

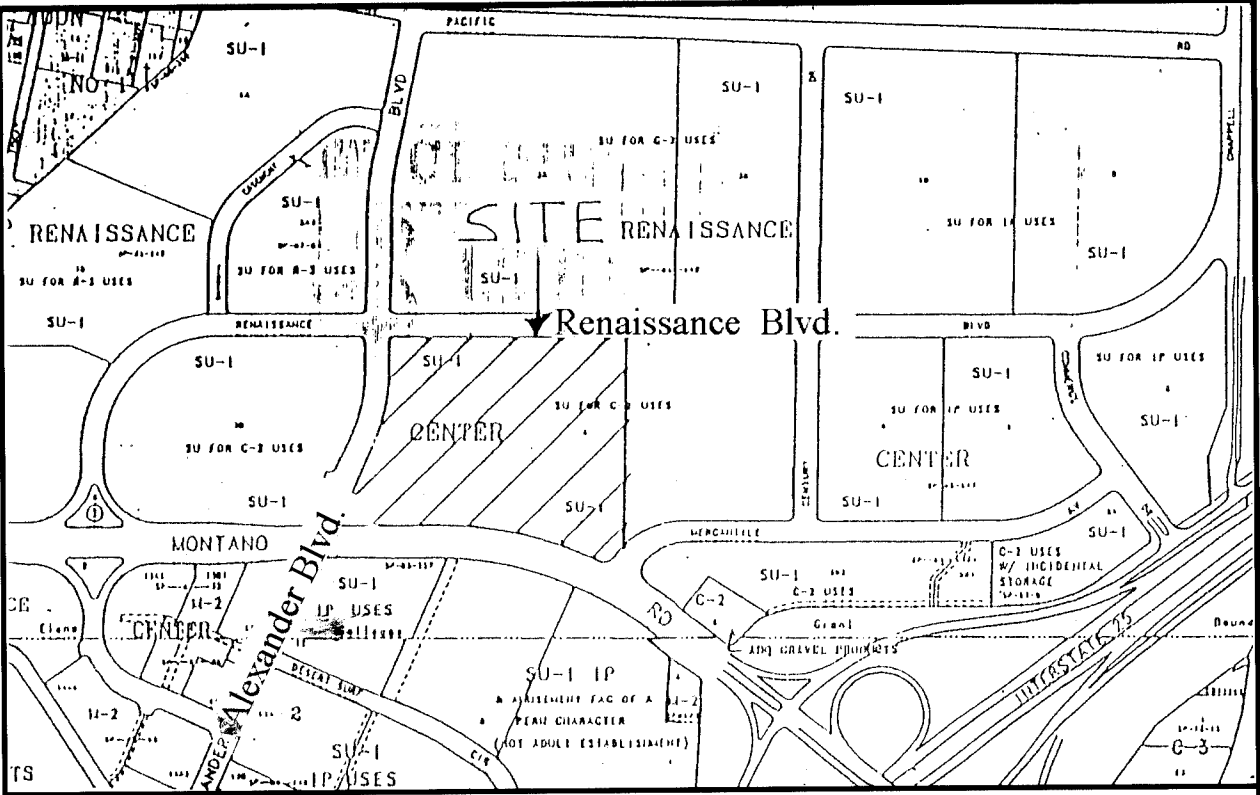
CONSTRUCTION PLANS
FOR
PRICECOSTCO

JUNE 1996

TW

INDEX TO DRAWINGS

1. TITLE SHEET
2. MASTER UTILITY PLAN (FOR REFERENCE ONLY)
3. PAVING IMPROVEMENTS—RENAISSANCE BLVD.
WATER LINE IMPROVEMENTS
STA 1+00.00 TO 10+44.41
4. PAVING IMPROVEMENTS—RENAISSANCE BLVD.
STA 10+44.41 TO 16+71.00
5. STORM SEWER CONNECTION



