

PLANS FOR CONSTRUCTION OF

TEXAS LAND & CATTLE CO.

STEAK HOUSE

ALBUQUERQUE, NEW MEXICO

APRIL, 1998

INDEX TO DRAWINGS

SHEET	TITLE
1	COVER SHEET
2	PLAT
3	PAVING & DRAINAGE LAYOUT PLAN
4	UTILITIES LAYOUT PLAN

STREET IMPROVEMENTS

5	OFFICE BLVD NE STREET PLAN & PROFILE
6	1-25 WEST FRONTAGE ROAD STREET PLAN & PROFILE

WATER AND SANITARY SEWER IMPROVEMENTS

7	OFFICE BLVD NE WATER & SANITARY SEWER PLAN & PROFILE
8	1-25 WEST FRONTAGE ROAD WATER & SANITARY SEWER PLAN & PROFILE

TRAFFIC CONTROL

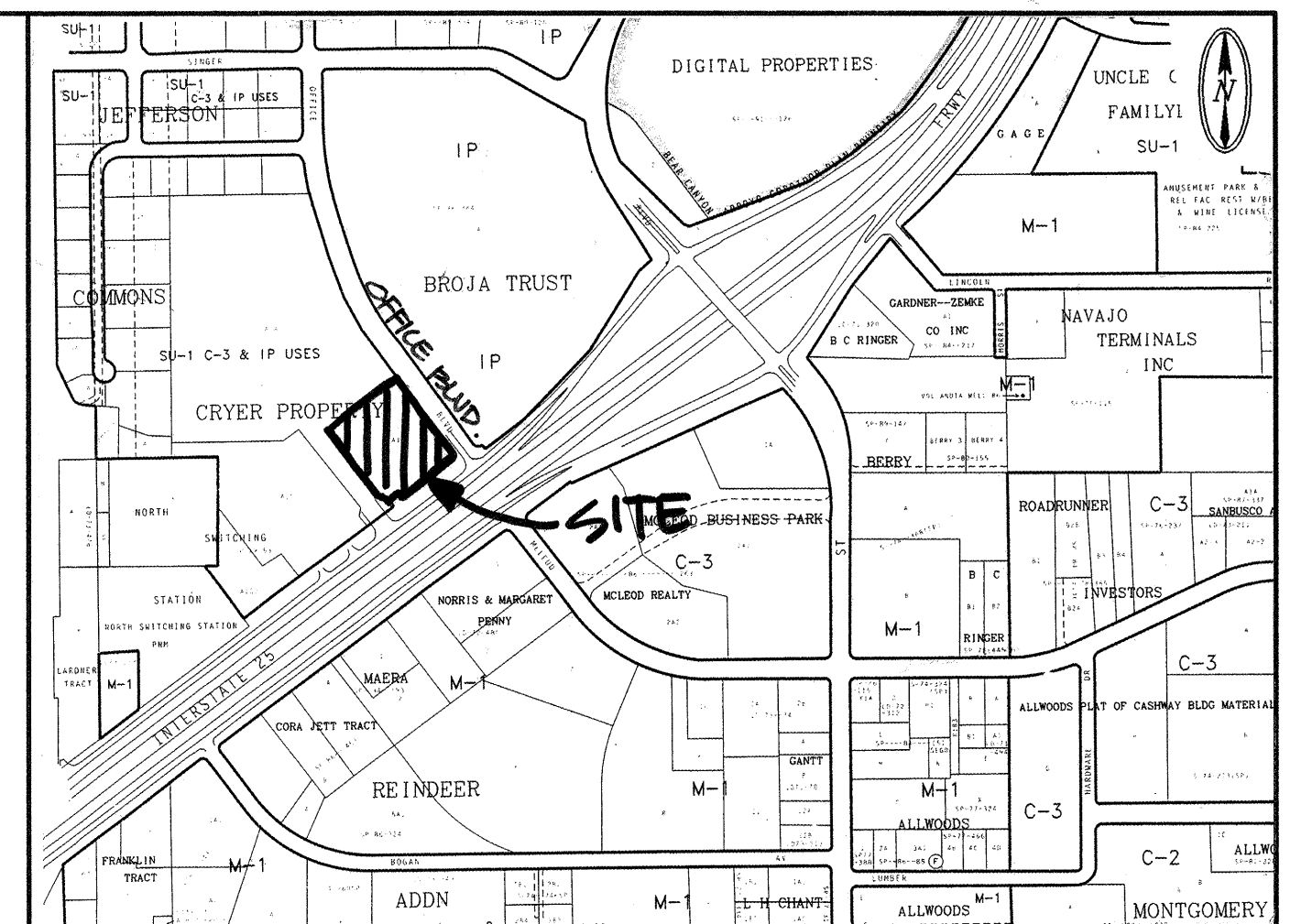
9	SIGNING & STRIPING PLAN
10	TRAFFIC CONTROL PLAN
11	TRAFFIC CONTROL DETAILS
12	TRAFFIC CONTROL DETAILS
13	GRADING AND DRAINAGE PLAN

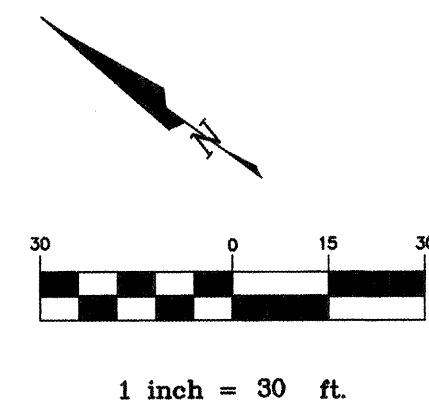
THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR THE CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS INSTRUMENT ARE OWNED BY AND THE PROPERTY OF BRASHER & LORENZ, INC., AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. THESE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF BRASHER & LORENZ, INC.

DRB 98-31

BLI BRASHER & LORENZ, INC.
Consulting Engineers
2201 San Pedro NE Building 1 Suite 210
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188



