

CONSTRUCTION PLANS
FOR
MERIDIAN BUSINESS PARK
ALBUQUERQUE, NEW MEXICO
INFRASTRUCTURE IMPROVEMENTS
PAVING, WATER, SEWER AND STORM DRAINAGE

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UTILITY COMPANY CONTACTS

CITY OF ALBUQUERQUE
(Water & Sanitary Sewer)
Greg Olson
P.W.D./Utility Development
P.O. Box 1293
Albuquerque, NM 87103
(505) 768-2718

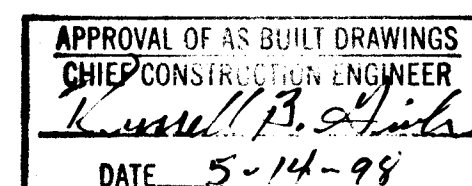
PNM GAS
Debbie O'Callaghan
4825 Edith Blvd., NE
Albuquerque, New Mexico 87107
(505) 761-7705

AT&T
Ishmael Pantoja
111 Third St., NW
Albuquerque, New Mexico 87103
(505) 842-2806

PNM ELECTRIC
Jim Vann
4201 Edith Blvd. NE
Albuquerque, New Mexico 87107
(505) 848-3426

US WEST COMMUNICATIONS
Norma Carrillo
201 Third Street
P.O. Box 1355, Sta. 952
Albuquerque, New Mexico 87103
(505) 245-8706

JONES INTERCABLE
Karen Shore
4611 Montbel Pl., NE
P.O. Box 27136
Albuquerque, NM 87125-7138
(505) 761-6220

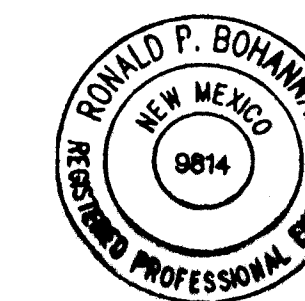


NOTE

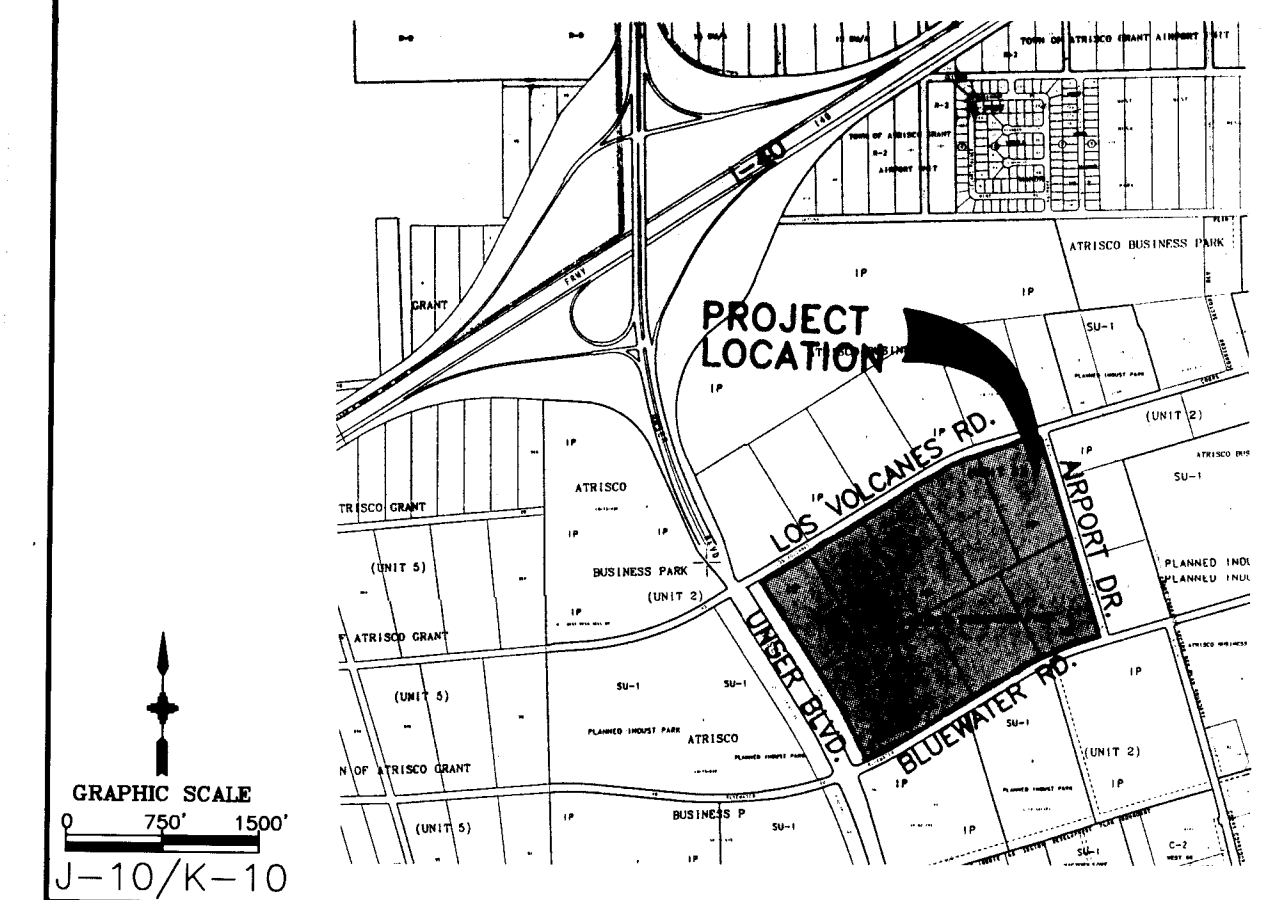
THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN 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. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

RECORD DRAWING

I, Ronald P. Bohannon, hereby certify that these drawings have been revised in accordance with the information furnished by the City of Albuquerque PWD Construction Management Division to reflect the construction as actually accomplished.



R. Bohannon 1/23/98
Ronald P. Bohannon
N.M.P.E. No. 9814



VICINITY MAP

GENERAL NOTES

- 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 EDITION AS AMENDED THRU UPDATE NO. 6 ("THE STANDARD SPECIFICATIONS"). THE CONTRACTOR SHALL KEEP A COPY OF THE PLANS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
- CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO ENSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER, AND SHALL BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEY SECTION. WHEN A CHANGE IS MADE IN ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE CITY CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE STANDARD SPECIFICATIONS.
- TWO (2) 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 OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
- THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) FIVE (5) WORKING DAYS PRIOR TO NEEDING SHUT-OFF OR TURN-ON OF VALVES. ONLY CITY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
- ALL GAS, ELECTRIC, TELEPHONE LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY RELOCATIONS AND ADJUSTMENTS TO GRADE.
- IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES.
- THE CONTRACTOR SHALL ADEQUATELY SUPPORT AND PROTECT EXISTING UTILITIES AFFECTED BY THE CONTRACTOR'S EXCAVATION ACTIVITY. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED BY THE CONTRACTOR'S OPERATIONS, THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE PROMPT REPAIR BY THE RESPECTIVE UTILITY AND SHALL BEAR THE COST OF REPAIRS.
- MANHOLE STEPS SHALL BE INSTALLED IN ALL STORM DRAIN MANHOLES AND IN CATCH BASINS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO OTHER CONTRACT ITEMS AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED, INSPECTED AND TESTED PRIOR TO PAVING.
- BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- IF CURB IS DEPRESSED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- DISPOSAL OF ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AS SPECIFIED IN SECTION 6.14 OF THE GENERAL CONDITIONS IN THE STANDARD SPECIFICATIONS.
- A DISPOSAL SITE FOR ALL EXCESS ASPHALTIC PAVING, CONCRETE CURBS AND SIDEWALKS, TRASH, DEBRIS, VEGETATION, ETC., SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE FIELD ENGINEER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE. EXCESS EARTH (IF ANY) SHALL BE THE PROPERTY OF THE DEVELOPER/LAND-OWNER. THE CONTRACTOR SHALL STOCKPILE SUCH EXCESS EARTH ONSITE AT THE DEVELOPER'S DIRECTION.
- THE CONTRACTOR SHALL REMOVE AND REPLACE ALL SECTIONS OF EXISTING PAVING, CURB, AND GUTTER, AND OR SIDEWALK DAMAGED DURING CONSTRUCTION OF THE PROJECT WHICH ARE OUTSIDE OF THE AREAS DESIGNATED IN THE PLANS TO BE REMOVED AND REPLACED. THIS WORK SHALL BE PERFORMED AT NO COST TO THE OWNER.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24 HOUR CONSTRUCTION.
- MAXIMUM PAY LIMITS FOR CLEARING, GRUBBING & REVEGETATION SHALL BE AS FOLLOWS:
ROADWAY CORRIDORS : R/W WIDTH + 20' EITHER SIDE
POND/SWALE IMPROVEMENTS : EDGE OF IMPROVEMENT + 10'

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-15597.01 0198

DRB CASE No. 96-336

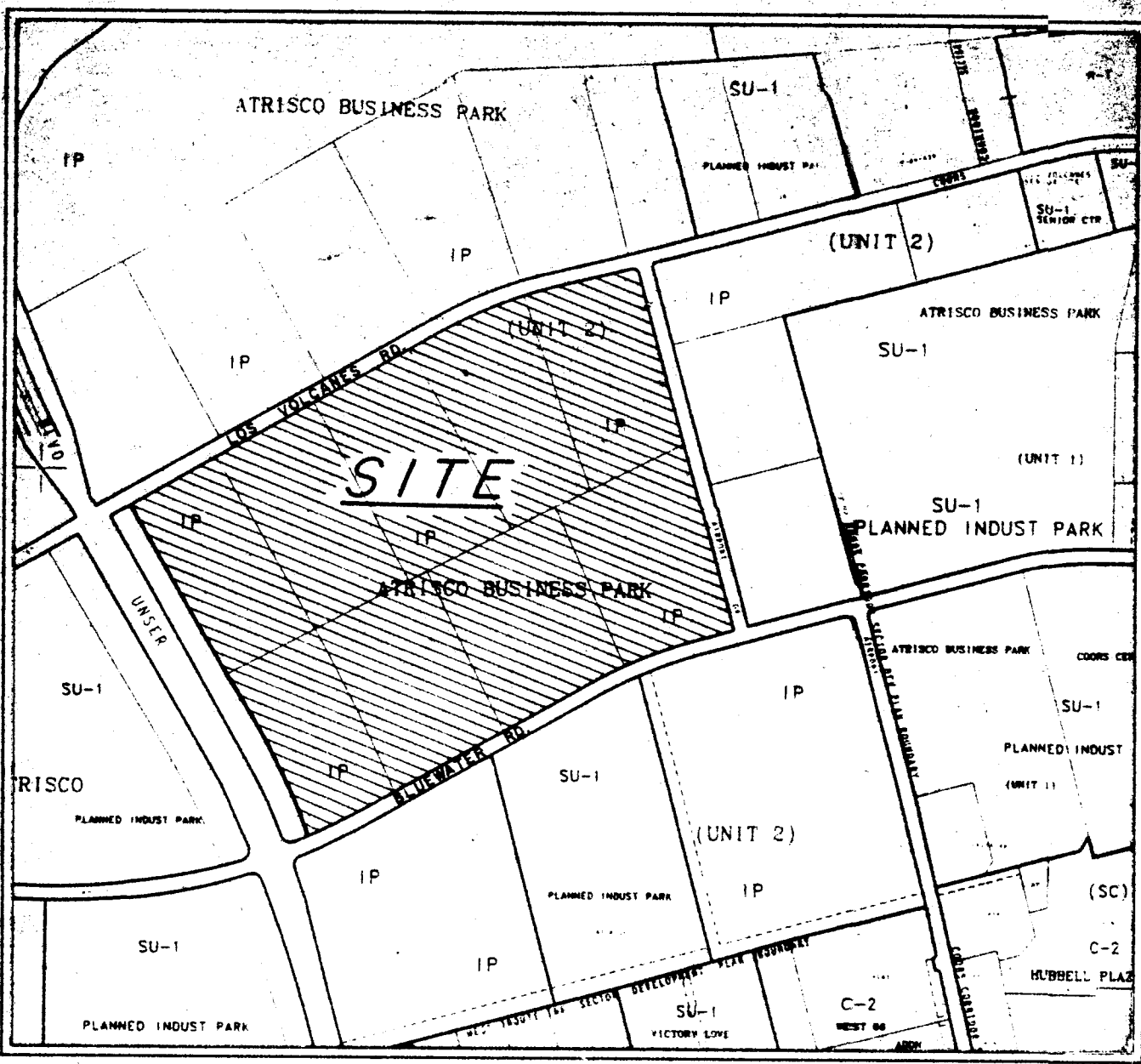
NOTE

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY AND OVERALL JOB SITE SAFETY, WHICH SHALL REMAIN ENTIRELY THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

NOTE

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF EASTERLING & ASSOCIATES, INC. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	
		DRC CHAIR		<i>Billie G. Spauldy</i>		4-17-97	
		TRANSPORTATION		<i>R. W. Rame</i>		3-18-97	
		WATER/WASTEWATER		<i>Steve Calogre</i>		3-19-97	
		HYDROLOGY		<i>Steve Calogre</i>		3-19-97	
		CIP		<i>Steve Calogre</i>		3-19-97	
CONSTR. MNGMT.		<i>Steve Calogre</i>		<i>Steve Calogre</i>		3-19-97	
CITY PROJECT NO.		559781		SHEET		OF	
SCANNED BY		BY LASON		1		30	



Vicinity Map
N.T.S.

GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and related to grid at the Albuquerque Control Survey Monument "1-19".
- Distances are ground.
- All corners are a 5/8" rebar and survey cap stamped "HUGG LS 5823" or "L.S. 9750" unless otherwise indicated.
- Bearings and Distances shown in parenthesis () are record.
- Zone Atlas Pages J-10 and K-10.
- U.C.L.S. Log Number 96070915300513
- Mileage of streets created = 0.7246

DISCLOSURE STATEMENT

The purpose of this replat is to eliminate the existing lot lines, create the new tracts, dedicate to the City of Albuquerque in fee simple absolute the additional street right of way shown hereon, grant the utility easements shown hereon, and to show the easement vacated by V-96-105.

NOTE:

Site Development Plans for each individual lot must be prepared and will require approval of the Development Review Board. These Site Development Plans must adhere to the requirements of the Atrisco Master Plan.

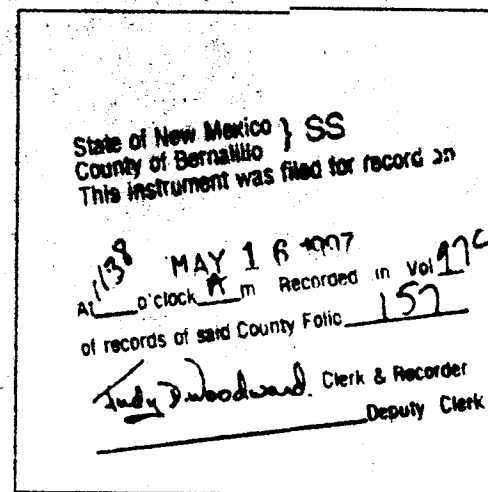
NOTE:

Prior to development, City of Albuquerque Water and Sanitary Sewer Service to this property must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sewer availability statement.

NOTE:

Prior to development, specific private facilities drainage covenants for Lots 1 thru 6, Lots 7 thru 10 and Lots 11 thru 23, shall be filed of record.

96024851



MERIDIAN BUSINESS PARK

(BEING A REPLAT OF LOTS 1 THRU 9 IN TRACT M, ATRISCO BUSINESS PARK UNIT 2)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 1996

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # SEE ATTACHMENT A. PROPERTY OWNER OF RECORD: SUNWEST BANK OF ABO. BERNALILLO COUNTY TREASURER'S OFFICE: Frank Vikiel

PUBLIC UTILITY EASEMENTS

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

- PNM Electric Services for installation, maintenance and service of underground electrical lines, transformers and other equipment 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 service.
- U.S. West Communications for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to, ground pedestals and closures.
- Jones Interchange 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 deck, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

APPROVALS

PNM Gas Services 10-28-96
PNM Electric Services 10-28-96
U. S. West Communications 10-23-96
Jones Interchange 10/23/96

NOTE:

The National Flood Insurance Program "Flood Insurance Rate Map" indicates that portions of the subject property lie within the 100-year Flood Hazard Zone. Until such time that a LOMAR, (Letter of Map Revision) is submitted and approved by F.E.M.A., flood insurance may be required by mortgage companies.

APPROVALS

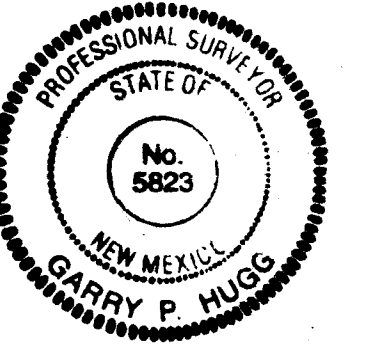
9-96-63
5-08-97
100896
11-12-96
9-21-97
9-21-97
5-13-97
11/12/96
5-16-97

APPROVAL of specified by the Albuquerque Subdivision Ordinance.

96024851-336
96024851-336

SURVEYORS CERTIFICATION
I, Garry P. Hugg, New Mexico Professional Surveyor Number 5823, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Garry P. Hugg
NMPS No. 5823
August 26, 1996



SHEET 1 OF 4

SURVOTEK, INC.

Consulting Surveyors
6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
Fax: 505-897-3377

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Atrisco Grant in projected Sections 15 and 22, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico comprising Lots One (1) thru Nine (9) inclusive in Tract "M" of Unit No. 2, Atrisco Business Park as the same is shown and designated on the plat entitled "LAND DIVISION TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, OF THE PLAT OF UNIT NO. 2, ATRISCO BUSINESS PARK", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 12, 1973 in Volume D5, Folio 181 more particularly described by survey performed by Garry P. Hugg, New Mexico Professional Surveyor Number 5823 using New Mexico State Plane Coordinate System, Central Zone (NAD 27) Grid bearings and ground distances as follows:

Beginning at the Northwest corner of the parcel herein described, (a 5/8" rebar and cap stamped "HUGG L.S. 9750" found in place), a point on the Southern right of way line of Los Volcanes Road N.W., said point also being the Northwest corner of said Tract M and the Northeast corner of Tract L, of the aforesaid Atrisco Business Park Unit 2, whence (1) the Albuquerque Control Survey Monument "10-K10" bears S 54° 55' 49" W, 146.27 feet distant and (2) the Albuquerque Control Survey Monument "1-19" bears N 15° 57' 38" W, 3058.82 feet distant; Thence Northeasterly and Southeasterly along said Southern right of way line of Los Volcanes Road N.W. for the following four (4) courses:

- N 59° 57' 19" E, 1530.13 feet to a point of curvature (a 3/4" rebar found in place); Thence,
- Northeasterly 592.28 feet on the arc of a curve to the right (said curve having a radius of 2259.83 feet, a central angle of 15° 01' 00" and a chord which bears N 67° 27' 49" E, 590.59 feet) to a point of tangency (a 3/4" rebar found in place); Thence,
- N 74° 58' 19" E, 298.37 feet to a point of curvature (a 3/4" rebar found in place); Thence,
- Southeasterly 78.53 feet on the arc of a curve to the right (said curve having a radius of 50.00 feet, a central angle of 89° 59' 22" and a chord which bears S 60° 02' 00" E, 70.70 feet) to a point of tangency on the Western right of way line of Airport Road N.W. (a 5/8" rebar and cap stamped "HUGG L.S. 9750" found in place); Thence Southeasterly and Southeasterly along said Western right of way line of Airport Road N.W. for the following two (2) courses:
- S 15° 02' 19" E, 1576.65 feet to a point of curvature (a 5/8" rebar and cap stamped "HUGG L.S. 9750" found in place); Thence,
- Southwesterly 78.55 feet on the arc of a curve to the right (said curve having a radius of 50.00 feet, a central angle of 90° 00' 26" and a chord which bears S 29° 57' 54" W, 70.71 feet) to a point of tangency on the Northern right of way line of Bluewater Road N.W. (a 5/8" rebar and cap stamped "HUGG L.S. 9750" found in place); Thence Southwesterly along said Northern right of way line of Bluewater Road N.W. for the following three (3) courses:
- S 74° 58' 07" W, 66.09 feet to a point of tangency (a 5/8" rebar and cap stamped "HUGG L.S. 9750" found in place); Thence,
- Southwesterly 609.05 feet on the arc of a curve to the left (said curve having a radius of 2323.83 feet, a central angle of 15° 01' 00" and a chord which bears S 67° 27' 37" W, 607.31 feet) to a point of tangency (a 5/8" rebar and cap stamped "HUGG L.S. 9750" found in place); Thence,
- S 59° 57' 07" W, 1001.29 feet to a point of curvature (a 5/8" rebar and cap stamped "HUGG L.S. 9750" found in place); Thence,
- Southwesterly 343.40 feet on the arc of a curve to the right (said curve having a radius of 2832.79 feet, a central angle of 06° 56' 44" and a chord which bears S 63° 25' 29" W, 343.19 feet) to a point of curve-curve intersection, said point being the Southwest corner of said Tract L, of the aforesaid Atrisco Business Park Unit 2, (a 5/8" rebar and cap stamped "HUGG L.S. 9750" found in place); Thence Northwesterly along a line common to said Tracts M and L for the following two (2) courses:
- Northwesterly 689.26 feet on the arc of a curve to the left (said curve having a radius of 5929.58 feet, a central angle of 06° 59' 36" and a chord which bears N 26° 42' 43" W, 688.87 feet) to a point of tangency (a 5/8" rebar and cap stamped "HUGG L.S. 9750" found in place); Thence,
- N 30° 02' 31" W, 969.09 feet to the Northwest corner and point of beginning of the parcel herein described.

Said parcel contains 86.9232 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising LOTS 1 THRU 23, MERIDIAN BUSINESS PARK (BEING A REPLAT OF LOTS 1 THRU 9 IN TRACT M, ATRISCO BUSINESS PARK UNIT 2) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever all easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the additional street rights of way to the City of Albuquerque in fee simple with warranty covenants as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

Owners of Lots 1 thru 23,
MERIDIAN REALTY LIMITED COMPANY

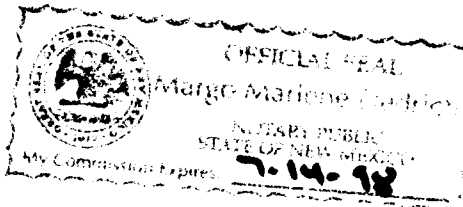
George C. Brunacini, General Partner
MERIDIAN REALTY LIMITED COMPANY

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

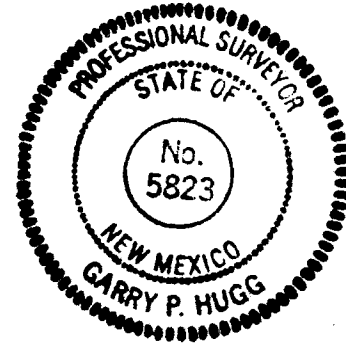
This instrument was acknowledged before me on October 1, 1996, by George C. Brunacini as General Partner of Meridian Realty Limited Company.

My Commission expires 7-14-98



NOTE:

To mitigate the cost of the future Traffic Signal at the intersection of Los Volcanes Road and Unser Boulevard, an off site mitigation fee will be paid to the City of Albuquerque, by the developer of each lot within the first forty acres of development. This item will be placed on an Infrastructure List for Site Development Plan Approval by the Development Review Board, in accordance with the Letter of Understanding dated May 7, 1997, filed in the Bernalillo County Clerk's Office as document 97046262 on 5/7/97.



SHEET 2 OF 4

SURVOTEK, INC.

