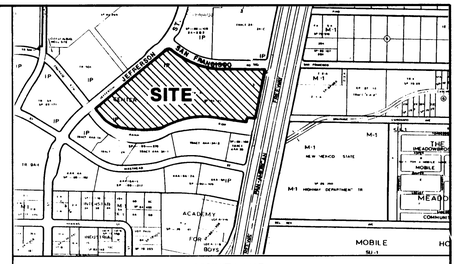
CONSTRUCTION PLANS
FOR
JOURNAL CENTER BUSINESS PARK
SUN LANE NE
TRACTS 3A-1A, 3A-1B, AND 3A-1C
PUBLIC IMPROVEMENTS
ALBUQUERQUE, NEW MEXICO



VICINITY MAP
NOT TO SCALE
D-17

INDEX

SHEET NUMBER	DESCRIPTION
1	TITLE SHEET
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4A	SUNWEST BANK - UTILITY PLAN AND PROFILE (EXISTING SAS & WATER LINE)
4B	SUNWEST BANK - UTILITY PLAN AND PROFILE (EXISTING SAS & WATER LINE)
5	SUN LANE - PAVING PLAN AND PROFILE
6	SUN LANE - WATER AND SANITARY SEWER PLAN AND PROFILE
7	EARTH CHANNEL EXTENSION

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 8-31-95

WILLIAM L. WRAY
NEW MEXICO
8131
9/14/95
REGISTERED PROFESSIONAL ENGINEER

RECORD DRAWING
DATE: 8/14/95

NOTICE TO CONTRACTORS

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 FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AND SHALL INCLUDE UPDATE No.5 REVISIONS, DELETIONS, AND ADDITIONS DATED NOV. 15, 1994.

2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) 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 IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

5. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED IN KIND BY CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET.

6. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

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.

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.

2. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILTIY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

3. EARTHWORK FOR THIS PROJECT SHALL BE CONSIDERED INCIDENTAL TO THE ROADWAY CONSTRUCTION. NO SEPERATE MEASUREMENT OR PAYMENT SHALL BE MADE.

4. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE CONSTRUCTION OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND SEPERATE MEASUREMENT OR PAYMENT SHALL BE MADE.

5. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

6. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.

7. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT CONSTRUCT WITHIN THE PUBLIC RIGHT-OF WAY. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WAYS OR DESIGNATED TRAFFIC LANES.

8. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, TOPSOIL DISTURBANCE AND EXCAVATION PERMITS, ETC.)

9. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE AT HIS EXPENSE ANY AND ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

10. ALL PERMANENT PAVEMENT MARKING AND TRAFFIC SIGNING SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR PER PLAN.

11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), U.S. DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

14. ALL SAWCUT PAVEMENT SHALL HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.

15. WHEN ABUTTING NEW CURB AND GUTTER TO EXISTING PAVEMENT, A 1' WIDE SECTION OF EXISTING PAVEMENT ADJACENT TO THE CURB AND GUTTER SHALL BE SAWCUT, REMOVED, AND REPLACED AS PER THE STANDARD SPECIFICATIONS.

BHI JOB NO. 94166.41

REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
1	5						

APPROVAL OF REVISIONS

2/28/95

BOHANNAN HUSTON INC.
ALBUQUERQUE, NEW MEXICO
ENGINEERS PLANNERS PHOTOGRAMMETRISTS

PROJECT NUMBER 5128.90

APPROVED FOR CONSTRUCTION
C.E.
SHEET 1 OF 7

Copyright Bohannan-Huston, Inc. 1995
DATE: 2/22/95

USERNAME: C9416641
FILENAME: TRT3TTLE.DWG

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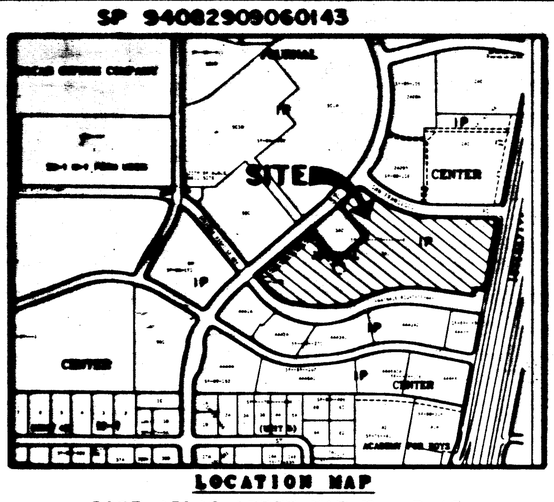


LOCATION MAP

ZONE ATLAS INDEX MAP No. D-17

NOT TO SCALE

SUBDIVISION DATA

1. DRB Number 94-24
2. Zone Atlas Index No. D-17-Z.
3. Gross Subdivision Acreage: 17.8852 Acres.
4. Total Number of Tracts Created: 3 Tracts

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Site is within projected Sections 23 and 24, Township 11 North, Range 3 East, New Mexico Principal Meridian.
4. The 60' Wide Private Access Easement is provided for the benefit of Tracts 3A-2, 3A-1A, 3A-1B and 3A-1C. Maintenance of said easement shall be the responsibility of each of the benefitted tracts, excluding Tract 3A-2 (See Note 7).
5. The common area easement is for benefit of all tracts in Journal Center Business Park and will be maintained by Tract 3A-1A or as is otherwise provided in the Declaration Of Protective Covenants for Journal Center Industrial Park recorded in Book Misc. 138A, Pages 330-365, and in Declaration Of Easements and Supplementary Declaration recorded September 29, 1994, as Document No. 94118480.
6. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to these properties must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.
7. Tract 3A-2 responsibility for maintenance of the existing 60' private access easement is defined by previous plat.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide Tract 3A-1 into Three (3) Tracts, grant Utility Easements, and grant an Access Easement.

The purpose of this corrected plat is to revise the street name from Pepper Day Lane NE to Sun Lane NE, and modify Note 5 to define Maintenance Responsibility.

CORRECTIONS

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are ten (10) feet wide and are for the common joint use of:

A. The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.

B. The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. U S West for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

D. Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

DESCRIPTION

A certain tract of land situate within projected Sections 23 and 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, within the Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of of Tract 3A-1, JOURNAL CENTER, as the same is shown and designated on the plat filed in the office of County Clerk of Bernalillo County, New Mexico on April 16, 1993, in Volume 93C, Folio 108, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the southeast corner of said Tract 3A-1, a point on the westerly right-of-way line of Interstate 25 (I-25) and also being a point on the northerly right-of-way line of an AMAFCA drainage channel, whence the NMSHC Control Station "I-25-16 1969", a brass tablet (having New Mexico State Plane Grid Coordinates, Central Zone: X=399,828.26 and Y=1,514,860.92) bears S13°11'00"E, a distance of 888.23 feet and from said point of beginning leaving said westerly right-of-way line and running thence along the southerly boundary line of said Tract 3A-1 and also along said northerly right-of-way line,
N79°16'23"W, a distance of 89.70 feet to a point; thence,
S10°43'37"W, a distance of 50.00 feet to a point; thence,
S00°00'07"E, a distance of 1.60 feet to a point; thence,
N89°49'00"W, a distance of 386.10 feet to a point of curvature; thence,
548.83 feet along the arc of a curve to the left having a radius of 820.74 feet and a chord which bears S79°30'30"W, a distance of 538.73 feet to a point of reverse curvature; thence, 70.40 feet along the arc of a curve to the right having a radius of 100.24 feet and a chord which bears S73°00'07"W, a distance of 68.92 feet to a point of compound curvature; thence,
188.30 feet along the arc of a curve to the right having a radius of 1063.98 feet and a chord which bears N89°38'28"W, a distance of 188.17 feet to a point of tangency; thence,
N84°48'54"W, a distance of 149.92 feet to a point of curvature; thence, 254.21 feet along the arc of a curve to the right having a radius of 322.42 feet and a chord which bears N62°08'27"W, a distance of 247.71 feet to a point of tangency; thence,
N30°38'00"W, a distance of 110.00 feet to the southeast corner of said Tract 3A-1, a point on the westerly right-of-way line of Jefferson Street, N.E., thence running along the westerly boundary line of said Tract 3A-1 and also along said right-of-way line, N59°38'00"E, a distance of 508.75 feet to a point of curvature (non-tangent); thence leaving said right-of-way line and running thence along the westerly boundary line of said Tract 3A-1,
21.00 feet along the arc of a curve to the left having a radius of 30.00 feet and a chord which bears S18°38'41"E, a distance of 21.41 feet to a point of tangency; thence, S38°38'00"E, a distance of 272.00 feet to a point; thence,
N50°38'00"E, a distance of 200.00 feet to a point; thence,
N38°38'00"W, a distance of 292.00 feet a point on the westerly right-of-way line of Jefferson Street, N.E., thence running along the westerly boundary line of said Tract 3A-1 and also along said right-of-way line,
N50°38'00"E, a distance of 21.00 feet to a point of curvature; thence,
143.26 feet along the arc of a curve to the left having a radius of 943.00 feet and a chord which bears N46°08'52"E, a distance of 143.12 feet to a point of reverse curvature; thence, 37.91 feet along the arc of a curve to the right having a radius of 28.00 feet and a chord which bears N84°46'54"E, a distance of 34.99 feet to a point of tangency on the northerly boundary line of said Tract 3A-1 and also being a point on the southerly right-of-way line of San Francisco Road, N.E., thence running along the northerly boundary line of said Tract 3A-1 and also along said right-of-way line,
S52°13'57"E, a distance of 62.38 feet to a point of curvature; thence,
510.23 feet along the arc of a curve to the left having a radius of 786.28 feet and a chord which bears S70°49'21"E, a distance of 501.33 feet to a point of tangency; thence,
S89°24'45"E, a distance of 404.33 feet to a point of curvature; thence,
43.89 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord which bears S39°28'34"E, a distance of 38.34 feet to a point of tangency on the westerly boundary line of said Tract 3A-1, also being a point on the westerly right-of-way line of Interstate 25 (I-25), thence running along the westerly boundary line of said Tract 3A-1 and also along said westerly right-of-way line,
S10°43'37"W, a distance of 477.31 feet to the point and place of beginning.

Tract contains 17.8852 acres, more or less.

NOTICE OF SUBDIVISION PLAT CONDITIONS

The Plat Of Tracts 3A-1A, 3A-1B and 3A-1C, JOURNAL CENTER has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirement including (but not limited to) the following items:

Water and Sanitary Sewer Availability.
Future Street Dedications and/or Improvements.
Park and Open Space Requirements.
Drainage Requirements and/or Improvements.
Excavation, Filling or Grading Requirements.

Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors in February 1984 and 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. Dwain Weaver

Bohannan-Huston, Inc.
Courtyard I
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109

A. Dwain Weaver
New Mexico Professional Surveyor 6544

Date: August 30, 1994

NEW MEXICO A. DWAIN WEAVER 6544 PROFESSIONAL SURVEYOR

95002256

~~94117558~~

CORRECTED

PLAT OF
TRACTS 3A-1A, 3A-1B & 3A-1C
JOURNAL CENTER

ALBUQUERQUE, NEW MEXICO

AUGUST, 1994

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on SEP 27 1994 of records of said County Folio ___ Clerk & Recorder ___ Deputy Clerk

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on JAN - 9 1995 of records of said County Folio ___ Clerk & Recorder ___ Deputy Clerk

FREE CONSENT AND DEDICATION

The foregoing replat of that certain tract of land situate within projected Sections 23 and 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, within the Elena Gallegos Grant City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract 3A-1, JOURNAL CENTER, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 16, 1993, in Volume 93C, Folio 108, and now hereon shown and comprising Tracts 3A-1A, 3A-1B, and 3A-1C, JOURNAL CENTER is with the 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 grant all easements shown on this plat. Electrical Power and Communication easements are reserved for overhead distribution lines for pole type utilities and 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.

JOURNAL CENTER CORPORATION

T. M. Long, President

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 24 day of August, 1994 by T.M. Long, President of Journal Center Corporation, a corporation, on behalf of said corporation.

My Commission Expires: 4-12-95 Notary Public

OFFICIAL SEAL
KATHY M. BERRY
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 4-12-95

APPROVALS

PLAT NUMBER S-94-52	
PLANNING DIRECTOR	DATE 9-26-94
CITY ENGINEER	DATE 9-22-94
A.M.A.F.C.A.	DATE 9-22-94
TRAFFIC ENGINEER	DATE 9-20-94
CITY SURVEYOR	DATE 091394
PROPERTY MANAGEMENT	DATE 9-23-94
UTILITY DEVELOPMENT DEPARTMENT	DATE 9-20-94
PARKS AND GENERAL SERVICES DEPARTMENT	DATE 9-20-94
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE 9-20-94
U.S. WEST COMMUNICATIONS	DATE 9-20-94
GAS COMPANY OF NEW MEXICO	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1-017-063-455-235-40510

PROPERTY OWNER OF RECORD: Journal Center Corp

Bernadette Santillanes 9-27-94
BERNALILLO COUNTY TREASURER'S OFFICE DATE

In approving this plat, PNM/GAS CO OF NM do not waive or release any easement or easement rights which may have been granted by prior plat, replat, or other document which are not shown on this plat.

JOB NO. 94166.81

SHEET 1 OF 4 SHEETS

SURV: [S9416600.PLAT]SHEET1.GRF

95002256

~~94117558~~ 2021 (1)

CORRECTED

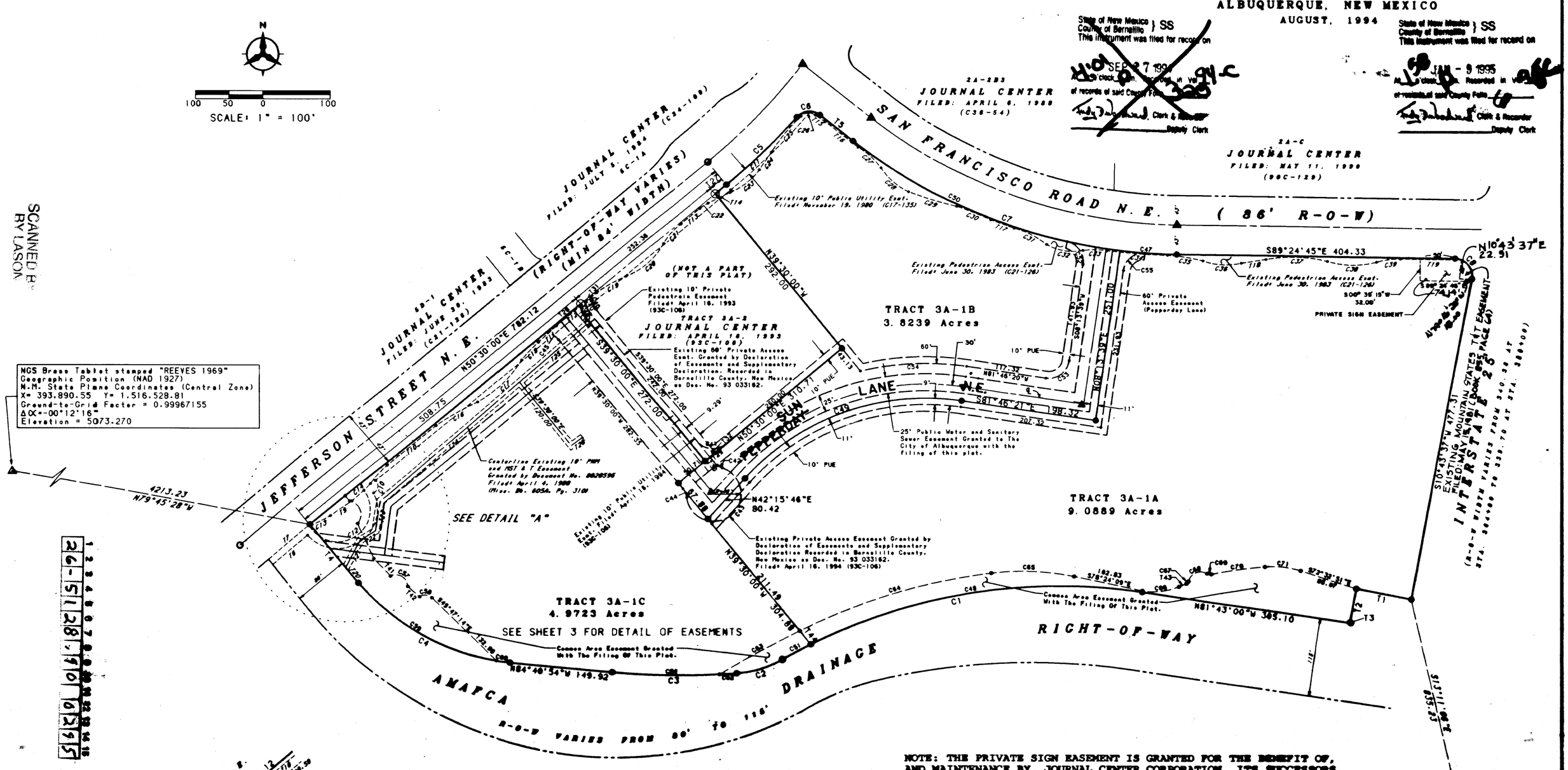
PLAT OF
TRACTS 3A-1A, 3A-1B & 3A-1C
JOURNAL CENTER

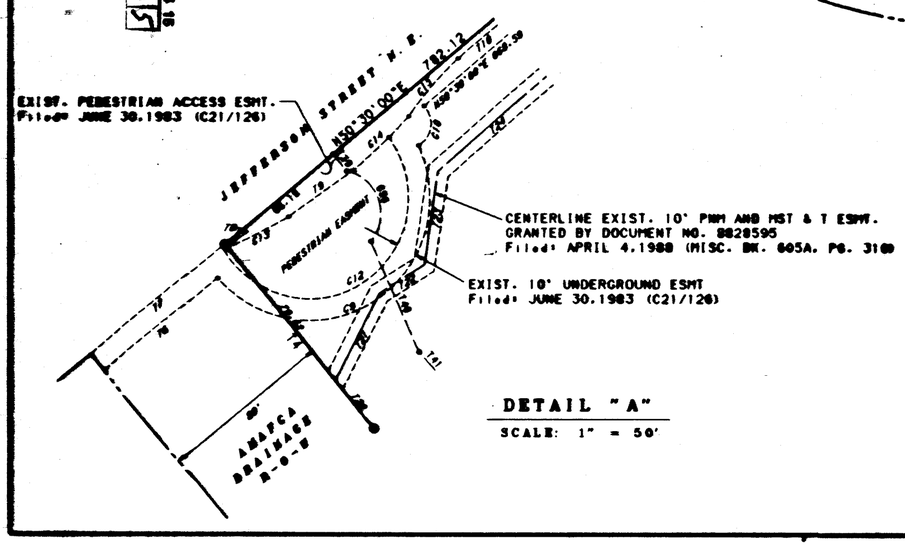
ALBUQUERQUE, NEW MEXICO

AUGUST, 1994

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on SEP 27 1994 of records of said County Folio ___ Clerk & Recorder ___ Deputy Clerk

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on JAN - 9 1995 of records of said County Folio ___ Clerk & Recorder ___ Deputy Clerk





DETAIL "A"

SCALE: 1" = 50'

LEGEND

●	FOUND CAPPED REBAR STAMPED "PE & LS 2455"
▲	ACS CENTERLINE MONUMENT STAMPED PLS 2455
⊗	SET CHISELED "X" IN CONCRETE
●	SET CAPPED REBAR "WEAVER LS 6544"
▲	CITY OF ALBUQUERQUE CONTROL MONUMENT
———	SUBDIVISION BOUNDARY LINE
———	NEW LOT LINE
———	MONUMENT TIE LINE
———	ADJOINING PROPERTY LINE
———	CENTERLINE
———	NEW EASEMENT
———	EXISTING EASEMENT

JOB NO. 94166.81

SHEET 2 OF 4 SHEETS

SURV: [S9416600.PLAT]SHEET2.GRF

2021 (2)

