

PUBLIC IMPROVEMENT PLANS
FOR
BEVERLY HILLS AVE. & VENICE AVE.
OFFICE/WAREHOUSE
ROADWAY & UTILITY IMPROVEMENTS
ALBUQUERQUE, NEW MEXICO

JULY 2000

PREPARED FOR:
BEVERLY HILLS, L.L.C.
P.O. BOX 25722
ALBUQUERQUE, NM 87125

PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

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AS-BUILT CERTIFICATION

"I, FRED C. ARFMAN, A DULY QUALIFIED REGISTERED PROFESSIONAL ENGINEER 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 ALDRICH LAND SURVEYING, INC., NMLS NO. 7719, 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 ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING, OR INTENT OF THE RECORD DRAWINGS.

FRED C. ARFMAN, NMPE NO. 7322
DATE 05.25.01

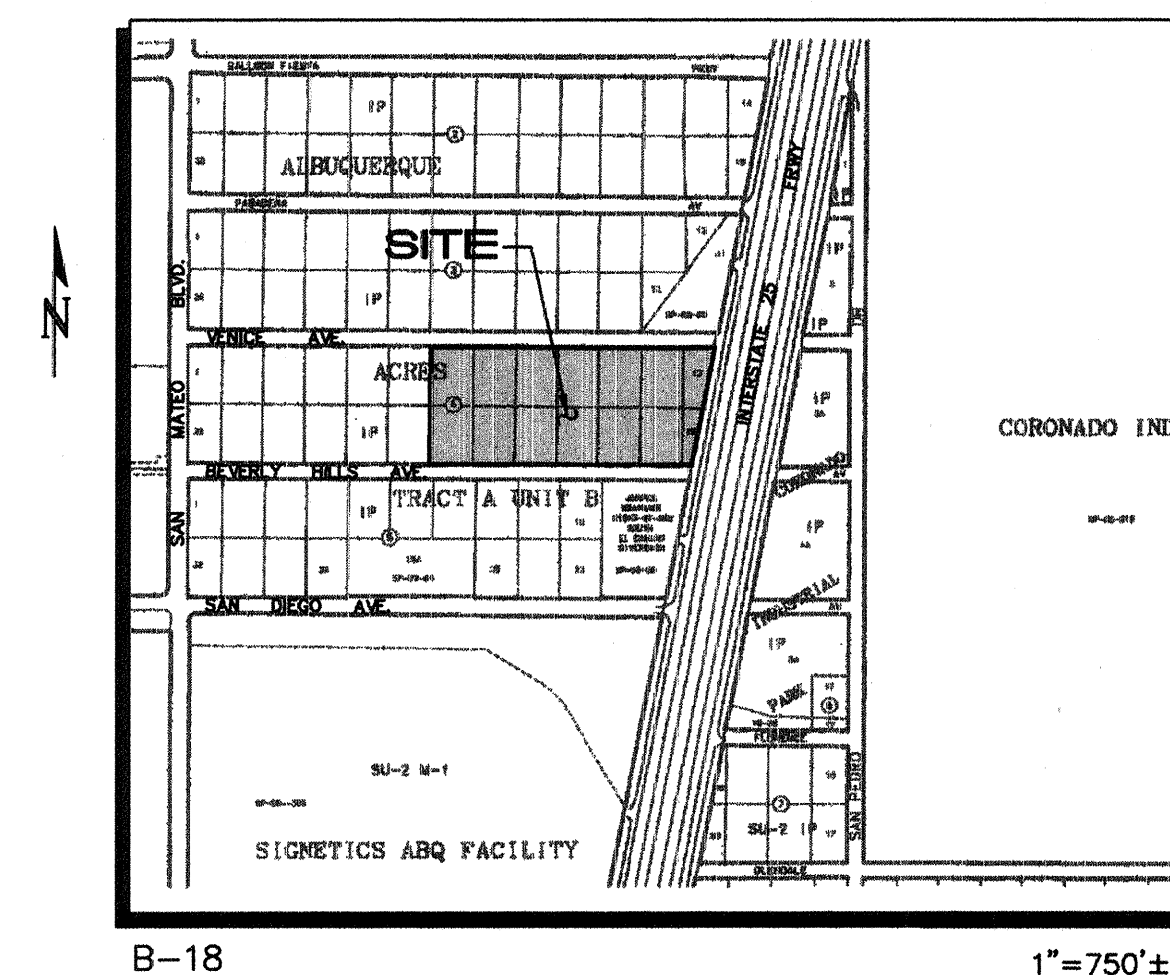
NEW MEXICO STATE HIGHWAY & TRANSPORTATION DEPARTMENT (NMST&TD)

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS WITHIN THE STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE NEW MEXICO STATE HIGHWAY & TRANSPORTATION DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, 1996 EDITION, AND THE NMST&TD RAILROADS & UTILITIES MANUAL.
- TRAFFIC CONTROL: FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION WITHIN THE STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY, THE CONTRACTOR SHALL CONTACT THE NMST&TD DISTRICT THREE TRAFFIC DEPARTMENT (841-2761).
- THE CONTRACTOR SHALL PROVIDE THE STARTING DATE IN WRITING TO THE TRAFFIC ENGINEER PRIOR TO BEGINNING CONSTRUCTION WITHIN THE STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY. ALL INSTALLATIONS ARE SUBJECT TO NMST&TD INSPECTION. UPON COMPLETION OF THE CONSTRUCTION, THE CONTRACTOR SHALL ALSO NOTIFY THE TRAFFIC ENGINEER IN WRITING.
- ALL FINAL BACKFILL FOR TRENCHES WITHIN THE STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER MODIFIED PROCTOR METHOD "C" T-99 OR EQUIVALENT AND AS DIRECTED BY THE NMST&TD RAILROADS & UTILITIES MANUAL.
- PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C900 REQUIREMENTS FOR 8" WATERLINES, OR DUCTILE IRON PIPE, THICKNESS CLASS 50 FOR 14" WATERLINES.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE NMST&TD RAILROADS AND UTILITIES SECTION FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED. ELEVATIONS SHALL BE PROVIDED EVERY FIVE HUNDRED (500) FEET AND TO ALL BREAK POINTS, INCLUDING ALL HIGH AND LOW POINTS.

8. The contractor will not be allowed to perform any construction activities within the I-25 West Frontage Rd. during the Balloon Fiesta.

R/W



VICINITY MAP

GENERAL 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 WITH UPDATE NO. 6.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 6.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- TRAFFIC CONTROL: FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADING 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 TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 90% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
- ALL SANITARY SEWER LINE STATIONING REFERS TO RIGHT-OF-WAY CENTERLINE STATIONING.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
- CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATER-LINE AND/OR SEWERLINE COSTS.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- 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.
- PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- WARNING--EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

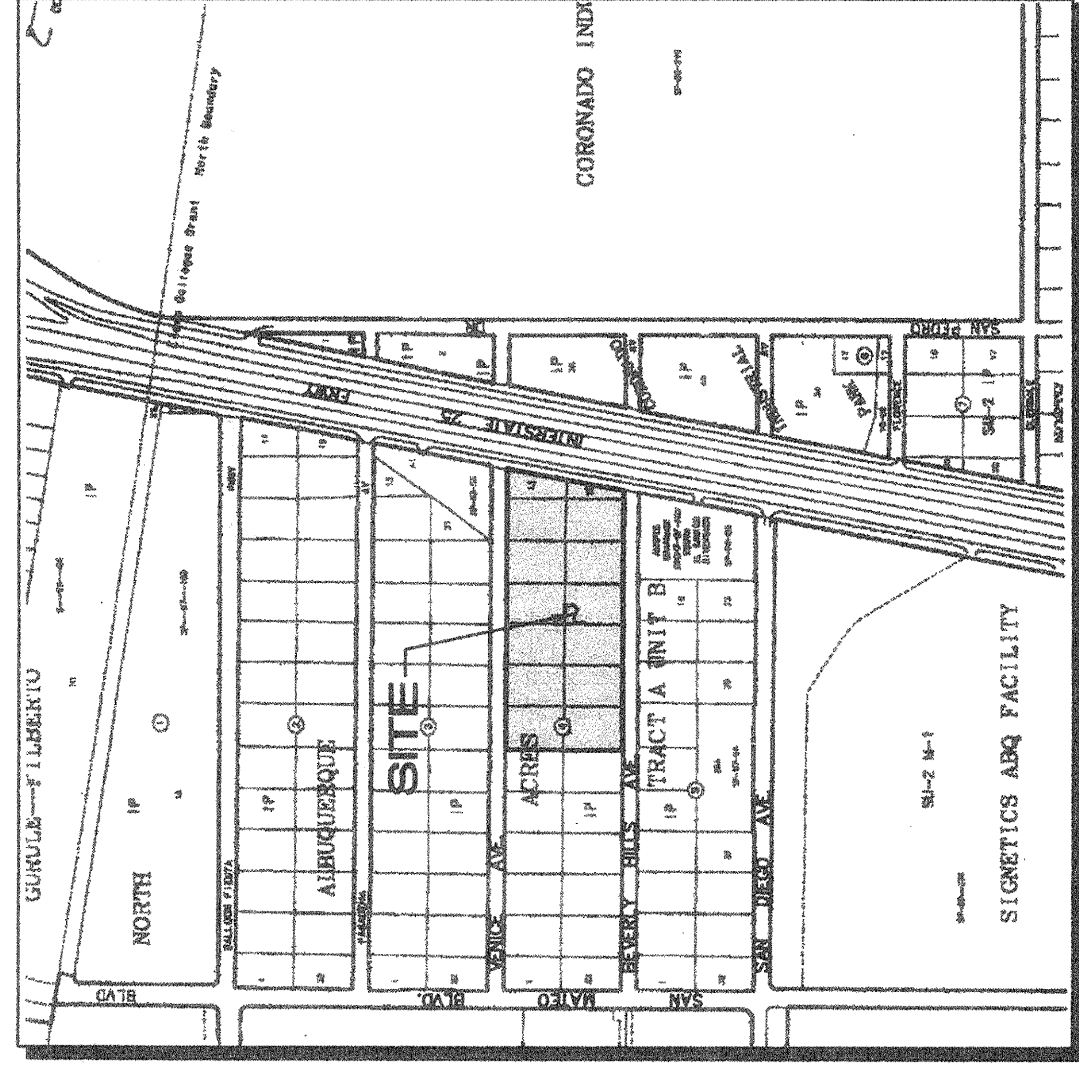
THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

- ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

DRB PROJECT NO.
1000447
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
109CVR.DWTH 07/21/00

REV.	1	6, 8, & 11	7/1/01	3-9-01	3/4/01	3/4/01	3/4/01
SHEETS							
CITY							
ENGINEER							
DATE							
USER							
DEPARTMENT							
DATE							
ENGINEERS STAMP & SIGNATURE							
APPROVALS							
ENGINEER							
DATE							

DRC Chairman							
Transportation							
Water/Wastewater							
Hydrology							
NMST&TD							
Constr. Mngmt.							
Constr. Coord.							
City Project No.							
637181							
Sheet							
1							
Of							
20							



B-18

1"=750'

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Lots: 14
2. Total Number of Lots created: 2
3. Gross Subdivision Acreage: 11.3110 Ac.
4. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
5. Distances are ground distances.
6. Bearings and Distances in parenthesis are record.
7. Basis of boundary are the following plats and documents of record entitled:

PLAT FOR "NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B"

(04-24-36, D-130)

PLAT FOR "NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, LOT A"

(03-16-83, C21-4)

PLAT FOR "EL CAMINO SOUTH DIVERSION CHANNEL"

(03-15-96, 96C-122)

NMSHTD RIGHT-OF-WAY MAPS, PROJECT NO. "UJ-005-4(52)228"

(04-14-83)

records of Bernalillo County, New Mexico.

8. Date of Survey: February, 2000.

9. Title Report: None provided.

10. Address of Property: None provided.

11. City of Albuquerque, New Mexico Zone: IP

12. Flood Zone Designation: ZONE X and ZONE AO, as shown on PANEL 129 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 20, 1995. (A portion of this property lies within the 100-year flood plain (ZONE AO) depths of 1' to 3').

13. Encroachments: None apparent.

14. The subject lots are subject to an approved Site Development Plan for building permit per the requirements of the North I-25 Sector Development Plan prior to onsite development.

15. Albuquerque Environmental Health Department Note--See Sheet 2.

DISCLOSURE STATEMENT

The intent of this plat is to eliminate the existing lot lines and consolidating the 14 lots into two lots (Lot 7-A & Lot 11-A), and to grant those easements shown herein.

108PTL.DWGrev 3/15/00

App# 00440-00000-00496

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 13, Township 11 North, Range 30 North, County of Bernalillo, New Mexico, containing 5.4034 acres, more or less, and being more particularly described as follows:

Beginning at a point on the easterly boundary of the herein described tract, said point being on the westerly right-of-way of Interstate No. 25, and also being common with the southeasterly corner of LOT 20 in said TRACT A, from whence a tie to NMSHC Brass Cap "125-11" bears S 88°46'48" E, 526.96 feet;

THENCE continuing along said westerly right-of-way line of Interstate No. 25 S 10°45'17" W, 30.50' to the southeasterly corner of the herein described tract;

THENCE leaving said westerly right-of-way line of Interstate No. 25 and continuing N 89°37'09" W, 1006.13' to the southwestern corner of the herein described tract;

THENCE proceeding N 0°14'37" E, 263.35' to a point, said point being common with the northeasterly corner of LOT 27 in said TRACT A, and also being common with the southeasterly corner of LOT 6 in said TRACT A;

LEGAL DESCRIPTION CONTINUED ON SHEET 2/2

FREE CONSENT AND DEDICATION

The subdivision shown hereon 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 overhead and/or buried distribution lines, conduits, and pipes for underground and/or 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.

OWNERS

BEVERLY HILLS, L.L.C. (LOTS 20-26)

John D. Petty
John D. Petty, Member

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UP TO 1/1/00. *Carroll County Treasurer's Office*

Date 3/17/00

VENICE SEVEN PARTNERSHIP (LOTS 7-13)

Tina H. Claghorn
Tina H. Claghorn, General Partner

Date 3/20/00

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on March 17, 2000, by John D. Petty as a member of Beverly Hills L.L.C., a limited liability company, on behalf of said limited liability company.

My Commission Expires: 3-8-01

Dea Nelson-Webster
Notary Public

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on March 20, 2000, by Tina H. Claghorn as a general partner of Venice Seven Partnership, a New Mexico general partnership, on behalf of said New Mexico general partnership.

My Commission Expires: 4/22/03

Beth C. Lopez
Notary Public



200057303
5276618
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July 0, 2000
B. 12 06 B-200057303

PLAT
FOR

LOTS 7-A & 11-A

NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B, BLOCK 4

WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 13, T. 11 N, R. 3 E, NMPM
CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

MARCH 2000

Project 1000 447

APPROVALS S- DRB NO.

W. J. Phillips
PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIV. DATE 3-29-00

W. J. Phillips
PUBLIC SERVICE CO. OF NM--GAS SERVICES DIV. DATE 3-29-00

Catharina Schaefer
US WEST COMMUNICATIONS DATE 03-28-00

Nick Watson
JONES INTERCABLE DATE 3/28/00

W. J. Phillips
CITY SURVEYOR, ENGR. DIV., P.W.D. DATE 3/29/00

W. J. Phillips
TRAFFIC ENGINEER, TRANS. DEV. DIV., P.W.D. DATE 5-17-00

W. J. Phillips
PARKS & RECREATION DATE 5-17-00

W. J. Phillips
BUREAU OF LAND SURVEY, UTILITY DEVELOPMENT DIV., P.W.D. DATE 5-17-00

W. J. Phillips
REAL PROPERTY DIVISION OF F.M. DATE 5-23-00

W. J. Phillips
AMAF.C.A. DATE 5-17-00

W. J. Phillips
CITY ENGINEER, PUBLIC WORKS DEPT. DATE 5-17-00

APPROVAL AND CONDITIONAL ARTICLE XI OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M.

W. J. Phillips
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION DATE 5/31/00

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 and/or proprietors of the subdivision shown hereon, utility 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 (Effective November 1, 1988 and revisions effective December 25, 1991 and February 24, 1994), and is true and correct to the best of my knowledge and belief.

Timothy Aldrich
Timothy Aldrich, S. No. 7719 DATE 03-16-00

SHEET 1 OF 2

LEGAL DESCRIPTION--CONTINUED FROM SHEET 1/2

THENCE continuing along the easterly line of said LOT 6, TRACT A, N 0°13'56" W, 263.36' to the northwesterly corner of the herein described tract;

THENCE continuing S 89°37'51" E, 1106.04 feet to the northeasterly corner of the herein described tract, said point being on the westerly right-of-way line of Interstate No. 25;

THENCE continuing along said westerly right-of-way line of Interstate No. 25 S 10°45'17" W, 474.68' to the point of beginning and containing 12.7655 acres more or less.

SUBDIVISION DATA/NOTES--CONTINUED FROM SHEET 1/2

15. These lots are located within the 1000-foot radius of the former Coronado Landfill. Because of the proximity to a former landfill, there is a concern that landfill gas may be present on or near the site. While this potential condition may not affect the replating of the referenced lots, the site owners/developers should be aware of this issue. The Albuquerque Environmental Health Department suggests the following in regard to any future development of the site.

To protect against risks associated with landfill gas, construction projects at this site should include input from an environmental professional with experience in landfill gas issues. The professional should determine if gas exists or whether there is potential for landfill gas to be generated in the future. If determined a risk, plans should include risk abatement measures that are adequate to address all landfill gas potential risk and certified by a professional with landfill gas experience.

16. The owners of the properties platted hereon dedicate and acknowledge the public street right-of-way for Beverly Hills Ave. and Venice Ave. and hereby waive any further claim or interest to the property lying within said right-of-way.

BULK LAND VARIANCE NOTE

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND COUNTY OF ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL DISTRICT. THE VARIANCE OR WAIVER IS SET FORTH IN THE DETAILS OF THE VARIANCE OR WAIVER WERE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON 6/1/2000, IN 38-96 PAGE 3557.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INSTALLATION OF WATER, SANITARY SEWER, STREETS, DRAINAGE AND PARKS IN ACCORDANCE WITH CURRENT REGULATIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

PUBLIC UTILITY EASEMENTS

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

1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

2. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT, AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

3. 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.

