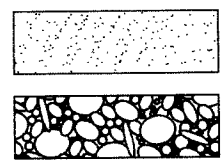


• L E G E N D •

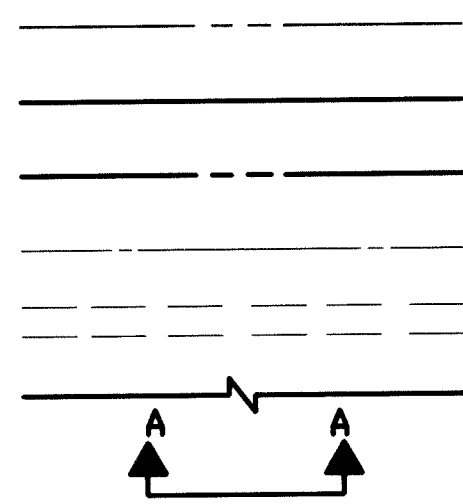
MATERIALS

CONCRETE  
RIP-RAP



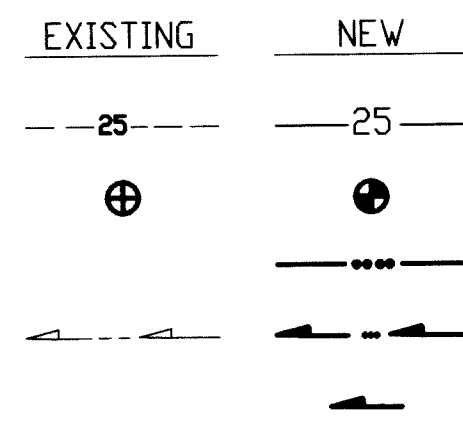
LINES

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



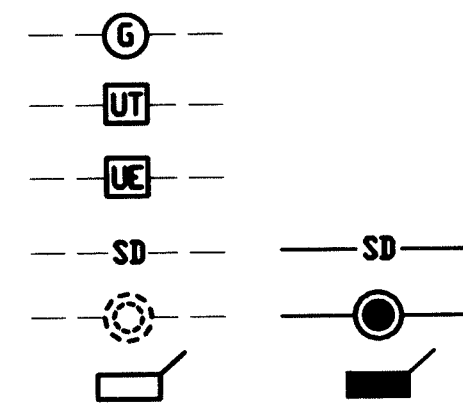
EARTHWORK

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



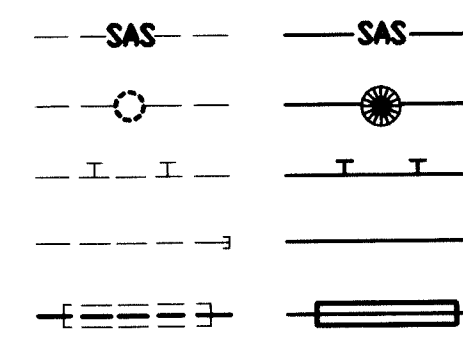
MISCELLANEOUS UTILITIES

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



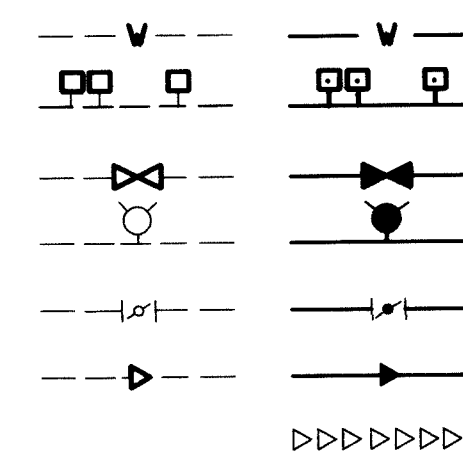
SANITARY SEWER

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



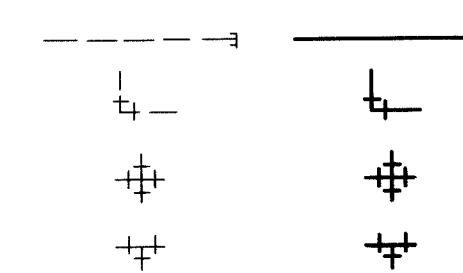
WATER

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



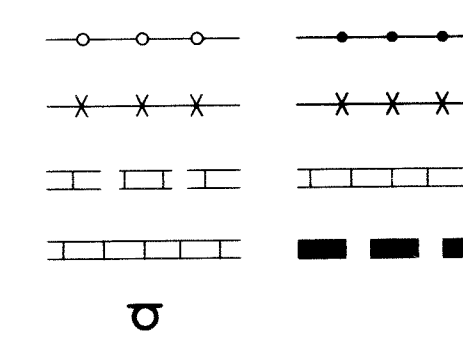
WATER FITTINGS

CAPS AND PLUGS  
ELBOW  
CROSS  
TEE



MISCELLANEOUS

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

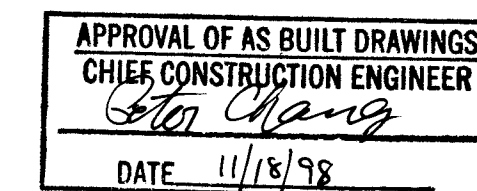


CONSTRUCTION PLANS  
for  
TRACTS B-1-A  
THROUGH B-1-K,  
COMANCHE BUSINESS  
PARK  
ALBUQUERQUE, NEW MEXICO  
MAY, 1997

RECORD DRAWING

INDEX OF DRAWINGS

| SHEET | DESCRIPTION                                                                                             |
|-------|---------------------------------------------------------------------------------------------------------|
| 1     | COVER SHEET, VICINITY MAP, GENERAL NOTES, LEGEND AND INDEX OF DRAWINGS                                  |
| 2     | SUBDIVISION PLAT (FOR INFORMATION ONLY)                                                                 |
| 3     | COMPOSITE SITE PLAN, WATER VALVE SHUT-OFF PLAN                                                          |
| 4     | PAVING IMPROVEMENTS PLAN AND PROFILE<br>VASSAR PLACE N.E. STA 10+20.00 TO STA 17+69.74                  |
| 5     | STORM DRAIN IMPROVEMENTS PLAN AND PROFILE<br>STA 10+00.00 TO STA 15+44.33                               |
| 6     | TEMPORARY RETENTION POND GRADING PLAN.                                                                  |
| 7     | WATERLINE AND SANITARY SEWER EXTENSIONS PLAN AND PROFILE<br>VASSAR PLACE N.E. STA 10+00.00 STA 17+18.01 |
| 8     | WATERLINE EXTENSION PLAN AND PROFILE<br>STA 17+18.01 TO STA 20+74.70                                    |
| 9     | PAVING AND DRAINAGE SECTIONS AND DETAILS                                                                |
| 10    | SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS                                                      |
| 11    | TYPICAL TRAFFIC CONTROL AND SIGNING EXAMPLES (REF. M.U.T.C.D.)                                          |



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15  
26 5544 81986 16

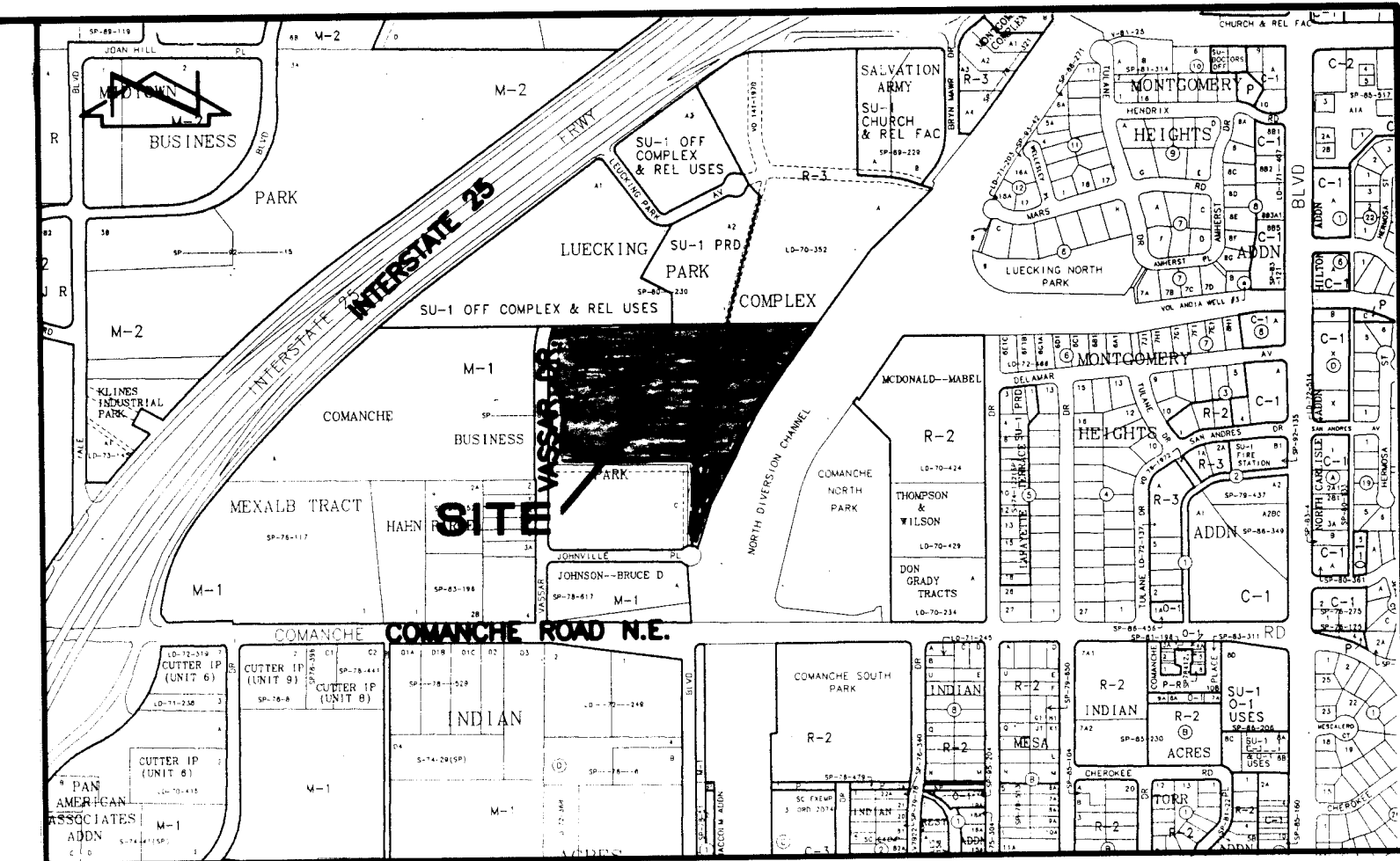
RECORD DRAWING

I, Jeffrey G. Mortensen, Registered Professional Engineer in the State of New Mexico, do hereby certify that this "as-built" information was obtained by me or under my supervision and represents the "as-built" conditions of this project, and is true and correct to the best of my knowledge and belief. All vertical and horizontal dimensions should be field verified prior to use on future projects.

Jeffrey G. Mortensen  
NMBE NO. 8547

11-04-97  
Date

SCANNED BY LASON  
DRB NO. 96-380



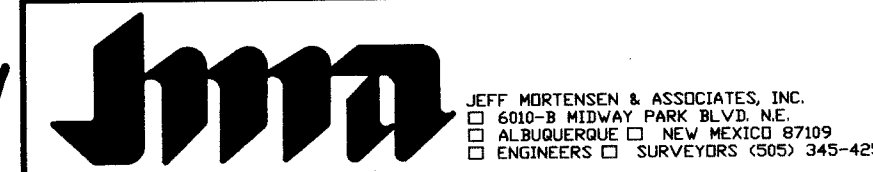
VICINITY MAP  
SCALE: 1" = 750'

G-16

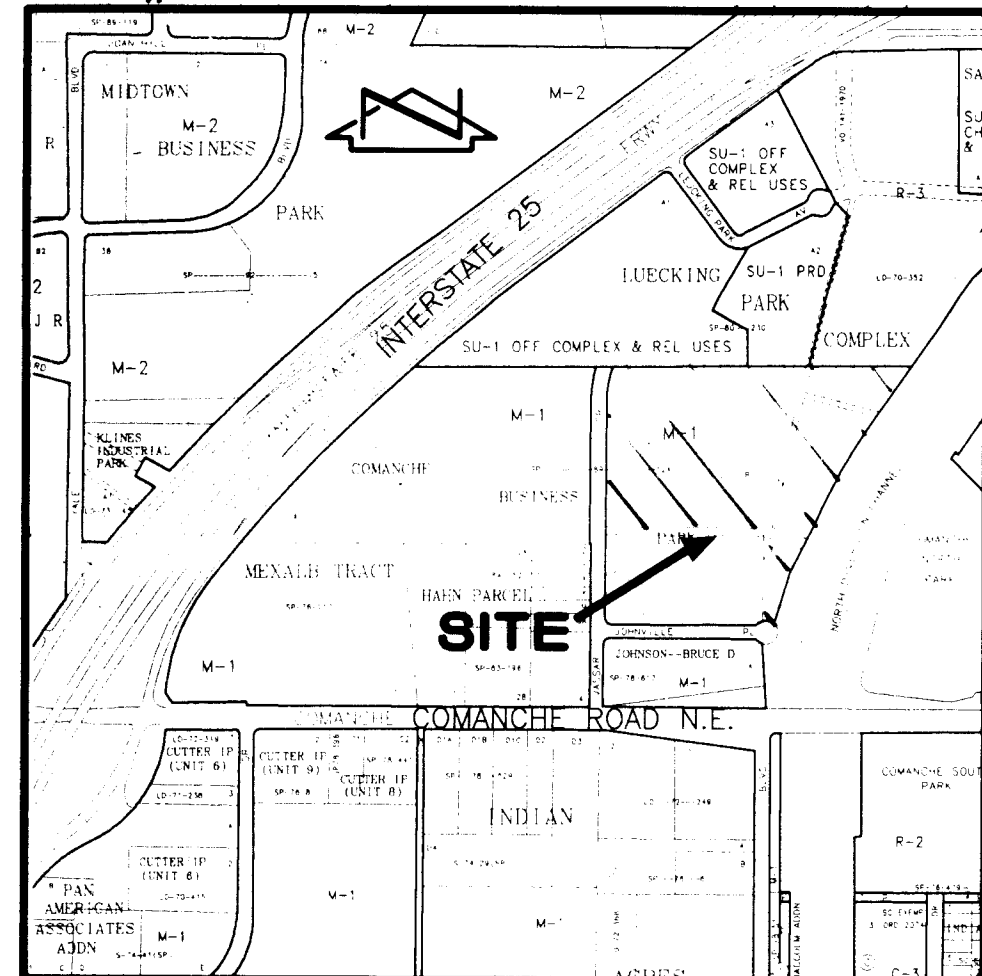
GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS-PUBLIC WORKS CONSTRUCTION-1986 - UPDATE NO. 6.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990 (ALBUQUERQUE AREA), 1-800-321-ALERT (2537) (STATEWIDE) FOR LOCATION OF EXISTING UTILITIES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
- 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 DURING CONSTRUCTION BY THE PROJECT ENGINEER.
- SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- IF CURB IS DEEPENED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
- ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR SHALL COORDINATE WITH THE WATER SYSTEM DIVISION FOR THE EXECUTION OF THE VALVE SHUT OFF PLAN, NOT LESS THAN FIVE (5) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT THE EXISTING PUBLIC WATER UTILITIES. ONLY WATER SYSTEM DIVISION PERSONNEL SHALL OPERATE EXISTING VALVES. REFER TO SECTION 18 OF THE SPECIFICATION. THE WATER SYSTEM DIVISION PHONE NUMBER IS 857-8200.
- CONTRACTOR SHALL NOTIFY THE CITY SURVEYOR 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 ELEVATION 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 SPECIFICATIONS.
- THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION CO-ORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION CO-ORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPANCY AN INTERSECTION. CONTRACTOR MUST REFER TO SECTION 19 OF THE STANDARD SPECIFICATION FOR TRAFFIC CONTROL.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH REFLECTORIZED STRIPING BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
- ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.

