

CAVAN

SUNPORT CENTRE

WATER, SANITARY SEWER, STORM DRAIN AND PAVING PLANS

DEVELOPER

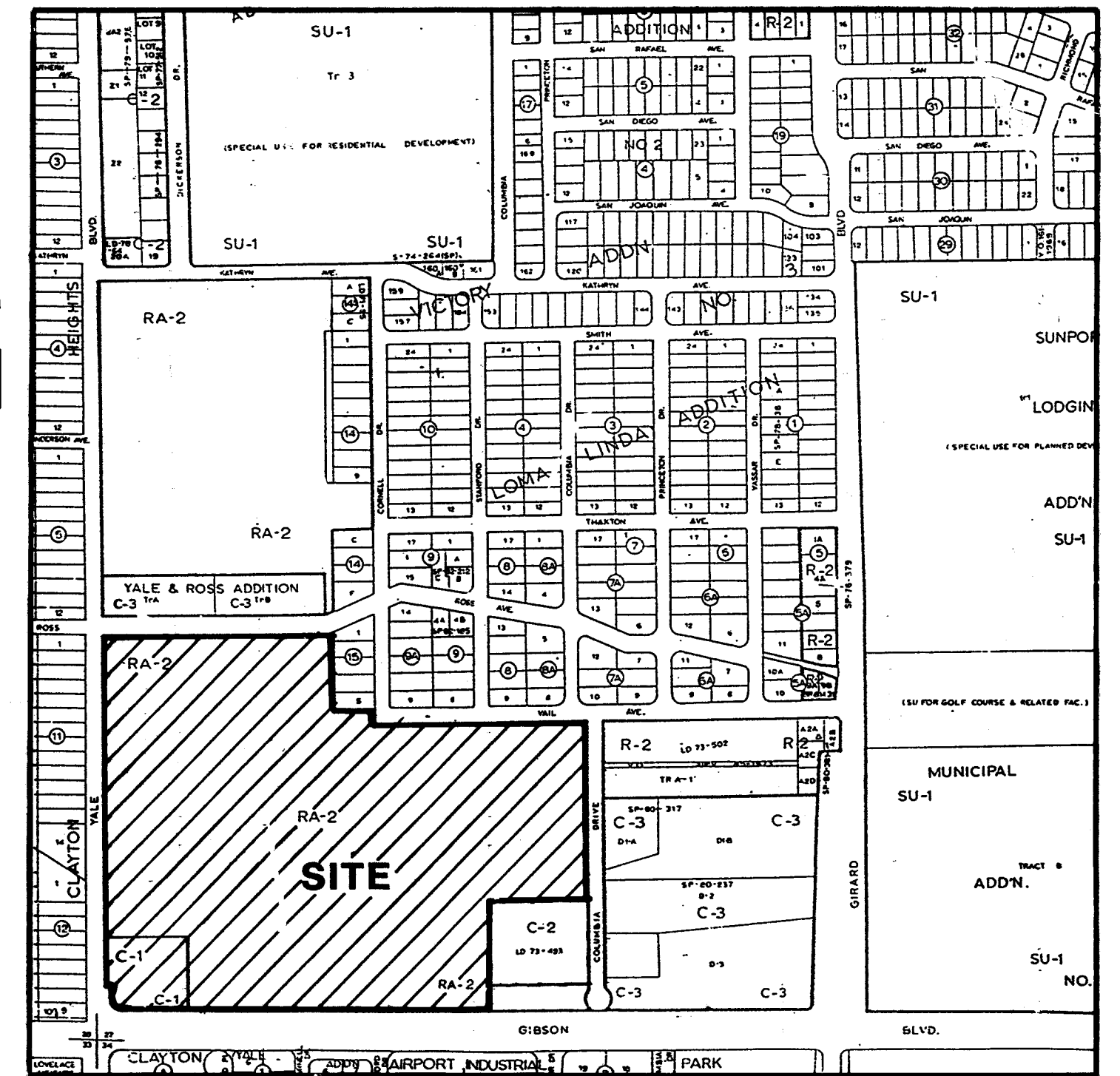
CAVAN ASSOCIATES, LTD.
505 MARQUETTE AVE. N.W.
ALBUQUERQUE, N.M. 87102

ENGINEER

ISAACSON & ARFMAN, P.A.
128 MONROE ST. N.E.
ALBUQUERQUE, N.M. 87108

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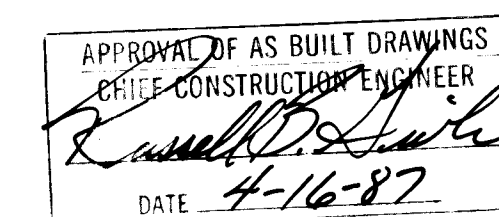


VICINITY MAP

1"=500'

NOTES

1. 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.
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 DELAYS.
4. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
6. IF CURB IS DEPRESSED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
7. ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
8. SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHENEVER A NEW CURB RETURN IS CONSTRUCTED.
9. ALL SIDEWALKS SHOWN BEYOND WHEELCHAIR RAMP SECTIONS ARE DEFERRED FROM INITIAL CONSTRUCTION BUT ARE REQUIRED TO BE COMPLETED WITH 24 MONTHS FROM DATE OF APPROVAL OF FINAL PLAT.



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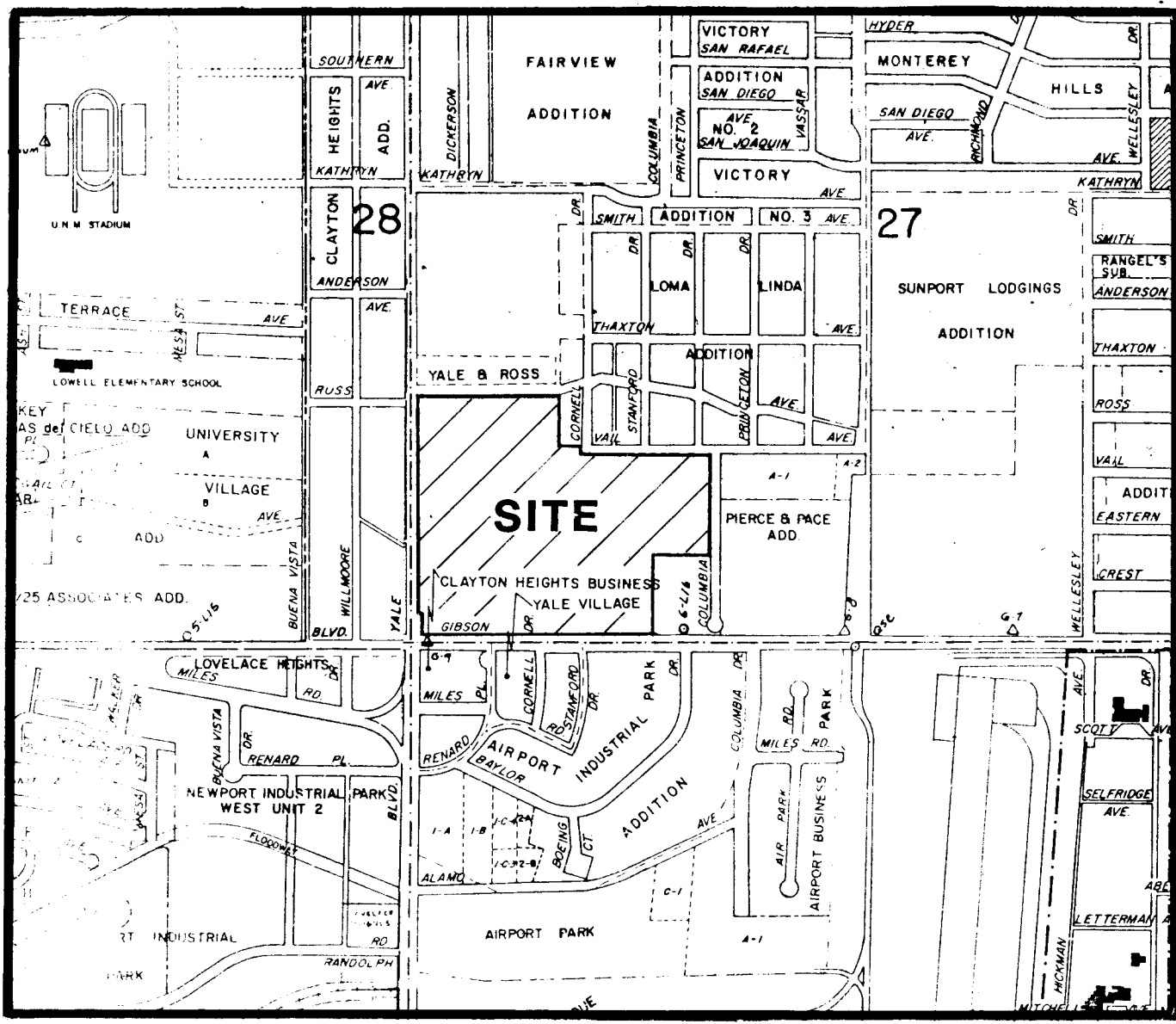
REV.	SHEETS	CITY ENGR.	DATE	USER DEPT.	DATE	USER DEPT.	DATE
APPROVAL OF REVISIONS							

Isaacson & Arfman, P.A.
CONSULTING ENGINEERING ASSOCIATES
Albuquerque, New Mexico

APPROVED FOR CONSTRUCTION
12/8/86

PROJECT NO. 3006

SHEET 1 OF 16



LOCATION MAP
SCALE: 1" = 1000'

SUBDIVISION DATA

1. SUBDIVISION CASE NO. 84-849-1
2. ZONE ATLAS INDEX NO. L-16
3. GROSS SUBDIVISION ACREAGE = 41.7078 ACRES
4. TOTAL NUMBER OF TRACTS CREATED = 13
5. 0.53 MILES OF STREET CREATED BY THIS PLAT
6. DATE OF SURVEY: NOVEMBER, 1986.

SURVEYOR'S CERTIFICATIONS

I, THOMAS O. ISAACSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD AS SHOWN ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, MEETS THE MINIMUM REQUIREMENT FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas O. Isaacson 11-17-86
THOMAS O. ISAACSON DATE
N.M.P.E. & L.S. #5895
FOR ISAACSON & ARFMAN, P.A.

I, EDWARD R. ELDER, HEREBY CERTIFY THAT THE BOUNDARY SURVEYS SHOWN HEREON WERE PREPARED BY ME AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Edward R. Elder 11-17-86
EDWARD R. ELDER
N.M.L.S. #4690

ACKNOWLEDGEMENTS FOR SURVEYORS

ON THIS 17th DAY OF NOVEMBER, 1986, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON ALL THREE SHEETS OF THIS SET BY THOMAS O. ISAACSON & EDWARD R. ELDER.

Nancy Jane Jones
NOTARY PUBLIC

OWNER'S STATEMENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER & PROPRIETOR THEREOF AND SAID OWNER AND PROPRIETOR DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE, IN FEE SIMPLE AND DOES HEREBY GRANT ALL UTILITY EASEMENTS SHOWN HEREON TO THE PUBLIC USE FOREVER INCLUDING THE RIGHTS OF INGRESS AND EGRESS BOTH SURFACE AND SUBSURFACE. THE UNDERSIGNED OWNER AND PROPRIETOR ALSO GRANTS TO THE CITY OF ALBUQUERQUE IN PERPETUITY ALL WATER LINE AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN WATER LINES AND DRAINAGE FACILITIES THEREIN. UNLESS SPECIFICALLY LIMITED ELSEWHERE ON THIS PLAT, ALL EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE MAY BE USED FOR ANY OR ALL OF THE PURPOSES OF SANITARY SEWER, WATER LINE, OR DRAINAGE FACILITY EVEN THOUGH ONLY ONE OF THESE PURPOSES IS STATED ON THE EASEMENT AS DRAWN ON THE PLAT.

ELECTRICAL POWER AND COMMUNICATION EASEMENTS ARE RESERVED FOR DISTRIBUTION LINES, CONDUITS, PIPES, AND OTHER RELATED EQUIPMENT FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SCRUBS.

THE UNDERSIGNED OWNER AND PROPRIETOR DOES HEREBY FREELY CONSENT TO ALL THE FOREGOING AND DOES HEREBY REPRESENT THAT WE ARE AUTHORIZED TO SO ACT.

YSP LIMITED, AN ARIZONA LIMITED PARTNERSHIP
BY CAVAN ASSOCIATES LTD., AN ARIZONA CORPORATION AS GENERAL PARTNER

Jon Conner 4/12/86
JON CONNER, PRESIDENT DATE
Karen M. Cavan 4/12/86
KAREN M. CAVAN, SECRETARY DATE

ACKNOWLEDGEMENTS

STATE OF ARIZONA
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF APRIL, 1986 BY JON CONNER, PRESIDENT, AND KAREN M. CAVAN, SECRETARY OF CAVAN ASSOCIATES LTD., AN ARIZONA CORPORATION.

Antonia A. Salazar
NOTARY PUBLIC

My Comm. Expires
January 1, 1990

CAVAN SUNPORT
CENTRE

REPLAT OF PARCELS 29A, 30A AND PARCEL A
WITHIN SECTION 27, T10N, R3E, NMPM

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 1986

APPROVED & ACCEPTED

TRAFFIC ENGINEER, TRANSPORTATION DEPT. DATE

PARKS AND RECREATION DEPT. DATE

Shay Hunt 8-6-86
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE

Neil Brown 7-9-86
MOUNTAIN BELL TELEPHONE DATE

Mark Urban 7-14-86
GAS COMPANY OF NEW MEXICO DATE

Mark Urban 7/8/86
CHIEF CITY SURVEYOR, ENGINEERING DIVISION DATE

WATER UTILITIES DEPARTMENT DATE

Ron Shell 7-9-86
PROPERTY MANAGEMENT DATE

AMAFCA DATE

CITY ENGINEER, ENGINEERING DIVISION DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE
ALBUQ. SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF
THE REVISED ORDINANCES OF ALBUQUERQUE, N.M.

