

CONSTRUCTION PLANS FOR JEFFERSON OFFICE PLAZA

BEING LOT 6A-1 OF MONTGOMERY VILLAGE ADDITION

ALBUQUERQUE, NEW MEXICO

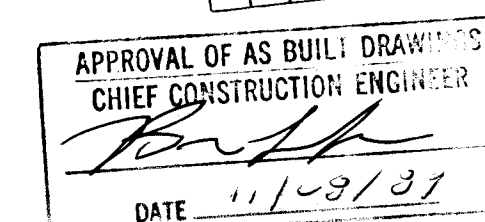
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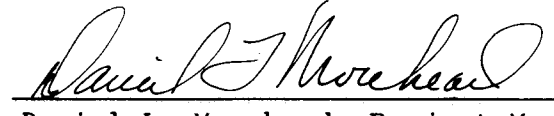
I hereby certify that the sheets marked "RECORD DRAWING" for Job 3647 have been revised to reflect record information for water, sanitary sewer, storm drainage, paving and grading required by the City of Albuquerque's Development Process Manual. This information was obtained via field survey by Greiner Inc. and notes supplied by the Field Section of the City Engineer's Office.

By:

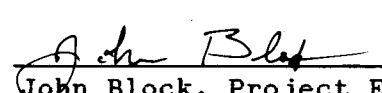

D. L. Morehead, Registered Professional Engineer
No. 8235



22. Two working days prior to construction the Contractor shall obtain a Barricade Plan and Permit from the Traffic Engineering Div. (768-2552)

Prepared by: 
Daniel L. Morehead, Project Manager

2-13-89
Date


John Block, Project Engineer

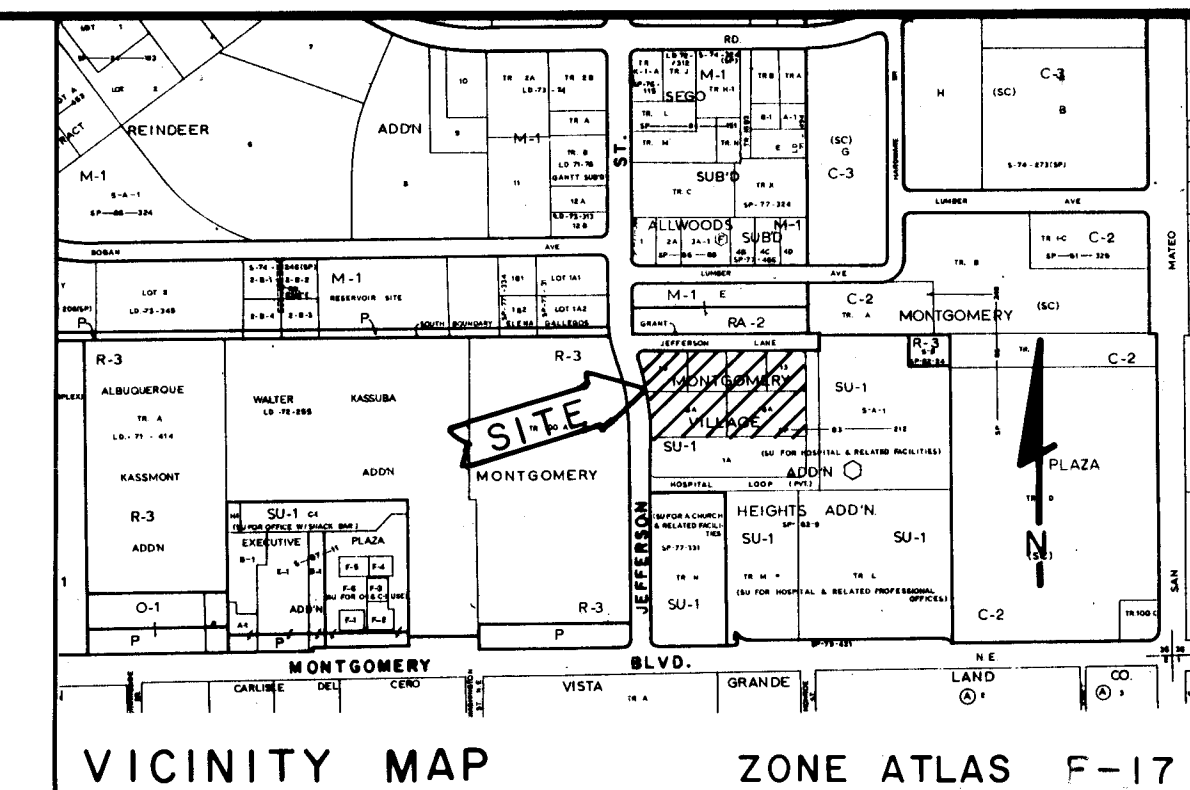
2-24-89
Date

Prepared Under the Supervision of:


Carl P. Rodolph, Vice President

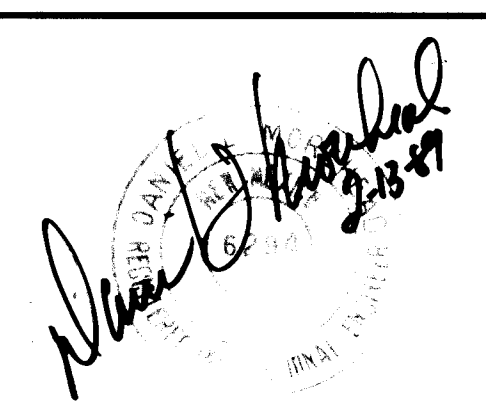
2-24-89
Date

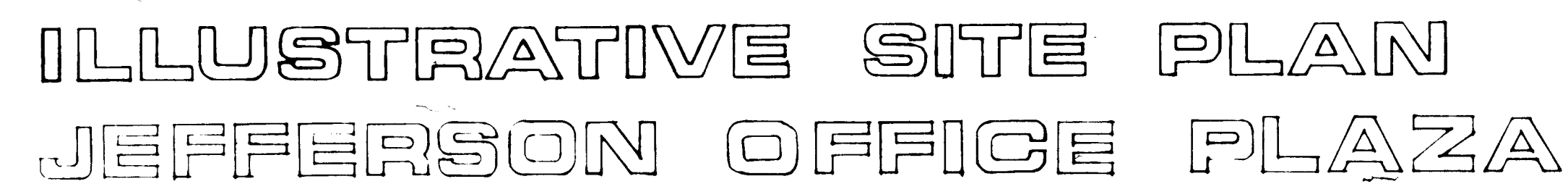
GREINER Job No. 0690651



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.
- Two (2) working days prior to any excavation, Contractor must contact line locating service (765-1234).
- 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 so that the conflict can be resolved with minimum amount of delay.
- All utilities and utility service lines shall be installed and tested prior to paving.
- Backfill compaction shall be according to specified street use.
- Tack coat requirements shall be determined by the City Engineer.
- Sidewalks and wheelchair ramps within the curb returns shall be constructed wherever a new curb return is constructed.
- If curb is depressed for a driveway or a handicap ramp, the drive-pad or ramp shall be constructed prior to acceptance of the curb and gutter.
- All storm drainage facilities shall be completed prior to final acceptance.
- Electronic marker disks (EMD's) are to be installed per Section 170.
- All existing utilities shown here were taken as accurately as possible from record drawings and surface indications. It shall be the CONTRACTOR'S responsibility to protect, maintain in service, and verify exact locations of all affected utilities during construction of this project.
- Curb return radii and street widths are to the face of the curb unless otherwise indicated in the plans.
- Where removal of existing curb and gutter or sidewalk is required, removal shall be to the nearest joint or saw cut.
- When matching new paving to existing pavement, the CONTRACTOR shall saw cut into the existing paving 6" minimum on a right angle, or as directed by the ENGINEER to remove any broken, raveled, or cracked paving. The cost of this work shall be considered incidental to other items of work.
- Curb and gutter, asphalt or utilities shown as existing and not to be removed under this contract which are damaged or displaced by the CONTRACTOR or his subcontractors, shall be replaced by the CONTRACTOR at his expense.
- The CONTRACTOR will be responsible to replace at his expense any and all property corners destroyed in the process of construction. All property corners must be set by a Registered Land Surveyor. Records of any such surveys shall be given to the ENGINEER.
- Utility relocations and new utility installations required by the construction of this project are to be coordinated by the CONTRACTOR during construction. No additional compensation will be allowed for delays or inconveniences caused by utility company work crews. The CONTRACTOR may be required to reschedule his activities to allow utility crews to perform their required work.
- Access to local business and residences shall be kept open at all times. Temporary access closures, if required, must be scheduled at least twenty four (24) hours in advance with property owners and approved by the ENGINEER.
- The traffic signal at Jefferson Street and Montgomery Boulevard must not be disturbed during construction. There are underground conduits and conductor as well as interconnect cable within this intersection.
- At Jefferson Lane and Jefferson Street there is aerial traffic control conduit which must remain unaffected during and after construction.
- Any permanent pavement markings or other traffic control devices disturbed as a result of the construction must be replaced by the contractor. This must be done prior to allowing motorists or pedestrians access to that portion of the roadway.

