

CONSTRUCTION PLANS
FOR
900 GRIEGOS ROAD
TOWNHOUSE PROJECT

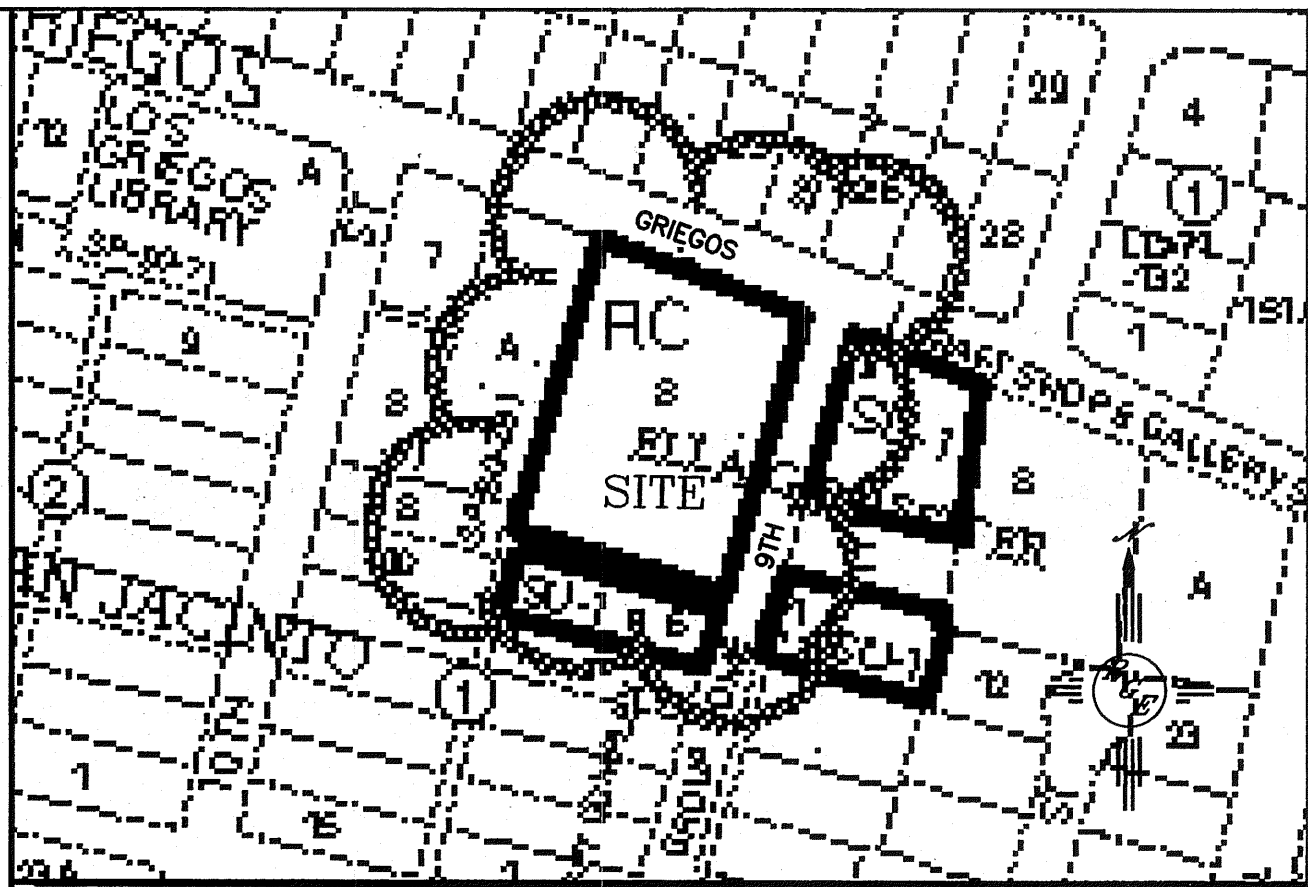
PAVING
IMPROVEMENTS

CITY OF ALBUQUERQUE
NEW MEXICO
DECEMBER 2012

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G
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INDEX TO DRAWINGS

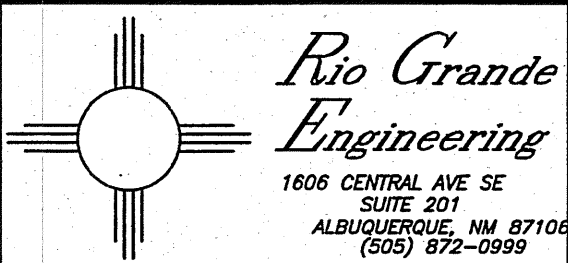
1. TITLE SHEET
2. PLAT
3. GRADING AND DRAINAGE PLAN (FOR INFORMATION ONLY)
4. APPROVED TCL
5. ALLEY PLAN AND PROFILE PAVING IMPROVEMENTS
6. 9TH STREET SIDEWALK IMPROVEMENTS




