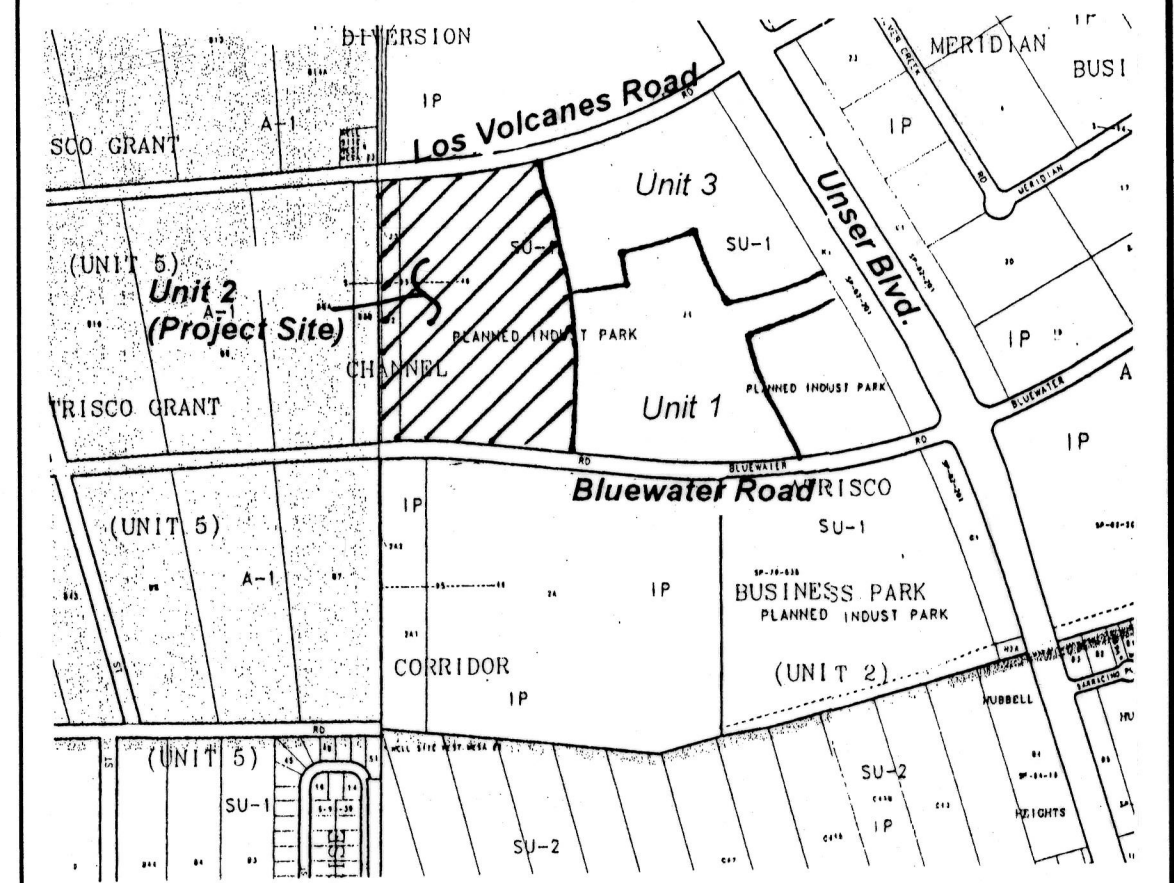


CONSTRUCTION PLANS

FOR

CLIFFORD WEST BUSINESS PARK UNIT 2 (LOS VOLCANES ROAD)

ALBUQUERQUE, NEW MEXICO



VICINITY MAP ZONE ATLAS K-9-10
SCALE: NONE

GENERAL NOTES

NOTICE TO CONTRACTORS

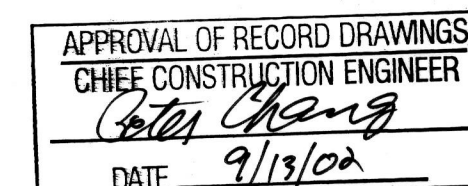
- CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THROUGH UPDATE 6, WILL BE REFERRED TO HEREIN AS THE "STANDARD SPECIFICATIONS".
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
- ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
- 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.
- 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.
- 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.
- ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HOUR CONSTRUCTION.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☒ SIDEWALK AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEEPRESSED 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.

INDEX TO DRAWINGS

SHEET NO.	SHEET
1	TITLE SHEET
2,3	PLAT
4,5	GRADING AND DRAINAGE PLAN
6	MASTER PAVING PLAN
7	LOS VOLCANES PAVING PROFILE
8	MASTER UTILITY
9	LOS VOLCANES UTILITY PROFILE
10,11	TRAFFIC CONTROL PLAN



RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Russ Pitney Earthmoving Co., and by the surveyor, Aldrich Land Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Mark Goodwin 7/1/99
Mark Goodwin NMPE 8948



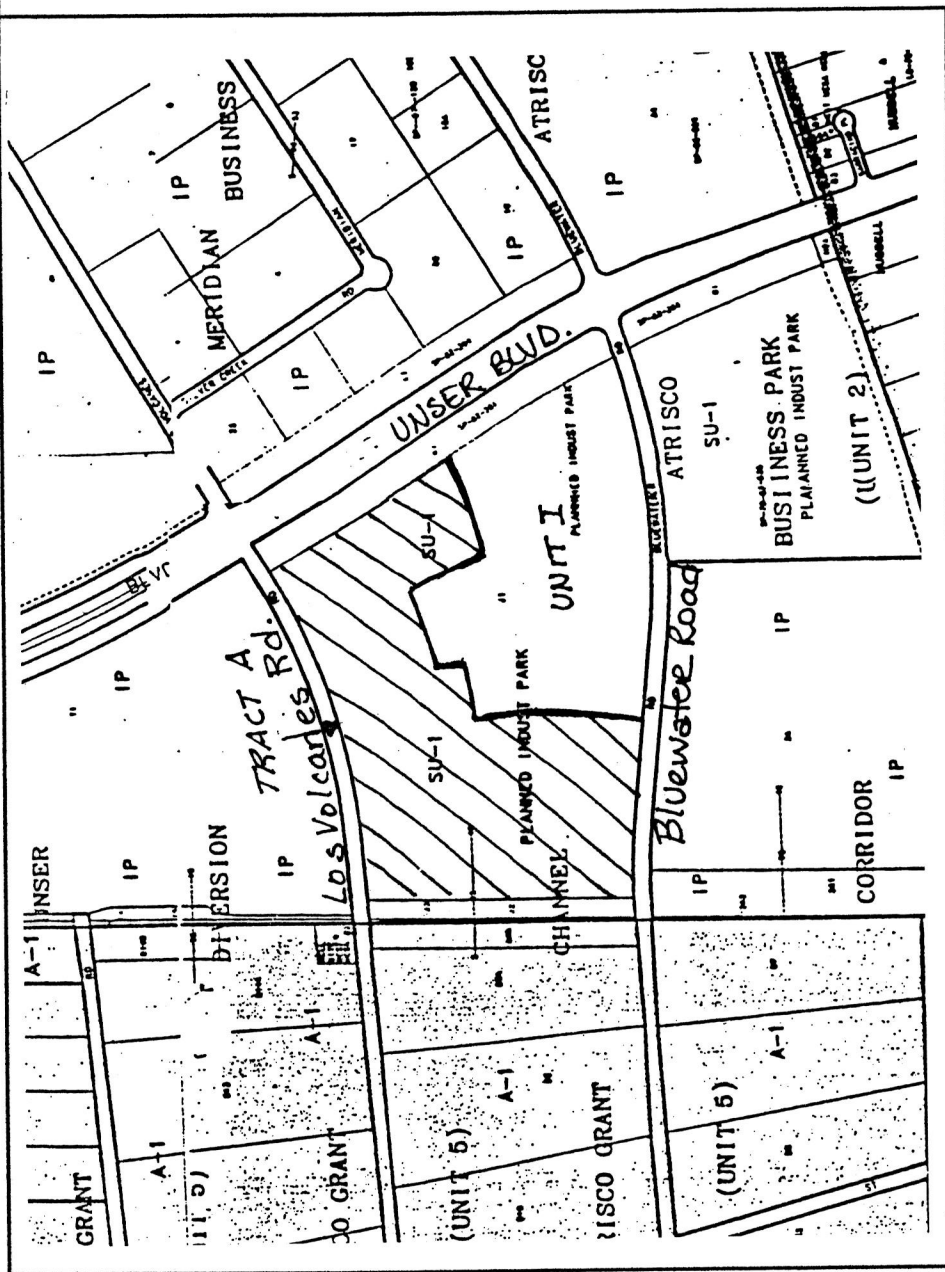
DRB NO. 97-138

6135ABP\UNIT 2\TITLE\8-13-98

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

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
 8-18-98		DRC CHAIRMAN	<i>John R Carr</i>	9/16/98	APPROVED FOR CONSTRUCTION <i>John R Carr</i> 2/22/99		
		TRANSPORTATION	<i>R.W. Kane</i>	8-25-98			
		WATER/WASTEWATER	<i>R.W. Kane</i>	8-25-98			
		HYDROLOGY	<i>Bj. Malaga</i>	8/27/98			
		CIP					
		CONSTR. MNGMT.			CITY ENGINEER	DATE	
		CONST. COORD.	<i>J.D. Leahy</i>	8-27-98			
		CITY PROJECT NO.		580082			
		SHEET OF 1 11					



LOCATION MAP ZONE ATLAS MAP K-9 & K-10 SCALE: NONE

SUBDIVISION DATA			
PLAT CASE NOS.	DRB: 97-158 S	V.	
GROSS ACREAGE			31.5693
ZONE ATLAS NO.		K-9, K-10	
NO. OF EXISTING TRACTS/LOTS		1	TRACTS
NO. OF TRACTS/LOTS CREATED		2	TRACTS
NO. OF TRACTS/LOTS ELIMINATED		1	TRACT
MILES OF FULL WIDTH STREETS CREATED			0.0
AREA DEDICATED TO CITY OF ALBUQUERQUE			0.0 AC
DATE OF SURVEY			10/97
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER:			9611010842067

FREE CONSENT AND DEDICATION

The parcel hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: all 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 & overhead 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 all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNER: Jack G. Colford
BELL GROUP, INC.
Jack, J. Clifford, Agent for Bell Group, Inc.

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO } ss
COUNTY OF BERNALILLO }
This instrument was acknowledged before me on May 20, 1998
NOTARY PUBLIC SUSAN BARROR
OFFICIAL SEAL
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 9-3-00

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Sections 21 and 22, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A, CLIFFORD WEST BUSINESS PARK, UNIT 1 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 December 10, 1997 in Volume 97C, Folio 346 and being more particularly described as follows:

BEGINNING at the southeast corner of the herein described tract, said point being common with the south-west corner of BLOCK 3, CLIFFORD WEST BUSINESS PARK, UNIT 1 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 December 10, 1997 in Volume 97C, Folio 346 and further being on the north right-of-way line of Bluewater Road N.W. from whence the Albuquerque Control Survey Monument "9-K10" bears N 88°06'59" E, 1546.29 feet;

THENCE along said north right-of-way line N 83°31'42" W, 450.13 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 09°59'46" and whose chord bears N 87°20'08" W, 291.03 feet to the southwest corner, said point being common with the southeast corner of TRACT J-2, 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;

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 2323.83 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 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, 732.37 feet to a point of curvature;

THENCE leaving said westerly right-of-way line 39.27 feet along a curve to the right, whose radius is 25.00 feet through a central angle of 89°59'46" and whose chord bears S 14°57'26" W, 35.35 feet to a point of tangency, said point being on the north right-of-way line of Saul Bell Road N.W.;

THENCE along said north right-of-way line S 59°57'19" W, 187.42 feet to a point of curvature;

THENCE continuing 169.23 feet along a curve to the right, whose radius is 970.00 feet through a central angle of 09°59'46" and whose chord bears S 75°02'34" E, 169.09 feet to the southeast corner, said point being common with the southeast corner of BLOCK 3, CLIFFORD WEST BUSINESS PARK, UNIT 1 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 December 10, 1997 in Volume 97C, Folio 346;

THENCE leaving said north right-of-way line N 30°02'31" W, 240.29 feet along a line common with the east line of said BLOCK 1 to a point, said point being common with the northeast corner of said BLOCK 1;

THENCE S 71°31'37" W, 299.18 feet along a line common with the north line of said BLOCK 1 to a point, said point being common with the northwest corner of said BLOCK 1;

THENCE 63.65 feet along a curve to the right, whose radius is 1630.00 feet through a central angle of 02°23'01" and whose chord bears S 02°23'00" E, 63.64 feet to a point on tangent, said point being on the east right-of-way line of Oliver Ross Drive N.W.;

THENCE leaving said east right-of-way line S 84°47'50" W, 250.47 feet along a line common with the north line of said BLOCK 3 to a point, said point being common with the northwest corner of said BLOCK 3;

THENCE 236.45 feet along a curve to the right, whose radius is 1275.00 feet through a central angle of 10°37'32" and whose chord bears S 01°09'13" W, 236.11 feet to a point of tangency, said point being common with the southwest corner of LOT 6, BLOCK 3, CLIFFORD BUSINESS PARK, UNIT 1 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 December 10, 1997 in Volume 97C, Folio 346;

THENCE along a line common with the west line of said BLOCK 3 S 06°28'00" W, 424.52 feet to the point of beginning and containing 31.5693 acres more or less.

LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

SUBDIVIDE TRACT A, UNIT 1, CLIFFORD WEST BUSINESS PARK, INTO TRACT A-1 UNIT 2 AND TRACT A-2 UNIT 3, CLIFFORD WEST BUSINESS PARK.

SCANNED BY
RECORDS CTR

PLAT OF
TRACT A-1 UNIT 2
TRACT A-2 UNIT 3
CLIFFORD WEST
BUSINESS PARK
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 21 & 22
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 1998



APPROVED AND ACCEPTED BY:

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

Subdivision Case NO. 9-98-54
Planning Director, City of Albuquerque, N.M. 8-10-98
City Engineer, City of Albuquerque, N.M. 8-4-98
Albuquerque Metropolitan Arroyo Flood Control Authority 8-4-98
Transmittal Department, City of Albuquerque, N.M. 8-04-98
Utility Development Division, City of Albuquerque, N.M. 8-4-98
Parks Design and Development CLIP, City of Albuquerque, N.M. Date 8-4-98
City Surveyor, City of Albuquerque, N.M. 051691
Property Management, City of Albuquerque, N.M. 8-10-98
PNM GAS 6-18-98
U.S. West/Telecommunications 06-14-98
SUNNY ELECTRIC 6-18-98
Jones Intercable, Inc. 6/16/98

dwg: 6135two1	Drawn: BJG	Checked: ALS	Sheet 1 of 3
Scale: 1"=100'	Date: 5-20-98	Job: 96135	

PLAT OF
TRACT A-1 UNIT 2
TRACT A-2 UNIT 3
CLIFFORD WEST
BUSINESS PARK
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 21 & 22
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 1998



PROPERTY IS CURRENTLY ZONED IP WHICH
REQUIRES A SITE DEVELOPMENT PLAN FOR EACH
TRACT THROUGH DRB (NON-PUBLIC HEARING).

PUBLIC UTILITY EASEMENTS:

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

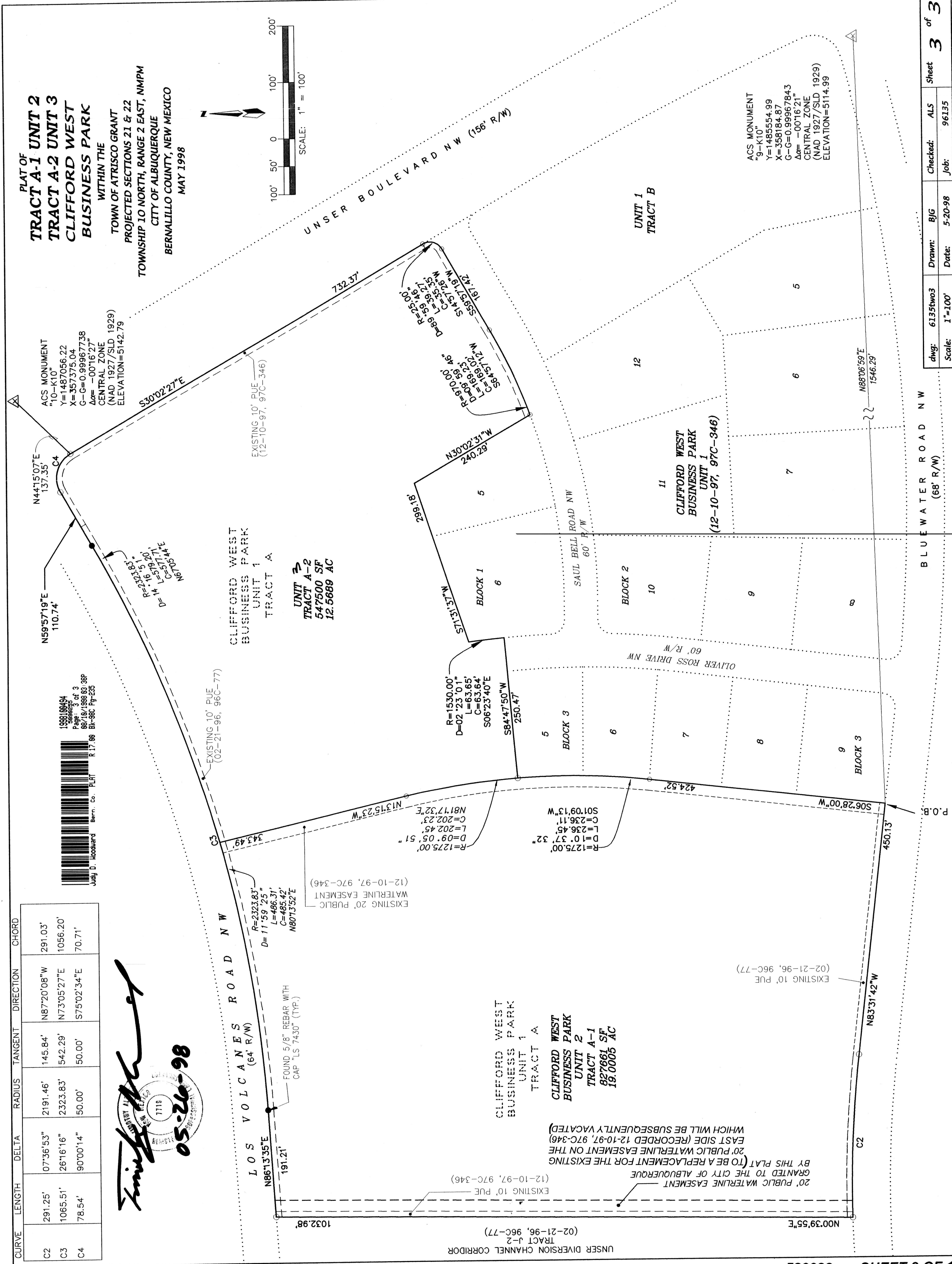
1. The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
 2. The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
 3. U.S. West for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
 4. Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV Service.
- Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, structure, sign, 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's caused by construction of pools, decking, or any structures adjacent to within or near easements shown on this plat.

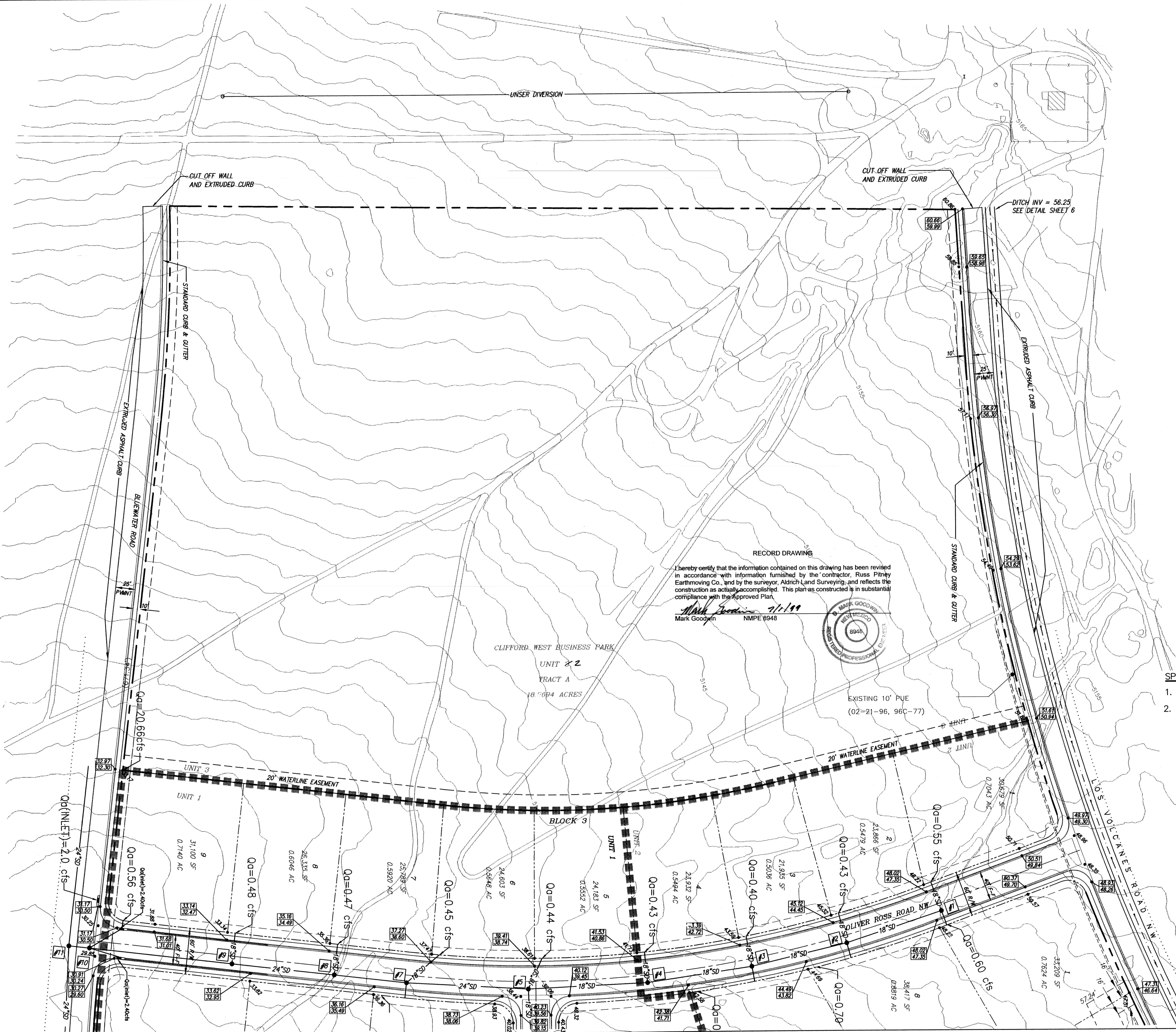
By approving this document, the utility companies do not waive or release any easement rights which may have been granted by prior plat, report or document.

dwg: 6135two2	Drawn: BJG	Checked: ALS	Sheet 2 of 3
Scale: 1"=100'	Date: 5-20-98	Job: 96135	

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C2	291.25'	07°36'53"	2191.46'	145.84'	N87°20'08"W	291.03'
C3	1085.51'	26°16'16"	2323.83'	542.29'	N73°05'27"E	1058.20'
C4	78.54'	90°00'14"	50.00'	50.00'	S75°02'34"E	70.71'

[Handwritten signature]





RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Russ Pitney Earthmoving Co., and by the surveyor, Aldrich Land Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the approved Plan.

Mark Goodwin 7/1/99
Mark Goodwin NMPE 6948

D. MARK GOODWIN
6948
REGISTERED PROFESSIONAL ENGINEER
NEW MEXICO

AS BUILT INFORMATION

CONTRACTOR Russ Pitney

STAKED BY J.S. INC

DATE 7/99

ASBESTOS BY J.S. INC

DATE 7/99

FIELD LOCATION BY J.S. INC

DATE 7/99

DRAWINGS BY J.S. INC

DATE 7/99

CORRECTED BY J.S. INC

DATE 7/99

MICRO-FILM INFORMATION

RECORDED BY J.S. INC

DATE 7/99

NO. 1

ENGINEER'S SEAL



AS MONUMENT LABELED "9-K10"

DATE 7/99

ELEVATION = 5114.99

FIELD NOTES

BY

NO.

