

FILE COPY



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR

KEN SCHULTZ

CHIEF  
ADMINISTRATIVE OFFICER

GENE ROMO

DEPUTY CAO  
PUBLIC SERVICES

FRANK MARTINEZ

DEPUTY CAO  
PLANNING/DEVELOPMENT

BILL MUELLER

June 7, 1988

James Topmiller, P.E.  
Bohannon-Huston, Inc.  
7500 Jefferson Street, NE  
Albuquerque, New Mexico 87109

RE: GRADING/PAVING PLAN FOR TEMPORARY ACCESS ROAD  
TO THE MARSHALL SITE (D-17/D3G) ENGINEER'S STAMP DATED MAY 31,  
1988

Dear Mr. Topmiller:

Based on the information provided on your submittal of June 1, 1988, the referenced plan is approved for Grading/Paving permit. Please be advised that:

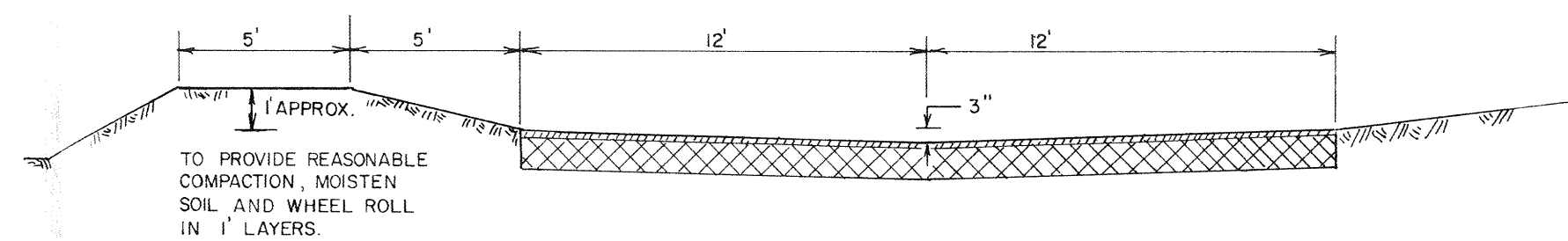
1. When permanent dedication for proposed street is approved, Work Order Process must be followed for the permanent improvements;
2. we must have concurrence of the rerouting of the off-site flows from the southeast portion of the Marshall Building onto Tract 2A-2B2;
3. upon completion of the referenced improvements, we will need certification.

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

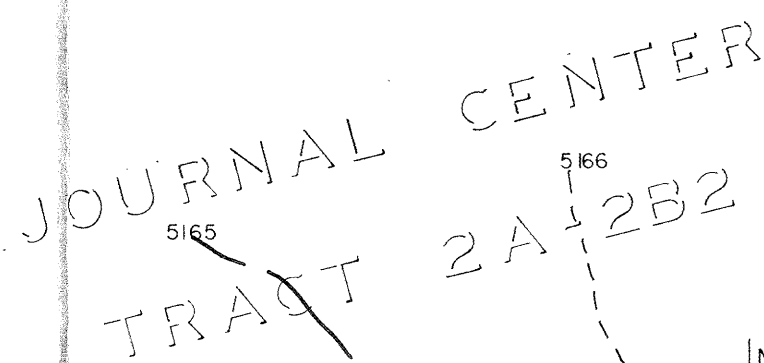
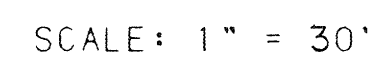
Cordially,

Bernie J. Montoya, C.E.  
Engineering Assistant

BJM/bsj



TYPICAL SECTION FOR TEMPORARY STREET  
NOT TO SCALE

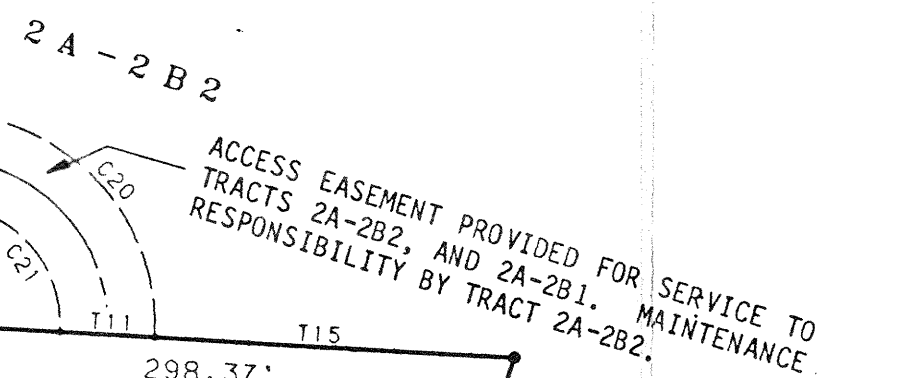


NOTE:  
BERM SHALL BE CONSTRUCTED  
AT START OF JOB FOR EROSION  
CONTROL DURING CONSTRUCTION  
DO NOT REMOVE AFTER CON-  
STRUCTION, BERM SHALL REMAIN  
IN PLACE

