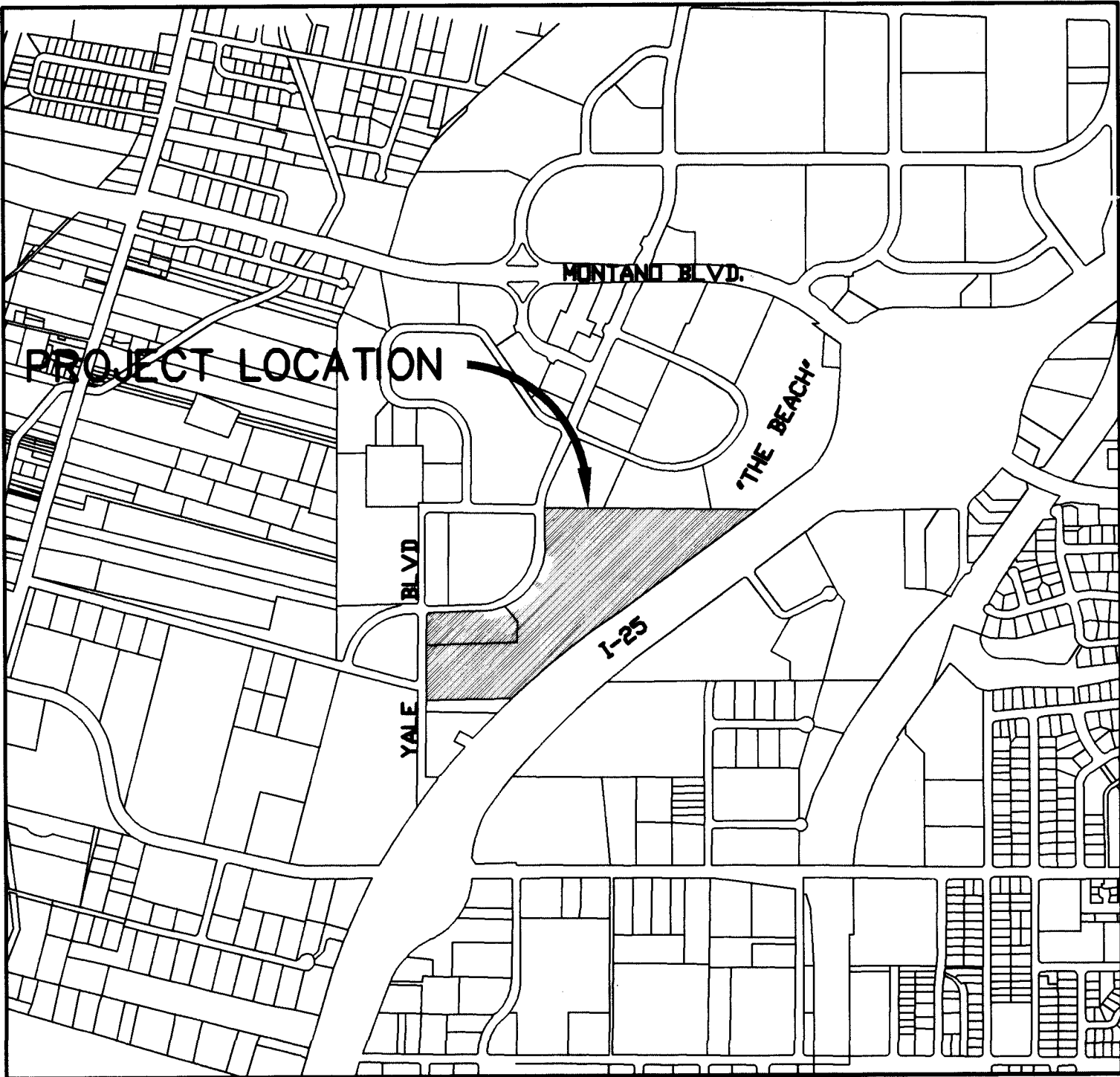


INTERSTATE BUSINESS PARK INFRASTRUCTURE IMPROVEMENTS



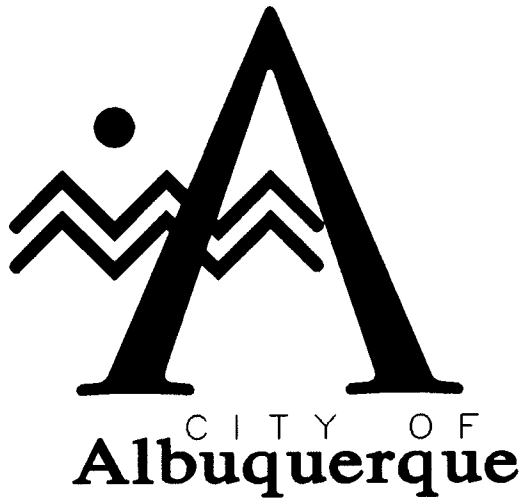
VICINITY MAP
ZONE ATLAS MAP G-16
SCALE: 1"=1000'

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CITY OF ALBUQUERQUE
NEW MEXICO



APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Cathy Chang
DATE 12-8-99

AAR-THE LARKIN GROUP, INC.
CONSULTING ENGINEERS AND SURVEYORS
ALBUQUERQUE NEW MEXICO
8500 MENAUL NE. SUITE A440
ALBUQUERQUE, NEW MEXICO 87112
TELEPHONE (505) 275-7500
FAX (505) 275-0748

SCANNED BY
BY LASON

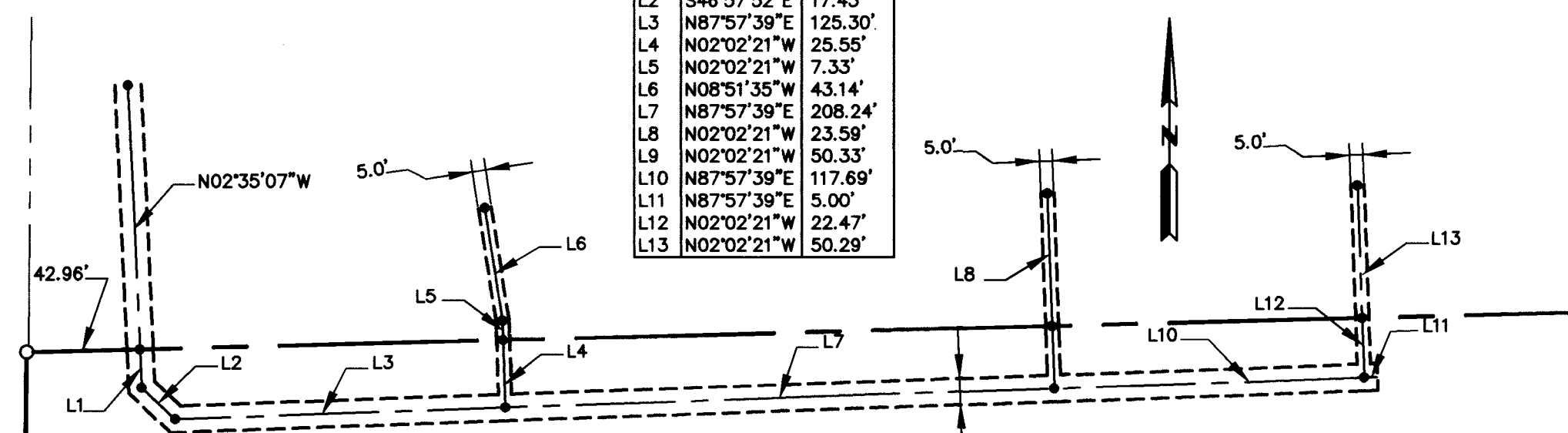
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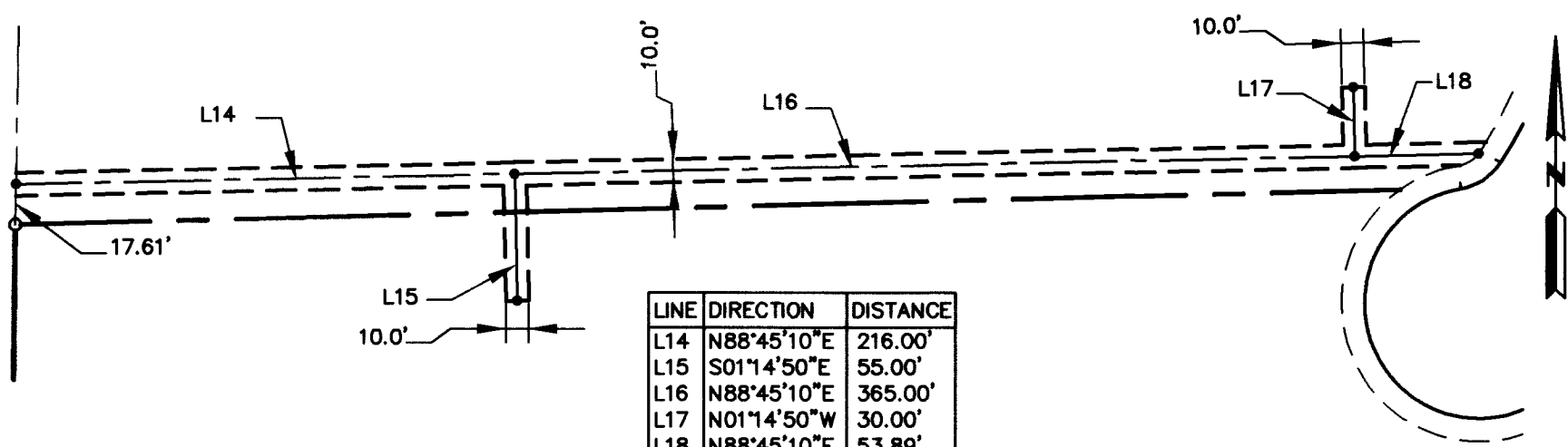
SET NUMBER

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEER'S STAMP & SIGNATURE		APPROVALS		ENGINEER	DATE	*****	
		DRC Chairman		<i>Billie G. Spalding</i>	3-5-99	APPROVED FOR CONSTRUCTION	
		Transportation		<i>R.W. Kane</i>	2-8-99		
		Water/Wastewater		<i>R.W. Kane</i>	1-20-99		
		Hydrology		<i>J. H. Hargrett</i>	2/9/99		
		Parks					
		Constr. Mngmt.					
		Constr. Coord.		<i>J.D. Cook</i>	8-10-99	City Engineer Date	
		City Project No.		598481		Sheet 1 Of 19	

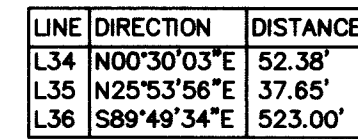
LINE	DIRECTION	DISTANCE
L1	N02°35'07"W	14.52'
L2	S46°57'52"E	17.43'
L3	N87°57'39"E	125.30'
L4	N02°02'21"W	25.55'
L5	N02°02'21"W	7.33'
L6	N08°51'35"W	43.14'
L7	N87°57'39"E	208.24'
L8	N02°02'21"W	23.59'
L9	N02°02'21"W	50.33'
L10	N87°57'39"E	117.69'
L11	N87°57'39"E	5.00'
L12	N02°02'21"W	22.47'
L13	N02°02'21"W	50.29'



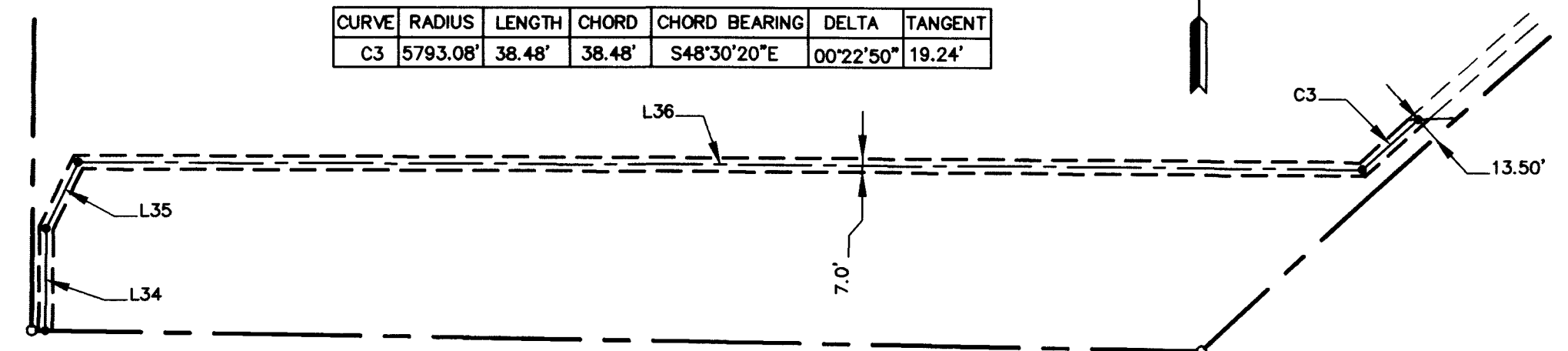
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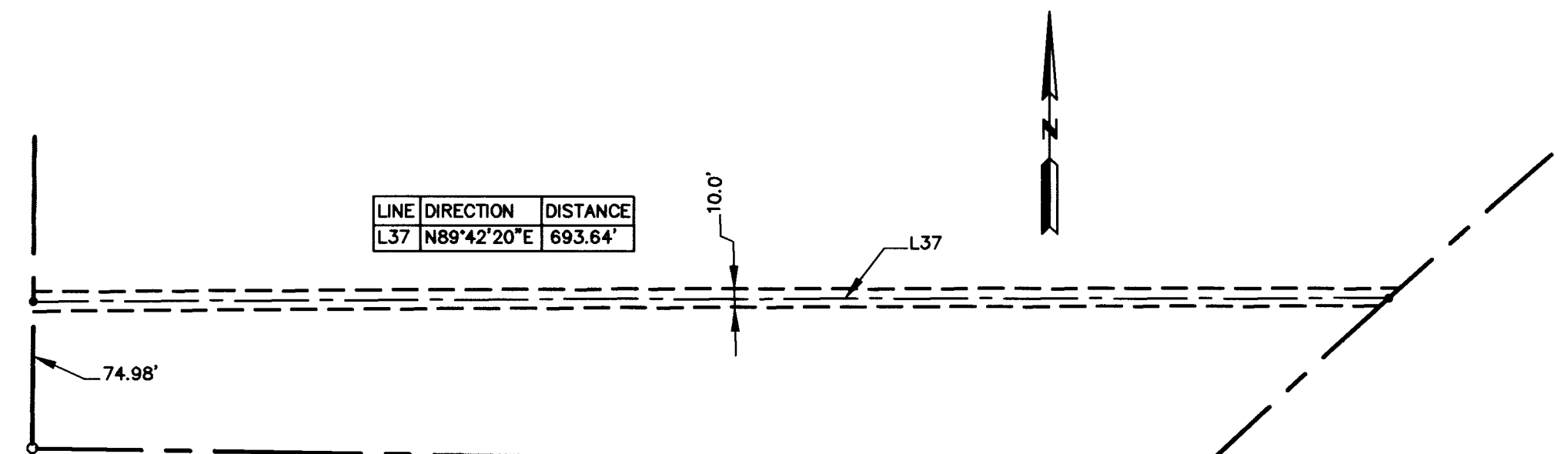
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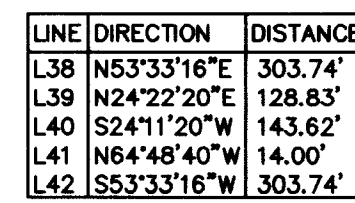
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA	TANGEN
C3	5793.08'	38.48'	38.48'	S48°30'20"E	00°22'50"	19.24'



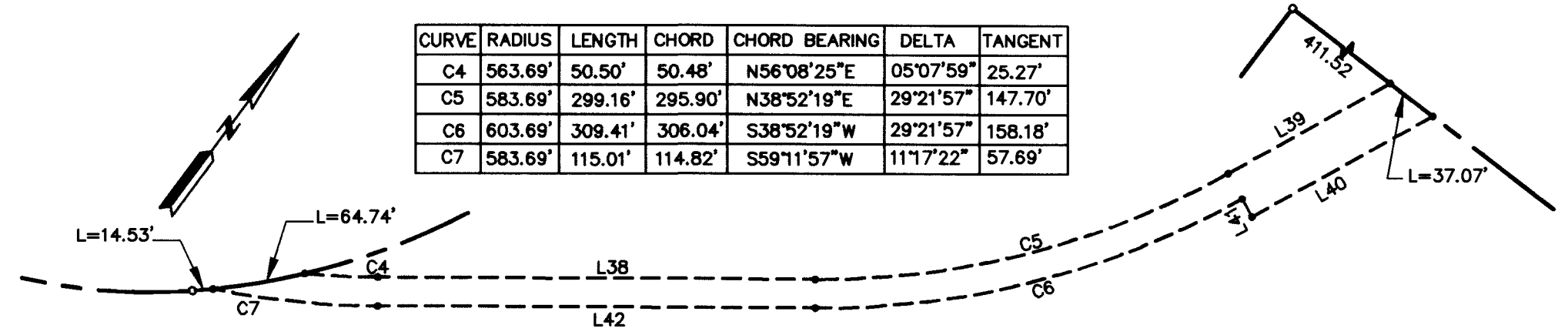
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DETAIL "H"
NO. SCALE



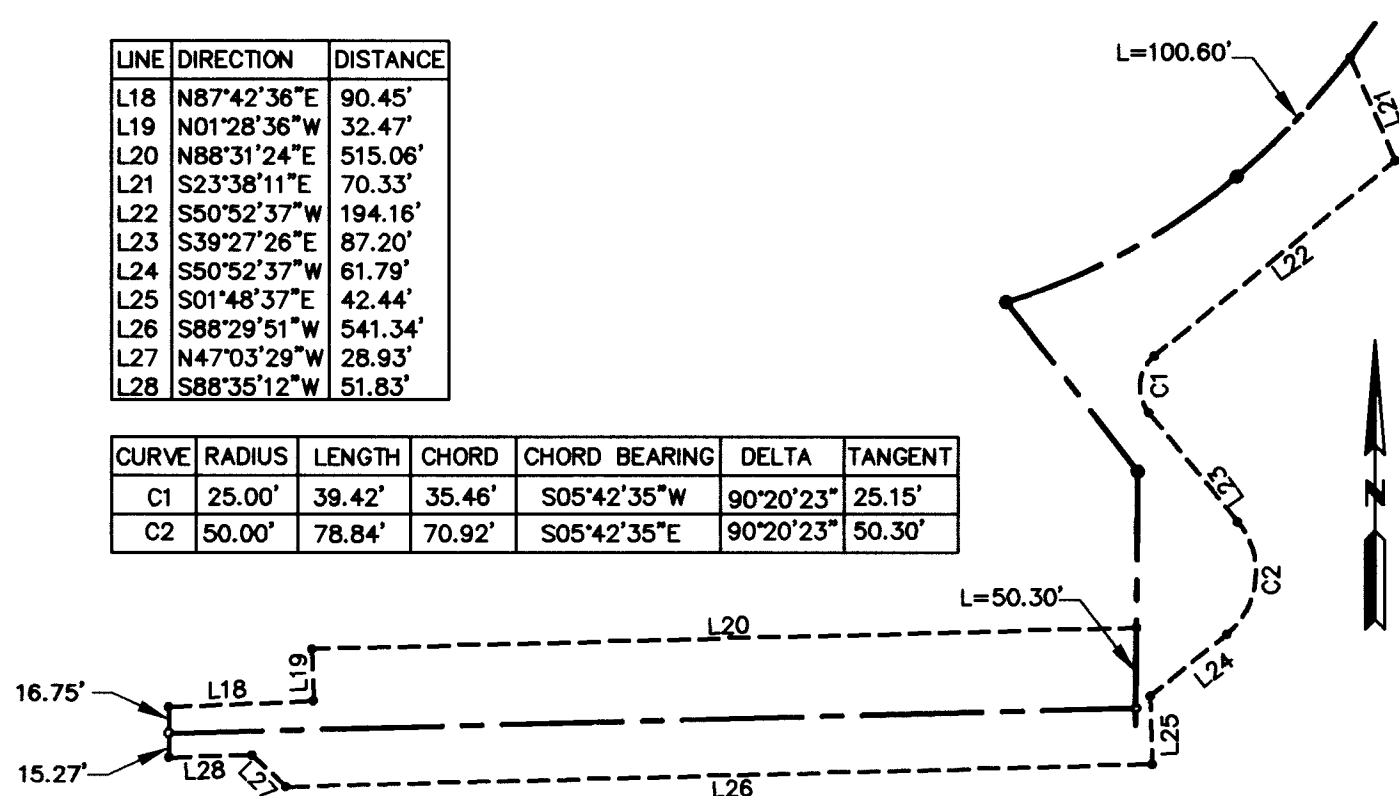
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA	TANGENT
C4	563.69'	50.50'	50.48'	N56°08'25"E	05°07'59"	25.27'
C5	583.69'	299.16'	295.90'	N38°52'19"E	29°21'57"	147.70'
C6	603.69'	309.41'	306.04'	S38°52'19"W	29°21'57"	158.18'
C7	583.69'	115.01'	114.82'	S59°11'57"W	11°17'22"	57.69'



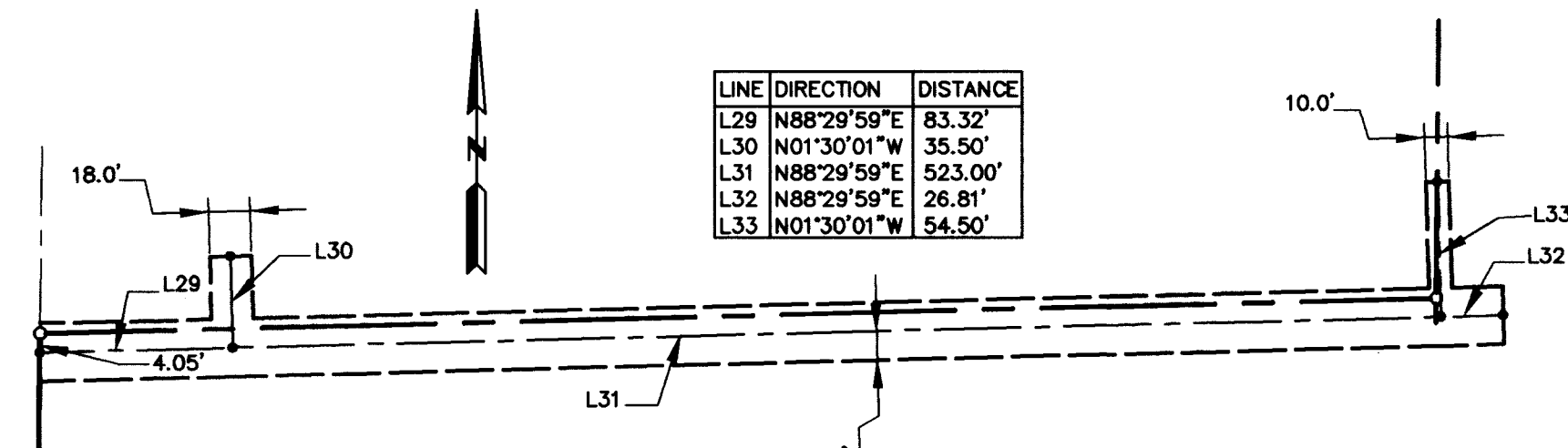
DETAIL "I"
NO SCALE

LINE	DIRECTION	DISTANCE
L18	N87°42'36"E	90.45'
L19	N01°28'36"W	32.47'
L20	N88°31'24"E	515.06'
L21	S23°38'11"E	70.33'
L22	S50°52'37"W	194.16'
L23	S39°27'26"E	87.20'
L24	S50°52'37"W	61.79'
L25	S01°48'37"E	42.44'
L26	S88°29'51"W	541.34'
L27	N47°03'29"W	28.93'
L28	S88°35'12"W	51.83'

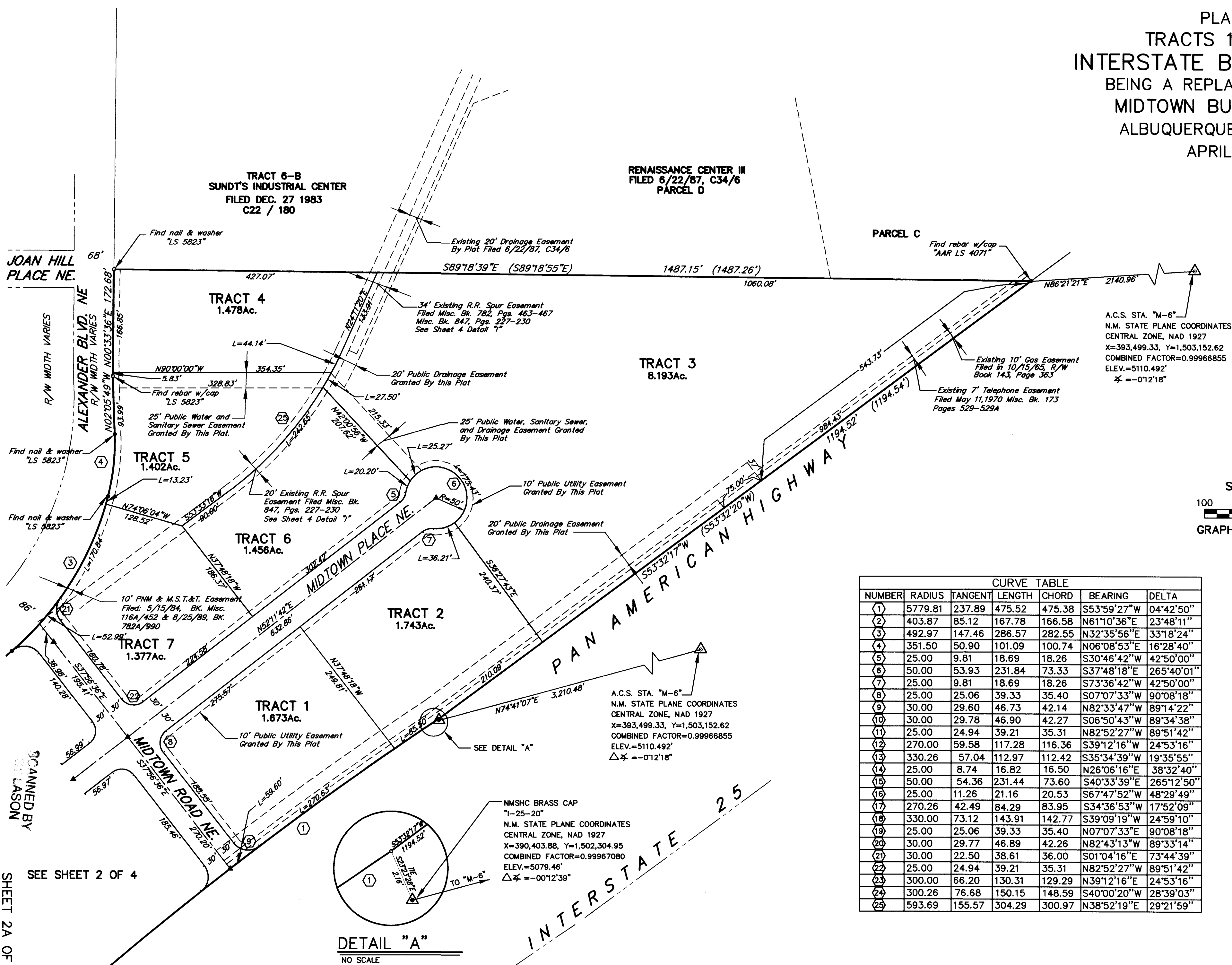
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA	TANGENT
C1	25.00'	39.42'	35.46'	S05°42'35"W	90°20'23"	25.15'
C2	50.00'	78.84'	70.92'	S05°42'35"E	90°20'23"	50.30'



DETAIL "E"
NO SCALE

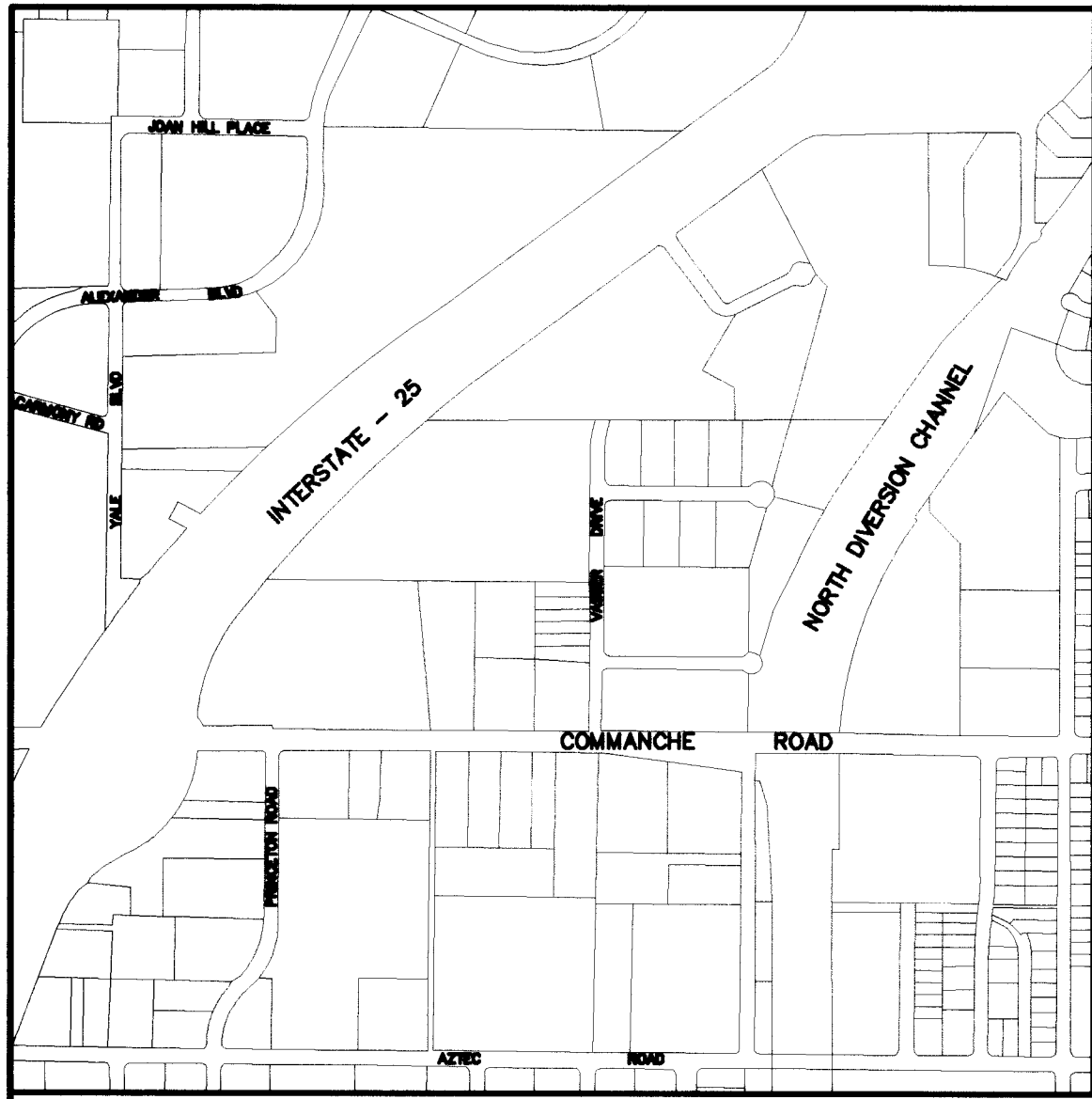


DETAIL "F"
NO SCALE



CURVE TABLE						
NUMBER	RADIUS	TANGENT	LENGTH	CHORD	BEARING	DELTA
(1)	5779.81	237.89	475.52	475.38	S53°59'27"W	04°42'50"
(2)	403.87	85.12	167.78	166.58	N61°10'36"E	23°48'11"
(3)	492.97	147.46	286.57	282.55	N32°35'56"E	33°18'24"
(4)	351.50	50.90	101.09	100.74	N06°08'53"E	16°28'40"
(5)	25.00	9.81	18.69	18.26	S30°46'42"W	42°50'00"
(6)	50.00	53.93	231.84	73.33	S37°48'18"E	26°54'00"
(7)	25.00	9.81	18.69	18.26	S73°36'42"W	42°50'00"
(8)	25.00	25.06	39.33	35.40	S07°07'33"W	90°08'18"
(9)	30.00	29.60	46.73	42.14	N82°33'47"W	89°14'22"
(10)	30.00	29.78	46.90	42.27	S06°50'43"W	89°34'38"
(11)	25.00	24.94	39.21	35.31	N82°52'27"W	89°51'42"
(12)	270.00	59.58	117.28	116.36	S39°12'16"E	24°53'16"
(13)	330.26	57.04	112.97	112.42	S35°34'39"W	19°35'55"
(14)	25.00	8.74	16.82	16.50	N26°06'16"E	38°32'40"
(15)	50.00	54.36	231.44	73.60	S40°33'39"E	26°51'50"
(16)	25.00	11.26	21.16	20.53	S67°47'52"W	48°29'49"
(17)	270.26	42.49	84.29	83.95	S34°36'53"W	17°52'09"
(18)	330.00	73.12	143.91	142.77	S39°09'19"W	24°59'10"
(19)	25.00	25.06	39.33	35.40	N07°07'33"E	90°08'18"
(20)	30.00	29.77	46.89	42.26	N82°43'13"E	89°33'14"
(21)	30.00	22.50	38.61	36.00	S01°04'16"E	73°44'39"
(22)	25.00	24.94	39.21	35.31	N82°52'27"W	89°51'42"
(23)	300.00	66.20	130.31	129.29	S39°12'16"E	24°53'16"
(24)	300.26	76.68	150.15	148.59	S40°00'20"W	28°39'03"
(25)	593.69	155.57	304.29	300.97	N38°52'19"E	29°21'59"

SHEET 3 OF 4
AAR-THE LARKIN GROUP, INC.
 fixa Andrews, Asbury & Robert, Inc.
 CONSULTING ENGINEERS AND SURVEYORS
 ALBUQUERQUE 97-783 NEW MEXICO



LOCATION MAP

ZONE ATLAS MAP No. G-18
SCALE: 1" = 750'

NOTES

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 3A, CREATING LOTS 1 THROUGH 10, DEDICATE THE STREET RIGHTS-OF-WAY, AND GRANT THE PUBLIC AND PRIVATE EASEMENTS AS INDICATED HEREIN
- BEARINGS ARE STATE PLANE GRID, BASED ON THE BEARING BETWEEN STATIONS "N-6" AND "1-25-20".
- BOUNDARY BEARINGS AND DISTANCES ARE AS SHOWN ON THE PLAT FILED: 02/25/92, BK. 92C, PG. 28, WITH RECORD BEARINGS AND DISTANCES IN PARENTHESES.
- ALL BOUNDARY CORNERS ARE MARKED BY A REBAR WITH PLASTIC CAP MARKED "AA & R LS 4071" UNLESS OTHERWISE INDICATED HEREON.
- ZONE ATLAS MAP No. G-18
- U.C.L.S. LOG No. 98041615120438
- 0.2779 MILE STREET RIGHT-OF-WAY CREATED
- CENTERLINE (IN LIEU OF R/W MONUMENTATION) TO BE INSTALLED AT ALL CENTERLINE PCS, PTS, ANGLE POINTS, AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS #4071"

APPROVALS - PUBLIC UTILITY EASEMENTS

PNM ELECTRIC SERVICES DATE JONES INTERCABLE DATE

U.S. WEST COMMUNICATIONS DATE PNM GAS SERVICES DATE

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

- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND AND OVERHEAD ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- U.S. WEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO GROUND PEDESTALS AND CLOSURES.
- PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.
- JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, 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 INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE-GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF THE NATIONAL ELECTRIC SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

DESCRIPTION

A tract of land situate with Section 3, Township 10 North, Range 3 East, New Mexico Principal Meridian. City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 3A, MIDTOWN BUSINESS PARK, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 25, 1992 in Volume 92C, Folio 28 and being more particularly described as follows:

BEGINNING at a non-tangent point of curve on the westerly right-of-way line of Interstate Highway No. 25 (I-25) from whence the New Mexico State Highway Commission Monument "1-25-20" bears S 23°23'28" E, 2.16 feet;

THENCE along said westerly right-of-way line 977.78 feet along a curve to the left, whose radius is 5779.81 feet through a central angle of 9°41'35" and whose chord bears S 51°30'05" W, 976.59 feet to the southeast corner, said point being common with the northeast corner of a NEW MEXICO STATE HIGHWAY, UNPLATTED TRACT OF LAND;

THENCE leaving said westerly right-of-way line N 89°06'54" W, 589.37 feet along a line common with the northerly line of said UNPLATTED TRACT, to the southwest corner, said point being common with the northwest corner of said UNPLATTED TRACT and further being on the easterly right-of-way line of Yale Boulevard, NE.

THENCE along said easterly right-of-way line N 00°30' 08" E, 359.46 feet to a point, said point being common with the southwest corner of TRACT 3B MIDTOWN BUSINESS PARK as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 25, 1992 in Volume 92C, Folio 28;

Thence leaving said easterly right-of-way line N 88°30'10" E, 604.34 feet along a line common with the south line of said TRACT 3B to a point, said point being common with the southeast corner of said TRACT 3B;

THENCE N 00°31'28" E, 147.47 feet along a line common with the easterly line of said TRACT 3B to a point;

THENCE continuing N 37°55'55" W, 133.79 feet to a point, said point being common with the northeast corner of said TRACT 3B and further being on the easterly right-of-way line of Alexander Boulevard NE;

THENCE along said easterly right-of-way line 167.78 feet along a curve to the left, whose radius is 403.87 feet through a central angle of 23°48'11" and whose chord bears N 61°10'37" E, 166.58 feet to a point of compound curvature;

THENCE continuing 300.22 feet along a curve to the left, whose radius is 493.00 feet through a central angle of 34°53'29" and whose chord bears N 31°49'44" E, 295.80 feet to a point of compound curvature;

THENCE continuing 101.09 feet along a curve to the left, whose radius is 351.50 feet through a central angle of 16°28'40" and whose chord bears N 06°06'45" E, 100.74 feet to a point of tangency;

THENCE continuing N 02°05'48" W, 93.99 feet to a point;

THENCE continuing N 00°33'36" E, 172.68 feet to the northwest corner, said point being common with the southwest corner of TRACT 6-B, SUNDT'S INDUSTRIAL CENTER as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 27, 1987 in Volume 92C, Folio 180;

THENCE leaving said easterly right-of-way line S 89°18'39" E, 1487.15 feet along a line common with the south line of said TRACT 6-B and PARCELS D AND C, RENAISSANCE III as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 26, 1987 in Volume C34, Folio 6 to the northeast corner, said point being on the westerly right-of-way line of said Interstate Highway No. 25 (I-25);

THENCE along said westerly right-of-way S 53°32'17" W, 1194.52 feet to the point of beginning and containing 27.8684 acres, more or less.

FREE CONSENT STATEMENT

THE PLAT OF TRACTS 1 THROUGH 10, OF INTERSTATE BUSINESS PARK AS SHOWN HEREON IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF, AND DO HEREBY DEDICATE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE THE NEW RIGHT-OF-WAY SHOWN HEREON AND DO GRANT THE PUBLIC EASEMENTS SHOWN HEREON FOR THE USES INDICATED, INCLUDING THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE UNDERSIGNED OWNERS AND/OR PROPRIETORS DO HEREBY REPRESENT THAT THEY ARE AUTHORIZED TO SO ACT.

OWNERS: PINON CO-TENANCY FORMED PURSUANT TO THE PINON CO-TENANCY AGREEMENT

BY: JOHN S. KOONTZ, VOTING CO-TENANT

BY: LEE S. BLAUGRUND, VOTING CO-TENANT

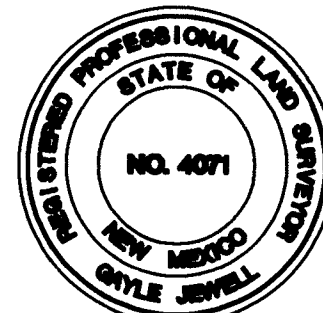
BY: PATRICK W. HURLEY, VOTING CO-TENANT

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____, 1996, BY JOHN S. KOONTZ, VOTING CO-TENANT
LEE S. BLAUGRUND, VOTING CO-TENANT
PATRICK W. HURLEY, VOTING CO-TENANT

MY COMMISSION EXPIRES _____ NOTARY PUBLIC



PLAT OF TRACTS 1 THRU 10 INTERSTATE BUSINESS PARK BEING A REPLAT OF TRACT 3A MIDTOWN BUSINESS PARK ALBUQUERQUE, NEW MEXICO APRIL, 1998

THIS IS TO CERTIFY THAT TAXES ARE CURRENT

AND PAID ON UPC # _____

PROPERTY OWNER OF RECORD: _____
BERNALILLO COUNTY TREASURER'S OFFICE: _____

APPROVALS

CITY SURVEYOR, CITY OF ALBUQUERQUE _____ DATE
PUBLIC WORKS DEPARTMENT

PROPERTY MANAGEMENT, CITY OF ALBUQUERQUE _____ DATE

TRAFFIC ENGINEER, CITY OF ALBUQUERQUE _____ DATE
PUBLIC WORKS DEPARTMENT

PARKS AND GENERAL SERVICES DEPARTMENT, _____ DATE
CITY OF ALBUQUERQUE

UTILITY DEVELOPMENT DIVISION, CITY OF _____ DATE
ALBUQUERQUE PUBLIC WORKS DEPARTMENT

ALBUQUERQUE METROPOLITAN ARROYO _____ DATE
FLOOD CONTROL AUTHORITY

CITY ENGINEER, CITY OF ALBUQUERQUE _____ DATE
PUBLIC WORKS DEPARTMENT

APPROVAL AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE

CHAIRMAN, ALBUQUERQUE/BERNALILLO COUNTY _____ DATE
DEVELOPMENT REVIEW BOARD

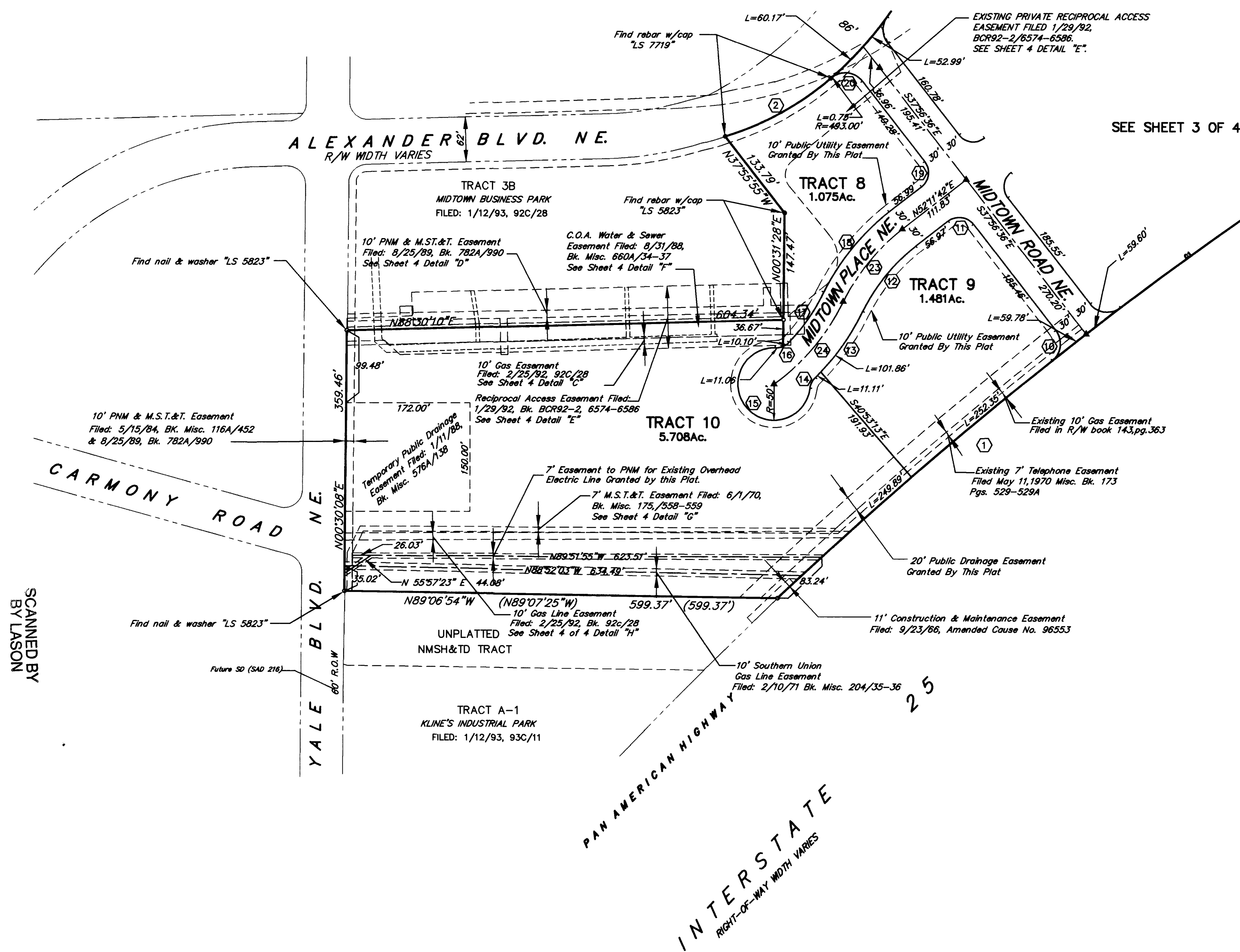
CASE No. DRB 97-362 PLAT No. _____

SURVEYOR'S CERTIFICATION

I, GAYLE D. JEWELL, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS/PROPRIETORS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GAYLE D. JEWELL N.M.P.L.S. No. 4071 DATE _____

SHEET 1 OF 4
AAR-THE LARKIN GROUP, INC.
CONSULTING ENGINEERS AND SURVEYORS
ALBUQUERQUE 97-783 NEW MEXICO



PLAT OF TRACTS 1 THRU 10 INTERSTATE BUSINESS PARK BEING A REPLAT OF TRACT 3A MIDTOWN BUSINESS PARK ALBUQUERQUE, NEW MEXICO APRIL, 1998

SCALE: 1"=100'
100 0 100
GRAPHIC SCALE IN FEET

DRAINAGE EASEMENT NOTE:

A TEMPORARY DRAINAGE EASEMENT IS GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE ACROSS TRACT 10 TO ACCEPT STORM DRAINAGE WATERS FROM MIDTOWN PLACE OVER AND ACROSS TRACT 10 TO THE TEMPORARY STORM DRAINAGE RETENTION POND ON TRACT 10 CREATED PURSUANT TO THE TEMPORARY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE RECORDED IN BERNALILLO COUNTY, NEW MEXICO REAL ESTATE RECORDS ON JANUARY 11, 1988 IN BOOK MISC. 576A, PAGE 138-140.

SHEET 2 OF 4
AAR-THE LARKIN GROUP, INC.
CONSULTING ENGINEERS AND SURVEYORS
ALBUQUERQUE 97-783 NEW MEXICO

	EXISTING 1' CONTOUR		DRAINAGE BASIN
	EXISTING 5' CONTOUR		NEW CONTOUR
	EXISTING CURB		DRAINAGE FLOW ARROW
	PROPERTY LINE		Basin Designation
	LOT LINE		NEW Slope Direction Line
	CENTERLINE		NEW Flowline Spot Elevation
	EASEMENT LINE		NEW Finish Grade Spot Elevation
	EXISTING SANITARY SEWER		UNDERGROUND TELE. LINE
	EXISTING GAS		UNDERGROUND FIBER OPTIC CABLE
	EXISTING ELECTRIC		POWER Pole W/ Guy Wire
	EXISTING WATER		LIGHT Pole
	EXISTING FIRE HYDRANT		ELECTRIC Pullbox
	EXISTING SPOT ELEVATION		CLEAN-OUT
	BENCHMARK		Water Meter
	PROPOSED CURB		STORM DRAIN Inlet
	PROPOSED STORM DRAIN		Gas Meter
	RIGHT OF WAY		SIGN
	PROPOSED PAVEMENT PATCH		PROPOSED SPOT GRADE
	EXIST. SANITARY SEWER LINE W/ SIZE & MANHOLE		
	PROPOSED SANITARY SEWER LINE W/ SIZE & MANHOLE		
	EXIST. WATER LINE W/ SIZE, VALVE & FIRE HYDRANT		
	PROPOSED WATER LINE W/ SIZE, VALVE & FIRE HYDRANT		
	EXIST. STORM DRAIN LINE W/ SIZE & MANHOLE		
	PROPOSED STORM DRAIN LINE W/ SIZE & MANHOLE		
	EXIST. GAS LINE W/ SIZE & VALVE		
	OVERHEAD ELECTRIC LINE		
	UNDERGROUND ELEC. LINE		
	OVERHEAD TELE. LINE		
	PROPOSED CURB AND GUTTER		

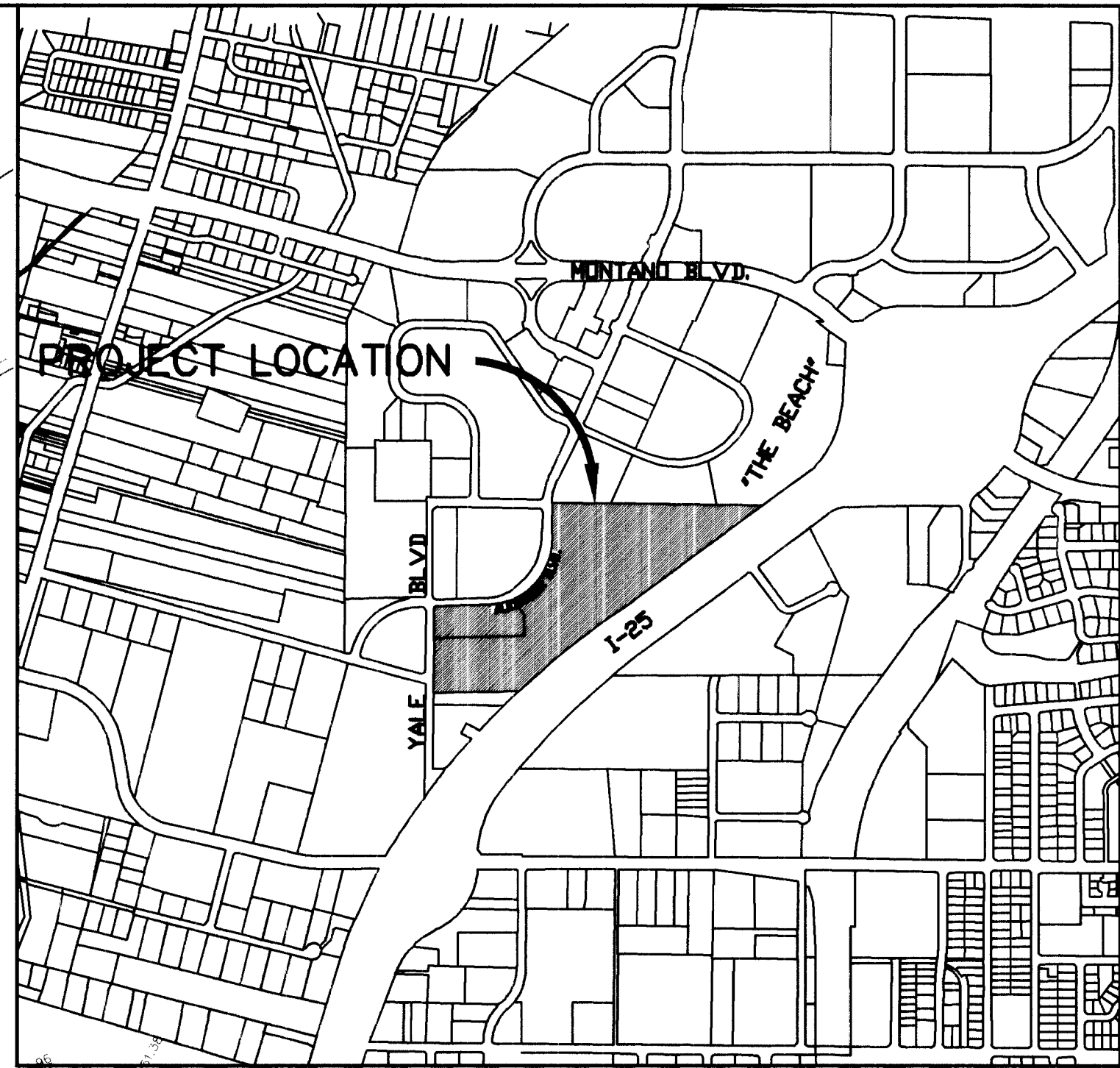
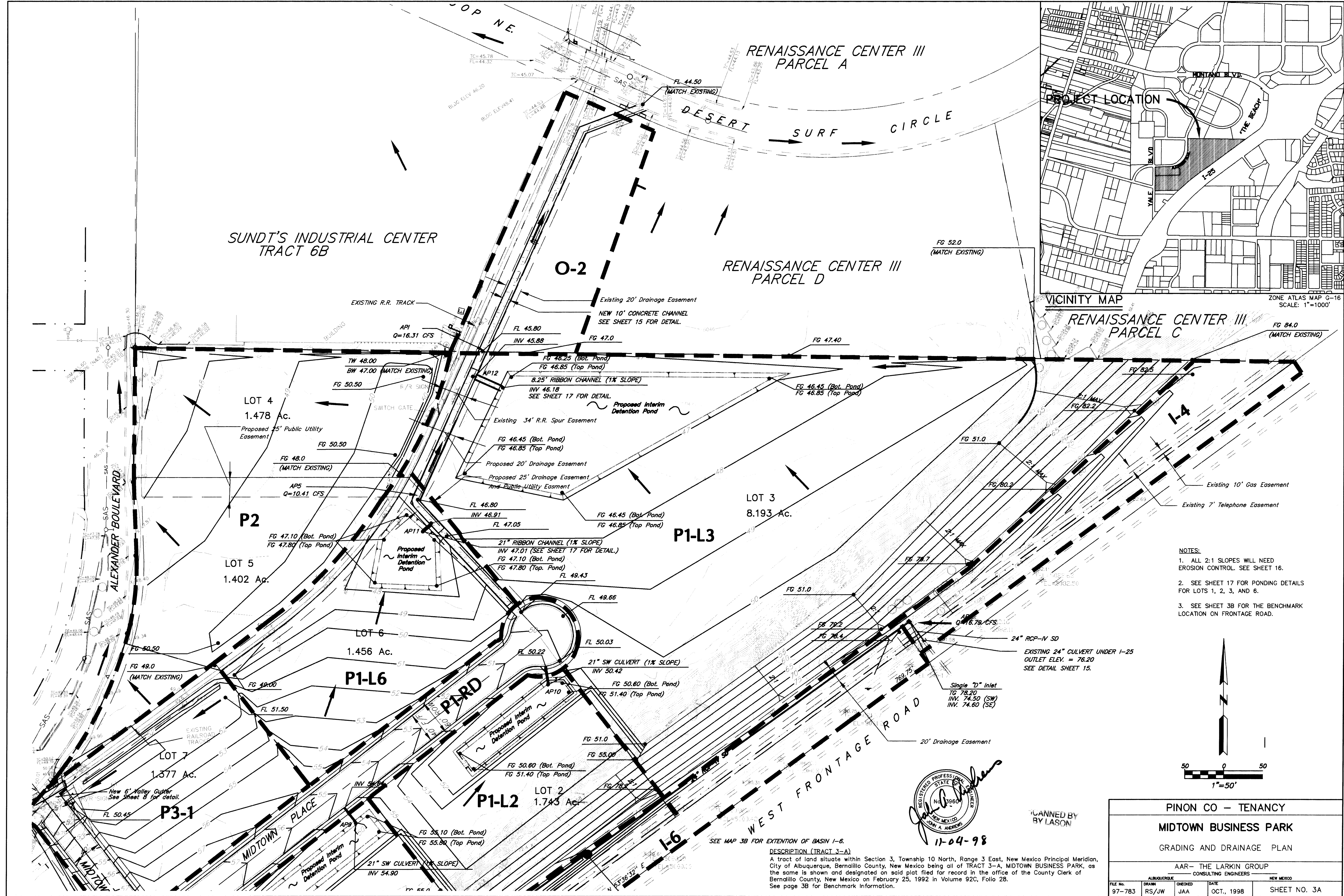
1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, AS AMENDED THROUGH UPDATE NO. 6.
2. FOR REFERENCES MADE TO STANDARD DRAWINGS REFER TO CITY OF ALBUQUERQUE STANDARD DRAWINGS.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990), FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION IN ANY PHASE, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO DIRECT PAYMENT WILL BE MADE THEREFOR.
5. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
6. BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
7. TACK COAT REQUIREMENTS SHALL BE DETERMINED BY ENGINEER.
8. WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED AS SHOWN PER CITY STANDARD DRAWINGS.
9. CONTRACTOR SHALL PROVIDE SUBGRADE PREPARATION UNDER ALL NEW PAVEMENT, CURBS & GUTTERS, VALLEY GUTTERS, AND CONCRETE FILETS.
10. WHEN ABUTTING NEW PAVEMENT TO EXISTING, CUT BACK EXISTING PAVEMENT TO A NEAT STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT, AND MATCH NEW TO EXISTING. NO SEPARATE PAYMENT SHALL BE MADE FOR SUCH CUTTING OF EXISTING PAVEMENT BUT SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. CUTTING OF PAVEMENT SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS.
11. WHERE REMOVAL OF EXISTING CURB & GUTTER ARE REQUIRED, SUCH REMOVAL SHALL BE MADE BACK TO THE NEAREST JOINT BEYOND THE REMOVAL REQUIRED.
12. CURB & GUTTER SHOWN AS EXISTING AND NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
13. WHEN CONSTRUCTION UNDER THIS PROJECT CONNECTS TO EXISTING PAVEMENT, THE CONTRACTOR SHALL PROVIDE AN EASY RIDING CONNECTION.
14. MATCH FLOWLINES OF GUTTER WHEN CONNECTING NEW CURB & GUTTER TO EXISTING.
15. ALL WATER VALVE BOXES AND SEWER MANHOLES IN THE CONSTRUCTION AREA ARE TO BE ADJUSTED TO FINISH GRADE UNDER THE CONTRACT.
16. ANY PAVEMENT MARKINGS REMOVED OR DISTURBED DURING CONSTRUCTION SHALL BE REPLACED AT EXISTING LOCATION WITH PLASTIC REFLECTORIZED LANE MARKINGS.
17. CONTRACTOR SHALL MAINTAIN SANITARY SEWER SERVICES DURING CONSTRUCTION AND SUCH SEWER SERVICE MAINTENANCE WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION OF THE PROJECT.
18. ALL STORM DRAIN PIPE SHALL BE RCP, CLASS IV AND INSTALLED WITH CLASS "C" BEDDING UNLESS OTHERWISE SHOWN.
19. THE CONTRACTOR SHALL CONFINE HIS OPERATIONS TO CONSTRUCTION LIMITS OF THE PROJECT AND WILL BE HELD RESPONSIBLE FOR ANY DAMAGE BY HIS OPERATION TO PUBLIC OR PRIVATE PROPERTY, INCLUDING UTILITIES.
20. THE CONTRACTOR WILL BE REQUIRED TO MAINTAIN HIS CONSTRUCTION AREAS DURING THE ENTIRE LIFE OF THE PROJECT.
21. ALL DATA SHOWN HEREIN CONCERNING EXISTING UTILITIES HAS BEEN OBTAINED FROM THE OWNERS OF THE UTILITIES, FROM RECORDS OF THE CITY OF ALBUQUERQUE, AND FROM FIELD OBSERVATIONS. THE CONTRACTOR IS CAUTIONED THAT HE IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS OF AND FOR PROVIDING PROTECTION OF ALL LINES DURING CONSTRUCTION.
22. ALL EXCAVATION SHALL BE GOVERNED BY FEDERAL STATE AND LOCAL LAWS RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH, OSHA 29 CFR 1926.650. ALL EXCAVATION TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650.
23. THE FIRE DEPARTMENT SHALL BE NOTIFIED 48 HOURS IN ADVANCE BY THE CONTRACTOR WHENEVER A FIRE HYDRANT IS TO BE REMOVED OR IS TO BE OUT OF SERVICE.
24. THE TELEPHONE MANHOLES WILL BE ADJUSTED TO GRADE OR RELOCATED BY OTHERS.
25. ALL NEW STORM INLETS SHALL BE INSTALLED PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION AND CITY OF ALBUQUERQUE STANDARD DRAWINGS.
26. ANY AND ALL EXISTING SIGNS, PUBLIC OR PRIVATE, REMOVED OR DAMAGED BY THE CONTRACTOR SHALL BE REINSTALLED OR REPLACED BY THE CONTRACTOR IN THE SAME PLACE OR THE APPROPRIATE PLACE IF NEW CONSTRUCTION SO DICTATES. THIS WORK IS TO BE INCIDENTAL AND NO SEPARATE PAYMENT WILL BE MADE THEREFOR.
27. CONTRACTOR SHALL MAINTAIN A GRAFFITI FREE WORKSITE. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
28. FIVE (5) WORKING DAYS PRIOR TO BEGINNING ANY WORK NEAR THE TRAFFIC SIGNALS (INCLUDING DETECTOR LOOPS), THE CONTRACTOR SHALL NOTIFY THE CITY'S TRAFFIC OPERATIONS DEPARTMENT, (505) 857-8000.
29. FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.
30. THE 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 VEAR 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.
31. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HOURS CONSTRUCTION.

 **AAR-THE LARKIN GROUP, INC.**
Via Andrew, Ashary & Robert, Inc.
CONSULTING ENGINEERS AND SURVEYORS
ALBUQUERQUE 87-02 NEW MEXICO

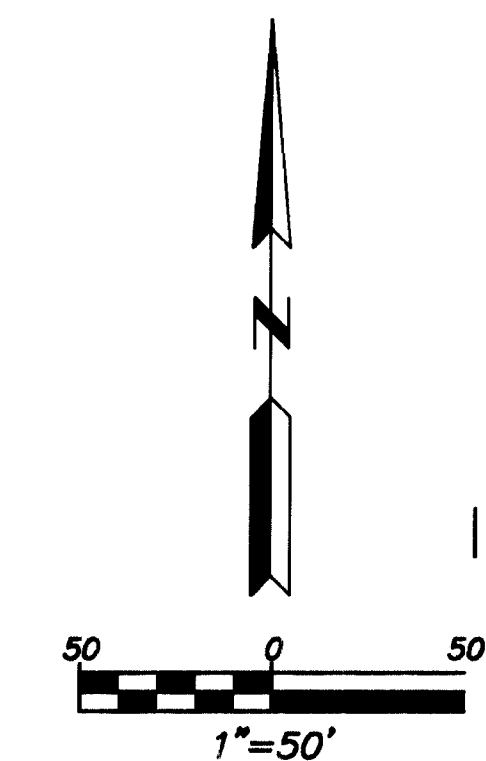
8500 MENAUL NE. SUITE A440
ALBUQUERQUE, NEW MEXICO 87112
TELEPHONE (505) 275-7500
FAX (505) 275-0748

TITLE: **INTERSTATE BUSINESS PARK
INFRASTRUCTURE IMPROVEMENTS**
GENERAL NOTES & LEGEND

 DESIGN REVIEW COMMITTEE APPROVE MAR - 5 1999 DESIGN REVIEW COMMITTEE	City Engineer Approval	<table border="1"> <thead> <tr> <th data-bbox="2728 1790 2774 1800" rowspan="2"></th> <th data-bbox="2774 1790 2865 1800">Mo./Day/Yr.</th> <th data-bbox="2865 1790 3000 1800">Mo./Day/Yr.</th> </tr> </thead> <tbody> <tr> <td data-bbox="2728 1800 2774 1806">Last Design Update</td> <td data-bbox="2774 1800 2865 1806"></td> <td data-bbox="2865 1800 3000 1806"></td> </tr> </tbody> </table>		Mo./Day/Yr.	Mo./Day/Yr.	Last Design Update		
	Mo./Day/Yr.	Mo./Day/Yr.						
	Last Design Update							



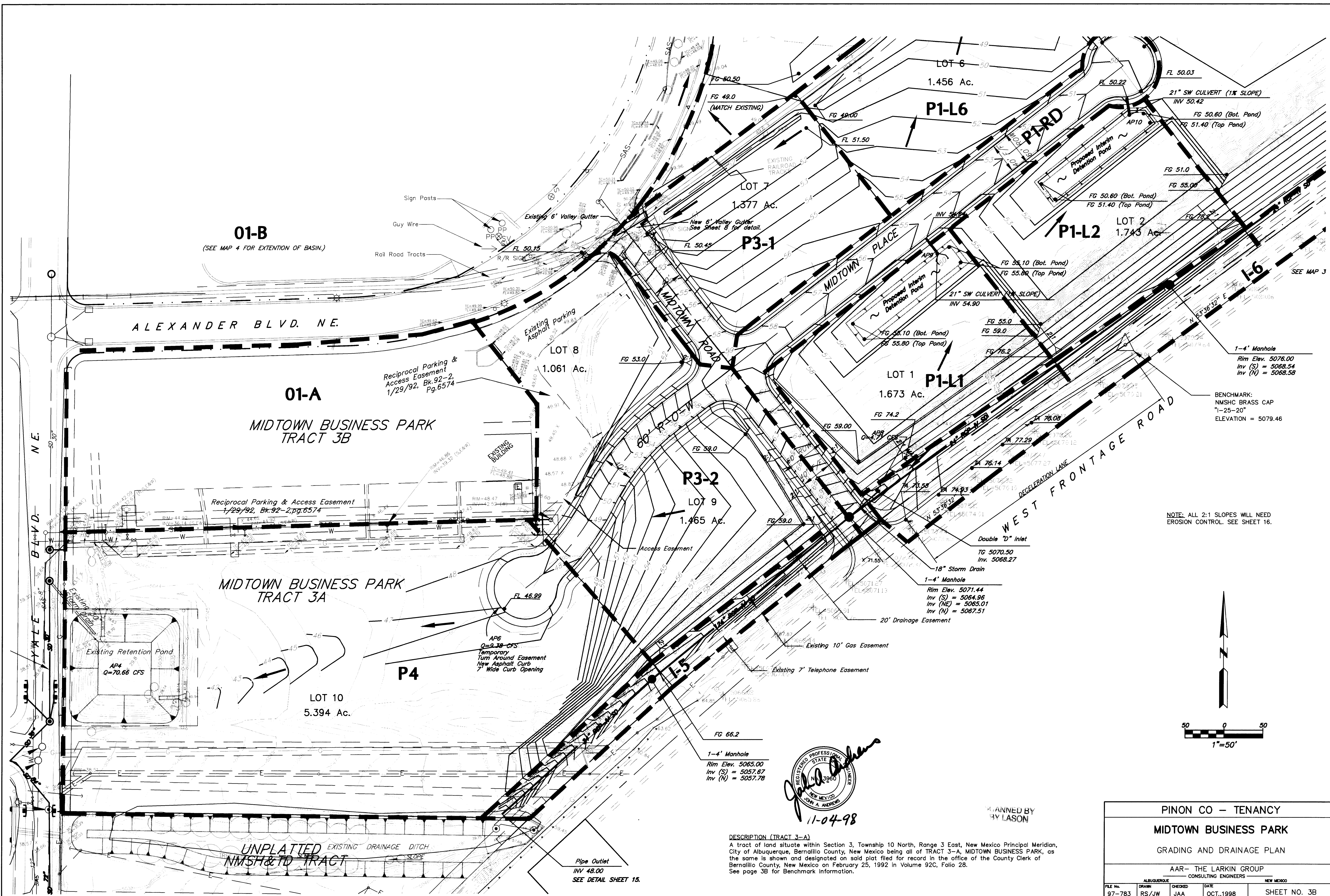
- NOTES:
1. ALL 2:1 SLOPES WILL NEED EROSION CONTROL. SEE SHEET 16.
 2. SEE SHEET 17 FOR PONDING DETAILS FOR LOTS 1, 2, 3, AND 6.
 3. SEE SHEET 3B FOR THE BENCHMARK LOCATION ON FRONTAGE ROAD.



REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
No. 3960
JOHN A. ANDREWS
11-04-98

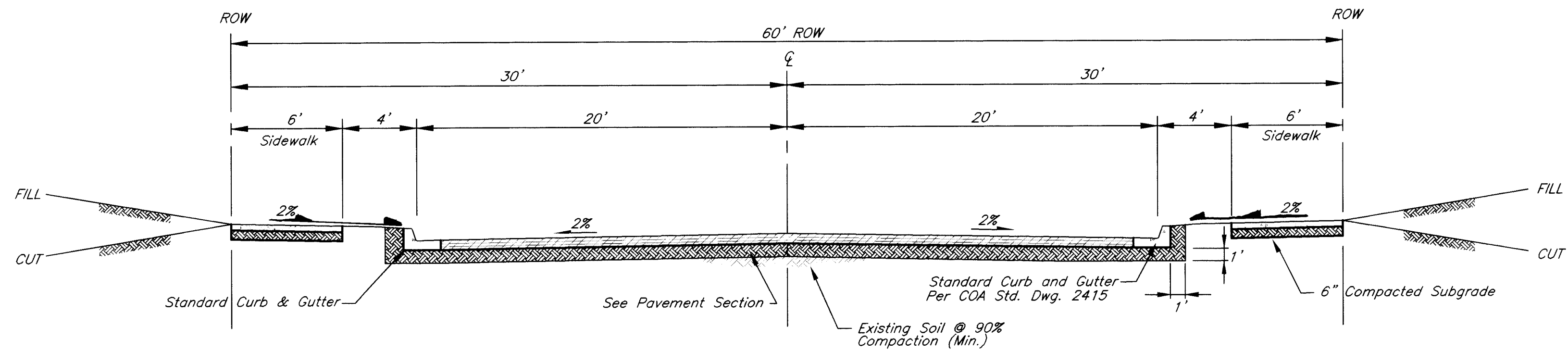
DESCRIPTION (TRACT 3-A)
A tract of land situated within Section 3, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 3-A, MIDTOWN BUSINESS PARK, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 25, 1992 in Volume 92C, Folio 28.
See page 3B for Benchmark Information.

PINON CO - TENANCY			
MIDTOWN BUSINESS PARK			
GRADING AND DRAINAGE PLAN			
AAR- THE LARKIN GROUP			
CONSULTING ENGINEERS			
FILE NO.	ALBUQUERQUE	CHECKED	DATE
97-783	RS/JW	JAA	OCT., 1998
SHEET NO. 3A			



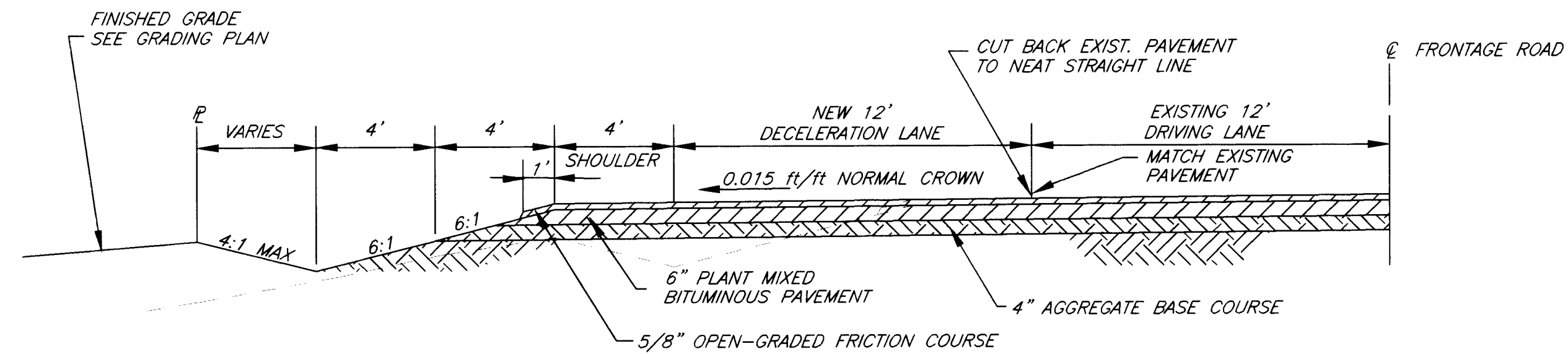
DESCRIPTION (TRACT 3-A)
A tract of land situate within Section 3, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 3-A, MIDTOWN BUSINESS PARK, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 25, 1992 in Volume 920, Folio 28.
See page 3B for Benchmark Information.

PINON CO - TENANCY			
MIDTOWN BUSINESS PARK			
GRADING AND DRAINAGE PLAN			
AAR - THE LARKIN GROUP CONSULTING ENGINEERS			
FILE No.	DRAWN	CHECKED	DATE
97-783	RS/JW	JAA	OCT., 1998
SHEET NO. 3B			NEW MEXICO



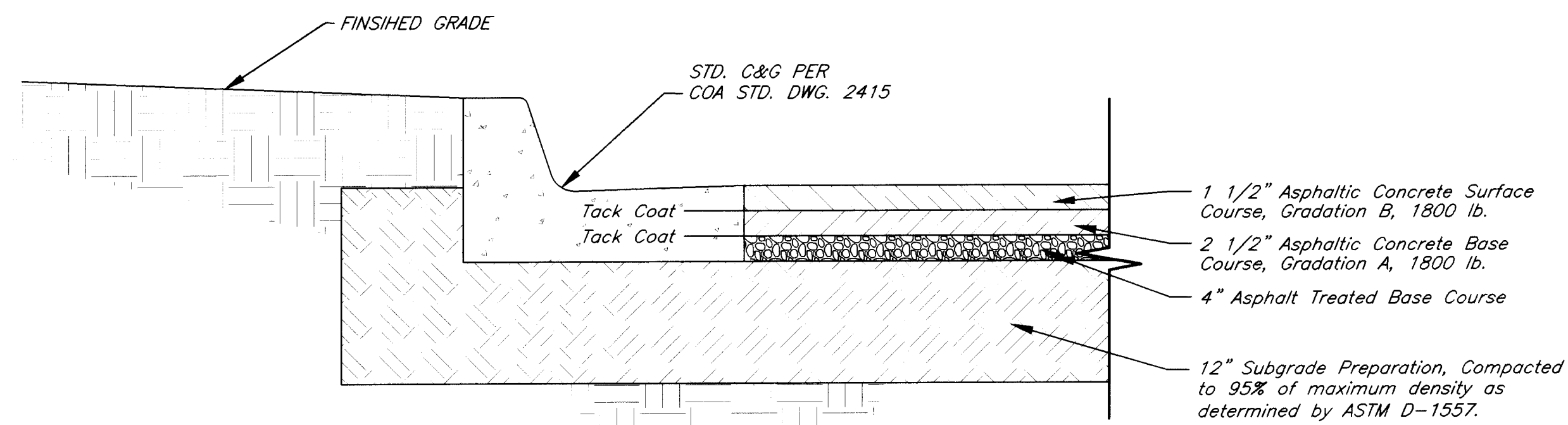
TYPICAL STREET SECTION (Per COA Std. Dwg. 2407)

1"=5'
MIDTOWN ROAD NE
MIDTOWN PLACE NE



FRONTAGE ROAD DECELERATION LANE TYPICAL SECTION

1"=4' STATE PROJECT NO. IR-025-4(65)23



PAVEMENT SECTION
PER CITY OF ALBUQUERQUE PROJECT NO. 3358

SCANNED BY
BY LASON

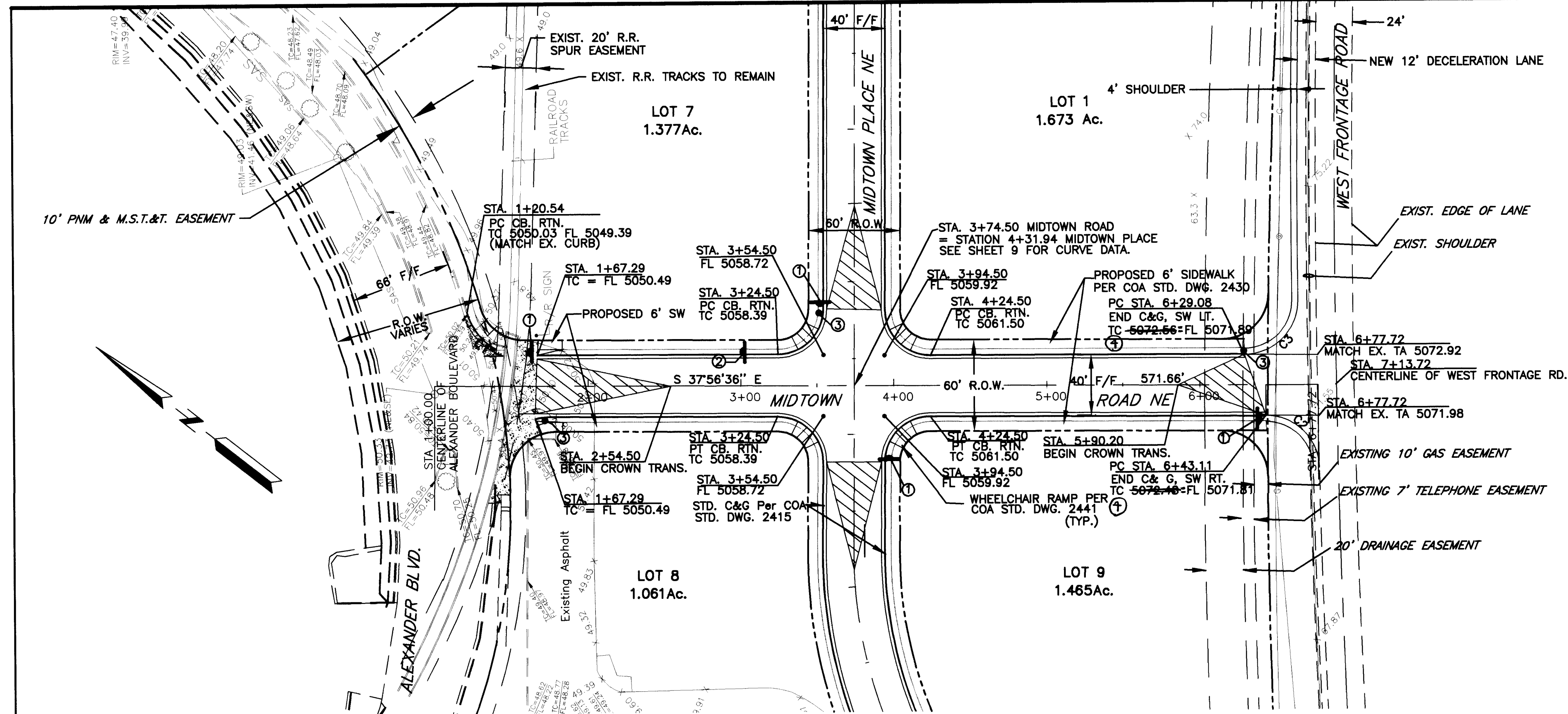
AS BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	CCM	INSURANCE	CCM	NATCH BRASS CAP "1-25-20"	DATE	1999		NO.	1	BY	AAR-LARKIN	DATE	1997		
DESIGNED BY	C.O.A.	INSURANCE	C.O.A.	N.M. STATE PLANE COORDINATES				2							
REVISIONS		INSURANCE		CENTRAL ZONE, NAD 1927				3							
REVISIONS		INSURANCE		X=390,403.98, Y=1,502,304.95				4							
REVISIONS		INSURANCE		COMBINED FACTOR=0.99967080				5							
REVISIONS		INSURANCE		ELEV=5079.46				6							
REVISIONS		INSURANCE						7							

REVISIONS			
NO.	DATE	REMARKS	BY
1			
2			
3			
4			
5			
6			
7			

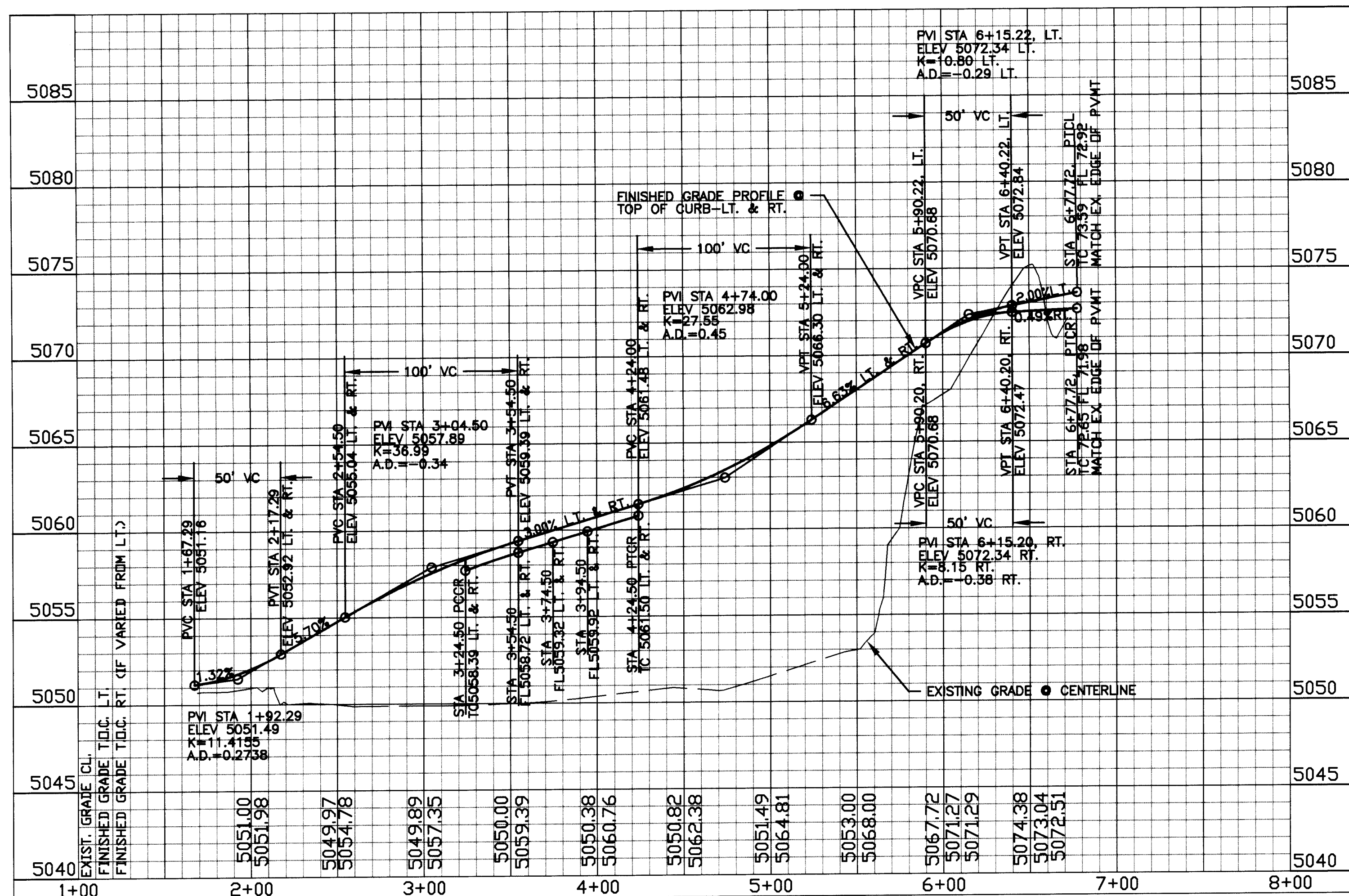
DESIGNER'S SEAL			
DESIGNED BY: J.W.	DATE: 12/19/98		
DRAWN BY: RJS	DATE: 12/19/98		
CHECKED BY: JAA	DATE: 12/19/98		

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: INTERSTATE BUSINESS PARK INFRASTRUCTURE IMPROVEMENTS PAVING DETAILS			
City Project No.	Zone Map No.	Sheet	Of
598481	G-16	6	19

APPROVALS			
DESIGN REVIEW COMMITTEE	City Engineer Approval	Last Design Update	Mo./Day/Yr.
MAR - 5 1999			



PLAN
SCALE: 1" = 60'



PROFILE
SCALE: 1" = 60' HORIZ.
1" = 6' VERT.

FACE OF CURB/EDGE OF DRIVING LANE
CURVE DATA

NUMBER	RAD	TAN	LENGTH	DELTA
C1	35.00	17.05	31.73	51°56'53"
C2	35.00	34.11	54.08	88°31'51"
C3	35.00	35.40	55.37	90°38'48"

SEE SHEET 9 FOR CURB RETURN RADII
AT INTERSECTION OF MIDTOWN ROAD
AND MIDTOWN PLACE

T/C	FL
1 59.08	58.41
2 58.62	58.62
3 59.05	58.38

T/C	FL
1 60.78	60.11
2 59.87	59.87
3 60.30	59.63

T/C	FL
1 59.05	58.38
2 58.62	58.62
3 59.08	58.41

T/C	FL
1 60.30	59.63
2 59.87	59.87
3 60.78	60.11

MIDTOWN PLACE & MIDTOWN ROAD

PAVING NOTES:

1. WHEN ABUTTING NEW PAVEMENT TO EXISTING, CUT BACK EXISTING PAVEMENT TO A NEAT STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT, AND MATCH NEW TO EXISTING. NO SEPARATE PAYMENT SHALL BE MADE FOR SUCH CUTTING OF EXISTING PAVEMENT BUT SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. CUTTING OF PAVEMENT SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS.
2. WHERE REMOVAL OF EXISTING CURB & GUTTER IS REQUIRED, SUCH REMOVAL SHALL BE MADE BACK TO THE NEAREST JOINT BEYOND THE REMOVAL REQUIRED.
3. CURB & GUTTER SHOWN AS EXISTING AND NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
4. MATCH FLOWLINES OF GUTTER WHEN CONNECTING NEW CURB & GUTTER TO EXISTING.
5. ALL WATER VALVE BOXES AND SEWER MANHOLES IN THE CONSTRUCTION AREA ARE TO BE ADJUSTED TO FINISH GRADE UNDER THE CONTRACT.
6. SEE SHEET 8 FOR DETAIL OF ALEXANDER BOULEVARD AND MIDTOWN ROAD INTERSECTION.

KEYED NOTES:

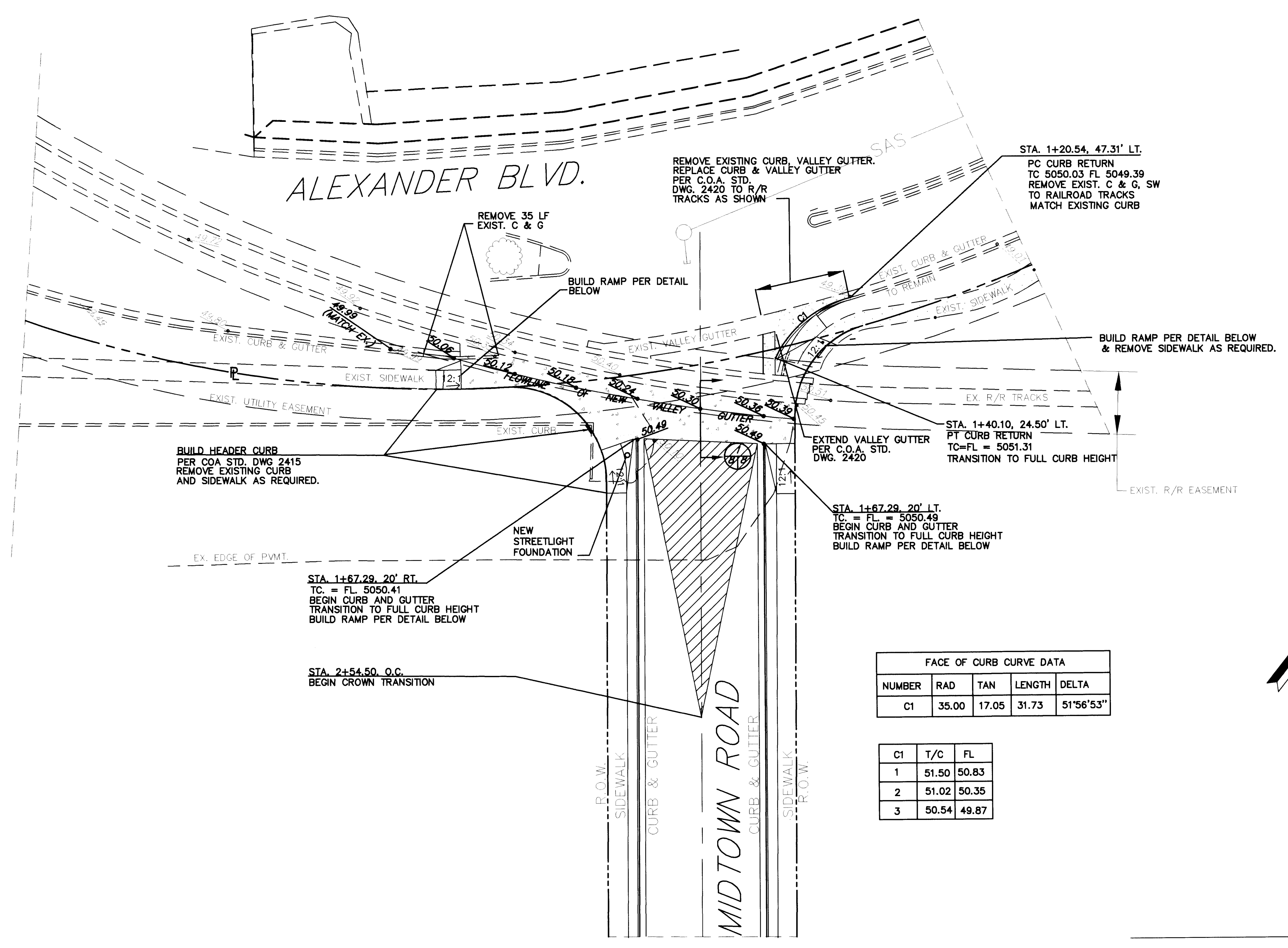
1. NEW "STOP" SIGN
2. NEW RAILROAD CROSSING SIGN
3. NEW STREETLIGHT FOUNDATION PER PNM DISTRIBUTION STANDARD DS-12-14.0 (08/31/90)
4. 10' TRANSITION FROM 0"-8" CURB NOTE: SEE SHEET 8 FOR DETAIL OF CONSTRUCTION FOR INTERSECTION OF MIDTOWN ROAD AND ALEXANDER BLVD.

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	COORDINATES	CONTRACTOR	WORK STAKED BY
1	AAR-LARKIN	1997	CENTRAL ZONE, NAD 1927	CCM	C.O.A.
2			X=390,403.88, Y=1,502,304.95		B. Smith
3			COMBINED FACTOR=0.99967080		B. Smith
4			ELEV=5079.46		B. Smith
5					
6					
7					

ENGINEER'S SEAL		REVISIONS	
		NO.	DATE
		1	12/19/98
DESIGNED BY: J.W.		BY	DATE
		1	12/19/98
DRAWN BY: RAY SMITH		DATE	DATE
		12/19/98	12/19/98

AAR-THE LARKIN GROUP, INC.
CONSULTING ENGINEERS AND SURVEYORS
ALBUQUERQUE, NEW MEXICO 87102
8500 MENAUL NE. SUITE A440
ALBUQUERQUE, NEW MEXICO 87112
TELEPHONE 505 275-7500
FAX 505 275-0748

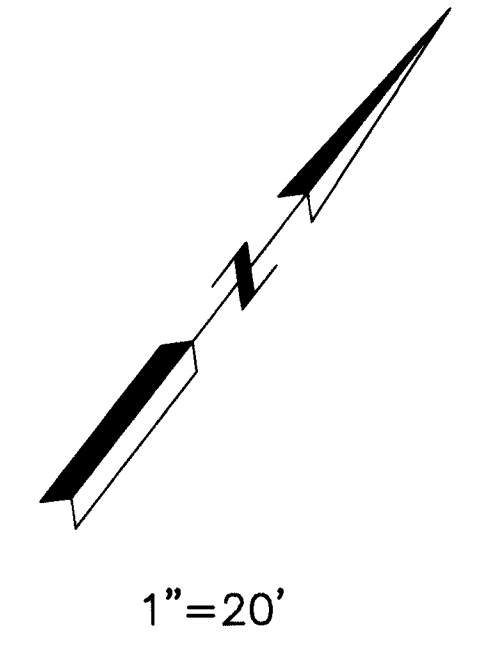
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: INTERSTATE BUSINESS PARK INFRASTRUCTURE IMPROVEMENTS MIDTOWN ROAD PAVING PLAN AND PROFILE	
City Project No.	Zone Map No.
598481	G-16
Sheet	Of
7	19



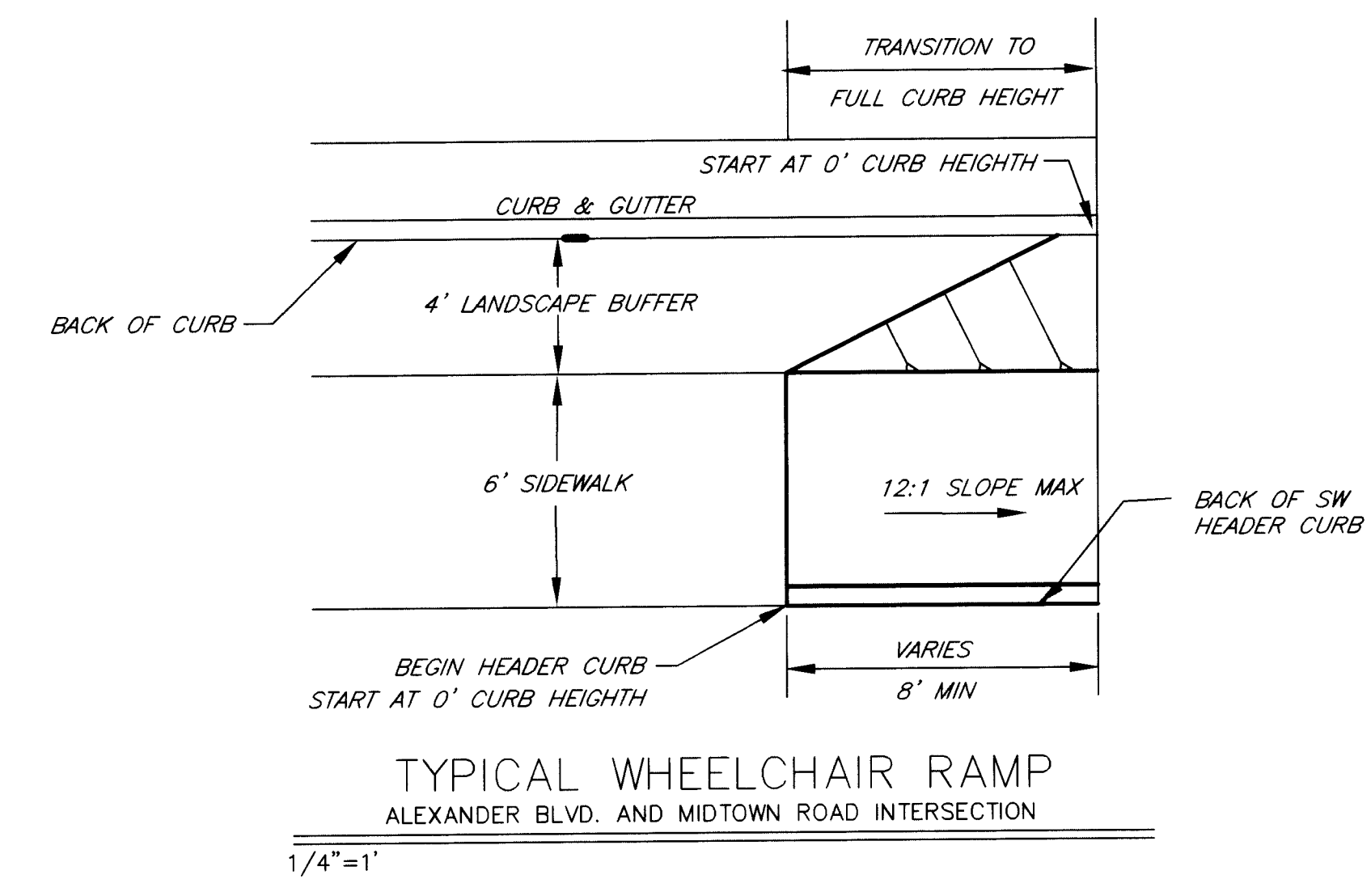
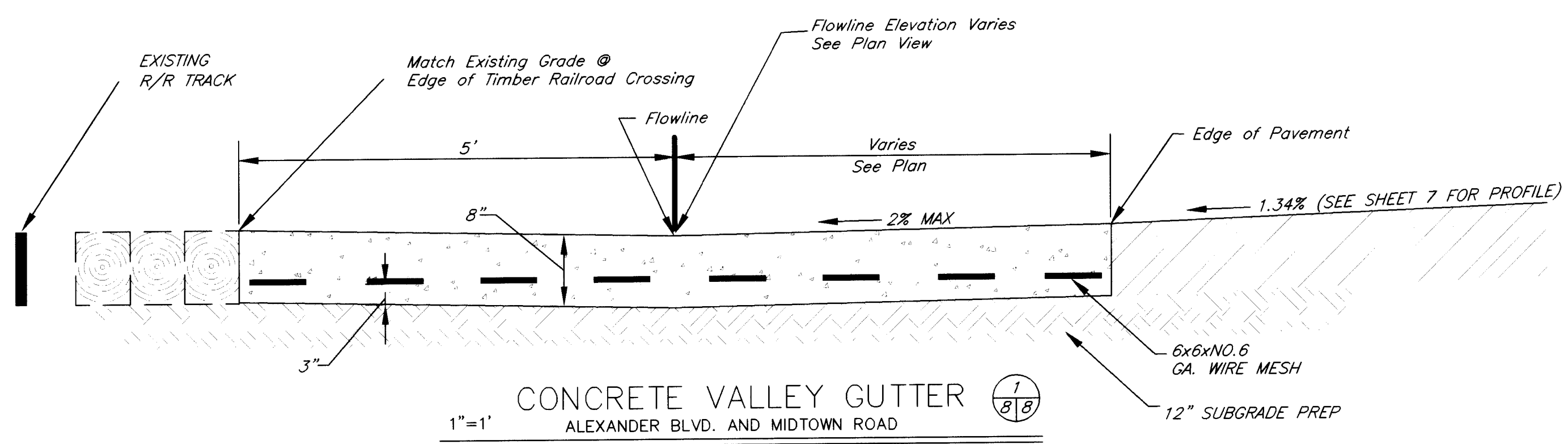
NOTE:
ALL EXIST. CURB ELEVATIONS
ARE FLOWLINE ELEVATIONS.
ALL NEW CURB FLOWLINE ELEVATIONS
ARE SPACED 20' APART.

FACE OF CURB CURVE DATA				
NUMBER	RAD	TAN	LENGTH	DELTA
C1	35.00	17.05	31.73	51°56'53"

C1	T/C	FL
1	51.50	50.83
2	51.02	50.35
3	50.54	49.87



ENLARGED PLAN VIEW
ALEXANDER BLVD. AND MIDTOWN ROAD INTERSECTION



AAR-THE LARKIN GROUP, INC.
CONSULTING ENGINEERS AND SURVEYORS
ALBUQUERQUE 87-783 NEW MEXICO

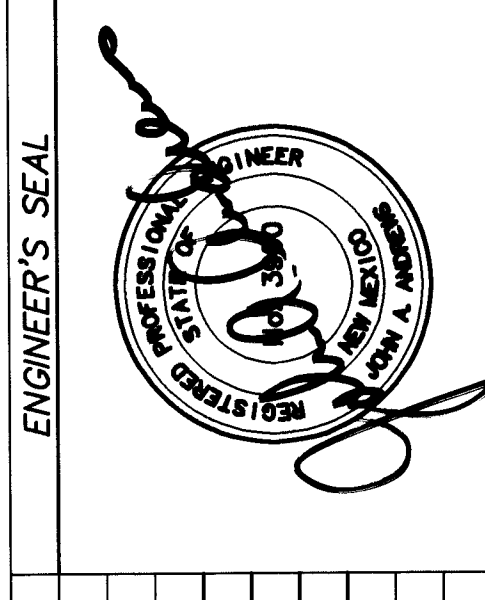
8500 MENAUL NE. SUITE A440
ALBUQUERQUE, NEW MEXICO 87112
TELEPHONE 505 275-7500
FAX 505 275-0748

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **INTERSTATE BUSINESS PARK
INFRASTRUCTURE IMPROVEMENTS
ALEXANDER BLVD./MIDTOWN ROAD INTERSECTION**

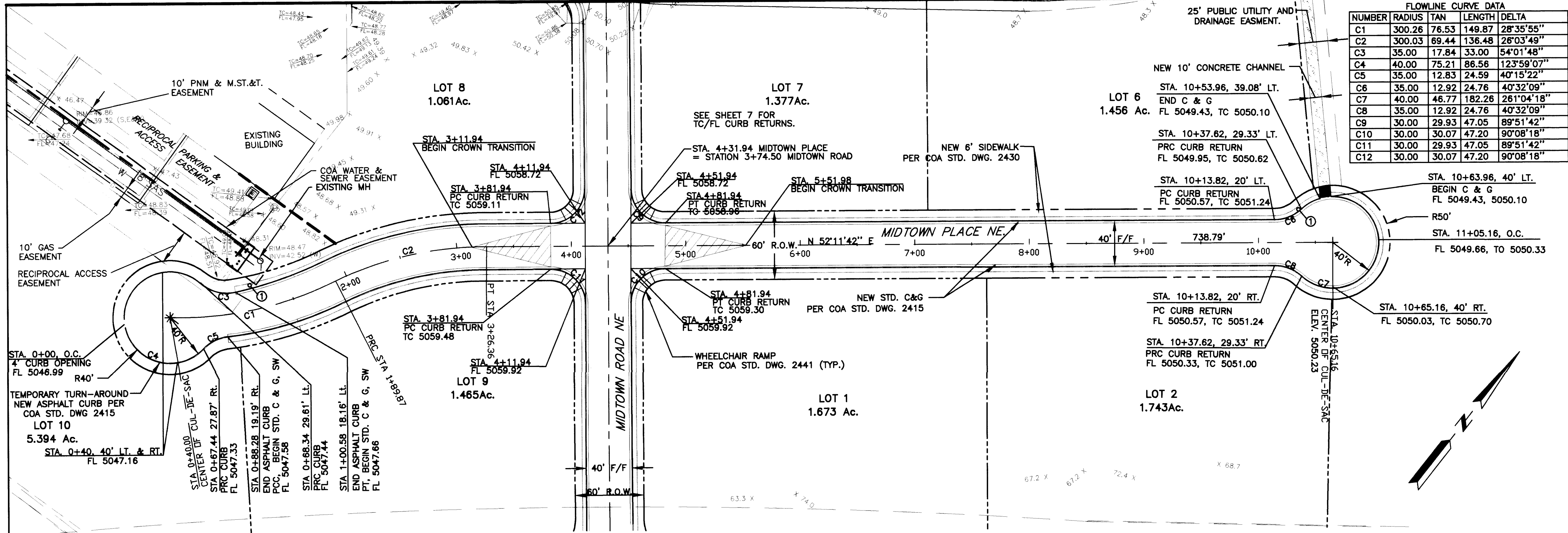
APPROVE MAR - 5 1999 DESIGN REVIEW COMMITTEE	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	AC.S. STA.	MARK	CONTRACTOR	DATE
1		STANDARD CITY OF ALBUQUERQUE	DISK SET IN SIDEWALK	WORK STAKED BY C.C.M.	DATE 1/99
2		LOCATED AT THE NORTHWEST	CORNER OF LOMAS BOULEVARD	INSPECTOR'S ACCEPTANCE BY B. Smith	DATE 1/99
3		N.W. AND 4th STREET N.W.	ELEVATION 4954.40	FIELD VERIFICATION BY B. Smith	DATE 1/99
4				DRAWINGS CORRECTED BY Dr. Smith	DATE 12/99
5				MICRO-FILM INFORMATION	
6				RECORDED BY	DATE
7				RECORDED BY	DATE

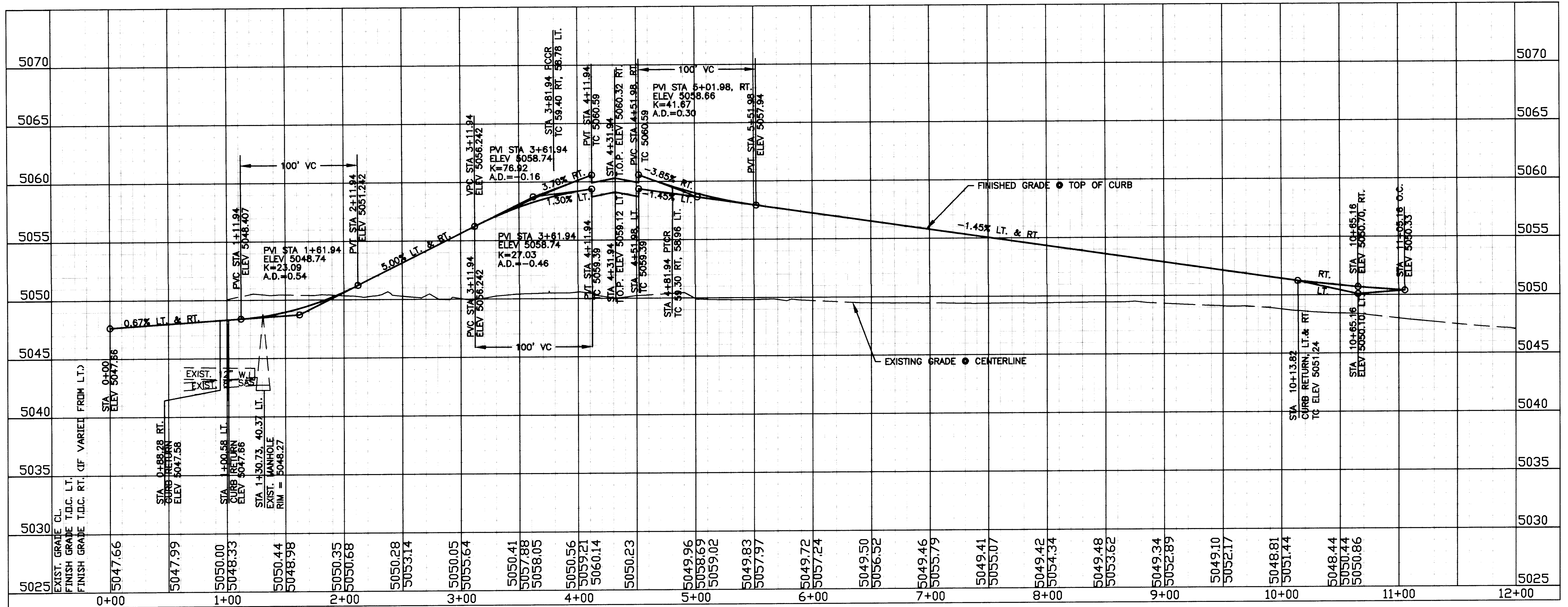


NO.	DATE	REMARKS	BY
1		DESIGN	
2			
3			
4			
5			
6			
7			

SCANNED BY
BY LASON



PLAN
SCALE 1" = 60'



PROFILE
SCALE 1" = 60' HORIZ.
1" = 5' VERT.

FLOWLINE CURVE DATA				
NUMBER	RADIUS	TAN	LENGTH	DELTA
C1	300.26	76.53	148.87	28°35'55"
C2	300.03	69.44	136.48	26°03'49"
C3	35.00	17.84	33.00	54°01'48"
C4	40.00	75.21	86.56	123°59'07"
C5	35.00	12.83	24.59	40°15'22"
C6	35.00	12.92	24.76	40°32'09"
C7	40.00	46.77	182.26	261°04'18"
C8	35.00	12.92	24.76	40°32'09"
C9	30.00	29.93	47.05	89°51'42"
C10	30.00	29.93	47.05	89°51'42"
C11	30.00	29.93	47.05	89°51'42"
C12	30.00	30.07	47.20	90°08'18"

PAVING NOTES:

1. WHEN ABUTTING NEW PAVEMENT TO EXISTING, CUT BACK EXISTING PAVEMENT TO A NEAT STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT, AND MATCH NEW TO EXISTING. NO SEPARATE PAYMENT SHALL BE MADE FOR SUCH CUTTING OF EXISTING PAVEMENT BUT SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. CUTTING OF PAVEMENT SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS.
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- KEYED NOTES:
- ① NEW STREETLIGHT FOUNDATION PER PNM DISTRIBUTION STANDARD DS-12-14.0 (08/31/90)

AS BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	CCM	WORK STAKED BY	C.O.A	NMHC PLANE CAP "1-25-20"	N.M. STATE PLANE COORDINATES	DATE	1997	NO.	1	BY	AAR-LARKIN	NO.	1	BY	AAR-LARKIN
DATE 1/99		INSPECTOR'S ACCEPTANCE BY	B. Smith	CENTRAL ZONE, NAD 1927	X=390,403.88, Y=1,502,304.95	DATE 1/99		2				2			
		FIELD VERIFICATION BY	B. Smith	COMBINED FACTOR=0.9987080	ELEV=5079.46	DATE 1/99		3				3			
		DRAWINGS CORRECTED BY	J. Smith					4				4			
		MICRO-FILM INFORMATION						5				5			
		RECORDED BY						6				6			
		DATE						7				7			

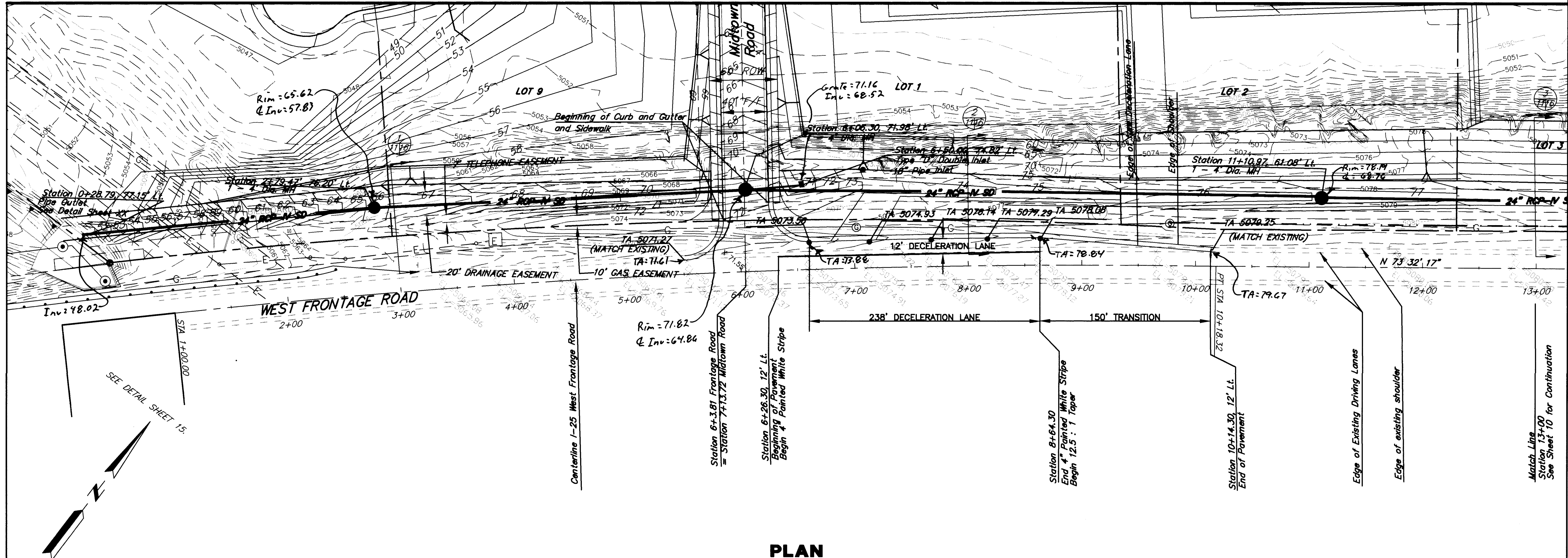
DESIGNED BY: JW
DRAWN BY: RAY SMITH
CHECKED BY: JAA

DATE: 02/04/99
DATE: 02/04/99
DATE: 02/04/99

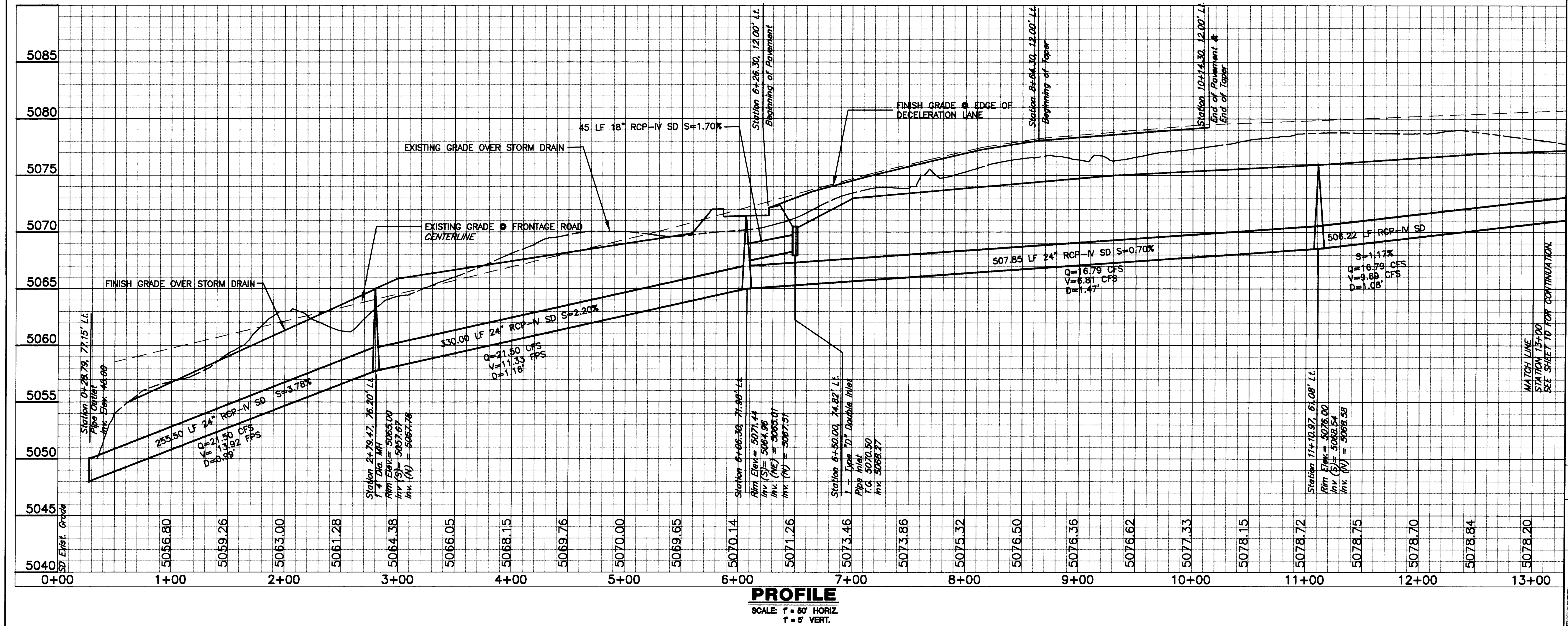
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: INTERSTATE BUSINESS PARK
INFRASTRUCTURE IMPROVEMENTS
MIDTOWN PLACE PAVING PLAN & PROFILE

City Project No. 598481
Zone Map No. G-16
Sheet 9 of 19



PLAN
SCALE 1" = 60'



PROFILE
SCALE 1" = 60' HORIZ
1" = 6' VERT.

NOTE:
See Sheet 16 for Dike Cross-Sections
and Grading and Drainage Plan for
grade elevations.

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
FIELD NOTES		NMSHC BRASS CAP "1-25-20"		CONTRACTOR	
BY		N.M. STATE PLANE COORDINATES		C.C.M.	
NO.		CENTRAL ZONE, NAD 1927		WORK STAKED BY	
1		X=390,403.88, Y=1,502,304.95		C.C.A.	
2		COMBINED FACTOR=0.99967080		INSPECTOR'S ACCEPTANCE BY	
3		ELEV=5079.46'		B. Smith	
4				FIELD VERIFICATION BY	
5				M. Scallie	
6				DRAWINGS CORRECTED BY	
7				MICRO-FILM INFORMATION	
				RECORDED BY	
				RECORDED BY	
				DATE	
				DATE	
				DATE	

ENGINEER'S SEAL

REGISTERED PROFESSIONAL ENGINEER
RAY SMITH
NEW MEXICO
1033-21-98

REVISIONS		DESIGN	
NO.		BY	
1		DATE	
2		REMARKS	
3		DESIGNED BY: J.A.W.	
4		DRAWN BY: RAY SMITH	
5		CHECKED BY: J.A.A.	
6		DATE: 12/19/98	
7		DATE: 12/19/98	
8		DATE: 12/19/98	

AAAR-THE LARKIN GROUP, INC.

8500 MENAUL NE, SUITE A440
ALBUQUERQUE, NEW MEXICO 87112
TELEPHONE 505 275-7500
FAX 505 275-0748

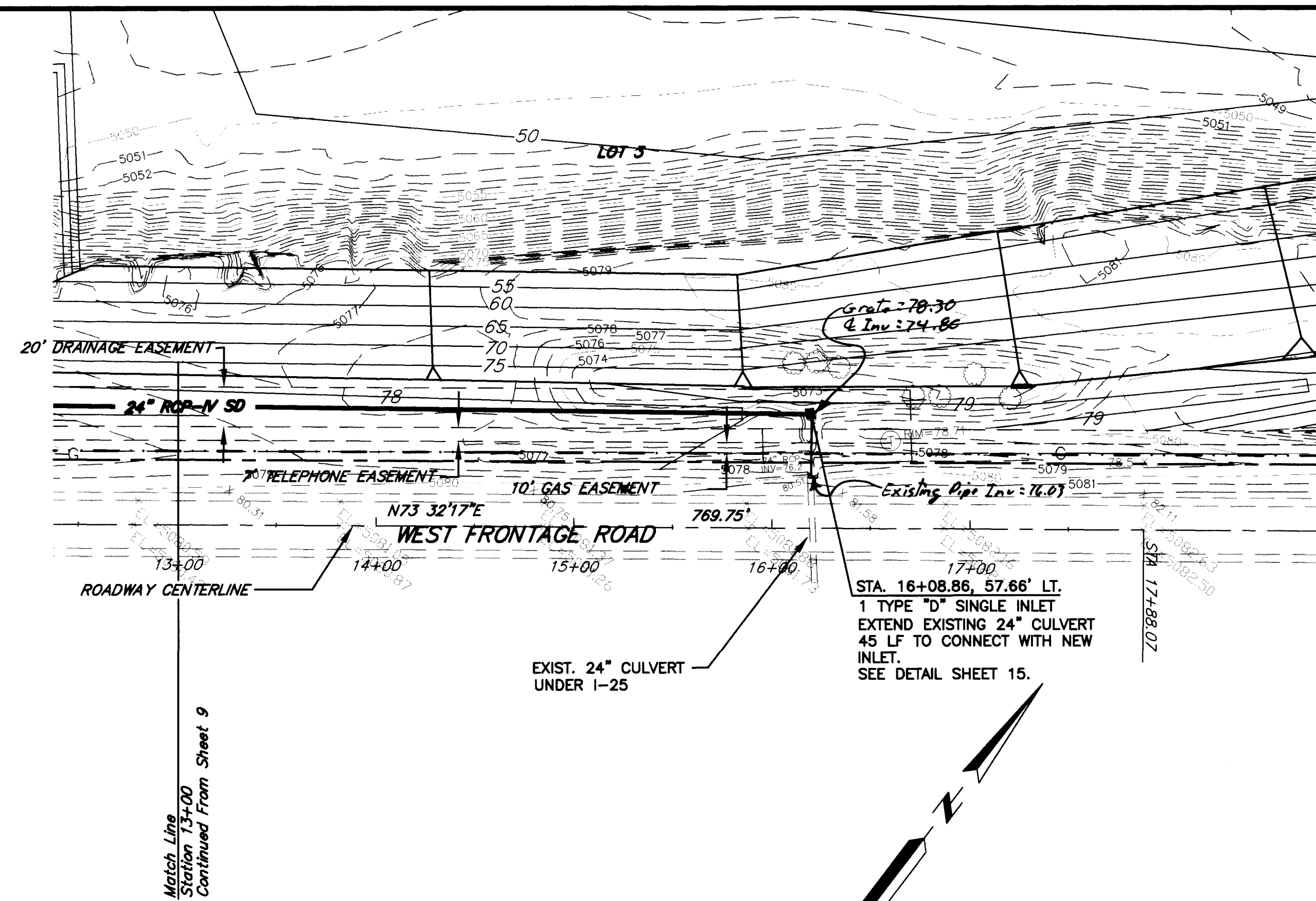
TITLE: INTERSTATE BUSINESS PARK
INFRASTRUCTURE IMPROVEMENTS
FRONTAGE ROAD PAVEMENT AND STORM DRAIN

Design Review Committee: [Signature]
City Engineer Approval: [Signature]

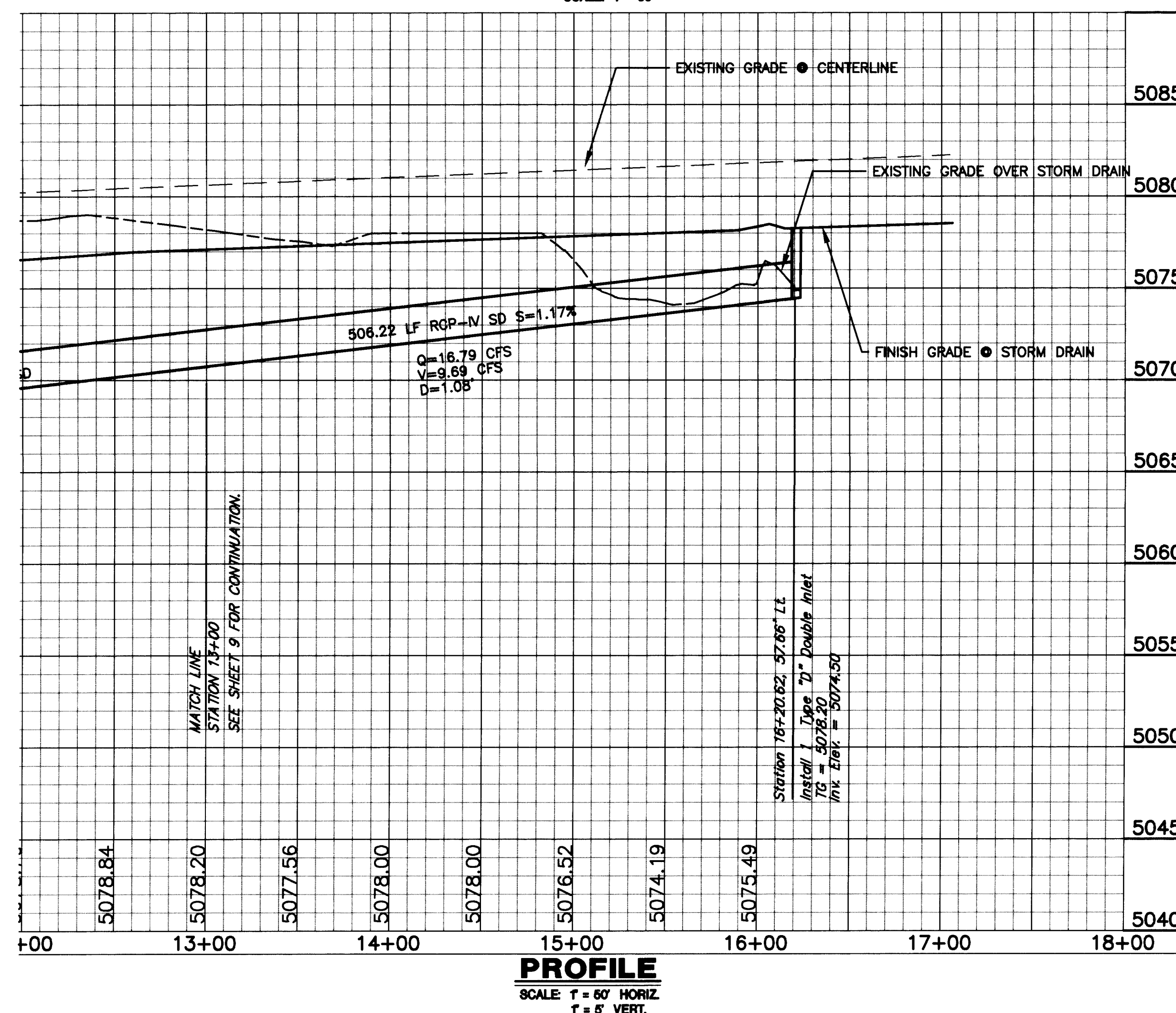
Mo./Day/Yr. Mo./Day/Yr.
MAR - 5 1999

DESIGN REVIEW COMMITTEE

City Project No. 598481 Zone Map No. G-16 Sheet 11 Of 19



PLAN
SCALE 1" = 60'



PROFILE
SCALE 1" = 60' HORIZ.
1" = 5' VERT.

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: INTERSTATE BUSINESS PARK INFRASTRUCTURE IMPROVEMENTS FRONTAGE ROAD STORM DRAIN			
DESIGNER'S REVIEW COMMITTEE		CITY ENGINEER APPROVAL	
DESIGNED BY: J.A.W.	DRAWN BY: RAY SMITH	CHECKED BY: J.A.A.	DATE: 12/19/98
DESIGNED BY: J.A.W.	DRAWN BY: RAY SMITH	CHECKED BY: J.A.A.	DATE: 12/19/98
APPROVE MAR - 5 1999			
City Project No. 598481		Zone Map No. G-16	Sheet 12 Of 19
City Project No. 598481		Zone Map No. G-16	Sheet 12 Of 19

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	BY	FIELD NOTES	NMSHC BRASS CAP "1-25-20"	CONTRACTOR	WORK STAKED BY	DATE
1	1997	AAR-LARKIN		CENTRAL ZONE, NAD 1927		INSPECTOR'S ACCEPTANCE BY	DATE
2				X=390,403.88, Y=1,502,304.95		FIELD VERIFICATION BY	DATE
3				COMBINED FACTOR=0.99967080		DRAWINGS CORRECTED BY	DATE
4				ELEV=5079.46		MICRO-FILM INFORMATION	DATE
5						RECORDED BY	DATE
6						RECORDED BY	DATE
7						RECORDED BY	DATE

DESIGNED BY: J.A.W.
DRAWN BY: RAY SMITH
CHECKED BY: J.A.A.

DATE: 12/19/98
DATE: 12/19/98
DATE: 12/19/98

REMARKS
DESIGN

REVISIONS

NO. DATE

REMARKS

BY

DESIGNED BY: J.A.W.
DRAWN BY: RAY SMITH
CHECKED BY: J.A.A.

DATE: 12/19/98
DATE: 12/19/98
DATE: 12/19/98

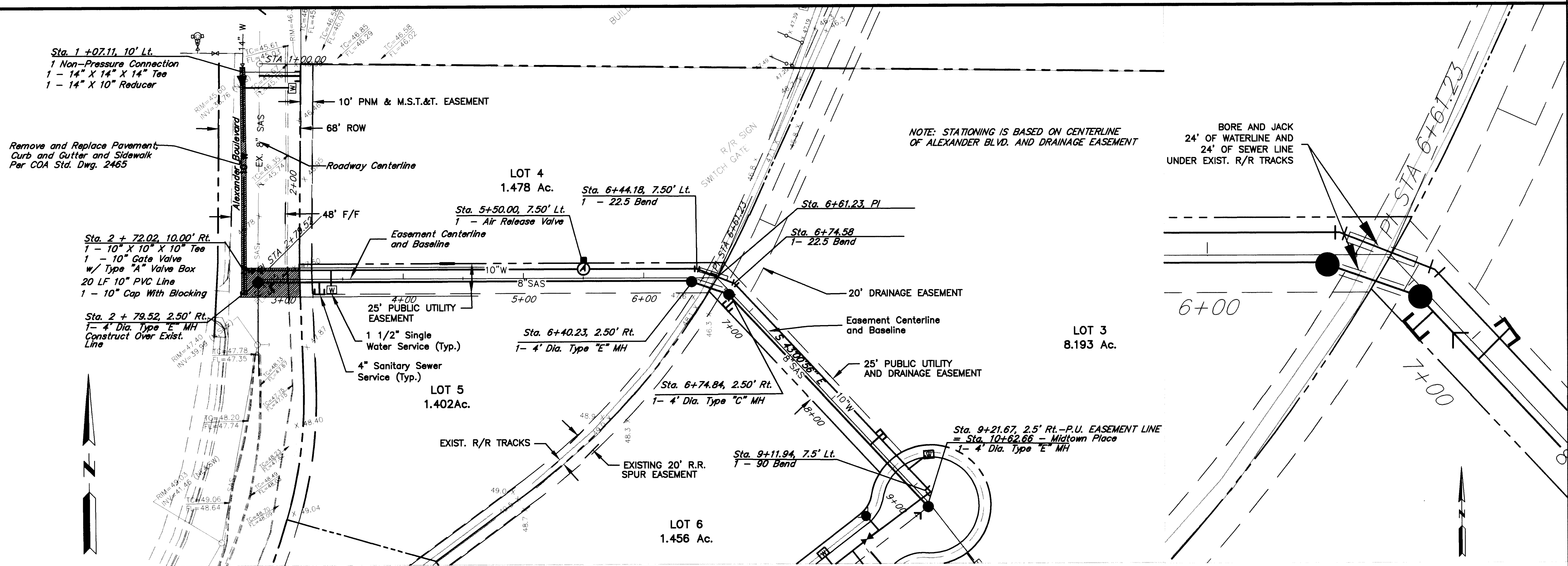
REMARKS
DESIGN

REVISIONS

NO. DATE

REMARKS

BY



4" Sanitary Sewer Service Table
Lot Station Offset Elevation @ PL

4	1+10.00	34.00'L	5040.67
5	3+24.90	12.50'R	5041.55
6	6+85.00	12.50'R	5044.00
3	8+60.00	12.50'L	5044.75

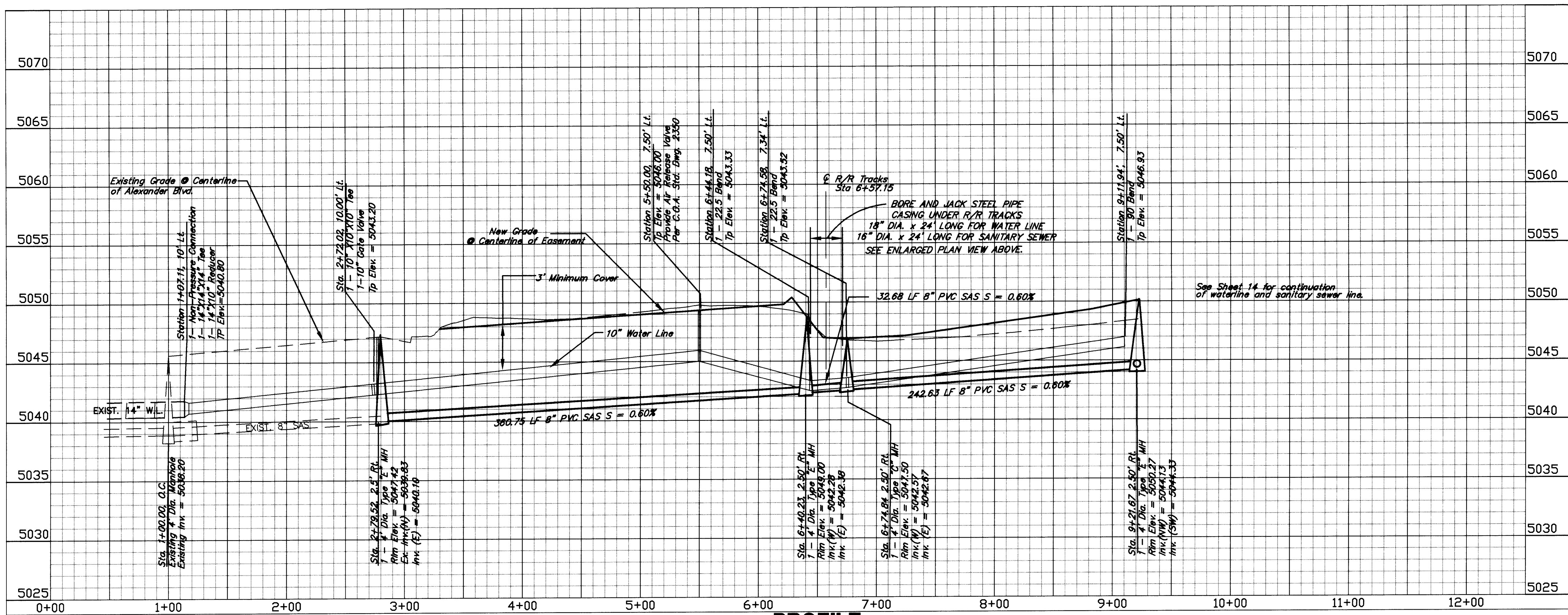
Water Service Table (1-1/2" Size)
Lot Station Offset Elevation @ Curb

4	1+20.00	24.00'L	5044.20
5	3+34.90	12.50'R	5046.00
3	9+13.50	18.61'L	5047.50

NOTE:

SEE SHEET 15 FOR REQUIRED LENGTHS OF RESTRAINED JOINTS FOR ALL FITTINGS AND FOR WATER VALVE SHUTOFF PLAN.

Enlarged Plan View
1" = 20'



SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	FIELD NOTES	CONTRACTOR	WORK STAKED BY	DATE	DATE
1	AAR-LARKIN	NMHC BRASS CAP "1-25-20"	INSPECTOR'S ACCEPTANCE BY	DATE	DATE
2		N.M. STATE PLANE COORDINATES	FIELD VERIFICATION BY	DATE	DATE
3		CENTRAL ZONE, NAD 1927	DRAWINGS CORRECTED BY	DATE	DATE
4		X=390,403.88, Y=1,502,304.95	RECORDED BY	DATE	DATE
5		COMBINED FACTOR=0.99967080	RECORDED BY	DATE	DATE
6		ELEV=5079.46	RECORDED BY	DATE	DATE
7			RECORDED BY	DATE	DATE

ENGINEER'S SEAL		REVISIONS	
NO.	DATE	REMARKS	BY
1			
2			
3			
4			

DESIGNED BY: J.A.W. DATE: 12/19/98
 DRAWN BY: RAY SMITH DATE: 12/19/98
 CHECKED BY: J.A.A. DATE: 12/19/98

SCANNED BY
BY LASON

AAR-THE LARKIN GROUP, INC.
 CONSULTING ENGINEERING AND SURVEYORS
 ALBUQUERQUE 87-783 NEW MEXICO

8500 MENAUL NE. SUITE A440
 ALBUQUERQUE, NEW MEXICO 87112
 TELEPHONE 505 275-7500
 FAX 505 275-0748

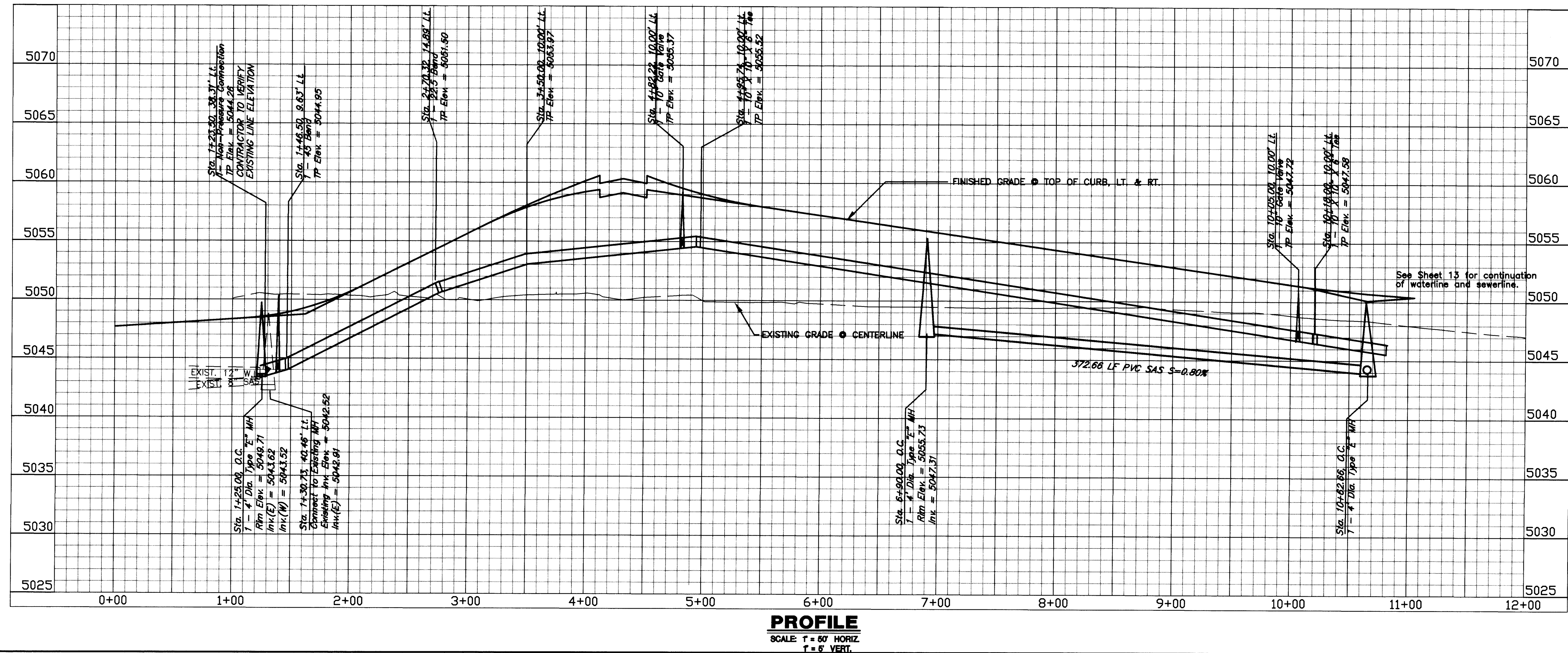
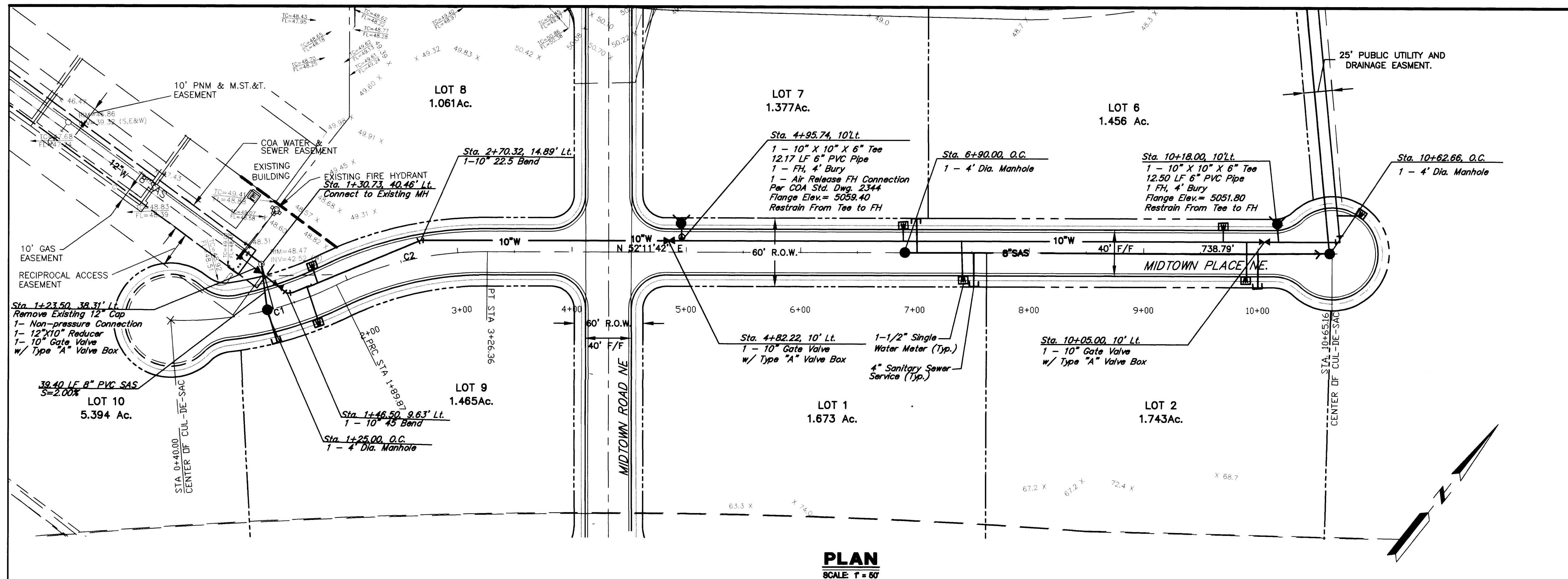
CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

TITLE: **INTERSTATE BUSINESS PARK
 INFRASTRUCTURE IMPROVEMENTS**

ALEXANDER BLVD./P.U. EASEMENT WATER & SANITARY SEWER PLAN & PROFILE

APPROVE: MAR - 5 1999
 DESIGN REVIEW COMMITTEE

City Project No. **598481** Zone Map No. **G-16** Sheet **13** of **19**



4" Sanitary Sewer Service Table			
Lot	Station	Offset	Elevation @ P.L.
9	1+25.00	34.00'R	5044.50
7	7+01.41	30.00'L	5048.80
1	7+52.65	30.00'R	5048.43
2	10+00.00	30.00'R	5046.43

Water Service Table (1-1/2" Size)			
Lot	Station	Offset	Elevation @ Curb
8	1+74.64	20.00'L	5047.70
9	1+64.74	20.00'R	5047.50
7	6+91.41	20.00'L	5053.80
1	7+42.65	20.00'R	5053.10
2	9+90.00	20.00'R	5049.60
6	9+70.20	20.00'L	5048.80

NOTES:
SEE SHEET 15 FOR REQUIRED LENGTHS OF RESTRAINED JOINTS FOR ALL FITTINGS AND FOR WATER VALVE SHUTOFF PLAN.
FIRE HYDRANTS SHALL BE RESTRAINED FROM TEE TO HYDRANT.

AS BUILT INFORMATION			
CONTRACTOR	WORK STAKED BY	DATE	DATE
INSPECTOR'S ACCEPTANCE BY			
DATE	DATE	DATE	DATE
DRAWINGS CORRECTED BY			
DATE	DATE	DATE	DATE
MICRO-FILM INFORMATION			
RECORDED BY	RECORDED BY	DATE	DATE

SURVEY INFORMATION		BENCH MARKS	
NO.	FIELD NOTES	NMHC BRASS CAP	1"=25'-20"
1	AAR-LARKIN	N.M. STATE PLANE	COORDINATES
2		CENTRAL ZONE, NAD 1927	
3		X=390,403.88, Y=1,502,304.95	
4		COMBINED FACTOR=0.99967080	
5		ELEV=5079.46	
6			
7			

ENGINEER'S SEAL	

REVISIONS	
NO.	DATE
1	12/19/98
2	12/19/98
3	12/19/98
4	12/19/98

DESIGNED BY: JAW	DATE: 12/19/98
DRAWN BY: RAY SMITH	DATE: 12/19/98
CHECKED BY: JAA	DATE: 12/19/98

AAR-THE LARKIN GROUP, INC.
8500 MENAUL NE, SUITE A440
ALBUQUERQUE, NEW MEXICO 87112
TELEPHONE 505 275-7500
FAX 505 275-0748

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE:	INTERSTATE BUSINESS PARK INFRASTRUCTURE IMPROVEMENTS MIDTOWN PLACE UTILITIES PLAN & PROFILE
City Project No.	598481
Zone Map No.	G-16
Sheet	14 Of 19

RESTRAINED JOINT LENGTHS, Lr. FOR TEES, (FT.) ALL JOINTS AT THE TEE MUST BE RESTRAINED.				
SIZE	MINIMUM RUN LENGTH	MINIMUM RUN LENGTH	MINIMUM RUN LENGTH	MINIMUM RUN LENGTH
	RUN	BRANCH	RUN	BRANCH
12x12x12	15	17	18	3
12x12x10	10	18	13	1
12x12x8	6	19	8	5
12x12x6	3	19	5	1
10x10x10	12	18	15	5
10x10x8	8	15	10	4
10x10x6	4	16	6	1

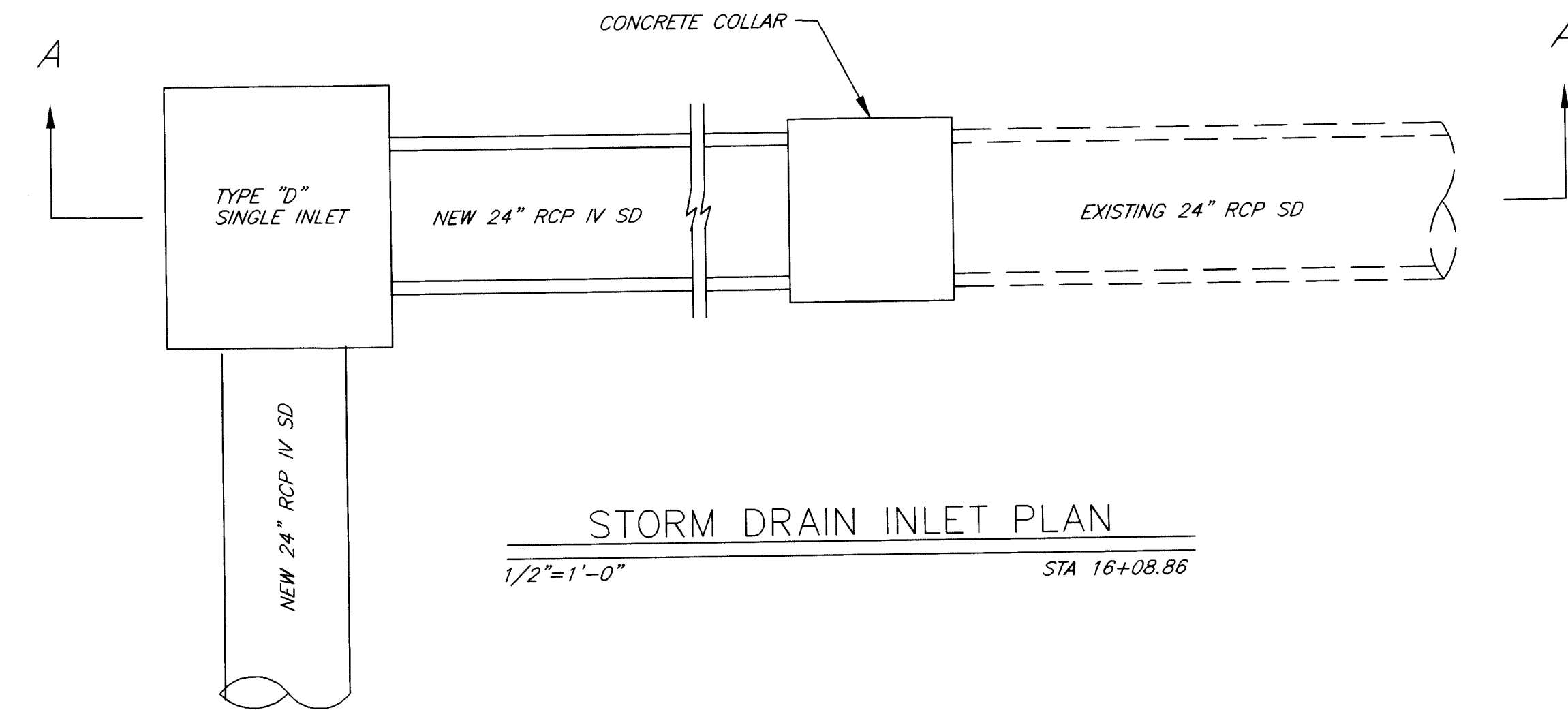
RESTRAINED JOINT LENGTHS, Lr. FOR BENDS, VALVES, AND DEAD ENDS, (FT.) HORIZONTAL BENDS					
SIZE	90°	45°	22-1/2°	11-1/4°	VALVES & DEAD ENDS
14	35	13	7	4	100
12	30	12	6	3	86
10	26	11	5	3	72
6	17	7	3	2	46

RESTRAINED JOINT LENGTHS, Lr. FOR REDUCERS, (FT.) MINIMUM, UNOBSTRUCTED, STRAIGHT-RUN LENGTH RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE					
SIZE	LARGE SIDE	SMALL SIDE	SIZE	LARGE SIDE	SMALL SIDE
14x10	40	60	6x4	24	35
12x10	25	30	10x6	44	73

Note:
This table is based upon the following criteria:
Depth of Bury 3.0 ft. minimum
Factor of Safety 1.25
Material AWWA C-900 PVC Pipe
Soil Type GM/SM-Silty gravels & silty sands,
gravel-sand-silt mixtures.
Test Pressure 150 psi
Trench Type 4 Pipe bedded in sand, gravel, or crushed stone
to depth of 1/8 pipe diameter, 4 inch minimum;
backfill compacted to top of pipe

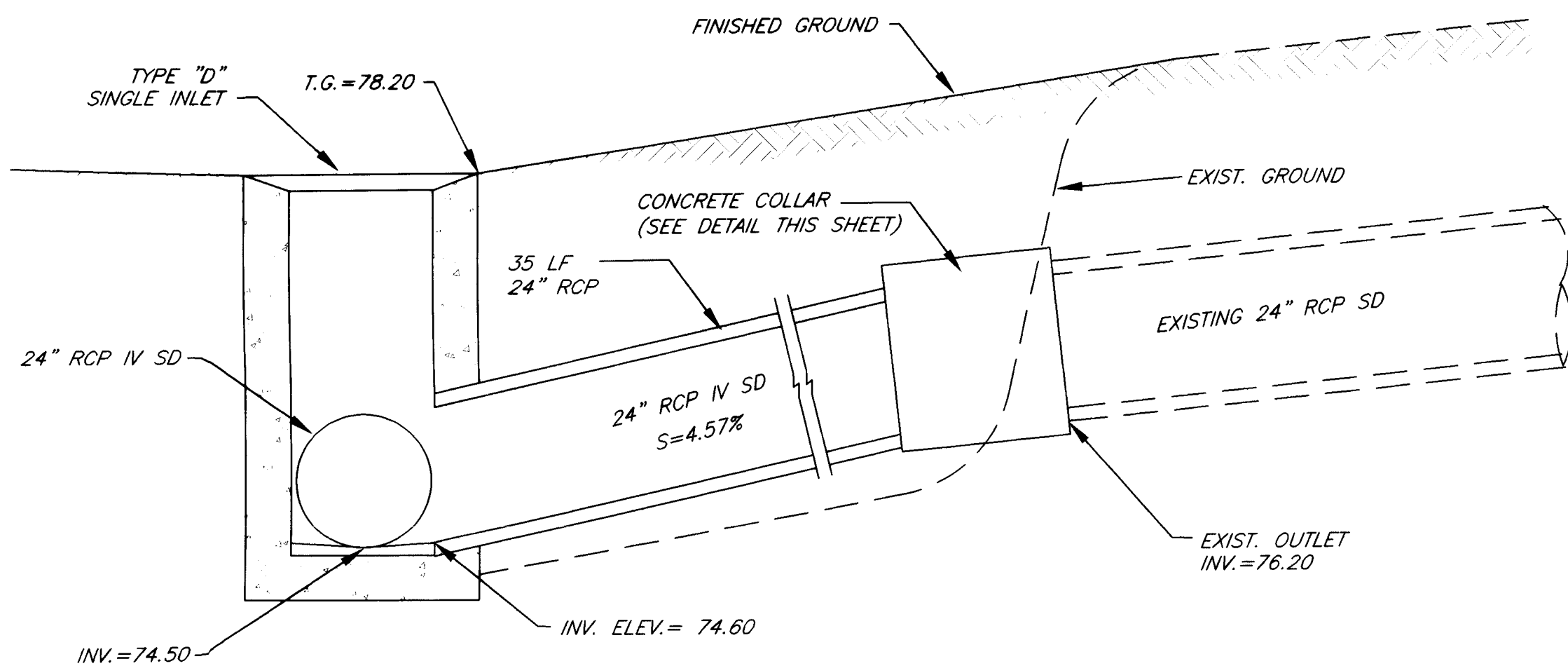
Different criteria, e.g. ductile iron pipe, greater depth of bury, etc.,
will require different restrained lengths. These must be calculated
by a qualified Professional Engineer and approved by the Public
Works Department.

WATERLINE
RESTRAINED JOINT TABLES



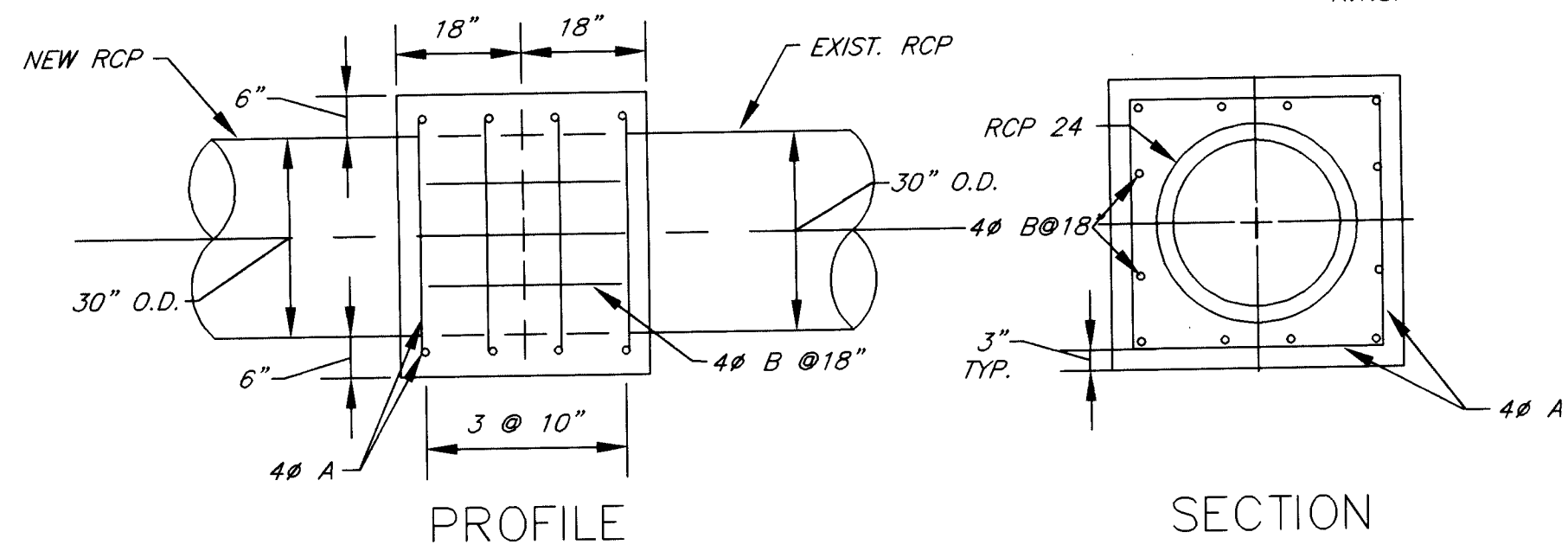
STORM DRAIN INLET PLAN

1/2"=1'-0" STA 16+08.86

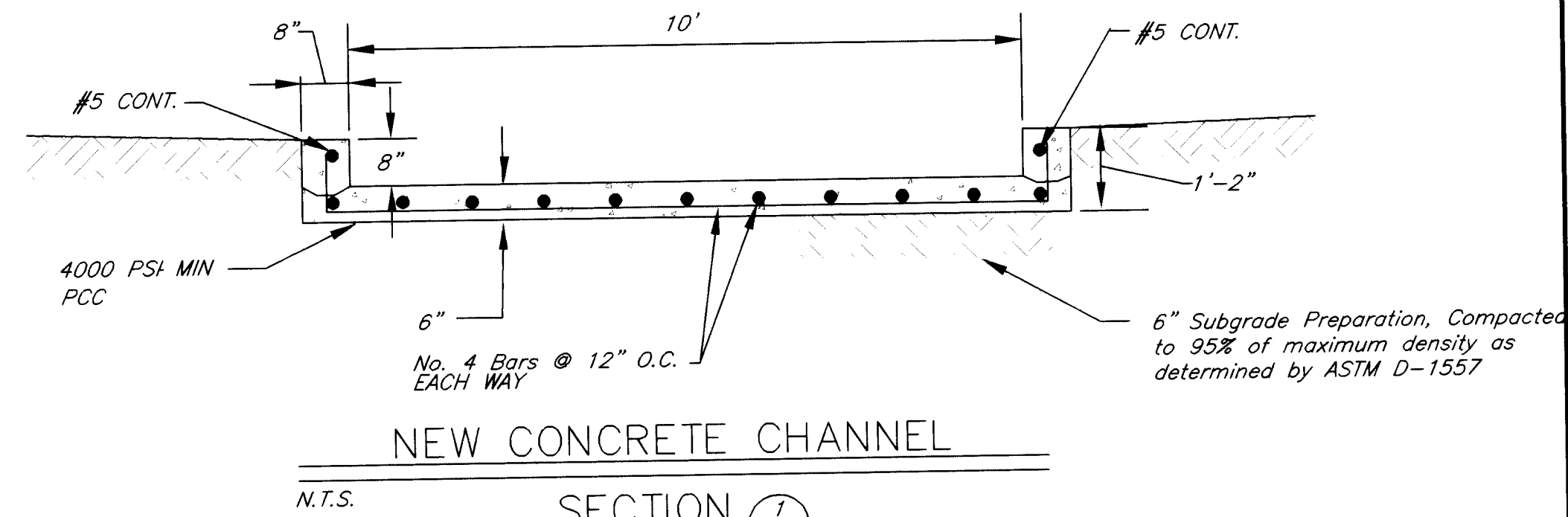


STORM DRAIN INLET PROFILE A-A

1/2"=1'-0" STA 16+08.86

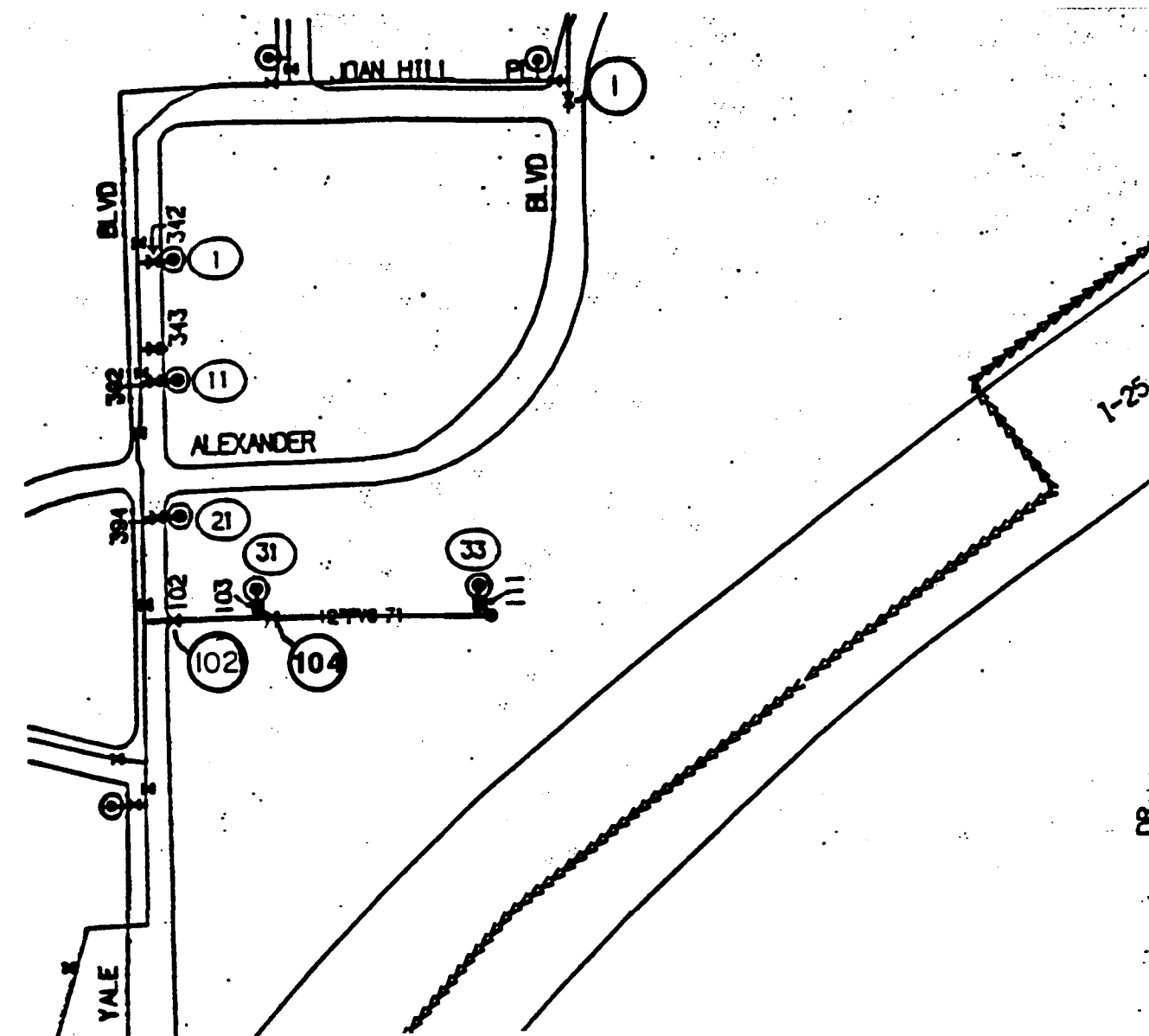


COLLAR DETAILS FOR CONNECTING EXISTING
24" RCP CULV. W/NEW 24" RCP PIPE



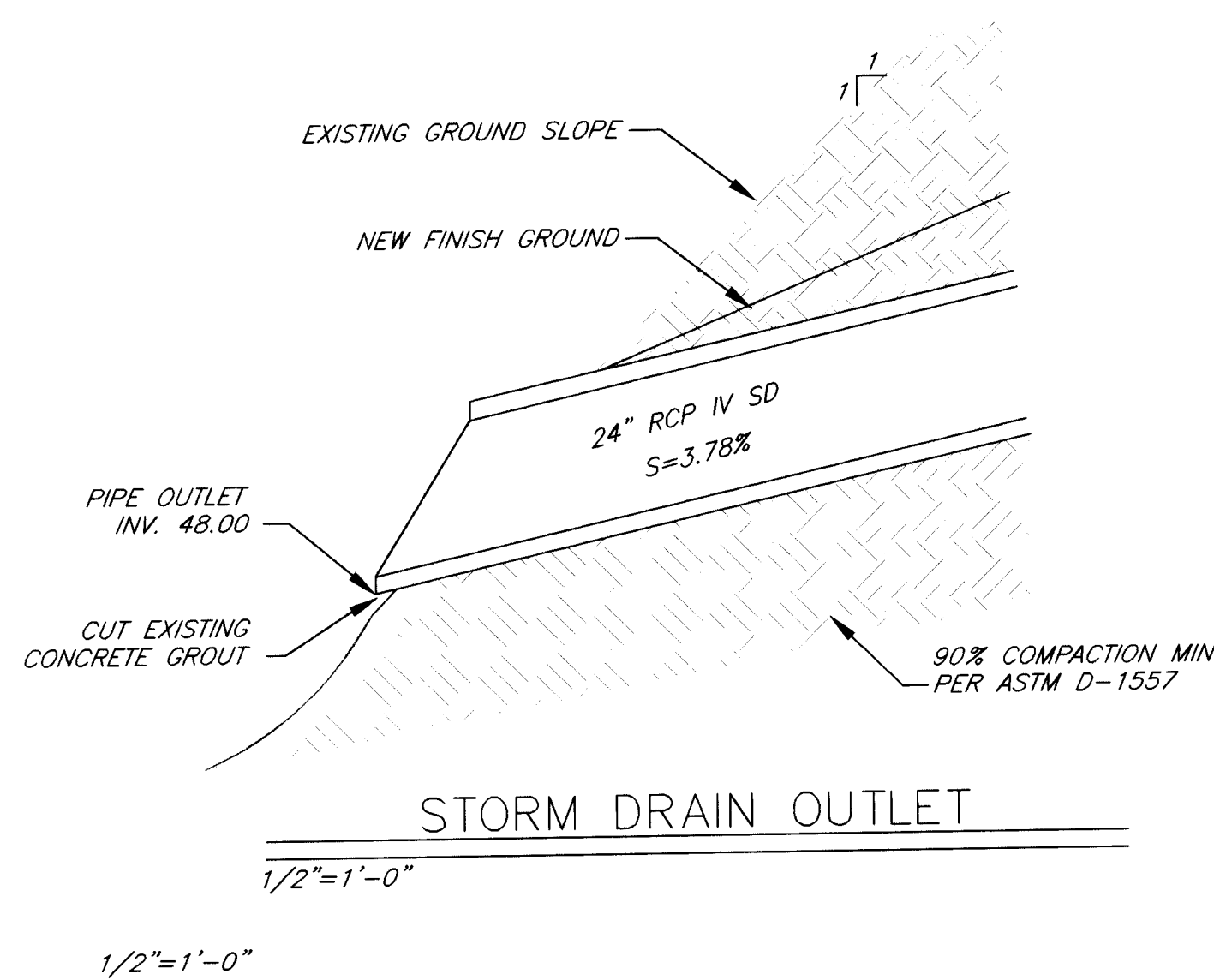
NEW CONCRETE CHANNEL

N.T.S. SECTION 1/10/15



WATER SHUT-OFF PLAN

SCALE 1"= 500'



STORM DRAIN OUTLET

1/2"=1'-0"

1/2"=1'-0"

NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TIMING AND COORDINATION OF WATER SHUTOFF. AT LEAST FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION, 857-8200, TO INITIATE IMPLEMENTATION OF THE NON-PRESSURIZED CONNECTION PLAN. IN ORDER TO COMPLETE THIS CONNECTION, THE FOLLOWING VALVES MUST BE CLOSED BY WATER SYSTEMS PERSONNEL:

VALVE 104 FOR THE CONNECTION TO THE EXISTING 12" LINE SOUTH OF ALEXANDER BOULEVARD

VALVE 1 FOR THE CONNECTION TO THE EXISTING 14" LINE AT THE INTERSECTION OF JOAN HILL ROAD AND ALEXANDER BOULEVARD

AS BUILT INFORMATION	
CONTRACTOR	DATE
INSPECTOR'S	DATE
VERIFICATION BY	DATE
VERIFICATION BY	DATE
VERIFICATION BY	DATE
VERIFICATION BY	DATE
VERIFICATION BY	DATE
VERIFICATION BY	DATE

BENCH MARKS	
4-A12 LOCATED AT THE INTERSECTION OF GOLF COURSE RD. AND DRIFTWOOD AVE, NW, IN THE SE QUADRANT OF THE INTERSECTION.	DATE
AN ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM 4-A12", SET IN THE TOP OF THE CURB AT THE SSE CURB RETURN.	DATE
ELEV = 5139.53	DATE

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	DATE
1 AAR-LARKIN	1997
2	
3	
4	
5	
6	
7	

ENGINEER'S SEAL	
PROFESSIONAL ENGINEER	DATE
REGISTERED	DATE
STATE OF NEW MEXICO	DATE
NO. 12345	DATE
DATE 12/19/98	DATE
DATE 12/19/98	DATE

OWNED BY
BY LASON

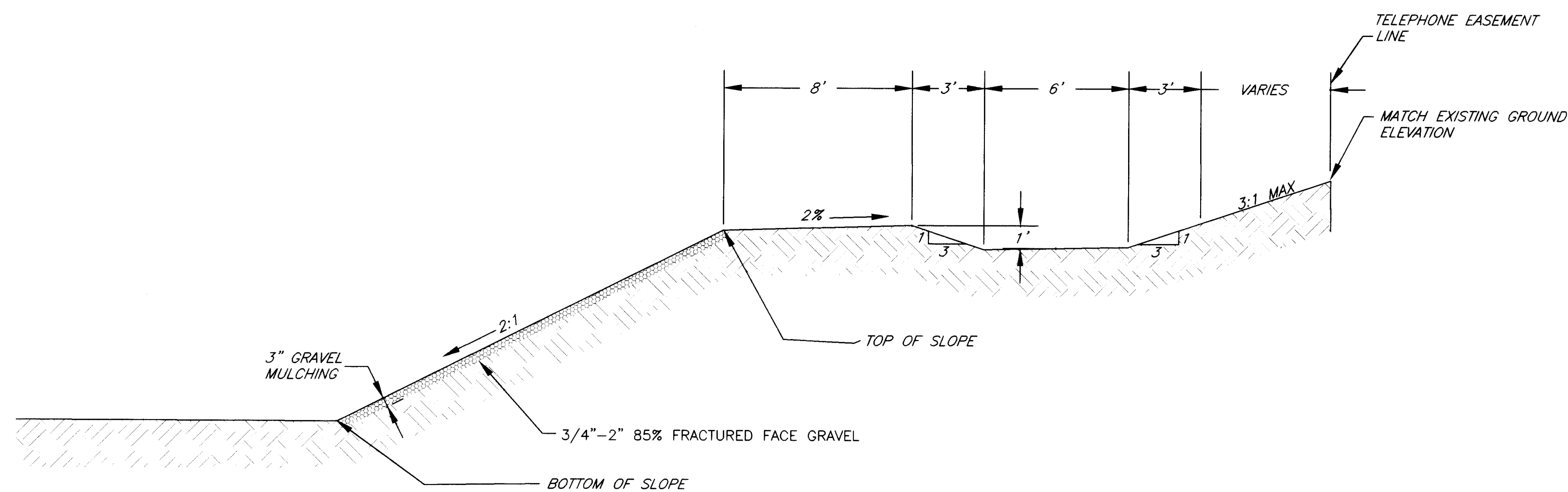
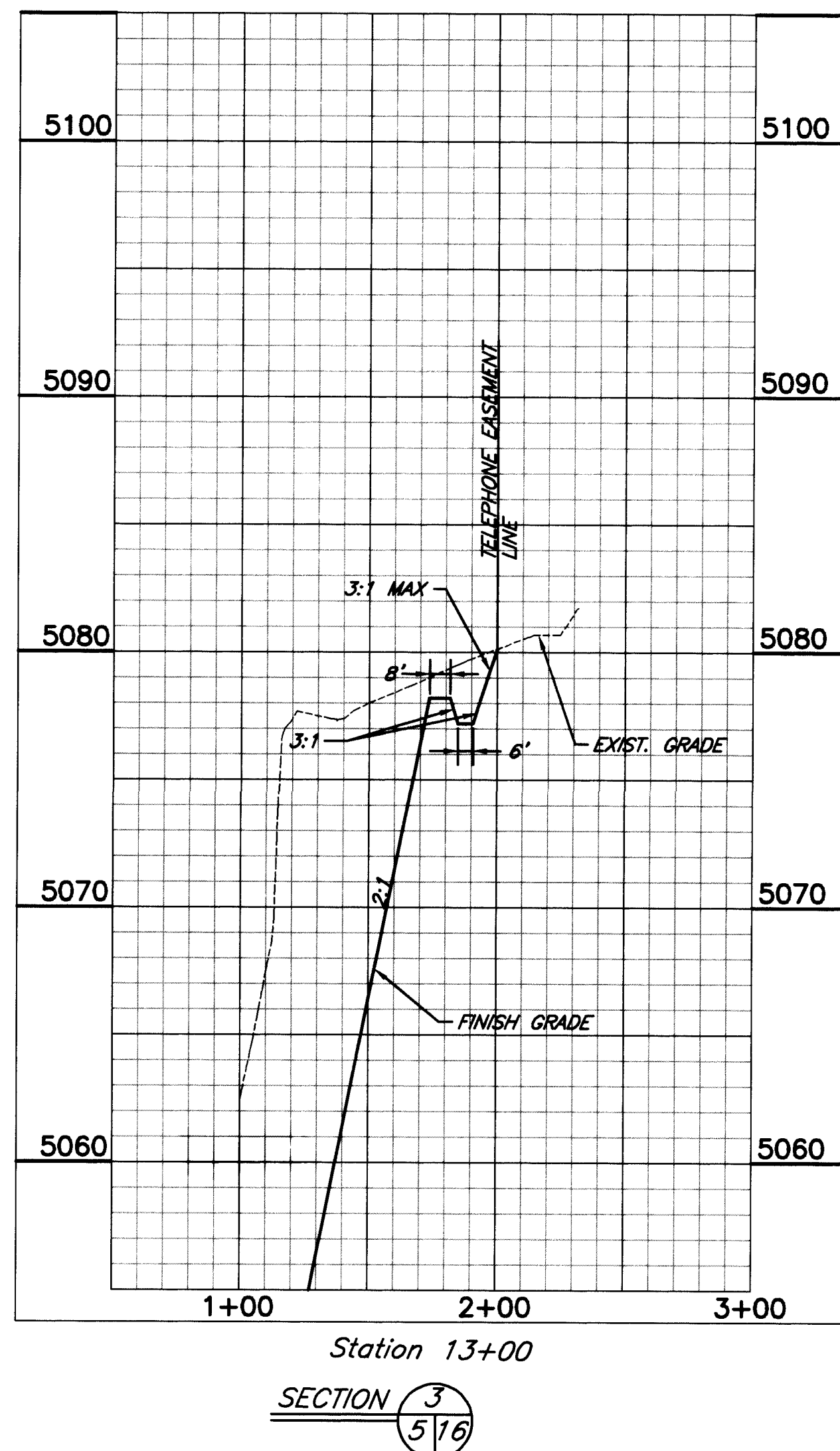
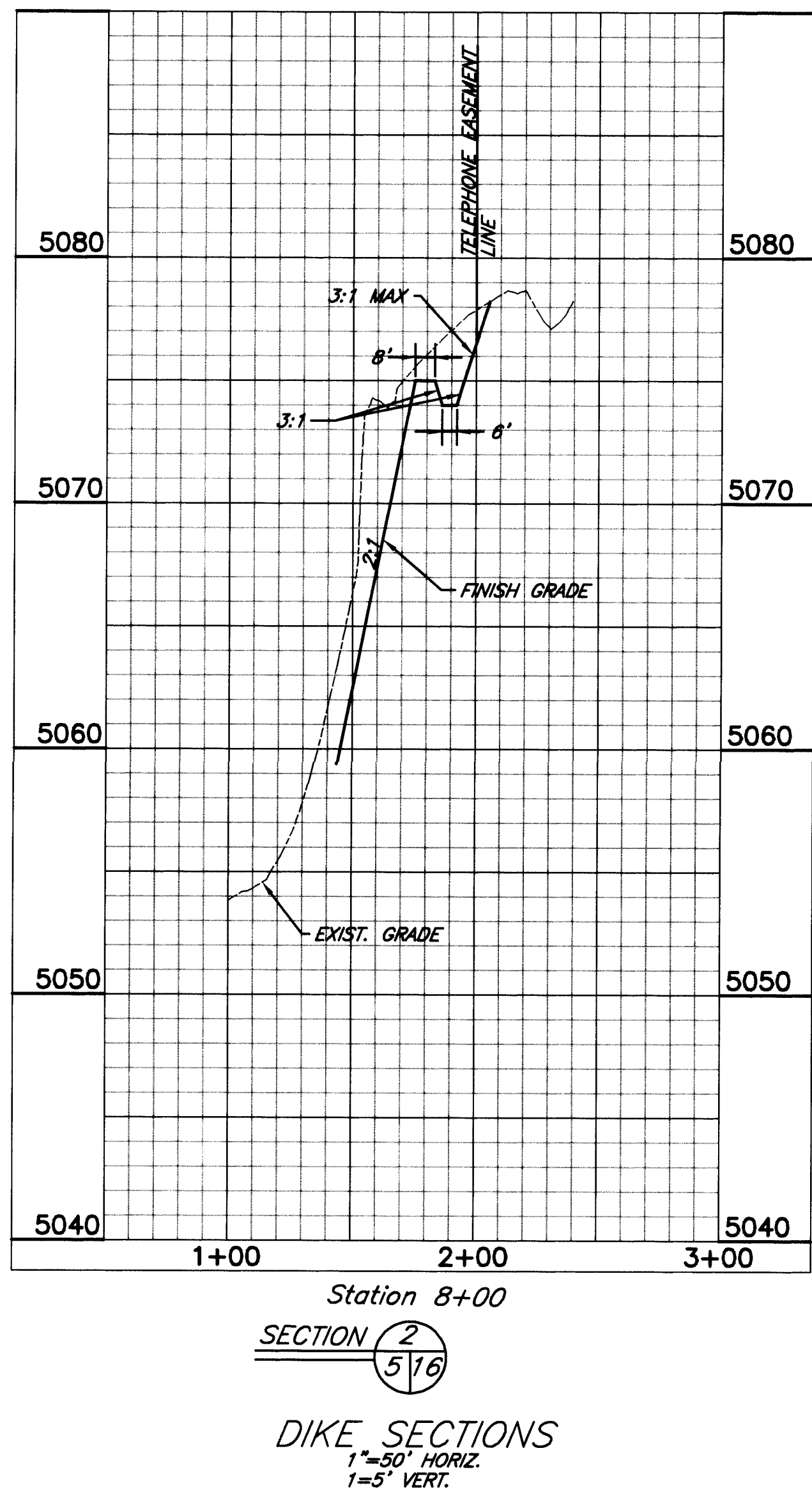
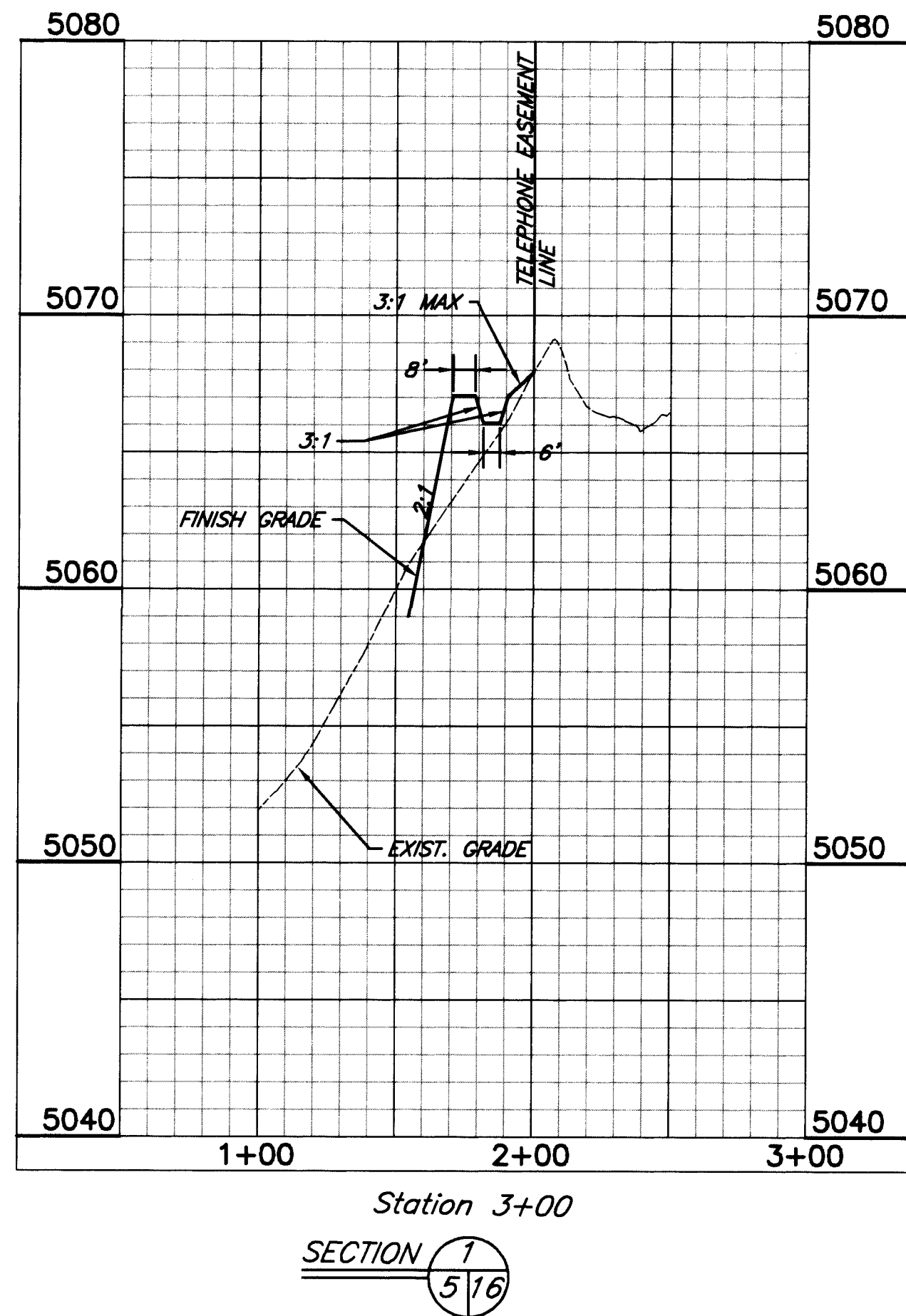
AAR-THE LARKIN GROUP, INC.
the Jackson, Larkins & Roberts, Inc.
CONSULTING ENGINEERS AND SURVEYORS
ALBUQUERQUE, NEW MEXICO
8500 MENAUL NE. SUITE A440
ALBUQUERQUE, NEW MEXICO 87112
TELEPHONE (505) 275-7500
FAX (505) 275-0748

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **INTERSTATE BUSINESS PARK
INFRASTRUCTURE IMPROVEMENTS
DETAILS**

APPROVE	
City Engineer Approval	Mo./Day/Yr.
DESIGN REVIEW COMMITTEE	Mo./Day/Yr.
MAR - 5 1999	

City Project No. **598481** Zone Map No. **G-16** Sheet **15** Of **19**



EROSION CONTROL AND DIKE PLAN

N.T.S.
FOR 2:1 SLOPES ALONG FRONTAGE ROAD
NOTE: USE 3" GRAVEL MULCHING FOR ALL 2:1 SLOPES ON-SITE.

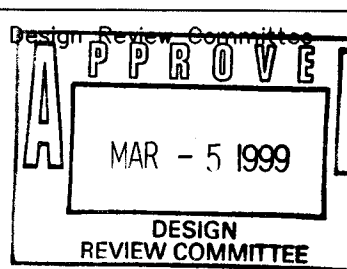
SCANNED BY
BY LASON

AAR-THE LARKIN GROUP, INC.
CONSULTING ENGINEERS AND SURVEYORS
ALBUQUERQUE 87-782 NEW MEXICO

8500 MENAUL NE, SUITE A440
ALBUQUERQUE, NEW MEXICO 87112
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **INTERSTATE BUSINESS PARK
INFRASTRUCTURE IMPROVEMENTS
DETAILS**



City Engineer Approval

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

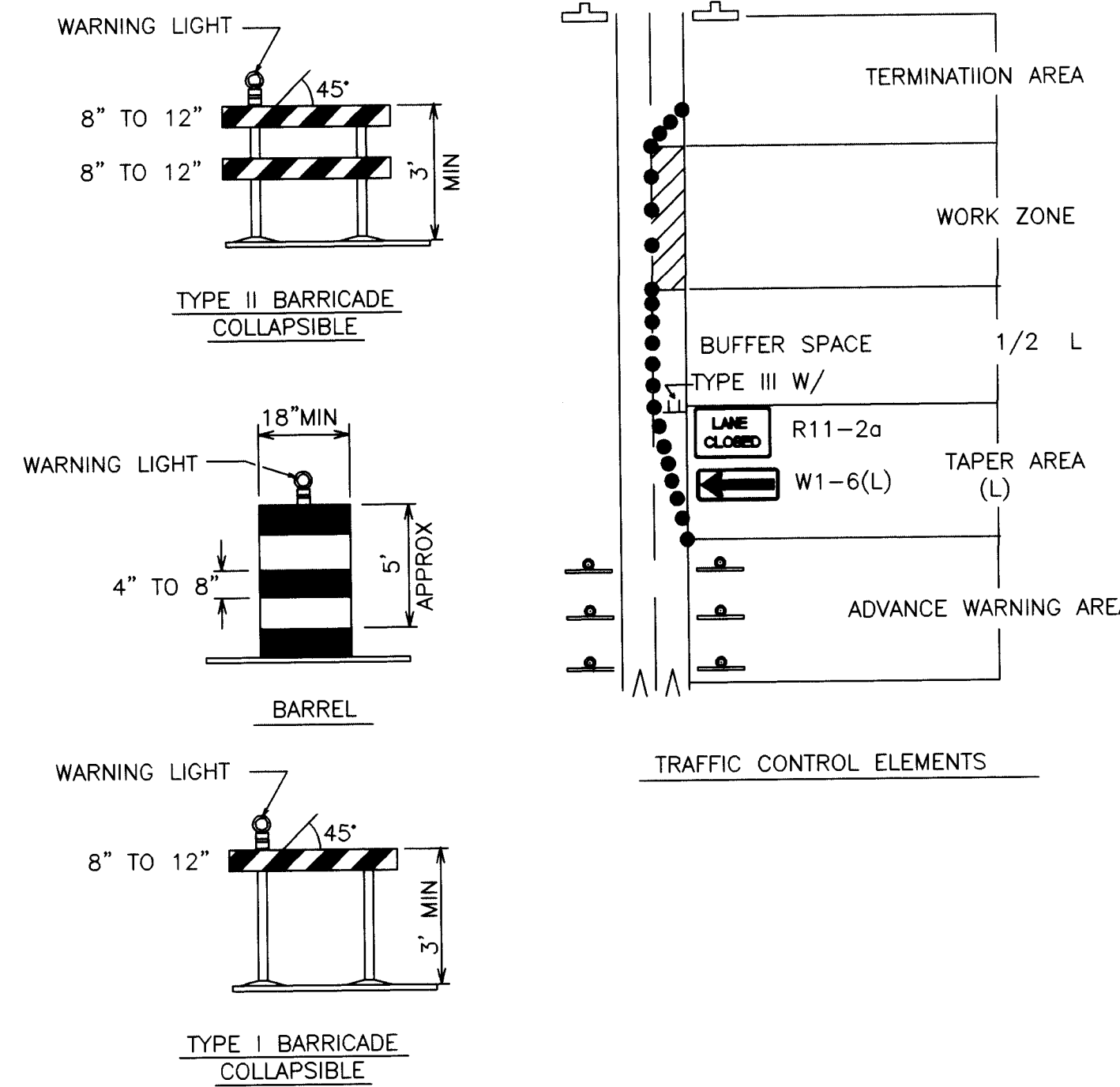
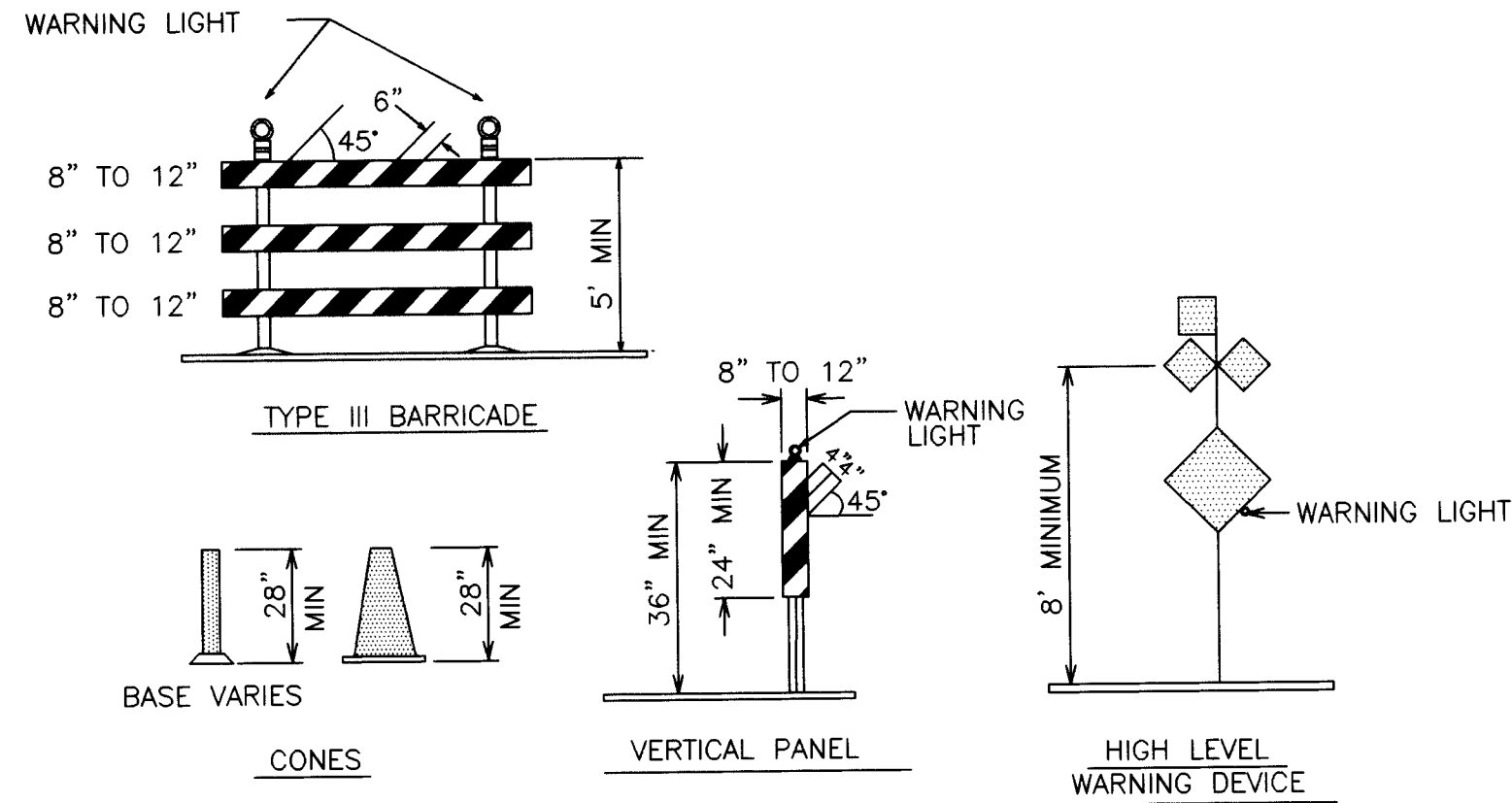
City Project No. **598481** Zone Map No. **G-16** Sheet **16** Of **19**

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	BY	FIELD NOTES	CONTRACTOR	DATE
	1997				
1		AAR-LARKIN	STANDARD CITY OF ALBUQUERQUE	INSPECTOR'S	DATE
2			DISK SET IN SIDEWALK	RECORDING BY	DATE
3			LOCATED AT THE NORTHWEST	VERIFICATION BY	DATE
4			CORNER OF LOMAS BOULEVARD	CONTRACTOR'S	DATE
5			N.W. AND 4TH STREET N.W.	RECORDED BY	DATE
6			ELEVATION 4954.89	RECORDED BY	DATE
7				RECORDED BY	DATE

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.
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 TRAVELED 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. 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 ITS 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 HEIGHT AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D.
27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY.
28. TEMPORARY STRIPING AND REMOVAL OF SAME SHALL BE INCIDENTAL TO THE TRAFFIC CONTROL BID ITEM.
29. CONTRACTOR SHALL MAINTAIN TWO-WAY TRAFFIC ON ALEXANDER BOULEVARD AT ALL TIMES.



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 STREET LIMIT OF THE STREET
TAPER LENGTH - SEE CHART BELOW

THE TANGENT LENGTH IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET.

TAPER REQUIREMENT

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
	10 X SPEED LIMIT	10 X SPEED LIMIT	
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	

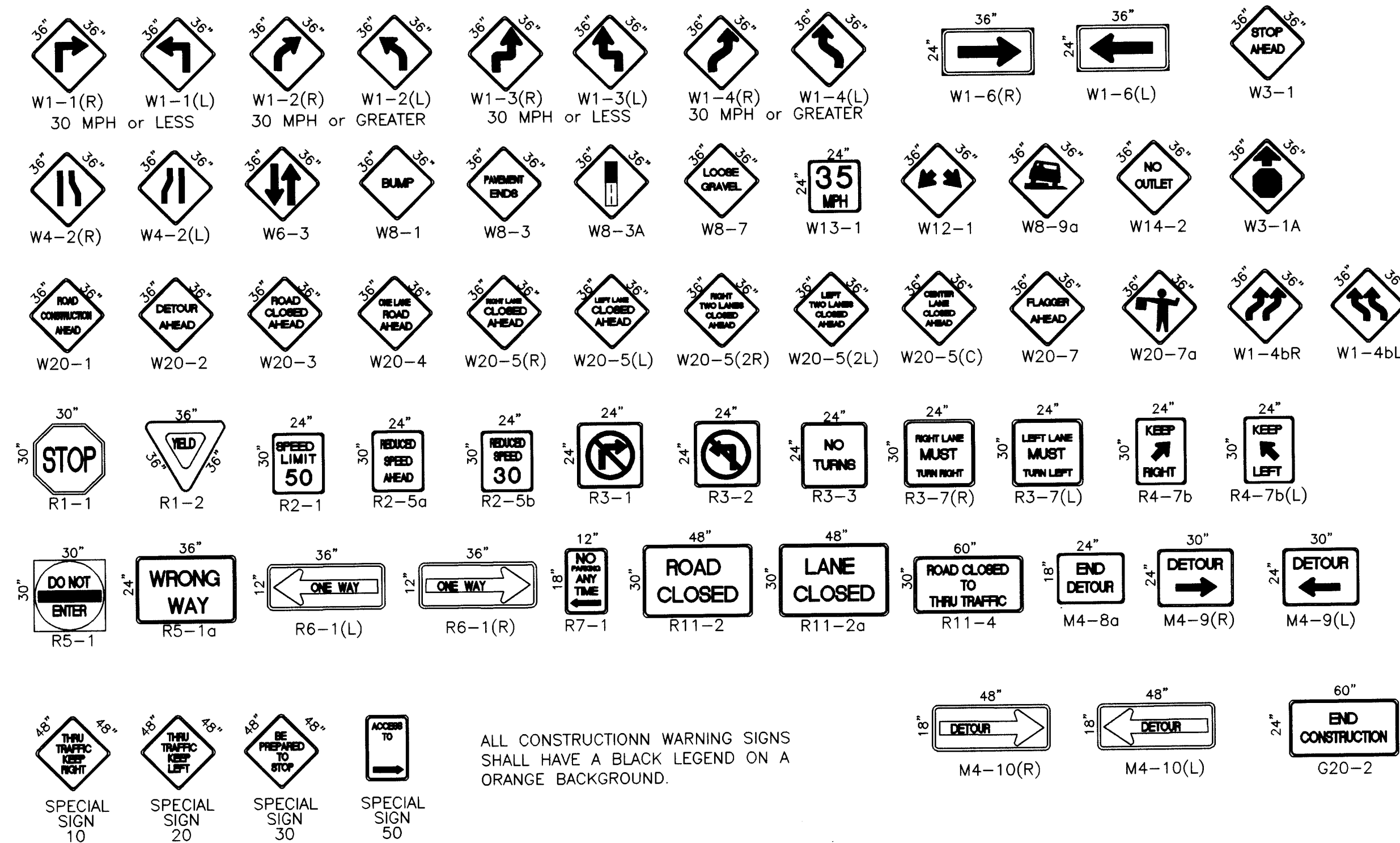
TAPER CRITERIA

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

TAPER LENGTH COMPUTATION

SPEED LIMIT	
40 MPH OR LESS	$L = \frac{WS^2}{60}$
40 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.

SCANNED BY BY LASON

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: TRAFFIC CONTROL SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
CITY PROJECT NO. 598481	ZONE MAP NO. G-16
SHEET 18 OF 19	

