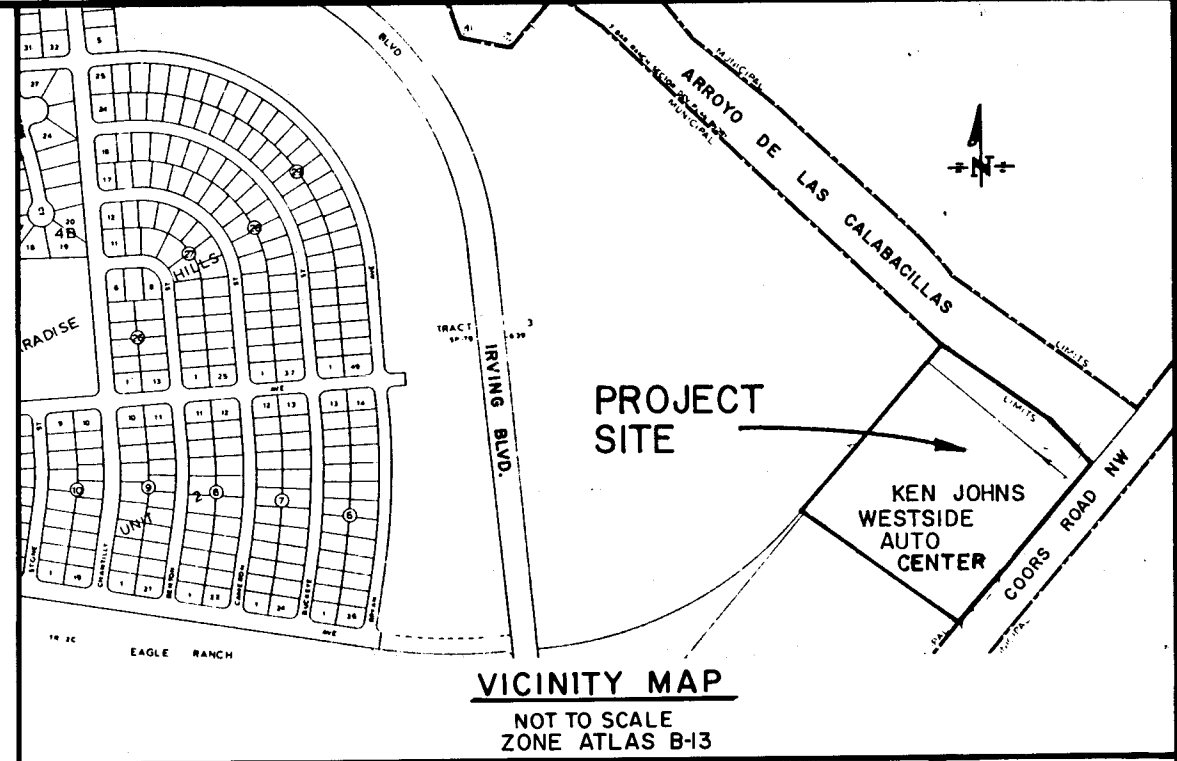


CONSTRUCTION PLANS
FOR
KEN JOHN'S WESTSIDE AUTO CENTER
ALBUQUERQUE, NEW MEXICO



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.

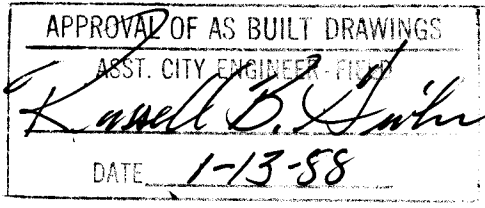
THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ 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.

NOTE: AS BUILT INFORMATION SHOWN ON THIS PLAN WAS PROVIDED FROM FIELD SURVEYS BY B.H.I.

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SUBDIVISION PLAT
3	DRAINAGE & GRADING PLAN
4	STREET PAVING & STORM DRAIN OVERALL PLAN
5	PUBLIC 24" STORM DRAIN EXTENSION
6 & 7	ADOBE WELLS DRIVE STREET PAVING, STORM DRAIN, WATER & SANITARY SEWER
8	PUBLIC FIRELINE EXTENSION

