

CONSTRUCTION PLANS

FOR

MARKET PLACE AT
THE JOURNAL CENTER

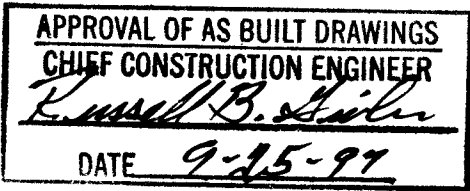
ROADWAY & UTILITY
DESIGN

CITY OF ALBUQUERQUE
NEW MEXICO
DECEMBER 1996

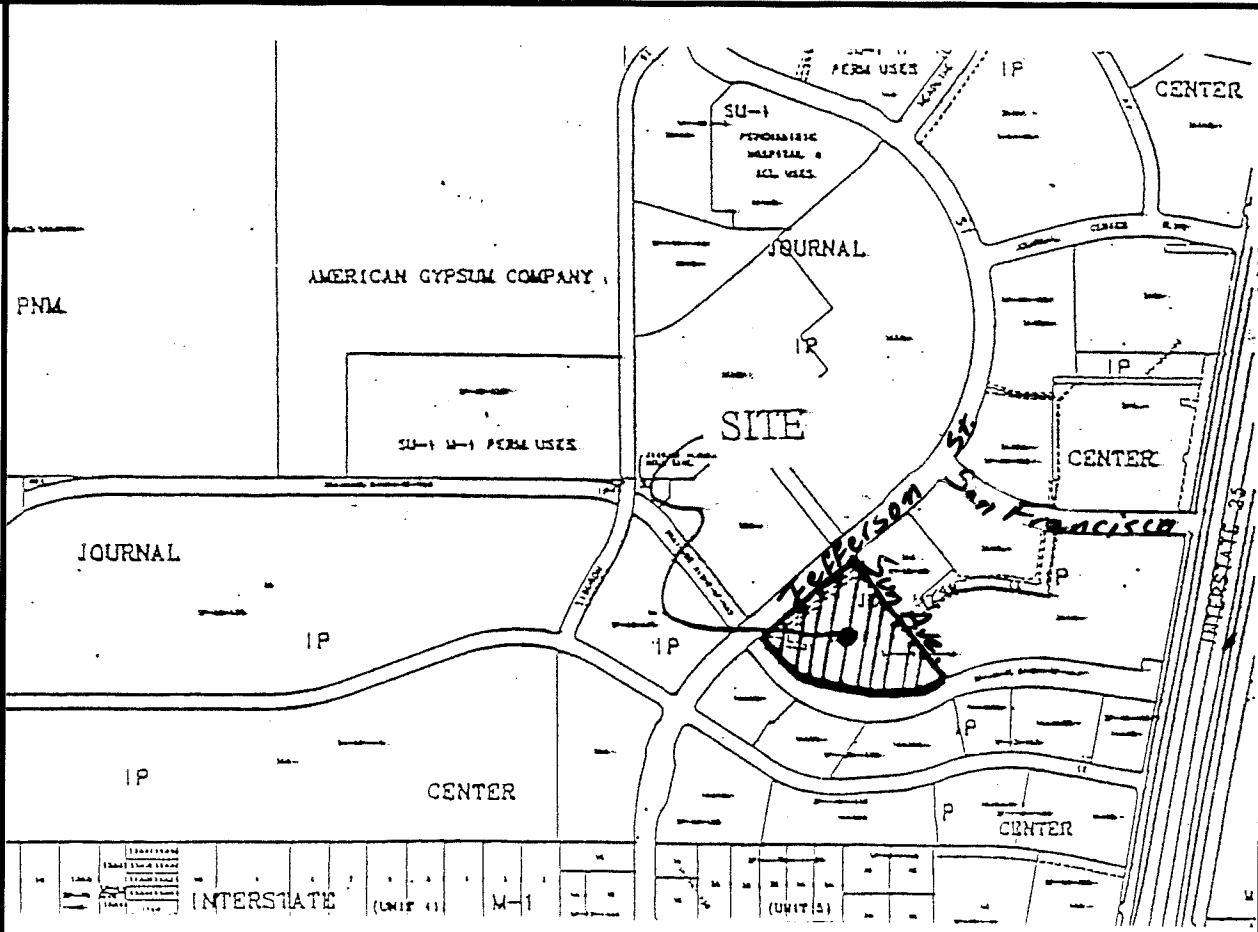
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* FOR BUILDING PERMIT APPROVAL AND DRC REFERENCE ONLY



VICINITY MAP ZONE ATLAS D-17-Z

SCALE NONE

NOTICE TO CONTRACTORS

- 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, 1988 EDITION (UPDATE #6).
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALLS SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24-HOUR CONSTRUCTION.
- 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.
- THREE WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE COORDINATIONS DIVISION A DETAILED SCHEDULE. TWO(2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE COORDINATIONS DIVISION. CONTRACTOR SHALL NOTIFY THE CITY ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATION 704.01.
- ALL STREET MARKINGS ALTERED OR DESTROYED SHALL BE REPLACED BY THE CONTRACTOR AT THE LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN.
- CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN 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 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. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THIS PROJECT THAT IS NOT SHOWN ON THE PLAN AND IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE DESIGNER'S EXPENSE.

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.

8. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24 HOUR CONSTRUCTION.

RECORD DRAWING
DATE: 6-29-97
DRAFTED BY: [Signature]
TIERRA WEST DEV.
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.

DRB NO. 96-394
LEGAL DESCRIPTION
TRACT 3A-1C JOURNAL CENTER

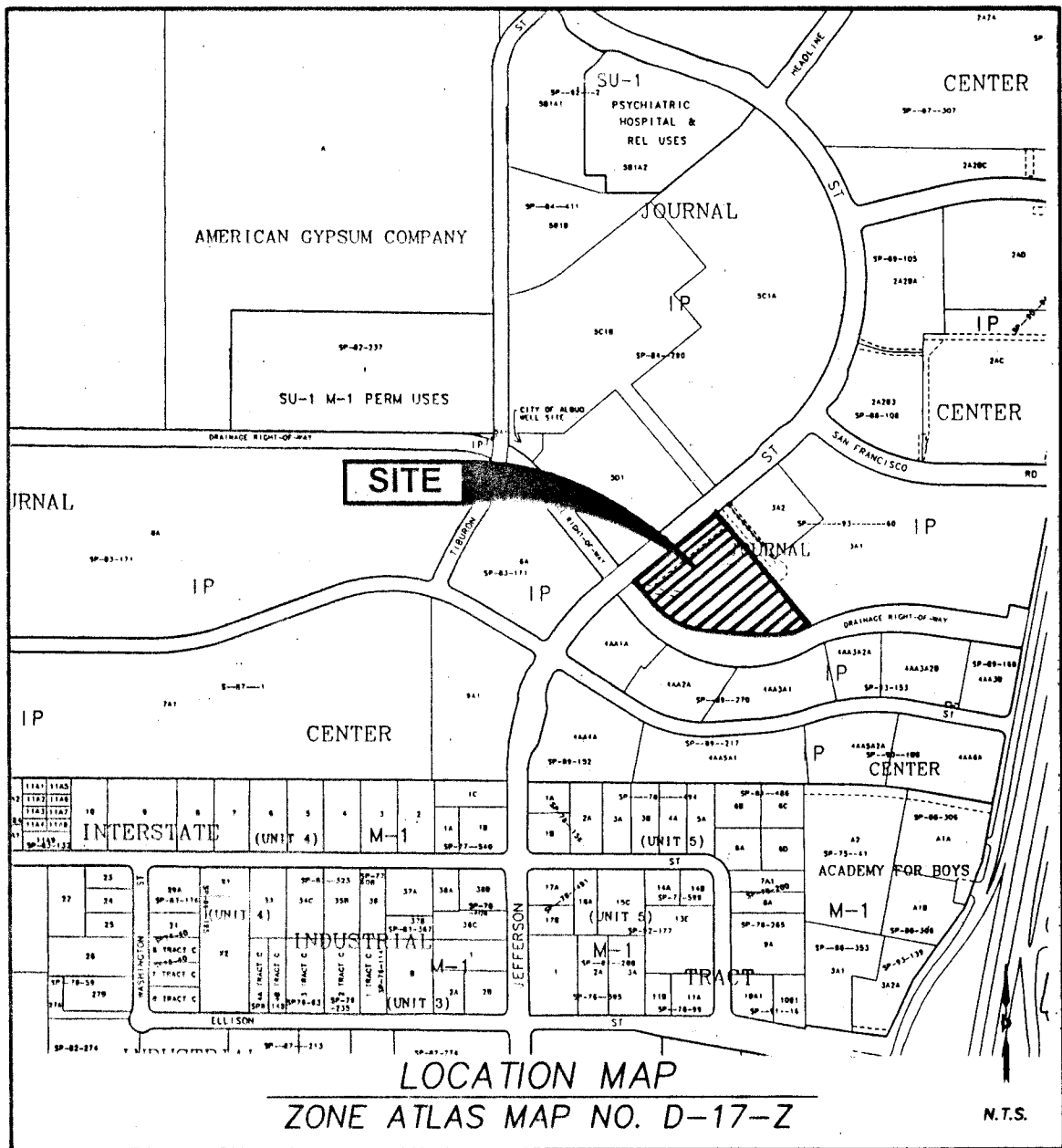
TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES
EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES.

TIERRA WEST DEVELOPMENT
MANAGEMENT SERVICES
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

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SCANNED BY
BY LASON

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



SUBDIVISION DATA:

GROSS SUBDIVISION ACREAGE: 4.630 ACRES
ZONE ATLAS INDEX NO. D-17-Z
NO. OF TRACTS CREATED: 1
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: AUGUST 12, 1996, FIELD VERIFIED OCTOBER 14, 1996.

NOTES:

- MISC. DATA: ZONING IP
- BEARINGS SHOWN ARE NM STATE PLANE GRID BEARINGS - NAD 1927 (CENTRAL ZONE).
- ALL DISTANCES ARE GROUND DISTANCES.
- THIS PROPERTY LIES WITHIN PROJECTED SECTIONS 23, TOWNSHIP 11 NORTH, RANGE 3 EAST, ELENA GALLEGOS GRANT, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO.
- THIS PURPOSE OF THE PLAT IS TO REPEAT THE EXISTING TRACT, AND TO GRANT AND VACATE EASEMENTS.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 96101811040274.
- THE COMMON AREA EASEMENT IS FOR BENEFIT OF ALL TRACTS IN JOURNAL CENTER BUSINESS PARK AND WILL BE MAINTAINED BY TRACT 3A-1C-1A OR AS OTHERWISE PROVIDED IN THE DECLARATION OF PROTECTIVE COVENANTS FOR JOURNAL CENTER INDUSTRIAL PARK RECORDED JULY 26, 1984 IN BOOK MISC. 138A, PAGES 330-356 AND IN DECLARATION OF EASEMENTS AND SUPPLEMENTARY DECLARATION RECORDED SEPTEMBER 29, 1994 AS DOCUMENT NO. 94118480.
- 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.

LEGAL DESCRIPTION

TRACT NUMBERED 3A-1C-1 OF JOURNAL CENTER AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 26, 1996 IN VOLUME 96C, FOLIO 330, CONTAINING 4.630 ACRES MORE OR LESS, NOW COMPRISING TRACT 3A-1C-1A, JOURNAL CENTER.

EASEMENTS

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- 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.
- PNM 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, 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 (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

CITY USE OF EASEMENTS GRANTED WITH THIS PLAT: The City has the right to enter upon the Grantors property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the work effects any Improvements of Encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing of Improvements or Encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements of Encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or Encroachments.

FREE CONSENT AND DEDICATION

THE FOREGOING REPLAT OF THAT CERTAIN TRACT OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT, WITHIN PROJECTED SECTION 23, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT 3A-1C-1 OF THE PLAT OF TRACTS 3A-2A, 3A-1A-1, 3A-1B-1 AND 3A-1C-1, JOURNAL CENTER, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 26, 1996 IN VOLUME 96C, FOLIO 330, AND NOW HEREON SHOWN AND COMPRISING TRACT 3A-1C-1A, JOURNAL CENTER IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERGROUND OWNER(S) AND/OR PROPRIETOR(S) THEREOF, AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY VACATE THAT CERTAIN PORTION OF THE COMMON AREA EASEMENT GRANTED BY THE PLAT RECORDED 9/27/94, VOL. 94C, FOL. 320 AND SHOWN AS VACATED ON THIS REPLAT AND GRANT ALL EASEMENTS AS SHOWN ON THIS PLAT. ELECTRIC 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, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND/OR SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

JOURNAL CENTER CORPORATION
TRACT 3A-1C-1A

T.H. LANG, PRESIDENT
DATE 11/9/96

ACKNOWLEDGEMENT

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF November, 1996
BY T. H. LANG, PRESIDENT OF JOURNAL CENTER CORPORATION, A CORPORATION ON BEHALF OF SAID CORPORATION.

BY Ann Miss NOTARY PUBLIC MY COMMISSION EXPIRES: 5/27/98

REPLAT OF TRACT 3A-1C-1A JOURNAL CENTER ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO OCTOBER 1996

APPROVALS

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER <i>Will Hill</i>	DATE 11/12/96
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT <i>Robert W. Kama</i>	DATE 11-12-96
WATER RESOURCES DEPARTMENT <i>Ed Hwang</i>	DATE 1-17-96
DESIGN AND DEVELOPMENT, CIP	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
U.S. WEST COMMUNICATIONS	DATE
JONES INTERCABLE, INC.	DATE

SURVEYOR'S CERTIFICATE

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE 11/5/96

PRECISION SURVEYS, INC.

2829 COORS BLVD NW, SUITE 105
ALBUQUERQUE, NEW MEXICO 87120
PHONE 805 838 0088
FAX 805 838 4185

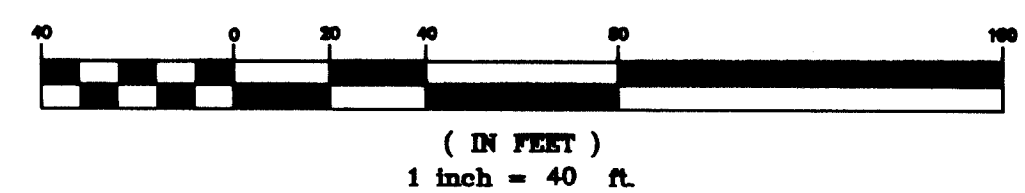
DRB CASE NO. 96-394

SHEET 1 OF 2

REPLAT OF TRACT 3A-1C-1A OF JOURNAL CENTER ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO OCTOBER 1996

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER 1996

GRAPHIC SCALE



LEGEND

- DENOTES POINT FOUND AND USED AS SHOWN
- DENOTES POINT SET BY THIS SURVEY REBAR WITH CAP "PS 11993"

TRACT 3A-1A-1
JOURNAL CENTER
REC. 7/26/96, VOL. 96C, FOL. 330

$\Delta = 03^{\circ}16'06''$
 $R = 826.74' (R=826.74')$
 $T = 23.59'$
 $L = 47.16' (L=47.16')$
 $CH = S 62^{\circ}02'03'' W$
 $47.16'$

NMSSH BRASS TABLET "T-25-14, 1969"
NEW MEXICO STATE PLANE
COORDINATES (CENTRAL ZONE)
X=399,828.26 NAD 1927
Y=1,514,860.92
EL.=5196.73
GRID TO GROUND SCALE
FACTOR=0.99966298
DELTA ALPHA ANGLE=-071'35"

$\Delta = 25^{\circ}12'14''$
 $R = 160.24' (R=160.24')$
 $T = 35.82'$
 $L = 70.49' (L=70.49')$
 $CH = S 73^{\circ}00'07'' W$
 $69.92'$

PRECISION SURVEYS, INC.

DRB CASE NO. 96-394

SHEET 2 OF 2

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1760.00	133.96	66.81	133.93	N 81°29'41" E	04°20'31"
C2	1083.90	250.85	125.43	250.85	N 81°29'41" E	04°20'31"
C3	332.42	19.80	9.90	19.80	N 81°29'41" E	04°20'31"
C4	14.00	19.35	11.58	17.85	N 89°29'14" W	17°10'41"
C5	168.10	34.60	17.30	34.60	N 89°29'14" W	17°10'41"
C6	20.00	41.79	34.44	34.59	S 10°18'30" E	17°10'41"
C7	17.50	21.48	18.54	18.49	S 10°18'30" E	17°10'41"
C8	42.01	130.22	260.45	260.45	S 10°18'30" E	17°10'41"
C9	30.00	31.80	15.90	31.80	S 10°18'30" E	17°10'41"
C10	274.87	36.36	18.20	36.36	N 89°29'14" W	04°20'31"
C11	168.10	34.60	17.30	34.60	N 89°29'14" W	04°20'31"
C12	426.42	69.74	34.95	69.85	N 89°29'14" W	04°20'31"
C13	17.50	21.48	18.54	18.49	S 10°18'30" E	17°10'41"
C14	20.00	41.79	34.44	34.59	S 10°18'30" E	17°10'41"
C15	250.23	35.79	17.83	35.79	S 10°18'30" E	17°10'41"
C16	30.00	31.80	15.90	31.80	S 10°18'30" E	17°10'41"
C17	30.00	31.80	15.90	31.80	S 10°18'30" E	17°10'41"
C18	30.00	31.80	15.90	31.80	S 10°18'30" E	17°10'41"
C19	30.00	31.80	15.90	31.80	S 10°18'30" E	17°10'41"
C20	30.00	31.80	15.90	31.80	S 10°18'30" E	17°10'41"
C21	25.50	23.34	12.67	23.34	S 10°18'30" E	17°10'41"

