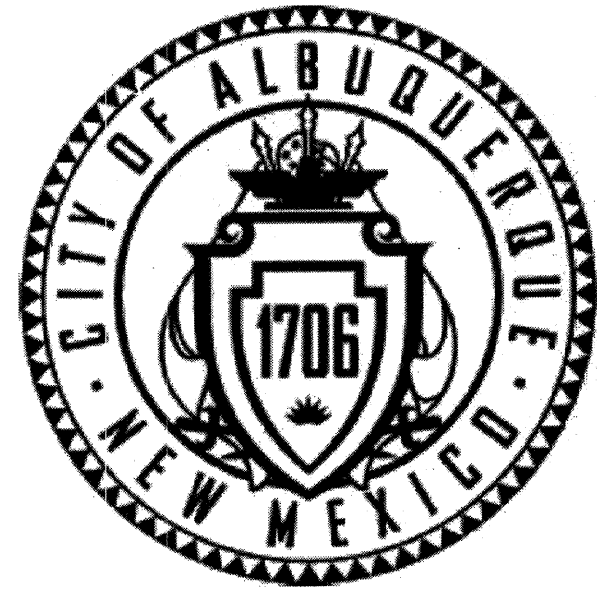


1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
20-10-06 21-12-12 20-09

SCANNED BY
PLANNING



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

CONSTRUCTION PLANS FOR

HANOVER BUSINESS PARK

INDEX

DESCRIPTION

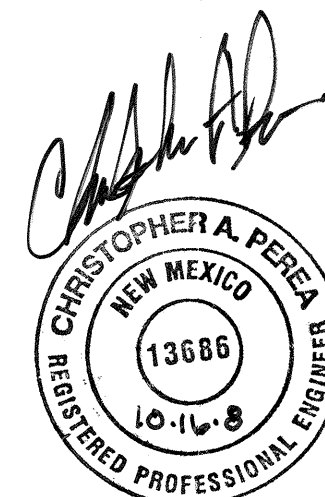
COVER SHEET
PLATS AND SURVEY CONTROL
GRADING & DRAINAGE PLAN
STORM DRAIN PLAN & PROFILE

onsite grading

SHEET NO.

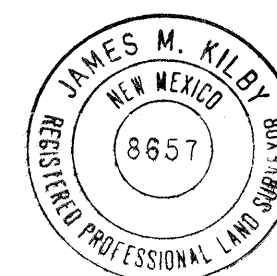
1 -
2 - 2A
3 -
4 -

3-6



CERTIFICATE OF SUBSTANTIAL COMPLIANCE OF PLANS

I, Christopher A. Perea of the firm Wilson & Company, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under by direction and survey information provided by Jim Kilby NMPS Number 8657.

