

• L E G E N D •

MATERIALS

CONCRETE
RIP · RAP

LINES

SUBDIVISION BOUNDARY
PROPERTY LINE (PLAN)
PROPERTY LINE (SECTION)
CENTERLINE
EASEMENT LINE
MATCH LINE
SECTION CUT LINE

EARTHWORK

CONTOUR LINE
SPOT ELEVATION
PROJECT / PHASE BOUNDARY
SWALE
DIRECTION OF FLOW

MISCELLANEOUS UTILITIES

GAS LINE
UNDERGROUND TELEPHONE
UNDERGROUND ELECTRICAL
STORM DRAIN
STORM DRAIN MANHOLE
STORM DRAIN INLET

SANITARY SEWER

SANITARY SEWER LINE
SANITARY SEWER MANHOLE
SAS SERVICE CONNECTIONS
SAS CAP OR PLUG
ENCASEMENT

WATER

WATER LINE
WATER SERVICE CONNECTIONS
GATE VALVE
FIRE HYDRANT
BUTTERFLY VALVE
REDUCER
WATER PRESSURE ZONE BOUNDARY

WATER FITTINGS

CAPS AND PLUGS
ELBOW
CROSS
TEE

MISCELLANEOUS

CHAINLINK FENCE
FIELD FENCE
COMMON YARD WALL
RETAINING WALL
POWER OR TELEPHONE POLE

CONSTRUCTION PLANS

FOR

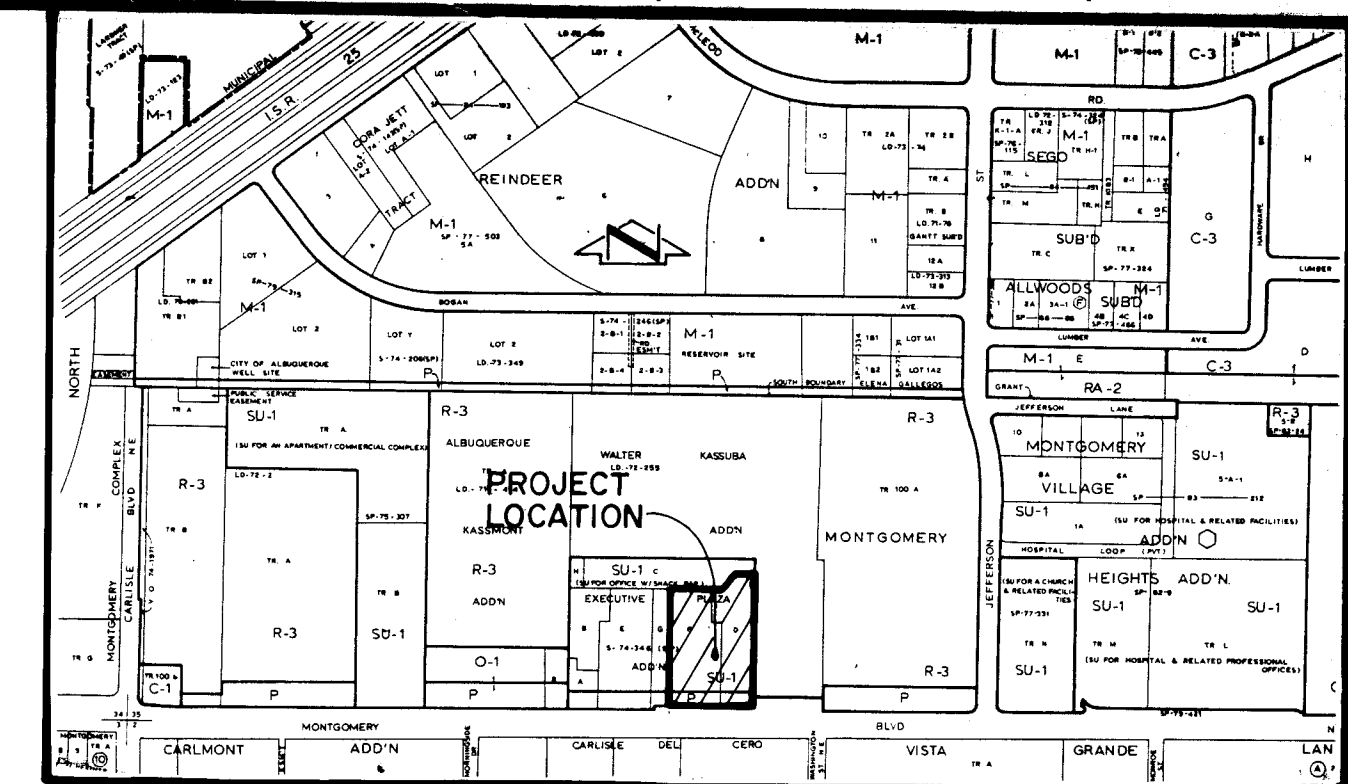
**EXECUTIVE PLAZA
WATER & SANITARY SEWER EXTENSIONS
AND DECELERATION LANE**

ALBUQUERQUE, NEW MEXICO

MAY, 1987

INDEX OF DRAWINGS

1. COVER SHEET, INDEX OF DRAWINGS, GENERAL NOTES, & LEGEND
2. FINAL PLAT
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4. SITE PLAN & PAVING SECTION
5. STA. 9+35 TO STA. 17+00
WATER & SANITARY SEWER EXTENSION PLAN & PROFILE
6. STA. 17+00 TO STA. 20+93.23
PAVING IMPROVEMENTS PLAN & PROFILE
6. DECELERATION LANE



VICINITY MAP
SCALE: 1" = 800'

GENERAL 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 STANDARD SPECIFICATIONS - PUBLIC WORKS CONSTRUCTION - 1986.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
3. IF ANY 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 OWNER OF SAID UTILITY, 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. IN PLANNING AND CONDUCTING EXCAVATION, 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.
4. SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
6. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
7. THE CONTRACTOR MUST SUBMIT A CONSTRUCTION SIGNING AND BARRICADING PLAN TO TRAFFIC ENGINEERING TO RECEIVE A BARRICADING PERMIT 48 HOURS PRIOR TO CONSTRUCTION.
8. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
9. BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
10. TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
11. SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
12. 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.
13. ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

APPROVED AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 9-29-87

26 32740187

REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
APPROVAL OF REVISIONS							

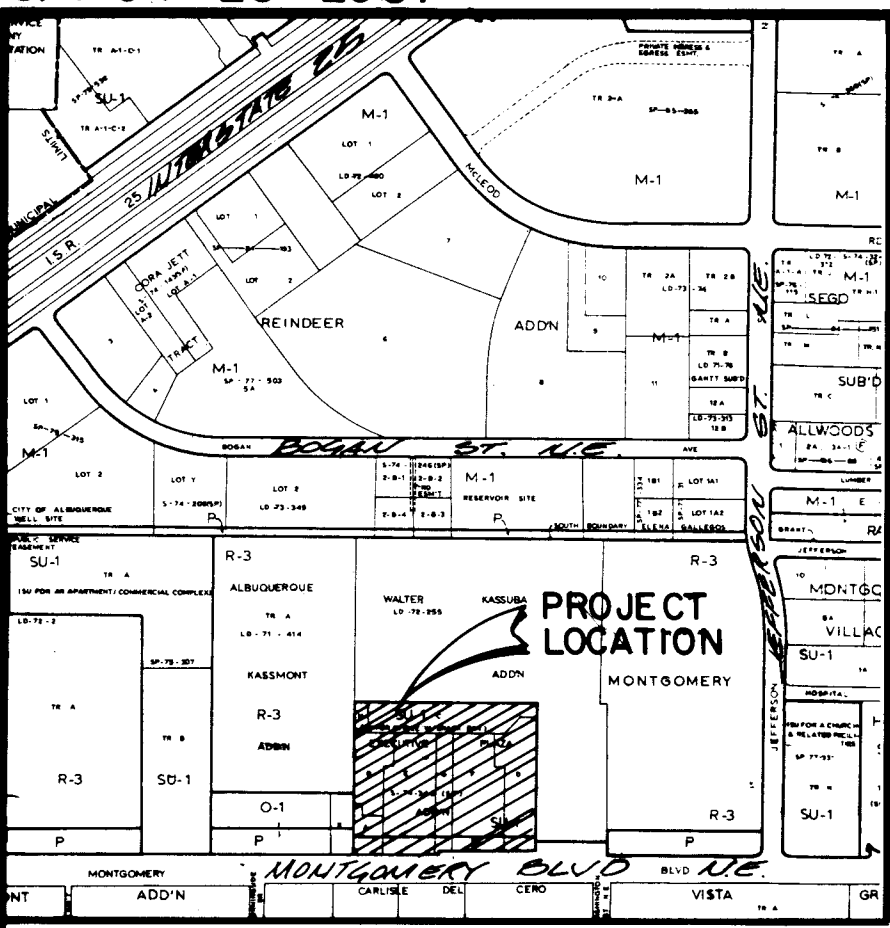
APPROVED FOR CONSTRUCTION

CITY ENGINEER

DATE 6/4/87

3274

SHEET 1 OF 6



VICINITY MAP F-17
SCALE: 1" = 800'