4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN, AND TO INSTALL, MAINTAIN, AND SERVICE SUCH UTILITIES WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT INTERFERE TO THE EASEMENT FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UTILITIES. THE EASEMENT SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. THE EASEMENT SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSING CORROSION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

PLAT
FOR

LOTS 7-A & 11-A

NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B, BLOCK 4

WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 13, T. 11 N, R. 3 E, NMPM
CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

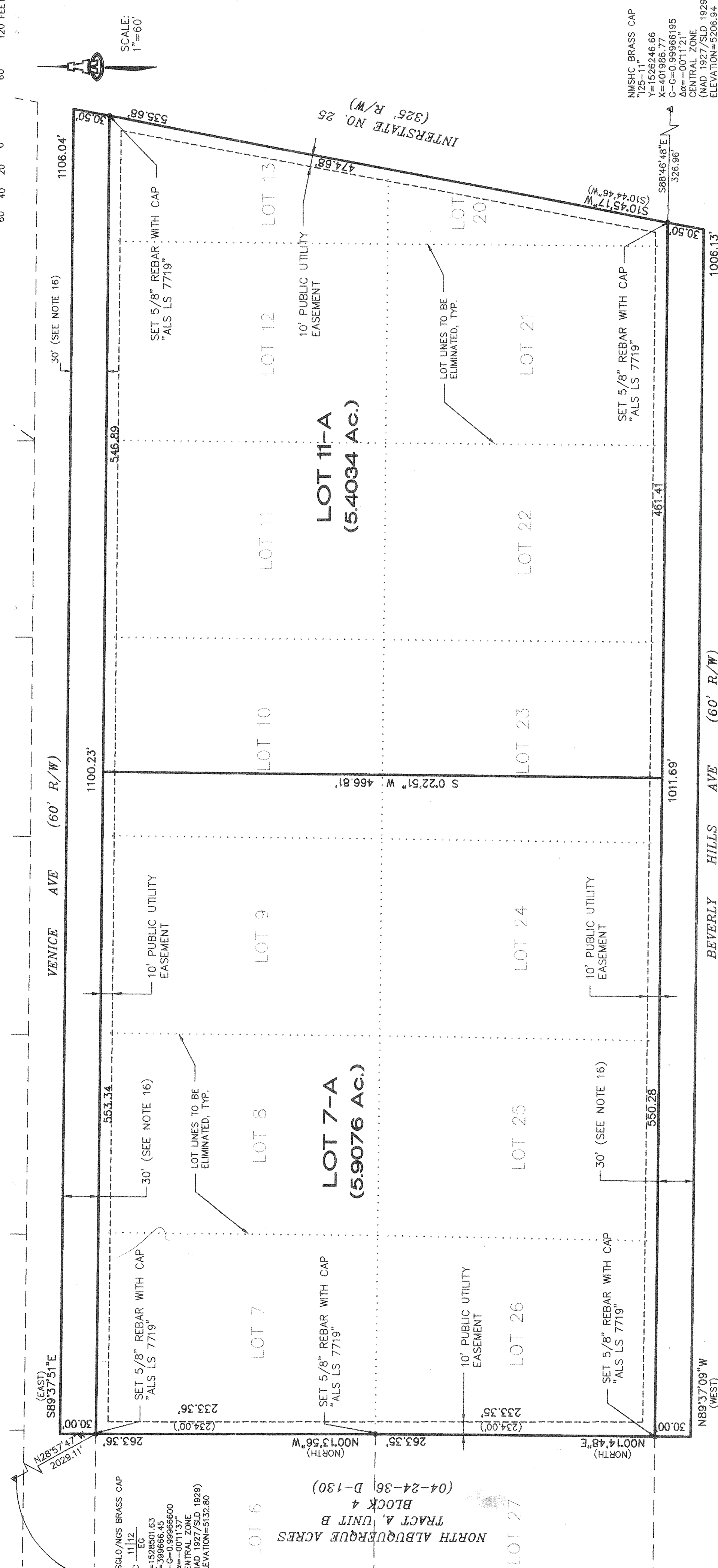
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Page 2 of 2
July 0, 2000
B. 12 06 B-200057303



SCALE:
1"=60'

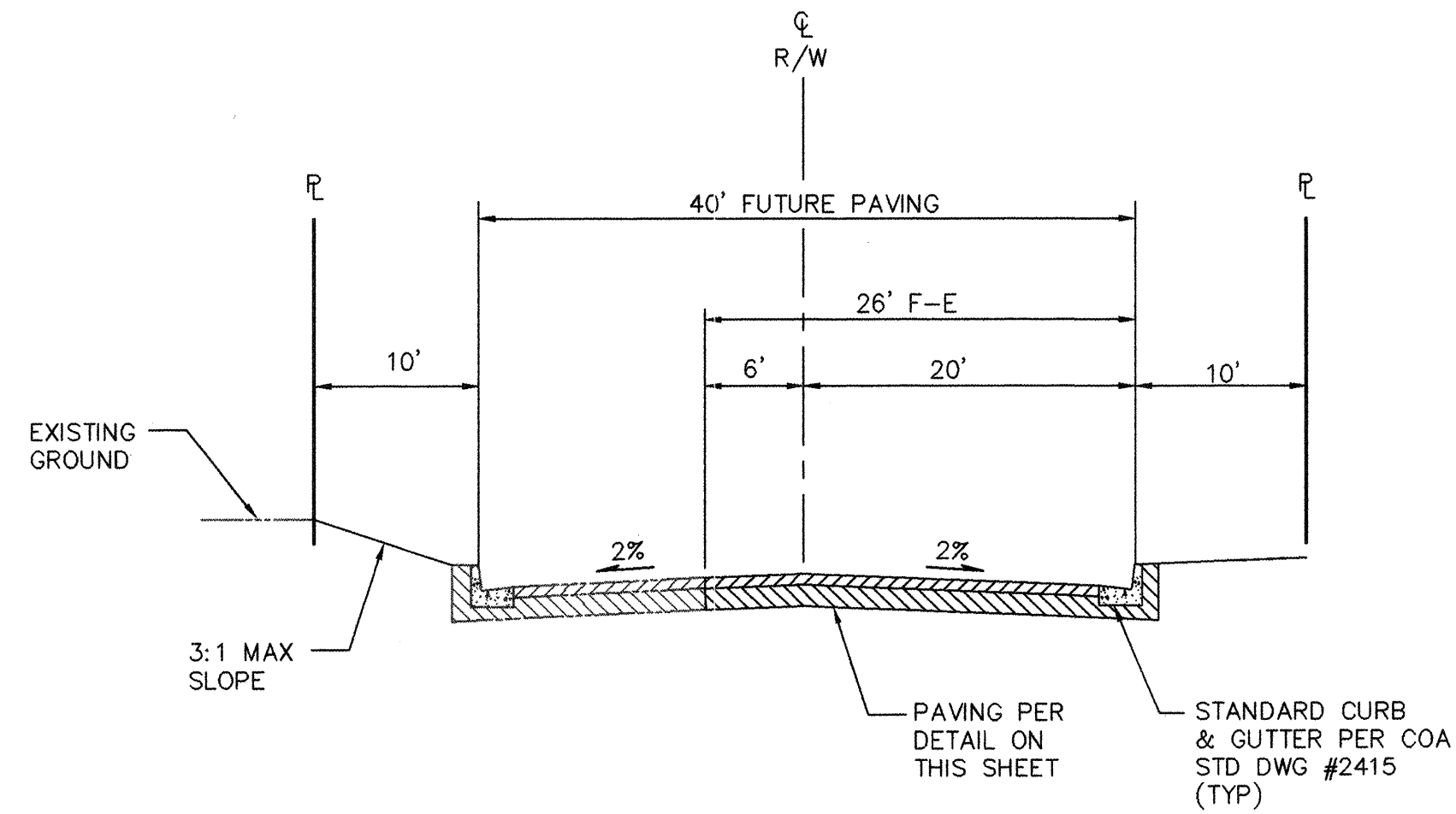


108PTL.DWGrev 5/17/00

SCANNED BY MESA REPRO

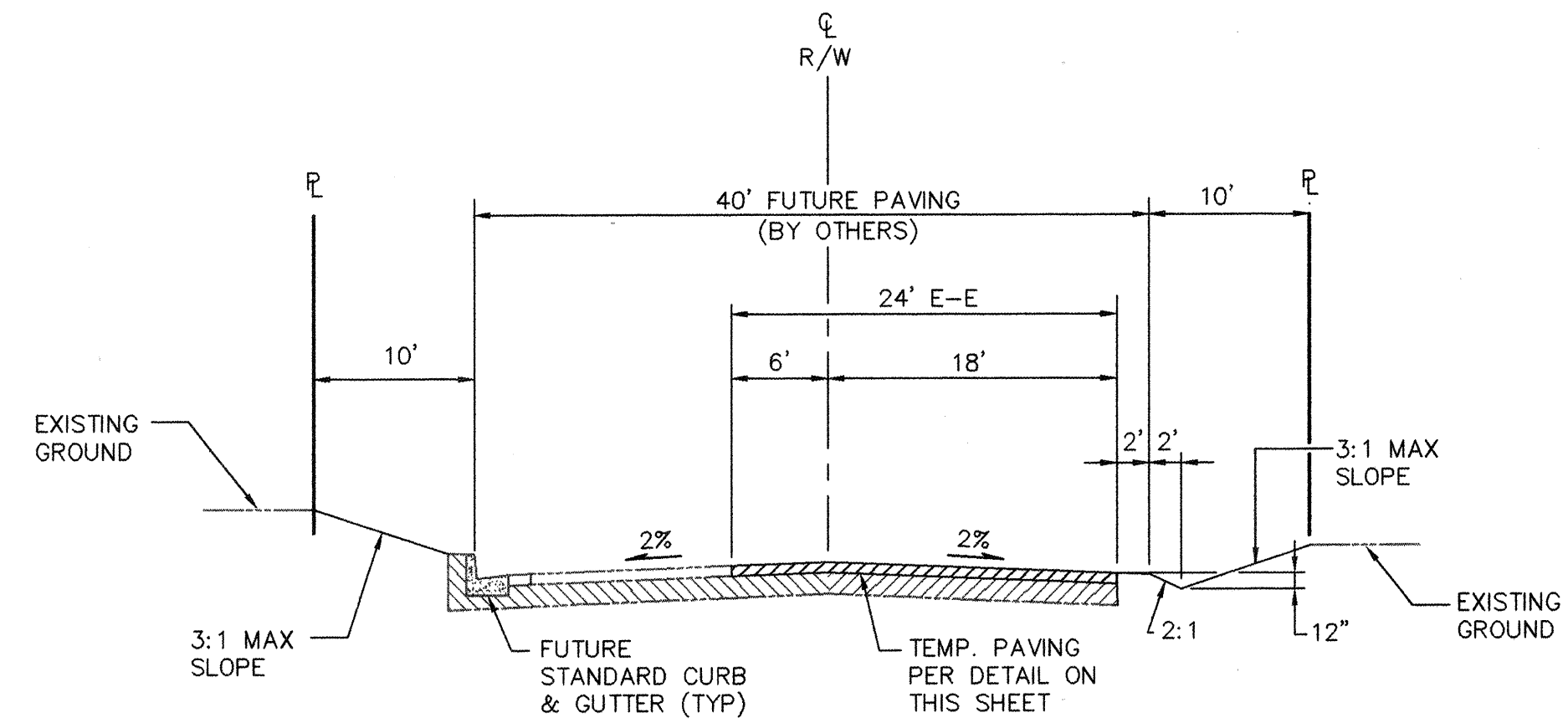
SHEET 2 OF 2

SCANNED BY
MESA REPRO



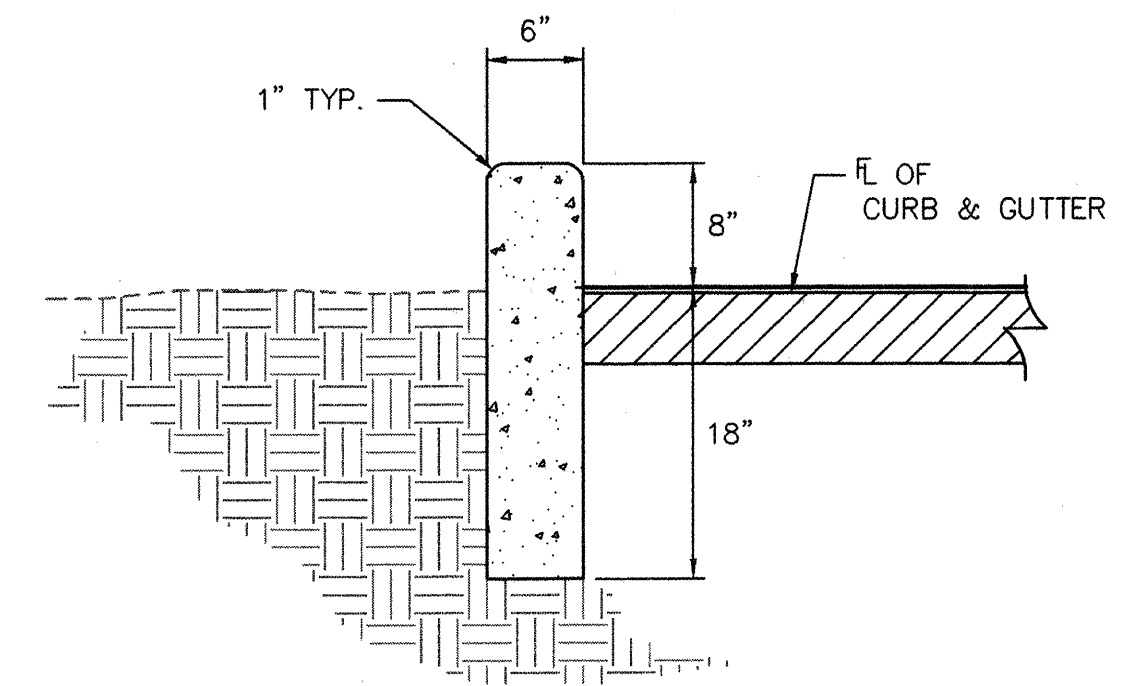
SECTION A1-A1
60' R/W HALF-STREET PAVING
W/ STANDARD CURB

SCALE: 1"=10' (HOR.)
1"=5' (VERT.)

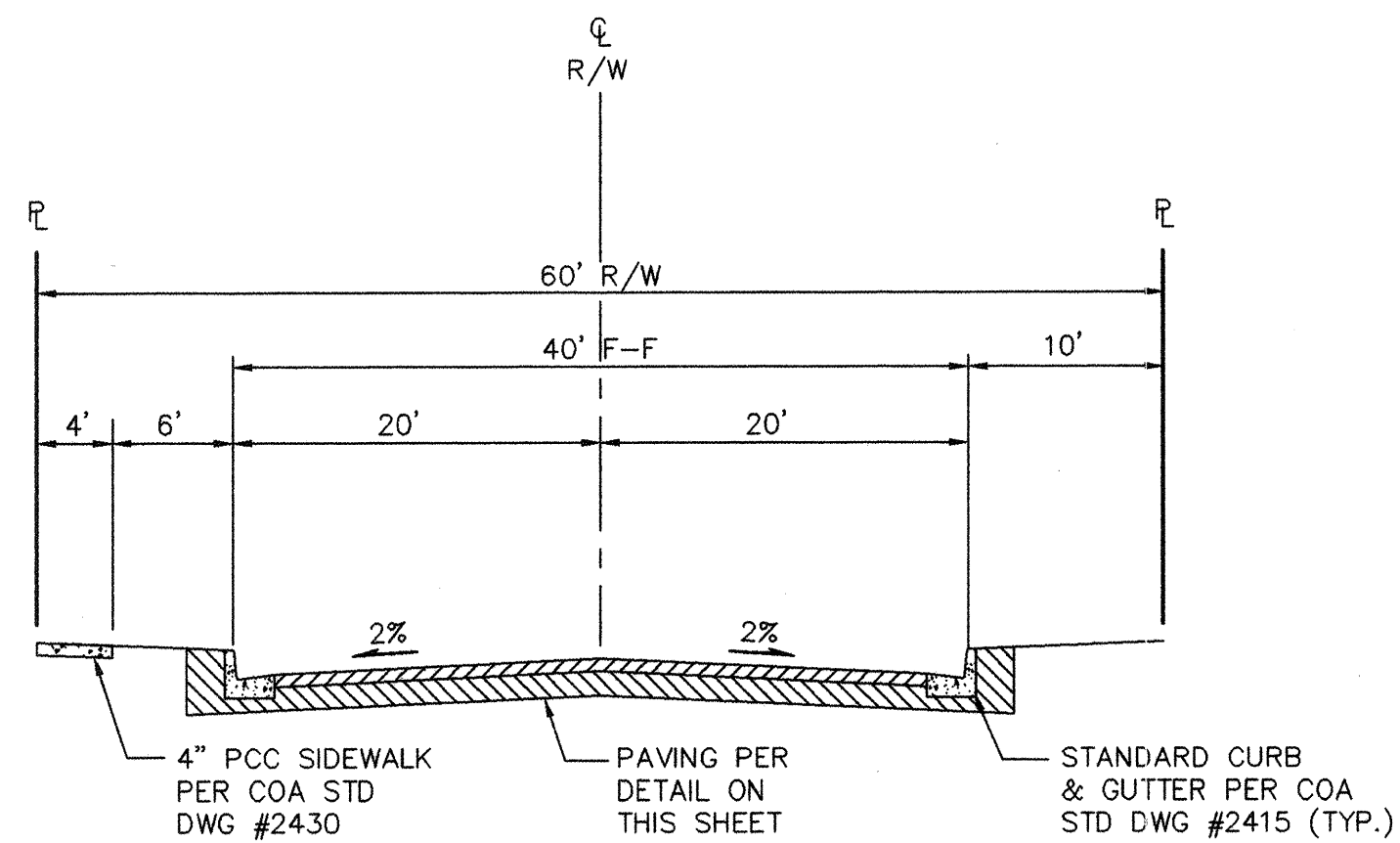


SECTION A2-A2
60' R/W HALF-STREET PAVING
SOUTH SIDE - VENICE AVE.

SCALE: 1"=10' (HOR.)
1"=5' (VERT.)

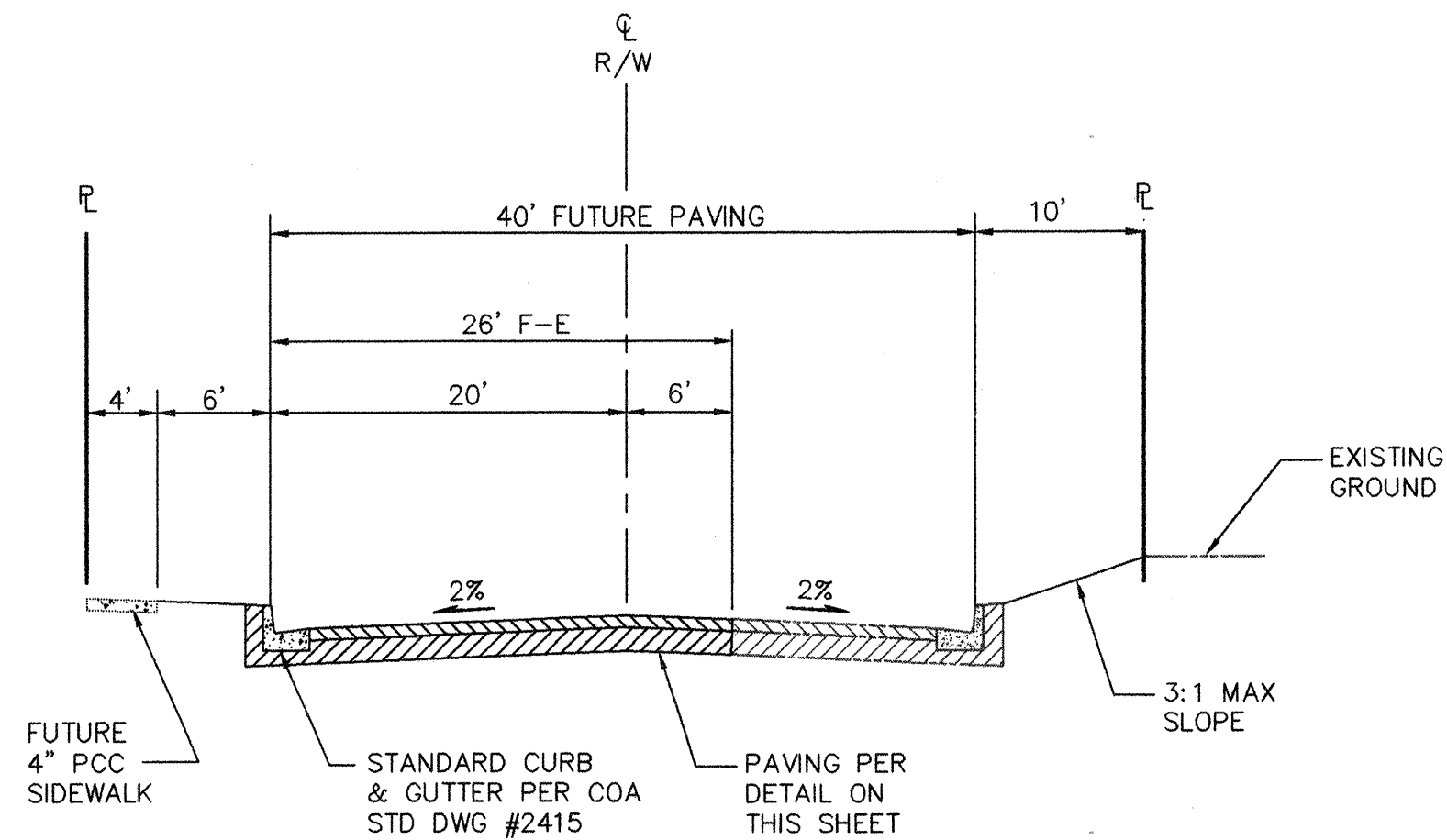


PCC CUT OFF CURB DETAIL
SCALE: 1"=1'



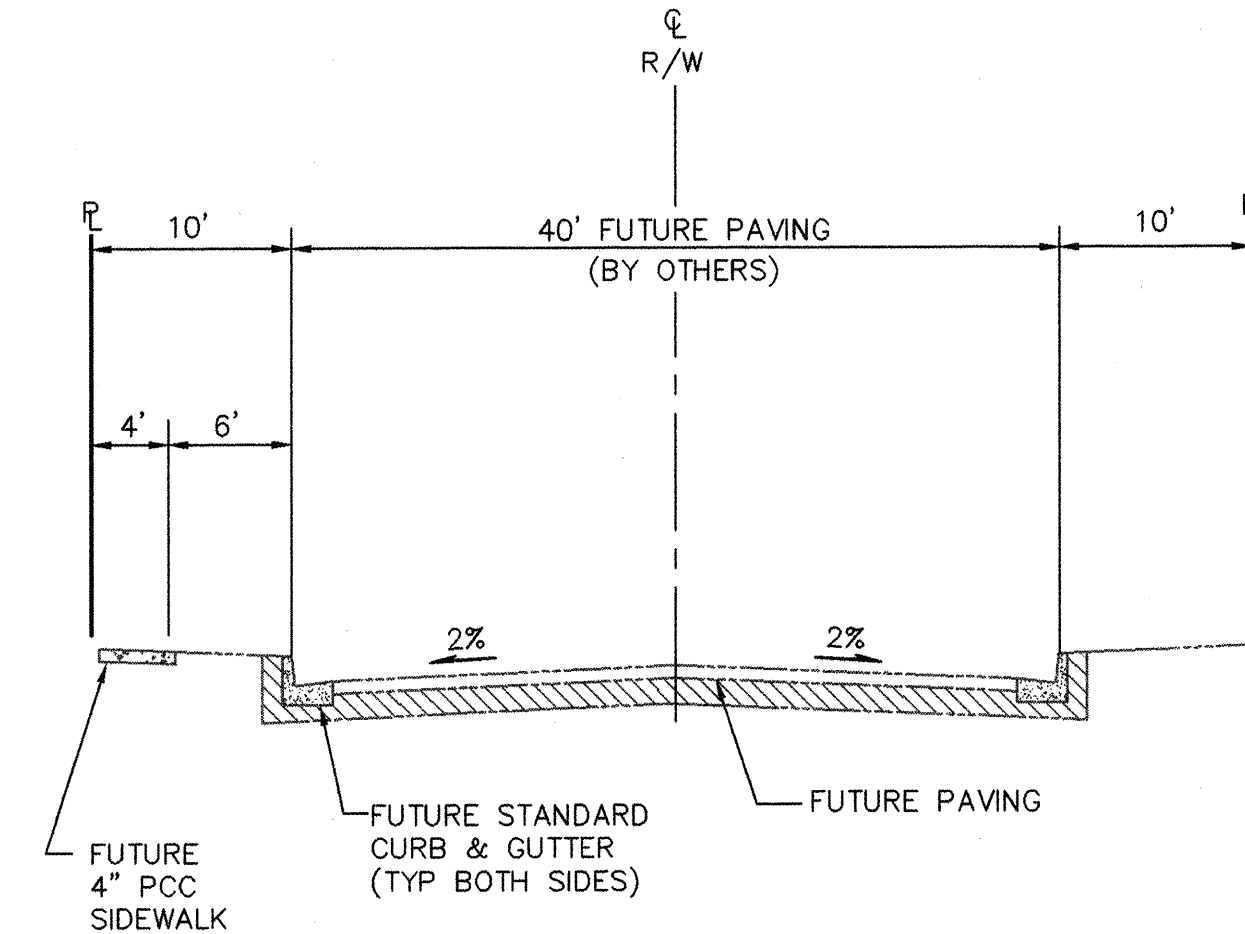
SECTION A4-A4
60' R/W FRONTAGE ROAD
INTERSECTIONS

SCALE: 1"=10' (HOR.)
1"=5' (VERT.)