VICINITY MAP F-16-Z

SCALE NONE

NOTICE TO CONTRACTORS

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION (UPDATE #6).
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALLS SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
3. NOTIFY CITY OF ALBUQUERQUE (857-8200), WATER SYSTEMS DIVISION 5 DAYS PRIOR TO UTILITY CONSTRUCTION.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. THREE(3) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATIONS DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO(2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.
6. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED IN KIND BY CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET.
7. 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 SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4. OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THIS PROJECT THAT IS NOT SHOWN ON THE PLAN AND IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE DESIGNERS EXPENSE.
8. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24 HOUR CONSTRUCTION.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☐ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☐ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ 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 DEEPENED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☐ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

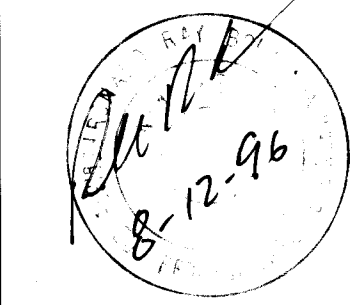
RECORD DRAWING
DATE: 8/14/97 DRAFTED BY: TERRA WEST DEV.
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.

TERRA WEST DEVELOPMENT
MANAGEMENT SERVICES
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 9-8-97

SCANNED BY
BY LASON

DRB #96-211

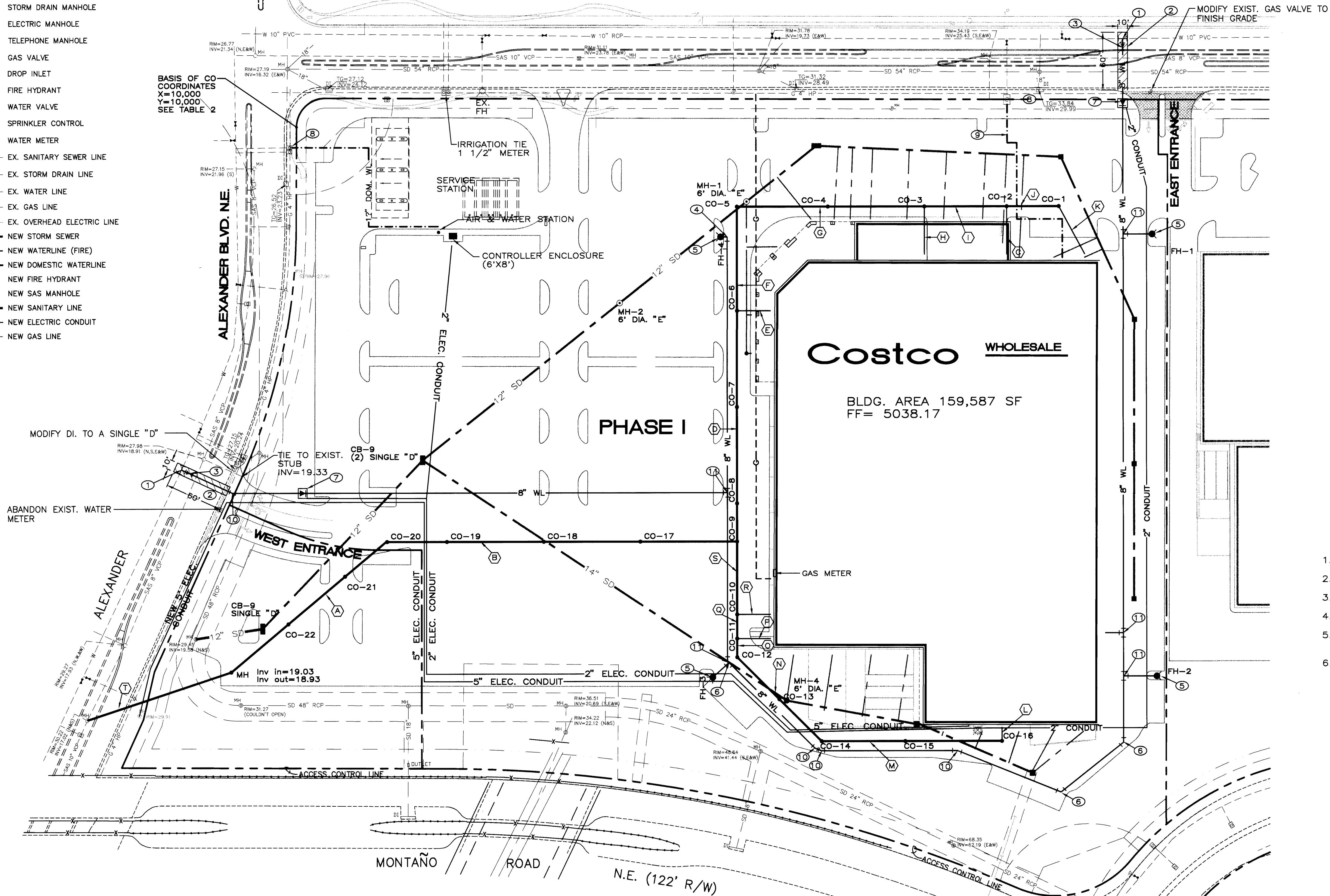


REV	SHEETS	CITY ENGINEER	DATE	USER	DEPT.	DATE	USER	DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE		*****	
		DRC Chairman		B. G. G. G.		7-29-96		APPROVED FOR CONSTRUCTION	
		Transportation		B. G. G. G.		8-3-96			
		Water/Wastewater		B. G. G. G.		8-12-96			
		Hydrology		B. G. G. G.		8-12-96			
		Parks		B. G. G. G.		8-12-96			
Constr. Mngmt.									
CITY PROJECT NO.						SHEET OF			
548781						1 5			

LEGEND

=====	CURB AND GUTTER
○ MH	SANITARY SEWER MANHOLE
⊙ MH	STORM DRAIN MANHOLE
⊙ MH	ELECTRIC MANHOLE
⊙ MH	TELEPHONE MANHOLE
⊙	GAS VALVE
DI	DROP INLET
△	FIRE HYDRANT
⋈	WATER VALVE
⊠	SPRINKLER CONTROL
⊠	WATER METER
---	EX. SANITARY SEWER LINE
---	EX. STORM DRAIN LINE
---	EX. WATER LINE
---	EX. GAS LINE
---	EX. OVERHEAD ELECTRIC LINE
---	NEW STORM SEWER
---	NEW WATERLINE (FIRE)
---	NEW DOMESTIC WATERLINE
---	NEW FIRE HYDRANT
---	NEW SAS MANHOLE
---	NEW SANITARY LINE
---	NEW ELECTRIC CONDUIT
---	NEW GAS LINE

BASIS OF CO
COORDINATES
X=10,000
Y=10,000
SEE TABLE 2



GENERAL NOTES:

- 4" MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
- REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
- ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
- CLEAN OUTS & MANHOLE TIE POINTS ARE TAKEN USING THE NW PROPERTY CORNER X=10,000, Y=10,000 SEE TABLE 2.
- SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.

RECORD DRAWING

DATE: 8/11/97
DRAFTED BY: TIERRA WEST DEV.
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TABLE 1 (SAS)