RECORD DRAWING

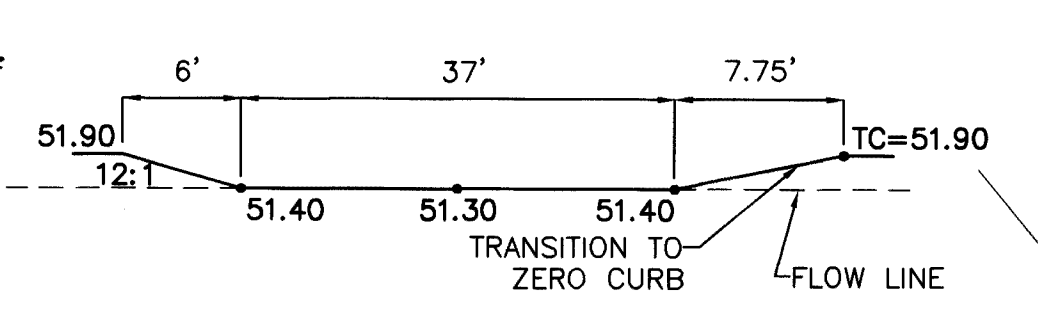
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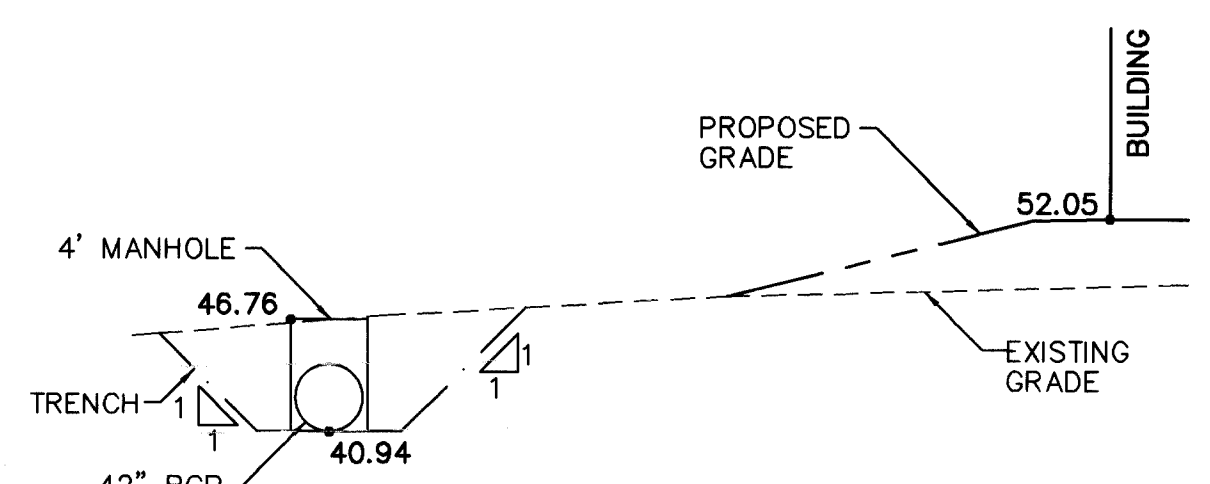
LEGEND

- BOUNDARY LINE
- BASIN BOUNDARY
- SIDEWALK
- EXISTING CURB
- PROPOSED SPOT ELEVATION
- TOP OF CURB AND FLOWLINE ELEVATIONS
- DIRECTION OF FLOW
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- 100 YEAR POND ELEVATION
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN INLET
- PROPOSED STORM DRAIN INLET

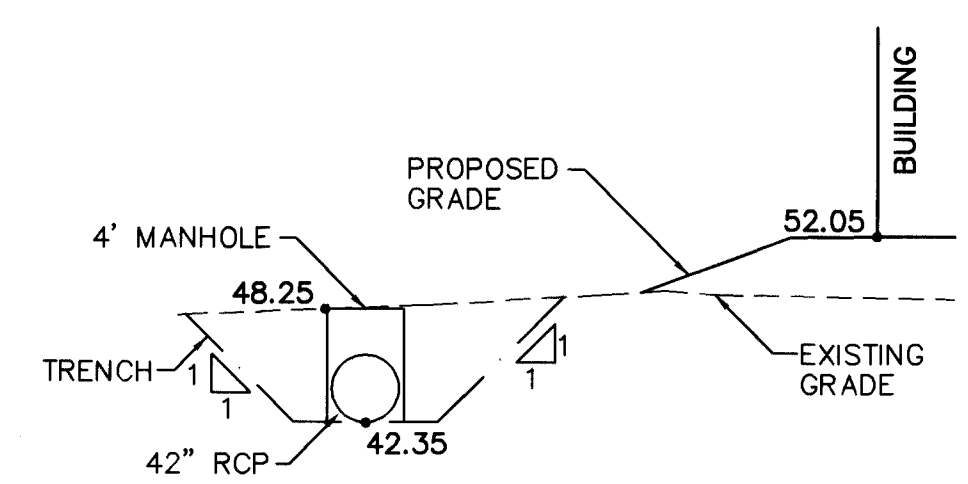
SECTION F-F
EMERGENCY SPILLWAY



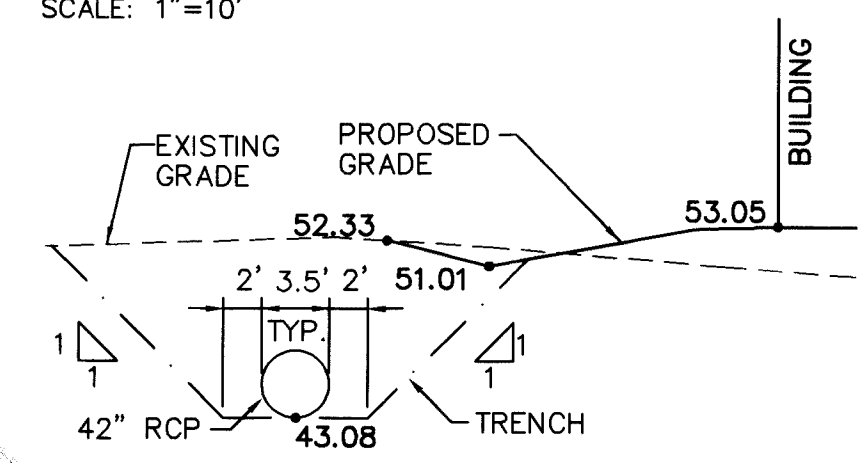
SECTION A-A



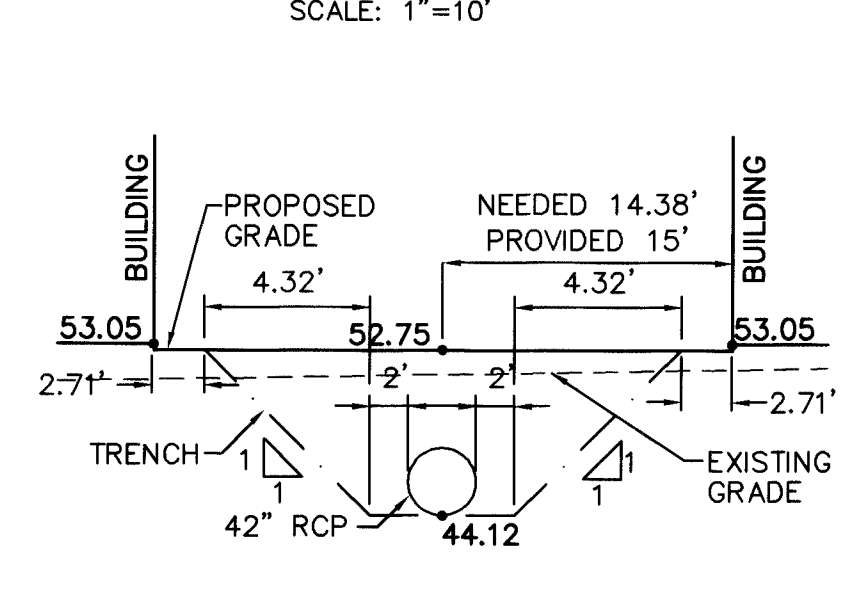
SECTION B-B



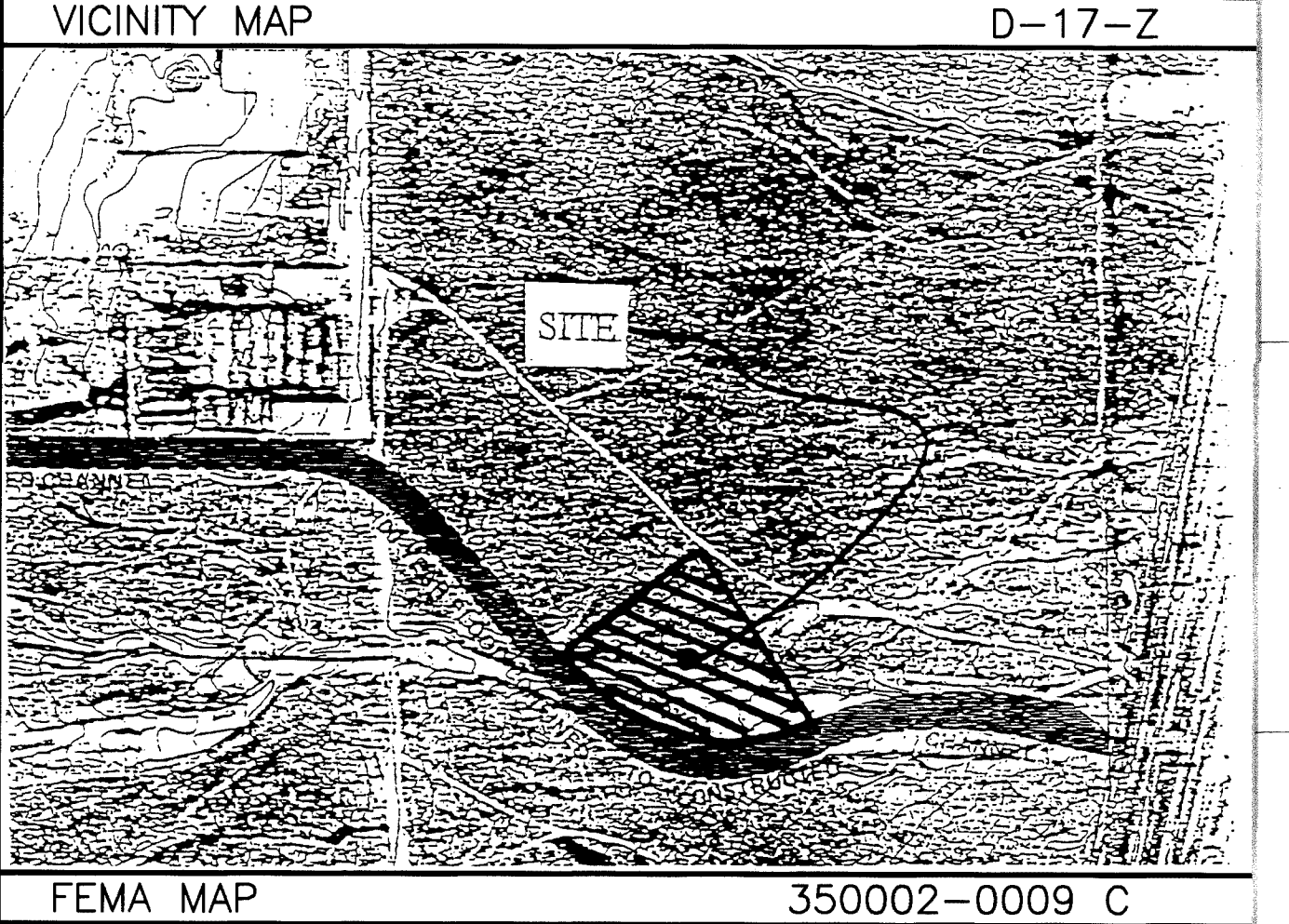
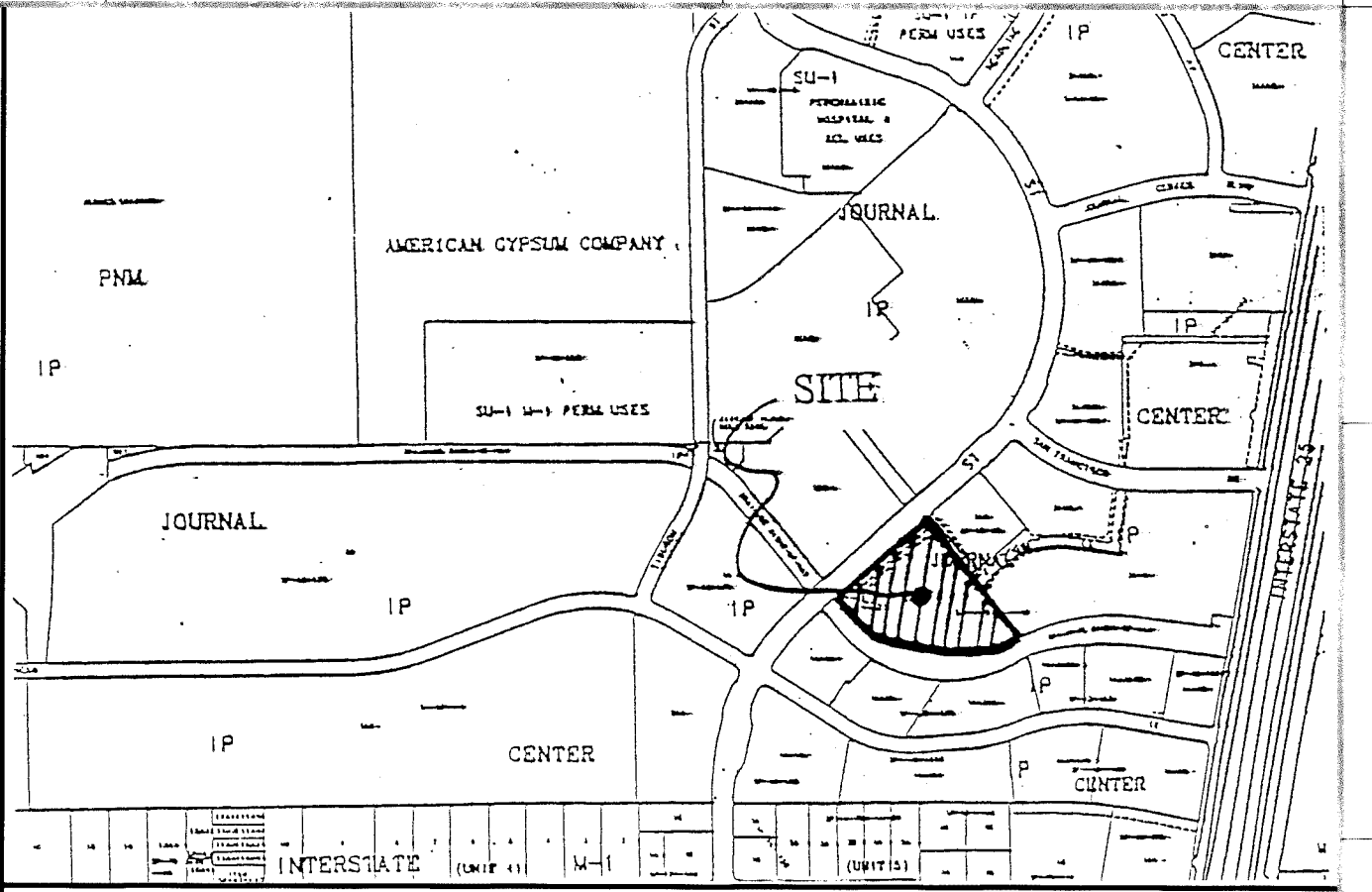
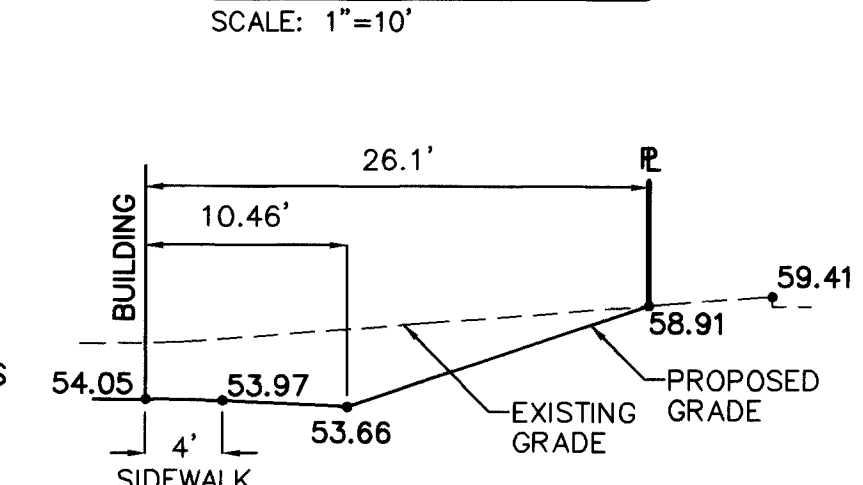
SECTION C-C



SECTION D-D



SECTION E-E



EROSION CONTROL PLAN NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

ROUGH GRADING APPROVAL

ADD 5100 TO ALL SPOT ELEVATIONS

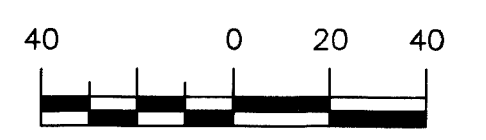
LEGAL DESCRIPTION

TRACT 3A-1C JOURNAL CENTER

STORM SEWER PIPE INFORMATION

LOCATION	PIPE SIZE	TYPE	LF	BEARING	SLOPE	Q (cfs)	V (ft/s)
EX. DI TO MH#1	42"	CLASS III RCP	91.40'	S 89°36'49" E	0.69%	31.24	3.25
DI-A4 TO MH#1	36"	CLASS III RCP	11.76'	N 23°06'11" E	0.60%	29.49	4.17
MH#1 TO MH#2	42"	CLASS III RCP	172.63'	S 66°12'02" W	1.12%	63.36	6.59
DI-A1 TO MH#2	18"	CLASS III RCP	189.35'	S 49°21'35" E	1.579%	13.45	8.30
DI-A3 TO MH#1	12"	CLASS III RCP	80.70'	N 02°27'28" W	4.337%	2.67	8.16
MH#2 TO MH#3	42"	CLASS III RCP	134.30'	S 05°35'14" W	0.60%	76.81	7.98
MH#3 TO MH#4	42"	CLASS III RCP	170.21'	N 84°30'36" W	0.60%	76.81	7.98
MH#4 TO MH#5	42"	CLASS III RCP	202.49'	N 44°15'42" W	0.60%	76.81	7.98

GRAPHIC SCALE



SCALE: 1"=40'

SITE VOLUME TABLE: ADJUSTED

Site	Stratum	Surf1	Surf2	yards	Cut	Fill	Net	Method
Vol2	Vol2	Shrinkage	FG					
Cut Factor for		0.65		5481.06	6864.59	1383.53 (F)	Grid	
Fill Factor for		0.95		5504.26	6873.06	1368.80 (F)	End area	
N Size 2.00'				5503.92	6870.00	1366.08 (F)	Prismoidal	
M Size 2.00'				5496.41	6869.22	1372.81 (F)		
		Average						
		Paving Area		1419.00	752.00	667.00 (C)		
					Excess Fill =	705.81		

REVISIONS

NO.	DATE	REMARKS	BY
-----	------	---------	----

RECORD DRAWING

DATE: 6-29-92 DRAFTED BY: [Signature]
TIERRA WEST DEV.
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

TIERRA WEST DEVELOPMENT
MANAGEMENT SERVICES
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

TIERRA
DESIGN
DESIGNED
QC REVIEW
APPROVED
CLIENT
SIGNATURE
DATE
REVIEW
APPROVED
CAD FILE NAME

MARKET PLACE
AT JOURNAL CENTER
ALBUQUERQUE, NEW MEXICO

CLIENT PROJECT NO.
MERRICK PROJECT NO. 18012413
SCALE:

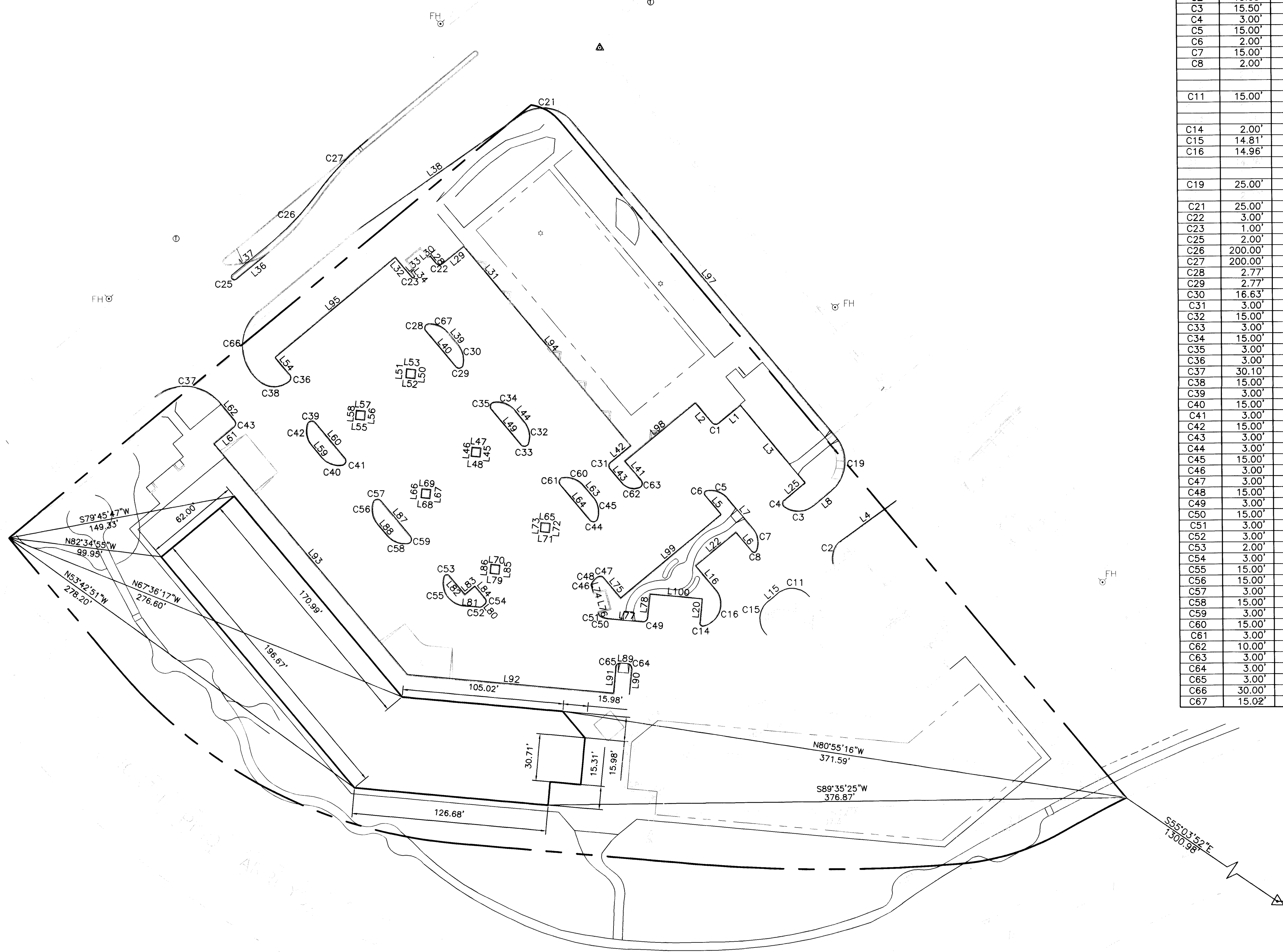
ENGINEER'S SEAL
RONALD R. BOHANNAN P.E. #7868

GRADING AND DRAINAGE PLAN

REVISION: CITY PROJECT NO. 558481 SHEET NO. 3 OF 11

SCANNED BY
BY LASON

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-55841.01 10397

[illegible]

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3.00'	4.71'	3.00'	4.24'	S84°29'35"E	89°57'53"
C2	15.00'	15.55'	8.56'	14.86'	S15°14'14"W	59°24'21"
C3	15.50'	20.16'	11.79'	17.87'	N87°48'56"E	74°30'39"
C4	3.00'	5.51'	3.93'	4.77'	S02°15'56"E	105°19'37"
C5	15.00'	15.42'	8.47'	14.75'	N68°53'43"W	58°54'38"
C6	2.00'	4.23'	3.55'	3.48'	S21°04'09"W	121°09'37"
C7	15.00'	15.42'	8.47'	14.75'	N10°03'20"W	58°54'38"
C8	2.00'	4.23'	3.55'	3.48'	N79°58'47"E	121°09'37"
C11	15.00'	23.57'	15.01'	21.22'	N84°29'36"W	90°02'07"
C14	2.00'	3.81'	2.80'	3.26'	S49°00'57"E	109°00'46"
C15	14.81'	25.85'	17.64'	22.69'	S04°23'50"W	99°57'53"
C16	14.96'	28.77'	21.44'	24.53'	N21°16'57"E	110°11'26"
C19	25.00'	39.30'	25.03'	35.37'	N05°31'48"E	90°03'36"
C21	25.00'	37.28'	23.09'	33.92'	N82°13'20"W	85°26'39"
C22	3.00'	4.71'	3.00'	4.24'	S84°30'39"E	90°00'00"
C23	1.00'	3.14'	<infinite>	2.00'	S50°29'21"W	180°00'00"
C25	3.00'	6.28'	<infinite>	4.00'	S39°29'00"E	179°54'31"
C26	200.00'	48.14'	24.50'	48.03'	N43°37'15"E	13°47'28"
C27	200.00'	48.14'	24.50'	48.03'	S43°37'15"W	13°47'28"
C28	2.77'	6.35'	6.11'	5.05'	S20°31'47"W	131°10'25"
C29	2.77'	6.35'	6.11'	5.05'	N80°26'55"E	131°10'25"
C30	16.63'	14.47'	7.73'	14.02'	N13°36'06"W	49°51'18"
C31	3.00'	4.71'	3.00'	4.24'	S05°29'21"W	90°00'00"
C32	15.00'	14.98'	8.18'	14.36'	N10°54'33"W	57°12'10"
C33	3.00'	6.43'	5.50'	5.27'	N79°05'27"E	122°47'50"
C34	15.00'	14.98'	8.18'	14.36'	N68°06'44"W	57°12'10"
C35	3.00'	6.43'	5.50'	5.27'	S21°53'16"W	122°47'50"
C36	3.00'	4.67'	2.96'	4.21'	N05°03'57"E	89°09'11"
C37	30.10'	45.30'	28.18'	41.14'	N86°18'18"E	86°12'53"
C38	15.00'	20.67'	12.35'	19.07'	N89°05'48"E	78°56'32"
C39	3.00'	6.43'	5.50'	5.27'	N79°05'27"E	122°47'50"
C40	15.00'	14.98'	8.18'	14.36'	S68°06'44"W	57°12'10"
C41	3.00'	6.43'	5.50'	5.27'	N21°53'16"E	122°47'50"
C42	15.00'	14.98'	8.18'	14.36'	S10°54'33"E	57°12'10"
C43	3.00'	4.71'	3.00'	4.24'	N05°29'24"E	89°59'57"
C44	3.00'	6.43'	5.50'	5.27'	N79°05'27"E	122°47'50"
C45	15.00'	14.98'	8.18'	14.36'	N10°54'33"W	57°12'10"
C46	3.00'	2.85'	1.42'	2.56'	S10°49'58"W	50°37'00"
C47	3.00'	4.37'	2.68'	3.99'	N81°15'16"W	83°29'14"
C48	15.00'	5.46'	2.76'	5.43'	S46°34'17"W	20°51'39"
C49	3.00'	4.71'	3.00'	4.24'	N50°29'26"E	90°00'00"
C50	15.00'	5.08'	2.57'	5.06'	S74°48'03"E	19°25'03"
C51	3.00'	2.85'	1.42'	2.56'	S39°47'02"E	50°37'00"
C52	3.00'	2.36'	1.24'	2.30'	N72°59'24"E	45°00'05"
C53	2.00'	4.33'	3.76'	3.53'	S78°29'03"W	124°00'36"
C54	3.00'	4.71'	3.00'	4.24'	N05°29'21"E	90°00'00"
C55	15.00'	26.44'	18.19'	23.15'	S34°00'54"E	100°59'19"
C56	15.00'	14.98'	8.18'	14.36'	S10°54'33"E	57°12'10"
C57	3.00'	6.43'	5.50'	5.27'	S21°53'16"E	122°47'50"
C58	15.00'	14.98'	8.18'	14.36'	S68°06'44"W	57°12'10"
C59	3.00'	6.43'	5.50'	5.27'	N21°53'16"E	122°47'50"
C60	15.00'	14.98'	8.18'	14.36'	N68°06'44"W	57°12'10"
C61	3.00'	6.43'	5.50'	5.27'	S21°53'16"W	122°47'50"
C62	10.00'	12.63'	7.32'	11.81'	S75°54'54"E	72°22'32"
C63	3.00'	5.63'	4.10'	4.84'	N14°18'06"E	107°37'28"
C64	3.00'	4.71'	3.00'	4.24'	N39°30'34"W	90°00'00"
C65	3.00'	4.71'	3.00'	4.24'	S50°29'27"W	90°00'00"
C66	30.00'	53.36'	36.99'	46.60'	S00°27'28"E	101°54'56"
C67	15.02'	14.58'	7.92'	14.02'	N65°25'11"W	55°36'59"

ACS "1-25-14"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
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Y=1514860.92
G-G=0.99966298
 $\Delta = 00^{\circ}11'35''$
ELEV=5196.73

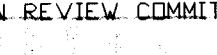
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DATE: 6/24/97	DRAFTED BY: RW TIERRA WEST DEV.

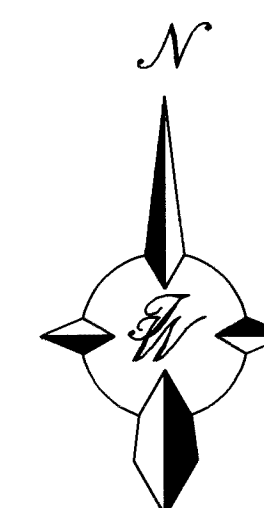
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TIERRA WEST DEVELOPMENT
MANAGEMENT SERVICES
4421 McLEOD ROAD, N.E., SUITE 100
ALBUQUERQUE, NEW MEXICO 87110
(505)883-7592

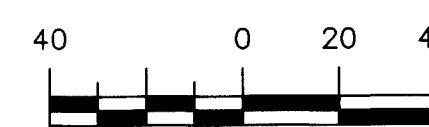
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **MARKET PLACE AT THE JOURNAL CENTER**
HORIZONTAL CONTROL PLAN

DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST DESIGN UPDATE		MO/DAY/YR.		MO/DAY/YR.	
									
CITY PROJECT NO.		ZONE MAP NO.		SHEET		OF			
558481		D-17-2		4		11			



GRAPHIC SCALE



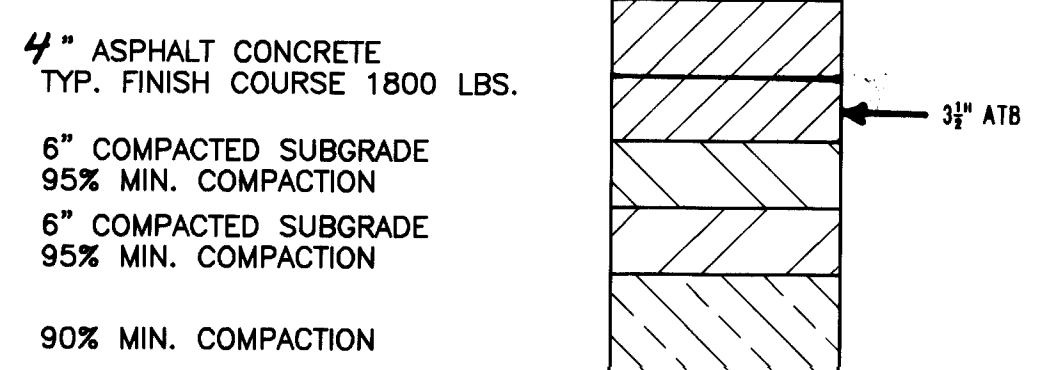
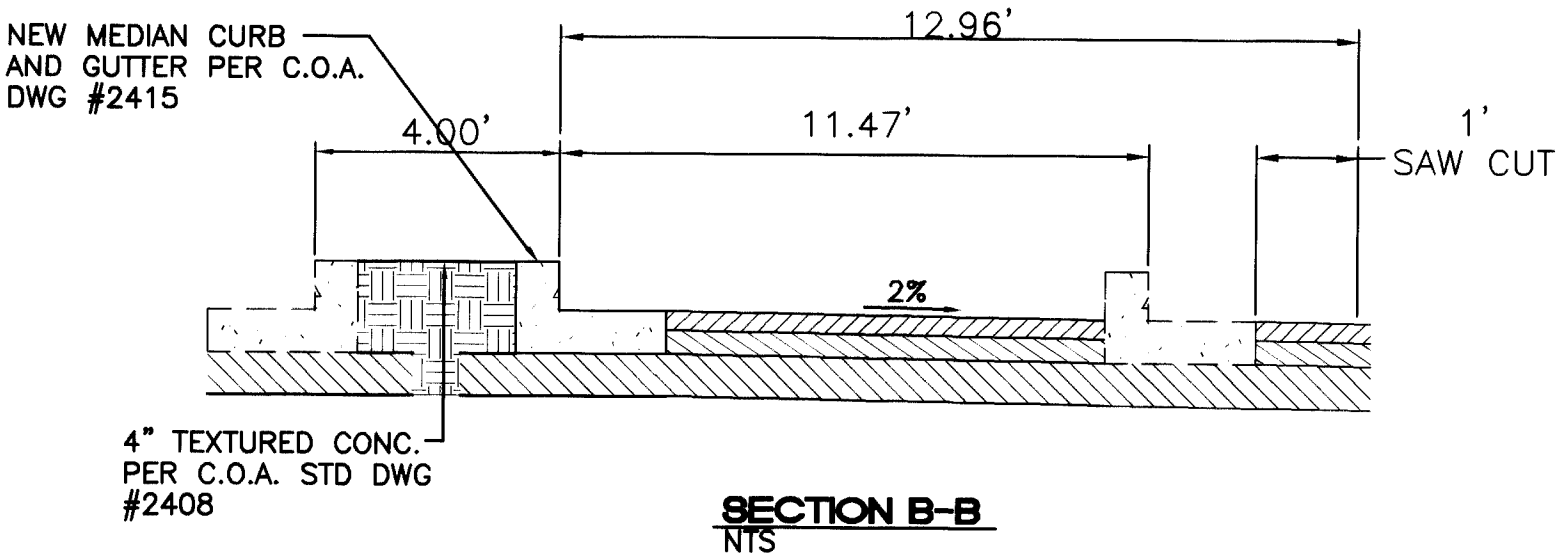
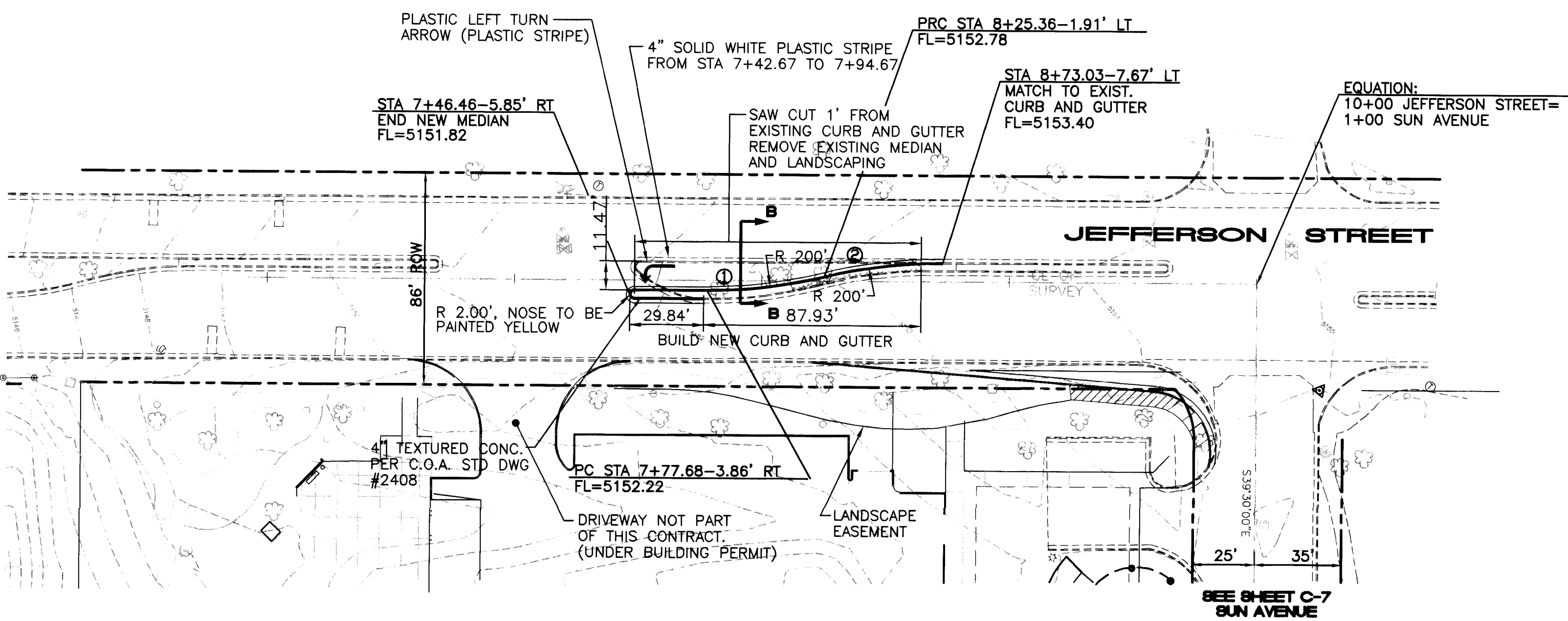
SCALE: 1"=40'