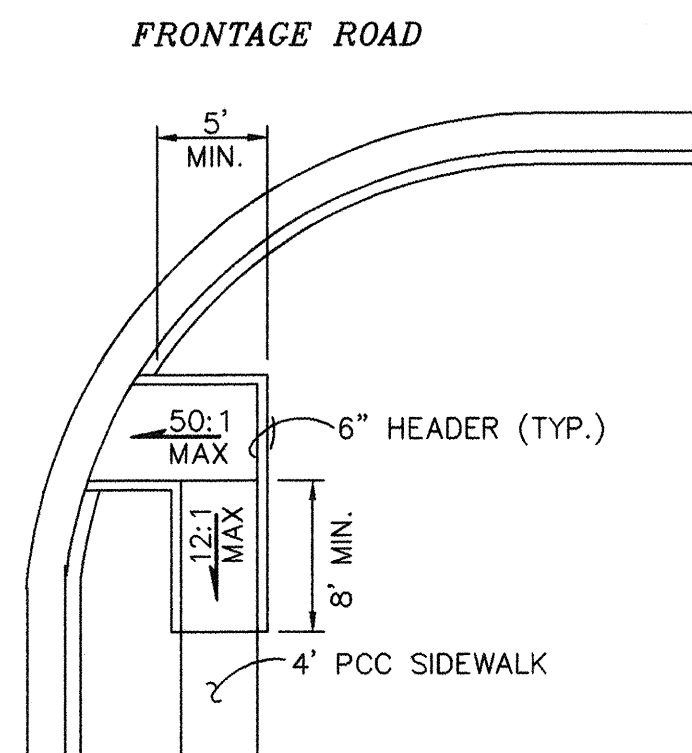
SECTION A5-A5
60' R/W HALF-STREET PAVING
W/ STANDARD CURB

SCALE: 1"=10' (HOR.)
1"=5' (VERT.)



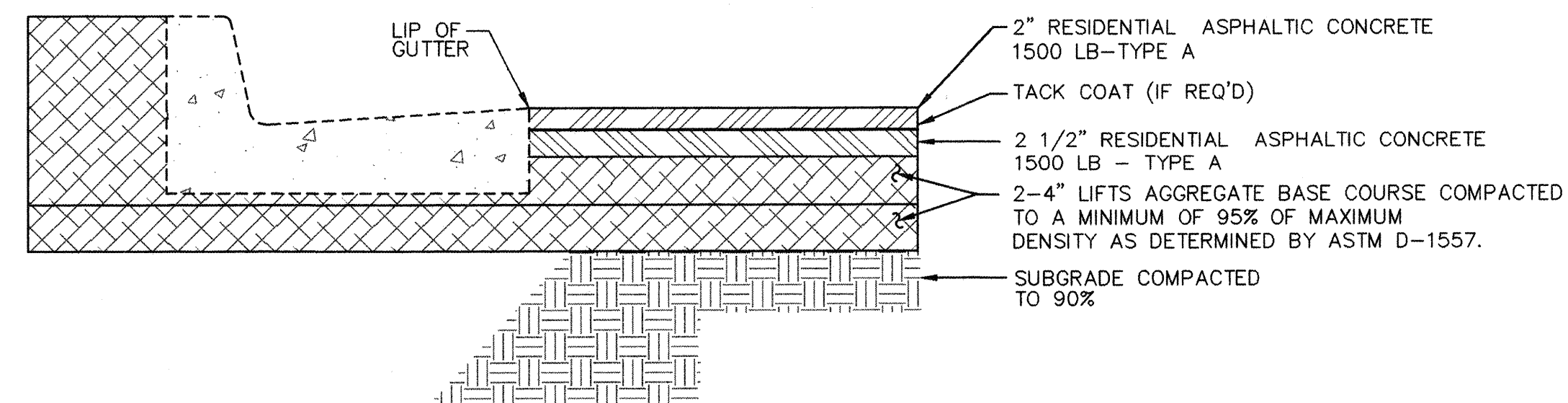
SECTION A6-A6
60' R/W FUTURE
BEVERLY HILLS AVENUE

SCALE: 1"=10' (HOR.)
1"=5' (VERT.)

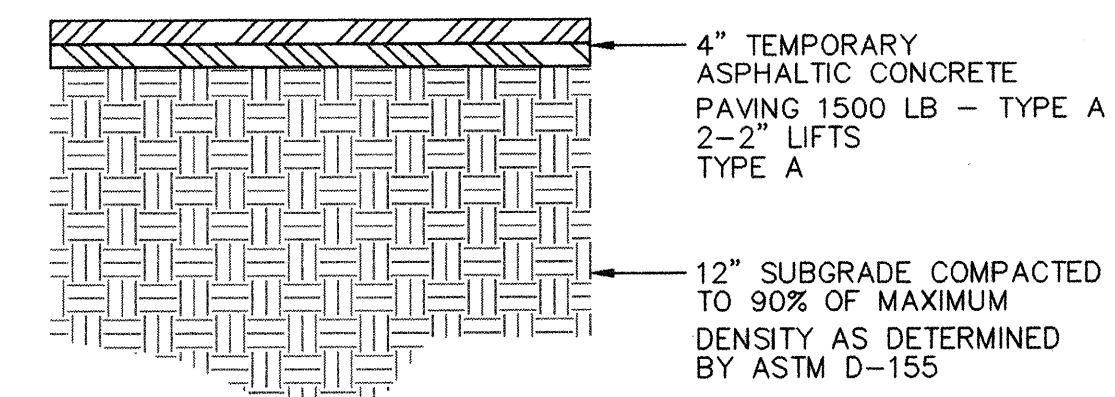


WHEELCHAIR RAMP DETAIL

SCALE: 1"=10'

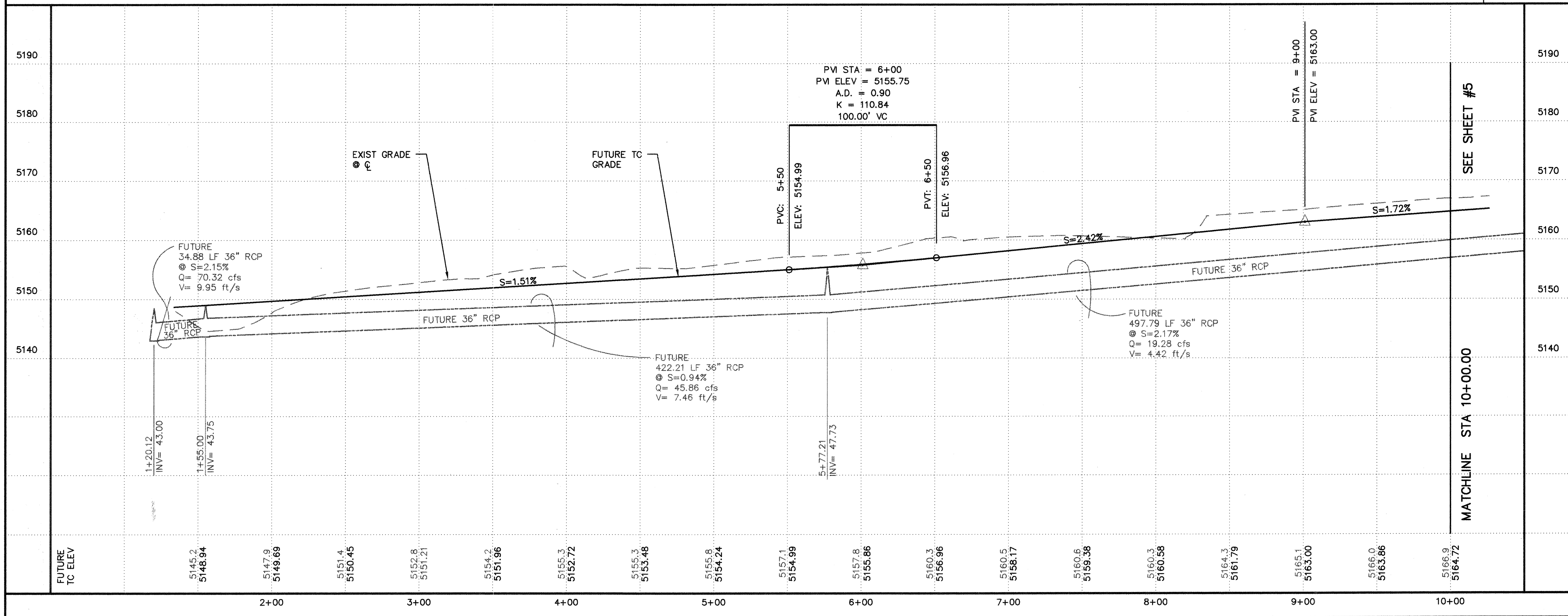
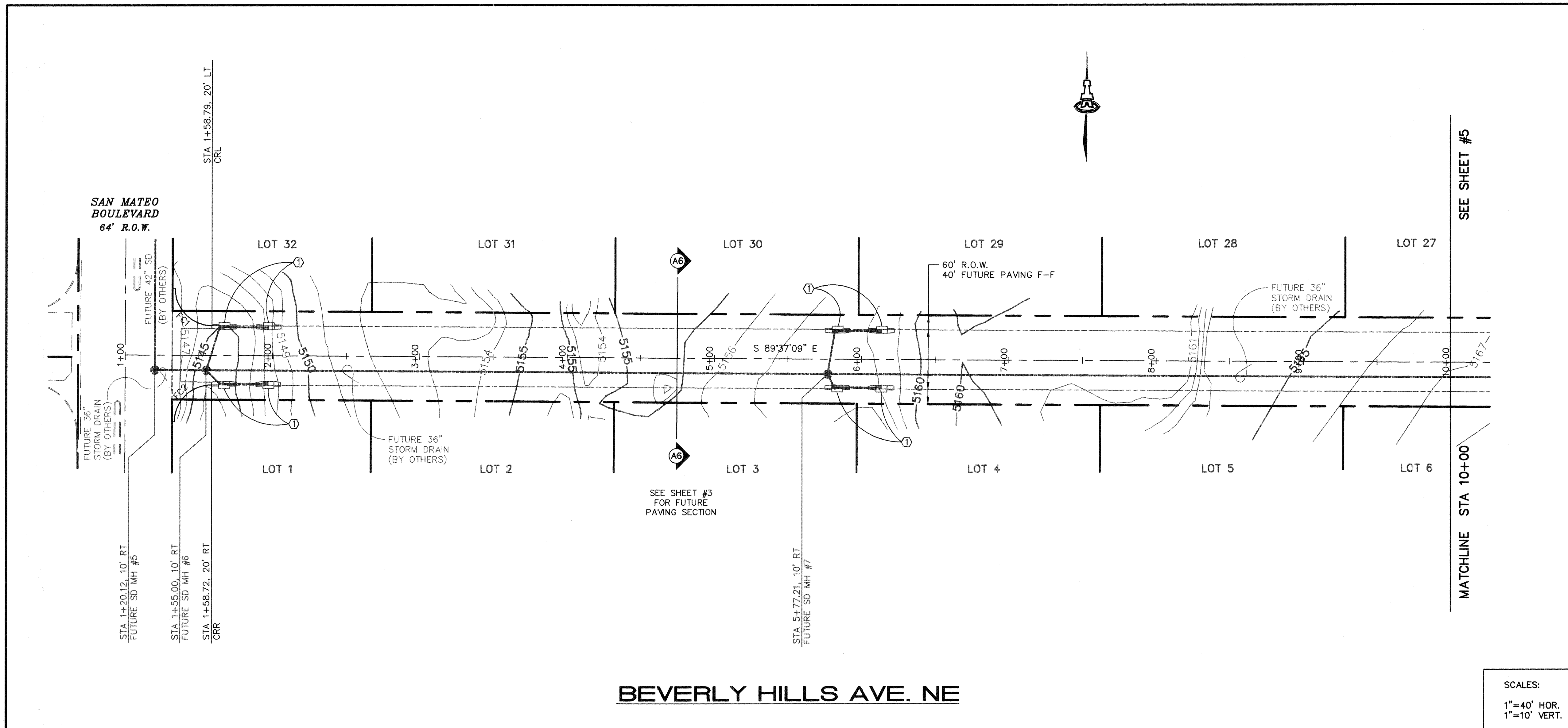


TYPICAL PAVING SECTION
SCALE (PER COA STD. DWG. No. 2407)
1"=1'-0"



TEMPORARY PAVING
NOT TO SCALE (PER COA STD. DWG. No. 2407)

[illegible]



KEYED CONSTRUCTION NOTES

1. FUTURE STORM INLETS TO BE DESIGNED AND BUILT BY SEPARATE CONTRACT.

FACE OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
FC1	39.34	25.00	90°09'22"
FC2	39.29	25.00	90°03'20"

ENGINEER'S CERTIFICATION

APPROVAL FOR ROUGH GRADING (±0.1')
FOR CITY OF ALBUQUERQUE RIGHT-OF-WAYS ONLY.
NOT APPROVED FOR NEW MEXICO STATE HIGHWAY &
TRANSPORTATION DEPARTMENT RIGHT-OF-WAY.

CONDITION: TOP SOIL DISTURBANCE PERMIT
REQUIRED PRIOR TO COMMENCING
EARTHWORK OPERATIONS

HYDROLOGY DIVISION
PUBLIC WORKS DEPARTMENT
CITY OF ALBUQUERQUE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
109PV1.DWG/rh VIEW: 1 08/03/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **BEVERLY HILLS AVE & VENICE AVE OFFICE/WAREHOUSE**
BEVERLY HILLS AVENUE NE
STA 1+00.00 TO STA 10+00.00
FUTURE PAVING PLAN & PROFILE

Design Review Committee City Engineer Approval

City Project No. **637181** Zone Map No. **B-18** Sheet **4** Of **20**

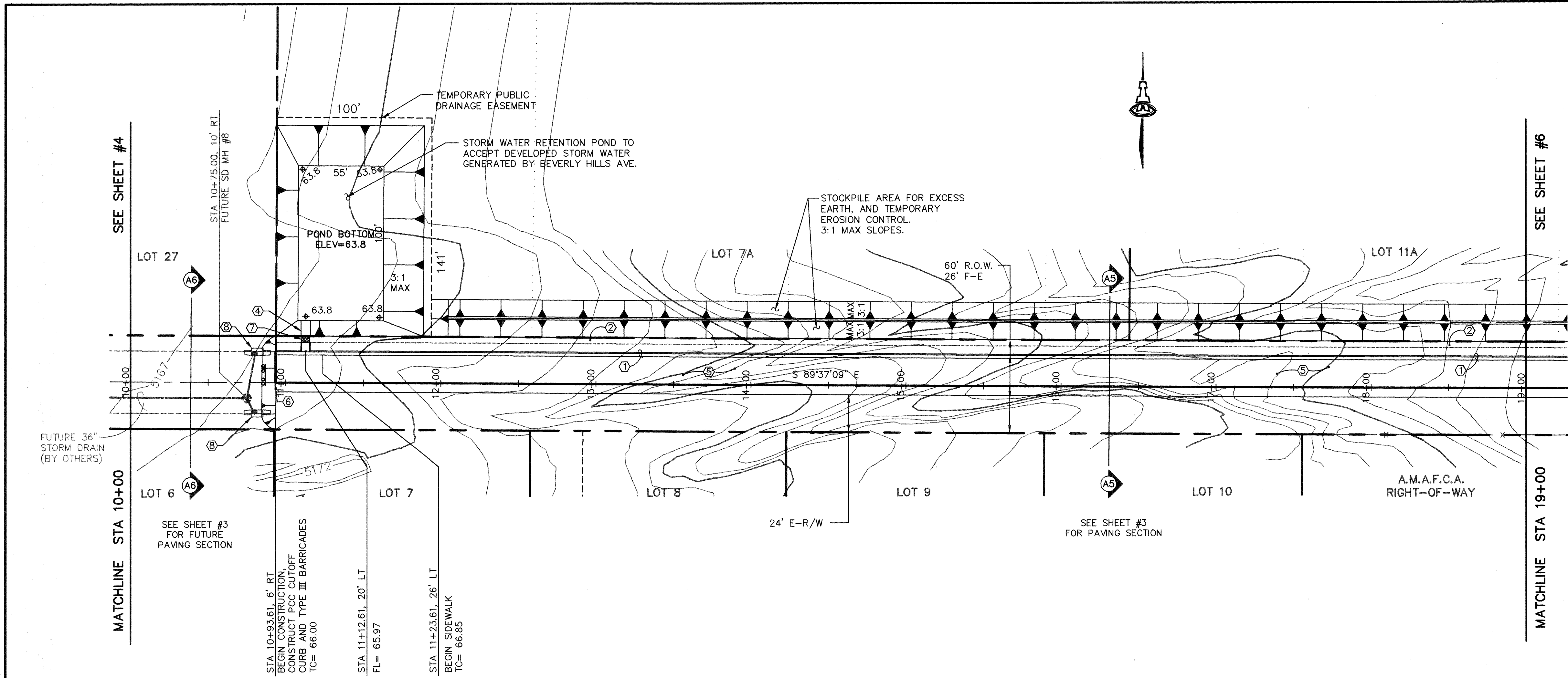
AS-BUILT INFORMATION			
CONTRACTOR	STANDARD MACH.	DATE	08/03/00
WORK	PAVING	DATE	08/03/00
DESIGNED BY	ISAACSON & ARFMAN	DATE	08/03/00
CHECKED BY	ISAACSON & ARFMAN	DATE	08/03/00
RECORDED BY	ISAACSON & ARFMAN	DATE	08/03/00
MICRO-FILM INFORMATION			
NO.	DATE	DATE	DATE

SURVEY INFORMATION		BENCH MARKS	
FIELD NOTES	2/00	NMHC BRASS CAP "L-25-11" SET IN CONCRETE POST ON ON EAST SIDE OF FRONTAGE ROAD NEAR THE SW CORNER OF THE CORONADO AIRFIELD	ELEVATION=5206.94
1. ALDRICH SURVEYING			

ENGINEER'S SEAL
FRED C. ARFMAN
STATE OF NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER
08-14-00