- Notes:
1. No field work was performed.
 2. No street mileage was created.
 3. All distances are ground distances.
 4. Site located within Section 35, T11N, R3E, N.M.P.M.
 5. Bearing base is "Amended Replat of Executive Plaza Addition" filed December 5, 1974, Book C10, Page 59.
 6. The purpose of this plat is to subdivide Lots F and D, identify the easements vacated by V-87-22, and grant the additional easements shown hereon.
 7. Lot F-6 is hereby granted as a private easement for drainage, utilities, access, and parking. Property owners of Lots F-1, F-2, F-3, F-4, and F-5 shall have a common undivided interest in Lot F-6. Lot F-6 is not dedicated hereby for use by the general public but is granted for the common use and enjoyment of the properties shown on this plat. Maintenance responsibilities for Lot F-6 shall be shared by Lots F-1, F-2, F-3, F-4 and F-5.
 8. Lots A-1, B-1, C-1, E-1, and G-1 do hereby grant private easements for drainage, utilities, access, and parking. Said easements shall be defined as those areas not occupied by buildings and shall lie within the parking lot areas as shown by the site development plans approved by the E.P.C. # Z-73-21 and #Z-73-21-1. Maintenance of said easements shall be the responsibility of the respective property owner.

PLAT OF EXECUTIVE PLAZA ADDITION ALBUQUERQUE, NEW MEXICO MAY, 1987

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots A - H, Executive Plaza Addition, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 5, 1974, Book C-10, Page 59, and being more particularly described as follows:

Beginning at the southwest corner of the parcel herein described, being a point on the north right-of-way line of Montgomery Boulevard N.E.; thence N 00°19'00" W a distance of 574.00 feet; thence N 89°41'00" E a distance of 691.82 feet; thence S 00°19'00" E a distance of 562.00 feet to a point on the north right-of-way of Montgomery Boulevard N.E.; thence S 89°41'00" W a distance of 364.82 feet along said right-of-way line; thence S 00°19'00" E a distance of 12.00 feet along said right-of-way line; thence S 89°41'00" W a distance of 327.00 feet along said right-of-way line to the point of beginning and containing 9.0158 acres more or less.

DEDICATION AND FREE CONSENT

The undersigned owners of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat and do hereby grant the easements shown hereon including the rights of ingress and egress and the right to trim interfering trees.

George C. Wayne, Manager, Heritor Square Joint Venture
(Lots A-1, B-1, C-1, E-1, G-1, H-1)

ACKNOWLEDGEMENT

STATE OF TEXAS)

SS

COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this day of _____, 19 ____.

Notary Public

John Clarke, Owner, Westwind Builders and Developers
(Lots F-1 - F-6)

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)

SS

COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this day of _____, 19 ____.

Notary Public

APPROVALS:

Planning Director, City of Albuquerque, N.M. _____ Date _____

Water Utilities, City of Albuquerque, N.M. _____ Date _____

City Engineer, City of Albuquerque, N.M. _____ Date _____

A.M.A.F.C.A. _____ Date _____

Traffic Engineer, City of Albuquerque, N.M. _____ Date _____

Parks and Recreation, City of Albuquerque, N.M. _____ Date _____

Chief City Surveyor, City of Albuquerque, N.M. _____ Date _____

Property Manager, City of Albuquerque, N.M. _____ Date _____

Public Service Company of New Mexico _____ Date _____

Gas Company of New Mexico _____ Date _____

Mountain Bell _____ Date _____

CERTIFICATION

I, Thomas T. Mann, Jr., 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 noted in a title report prepared by STEWART TITLE on SEPTEMBER 14, 1984 (0-9902-25732); 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.

Thomas T. Mann, Jr., N.M.P.E. & L.S. _____ Date _____



ACKNOWLEDGEMENT

STATE OF NEW MEXICO)

SS

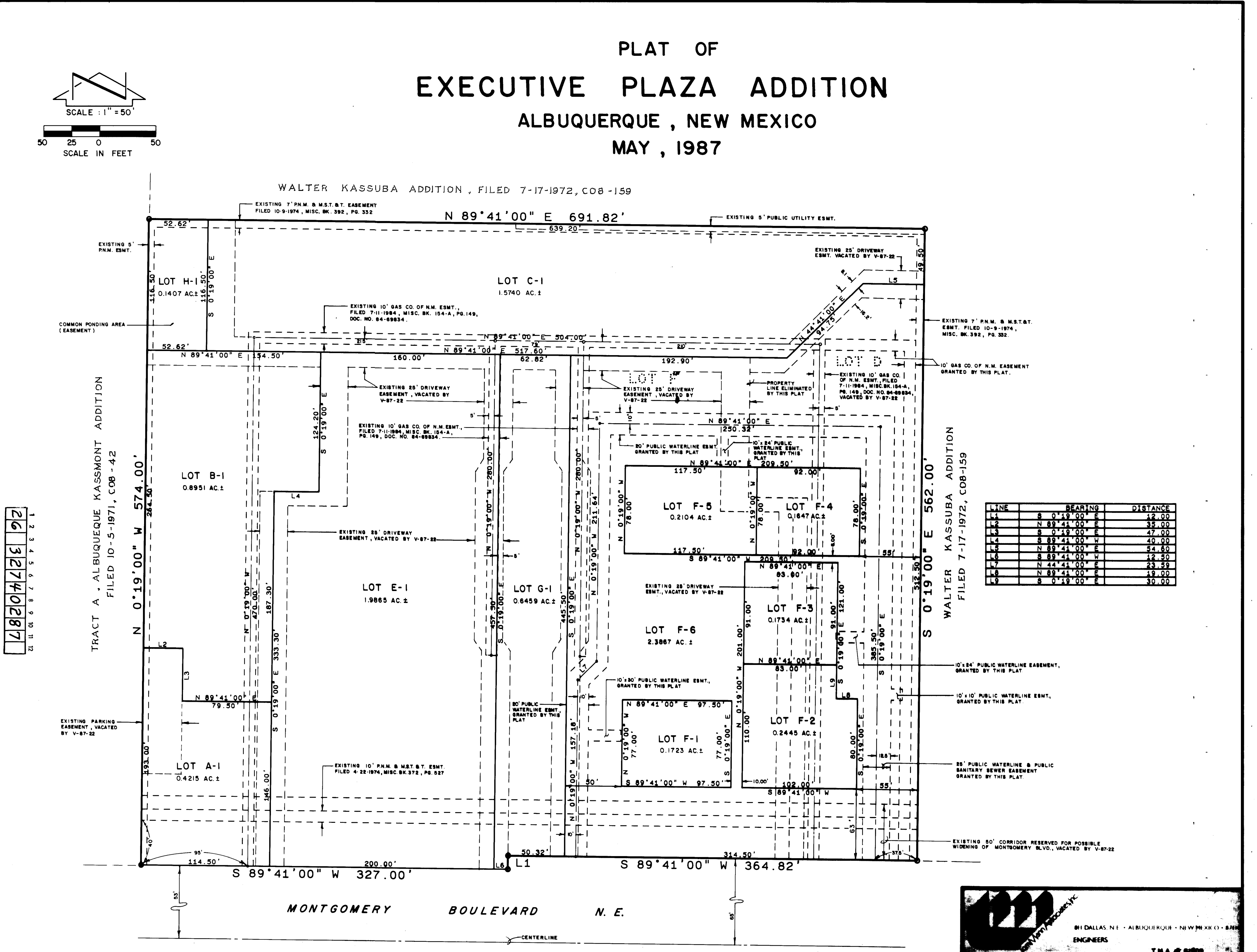
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on this day of _____, 19 ____.