40/960039/9639HC.DWG/JDN/121-13-96

SCANNED BY
BY LASON

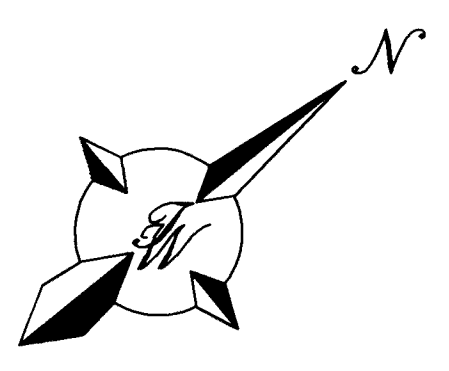
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6+00 7+00 8+00 9+00 10+00

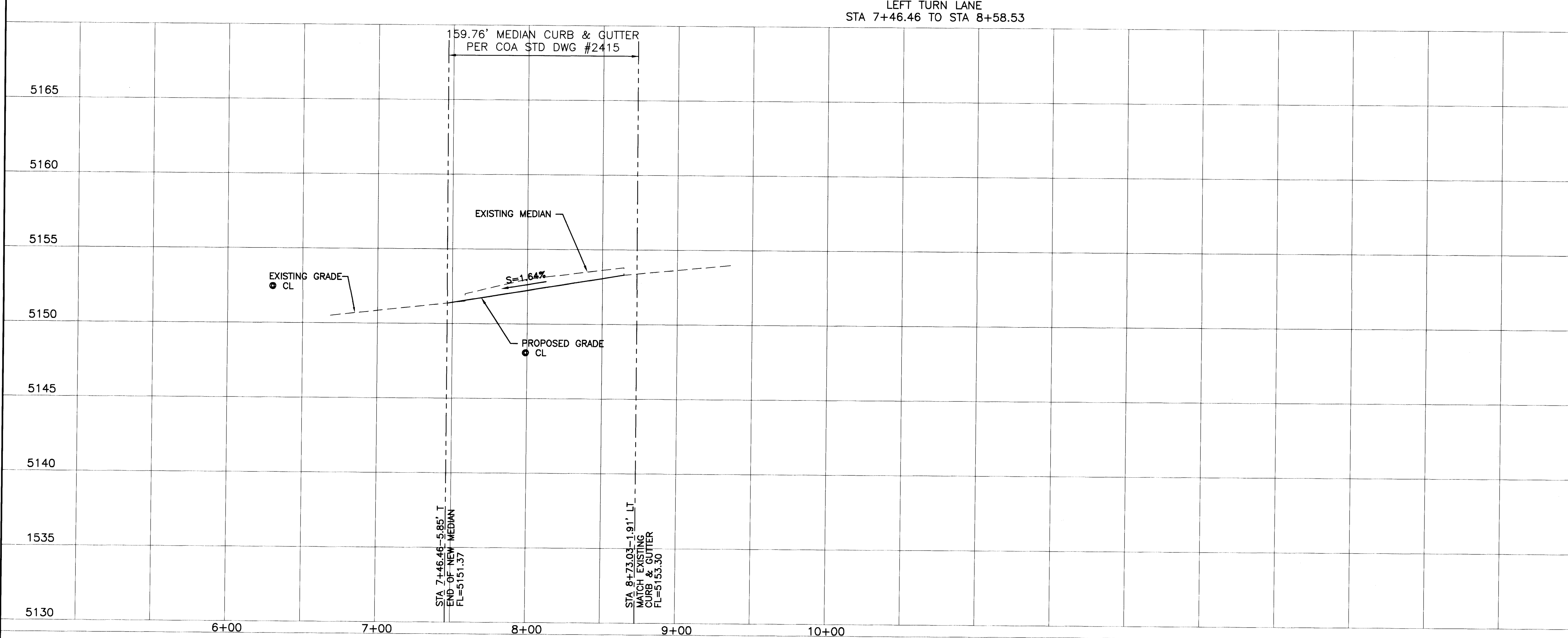


CURVE DATA (DESCRIBES FACE OF CURB)

① R = 200.00'	② R = 200.00'
Δ = 13°47'28"	Δ = 13°47'28"
L = 48.14'	L = 48.14'
T = 24.19'	T = 24.19'



SCALE: HORIZ. 1"=40'
VERT. 1"= 5'



RECORD DRAWING
DATE: 6/24/97
DRAFTED BY: RD
TIERRA WEST DEV.
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.

TIERRA WEST DEVELOPMENT
MANAGEMENT SERVICES
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

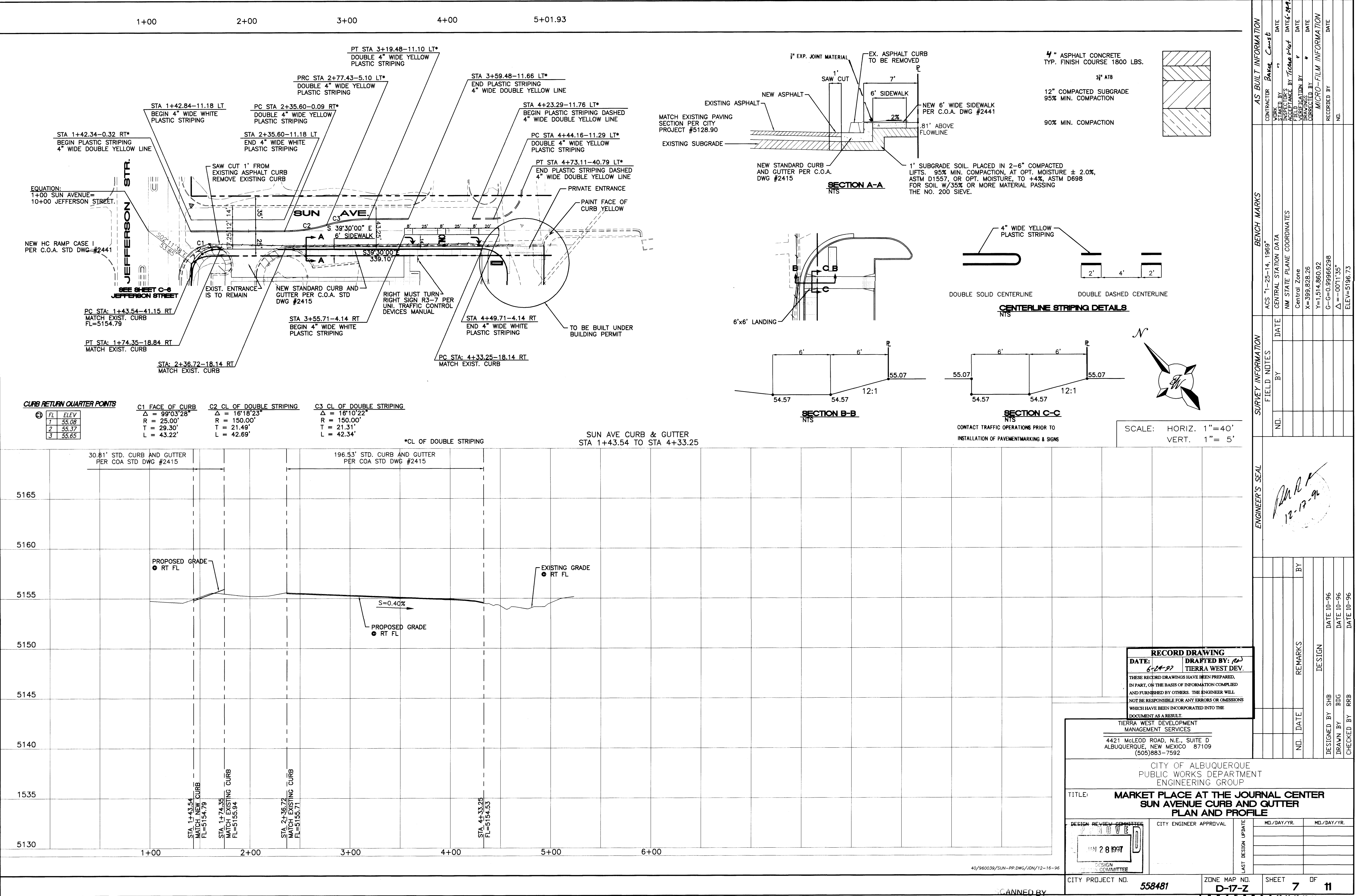
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: MARKET PLACE AT THE JOURNAL CENTER
LEFT TURN PLAN AND PROFILE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MD./DAY/YR.	MD./DAY/YR.
LAST DESIGN UPDATE			

CITY PROJECT NO. 558481 ZONE MAP NO. D-17-Z SHEET 5 OF 11

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACS "1-25-14, 1989"	DATE	FIELD NOTES	DATE		REMARKS
INSPECTED BY	DATE	NM STATE PLANE COORDINATES	DATE	BY	DATE		
ACCEPTANCE BY	DATE	Central Zone	DATE	NO.	DATE		
VERIFICATION BY	DATE	X=399,828.26	DATE		DATE		
DRAWN BY	DATE	Y=1,514,860.92	DATE		DATE	DESIGNED BY SHB	DATE 10-96
CHECKED BY	DATE	G-G=0.9986298	DATE		DATE	DRAWN BY BDG	DATE 10-96
MICRO-FILM INFORMATION	DATE	Δ=-0011.35"	DATE		DATE	CHECKED BY RRB	DATE 10-96
	DATE	ELEV=5196.73	DATE		DATE		



LEGEND

- BOUNDARY LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED GAS LINE
- PROPOSED UTILITY TRENCH
- PROPOSED STORM DRAIN INLET
- EXISTING FIRE HYDRANT
- EXISTING SAS MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED SAS MANHOLE
- PROPOSED SD MANHOLE

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION (UPDATE #6).
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

KEYED NOTES FOR SAS

- CONNECTION TO AN EXISTING SAS MANHOLE PER C.O.A. STD. DWG 2118.
- 4" SAS SERVICE CONNECTION INTO EXISTING 8" SAS.
- EXISTING 8" SAS LINE TO BE VACATED

TABLE 1 (SAS)

PIPE SIZE	BEARING	DISTANCE	SLOPE
4" SAS	S 76°13'31" E	31.40'	S= 2.48%
5" SAS	N 40°23'00" E	75.40'	S= 2.48%
6" SAS	S 39°30'41" E	27.90'	S= 2.58%
7" SAS	S 39°30'41" E	150.95'	S= 2.59%
8" SAS	S 50°29'19" W	26.67'	S= 1.00%
9" SAS	S 50°29'19" W	55.66'	S= 1.00%
10" SAS	S 30°30'36" E	5.33'	S= 1.00%
11" SAS	S 39°30'36" E	188.91'	S= 1.00%
12" SAS	S 39°30'36" E	14.00'	S= 1.00%
13" SAS	S 84°30'37" E	171.59'	S= 1.00%

KEYED NOTES FOR WL

- SERVICE CONNECTION TO AN EXISTING 8" WATER LINE WITH 2" METER.
- INSTALL 1-1/2" SERVICE METER PER C.O.A. STD. DWG 2363
- 1-1/2" METER BOX W/COVER PER C.O.A. STD. DWG 2367 CONTAINED WITHIN A 5'x13' EASEMENT
- INSTALL 45° BEND WITH BLOCKING.
- INSTALL 90° BEND WITH BLOCKING.
- INSTALL 2-1/2" CAP WITH BLOCKING.
- NON-PRESSURE CONNECTION TO AN EXISTING 8" WATER LINE
- INSTALL 8" x 8" x 8" TEE WITH RESTRAINING.
- INSTALL 6" VALVE TYPE "A" WITH BOX AND LID.
- INSTALL 90° BEND WITH RESTRAINING.
- INSTALL 45° BEND WITH BLOCKING.
- INSTALL 90° BEND WITH BLOCKING.
- INSTALL WATER FIRE HYDRANT PER C.O.A. STD DWG 2340
- FH-1 FLANGE=
- FH-2 FLANGE=
- INSTALL WATER FIRE HYDRANT PER C.O.A. STD DWG 2340
- BACKFLOW PREVENTER PER COA STD DWG #2385
- NON-PRESSURE CONNECTION TO AN EXISTING 6" WATER LINE
- INSTALL 8" x 8" x 6" TEE WITH RESTRAINING.
- 1 1/2" LANDSCAPING CONNECTION W/ BACKFLOW PREVENTOR 7.64' S39°30'0"E

TABLE 2 (SAS)

MH	RIM	INV IN	INV OUT	TYPE
6	5147.51	5140.71	5140.62	"E" 4' DIA.
7	5150.92	5142.76	5142.68	"E" 4' DIA.
CO-1	5151.28	5144.08	5144.08	
CO-2	5152.05	5144.35	5144.35	
CO-3	5152.05	5144.95	5144.95	
CO-4	5152.05	5146.92	5146.92	
CO-5	5151.31	5147.99	5147.99	

GENERAL NOTES:

- 4" MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
- REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
- ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
- SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
- SEE SHEET 9 FOR FIRE LINE PLAN AND PROFILE AND WATER SHUT-OFF PLAN.

ACS "1-25-14"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
CENTRAL ZONE
X=399828.26
Y=1514860.92
G-G=0.99966298
Δ=0°11'35"
ELEV=5196.73

RECORD DRAWING

DATE: 6/24/97
DRAFTED BY: RRB
TIERRA WEST DEV.
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.

TIERRA WEST DEVELOPMENT
MANAGEMENT SERVICES

4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

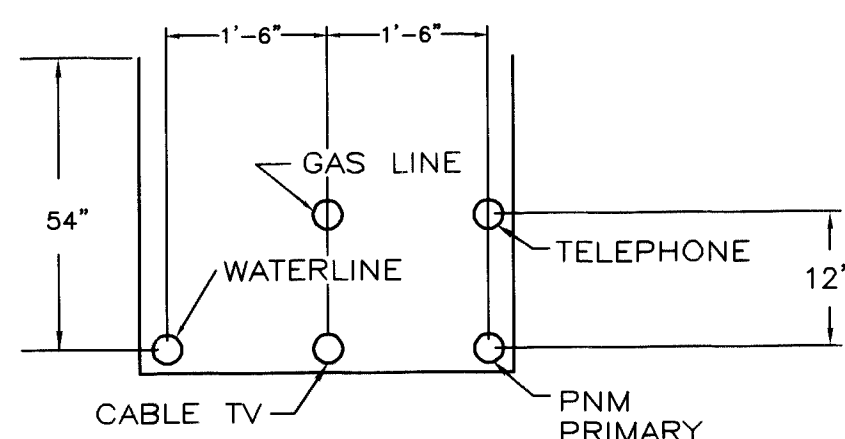
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: MARKET PLACE AT THE JOURNAL CENTER
MASTER UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO/DAY/YR.	MO/DAY/YR.
DESIGN REVIEW COMMITTEE				
CITY PROJECT NO.	558481	ZONE MAP NO.	D-17-Z	SHEET 8 OF 11

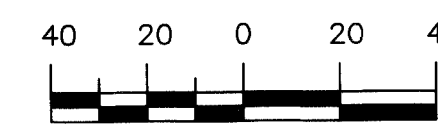
STORM SEWER PIPE INFORMATION

LOCATION	PIPE SIZE	TYPE	LF	BEARING	SLOPE	Q (cfs)	V (ft/s)
EX. DI TO MH#1	42"	CLASS III RCP	91.40'	S 89°36'49" E	0.69%	31.24	3.25
DI-A4 TO MH#1	36"	CLASS III RCP	11.79'	N 23°44'46" E	0.60%	29.49	4.17
MH#1 TO MH#2	42"	CLASS III RCP	181.25'	S 67°23'10" W	1.12%	63.36	6.59
DI-A1 TO MH#2	18"	CLASS III RCP	191.27'	S 49°21'35" E	1.09%	13.45	8.30
DI-A3 TO MH#1	12"	CLASS III RCP	83.11'	N 02°27'28" W	4.21%	2.67	8.16
MH#2 TO MH#3	42"	CLASS III RCP	134.30'	S 05°35'14" W	0.60%	76.81	7.98
MH#3 TO MH#4	42"	CLASS III RCP	170.21'	N 84°30'36" W	0.60%	76.81	7.98
MH#4 TO MH#5	42"	CLASS III RCP	202.49'	N 44°15'42" W	0.60%	76.81	7.98



