

Jefferson Commons II

PARCEL 3, DIGITAL PROPERTIES, ALBUQUERQUE, NM

Phase 2

Construction Plans for Public Infrastructure:

Singer Blvd. NE, Jefferson St. NE and Water and Sanitary Sewer Mains

Construction Plans for Private Infrastructure:

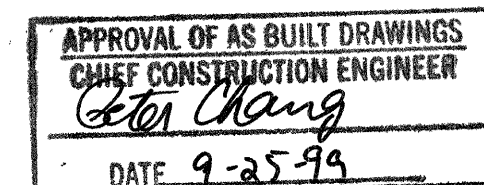
Onsite Storm Sewer System

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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.

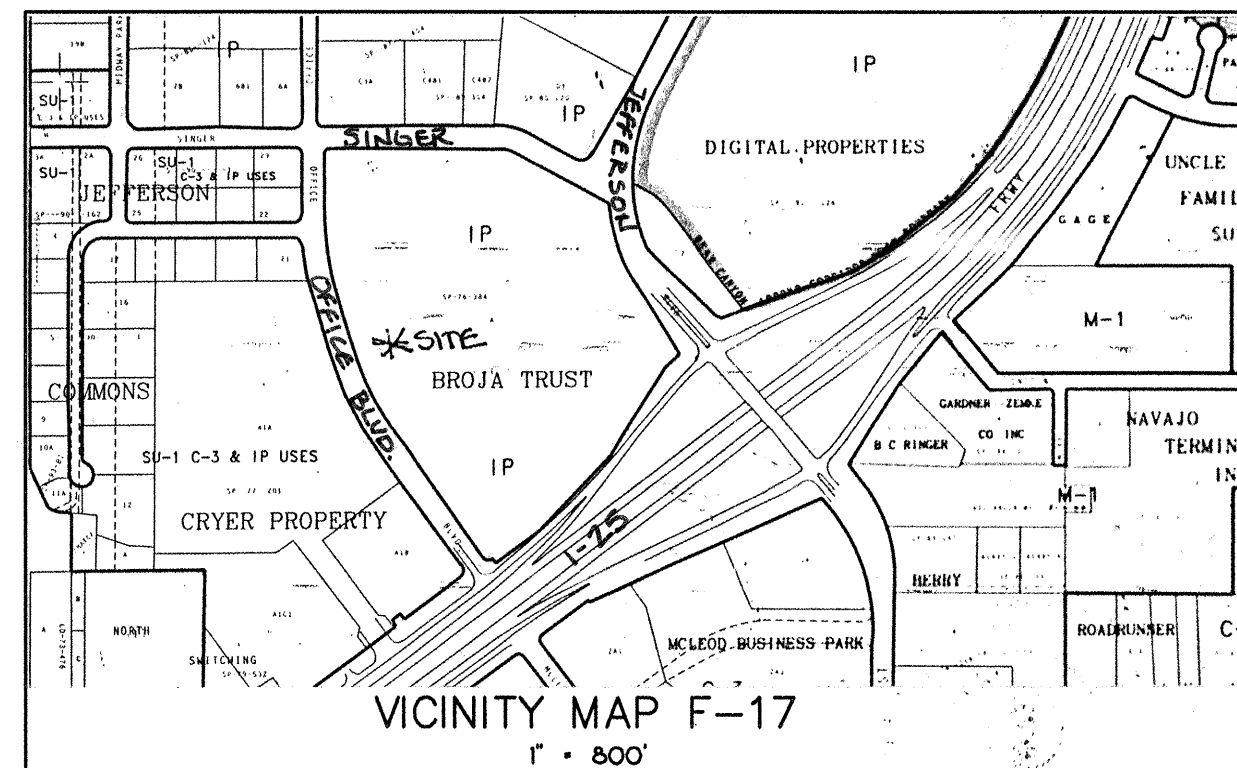
- ALL PAVEMENT TO BE REMOVED SHALL BE SAW CUT, HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.
- WHEN ABUTTING NEW CURB AND GUTTER TO EXISTING PAVEMENT, A 1'-WIDE SECTION OF EXISTING PAVEMENT ADJACENT TO THE CURB AND GUTTER SHALL BE NEATLY SAW CUT, REMOVED AND REPLACED.
- PAVING AND ROADWAY GRADES SHALL 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 BERM'S 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.



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.

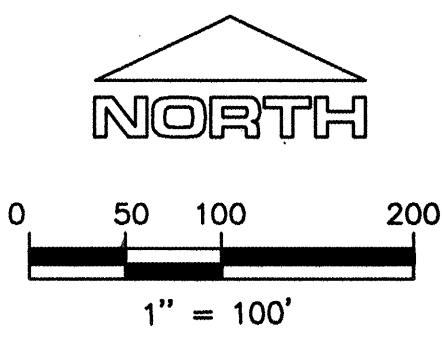


C.L. WEISS ENGINEERING, INC.

POST OFFICE BOX 97 SANDIA PARK, NM 87047 - (505) 261-1600
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		DATE	
		DRC Chairman		Sally G. Archuleta		4-14-98	
		Transportation		Robert M. ...		3-27-98	
		Water/Wastewater		R.W. Kane		3-24-98	
		Hydrology		Sally G. Archuleta		3-24-98	
		G.H.P. NMSHTD		Sally G. Archuleta		4-15-98	
Construction Coord		Jill ...		4-15-98			
DRB Case No.		City Project No.		Sheet		Of	
DRB-97-366		583082		1		15	

Master Improvements Plan



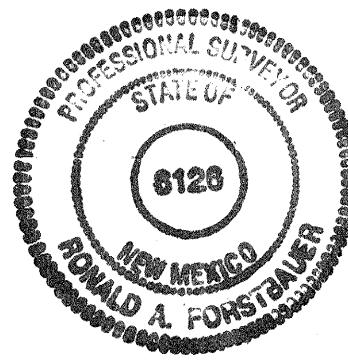
NOTE:
ALL PHASE 2 IMPROVEMENTS ARE PUBLIC EXCEPT
STORM SEWER IMPROVEMENTS ONSITE, ALL OF
WHICH ARE PRIVATE.

LEGEND

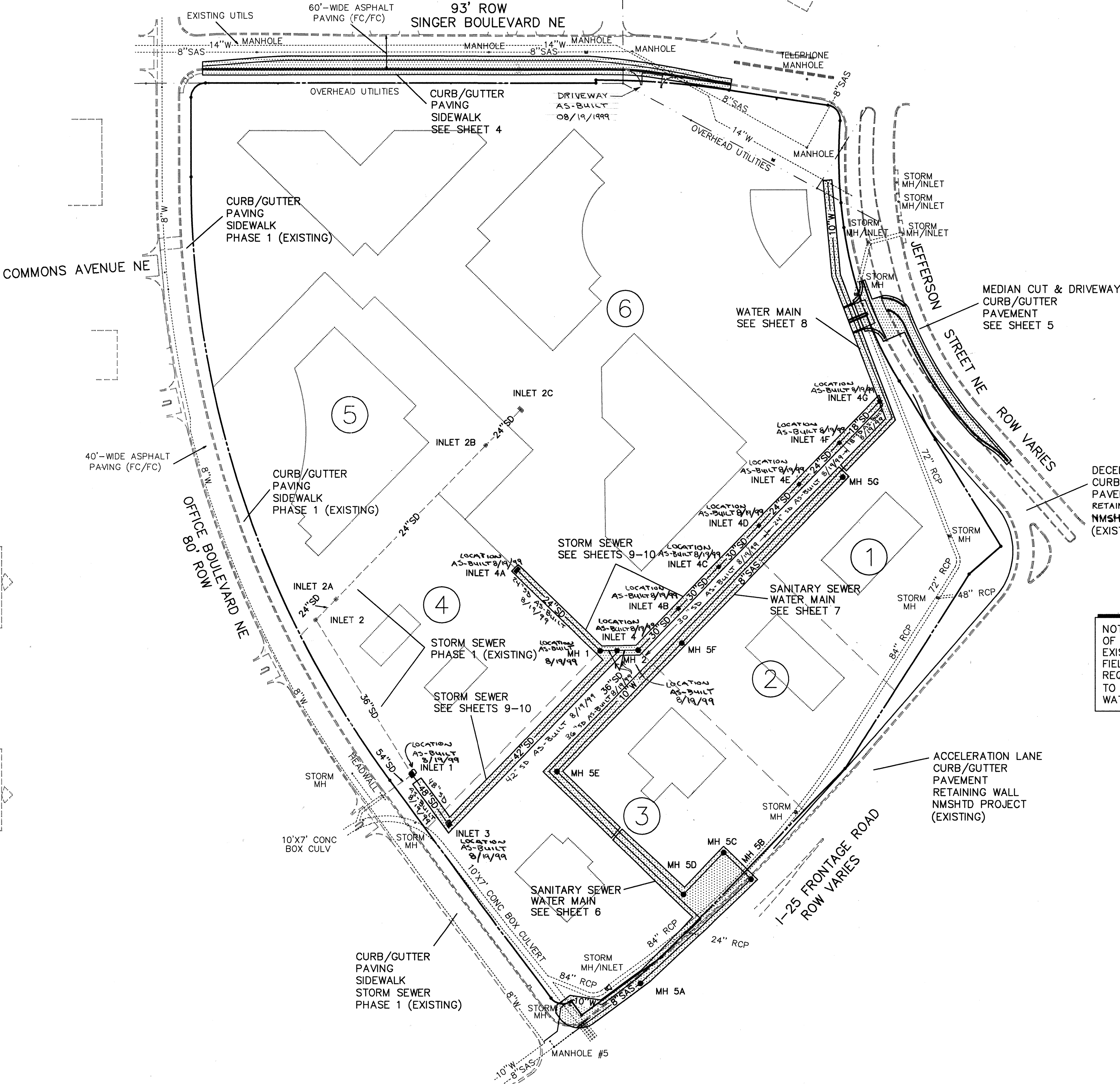
- EXISTING BUILDING
- EXISTING UTILITY OR STRUCTURE
- EXISTING CURB/GUTTER OR EDGE OF PAVEMENT
- PROPERTY LINE
- EASEMENT LINE
- NEW CURB/GUTTER OR EDGE OF PAVEMENT
- NEW WATER LINE
- NEW SANITARY SEWER LINE & MANHOLE
- NEW STORM DRAIN LINE
- PROPOSED NEW PROPERTY LINE
- PROPOSED NEW LOT

I, Ronald A. Forstbauer, New Mexico Professional Surveyor No. 6126,
do hereby certify that as-built surveying services for the Singer Blvd. driveway
and storm sewer inlets ONLY were conducted under my directed supervision
and that the information hand lettered herein and noted "as-built 8/19/99" is
true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer 8/23/99
Ronald A. Forstbauer Date



NOTE: MANHOLE RIMS AND DEPTH
OF WATERLINE ARE BASED ON
EXISTING GROUND ELEVATIONS.
FIELD ADJUSTMENTS MAY BE
REQUIRED FOR RIM ELEVATIONS AND
TO MAINTAIN 3' MINIMUM DEPTH OF
WATERLINE BELOW FINISHED GRADE.



CLW ENGINEERING, INC.
100 OFFICE BOX 87 SANDIA PARK, N.M. 87047 - (505) 281-9100
100 ALVARADO DR. NE ALBUQUERQUE, N.M. 87102 - (505) 266-6444

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **JEFFERSON COMMONS II -- PHASE 2
MASTER IMPROVEMENTS PLAN**

Design Review Committee	City Engineer Approval	Last Design Update	Month / Day / Year	
			Month / Day / Year	Month / Day / Year
APR 1 1998				

City Project No. **583082** Zone Map No. **F-17** Sheet **3** Of **15**

SCANNED BY
MESA REH-RO

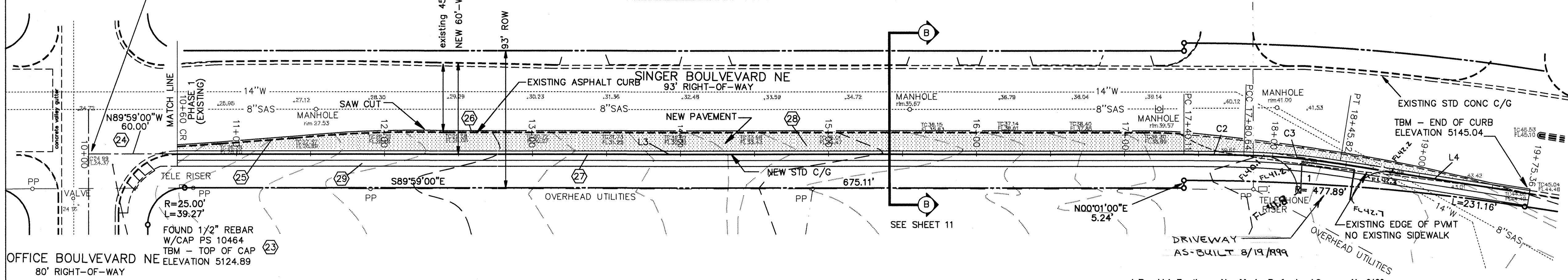
SINGER BOULEVARD PLAN STA 10+00 TO 19+75

SINGER FACE OF CURB ALIGNMENT DATA

LINE	DIRECTION	DISTANCE
L3	N89°59'00"W	696.11'
L4	N80°59'14"W	129.54'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C2	1495.65'	40.52'	20.26'	40.52'	N89°13'58"W	01°33'09"
C3	500.00'	65.18'	32.64'	65.14'	N84°43'19"W	07°28'10"

SINGER ALIGNMENT STA 10+00 =
OFFICE ROW CL STA 28+80.21
(PHASE 1 --- EXISTING)

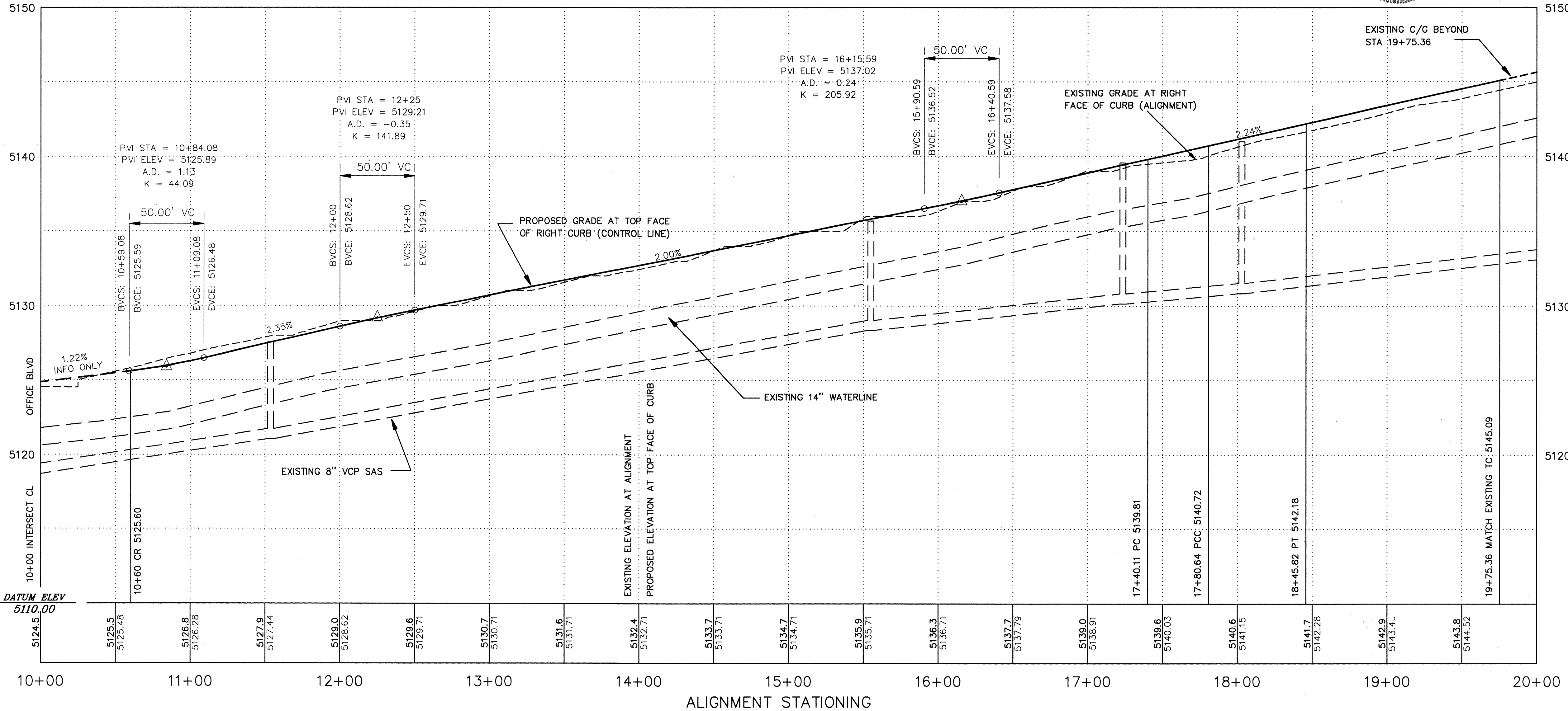


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Ronald A. Forstbauer Date

SINGER BOULEVARD PROFILE STA 10+00 TO 19+75

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



KEYED NOTES

- 23 TEMPORARY BENCHMARK. ELEVATION = 5124.89.
- 24 SINGER BLVD. STATIONING IS ESTABLISHED BY
EXTENDING NEW FACE OF CURB TO INTERSECT OFFICE
BLVD. ROW CL. NOTE: ALIGNMENT CORRESPONDS
TO COA PROJECT 2030 CENTERLINE STATIONING
10+00 TO 17+40 (OFFSET 30' RIGHT).
- 25 REMOVE AND DISPOSE OF 700 LF ASPHALT CURB
STA 10+44, L-4' TO 17+39, L-13.5'
- 26 SAW CUT AND DISPOSE OF EXISTING PAVEMENT 1'
INSIDE EXISTING ASPHALT CURB, STA 10+44, L-4'
TO 17+39, L-13.5', AND 1' INSIDE EXISTING EDGE
OF PAVEMENT TO STA 19+75, L-3'.
- 27 CONSTRUCT 915 LF STANDARD CONCRETE CURB/
GUTTER STA 10+60 TO 19+75.36. SEE COA STD.
DWG. 2415 AND SECTION B, SHEET 11.
- 28 PAVE NEW LANE WITH ARTERIAL PAVING PER COA
STD. DWG. 2415. MATCH EXISTING PAVEMENT ELE-
VATIONS AT SAW CUT LINE. MAINTAIN EXISTING 2%
CROSS SLOPE. SEE SECTION B AND ARTERIAL PAV-
ING SECTION, SHEET 11.
- 29 CONSTRUCT 4'-WIDE CONCRETE SIDEWALK. BACK
OF WALK STA 10+60, R-8.5' TO 19+75, R-8.5'.
SEE COA STD. DWG. 2430. NOTE: SIDEWALKS TO
BE CONSTRUCTED IN CONJUNCTION WITH INDIVIDUAL
LOTS AS PART OF BUILDING PERMIT PROCESS.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	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.	DATE	FIELD NOTES	DATE	C. L. WEISS ENGINEERING, INC. REGISTERED PROFESSIONAL ENGINEER ALBUQUERQUE, N.M.	REVISIONS
INSPECTOR	DATE		DATE	NO.	DATE		
FIELD VERIFICATION BY	DATE		DATE		DATE	DESIGNED BY	DATE
DATE						DRAWN BY	DATE
DATE						CHECKED BY	DATE
MICRO-FILM INFORMATION							
RECORDED BY	DATE						
NO.							