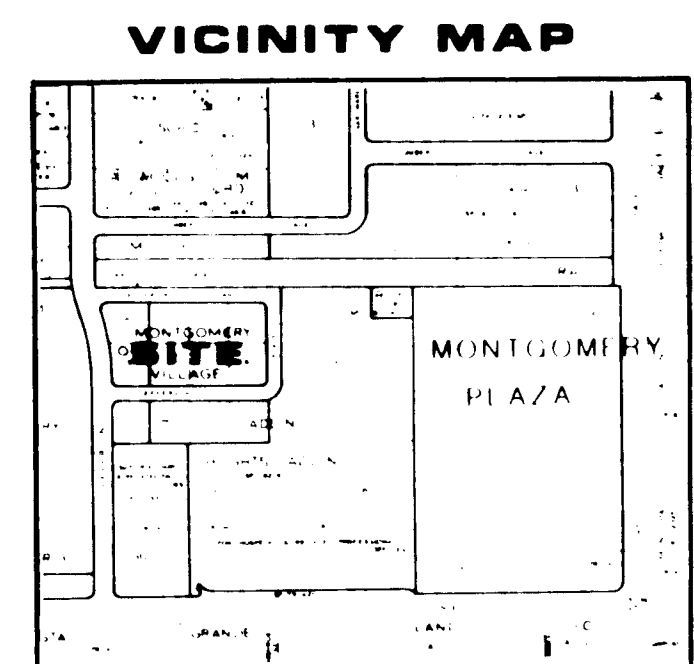
REV	SHEETS	CITY ENGR	DATE	USER	DEPT.	DATE	USER	DEPT.	DATE
APPROVAL OF REVISIONS									
									
Greiner Engineering 5971 JEFFERSON BLVD. NE SUITE 101 ALBUQUERQUE, NM 87108 (505) 345-3999									
APPROVED FOR CONSTRUCTION  5/16/89									
DRAWING NO. 3647									
SHEET 1 OF 12									



PHASE 1

1

- 1"=30'**

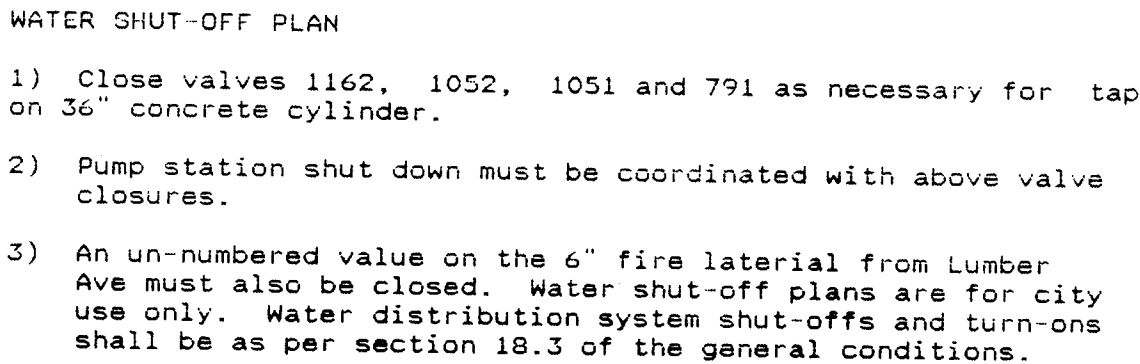
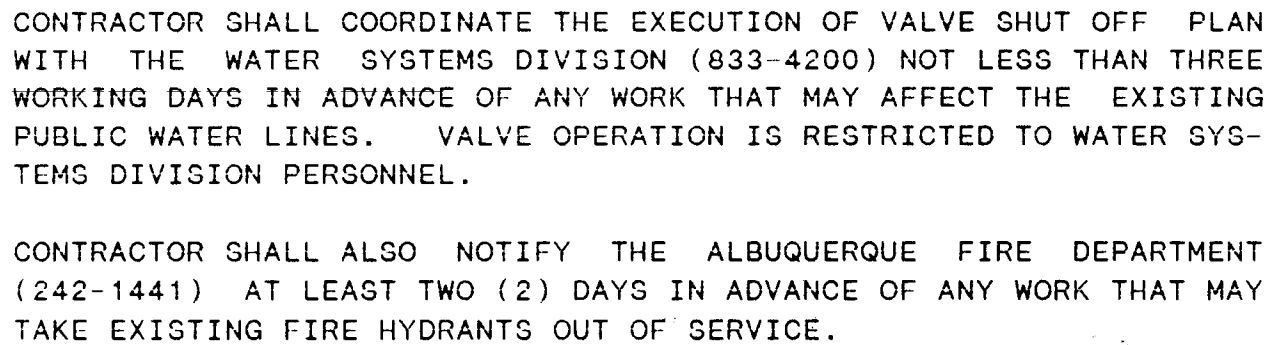
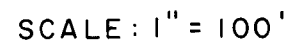


[F-17-Z]

Jon E. Enggaard 10/25/88
 Water Resources Date
 City Engineer/AMAFCA Date

1	2	3	4	5	6	7	8	9	10	11
2	6		3	6	4	7	0	2	8	9

2 OF 12
8-7-89



										ENGINEER'S SEAL
NO.	DATE	REMARKS	BY							
REVIEWS										
DESIGN										
	DESIGNED BY	J.J.B.	DATE							
	DRAWN BY	J.A.K.	DATE							
	CHECKED BY	DATE								
									PROJECT NO.	0690651

5971 Jefferson Blvd., N.E.
Suite 101
Albuquerque, New Mexico 87109
(505) 345-3999

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

TITLE: OVERALL IMPROVEMENT MAP
& WATER SHUTOFF PLAN

DRAWING NO.	3647	MAP NO.	F-17	SHEET	3	OF	12
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GRADING AND DRAINAGE PLAN

FOR

JEFFERSON OFFICE PLAZA

GENERAL INFORMATION:

- 1) Legal description:
Lot 6A-1 of Montgomery Village Addition
- 2) The existing flood boundary map shown on this plan does not include recent development. However, it does show that the site is not within a flood boundary.
- 3) Planning history: V 87-137 Z 83-41-3
DRB# 87-780 & 88-560
Drainage history: F-17/D14B
- 4) This plan is pursuant to a building permit.
- 5) A.C.S. Benchmark: A chiseled " " (square) at the WNW curb return of the intersection of Montgomery Blvd., N.E. and Jefferson St., N.E., being ACS Sta. "6-F17".
Elevation = 5162.23
TBM onsite: A chiseled " " in sidewalk at SW corner of property, elevation 65.06.
- 6) The site is currently vacant. Also, no drainage facilities are located onsite.

