RECORDS CENTER

READY SCANNED

SERIES: 26

PROJECT #: 6405M

RESTRICTED UNRESTRICTED

CONSTRUCTION PLANS

FOR

FEDEX GROUND

PAVING IMPROVEMENTS

CITY OF ALBUQUERQUE
NEW MEXICO
OCTOBER 2002

INDEX TO DRAWINGS

1. TITLE SHEET
2. PLAT
3. SITE PLAN (FOR REFER ONLY)
4. PAVING IMPROVEMENTS
   LEFT TURN LANE
5. TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES
6. SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

CERTIFICATE OF SUBSTANTIAL COMPLIANCE AS BUILT PLANS

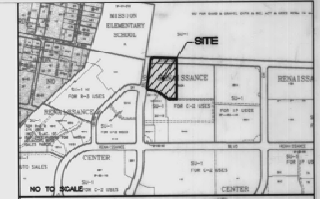
I Ronald B. Robertson, of the firm of Tierra West LLC a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Larry Medina of Precision Surveys NMPS number 11991

Engineer's Seal & Signature

APPROVED AS RECORD DRAWINGS
CITY CONSTRUCTION ENGINEER

DRB NO. 1000662

TIERRA WEST, LLC
5509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100



VICINITY MAP ZONE ATLAS F-16-Z

NOTICE TO CONTRACTORS

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1995 EDITION (UPDATE #6)

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

3. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24-HOUR CONSTRUCTION.

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

5. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATIONS DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO(2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.

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

7. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO ASSURE 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 PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THIS PROJECT THAT IS NOT SHOWN ON THE PLAN AND IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE DESIGNERS EXPENSE.

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

9. THE CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES (888-2081) THREE(3) WORKING DAYS PRIOR TO BEGINNING THE CONSTRUCTION OF THE UTILITIES.

10. FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.

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 APPROVED STREET USE.
- [ ] TRCK CONT REQUIREMENTS SHALL BE DETERMINED BY THE PROJECT ENGINEER.
- [x] SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHENEVER A NEW CURB RETURNS IS CONSTRUCTED.
- [x] IF CURB IS DEPRESSED FOR A DRIVEWAY, THE DRIVEWAY SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- [x] ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE

ENGINEERS STAMP & SIGNATURE

APPROVALS	ENGINEER	DATE
DRC Chairman		12-4-02
Transportation		11-19-02
Water/Wastewater		11/19/02
Hydrology		11/19/02
CLP		
Constr. Mngmt.		
Constr. Coord		12-5-02

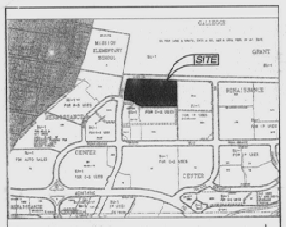
APPROVED FOR CONSTRUCTION

City Engineer Date 12/19/02

CITY PROJECT NO.
690581

SHEET
1 OF 6

1/220025/TITLE.DWG/BDG/10/28/02



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

N.T.S.

RECORDING STAMP

Plat of
Tract 3A3-A-2-A
Renaissance Center
Albuquerque, Bernalillo County, New Mexico
May 2002

Application No. 1000662

Approvals 02 PRB – 01115

		DATE
Acting City Engineer		7/23/02
DRB CHAIRPERSON, ALBUQUERQUE PLANNING DIVISION		DATE 7/26/02
A.M.A.F.C.A.		DATE 7-26-02
TRAFFIC ENGINEERING		DATE 7-26-02
CITY SURVEYOR		DATE 7/18/02
PARKS & RECREATION	N/A	DATE
PROJECT MANAGEMENT		DATE 7/24/02
WATER RESOURCES DEPARTMENT		DATE 7/24/02
PARKS AND RECREATION		DATE 7-23-02
PNM ELECTRIC SERVICES		DATE 7-23-02
GAS SERVICES		DATE 7-24-02
QWEST CORPORATION		DATE
COMCAST CABLE	N/A	DATE

Legal Description

"TRACT 3A3-A-1" AND "TRACT 3A3-A-2" OF RENAISSANCE CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF TRACTS 3A3-A-1, 3A3-A-2, 3A3-A-3 OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 20, 2001 IN BOOK 2001C, PAGE 208, NOW COMPRISING OF TRACT 3A3-A-2-A OF RENAISSANCE CENTER.

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 8.8744 ACRES
ZONE ATLAS INDEX NO. F-16-Z
NO. OF TRACTS CREATED: 1
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: APRIL 16, 2002

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

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

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, SWITCHGEAR, FIXTURES, 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 CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MAINTAIN, REPAIR, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, WELL, POOL, CAUTIONARY ENCROACHMENT, OR OTHER STRUCTURE SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE DEDICATED EASEMENTS, OR SUB-EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREIN. 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 TRANSFORMERS/SWITCHGEARS DOORS AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

Notes:

1. MISC. DATA: SU1 FOR C-2 USES
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE – NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES
4. THIS PROPERTY LIES WITHIN PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., EDWIN GALLEGOS GRANT, BERNALILLO COUNTY, NEW MEXICO
5. THE PURPOSE OF THE PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO ONE NEW TRACT.
6. PLAT SHOWS ALL EASEMENTS OF RECORD.
7. SP NO. 2002121286.

