2 3 4 6 6 7 8 9 10 11 12 13 14 15

ZIGI-IGINITIZION PLANS

SCANNED BY PLANNING

FOR

PUBLIC WATERLINE FOR TRACT 3A-3A OF THE RENAISSANCE CENTER

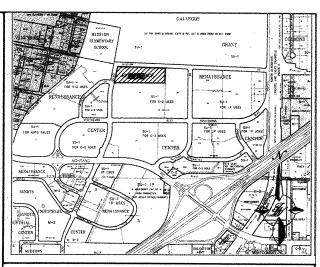
IMPROVEMENTS

CITY OF ALBUQUERQUE NEW MEXICO **APRIL 2001**



INDEX TO DRAWINGS

- TITLE SHEET
- PLAT
- GRADING AND DRAINAGE PLAN
- 10" WATERLINE IMPROVEMENTS STA: 10+00.00 TO 17+15.95
- SIGNING AND CONSTRUCTION AND TRAFFIC CONTROL STANDARDS
- TYPICAL TRAFFIC CONTROL AND SIGNING EXAMPLES (REF. M.U.T.C.D.)



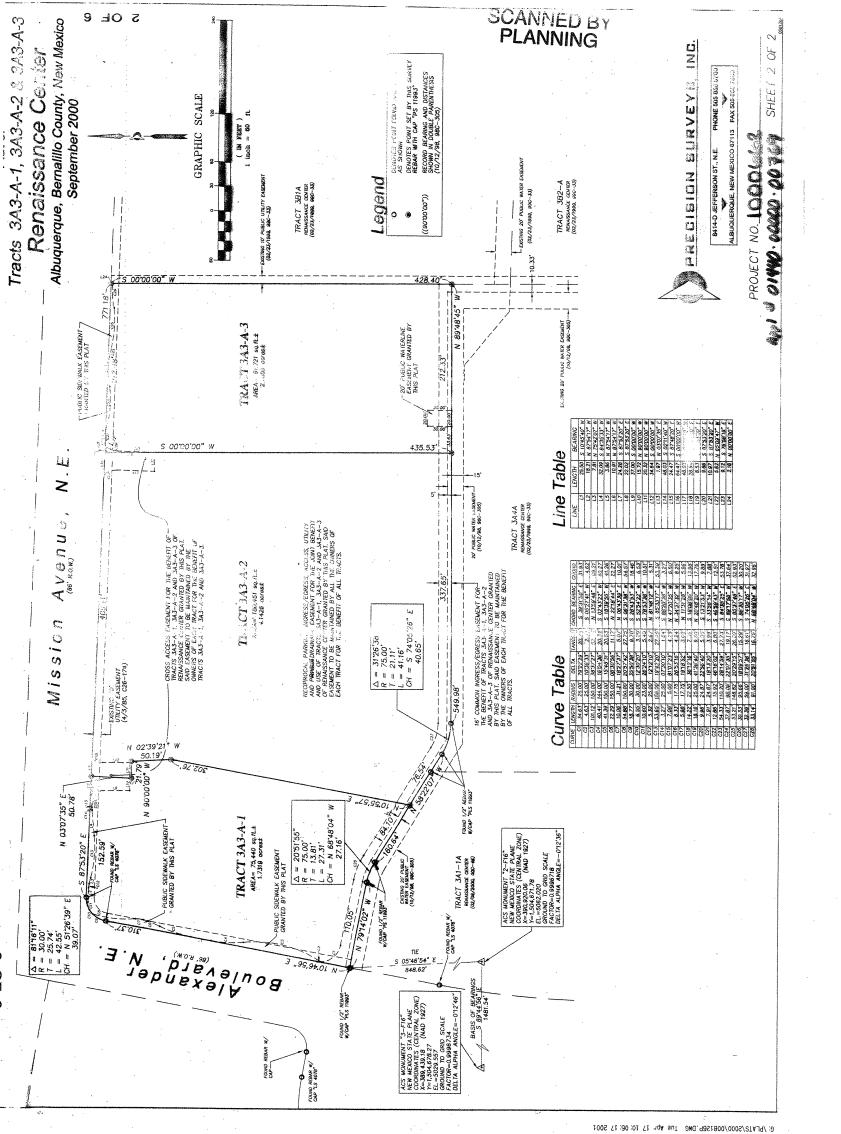
VICINITY MAP

NOTICE TO CONTRACTORS

TIERRA WEST, LLC

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"RACIS 343—A: J. 333—A: 2 MOD 343—A: 3, GRANTED BY THIS PLAT. SAID EASEMENT TO THE BENEFIT THE OWNERS OF EACH TRACT FOR THE BENEFIT OF ALL TRACTS, ALL AS SHOWN ON THE SITE PLAN FOR BUNDANDON CITY PROJECT NO. 10000068. ITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: CITRC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND IL LINES, COMMUNICATION FACILITIES, TRANSPORMERS, POLES, AND ANY OTHER COMPRENT, FATURES, SERVICES AND ANY OTHER COMPRENT, FATURES, SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF HATURAL GAS. LINES, VALVES FOR EXPERIENT FACILITIES REASONABLY NECESSARY TO PROVIDE MATURAL GAS. ORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND JETUAL AND SERVICE OF SUCH LINES, CABLE, AND OTHER ENTER COMPRENT AND FACILITIES REASONABLY MECESSARY TO PROVIDE SATION SERVICES OF SUCH LINES, CABLE, AND OTHER COMPRENT AND FACILITIES REASONABLY MECESSARY TO PROVIDE COMPRENT AND FACILITIES REASONABLY MECESSARY TO PROVIDE CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER EQUIPMENT AND FACILITIES REASONABLY MECESSARY TO PROVIDE CABLE TY SERVICE. ACKNOWNERS) ACKTION ISO JOHN JIT EUROUSE PORTO NSTRUMENT HAS ACKNOWLEDGED .

NO PRESIDENT & SENIOR TRUE
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T 93-22, NM.
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ASSED ON THE .::: FEET, FY A S FEET. NORTHERS SIATE OF NEW MEXICO

Subdivision Data:

Location Map
Zone Atlas Map No. F-16-Z

PROJECT NO. 10001618 PRECIDION BURYEYS 8414-D JEFFERSON ST., N.E. 2

PROPERTY LES WITHM PROJECTED SECTION 34, TOWNS) NA GALLEGOS GRANT, BERNALILLO COUNTY, NEW MEXICO, PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING T INT EASEMENTS.

