

SCANNED BY
MESA REPRO



NOTICE TO CONTRACTORS

1. CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THROUGH UPDATE 6, WILL BE REFERRED TO HEREIN AS THE "STANDARD SPECIFICATIONS".
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS THAT MAY CONFLICT EXIST. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
4. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
5. FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION CO-ORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION CO-ORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.
6. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR IN EXISTING OR NEW LOCATION AS INDICATED BY THIS SET.
7. THE 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.
8. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES, 24 HOUR CONSTRUCTION.

☒	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.
☒	SIDEWALK AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
☐	IF CURB IS DEPRESSURED 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.

CAUTION:
NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P. O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

[REDACTED]

DANE HOELZER
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
11987

REVISED
3-26-98

6135ARP\TITI F 3-26-98

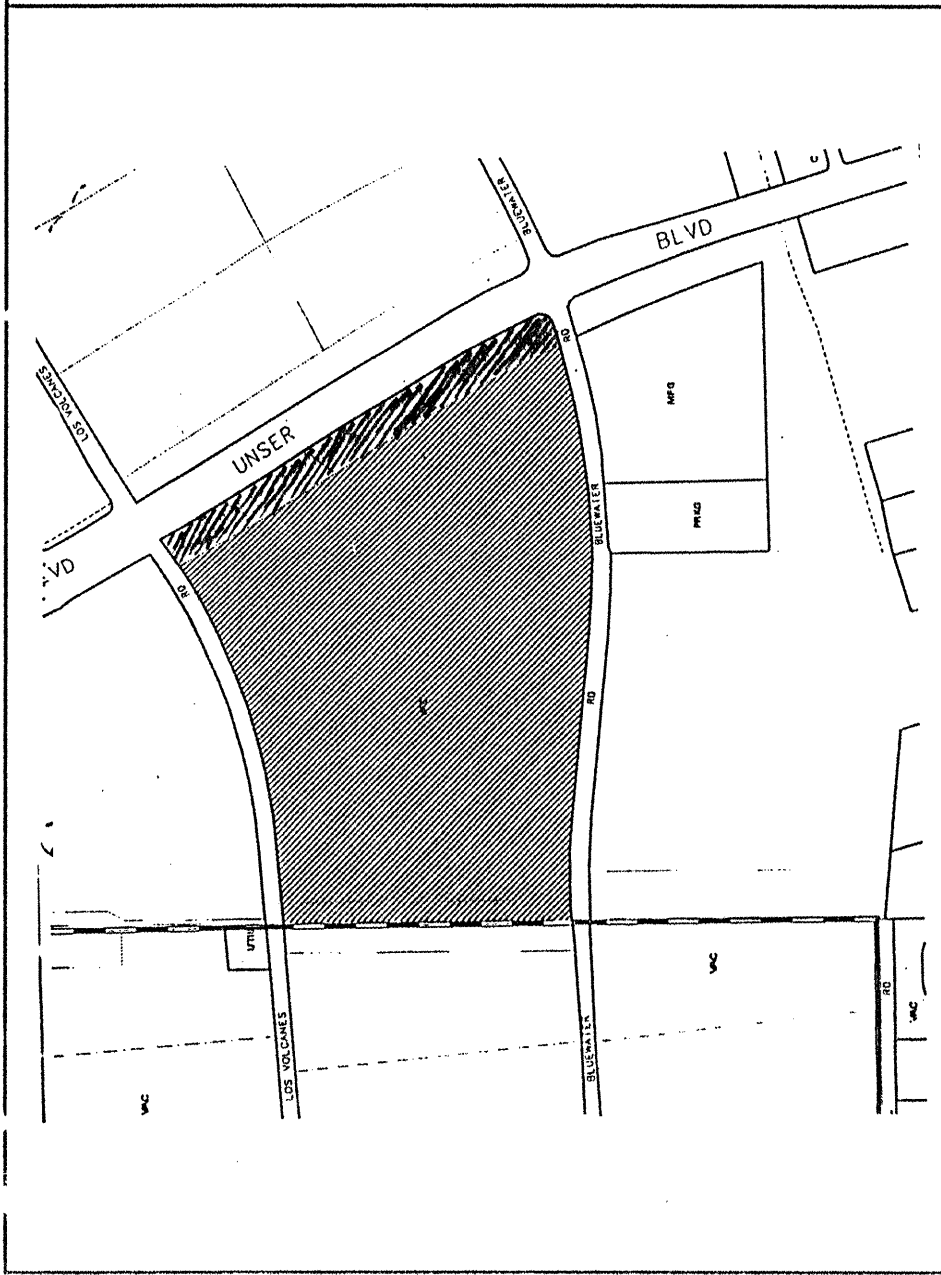
REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE			APPROVALS	ENGINEER		DATE	*****		
		DRC CHAIRMAN	Billing Gordon			4-14-98	APPROVED FOR CONSTRUCTION		
		TRANSPORTATION	Sherman Road Co.			3-26-98			
		WATER/WASTEWATER	R.W. Kane			3-17-98			
		HYDROLOGY	B.J. Matiga			4-16-98			
		CIP							
		CONSTR. MNGMT.							
		CONST. COORD.	Josh Kuch			3-13-98			
CITY PROJECT NO.			580081						
						SHEET	OF		
						1	20		

<u>SHEET NO.</u>	<u>TITLE SHEET</u>
1	TITLE SHEET
2-4	PLAT
5,6	GRADING AND DRAINAGE PLAN
7,8	MASTER PAVING PLAN
9	SAUL BELL ROAD PAVING PLAN
10	OLIVER ROSS ROAD PAVING PLAN
11	BLUEWATER ROAD PAVING PLAN
12	UNSER BLVD. RIGHT DECEL LANE
13,14	MASTER UTILITY
15	SAUL BELL ROAD UTILITY PLAN
16	OLIVER ROSS ROAD UTILITY PLAN
17,18	BLUEWATER ROAD UTILITY PLAN
19,20	TRAFFIC CONTROL

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision and that the 'as-built' information shown on these drawings was added by me or under my supervision and that this 'as-built' information is true and correct to the best of my knowledge and belief." Aldrich Land Surveying is not responsible for or warrant the design concepts, calculations or engineering content of the record drawings.

Timothy Aldrich, P.S. No. 7719

10-12-98
Date



LOCATION MAP		ZONE ATLAS MAP K-9 & K-10	
		SCALE: NONE	
SUBDIVISION DATA			
PLAT CASE NOS.	DRB-97-138 S	V.	
GROSS ACREAGE	52.1681		
ZONE ATLAS NO.	K-9, K-10		
NO. OF EXISTING TRACTS/LOTS	2 TRACTS		
NO. OF TRACTS/LOTS CREATED	15 LOTS, 2 TRACTS		
NO. OF TRACTS/LOTS ELIMINATED	2 TRACTS		
MILES OF FULL WIDTH STREETS CREATED	0.2862		
AREA DEDICATED TO CITY OF ALBUQUERQUE	2.0591 AC		
DATE OF SURVEY	10/96		
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER:	96110108420067		

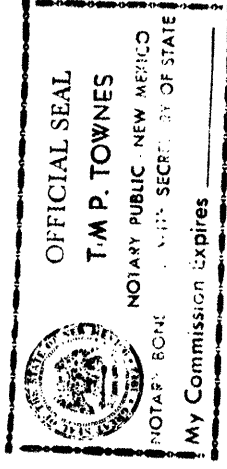
FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and is dedicated to the City of Albuquerque, New Mexico, for public use and public right-of-ways shown hereon to the City of Albuquerque, New Mexico, with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated; and including the right of ingress and egress for construction and maintenance, and the right to trim, interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNER: HUGH BELL, THE BELL GROUP, INC.

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO } ss
COUNTY OF BERNALILLO }
This instrument was acknowledged before me on July 28, 1997
Jim P. Townes Nov 16, 1998
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A tract of land situated within the Town of Atrisco Grant, projected Sections 21 and 22, Township 10 North, Range 2 East, NMPM, containing 52.1681 acres, more or less, and being all of TRACT J-1, UNSER DIVERSION CHANNEL CORRIDOR, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 21, 1996 in Volume 96C, Folio 77 together with all of TRACT K-1, ATRISCO BUSINESS PARK, UNIT NO. 2, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 3, 1982 in Volume C20, Folio 9 and being more particularly described as follows:

BEGINNING at a point on the herein described tract, said point being on the north right-of-way line of Bluewater Road N.W. from whence the Albuquerque Control Survey Monument 9-K10 bears S 85°12'22" E, 213.11 feet to;

THENCE along said north right-of-way line 64.73 feet along a curve to the right, whose radius is 2832.79 feet through a central angle of 0°18'34" and whose chord bears S 74°22'23" W, 64.73 feet to a point;

THENCE, continuing 2.02 feet along a curve to the left, whose radius is 5529.58 feet through a central angle of 0°01'15" and whose chord bears N 23°42'12" W, 2.02 feet to a point;

THENCE continuing 1059.17 feet along a curve to the right, whose radius is 2830.79 feet through a central angle of 21°26'16" and whose chord bears S 85°45'10" W, 1053.01 feet to a point of tangency;

THENCE continuing N 83°31'42" W, 671.37 feet to a point of curvature;

THENCE continuing 291.25 feet along a curve to the left, whose radius is 2191.46 feet through a central angle of 0°36'53" and whose chord bears N 87°20'08" W, 291.25 feet to the intersection of the center line of said tract and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 21, 1996 in Volume 96C, Folio 77;

THENCE leaving said north right-of-way line N 00°39'55" E, 1032.98 feet along a line common with the east line of said TRACT J-2 to the northwest corner, said point being common with the northeast corner of said TRACT J-2 and further being on the south right-of-way line of Los Volcanes Road N.W.;

THENCE along said south right-of-way line N 86°13'35" E, 191.21 feet to a point of curvature;

THENCE, continuing 1065.51 feet along a curve to the left, whose radius is 2393.83 feet through a central angle of 26°16'16" and whose chord bears N 73°05'27" E, 1056.20 feet to a point of tangency;

THENCE continuing N 59°57'19" E, 110.74 feet to a point of curvature;

THENCE leaving said south right-of-way line N 78.54 feet along a curve to the right, whose radius is 50.00 feet through a central angle of 90°00'14" and whose chord bears S 75°02'34" E, 70.71 feet to a point of tangency, said point being on the westerly right-of-way line of Unser Boulevard N.W.;

THENCE along said westerly right-of-way line S 30°02'27" E, 906.55 feet to a point of curvature;

THENCE continuing 597.90 feet along a curve to the right, whose radius is 5651.58 feet through a central angle of 06°03'41" and whose chord bears S 27°00'36" E, 597.62 feet to a point of compound curvature;

THENCE leaving said westerly right-of-way line 85.26 feet along a curve to the right, whose radius is 50.00 feet through a central angle of 97°41'51" and whose chord bears S 24°52'10" W, 75.30 to the point of beginning and containing 52.1681 acres more or less.

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plots (and documents) of record entitled:
 - "ATRISCO BUSINESS PARK, UNIT NO. 2" (09-12-73, D5-181)
 - "ATRISCO BUSINESS PARK, UNIT NO. 2" (08-03-82, C20-9)
 - "ATRISCO BUSINESS PARK" (12-05-44, D-117)
 - "UNSER DIVERSION CHANNEL CORRIDOR" (02-21-96, 96C-77)all being records of Bernalillo County, New Mexico.
- Field Survey performed October, 1996.
- Utility Council Location System Log No. 96110108420067
- Title Report: None provided.
- These tracts are affected by a RIGHT-OF-WAY EASEMENT to American Telephone and Telegraph Company, dated December 13, 1929, recorded in Book 112, Page 290, said easement amended by a MODIFICATION EASEMENT, dated January 31, 1973, recorded in Book Misc. 298, Page 635, said easement assigned to the Mountain States Telephone and Telegraph Company by ASSIGNMENT dated December 26, 1974, recorded in Book Misc. 575, Page 928 all being records of Bernalillo County, New Mexico.
- "City of Albuquerque Water and Sanitary Sewer Service to CLIFFORD WEST BUSINESS PARK must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sewer availability statement."

LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT (SEE SHEET 2)

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners of the land shown hereon, and that I am not aware of any companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and that I am not aware of any parties who are not correct to the best of my knowledge and belief."

Timothy Aldrich 02-31-97
TIMOTHY ALDRICH, S. No. 7719 DATE

NOTES (continued)

- In the event grantor constructs any improvements within the public waterline easement shown hereon, the City has the right to enter upon Grantor's 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 affects any improvements or Encroachments made by the Grantor, the City will not be financially or otherwise responsible for the 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 or Encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the improvements or Encroachments.
- The intersection of Saul Bell Road NW with Unser Boulevard NW shall be used only for providing ingress from Unser Boulevard to this subdivision. Egress will be permitted only if approved by UTPPB.

PURPOSE OF PLAT

- SUBDIVIDE THE EXISTING TRACTS J-1, UNSER DIVERSION CHANNEL CORRIDOR AND K-1, ATRISCO BUSINESS PARK, UNIT NO. 2, INTO 15 LOTS AND 2 TRACTS.
- TO DEDICATE RIGHT-OF-WAY AND GRANT EASEMENTS AS SHOWN.

INTERIOR CURVE DATA

NO.	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
1	2830.79'	1° 07' 26"	55.52'	N 84° 10' 06" W 55.52'
2	2830.79'	0° 04' 41"	3.86'	N 83° 34' 02" W 3.86'
3	25.00'	91° 11' 29"	35.72'	N 39° 08' 04" W 35.72'
4	25.00'	90° 00' 37"	35.27'	N 51° 28' 00" E 35.36'
9	25.00'	87° 58' 23"	38.39'	N 46° 00' 49" W 34.72'
10	25.00'	87° 58' 23"	38.39'	N 46° 00' 49" E 34.72'
11	25.00'	89° 59' 46"	39.27'	N 14° 57' 26" E 35.35'
12	25.00'	90° 00' 14"	39.27'	N 75° 02' 34" W 35.37'
13	1500.00'	26° 47' 53"	701.57'	N 06° 56' 15" W 695.19'
16	1530.00'	4° 26' 04"	118.41'	N 04° 14' 36" E 118.38'
17	1530.00'	30° 02' 41"	534.38'	N 74° 58' 39" E 533.94'
18	1000.00'	30° 02' 41"	524.38'	N 74° 58' 39" E 518.39'
19	970.00'	30° 02' 41"	508.65'	N 74° 58' 39" E 502.84'
23	1530.00'	5° 33' 34"	148.45'	N 04° 48' 24" W 148.40'
24	970.00'	10° 01' 16"	169.65'	N 84° 59' 22" E 169.44'
25	970.00'	10° 01' 39"	169.76'	N 74° 57' 55" E 169.55'
26	970.00'	9° 59' 46"	169.23'	N 64° 57' 12" E 169.02'
28	1030.00'	5° 28' 51"	98.53'	N 62° 41' 45" E 98.49'
33	2830.79'	4° 18' 01"	212.46'	N 77° 11' 02" E 212.41'
34	2830.79'	3° 51' 50"	190.91'	N 81° 15' 58" E 190.87'
35	2830.79'	4° 08' 06"	204.30'	N 85° 15' 56" E 204.25'
36	2830.79'	4° 04' 12"	201.09'	N 89° 22' 05" W 201.05'
37	2830.79'	6° 57' 41"	186.06'	N 03° 31' 50" E 186.07'
38	1500.00'	20° 00' 12"	532.41'	N 10° 10' 06" W 529.62'
39	1500.00'	117° 05'	117.05'	N 86° 44' 40" E 116.95'
40	1030.00'	9° 36' 40"	172.78'	N 78° 41' 00" E 172.58'
42	1030.00'	8° 26' 30"	151.75'	N 69° 39' 25" E 151.62'
48	1470.00'	5° 15' 49"	135.05'	N 02° 34' 15" W 135.00'
49	1470.00'	5° 16' 44"	117.47'	N 01° 31' 10" W 117.43'
50	1470.00'	5° 15' 49"	135.05'	N 02° 41' 34" E 135.00'
51	1275.00'	5° 20' 48"	118.98'	N 03° 47' 36" E 118.94'
64	2600.79'	1° 08' 12"	29.16'	N 05° 53' 35" E 26.16'

SCANNED BY
MESA REPRO

PLAT OF CLIFFORD WEST BUSINESS PARK UNIT 1

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 21 & 22
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY 1997

97130010

State of New Mexico
County of Bernalillo
This instrument was filed for record in

97130010
State of New Mexico
County of Bernalillo
This instrument was filed for record in

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as provided by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.