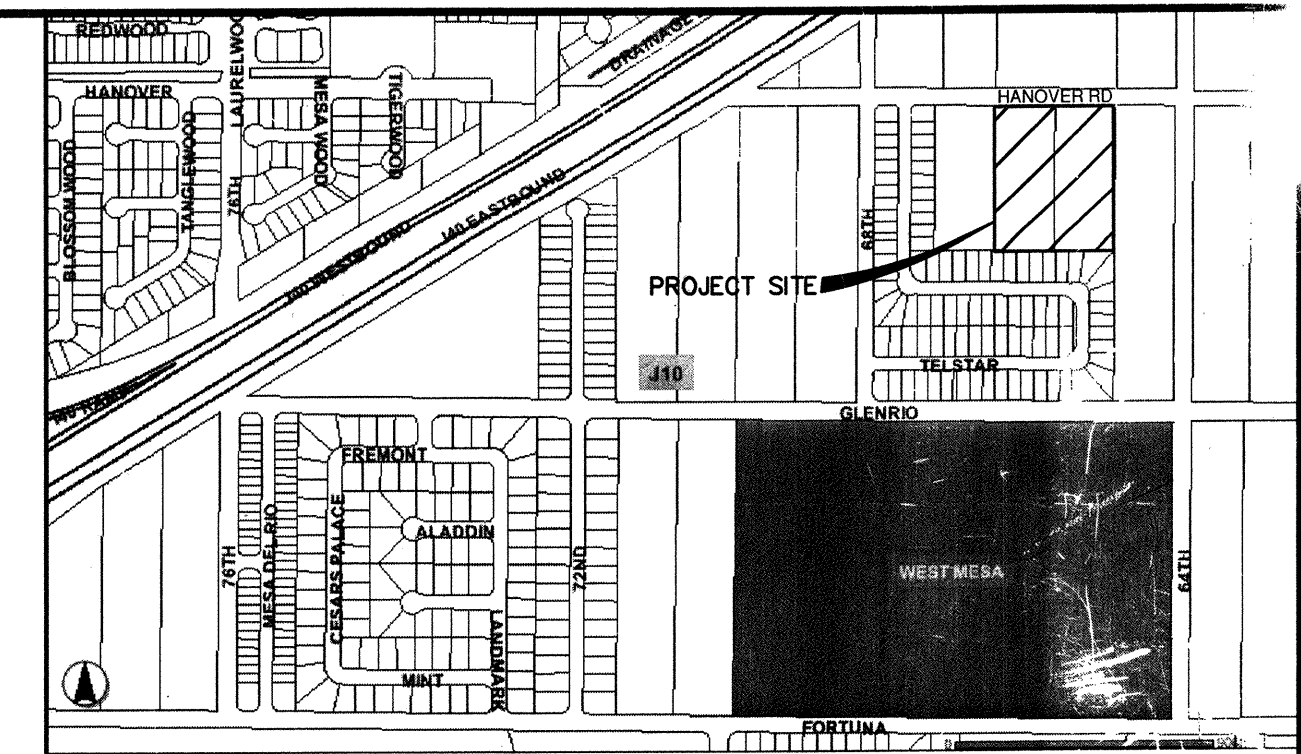


James M. Kilby 10/14/08

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY ENGINEER
Paul Olson
DATE: 7-16-2009

**WILSON
& COMPANY**
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
PH: (505) 348-4000
FAX: (505) 348-4072
www.wilsonco.com

WCEA FILE NO. 07-600-017-00



VICINITY MAP
ZONE ATLAS MAP NO. J-10

NOTES

ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, AS AMENDED THROUGH UPDATE #7 INCLUDING AMENDMENT 1.

THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE EXECUTION OF THE WATER VALVE SHUT-OFF PLAN WITH THE WATER SYSTEMS DIVISION (857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER UTILITIES.

TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALLS SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATIONS DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.

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 AFFECTING AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR (24) CONSTRUCTION.

CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

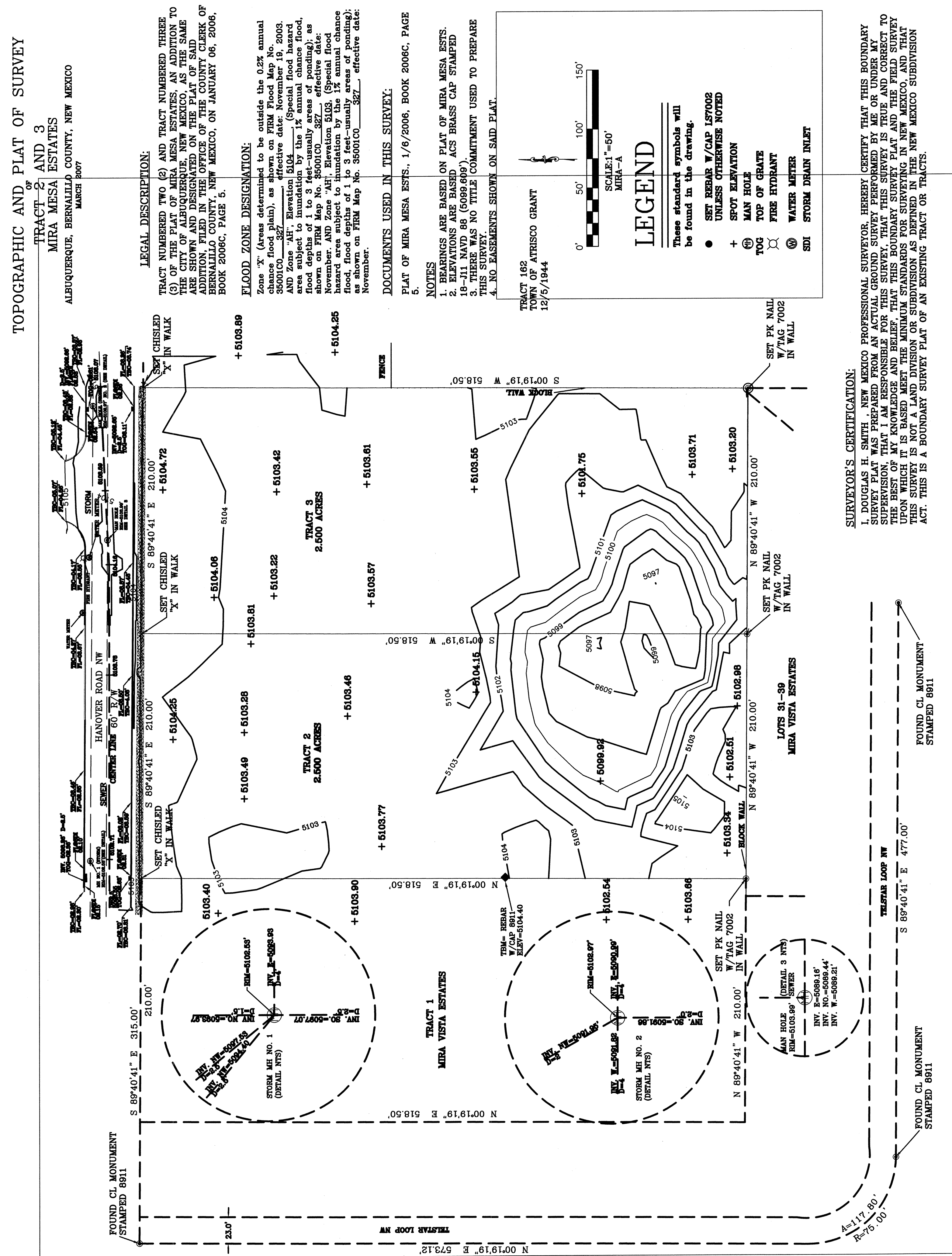
CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.

