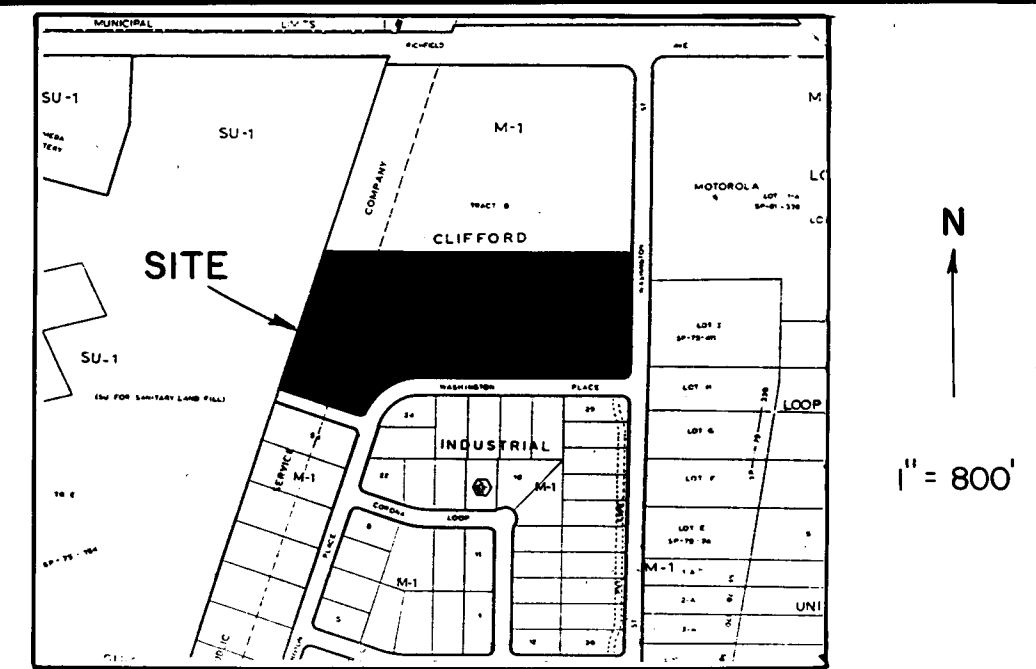


WASHINGTON BUSINESS PARK

PHASE 3

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



VICINITY MAP C-17-Z

NOTICE TO CONTRACTOR

- 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 City of Albuquerque Interim Standard Specifications for Public Works Construction 1985 edition.
- 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 minimum amount of delay.

THE FOLLOWING NOTES APPLY WHEN CHECKED

- ☒ 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.

INFORMATION ONLY

26 28740186

APPROVED FOR CONSTRUCTION

CITY ENGINEER

DATE



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

PROJECT NO.

