

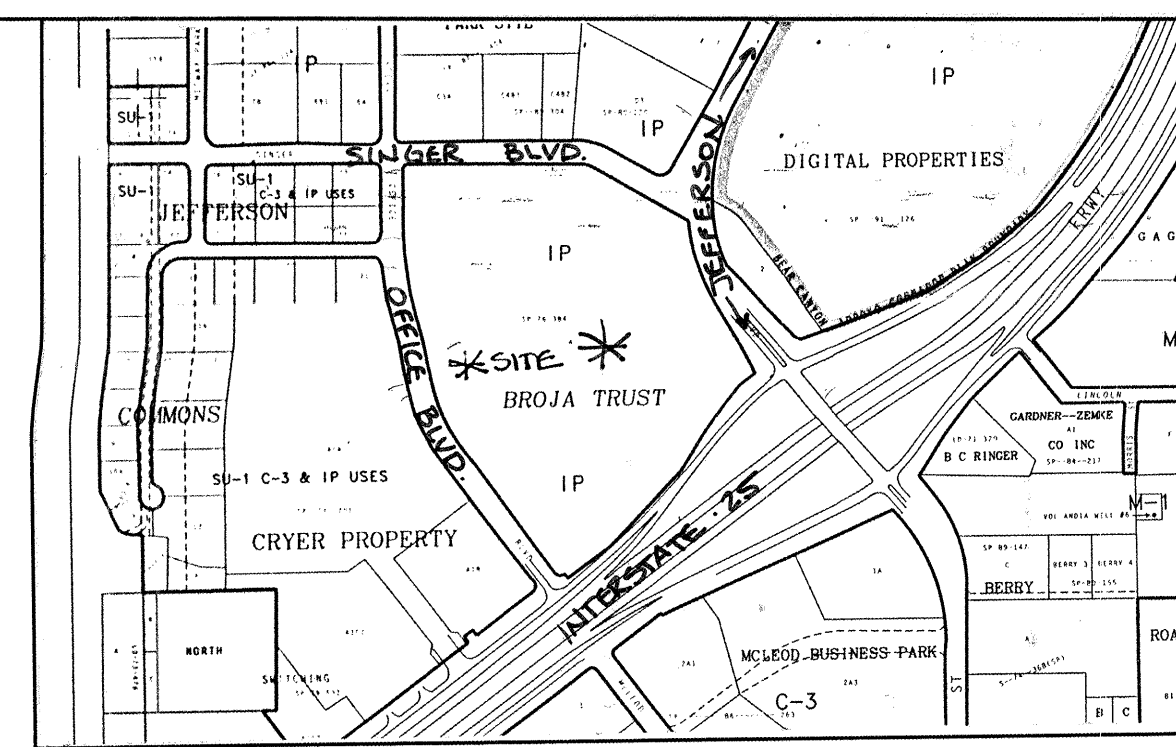
Jefferson Commons II

PARCEL 3, DIGITAL PROPERTIES, ALBUQUERQUE, NM

Phase 1

Construction Plans for Public Infrastructure:
Office Blvd. NE Paving and Storm Sewer

Construction Plans for Private Infrastructure:
Onsite Storm Sewer System



VICINITY MAP F-17
1" = 800'

INDEX

SHEET TITLE

SHEET NO.

TITLE SHEET	1 OF 11
PLAT (for information only)	2 OF 11
MASTER IMPROVEMENTS PLAN	3 OF 11
OFFICE BOULEVARD STA 10+00 TO 17+00	4 OF 11
OFFICE BOULEVARD STA 17+00 TO 24+00	5 OF 11
OFFICE BOULEVARD STA 24+00 TO 29+10	6 OF 11
STORM DRAIN PLAN	7 OF 11
STORM DRAIN PROFILE	8 OF 11
PAVING SECTIONS AND DETAILS	9 OF 11
STORM INLETS - INLETS 1-2 (for information only)	10 OF 11
INLET DETAILS - INLETS 1-2 (for information only)	11 OF 11
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS	11A
TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES	11B

NOTICE TO CONTRACTOR

GENERAL NOTES:

- ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ALL WORK WITHIN THE NMSHTD RIGHT-OF-WAY (EXCEPT SAS INSTALLATION) SHALL BE BUILT ACCORDING TO THE STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION, 1994 EDITION.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION, NMSHTD PERMITS, ETC.).
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE TRAFFIC ENGINEERING DEPARTMENT PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- THE CONTRACTOR SHALL NOTIFY THE NMSHTD-DISTRICT 3 ENGINEER NOT LESS THAN TWO (2) WORKING DAYS PRIOR TO STARTING WORK WITHIN THE NMSHTD RIGHT-OF-WAY AND SUBMIT A DETAILED CONSTRUCTION SCHEDULE.
- FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE, THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. THE CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- THE WATER SYSTEMS DIVISION (857-8200) SHALL BE NOTIFIED FIVE (5) WORKING DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT EXISTING PUBLIC WATER FACILITIES. THE CONTRACTOR SHALL ALSO COORDINATE FOR VALVE OPERATION FOR WATER SHUTOFF.
- THE CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM, PHONE: 260-1990, TO LOCATE UNDERGROUND UTILITIES TWO (2) WORK DAYS PRIOR TO BEGINNING EXCAVATION.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION SHALL BE COORDINATED WITH THAT UTILITY COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. 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.
- FOR PURPOSES OF THIS PROJECT THE TERM ENGINEER SHALL REFER TO EITHER THE OWNER'S EMPLOYEE OR THE CONSTRUCTION OBSERVER RESPONSIBLE FOR CONSTRUCTION INSPECTION OF THE PROJECT.
- ALL EXISTING IMPROVEMENTS ARE TO REMAIN, UNLESS SPECIFICALLY NOTED TO BE REMOVED. CONTRACTOR SHALL REPAIR ANY CONTRACTOR-CAUSED DAMAGE, AS DETERMINED BY THE ENGINEER TO EXISTING IMPROVEMENTS TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CHECK ALL DIMENSIONS, HORIZONTAL AND VERTICAL, AND SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CONFLICT CAN BE RESOLVED WITH THE MINIMUM AMOUNT OF DELAY.
- ALL REFERENCES TO COMPACTED BACKFILL OR COMPACTED SUBGRADE SHALL MEAN SOIL COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557 UNLESS OTHERWISE NOTED.
- 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 OF ALBUQUERQUE SURVEY SECTION. WHEN A CHANGE IS MADE IN THE FINISH ELEVATION 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 NEW GRADE, UNLESS OTHERWISE SPECIFIED.
- PAVING NOTES:
 - ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED IN THIS PLAN.
 - ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR (24) HOUR CONSTRUCTION.
- ALL PAVEMENT TO BE REMOVED SHALL BE SAW CUT, HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.
- WHEN ABUTTING NEW CURB AND GUTTER TO EXISTING PAVEMENT, A 1'-WIDE SECTION OF EXISTING PAVEMENT ADJACENT TO THE CURB AND GUTTER SHALL BE NEATLY SAW CUT, REMOVED AND REPLACED.
- PAVING AND ROADWAY GRADES SHALL BE $\pm 0.05'$ FROM ELEVATIONS SHOWN ON PLANS.

GRADING NOTES:

- THE CONTRACTOR MUST CONFORM TO ALL COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS, PERMITS AND APPROVALS. THE COST FOR REQUIRED MEASURES SHALL BE INCIDENTAL TO THE PROJECT COSTS.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO PREVENT WIND EROSION.
- A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE CONSTRUCTION OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

TRAFFIC CONTROL NOTE:

- THE CONTRACTOR SHALL CONTACT TRAFFIC ENGINEERING OPERATIONS AT 857-8000 FOR REMOVAL AND REPLACEMENT OF TRAFFIC SIGNS.

DRB Case No:

97-366

THE FOLLOWING NOTES APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY LINES SHALL BE INSTALLED 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 DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.



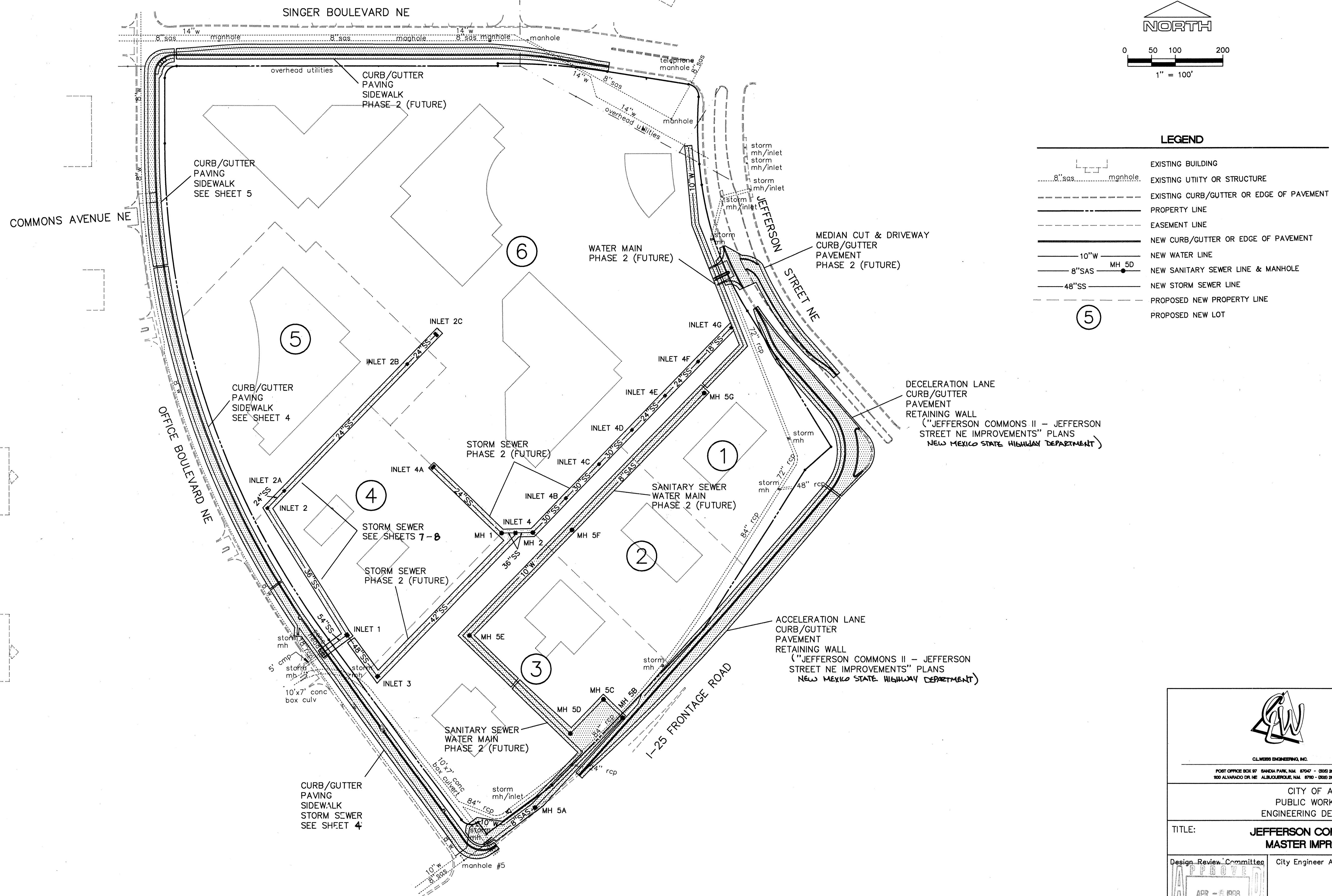
C.L. WEISS ENGINEERING, INC.