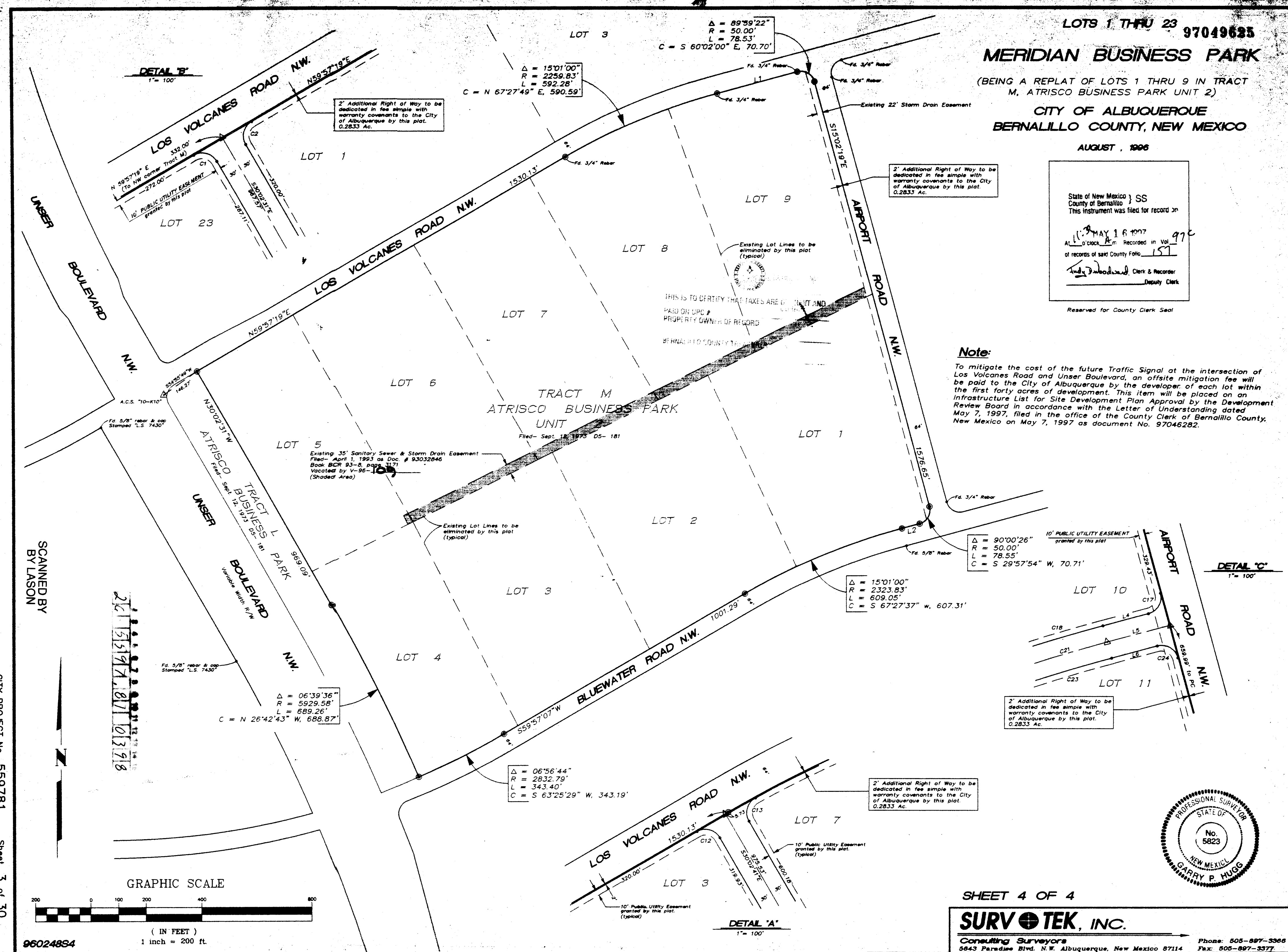
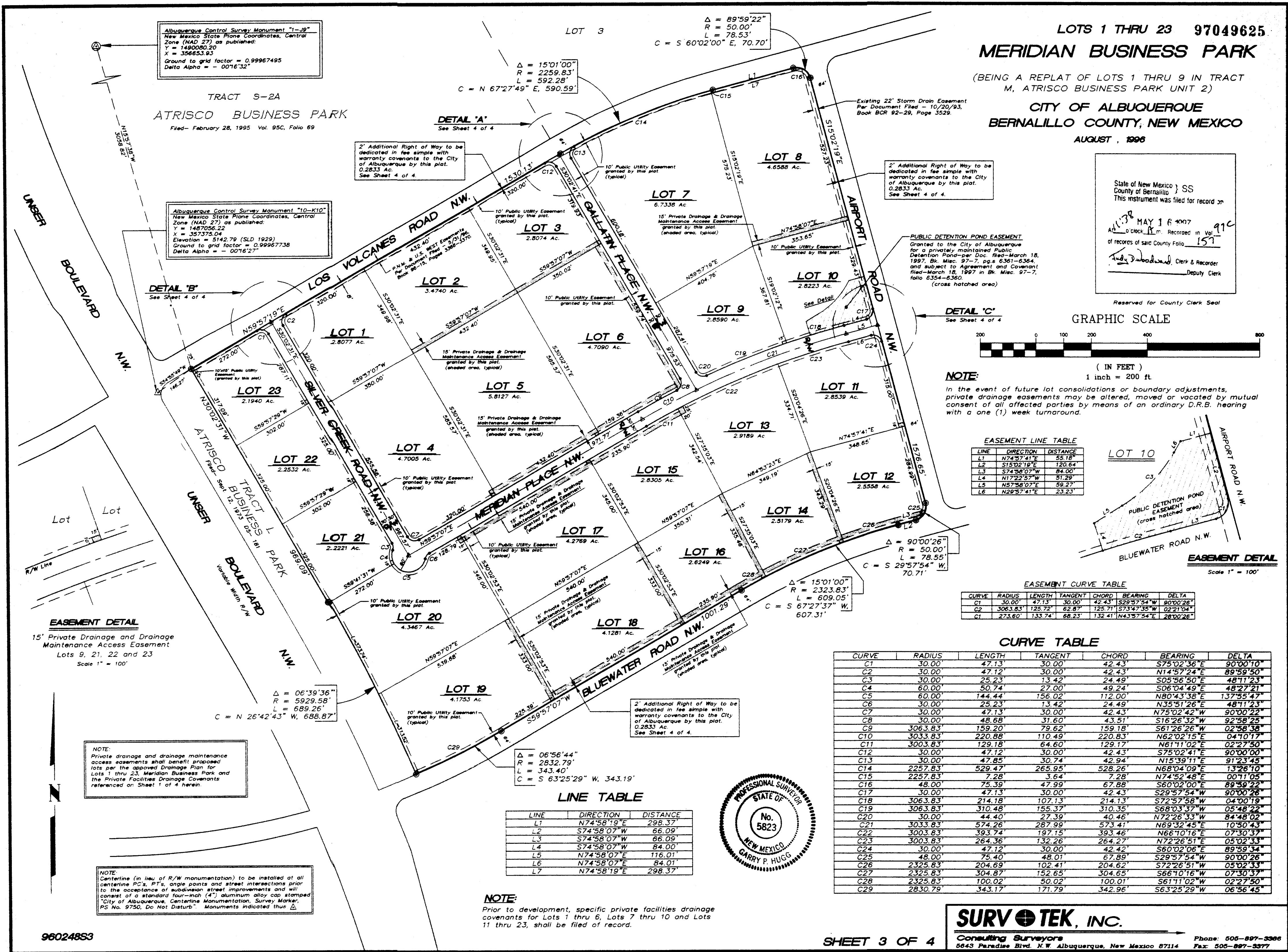
Consulting Surveyors
6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
Fax: 505-897-3377

SCANNED BY
BY LASON

CITY PROJECT NO. 559781

Sheet 2 of 30

96024852



ABBREVIATIONS:

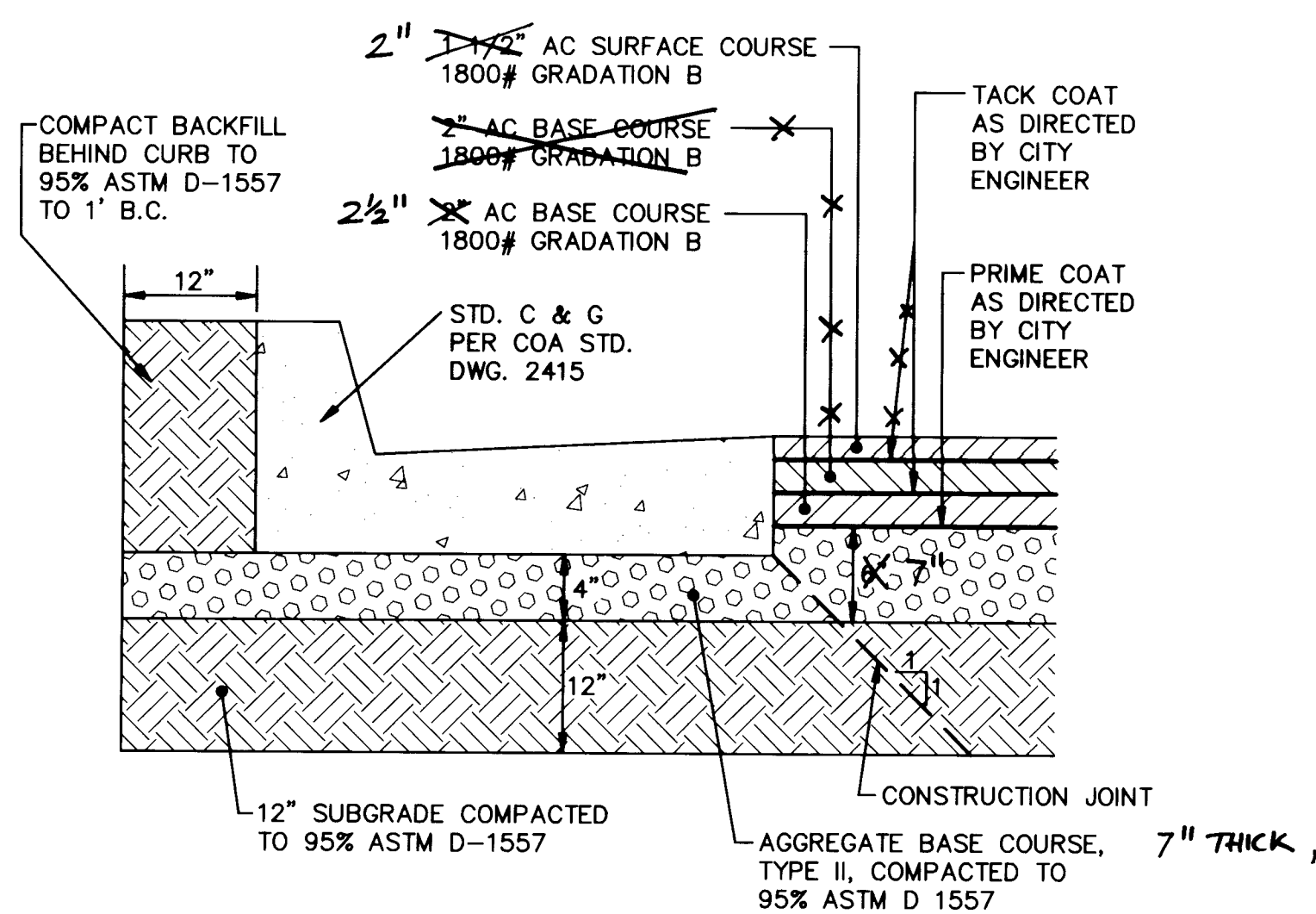
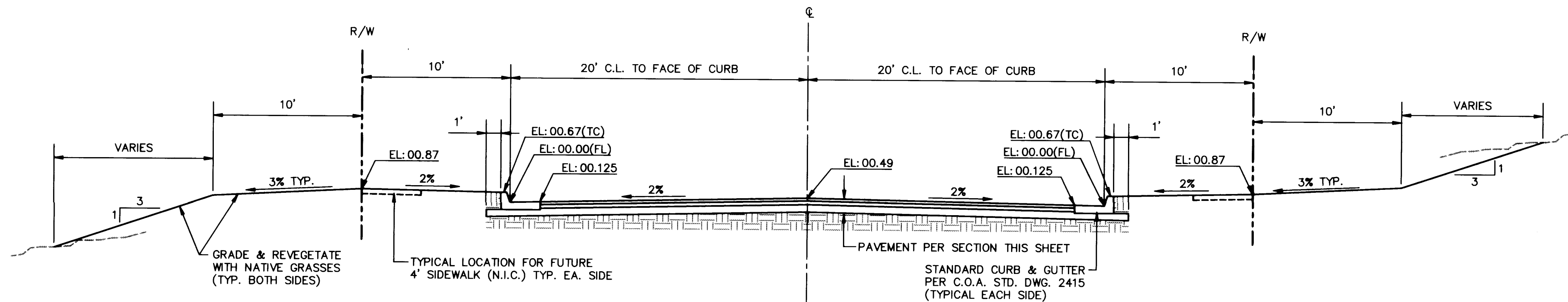
BF EL.	---	BOTTOM FLANGE ELEVATION
BVCS	---	BEGIN VERTICAL CURVE STATION
BVCE	---	BEGIN VERTICAL CURVE ELEVATION
CB	---	CATCH BASIN
CCP	---	CONCRETE CYLINDER PIPE
CI	---	CAST IRON
CL	---	CENTERLINE
CLR	---	CLEARANCE
COA	---	CITY OF ALBUQUERQUE
DIP	---	DUCTILE IRON PIPE
EG	---	EXISTING GRADE
EL	---	ELEVATION
EVCS	---	END VERTICAL CURVE STATION
EVCE	---	END VERTICAL CURVE ELEVATION
EX. OR EXIST.	---	EXISTING
F-F	---	FACE TO FACE
FT/FT	---	FEET PER FOOT
FG	---	FINISHED GRADE ELEVATION
FH	---	FIRE HYDRANT
FL	---	FLOW LINE
GV	---	GATE VALVE
H	---	HORIZONTAL
INV	---	INVERT
LF	---	LINEAR FEET
LT OR L	---	LEFT
MH	---	MANHOLE
NIC	---	NOT IN CONTRACT
PC	---	POINT OF CURVATURE
PCC	---	POINT OF COMPOUND CURVATURE
PL	---	PROPERTY LINE
POC	---	POINT ON CURVE
PROP.	---	PROPOSED
PRC	---	POINT OF REVERSE CURVATURE
PT	---	POINT OF TANGENCY
PUE	---	PUBLIC UTILITY EASEMENT
PM	---	POINT OF VERTICAL INTERSECTION
PVC	---	POINT OF VERTICAL CURVATURE
PVC	---	POLYVINYL CHLORIDE
RCP	---	REINFORCED CONCRETE PIPE
RT OR R	---	RIGHT
R/W	---	RIGHT-OF-WAY
S	---	SLOPE
SAS	---	SANITARY SEWER
SD	---	STORM DRAIN (PROPOSED)
ST	---	STORM DRAIN (EXISTING)
TA	---	TOP OF ASPHALT
TB	---	TOP OF BOX ELEVATION
TC	---	TOP OF CURB
VB	---	VALVE BOX
VC	---	VERTICAL CURVE
VCP	---	VITRIFIED CLAY PIPE
V	---	VERTICAL
W OR WL	---	WATER LINE (PROPOSED)
WMB	---	WATER METER BOX
WT	---	WATER LINE (EXISTING)
X	---	CROSSING

SYMBOLS LEGEND

ITEM	EXISTING	PROPOSED
WATER LINE	16" WT	10"W
SANITARY SEWER LINE	8" SAS	8" SAS
WATER METER		WMB
GATEVALVE		
SANITARY SEWER MANHOLE		
STORM SEWER LINE	36" ST	24" SD
STORM SEWER MANHOLE		
STORM INLET/CATCH BASIN		
CONCRETE CURB & GUTTER		
HYDRANT		
FLOWLINE (CONCENTRATED FLOW)		
RUNOFF DIRECTION (SHEET FLOW)		
SPOT ELEVATION		03.3
CONTOUR (INDEX)	5110	5110
CONTOUR (INTER)	5111	5111
INTERNAL LOT LINE		
RIGHT-OF-WAY		

DUST AND EROSION CONTROL NOTES

1. THE ALBUQUERQUE/BERNALILLO COUNTY AIR QUALITY CONTROL BOARD REQUIRES THAT A DUST CONTROL PLAN BE PREPARED AND A TOPSOIL DISTURBANCE PERMIT BE OBTAINED PRIOR TO ANY SOIL DISTURBANCE EXCEEDING 0.75 ACRES. CONTRACTOR SHALL OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DEPARTMENT AIR POLLUTION CONTROL DIVISION PRIOR TO THE START OF SOIL DISTURBANCE ACTIVITIES. SEPARATE PLANS AND PERMITS MAY BE REQUIRED FOR SEPARATE PROJECT AREAS SUCH AS BORROW SITES, DISPOSAL SITES, ETC. CONTACT LARRY CAUDILL AT 768-2600.
2. CONTRACTOR SHALL IMPLEMENT AND MAINTAIN DUST CONTROL MEASURES TO MINIMIZE WIND-BORNE EROSION OF MATERIALS FROM THE PROJECT AREA. DUST CONTROL MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO PRE-WETTING, WATERING, MULCH, REVEGETATION, DRIFT/SILT FENCING, WOODEN LATH SNOW FENCING, GROUND COVERS, SOIL STABILIZERS, COMPACTION TO HARD SURFACE CRUST AND HALTING SOIL DISTURBANCE ACTIVITIES. DUST CONTROL MEASURES SHALL BE IMPLEMENTED AS DETERMINED IN CONSULTATION WITH THE CONTRACTOR, ENGINEER THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DEPARTMENT AIR POLLUTION CONTROL DIVISION.
3. CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL MEASURES TO MINIMIZE THE WATER-BORNE EROSION OF SEDIMENT FROM THE PROJECT AREA. EROSION CONTROL MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO GROUND COVERS, SOIL STABILIZERS, MULCH, REVEGETATION, CONTOUR GRADING, SWALES, BERMS, SEDIMENT PONDS, SEDIMENT/SILT FENCING, FILTER FABRICS AND/OR MATERIALS AND STRAW BALES. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS DETERMINED IN CONSULTATION WITH THE CONTRACTOR, ENGINEER AND THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DEPARTMENT AIR POLLUTION CONTROL DIVISION.
4. ADDITIONAL DUST CONTROL AND/OR EROSION CONTROL MEASURES MAY BE REQUIRED DURING CONSTRUCTION DEPENDING ON UNFORESEEN CIRCUMSTANCES AND WEATHER CONDITIONS. ANY ADDITIONAL MEASURES SHALL BE IMPLEMENTED IN CONSULTATION WITH THE CONTRACTOR, ENGINEER AND THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DEPARTMENT AIR POLLUTION CONTROL DIVISION.
5. CONTRACTOR SHALL MINIMIZE SOIL DISTURBANCE TO THE EXTENT POSSIBLE. CLEAR AND GRUB WORK SHALL BE PERFORMED IN INCREMENTAL STEPS AS THE WORK PROGRESSES. REVEGETATION WORK SHALL ALSO BE PERFORMED IN INCREMENTAL STEPS AS THE WORK IS COMPLETED.
6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND OBTAIN CONSTRUCTION WATER IN ACCORDANCE WITH THE POLICIES AND REQUIREMENTS OF THE CITY OF ALBUQUERQUE.
7. CONTRACTOR SHALL NOT ENTER ONTO PRIVATE PROPERTY TO IMPORT, EXPORT, OR HAUL MATERIAL WITHOUT WRITTEN PERMISSION FROM THE PROPERTY OWNER.
8. CONTRACTOR SHALL PRE-WET THE WORK AREA PRIOR TO SOIL DISTURBANCE AND SHALL WATER THE SITE AS NECESSARY TO CONTROL DUST DURING CONSTRUCTION. CONTRACTOR SHALL LEAVE THE SITE IN A WET-DOWN, STABLE CONDITION AT THE END OF EACH WORK DAY. A SUFFICIENT DUST CONTROL WATER SUPPLY AND DUST CONTROL EQUIPMENT SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES.
9. IF SOIL OR WIND CONDITIONS ARE SUCH THAT DUST CANNOT BE CONFINED TO THE PROJECT SITE, CONTRACTOR SHALL VOLUNTARILY HALT SOIL DISTURBANCE ACTIVITIES UNTIL WINDS ABATE AND/OR DUST CAN BE EFFECTIVELY CONTROLLED.
10. ALL TRUCKS HAULING IMPORT, EXPORT OR ONSITE MATERIAL SHALL BE EQUIPPED WITH SOUND BEDS, SIDEBOARDS, TAILGATES AND COVERS MAINTAINED IN GOOD WORKING ORDER. COVERS SHALL BE USED AT ALL TIMES DURING HAULING OPERATIONS.
11. CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL SPILLED, CARRIED OR ERODED ONTO ADJACENT PRIVATE PROPERTY OR PUBLIC RIGHT-OF-WAY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF WATER BORNE AND WIND BORNE MATERIAL WHICH ORIGINATES FROM THE WORK AREA AND IS ATTRIBUTABLE TO PROJECT CONSTRUCTION.
12. DRIFT/SILT FENCING SHALL BE ADP ENTERPRISES, INC. DURETHENE SNOW AND SAND CONTROL FENCING AWSF 4100 40, WOOD LATH SNOW FENCE OR APPROVED EQUAL INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
13. SEDIMENT/SILT FENCING SHALL BE AMOCO PROPEX SILT STOP, AMERICAN EXCELSIOR COMPANY SILT STOP, MIRAFI, INC. SILT FENCE OR APPROVED EQUAL INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
14. WHERE SOIL CONDITIONS PERMIT EFFECTIVE IMPLEMENTATION, CONTRACTOR MAY COMPACT DISTURBED SOIL AREAS TO A HARD CRUST SURFACE FOR TEMPORARY DUST CONTROL.
15. IN AREAS WHERE FUTURE SOIL DISTURBANCE OR CONSTRUCTION BY OTHERS IS IMMINENT AND WHEN THE INTERIM NON-WORK TIME PERIOD DOES NOT ENCOMPASS ANY TIME BETWEEN FEBRUARY 15 AND MAY 15, CONTRACTOR MAY GRADE, SHAPE, MOISTURE PROCESS AND COMPACT DISTURBED SOIL AREAS TO FORM A SMOOTH, HARD SURFACE CRUST AFTER CONSTRUCTION WORK IS COMPLETE.
16. EXCEPT AS OTHERWISE INDICATED ON THE PLANS OR AUTHORIZED IN WRITING, CONTRACTOR SHALL GRADE, MULCH, CRIMP AND SEED ALL DISTURBED SOIL AREAS IN ACCORDANCE WITH SECTION 1012, REVEGETATION SEEDING, OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

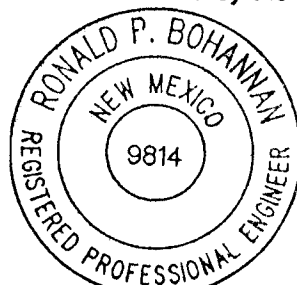
PAVEMENT SECTION
NOT TO SCALETYPICAL ROADWAY CROSS-SECTION (NORMAL CROWN)
NOT TO SCALE

NOTES

1. THE PAVEMENT SECTION DESIGN IS BASED ON A SOIL R-VALUE OF 55. ANY SOIL ENCOUNTERED WHOSE R-VALUE IS LESS THAN 55 SHALL BE REMOVED TO A DEPTH OF 2', AND REPLACED WITH SOIL HAVING AN R-VALUE OF 55 OR MORE. FIELD-CONFIRMATION OF R-VALUE SHALL BE CARRIED OUT PRIOR TO ROADWAY CONSTRUCTION. ALL BORROW MATERIAL USED IN THE ROADWAY SUBGRADE SHALL HAVE AN R-VALUE OF 55 OR MORE. (REVISED R-VALUE BASED ON FIELD-TESTING).
2. SUBGRADE PREPARATION FROM THE GUTTER LIP TO 1' BACK OF CURB SHALL BE INCIDENTAL TO CURB & GUTTER CONSTRUCTION.

RECORD DRAWING

I, Ronald P. Bohannon, hereby certify that this drawing has been revised to incorporate the as-constructed information furnished by the City of Albuquerque PWD Construction Management Division.



R.P. Bohannon 1/23/98
Ronald P. Bohannon
N.M.P.E. No. 9814

NOTES

1. SEE STREET PLAN AND PROFILE SHEETS FOR TRANSITIONS TO MATCH GRADES IN INTERSECTING STREETS.
2. ALL STATIONING IS ALONG C OF R/W. ALL VERTICAL CURVE LENGTHS INDICATED ON THE PLANS REFER TO C LENGTHS.
3. TC PROFILES ADJACENT TO CURB RETURNS ARE PROJECTED TC PROFILES.

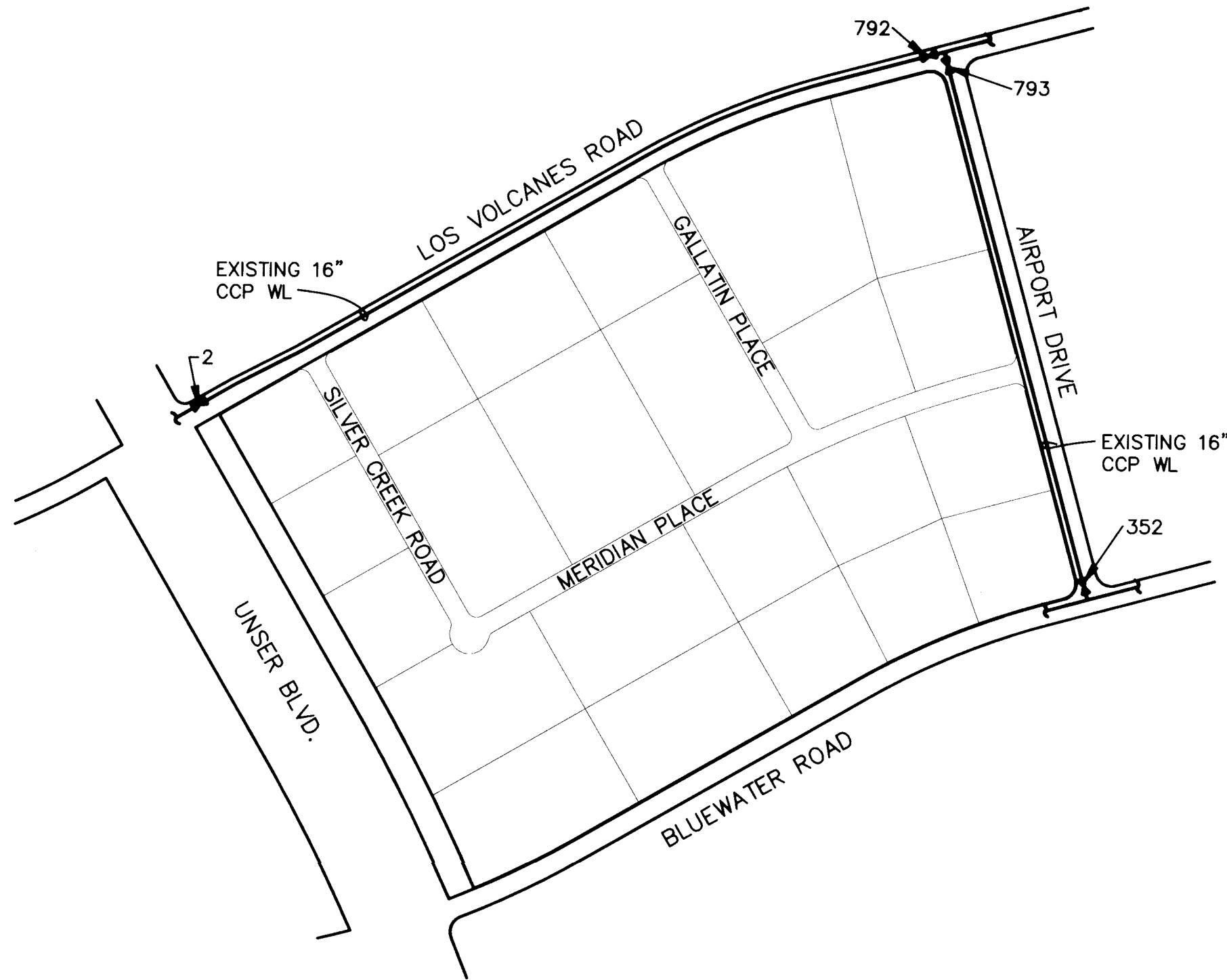
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BY LASON2 3 4 5 6 7 8 9 10 11 12 13 14 15
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

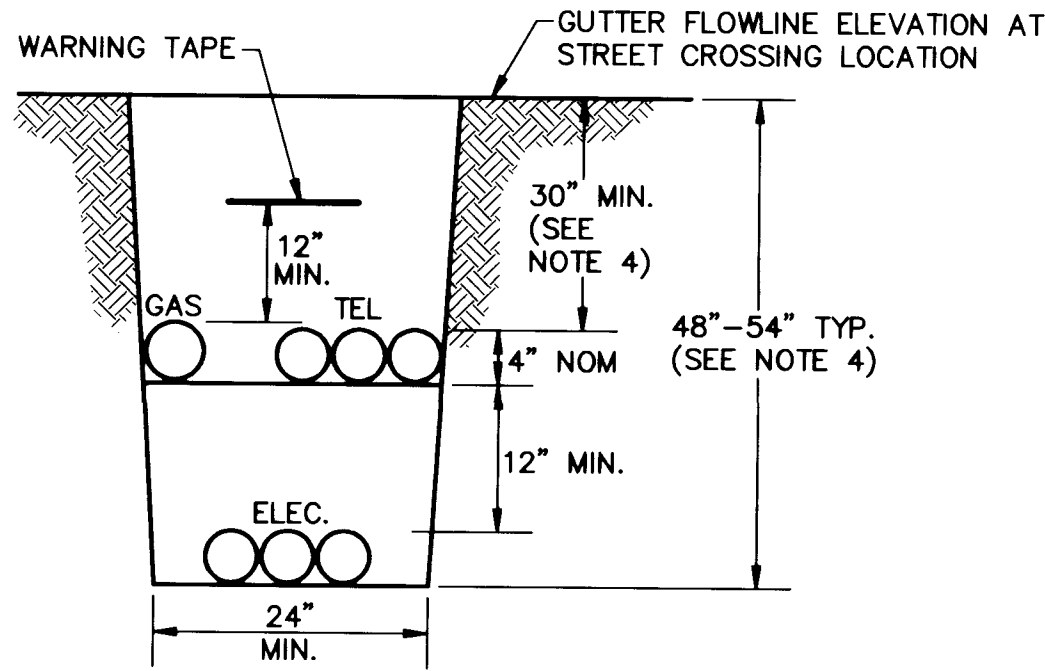
MERIDIAN BUSINESS PARK
INFRASTRUCTURE IMPROVEMENTS
PAVING DETAILS AND NOTES

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
APPROVE			
DESIGN REVIEW COMMITTEE			
CITY PROJECT No.	559781	ZONE MAP NO.	J10/K10
SHEET	4	OF	30



WATER SHUTOFF PLAN (J-10/K-10)

- CONTRACTOR SHALL IDENTIFY AND NOTIFY ALL AFFECTED WATER USERS TWO WEEKS PRIOR TO PROPOSED WATER SHUTOFF TO COORDINATE SHUTOFF. CONTRACTOR SHALL NOTIFY ALL AFFECTED WATER USERS AGAIN, TWO DAYS PRIOR TO ACTUAL SHUTOFF.
- CONTRACTOR SHALL CONSTRUCT, TEST, DISINFECT AND FLUSH NEW WATERLINE PRIOR TO CONNECTION TO EXISTING WATER SYSTEM.
- CONTRACTOR SHALL COORDINATE WITH THE CITY WATER SYSTEM DIVISION (857-8200) 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 AND USERS. ONLY WATER SYSTEM DIVISION PERSONNEL SHALL OPERATE EXISTING VALVES.
- CITY WATER SYSTEM DIVISION PERSONNEL SHALL SHUT OFF VALVES 2 (K-10) AND 792 (J-10) FOR NEW WATERLINE CONNECTIONS IN LOS VOLCANES ROAD.
- CITY WATER SYSTEM DIVISION PERSONNEL SHALL SHUT OFF VALVES 793 (J-10) AND 352 (K-10) FOR NEW WATERLINE CONNECTION IN AIRPORT DRIVE.
- APPROXIMATE SHUTOFF TIME PER CONNECTION SHALL BE 8 WORKING HOURS.