C-17

2874

APPROVED FOR
CONSTRUCTION

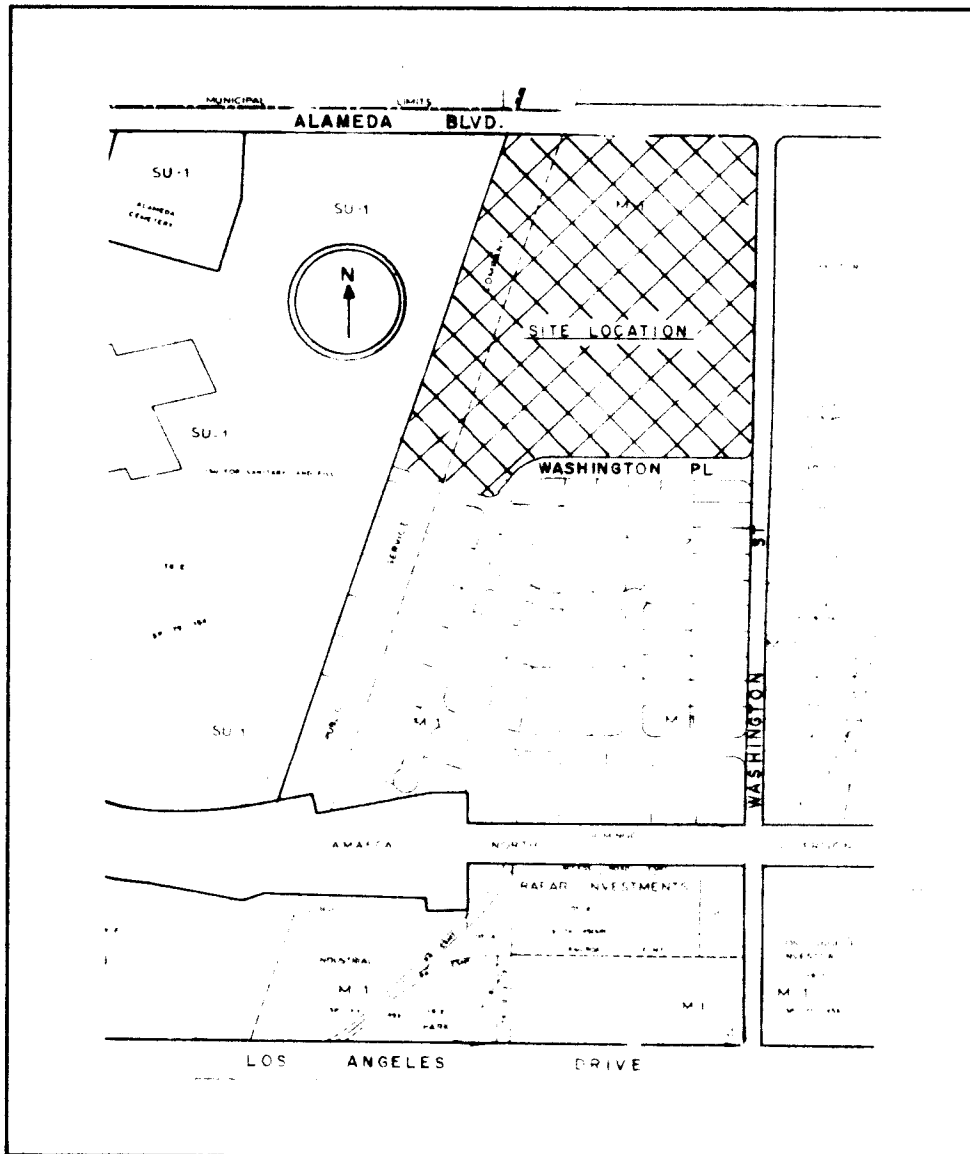
SHEET OF

1

7

VICINITY MAP

1" = 800'



SUBDIVISION DATA

1. ZONE ATLAS INDEX NO. C-17-2
2. GROSS SUBDIVISION ACREAGE 33.0846 ACRES
3. TOTAL NUMBER OF LOTS CREATED - 24
4. NO STREET MILEAGE CREATED
5. DATE OF SURVEY: DECEMBER, 1985

BASIS OF BEARINGS

Bearings are New Mexico State Plane Grd Bearings - Central Zone
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-C17 (New Mexico State Plane Coordinates for Central Zone: X = 396,964.26, Y = 1,520,607.77) bears S00°03'07"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 90°07'11" - 39.32 feet to a point on the northerly right-of-way line of Washington Place;

Thence, N89°32'28"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 230.00 feet, through which point a radial line bears N00°26'05"E;

Thence, southwesterly along the arc of said curve through a central angle of 65°12'41" - 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 S62°42'04"E;

Thence, southwesterly along the arc of said curve through a central angle of 82°59'17" - 36.21 feet;

Thence, N71°42'47"W - 326.80 feet;

Thence, N18°16'41"E - 1327.02 feet to a point on the southerly right-of-way line of Alameda Blvd;

Thence, S89°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 89°58'00" - 78.51 feet to a point on the westerly right-of-way line of Washington Street;

Thence, S00°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

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.

Jack J. Clifford

President

2/13/86

Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

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

My Commission expires on September 26, 1986.

Patricia Ann Bates

APPROVALS

Robert A. Farnough

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 A. Farnough

Water Resources Dept., City of Albuquerque, N.M.

3-18-86

James S. Sayers

Parks and Recreation Dept., City of Albuquerque, N.M.

3-18-86

ANALYST

D. J. Cline

Chief Surveyor, City of Albuquerque, N.M.