RECORD DRAWINGS



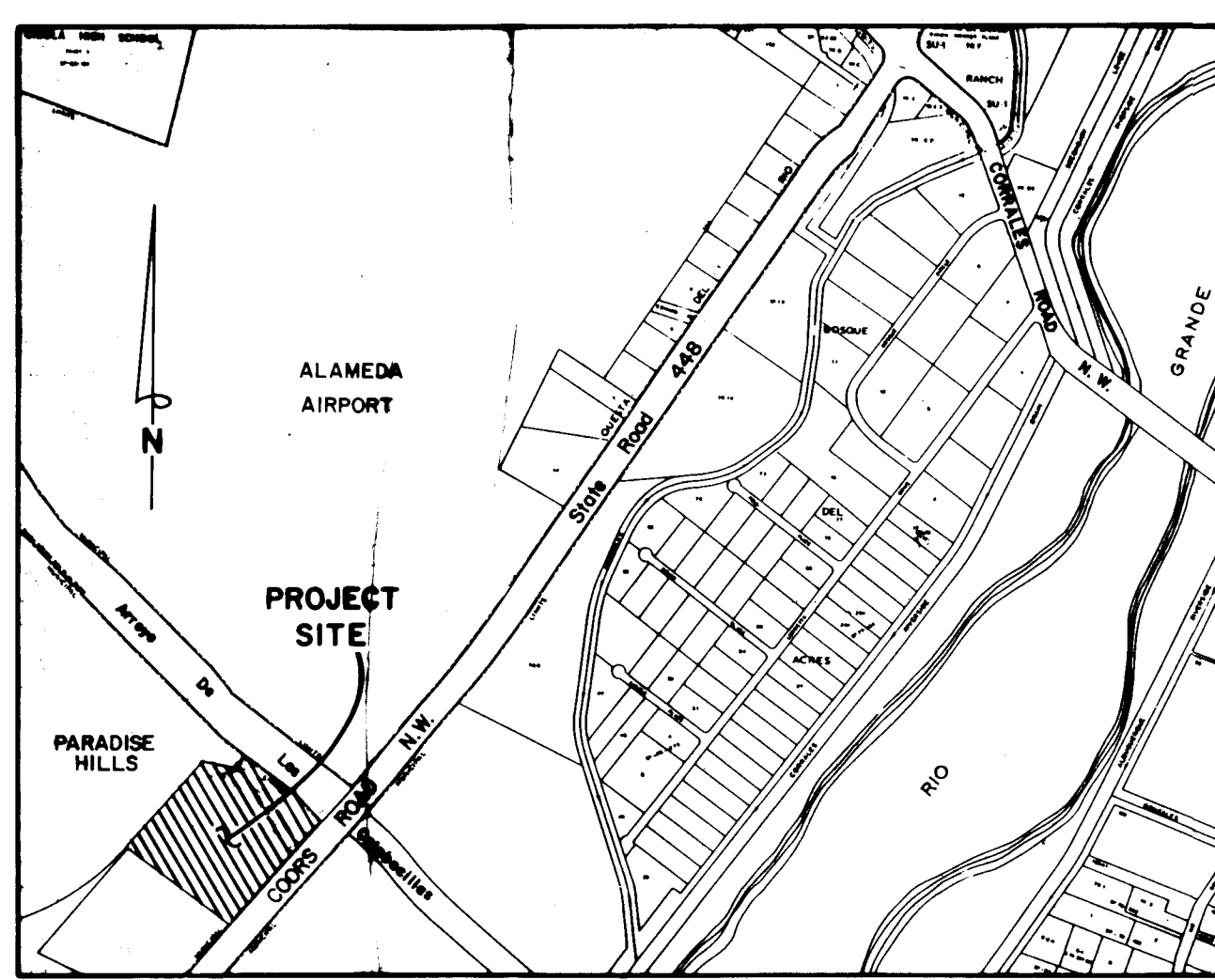
26 30390188

REV	SHEETS	CITY ENGINEER	DATE	USER	DEPT.	DATE	USER	DEPT.	DATE

APPROVAL OF REVISIONS

APPROVED FOR CONSTRUCTION

C.E.
PROJECT NUMBER
3039
SHEET 1 OF 8



LOCATION MAP

NOT TO SCALE

ZONE A-1, 12-13-14

SUBDIVISION DATA

1. DRB Number: 86-053
2. Zone Atlas Index Number: B-13-2
3. Gross Subdivision Acreage: 13.4365 Acres
4. Total Number of Tracts Created: Two (2) Tracts
5. 1.2907 acre of public right-of-way created.
6. Site is located within projected Section 7, T11N, R3E, N.M.P.M.
7. This plat shows existing easements.
8. Date of survey: September 1986
9. The purpose of this Replat is to combine tracts of land, dedicate right-of-way, and grant private access easement.
10. Pursuant to the Coors Corridor Plan no permanent median openings shall be permitted within Coors Boulevard adjacent to the property. The left-turn access to Adobe Wells Drive from Coors Boulevard is temporary and will be closed by the City upon construction of Coors Boulevard/Coors Bypass Interchange. The two driveways to the property north of Adobe Wells Drive are also temporary and will be closed by the City without compensation to the Owners of the property upon construction of Coors Boulevard/Coors Bypass Interchange.
11. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer System capabilities are based on the NMU, Inc. facilities, not the City of Albuquerque. Water and Sanitary Sewer Infrastructure improvements must, however, be approved by both City of Albuquerque and NMU, Inc.
12. The "prudent line" defines the limits beyond which, without channel improvements to the Calabacillas Arroyo, it is not considered "prudent" to develop due to potential flood and erosion hazards. Development occurring north of this line will be limited to improvements allowed by current AMAPA and City policies. The "prudent line" was determined in a report, "An Erosion Study to Determine Boundaries for Adjacent Development" along the Calabacillas Arroyo, prepared by the firm of Simons, Li and Associates, Inc. in April of 1981.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Record bearings and distances are shown in parentheses.
4. All boundary corners designated by a # are marked by a No. 5 iron rebar with a plastic cap stamped "WEAVER LS 6544"
5. All boundary corners designated by a @ are marked by a No. 5 iron rebar with a yellow plastic cap stamped "HUGG 5823"
6. All boundary corners designated by a * are marked by a No. 5 iron rebar with a yellow plastic cap stamped "LS 4100"

DESCRIPTION

A tract of land situated within the Town of Alameda Grant, within the Northeast quarter of projected Section 7, Township 11 North, Range 3 East, New Mexico Principal Meridian, being the easterly portion of Tract 3, SUMMARY PLAT OF A PORTION OF PARADISE HILLS (now comprising Eagle Ranch) as is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 20, 1980 in Volume C16, Folio 158 together with an unplatted tract of land being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the most southerly corner of the tract herein described, being a point on the westerly right-of-way of New Mexico State Road 448 (Coors Road N.W.) whence the New Mexico State Highway Commission brass tablet "NM448-N10" (having New Mexico State Plane Grid Coordinates X = 377,788.84, Y = 1,524,161.52) bears S00°52'40"E, 220.44 feet, and from said point of beginning leaving said right-of-way and continuing along the southwesterly boundary of the tract herein described, S65°12'54"W, 122.77 feet to a point; thence, N54°10'16"W, 18.23 feet to a point on the easterly boundary of said Tract 3 being the most westerly corner of the tract herein described; thence continuing along said Tract 3 boundary being the northwesterly boundary of the tract herein described, N40°50'23"E, 662.20 feet to the northeast corner of the tract herein described; thence leaving said Tract 3 boundary and continuing along the northerly boundary of the tract herein described, S76°33'19"E, 196.61 feet to a point; thence, N40°54'07"E, 105.18 feet to a point on the southerly right-of-way of the Arroyo de las Calabacillas; thence continuing along said arroyo right-of-way, S54°18'42"E, 349.33 feet to a point; thence, S42°49'01"E, 226.15 feet to the northeast corner of the tract herein described being a point on the said westerly right-of-way of State Road 448; thence continuing along said right-of-way, S41°00'11"W, 781.42 feet to the point of place of beginning.

Tract contains 13.4365 acres, more or less.

APPROVALS

PLAT NUMBER	DATE
PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
A.M.A.P.A.	DATE
FILED	DATE
CITY CLERK	DATE
PROPERTY ENGINEER	DATE
FILED	DATE
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
HOUSTON BELL	DATE
GAS COMPANY OF NEW MEXICO	DATE
NEW MEXICO UTILITIES	DATE

PLAT MAP FOR KEN JOHNS WESTSIDE AUTO CENTER

 ALBUQUERQUE, NEW MEXICO
 SEPTEMBER, 1986

FREE COMMENT AND DEDICATION

The foregoing Replat of the certain tract of land situated within the Town of Alameda Grant, within the Northeast quarter of projected Section 7, Township 11 North, Range 3 East, New Mexico Principal Meridian, being the easterly portion of Tract 3, SUMMARY PLAT OF A PORTION OF PARADISE HILLS (now comprising Eagle Ranch) as is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 20, 1980 in Volume C16, Folio 158 together with an unplatted tract of land and now herein consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate 1.2907 acre of street right-of-way and do hereby grant all easements shown on this plat. Electrical Power and Communication easements are reserved over said distribution lines for pole type utilities and buried distribution lines, conduits and pipes for underground utilities, and other related equipment 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 easements.

Dedication to the Albuquerque Metropolitan Arroyo Flood Control Authority, its successors and assigns, of the lands, right-of-way, and easements designated hereby is with the full and free consent and in accordance with the desire of the undersigned owner. This dedication is for drainage, flood control, and the construction, operation, and maintenance of and access to such facilities. Any portion of any lands, right-of-way, or easement dedicated or granted herein shall revert to the owner, its successors and assigns as and to the extent said portion is declared unnecessary for flood control and drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be by quiet claim deed.

WESTSIDE AUTO CENTER, LTD. (Owner)

 Ken Johns
 State of New Mexico ss
 County of Bernalillo)

The foregoing instrument was acknowledged before me this 13th day of September, 1986, by Ken Johns on behalf of Westside Auto Center, Ltd.

 My Commission Expires: 4/1/90
 Notary Public

SURVEYOR'S CERTIFICATION

I, A. Duane 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. Duane Weaver
 A. Duane Weaver
 P.O. Box 6544

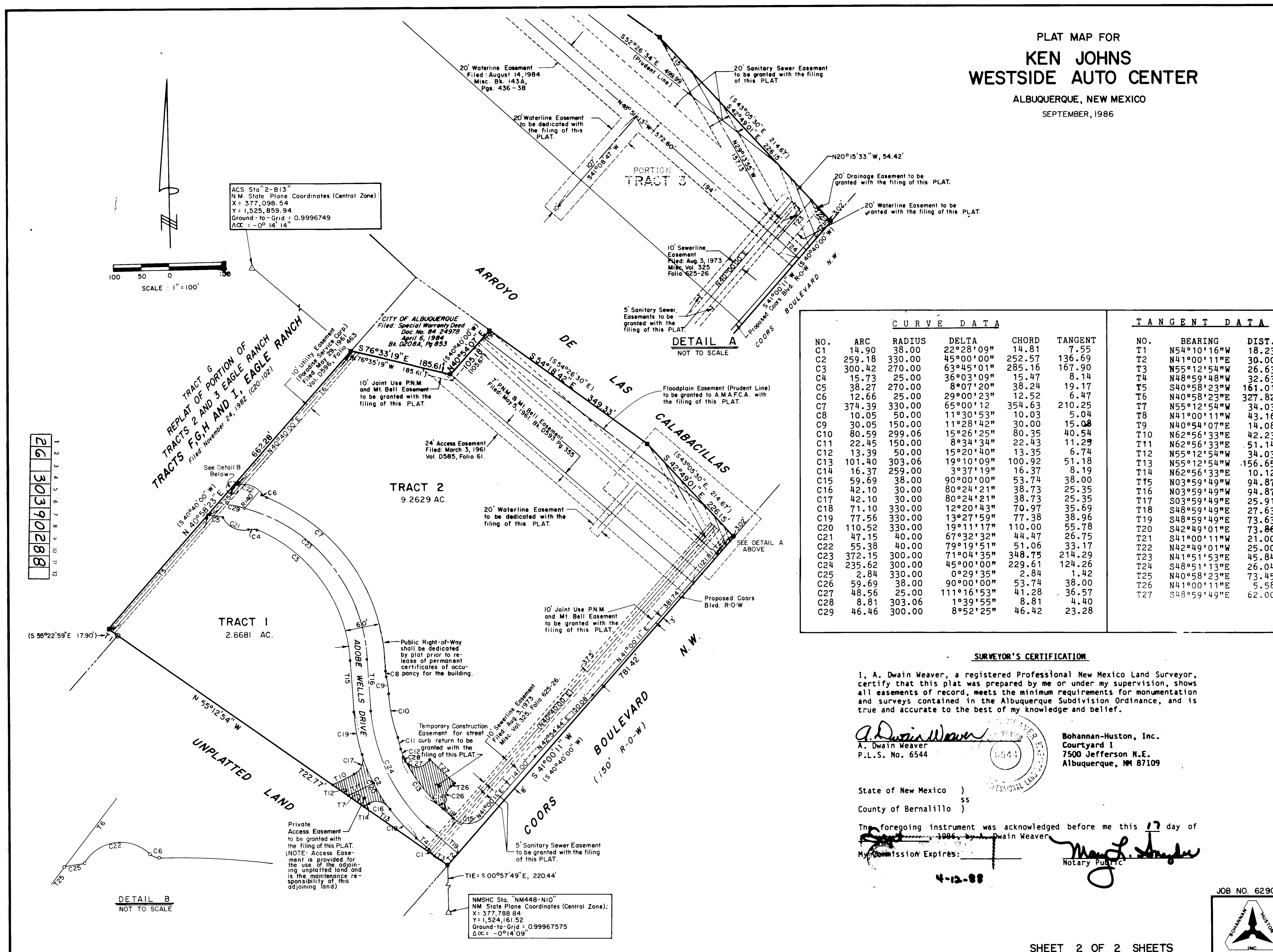
 State of New Mexico ss
 County of Bernalillo)

