

CONSTRUCTION PLANS
FOR
LOWE'S SITE PUBLIC IMPROVEMENTS
ALBUQUERQUE, NEW MEXICO

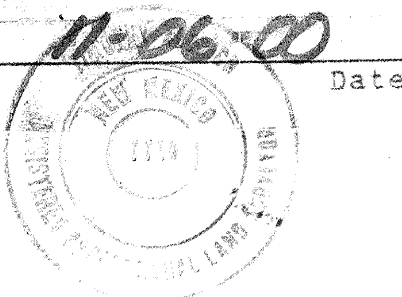
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SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that the 'as-built' information shown on these drawings was added by me or under my supervision, and that this 'as-built' information is true and correct to the best of my knowledge and belief." Aldrich Land Surveying is not responsible for any of the design, concepts, calculations, engineering, or intent of the record drawings.

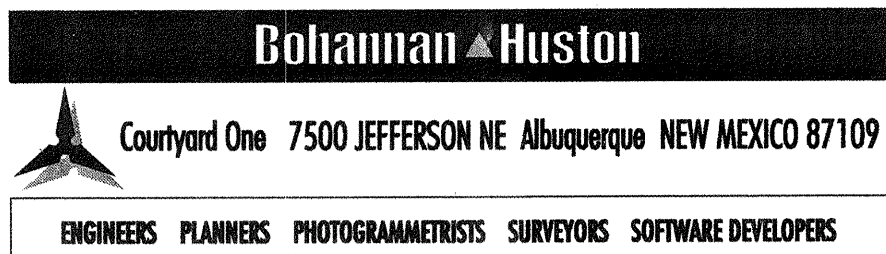
Timothy Aldrich, F.S. No. 7719



CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR CONSTRUCTION OBSERVER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
4. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE CONSTRUCTION OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERE TO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
6. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
7. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
8. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, SURFACE DISTURBANCE)
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE AT HIS EXPENSE ANY AND ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
10. ALL PERMANENT PAVEMENT MARKING AND TRAFFIC SIGNING SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR PER PLAN.

11. THE CONTRACTOR SHALL FOLLOW THE CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN PROVIDED HEREIN. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), U.S. DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
14. ALL SAWCUT PAVEMENT SHALL HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.
15. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENTS, PAVEMENT MARKINGS, CURB & GUTTER, DRIVE PADS, WHEELCHAIR RAMPS, AND SIDEWALK DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE PER COA STANDARDS, AT HIS OWN EXPENSE.

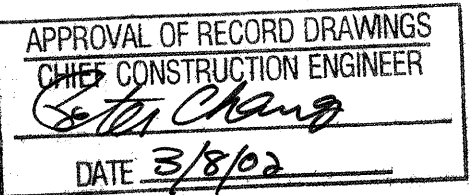


NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #6.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
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 IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULED. TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION COORDINATION ENGINEER (768-2521) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
6. ALL WORK EFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
7. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS WAS EXISTING, OR AS INDICATED BY THIS PLAN SET.
8. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF 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.
9. CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
10. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
11. CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE WATER SYSTEMS DIVISION (857-8200) FIVE (5) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY CITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION THREE (3) WORKING DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.

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 DEPRESSIONED 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.
- ☒ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

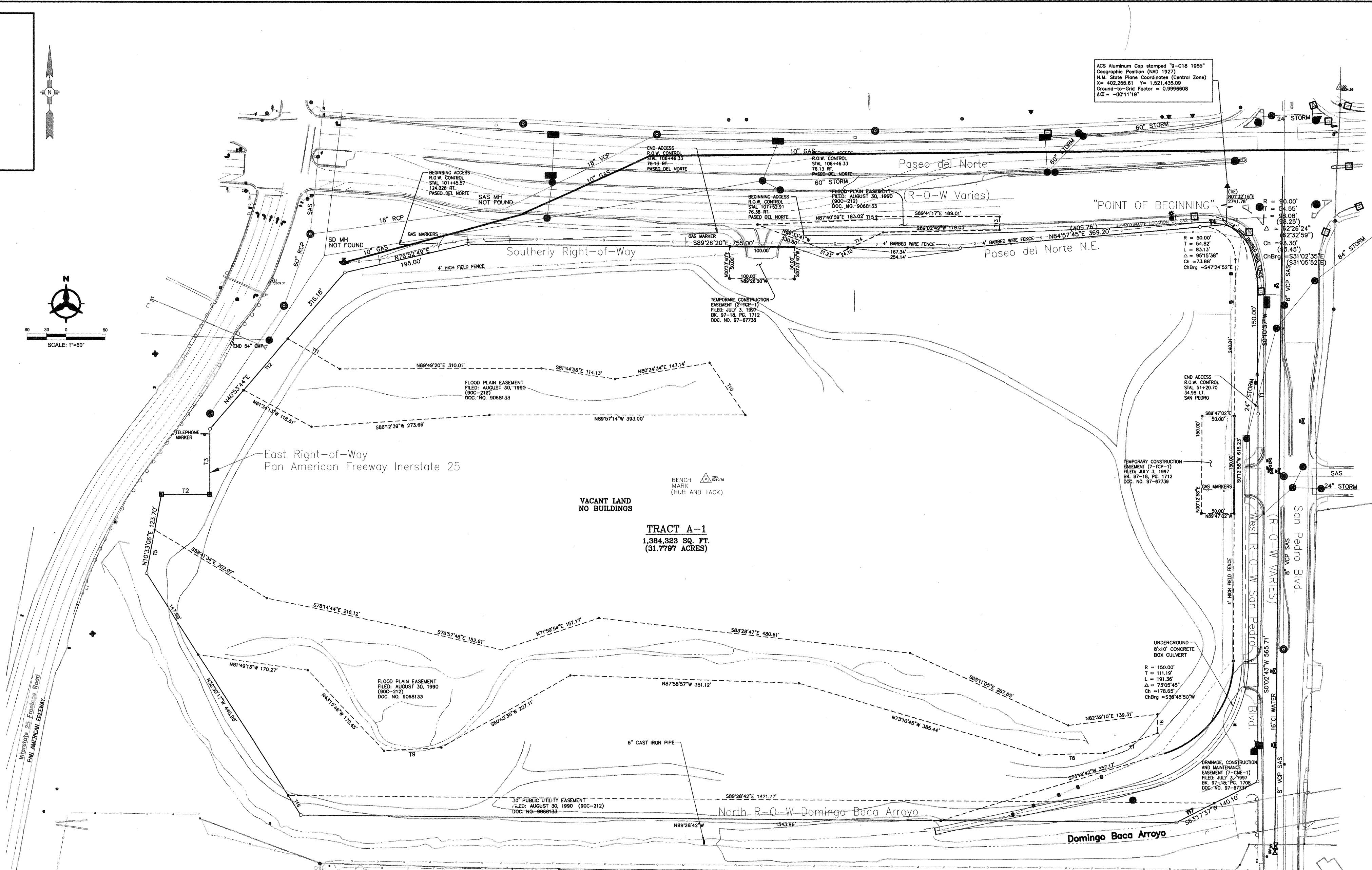


REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
		DRC Chairman	<i>[Signature]</i>	5-10-00	APPROVED FOR CONSTRUCTION		
		Transportation	<i>[Signature]</i>	3-28-00			
		Water/Wastewater	<i>[Signature]</i>	3-28-00			
		Hydrology	<i>[Signature]</i>	3-22-00			
		Parks	<i>[Signature]</i>	5-10-00			
Const. Maint.		<i>[Signature]</i>	<i>[Signature]</i>	30 Mar'00	City Engineer <i>[Signature]</i> Date		
NMSHD		<i>[Signature]</i>	<i>[Signature]</i>	30 Mar'00			
City Project No.		631381		Sheet		1	9

Survey for Lowe's Home Centers, Inc.
ALTA/ACSM LAND TITLE SURVEY
TRACT A-1
PLAT OF TRACTS A-1 & A-2
LOS ANGELES CENTER
SITUATE WITHIN PROJECTED SECTION 24, T11N, R3E, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 1999

LEGEND	
---	TRACT BOUNDARY LINE
---	ADJOINING PROPERTY LINE
---	EXISTING EXISTENT LINE
---	ACCESS CONTROL LINE
△	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
●	FOUND 5/8" REBAR TAGGED W/BRASS DISK STAMPED "PS 5978"
○	SET 5/8" REBAR W/ 1-1/4" RED PLASTIC SURVEY CAP STAMPED "LS 5978"
○	FOUND 5/8" REBAR W/CAP STAMPED "8478"
○	TAGGED W/BRASS DISK STAMPED "PS 5978"
○	EXISTING WATER VALVE
○	EXISTING FIRE HYDRANT
○	EXISTING SANITARY SINKER MANHOLE
○	EXISTING STORM MANHOLE
○	EXISTING TELEPHONE HOUSING
○	EXISTING GAS VALVE
○	EXISTING DROP INLET
○	EXISTING SIGNAL
×	SET PROPERTY CORNER IN CONCRETE

TANGENT DATA		
No.	DIRECTION	DISTANCE
11	S01°26'47"E	60.08
12	S89°42'36"E	74.06
13	N00°14'12"E	101.44
14	N84°57'45"E	40.69
15	N10°33'08"E	67.77
16	S00°32'55"W	30.00
17	S89°52'22"W	87.66
18	S88°14'08"W	98.08
19	S85°35'53"W	86.20
20	S34°19'00"E	97.08
21	S80°26'38"E	92.03
22	N4°25'34"E	102.99
23	S00°19'37"W	20.10
24	S64°35'14"W	77.82
25	N00°18'34"E	4.63
26	N32°30'17"W	35.78
27	S63°17'37"W	65.57



THE VECTOR IMAGES ON THIS COMPUTER PLOTTED MAP WERE GENERATED FROM DATA COMPILED BY DIGITAL STEREOPHOTODIAGRAMMATIC METHODS USING 1:3600 NOMINAL SCALE VERTICAL AERIAL PHOTOGRAPHY EXPOSED ON JULY 11, 1999 AT A FLIGHT HEIGHT OF APPROXIMATELY 1,600 FEET ABOVE MEAN TERRAIN. THE FILM WAS EXPOSED IN A ZEISS RMKA 15/23 AERIAL CAMERA, SERIAL NUMBER 127792, CALIBRATED FOCAL LENGTH 153.499 mm.