UTILITY TRENCH DETAIL
NTS

GRAPHIC SCALE



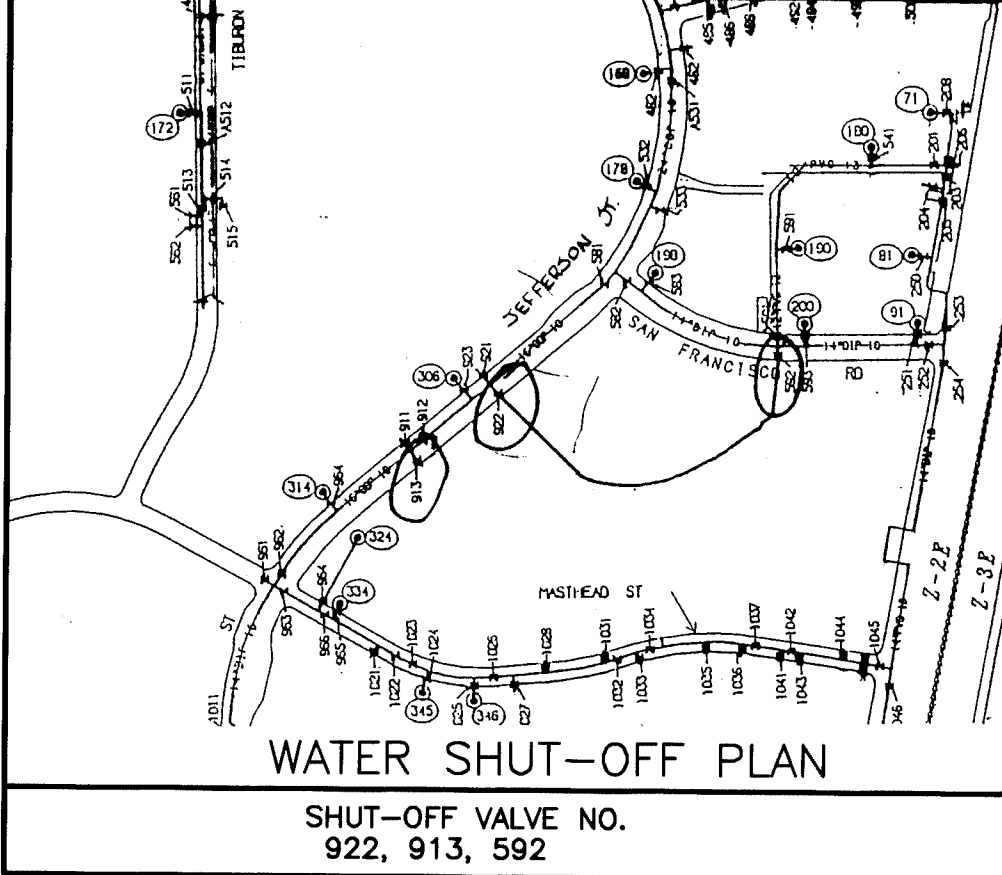
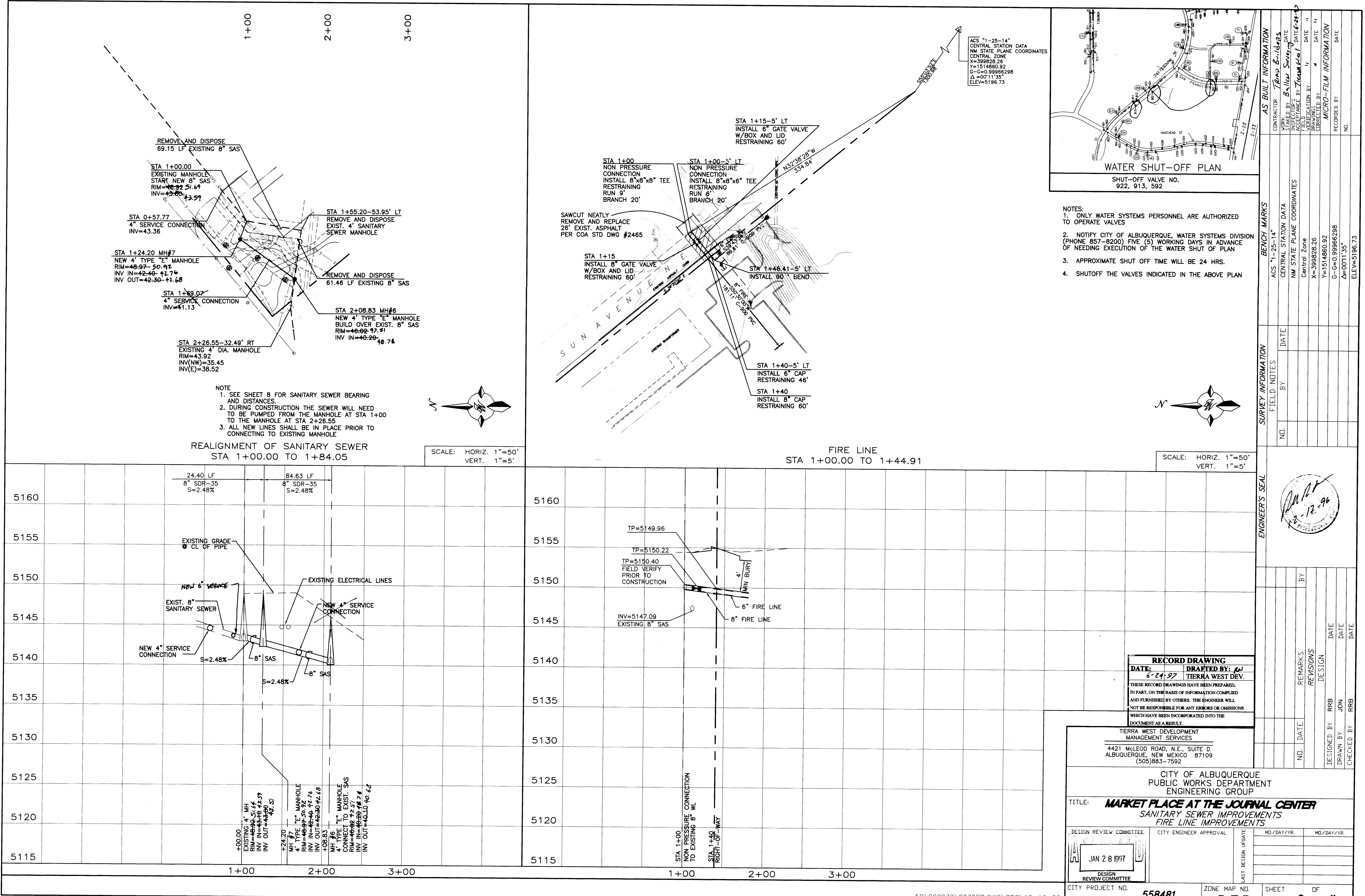
SCALE: 1"=40'

LEGAL DISCRIPTION
TRACT 3A-1C JOURNAL CENTER

40\960039\963918\12-12-96

SCANNED BY LASON

26-155841.811 0897



NOTES:
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES
2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) FIVE (5) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN
3. APPROXIMATE SHUT OFF TIME WILL BE 24 HRS.
4. SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	Terra Builders	NO.	BY	NO.	BY	Professional Engineer Seal Terra West Dev. 12.96	
WORKED BY	B. J. J. J.	DATE	DATE	DATE	DATE		
INSPECTED BY	B. J. J. J.	DATE	DATE	DATE	DATE		
ACCEPTANCE BY	Terra West Dev.	DATE	DATE	DATE	DATE		
DATE	DATE	DATE	DATE	DATE	DATE	NO.	DATE
DATE	DATE	DATE	DATE	DATE	DATE	REMARKS	REVISIONS
DATE	DATE	DATE	DATE	DATE	DATE	DESIGNED BY	DESIGN
DATE	DATE	DATE	DATE	DATE	DATE	DRAWN BY	DATE
DATE	DATE	DATE	DATE	DATE	DATE	CHECKED BY	DATE
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE

RECORD DRAWING
DATE: 6-24-97
DRAFTED BY: TJ
TIERRA WEST DEV.

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPLIED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.

TIERRA WEST DEVELOPMENT
MANAGEMENT SERVICES
4421 MCLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

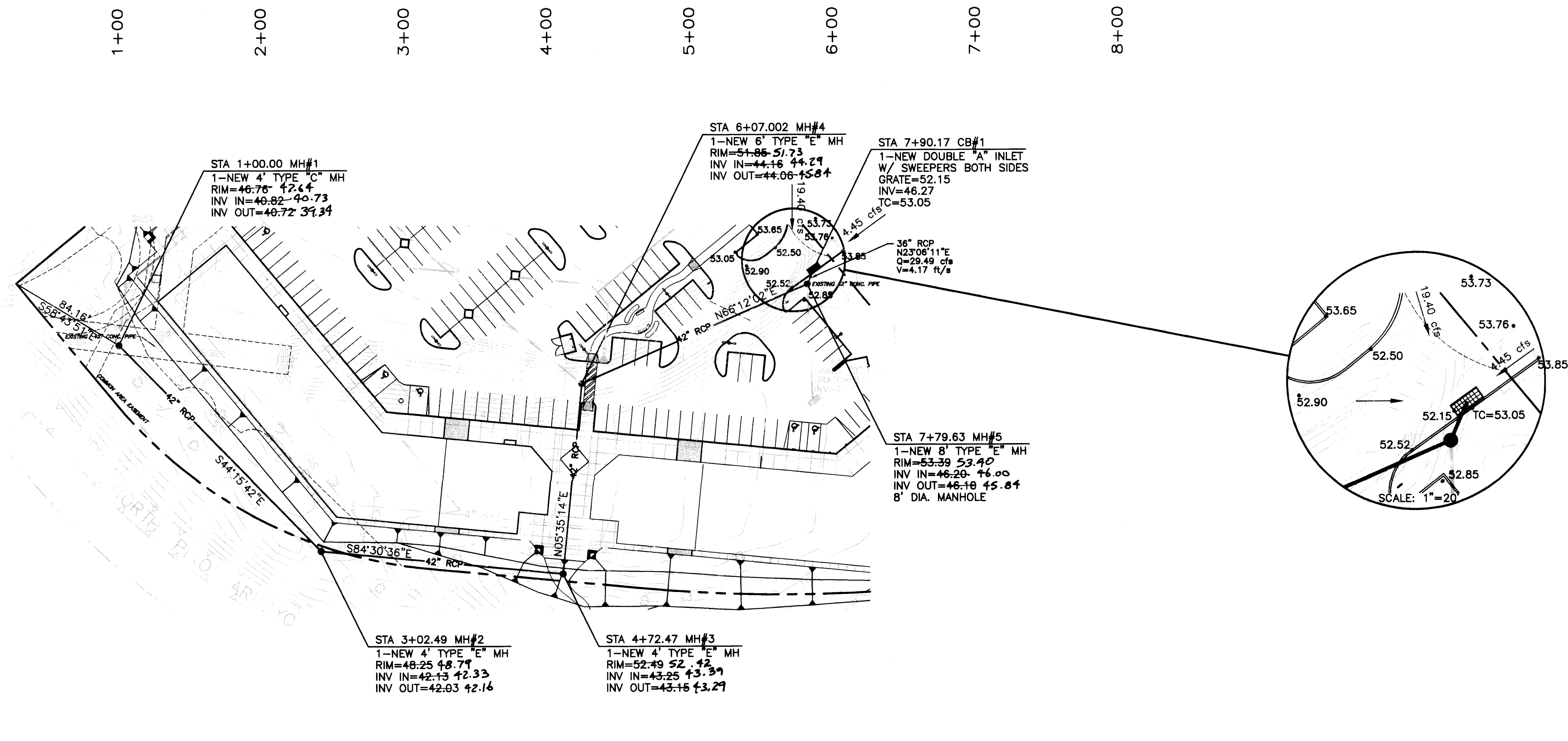
TITLE: MARKET PLACE AT THE JOURNAL CENTER
SANITARY SEWER IMPROVEMENTS
FIRE LINE IMPROVEMENTS

DESIGN REVIEW COMMITTEE
JAN 28 1997
DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL
LAST DESIGN UPDATE

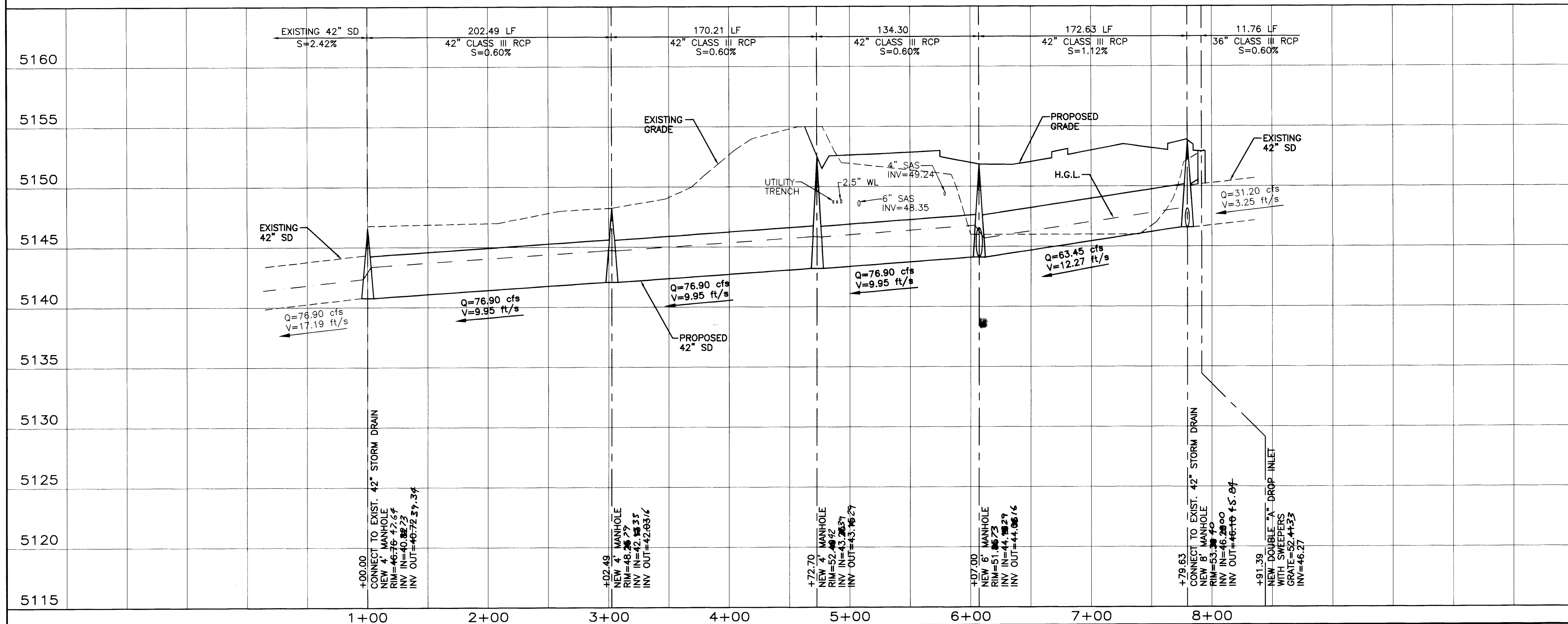
MO/DAY/YR.
MO/DAY/YR.