The foregoing instrument was acknowledged before me this 16th day of September, 1986, by A. Duane Weaver.

 My Commission Expires: 03-16-90
 Notary Public

SHEET 1 OF 2 SHEETS

PLAT MAP FOR KEN JOHNS WESTSIDE AUTO CENTER

 ALBUQUERQUE, NEW MEXICO
 SEPTEMBER, 1986


SURVEYOR'S CERTIFICATION

I, A. Duane 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. Duane Weaver
 A. Duane Weaver
 P.O. Box 6544

 State of New Mexico ss
 County of Bernalillo)

The foregoing instrument was acknowledged before me this 17th day of September, 1986, by A. Duane Weaver.

 My Commission Expires: 4-12-88
 Notary Public

SHEET 2 OF 2 SHEETS



GRADING NOTES

1. No frozen material shall be placed in fill.
2. Strippings may be used for the top 6" of fill in landscaped areas.
3. Compaction in landscaped areas shall be at least 90% of maximum density + 2% optimum moisture content. Subgrade in paved areas shall be at least 95% of maximum density for at least the first 2' below pavement.
4. Grading contractor shall be responsible for removal of any excess material and disposal of any excess material.
5. All curbs shall be 6" header curb unless otherwise specified.
6. The contractor shall not disturb any existing features which are outside the limit of grading.
7. Phase I and indicated offsite area grading only shall be performed with this contract.
8. All asphalt shall be 2" 1500 lb. stability over 4" compacted base course.
9. All berms and ponds shall be sloped at a maximum slope of 3:1.

DESCRIPTION OF PRUDENT LINE

Beginning at the northeast corner of Tract 1, KEN
JOHNS WESTSIDE AUTO CENTER, being a point on the
southerly right-of-way of Coors Boulevard N.W., and
from said point and leaving said right-of-way, to
N42°49'01"W, 73.86 feet to the southern intersection
of said A.M.A.F.C.A. Prudent Line and the northeast
boundary of said Tract 1, also being a point on the
southerly right-of-way of the Arroyo del las
Calabacillas; thence continuing along said Prudent
Line,
S26°33'34"W, 573.09 feet to the northerly point of
this portion of said Prudent Line; thence continuing
along the northern boundary of said Tract 1,
N40°54'07"E, 14.08 feet to the northern most point
of Tract 1.

LEGEND

- | | |
|-------|------------------------------|
| ----- | PROPERTY BOUNDARY |
| ----- | EXISTING CONTOURS |
| ----- | PROPOSED CONTOURS |
| 92.1 | EXISTING SPOT ELEVATION |
| 54.5 | PROPOSED SPOT ELEVATION |
| ----- | PROPOSED CURB & GUTTER |
| ----- | EXISTING SANITARY SEWER LINE |
| ----- | FUTURE STORM DRAIN |
| ----- | PROPOSED PRIVACY WALL |
| ----- | FUTURE STREET ALIGNMENT |
| ----- | BASIN BOUNDARY |

GENERAL NOTES:

1. THE CONTRACTOR MUST CONTACT THE ENVIRONMENTAL HEALTH DEPARTMENT AND OBTAIN A TOPSOIL DISTURBANCE PERMIT BEFORE ROUGH GRADING CAN BEGIN.
2. THE CONTRACTOR SHALL REMOVE AND DESTROY THE EXISTING 12" CULVERT, LOCATED APPROXIMATELY 10' WEST OF BUILDING LOADING DOCK AND EXTENDING APPROXIMATELY 280' TO THE CALABACILLAS ARROYO.

F.H.W.A. Region No.			SHEET NO.	TOTAL SHEETS
6	NEW MEXICO			

AS-BUILT INFORMATION		MICRO-FILM INFORMATION	
CONTRACTOR	Superior Mechanical Utilizing	RECORDED BY	DATE
WORK	BY	NO.	
INSPECTED BY	DATE	DATE	DATE
ACCEPTANCE BY	DATE	DATE	DATE
REMARKS	BY	DATE	DATE
CONNECTED BY	DATE	DATE	DATE

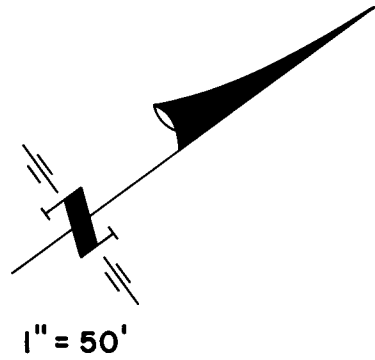
SURVEY INFORMATION			BENCH MARKS	
NO.	BY	DATE	TO REACH THE STATION FROM THE	
			INTERSECTION OF COORS ROAD NW & ALAMO FARM ROAD (WHICH IS SOUTH OF THE CALABACILLAS ARROYO), GO SOUTH ON COORS ROAD $\pm 165'$ THEN EAST $\pm 72'$ FROM THE CENTERLINE OF COORS ROAD. THE STATION IS A STAIN- DARD ACS BRASS TABLET, STAMPED "1-B13". ELEVATION = 5045.088'	