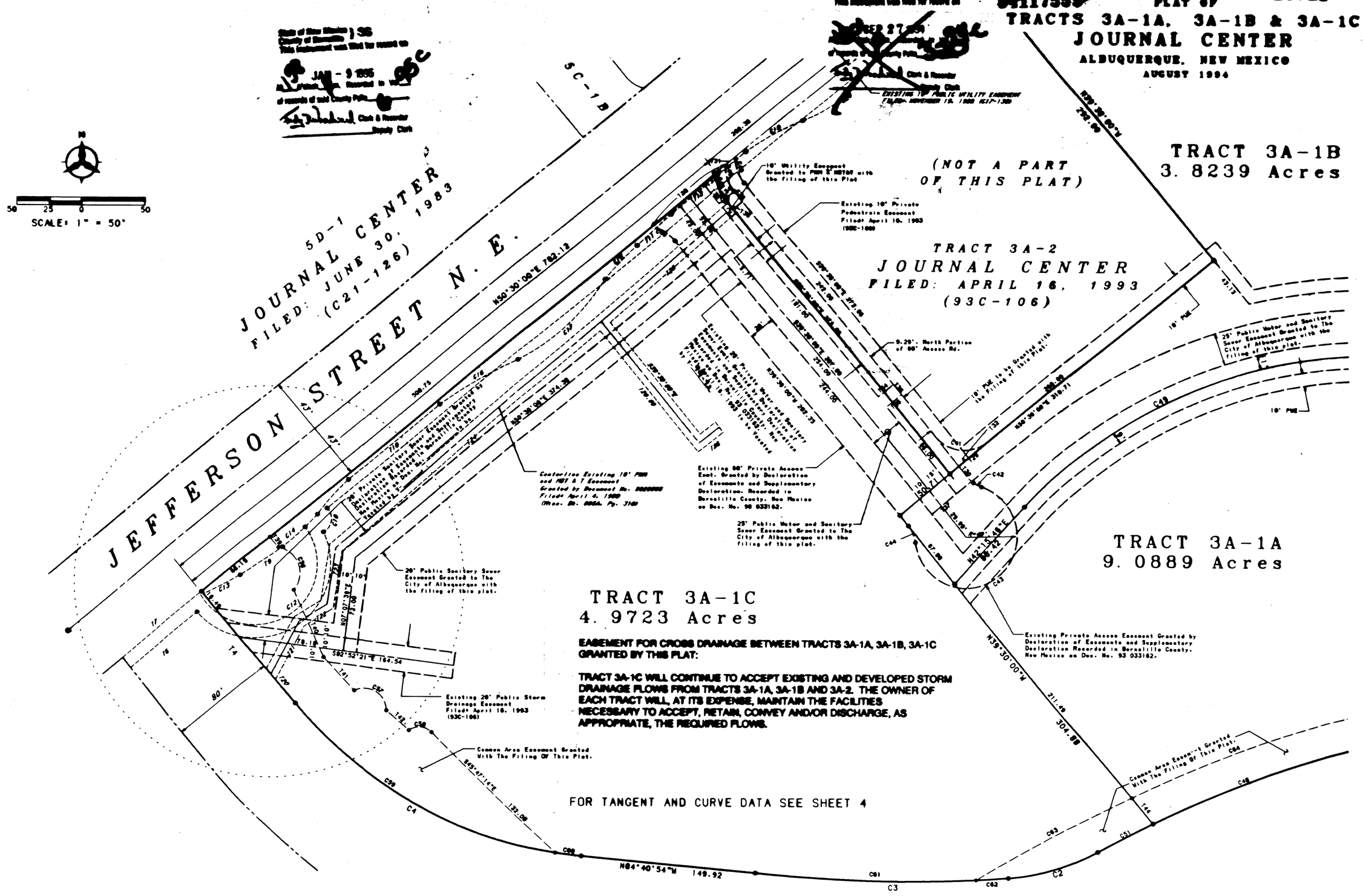
CORRECTED

PLAT OF

TRACTS 3A-1A, 3A-1B & 3A-1C
JOURNAL CENTER

ALBUQUERQUE, NEW MEXICO

AUGUST 1994



NOTE

JOURNAL CENTER CORPORATION RESERVES A NON-EXCLUSIVE EASEMENT OVER THE PORTION OF TRACT 3A-2 DESIGNATED ON THIS REPLAT AS A 10' PRIVATE PEDESTRIAN EASEMENT. SUCH EASEMENT IS FOR THE SOLE PURPOSE OF PERMITTING THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS AND SHALL CONSTITUTE A "PEDESTRIAN EASEMENT" AS DEFINED IN SECTION 2.1.N. OF THE DECLARATION OF PROTECTIVE COVENANTS FOR JOURNAL CENTER INDUSTRIAL PARK FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 26, 1984 IN MISCELLANEOUS BOOK 138A, PAGES 330-356 (THE "MASTER DECLARATION"). AS A "PEDESTRIAN EASEMENT", SUCH EASEMENT IS A GENERAL COMMON PROPERTY SUBJECT TO THE MASTER DECLARATION, IS FOR THE BENEFIT OF THE DEVELOPER, OWNER AND ALL USERS AS DEFINED IN THE MASTER DECLARATION, AND IS TO BE MAINTAINED BY JOURNAL CENTER CORPORATION AND ITS ASSIGNS PURSUANT TO SECTION 7.10 OF THE MASTER DECLARATION.

JOB NO. 94166.81

SHEET 3 OF 4 SHEETS

SURV+ [S9416000.PLAT]SHEET3.GRF

95002256

2021 (3)

CORRECTED

PLAT OF

TRACTS 3A-1A, 3A-1B & 3A-1C
JOURNAL CENTER
ALBUQUERQUE, NEW MEXICO
AUGUST, 1994

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
SEP 1994 at 10 o'clock ___ m. Recorded in Vol. 94-C of records of said County Folio ___
Clerk & Recorder
Deputy Clerk

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
JAN - 9 1995 at 1:58 o'clock p.m. Recorded in Vol. 95C of records of said County Folio 6
Clerk & Recorder
Deputy Clerk

CURVE DATA

NUMBER	ARC	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	546.63	826.74	37°53'00"	536.73	S79°20'30"W	283.73
C2	70.49	160.24	25°12'14"	69.92	S73°00'07"W	35.82
C3	180.38	1063.90	9°42'52"	180.17	N89°32'20"W	90.41
C4	254.25	322.42	45°10'54"	247.71	N62°05'27"W	134.15
C5	143.26	943.00	8°42'15"	143.12	N46°08'52"E	71.77
C6	37.51	25.00	85°58'18"	34.09	N84°46'54"E	23.30
C7	510.23	786.28	37°10'49"	501.33	S70°49'21"E	264.46
C8	43.63	25.00	100°08'23"	38.34	S39°20'34"E	29.87
C9	163.68	57.01	164°29'49"	112.98	N56°48'51"E	418.82
C10	21.48	11.50	107°00'49"	18.49	N08°16'44"E	15.55
C11	164.62	953.00	9°53'50"	164.42	N45°33'05"E	82.52
C12	154.14	47.01	187°51'39"	93.80	N57°04'23"E	0.00
C13	31.80	354.41	5°08'28"	31.79	N62°37'29"E	15.91
C14	36.36	274.87	7°34'46"	36.33	N45°59'01"E	18.21
C15	35.64	168.10	12°08'48"	35.57	N40°59'20"E	17.89
C16	69.73	406.42	9°49'51"	69.65	N60°13'07"E	34.95
C17	90.49	172.87	29°59'28"	89.46	N46°18'05"E	46.31
C18	35.80	250.23	8°11'47"	35.76	N43°30'17"E	17.93
C19	49.43	238.33	11°53'01"	49.34	N60°39'29"E	24.81
C20	73.47	97.69	43°05'18"	71.75	N48°28'23"E	38.57
C21	37.66	89.20	24°11'21"	37.38	N40°54'16"E	19.11
C22	14.39	61.56	13°23'33"	14.36	N57°18'33"E	7.23
C23	55.05	100.38	31°25'11"	54.36	N52°04'53"E	28.23
C24	31.19	911.39	1°57'39"	31.19	N34°20'17"E	15.60
C25	68.41	284.35	13°47'03"	68.24	N39°37'07"E	34.37
C26	23.08	15.90	83°11'20"	21.11	N86°00'43"E	14.11
C27	45.16	107.11	24°09'31"	44.83	S48°23'00"E	22.92
C28	54.43	101.08	30°51'13"	53.78	S49°15'53"E	27.89
C29	72.57	698.86	5°57'00"	72.54	S72°54'16"E	36.32
C30	53.48	575.49	5°19'28"	53.46	S68°27'26"E	26.76
C31	53.46	126.70	24°10'28"	53.06	S63°45'09"E	27.13
C32	54.93	79.59	39°32'34"	53.84	S80°38'26"E	28.61
C33	35.22	115.47	17°28'36"	35.09	S89°20'06"E	17.75
C34	89.96	1081.33	4°46'00"	89.94	S85°55'11"E	45.01
C35	53.07	271.12	11°12'54"	52.98	S81°18'44"E	26.62
C36	55.08	96.83	32°35'28"	54.34	S86°33'55"E	28.31
C37	89.04	218.02	23°24'01"	88.42	S88°29'26"E	45.15
C38	72.67	134.20	31°01'28"	71.78	S89°23'18"E	37.25
C39	35.29	127.88	15°48'51"	35.18	N82°14'52"E	17.76
C40	21.89	30.00	41°48'37"	21.41	N18°35'41"E	11.46
C41	47.12	30.00	90°00'00"	42.43	S84°30'00"E	30.00
C42	14.05	25.00	32°12'15"	13.87	S55°36'08"E	7.22
C43	170.63	40.00	244°24'30"	67.69	S50°30'00"W	0.00
C44	14.05	25.00	32°12'15"	13.87	N23°23'52"W	7.22
C45	21.89	30.00	41°48'37"	21.41	N60°24'19"W	11.46
C46	21.89	30.00	41°48'37"	21.41	S18°35'41"E	11.46
C47	83.85	786.28	6°06'35"	83.81	S86°21'28"E	41.96
C48	499.47	826.74	34°36'54"	491.91	S80°58'33"W	257.62
C49	350.66	359.00	55°57'53"	336.89	N70°14'42"E	190.74
C50	426.39	786.28	31°04'14"	421.18	S67°46'04"E	218.58
C51	47.16	826.74	3°16'06"	47.16	S62°02'03"W	23.59
C52	44.92	30.00	85°47'05"	40.84	S34°39'53"E	27.87
C53	47.12	30.00	90°00'00"	42.43	S53°13'39"W	30.00
C54	155.53	410.00	21°44'07"	154.60	S87°21'36"W	78.71
C55	44.92	30.00	85°47'05"	40.84	N51°07'12"E	27.87
C56	41.79	20.00	119°42'31"	34.59	S19°16'30"E	34.44
C57	34.61	17.00	116°39'38"	28.94	S58°41'20"E	27.56
C58	19.35	14.00	79°12'00"	17.85	S85°23'14"E	11.58
C59	234.45	322.42	41°39'48"	229.32	S60°19'54"E	122.68
C60	19.80	322.42	3°31'06"	19.80	S82°55'21"E	9.90
C61	155.36	1063.90	8°22'00"	155.22	S88°51'54"E	77.82
C62	25.03	1063.90	1°20'52"	25.03	N86°16'40"E	12.51
C63	133.56	1760.00	4°20'52"	133.53	N61°25'36"E	66.81
C64	294.08	880.00	19°08'50"	292.72	N73°10'28"E	148.43
C65	122.05	371.00	18°50'58"	121.50	S87°49'38"E	61.58
C66	54.54	100.00	31°14'52"	53.86	N83°29'03"E	27.97
C67	4.60	5.00	52°40'37"	4.44	N41°31'15"E	2.48
C68	34.71	19.00	104°40'43"	30.08	N67°31'18"E	24.62
C69	6.51	9.00	41°26'56"	6.37	S80°51'48"E	3.41
C70	76.26	667.00	6°33'01"	76.21	N81°41'14"E	38.17
C71	52.21	133.00	22°29'24"	51.87	S83°47'34"E	26.44