021486

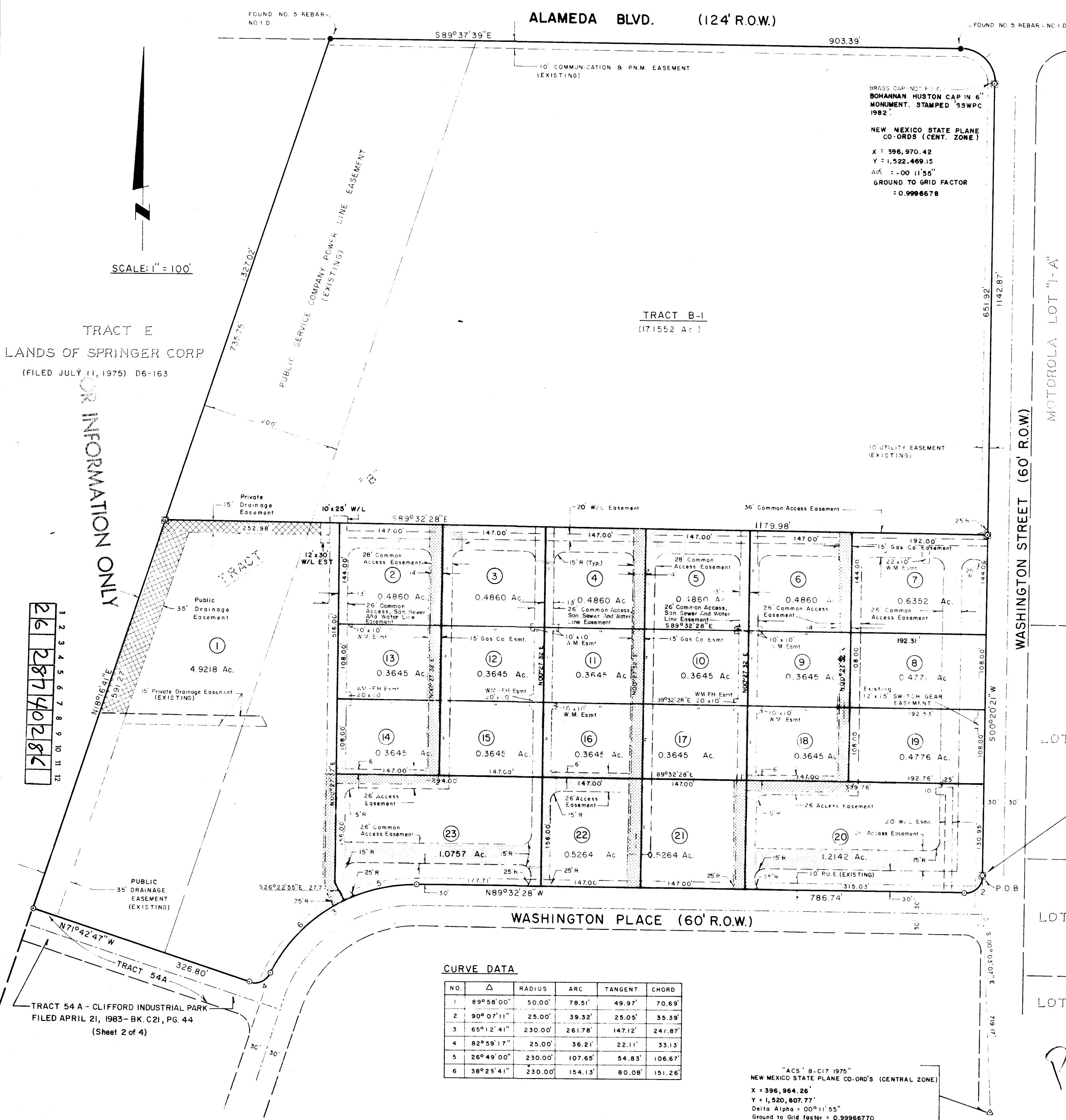
M. L. Corbin

GOS Company of N.M.

2-17-86

WASHINGTON BUSINESS PARK

SCALE: 1" = 100'	DRAWN BY: B.D.
DATE: DECEMBER, 1985	
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

NEW MEXICO STATE PLANE CO-ORDINATES (CENTRAL ZONE)
X = 396,964.26
Y = 1,520,607.77
Delta Alpha = 0°00'11"55"
Ground to Grid Factor = 0.99966776

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: DECEMBER, 1985	
PREPARED BY: CLAUSEN & ASSOCIATES, INC.	
REGISTERED LAND SURVEYORS	
3400 Stanford Drive NE	
ALBUQUERQUE, NEW MEXICO 87107	SHEET 2 OF 2

SCALE: 1" = 40'

PHASE 1

PHASE 2 TRACT B-1

PHASE 1

LEGEND

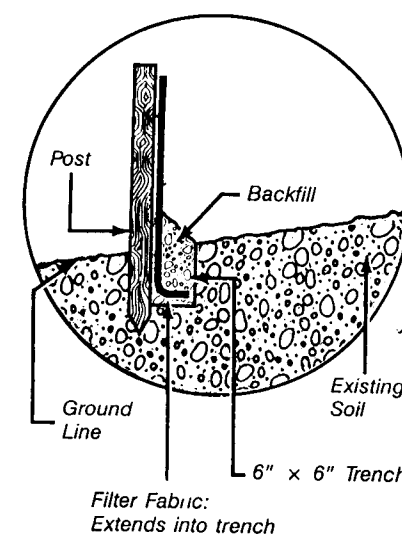
	SIDEWALK, CURB & GUTTER (EXISTING, PROPOSED)
	PROPOSED ASPHALT
	BUILDING (EXISTING, PROPOSED)
	PROPERTY LINE
	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR
	SURFACE FLOW DIRECTION (EXISTING, PROPOSED)
	LANDSCAPED AREA
	T.O.G.W. TOP OF GRADE WALL (LESS THAN 18' HIGH)
	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:

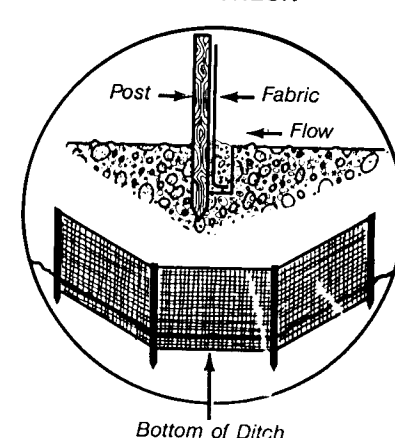
- Before construction, the Contractor shall check and verify pertinent figures shown hereon and shall make all applicable field measurements. Should any conflict, error or discrepancy be discovered, the contractor shall notify the Engineer of the problem. It is recommended that the Contractor meet with the Engineer for a pre-design conference to discuss the scope of work and critical areas.
- 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.
- The Contractor shall check the site plan for locations of existing utilities within or adjacent to streets and shall take all necessary precautions and efforts to locate and protect these utilities. He shall give 48 hours notice to the Locating Service, 765-1234, for any work that may interfere with said utilities.

