

SCANNED BY
PLANNING

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
216-3827-82-08

CONSTRUCTION PLANS

FOR

RENAISSANCE CENTER MEDIANS

PAVING IMPROVEMENTS CITY OF ALBUQUERQUE NEW MEXICO APRIL 2007

Handwritten signature/initials

INDEX TO DRAWINGS

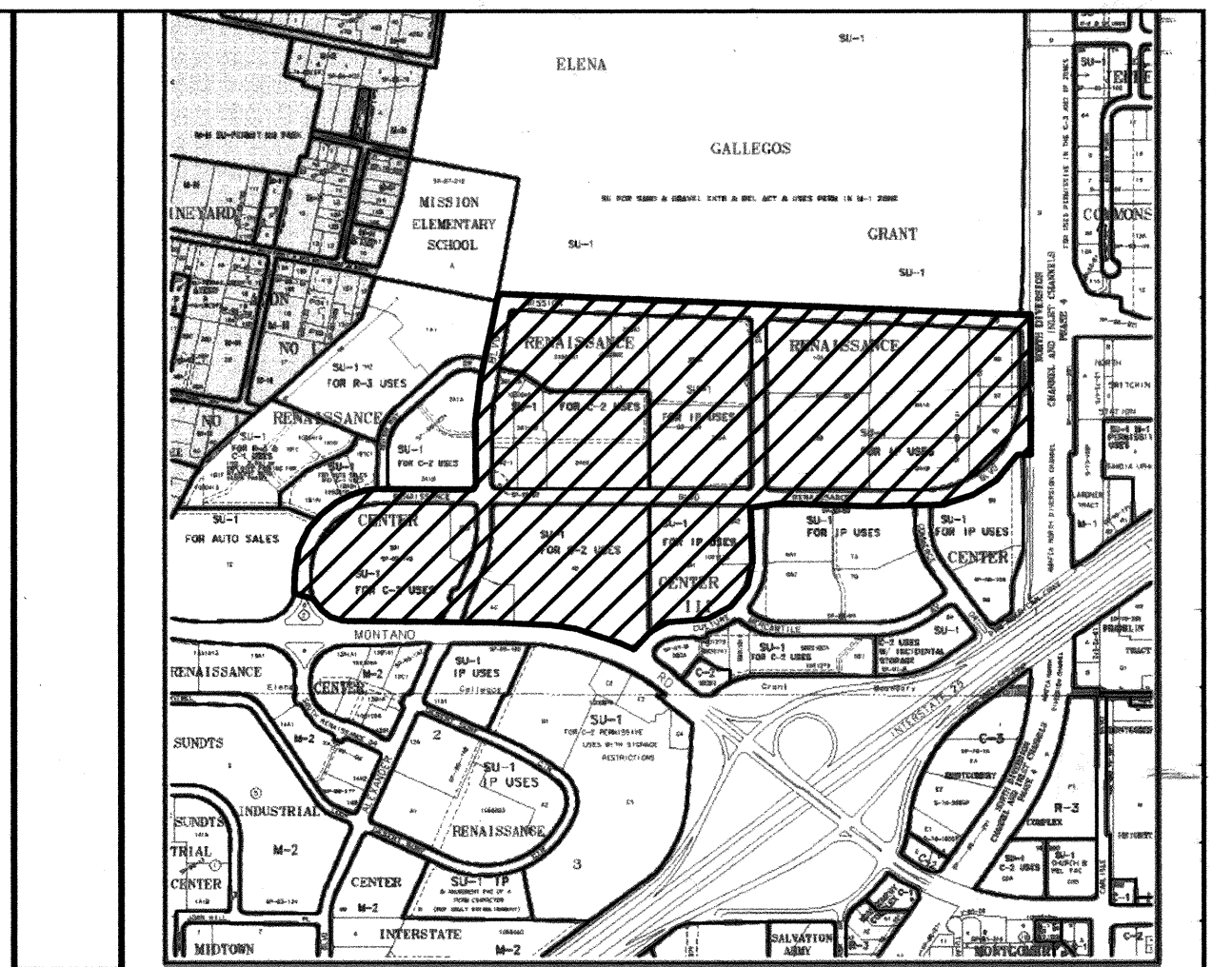
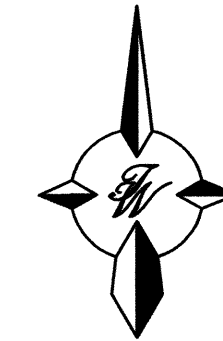
1. TITLE SHEET
2. MEDIAN PAVING IMPROVEMENTS KEYED MAP
3. MEDIAN PAVING IMPROVEMENT DETAILS
4. RENAISSANCE BOULEVARD MEDIAN IMPROVEMENTS
STA: 10+00.00 TO 19+18.66
5. RENAISSANCE BOULEVARD MEDIAN IMPROVEMENTS
STA: 10+00.00 TO 15+20.56
6. MISSION BOULEVARD MEDIAN IMPROVEMENTS
STA: 10+00.00 TO 15+40.10
7. ALEXANDER BOULEVARD AND CHAPPEL DRIVE MEDIAN IMPROVEMENTS
STA: 10+00.00 TO 12+90.15/STA: 10+00.00 TO 11+18.66

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY ENGINEER
Handwritten signature
DATE: 09/15/08

Tierra West, LLC
EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND
OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS
ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN
ANY MANNER WHATSOEVER, NOT ARE THEY TO BE ASSIGNED
TO ANY THIRD PARTY WITHOUT OBTAINING THE EXPRESS
WRITTEN PERMISSION AND CONSENT OF TIERRA WEST
DEVELOPMENT MANAGEMENT SERVICES.