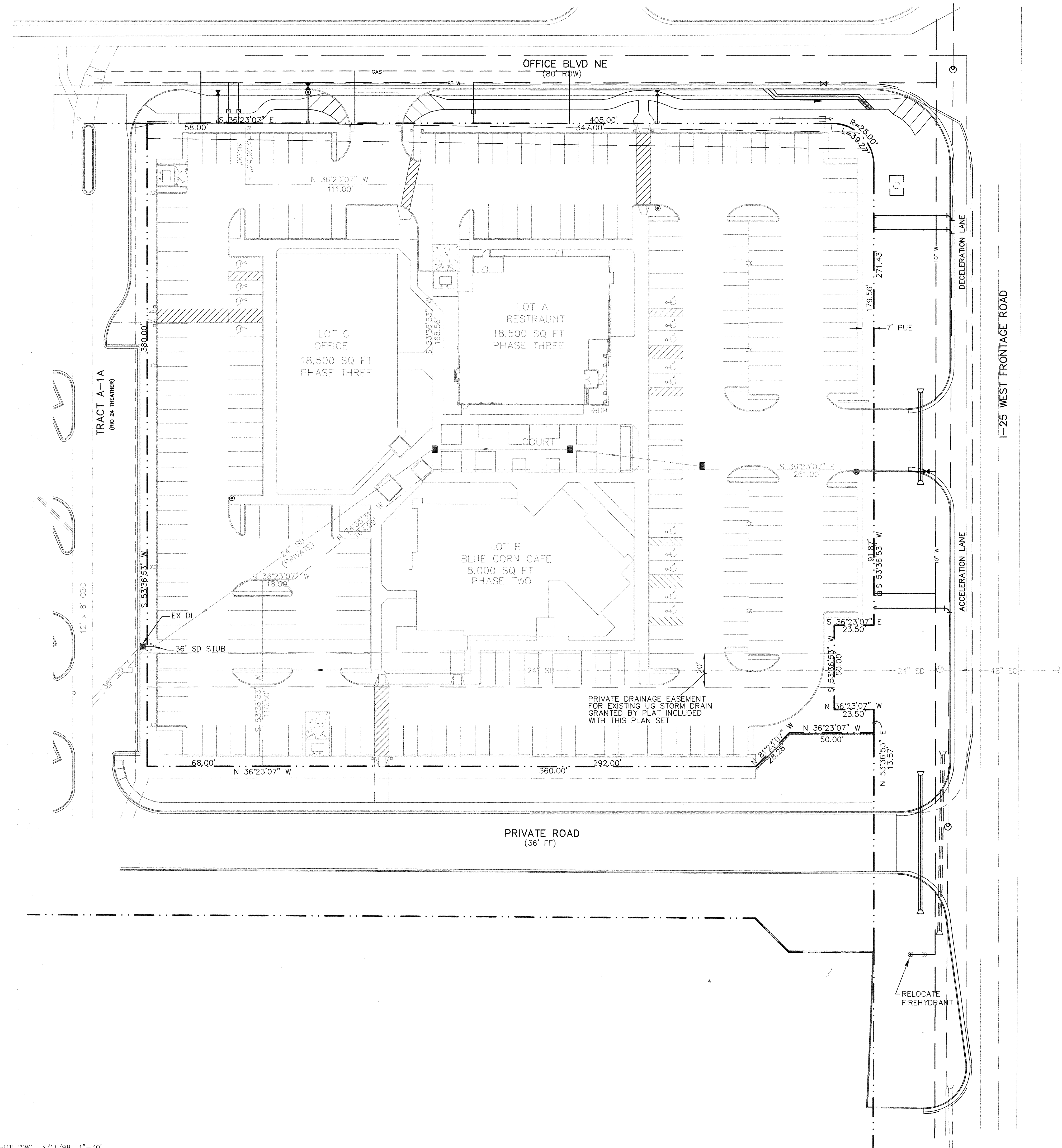


BLI BRASHER & LORENZ, INC.
Consulting Engineers

2201 San Pedro NE Building 1 Suite 210
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

		City Engineer Approval		Last Design Update 	Mo./Day/Yr.	Mo./Day/Yr.
						
City Project No. 5857.81		Zone Map No. F-17		Sheet	Of	3 13

[illegible]



LEGEND		
ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" SD	24" SD
FIRE HYDRANT	⊙	⊙
VALVE	⋈	⋈
WATER SERVICE (SINGLE)	—	—
WATER SERVICE (DOUBLE)	—	—
MANHOLE	⊙	⊙
CURB	—	—
DROP INLET	—	—
OVERHEAD ELEC	OHE	OHE
UNDERGROUND ELEC	UGT	UGT
GAS, TEL, TV	—	—
FLOWLINE ELEV.	FL 0.14	FL 0.14
TOP OF CURB ELEV.	99.3	99.31
SPOT ELEV.	x 16.7	16.7
SEWER SERVICE	—	—
RIGHT OF WAY	—	—
POWER POLE (GUYPED)	PP	PP
CHAIN LINK FENCE	—	—
CENTERLINE	—	—
RETAINING WALL	—	—
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2

"AS-BUILT" (HORIZONTAL
AND VERTICAL LOCATION ONLY)



BLI BRASHER & LORENZ, INC.
Consulting Engineers
2201 San Pedro NE Building 1 Suite 210
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: TEXAS LAND & CATTLE CO. STEAK HOUSE
UTILITIES LAYOUT PLAN



City Engineer Approval

Last Design Update

Mo./Day/Yr. Mo./Day/Yr.

City Project No. 5857.81

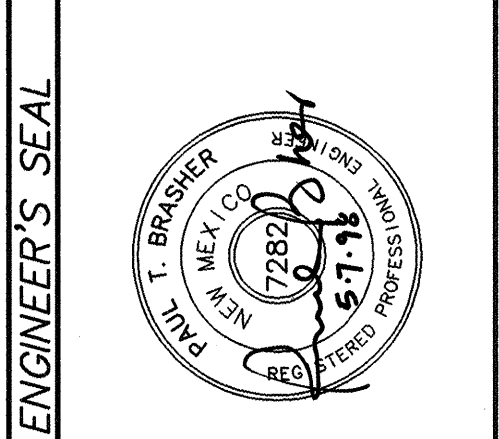
Zone Map No. F-17

Sheet 4 Of 13

AS BUILT INFORMATION	
CONTRACTOR: UNIVERSAL CONSTRUCTORS, INC.	DATE: 7/10/98
WORK STARTED BY: WALKER SURVEYING CO.	DATE: 11/10/98
ACCEPTANCE BY: STEVEN K. MORROW	DATE: 10/30/98
FIELD DRAWING BY: WALKER SURVEYING CO.	DATE: 11/14/98
CORRECTED BY: TOM HUESCHMAN	DATE: 11/14/98
MICRO-FILM INFORMATION	
RECORDED BY:	DATE:
NO.	

BENCH MARKS	
TOP OF CAPPED REBAR NEAR SOUTH CORNER OF	DATE:
DIGITAL PROPERTIES PARCEL 3.	BY:
ELEVATION= 5127.31 FT	NO.

SURVEY INFORMATION	
DATE:	DATE:
BY:	BY:
NO.	NO.

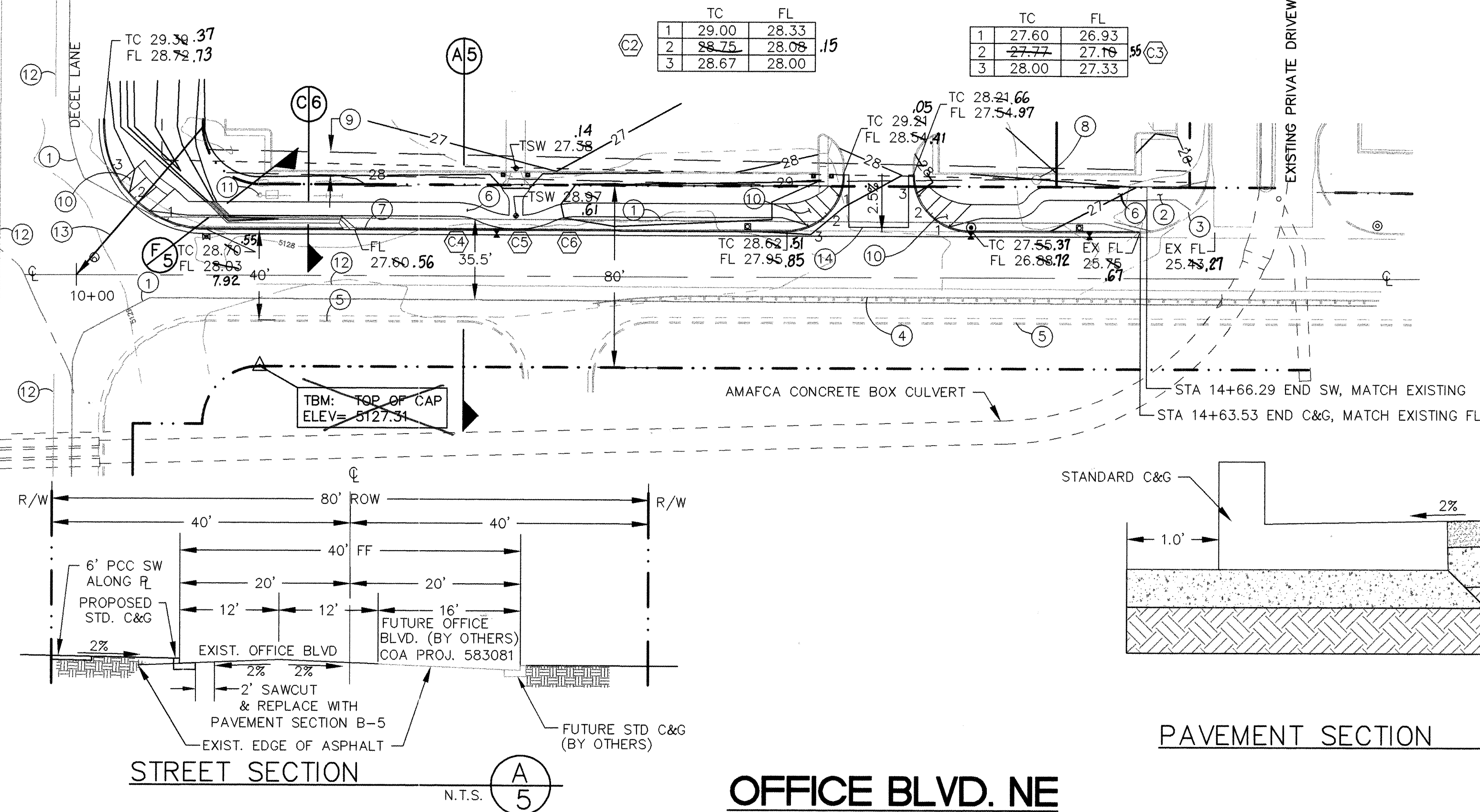


ENGINEER'S SEAL	
REMARKS	BY
DESIGN	DATE 3/98
REVISIONS	DATE 3/98
CHECKED BY	DATE 3/98

SCANNED BY
MESA PERRO
NICOL REED

SOUTHBOUND I-25
(SEE SHEET 6)

