

CITY OF ALBUQUERQUE
NEW MEXICO



CITY OF
Albuquerque

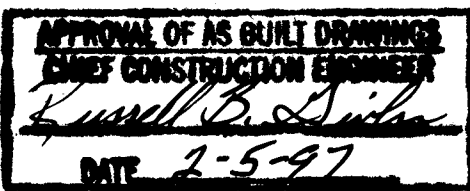
CONSTRUCTION PLANS

LOTS 3A1-A, 3A1-B + 3A1-C
BLOCK A, UNIT II
INTERSTATE INDUSTRIAL TRACT
UTILITY IMPROVEMENTS
CITY PROJECT NO. 5326.90

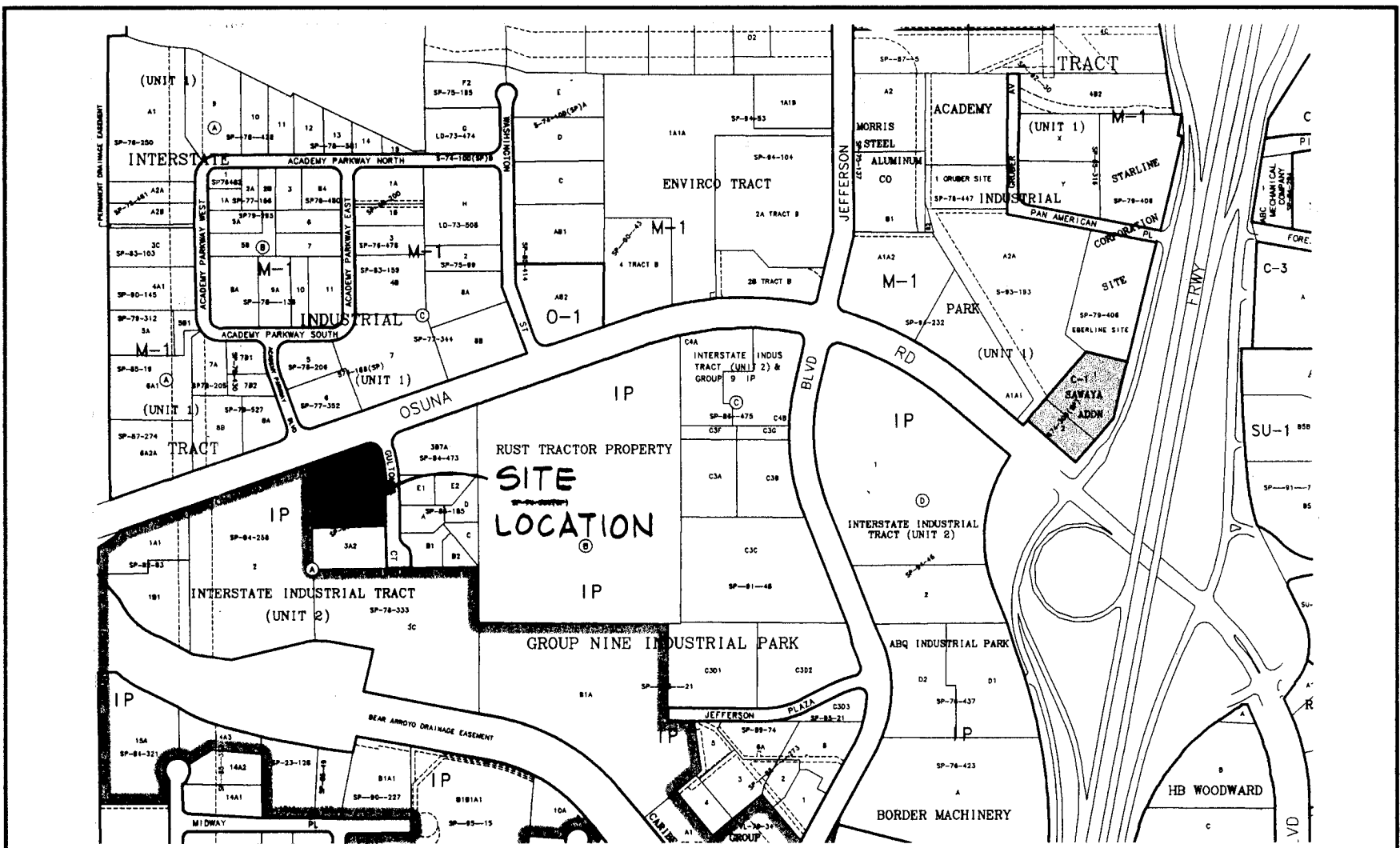
INDEX OF SHEETS

1. TITLE SHEETS
2. PLAT
3. PRIVATE DRIVE PLAN & PROFILE
4. UTILITY PLAN & PROFILE

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-15326.90 011917



SCANNED BY
BY LASON

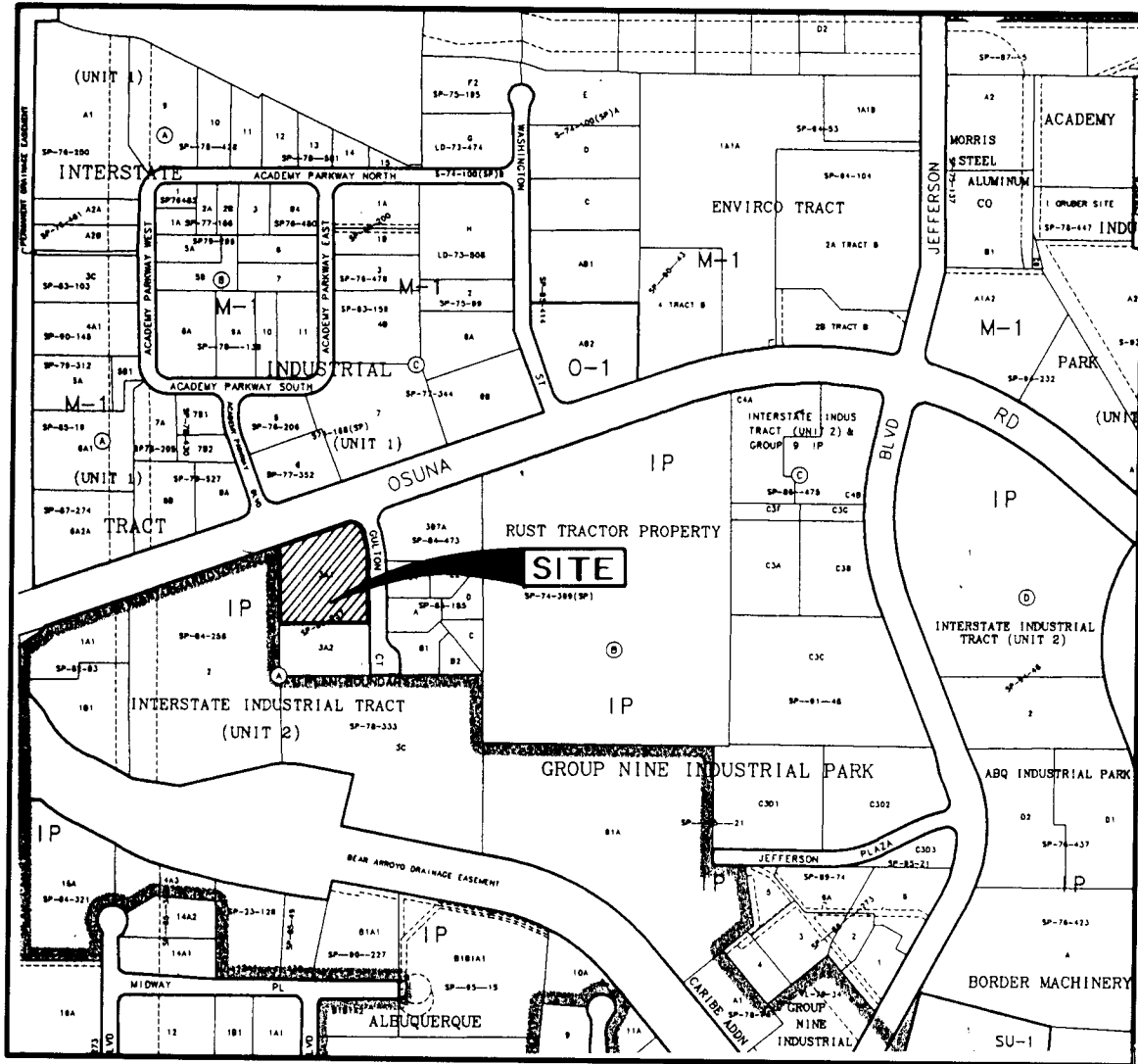


LOCATION MAP
ZONE ATLAS MAP E-17-Z
GENERAL NOTES
SCALE IN FEET
1" = 500'

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT, AND UNLESS STATED OTHERWISE OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS, PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO. 6.
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES BEING CONNECTED TO AND 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.
4. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING SAFETY AND HEALTH.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
6. ALL GAS, ELECTRIC, TELEPHONE LINES, CABLES AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION SHALL BE DONE BY THE RESPONSIBLE UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES.