REVISIONS

DESIGN

DATE 06-16-97

DATE 06-16-97

DATE 06-16-97

DESIGNED BY DLH

DATE 06-16-97

CHECKED BY DMG

DATE 06-16-97

CITY PROJECT NO. 580082

ZONE MAP NO. K-9,10

SHEET 4 OF 11

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

LAST DESIGN UPDATE

MO./DAY/YR.

MO./DAY/YR.

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

Qd ALLOWABLE DISCHARGE FROM LOT

MOUNTABLE CURB & GUTTER

STANDARD 8" CURB & GUTTER

28.53' PROPOSED SPOT ELEVATION

3:1 SLOPE

SD PROPOSED STORM DRAIN LINE

PROPOSED SWALE

LIMITS OF LAND DISTURBANCE

51.35' EXISTING CONTOUR

TC= EXISTING TOP OF CURB

FL= EXISTING FLOWLINE

x 00.00 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:

1. EXISTING CONTOURS ARE 1.0' INCREMENTS.

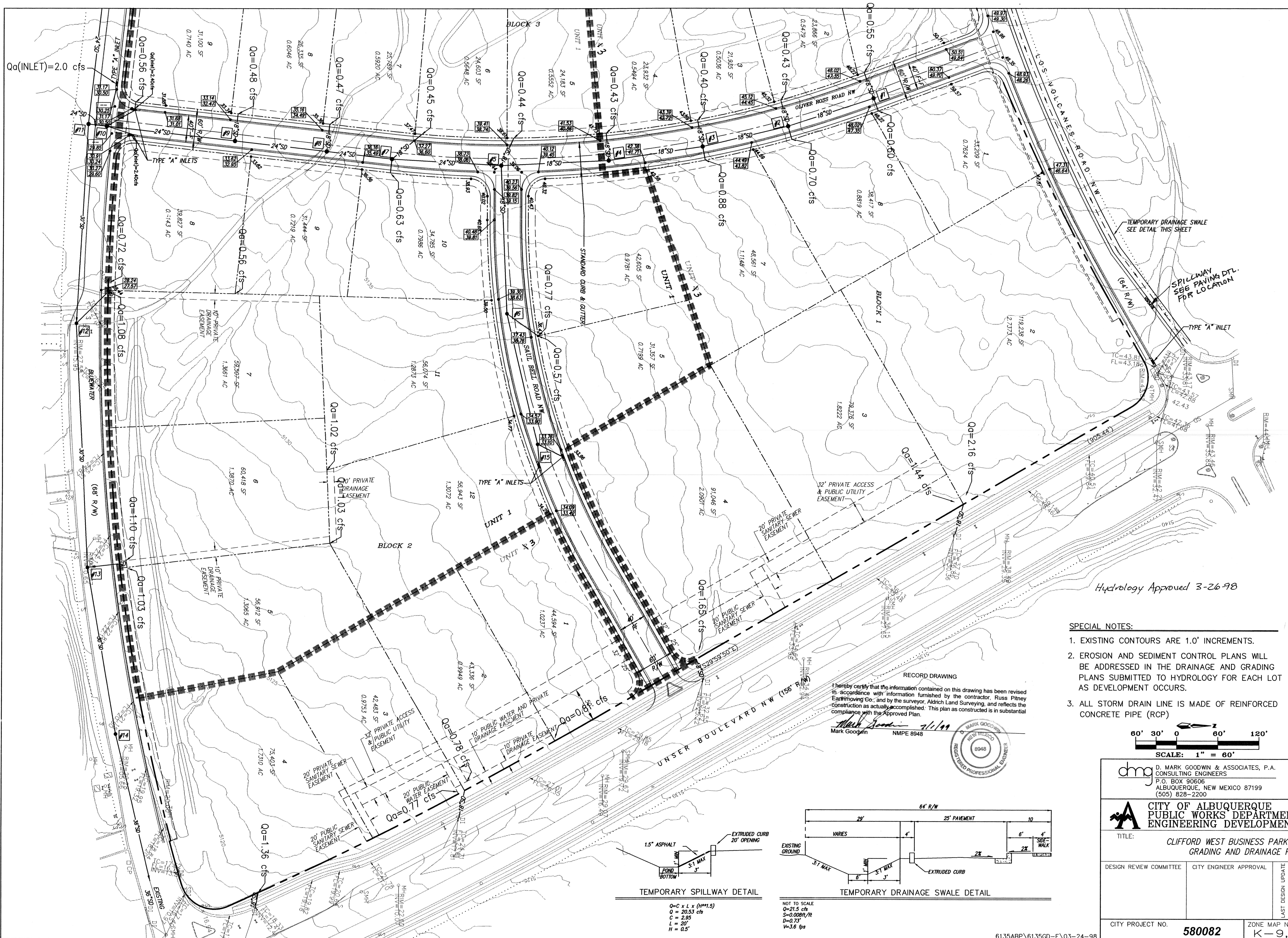
2. EROSION AND SEDIMENT CONTROL PLANS WILL BE ADDRESSED IN THE DRAINAGE AND GRADING PLANS SUBMITTED TO HYDROLOGY FOR EACH LOT AS DEVELOPMENT OCCURS.

60' 30' 0 60' 120'

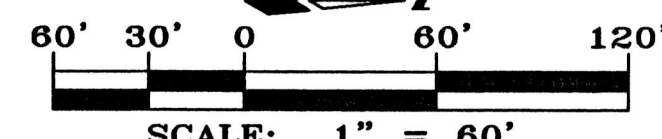
SCALE: 1" = 60'

 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



- 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.
 - ALL STORM DRAIN LINE IS MADE OF REINFORCED CONCRETE PIPE (RCP)



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

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

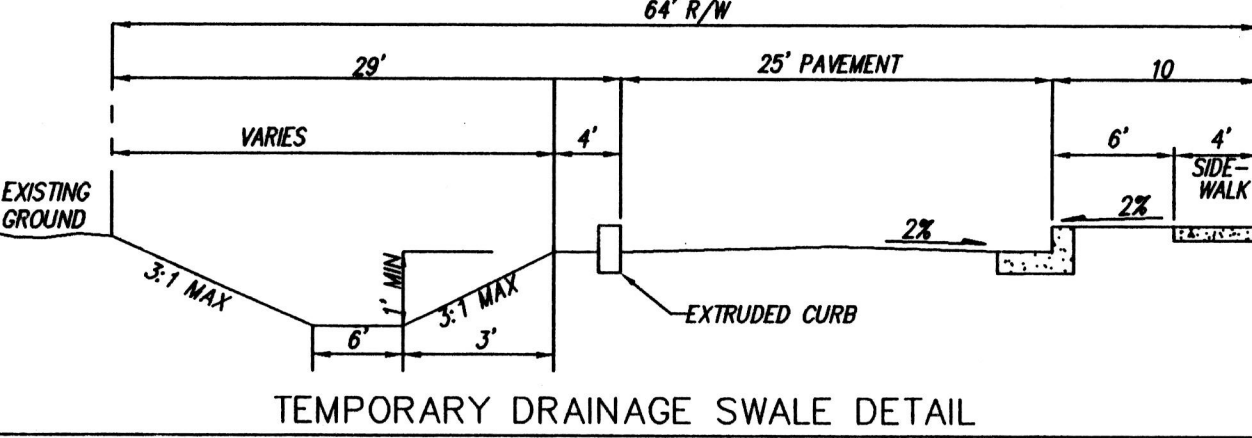
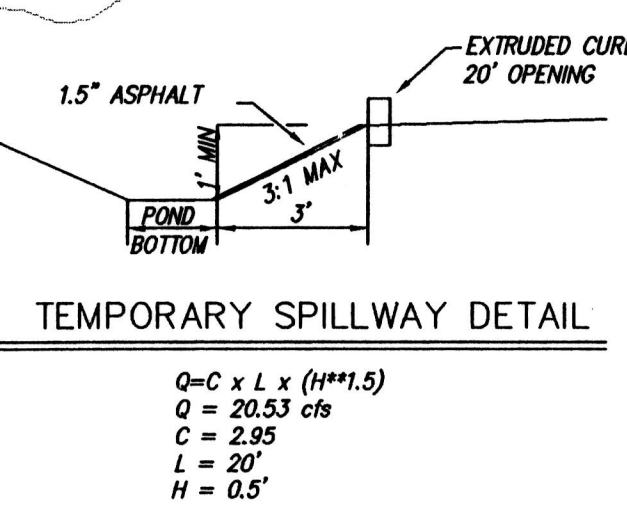
TITLE: **CLIFFORD WEST BUSINESS PARK - UNIT 1
GRADING AND DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	DATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. **580082** ZONE MAP NO. **K-9,10** SHEET **5** OF **11**

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Russ Pitney Engineering Co., and by the surveyor, Aldrich Land Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Mark Goodwin 7/1/99
Mark Goodwin NMPE 8948

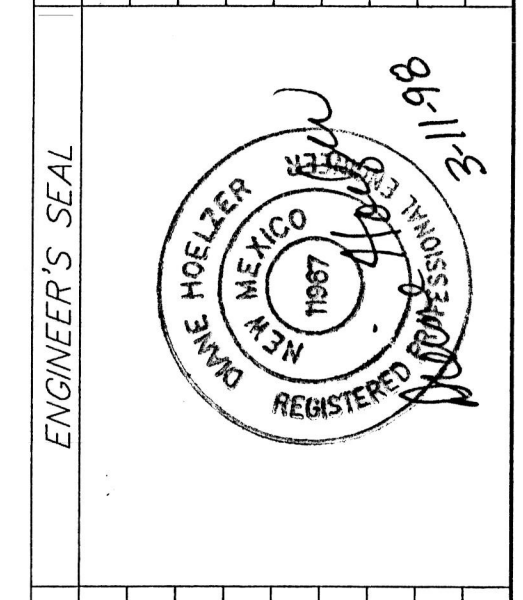


AS BUILT INFORMATION

CONTRACTOR	Russ Pitney
WORK STARTED BY	HS, JOC
INSPECTOR'S DATE	7/1/99
FIELD DATE	7/1/99
VERIFICATION BY	HS, JOC
CORRECTED BY	HS, JOC
DATE	7/1/99
MICRO-FILM INFORMATION	
RECORDED BY	
NO.	
DATE	

SURVEY INFORMATION

FIELD NOTES	DATE	BY
NO.		
NO.		
NO.		
NO.		
NO.		



REVISIONS

NO.	DATE	BY	REMARKS
1	06-16-97	DLH	DESIGN
2	06-16-97	BLN	DESIGN
3	06-16-97	DMG	DESIGN

ENGINEER'S SEAL

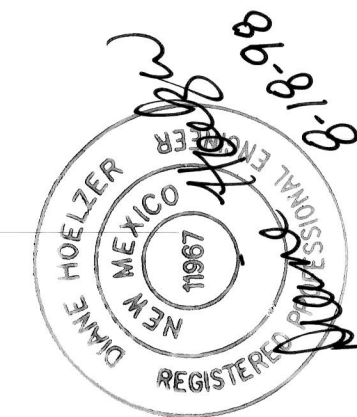
DATE	06-16-97
DATE	06-16-97
DATE	06-16-97

- 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 2
TRACT A-1



I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Russ Pitney Earthmoving Co., and by the surveyor, Aldrich Land Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.



