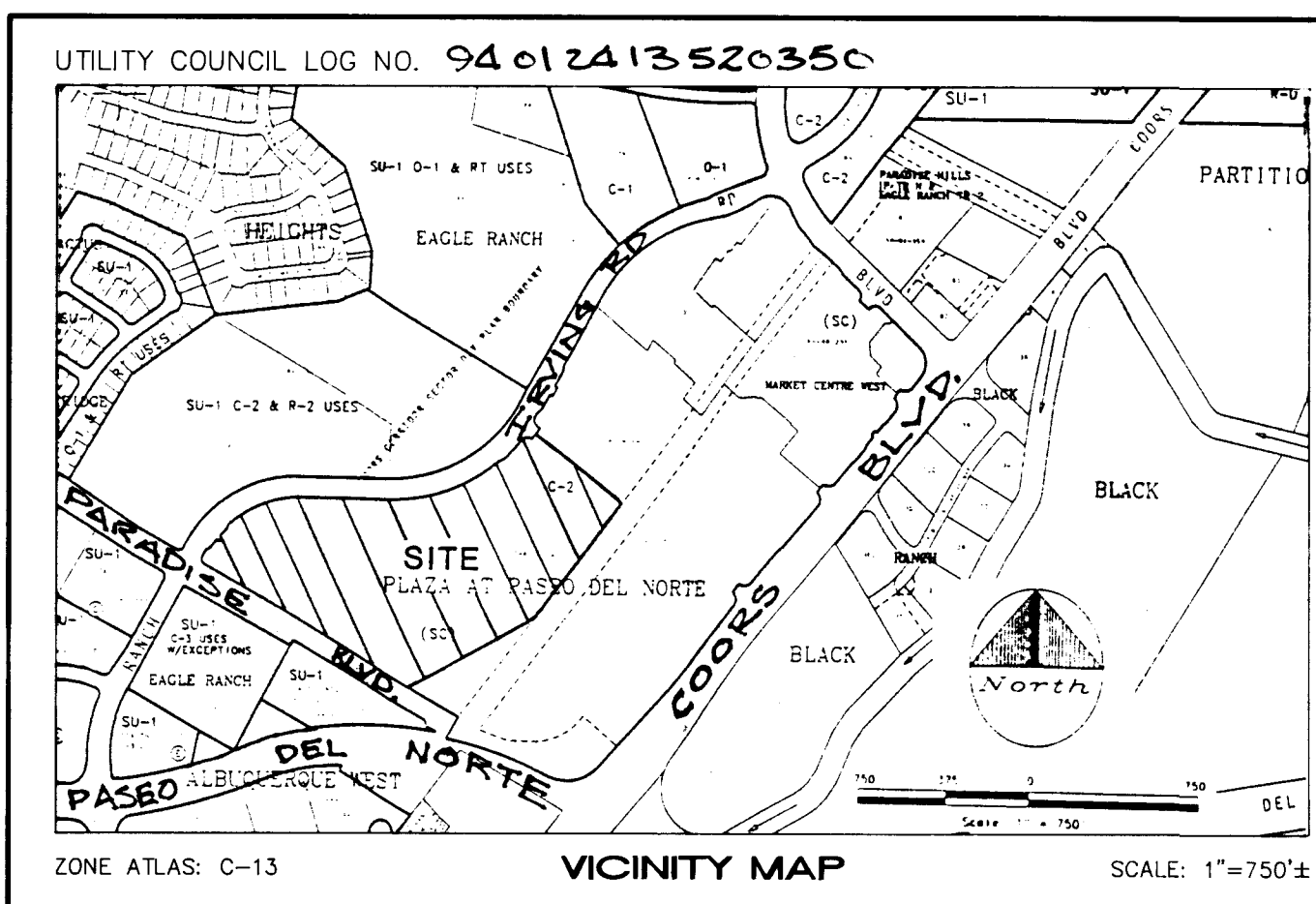




SUBDIVISION DATA / NOTES

- BEARINGS ARE BASED ON NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE, GRID BEARINGS).
- ALL DISTANCES ARE GROUND DISTANCES. GROUND TO GRID FACTOR = 0.99967008.
- GROSS SUBDIVISION ACREAGE: 14.9375 ACRES.
- NUMBER OF TRACTS CREATED: FOUR (4)
- THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES, INC. (NMUI) FRANCHISE AREA. WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE NMUI FACILITIES, NOT THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST, HOWEVER, BE APPROVED BY BOTH THE CITY OF ALBUQUERQUE AND NMUI.

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT A, THE PLAZA AT PASEO DEL NORTE INTO FOUR TRACTS (A-1, A-2, A-3 & A-4) AND TO DEDICATE ADDITIONAL RIGHT-OF-WAY ALONG EAGLE RANCH ROAD FOR DECELERATION TAPPERS.

FREE CONSENT AND DEDICATION

THE SUBDIVISION REPLAT SHOWN HEREON IS WITH FREE 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 ALL ADDITIONAL STREET RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT ALL EASEMENTS SHOWN ON THIS PLAT.

ELECTRICAL POWER AND COMMUNICATION EASEMENTS ARE RESERVED FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES AND OTHER RELATED EQUIPMENT WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE OWNERS OF TRACTS A, B, AND C HAVE GRANTED, BY PREVIOUS DOCUMENT, TO EACH OTHER AND THEIR SUCCESSORS AND ASSIGNS OF INTEREST RECIPROCAL EASEMENTS FOR PARKING, ACCESS, DRAINAGE AND UTILITIES. THE OWNERS OF TRS. A-1, A-2, A-3 & A-4, HEREBY GRANT TO EACH OTHER THEIR SUCCESSORS AND ASSIGNS OF INTEREST RECIPROCAL EASEMENTS FOR PARKING, ACCESS, DRAINAGE AND UTILITIES.

OWNER: PASEO DEL NORTE PLAZA ASSOC., L.P.
NEW MEXICO LIMITED PARTNERSHIP

John A. Roberts 1-25-94
BOK ASSET MANAGEMENT CORP.
AGENT FOR PASEO DEL NORTE PLAZA ASSOC., L.P.

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

ON THIS 25 DAY OF January, 1994, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC, BY *John A. Roberts* OF BOK ASSET MANAGEMENT CORP., AGENT FOR PASEO DEL NORTE PLAZA ASSOC., L.P., ON BEHALF OF SAID PARTNERSHIP.

Barbara A. Wood 2/17/94
NOTARY PUBLIC MY COMMISSION EXPIRES:

PLAT OF
TRACTS A-1, A-2, A-3 & A-4
THE PLAZA AT PASEO DEL NORTE
BEING A REPLAT OF TRACT A
ALBUQUERQUE NEW MEXICO
JANUARY, 1994

94045347

APPROVALS: *SP-94-63* **DRB NO.:** 94-95

Robt. Phil... 3-4-94
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE
Joe E. ... 2-23-94
GAS COMPANY OF NEW MEXICO DATE
Joe O. ... 2-22-94
U.S. WEST COMMUNICATIONS DATE
James A. Shaw 3-8-94
JONES INTERCABLE DATE
Bill Ch... 020894
CITY SURVEYOR, INGR. DIV., P.U.D. DATE
Lubank Bank 3-01-94
TRAFFIC ENGINEERING TRANS. DEV. DIV., P.W.D. DATE
Camen Chavez 3/7/94
PARKS & RECREATION DEPARTMENT DATE
Robert W. Kane 3-1-84
UTILITY DEVELOPMENT DIV., P.W.D. DATE
Martin E. ... 2-15-94
REAL PROPERTY DIVISION, P.S.D. DATE
Frank J. ... 3-31-94
A.M.A.P.E. DATE
Frank J. ... 3-31-94
CITY ENGINEER, PUBLIC WORKS DEPT. DATE
... 2-25-94
NEW MEXICO UTILITIES, INC. DATE

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

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION DATE

CERTIFICATION (PLAT PREPARATION)

I, THOMAS O. ISAACSON, A REGISTERED PROFESSIONAL ENGINEER AND 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 OF RECORD AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE BOUNDARY USED FOR THE PREPARATION OF THIS PLAT WAS ACCOMPLISHED BY TIMOTHY ALDRICH, L.S. NO. 7719, SEE CERTIFICATION OF THIS PLAT.

ISAACSON & ARFMAN, P.A.
Thomas O. Isaacson 2-8-94
THOMAS O. ISAACSON DATE
N.M.P.E. & L.S. #3895

CERTIFICATION (FIELD SURVEY)

TIMOTHY ALDRICH, L.S. NO. 7719, HEREBY CERTIFY THAT THE BOUNDARY SHOWN HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Timothy Aldrich 1-29-94
TIMOTHY ALDRICH DATE
L.S. NO. 7719

CURVE TABLE

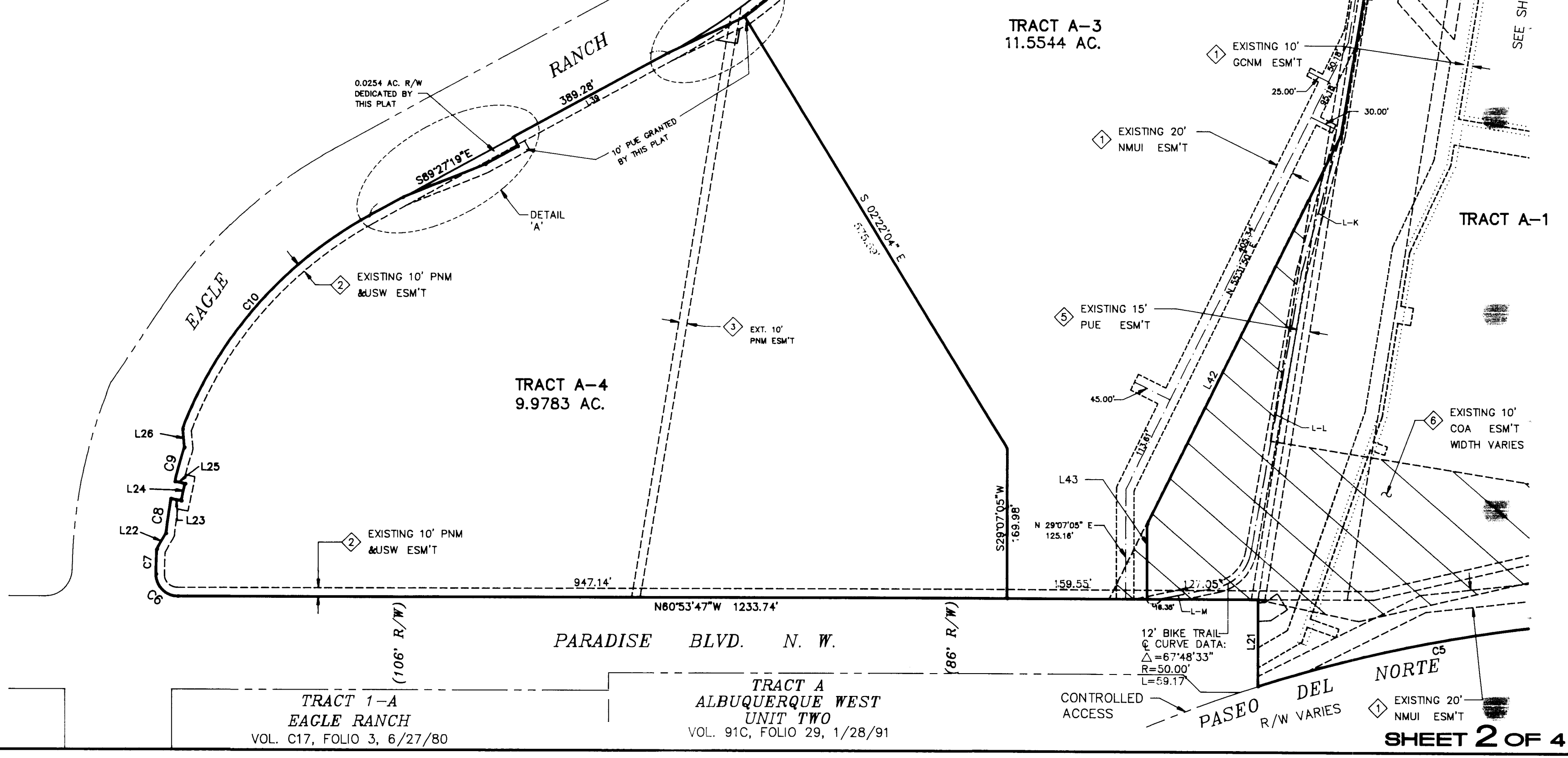
CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	61.29'	92°24'52"	38.00'	39.64'	S05°15'41"E	54.86'
C2	58.09'	87°35'23"	38.00'	36.43'	S84°44'27"W	52.60'
C3	61.29'	92°24'52"	38.00'	39.64'	S05°15'41"E	54.86'
C4	257.84'	74°59'33"	197.00'	151.14'	S78°26'37"W	239.83'
C5	427.96'	14°37'17"	1677.02'	215.15'	N71°22'15"W	426.80'
C6	39.27'	90°00'28"	25.00'	25.00'	N15°53'33"W	35.36'
C7	28.23'	03°28'43"	465.05'	14.12'	N30°50'33"E	28.23'
C8	40.00'	05°01'33"	456.05'	20.01'	N37°26'13"E	39.99'
C9	40.00'	05°01'33"	456.05'	20.01'	N44°58'31"E	39.99'
C10	330.47'	40°42'54"	465.05'	172.56'	N70°11'15"E	323.56'
C11	479.73'	40°42'52"	688.00'	250.08'	N70°34'09"E	470.07'
C12	100.00'	08°13'12"	697.00'	50.08'	N43°34'07"E	99.91'
C13	46.64'	08°13'13"	30.00'	29.52'	N83°59'41"E	42.08'
C14	42.76'	81°39'30"	30.00'	25.92'	N10°38'34"W	39.23'
C15	74.85'	49°22'32"	86.85'	39.92'	S27°20'19"E	72.55'
C16	4.91'	01°52'53"	149.50'	2.45'	S37°35'13"W	4.91'
C17	43.41'	16°31'38"	150.50'	21.86'	S30°15'48"W	43.26'
C18	43.12'	16°31'38"	149.50'	21.71'	S30°15'48"W	42.97'
C19	137.69'	11°28'00"	688.00'	69.08'	N64°48'41"E	137.46'
C20	342.04'	28°29'05"	688.00'	174.63'	N64°50'09"E	338.53'
C21	12.00'	10°3'11"	64.72'	6.02'	N13°04'12"W	11.98'
C22	44.03'	03°36'14"	699.97'	22.02'	N80°53'36"E	44.01'