970561  
-960828-



|                             |        |               |       |          |            |         |      |                           |      |
|-----------------------------|--------|---------------|-------|----------|------------|---------|------|---------------------------|------|
| REV.                        | SHEETS | CITY ENGINEER | DATE  | USER     | DEPARTMENT | DATE    | USER | DEPARTMENT                | DATE |
| 1                           | 1      |               | 09/97 |          |            |         |      |                           |      |
| ENGINEERS STAMP & SIGNATURE |        | APPROVALS     |       | ENGINEER |            | DATE    |      | *****                     |      |
| DRC Chairman                |        | Billings      |       | 6-26-97  |            | 6-11-97 |      | APPROVED FOR CONSTRUCTION |      |
| Transportation              |        | R. D. Kane    |       | 6-10-97  |            | 6-10-97 |      |                           |      |
| Water/Wastewater            |        | R. D. Kane    |       | 6-10-97  |            | 6-10-97 |      |                           |      |
| Hydrology                   |        | R. D. Kane    |       | 6-10-97  |            | 6-10-97 |      |                           |      |
| C.I.P.                      |        | R. D. Kane    |       | 6-10-97  |            | 6-10-97 |      |                           |      |
| Const. Mgmt.                |        | R. D. Kane    |       | 6-10-97  |            | 6-10-97 |      |                           |      |
| City Project No.            |        | 554481        |       | SHEET    |            | 1       |      | OF 11                     |      |



VICINITY MAP

SCALE: 1" = 750'

NOTES:

- A boundary survey was performed in December, 1996. Unless otherwise indicated, property corners were monumented with a 5/8" rebar and cap stamped "New Mexico PS 11184".
- All distances are ground distances.
- Site located within Section 3, Township 10 North, Range 3 East, N.M.P.M.
- Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone.
- Street mileage created by this plat is 0.13 miles (full-width).
- The purpose of this plat is to:
  - Create eleven tracts of land from one parcel.
  - Dedicate in fee simple the necessary public street rights-of-way and grant the necessary easements as shown.
- Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Tracts B-1-A through B-1-K, Comanche Business Park must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.
- The property plotted hereon is subject to an existing blanket private drainage easement granted by the plot of Comanche Business Park filed May 04, 1989, Book C39, Page 34, with the understanding that the specific alignment and location will be determined upon the development of any of the parcels subdivided on said plat or the construction of Vassar Drive N.E. as dedicated by said plat, whichever occurs first.
- Upon completion of the construction of the streets, City of Albuquerque approved centerline monuments shall be placed at all intersections or as otherwise indicated in lieu of subdivision block corner monumentation. Location of said monuments are designated with a "Q" symbol.
- In the event Grantor constructs any improvements within the easement ("improvements") the City has the right to enter upon Grantors property if required as a result of the improvements at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") is required in conjunction with the City's use of the easement without liability to the City except for the City's negligence.

## DEDICATION AND FREE CONSENT

The undersigned owners of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat and do hereby dedicate in fee simple with warranty covenants the public street rights-of-way and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

Edward L. McCausland, President  
ELM Partners, Ltd., EJM, Inc.-General Partner

## ACKNOWLEDGEMENT

STATE OF NEW MEXICO

COUNTY OF BERNILLO

SS

This instrument was acknowledged before me on this 24th day of April, 1997, by Edward L. McCausland, President, ELM Partners, Ltd., EJM, Inc.-General Partner.

Notary Public

# SUBDIVISION PLAT OF TRACTS B-1-A THROUGH B-1-K, COMANCHE BUSINESS PARK

ALBUQUERQUE, NEW MEXICO

APRIL, 1997

## DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Tracts B-1-A through B-1-K, Comanche Business Park, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 10, 1993, Book 93-C, Page 35, and being more particularly described as follows:

Beginning at the northwest corner of the parcel herein described, being the northeast corner of Vassar Drive N.E. and also being a point on the south property line of Tract A-1, Luecking Park Complex No. 2 and 3, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 03, 1980, Book C17, Page 9; thence N 89°54'54" E a distance of 1144.67 feet to the northeast corner of the parcel herein described, being the southeast corner of Tract A, Luecking Park Complex as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 08, 1970, Book C7, Page 176; and also being a point on the west right-of-way line of the AMAFCA North Diversion Channel; thence S 35°35'46" W a distance of 262.19 feet along said right-of-way line; thence along the arc of a curve to the left with DELTA = 12°09'47", R = 2089.86 feet and L = 443.65 feet, (Chord Bearing = S 29°31'39" W, Chord Length = 442.82 feet) along said right-of-way line; thence S 27°21'48" W a distance of 209.72 feet along said right-of-way line; thence S 16°48'17" W a distance of 201.21 feet along said right-of-way line to the southeast corner of the parcel herein described, being a point on the north right-of-way line of Johnville Place N.E.; thence along the arc of a curve to the left with DELTA = 62°58'52", R = 45.00 feet and L = 48.47 feet (Chord Bearing = N 75°16'57" W, Chord Length = 47.01 feet) along said right-of-way line; thence N 02°28'27" E a distance of 353.28 feet being the northeast corner of Tract C, Comanche Business Park, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 04, 1989, Book C39, Page 34; thence N 89°34'01" W a distance of 604.80 feet to the southwest corner of the parcel herein described, being the northwest corner of said Tract C, and also being a point on the east right-of-way line of Vassar Drive N.E.; thence N 02°27'59" E a distance of 480.99 feet along said right-of-way line; thence along the arc of a curve to the right with DELTA = 20°58'19", R = 350.00 feet and L = 128.11 feet (Chord Bearing = N 10°57'08" E, Chord Length = 127.40 feet) along said right-of-way line to the point of beginning and containing 14.3814 acres more or less.

Public Utility easements shown on this plat are ten (10) feet wide and are granted for the common and joint use of:

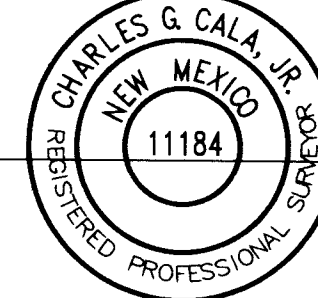
- The P.N.M. Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- The P.N.M. Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- 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.
- Jones Intercable 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 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, pole (aboveground 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 the National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

## SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., a registered Professional 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 made known to me by this owner, utility companies, or other parties expressing an interest; meets the minimum requirement for Monumentation and surveys of the Albuquerque Subdivision Ordinance; complies with the minimum standards for surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

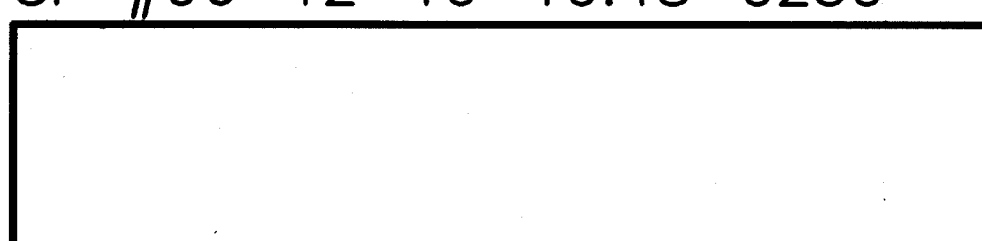
Charles G. Cala, Jr., N.M.P.S. 11184



JMA

JEFF MORTENSEN & ASSOCIATES, INC.  
800-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE, N.M. 87109  
ENGINEERS & SURVEYORS (SOS) 345-4250  
JOB #960826

SHEET 1 OF 2



VICINITY MAP

SCALE: 1" = 100'

NOTES:

- A boundary survey was performed in December, 1996. Unless otherwise indicated, property corners were monumented with a 5/8" rebar and cap stamped "New Mexico PS 11184".
- All distances are ground distances.
- Site located within Section 3, Township 10 North, Range 3 East, N.M.P.M.
- Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone.
- Street mileage created by this plat is 0.13 miles (full-width).
- The purpose of this plat is to:
  - Create eleven tracts of land from one parcel.
  - Dedicate in fee simple the necessary public street rights-of-way and grant the necessary easements as shown.
- Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Tracts B-1-A through B-1-K, Comanche Business Park must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.
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- Upon completion of the construction of the streets, City of Albuquerque approved centerline monuments shall be placed at all intersections or as otherwise indicated in lieu of subdivision block corner monumentation. Location of said monuments are designated with a "Q" symbol.
- In the event Grantor constructs any improvements within the easement ("improvements") the City has the right to enter upon Grantors property if required as a result of the improvements at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") is required in conjunction with the City's use of the easement without liability to the City except for the City's negligence.

## DEDICATION AND FREE CONSENT

The undersigned owners of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat and do hereby dedicate in fee simple with warranty covenants the public street rights-of-way and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

Edward L. McCausland, President  
ELM Partners, Ltd., EJM, Inc.-General Partner

## ACKNOWLEDGEMENT

STATE OF NEW MEXICO

COUNTY OF BERNILLO

SS

This instrument was acknowledged before me on this 24th day of April, 1997, by Edward L. McCausland, President, ELM Partners, Ltd., EJM, Inc.-General Partner.

Notary Public

# SUBDIVISION PLAT OF TRACTS B-1-A THROUGH B-1-K, COMANCHE BUSINESS PARK

ALBUQUERQUE, NEW MEXICO

APRIL, 1997

## DESCRIPTION

Beginning at the northwest corner of the parcel herein described, being the northeast corner of Vassar Drive N.E. and also being a point on the south property line of Tract A-1, Luecking Park Complex No. 2 and 3, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 03, 1980, Book C17, Page 9; thence N 89°54'54" E a distance of 1144.67 feet to the northeast corner of the parcel herein described, being the southeast corner of Tract A, Luecking Park Complex as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 08, 1970, Book C7, Page 176; and also being a point on the west right-of-way line of the AMAFCA North Diversion Channel; thence S 35°35'46" W a distance of 262.19 feet along said right-of-way line; thence along the arc of a curve to the left with DELTA = 12°09'47", R = 2089.86 feet and L = 443.65 feet, (Chord Bearing = S 29°31'39" W, Chord Length = 442.82 feet) along said right-of-way line; thence S 27°21'48" W a distance of 209.72 feet along said right-of-way line; thence S 16°48'17" W a distance of 201.21 feet along said right-of-way line to the southeast corner of the parcel herein described, being a point on the north right-of-way line of Johnville Place N.E.; thence along the arc of a curve to the left with DELTA = 62°58'52", R = 45.00 feet and L = 48.47 feet (Chord Bearing = N 75°16'57" W, Chord Length = 47.01 feet) along said right-of-way line; thence N 02°28'27" E a distance of 353.28 feet being the northeast corner of Tract C, Comanche Business Park, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 04, 1989, Book C39, Page 34; thence N 89°34'01" W a distance of 604.80 feet to the southwest corner of the parcel herein described, being the northwest corner of said Tract C, and also being a point on the east right-of-way line of Vassar Drive N.E.; thence N 02°27'59" E a distance of 480.99 feet along said right-of-way line; thence along the arc of a curve to the right with DELTA = 20°58'19", R = 350.00 feet and L = 128.11 feet (Chord Bearing = N 10°57'08" E, Chord Length = 127.40 feet) along said right-of-way line to the point of beginning and containing 14.3814 acres more or less.

Public Utility easements shown on this plat are ten (10) feet wide and are granted for the common and joint use of:

- The P.N.M. Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- The P.N.M. Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- 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.
- Jones Intercable 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 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, pole (aboveground 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 the National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

NEW MEXICO CENTRAL ZONE-NAD 1927  
X=374,574.15  
Y=391,757.41  
COMBINED FACTOR=0.99966910  
DELTA ALPHA=-07°12'35"

## KEYED NOTES

- EXISTING 10' PUBLIC UTILITY EASEMENT PER PLAT 93C-35
- EXISTING 20' PUBLIC SANITARY SEWER EASEMENT PER PLAT 93C-35
- EXISTING 20' PUBLIC SANITARY SEWER EASEMENT PER PLAT 93C-35
- EXISTING 20' PUBLIC SANITARY SEWER EASEMENT PER PLAT 93C-35
- EXISTING 44' PUBLIC DRAINAGE EASEMENT PER EASEMENT DOCUMENT BOOK MISC. 857, PAGE 246, FILED 06-12-1981
- EXISTING TEMPORARY PUBLIC TURNAROUND EASEMENT PER PLAT C39-34
- EXISTING 30' PUBLIC DRAINAGE EASEMENT PER PLAT B16-144
- 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- 20' PUBLIC WATERLINE EASEMENT GRANTED BY THIS PLAT
- 20' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT
- 35' PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED BY THIS PLAT
- 5' U.S. WEST COMMUNICATIONS EASEMENT GRANTED BY THIS PLAT
- A TEMPORARY PUBLIC DRAINAGE EASEMENT COMPRISING ALL OF TRACT B-1-J IS GRANTED BY THIS PLAT. MAINTENANCE OF THE EASEMENT SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.
- FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- SET CHISELED " + " ON SIDEWALK
- FOUND A.M.A.F.C.A. FLOOD CONTROL BRASS CAP SET IN CONCRETE STAMPED "MDC R04"
- FOUND #4 REBAR W/CAP STAMPED "LS 4078" TAGGED W/WASHER STAMPED "N.M.P.S. 11184"
- FOUND CHISELED " + " ON SIDEWALK

## BOUNDARY TABLES

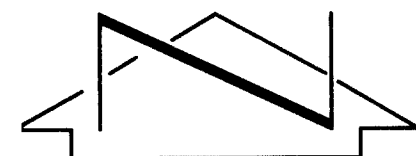
| CURVE | RADIUS   | LENGTH  | CHORD   | BEARING       | DELTA     |
|-------|----------|---------|---------|---------------|-----------|
| C1    | 2089.86' | 443.65' | 442.82' | S 29°31'39" W | 12°09'47" |
| C2    | 45.00'   | 49.47'  | 47.01'  | N 75°16'57" W | 62°58'52" |
| C3    | 350.00'  | 128.11' | 127.40' | N 10°57'08" E | 20°58'19" |
| C4    | 30.00'   | 47.12'  | 42.43'  | N 44°32'01" W | 90°00'00" |
| C5    | 55.00'   | 94.26'  | 83.14'  | N 85°32'10" W | 98°11'36" |
| C6    | 30.00'   | 23.61'  | 23.01'  | S 68°59'03" W | 45°05'57" |
| C7    | 2089.86' | 192.52' | 192.45' | S 32°58'12" W | 05°16'41" |
| C8    | 55.00'   | 47.17'  | 45.74'  | N 11°52'07" W | 49°08'30" |
| C9    | 2089.86' | 251.13' | 250.98' | S 08°51'19" W | 08°51'06" |
| C10   | 55.00'   | 49.74'  | 48.06'  | N 38°36'37" E | 51°48'58" |
| C11   | 30.00'   | 23.61'  | 23.01'  | S 68°59'03" E | 45°05'57" |
| C12   | 55.00'   | 68.20'  | 63.91'  | S 78°57'29" E | 71°02'50" |
| C13   | 30.00'   | 47.12'  | 42.43'  | N 45°27'59" E | 90°00'00" |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 13°43'43" W | 144.14'  |
| L2   | S 14°02'22" W | 138.96'  |
| L3   | N 89°34'01" W | 21.80'   |
| L4   | S 89°34'01" E | 9.67'    |

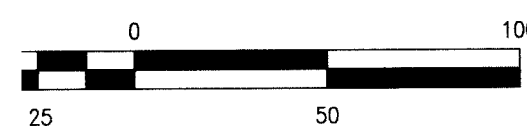
JMA

JEFF MORTENSEN & ASSOCIATES, INC.  
800-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE, N.M. 87109  
ENGINEERS & SURVEYORS (SOS) 345-4250  
JOB #960826

SHEET 2 OF 2



SCALE: 1" = 50'



TRAST A-1  
LUSKING PARK COMPLEX NO. 2 & 3  
FILED 07-03-1980, C17-09

TRAST A-2  
LUSKING PARK COMPLEX NO. 2 & 3  
FILED 07-03-1980, C17-09

TRAST A  
LUSKING PARK COMPLEX  
FILED 12-08-1970, C7-176

EXISTING DOUBLE "A" STORM INLET  
TO 061.48  
INV.(S) 056.25  
EXISTING DOUBLE "A" STORM INLET  
TO 061.22  
INV.(S) 057.08  
EXISTING 18" RCP STORM DRAIN  
TO 060.87  
INV.(N) 056.58; INV.(S) 056.20  
EXISTING DOUBLE "C" STORM INLET  
TO 061.24  
INV.(N) 054.78; INV.(S) 054.50  
EXISTING 18" RCP STORM DRAIN  
TO 061.10  
INV.(N) 053.63  
INV.(NW) 055.47; INV.(S) 053.26  
EXISTING DOUBLE "D" STORM INLET  
TO 060.54  
INV.(OUT) 053.37  
FUTURE STORM MANHOLE  
(CITY PROJECT #3960)

TR. B-1-K

20' PUBLIC DRAINAGE EASEMENT

SHEET 5

TR. B-1-J

POND

SHEET 6

TR. B-1-I

TR. B-1-H

TR. B-1-G

TRAST B, COMANCHE BUSINESS PARK  
FILED 05-04-1989, C39-34

JOHNVILLE PLACE N.E.  
(50' R.O.W.)