TRAFFIC CONTROL NOTES:

- A. CONTRACTOR TO PERFORM AS MUCH WORK AS POSSIBLE, INCLUDING ALL NEW CURB AND GUTTER, AWAY FROM THE EXISTING ROADWAY PRIOR TO AFFECTING TRAFFIC ON SINGER BOULEVARD.
- B. CONTRACTOR SHALL MAINTAIN TWO-WAY TRAFFIC, WITH LEFT TURN ACCESS, ON SINGER BOULEVARD AT ALL TIMES.
- C. ALL WORK ON SINGER BOULEVARD INVOLVING BARRICADING OF EXISTING LANES SHALL BE PERFORMED BETWEEN 7:00 AM AND 7:00 PM.
- D. SINGER BOULEVARD IS SUBJECT TO THE \$0.01 PER SQUARE FOOT PER DAY ARTERIAL / COLLECTOR ROAD USAGE FEE FOR THE ENTIRE BARRICADED AREA. THIS FEE WILL BE COLLECTED AS PART OF THE BARRICADE AND EXCAVATION PERMIT FEE.

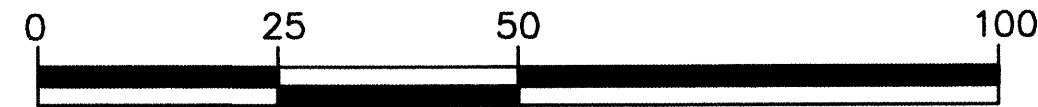
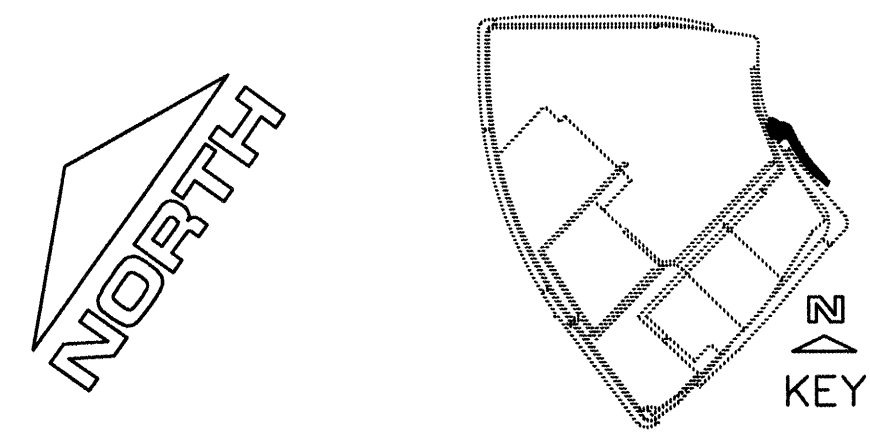
C.L. WEISS ENGINEERING, INC.
POST OFFICE BOX 97 SANDIA PARK, N.M. 87047 - (505) 281-1800
1100 ALVARADO DR. NE ALBUQUERQUE, N.M. 87110 - (505) 266-3444

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: JEFFERSON COMMONS II -- PHASE 2
SINGER BOULEVARD STA 10+00 TO 19+75

Design Review Committee	City Engineer Approval	Month / Day / Year	Month / Day / Year
APR 1 1998			
DESIGN REVIEW COMMITTEE			
City Project No.	Zone Map No.	Sheet	Of
583082	F-17	4	15

JEFFERSON STREET MEDIAN CUT
AND DRIVEWAY PLAN



1" = 20'

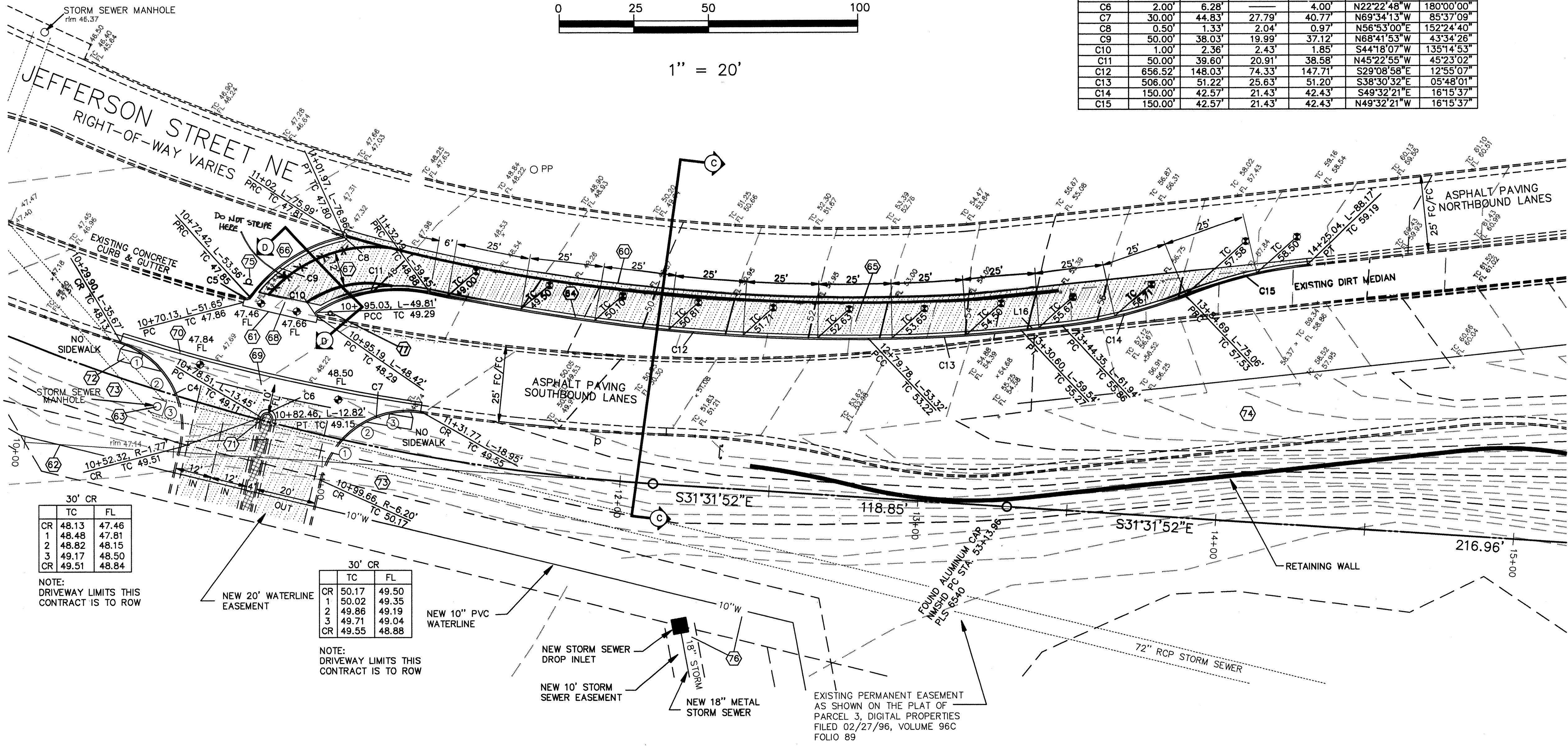
MEDIAN CUT AND DRIVEWAY CURB RETURNS
HORIZONTAL ALIGNMENT DATA - FACE OF CURB

LINE TABLE

LINE	DIRECTION	DISTANCE
L16	S41°24'33"E	13.95'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	30.00'	44.65'	27.63'	40.64'	N24°58'46"E	85°16'53"
C5	2.00'	2.45'	1.40'	2.30'	S55°27'12"E	70°03'48"
C6	2.00'	6.28'	—	4.00'	N22°22'48"W	180°00'00"
C7	30.00'	44.83'	27.79'	40.77'	N69°34'13"W	85°37'09"
C8	0.50'	1.33'	2.04'	0.97'	N56°53'00"E	152°24'40"
C9	50.00'	38.03'	19.99'	37.12'	N68°41'53"W	43°34'26"
C10	1.00'	2.36'	2.43'	1.85'	S44°18'07"W	135°14'53"
C11	50.00'	39.60'	20.91'	38.58'	N45°22'55"W	45°23'02"
C12	656.52'	148.03'	74.33'	147.71'	S20°08'58"E	12°55'07"
C13	506.00'	51.22'	25.63'	51.20'	S38°30'32"E	05°48'01"
C14	150.00'	42.57'	21.43'	42.43'	S49°32'21"E	16°15'37"
C15	150.00'	42.57'	21.43'	42.43'	N49°32'21"W	16°15'37"

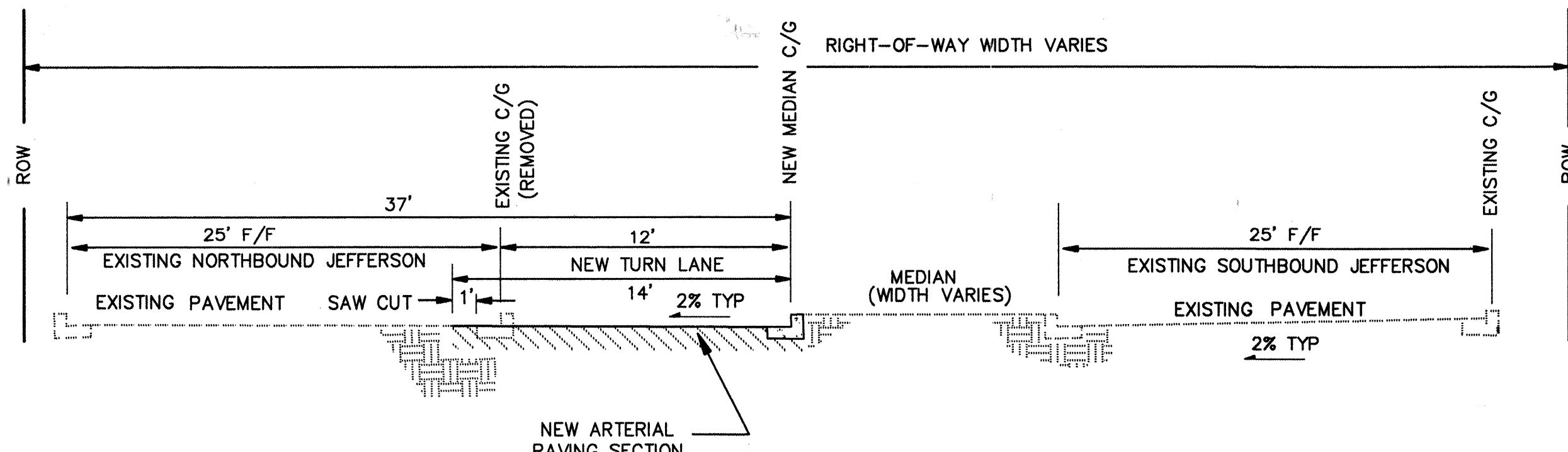


30' CR	TC	FL
CR	48.13	47.46
1	48.48	47.81
2	48.82	48.15
3	49.17	48.50
CR	49.51	48.84

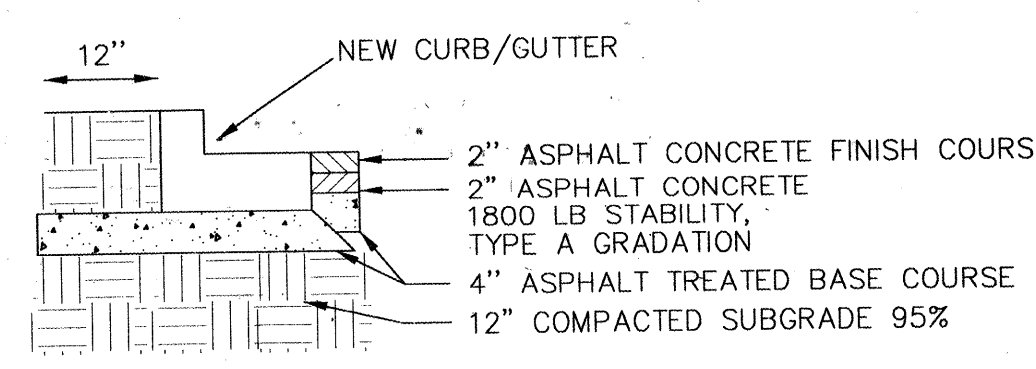
NOTE:
DRIVEWAY LIMITS THIS
CONTRACT IS TO ROW

30' CR	TC	FL
CR	50.17	49.50
1	50.02	49.35
2	49.86	49.19
3	49.71	49.04
CR	49.55	48.88

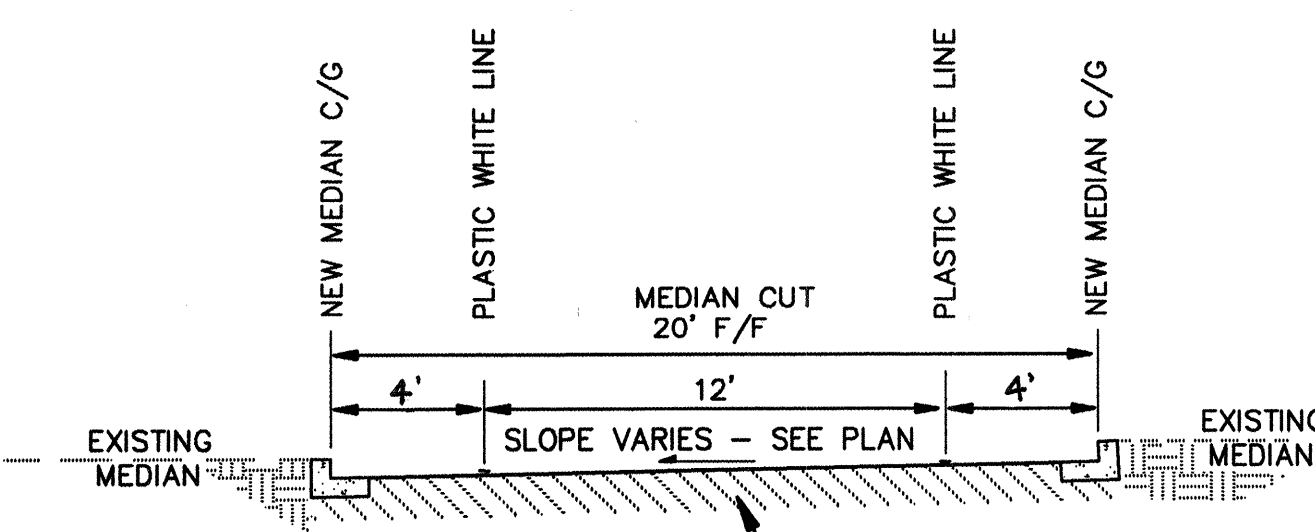
NOTE:
DRIVEWAY LIMITS THIS
CONTRACT IS TO ROW