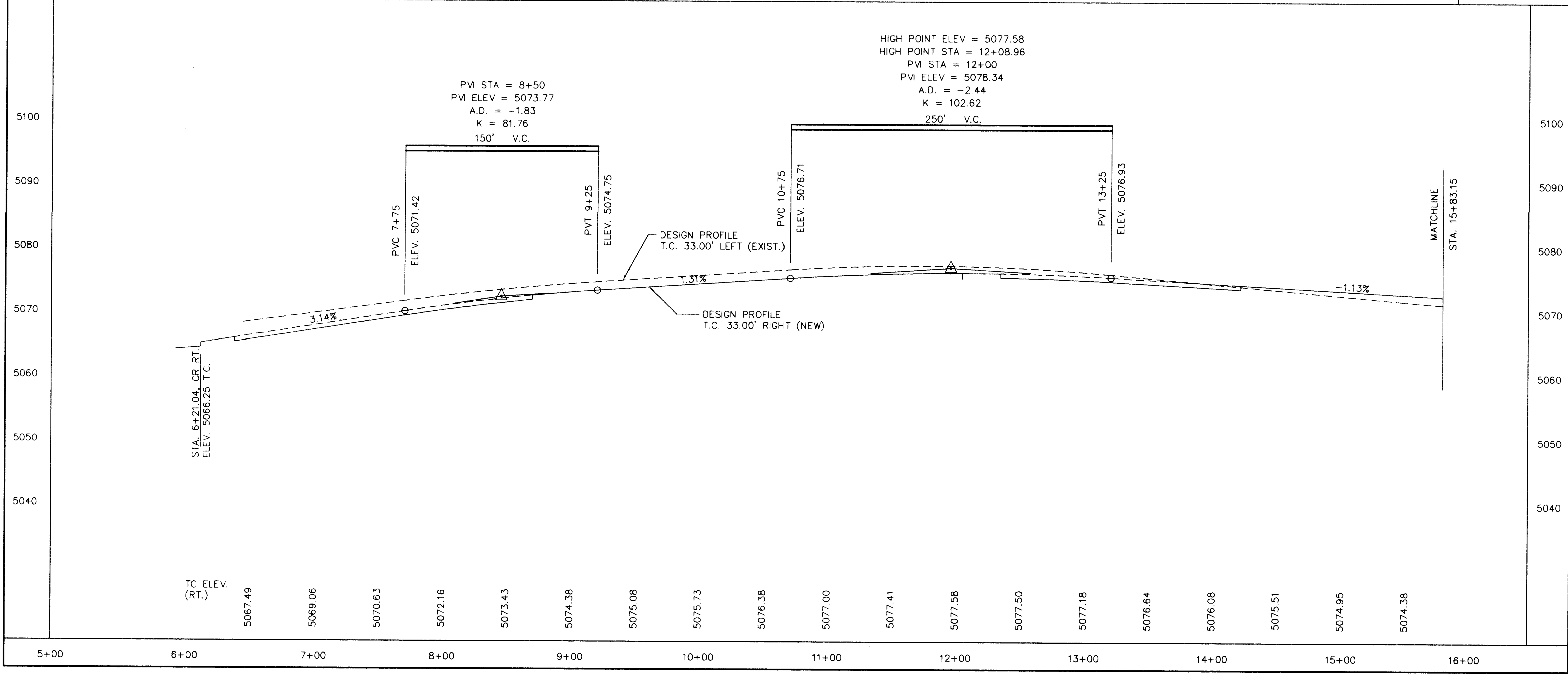
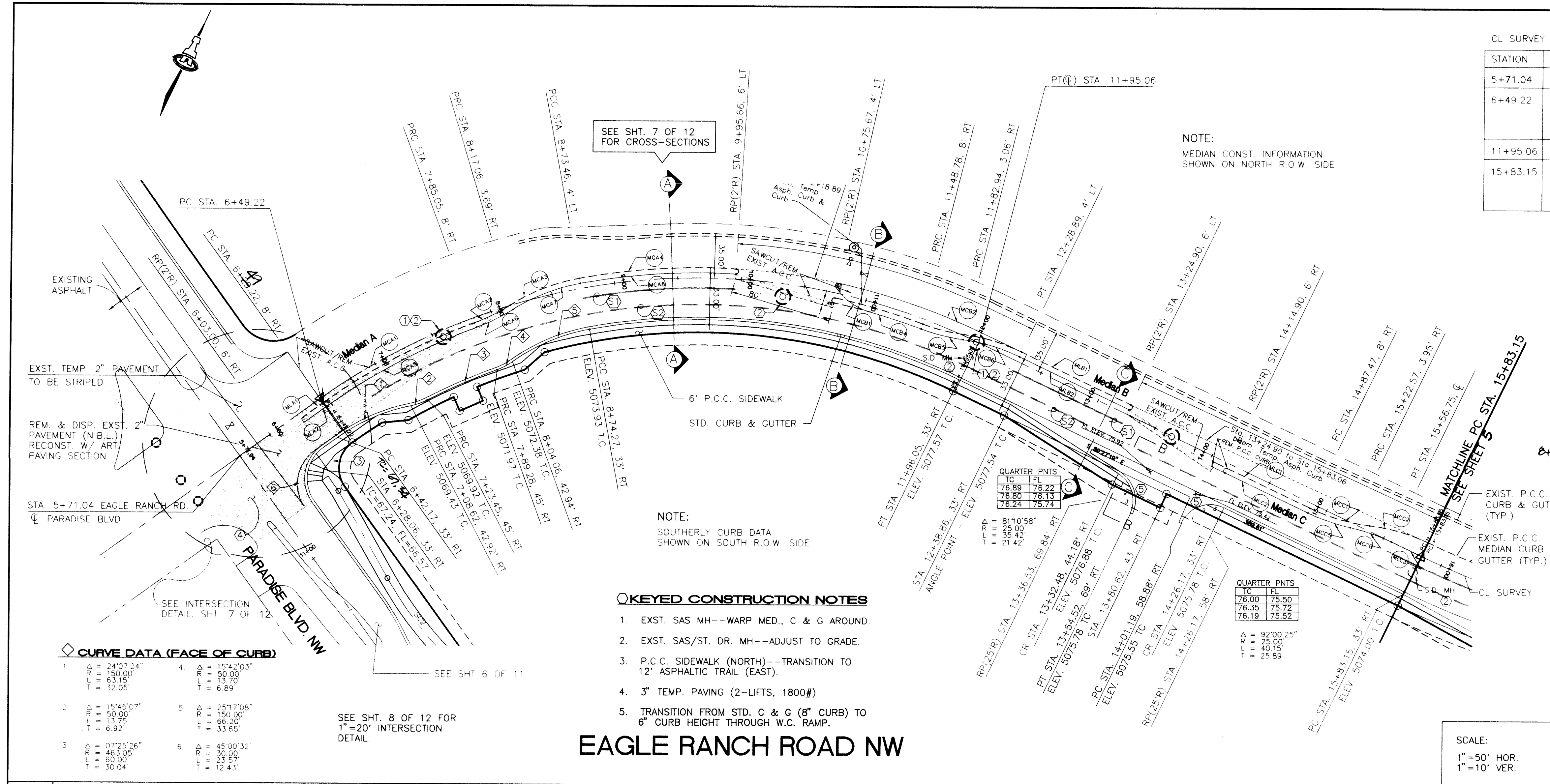
COURSE TABLE

LINE	DIRECTION	DISTANCE
L1	N26°20'43"E	50.16'
L2	S51°28'07"E	126.85'
L3	S26°21'52"W	15.34'
L4	S51°28'12"E	121.99'
L5	S38°31'23"W	85.00'
L6	S51°28'16"E	109.46'
L7	N38°31'51"E	165.94'
L8	S51°28'27"E	90.70'
L9	S83°32'18"W	69.31'
L10	S51°30'38"E	16.28'
L11	N38°31'44"W	12.99'
L12	S51°17'44"E	165.98'
L13	S38°29'49"W	5.49'
L14	S51°27'24"E	42.26'
L15	S39°12'46"W	119.57'
L16	S51°22'57"E	217.89'
L17	S38°36'19"W	22.00'
L18	S49°04'34"W	35.36'
L19	S38°36'19"W	44.00'
L20	N64°03'37"W	16.69'
L21	N29°05'52"E	99.09'
L22	N59°17'46"E	20.87'
L23	S48°47'40"E	12.00'
L24	N41°12'21"E	20.00'
L25	N48°47'38"W	12.00'
L26	N23°08'03"W	10.67'
L27	N63°27'51"E	36.36'
L28	N38°31'51"E	56.00'
L29	N51°28'09"W	16.51'
L30	N30°11'02"E	16.00'
L31	N04°19'53"W	22.00'
L32	N30°11'02"E	70.00'
L33	S59°48'58"E	12.00'
L34	N30°11'02"E	40.00'
L35	N59°48'58"W	12.00'
L36	N30°11'02"E	70.00'
L37	N06°02'10"E	22.00'
L38	N38°31'51"E	31.55'
L39	S89°27'19"E	202.53'
L40	S51°27'50"E	402.25'
L41	S38°32'03"W	485.28'
L42	S55°31'46"W	494.81'
L43	S29°07'05"W	84.79'
L44	S38°32'03"W	556.60'
L45	S36°38'43"W	118.67'
L46	S38°31'36"W	191.10'
L47	S38°31'19"W	107.84'
L48	N51°28'16"W	48.14'
L49	N51°28'16"W	61.32'
L50	N51°28'16"W	61.04'
L51	S86°17'03"E	66.35'
L52	S89°27'19"E	42.35'
L53	S82°38'42"E	101.13'
L54	S89°27'19"E	42.35'
L55	N04°19'53"W	22.00'
L56	S89°27'19"E	142.35'

PROPERTY CORNER NOTE

ALL CORNERS ARE SET 5/8" REBAR WITH CAP "ALS LS 7719" UNLESS OTHERWISE NOTED.





CL SURVEY DATA		
STATION	STATION	LINE/CURVE DATA
5+71.04	6+49.22	N29°07'18"E 78.18'
6+49.22	11+95.06	Delta = 61-33-24 R = 508.05' L = 545.83' T = 302.60'
11+95.06	15+83.15	S89°27'19"E 388.09'
15+83.15	22+63.89	Delta = 60-28-13 R = 645.00' L = 680.74' T = 375.93'

- GENERAL NOTES**
- EAGLE RANCH ROAD SHALL BE CONSTRUCTED IN COMPLIANCE WITH CITY OF ALBUQUERQUE STANDARD DWG. 2408 (ART / COLL. STREET SECTIONS WITH MEDIAN). SEE SHEET 5 FOR ASPHALT PAVING SECTION DEFINITION.
 - NORTHERN HALF OF EAGLE RANCH ROAD WAS PREVIOUSLY CONSTRUCTED UNDER CITY OF ALBUQUERQUE PROJECT #3575.
 - SEE THIS SHEET FOR MEDIAN CURB DATA SUMMARY. SEE MEDIAN CURVE TABLE ON SHEET 5 OF 10.

STRIPING NOTES:

- 4" WIDE PLASTIC TRAFFIC STRIPING, WHITE SOLID LINE
- 4" WIDE PLASTIC TRAFFIC STRIPING, WHITE BROKEN LINE WITH 4' LENGTHS AND 12' GAPS.