Tierra West, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	APPROVED FOR CONSTRUCTION		
		DRC Chairman	<i>Handwritten signature</i>	6-5-07	<i>Handwritten signature</i> City Engineer Date: 8-04-07		
		Transportation	<i>Handwritten signature</i>	4-30-07			
		Water/Wastewater	<i>Handwritten signature</i>	4-25-07			
		Hydrology	<i>Handwritten signature</i>	4-30-07			
		C.I.P.					
		Constr. Mngmt.					
		AMAFCA					
		CITY PROJECT NO.			SHEET		
		5827.82			1 OF 7		

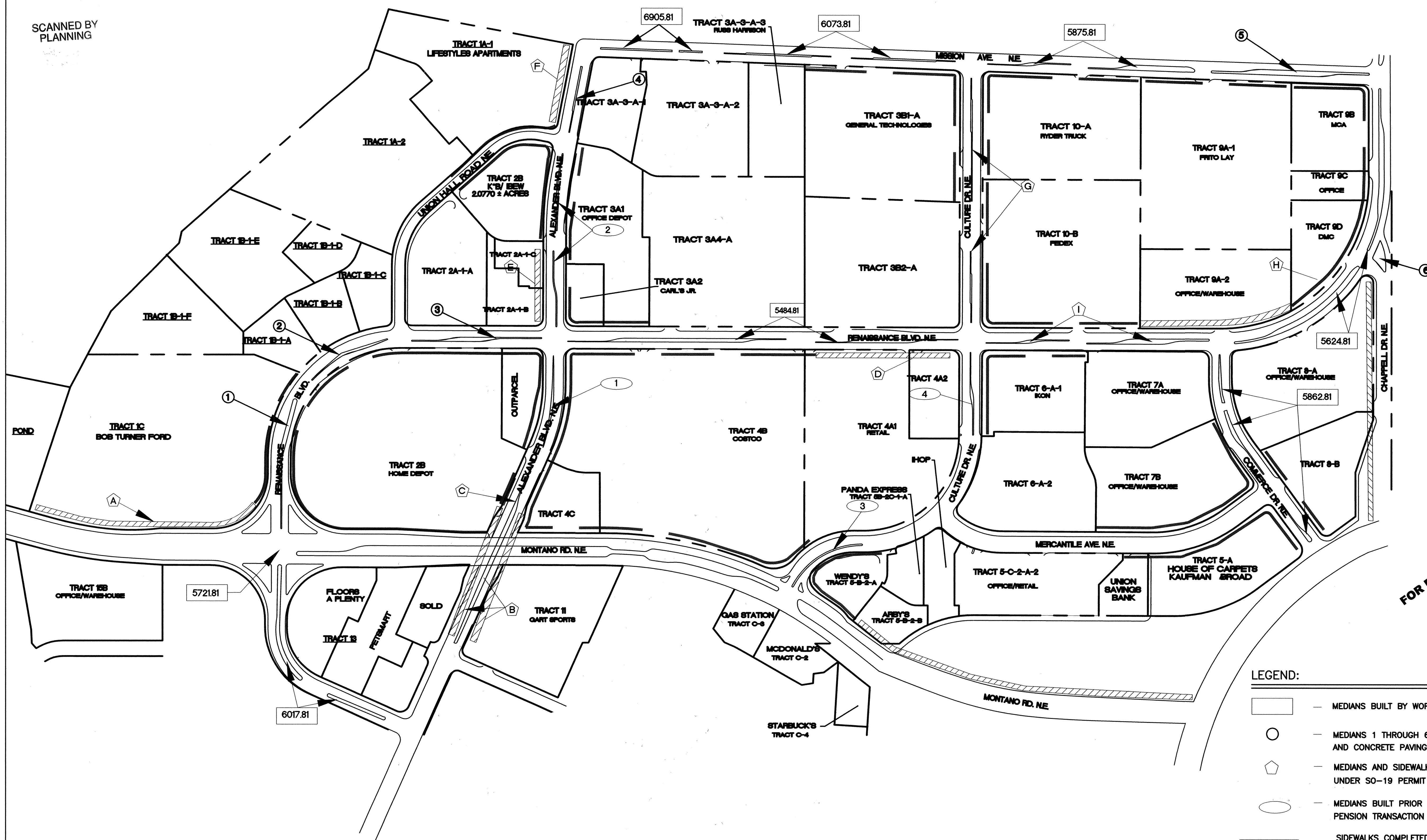


VICINITY MAP ZONE ATLAS F-16-Z

NOTICE TO CONTRACTORS SCALE NONE

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 AS REVISED THROUGH UPDATE #7 INCLUDING AMENDMENT 1.
2. TWO WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (280-1990) FOR LOCATION OF EXISTING UTILITIES.
3. FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION; CONTRACTOR SHALL NOTIFY THE CONSTRUCTION COORDINATION ENGINEER (824-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACE 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 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 UPDATE NO. 7.
5. ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS). THE CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES (888-2611) THREE (3) WORKING DAYS PRIOR TO BEGINNING THE CONSTRUCTION OF THE UTILITIES.
6. FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
7. THE CONTRACTOR SHALL COORDINATE WITH WATER SYSTEMS DIVISION (857-8200) SEVEN (7) WORKING DAYS PRIOR TO ANY WORK IN WHICH MAY AFFECT THE EXISTING CITY PUBLIC WATER OR SEWER UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR TIMING AND COORDINATION OF WATER SHUTOFF. EXISTING CITY VALVES TO BE OPERATOR BY CITY PERSONNEL ONLY. REFER TO SECTION 18 OF THE STANDARD SPECIFICATIONS.
8. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ELECTRONIC MARKER DISKS (EMD) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7 INCLUDING AMENDMENT #1.
10. THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.
11. TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.
12. PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
13. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
14. ALL WATER VALVE BOXES MANHOLES IN THE STREET CONSTRUCTION RE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH
15. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.

- 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 PROJECT ENGINEER.
 - ☒ SIDEWALKS AND WHEELCHUR RAMP WITHIN THE CURB RETURN 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.

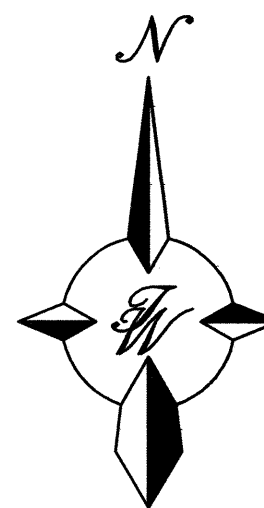


NOTES:

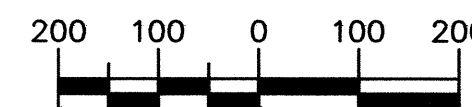
1. MEDIANS LABELED ① THROUGH ⑥ REQUIRE LANDSCAPE REMOVAL AND NEW CONCRETE PAVING. (IN THE DESIGN PROCESS)
2. NO MEDIANS WERE BUILT BY BUILDING PERMIT.
3. ALL MEDIANS LABELED WITH A CITY PROJECT NUMBER WERE BUILT WITH A WORK ORDER.
4. SIDEWALKS LABELED A THROUGH I WERE BUILT BY SO-19 PERMIT TO RELEASE THE SIDEWALK SIA.
5. ALL OTHER SIDEWALKS WERE BUILT BY BUILDING PERMIT.
6. THE MEDIANS LABELED ① THROUGH ④ WERE BUILT PRIOR TO THE OWNERSHIP OF THE UNION PENSION TRANSACTION TRUST 93-2 NM.