EXISTING DRAINAGE CONDITIONS

The existing drainage quantities are as follows:

Soils group = B

Drainage Area "A"
Area = 1.59
Tc = 10 min by inspection
Point rainfall = 2.2 from plate 22.2 D-1
CN = 70 from plate 22.2 C-2
Runoff volume = 0.4 from plate 22.2 C-4
Qpeak = 2.8 say 3cfs

Drainage Area "B"
Area = 3.52
Tc = 10 min by inspection
Point rainfall = 2.2 from plate 22.2 D-1
CN = 70 from plate 22.2 C-2
Runoff volume = 0.4 from plate 22.2 C-4
Qpeak = 6.3 say 6cfs

Drainage Area "C" including off site drainage
Area = 3.89
Tc = 10 min by inspection
Point rainfall = 2.2 from plate 22.2 D-1
CN = 78 from plate 22.2 C-3
Runoff volume = 0.6 from plate 22.2 C-4
Qpeak = 10.5 say 11cfs

PROPOSED DRAINAGE CONDITIONS:

The proposed drainage quantities are as follows:

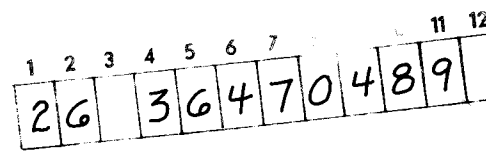
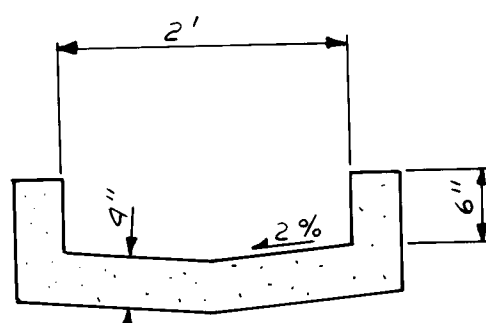
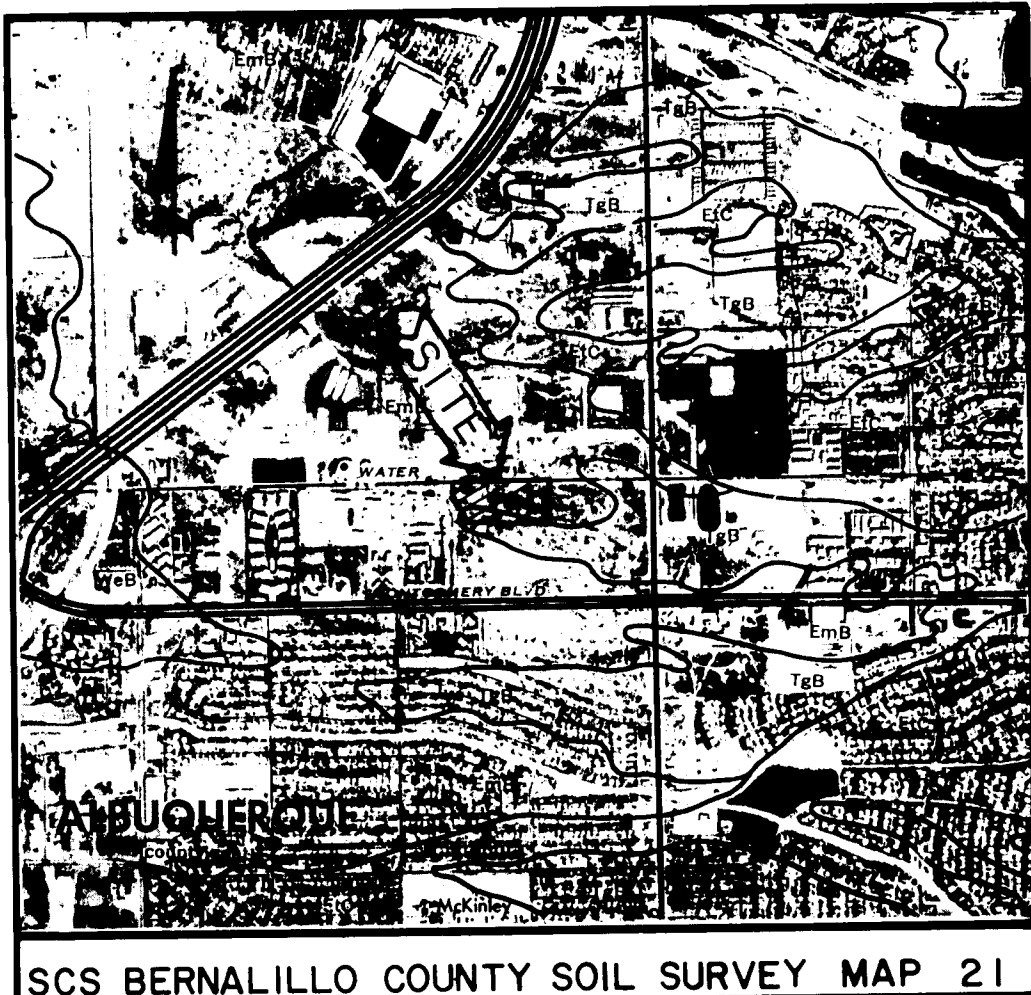
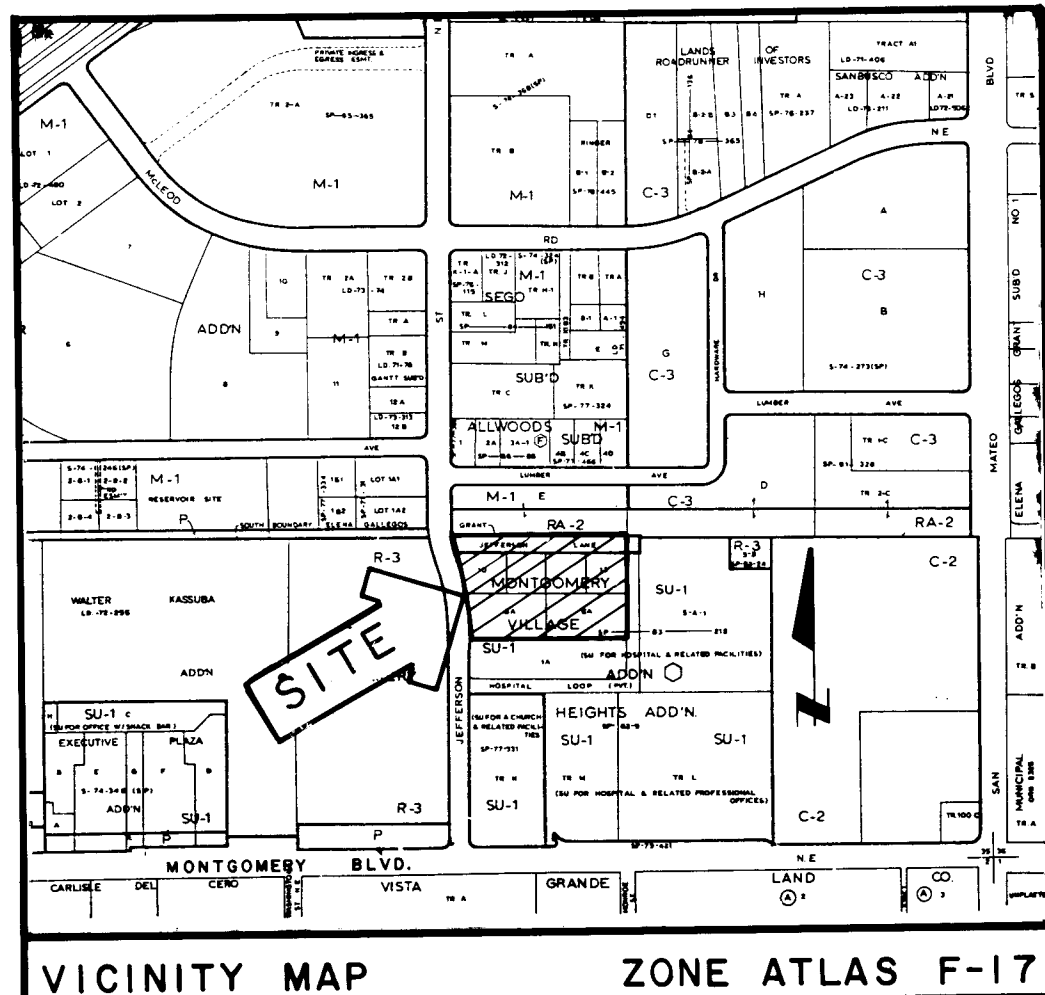
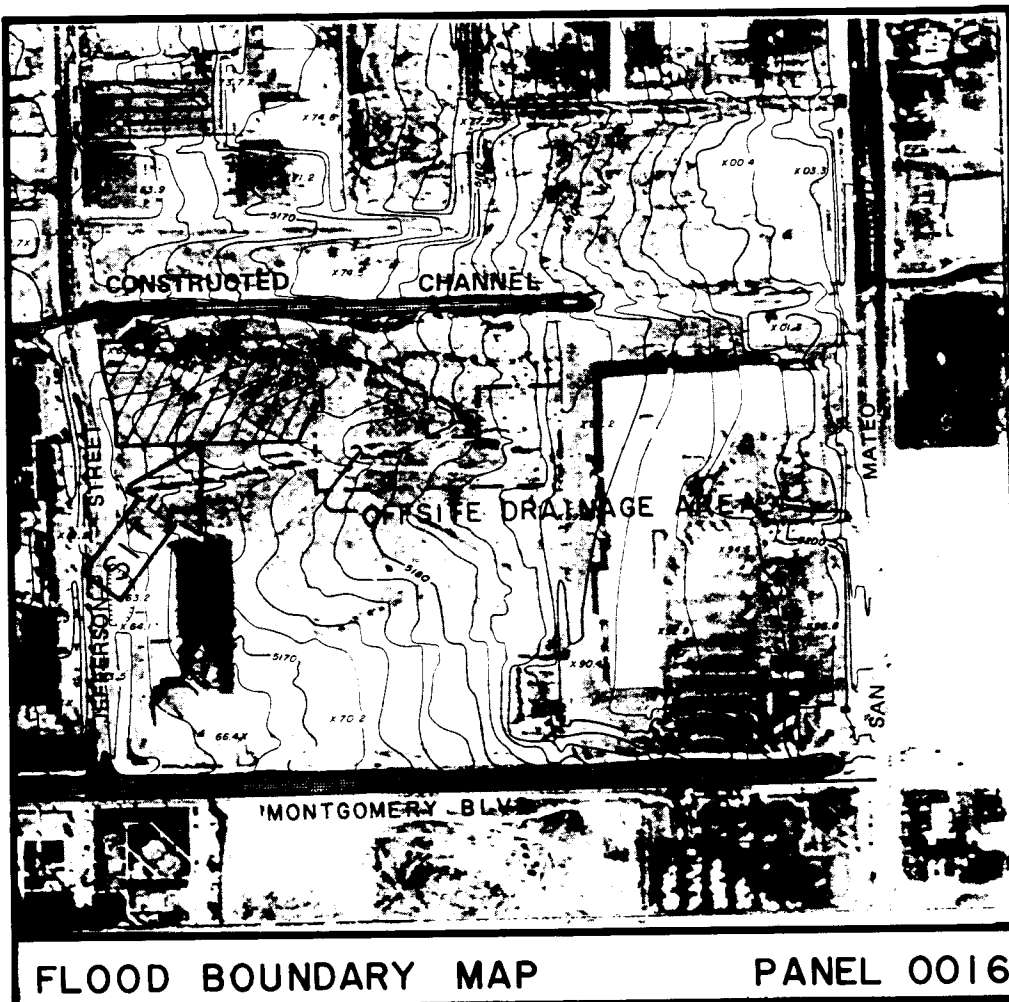
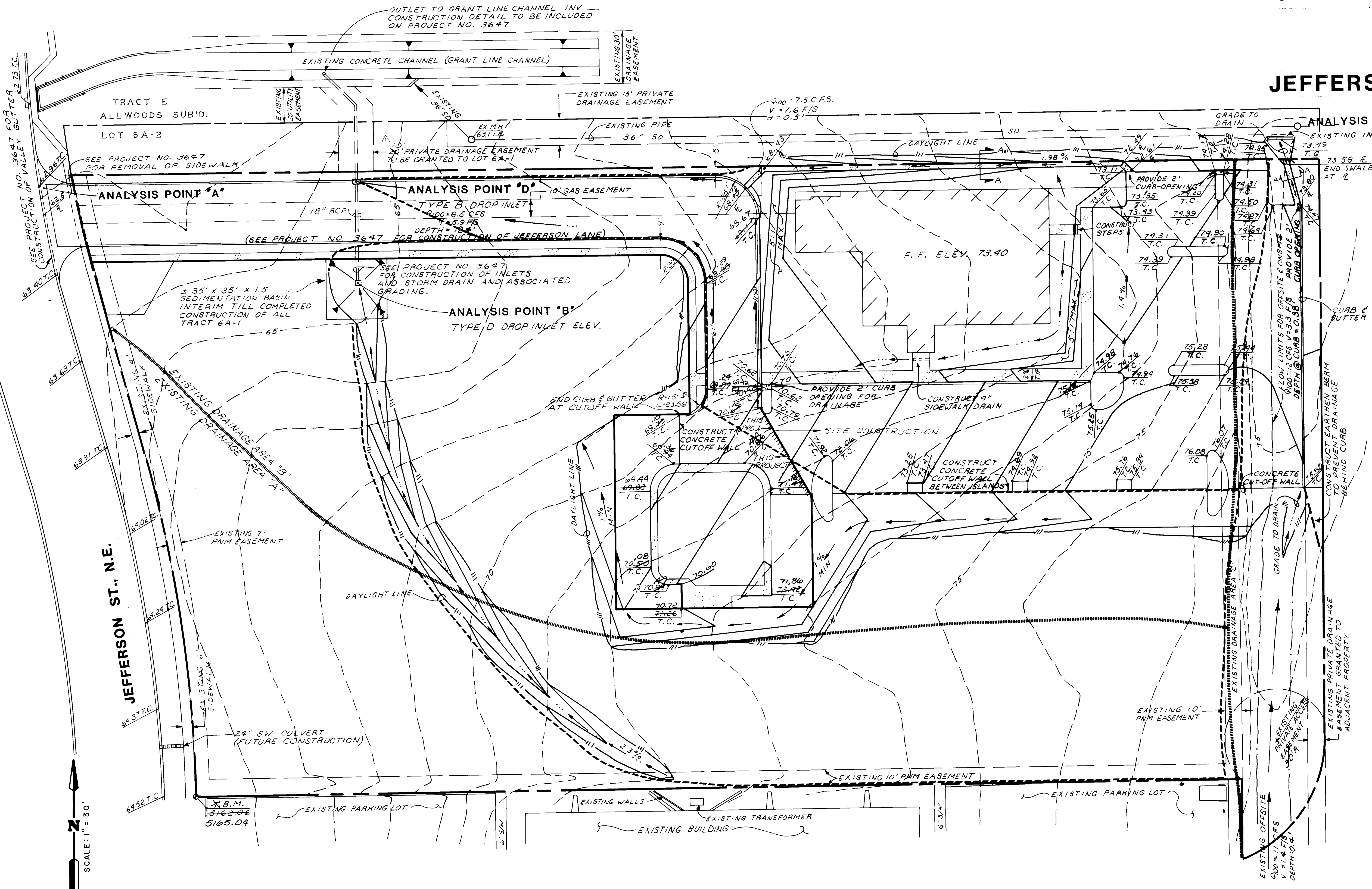
Analysis point "A"
Area = 1.31 AC.
Tc = 10 min by inspection
Point rainfall = 2.2" from plate 22.2 D-1
CN = 70 from plate 22.2 C-2
Runoff volume = 0.4 from plate 22.2 C-4
qp = 45.4 X 1.31 = 5.95
Qp = 5.95 X 0.4 = 2.38 say 2.4 cfs