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100 ALVARADO DR. NE ALBUQUERQUE, NM 87110 - (505) 266-3444

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		*****	
		DRC Chairman		Billy J. Smith		4-6-98	
		Transportation		R.W. Kame		3-23-98	
		Water/Wastewater		J.R. Crockett		1-27-98	
		Hydrology		J.R. Crockett		1-27-98	
		City Engineer		J.R. Crockett		1-27-98	
City Project No.		583081		City Engineer		Date	
Sheet		1		Of		11	

* As amended through update #6

Master Improvements Plan



CLASSIFIED BY
JES A REPRO

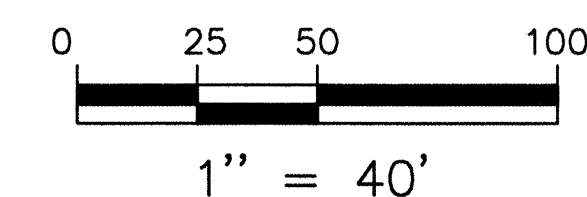
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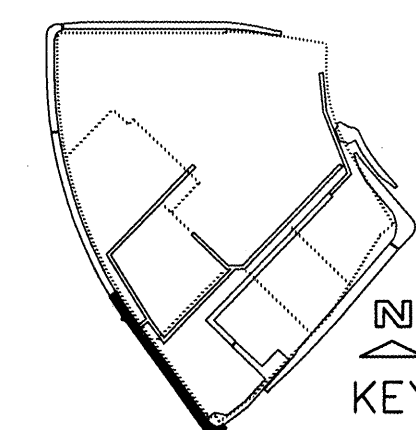
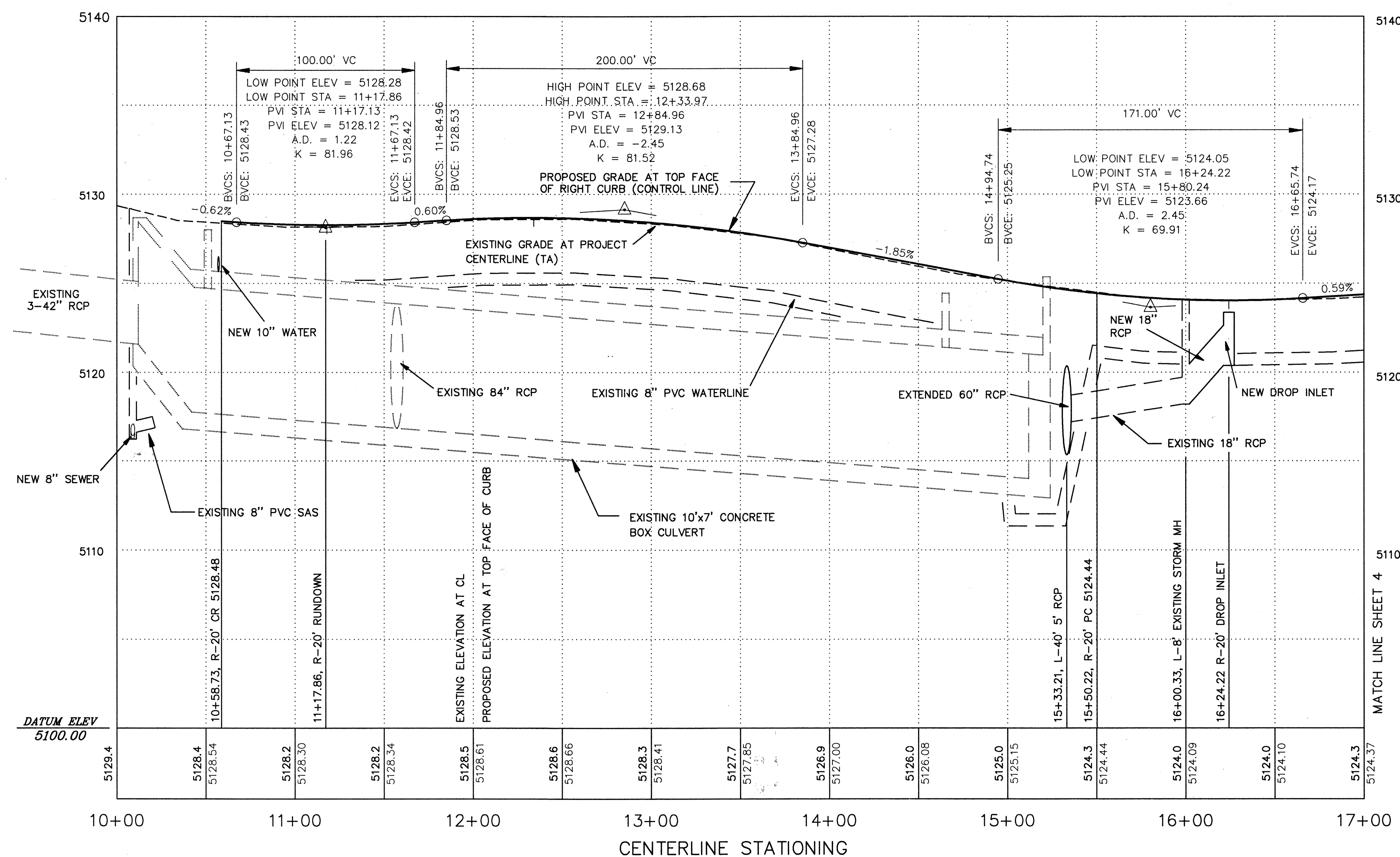
CENTERLINE DATA

LINE	DIRECTION	DISTANCE
L1	N36°24'12"W	550.22'
L2	N00°00'58"E	215.83'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1800.00'	1144.15'	592.15'	1124.99'	S18°11'37"E	36°25'10"
C2	45.00'	72.59'	44.96'	64.97'	N43°47'13"E	89°59'44"



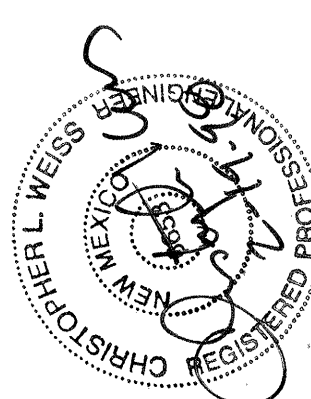
REFER TO SHEET 4 FOR
PLAN CONTINUATION


$$1'' = 40' \text{ HOR}$$
$$1'' = 4' \text{ VERT}$$


- (1) WEST PROPERTY BOUNDARY IS PROJECT BASIS OF BEARINGS.
- (2) TEMPORARY BENCHMARK. TOP OF CAP ELEVATION = 5127.31.
- (3) LOCATION OF ROW CENTERLINE STA 10+00 FROM SOUTHWEST PROPERTY CORNER. NOTE: CENTERLINE MATCHES COA PROJECT 5347.90 CENTERLINE (ADJUSTED FOR BASIS OF BEARINGS AND EXTENDED TO INTERSECTION WITH SINGER BLVD. CENTERLINE).
- (3A) RELOCATE "ONE WAY - DO NOT ENTER" SIGN TO STA 10+20, R-87'.
- (3B) SEE "JEFFERSON COMMONS II - JEFFERSON STREET NE IMPROVEMENTS" PLANS FOR INFORMATION ABOUT NEW CONSTRUCTION THIS AREA. - N.M.S.H.D.
- (4) SAW CUT AND DISPOSE OF EXISTING PAVEMENT 1' INSIDE EDGE OF EXISTING PAVING, STA 9+93.9, R-67.8' TO 28+85, R-60'.
- (5) CONSTRUCT 180 LF STANDARD CONCRETE CURB/ GUTTER 20' RIGHT OF ROW CENTERLINE. BEGIN NEW C/G BY MATCHING NEW FRONTAGE ROAD CURB RETURN AT STA 10+14.62, R-66.90'. SEE COA STD. DWG. 2415.
- (6) PAVE NEW LANE WITH ARTERIAL PAVING PER COA STANDARDS. MATCH EXISTING PAVEMENT ELEVATIONS AT SAW CUT LINE. MAINTAIN EXISTING 2% CROSS SLOPE. SEE SECTION A AND ARTERIAL PAVING SECTION, SHEET 9.
- (7) CONSTRUCT 4'-WIDE CURB CUT AND CONCRETE RUNDOW WITH RIP RAP EROSION CONTROL PAD AT LOW POINT STA 11+18, R-20'. GRADE TO DRAIN. SEE DETAIL, SHEET 9.
- (8) REMOVE AND DISPOSE OF 225 SY ASPHALT PAVING STA 12+04, R-5' TO 16+38, R-6'.
- (9) REMOVE AND DISPOSE OF 404 LF EXISTING GUARD-RAIL STA 12+26, R-12' TO 16+29, R-11'.
- (10) REMOVE EXISTING 5 LF OF 60" CMP AND CONCRETE HEADWALL AT STA 15+35, R-14'. CONNECT NEW 54" RCP STORM DRAIN. SEE STORM DRAIN PLAN, SHEET 7.
- (11) FILL AND REGRADE TO ROW LINE. SEE GRADING PLANS FOR ADDITIONAL INFORMATION.
- (12) CONSTRUCT SINGLE TYPE 'A' DROP INLET AT STA 16+24.2, R-20'. SEE COA DWGS. 2201 AND 2202.
- (13) INSTALL 32 LF 18" RCP FROM NEW DROP INLET TO EXISTING STORM MANHOLE AT STA 15+98, L-6'. REPLACE PAVEMENT PER COA STD. DWG. 2465.
- (15) SIDEWALK TO BE CONSTRUCTED IN CONJUNCTION WITH INDIVIDUAL LOTS AS PART OF BUILDING PERMIT PROCESS.

SURVEY INFORMATION			BENCH MARKS		AS-BUILT INFORMATION			
NO.	BY	DATE	COA 125-18, AN NMSC BRASS CAP IN TOP OF A CONCRETE POST FLUSH WITH THE GROUND AND LOCATED ON THE I-25 EAST FRONTAGE ROAD, 0.6 MILES NORTH OF ITS INTERSECTION WITH MONTGOMERY BOULEVARD				CONTRACTOR	
							WORK STARTED BY	
							INSPECTOR'S NAME	
							BY	
							FIELD VERIFICATION	
							BY	
							DATE	
			NE. ELEVATION = 5,125.70.					
							MICRO-FILM INFORMATION	
							RECORDED BY	DATE
							NO.	