NOTES:
BENCH MARK - ACS BRASS CAP IN CONCRETE (8-C17, 1975)
ELEV. 5111.029
T.B.M. - TOP OF CONCRETE CURB AT W-NW
CURB RETURN AT INTERSECTION OF
WASHINGTON ST. & WASHINGTON PL.
ELEV. 5109.14
AREA OF PARCEL - 15.9294 AC. (LOTS 1-23)
17.1532 AC. (TRACT B-1)
33.0846 AC. (TOTAL)

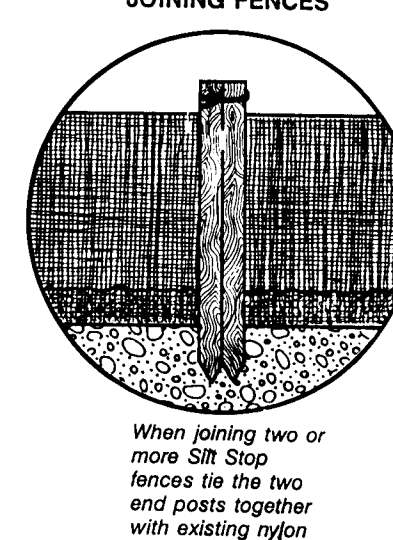
SLOPE CHECK



DITCH CHECK



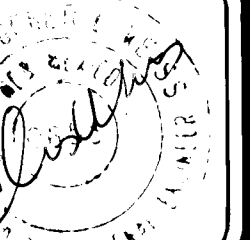
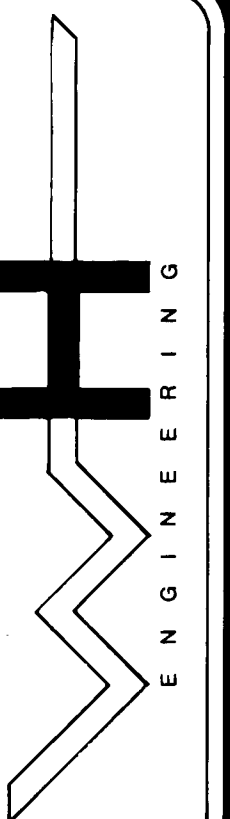
JOINING FENCES