NO.		DATE		REMARKS		BY	
DESIGN							
DESIGNED BY <i>DLH</i>				DATE		12/97	
DRAWN BY <i>DRC, FSA, BLN, WLV, BG</i>				DATE		12/97	
CHECKED BY <i>DMG</i>				DATE		12/97	

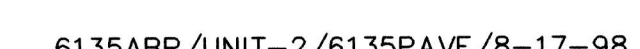
TITLE: ***CLIFFORD WEST BUSINESS PARK - UNIT 2
MASTER PAVING PLAN***

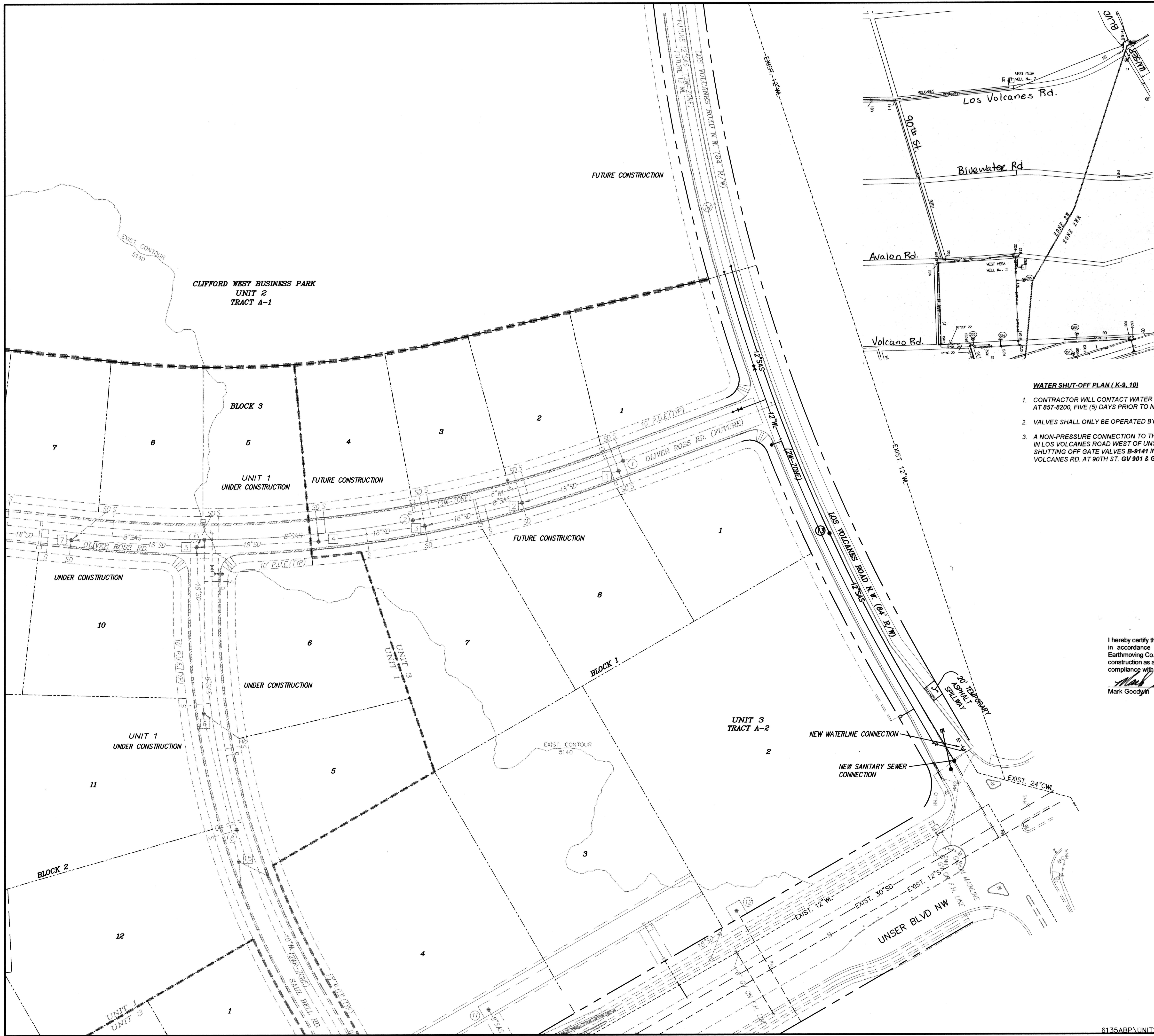
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	
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SEP 16 1998

DESIGN
REVIEW COMMITTEE

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
580082	K-9.10	6	11





LEGEND	
---	PROPERTY LINE
---	NEW STANDARD CURB & GUTTER
---	NEW MOUNTABLE CURB & GUTTER
---	NEW DROP INLET
---	NEW WATERLINE
---	NEW SANITARY SEWERLINE
---	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 PAVMT. DESIGN ON MASTER PAVING SHT.
---	FUTURE WATERLINE
---	FUTURE SANITARY SEWER
---	FUTURE STORM DRAIN

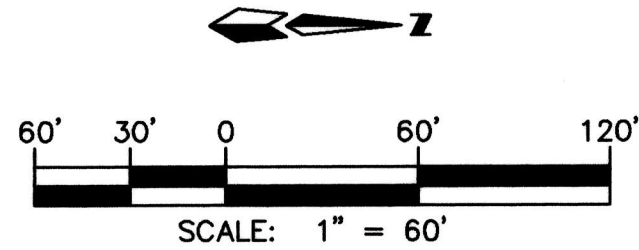
WATER SHUT-OFF PLAN (K-9, 10)

- 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.
- A NON-PRESSURE CONNECTION TO THE EXISTING 24" CCP STUBOUT IN LOS VOLCANES ROAD WEST OF UNSER BLVD. WILL BE MADE BY SHUTTING OFF GATE VALVES 8-9141 IN UNSER BLVD, GV 141 IN LOS VOLCANES RD. AT 90TH ST, GV 901 & GV 903 IN AVALON RD. AT 90TH ST.

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Russ Pitney Earthmoving Co., and by the surveyor, Aldrich Land Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Mark Goodwin 7/1/99
Mark Goodwin NMPE 8948