I-25 WEST FRONTAGE ROAD
(SEE SHEET 6)



SIDEWALK CURVE DATA (ALONG STREET-SIDE EDGE)			
CURVE	RADIUS	LENGTH	DELTA
C4	20.00'	8.67'	24°50'59"
C5	40.00'	34.70'	49°41'59"
C6	20.00'	8.67'	24°50'59"

TC	FL
1 28.81	28.14
2 28.40	28.40
3 29.17	28.50

TC	FL
1 29.00	28.33
2 28.75	28.08
3 28.67	28.00

TC	FL
1 27.60	26.93
2 27.77	27.16
3 28.00	27.33

CURB RETURN DATA			
CURVE	RADIUS	LENGTH	DELTA
C1	45.00'	70.69'	90°00'00"
C2	25.00'	39.27'	90°00'00"
C3	25.00'	39.27'	90°00'00"

BLI BRASHER & LORENZ, INC.
Consulting Engineers
2201 San Pedro NE Building 1 Suite 210
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

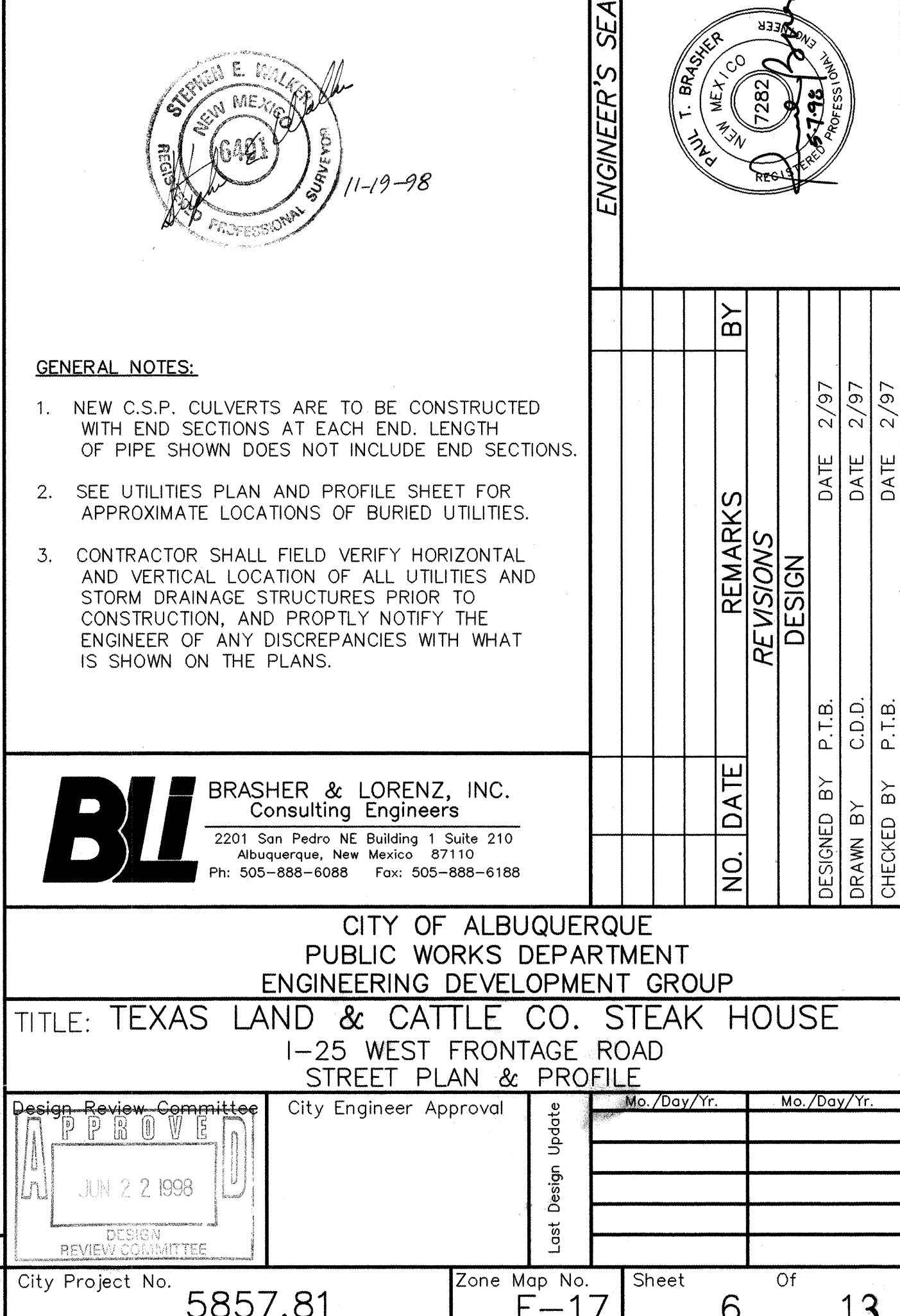
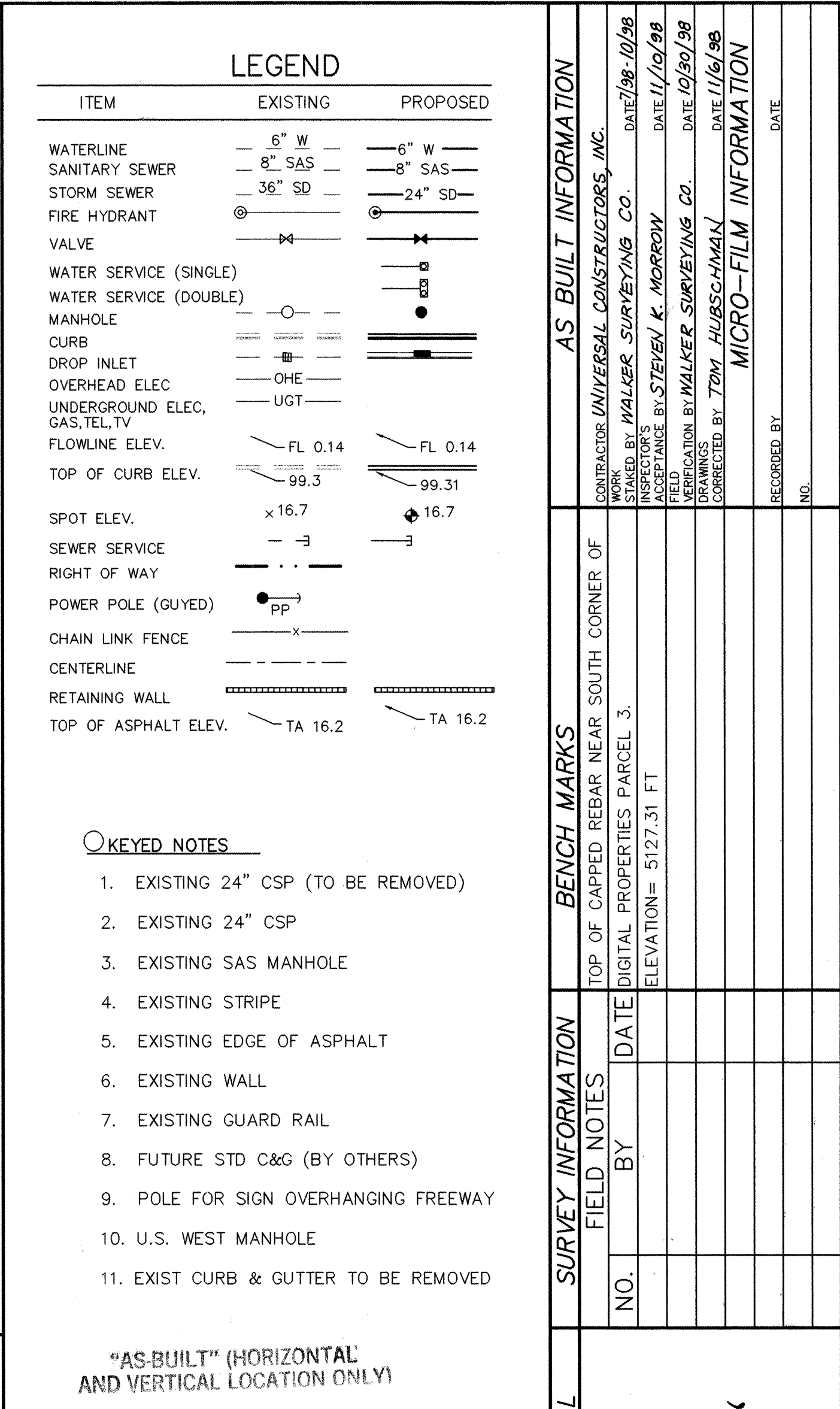
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: TEXAS LAND & CATTLE CO. STEAK HOUSE
OFFICE BOULEVARD NE
STREET PAVING PLAN & PROFILE