Subdivision Case 9-91-21 Date 12/9/97
Planning Director City of Albuquerque, N.M.
City Engineer, City of Albuquerque, N.M. Date 12-2-97
Albuquerque Metropolitan Flood Control Authority Date 12-2-97
Transportation Department City of Albuquerque, N.M. Date 11-24-97
Utility Development Division City of Albuquerque, N.M. Date 10-28-97
Planning Director City of Albuquerque, N.M. Date 10-28-97
Parks Design and Development, City of Albuquerque, N.M. Date 08/19/97
City Surveyor, City of Albuquerque, N.M. Date 12-5-97
Property Management, City of Albuquerque, N.M. Date 12-5-97
P.N.G. GAS Rob. D. Bell 9-24-97 Date
U.S. West Communications Margie S. Carillo 9-25-97 Date
P.N. ELECTRIC Rob. D. Bell 9-24-97 Date
Jones Interchange, Inc. Robert Watson 9-25-97 Date

CLIFFORD WEST BUSINESS PARK UNIT 1

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

dwg: 61359L7T Drawn: BJG Checked: ALS Sheet 1 of 5
Scale: 1"=100' Date: 7-21-97 Job: 96135

PLAT OF CLIFFORD WEST BUSINESS PARK UNIT 1

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 21 & 22
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 1997

97130010

State of New Mexico
County of Bernalillo
This instrument was filed for record in

97130010
State of New Mexico
County of Bernalillo
This instrument was filed for record in

BOUNDARY CURVE DATA

C#	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	1059.17'	21°26'16"	2830.79'	535.85'	S85°45'10"W	1053.01'
	(1053.86')	(21.2534°)	(2830.79')	(535.85')	(S85°44'59"W)	(952.70')
C2	291.25'	0°36'53"	2191.46'	143.84'	(S87°20'08"W)	291.09'
	(291.37')	(0.6176°)	(2191.46')	(143.84')	(S87°20'08"W)	(291.09')
C3	1065.41'	26°16'07"	2323.83'	542.24'	(N73°05'27"E)	1056.20'
	(1065.41')	(26.1607°)	(2323.83')	(542.24')	(N73°05'27"E)	(1056.11')
C4	78.54'	90°00'14"	50.00'	50.00'	S75°02'34"E	70.71'
	(78.54')	(90.0010°)	(50.00')	(50.00')	(S75°02'34"E)	(70.71')
C5	597.90'	06°03'41"	5651.58'	299.23'	S27°00'36"E	597.62'
	(598.69')	(6.0410°)	(5651.58')	(299.23')	(S27°00'36"E)	(597.62')
C6	85.26'	97°41'51"	50.00'	57.21'	S24°52'10"W	75.30'
	(85.24')	(97.4101°)	(50.00')	(57.20')	(S24°52'10"W)	(75.30')
C7	64.73'	01°18'24"	2832.79'	32.37'	S74°22'23"W	64.73'
	(64.60')	(01.1824°)	(2832.79')	(32.30')	(S74°22'23"W)	(64.73')
C8	2.02'	00°01'15"	5529.58'	1.01'	N23°42'12"W	2.02'
	(2.02')	(0.0115°)	(5529.58')	(1.01')	(N23°42'12"W)	(2.02')

CLIFFORD WEST BUSINESS PARK UNIT 1

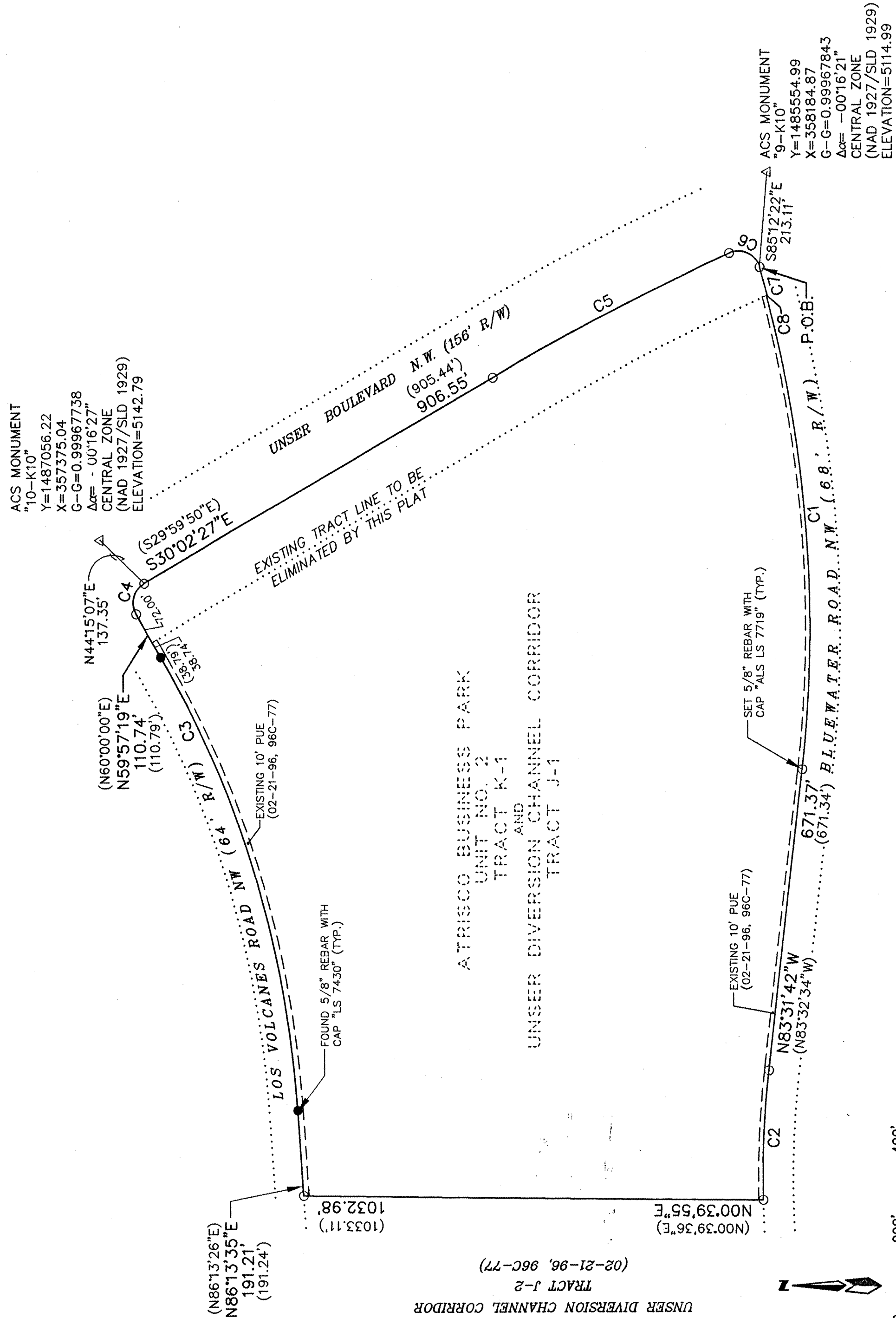
dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

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CPN580081

SHEET 2 OF 2

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	1059.17' (1058.86')	21°26'16"	2830.79'	535.85' (535.69')	S85°45'10"W (S85°44'29"W)	1053.01' (1052.70')
C2	291.25' (291.37')	0°39'53"	2191.46'	145.84' (145.90')	N67°20'08"W (N67°20'10"W)	291.03' (291.06')
C3	1065.51' (1065.81')	26°16'07"	2323.83'	143.90' (143.79')	N73°05'27"E (N73°05'22"E)	1058.61' (1058.11')
C4	78.34' (78.90')	90°00'14"	50.00'	50.00'	S75°02'34"E	70.71'
C5	597.90' (595.69')	06°03'41"	5651.58'	299.23' (299.62')	S27°00'36"E	597.62'
C6	85.26' (85.24')	97°41'51"	50.00'	57.21'	S24°52'10"W	75.30'
C7	64.73' (64.60')	01°18'34"	2832.79'	32.37' (32.30')	S74°22'23"W	64.73'
C8	00'01'15"	00°18'24"	5529.58'	1.01'	N23°42'12"W (N23°42'25"W)	2.02'



SHEET

4 of 20

PLAT OF
CLIFFORD WEST
BUSINESS PARK
UNIT 1

WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 21 & 22
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 1997

97130010

State of New Mexico : SS
County of Bernalillo

9:50 AM 10-1007 97c

of records of said County Folio 2462

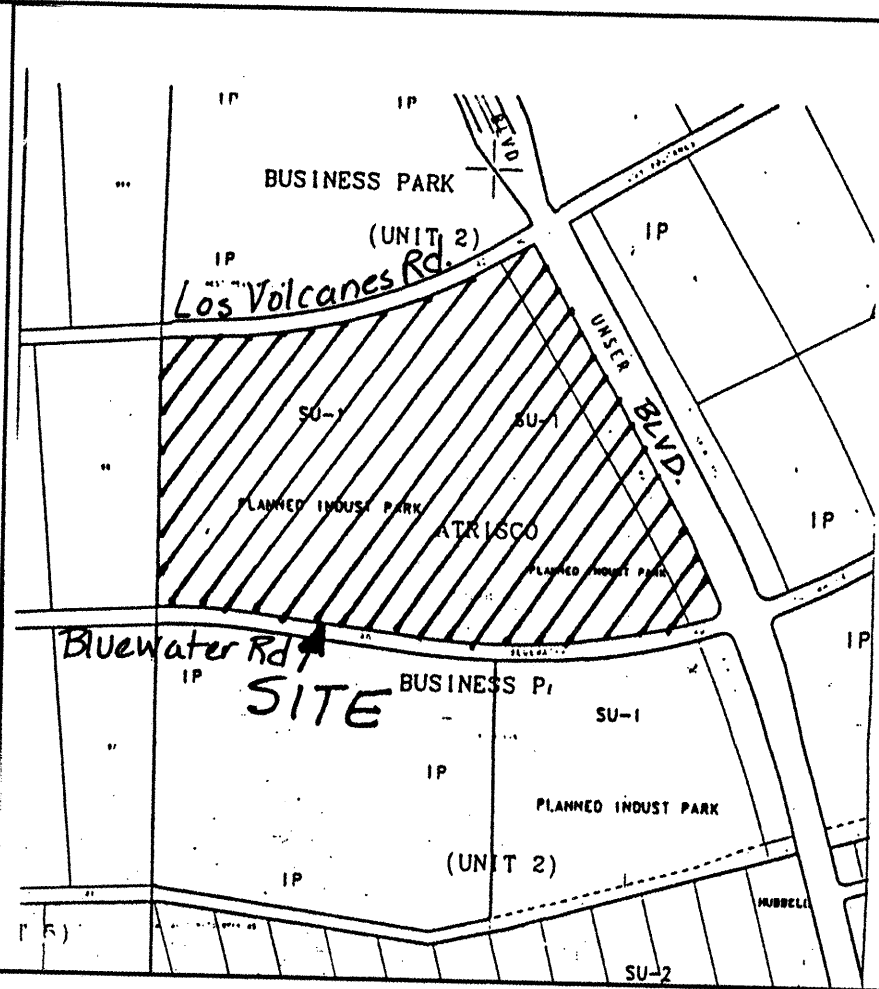
Judy D. Woodward, Clerk & Recorder

Deputy Clerk

**CLIFFORD WEST
BUSINESS PARK
UNIT 1**

dmj
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

dwg: 6135ONE5	Drawn: BJC	Checked: ALS	Sheet 5 of 5
Scale: 1"=200'	Date: 10-20-97	Job: 96135	



VICINITY MAP
ZONE MAP: K-9,10

TBM (TEMPORARY BENCHMARK)

NORTH RIM OF MANHOLE LOCATED AT THE INTERSECTION OF UNSER BOULEVARD AND BLUEWATER ROAD NW
ELEVATION= 5115.73

LEGAL DESCRIPTION

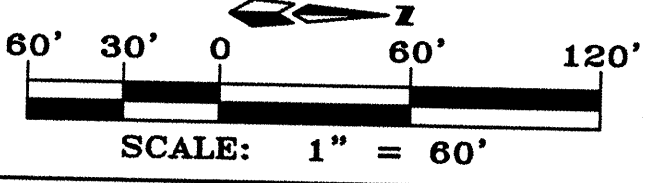
ATRISCO BUSINESS PARK UNIT NO. 2 TRACT K-1 AND
UNSER DIVERSION CHANNEL CORRIDOR TRACT J-1
TOWN OF ATRISCO GRANT NOVEMBER, 1996.

LEGEND

- Q₀ ALLOWABLE DISCHARGE FROM LOT
- STANDARD 8" CURB & GUTTER
- 28.53' PROPOSED SPOT ELEVATION
- 3:1 SLOPE
- SD PROPOSED STORM DRAIN LINE
- PROPOSED SWALE
- LIMITS OF LAND DISTURBANCE
- EXISTING CONTOUR
- EXISTING TOP OF CURB
- EXISTING FLOWLINE
- EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CABLE T.V. PEDESTAL
- EXISTING WATER VALVE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING POWER POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING FIRE HYDRANT
- EXISTING STORM SEWER MANHOLE
- EXISTING DROP INLET
- EXISTING CONCRETE/SIDEWALK
- NEW STORM DRAIN MANHOLE

SPECIAL NOTES:

- EXISTING CONTOURS ARE 1.0' INCREMENTS.
- EROSION AND SEDIMENT CONTROL PLANS WILL BE ADDRESSED IN THE DRAINAGE AND GRADING PLANS SUBMITTED TO HYDROLOGY FOR EACH LOT AS DEVELOPMENT OCCURS.



dmg
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP**

TITLE: CLIFFORD WEST BUSINESS PARK - UNIT 1
GRADING AND DRAINAGE PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

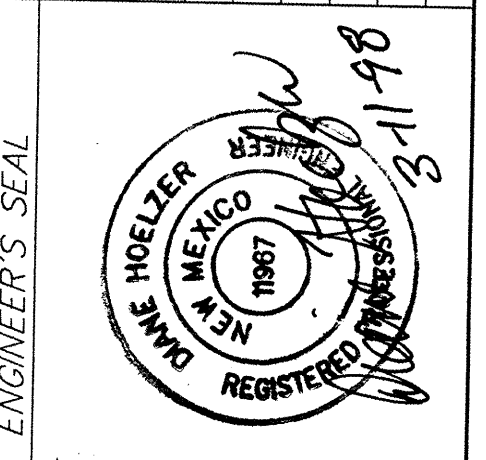
Hydrology Approval

CITY PROJECT NO. 580081 ZONE MAP NO. K-9,10 SHEET 5 OF 20

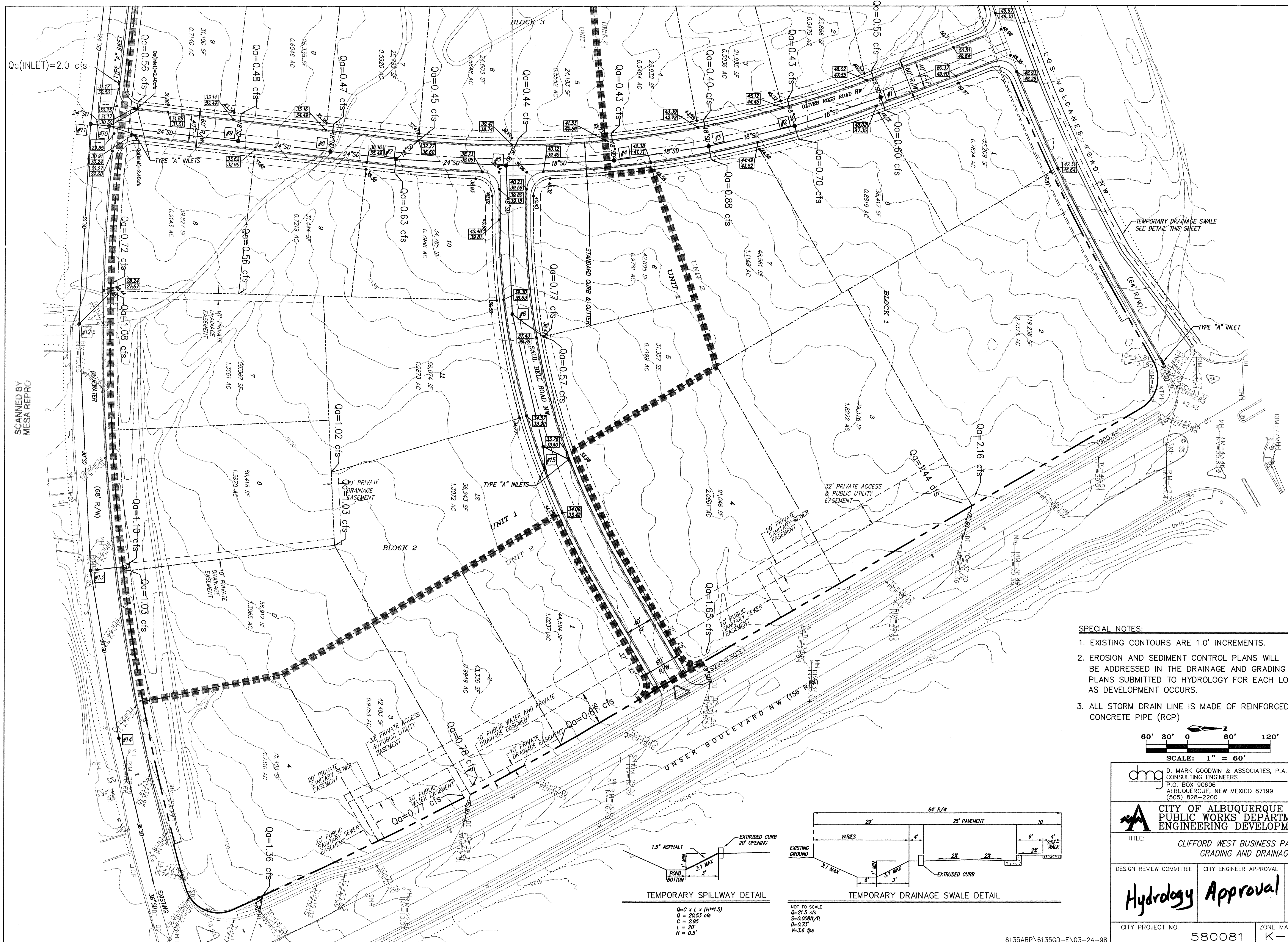
AS BUILT INFORMATION			
CONTRACTOR	RASS-PIREY	DATE	08/09/98
WORK STARTED BY	RASS-PIREY	DATE	08/09/98
FIELD ACCEPTANCE BY	RASS-PIREY	DATE	08/09/98
FIELD LOCATION BY	RASS-PIREY	DATE	08/09/98
DRAWINGS	RASS-PIREY	DATE	08/09/98
CORRECTED BY	RASS-PIREY	DATE	08/09/98
RECORDED BY	RASS-PIREY	DATE	08/09/98

BENCH MARKS			
ACS MONUMENT LABELED "9-K10"	DATE	BY	NO.
ELEVATION = 5114.99			

SURVEY INFORMATION			
FIELD NOTES	DATE	BY	NO.