LEGEND:

- MEDIANS BUILT BY WORK ORDER (CITY PROJECT NUMBER)
- — MEDIANS 1 THROUGH 6 REQUIRE LANDSCAPE REMOVAL AND CONCRETE PAVING (IN DESIGN PROCESS)
- MEDIANS AND SIDEWALKS COMPLETED BY UNIVERSAL CONTRACTORS UNDER SO-19 PERMIT (CITY WAS PRIME INSPECTOR)
- MEDIANS BUILT PRIOR TO THE OWNERSHIP OF THE UNION PENSION TRANSACTION TRUST 93-2 NM.
- SIDEWALKS COMPLETED BY UNIVERSAL CONTRACTORS UNDER SO-19 PERMIT (CITY WAS PRIME INSPECTOR)
- SIDEWALKS COMPLETED TO RELEASE SIA
- SIDEWALKS COMPLETED BY BUILDING PERMIT



GRAPHIC SCALE



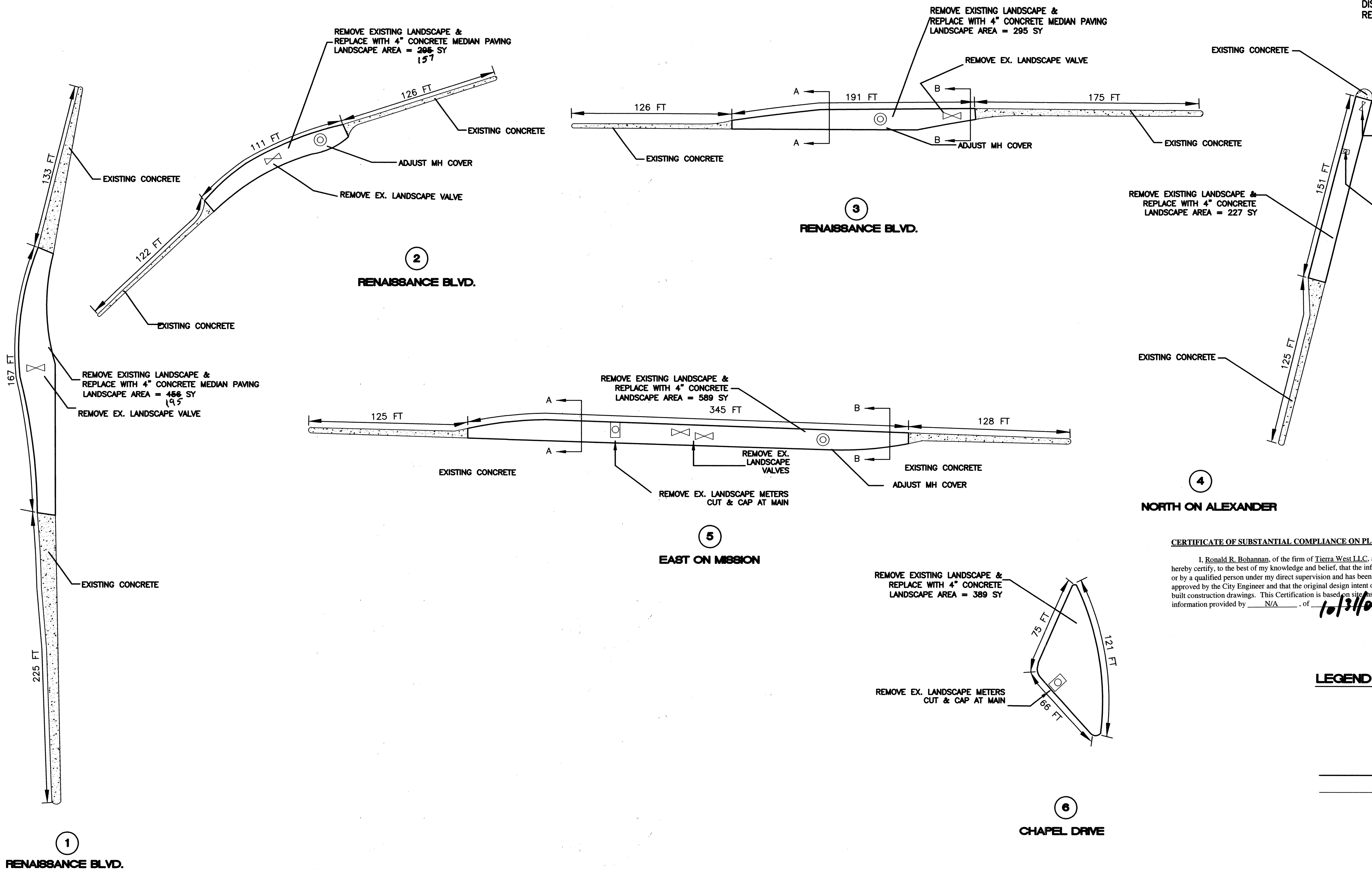
SCALE: 1"=200'

FOR REFERENCE ONLY

FOR REFERENCE ONLY

TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: RENAISSANCE CENTER MEDIAN PAVING IMPROVEMENTS KEYED MAP	
DESIGN REVIEW COMMITTEE APPROVE JUN 06 2007 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVE AUG 04 2007 CITY ENGINEER
CITY PROJECT NO. 5827.82	ZONE MAP NO. F-16-Z
SHEET 2	OF 7

ENGINEER'S SEAL		SURVEY NOTES		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	BY	DATE	NO.	DATE	CONTRACTOR N/A THIS SHEET REF. 6447	DATE
						INSPECTOR'S	DATE
						FIELD PLANT	DATE
						VERIFICATION BY	DATE
						DRAWINGS BY	DATE
						COORDINATOR	DATE
						MICRO-FILM INFORMATION	DATE
						RECORDED BY	DATE
						NO.	DATE



- NOTE:
1. ALL MEDIAN LANDSCAPING WILL BE REMOVED AND REPLACED WITH CONCRETE. (SEE DETAIL THIS SHEET)
 2. ALL MEDIAN CURB IS EXISTING AND WILL BE MAINTAINED, UNLESS OTHERWISE NOTED.
 3. ALL STATIONING IS BASED ON CENTERLINE OF MEDIAN
 4. EXISTING CURB AND GUTTER SHOWN, NOT TO BE REMOVED UNDER THIS CONTRACT. ANY OF SUCH THAT IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR, AT CONTRACTORS EXPENSE!