Median Curb Data Summary					
MEDIAN A					
Left Median Curb	Beg. Sta. / Offset	T.C. Elevation	Curve Data Label	End Sta. / Offset	T.C. Elevation
	6+29.00 4.00' Rt.	5067.82	MLA1	6+49.22 4.00' Rt.	5068.21
	6+49.22 4.00' Rt.	5068.21	MCA1	7+85.05 4.00' Rt.	5068.21
	7+85.05 4.00' Rt.	5068.21	MCA2	8+73.46 8.00' Lt.	5074.47
	8+73.46 8.00' Lt.	5074.47	MCA4	9+25.56 8.00' Lt.	5076.31
MEDIAN B					
Left Median Curb	Beg. Sta. / Offset	T.C. Elevation	Curve Data Label	End Sta. / Offset	T.C. Elevation
	6+29.00 8.00' Rt.	5067.82	MLA2	6+49.22 8.00' Rt.	5068.21
	6+49.22 8.00' Rt.	5068.21	MCA5	7+85.05 8.00' Rt.	5072.40
	7+85.05 8.00' Rt.	5072.40	MCA6	8+73.46 3.69' Rt.	5074.50
	8+73.46 3.69' Rt.	5074.50	MCA7	8+73.46 4.00' Lt.	5074.50
	8+73.46 4.00' Lt.	5074.50	MCA8	9+25.56 4.00' Lt.	5076.24
MEDIAN C					
Left Median Curb	Beg. Sta. / Offset	T.C. Elevation	Curve Data Label	End Sta. / Offset	T.C. Elevation
	10+75.67 8.00' Lt.	5077.44	MCA8	12+28.89 8.00' Lt.	5077.44
	12+28.89 8.00' Lt.	5077.44	MLB1	13+24.90 8.00' Lt.	5077.44
MEDIAN D					
Left Median Curb	Beg. Sta. / Offset	T.C. Elevation	Curve Data Label	End Sta. / Offset	T.C. Elevation
	14+14.9 4.00' Rt.	5076.37	MCA1	14+87.47 4.00' Rt.	5075.02
	14+87.47 4.00' Rt.	5075.02	MCA2	15+35.80 4.00' Lt.	5074.02
	15+35.80 4.00' Lt.	5074.02	MCA3	15+83.06 12.00' Lt.	5072.88
	15+83.06 12.00' Lt.	5072.88	MCA4	16+53.25 12.00' Lt.	5072.09
	16+53.25 12.00' Lt.	5072.09	MCA5	16+73.24 7.63' Lt.	5071.94
MEDIAN E					
Left Median Curb	Beg. Sta. / Offset	T.C. Elevation	Curve Data Label	End Sta. / Offset	T.C. Elevation
	14+14.9 8.00' Rt.	5076.37	MCA1	14+87.47 8.00' Rt.	5074.68
	14+87.47 8.00' Rt.	5074.68	MCA2	15+22.57 3.95' Rt.	5073.94
	15+22.57 3.95' Rt.	5073.94	MCA3	15+56.75 CL	5073.59
	15+56.75 CL	5073.59	MCA4	15+83.15 CL	5073.21
	15+83.15 CL	5073.21	MCA5	16+71.53 CL	5072.13

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 9575.720495

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
7761PV2 DWG 6/21/94

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: THE PLAZA AT PASEO DEL NORTE EAGLE RANCH ROAD PAVING STA 6+16.50 TO STA 15+85.15					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	8/2/94	9-12-94	WATER	N/A	RWK 8-18-94
TRANSPORTATION	8/2/94	8-2-94	WASTE WATER	N/A	RWK 8-18-94
HYDROLOGY	N/A	8-2-94			
PROJECT NO.	3575.92	MAP NO.	C-13	SHEET	4 OF 12

	ISAACSON & ARFMAN, P.A.							
	Consulting Engineering Associates							
	128 Monroe Street N.E.							
	Albuquerque			New Mexico				
	7761PV3.DWG	6/21/94						
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP								
TITLE: THE PLAZA AT PASEO DEL NORTE EAGLE RANCH ROAD PAVING STA 15+85.15 TO STA 21+58.45								
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE			
DRC CHAIRMAN	<i>[Signature]</i>	9-19-94	WATER	N/A	RWF B-18-24			
TRANSPORTATION	<i>[Signature]</i>	8-31-94	WASTE WATER	N/A	RWF B-18-24			
H/DROLOGY	<i>[Signature]</i>	8-29-94						
PROJECT NO.	3575.92		MAP NO.	C-13		SHEET	OF 12	
						5		

12' ASPHALTIC TRAIL (LT)
CENTERLINE CURVE DATA

STATION	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
SW CENTERLINE	SC2	294.00	92.08	46.42	91.71	N 63°34'12" E	17°56'45"
SW CENTERLINE	SC3	131.09	68.13	34.95	67.36	N 87°39'19" E	29°46'10"
SW CENTERLINE	SC4	134.00	86.04	44.56	84.57	S 61°09'48" E	36°47'28"
SW CENTERLINE	SC5	131.09	84.18	43.60	82.74	S 61°09'49" E	36°47'25"
SW CENTERLINE	SC6	134.00	85.73	44.39	84.27	S 61°05'45" E	36°39'17"
SW CENTERLINE	SC7	131.09	77.05	39.68	75.95	S 62°35'04" E	33°40'39"
SW CENTERLINE	SC8	44.00	11.66	5.87	11.63	S 93°20'26" E	15°11'23"
SW CENTERLINE	SC9	29.84	28.88	15.68	27.76	S 33°12'31" E	55°27'12"
SW CENTERLINE	SC10	35.11	38.68	21.55	36.76	S 76°37'40" E	62°56'41"
SW CENTERLINE	SC11 (NON-TAN)	134.36	83.82	43.32	85.47	S 63°03'06" E	29°44'37"
SW CENTERLINE	SC12	131.09	83.29	43.10	81.90	S 58°45'17" E	36°24'12"
SW CENTERLINE	SC13	133.99	78.91	40.64	77.77	S 60°45'34" E	33°44'27"
SW CENTERLINE	SC14	40.47	43.14	23.88	41.13	S 47°05'32" E	61°04'29"
SW CENTERLINE	SC15	57.11	32.52	16.71	32.08	S 88°53'36" E	32°37'29"
SW CENTERLINE	SC16	131.09	42.56	21.47	42.37	S 63°16'52" E	18°36'00"
SW CENTERLINE	SC17	44.00	14.52	7.33	14.46	S 63°26'12" E	18°54'41"

TC	FL
1 44.50	44.00
2 --	43.92
3 44.51	43.84

TC	FL
1 42.72	42.05
2 --	42.65
3 43.75	43.25

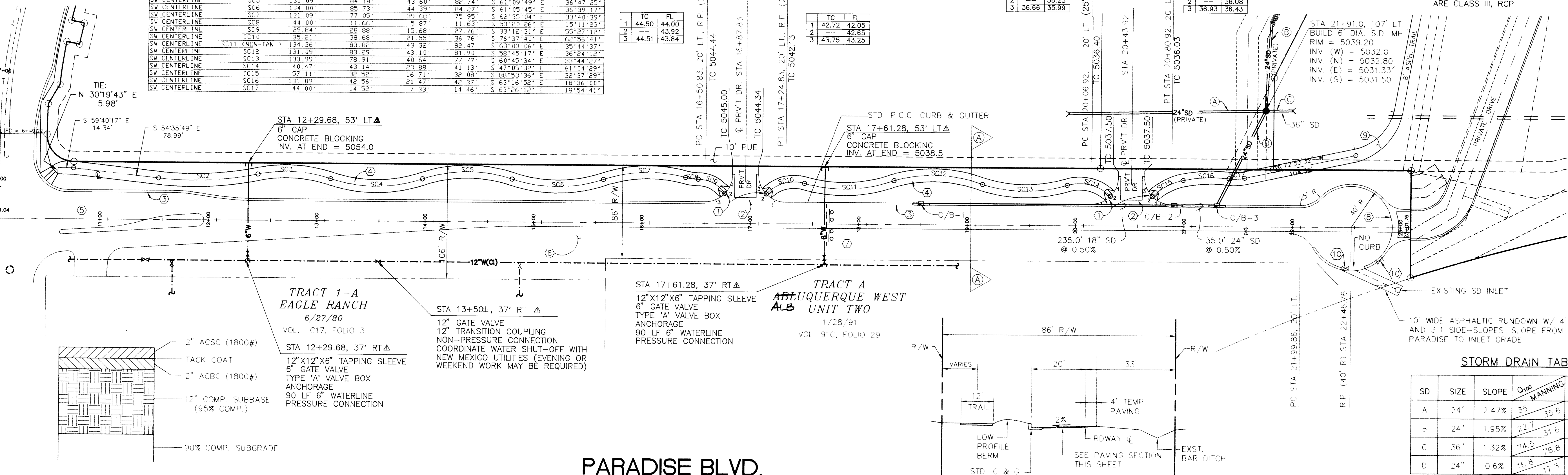
TC	FL
1 37.01	36.51
2 --	36.25
3 36.66	35.99

TC	FL
1 36.40	35.73
2 --	36.08
3 36.93	36.43

BUILD THREE (3) CATCH BASINS (C/B)
IDENTIFIED IN THE TABLE BELOW
CATCH BASIN DATA

C/B	STA	TOP OF GRATE	INV IN	INV OUT
1	18+50	37.35	---	33.56
2	20+85	35.10	32.38	32.32
3	21+23	34.92	32.15	32.09

ALL CATCH BASINS ARE TYPE 'A'
CONNECTOR AND STORM DRAIN PIPES
ARE CLASS III, RCP



PARADISE BLVD. PAVING SECTION

PARADISE BLVD.

SECTION A-A
1"=20'

SCALE: 1"=50' HOR.
1"=10' VERT.

STORM DRAIN TABLE

SD	SIZE	SLOPE	Q ₁₀₀ MANHOLE	INV IN	INV OUT
A	24"	2.47%	35	35.6	36.50
B	24"	1.95%	22.7	31.6	34.40
C	36"	1.32%	74.5	76.8	31.33
D	24"	0.6%	16.8	17.5	32.09

CONSTRUCTION NOTES

- CONSTRUCT 4" THICK PCC SIDEWALK TRANSITIONS TO HANDICAP ACCESS RAMP & PCC RAMP PER STD. DWG. 2441.
- CONSTRUCT PCC VALLEY GUTTER & CURB PER STD. DWG. 2420.
- BUILD STD. PCC CURB & GUTTER PER STD. DWG. 2415.
- 12' WIDE MEANDERING SIDEWALK/TRAIL IS 2" ASPHALTIC CONCRETE PAVEMENT (ACSC 1500#).
- NO CROWN TRANSITION 75' MIN. LENGTH.
- REMOVE AND DISPOSE EXISTING ASPHALT. RE-ESTABLISH ASPH. TURN OUT INTO EXIST. PARKING LOT.
- REMOVE AND SALVAGE BARRICADES.
- CONST. CURVILINEAR VALLEY GUTTER W/ FILLETS PER STD. DWG. 2420.
- TRANSITION FROM 12' TO 8' ASPHALTIC TRAIL THROUGH CURVE.
- ADJUST VALVE BOX TO GRADE.

26 3575.920695

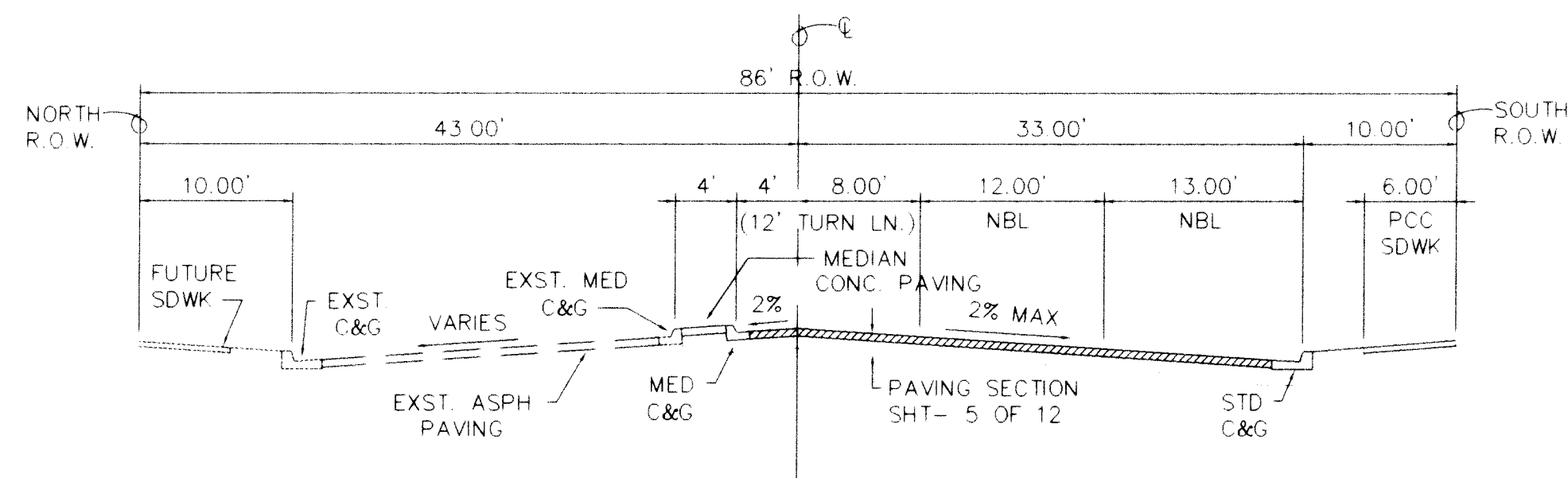
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
7761PVI.DWGacs 8/24/94