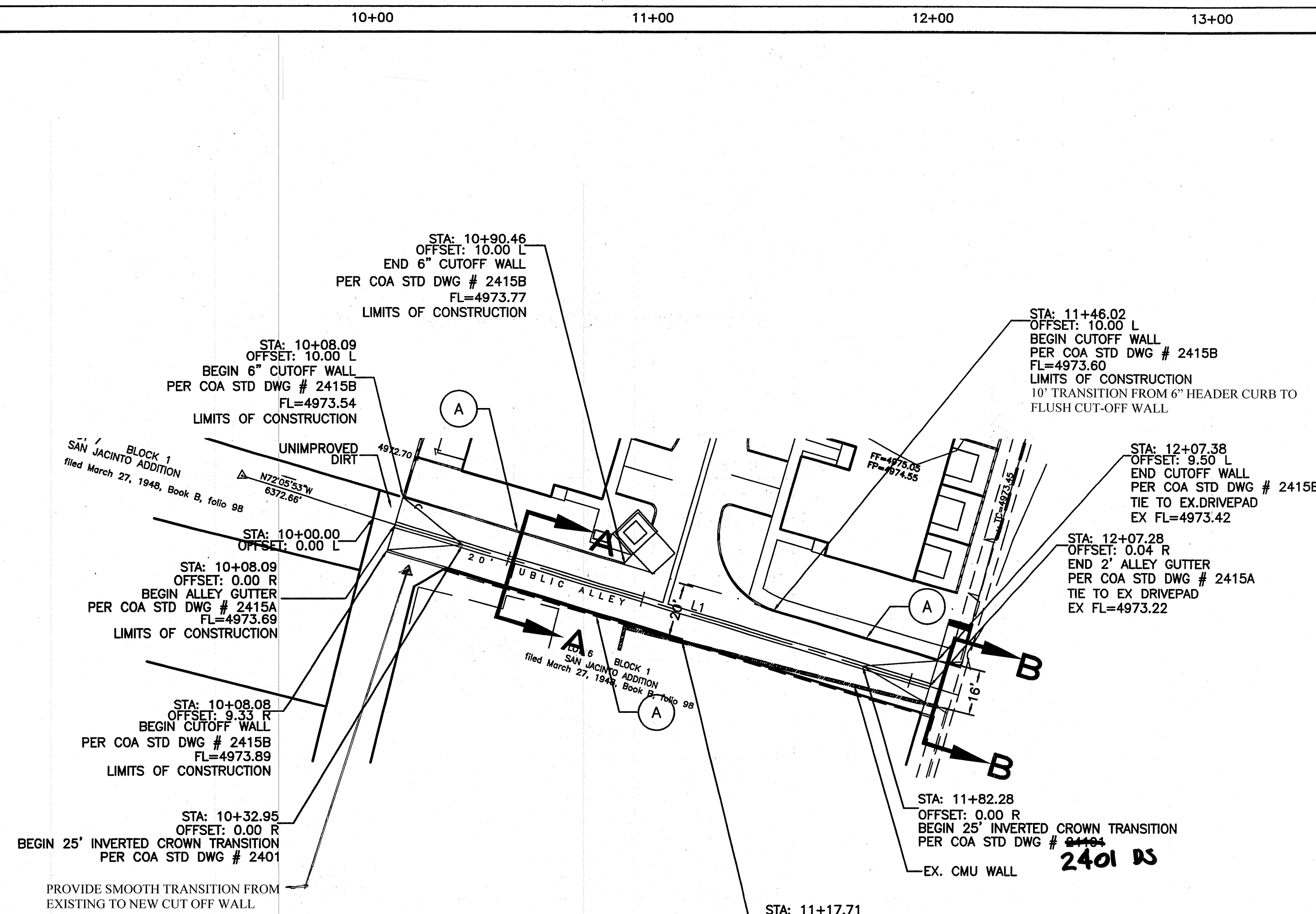
VICINITY MAP: F-14-Z

- NOTICE TO CONTRACTORS**
1. ALL UTILITY 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 (UPDATE #8).
 2. ALL ROAD IMPROVEMENTS AND RELATED WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION (UPDATE #8).
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
 4. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24-HOUR CONSTRUCTION.
 5. 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.
 6. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO-DMO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO(2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE COA DMO CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.
 7. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR 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 PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THIS PROJECT THAT IS NOT SHOWN ON THE PLAN AND IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 8. DEVELOPER SHALL PROVIDE STREET NAME SIGNS, STOP SIGNS, AND ANY NECESSARY STRIPING FOR PRIVATE STREETS.
 9. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIAL.
 10. CONTRACTOR SHALL REPLACE ALL PERMANENT PAVING STRIPING AND MARKINGS (INCLUDING IMPACTED EX. MARKS) THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS, INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MUTCD.
 11. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
 12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE COA.
 13. WHEN ABUTTING NEW PAVEMENT TO THE EXISTING INTERSECTING STREETS THE EXISTING PAVEMENT SHALL BE SAW CUT TO A STRAIGHT LINE AT RIGHT ANGLES AND ANY BROKEN OR CRACKED PAVEMENT SHALL BE REMOVED. SAW CUTTING SHALL BE CONSIDERED INCIDENTAL TO PAVING, THEREFORE, NO DIRECT PAYMENT WILL BE MADE FOR SAW CUTTING.

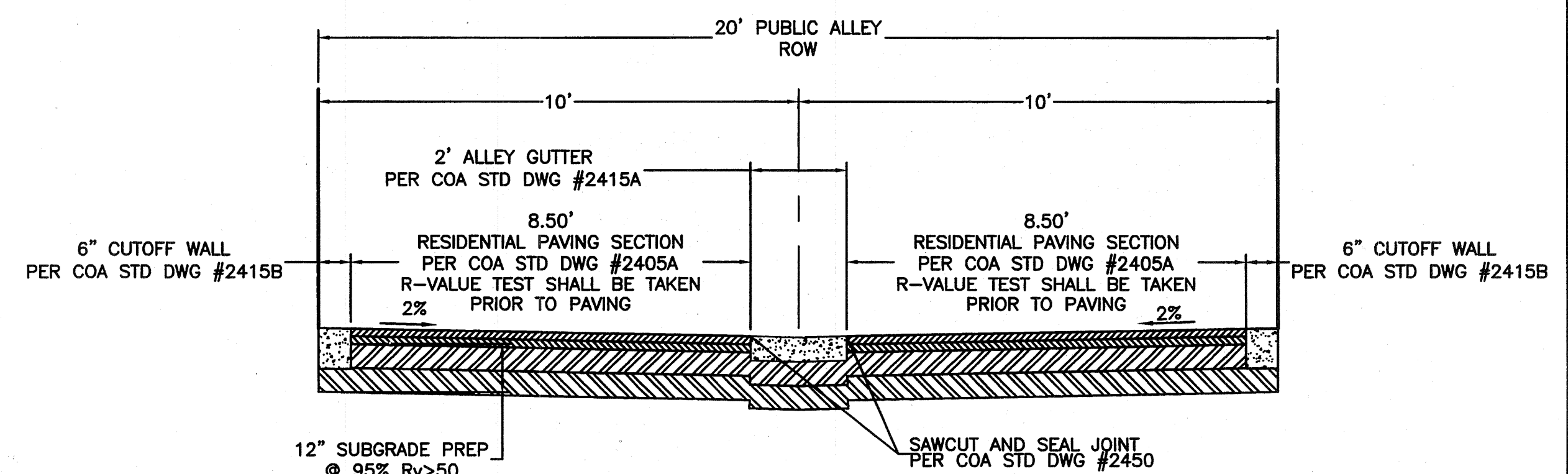
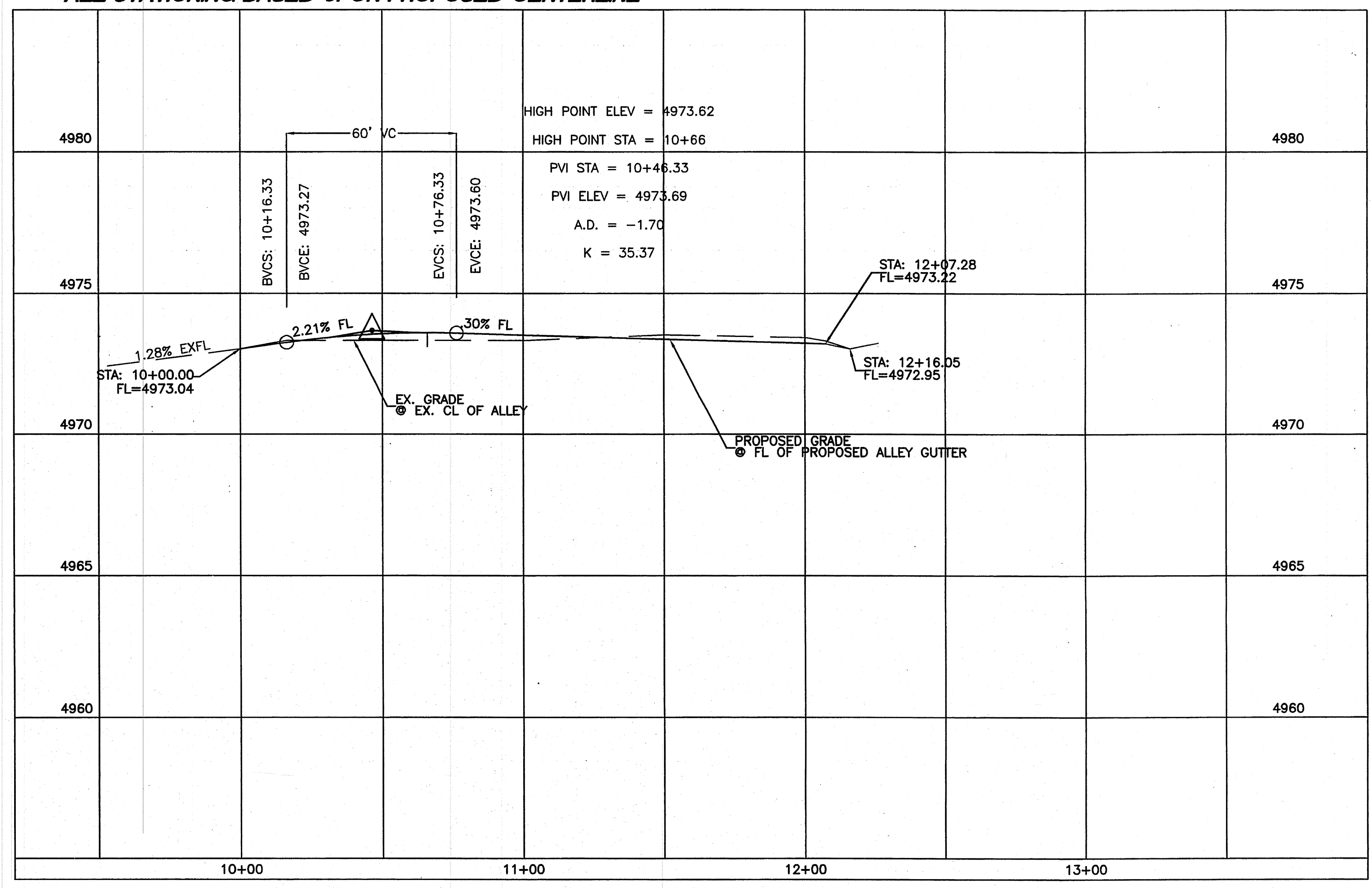
- THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED
- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
 - ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
 - ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
 - ☐ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.