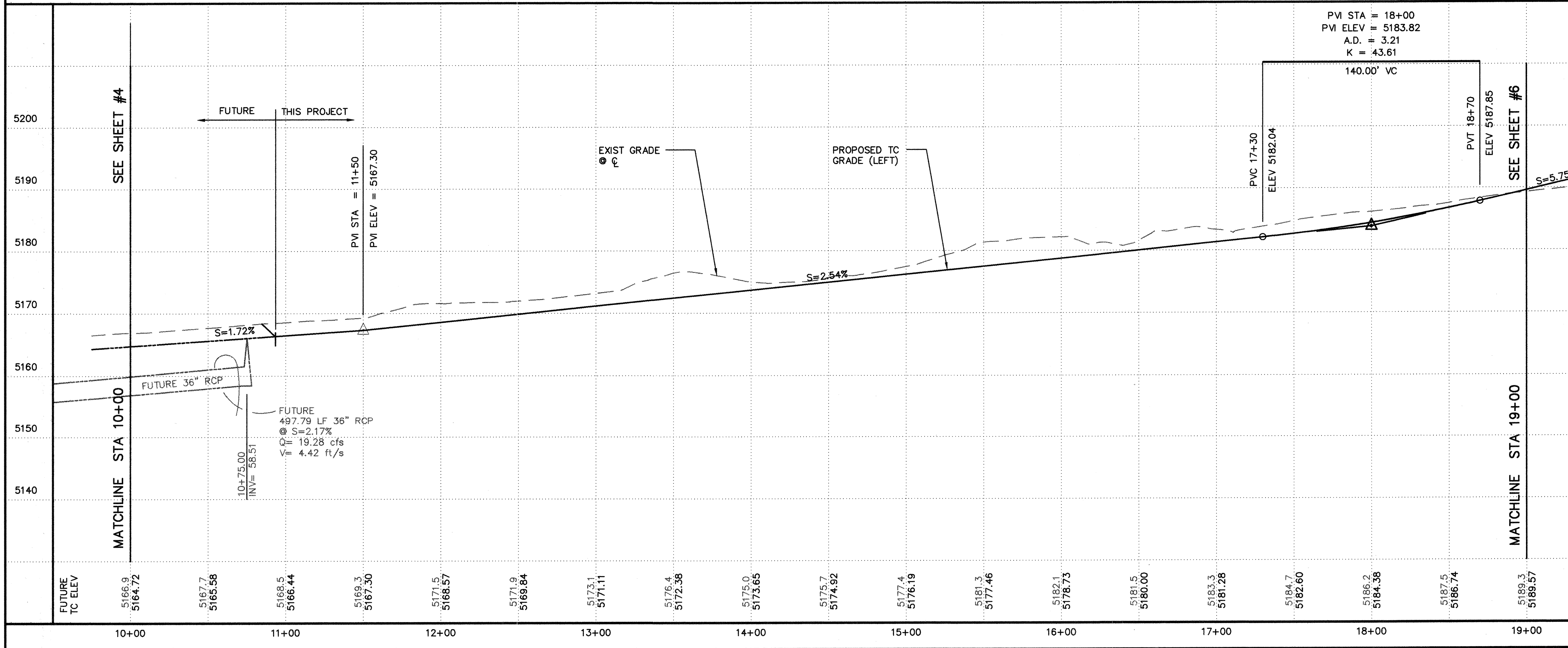
REVISIONS		DESIGN	
NO.	DATE	REMARKS	BY
DESIGNED BY	GLD	DATE	3/00
DRAWN BY	ANW	DATE	3/00
CHECKED BY	FCA	DATE	3/00

SCANNED BY
MESA REPRC



BEVERLY HILLS AVE. NE

SCALES:
1"=40' HOR.
1"=10' VERT.



KEYED CONSTRUCTION NOTES

- STANDARD CURB & GUTTER PER COA STD DWG #2415.
- FUTURE 4" PCC CONCRETE SIDEWALK.
- NOT USED.
- GRADE A 6' WIDE TEMP. RUNDOWN FROM CURB CUT TO BOTTOM OF POND.
- MAJOR LOCAL PAVING PER DETAIL ON SHEET #3.
- PCC CUTOFF CURB PER DETAIL ON SHEET #3.
- SIDEWALK CULVERT PER COA STD DWG #2236.
- FUTURE TYPE 'A' SINGLE INLETS TO BE DESIGNED AND BUILT BY SEPARATE CONTRACT.

ENGINEER'S CERTIFICATION

APPROVAL FOR ROUGH GRADING (±0.1')
FOR CITY OF ALBUQUERQUE RIGHT-OF-WAYS ONLY.
NOT APPROVED FOR NEW MEXICO STATE HIGHWAY &
TRANSPORTATION DEPARTMENT RIGHT-OF-WAY.

CONDITION: TOP SOIL DISTURBANCE PERMIT
REQUIRED PRIOR TO COMMENCING
EARTHWORK OPERATIONS

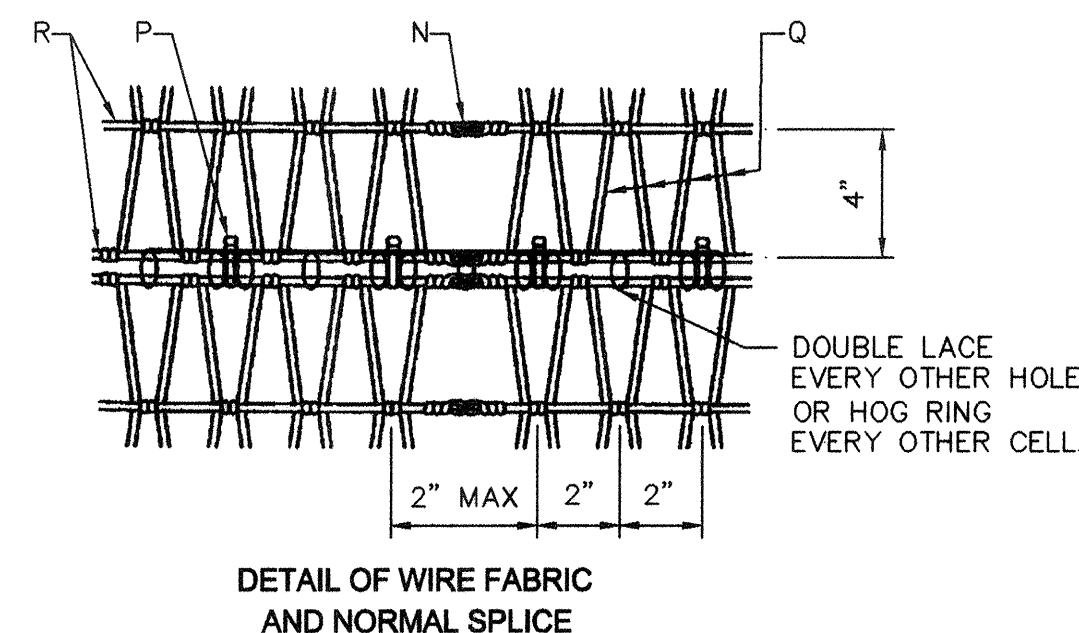
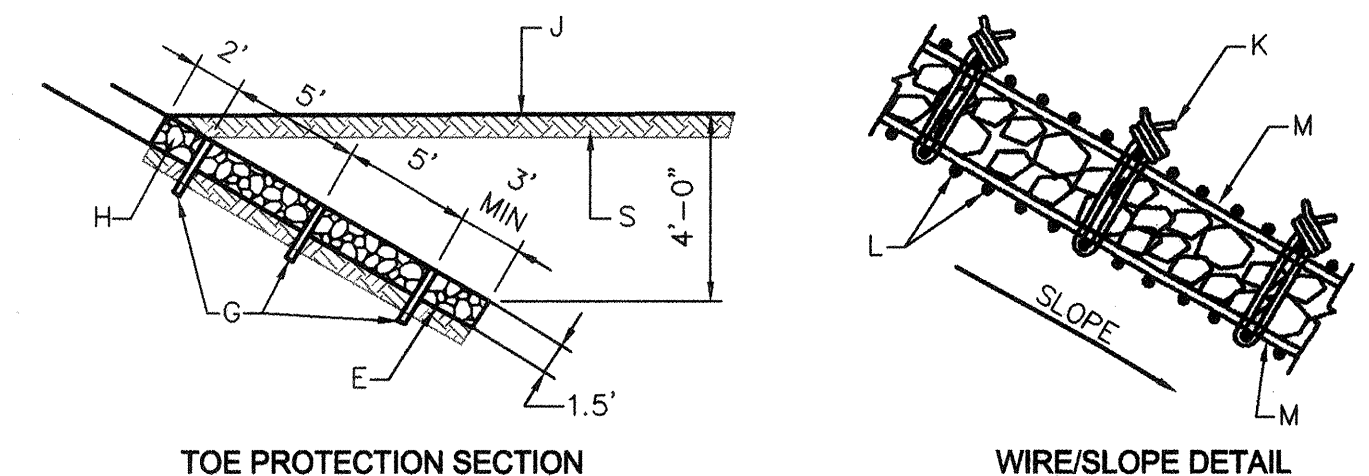
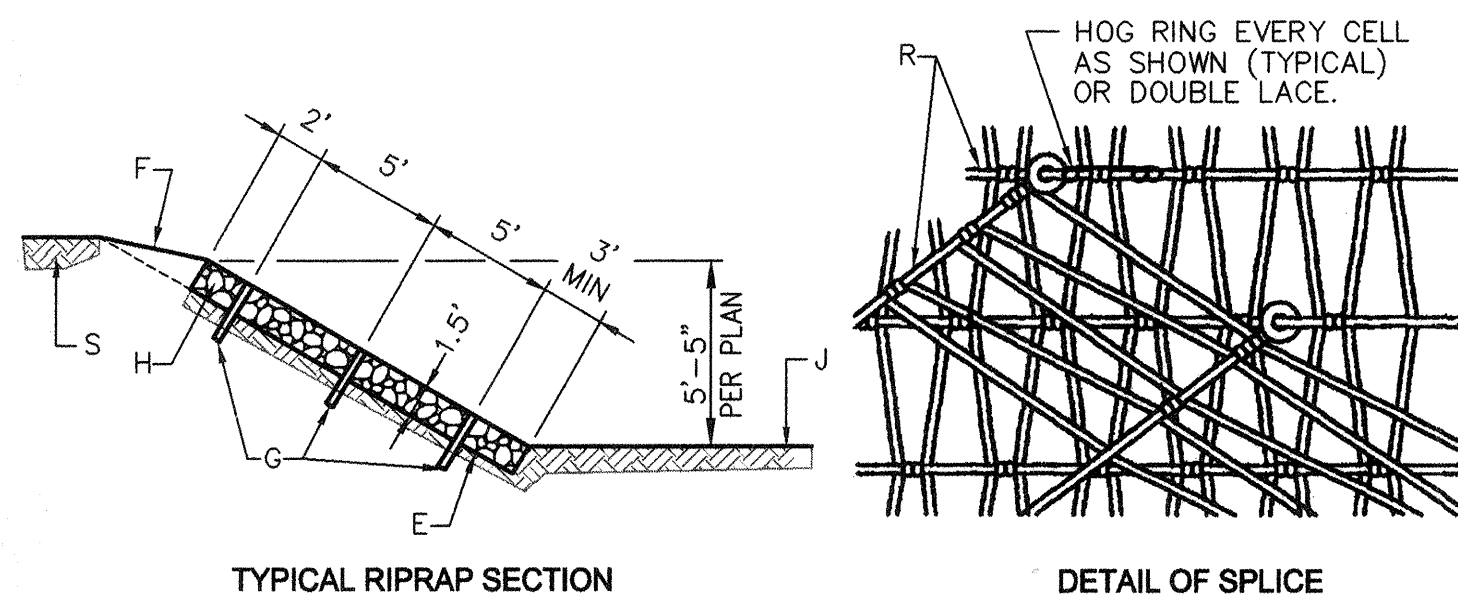
HYDROLOGY DIVISION
PUBLIC WORKS DEPARTMENT
CITY OF ALBUQUERQUE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
109PVI.DWG.rth VIEW: 2 08/03/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: BEVERLY HILLS AVE & VENICE AVE OFFICE/WAREHOUSE
BEVERLY HILLS AVENUE NE
STA 10+00.00 TO STA 19+00.00
PAVING PLAN & PROFILE

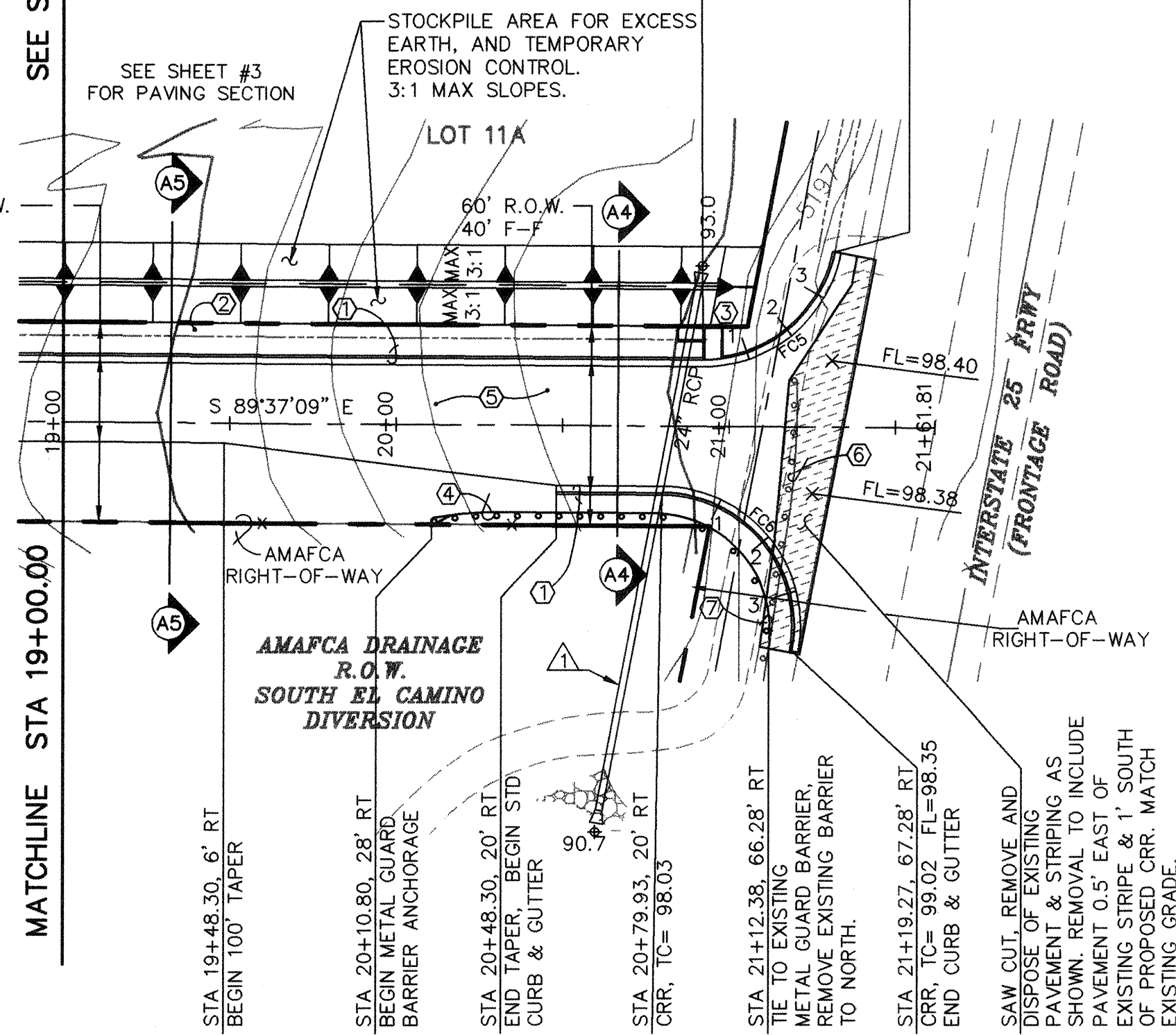
Design Review Committee City Engineer Approval
City Project No. 637181 Zone Map No. B-18
Sheet 5 Of 20



WIRE-TIED RIPRAP DETAILS & SECTIONS

N.T.S.

SEE SHEET #5



	TC	FL
1	98.43	97.76
2	98.57	97.90
3	98.71	98.04

	TC	FL
1	98.28	97.61
2	98.53	97.86
3	98.78	98.11

GENERAL NOTES:

1. WIRE FABRIC IS TO BE GALV. HEX-MESH, APPROX. WEIGHT: 48 LBS. PR 100 SQ. FT.
2. STEEL STAKES ARE CONSIDERED INCIDENTAL TO THE COMPLETION OF THE WORK & NO DIRECT MEASUREMENT OR PAYMENT WILL BE MADE THEREFOR.
3. IF LENGTH OF SLOPE IS 15' OR LESS ONLY ONE ROW OF STEEL STAKES 2' FROM THE TOP EDGE OF THE RIPRAP WILL BE REQUIRED UNLESS OTHERWISE NOTED ON PLANS.
4. CONTRACTOR SHALL DOUBLE LACE EVERY OTHER HOLE (OR HOG RING EVERY OTHER CELL) HORIZONTALLY AND VERTICALLY WHEN TYING EXISTING WIRE-TIED RIPRAP TO PROPOSED WIRE-TIED RIPRAP.
5. HEXAGONAL MESH, MEETING SAME SPECIFICATION FOR V MESH MAY BE APPROVED SUBJECT TO SUBMITTAL TO PROJECT MANAGER.

AMAFCA NOTES:

1. AMAFCA FIELD ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY WORK WITHIN THE AMAFCA R/W. TEL 884-2215 JERRY LOVATO.
2. NO WORK WILL BE PERFORMED IN THE AMAFCA R/W BETWEEN APRIL 15 AND OCTOBER 15 WITHOUT WRITTEN PERMISSION FROM AMAFCA.
3. ALL SUBGRADE, BACKFILL & EMBANKMENT SHALL BE COMPACTED TO 95% (MODIFIED PROCTOR) WITHIN THE AMAFCA R/W. TESTING REPORTS SHALL BE PROVIDED TO AMAFCA FIELD ENGINEER.
4. AMAFCA FIELD ENGINEER WILL BE NOTIFIED 48 HOURS PRIOR TO FINAL INSPECTION OF ANY FACILITIES WITHIN THE AMAFCA R/W.

APPROVED FOR CONSTRUCTION

James M. May 2-01-01
AMAFCA DATE

SCALES:
1"=40' HOR.
1"=10' VERT.