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 ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEPRESSIONED 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.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE. RCP PIPE JOINTS SHALL NOT BE GROUDED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUDED FOR FINAL ACCEPTANCE OF CONSTRUCTION.

DRB #1005482

REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
		DRC Chairman	<i>J Woodall</i>	<i>10/14/08</i>	APPROVED FOR CONSTRUCTION		
		Transportation	<i>William G. Betch</i>	<i>9/15/07</i>	<i>William G. Betch</i> <i>9-15-07</i> City Engineer Date		
		Water/Wastewater					
		Hydrology	<i>W.S.D.S.</i>	<i>9/15/07</i>			
		Parks					
		Constr. Mngmt.					
		Constr. Coord.					
		City Project No.		Sheet		Of	
	606282		1			4	



LEGAL DESCRIPTION:
TRACTS NUMBERED TWO (2) AND TRACT NUMBERED THREE (3) OF THE PLAT OF MIRA MESA ESTATES, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 06, 2006, BOOK 2006C, PAGE 5.

CONSENT:
THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES, SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

PLAT
OF
TRACT 2-A
MIRA MESA ESTATES
BEING A REPLAT OF TRACTS 2 AND 3
PROJECTED SECTION 15, TOWNSHIP 10, RANGE 2 EAST
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST 2007

PROJECT NUMBER: 1005482
APPLICATION NUMBER: 07DEB-70228
PLAT APPROVAL:
Utility Approvals:
City Approvals:

SUBDIVISION DATA:
Zone Atlas No. J-10-Z
Gross Acreage 4.9993
Number of existing Lots/Tracts TWO (2)
Number of Lots/Tracts created ONE (1)
Total Mileage of streets created 0
Current Zoning C-2
Talos Log No. 2004273262
Date of Survey JUNE 2007

OFFICIAL SEAL
Renee Kimura
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 1/6/06, BK. 2006C, PG. 5

NOTARY:
STATE OF NEW MEXICO, ss
COUNTY OF BERNALILLO)
On this 27 day of August, 2007, this instrument was acknowledged before me by Robert Thomas
Notary Public My commission expires:

DOCUMENTS OF RECORD:
PLAT OF MIRA MESA ESTS., 1/6/2006, BOOK 2006C, PAGE 5.

LEGEND
● FOUND "X" CHISELED IN SIDEWALK
● FOUND 1 1/4" PK W/ALUMINUM TAG STAMPED LS 7002

GENERAL NOTES:
1) Bearings are New Mexico State Plane Grid Bearings, Central Zone, NAD 1987.
2) Distances are ground.
3) Plat shows all easements of record.
4) All corners found are tagged "7002", all corners set are capped "7002".
5) Bearings and distances within parenthesis () are record bearings.
6) No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision.

DOCS 2007130887
9/12/2007 11:02 AM Page: 1 of 1
Toulouse, Bernalillo County

DISCLOSURE STATEMENT:
THE PURPOSE OF THE FILING OF THIS PLAT IS TO COMBINE 2 EXISTING TRACTS INTO ONE TRACT, TO GRANT A 10' P.U.E. AND A 2.0' SIDEWALK EASEMENT DEDICATED TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS SHOWN HEREON.

DOUGLAS H. SMITH
NEW MEXICO
PROFESSIONAL LAND SURVEYOR
7002

I, Douglas H. Smith, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms with the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge.

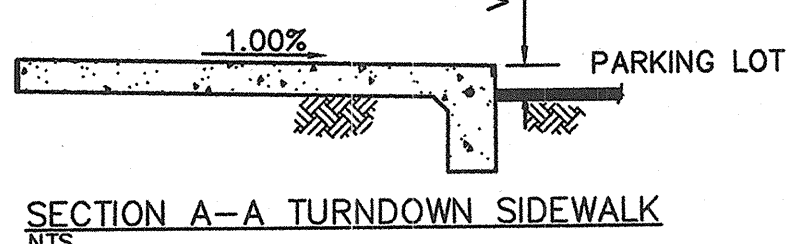
DOUGLAS H. SMITH, N.M.S. No. 7002

INDEXING INFORMATION FOR COUNTY CLERK
Owner: Robert Thomas
Section 15, Township 10 North, Range 2 East, NMPM
Subdivision: Mira Mesa Estates