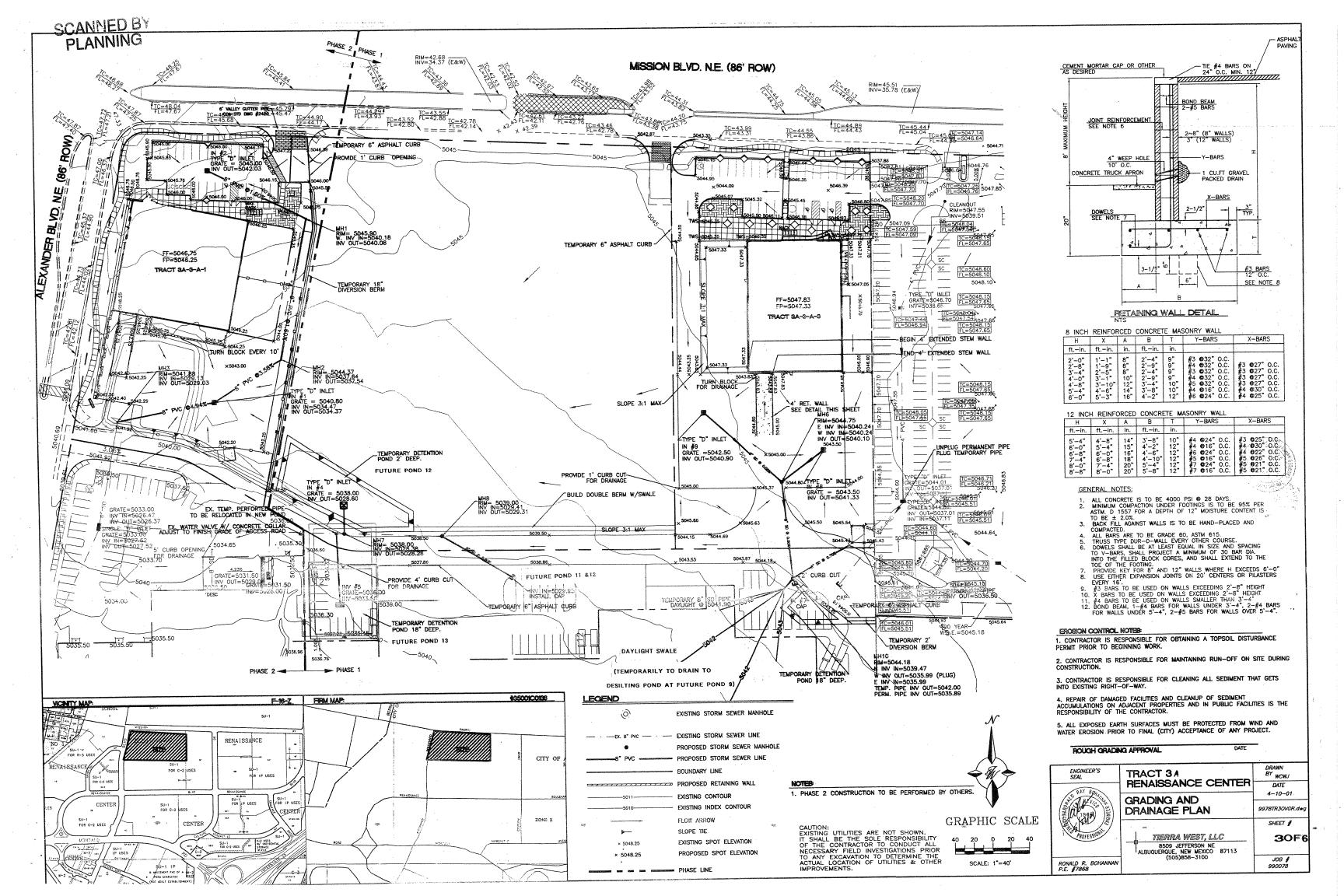
Surveyor's Certificate Approvals Application No. /Phiju *

