CONSTRUCTION PLANS

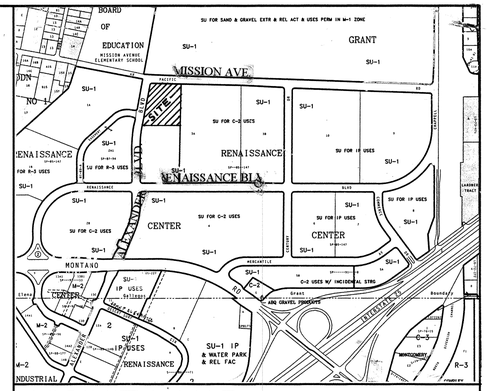
FOR

TRACT 3A, OFFICE DEPOT NORTH RENAISSANCE

UTILITY IMPROVEMENTS

CITY OF ALBUQUERQUE
NEW MEXICO
NOVEMBER 1998

SCANNED BY MESA REPRO



VICINITY MAP ZONE ATLAS F-16

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 CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.

3. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24-HOUR 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. FIVE (5) 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 OCC-UPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.

6. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO LOCATION 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.

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 DEPRESSED 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: 7/2/99 DRAFTED BY: RW
TIERRA WEST DEV.
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPLIED 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.

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Peter Chang
DATE 8/26/99

TRAFFIC CONTROL NOTES:

BARRICADES AND TRAFFIC CONTROL SIGNS TO BE ADJUSTED IN PHASES TO ACCOMODATE FOR UTILITY INSTALLATION AND OTHER RELATED STRUCTURAL CONSTRUCTION.

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, NOR 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
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

INDEX TO DRAWINGS

1. TITLE SHEET
2. PLAT PLAN
3. MASTER UTILITY PLAN (FOR REFERENCE ONLY)
4. WATER LINE IMPROVEMENTS PLAN & PROFILE
5. WATER LINE IMPROVEMENTS PLAN & PROFILE
6. WATER LINE IMPROVEMENTS PLAN AND PROFILE
7. SANITARY SEWER PLAN AND PROFILE
8. ~~MEDIAN RECONSTRUCTION PLAN & PROFILE~~ ⚠ DELETED
9. DECELERATION LANE PLAN & PROFILE
10. TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF. M.U.T.C.D.)
11. SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

DRB #98-227

1/980055/9855TITL.DWG/TAS/12-04-98

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
⚠1	3 & 8						

ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	APPROVED FOR CONSTRUCTION
	DRC Chairman	Billy R. Brockby	2/16/99	
	Transportation	[illegible]	1/25/99	
	Water/Wastewater	R. W. Kane	1-29-99	
	Hydrology	N/A	1/6/99	
	C.I.P.			
	Constr. Mngmt.			City Engineer Date 3/29/99
	Constr. Coord.	[illegible]	3-26-99	
	CITY PROJECT NO. 598281			SHEET 1 OF 11

RICHARD RONALD RAY BOHANNAN NEW MEXICO PROFESSIONAL ENGINEER 12-10-97

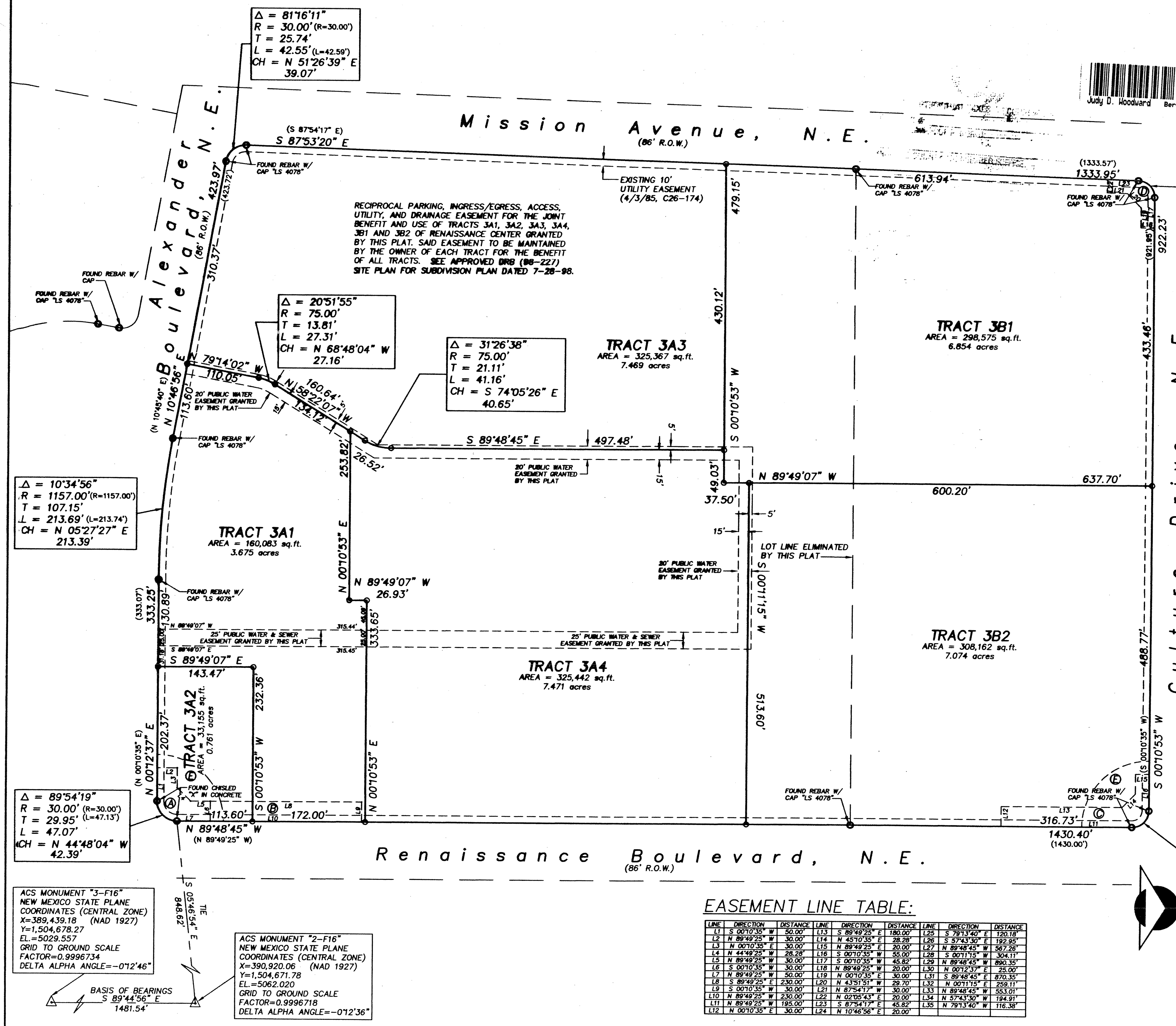
SCANNED BY
MESA REPRO

PLAT OF

TRACTS 3A1, 3A2, 3A3, 3A4, 3B1 AND 3B2
RENAISSANCE CENTER

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER 1998

1998139498 5126529 Page: 2 of 2 10/12/1998 11:42A Judy D. Woodward Bern. Co. PLAT R 12.00 Bk-98C Pg-305



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGEND

- ◉ DENOTES POINT FOUND AND USED AS SHOWN
- ○ DENOTES POINT SET BY THIS SURVEY REBAR WITH CAP "PS 11993"

EASEMENT NOTES:

(A) EXISTING PERMANENT LANDSCAPE EASEMENT NO. 12 (MISC. 270A, 292-350) AND COMMUNITY LANDSCAPE AREA NO. 4 (MISC. 337A, 176-204) OF THE MASTER DECLARATION FOR RENAISSANCE.

(B) EXISTING PERMANENT LANDSCAPE EASEMENT NO. 13 (MISC. 270A, 292-350) AND PERMANENT LANDSCAPE AREA NO. 6 (MISC. 337A, 176-204) OF THE MASTER DECLARATION FOR RENAISSANCE.

(C) EXISTING PERMANENT LANDSCAPE EASEMENT NO. 16 (MISC. 270A, 292-350) AND PERMANENT LANDSCAPE AREA NO. 9 (MISC. 337A, 176-204) OF THE MASTER DECLARATION FOR RENAISSANCE.

(D) EXISTING PERMANENT LANDSCAPE EASEMENT NO. 1 (MISC. 270A, 292-350) AND PERMANENT LANDSCAPE AREA NO. 1 (MISC. 337A, 176-204) OF THE MASTER DECLARATION FOR RENAISSANCE.

(E) EXISTING 100' RADIUS SIGNAGE SETBACK

EASEMENT LINE TABLE:

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	S 00°10'35" W	50.00'	L13	S 89°49'25" E	180.00'	L25	S 79°13'40" E	120.18'
L2	N 89°49'25" W	30.00'	L14	N 45°10'35" E	28.28'	L26	S 57°43'30" E	192.95'
L3	N 00°10'35" E	30.00'	L15	N 89°49'25" E	20.00'	L27	N 89°48'45" W	567.26'
L4	N 44°49'25" W	28.28'	L16	S 00°10'35" W	55.00'	L28	S 00°11'15" W	304.11'
L5	N 89°49'25" W	30.00'	L17	S 00°10'35" W	45.82'	L29	N 89°48'45" W	890.35'
L6	S 00°10'35" W	30.00'	L18	N 89°49'25" W	20.00'	L30	N 00°12'37" E	25.00'
L7	N 89°49'25" W	50.00'	L19	N 00°10'35" E	30.00'	L31	S 89°48'45" E	870.35'
L8	S 89°49'25" E	230.00'	L20	N 43°51'51" W	29.70'	L32	N 00°11'15" E	259.11'
L9	S 00°10'35" W	30.00'	L21	N 87°54'17" W	30.00'	L33	N 89°48'45" W	553.01'
L10	N 89°49'25" W	230.00'	L22	N 02°05'43" E	20.00'	L34	N 57°43'30" W	194.91'
L11	N 89°49'25" W	195.00'	L23	S 87°54'17" E	45.82'	L35	N 79°13'40" W	116.38'
L12	N 00°10'35" E	30.00'	L24	N 10°46'56" E	20.00'			