ENGINEER'S SEAL

[illegible]

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT

TITLE: JEFFERSON COMMONS II -- PHASE 1
OFFICE BOULEVARD STA 10+00 TO 17+00

Design Review Committee

APR 10 1998

DESIGN
REVIEW COMMITTEE

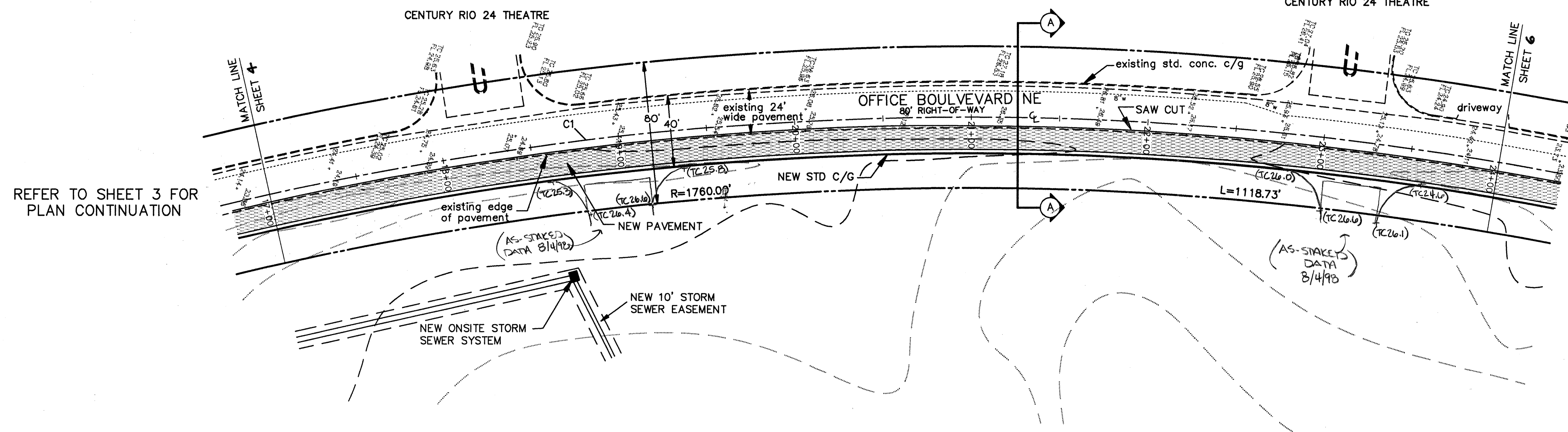
e	City Engineer Approval
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City Project No. _____

Zone Map No.
F-17

Sheet	Of
4	11

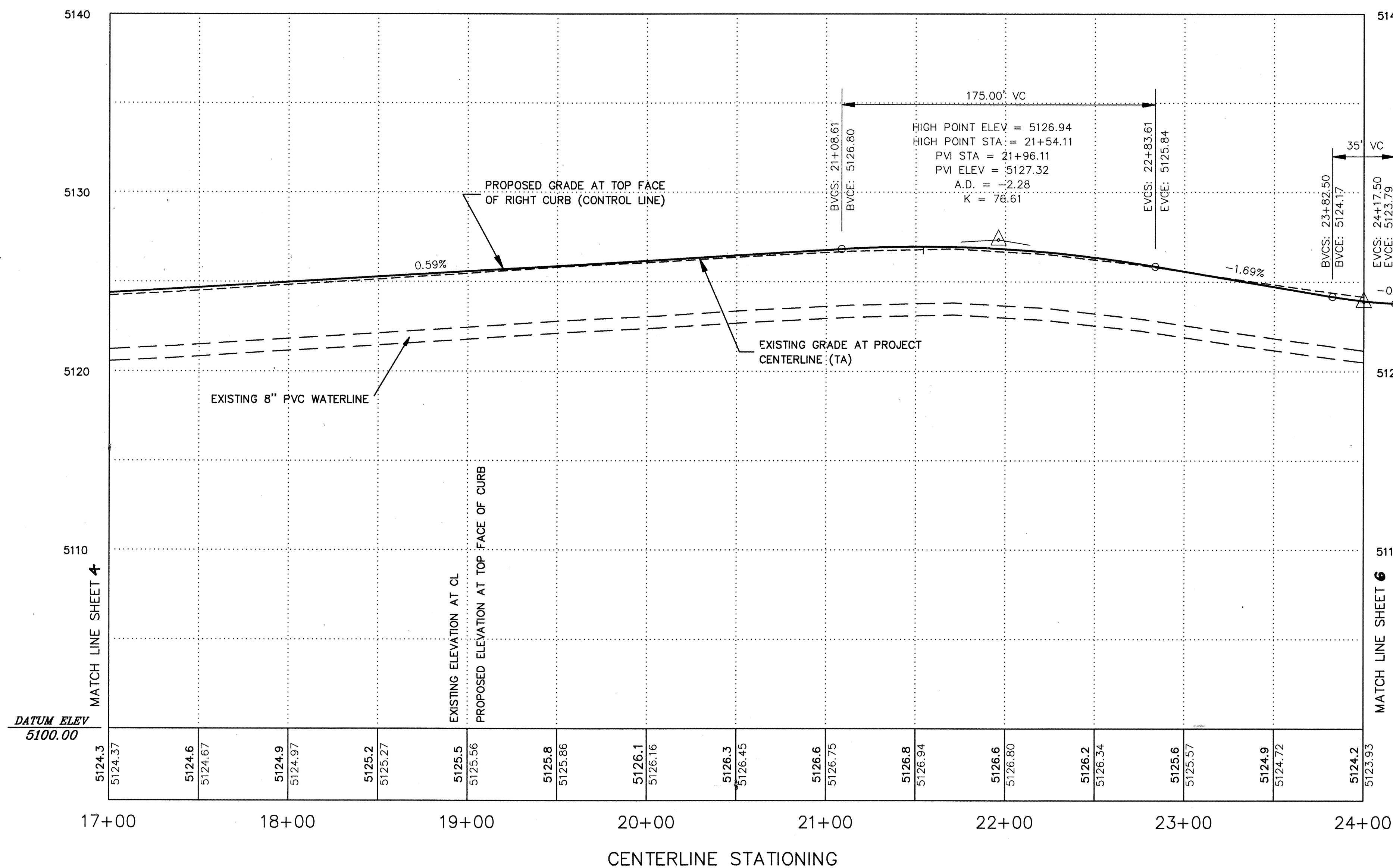
OFFICE BOULEVARD PLAN STA 17+00 TO 24+00



REFER TO SHEET 3 FOR
PLAN CONTINUATION

REFER TO SHEET 6 FOR
PLAN CONTINUATION

OFFICE BOULEVARD PROFILE STA 17+00 TO 24+00



1" = 40' HOR
1" = 4' VERT

KEYED NOTES

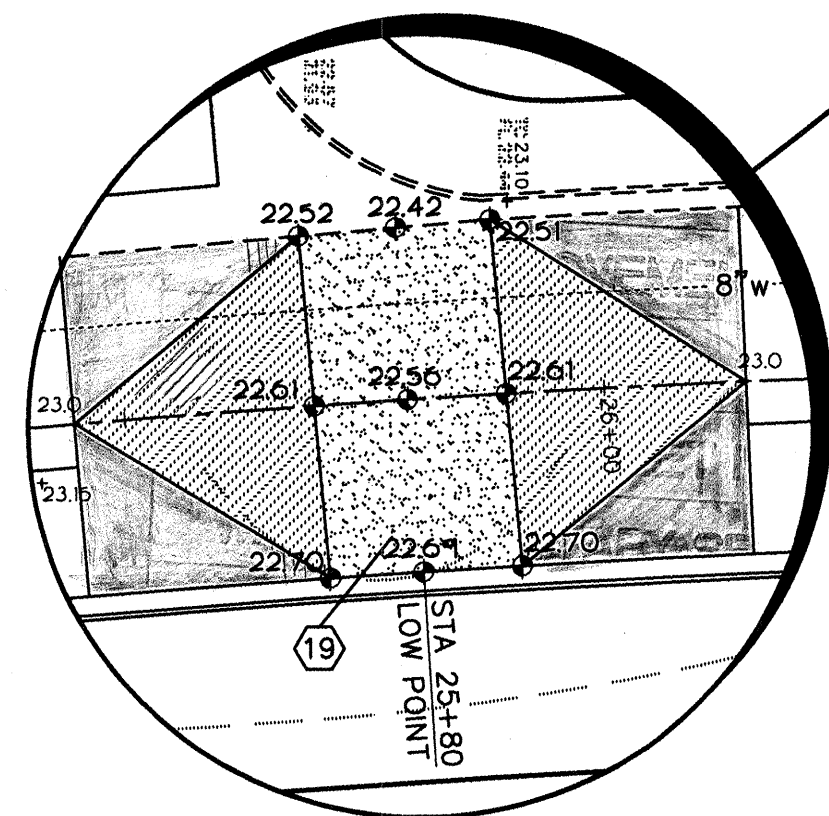
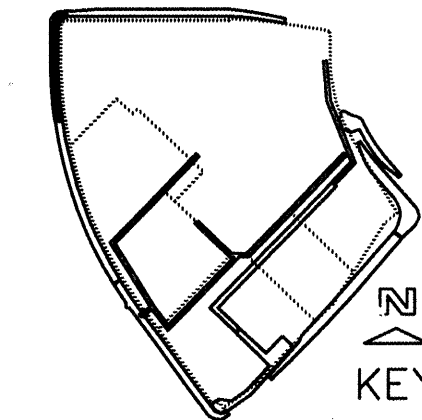
AS-BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	WORK	DATE	DATE	COA 125-18, AN INCH BRASS CAP IN TOP OF A	CONCRETE POST FLUSH WITH THE GROUND AND LOCATED	ON THE I-25 EAST FRONTAGE ROAD, 0.6 MILES NORTH	OF ITS INTERSECTION WITH MONTGOMERY BOULEVARD	NO.	BY	DATE	DATE				
CONTRACTOR	WORK	DATE	DATE	CONCRETE POST FLUSH WITH THE GROUND AND LOCATED	ON THE I-25 EAST FRONTAGE ROAD, 0.6 MILES NORTH	OF ITS INTERSECTION WITH MONTGOMERY BOULEVARD	NE. ELEVATION = 5,125.70.	NO.	BY	DATE	DATE				
CONTRACTOR	WORK	DATE	DATE	CONCRETE POST FLUSH WITH THE GROUND AND LOCATED	ON THE I-25 EAST FRONTAGE ROAD, 0.6 MILES NORTH	OF ITS INTERSECTION WITH MONTGOMERY BOULEVARD	NE. ELEVATION = 5,125.70.	NO.	BY	DATE	DATE				
CONTRACTOR	WORK	DATE	DATE	CONCRETE POST FLUSH WITH THE GROUND AND LOCATED	ON THE I-25 EAST FRONTAGE ROAD, 0.6 MILES NORTH	OF ITS INTERSECTION WITH MONTGOMERY BOULEVARD	NE. ELEVATION = 5,125.70.	NO.	BY	DATE	DATE				