Analysis point "B"
Area = 2.35 AC.
Tc = 10 min by inspection
Point rainfall = 2.2" from plate 22.2 D-1
CN = 70 from plate 22.2 C-2
Runoff volume = 0.4 from plate 22.2 C-4
qp = 45.4 X 2.35 = 10.67
Qp = 10.67 X 0.4 = 4.27 say 4.3 cfs

Analysis point "C"
Due to the very small change in impervious area the computations for this area are unchanged.

Analysis point "D"
Area = 1.44 AC.
Tc = 10 min by inspection
Point rainfall = 2.2" from plate 22.2 D-1
CN = 90 from plate 22.2 C-2
Runoff volume = 1.3 from plate 22.2 C-4
qp = 45.4 X 1.44 = 6.54
Qp = 6.54 X 1.3 = 8.5 cfs

Erosion control is proposed to be addressed in two phases; construction and permanent phase. The permanent phase would control erosion with impervious surfaces and heavy permanent landscaping. Erosion control during construction will be the responsibility of the Contractor to maintain. The drainage swales on the perimeter of the proposed construction will control erosion of Tract 6A-1. Disturbed topsoil will be re-vegetated.



Revisions: 1. REVISED TO BE 10' EASEMENT

Greiner Engineering
Greiner Engineering Sciences, Inc.
Denver, Colorado
Albuquerque, N.M.

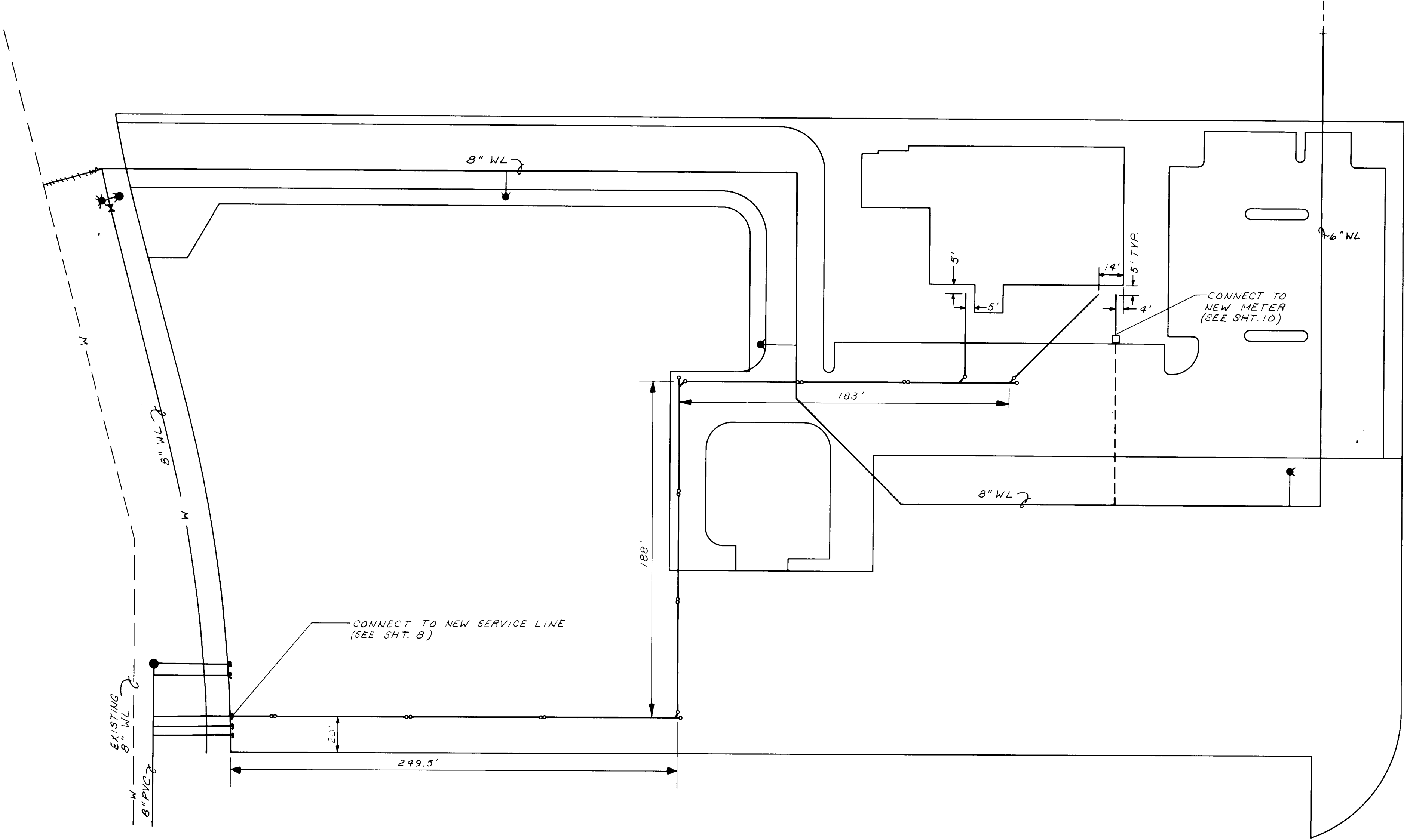
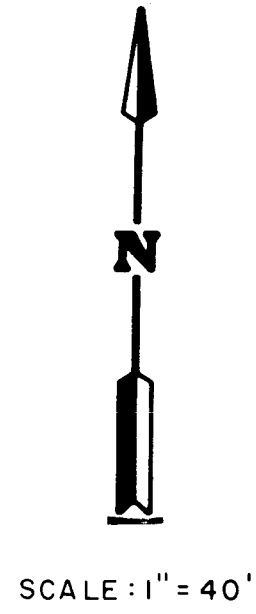
Design: J. KUTZ
Drawn: J. KUTZ
Check: J. KUTZ

Scale: 1" = 30'

JEFFERSON OFFICE PLAZA
FINAL
DRAINAGE AND GRADING PLAN

Date: 06/06/01
Job No: 0690651
Sheet: 4 of 12

8-7-89



PRIVATE UTILITIES BY OTHERS

26 36 47 05 89

Greiner Engineering

5971 Jefferson Blvd., N.E.
Suite 101
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(505) 345-3999

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

TITLE:
ONSITE PRIVATE UTILITY PLAN
(BY OTHERS)

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>Roger A. Greiner</i>	3-13-89	Liquid Waste	<i>PEB</i>	3/20/89
City Engineer	<i>ii</i>	<i>ii</i>	Traffic	<i>Roger A. Greiner</i>	3-13-89
City Engineer	<i>ii</i>	<i>ii</i>	Water	<i>PEB</i>	3/20/89

DRAWING NO. 3647 MAP NO. F-17 SHEET 5 OF 12

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		FIELD NOTES		ASC STA. "6-FIT" A CHISELED ☐ AT THE		CONTRACTOR: UNIDANCE MECH, INC.	
NO. DATE		BY		DATE		INSPECTOR: GREINER	
REMARKS				OF MONTGOMERY BLVD. N.E. AND JEFFERSON		STAND BY: GREINER	
DESIGN				ST. N.E.		DATE: 5-2-89	
DESIGNED BY J.J.B.				ELEVATION = 5162.23		RECORDED BY GREINER	
DRAWN BY J.A.K.						DATE: 11/89	
CHECKED BY						MICRO-FILM INFORMATION	
						RECORDED BY	
						DATE	
						NO.	

PROJECT NO. 0690651

	T. C.	E
1	62.98	62.31
2	62.64	62.25
3	62.27	62.20

STA. 21+41.65 - 24' RT. JEFFERSON @
BEGIN REMOVAL OF CURB, GLITTER
& SIDEWALK. BEGIN CURB RETURN

	T.C.	F	
1	63.39	62.76	.73
2	63.39 -1.81	62.69	.76
3	63.39	62.65	.77

77	84
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Hand-drawn plan view of a road layout. The drawing shows a road with a 1.28% grade. Key features include:

- Stationing:**
 - Left side: STA. 50+52.56 PCR (63.39 TC), STA. 50+60.00 VPC (63.49 TC), STA. 51+40.00 VPT (65.11 TC), STA. 53+74.68 PC (68.11 TC).
 - Right side: STA. 50+36.16 PCR (63.06 TC), STA. 52+01 TYPE "B" INLET, STA. 54+06.67 PC (67.80 TC).
- Curve Data:**
 - Two 40' VC segments.
 - M.O. = +.07' and M.O. = -.07'.
 - TAN = 2.75%.
- Grades and Features:**
 - 1.28% grade.
 - EXISTING GRADE (indicated by a dashed line).
 - TOP OF RIGHT CURB.
 - TOP OF LEFT CURB.
 - TYPE "B" INLET.

STANDARD CITY OF ALB. CURB & GUTTER

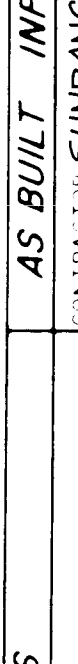
2%

TACK COAT

- 1 1/2" ASPHALT SURFACE COURSE
- 1 1/2" ASPHALT BASE COURSE
- 4" SUBBASE @ 95% COMP.
- 6" SUBGRADE @ 95% COMP.