DRY UTILITY CONDUIT DETAIL FOR ROADWAY CROSSINGS
NTS

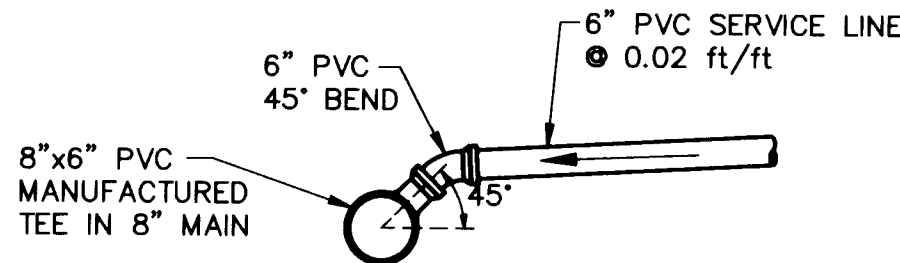
- NOTES:
- TRENCHING, BACKFILL & COMPACTION SHALL BE PER THE STANDARD SPECIFICATIONS.
 - THE TRENCH BOTTOM SHALL BE SHAPED TO BE SMOOTH, FLAT AND WITHOUT SURFACE IRREGULARITIES.
 - SEPARATION BETWEEN ELECTRIC AND TELEPHONE CABLE SHALL BE AT LEAST 12".
 - A CLEARANCE OF AT LEAST 12" (HORIZONTAL AND VERTICAL) SHALL BE PROVIDED BETWEEN WATER LINES AND DRY UTILITY CONDUITS. TO MAINTAIN THE MINIMUM SEPARATION, MAKE LOCAL FIELD-ADJUSTMENTS TO THE PROPOSED VERTICAL LOCATIONS OF WATER LINES AND CONDUITS AS REQUIRED, PRIOR TO CONSTRUCTION. MINIMUM BURY DEPTHS INDICATED HEREIN SHALL NOT BE COMPROMISED.
 - CONDUITS SHALL BE PVC SCHEDULE 40 AND SHALL BE OF THE SIZE AND NUMBER INDICATED IN THE TABLE BELOW.

CROSSING LOCATION	ELECTRIC	TELEPHONE	GAS
1	2-5"	3-4"	1-4"
2	2-5"	3-4"	1-4"
3	2-5"	3-4"	1-4"
4	4-5"	3-4"	1-4"
5	2-5"	3-4"	1-4"
6	3-5"	3-4"	1-4"

- WATER CONSTRUCTION NOTES**
(APPLY TO ALL WATERLINE SHEETS)
- ALL WATERLINE STATIONING IS ALONG CENTERLINE OF STREET.
 - WATERLINE LENGTHS ARE SHOWN TO CENTERS OF FITTINGS UNLESS OTHERWISE INDICATED
 - RESTRAINED JOINTS ARE REQUIRED AT ALL WATERLINE BENDS, TEES AND CAPS. JOINT RESTRAINT LENGTHS (LR) BASED ON EBBA IRON CALCULATIONS WITH:
 - 3' DEPTH OF BURY
 - 150 PSI TEST PRESSURE
 - 1.5:1 SAFETY FACTOR
 - SM SOIL TYPE
 - TYPE 4 PIPE BEDDINGUSED 150 PSI FOR CALCULATIONS.
 L_r = LENGTH TO BE RESTRAINED ON EACH SIDE OF FITTING.
 - INSTALL VALVE BOX TYPE B PER COA STD. DWG. 2336. MATCH TB ELEVATION TO FINAL ADJACENT GRADE (EITHER EXISTING OR PROPOSED) UNLESS OTHERWISE NOTED ON PLANS.
 - INSTALL VALVE ANCHORAGE PER COA STD. DWG. 2333.
 - INSTALL 4 1/2" BURY FIRE HYDRANTS PER COA STD. DWG. 2340. ϕ OF HYDRANT SHALL BE AT 1.67' FROM BACK OF CURB, OUTSIDE OF FUTURE SIDEWALKS (SEE TYP. SIDEWALK LOCATION, SHEET 4). FIRE HYDRANT INSTALLATIONS SHALL BE FULLY RESTRAINED.
 - FURNISH & INSTALL EMDs AT ALL TEES, BENDS AND CAPS.
 - WATER PIPE TRENCHING PER COA STD. DWG. 2315.
 - INSTALL METERED IRRIGATION SERVICE PER COA STD. DWG. 2362 FOR THE LOT 10 DETENTION POND.
 - PAVEMENT CUTS FOR THE INSTALLATION OF NEW WATER LINES IN LOS VOLCANES RD. & AIRPORT DRIVE SHALL BE PER COA STD. DWG. 2465 FOR COLLECTOR STREETS.
 - PUBLIC WATER MAINS SHALL BE AT LEAST 18" ABOVE PUBLIC SEWER MAINS AT CROSSING. IF 18" CLEARANCE CANNOT BE MAINTAINED, ENCASE SEWER LINE PER COA STD. DWG. 2140.
 - WHERE TOTAL VERTICAL PIPE DEFLECTIONS ARE INDICATED ON THE PLANS, DISTRIBUTE THE DEFLECTION EVENLY AMONG THE JOINTS WITHIN THE REACH. DO NOT EXCEED MANUFACTURERS' MAXIMUM ALLOWABLE JOINT DEFLECTIONS.

SEWER CONSTRUCTION NOTES
(APPLY TO ALL SEWER SHEETS)

- ALL SEWERLINE STATIONING IS ALONG CENTERLINE OF STREET.
- SEWERLINE LENGTHS ARE TO MANHOLE BARREL CENTERS OR CENTERS OF FITTINGS UNLESS OTHERWISE INDICATED.
- FURNISH & INSTALL EMDs AT ENDS OF SERVICE STUBS PER COA STD. DWG. 2145.
- ADJUST MANHOLE COVERS TO FINAL ADJACENT GRADE.
- INSTALL SEWER SERVICES PER DETAIL THIS SHEET.
- FOR PAYMENT PURPOSES, TRENCH DEPTH SHALL BE CALCULATED FROM FINISH GRADE ABOVE THE PIPE ϕ TO THE PIPE INVERT.



TYPICAL SEWER SERVICE DETAIL
NTS

WATERLINE THRUST RESTRAINT DESIGN
SUMMARY OF CALCULATIONS
APPLIES TO ALL WATERLINE SHEETS

SIZE, PIPE, FITTING	SOIL/BEDDING TRENCH TYPE	T.PRESSURE/S.FACTOR & DEPTH OF BURY	RESTRAINED LENGTH(S)
10" PVC 90x H.BEND	SM/NATIVE TRENCH TYPE 4	150 PSI TEST/1.5 S.F. 3' D.O.B.	$L_r = 31'$
PVC TEE 10" RUN x 10" BRANCH	SM/NATIVE TRENCH TYPE 4	150 PSI TEST/1.5 S.F. 3' D.O.B.	$L_{rn} = 20'$ MIN. $L_{br} =$ RESTRAIN BRANCH $\bullet$ FTG. ONLY
PVC TEE 10" RUN x 6" BRANCH	SM/NATIVE TRENCH TYPE 4	150 PSI TEST/1.5 S.F. 3' D.O.B.	$L_{rn} = 20'$ MIN. $L_{br} =$ RESTRAIN BRANCH $\bullet$ FTG. ONLY
VALVE/D. END 10"	SM/NATIVE TRENCH TYPE 4	150 PSI TEST/1.5 S.F. 3' D.O.B.	$L_r = 86'$
VALVE/D. END 6"	SM/NATIVE TRENCH TYPE 4	150 PSI TEST/1.5 S.F. 3' D.O.B.	$L_r = 55'$

NOTE: JOINT RESTRAINTS SHALL BE CONSIDERED INCIDENTAL TO ALL WATERLINES, AND NO ADDITIONAL PAYMENT SHALL BE MADE.

STORM DRAIN CONSTRUCTION NOTES

- ALL STORM DRAIN STATIONING IS ALONG CENTERLINE OF STREET. STATION/OFFSET REFERENCE POINTS ARE DEFINED AS FOLLOWS:

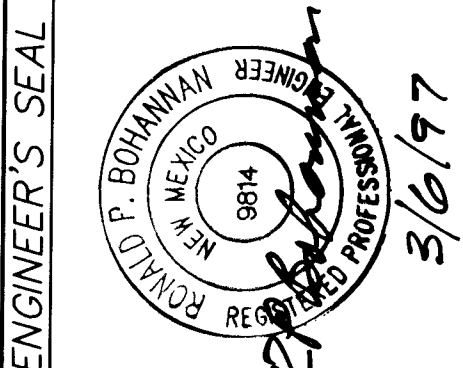
ITEM	REFERENCE POINT
MANHOLE	ϕ BARREL
CATCH BASIN	FACE OF CURB, MIDWAY ALONG LENGTH OF INLET
HEADWALL/ENDWALL/END SECTION	INTERSECTION OF PIPE WITH WALL FACE
OTHER STRUCTURES	AS INDICATED ON PLANS
- UNLESS NOTED OTHERWISE ON THE PLANS, STORM DRAIN PIPE LENGTHS ARE FROM CENTER OF MANHOLE BARREL, INSIDE FACE OF CATCH BASIN WALL AND OUTSIDE FACE OF HEADWALL, AND REFER TO PIPE CENTERLINE.
- WHERE ONLY ONE INVERT ELEVATION IS INDICATED FOR STORM DRAIN MANHOLES, THE ELEVATION REFERS TO THE CENTER OF THE BARREL. WHERE INLET & OUTLET ELEVATIONS ARE INDICATED, THE ELEVATIONS REFER TO THE RESPECTIVE POINTS AT THE INSIDE FACE OF THE MANHOLE WALL.
- FURNISH & INSTALL EMDs AT ENDS OF SERVICE STUBS PER COA STD. DWG. 2145.
- ADJUST MANHOLE COVERS TO FINAL ADJACENT GRADE.
- FOR PAYMENT PURPOSES, TRENCH DEPTH SHALL BE CALCULATED FROM FINISH GRADE ABOVE THE PIPE ϕ TO THE PIPE INVERT.

2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-55978-10598

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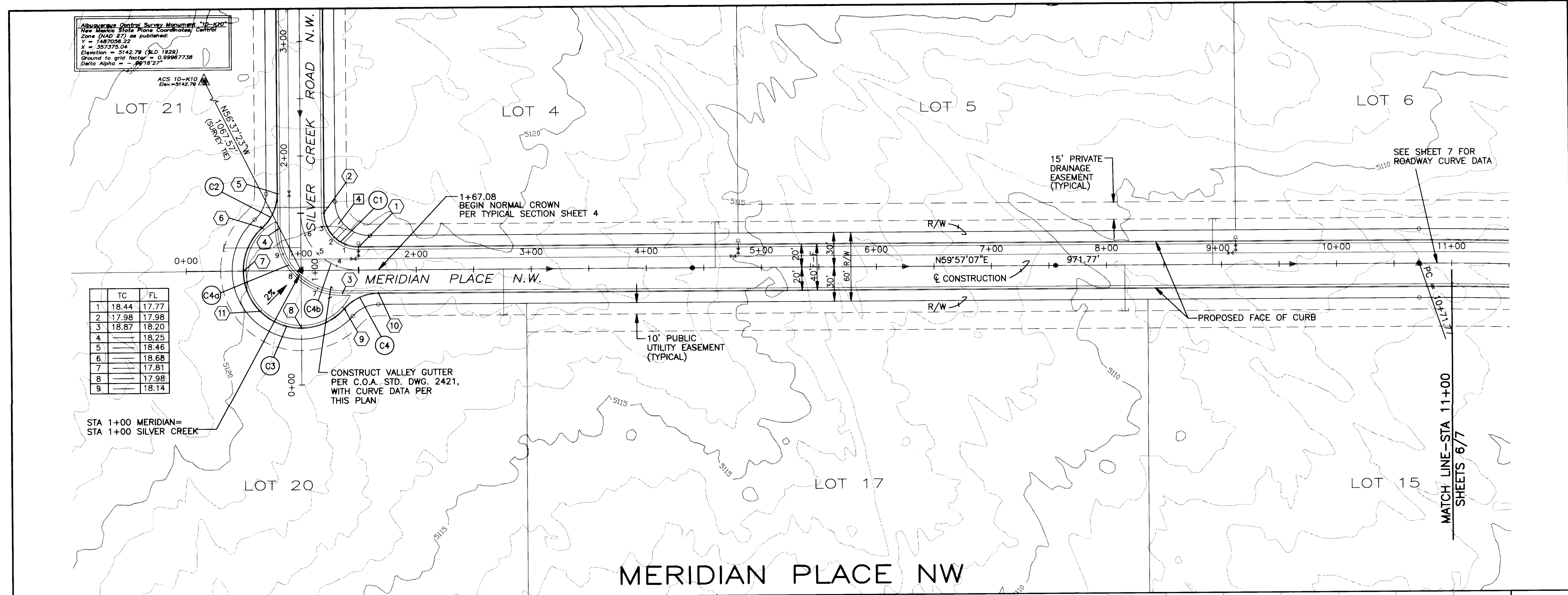
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
MERIDIAN BUSINESS PARK
INFRASTRUCTURE IMPROVEMENTS
WATER, SEWER & STORM DRAIN NOTES

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED MAY 17 1997			
REVIEWED			
CITY PROJECT No.	ZONE MAP No.	SHEET	OF
559781	J-10/K-10	5	30



R. Bohannon 1/23/98
Ronald P. Bohannon
N.M.P.E. No. 9814

SCANNED BY
BY LASON



CURVE DATA AT FACE OF CURB OR CL									
CRV	RAD	LNTH	TAN	CHRD	BRG	S75°02'42"E	90°00'22"	Δ	
C1	30.00'	47.13'	30.00'	42.43'	N05°56'50"W	48°11'23"			
C2	40.00'	33.64'	17.89'	32.66'	S80°43'38"W	137°55'47"			
C3	50.00'	120.37'	130.02'	93.34'	S35°51'26"W	48°11'23"			
C4	40.00'	33.64'	17.89'	32.66'	S35°51'26"W	48°11'23"			
C4a	56.00'	87.97'	56.01'	79.20'	N75°02'42"E	90°00'22"			
C4b	50.00'	78.55'	50.01'	70.71'	S75°02'42"E	90°00'22"			

POINT DATA AT FACE OF CURB OR FLOWLINE				
POINT NO.	STATION	OFFSET	FINISH GRADE ELEV	DESC
1	1+50.01	20.00' LT	18.22 TC	PC/PT
2	1+20.01	50.00' LT	19.08 TC	PC/PT
3	1+36.00	20.00' RT	17.65 FL	PC/PT
4	0+80.00	36.01' LT	18.31 FL	PC/PT
5	0+80.01	67.08' LT	19.27 TC	PC/PT
6	0+66.67	37.27' LT	19.22 TC	PRC
7	0+50.00	0.00'	19.57 TC	POC
8	1+00.01	50.00' RT	19.14 TC	POC
9	1+37.27	33.33' RT	18.56 TC	PRC
10	1+67.08	20.00' RT	17.99 TC	PC/PT
11	0+64.65	35.36' RT	19.47 TC	POC

PAVING KEYED NOTES

- REMOVE & DISPOSE OF EXISTING CURB & GUTTER. MATCH ENDS OF NEW CURB RETURNS TO EXISTING CURB & GUTTER. (SEE C.O.A. STD. DWG. 2415)
- CONSTRUCT VALLEY GUTTER PER C.O.A. STD. DWG. 2420
- INSTALL STOP SIGN
- CONSTRUCT HANDICAP RAMP PER C.O.A. STD. DWG. 2441, CASE II.

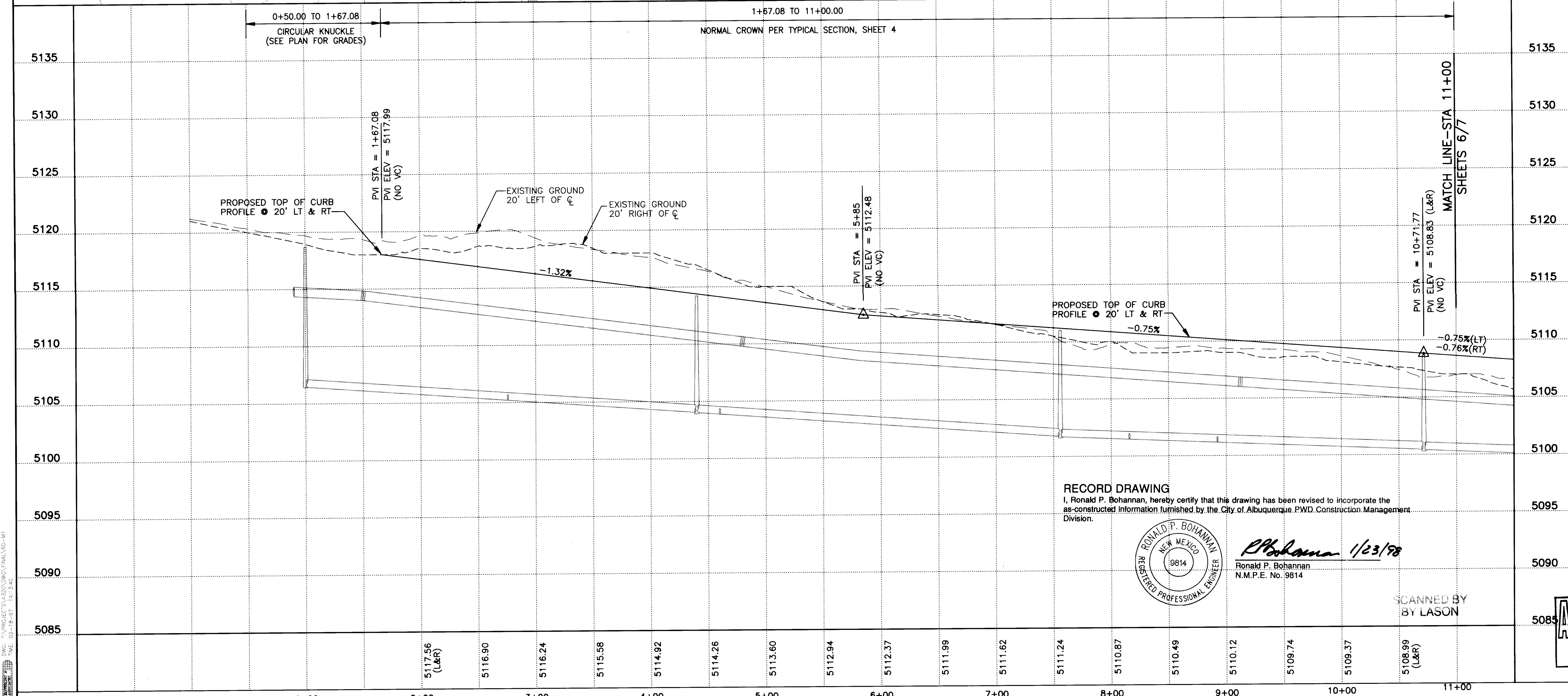
RECORD DRAWING
I, Ronald P. Bohannon, hereby certify that this drawing has been revised to incorporate the as-constructed information furnished by the City of Albuquerque P.W.D. Construction Management Division.

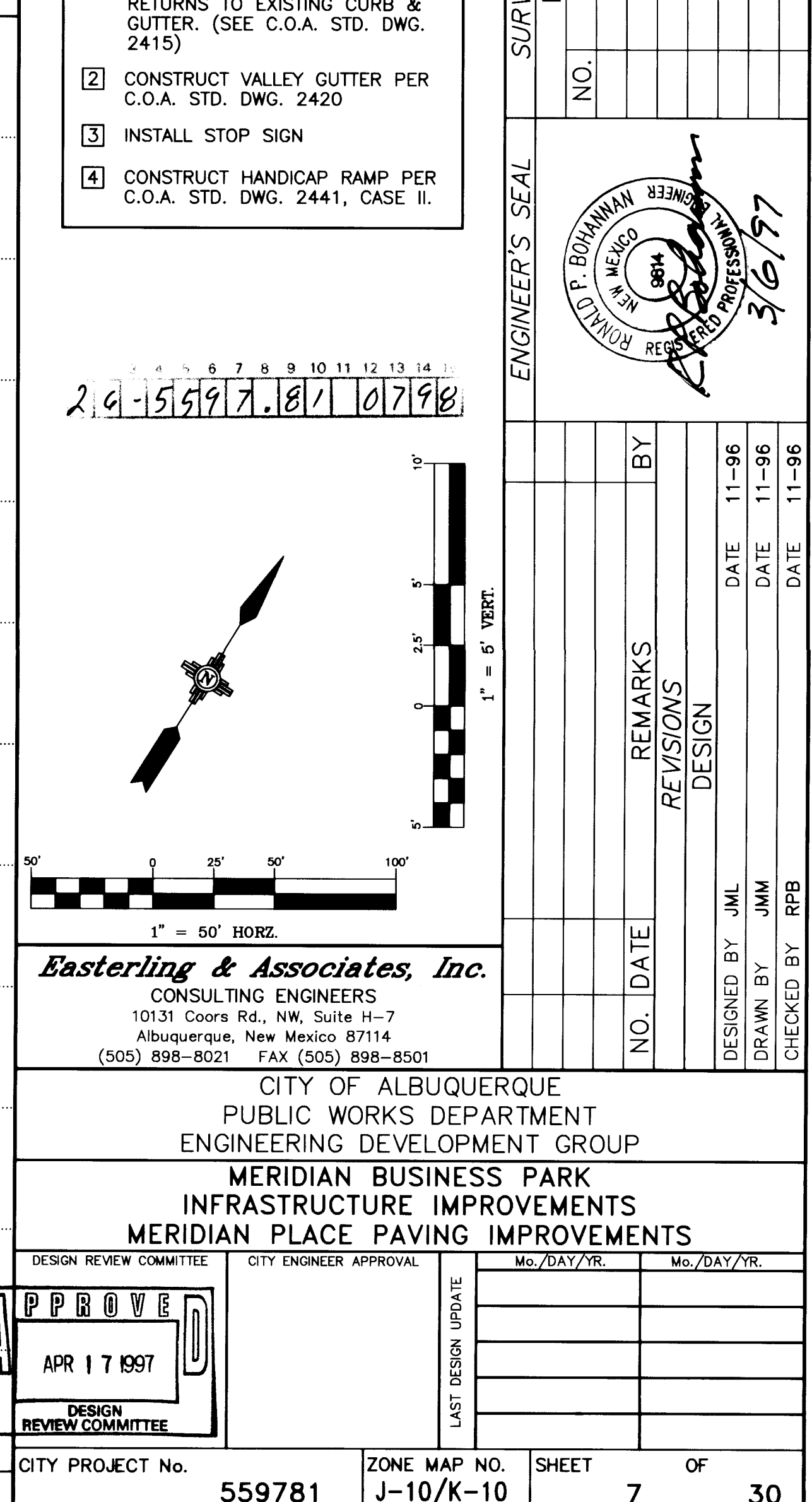
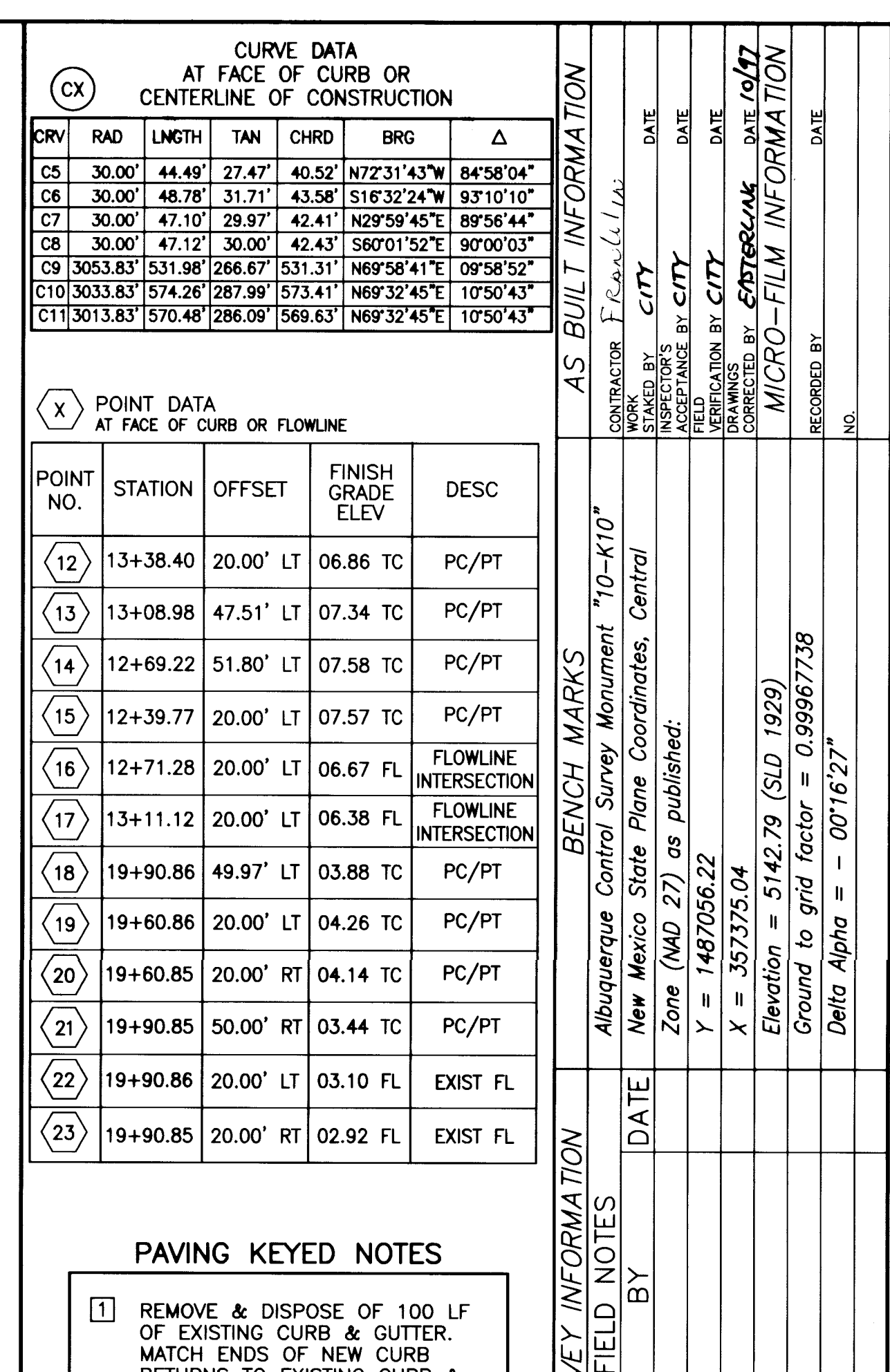
RONALD P. BOHANNAN
NEW MEXICO
9814
REGISTERED PROFESSIONAL ENGINEER