THE TOPOGRAPHIC IMAGES ON THIS MAP WERE GENERATED FROM DIGITAL TERRAIN MODEL (DTM) DATA ACQUIRED FROM THE AERIAL PHOTOGRAPHY. THE DATA DERIVED ON THIS MAP IS INTENDED FOR USE AT A SCALE OF 1:6000 AND A CONTOUR INTERVAL OF 1 FOOT FOR THE PURPOSE OF SITE DESIGN. BOHANNAN HUSTON, INC., ASSUMES NO RESPONSIBILITY FOR THE QUALITY, ACCURACY OR COMPLETENESS OF THE DATA WHEN USED FOR OTHER THAN THE INTENDED PURPOSE OR WHEN USED AT OTHER THAN THE COMPILED SCALE.

THIS MAP WAS COMPILED TO MEET AMERICAN SOCIETY FOR PHOTODIAGRAMMETRY AND REMOTE SENSING (ASPRS) CLASS 1 ACCURACY STANDARDS FOR A SCALE OF 1:6000 AND CONTOUR INTERVAL OF 1 FOOT. THE ROOT MEAN SQUARE ERROR(RMSE) OF COORDINATES OF WELL DEFINED MASS POINTS COMPRISING THE DTM SHOULD BE EXPECTED TO BE LESS THAN 0.3 FEET. THE RMSE OF ELEVATIONS OF BREAK LINES AND MASS POINTS COMPRISING THE DTM SHOULD BE EXPECTED TO BE LESS THAN 0.3 FEET UNLESS OTHERWISE INDICATED BY CULTURAL FEATURES, VEGETATION OR SHADOWS.

COORDINATES ARE BASED ON THE NEW MEXICO MODIFIED STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD27. THE VERTICAL DATUM IS BASED ON NAVD83.

THE COMBINED GROUND TO GRID FACTOR = 0.99966051
DELTA ALPHA = -0° 11' 18"

- NOTES
- Bearings and distances are based on the plat of TRACTS A-1 and A-2, LOS ANGELES CENTER, prepared by Wilson & Company, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 20, 1997.
 - Record bearings and distances shown in parenthesis.
 - The Contour Interval of 1 foot, based on Bench Mark ACS Brass Tablet Stamped "11-D18".
 - This ALTA/ACSM Land Title Survey was prepared with information included in title commitment issued by Fidelity National Title Company, Inc., effective date September 7, 1999, File No. 0769808 at 8:00 A.M.
 - Tract A-1 is subject to unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
 - Tract A-1 is subject to reservations contained in Patent from the United States of America, recorded in Book 80, page 353, records of Bernalillo County, New Mexico.
 - Tract A-1 is subject to restrictions as contained in those certain documents recorded in Book 132, page 567; book 174, page 310; book 422; book D 376, page 283, and as set forth on the Plats recorded in Volume 90C, Folio 215, and Volume 97C, Folio 198 in records of Bernalillo County, New Mexico, but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, reflecting the insured premises.
 - Tract A-1 is subject to easements for utilities thirty (30) feet in width affecting the southerly thirty (30) feet as shown on plat in Volume 90C, Folio 215, and as shown hereon.
 - Tract A-1 is subject to Easements for Flood Plains traversing the subject premises as shown on Plat filed in Volume 90C, Folio 212, and as shown hereon.
 - Tract A-1 is subject to an Acknowledgment of Access Control recorded in Book 97-18, page 1707, Document No. 97-67736, records of Bernalillo County, New Mexico, and as shown hereon.
 - Tract A-1 is subject to a Drainage, Construction and Maintenance Easement recorded in Book 97-18, page 1708, Document No. 97-67737, records of Bernalillo County, New Mexico, and as shown hereon.
 - Tract A-1 is subject to Grants of Temporary Construction Easements recorded in Book 97-18, page 1712, Document No. 97-67738, and recorded in Book 97-18, page 1716, Document No. 97-67739, records of Bernalillo County, New Mexico, and as shown hereon.
 - Tract A-1 is subject to grant of temporary construction easement Tract A-1 is subject to judgment recorded in Book MS 3744, page 939, Document No. 86-67102, RE: CIBS-6631, records of Bernalillo County, New Mexico, and as shown hereon.
 - Tract A-1 is subject to the City of Albuquerque Zoning Ordinance No. 114-1969, adopted August 25, 1969.
 - On February 23, 1999, Tract A-1 was approved for a conditional use to allow retailing in an M-1 Zone by the Albuquerque Zoning Hearing Examiner. This approval allows retailing and indoor and outdoor storage and sales on Tract A-1. Based on the City of Albuquerque Comprehensive Zoning Code, (1) there shall be a front and a corner side yard setback of not less than 5 feet on a setback of 11 feet from the junction of a driveway or alley and a public sidewalk or planned public access location; (2) the clear sight triangle shall not be infringed upon; (3) structure height up to 36 feet is permitted at any legal location. The height and width of the structure over 36 feet high shall fall within a 45-degree plane drawn from the horizontal at the mean grade along each boundary of the premises, but a structure shall not exceed a height of 120 feet.
 - Dirt roads within Tract A-1 were created by off-road vehicles, dirt bike, and construction vehicles. No rights by adjacent owners or the public are attached to these dirt roads.

SURVEYOR'S CERTIFICATION

I, Thomas G. Klingenbogen, being a duly licensed and qualified Land Surveyor in the State of New Mexico hereby certify to:

LOWE'S HOME CENTERS, INC. and FIDELITY NATIONAL TITLE

that this survey was actually made on the ground; that it and the information, courses, angles and distances shown thereon are correct; that this survey correctly shows the location of all buildings, structures and other improvements on the premises, including, without limitation, all streets, easements, rights-of-way and utility lines; and that, except as shown, there are no (a) easements or rights-of-way across the Premises; (b) party walls; (c) encroachments on adjoining premises, streets or alleys of any of said buildings, structures or improvements; or (d) encroachments upon the Premises by any building, structure or other improvements situated on any adjoining premises; physical evidence of boundary lines or all sides of the Premises is as stated on the survey; and that the improvements do not violate and set-back or other building lines.

I hereby certify that this survey has been made using the latest recorded plat or deed, that there are no encroachments other than those shown, and that the survey is correct to the best of my knowledge and belief.

I hereby certify that based on Community Panel No. 3500(C0137 D (panel 137 of 825) of the Federal Emergency Management Agency Flood Insurance Rate Maps for the City of Albuquerque (revised date September 11, 1998), portions of Tract A-1 do fall within ZONE A, which is defined as a "Special Flood Hazard (100-year flood)" where no base flood elevations have been determined, and are intended to be within the Flood Plain Easements shown hereon. Said Flood Insurance Rate Map also states that a portion of the "100-year flood is confined to constructed channel" (the Domingo Boca Arroyo as shown hereon).

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA/ACSM and NSPS in 1987 and includes 1,2,3,4,5,6,7,8,9,10,11,13,14,15, and 16 of table "A" thereon, and pursuant to the Accuracy Standards (as amended) by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

Bohannon-Huston Inc.
Courtney J.
7500 Jefferson Street N.E.
Albuquerque, New Mexico 87109
(505)823-1000