KEYED CONSTRUCTION NOTES

1. STANDARD CURB & GUTTER PER COA STD DWG #2415.
2. FUTURE 4" PCC CONCRETE SIDEWALK.
3. HANDICAP RAMP PER DETAIL ON SHEET #3.
4. METAL BARRIER W/TYPE "B" END ANCHORAGE PER DETAIL ON SHEET 20.
5. MAJOR LOCAL PAVING PER DETAIL ON SHEET #3.
6. REMOVE EXISTING GUARD BARRIER TO TIE.
7. CURVED GUARD RAIL PER DETAIL ON SHEET 19.
8. BUILD 160 LF 24" RCP CULVERT FROM STA 20+92.00, 43.5' LT TO STA 20+63.00, 113.9' RT WITH END SECTIONS.
INV(N)=5193.00
INV(S)=5190.70

FACE OF CURB CURVE TABLE

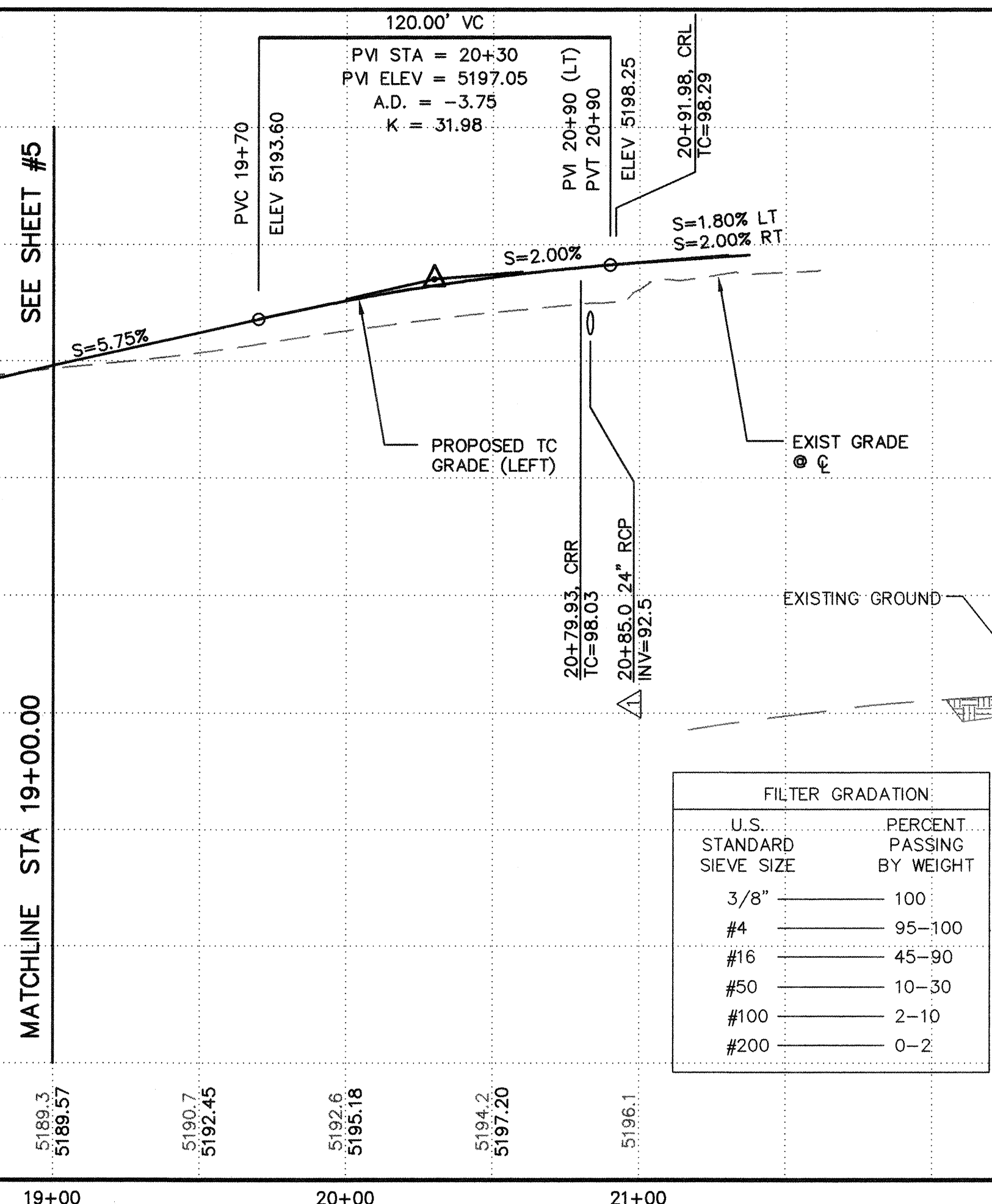
CURVE	LENGTH	RADIUS	DELTA
FC5	55.51	40.00	79°30'53"
FC6	70.16	40.00	100°29'49"

CONSTRUCTION NOTES:

- E. FILTER MATERIAL, 6" MIN. DEPTH AS SHOWN ON PLANS.
- F. FILL & COMPACT AT 90% ASTM 1557 AFTER PLACEMENT OF RIPRAP.
- G. STEEL STAKES MAY BE RAILROAD RAILS NOT LESS THAN 30 LBS. PER FT., 4" O.D. STANDARD STRENGTH GALV. ST. PIPE OR 4x4x3/8 STEEL ANGLES. STEEL STAKES SHALL BE 5' LONG AND 8" O.C. AND SHALL BE RECESSED TO A MAX. OF 3" BELOW TOP OF RIPRAP.
- H. WIRE ENCLOSED RIPRAP.
- J. FINISHED GROUND LINE.
- K. No. 9 GAGE GALV. WIRE TIES APPROX. 2' O.C. LONGITUDINALLY & TRANSVERSELY.
- L. MAIN WIRES TO BE PLACED PERPENDICULAR TO SLOPE.
- M. WIRE FABRIC.
- N. TRANSVERSE SPLICE.
- P. LONGITUDINAL SPLICE, No. 9 GALV. WIRE TIES (TWO WRAPS ALTERNATE SPACES).
- Q. CROSS WIRES: 12-1/2 GAGE WIRES SPACED AT 2" WITH NOT LESS THAN TWO TURNS AROUND MAIN WIRES.
- R. MAIN WIRES: TWO No. 12-1/2 GAGE STRANDED WIRES SPACED AT 4".
- S. ALL SUBGRADE, BACKFILL & EMBANKMENT SHALL BE COMPACTED TO 95% (MODIFIED PROCTOR) WITHIN THE AMAFCA R/W. TESTING REPORTS SHALL BE PROVIDED TO AMAFCA FIELD ENGINEER.

SEE SHEET #5

MATCHLINE STA 19+00.00



FILTER GRADATION	
U.S. STANDARD SIEVE SIZE	PERCENT PASSING BY WEIGHT
3/8"	100
#4	95-100
#16	45-90
#50	10-30
#100	2-10
#200	0-2

SECTION A-A

SCALE: 1"=10'-0"

ENGINEER'S CERTIFICATION

APPROVAL FOR ROUGH GRADING (±0.1')
FOR CITY OF ALBUQUERQUE RIGHT-OF-WAYS ONLY.
NOT APPROVED FOR NEW MEXICO STATE HIGHWAY & TRANSPORTATION DEPARTMENT RIGHT-OF-WAY.

CONDITION: TOP SOIL DISTURBANCE PERMIT REQUIRED PRIOR TO COMMENCING EARTHWORK OPERATIONS

HYDROLOGY DIVISION
PUBLIC WORKS DEPARTMENT
CITY OF ALBUQUERQUE

DATE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
109PVI.DWG/rh VIEW:3 09/08/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **BEVERLY HILLS AVE & VENICE AVE OFFICE/WAREHOUSE**
BEVERLY HILLS AVENUE NE
STA 19+00.00 TO STA 21+61.81
PAVING PLAN & PROFILE

Design Review Committee City Engineer Approval

APPROVED

APPROVED

DESIGN REVIEW COMMITTEE

CITY ENGINEER

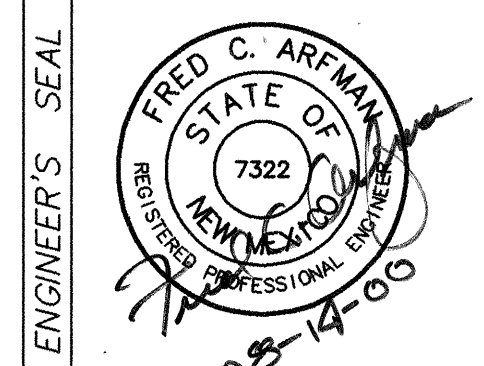
Mo./Day/Yr.

Mo./Day/Yr.

City Project No. 637181

Zone Map No. B-18

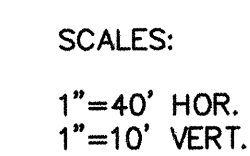
Sheet 6 of 20



NO.	DATE	REVISIONS	DESIGNED BY	DRAWN BY	CHECKED BY	DATE	DATE	DATE
1	1/19/01	24" CULVERT ADDED						

Mo./Day/Yr.

Mo./Day/Yr.



CURVE	LENGTH	RADIUS	DELTA
FC7	39.28	25.00	90°00'42"
FC8	39.26	25.00	89°59'18"

* STATIONING IS TO MIDPOINT OF GRATE @ FACE OF CURB

FROM INLET NO. 	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	24	38.39	.024
2	18	23.50	0.016

APPROVAL FOR ROUGH GRADING ($\pm 0.1'$)
FOR CITY OF ALBUQUERQUE RIGHT-OF-WAYS ONLY.
NOT APPROVED FOR NEW MEXICO STATE HIGHWAY &
TRANSPORTATION DEPARTMENT RIGHT-OF-WAY.

CONDITION: TOP SOIL DISTURBANCE PERMIT
REQUIRED PRIOR TO COMMENCING
EARTHWORK OPERATIONS


ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico
 109PV2.DWGrfh VIEW: 1 08/11/00

TITLE: BEVERLY HILLS AVE & VENICE AVE
VENICE AVENUE
STA 13+50 TO STA 22+00
RAISING & STORM DRAIN PLAN

Design Review Committee	City Engineer Approval	
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Design Review Committee	City Engineer Approval
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PPH 1000

1998

100-443887-100

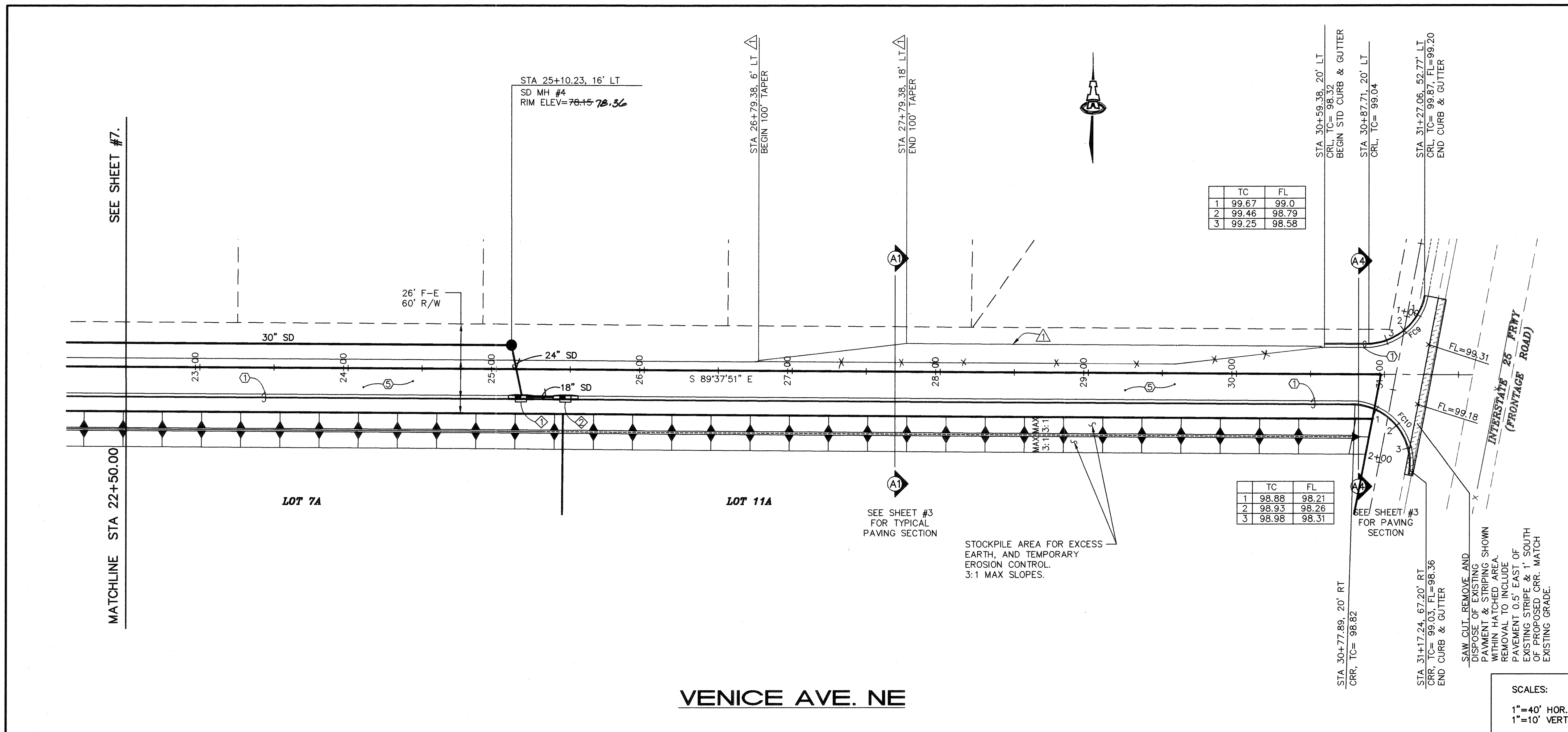
DESIGN

City Project No.	Zone Map
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637181	B-18
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DATE: 11/11/2011 TIME: 10:00 AM BY: J. L. BROWN PROJECT: 11-11-2011 LOCATION: 11-11-2011 DESCRIPTION: 11-11-2011										NO. DATE REMARKS BY DESIGNED BY GLD DATE 3/00 DRAWN BY ANW DATE 3/00 CHECKED BY FCA DATE 3/00									
ENGINEER'S SEAL FRED C. ARFMAN STATE OF NEW MEXICO 7322 PROFESSIONAL ENGINEER 08-14-00 SURVEY INFORMATION FIELD NOTES 1. ALDRICH SURVEYING 2/00 NMHC BRASS CAP "1-25-11" SET IN CONCRETE POST ON ON EAST SIDE OF FRONTAGE ROAD NEAR THE SW CORNER OF THE CORONADO AIRFIELD ELEVATION=5206.94										AS-BUILT INFORMATION CONTRACTOR: Sundance Mech WORK STAGED BY: Aldrich Surveying INSPECTOR'S FIELD VERIFICATION BY: Aldrich Surveying DATE CORRECTED BY: Aldrich Surveying RECORDED BY: MICRO-FILM DATE: 11/11/2011 BENCH MARKS									



- KEYED CONSTRUCTION NOTES**
- STANDARD CURB & GUTTER PER COA STD DWG #2415.
 - NOT USED.
 - HANDICAP RAMP PER DETAIL ON SHEET #3.
 - 6' WIDE PCC VALLEY GUTTER PER COA STD DWG #2420.
 - MAJOR LOCAL PAVING PER DETAIL ON SHEET #3.

FACE OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
FC9	55.57	40.00	79°35'37"
FC10	70.07	40.00	100°22'12"

STORM DRAIN INLET INFORMATION

INLET NO.	INLET TYPE	STATION* & OFFSET	TOP GR. EL.	INV. OUT.
1	C-DBL	25+15.23, 20' RT	77.98 77.88	72.28 72.38
2	A-SGL	25+45.23, 20' RT	78.76 78.74	73.16

*STATIONING IS TO MIDPOINT OF GRATE @ FACE OF CURB

CONNECTOR PIPE INFORMATION

FROM INLET NO.	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	24	36.35	0.025
2	18	23.50	0.016

SCALES:
1" = 40' HOR.
1" = 10' VERT.

ENGINEER'S CERTIFICATION

APPROVAL FOR ROUGH GRADING (±0.1')
FOR CITY OF ALBUQUERQUE RIGHT-OF-WAYS ONLY.
NOT APPROVED FOR NEW MEXICO STATE HIGHWAY & TRANSPORTATION DEPARTMENT RIGHT-OF-WAY.

CONDITION: TOP SOIL DISTURBANCE PERMIT
REQUIRED PRIOR TO COMMENCING
EARTHWORK OPERATIONS

HYDROLOGY DIVISION
PUBLIC WORKS DEPARTMENT
CITY OF ALBUQUERQUE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
109PV2.DWG Date 08/09/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **BEVERLY HILLS AVE & VENICE AVE OFFICE/WAREHOUSE**
VENICE AVENUE NE
STA 22+50 TO STA 31+50
PAVING PLAN & PROFILE

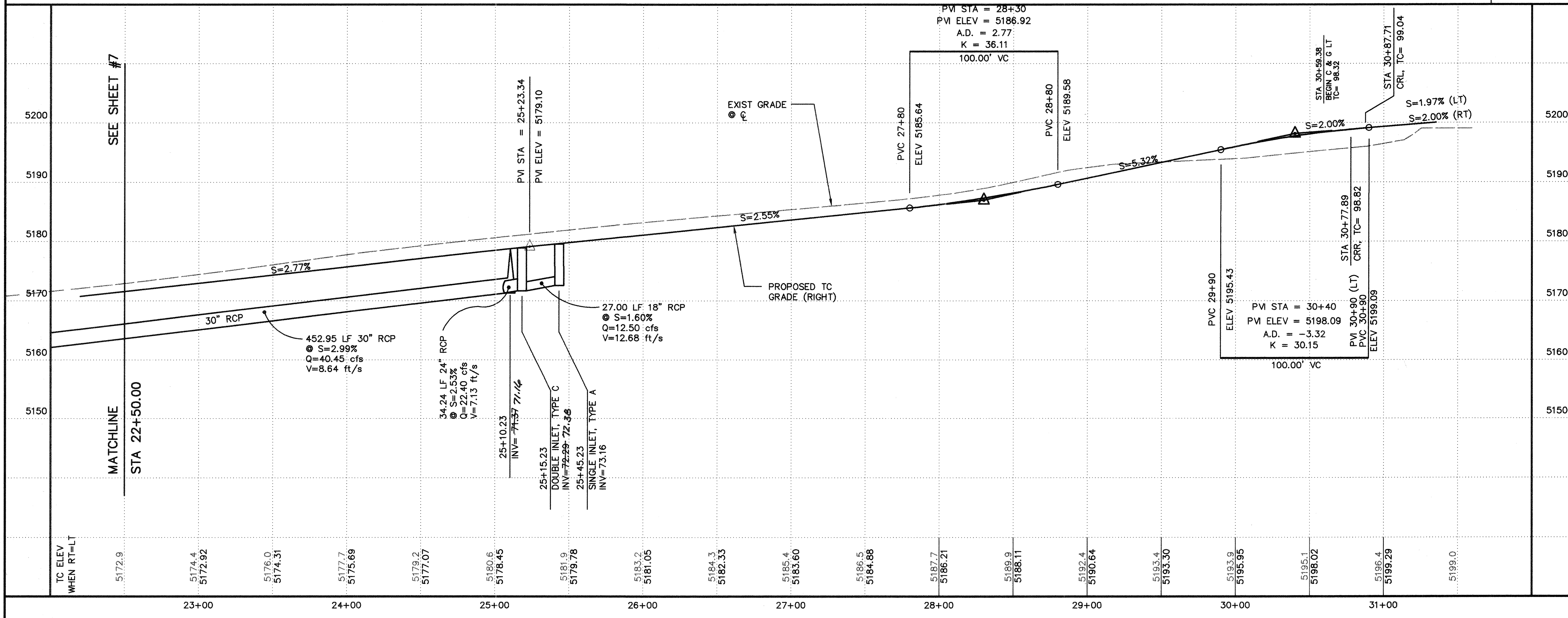
Design Review Committee City Engineer Approval
APPROVED
DESIGN CITY ENGINEER

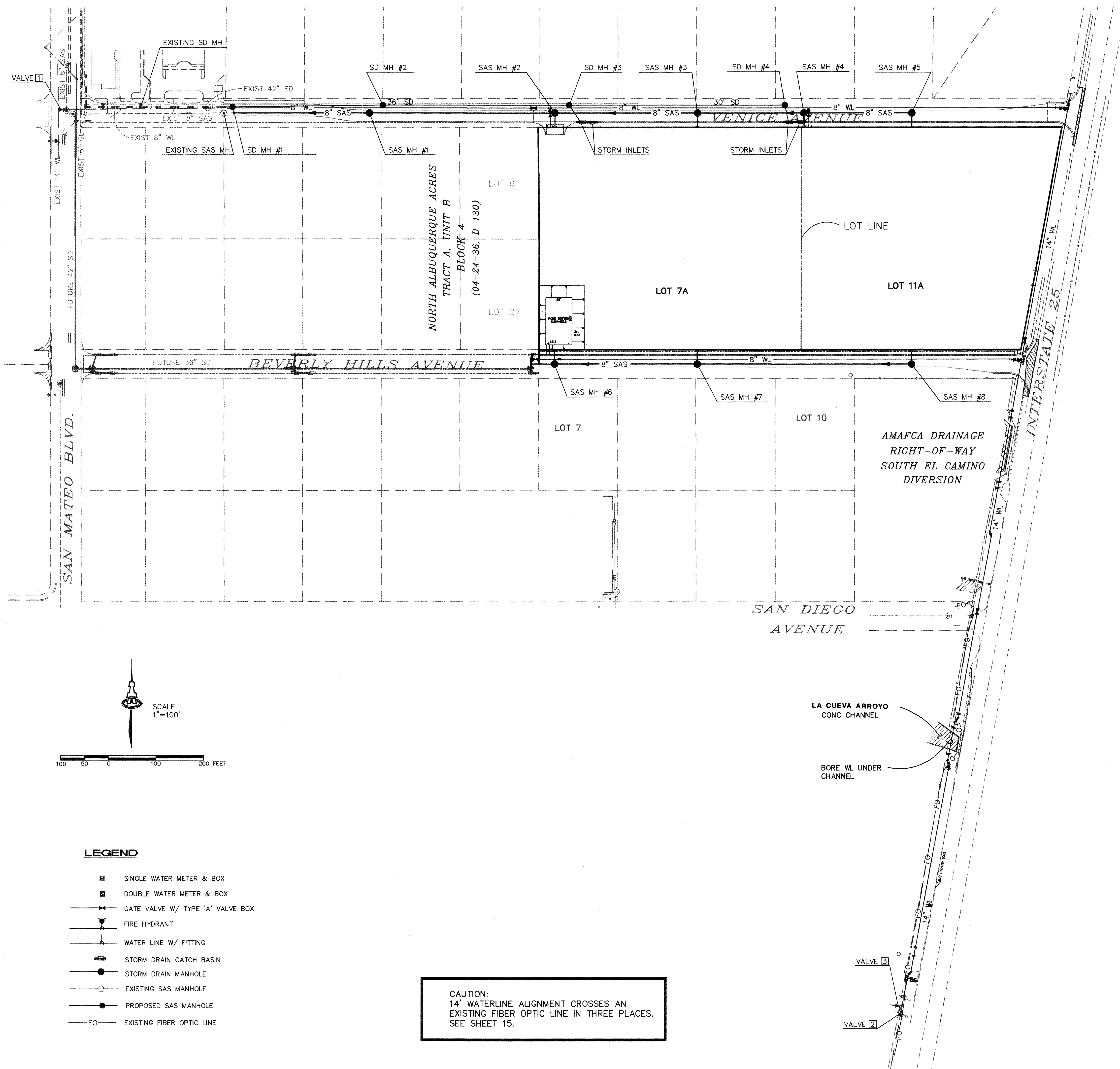
City Project No. 637181 Zone Map No. B-18