606282

KEY NOTES

- STA 10+00.00, @
INSTALL 1-TYPE "D" INLET
SEE DETAIL SHEET C501
TOG ELEV.=5105.00
INV. ELEV.=5103.00
- STA 11+92.47, @
INSTALL 1-18" 90° ADS BEND
INV. ELEV.=5101.65
- STA 14+64.38, @
INSTALL 1-TYPE "D"
SEE DETAIL SHEET C501
TOG ELEV.=5103.15
INV. ELEV.=5099.75
- STA 16+57.70, @
INSTALL 1-TYPE "D" INLET
SEE DETAIL SHEET C501
TOG ELEV.=5102.50
INV. ELEV.=5098.33
- STA 17+19.43, @
INSTALL 1-TYPE "A" INLET
TOG=5103.86
INV(OUT)=5098.03
- STA 17+31.54, 6.50' RT
TIE TO EXISTING SDMH
EX RIM=5102.97
EX INV=5091.87
- STA 11+23.33, 6.50' RT
TIE TO EXISTING SDMH
EX RIM=5099.67
EX INV=5094.75
- NOT USED
- NOT USED
- STA 10+00.00, @
INSTALL 1-TYPE "A" INLET
SEE DETAIL SHEET C501
TOG=5103.10
TOG=5102.26
INV(OUT)=5098.77
- STA 10+71.07, @
INSTALL 1-TYPE "A" INLET
SEE DETAIL SHEET C501
TOG=5103.86
INV(IN)=5098.10
INV(OUT)=5098.00
- SAWCUT EXISTING ASPHALT AROUND INLET TO FULL
DEPTH. REMOVE & DISPOSE EXISTING ASPHALT & INLET
GROUT FILL EXISTING STORM DRAIN LATERAL TO
MANHOLE. PATCH EXISTING SAWCUT AREA TO FULL
DEPTH
- INSTALL ADA WHEELCHAIR RAMP
SEE DETAIL SHEET C501
- SAW CUT 20"-0" WIDE TRENCH REMOVE
AND DISPOSE TO FULL DEPTH. REPLACE
ASPHALT PER COA PAVEMENT SECTION
TO FULL DEPTH
- WHEELCHAIR RAMP SEE DETAIL SHEET C505
- SEE CURB & GUTTER DETAILS SHEET C505
- CONCRETE VALLEY GUTTER SEE SHEET C505



CURVE DATA DESCRIBES FACE OF CURB

A	TC FL	
	1	2
	3.57	3.07
	2	3.44
	3	4.31
	4	3.81
	Δ=87°57'07"	
	R=25.00'	
	L=38.38'	

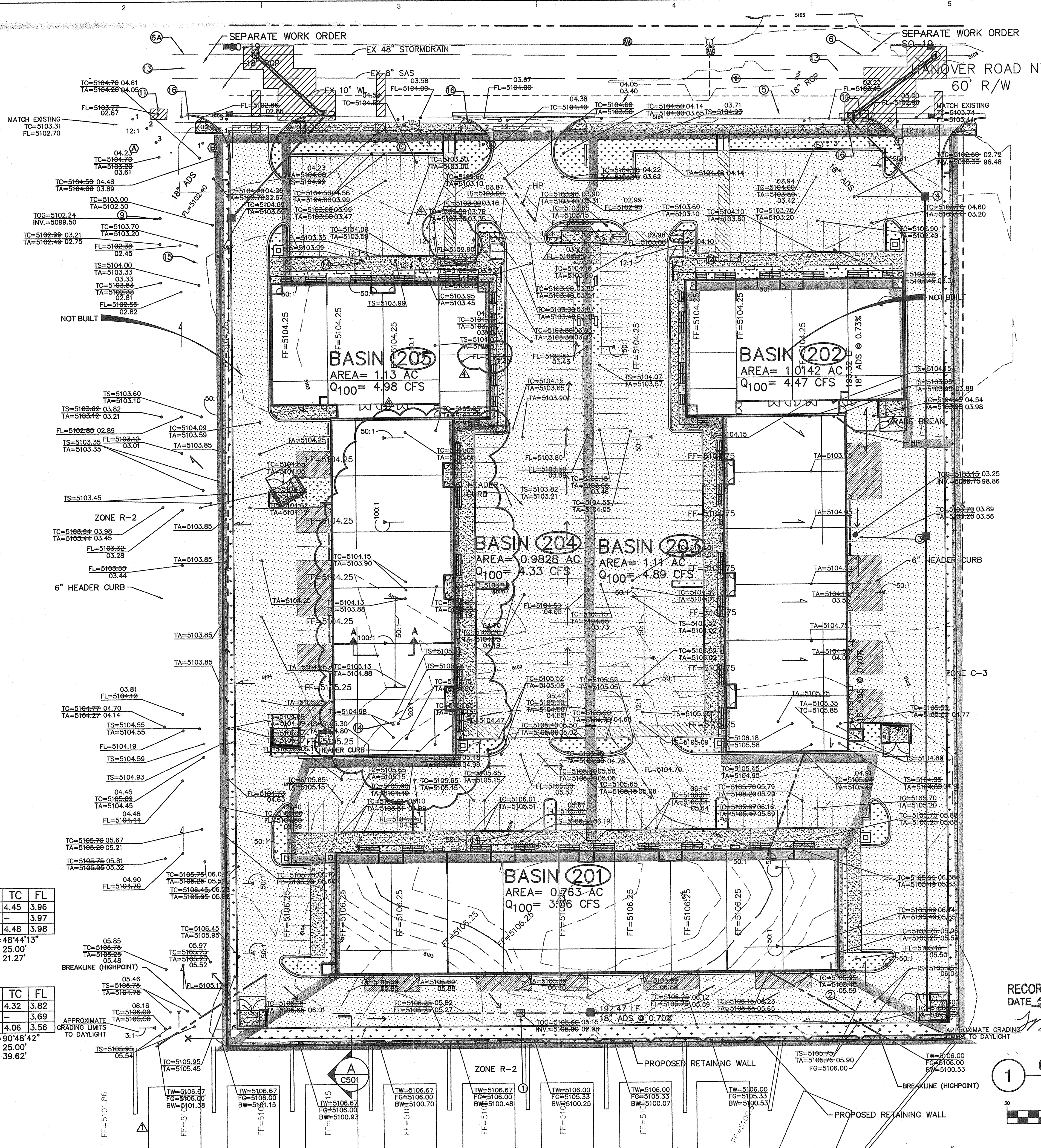
B	TC FL	
	1	2
	4.85	4.35
	2	4.50
	3	5.15
	4	4.65
	Δ=80°44'03"	
	R=25.00'	
	L=35.20'	