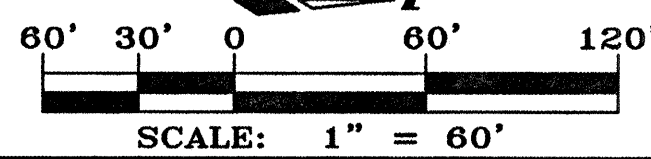


ENGINEER'S SEAL			
REMARKS	DATE	BY	NO.
DESIGN	06-16-97	DLH	
REVISIONS	06-16-97	BLN	
CHECKED BY	06-16-97	DWG	



SPECIAL NOTES:

1. EXISTING CONTOURS ARE 1.0' INCREMENTS.
2. EROSION AND SEDIMENT CONTROL PLANS WILL BE ADDRESSED IN THE DRAINAGE AND GRADING PLANS SUBMITTED TO HYDROLOGY FOR EACH LOT AS DEVELOPMENT OCCURS.
3. ALL STORM DRAIN LINE IS MADE OF REINFORCED CONCRETE PIPE (RCP)



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 CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: *CLIFFORD WEST BUSINESS PARK – UNIT
GRADING AND DRAINAGE PLAN*

SIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST DESIGN UPDATE	MO./DAY/YR.		MO./DAY/YR.	
<i>Hydrology</i>		<i>Approval</i>						
CITY PROJECT NO.		ZONE MAP NO.		SHEET		OF		
580081		K-9, 10		6		20		

AS BUILT INFORMATION

CONTRACTOR	Russ-Pitney
WORK ORDER NO.	BY AIS, Inc. DATE 98
INSPECTOR'S ACCEPTANCE BY	8/11/98 DATE
REVISIONS	BY AIS, Inc. DATE 98
REVISIONS CORRECTED BY	8/11/98 DATE 9/98
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

SURVEY INFORMATION		BENCH MARKS
NO.	FIELD NOTES	
	DATE	ACS MONUMENT LABELED "9-K10" ELEVATION = 5114.99
	BY	

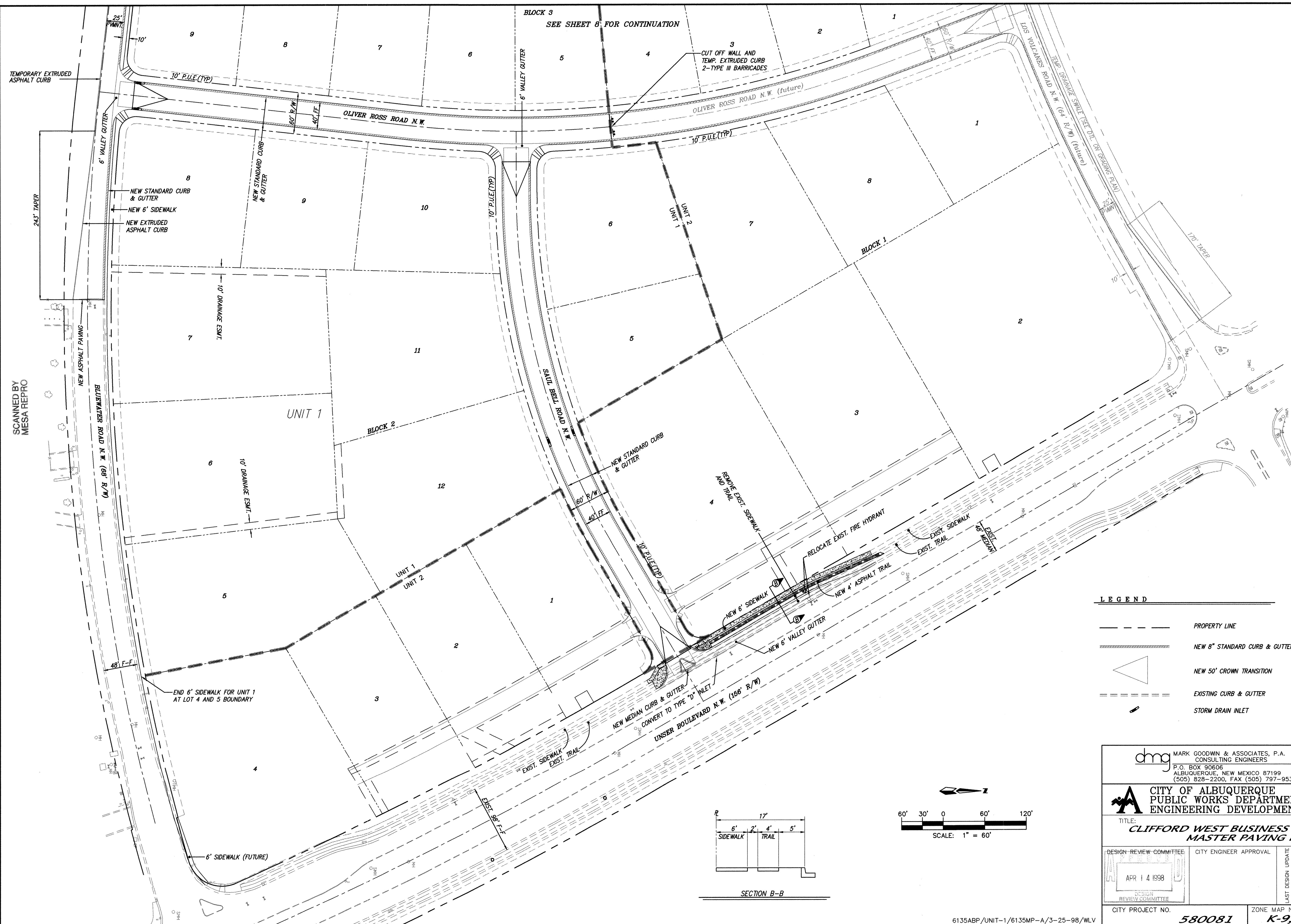
ENGINEER'S SEAL

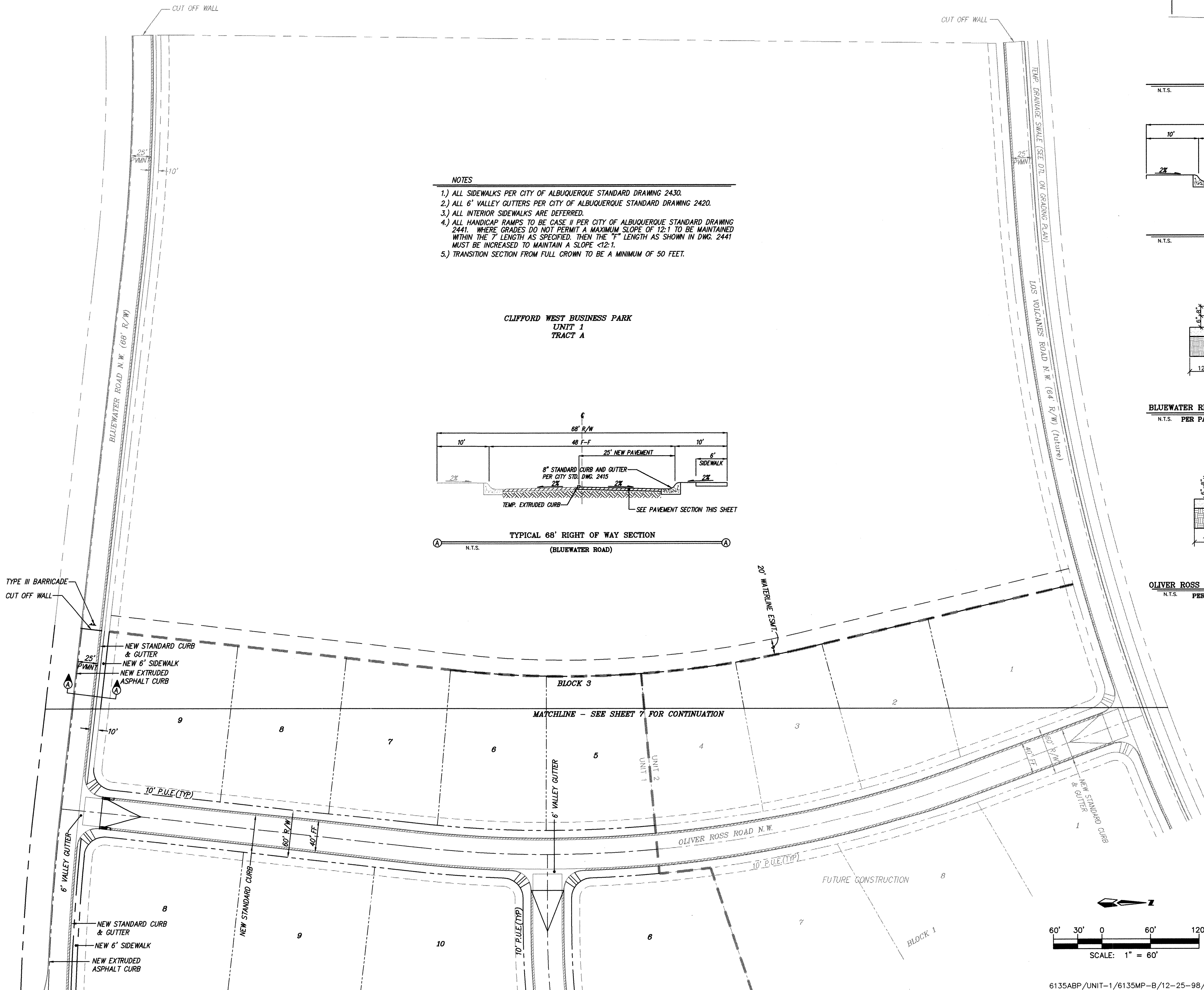
DAVIDE HOELZER
NEW MEXICO
1987
REGISTERED
PROFESSIONAL ENGINEER
8/11/98
3

[illegible]