FLARE 10' OF TEMPORARY PAVEMENT  
TO MATCH DRIVEPAD  
DRIVEPAD TO BE CONSTRUCTED BY  
OTHERS (NOT IN CONTRACT)

CONCRETE CURB OPEN  
2-8" PVC PIPES TO B  
INSTALLED BY OTHERS  
(NOT IN CONTRACT)


JOURNAL CENTER  
TRACT 2A-2B1



SCALE: 1" = 50'

TANGENT DATA		
NUMBER	BEARING	DISTANCE
T8	N74°47'30"E	30.34
T9	N86°06'06"E	40.79
T10	N74°47'30"E	106.71
T11	S74°47'30"W	24.00
T12	S74°47'30"W	106.71
T13	S63°28'54"W	40.79
T14	S74°47'30"W	30.34
T15	N74°47'30"E	94.37

	C	U	R	V	E	D	A	T	A
NUMBER	ARC	RADIUS	DELTA	CHORD BEAR.	CHORD	TANGENT			
C10	45.05	30.00	85°03'04"	S13°45'58"W	40.94	28.00			
C19	40.00	943.00	02°25'50"	N15°34'22"W	40.00	20.00			
C20	86.39	55.00	90°00'00"	S60°12'30"E	77.78	55.00			
C21	48.69	31.00	90°00'00"	N60°12'30"W	43.84	31.00			
C22	50.98	943.00	3°05'52"	N12°48'30"W	50.98	25.50			


 PROPERTY LINE  
 EXISTING CURB  
 EXISTING CONTOUR  
 PROPOSED CONTOUR  
 EXISTING SPOT ELEVATION  
 PROPOSED SPOT ELEVATION  
 PROPOSED ASPHALT  
 PROPOSED ASPHALT CURB (6" HIGH)

LEGAL DESCRIPTION  
AN ACCESS EASEMENT PROVIDED FOR SERVICE TO TRACTS 2A-2B2 AND  
2A-2B1; REPLAT MAP FOR TRACT 2A-2B JOURNAL CENTER, ALBUQUERQUE,  
FILED APRIL 6, 1988 IN VOL. C36, FOLIO 54 OF BERNALILLO COUNTY, NEW  
MEXICO.

### Site Location

The location of the proposed temporary road has been platted as an access easement within Tract 2A-2B2 of the Journal Center. This easement allows access to Tract 2A-2B1.

Currently, the site drains to the west at an approximate 1.5% slope. There is mostly native ground cover, however, the west edge has been landscaped with a berm covered with grass and trees.