DETAIL A

SILT FENCE

DRAINAGE / GRADING PLAN
WASHINGTON BUSINESS PARK



SHEET OF

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

DATE
REVISIONS
DESIGNED
DRAWN
CHECKED

FOR INFORMATION ONLY

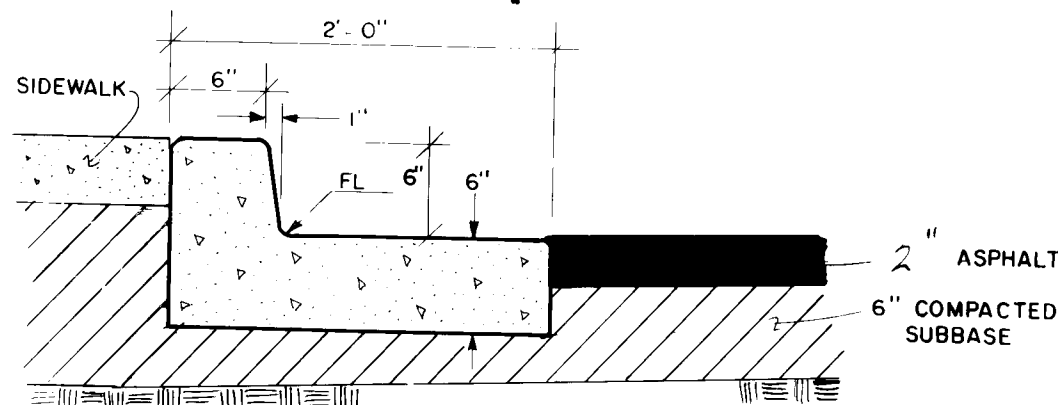
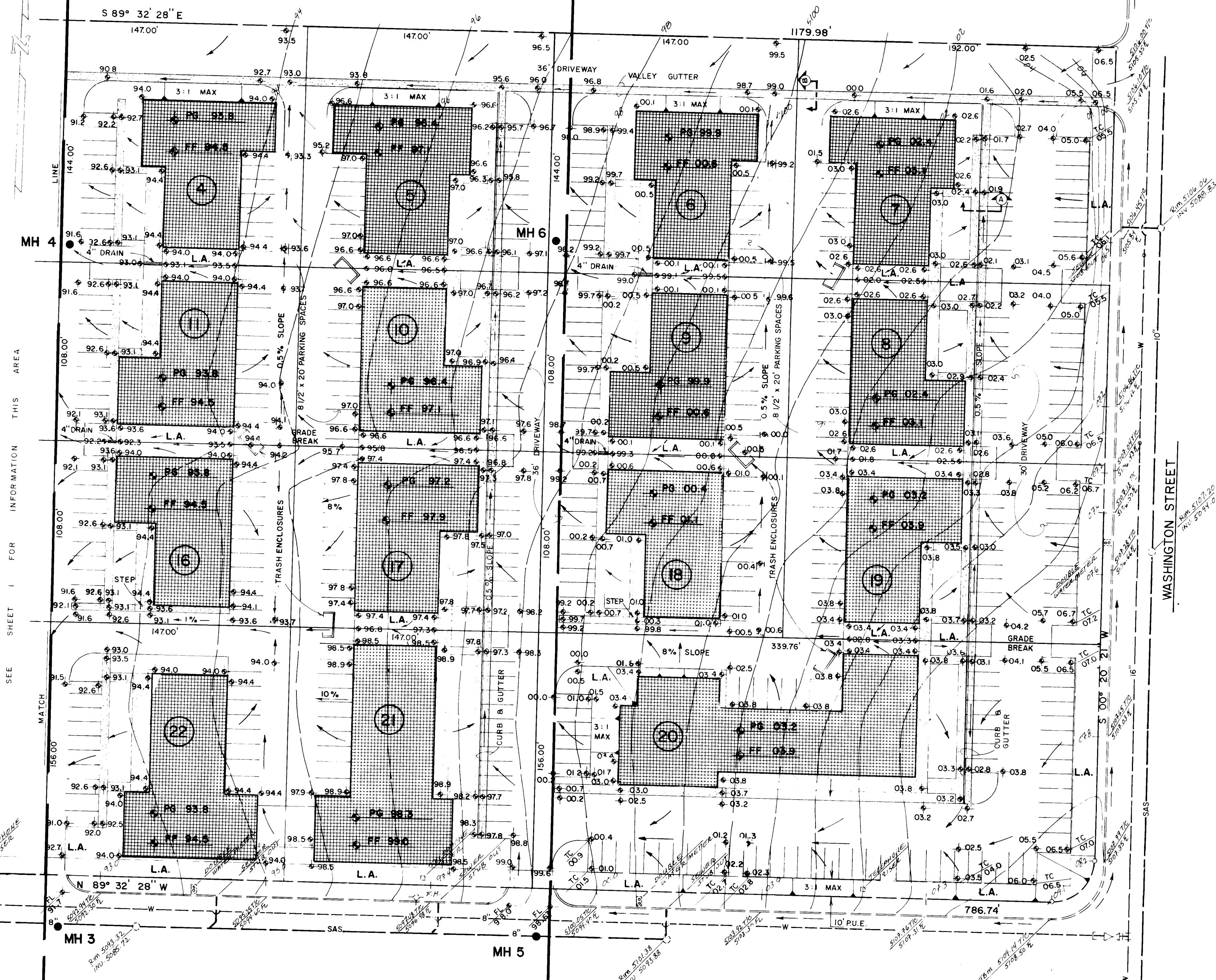
PAGE 3 OF 7

26 28740386

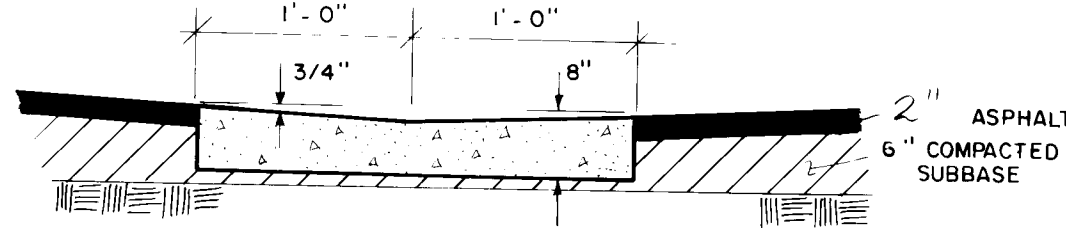
PHASE 2 | PHASE 1 | PHASE 3

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 and 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 "8-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.

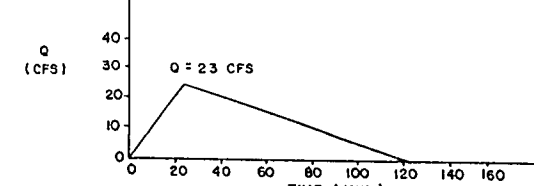
Tract 'B-1' (off-site, adjacent to the north) flows are included in the calculations since these flows drain through the paved drainage easement inside the west property line of the proposed developed site.