APPROVED
DESIGN REVIEW COMMITTEE
JAN 22 1998

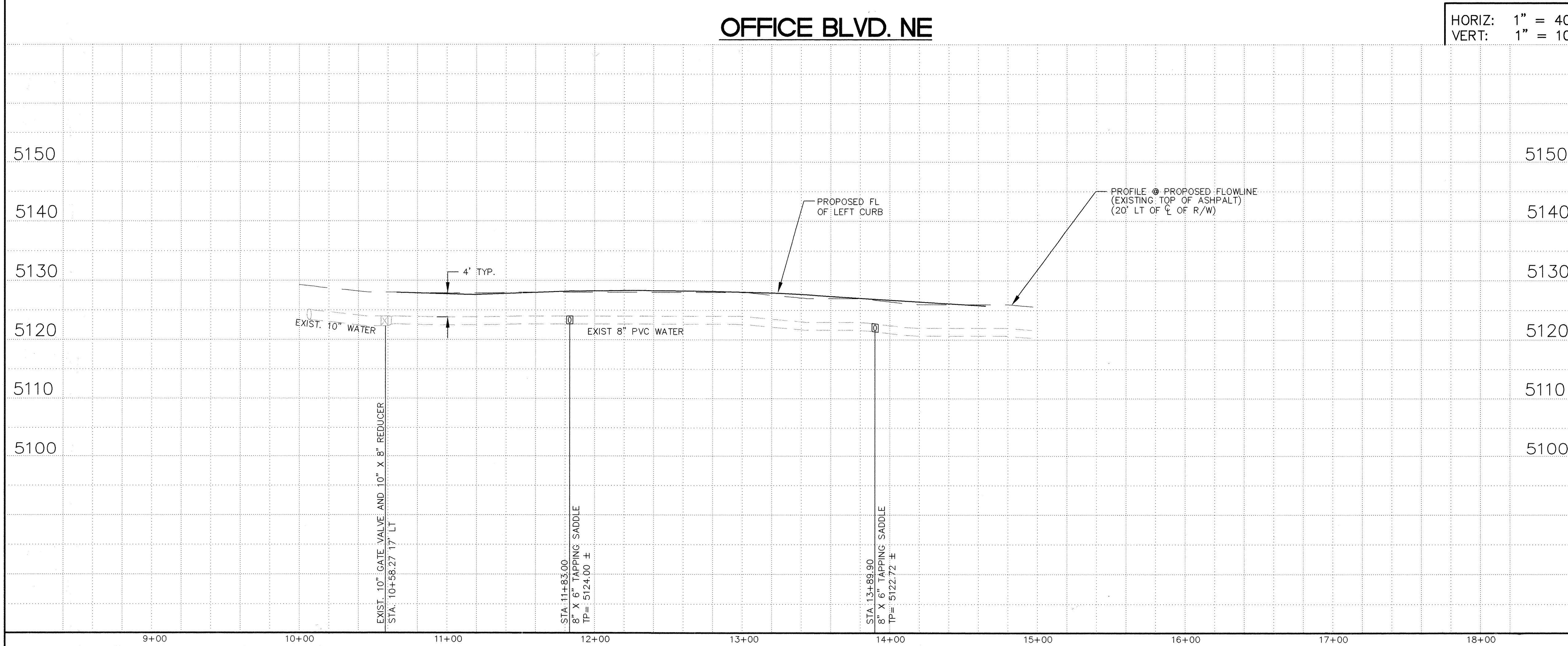
City Engineer Approval

Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 5857.81 Zone Map No. F-17 Sheet 5 Of 13



SCANNED BY
MESA-REPRO
01/11/2000



OFFICE BLVD. NE

LEGEND		
ITEM	EXISTING	PROPOSED
WATERLINE	— 6" W —	— 6" W —
SANITARY SEWER	— 8" SAS —	— 8" SAS —
STORM SEWER	— 36" SD —	— 24" SD —
FIRE HYDRANT	⊙	⊙
VALVE	⊕	⊕
WATER SERVICE (SINGLE)	—	—
WATER SERVICE (DOUBLE)	—	—
MANHOLE	⊙	⊙
CURB	—	—
FUTURE CURB (BY OTHERS)	—	—
DROP INLET	—	—
OVERHEAD ELEC	— OHE —	—
UNDERGROUND ELEC, GAS, TEL, TV	— UGT —	—
FLOWLINE ELEV.	— FL 0.14 —	— FL 0.14 —
TOP OF CURB ELEV.	— 99.3 —	— 99.31 —
SPOT ELEV.	× 16.7	× 16.7
SEWER SERVICE RIGHT OF WAY	—	—
POWER POLE (GUYYED)	⊙ PP	⊙ PP
CHAIN LINK FENCE	—	—
CENTERLINE	—	—
RETAINING WALL	—	—
TOP OF ASPHALT ELEV.	— TA 16.2 —	— TA 16.2 —

KEYED NOTES

- EXISTING EDGE OF ASPHALT
- EXISTING RAMP
- EXISTING CURB & CUTTER
- EXISTING GUARD RAIL—TO BE REMOVED BY OTHERS (C.O.A. PROJECT NO. 5830.81)
- FUTURE CURB (DESIGN BY OTHERS CITY PROJECT NO. 5830.81)
- PROPOSED 6' S/W
- PROPOSED STD CURB & GUTTER
- U.S. WEST MANHOLE
- 10' PROPOSED U.S. WEST COMMUNICATIONS EASEMENT.
- CURB ACCESS RAMP
- POWER POLE
- EXISTING STRIPE
- FROM REBAR W/CAP "7002" TO STA 10+00.00 OF OFFICE BLVD. NE 85.15' @ S 86°08'56" E.

"AS-BUILT" (HORIZONTAL AND VERTICAL LOCATION ONLY)

11-19-98

CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES AND STORM DRAINAGE STRUCTURES PRIOR TO CONSTRUCTION, AND PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE PLANS.

BLI BRASHER & LORENZ, INC.
Consulting Engineers
2201 San Pedro NE Building 1 Suite 210
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TEXAS LAND & CATTLE CO. STEAK HOUSE
OFFICE BOULEVARD NE
WATER & SANITARY SEWER PLAN & PROFILE

Design Review Committee
APPROVED
JUN 22 1998
DESIGN REVIEW COMMITTEE

City Engineer Approval

Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 5857.81 Zone Map No. F-17 Sheet 7 Of 13

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		FIELD NOTES		TOP OF CAPPED REBAR NEAR SOUTH CORNER OF		CONTRACTOR: UNIVERSAL CONSTRUCTORS, INC.	
		NO.	BY	DATE	DIGITAL PROPERTIES, PARCEL 3	WORK: STATIONED BY: WALKER SURVEYING CO. DATE 1/98-04/98	
					ELEVATION= 5127.31 FT	FIELD ACCEPTANCE BY: STEVEN K. MORROW DATE 11/01/98	
						DRAWINGS BY: WALKER SURVEYING CO. DATE 10/20/98	
						CORRECTED BY: TONY HUBSCHMAN DATE 11/6/98	
						MICRO-FILM INFORMATION	
						RECORDED BY: DATE	
						NO.	