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

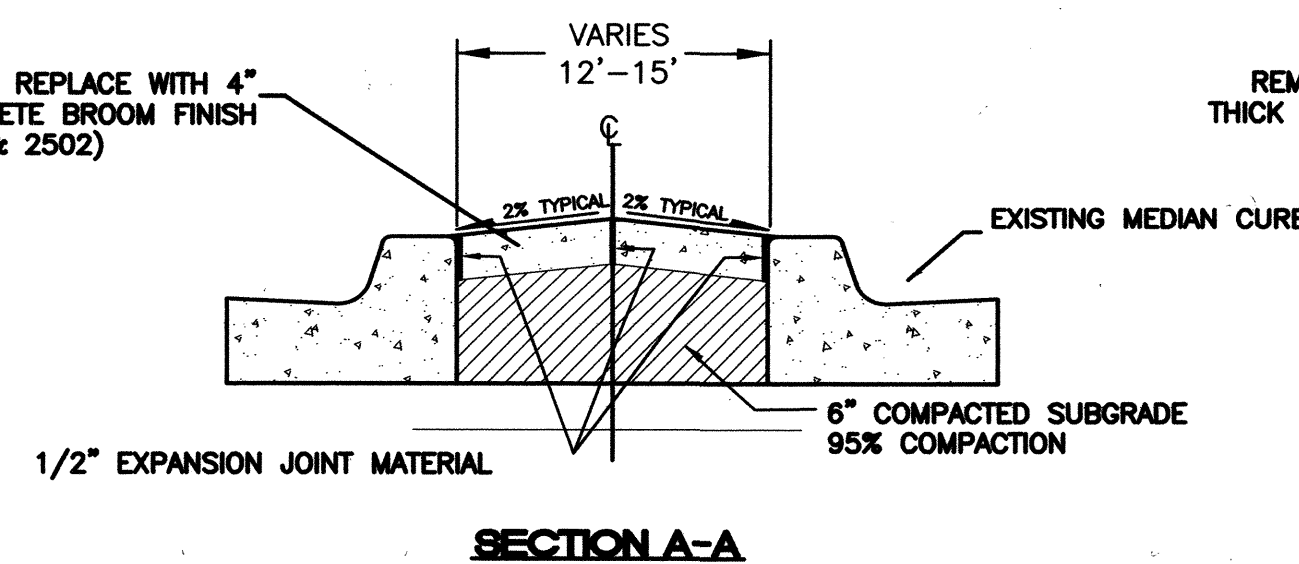
I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by N/A, of 10/31/07, NMPS number 10/31/07.

LEGEND

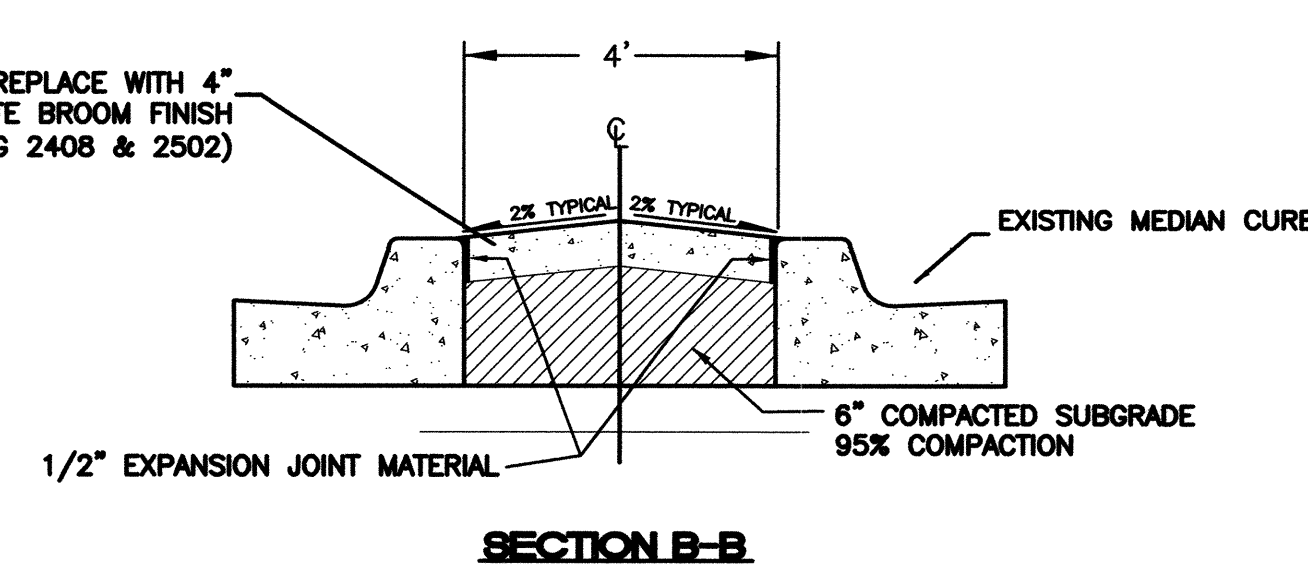
- EXISTING STORM SEWER MANHOLE
- EXISTING WATER METER
- ⊗ EXISTING WATER VALVE W/ BOX
- LANDSCAPE AREA
- EXISTING CONCRETE MEDIAN