SCANNED BY
MESA REPRO

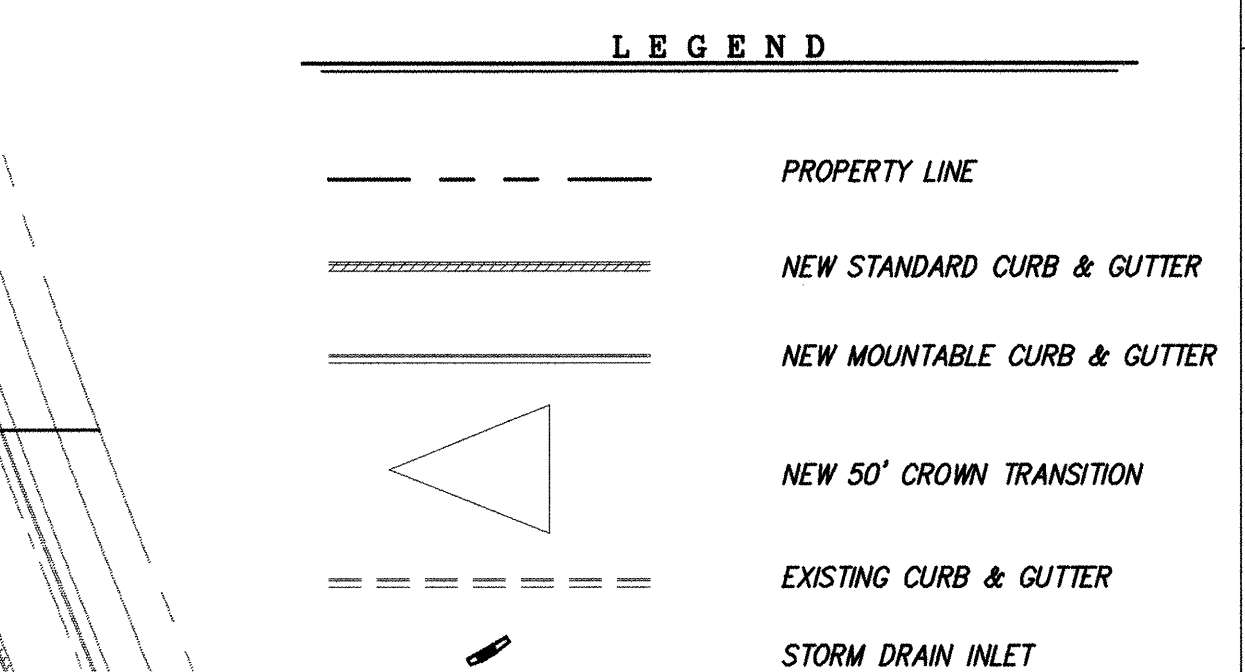
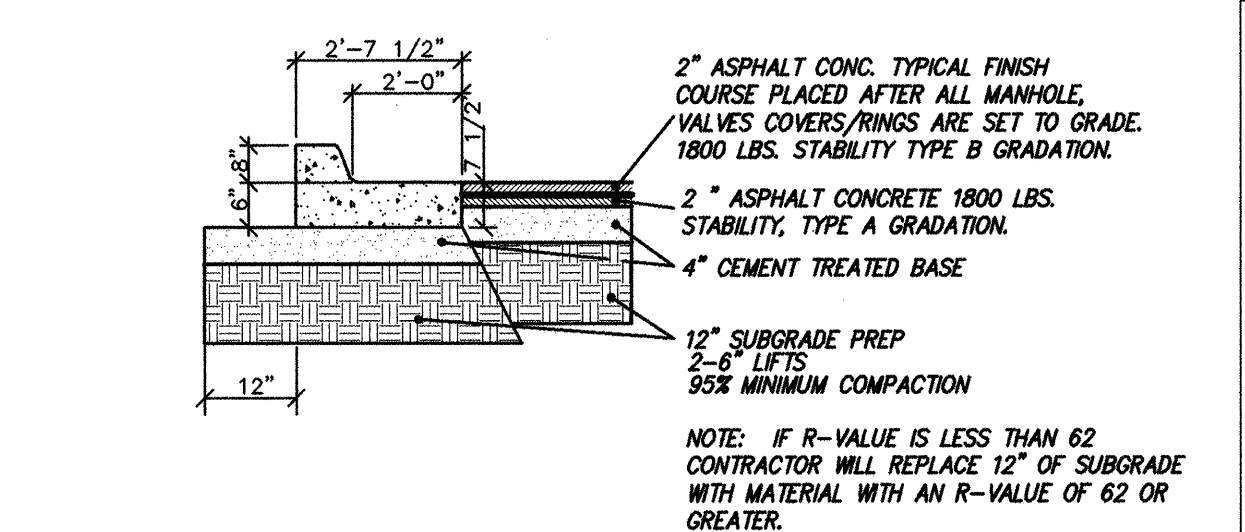
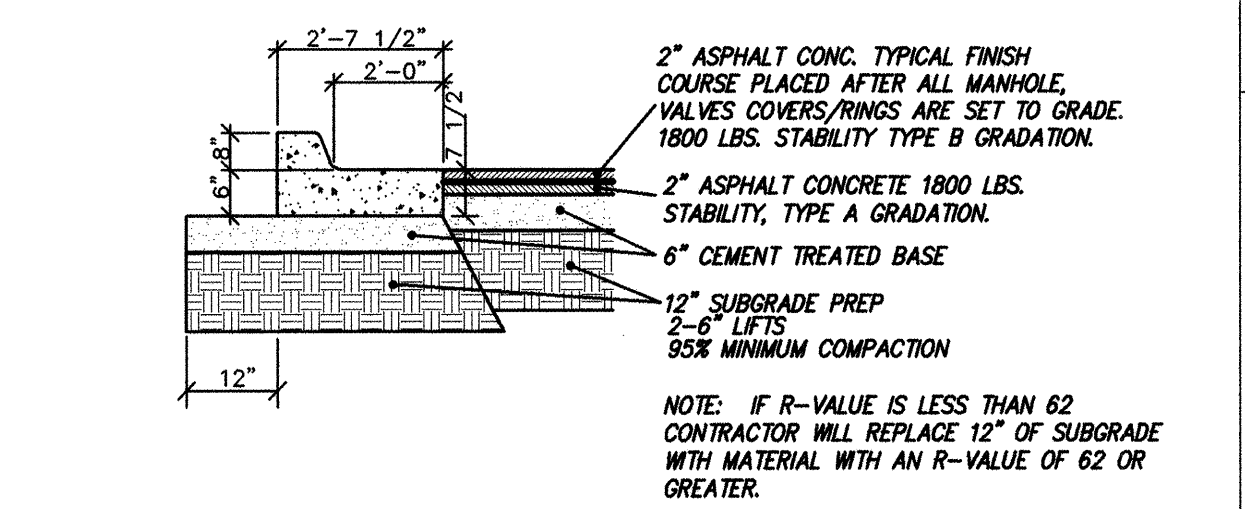
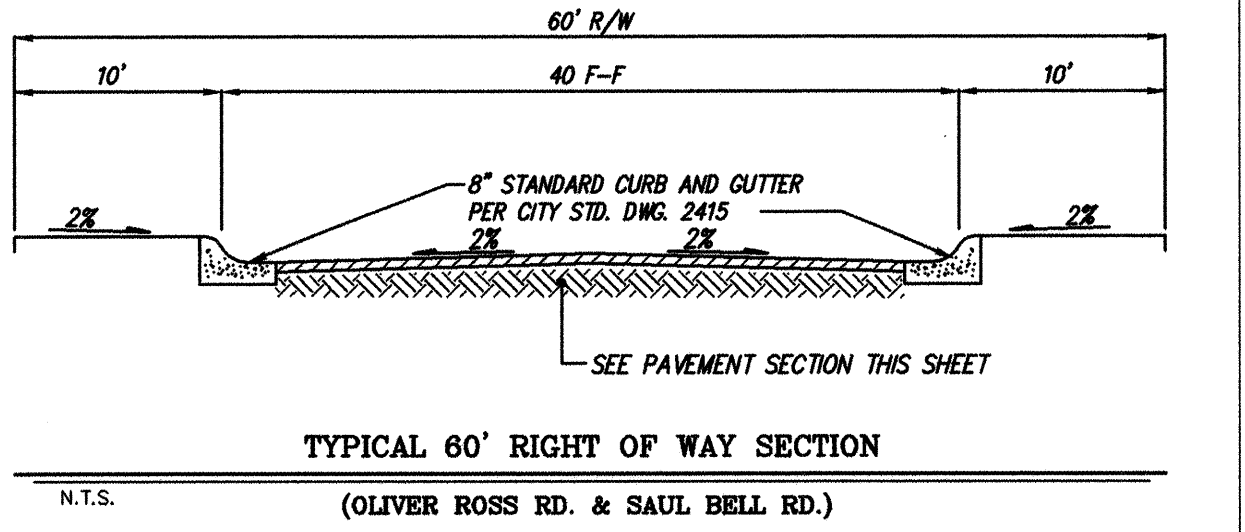
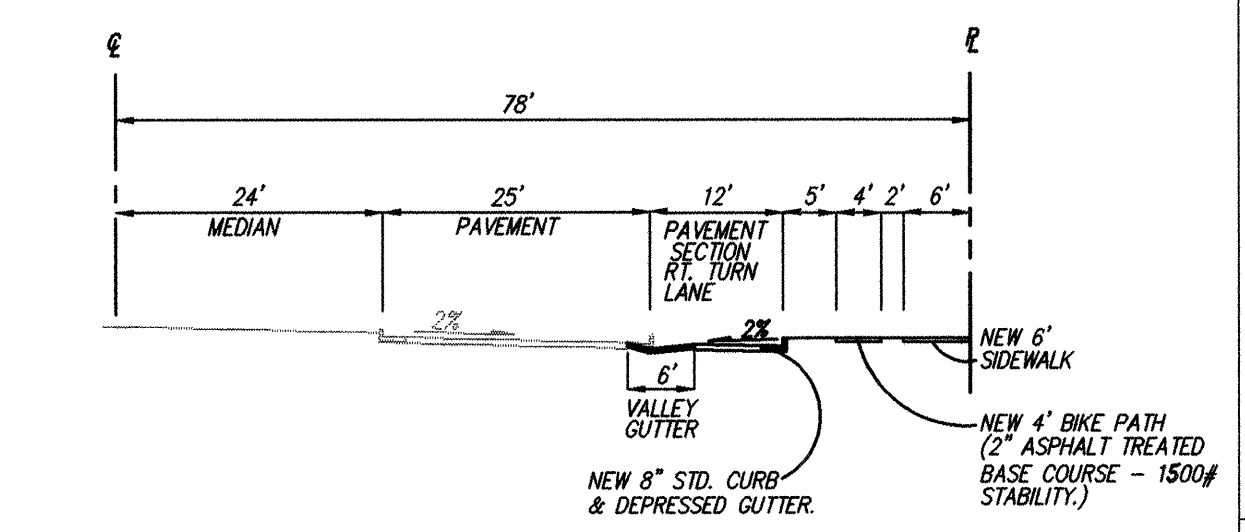
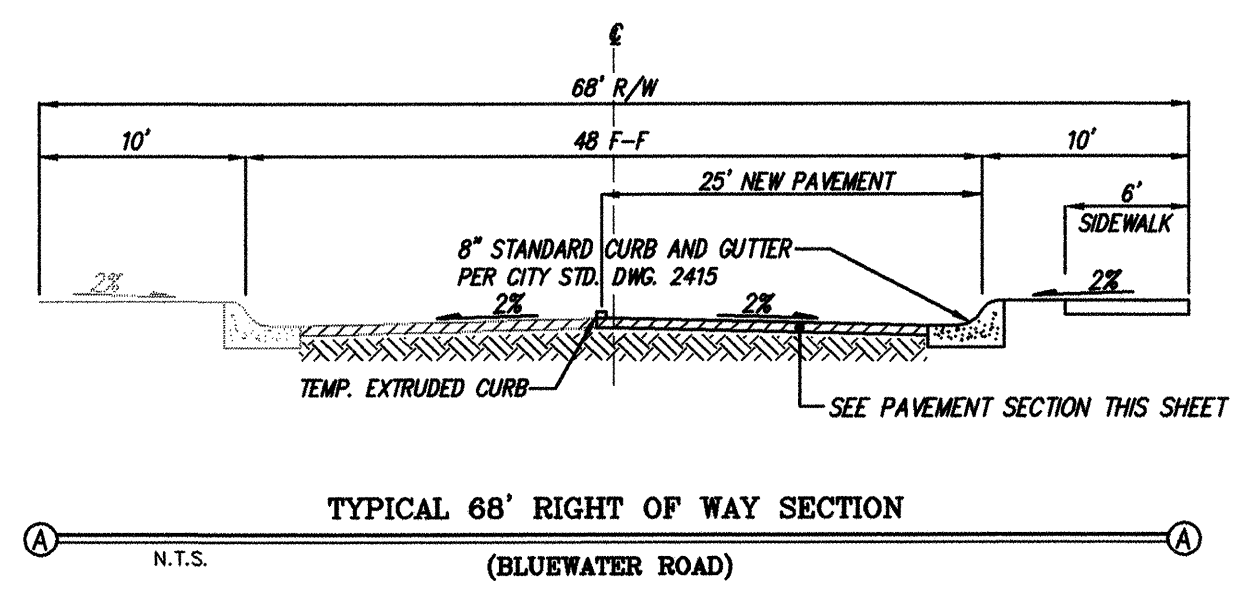
6135ABP\6135GD-E\03-24-98

[illegible]

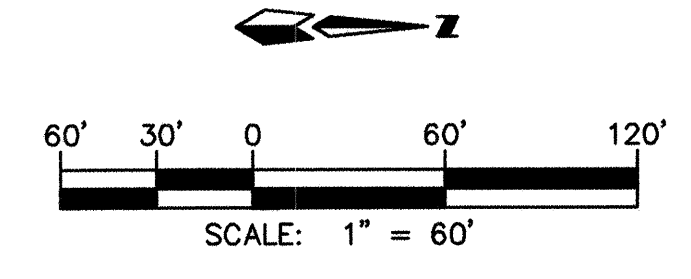


- NOTES
- 1.) ALL SIDEWALKS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2430.
 - 2.) ALL 6" VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2420.
 - 3.) ALL INTERIOR SIDEWALKS ARE DEFERRED.
 - 4.) ALL HANDICAP RAMPS TO BE CASE II PER CITY OF ALBUQUERQUE STANDARD DRAWING 2441. WHERE GRADES DO NOT PERMIT A MAXIMUM SLOPE OF 12:1 TO BE MAINTAINED WITHIN THE 7' LENGTH AS SPECIFIED, THEN THE 7' LENGTH AS SHOWN IN DWG. 2441 MUST BE INCREASED TO MAINTAIN A SLOPE <12:1.
 - 5.) TRANSITION SECTION FROM FULL CROWN TO BE A MINIMUM OF 50 FEET.

CLIFFORD WEST BUSINESS PARK
UNIT 1
TRACT A

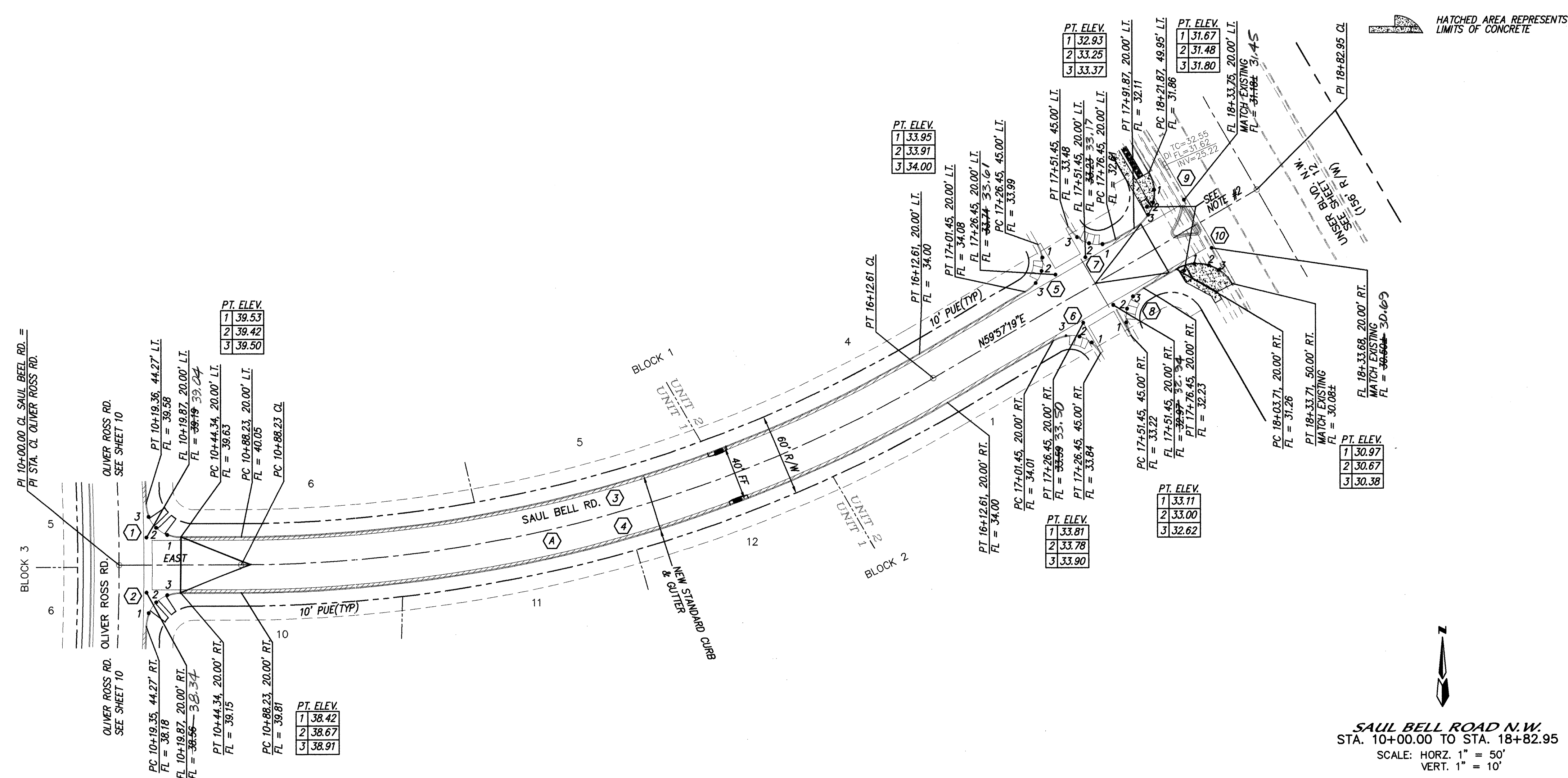
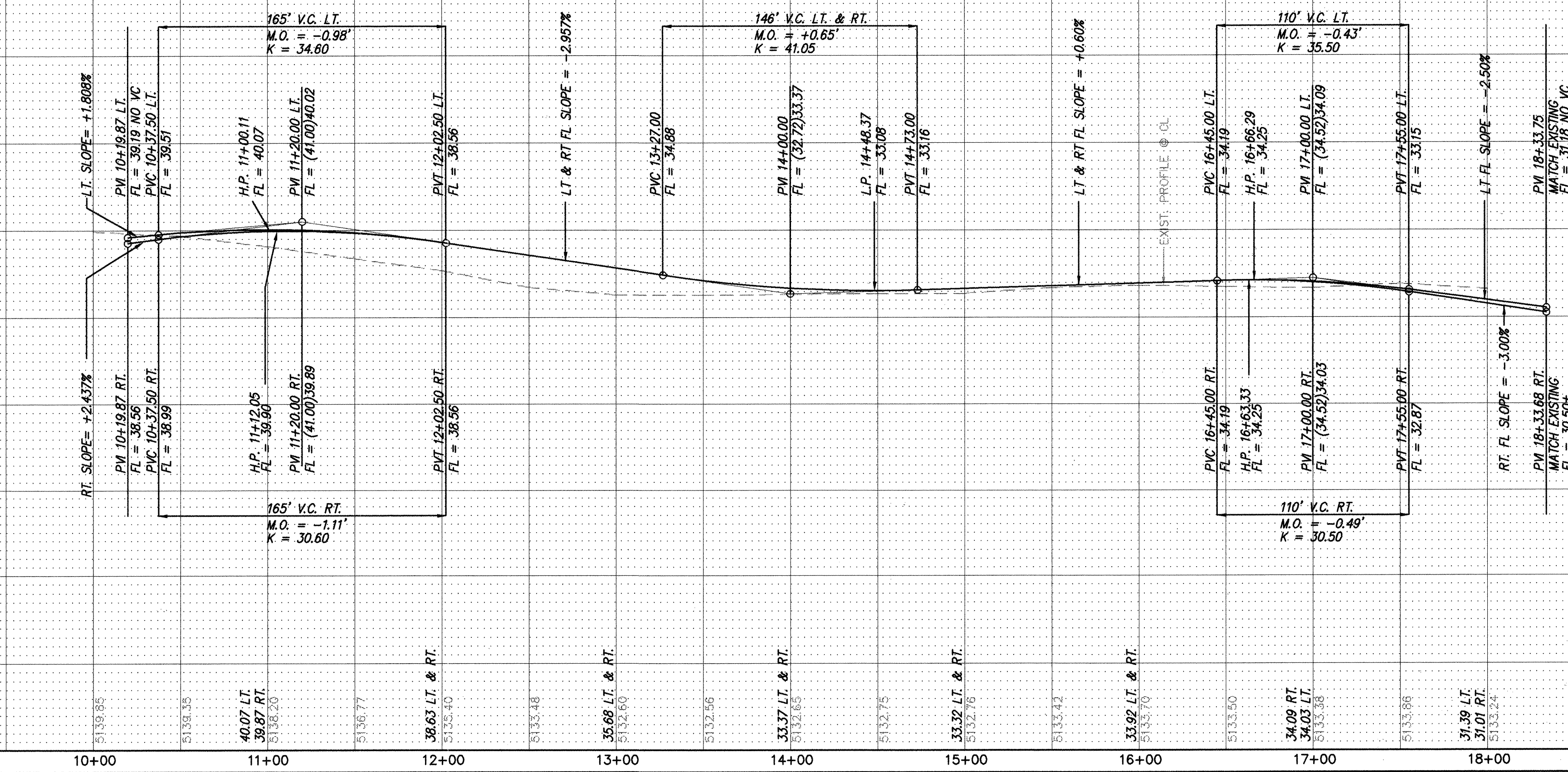


DESIGNED BY DLH		DATE 12/97	
DRAWN BY DBC, FSM, BLN, WLV		DATE 12/97	
CHECKED BY DMG		DATE 12/97	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: CLIFFORD WEST BUSINESS PARK - UNIT 1 MASTER PAVING PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	NO./DAY/YR.
APR 14 1998			
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
580081	K-9,10	8	20



6135ABP/UNIT-1/6135MP-B/12-25-98/WLV

SCANNED BY
MESA REPRO



NOTES

1. ALL STATION IS CENTERLINE STATIONING.
2. SLOPE 6' WIDE SIDEWALK DOWN TO STREET FLOWLINE AT MAXIMUM SLOPE OF 5.0% (REQUIRE APPROXIMATELY 15' OF TRANSITION.)