NOTARY PUBLIC



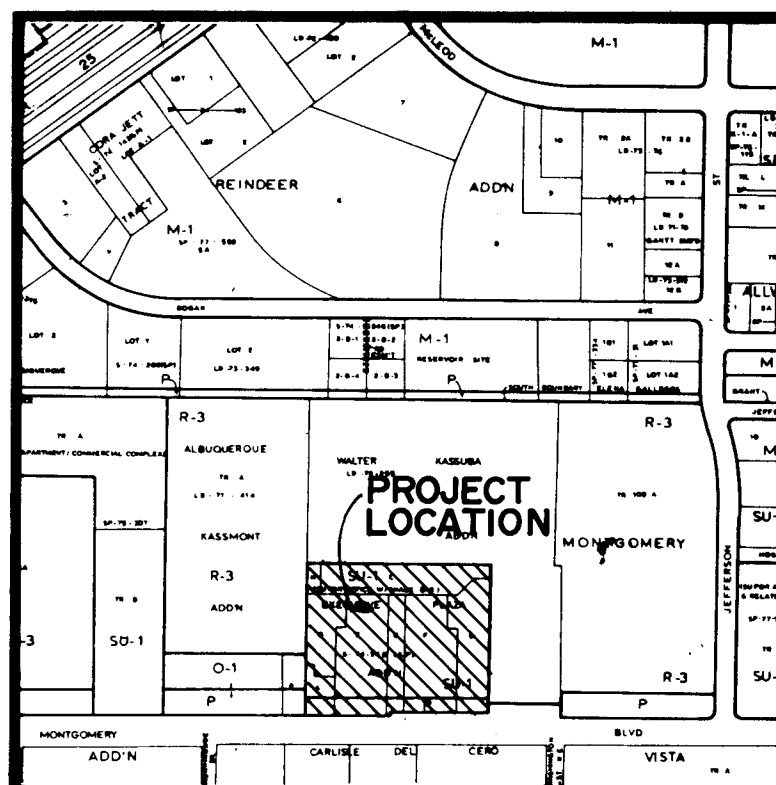
SHEET 1 OF 2



LINE	BEARING	DISTANCE
1	S 0°19'00" E	574.00
2	N 89°41'00" E	691.82
3	S 0°19'00" E	562.00
4	S 89°41'00" W	47.00
5	N 89°41'00" E	34.80
6	S 89°41'00" E	12.00
7	N 44°21'00" E	23.35
8	N 89°41'00" E	19.00
9	S 0°19'00" E	30.00



SHEET 2 OF 2



VICINITY MAP
SCALE: 1"=800'

LEGEND

- 5151--- EXISTING CONTOUR
- 51--- PROPOSED CONTOUR
- ⊕ EXISTING SPOT ELEVATION
- ⊕ PROPOSED SPOT ELEVATION
- EXISTING CHAINLINK FENCE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING SHALE
- PROPOSED SHALE
- PROPOSED WATERBLOCK

CONSTRUCTION NOTES:

- 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 LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- IF ANY 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 OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME THE 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. IN PLANNING AND CONDUCTING EXCAVATION, 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.

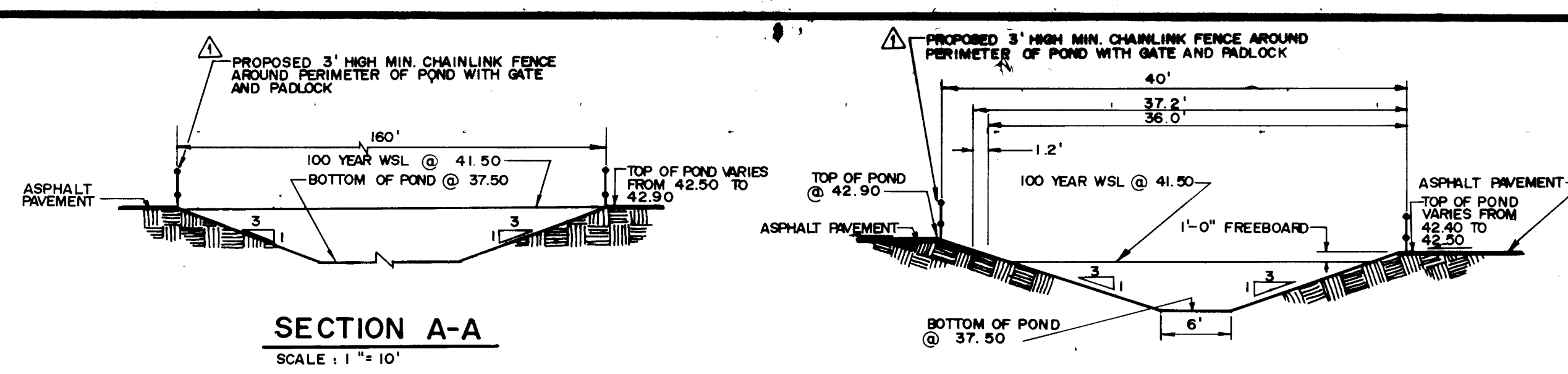
EROSION CONTROL MEASURES

- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED FROM THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

PROJECT BENCHMARK
STATION MARK IS AN ACS BRASS CAP, STAMPED "M-5A" LOCATED IN THE MEDIAN IN MONTGOMERY BLVD. N.E. APPROXIMATELY 125 FT. WEST OF THE E. OF WASHINGTON ST. N.E. ELEVATION: 5154.456 FT. (M.S.L.D.)

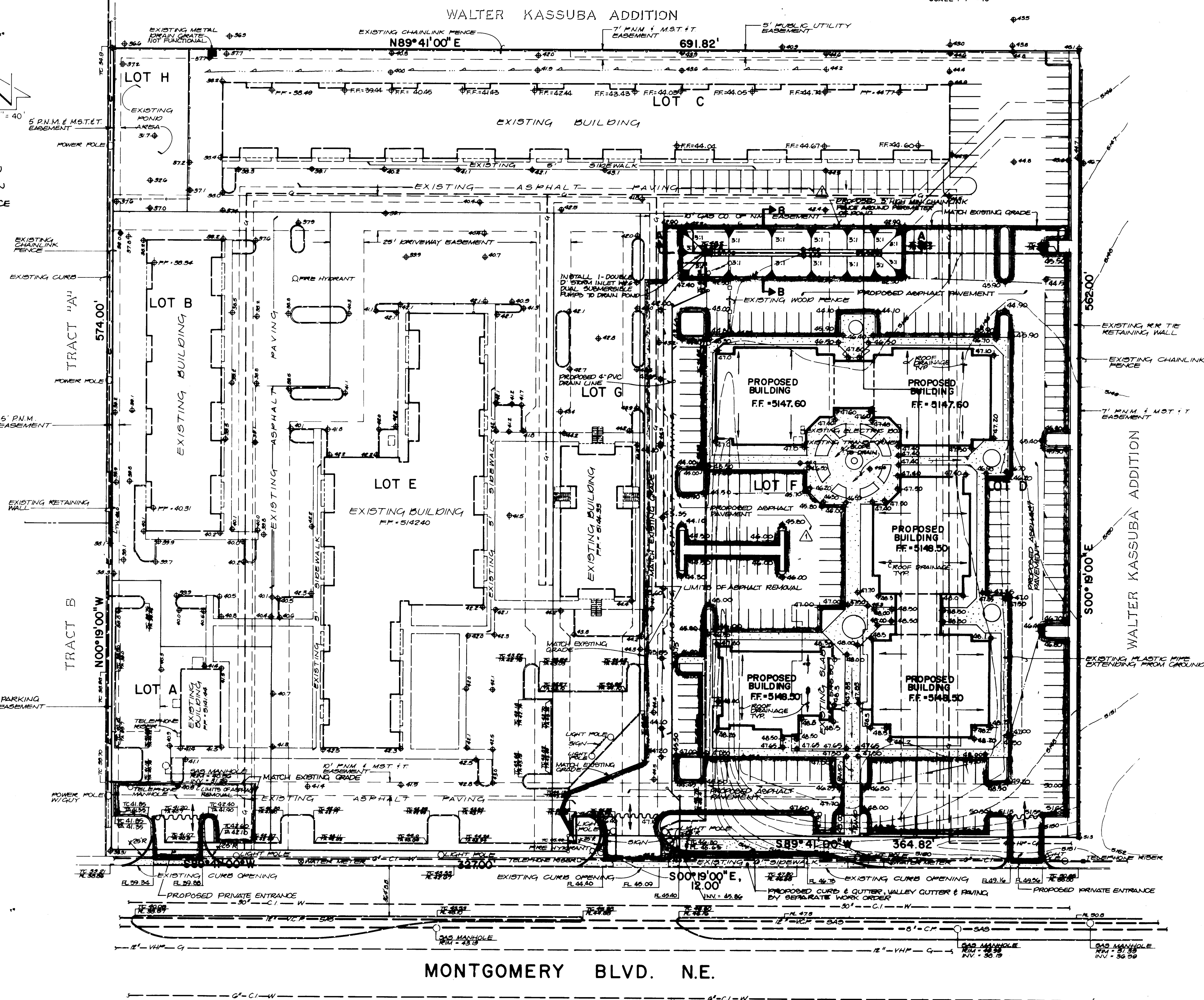
T.B.M.
AN "X" SCRATCHED ON TOP OF EXISTING CURB LOCATED AT THE S.E. PROPERTY CORNER SHOWN HEREON. ELEVATION: 5150.65 FT. (M.S.L.D.)