SECTION C
NTS



NEW ARTERIAL
PAVING SECTION



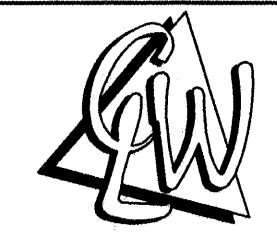
SECTION D
NTS

KEYED NOTES

- SAW CUT EXISTING EDGE OF PAVEMENT 1' INSIDE WEST EDGE OF EXISTING CONCRETE GUTTER, STA 11+01.97, L-76.96' TO 14+25.04, L-88.17'. REMOVE AND DISPOSE OF PAVEMENT AND 325' EXISTING CONCRETE C/G.
- SAW CUT EXISTING EDGE OF PAVEMENT 1' INSIDE WEST EDGE OF EXISTING CONCRETE GUTTER, STA 10+70.13, L-51.65' TO 10+95.19, L-48.42'. REMOVE AND DISPOSE OF PAVEMENT AND 27' LF EXISTING CONCRETE C/G.
- STATIONING BASELINE IS EXTENSION OF PROPERTY LINE AS SHOWN. STA 10+00 LIES N 33°31'52" W, 211.05' FROM CORNER MARKED "PS 10464".
- TEMPORARY BENCHMARK. ELEVATION = 5147.14.
- CONSTRUCT 340 LF MEDIAN CONCRETE CURB/GUTTER WEST SIDE OF NEW 12'-WIDE TURN LANE AND MEDIAN CUT. BEGIN NEW C/G BY MATCHING EXISTING C/G AT STAS 10+95.19, L-48.42' AND 14+25.04, L-88.17'. SEE COA STD. DWG. 2415 AND SECTION C THIS SHEET.
- PAVE NEW TURN LANE AND MEDIAN CUT WITH ARTERIAL PAVING. MATCH EXISTING PAVEMENT ELEVATIONS AT SAW CUT LINE. MAINTAIN EXISTING 2% CROSS SLOPE STA 11+32.19, L-59.45' TO 14+25.04, L-88.17'. SEE SECTION C AND ARTERIAL PAVING SECTION THIS SHEET.
- CONSTRUCT 42 LF MEDIAN CONCRETE CURB/GUTTER NORTH OF NEW TURN LANE C/G TO CREATE 20'-WIDE MEDIAN CUT. BEGIN NEW C/G BY MATCHING EXISTING C/G AT STAS 10+70.13, L-51.65' AND 11+01.97, L-76.96'. SEE COA STD. DWG. 2415 AND SECTION D THIS SHEET.
- PROVIDE SOLID 4" PLASTIC WHITE STRIPING BETWEEN STAS 11+02, L-76.96' TO 13+42, L-74' AND 10+91, L-53' TO 11+19, L-61' AS SHOWN.
- CONSTRUCT 6'-WIDE CONCRETE VALLEY GUTTER ACROSS MEDIAN CUT OPENING. SEE COA STD. DWG. 2420.
- CONSTRUCT 48'-WIDE DRIVEWAY ENTRANCE WITH 6'-WIDE CONCRETE VALLEY GUTTER LOCATED AS SHOWN. SEE COA STD. DWGS. 2408 AND 2420.
- SAW CUT EXISTING EDGE OF PAVEMENT 1' INSIDE WEST EDGE OF EXISTING CONCRETE GUTTER, STA 10+29.90, L-35.67' TO 11+31.77, L-18.95'. REMOVE AND DISPOSE OF PAVEMENT AND 103' LF EXISTING CONCRETE C/G.
- CONSTRUCT 4'-WIDE DRIVEWAY MEDIAN LOCATED AS SHOWN. PROVIDE PATTERNED CONCRETE FILL AT NOSE. SEE COA STD. DWGS. 2408 AND 2415.
- CONSTRUCT HANDICAP RAMPS AT BOTH NEW DRIVEWAY CURB RETURNS. SEE COA STD. DWG. 2426.
- FINISHED GRADES THIS AREA TO BE ESTABLISHED WITH DEVELOPMENT OF LOT 6. TEMPORARY GRADING BEHIND CURB SHALL PROVIDE 4' SHOULDER AREA AND 3:1 FILL SLOPE DOWN TO EXISTING GROUND.
- SEE NMSHD PROJECT (EXISTING) FOR DESIGN OF JEFFERSON STREET DECELERATION LANE AND FRONTAGE ROAD ACCELERATION LANE.
- INSTALL "DO NOT ENTER" TRAFFIC CONTROL SIGN AT STA 10+70, L-58'.
- SEE SHEETS 8-9 FOR INFORMATION ON NEW WATERLINE AND STORM SEWER DESIGN.
- INSTALL ONE R6-1(R) "ONE WAY" TRAFFIC CONTROL SIGN AND ONE R3-2 "NO LEFT TURN" TRAFFIC CONTROL SIGN THIS AREA PER COA STANDARDS.

TRAFFIC CONTROL NOTES:

- CONTRACTOR TO PERFORM AS MUCH WORK AS POSSIBLE, INCLUDING ALL NEW MEDIAN CURB AND GUTTER, AWAY FROM THE EXISTING ROADWAY PRIOR TO AFFECTING TRAFFIC ON JEFFERSON BOULEVARD.
- ALL WORK ON JEFFERSON BOULEVARD EFFECTING TRAFFIC SHALL BE PERFORMED ON A CONTINUOUS, 24 HOUR PER DAY BASIS UNTIL COMPLETED.
- CONTRACTOR MAY NOT CLOSE MORE THAN ONE LANE OF TRAFFIC AT A TIME ON JEFFERSON BOULEVARD IN THE SAME DIRECTION OF TRAVEL.
- JEFFERSON BOULEVARD IS SUBJECT TO THE \$0.01 PER SQUARE FOOT PER DAY ARTERIAL / COLLECTOR ROAD USAGE FEE FOR THE ENTIRE BARRICADED AREA. THIS FEE WILL BE COLLECTED AS PART OF THE BARRICADE AND EXCAVATION PERMIT FEE.

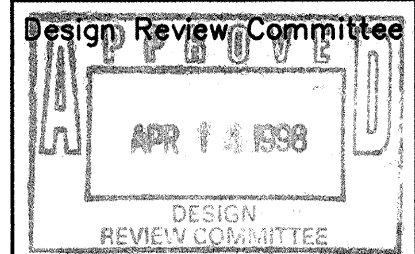


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100 ALVARADO DR. NE ALBUQUERQUE, N.M. 87102 - (505) 266-3444

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

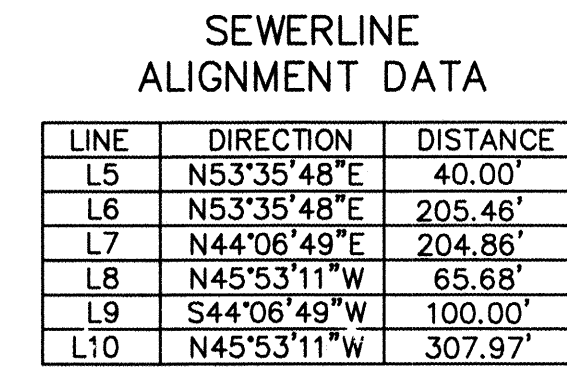
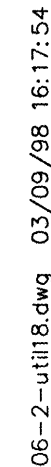
TITLE: JEFFERSON COMMONS II -- PHASE 2
JEFFERSON STREET IMPROVEMENTS



City Engineer Approval

Month / Day / Year	Month / Day / Year

SCANNED BY
MESA REPRO



10+00 EXISTING MH 5
RIM 5129.18
INV IN (FRONTAGE) 5116.41
INV IN (OFFICE) 5116.61
INV OUT 5116.22

10+50, L-48' BEND
TP 5126.65

10+72, L-48' BEND
TP 5126.80

12+45, L-10' BEND
TP 5128.20

13+40, L-10' BEND
TP 5129.00

14+50.33 MH 5B
RIM 5134.25
INV IN 5118.86
INV OUT 5118.76

15+16.01 MH 5C
RIM 5133.70
INV IN 5119.27
INV OUT 5119.17

16+16.01 MH 5D
RIM 5132.40
INV IN 5119.95
INV OUT 5119.85

EXISTING GRADE AT
SEWERLINE ALIGNMENT

3' MINIMUM BURY

NOTE: WATERLINE DOES NOT FOLLOW
PROFILE STA 13+40, R-10' TO 16+16,
R-10'. MAINTAIN 3' MINIMUM COVER.

NEW 10" C-900 PVC WATER

EXISTING 10" WATER

10+20, L-18' BEND
TP 5126.00

EXISTING 8" SAS

EXISTING 10"x7'
BOX CULVERT

11+10, L-10' BEND
TP 5127.10

203.46' AT 0.005 FT/FT
8" PVC

200.86' AT 0.005 FT/FT
8" PVC

61.68' AT 0.005 FT/FT
8" PVC

96.00' AT 0.006 FT/FT
8" PVC

303.97' AT 0.006 FT/FT
8" PVC
TO MH-5E

NEW 8" PVC SAS

EXISTING ELEVATION
AT ALIGNMENT

DATUM ELEV
5110.00

5129.1
5129.18
5129.5
5129.66
5129.8
5130.14
5130.3
5130.62
5131.0
5131.09
5131.2
5131.59
5131.2
5132.25
5131.9
5132.91
5132.4
5133.57
5133.4
5134.23
5133.2
5133.0
5132.0
5132.0
5131.6
5130.9
5130.0

10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00

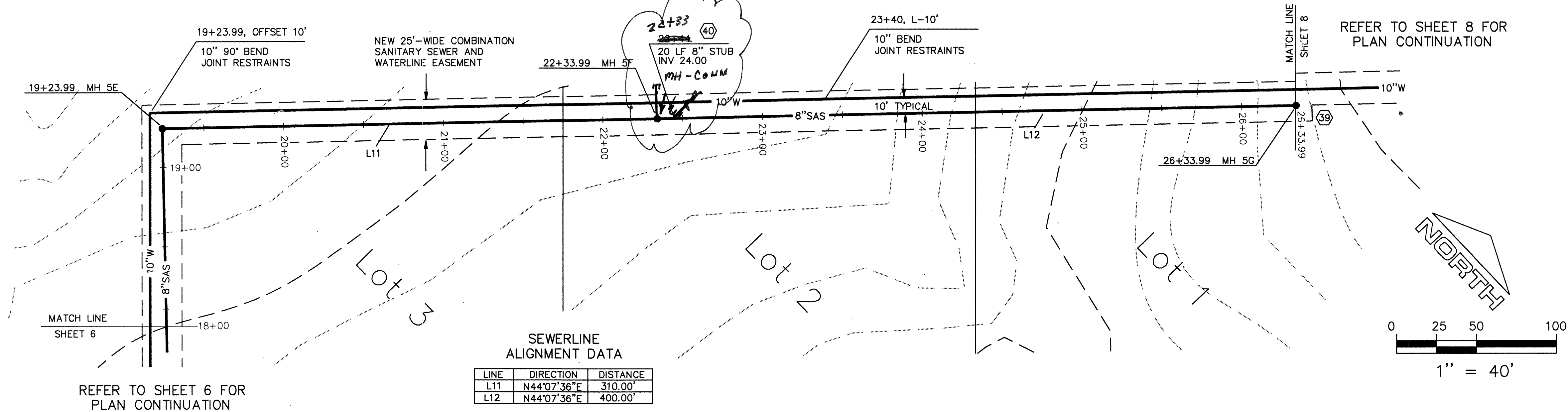
ALIGNMENT STATIONING

<u>KEYED NOTES</u>		AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL																									
NO.	DESCRIPTION	CONTRACTOR MARK STATIONED BY	DATE	INSPECTOR'S FIELD VERIFICATION BY DATE	MICRO-FILM RECORDED BY DATE	NO.	DATE	BY	NO.	DATE	BY	NO.	DATE	BY	NO.	DATE	BY	NO.	DATE														
30	SOUTH PROPERTY BOUNDARY IS PROJECT BASIS OF BEARINGS.																																
31	TEMPORARY BENCHMARK. ELEVATION = 5127.31.																																
32	LOCATION OF SANITARY SEWER ALIGNMENT STA 10+00 IS CENTER OF EXISTING SEWER MANHOLE 5A (REFERENCE COA PROJECT 5347.90).																																
33	LOCATE 38" STUB CONNECTING TO EXISTING MANHOLE 5A SHOWN. REMOVE PLUS AND EXTEND 8" PVC SEWER AT SLOPE SHOWN TO NEW MANHOLE 5A. PROVIDE 30 LF OF 12" DIAMETER STEEL PIPE TO SLEEVE 8" PVC UNDER EXISTING 42" RCP'S. STA 10+50 TO 10+80. SEE DETAIL, SHEET 11.																																
34	CONSTRUCT 8" PVC SANITARY SEWER LINE AS SHOWN PROVIDE TYPE "E" MANHOLES AT STATIONS INDICATED. SEE COA STD. DWGS. 2102 AND 2110. RESEED HIGHWAY RIGHT-OF-WAY PER DETAIL, SHEET 11.																																
35	CONSTRUCT 10" PVC C-900 WATERLINE AS SHOWN. REPLACE PAVEMENT AND/OR CURB/GUTTER AS REQUIRED. SEE COA STD. DWGS. 2301, 2315 AND 2465.																																
36	FIELD VERIFY AND LOCATE EXISTING 10"x8" REDUCER AS SHOWN AND REPLACE WITH NEW 10"x10"x8" TEE. INSTALL NEW 10" WATERLINE WITH APPURTENANCES SHOWN. SEE COA DWGS. 2301, 2315 AND 2325.																																
37	FIELD VERIFY AND LOCATE EXISTING 84" RCP STORM DRAIN AS SHOWN. PROVIDE 20 LF CONCRETE ENCASEMENT STA 14+57 TO 14+77. SEE COA STD. DWG. 2140																																
38	PROVIDE MINIMUM OF 6" COMPACTED BEDDING MATERIAL BETWEEN NEW WATER LINE AND EXISTING STORM SEWER. MAINTAIN 3' MINIMUM BURY OVER TOP OF WATER PIPE FOLLOWING CONSTRUCTION AND WHEN FINAL GRADES ARE ESTABLISHED IN THIS AREA.																																
WATER SHUTOFF PLAN CONNECTION TO NEW 10" C-900 PVC WATER MAIN - CLOSE VALVES 65 AND "A". NOTE: VALVE 65 IS SHOWN ON THE COA AUTOMATED WATER DISTRIBUTION SECTIONAL MAP #F-17. VALVE "A" IS NOT SHOWN ON THE COA MAPS BUT IS DESIGNATED "VALVE A" PER COA PROJECT NO. 5347.90, SHEET 4 OF 7.																																	
RESTRAINED JOINT TABLE <table style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="width: 50%;">FITTING</th> <th style="width: 50%;">LENGTH OF RESTRAINED JOINT EACH SIDE OF FITTING</th> </tr> </thead> <tbody> <tr> <td>10"x8"x10" TEE</td> <td>30' NEW 10" LINE</td> </tr> <tr> <td>10" 90° BEND</td> <td>28'</td> </tr> <tr> <td>10" 45° BEND</td> <td>11'</td> </tr> <tr> <td>10" 22-1/2° BEND</td> <td>6'</td> </tr> <tr> <td>10" 11-1/4° BEND</td> <td>3'</td> </tr> <tr> <td>GATE VALVE</td> <td>18'</td> </tr> </tbody> </table> 1. HORIZONTAL BENDS REQUIRE RESTRAINT OF ALL JOINTS WITHIN GIVEN LENGTH ON BOTH SIDES OF FITTING. 2. IN-LINE VALVE REQUIRES RESTRAINT OF ALL JOINTS WITHIN GIVEN LENGTH UP TO VALVE. 3. ALL FITTINGS TO BE RESTRAINED AT EACH FLANGE. 4. CONTRACTOR SHALL PROVIDE MINIMUM PIPE LENGTHS OF 18' WITHIN RESTRAINED LENGTH OF FITTINGS. ALL PIPE JOINTS WITHIN 20' OF A FITTING SHALL BE RESTRAINED AT CONTRACTOR'S EXPENSE. <u>RESTRAINT TABLE ASSUMPTIONS:</u> ASTM SOIL CLASSIFICATION SM (SAND/SILT MIXTURE) AWWA TRENCH TYPE 5 DEPTH OF BURY 3' TO TOP OF PIPE WORKING PRESSURE 100 PSI TEST PRESSURE 150 PSI FACTOR OF SAFETY = 1.5 TO 1																				FITTING	LENGTH OF RESTRAINED JOINT EACH SIDE OF FITTING	10"x8"x10" TEE	30' NEW 10" LINE	10" 90° BEND	28'	10" 45° BEND	11'	10" 22-1/2° BEND	6'	10" 11-1/4° BEND	3'	GATE VALVE	18'
FITTING	LENGTH OF RESTRAINED JOINT EACH SIDE OF FITTING																																
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GATE VALVE	18'																																
C.L.WEISS ENGINEERING, INC. POST OFFICE BOX 97 SANDIA PARK, N.M. 87047 ~ (505) 281-1800 100 ALVARADO DR NE ALBUQUERQUE, N.M. 87110 ~ (505) 266-3444																																	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP																																	
TITLE: JEFFERSON COMMONS II -- PHASE 2 WATER + SANITARY SEWER STA 10+00 TO 18+00																																	
Design Review Committee APR 4 1998 DESIGN REVIEW COMMITTEE		City Engineer Approval		Last Design Update		Month / Day / Year		Month / Day / Year																									
City Project No.		Zone Map No.		Sheet		Of																											
583082																																	

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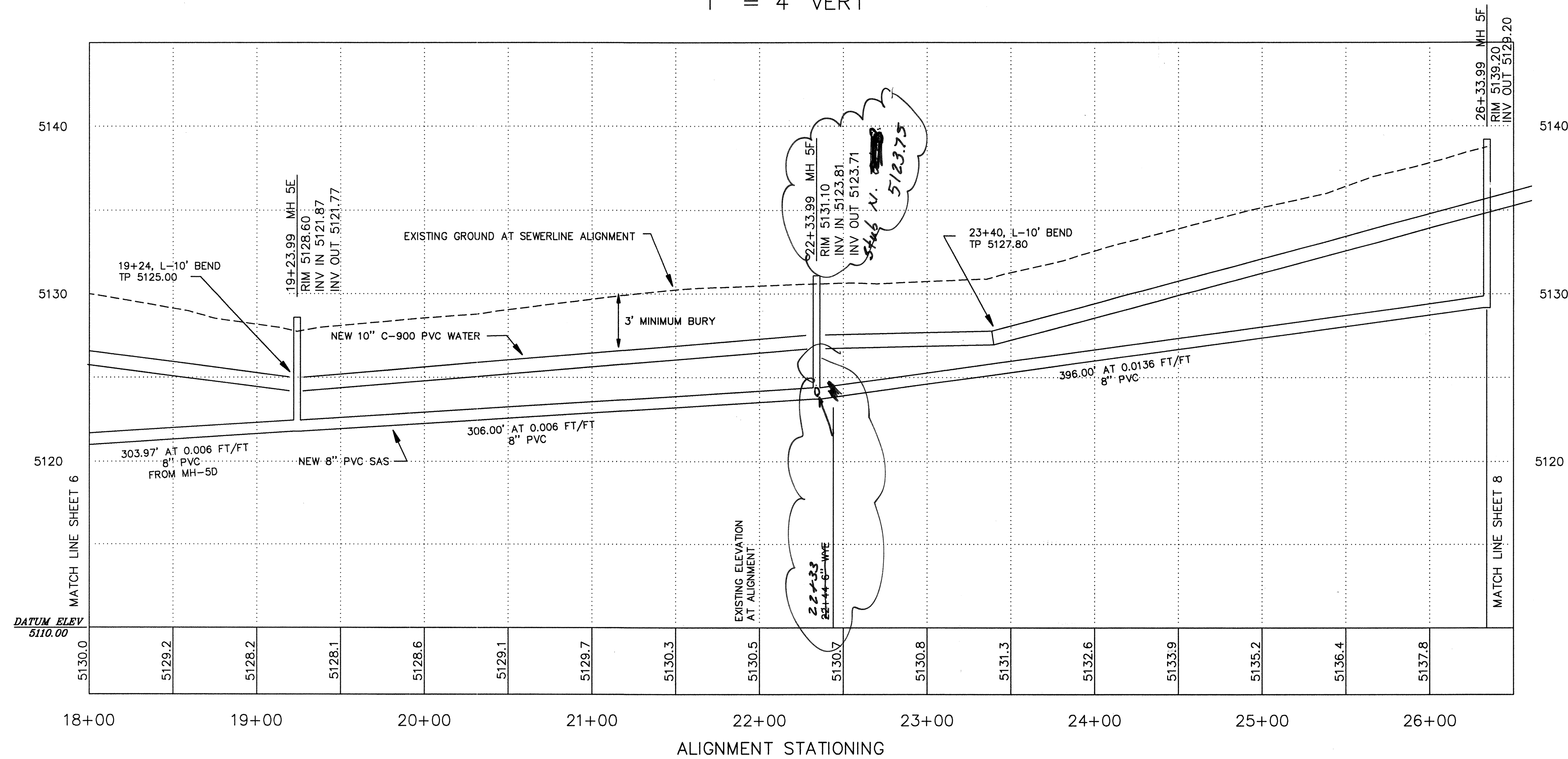
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WATER & SANITARY SEWER PLAN STA 18+00 TO 26+34