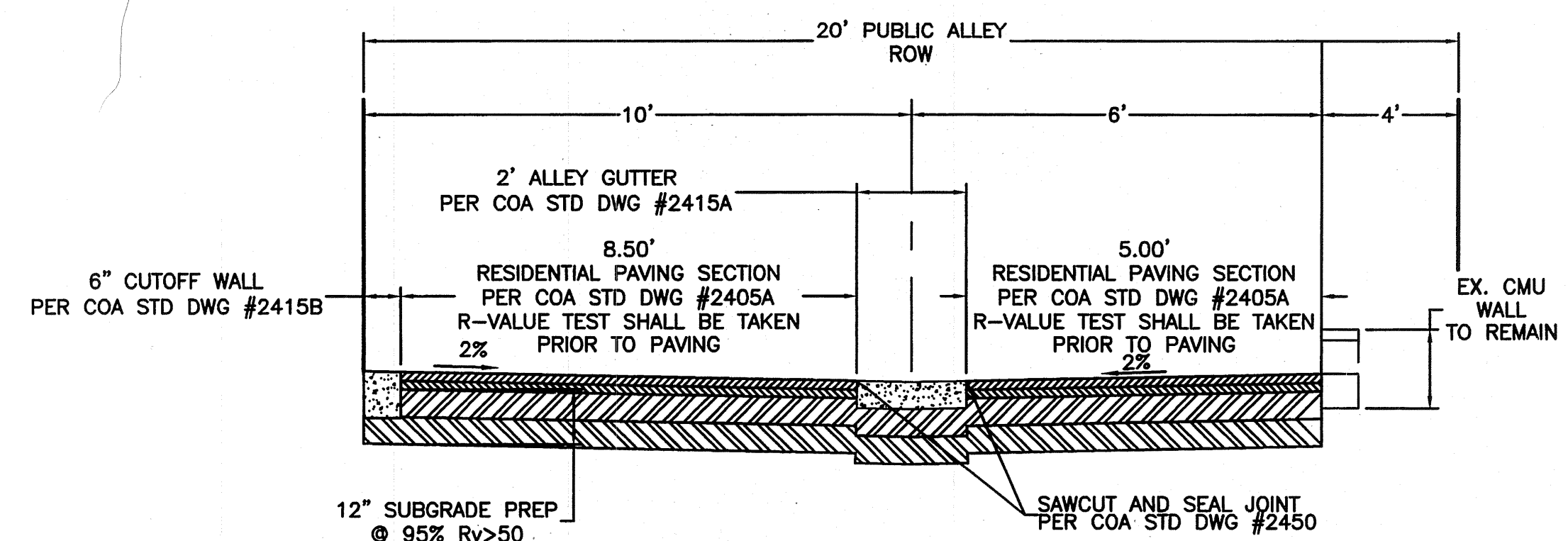
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER	DATE	*****
		DRC Chairman		<i>[Signature]</i>	4/18/13	APPROVED FOR CONSTRUCTION
		Transportation		<i>[Signature]</i>	4-17-13	
		Water/Wastewater		<i>[Signature]</i>	4-15-13	
		Hydrology		<i>[Signature]</i>	4/15/13	
		Bernalillo County				
		ABCWUA				
		Constr. Mngmt.				<i>[Signature]</i> 4-28-13 City Engineer Date
		Constr. Coord.				
CITY PROJECT NO.					477883	SHEET 1 OF 6