AS-BUILT INFORMATION			
CONTRACTOR	STANDARD	DATE	08/09/00
DESIGNED BY	A.L.S.	DATE	08/09/00
DRAWN BY	J.T.A.	DATE	08/09/00
CHECKED BY	J.T.A.	DATE	08/09/00
RECORDED BY	J.T.A.	DATE	08/09/00
MICRO-FILM INFORMATION			
NO.		DATE	

ENGINEER'S SEAL
FRED C. ARFMAN
STATE OF NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER
08-14-00

REVISIONS			
NO.	DATE	REMARKS	DESIGN
1	1/19/01	VENICE PAVING WIDENED	FCB
DESIGNED BY	GLD	DATE	3/00
DRAWN BY	ANW	DATE	3/00
CHECKED BY	FCB	DATE	3/00





RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

SIZE	HORIZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
18	33	14	7	3	72
14	27	11	5	3	57
12	30	12	6	3	85
10	26	11	5	3	72
8	22	9	4	2	60
6	17	7	3	2	46
4	12	5	2	1	32

RESTRAINED JOINT LENGTHS, L _r , FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.					
SIZE	LARGE SIDE	SMALL SIDE	SIZE	LARGE SIDE	SMALL SIDE
18x14	28	39	10x6	44	73
12x10	25	30	10x4	58	141
12x8	45	68	8x6	25	53
12x6	62	121	8x4	43	83
12x4	74	213	6x4	24	35
10x8	24	30			

RESTRAINED JOINT LENGTHS, L _r , FOR TEES, (FT.) ALL JOINTS AT THE TEE MUST BE RESTRAINED.		
SIZE	RUN	BRANCH
18x18x8	18	10
14x14x8	16	10
12x12x12	15	17
12x12x10	10	18
12x12x8	6	19
12x12x6	3	19
12x12x4	1	19
10x10x10	12	18
10x10x8	8	15
10x10x6	4	16
10x10x4	2	18
8x8x8	9	20
8x8x6	5	17
8x8x4	2	15
6x6x6	6	20
6x6x4	2	20

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY 3.0 FT. MINIMUM (4.0 FT.)*
FACTOR OF SAFETY 1.25 (1.5)*
MATERIAL PVC PIPE (D.I.)
SOIL TYPE GM/SM - SILTY GRAVELS AND SILTY SANDS,
GRAVEL-SAND-SILT MIXTURES.
TEST PRESSURE 150 PSI
TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED
STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH
MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., DUCTILE IRON PIPE, GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

*DATA IN PARENTHESES REFER TO 14" & 18" D.I. WL

WATER SHUT-OFF PLAN

THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) 5 WORKING DAYS PRIOR TO SHUT-OFF OR TURN-ON AT VALVES. ONLY CITY PERSONNEL ARE ALLOWED TO OPERATE VALVES.

VENICE AVE: SHUT-OFF VALVES 1 AND 3 TO PROVIDE A NON-PRESSURE CONNECTION.

I-25 FRONTAGE ROAD: SHUT-OFF VALVE 2 TO PROVIDE A NON-PRESSURE CONNECTION.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	Sanchez Mech.	DATE	DATE	FIELD NOTES	2/00		
STANDARD	A.I.S.	DATE	DATE	ALDRICH SURVEYING			
INSPECTOR'S	BY T.Y.A.	DATE	DATE				
FIELD	BY A.A.S.	DATE	DATE				
REVISION	BY T.Y.A.	DATE	DATE				
CORRECTED	BY T.Y.A.	DATE	DATE				
MICRO-FILM	INFORMATION						
RECORDED	BY						
NO.							

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Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87102
109UMSTR.DWG.rh 07/08/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **BEVERLY HILLS AVE & VENICE AVE OFFICE/WAREHOUSE
MASTER UTILITY & STORM DRAIN PLAN**

Design Review Committee	City Engineer Approval
City Project No. 637181	Zone Map No. B-18

Sheet 9	Of 20
---------	-------

CANNED BY
MESA REPRO

STA 10+76.23, 10' LT
8" WL CAP
BEGIN 8" WL

STA 11+36.23, 10' LT
8" GATE VALVE
W/TYPE A VALVE BOX

STA 14+25.71, 0' RT
SAS MH #7
RIM ELEV=74.04 74.10
28 LF SAS & 6" CAP (N)
INV=64.93

STA 18+75.85, 0' RT
SAS MH #8
RIM ELEV=67.91 63.22
28 LF SAS & 6" CAP (N)
INV=76.90

LOT 27

LOT 7A

LOT 11A

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

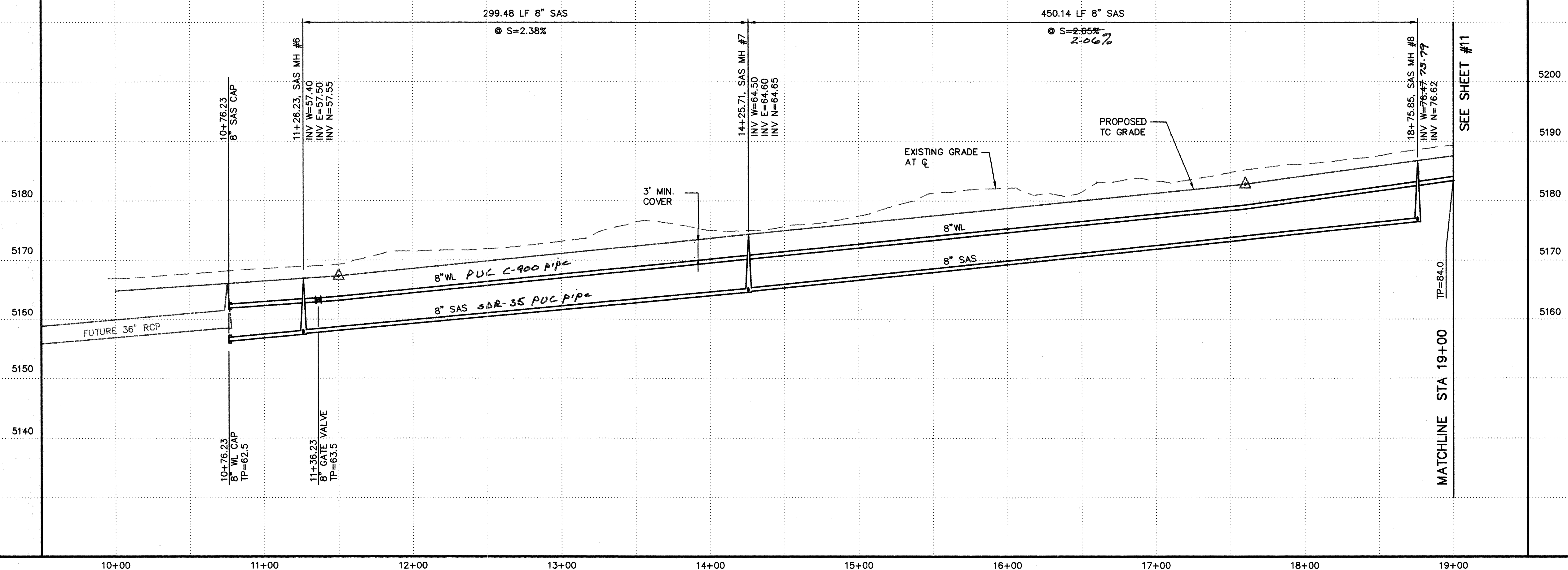
AMAFCA
DRAINAGE R.O.W.

STA 10+76.23, 0' RT
8" CAP

STA 11+26.23, 0' RT
SAS MH #6
RIM ELEV=66.62 66.66
28 LF SAS & 6" CAP (N)
INV=57.83

BEVERLY HILLS AVE. NE

SCALES:
1"=40' HOR.
1"=10' VERT.



GENERAL NOTES

- SEE SHEET #9 FOR WATER SHUT-OFF PLAN.
- SEE SHEET #9 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	Swadlow Mach.	INMHC BRASS CAP "1-25-11" SET IN CONCRETE POST ON ON EAST SIDE OF FRONTAGE ROAD NEAR THE SW CORNER OF THE CORONADO AIRFIELD	2/00	ALDRICH SURVEYING	1.		REMARKS DESIGN
WORK STAMPED BY	Arfman						
ACCEPTANCE BY	Arfman					NO.	DATE
FIELD DRAWING	Arfman					BY	REVISIONS
CORRECTED BY	Arfman					DESIGNED BY	GLD
MICRO-FILM INFORMATION						DRAWN BY	ANW
						CHECKED BY	FCA
						DATE	3/00
						DATE	3/00
						DATE	3/00

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Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
109UTL1.DWG-rh VIEW: 1 07/08/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

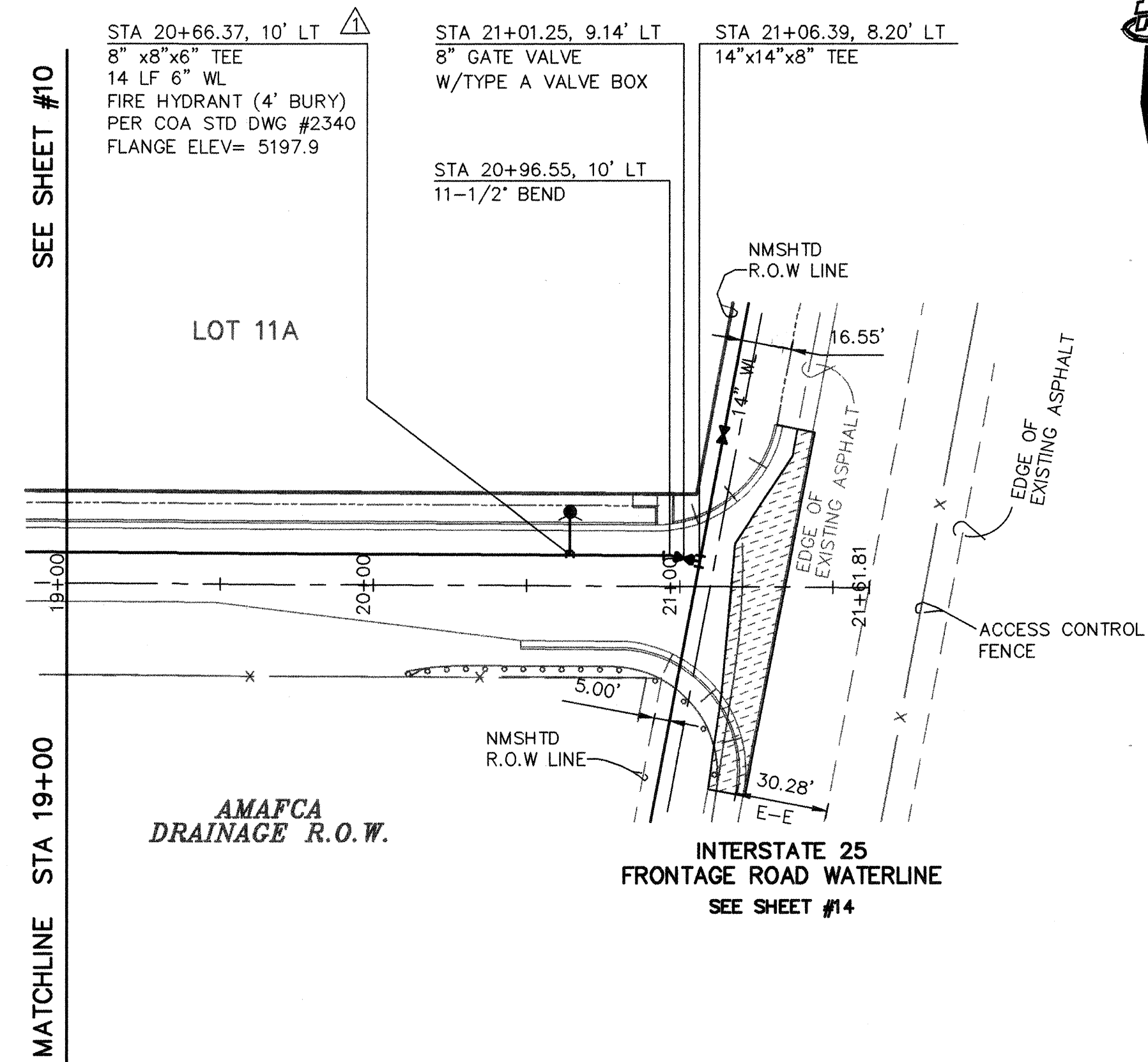
TITLE: BEVERLY HILLS AVE & VENICE AVE OFFICE/WAREHOUSE
BEVERLY HILLS AVENUE NE
STA 10+00 TO STA 19+00
UTILITY PLAN & PROFILE

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVE SEP 21 2000	APPROVE OCT - 9 2000		
DESIGN	CITY ENGINEER		
REVIEW COMMITTEE			

637181

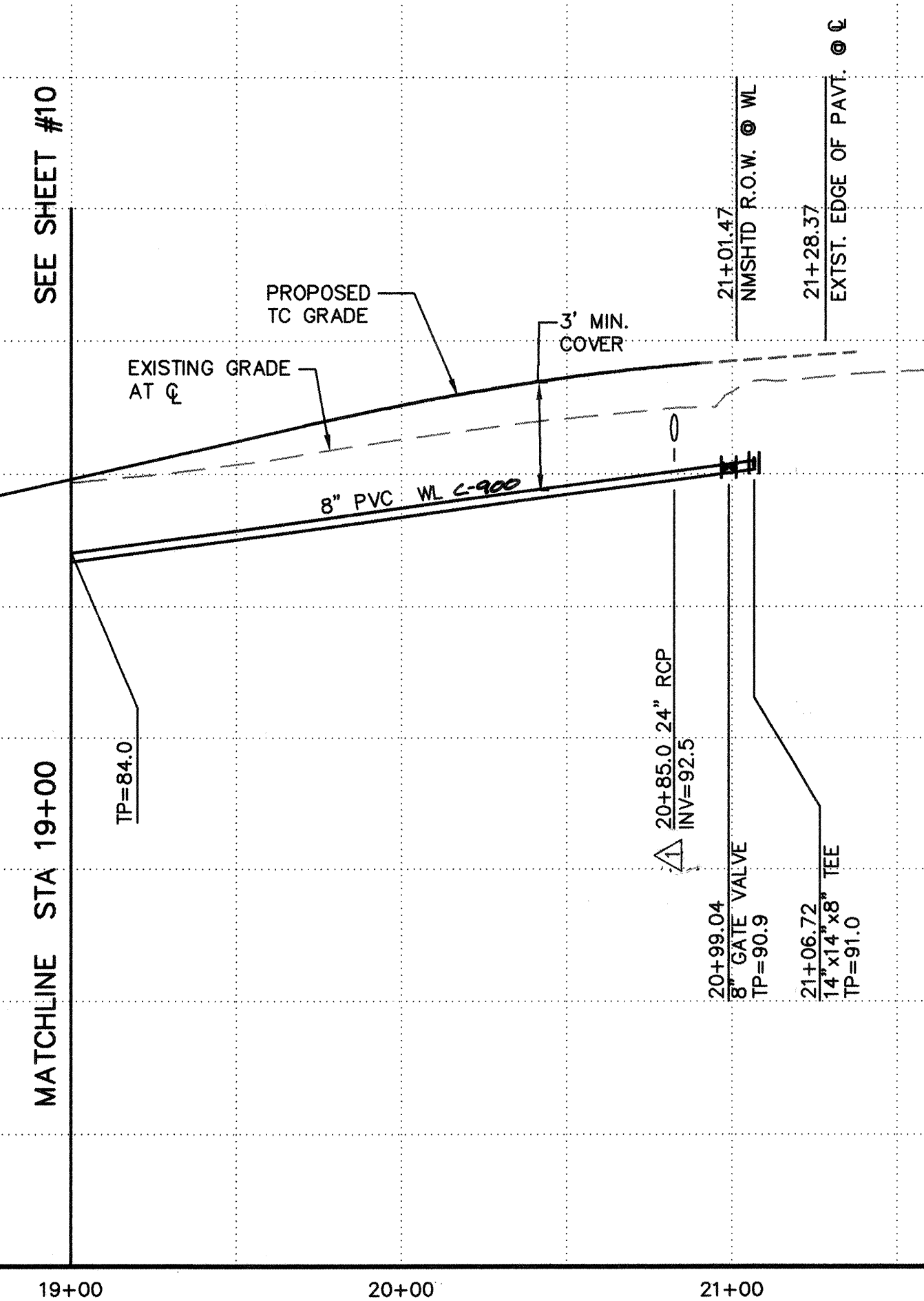
Zone Map No.
B-18

Sheet 10 Of 20



BEVERLY HILLS AVE. NE

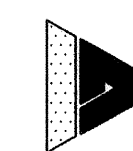
SCALES:
1"=40' HOR.
1"=10' VERT.



GENERAL NOTES

1. SEE SHEET #9 FOR WATER SHUT-OFF PLAN.
2. SEE SHEET #9 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.

SURVEY INFORMATION		BENCH MARKS	AS-BUILT INFORMATION	
	FIELD NOTES		CONTRACTOR	INFORMATION
1.	ALDRICH SURVEYING 2/00	NMISC BRASS CAP "1-25-11" SET IN CONCRETE POST ON ON EAST SIDE OF FRONTAGE ROAD NEAR THE SW CORNER OF THE CORONADO AIRFIELD	WORK STARTED BY <i>A.L.S.</i> INSPECTOR'S APPROVAL BY <i>J.H.A.</i> FIELD VERIFICATION BY <i>A.L.S.</i> DATE CORRECTED BY <i>J.H.A.</i> DATE CORRECTED BY <i>J.H.A.</i>	<i>Sundance Mech.</i> DATE <i>10/10/00</i> DATE <i>5/6/01</i> DATE <i>5/6/01</i> DATE <i>5/6/01</i>
		ELEVATION=5206.94	MICRO-FILM	INFORMATION
			RECORDED BY	DATE
			NO.	

[illegible]

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128 Monroe Street N.E.
Albuquerque New Mexico
109UTL1.DWGrfh VIEW: 2 09/08/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: BEVERLY HILLS AVE & VENICE AVE OFFICE/WAREHOUSE
BEVERLY HILLS AVENUE NE
STA 19+00 TO 21+06.72
UTILITY PLAN & PROFILE

Design Review Committee

City Engineer Approval

Mo./Day/Yr.

Mo./Day/Yr.

APPROVED

DESIGN

APPROVED
OCT - 9 1993
CITY ENGINEER

Last Design Update

City Project No.