CITY PROJECT NO. 558481
ZONE MAP NO. D-17-Z
SHEET 9 OF 11



MAIN STORM SEWER
STA 1+00.00 TO 7+91.39

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



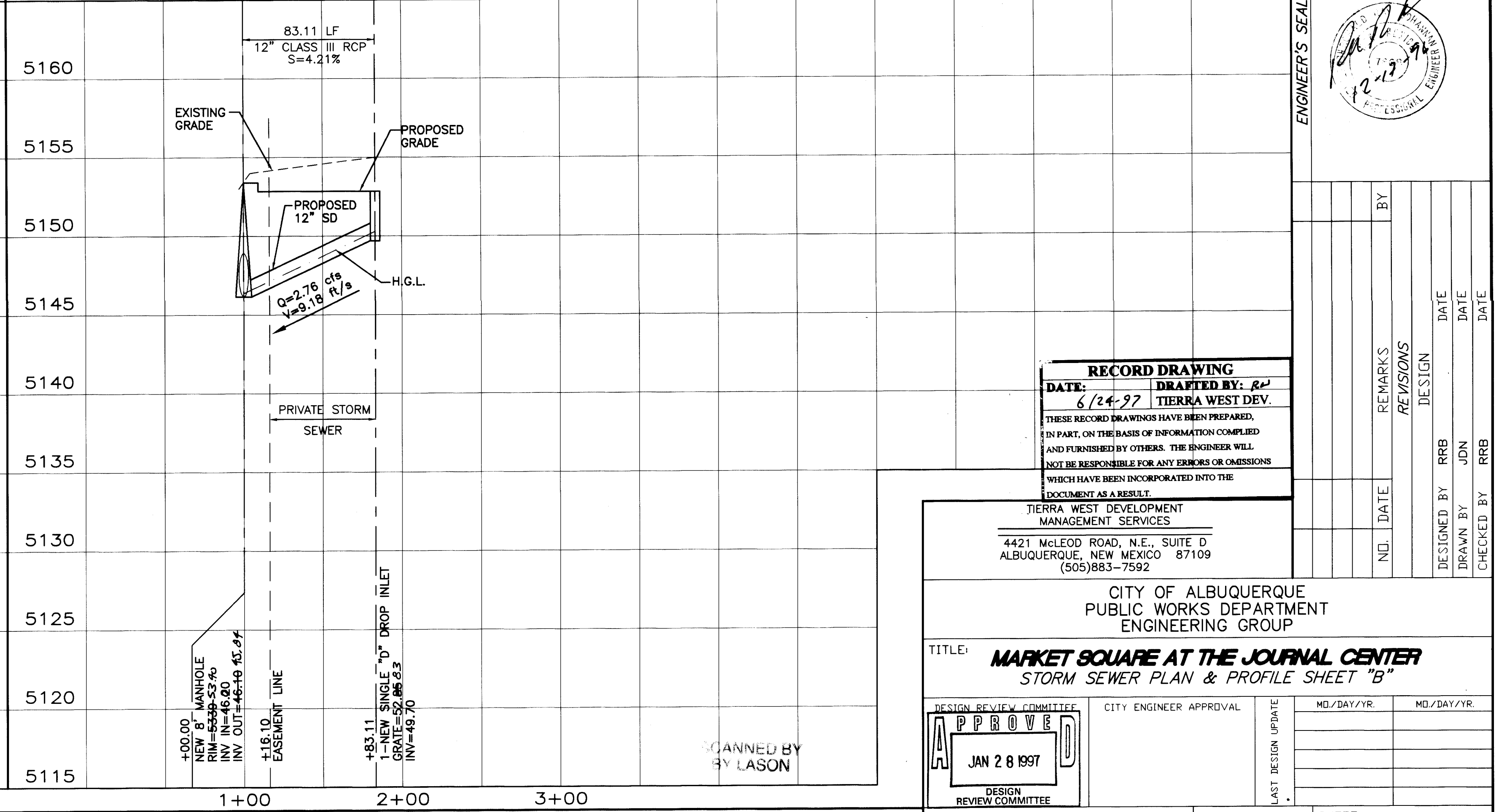
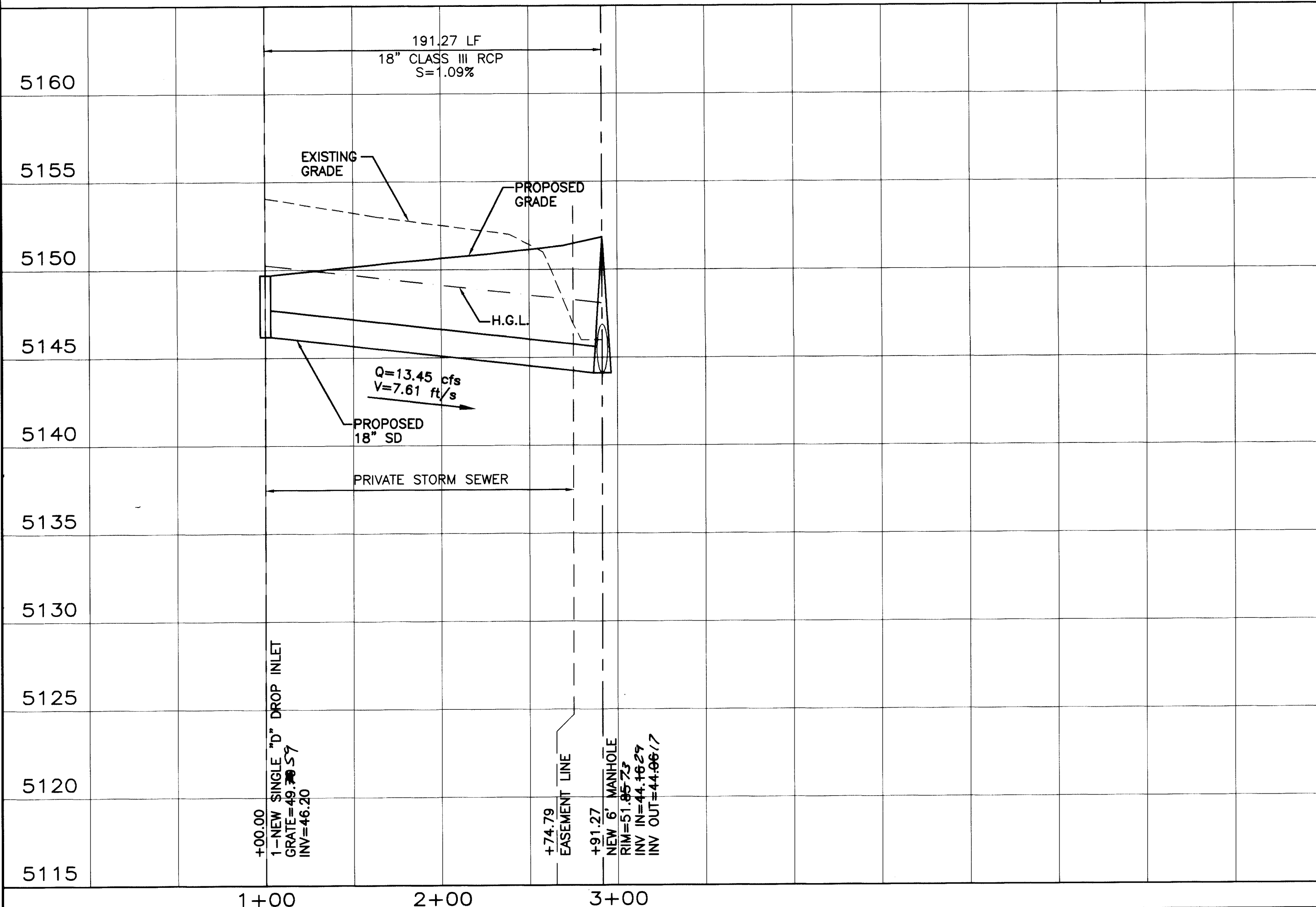
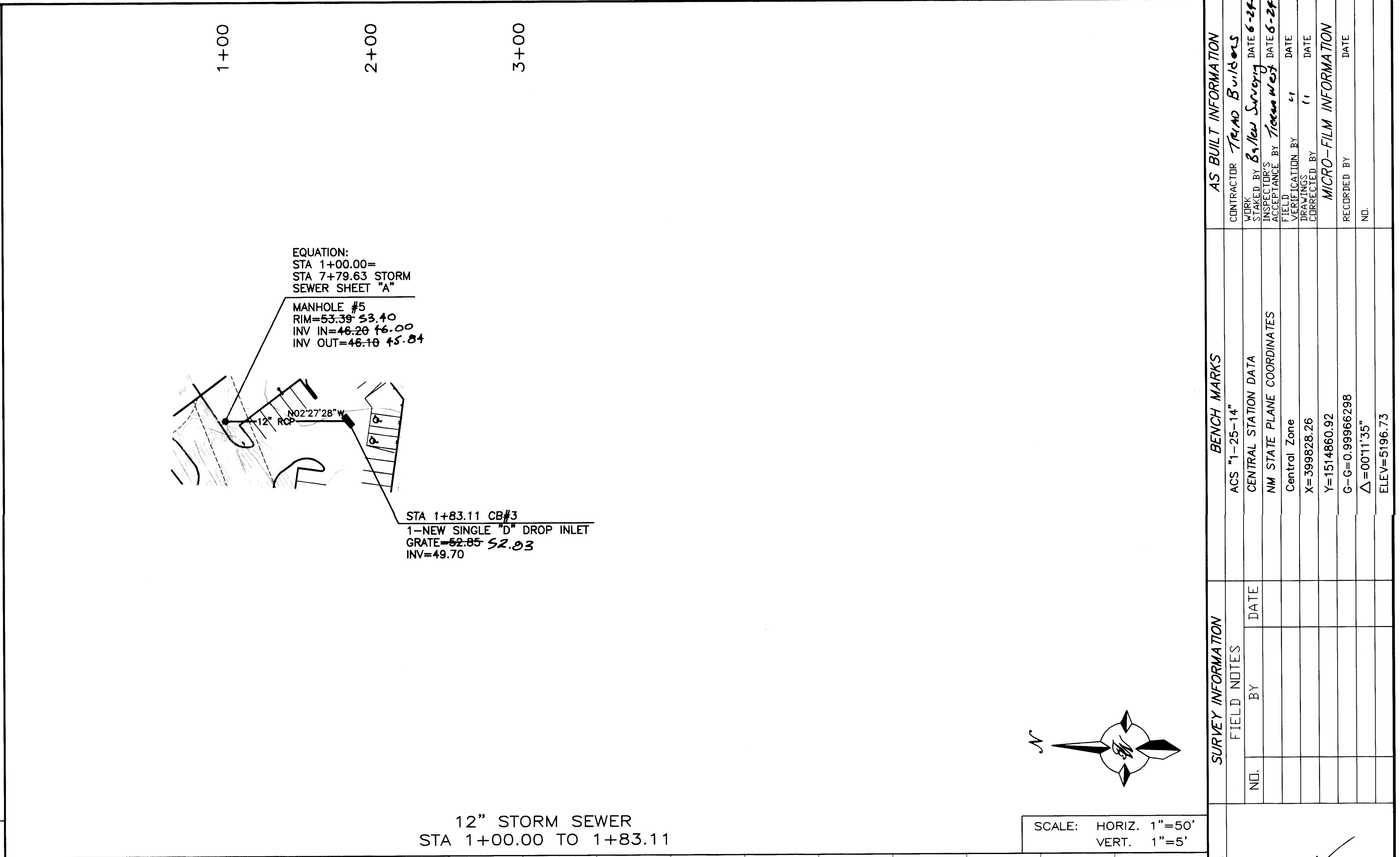
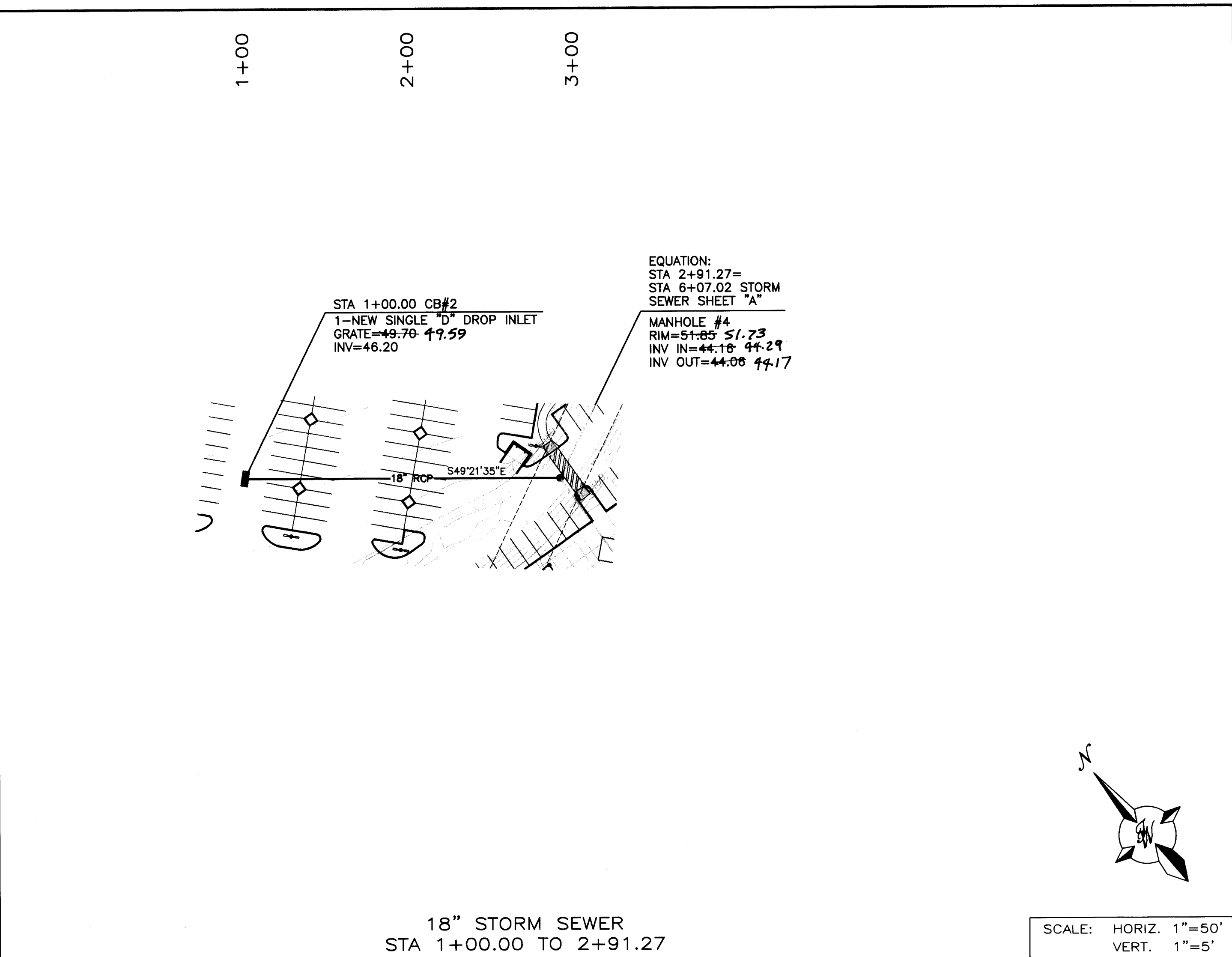
RECORD DRAWING
DATE: 6/21/97
DRAFTED BY: JAL
TERRA WEST DEV.
THESE RECORD DRAWINGS HAVE BEEN PREPARED,
IN PART, ON THE BASIS OF INFORMATION COMPILED
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MANAGEMENT SERVICES
4421 MCLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
TITLE: **MARKET PLACE AT THE JOURNAL CENTER**
STORM SEWER PLAN & PROFILE SHEET "A"
STA 1+00.00 TO 7+91.39

DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN UPDATE
DESIGN REVIEW COMMITTEE
JAN 28 1997
CITY PROJECT NO. 558481
ZONE MAP NO. D-17-Z
SHEET 10 OF 11

AS BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	TERRA WEST	WORK	STORM SEWER	ACS	1-25-14"	CENTRAL STATION DATA		FIELD NOTES		DATE					
STAKED BY	BALLOU SURVEY	DATE						BY							
ACCEPTANCE BY	TERRA WEST	DATE						NO.							
FIELD															
DRAWINGS															
CORRECTED BY															
MICRO-FILM INFORMATION															
RECORDED BY															
NO.															



AS BUILT INFORMATION			
CONTRACTOR	TIERRA BUILDERS	DATE	6-24-97
STAKED BY	B. New Survey	DATE	6-24-97
INVESTIGATED BY	TIERRA WEST	DATE	
FIELD CORRECTION BY		DATE	
DRAWINGS		DATE	
CORRECTED BY		DATE	
MICRO-FILM INFORMATION			
RECORDED BY		DATE	
NO.		DATE	

SURVEY INFORMATION	
FIELD NOTES	
NO.	
BY	
DATE	

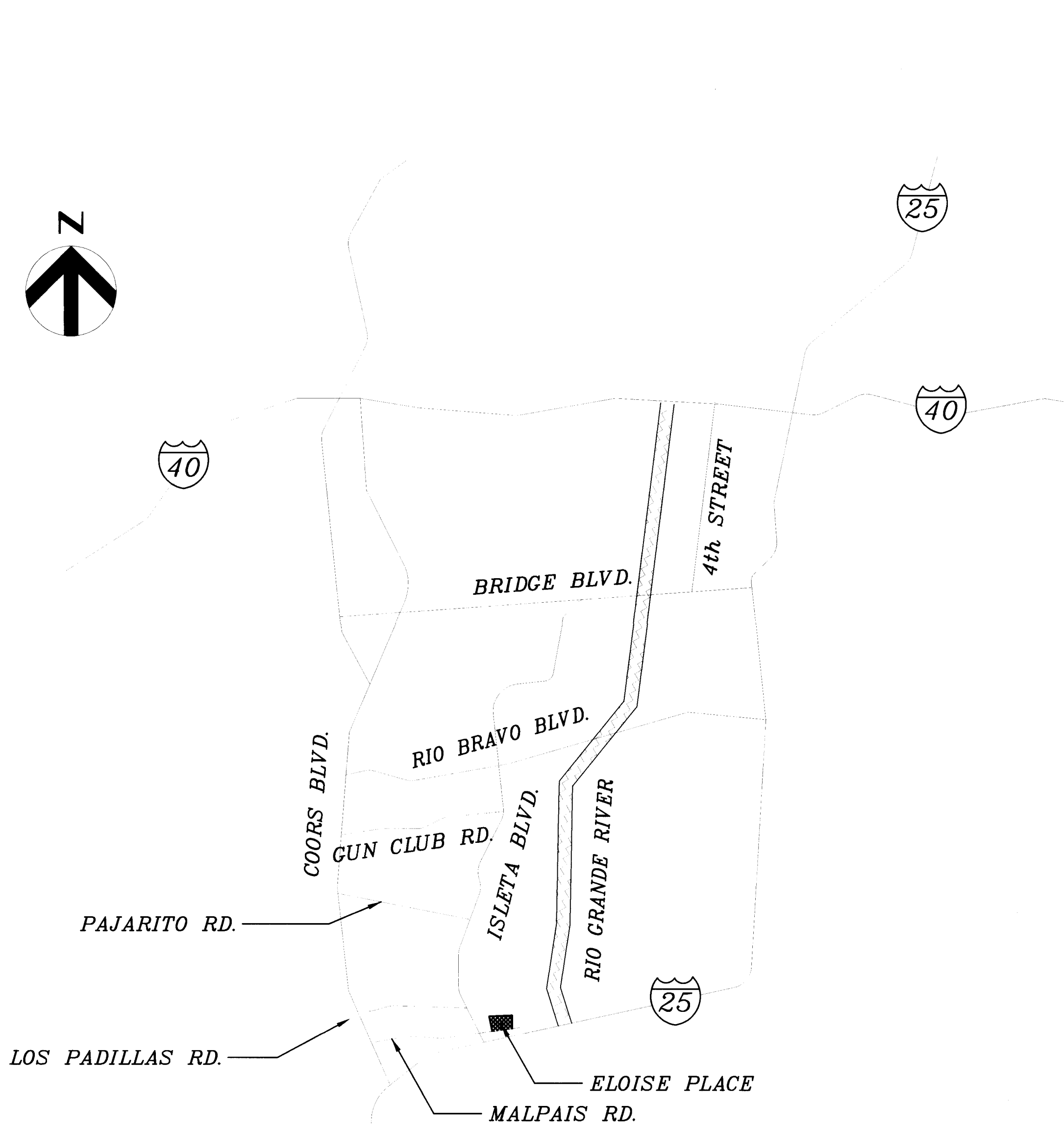
ENGINEER'S SEAL	
NO.	
DATE	
REMARKS	
DESIGN	
REVISIONS	
NO.	
DATE	
DESIGNED BY	RRB
DRAWN BY	JDN
CHECKED BY	RRB
DATE	
DATE	

CITY OF ALBUQUERQUE, NEW MEXICO

CONSTRUCTION PLANS
FOR

VACUUM COLLECTION SYSTEM
FOR ELOISE PLACE

CITY PROJECT NO. 5565.81



HDR
HDR Engineering, Inc.
6200 Uptown Boulevard N.E., Suite 220
Albuquerque, NM 87110-4142
(505) 884-6065; FAX: (505) 884-5969

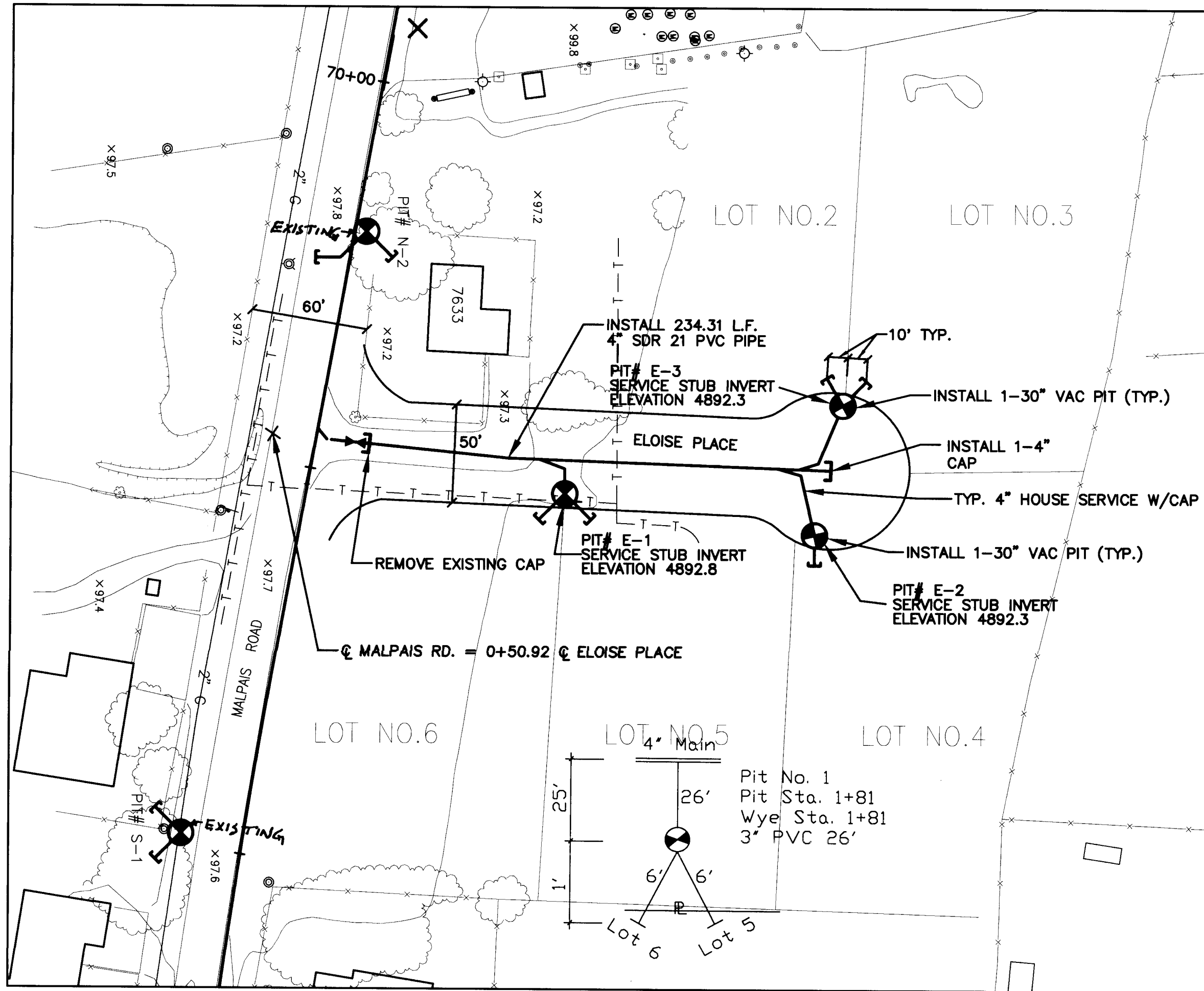
APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
[Signature]
DATE 5-17-97