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CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

TITLE: **JEFFERSON COMMONS II -- PHASE 1
 OFFICE BOULEVARD STA 17+00 TO 24+00**

Design Review Committee	City Engineer Approval	Month / Day / Year	Month / Day / Year
APR - 6 1998			
City Project No. 583081	Zone Map No. F-17	Sheet 5 Of 11	


$$\begin{aligned} 1'' &= 40' \text{ HOR} \\ 1'' &= 4' \text{ VERT} \end{aligned}$$


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- (16) TEMPORARY BENCHMARK. TOP OF CAP ELEVATION = 5124.89.
- (17) CONSTRUCT WHEELCHAIR ACCESS RAMP (CASE II) PER COA STD. DWG. 2441.
- (18) REMOVE AND DISPOSE OF 350 LF ASPHALT CURB STA 25+41, R-6' TO 28+55, R-44'.
- (19) REMOVE EXISTING 20'-WIDE CONCRETE DIP SECTION (STA 25+70 TO 25+90). REMOVE EXISTING ASPHALT PAVING 25' EACH SIDE OF EXISTING DIP SECTION X FULL WIDTH OF PAVING (STA 25+45 TO 25+70 AND STA 25+90 TO 26+15) INSTALL NEW CONCRETE DIP SECTION AT ELEVATIONS SHOWN. MATCH EXISTING EDGE OF CONCRETE ON WEST SIDE. REPAVE ASPHALT AREA AS A NO CROWN AREA. MATCH EXISTING FOR SMOOTH RIDING TRANSITION. SEE SHEET 14 OF 15 FOR TRAFFIC CONTROL PLAN.
- (20) RELOCATE STOP SIGN TO STA 28+40, R-26'.
- (21) RELOCATE "DIP" SIGN TO STA 24+10, R-26'.
- (22) REMOVE AND DISPOSE OF SIGN.
- (22a) REMOVE AND DISPOSE OF 50' LF ASPHALT CURB BEYOND MATCH LINE. CONSTRUCT NEW 50' LF TEMPORARY ASPHALT CURB FROM EDGE OF NEW CURB AND GUTTER TO EXISTING ASPHALT CURB. PROVIDE 4" THICK TEMPORARY ASPHALT PAVING BETWEEN NEW TEMPORARY CURB AND EXISTING PAVING.



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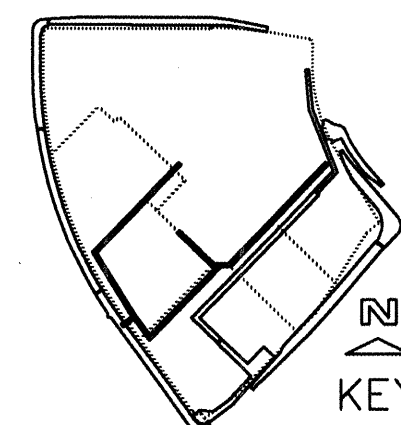
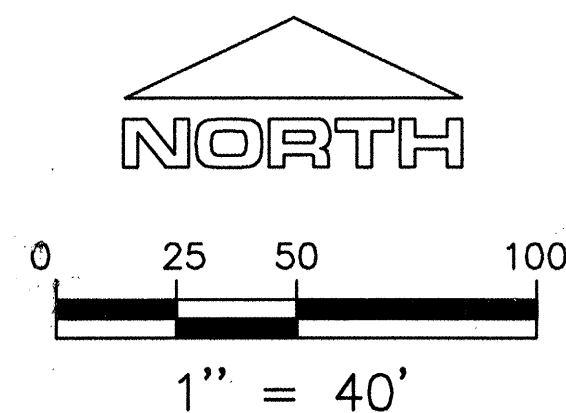
TITLE: JEFFERSON COMMONS II -- PHASE 1
OFFICE BOULEVARD STA 24+00 TO 29+10

Design Review Committee 		City Engineer Approval		Last Design Update		Month / Day / Year	Month / Day / Year
City Project No. 583081		Zone Map No. F-17		Sheet		6	Of 11

JEFFERSON COMMONS II STORM DRAIN PLAN

STORM SEWER ALIGNMENT INTERSECTION PIPE CL'S

LINE	DIRECTION	DISTANCE
LINE 1	S53°35'48"W	68.36'
LINE 2	N31°48'50"W	315.26'
LINE 3	N44°07'38"E	50.00'
LINE 4	N44°07'38"E	372.00'
LINE 5	N44°07'38"E	87.00'



Existing permanent easement as shown on the Plat of Parcel 3, Digital Properties filed 02/27/96, Volume 96C Folio 89

PHASE 2 WATER FACILITIES (FUTURE)

PRIVATE PHASE 2 STORM SEWER FACILITIES (FUTURE)

- ### KEYED NOTES
- 46 WEST PROPERTY BOUNDARY IS PROJECT BASIS OF BEARINGS. REFER TO PLAT.
 - 47 TEMPORARY BENCHMARK. ELEVATION = 5124.44.
 - 48 LOCATION OF NORTH STORM SEWER ALIGNMENT STA 10+00 FROM INDICATED WEST PROPERTY CORNER.
 - 49 REMOVE 5 LF EXISTING 60" CMP, STA 9+32 TO 9+37 AND EXISTING CONCRETE HEADWALL, STA 9+37. BEGIN STORM SEWER LINE 1 AT STA 9+32 WITH 60" TO 54" RCP REDUCER.
 - 50 SEE STRUCTURAL DETAILS FOR DESIGN OF STORM SEWER INLET/JUNCTION BOXES, SHEETS 10-II.
 - 52 CONSTRUCT TYPE 'D' SINGLE DROP INLET WITH NEENAH R4346 INLET FRAME AND GRATE. SEE COA STD. DWG. 2206 AND DETAIL, SHEET 9.
 - 53 CONSTRUCT TYPE 'D' DOUBLE DROP INLET WITH 2 NEENAH R4346 INLET FRAMES AND GRATES. SEE COA STD. DWG. 2206 AND DETAIL, SHEET 9.
 - 54 SEE OFFICE BLVD. STREET PLANS, SHEET 4, FOR INFORMATION ON NEW CURB AND GUTTER THIS AREA.
 - 55 FINAL GRADES THIS AREA TO BE ESTABLISHED WITH DEVELOPMENT OF LOT 4. TEMPORARY GRADING THIS AREA TO ESTABLISH POSITIVE DRAINAGE TO INLET 1.
 - 57 SEE OFFICE BLVD. STREET PLANS, SHEET 4, FOR INFORMATION ON NEW INLET/STORM DRAIN THIS AREA.
 - 58 SEE STORM DRAIN PROFILE, SHEET 8, FOR VERTICAL INFORMATION ON NEW STORM SEWER.
 - 59 ALL STORM SEWER LINES EXCEPT LINE 1 SHALL BE CONTECH ULTRA FLOW STORM SEWER PIPE WITH GAUGES REFERENCED ON STRUCTURAL SHEETS 9-10. PIPE 1 SHALL BE RCP.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	DATE	NO.	DATE
COA 125-18, AN NMCH BRASS CAP IN TOP OF A CONCRETE POST FLUSH WITH THE GROUND AND LOCATED ON THE L-25 EAST FRONTAGE ROAD, 0.6 MILES NORTH OF ITS INTERSECTION WITH MONTGOMERY BOULEVARD NE. ELEVATION = 5125.70.							
REVISIONS		REVISIONS		REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
DESIGNED BY		DESIGNED BY		DESIGNED BY		DESIGNED BY	
DRAWN BY		DRAWN BY		DRAWN BY		DRAWN BY	
CHECKED BY		CHECKED BY		CHECKED BY		CHECKED BY	

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CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

TITLE: **JEFFERSON COMMONS II -- PHASE 1 STORM DRAIN PLAN**

Design Review Committee	City Engineer Approval	Month / Day / Year	Month / Day / Year

City Project No. **583081** Zone Map No. **F-17** Sheet **7** Of **11**

SCANNED BY MESA REPRO

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City Project No.	583081	Zone Map No.	F-17	Sheet	9	Of	11
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CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

- 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.
- 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.
- 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.
- CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY CONSTRUCTION COORDINATION.
- 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.
- ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL COMPLY TO THE MANUAL ON UNIFORM 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.
- 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.
- 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.
- 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.
- 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.
- ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24-HOUR PER DAY BASIS UNTIL COMPLETED.
- 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.
- EQUIPMENT OR MATERIALS SHALL NOT BE STORED WITHIN 15 FEET OF A TRAVELLED TRAFFIC LANE DURING NON-WORKING HOURS WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.
- CONTRACTOR IS RESPONSIBLE FOR OBLITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FACILITIES, BUSINESSES AND/OR RESIDENTS AT ALL TIMES.
- 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.
- 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.
- 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.
- 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:
1. STANDARDS AND REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
2. THE CITY OF ALBUQUERQUE TRAFFIC CODE, LATEST EDITION.
3. SECTION 19 OF THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION, AS WELL AS OTHER SECTIONS.