TANGENT DATA

NUMBER	BEARING	DISTANCE
T1	N79°16'23"W	81.70
T2	S10°43'37"W	50.00
T3	S50°06'07"E	1.69
T4	N39°30'00"W	110.60
T5	S52°13'57"E	62.32
T6	N50°30'00"E	67.55
T7	N50°30'00"E	78.32
T8	S39°30'00"E	2.31
T9	N55°01'13"E	37.80
T10	N50°30'00"E	91.75
T11	N47°34'54"E	35.81
T12	N50°30'00"E	75.61
T13	N50°30'00"E	36.38
T14	N64°00'20"E	35.78
T15	S57°45'03"E	17.19
T16	S52°13'57"E	61.49
T17	S70°27'13"E	36.18
T18	N80°48'53"E	35.82
T19	S89°24'45"E	90.23
T20	N39°30'00"W	28.67
T21	N27°22'00"E	45.66
T22	N57°37'00"E	25.00
T23	N08°34'00"E	44.00
T24	N49°13'00"E	267.30
T25	N49°13'00"E	129.00
T26	N52°59'45"E	20.00
T27	N50°30'00"E	21.01
T28	N50°30'00"E	75.28
T29	S50°30'00"W	30.00
T30	S39°30'00"E	10.35
T31	N50°30'00"E	10.00
T32	S50°30'00"W	10.00
T33	S50°30'00"W	13.35
T34	N50°30'00"E	15.00
T35	S39°30'00"E	10.00
T36	S50°30'00"W	15.00
T37	S50°30'00"W	25.00
T38	S39°30'00"E	20.00
T39	S39°30'00"E	10.27
T40	S23°47'51"E	56.12
T41	S42°28'24"E	34.45
T42	S49°17'52"E	23.07
T43	N67°51'37"E	11.83
T44	N39°30'00"W	25.51

SCANNED BY
BY LASON

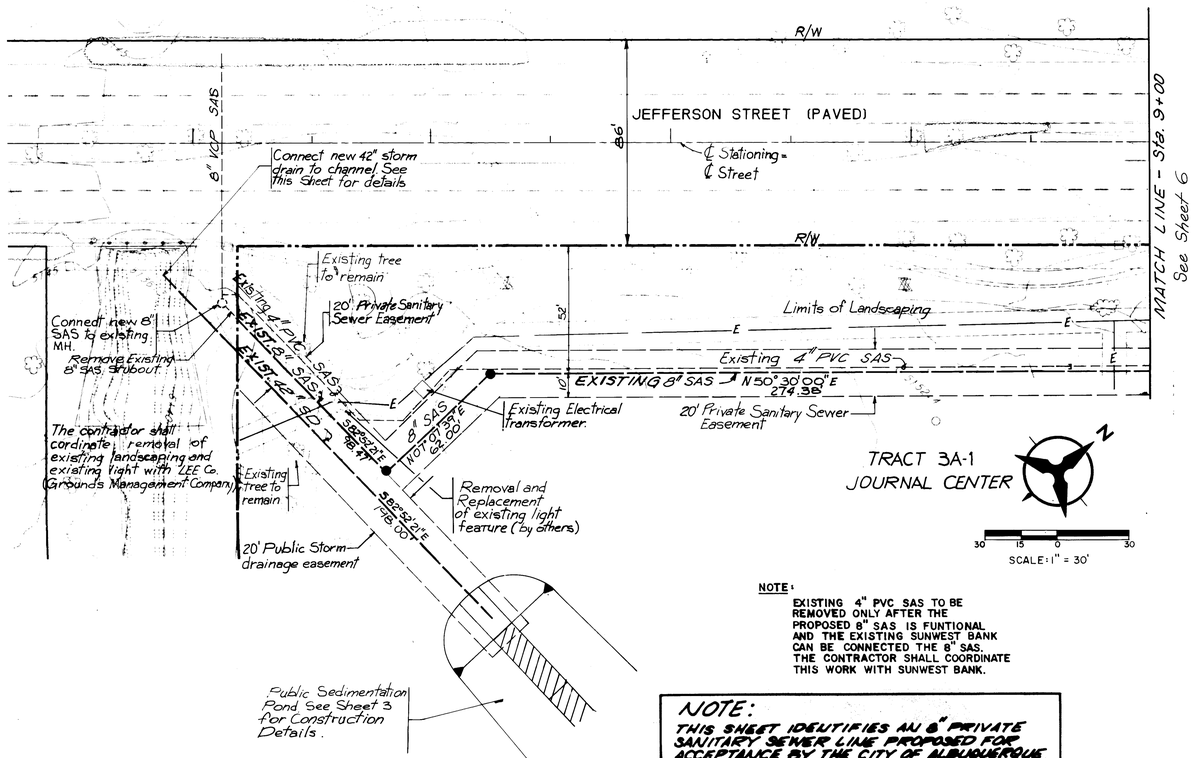
2021-5/12/81.90 04/95

JOB NO. 94166.81

SHEET 4 OF 4 SHEETS

2021 (4)

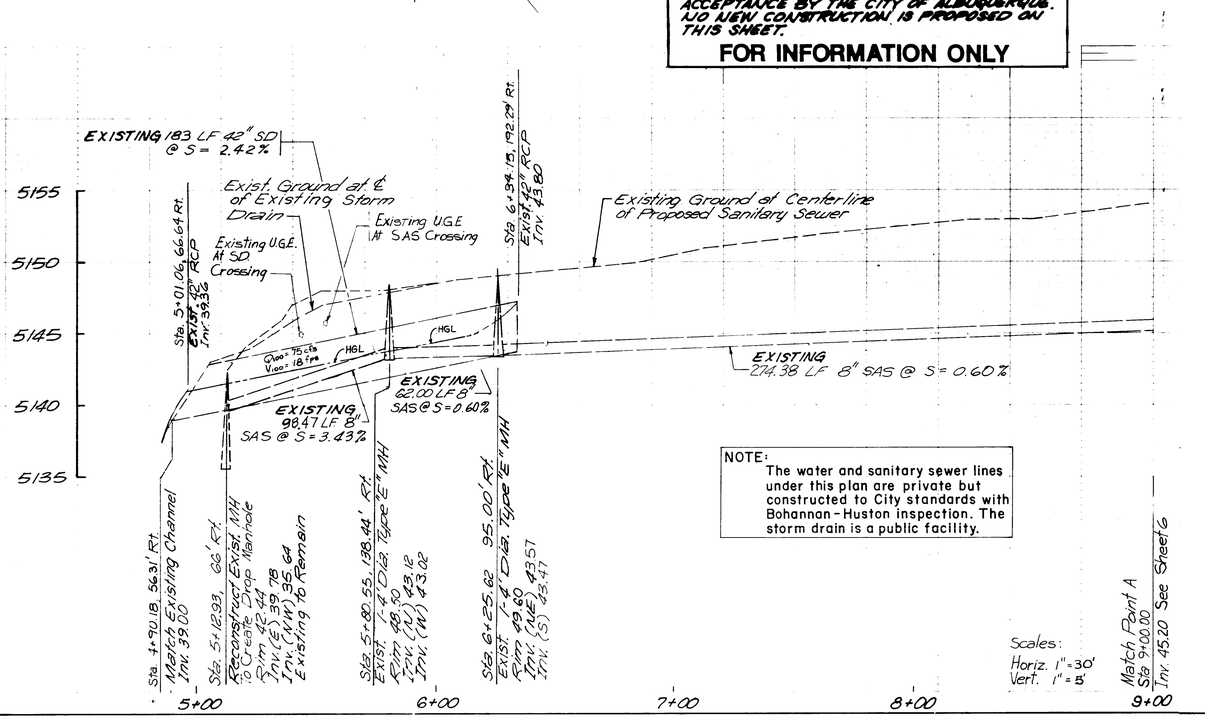
SURV+ [S9416000.PLAT]SHEET4.GRF



NOTE:
EXISTING 4" PVC SAS TO BE REMOVED ONLY AFTER THE PROPOSED 8" SAS IS FUNTIONAL AND THE EXISTING SUNWEST BANK CAN BE CONNECTED THE 8" SAS. THE CONTRACTOR SHALL COORDINATE THIS WORK WITH SUNWEST BANK.

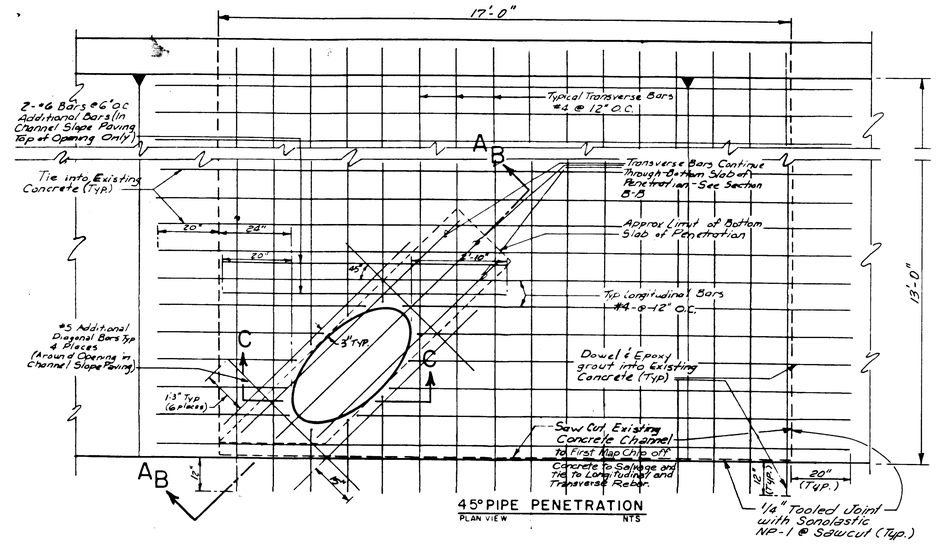
NOTE:
THIS SHEET IDENTIFIES AN 8" PRIVATE SANITARY SEWER LINE PROPOSED FOR ACCEPTANCE BY THE CITY OF ALBUQUERQUE. NO NEW CONSTRUCTION IS PROPOSED ON THIS SHEET.