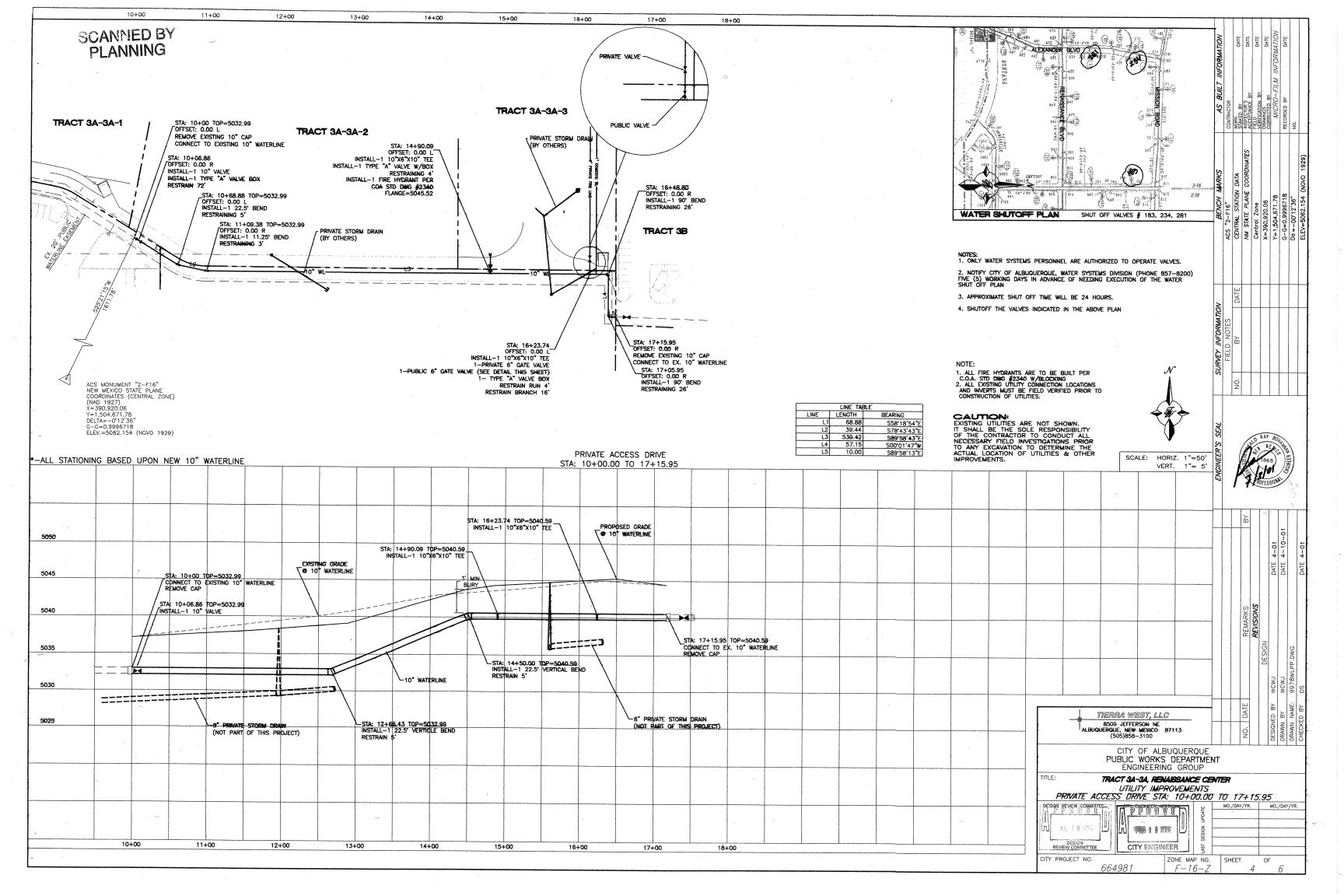
other occup-costs / leco with 6/13/6/ 00/25/00 14. J. 18.9 00 E 01 10.5.00 6-7-01 10-5-00 6-1-91

Bernalillo County, New Mexico September 2000

SITE

Plat of
Tracts 3A3-A-1, 3A3-A-2 & 3A3-A-3
Renaissance Center
Albuquerque, Bernalillo County, New Marrian



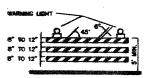


CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

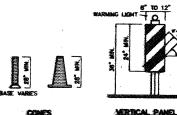
- 1. CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION AN EXCAVATION/BARRICADING PERMIT BEFORE ENGAGING IN ANY CONSTRUCTION, MAINTENANCE OR REPAIR WORK IN ANY OF THE CITY OF ALBUQUERQUE'S RICHTS-OF-WAY. EMERGENCY WORK THAT WOULD PRESERVE LIFE OR PROPERTY IS EXCLUDED WITH THE UNDERSTANDING, THAT A 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.
- 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
- 4. CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY CONSTRUCTION COORDINATION.
- 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
- 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
- 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 MUTCH, 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 MUTCH SECTION 6A-4.
- 11. ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS AND A CONTINUOUS ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS AND A CONTINUOUS AND
- 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 SE STORED WITHIN 15 FEET OF A TRAVELLED TRAFFIC LANE DURING SIGN 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 DELITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.
- CONTRACTOR SHALL MAINTAIN ADDESS TO ALL FACILITIES, BUSINESSES AND/OR RESIDENTS AT ALL TIMES.
- 17. CONTRACTOR SHALL PROVIDE ACCESS SIGNS FOR BUSINESSES LOCATED WITHIN THE CONSTRUCTION AREA LINDER BHE 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 AS SLICH. 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 MUTCO, LATEST EDITION.
- 19. 48 HOURS PRIOR TO OCCUPYING OR CLOSING OF A RIGHT-OF-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITALS, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.
- 20. ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY CONSTRUCTION