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

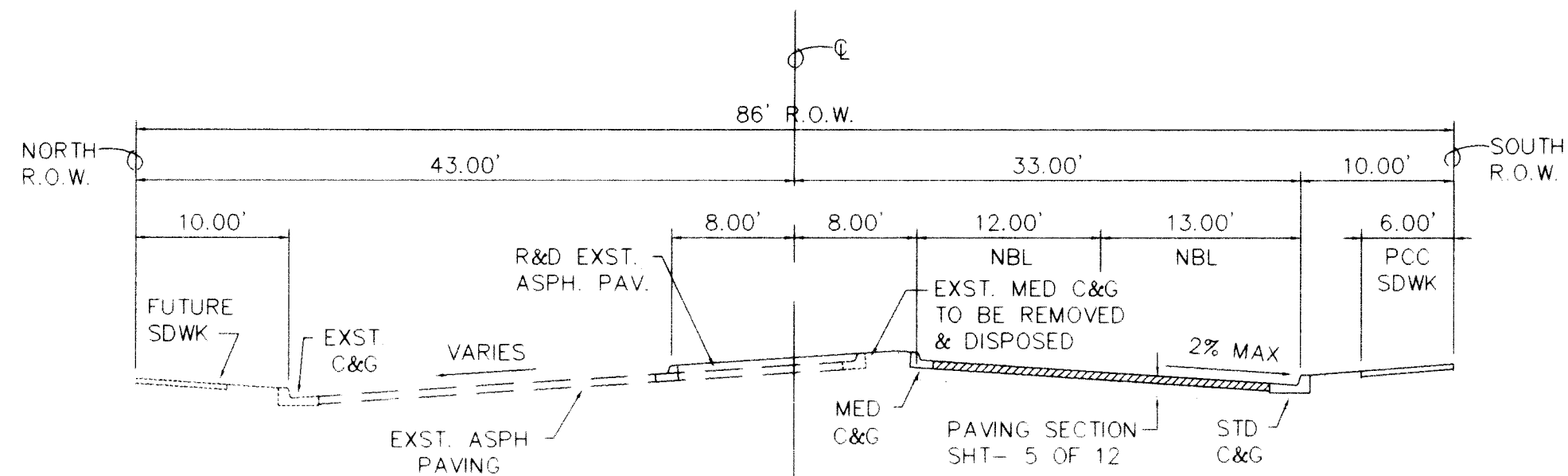
TITLE: THE PLAZA AT PASEO DEL NORTE
PARADISE BLVD.--PAVING & STORM DRAINAGE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRG CHAIRMAN	8/24/94	9-19-94	WATER	N/A	8-31-94
TRANSPORTATION	8-21-94	MA	WASTE WATER	RW	8-31-94
HYDROLOGY	8-31-94	MA	INMUI	MA	11-1-94

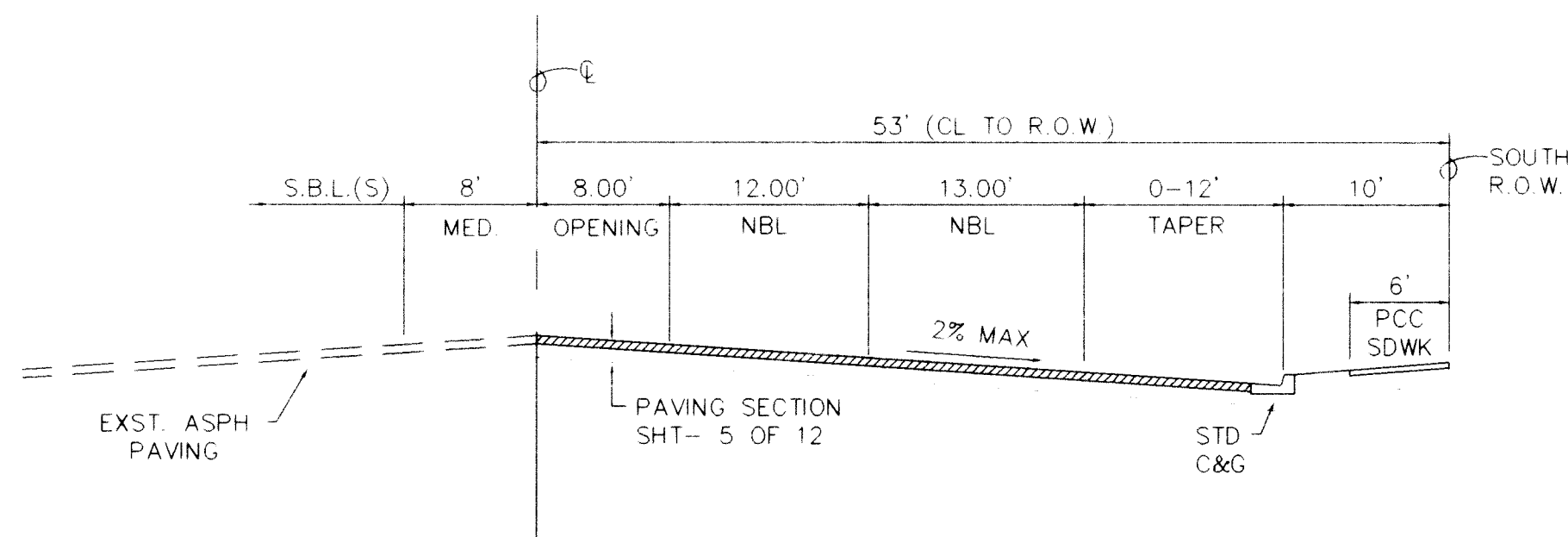
PROJECT NO. 3575.92 MAP NO. C-13 SHEET 6 OF 12



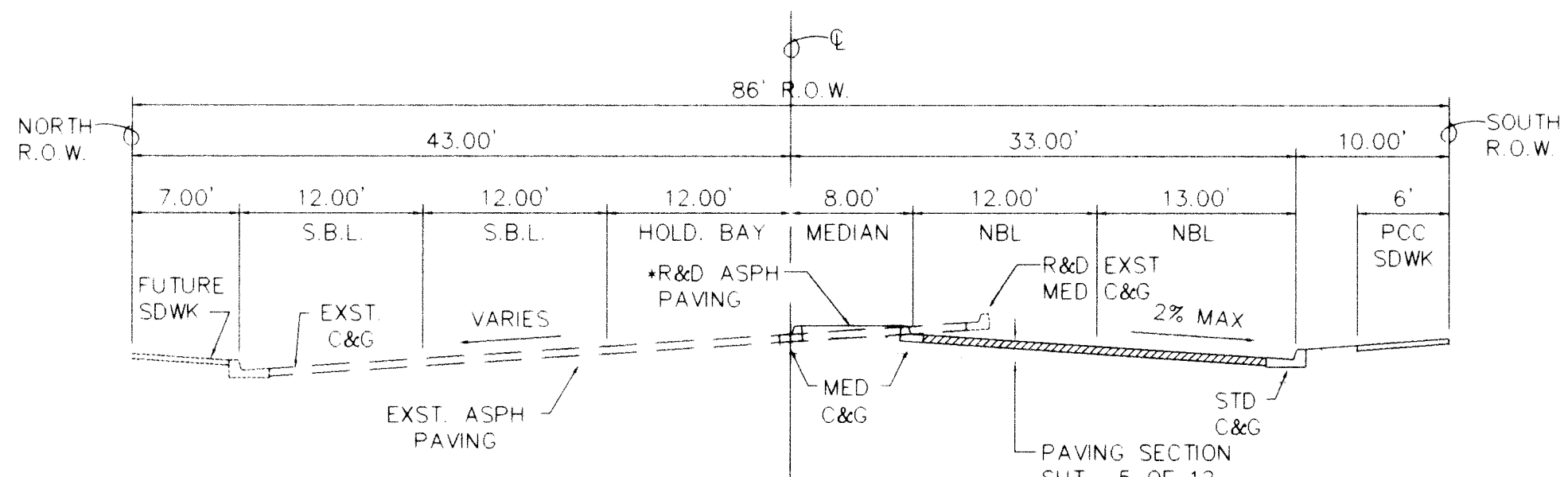
SECTION A-A
1"=10'(H), 1"=5'(V)



SECTION B-B
1"=10'(H), 1"=5'(V)



SECTION C-C
1"=10'(H), 1"=5'(V)



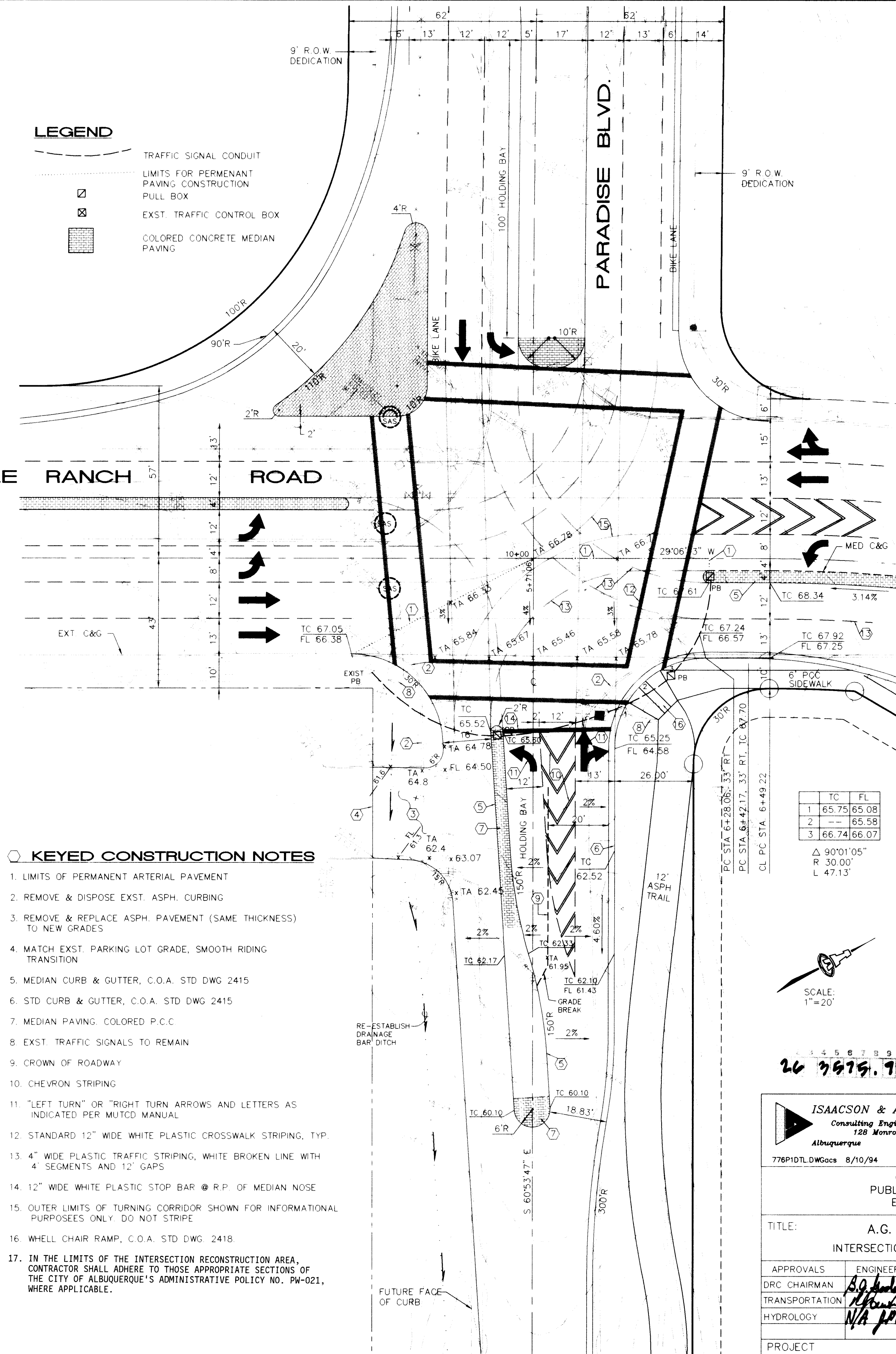
* ELIMINATING DOUBLE LEFT TURN HOLDING BAY-MODIFY TO SINGLE 12' HOLDING BAY.