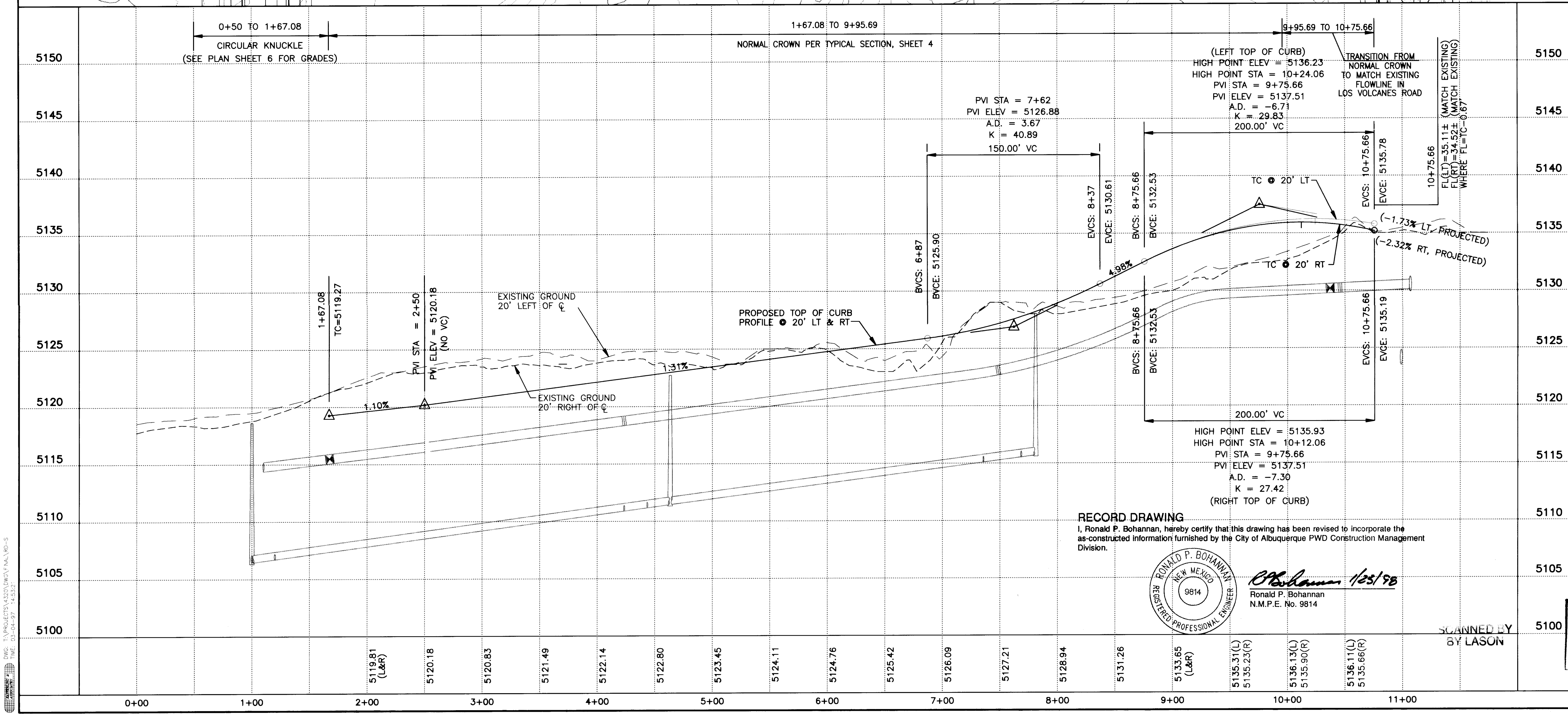
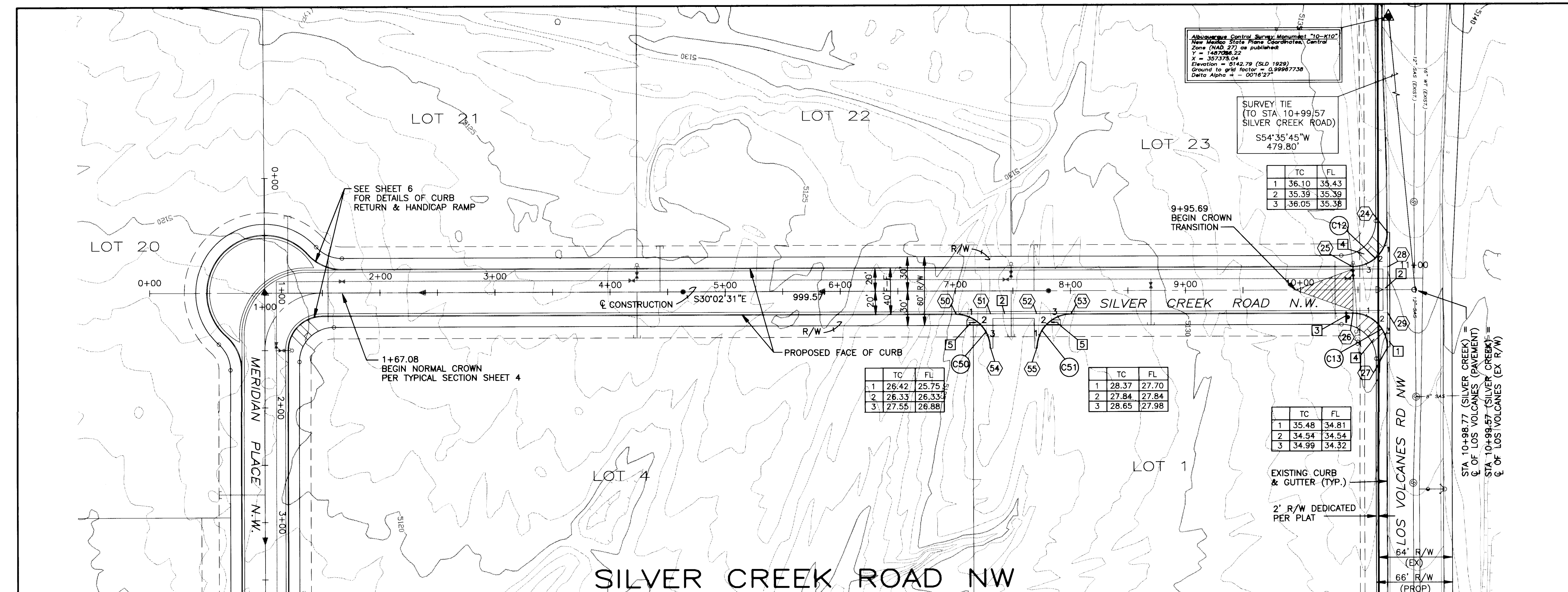
3/6/97

APPROVE
APR 17 1997
DESIGN REVIEW COMMITTEE

CITY PROJECT NO. 559781 ZONE MAP NO. J-10/K-10 SHEET 6 OF 30







CURVE DATA AT FACE OF CURB

CRV	RAD	LNTH	TAN	CHRD	BRG	Δ
C12	30.00'	47.22'	30.09'	42.49'	N75°07'57"W	90°10'51"
C13	30.00'	47.09'	29.97'	42.40'	S14°55'43"W	89°56'28"
C50	30.00'	47.12'	30.00'	42.43'	N14°57'29"E	90°00'00"
C51	30.00'	47.12'	30.00'	42.43'	N75°02'31"W	90°00'00"

POINT DATA AT FACE OF CURB OR FLOWLINE

POINT NO.	STATION	OFFSET	FINISH GRADE ELEV	DESC
24	10+75.69	50.09' LT	36.22 TC	PC/PT
25	10+45.69	20.00' LT	36.15 TC	PC/PT
26	10+45.63	20.00' RT	35.73 TC	PC/PT
27	10+75.63	49.97' RT	34.79 TC	PC/PT
28	10+75.67	20.00' LT	35.11 FL	EXIST FL
29	10+75.65	20.00' RT	34.52 FL	EXIST FL
50	7+00.57	20.00' RT	26.10 TC	PC/PT
51	7+30.57	20.00' RT	26.03 FL	FL INTERSEC.
52	7+70.57	20.00' RT	27.18 FL	FL INTERSEC.
53	8+00.57	20.00' RT	28.96 TC	PC/PT
54	7+30.57	50.00' RT	27.97 TC	PC/PT
55	7+70.57	50.00' RT	28.57 TC	PC/PT

PAVING KEYED NOTES

- REMOVE & DISPOSE OF 100 LF OF EXISTING CURB & GUTTER. MATCH ENDS OF NEW CURB RETURNS TO EXISTING CURB GUTTER. (SEE C.O.A. STD. DWG. 2415)
- CONSTRUCT VALLEY GUTTER PER C.O.A. STD. DWG. 2420
- INSTALL STOP SIGN
- CONSTRUCT HANDICAP RAMP PER C.O.A. STD. DWG. 2441, CASE II
- CONSTRUCT HANDICAP RAMP PER C.O.A. STD. DWG. 2426 (4' WIDE SIDEWALK & RAMP)

RECORD DRAWING

I, Ronald P. Bohannon, hereby certify that this drawing has been revised to incorporate the as-constructed information furnished by the City of Albuquerque PWD Construction Management Division.

ENGINEER'S SEAL

RONALD P. BOHANNAN
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
9814
3/6/97

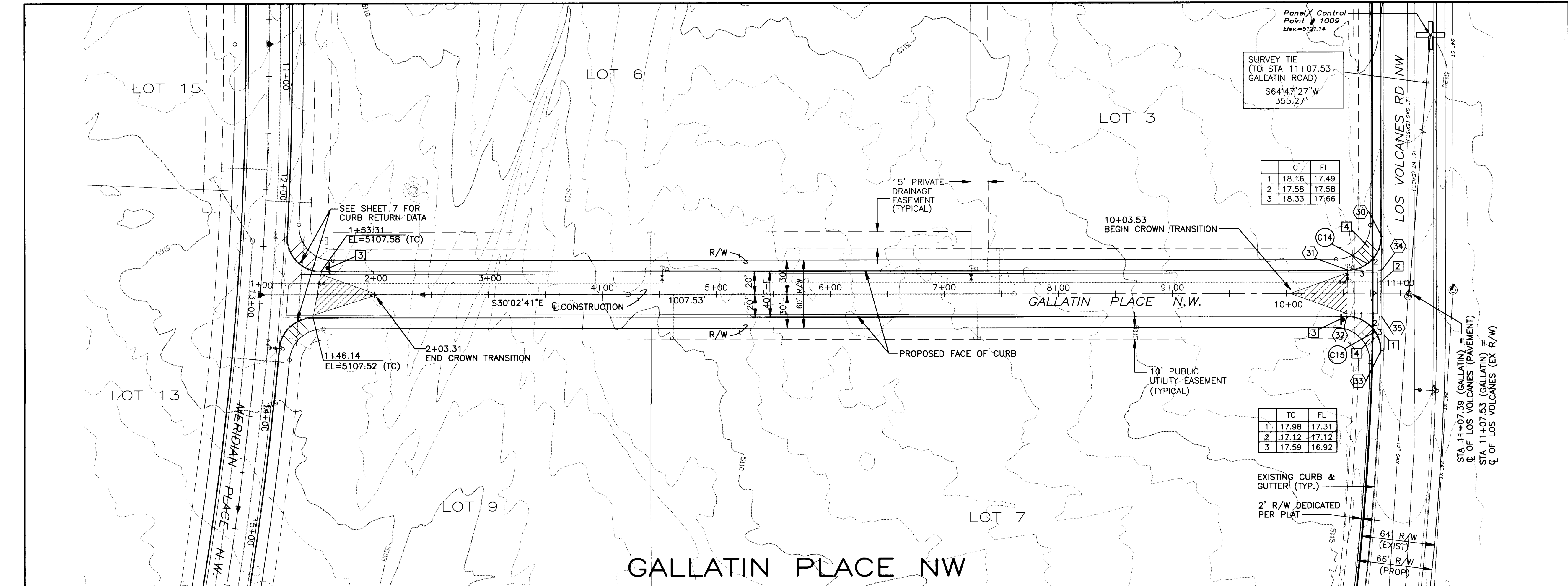
Easterling & Associates, Inc.
CONSULTING ENGINEERS
10131 Coors Rd., NW, Suite H-7
Albuquerque, New Mexico 87114
(505) 898-8021 FAX (505) 898-8501

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
MERIDIAN BUSINESS PARK
INFRASTRUCTURE IMPROVEMENTS
SILVER CREEK ROAD PAVING IMPROVEMENTS

DESIGN REVIEW COMMITTEE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
APPROVE	

CITY PROJECT No. 559781 **ZONE MAP No.** J-10/K-10 **SHEET** 8 **OF** 30

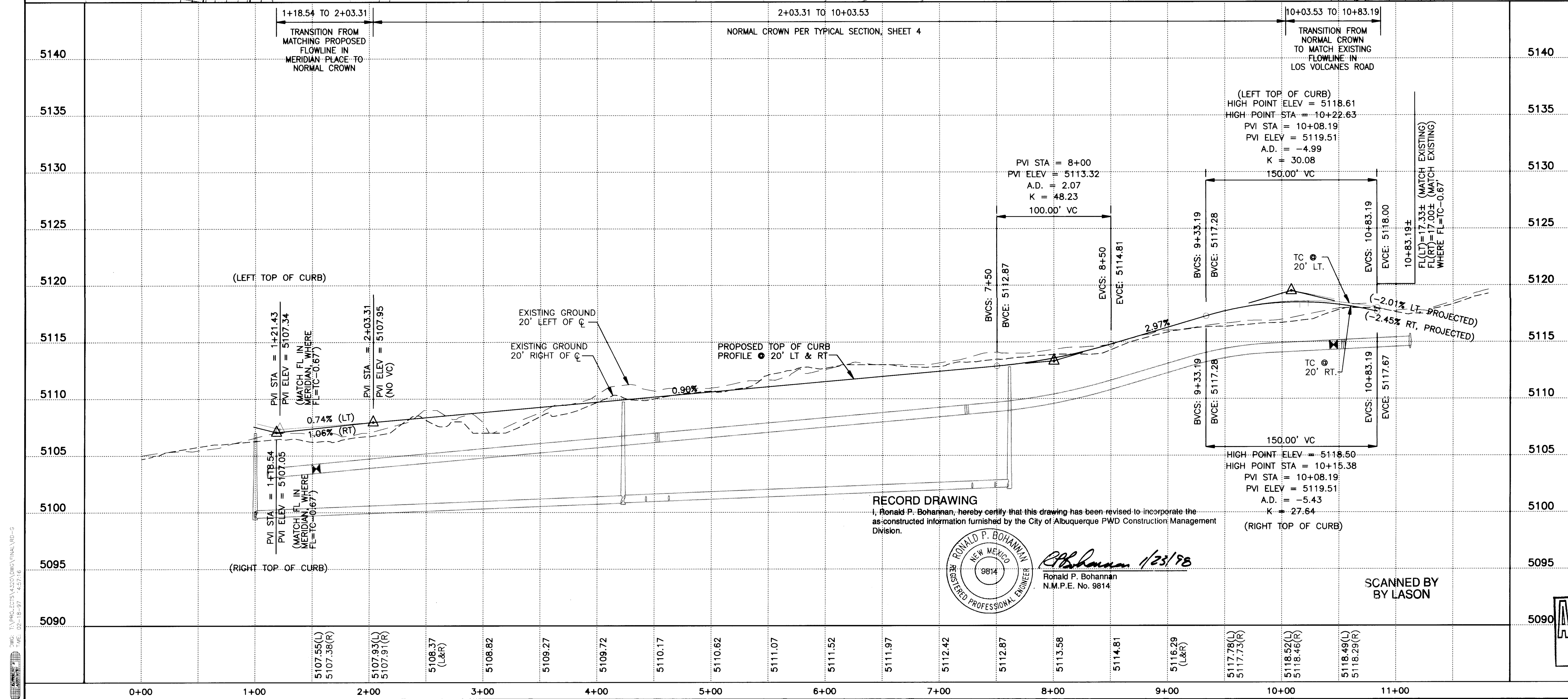


CURVE DATA AT FACE OF CURB						
CRV	RAD	LGTH	TAN	CHRD	BRG	Δ
C14	30.00'	47.22'	30.09'	42.49'	N75°07'57\"W	90°10'51\"
C15	30.00'	47.60'	30.48'	42.76'	S15°24'45\"W	90°54'53\"

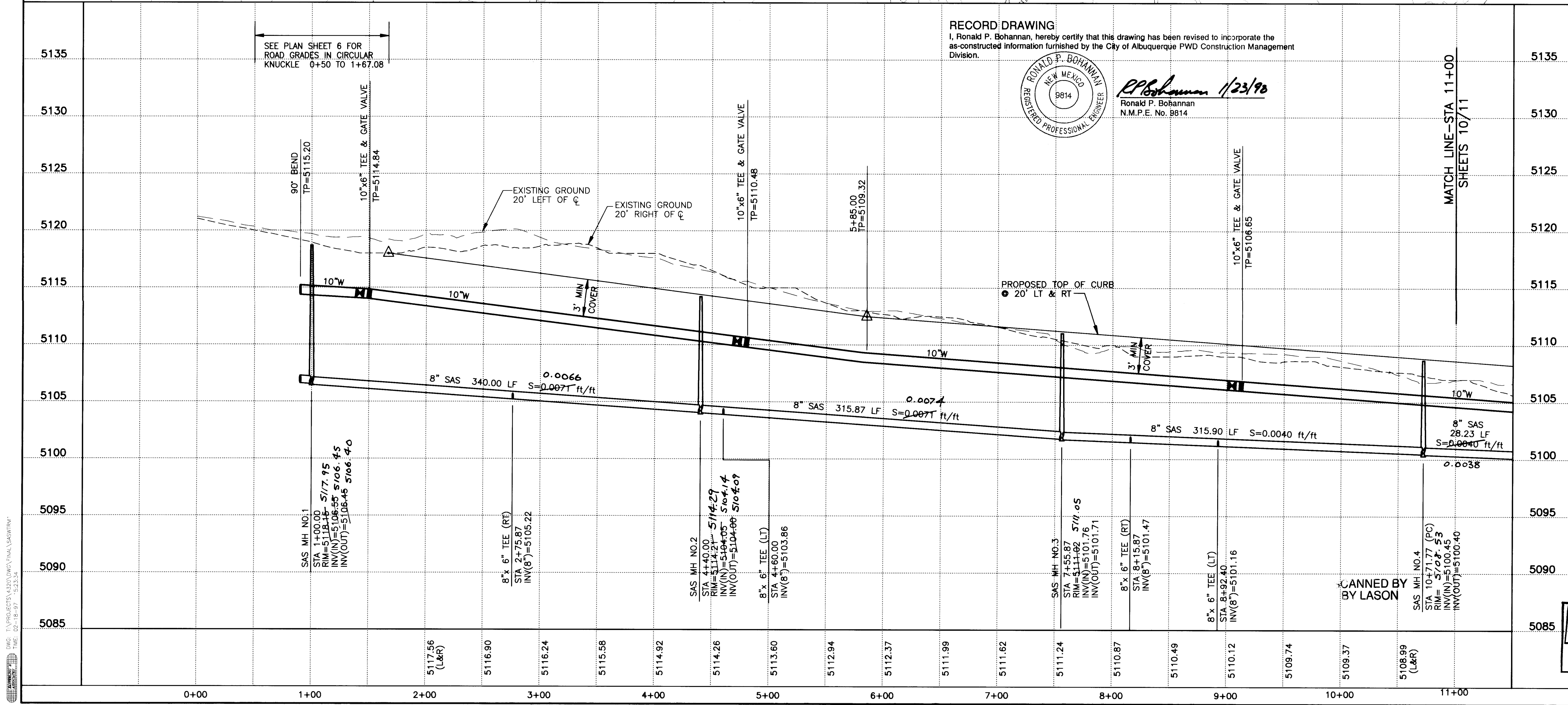
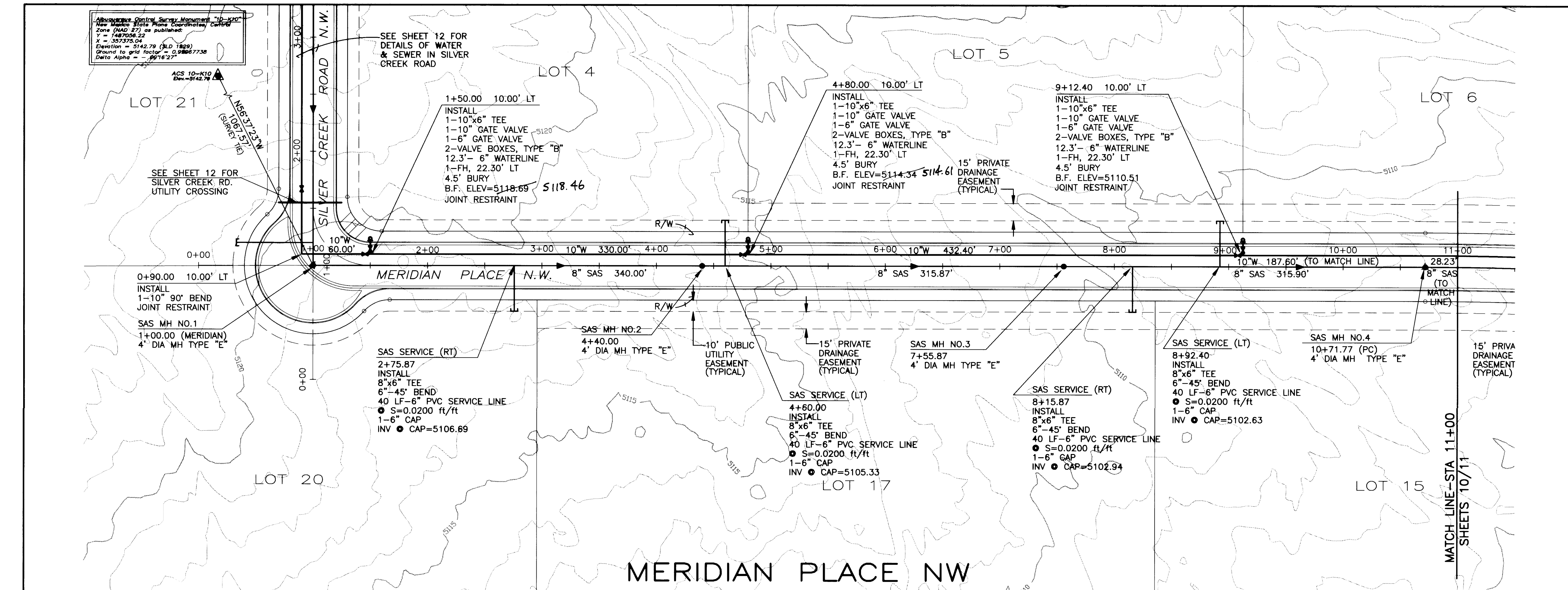
POINT DATA AT FACE OF CURB OR FLOWLINE				
POINT NO.	STATION	OFFSET	FINISH GRADE ELEV	DESC
30	10+83.53	50.09' LT	17.55 TC	PC/PT
31	10+53.53	20.00' LT	18.45 TC	PC/PT
32	10+52.86	20.00' RT	18.24 TC	PC/PT
33	10+82.85	50.48' RT	17.38 TC	PC/PT
34	10+83.33	20.00' LT	17.33 FL	EXIST FL
35	10+83.06	20.00' RT	17.00 FL	EXIST FL