LEGAL DESCRIPTION
LOTS "A" THROUGH "H" EXECUTIVE PLAZA ADDITION



SECTION A-A
SCALE: 1"=10'

SECTION B-B
SCALE: 1"=10'



MONTGOMERY BLVD. N.E.

The following items concerning the Revised Executive Plaza Conceptual Drainage Plan are contained herein:

- Vicinity Map
- Grading Plan
- Calculations

As shown by the Vicinity Map, this site is located on the north side of Montgomery Boulevard N.E. between Jefferson Street N.E. and Morningside Drive N.E. At present, the majority of the site is developed. Part of the surrounding area is also developed commercially. As shown by Plate F-17 of the Albuquerque Master Drainage Study, this site does not lie within a designated Flood Hazard Zone, however, the site does lie adjacent to a designated Flood Hazard Zone. Because of this, the water block has been established at least 2' above the corresponding flow line elevation of Montgomery Boulevard N.E. At present, the site flows from east to west and south to north to an existing retention pond located at the northwest corner of the project site. No offsite flows enter the site along the south property line since the adjacent street routes runoff away from the project site. No offsite flows enter the project site along the west and north property line since the adjacent lots are graded in a manner which will route the runoff away from the project site. No offsite flows enter the site along the east property line since the existing retaining wall routes runoff away from the project site based on a field observation.

The previous approved drainage plan for this site (F-17/D8), prepared by this office, provided for the developed runoff to be discharged to the existing retention pond located on Lot H. The intention of the previous plan was to reconstruct the existing retention pond to accept and discharge the existing and developed runoff generated by the total project site in order to bring the entire project into compliance with the present Drainage Ordinance. This would be very costly. The purpose of this plan is to relocate the detention pond for the proposed improvements to a location with Tracts D and F. The pond would be constructed to accept the total volume of runoff generated by the 100-year, 6-hour rainfall event, within Tracts D and F and discharge it at a controlled rate onto Montgomery Boulevard N.E. The remainder of the site would not be altered and allowed to function in its existing condition. The new development, Tracts D and F, would be self-sufficient from a drainage standpoint while complying with the present Drainage Ordinance.

The Grading Plan shows 1) existing and proposed grades indicated by spot elevations and contours at 1'0" intervals, 2) continuity between existing and proposed grades, and 3) the limit and character of the proposed improvements. As shown by this Plan, the proposed improvements consist of the construction of a new restaurant and office buildings, along with adjacent paving and landscaping. Flows generated by the proposed improvements will be routed from south to north to the proposed detention pond and not to the aforementioned retention pond. The detention pond will be constructed to accept the total volume of the 100-year, 6-hour rainfall event. A series of submersible pumps will be installed to discharge the developed runoff to Montgomery Boulevard N.E. at a controlled rate. From that point, the runoff will flow in a westerly direction to existing storm drain inlets located in Montgomery Boulevard N.E.

The Calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Rational Method has been used to quantify the peak rate of discharge and the SCS Method has been used to quantify the volume of runoff. Both Methods have been used in accordance with the City of Albuquerque Development Process Manual, Volume II and the Mayor's Emergency Rule adopted January 14, 1986. As shown by these Calculations, the proposed improvements will increase the discharge by approximately 1.4 cfs. This increase will be regulated by the submersible pumps.

SCS Method

Ground Cover Information

From SCS Bernalillo County Soil Survey, Plate 21, Embudo Gravelly fine sandy loam Hydrologic Soil Group: B
Existing Pervious CM = 70 (DPM Plate 22.2 C-2)
Developed Pervious CM = 61 (DPM Plate 22.2 C-2)

Time of Concentration/Time to Peak

$T_c = 0.0078 L^{0.77} S^{0.385}$ (Kirpich Equation)
 $T_p = T_c = 10$ min.

Point Rainfall

$P_g = 2.2$ in. (DPM Plate 22.2 D-1)

Rational Method

Discharge: $Q = CIA$
where C varies
 $C = P_g (6.84) T_p^{-0.51} + 4.65$ in/hr
 $P_g = 2.2$ in (DPM Plate 22.2D-1)
 $T_p = 10$ min (minimum)
A = area, acres

SCS Method

Volume: $V = 3630(DRO)A$
Where DRO = Direct runoff in inches
A = area, acres

Existing Condition

Atotal = 147,420 sf = 3.38 Ac
Roof area = 0 sf (0)
Paved area = 142,520 sf (0.97)
C = 0.42 (Weighted average per Emergency Rule, 1/14/86)
 $Q_{100} = CIA = (0.42)(4.65)(3.38) = 6.6$ cfs
 $A_{imp} = 4,900$ sf; $A_{impervious} = 3$ Ac
Composite CM = 7 (DPM Plate 22.2 C-3)
DRO = 0.4 in (DPM Plate 22.2 C-4)
 $V_{100} = 3630(DRO)A = 4,910$ cf

Developed Condition

Atotal = 147,420 sf = 3.38 Ac
Roof area = 93,785 sf (0.18)
Paved area = 26,960 sf (0.18)
C = 0.81 (Weighted average per Emergency Rule, 1/14/86)
 $Q_{100} = CIA = (0.81)(4.65)(3.38) = 12.7$ cfs
 $A_{imp} = 120,460$ sf; $A_{impervious} = 82$ Ac
Composite CM = 91 (DPM Plate 22.2 C-3)
DRO = 1.1 in (DPM Plate 22.2 C-4)
 $V_{100} = 3630(DRO)A = 14,000$ cf

Pond Volume

$V_{pond} = 1/2[(A_{2.5} + A_{37.5})(42.5 - 37.5)]$
 $= 1/2[(5760 + 4620)(5.0)]$
 $= 2510$ cf

Crelease = 1.4 cfs (Estimated Pump Calculations)

Comparison

$Q_{100} = 12.7 - 6.6 = 6.1$ cfs (increase)
 $\Delta V_{100} = 14,000 - 4,910 = 9,090$ cf (increase)

GRADING AND DRAINAGE PLAN PREPARED UNDER THE SUPERVISION OF



TOPOGRAPHIC SURVEY PREPARED BY OTHERS AND PROVIDED BY OWNER, ITS ACCURACY IS HEREBY DISCLAIMED AS IT RELATES TO THIS DRAWING.