8. THE CONTRACTOR SHALL BE REQUIRED TO CONFINE HIS WORK WITHIN THE CONSTRUCTION LIMITS AND/OR PUBLIC RIGHT-OF-WAY OR EASEMENTS TO PRESERVE EXISTING VEGETATION AND PRIVATE PROPERTY. OVERNIGHT PARKING OF EQUIPMENT AND/OR STORAGE OF MATERIALS IS NOT ALLOWED EXCEPT BY PERMISSION OF PROPERTY OWNER. RESTORATION OF PRIVATE IMPROVEMENTS WILL BE AT THE CONTRACTOR'S EXPENSE.
9. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, ASPHALTIC PAVING, CONCRETE CURBS AND SIDEWALKS, ETC. SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE FIELD ENGINEER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
10. WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE PROJECT ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
11. THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.
12. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 90% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
13. CONTRACTOR SHALL SUBMIT A REVEGETATION PLAN TO ENGINEER FOR PRIOR APPROVAL.
14. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THEN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER 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 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 GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
15. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR (24) HOURS CONSTRUCTION.

4-A	Billings & Goble	9-17-96	9-16-96
REV. SHEETS	DATE	USER	DEPARTMENT
ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE
DRC Chairman	Billings & Goble	4-29-96	
Transportation	R.W. Jones	3-13-96	
Water/Wastewater	R.W. Jones	3-13-96	
Hydrology	R.W. Jones	4-23-96	
Parks			
Constr. Mngmt			
5326.90		SHEET 1 OF 4	

TALOS LOG NO. 95-112109200200



VICINITY MAP
ZONE ATLAS MAP NO. E-17-Z

REPLAT DATA

1. DRB Case No. **95-279**
2. Zone Atlas Index No. E-17-Z
3. Gross Replat Acreage: 2.5977 Ac.±
4. Date of Survey: October, 1995.

NOTES

1. Bearings are grid bearings based on City of Albuquerque Control Survey Monuments "NDC 11-9" and "NDC 12-1D2". Bearing between monuments = S01°12'19"E.
 2. Distances are ground distances.
 3. Δ Denotes found City of Albuquerque Control Survey Monument.
 4. \odot Denotes found property corner.
 5. Bearings and distances of record shown in parenthesis.
- Notes continued on Sheet 2.

PURPOSE OF REPLAT

1. SUBDIVIDE LOT 3A1, BLOCK A, UNIT II, INTERSTATE INDUSTRIAL TRACT INTO 3 LOTS.
2. GRANT 30' PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC WATER, SANITARY SEWER, & UTILITY EASEMENT.
3. GRANT PUBLIC UTILITY EASEMENTS.

DOCUMENTS USED TO DETERMINE BOUNDARY

- 1.) PLAT ENTITLED "REPLAT OF LOT 3-A, BLOCK A, UNIT II, INTERSTATE INDUSTRIAL TRACT", FILED JULY 23, 1980, VOL. B17, FOLIO 197.
- 2.) WARRANTY DEED FILED NOVEMBER 19, 1980, BK. 132-A, PG. 315.