TR. B-1-F

TR. B-1-E

TR. B-1-D

TR. B-1-C

TR. B-1-B

TR. B-1-A

A.M.A.F.C.A. NORTH DIVERSION CHANNEL  
(RIGHT-OF-WAY MARKS)

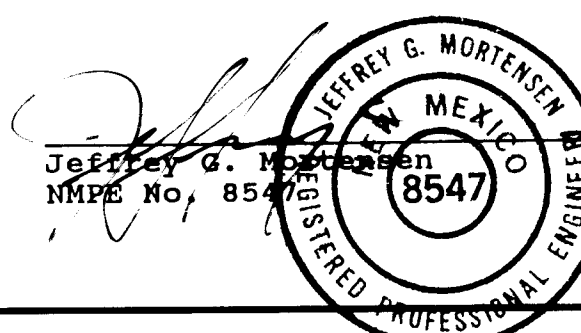
WATER VALVE SHUT-OFF PLAN REQUIREMENTS:

1. AS A MINIMUM, VALVE "A", AS SHOWN AT LEFT, SHALL BE CLOSED TO FACILITATE THE PROPOSED CONNECTION IN VASSAR DRIVE N.E.
2. THE CONTRACTOR SHALL NOTIFY WATER SYSTEMS PERSONNEL FIVE (5) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING WATERLINES; ALL SHUT-OFFS SHALL BE PERFORMED BY THE WATER SYSTEM DIVISION PERSONNEL (857-8200).
3. THE CONTRACTOR SHALL PROVIDE ALL RESTRAINTS AND THRUST BLOCKS NECESSARY TO EFFECT THE NECESSARY SHUTOFFS AND CONNECTIONS.
4. EXISTING WATER VALVE AND WATERLINE INFORMATION OBTAINED BY THE CITY OF ALBUQUERQUE AUTOMATED WATER DISTRIBUTION SYSTEM SECTIONAL MAPS.
5. AT THE TIME OF WATER SHUT-OFF APPLICATION, THE CONTRACTOR SHALL REQUEST THAT THE WATER SYSTEM DIVISION NOTIFY ALL AFFECTED PROPERTY OWNERS AT LEAST 24 HOURS IN ADVANCE OF RESPECTIVE SHUT-OFFS.

RECORD DRAWING

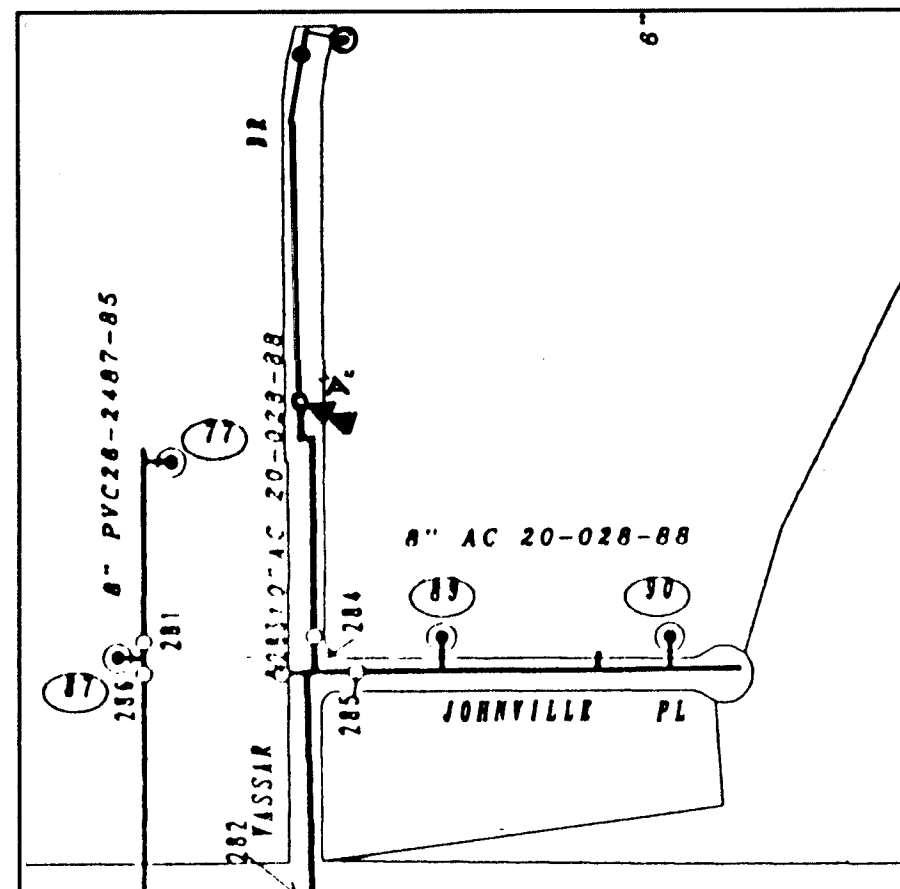
RECORD DRAWING

I, Jeffrey G. Mortensen, Registered Professional Engineer in the State of New Mexico, do hereby certify that this "as-built" information was obtained by me or under my supervision and represents the "as-built" conditions of this project, and is true and correct to the best of my knowledge and belief. All vertical and horizontal dimensions should be field verified prior to use on future projects.



WATER VALVE SHUT-OFF PLAN

SCALE: 1" = 300'

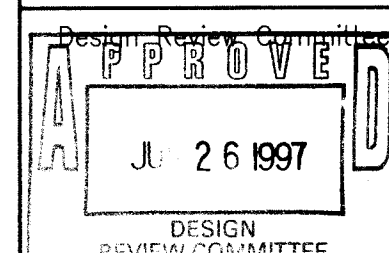


JMA

JEFF MORTENSEN & ASSOCIATES, INC.  
6020-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE, N.M. 87109  
ENGINEERS & SURVEYORS (505) 345-4250

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

TITLE: COMANCHE BUSINESS PARK  
COMPOSITE SITE PLAN, WATER VALVE  
SHUT-OFF PLAN



City Engineer Approval

Last Design Update

City Project No.

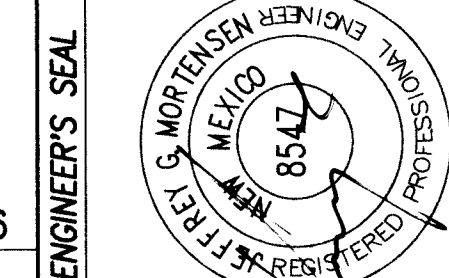
554481

Zone Map No.

G-16

Sheet

3 Of 11



G-16

08/97

AS-BUILT & VERIFY

NO.

DATE

REMARKS

DESIGN

DESIGNED BY

GR.B.

DRAWN BY

JMA

CHECKED BY

JGM

DATE

05-97

DATE

05-97

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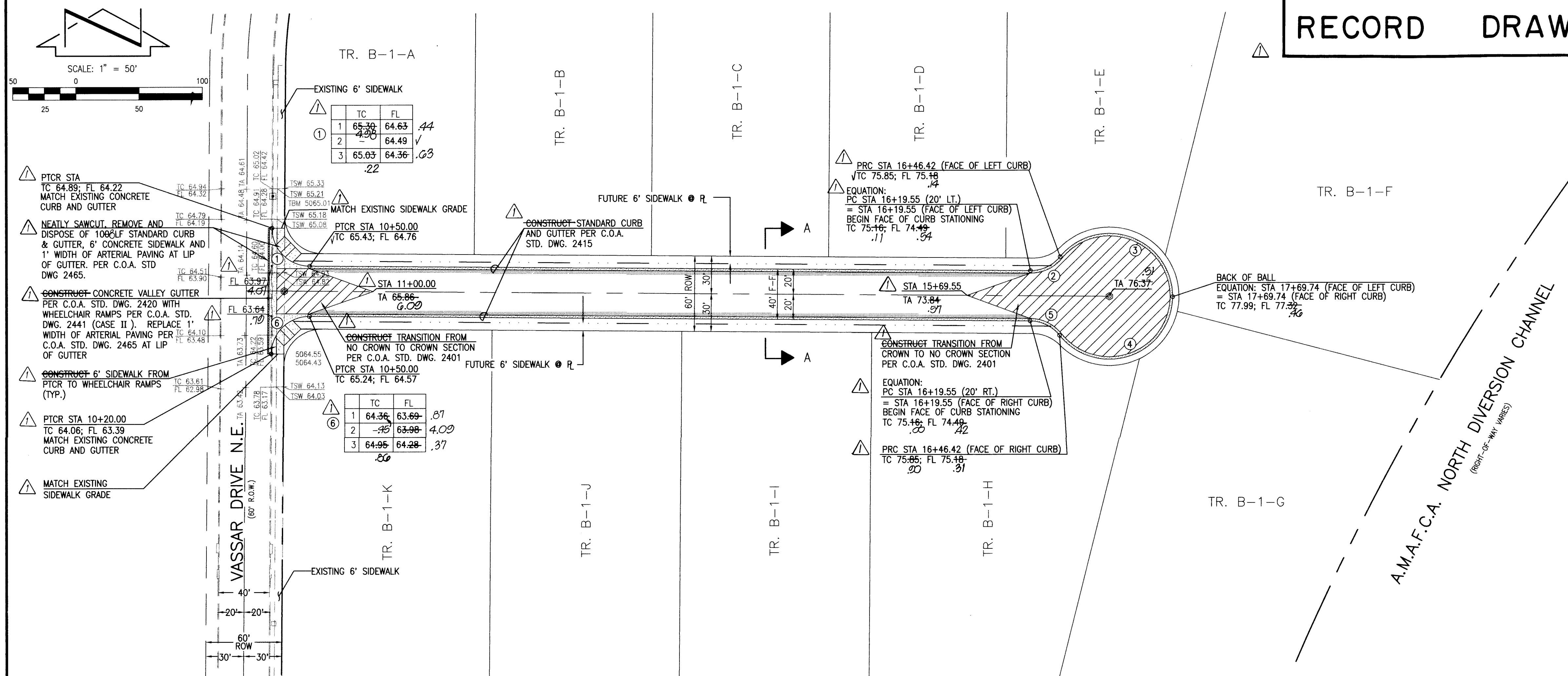
05-97

DATE

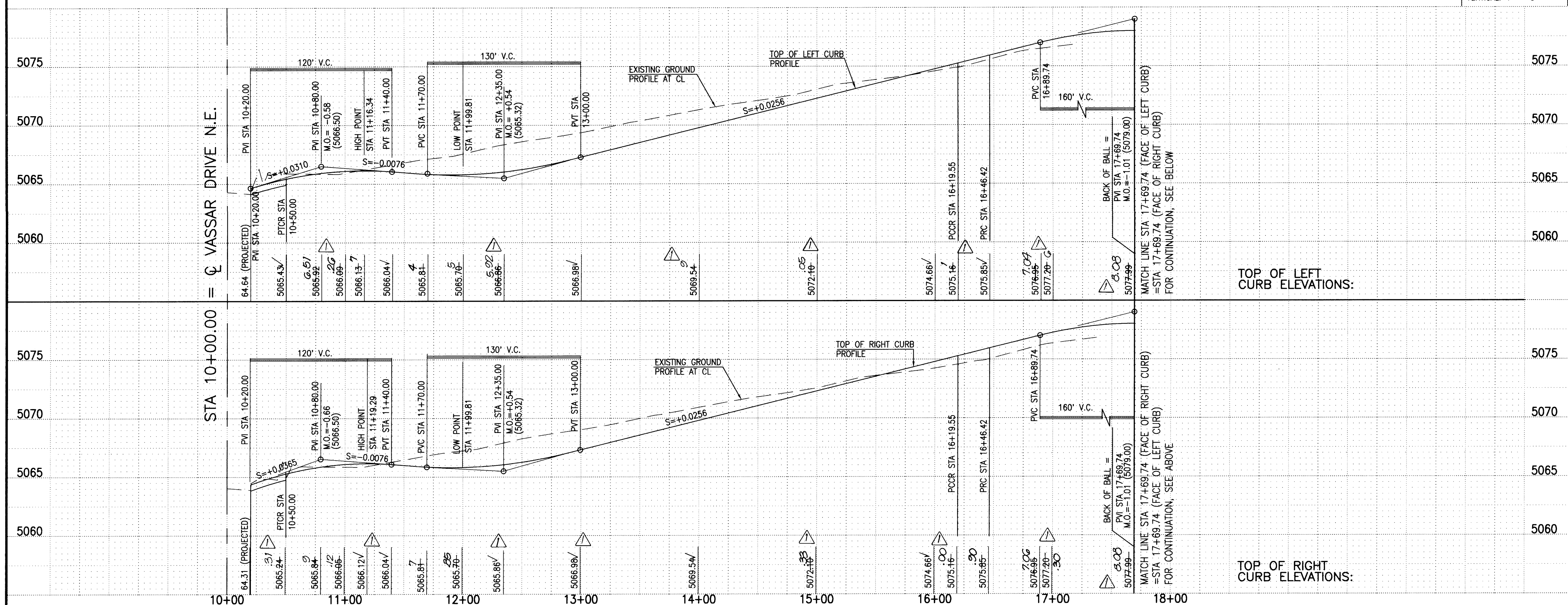
05-97

DATE

RECORD      DRAWING



VASSAR PLACE N.E.

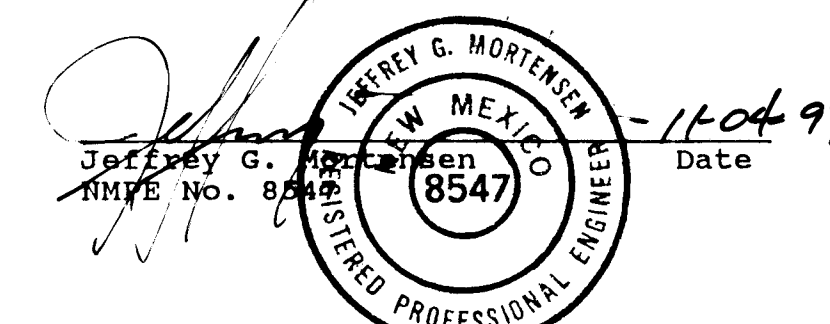


STREET PAVING IMPROVEMENTS:

1. ALL SLOPES AS SHOWN ON PROFILES ARE BASED ON STREET CENTERLINE STATIONING EXCEPT CUL-DE-SACS AND EYEBROWS WHERE STATIONING IS ALONG FACE-OF-CURB.
2. WHERE REMOVAL OF EXISTING CURB AND GUTTER, SIDEWALK OR PAVEMENT IS REQUIRED, THE CONTRACTOR SHALL SAWCUT AND/OR REMOVE TO THE NEAREST JOINT. CURB AND GUTTER SHOWN AS EXISTING AND NOT TO BE REMOVED UNDER THIS CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
3. ALL DIMENSIONS OF CURB AND CURB RETURNS ARE SHOWN TO FACE-OF-CURB.
4. ALL WHEELCHAIR RAMPS MUST BE CONSTRUCTED UNDER THIS WORK ORDER PER C.O.A. STD. DWG. 2441 (CASE II).
5. ALL CURB AND GUTTER SHOWN HEREON SHALL BE STANDARD CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD DRAWING 2415 UNLESS OTHERWISE NOTED.
6. SEE SHEET 9 FOR SECTIONS AND DETAILS.
7. SIDEWALKS SHALL BE CONSTRUCTED AS EACH LOT DEVELOPS AS PART OF THE BUILDING PERMIT.