"AS RECORDED"
From Information
provided by the
contractors
By *[Signature]* Date 1/29/97

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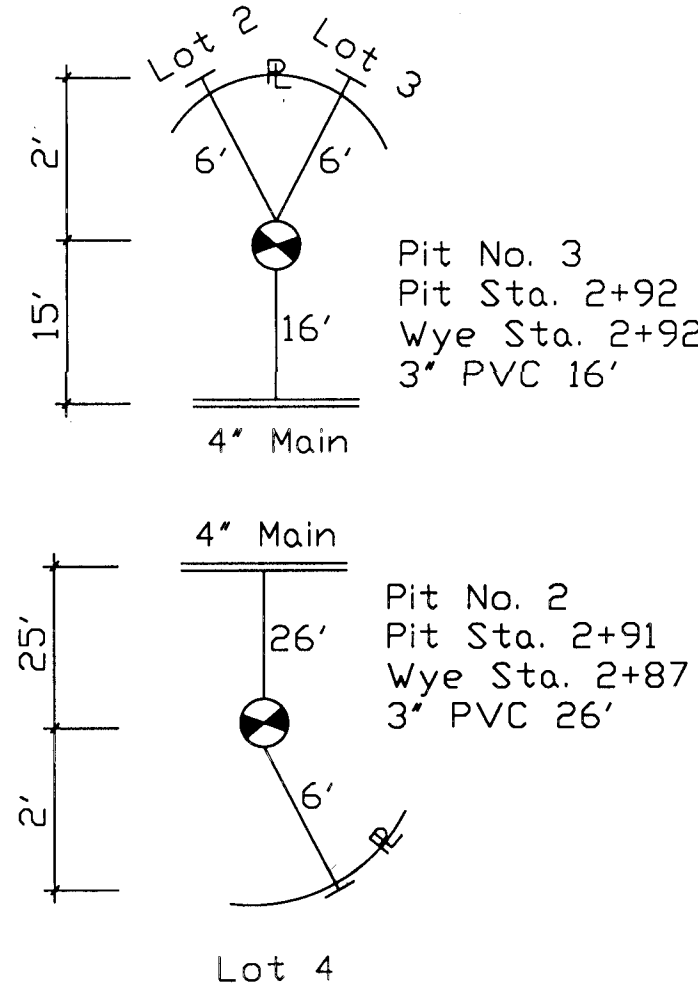
SCANNED BY
BY LASON

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26-5565-01 01 97

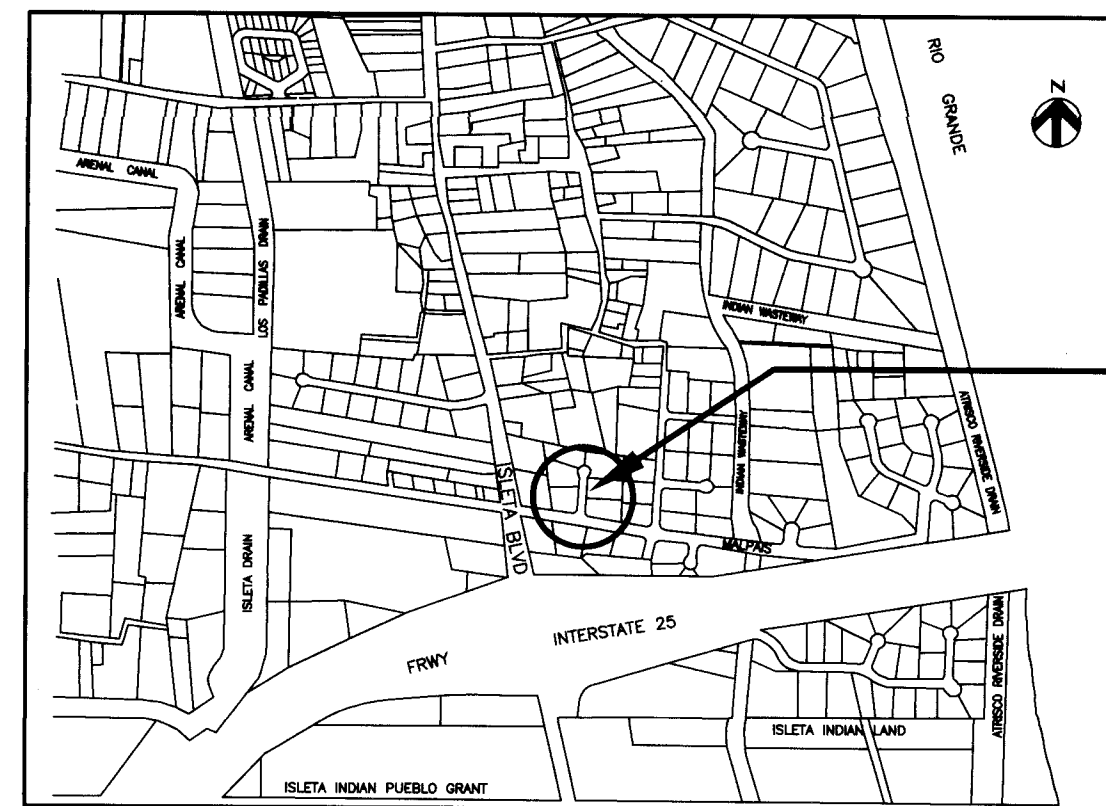


GENERAL NOTES:

- REFERENCE LOS PADILLAS PHASE IIA CITY PROJECT NO. 4686.90.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS 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 AS AMENDED THROUGH UPDATE #6 (REFERRED TO HEREAFTER AS THE STANDARD SPECIFICATIONS), THE LATEST VERSION OF THE BERNALILLO COUNTY PUBLIC WORKS STANDARDS, OR AS MODIFIED BY THE PROJECT SPECIFICATIONS TITLED LOS PADILLAS VACUUM COLLECTION SYSTEM, WHICHEVER IS MORE STRINGENT.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT N.M. ONE-CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL EXERCISE CARE TO AVOID DISTURBING EXISTING UNDERGROUND UTILITIES. IT SHALL BE HIS RESPONSIBILITY TO COORDINATE WITH THE UTILITY COMPANIES IN ORDER TO PREVENT ANY SERVICE DISRUPTION.
- 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 CITY/COUNTY ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
- PROJECT IS SUBJECT TO THE REQUIREMENTS OF COUNTY ORDINANCE NO. 95-12 AND ORDINANCE NO. 83-28. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PERMITS NECESSARY. CONTRACTOR SHALL CALL 848-1500 FOR MORE INFORMATION.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE COUNTY TRAFFIC CONTROL MANAGER AND TO THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK. TRAFFIC CONTROL PLANS SHALL BE PREPARED IN ACCORDANCE WITH MUTCD REQUIREMENTS AND BY CERTIFIED PERSONNEL AND MUST BE APPROVED PRIOR TO COMMENCEMENT OF WORK ON THE PROJECT. CALL 848-1504 FOR FURTHER INFORMATION.
- SURVEY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE RESTORED AT CONTRACTOR'S EXPENSE.
- SEE STANDARD CITY VACUUM DETAILS.
Contractor shall install a 3" thick gravel surface 12' wide, this gravel surfacing shall be spread on the existing grade surface and back-dragged with the blade of a loader. This surface is only intended to serve as a temporary access.



VICINITY MAP



* NOTE: ALL ELEVATIONS IN PROFILE ARE AT T.O.P. (TOP OF PIPE). LENGTHS SHOWN ON PROFILE REFER TO INSTALLED PIPE LENGTHS.

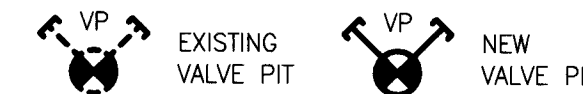
PLAN PROFILE

SCALE: 1"=50' SCALE: 1"=50' HOR 1"=5' VERT

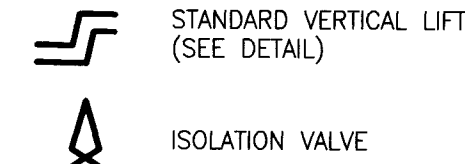


LEGEND

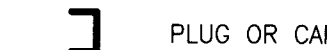
PLAN VIEW



PROFILE VIEW



PLAN/PROFILE VIEWS



ELOISE PLACE

PAGE U-12-Z

SEWER SERVICE SCHEDULE

STATION	ADDRESS	PIT NO.
2+00	ELOISE PLACE	E-1
3+29	ELOISE PLACE	E-2
3+39	ELOISE PLACE	E-3

"AS RECORDED"

From Information provided by the contractors

By *[Signature]* Date *4/29/97*

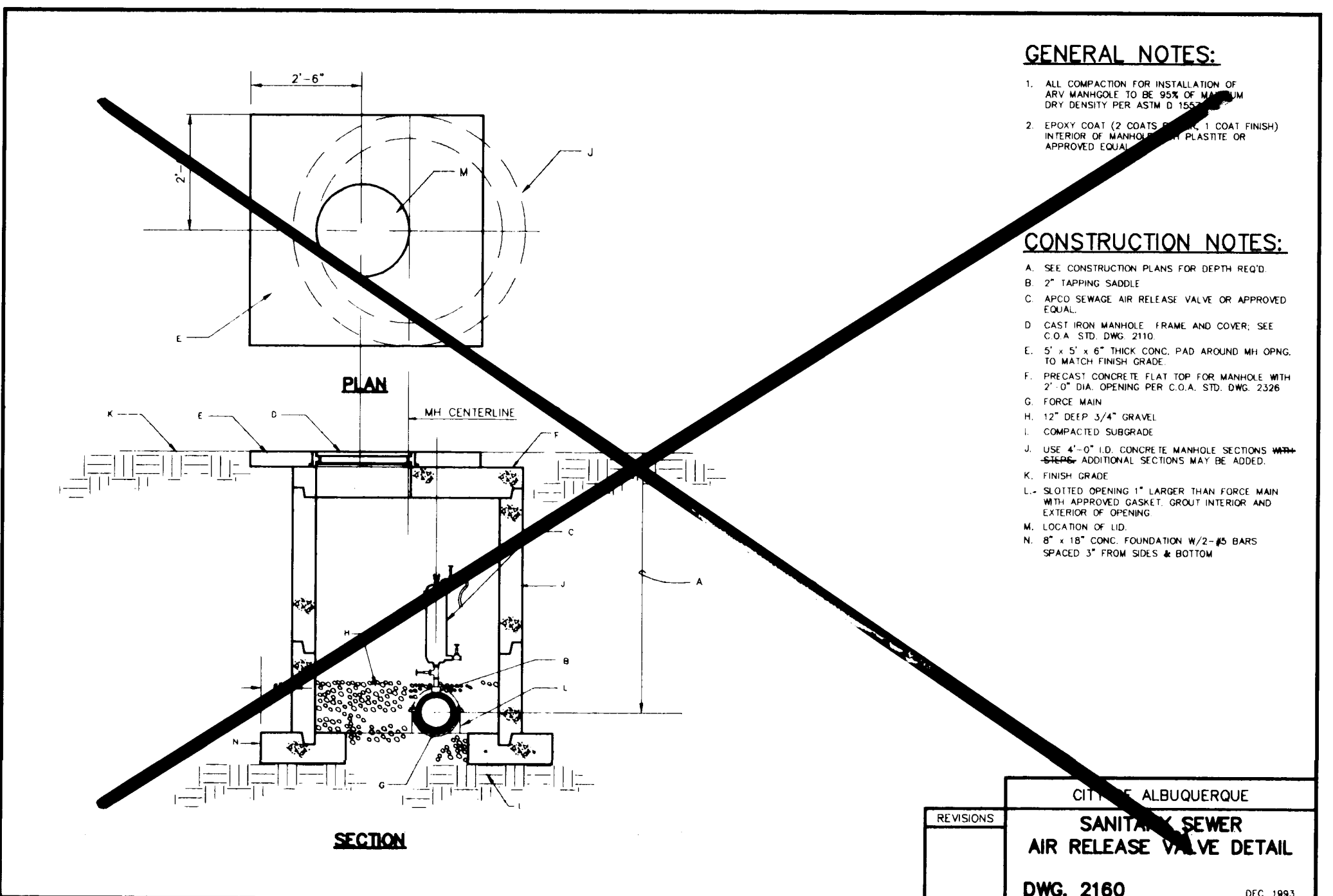
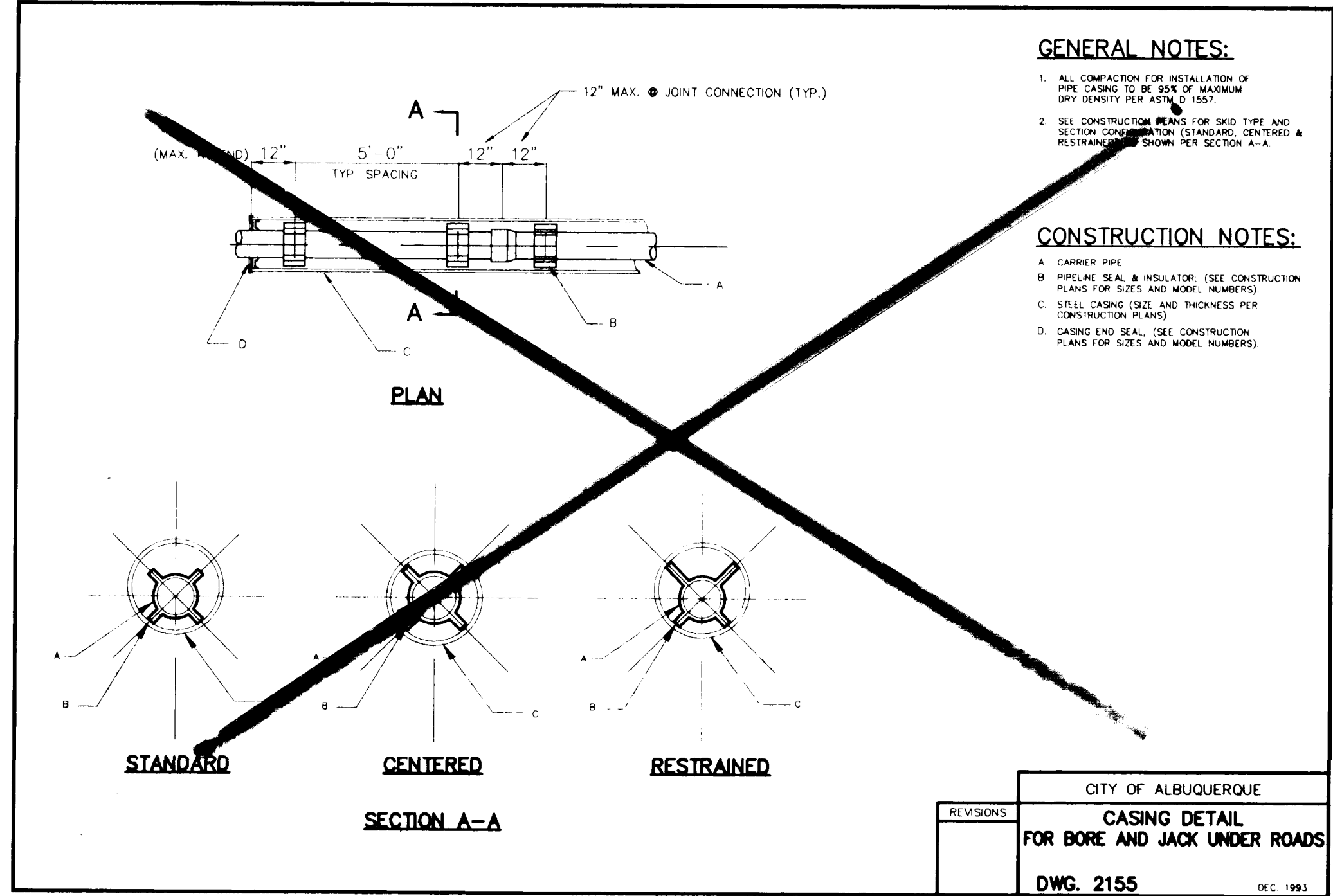
HDR

HDR Engineering, Inc.
6200 Uptown Boulevard N.E., Suite 220
Albuquerque, NM 87110-4142
(505) 884-6065; FAX: (505) 884-5969

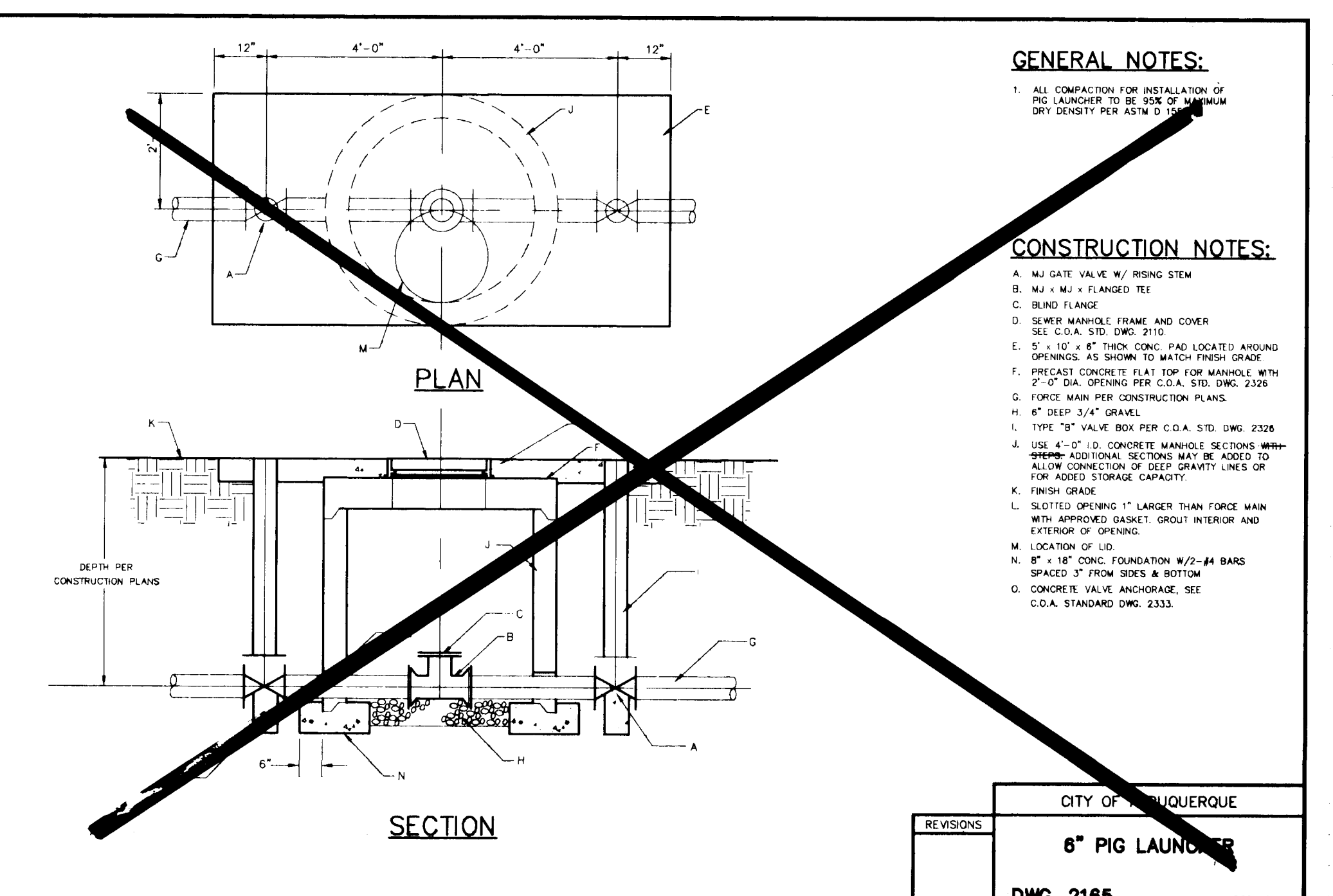
REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEER'S STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	*****	APPROVED FOR CONSTRUCTION	DATE	
<i>[Signature]</i>	DRG Chairman						
	Transportation	<i>[Signature]</i>	10-3-96				
	Water/Wastewater	<i>[Signature]</i>	10-3-96				
	Hydrology	<i>[Signature]</i>	11/1/96				
	Parks						
	Construction Management						
	City Project No.	5565.81					
	City Engineer						
	Sheet	2	Of	5			