NO.	DATE	REMARKS
DESIGN		
DESIGNED BY	P.T.B	DATE 3/98
DRAWN BY	C.D.D. & A.S.C.	DATE 3/98
CHECKED BY	P.T.B.	DATE 3/98

STA 10+00 I-25 WEST FRONTAGE ROAD=
STA 9+78.54 OFFICE BLVD NE

JEFFERSON COMMONS

OFFICE BLVD NE
(SEE SHEET 7)

S 86°08'56" E
85.15'

81.0
STA 10+94.53 28' RT
CONSTRUCT TEE/WYE ON EXIST 8" SAS
INSTALL: 47 LF 6" PVC TO R/W LINE @
S= 0.0200
1-6" PLUG 18.54
INV ELEV= 5117.16 @ 75' RT
END

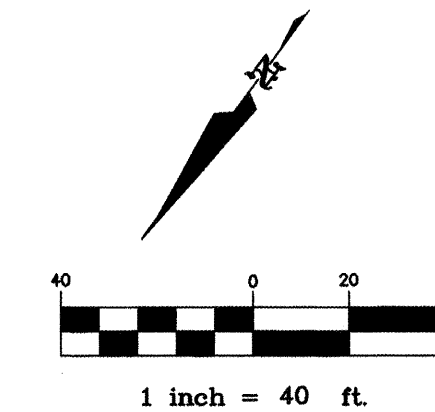
10+91.0
STA 11+02.50 28' RT
CONSTRUCT TEE/WYE ON EXIST 8" SAS
INSTALL: 47 LF 6" PVC TO R/W LINE @
S= 0.0200
1-6" PLUG 19.17
INV ELEV= 5117.05 @ 75' RT
END

47.0
STA 12+45.04 38.5' RT
INSTALL:
1-6" TAPPING SADDLE
1-6" GATE VALVE
1-TYPE "A" V-BOX
1-6" CAP
37.5 LF 6" PVC
1 STD FH @ 84.57 RT
FL ELEV= 5135.56 28.54
RESTRAINED JOINTS ON BRANCH
PRESSURIZED CONNECTION
CONCRETE BLOCKING

177.3
STA 13+77.53 38.5' RT
INSTALL:
1-1/2" METERED SERVICE
PER COA STD DTL NO. 2363
STA 13+36.43 28' RT
CONSTRUCT TEE/WYE ON EXIST 8" SAS
INSTALL: 46.5 LF 6" PVC TO R/W LINE @
S= 0.0200
1-6" PLUG 20.13 38.5'
INV ELEV= 5115.73 @ 75' RT
END

30.6
STA 15+24.88 44.56' RT
REPLACE EXIST FH TO
STA 15+24.88 52.70' RT
FLANGE ELEV= 24' 3.38

I-25 WEST FRONTAGE ROAD



HORIZ: 1" = 40'
VERT: 1" = 10'

LEGEND		
ITEM	EXISTING	PROPOSED
WATERLINE	8" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" SD	24" SD
FIRE HYDRANT	⊙	⊙
VALVE	⋈	⋈
WATER SERVICE (SINGLE)		⋈
WATER SERVICE (DOUBLE)		⋈
MANHOLE	⊙	⊙
CURB	—	—
DROP INLET	—	—
OVERHEAD ELEC	OHE	—
UNDERGROUND ELEC	UGT	—
GAS TEL TV	—	—
FLOWLINE ELEV.	FL 0.14	FL 0.14
TOP OF CURB ELEV.	99.3	99.31
SPOT ELEV.	x 16.7	16.7
SEWER SERVICE	—	—
RIGHT OF WAY	—	—
POWER POLE (GUYED)	PP	—
CHAIN LINK FENCE	—	—
CENTERLINE	—	—
RETAINING WALL	—	—
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2

KEYED NOTES

- EXISTING 24" CSP TO BE REMOVED
- EXISTING 24" CSP
- EXISTING SAS MANHOLE
- EXISTING STRIPE
- EXISTING EDGE OF ASPHALT
- EXISTING WALL
- EXISTING GUARD RAIL
- FUTURE STD CURB DESIGN BY OTHERS (COA PROJECT NO. 5830.81)
- POLE FOR SIGN OVERHANGING FREEWAY
- U.S. WEST MANHOLE
- PROPOSED 24" CSP

"AS-BUILT" (HORIZONTAL
AND VERTICAL LOCATION ONLY)



GENERAL NOTES:

- NEW C.S.P. CULVERTS ARE TO BE CONSTRUCTED WITH END SECTIONS AT EACH END. LENGTH OF PIPE SHOWN DOES NOT INCLUDE END SECTIONS.
- SEE UTILITIES PLAN AND PROFILE SHEET FOR APPROXIMATE LOCATIONS OF BURIED UTILITIES.
- CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES AND STORM DRAINAGE STRUCTURES PRIOR TO CONSTRUCTION, AND PROPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE PLANS.

BLI BRASHER & LORENZ, INC.
Consulting Engineers
2201 San Pedro NE Building 1 Suite 210
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: TEXAS LAND & CATTLE CO. STEAK HOUSE
I-25 WEST FRONTAGE ROAD
WATER & SANITARY SEWER PLAN & PROFILE



City Engineer Approval

Last Design Update

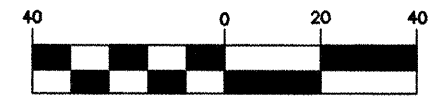
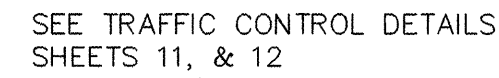
City Project No. 5857.81 Zone Map No. F-17 Sheet 8 Of 13



Design Review Committee 		City Engineer Approval		Last Design Update <table border="1"> <tr> <td>Mo./Day/Yr.</td> <td>Mo./Day/Yr.</td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>		Mo./Day/Yr.	Mo./Day/Yr.										
Mo./Day/Yr.	Mo./Day/Yr.																
City Project No. 5857.81		Zone Map No. E-17		Sheet 9 Of 13													

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
FIELD NOTES		TOP OF CAPPED REBAR NEAR SOUTH CORNER OF DIGITAL PROPERTIES PARCEL 3.		CONTRACTOR/UNIVERSAL CONSTRUCTORS, INC.	
NO.	BY	DATE	ELEVATION = 5127.31 FT	WORK STAMPED BY	DATE
				WALKER SURVEYING CO.	1/18/19/98
				ACCEPTANCE BY STEVEN K. MORROW	1/10/98
				FIELD VERIFICATION BY WALKER SURVEYING CO.	10/30/98
				DRAWINGS	
				CORRECTED BY TOM HUBSCHMAN	11/6/98
				MICRO-FILM INFORMATION	
				RECORDED BY	DATE
				NO.	

[illegible]



BRASHER & LORENZ, INC.
Consulting Engineers
2201 San Pedro NE Building 1 Suite 210
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

TITLE: TEXAS LAND & CATTLE CO. STEAK HOUSE
TRAFFIC CONTROL PLAN

Design Review Committee
APPROVED
JUN 22 1998
DESIGN
REVIEW COMMITTEE

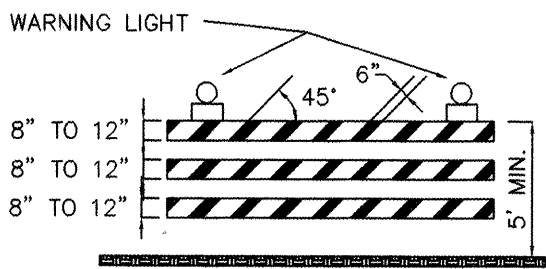
CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

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. CONTRACTOR SHALL NOT BEGIN WORK BEFORE 7:00 A.M. OR END WORK AFTER 7:00 P.M. WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.
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. 24 HOURS PRIOR TO OCCUPYING 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.

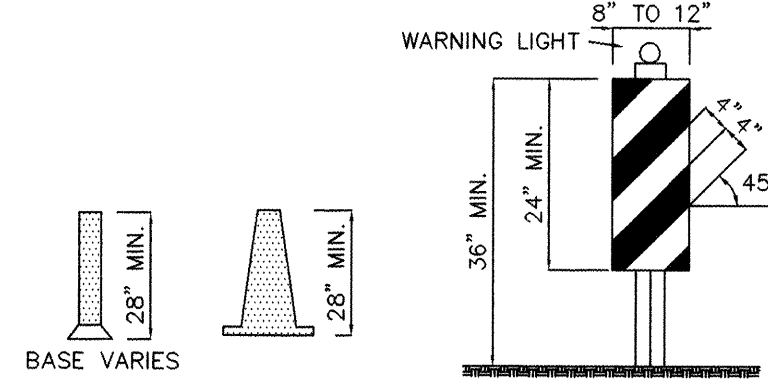
21. EXCAVATIONS SHALL BE PLATED, TEMPORARILY PATCHED OR RESURFACED PRIOR TO OPENING OF TRAFFIC. A MINIMUM OF 11 FEET SHALL BE PROVIDED FOR TRAFFIC IN ANY GIVEN DIRECTION. CONTRACTOR IS RESPONSIBLE FOR ANY WORK INVOLVED IN SATISFYING THESE REQUIREMENTS.
22. CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE 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 IT'S 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" WITH SUPER ENGINEERING GRADE SHEETING OR BETTER.

SPECIAL PROJECT TRAFFIC CONTROL NOTES

1. CONTRACTOR SHALL PERFORM AS MUCH WORK AS POSSIBLE, INCLUDING CURB & GUTTER AND VALLEY GUTTER CONSTRUCTION, PRIOR TO AFFECTING EXISTING TRAFFIC.
2. CONTRACTOR SHALL MAINTAIN TWO-WAY TRAFFIC ON OFFICE BOULEVARD AT ALL TIMES.
3. CONTRACTOR SHALL SEPARATE TWO-WAY TRAFFIC WITH VERTICAL PANELS AND "KEEP RIGHT" (R4-7b) SIGNS WHEN CENTERLINE IS NOT PROVIDED. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 11' LANE WIDTHS.