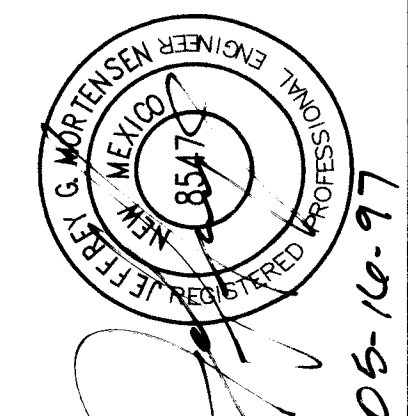
RECORD DRAWING

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| SURVEY INFORMATION |     |       | BENCH MARKS                                                 |  | AS BUILT INFORMATION                  |            |
|--------------------|-----|-------|-------------------------------------------------------------|--|---------------------------------------|------------|
| NO.                | BY  | DATE  |                                                             |  | CONTRACTOR                            |            |
| 960823             | JMA | 10/96 | ACS CONTROL MONUMENT "NDC 15-16"                            |  | J/R. Hale Contracting, Inc.           | DATE 08/97 |
|                    |     |       | AN AMAFEA BRASS TABLET STAMPED "NDC 15-16", SET ON A        |  | J.M.A.                                | DATE 08/97 |
| 960827             | JMA | 03/97 | CONCRETE POST PROJECTING 0.4 FEET ABOVE GROUND.             |  | INSPECTOR'S ACCEPTANCE BY M.D.S.      | DATE 08/97 |
|                    |     |       | TO REACH THE STATION FROM MONTGOMERY BRIDGE, GO WEST ON     |  | VERIFICATION BY M.D.S. / J.M.A.       | DATE 08/97 |
|                    |     |       | MONTGOMERY 400 FEET TO FRONTAGE ROAD, THEN SOUTH 400 FEET   |  | DRAWINGS CORRECTED BY M.D.S. / J.M.A. | DATE 08/97 |
|                    |     |       | TO BRYN MAWR DRIVE TO END OF CUI-DE-SAC, THEN SOUTH ALONG   |  | MICRO-FILM INFORMATION                |            |
|                    |     |       | WEST LEVEE ROAD OF THE NDC FOR 700 FEET TO STATION ON LEFT. |  | RECORDED BY                           | DATE       |
|                    |     |       | ELEVATION = 5105.49 FEET (M.S.L.D.)                         |  | NO.                                   |            |

| CURVE | ARC     | DELTA      | RADIUS |
|-------|---------|------------|--------|
| ①     | 47.12'  | 90°00'00"  | 30.00' |
| ②     | 26.87'  | 51°19'04"  | 30.00' |
| ③     | 123.32' | 141°19'04" | 50.00' |
| ④     | 123.32' | 141°19'04" | 50.00' |
| ⑤     | 26.87'  | 51°19'04"  | 30.00' |
| ⑥     | 47.12'  | 90°00'00"  | 30.00' |

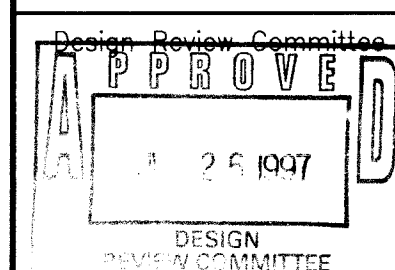


|             |       |                    |       |
|-------------|-------|--------------------|-------|
| △           | 08/97 | AS-BUILT & CERTIFY | MBE   |
|             |       |                    |       |
|             |       |                    |       |
| No.         | Date  | Remarks            | BY    |
| Revisions   |       |                    |       |
| Design      |       |                    |       |
| Designed By | JGM   | Date               | 05-97 |
| Drawn By    | JMA   | Date               | 05-97 |
| Checked By  | JGM   | Date               | 05-97 |



JEFF MORTENSEN & ASSOCIATES, INC.  
☐ 6010-B MIDWAY PARK BLVD. N.E.  
☐ ALBUQUERQUE ☐ NEW MEXICO 87109  
☐ ENGINEERS ☐ SURVEYORS (505) 345-4250

TITLE: COMANCHE BUSINESS PARK  
PAVING IMPROVEMENTS PLAN AND PROFILE  
VASSAR PLACE N.E. STA. 10+20.00 TO STA. 17+69.74



City Engineer Approval

|    |  |          |
|----|--|----------|
|    |  | Mo./Day/ |
| 23 |  |          |

|     |             |
|-----|-------------|
| Yr. | Mo./Day/Yr. |
|     |             |

City Project No.

Zone Map No.

Sheet

Of

SCANNED BY  
BY LASON

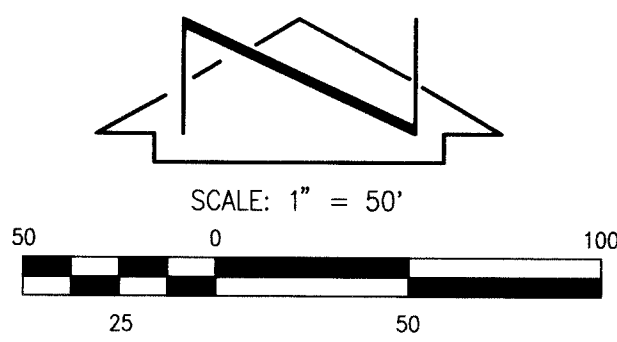
970561

~~960828~~

554481

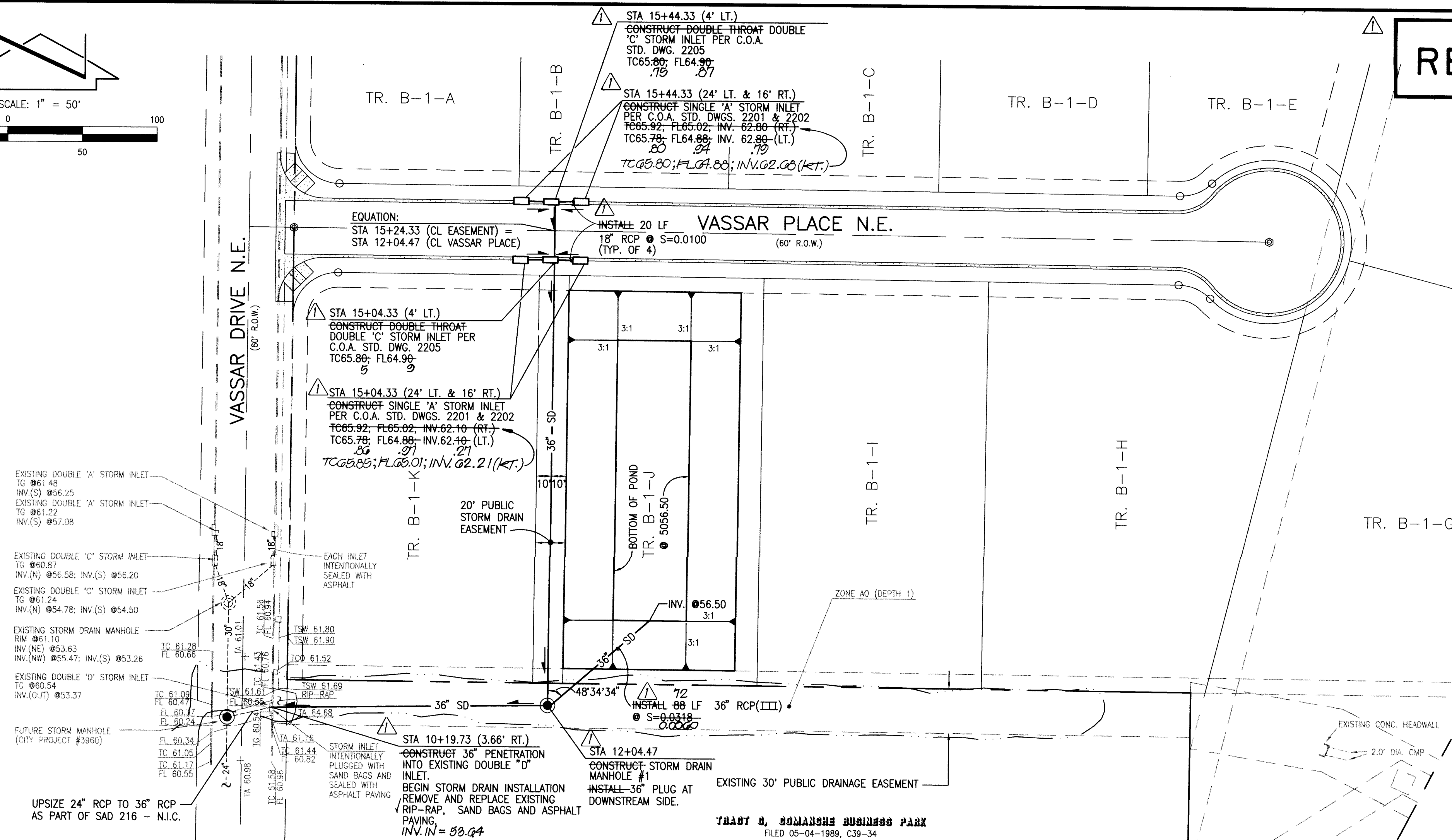
Zone Map No.  
G-16

4 of 11



# RECORD DRAWING

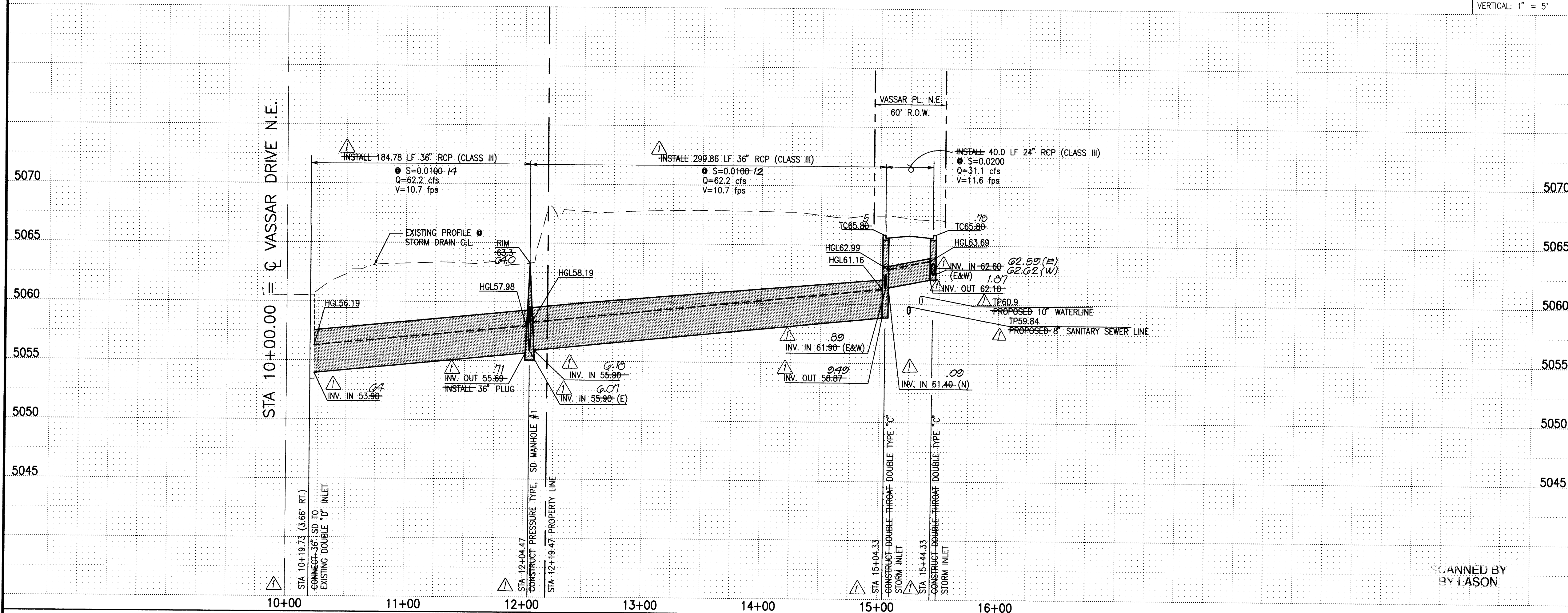
- STORM DRAIN NOTES:
- ALL STORM DRAIN TO BE CLASS III REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED.
  - ALL MANHOLES SHALL BE 8' DIAMETER TYPE "C" PER C.O.A. STANDARD DRAWING 2101 UNLESS OTHERWISE NOTED.
  - ALL STATIONING IS BASED ON EASEMENT CENTERLINE UNLESS OTHERWISE NOTED. SLOPES ARE BASED ON TRUE LENGTH OF PIPE.



A.M.A.F.C.A. NORTH DIVERSION CHANNEL  
(800'-05'-00\"/>

## STORM DRAIN IMPROVEMENTS

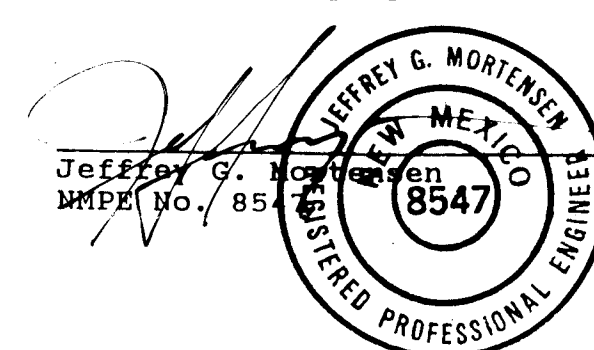
SCALE:  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'



SCANNED BY  
BY LASON

### RECORD DRAWING

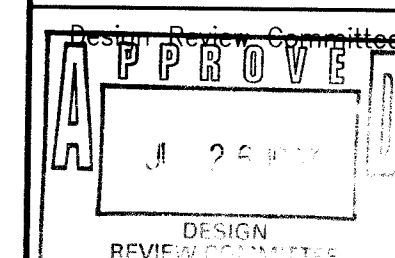
I, Jeffrey G. Mortensen, Registered Professional Engineer in the State of New Mexico, do hereby certify that this "as-built" information was obtained by me or under my supervision and represents the "as-built" conditions of this project, and is true and correct to the best of my knowledge and belief. All vertical and horizontal dimensions should be field verified prior to use on future projects.



JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE, N.M. 87109  
ENGINEERS & SURVEYORS (505) 345-4250

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

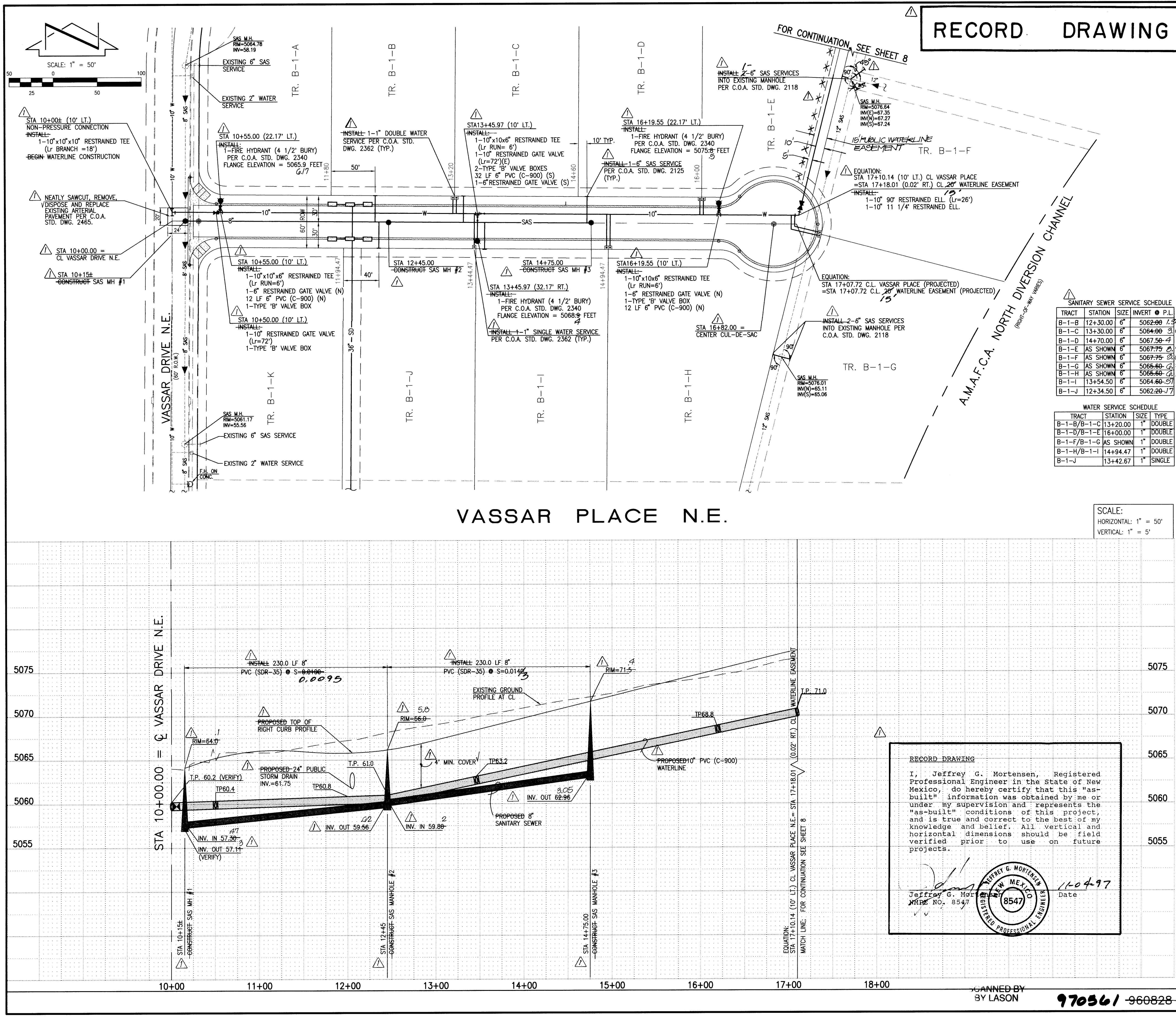
TITLE: COMANCHE BUSINESS PARK  
STORM DRAINAGE IMPROVEMENTS PLAN AND PROFILE  
STA. 10+00.00 TO STA. 15+44.33