SCANNED BY LASON

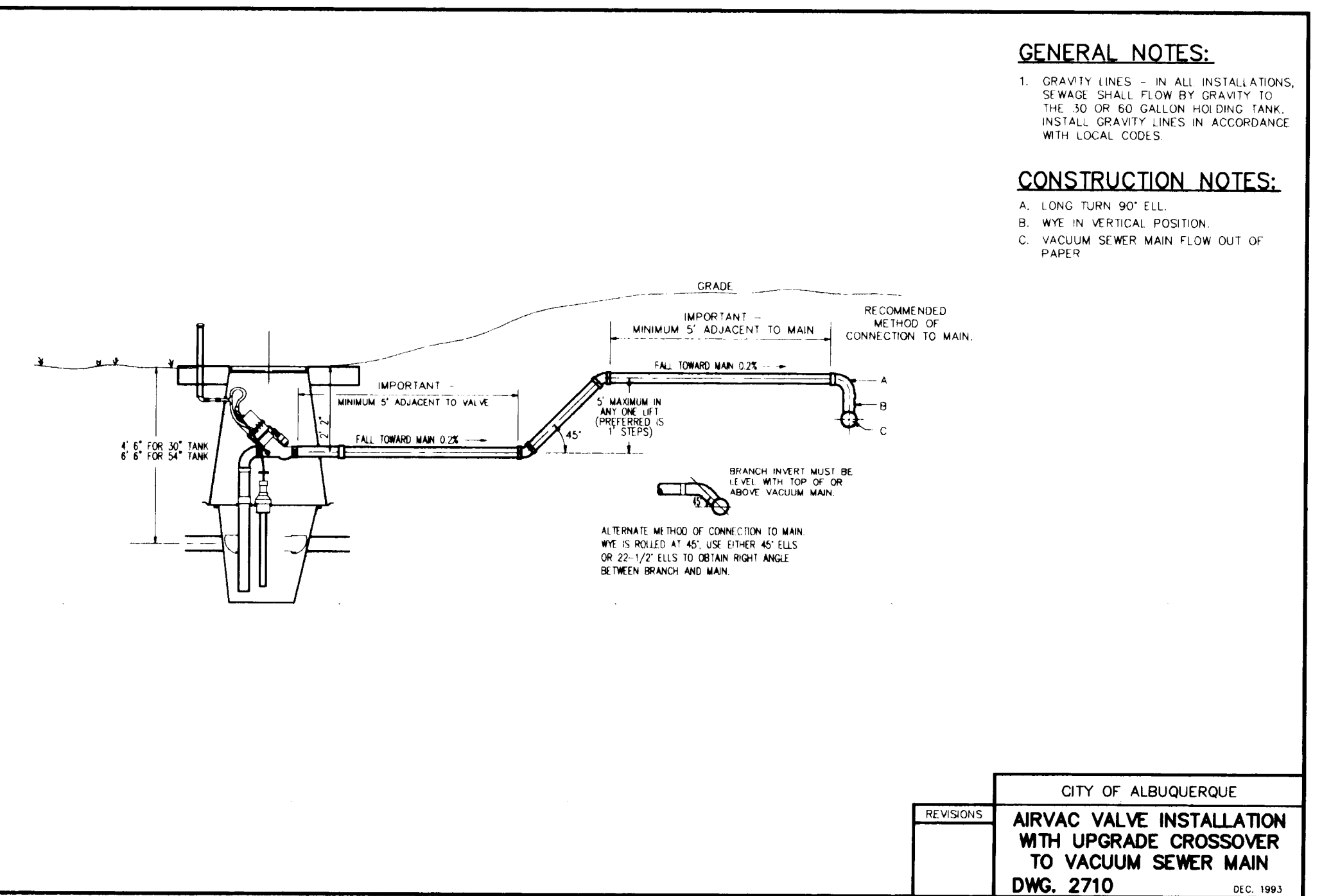
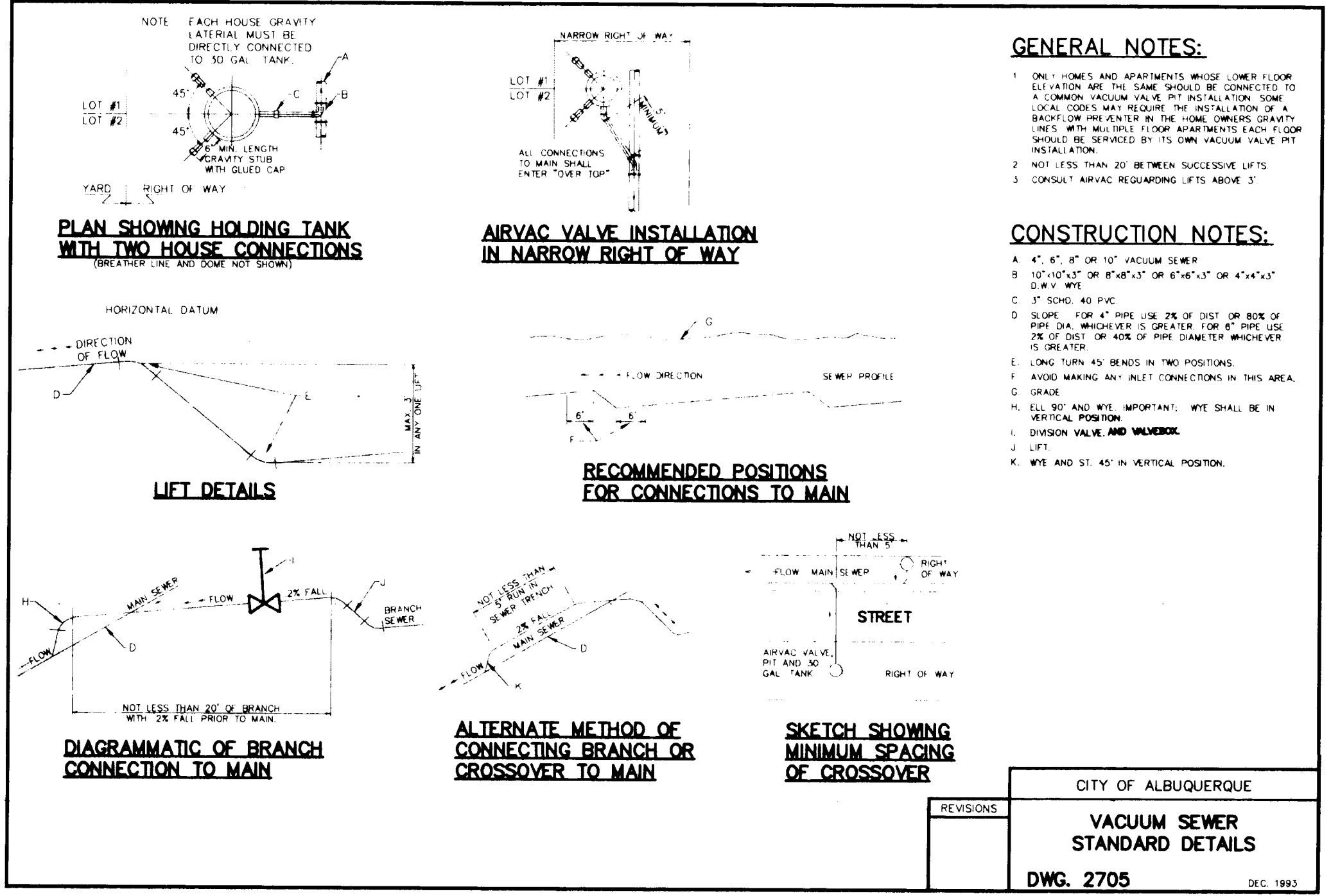
2 3 4 5 6 7 8 9 10 11 12 13 14
26-15565-81 10/2/97



NOT USED IN THIS CONTRACT.



NOT USED IN THIS CONTRACT.



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
STANDARD DETAILS FOR VACUUM SEWER			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. NO. 5565.81	MAP NO.	SHEET 3 OF 5	

26-5565.81 05.97

GENERAL NOTES:

- THESE NUTS AND SOCKETS ARE A PART OF THE VALVE STEM EXTENSION. SEE VACUUM DIVISION VALVE VAULT DWG. 2736

CONSTRUCTION NOTES:

- 1" LONG H.R. STEEL BAR, 2" x 2"
- 2" DIA. ORICE W/ PENTAGON CIRCUMSCRIBED ABOUT ORICE
- 1" DIA. ORICE, SCH. 40, 2" (1.315 O.D. x 1.049 I.D.)
- DRILL 3/2" DIA. HOLE THROUGH PIPE FOR 3/4" DIA. CLEVIS PIN/CLUTTER PIN
- 3/4" x 1/4"
- 1" DIA. EXTENSION BAR
- 1" DIA. ORICE, SCH. 40, 2" (1.315 O.D. x 1.049 I.D.)
- PENTAGONAL SHAPED 1/4" H.R. STEEL PLATE 1/2" LONGER THAN TUBULAR SECTION BELOW
- 2" LONG H.R. STEEL PENTAGONAL SHAPED TUBULAR SECTION, 1.875" WALL W/ 1/8" TOTAL CLEARANCE TO EXTENSION NUT

SECTION A-A
EXTENSION NUT

SECTION B-B
EXTENSION SOCKET

CITY OF ALBUQUERQUE
SEWER
VACUUM DIVISION VALVE STEM
NUTS AND SOCKETS
DWG. 2735
DEC. 1993

GENERAL NOTES:

- ALL COMPACTION FOR INSTALLATION OF DIVISION VALVE VAULT TO BE 95% OF MAXIMUM DRY DENSITY PER ASTM D 1557.

CONSTRUCTION NOTES:

- RESILIENT SEAT WEDGE W/ GATE VALVE W/ 2" - 3" SIDES
- 1/2" PIPES STANDARD DRAWING 2205
- PIPE CLAMP/UNISTRUT MOUNTED TO WALL W/ 1/4" x 2" EXPANSION ANCHORS
- 1/2" FEMALE RUBBER AIR HOSE W/ NPT TYPE COUPLING
- CAST IRON MANHOLE FRAME AND COVER, SEE C.O.A. STD. DWG. 2110
- 5' x 5' x 8" THICK CONC. PAD AROUND MH ORNG. TO MATCH FINISH GRADE
- 3/4" O.D. GALVANIZED PIPE TO SUPPORT 1/2" DIA. EXT. AIR HOSE
- VACUUM MAIN
- 8" DEEP 3/4" GRAVEL
- 1/2" TAPPING SADDLE W/ CORP STOP
- 4'-0" I.D. PRECAST CONCRETE MANHOLE SECTIONS AT ALL DIVISION VALVES FOR 4' & 8' VALVES
- 2'-0" SECTION LONG FOR 4' VALVE
- FINISH GRADE
- SLOTTED OPENING 1" LARGER THAN VACUUM MAIN WITH APPROVED SADDLE, ABOUT INTERIOR AND EXTERIOR OF OPENING
- 2" DIA. REINFORCED GLASS
- 8" DIA. CONC. PAD FOR PIPE MANHOLE W/ 2'-0" DIA. OPENING FOR C.O.A.
- STANDARD 2205
- 8' x 16' CONC. FOUNDATION W/ 2'-0" DIA. BASE SPACED 5' FROM SIDES & BOTTOM

SECTION

CITY OF ALBUQUERQUE
VACUUM DIVISION VALVE VAULT
DWG. 2736
DEC. 1993

GENERAL NOTES:

- ALL COMPACTION FOR INSTALLATION OF VACUUM VALVE PIT TO BE 95% OF MAXIMUM DRY DENSITY PER ASTM D 1557.
- AVOID EXCESSIVE EXPOSURE TO SUNLIGHT OF OPEN VACUUM VALVE PITS. CLOSE & COMPLETE WITHIN 3 DAYS TO INSURE INTEGRITY OF RUBBER O-RING.

CONSTRUCTION NOTES:

- 8" SQUARE CONCRETE ANTI-FLOTATION COLLAR, SEE TABLE 1 FOR THICKNESS
- CLEARANCE BETWEEN CONCRETE COLLAR AND FIBERGLASS PIT
- 35" DIA. OPENING @ TOP OF SLAB
- 35-1/2" DIA. OPENING @ BOTTOM OF SLAB
- 5' x 5' x 8" THICK CONC. PAD AROUND MH ORNG. TO MATCH FINISH PAVING
- CAST IRON MANHOLE FRAME AND COVER, SEE C.O.A. STD. DWG. 2110
- 1" CLEARANCE TO BOTTOM OF 3" LATERAL
- 3" THICK 3/4" GRAVEL
- COMPACTED SUBGRADE
- FINISH PAVING SURFACE
- 6' x 8' NO. 5 GA. WIRE MESH

SECTION A-A

TABLE 1

DESCRIPTION	DIM. A
30" SUMP PACKAGE	7 1/2"
54" SUMP PACKAGE	9 1/2"

CITY OF ALBUQUERQUE
VACUUM SEWER
TYPE "A" VACUUM VALVE PIT
DWG. 2740
DEC. 1993

GENERAL NOTES:

- ALL COMPACTION FOR INSTALLATION OF VACUUM VALVE PIT TO BE 95% OF MAXIMUM DRY DENSITY PER ASTM D 1557.
- AVOID EXCESSIVE EXPOSURE TO SUNLIGHT OF OPEN VACUUM VALVE PITS. CLOSE & COMPLETE WITHIN 3 DAYS TO INSURE INTEGRITY OF RUBBER O-RING.

CONSTRUCTION NOTES:

- 8" SQUARE CONCRETE ANTI-FLOTATION COLLAR, SEE TABLE 1 FOR THICKNESS
- CLEARANCE BETWEEN CONCRETE COLLAR AND FIBERGLASS PIT
- 35" DIA. OPENING @ TOP OF SLAB
- 35-1/2" DIA. OPENING @ BOTTOM OF SLAB
- 5' x 5' x 8" THICK CONC. PAD AROUND MH ORNG. TO MATCH FINISH GRADE W/ TAPER AS SHOWN
- CAST IRON MANHOLE FRAME AND COVER, SEE C.O.A. STD. DWG. 2110
- 1" CLEARANCE TO BOTTOM OF 3" LATERAL
- 3" THICK 3/4" GRAVEL
- COMPACTED SUBGRADE
- FINISH GRADE
- 6' x 8' NO. 5 GA. WIRE MESH

SECTION A-A

TABLE 1

DESCRIPTION	DIM. A
30" SUMP PACKAGE	7 1/2"
54" SUMP PACKAGE	9 1/2"

CITY OF ALBUQUERQUE
VACUUM SEWER
TYPE "B" VACUUM VALVE PIT
DWG. 2741
DEC. 1993

NOT USED THIS CONTRACT.

GENERAL NOTES:

- BENTONITE COLLAR TO BE INSTALLED EVERY 250'
- BENTONITE SEEPAGE COLLARS ARE FOR VACUUM SEWER LINES AND FORECAINS INSTALLED IN WROD IRRIGATION LATERAL, POINTS-OF-WAY ONLY

CONSTRUCTION NOTES:

- 4', 6', 8' OR 10' VACUUM SEWER
- DEPTH PER PLANS
- FINISH GRADE
- NO 16 BAG OF RED-ART CONCRETE WITH OUT ON TOP
- BENTONITE SEEPAGE COLLAR, SEE SPECS. BELOW
- MIN. DISTANCE FROM 45' BENDS
- UNDISTURBED GATHY
- NO. 16 COMPACTED SUBGRADE
- WROD PIPE BURIED 18" ABOVE VACUUM SEWER

RECOMMENDED POSITIONS FOR BLOCKING DETAIL

RECOMMENDED POSITIONS FOR SEEPAGE COLLAR

BENTONITE SPECIFICATIONS:

HYDROKOL BENTONITE
BY HYDROKOL, INC. OR
APPROVED EQUAL

BARREL YIELD	92
VISCOSITY READING AT 800 R.P.M.	38 +/- 5
WATER LOSS	13.5 +/- 1
5" THIN 200 MESH SCREEN	80 +/- 2
NET SIFTING ANALYSIS RESIDUE ON	
U.S. SIEVE NO. 200	3.0 +/- .5
% MOISTURE	2.4 +/- .3
SWELL	18 +/- 2
GEL STRENGTH-100°C.	
GEL STRENGTH-10 MIN.	14 +/- 2
PLASTIC VISCOSITY	18 +/- 1
YIELD POINT, LB/2000 L.	

MAX 20 TO 50 LBS. PER 100 GALLONS OF MAKE-UP WATER.
PACKAGED IN 50 POUND AND 100 POUND MULTIWALLED PAPER BAGS.

CITY OF ALBUQUERQUE
VACUUM SEWER
BLOCKING AND SEEPAGE
COLLAR DETAIL
DWG. 2745
DEC. 1993

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

STANDARD DETAILS FOR VACUUM SEWER

DESIGN REVIEW COMMENTS	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED	RRH 7/17/10		
DESIGN REVIEW COMMITTEE			

City Project No. 5565.81
MAP NO. SHEET 5 OF 5

"AS RECORDED"

From Information
provided by the
contractors

By *[Signature]* Date *4/29/17*

SCANNED BY
BY LASON

2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-5565.81 6597