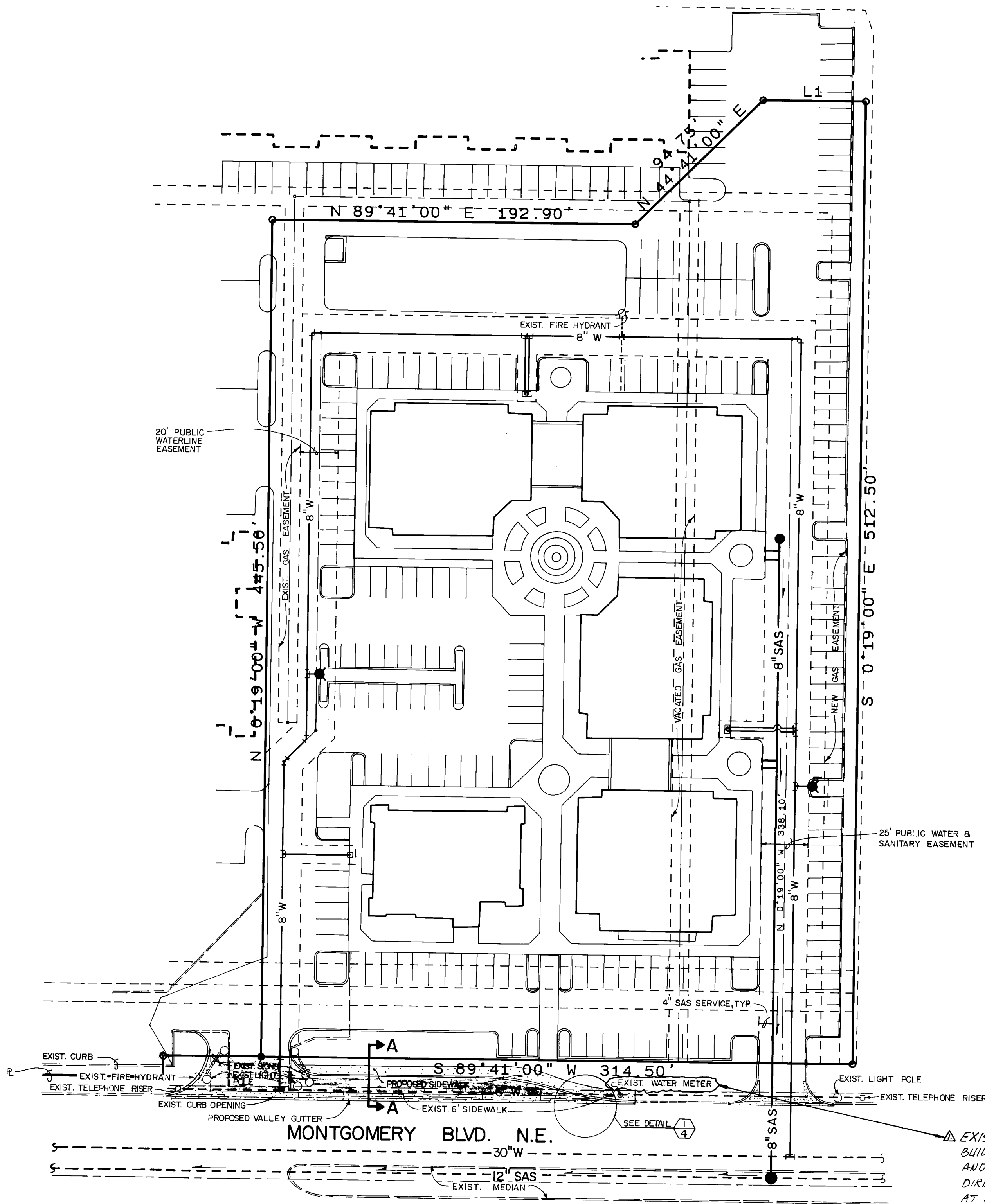
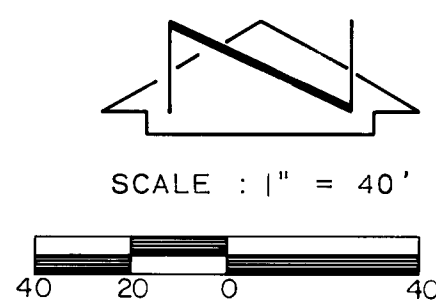


NO.	DATE	BY	REVISIONS
1	3/87	LPU	REVISE SITE PLAN, POND LOCATION & CALCULATIONS

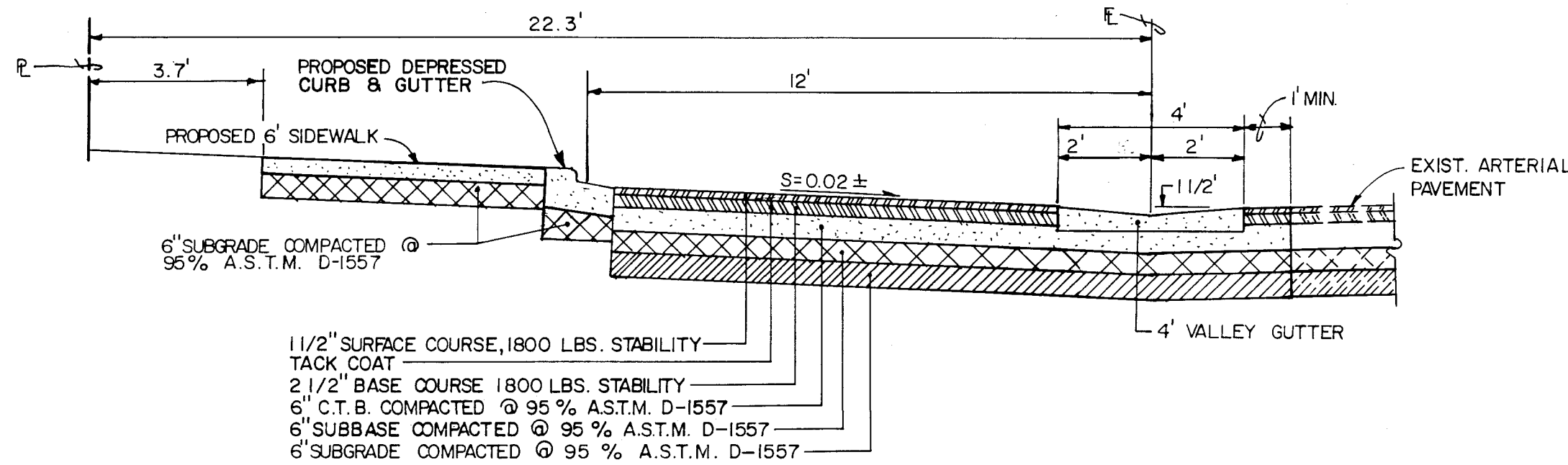
DESIGNED BY	L.P.U.	JOB NO.	61503
DRAWN BY	T.M.A.	DATE	10-86
APPROVED	J.Q.M.		