WATER & SANITARY SEWER PROFILE STA 18+00 TO 26+34

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



KEYED NOTES

- 39 SANITARY SEWER LINE ENDS. SEE SHEET 8 FOR EXTENSION OF WATERLINE.
- 40 CONSTRUCT 20'-LONG, 6" PVC SANITARY SEWER STUB AT WYE CONNECTION 10' UPSTREAM FROM MH-5F WITH INVERT AS SHOWN.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	COA 125-18, AN NMCH 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 NE. ELEVATION = 5,125.70.	DATE	FIELD NOTES	DATE	REMARKS	REVISIONS
INSPECTOR'S NAME	DATE	NO.	BY	NO.	DATE	DESIGNED BY	DATE
FIELD VERIFICATION BY	DATE					DRAWN BY	DATE
CHECKED BY	DATE					CHECKED BY	DATE
MICRO-FILM INFORMATION							
RECORDED BY	NO.						
DATE							

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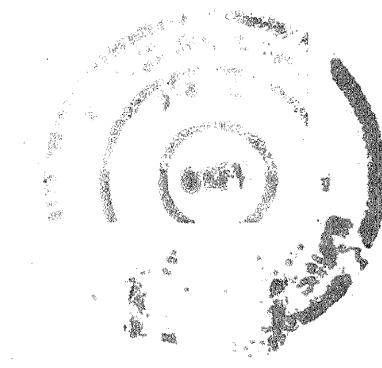
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **JEFFERSON COMMONS II -- PHASE 2
WATER + SANITARY SEWER STA 18+00 TO 26+34**

Design Review Committee	City Engineer Approval	Month / Day / Year	Month / Day / Year
APR 14 1998			
DESIGN REVIEW COMMITTEE			

City Project No.	Zone Map No.	Sheet	Of
583082	F-17	7	15

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MESA REPRO


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


41) EAST PROPERTY BOUNDARY IS PROJECT BASIS OF BEARINGS.

42) CONTINUE CONSTRUCTION OF NEW 10" WATERLINE BEYOND END OF NEW SEWER LINE AS SHOWN. SEE COA STD. DWG. 2315.

43) REFER TO SHEET 5 FOR DRIVEWAY DESIGN AND JEFFERSON STREET CURB CUT DETAILS.

44) CONNECT NEW 10" PVC WATERLINE TO EXISTING 14" DUCTILE IRON WATERLINE IN LOCATION SHOWN. FIELD VERIFY CONNECTION LOCATION AND ADJUST AS REQUIRED. CONSTRUCT PRESSURIZED CONNECTION AND PROVIDE 10" GATE VALVE/TYPE 'B' BOX. SEE COA STD. DWGS. 2326 AND 2380.

45) REFER TO SHEET 9 FOR INFORMATION ON STORM SEWER LINE ON LOT 1/6 LINE.


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ENGINEERING DEVELOPMENT GROUP

TITLE: **JEFFERSON COMMONS II -- PHASE 2
WATER EXTENSION STA 10+00 TO 15+57**

[illegible]

City Project No.	Zone Map No.	Sheet	Of
583082	F-17	8	15

NORTH

0 25 50 100

1" = 40'

NOTE:
ALL PHASE 2 ONSITE STORM SEWER
CONSTRUCTION SHOWN ON THIS
SHEET ARE PRIVATE IMPROVEMENTS.

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

LINE	DIRECTION	DISTANCE
LINE 6	S36°24'12"E	108.40'
LINE 7	N44°07'38"E	421.95'
LINE 8	S89°07'38"W	32.80'
LINE 9	N45°52'41"W	200.00'
LINE 10	N89°07'38"E	32.80'
LINE 11	N44°07'36"E	100.00'
LINE 12	N44°07'36"E	100.00'
LINE 13	N44°07'36"E	100.00'
LINE 14	N44°07'36"E	100.00'
LINE 15	N44°07'36"E	100.00'
LINE 16	N44°07'36"E	100.00'

KEYED NOTES

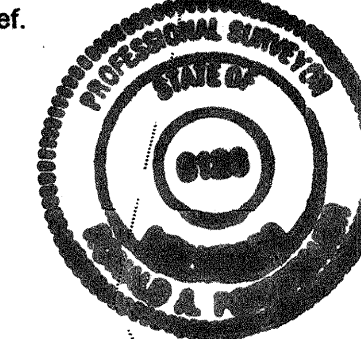
- 46 WEST PROPERTY BOUNDARY IS PROJECT BASIS OF BEARINGS. REFER TO PLAT, SHEET 2.
- 47 TEMPORARY BENCHMARK. ELEVATION = 5124.44.
- 50 SEE STRUCTURAL DETAILS FOR DESIGN OF STORM SEWER INLET/JUNCTION BOXES, SHEETS 12-13.
- 51 CONSTRUCT 6" DIAMETER TYPE 'E' MANHOLE. SEE COA STD. DWGS. 2102, 2110 AND 2118.
- 52 CONSTRUCT TYPE 'D' SINGLE DROP INLET WITH NEENAH R4346 INLET FRAME AND GRATE. SEE COA STD. DWG. 2206.
- 53 CONSTRUCT TYPE 'D' DOUBLE DROP INLET WITH 2 NEENAH R4346 INLET FRAMES AND GRATES. SEE COA STD. DWG. 2206.
- 56 SEE WATER AND SANITARY SEWER PLANS, SHEETS 7-8, FOR CONSTRUCTION INFORMATION THIS AREA.
- 58 SEE STORM DRAIN PROFILES, SHEET 10 FOR VERTICAL INFORMATION ON NEW STORM SEWERS.
- 59 ALL STORM SEWER LINES SHALL BE CONTECH ULTRA FLOW STORM SEWER PIPE WITH GUAGES REFERENCED ON STRUCTURAL SHEETS 12-13.

SCANNED BY
MESA REPRO

ACQUIRED BY
MESA REPRO

I, Ronald A. Forstbauer, New Mexico Professional Surveyor No. 6126,
do hereby certify that as-built surveying services for the Singer Blvd. driveway
and storm sewer inlets ONLY were conducted under my directed supervision
and that the information hand lettered hereon and noted "as-built 8/19/99" is
true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer 8/23/99
Date




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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:	JEFFERSON COMMONS II -- PHASE 2 STORM DRAIN PLAN
--------	---

Design Review Committee

APR 14 1998

DESIGN
REVIEW COMMITTEE

City Engineer Approval

City Project No.

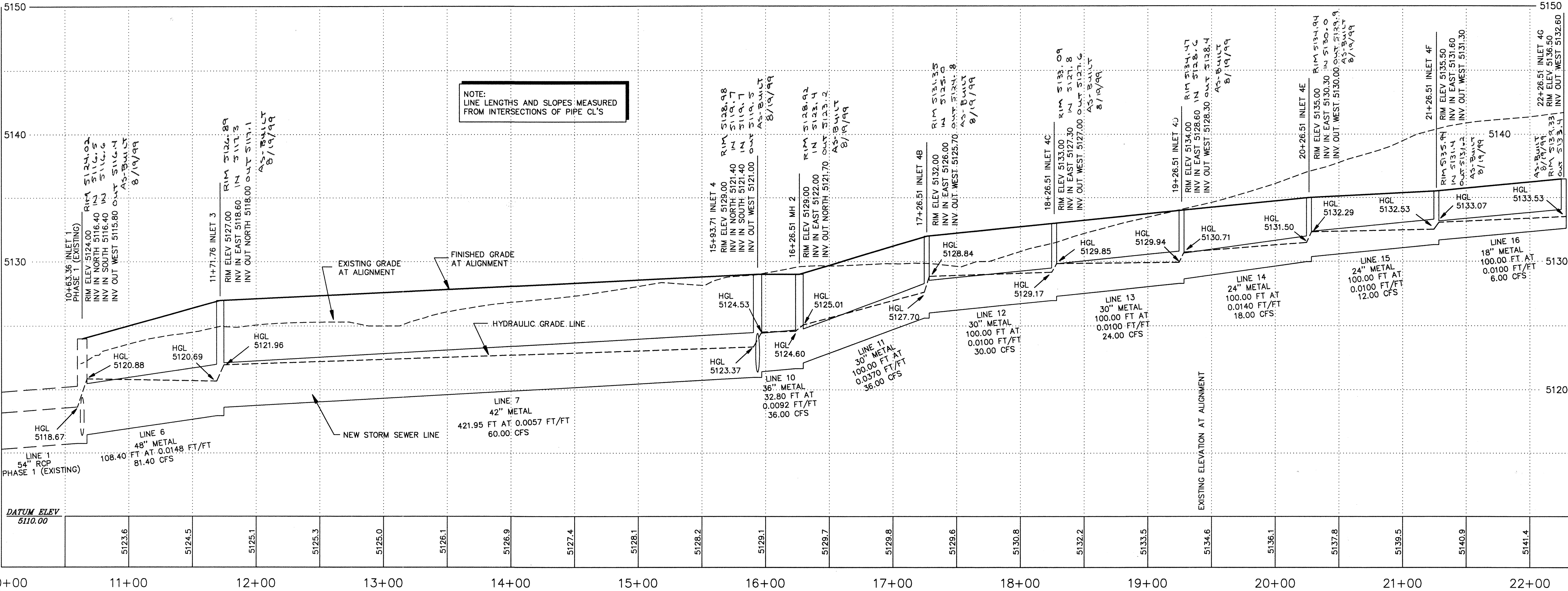
Zone Map No.	
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Sheet	Of
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JEFFERSON COMMONS II STORM DRAIN PROFILE - SOUTH

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



ALIGNMENT STATIONING

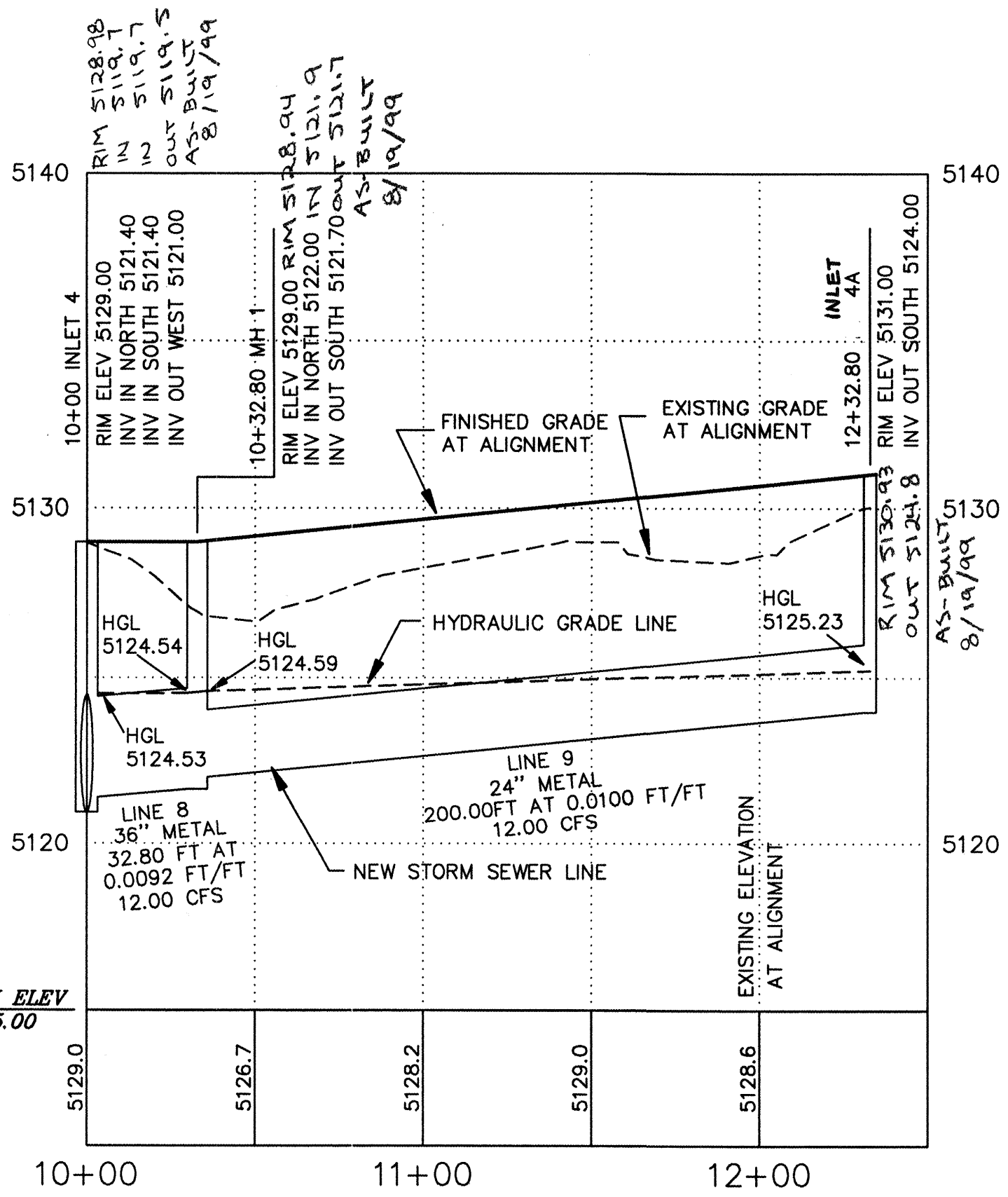
I, Ronald A. Forstbauer, New Mexico Professional Surveyor No. 6128,
do hereby certify that as-built surveying services for the Slinger Blvd. driveway
and storm sewer inlets ONLY were conducted under my directed supervision
and that the information hand lettered hereon and noted "as-built 8/19/99" is
true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer 8/23/99
Ronald A. Forstbauer Date

JEFFERSON COMMONS II STORM DRAIN PROFILE - MIDDLE

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

NOTE:
LINE LENGTHS AND SLOPES MEASURED
FROM INTERSECTIONS OF PIPE CL'S



ALIGNMENT STATIONING

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PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