FOR INFORMATION ONLY

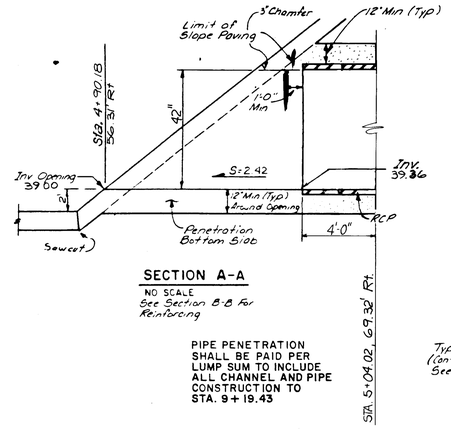


Scales:
Horiz. 1" = 30'
Vert. 1" = 5'

NOTE:
The water and sanitary sewer lines under this plan are private but constructed to City standards with Bohannan-Huston inspection. The storm drain is a public facility.

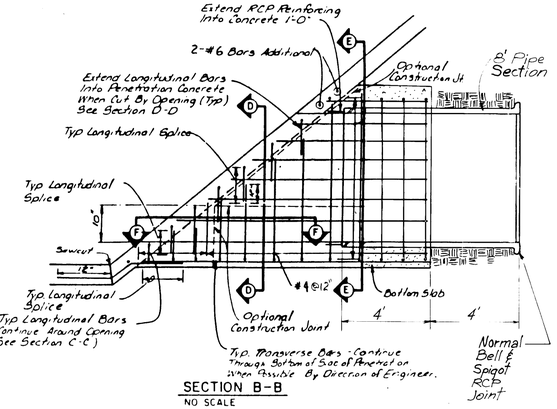


45° PIPE PENETRATION
PLAN VIEW NTS

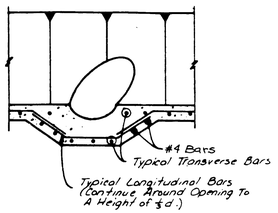


SECTION A-A
NO SCALE
See Section B-B for Reinforcing

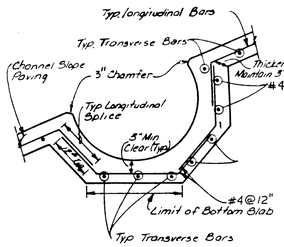
PIPE PENETRATION SHALL BE PAID PER LUMP SUM TO INCLUDE ALL CHANNEL AND PIPE CONSTRUCTION TO STA. 9+19.43



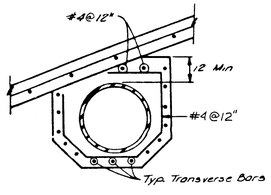
SECTION B-B
NO SCALE



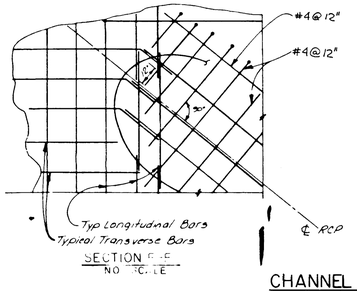
SECTION C-C
NO SCALE



SECTION D-D
NO SCALE



SECTION E-E
NO SCALE



SECTION F-F
NO SCALE

CHANNEL CONNECTION DETAILS
NO SCALE

RECORD DRAWING
DATE: 8/16/95

WILLIAM L. VIRGEN NEW MEXICO 8131 REGISTERED PROFESSIONAL ENGINEER 8/16/95

26 46 54 04A95
5128

AS-BUILT INFORMATION
SUNDANCE MECH. INC.
S.W. SURVEY 12/93
12/93
12/93
12/93
MICRO-FILM INFORMATION

BENCH MARKS
ACS CENTERLINE MONUMENT
4" ALUMINUM CAP STAMPED
P.L.S. NO. 2455 1982
LOCATED AT THE INTERSECTION OF JEFFERSON STREET N.E. AND SAN FRANCISCO ROAD N.E.
ELEVATION = 5160.47

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

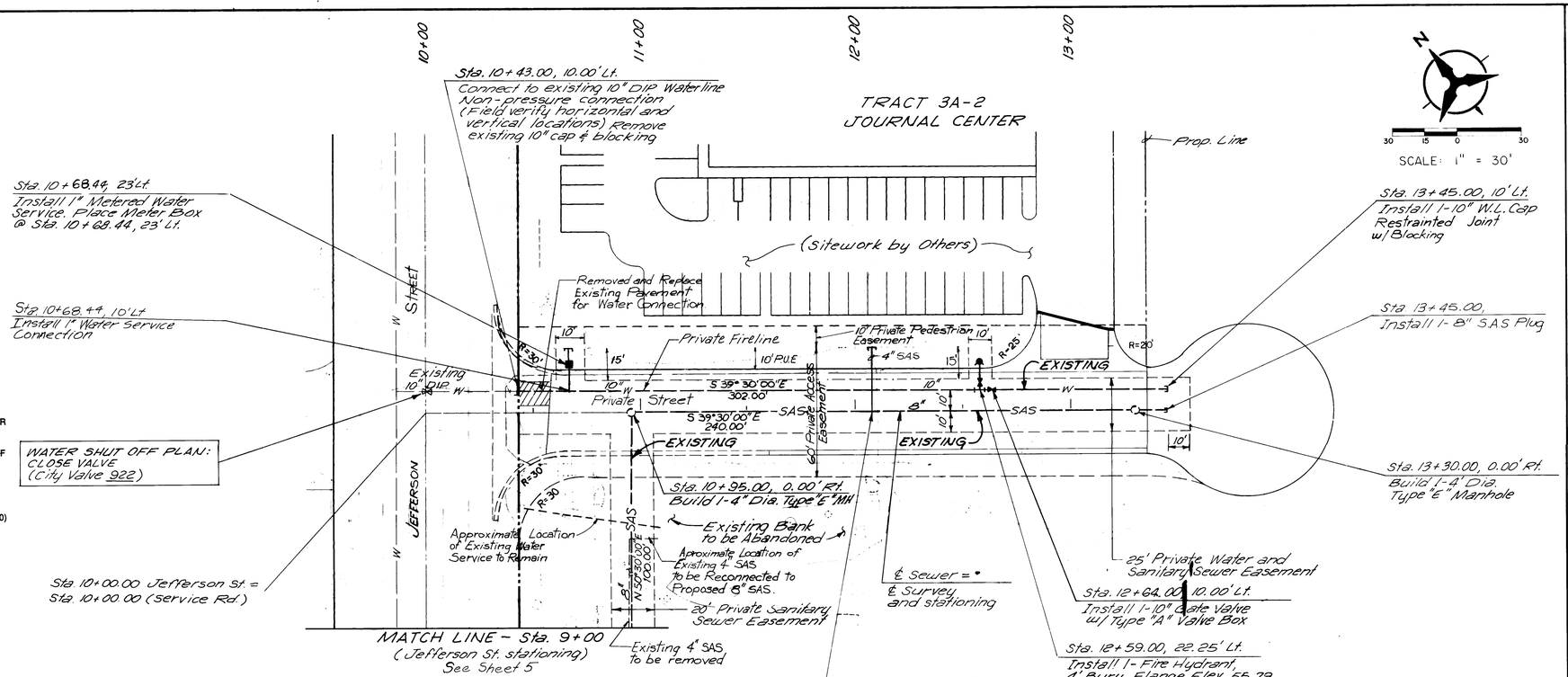
REMARKS
REVISIONS
DESIGN
NO. DATE BY

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE
SUNWEST BANK
JOURNAL CENTER INDUSTRIAL PARK
UTILITY PLAN AND PROFILE STA 4+50 to STA 9+00

DRAWING NO	MAP NO	SHEET
4656.90	D-17	4A 7

SCANNED BY LASON



WATER SHUT-OFF REQUIREMENTS

CONTRACTOR WILL BE RESPONSIBLE FOR THE TIMING AND COORDINATION OF THE WATER SHUT-OFF REQUIREMENTS IN CONJUNCTION WITH THE COMPLETION OF THIS PROJECT.

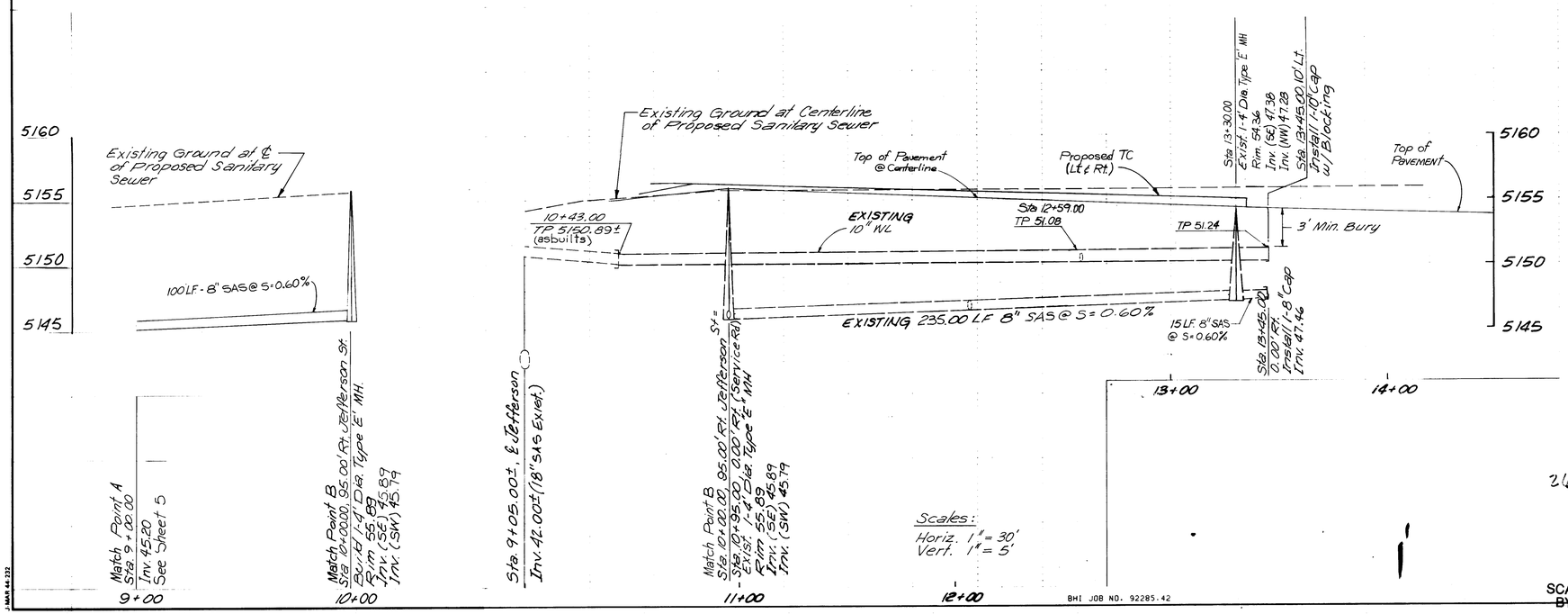
AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PWD/WATER SYSTEMS DIVISION (857-8200) TO INITIATE IMPLEMENTATION OF THIS WATER SHUT-OFF PLAN.