Thomas G. Klingenbogen
New Mexico Surveyor No. 5978

Date: _____

DESCRIPTION

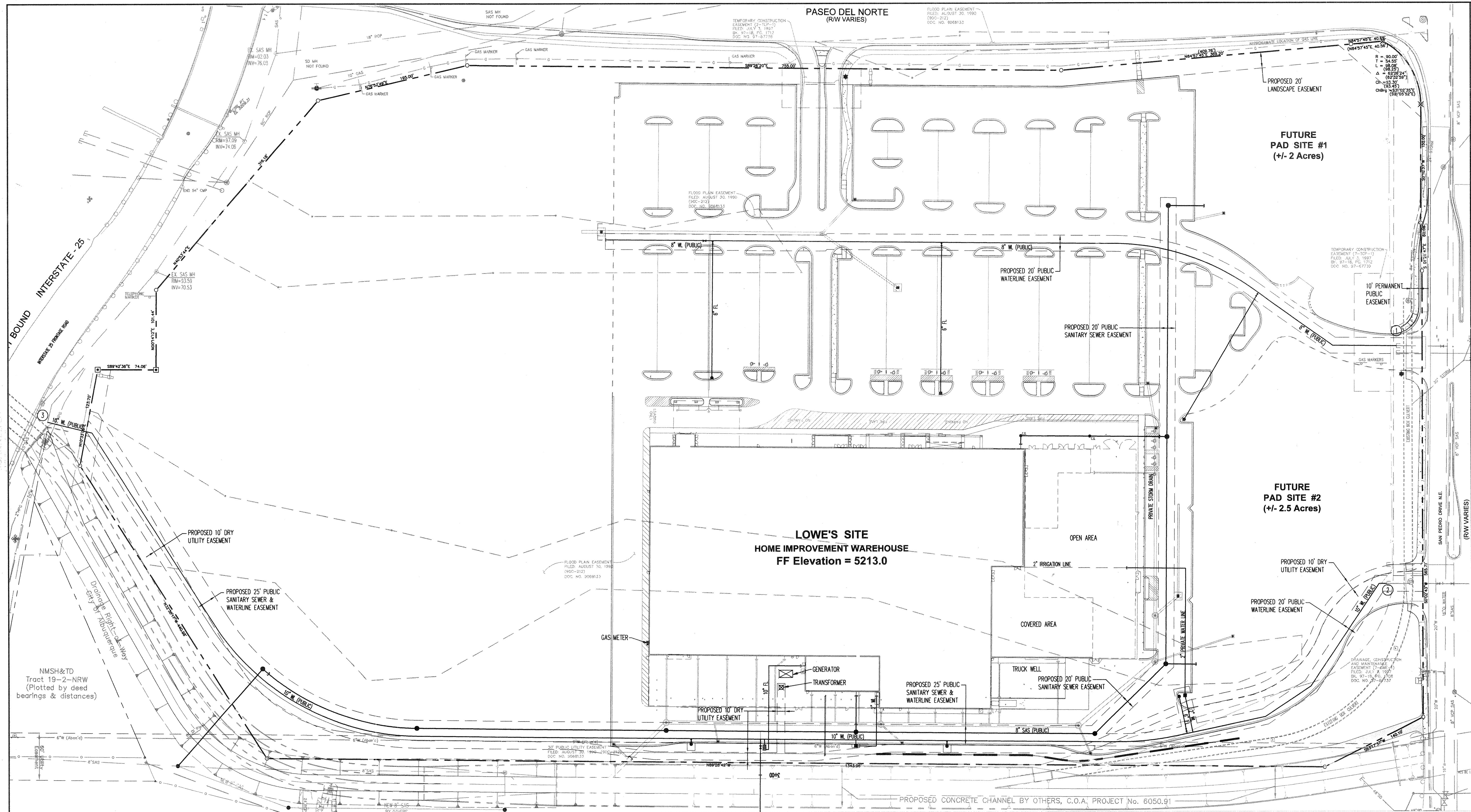
A certain tract of land situate within the Elena College Grant, in projected Section 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being Tract A-1 of the Plat of Tracts A-1 and A-2, LOS ANGELES CENTER, as the same is shown and designated on the plat thereof recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 20, 1997 in Volume 97C, Folio 198, as Document Number 97062853 and being more particularly described by New Mexico Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at a "x" set in the concrete sidewalk at the northeast corner of the tract herein described, said corner also being the intersection of the southerly right-of-way line of Paseo del Norte N.E. and the westerly right-of-way line of San Pedro Drive N.E., whence the City of Albuquerque survey monument "9-C18" a brass tablet set in concrete, having New Mexico State Plane Grid Coordinates, (Central Zone NAD 1927): X=402,255.61 and Y=1,521,435.09 bears N01°32'10"E, a distance of 274.78 feet; thence running along the westerly right-of-way line San Pedro Drive N.E. and the westerly boundary line of said Tract A-1, 98.08 feet along the arc of a curve to right having a radius of 90.00 feet and a chord which bears S31°02'35"E a distance of 83.30 feet to a "x" set in the concrete sidewalk at a point of tangency; thence, S00°19'37"W a distance of 150.00 feet to a 5/8 inch rebar with 1-1/4" red plastic survey cap stamped "LS 5978"; thence, S01°26'47"E a distance of 60.08 feet to a 5/8 inch rebar with 1-1/4" red plastic survey cap stamped "LS 5978"; thence, S00°43'45"W a distance of 565.71 feet to a 5/8 inch rebar with red plastic survey cap stamped "LS 5978" at the southeasterly corner of said Tract A-1; thence running along the said southerly boundary line of Tract A-1, S63°17'37"W a distance of 140.10 feet to a 5/8 inch rebar with 1-1/4" red plastic survey cap stamped "LS 5978" at a point on the northerly right-of-way line and said the westerly boundary line of Tract A-1, N10°33'08"E a distance of 123.70 feet to a found 5/8 inch rebar with a survey cap stamped LS8478 tagged with a brass survey disk stamped "PS 5978"; thence, S89°42'36"E a distance of 74.06 feet to a found 5/8 inch rebar with a survey cap stamped "LS 5978" tagged with a brass survey disk stamped "PS 5978"; thence, N02°14'12"E a distance of 101.44 feet to a 5/8 inch rebar with 1-1/4" red plastic survey cap stamped "LS 5978"; thence, N4°25'34"E a distance of 316.18 feet to a 5/8 inch rebar with 1-1/4" red plastic survey cap stamped "LS 5978" at a point on the said southerly right-of-way line of Paseo del Norte N.E. and the said northerly boundary line of Tract A-1; thence running along the said southerly right-of-way line and also along the said northerly boundary line of Tract A-1, N76°52'49"E a distance of 195.00 feet to a 5/8 inch rebar with 1-1/4" red plastic survey cap stamped "LS 5978"; thence, S89°26'20"E a distance of 755.00 feet to a 5/8 inch rebar with red plastic survey cap stamped "LS 5978"; thence, N84°57'45"E a distance of 369.20 feet to a 5/8 inch rebar with 1-1/4" red plastic survey cap stamped "LS 5978"; thence, N84°57'45"E a distance of 40.69 feet to the point and place of beginning.

Tract A-1 contains 31.7797 acres, more or less.

FOR INFORMATION ONLY

SCANNED BY
MESA REPRO



WATER SHUT-OFF PLAN:

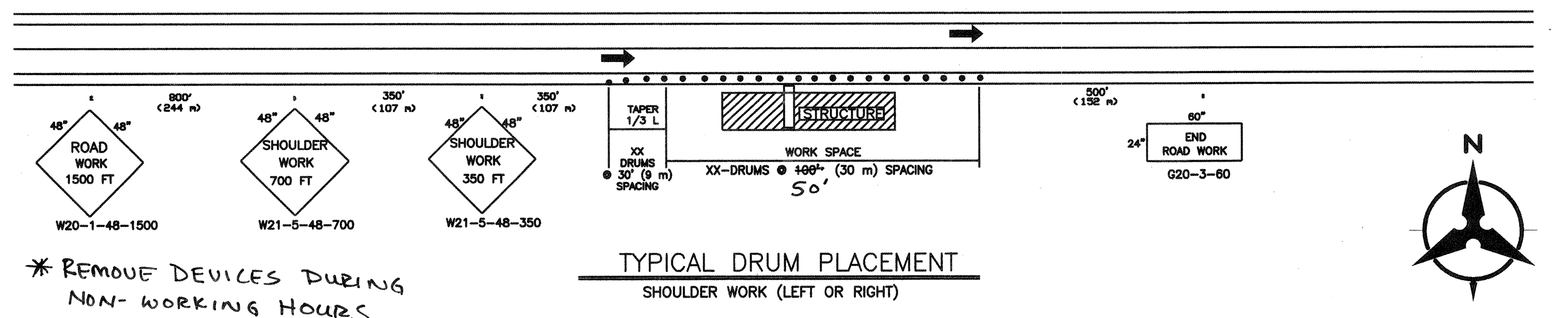
FOR CONNECTION VALVE CLOSED
TO EX 10" ON SAN PEDRO BLVD. ①
TO EX 6" ON SAN PEDRO BLVD. ②
TO EX 10" ON FRONTAGE RD. ③
CLOSE SOUTH VALVE (400,524, 1518,344)

CONTRACTOR WILL BE RESPONSIBLE FOR FLUSHING, DISINFECTING, AND TESTING THE LINES AS REQUIRED. NOTE: VALVES ARE NOT SHOWN ON COA AUTOMATED WATER DISTRIBUTION SYSTEM SECTIONAL MAPS AND ARE LABELED ON THIS PLAN ONLY. COORDINATE SHUT-OFF WITH OWNER.

WATER SHUT-OFF REQUIREMENTS:

CONTRACTOR WILL BE RESPONSIBLE FOR THE TIMING AND COORDINATION OF THE WATER SHUT-OFF REQUIREMENTS IN CONJUNCTION WITH THE COMPLETION OF CONNECTIONS. AT LEAST FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT NMUI (898-2661) TO INITIATE IMPLEMENTATION OF THIS WATER SHUT-OFF PLAN. CONTRACTOR SHALL NOT OPERATE VALVES ON THE PROJECT.

NOTE:
THIS SHEET IS PROVIDED FOR REFERENCE/ORIENTATION ONLY. CONTRACTOR SHALL REFER TO PLAN AND PROFILE SHEETS FOR CONSTRUCTION AND BIDDING.