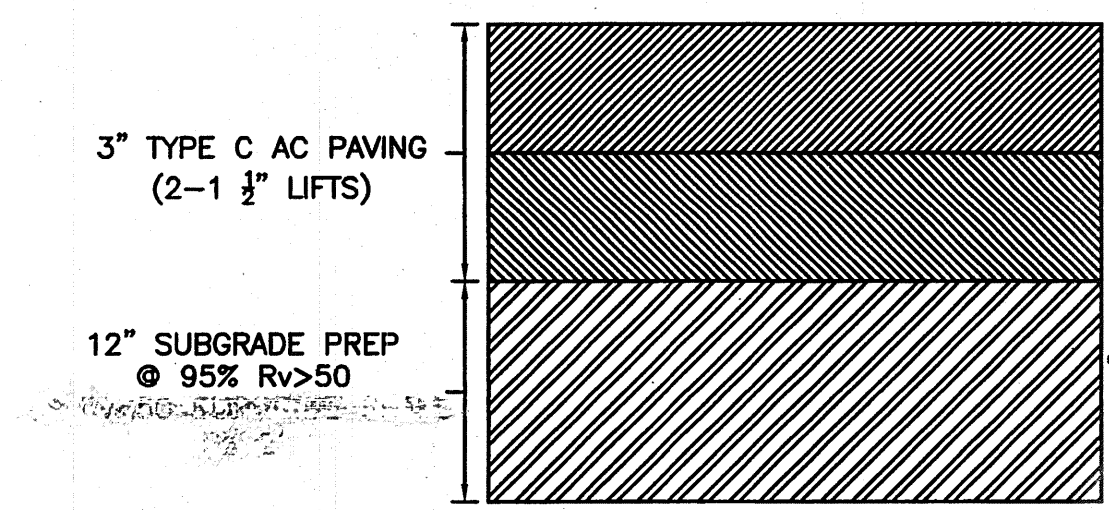
PUBLIC ALLEY
STA: 10+00.00 TO 12+18.05
*--ALL STATIONING BASED UPON PROPOSED CENTERLINE



SECTION A-A
NTS-PER COA STD DWG #2411



SECTION B-B
NTS-PER COA STD DWG #2411



LINE TABLE		
LINE	LENGTH	BEARING
L1	218.05	S73°12'57"E

KEYED NOTE:
A CUT OFF WALL PER C.O.A. STD DWG #2415B

NOTES:
1. ALL ONSITE WORK TO BE PERFORMED UNDER BUILDING PERMIT AND IS SHOWN FOR REFERENCE ONLY.

CAUTION:
EXISTING UNDERGROUND UTILITIES AND PEDESTALS ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS, AND RELOCATE SAID UTILITIES AFTER APPROVAL FROM THE ENGINEER.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	BY	REMARKS	
WORK STAKED BY	DATE	NO.	BY	NO.	BY	REVISIONS	
INSPECTED BY	DATE	NO.	BY	NO.	BY	DESIGN	
FIELD OBSERVATION BY	DATE	NO.	BY	NO.	BY	DRAWN BY: WCUJ	
CORRECTION BY	DATE	NO.	BY	NO.	BY	DATE: 12-03-12	
MICRO-FILM INFORMATION	DATE	NO.	BY	NO.	BY	DATE: 12-03-12	
NO HORIZONTAL VALUE PROVIDED		NO HORIZONTAL VALUE PROVIDED		NO HORIZONTAL VALUE PROVIDED		JOB NO.: 21258	
NO HORIZONTAL VALUE PROVIDED		NO HORIZONTAL VALUE PROVIDED		NO HORIZONTAL VALUE PROVIDED		DATE: 12-03-12	
NO HORIZONTAL VALUE PROVIDED		NO HORIZONTAL VALUE PROVIDED		NO HORIZONTAL VALUE PROVIDED		CHECKED BY: DS	

SCALE: HORIZ. 1"=30'
VERT. 1"= 3'

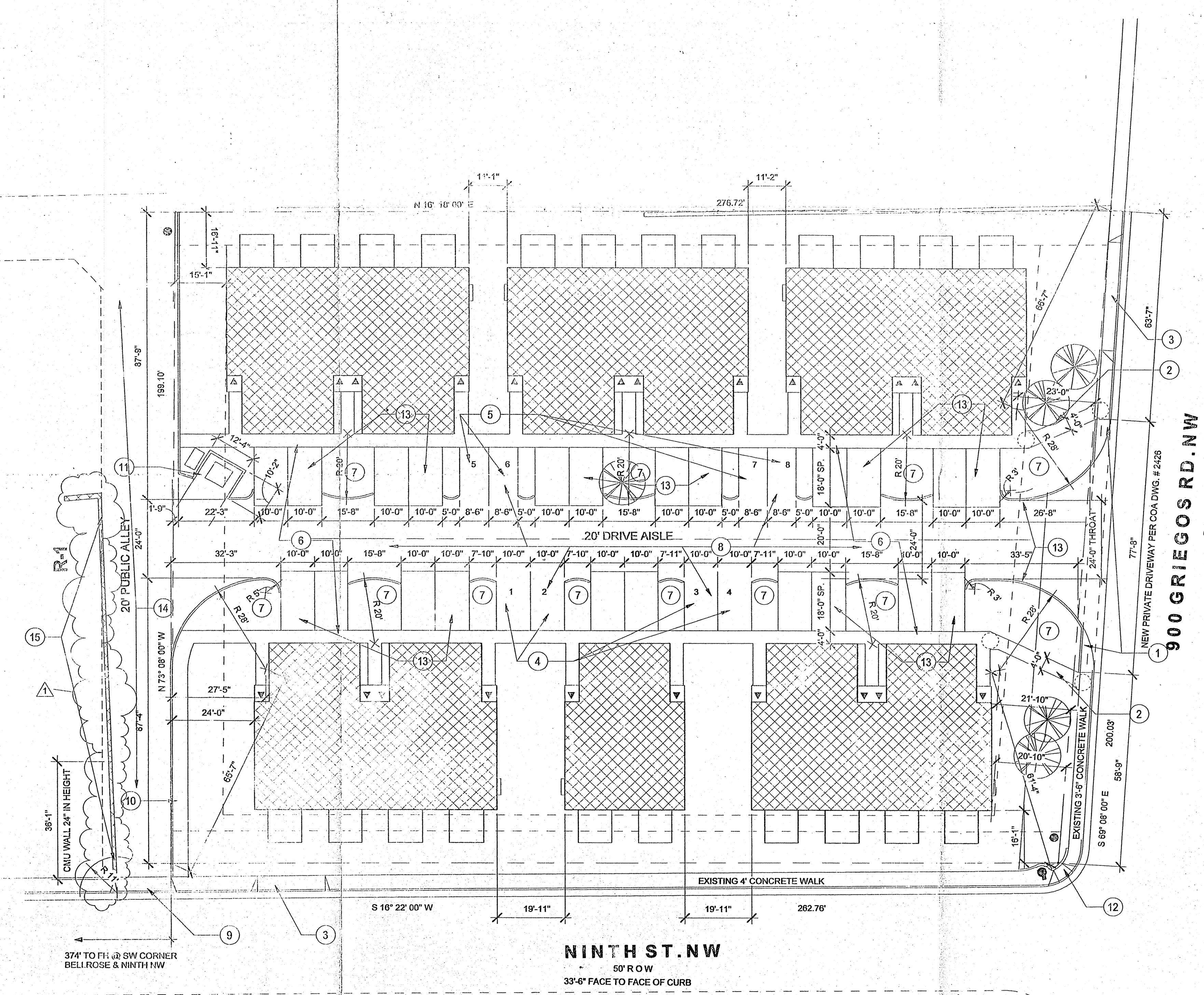
Rio Grande Engineering
1508 CENTRAL AVENUE SE
SUITE 201
ALBUQUERQUE, NM 87106
(505) 575-2000