CITY PLANNER, ALBUQ./BERN. COUNTY PLANNING DIV. DATE

SHEET 1 OF 3

NOTES

1. ALL BEARINGS ARE BASED ON RECORD PLAT BEARINGS.
2. ALL DISTANCES ARE GROUND DISTANCES.
3. BENCH MARK: ACS MONUMENT 1-116, ELEV. = 5189.847
4. ALL FIELD MEASURED DISTANCES AND BEARINGS ARE IDENTICAL TO RECORD DISTANCES AND BEARINGS EXCEPT WHERE FIGURES ARE SHOWN IN PARENTHESES WHICH FIGURES INDICATE RECORD VALUES.
5. PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO ALL TRACTS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR WATER AND SANITARY SEWER AVAILABILITY STATEMENT.
6. PERIMETER LANDSCAPE EASEMENTS: TRACTS CREATED BY THIS SUBDIVISION ARE SUBJECT TO LANDSCAPE EASEMENTS, RESIDENTIAL BUFFERS, LANDSCAPE BUFFERS, AND PEDESTRIAN CONNECTIONS AS THE SAME ARE SHOWN ON THE "SITE PLAN FOR SUBDIVISION, YALE BUSINESS PARK" AS FILED WITH THE CITY OF ALBUQUERQUE PLANNING DEPARTMENT, ZONING CASE NO. Z-85-41.
7. BASIS OF BEARINGS: THE NORTH RIGHT-OF-WAY LINE OF GIBSON BLVD., S 89°12'15" W, WHICH IS RECORD PLAT. THE ANGLE OF ROTATION FROM NEW MEXICO STATE PLANE GRID BEARINGS TO RECORD BEARING IS 0°21'52" IN A COUNTERCLOCKWISE DIRECTION.
8. TRACTS 1-4, AND 8-13 SHALL BE ENCUMBERED WITH PEDESTRIAN ACCESS CONNECTION EASEMENTS AND/OR LANDSCAPING EASEMENTS THE FINAL LOCATION OF WHICH SHALL BE DETERMINED AT THE TIME OF SITE DEVELOPMENT PLAN APPROVAL.

26 30060287

ADJOINER TABLE		
SL. NO.	SUBDIVISION NAME	FILING INFORMATION
①	YALE & ROSS ADD.	FILED: APRIL 20, 1956 BOOK: C06 PAGE: 120
②	CLAYTON HEIGHTS ADD.	FILED: JUNE 26, 1946 BOOK: C1 PAGE: 170
③	CLAYTON HEIGHTS	FILED: AUGUST 31, 1979 BOOK: C15 PAGE: 101
④	YALE VILLAGE ADD.	FILED: OCTOBER 14, 1950 BOOK: D PAGE: 101
⑤	AIRPORT INDUSTRIAL PARK	FILED: JUNE 11, 1984 BOOK: C24 PAGE: 53
⑥	PARCEL NO. A27D/01	FILED: JUNE 28, 1980 BOOK: 11CS, 787 PAGE: 714-717
⑦	PARCELS A, B, & C	FILED: DEC. 29, 1976 BOOK: D21-A PAGE: 667-668
⑧	LOMA LINDA ADD. (REPLAT) BLOCKS 5-9	FILED: FEBRUARY 11, 1955 BOOK: B2 PAGE: 185
⑨	LOMA LINDA ADD. BLOCKS 5-13	FILED: APRIL 6, 1948 BOOK: C PAGE: 095

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATED IN THE SOUTHWEST CORNER OF SECTION 27, T10N, R3E, NMPM, COUNTY OF BERNALILLO, STATE OF NEW MEXICO AND COMPRISING PARCELS 29A, 30A AND PARCEL A AS THE SAME ARE FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, NEW MEXICO, ON DECEMBER 26, 1984 IN BOOK C25, PAGES 198 AND 199; AND ALSO IN BOOK C26, PAGE 1 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF GIBSON BLVD., FROM WHENCE A CITY OF ALBUQUERQUE BRASS CAP MONUMENT NO. 1-M16 BEARS S 41°24'35" W, 117.24 FEET; THENCE, NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE THROUGH A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 24.40 FEET, AN ARC DISTANCE OF 38.53 THROUGH A CENTRAL ANGLE OF 90°28'18", SAID CURVE TRANSITIONING FROM THE NORTH RIGHT-OF-WAY LINE OF GIBSON BLVD. TO THE EAST RIGHT-OF-WAY LINE OF YALE BLVD; THENCE, ALONG SAID YALE BLVD, RIGHT-OF-WAY LINE N 00°19'27" W, 82.97 FEET; THENCE, S 89°40'33" W, 3.65 FEET; THENCE, N 00°19'27" W, 151.13 FEET; THENCE, N 89°40'33" E, 1.00 FEET; THENCE, N 00°19'27" W, 1058.15 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND SAID CURVE ALSO TRANSITIONING FROM THE EAST RIGHT-OF-WAY LINE OF YALE BLVD. TO THE SOUTH RIGHT-OF-WAY LINE OF ROSS AVE; THENCE, NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.32 FEET THROUGH A CENTRAL ANGLE OF 90°06'16"; THENCE, ALONG SAID ROSS AVE, RIGHT-OF-WAY LINE N 89°46'50" E, 732.85 FEET; THENCE, LEAVING SAID RIGHT-OF-WAY LINE AND PROCEEDING S 00°02'49" E, 289.91 FEET; THENCE, N 89°48'36" E, 160.03 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CORNELL DRIVE; THENCE, ALONG SAID RIGHT-OF-WAY LINE S 00°04'58" E, 49.99 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VAIL AVE; THENCE, ALONG SAID RIGHT-OF-WAY LINE N 89°45'31" E, 732.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 15.00 FEET AND SAID CURVE ALSO TRANSITIONING TO THE WEST RIGHT-OF-WAY LINE OF COLUMBIA DRIVE; THENCE, SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 23.62 FEET THROUGH A CENTRAL ANGLE OF 90°12'22"; THENCE, ALONG THE WEST RIGHT-OF-WAY LINE OF COLUMBIA DRIVE S 00°02'06" E, 538.34 FEET; THENCE, LEAVING SAID RIGHT-OF-WAY AND PROCEEDING S 89°56'29" W, 369.90 FEET; THENCE, S 00°02'05" E, 396.74 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GIBSON BLVD; THENCE, ALONG SAID RIGHT-OF-WAY LINE N 89°11'00" W, 2.02 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3981.13 FEET; THENCE, WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 87.74 FEET THROUGH A CENTRAL ANGLE OF 01°15'46"; THENCE, N 87°55'15" W, 181.70 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 4114.67 FEET; THENCE, WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 137.69 FEET THROUGH A CENTRAL ANGLE OF 01°55'02"; THENCE, N 89°50'17" W, 183.84 FEET; THENCE, S 89°12'15" W, 709.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.7078 ACRES, MORE OR LESS.

CAVAN SUNPORT
CENTRE

A REPLAT OF PARCELS 29A, 30A & PARCEL A
WITHIN SECTION 27, T10N, R3E, NMPM

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 1986

SURVEYOR'S CERTIFICATIONS

I, THOMAS O. ISAACSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD AS SHOWN ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE CO., MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas O. Isaacson 11-17-86
THOMAS O. ISAACSON DATE
N.M.P.E. & L.S. #5895
FOR ISAACSON & ARFMAN, P.A.

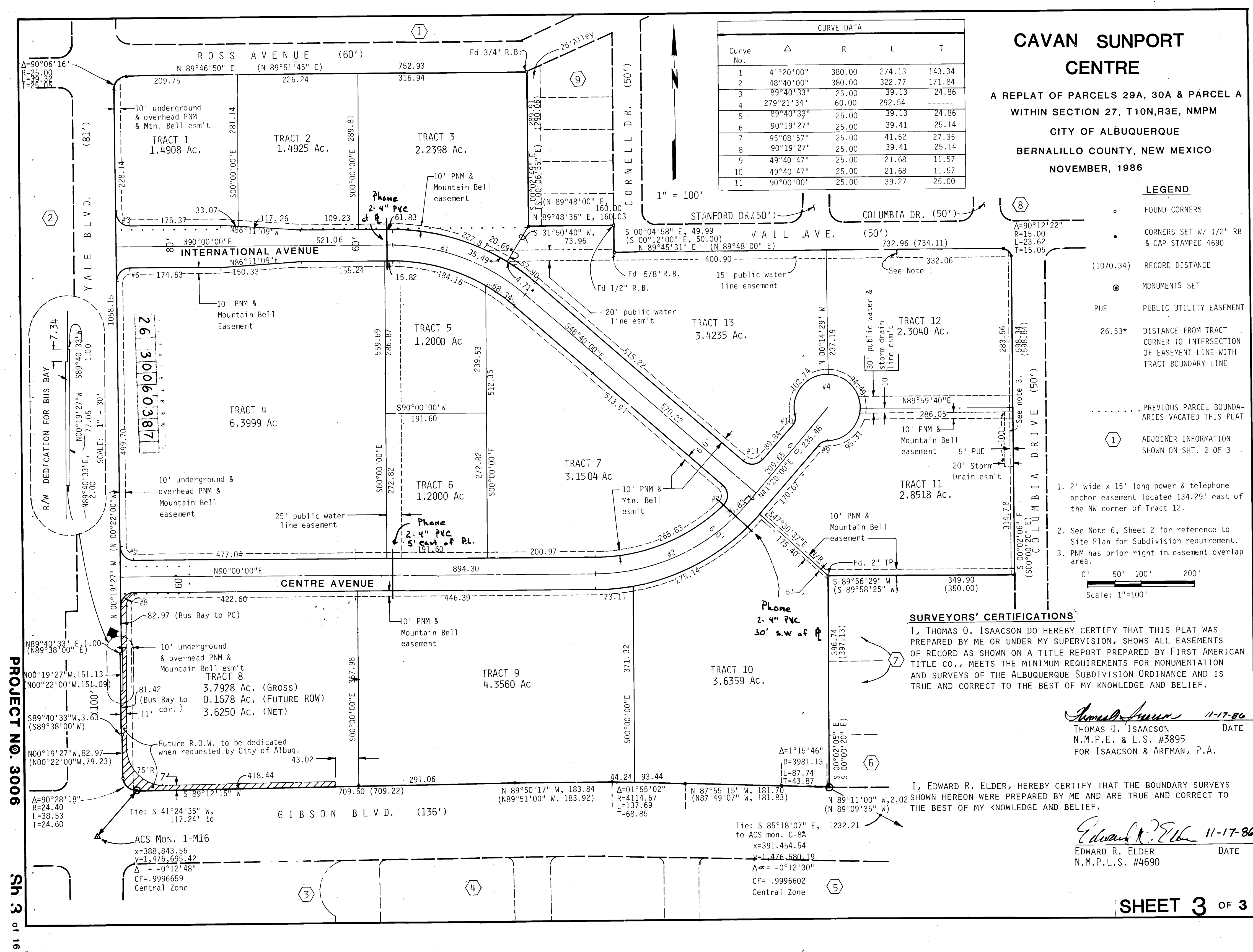
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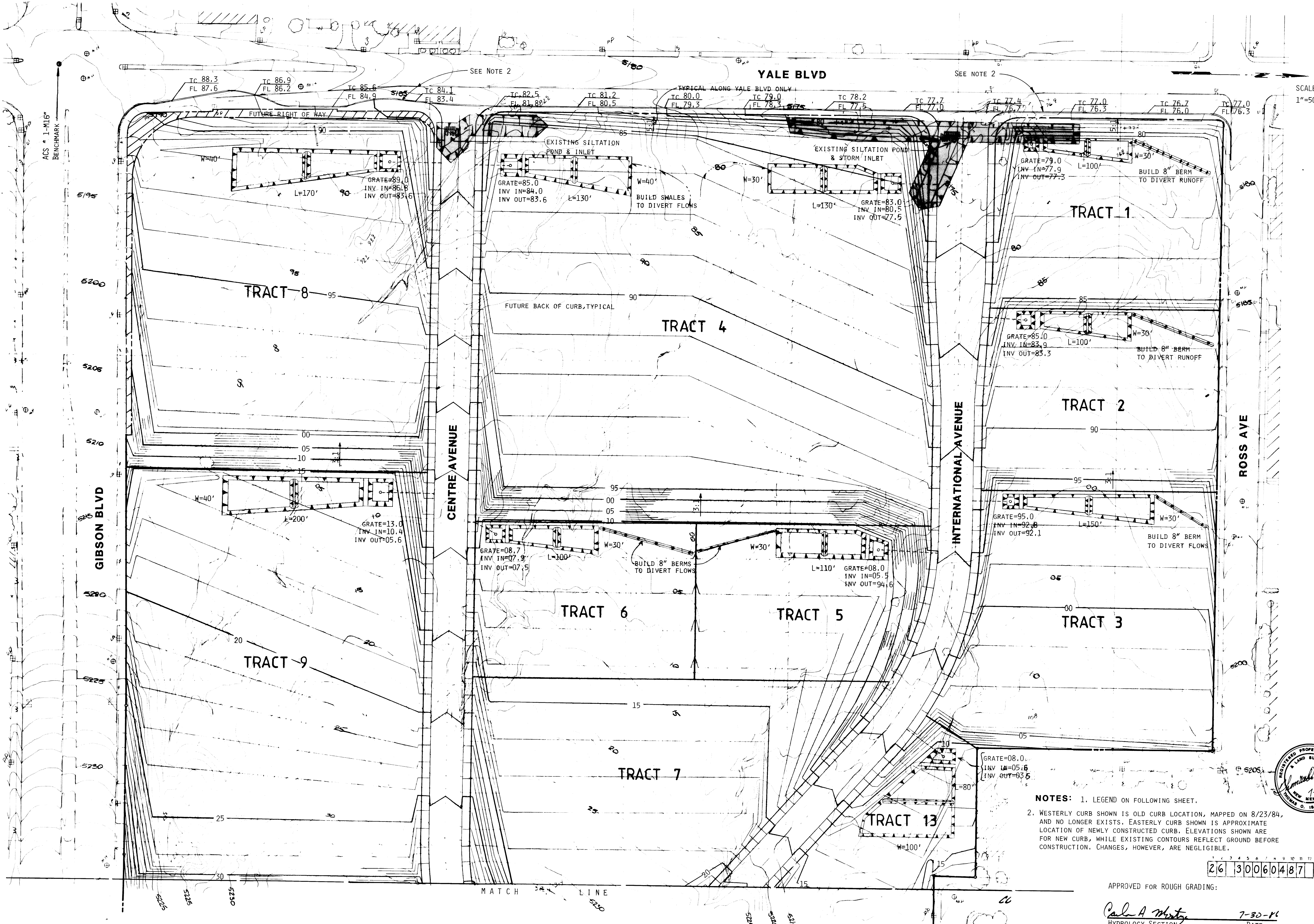
Edward R. Elder 11-17-86
EDWARD R. ELDER
N.M.L.S. #4690

SHEET 2 OF 3

PROJECT NO. 3006

Sh 2 of 16





NOTES: 1. LEGEND ON FOLLOWING SHEET.
2. WESTERLY CURB SHOWN IS OLD CURB LOCATION, MAPPED ON 8/23/84, AND NO LONGER EXISTS. EASTERLY CURB SHOWN IS APPROXIMATE LOCATION OF NEWLY CONSTRUCTED CURB. ELEVATIONS SHOWN ARE FOR NEW CURB, WHILE EXISTING CONTOURS REFLECT GROUND BEFORE CONSTRUCTION. CHANGES, HOWEVER, ARE NEGLIGIBLE.