THE PURPOSE OF THIS CORRECTION PLAT
IS TO CORRECT THE GROSS ACREAGE
SHOWN FOR LOT 3A1-C.

96007300

CORRECTION PLAT FOR
PLAT OF

LOTS 3A1-A, 3A1-B & 3A1-C
BLOCK A, UNIT II

INTERSTATE INDUSTRIAL TRACT

Bernalillo County
Albuquerque, New Mexico
November, 1995

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
23 JAN 20 1996
of records of said County Folio 33
Rudy Woodward Clerk & Recorder

DESCRIPTION

A certain tract of land situate within the Elena Gallegos Grant, Projected Section 26, Township 11 North, Range 3 East, New Mexico Principal Meridian, County of Bernalillo, State of New Mexico, comprising all of Lot 3A1, Block A, Unit II, Interstate Industrial Tract, as the same is shown and designated on the plat entitled "REPLAT OF LOT 3-A, BLOCK A, UNIT II, INTERSTATE INDUSTRIAL TRACT", as filed for record in the Office of the County Clerk of Bernalillo County on July 23, 1980, in Volume B17, Folio 197, and being more particularly described by grid bearings and ground distance as follows:

Beginning at a point being the northwest corner of said Lot 3A1, from whence the City of Albuquerque Control Survey Monument "NDC 11-9" bears N84°18'21"W a distance of 1197.68 feet;

thence from said point of beginning N70°43'04"E along the northerly boundary of said Lot 3A1 and along the southerly right-of-way line of Osuna Road NE a distance of 272.47 feet to a point of curvature;

thence 83.53 feet along the arc of a curve to the right having a radius of 50.00 feet, a delta of 95°42'58" and a chord bearing S61°25'27"E a distance of 74.15 feet to a point of compound curvature, bearing the northeast corner of said Lot 3A1;

thence along the easterly boundary of said Lot 3A1 and the westerly right-of-way line of Gulton Court NE, 132.57 feet along the arc of a curve to the right having a radius of 549.06 feet, a delta of 135°01' and a chord bearing S06°38'58"E a distance of 132.24 feet to a point of tangency;

thence S00°16'03"W a distance of 208.08 feet to the southeast corner of said Lot 3A1;

thence N89°41'33"W along the southerly boundary line of said Lot 3A1, a distance of 337.14 feet to a point being the southwest corner of said Lot 3A1;

thence N00°06'03"E along the westerly boundary line of said Lot 3A1, a distance of 283.11 feet to the point and place of beginning. Containing 2.5977 acres more or less.

OWNER'S FREE CONSENT

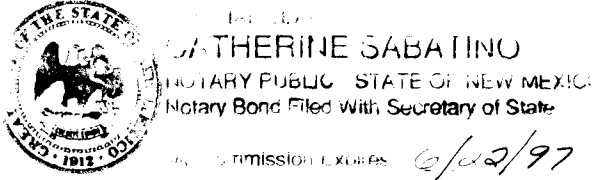
THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT: ALL PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENTS AND ALL PUBLIC WATER, SANITARY SEWER AND UTILITY EASEMENTS SHOWN HEREON, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS (SEE P.U.E. NOTE). SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

Ray A. Padilla, Partner, PRS&H Partnership

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

This Instrument was Acknowledged before me on November 23, 1995

Therine Sabatino
Notary Public



APPROVED AND ACCEPTED BY

Subdivision Case No. **SP-96-13**

<u>Jack Chan</u>	1-12-96
Planning Director, City of Albuquerque, N.M.	Date
<u>Frank J. Agui</u>	1-12-96
City Engineer, City of Albuquerque, N.M.	Date
<u>Frank J. Agui</u>	1-12-96
Albuquerque Metropolitan Flood Control Authority	Date
<u>Robert W. Kane</u>	12-5-95
Traffic Div., City of Albuquerque, N.M.	Date
<u>Robert W. Kane</u>	12-5-95
Water Utilities Dept., City of Albuquerque, N.M.	Date
<u>Carman Chavez</u>	12-5-95
Parks and General Services, City of Albuquerque, N.M.	Date
<u>Frank J. Agui</u>	11/23/95
City Surveyor, City of Albuquerque, N.M.	Date
<u>Frank J. Agui</u>	1-2-96
Property Management, City of Albuquerque, N.M.	Date
<u>Frank J. Agui</u>	1-12-96
County Treasurer, Bernalillo County, N.M.	Date
<u>Robt. Philch</u>	12-29-95
PNM Gas Services Division	Date
<u>Robt. Philch</u>	12-29-95
PNM Electric Services Division	Date
<u>Sam Martin</u>	1-2-96
U.S. West Telecommunications	Date
<u>Karen A. Shaw</u>	12-28-95
Jones Interchange, Inc.	Date