Free Consent

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

GEORGE H. KIRK, 7/8/02
SENIOR MUTI PRESIDENT & SENIOR TRUST OFFICER — DATE
WELLS FARGO BANK NEW MEXICO, N.A. TRUSTEE
UNION PENSION TRANSACTION TRUST 93-2, NM

DOROTHY SAWMAN, 7-8-02
ASSISTANT VICE PRESIDENT — DATE
WELLS FARGO BANK NEW MEXICO, N.A.
UNION PENSION TRANSACTION TRUST 93-2, NM

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8TH DAY OF July 2002 BY GEORGE H. KIRK, SENIOR MUTI PRESIDENT AND SENIOR TRUST OFFICER, WELLS FARGO BANK NEW MEXICO, N.A. TRUSTEE, UNION PENSION TRANSACTION TRUST 93-2, NM.

BY: Cynthia E. Avent — NOTARY PUBLIC — MY COMMISSION EXPIRES 8-25-2004

OFFICIAL SEAL
CYNTHIA E. AVENT
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 8-25-04

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8TH DAY OF July 2002 BY DOROTHY SAWMAN, ASSISTANT VICE PRESIDENT, WELLS FARGO BANK NEW MEXICO N.A., UNION PENSION TRANSACTION TRUST 93-2, NM

BY: Cynthia E. Avent — NOTARY PUBLIC — MY COMMISSION EXPIRES 8-25-2004

OFFICIAL SEAL
CYNTHIA E. AVENT
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 8-25-04

Treasurer's Certificate

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON THE 4 PARCEL(S) DESCRIBED HEREON
PROPERTY OWNER OF RECORD:
WELLS FARGO BANK NEW MEXICO N.A.
BLOCK & LOT NUMBER OR SUBDIVISION NAME:
Dorothy Sawman 7-30-02

Surveyor's Certificate

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

LARRY W. MEDRANO — 7/7/2002
N.M.P.S. No. 11993 — DATE

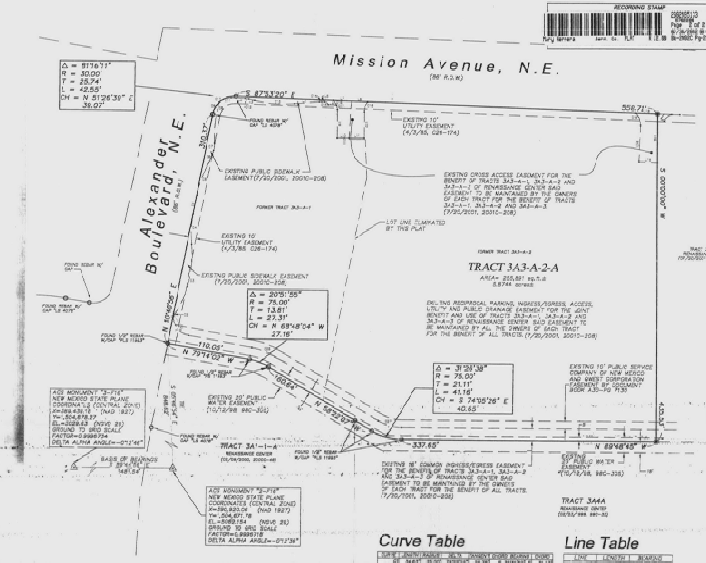
LARRY W. MEDRANO, NEW MEXICO, 11993, PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7905