26 30 06 04 87

APPROVED FOR ROUGH GRADING:

Calvin A. M...
HYDROLOGY SECTION
CITY OF ALBUQUERQUE
7-30-86
DATE

GRADING PLAN WEST HALF
SCALE: 1" = 50'

PROJECT NO. 3006

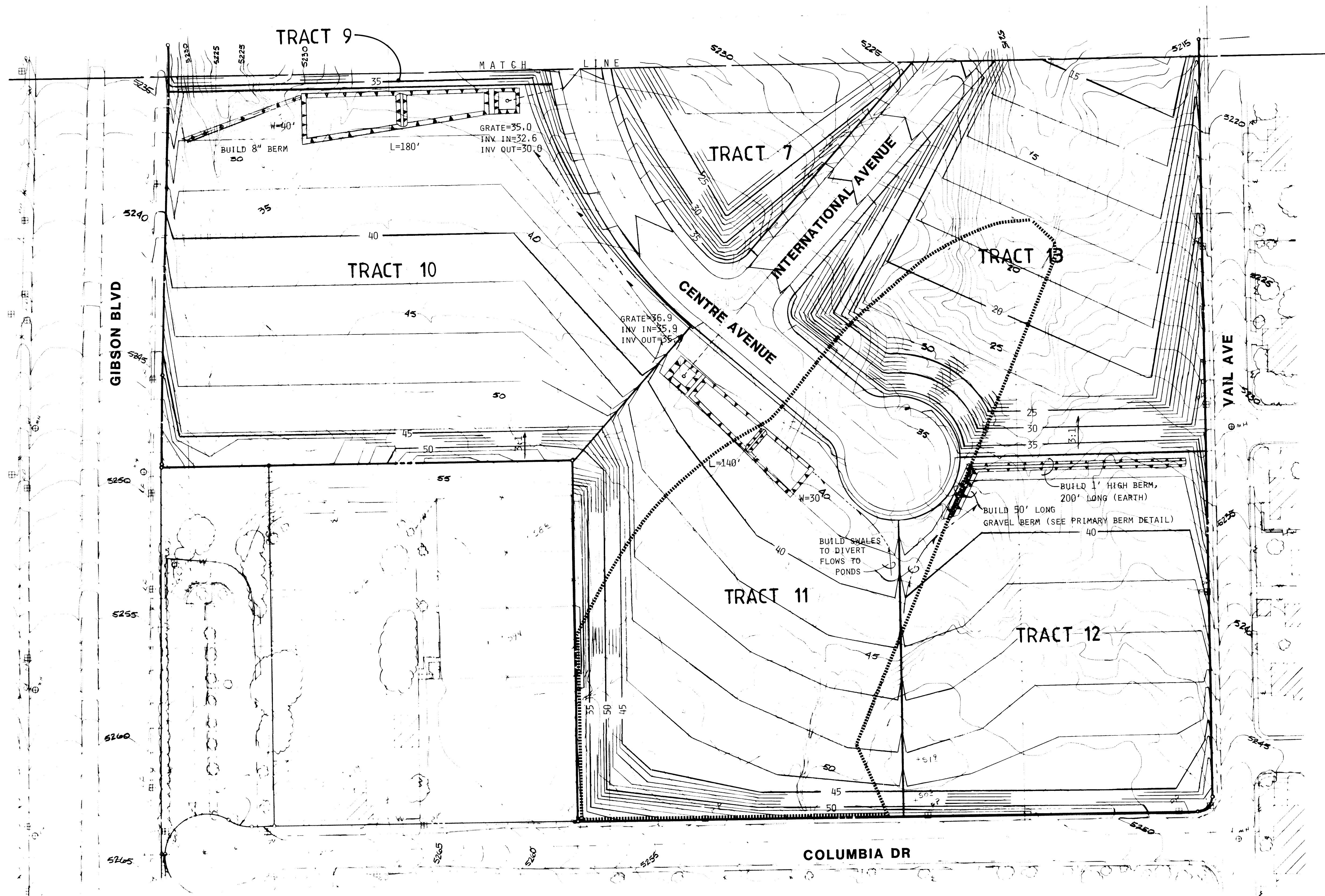
Date 7-2-86
Designed SMW
Checked TOL

Isaacson & Arfman, P.A.
CONSULTING ENGINEERING ASSOCIATES
Albuquerque, New Mexico

CAVAN SUNPORT CENTRE
Yale Blvd. at Gibson Blvd.

GRADING PLAN
WEST HALF
(For information only)

Sheet 4
of 16



GRADING PLAN EAST HALF

SCALE: 1" = 50'

26 30060587

APPROVED FOR ROUGH GRADING:

Cal A. M. L.
HYDROLOGY SECTION
CITY OF ALBUQUERQUE

7-30-86
DATE

PROJECT NO. 3006

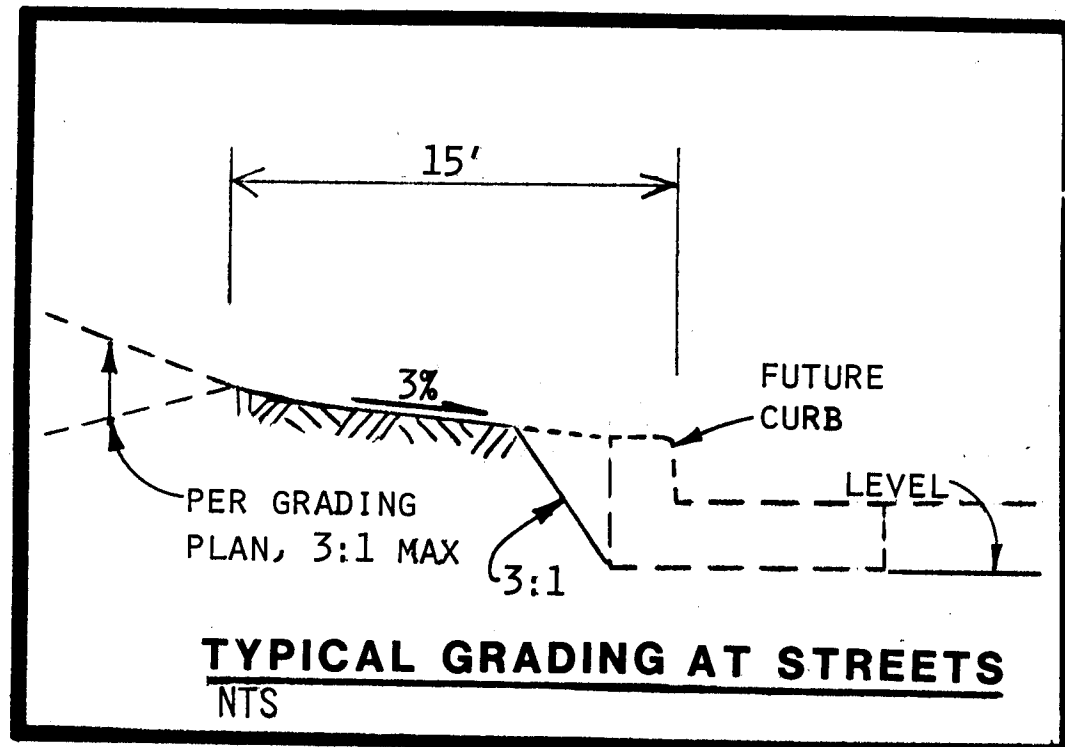
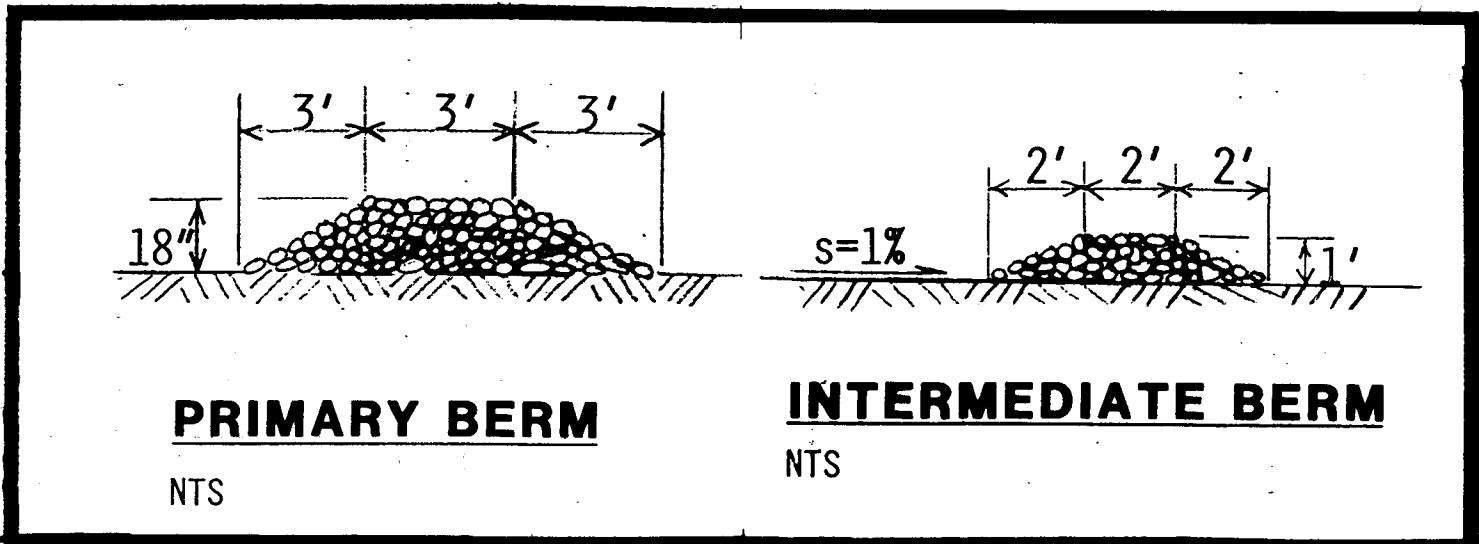
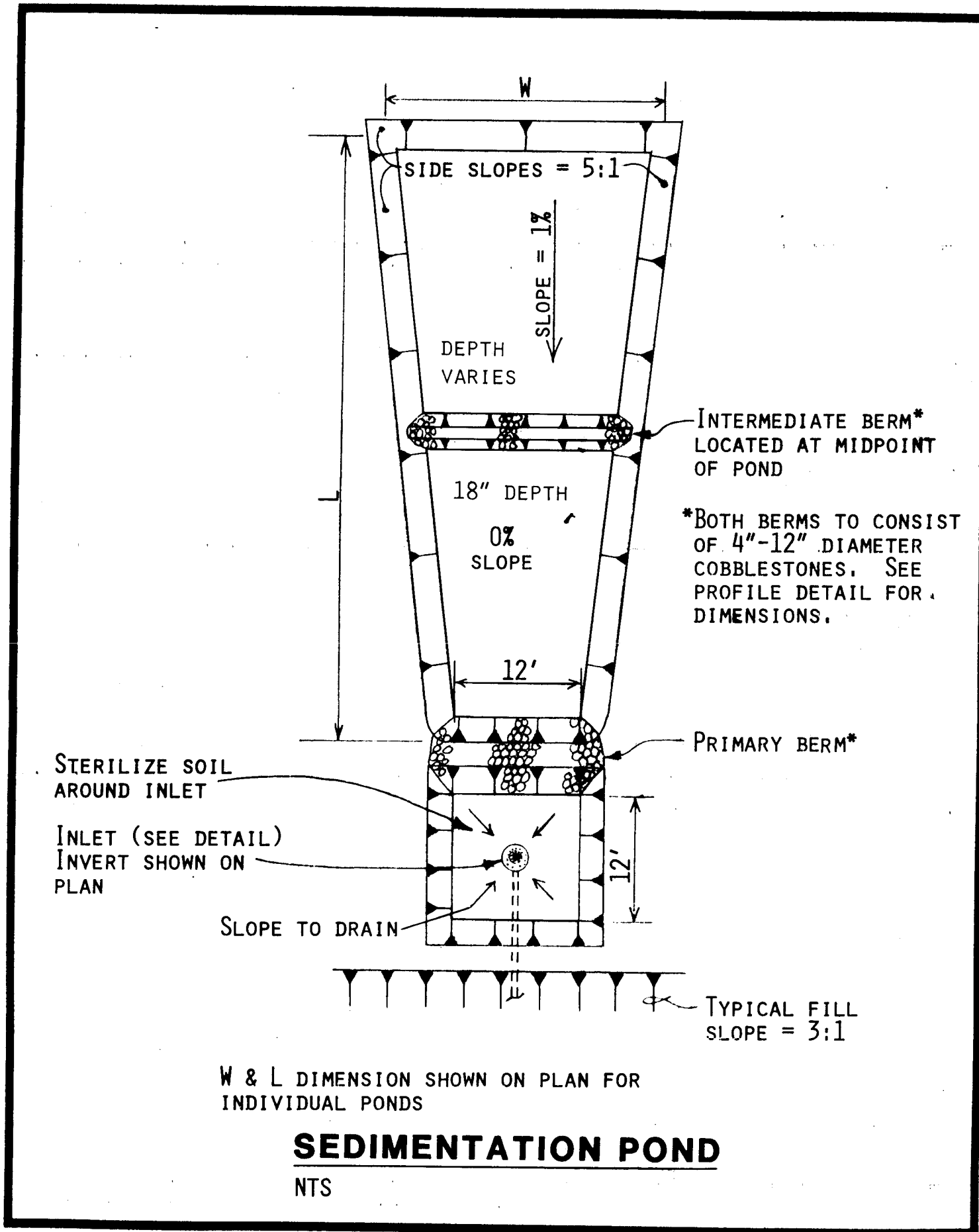
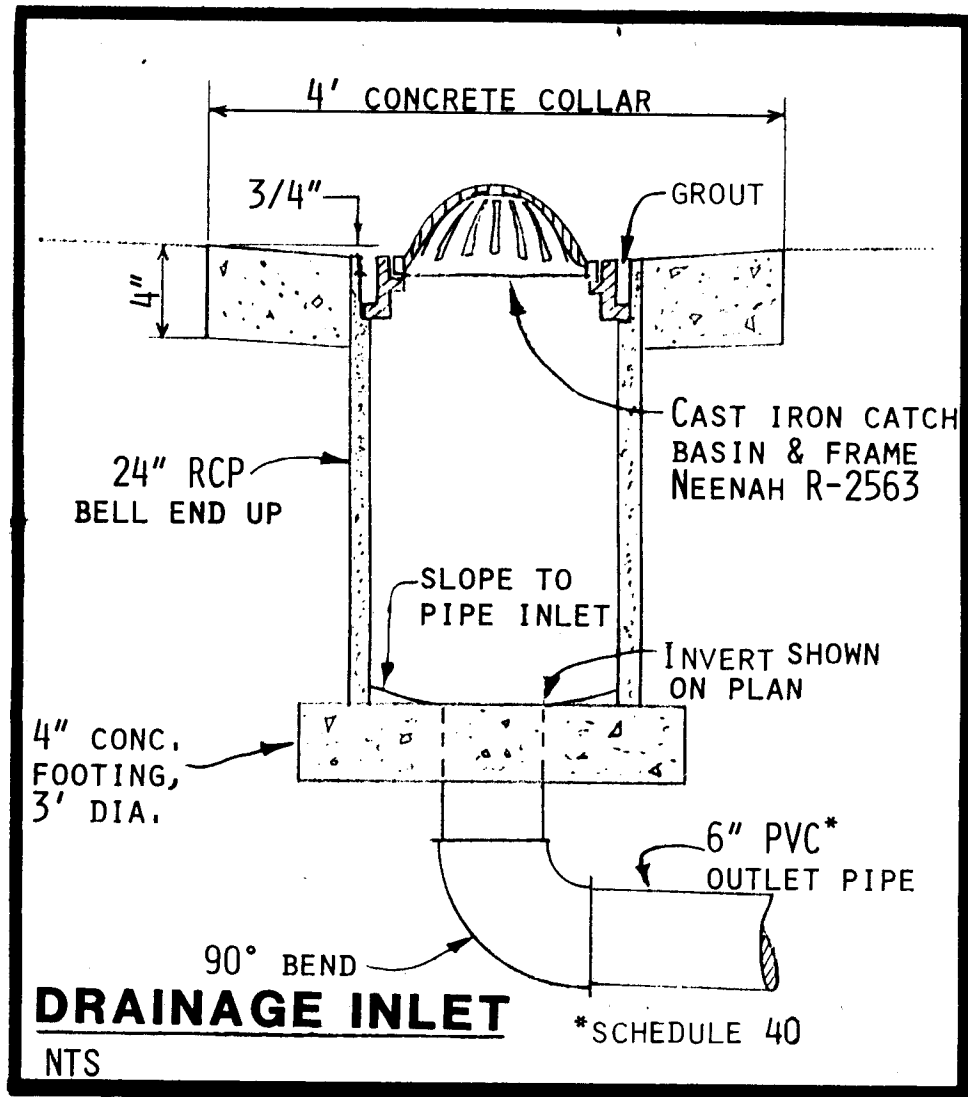
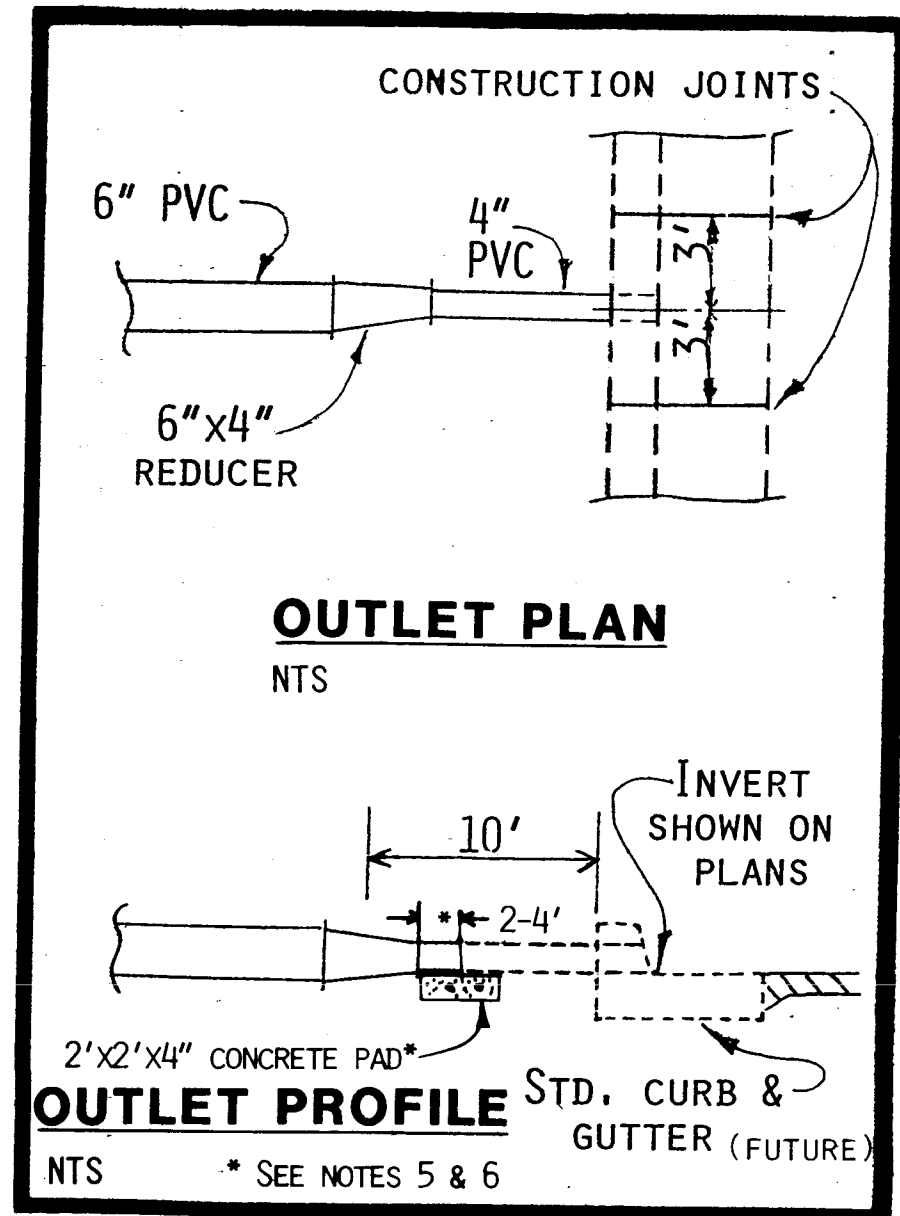
Sheet
5
of
16