ENGINEER'S SEAL
James V. Jopmule
 9.23.86
 10.9.86
 10.29.86

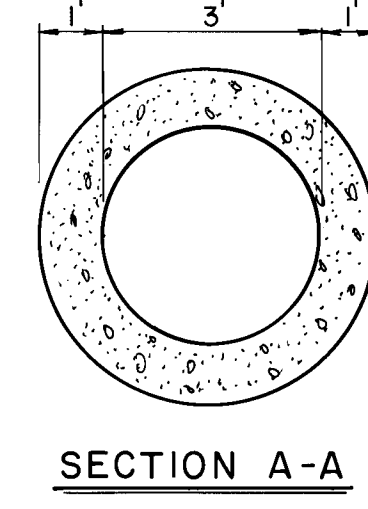
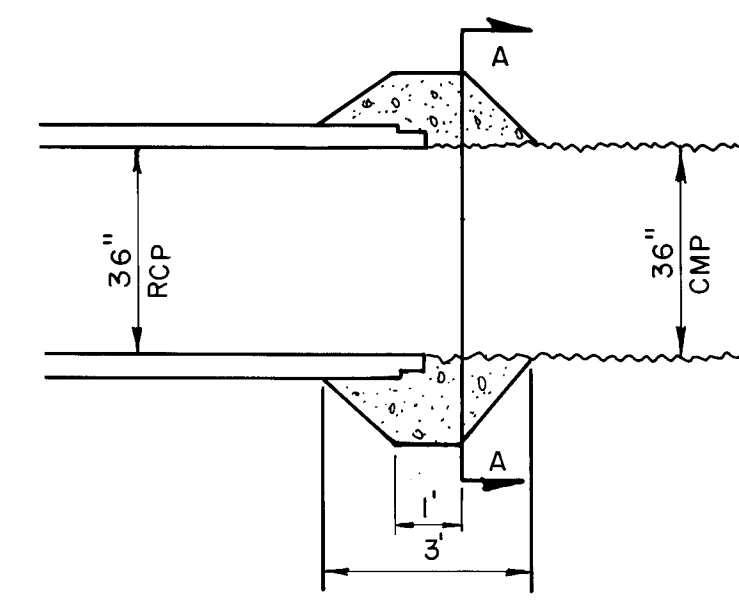
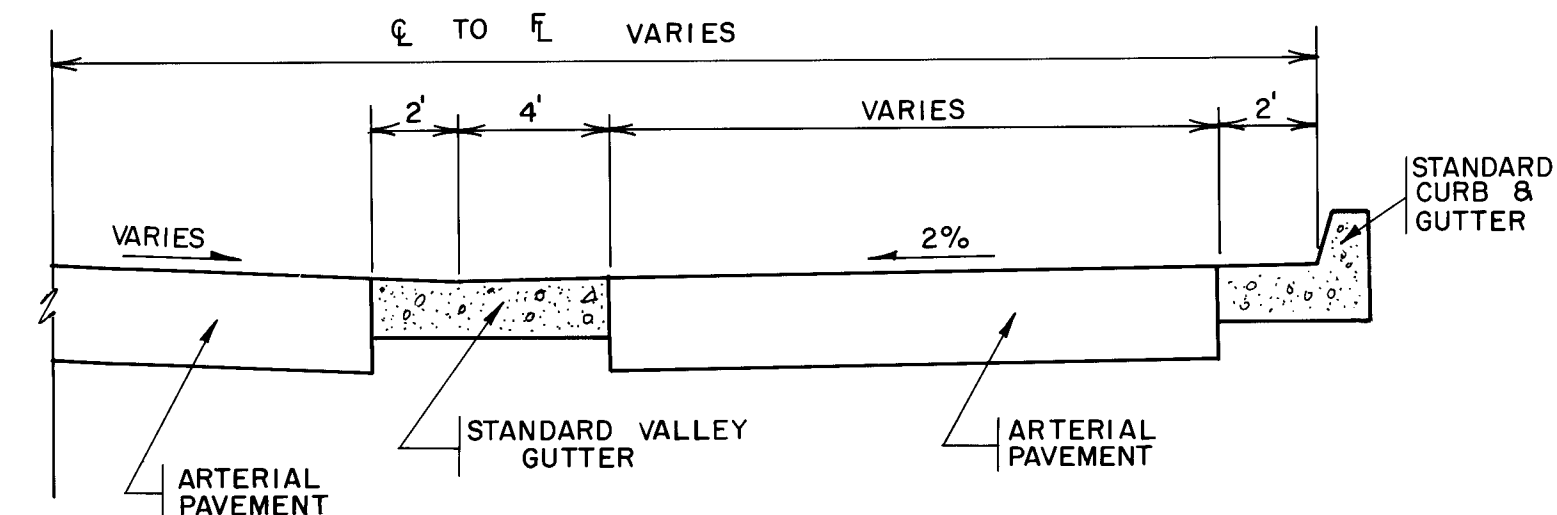
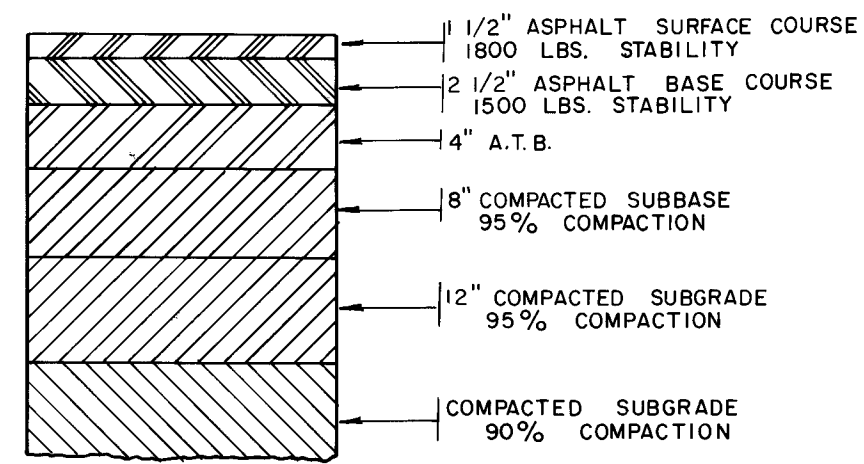
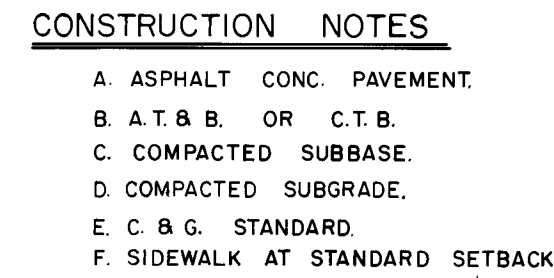
		STATE OF TEXAS DEPARTMENT OF TRANSPORTATION	
PROJECT NO.		PROJECT NAME	
DATE		BY	
NO.		REMARKS	
DESIGN			
DESIGNED BY JT		DATE 9/86	
DRAWN BY JOT, TG		DATE 9/86	
CHECKED BY JT		DATE 9/86	

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	3/6/01	Liquid Waste	<i>[Signature]</i>	3-4-01
A.C.E. Design	<i>[Signature]</i>	3-5-01	Traffic	NADWH	2/28/01
A.C.E. -Hydrology	<i>[Signature]</i>	3-5-01	Water	<i>[Signature]</i>	3-4-01
NMU, Inc.					

DRAWING NO.	3039	MAP NO.	B-13	SHEET	3	OF	8
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ARROYO DE LAS CAL ABACILLAS



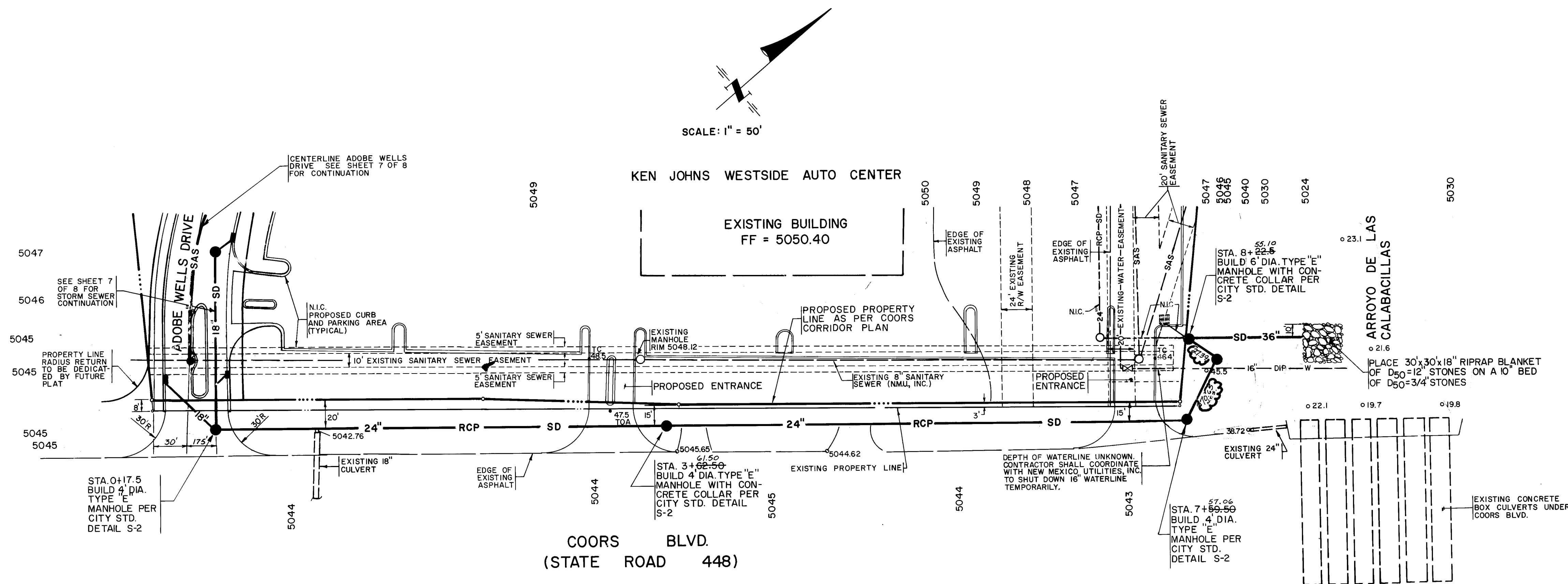
SECTION A-A
CONCRETE DIAPHRAGM DETAIL
SCALE: NO SCALE
VOLUME OF CONCRETE = 1 YD.³
PAID FOR UNDER ITEM
6 BLOCKING.