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

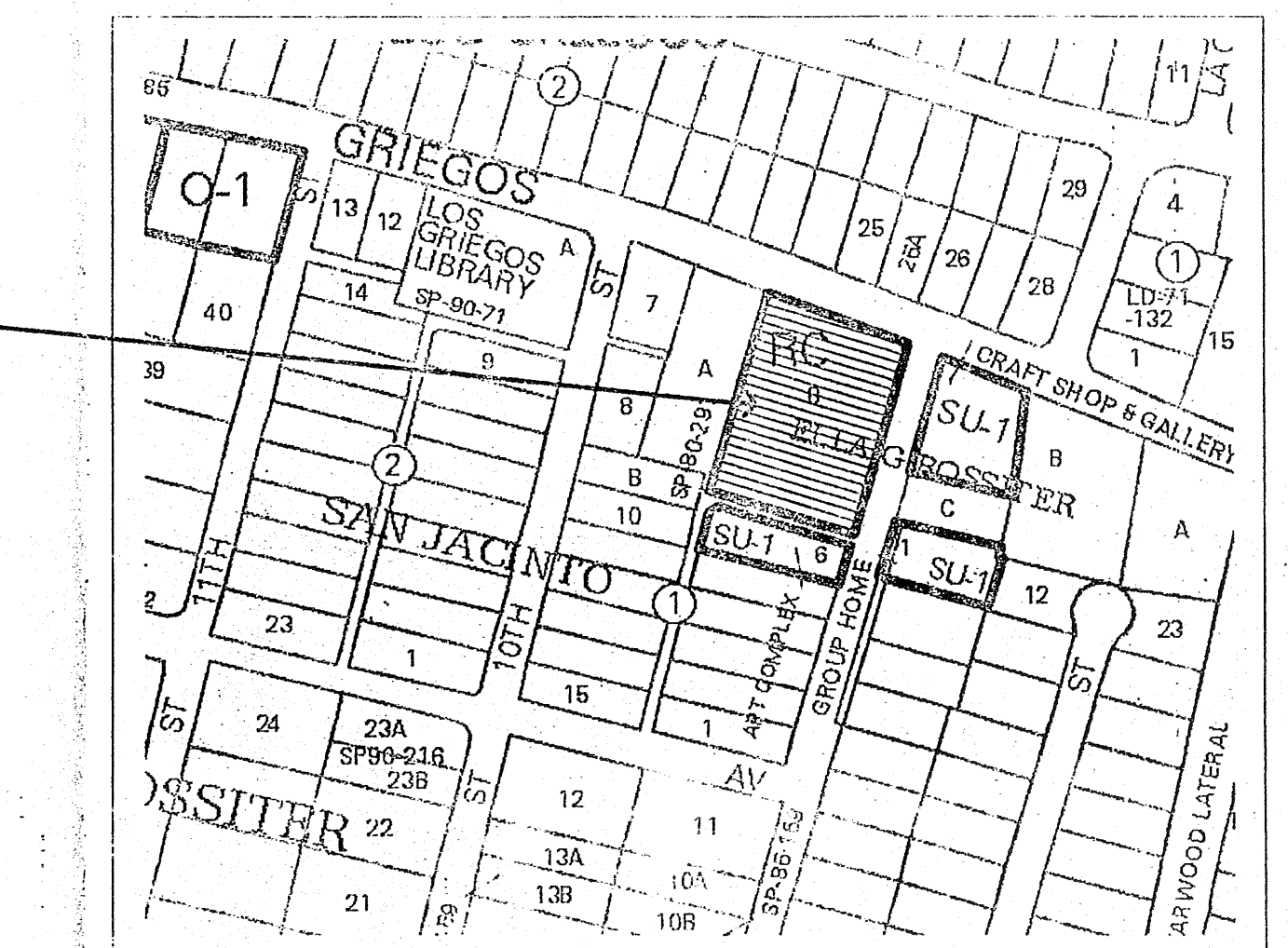
TITLE: **900 GRIEGOS TOWNHOUSE PROJECT**
ALLEY PLAN AND PROFILE PAVING IMPROVEMENTS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED APR 18 2013	APPROVED APR 24 2013		
DESIGN REVIEW COMMITTEE	CITY ENGINEER	LAST DESIGN UPDATE	

CITY PROJECT NO. 477883 ZONE MAP NO. F-14-Z SHEET 5 OF 6



PROJECT LOCATION
900 GRIEGOS RD NW



VICINITY MAP
NTS

Public Infrastructure shown
on these plans for information
only and not part of approval.
Separate DRC/Permit approval
and Work Order required.

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

R-1
TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed: [Signature] Date: 3-1-13

LEGAL DESCRIPTION
PORTION OF LOT 8, ROSSITER-
ELLA G. ALBUQUERQUE,
NEW MEXICO.

LEGEND

CONCRETE SIDEWALK

UNIT ENTRANCE WITH
4' WIDE CONCRETE
ENTRY WALK

FEB. 6, 2013 - ALLEY ENCROACHMENT REVISION

FOR INFORMATION ONLY

SHEET KEYNOTES C102

- 1 CURB RAMP WITH TRUNCATED DOME
DETECTABLE WARNING
- 2 NEW 4' WIDE SIDEWALK - PROVIDE HC
TURNAROUND AT (2) LOCATIONS
- 3 REMOVE EXISTING CURB-CUT-CONSTRUCT
NEW SIDEWALK, STANDARD CURB AND
GUTTER TO MATCH EXISTING
- 4 (4) STANDARD ASPHALT GUEST PARKING
SPACES - 10' X 18'
- 5 (4) GUEST ASPHALT COMPACT CAR SPACES -
8'-6" X 18'
- 6 4' WIDE SIDEWALK - FLUSH WITH
ASPHALT/CONCRETE
- 7 LANDSCAPE ISLAND
- 8 ASPHALT DRIVEWAY AND GUEST PARKING
SPACES
- 9 EXISTING 16' DRIVEPAD TO REMAIN
- 10 6" CURB AND 4' SIDEWALK
- 11 REFUSE ENCLOSURE AND RECYCLE BIN
- 12 EXISTING CURB RAMP
- 13 CONCRETE DRIVE WAY AT GARAGES - TYP.
- 14 PUBLIC ALLEY TO BE PAVED- SEE ALLEY
ENGINEERING FOR EXTENT
- 15 EXISTING LOW CMU FENCE - 4'
ENCROACHMENT INTO 20' WIDE PUBLIC ALLEY
- 11' CLEAR SITE TRIANGLE IS PRESERVED

OFF STREET PARKING
PROVIDED

OFF STREET PARKING:
STANDARD SPACES (10' X 18'):
REQUIRED: 1.5 X 22 UNITS = 33 SPACES
PROVIDED: 2.0 X 22 UNITS + 44 SPACES (INCL. GARAGES) COMPLIES

GUEST PARKING:
(4) STANDARD (10' X 18') SPACES PROVIDED
(4) COMPACT (8'-6" X 18') SPACES PROVIDED
TOTAL 8 GUEST SPACES PROVIDED