GRADING PLAN
EAST HALF
(For information only)

CAVAN SUNPORT CENTRE
Yale Blvd. at Gibson Blvd.

Isaacson & Arfman, P.A.
CONSULTING ENGINEERING ASSOCIATES
Albuquerque, New Mexico

Date
7-2-86
Designed
SMM
Checked
Tol



EROSION CONTROL

CONTRACTOR SHALL BUILD A SEDIMENTATION POND FOR EACH TRACT AFTER ROUGH GRADING HAS BEEN COMPLETED. A TEMPORARY BERM ALONG THE WEST PROPERTY LINE MAY BE REQUIRED TO ENSURE SEDIMENT REMAINS ONSITE DURING EARTHWORK OPERATIONS.

EACH TRACT WILL REQUIRE ITS OWN EROSION CONTROL PLAN IN CONJUNCTION WITH A PROPOSED GRADING PLAN FOR THE SPECIFIC DEVELOPMENT.

GRADING NOTES

- ENGINEER SHALL NOT BE RESPONSIBLE FOR VERIFYING THE ACTUAL QUANTITIES OF BOTH EXCAVATION AND EMBANKMENT.
- INDEX CONTOURS ARE TYPICAL OF FINISHED ASPHALT SURFACE WHERE CROSSING INTERIOR ROADS. SEE PAVING PLAN FOR PAVING SECTION AND SUBGRADE ELEVATIONS.
- TYPICAL GRADING ADJACENT TO INTERIOR ROADWAY SHOWN IN DETAIL BELOW. FINISH GRADE AT PROPERTY LINE TO BE 0.33 FEET ABOVE TOP OF CURB GRADE.
- EXISTING SILT RETENTION BASINS AND STORMWATER INLETS AT WEST PROPERTY EDGE TO REMAIN FUNCTIONAL UNTIL PAVING PREPARATION OCCURS. SEE INFRASTRUCTURE IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION.
- DRAIN PIPE OUTLET INVERTS SHOWN ON GRADING PLANS ARE APPROXIMATE. FINAL ELEVATIONS TO BE DETERMINED BY GRADING CONTRACTOR USING STREET PAVING PLANS AND FIELD LOCATIONS OF PIPES SO THAT FINAL CURB & GUTTER CONSTRUCTION WILL INCORPORATE PIPES WITHOUT RE-LAYING.
- GRADING CONTRACTOR TO EXTEND 4" OUTLET PIPES 2 - 4 FEET BEYOND REDUCER & PLACE 2' X 2' X 4" CONCRETE PAD UNDER OUTLET END. PAVING CONTRACTOR SHALL THEN EXTEND 4" PIPES THROUGH CURB FORM BEFORE POURING CURB & GUTTER.
- SLOPES SHALL NOT BE STEEPER THAN 3:1, (HORIZONTAL:VERTICAL).
- GRADING CONTRACTOR SHALL REMOVE ALL MAN-MADE FILL AS SHOWN ON SHEET 5 OF THESE PLANS (SEE FOX SOILS INVESTIGATION REPORT AS TO EXTENT OF FILL). THIS FILL SHALL BE RECOMPACTED WHERE NEEDED IN ACCORDANCE WITH THE SPECIFICATIONS.

EARTHWORK SPECIFICATIONS

GENERAL

- ONE OPTIMUM MOISTURE-MAXIMUM DENSITY CURVE FOR EACH TYPICAL FILL MATERIAL WILL BE REQUIRED.
- ALL TRASH, DEBRIS, AND SURFACE VEGETATION SHALL BE CLEARED AND DISPOSED OF OFFSITE.

EXCAVATION

- EXCAVATION IS UNCLASSIFIED, AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
- ESTABLISH AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS TO CONVEY RAIN WATER AND WATER REMOVED FROM EXCAVATIONS TO COLLECTING OR RUNOFF AREAS.
- STOCKPILE SATISFACTORY EXCAVATED MATERIALS UNTIL REQUIRED FOR FILL PURPOSES. PLACE, GRADE, AND SHAPE STOCKPILES FOR PROPER DRAINAGE.
- CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF PLUS OR MINUS 0.5'.

PLACING FILL

- NO VEGETATION, DEBRIS, OR OTHER PERISHABLE OR UNSUITABLE MATERIAL SHALL BE PLACED IN THE FILL.
- PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH, MOISTEN IS NECESSARY TO PROVIDE OPTIMUM MOISTURE CONTENT ($\pm 2\%$). SCARIFY AND COMPACT SUBGRADE FOR FILLS.
- TOPSOIL ENCOUNTERED WHICH IS UNACCEPTABLE FILL MATERIAL SHALL BE STRIPPED AND SPREAD OVER 3:1 SLOPED AREAS (SHOWN ON PLANS), FOR USE IN LANDSCAPING.

COMPACTION

- CONTROL SOIL COMPACTION DURING CONSTRUCTION PROVIDING MINIMUM % OF DENSITY AS DETERMINED BY ASTM D 1557.
- COMPACT ALL SUBGRADE FOR FILLS AND FILL LIFTS TO A MINIMUM OF 90% MAXIMUM DENSITY.
- COMPACTION METHOD TO BE APPROVED BY THE ENGINEER. THE MATERIAL MAY NOT BE PONDED OR FLOODED TO AID IN THE COMPACTION.

GRADING

- UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN.
- SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.

FIELD QUALITY CONTROL

OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS PERFORMED. IF, IN THE OPINION OF THE ENGINEER, BASED ON TESTING SERVICE REPORTS AND INSPECTION, SUBGRADE OR FILLS WHICH HAVE BEEN PLACED ARE BELOW SPECIFIED DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.

SURVEYS

OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER REQUIRED CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS.

26 30060687

APPROVED FOR ROUGH GRADING:

Calvin A. M... 7-30-86
HYDROLOGY SECTION
CITY OF ALBUQUERQUE



Date
7-2-86
Designed
SMM
Checked
TOL

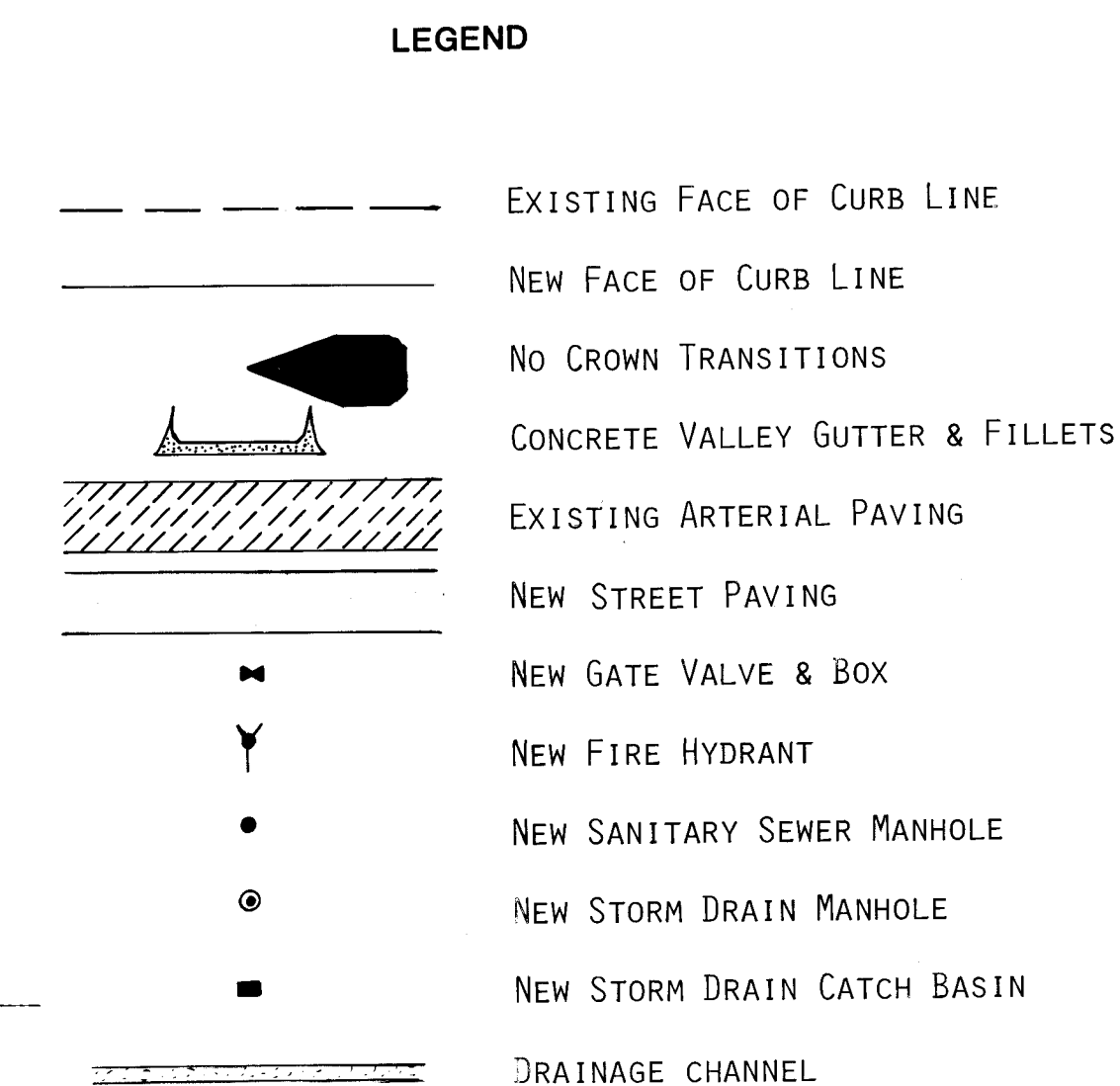
Isaacson & Arfman, P.A.
CONSULTING ENGINEERING ASSOCIATES
Albuquerque, New Mexico

CAVAN SUNPORT CENTRE
Yale Blvd. at Gibson Blvd.