NOTE: AS BUILT INFORMATION SHOWN ON
THIS PLAN WAS PROVIDED FROM
FIELD SURVEYS BY B.H.I.

26 30390488

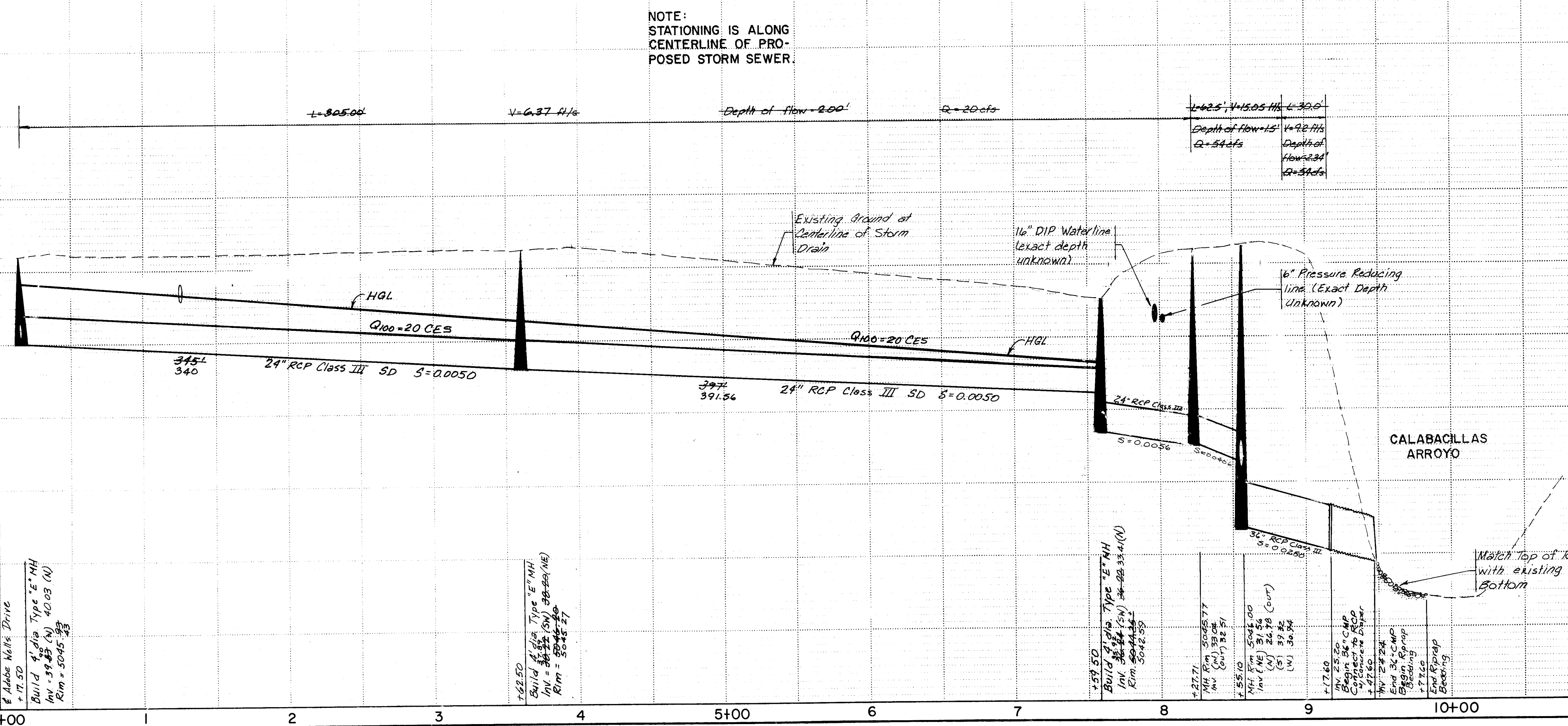
		CITY OF ALBUQUERQUE			
TITLE: KEN JOHNS WESTSIDE AUTO CENTER STREET PAVING, STORM DRAIN & WATER OVERALL PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	3/6/87	Liquid Waste	<i>[Signature]</i>	3-4-87
A C E - Design	<i>[Signature]</i>	3-5-87	Traffic	<i>[Signature]</i>	3-25-87
A C E - Hydrology	<i>[Signature]</i>	3-5-87	Water	<i>[Signature]</i>	3-4-87
NMU, Inc.	<i>[Signature]</i>	3-3-87			
DRAWING NO.	3039		MAP NO.	B-13	
			SHEET	OF	
			4	8	

BRUNING 44-232



GRAVEL FILTER	
SIEVE SIZE	CLASS IV-SB
2"	—
1 1/2"	100
1"	60-95
3/4"	—
NO. 4	35-40
NO. 10	15-30
NO. 200	0-12
TWO FRACTURED FACES (PLUS 4 MATERIAL)	

CLASSIFICATION & GRADATION OF ORDINARY RIPRAP			
RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	d ₅₀ (INCHES)
TYPE M	70-100 50 - 70 35 - 50 2 - 10	21 18 12 4	12