CURVE DATA - DESCRIBES CENTERLINE		
$\Delta = 30'03''00''$ $R = 1000.00'$ $L = 524.38'$ $T = 268.42'$		
CURVE DATA - DESCRIBES FACE OF NEW CURB		
$\Delta = 88'20'00''$ $R = 25.00'$ $L = 38.94'$ $T = 24.28'$	$\Delta = 88'20'00''$ $R = 25.00'$ $L = 38.94'$ $T = 24.28'$	$\Delta = 30'03'00''$ $R = 980.00'$ $L = 513.89'$ $T = 263.05'$
$\Delta = 30'03'00''$ $R = 1020.00'$ $L = 534.87'$ $T = 273.79'$	$\Delta = 90'00'00''$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$	$\Delta = 90'00'00''$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$
$\Delta = 90'00'00''$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$	$\Delta = 90'00'00''$ $R = 25.00'$ $L = 39.27'$ $T = 25.00'$	$\Delta = 89'54'15''$ $R = 30.00'$ $L = 47.07'$ $T = 29.95'$
$\Delta = 90'00'37''$ $R = 30.00'$ $L = 47.13'$ $T = 30.01'$		

SAUL BELL ROAD N.W.
STA. 10+00.00 TO STA. 18+82.95
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'

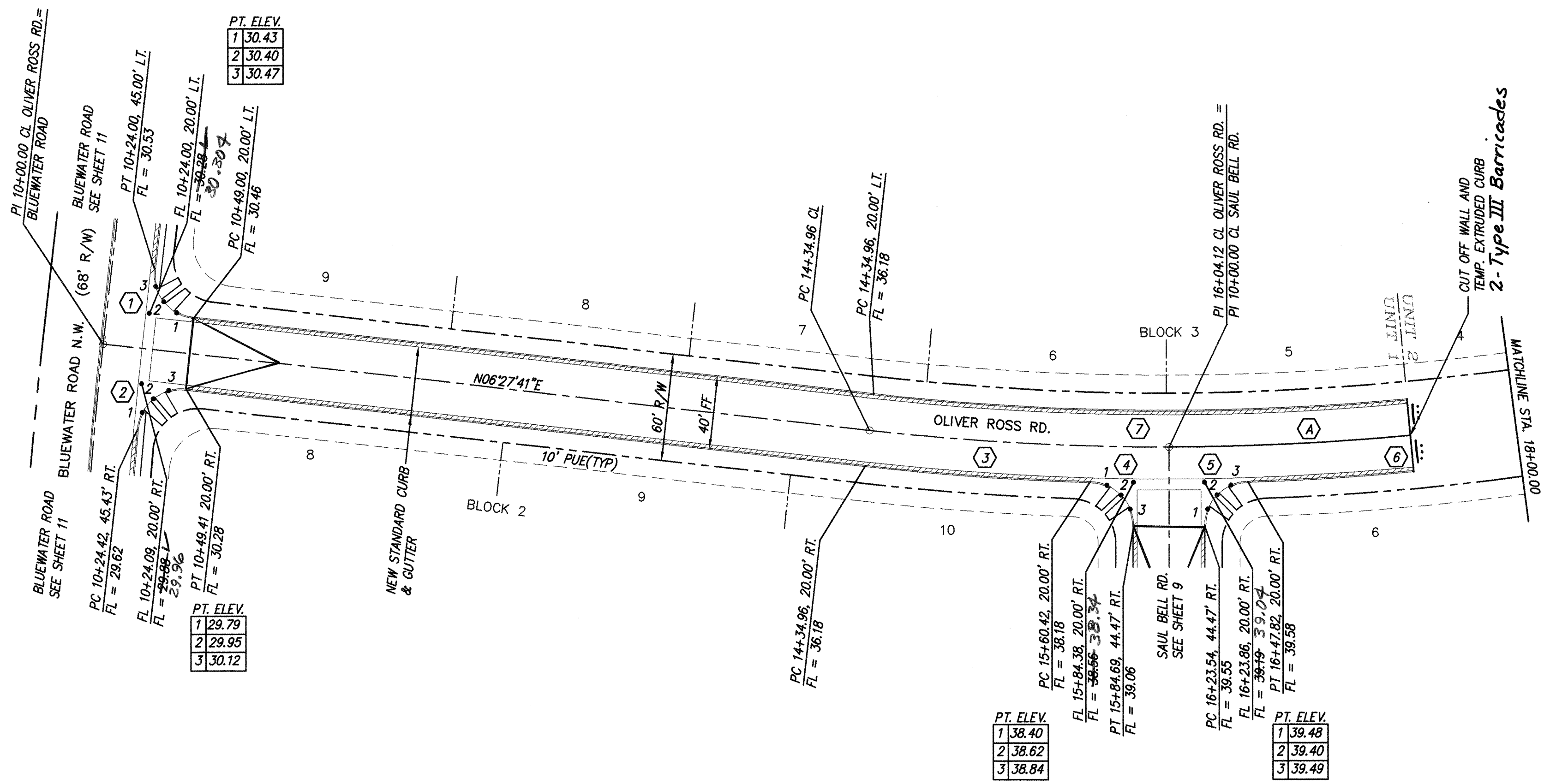
	MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS				DAT:
	P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539				NO.

	CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP
	TITLE: <i>CLIFFORD WEST BUSINESS PARK - UNIT 1 PAVING IMPROVEMENTS- SAUL BELL ROAD N.W.</i>

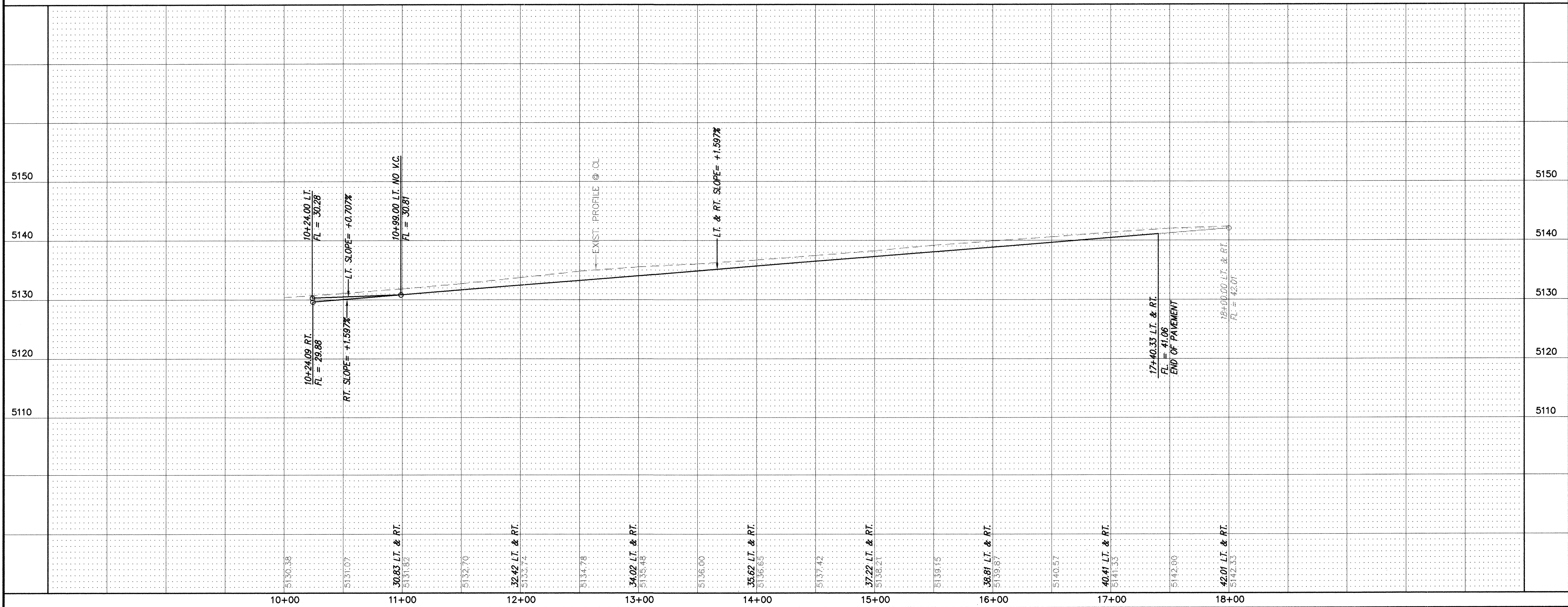
 DESIGN REVIEW COMMITTEE APR 14 1998 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
580081	K-9,10	9	20

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		FIELD NOTES		ACS MONUMENT "9-K10"		CONTRACTOR <i>Russ-Pittney</i>	
		NO.	BY	DATE		WORK STAMPED BY <i>ALIS, INC.</i>	DATE <i>08/08</i>
	BY					FIELD DRAWINGS CORRECTED BY <i>ALIS, INC.</i>	DATE <i>9/9/98</i>
REVISIONS		NO.	DATE	REMARKS		MICRO-FILM INFORMATION	
DESIGN						RECORDED BY	DATE
DESIGNED BY <i>DLH</i>		DATE <i>12-97</i>				NO.	
DRAWN BY <i>DBC, FSM, BLN, WLV</i>		DATE <i>12-97</i>					
CHECKED BY <i>DMG</i>		DATE <i>12-97</i>					



OLIVER ROSS ROAD N.W.
STA. 10+00.00 TO STA. 18+00.00
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'



6135ABP\PP-OLIV1\12-23-97

NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

CURVE DATA - DESCRIBES FACE OF CURB

① $\Delta = 90^{\circ}01'00''$ $R = 25.00'$ $L = 39.27'$ $T = 25.01'$	② $\Delta = 90^{\circ}59'00''$ $R = 25.00'$ $L = 39.70'$ $T = 25.43'$	③ $\Delta = 04^{\circ}48'00''$ $R = 1520.00'$ $L = 127.14'$ $T = 63.71'$
--	--	---

④ $\Delta = 88^{\circ}20'00''$ $R = 25.00'$ $L = 38.54'$ $T = 24.28'$	⑤ $\Delta = 88^{\circ}20'00''$ $R = 25.00'$ $L = 38.54'$ $T = 24.28'$	⑥ $\Delta = 18^{\circ}40'00''$ $R = 1520.00'$ $L = 495.23'$ $T = 249.82'$
---	---	---

7 $\Delta = 26^{\circ}48'00''$
 $R = 1480.00'$
 $L = 692.21'$
 $T = 352.59'$

CURVE DATA - DESCRIBES CENTERLINE

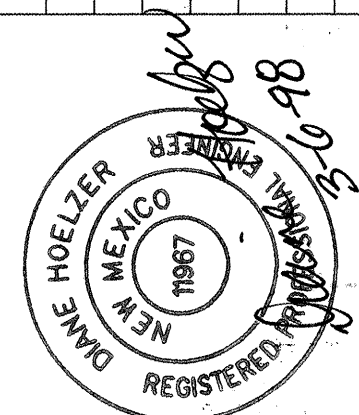
$$\begin{aligned} \Delta &= 26^{\circ}48'00'' \\ R &= 1500.00' \\ L &= 701.57' \\ T &= 357.35' \end{aligned}$$

AS BUILT INFORMATION

BENCH MARKS

ADDITIONAL INFORMATION

ENGINEER'S SEAL

[illegible]

DESIGNED BY	DLH	DATE	12-97
DRAWN BY	DBC, FSM, BLN	DATE	12-97
CHECKED BY	DMG	DATE	12-97

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

 CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **CLIFFORD WEST BUSINESS PARK - UNIT 1
PAVING IMPROVEMENTS-OLIVER ROSS ROAD**

DESIGN REVIEW COMMITTEE

APPROVED

APR 14 1998

DESIGN
REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

	Mo

DAY/YR

R.	

MO./D

DAY/YR

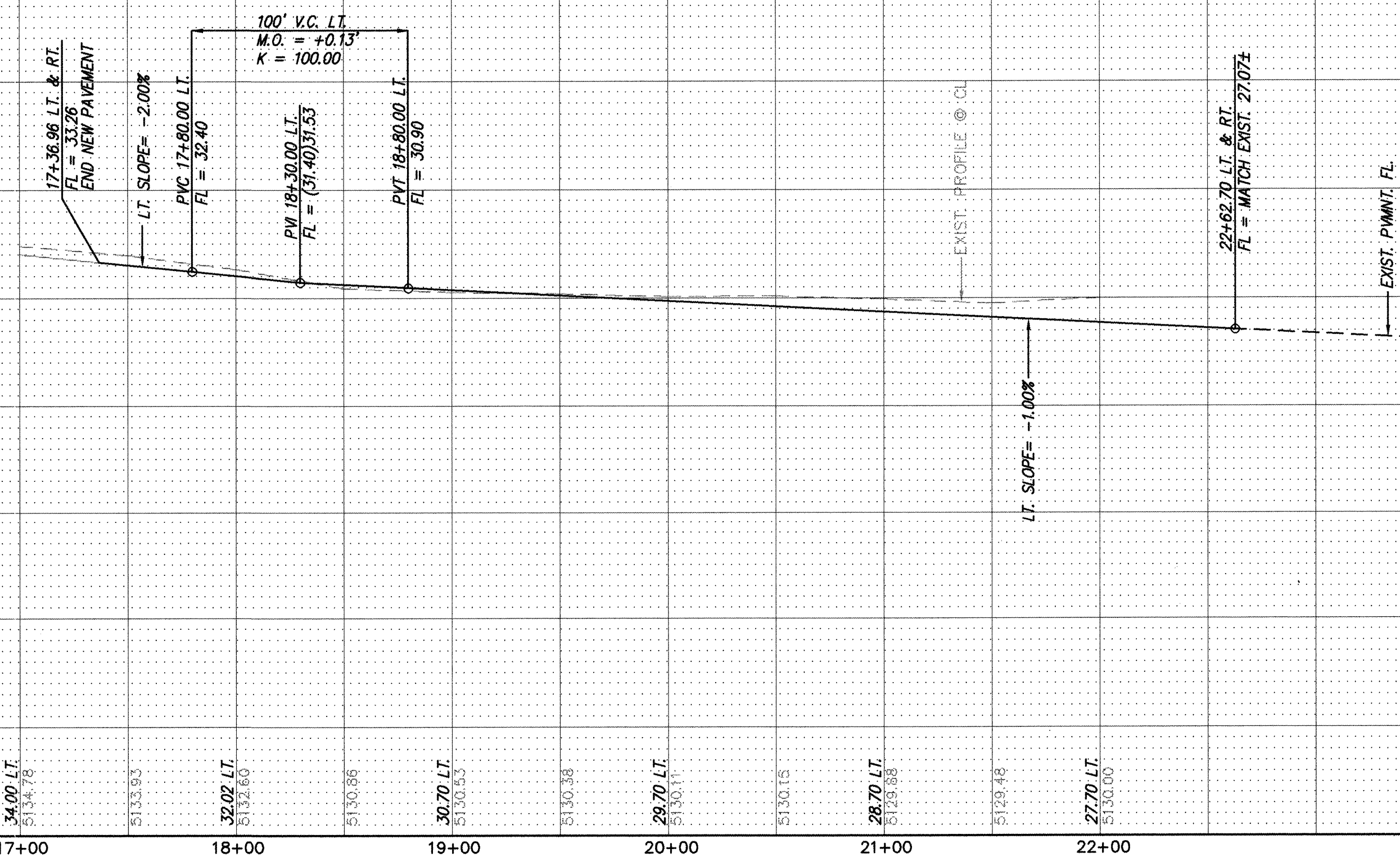
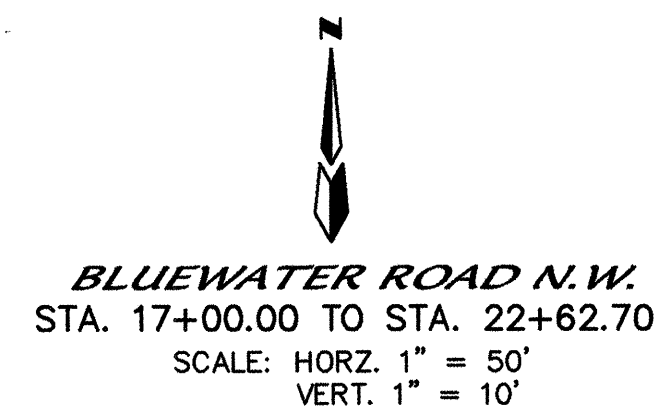
CITY PROJECT NO.