City Engineer Approval

Last Design Update





# RECORD DRAWING

- WATERLINE CONSTRUCTION NOTES:**
- ALL STATIONING IS BASED ON STREET CENTERLINE UNLESS INDICATED OTHERWISE.
  - FOR ALL LINES 12" AND SMALLER, WATER MAIN SHALL BE PVC C-900 PIPE OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER. DUCTILE IRON IS AN ACCEPTABLE PIPE MATERIAL IN LIEU OF PVC.
  - FOR ALL LINES 14" AND LARGER, WATER MAIN SHALL BE DUCTILE IRON OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER. CONCRETE CYLINDER IS AN ACCEPTABLE PIPE MATERIAL IN LIEU OF DUCTILE IRON.
  - WATERLINE SHALL HAVE A MINIMUM COVER OF 4'0" (FINISHED GRADE TO TOP OF PIPE). EXTRA DEPTH TRENCHING, IF REQUIRED, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
  - ELECTRONIC MARKER DISCS (EMD) SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION.
  - IN ACCORDANCE WITH SECTION 801 OF THE "STANDARD SPECIFICATIONS", METALIZED DETECTABLE WARNING TAPE SHALL BE INSTALLED 18" ABOVE ALL PVC PIPE INSTALLED ON THIS PROJECT.
  - VALVE STEM AND FIRE HYDRANT EXTENSIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE COST OF EACH EXTENSION SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION THEREFORE NO SEPARATE PAYMENT WILL BE MADE.
  - JOINT RESTRAINT SHALL BE CONSIDERED INCIDENTAL TO WATERLINE CONSTRUCTION THEREFORE NO SEPARATE PAYMENT WILL BE MADE.
  - JOINT RESTRAINT SHALL BE PROVIDED ON ALL JOINTS OF FIRE HYDRANT LEGS FROM TEE TO FIRE HYDRANT INCLUDING THE TEE AND FIRE HYDRANT.
  - FOR THE PURPOSES OF THIS PROJECT, ALL RESTRAINED JOINTS AND JOINT RESTRAINT SHALL BE MECHANICALLY RESTRAINED.

- SANITARY SEWER CONSTRUCTION NOTES:**
- ALL STATIONING IS BASED ON STREET CENTERLINE UNLESS INDICATED OTHERWISE.
  - ALL SEWER PIPE SHALL BE PVC (SDR-35).
  - SLOPES SHOWN ON THE PROFILES ARE BASED ON TRUE DISTANCES.
  - ALL MANHOLES SHALL BE FOUR-FOOT DIAMETER TYPE 'E' AS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2102 UNLESS OTHERWISE NOTED. MANHOLE STEPS SHALL BE DELETED FROM THIS CONTRACT.
  - SEWER SERVICE LATERALS SHALL BE PROVIDED WITH ELECTRONIC MARKER DISCS (EMD) AS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2125. EMD SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING APPROPRIATE MEANS AND METHODS TO EXCAVATE AND TRENCH AND INSTALL PIPE SO AS TO NOT EXCEED RIGHT-OF-WAY OR EASEMENT LIMITS, AND SO AS NOT TO INTERFERE WITH OTHER UTILITIES. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, SUPPORTING AND REPLACING, IF DAMAGED, ALL OTHER UTILITIES ENCOUNTERED DURING CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO TRENCHING, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
  - WHERE WATER AND SANITARY SEWER LINES CROSS, THE SANITARY SEWER LINE SHALL BE INSTALLED AS PRESSURE PIPE BETWEEN MANHOLES IF 18 INCHES OF VERTICAL SEPARATION DOES NOT EXIST.

**AS BUILT INFORMATION**

CONTRACTOR: J.R. Hale Contracting, Inc.

DATE: 03/97

INSPECTOR: J.M.A.

DATE: 03/97

APPROVED BY: M.D.S.

DATE: 03/97

DESIGNED BY: M.D.S./J.M.A.

DATE: 03/97

CHECKED BY: M.D.S./J.M.A.

DATE: 03/97

RECORDED BY: M.D.S./J.M.A.

DATE: 03/97

**ENGINEER'S SEAL**

JEFF MORTENSEN

REGISTERED PROFESSIONAL ENGINEER

NEW MEXICO

NO. 8547

DATE: 05-16-97

**REVISIONS**

| No. | Date  | By     | Remarks |
|-----|-------|--------|---------|
| 1   | 05-97 | J.M.A. | Design  |
| 2   | 05-97 | J.M.A. | Design  |

**CITY OF ALBUQUERQUE**

**PUBLIC WORKS DEPARTMENT**

**ENGINEERING DEVELOPMENT GROUP**

**TITLE:** COMANCHE BUSINESS PARK  
WATERLINE AND SANITARY SEWER EXTENSIONS PLAN AND PROFILE  
VASSAR PLACE N.E. STA. 10+00.00 TO STA. 17+18.01

City Engineer Approval: [Signature]

City Project No. 554481

Zone Map No. G-16

Sheet 7 of 11

**SANITARY SEWER SERVICE SCHEDULE**

| TRACT | STATION  | SIZE | INVERT  | P.L. |
|-------|----------|------|---------|------|
| B-1-B | 12+30.00 | 6"   | 5062.00 | 7.38 |
| B-1-C | 13+30.00 | 6"   | 5064.00 | 3.02 |
| B-1-D | 14+70.00 | 6"   | 5067.50 | 4    |
| B-1-E | AS SHOWN | 6"   | 5067.75 | 70   |
| B-1-F | AS SHOWN | 6"   | 5067.75 | 05   |
| B-1-G | AS SHOWN | 6"   | 5065.60 | 24   |
| B-1-H | AS SHOWN | 6"   | 5065.60 | 12   |
| B-1-I | 13+54.50 | 6"   | 5064.60 | 31   |
| B-1-J | 12+34.50 | 6"   | 5062.20 | 17   |

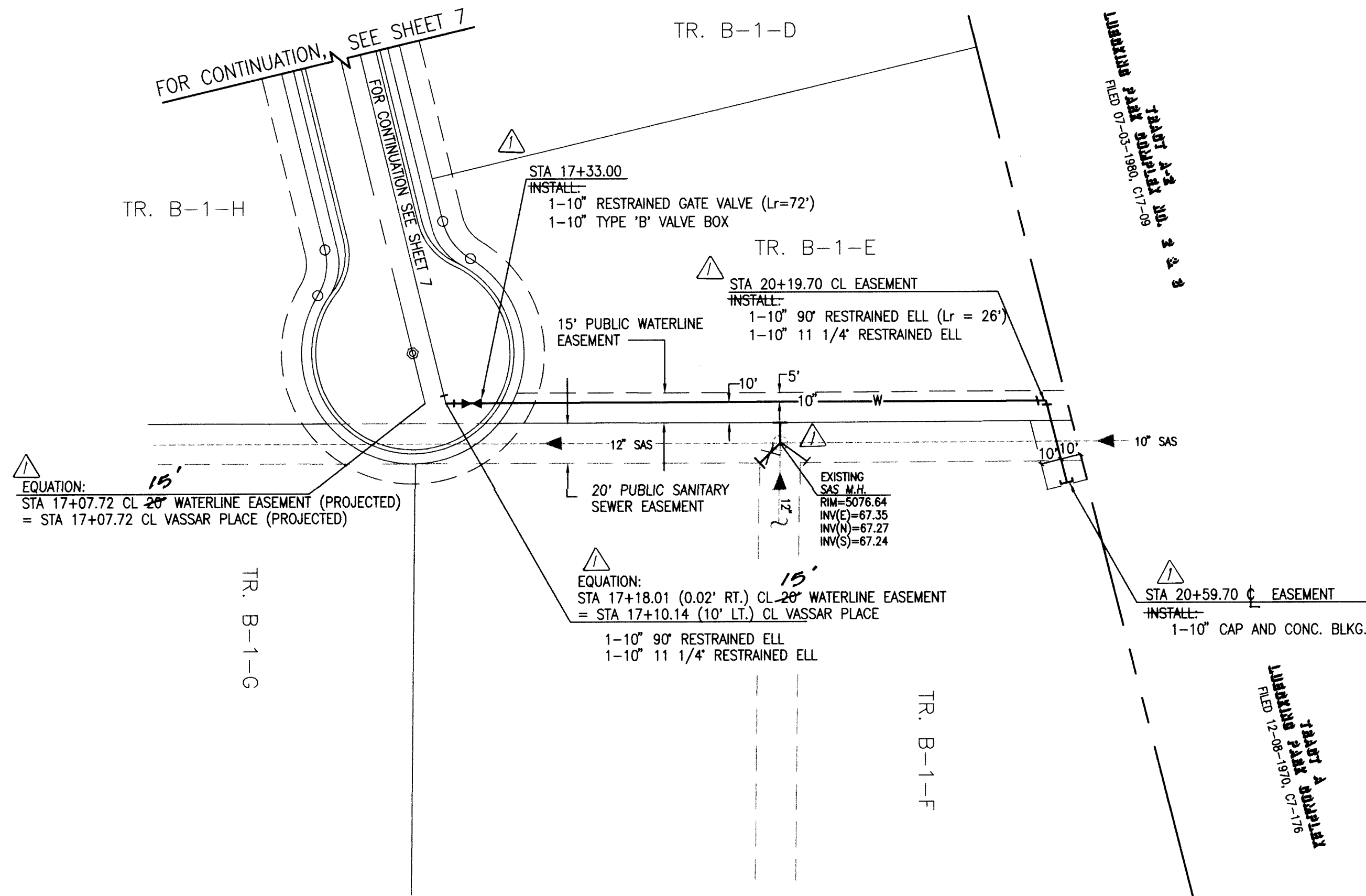
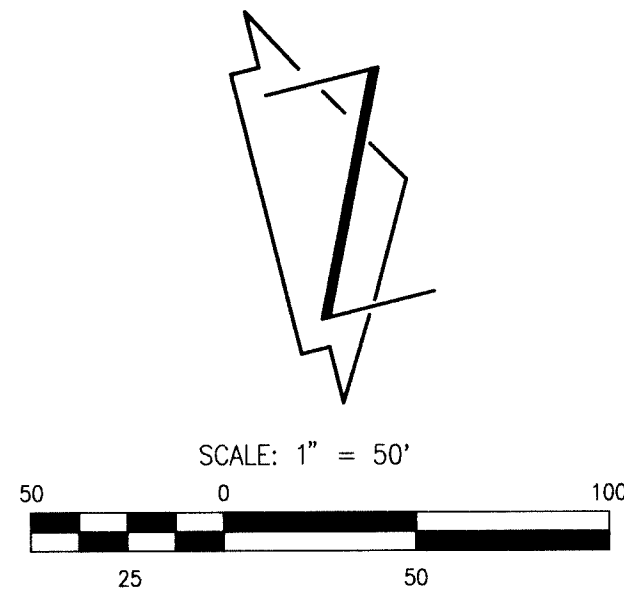
**WATER SERVICE SCHEDULE**

| TRACT       | STATION  | SIZE | TYPE   |
|-------------|----------|------|--------|
| B-1-B/B-1-C | 13+20.00 | 1"   | DOUBLE |
| B-1-D/B-1-E | 16+00.00 | 1"   | DOUBLE |
| B-1-F/B-1-G | AS SHOWN | 1"   | DOUBLE |
| B-1-H/B-1-I | 14+94.47 | 1"   | DOUBLE |
| B-1-J       | 13+42.67 | 1"   | SINGLE |

**RECORD DRAWING**

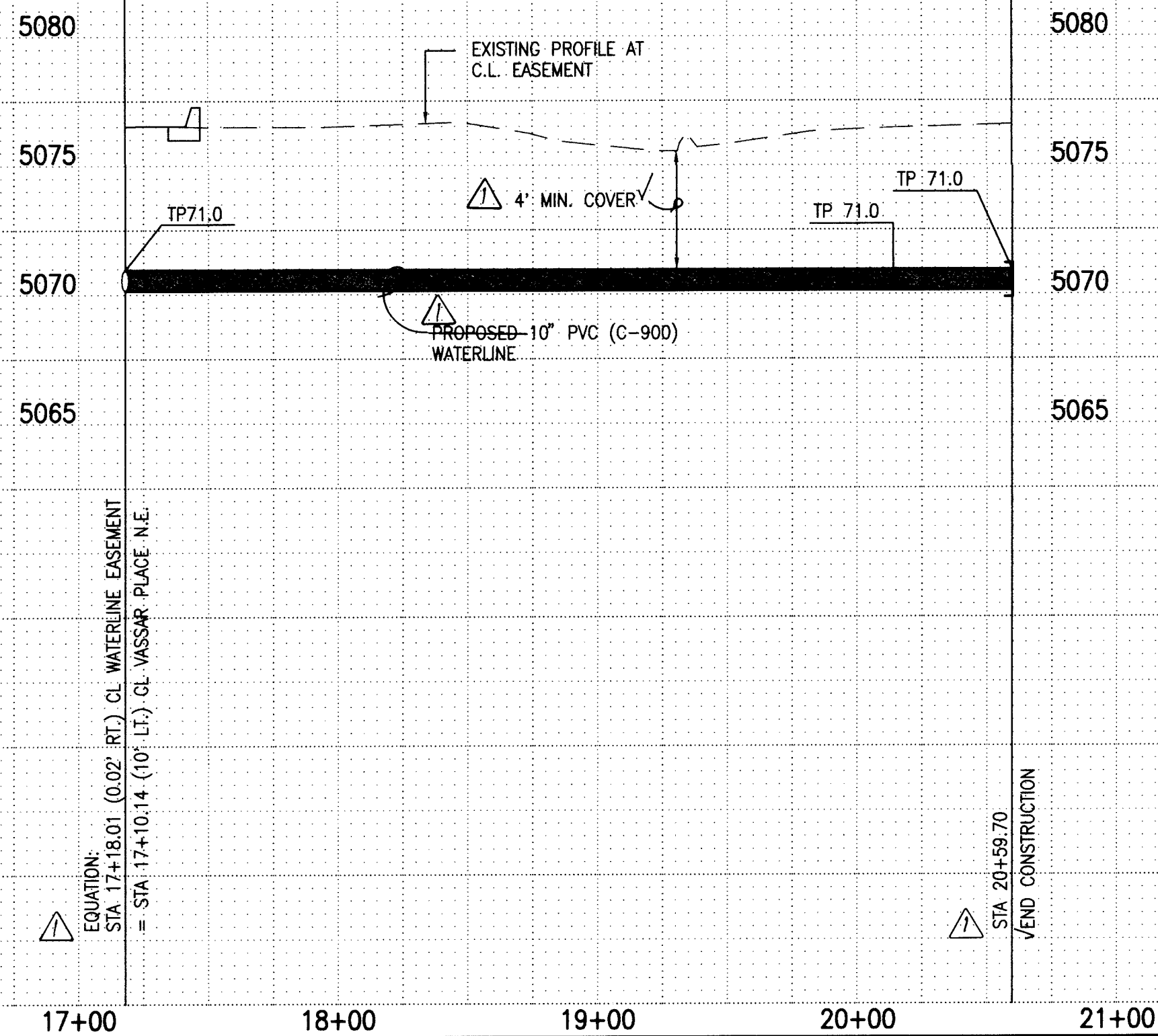
I, Jeffrey G. Mortensen, Registered Professional Engineer in the State of New Mexico, do hereby certify that this "as-built" information was obtained by me or under my supervision and represents the "as-built" conditions of this project, and is true and correct to the best of my knowledge and belief. All vertical and horizontal dimensions should be field verified prior to use on future projects.

