HYDROLOGY

E17/DIX.

ONE PLAN

E17/D58 (1)

DRAINAGE EASEMENT & FLUME
TO ARROYO DITCH

ACADEMY PARKWAY WEST

LANDSCAPE TOTAL PAVED AREA
(53.5' x 45') - (20.75') x 45'
53.50 - 113.15 x 20 = 1598 ± SQ. FT.
(PER ZONE SHEET)

FOR OFFICE 1/20 = 7 REQ'D
00
WHERE 133 = 4 REQ'D
133
TOTAL = 11 REQ'D
11 PROVIDED

6'-0
5'-4"
4'-4"
4" CYCLE 4 BLOCK
REINFORCED SLAB
PIPE SLEEVES
5'-0"
6'-0"
4'-4"
5'-4" FRONT
5'-0" BOTH SIDES
REMOVEABLE REDWOOD SCREEN
CONC. PAD FOR TRANSFORMER

Top Curb P.C. = 97.46
Top Curb P.C. = 98.70
Sanitary Sewer M.H.
Top = 97.78
Inv = 88.87
15' Utility Easement
Top Curb 98.31
Tee Jack
46.40
N 53°27'35"E
Top Rebar = 98.64
270.00'
CURVE DATA
Δ = 53°40'46"
R = 110.00
Ch = 99.04'
Ch Brg. = S 63°17'57"E
Arc = 102.74'
bumper curbs
12' ASPHALT PAVING
Sanitary Sewer M.H.
Top = 98.38
Inv = 89.31
Top Curb P.C. = 99.64
12" C.I. Water Line
8" V.C.P. Sanitary Sewer
Bituminous Pavement
Sanitary Sewer M.H.
Top = 103.04
Inv = 94.34
Top Curb = 102.68
Top Curb P.C. = 99.35
Standard City Curb and Gutter
Bench Mark
Square Cut Top Curb
Assumed Elevation = 100.00
ACADEMY
PARKWAY
SOUTH
Top Curb = 100.92
Top Curb = 101.64
Top Curb P.C. = 102.68
Top Curb P.C. = 103.83
Top Rebar = 100.95
2" H.P. Gas Line
N 89°56'40"E
24.26'
Top Rebar = 100.39
5'x5' TRANSFORMER PAD
SEE 5' Utility Easement
S 00°03'20"E
167.5'
4 PARKING SPACES WITH CARPORT
101.5
Top Curb P.C. = 103.70
Top Curb P.C. = 103.93
Top Curb P.C. = 104.38
Top Curb P.C. = 104.12
Top Curb P.C. = 104.80
These premises shall not be occupied until a Certificate of Occupancy has been issued, in accordance with Sec. 306, Albuquerque Building Code.
NOTICE TO CONTRACTOR
City approved street and alley top of curb elevations should be used when establishing lot grades at front and rear property lines. Should these approved elevations NOT be used, the city assumes no responsibility for loss of access to property or damage to property line walls upon construction of street and alley curb-gutter-paving.
SCALE – 1" = 20'
Top Curb P.C. = 105.90
Top Curb P.C. = 105.88
LOT 7-A
BLOCK A, UNIT 1 (SUSPENSE AREA)
VACANT LAND
0.9288 AC.
77-0 RET. TO E.
LOT 7-B
150' PUBLIC SERVICE COMPANY EASEMENT
72+93.0
N 00°03'20"W
253.00'
Top Rebar = 102.52
Top Rebar = 103.33
S 89°56'40"W
150.00'
LOT PLAN 1" = 20'

LEGAL DESCRIPTION
LOT 7-A, BLOCK A, UNIT 1
INTERSTATE INDUSTRIAL PARK
ALBUQUERQUE NEW MEXICO

ALBUQUERQUE BLDG. DEPT.
AUG 30 1977
U.B.C. PLAN CHECK SECTION

NOTES
Location and size of underground utilities as heron shown, are from the records of City of Albuquerque Engineering Department and Gas Company of New Mexico.

A BUILDING PROJECT FOR THE BANES CO.
A BUILDING FOR
MR. BILL BIRREL
ALBUQUERQUE, NEW MEXICO
DRAWN JM
CHKD
JOB NO. C7721
5-2-77
P 1