ZONE MAP NO.	
--------------	--

580081

K-9, 10

10 20



1. ALL STATIONING IS CENTERLINE STATIONING.

① $\Delta = 0737'00''$
 $R = 2181.46'$
 $L = 289.92'$
 $T = 145.21'$

② $\Delta = 0737'00''$
 $R = 2156.46'$
 $L = 286.60'$
 $T = 143.55'$

③ $\Delta = 90'01'00''$
 $R = 25.00'$
 $L = 39.27'$
 $T = 25.01'$

④ $\Delta = 90'59'00''$
 $R = 25.00'$
 $L = 39.70'$
 $T = 25.43'$

⑤ $\Delta = 05'06'00''$
 $R = 2840.79'$
 $L = 252.66'$
 $T = 126.52'$

$$\begin{array}{ll} \text{A} \quad \Delta = 07^{\circ}37'00'' & \text{B} \quad \Delta = 21^{\circ}26'16'' \\ R = 2157.46' & R = 2864.79' \\ L = 286.73' & L = 1071.89' \\ T = 143.61' & T = 542.29' \end{array}$$

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		FIELD NOTES		ACS MONUMENT "9-K10"			
		NO.	BY	DATE			
					CONTRACTOR	RUSS-PINE V	
					WORK	INSPECTED BY	
					INSPECTOR'S	DATE	
					ACCEPTANCE BY	DATE	
					FIELD	DATE	
					VERIFICATION BY	DATE	
					DRAWINGS	DATE	
					CORRECTED BY	DATE	
					MICRO-FILM INFORMATION		
					RECORDED BY	DATE	
					NO.		

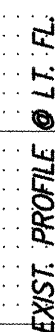
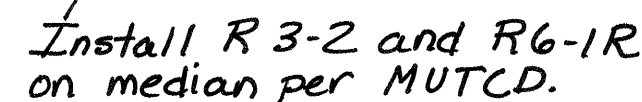
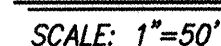
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200. FAX (505) 797-9539

 CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **CLIFFORD WEST BUSINESS PARK - UNIT 1
PAVING IMPROVEMENTS-BLUEWATER ROAD**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APR 14 1998				
DESIGN REVIEW COMMITTEE				

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
580081	K-9, 10	11	20



LT. FL. SLOPE = $\pm 1.78\%$

NEW LT. FL. MATCH
EJECT SLOPE = 41.35%

10+69.18

$$11 + 39.19 \text{ NO V.C.}$$

$$Fl. = 31.18$$

32.00 LT.

33.35 LT.
5132.99

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

 CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **CLIFFORD WEST BUSINESS PARK - UNIT 1
UNSER BOULEVARD-RIGHT DECEL LANE**

DESIGN REVIEW COMMITTEE
APPROVED
APR 14 1998
DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

MC

. /DAY

/ YR.

MO./1

DAY/YEAR

6135ABP\UNIT-1\PP-UNSER\03-25-98\WLV

CITY PROJECT NO. _____

	ZONE
--	------

AP N

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SHEP

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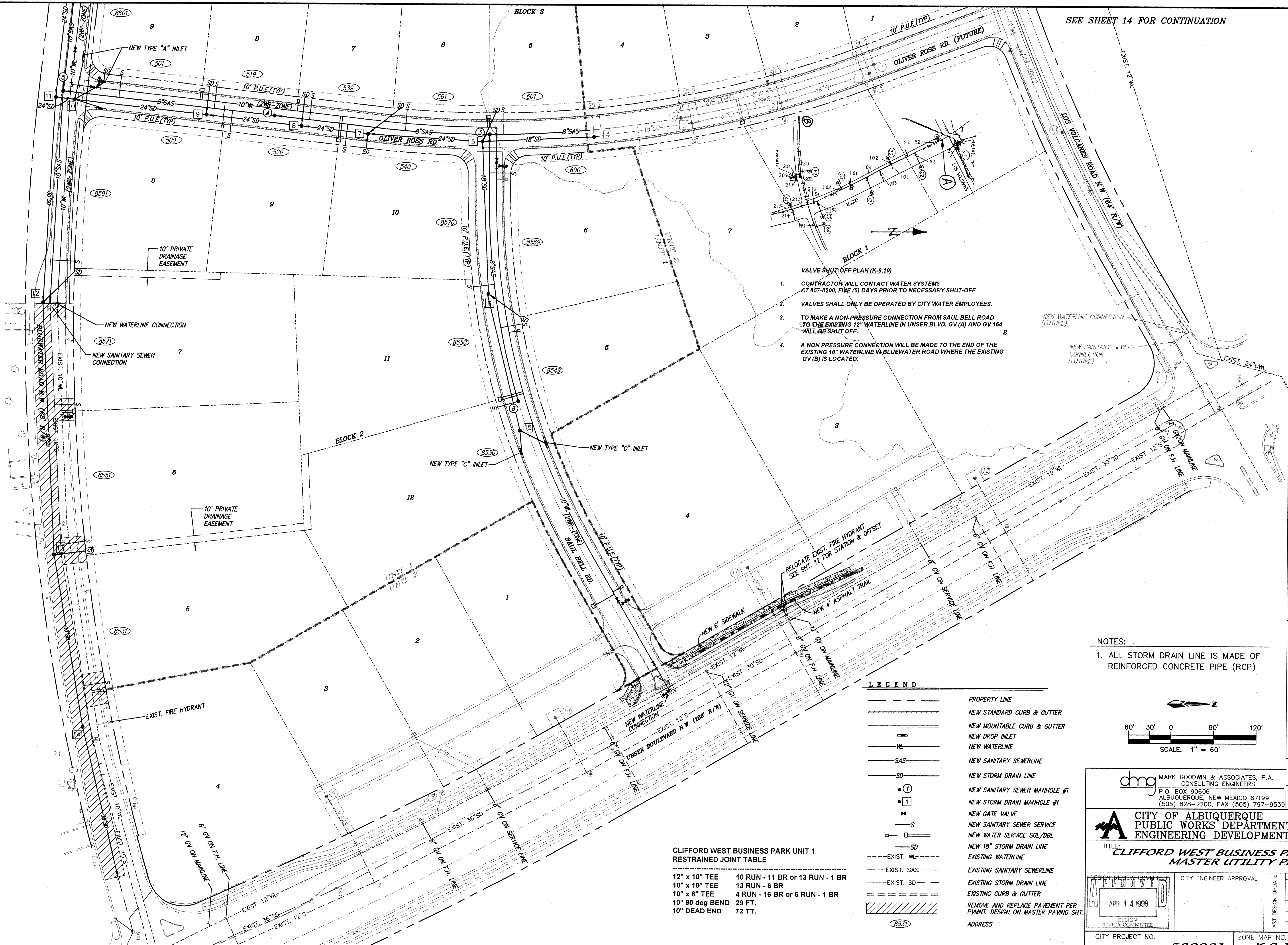
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580081

K-9. 10

12

SEE SHEET 14 FOR CONTINUATION



- VALVE SHUT-OFF PLAN (K-9.10)**
- CONTRACTOR WILL CONTACT WATER SYSTEMS AT 857-8200, FIVE (5) DAYS PRIOR TO NECESSARY SHUT-OFF.
 - VALVES SHALL ONLY BE OPERATED BY CITY WATER EMPLOYEES.
 - TO MAKE A NON-PRESSURE CONNECTION FROM SAUL BELL ROAD TO THE EXISTING 12" WATERLINE IN UNSER BLVD. GV (A) AND GV 164 WILL BE SHUT OFF.
 - A NON PRESSURE CONNECTION WILL BE MADE TO THE END OF THE EXISTING 10" WATERLINE IN BLUEWATER ROAD WHERE THE EXISTING GV (B) IS LOCATED.

- NOTES:**
- ALL STORM DRAIN LINE IS MADE OF REINFORCED CONCRETE PIPE (RCP)

LEGEND	
	PROPERTY LINE
	NEW STANDARD CURB & GUTTER
	NEW MOUNTABLE CURB & GUTTER
	NEW DROP INLET
	NEW WATERLINE
	NEW SANITARY SEWER
	NEW STORM DRAIN LINE
	NEW SANITARY SEWER MANHOLE #1
	NEW STORM DRAIN MANHOLE #1
	NEW GATE VALVE
	NEW SANITARY SEWER SERVICE
	NEW WATER SERVICE SGL/DBL
	NEW 18" STORM DRAIN LINE
	EXISTING WATERLINE
	EXISTING SANITARY SEWERLINE
	EXISTING STORM DRAIN LINE
	EXISTING CURB & GUTTER
	REMOVE AND REPLACE PAVEMENT PER PWMT. DESIGN ON MASTER PAVING SHT.
	ADDRESS

**CLIFFORD WEST BUSINESS PARK UNIT 1
RESTRAINED JOINT TABLE**

12" x 10" TEE	10 RUN - 11 BR or 13 RUN - 1 BR
10" x 10" TEE	13 RUN - 6 BR
10" x 6" TEE	4 RUN - 16 BR or 6 RUN - 1 BR
10" 90 deg BEND	29 FT.
10" DEAD END	72 TT.

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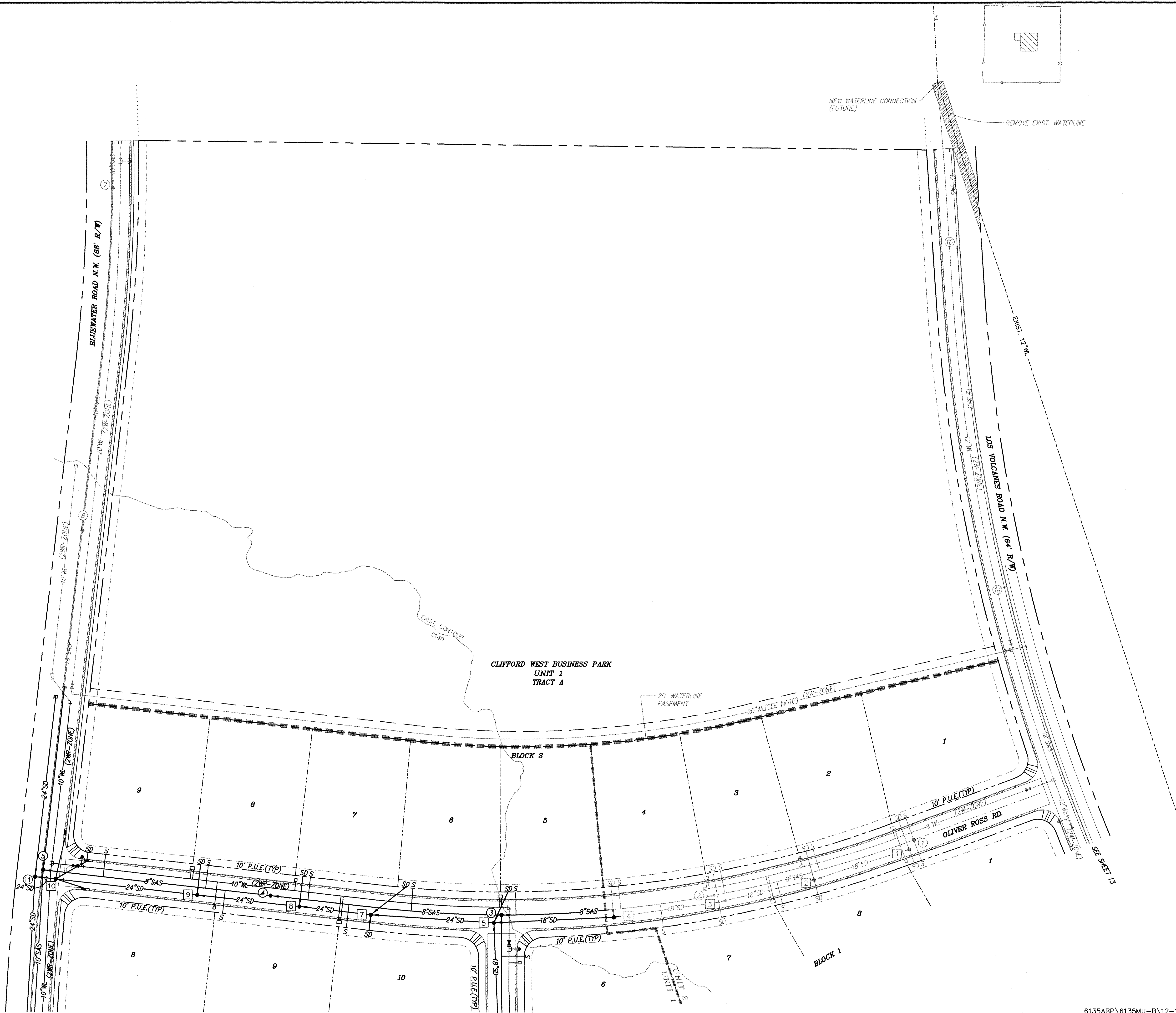
**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP**

**CLIFFORD WEST BUSINESS PARK - UNIT 1
MASTER UTILITY PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
APPROVED APR 14 1998	
DESIGN REVIEW COMMITTEE	

CITY PROJECT NO. **580081** ZONE MAP NO. **K-9,10** SHEET **13** OF **20**

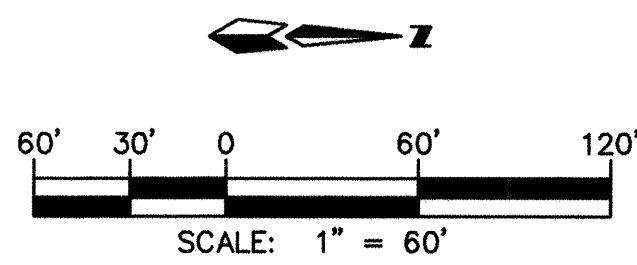
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CONTRACTOR	ALB. P. INC.	NO.	DATE	NO.	DATE	DATE	DATE	NO.	DATE	NO.	DATE
WORK STARTED BY	ALB. P. INC.	NO.	DATE	NO.	DATE	DATE	DATE	NO.	DATE	NO.	DATE
INSPECTOR'S FIELD CHECK BY	ALB. P. INC.	NO.	DATE	NO.	DATE	DATE	DATE	NO.	DATE	NO.	DATE
FIELD CHECK BY	ALB. P. INC.	NO.	DATE	NO.	DATE	DATE	DATE	NO.	DATE	NO.	DATE
VERIFICATION BY	ALB. P. INC.	NO.	DATE	NO.	DATE	DATE	DATE	NO.	DATE	NO.	DATE
CORRECTED BY	ALB. P. INC.	NO.	DATE	NO.	DATE	DATE	DATE	NO.	DATE	NO.	DATE
MICRO-FILM INFORMATION		NO.	DATE	NO.	DATE	DATE	DATE	NO.	DATE	NO.	DATE
RECORDED BY		NO.	DATE	NO.	DATE	DATE	DATE	NO.	DATE	NO.	DATE
NO.		NO.	DATE	NO.	DATE	DATE	DATE	NO.	DATE	NO.	DATE



LEGEND	
---	PROPERTY LINE
---	NEW STANDARD CURB & GUTTER
---	NEW MOUNTABLE CURB & GUTTER
---	NEW DROP INLET
---	NEW WATERLINE
---	NEW SANITARY SEWERLINE
---	NEW STORM DRAIN LINE
○ 1	NEW SANITARY SEWER MANHOLE #1
○ 1	NEW STORM DRAIN MANHOLE #1
+	NEW GATE VALVE
S	NEW SANITARY SEWER SERVICE
SD	NEW WATER SERVICE SGL/DBL
SD	NEW 18" STORM DRAIN LINE
---	EXISTING WATERLINE
---	EXISTING SANITARY SEWERLINE
---	EXISTING STORM DRAIN LINE
---	EXISTING CURB & GUTTER

NOTE

ACTUAL ALIGNMENT OF 20" WL THROUGH UNIT 3
HAS NOT BEEN DETERMINED AT THIS TIME.