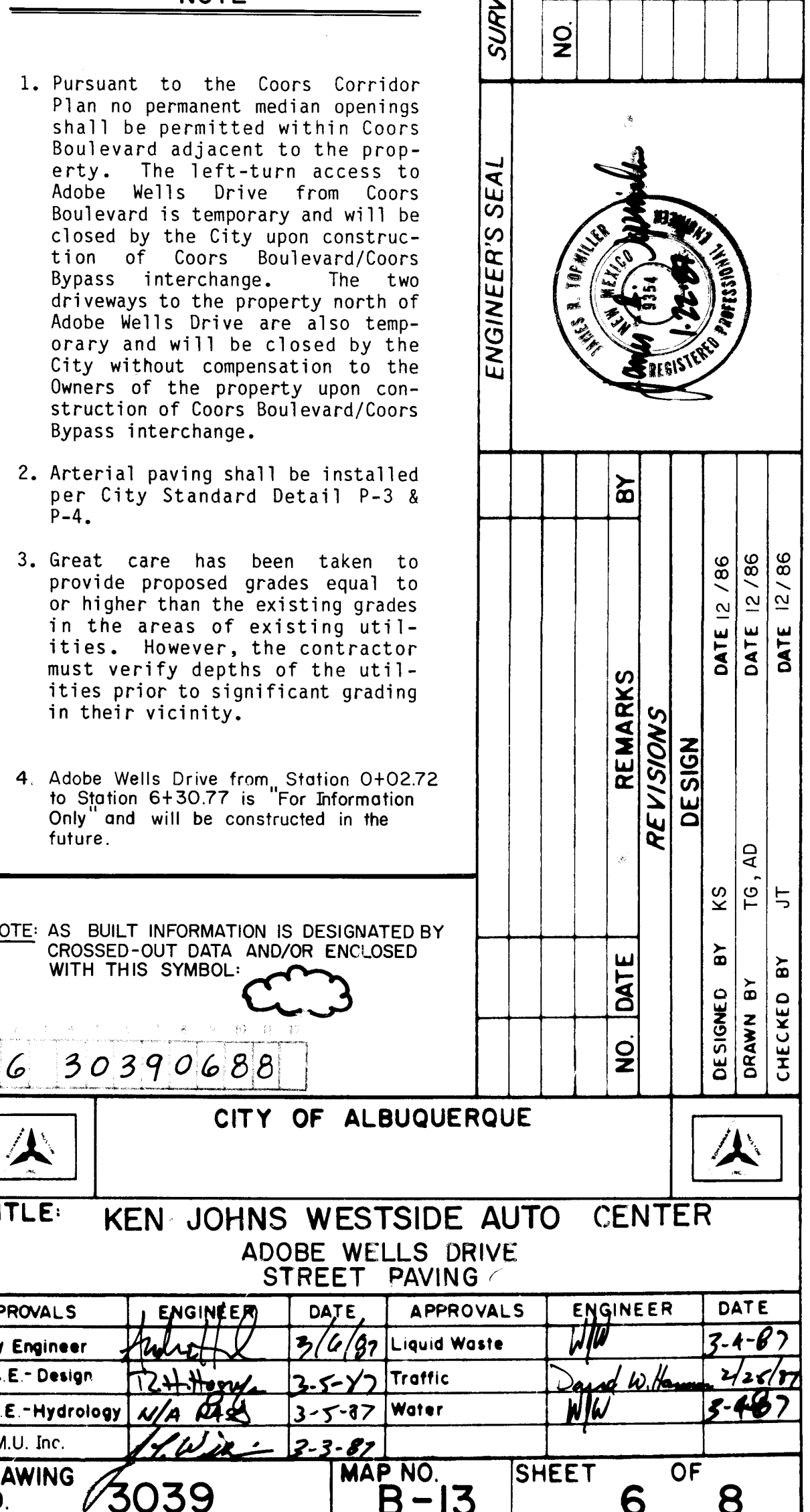
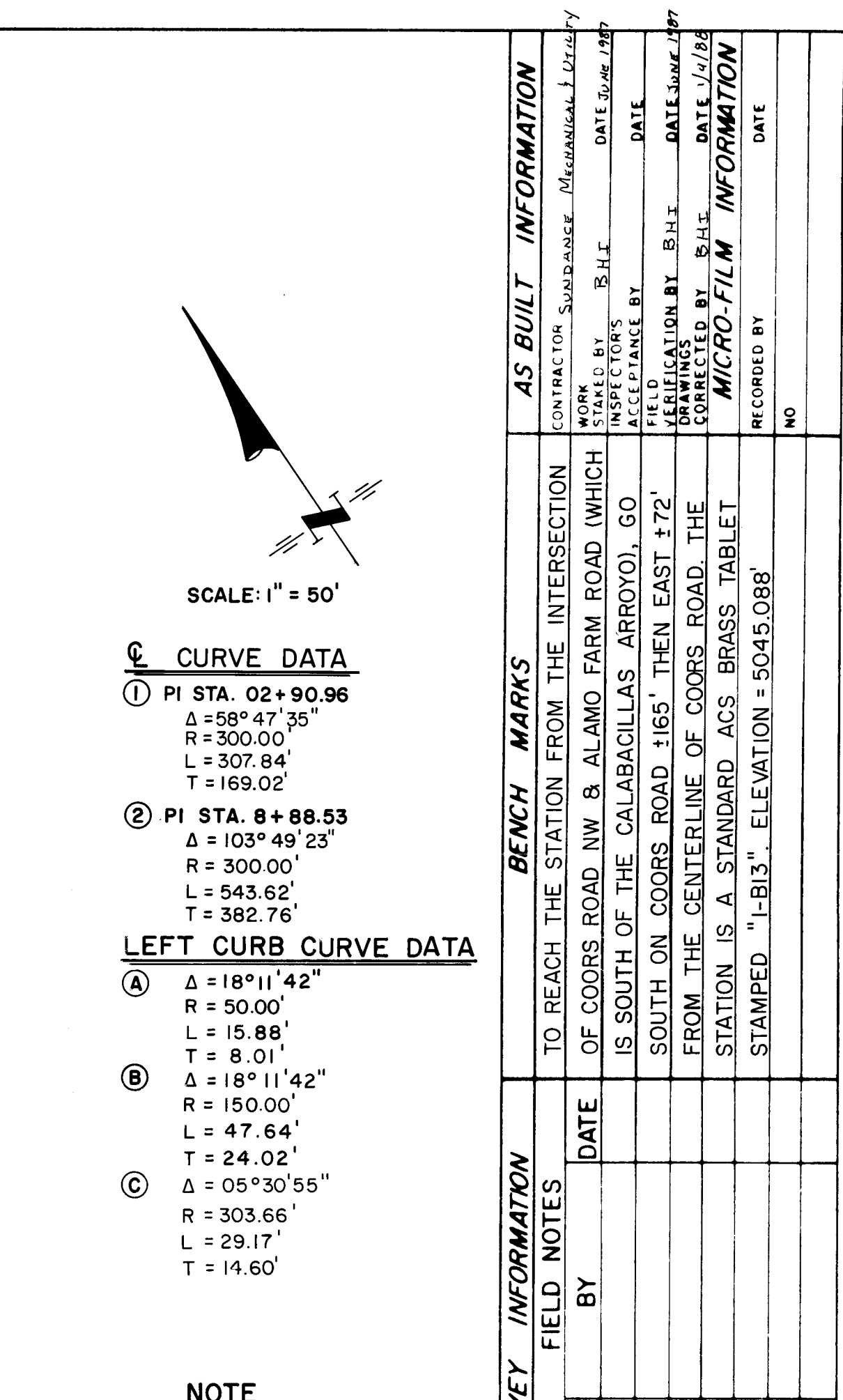


APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	3/6/87	Liquid Waste	<i>[Signature]</i>	3-4-87
A.C.E. - Design	<i>[Signature]</i>	3-5-87	Traffic	<i>[Signature]</i>	2/26/87
A.C.E. - Hydrology	<i>[Signature]</i>	3-5-87	Water	<i>[Signature]</i>	3-4-87
N.M.U. Inc.	<i>[Signature]</i>	3-5-87	A.M.A.F.C.A.	<i>[Signature]</i>	3-5-87