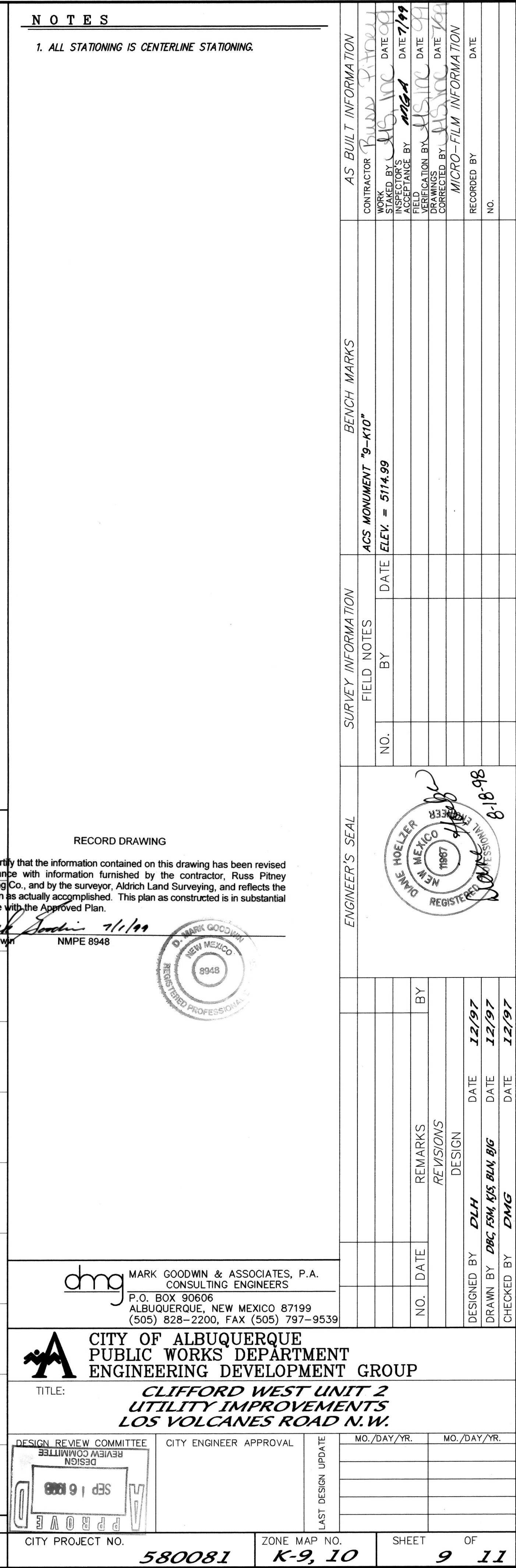


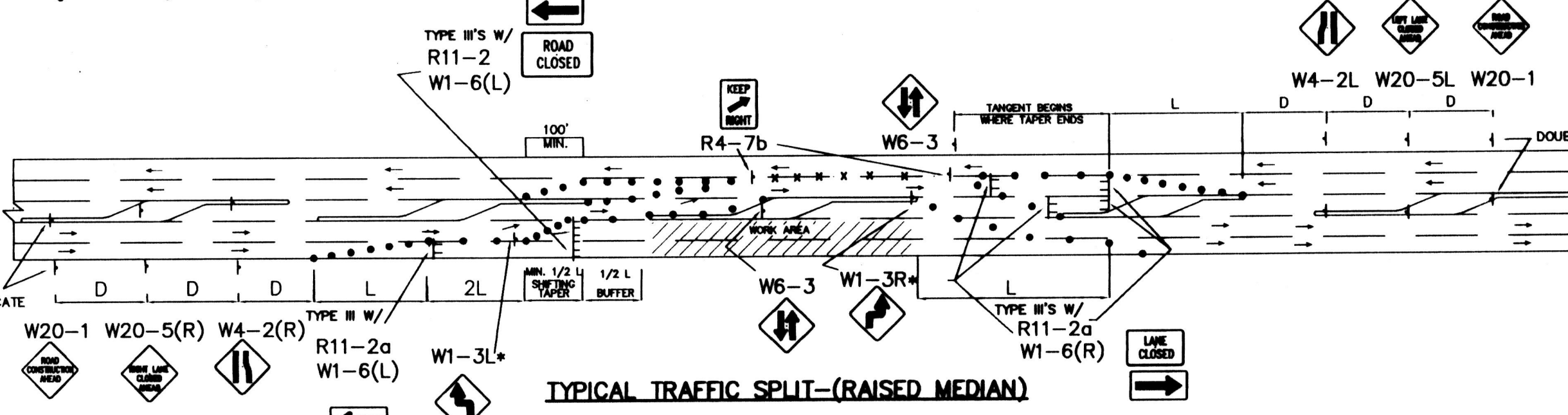
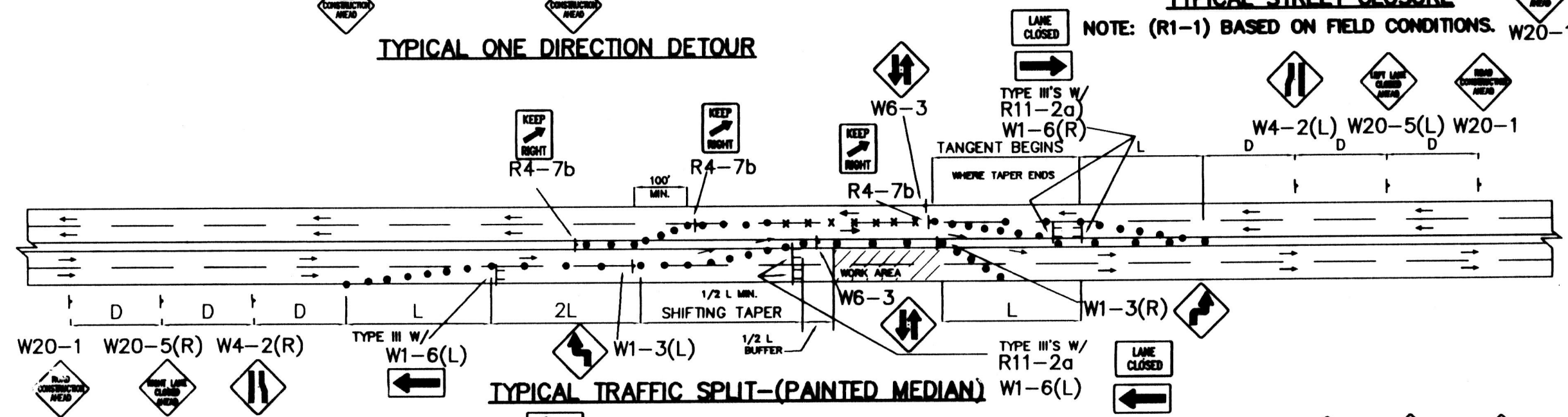
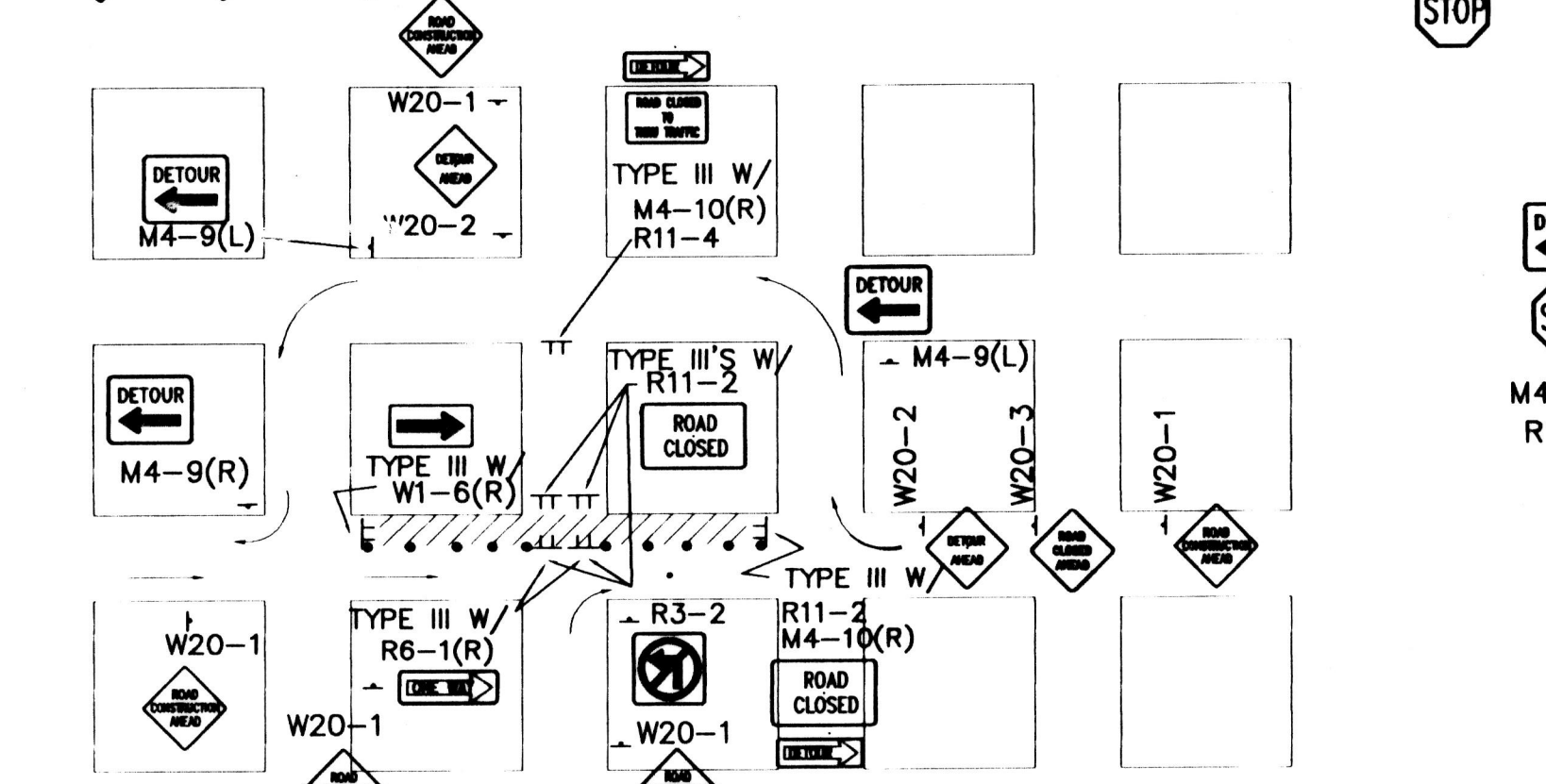
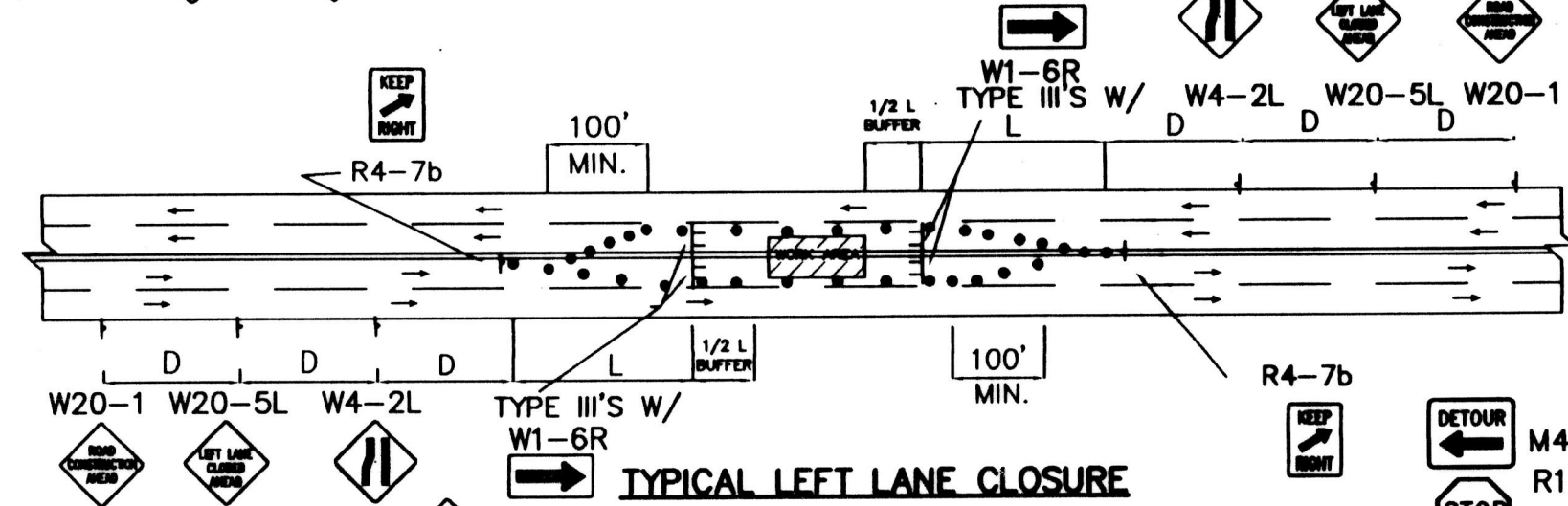
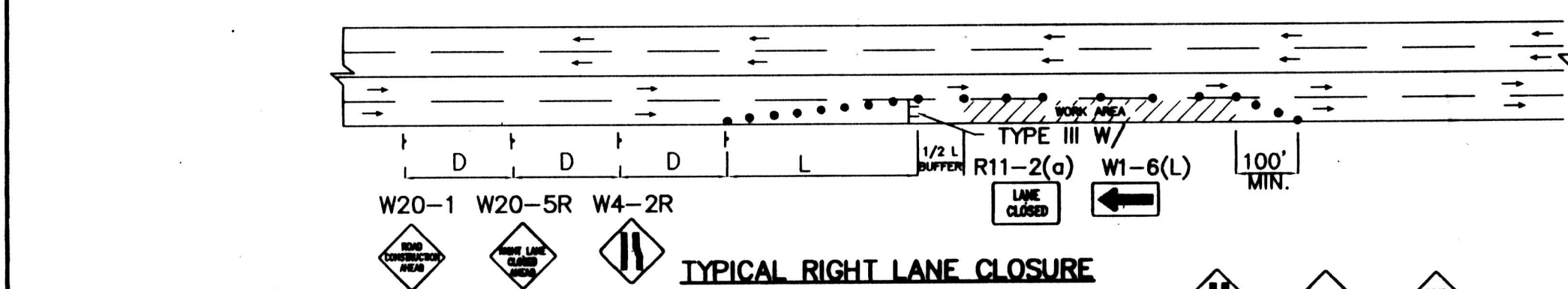
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: CLIFFORD WEST BUSINESS PARK - UNIT 1
MASTER UTILITY PLAN

DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST DESIGN UPDATE	
APPROVED	SEP 16 1999			MO./DAY/YR.	MO./DAY/YR.
DESIGN REVIEW COMMITTEE					
CITY PROJECT NO.	580082	ZONE, MAP NO.	K-9,10	SHEET	OF 8 11



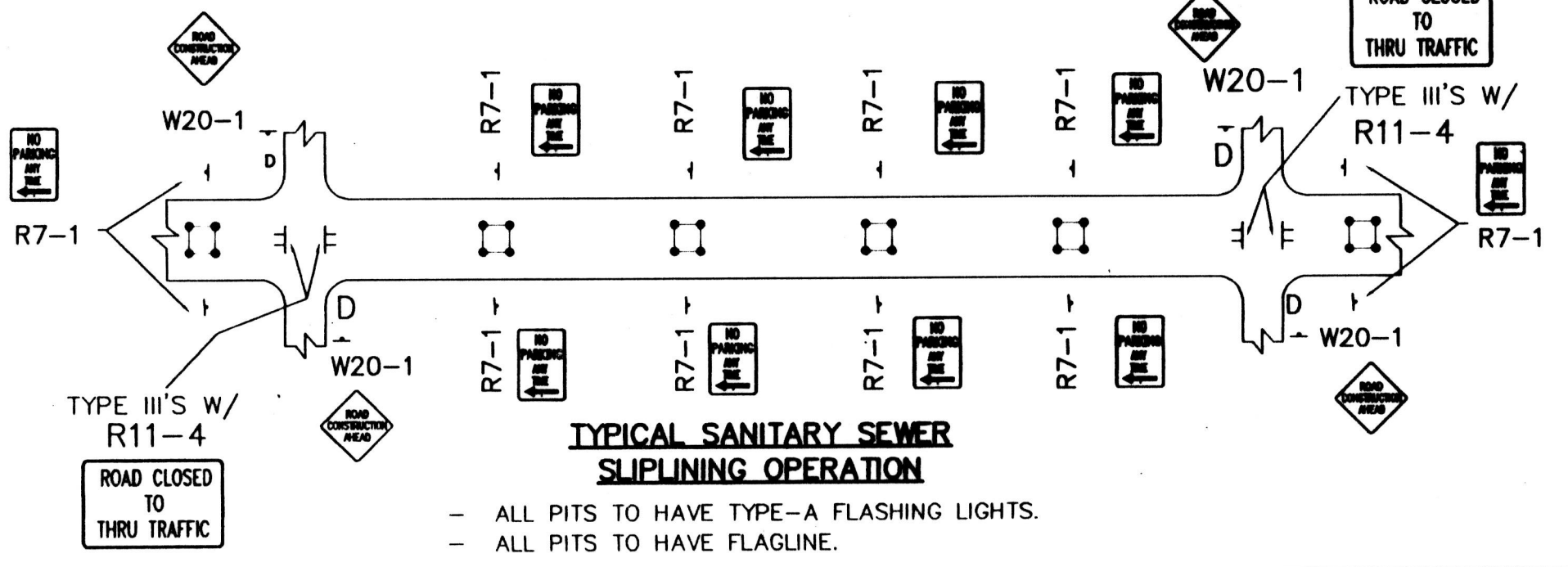


- TRAFFIC SPLIT NOTES:**
1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
 2. 1/2 L IS MINIMUM DISTANCE FOR SHIFTING TAPERS.
 3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
 4. MEDIAN REMOVAL SHALL BE REQUIRED IF 1/2 L OR REVERSE CURVE IS NOT SUFFICIENT. MEDIAN REMOVAL SHALL TAKE PLACE BEFORE SPLITS.
 5. REDUCED SPEED MAY BE CONSIDERED.
 6. * USE W1-3 FOR 30 MPH OR LESS, W1-4 FOR SPEED 35 MPH OR GREATER.