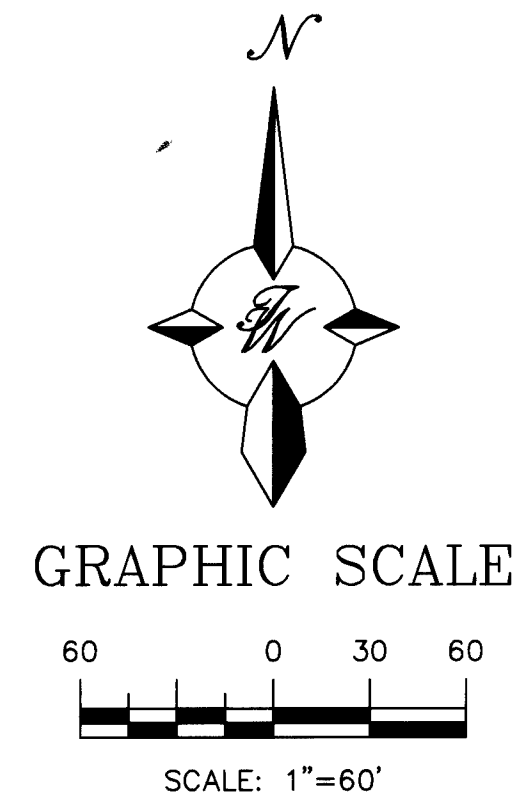
PIPE SIZE	BEARING	DISTANCE	SLOPE
8"	SAS	S 49°49'24" W	209.75' S=1.20%
8"	SAS	W	361.99' S=1.00%
8"	SAS	N	49.90' S=7.68%
8"	SAS	E	239.58' S=1.00%
8"	SAS	N	34.96' S=22.03%
8"	SAS	E	108.14' S=1.00%
8"	SAS	N	194.05' S=1.00%
8"	SAS	W	49.90' S=9.38%
8"	SAS	E	85.00' S=1.00%
8"	SAS	N	54.00' S=1.00%
8"	SAS	W	56.74' S=5.80%
8"	SAS	N 28°23'06" W	14.30' S=41.89%
8"	SAS	W	186.42' S=1.00%
8"	SAS	N 45°00'00" W	123.50' S=1.00%
8"	SAS	E	19.39' S=1.00%
8"	SAS	N	34.96' S=25.46%
8"	SAS	E	44.40' S=1.00%
8"	SAS	N	34.96' S=26.72%
8"	SAS	E	75.75' S=1.00%
8"	SAS	S 71°28'51" W	157.11' S=1.00%

KEY NOTES (WATER LINE)

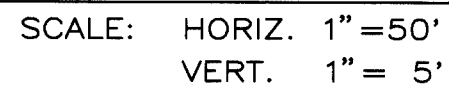
- 10"x10"x8" TEE WITH BLOCKING
- REMOVE & REPLACE ARTERIAL PAVEMENT PER CITY STD. DWG. 2465
- 8" GATE VALVE WITH BLOCKING
- 90° BEND
- FIRE HYDRANT WITH VALVE AND BLOCKING PER CITY STD. DWG. 2340
- 45° BEND
- BACKFLOW PREVENTOR PER CITY STD. DWG. 2386
- 2" WATER METER PER CITY STD. DWG 2360, CONNECTION TO AN EXISTING STUB.
- 2 1/2" WATER SERVICE.
- 22" BEND
- 8" X8" X8 TEE WITH BLOCKING.