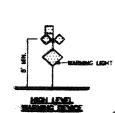
- 21. EXCAVATIONS SHALL BE PLATED, TEMPORARILY PATCHED OR RESURFACED PRIOR TO OPENING OF TRAFFIC. A MINIMUM OF 11 FEET SHALL BE PROVIDED FOR TRAFFIC IN ANY GIVEN DIRECTION. CONTRACTOR IS RESPONSIBLE FOR ANY WORK INVOLVED IN SATISFYING THESE REQUIREMENTS.
- 22. CONTRACTOR SHALL AT ALL TIMES COMPLY WITH 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
- 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
- 24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION. WASHING OF EQUIPMENT IS INCIDENTAL TO IT'S PLACEMENT AND MAINTENANCE.
- 25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.
- 26. ADVANCE WARNING SIGNS SHALL BE 36" x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGTH AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE MUTC.D.
- 27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY.



TYPE IL BASSICADE



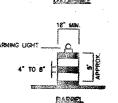


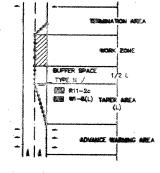
LEGEND

ZZZZ 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
- 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.



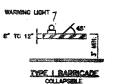




TRAFFIC CONTROL ELEMENTS

TAPER REQUIREMENTS

SPEED LIMIT	TAF	ER LENG (FEET)	îH (L)	MUMBER OF	MANIMUM DEVICE SPACING IN FEET		
(MPH)	10' 11' LANE LANE		12' LANE	DEVICES FOR TAPES	ALONG TAPER	AFTER TAPER	
20	70	75	80	5	20	20	
25	105	115	125		25	25	
3 0	150	16 5	160	7	3 0	30	
3 5	20 5	225	245	₹	3 5	3 5	
40	270	29 5	320	8	40	40	
45	450	495	540	13	45	45	
50	500	550	600	13	50	50	
5 5	5 50	\$0 5	660	13	5 5	5 5	





RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

SPEED MILES PER HOUR	MINISHUM DIST BETWEEN SIGNIS	TANCE IN FEET FROM LAST SIGN TO TAPER
0-20	10 X SPEED LIMIT	10 X SPEED LIMIT
25~3 0	10 X SPEED LIMIT	10 X SPEED LIMIT
30-3 5	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 K SPEED LIMIT

	In the same		
TYPE OF	TAPER .	TAPER	LENGTH

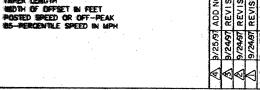
1/2 L MINIMUM 1/2 L MINIMUM

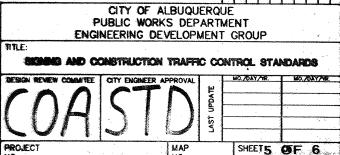
DOMNSTREAM TAPERS 100 FEET PER LANE

MATERIAL AND IN COMPUTATION

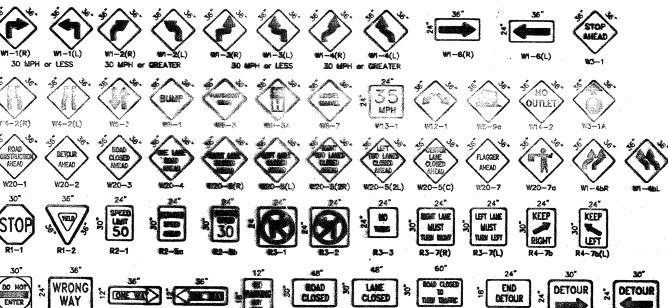
_	1		1 .	
40	MPH.	C	LESS	•
建汽	a di Dali	195	eser a	are

L = W x S L - TAPER LENGTH



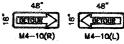


SIGN FACE DETAILS





HALL HAVE A BLACK LEGEND ON A





FMD CONSTRUCTION G20-2