GENERAL NOTE:

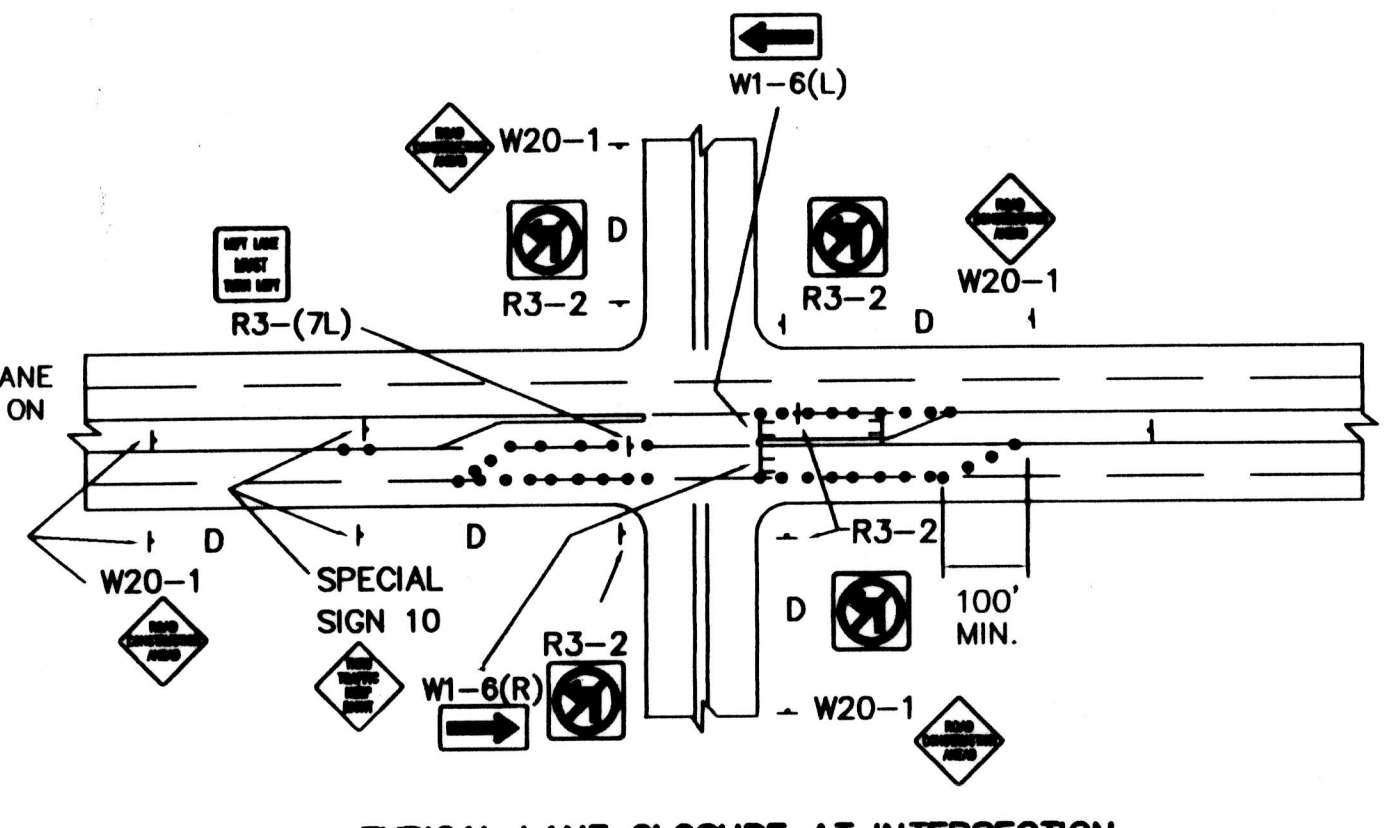
ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON AN ORANGE BACKGROUND.

ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF 36" THIRTY SIX INCHES BY 36" THIRTY SIX INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT.

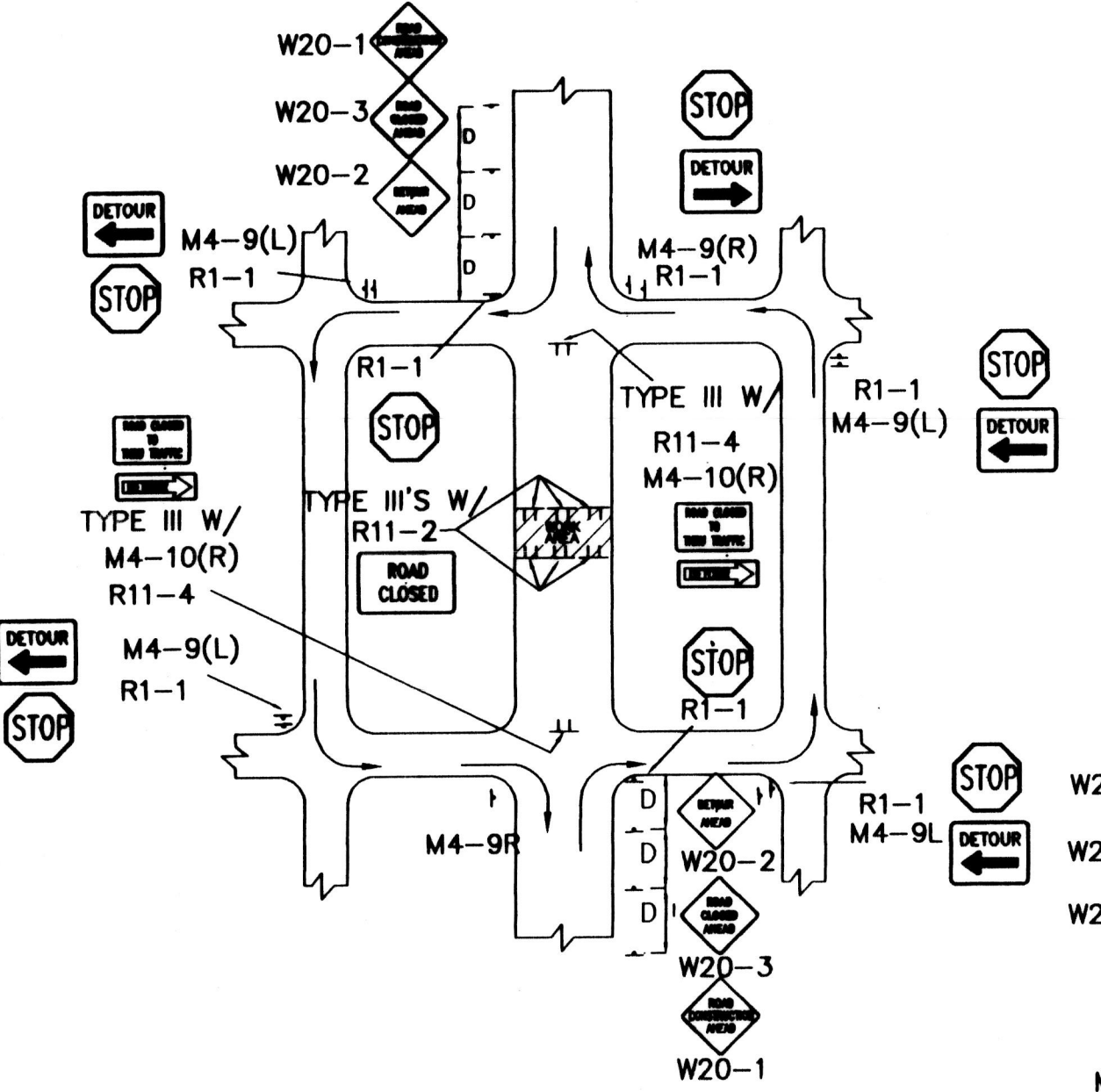


- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS.
- ALL PITS TO HAVE FLAGLINE.

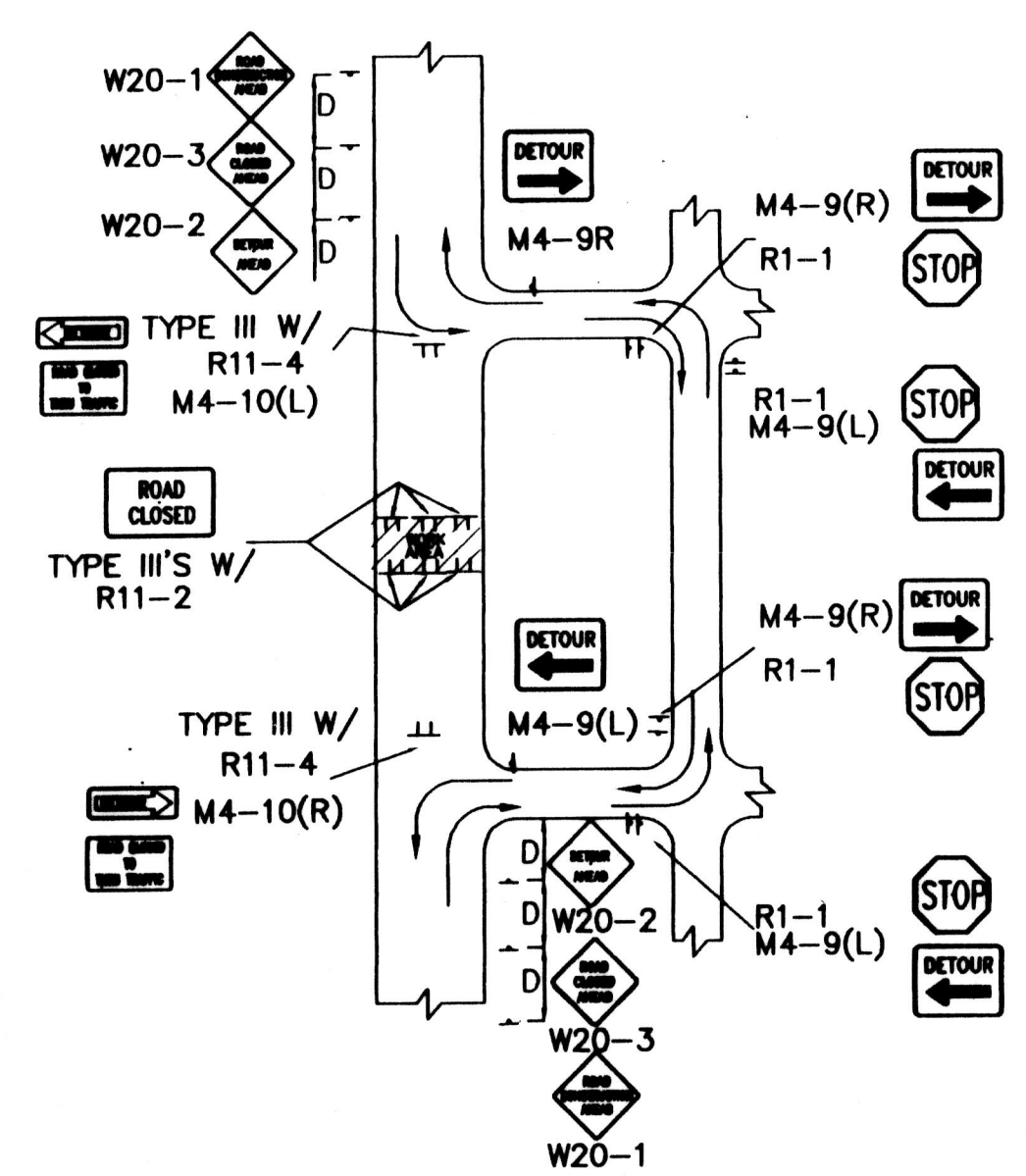
NOTE: MAY REQUIRE LEFT LANE CLOSURE DEPENDING ON FIELD CONDITIONS.