SCALE: HORIZ. 1"=40'
Not To Scale

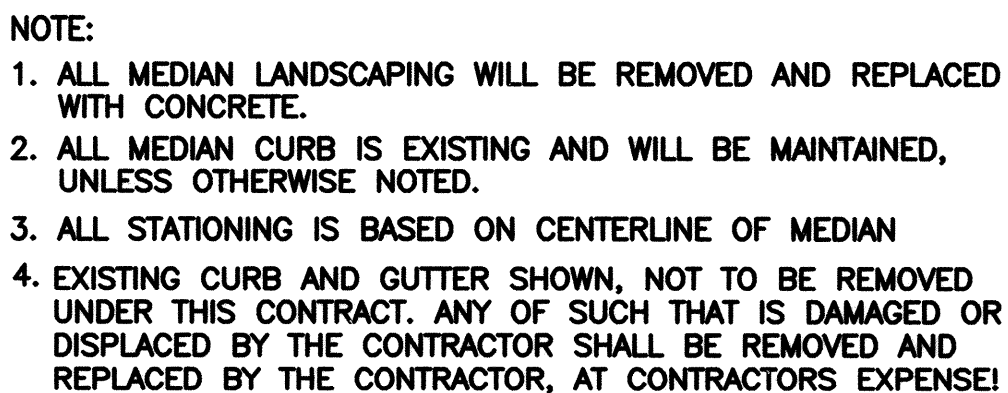
REMOVE EXISTING LANDSCAPING AND REPLACE WITH 4" THICK 3500 psi P.C. TEXTURED CONCRETE BROOM FINISH (PER COA STD DWG 2408 & 2502)



REMOVE EXISTING LANDSCAPING AND REPLACE WITH 4" THICK 3500 psi P.C. TEXTURED CONCRETE BROOM FINISH (PER COA STD DWG 2408 & 2502)



TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: RENAISSANCE CENTER MEDIAN PAVING IMPROVEMENTS DETAILS	
DESIGN REVIEW COMMITTEE APPROVE JUN 06 2007 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVE AUG 04 2007 CITY ENGINEER
NO. DATE	REVISIONS
DESIGNED BY RRB	DATE 2-1-07
DRAWN BY LPS	DATE 2-1-07
DRAWN NAME: 9421MED4-7.DWG	
CHECKED BY RRB/RW	DATE 2-1-07
CITY PROJECT NO. 5827.82	ZONE MAP NO. F-16-Z
SHEET 3 OF 7	



I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by N/A, of N/A, NMPS number .

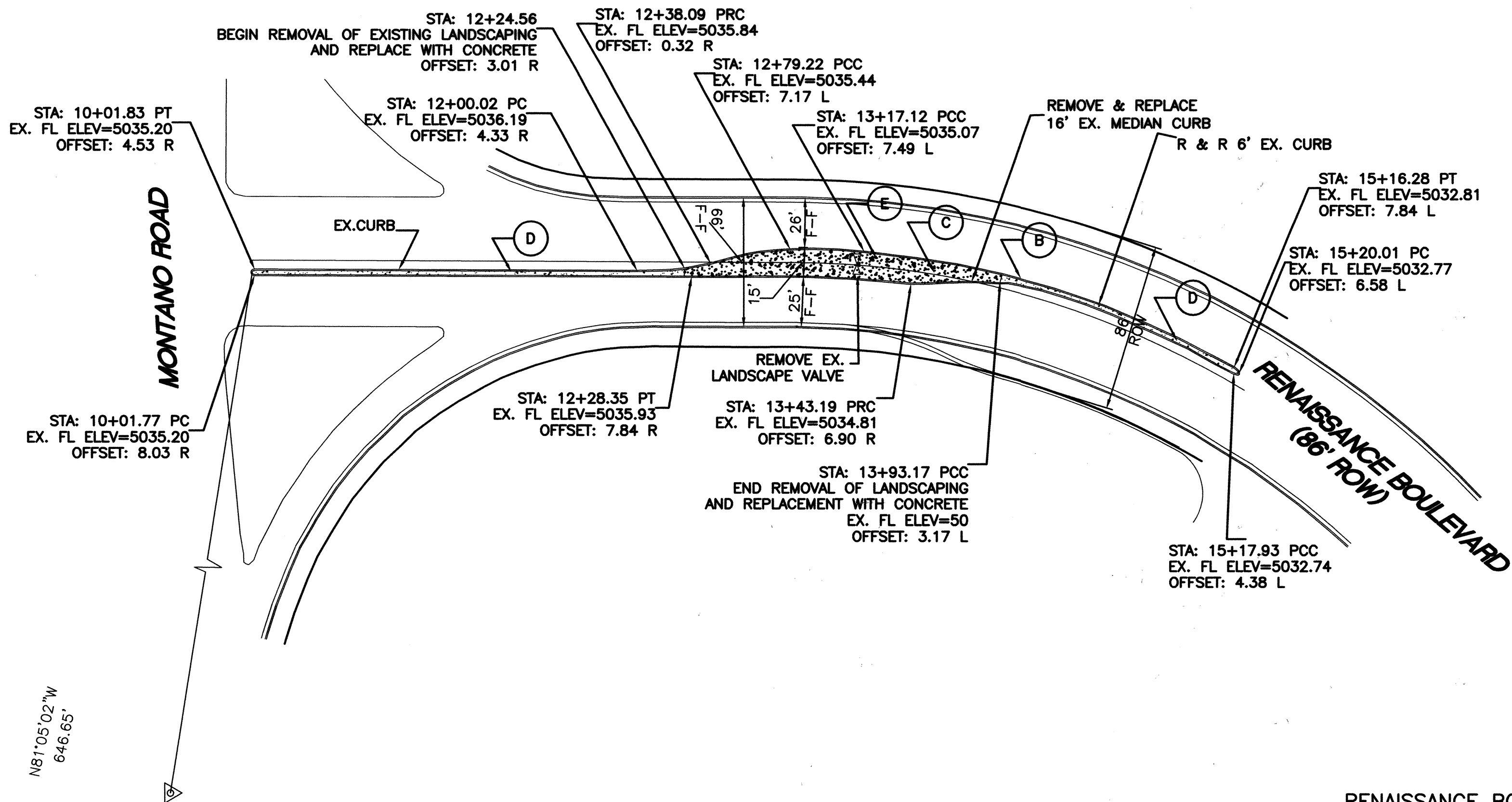
(A) REMOVE AND REPLACE EX. PAVING PER COA STD. DWG # 2465
(B) EX. MEDIAN CURB PER C.O.A. STD DWG #2415B
(C) NEW CONCRETE PER C.O.A. STD DWG #2408 (SEE DETAIL SHEET)
(D) EXISTING MEDIAN CONCRETE
(E) EXISTING LANDSCAPE TO BE REMOVED