C	TC FL	
	1	2
	4.45	3.96
	2	3.97
	3	4.48
	4	3.98
	Δ=48°44'13"	
	R=25.00'	
	L=21.27'	

D	TC FL	
	1	2
	4.20	3.70
	2	3.70
	3	4.20
	4	3.70
	Δ=61°12'03"	
	R=25.00'	
	L=26.70'	

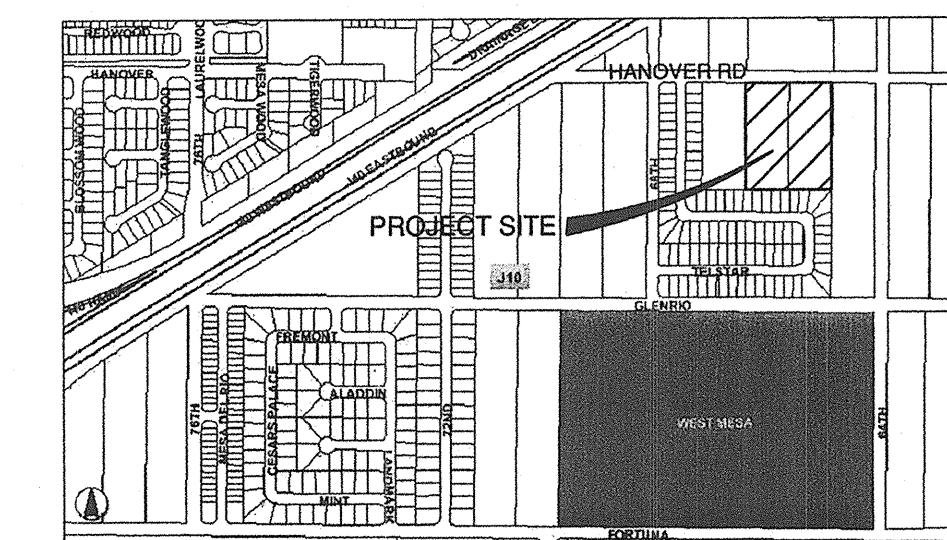
E	TC FL	
	1	2
	4.13	3.63
	2	3.74
	3	4.35
	4	3.85
	Δ=65°37'15"	
	R=25.00'	
	L=28.63'	

F	TC FL	
	1	2
	4.32	3.82
	2	3.69
	3	4.06
	4	3.56
	Δ=90°48'42"	
	R=25.00'	
	L=39.62'	



LEGEND

- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING PROPERTY LINE
- BASIN BOUNDARIES
- TC= TOP OF CURB
- TW= TOP OF WALL
- BW= BOTTOM OF WALL
- FF= FINISHED FLOOR ELEVATION
- HP= HIGH POINT
- GRADE BREAK
- SWALE
- DIRECTION OF FLOW
- PROPOSED ASPHALT
- PROPOSED LANDSCAPE
- PROPOSED PCC
- PROPOSED RETAINING WALL