PRECISION SURVEYS, INC.
2929 COORS BLVD NW, SUITE 105
ALBUQUERQUE, NEW MEXICO 87120
PHONE 505 839 0569
FAX 505 839 4153

DRB CASE NO. 98-227
SHEET 2 OF 2

98616OP3

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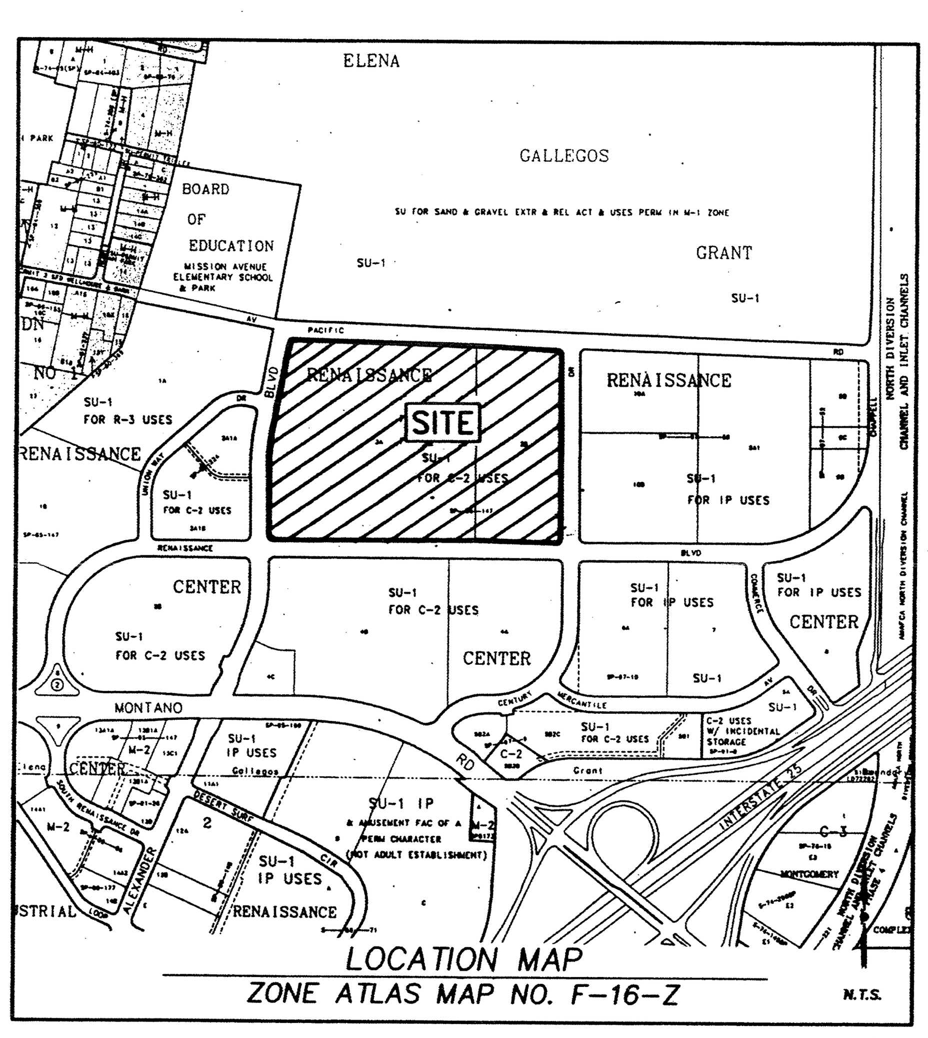


LOCATION MAP
ZONE ATLAS MAP NO. F-16-Z

SUBDIVISION DATA:

GROSS SUBDIVISION ACREAGE: 33.305 ACRES±
ZONE ATLAS INDEX NO: F-16-Z
NO. OF TRACTS CREATED: 9
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: JULY 29, 1998

EASEMENTS

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFER WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

NOTES:

1. MISC. DATA: ZONING SU-1 FOR C-2 USES
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES.
4. THIS PROPERTY LIES WITHIN PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., ELENA GALLEGOS GRANT, BERNALILLO COUNTY, NEW MEXICO.
5. THIS PURPOSE OF THE PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO SIX NEW TRACTS.
6. PLAT SHOWS ALL EASEMENTS OF RECORD.
7. SP NO. 98080409050131
8. PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO THESE PROPERTIES MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT.

CPN 598281

SHEET 2 OF 11

LEGAL DESCRIPTION

TRACTS THREE A (3A) AND THREE B (3B), RENAISSANCE CENTER, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 3, 1985 IN VOLUME C26, FOLIO 174, CONTAINING 33.305 ACRES MORE OR LESS, NOW COMPRISING TRACTS 3A1, 3A2, 3A3, 3A4, 3B1 AND 3B2, RENAISSANCE CENTER.

1-016-061-305-299-21020

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: 1-016-061-230-299-21010
PROPERTY OWNER OF RECORD: United NM Trust
BERNALILLO COUNTY TREASURER'S OFFICE:
10-12-98

FREE CONSENT AND DEDICATION

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNERS AND/OR PROPRIETORS DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS AND/OR PROPRIETORS DO HEREBY GRANT EASEMENT FOR UTILITIES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES.

GEORGE H. KUHN
SENIOR VICE PRESIDENT & SENIOR TRUST OFFICER
NORWEST BANK NEW MEXICO, N.A. TRUSTEE
UNION PENSION TRANSACTION TRUST 93-2, NM
9/17/98 DATE

KAREN LOFTUS
ASSISTANT VICE PRESIDENT
NORWEST BANK NEW MEXICO, N.A.
UNION PENSION TRANSACTION TRUST 93-2, NM
9/17/98 DATE

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF September 1998 BY GEORGE H. KUHN, SENIOR VICE PRESIDENT & SENIOR TRUST OFFICER, NORWEST BANK NEW MEXICO, N.A. TRUSTEE, UNION PENSION TRANSACTION TRUST 93-2, NM.

BY ______ NOTARY PUBLIC MY COMMISSION EXPIRES: 9-13-2002

OFFICIAL SEAL Karen A. Tubb NOTARY PUBLIC STATE OF NEW MEXICO My commission expires: 9-13-2002

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF September 1998 BY KAREN LOFTUS, ASSISTANT VICE PRESIDENT, NORWEST BANK NEW MEXICO, N.A., UNION PENSION TRANSACTION TRUST 93-2, NM.

BY ______ NOTARY PUBLIC MY COMMISSION EXPIRES: 9-13-2002

OFFICIAL SEAL Karen A. Tubb NOTARY PUBLIC STATE OF NEW MEXICO My commission expires: 9-13-2002

PLAT OF

TRACTS 3A1, 3A2, 3A3, 3A4, 3B1 AND 3B2
RENAISSANCE CENTER

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST 1998

1998139498 5126529 Page: 1 of 2 10/12/1998 11:42A Judy D. Woodward Bern. Co. PLAT R 12.00 Bk-98C Pg-305

APPROVALS 98-98-197

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	10/9/98 DATE
CITY ENGINEER	9-29-98 DATE
A.M.A.F.C.A.	9-29-98 DATE
TRAFFIC ENGINEER	10-08-98 DATE
CITY SURVEYOR	092898 DATE
PROPERTY MANAGEMENT	10-8-98 DATE
WATER RESOURCES DEPARTMENT	10-8-98 DATE
DESIGN AND DEVELOPMENT, CIP	29Sep98 DATE
PNM ELECTRIC SERVICES	9-28-98 DATE
PNM GAS SERVICES	9-28-98 DATE
U.S. WEST COMMUNICATIONS	9/28/98 DATE
JONES INTERCABLE, INC.	9/24/98 DATE

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

SURVEYOR'S CERTIFICATE

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO
N.M.P.S. No. 11993
9/15/98 DATE

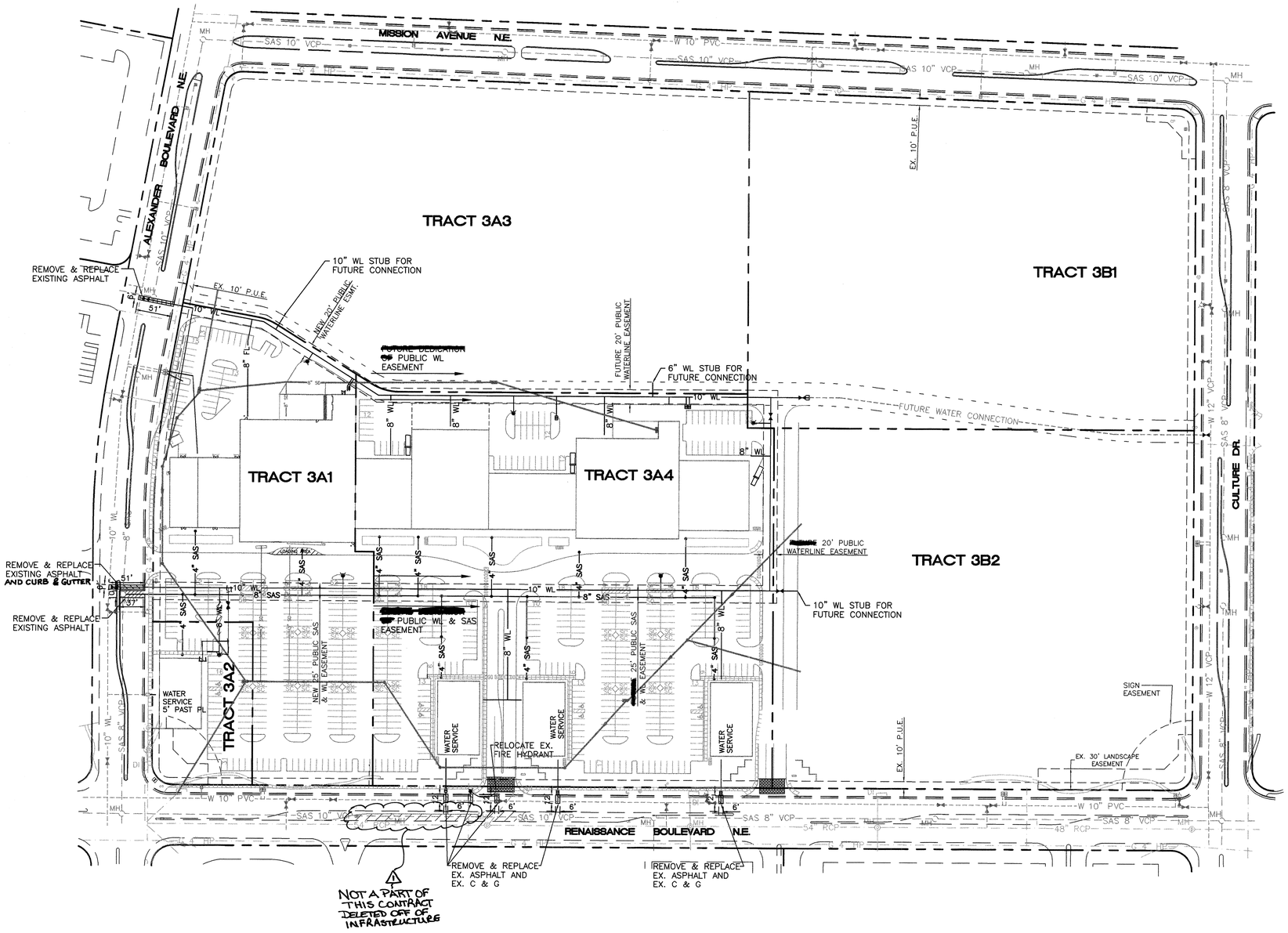
LARRY W. MEDRANO NEW MEXICO 11993 REGISTERED PROFESSIONAL SURVEYOR

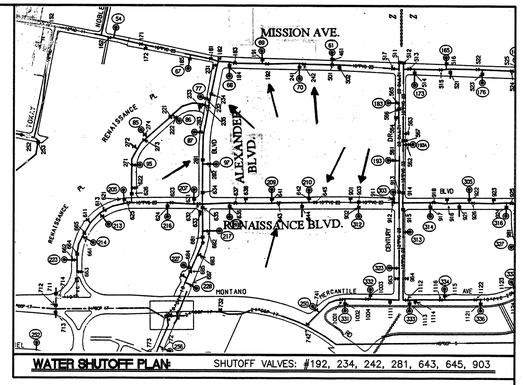
PRECISION SURVEYS, INC.
2929 COORS BLVD NW, SUITE 105
ALBUQUERQUE, NEW MEXICO 87120
PHONE 505 839 0569
FAX 505 839 4153

DRB CASE NO. 98-227
SHEET 1 OF 2

98616Op2

SCANNED BY
MESA REPRO





WATER SHUTOFF PLAN: SHUTOFF VALVES: #192, 234, 242, 281, 643, 645, 903

1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVIISION (PHONE 857-8200) FIVE (5) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN
3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
4. SHUTOFF THE VALVES INDICATED IN THE PLAN ABOVE.

LEGEND

- EXISTING SAS MANHOLE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EXISTING REDUCER
- —EX. 8" SAS— EXISTING SANITARY SEWER LINE
- —EX. 16" WL— EXISTING WATER LINE
- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK

RECORD DRAWING

DATE: 7-2-98	DRAFTED BY: RW TIERRA WEST DEV.

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPLIED 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.

NOT FOR CONSTRUCTION

GENERAL NOTES:
1. ALL WATER SERVICES SHALL BE 2" UNLESS OTHERWISE NOTED.
2. ALL FIRE LINE STUBS TO THE BUILDINGS SHALL BE 8".
3. ALL FIRE HYDRANTS ARE TO BE BUILT PER C.O.A. STD DWG #2340 W/BLOCKING.
4. ALL EXISTING UTILITY CONNECTION LOCATIONS AND INVERTS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

CAUTION:
SOME EXISTING UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

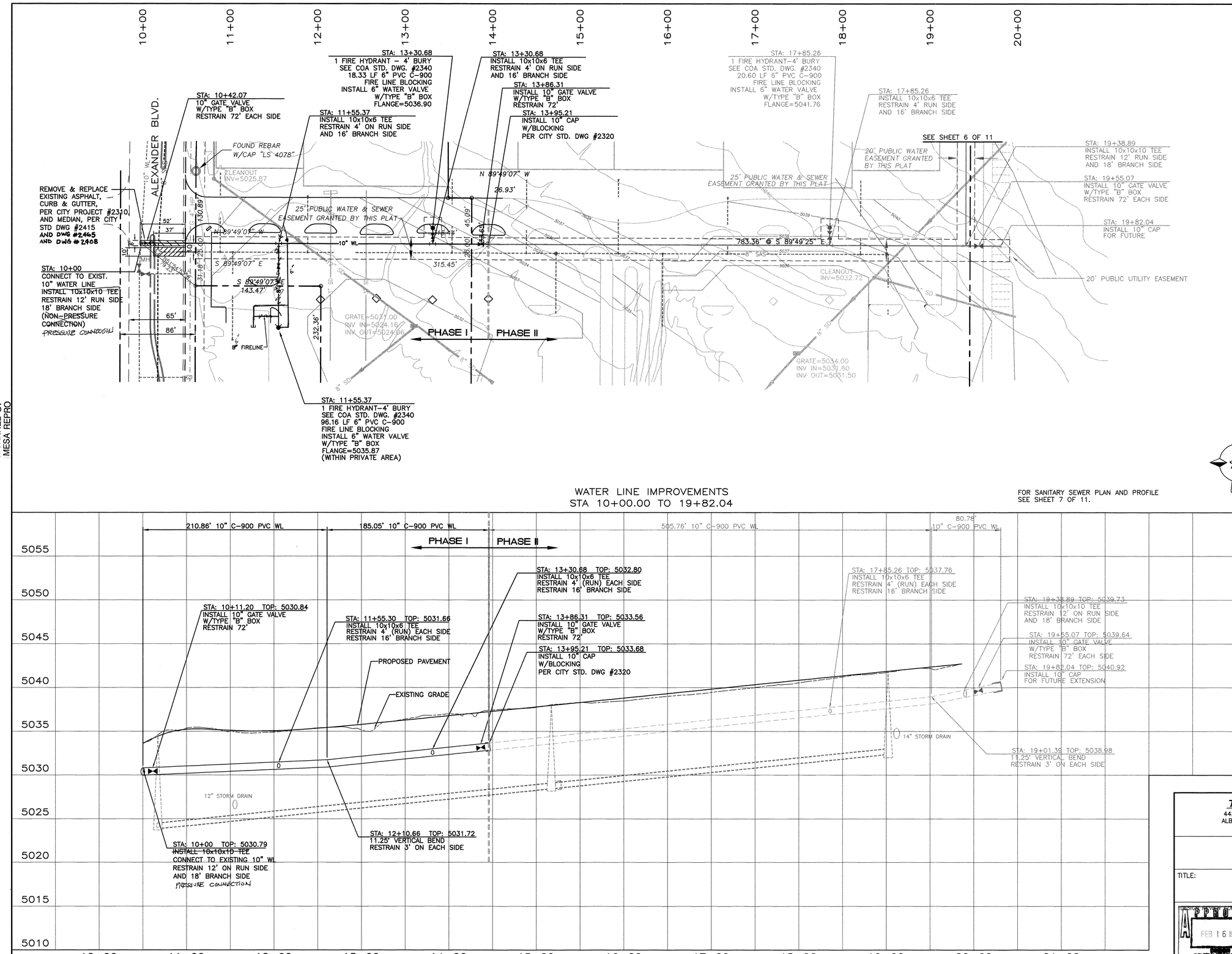
GRAPHIC SCALE

80 40 0 40 80

SCALE: 1"=80'

ENGINEER'S SEAL	TRACT 3 NORTH RENAISSANCE	DRAWN BY JDN
		DATE 06-16-98
	OVERALL MASTER UTILITY PLAN	TRACT3MU.DWG
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	SHEET # 3 11
	CPN 598281	JOB # 940021

80/980055/TRACT3MU1.DWG/BDG/12-2-98



WATER LINE IMPROVEMENTS
STA 10+00.00 TO 19+82.04

FOR SANITARY SEWER PLAN AND PROFILE
SEE SHEET 7 OF 11.

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

RECORD DRAWING

DATE:	DRAFTED BY:
7-2-99	RW TIERRA 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.

AS BUILT INFORMATION

CONTRACTOR Franklin's Enterprising
WORK STAKED BY Davis & Associates DATE "99"
INSPECTOR'S ACCEPTANCE BY Tierra West/COA DATE "99"
FIELD VERIFICATION BY Tierra West DATE "99"
DRAWINGS CORRECTED BY Tierra West DATE "99"
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

ACS "2-F16"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=390,290.06
Y=1,504,671.78
G-G=0.9996718
Δ = -00°12'36"
ELEV=5378.787

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

REGISTERED RONALD RAY BOHANNAN NEW MEXICO 8669 PROFESSIONAL ENGINEER
12-14-98

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	SB	DATE 11-98
DRAWN BY	TAS	DATE 11-98
CHECKED BY	RRB	DATE 11-98

TIERRA WEST, LLC
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **TRACT 3**
WATER LINE IMPROVEMENTS
STA 10+00.00 TO 19+82.04

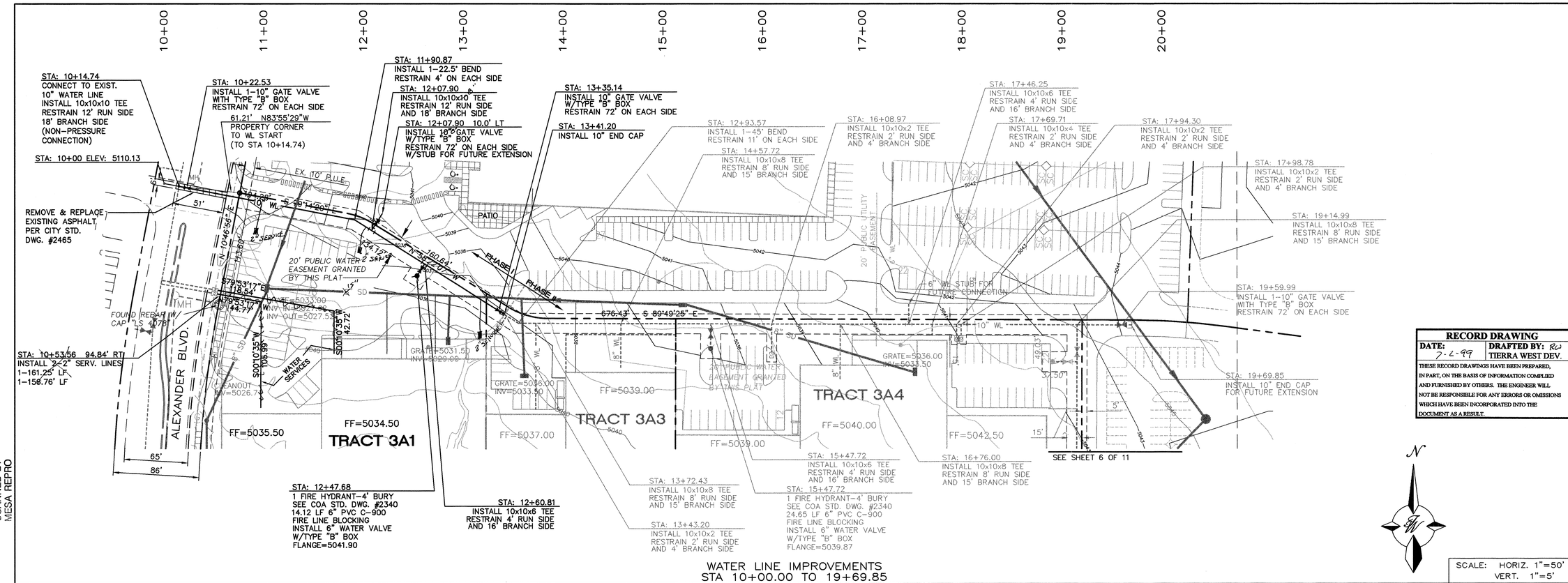
APPROVED FEB 16 1999 CITY ENGINEER

CITY ENGINEER APPROVAL | LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
598281	F-16	4	11

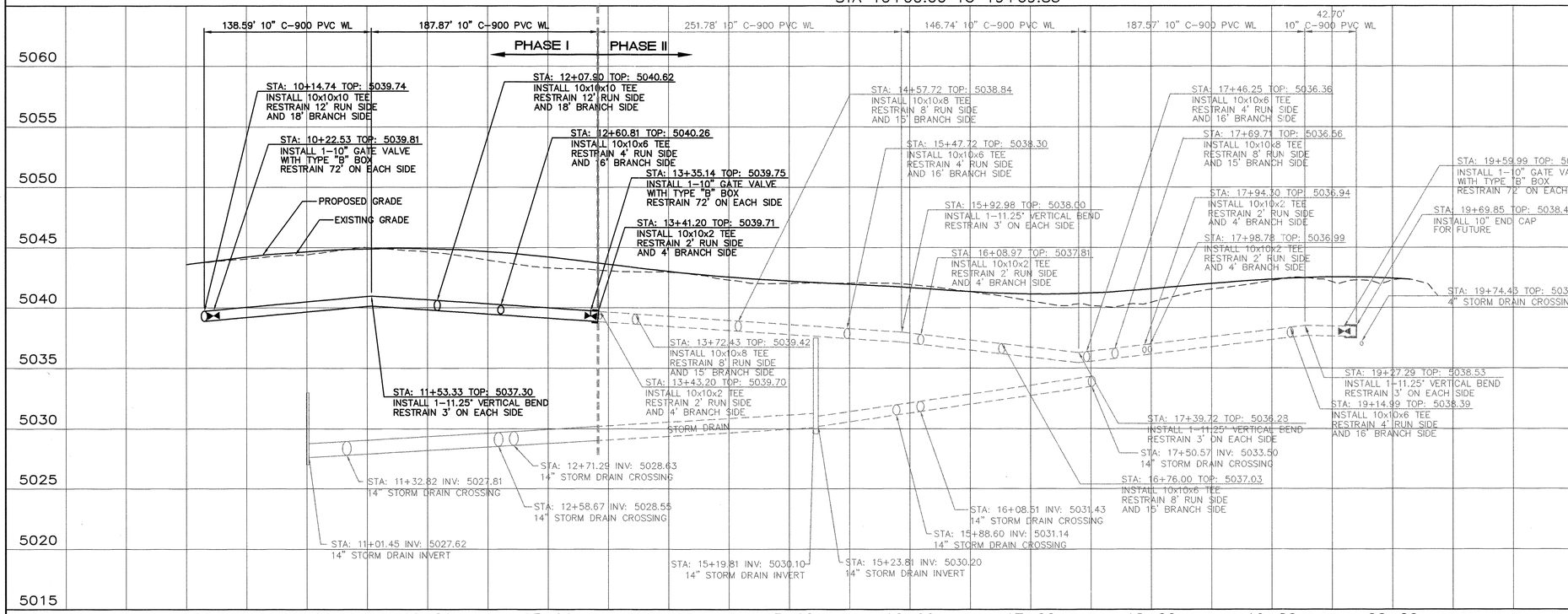
50\980055\PP1.DWG\TAS\12-05-98

SCANNED BY
MESA REPRO



WATER LINE IMPROVEMENTS
STA 10+00.00 TO 19+69.85

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



50\980055\PP2.DWG\TAS\12-05-98

RECORD DRAWING

DATE: 7-2-99 DRAFTED BY: RW
TIERRA 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.

AS BUILT INFORMATION
CONTRACTOR Franklin's Earthmovers
WORK STAKED BY Davis & Associates DATE "98"
WORK INSPECTED BY Tierra West DATE "99"
ACCEPTANCE BY Tierra West DATE "99"
FIELD VERIFICATION BY Tierra West DATE "99"
DRAWINGS CORRECTED BY Tierra West DATE "99"
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS "2-F16"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=390,290.06
Y=1,504,671.78
G-G=0.9996718
Δ = -00°12'36"
ELEV=5378.787

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
DONALD RAY BRUNNER
NEW MEXICO
6861
PROFESSIONAL ENGINEER
12-16-98

NO.	BY	DATE	REMARKS
			REVISIONS

DESIGN		DATE 11-98
DESIGNED BY	SB	DATE 11-98
DRAWN BY	TAS	DATE 11-98
CHECKED BY	RRB	

TIERRA WEST, LLC
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **TRACT 3**
WATER LINE IMPROVEMENTS
STA 10+00.00 TO 19+69.85

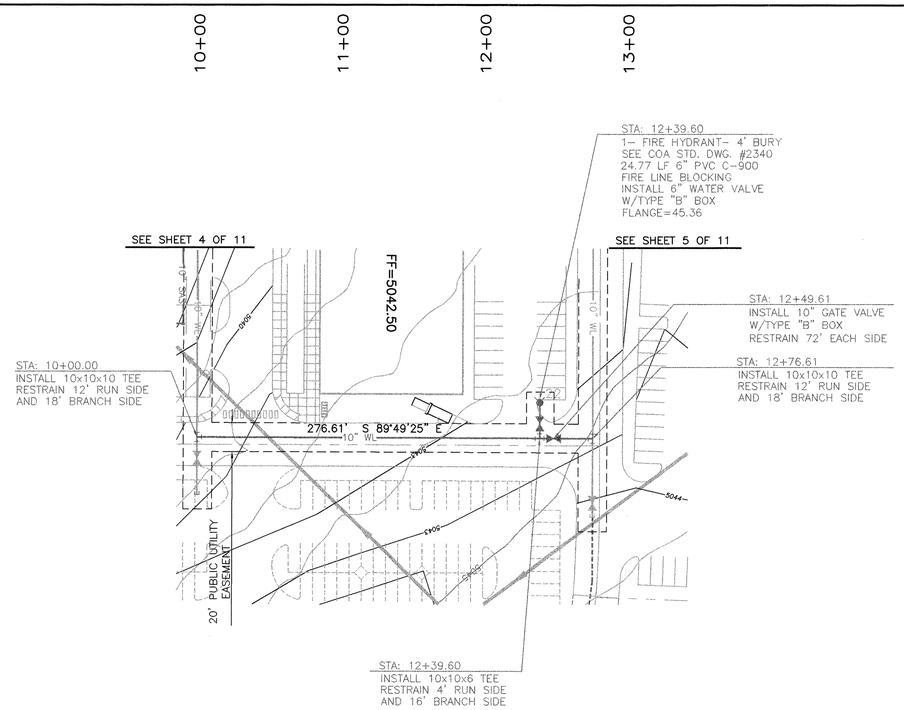
APPROVED FEB 16 1999 NEW MEXICO

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
598281	F-16	5	11

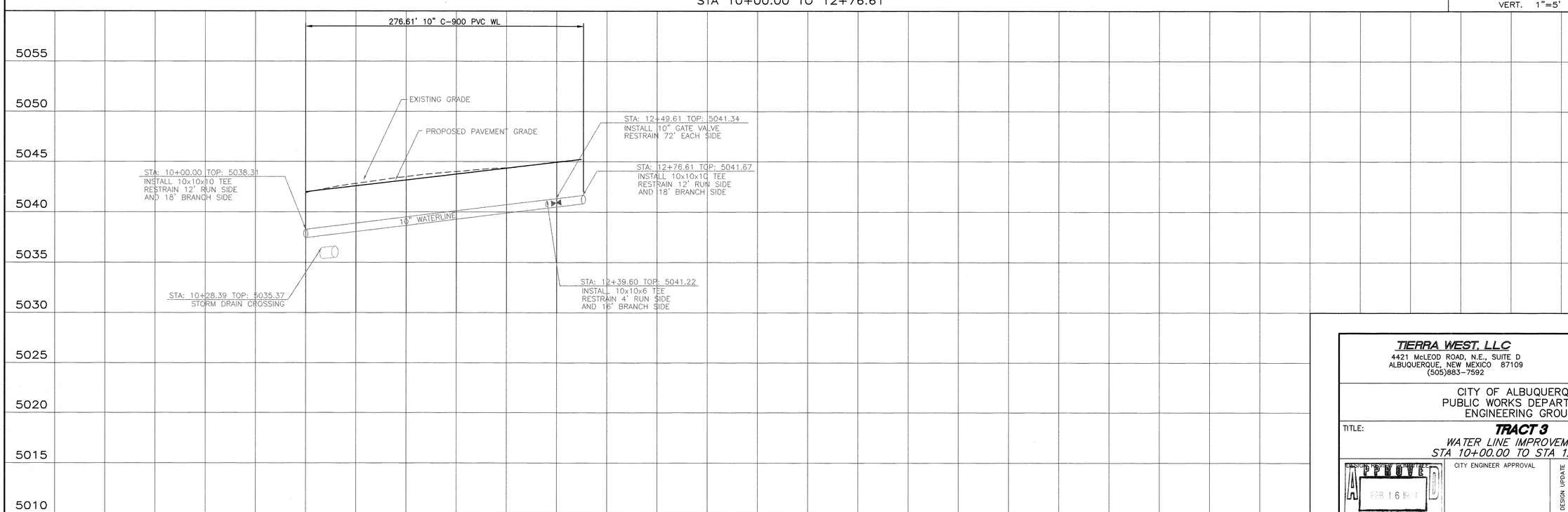
SCANNED BY MESA REPRO



WATER LINE IMPROVEMENTS
STA 10+00.00 TO 12+76.61

NOTE:
THIS WILL BE BUILT IN PHASE II.

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



AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION

RECORDED BY DATE
NO.

BENCH MARKS

ACS "2-F16"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=390,290.06
Y=1,504,671.78
G-G=0.9996718
△ =-00°12'36"
ELEV=5378.787

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY	SB	DATE 11-98
DRAWN BY	TAS	DATE 11-98
CHECKED BY	RRB	DATE 11-98

TIERRA WEST, LLC
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **TRACT 3**
WATER LINE IMPROVEMENTS
STA 10+00.00 TO STA 12+76.61

DESIGN REVIEW COMMITTEE: APPROVED FEB 16 1999 DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
598281	F-16	6	11

50\980055\P3.DWG\TAS\12-05-98

SCANNED BY
MESA REPRO

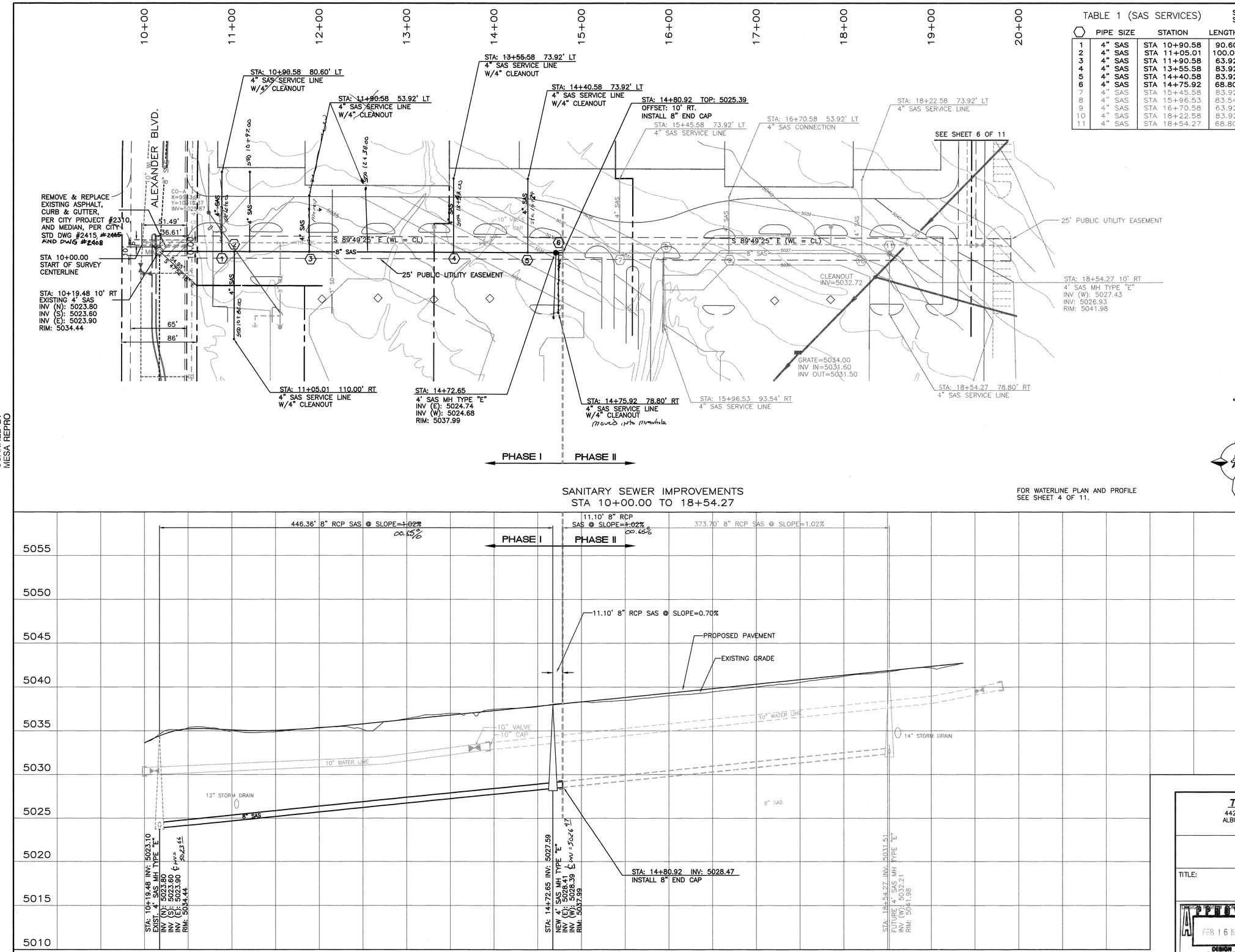


TABLE 1 (SAS SERVICES)

STA: 10+19.48 (CENTER OF SAS MH)
STA: 14+80.92 (END OF PHASE I)

⬡	PIPE SIZE	STATION	LENGTH (2%)	INV	C.O. INV
1	4" SAS	STA 10+90.58	90.60' LT	5024.61	5025.97
2	4" SAS	STA 11+05.01	100.00' RT	5024.76	5026.26
3	4" SAS	STA 11+90.58	63.92' LT	5025.61	5026.57
4	4" SAS	STA 13+55.58	83.92' LT	5027.26	5028.52
5	4" SAS	STA 14+40.58	83.92' LT	5028.11	5029.37
6	4" SAS	STA 14+75.92	68.80' RT	5028.46	5029.50
7	4" SAS	STA 15+45.58	83.92' LT	5029.16	5030.42
8	4" SAS	STA 15+96.53	83.54' RT	5029.67	5030.92
9	4" SAS	STA 16+70.58	63.92' LT	5030.41	5031.37
10	4" SAS	STA 18+22.58	83.92' LT	5031.93	5033.19
11	4" SAS	STA 18+54.27	68.80' RT	5032.25	5033.28

RECORD DRAWING

DATE: 7/6/99 DRAFTED BY: RJ
TIERRA WEST DEV.

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SANITARY SEWER IMPROVEMENTS
STA 10+00.00 TO 18+54.27

FOR WATERLINE PLAN AND PROFILE
SEE SHEET 4 OF 11.

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

AS BUILT INFORMATION
CONTRACTOR Franklins Earthmovers
WORK STAKED BY Vaca & Associates DATE "98"
WORK INSPECTED BY Tierra West/CAA DATE "99"
ACCEPTANCE BY
FIELD VERIFICATION BY Tierra West DATE "99"
DRAWINGS CORRECTED BY Tierra West DATE "99"
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS "2-F16"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=390,290.06
Y=1,504,671.78
G-G=0.9996718
Δ =-0012'36"
ELEV=5378.787

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
KENNETH RONALD RAY BRANNEN
NEW MEXICO
13860
PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY SB DATE 11-98
DRAWN BY TAS DATE 11-98
CHECKED BY RRB DATE 11-98

TIERRA WEST, LLC
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **TRACT 3**
SANITARY SEWER IMPROVEMENTS
STA 10+00.00 TO 18+54.27

DESIGN REVIEW COMMITTEE
APPROVED FEB 16 1999 DESIGN REVIEW COMMITTEE

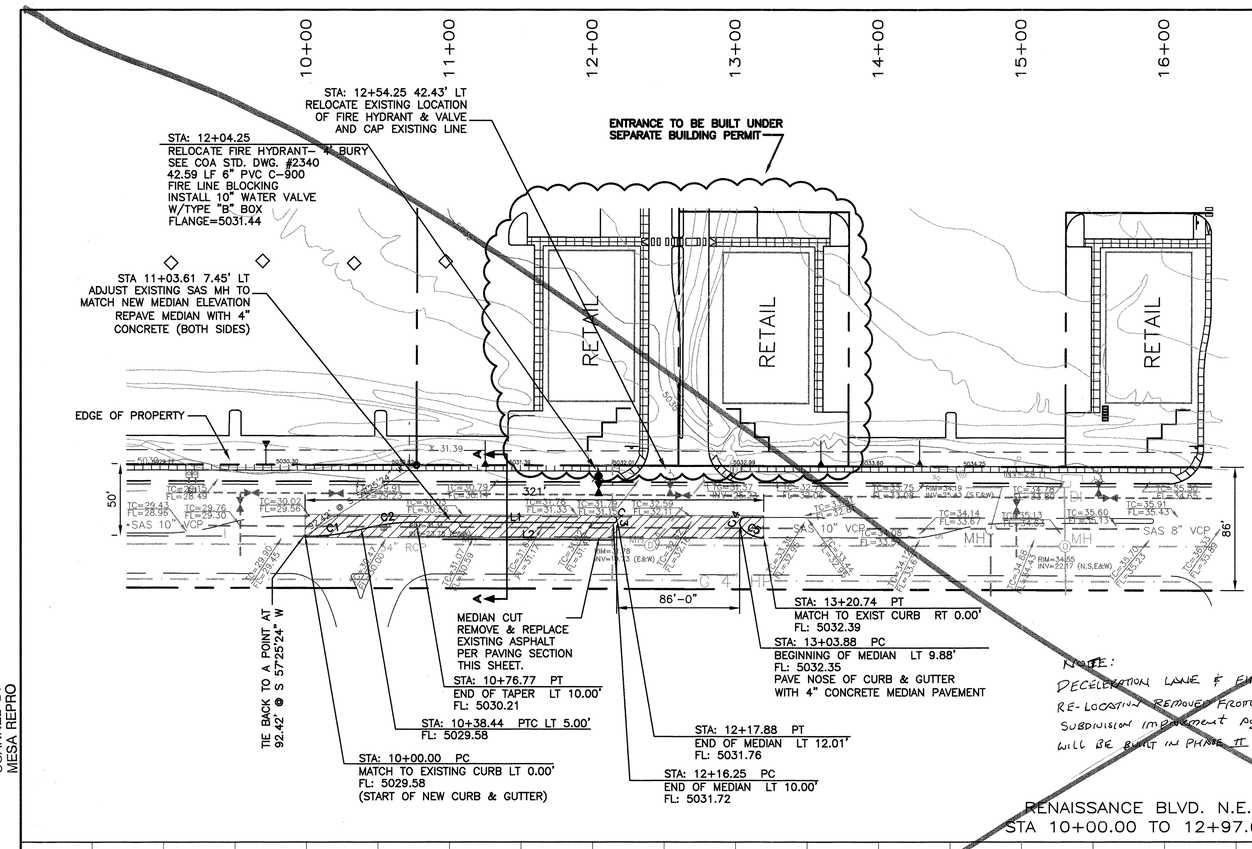
CITY ENGINEER APPROVAL

LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 598281 | ZONE MAP NO. F-16 | SHEET 7 OF 11

50\980055\PP1SAS.DWG\TAS\12-05-98

SCANNED BY
MESA REPRO



NOTE:
DECELERATION LANE & FIRE HYDRANT RE-LOCATION REMOVED FROM THE SUBDIVISION IMPROVEMENT AGREEMENT & WILL BE BUILT IN PHASE II

RENAISSANCE BLVD. N.E.
STA 10+00.00 TO 12+97.69

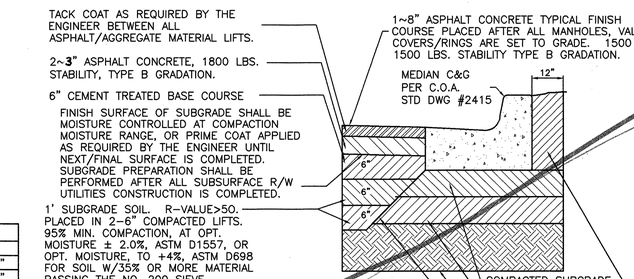
PAINT NOSES YELLOW

NEW MEDIAN PAVEMENT

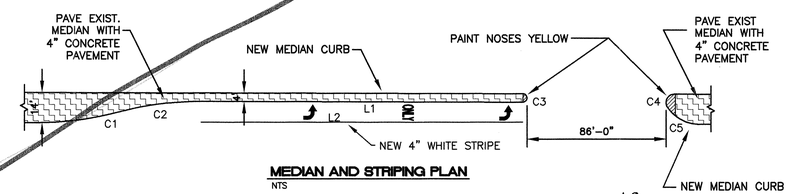
LINE TABLE		
LINE	LENGTH	BEARING
L1	138.46	N89°50'32"W
L2	120.00	N89°50'32"W

8.00' 32' 8.00' 32' 8.00'

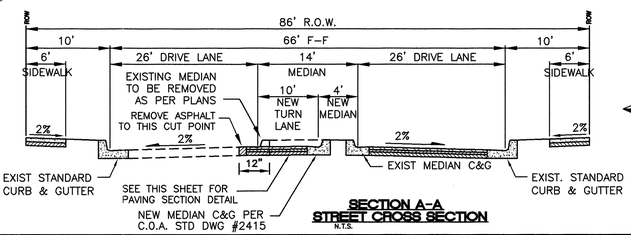
CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	38.83	150.00	19.52	14°49'51"
C2	38.78	150.00	19.50	14°48'44"
C3	6.27	1.98	136.01	181°40'02"
C4	8.77	4.00	7.79	125°39'17"
C5	17.94	50.00	10.20	20°33'18"



PAVING SECTION - CITY PROJECT #2310
NTS



MEDIAN AND STRIPING PLAN
NTS

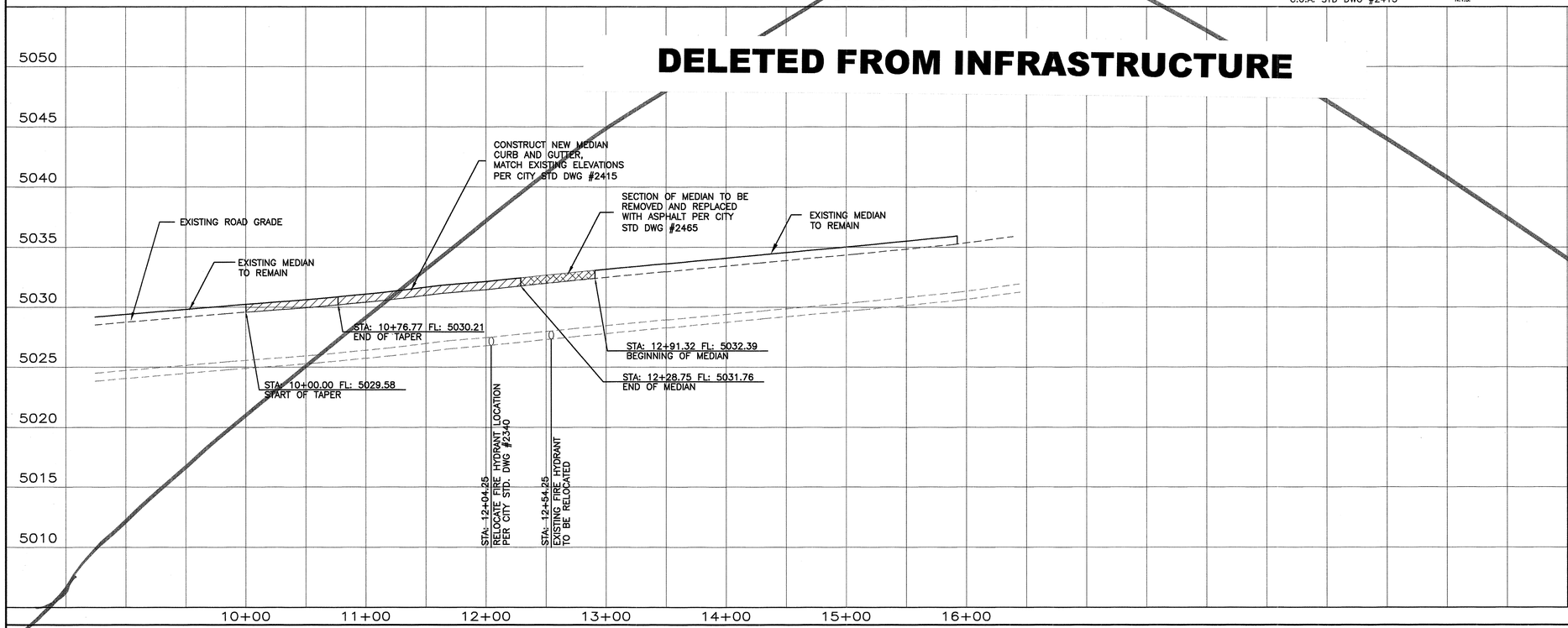


SECTION A-A
STREET CROSS SECTION
N.T.S.

N

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

DELETED FROM INFRASTRUCTURE



SCANNED BY
MESA REPRO

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY
INSPECTOR
ACCEPTANCE BY
FIELD VERIFICATION BY
DRAWINGS CORRECTED BY
MICRO-FILM INFORMATION
RECORDED BY
NO.
DATE

BENCH MARKS
ACS "2-F16"
CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=390,290.06
Y=1,504,671.78
G-G=0.9996718
Δ =-00°12'36"
ELEV=5378.787

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
12-12-98

NO.	DATE	REMARKS	BY
1	10-6-99	DELETED OFF INFRASTRUCTURE	KS

REVISIONS

		DATE
DESIGNED BY	SB	DATE 11-98
DRAWN BY	TAS	DATE 11-98
CHECKED BY	RRB	DATE 11-98

TIERRA WEST, LLC
4421 McLEOD ROAD, N.E. SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
TRACT 3
MEDIAN RECONSTRUCTION
RENAISSANCE BLVD. STA 10+00.00 TO 12+97.69

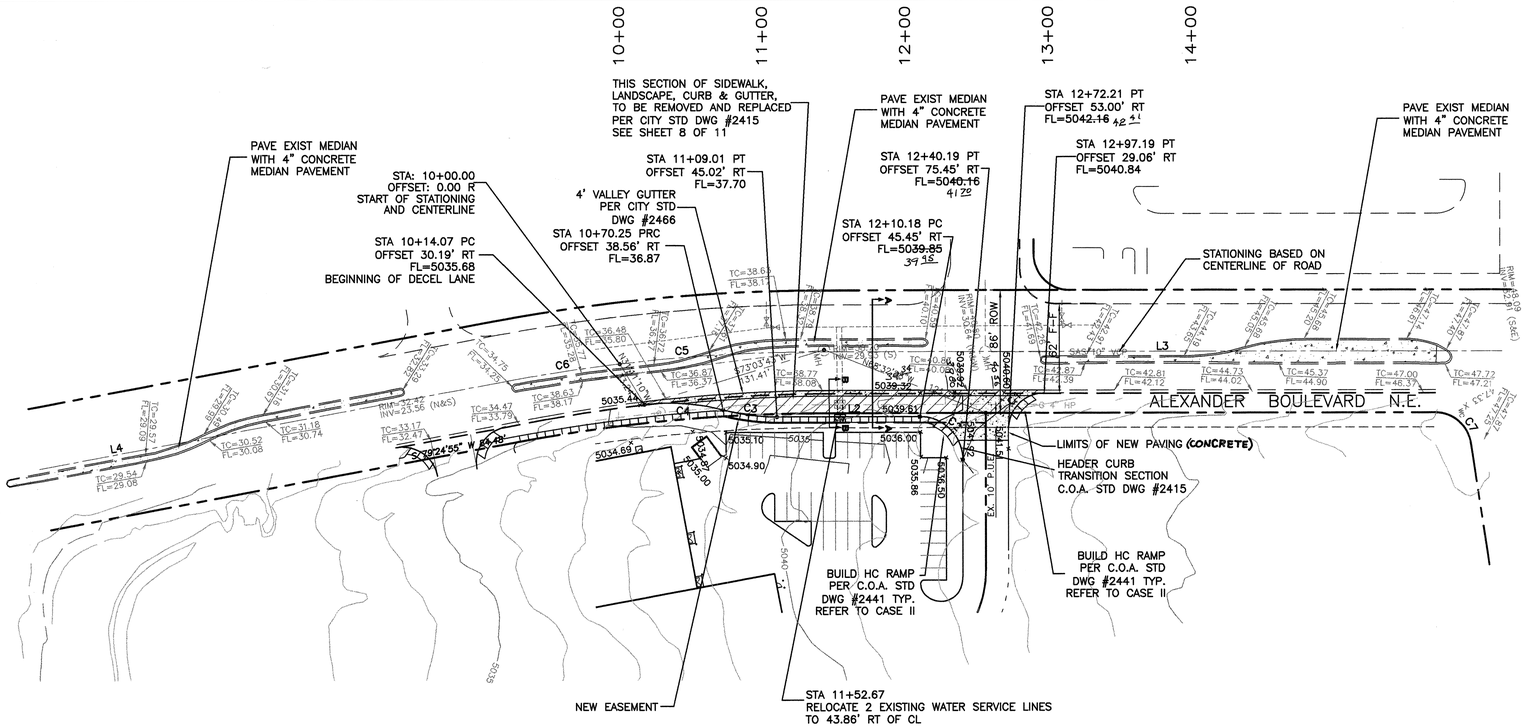
APPROVED
FEB 16 1999
DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

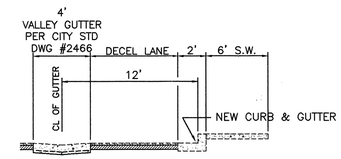
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
598281	F-16	8	11

50\980055\PP4.DWG\TAS\12-05-98

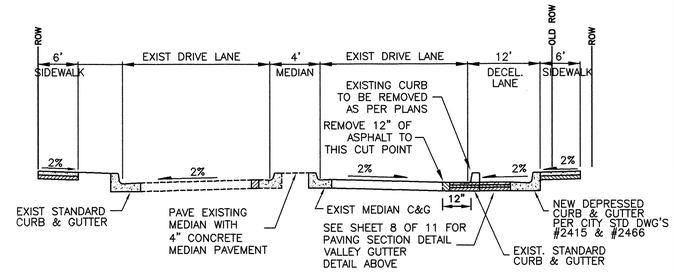


LINE TABLE		
LINE	LENGTH	BEARING
L2	99.91	S89°59'27"W
L3	474.54	N90°00'00"E
L4	333.08	N79°24'55"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	38.21	25.00	23.96	87°34'35"
C2	47.13	30.00	30.00	90°00'33"
C3	38.06	150.00	19.13	14°32'20"
C4	55.51	150.00	28.08	21°12'16"
C5	142.57	1200.12	71.37	06°48'24"
C6	79.11	1200.00	39.57	03°46'38"
C7	35.49	25.00	21.48	81°20'03"



SECTION B-B - VALLEY GUTTER DETAIL
N.T.S.



SECTION A-A
STREET/DECEL LANE CROSS SECTION
N.T.S.

CURB AND GUTTER TO BE REMOVED

ALEXANDER BLVD. N.E.
STA 10+00.00 TO 15+17.67

RECORD DRAWING

DATE: 7-6-99	DRAFTED BY: RJ TIERRA WEST DEV.

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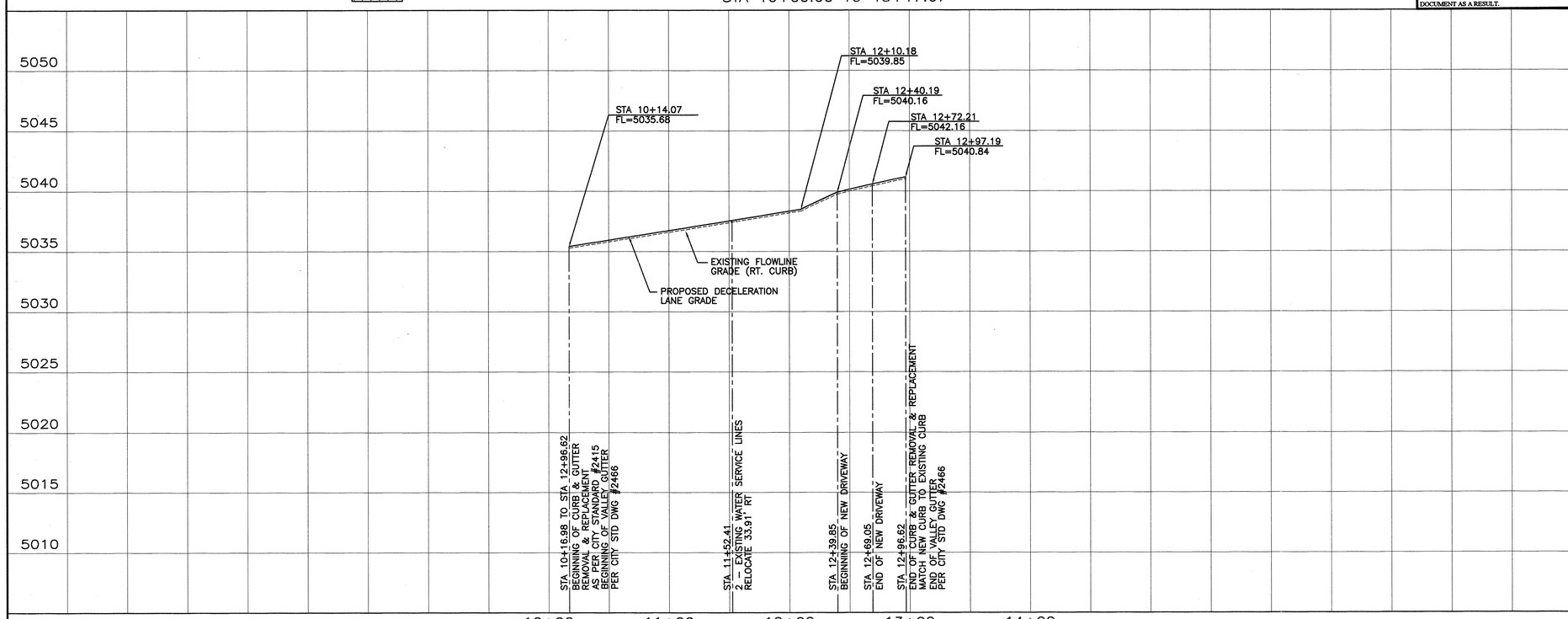
SCALE: HORIZ. 1"=50'
VERT. 1"=5'



AS BUILT INFORMATION
CONTRACTOR Franklin Equipment
WORK STAKED BY Louis J. Aragon DATE 7-98
INSPECTOR ACCEPTANCE BY Ricardo Lopez DATE 7-99
FIELD VERIFICATION BY Tierra West DATE 7-99
DRAWINGS CORRECTED BY Tierra West DATE 8-99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS "2-F16"

CENTRAL STATION DATA
NM STATE PLANE COORDINATES
Central Zone
X=390,290.06
Y=1,504,671.78
G-G=0.9996718
Δ =-00°12'36"
ELEV=5378.787

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

REVISIONS

NO.	DATE	REMARKS	BY

DESIGN		
DESIGNED BY	SB	DATE 11-98
DRAWN BY	TAS	DATE 11-98
CHECKED BY	RRB	DATE 11-98

TIERRA WEST, LLC
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **TRACT 3**
DECELERATION LANE
ALEXANDER BLVD. STA 10+00.00 TO 16+76.26

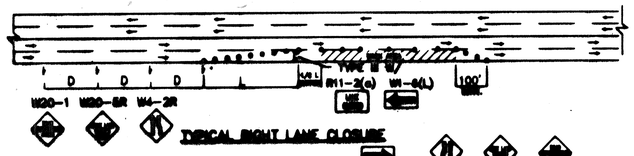
CITY ENGINEER APPROVAL
FEB 16 1999
DESIGN REVIEW COMMITTEE

LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

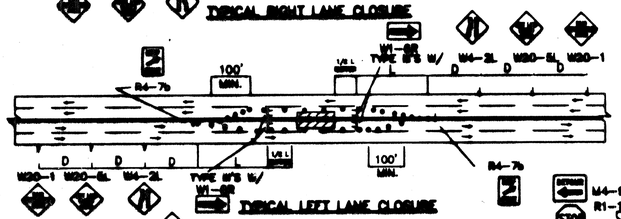
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
598281	F-16	9	11

50\980055\PP5.DWG\TAS\12-05-98

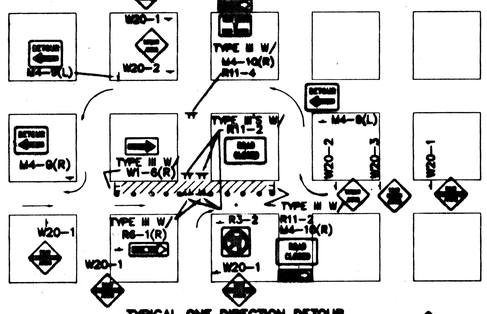
SCANNED BY MESA REPRO



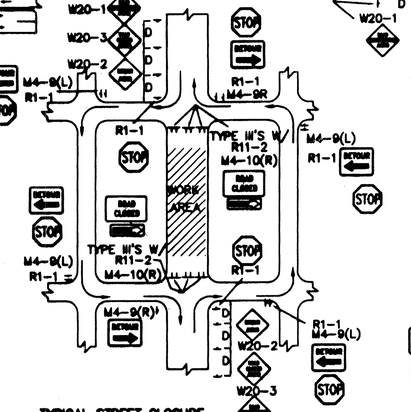
TYPICAL RIGHT LANE CLOSURE



TYPICAL LEFT LANE CLOSURE

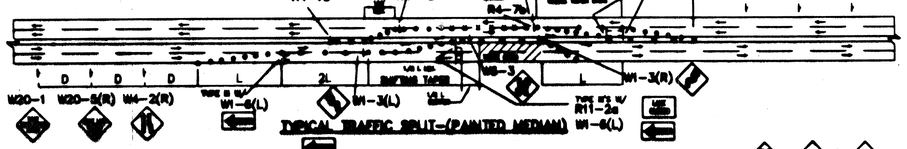


TYPICAL ONE DIRECTION DETOUR

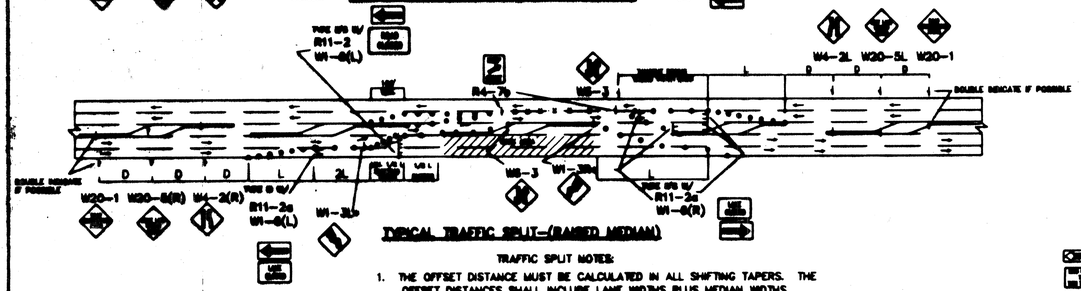


TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



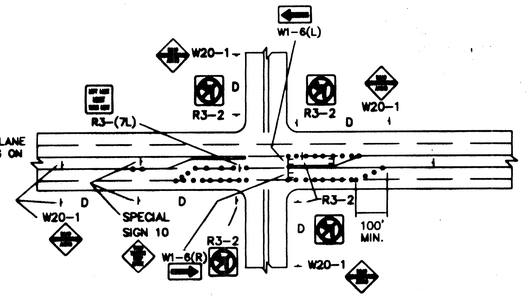
TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)



TYPICAL TRAFFIC SPLIT-(RAISED MEDIAN)

TRAFFIC SPLIT NOTES:

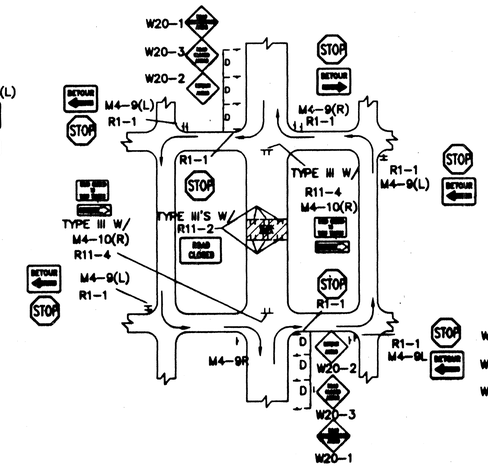
1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
2. 1/2 L IS MINIMUM DISTANCE FOR SHIFTING TAPERS.
3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
4. MEDIAN REMOVAL SHALL BE REQUIRED IF 1/2 L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



NOTE:
MAY REQUIRE LEFT LANE CLOSURE DEPENDING ON FIELD CONDITIONS.

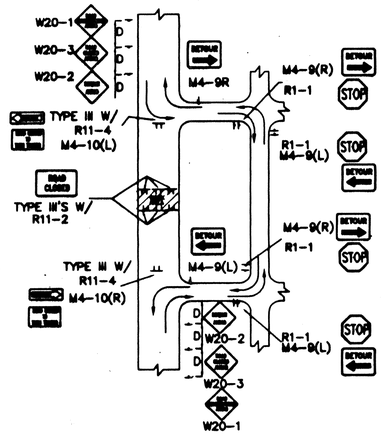
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION



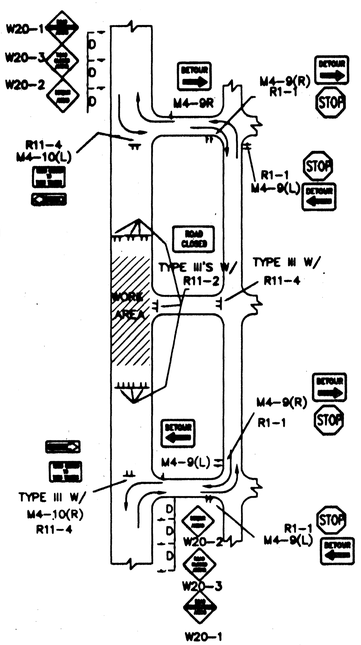
TYPICAL MID-BLOCK CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



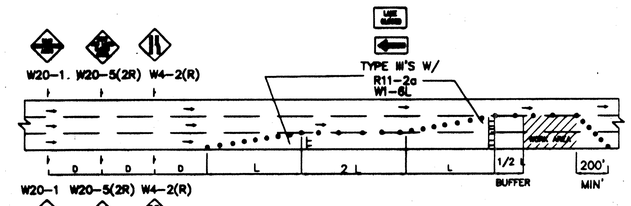
TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.

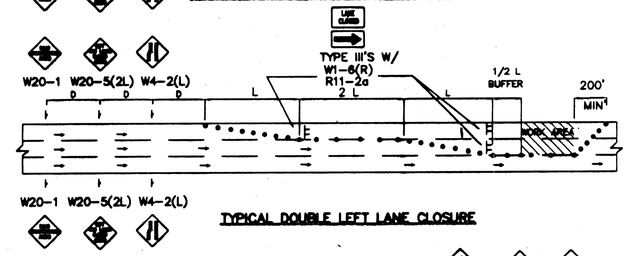


TYPICAL STREET CLOSURE

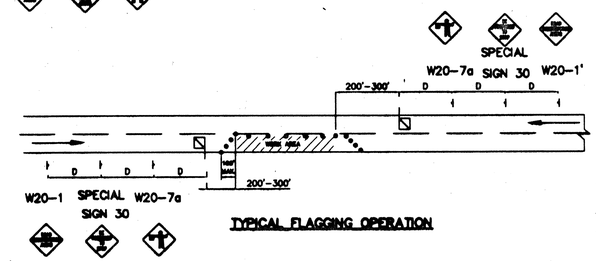
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



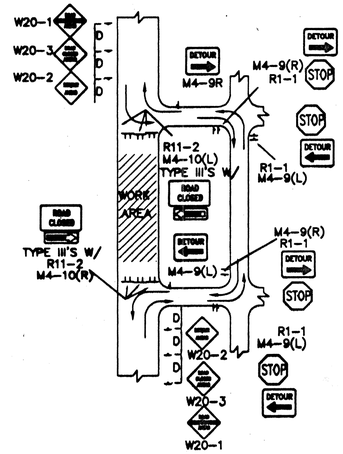
TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE

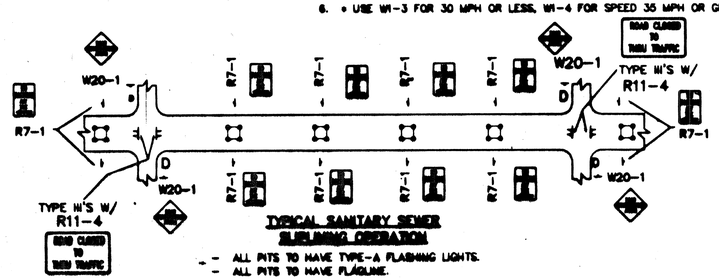


TYPICAL FLAGGING OPERATION



TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



TYPICAL SANITARY SEWER SLIPLINING OPERATION

- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS.
- ALL PITS TO HAVE FLAGLINE.

GENERAL NOTE:

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

ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF 36" THIRTY SIX INCHES BY 36" THIRTY SIX INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT. △1

AS BUILT INFORMATION
CONTRACTOR DATE
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
△1	9/24/97	REVISED GENERAL NOTE	J.D.L.

REVISIONS

DESIGN
DESIGNED BY C.O.A. STANDARDS DATE
DRAWN BY DATE
CHECKED BY DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TRACT 3
TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF. M.U.T.C.D.)

DESIGN REVIEW COMMITEE: COA Standard
CITY ENGINEER APPROVAL
LAST UPDATE MO./DAY/YR. MO./DAY/YR.

PROJECT NO. 598281 | MAP NO. F-16 | SHEET 10 OF 11

SCANNED BY MESA REPRO

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. ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24 HOUR PER DAY BASIS UNTIL COMPLETED. △1

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. △2 48 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.

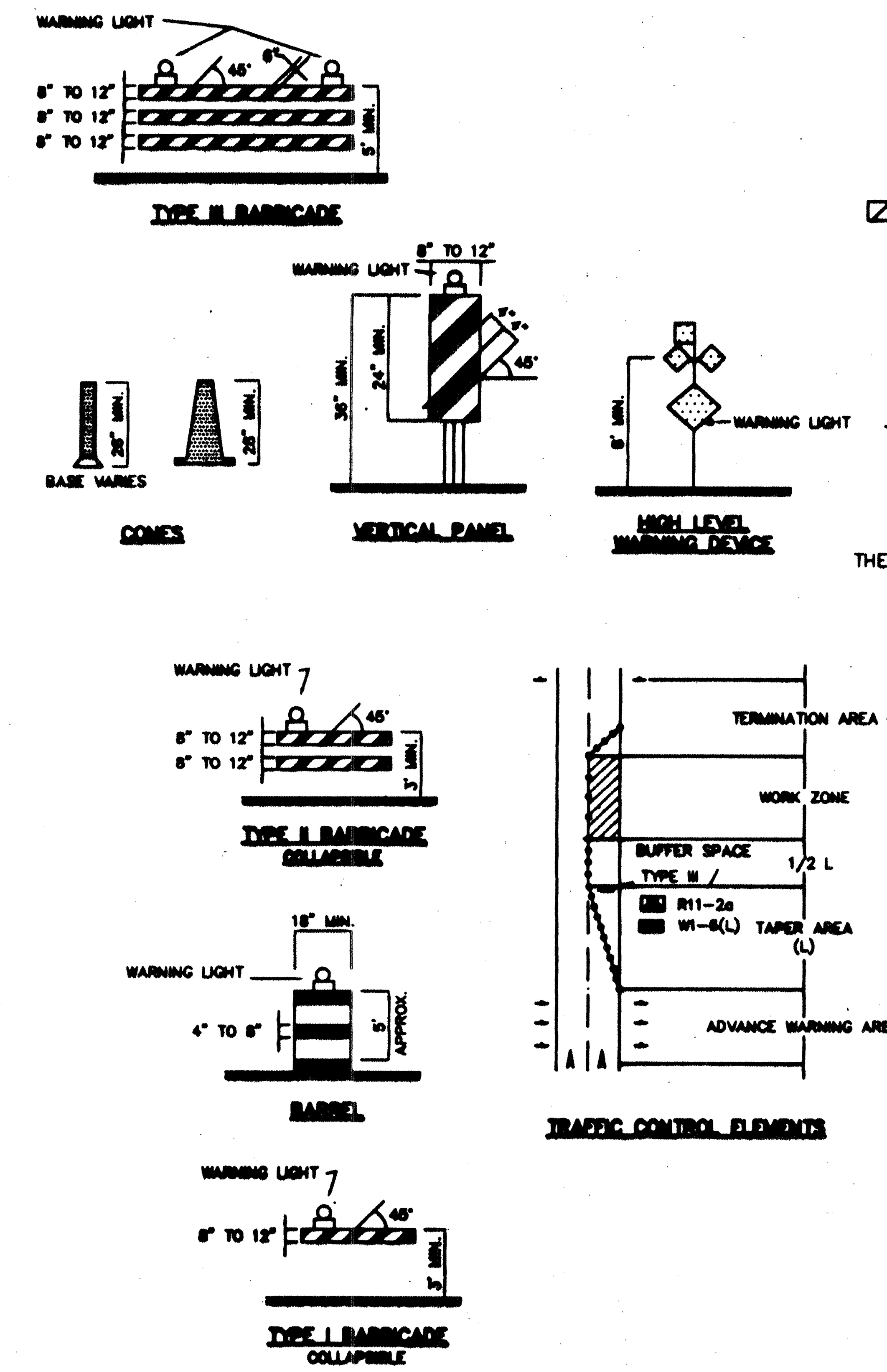
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

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" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGTH AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D. △3

27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY. △4



LEGEND

- WORK AREA
- ● BARRICADE – TYPE I, TYPE II, OR BARREL
- BARRICADE – TYPE III
- X VERTICAL PANEL
- WARNING SIGN
- D DISTANCE BETWEEN SIGNS – A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET
- FLAGMAN POSITION
- S SPACING BETWEEN BARRICADES– A DISTANCE MEASURED IN FEET EQUAL TO THE SPEED LIMIT OF THE STREET
- L 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) 10' LANE	11' LANE	12' LANE	MINIMUM NUMBER OF DEVICES FOR TAPER	MAXIMUM DEVICE SPACING IN FEET 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

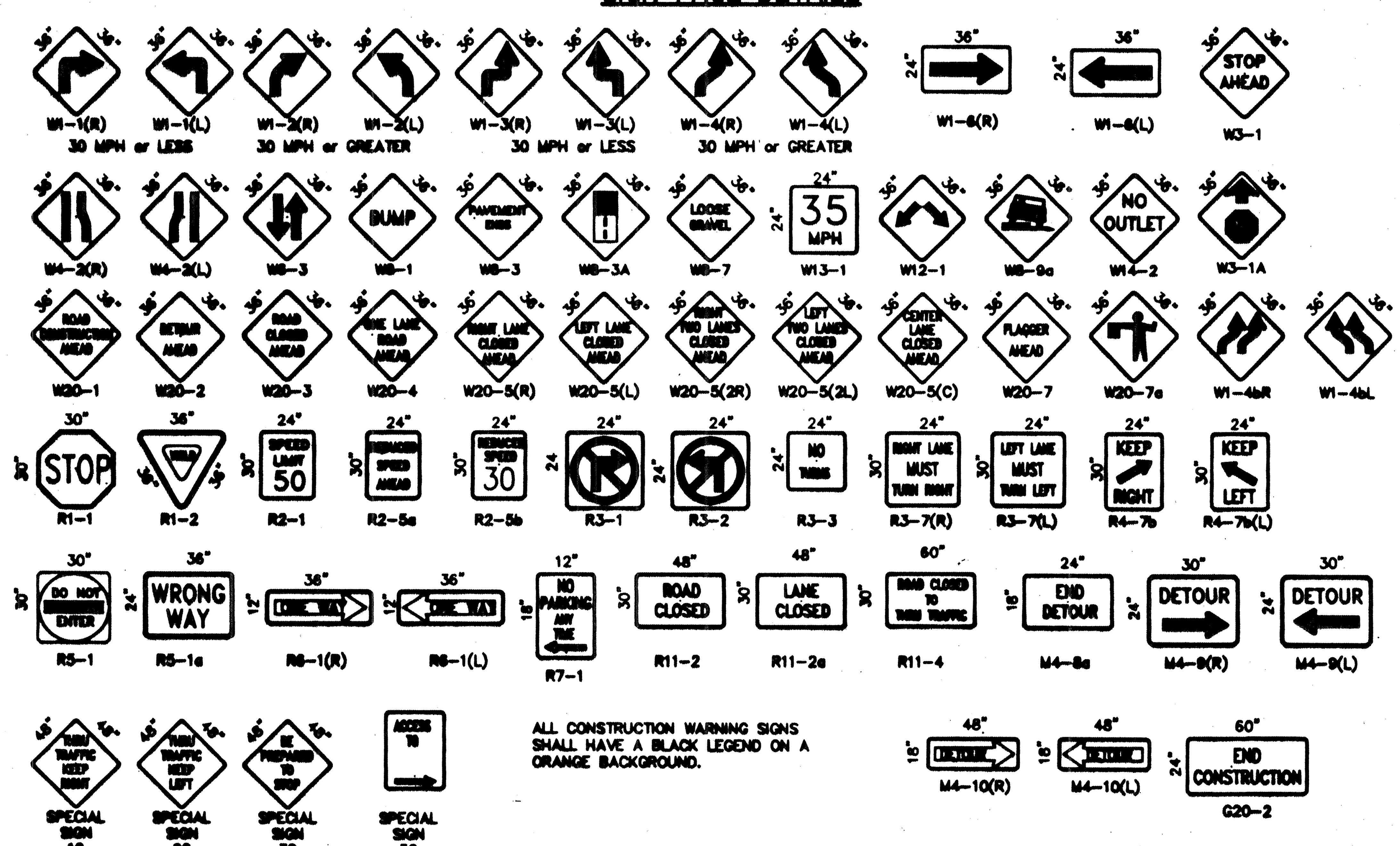
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

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.

AS BUILT INFORMATION: CONTRACTOR — DATE; WORK STAKED BY — DATE; INSPECTOR'S ACCEPTANCE BY — DATE; FIELD VERIFICATION BY — DATE; DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION: RECORDED BY — DATE; NO.

BENCH MARKS

SURVEY INFORMATION — FIELD NOTES: NO. | BY | DATE

ENGINEER'S SEAL: RICARDO B. ROYBAL, NEW MEXICO, REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
△4	9/25/97	ADD NOTE NO. 27	J.D.L.
△3	9/24/97	REVISED NOTE NO. 26	J.D.L.
△2	9/24/97	REVISED NOTE NO. 19	J.D.L.
△1	9/24/97	REVISED NOTE NO. 11	J.D.L.

REVISIONS — DESIGN: DESIGNED BY — DATE; DRAWN BY C.O.A. STANDARDS — DATE; CHECKED BY — DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: TRACT 3
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

DESIGN REVIEW COMMITEE | CITY ENGINEER APPROVAL | MO./DAY/YR. | MO./DAY/YR.

COA Standard

LAST UPDATE

PROJECT NO. 598281 | MAP NO. F-16 | SHEET 11 OF 11

SCANNED BY MESA REPRO