DRAWING NO. **3039**

MAP NO. **B-13**

SHEET **5** OF **8**



C CURVE DATA

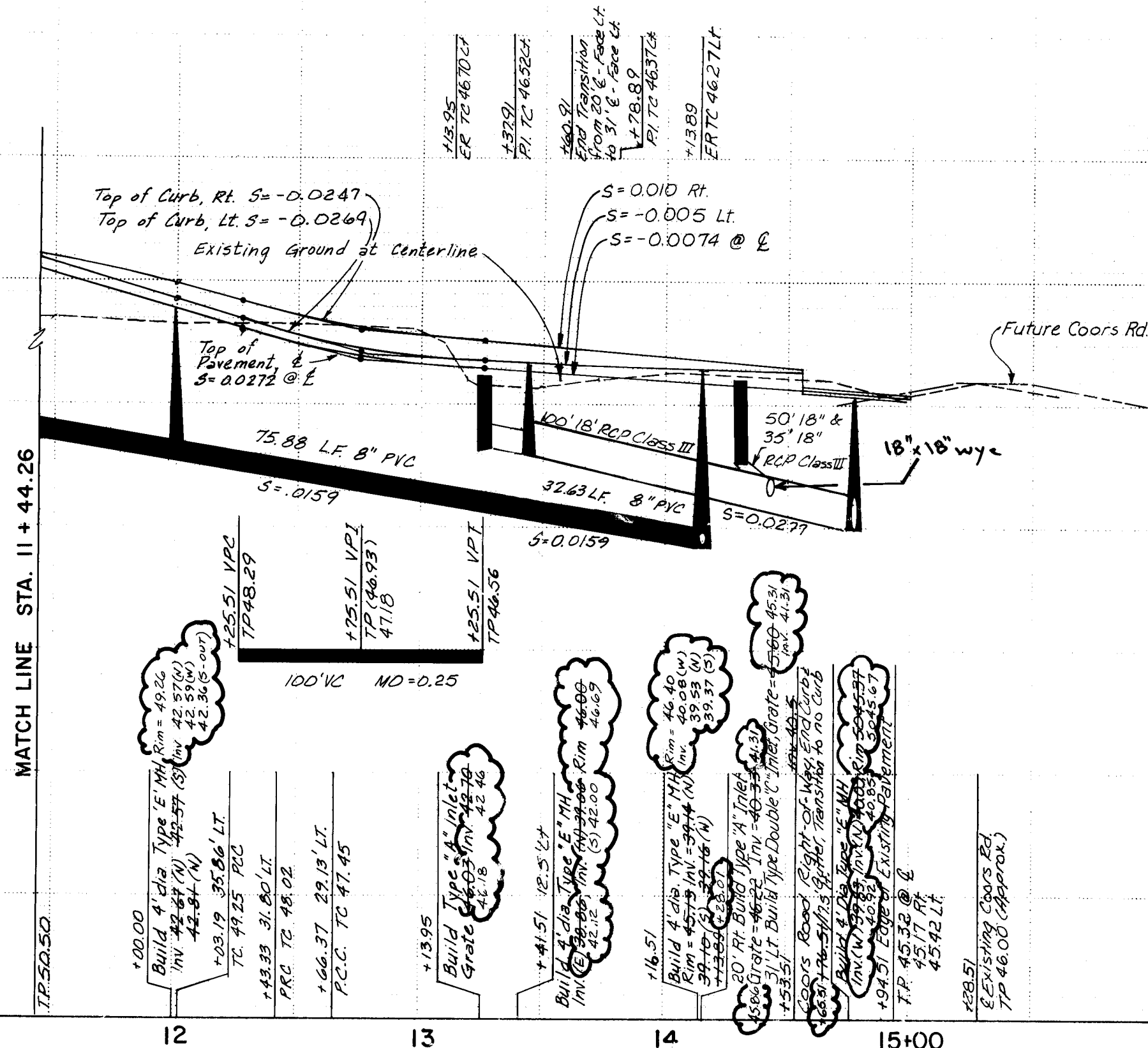
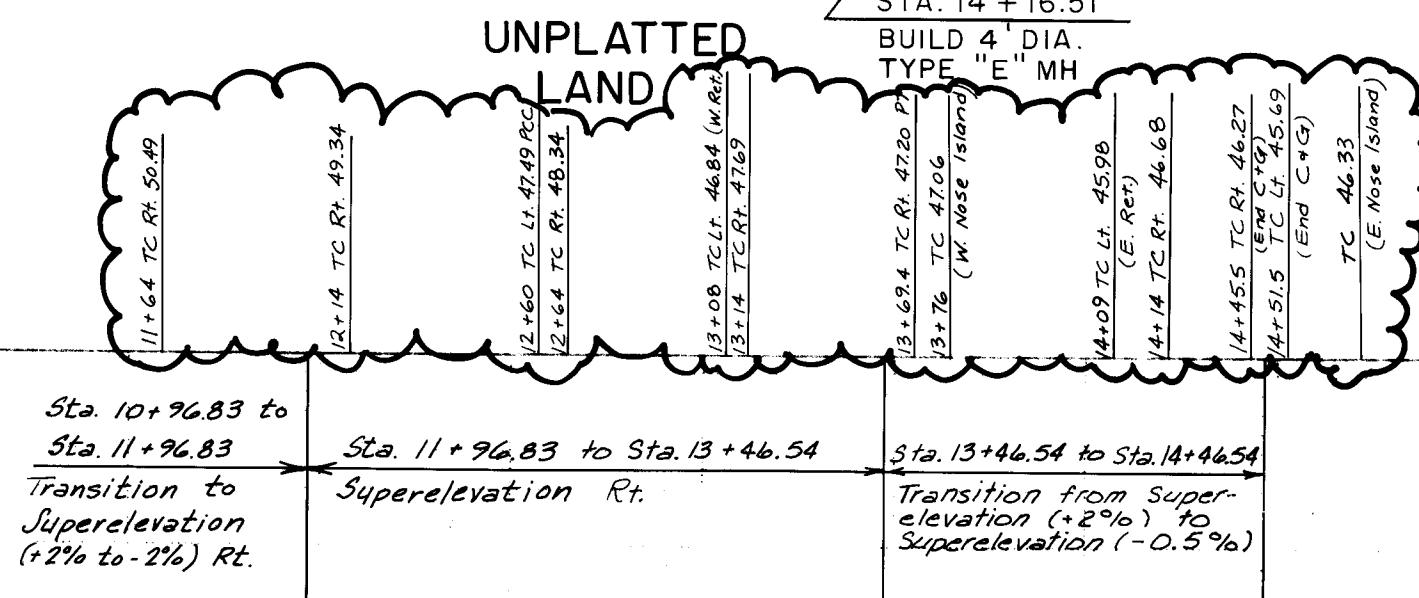
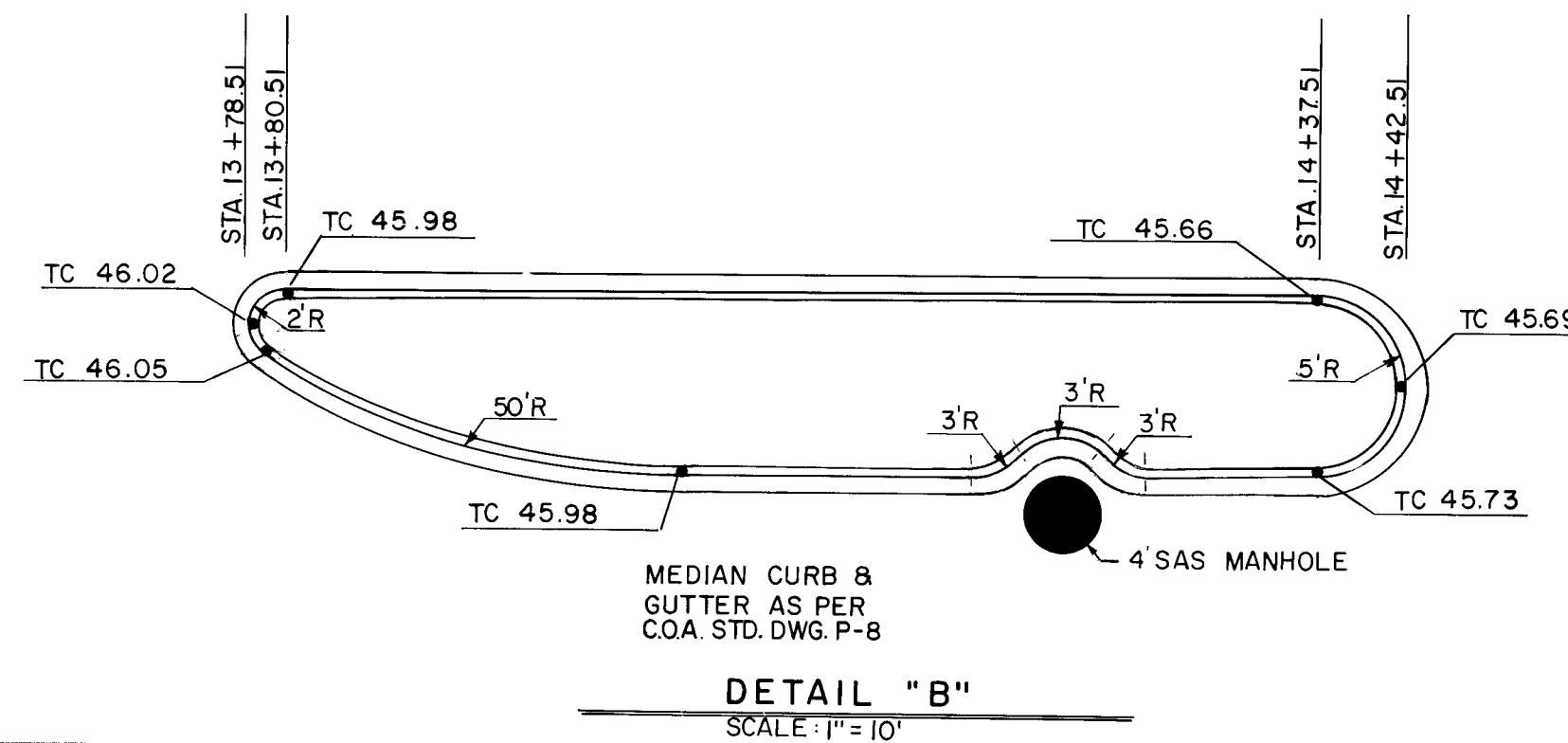
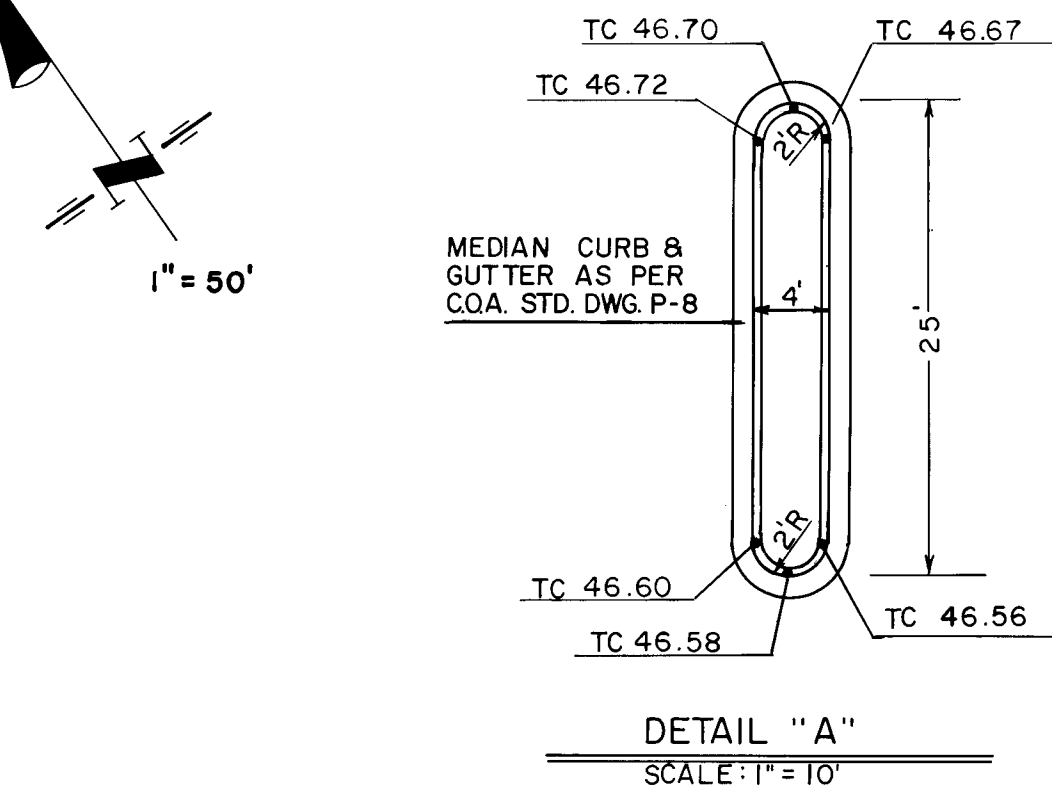
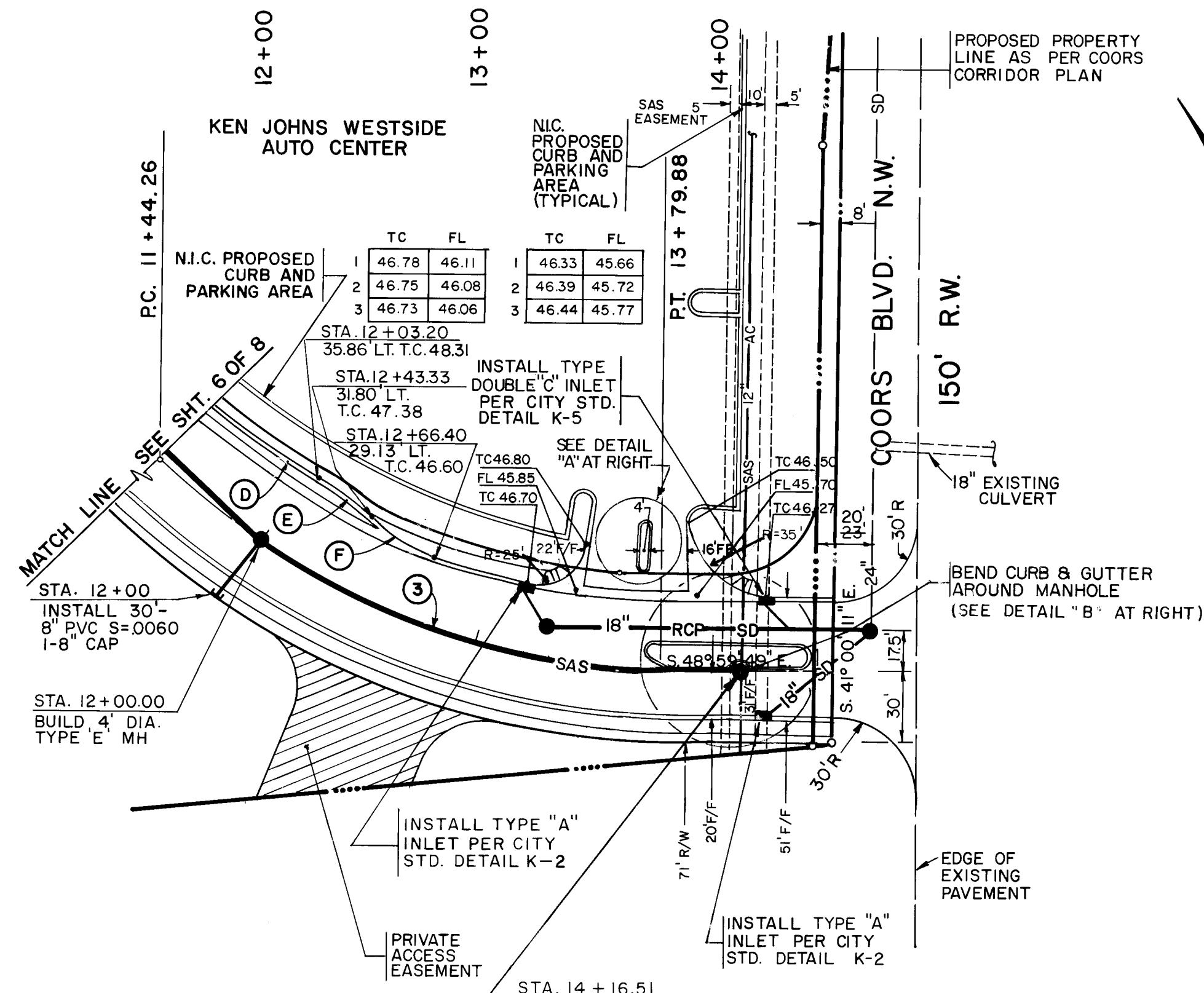
③ PI STA. 12+68.52
 $\Delta = 45^\circ 00' 00''$
 $R = 300.00'$
 $L = 235.62'$
 $T = 124.26'$