RATIONAL METHOD - Q = CIA

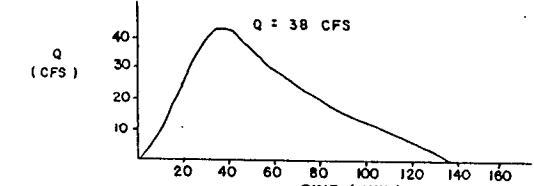
BASIN	AREA (Ac.)	"C"	Tc (Min.)	I ₁₀₀ (In.)	Q ₁₀₀ (cfs)
Total Undeveloped	33.08	0.34	20	3.27	36.8
Developed					
Tract B-1	17.16	0.34	15	3.78	22.1
Lot 1	4.92	0.58	10	4.65	13.3
Lots 2-23	11.01	0.70	25	3.01	23.2

HYDROGRAPHS

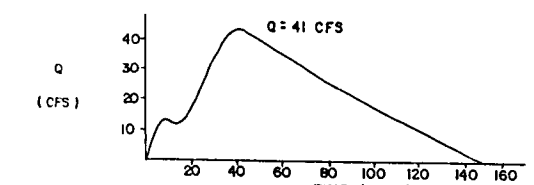
I Discharge from Lots 2-23 at NW corner Lot 2.



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:

$$Q_{100} = (0.34)(3.27)(33.08) = 36.8 \text{ cfs}$$

$$V_{100} = \frac{(36.8)(5)(20)(60)}{2} = 110,400 \text{ cu. ft.}$$

Developed Condition:

$$Q_{100} = 41 \text{ cfs (See combined hydrograph III)}$$

$$V_{100} = \frac{(41)(5)(45)(60)}{2} = 276,750 \text{ cu. ft.}$$

SUMMARY:

$$Q_{100} = (41.0 - 36.8) = 4.2 \text{ cfs (increase)}$$

$$V_{100} = (276,750 - 110,400) = 166,350 \text{ cu. ft. (increase)}$$

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FOR INFORMATION ONLY

PAGE 4 OF 7

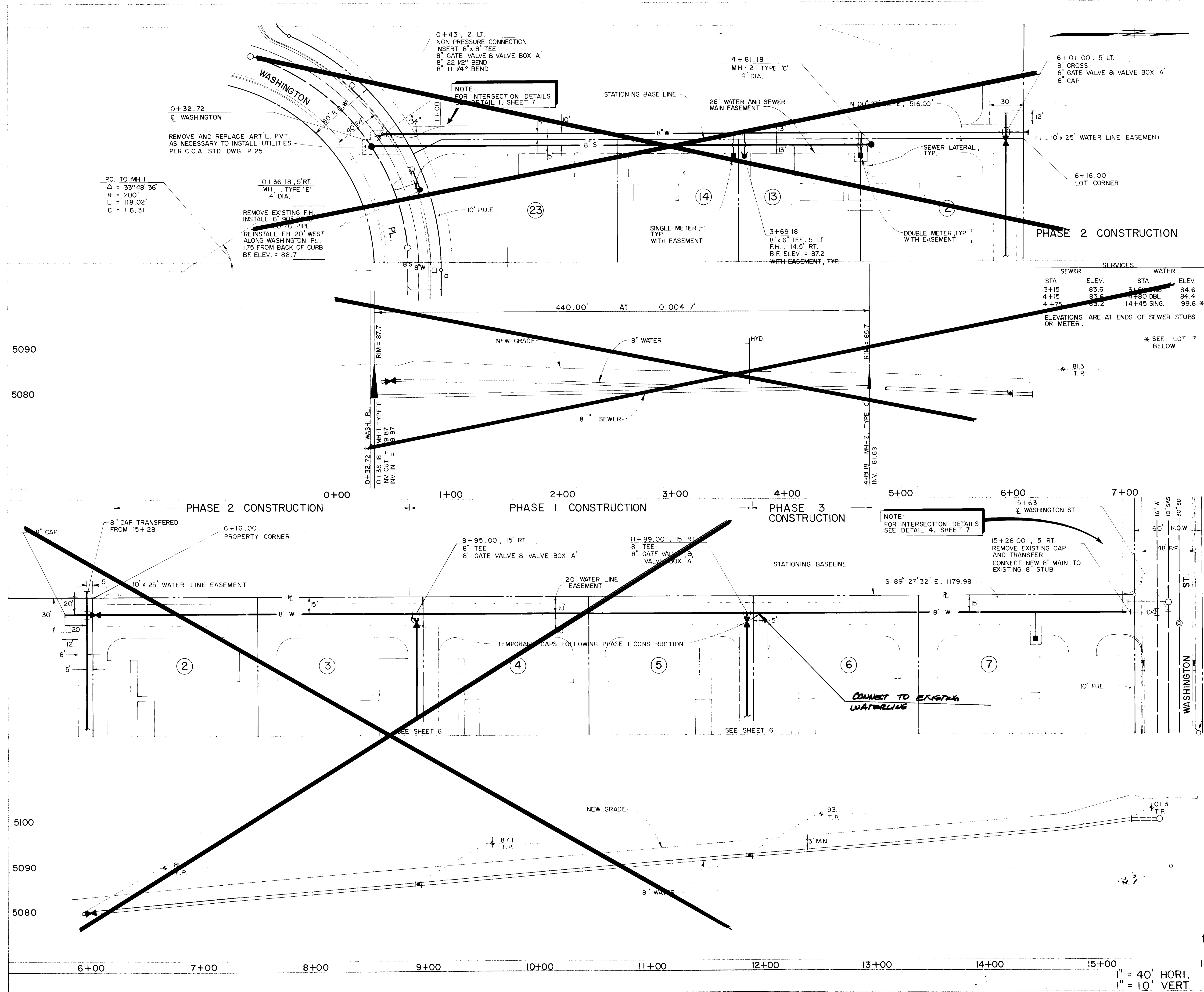
WEISS-HINES ENGINEERING, INC.
1100 ALVARADO N.E. SUITE B
ALBUQUERQUE, NEW MEXICO 87110
(505) 266-3444

