HYDROLOGY

E17/D1X

ONE PLAN

E17/D58 (1)

DRAINAGE EASEMENT & FLUME
& ARROYO DITCH

ACADEMY PARKWAY WEST

LANDSCAPE TOTAL PAVED AREA
(52.3 x 5') - (50 x 73) = 2615 - 1150 - 1115 x 30 = 1598 # REQ.
15FT FROM R.O.W.

PARKING
OFFICE 1,120 / 200 = 7 REQ
WHSE 1,333 / 333 = 4 REQ
TOTAL = 11 REQ
11 PROVIDED

6'-0
5'-4"
4'-4"
PIPE SLEEVES
4" C.M.U. PAD FOR TRANSFORMER

4" WIDE x 4" LONG
REED WEST PLATE
5'-4" FRONT
5½" BOTH SIDES
REMOVEABLE REDWOOD SCREEN

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 98.51
Top Curb = 102.68
Top Curb P.C. = 99.64
Sanitary Sewer M.H.
Top = 98.38
Inv = 89.91
12" C.I. Water Line
Bituminous Pavement
8" V.C.P. Sanitary Sewer
Sanitary Sewer M.H.
Top = 103.04
Inv = 94.34
ACADEMY PARKWAY SOUTH
Top Curb P.C. = 99.35
Standard City Curb and Gutter
Bench Mark
Square Cut Top Curb
Assumed Elevation = 100.00
Top Curb = 100.92
Top Curb = 101.64
Top Curb P.C. = 102.68
Top Curb P.C. = 103.83
Top Rebar = 98.64
Top Rebar = 100.98
2" H.P. Gas Line
3'x6' TRANSFORMER PAD
SEE PLAN
Utility Easement
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
Top Curb P.C. = 105.90
Top Curb P.C. = 105.68

CURVE DATA
Δ = 53°40'46"
R = 110.00'
Ch = 99.04'
Ch Brg. = S 63°47'57" E
Arc = 102.74'

N 53°27'26" E
210.00'
55.40'
S 00°03'20" E
253.00'
N 00°03'20" W
150.00'
S 89°56'40" W
bumper curbs
6 PARKING SPACES
4 PARKING SPACES WITH CURB
12' ASPHALT PAVING
77'-3" FROM R.O.W. TO A.
0.9248
LOT 7-A
BLOCK A, UNIT 1
VACANT LAND
LOT 7-B
150' PUBLIC SERVICE COMPANY EASEMENT
Top Rebar = 102.52
Top Rebar = 103.33
54.0' = 1.10 Ac.
98.5
102
103
104
105
106

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'

PLOT 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 BANE[illegible]

A BUILDING FOR
MR. BILL TIKKEL
ALBUQUERQUE, NEW MEXICO

DRAWN J.M.
CHKD
JOB NO. C7721
5-2-77

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