GRADING PLAN
NOTES & DETAILS

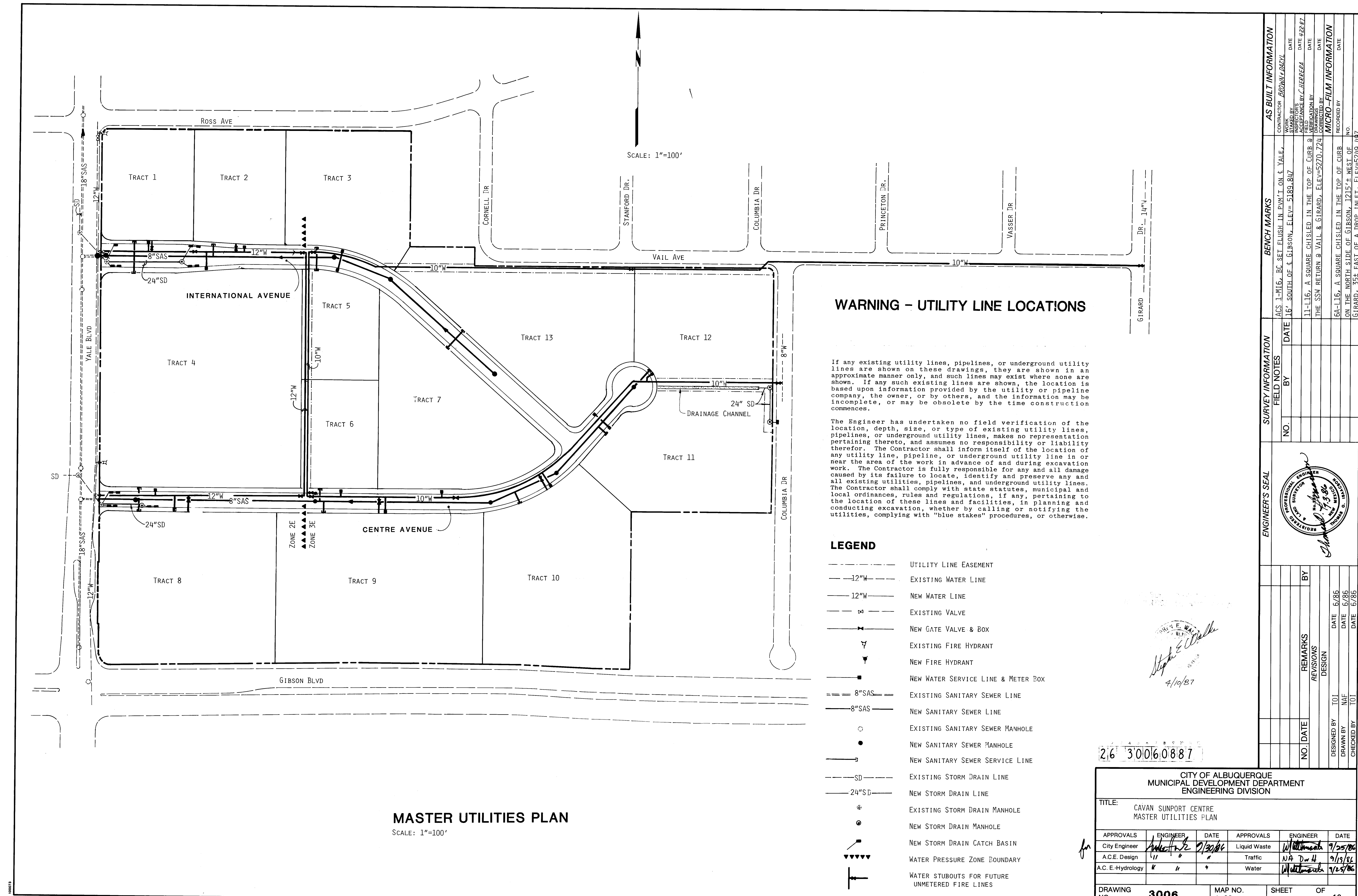
Sheet
6
of
16

PROJECT NO. 3006



SCALE: 1"=100'

DRAWING NO.	3006	MAP NO.	L-16	SHEET	7	OF	16
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MASTER UTILITIES PLAN

SCALE: 1"=100'

WARNING - UTILITY LINE LOCATIONS

If any existing utility lines, pipelines, or underground utility lines are shown on these drawings, they are shown in an approximate manner only, and such lines may exist where none are shown. If any such existing lines are shown, the location is based upon information provided by the utility or pipeline company, the owner, or by others, and the information may be incomplete, or may be obsolete by the time construction commences.

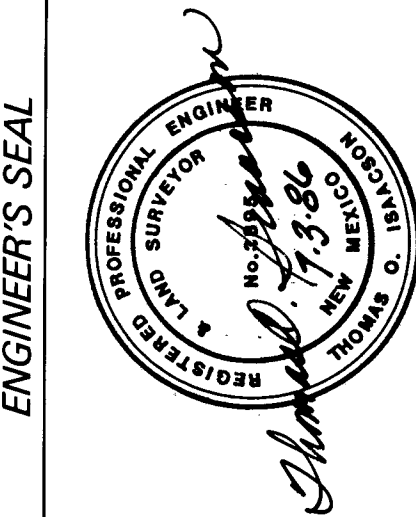
The Engineer has undertaken no field verification of the location, depth, size, or type of existing utility lines, pipelines, or underground utility lines, makes no representation pertaining thereto, and assumes no responsibility or liability therefor. The Contractor shall inform itself of the location of any utility line, pipeline, or underground utility line in or near the area of the work in advance of and during excavation work. The Contractor is fully responsible for any and all damage caused by its failure to locate, identify and preserve any and all existing utilities, pipelines, and underground utility lines. The Contractor shall comply with state statutes, municipal and local ordinances, rules and regulations, if any, pertaining to the location of these lines and facilities, in planning and conducting excavation, whether by calling or notifying the utilities, complying with "blue stakes" procedures, or otherwise.

LEGEND

- UTILITY LINE EASEMENT
- EXISTING WATER LINE
- NEW WATER LINE
- EXISTING VALVE
- NEW GATE VALVE & BOX
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- NEW WATER SERVICE LINE & METER BOX
- EXISTING SANITARY SEWER LINE
- NEW SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER MANHOLE
- NEW SANITARY SEWER SERVICE LINE
- EXISTING STORM DRAIN LINE
- NEW STORM DRAIN LINE
- EXISTING STORM DRAIN MANHOLE
- NEW STORM DRAIN MANHOLE
- NEW STORM DRAIN CATCH BASIN
- WATER PRESSURE ZONE BOUNDARY
- WATER STUBOUTS FOR FUTURE UNMETERED FIRE LINES

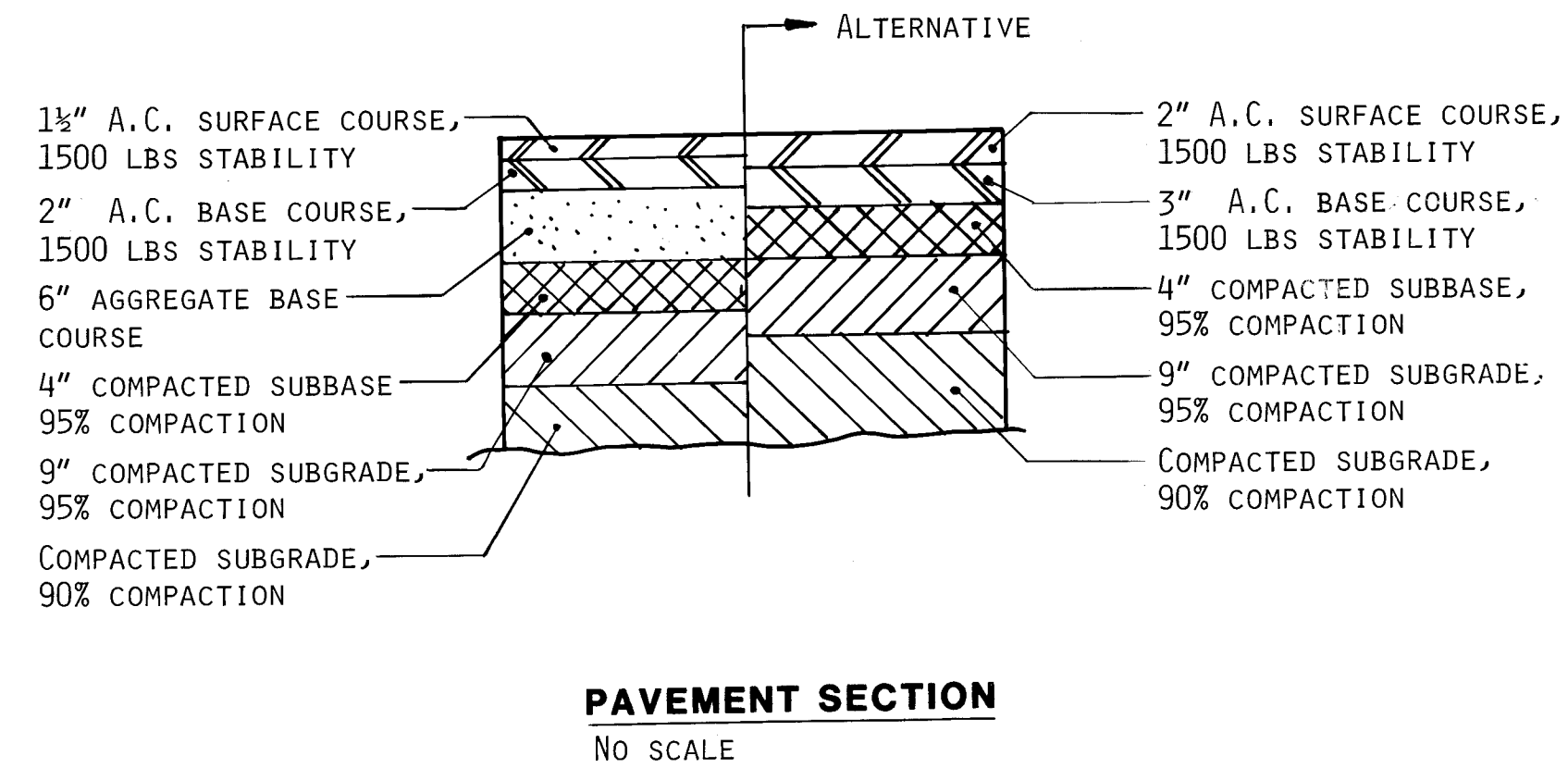
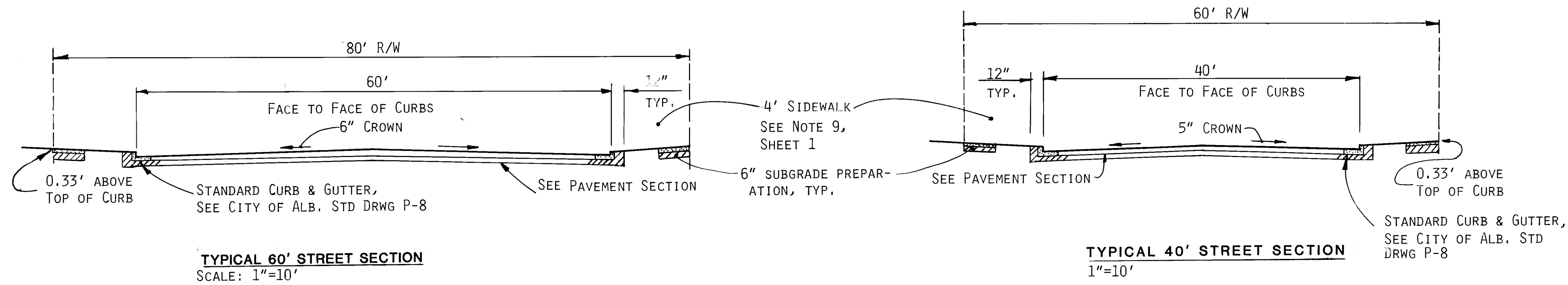
26 30060887

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: CAVAN SUNPORT CENTRE MASTER UTILITIES PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	9/25/86	Liquid Waste	<i>[Signature]</i>	9/25/86
A.C.E. Design	"	"	Traffic	NA DW H	9/19/86
A.C.E.-Hydrology	"	"	Water	<i>[Signature]</i>	9/25/86
DRAWING NO. 3006			MAP NO. L-16		
			SHEET 8 OF 16		