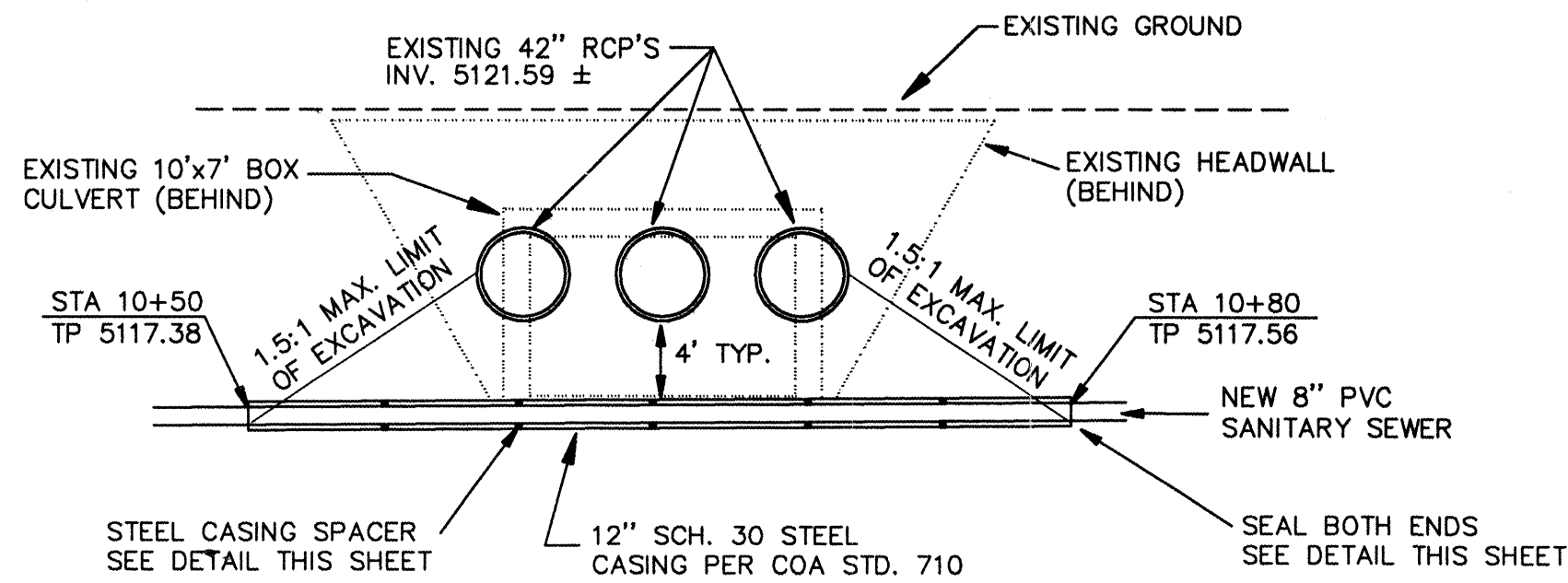
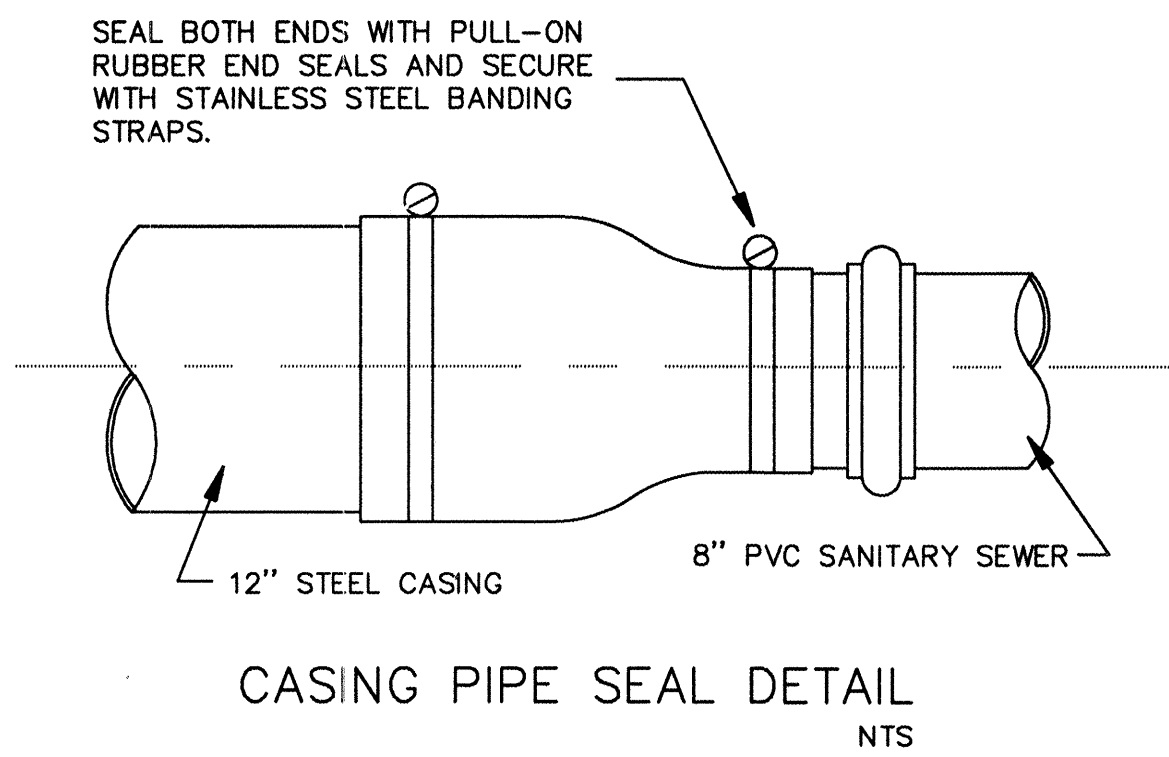
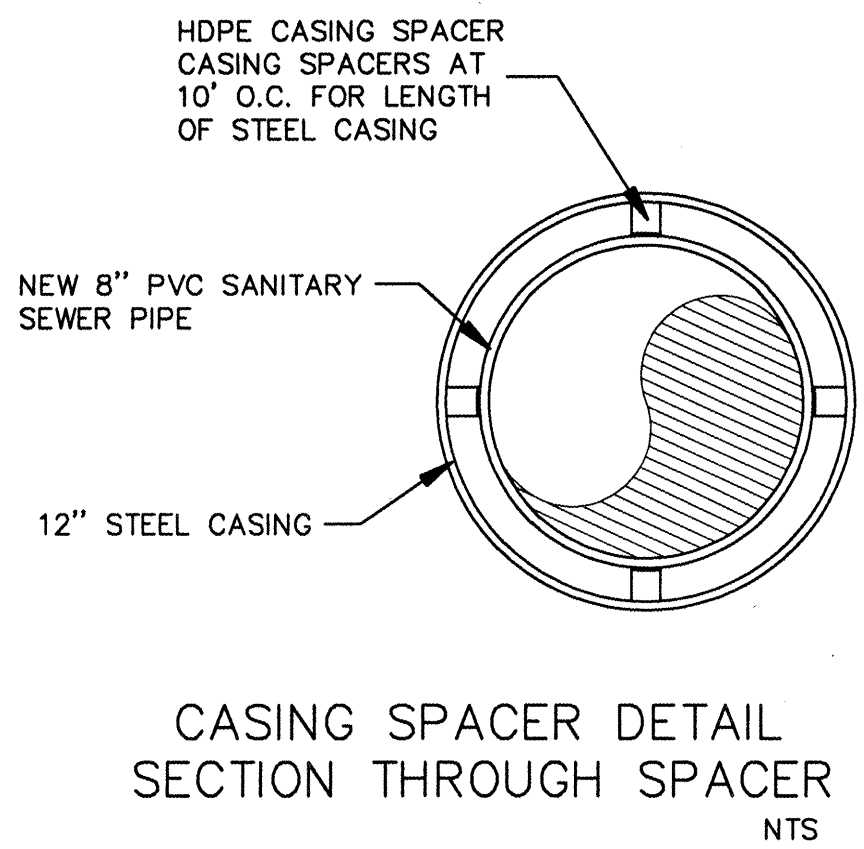
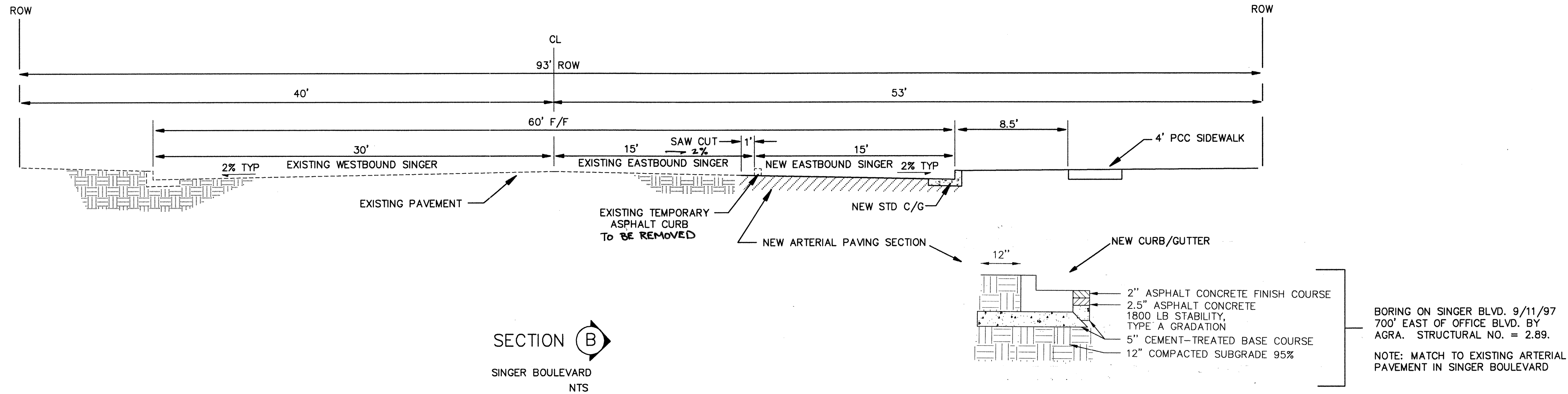
TITLE: JEFFERSON COMMONS II -- PHASE 2
STORM DRAIN PROFILES - SOUTH + MIDDLE

DESIGN	REVIEW	COMMITTEE	CITY ENGINEER APPROVAL	Month / Day / Year	Month / Day / Year
APR 11 1998					

City Project No. **583082** Zone Map No. **F-17** Sheet **10** Of **15**

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MESA REPHO

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I-25 FRONTAGE ROAD REVEGETATION PLAN

ALL DISTURBED SOIL AREAS CAUSED BY PROJECT CONSTRUCTION SHALL BE TREATED WITH CLASS 'C' MULCH. THE MULCH SHALL BE BARLEY STRAW APPLIED AT THE RATE OF 1.5 TONS PER ACRE AND SHALL BE ANCHORED BY CRIMPING AND APPLYING AN APPROVED TACKIFIER OVER THE MULCHED AREA.

THE MULCHED AREAS SHALL BE OVER SEEDDED WITH CLASS 'A' SEEDING BETWEEN JUNE 1 AND AUGUST 31. PRIOR TO PERFORMING SEEDING OPERATIONS, ALL WEED SPECIES WHICH MAY HAVE GROWN IN AREAS TO BE SEEDDED AND WILL INTERFERE WITH THE SEED AND MULCH MAKING CONTACT WITH THE SOIL SHALL BE REMOVED. ALL AREAS IN WHICH MULCH IS NOT PRESENT SHALL BE REMULCHED WITH BARLEY STRAW AND TACKED.

SEED MIX (CERTIFIED SEED OF NAMED VARIETIES ARE REQUIRED IF AVAILABLE)**

SPECIES	ORIGIN	LBS PURE LIVE SEED PER ACRE
Bouteloua gracilis (BLUE GRAMMA)	HACHITA OR LOVINGTON	2.0
Bouteloua curtipendula (SIDEOTS GRAMMA)	VAUGHN OR NINER	4.0
Agropyron smithii (WESTERN WHEATGRASS)	BARTON OR ARRIBA	4.0
Hilaria jamesii (GALLET)	VIVA	4.0
Andropogon scoparium (LITTLE BLUESTEM)	PASTURA	1.0
Chilopsis linearis (DESERT WILLOW)	PASTURA	0.5
Eschscholzia californica (CALIFORNIA POPPY)	PASTURA	0.5
Linum lewisii (BLUE FLAX)	ANY	0.5
Gaillardia aristata (FIREWHEEL)	ANY	0.5
		TOTAL 17.0

** THE PROJECT MANAGER SHALL CONTACT THE NEW MEXICO DEPARTMENT OF AGRICULTURE SEED TESTING LABORATORY AT 505.646.2886 TWO (2) WEEKS PRIOR TO SEEDING SO THAT AN OFFICIAL SEED SAMPLE CAN BE TAKEN DURING THE SEEDING OPERATION.

FERTILIZER REQUIREMENTS

CHEMICAL	ACTUAL MINIMUM LBS PER ACRE
SLOW RELEASE NITROGEN (I.E. UREA FORMALDEHYDE)	50
PHOSPHORUS, AS P2 O5	46
SULPHUR (IN A WATER SOLUBLE FORM)	48

SEEDING DATES

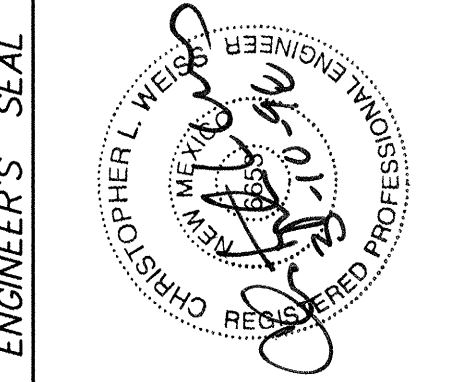
JUNE 1 THROUGH AUGUST 31

ANY PROPOSED CHANGES OR MODIFICATIONS TO THIS PLAN SHALL BE DISCUSSED WITH THE NMSHTD LANDSCAPE ARCHITECT (GRADY STEM) PRIOR TO MAKING SUCH CHANGES OR MODIFICATIONS.

LEGEND

APPLIES TO ALL SHEETS

-----	EXISTING EDGE OF PAVEMENT
---5145---	EXISTING ELEVATION CONTOUR
---06---	PROPOSED FINISHED ELEVATION CONTOUR
---5712.33---	EXISTING SPOT ELEVATION
---08.50---	PROPOSED SPOT ELEVATION
=====	EXISTING CONCRETE CURB/GUTTER
=====	PROPOSED CONCRETE CURB/GUTTER
=====	PROPOSED STRIPING
=====	PROPOSED RETAINING WALL
-----	PROPERTY LINE
-----14"W-----	EXISTING UTILITY
-----10"W-----	PROPOSED WATER MAIN
-----8"SAS-----	PROPOSED SANITARY SEWER/MANHOLE
---X---	PROPOSED GATE VALVE
FL	FLOW LINE
FC	FACE OF CURB
TC	TOP OF CURB
TA	TOP OF ASPHALT
EOP	EDGE OF PAVEMENT



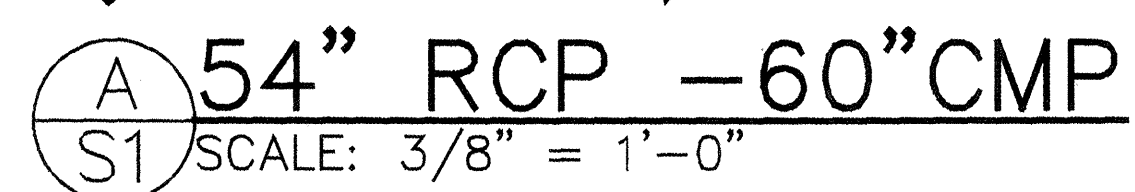
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100 ALVARADO DR. NE ALBUQUERQUE, N.M. 87110 - (505) 266-3444

CITY OF ALBUQUERQUE
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ENGINEERING DEVELOPMENT GROUP

TITLE: **JEFFERSON COMMONS II -- PHASE 2
PAVING AND UTILITY SECTIONS AND DETAILS**

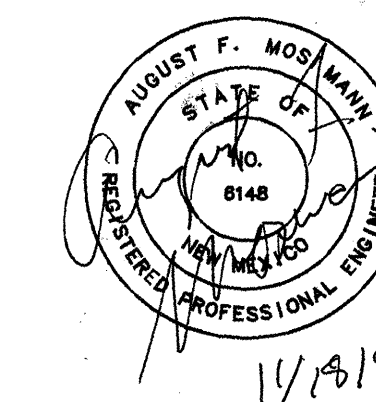
Design Review Committee	City Engineer Approval	Month / Day / Year	Month / Day / Year
APR 1 1998			
DESIGN REVIEW COMMITTEE			

City Project No.	Zone Map No.	Sheet	Of
583082	F-17	11	15



1. Cast in Place Concrete.
 - a. Compressive Strength of Cast in Place Concrete 3000 psi at 28 Days.
 - b. Reinforcing Steel shall be ASTM A-615 Grade 60
 - c. See CLSM Specification of sheet 2 of 2 for flowable fill specification.
2. Design Soil bearing pressure 2000 psf with footings and slab placed on compacted native soil.

1. Lap all reinforcing bars 40 diameters unless noted otherwise.
2. Construction joint location shall be approved by the engineer.
3. Remove all vegetation, debris and other deleterious material from existing channel. Exposed soils at base shall be scarified to a depth of 12 inches and compacted to 95% of maximum density (ASTM D-1557) prior to placement of pipe.
4. The contractor is responsible for any temporary bracing required to hold structural elements in place until work is completed.
5. All conditions indicated on the plans shall be field verified by the contractor. If discrepancies exist they shall be brought to the attention of the architect and engineer before work proceeds.