SECTION D-D
1"=10'(H), 1"=5'(V)

LEGEND

- TRAFFIC SIGNAL CONDUIT
- LIMITS FOR PERMANENT PAVING CONSTRUCTION
- ☒ EXST. TRAFFIC CONTROL BOX
- ▨ COLORED CONCRETE MEDIAN PAVING

EAGLE RANCH ROAD



KEYED CONSTRUCTION NOTES

1. LIMITS OF PERMANENT ARTERIAL PAVEMENT
2. REMOVE & DISPOSE EXST. ASPH. CURBING
3. REMOVE & REPLACE ASPH. PAVEMENT (SAME THICKNESS) TO NEW GRADES
4. MATCH EXST. PARKING LOT GRADE, SMOOTH RIDING TRANSITION
5. MEDIAN CURB & GUTTER, C.O.A. STD DWG 2415
6. STD CURB & GUTTER, C.O.A. STD DWG 2415
7. MEDIAN PAVING, COLORED P.C.C
8. EXST. TRAFFIC SIGNALS TO REMAIN
9. CROWN OF ROADWAY
10. CHEVRON STRIPING
11. "LEFT TURN" OR "RIGHT TURN" ARROWS AND LETTERS AS INDICATED PER MUTCD MANUAL
12. STANDARD 12" WIDE WHITE PLASTIC CROSSWALK STRIPING, TYP
13. 4" WIDE PLASTIC TRAFFIC STRIPING, WHITE BROKEN LINE WITH 4' SEGMENTS AND 12' GAPS
14. 12" WIDE WHITE PLASTIC STOP BAR @ R.P. OF MEDIAN NOSE
15. OUTER LIMITS OF TURNING CORRIDOR SHOWN FOR INFORMATIONAL PURPOSES ONLY DO NOT STRIPE
16. WHEEL CHAIR RAMP, C.O.A. STD DWG 2418
17. IN THE LIMITS OF THE INTERSECTION RECONSTRUCTION AREA, CONTRACTOR SHALL ADHERE TO THOSE APPROPRIATE SECTIONS OF THE CITY OF ALBUQUERQUE'S ADMINISTRATIVE POLICY NO. PW-021, WHERE APPLICABLE.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
776P1D1L.DWG 8/10/94

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
NEW MEXICO UTILITIES INC.

TITLE: A.G. SPANOS APARTMENTS INTERSECTION DETAILS & CROSS-SECTIONS				
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER
DRC CHAIRMAN	8/10/94	8/10/94	WATER	N/A RWK 8/10/94
TRANSPORTATION	8/10/94	8/10/94	WASTE WATER	N/A RWK 8/10/94
HYDROLOGY	N/A JPC 8-29-94			
PROJECT NO.	3575.92	MAP NO.	C-13	SHEET 7 OF 12

AS-BUILT INFORMATION	
CONTRACTOR	ISAACSON & ARFMAN, INC.
WORK STARTED BY	ISAACSON & ARFMAN, INC.
ACCEPTANCE BY	ISAACSON & ARFMAN, INC.
REVISIONS	ISAACSON & ARFMAN, INC.
DATE	8/10/94
RECORDED BY	ISAACSON & ARFMAN, INC.
DATE	8/10/94
NO.	

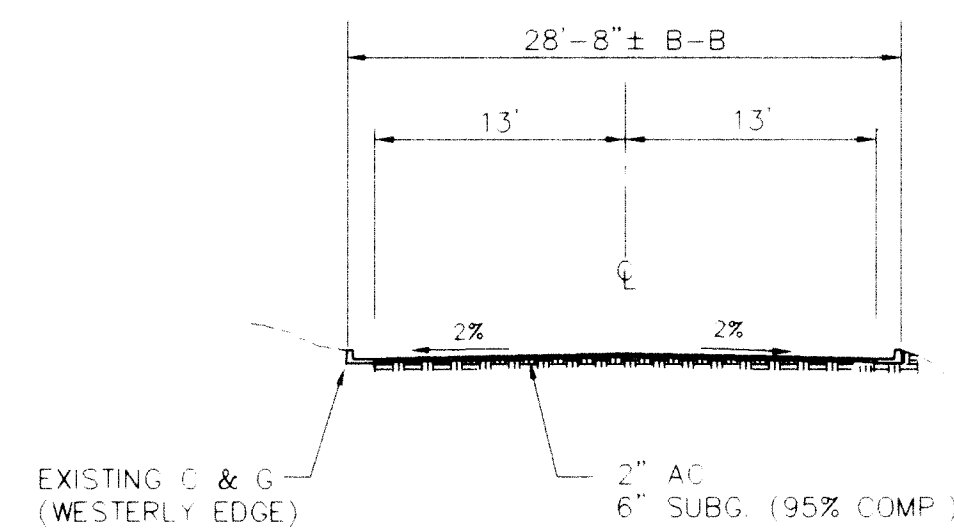
BENCH MARKS	
A STANDARD NMHC BRASS CAP, STAMPED "NM448-N9A", SET IN TOP OF A CONCRETE POST FLUSH WITH GROUND LOCATED APPROXIMATELY 150 FEET SOUTHEAST OF PARADISE ROAD AND STATE ROAD 448 (COORS ROAD) INTERSECTION.	
ELEVATION	5004.145
NO.	

SURVEY INFORMATION	
FIELD NOTES	
NO.	
DATE	
BY	
NO.	

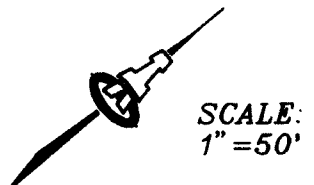
ENGINEER'S SEAL	
SEAL	
NO.	
DATE	
BY	

REVISIONS	
NO.	DATE
1	8/10/94
2	8/10/94
3	8/10/94

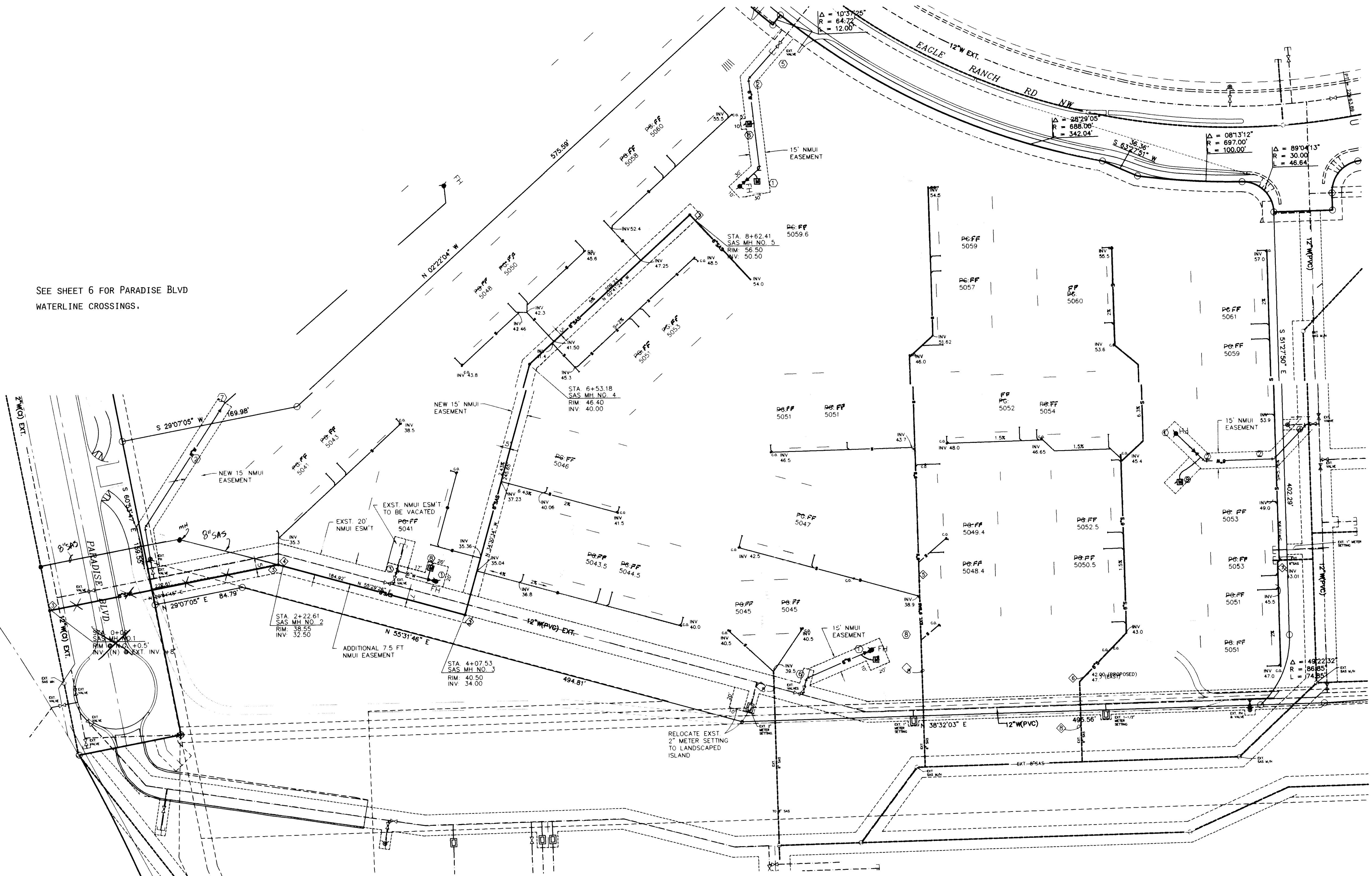
DESIGNED BY FCA	
DATE	8/10/94
DRAWN BY ACS	
DATE	8/10/94
CHECKED BY B&A	
DATE	8/10/94



PROJECT NO.	3575.92	MAP NO.	C-13	SHEET	8	OF	12
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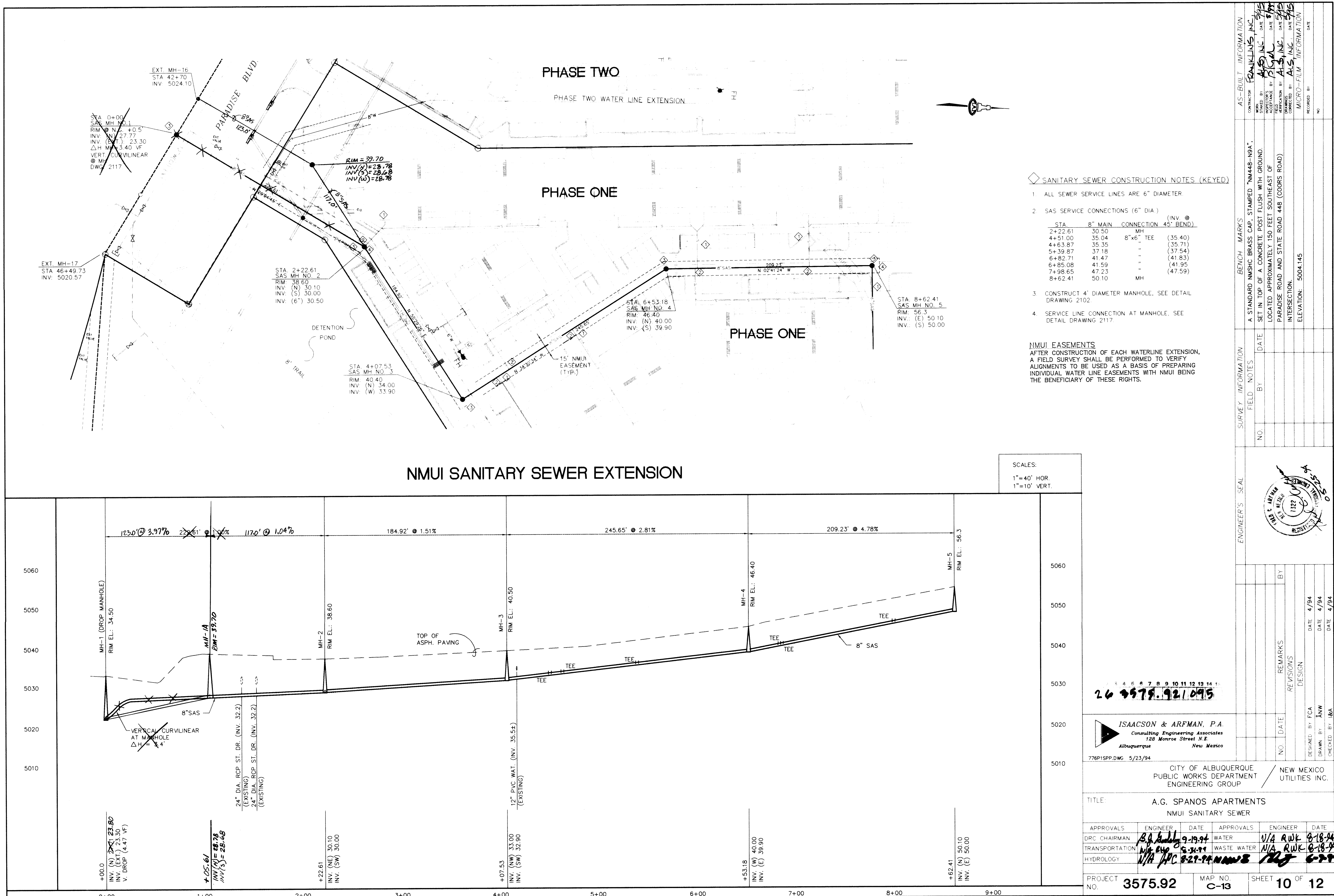
SEE SHEET 6 FOR PARADISE BLVD
WATERLINE CROSSINGS.