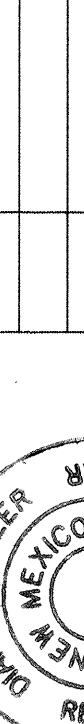
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE:
CLIFFORD WEST BUSINESS PARK - UNIT 1
MASTER UTILITY PLAN

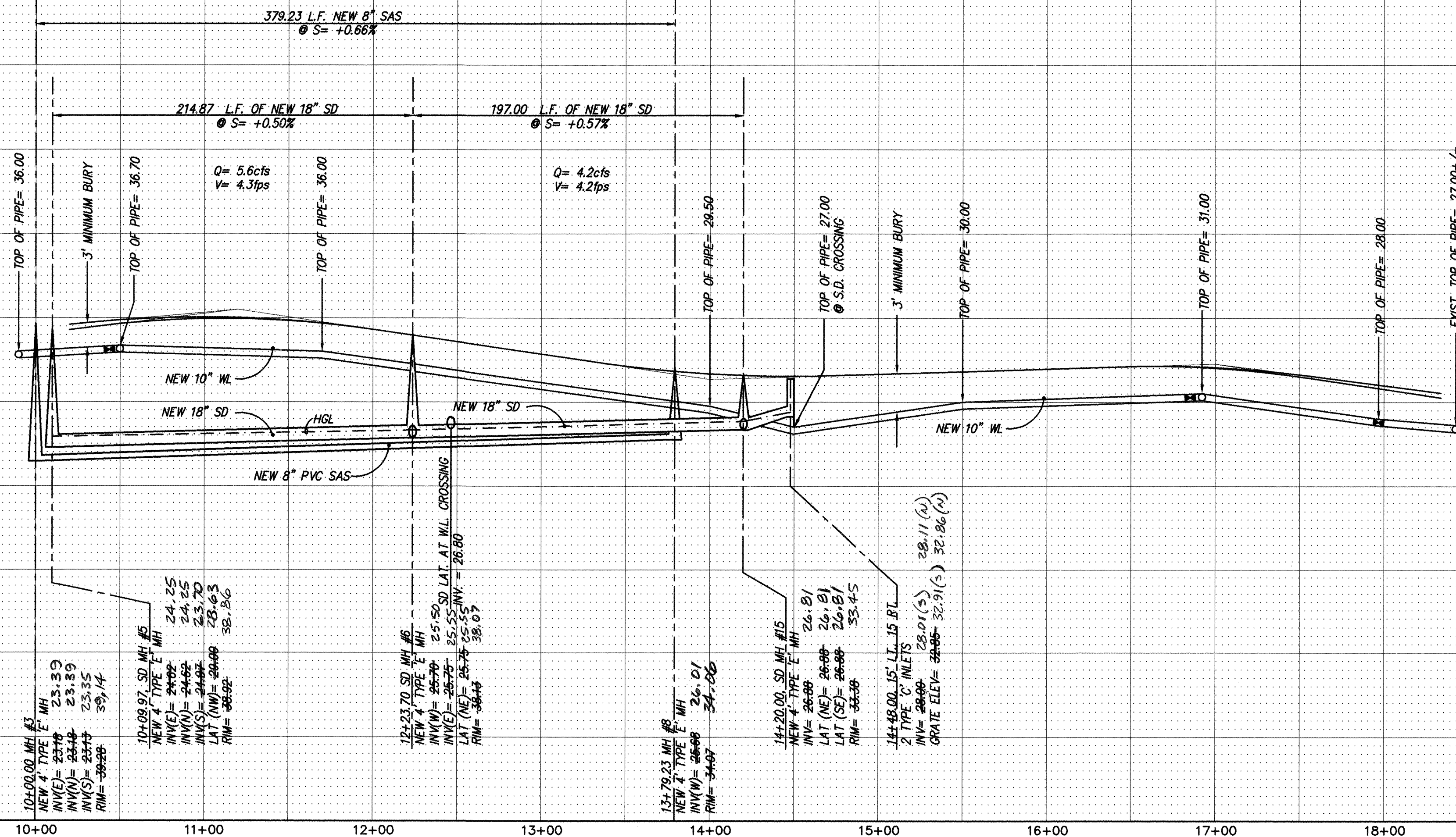
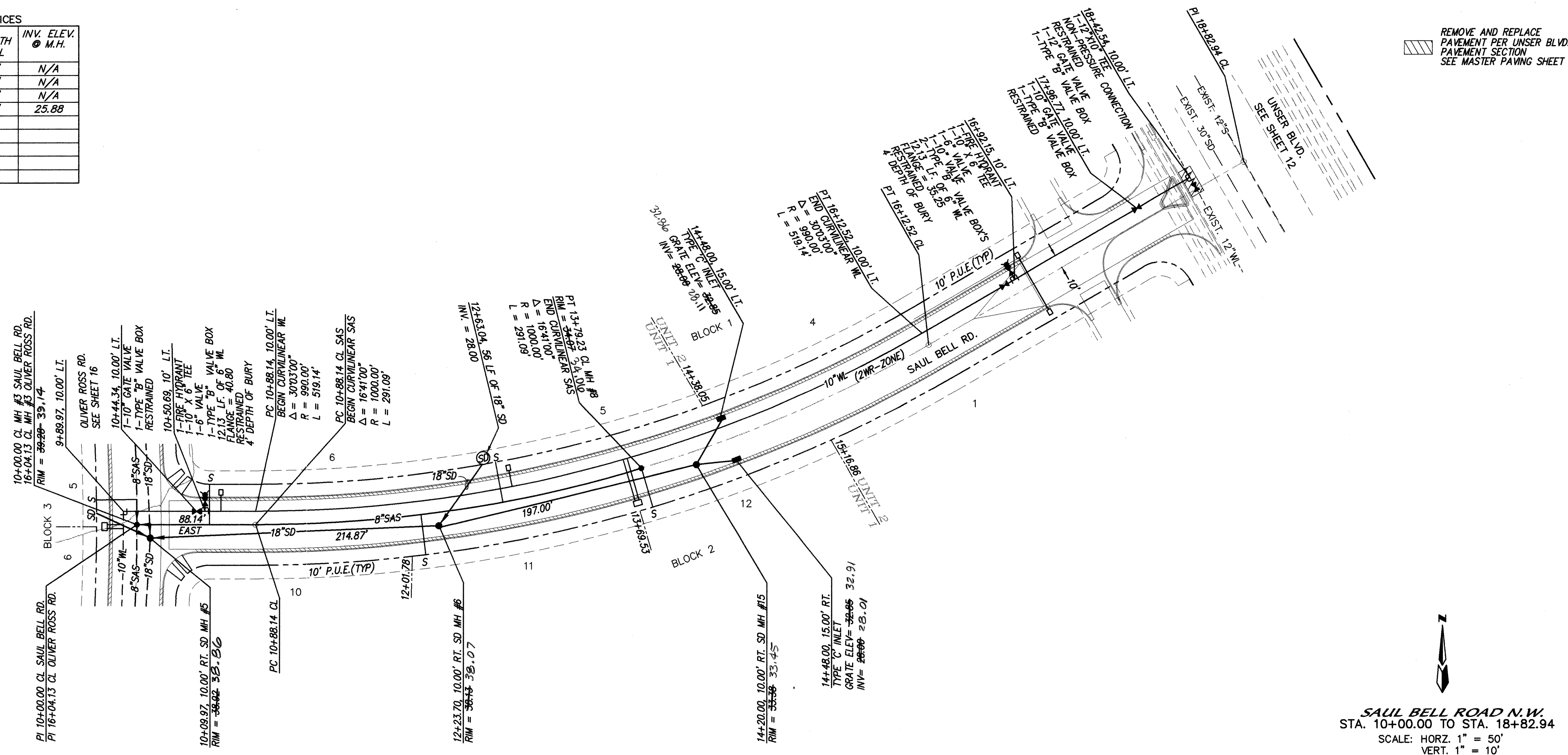
DESIGN REVIEW COMMITTEE
APPROVED
APR 14 1998
DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL
LAST DESIGN UPDATE

CITY PROJECT NO. **580081** ZONE MAP NO. **K-9,10** SHEET **14** OF **20**

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		FIELD NOTES		ACS MONUMENT "9-K10"		CONTRACTOR <u>Russell Pineda</u>	
		NO.	BY	DATE	ELEV. = <u>5114.99</u>	WORK STARTED BY <u>ALS, INC.</u>	DATE <u>9/8</u>
						INSPECTOR'S	DATE
						FIELD RANGE BY	DATE
						VERIFICATION BY <u>ALS, INC.</u>	DATE <u>9/8</u>
						DATE CORRECTED BY <u>ALS, INC.</u>	DATE <u>9/8</u>
						MICRO-FILM INFORMATION	
						RECORDED BY	DATE
						NO.	

SANITARY SEWER SERVICES				
LOT	STA.	INV. ELEV. @ PL	LENGTH @ PL	INV. ELEV. @ M.H.
6	10+54.03	35.35	30'	N/A
5	12+73.35	33.16	30'	N/A
11	12+11.49	34.29	30'	N/A
12	13.79.23	29.66	30'	25.88



6135ABP\UP-SAUL\01-10-98

NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

[illegible]

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: *CLIFFORD WEST BUSINESS PARK - U*
UTILITY IMPROVEMENTS
SAUL BELL ROAD N.W.

DESIGN REVIEW COMMITTEE

APPROVE

APR 14 1998

DESIGN
REVIEW COMMITTEE

CITY ENGINEER APPROVAL

FAST DESIGN UPDATE

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

CITY PROJECT NO.

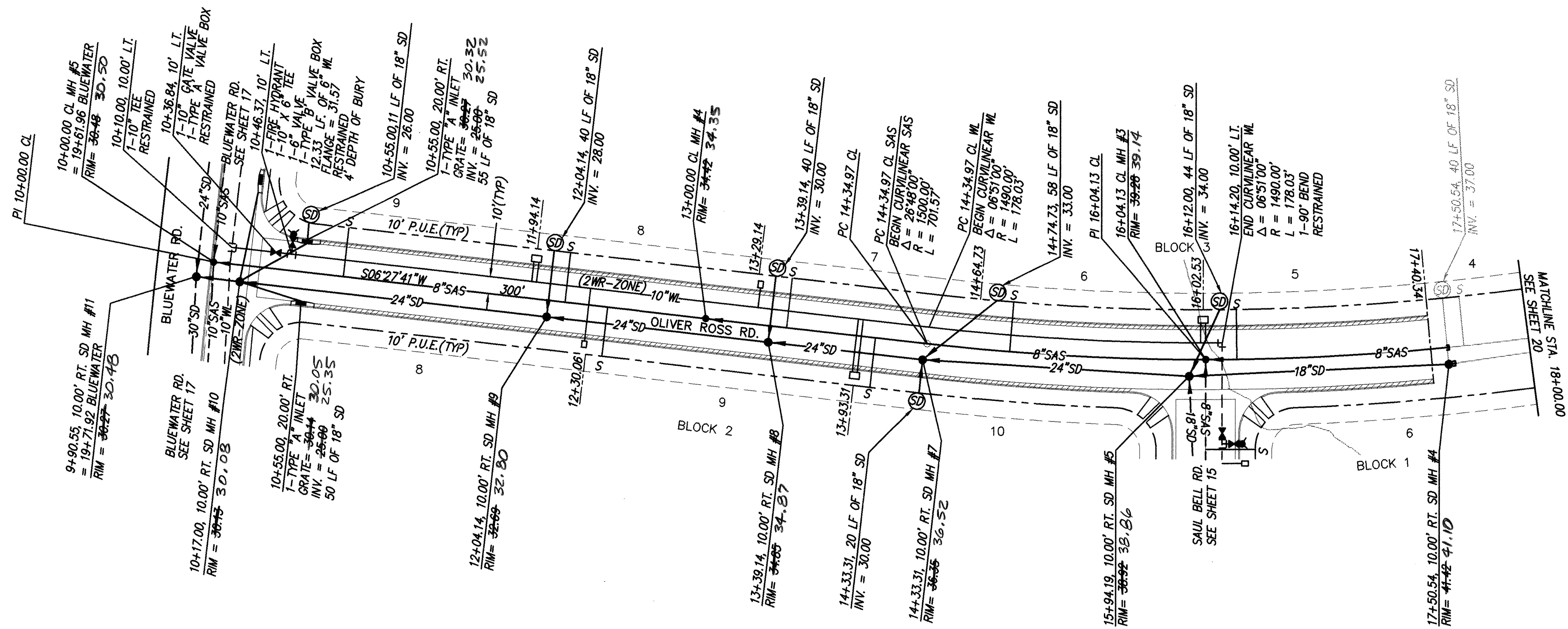
ZONE MAP NO.

NO.	SHEET	OF
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580081

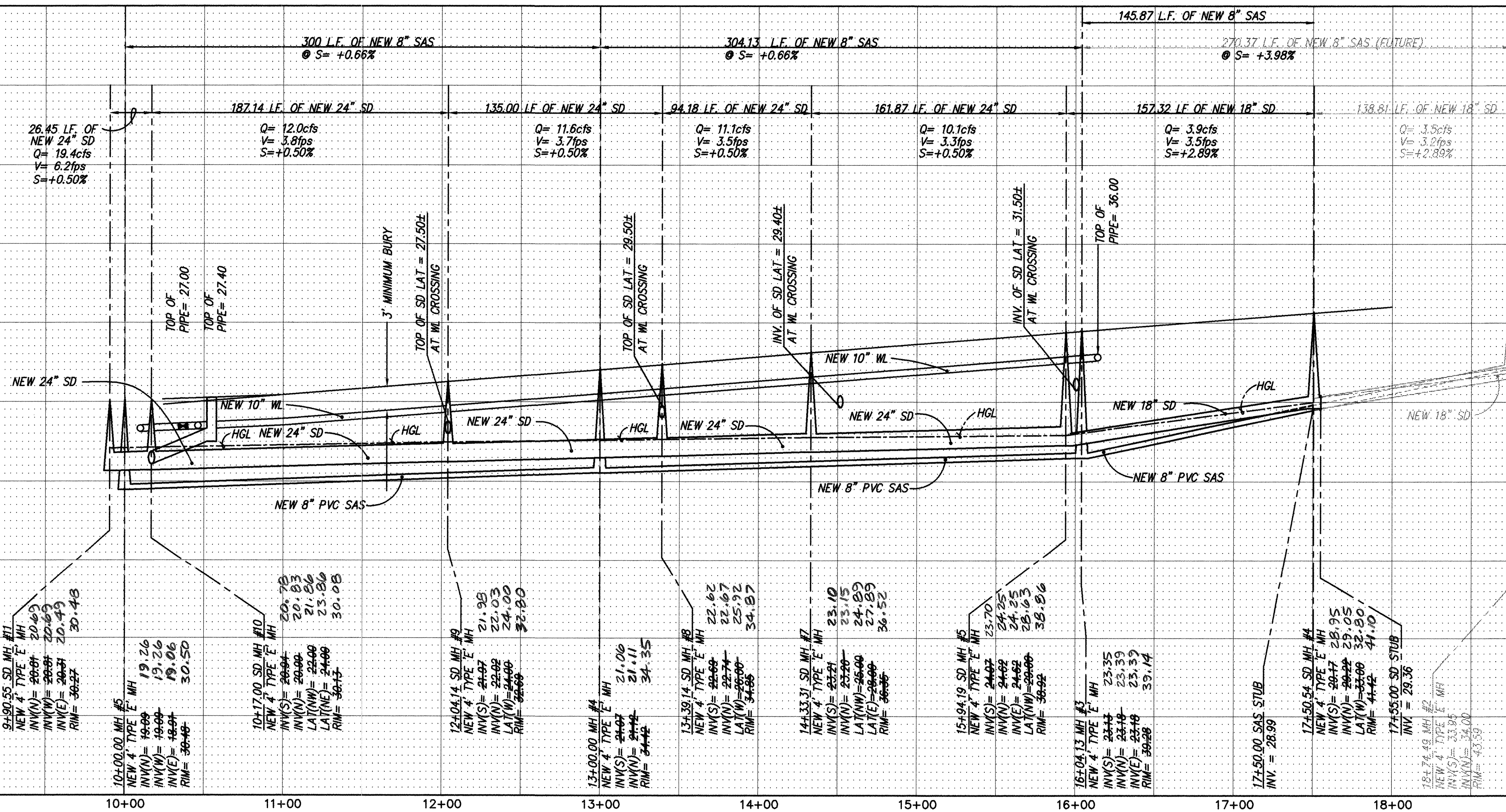
K-9, 10

15 20



SANITARY SEWER SERVICES				
LOT	STA.	INV. ELEV. @ PL	LENGTH @ PL	INV. ELEV. @ M.H.
BLK 2				
9	12+40.06	29.06	30'	N/A
10	14+03.31	31.67	30'	N/A
BLK 3				
5	16+22.94	31.67	30'	N/A
6	14+85.14	32.98	30'	N/A
7	13+49.13	30.81	30'	N/A
8	12+14.13	28.65	30'	N/A
9	10+79.01	26.67	30'	N/A

OLIVER ROSS ROAD N.W.
STA. 9+90.55 TO STA. 18
SCALE: HORZ. 1" = 50'
VERT. 1" = 10'



NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.