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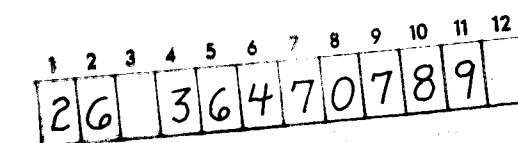
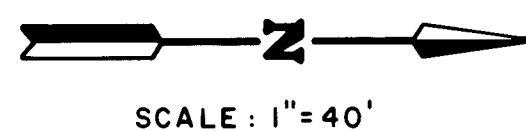
TITLE: PRIVATE DRIVEWAY					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>Robert A. Sherr</i>	3-13-89	Liquid Waste	<i>REDO</i>	2/28/89
A-E Design	<i>u</i>	<i>u</i>	Traffic	<i>Robert A. Sherr</i>	3-13-89
A-E Hydrology	<i>u</i>	<i>u</i>	Water	<i>REDO</i>	2/28/89
DRAWING NO. 3647		MAP NO. E-17		SHEET 6 OF 12	

ENGINEER'S SEAL	SURVEY INFORMATION		BENCH MARKS	AS BUILT INFORMATION
	FIELD NOTES			CONTRACTOR: SUNDAINE MECH., INC.
	NO.	BY		WORK INSPECTED BY: GREINER DATE: 5-6-89
		DATE		ACCEPTANCE BY: CITY DATE
				FIELD VERIFICATION BY: DATE
				DRAWINGS CORRECTED BY: GREINER DATE: 11/89
				MICRO-FILM INFORMATION
				RECORDED BY: DATE
				NO

PROJECT NO. 0690651

RES

8-7-89



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

10 + 00 to 16 + 50

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>Robert J. [Signature]</i>	3-13-89	Liquid Waste	<i>[Signature]</i>	2/28/89
A-G-E- Design	"	"	Traffic	<i>Robert J. [Signature]</i>	3-13-89
A-G-E- Hydrology	"	"	Water	<i>[Signature]</i>	2/28/89

DRAWING NO.	3647	MAP NO.	F-17	SHEET	7	OF	12
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AS BUILT INFORMATION	
CONTRACTOR SUNDANCE MECH, INC.	
WORK	
INSPECTORS	BY GREINER
DATE 5-6/89	DATE 5-6/89
FIELD	DATE
VERIFICATION BY	DATE
DRAWINGS	DATE 11/89
CORRECTED BY GREINER	DATE 11/89
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO	

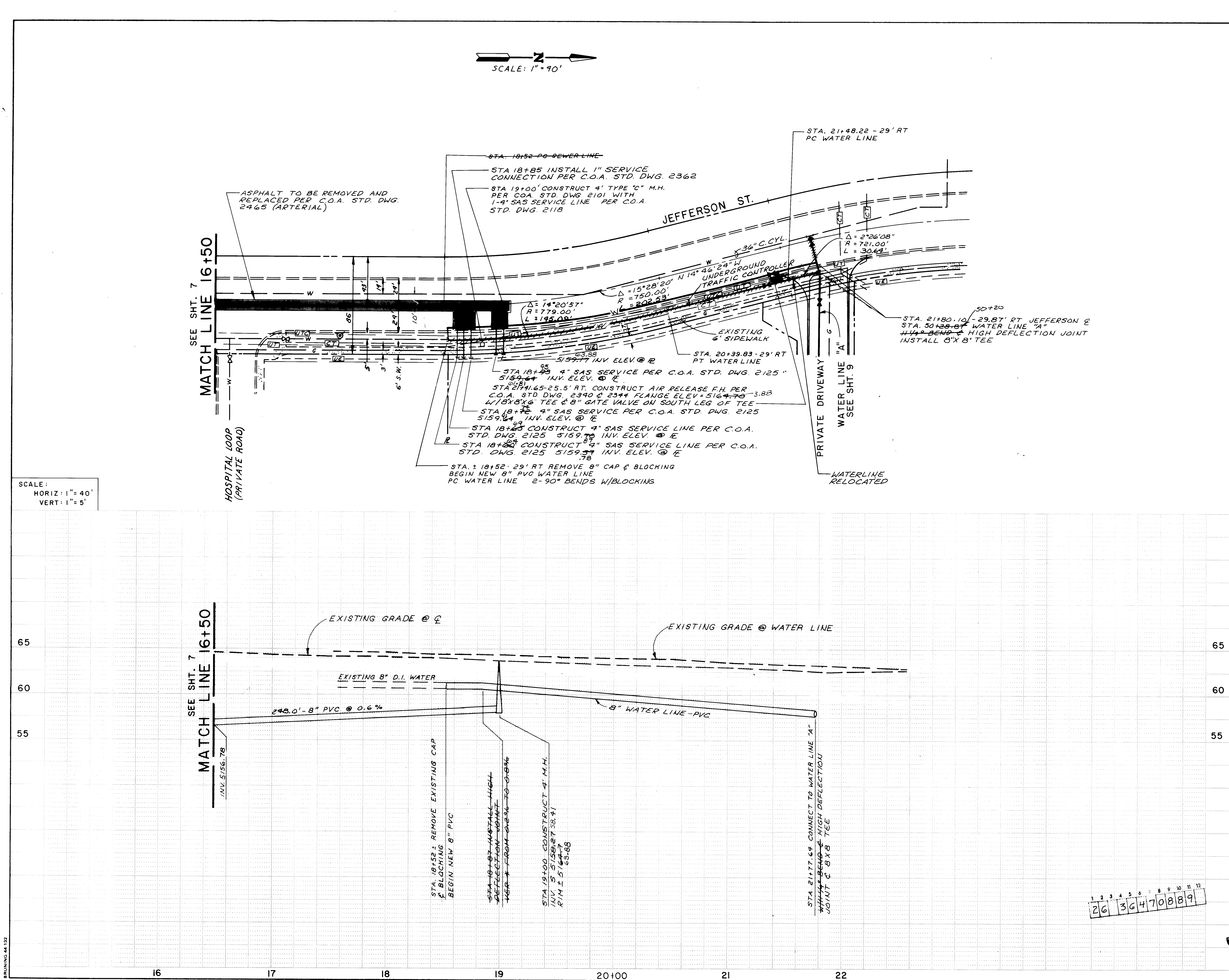
BENCH MARKS	
ASC STA. "6-FIT" A CHISELED □ AT THE WNW CURB RETURN OF THE INTERSECTION OF MONTGOMERY BLVD. N.E. AND JEFFERSON ST. N.E. ELEVATION = 5182.23	

[illegible]

ENGINEER'S SEAL

[illegible]

PROJECT NO. 0690651



- NOTES
- 1) Any curb and gutter for sewer services shall be replaced with like curb and gutter per C.O.A. standard drawing 2415
 - 2) Any sidewalk removed for sewer services shall be replaced with like sidewalk per C.O.A. standard drawing 2430.
 - 3) Any existing infrastructure damaged during the construction of the water line must be replaced at the contractor's expense.