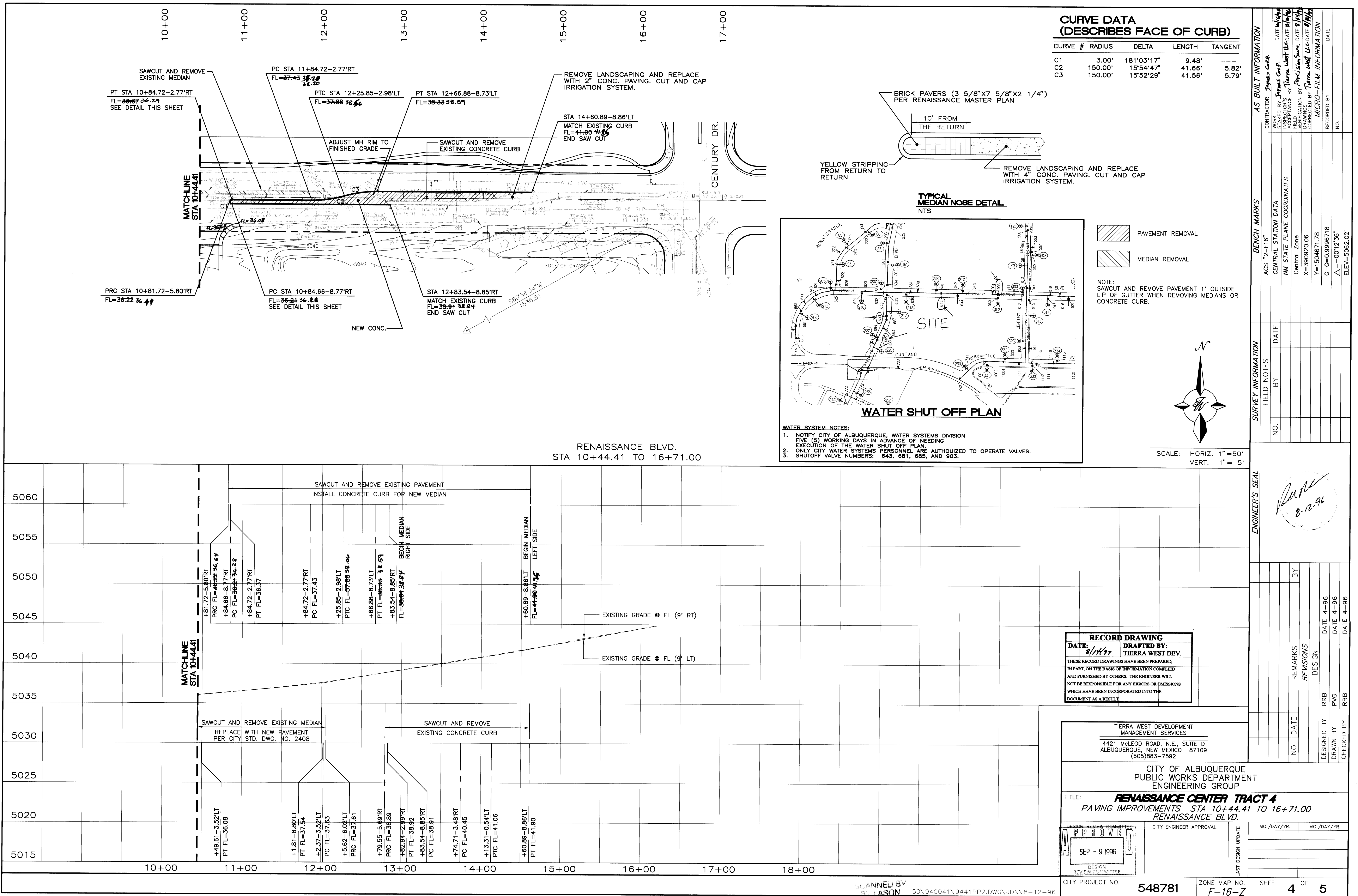
TABLE 2

CO	X	Y	INV
1	10,788.76	9,916.81	31.88
2	10,734.76	9,916.81	31.34
3	10,649.76	9,916.81	30.49
4	10,549.76	9,916.81	29.49
5	10,455.71	9,916.81	28.55
6	10,455.71	9,808.67	27.47
7	10,455.71	9,708.67	26.47
8	10,455.71	9,608.67	25.47
9	10,455.71	9,569.09	25.07
10	10,455.71	9,493.34	25.83
11	10,455.71	9,468.33	26.27
12	10,455.71	9,448.94	26.08
13	10,499.37	9,405.28	26.70
14	10,543.04	9,361.61	27.32
15	10,629.46	9,361.61	28.18
16	10,729.46	9,361.61	29.18
17	10,355.71	9,569.09	24.07
18	10,255.71	9,569.09	23.07
19	10,155.71	9,569.09	22.07
20	10,093.71	9,569.09	21.45
21	10,050.17	9,533.17	20.89
22	9,991.63	9,483.73	19.97