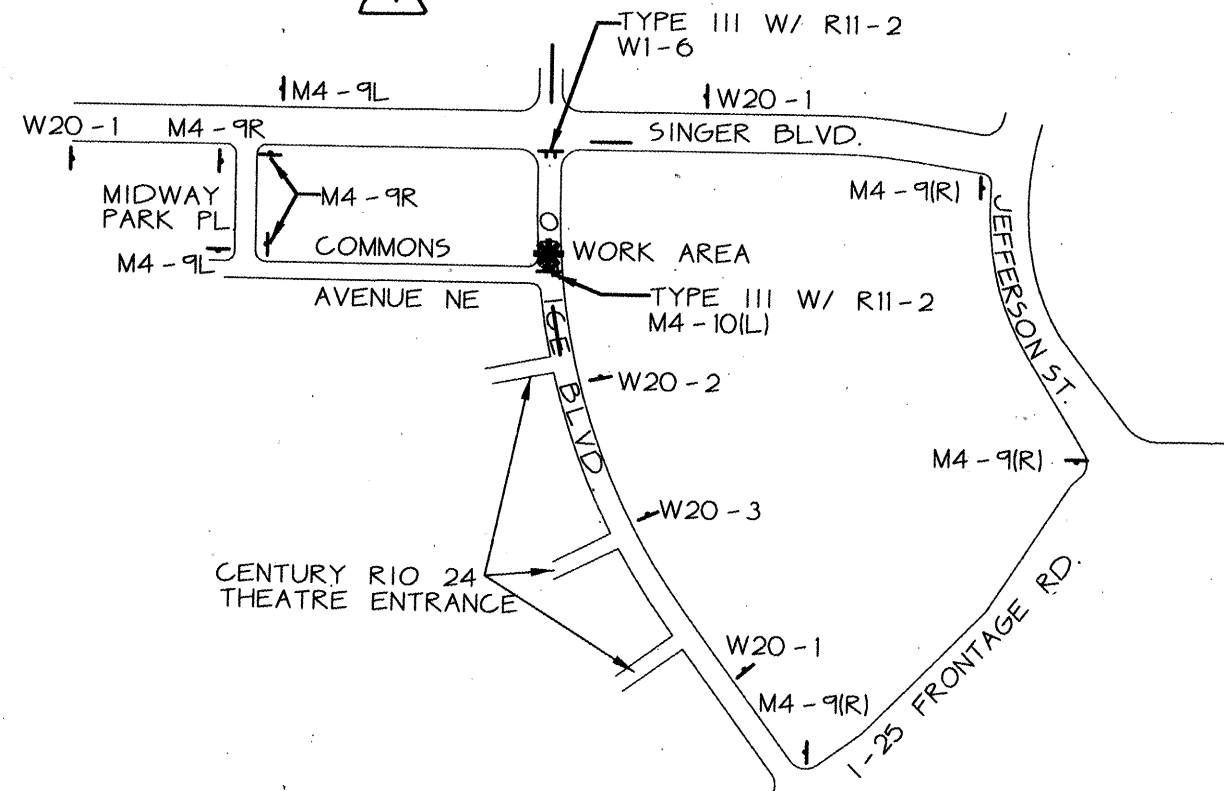
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION. WASHING OF EQUIPMENT IS INCIDENTAL TO ITS PLACEMENT AND MAINTENANCE.

25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

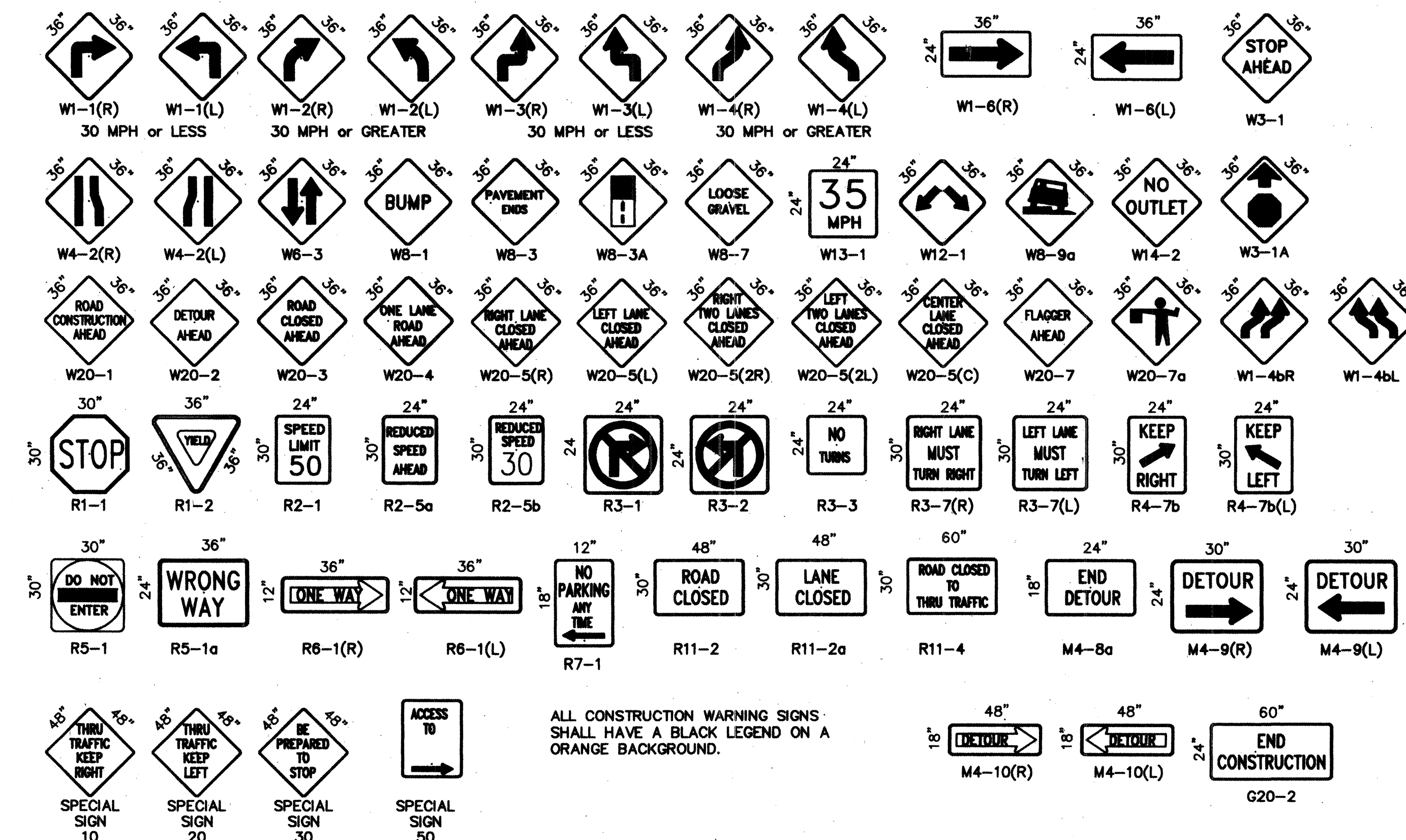
26. ADVANCE WARNING SIGNS SHALL BE 36"x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGHT AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D.

27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY.

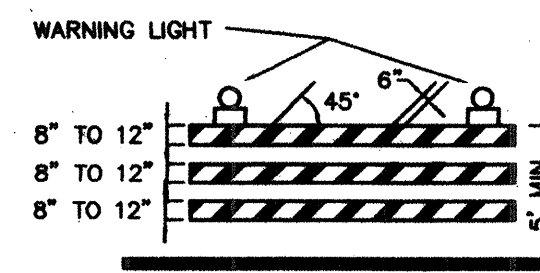


OFFICE BLVD. TRAFFIC CONTROL DIAGRAM

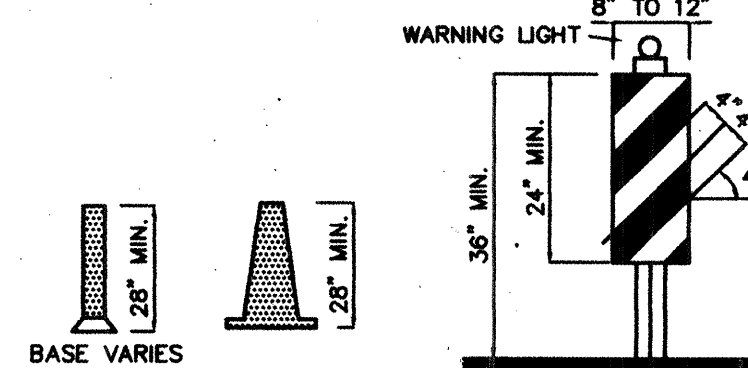
SIGN FACE DETAILS



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



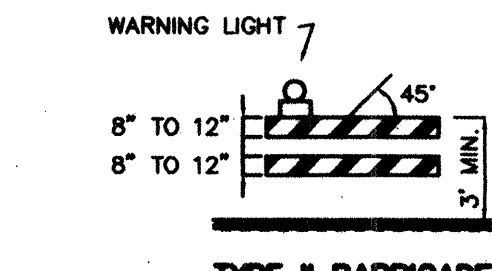
TYPE III BARRICADE



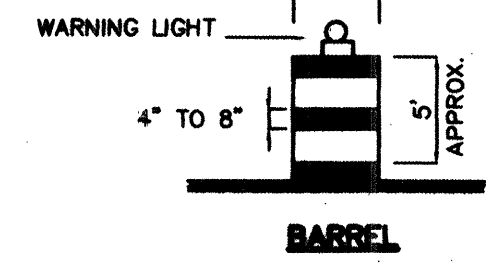
CONES

VERTICAL PANEL

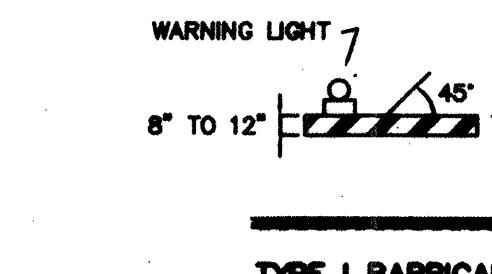
HIGH LEVEL WARNING DEVICE



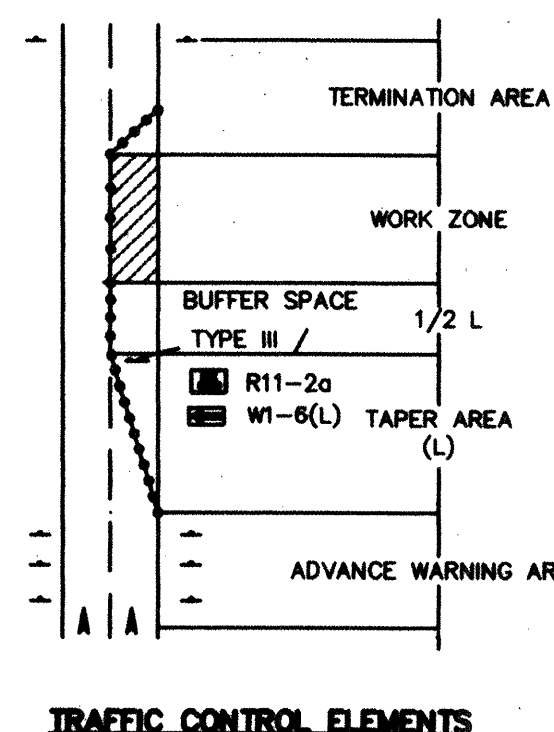
TYPE I BARRICADE



TYPE II BARRICADE



TYPE I BARRICADE



TRAFFIC CONTROL ELEMENTS

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 REQUIREMENTS

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 MILES PER HOUR	MINIMUM DISTANCE IN FEET	
	BETWEEN SIGNS	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

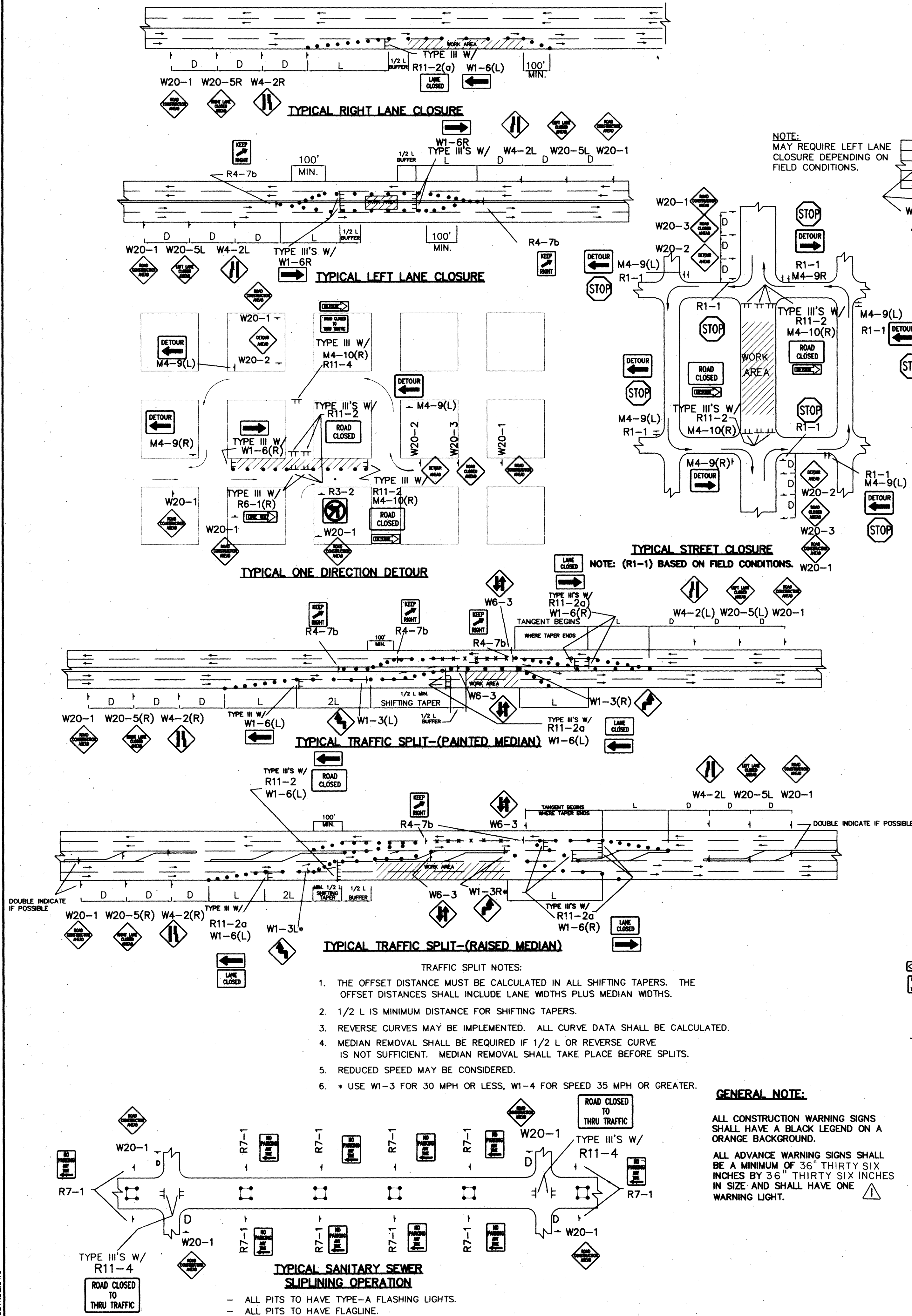
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

SPEED LIMIT	L =
40 MPH OR LESS	$L = \frac{WS^2}{60}$
45 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

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO. / DAY / YR.	
LAST UPDATE		NO. / DAY / YR.	
PROJECT NO. 583081		MAP NO. F-17	SHEET 10 OF 11

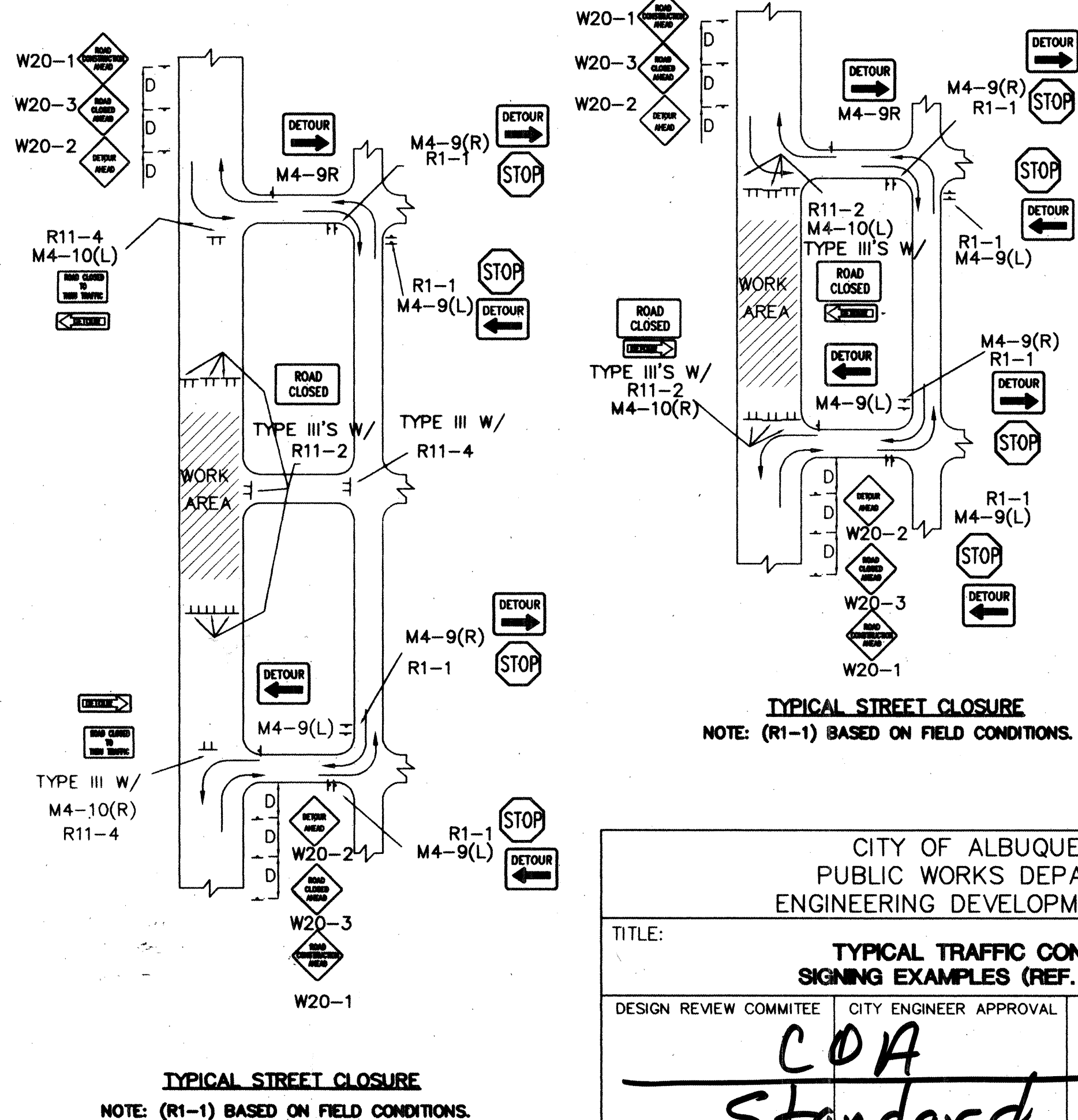
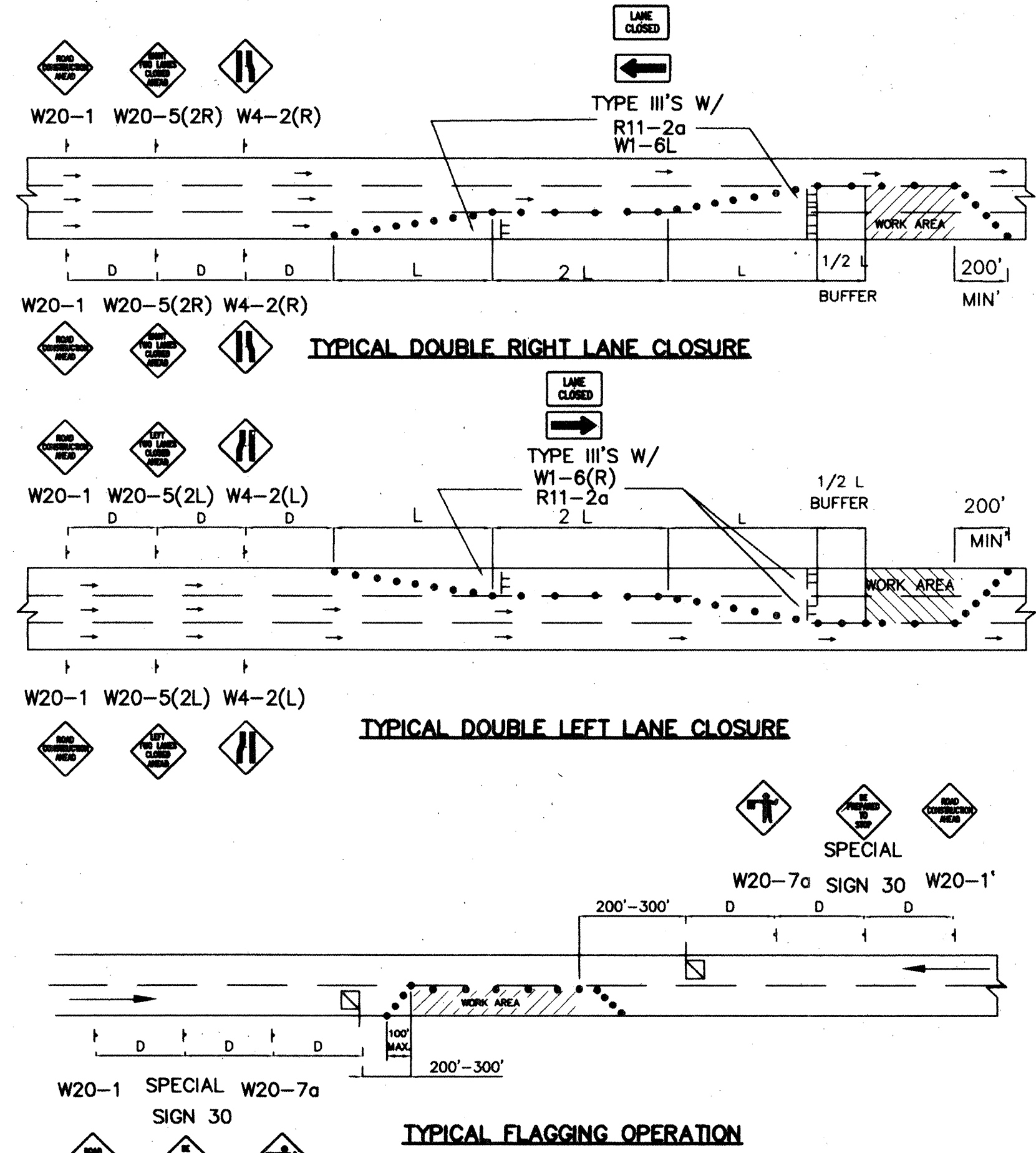
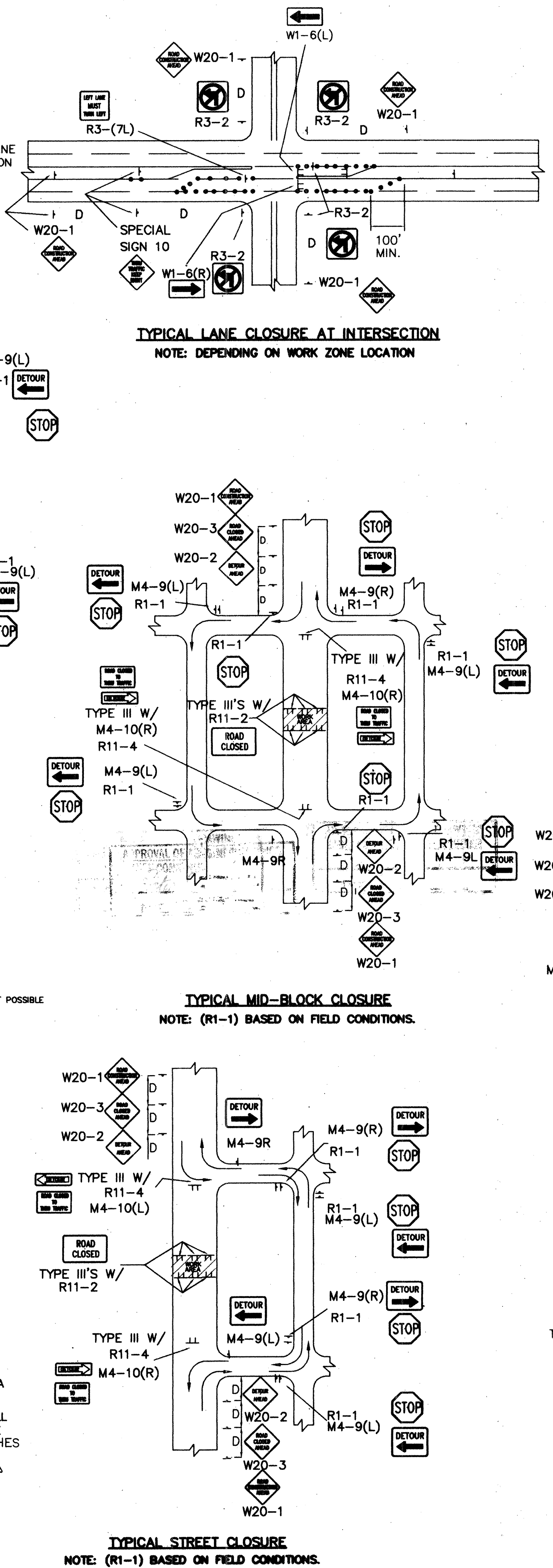


- TRAFFIC SPLIT NOTES:**
1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
 2. 1/2 L IS MINIMUM DISTANCE FOR SHIFTING TAPERS.
 3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
 4. MEDIAN REMOVAL SHALL BE REQUIRED IF 1/2 L OR REVERSE CURVE IS NOT SUFFICIENT. MEDIAN REMOVAL SHALL TAKE PLACE BEFORE SPLITS.
 5. REDUCED SPEED MAY BE CONSIDERED.
 6. * USE W1-3 FOR 30 MPH OR LESS, W1-4 FOR SPEED 35 MPH OR GREATER.

GENERAL NOTE:

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

ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF 36" THIRTY SIX INCHES BY 36" THIRTY SIX INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT.



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	DATE	DATE	NO.	BY	DATE	DATE
INSPECTOR'S	DATE	DATE	DATE				
STANDARD BY	DATE	DATE	DATE				
REVISIONS	DATE	DATE	DATE				
CORRECTED BY	DATE	DATE	DATE				
MICRO-FILM INFORMATION	DATE	DATE	DATE				
NO.							

DESIGNED BY	C.O.A.	DATE	
DRAWN BY	Standard	DATE	
CHECKED BY		DATE	

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP**

TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF. M.U.T.C.D.)

TITLE: **C.O.A. Standard**

DESIGN REVIEW COMMITTEE: **C.O.A.**

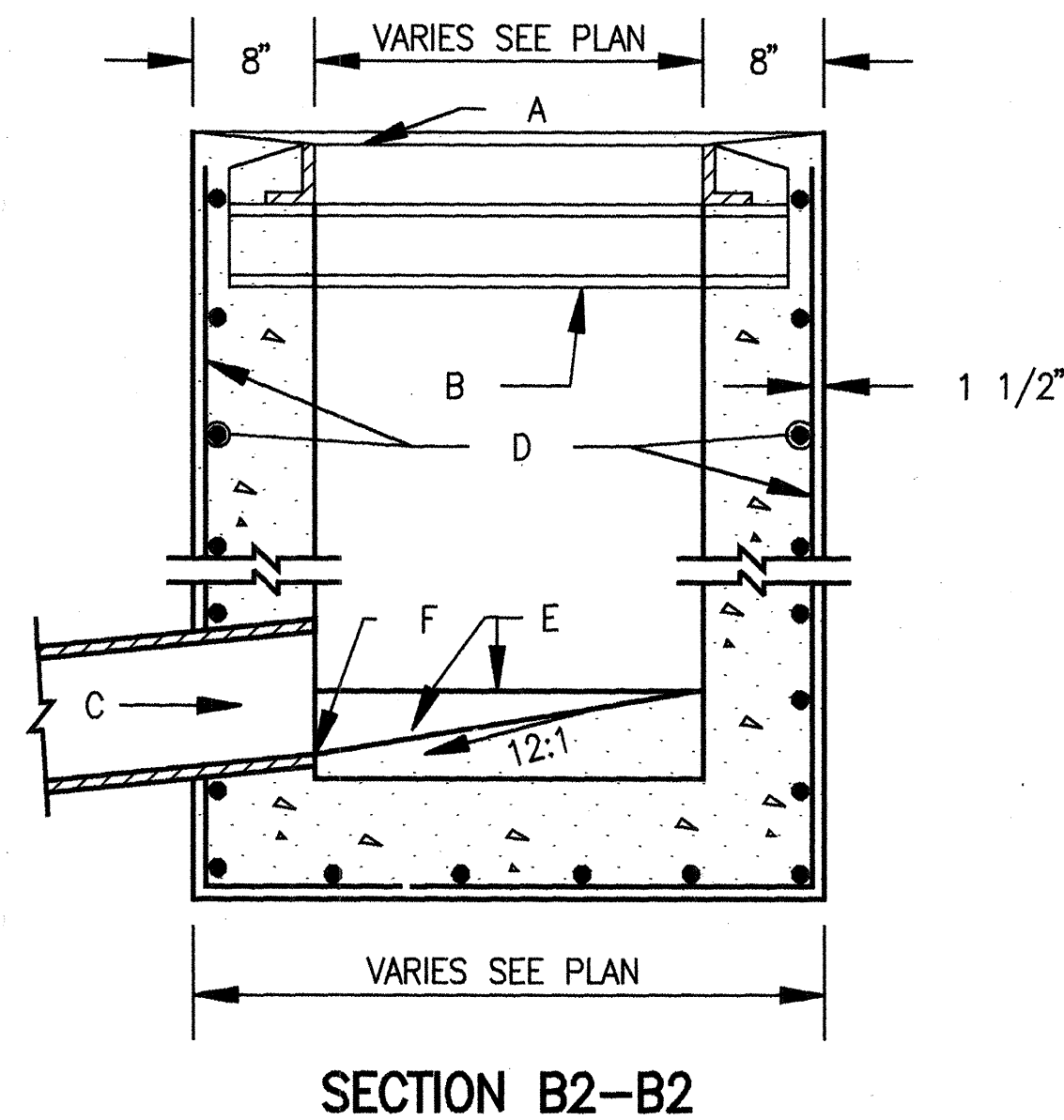
CITY ENGINEER APPROVAL: **C.O.A.**

MO./DAY/YR. **9/24/97**

PROJECT NO. **583081**

MAP NO. **F-17**

SHEET **11** OF **11**

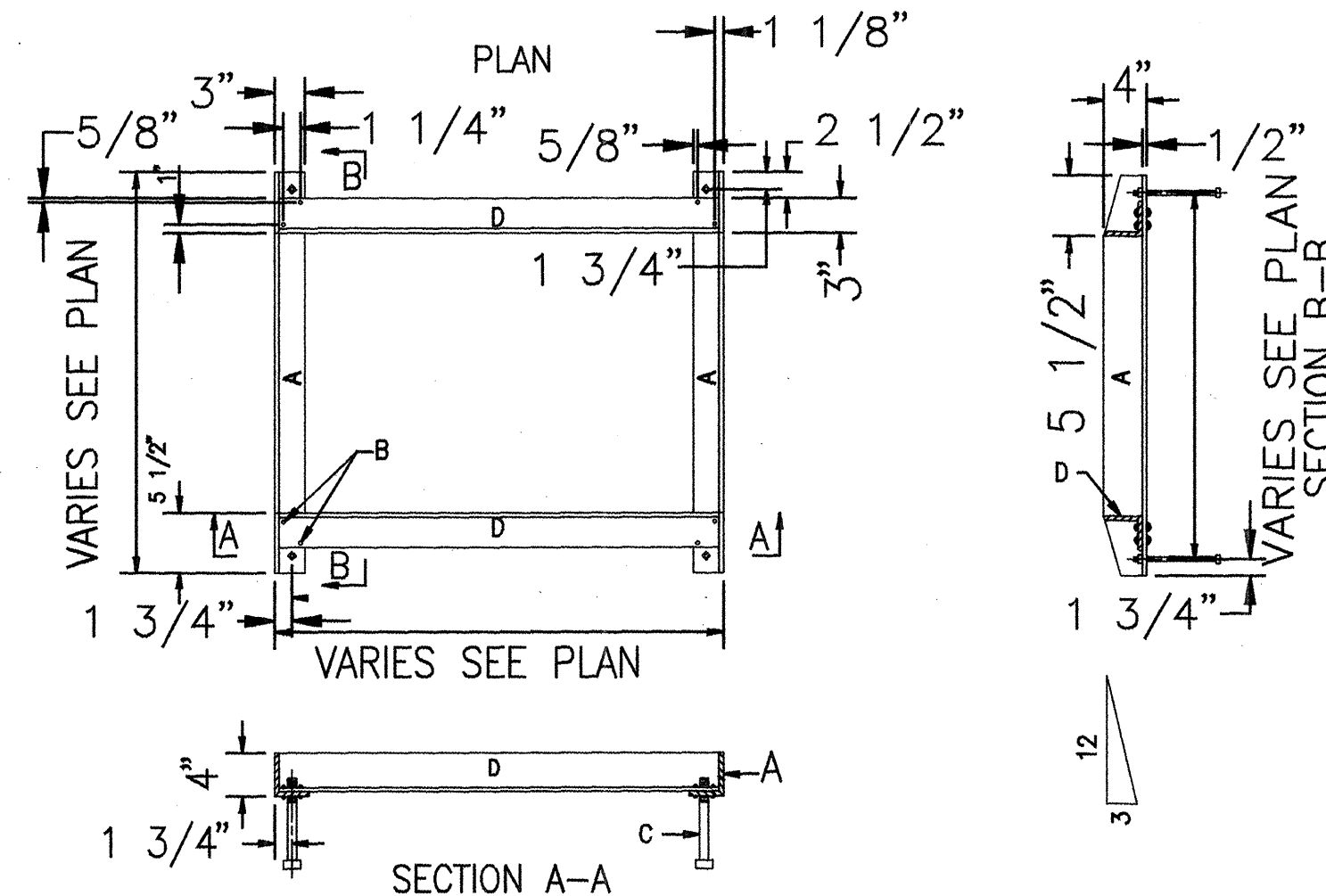


GENERAL NOTES:

1. OUTLET PIPE SIZE, PER PLAN & PROFILE

CONSTRUCTION NOTES:

- A. FRAME & GRATE.
- B. CENTER SUPPORT ASSEMBLY.
- C. CUT ONE HORIZONTAL AND ONE VERTICAL BAR MAX. AT PIPE OPENING.
- D. NO. 4 BARS AT 6" O.C. EACH WAY.
- E. CONC. FILL, 12:1 MAX
- F. INVERT PER PLAN & PROFILE.



GENERAL NOTES:

1. ALL EXPOSED METAL PARTS SHALL BE PAINTED PRIOR TO ASSEMBLY. WELDING, MACHINING AND DRILLING SHALL BE DONE PRIOR TO PAINTING. ALL DIMENSIONS ARE FINISH DIMENSIONS.
2. ALL PARTS SHALL BE OF STRUCTURAL STEEL, GRADE 36.
3. FOR CLEANING AND PAINTING OF FRAME SEE DWG. 2215, GENERAL NOTE NO. 4.
4. FRAME MAY BE WELDED OR RIVETED.
5. GRATES TO BE McNICHOLS CO. HEAVY-WELD STEEL (TYPE HWE 4" X 1 3/8") BEARING BAR 4" X 3/8"

CONSTRUCTION NOTES:

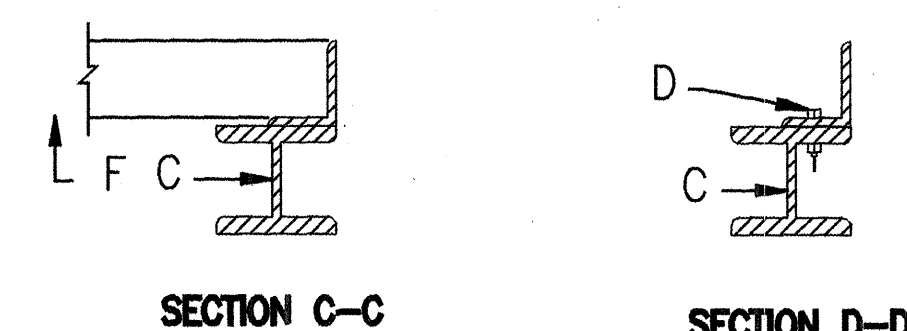
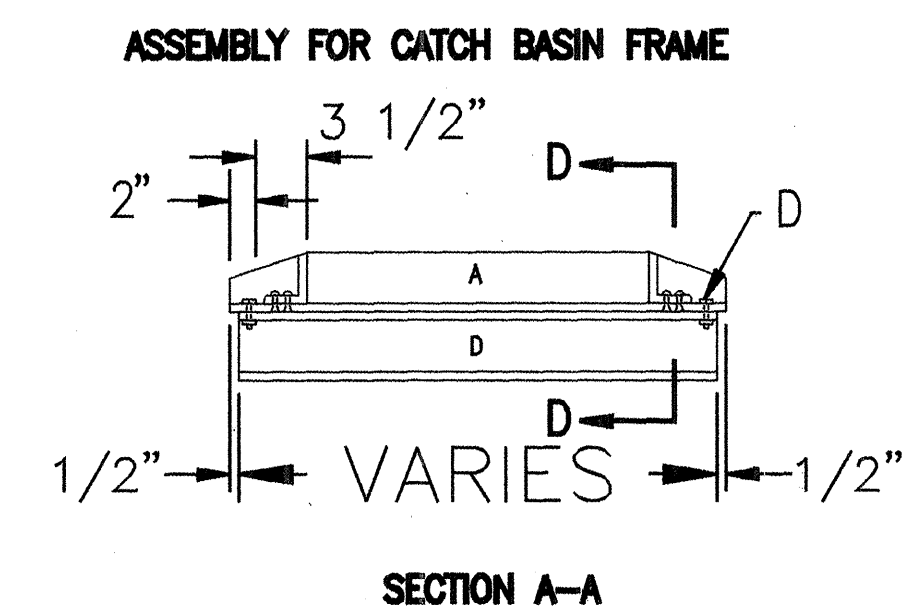
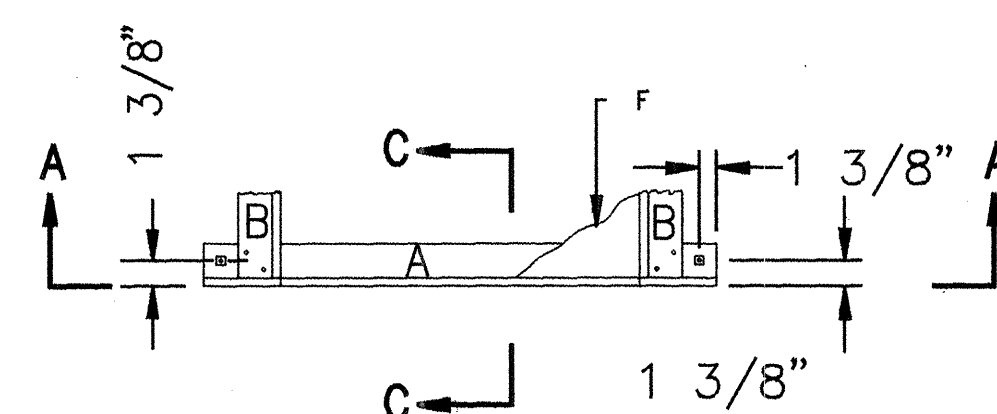
- A. 4 1/2" X 3" X 1/2" X 3" 1/2" L
- B. 2 - 3/8" RIVETS AT EACH CORNER, SEE GENERAL NOTE NO. 4.
- C. 4 - 1/2" X 8" BOLTS WITH SQUARE HEAD & NUT AT EACH CORNER. FOR ANCHORING FRAME INTO CONCRETE WALL.
- D. 3 - 1/2" X 3" X 3/8" X 3'-4 3/8" L

GENERAL NOTES:

1. OUTLET PIPE SIZE, PER PLAN REQUIREMENT.

CONSTRUCTION NOTES:

- A. FRAME & GRATE.
- B. NO. 4 BARS AT 6" O.C. EACH WAY.
- C. USE STANDARD STEPS, SEE DRW. 2229.
- D. CONC. FILL 12:1
- E. INSTALL STEPS ON UPSTREAM FACE.
- F. NO. 4 BARS AT 6" O.C. EACH WAY.
- G. NO. 5 AT 6" DOWEL INTO WALL 2' LAP LEGS
- H. 6" X 6" WF 20.0 FLANGE BEAM

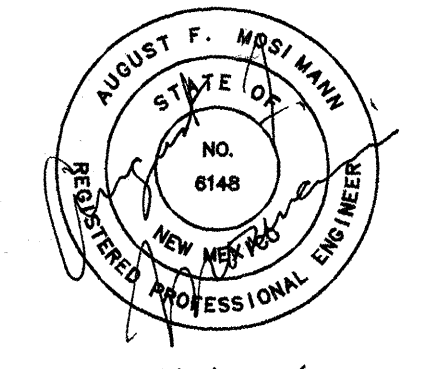


GENERAL NOTES:

1. ALL BOLTS USED IN CENTER SUPPORT ASSEMBLY SHALL BE 1/2".
2. FRAME MAY BE RIVETED OR WELDED.
3. BOLTS (NOT RIVETS OR WELDS) SHALL BE USED TO JOIN TWO OR MORE FRAMES TOGETHER AND TO THE WF BEAM.
4. AFTER CLEANING SURFACE OF SCALE, RUST, ETC., GRATING, FRAME AND CENTER SUPPORT SHALL BE PAINTED WITH ONE SHOP COAT RED OXIDE, TWO FINISH COATS ALUMINUM PAINT (AASHTO M 69).

CONSTRUCTION NOTES:

- A. 4 1/2" X 3" X 1/2" X 36 1/2"
- B. 3 1/2" X 3" X 3/8" X 40 3/8" L
- C. 6 X 6.2 WF 20.0 FLANGE BEAM
- D. 1/2" BOLTS, WITH NUTS TO SECURE ANGLE TO BEAM.
- F. FRAME & GRATE.



11/18/97

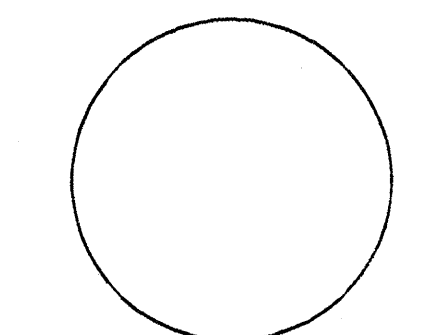
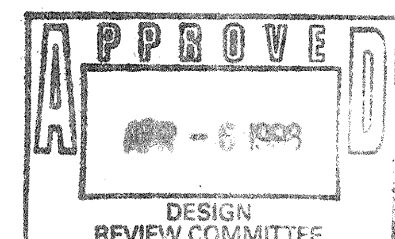
INLET DETAILS
INLETS 1-4

STORM DRAIN INLETS
JEFFERSON COMMONS

ENGINEERING ASSOCIATES, INC.
540 CHAMA NE, SUITE #11
ALBUQUERQUE, NM 87108



DESIGNED: JCH	
DRAWN: JCH	
CHECKED: AFM	
DATE: 11/18/97	
SCALE: 1/2" = 1'	
JOB NO: 00-000	
5830.81	
DATE:	BY:



SHEET 2 OF 2 SHEETS

5830.81