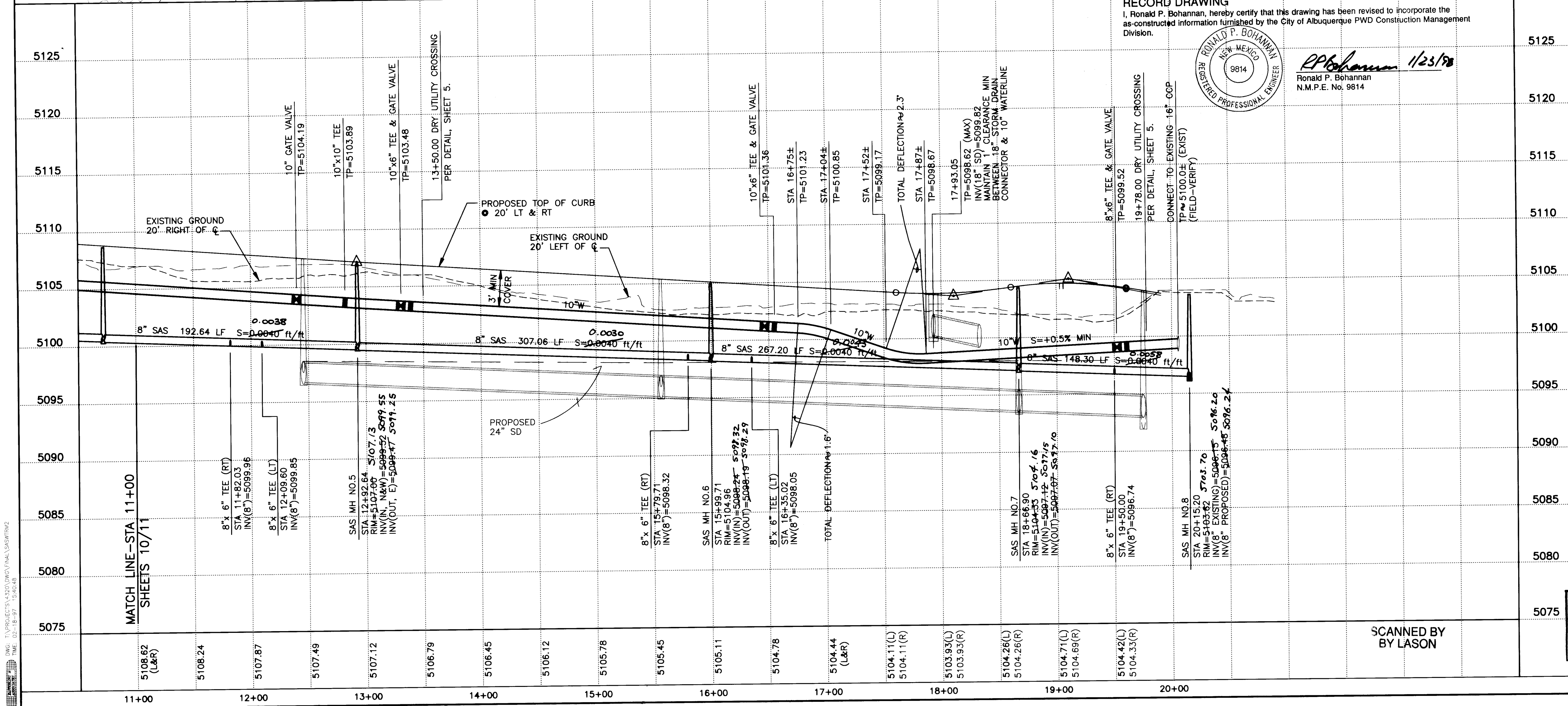
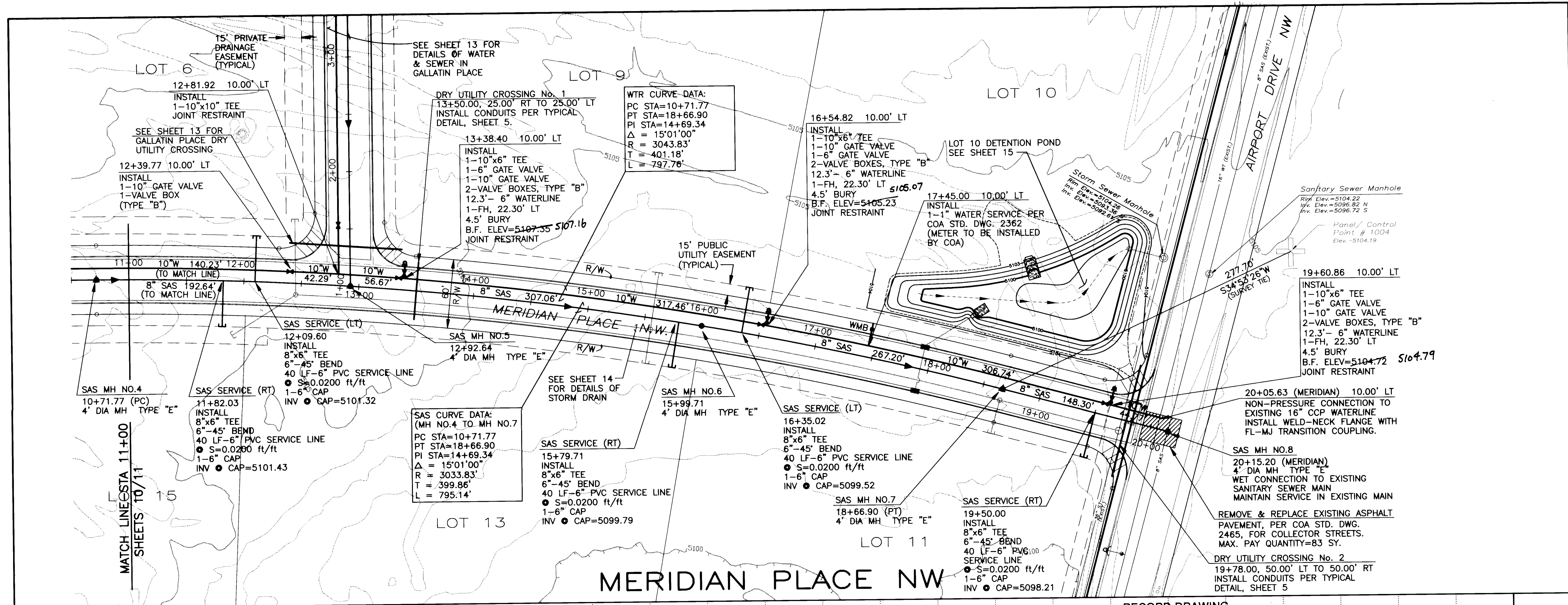
- PAVING KEYED NOTES**
- REMOVE & DISPOSE OF 100 LF OF EXISTING CURB & GUTTER. MATCH ENDS OF NEW CURB RETURNS TO EXISTING CURB & GUTTER. (SEE C.O.A. STD. DWG. 2415)
 - CONSTRUCT VALLEY GUTTER PER C.O.A. STD. DWG. 2420
 - INSTALL STOP SIGN
 - CONSTRUCT HANDICAP RAMP PER C.O.A. STD. DWG. 2441, CASE II

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES		ENGINEER'S SEAL	
CONTRACTOR	Franklin	DATE		NO.	BY	DATE		NO.	BY
INSPECTOR'S NAME	City	DATE							
FIELD NAME	City	DATE							
CORRECTION BY	City	DATE							
MICRO-FILM INFORMATION									
RECORDED BY									



26-55977.81 09998		3/6/97	
1\"/>			





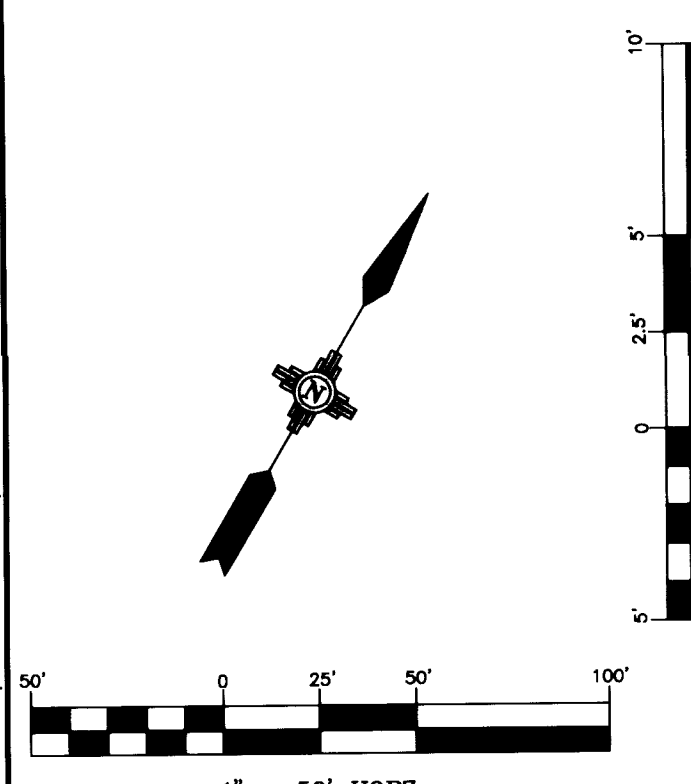
RECORD DRAWING
I, Ronald P. Bohannon, hereby certify that this drawing has been revised to incorporate the as-constructed information furnished by the City of Albuquerque PWD Construction Management Division.

R. P. Bohannon 1/23/98
Ronald P. Bohannon
N.M.P.E. No. 9814

FIRE LINE STUBS TO R/W AND DOMESTIC WATER SERVICE STUBS INSTALLED AS FOLLOWS:

LOT	STA.	SIZE	FIRE	DOMEST
9	14+90 LT.	6"	1"	
10	17+45 LT.	6"	1"	
11	17+70 RT.	6"	1"	
13	14+50 RT.	6"	1"	

NOTE:
SEE SHEET 5 FOR WATER & SEWER NOTES.



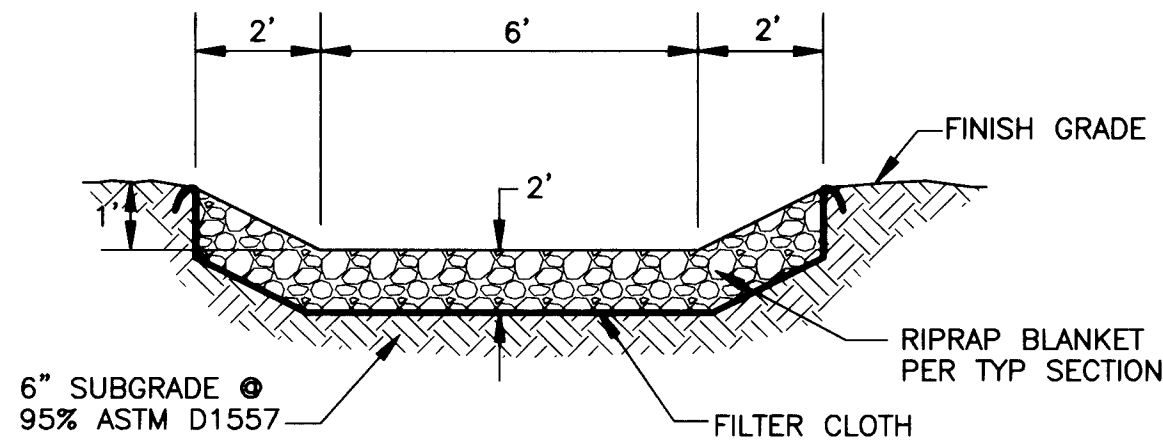
Easterling & Associates, Inc.
CONSULTING ENGINEERS
10131 Coors Rd., NW, Suite H-7
Albuquerque, New Mexico 87114
(505) 898-8021 FAX (505) 898-8501

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
MERIDIAN BUSINESS PARK
INFRASTRUCTURE IMPROVEMENTS
MERIDIAN PLACE WATER & SEWER IMPROVEMENTS

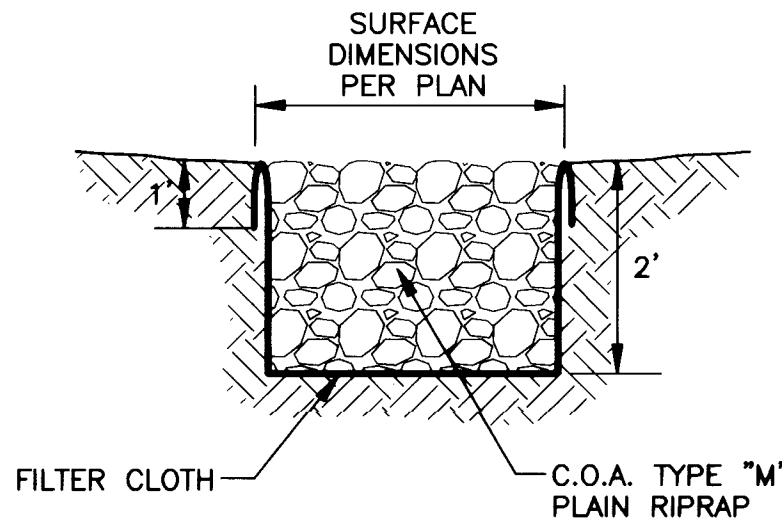
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
APPROVE			
DESIGN REVIEW COMMITTEE			
LAST DESIGN UPDATE			
CITY PROJECT No.	ZONE MAP NO.	SHEET	OF
559781	J-10/K-10	11	30

NOTES:

1. POND EXCAVATION AND FINE GRADING ($\pm 0.1'$), OUTLET CONSTRUCTION & RIP-RAP INSTALLATION SHALL BE DONE UNDER THIS CONTRACT.
2. LANDSCAPING IN AND AROUND THE POND SHALL BE INSTALLED BY OTHERS UNDER SEPARATE CONTRACT (SEE LANDSCAPE PLAN HEREIN).
3. THE CONTRACTOR SHALL MAINTAIN THE POND DURING CONSTRUCTION AND UNTIL SUCH TIME AS THE LANDSCAPE CONTRACTOR COMMENCES INSTALLATION OF THE POND LANDSCAPING. IN PARTICULAR, THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE OUTLET FROM THE PROPOSED 24" STORM DRAIN TO PREVENT EROSION AT THE OUTLET. IT IS INTENDED THAT THE POND LANDSCAPING BE INSTALLED AS SOON AS IS PRACTICALLY POSSIBLE AFTER THE COMPLETION OF THE WORK INDICATED ON THIS SHEET. IF SIGNIFICANT DELAY IS ANTICIPATED, THE CONTRACTOR SHALL REVEGETATE WITH NATIVE GRASSES THE ENTIRE AREA DISTURBED BY THE CONSTRUCTION OF THE POND. THE MEANING OF 'SIGNIFICANT DELAY' SHALL BE DETERMINED BY THE OWNER AND ENGINEER DURING CONSTRUCTION.
4. STATION AND OFFSET INFORMATION ON THIS SHEET IS REFERENCED TO MERIDIAN PLACE CENTERLINE.



SECTION A-A
NTS



RIPRAP BLANKET SECTION
NTS

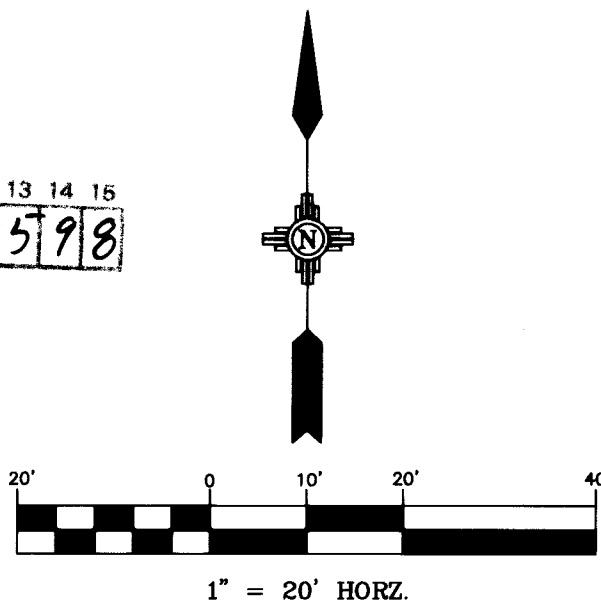
POINT DATA

POINT NUMBER	STATION	OFFSET	FINISH GRADE ELEV (SEE NOTE 4)	DESCRIPTION
100	17+58.85	46.00' LT	5103.0	--
101	17+53.08	63.71' LT	5103.0	--
102	17+57.49	74.62' LT	5103.0	--
103	17+80.50	63.53' LT	5100.0	--
104	18+00.72	86.80' LT	5103.0	PC/PT
105	18+03.89	75.25' LT	5100.0	PC/PT
106	19+60.89	151.24' LT	5104.0	--
107	18+58.55	81.78' LT	5099.0	--
108	18+70.25	100.46' LT	5099.5	END RUNDOWN
109	18+61.18	115.94' LT	5102.5	TOP RUNDOWN
110	18+97.68	103.20' LT	5099.0	--
111	19+56.90	82.00' LT	5103.0	--
112	19+44.90	82.00' LT	5100.0	PC/PT
113	19+21.29	80.78' LT	5099.0	--
114	19+20.90	58.00' LT	5100.0	PC/PT
115	19+25.30	42.00' LT	5104.0	--
116	19+11.85	129.07' LT	5099.0	--
117	19+24.90	146.52' LT	5100.0	PC/PT
118	19+41.04	137.21' LT	5099.0	--
119	19+42.89	145.89' LT	SEE DETAIL	Q RISER
120	19+16.64	156.85' LT	5103.0	PC/PT

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	296.00'	144.69'	73.82'	143.25'	N43°57'54"E	28°00'26"
C2	284.00'	138.82'	70.83'	137.45'	N43°57'54"E	28°00'26"

26-5597.011598



RECORD DRAWING

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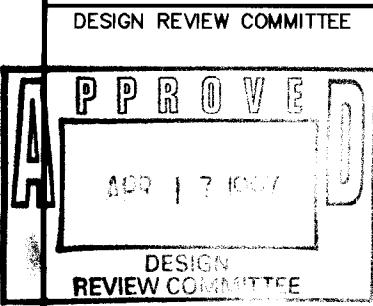


R. Bohannon 1/23/98
Ronald P. Bohannon
N.M.P.E. No. 9814

SCANNED BY
BY LASON

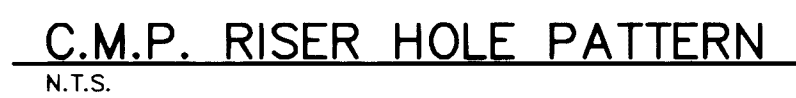
Easterling & Associates, Inc.
CONSULTING ENGINEERS
10131 Coors Rd., NW, Suite H-7
Albuquerque, New Mexico 87114
(505) 898-8021 FAX (505) 898-8501

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
MERIDIAN BUSINESS PARK
INFRASTRUCTURE IMPROVEMENTS
LOT 10 DETENTION POND GRADING PLAN



DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
APPROVED			
DESIGN REVIEW COMMITTEE			

CITY PROJECT No. 559781 ZONE MAP NO. J-10/K-10 SHEET 15 OF 30



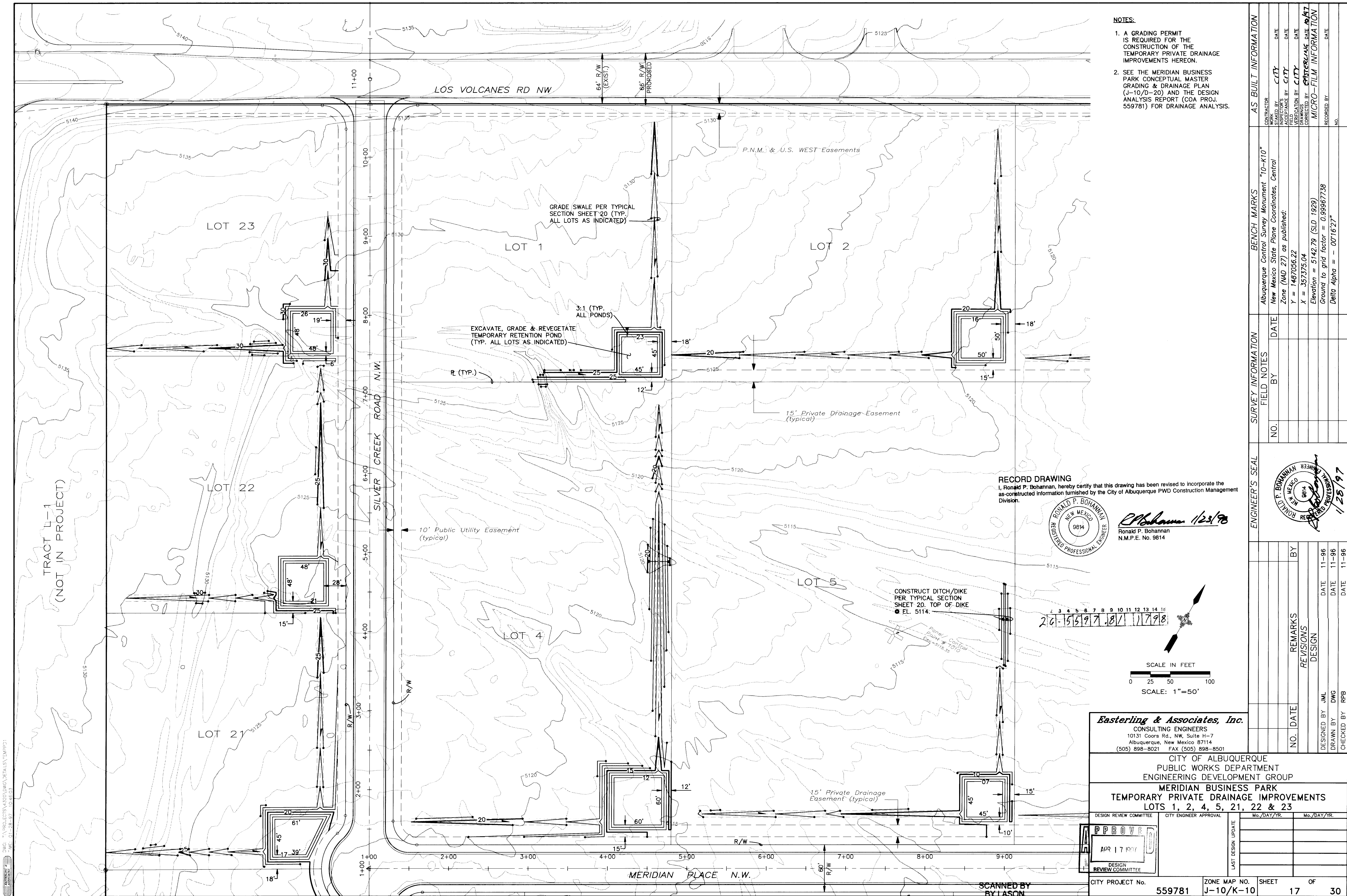
STORM DRAIN/C.M.P. RISER CONNECTION
N.T.S.



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

<i>Easterling & Associates, Inc.</i>												DESIGNED BY				DRAWN BY		CHECKED BY	
CONSULTING ENGINEERS												NO.		DATE					
10131 Coors Rd., NW, Suite H-7																			
Albuquerque, New Mexico 87114																			
(505) 898-8021				FAX (505) 898-8501															
CITY OF ALBUQUERQUE																			
PUBLIC WORKS DEPARTMENT																			
ENGINEERING DEVELOPMENT GROUP																			
MERIDIAN BUSINESS PARK																			
INFRASTRUCTURE IMPROVEMENTS																			
LOT 10 DETENTION POND OUTLET DETAILS																			
DESIGN REVIEW COMMITTEE				CITY ENGINEER APPROVAL				LAST REVISION UPDATE		Mo./DAY/YR.				Mo./DAY/YR.					
A APPROVED DEC 17 2017 DESIGN REVIEW COMMITTEE																			
CITY PROJECT No.				ZONE MAP NO.				SHEET				OF							
595781				J-10/K-10						16				30					

PROJECTS\4320\DWG\DETAILS\TEMP01.DWG
DATE: 01-28-97 10:46:03



- NOTES:
1. A GRADING PERMIT IS REQUIRED FOR THE CONSTRUCTION OF THE TEMPORARY PRIVATE DRAINAGE IMPROVEMENTS HEREON.
 2. SEE THE MERIDIAN BUSINESS PARK CONCEPTUAL MASTER GRADING & DRAINAGE PLAN (J-10/D-20) AND THE DESIGN ANALYSIS REPORT (COA PROJ. 559781) FOR DRAINAGE ANALYSIS.

RECORD DRAWING
I, Ronald P. Bohannon, hereby certify that this drawing has been revised to incorporate the as-constructed information furnished by the City of Albuquerque PWD Construction Management Division.