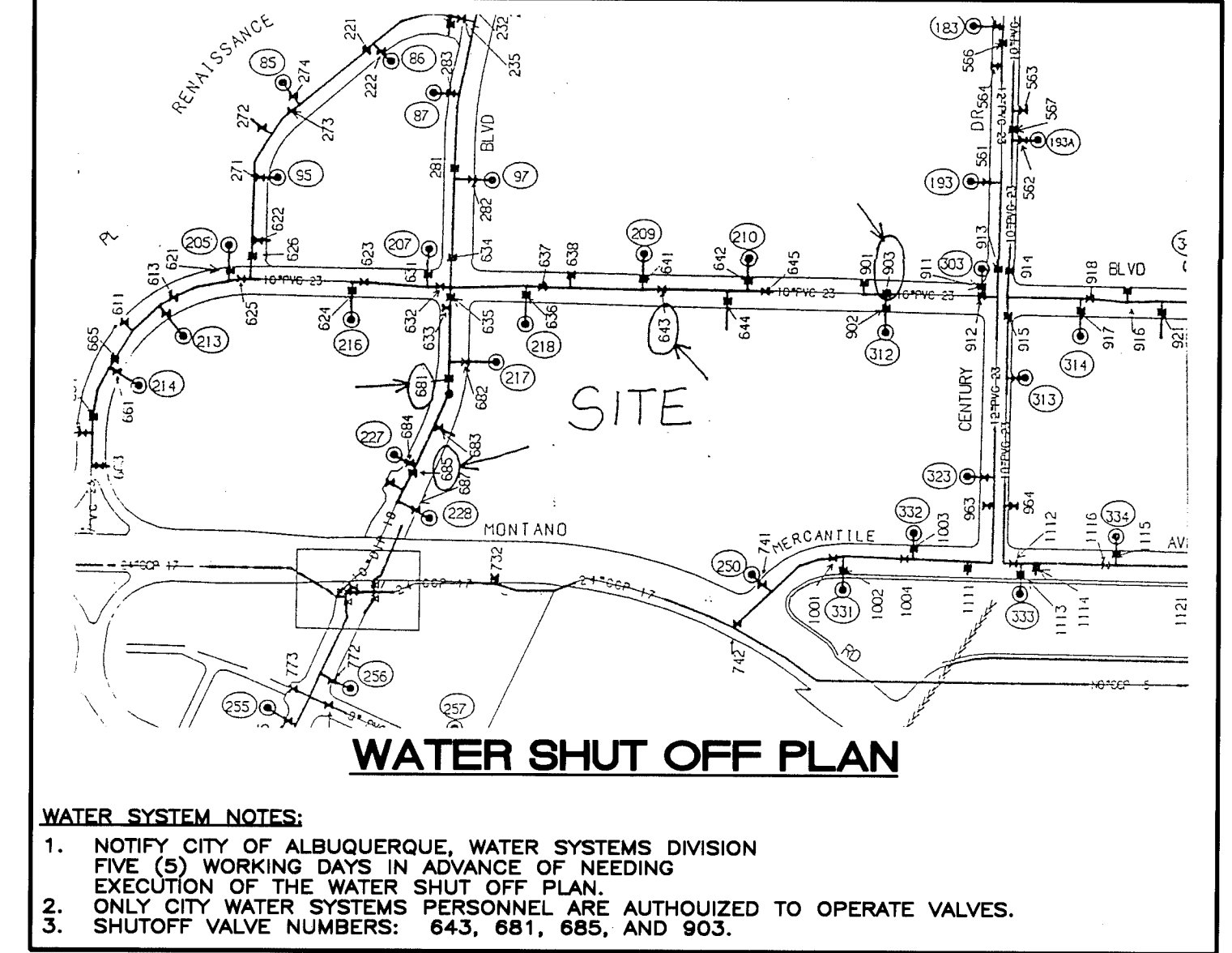
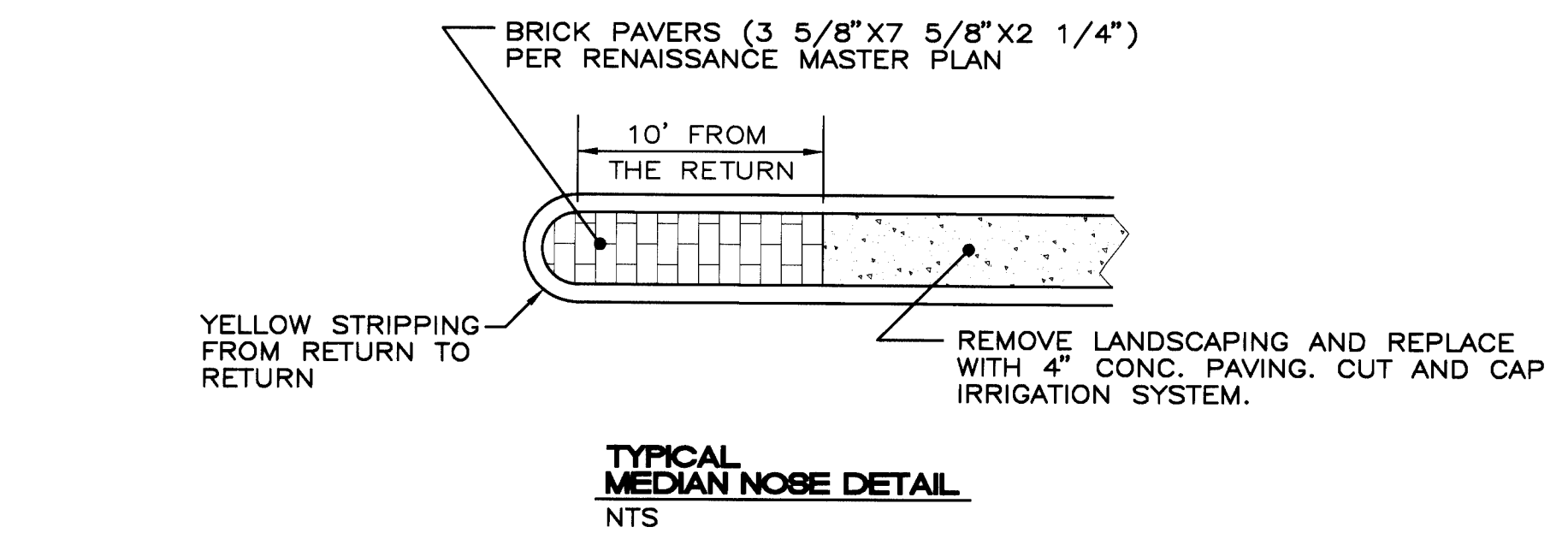
TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592			
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: MASTER UTILITY PLAN (FOR REFERENCE ONLY)			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MD/DAY/YR.	MD/DAY/YR.
SEP - 97			
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
548781	F-16-Z	2	5