Cinelli / Roger Cinelli & Assoc.
ARCHITECTS 2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

PROJECT TITLE:
TOWNHOUSE PROJECT
ENDEAVOR DEV. CORP.
900 GRIEGOS RD N.W.
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:
TRAFFIC CONTROL LAYOUT

RECEIVED
FEB 19 2013
LAND DEVELOPMENT SECTION

STATE OF NEW MEXICO
REGISTERED ARCHITECT
ROGER E. CINELLI
No. 1102

DATE
FEB. 6, 2013
PROJECT NO.
BUCH2
DRAWING NO.
C102
REVISED
4 of 6

1 TRAFFIC CONTROL LAYOUT
1" = 20'-0"

NE Corner,
Lot 7, Block 1
San Jacinto Subd.
—not found—

Book B, folio 98

BUILD WATER HARVESTING POND
TOP=4972.50
BOTTOM=4970.50
PROPOSED VOLUME=724 CU. FT.
(6:1 Side slopes adjacent to road)

ACS 17_F13
Z=4973.249

BUILD BERM
SEE DETAIL THIS SHEET.

BUILD WATER HARVESTING POND
TOP=4972.30
BOTTOM=4971.30
PROPOSED VOLUME=188 CU. FT.

INSTALL 2' CURB CUT FOR DRAINAGE

BUILD WATER HARVESTING POND
TOP=4972.50
BOTTOM=4971.50
PROPOSED VOLUME=133 CU. FT.

INSTALL 3-3" PVC UNDER SW
INV IN=4972.80
INV OUT=4972.70

BUILD BERM
SEE DETAIL THIS SHEET

BUILD WATER HARVESTING POND
TOP=4973.00
BOTTOM=4971.00
PROPOSED VOLUME=912 CU. FT.
(6:1 slopes adjacent to road)

BUILD WATER HARVESTING POND
3:1 SLOPE
TOP=VARIES
BOTTOM=4972.32
PROPOSED VOLUME=88 CU. FT.

FF=4973.83
FP=4973.33

SEE NOTE 2 (TYP.)

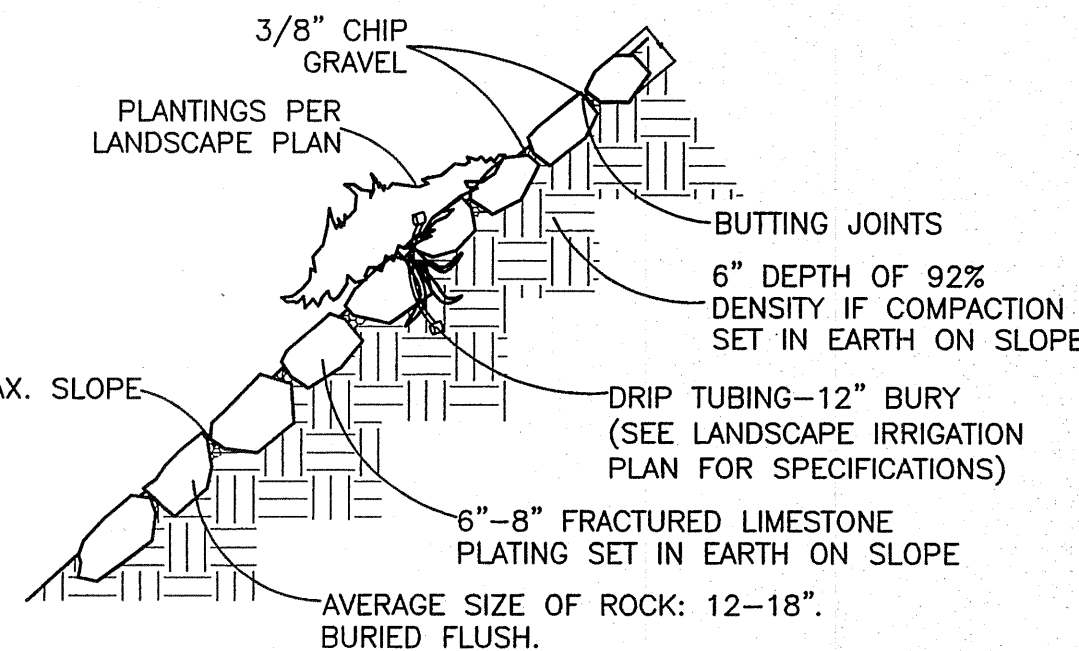
BUILD WATER HARVESTING POND
TOP=4973.00
BOTTOM=4971.00
PROPOSED VOLUME=453 CU. FT.

FINISHED ROUGH GRADE

COMPACT BERM TO 90% OF OPTIMUM

BERM DETAIL

NTS



ROCK PLATING DETAIL

NTS

BUILD WATER HARVESTING POND
3:1 SLOPE MAX.
TOP=4974.00
BOTTOM=4972.00
PROPOSED VOLUME=629 CU. FT.

INSTALL 3-3" PVC UNDER SW DAYLIGHT @ CURB
INV IN=4973.54
INV @ CURB FL=4973.44

CONTRACTOR SHALL BUILD 1-2' SIDEWALK CULVERT PER COA STD DWG #2236 ALL BOLTS ON PLATE SHALL BE TACK WELDED INV IN=4973.30 INV @ FACE OF CURB=4972.90