Jeffrey G. Mortensen  
NEW MEXICO  
REGISTERED PROFESSIONAL ENGINEER  
NO. 8547  
Date: 11-04-97



## WATERLINE EASEMENT

SCALE:  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'



## RECORD DRAWING

### WATERLINE CONSTRUCTION NOTES:

- ALL STATIONING IS BASED ON STREET CENTERLINE UNLESS INDICATED OTHERWISE.
- FOR ALL LINES 12" AND SMALLER, WATER MAIN SHALL BE PVC C-900 PIPE OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER. DUCTILE IRON IS AN ACCEPTABLE PIPE MATERIAL IN LIEU OF PVC.
- FOR ALL LINES 14" AND LARGER, WATER MAIN SHALL BE DUCTILE IRON OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER. CONCRETE CYLINDER IS AN ACCEPTABLE PIPE MATERIAL IN LIEU OF DUCTILE IRON.
- WATERLINE SHALL HAVE A MINIMUM COVER OF 4'0" (FINISHED GRADE TO TOP OF PIPE). EXTRA DEPTH TRENCHING, IF REQUIRED, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
- ELECTRONIC MARKER DISCS (EMD) SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION.
- IN ACCORDANCE WITH SECTION 801 OF THE "STANDARD SPECIFICATIONS", METALIZED DETECTABLE WARNING TAPE SHALL BE INSTALLED 18" ABOVE ALL PVC PIPE INSTALLED ON THIS PROJECT.
- VALVE STEM AND FIRE HYDRANT EXTENSIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE COST OF EACH EXTENSION SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION THEREFORE NO SEPARATE PAYMENT WILL BE MADE.
- JOINT RESTRAINT SHALL BE CONSIDERED INCIDENTAL TO WATERLINE CONSTRUCTION THEREFORE NO SEPARATE PAYMENT WILL BE MADE.
- JOINT RESTRAINT SHALL BE PROVIDED ON ALL JOINTS OF FIRE HYDRANT LEGS FROM TEE TO FIRE HYDRANT INCLUDING THE TEE AND FIRE HYDRANT.
- FOR THE PURPOSES OF THIS PROJECT, ALL RESTRAINED JOINTS AND JOINT RESTRAINT SHALL BE MECHANICALLY RESTRAINED.

| AS BUILT INFORMATION        |       | BENCH MARKS                                                                                                                                                                                                                             |       | SURVEY INFORMATION |     | ENGINEER'S SEAL |          |
|-----------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------|-----|-----------------|----------|
| CONTRACTOR                  | DATE  | AS CONTROL MONUMENT                                                                                                                                                                                                                     | DATE  | NO.                | BY  | DATE            | DATE     |
| J.R. Hale Contracting, Inc. | 08/97 | AN AMFCA BRASS TABLET STAMPED "ND 15-16"                                                                                                                                                                                                | 10/96 | 960823             | JMA | 03/97           | 05-10-97 |
| WORKED BY                   | DATE  | CONCRETE POST PROJECTING 0.4 FEET ABOVE GROUND                                                                                                                                                                                          | 03/97 | 960827             | JMA | 03/97           | 05-10-97 |
| INSPECTED BY                | DATE  | TO REACH THE STATION FROM MONTGOMERY BRIDGE, GO WEST ON MONTGOMERY 400 FEET TO FRONTAGE ROAD, THEN SOUTH 400 FEET TO BRYN MAWR DRIVE TO END OF CUL-DE-SAC, THEN SOUTH ALONG WEST LEVEE ROAD OF THE NDC FOR 700 FEET TO STATION ON LEFT. | 08/97 |                    |     |                 |          |
| ACCEPTANCE BY               | DATE  | ELEVATION = 5105.49 FEET (MSL.D.)                                                                                                                                                                                                       | 08/97 |                    |     |                 |          |
| DRAWN BY                    | DATE  |                                                                                                                                                                                                                                         |       |                    |     |                 |          |
| CHECKED BY                  | DATE  |                                                                                                                                                                                                                                         |       |                    |     |                 |          |
| RECORDED BY                 | DATE  |                                                                                                                                                                                                                                         |       |                    |     |                 |          |

### RECORD DRAWING

I, Jeffrey G. Mortensen, Registered Professional Engineer in the State of New Mexico, do hereby certify that this "as-built" information was obtained by me or under my supervision and represents the "as-built" conditions of this project, and is true and correct to the best of my knowledge and belief. All vertical and horizontal dimensions should be field verified prior to use on future projects.

Jeffrey G. Mortensen  
NMPE No. 8547  
Date 10-04-97

**Jma**

JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK, BLVD. N.E.  
ALBUQUERQUE, N.M. 87109  
ENGINEERS SURVEYORS (505) 345-4250

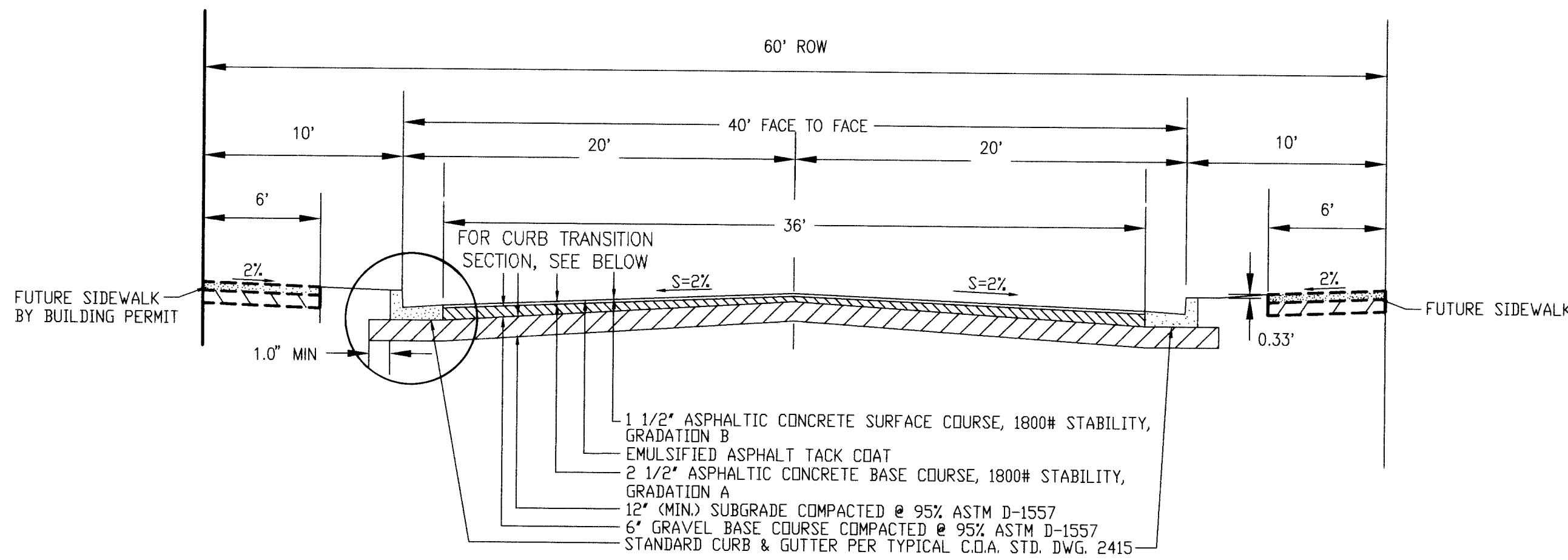
CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

TITLE:  
COMANCHE BUSINESS PARK  
WATERLINE EXTENSION PLAN AND PROFILE  
STA. 17+18.01 TO STA. 20+59.70

|                         |                        |             |             |
|-------------------------|------------------------|-------------|-------------|
| DESIGN REVIEW COMMITTEE | City Engineer Approval | Ms./Day/Yr. | Ms./Day/Yr. |
| APPROVED                | REVIEW COMMITTEE       | Design      | Update      |
|                         |                        |             |             |
|                         |                        |             |             |
|                         |                        |             |             |
|                         |                        |             |             |

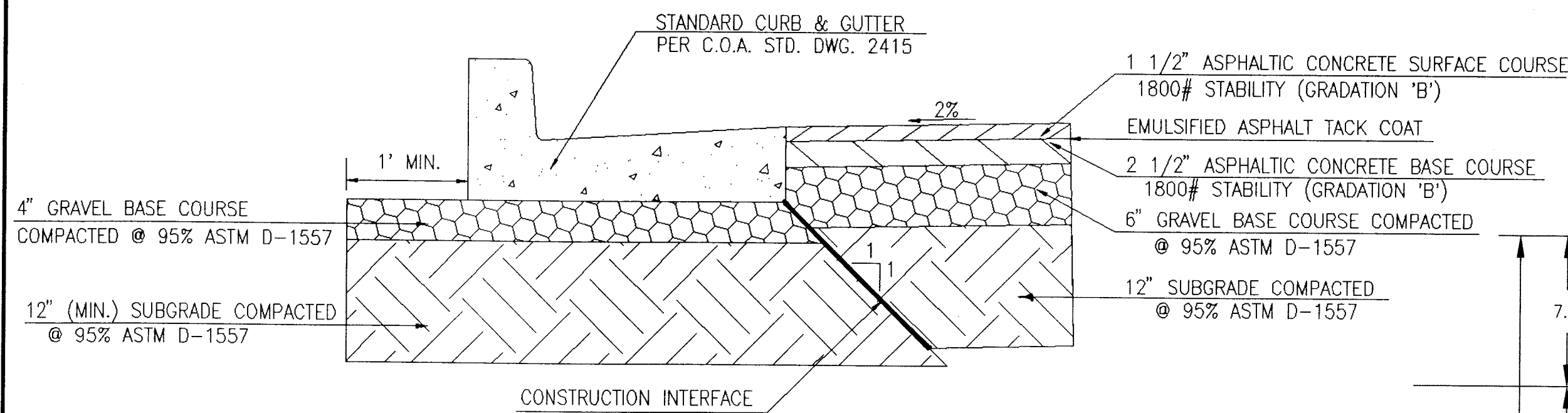
City Project No. 554481 Zone Map No. G-16 Sheet 8 of 11

SCANNED BY LASON 970561 -960828-



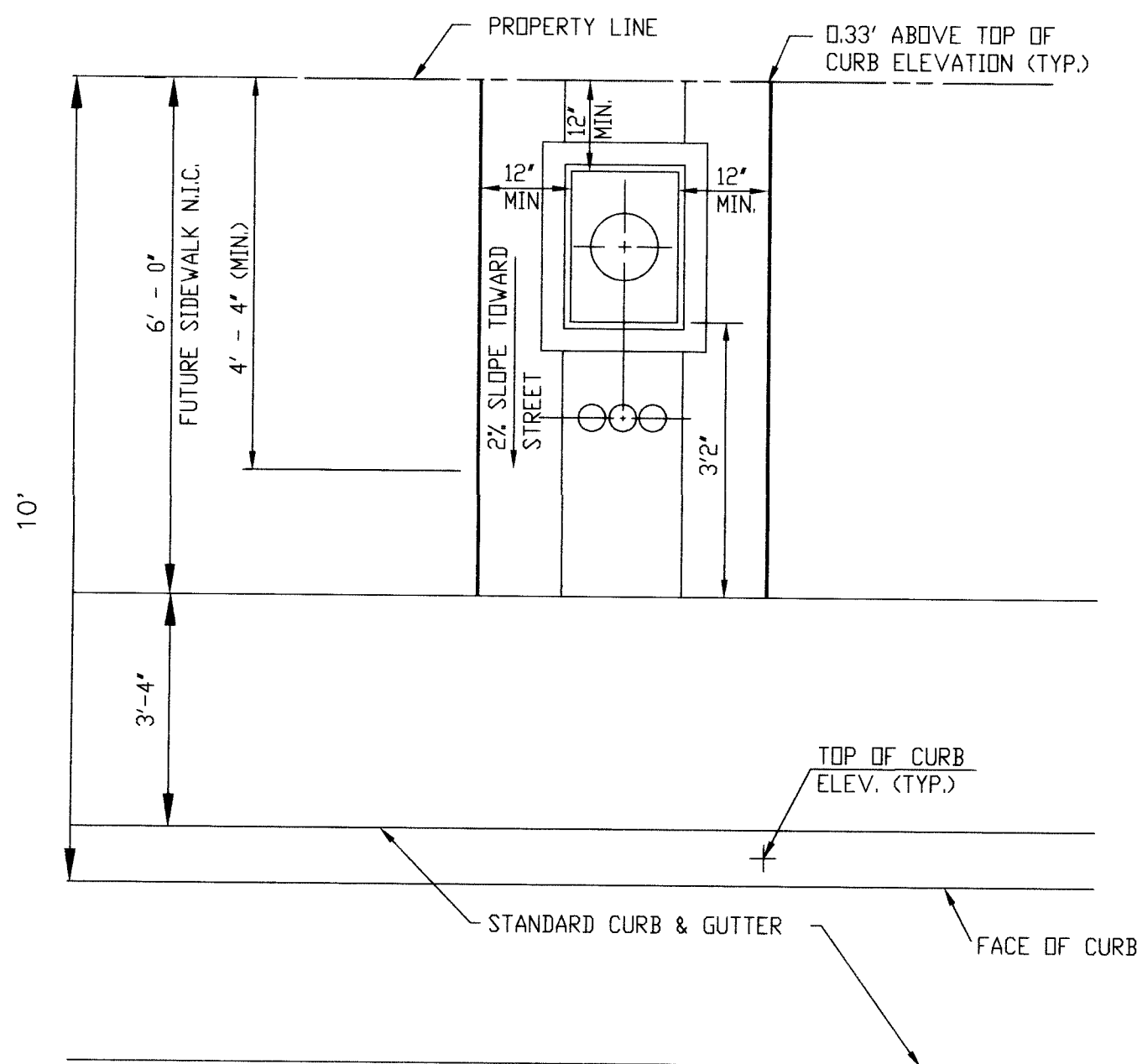
NOTE: ALL SUBGRADE MATERIAL SHALL HAVE A MINIMUM R-VALUE OF 50 PER C.O.A. SPECIFICATION SECTION 301.