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SCANNED BY
PLANNING

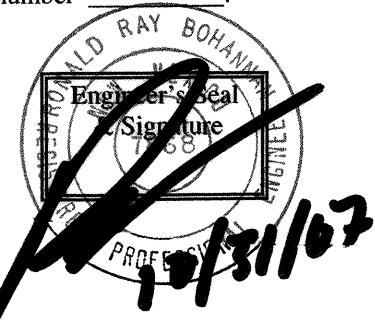
10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00



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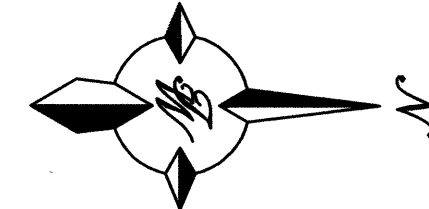
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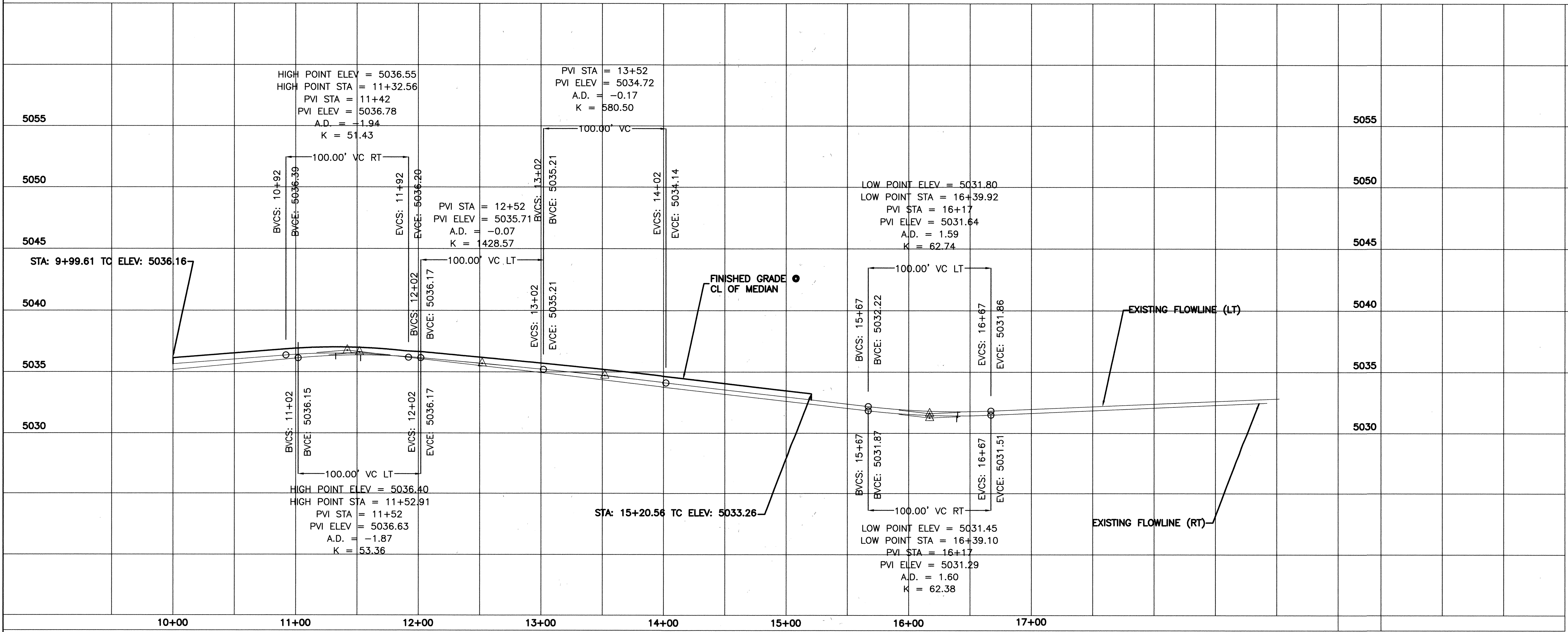


KEYED NOTE:

- (A) REMOVE AND REPLACE EX. PAVING PER COA STD. DWG # 2485 MAJOR LOCAL/ARTERIAL
- (B) EX. MEDIAN CURB PER C.O.A. STD DWG #2415B
- (C) NEW CONCRETE PER C.O.A. STD DWG #2408 (SEE DETAIL SHEET)
- (D) EXISTING MEDIAN CONCRETE
- (E) EXISTING LANDSCAPE TO BE REMOVED



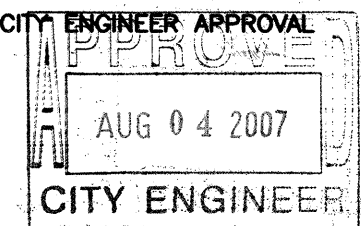
SCALE: HORIZ. 1"=50'
VERT. 1"= 5'



TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **RENAISSANCE CENTER
MEDIAN PAVING IMPROVEMENTS
RENAISSANCE BOULEVARD**