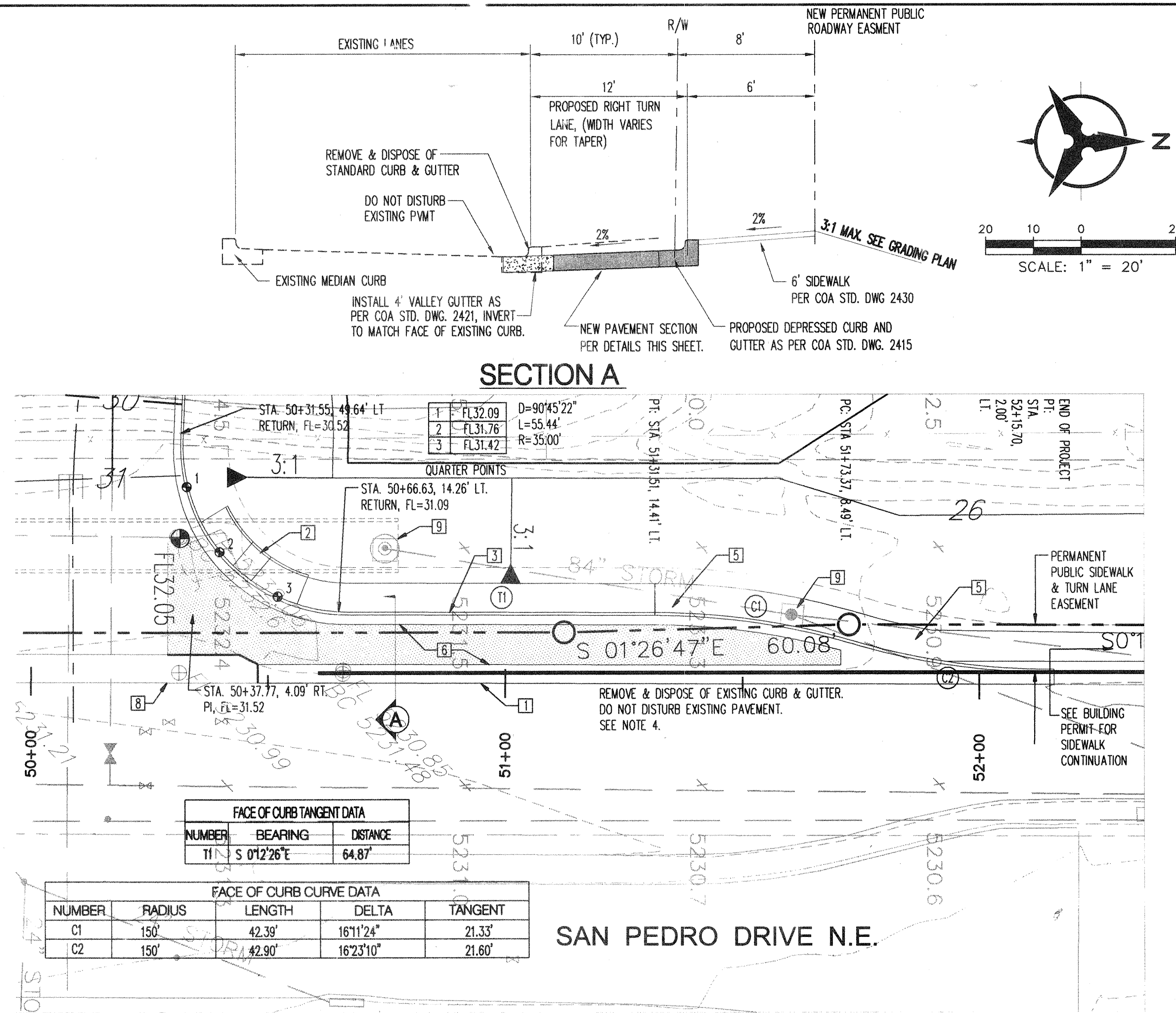
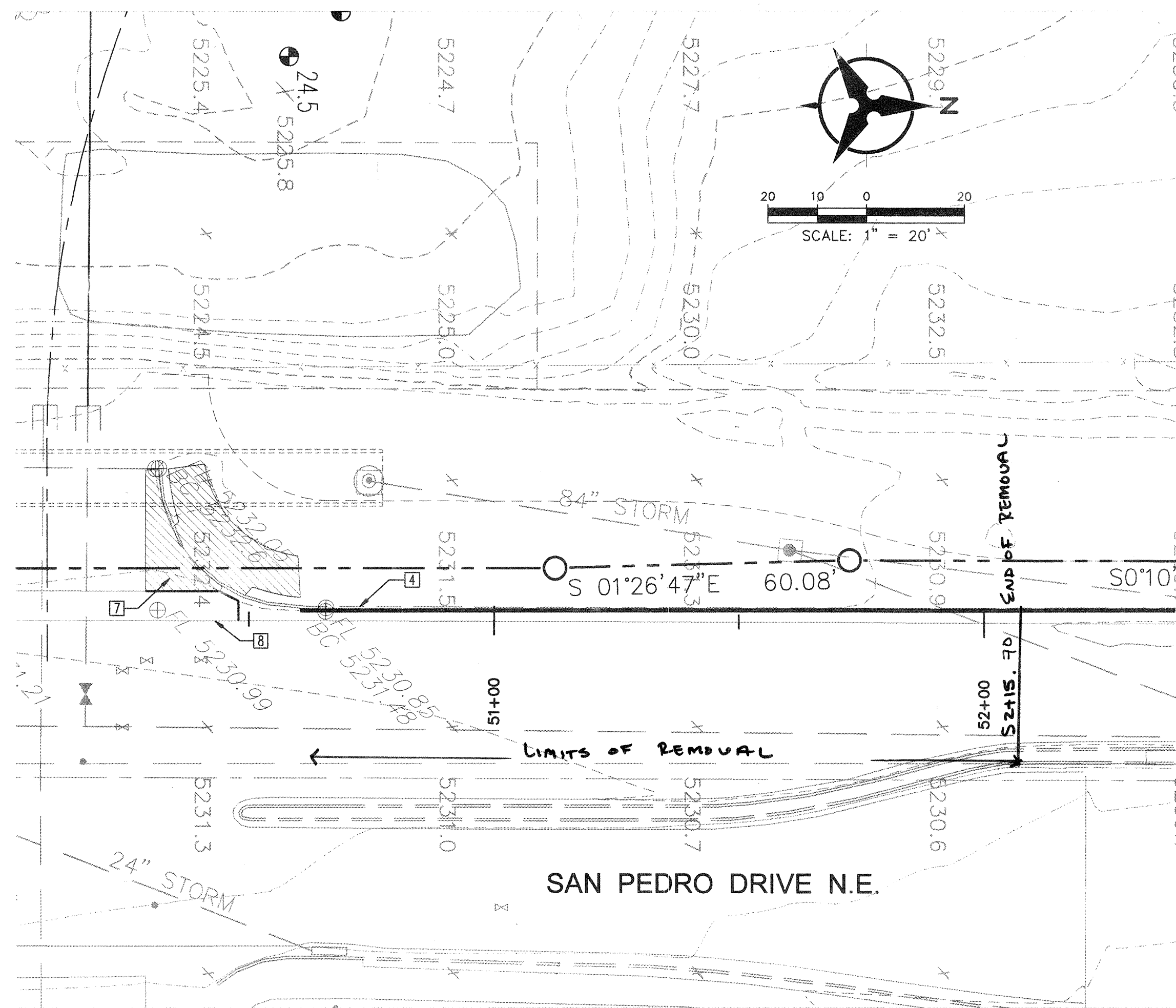
TRAFFIC CONTROL DETAILS: SHOULDER WORK FOR UTILITY CONNECTIONS AT FRONTAGE RD.

Bohannon & Huston
Courtney One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
LOWE'S SITE PUBLIC IMPROVEMENTS
OVERALL PUBLIC IMPROVEMENTS PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED	APPROVED		
DESIGN REVIEW COMMITTEE	CITY ENGINEER		
City Project No.	City Proj. No.	Zone Map No.	Sheet
	D-18-Z		2
			9

SCANNED BY
MESA REPRO

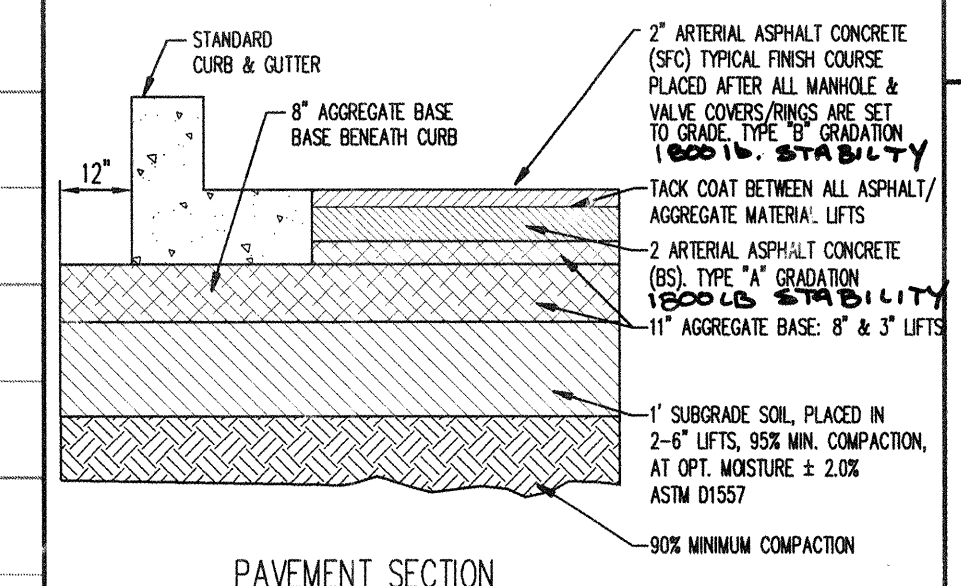


NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL CURB RETURN RADII SHALL BE 30' UNLESS OTHERWISE SPECIFIED.
- ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND END AT THE END OF EACH SANITARY SEWER SERVICE.
- CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
- ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
- CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
- CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
- ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER), PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
- REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
- WHEELCHAIR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

KEYED NOTES

- INSTALL 4" WIDE CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421.
- INSTALL WHEELCHAIR RAMP AS PER STD. DWG. 2441, CASE 1 WITH ALTERNATE SECTION AA.
- DEPRESSED CURB & GUTTER AS PER STD. DWG. 2415, QUARTER PT. #1 TO STA. 51+73.37.
- REMOVE AND DISPOSE OF EXISTING CONCRETE CURB AND GUTTER FROM RETURN TO STA. 52+15.70 (BOLD PORTION). DO NOT DISTURB EXISTING ASPHALT PAVEMENT ADJACENT TO CURB. ANY DAMAGE TO EXISTING ASPHALT WILL RESULT IN PAVEMENT RESTORATION FEES DUE TO THE CITY OF ALBUQUERQUE AND PAYABLE BY THE CONTRACTOR.
- BUILD 6" SIDEWALK.
- INSTALL PAVEMENT SECTION AS SHOWN ON THIS SHEET (SHADED AREA).
- REMOVE AND DISPOSE OF EXISTING H/C RAMP AND CONCRETE FILLET WITHIN SHADED AREA. SAWCUT CONCRETE.
- EXISTING CONCRETE VALLEY GUTTER TO REMAIN.
- ADJUST EXISTING MH. RIM TO NEW GRADE.