**SECTION A-A**  
SCALE: 1" = 6'  
PAVING SECTION PER C.O.A. PROJECT NO. 5007.90



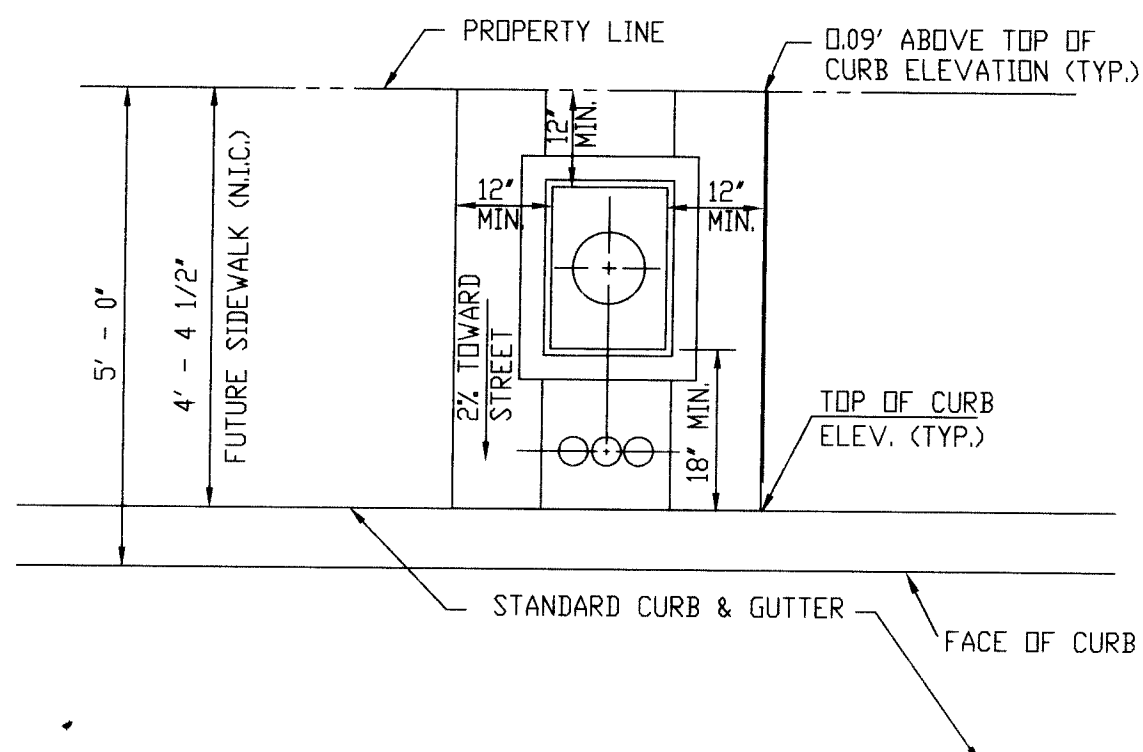
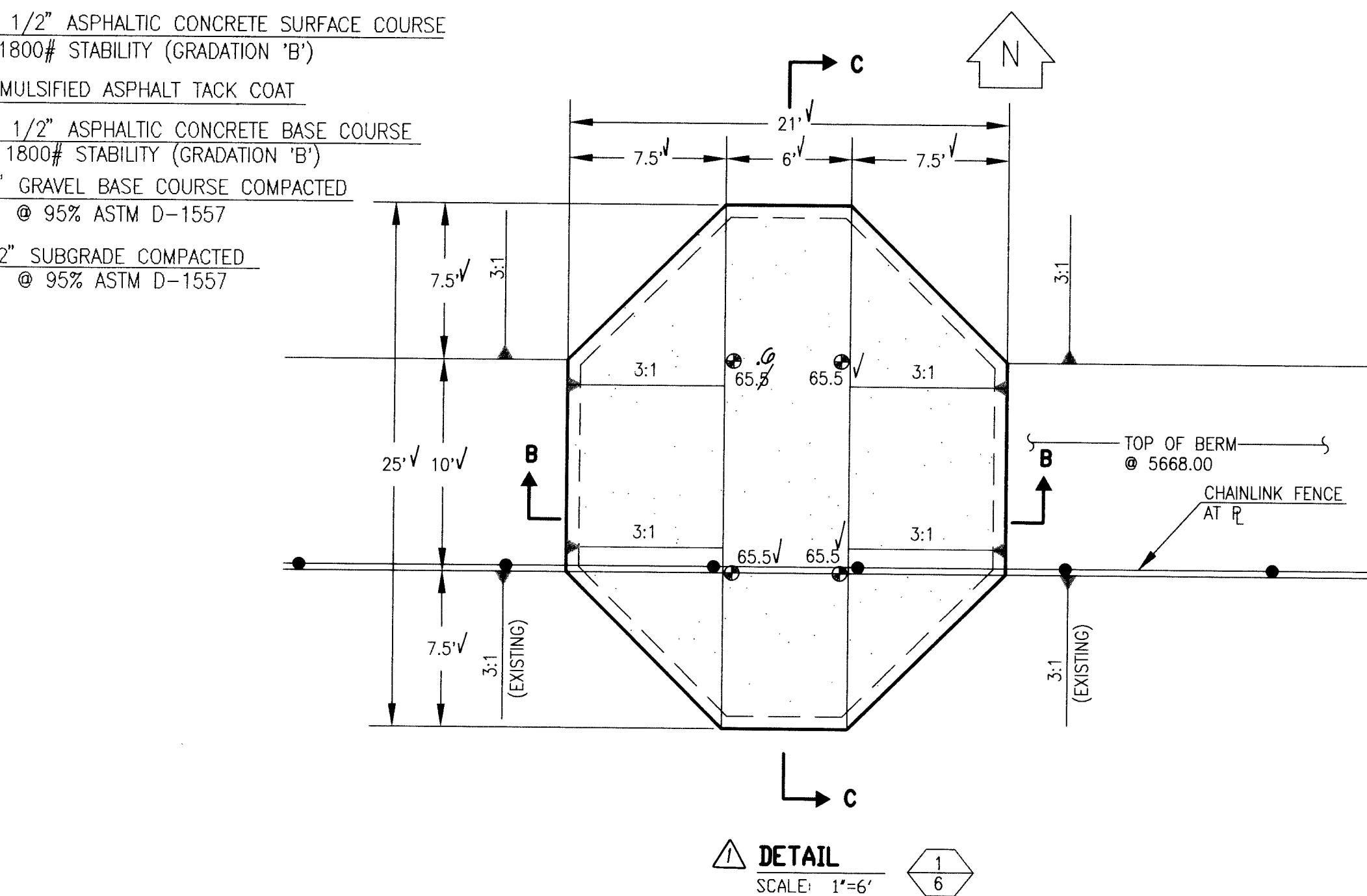
NOTE: ALL SUBGRADE MATERIAL SHALL HAVE A MINIMUM R-VALUE OF 50 PER C.O.A. SPECIFICATION SECTION 301.

**PAVING TRANSITION SECTION**  
SCALE: 1" = 1'



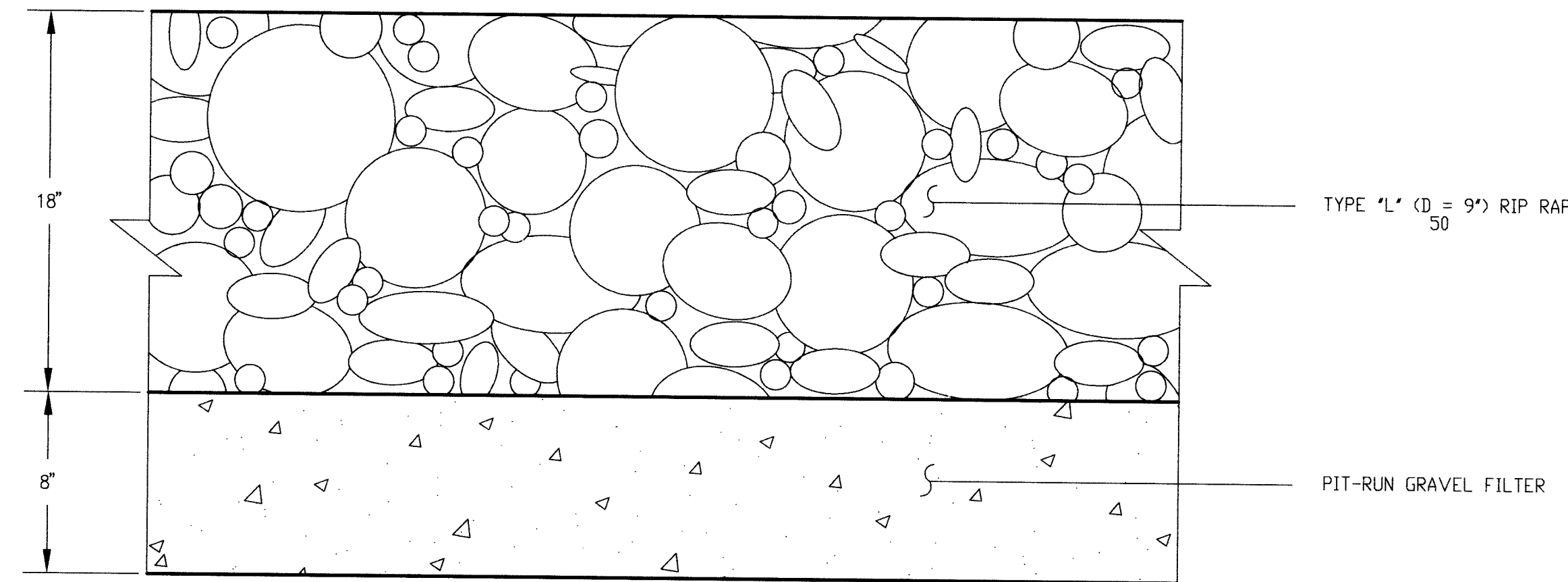
**TYPICAL METER BOX INSTALLATION**  
SCALE: 1" = 2' - 0"

NOTE: FOR CONSTRUCTION DETAILS REFER TO C.O.A. STD. DWGS. 2362 AND 2368

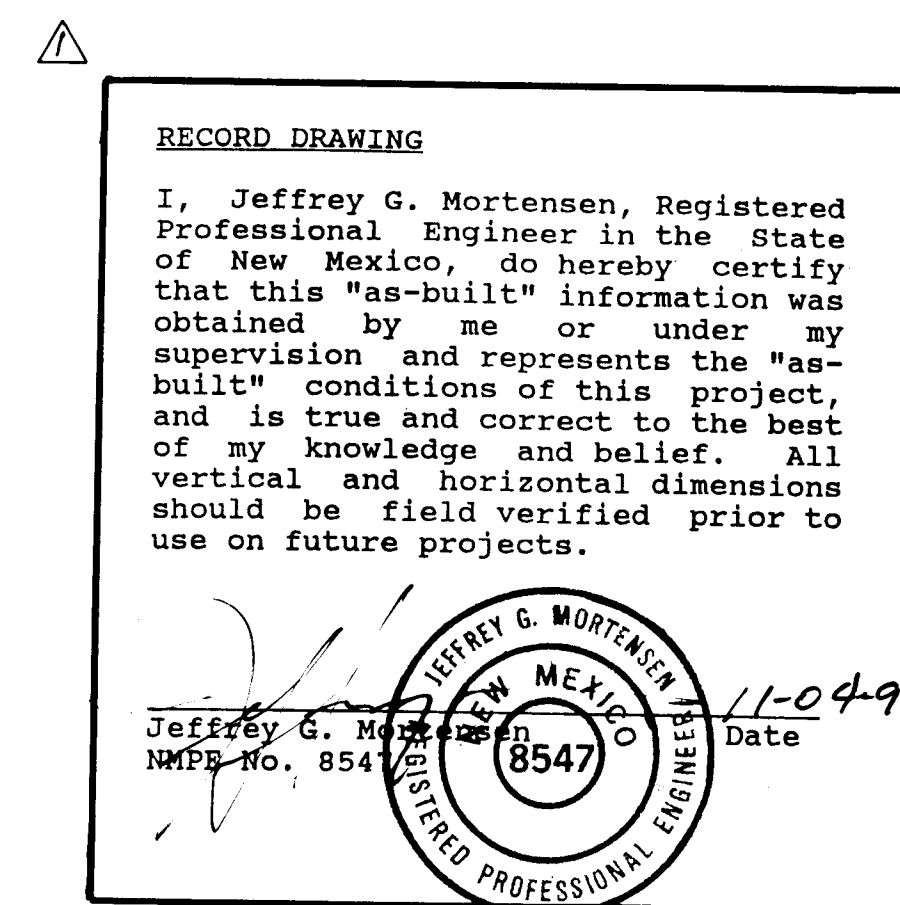
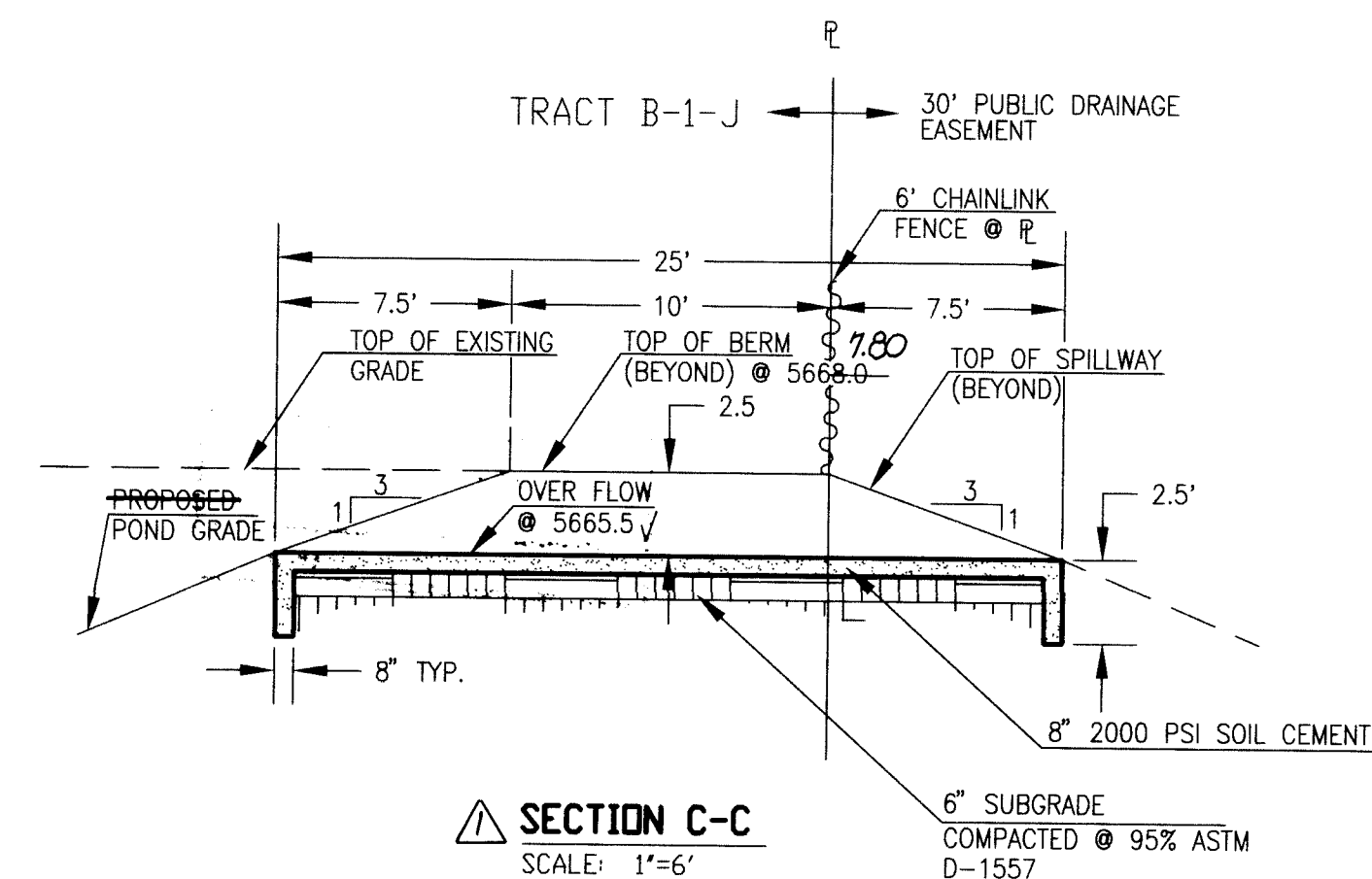
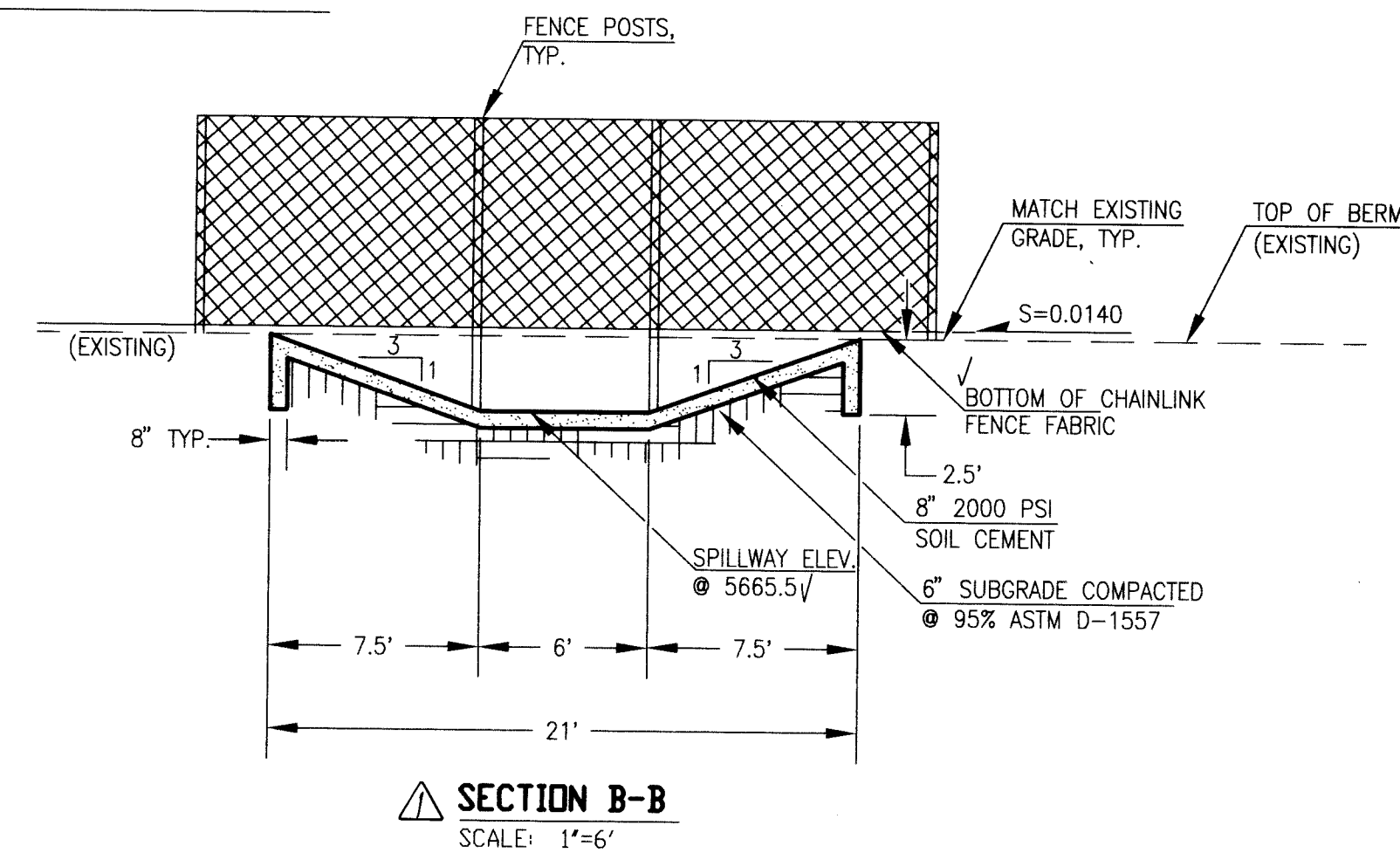