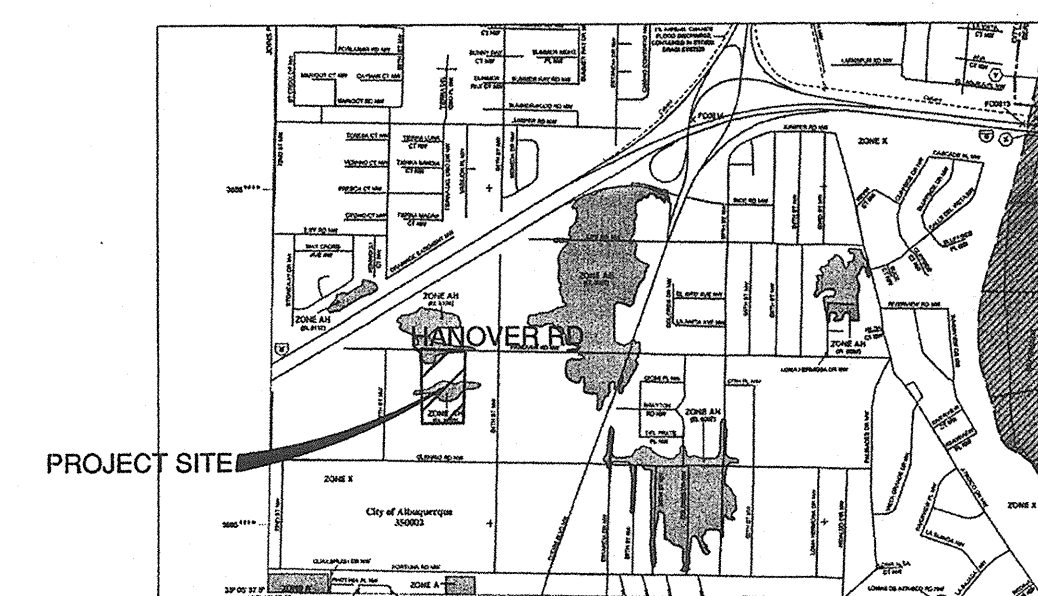


LOCATION MAP
ZONE ATLAS MAP NO. J-10



SOILS MAP

REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY
SHEET NO. 30



FLOOD INSURANCE MAP

REFERENCE: FLOOD INSURANCE STUDY
PANEL 35001C0327E

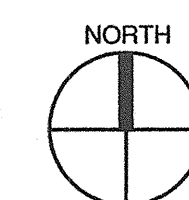
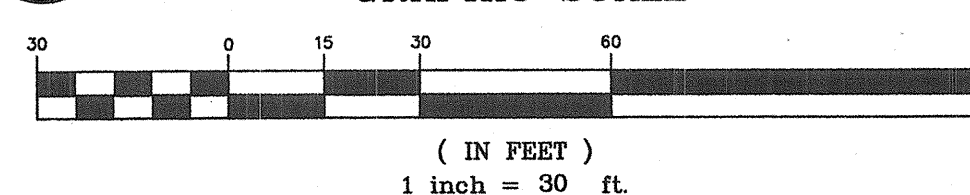
LEGAL DESCRIPTION
TRACT 2 OF THE CORRECTION PLAT OF MIRA MESA ESTATES,
TRACTS 217, 218, 219 AND 220,
TOWN OF ATRISCO GRANT, ALBUQUERQUE NEW MEXICO

RECORD DRAWING
DATE 5-7-09

BENCH MARK
A STANDARD STATE HIGHWAY COMMISSION DISK
STAMPED STA 1-40-18, AND IS FLUSH WITH THE GROUND
NAVD 88 ELEV=5106.68

GRADING & DRAINAGE PLAN

GRAPHIC SCALE



DATE: JUL 24, 2007

REVISIONS

NO.	DATE	DESCRIPTION
1	08/08/07	
2	08/29/08	
3	10/08/08	
4	10/28/08	

PROJECT NO:

CAD DWG FILE:

DRAWN BY:

CHECKED BY:

COPYRIGHT:
DESIGN PLUS, LLC

SHEET TITLE

GRADING & DRAINAGE PLAN

SHEET 3 OF 6

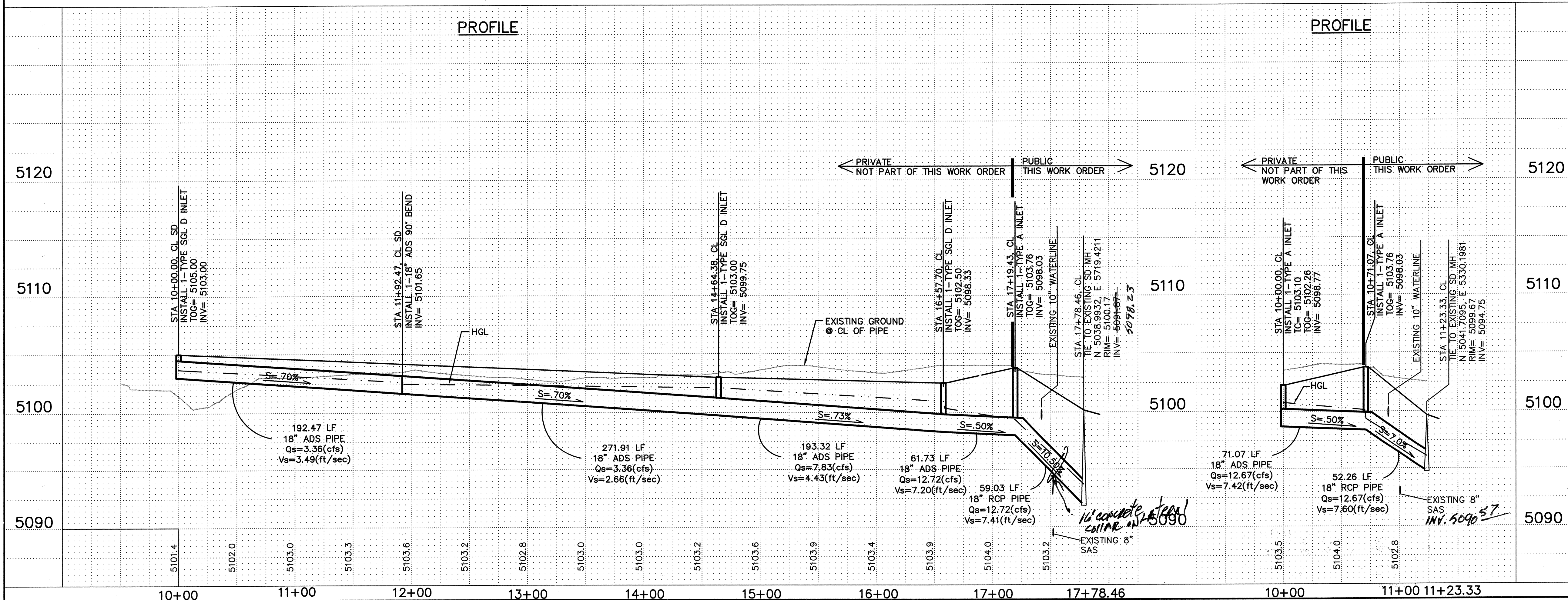
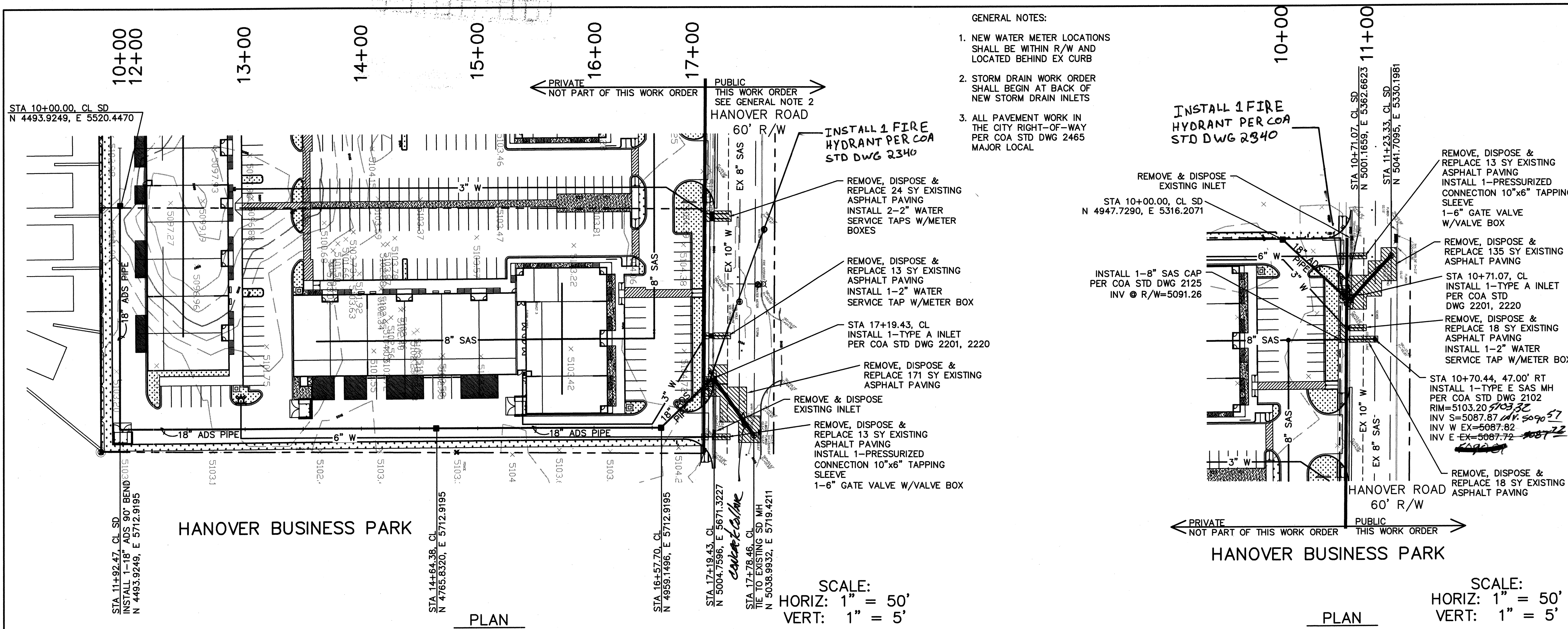
2415 PRINCETON DR. NE, SUITE G-2
ALBUQUERQUE, NM 87107
505.843.7587 505.843.6773 (F)
www.designplusllc.com

