

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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FRED E. MONDRAGON
DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

February 1, 1989

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: REVISED DRAINAGE PLAN FOR THE MARSHALL BUILDING
(D-17/D3F) REVISION DATED DECEMBER 16, 1988

Dear Mr. Mortensen:

Based on the information provided on your resubmittal of January 26, 1989, revisions as indicated are acceptable.

I have been advised by DRC that the construction plans for Masthead Street have been approved. Therefore, at your convenience, it would be appropriate for you to take the street information and transfer it to the drainage plan. Please resubmit with the revisions for our records.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Also, please be advised that the final Certificate of Occupancy will not be released until the letter of acceptance for the street construction is submitted for our records.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya
Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

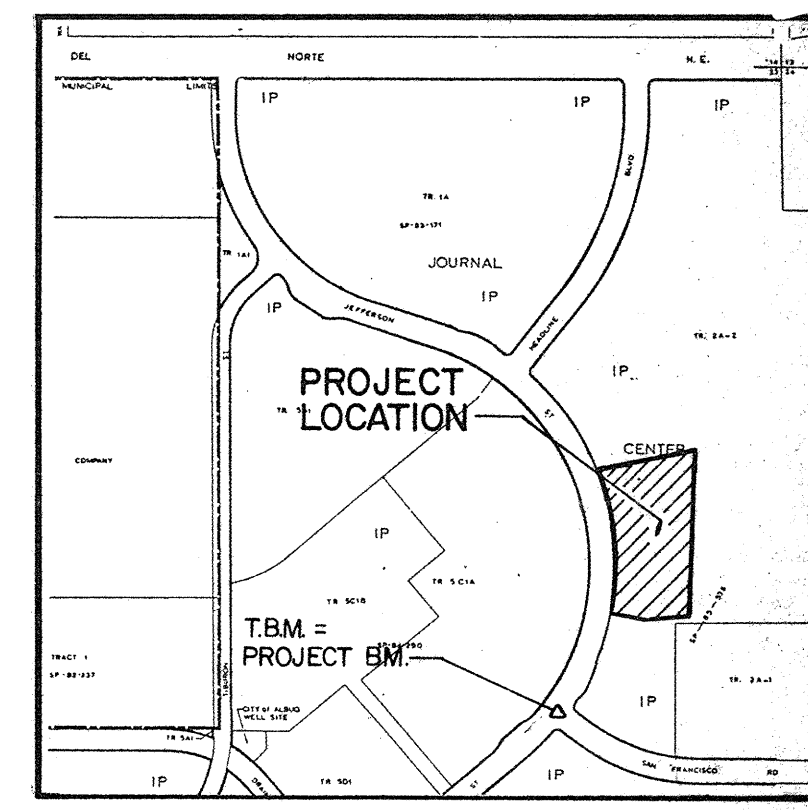
(WP+648)

NOTE:
RELOCATION (LOWERING) OF EXISTING GAS, ELECTRICAL, TELEPHONE AND IRRIGATION LINE MAY BE NECESSARY. CONTRACTOR SHALL COORDINATE NECESSARY RELOCATIONS WITH RESPECTIVE UTILITY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING EXISTING SPRINKLER LINES AND RELOCATING HEADS (SEE LANDSCAPE PLANS).

LEGEND
+ EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- 5/64" EXISTING CONTOUR
- 0/1" PROPOSED CONTOUR
TC TOP OF CURB
TA TOP OF ASPHALT
TW TOP OF WALL
FL FLOWLINE
--- PROPOSED CONCRETE
--- DRAINAGE BASIN BOUNDARY
--- EXISTING CONCRETE

SCALE: 1"=20'

NOTE:
RELOCATION (LOWERING) OF EXISTING GAS, ELECTRICAL, TELEPHONE AND IRRIGATION LINE MAY BE NECESSARY. CONTRACTOR SHALL COORDINATE NECESSARY RELOCATIONS WITH RESPECTIVE UTILITY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING EXISTING SPRINKLER LINES AND RELOCATING HEADS (SEE LANDSCAPE PLANS).



VICINITY MAP
SCALE: 1"=800'
D-17
T.B.M. = PROJECT BENCHMARK
BRASS CAP CENTERLINE MONUMENT, STAMPED "S 2455" LOCATED AT THE INTERSECTION OF JEFFERSON STREET N.E. AND SAN FRANCISCO ROAD N.E. ELEVATION: 5160.47 ft. (M.S.L.D.)

LEGAL DESCRIPTION
TRACT 2A - 2BA, JOURNAL CENTER

CONSTRUCTION NOTES:

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 765-1234, FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
5. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND SETTING THE SOIL TO KEEP IT FROM BLOWING.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

APPROVED FOR ROUGH GRADING ± 1'
Hydrology Section Date

CLAUDIO VIGIL ARCHITECTS

GRADING AND DRAINAGE
THE MARSHALL BUILDING

SHEET

825 Pennsylvania NE Albuquerque, NM 87110
505/266-7000

REVISIONS				
REV #	DATE	BY	DESCRIPTION	
1	5/88	SKS	REVISE ROOF DRAINAGE, PARKING ISLANDS, PIPE OUTLET NW CORNER, DRIVEPAD NORTH SIDE.	
2	12/88	GCT	REVISE PARKING AREA, LOADING DOCK, ELECTRICAL ENCLOSURE AND TRASH ENCLOSURE, AS PER REVISED SITE PLAN.	

REVISIONS				
REV #	DATE	BY	DESCRIPTION	
3	3/89	GCT	REVISE PRIVATE ENTRANCE, STREET GRADES.	

NOTE:
TOPOGRAPHIC SURVEY PREPARED BY OTHERS AND PROVIDED BY OWNER. ITS ADEQUACY IS HEREBY DISCLOSED AS IT RELATES TO THIS DRAWING.