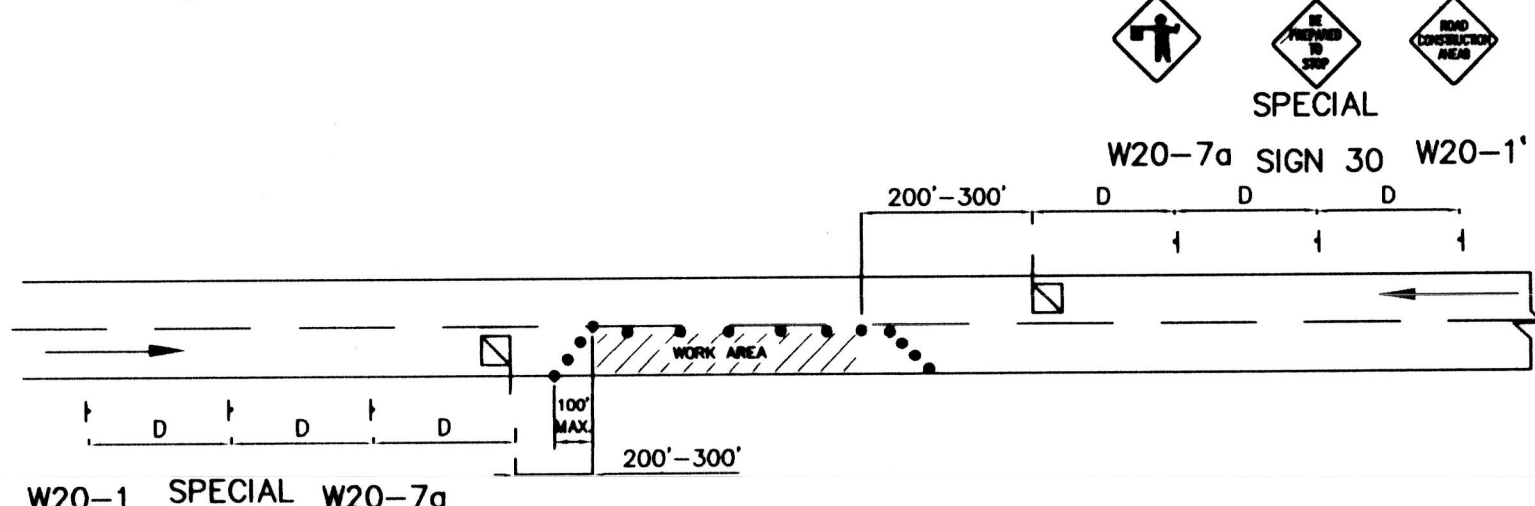
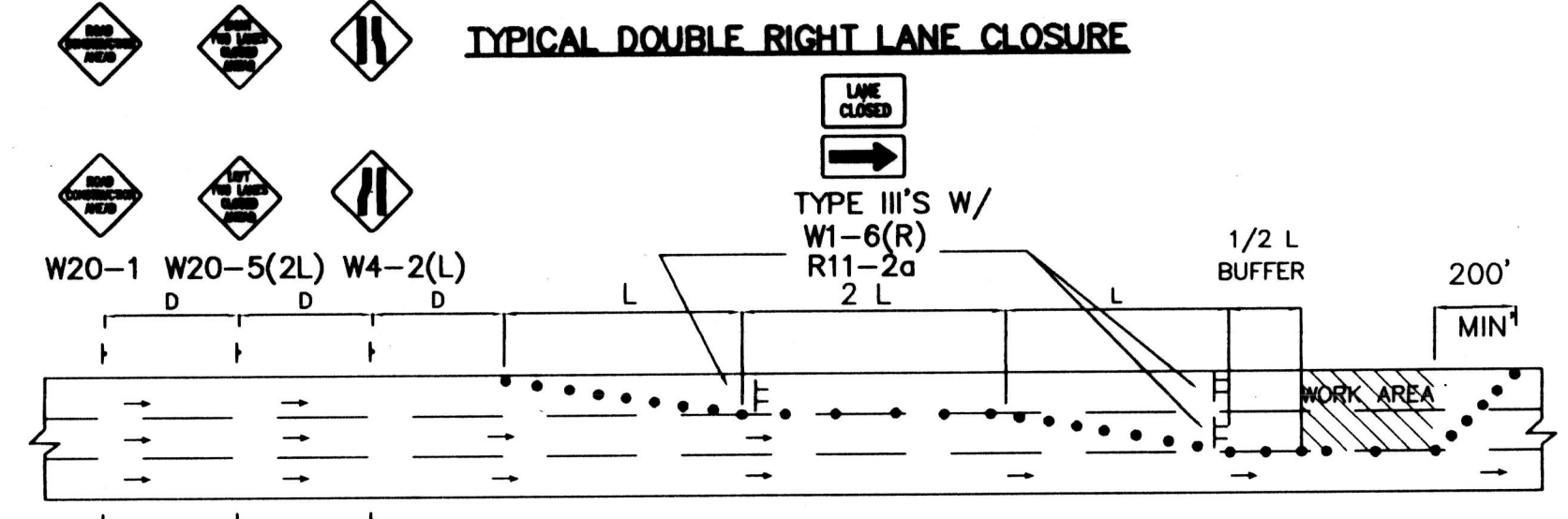
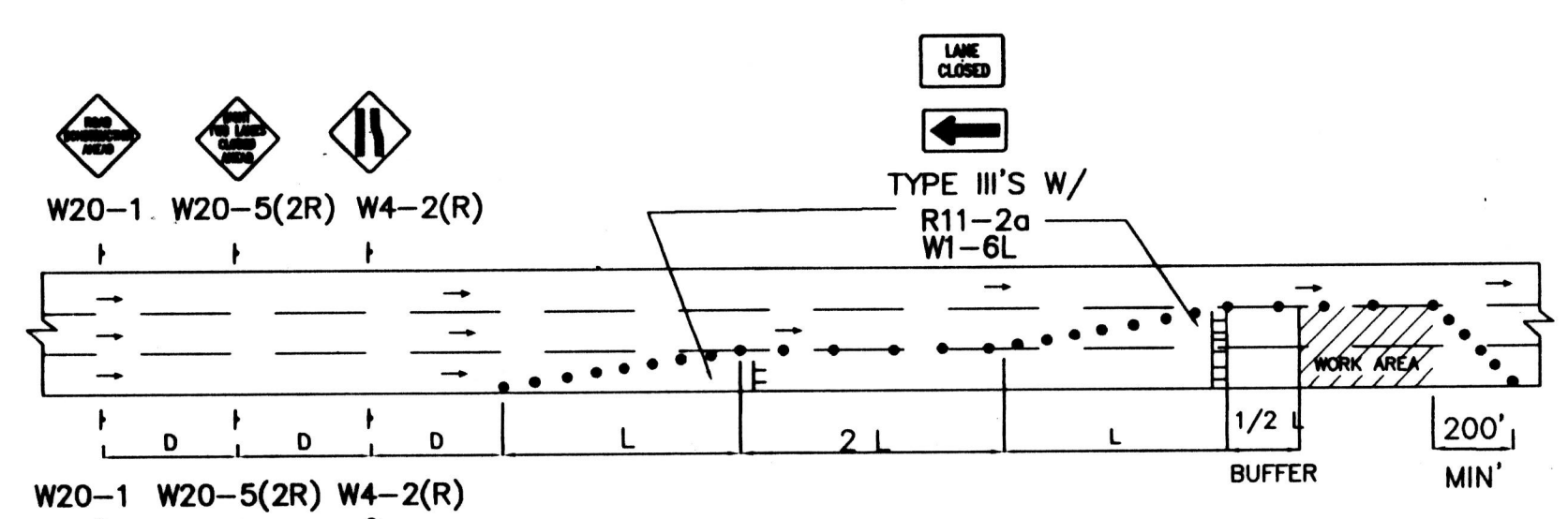
NOTE: DEPENDING ON WORK ZONE LOCATION



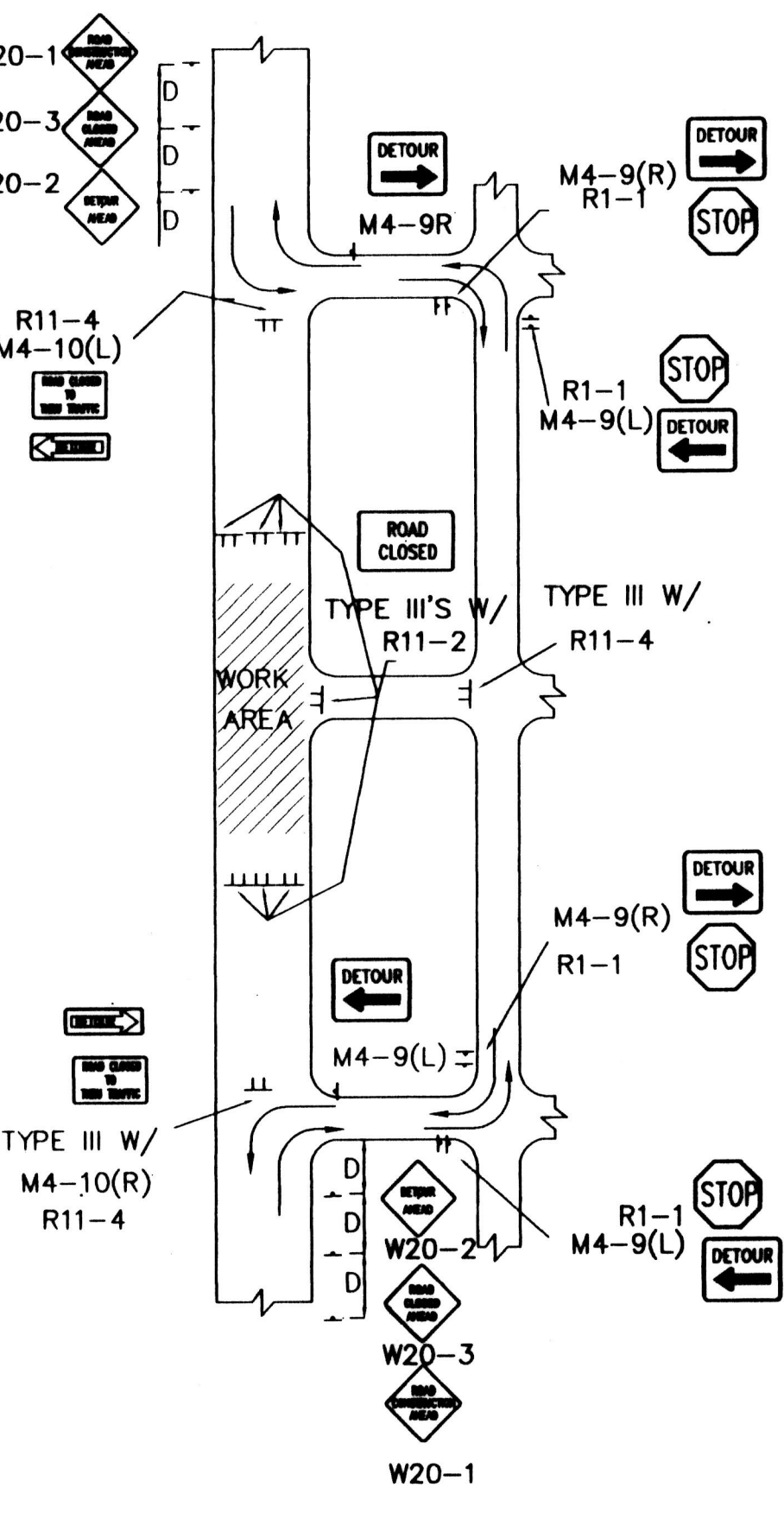
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



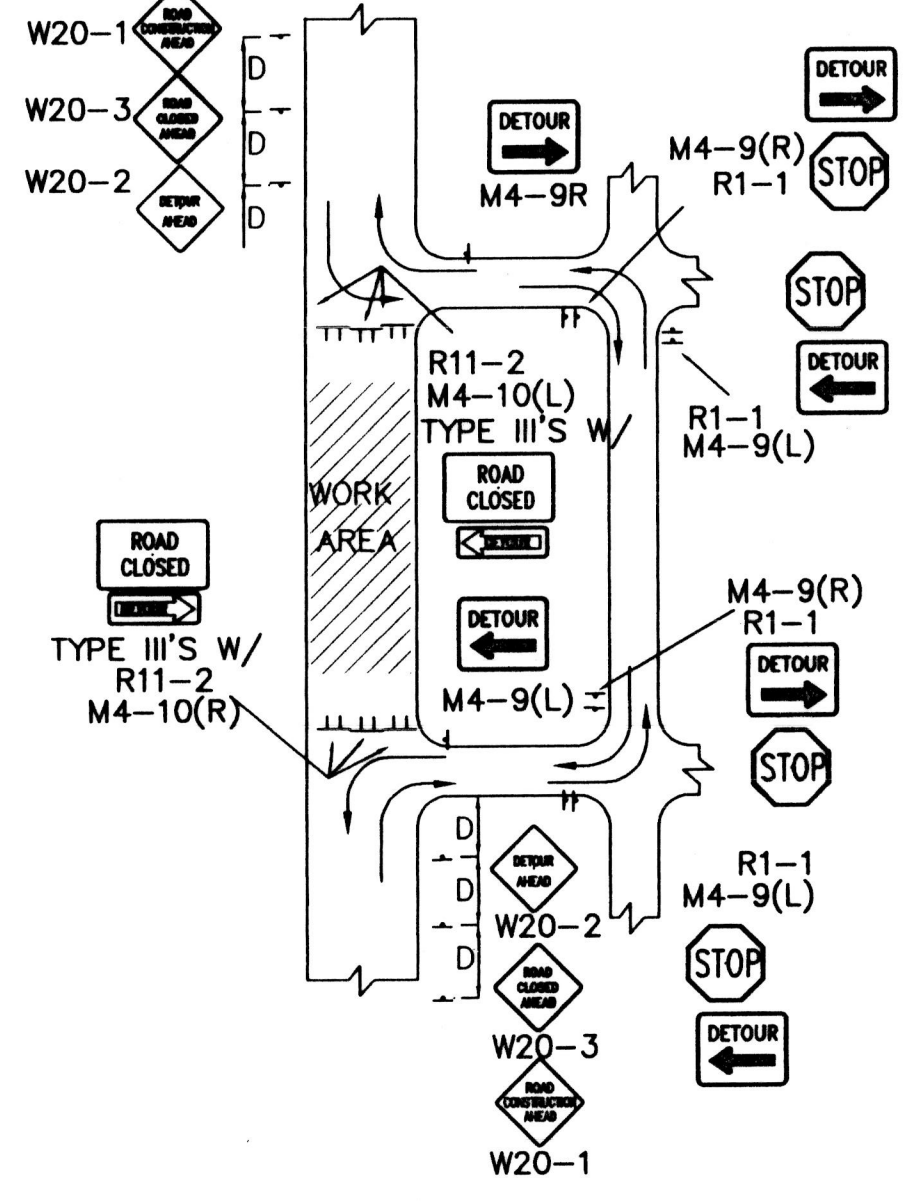
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



NOTE: (R1-1) BASED ON FIELD CONDITIONS.