WATER SHUT OFF PLAN:
CLOSE VALVE
(City Valve 922)

NOTE:

THIS SHEET IDENTIFIES A 10" PRIVATE WATERLINE AND AN 8" PRIVATE SANITARY SEWER LINE PROPOSED FOR ACCEPTANCE BY THE CITY OF ALBUQUERQUE. NO NEW CONSTRUCTION IS PROPOSED ON THIS SHEET.

FOR INFORMATION ONLY



BHI JOB NO. 92285.42

26 4.5.. 4B95
5128

SCANNED BY
BY LASON

NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. CONTRACTOR IS TO INSTALL A 4"X4"X5' POST AND EMD AT THE END OF EACH SANITARY SEWER SERVICE.
3. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
4. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
5. CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
6. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OR RESIDENTS OR OTHER CONTRACTORS ON SITE.
7. ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSES.
8. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).

AS-BUILT INFORMATION
SUNDANCE MECH. INC.
SW. SURVEY 12/93
BHI 12/93
BHI 12/93
BHI 12/93
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS CENTERLINE MONUMENT
4" ALUMINUM CAP STAMPED
P.L.S. NO. 2455 1982
LOCATED AT THE INTERSECTION
OF JEFFERSON STREET N.E.
AND SAN FRANCISCO ROAD N.E.
ELEVATION = 5160.47

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

WILLIAM L. VAN DEN HEUVEL 8131 REGISTERED PROFESSIONAL ENGINEER 8/16/95

REVISIONS
NO. DATE REMARKS BY

DESIGN
DESIGNED BY DATE
DRAWN BY DATE
CHECKED BY DATE

RECORD DRAWING
DATE: 8/16/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

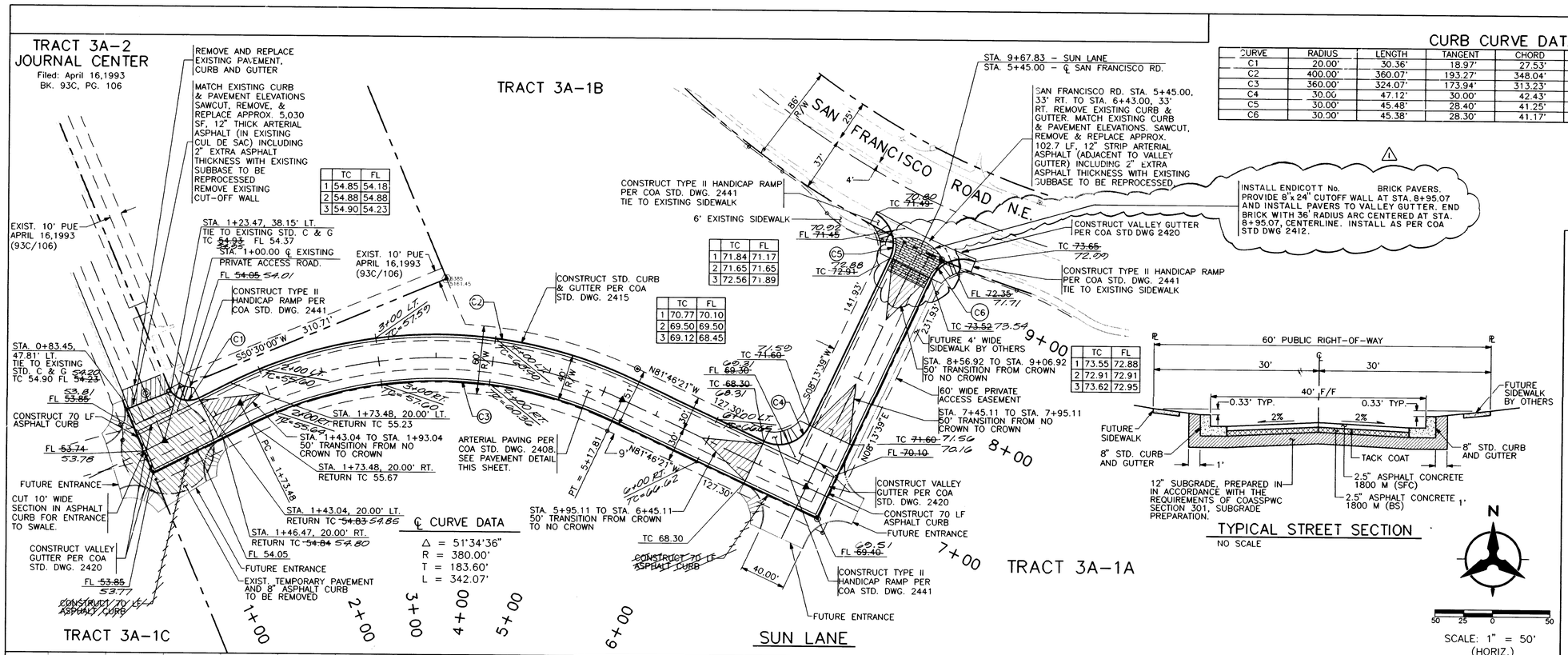
TITLE: SUNWEST BANK
JOURNAL CENTER INDUSTRIAL PARK
UTILITY PLAN AND PROFILE STA 9+00 to STA 14+50

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DR. MAINTENANCE			WATER	R.W. Kane	5-7-93
TRANSPORTATION			WASTE WATER	R.W. Kane	5-7-93
HYDROLOGY					

DRAWING NO	MAP NO	SHEET	OF
4656.90	D-17	4B	7

J MAR 94 232

TRACT 3A-2
JOURNAL CENTER
Filed: April 16,1993
BK. 93C, PG. 106



	TC	FL
1	54.85	54.18
2	54.88	54.88
3	54.90	54.23

	TC	FL
1	71.84	71.17
2	71.65	71.65
3	72.56	71.89

	TC	FL
1	70.77	70.10
2	69.50	69.50
3	69.12	68.45

	TC	FL
1	73.55	72.88
2	72.91	72.91
3	73.62	72.95

℄ CURVE DATA

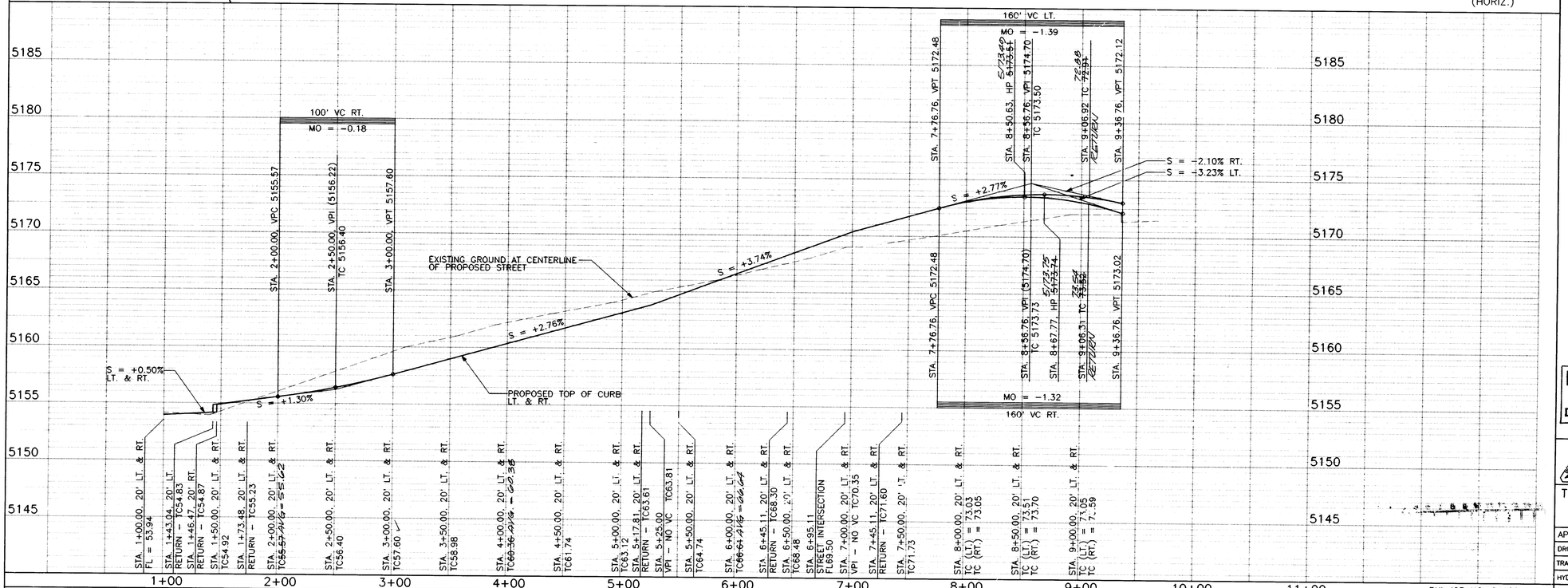
Δ = 51°34'36"
R = 380.00'
T = 183.60'
L = 342.07'

CURB CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	DEGREE OF CURVE
C1	20.00'	30.36'	18.97'	27.53'	N73°24'46"W	86°58'24"	286°28'44"
C2	400.00'	360.07'	193.27'	348.04'	S88°53'20"W	51°34'36"	14°19'26"
C3	360.00'	324.07'	173.94'	313.23'	S88°53'20"W	51°34'36"	15°54'56"
C4	30.00	47.12'	30.00'	42.43'	N70°00'56"E	90°00'00"	190°59'10"
C5	30.00'	45.48'	28.40'	41.25'	S18°25'04"E	86°51'59"	190°59'10"
C6	30.00'	45.38'	28.30'	41.17'	S68°20'50"W	86°39'49"	190°59'10"

TYPICAL STREET SECTION
NO SCALE

SCALE: 1" = 50' (HORIZ.)