SURVEYOR'S CERTIFICATION

I, Ruan S. Bacigalupa, a duly qualified Registered Professional 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, from an actual field survey performed under my direction, and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective February 2, 1994), and that interior lot corners will be set in accordance with said minimum standards.

Ruan S. Bacigalupa
Ruan S. Bacigalupa, N.M.P.S. 11462
AVID Engineering, Inc.
5801 Osuna Rd. NE - Suite 200
Albuquerque, New Mexico, 87109



INDEXING INFORMATION FOR COUNTY CLERK

OWNER: **PRS & H PARTNERSHIP**
SECTION: **Projected Sec. 26, T.11N., R.3E.**
SUBDIVISION: **INTERSTATE INDUSTRIAL TRACT**

DATE: **11/21/95**
AVID JOB No. **5032.05**

AVID ENGINEERING, INC.
Civil • Structural • Transportation
5801 Osuna Rd. NE - Suite 200
Albuquerque, NM 87109 • (505) 861-5357

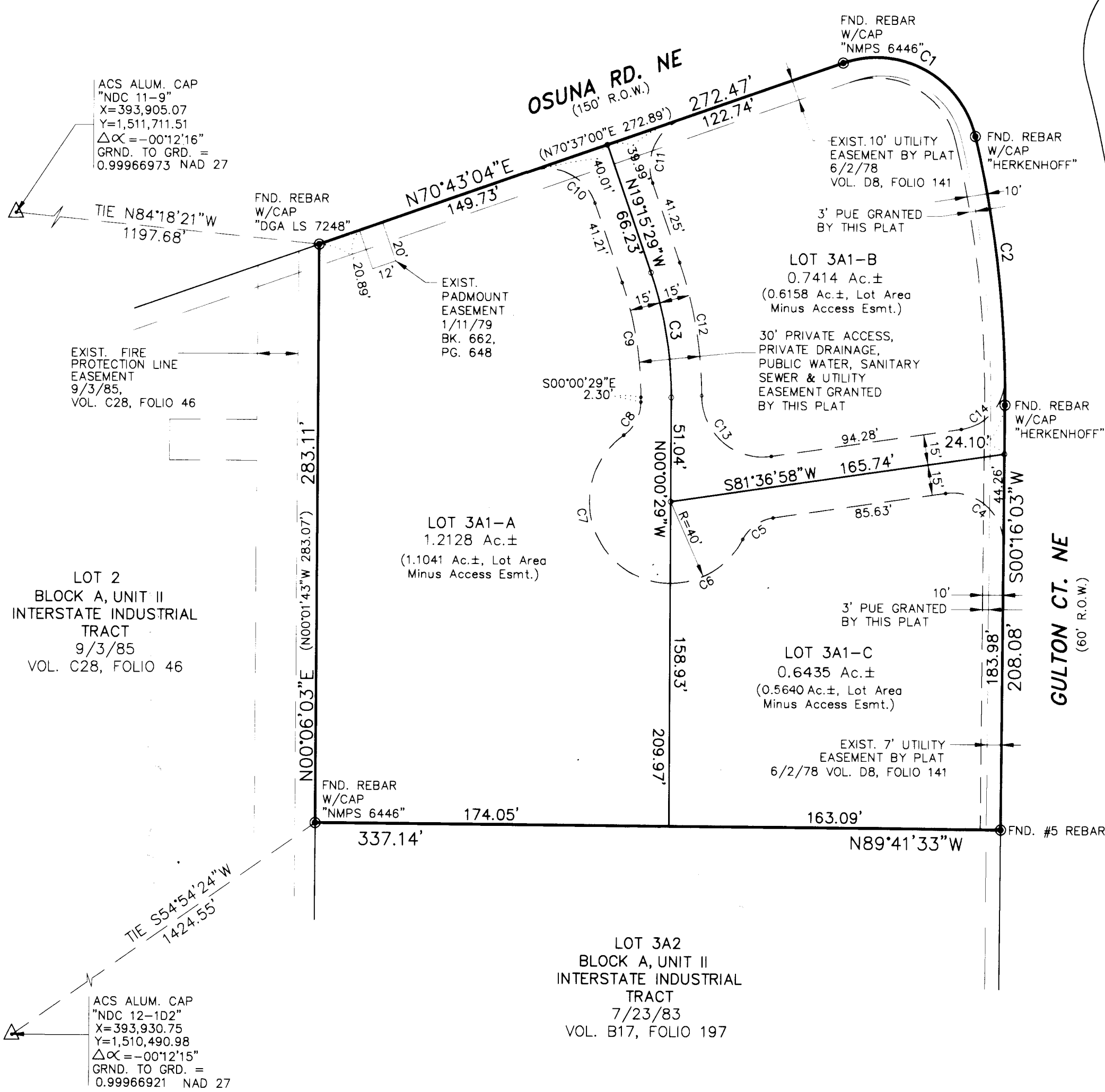
SHEET 1 OF 2

96C-33

NOTES(Continued)

6. All Public Water and Public Sanitary Sewer easements shown are to be granted to the City of Albuquerque with the filing of this plat.
7. Private Access and Private Drainage easements for the joint use and benefit of Lots 3A1-A, 3A1-B, and 3A1-C, their successors and assigns. Maintenance shall be the responsibility of the owners of said easements, their successors and assigns, individually and/or collectively.
8. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Lots 3A1-A, 3A1-B, and 3A1-C must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.
9. Future easements may be required for electrical transformers.

SCALE: 1"=50'



CORRECTION PLAT FOR
PLAT OF

96007300

LOTS 3A1-A, 3A1-B & 3A1-C
BLOCK A, UNIT II

INTERSTATE INDUSTRIAL TRACT

Bernalillo County
Albuquerque, New Mexico