Greiner Engineering

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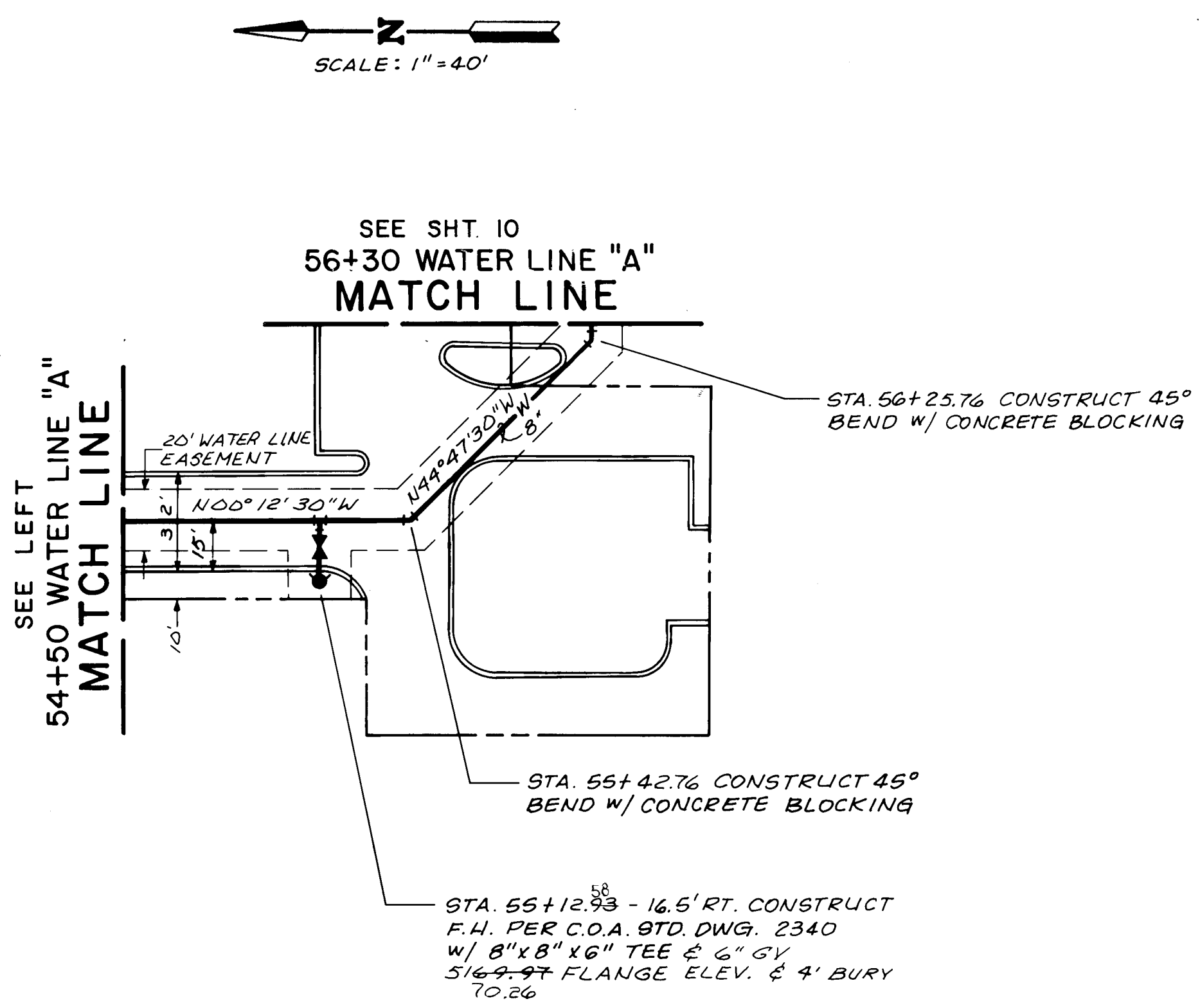
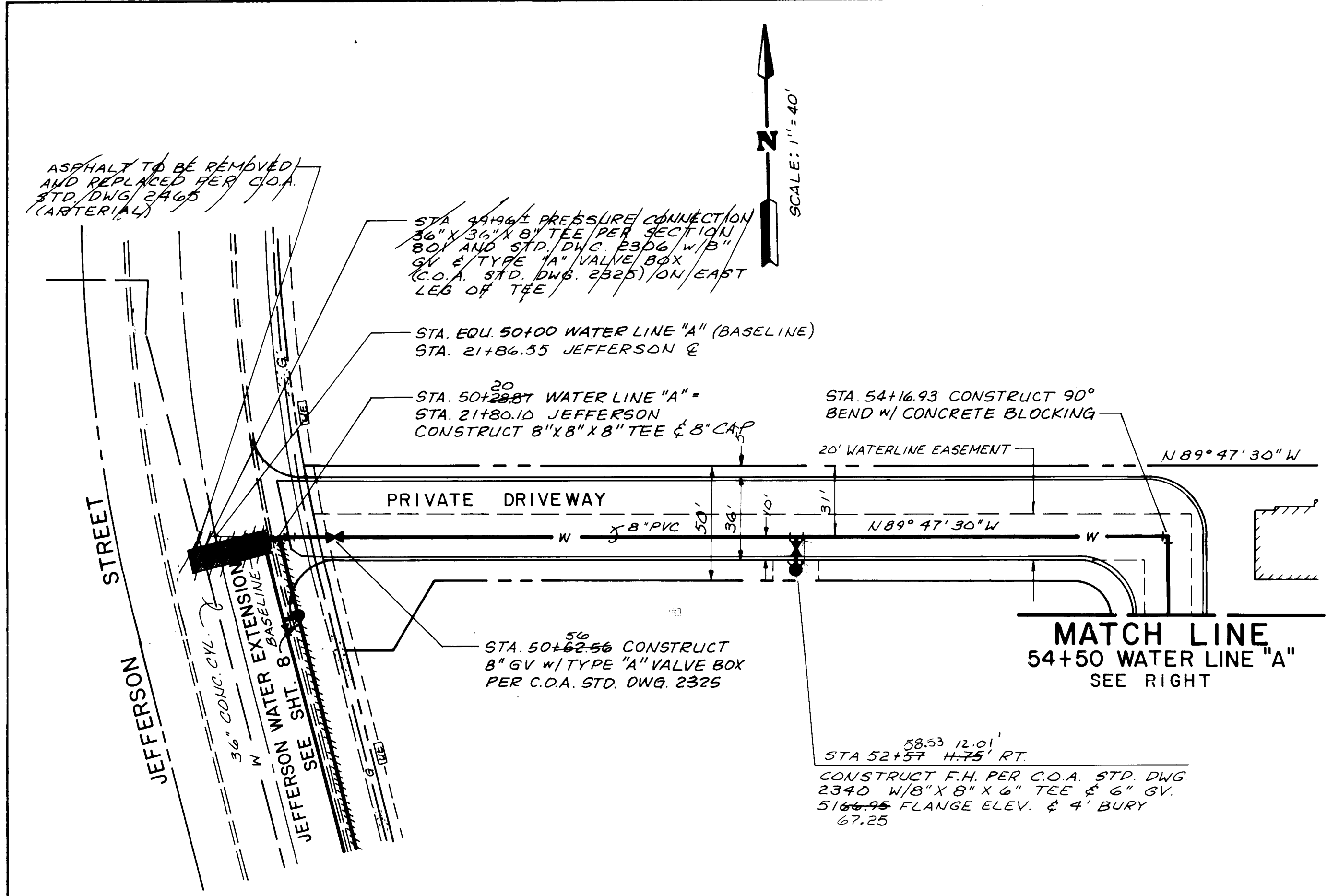
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

TITLE: JEFFERSON ST. SEWER AND
WATER EXTENSIONS
16+50 to 21+77.64

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	Roger J. Greiner	3-13-89	Liquid Waste	W. J. J. B.	2/28/89
A-G-E - Design	"	"	Traffic	"	3-13-89
A-E-E - Hydrology	"	"	Water	"	2/28/89