NOTE: (R1-1) BASED ON FIELD CONDITIONS.



NOTE: (R1-1) BASED ON FIELD CONDITIONS.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

**CLIFFORD WEST BUSINESS PARK UNIT 2
TYPICAL TRAFFIC CONTROL &
SIGNING EXAMPLES (REF. MUT.C.D.)**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
PROJECT NO.	580082	MAP NO. K-9/10	SHEET 10 OF 11

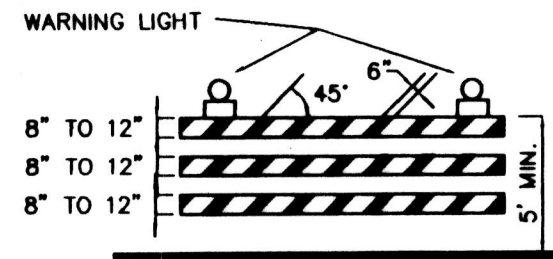
AS BUILT INFORMATION			
CONTRACTOR	DATE	DATE	DATE
WORK BY	DATE	DATE	DATE
REVISIONS	DATE	DATE	DATE
ACCEPTANCE BY	DATE	DATE	DATE
VERIFICATION BY	DATE	DATE	DATE
CONTROL BY	DATE	DATE	DATE
RECORD BY	DATE	DATE	DATE
BENCH MARKS			
NO.	DATE	DATE	DATE
SURVEY INFORMATION			
FIELD NOTES	DATE	DATE	DATE
NO.	DATE	DATE	DATE
ENGINEER'S SEAL			
J.D.L.	BY	DATE	DATE
REVISIONS	DATE	DATE	DATE
DESIGN	DATE	DATE	DATE
C.O.A. STANDARDS	DATE	DATE	DATE
CHECKED BY	DATE	DATE	DATE

CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

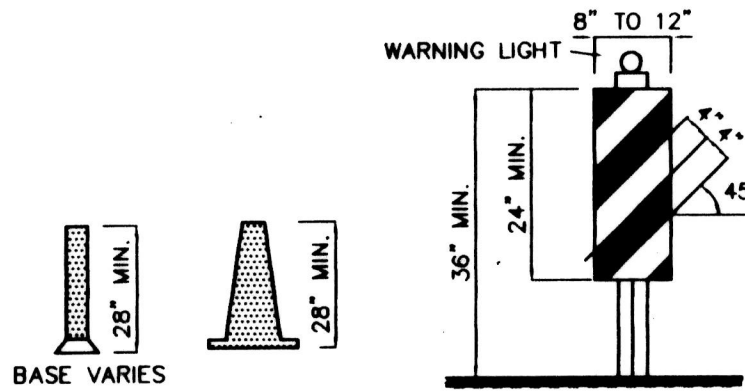
- CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION AN EXCAVATION/BARRICADING PERMIT BEFORE ENGAGING IN ANY CONSTRUCTION, MAINTENANCE OR REPAIR WORK IN ANY OF THE CITY OF ALBUQUERQUE'S RIGHTS-OF-WAY. EMERGENCY WORK THAT WOULD PRESERVE LIFE OR PROPERTY IS EXCLUDED WITH THE UNDERSTANDING, THAT A PERMIT SHALL BE OBTAINED WITHIN 24 TO 48 HOURS.
- 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.
- 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.
- CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY CONSTRUCTION COORDINATION.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24 HOUR PER DAY BASIS UNTIL COMPLETED.
- 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.
- 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.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.
- CONTRACTOR IS RESPONSIBLE FOR OBLITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FACILITIES, BUSINESSES AND/OR RESIDENTS AT ALL TIMES.
- 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.
- 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.
- 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.
- ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY CONSTRUCTION COORDINATION.

- 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.
- CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE FOLLOWING:
 - STANDARDS AND REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CITY OF ALBUQUERQUE TRAFFIC CODE, LATEST EDITION.
 - SECTION 19 OF THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION, AS WELL AS OTHER SECTIONS.
- 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.
- ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION. WASHING OF EQUIPMENT IS INCIDENTAL TO IT'S PLACEMENT AND MAINTENANCE.
- TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

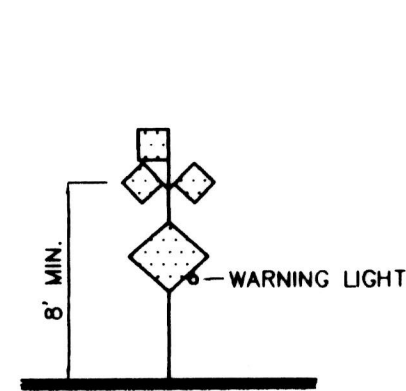
- ADVANCE WARNING SIGNS SHALL BE 36"x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGHT AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D. 
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY. 



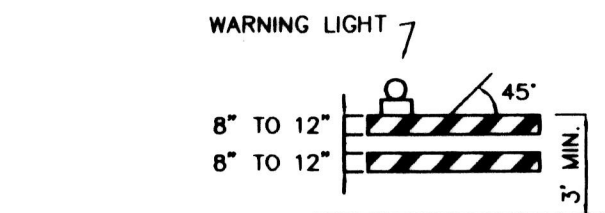
TYPE II BARRICADE



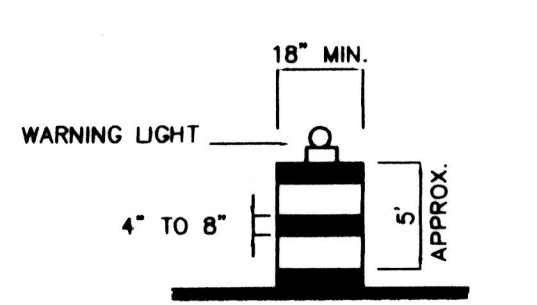
VERTICAL PANEL



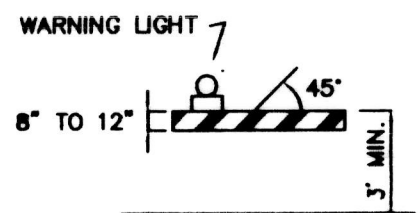
HIGH LEVEL WARNING DEVICE



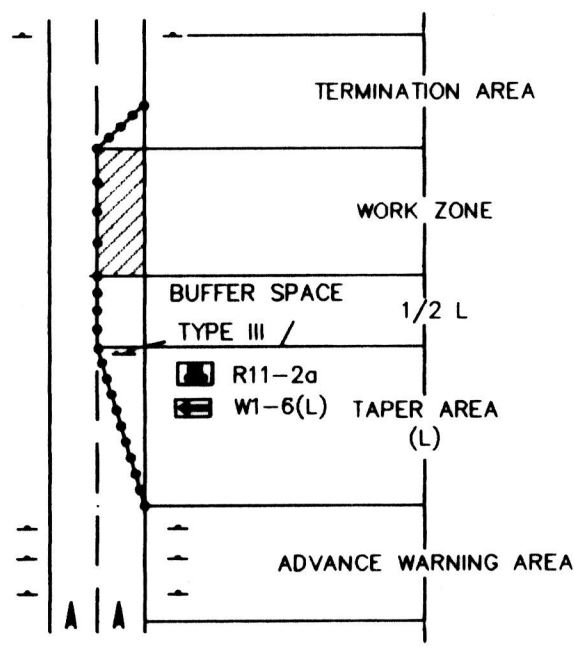
TYPE II BARRICADE COLLAPSIBLE



BARREL



TYPE I BARRICADE COLLAPSIBLE



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 MILES PER HOUR	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

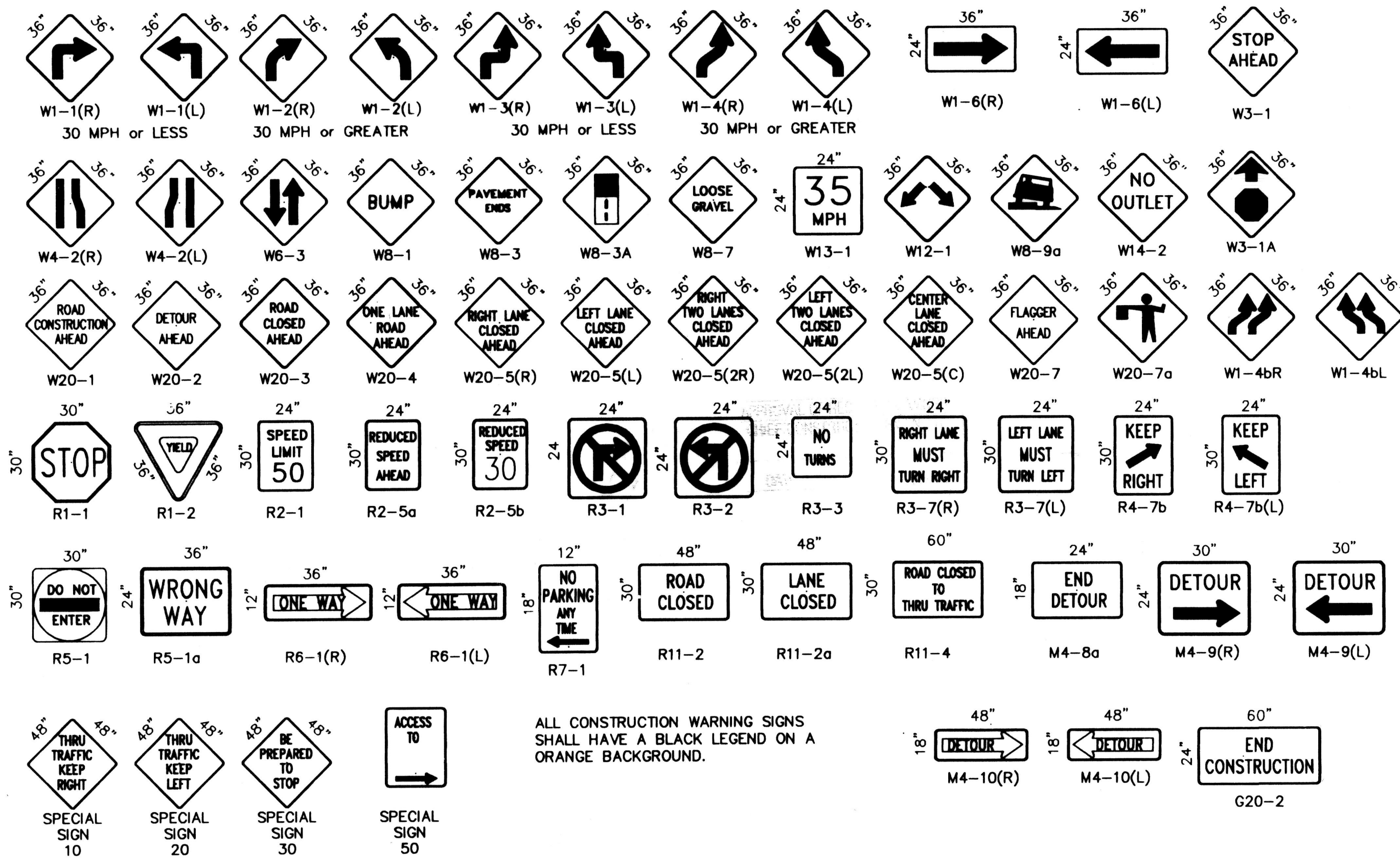
TAPER CRITERIA

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
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	

SIGN FACE DETAILS



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

G20-2

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
WORK ORDER	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
REVISIONS	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
DESIGNED BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
DRAWN BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
CHECKED BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: CLIFFORD WEST BUSINESS PARK UNIT 2 SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
LAST UPDATE	NO. / DAY / YR.
PROJECT NO.	580082
MAP NO.	K-9/10
SHEET	11 OF 11