November, 1995

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
23 JAN 20 1996
of records of said County Folio 33
Rudy Woodward Clerk & Recorder

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. The PNM Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. 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.
4. Jones Interchange for the installation, maintenance, and service of such lines, cables 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 purpose described above, together with free access to, from and over said easements, including the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood 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 electricity safety code caused by construction of pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

In approving this plat, PNM Electric and Gas Services does 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.

CURVE DATA

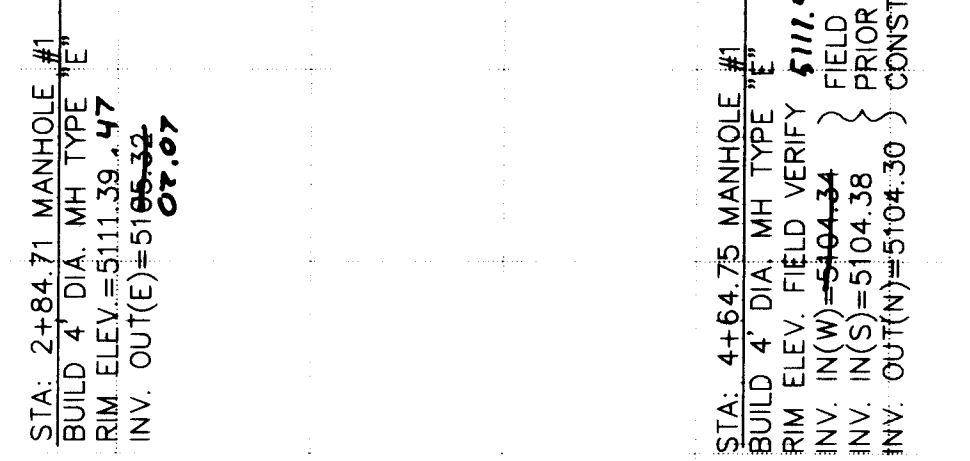
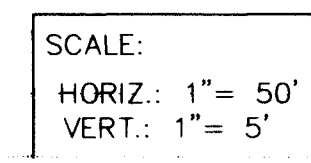
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	50.00'	83.53'	74.15'	S61°25'27"E	95°42'58"
C2	549.06'	132.57'	132.24'	S06°38'58"E	135°01'01"
C3	185.00'	62.16'	61.86'	N09°37'59"W	191°5'00"
C4	25.00'	43.04'	37.92'	N49°03'29"W	98°39'05"
C5	20.00'	18.96'	18.26'	S54°27'32"W	54°18'53"
C6	40.00'	43.77'	41.62'	S58°38'48"W	62°41'26"
C7	40.00'	100.75'	76.15'	N17°51'03"W	144°18'53"
C8	20.00'	18.96'	18.26'	N27°08'57"E	54°18'53"
C9	170.00'	57.12'	56.85'	N09°37'59"W	191°5'00"
C10	25.00'	39.28'	35.36'	N64°16'13"W	90°01'27"
C11	25.00'	39.26'	35.35'	S25°43'47"W	98°58'33"
C12	200.00'	66.26'	65.96'	S09°46'01"E	18°58'57"
C13	30.00'	51.37'	45.32'	S49°19'47"E	98°06'30"
C14	25.00'	36.09'	33.04'	N40°15'23"E	82°43'10"