R. Bohannon 1/23/98
Ronald P. Bohannon
N.M.P.E. No. 9814

20-559781-17

SCALE IN FEET
0 25 50 100
SCALE: 1"=50'

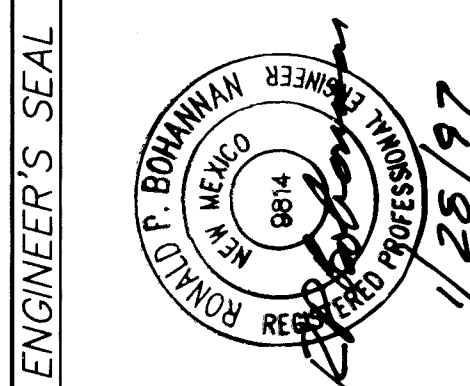
Easterling & Associates, Inc.
CONSULTING ENGINEERS
10131 Coors Rd., NW, Suite H-7
Albuquerque, New Mexico 87114
(505) 898-8021 FAX (505) 898-8501

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
**MERIDIAN BUSINESS PARK
TEMPORARY PRIVATE DRAINAGE IMPROVEMENTS
LOTS 1, 2, 4, 5, 21, 22 & 23**



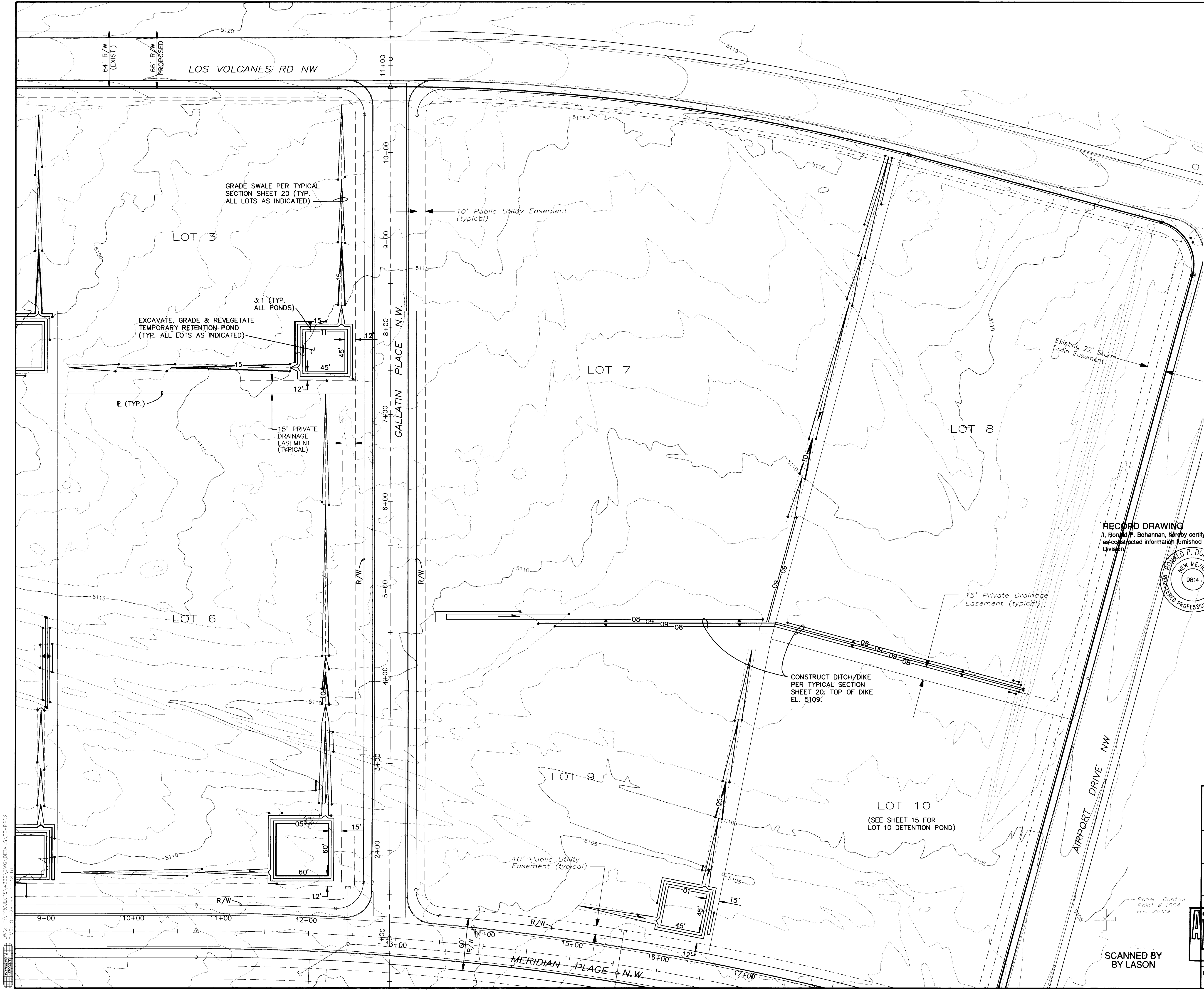
CITY PROJECT NO. 559781 ZONE MAP NO. J-10/K-10 SHEET 17 OF 30

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	BY



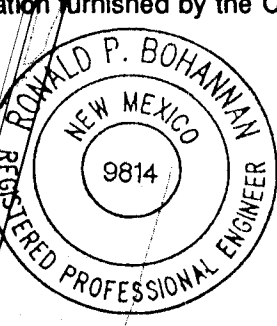
ENGINEER'S SEAL	
REMARKS	BY
NO.	DATE
REVISIONS	
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE

AS BUILT INFORMATION	
CONTRACTOR	DATE
STAKED BY	CITY
INSPECTOR'S	DATE
FIELD	CITY
VERIFICATION BY	DATE
DATE	DATE
MICRO-FILM INFORMATION	
RECORDED BY	NO.



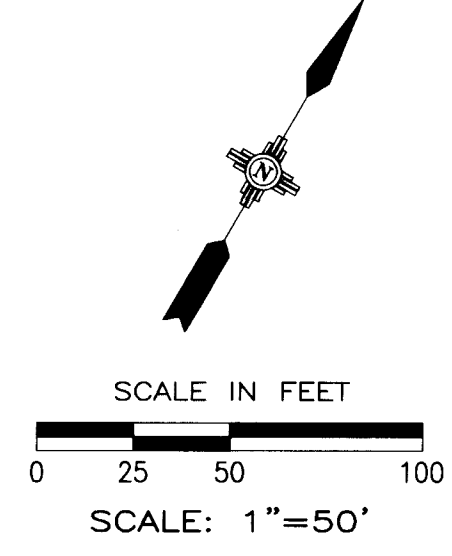
- NOTES:**
1. A GRADING PERMIT IS REQUIRED FOR THE CONSTRUCTION OF THE TEMPORARY PRIVATE DRAINAGE IMPROVEMENTS HEREON.
 2. SEE THE MERIDIAN BUSINESS PARK CONCEPTUAL MASTER GRADING & DRAINAGE PLAN (J-10/D-20) AND THE DESIGN ANALYSIS REPORT (COA PROJ. 559781) FOR DRAINAGE ANALYSIS.

RECORD DRAWING
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R.P. Bohannon 1/23/98
Ronald P. Bohannon
N.M.P.E. No. 9814

26-55978.8111898

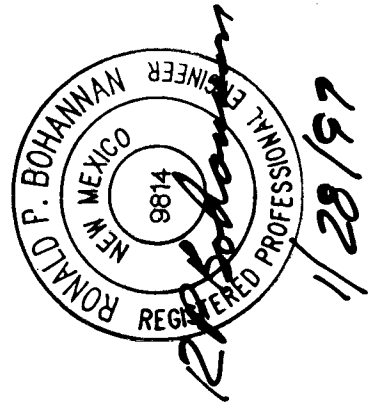


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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
**MERIDIAN BUSINESS PARK
TEMPORARY PRIVATE DRAINAGE IMPROVEMENTS
LOTS 3, 6, 7, 8 & 9**

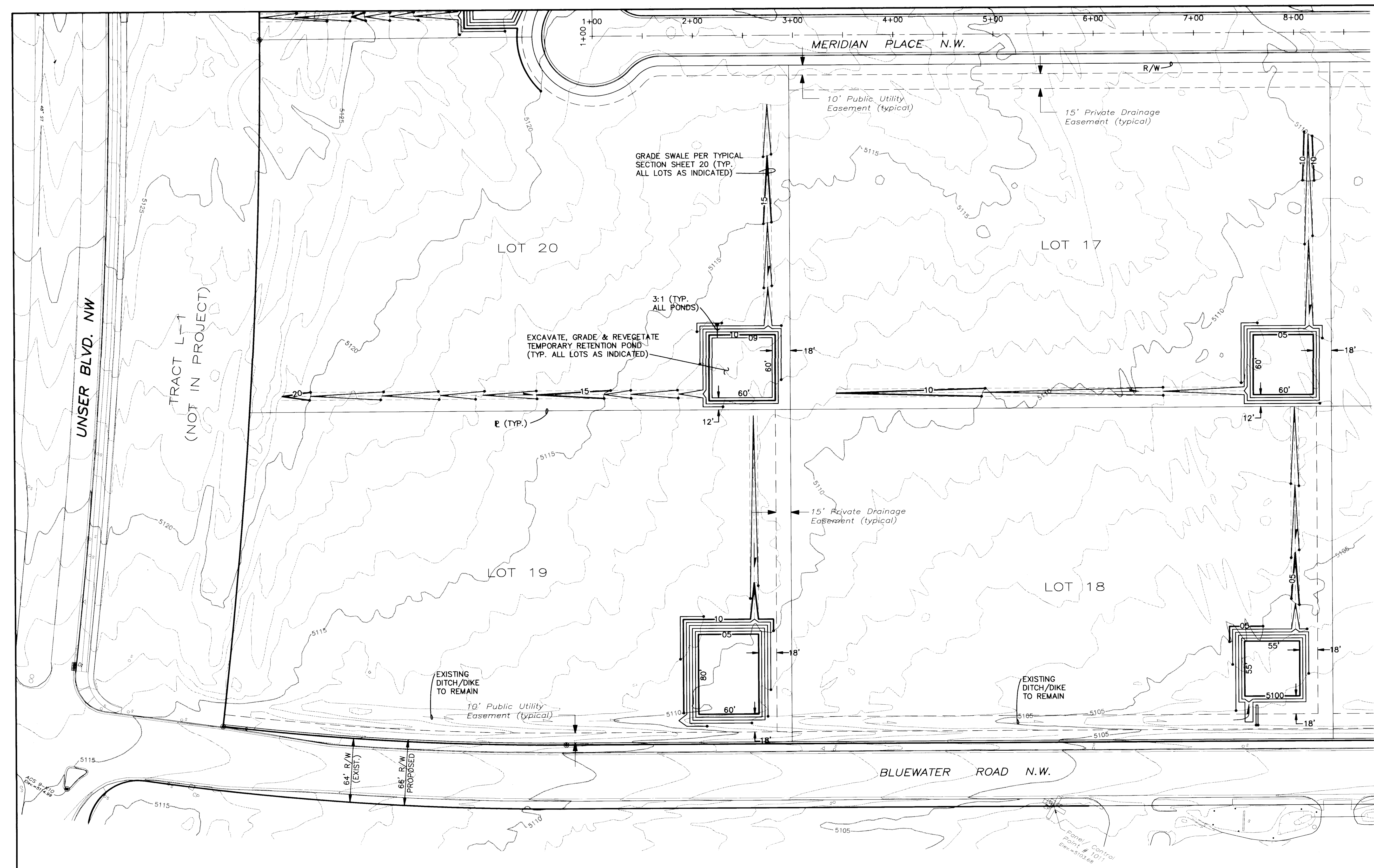
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
APPROVE APR 17 1997 DESIGN REVIEW			

SURVEY INFORMATION				ENGINEER'S SEAL			
FIELD NOTES		BENCH MARKS		NO.		BY	
Albuquerque Central Survey Monument "10-110"	DATE	Albuquerque Central Survey Monument "10-110"	DATE				
Zone (NAD 27) as published:		Zone (NAD 27) as published:					
Y = 1487056.22		Y = 1487056.22					
X = 357375.04		X = 357375.04					
Elevation = 5142.79 (SLD 1929)		Elevation = 5142.79 (SLD 1929)					
Ground to grid factor = 0.99967738		Ground to grid factor = 0.99967738					
Delta Alpha = - 00'16"27"		Delta Alpha = - 00'16"27"					



1/23/98

DWG: T:\PROJECTS\4300\DWG\DETAILS\TEMPD33
DATE: 01-25-97 10:50:07



- NOTES:**
1. A GRADING PERMIT IS REQUIRED FOR THE CONSTRUCTION OF THE TEMPORARY PRIVATE DRAINAGE IMPROVEMENTS HEREON.
 2. SEE THE MERIDIAN BUSINESS PARK CONCEPTUAL MASTER GRADING & DRAINAGE PLAN (J-10/D-20) AND THE DESIGN ANALYSIS REPORT (COA PROJ. 559781) FOR DRAINAGE ANALYSIS.

2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 15 19 17 18 11 1998

RECORD DRAWING
I, Ronald P. Bohannon, hereby certify that this drawing has been revised to incorporate the as-constructed information furnished by the City of Albuquerque PWD Construction Management Division.

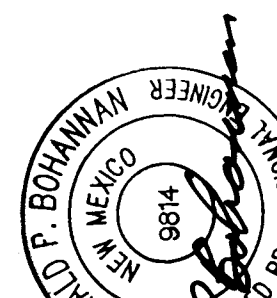

Ronald P. Bohannon
N.M.P.E. No. 9814

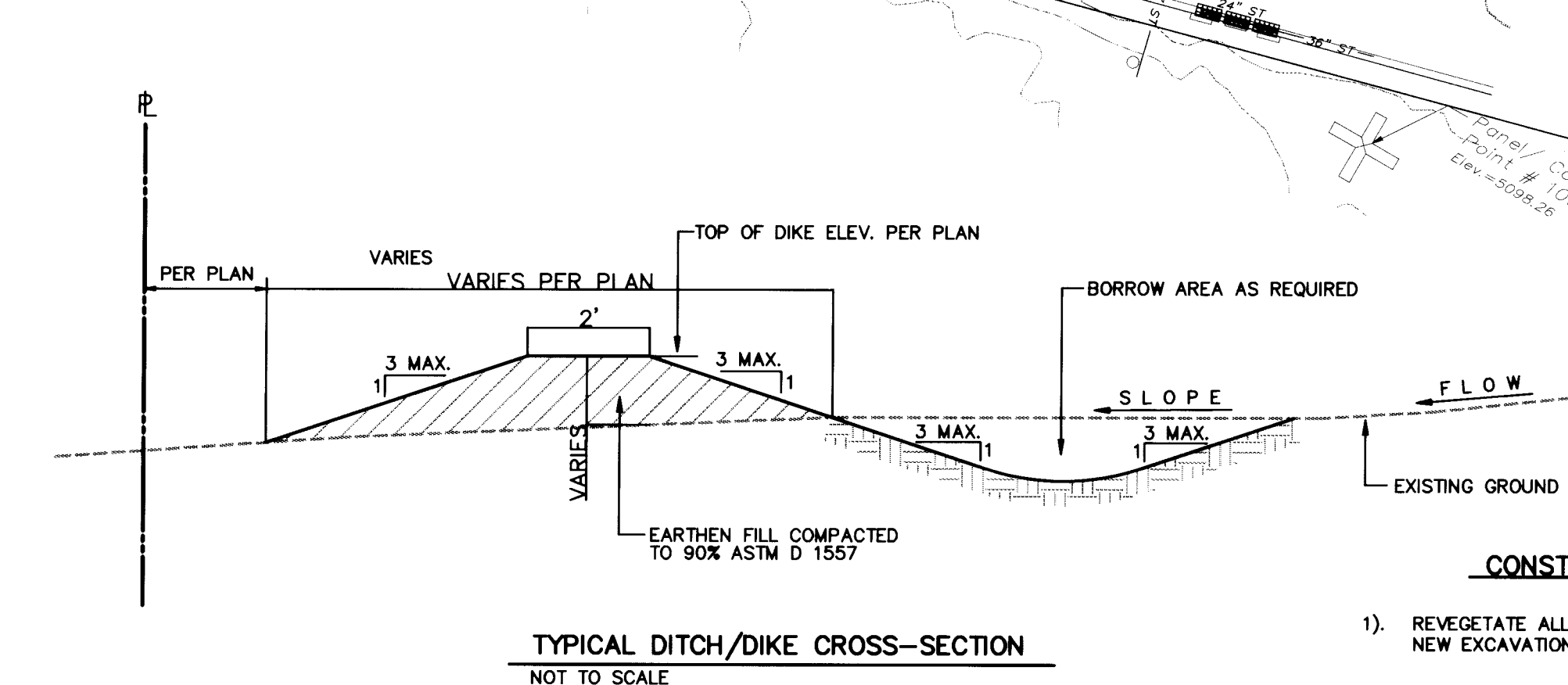
DESIGNED BY JML
DRAWN BY DWG
CHECKED BY RPB

APPROVED
APR 17 1997
DESIGN REVIEW COMMITTEE

Easterling & Associates, Inc. CONSULTING ENGINEERS 10131 Coors Rd., NW, Suite H-7 Albuquerque, New Mexico 87114 (505) 898-8021 FAX (505) 898-8501	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP MERIDIAN BUSINESS PARK TEMPORARY PRIVATE DRAINAGE IMPROVEMENTS LOTS 17, 18, 19 & 20	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
Mo./DAY/YR.	Mo./DAY/YR.
DESIGNED BY JML	DATE 11-96
DRAWN BY DWG	DATE 11-96
CHECKED BY RPB	DATE 11-96
CITY PROJECT No. 559781	
ZONE MAP No. J-10/K-10	
SHEET 19 OF 30	

SURVEY INFORMATION			BENCH MARKS			AS BUILT INFORMATION		
FIELD NOTES			Albuquerque Control Survey Monument "10-K10"			CONTRACTOR		
NO.			New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:			STAKED BY CITY		
BY			Y = 1487056.22			DATE		
DATE			X = 357375.04			DATE		
			Elevation = 5142.79 (SLD 1929)			DATE		
			Ground to grid factor = 0.99967738			DATE		
			Delta Alpha = - 00'16'27"			DATE		

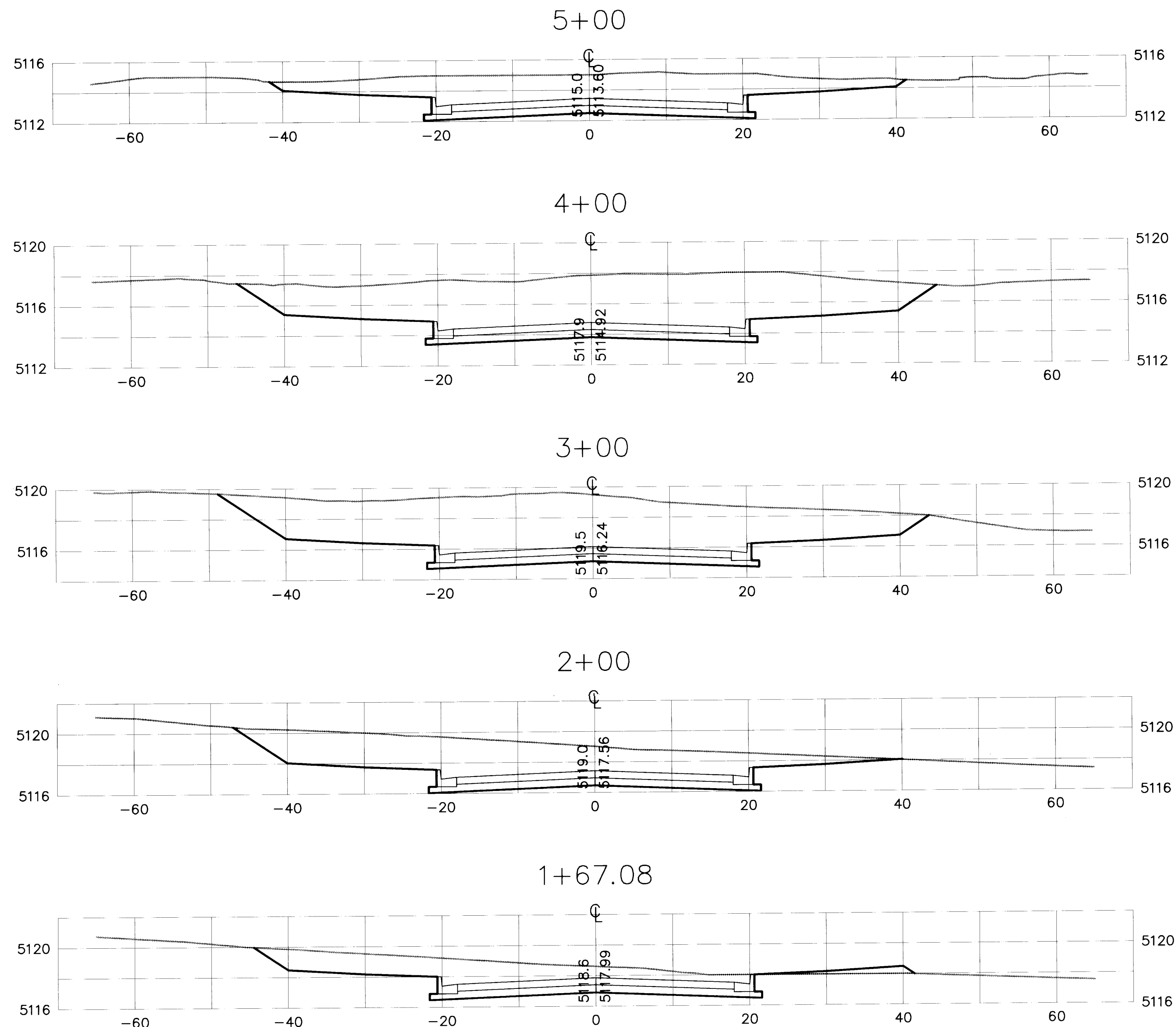

Ronald P. Bohannon
N.M.P.E. No. 9814
1/28/97



CITY PROJECT No.	ZONE MAP NO.	SHEET	OF
559781	J-10/K-10	20	30

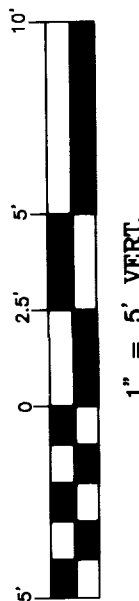
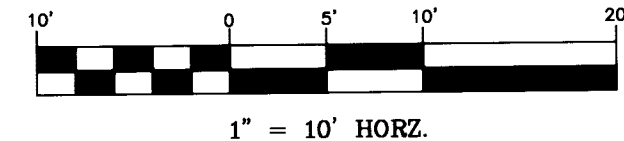
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DWG. "A" PROJECTED AND FINAL SECTIONS
DATE: 03-20-97 FILE: 03-20-97



NOTE:
CROSS-SECTIONS ARE PROVIDED TO DENOTE
CUT & FILL AREAS AND AS A GUIDE FOR
USE IN EARTHWORK CALCULATIONS. REFER
TO THE ROADWAY SECTION ON SHEET 4
AND TO THE PLAN & PROFILE SHEETS FOR
CONSTRUCTION DETAILS.

26-5597.8/12/198



SCANNED BY
BY LASON

RECORD DRAWING
I, Ronald P. Bohannon, hereby certify that this drawing has been revised to incorporate the
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Division.



R. Bohannon 1/23/98
Ronald P. Bohannon
N.M.P.E. No. 9814

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
**MERIDIAN BUSINESS PARK
INFRASTRUCTURE IMPROVEMENTS
MERIDIAN PLACE CROSS-SECTIONS**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
APPROVE APR 17 1997 DESIGN REVIEW COMMITTEE			
CITY PROJECT No.	ZONE MAP NO.	SHEET	OF
559781	J-10/K-10	21	30

ENGINEER'S SEAL



SURVEY INFORMATION

FIELD NOTES

DATE

BY

NO.

DATE

BY

NO.

DATE

BY

NO.

AS BUILT INFORMATION

CONTRACTOR

DATE

BY

NO.

DATE

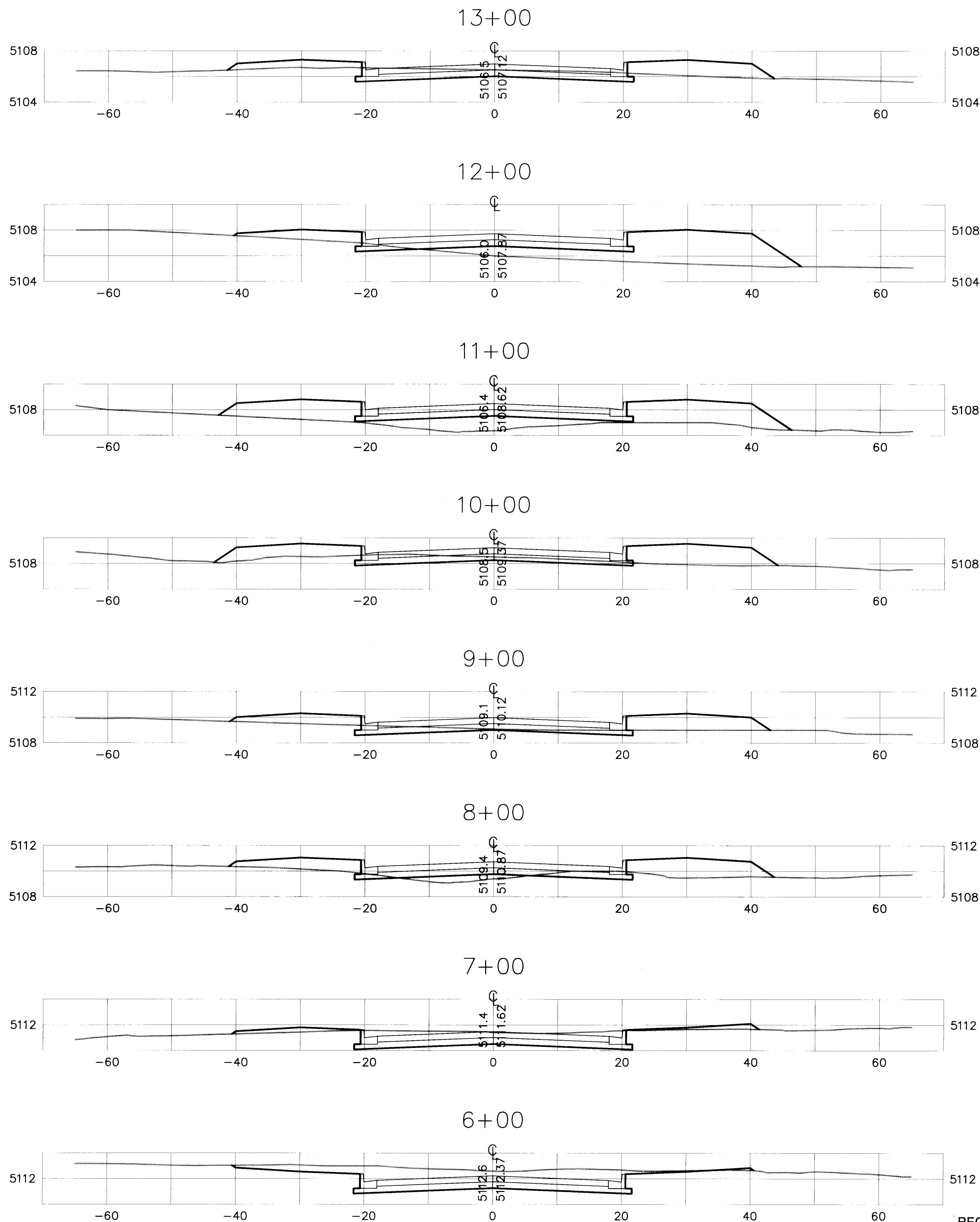
BY

NO.