DATE
REVISIONS
DESIGNED
DRAWN
CHECKED

DRAINAGE / GRADING PLAN
WASHINGTON BUSINESS PARK

WEISS-HINES 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		SERVICES		WATER	
STA.	ELEV.	STA.	ELEV.	STA.	ELEV.
3+15	83.6	3+15	84.6	3+15	84.6
4+15	83.6	4+15	84.6	4+15	84.6
4+75	83.2	4+75	84.6	4+75	84.6

ELEVATIONS ARE AT ENDS OF SEWER STUBS OR METER.

* SEE LOT 7 BELOW

26 28740586

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

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE WASHINGTON BUSINESS PARK
UTILITY PLANS AND PROFILES

NO.	DATE	REVISIONS	BY
1	1-86	DESIGN	
2	1-86	DESIGN	
3	1-86	DESIGN	

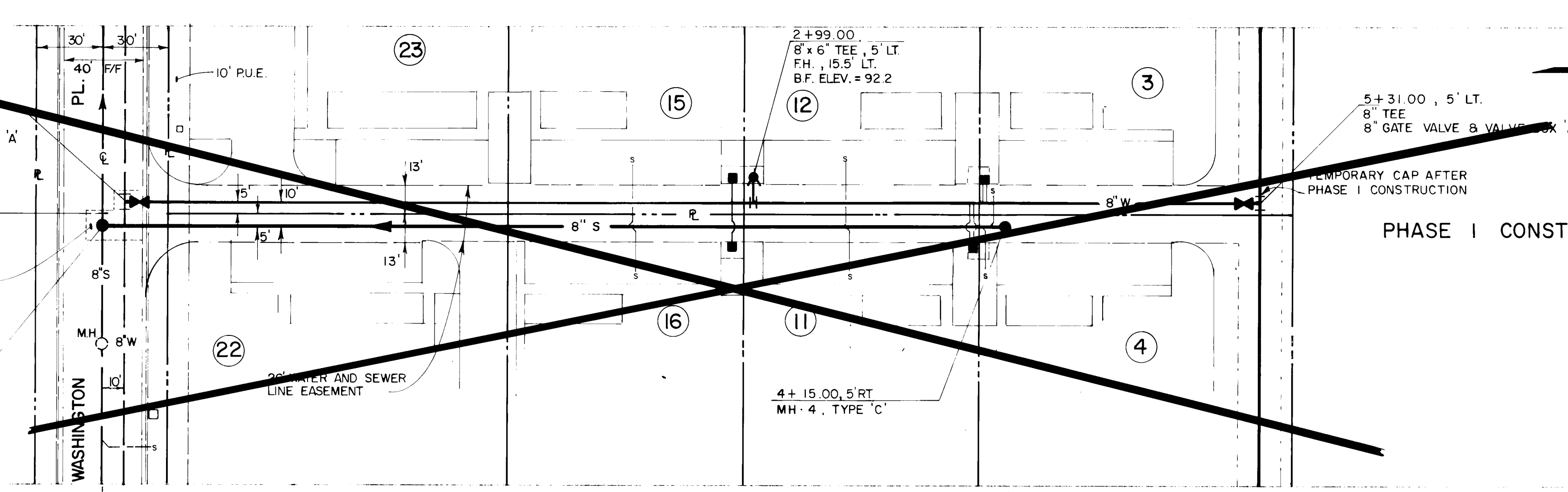
DRAWING NO. 2874 MAP NO. C-17 SHEET 5 OF 7

NOTE:
FOR INTERSECTION DETAILS
SEE DETAIL 2, SHEET 7

REMOVE AND REPLACE PAVEMENT
AS NECESSARY TO INSTALL UTILITIES
PER C.O.A. STD. DWG. P 25

0+00.00, 5' RT
MH 3, TYPE 'E'

0+10.00, 5' LT.
NON PRESSURE CONNECTION
INSERT 8" TEE
8" GATE VALVE & VALVE BOX 'A'



PHASE I CONSTRUCTION

SERVICES			
SEWER		WATER	
STA	ELEV.	STA	ELEV.
2+43 LT	86.4	2+88 SING	84.6 LT
2+45 RT	88.6	2+90 SING	90.1 RT
3+40 LT	88.4	4+02 DBL	89.2 LT
3+42 RT	88.6	4+04 DBL	89.6 RT
4+10 LT	86.0		
4+12 RT	88.6		

ELEVATIONS ARE AT ENDS OF SEWER STUBS
OR METER.