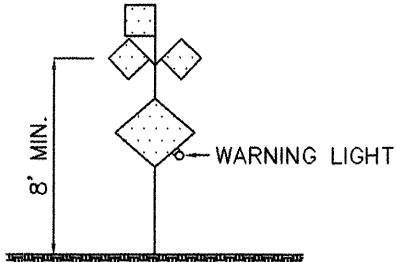


TYPE III BARRICADE

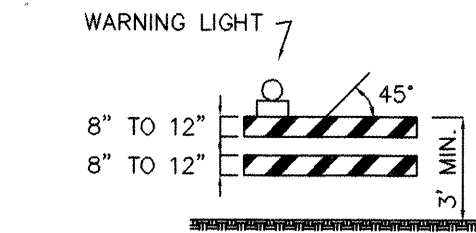


CONES

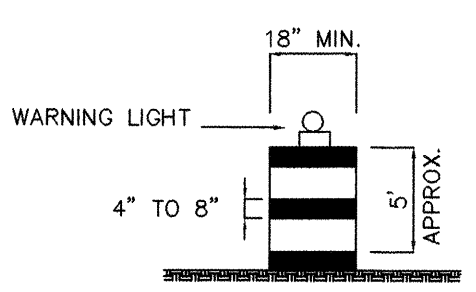
VERTICAL PANEL



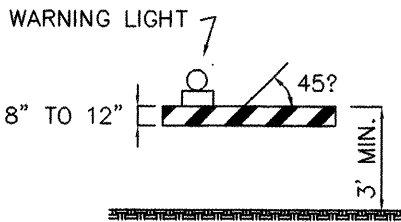
HIGH LEVEL WARNING DEVICE



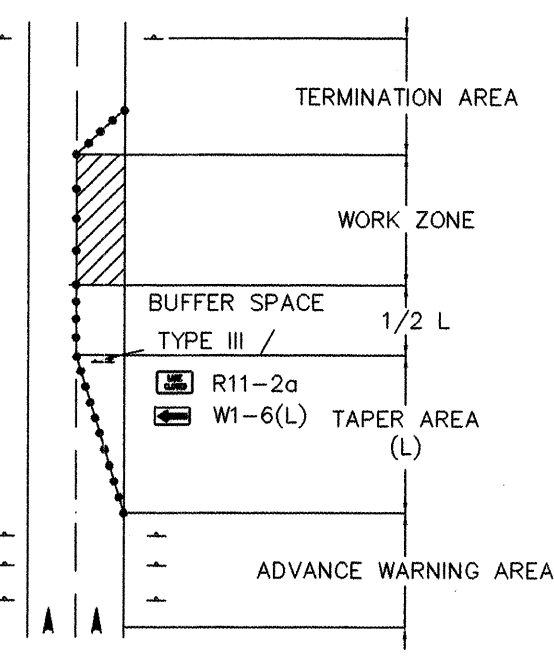
TYPE II BARRICADE COLLAPSIBLE



BARREL



TYPE I BARRICADE COLLAPSIBLE



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

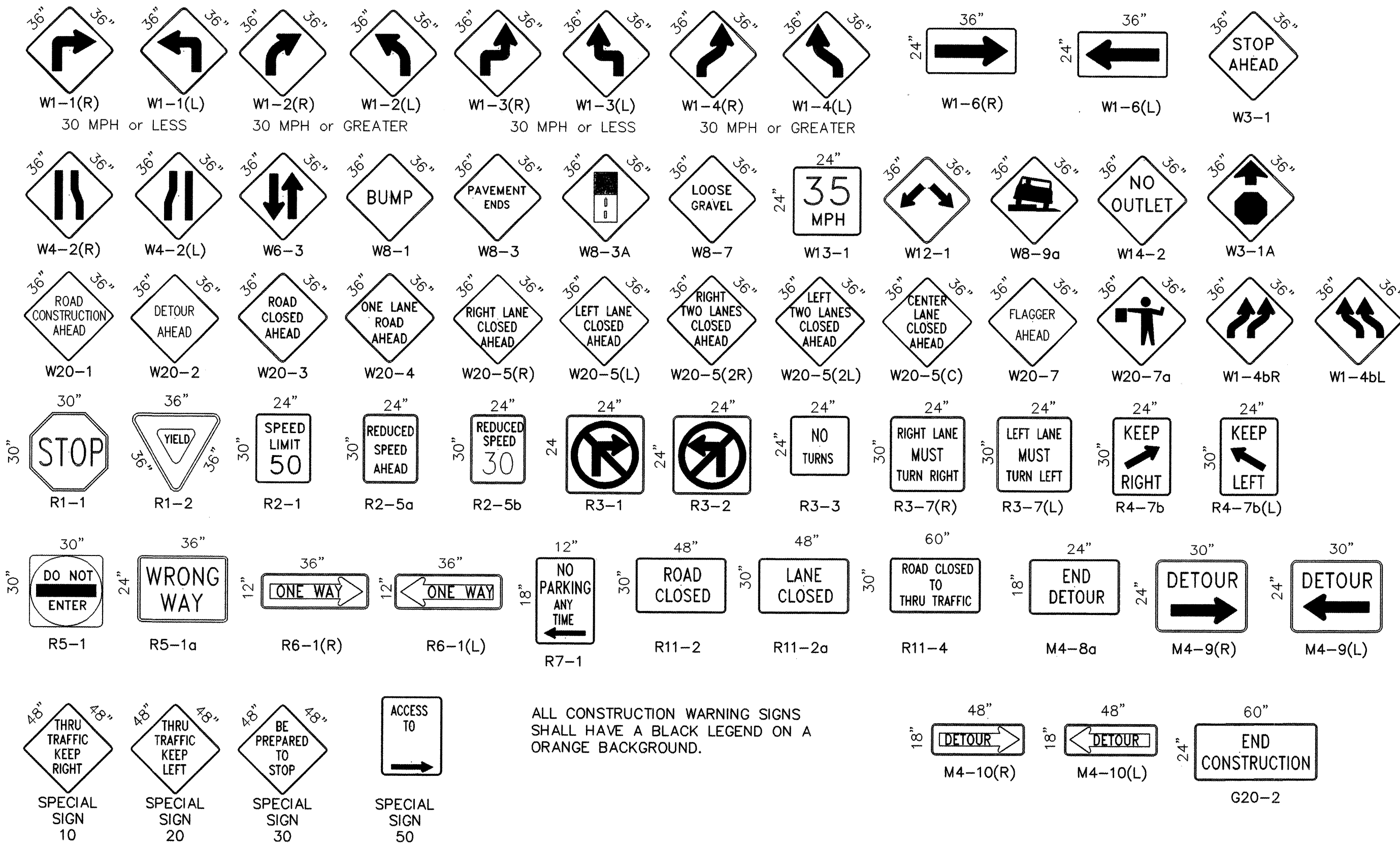
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTEAM TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