DRAWING NO. 3647 MAP NO. F-17 SHEET 8 OF 12

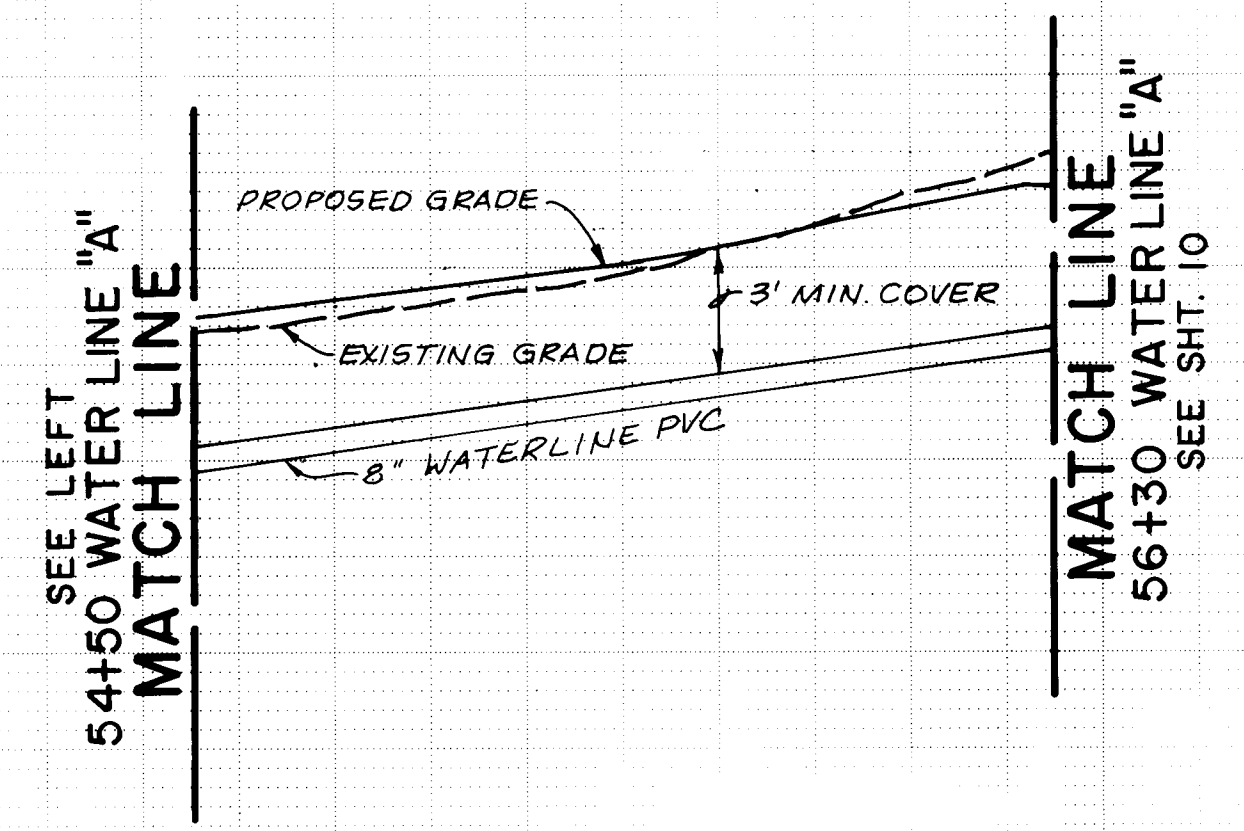
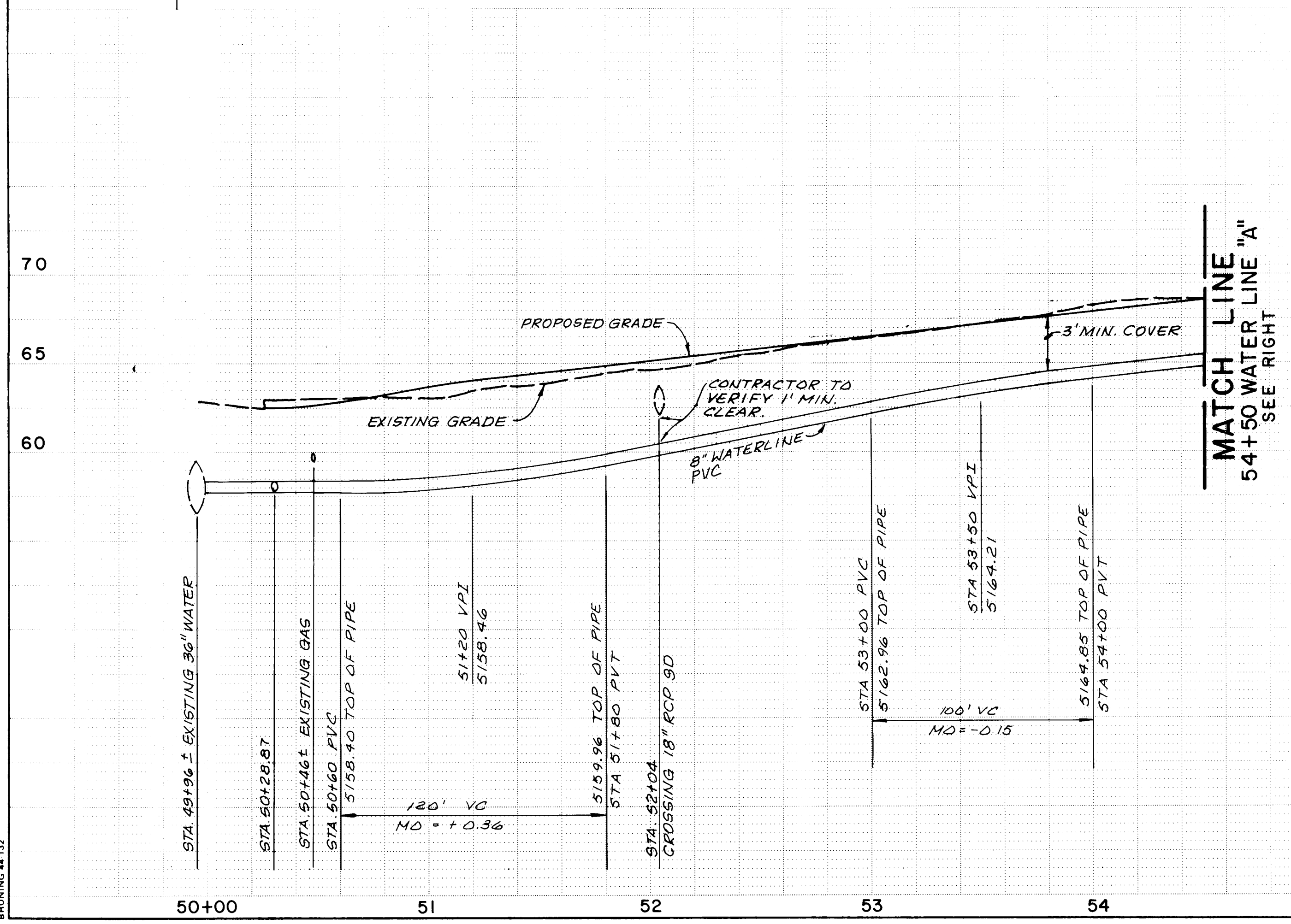
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	SUNDANCE MECH. INC.	ASC STA. "6-FIT" A CHISELED	AT THE	NO.	BY	DATE	
WORK	SEWER	WNW CURB RETURN OF THE INTERSECTION	OF	DATE	BY	DATE	
REVISIONS	DATE	OF MONTGOMERY BLVD. N.E. AND JEFFERSON	ST. N.E.	DATE	BY	DATE	
FIELD	DATE	ELEVATION = 5162.23		DATE	BY	DATE	
MICRO-FILM INFORMATION						PROJECT NO 0690651	
RECORDED BY	NO						



SCALE:
HORIZ: 1" = 40'
VERT: 1" = 5'

WATER LINE "A"

WATER LINE "A"



26 36 47 09 89

Greiner Engineering
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Suite 101
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(505) 345-3999

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

TITEL: WATER LINE "A" EAST OF JEFFERSON ST. 50+00 to 56+30			
APPROVALS	ENGINEER	DATE	APPROVALS
City Engineer	Robert J. Greiner	3-13-89	Liquid Waste
ACE - Design	"	"	Traffic
ACE - Hydrology	"	"	Water

DRAWING NO.	MAP NO.	SHEET	OF
3647	F-17	9	12

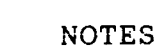
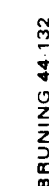
ENGINEER'S SEAL			
PROJECT NO. 0690651			

REVISIONS			
NO.	DATE	BY	REMARKS
1			DESIGN
2			
3			
4			
5			
6			
7			
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9			
10			
11			
12			

BENCH MARKS			
ASC STA.	"6-FIT" A	CHEISED	AT THE
W&W	CURB RETURN OF THE INTERSECTION		
OF	MONTGOMERY BLVD. N.E. AND JEFFERSON		
ST. N.E.			
ELEVATION	5162.23		

SURVEY INFORMATION			
NO.	BY	DATE	

AS BUILT INFORMATION			
CONTRACTOR	SUNDANCE MECH, INC.		
WORK	BY GREINER	DATE	04-15-89
INSPECTOR'S		DATE	
VERIFICATION BY	GREINER	DATE	11/89
RECORDED BY		DATE	
NO.			



- 1) Contractor to verify 1' minimum clearance between 24" RCP storm drain and concrete cylinder well-line.

PROJECT NO. 0690651

Greiner Engineering

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

TITLE: STORM DRAIN DETAILS

6

DRAWING NO.	3647	MAP NO.	F-17	SHEET	11	OF	12
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REC

8-7-89

