASHINGTON STREET AND PLACE AND 1105' WEST OF INTERSECTION ON WASHINGTON PLACE.
- 3' x 3' x 4" CONCRETE PADS TO BE POURED AROUND FIRE HYDRANTS.
- PHASING OF CONSTRUCTION INCLUDES PROPER EROSION CONTROL TO ASSURE STORM FLOWS REACHING HARD-SURFACED DRAINAGE SWALES.

SEWER		WATER	
STA.	ELEV.	STA.	ELEV.
3+15	83.6	3+59 SING.	84.6
4+15	83.6	4+80 DEL.	84.4
4+75	83.2	14+45 SING.	99.6 *

ELEVATIONS ARE AT ENDS OF SEWER STUBS OR METER.

* SEE LOT 7 BELOW

FOR INFORMATION ONLY

ENGINEER'S SEAL

26 27980586

REVISIONS	
NO.	DATE

WEISS - HINES ENGINEERING, INC.
1100 - B ALVARADO N.E., ALBUQUERQUE, N.M. 87110
505 266-3444

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE
WASHINGTON BUSINESS PARK
UTILITY PLANS AND PROFILES

APPROVALS	DESIGNER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	ALH	4/30/86	Liquid Waste	Rena	4/4/86
ACE Design			Traffic	Rena	4/4/86
ACE Hydrology			Water	Rena	4/4/86

DRAWING NO. 2798 MAP NO. C-17 SHEET 5 OF 7

1" = 40' HORI.
1" = 10' VERT