SPEED LIMIT	
40 MPH OR LESS	$L = \frac{WS^2}{60}$
45 MPH OR GREATER	$L = W \times S$

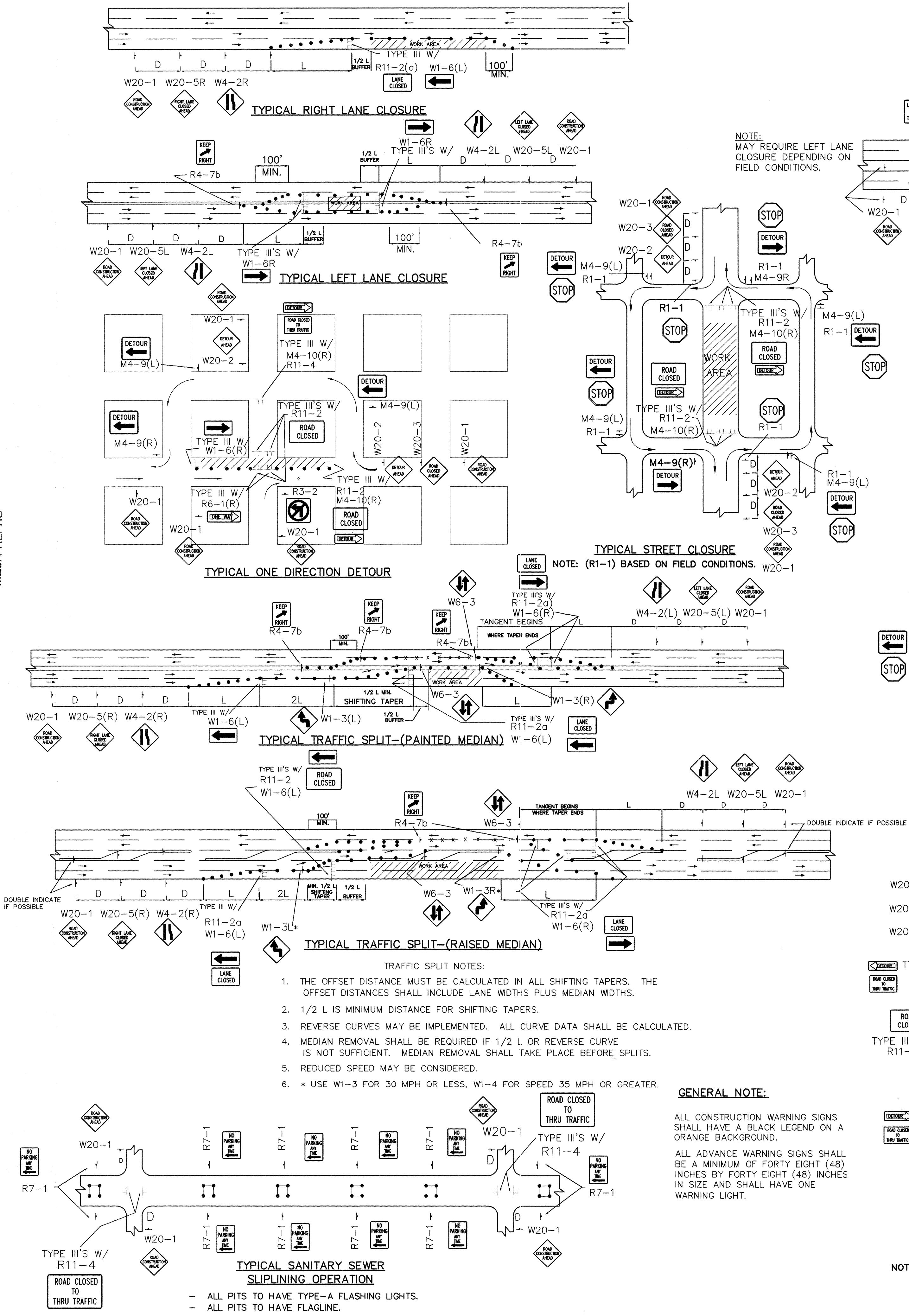
L = TAPER LENGTH
W = WIDTH OF OFFSET IN FEET
S = POSTED SPEED OR OFF-PEAK 85-PERCENTILE SPEED IN MPH

SIGN FACE DETAILS



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

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: TEXAS LAND & CATTLE CO. STEAK HOUSE SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS			
DESIGN REVIEW COMMITTEE APPROVED JUN 22 1998 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST UPDATE	
PROJECT NO. 5857.81	MAP NO. F-17	SHEET 11 OF 13	

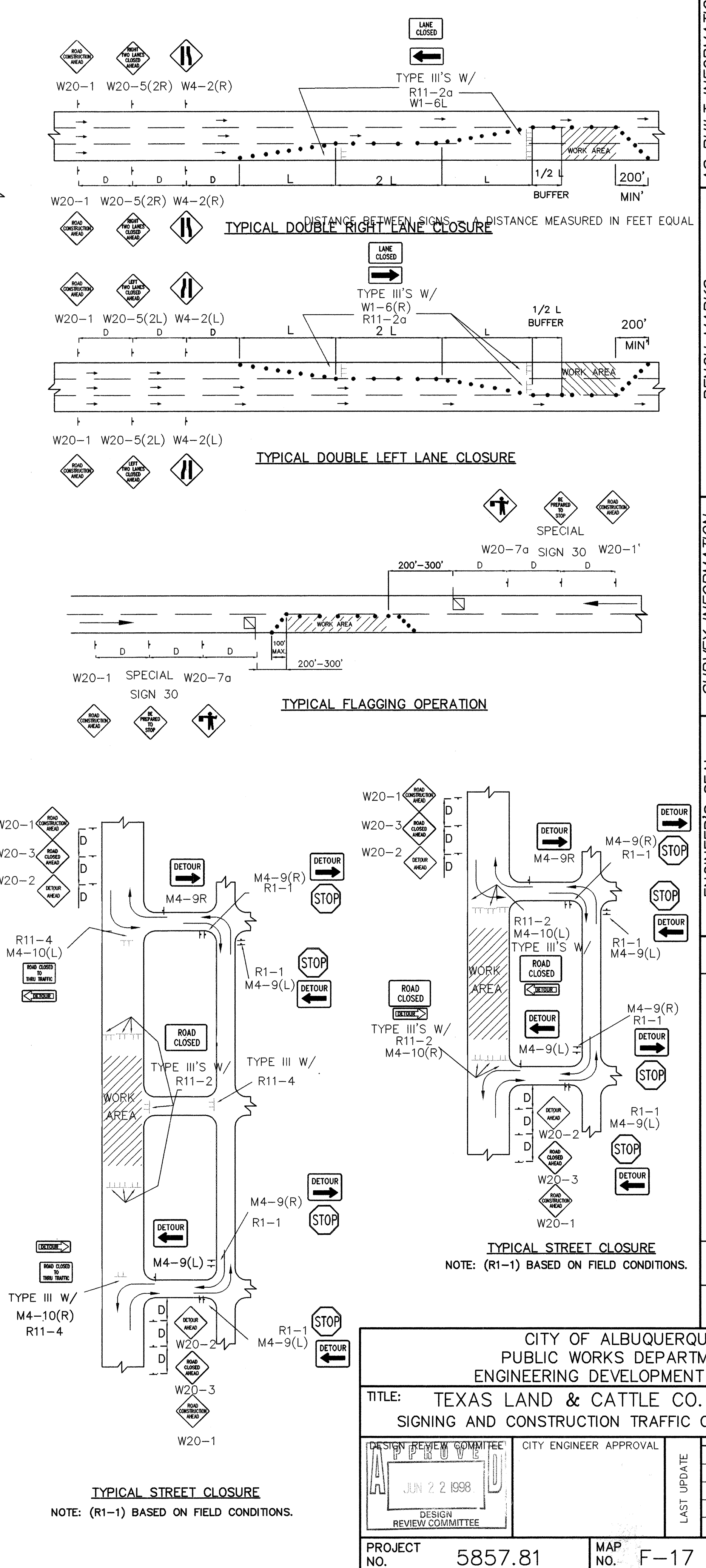
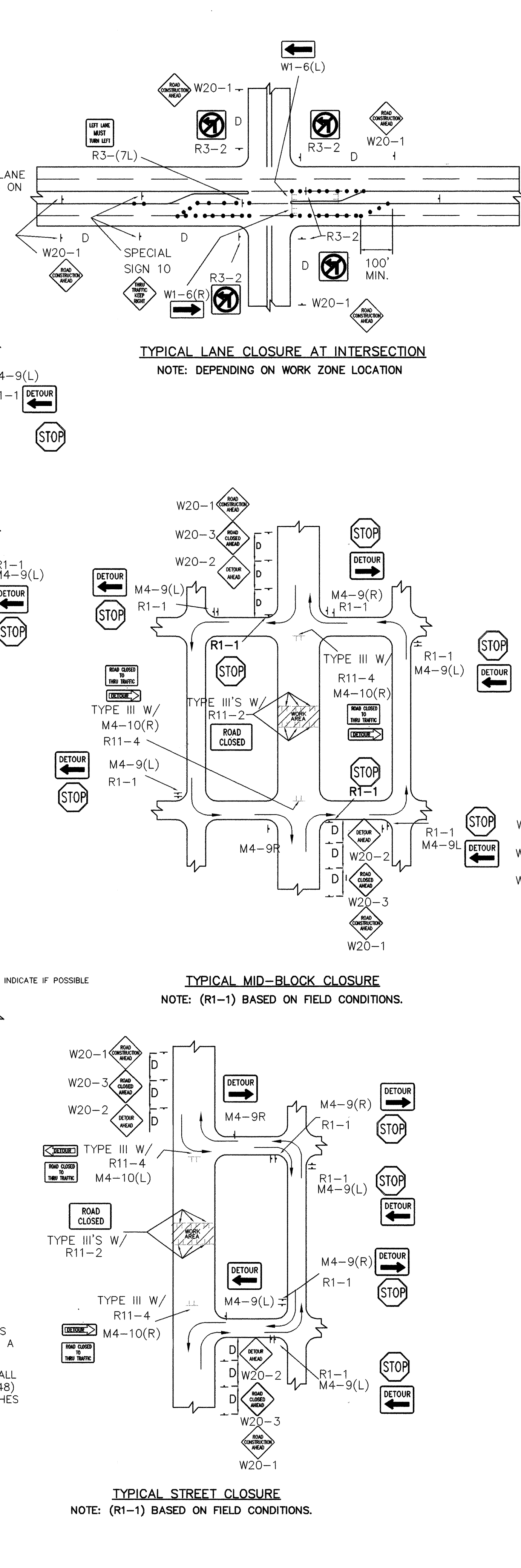


- TRAFFIC SPLIT NOTES:**
1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
 2. 1/2 L IS MINIMUM DISTANCE FOR SHIFTING TAPERS.
 3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
 4. MEDIAN REMOVAL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

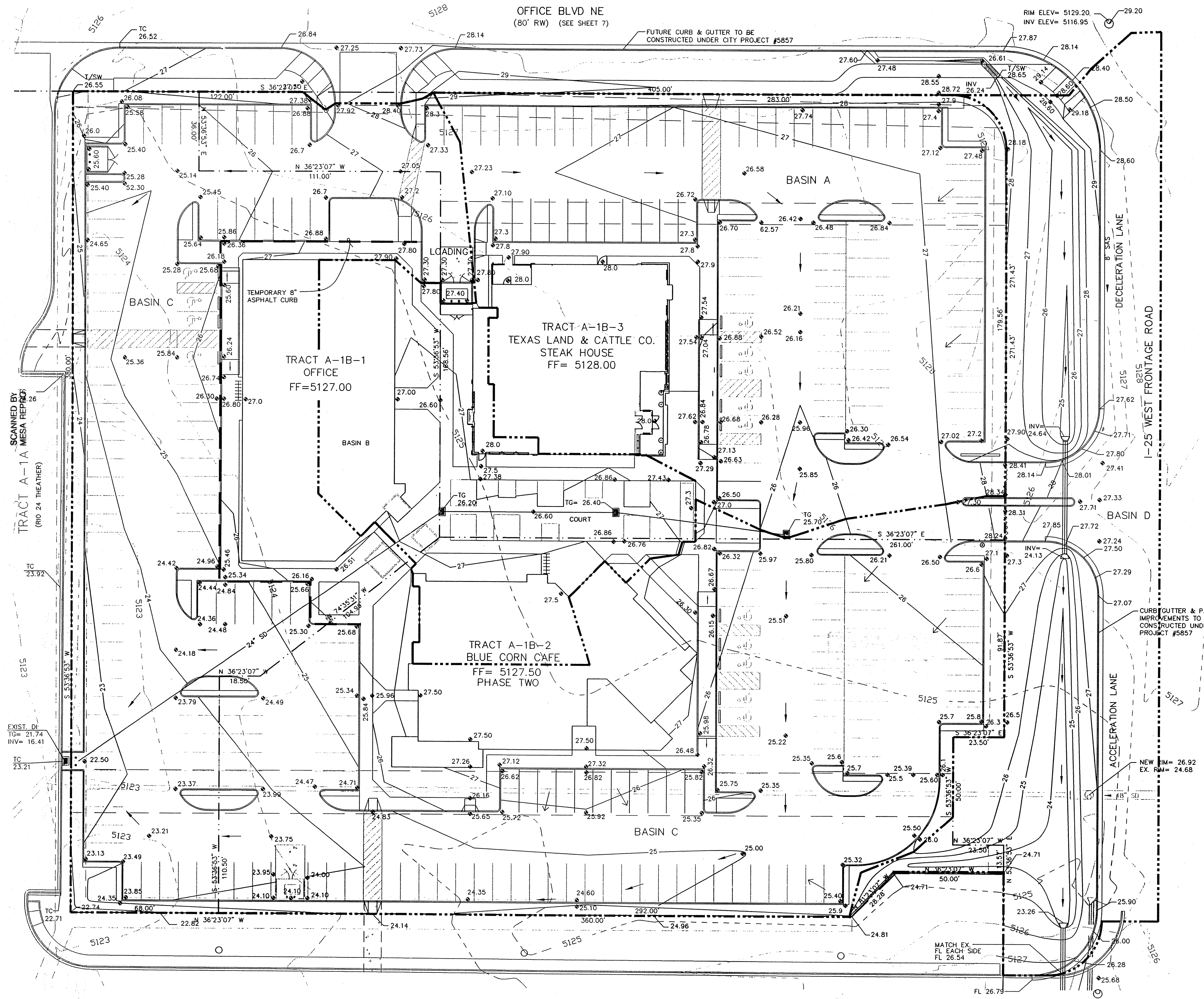
ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF FORTY EIGHT (48) INCHES BY FORTY EIGHT (48) INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT.



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: TEXAS LAND & CATTLE CO. STEAK HOUSE SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO. / DAY / YR	NO. / DAY / YR
APPROVED JUN 22 1998 DESIGN REVIEW COMMITTEE			
PROJECT NO. 5857.81	MAP NO. F-17	SHEET 12 OF 13	

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR: UNIVERSAL CONCRETE	DATE: 10/98	TOP OF CAPPED REBAR NEAR SOUTH CORNER OF DIGITAL PROPERTIES PARCEL 3.	DATE: 10/98	NO.:	BY:	NO.:	BY:
WORK: WALKER SURF. CO. DATE: 10/98	FIELD ACCEPTANCE: BY: STEVEN E. MARRAS DATE: 10/98	ELEVATION: 5127.31 FT	DATE: 10/98	NO.:	BY:	NO.:	BY:
DESIGN: WALKER SURF. CO. DATE: 10/98	DRAWINGS: CORRECTED BY: TONY MURPHY DATE: 10/98		DATE: 10/98	NO.:	BY:	NO.:	BY:
MICRO-FILM INFORMATION				REVISIONS		REVISIONS	
RECORDED BY:	DATE:			NO. DATE		NO. DATE	
				DESIGNED BY: C.O.A. STANDARDS		DATE	
				DRAWN BY: C.O.A. STANDARDS		DATE	
				CHECKED BY:		DATE	



LEGEND

- 6001 — EXISTING CONTOUR ELEVATION
- 02.5 x — EXISTING SPOT ELEVATION
- 01 — PROPOSED CONTOUR ELEVATION
- — — — — PROPERTY LINE
- 01.5 — PROPOSED SPOT ELEVATION
- — — — — DIRECTION OF FLOW
- — — — — DRAINAGE SWALE
- — — — — DRAINAGE BASIN DIVIDE

LEGAL DESCRIPTION

TRACT A-1B CRYER PROPERTY

ADDRESS

WEST PAN AMERICAN FREEWAY

SURVEY

TOPOGRAPHY BY BRASHER & LORENZ, INC.
DATED AUGUST 1997

KEYED NOTES

- 6" CONCRETE CURB
- EXISTING CONCRETE CURB
- EXISTING ASPHALT PAVEMENT
- ASPHALT PAVEMENT
- IMPROVEMENTS TO OFFICE BLVD.
- 6" SIDEWALK
- HANDICAP RAMP
- ACCESSIBLE WAY (5' WIDE)
- PLANTER
- REFUSE ENCLOSURE SEE SHT C-2
- EXISTING INLET
- TYPE DBL 'D' INLET
- EXISTING LANDSCAPING
- LANDSCAPING - SEE SHT L-1
- 24" CULVERT PIPE SEE SHT C-5
- EXISTING CULVERT PIPE
- EXISTING 4" SIDEWALK
- BICYCLE RACK

BRASHER & LORENZ, INC.
Consulting Engineers
2201 San Pedro NE Building 1 Suite 210
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188



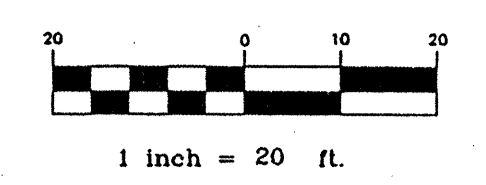
★ TEXAS LAND & CATTLE COMPANY ★
★ STEAK HOUSE ★
ALBUQUERQUE, NEW MEXICO

GRADING AND DRAINAGE PLAN

REVISIONS:

CHECKED BY: D.A.L.
DRAWN BY: M.D.T.
JOB NO: 7040
FILE NO: 7040G20.DWG
SHEET NO:

C-5



CPN 585701

Sht. 13 of 13