AS BUILT INFORMATION		CONTRACTOR: RUBIN - PITT	
WORK STARTED BY: ALB, INC.	DATE: 01/08	WORK STOPPED BY: ALB, INC.	DATE: 01/08
ACCEPTANCE BY: ALB, INC.	DATE: 01/08	FIELD LOCATION BY: ALB, INC.	DATE: 01/08
DRAWINGS CORRECTED BY: ALB, INC.	DATE: 01/08	MICRO-FILM INFORMATION	RECORDED BY: ALB, INC.
NO.		NO.	

SURVEY INFORMATION		BENCH MARKS	
FIELD NOTES	DATE: 01/08	ACS MONUMENT "9-K10"	ELEV. = 5114.99
BY: ALB, INC.	NO.	NO.	

ENGINEER'S SEAL		REVISIONS	
DATE: 12/97		DATE: 12/97	
DRAWN BY: DLH		CHECKED BY: DWG	
DESIGNED BY: DLH		DATE: 12/97	
DRAWN BY: DLH		DATE: 12/97	
CHECKED BY: DWG		DATE: 12/97	

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: CLIFFORD WEST BUSINESS PARK - UNIT 1 UTILITY IMPROVEMENTS OLIVER ROSS ROAD N.W.	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
APPROVED APR 14 1998	DATE: 01/08
LAST DESIGN UPDATE	MO./DAY/YR.
CITY PROJECT NO. 580081	ZONE MAP NO. K-9, 10
SHEET 16	OF 20

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ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: **CLIFFORD WEST BUSINESS PARK - UNIT 1
UTILITY IMPROVEMENTS
OLIVER ROSS ROAD N.W.**

APPROVED
APR 14 1998
DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

DATE

MO./DAY/YR.

MO./DAY/YR.

CITY PROJECT NO.

580081

ZONE MAP NO.

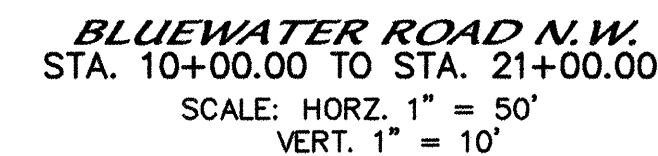
K-9, 10

SHEET

16

OF

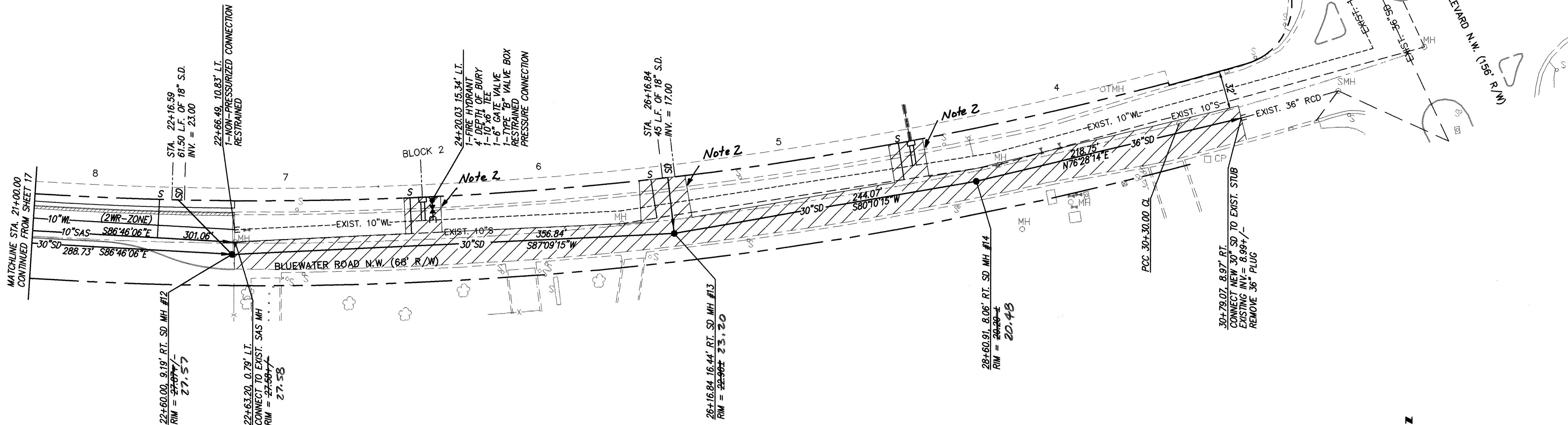
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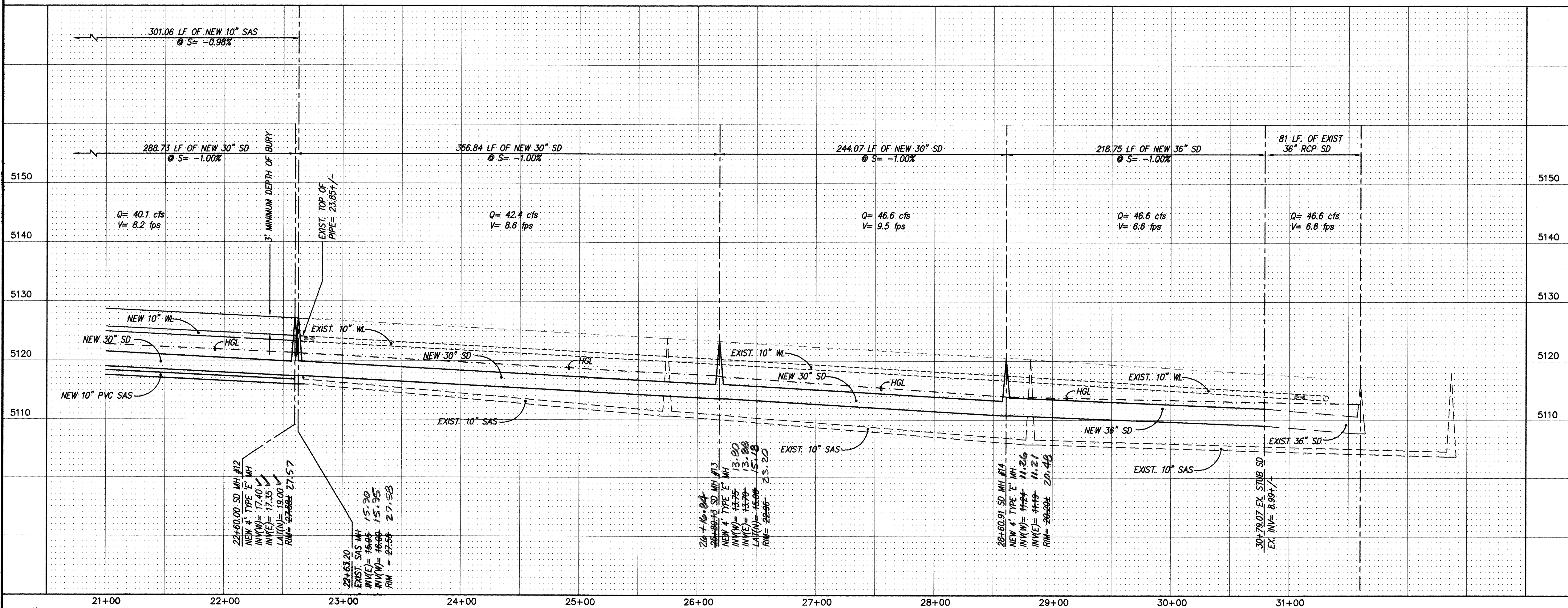
1. ALL STATIONING IS CENTERLINE STATIONING.

FAST DESIGN UPDATE

SHEET OF
17 20



BLUEWATER ROAD N.W. CONTINUATION
STA. 21+00.00 TO STA. 30+79.00
SCALE: HORIZ. 1" = 50'
VERT. 1" = 10'



NOTES

1. ALL STATIONING IS CENTERLINE STATIONING.
2. REMOVE & REPLACE EXIST. C+G

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	Run - P. H. W. J.	AGS MONUMENT	9-K10	FIELD NOTES	NO.		
WORK	DATE 9/98	ELEV.	5114.99	BY	DATE		
INSPECTOR	DATE						
FIELD	DATE						
DRAWING	DATE 9/98						
CORRECTED BY	DATE 9/98						
MICRO-FILM	DATE						
RECORDED BY	DATE						
NO.							

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: CLIFFORD WEST BUSINESS PARK - UNIT 1
UTILITY IMPROVEMENTS
BLUEWATER ROAD N.W. CONTINUATION

APPROVED
APR 14 1998
DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. 580081 ZONE MAP NO. K-9, 10 SHEET 18 OF 20

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. ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24-HOUR PER DAY BASIS UNTIL COMPLETED.

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. 48 HOURS PRIOR TO OCCUPYING 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.

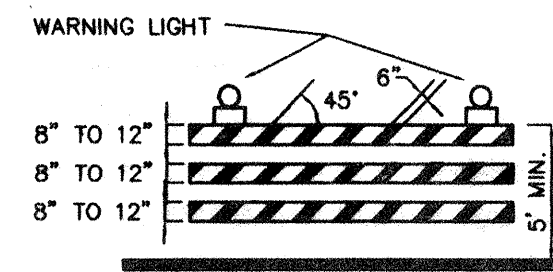
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

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

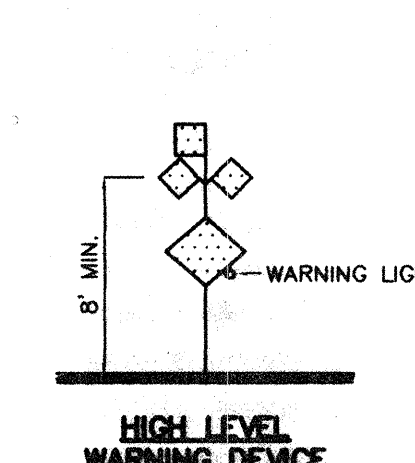
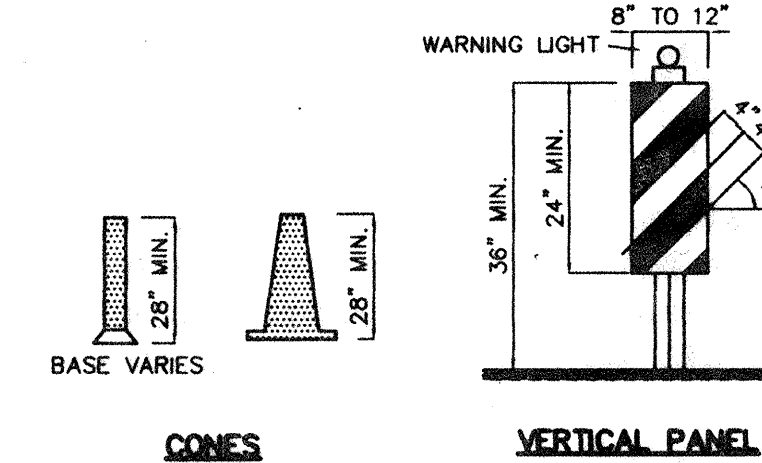
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

26. ADVANCE WARNING SIGNS SHALL BE 36"x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGHT AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D.

27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY.



TYPE III BARRICADE



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	MINIMUM DISTANCE IN FEET 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
DOWNSIDE TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

SPEED LIMIT	
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

TRAFFIC CONTROL PLAN

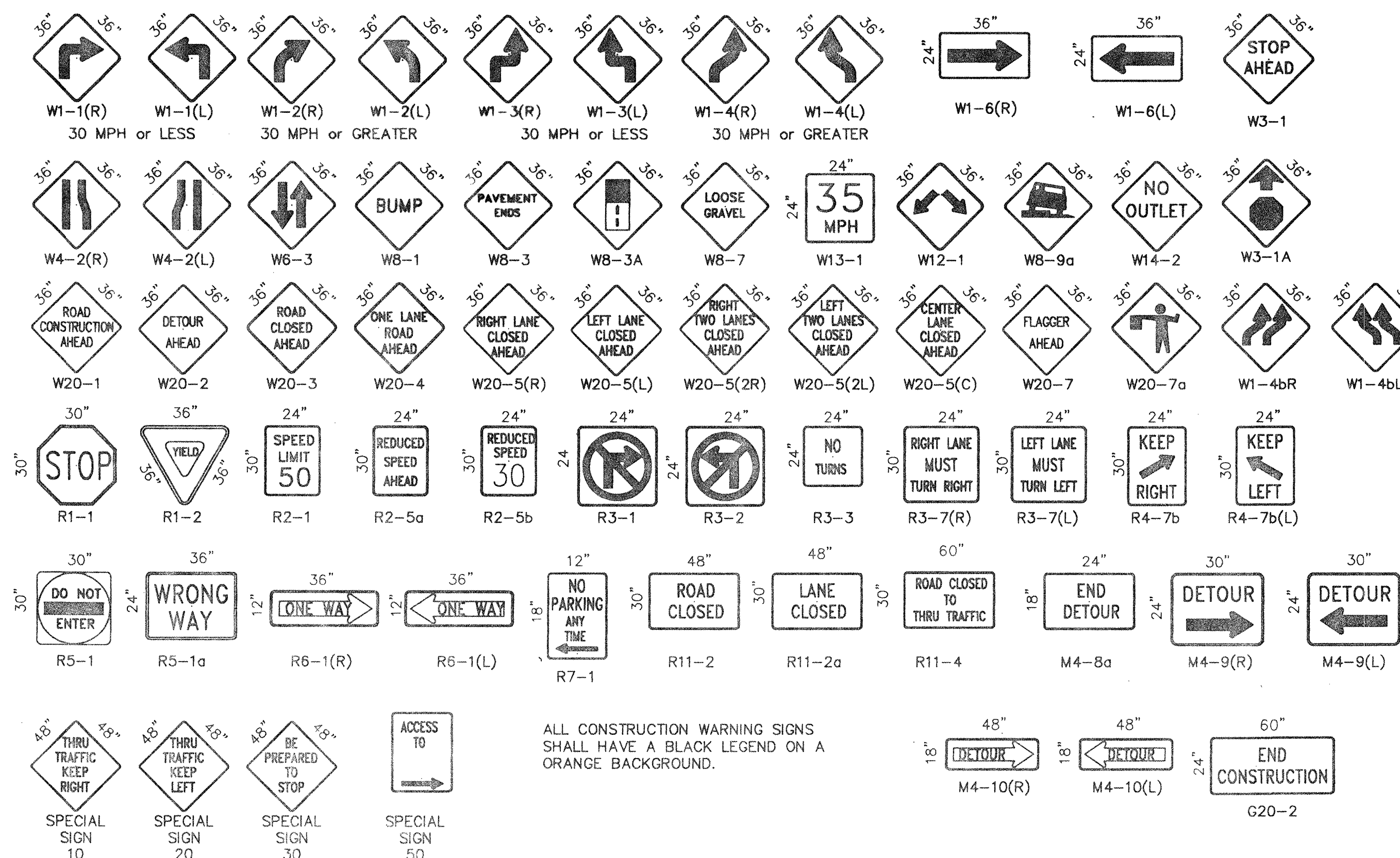
BLUEWATER ROAD UTILITY CONSTRUCTION

- Continuous two way traffic access to the Honeywell building complex shall be maintained throughout all construction in Bluewater Road. Any work requiring temporary closure to one of their entrance roads may require the work to be completed on a Sunday and shall be coordinated with Dave Colton of Honeywell at 831-7597.
- Use a Typical Double Right Lane Closure and a Typical Traffic Split and maintain a 10' minimum lane width in Bluewater Road for the storm drain and all other utility connections.
- Wall barriers will be required adjacent to open trench when distance between edge of roadway and edge of trench is less than three feet.

UNSER BLVD. CONSTRUCTION

- Use a TYPICAL RIGHT LANE CLOSURE for the water line connection and right deceleration lane construction in Unser Blvd.
- At least one lane for south bound traffic shall be maintained throughout all associated Unser Blvd. Construction.
- All work in Unser Blvd. which involves a lane closure shall be performed between the hours of 8:30 am to 4:00 pm or on a continuous 24 hour basis. No more than fifteen days will be allowed by the city in the excavation and barricade permit for all work in Unser Blvd. Contractor shall perform as much work as possible behind the existing curb and gutter prior to closing traffic lanes in order to reduce impact to motorists.

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: **CLIFFORD WEST BUSINESS PARK - UNIT 1
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS**

DESIGN REVIEW COMMITTEE: [Signature]
CITY ENGINEER APPROVAL: [Signature]
LAST UPDATE: [Date]
PROJECT NO. **580081**
MAP NO. **K-910**
SHEET **19** OF **20**