L.T. CURB DATA

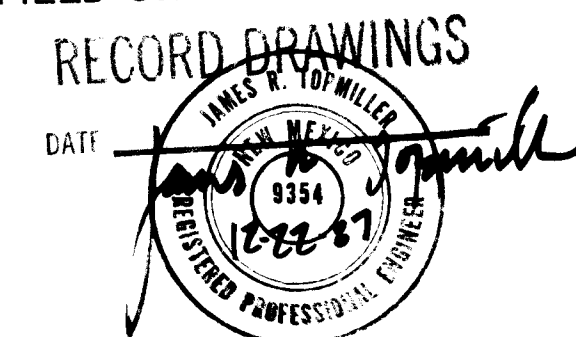
① $\Delta = 09^\circ 55' 30''$
 $R = 303.66'$
 $L = 52.50'$
 $T = 26.32'$

② $\Delta = 13^\circ 42' 45''$
 $R = 150.00'$
 $L = 35.90'$
 $T = 18.04'$

④ $\Delta = 24^\circ 05' 08''$
 $R = 50.00'$
 $L = 21.02'$
 $T = 10.67'$



NOTE: AS BUILT INFORMATION SHOWN ON THIS PLAN WAS PROVIDED FROM FIELD SURVEYS BY B.H.I.



NOTE

- Pursuant to the Coors Corridor Plan no permanent median openings shall be permitted within Coors Boulevard adjacent to the property. The left-turn access to Adobe Wells Drive from Coors Boulevard is temporary and will be closed by the City upon construction of Coors Boulevard/Coors Bypass interchange. The two driveways to the property north of Adobe Wells Drive are also temporary and will be closed by the City without compensation to the Owners of the property upon construction of Coors Boulevard/Coors Bypass interchange.
- Arterial paving shall be installed per City Standard Detail P-3 & P-4.
- Great care has been taken to provide proposed grades equal to or higher than the existing grades in the areas of existing utilities. However, the contractor must verify depths of the utilities prior to significant grading in their vicinity.

NOTE: AS BUILT INFORMATION IS DESIGNATED BY CROSSED-OUT DATA AND/OR ENCLOSED WITH THIS SYMBOL:

CITY OF ALBUQUERQUE

TITLE: KEN JOHNS WESTSIDE AUTO CENTER
 ADOBE WELLS DRIVE
 STREET PAVING, STORM DRAIN & SANITARY SEWER

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	3/4/87	Liquid Waste	<i>[Signature]</i>	3-4-87
A.C.E. - Design	<i>[Signature]</i>	3-5-87	Traffic	<i>[Signature]</i>	3-5-87
A.C.E. - Hydrology	<i>[Signature]</i>	3-5-87	Water	<i>[Signature]</i>	3-4-87

B.H.I. JOB NO. 62905

N.M.U. Inc.

1" = 50' (HORIZ.)
 1" = 5' (VERT.)

DRAWING NO. 3039

MAP NO. B-13

SHEET 7 OF 8