BHI JOB NO. 94166.41

SCANNED BY LASON

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

USERNAME: C94166.41
FILENAME: TRT3PAPP.DWG

AS BUILT INFORMATION
CONTRACTOR: L.R. HULE CONST. CO.
WORK STAKED BY: BHI DATE: 8/95
SURVEY ACCEPTANCE BY: BHI DATE: 8/95
FIELD VERIFICATION BY: BHI DATE: 8/95
DRAWINGS CORRECTED BY: BHI DATE: 8/95
MICRO-FILM INFORMATION
RECORDED BY: DATE:
NO.

BENCH MARKS
CENTERLINE MONUMENT AT INTERSECTION OF JEFFERSON STREET AND SAN FRANCISCO ROAD
ELEVATION = 5160.47

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
JAMES R. TOMMELLEM NEW MEXICO 9079 REGISTERED PROFESSIONAL ENGINEER 2/28/95

LANDSCAPING NOTE

WHERE EXISTING LANDSCAPING MUST BE DISTURBED, CONTRACTOR SHALL NOTIFY JOURNAL CENTER PRIOR TO ANY CONSTRUCTION IN LANDSCAPED AREAS. REMOVAL AND/OR REPLACEMENT OF LANDSCAPING SHALL NOT BE PERFORMED UNDER THIS CONTRACT. CONTRACTOR SHALL COORDINATE WITH THE JOURNAL CENTER LANDSCAPING CONTRACTOR

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
2C-5128.90 0595

WILLIAM L. VREELAND NEW MEXICO 8137 REGISTERED PROFESSIONAL ENGINEER 3/14/95

RECORD DRAWING
DATE: 8/16/95

NO.	DATE	REMARKS	BY
1	4-27-95	ADDITION OF BRICK PAVERS	JRT

REVISIONS

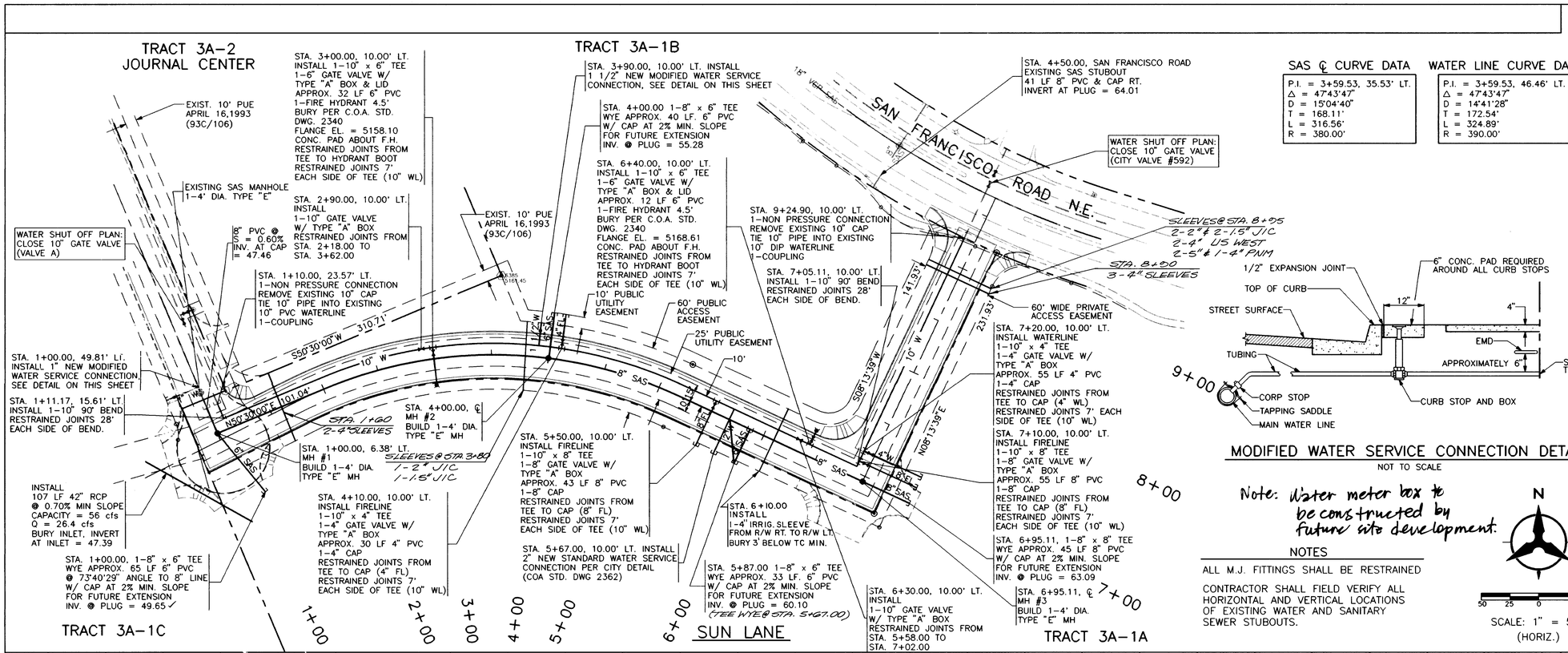
DESIGN	DESIGNED BY: J.R.T., D.M.H.	DATE: 2/27/95
	DRAWN BY: M.E.S.	DATE: 2/27/95
	CHECKED BY: J.R.T.	DATE: 2/27/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: JOURNAL CENTER BUSINESS PARK – TRACT3A
SUN LANE
PRIVATE PAVING PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		3-23-95	WATER	N/A RWK	3-16-95
TRANSPORTATION		3-21-95	WASTE WATER	N/A RWK	3-16-95
HYDROLOGY	N/A JPC	3-15-95			

DRAWING NO.	MAP NO.	SHEET	OF
5128.90	D-17	5	7

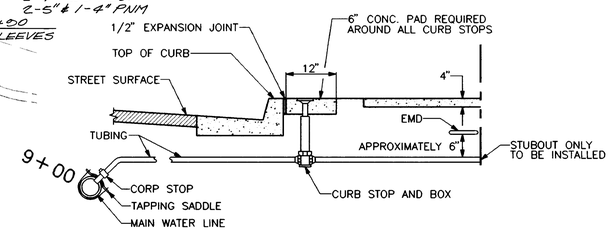


SAS ℄ CURVE DATA

P.I. = 3+59.53, 35.53' LT.
Δ = 47°43'47"
D = 15°04'40"
T = 168.11'
L = 316.56'
R = 380.00'

WATER LINE CURVE DATA

P.I. = 3+59.53, 46.46' LT.
Δ = 47°43'47"
D = 14°41'28"
T = 172.54'
L = 324.89'
R = 390.00'



MODIFIED WATER SERVICE CONNECTION DETAIL

NOT TO SCALE

Note: Water meter box to be constructed by future site development.

NOTES

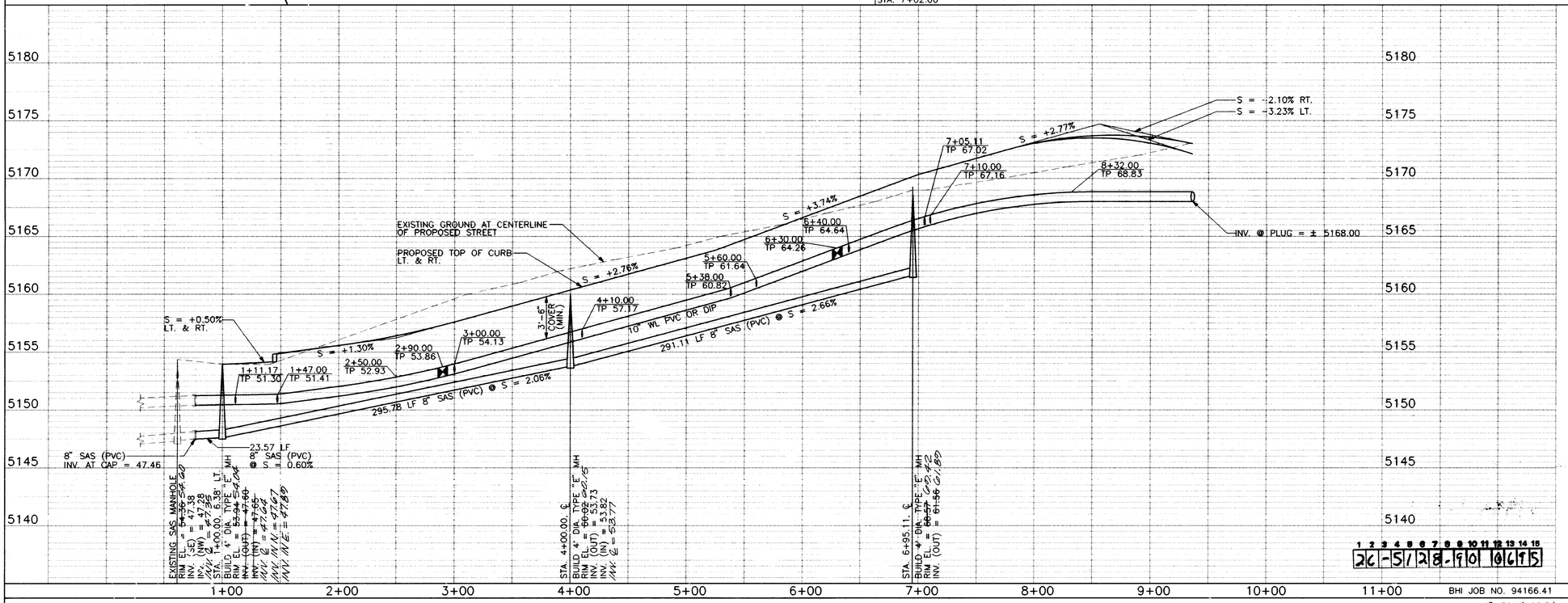
ALL M.J. FITTINGS SHALL BE RESTRAINED

CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING WATER AND SANITARY SEWER STUBOUTS.