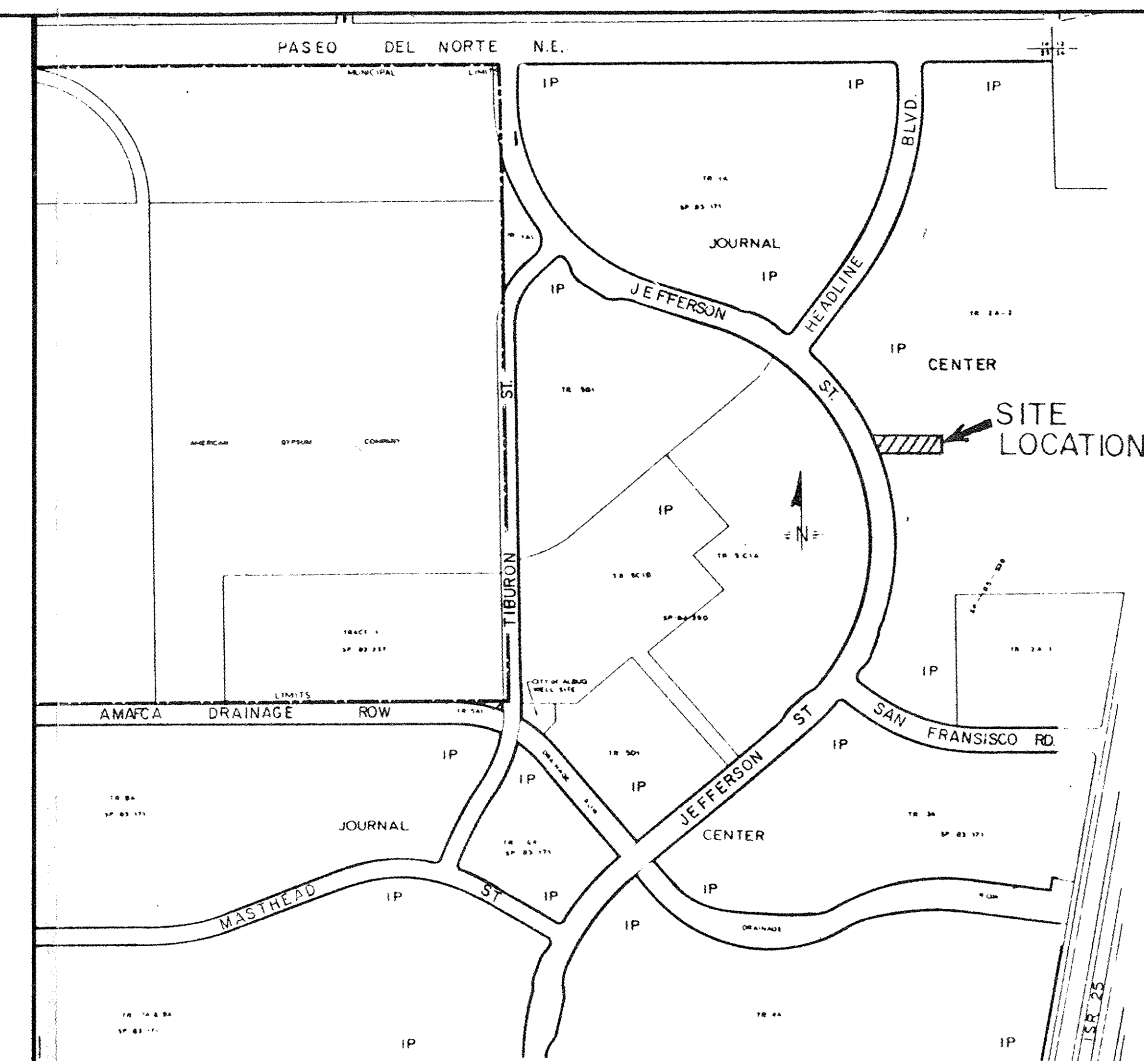
The proposed temporary road will be constructed concurrently with the Marshall Building site, which is within Tract 2A-281 of the Journal Center. The Marshall Building grading and drainage report shows the northeast portion of the parking lot will develop 3.8 cfs, which will flow directly into the access road; the northwest portion will develop 1.4 cfs, which will be conveyed to the western portion of the road through two 8" PVC pipes. The temporary road itself will develop 1.1 cfs. An earthen berm will be built around the north and east sides of the access road so that it will be protected from runoff from the undeveloped areas to the east.

Runoff from the temporary access road will flow directly into Jefferson Street and generally follow the design of the Journal Center Master Drainage Plan.