5090

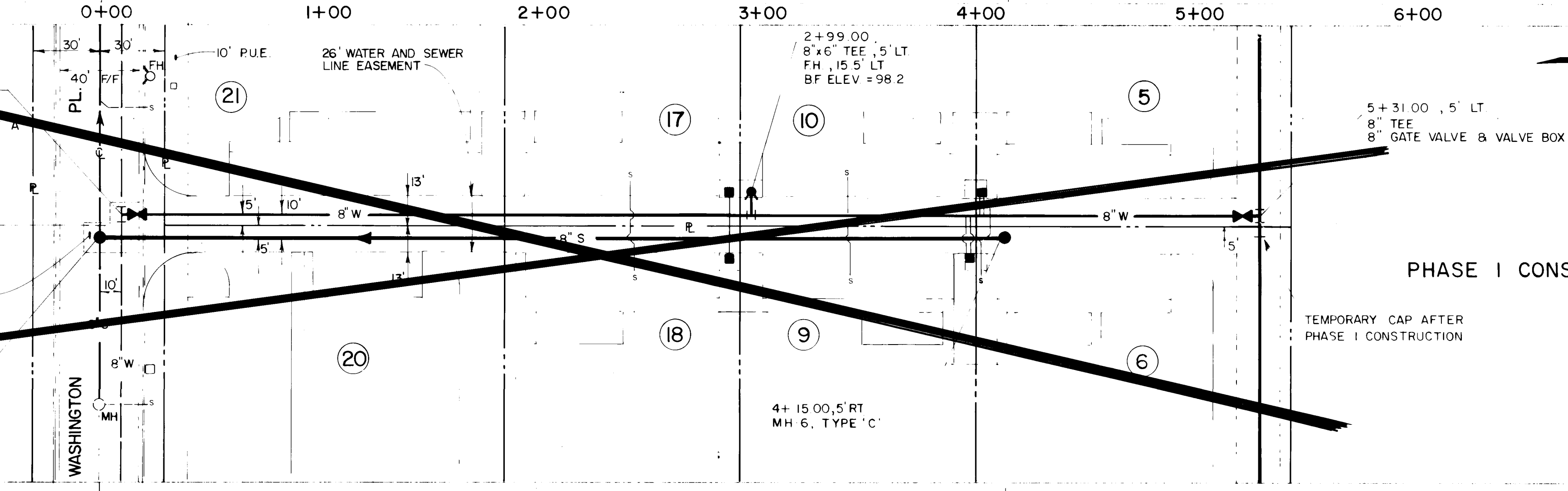
5080

NOTE:
FOR INTERSECTION DETAILS
SEE DETAIL 3, SHEET 7

REMOVE AND REPLACE PAVEMENT
AS NECESSARY TO INSTALL UTILITIES
PER C.O.A. STD. DWG. P 25

0+00.00, 5' RT
MH 5, TYPE 'E'

0+10.00, 5' LT.
NON PRESSURE CONNECTION
INSERT 8" TEE
8" GATE VALVE & VALVE BOX 'A'



PHASE I CONSTRUCTION

SERVICES			
SEWER		WATER	
STA	ELEV.	STA	ELEV.
2+43 LT	93.0	2+88 SING	95.8 LT
2+45 RT	95.2	2+90 SING	97.2 RT
3+40 LT	95.4	4+02 DBL	95.1 LT
3+42 RT	95.7	4+04 DBL	96.5 RT
4+10 LT	91.9		
4+12 RT	95.2		

5100

5090

26.28740686

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

FOR INFORMATION
ONLY.

APPROVALS
ENGINEER: [Signature] 4/14/86
DESIGNER: [Signature] 4/14/86
TRAFFIC: [Signature] 4/14/86
HYDROLOGIC: [Signature] 4/14/86

AS BUILT INFORMATION
DATE: 4/14/86
BY: [Signature]
CHECKED BY: [Signature]
DATE: 4/14/86
BY: [Signature]
DATE: 4/14/86
MICROFILM INFORMATION
DATE: 4/14/86
BY: [Signature]
DATE: 4/14/86

REVISIONS
NO. DATE BY
1 DEC 1-86
2 DEC 1-86
3 DEC 1-86

REMARKS
DESIGN
CLW