REVISED CONCEPTUAL GRADING & DRAINAGE PLAN EXECUTIVE PLAZA

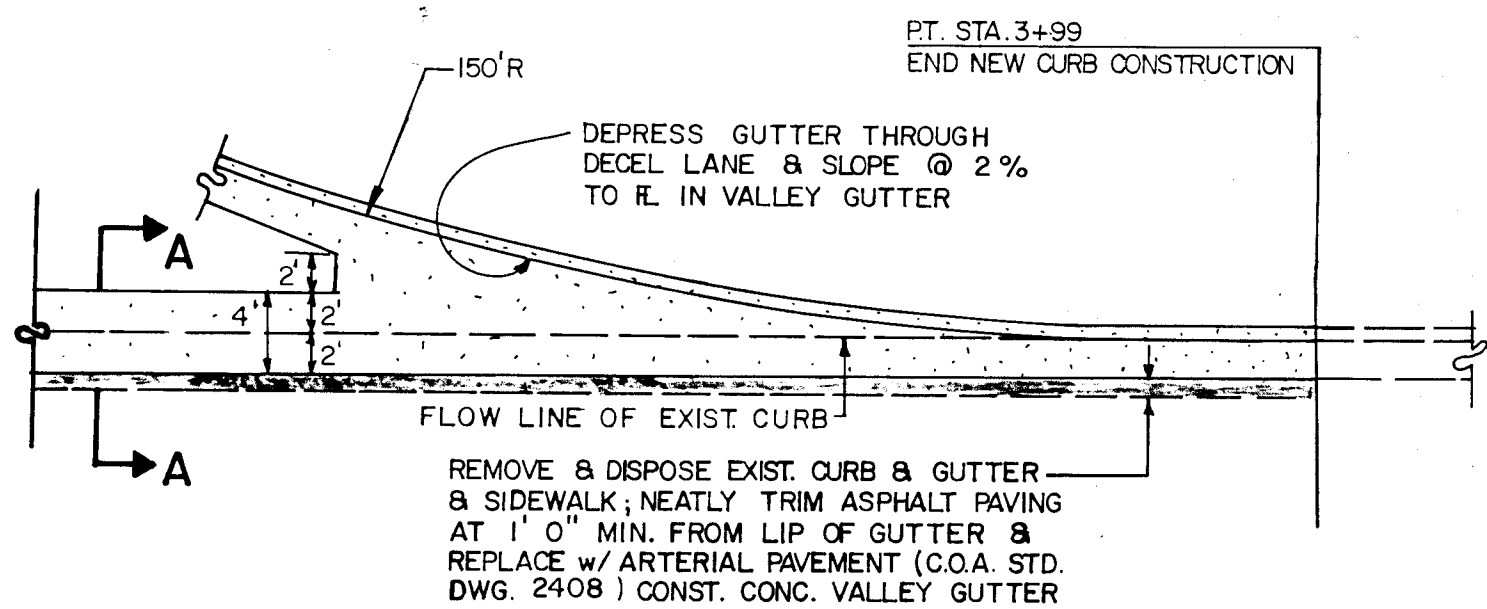
26 32740387



LINE	BEARING	DISTANCE
L1	N 89°41'00" E	54.60



SECTION A-A
SCALE: 1" = 3'-0"



DETAIL 1/4
SCALE: 1" = 10'

NOTE:
THE REMOVAL & DISPOSAL OF EXISTING PRIVATE PAVING W/IN PRIVATE PROPERTY SHALL BE PERFORMED BY THE DEVELOPER AS PART OF THE BUILDING PERMIT WHICH IS SEPARATE FROM THIS WORK ORDER.

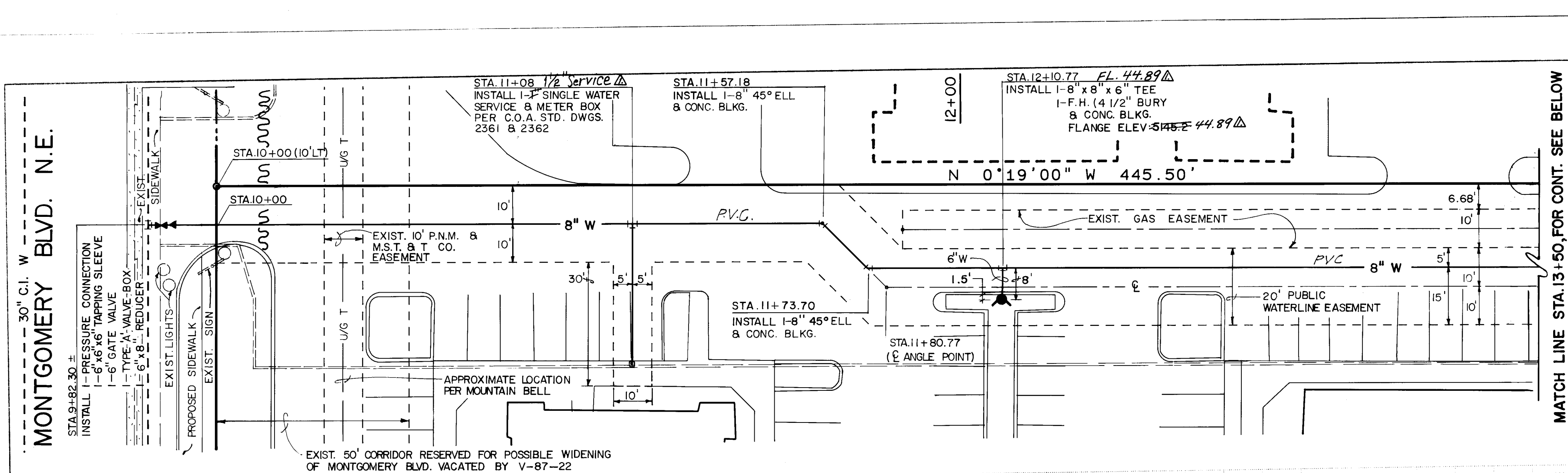
EXISTING WATER METER HAD TO BE RELOCATED TO BACK OF BUILDING BECAUSE IT SERVED OFFICES NORTH OF THIS SITE, AND EXIST 6" DI. WATER LINE & SERVICE LINES WERE DIRECTLY UNDER BUILDING SLAB. HAD TO BE CUT AND CAPPED AT MONTGOMERY.