N

50 25 0 50

SCALE: 1" = 50' (HORIZ.)



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
2 6 - 5 1 2 8 - 9 0 0 6 9 5

BHI JOB NO. 94166.41

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

AS BUILT INFORMATION

CONTRACTOR: J.E. HALE COMPANY
WORK STAKED BY: BHI
INSPECTORS ACCEPTANCE BY: BHI DATE 6/95
FIELD VERIFICATION BY: BHI DATE 6/95
DRAWINGS CORRECTED BY: BHI DATE 6/95
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS

CENTERLINE MONUMENT AT INTERSECTION OF JEFFERSON STREET AND SAN FRANCISCO ROAD
ELEVATION = 5160.47

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

WILLIAM L. VARELA NEW MEXICO 8131 REGISTERED PROFESSIONAL ENGINEER 3/16/95

RECORD DRAWING

DATE: 8/14/95

WATER SHUT-OFF REQUIREMENTS:

CONTRACTOR WILL BE RESPONSIBLE FOR THE TIMING AND COORDINATION OF THE WATER SHUT-OFF REQUIREMENTS IN CONJUCTION WITH THE COMPLETION OF THIS PROJECT. AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PWD/ WATER SYSTEMS DIVISION (857-8200) TO INITIATE IMPLEMENTATION OF THIS WATER SHUT-OFF PLAN.

WATER SHUT-OFF PLAN:

	CLOSE VALVES
A. SUN LANE	592, A

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: J.R.T., D.M.H. DATE: 2/22/95
DRAWN BY: M.E.S. DATE: 2/22/95
CHECKED BY: J.R.T. DATE: 2/22/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

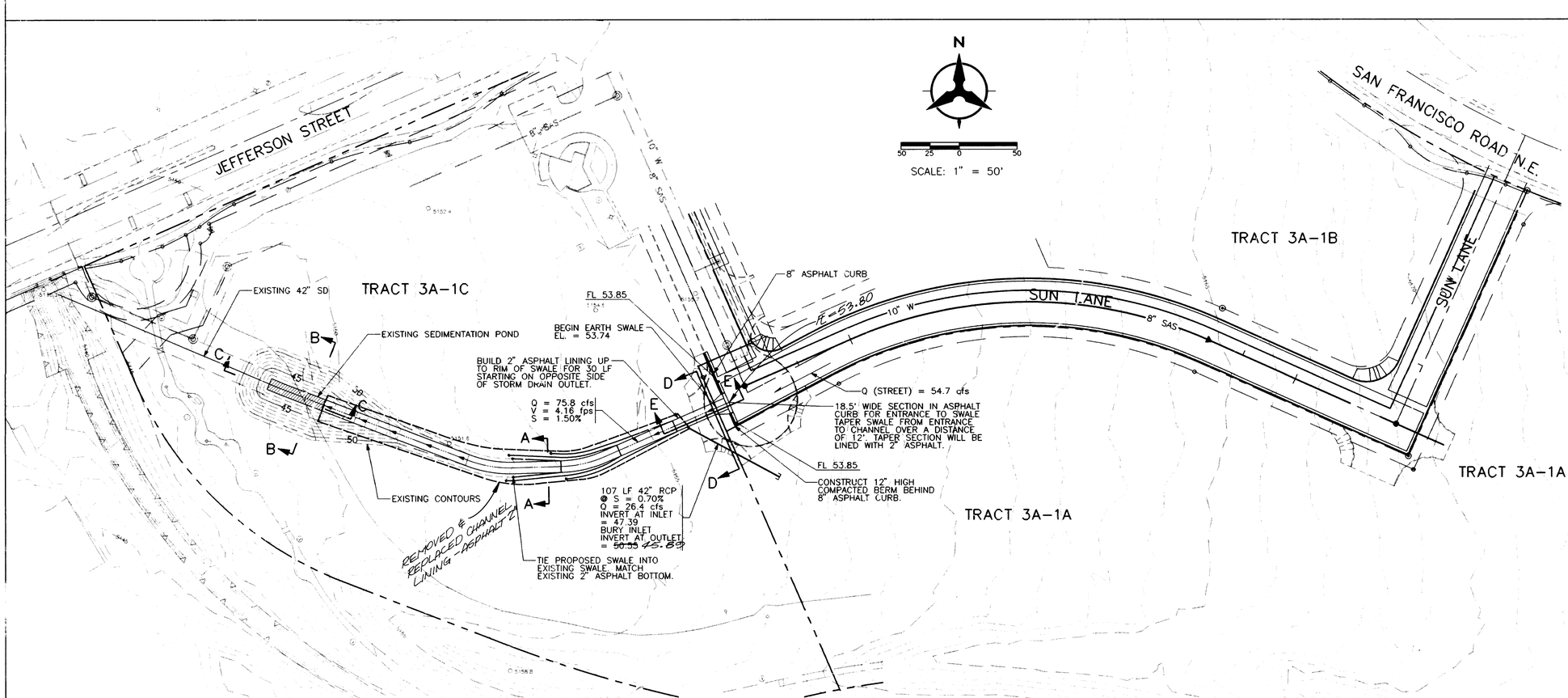
TITLE: JOURNAL CENTER BUSINESS PARK - TRACT3A
SUN LANE
WATER & SANITARY SEWER PLAN AND PROFILE

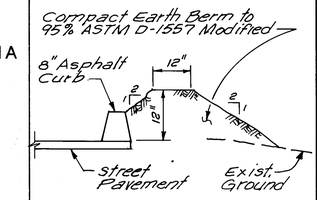
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.G. Lindley	3-23-95	WATER	R.W. Kane	3-16-95
TRANSPORTATION	A RAD	3-21-95	WASTE WATER	R.W. Kane	3-16-95
HYDROLOGY	NA JPC	3-15-95			

DRAWING NO.	MAP NO.	SHEET	OF
5128.90	D-17	6	7

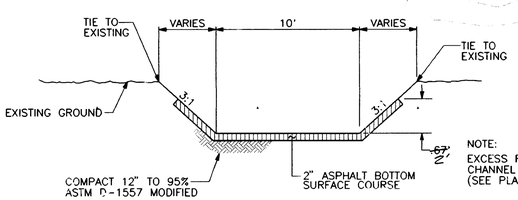
USERNAME: C94166.41
FILENAME: TRT3UTPP.DWG

SCANNED BY BY LASON





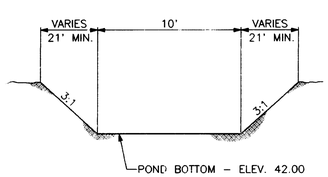
DETAIL "A"
No Scale



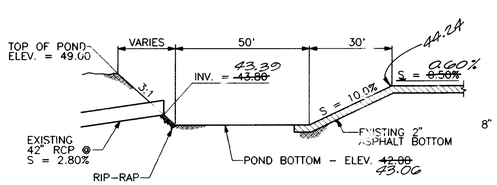
NOTE:
EXCESS FILL FROM EXCAVATED CHANNEL WILL REMAIN ON SITE (SEE PLAN)

SECTION A-A
NOT TO SCALE

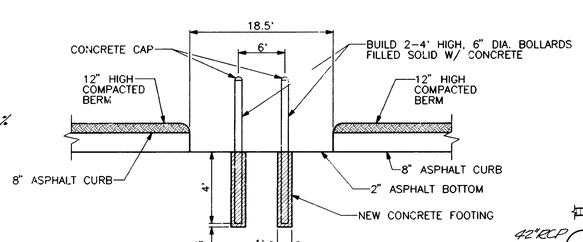
NOTE:
CALCULATION FOR WEIR, SECTION D-D
$Q_{(STREET)}$ = 54.7 cfs
$Q = CLH^{3/2}$
$Q_{(CAP)} = (3.0)(18.5')((1)^{3/2}) = 55.5$ cfs



SECTION B-B (EXISTING)
NOT TO SCALE

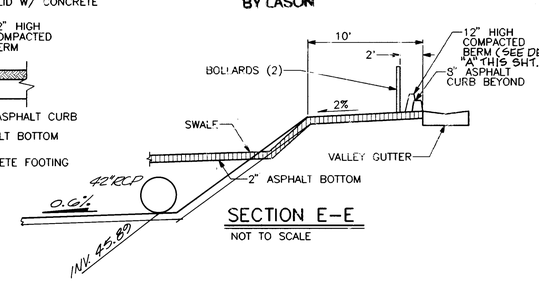


SECTION C-C (EXISTING)
NOT TO SCALE



SECTION D-D
NOT TO SCALE

SCANNED BY BY LASON



SECTION E-E
NOT TO SCALE

AS BUILT INFORMATION
CONTRACTOR J.E. HALE QUEST CO.
WORK STAKED BY BHI
INSPECTOR'S ACCEPTANCE BY BHI DATE 8/95
FIELD VERIFICATION BY BHI DATE 8/95
DRAWINGS CORRECTED BY BHI DATE 8/95
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

BENCH MARKS
CENTERLINE MONUMENT AT INTERSECTION OF JEFFERSON STREET AND SAN FRANCISCO ROAD
ELEVATION = 5160.47

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY: J.R.T., D.M.H. DATE: 2/22/95
DRAWN BY: M.E.S. DATE: 2/22/95
CHECKED BY: J.R.T. DATE: 2/22/95

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-5128.90 07916

WILLIAM L. VREELAND NEW MEXICO 8131 REGISTERED PROFESSIONAL ENGINEER 8/16/95

RECORD DRAWING
DATE: 8/16/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: JOURNAL CENTER BUSINESS PARK - TRACT3A
SUN LANE
EARTH CHANNEL EXTENSION

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		3-23-95	WATER	N/A RWE	3-16-95
TRANSPORTATION	N/A	3-21-95	WASTE WATER	N/A RWE	3-16-95
HYDROLOGY		3-15-95			

BHI JOB NO. 94166.41
SCALE: 1"=50' (HORIZ.) 1"=5' (VERT.)
DRAWING NO. 5128.90
MAP NO. D-17
SHEET 7 OF 7

USERNAME: C9416641
FILENAME: TR13STMD.DWG