STORM INLETS
INLETS 1-4

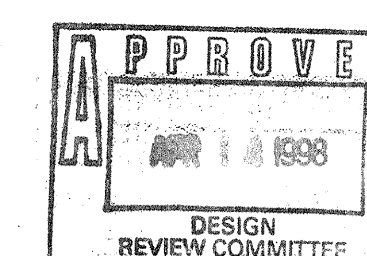
STORM DRAIN INLETS JEFFERSON COMMONS

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



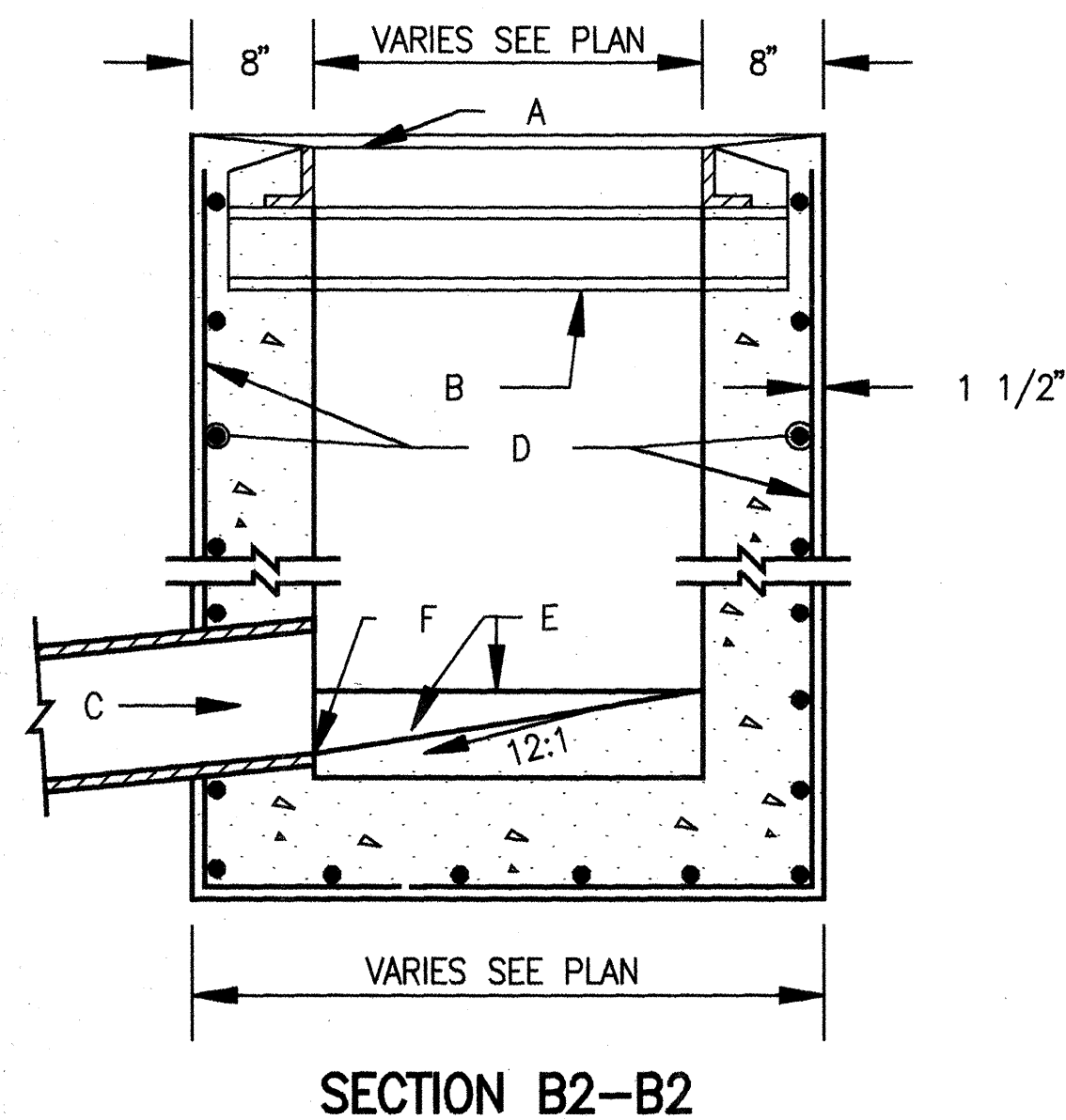
DESIGNED:	JCH
DRAWN:	JCH
CHECKED:	AFM
DATE:	11/18/97
SCALE:	1/2" = 1'
JOB NO:	00-000

DATE:	BY:
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CPN 583082

12 15
SHEET 1 OF 2 SHEET

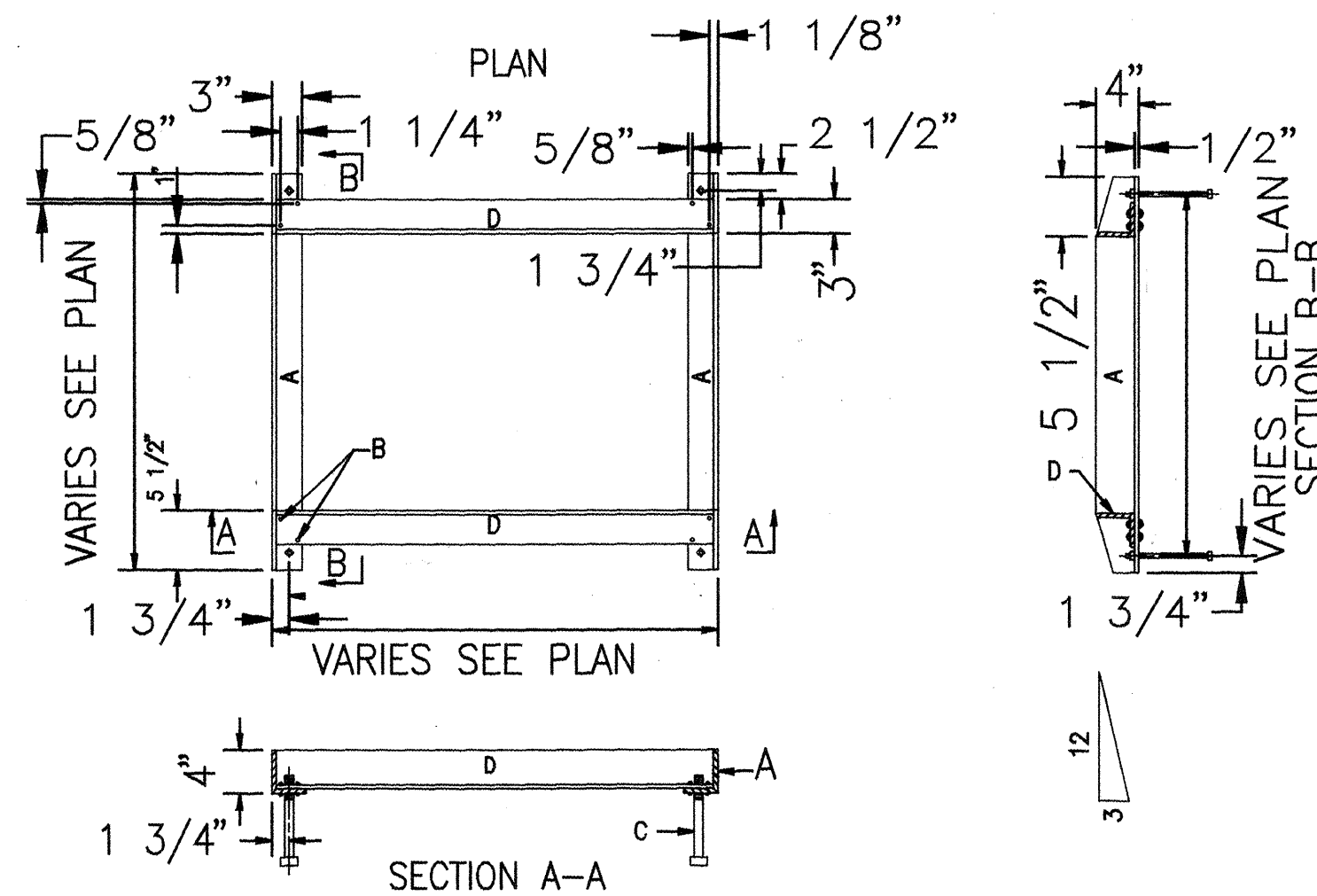


GENERAL NOTES:

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:

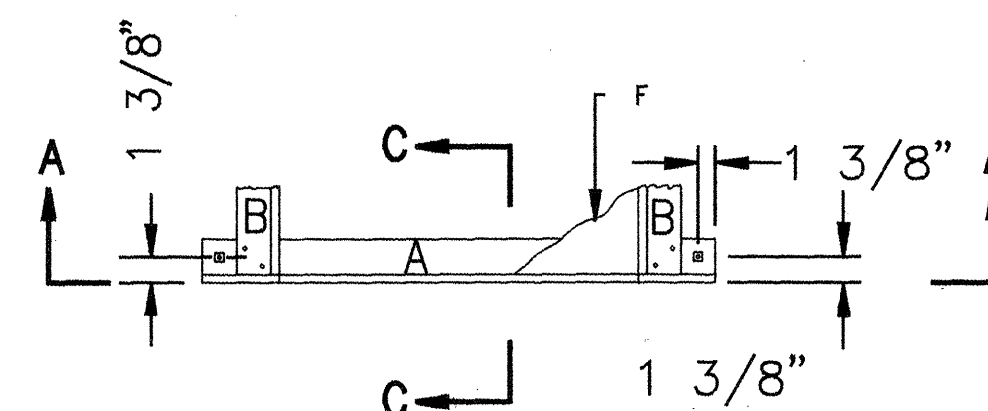
- A. 4 1/2" X 3" X 1/2" X 3" 1/2" ∠
- B. 2 - 3/8" RIVETS AT EACH CORNER, SEE GENERAL NOTE NO. 4.
- C. 4 - 1/2" X 8" BOLTS WITH SQUARE HEAD & NUT AT EACH CORNER. FOR ANCHORING FRAME INTO CONCRETE WALL.
- D. 3 - 1/2" X 3" X 3/8" X 3'-4 3/8" ∠

GENERAL NOTES:

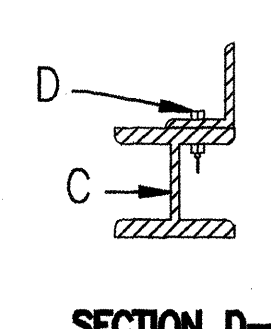
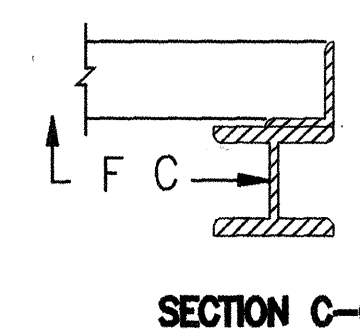
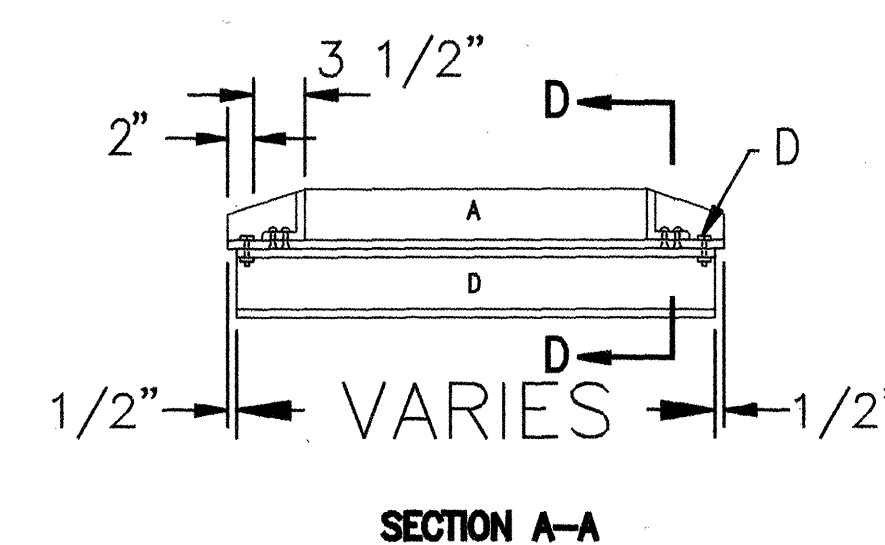
1. OUTLET PIPE SIZE, PER PLAN REQUIREMENT.

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



ASSEMBLY FOR CATCH BASIN FRAME

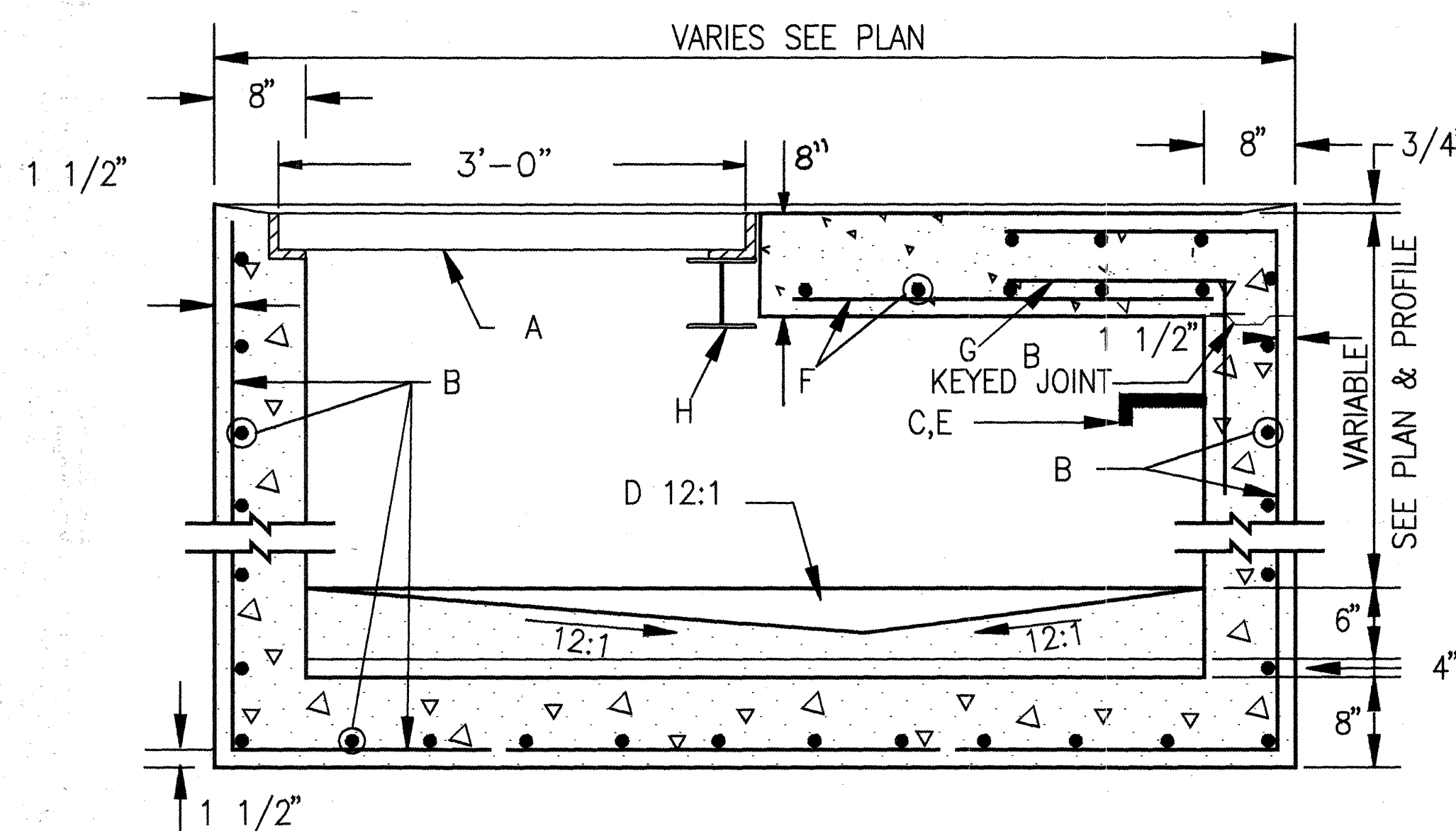


GENERAL NOTES:

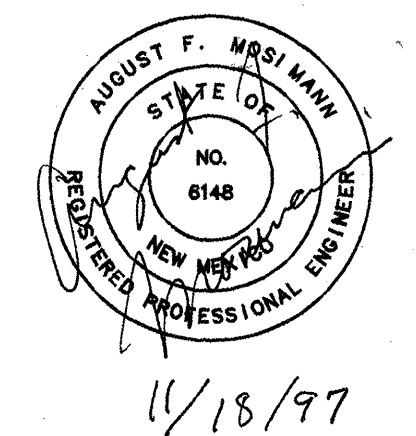
1. ALL BOLTS USED IN CENTER SUPPORT ASSEMBLY SHALL BE 1/2".
2. FRAME MAY BE RIVETED OR WELDED.
3. BOLTS (NOT RIVETS OR WELDS) SHALL BE USED TO JOIN TWO OR MORE FRAMES TOGETHER AND TO THE WF BEAM.
4. AFTER CLEANING SURFACE OF SCALE, RUST, ETC., GRATING, FRAME AND CENTER SUPPORT SHALL BE PAINTED WITH ONE 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" ∠
- C. 6 X 6.2 WF 20.0 FLANGE BEAM
- D. 1/2" BOLTS, WITH NUTS TO SECURE ANGLE TO BEAM.
- F. FRAME & GRATE.



SECTION A2-A2



SHEET TITLE:
INLET DETAILS
INLETS 1-4

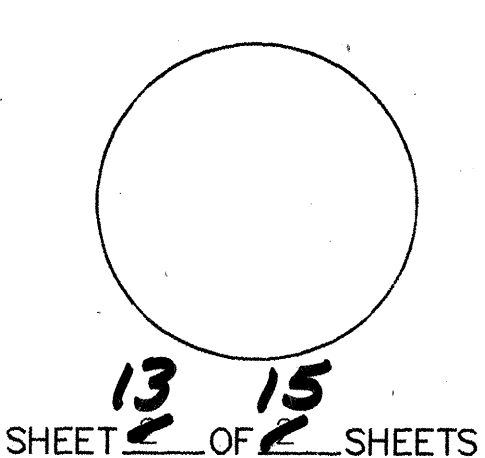
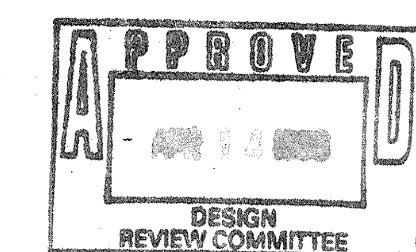
PROJECT NAME:
STORM DRAIN INLETS
JEFFERSON COMMONS

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

DATE: BY:



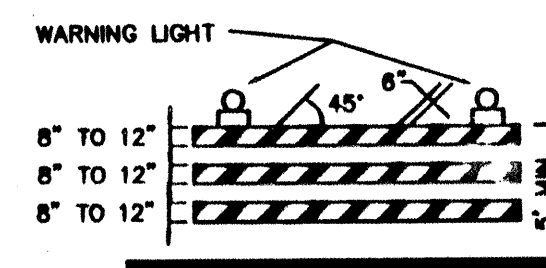
CPN 583082

CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

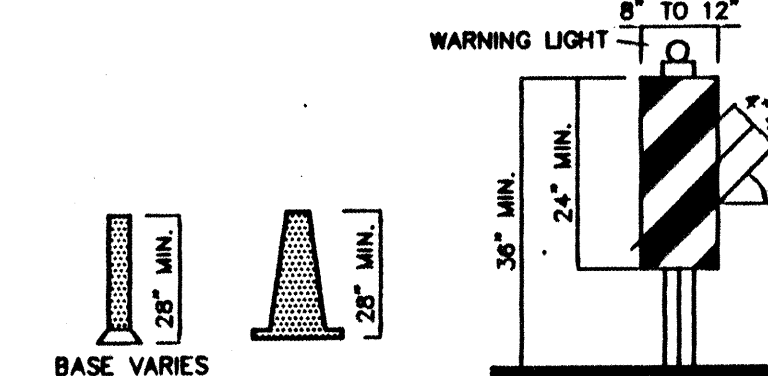
1. CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION AN EXCAVATION/BARRICADING PERMIT BEFORE ENGAGING IN ANY CONSTRUCTION, MAINTENANCE OR REPAIR WORK IN ANY OF THE CITY OF ALBUQUERQUE'S RIGHTS-OF-WAY. EMERGENCY WORK THAT WOULD PRESERVE LIFE OR PROPERTY IS EXCLUDED WITH THE UNDERSTANDING, THAT A PERMIT SHALL BE OBTAINED WITHIN 24 TO 48 HOURS.
2. 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.
3. 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.
4. CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY CONSTRUCTION COORDINATION.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24 HOUR PER DAY BASIS UNTIL COMPLETED.
12. 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.
13. 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.
14. CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.
15. CONTRACTOR IS RESPONSIBLE FOR OBLITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.
16. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FACILITIES, BUSINESSES AND/OR RESIDENTS AT ALL TIMES.
17. 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.
18. 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.
19. 48 HOURS PRIOR TO OCCUPANCY 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.
20. 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.