DATE: **11/21/95**
AVID JOB No. **5032.05**

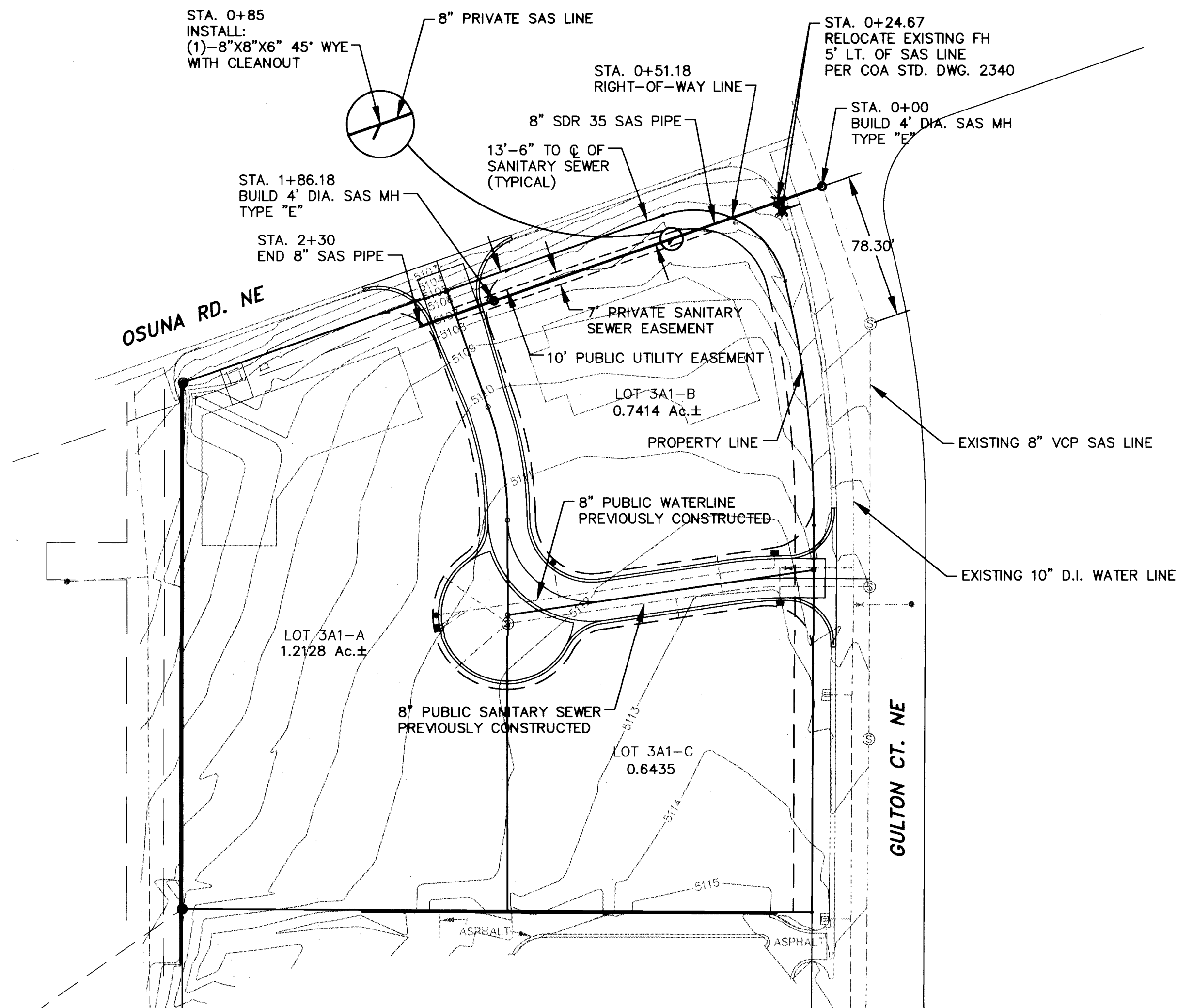
AVID ENGINEERING, INC.
Civil • Structural • Transportation
5801 Osuna Rd. NE - Suite 200
Albuquerque, NM 87109 • (505) 861-5357