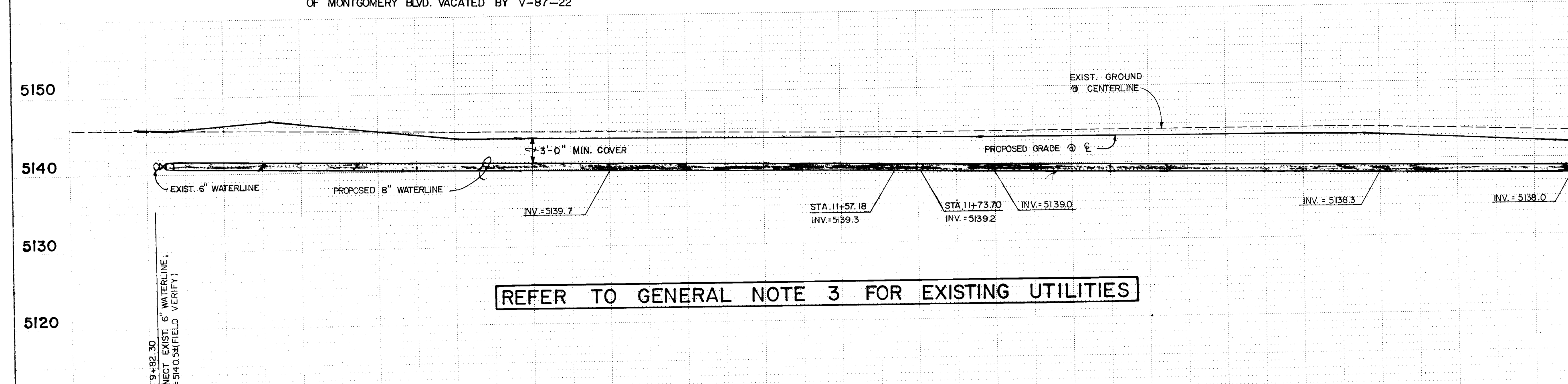
APPROVED FOR
CONSTRUCTION

CITY ENGINEER DATE

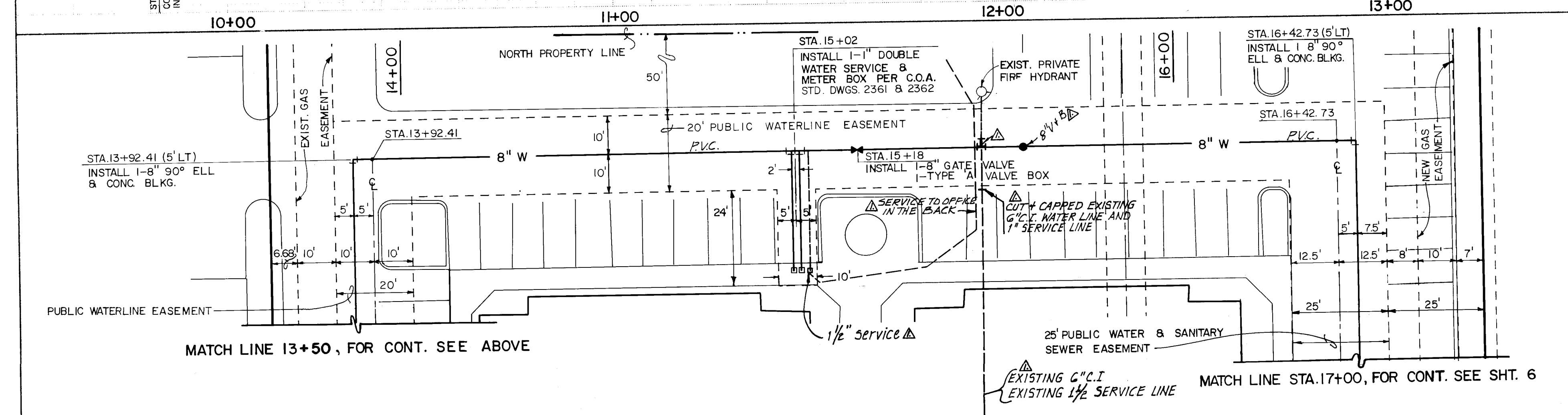
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: EXECUTIVE PLAZA SITE PLAN, PAVING SECTIONS & DETAILS					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC Chairman	<i>[Signature]</i>	4/11/87	Liquid Waste	<i>[Signature]</i>	6-5-87
Design	<i>[Signature]</i>	6/5/87	Traffic	<i>[Signature]</i>	6/5/87
Hydrology	<i>[Signature]</i>	6-5-87	Water	<i>[Signature]</i>	6-5-87
Parks & Rec.					
DRAWING NO.	3274	MAP NO.	F-17	SHEET	4 OF 6



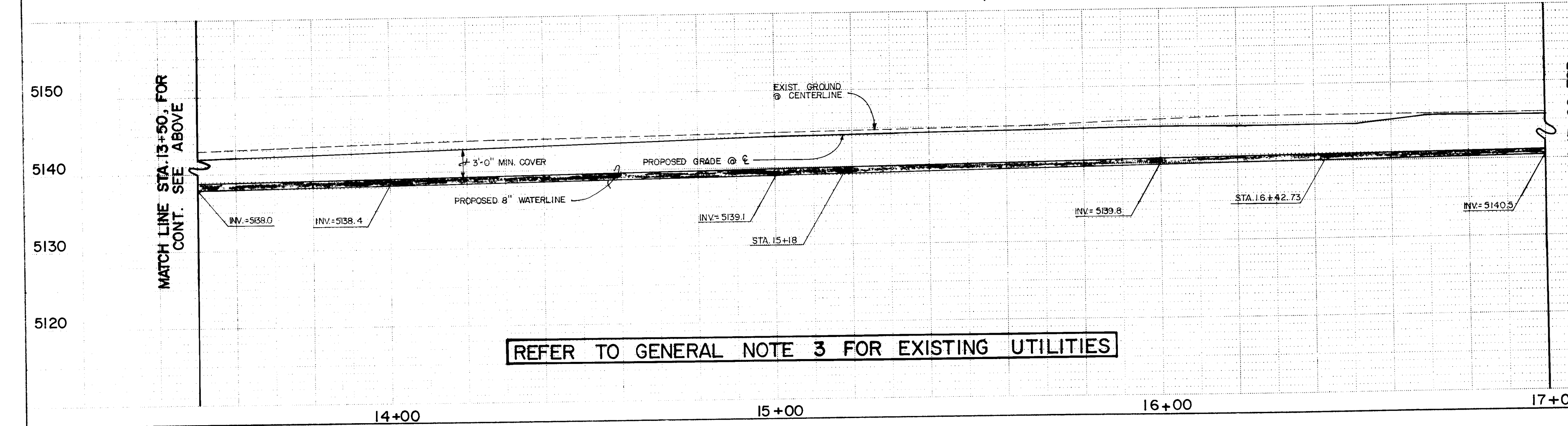
NOTE:
THE REMOVAL & DISPOSAL OF EXISTING PRIVATE PAVING W/IN PRIVATE PROPERTY SHALL BE PERFORMED BY THE DEVELOPER AS PART OF THE BUILDING PERMIT WHICH IS SEPARATE FROM THIS WORK ORDER.



MATCH LINE STA. 13+50, FOR CONT. SEE BELOW



NOTE:
THE REMOVAL & DISPOSAL OF EXISTING PRIVATE PAVING W/IN PRIVATE PROPERTY SHALL BE PERFORMED BY THE DEVELOPER AS PART OF THE BUILDING PERMIT WHICH IS SEPARATE FROM THIS WORK ORDER.



MATCH LINE STA. 17+00, FOR CONT. SEE SHT. 6

HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 10'

HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 10'

STREET PAVING IMPROVEMENTS

- ALL SLOPES AS SHOWN ON PROFILES ARE BASED ON BASELINE STATIONING UNLESS OTHERWISE NOTED.
- WHERE REMOVAL OF EXISTING CURB AND GUTTER, SIDEWALK OR PAVEMENT IS REQUIRED, THE CONTRACTOR SHALL SAWCUT AND/OR REMOVE TO THE NEAREST JOINT. CURB AND GUTTER SHOWN AS EXISTING AND NOT TO BE REMOVED UNDER THIS CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL DIMENSIONS OF CURB AND CURB RETURNS ARE SHOWN TO FACE OF CURB.
- ALL CURB AND GUTTER SHOWN HEREON SHALL BE STANDARD CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD DRAWING 2415.

SANITARY SEWER SYSTEM

- ALL STATIONING IS BASED ON EASEMENT CENTERLINE UNLESS INDICATED OTHERWISE. FOR EASEMENT CENTERLINE DATA, REFER TO PLAT (SHEET 2).
- ALL SEWER PIPE SHALL BE PVC (SDR 35) OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER (SEE NOTE 6).
- SLOPES SHOWN ON THE PROFILES ARE BASED ON TRUE DISTANCES.
- ALL MANHOLES SHALL BE FOUR-FOOT DIAMETER TYPE 'E' AS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2102 UNLESS OTHERWISE NOTED.
- SEWER SERVICE LATERALS SHALL BE PROVIDED WITH ELECTRONIC MARKER DISCS (EMD) AS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2145. EMD SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATION.
- VITRIFIED CLAY AND DUCTILE IRON ARE ACCEPTABLE PIPE MATERIALS IN LIEU OF PVC.
- CONTRACTOR SHALL REMOVE AND REPLACE EXISTING ARTERIAL PAVING FOR CITY-WIDE PAVEMENT CUTS FOR ALL UTILITIES AS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2465. PAVEMENT STRUCTURE SHALL INCLUDE 5/8" PLANT MIX SEAL COAT.

WATER DISTRIBUTION SYSTEM

- ALL STATIONING IS BASED ON EASEMENT CENTERLINE UNLESS INDICATED OTHERWISE. FOR EASEMENT CENTERLINE DATA, REFER TO PLAT (SHEET 2).
- WATER MAIN SHALL BE PVC C-900 PIPE OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER (SEE NOTE 12).
- WATER LINE SHALL HAVE A MINIMUM COVER OF 3'0" (FINISHED GRADE TO TOP OF PIPE).
- ELECTRONIC MARKER DISCS (EMD) SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION.
- DUCTILE IRON AND ASBESTOS CEMENT ARE ACCEPTABLE PIPE MATERIALS IN LIEU OF PVC.
- CONTRACTOR SHALL REMOVE AND REPLACE EXISTING ARTERIAL PAVING FOR CITY-WIDE PAVEMENT CUTS FOR ALL UTILITIES AS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2465. PAVEMENT STRUCTURE SHALL INCLUDE 5/8" PLANT MIX SEAL COAT.

26 32740587

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: EXECUTIVE PLAZA
WATER EXTENSION PLAN & PROFILE
STA. 10+00 TO STA. 17+00

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRG Chairman	AMAL	4/11/87	Liquid Waste	23/taught	6/5/87
Design	SC/L	6/5/87	Traffic	NADWH	6/5/87
Hydrology	CEAM	6-5-87	Water	23/taught	6-5-87
Parks & Rec.					