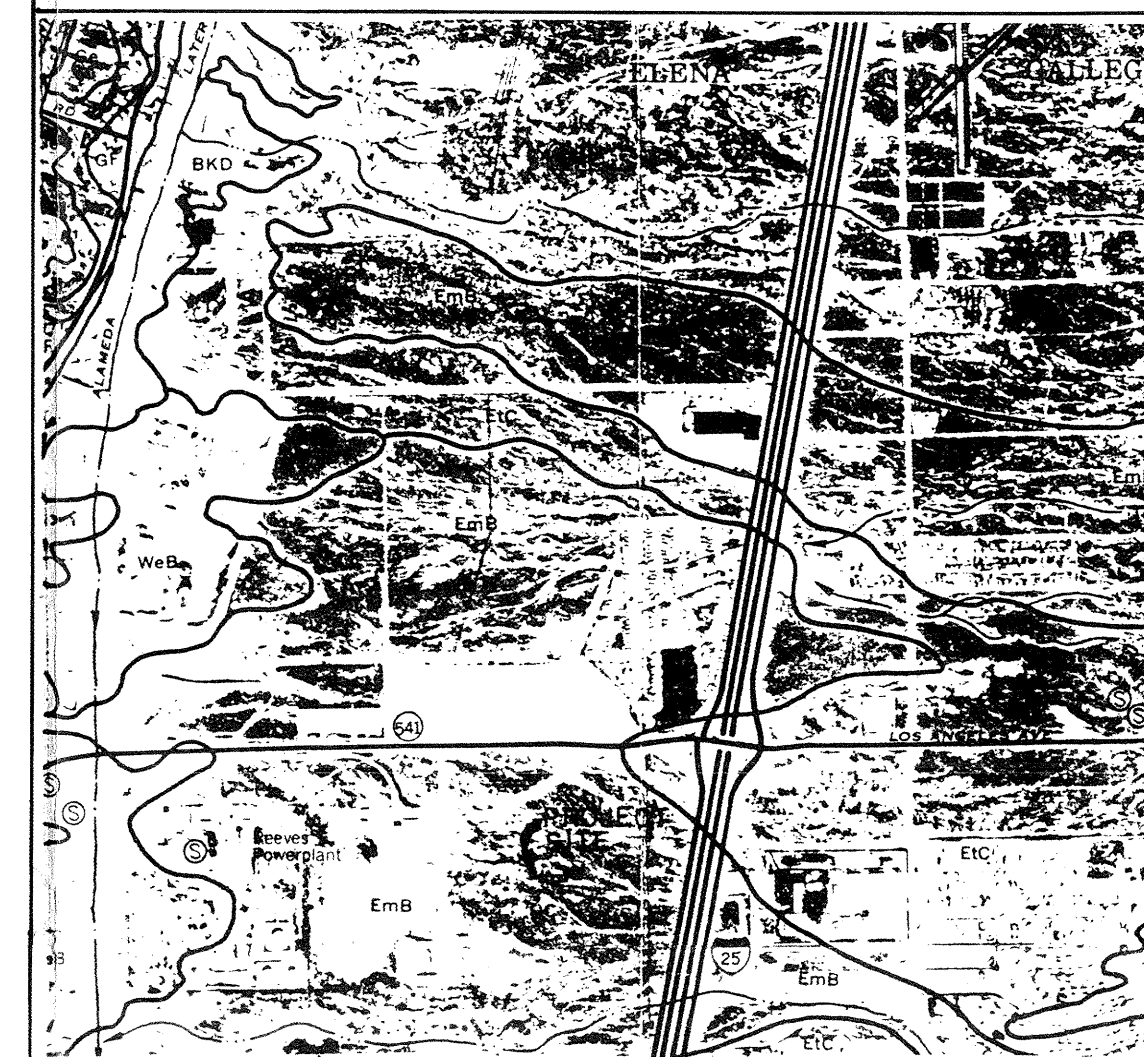
1. NO FROZEN MATERIALS SHALL BE PLACED IN FILL.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL BE EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234 FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. PRIOR TO GRADING, ALL VEGETATION, DEBRIS AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED TO A 6" DEPTH FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE. TOPSOIL STRIPPINGS SHALL BE DISPOSED OF OFF-SITE OR STOCKPILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
6. ALL ON-SITE EXCAVATION MATERIAL PLACED IN FILL SHALL MEET THE REQUIREMENTS OF THIS SPEC. NEED FOR THE FILL SHALL BE OBTAINED FROM AN APPROVED OFF-SITE BORROW AREA.
7. SUBGRADE TOLERANCE OF ROADWAY SHALL BE  $\pm 0.05$  FEET.
8. FINISHED TOP OF ASPHALT TOLERANCE FOR ALL AREAS WITH SLOPES LESS THAN  $1\frac{1}{2}\% \pm .02$  FEET; FINISHED TOP OF ASPHALT TOLERANCE FOR ALL AREAS WITH SLOPES GREATER THAN  $1\frac{1}{2}\% \pm .10$  FEET.
9. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
10. GRADING AND EARTHWORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH ALL CURRENT CITY, COUNTY, STATE AND FEDERAL DUST CONTROL REGULATIONS.
11. DO NOT PUDDLE OR JET BACKFILL.

1. An excavation/ construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided herein, shall be constructed in accordance with City of Albuquerque Standard Specifications for Public Works Construction, 1986.
3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all constructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to arterial street use.
6. Maintenance of these facilities shall be the responsibility of the Owner of the property served.