Zone Map No.	
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Sheet 11 Of

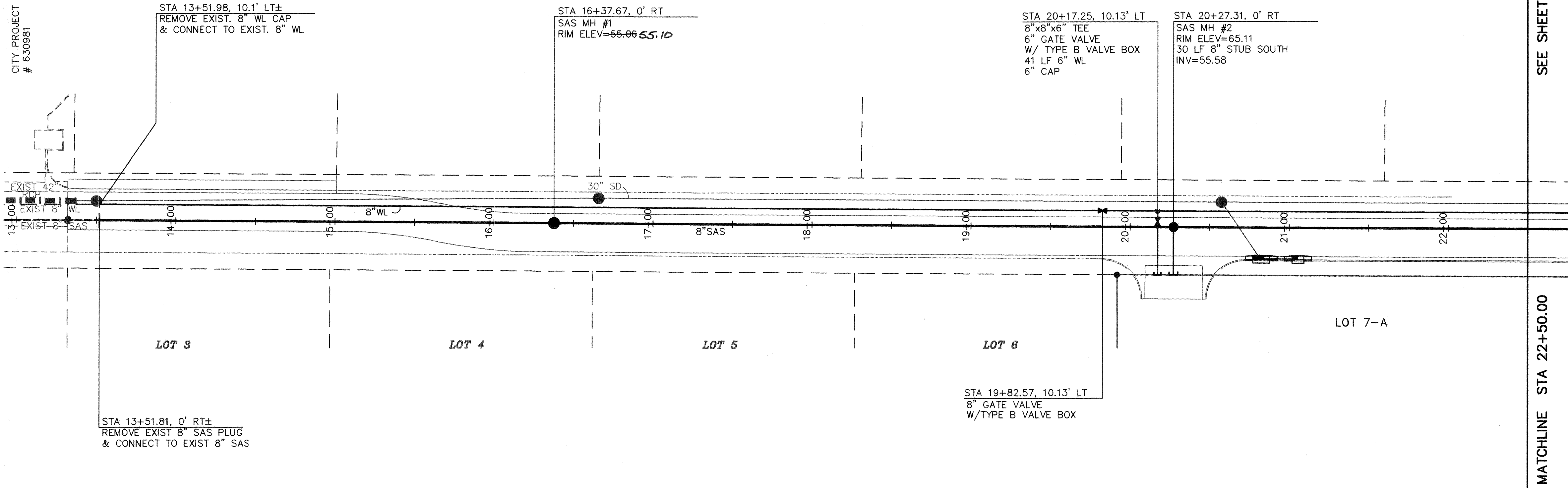
637181

Zone Map No.
B-18

Sheet **11** Of **20**

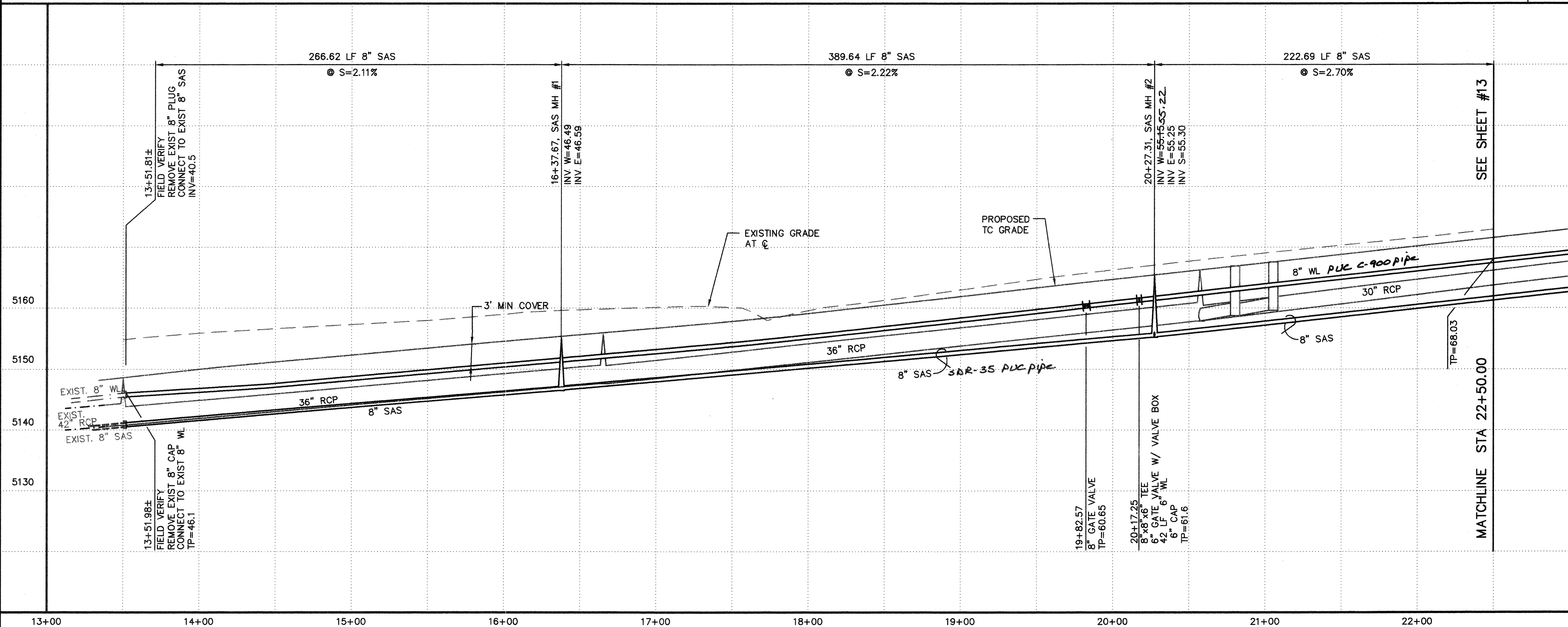
SCANNED BY
MESA REPRO

CITY PROJECT
630981



VENICE AVE. NE

SCALES:
1"=40' HOR.
1"=10' VERT.



- GENERAL NOTES**
- SEE SHEET #9 FOR WATER SHUT-OFF PLAN.
 - SEE SHEET #9 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	Sundance, Inc.	CONCRETE POST ON	2/00	FIELD NOTES	1.	FRED C. ARFMAN STATE OF NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 7322 08/14/00	REVISIONS
WORK STARTED BY	Albuquerque Long Valley Inc.	NMSHC BRASS CAP "1-25-11" SET IN CONCRETE POST ON EAST SIDE OF FRONTAGE ROAD NEAR THE SW CORNER OF THE CORONADO AIRFIELD		ALDRICH SURVEYING			
ASSISTANCE	By: [Signature]						NO.
FIELD	By: [Signature]						DATE
DESIGNED	By: [Signature]						REMARKS
CHECKED	By: [Signature]						DESIGN
RECORDED	By: [Signature]						DATE
MICRO-FILM INFORMATION		ELEVATION=5206.94					DESIGNED BY
							GLD
							DATE
							3/00
							DRAWN BY
							ANW
							DATE
							3/00
							CHECKED BY
							FCA
							DATE
							3/00

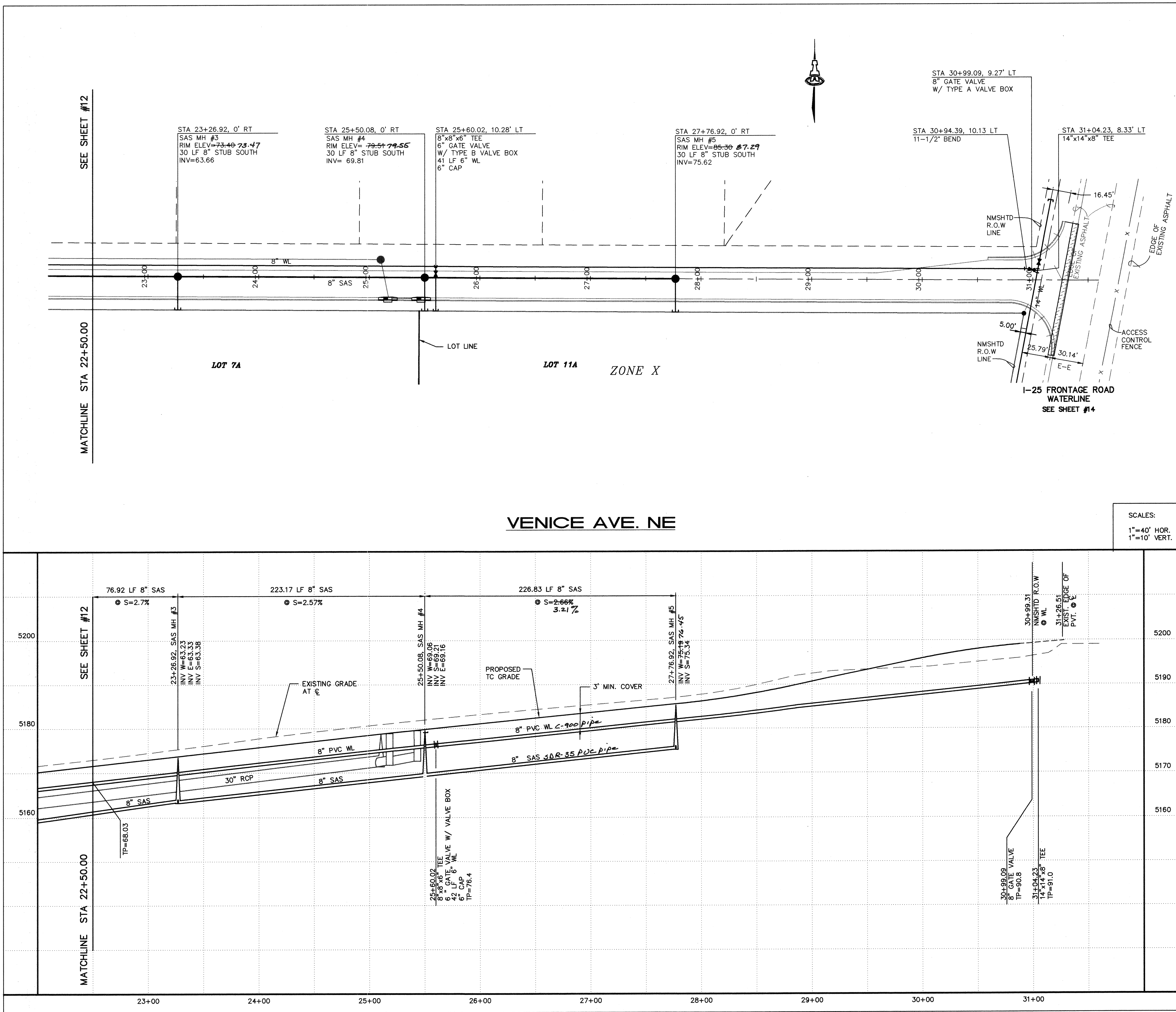
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Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
109UTL2.DWG/rth VIEW: 1 07/08/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: BEVERLY HILLS AVE & VENICE AVE OFFICE/WAREHOUSE
VENICE AVENUE NE
STA 13+50 TO STA 22+50
UTILITY PLAN & PROFILE

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED	APPROVED		
DESIGN REVIEW COMMITTEE	CITY ENGINEER		
City Project No. 637181	Zone Map No. B-18	Sheet 12	Of 20

SCANNED BY
MESA REPRC



1. SEE SHEET #9 FOR WATER SHUT-OFF PLAN.
2. SEE SHEET #9 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		FIELD NOTES				CONTRACTOR <i>Sundance Mech.</i>	
1.		ALDRICH SURVEYING 2/00		NWSHC BRASS CAP "1-25-11" SET IN CONCRETE POST ON ON EAST SIDE OF FRONTAGE ROAD NEAR THE SW CORNER OF THE CORONADO AIRFIELD		WORK STARTED BY <i>A.L.S.</i> DATE <i>4/1/01</i>	
						INSPECTOR'S ACCEPTANCE BY <i>J.Y.A.</i> DATE <i>5/1/01</i>	
						VERIFICATION BY <i>A.L.S.</i> DATE <i>5/1/01</i>	
				ELEVATION=5206.94		DRAWINGS CONTAINED BY <i>J.Y.A.</i> DATE <i>5/1/01</i>	
						MICRO-FILM INFORMATION	
						RECORDED BY	
						DATE	
						NO.	

STATE OF NEW MEXICO
SURVEYORS' BOARD
7322
08-14-00

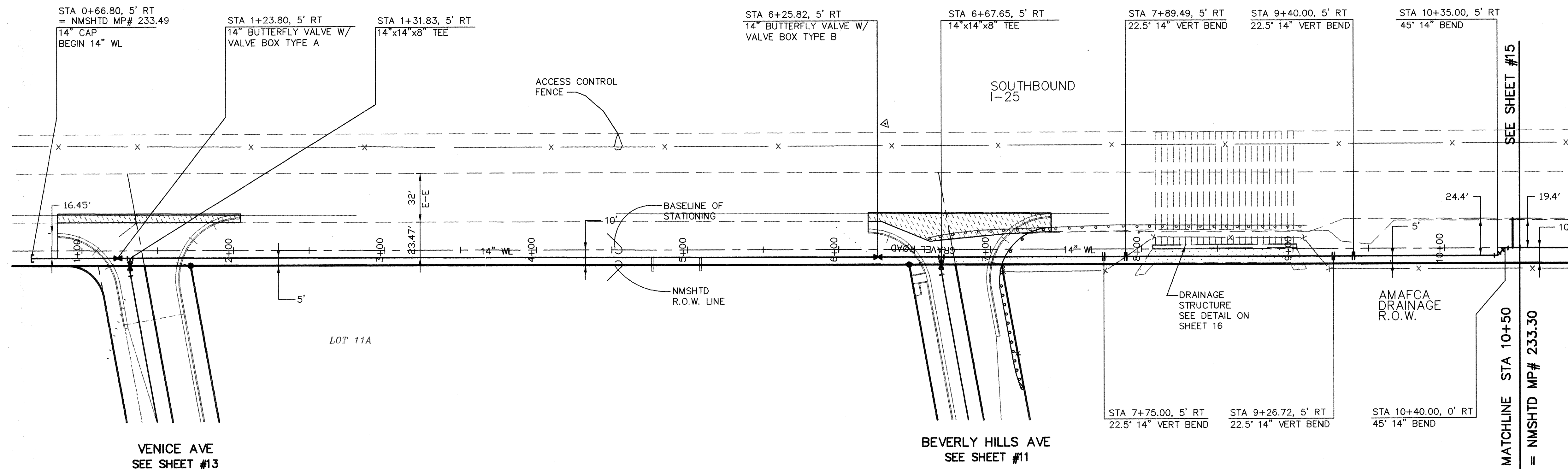
REVISIONS			
DESIGNED BY	GLD	DATE	3/00
DRAWN BY	ANW	DATE	3/00
CHECKED BY	FCA	DATE	3/00

Office/Warehouse

Sheet **13** Of **20**

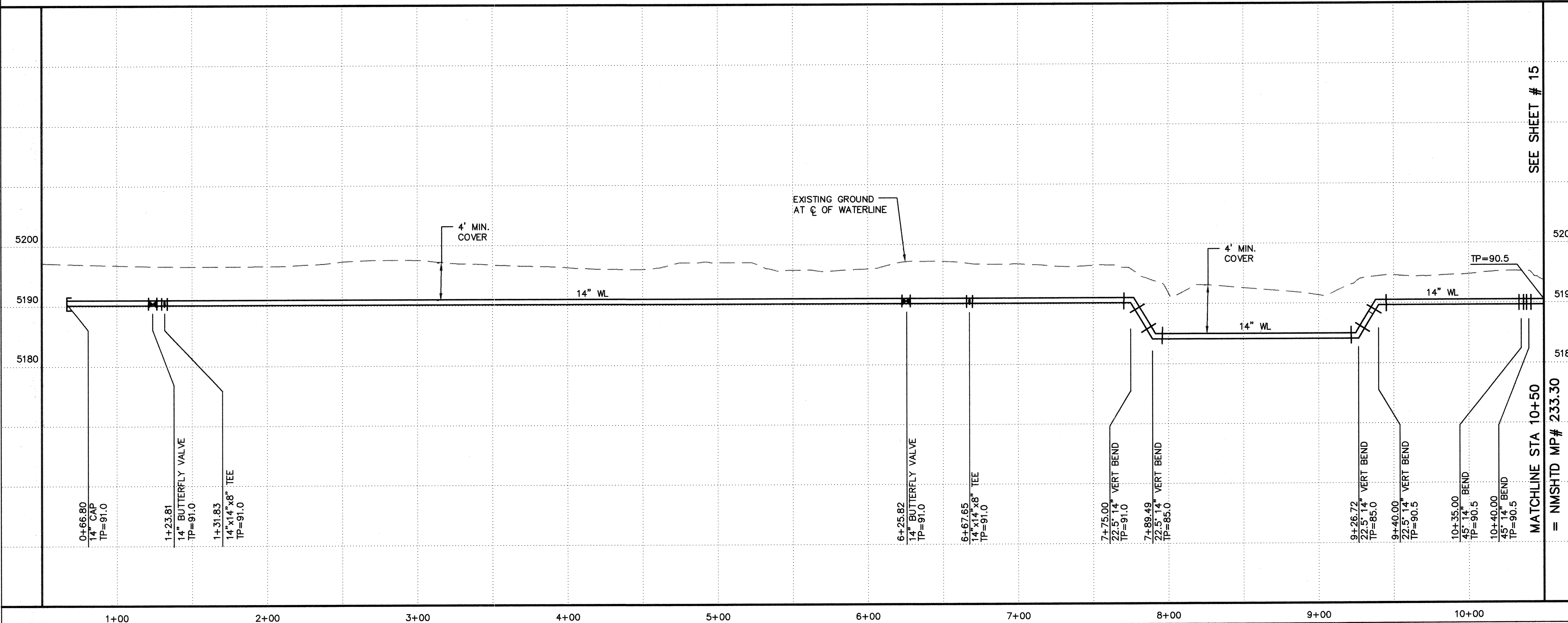
Mo./Day/Yr.

Mo./Day/Yr.



I-25 FRONTAGE ROAD WATERLINE

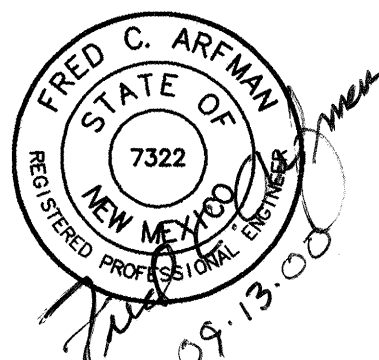
SCALES:
1"=40' HOR.
1"=10' VERT.



GENERAL NOTES

1. SEE SHEET #9 FOR WATER SHUT-OFF PLAN.
2. SEE SHEET #9 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
3. BASELINE OF STATIONING FOR 14" WATERLINE IS 10' INSIDE (EAST) OF I-25 RIGHT-OF-WAY LINE.
4. THE DISTANCE FROM THE NMSHTD R.O.W. FOR THE 14" WATERLINE VARIES FROM 5' TO 10'. PORTIONS OF THE WATERLINE ARE 10' OFFSET FROM THE R.O.W. IN ORDER TO MAINTAIN A GREATER HORIZONTAL CLEARANCE FROM THE EXISTING FIBER OPTIC LINE THAT APPROXIMATELY PARALLELS THE R.O.W. LINE.

SURVEY INFORMATION		BENCH MARKS	AS-BUILT INFORMATION	
	FIELD NOTES		CONTRACTOR	
1.	ALDRICH SURVEYING 2/00	NM583 BRASS CAP "1-25-11" SET IN CONCRETE POST ON ON EAST SIDE OF FRONTAGE ROAD NEAR THE SW CORNER OF THE CORONADO AIRFIELD	WORK STARTED BY <u>A.L.S.</u> DATE <u>4/6/00</u> INSPECTOR'S FIELD VERIFICATION BY <u>J.Y.A.</u> DATE <u>5/6/01</u> FIELD CORRECTED BY <u>A.L.S.</u> DATE <u>5/6/01</u>	<u>Sundance Mech.</u>
		ELEVATION=5206.94	MICRO-FILM	DATE <u>5/6/01</u>
			RECORDED BY	DATE
			NO.	