26 3575.920995

 ISAACSON & ARFMAN, P.A. Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque New Mexico 87102 776P1MUP.DWG 6/06/94			
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
NEW MEXICO UTILITIES INC.			
TITLE: A.G. SPANOS APARTMENTS MASTER UTILITY PLAN			
APPROVALS	ENGINEER	DATE	ENGINEER
DRC CHAIRMAN	8/2/94	8-2-94	8-2-94
TRANSPORTATION	8-31-94	8-31-94	8-31-94
HYDROLOGY	8-22-94	8-22-94	8-22-94
PROJECT NO.	3575.92	MAP NO.	C-13
SHEET 9		OF 12	

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS	
CONTRACTOR	FRANKLIN, INC.	DATE	5/95	NO.	BY	NO.	DATE	NO.	DATE
STATIONED BY	ALB, INC.	DATE	5/95	NO.	BY	NO.	DATE	NO.	DATE
ACCEPTANCE BY	ALB, INC.	DATE	5/95	NO.	BY	NO.	DATE	NO.	DATE
VERIFICATION BY	ALB, INC.	DATE	5/95	NO.	BY	NO.	DATE	NO.	DATE
DRAWINGS	ALB, INC.	DATE	5/95	NO.	BY	NO.	DATE	NO.	DATE
CORRECTED BY	ALB, INC.	DATE	5/95	NO.	BY	NO.	DATE	NO.	DATE
MICRO-FILM INFORMATION		RECORDED BY		NO.	DATE	DESIGNED BY	FCA	DATE	5/94
						DRAWN BY	AW	DATE	5/94
						CHECKED BY	BA	DATE	5/94



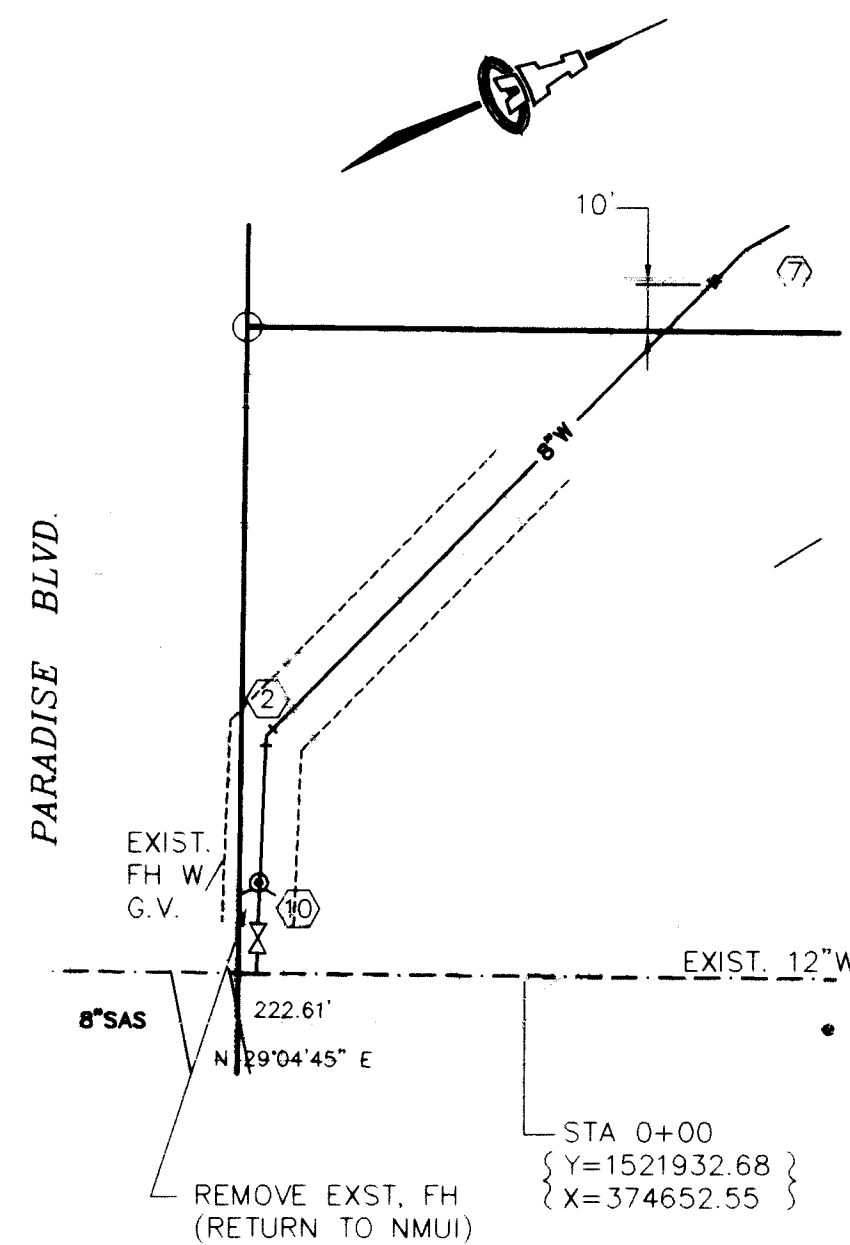
◇ SANITARY SEWER CONSTRUCTION NOTES (KEYED)

- ALL SEWER SERVICE LINES ARE 6" DIAMETER.
- SAS SERVICE CONNECTIONS (6" DIA.)

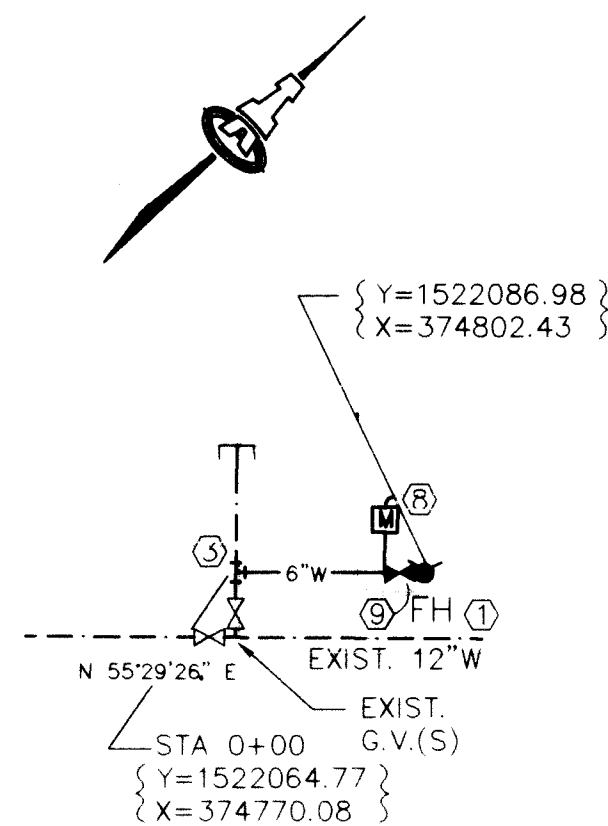
STA.	8" MAIN	CONNECTION	(INV. @ 45' BEND)
2+22.61	30.50	MH	
4+51.00	35.04	8"x6" TEE	(35.40)
4+63.87	35.35		(35.71)
5+39.87	37.18		(37.54)
6+82.71	41.47		(41.83)
6+85.08	41.59		(41.95)
7+98.65	47.23		(47.59)
8+62.41	50.10	MH	
- CONSTRUCT 4' DIAMETER MANHOLE, SEE DETAIL DRAWING 2102.
- SERVICE LINE CONNECTION AT MANHOLE, SEE DETAIL DRAWING 2117.

NMUI EASEMENTS
AFTER CONSTRUCTION OF EACH WATERLINE EXTENSION, A FIELD SURVEY SHALL BE PERFORMED TO VERIFY ALIGNMENTS TO BE USED AS A BASIS OF PREPARING INDIVIDUAL WATER LINE EASEMENTS WITH NMUI BEING THE BENEFICIARY OF THESE RIGHTS.

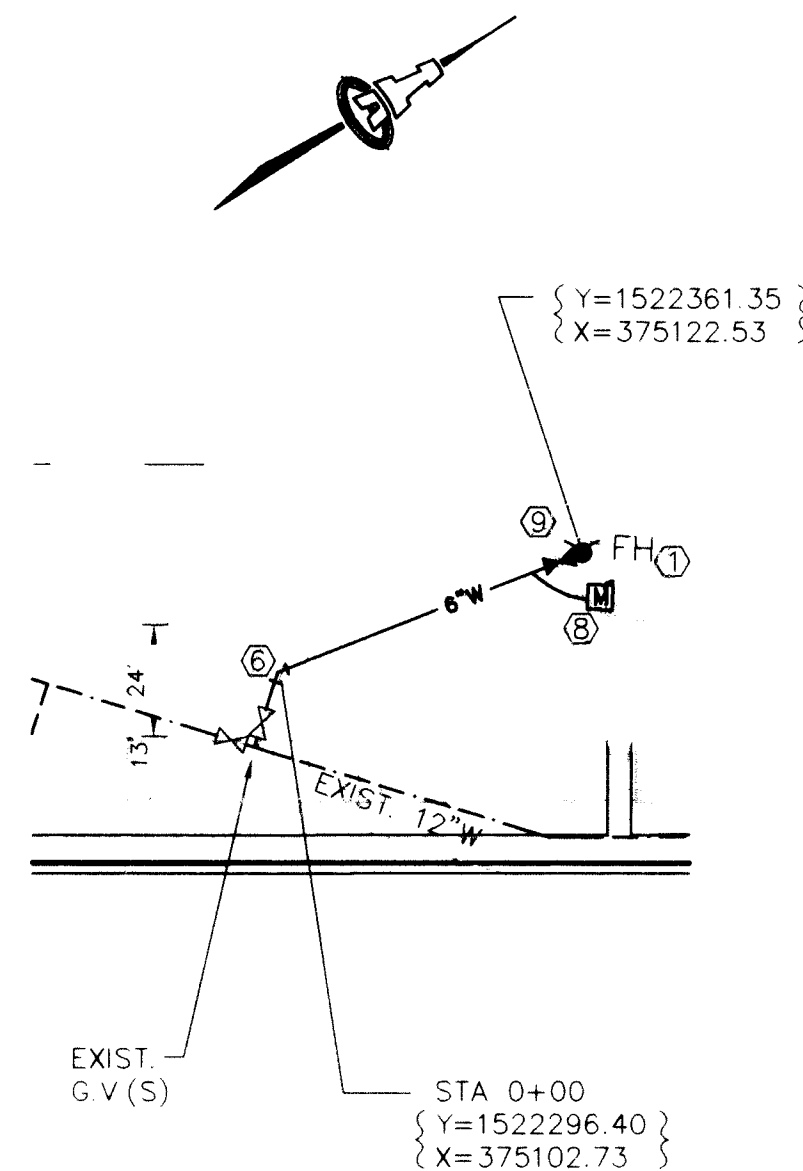
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REQUIREMENT	
CONTRACTOR	FRANKLIN'S INC.	A STANDARD NM448-N9A"		FIELD	NOTES			NEW MEXICO UTILITIES INC.	
STANDARD	DATE	SET IN TOP OF A CONCRETE POST FLUSH WITH GROUND.		NO.	DATE				
INSPECTOR'S	DATE	LOCATED APPROXIMATELY 150 FEET SOUTHEAST OF		BY					
FIELD	DATE	PARADISE ROAD AND STATE ROAD 448 (COORS ROAD)							
VERIFICATION	DATE	INTERSECTION.							
DATE	DATE	ELEVATION: 5004.145							
RECORDED BY	DATE								
NO.									