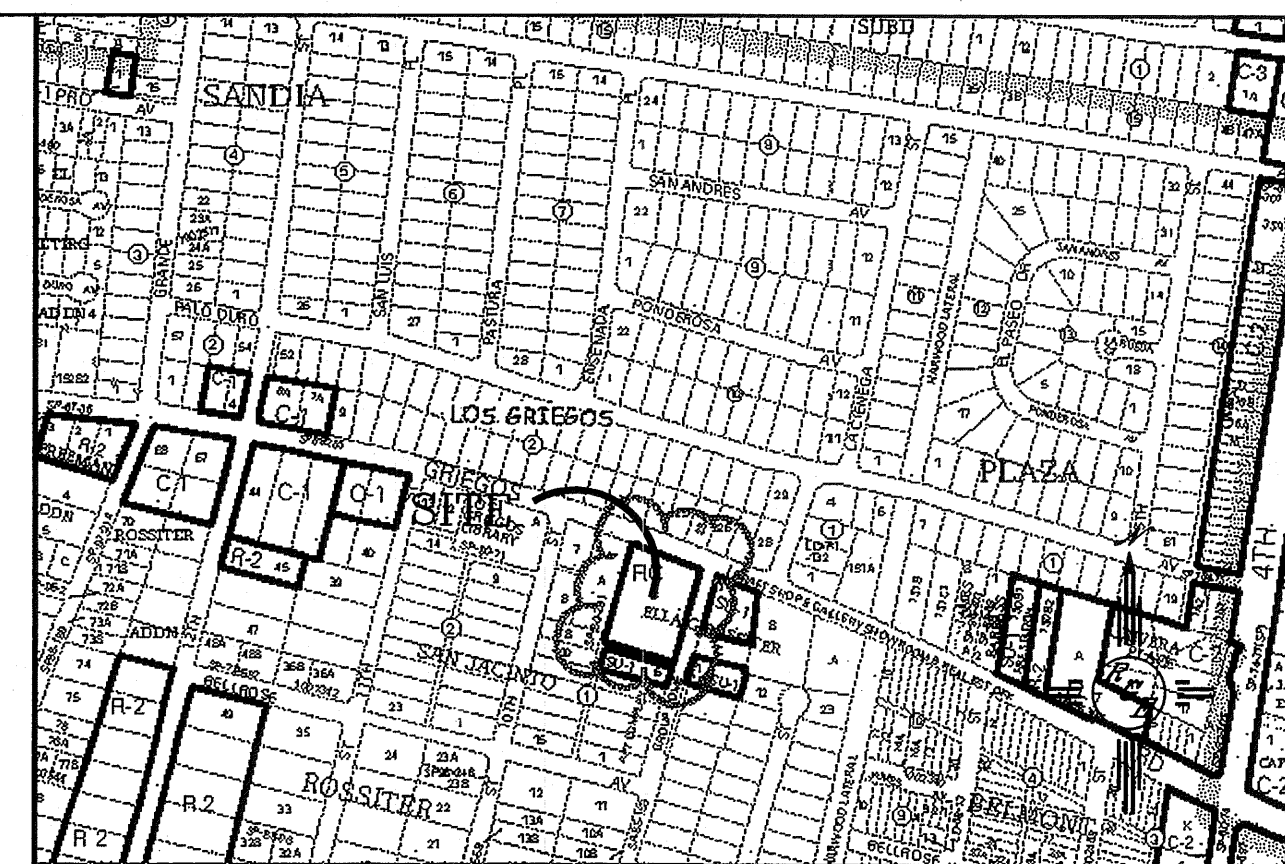
BEGIN 6" CUTOFF WALL

CAUTION:

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

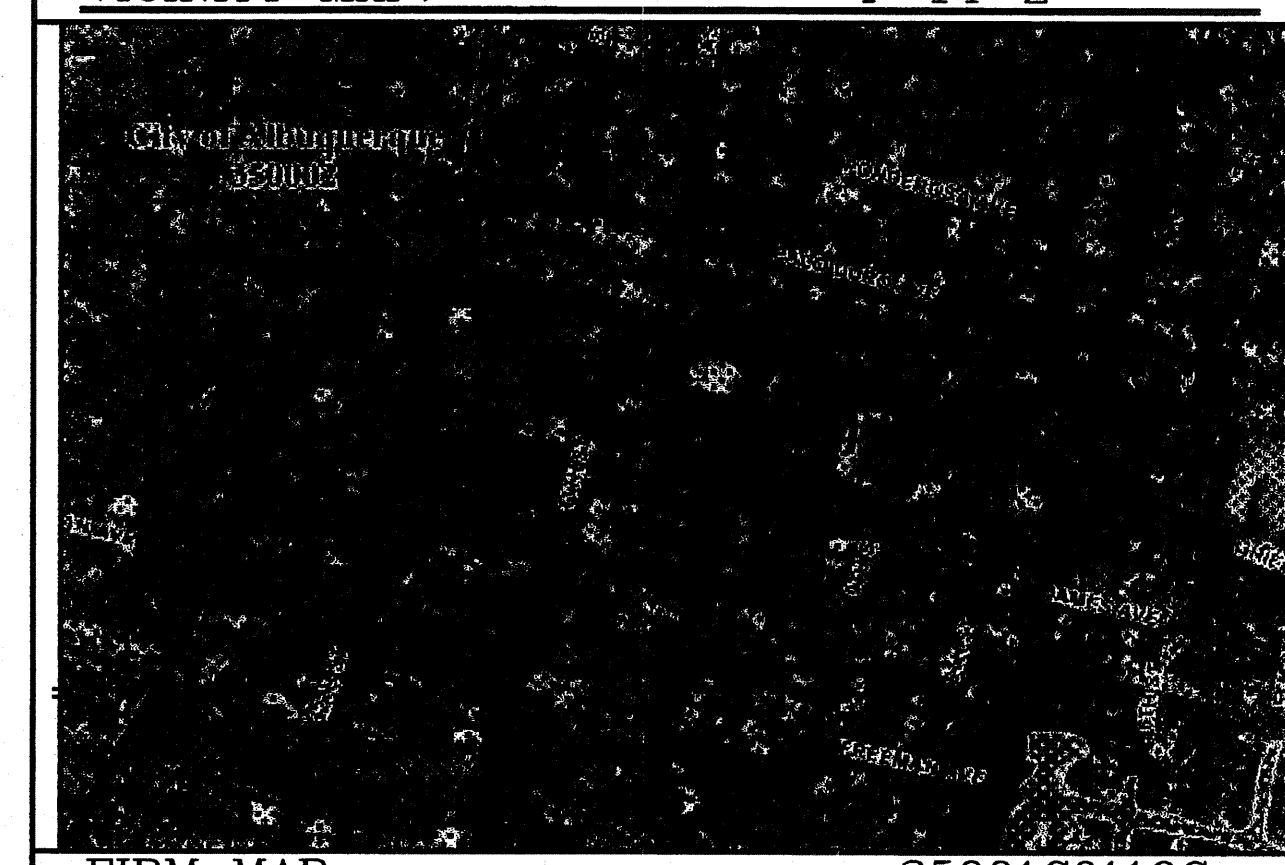
EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



VICINITY MAP:

P-14-Z



FIRM MAP:

35001C0119G

LEGAL DESCRIPTION:

EASTERLY PORTION OF TR.8, LANDS OF ELLA G. ROSSITER


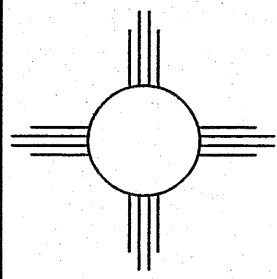
NOTES:

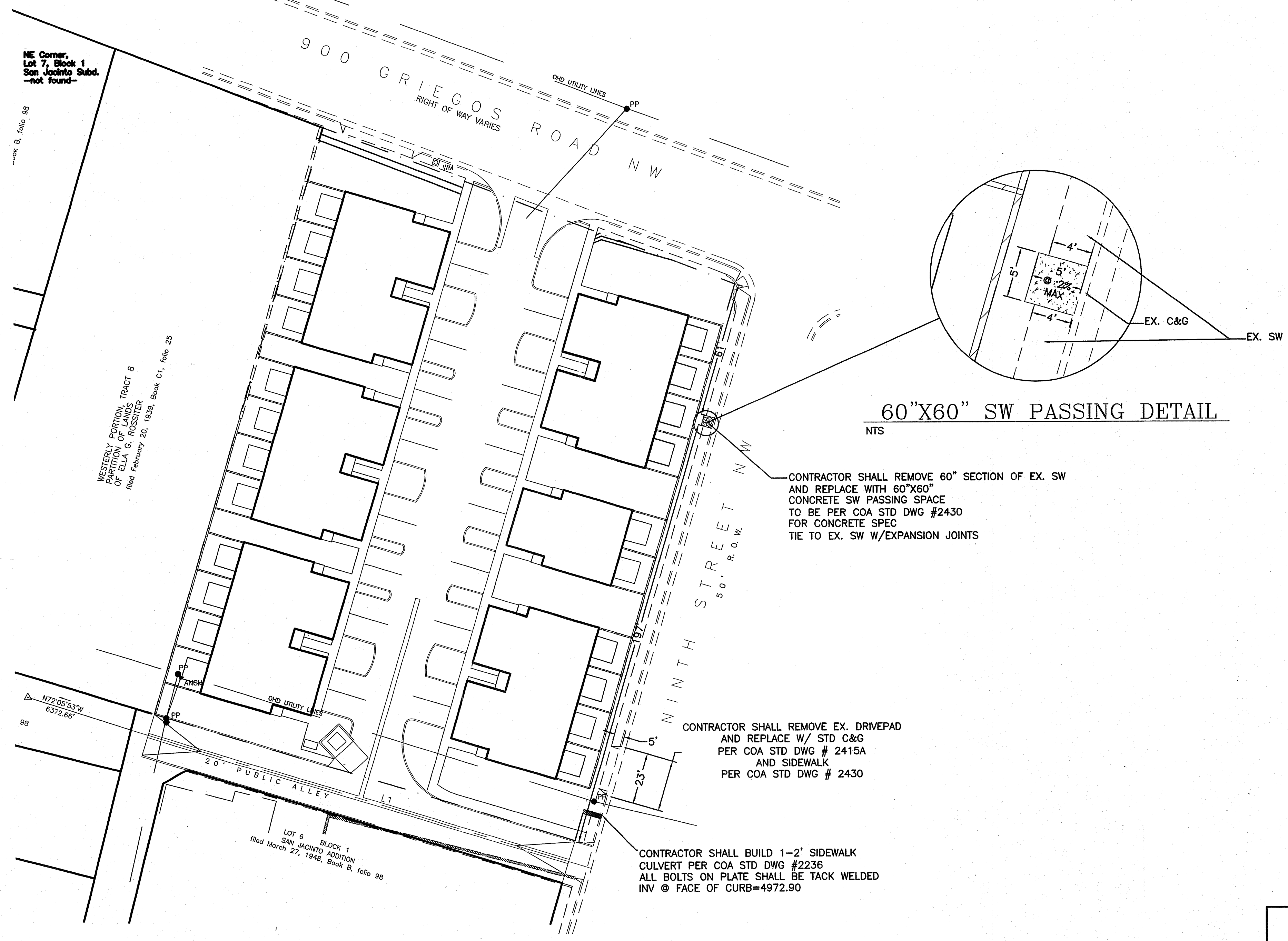
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL INTERIOR BACK YARD SCREEN WALLS BETWEEN TOWNHOUSES SHALL HAVE EVERY 3RD BLOCK TURNED AT GRADE FOR DRAINAGE.

LEGEND

5601	EXISTING CONTOUR
5600	EXISTING INDEX CONTOUR
5601	PROPOSED CONTOUR
5600	PROPOSED INDEX CONTOUR
---	BOUNDARY
---	CENTERLINE
---	RIGHT-OF-WAY
---	PROPOSED SCREEN WALL (18" MAX. RETAINAGE)
---	EXISTING SCREEN WALL
---	PROPOSED BUILDING
---	EXISTING EDGE OF CONCRETE
---	ROOF DRAINAGE (TYP. FOR ALL BLDGS)

FOR INFORMATION ONLY

ENGINEER'S SEAL  DAVID SOULE P.E. #14522	900 GRIEGOS ROAD TOWNHOUSE PROJECT	DRAWN BY WCWJ
	GRADING AND DRAINAGE PLAN	DATE 2-04-13
 Rio Grande Engineering 1606 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	SHEET # 3 OF 6	JOB # 21258



NE Corner,
Lot 7, Block 1
San Jacinto Subd.
-not found-

Book B, folio 98

WESTERN PORTION, TRACT 8
PARTITION OF LANDS
OF ELA C. ROSSITER
filed February 20, 1939, Book C1, folio 25

N72°05'53"W
6372.66'

98

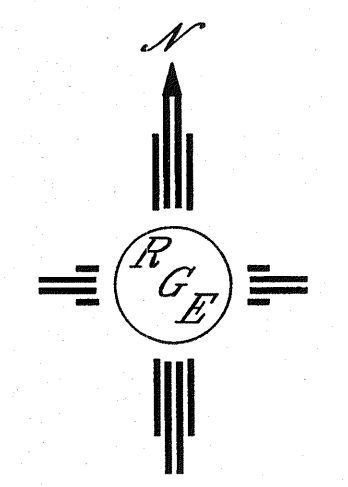
LOT 6 BLOCK 1
SAN JACINTO ADDITION
filed March 27, 1948, Book B, folio 98

CONTRACTOR SHALL REMOVE EX. DRIVEPAD
AND REPLACE W/ STD C&G
PER COA STD DWG # 2415A
AND SIDEWALK
PER COA STD DWG # 2430

CONTRACTOR SHALL BUILD 1-2' SIDEWALK
CULVERT PER COA STD DWG #2236
ALL BOLTS ON PLATE SHALL BE TACK WELDED
INV @ FACE OF CURB=4972.90

CONTRACTOR SHALL REMOVE 60" SECTION OF EX. SW
AND REPLACE WITH 60"X60"
CONCRETE SW PASSING SPACE
TO BE PER COA STD DWG #2430
FOR CONCRETE SPEC
TIE TO EX. SW W/EXPANSION JOINTS

60"X60" SW PASSING DETAIL
NTS



 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87105 (505) 872-0090	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: 900 GRIEGOS TOWNHOUSE PROJECT 9TH STREET SIDEWALK IMPROVEMENTS	
DESIGN REVIEW COMMITTEE APPROVE APR 16 2013 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVE APR 24 2013 CITY ENGINEER
MO./DAY/YR.	MO./DAY/YR.
DESIGNED BY: WCMJ DATE: 12-03-12	REVISIONS DESIGN DATE: 12-03-12
DRAWN BY: WCMJ DATE: 12-03-12	JOB NO.: 21258
CHECKED BY: DS DATE: 12-03-12	
CITY PROJECT NO. 477883	ZONE MAP NO. F-14-Z
SHEET 6	OF 6

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	11 FT3 (R)	CONTRACTOR	
			NAVD 1988	WORK STARTED BY	DATE
			ELEV=4973.670	ACCEPTANCE BY	DATE
			NO HORIZONTAL VALUE PROVIDED	FIELD OBSERVATION BY	DATE
				REVISIONS BY	DATE
				CORRECTED BY	DATE
				MICRO-FILM INFORMATION	
				RECORDED BY	DATE
				NO.	