CURVE DATA (DESCRIBES FACE OF CURB)

CURVE #	RADIUS	DELTA	LENGTH	TANGENT
C1	3.00'	181°03'17"	9.48'	---
C2	150.00'	15°54'47"	41.66'	5.82'
C3	150.00'	15°52'29"	41.56'	5.79'



AS BUILT INFORMATION

CONTRACTOR	Jayco's Corp.
DATE	10/1/06
INSPECTOR'S	Stacy Corp.
DATE	10/1/06
VERIFICATION BY	Theresa West
DATE	10/1/06
CORRECTION BY	Theresa West
DATE	10/1/06
MICRO-FILM INFORMATION	
RECORDED BY	
NO.	

BENCH MARKS

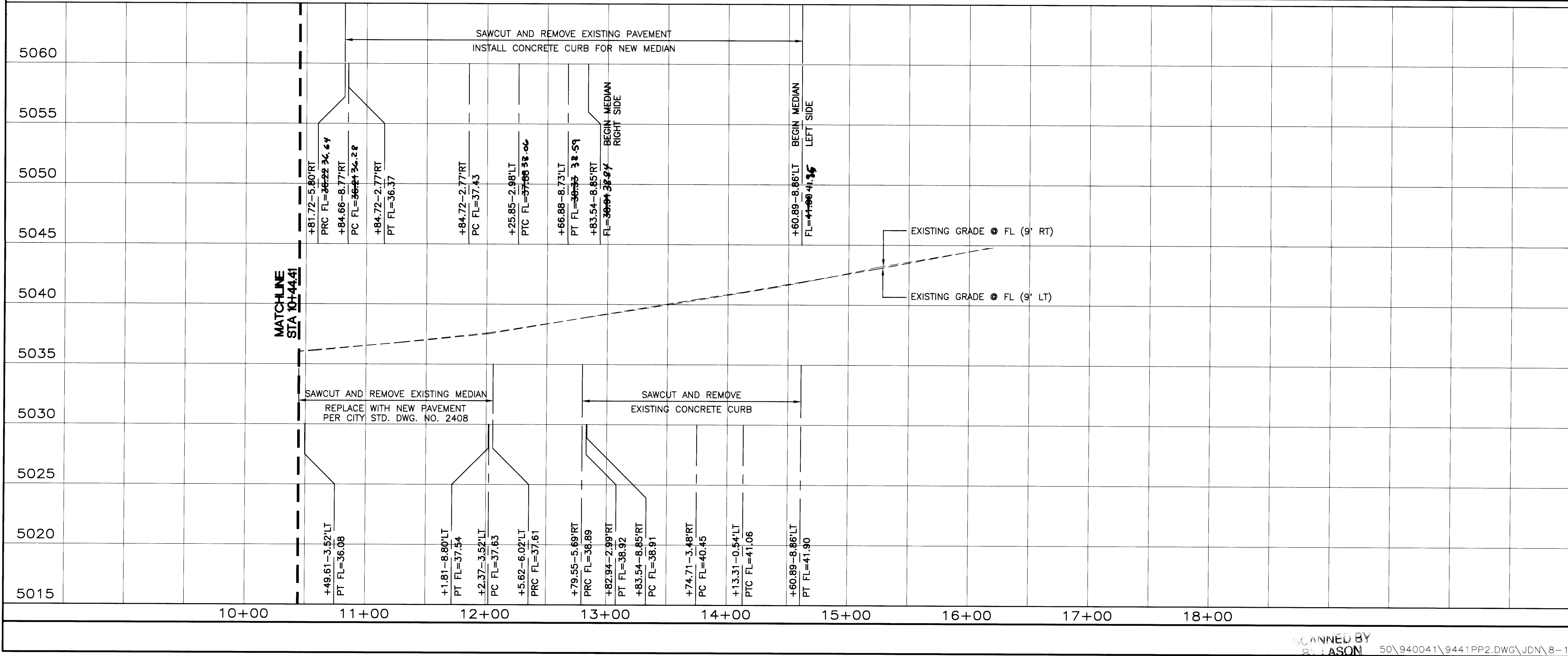
ACS "2-F16"	
CENTRAL STATION DATA	
NM STATE PLANE COORDINATES	
Central Zone	
X=390920.06	
Y=1504671.78	
G-G=0.9996718	
Δ=-0012'36"	
ELEV=5062.02'	

SURVEY INFORMATION

FIELD NOTES	DATE
NO.	BY

ENGINEER'S SEAL

8-12-96



RECORD DRAWING
DATE: 8/1/17
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(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **RENAISSANCE CENTER TRACT 4**
PAVING IMPROVEMENTS STA 10+44.41 TO 16+71.00
RENAISSANCE BLVD.

DESIGN REVIEW COMMITTEE

APPROVED
SEP - 9 1996

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

MO./DAY/YR.

MO./DAY/YR.

DESIGNED BY: RRB
DATE: 4-96

DRAWN BY: PVG
DATE: 4-96

CHECKED BY: RRB
DATE: 4-96

CITY PROJECT NO. 548781
ZONE MAP NO. F-16-Z
SHEET 4 OF 5