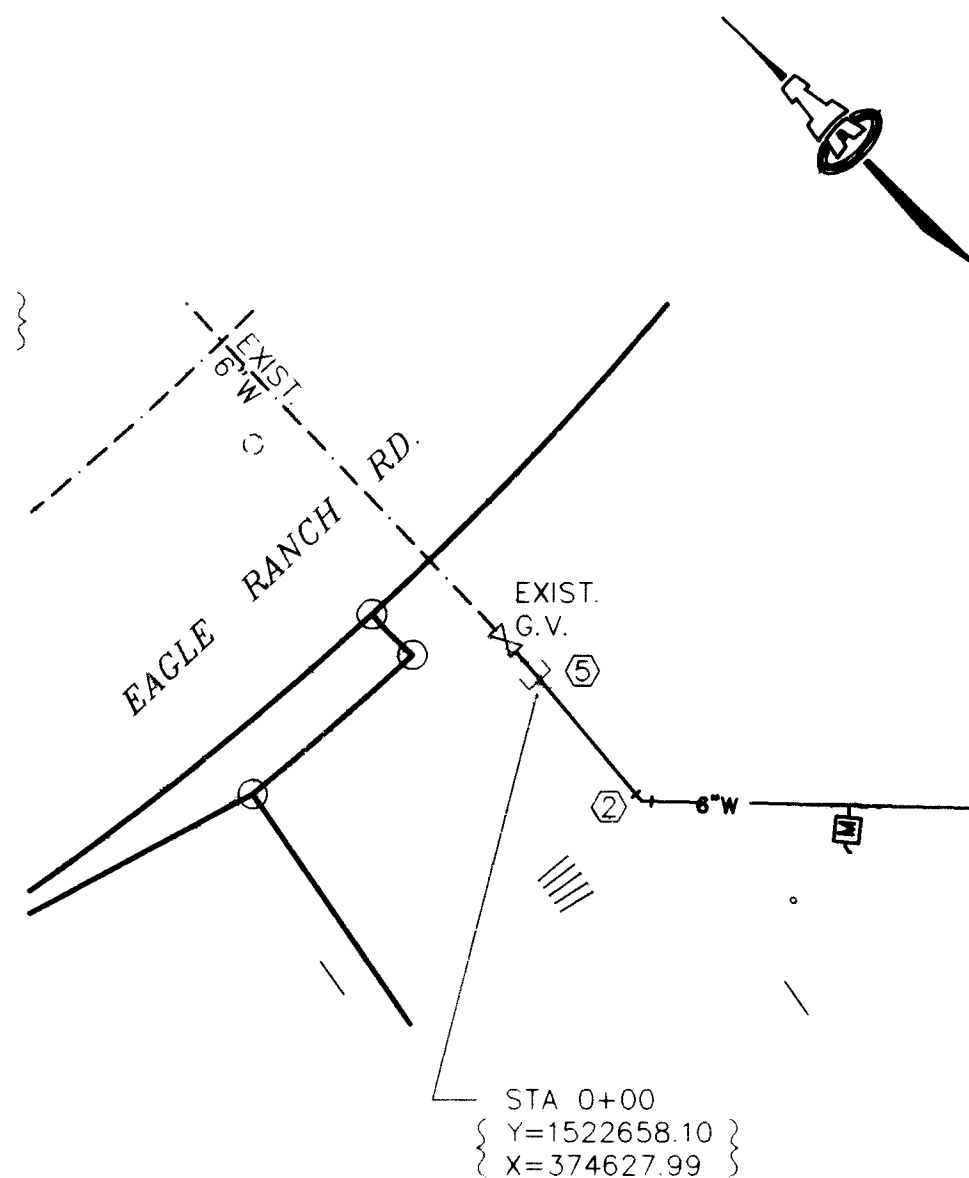
6" WATERLINE
EXTENSION NO. 1



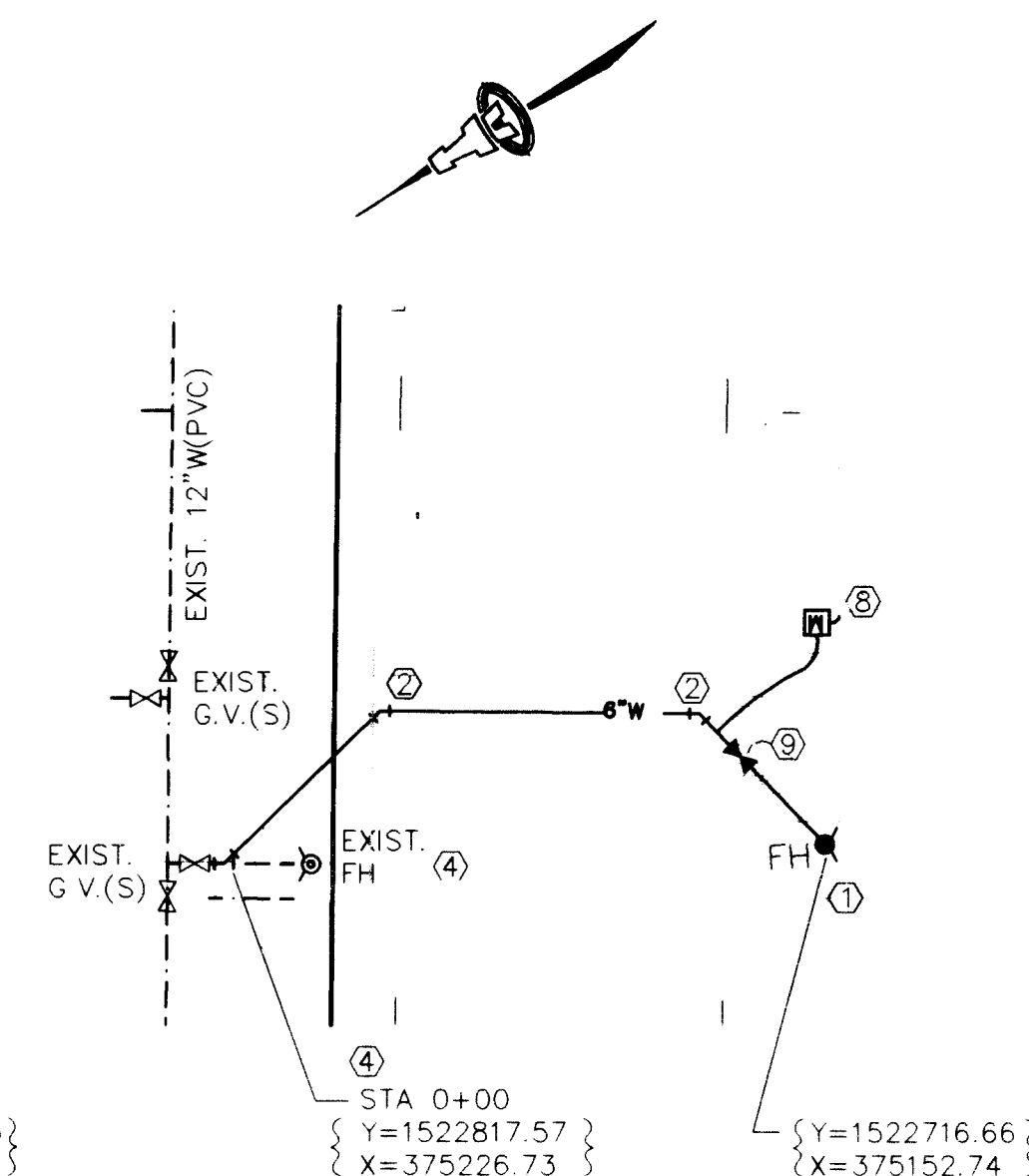
6" WATERLINE
EXTENSION NO. 2



6" WATERLINE
EXTENSION NO. 3



6" WATERLINE
EXTENSION NO. 4



6" WATERLINE
EXTENSION NO. 5

SCALES:
1"=40' HOR.
1"=10' VERT.

WATERLINE CONSTRUCTION NOTES (KEYED)

1. INSTALL FIRE HYDRANT PER DETAIL, SEE NMAPWA STANDARD DRAWING, NO. 2340 (WATROUS FH IS NOT ACCEPTABLE ON THIS PROJECT.)
2. 6"-45 DEGREE BEND WITH PCC BLOCKING.
3. INSERT 6"-90 DEGREE BEND 16' WEST OF ROAD CENTERLINE. REMOVE APPROXIMATELY 26 FT. OF 6" WATERLINE. PROVIDE BLOCKING AT BEND.
4. INSERT 6"-45 DEGREE BEND 8' SOUTH OF ROAD CENTERLINE. REMOVE APPROXIMATELY 12 FT. OF 6" WATERLINE AND FIRE HYDRANT. REUSE FIRE HYDRANT IF ACCEPTABLE TO NMUI.
5. REMOVE 6" CAP AND BLOCKING. INSTALL NEW 6" WATERLINE AND DEFLECT VERTICALLY (DOWN) TO PROVIDE ADEQUATE BURY DEPTH. BLOCK FOR VERTICAL DISPLACEMENT (ANCHORAGE).
6. REMOVE 6" CAP AND BLOCKING. INSTALL 6"-45 DEGREE BEND WITH BLOCKING.
7. 8" CAP AT END OF PHASE TWO WATERLINE EXTENSION. PROVIDE PCC BLOCKING.
8. TWO INCH (2") WATER METER. INSTALL PER NMUI DETAIL (EXHIBIT "A"). EACH METER SHALL BE INSTALLED WITH A DOUBLE CHECK VALVE AT THE TAIL PIECE TO PREVENT BACK FLOW. CHECK VALVE MANUFACTURER, MODEL AND ASSEMBLY SHALL BE APPROVED BY NMUI (898-2661).
9. 6" GATE VALVE (TO ISOLATE FH) TYPE 'A' VALVE BOX ANCHORAGE
10. 8"x6" REDUCER, 8"-45° BENDS FOR VERTICAL REALIGNMENT/ BLOCKING
11. ADJUST ALL EXISTING VALVES FOR FINISH GRADE

NMUI EASEMENTS

AFTER CONSTRUCTION OF EACH WATERLINE EXTENSION, A FIELD SURVEY SHALL BE PERFORMED TO VERIFY ALIGNMENTS TO BE USED AS A BASIS OF PREPARING INDIVIDUAL WATER LINE EASEMENTS WITH NMUI BEING THE BENEFICIARY OF THESE RIGHTS.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL									
CONTRACTOR	FRANKLIN, INC.	DATE	NOV 1994	NO.	1		<table border="1"> <tr> <th>REVISIONS</th> <th>DATE</th> </tr> <tr> <td>DESIGN</td> <td>4/94</td> </tr> <tr> <td>CHECKED BY</td> <td>4/94</td> </tr> <tr> <td>DRAWN BY</td> <td>4/94</td> </tr> </table>	REVISIONS	DATE	DESIGN	4/94	CHECKED BY	4/94	DRAWN BY	4/94
REVISIONS	DATE														
DESIGN	4/94														
CHECKED BY	4/94														
DRAWN BY	4/94														
WORK STARTED BY	ALB	DATE	NOV 1994	BY											
FIELD ASSISTANCE BY	ALB	DATE	NOV 1994	REMARKS											
FIELD CORRECTIONS BY	ALB	DATE	NOV 1994	NO.	1										
CORRECTED BY	ALB	DATE	NOV 1994	DESIGNED BY	FCA										
RECORDED BY		DATE		DRAWN BY	ANW										
		DATE		CHECKED BY	REA										

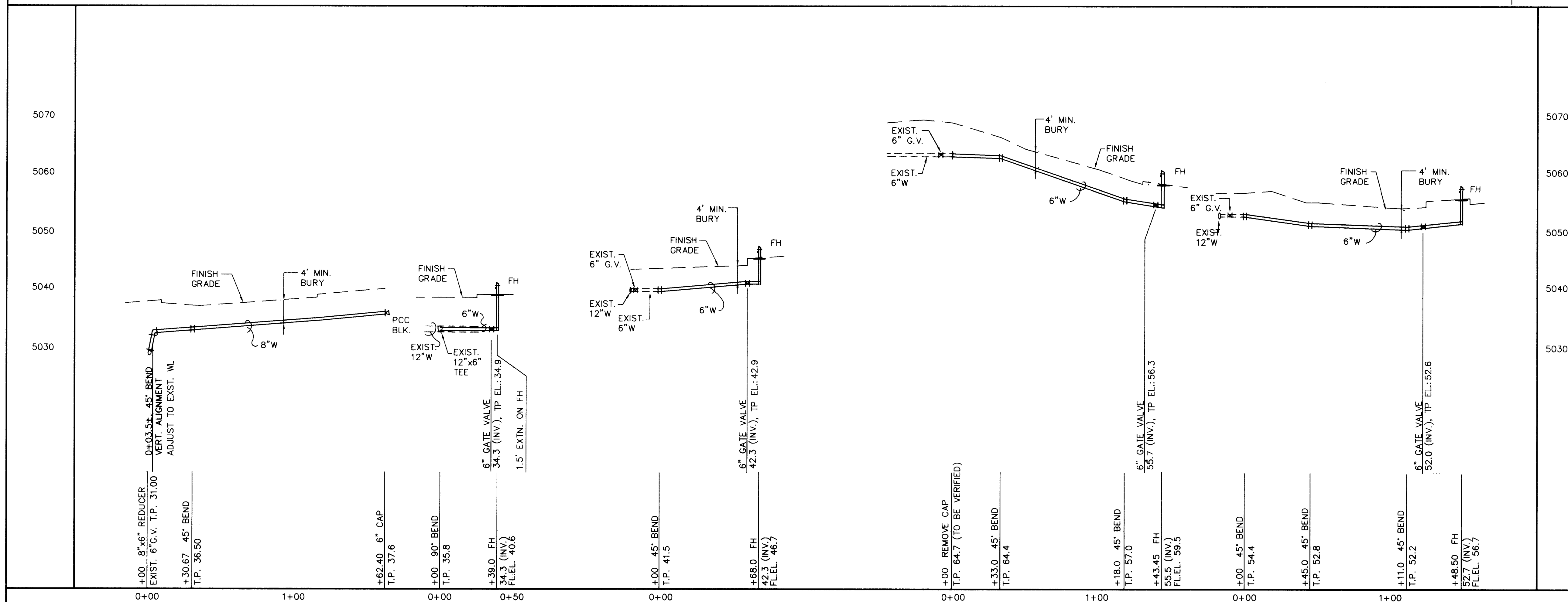
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
778P1WPP.DWG 6/6/94

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
NEW MEXICO UTILITIES INC.