Bohannon & Huston

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ENGINEERING DEVELOPMENT GROUP

LOWE'S SITE PUBLIC IMPROVEMENTS
SAN PEDRO RT. TURN LANE
PAVING PLAN & PROFILE

APPROVED
CITY ENGINEER

City Project No. 631381 Zone Map No. D-18-Z Sheet 3 of 9

AS-BUILT INFORMATION			
CONTRACTOR	DATE	DATE	DATE
FLM/KL/MS	02/00	02/00	02/00
STAMPED BY	ALS	ALS	ALS
INSPECTOR'S	DATE	DATE	DATE
FIELD	02/00	02/00	02/00
VERIFICATION BY	ALS	ALS	ALS
CORRECTED BY	ALS	ALS	ALS
MICRO-FILM INFORMATION			
RECORDED BY	DATE	NO.	DATE

BENCH MARKS	
CONTRACTOR	DATE
ALS	02/00

SURVEY INFORMATION	
DATE	BY

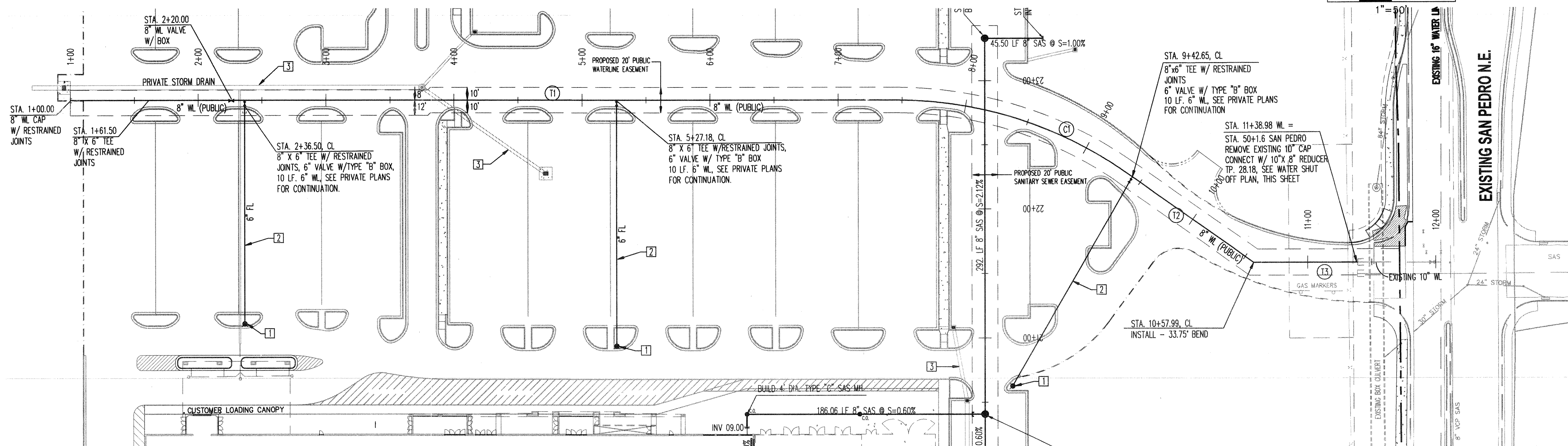
ENGINEER'S SEAL	
NO.	BY

REVISIONS	
No.	Date

DESIGN	
DESIGNED BY	DATE
BJS	02/2000

REVISIONS	
Drawn By	DATE
RLB	02/2000

REVISIONS	
Checked By	DATE
BJS	02/2000



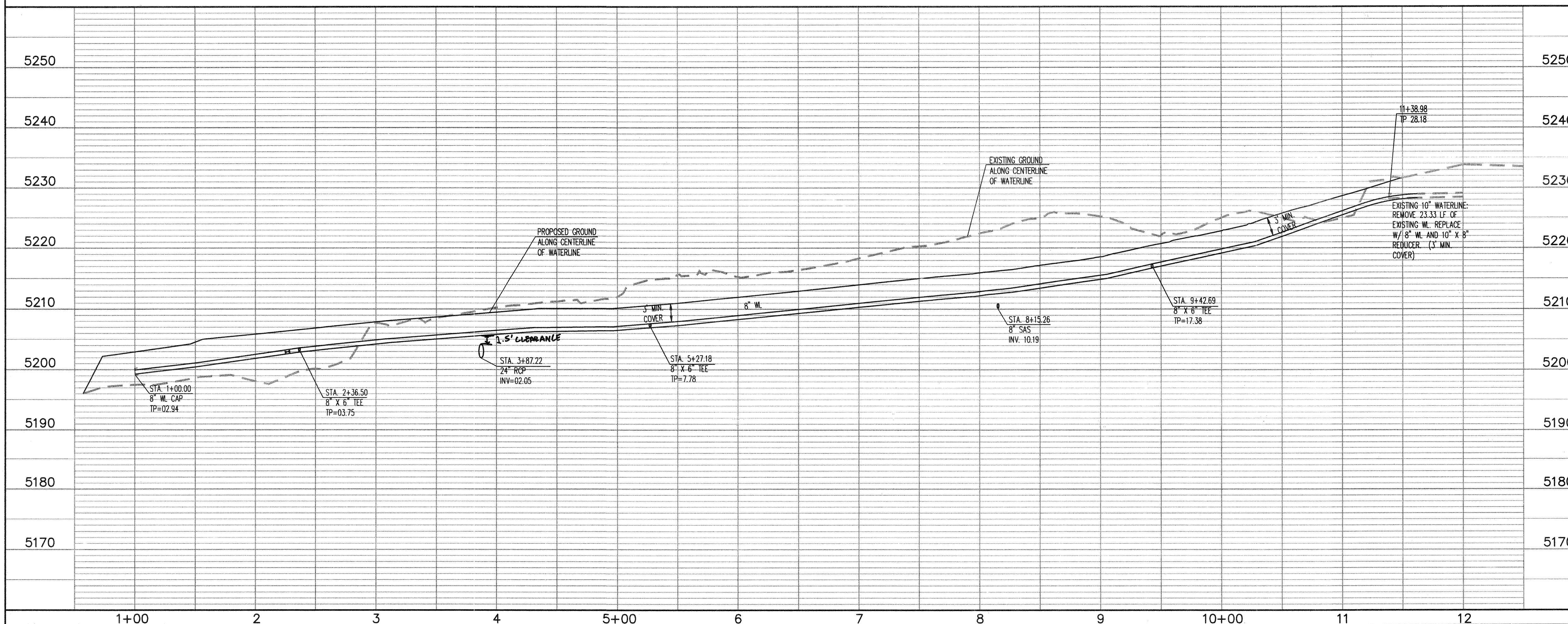
WATERLINE CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	310.00	189.46	97.80	35°01'3.89"

NORTH WATERLINE

WATERLINE TANGENT DATA

NUMBER	BEARING	DISTANCE
T1	S89°28'41.99"E	645.71
T2	S54°27'38.31"E	122.82
T3	S89°28'42"E	202.09



NOTES

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- CONTRACTOR SHALL PROVIDE THE INSPECTORS (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
- CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
- ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER) PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
- REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
- WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

KEYED NOTES

- PRIVATE FIRE HYDRANT BY OTHERS.
- PRIVATE FIRE LINE BY OTHERS.
- PRIVATE STORM DRAIN.

RESTRAINED JOINT TABLE

MECHANICAL JOINTS	LENGTH OF RESTRAINED JOINTS		
	(6")	(8")	(10")
11.25° H BEND	2'	3'	3'
22.50° H BEND	4'	5'	6'
45° H BEND	8'	11'	13'
90° H BEND	20'	26'	31'
GATE VALVE/CAP	55'	72'	86'

NOTE:

- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS UNLESS SPECIFIED DIFFERENTLY IN THE PLANS. ALL PIPE JOINTS WITHIN 20 LF OF A MJ SHALL BE RESTRAINED AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ABOVE.
- THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE, EXCEPT FOR PRIVATE FIRE LINES.

MATERIALS:

SAS LINE: SDR-35 PVC
WATER LINE: C900-PVC

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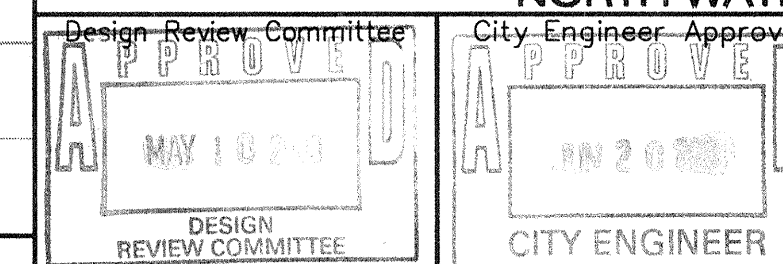
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PUBLIC WORKS DEPARTMENT
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LOWE'S SITE PUBLIC IMPROVEMENTS

NORTH WATERLINE



City Project No.

Zone Map No.

631381

D-18-Z

Sheet 4 of 9

SCALE: 1" = 50' (HORIZ.)
1" = 10' (VERT.)

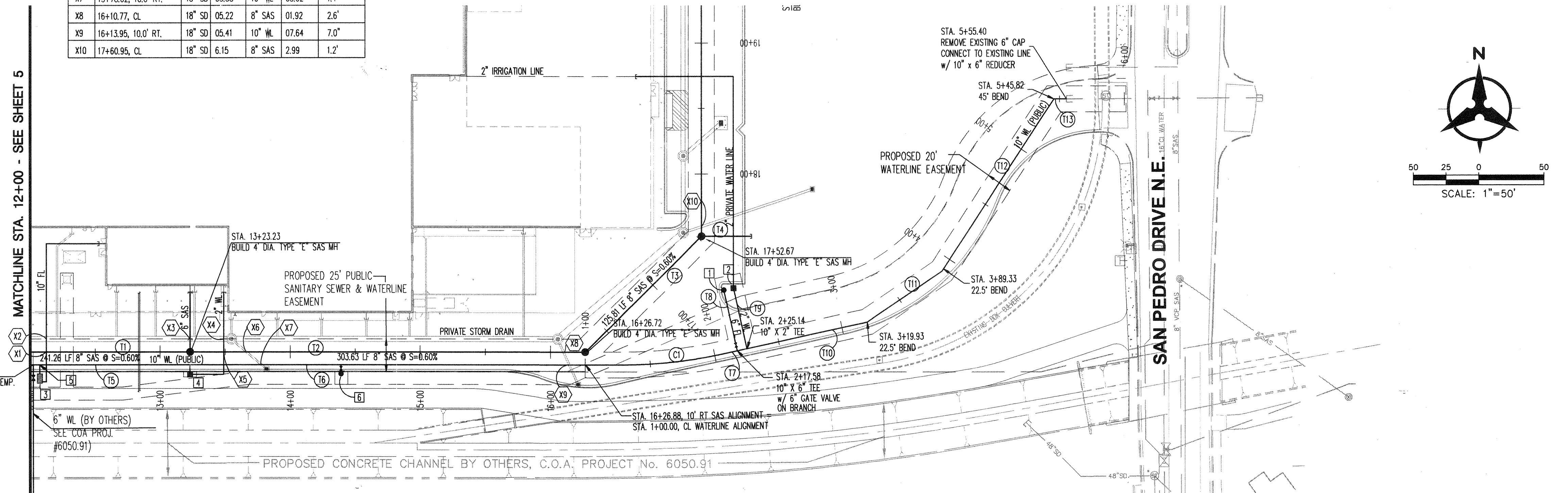
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UTILITY CROSSING TABLE						
CROSSING	STA. & OFFSET	PIPE 1	INV. 1	PIPE 2	INV. 2	CLEARANCE
X1	12+02.39, 10.0' LT	48" SD	03.47	10" WL	08.62	9.8"
X2	12+02.55, CL	8" SAS	00.17	10" WL	08.29	8.1'
X3	13+23.23, 10.0' LT	6" SAS	00.60	48" SD	03.79	2.2'
X4	13+49.06, 10.0' LT	48" SD	03.47	2" WL	08.67	11.5"
X5	13+49.06, CL	8" SAS	01.03	10" WL	08.57	6.8'
X6	13+65.73, CL	18" SD	05.08	8" SAS	00.47	3.7'
X7	13+78.62, 10.0' RT	18" SD	05.58	10" WL	08.62	1.4'
X8	16+10.77, CL	18" SD	05.22	8" SAS	01.92	2.6'
X9	16+13.95, 10.0' RT	18" SD	05.41	10" WL	07.64	7.0"
X10	17+60.95, CL	18" SD	6.15	8" SAS	2.99	1.2'

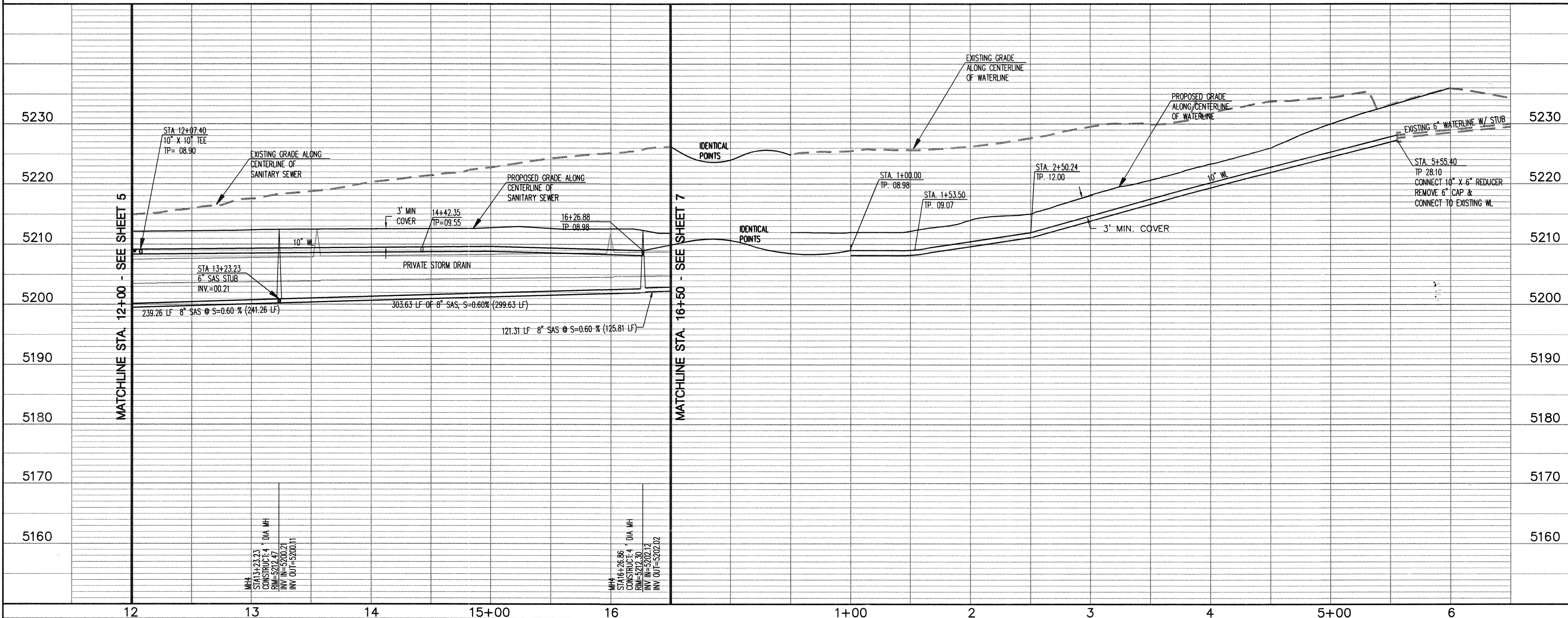
8" SAS LINE TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T1	N 00°31'18"E	241.16'
T2	N 00°31'18"E	303.63'
T3	N 44°33'02"E	125.81'
T4	N 00°31'18"E	38.50'

10" WATERLINE TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T5	N 00°31'18"E	115.79'
T6	N 00°31'18"E	332.02'
T7	N 11°55'42"E	13.14'
T8 (6)	N 78°04'18"W	47.69'
T9 (2)	N 78°04'18"W	47.69'
T10	S 11°55'42"E	100.14'
T11	S 33°44'53"W	69.40'
T12	S 56°14'53"W	156.49'
T13	S 00°31'18"E	9.59'



SANITARY SEWER STA. 12+00-16+00

SOUTH WATERLINE



NOTES

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- WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

KEYED NOTES

- STA. 2+17.58, 47.80' LT. SOUTH WATERLINE ALGN. INSTALL FIRE HYDRANT - 4' BURY AS PER COA. STD. DWG. 2340 FLANGE ELEV.=13.70
- STA. 2+25.14, 47.69' LT. SOUTH WATERLINE ALGN. INSTALL 2" WATER SERVICE W/ METER BOX.
- STA. 12+07.40, 17.00' RT. 10" BACK FLOW PREVENTER (BY OTHERS).
- STA. 13+23.23, 15.50' RT. 2" WATER SERVICE W/ METER BOX.
- STA. 12+07.40 INSTALL 10"x10" TEE & 10' LF OF 10" WL. (SEE PRIVATE PLANS FOR CONTINUATION.)
- STA. 14+42.35, 17.0' RT. SANITARY SEWER ALGN. INSTALL FIRE HYDRANT - 4' BURY AS PER COA. STD. DWG. 2340 FLANGE ELEV.=13.75

RESTRAINED JOINT TABLE

MECHANICAL JOINTS	LENGTH OF RESTRAINED JOINTS		
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45' H BEND	8'	11'	13'
90' H BEND	20'	26'	31'
GATE VALVE/CAP	55'	72'	86'

NOTE:

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- THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

MATERIALS:

SAS LINE: SDR-35 PVC
WATER LINE: C900-PVC

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PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

LOWE'S SITE PUBLIC IMPROVEMENTS

SANITARY SEWER STA. 12+00-16+00 & SOUTH WATERLINE

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED MAY 10 2000 DESIGN REVIEW COMMITTEE	APPROVED JAN 20 2000 CITY ENGINEER		
Design Update	Design Update		

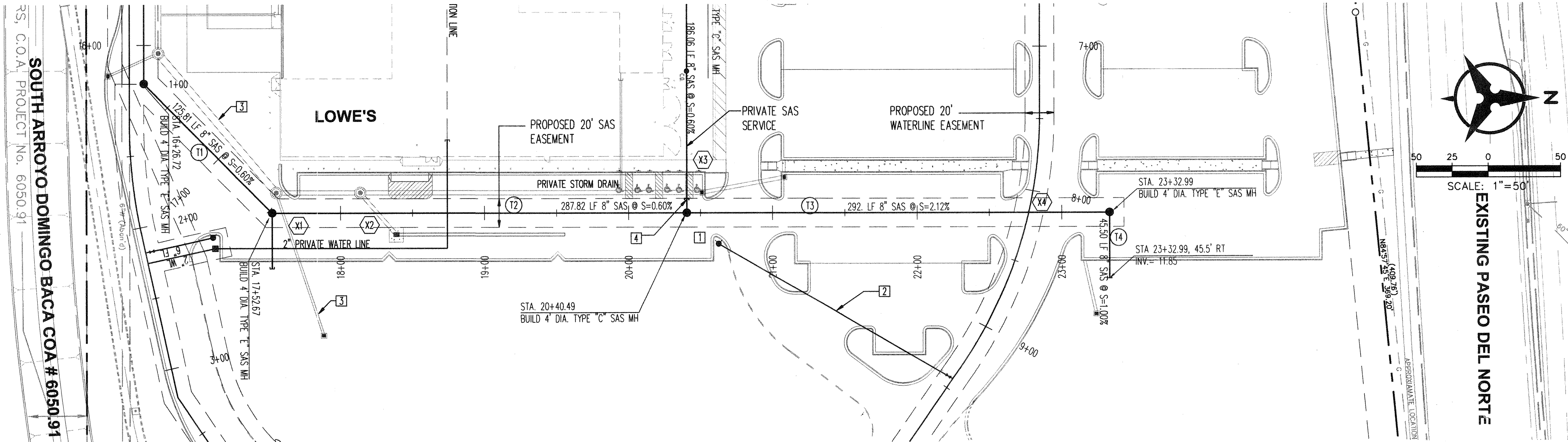
City Project No.	Zone Map No.	Sheet	Of
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SCALE: 1" = 50' (HORIZ.)
1" = 10' (VERT.)

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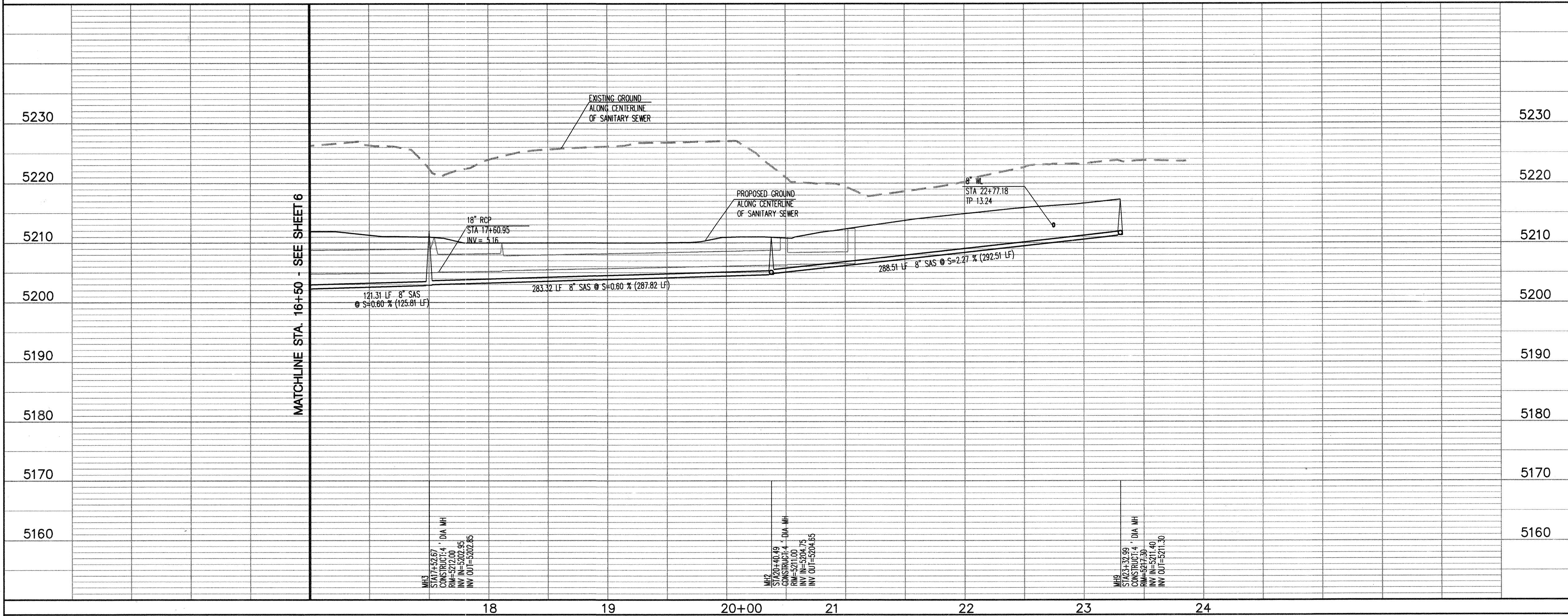
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UTILITY CROSSING TABLE					
CROSSING	STA. & OFFSET	PIPE 1	INV 1	PIPE 2	INV 2
X1	17+60.95, CL	18" SD	06.15	8" SAS	02.99
X2	18+27.53, CL	24" SD	06.55	8" SAS	03.38
X3	20+40.59, 10.0' LT.	30" SD	06.27	8" SAS	04.76
X4	22+17.18, CL	8" SAS	09.54	8" WL	12.60



8" SAS LINE TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T1	N 45°46'58" E	126.94
T2	N 0°32'37" E	287.81
T3	N 0°12'46" E	292.50
T4	S 89°28'42" E	45.60

SANITARY SEWER STA. 16+50 - 24+00



NOTES

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KEYED NOTES

- PRIVATE FIRE HYDRANT BY OTHERS.
- PRIVATE FIRE LINE BY OTHERS.
- PRIVATE STORM DRAIN.
- STUB 6" SAS SERVICE 10' @ 0.6% INV. AT STUB 11.49, SEE PRIVATE PLANS FOR CONTINUATION.

RESTRAINED JOINT TABLE

MECHANICAL JOINTS	LENGTH OF RESTRAINED JOINTS		
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22.50' H BEND	4'	5'	6'
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MATERIALS:

SAS LINE: SDR-35 PVC
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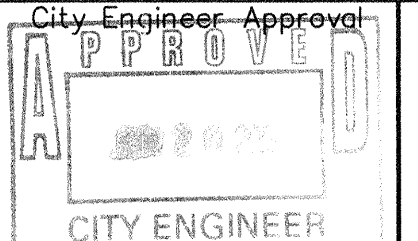
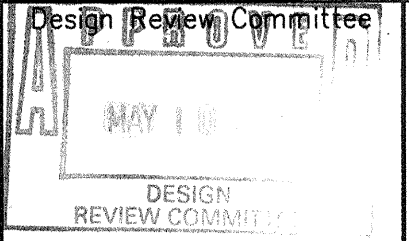
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

LOWE'S SITE PUBLIC IMPROVEMENTS

SANITARY SEWER STA. 16+50 - 24+00



City Project No.

Zone Map No.

Sheet

Of

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SCALE: 1" = 50' (HORIZ.)
1" = 10' (VERT.)

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Date: DECEMBER, 1999

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 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. 48 HOURS PRIOR TO OCCUPANCY 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.

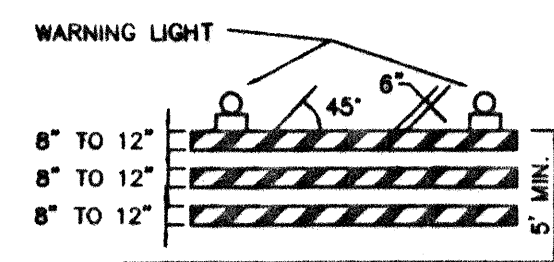
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION. WASHING OF EQUIPMENT IS INCIDENTAL TO ITS PLACEMENT AND MAINTENANCE.

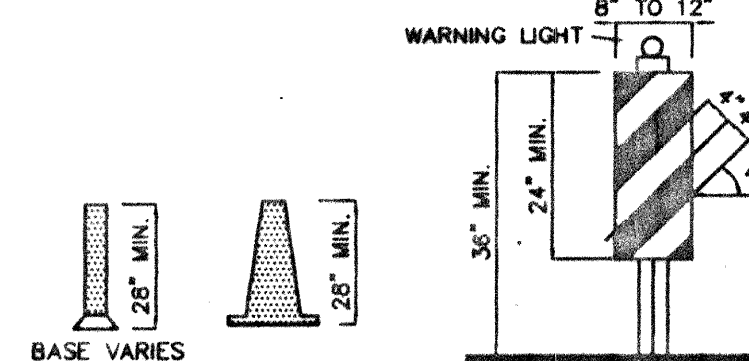
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

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.

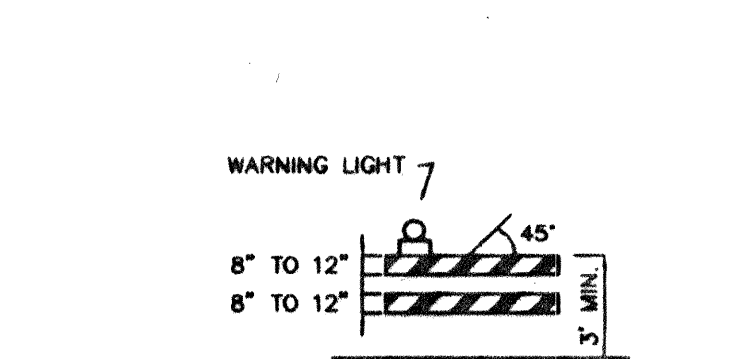
27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY.



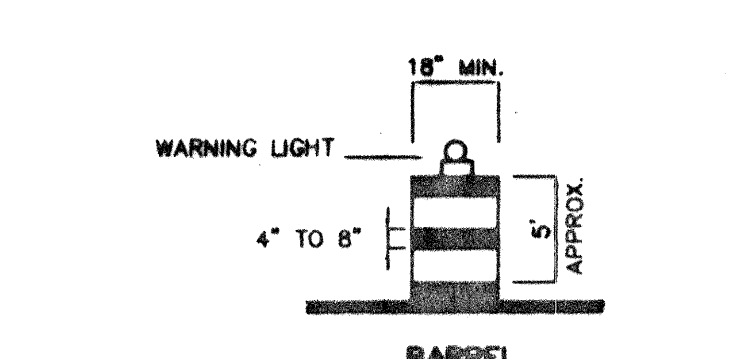
TYPE III BARRICADE



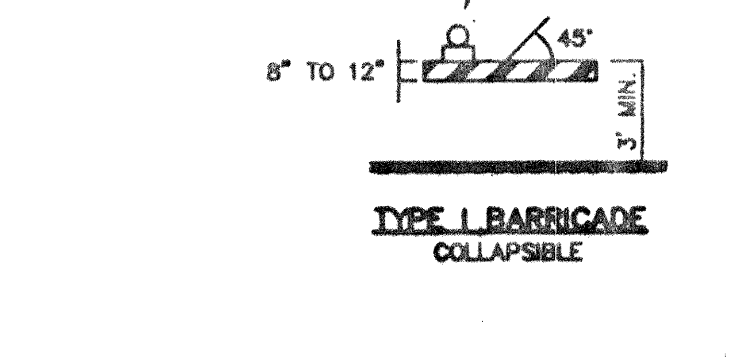
TYPE II BARRICADE



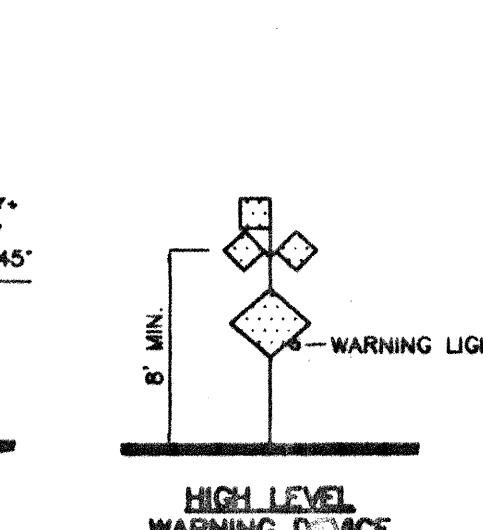
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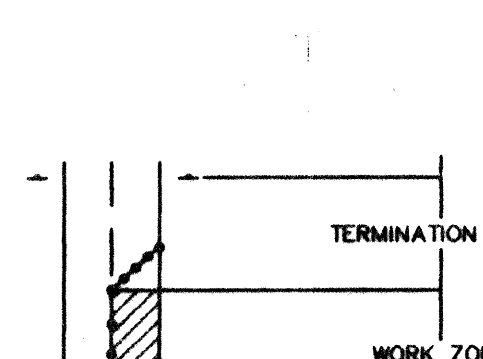
TYPE I BARRICADE



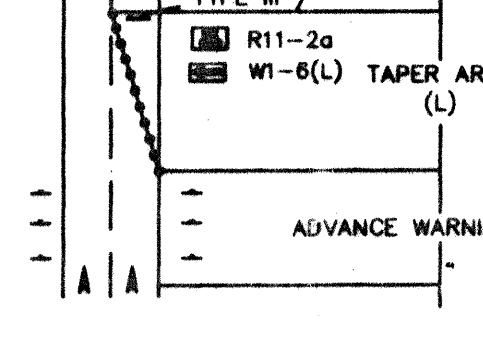
TYPE I BARRICADE



HIGH LEVEL WARNING DEVICE



TRAFFIC CONTROL ELEMENT



TRAFFIC CONTROL ELEMENT



TRAFFIC CONTROL ELEMENT

LEGEND

- WORK AREA
- BARRICADE - TYPE I, TYPE II, OR BARREL
- BARRICADE - TYPE III
- VERTICAL PANEL
- WARNING SIGN
- DISTANCE BETWEEN SIGNS - A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET
- FLAGMAN POSITION
- SPACING BETWEEN BARRICADES - A DISTANCE MEASURED IN FEET EQUAL TO THE SPEED LIMIT OF THE STREET
- TAPER LENGTH - SEE CHART BELOW
- THE TANGENT LENGTH IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET.

TAPER REQUIREMENTS

SPEED LIMIT (MPH)	TAPER LENGTH (L) (FEET)			MINIMUM NUMBER OF DEVICES FOR TAPER	MAXIMUM DEVICE SPACING IN FEET	
	10' LANE	11' LANE	12' LANE		ALONG TAPER	AFTER TAPER
20	70	75	80	5	20	20
25	105	115	125	6	25	25
30	150	165	180	7	30	30
35	205	225	245	8	35	35
40	270	295	320	9	40	40
45	450	495	540	13	45	45
50	500	550	600	13	50	50
55	550	605	660	13	55	55

RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

SPEED MILES PER HOUR	MINIMUM DISTANCE IN FEET BETWEEN SIGNS	FROM LAST SIGN TO TAPER
0-20	10 X SPEED LIMIT	10 X SPEED LIMIT
25-30	10 X SPEED LIMIT	10 X SPEED LIMIT
30-35	10 X SPEED LIMIT	10 X SPEED LIMIT
40-45	10 X SPEED LIMIT	10 X SPEED LIMIT
50-60	10 X SPEED LIMIT	10 X SPEED LIMIT

TAPER CRITERIA

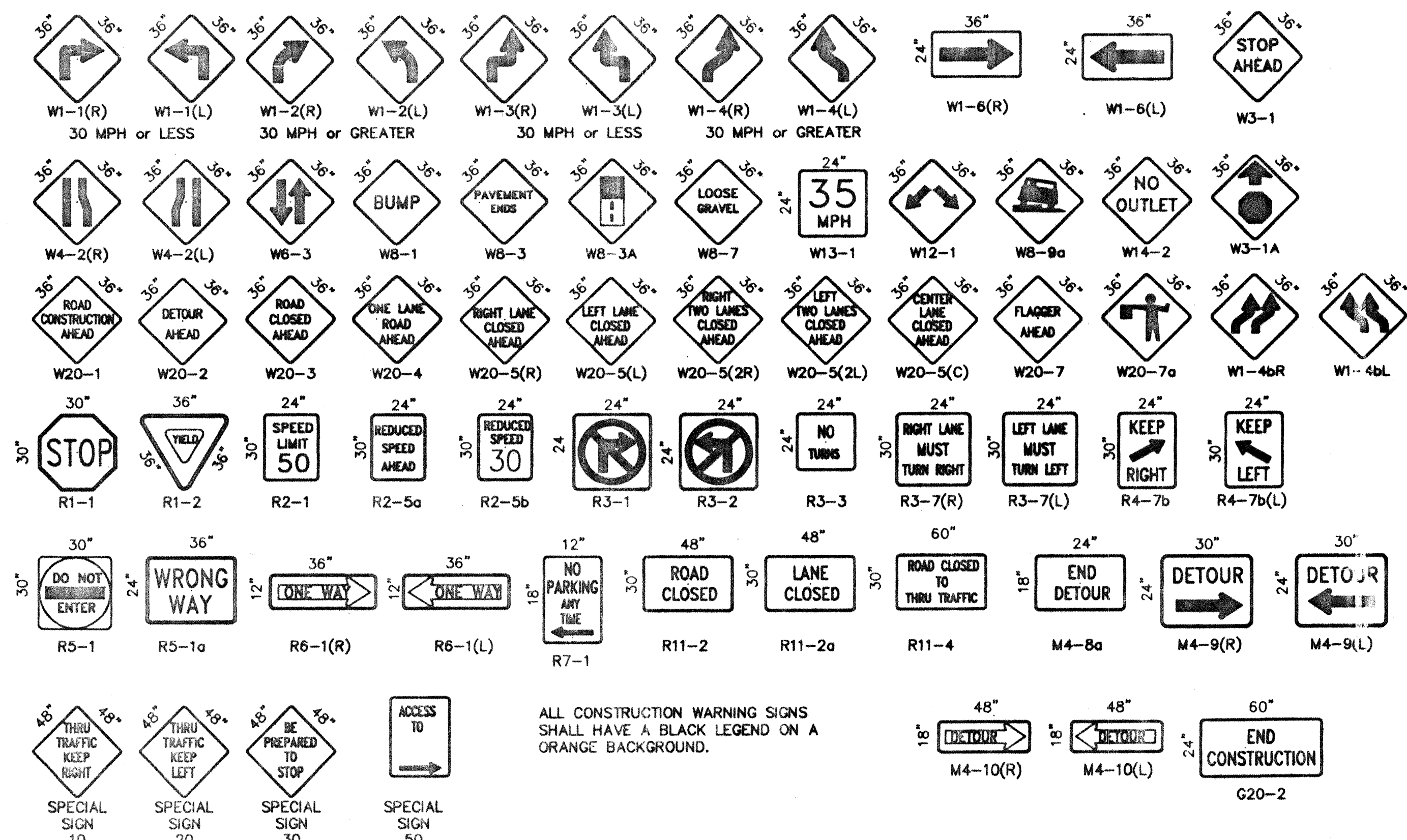
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

SPEED LIMIT	L = WS ² / 60
40 MPH OR LESS	
45 MPH OR GREATER	L = W x 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 AN ORANGE BACKGROUND.

AS BUILT INFORMATION	
CONTRACTOR	DATE
INSPECTOR	DATE
FIELD	DATE
REVISION BY	DATE
CHECKED BY	DATE
RECORDED BY	DATE

BENCH MARKS	
NO.	DATE

SURVEY INFORMATION	
NO.	DATE

ENGINEER'S SEAL	
J.D.L.	DATE

REVISIONS	
NO.	DATE

DESIGN	
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: LOWE'S SITE PUBLIC IMPROVEMENTS SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
LAST UPDATE	NO. DATE/YR
PROJECT NO.	MAP NO.
SHEET 8 OF 9	