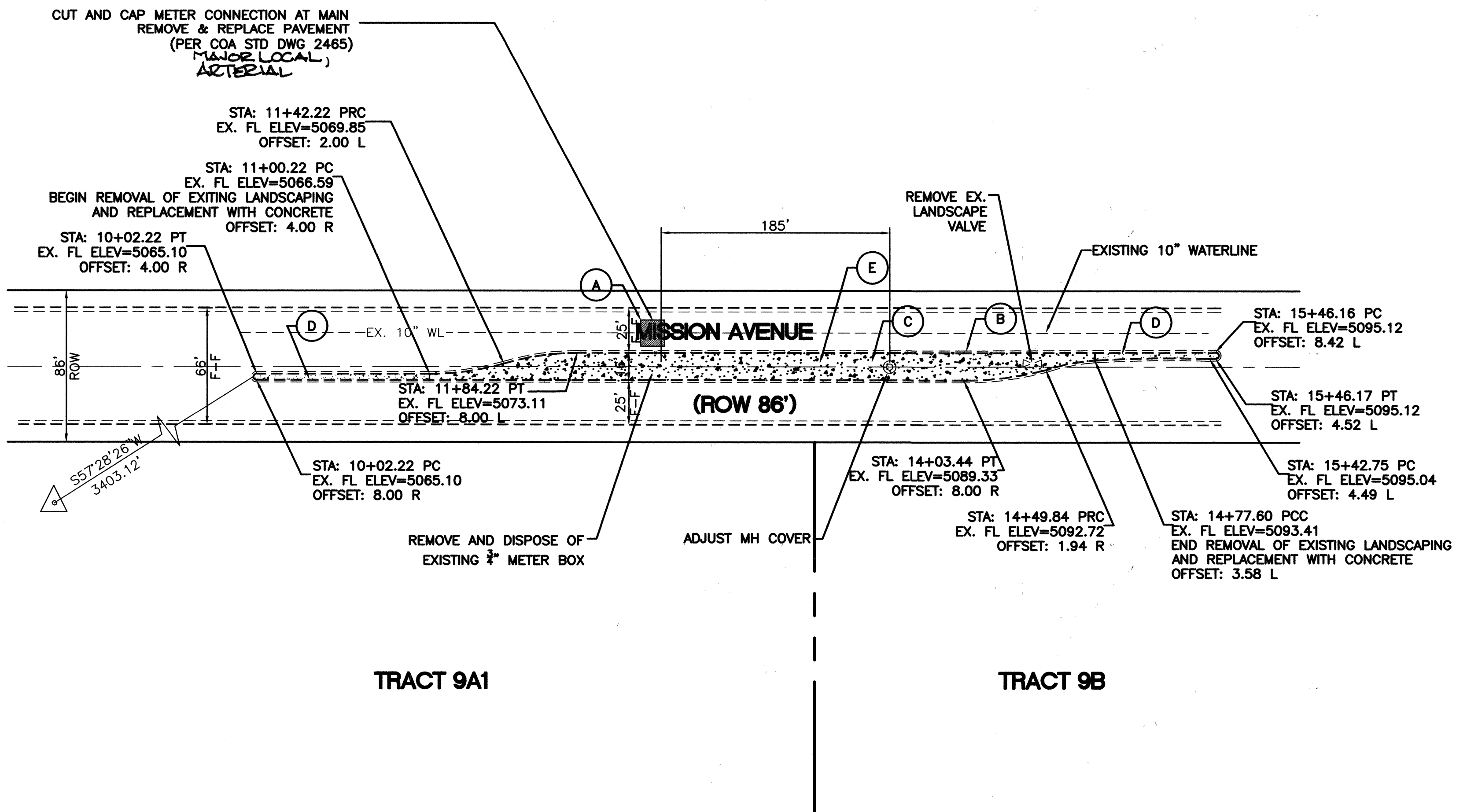
CITY PROJECT NO.
5827.82

ZONE MAP NO.
F-16-Z

SHEET 5 OF 7

REMARKS	
REVISIONS	
NO.	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
DRAWN NAME:	DATE
CHECKED BY	DATE

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



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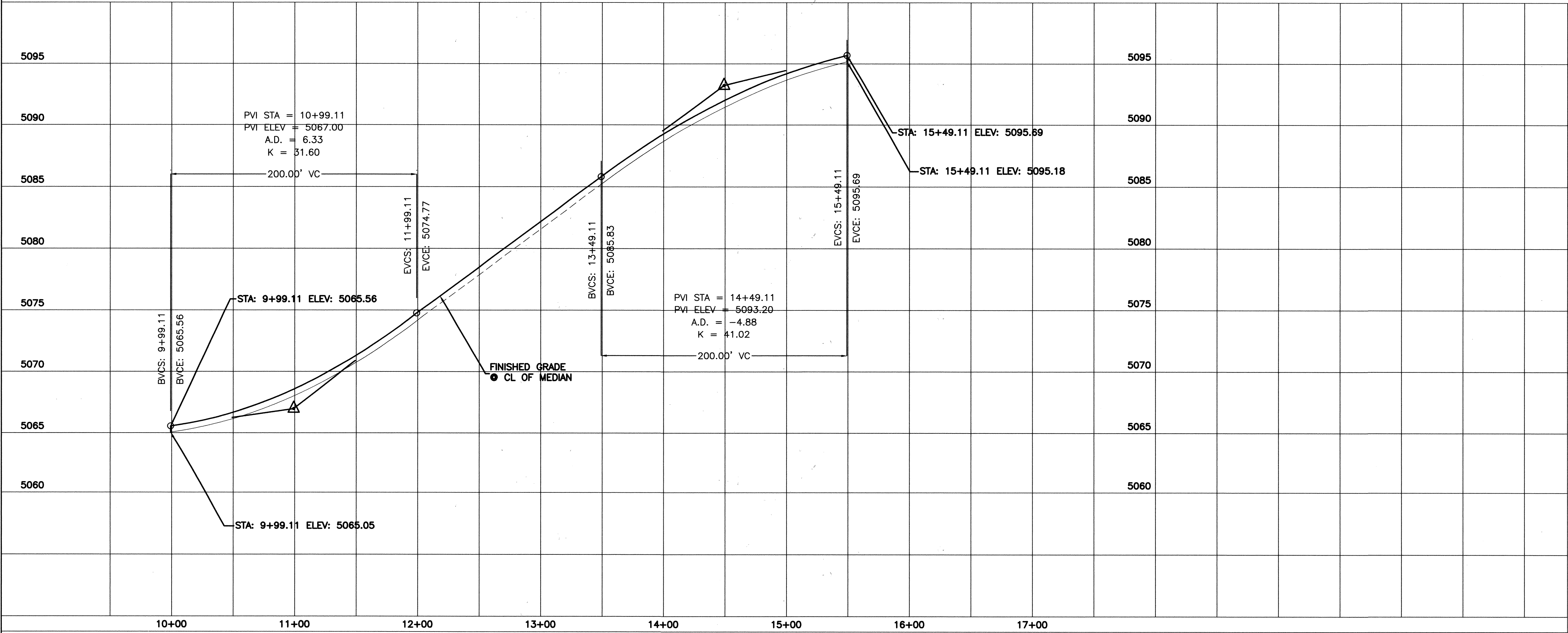
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KEYED NOTE:

- (A) REMOVE AND REPLACE EX. PAVING PER COA STD. DWG # 2465 (MAJOR LOCAL ARTERIAL)
- (B) EX. MEDIAN CURB PER C.O.A. STD DWG #2415B
- (C) NEW CONCRETE PER C.O.A. STD DWG #2408 (SEE DETAIL SHEET)
- (D) EXISTING MEDIAN CONCRETE
- (E) EXISTING LANDSCAPE TO BE REMOVED

SCALE: HORIZ. 1"=50'
VERT. 1"= 5'



TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **RENAISSANCE CENTER**
MEDIAN PAVING IMPROVEMENTS
MISSION BOULEVARD

DESIGN REVIEW COMMITTEE
APPROVE
JUN 06 2007
DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL
APPROVE
AUG 04 2007
CITY ENGINEER

LAST DESIGN UPDATE

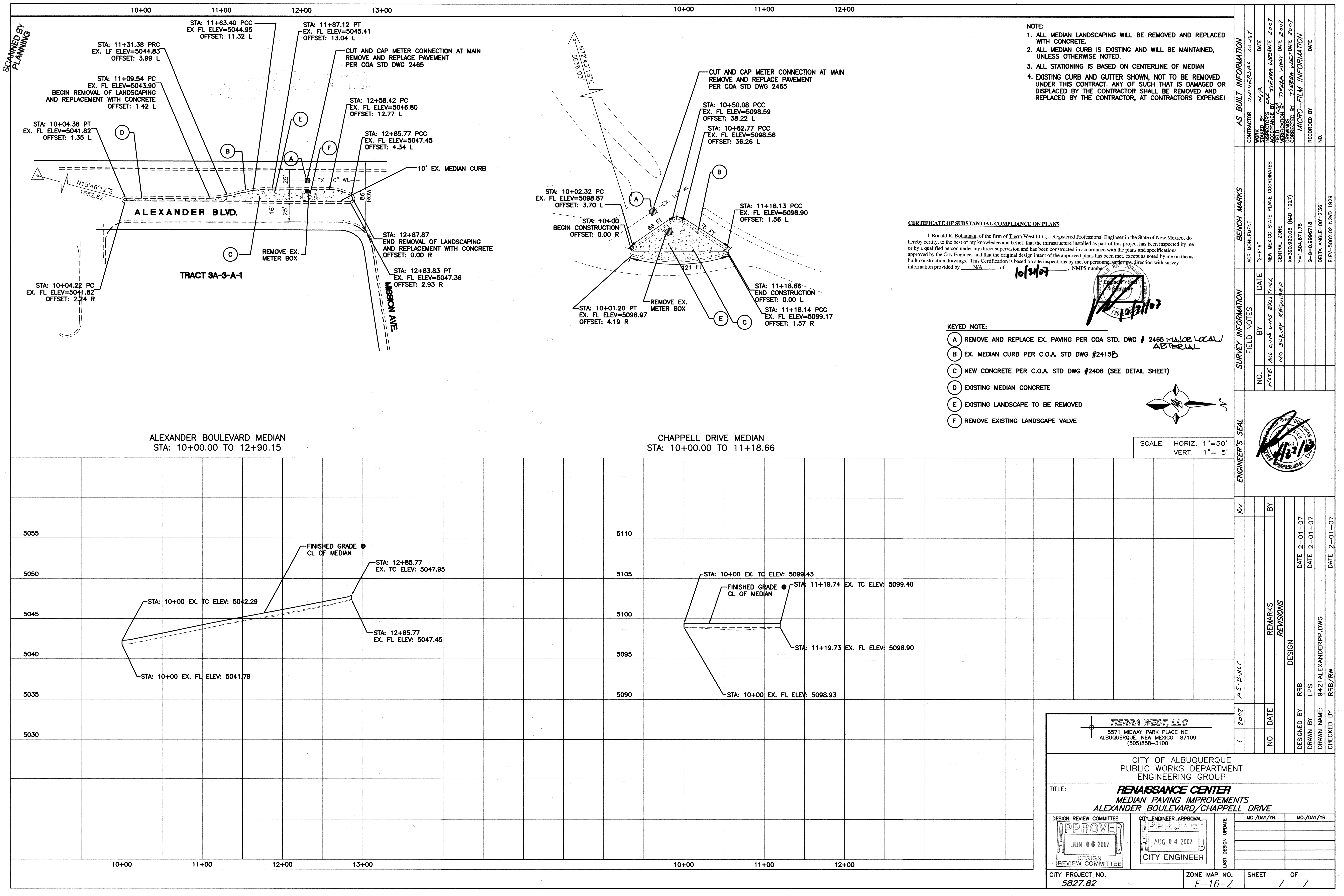
MO./DAY/YR. MO./DAY/YR.

CITY PROJECT NO.
5827.82

ZONE MAP NO.
F-16-Z

SHEET 6 OF 7

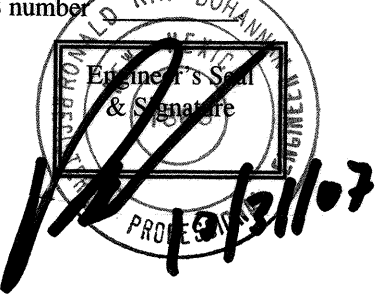




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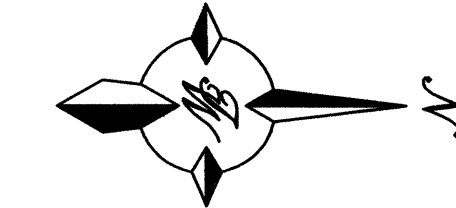
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KEYED NOTE:

- (A) REMOVE AND REPLACE EX. PAVING PER COA STD. DWG # 2465 *REMOVE LOCAL MATERIAL*
- (B) EX. MEDIAN CURB PER C.O.A. STD DWG #2415B
- (C) NEW CONCRETE PER C.O.A. STD DWG #2408 (SEE DETAIL SHEET)
- (D) EXISTING MEDIAN CONCRETE
- (E) EXISTING LANDSCAPE TO BE REMOVED
- (F) REMOVE EXISTING LANDSCAPE VALVE



SCALE: HORIZ. 1"=50'
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