SHEET 2 OF 2

SHEET	OF
3	4



- | | |
|-------|----|
| SHEET | OF |
| 4 | 4 |



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

UTILITY NOTES

- STATIONING ALONG C OF SAS LINE.
- SANITARY SEWER LINE LENGTHS COMPUTED FROM MH C TO MH C.
- SLOPES ARE COMPUTED INVERT TO INVERT. MH RIM ELEVATIONS GIVEN ARE APPROXIMATE. CONTRACTOR SHALL ADJUST ALL RIMS TO FINAL GRADE.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND UTILITY CONNECTIONS PRIOR TO BEGINNING CONSTRUCTION. SHOULD A CONFLICT EXIST OR DESIGN REVISIONS BE REQUIRED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ALLOW SUFFICIENT TIME FOR DESIGN REVISIONS SO AS TO NOT DELAY THE CONSTRUCTION SCHEDULE.

LEGEND

- EXISTING MANHOLE
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING FIRE HYDRANT
- PROPOSED MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED FH LATERAL
- PROPOSED FIRE HYDRANT

AS BUILT INFORMATION		BENCH MARKS	
CONTRACTOR	Hydra Systems	THE STATION IS LOCATED AT RICHFIELD ROAD	
WORK BY	C.O.A.	BRIDGE OVER THE AMAFCA NORTH DIVERSION	
INSPECTOR'S	C.O.A.	CHANNEL @ THE SOUTHWEST CORNER OF BRIDGE	
ACCEPTANCE	C.O.A.	AND STATION 2.5 FEET FROM THE SOUTHWEST	
VERIFICATION	C.O.A.	CORNER OF HEADWALL. STATION IS AMAFCA	
DATE	9/14/96	BRASS TABLET STAMPED "NDC 7" SET IN	
DATE	9/14/96	CONCRETE POST PROJECTION 0.3 FEET ABOVE	
DATE	9/14/96	GROUND. ELEVATION 5,062.6	

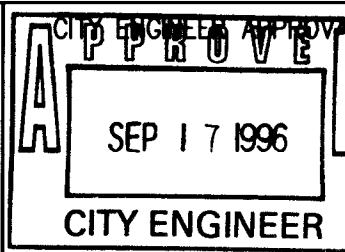
SURVEY INFORMATION		FIELD NOTES	
NO.	BY	DATE	



ENGINEER'S SEAL		REMARKS	
CGP	BY	DATE	
		9/96	
		9/96	
		9/96	

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-5326-1904497

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT
TITLE: PRS & H BUSINESS PARK
PRIVATE 8" SAS LINE



City Project No. 5326.90 Zone Map No. E-17-Z Sheet 4-A Of