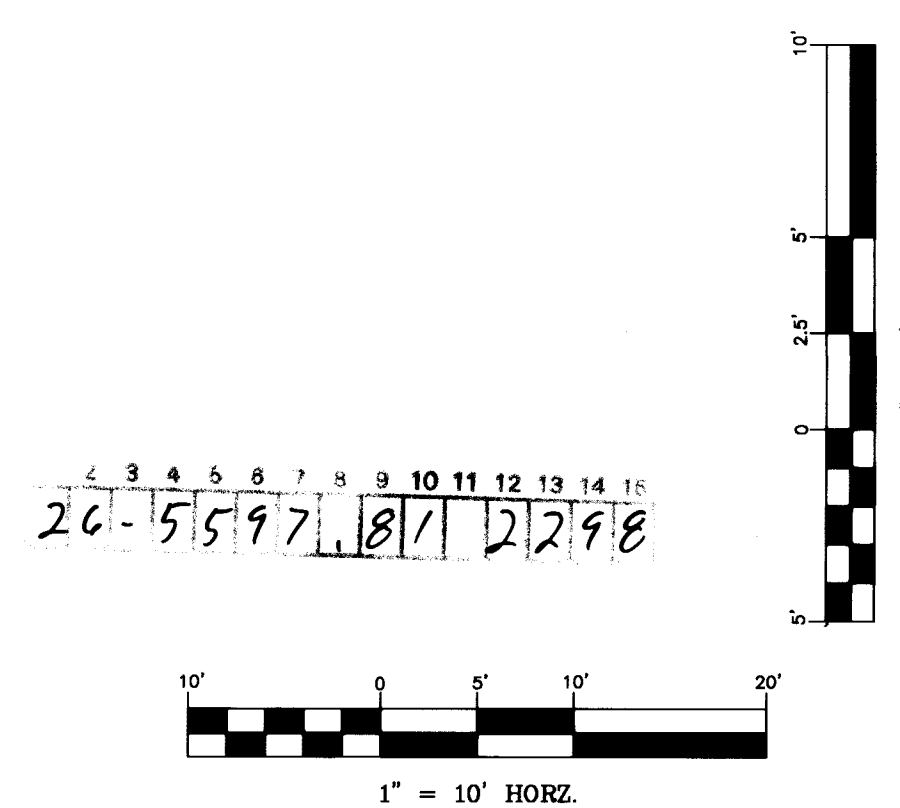
DATE

BY

NO.



NOTE:
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TO THE ROADWAY SECTION ON SHEET 4
AND TO THE PLAN & PROFILE SHEETS FOR
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SCANNED BY
BY LASON

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Division.



CP Bohannon 1/23/98
Ronald P. Bohannon
N.M.P.E. No. 9814

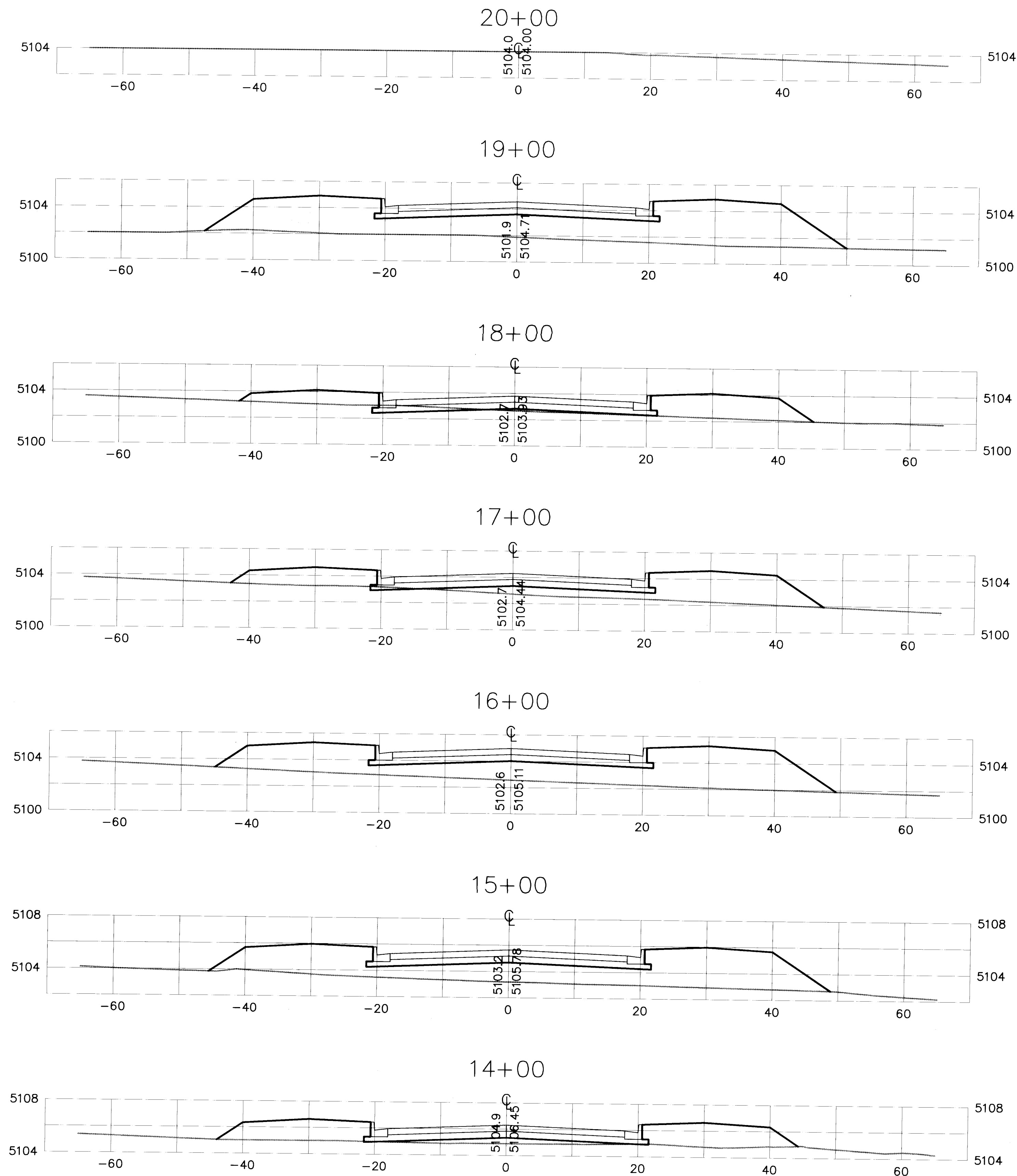
Easterling & Associates, Inc.
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
**MERIDIAN BUSINESS PARK
INFRASTRUCTURE IMPROVEMENTS
MERIDIAN PLACE CROSS-SECTIONS**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
APPROVE APR 17 1997 DESIGN REVIEW COMMITTEE			
CITY PROJECT No.	ZONE MAP NO.	SHEET	OF
559781	J-10/K-10	22	30

SURVEY INFORMATION				BENCH MARKS				AS BUILT INFORMATION			
FIELD NOTES		DATE		Albuquerque Central Survey Monument "10-K10"		CONTRACTOR		INSPECTOR'S		DATE	
BY		DATE		New Mexico State Plane Coordinates, Central		STANDARD		BY CITY		DATE	
NO.		DATE		Zone (NAD 27) as published:		FIELD		BY CITY		DATE	
				Y = 1487056.22				VERIFICATION BY CITY		DATE	
				X = 357375.04				CORRECTED BY		DATE	
				Elevation = 5142.79 (S.D. 1929)				MICRO-FILM INFORMATION		DATE	
				Ground to grid factor = 0.99967738				RECORDED BY		DATE	
				Delta Alpha = - 00'16 27"				NO.			





NOTE:
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TO THE ROADWAY SECTION ON SHEET 4
AND TO THE PLAN & PROFILE SHEETS FOR
CONSTRUCTION DETAILS.

2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-55978-8 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

10' 0 5' 10' 20'
1" = 10' HORZ.

Easterling & Associates, Inc.
CONSULTING ENGINEERS
10131 Coors Rd., NW, Suite H-7
Albuquerque, New Mexico 87114
(505) 898-8021 FAX (505) 898-8501

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

**MERIDIAN BUSINESS PARK
INFRASTRUCTURE IMPROVEMENTS
MERIDIAN PLACE CROSS-SECTIONS**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
APPROVE APR 17 1997 DESIGN REVIEW COMMITTEE			
CITY PROJECT No.	ZONE MAP No.	SHEET	OF
559781	J-10/K-10	23	30



R. Bohannon 1/23/98
Ronald P. Bohannon
N.M.P.E. No. 9814

RECORD DRAWING
I, Ronald P. Bohannon, hereby certify that this drawing has been revised to incorporate the as-constructed information furnished by the City of Albuquerque PWD Construction Management Division.

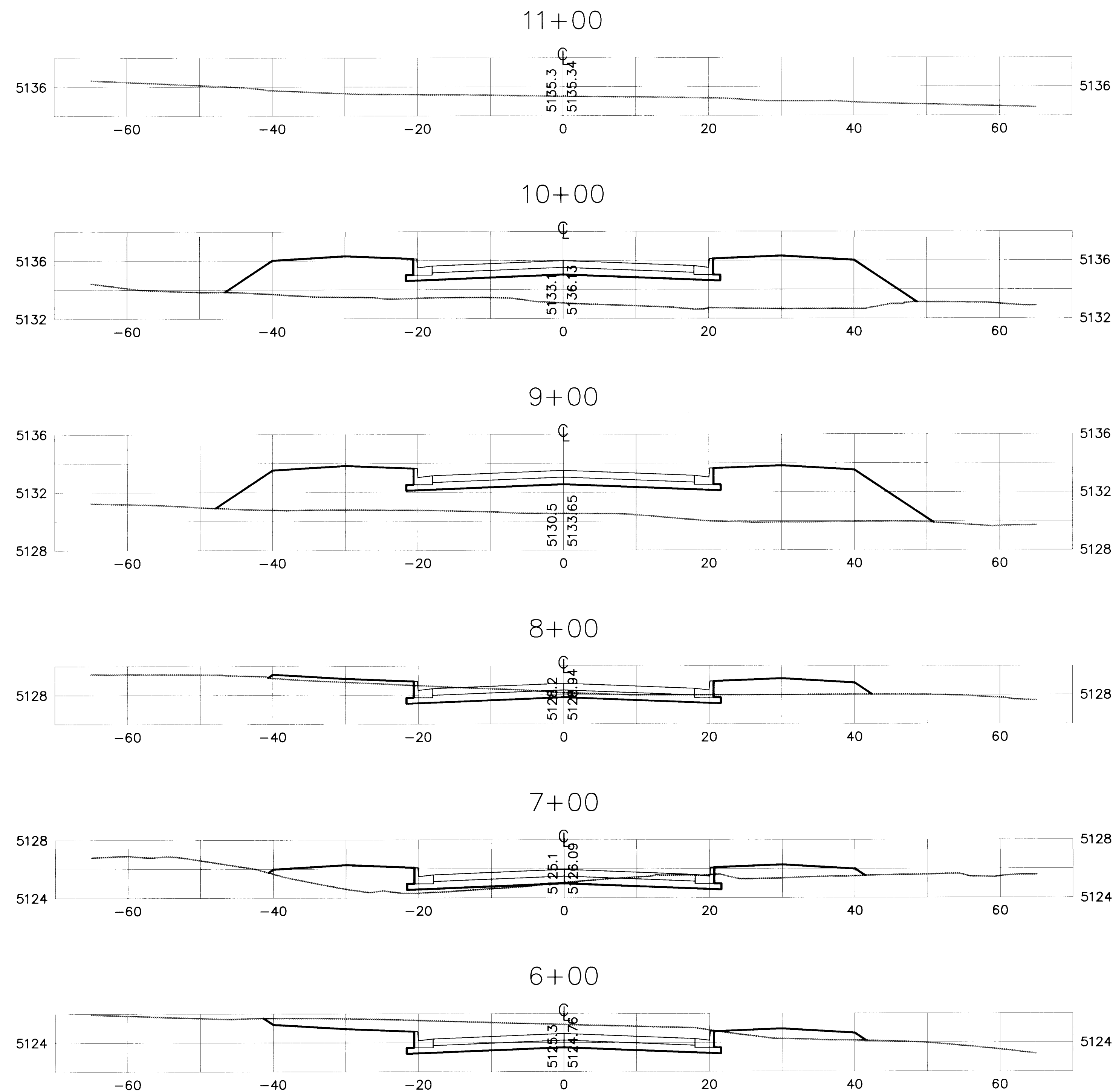
SCANNED BY
BY LASON

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

AS BUILT INFORMATION
CONTRACTOR
WORK
STAMPED BY
DATE
ACCEPTANCE BY
DATE
FIELD
DATE
DRAWINGS
DATE
CORRECTED BY
DATE
MICRO-FILM INFORMATION
RECORDED BY
DATE

ENGINEER'S SEAL
RONALD P. BOHANNAN
NEW MEXICO
9814
REGISTERED PROFESSIONAL ENGINEER
3/6/97

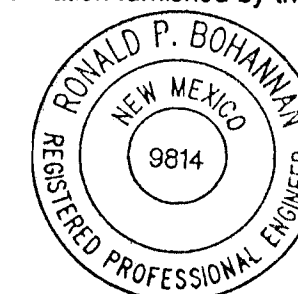
REVISIONS
NO. DATE BY
DESIGNED BY JML DATE 11-96
DRAWN BY JMM DATE 11-96
CHECKED BY RPB DATE 11-96



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BY LASON

RECORD DRAWING

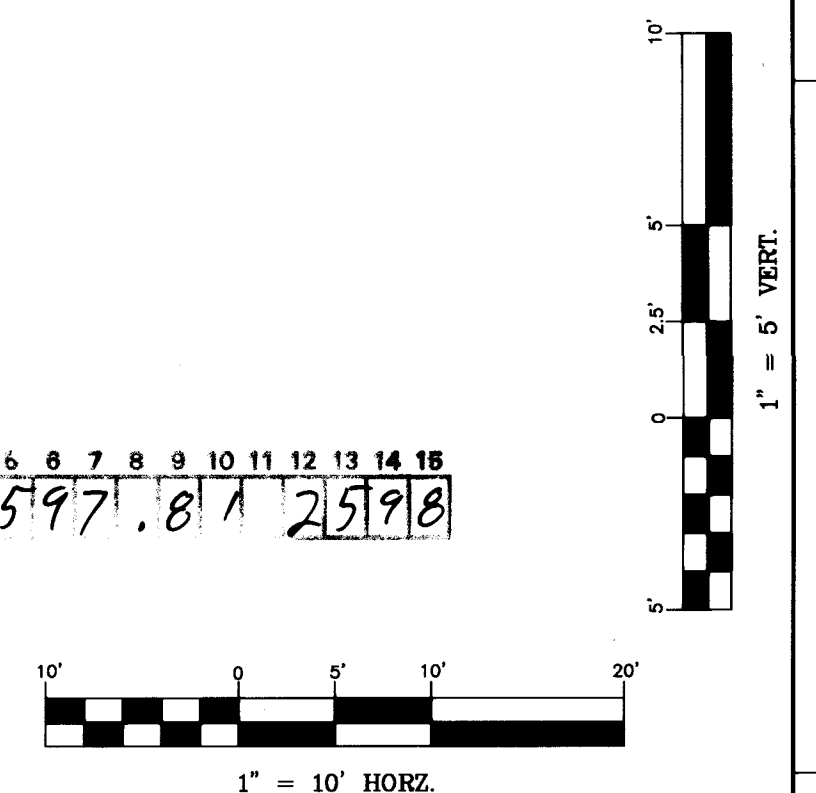
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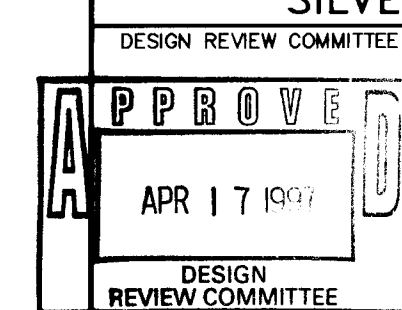
NOTE:
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26-55977.81 25978



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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
MERIDIAN BUSINESS PARK
INFRASTRUCTURE IMPROVEMENTS
SILVER CREEK ROAD CROSS-SECTIONS

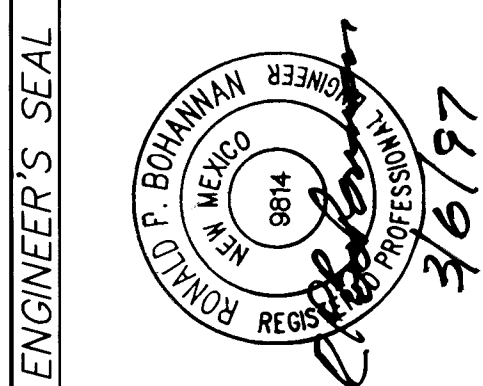


DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
APPROVE			
DESIGN REVIEW COMMITTEE			

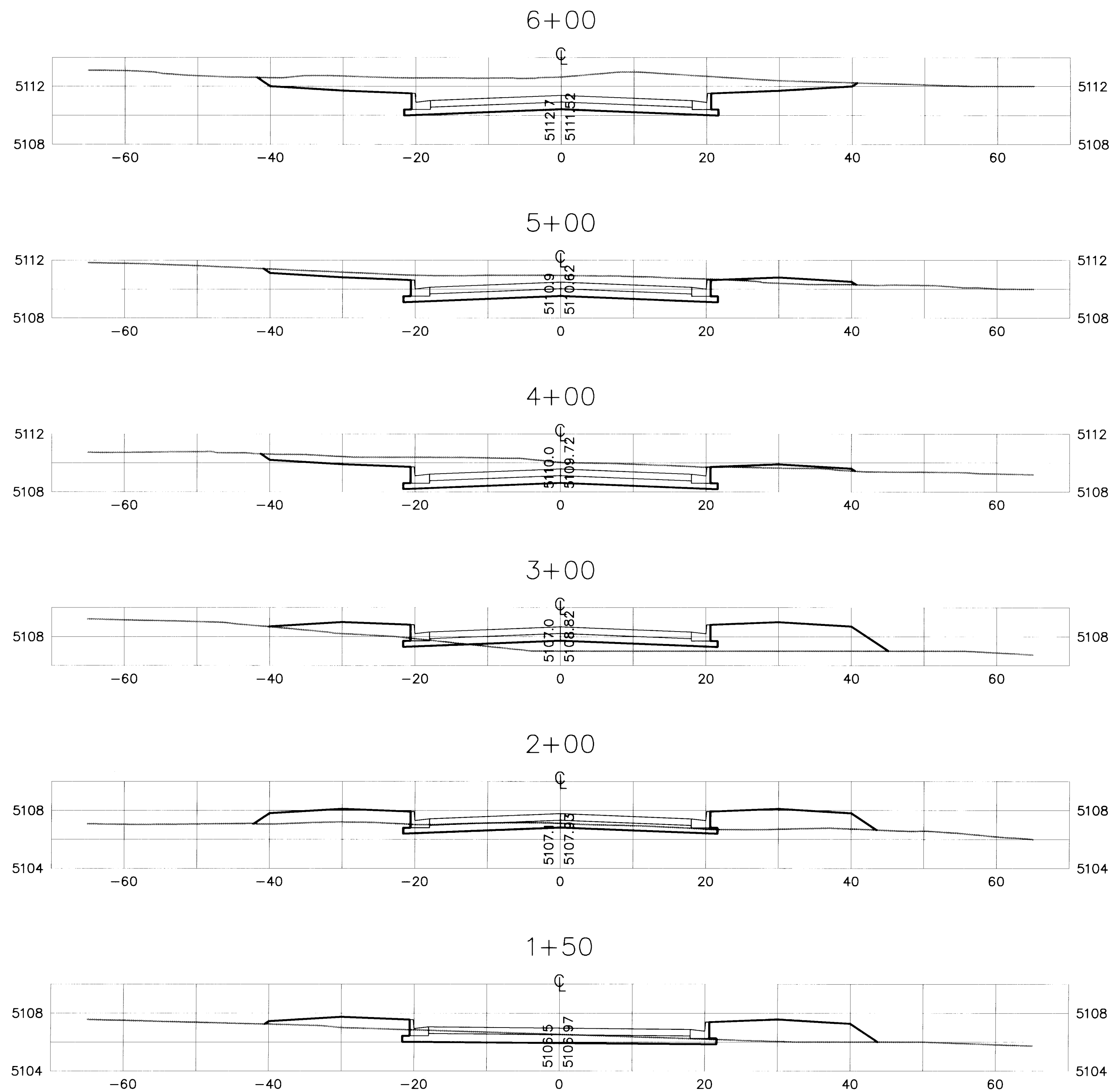
CITY PROJECT No. 559781 ZONE MAP No. J-10/K-10 SHEET 25 OF 30

AS BUILT INFORMATION			
CONTRACTOR	Albuquerque Control Survey Monument "10-K10"	DATE	
INSPECTOR'S	New Mexico State Plane Coordinates, Central	DATE	
FIELD	Zone (NAD 27) as published:	DATE	
VERIFICATION BY	Y = 1487056.22	DATE	
CORRECTED BY	X = 357375.04	DATE	
MICRO-FILM INFORMATION	Elevation = 5142.79 (SLD 1999)	DATE	
RECORDED BY	Ground to grid factor = 0.99967738	DATE	
NO.	Delta Alpha = - 00'16"27"	DATE	

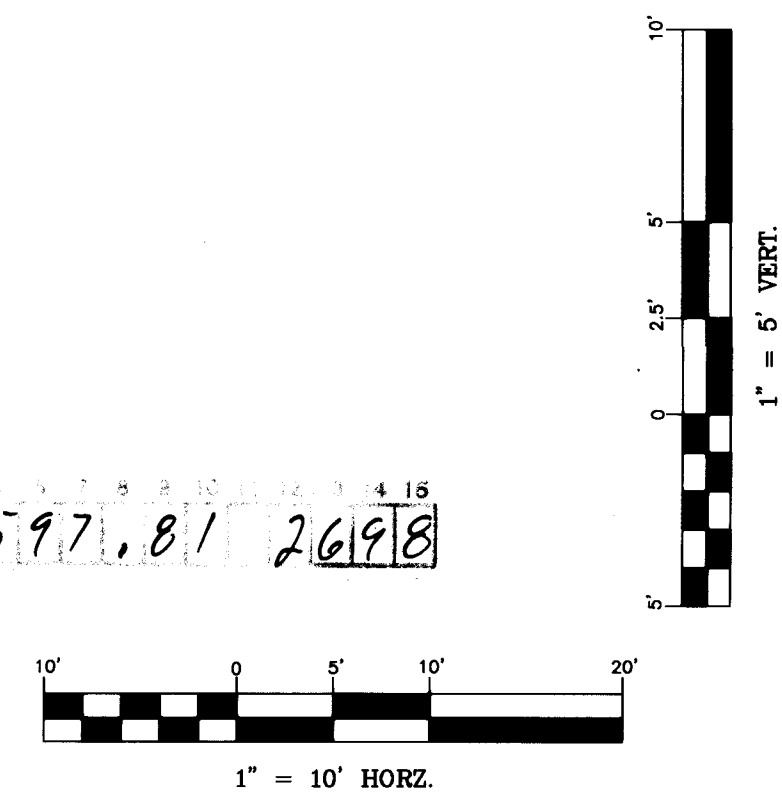
SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	



ENGINEER'S SEAL	
REMARKS	BY
DESIGN	
REVISIONS	
DATE	11-96
DRAWN BY	JMM
CHECKED BY	RPB
DATE	11-96



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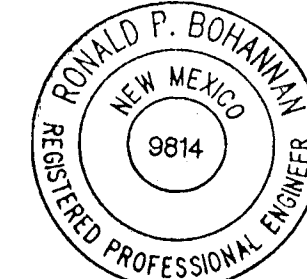
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CONSULTING ENGINEERS
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Albuquerque, New Mexico 87114
(505) 898-8021 FAX (505) 898-8501

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
**MERIDIAN BUSINESS PARK
INFRASTRUCTURE IMPROVEMENTS
GALLATIN PLACE CROSS-SECTIONS**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
APPROVE APR 17 1997 DESIGN REVIEW COMMITTEE			
LAST DESIGN UPDATE			

CITY PROJECT NO. **559781** ZONE MAP NO. **J-10/K-10** SHEET **26** OF **30**

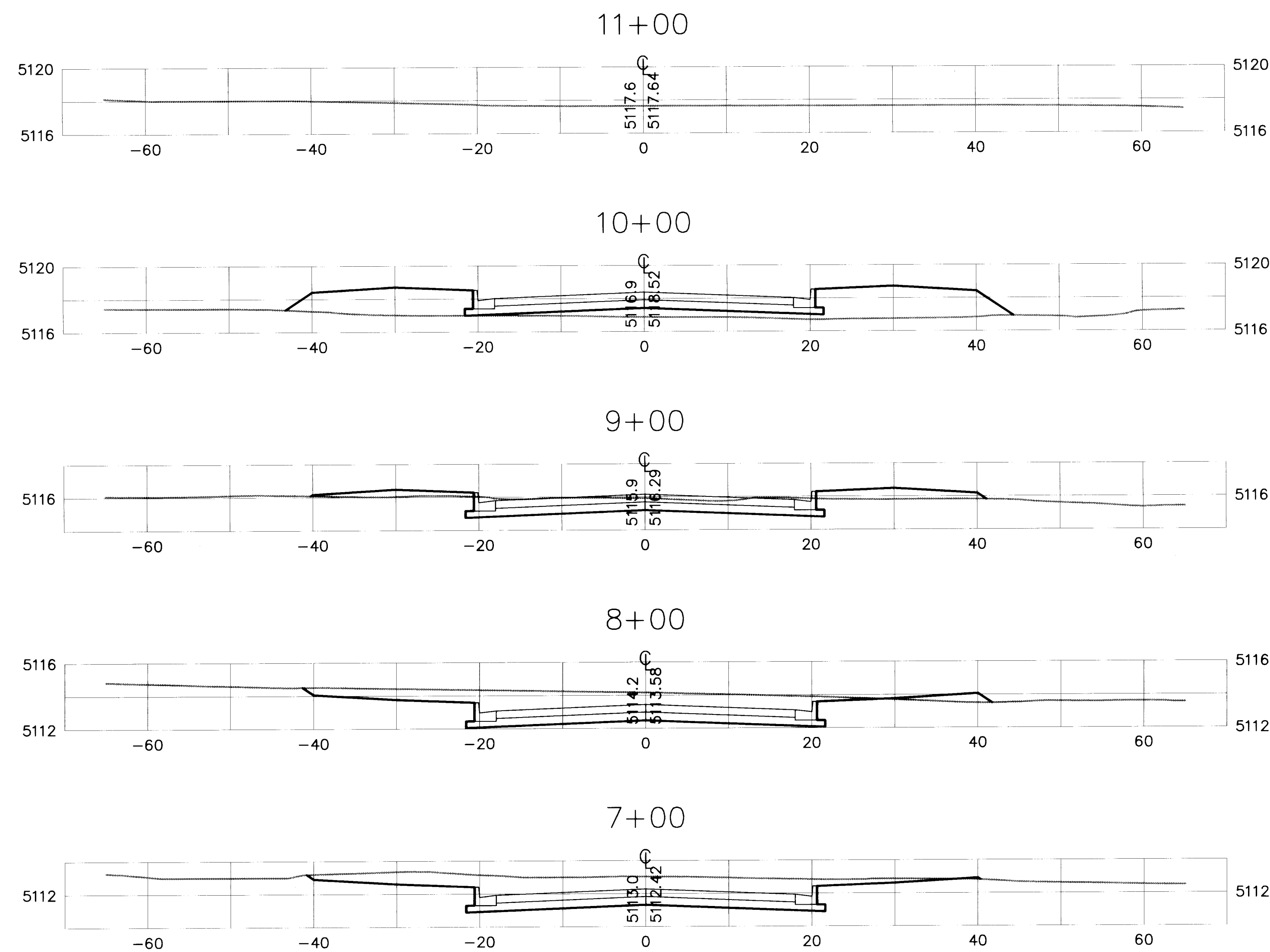
RECORD DRAWING
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R.P. Bohannon 1/23/98
Ronald P. Bohannon
N.M.P.E. No. 9814

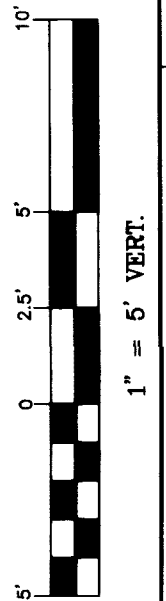
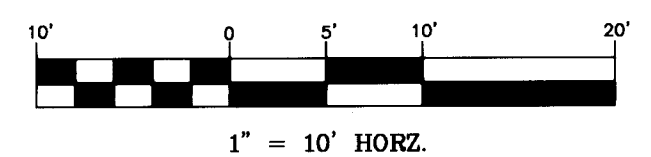
SCANNED BY
BY LASON

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	Albuquerque Central Survey Monument "10-K10"	CONTRACTOR	DATE
			New Mexico State Plane Coordinates, Central	INSPECTOR'S	DATE
			Zone (NAD 27) as published:	FIELD	DATE
			Y = 1487056.22	FIELD	DATE
			X = 357375.04	VERIFICATION BY	DATE
			Elevation = 5142.79 (S.D. 1929)	CHANGED BY	DATE
			Ground to grid factor = 0.99967738	CONSTRUCTED BY	DATE
			Delta Alpha = - 00'16"27"	MICRO-FILM INFORMATION	DATE
				RECORDED BY	DATE
				NO.	DATE



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26-55978.01 2798



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R. Bohannon 1/23/98
Ronald P. Bohannon
N.M.P.E. No. 9814

SCANNED BY
RY LASON

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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
MERIDIAN BUSINESS PARK INFRASTRUCTURE IMPROVEMENTS GALLATIN PLACE CROSS-SECTIONS	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
Mo./DAY/YR.	Mo./DAY/YR.
APPROVE APR 17 1997 DESIGN REVIEW COMMITTEE	LAST DESIGN UPDATE
CITY PROJECT No. 559781	ZONE MAP NO. J-10/K-10
SHEET 27	OF 30

SURVEY INFORMATION

ENGINEER'S SEAL

FIELD NOTES

NO. BY DATE

AS BUILT INFORMATION

CONTRACTOR

DATE

STAKED BY

DATE

INSPECTED BY

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REVISIONS

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CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

1. CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION AN EXCAVATION/BARRICADING PERMIT BEFORE ENGAGING IN ANY CONSTRUCTION, MAINTENANCE OR REPAIR WORK IN ANY OF THE CITY OF ALBUQUERQUE'S RIGHTS-OF-WAY. EMERGENCY WORK THAT WOULD PRESERVE LIFE OR PROPERTY IS EXCLUDED WITH THE UNDERSTANDING, THAT A PERMIT SHALL BE OBTAINED WITHIN 24 TO 48 HOURS.