[illegible]

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Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
109UTL4.DWGals VIEW: 09/08/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: BEVERLY HILLS AVE & VENICE AVE OFFICE/WAREHOUSE
I-25 FRONTAGE ROAD WATERLINE
STA 11+00 TO STA 11+00
UTILITY PLAN & PROFILE

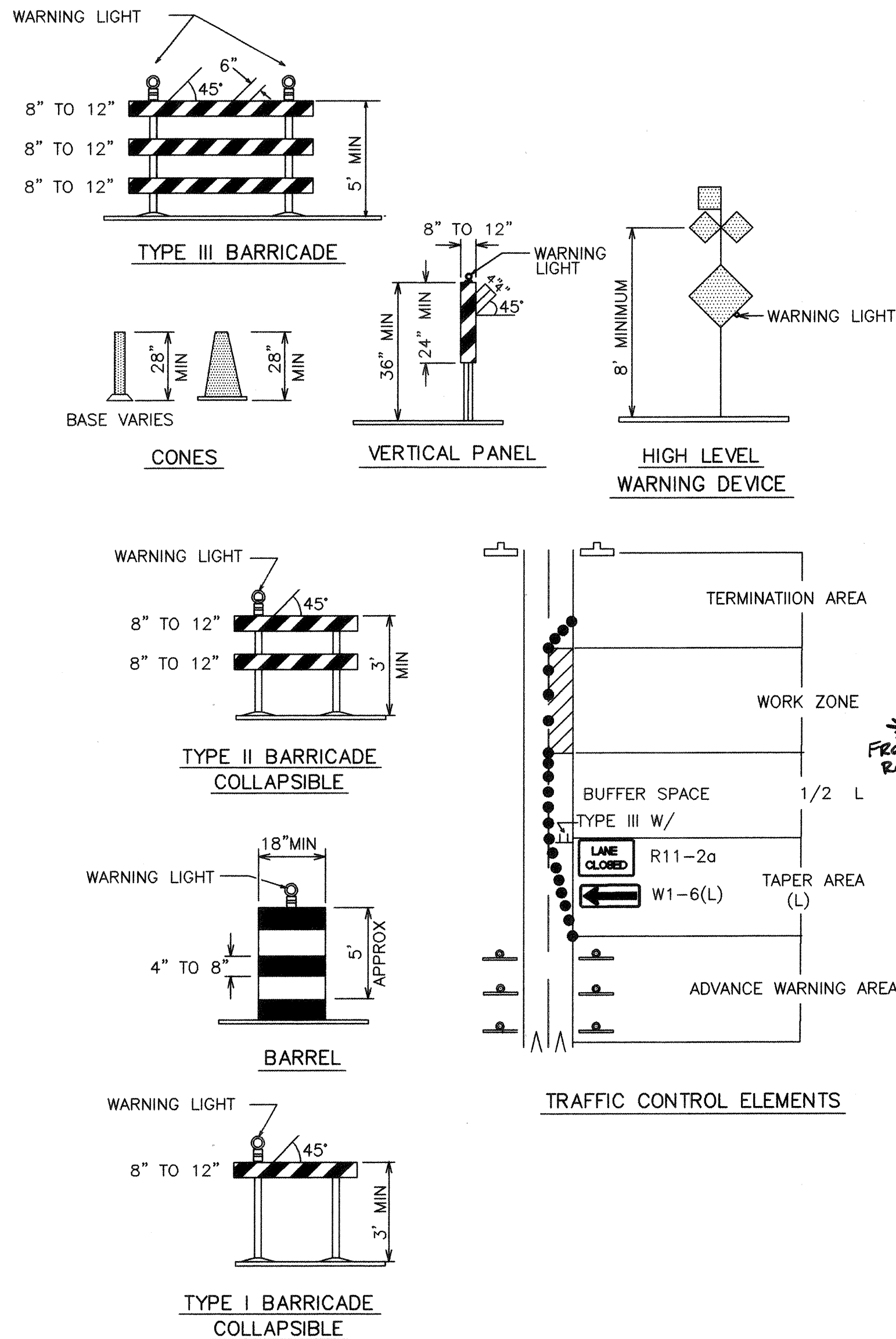
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED DESIGN	APPROVED CITY ENGINEER			

City Project No. **637181** Zone Map No. **B-18** Sheet **14** 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 STANDARD 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 TRAVELED 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:
- 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.
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 IT'S 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.



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 REQUIREMENT

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

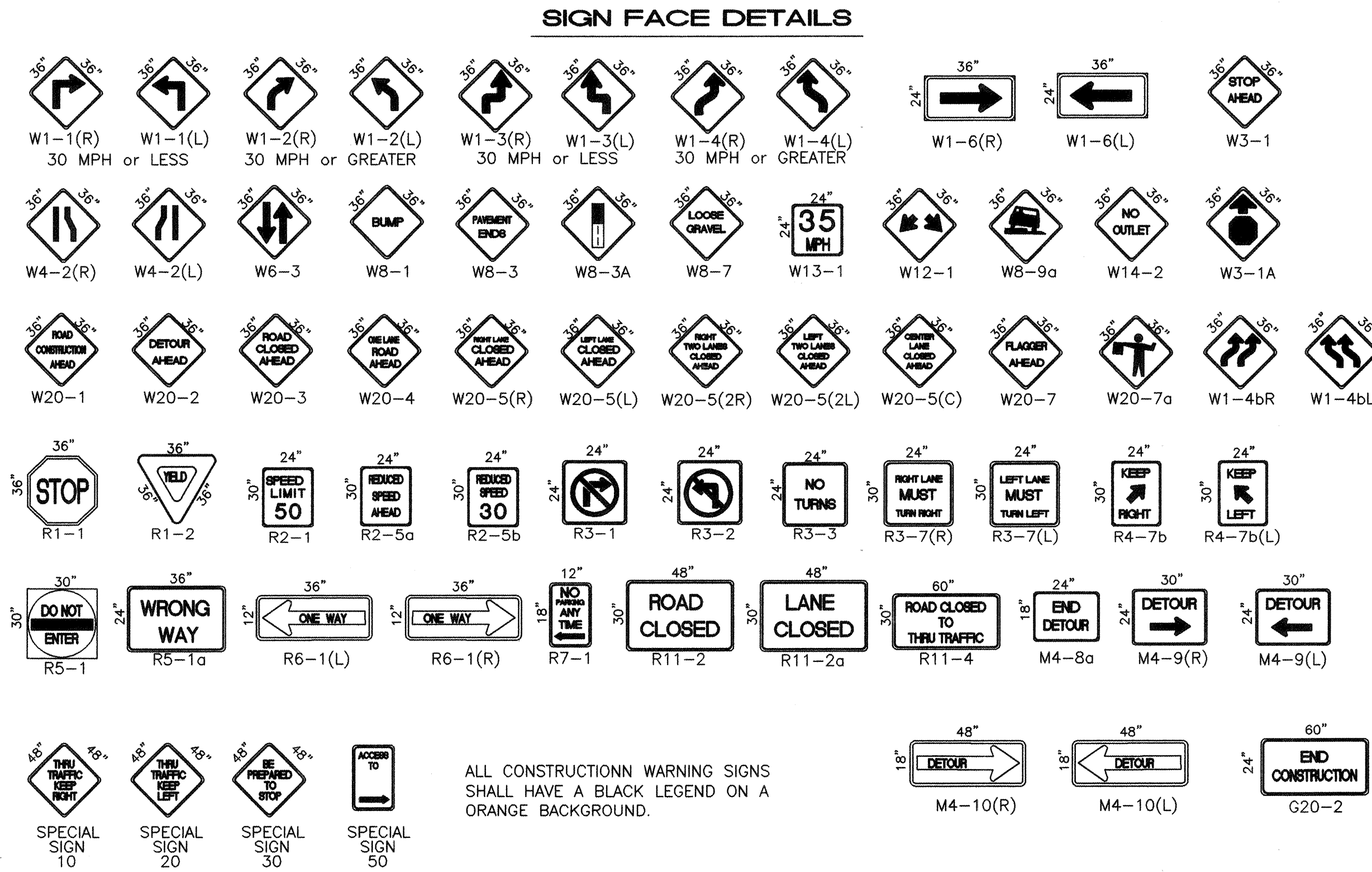
SPEED LIMIT (MPH)	MINIMUM DISTANCE IN FEET BETWEEN SIGNS	MINIMUM DISTANCE IN FEET FROM LAST SIGN TO TAPER
0-20	10 X SPEED LIMIT	10 X SPEED LIMIT
25-30	10 X SPEED LIMIT	10 X SPEED LIMIT
30-35	10 X SPEED LIMIT	10 X SPEED LIMIT
40-45	10 X SPEED LIMIT	10 X SPEED LIMIT
50-60	10 X SPEED LIMIT	10 X SPEED LIMIT

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
DOWNSTREAM TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

SPEED LIMIT	
40 MPH OR LESS	$L = \frac{WS^2}{60}$
40 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	



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

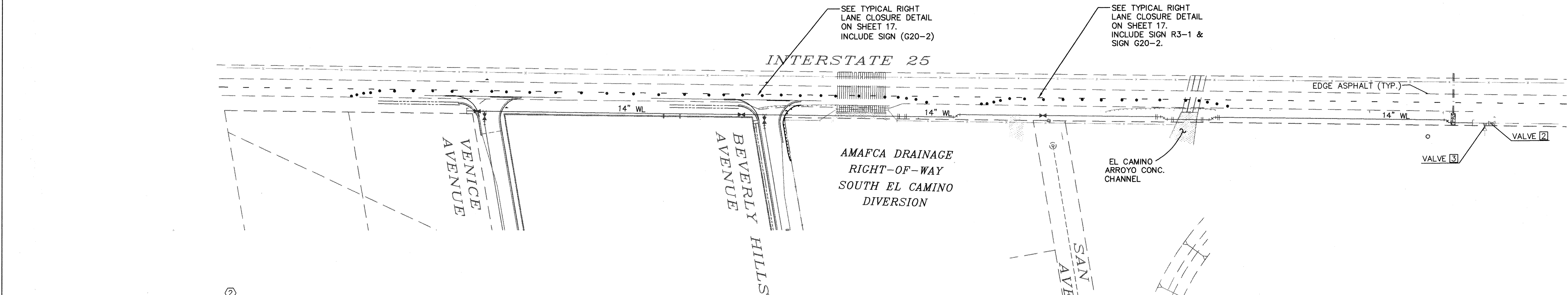
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87102
109TRF2.DWG
09/08/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **BEVERLY HILLS AVE & VENICE AVE OFFICE/WAREHOUSE**
SIGNING & CONSTRUCTION TRAFFIC CONTROL STANDARDS

Design Review Committee: [Signature]
City Engineer Approval: [Signature]
City Project No. **637181**
Zone Map No. **B-18**
Sheet **18** of **20**

SCANNED BY
MESA REPRG



STRIPING NOTES

1. INSTALL STOP SIGN (R1-1) AND ONE WAY SIGN (R6-1(R)).
2. INSTALL ONE WAY SIGN (R6-1(R)).
3. 44 LF OF 1' WIDE THERMOPLASTIC SOLID WHITE STRIPING.
4. 4" WIDE THERMOPLASTIC SOLID WHITE STRIPING. MATCH TO EXISTING WHITE STRIPE ON I-25 FRONTAGE ROAD.

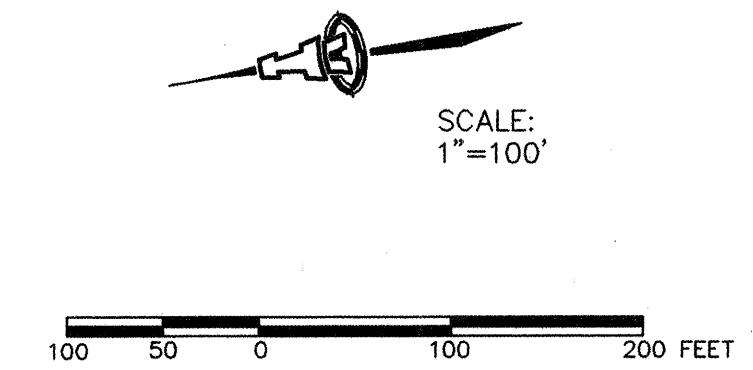
STRIPING CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
SC1	66.68	48.00	79°35'37"
SC2	66.43	48.00	79°17'53"

VENICE AVE. STRIPING PLAN

1"=20'

BEVERLY HILLS AVE. STRIPING PLAN

1"=20'



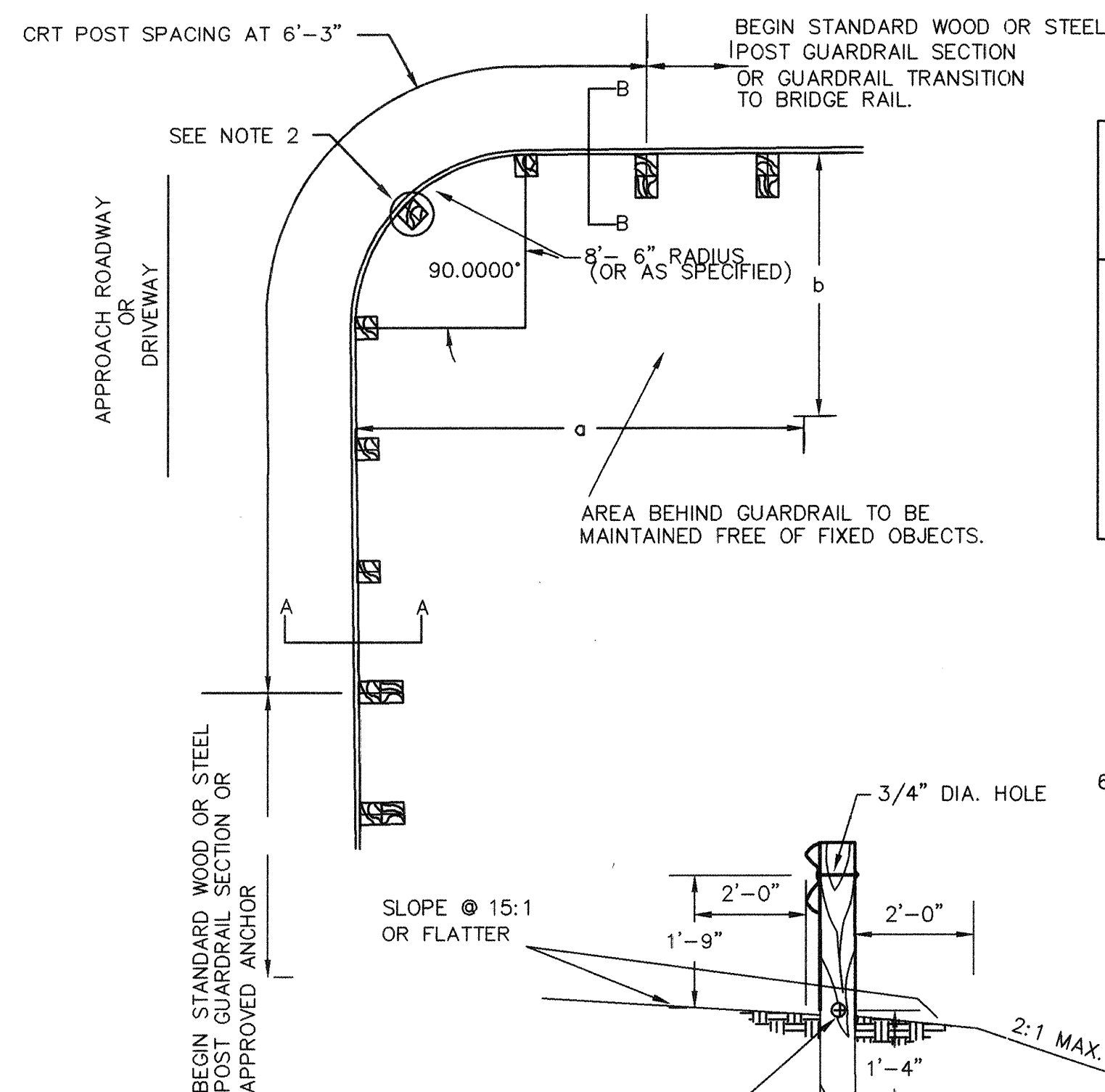
LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- WATER LINE W/ FITTING
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- EXISTING SAS MANHOLE
- PROPOSED SAS MANHOLE
- FO — EXISTING FIBER OPTIC LINE

NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE NEW MEXICO STATE HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (CURRENT EDITION).
2. THE RAIL IS NOT BOLTED TO THE CRT POST AT THE CENTER OF THE NOSE FOR THE 8'-6" RADIUS INSTALLATION.
3. SEE SERIALS M-21-77C AND M-21-62 FOR W-BEAM GUARDRAIL.
4. NO WASHERS ARE USED ON THE 5/8" BUTTON HEAD BOLTS CONNECTING THE RAIL TO THE CRT POSTS.
5. THE CURVED GUARDRAIL SECTION SHALL BE SHOP BENT.
6. THE SLOPE IN FRONT OF THE INSTALLATION SHOULD NOT EXCEED 15:1.

RADIUS	NO. OF CRT POSTS	REQUIRED AREA FREE OF FIXED OBJECTS
8'-6"	5	25' X 15'
17'	6	30' X 15'
25'-6"	8	40' X 20'
35'	11	50' X 20'



CURVED GUARDRAIL
INSTALLATION
NTS

SECTION B-B

SECTION A-A

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87102
109TRF3.DWG 09/08/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: BEVERLY HILLS AVE & VENICE AVE OFFICE/WAREHOUSE
TRAFFIC CONTROL & STRIPING PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED	APPROVED		
DESIGN	CITY ENGINEER		
City Project No. 637181	Zone Map No. B-18	Sheet 19	Of 20



SPECIAL ANCHOR DETAILS FOR CURVED GUARDRAILS



1. THE WOOD BREAKAWAY POST SHALL BE S4S TIMBER WITH A STRESS GRADE OF 1200 PSI AND SHALL BE GRADE MARKED OR CERTIFIED BY A RECOGNIZED ASSOCIATION OR AGENCY WHICH IS CERTIFIED BY THE BOARD OF REVIEW, AMERICAN LUMBER STANDARDS COMMITTEE, TO GRADE THE SPECIES. IT SHALL RECEIVE A PRESERVATIVE TREATMENT IN ACCORDANCE WITH AASHTO DESIGNATION M 133.
2. ALL ANGLES, CHANNELS, AND PLATES SHALL CONFORM TO THE REQUIREMENTS OF ASTM A 36 AND STRUCTURAL TUBING TO ASTM A 500. WELDING SHALL MEET THE CURRENT REQUIREMENTS OF THE AMERICAN WELDING SOCIETY STRUCTURAL WELDING CODE ANSI/AWS D1J. ALL STRUCTURAL STEEL SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 123. NO PUNCHING, DRILLING, CUTTING OR WELDING WILL BE PERMITTED AFTER GALVANIZING.
3. POST B IS FABRICATED FROM POST A BY ADDING THE GALVANIZED STRUCTURAL TUBE (SEE SHEET 2, DETAIL B) BEFORE GALVANIZING.

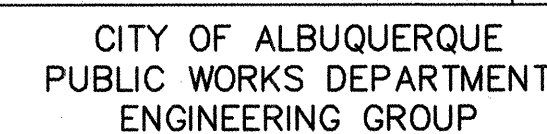
BENCH MARKS
NMHC BRASS CAP "1/2-25-11" SET IN CONCRETE POST ON ON EAST SIDE OF FRONTAGE ROAD NEAR THE SW CORNER OF THE CORONADO AIRFIELD
ELEVATION=5206.94



TYPE 'B' END ANCHORAGE FOR GUARD RAIL NTS



1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE N.M.S.H.T.D. STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (CURRENT EDITION)
2. SEE SERIAL M-21-77C AND M-21-62 FOR W-BEAM GUARDRAIL.
3. SEE SPECIAL ANCHOR, DETAILS ABOVE, FOR SOIL PLATE AND BEARING PLATE DETAILS.
4. DESIGNATIONS PROVIDED IN PARENTHESES. REFERENCE STANDARD ELEMENTS DETAILED IN "A GUIDE TO STANDARDIZED HIGHWAY BARRIER RAIL HARDWARE." 1979 AASHTO-AGC-ARTBA JOINT COOPERATIVE COMMITTEE.
5. ATTACH W-BEAM TO STEEL PIPE WITH F-3[2"]-76 BUTTON HEAD BOLT WITH NO WASHER. NO CONNECTION TO POST IS REQUIRED.
6. BOLTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A 307 AND NUTS TO THE REQUIREMENTS OF ASTM A 563, GRADE A OR BETTER, AND BE GALVANIZED IN ACCORDANCE WITH ASTM A 153.
7. WIRE ROPE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M 30 AND SHALL BE 3/4" INCH PREFORMED, 6X19, WIRE STRAND CORE OR INDEPENDENT WIRE ROPE CORE, GALVANIZED, RIGHT REGULAR LAY, MANUFACTURED OF IMPROVED PLOW STEEL WITH MINIMUM BREAKING STRENGTH OF 42,800 POUNDS.
8. ALL ANGLES, CHANNELS, AND PLATES SHALL CONFORM TO THE REQUIREMENTS OF ASTM A 36 AND STRUCTURAL TUBING TO ASTM A 500. WELDING SHALL MEET THE CURRENT REQUIREMENTS OF THE AMERICAN WELDING SOCIETY STRUCTURAL WELDING CODE ANSI/AWS D1.1. ALL STRUCTURAL STEEL SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 123. NO PUNCHING, DRILLING, CUTTING, OR WELDING WILL BE PERMITTED AFTER GALVANIZING
9. THE YELLOW REFLECTIVE SHEETING SHALL CONSIST OF A 8"x12" STRIP OF YELLOW REFLECTIVE SHEETING THAT CONFORMS TO THE SHAPE SHOWN. THIS ITEM IS INCIDENTAL TO METAL BARRIER ANCHORAGE AND NO SEPARATE PAYMENT WILL BE MADE.



TITLE: BEVERLY HILLS AVE & VENICE AVE OFFICE/WAREHOUSE
GUARDRAIL DETAILS & SECTIONS

Design Review Committee		City Engineer Approval		Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
						
City Project No.		Zone Map No.		Sheet	Of	
637181		B-18		20		20