APPROVED FOR
CONSTRUCTION

CITY ENGINEER DATE

DRAWING NO. 3274 MAP NO. F-17 SHEET 5 OF 6

AS BUILT INFORMATION

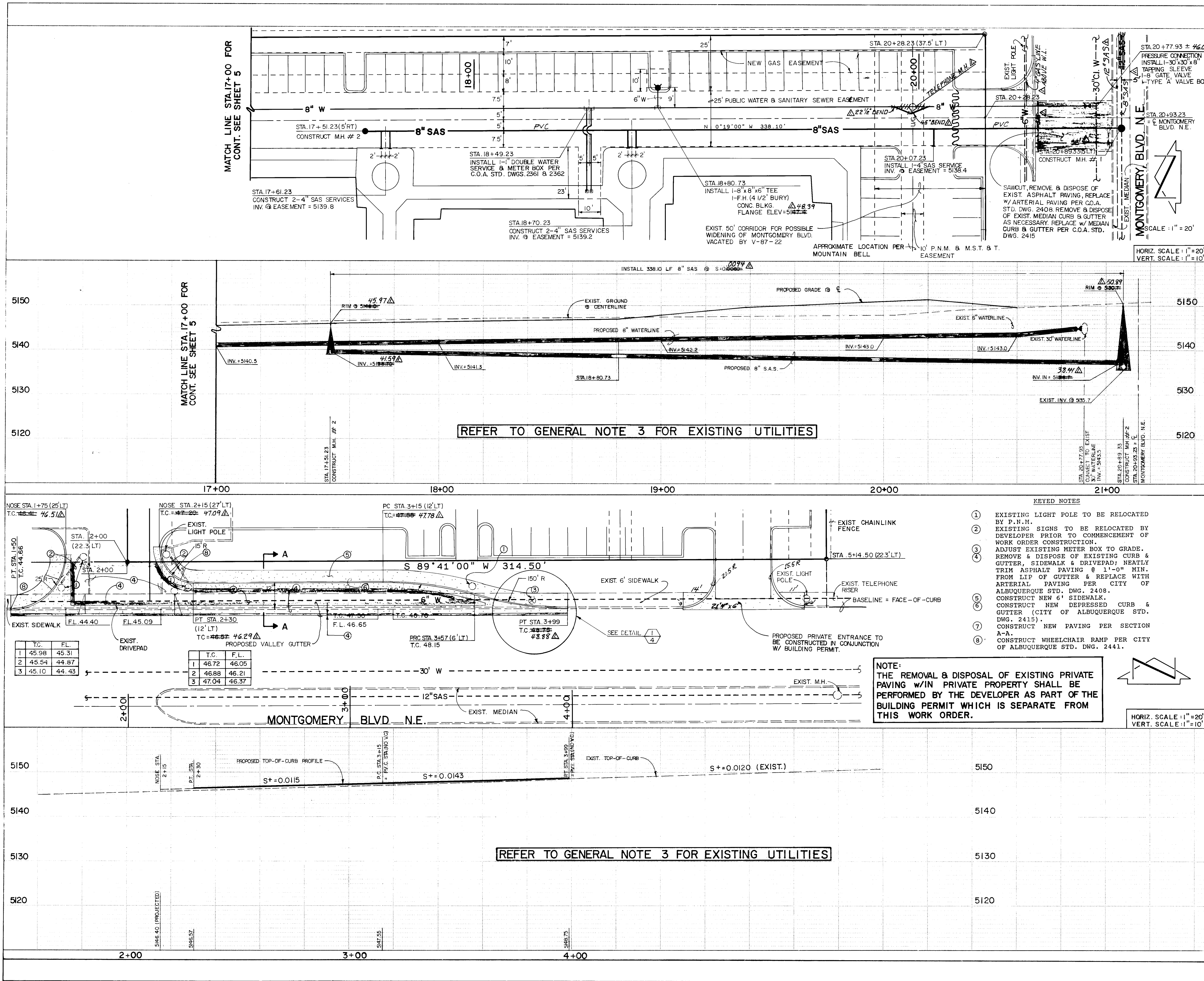
STATION MARK IS AN ACS BRASS CAP, STAMPED "M-5A" LOCATED IN THE MEDIAN IN MONTGOMERY BLVD. N.E. APPROXIMATELY 135 FT. WEST OF THE E. OF WASHINGTON ST. N.E. ELEVATION: 5194.456 FT. (M.S.L.D.)

REVISIONS

NO.	DATE	REMARKS	DESIGNED BY	CHECKED BY
1	9/24/87	Revised from as-built drawings	J.G.M.	R.A.R.

ENGINEER'S SEAL

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
NO. 8547
JAMES G. MONTGOMERY



STREET PAVING IMPROVEMENTS

1. ALL SLOPES AS SHOWN ON PROFILES ARE BASED ON BASELINE STATIONING UNLESS OTHERWISE NOTED.

2. WHERE REMOVAL OF EXISTING CURB AND GUTTER, SIDEWALK OR PAVEMENT IS REQUIRED, THE CONTRACTOR SHALL SAWCUT AND/OR REMOVE TO THE NEAREST JOINT. CURB AND GUTTER SHOWN AS EXISTING AND NOT TO BE REMOVED UNDER THIS CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

3. ALL DIMENSIONS OF CURB AND CURB RETURNS ARE SHOWN TO FACE OF CURB.

4. ALL CURB AND GUTTER SHOWN HEREON SHALL BE STANDARD CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD DRAWING 2415.

SANITARY SEWER SYSTEM

1. ALL STATIONING IS BASED ON EASEMENT CENTERLINE UNLESS INDICATED OTHERWISE. FOR EASEMENT CENTERLINE DATA, REFER TO PLAT (SHEET 2).

2. ALL SEWER PIPE SHALL BE PVC (SDR 35) OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER (SEE NOTE 6).

3. SLOPES SHOWN ON THE PROFILES ARE BASED ON TRUE DISTANCES.

4. ALL MANHOLES SHALL BE FOUR-FOOT DIAMETER TYPE "B" AS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2102 UNLESS OTHERWISE NOTED.

5. SEWER SERVICE LATERALS SHALL BE PROVIDED WITH ELECTRONIC MARKER DISCS (EMD) AS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2145. EMD SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATION.

6. VITRIFIED CLAY AND DUCTILE IRON ARE ACCEPTABLE PIPE MATERIALS IN LIEU OF PVC.

7. CONTRACTOR SHALL REMOVE AND REPLACE EXISTING ARTERIAL PAVING FOR CITY-WIDE PAVEMENT CUTS FOR ALL UTILITIES AS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2465. PAVEMENT STRUCTURE SHALL INCLUDE 5/8" PLANT MIX SEAL COAT.

WATER DISTRIBUTION SYSTEM

8. ALL STATIONING IS BASED ON EASEMENT CENTERLINE UNLESS INDICATED OTHERWISE. FOR EASEMENT CENTERLINE DATA, REFER TO PLAT (SHEET 2).

9. WATER MAIN SHALL BE PVC C-900 PIPE OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER (SEE NOTE 12).

10. WATER LINE SHALL HAVE A MINIMUM COVER OF 3'0" (FINISHED GRADE TO TOP OF PIPE).

11. ELECTRONIC MARKER DISCS (EMD) SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION.

12. DUCTILE IRON ~~AND ACCEPTABLE EMENT~~ ARE ACCEPTABLE PIPE MATERIALS IN LIEU OF PVC.

13. CONTRACTOR SHALL REMOVE AND REPLACE EXISTING ARTERIAL PAVING FOR CITY-WIDE PAVEMENT CUTS FOR ALL UTILITIES AS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2465. PAVEMENT STRUCTURE SHALL INCLUDE 5/8" PLANT MIX SEAL COAT.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
EXECUTIVE PLAZA
WATER & SANITARY SEWER EXTENSION PLAN & PROFILE
STA. 17+00 TO STA. 20+93.23
PAVING IMPROVEMENTS PLAN & PROFILE/DECELERATION LANE

APPROVALS

ENGINEER
DATE
APPROVALS
ENGINEER
DATE

DRG Chairman
Design
Hydrology
Parks & Rec.

DATE
6/1/87
6/5/87
6-5-87

Liquid Waste
Traffic
Water

DATE
6-5-87
6-5-87
6-5-87

DESIGNED BY
DRAWN BY
CHECKED BY

J.G.M.
R.A.R.
J.G.M.

DATE
5/87
5/87
5/87

DRAWING NO. 3274
MAP NO. F-17
SHEET 6 OF 6