2. CONTRACTOR SHALL AT THE TIME OF PERMIT REQUEST, SUBMIT FOR APPROVAL BY CONSTRUCTION COORDINATION, A TRAFFIC CONTROL PLAN DETAILING ALL EXISTING TOPOGRAPHY SUCH AS LANE WIDTHS, DRIVEWAYS, AND BUSINESS/RESIDENTIAL ACCESSES. THE TRAFFIC CONTROL PLAN SHALL INCLUDE ALL PHASES OF WORK AND SCHEDULES INVOLVED IN THE CONSTRUCTION PROJECT. ANY SEPARATE PHASES OF A CONSTRUCTION PROJECT SHALL BE GIVEN AN INDIVIDUAL PERMIT EACH. BLANKET PERMITS WILL NOT BE ISSUED.

3. THESE TYPICAL TRAFFIC CONTROL PLANS DO NOT REFLECT THE EXISTING TOPOGRAPHY SUCH AS DRIVEWAYS, LANE WIDTHS, AND BUSINESS/RESIDENTIAL ACCESSES. EVERY LOCATION THAT REQUIRES CONSTRUCTION TRAFFIC CONTROL SHALL HAVE A DETAILED TRAFFIC CONTROL PLAN SHOWING ALL EXISTING TOPOGRAPHY.

4. CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY CONSTRUCTION COORDINATION.

5. CONSTRUCTION COORDINATION SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY TRAFFIC CONTROL CHANGES NEEDED BY CONTRACTOR, THAT WERE NOT PREVIOUSLY APPROVED. THESE TRAFFIC CONTROL CHANGES SHALL BE REQUESTED IN WRITING ACCOMPANIED WITH A TRAFFIC CONTROL PLAN REFLECTING SUCH CHANGES.

6. ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL, SERVICE AND MAINTAIN ALL TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL NOT BE REMOVED OR ALTERED IN ANY WAY WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION, PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.

7. THE CONSTRUCTION TRAFFIC CONTROL INITIAL SET-UP SHALL BE BY AN AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA) CERTIFIED WORKSITE TRAFFIC SUPERVISOR. THE MAINTENANCE AND SERVICING SHALL ALSO BE DONE BY AN ATSSA CERTIFIED WORKSITE TRAFFIC SUPERVISOR OR EQUIVALENT.

8. CONTRACTOR IS RESPONSIBLE TO MAINTAIN AND SERVICE ALL TRAFFIC CONTROL DEVICES 24 HOURS A DAY, 7 DAYS A WEEK THROUGHOUT LENGTH OF PROJECT. CONTRACTOR IS RESPONSIBLE THAT ALL TRAFFIC CONTROL DEVICES COMPLY WITH THE MUTCD, LATEST EDITION.

9. ALL ADVANCE WARNING SIGNS SHALL BE DOUBLE INDICATED WHENEVER THERE ARE MULTI-LANE TRAFFIC IN ANY ONE GIVEN DIRECTION AND THERE IS SUFFICIENT MEDIAN SPACE.

10. ALL BARRICADES IN ALL TAPERS AND TANGENTS SHALL BE PLACED APART, A DISTANCE MEASURED IN FEET, EQUAL TO THAT OF THE POSTED SPEED LIMIT. NO EXCEPTIONS UNLESS APPROVED BY CONSTRUCTION COORDINATION PER MUTCD SECTION 6A-4.

11. CONTRACTOR SHALL NOT BEGIN WORK BEFORE 7:00 A.M. OR END WORK AFTER 7:00 P.M. WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.

12. CONTRACTOR IS RESPONSIBLE TO PROVIDE CONSTRUCTION COORDINATION, A WEEKLY LOG OF DAILY INSPECTIONS OF BARRICADE AND MAINTENANCE SCHEDULES ON PROJECTS THAT ARE OVER ONE WEEK DURATION.

13. EQUIPMENT OR MATERIALS SHALL NOT BE STORED WITHIN 15 FEET OF A TRAVELLED TRAFFIC LANE DURING NON-WORKING HOURS WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.

14. CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.

15. CONTRACTOR IS RESPONSIBLE FOR OBLITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.

16. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FACILITIES, BUSINESSES AND/OR RESIDENTS AT ALL TIMES.

17. CONTRACTOR SHALL PROVIDE ACCESS SIGNS FOR BUSINESSES LOCATED WITHIN THE CONSTRUCTION AREA UNDER THE SUPERVISION OF CONSTRUCTION COORDINATION. EACH ACCESS SIGN SHALL HAVE 5 INCH, WHITE OPAQUE LETTERING ON BLUE REFLECTORIZED BACKGROUND. ACCESS SIGNS SHALL BE CONSIDERED INCIDENTAL TO THE BID AND NOT PART OF THE CONTRACT UNLESS OTHERWISE STATED. NO MORE THAN 3 BUSINESSES SHALL BE LISTED ON A ACCESS SIGN. SHOPPING CENTERS AND MALLS SHALL BE LISTED AS SUCH.

18. ALL ADVANCE WARNING SIGNS SHALL MEET THE MINIMUM REFLECTIVE INTENSITY REQUIREMENTS SET FORTH BY THE CITY OF ALBUQUERQUE. CONSTRUCTION COORDINATION SHALL DETERMINE ALL REQUIREMENTS AND APPROVE OR DISAPPROVE ANY ADVANCE WARNING SIGN PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.

19. 24 HOURS PRIOR TO OCCUPANCY OR CLOSING OF A RIGHT-OF-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITALS, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.

20. ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY CONSTRUCTION COORDINATION.

21. EXCAVATIONS SHALL BE PLATED, TEMPORARILY PATCHED OR RESURFACED PRIOR TO OPENING OF TRAFFIC. A MINIMUM OF 11 FEET SHALL BE PROVIDED FOR TRAFFIC IN ANY GIVEN DIRECTION. CONTRACTOR IS RESPONSIBLE FOR ANY WORK INVOLVED IN SATISFYING THESE REQUIREMENTS.

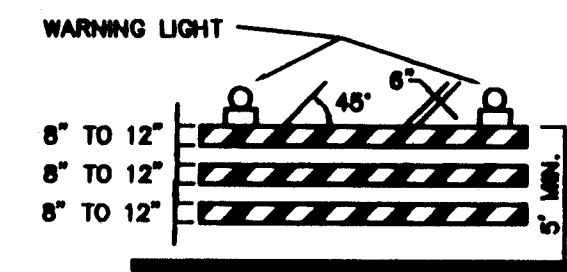
22. CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE FOLLOWING:
1. STANDARDS AND REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
2. THE CITY OF ALBUQUERQUE TRAFFIC CODE, LATEST EDITION.
3. SECTION 19 OF THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION, AS WELL AS OTHER SECTIONS.

23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

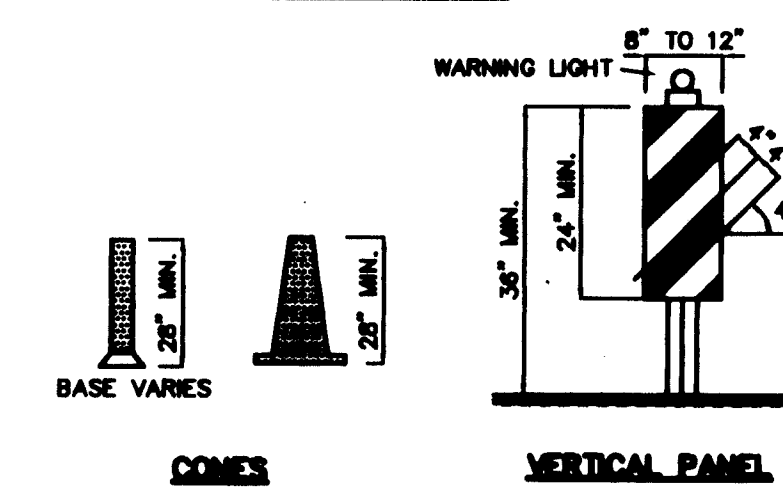
24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION. WASHING OF EQUIPMENT IS INCIDENTAL TO ITS PLACEMENT AND MAINTENANCE.

25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

26. ADVANCE WARNING SIGNS SHALL BE 36"x36" WITH SUPER ENGINEERING GRADE SHEETING OR BETTER.



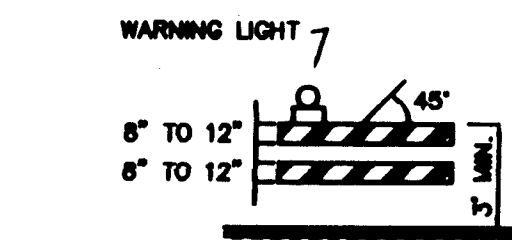
TYPE II BARRICADE



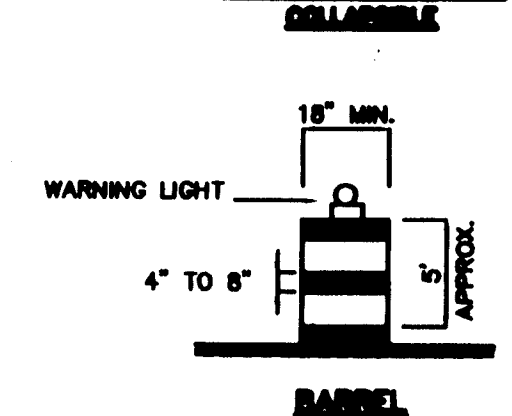
CONES

VERTICAL PANEL

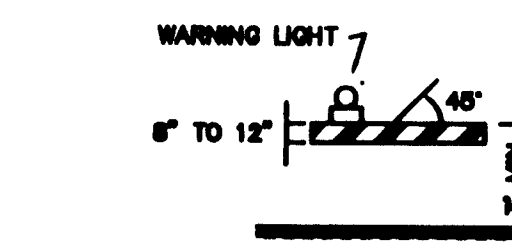
HIGH LEVEL WARNING DEVICE



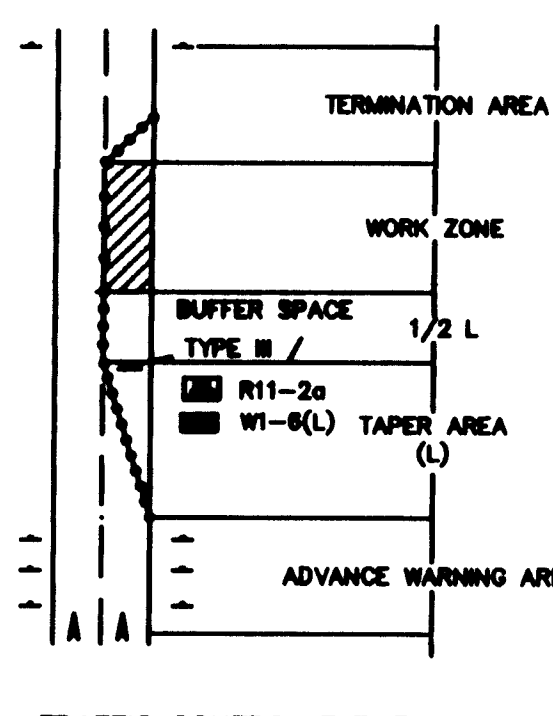
TYPE II BARRICADE



BARREL



TYPE I BARRICADE



TRAFFIC CONTROL ELEMENTS

LEGEND

- WORK AREA
BARRICADE - TYPE I, TYPE II, OR BARREL
BARRICADE - TYPE III
VERTICAL PANEL
WARNING SIGN
DISTANCE BETWEEN SIGNS - A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET
FLAGMAN POSITION
SPACING BETWEEN BARRICADES - A DISTANCE MEASURED IN FEET EQUAL TO THE SPEED LIMIT OF THE STREET
TAPER LENGTH - SEE CHART BELOW
THE TANGENT LENGTH IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET.

TAPER REQUIREMENTS

SPEED LIMIT (MPH)	TAPER LENGTH (L) (FEET)			MINIMUM NUMBER OF DEVICES FOR TAPER	MAXIMUM DEVICE SPACING IN FEET	
	10' LANE	11' LANE	12' LANE		ALONG TAPER	AFTER TAPER
20	70	75	80	5	20	20
25	105	115	125	6	25	25
30	150	165	180	7	30	30
35	205	225	245	8	35	35
40	270	295	320	9	40	40
45	450	495	540	13	45	45
50	500	550	600	13	50	50
55	550	605	660	13	55	55

RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

SPEED LIMIT (MPH)	MINIMUM DISTANCE IN FEET BETWEEN SIGNS	FROM LAST SIGN TO TAPER
0-20	10 X SPEED LIMIT	10 X SPEED LIMIT
25-30	10 X SPEED LIMIT	10 X SPEED LIMIT
30-35	10 X SPEED LIMIT	10 X SPEED LIMIT
40-45	10 X SPEED LIMIT	10 X SPEED LIMIT
50-60	10 X SPEED LIMIT	10 X SPEED LIMIT

TAPER CRITERIA

TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

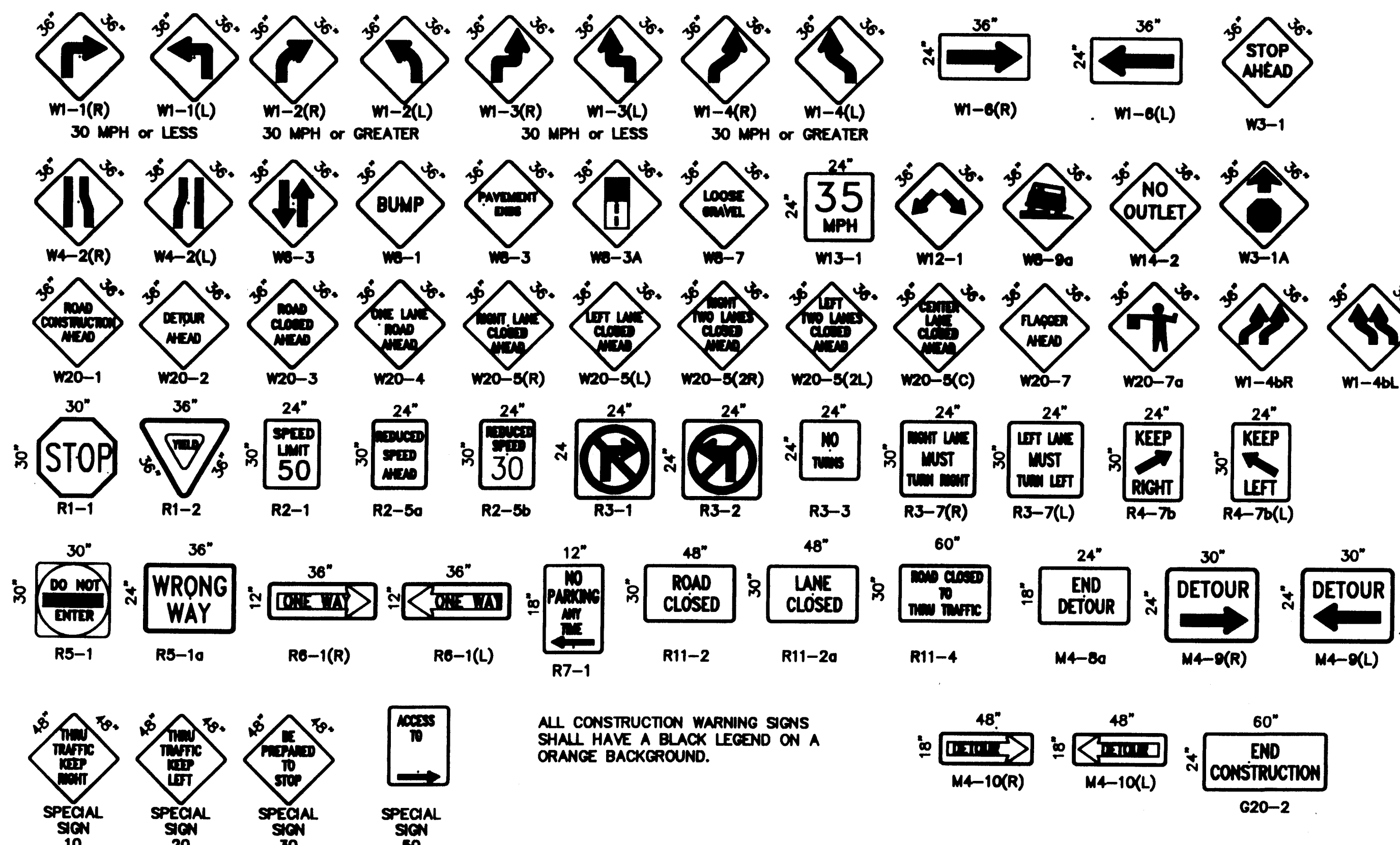
TAPER LENGTH COMPUTATION

SPEED LIMIT	L
40 MPH OR LESS	$L = \frac{WS^2}{60}$
45 MPH OR GREATER	$L = W \times S$

L = TAPER LENGTH
W = WIDTH OF OFFSET IN FEET
S = POSTED SPEED OR OFF-PEAK 85-PERCENTILE SPEED IN MPH

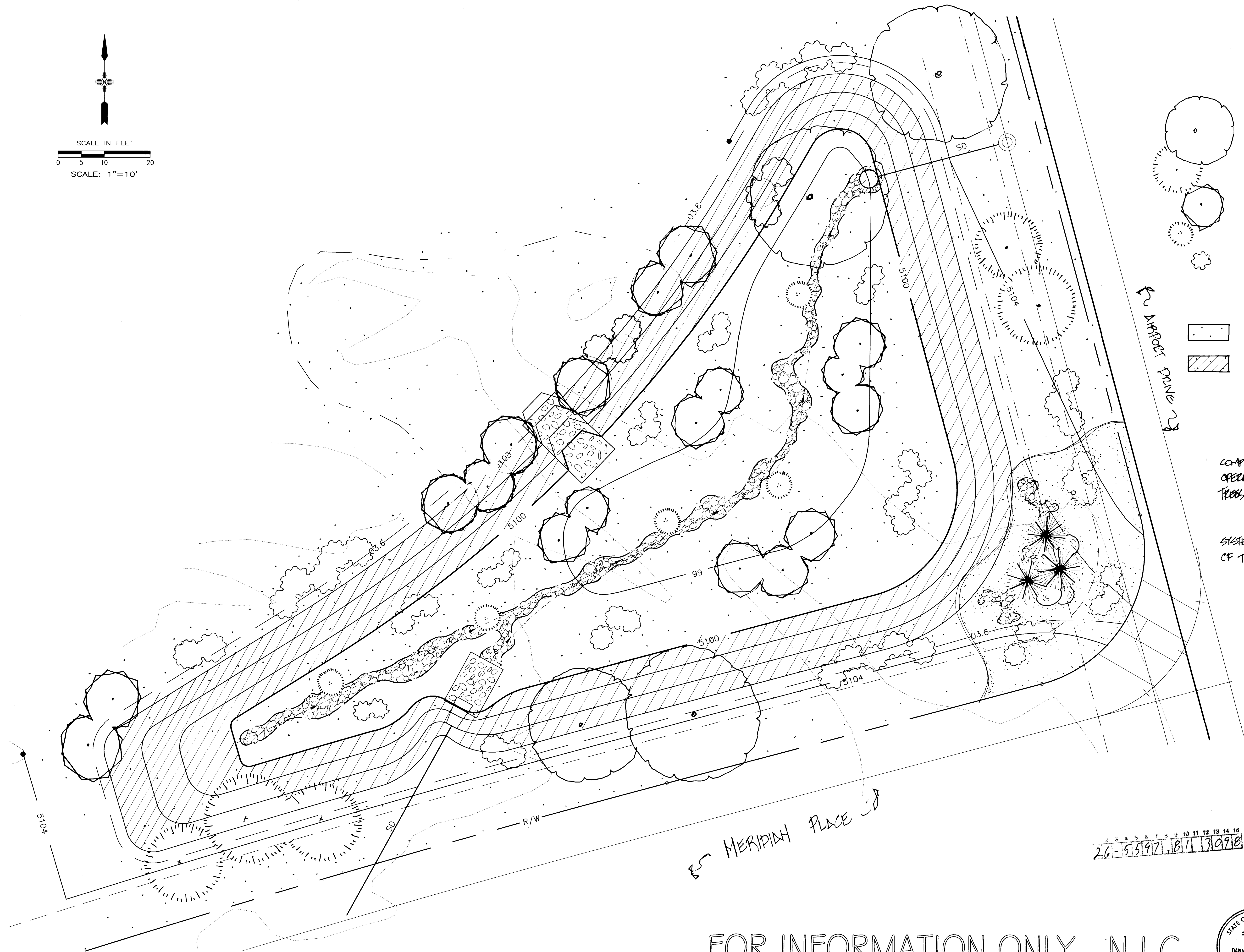
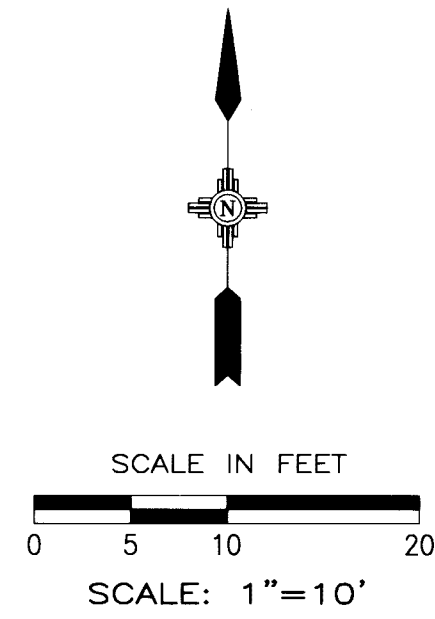
26-15:577.18112888

SIGN FACE DETAILS



ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: MERIDIAN BUSINESS PARK SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO. 2024/20	NO. 2024/20
LAST UPDATE		DATE	DATE
PROJECT NO. 559781	MAP J-10/ NO. K-10	SHEET 28	OF 30



- LANDSCAPE LEGEND**
- 2-2 1/2" CAL. COTTONWOOD (H)
 - 15 GAL. NESTED SPIKE (H)
 - 15 GAL. DESERT WILLOW (L)
 - 5 GAL. MANDELGRASS (M)
 - 5 GAL. NATIVE SHRUBS (L-M)
CHAMPA, DORCHE PLUME, FOUR-WING SALTBUSH,
RUSSIAN SAGE, BLUEBERRY SPINDLE
 - NATIVE SEED
 - NATIVE SEED W/ SOIL SAVED EROSION CONTROL

LANDSCAPE NOTES

ALL LANDSCAPING SHALL BE WATERED BY A COMPLETE UNDERGROUND IRRIGATION SYSTEM OPERATED BY AUTOMATIC TIMER. BUBBLERS TO TREES AND Drip IRRIGATION TO SHRUBS.

LANDSCAPE MAINTENANCE AND IRRIGATION SYSTEM MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

26-55978-1811310918

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Record Drawing



The Hilltop

SCANNED BY
BY LASON

CITY PROJECT NO. 559781

SHEET 30 OF 30