WILSON
& COMPANY
4800 LAMAR AVENUE, NE
ALBUQUERQUE, NM 87109
(505) 345-1000
FAX (505) 348-4072
WWW.WILSONCO.COM

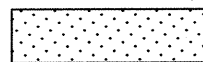
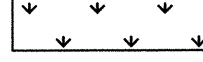
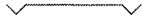
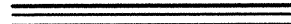


HANOVER
BUSINESS PARK

DESIGN PLUS LLC



LEGEND

	EXISTING INTERMEDIATE CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING PROPERTY LINE
TC=	TOP OF CURB
TOG=	TOP OF GRATE
INV=	INVERT
	4" STRIPING
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED LANDSCAPE
	PROPOSED RETAINING WALL
	EXISTING CMU WALL
	PROPOSED CURB & GUTTER

PVC WATER PIPE THRUST RESTRAINT REQUIREMENTS (SEE NOTE 1) LENGTHS OF PIPE TO BE RESTRAINED (FEET) FITTING TYPE						
PIPE SIZE	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND	TEE (SEE NOTE 2) BRANCH RESTRAINTS W/ ALL LEGS EQUAL	DEAD END OR VALVE
6"	—	—	—	—	20'	—
10"	—	—	—	—	20'	—

NOTES:

1. VARIABLE DESIGN PARAMETER ASSUMPTIONS: GM & SM (CLASS III) SOIL TYPES; WEIGHT FACTOR = 1.5; MINIMUM BURY DEPTH = 4 FEET; SOIL SAFETY = 110 PCF; DESIGN (TEST) PRESSURE = 150 PSI.

2. TEES: RESTRAINED LENGTHS SHOWN ARE FOR THE BRANCH LEG OF THE TEE ONLY, EACH RUN OF PIPE ON THE MAIN LINE SHALL BE THREE FEET ADJACENT TO BOTH SIDES OF THE TEE SHALL BE MINIMUM OF 10' WITHOUT JOINTS OR RESTRAINTS, EXCEPT AT THE FITTING ITSELF.

3. REDUCERS: IF AN UNOBSTRUCTED DISTANCE AS INDICATED IN THE TABLE IS FREE OF BENDS, VALVES, TEES OR OTHER FITTINGS ON THE SMALL PIPE ADJACENT TO THE REDUCER, RESTRAINT WILL

NOTES:
STORM DRAIN INSTALLATION SHALL INCLUDE COST ASSOCIATED
FOR WATERLINE AND SANITARY SEWER, BRACING, SHORING,
REPAIR, RELOCATION OTHERWISE OF EXISTING UTILITIES.

MATION		BENCH MARKS		AS-BUILT INFORMATION	
DATE	STATION IS A STANDARD ACS BRASS CAP SET FLUSH WITH SIDEWALK AND STAMPED "18-JIT"	CONTRACTOR	<i>WY-TREN CON</i>	WORK	<i>18-JIT</i>
	STATION IS LOCATED IN THE NE QUADRANT OF THE INTERSECTION OF COOPS ROAD AND GLENRIO	DATE	<i>08/28/88</i>	STAKED BY	<i>WY-TREN CON</i>
	X= 363,156.30 Y= 1,491,035.96	DATE	<i>08/28/88</i>	APPROVED BY	<i>WY-TREN CON</i>
	SLD 1929 ELEVATION 5,096.805	DATE	<i>08/28/88</i>	FIELD VERIFICATION	<i>WY-TREN CON</i>
		DATE	<i>08/28/88</i>	CORRECTED BY	<i>WY-TREN CON</i>
		DATE	<i>08/28/88</i>	MICRO-FILM INFORMATION	
		RECORDED BY			
		NO.			

[illegible][illegible]

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
HANOVER BUSINESS PARK
STORM DRAIN
PLAN & PROFILE

[illegible]