**TYPICAL CUL-DE-SAC METER BOX INSTALLATION**  
SCALE: 1" = 2' - 0"

NOTE: FOR CONSTRUCTION DETAILS REFER TO C.O.A. STD. DWGS. 2362 AND 2368



**TYPICAL RIP-RAP APRON SECTION**  
SCALE: 1" = 6'



970561  
960828

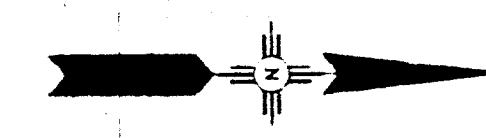
SCANNED BY  
BY LASON

| <b>AS BUILT INFORMATION</b><br>CONTRACTOR: J.R. Hale Contracting, Inc.<br>DATE: 08/97<br>INSPECTOR'S SIGNATURE: M.B.S.<br>DATE: 08/97<br>FIELD VERIFICATION BY: M.B.S./J.M.A.<br>DATE: 08/97<br>CORRECTED BY: M.B.S./J.M.A.<br>DATE: 08/97<br><b>MICRO-FILM INFORMATION</b><br>RECORDED BY: [ ]<br>DATE: [ ]<br>NO.: [ ]                                                                                                                    |       |     |             |    |             |        |       |     |  |        |       |     |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----|-------------|----|-------------|--------|-------|-----|--|--------|-------|-----|--|
| <b>BENCH MARKS</b><br>ACS CONTROL MONUMENT "NDC 15-16", AN AMAFCA BRASS TABLET STAMPED "NDC 15-16", SET ON A CONCRETE POST PROJECTING 0.4 FEET ABOVE GROUND, TO REACH THE STATION FROM MONTGOMERY BRIDGE, CO WEST ON MONTGOMERY 400 FEET TO FRONTAGE ROAD, THEN SOUTH 400 FEET TO BRYN MAWR DRIVE TO END OF CUL-DE-SAC, THEN SOUTH ALONG WEST LEVEE ROAD OF THE NDC FOR 700 FEET TO STATION ON LEFT.<br>ELEVATION = 5105.49 FEET (M.S.L.D.) |       |     |             |    |             |        |       |     |  |        |       |     |  |
| <b>SURVEY INFORMATION</b><br><table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>FIELD NOTES</th> </tr> </thead> <tbody> <tr> <td>960823</td> <td>10/96</td> <td>JMA</td> <td></td> </tr> <tr> <td>960827</td> <td>03/97</td> <td>JMA</td> <td></td> </tr> </tbody> </table>                                                                                                                                         |       | NO. | DATE        | BY | FIELD NOTES | 960823 | 10/96 | JMA |  | 960827 | 03/97 | JMA |  |
| NO.                                                                                                                                                                                                                                                                                                                                                                                                                                         | DATE  | BY  | FIELD NOTES |    |             |        |       |     |  |        |       |     |  |
| 960823                                                                                                                                                                                                                                                                                                                                                                                                                                      | 10/96 | JMA |             |    |             |        |       |     |  |        |       |     |  |
| 960827                                                                                                                                                                                                                                                                                                                                                                                                                                      | 03/97 | JMA |             |    |             |        |       |     |  |        |       |     |  |
| <b>ENGINEER'S SEAL</b><br>JEFFREY G. MORTENSEN<br>REGISTERED PROFESSIONAL ENGINEER<br>NO. 8547<br>DATE: 05-16-97                                                                                                                                                                                                                                                                                                                            |       |     |             |    |             |        |       |     |  |        |       |     |  |
| <b>REMARKS</b><br>Revisions<br>DESIGN<br>K.D.C./GRB<br>J.Y.R.<br>J.G.M.<br>Date: 05-97<br>Date: 05-97<br>Date: 05-97                                                                                                                                                                                                                                                                                                                        |       |     |             |    |             |        |       |     |  |        |       |     |  |
| City of Albuquerque<br>PUBLIC WORKS DEPARTMENT<br>ENGINEERING DEVELOPMENT GROUP<br><b>TITLE: COMANCHE BUSINESS PARK PAVING AND DRAINAGE SECTIONS AND DETAILS</b><br>City Project No. 554481<br>Zone Map No. G-16<br>Sheet 9 of 11                                                                                                                                                                                                           |       |     |             |    |             |        |       |     |  |        |       |     |  |

5+00

10+00

15+00



SEE SHEET 11-2 FOR  
 CONSTRUCTION NOTES

STA. 11+05  
 16" 45° BEND  
 ROTATED DOWN  
 4.5' BELOW FINISH GRADE  
 9.50' WEST OF BACK OF CURB

STA. 11+48  
 16" 45° BEND  
 ROTATED NORTH  
 5.50' BELOW FINISH GRADE  
 17.90' WEST OF BACK OF CURB

ABANDON EXISTING 16" CAST IRON  
 WATER LINE IN PLACE

INSTALL 190 L.F. 16"  
 DUCTILE IRON PIPE

INSTALL 146 L.F. 16"  
 DUCTILE IRON PIPE

INSTALL 13 L.F. 16"  
 DUCTILE IRON PIPE

INSTALL 36 L.F. 16"  
 DUCTILE IRON PIPE

INSTALL 14 L.F. 16"  
 DUCTILE IRON PIPE

INSTALL 146 L.F. 16"  
 DUCTILE IRON PIPE

INSTALL 63 L.F. 16"  
 DUCTILE IRON PIPE

INSTALL 14 L.F. 16"  
 DUCTILE IRON PIPE

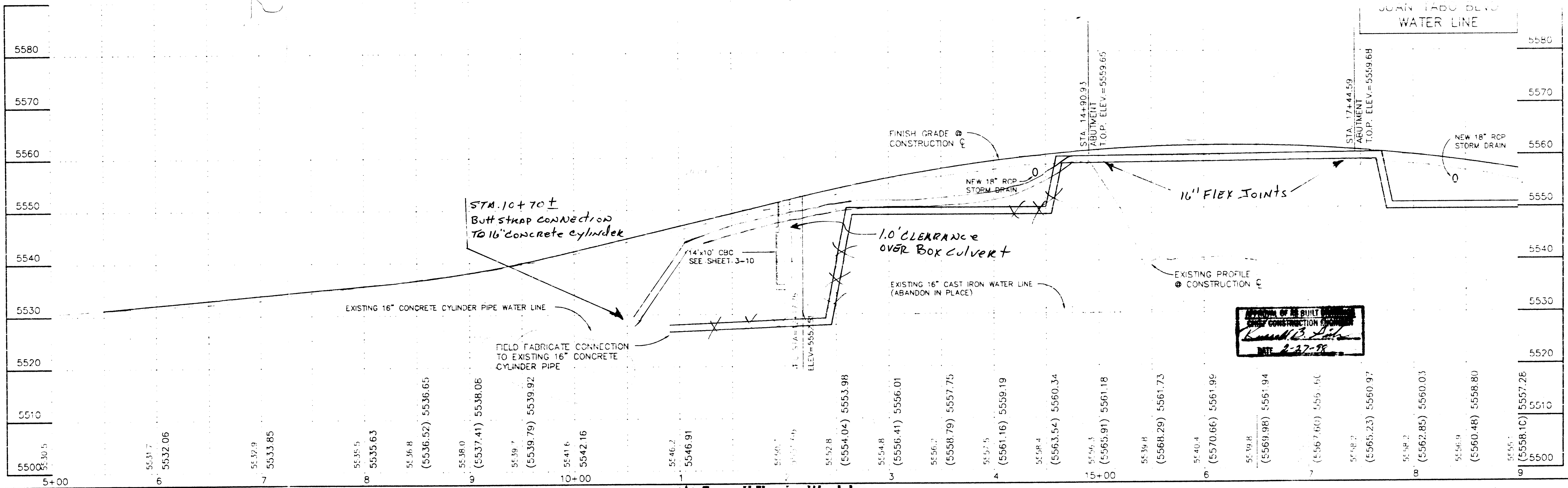
JUAN TABO BLVD.

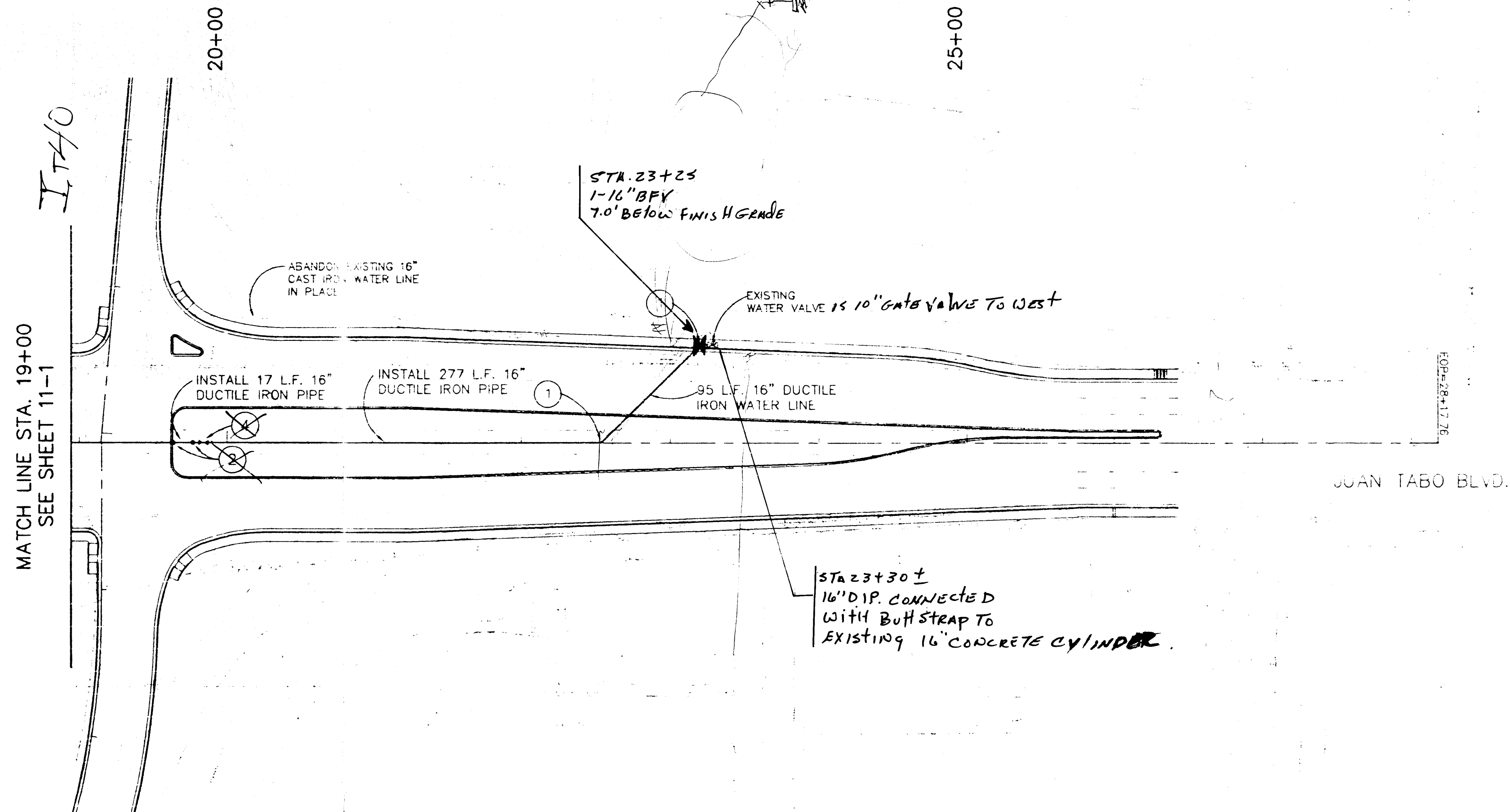
1" AIR RELEASE  
 AND VACUUM  
 VALVE

STA. 11+41  
 16" 45° BEND  
 ROTATED NORTHWEST  
 5.0' BELOW FINISH GRADE  
 9.50' WEST OF BACK OF CURB

16" BFV-10 LF  
 SOUTHWEST OF  
 STA. 13+500  
 7' BELOW FINISH GRADE

MATCH LINE STA. 19+00  
 SEE SHEET 11-2





- CONSTRUCTION NOTES:**
1. INSTALL 16" 45° HORIZONTAL BEND
  2. INSTALL 16" 45° VERTICAL BEND
  3. INSTALL 16" 45° BEND - ROLL UP
  4. INSTALL 16" BUTTERFLY VALVE AND VALVE BOX
  5. INSTALL AIR RELEASE AND VACUUM VALVE PER CITY OF ALBUQUERQUE STD. DWG. 2350. SEE SHEET 11-3.
  6. INSTALL FLEXIBLE EXPANSION JOINT PIPE SECTION ON BRIDGE SIDE OF EACH ABUTMENT
  7. 300 LF 16" DUCTILE IRON PIPE WITH RESTRAINED JOINTS. REFER TO BRIDGE PLANS FOR HANGAR PLACEMENT AND SPACING
- CONSTRUCTION REQUIREMENTS**
1. EXISTING 16" WATERLINE SHALL REMAIN IN SERVICE UNTIL NEW WATER LINE IS OPERATIONAL.
  2. PRIOR TO START OF WATER LINE CONSTRUCTION. CONTRACTOR SHALL VERIFY LOCATION, ELEVATION, SIZE AND TYPE OF EXISTING PIPE
  3. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING A WATER SHUT-OFF WITH THE WATER UTILITY DIVISION OF THE CITY OF ALBUQUERQUE FIVE (5) DAYS IN ADVANCE OF CONSTRUCTION.
  4. THE WATER LINE CONNECTIONS MUST BE COMPLETED DURING OFF-PEAK HOURS. CONTRACTOR SHALL COORDINATE CONNECT ON TIME WITH THE CITY OF ALBUQUERQUE. CONTACT WATER UTILITY DIVISION AT 857-5200
  5. THE WATER LINE UNDER THE BRIDGE SHALL BE 16" DIAMETER DUCTILE IRON PIPE WITH 2" THICK PRE-MOLDED POLYURETHANE INSULATION WITH AN ALUMINUM JACKET.
  6. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF THE EXISTING WATER LINE PRIOR TO THE PLACEMENT OF ANY NEW PIPE OR FITTINGS. DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL CONDITIONS SHALL BE BROUGHT TO THE PROJECT MANAGER'S ATTENTION IMMEDIATELY.
- NOTES:**
1. RESTRAINING JOINTS FOR PIPE CONNECTIONS SHALL BE INCLUDED IN THE PRICE FOR 16" DUCTILE IRON WATER LINE AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
  2. EXPANSION JOINTS AND INSULATION FOR PIPE ON THE BRIDGE SHALL BE INCLUDED IN THE PRICE FOR 16" DUCTILE IRON WATER LINE AND NO ADDITIONAL MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
  3. PER SECTION 663 OF THE STANDARD SPECIFICATIONS, TRENCHING, BACKFILL, COMPACTION AND FITTINGS ARE INCLUDED IN THE PAYMENT FOR 16" DUCTILE IRON WATER LINE.