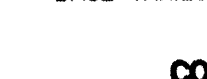
26. ADVANCE WARNING SIGNS SHALL BE 36"x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGHT AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D.
27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY.



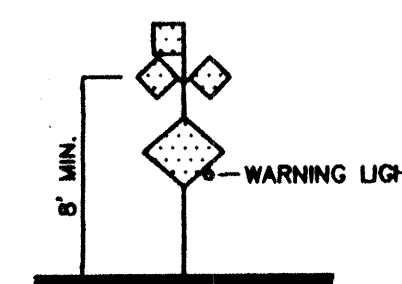
TYPE II BARRICADE



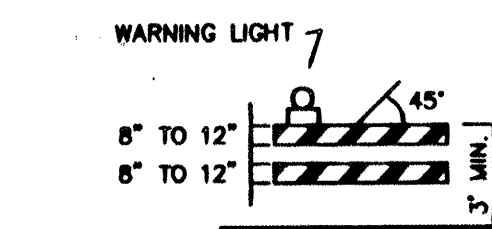
VERTICAL PANEL



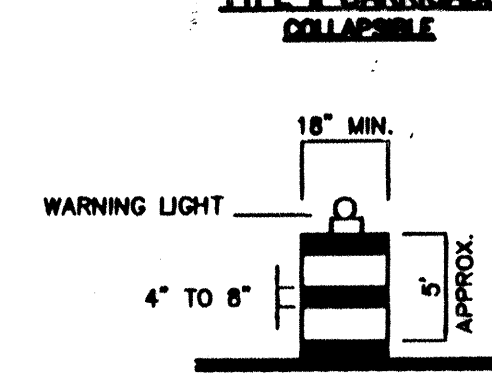
CONES



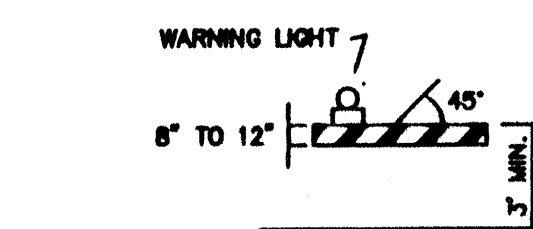
HIGH LEVEL WARNING DEVICE



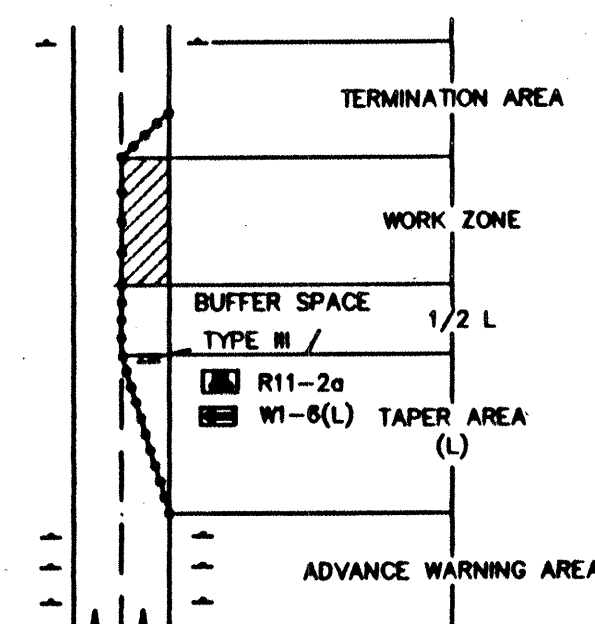
TYPE II BARRICADE



BARREL



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

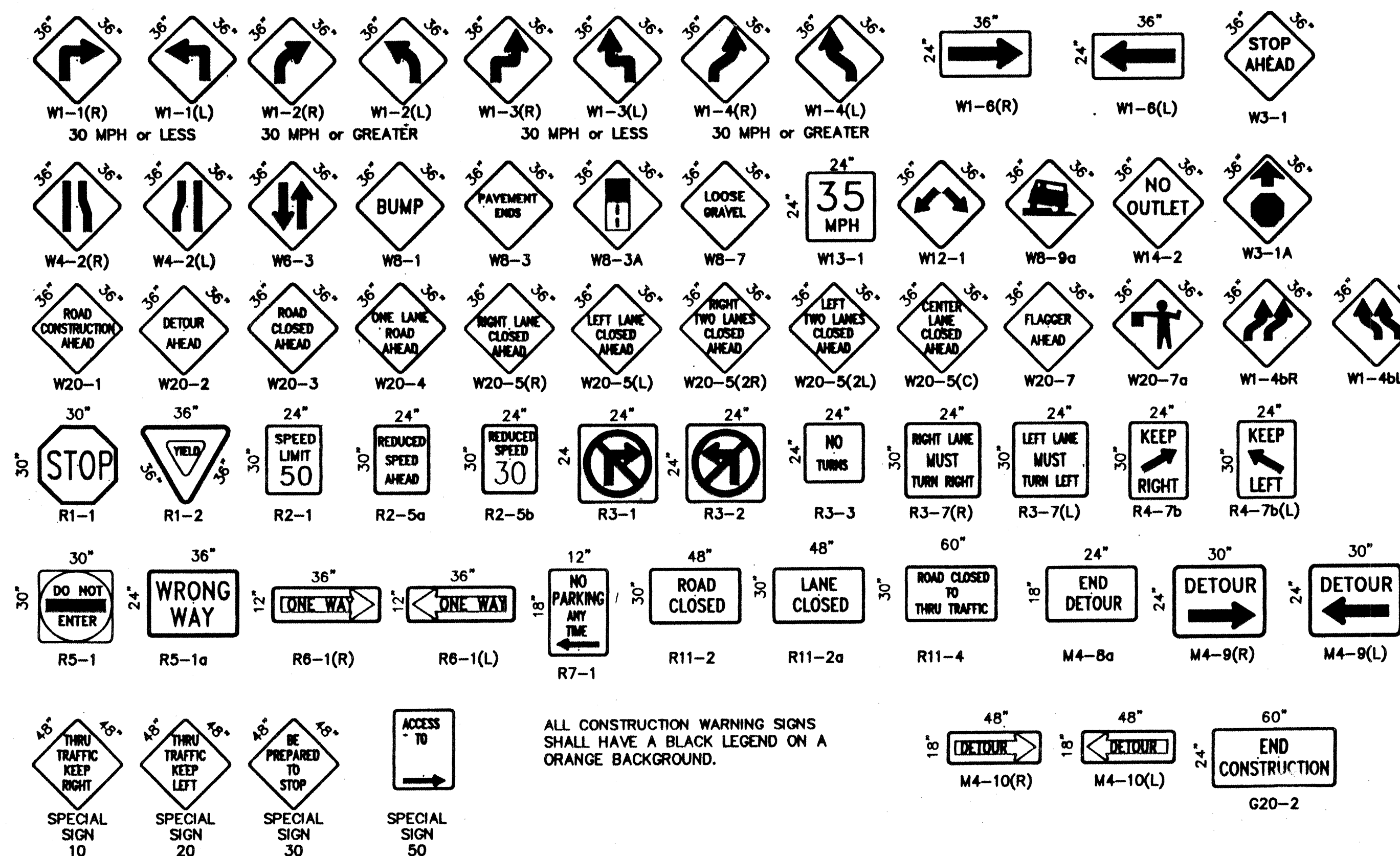
TAPER CRITERIA

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	
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	

SIGN FACE DETAILS

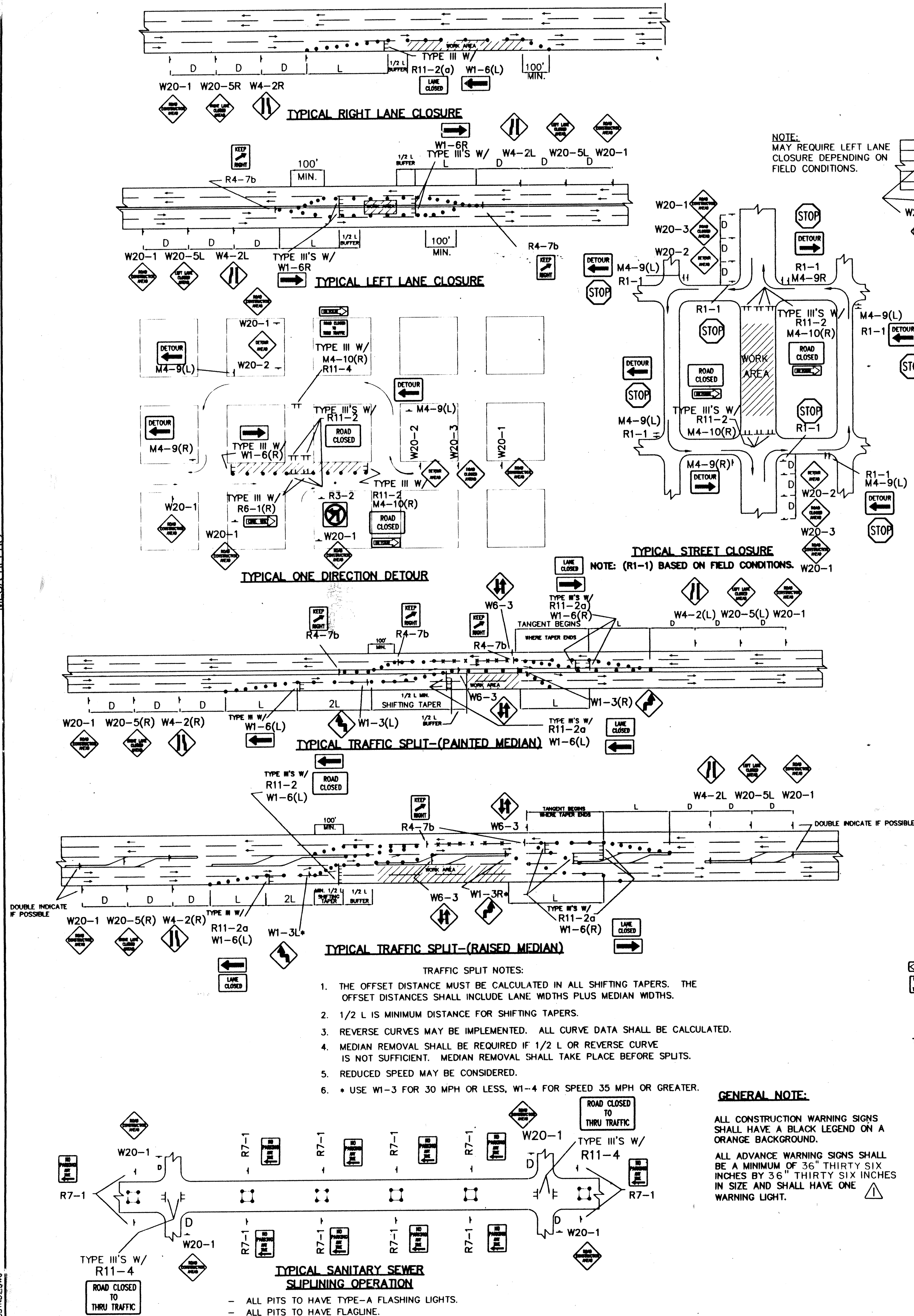


ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	BY	NO.	BY
INSPECTOR	DATE	INSPECTOR	DATE				
APPROVED BY	DATE	APPROVED BY	DATE				
REVISIONS	DATE	REVISIONS	DATE				
DESIGNED BY	DATE	DESIGNED BY	DATE				
DRAWN BY	DATE	DRAWN BY	DATE				
CHECKED BY	DATE	CHECKED BY	DATE				



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
COA	Standard
PROJECT NO. 583082	MAP NO. F-17
SHEET 14	OF 15