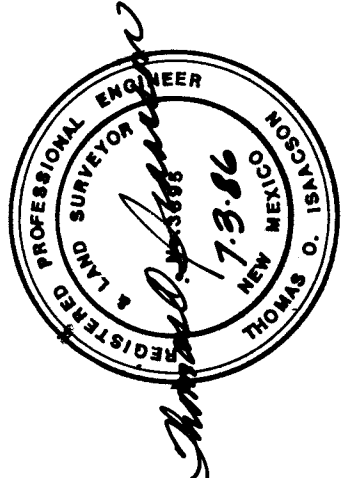


NO.	DATE	REMARKS	BY
		DESIGN	
		REVISIONS	
DESIGNED BY	TOI	DATE	6/86
DRAWN BY	NAF	DATE	6/86
CHECKED BY	TOI	DATE	6/86

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	FIELD NOTES	DATE	BY	CONTRACTOR	WORK
				ACS 1-M16, BC SET FLUSH IN P.V.M.T. ON E. VALE, 16' SOUTH OF E. GIBSON, ELEV= 5189.847	DATE
				11-L16, A SQUARE CHISLED IN THE TOP OF CURB @ THE SSN RETURN @ VAIL & GIRARD, ELEV=5270.724	DATE
				6A-L16, A SQUARE CHISLED IN THE TOP OF CURB ON THE NORTH SIDE OF GIBSON, 1215'+ WEST OF GIRARD, 35'+ EAST OF A DROP INLET, ELEV=5249.497	DATE



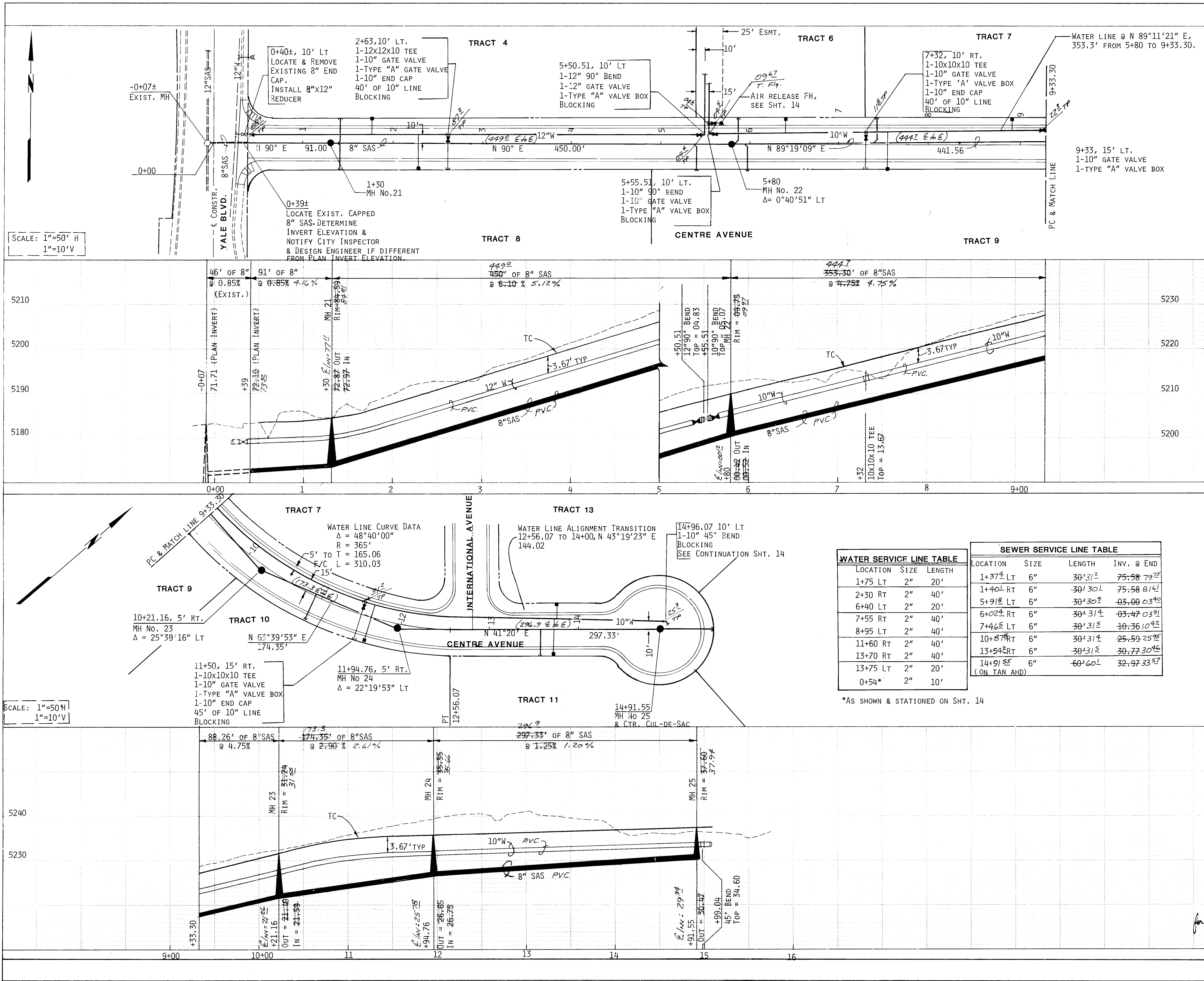
ENGINEER'S SEAL			SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
			FIELD NOTES					
			NO.	BY				
							CONTRACTOR	WORK
							INSPECTORS	DATE
							ACCEPTANCE BY	DATE
							VERIFICATION BY	DATE
NO.	DATE	REMARKS	DRAWINGS					
			REVISED					
			DESIGN					
DESIGNED BY	T01	DATE	6/86					
CHECKED BY	NAF	DATE	6/86					
DRAWN BY	T01	DATE	6/86					
			MICRO-FILM INFORMATION					
			RECORDED BY					
			DATE					
			NO.					
			ON THE NORTH SIDE OF GIBSON, 1215'± WEST OF					
			6A-L16, A SQUARE CHISLED IN THE TOP OF CURB ON					
			11-L16, A SQUARE CHISLED IN THE TOP OF CURB @					
			THE SSW RETURN @ VAIL & GIRARD, ELEV=5270.724					
			ACCEPTED BY C. HARPER					
			DATE 4/22/87					
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CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: CAVAN SUNPORT CENTRE PAVING DETAILS					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	9/25/86	Liquid Waste	N/A W/W	9/25/86
A.C.E. Design	" "	"	Traffic	<i>[Signature]</i>	9/25/86
A.C. E-Hydrology	" "	"	Water	N/A W/W	9/25/86
DRAWING NO.	3006	MAP NO. L-16	SHEET 11	OF 16	



NOTES

- INSTALL ELECTRONIC MARKER DISKS OVER ENDS OF SEWER SERVICE LINES.
- ALL MHS ARE TYPE "E", 4' DIA.

AS BUILT INFORMATION

BENCH MARKS

SURVEY INFORMATION

ENGINEER'S SEAL

REVISIONS

DESIGN

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: CAVAN SUNPORT CENTRE WATER & SEWER PLAN & PROFILE
CENTRE AVENUE

APPROVALS

ENGINEER

DATE

APPROVALS

ENGINEER

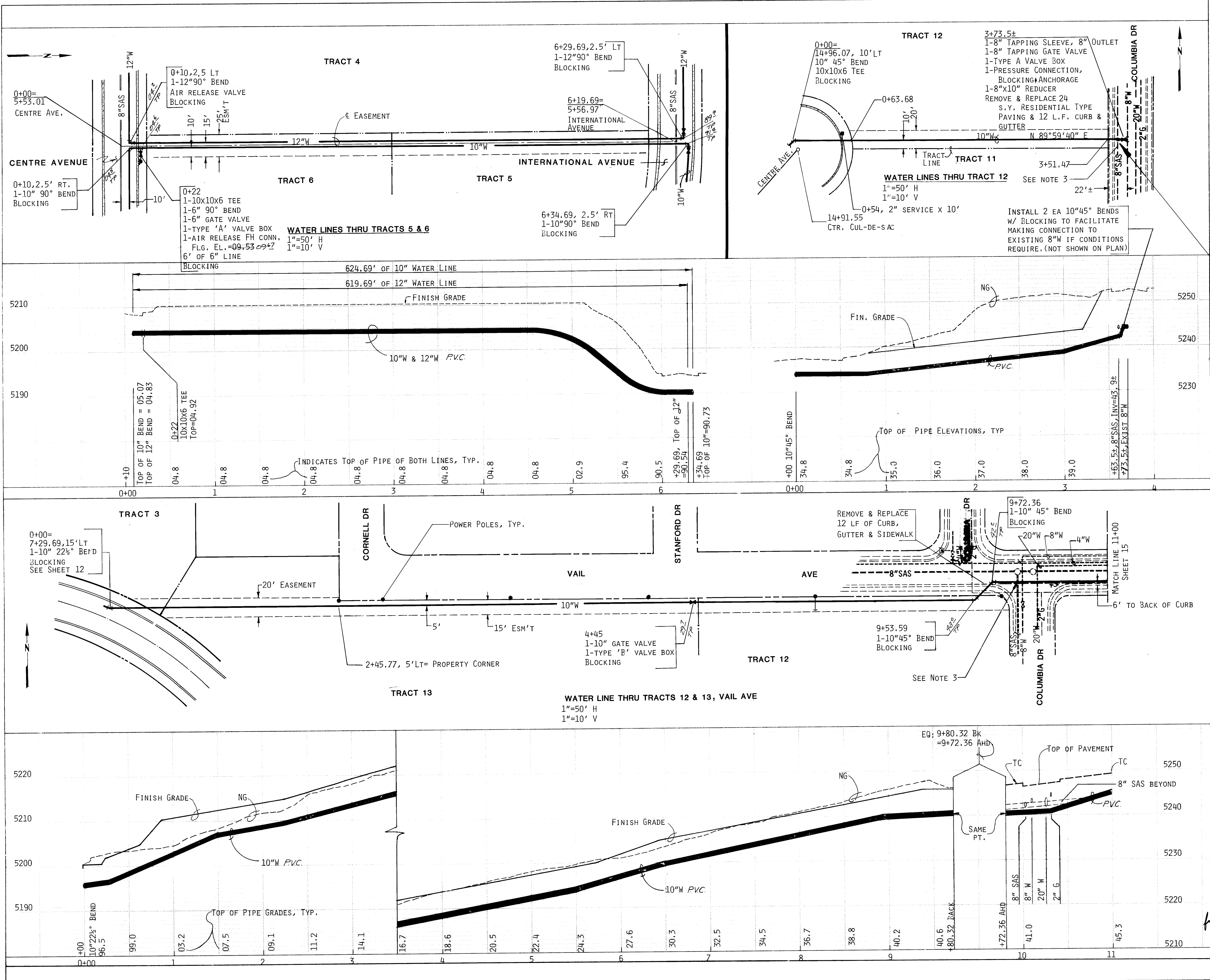
DATE

DRAWING NO. 3006

MAP NO. L-16

SHEET 13

OF 16



- NOTES:**
- EXISTING UTILITIES SHOWN IN VAIL AVE. ARE LOCATED FROM RECORD DRAWINGS. RECORD DRAWINGS ARE VAGUE AND IN SOME CASES CONTRADICTORY. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES AND VERIFY FEASIBILITY OF THE DESIGN LOCATION SHOWN ON THESE PLANS. IF THE LOCATIONS SHOWN ARE NOT FEASIBLE HE SHALL PREPARE APPROPRIATELY REVISED DRAWINGS WHICH ARE SUITABLE FOR CONSTRUCTION AND SECURE APPROVAL FROM THE CITY ENGINEER'S OFFICE BEFORE PROCEEDING.
 - REMOVE & REPLACE 50 S.Y. OF RESIDENTIAL PAVING (THIS SHEET).
 - ENCASE EXISTING SEWER LINE IN CONCRETE FOR 10' ON EACH SIDE OF WATER LINE CROSSING OR, ALTERNATELY REPLACE EXISTING SEWER WITH 20" OF AWWA C900 PVC PRESSURE PIPE.

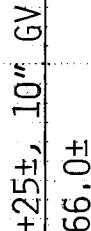
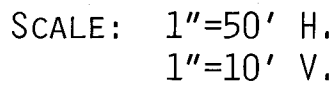
3+392 452 TP (reducer)
3+442 472 TP (E11)
Back side walk (Air release valve)
3+642 472 TP (E11)
3+712 432 TP (Gate)

4/10/87

26 3006 1487

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION			
TITLE: CAVAN SUNPORT CENTRE WATER PLAN & PROFILE TRACT 5, 6, 12 & 13			
APPROVALS	ENGINEER	DATE	APPROVALS
City Engineer	<i>[Signature]</i>	9/20/86	Liquid Waste
A.C.E. - Design	" "	" "	Traffic
A.C.E. - Hydrology	" "	" "	Water
DESIGNED BY	TOI	DATE 6/86	ENGINEER
DRAWN BY	NAF	DATE 6/86	DATE
CHECKED BY	TOI	DATE 6/86	DATE

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	MARK	ELEVATION	NO.	BY	NO.	BY
BROWN DAZZ	DATE	ACS 1-M16	BC SET FLUSH IN P.W.M. ON E. YALE, 16' SOUTH OF E. GIBSON, ELEV = 5189.847				
INSPECTOR	DATE	11-116	A SQUARE CHISLED IN THE TOP OF CURB & THE SSW RETURN & VAIL & GIRARD, ELEV = 5270.724				
DATE	DATE	6A-116	A SQUARE CHISLED IN THE TOP OF CURB ON THE NORTH SIDE OF GIBSON, 1215'± WEST OF GIRARD, 35'± EAST OF A DROP INLET, ELEV = 5219.497				

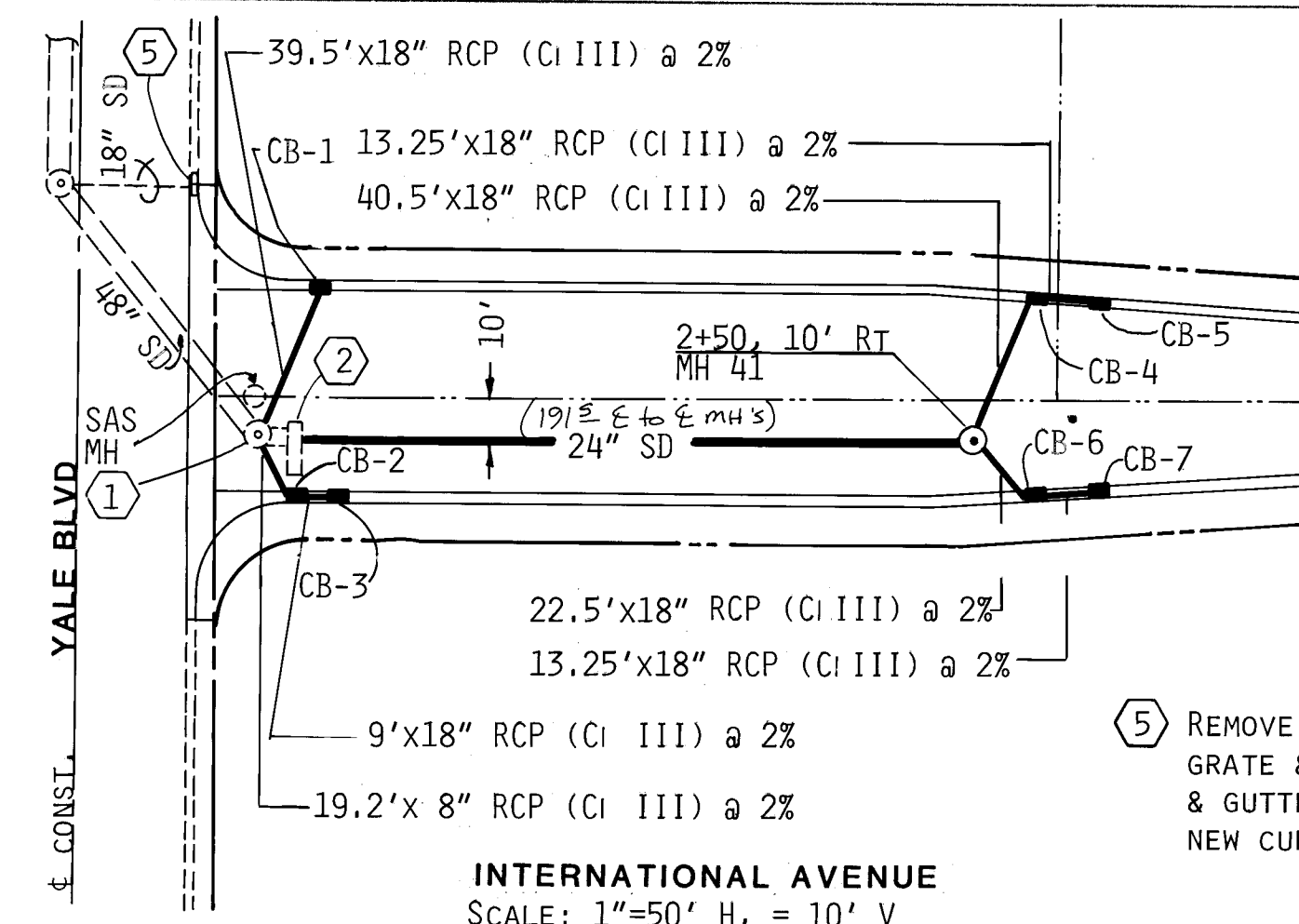
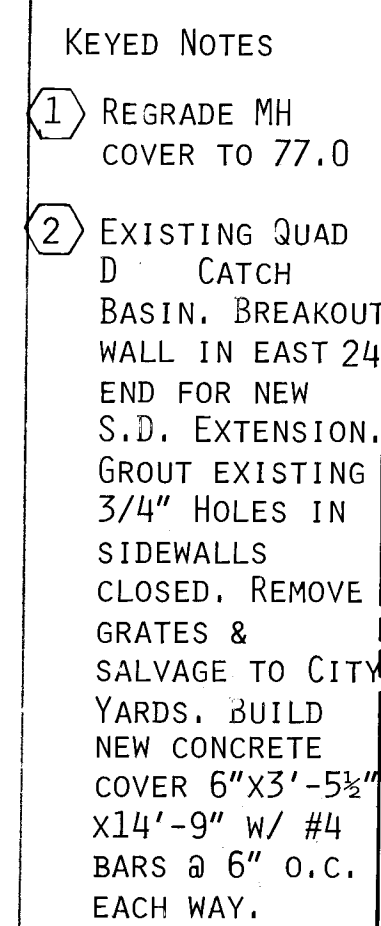


1. NOTE NO. 1, SHEET 14, ALSO APPLIES TO THIS SHEET.
2. REMOVE & REPLACE 230 S.Y. OF RESIDENTIAL PAVING (THIS SHEET).
3. ADJUST EXISTING WATER SERVICE LINES IF NECESSARY, TO ACCOMMODATE LAYING NEW 10" WATER LINE AT STATION 13+25±, 16+23±, AND 18+15.

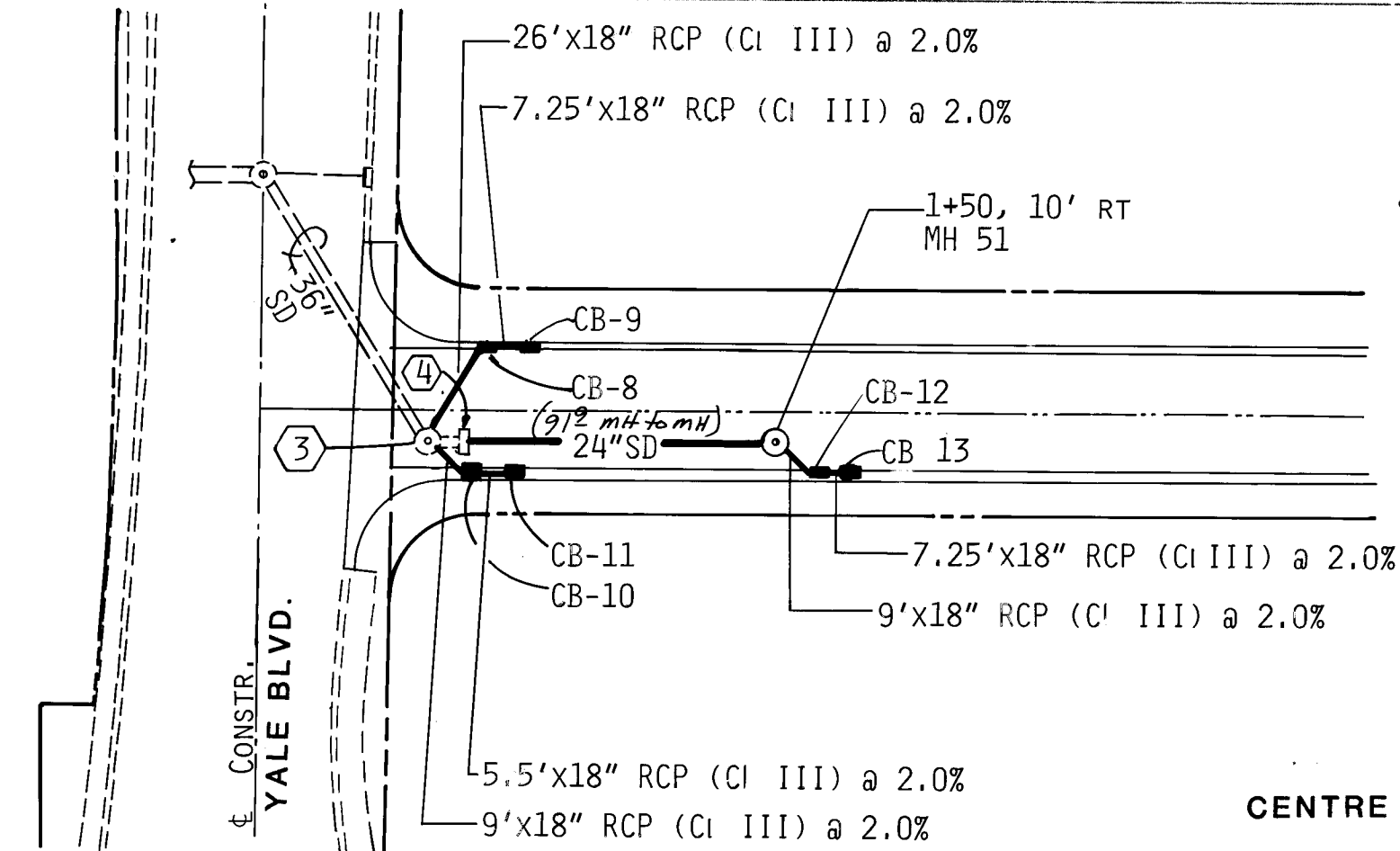
STEPHEN E. WALKER
NEW MEXICO
4/10/87

TITLE: CAVAN SUNPORT CENTRE
WATER PLAN & PROFILE
VAIL AVENUE EXTENSION

DRAWING NO.	3006	MAP NO.	L-16	SHEET	15	OF	16
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CATCH BASIN INFORMATION						
C.B. #	STA	TYPE	ELEVATIONS			
			TC	IN	OUT	
1	0+66	LT	D/C	77.85	70.23	69.78
2	0+60	RT	D/C	77.82	69.88	69.53
3	0+72	RT	D/C	77.88	70.61	70.06
4	2+63	LT	D/C	82.72	75.81	75.31
5	2+81	LT	S/A	83.43	-	76.11
6	2+63	RT	S/C	82.72	75.45	74.95
7	2+81	RT	S/A	83.43	78.29	75.75
8	0+64	LT	S/C	83.83	77.85	77.55
9	0+76	LT	S/A	83.95	77.64	78.00
10	0+60	RT	S/C	83.79	77.51	77.01
11	0+72	RT	S/C	83.91	78.57	77.67
12	1+60	RT	D/C	85.71	78.88	78.38
13	1+72	RT	S/A	86.23	-	79.03



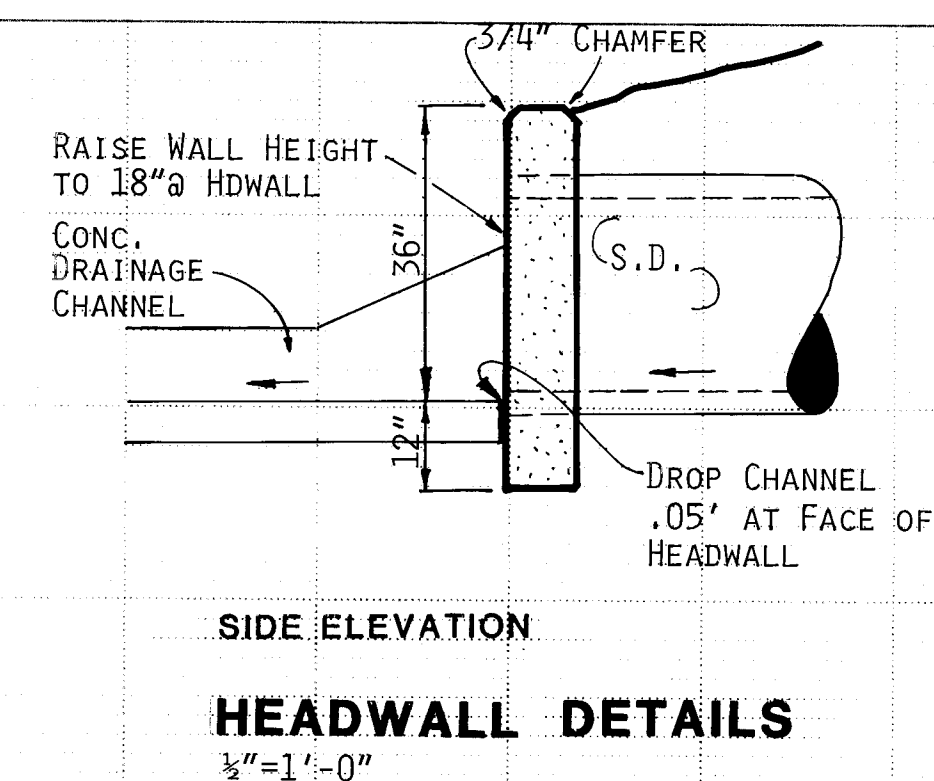
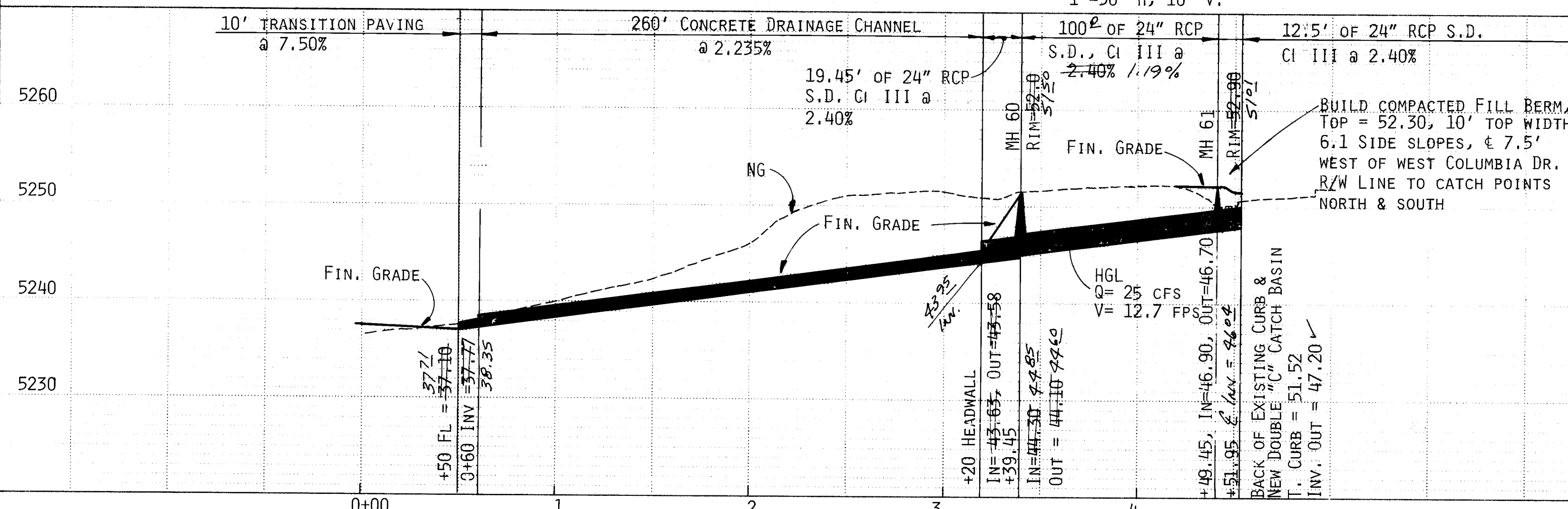
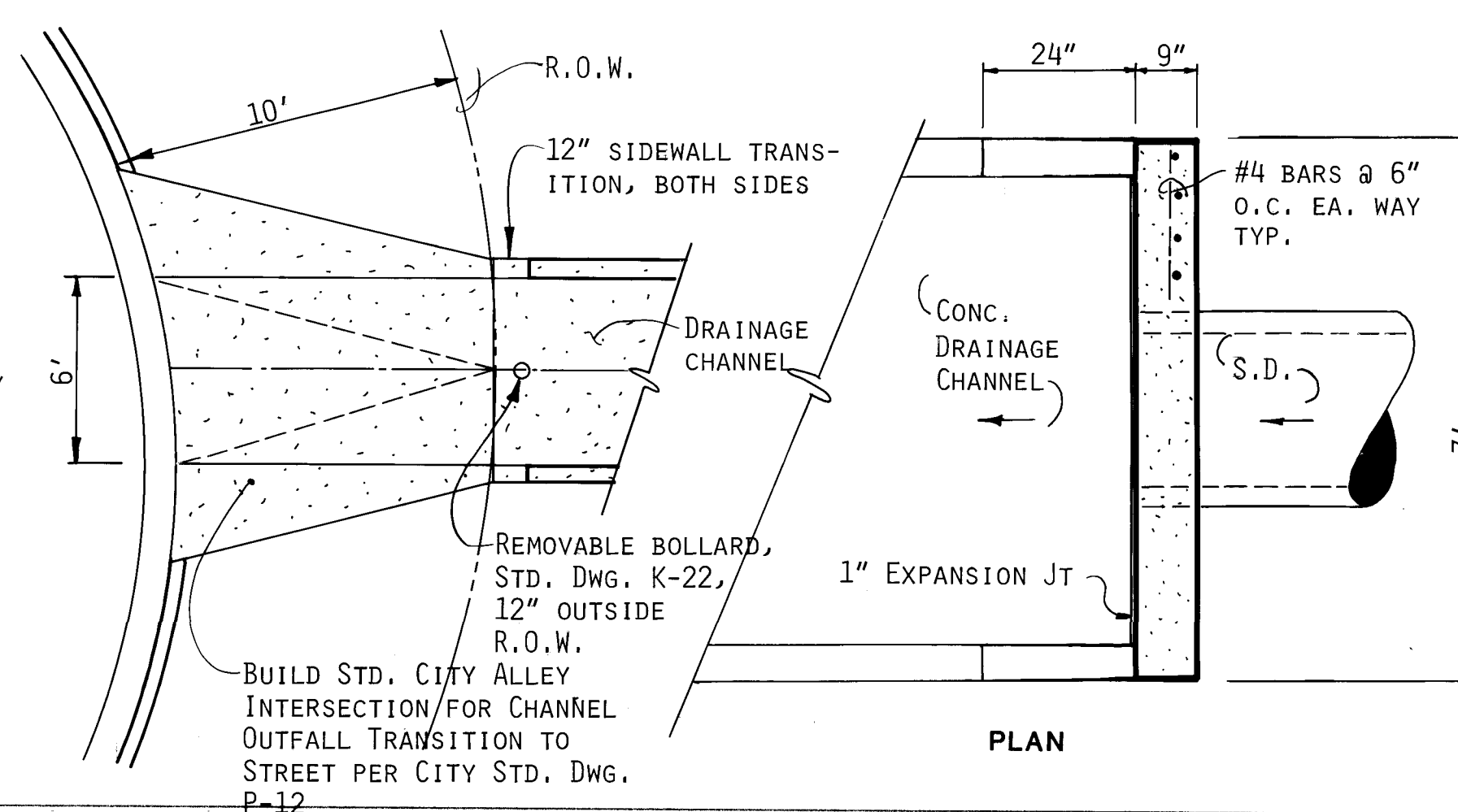
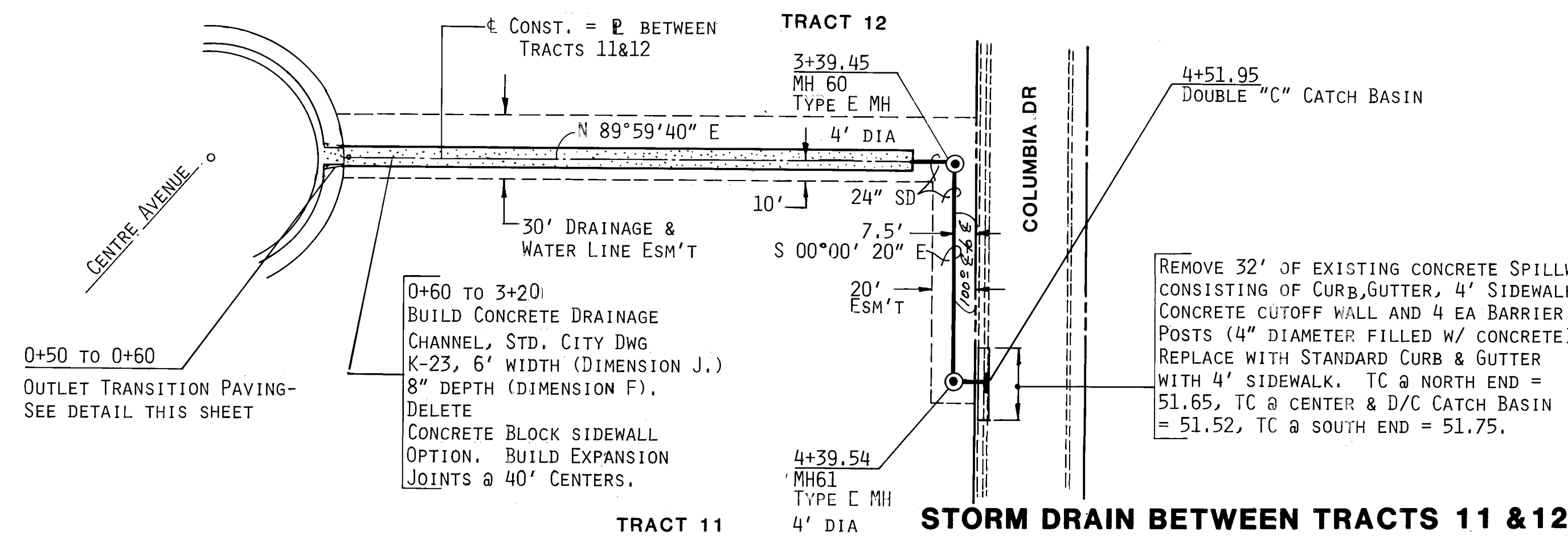
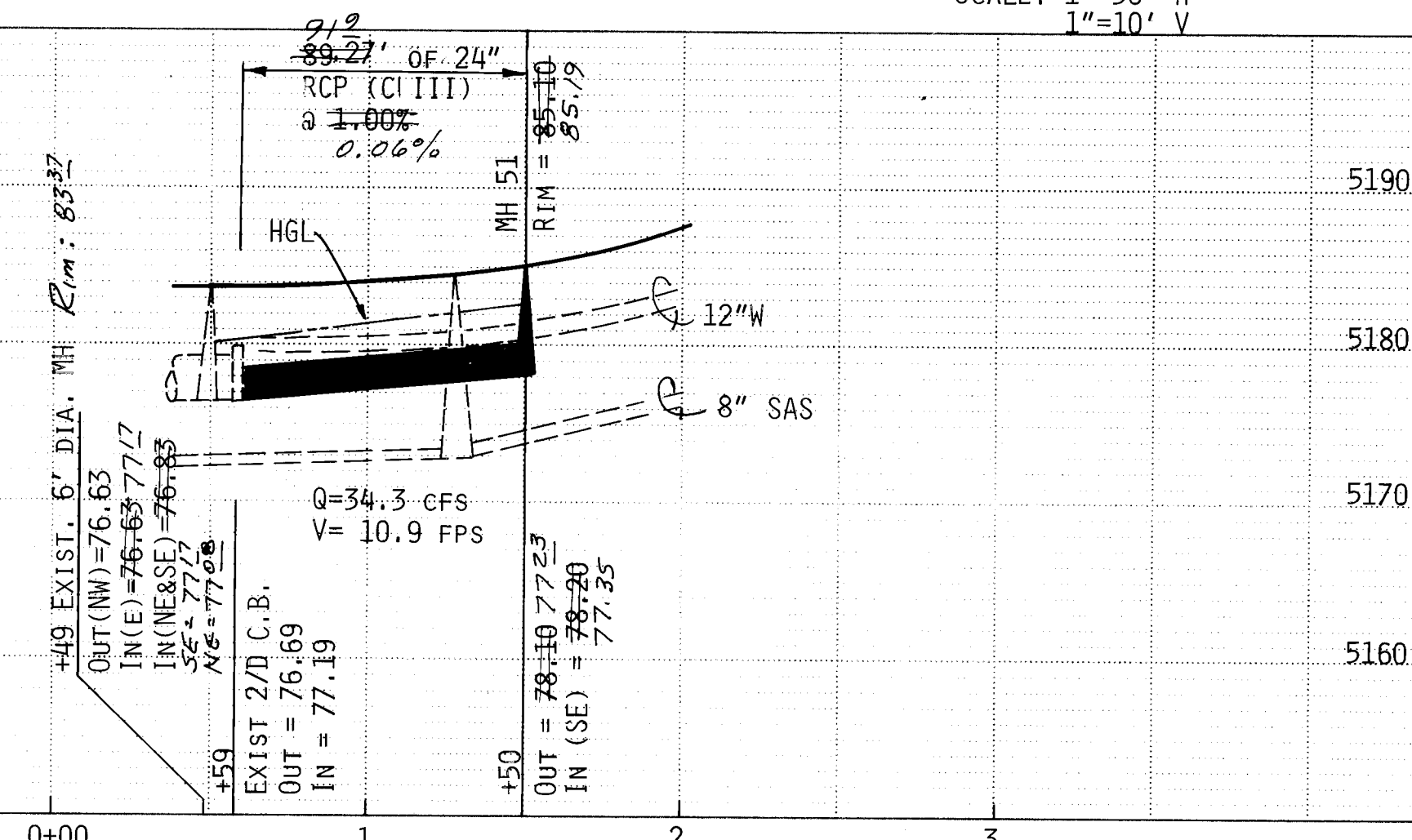
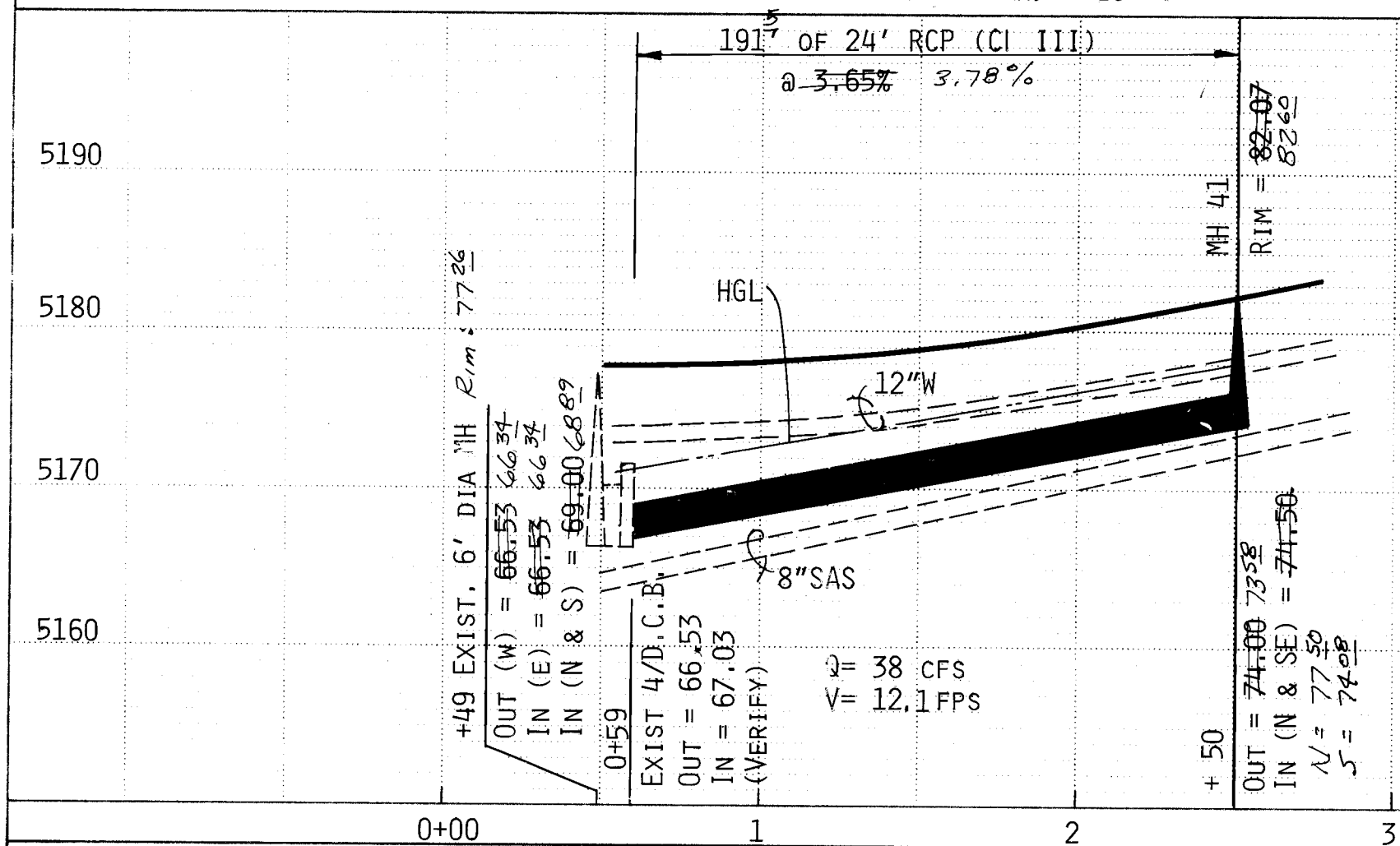
KEYED NOTES CONT.

3 REGRADE MH COVER TO
ELEV 83.00

4) EXISTING 2/D CATCH
BASIN, BREAKOUT WALL
IN EAST END FOR NEW
24" SD EXTENSION.
GROUT EXISTING 3/4"
HOLES IN SIDEWALLS
CLOSED. REMOVE GRATES
& SALVAGE TO CITY YARDS.
BUILD NEW CONCRETE COVER
OVER 6'X3'-5 1/2"X7'-10"
W/4 BARS @ 6" O.C. EA
WAY.

NOTES:

1. USE ALTERNATE DRAINAGE INLET
GRATE DESIGN (LOUVER STYLE)
PER CITY STANDARD DRAWING K-10.



26 30061687

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: CAVAN SUNPORT CENTRE
STORM DRAIN PLAN, PROFILE & DETAILS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	2/22/06	Liquid Waste	N/A W/W	9/25/06
A C E - Design	" "	"	Traffic	NAD W/H	9/19/06
A C E -Hydrology	" "	"	Water	N/A W/W	9/25/06

DRAWING NO.	3006	MAP NO. L-16	SHEET 16	OF 16
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