APPROVALS	NAME	DATE
A.C.E./DESIGN		
INSPECTOR		
A.C.E./FIELD		

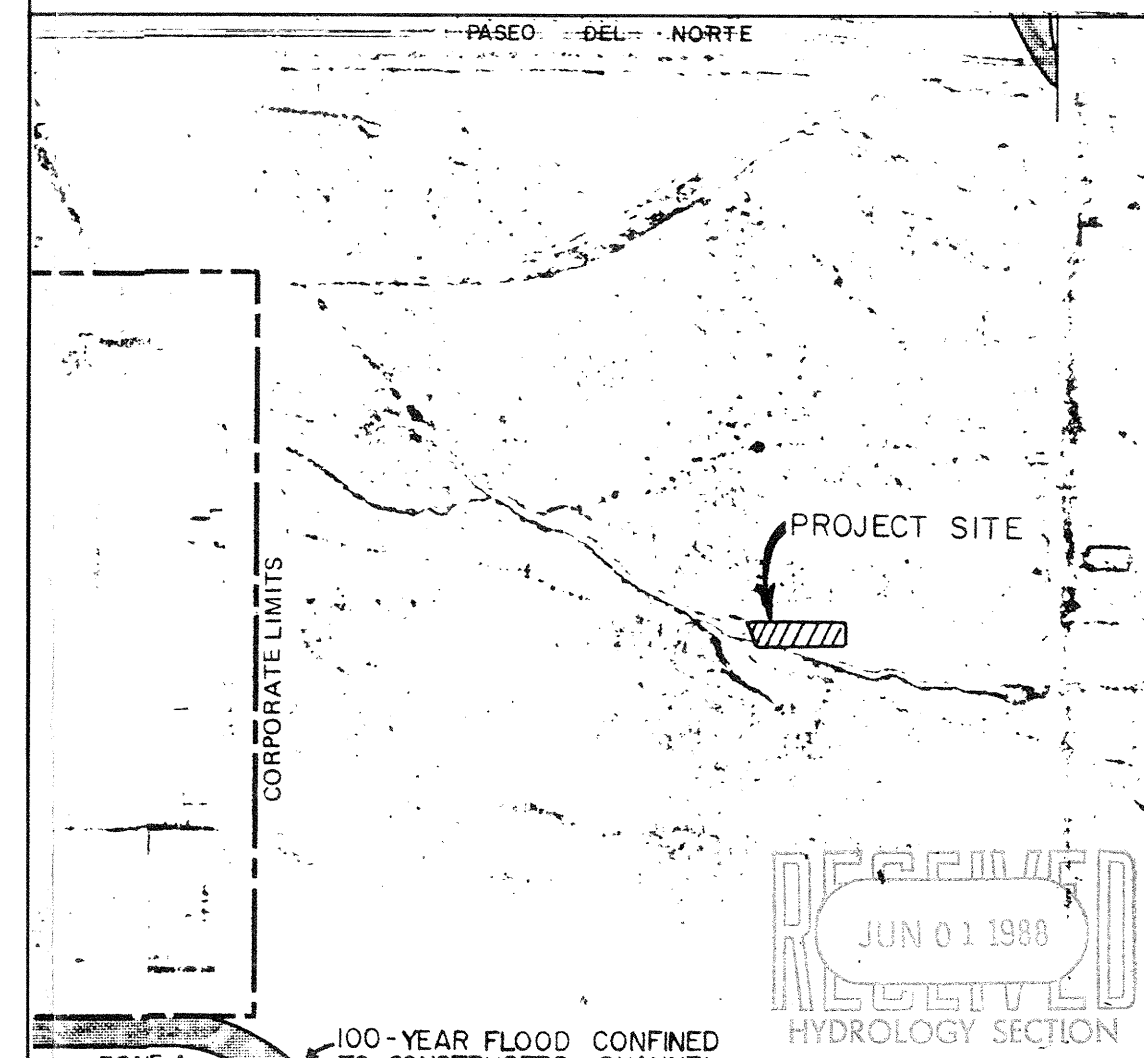


NOT TO SCALE  
ZONE ATLAS MAP NO. D-1

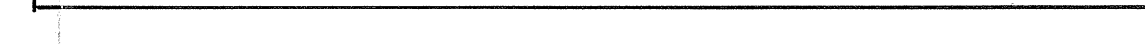


NOT TO SCALE

REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHT. 11



NOT TO SCALE  
REFERENCE: FLOOD INSURANCE STUDY SHEET 9



PRELIMINARY  
NOT FOR CONSTRUCTION

TITLE:	TEMPORARY ACCESS ROAD TO MARSHALL SITE GRADING/PAVING PLAN
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APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A C E - Design			Traffic		
A C E -Hydrology			Water		

DRAWING NO.	MAP NO. D-17	SHEET 1	OF 1
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