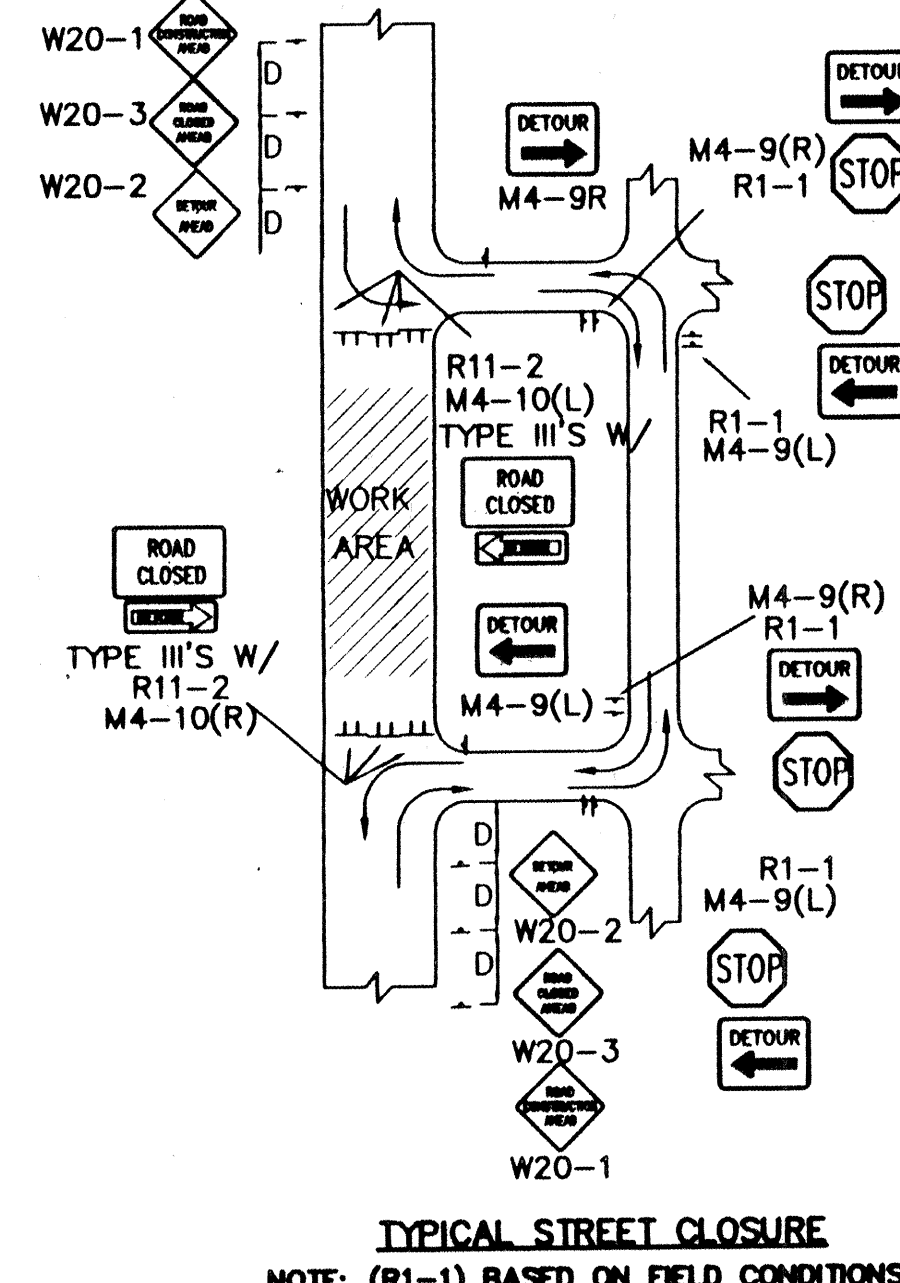
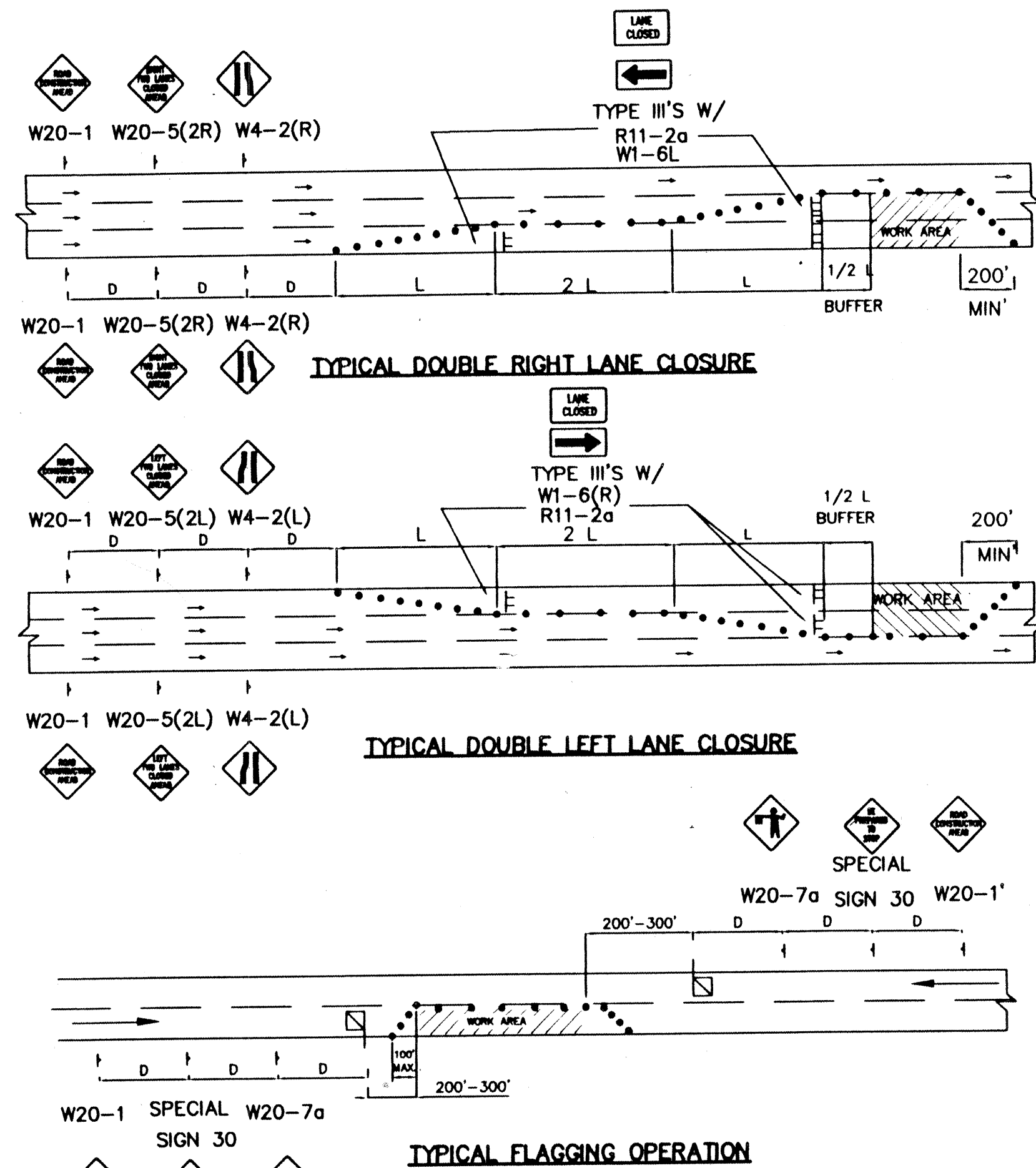
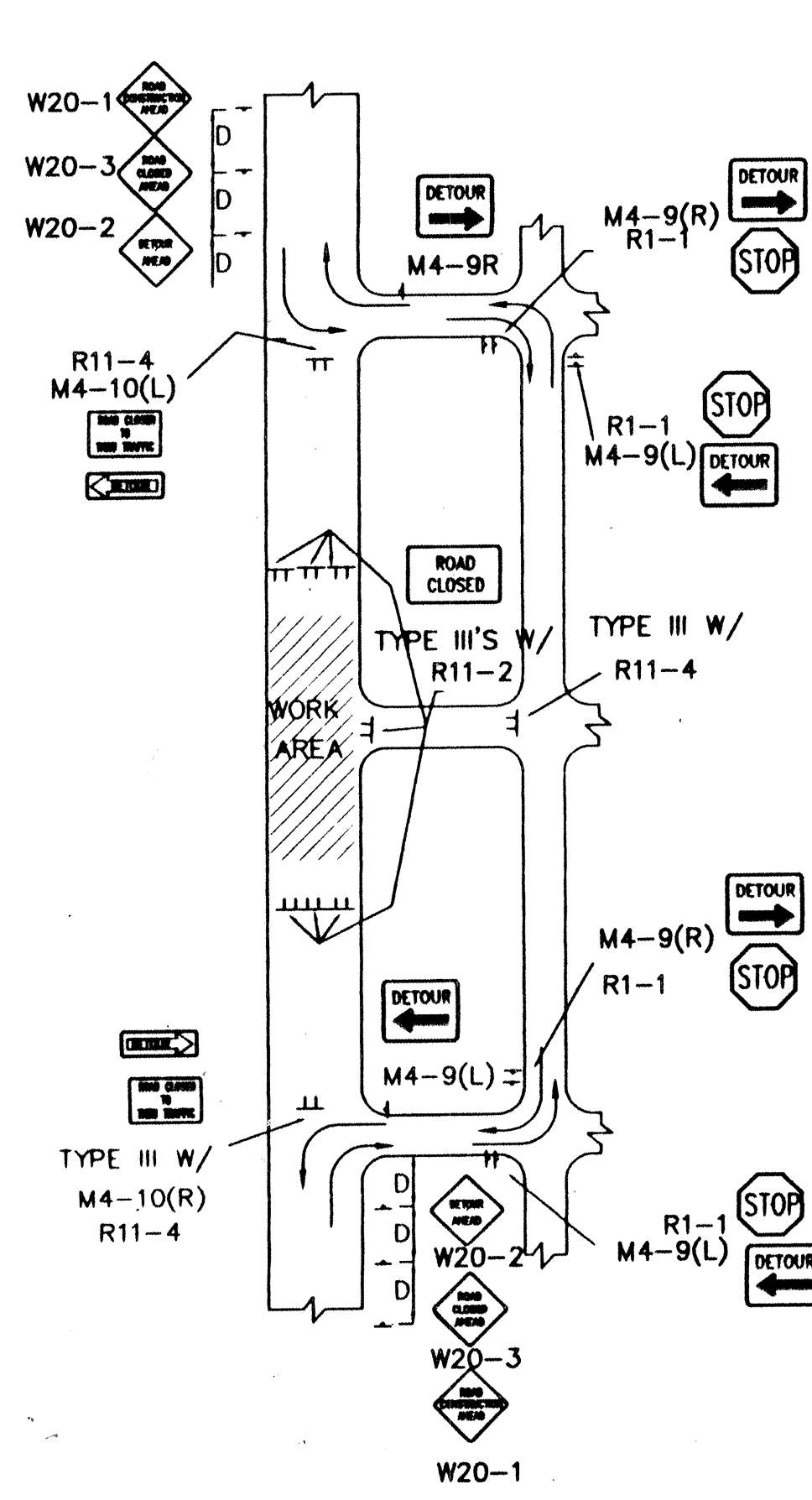
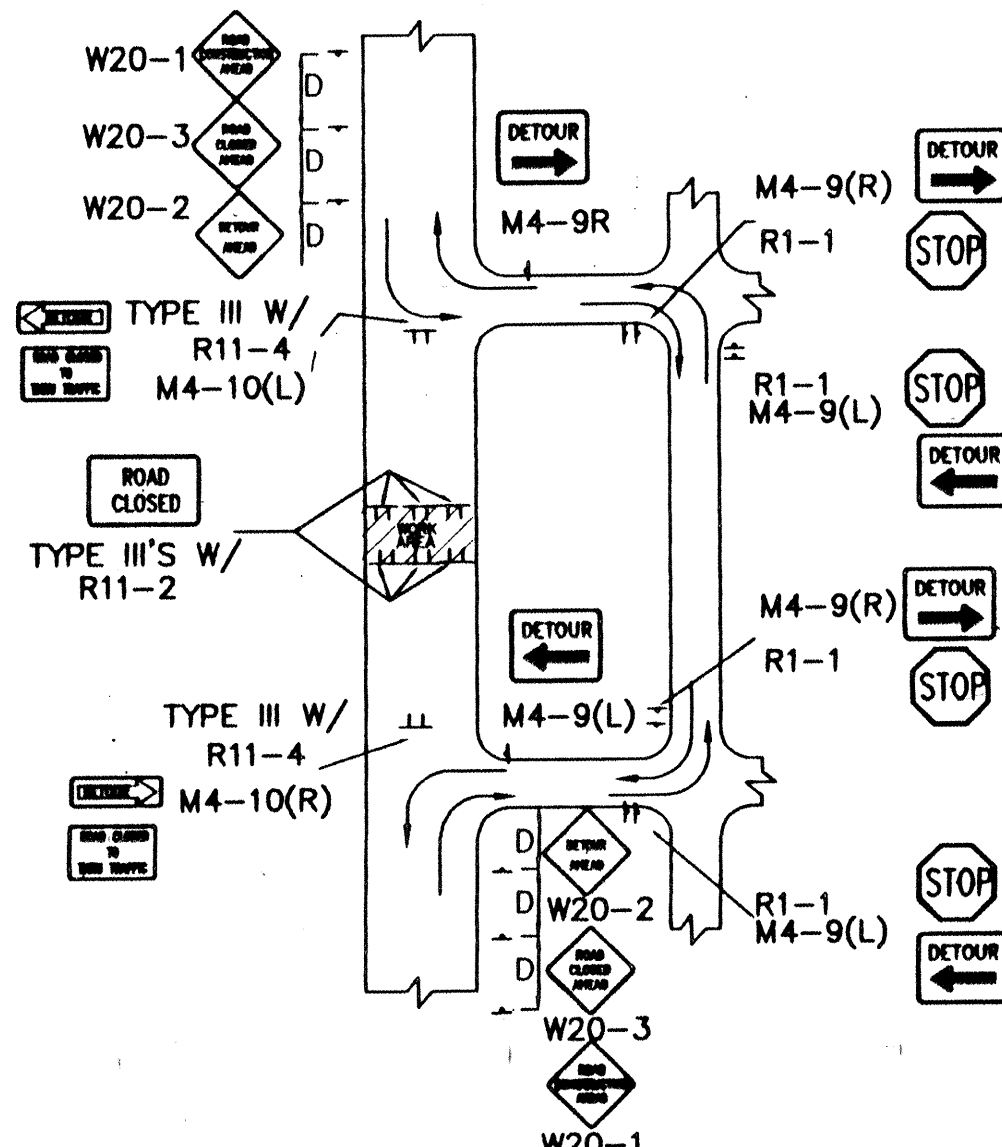
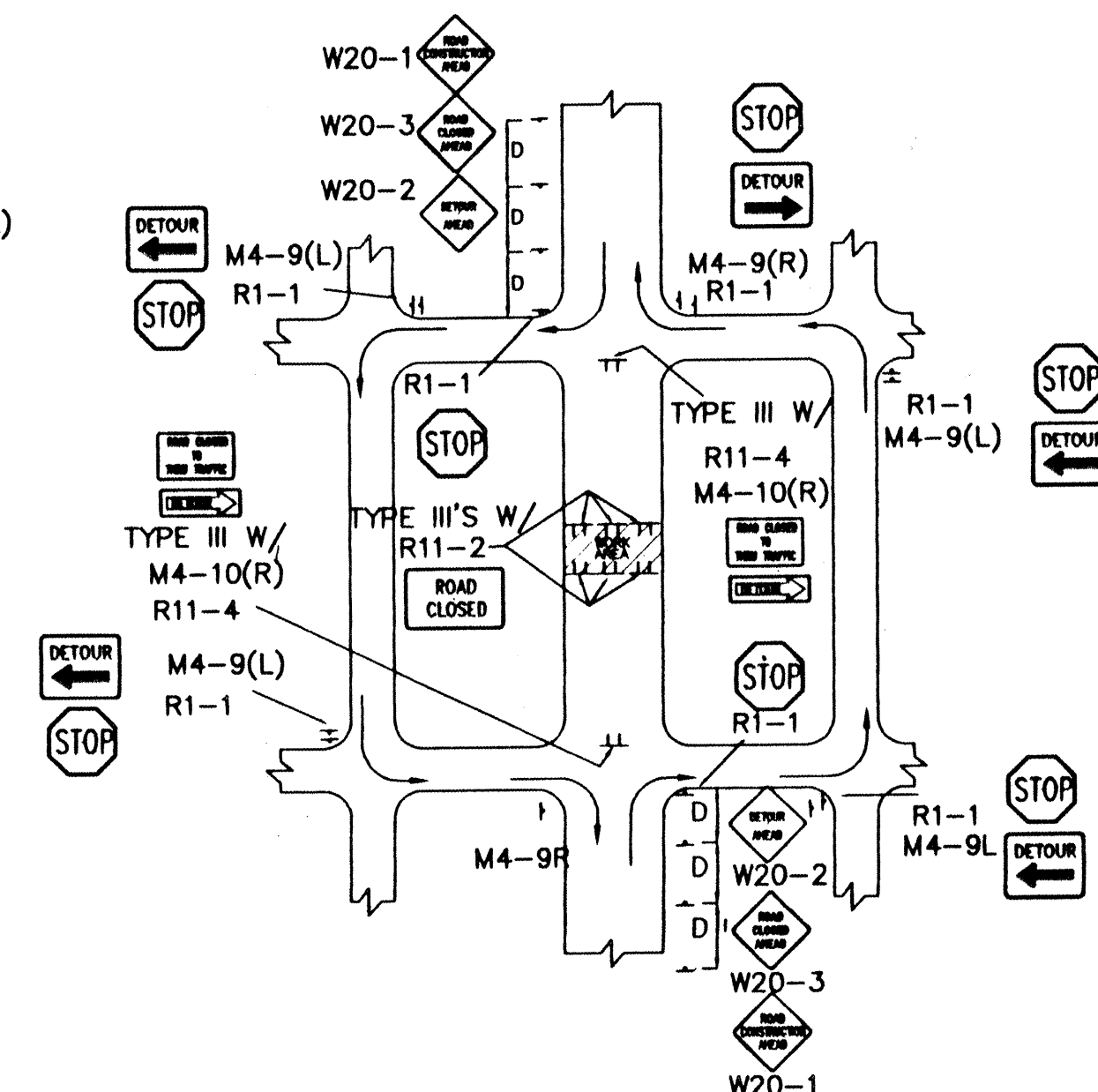
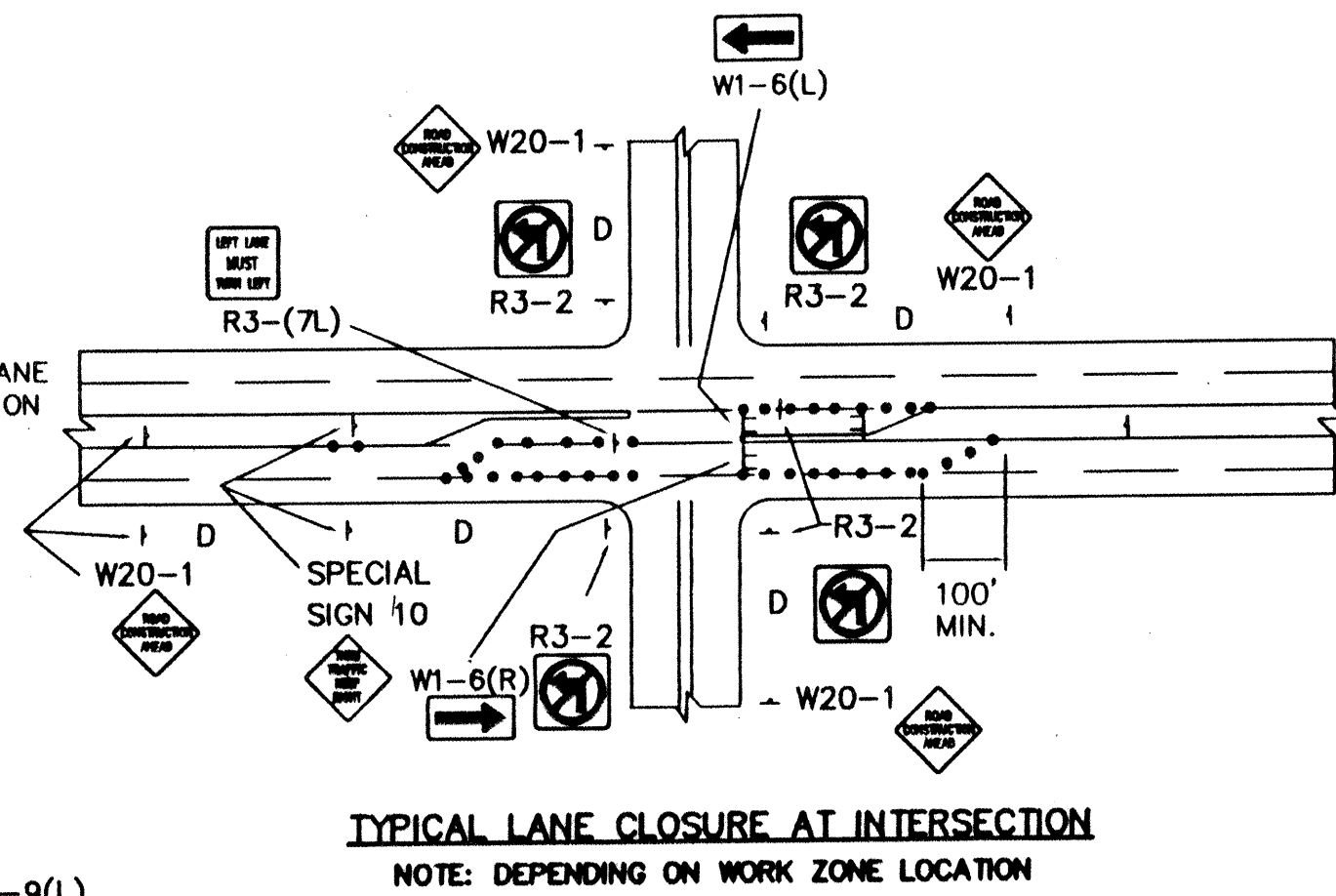


- TRAFFIC SPLIT NOTES:**
1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
 2. 1/2 L IS MINIMUM DISTANCE FOR SHIFTING TAPERS.
 3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
 4. MEDIAN REMOVAL 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.

NOTE: MAY REQUIRE LEFT LANE CLOSURE DEPENDING ON FIELD CONDITIONS.



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

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

DESIGN REVIEW COMMITTEE: **CDA Standard**

CITY ENGINEER APPROVAL: **CDA Standard**

PROJECT NO. **583082**

MAP NO. **F-17**

SHEET **15** OF **15**

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
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INSPECTOR'S	DATE	NO.	DATE	NO.	DATE	NO.	DATE
APPROVAL BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
CORRECTED BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
RECORDED BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE