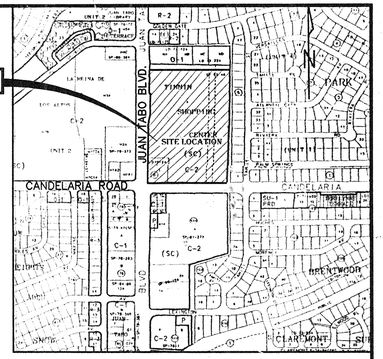
LOWE'S OF EAST ALBUQUERQUE

CONSTRUCTION PLANS FOR

PUBLIC INFRASTRUCTURE IMPROVEMENTS



VICINITY MAP
ZONE ATLAS MAP NO. G-22

INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PLAT
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APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE 12/23/02

I, L. BRADFORD SUMRALL, P.E., DO HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED AND WILL FUNCTION IN SUBSTANTIAL COMPLIANCE WITH THE DESIGN INTENT AND THE APPROVED PLANS. I CERTIFY THAT THE RECORD DRAWINGS REPRESENT THE AS-BUILT CONDITIONS AS AND FIELD VERIFIED.

L. BRADFORD SUMRALL, P.E.
NMPE NO. 14088

8/16/02
DATE

NOTES

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 AMENDED THROUGH UPDATE #6.

THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE EXECUTION OF THE WATER VALVE SHUT-OFF PLAN WITH THE WATER SYSTEMS DIVISION (857-8200) FIVE (5) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER UTILITIES.

TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALLS SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATIONS DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.

CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR (24) CONSTRUCTION.

CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED:

- [X] ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- [X] BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- [X] TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- [X] SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- [X] IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND CUTTER.
- [X] ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

WILSON & COMPANY
2600 THE AMERICAN ROAD SE, SUITE 100
RIO RANCHO, NEW MEXICO 87124
(505) 898-8021

REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
2	6		8/17/01		8-17-01		
1	2 and 8		8/17/01		8/09/01		

ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE
	DRC Chairman		8-17-2001
	Transportation		3-29-01
	Water/Wastewater		4-03-01
	Hydrology		4-5-01
	Parks		
	Constr. ~~Inspect.~~		4-5-01

8/9/01

****
APPROVED FOR CONSTRUCTION

City Engineer — Date 8/21/01

City Project No. 657881

Sheet 1 Of 11

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6578.81 0102

DRB NO. 1000769
WCEA FILE NO. X0218001

SCANNED BY MESA REPRO

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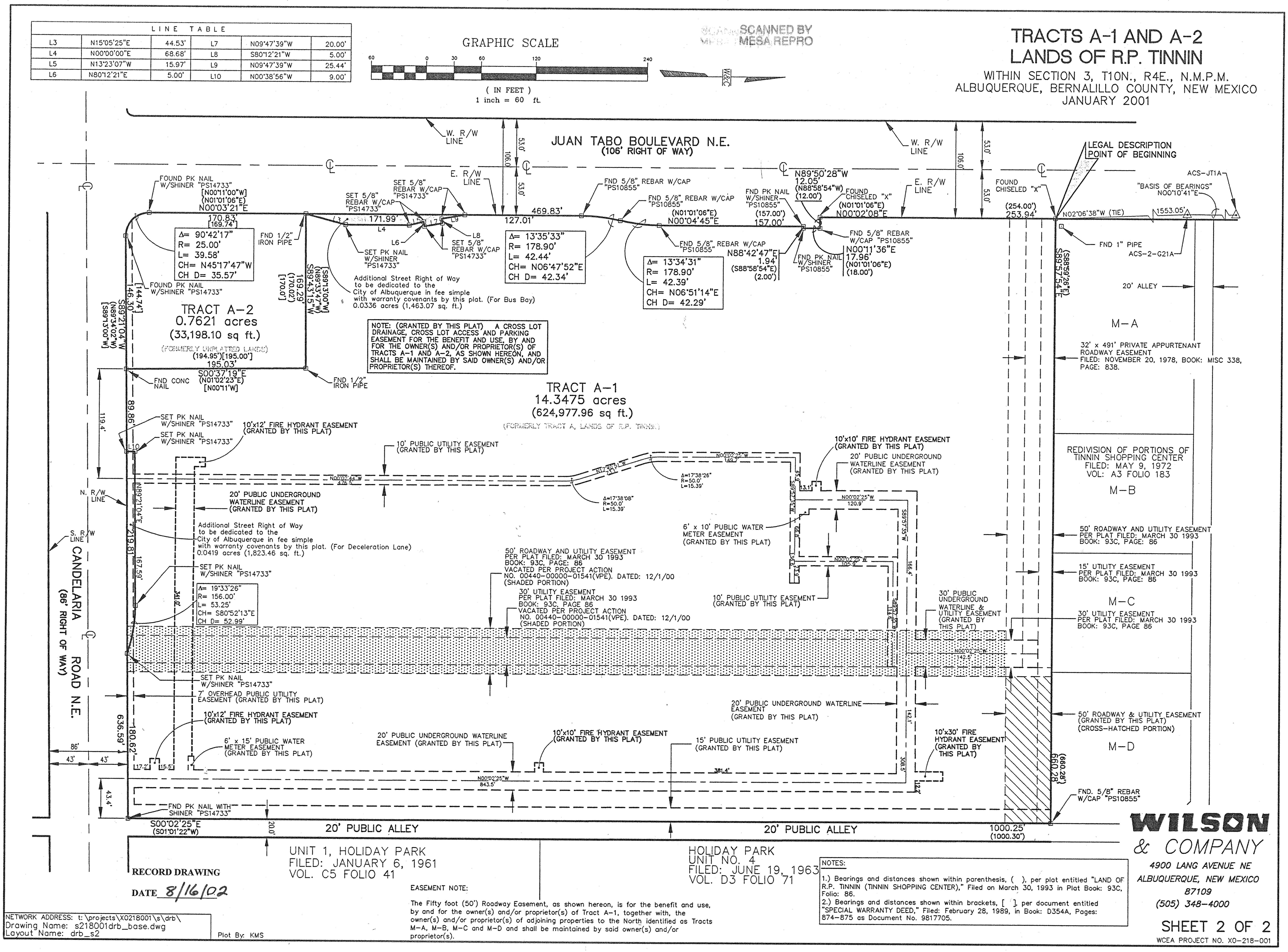

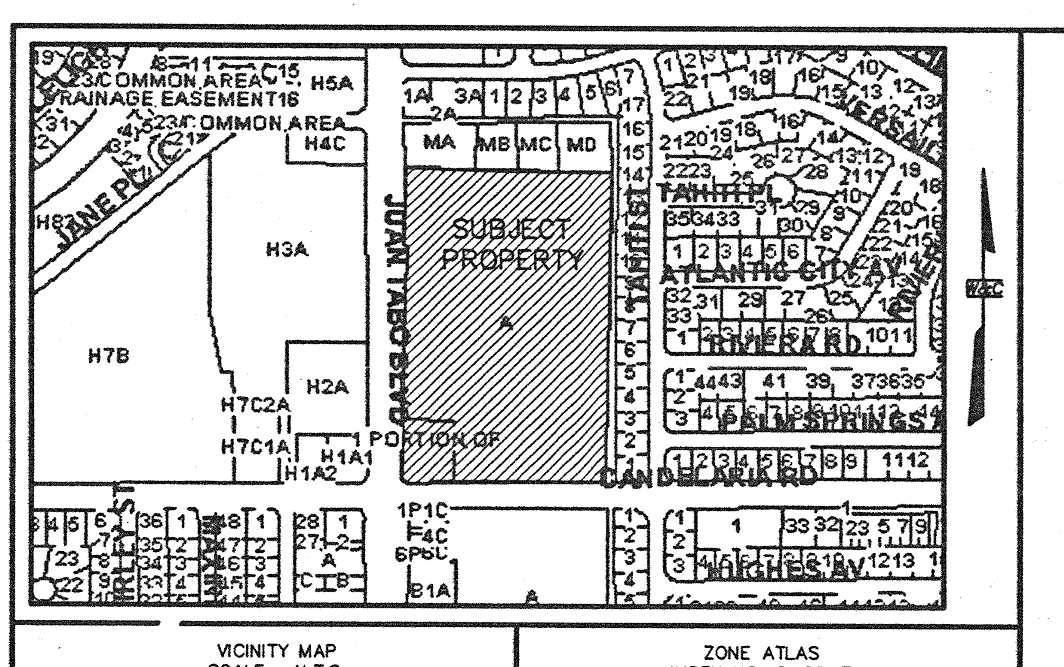

VICINITY MAP
SCALE: N.T.S.

ZONE ATLAS
INDEX NO. G-22-Z

SUBDIVISION DATA:

D.R.B. CASE NO. #1000769

ZONE ATLAS INDEX NO. G-22-Z

TOTAL NO. OF LOTS EXISTING: 2

TOTAL NO. OF LOTS CREATED: 2

GROSS SUBDIVISION ACREAGE: 15.1851 ACRES

TOTAL MILES OF STREETS CREATED: 0.00 MILES

TALOS LOG NO. 01020511050351

DATE OF SURVEY: JULY 2000

NOTES:

1a. A.C.S. CONTROL STATION "ACS JT-1A" DATA:
STANDARD ACS BRASS TABLET SET IN TOP OF A CONCRETE POST FLUSH WITH CURB (FOUND IN PLACE)
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=420725.76 Y=1502832.03
GROUND TO GRID FACTOR = 0.9996336
NAD 1927
DELTA ALPHA = (-)00°09'09"

1b. A.C.S. CONTROL STATION "ACS 2-G21-A 1978" DATA:
STANDARD BRASS TABLET DRILLED IN THE TOP OF THE CONCRETE CURB (FOUND IN PLACE)
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=420717.75 Y=1500252.92
GROUND TO GRID FACTOR = 0.9996362
NAD 1927
DELTA ALPHA = (-)00°09'09"

2. FIELD SURVEY PERFORMED IN JULY 2000.

3. BASIS OF BEARINGS - PER GRID BEARING USING A.C.S. MONUMENTS REFERENCED ABOVE IN NOTE NO. 1a and 1b.

4. ALL DISTANCES ARE GROUND DISTANCES.

5. CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS14733", AND DEPICTED AS, ■, UNLESS OTHERWISE INDICATED. ALL INTERIOR CORNERS SHALL BE SET WITHIN 1 YEAR OF PLAT FILING.

6. ERROR OF CLOSURE IS AT LEAST 1 FOOT FOR EVERY 15,000 FEET ALONG THE ENTIRE PERIMETER OF SUBJECT PROPERTY.

7. OWNER AND PNM ACKNOWLEDGE EXISTENCE OF UNDERGROUND ELECTRIC SERVICE LINES ON THE PROPERTY DESCRIBED HEREIN. NO EASEMENTS WERE OBTAINED FOR SUCH UNDERGROUND SERVICE LINES BECAUSE THE SERVICE LINES WERE INSTALLED ONLY TO SERVE BUSINESSESS ON THE PERPERTY. SHOULD SUCH SERVICE LINES HAVE TO BE RELOCATED OR REMOVED TO ACCOMMODATE DEVELOPMENT BY OWNER, SUCH COSTS SHALL BE PAID BY OWNER.

EASEMENTS:

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF THE UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NO LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST DIGITAL CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO FROM AND ON 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 POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE OF THE TRANSFORMER/SWITCHGEAR.

DRAWING NAME: s218001drb_base.dwg LAYOUT NAME: drb_s1
NETWORK ADDRESS: t:\projects\x02198001\s\drb\
Plot By: KMS

RECORD DRAWING
DATE 8/16/02

LEGAL DESCRIPTION

A certain parcel of land being comprised of two parcels of land identified as Tract A, Land of R. P. Tinnin (Tinnin Shopping Center), Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 30, 1993 in Plat Book 93C, folio 86, together with, a parcel of unplatted lands as described in the following document entitled "Special Warranty Deed", filed in the office of the County Clerk of Bernalillo County, New Mexico on February 28, 1989 in Book: BCR 354A, Pages: 874–875 as Document No. 9817705, said comprised parcel lying situate within Section 3, Township 10 North, Range 4 East of the New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico and being more particularly described as follows:

Beginning at the Northwest corner of said parcel herein described (a found chiseled "X"), being the point common to the Northwest corner of said Tract A and the Southwest corner of Tract M–A, Redivision of Portions of Tinnin Shopping Center (5/9/72, A3–183) and also being a point on the Easterly right of way line of JUAN TABO BOULEVARD N.E.; whence, from said point of beginning, the A.C.S. (Albuquerque Control Station) Monument identified as Station "2–G21A" with New Mexico State Plane Coordinate values being X=420,717.75 and Y=1,500,252.92, a standard ACS brass tablet stamped "ACS 2–G21A 1978", in place, bears, N.02°06'38"W., 1,553.05 feet distant, thence, from said point of beginning, leaving said Easterly right of way line,
S.89°57'54"E., a distance of 660.28 feet to the Northeast corner of said parcel herein described (a found 5/8" rebar with cap stamped "PS10855"), being a point on the Westerly right of way line of an existing Twenty foot (20') PUBLIC ALLEY; thence, along said Westerly right of way line,
S.00°02'25"E., a distance of 1000.25 feet to the Southeast corner of said parcel herein described (a found pk nail with shiner stamped "PS14733"), being a point intersecting said Westerly right of way line with the Northerly right of way line of CANDELARIA ROAD N.E.; thence, along said Northerly right of way line,
S.89°21'04"W., a distance of 636.59 feet to a point of curvature (a found pk nail with shiner stamped "PS14733"); thence,
Northwesterly, along a curve to the right through a central angle of 90°42'17" having a radius of 25.00 feet and an arc length of 39.58 feet (chord = N.45°17'47"W., 35.57') to a point of tangency (a found pk nail with shiner stamped "PS14733"), being a point on the Easterly right of way line of said JUAN TABO BOULEVARD N.E.; thence, along said Easterly right of way line (for the next Eight (8) courses),
N.00°03'21"E., a distance of 469.83 feet to a point of curvature (a found 5/8" rebar with cap stamped "PS10855"); thence,
Northeasterly, along a curve to the right through a central angle of 13°35'33" having a radius of 178.90 feet and an arc length of 42.44 feet (chord = N.06°47'52"E., 42.34') to a point of reverse curvature (a found 5/8" rebar with cap stamped "PS10855"); thence,
Northeasterly, along a curve to the left through a central angle of 13°34'31" having a radius of 178.90 feet and an arc length of 42.39 feet (chord = N.06°51'14"E., 42.29') to a point of tangency (a found 5/8" rebar with cap stamped "PS10855"); thence,
N.00°04'45"E., a distance of 157.00 feet to an angle point (a found pk nail with shiner stamped "PS10855"); thence,
N.88°42'47"E., a distance of 1.94 feet to an angle point (a found pk nail with shiner stamped "PS10855"); thence,
N.00°11'36"E., a distance of 17.96 feet to an angle point (a found 5/8"rebar with cap stamped "PS10855"); thence,
N.89°50'28"W., a distance of 12.05 feet to an angle point (a found chiseled "X"); thence,
N.00°02'08"E., a distance of 253.94 feet to the Northwest corner of said parcel herein described, the POINT OF BEGINNING and containing an area of 15.1851 acres, more or less (661,462.60 square feet, more or less).
Legal description prepared by Christopher S. Croshaw, N.M.P.S. No. 14733.

FREE CONSENT AND DEDICATION:

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON, AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

FOR: TRACTS A-1 AND A-2, LANDS OF R.P. TINNIN

[redacted] THOMAS P. TINNIN [redacted]
P.O. BOX 1885
ALBUQUERQUE, NM 87103

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 5TH DAY OF FEBRUARY 2001, FOR AND ON THE BEHALF OF THOMAS P. TINNIN

BY: THOMAS P. TINNIN

BY:

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 5/15/2003

OFFICIAL SEAL
Patrick A. Jaramillo
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5-15-2003

STATEMENT OF DECLARATION:

THE PURPOSE OF THIS PLAT IS TO CREATE 2 TRACTS FROM ONE EXISTING TRACT AND AN UNPLATTED PARCEL OF LAND, SHOW VACATED EASEMENTS, DEDICATE STREET RIGHT OF WAY AND GRANT ADDITIONAL EASEMENTS, ALL AS SHOWN HEREON.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: 1-022-060-052-071-3-01-35 (Tract A)
PROPERTY OWNER OF RECORD: [redacted] THOMAS P. TINNIN
UNIFORM PROPERTY CODE #: 1-022-060-030-023-3-01-50 (Unplatted Lands)
PROPERTY OWNER OF RECORD: [redacted] THOMAS P. TINNIN

BERNALILLO COUNTY TREASURER'S OFFICE:

TRACTS A-1 AND A-2
LANDS OF R.P. TINNIN

WITHIN ~~PROJECTED~~ SECTION 3, T.10N., R.4E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY 2001

UTILITY COMPANY APPROVALS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEMED TO BE IN THE PUBLIC INTEREST. P.N.M. GAS & ELECTRIC SERVICES DISCLAIMER:

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

P.N.M. ELECTRIC SERVICES — DATE 2-5-01
P.N.M. GAS SERVICES — DATE 2-5-01
QWEST COMMUNICATIONS — DATE 2-13-01
COMCAST DIGITAL CABLE — DATE 2-7-01

APPROVALS:

~~SUBDIVISION CASE NO.:~~ APPLICATION 01440.00000.00193 — #1000769 D.R.B. NO.

CITY SURVEYOR, ALBUQUERQUE, NM — DATE 2-6-01
TRAFFIC ENGINEERING, ALBUQUERQUE, NM — DATE 2-27-01
~~CITY DESIGN DEVELOPMENT~~, ALBUQUERQUE, NM — DATE 3/01/01
UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM — DATE
REAL PROPERTY DIVISION, ALBUQUERQUE, NM — DATE
A.M.A.F.C.A. — DATE 3/06/01
CITY ENGINEER, ALBUQUERQUE, NM — DATE 3/06/01
N/A
BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT — DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 OF ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION — DATE

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER S. CROSHAW, A DULY 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 DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST; IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE OCTOBER 1, 2000.

CHRISTOPHER S. CROSHAW, N.M.R.P.S. NO. 14733

5 FEBRUARY 2001
DATE

CHRISTOPHER S. CROSHAW NEW MEXICO 14733 REGISTERED PROFESSIONAL SURVEYOR 02/05/01

WILSON
& COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

SHEET 1 OF 2
WCEA PROJECT NO. X0-218-001

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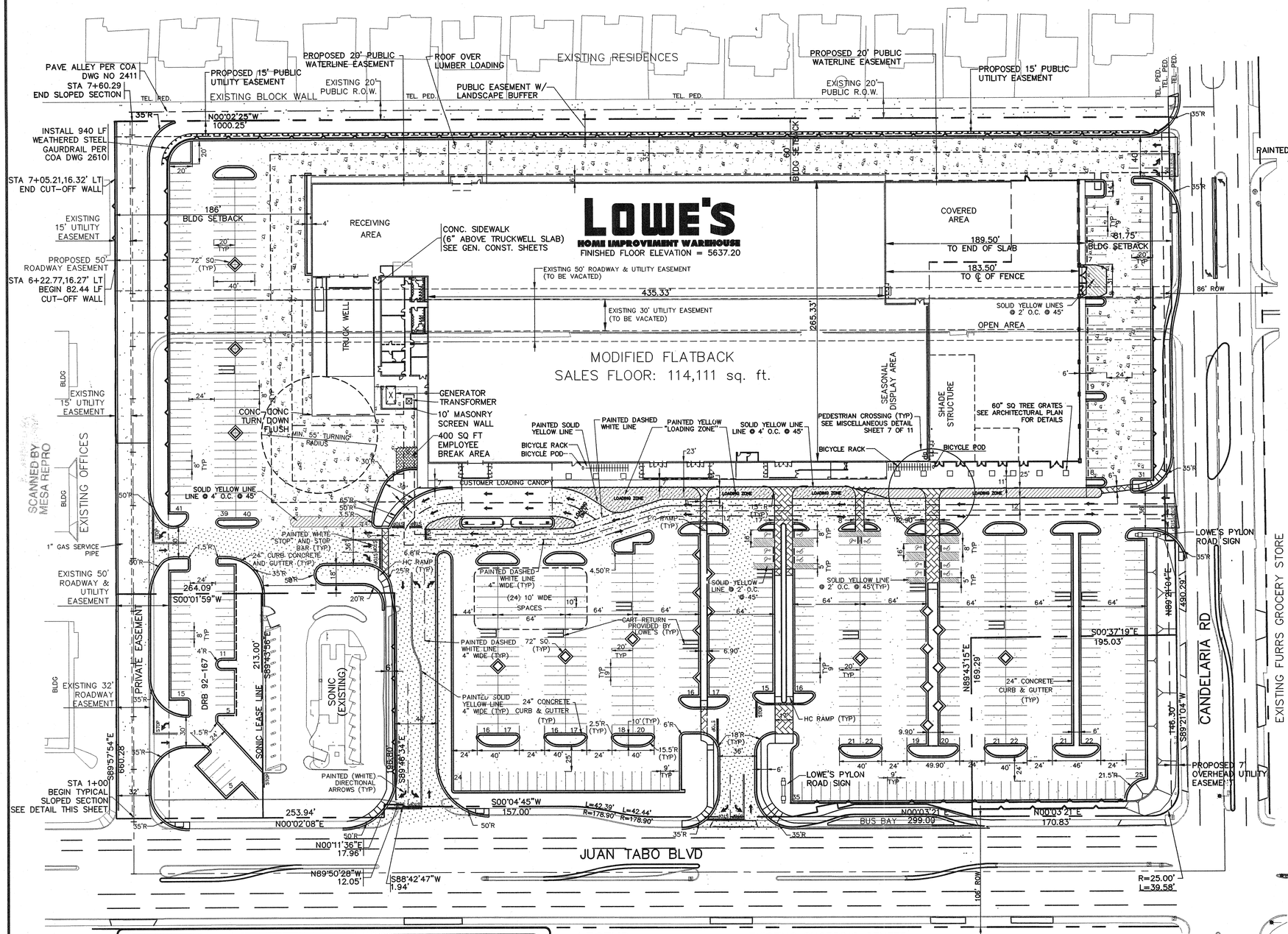

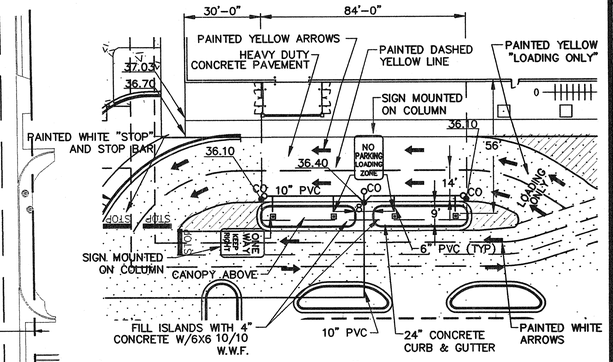

ENLARGED CUSTOMER LOADING CANOPY

SITE NOTES

1) ASPHALT PARKING LOT TO BE STRIPED WITH 4" WIDE PAINTED WHITE LINES AS INDICATED. CONCRETE PAVED AREAS TO BE PAINTED YELLOW. YELLOW. PAINT SHALL BE SHERWIN WILLIAMS "PROMAR TRAFFIC MARKING".
2) CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
3) ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4) ALL CONCRETE SIDEWALKS AND APRONS SHALL RECEIVE CONSTRUCTION RECEIVE CONSTRUCTION JOINTS AT 25'-0" O.C. UNLESS OTHERWISE NOTED.
5) FOR SITE UTILITIES, SEE SITE UTILITIES PLAN.
6) 60" SQ. TREE GRATES SHALL BE EAST JORDAN IRON WORKS, INC. MODEL NO. 8675 OR ENGINEER APPROVED EQUAL.

CONSTRUCTION NOTES:

1) AFTER PERMITS HAVE BEEN OBTAINED & EROSION CONTROL MEASURES INSTALLED, THE CONTRACTOR SHALL GRADE BUILDING PAD, GARDEN CENTER & APRONS TO +/- 0.1 FT. OF SUBGRADE AS PER DIVISION 2 COMPACTION SPECIFICATIONS.
2) IMMEDIATELY APPLY & COMPACT STONE BASE FOR BUILDING PAD TO +/- 1/2" OF CONCRETE SUBGRADE AS PER DIVISION 2 SPECIFICATIONS. STONE SHALL BE APPLIED PRIOR TO EXCAVATING INTERIOR & PERIMETER FOOTINGS.
3) COMPACT & MAINTAIN 30,000 SQ. FT. OF 6" THICK STONE MATERIAL LAYDOWN AREA & 24' WIDE GRAVEL ACCESS ROAD TO BUILDING. LAYDOWN AREA TO BE LOCATED BY LOWE'S PROJECT MANAGER.

RECORD DRAWING
DATE 8/16/02

NOTE:

THIS SHEET IS PROVIDED FOR REFERENCE/ORIENTATION ONLY. CONTRACTOR SHALL REFER TO CONSTRUCTION PLANS FOR BIDDING AND CONSTRUCTION.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SITE DATA

ZONING	C-2	Lowe's Parking Requirements:	
Acreage:		Parking Required:	
Total	15.16	Standard	735
Developed	15.16	Handicapped	14
Main Building:		Total Parking Required	749
Sales Floor	114,111 SF.	Ratio = 5.0 (spaces/1000 sf)	
Office Area	4,237 SF.	Parking Provided:	
Receiving/Overstock	9,560 SF.	Standard	631
Seasonal Display Area	6,200 SF.	Handicapped	14
Main Building Total	134,108 SF.	Total Parking Provided	645
Garden Center:		Ratio = 5.0 (spaces/1000 sf)	
Shade Structures	5,544 SF.	Bicycle Parking Required:	38
Covered Area	11,354 SF.	(1 per 20 parking spaces)	
Open Area	25,400 SF.	Bicycle Parking Provided	34
Garden Center Total	42,199 SF.		

LEGEND

EXISTING SHOPPING CENTER

- LOWE'S LEASE LINE
- EASEMENT LINE
- CURB AND GUTTER
- PROPOSED RETAINING WALL
- PROPOSED TEXTURED COLORED CONCRETE PAVEMENT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT

SOLID WASTE

FIRE MARSHALL

LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER (SW 1/4) OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND COMPRISING ALL OF "R.P. TINNIN LAND" AS IS SHOWN ON THE "AMENDED AND CORRECTED PLAT OF THE REDIVISION OF TINNIN SHOPPING CENTER" AS FILED WITH THE BERNALILLO COUNTY CLERK ON JUNE 20, 1972 IN VOLUME B6 FOLIO 173.

BENCH MARK

THE STATION IS LOCATED 8.3 MILES NORTHEAST OF DOWNTOWN ALBUQUERQUE AT THE INTERSECTION OF JUAN TABO BLVD. N.E. & COMANCHE RD. N.E. TO REACH THE STATION FROM THE INTERCHANGE AT I-40 AND JUAN TABO BLVD., GO NORTH ON JUAN TABO 3.2 MILES TO THE STATION ON THE MALL. THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "ACS 2-G21-A 1978", DRILLED INTO THE TOP OF THE CONCRETE CURB. ELEVATION 5666.13

REVISIONS
◇ PRE-BID SET ISSUE DATE
△ POST BID SET ISSUE DATE

DATE	DESCRIPTION
x/xx/xx	xxxxxx

L. BRADFORD SUMMERALL NEW MEXICO 14088

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LOWE'S
P. O. Box 1111 N. Wilkesboro, N. C. 28656

SITE PLAN
LOWE'S
JUAN TABO AND CANDELARIA
ALBUQUERQUE, NEW MEXICO

DRAWN BY MDG	CHECKED LBS	PERMIT SET ISSUE DATE	CONTRACT SET ISSUE DATE

DRAWN MDG	WILSON & COMPANY 2600 THE AMERICAN ROAD SE, SUITE 100 RIO RANCHO, NEW MEXICO 87124 (505) 898-8021	DATE FEBRUARY 2001	SHEET 3 OF 11
DESIGN BMS		FILE NO. X0218001	
CHECKED BY LBS		SHEET NO. 3 OF 11	

26 6578.81 0302

#657881

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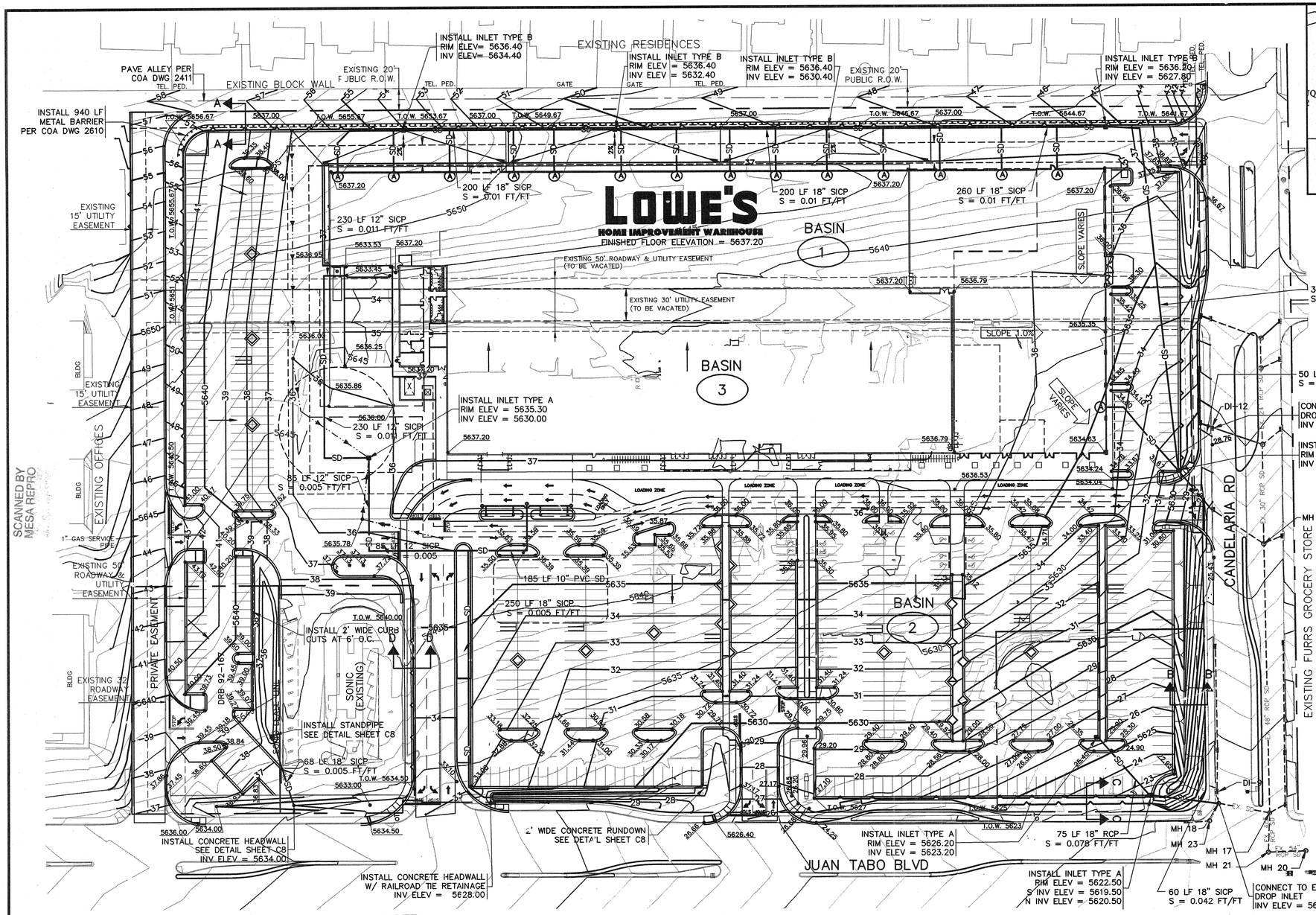
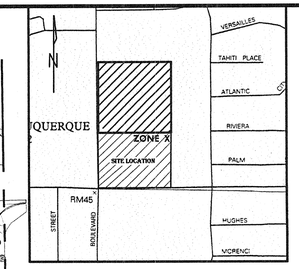
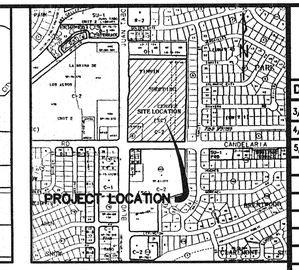




FLOOD INSURANCE MAP

FLOOD INSURANCE STUDY
PANEL 357



LOCATION MAP

ZONE ATLAS MAP NO. G-22

SOILS MAP

SCS BERNALILLO COUNTY SOIL SURVEY
SHEET NO. 22

BENCH MARK

THE STATION IS LOCATED 8.3 MILES NORTHEAST OF DOWNTOWN ALBUQUERQUE AT THE INTERSECTION OF JUAN TABO BLVD. N.E. & COMANCHE RD. N.E. TO REACH THE STATION FROM THE INTERCHANGE AT I-40 AND JUAN TABO BLVD., GO NORTH ON JUAN TABO 3.2 MILES TO THE STATION ON THE MALL. THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "ACS 2-G21-A 1978", DRILLED INTO THE TOP OF THE CONCRETE CURB. ELEVATION 5666.13

LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER (SW 1/4) OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW-MEXICO, AND COMPRISING ALL OF "R.P. TINNIN LAND" AS IS SHOWN ON THE "AMENDED AND CORRECTED PLAT OF THE REDIVISION OF TINNIN SHOPPING CENTER" AS FILED WITH THE BERNALILLO COUNTY CLERK ON JUNE 20, 1972 IN VOLUME B6 FOLIO 173.

LEGEND

- LOWE'S LEASE LINE
- EXISTING INTERMEDIATE CONTOUR
- 5650 EXISTING INDEX CONTOUR
- 5173 PROPOSED INTERMEDIATE CONTOUR
- 5175 PROPOSED INDEX CONTOUR
- 5639.00 PROPOSED SPOT ELEVATION
- PROPOSED RETAINING WALL
- CLEAN OUT
- DIRECTION OF RUNOFF
- PROPOSED FLOWLINE
- EXISTING BASIN BOUNDARY
- PROPOSED BASIN BOUNDARY
- BASIN 1 BASIN DESIGNATION

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NOTE:

1. (A) 10" SICP PIPE, CONNECT TO DOWNSPOUTS

MH-15 STORM
RIM ELEV = 5626.20'
NE INV ELEV = 5620.58' (18")
E INV ELEV = 5619.70' (30")
S INV ELEV = 5621.29' (18")
W INV ELEV = 5619.16' (30")

MH-17 STORM
N RIM ELEV = 5617.82'
E INV ELEV = 5610.06' (48")
SW INV ELEV = 5613.80' (18")
W INV ELEV = 5609.96' (48")
W TOP OF PIPE ELEV = 5614.43'

MH-18 STORM
RIM ELEV = 5618.32'
NE INV ELEV = 5613.65' (18")
S INV ELEV = 5613.47' (18")
NW INV ELEV = 5614.83' (18")

MH-20 STORM
RIM ELEV = 5617.24'
N INV ELEV = 5608.58' (4')
S INV ELEV = 5607.68'
SW INV ELEV = 5611.64' (18")
W INV ELEV= 5611.08' (18")

MH-21 STORM
RIM ELEV = 5617.45'
E INV ELEV = 5609.41' (4')
S INV ELEV = 5608.65' (4')

MH-23 STORM
RIM ELEV = 5618.01'
NE INV ELEV = 5615.03' (18")
NW INV ELEV = 5615.10' (18")

DI-9
RIM ELEV = 5619.39'
INV ELEV = 5614.73'

DI-12
RIM ELEV = 5629.20'
INV ELEV = 5624.51'

NOTE:

THIS SHEET IS PROVIDED FOR REFERENCE/ORIENTATION ONLY. CONTRACTOR SHALL REFER TO CONSTRUCTION PLANS FOR BIDDING AND CONSTRUCTION.

EXISTING CONDITIONS

THE PROJECT SITE COVERS APPROXIMATELY 15.2 ACRES, SEVENTY PERCENT OF WHICH IS CURRENTLY DEVELOPED. THE SITE IS BOUNDED BY COMMERCIAL DEVELOPMENT TO THE NORTH, RESIDENTIAL TO THE EAST, JUAN TABO BLVD. TO THE WEST AND CANDELARIA RD. TO THE SOUTH. CURRENTLY THE SITE DRAINS SOUTHWESTERLY AS SURFACE FLOW AND ENTERS THE EXISTING STORM DRAINAGE SYSTEM AT THE INTERSECTION OF JUAN TABO AND CANDELARIA. NO OFF-SITE FLOWS CONTRIBUTE TO THE SITE. THE TABLE ALBUQUERQUE DPM SECTION 22.2 METHODOLOGY.

RECORD DRAWING
DATE 8/16/02

DEVELOPED CONDITIONS

ALL EXISTING STRUCTURES, EXCEPT SONIC, WILL BE DEMOLISHED AND REPLACED WITH AN APPROXIMATELY 124,000 SQUARE FOOT COMMERCIAL BUILDING WITH ASSOCIATED PARKING LOT AND LANDSCAPED AREAS. ALL RUNOFF FROM THE SITE WILL CONTINUE TO DISCHARGE TO THE INTERSECTION OF JUAN TABO AND CANDELARIA. TOTAL PEAK DISCHARGE INCREASES ONLY SLIGHTLY (3.63 CFS FOR 100 YEAR STORM) AS DOES TOTAL DISCHARGE VOLUME (0.34 AC-FT). SITE PEAK DISCHARGE IS EXPECTED TO ENTER THE STORM DRAINAGE SYSTEM WELL AHEAD OF THE PEAK EXPECTED FOR THE ENTIRE BASIN AND NOT ADVERSELY AFFECT CAPACITY WITHIN THE SYSTEM.

INPUT DATA

PRECIP. ZONE	RAINFALL DEPTHS (INCHES) AT 100-YRAR STORM				
	1 HOUR	6 HOUR	24 HOUR	4 DAY	10 DAY
4	2.23	2.90	3.65	4.70	5.95

HYDROLOGY SUMMARY

PROJECT NAME: LOWE'S EAST ALBUQUERQUE
JOB NUMBER X0218001

BASIN	COND.	DESCRIPTION	AREA (acres)	LAND TREATMENTS A	B	C	D	2 YEAR Q (cfs)	VOLUME (ac.ft.) 6 HR	24 HR	10 YEAR Q (cfs)	VOLUME (ac.ft.) 6 HR	24 HR	100 YEAR Q (cfs)	VOLUME (ac.ft.) 6HR	24 HR
1	EXISTING	LOWE'S E ABQ SITE	4.3500	0.0%	70.0%	30.0%	0.0%	2.46	0.0573	0.0573	7.36	0.1961	0.1961	13.76	0.4328	0.4328
2	EXISTING	LOWE'S E ABQ SITE	11.0000	0.0%	0.0%	3.0%	97.0%	23.48	0.9055	1.1949	38.84	1.5228	1.9676	57.25	2.3876	3.0544
3	PROPOSED	LOWE'S E ABQ SITE	15.3500	0.0%	15.0%	2.5%	82.5%	28.74	1.0956	1.4391	49.42	1.8951	2.4230	74.64	3.0399	3.8314

S019

NOTICE TO CONTRACTOR

1. AN EXCAVATION/ CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

WILSON & COMPANY	APPROVALS	NAME	DATE
	HYDROLOGY		
	INSPECTOR		
WCEA # X02-0001	A.C.E./FIELD		

LOWE'S EAST ALBUQUERQUE
MAP NO. G-22

DRAWN MDG	WILSON & COMPANY 2600 THE AMERICAN ROAD SE, SUITE 100 RIO RANCHO, NEW MEXICO 87124 (505) 898-8021	DATE FEBRUARY 2001	
DESIGN BMS		FILE NO. X0218001	
CHECKED BY LBS		SHEET NO. 4 OF 11	

REVISIONS

◇ PRE-BID SET ISSUE DATE
△ POST BID SET ISSUE DATE

DATE	DESCRIPTION
3/30/00	Revised Downspouts
4/20/00	D-spouts, Tel, Irrigation
5/26/00	Hvy Duty Conc Pvmt, Bldg Limits, Gen'l Revisions

L. BRADFORD SUMMALLA NEW MEXICO 14086 PROFESSIONAL ENGINEER
12/30/00

LOWE'S HOME CENTERS, INC.
12/00 COPYRIGHT
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LOWE'S
P. O. Box 1111 N. Wilkesboro, N. C. 28656

GRADING AND DRAINAGE PLAN
LOWE'S
JUAN TABO AND CANDELARIA
ALBUQUERQUE, NEW MEXICO

DRAWN BY MDG	CHECKED LBS	PERMIT SET ISSUE DATE	CONTRACT SET ISSUE DATE

SHEET 4 OF 11

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6578.811 0402

#657881

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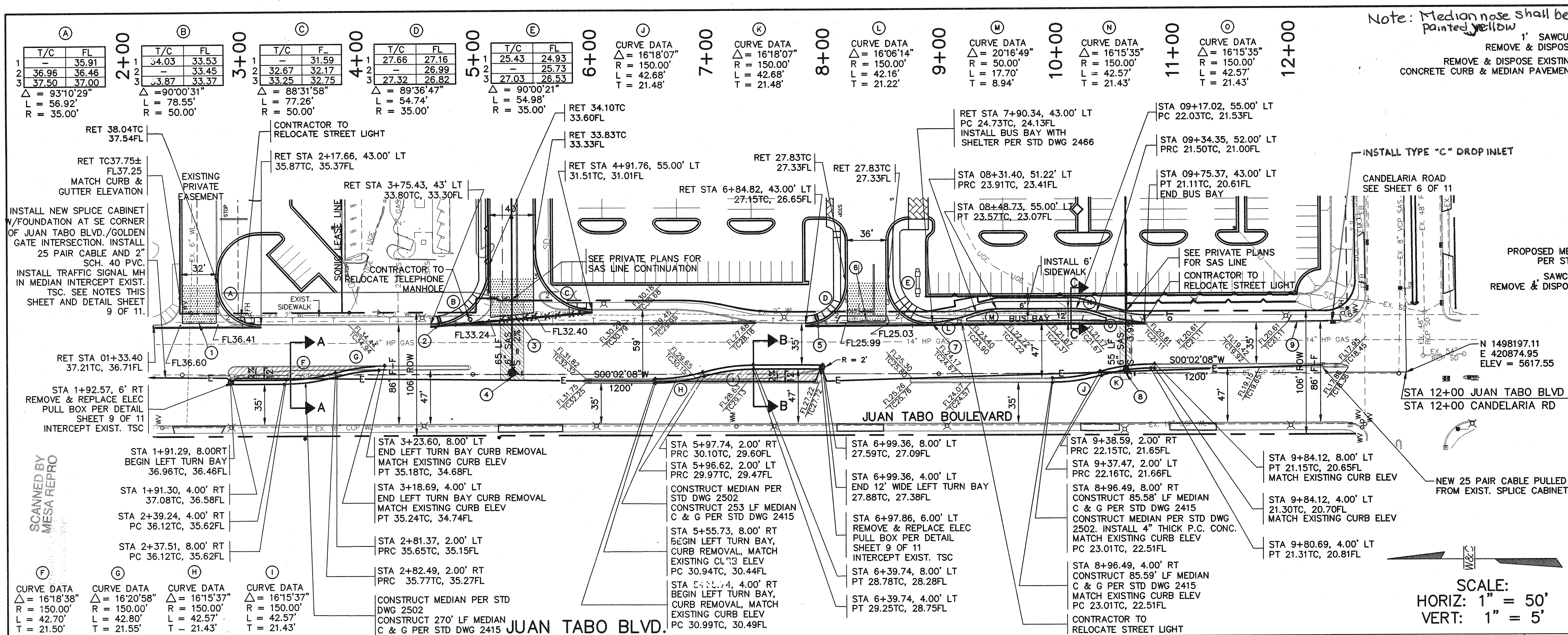
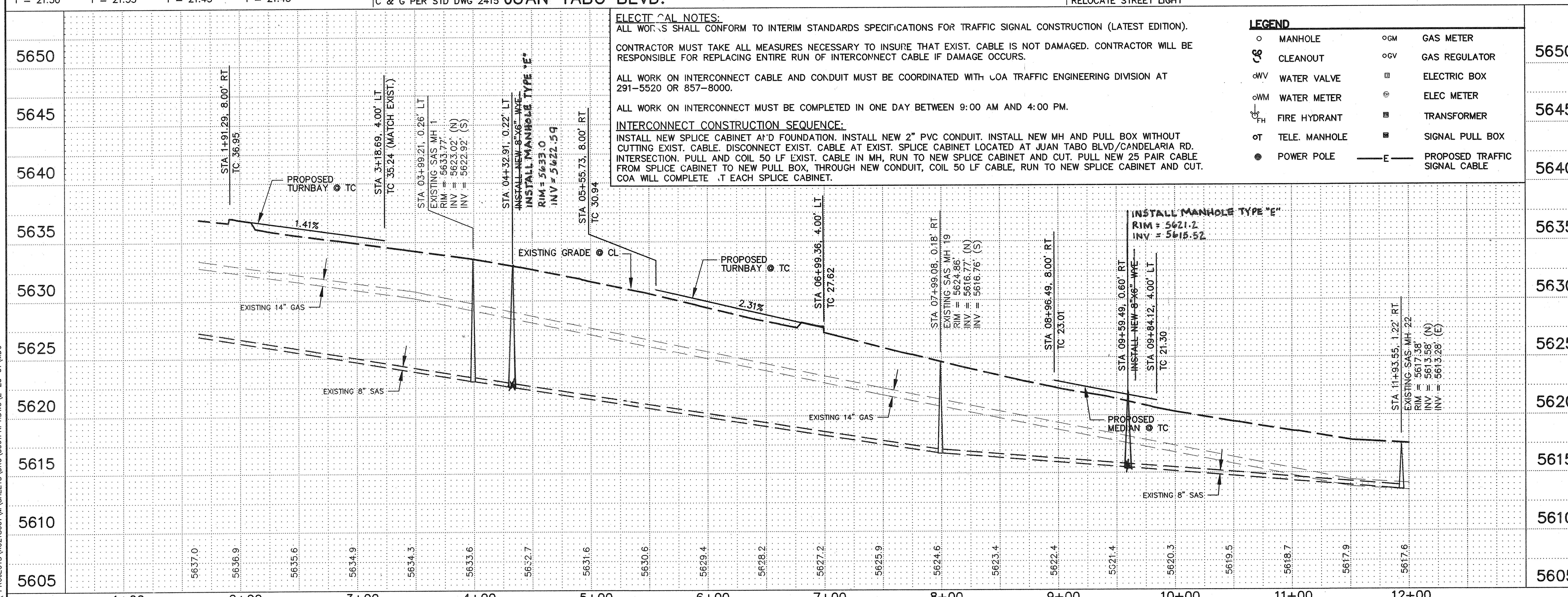
Note: Median nose shall be painted yellow





ELECTRICAL NOTES:

ALL WORKS SHALL CONFORM TO INTERIM STANDARDS SPECIFICATIONS FOR TRAFFIC SIGNAL CONSTRUCTION (LATEST EDITION).

CONTRACTOR MUST TAKE ALL MEASURES NECESSARY TO INSURE THAT EXIST. CABLE IS NOT DAMAGED. CONTRACTOR WILL BE RESPONSIBLE FOR REPLACING ENTIRE RUN OF INTERCONNECT CABLE IF DAMAGE OCCURS.

ALL WORK ON INTERCONNECT CABLE AND CONDUIT MUST BE COORDINATED WITH COA TRAFFIC ENGINEERING DIVISION AT 291–5520 OR 857–8000.

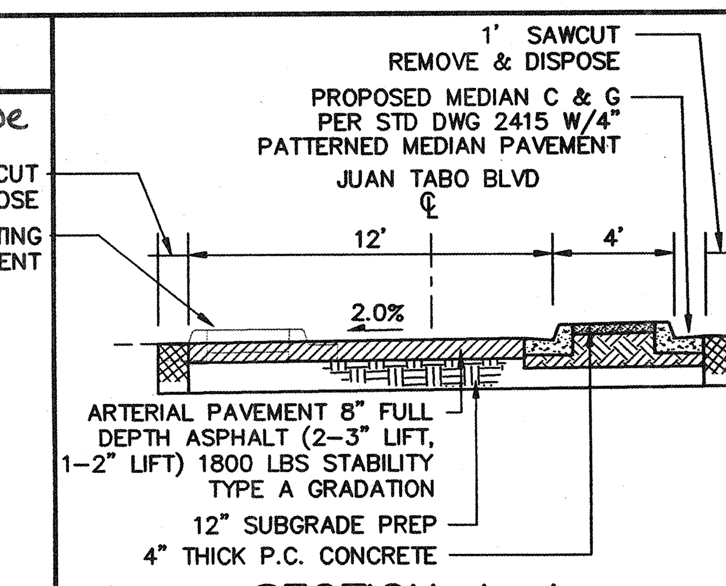
ALL WORK ON INTERCONNECT MUST BE COMPLETED IN ONE DAY BETWEEN 9:00 AM AND 4:00 PM.

INTERCONNECT CONSTRUCTION SEQUENCE:

INSTALL NEW SPLICE CABINET AND FOUNDATION. INSTALL NEW 2" PVC CONDUIT. INSTALL NEW MH AND PULL BOX WITHOUT CUTTING EXIST. CABLE. DISCONNECT EXIST. CABLE AT EXIST. SPLICE CABINET LOCATED AT JUAN TABO BLVD/CANDELARIA RD. INTERSECTION. PULL AND COIL 50 LF EXIST. CABLE IN MH, RUN TO NEW SPLICE CABINET AND CUT. PULL NEW 25 PAIR CABLE FROM SPLICE CABINET TO NEW PULL BOX, THROUGH NEW CONDUIT, COIL 50 LF CABLE, RUN TO NEW SPLICE CABINET AND CUT. COA WILL COMPLETE AT EACH SPLICE CABINET.

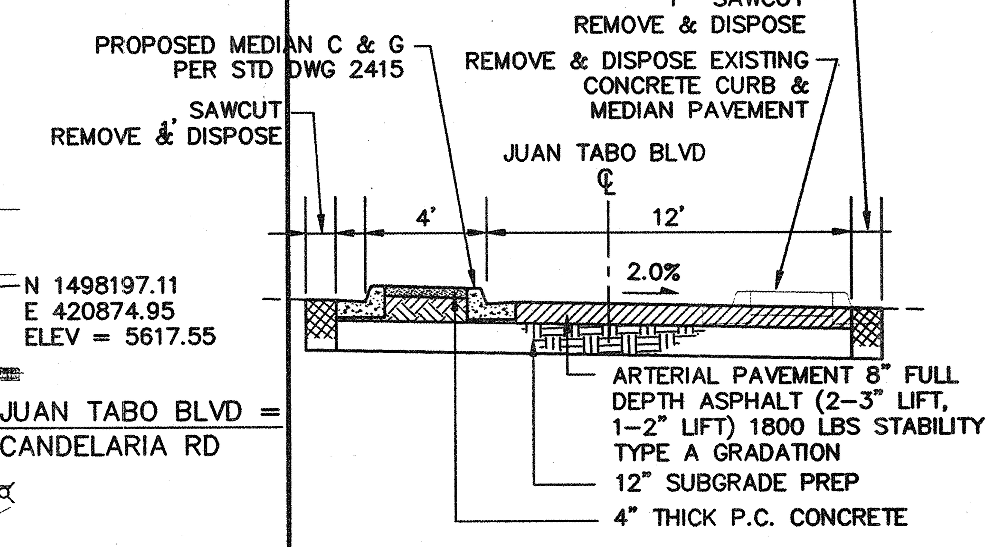
LEGEND

Symbol	Description	Symbol	Description
o	MANHOLE	oGM	GAS METER
CO	CLEANOUT	oGV	GAS REGULATOR
oWV	WATER VALVE		ELECTRIC BOX
oWM	WATER METER		ELEC METER
FH	FIRE HYDRANT		TRANSFORMER
oT	TELE. MANHOLE		SIGNAL PULL BOX
●	POWER POLE	—E—	PROPOSED TRAFFIC SIGNAL CABLE



SECTION A–A

SCALE: 1" = 5'



SECTION B–B

SCALE: 1" = 5'

NOTES

1. STA 01+64.75
MAKE NEAT CUT IN EXIST. PAVEMENT 1' FROM GUTTER LIP. REMOVE & DISPOSE 225 SY EXIST. PAVEMENT, 34 LF EXIST. C & G, 44 SY EXIST. SIDEWALK & WCR. CONSTRUCT VALLEY GUTTER PER STD DWG 2420. CONSTRUCT 32' WIDE PRIVATE ENTRANCE PER STD DWG 2426. SEE SHEET 9 OF 11 FOR HEAVY DUTY PAVEMENT DETAIL.

2. STA 03+71.69
INSTALL 12" SIDEWALK CULVERT PER STD DWG 2236. FL INV 33.33, TC 33.83.

3. STA 04+32.94
MAKE NEAT CUT IN EXIST. PAVEMENT 1' FROM GUTTER LIP. REMOVE & DISPOSE 211 SY EXIST. PAVEMENT, 120 LF EXIST. C & G, 58 SY EXIST. SIDEWALK & WCR. CONSTRUCT VALLEY GUTTER PER STD DWG 2420. CONSTRUCT 40' WIDE PRIVATE ENTRANCE PER STD DWG 2426. SEE SHEET 9 OF 11 FOR HEAVY DUTY PAVEMENT DETAIL.

4. STA 04+32.91
~~INSTALL NEW 8"X6" WYE WITH 45° ELBOW ON BRANCH LINE WITH RESTRAINED JOINTS.~~ REMOVE & REPLACE 55 SY EXIST. ARTERIAL PAVEMENT PER STD DWG 2465. INSTALL MANHOLE TYPE "E" RIM = 5633.0 INV = 5622.59

5. STA 06+95.42
INSTALL 12" SIDEWALK CULVERT PER STD DWG 2236. FL INV 26.75 TC 27.25.

6. STA 07+37.29
MAKE NEAT CUT IN EXIST. PAVEMENT 1' FROM GUTTER LIP. REMOVE & DISPOSE 130 SY EXIST. SIDEWALK, 36 SY DRIVEPAD. CONSTRUCT VALLEY GUTTER PER STD DWG 2420. CONSTRUCT 36' WIDE PRIVATE ENTRANCE PER STD DWG 2426. SEE SHEET 9 OF 11 FOR HEAVY DUTY PAVEMENT DETAIL.

7. STA 07+90.34
MAKE NEAT CUT IN EXIST. PAVEMENT 1' FROM GUTTER LIP. REMOVE AND DISPOSE 20 SY EXIST. PAVEMENT, 95 SY EXIST. SIDEWALK, 36 SY DRIVEPAD, 140 LF EXIST. C & G. INSTALL BUS BAY WITH SHELTER PER STD DWG 2466. SEE SHEET 9 OF 11 FOR SECTION C–C.

8. STA 09+59.49
~~INSTALL NEW 8"X6" WYE WITH 45° ELBOW ON BRANCH LINE WITH RESTRAINED JOINTS.~~ REMOVE & REPLACE 65 SY EXIST. ARTERIAL PAVEMENT PER STD DWG 2465. INSTALL MANHOLE TYPE "E" RIM = 5621.2 INV = 5615.52

9. REMOVE AND DISPOSE EXIST. DRIVEPAD. INSTALL STD C & G AND 4" SIDEWALK.

AS–BUILT INFORMATION

CONTRACTOR	GERALD MARTIN	
WORK STAKED BY	WCEA	DATE 07/2002
INSPECTOR'S ACCEPTANCE BY	COA / L. Romero	DATE 07/2002
FIELD VERIFICATION BY	WCEA	DATE 07/2002
DRAWINGS CORRECTED BY	WCEA	DATE 07/2002

MICRO–FILM INFORMATION

RECORDED BY		DATE
NO.		

BENCH MARKS

THE STATION IS LOCATED 8.3 MILES NORTHEAST OF DOWNTOWN ALBUQUERQUE AT THE INTERSECTION OF JUAN TABO BLVD. N.E. & COMANCHE RD. N.E. TO REACH THE STATION FROM THE INTERCHANGE AT I–40 AND JUAN TABO BLVD, GO NORTH ON JUAN TABO 3.2 MILES TO THE STATION ON THE MALL. THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "ACS 2–G21–A 1978", DILLED INTO THE TOP OF THE CONCRETE CURB.
ELEVATION = 5666.13 FT

SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE

ENGINEER'S SEAL

L. BRADFORD SUMRALL NEW MEXICO 14086 REGISTERED PROFESSIONAL ENGINEER 3/21/01

REVISIONS

NO.	DATE	REMARKS	BY

WILSON & COMPANY, ENGINEERS & ARCHITECTS

DESIGNED BY	BMS	DATE FEB 2001
DRAWN BY	MDG	DATE FEB 2001
CHECKED BY	LBS	DATE FEB 2001

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

LOWE'S OF EAST ALBUQUERQUE
PAVING AND UTILITY PLAN & PROFILE
JUAN TABO BOULEVARD

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED AUG 17 DESIGN REVIEW COMMITTEE				

City Project No.	Zone Map No.	Sheet	Of
657881	G–22	5	11

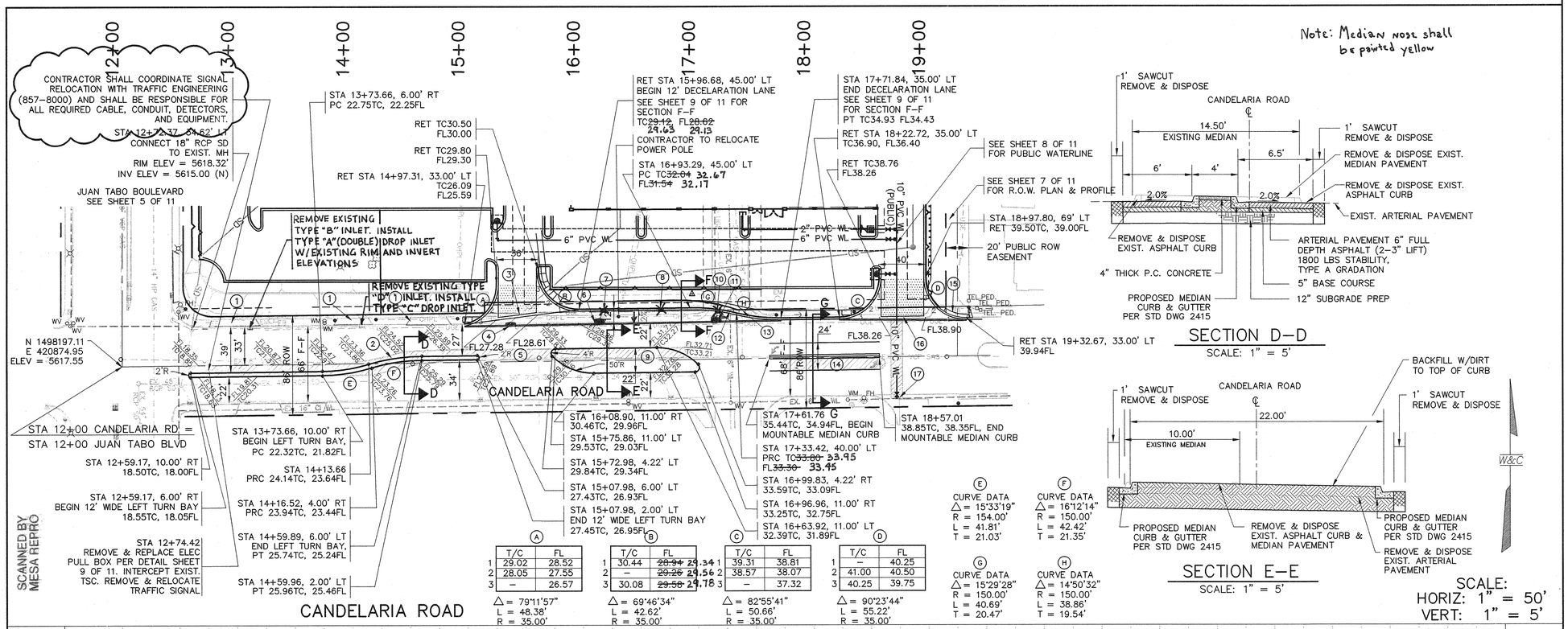
WCEA X0218001
FEB 2001

WILSON & COMPANY

26 6578.81 0502

SCANNED BY MESA REPRO

T:\PROJECTS\X0218001\M\SHEETS\DRC\8001PNP1.DWG\2–20–01\MDG



	T/C	FL
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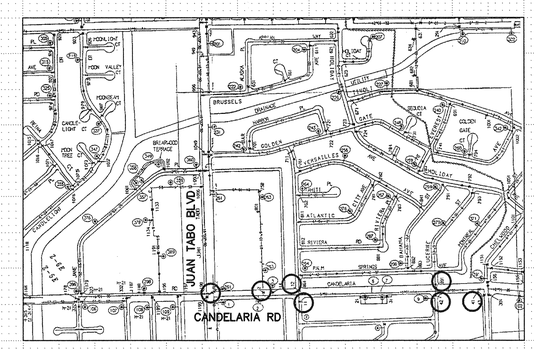
2	28.05	27.55
3	–	26.57

	T/C	FL
1	30.44	~~28.94~~ 29.34
2	–	~~29.26~~ 29.56
3	30.08	~~29.58~~ 29.78

	T/C	FL
1	39.31	38.81
2	38.57	38.07
3	–	37.32

	T/C	FL
1	–	40.25
2	41.00	40.50
3	40.25	39.75

CANDELARIA ROAD



WATER SHUT OFF PLAN

CONNECT TO EXISTING 16" WL – CLOSE 41, 891, 42, 11, 12, 2, 20

NOTES

1. REMOVE AND DISPOSE EXIST. DRIVEPAD. INSTALL STD C & G AND 4" SIDEWALK PER STD DWG 2430.
2. CONSTRUCT MEDIAN PER STD DWG 2502. CONSTRUCT 257 LF MEDIAN C & G PER STD DWG 2415.
3. STA 15+43.39 MAKE NEAT CUT IN EXIST. PAVEMENT 1' FROM GUTTER LIP. REMOVE & DISPOSE 102 SY EXIST. PAVEMENT, 96 LF EXIST. C & G, 64 SY EXIST. SIDEWALK. CONSTRUCT VALLEY GUTTER PER STD DWG 2420. CONSTRUCT 36' WIDE PRIVATE ENTRANCE PER STD DWG 2426. SEE SHEET 9 OF 11 FOR HEAVY DUTY PAVEMENT. **INSTALL TYPE "D" (DOUBLE) INLET**
4. REMOVE & DISPOSE TYPE "C" INLET. CONNECT PROPOSED 18" RCP SD. ~~TO EXIST. 18" RCP SD WITH 20 LF CONCRETE ENCASEMENT PER STD DWG 2140.~~ INV ELEV = 5621.72'
5. REMOVE AND DISPOSE 880 LF EXISTING ASPHALT C & G AND 645 SY MEDIAN PAVEMENT. REPLACE ASPHALT PER DETAIL SECTION D-D.
6. STA 16+12.21, 34' LT REMOVE & DISPOSE TYPE "C" INLET. **INSTALL TYPE "D" (DOUBLE) INLET.**
7. STA 16+17.90, 45' LT ~~INSTALL TYPE "C" DOUBLE STORM INLET PER STD DWG 2205. TC ELEV = 5629.83' INV ELEV = 5624.80' INSTALL 12 LF 18" RCP SD, CONNECT TO EXIST. 18" RCP SD AT PIPE JOINT. BEGIN 45 LF 18" RCP SD, CONNECT TO STORM INLET AT STA 16+67.91, 45' LT.~~
8. ~~STA 16+67.91, 45' LT INSTALL TYPE "C" DOUBLE STORM INLET PER STD DWG 2205. TC ELEV = 5631.57' INV ELEV = 5625.90' END 45 LF 18" RCP SD.~~
9. CONSTRUCT MEDIAN PER SECTION E-E. CONSTRUCT 242 LF MEDIAN C & G PER STD DWG 2415. PAVE MEDIAN UP TO 5' WIDE W/4" P.C. CONCRETE. BACKFILL W/DIRT TO TOP OF CURB.
10. ~~STA 17+17.37, 43' LT INSTALL TYPE "C" DOUBLE INLET PER STD DWG 2205. TC ELEV = 5633.52' INV ELEV = 5627.75' INSTALL 10 LF 18" RCP SD, CONNECT TO EXIST. 18" RCP SD AT PIPE JOINT.~~
11. REMOVE & DISPOSE TYPE "D" INLET. **INSTALL NEW TYPE "D" (DOUBLE) DROP INLET**
12. STA 17+28.22, 43.00' LT INSTALL 6" CAP WITH RESTRAINED JOINTS. ABANDON 6" WL IN PLACE.
13. STA 17+38.36, 43.00' LT INSTALL 8" CAP WITH RESTRAINED JOINTS. ABANDON 8" SAS IN PLACE.
14. REMOVE AND DISPOSE EXIST. ASPHALT C & G AND MEDIAN PAVEMENT. SEE SHEET 9 OF 11 FOR SECTION G-G. STRIPE TURN LANES WITH SOLID WHITE LINE AND WHITE TURN ARROWS.
15. REMOVE AND DISPOSE 35 LF EXIST. C & G AND 13 SY SIDEWALK. SEE SHEET 7 OF 11 FOR DRIVE PAD DETAIL.
16. STA 18+77.34 MAKE NEAT CUT IN EXIST. PAVEMENT 1' FROM GUTTER LIP. REMOVE & DISPOSE 12 SY EXIST. PAVEMENT, 42 SY EXIST.SIDEWALK. CONSTRUCT VALLEY GUTTER PER STD DWG 2420. CONSTRUCT 40' WIDE PRIVATE ENTRANCE PER STD DWG 2426. SEE SHEET 9 OF 11 FOR HEAVY DUTY PAVEMENT DETAIL.
17. STA 18+70.90, 35.97' RT REMOVE AND REPLACE 75 SY OF ARTERIAL PAVEMENT PER STD DWG 2465, INSTALL 1 – PRESSURE CONNECTION, 1 – 16"X16"X10" TEE W/BLOCKING, 1 – 10" GATE VALVE WITH TYPE "A" BOX, 80 LF 10" WL WITH RESTRAINED JOINTS.

LEGEND

○	MANHOLE	○GM	GAS METER
CO	CLEANOUT	○GV	GAS REGULATOR
○WV	WATER VALVE		ELECTRIC BOX
○WM	WATER METER		ELEC METER
FH	FIRE HYDRANT		TRANSFORMER
OT	TELE. MANHOLE		SIGNAL PULL BOX
●	POWER POLE		

NO.	DATE	REMARKS	BY
2	081001	SIGNAL RELOCATION NOTE ADDED	ABS

REVISIONS

WILSON & COMPANY, ENGINEERS & ARCHITECTS

DESIGNED BY BMS DATE FEB 2001
DRAWN BY MDG DATE FEB 2001
CHECKED BY LBS DATE FEB 2001

AS-BUILT INFORMATION

CONTRACTOR GERALD MARTIN DATE 07/2002
STAKED BY WCEA DATE 07/2002
INSPECTOR'S ACCEPTANCE BY COA DATE 07/2002
FIELD VERIFICATION BY WCEA DATE 07/2002
DRAWINGS CORRECTED BY WCEA DATE 07/2002
RECORDED BY MICRO-FILM INFORMATION DATE
NO. DATE

BENCH MARKS

THE STATION IS LOCATED 8.3 MILES NORTHEAST OF DOWNTOWN ALBUQUERQUE AT THE INTERSECTION OF JUAN TABO BLVD. N.E. & COMANCHE RD. N.E. TO REACH THE STATION FROM THE INTERCHANGE AT I-40 AND JUAN TABO BLVD. GO NORTH ON JUAN TABO 3.2 MILES TO THE STATION ON THE WALL. THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "ACS 2-G21-A 1978", DILLED INTO THE TOP OF THE CONCRETE CURB.
ELEVATION = 5666.13 FT

SURVEY INFORMATION

NO.	BY	DATE	FIELD NOTES

ENGINEER'S SEAL

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

LOWE'S OF EAST ALBUQUERQUE
PAVING AND UTILITY PLAN & PROFILE
CANDELARIA ROAD

Design Review Committee — AUG 17 2001 — REVISION
City Engineer Approval
Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
657881	G-22	6	11

WCEA X0218001
FEB 2001

26 6578.81 0602

WILSON & COMPANY

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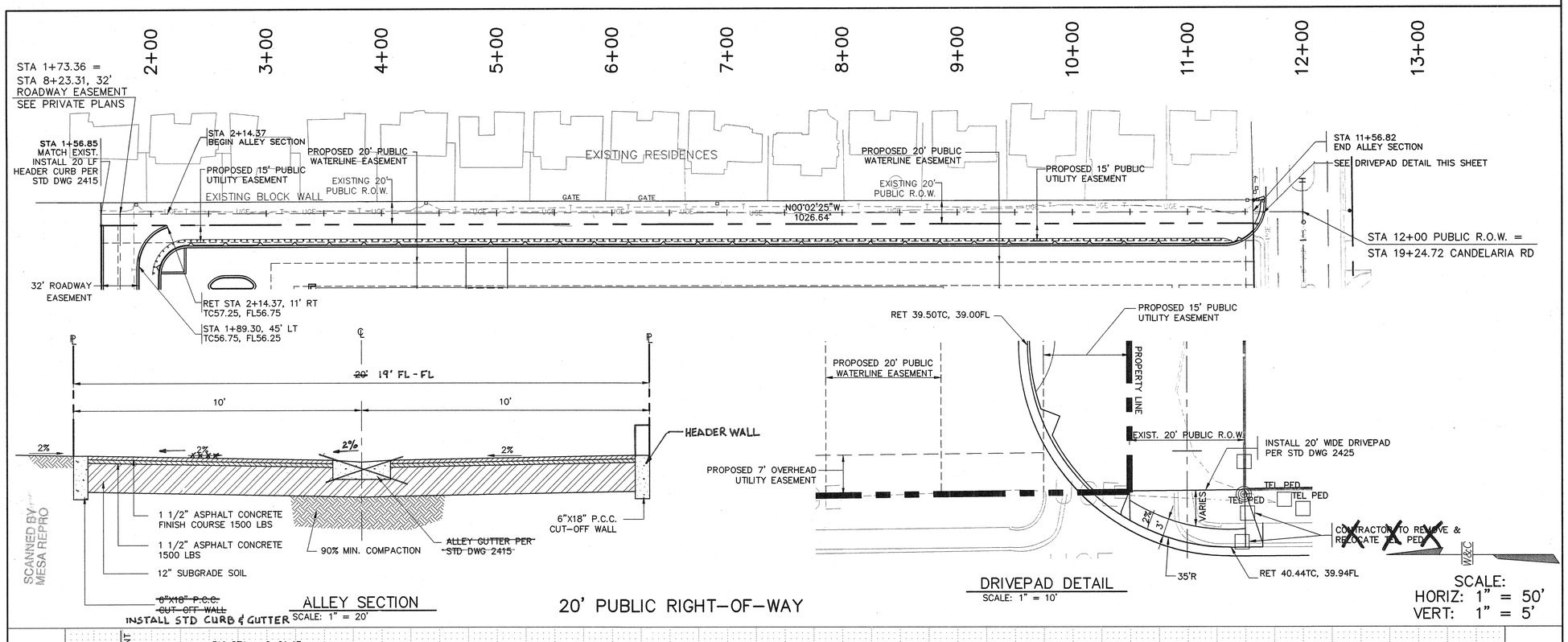
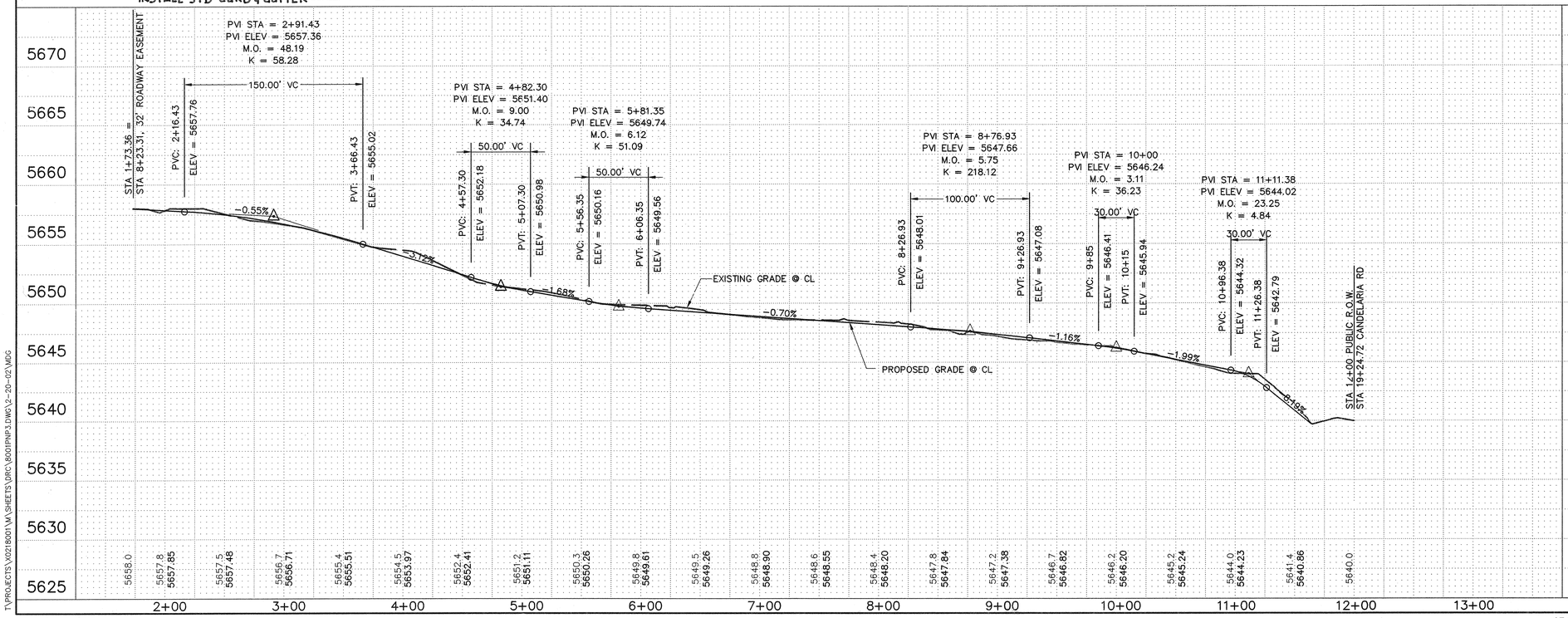


ALLEY SECTION
SCALE: 1" = 20'

20' PUBLIC RIGHT-OF-WAY

DRIVEPAD DETAIL
SCALE: 1" = 10'

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



AS-BUILT INFORMATION

CONTRACTOR	GERALD MARTIN	DATE 01/2002
WORK STAKED BY	WCEA	
FIELD INSPECTION AND ACCEPTANCE BY	COA	DATE 01/2002
FIELD VERIFICATION BY	WCEA	DATE 01/2002
DRAWINGS CORRECTED BY	WCEA	DATE 01/2002
RECORDED BY	MICRO-FILM INFORMATION	DATE
NO.		

BENCH MARKS

THE STATION IS LOCATED 8.3 MILES NORTHEAST OF DOWNTOWN ALBUQUERQUE AT THE INTERSECTION OF JUAN TABO BLVD. N.E. & COMANCHE RD. N.E. TO REACH THE STATION FROM THE INTERCHANGE AT I-40 AND JUAN TABO BLVD. GO NORTH ON JUAN TABO 3.2 MILES TO THE STATION ON THE MALL. THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "ACS 2-G21-A 1978", DILLED INTO THE TOP OF THE CONCRETE CURB.

ELEVATION = 5686.13 FT

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

L. BRADFORD SUMRALL
NEW MEXICO
14086
REGISTERED PROFESSIONAL ENGINEER
01/28/02

LEGEND

- MANHOLE
- CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELE. MANHOLE
- POWER POLE
- GAS METER
- GAS REGULATOR
- ELECTRIC BOX
- ELEC METER
- TRANSFORMER
- SIGNAL PULL BOX
- TELEPHONE PEDESTAL

NO.	DATE	REMARKS	BY
		REVISIONS	

WILSON & COMPANY, ENGINEERS & ARCHITECTS

DESIGNED BY	BMS	DATE FEB 2001
DRAWN BY	MDG	DATE FEB 2001
CHECKED BY	LBS	DATE FEB 2001

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

LOWE'S OF EAST ALBUQUERQUE
PAVING PLAN & PROFILE
20' PUBLIC RIGHT-OF-WAY

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
AUG 17 DESIGN REVIEW COMMITTEE				

City Project No.	Zone Map No.	Sheet	Of
657881	G-22	7	11

WCEA X0218001
FEB 2001

26 6578.81 0702

WILSON & COMPANY

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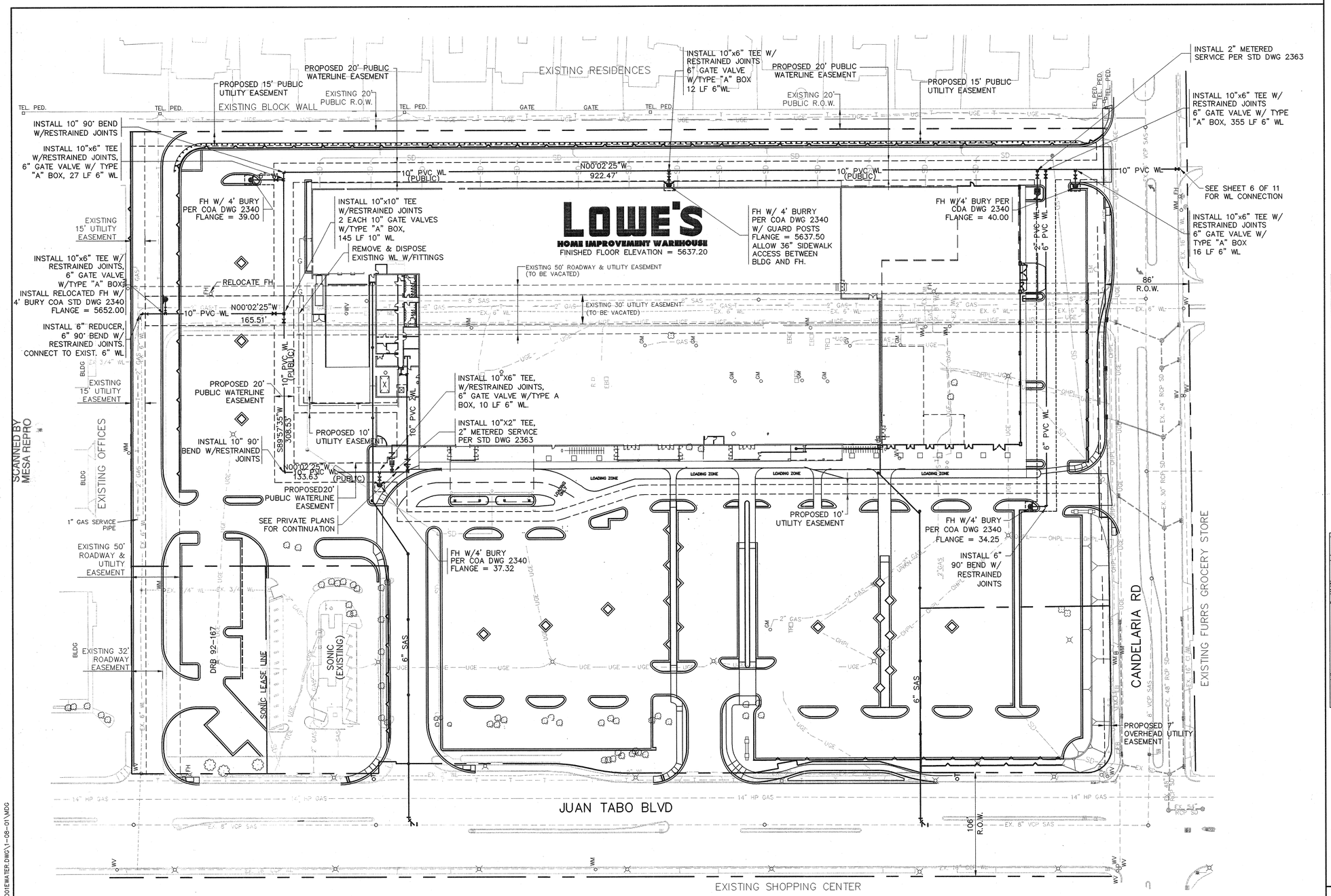
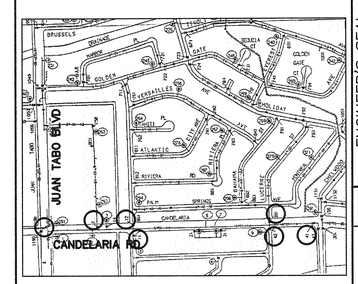


RESTRAINED JOINT TABLE							
LENGTH OF RESTRAINED PIPE EACH WAY (L_R) (FEET)							
PIPE SIZE	90°	45°	22-1/2°	11-1/4°	TEE	VALVE/ CAP/FH	REDUCER
6"	–	–	–	–	–	40'	38'
10"	24'	–	–	–	10x6-10' 10x10-20'	70'	–
16"	–	–	–	–	16X10-20'	–	–

*TEE BRANCH – EACH RUN PIPE SHALL BE MINIMUM 10' W/O JOINTS.



WATER SHUT-OFF PLAN

CONNECT TO EXISTING 16" WL
CLOSE 41, 891, 42, 11, 12, 2, 20

AS-BUILT INFORMATION

CONTRACTOR	GERALD MARTIN	
WORK STAKED BY	WCEA	DATE 07/2002
INSPECTOR'S ACCEPTANCE BY	COA/L. Lemore	DATE 07/2002
FIELD VERIFICATION BY	WCEA	DATE 07/2002
DRAWINGS CORRECTED BY	WCEA	DATE 07/2002

BENCH MARKS

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ELEVATION = 5666.13 FT

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

REGISTERED PROFESSIONAL ENGINEER 14086 8/27/01

NO.	DATE	REMARKS	BY
1	8/29/01	Replace sheet to include FH easements	LBS

REVISIONS

WILSON & COMPANY, ENGINEERS & ARCHITECTS

DESIGNED BY	BWS	DATE JAN 2001
DRAWN BY	MDG	DATE JAN 2001
CHECKED BY	LBS	DATE JAN 2001

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

LOWE'S OF EAST ALBUQUERQUE
EAST WATERLINE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
AUG 17 2001 DESIGN REVIEW COMMITTEE				

City Project No.	Zone Map No.	Sheet	Of
657881	G-22	8	11

WCEA X0218001
JAN 2001

WILSON & COMPANY

26 6578.81 0802

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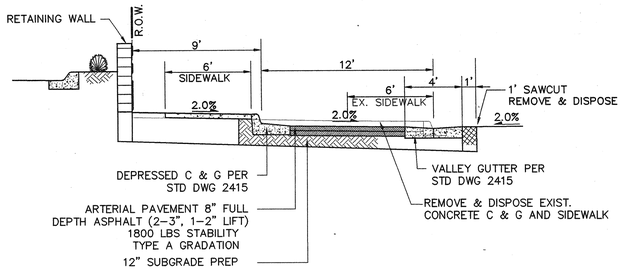
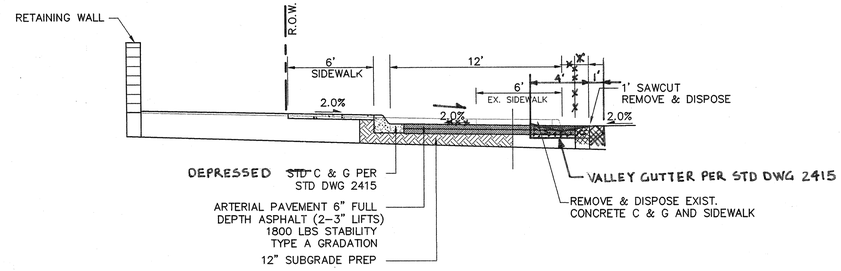


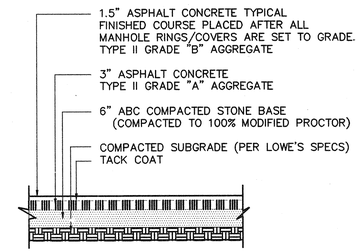
SECTION C-C
BUS BAY TYPICAL SECTION

SCALE: 1" = 50'



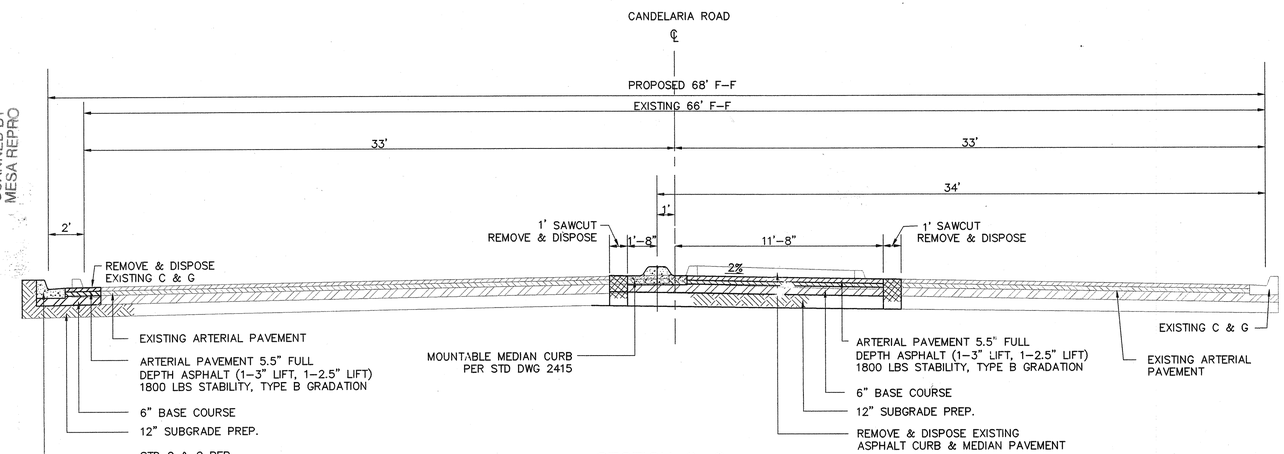
SECTION F-F
DECELARATION LANE

SCALE: 1" = 50'



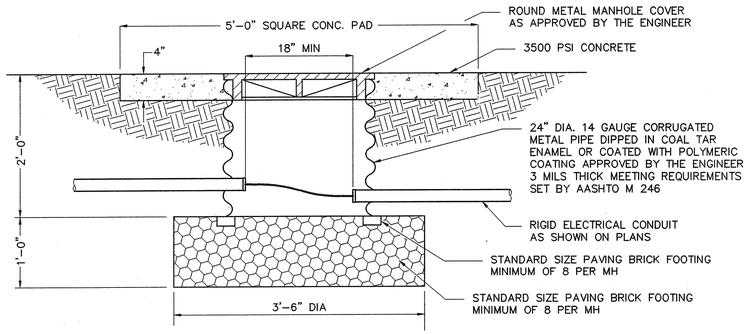
HEAVY DUTY ASPHALT PAVING

SCALE: 1" = 1'



SECTION G-G

SCALE: 1" = 40'

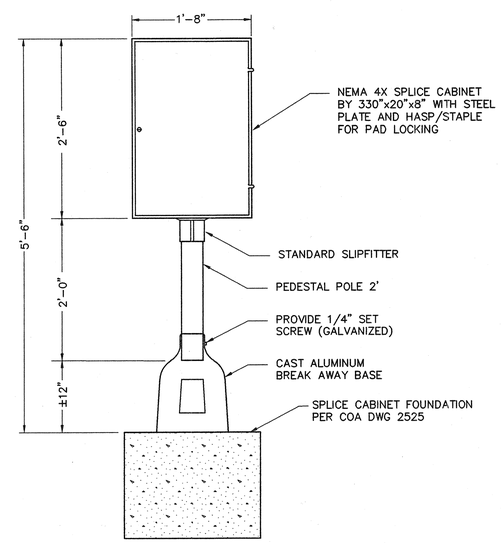


TRAFFIC SIGNAL MANHOLE (TYPICAL)

SCALE: 1" = 1'

NOTES FOR HEAVY DUTY REINFORCED POLYMER MORTAR PULL BOXES AND COVERS

1. MATERIAL TO BE AN AGGREGATE CONSISTING OF SAND AND GRAVEL BOUND TOGETHER WITH A POLYMER AND REINFORCED WITH CONTINUOUS WOVEN GLASS STRANDS. THE MATERIAL MUST HAVE THE FOLLOWING MECHANICAL PROPERTIES: COMPRESSIVE STRENGTH – 11000 PSI FLEXURAL STRENGTH – 7500 PSI
2. ALL PULL BOX COVERS SHALL BE HEAVY DUTY REINFORCED POLYMER MORTAR, HAVING A SERVICE LOAD OF 22568 LBS OVER 10" SQUARE (225 PSI).
3. PULL BOX TYPE AND LOGO SHALL BE APPROVED BY THE PROJECT MANAGER.
4. THE DIMENSIONS OF THE PULL BOX SHOWN ARE NOMINAL DIMENSIONS AND MAY VARY AS TO THE MANUFACTURER'S RECOMMENDATIONS. ALL DIMENSIONS SHALL BE VERIFIED BY THE PROJECT MANAGER.



TRAFFIC SIGNAL SPLICE CABINET DETAIL

SCALE: 1" = 1'

AS-BUILT INFORMATION

CONTRACTOR GERALD MARTIN

WORK STAKED BY WCE.A DATE 07/2002
WORK INSPECTED BY WCE.A DATE 07/2002
ACCEPTANCE BY COA DATE 07/2002
FIELD VERIFICATION BY WCE.A DATE 07/2002
DRAWINGS CORRECTED BY WCE.A DATE 07/2002

MICRO-FILM INFORMATION

RECORDED BY DATE
NO.

BENCH MARKS

THE STATION IS LOCATED 8.3 MILES NORTHEAST OF DOWNTOWN ALBUQUERQUE AT THE INTERSECTION OF JUAN TABO BLVD. N.E. & COMANCHE RD. N.E. TO REACH THE STATION FROM THE INTERCHANGE AT I-40 AND JUAN TABO BLVD. GO NORTH ON JUAN TABO 3.2 MILES TO THE STATION ON THE MALL. THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "ACS 2-G21-A 1978", DILLED INTO THE TOP OF THE CONCRETE CURB.

ELEVATION = 5686.13 FT

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

REMARKS

REVISIONS

NO.	DATE	BY

WILSON & COMPANY, ENGINEERS & ARCHITECTS

DESIGNED BY	BMS DATE FEB 2001
DRAWN BY	MDG DATE FEB 2001
CHECKED BY	LBS DATE FEB 2001

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

LOWE'S OF EAST ALBUQUERQUE
MISCELLANEOUS DETAILS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
AUG 17 DESIGN REVIEW COMMITTEE				

WCEA X0218001
FEB 2001

City Project No.	Zone Map No.	Sheet	Of
657881	G-22	9	11

26 6578.81 0902

WILSON & COMPANY

SCANNED BY MESA REPRO

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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 WORK SITE TRAFFIC SUPERVISOR. THE MAINTENANCE AND SERVICING SHALL ALSO BE DONE BY AN ATSSA CERTIFIED WORKSITE TRAFFIC SUPERVISOR OR EQUIVALENT.

8. CONTRACTOR IS RESPONSIBLE TO MAINTAIN AND SERVICE ALL TRAFFIC CONTROL DEVICES 24 HOURS A DAY, 7 DAYS A WEEK THROUGHOUT LENGTH OF PROJECT. CONTRACTOR IS RESPONSIBLE THAT ALL TRAFFIC CONTROL DEVICES COMPLY WITH THE MUTCD, LATEST EDITION.

9. ALL ADVANCE WARNING SIGNS SHALL BE DOUBLE INDICATED WHENEVER THERE ARE MULTI-LANE TRAFFIC IN ANY ONE GIVEN DIRECTION AND THERE IS SUFFICIENT MEDIAN SPACE.

10. ALL BARRICADES IN ALL TAPERS AND TANGENTS SHALL BE PLACED APART, A DISTANCE MEASURED IN FEET, EQUAL TO THAT OF THE POSTED SPEED LIMIT. NO EXCEPTIONS UNLESS APPROVED BY CONSTRUCTION COORDINATION PER MUTCD SECTION 6A-4.

11. CONTRACTOR SHALL NOT BEGIN WORK BEFORE 7:00 A.M. OR END WORK AFTER 7:00 P.M. WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.

12. CONTRACTOR IS RESPONSIBLE TO PROVIDE CONSTRUCTION COORDINATION, A WEEKLY LOG OF DAILY INSPECTIONS OF BARRICADE AND MAINTENANCE SCHEDULES ON PROJECTS THAT ARE OVER ONE WEEK DURATION.

13. EQUIPMENT OR MATERIALS SHALL NOT BE STORED WITHIN 15 FEET OF A 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. 24 HOURS PRIOR TO OCCUPYING OR CLOSING OF A RIGHT-OF-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITALS, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.

20. ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY CONSTRUCTION COORDINATION.

21. EXCAVATIONS SHALL BE PLATED, TEMPORARILY PATCHED OR RESURFACED PRIOR TO OPENING OF TRAFFIC. A MINIMUM OF 11 FEET SHALL BE PROVIDED FOR TRAFFIC IN ANY GIVEN DIRECTION. CONTRACTOR IS RESPONSIBLE FOR ANY WORK INVOLVED IN SATISFYING THESE REQUIREMENTS.

22. CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE FOLLOWING:
    1. STANDARDS AND REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
    2. THE CITY OF ALBUQUERQUE TRAFFIC CODE, LATEST EDITION.
    3. SECTION 19 OF THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION, AS WELL AS OTHER SECTIONS.

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

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

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

26. ADVANCE WARNING SIGNS SHALL BE 36"x36" WITH SUPER ENGINEERING GRADE SHEETING OR BETTER.

SPECIAL PROJECT TRAFFIC CONTROL NOTES

1. ALL BARRICADING AND LANE CLOSURES IN JUAN TABO BLVD. AND CANDELARIA ROAD ARE SUBJECT TO ROAD RESTORATION FEES.

2. CONTRACTOR SHALL PERFORM AS MUCH WORK AS POSSIBLE (SUCH AS BUS BAY CONSTRUCTION) PRIOR TO CLOSING TRAFFIC LANES ON EITHER JUAN TABO BLVD. OR CANDELARIA ROAD.

3. DOUBLE LANE CLOSURES ON JUAN TABO BLVD. FOR THE WATER AND SANITARY SEWER CONNECTIONS WILL ONLY BE ALLOWED BETWEEN THE HOURS FROM 7:00 P.M. TO 5:00 A.M. CONTRACTOR MUST MAINTAIN AT LEAST TWO LANES OPEN IN BOTH DIRECTIONS ON JUAN TABO BLVD. OUTSIDE THESE HOURS. DOUBLE LANE CLOSURES WILL NOT BE ALLOWED FOR ANY OTHER OPERATION. NO DOUBLE LANE CLOSURES ON JUAN TABO BLVD. WILL BE ALLOWED ON FRIDAY OR SATURDAY NIGHTS.

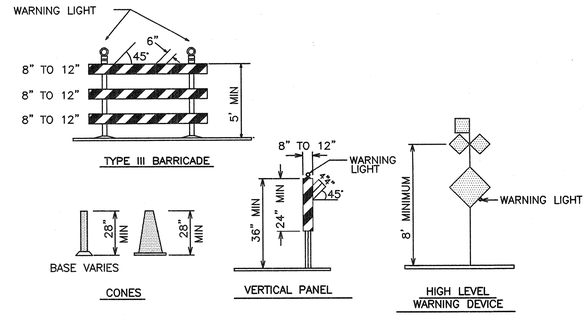
4. CONTRACTOR IS ALLOWED SINGLE LEFT OR SINGLE RIGHT LANE CLOSURES ON JUAN TABO BLVD. OR CANDELARIA ROAD FOR CURB, GUTTER, AND PAVING OPERATIONS. HOWEVER, CONTRACTOR MUST WORK MINIMUM HOURS FROM 7:00 A.M. TO 10:00 P.M. WHEN ANY LANES ARE CLOSED TO TRAFFIC.

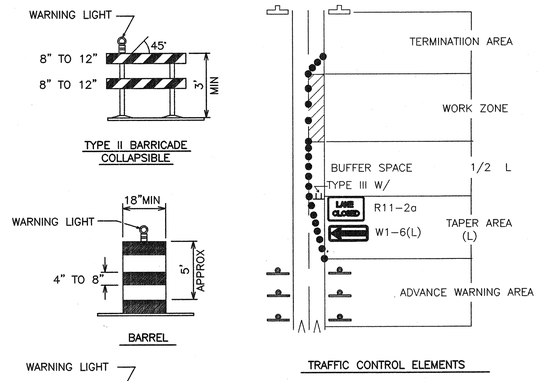
5. WHEN BEGINNING A NEW CONSTRUCTION OPERATION, SOUTHBOUND LANE CLOSURES ON JUAN TABO BLVD. AND WESTBOUND LANE CLOSURES ON CANDELARIA ROAD SHALL NOT BE IN PLACE PRIOR TO 9:00 A.M. ON THE INITIAL DAY OF THAT OPERATION.

6. CONTRACTOR MUST OPEN ALL LANES TO TRAFFIC UPON COMPLETION OF EACH WORK SHIFT IF SAFE TO DO SO, OR WORK THE HOURS SPECIFIED IN NOTE 4 ABOVE.

7. CONTRACTOR IS NOT ALLOWED TO HAVE BOTH NORTHBOUND AND SOUTHBOUND LANE CLOSURES ON JUAN TABO BLVD. AT THE SAME TIME EXCEPT WHEN INSTALLING MEDIAN IMPROVEMENTS.

8. CONTRACTOR IS NOT ALLOWED TO HAVE BOTH EASTBOUND AND WESTBOUND LANE CLOSURES ON CANDELARIA ROAD AT THE SAME TIME EXCEPT WHEN INSTALLING MEDIAN IMPROVEMENTS.





LEGEND

- WORK AREA
- BARRICADE – TYPE I, TYPE II, OR BARREL
- BARRICADE – TYPE III
- VERTICAL PANEL
- WARNING SIGN
- D — DISTANCE BETWEEN SIGNS – A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET
- FLAGMAN POSITION
- S — SPACING BETWEEN BARRICADES – A DISTANCE MEASURED IN FEET EQUAL TO THE STREET LIMIT OF THE STREET
- L — 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
0–20	10 X SPEED LIMIT	10 X SPEED LIMIT
25–30	10 X SPEED LIMIT	10 X SPEED LIMIT
30–35	10 X SPEED LIMIT	10 X SPEED LIMIT
40–45	10 X SPEED LIMIT	10 X SPEED LIMIT
50–60	10 X SPEED LIMIT	10 X SPEED LIMIT

TAPER CRITERIA

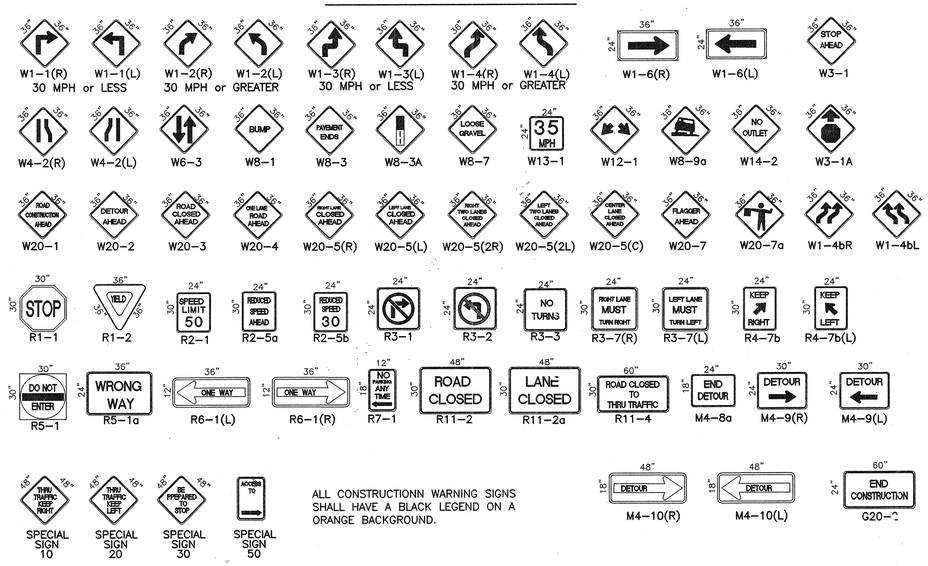
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

SPEED LIMIT	
40 MPH OR LESS	$L = \frac{WS^2}{60}$
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 CONSTRUCTIONN WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6578.81 1002

AS-BUILT INFORMATION

CONTRACTOR	GERALD MARTIN	DATE
WORK STAKED BY	WCEA	DATE 07/2002
INSPECTOR'S ACCEPTANCE BY	COA	DATE 07/2002
FIELD VERIFICATION BY	WCEA	DATE 07/2002
DRAWINGS CORRECTED BY	WCEA	DATE 07/2002

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

L. BRADFORD SUMRALL NEW MEXICO 14008 PROFESSIONAL ENGINEER
3/31/03

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY COA	DATE 8-97	
DRAWN BY COA	DATE 8-97	
CHECKED BY COA	DATE 8-97	

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

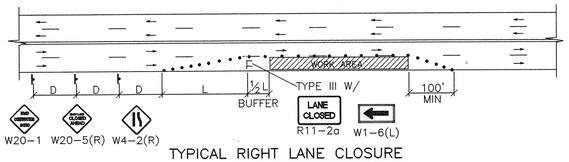
LOWE'S OF EAST ALBUQUERQUE
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

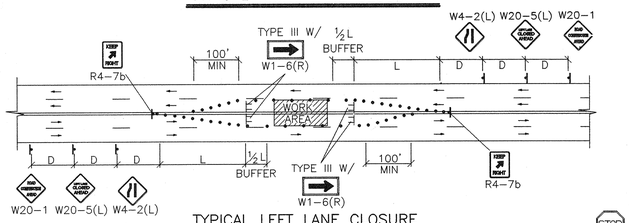
Project No.	Map No.	SHEET	OF
657881	G-22	10	11

SCANNED BY MESA REPRO

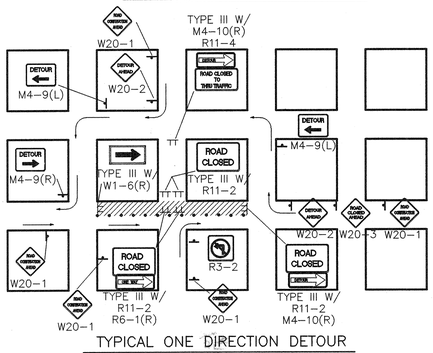
T:\PROJECTS\X0218001\M\SHEETS\DRC\B0018TRAFI.DWG\1-02-01\MDG



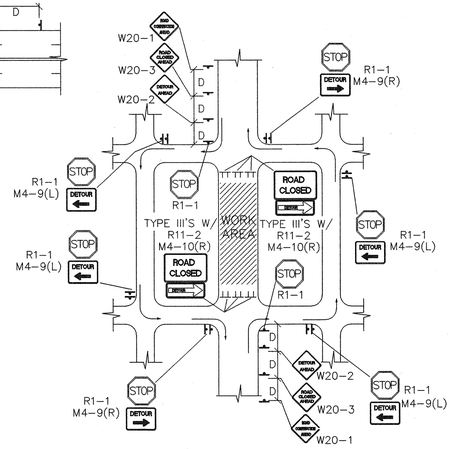
TYPICAL RIGHT LANE CLOSURE



TYPICAL LEFT LANE CLOSURE



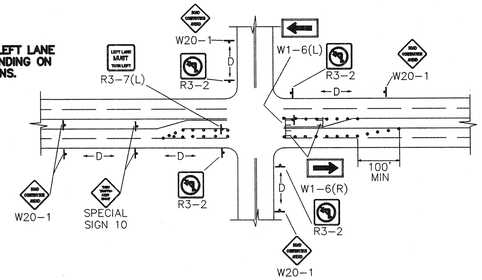
TYPICAL ONE DIRECTION DETOUR



TYPICAL STREET CLOSURE

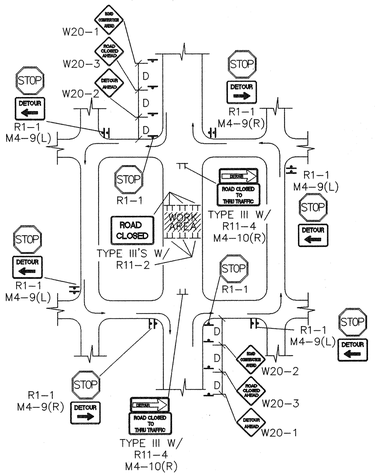
NOTE: (R1-1) BASED ON FIELD CONDITIONS.

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



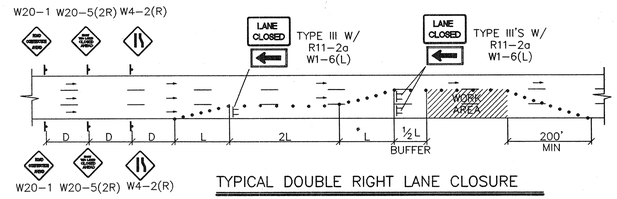
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION.

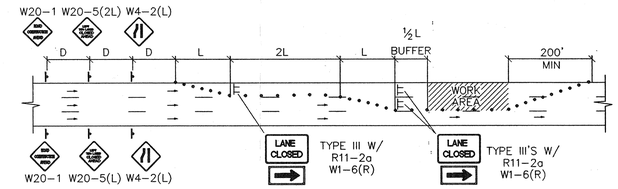


TYPICAL MID-BLOCK CLOSURE

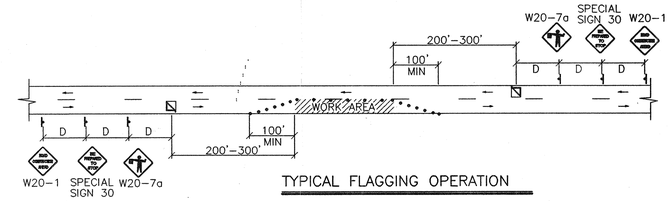
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



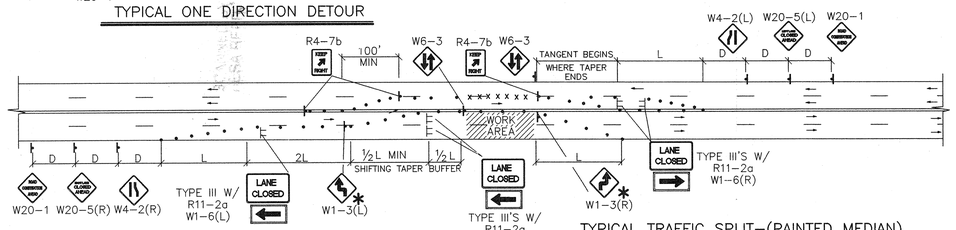
TYPICAL DOUBLE RIGHT LANE CLOSURE



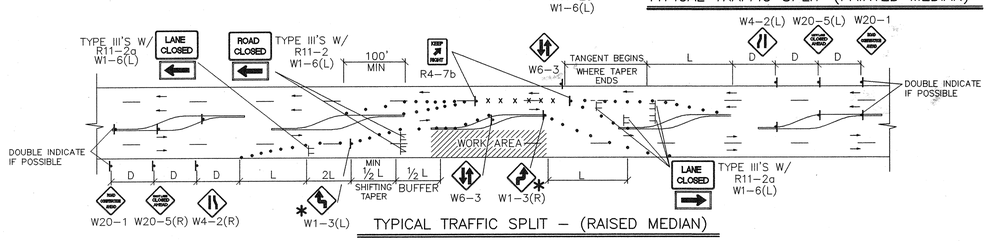
TYPICAL DOUBLE LEFT LANE CLOSURE



TYPICAL FLAGGING OPERATION



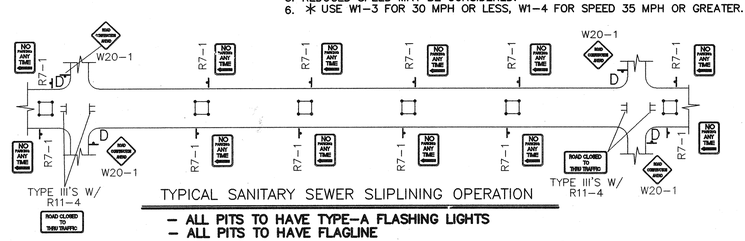
TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)



TYPICAL TRAFFIC SPLIT – (RAISED MEDIAN)

TRAFFIC SPLIT NOTES:

1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
2. 1/2 L IS THE MINIMUM DISTANCE FOR SHIFTING TAPERS.
3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
4. MEDIAN REMOVAL SHALL BE REQUIRED IF 1/2 L OR REVERSE CURVE IS NOT SUFFICIENT. MEDIAN REMOVAL SHALL TAKE PLACE BEFORE SPLITS.
5. REDUCED SPEED MAY BE CONSIDERED.
6. * USE W1-3 FOR 30 MPH OR LESS, W1-4 FOR SPEED 35 MPH OR GREATER.



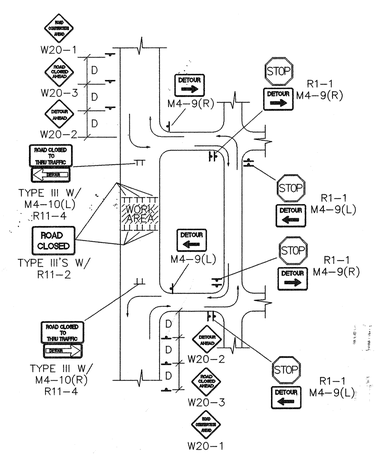
TYPICAL SANITARY SEWER SLIPLINING OPERATION

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

GENRAL NOTE:

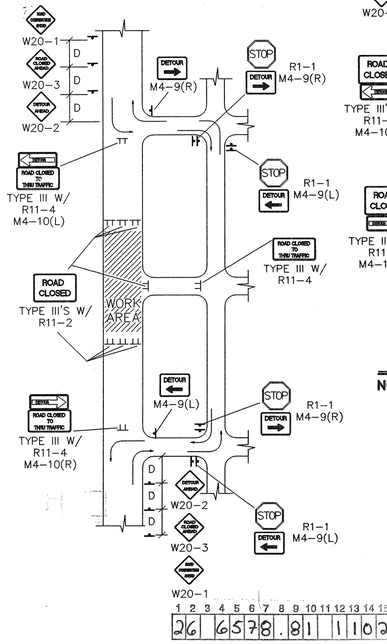
ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

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



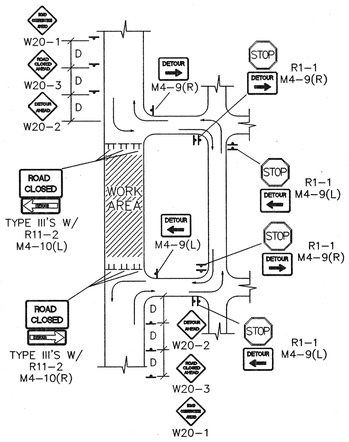
TYPICAL STREET CLOSURE

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



TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS



TYPICAL STREET CLOSURE

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

SCANNED BY MESA REPRO

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AS-BUILT INFORMATION

CONTRACTOR	GERALD MARTIN	DATE
WORK STAKED BY	WCEA	DATE 07/2002
INSPECTOR'S ACCEPTANCE BY	COA	DATE 07/2002
FIELD VERIFICATION BY	WCEA	DATE 07/2002
DRAWINGS CORRECTED BY	WCEA	DATE 07/2002

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

L. BRADFORD SUMRALL NEW MEXICO 10086 PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	RICHARD ROYBAL P.E.	DATE NOV 1991
DRAWN BY	CADD, - APV	DATE NOV 1991
CHECKED BY		DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

LOWE'S OF EAST ALBUQUERQUE
TRAFFIC CONTROL SIGNING EXAMPLES

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

26 6578.81 1102

Project No.	Map No.	SHEET	OF
657881	G-22	11	11