TITLE:
A.G. SPANOS APARTMENTS
NMUI WATER LINE EXTENSIONS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	8/8/94	9-19-94	WATER	N/A	8-18-94
TRANSPORTATION	N/A	8-31-94	WASTE WATER	N/A	8-18-94
HYDROLOGY	N/A	8-24-94	NMUI	8-24-94	6-24-94

PROJECT NO. 3575.92
MAP NO. C-13
SHEET 11 OF 12



NEW MEXICO UTILITIES, INC.

SPECIFICATIONS FOR WATER & WASTE WATER FACILITIES

THE CITY OF ALBUQUERQUE'S "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" IS TO BE FOLLOWED WITH THE EXCEPTIONS AND/OR ADDITIONS CONTAINED HEREIN

ALL MATERIALS AND APPLICATIONS THEREOF SHALL BE SUBJECT TO APPROVAL BY NEW MEXICO UTILITIES, INC.

MAIN LINES

1. MATERIAL - (1.1) MAINLINE PIPE MATERIAL SHALL BE P.V.C. UNLESS OTHERWISE SPECIFIED BY NMUI.
(1.2) P.V.C. PIPE SHALL MEET THE SAME ASTM AND AWWA SPECIFICATIONS AS REQUIRED BY THE CITY OF ALBUQUERQUE
2. INSTALLATION - (2.1) ALL WATER MAINS SHALL HAVE 4 FT. MINIMUM COVER OVER THE TOP OF THE PIPE.
(2.2) DEAD END LINES, I.E., CUL-DE-SACS, NOT EQUIPPED WITH A FIRE HYDRANT WILL REQUIRE A FLUSH LINE AS APPROVED BY THE ENGINEER AND NMUI.
3. VALVES - (3.1) BUTTERFLY VALVES SHALL BE EQUIPPED WITH A 2-INCH OPERATING NUT.
(3.2) THE DISTANCE FROM THE TOP OF THE OPERATING NUT TO THE TOP OF THE VALVE CAN SHALL BE BETWEEN 3 FEET AND 18 INCHES.
(3.3) VALVES ARE REQUIRED ON ALL FIRE HYDRANT LEGS.
(3.4) BRASS GATE VALVES SHALL BE EITHER OHIO BRASS OR MILWAUKEE, SERIES 100.
4. VALVE CANS - (4.1) VALVE CANS SHALL BE 5-1/4 INCHES CAST IRON SLIP TYPE VALVE CANS SUCH AS TYLER SERIES 6855, OR EQUAL.
5. FIRE HYDRANTS - (5.1) AN ISOLATION VALVE IS REQUIRED ON ALL FIRE HYDRANT LEGS.
6. TESTING - (6.1) THE HYDROSTATIC TEST SHALL BE PERFORMED AT A TEST PRESSURE OF 200 P.S.I.
7. AIR RELEASE - (7.1) AIR RELEASE VALVES SHALL BE CONTAINED WITHIN A MANHOLE. SEE "EXHIBIT C"
8. BACKFLOW PREVENTION - (8.1) ALL FIRE LINES FOR SPRINKLER SYSTEMS WILL REQUIRE AN APPROVED DOUBLE CHECK W/DETECTOR BYPASS ASSEMBLY THAT MEETS OR EXCEEDS AWWA C506. THE DEVICE WILL REQUIRE A 3/4 INCH DETECTOR METER WITH CHECKS.
(8.2) ALL SITUATIONS REQUIRING BACKFLOW PREVENTION, I.E., HOSPITALS, MORTUARIES, MANUFACTURING, LABORATORIES, ETC., WILL REQUIRE AN R.P.Z. (REDUCED PRESSURE ZONE) DEVICE THAT MEETS OR EXCEEDS AWWA C506.
(8.3) ALL BACKFLOW PREVENTION DEVICES WILL REQUIRE RESILIENT SEAT ISOLATION VALVES BOTH UPSTREAM AND DOWNSTREAM OF THE DEVICE.
(8.4) THE BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN AN ACCESSIBLE AREA WITH PROPER DRAINAGE FACILITIES FOR THE RELIEF LINE AS APPROVED BY THE ENGINEER AND NMUI.

SERVICES

1. FITTINGS - (1.1) CURB STOPS AND CURB BOXES ARE NOT REQUIRED.
(1.2) A TYPICAL SERVICE SET WITH FITTINGS FOR A 3/4 INCH THROUGH 2 INCH METER SET IS DETAILED IN "EXHIBIT A"
(1.3) ANGLE STOPS SHALL BE BRONZE BODY BALL VALVES AND WILL REQUIRE THE APPROVAL OF NMUI.
(1.4) BRASS GATE VALVES SHALL BE EITHER OHIO BRASS OR MILWAUKEE, SERIES 100.
2. SERVICE LINES - (2.1) SERVICE LINES FOR A 3/4 INCH SERVICE SHALL BE 1 INCH IN DIAMETER.
(2.2) SERVICE LINES SHALL HAVE A MINIMUM OF 3 FEET OF COVER.
3. METER BOXES - (3.1) 3/4- AND 1-INCH METER BOXES ARE DETAILED IN "EXHIBIT B".
(3.2) FOR 1 1/2-INCH AND 2-INCH METER BOXES USE THE CITY OF ALBUQUERQUE'S STANDARD BOXES.
(3.3) FOR A TYPICAL 3/4-INCH METER BOX INSTALLATION THE BOX SHALL BE LOCATED 6 INCHES BACK OF CURB.
(3.4) METER BOXES SHALL BE KEPT OUT OF TRAFFIC AREAS. IF THIS IS UNAVOIDABLE, THEN THE CITY OF ALBUQUERQUE'S STANDARD BOX WITH A TRAFFIC LID SHALL BE USED.
4. IRRIGATION - (4.1) ALL APPLICATIONS OTHER THAN SINGLE-FAMILY RESIDENTIAL HOUSING WILL REQUIRE A SEPARATE WATER SERVICE FOR IRRIGATION USE.

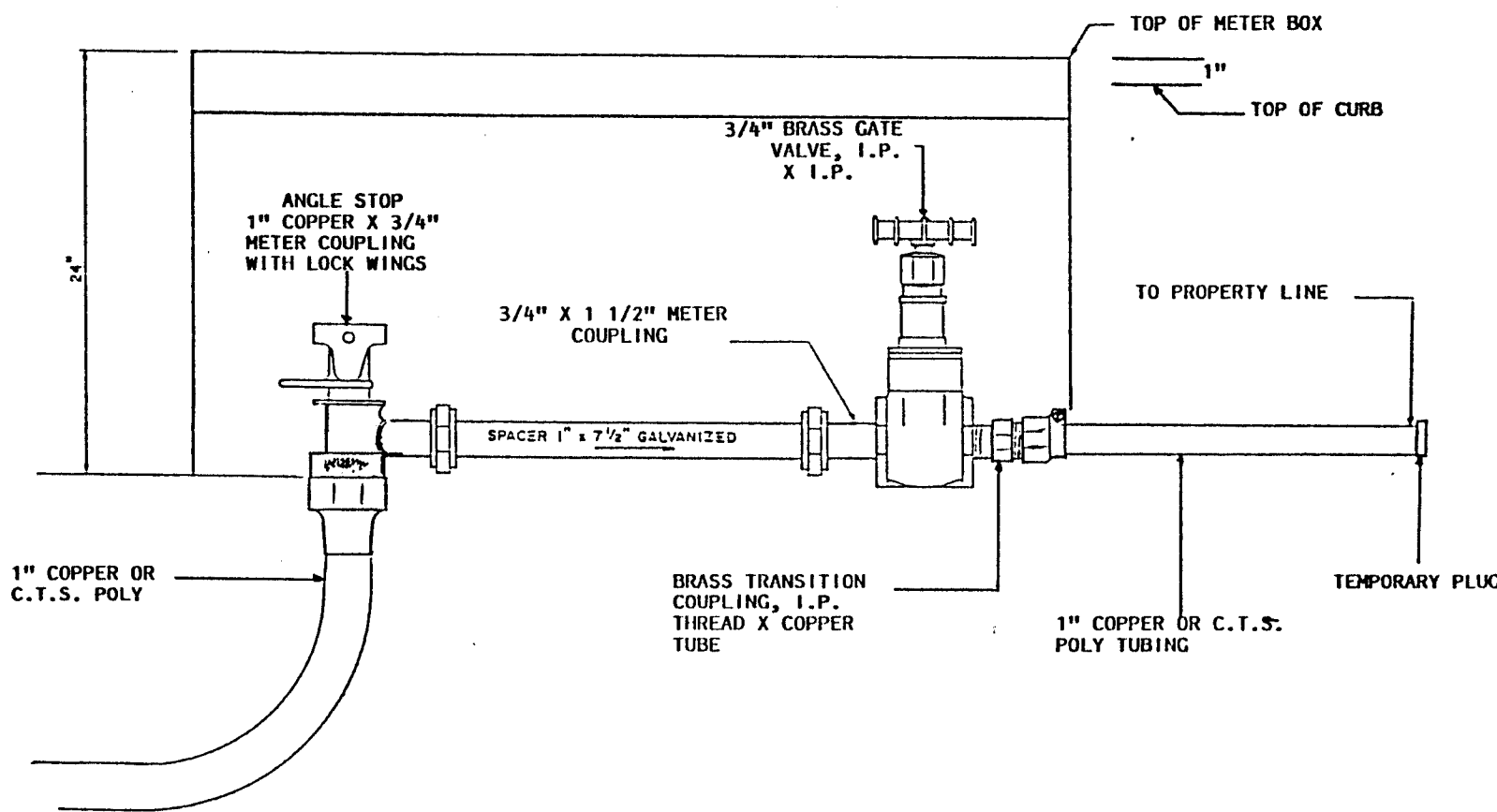
MAIN LINES

1. MATERIALS - (1.1) MAINLINE PIPE MATERIAL SHALL BE P.V.C. UNLESS OTHERWISE SPECIFIED BY NMUI.
(1.2) P.V.C. PIPE SHALL MEET THE SAME ASTM SPECIFICATIONS AS REQUIRED BY THE CITY OF ALBUQUERQUE.

SERVICES

1. MATERIAL - (1.1) A TYPICAL RESIDENTIAL SERVICE LATERAL SHALL BE 4-INCH DIAMETER SDR26 AND SHALL MEET THE REQUIREMENTS AND DESIGNATIONS OF ASTM D3034.
(1.2) SERVICE LATERALS FOR COMMERCIAL APPLICATION SHALL BE 6-INCH DIAMETER S.D.R. 35 P.V.C. AND MEET THE SAME REQUIREMENTS FOR MAINLINE MATERIAL
2. FITTINGS - (2.1) SERVICE CONNECTIONS TO THE MAINLINE MAY BE MADE WITH EITHER SADDLES OR IN-LINE TEES OR WYES
(2.2) FITTINGS SHALL REQUIRE NMUI APPROVAL, BE COMPATIBLE WITH THE MAINLINE AND SERVICE LINE AND BE INJECTION MOLDED ONLY.
3. INSTALLATION - (3.1) THE DEPTH OF THE SERVICE LATERAL AT ITS TERMINUS SHALL NOT BE GREATER THAN 10 FEET. WHERE REQUIRED, RISERS SHALL BE USED.
4. GREASE TRAPS - (4.1) ON ALL FOOD SERVICE OPERATIONS, A GREASE TRAP WILL BE REQUIRED BEFORE CONNECTION TO NMUI'S SEWER FACILITIES. THE TRAP WILL REQUIRE THE INSPECTION AND APPROVAL OF NMUI.

NEW MEXICO UTILITIES, INC.



3/4" METER INSTALLATION DETAIL
1" INSTALLATION SHALL BE IDENTICAL WITH APPROPRIATE SIZE FITTINGS AND SPACER.
1 1/2" - 2" INSTALLATIONS SHALL USE APPROPRIATE SIZE FITTINGS WITH METER FLANGES AND BRONZE CLOSE NIPPLES REPLACING METER COUPLINGS.

EXHIBIT "A"

26 3575.92 1275

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
776PIDL.DWG 5/24/94

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
NEW MEXICO UTILITIES INC.

TITLE: A.G. SPANOS APARTMENTS
DETAILS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	8/2/94	8-19-94	WATER	N/A R.W.K.	8-18-94
TRANSPORTATION	N/A R.W.K.	8-24-94	WASTE WATER	N/A A.W.K.	8-18-94
HYDROLOGY	N/A J.P.C.	8-22-94	AMOR	8-22-94	6-20-94

PROJECT NO. 3575.92 MAP NO. C-13 SHEET 12 OF 12