Project No. _____

Sheet 1 of 2

NOTE: FOR REFERENCE ONLY



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

Curve Table

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	24°43'11"	75.00'(R)	32.35'(L)	S 30°31'50" E	32.10'
C2	4°43'21"	75.00'(R)	6.18'(L)	S 22°07'31" E	6.18'
C3	100°12'13"	30.00'(R)	52.47'(L)	N 13°38'08" E	46.10'
C4	91°16'11"	30.00'(R)	47.78'(L)	S 51°26'30" E	42.91'
C5	91°16'11"	30.00'(R)	47.78'(L)	S 39°49'41" W	42.91'
C6	20°51'55"	75.00'(R)	27.31'(L)	N 68°48'54" W	27.16'
C7	31°03'38"	75.00'(R)	40.65'(L)	S 74°55'26" E	40.15'
C8	24°08'11"	75.00'(R)	31.59'(L)	S 82°49'07" E	31.35'
C9	90°00'00"	30.00'(R)	47.12'(L)	S 45°00'00" E	42.43'
C10	90°00'00"	30.00'(R)	47.12'(L)	S 45°00'00" W	42.43'
C11	90°00'00"	30.00'(R)	47.12'(L)	N 45°00'00" W	42.43'
C12	90°00'00"	30.00'(R)	47.12'(L)	N 45°00'00" E	42.43'
C13	4°43'21"	75.00'(R)	6.18'(L)	N 22°07'31" W	6.18'
C14	4°43'21"	75.00'(R)	6.18'(L)	N 26°50'52" W	6.18'
C15	4°43'21"	75.00'(R)	6.18'(L)	N 31°34'13" W	6.18'
C16	4°43'21"	75.00'(R)	6.18'(L)	N 36°17'34" W	6.18'
C17	4°43'21"	75.00'(R)	6.18'(L)	N 40°50'55" W	6.18'
C18	4°43'21"	75.00'(R)	6.18'(L)	N 45°34'16" W	6.18'
C19	4°43'21"	75.00'(R)	6.18'(L)	N 50°17'37" W	6.18'
C20	4°43'21"	75.00'(R)	6.18'(L)	N 54°50'58" W	6.18'
C21	4°43'21"	75.00'(R)	6.18'(L)	N 59°34'19" W	6.18'
C22	4°43'21"	75.00'(R)	6.18'(L)	N 64°17'40" W	6.18'
C23	4°43'21"	75.00'(R)	6.18'(L)	N 68°50'51" W	6.18'
C24	4°43'21"	75.00'(R)	6.18'(L)	N 73°34'12" W	6.18'
C25	4°43'21"	75.00'(R)	6.18'(L)	N 78°17'33" W	6.18'
C26	4°43'21"	75.00'(R)	6.18'(L)	N 82°50'54" W	6.18'
C27	4°43'21"	75.00'(R)	6.18'(L)	N 87°34'15" W	6.18'
C28	4°43'21"	75.00'(R)	6.18'(L)	S 89°42'37" W	6.18'
C29	4°43'21"	75.00'(R)	6.18'(L)	S 85°00'16" W	6.18'
C30	4°43'21"	75.00'(R)	6.18'(L)	S 80°17'55" W	6.18'
C31	4°43'21"	75.00'(R)	6.18'(L)	S 75°35'34" W	6.18'
C32	4°43'21"	75.00'(R)	6.18'(L)	S 70°53'13" W	6.18'
C33	4°43'21"	75.00'(R)	6.18'(L)	S 66°10'52" W	6.18'
C34	4°43'21"	75.00'(R)	6.18'(L)	S 61°28'31" W	6.18'
C35	4°43'21"	75.00'(R)	6.18'(L)	S 56°46'10" W	6.18'
C36	4°43'21"	75.00'(R)	6.18'(L)	S 52°03'49" W	6.18'
C37	4°43'21"	75.00'(R)	6.18'(L)	S 47°21'28" W	6.18'
C38	4°43'21"	75.00'(R)	6.18'(L)	S 42°39'07" W	6.18'
C39	4°43'21"	75.00'(R)	6.18'(L)	S 37°56'46" W	6.18'
C40	4°43'21"	75.00'(R)	6.18'(L)	S 33°14'25" W	6.18'
C41	4°43'21"	75.00'(R)	6.18'(L)	S 28°32'04" W	6.18'
C42	4°43'21"	75.00'(R)	6.18'(L)	S 23°49'43" W	6.18'
C43	4°43'21"	75.00'(R)	6.18'(L)	S 19°07'22" W	6.18'
C44	4°43'21"	75.00'(R)	6.18'(L)	S 14°25'01" W	6.18'
C45	4°43'21"	75.00'(R)	6.18'(L)	S 9°42'40" W	6.18'
C46	4°43'21"	75.00'(R)	6.18'(L)	S 4°60'19" W	6.18'

Line Table

LINE	LENGTH	BEARING
L1	20.00'	S 87°53'20" E
L2	20.00'	S 87°53'20" E
L3	20.00'	S 87°53'20" E
L4	20.00'	S 87°53'20" E
L5	20.00'	S 87°53'20" E
L6	20.00'	S 87°53'20" E
L7	20.00'	S 87°53'20" E
L8	20.00'	S 87°53'20" E
L9	20.00'	S 87°53'20" E
L10	20.00'	S 87°53'20" E
L11	20.00'	S 87°53'20" E
L12	20.00'	S 87°53'20" E
L13	20.00'	S 87°53'20" E
L14	20.00'	S 87°53'20" E
L15	20.00'	S 87°53'20" E
L16	20.00'	S 87°53'20" E
L17	20.00'	S 87°53'20" E
L18	20.00'	S 87°53'20" E
L19	20.00'	S 87°53'20" E
L20	20.00'	S 87°53'20" E

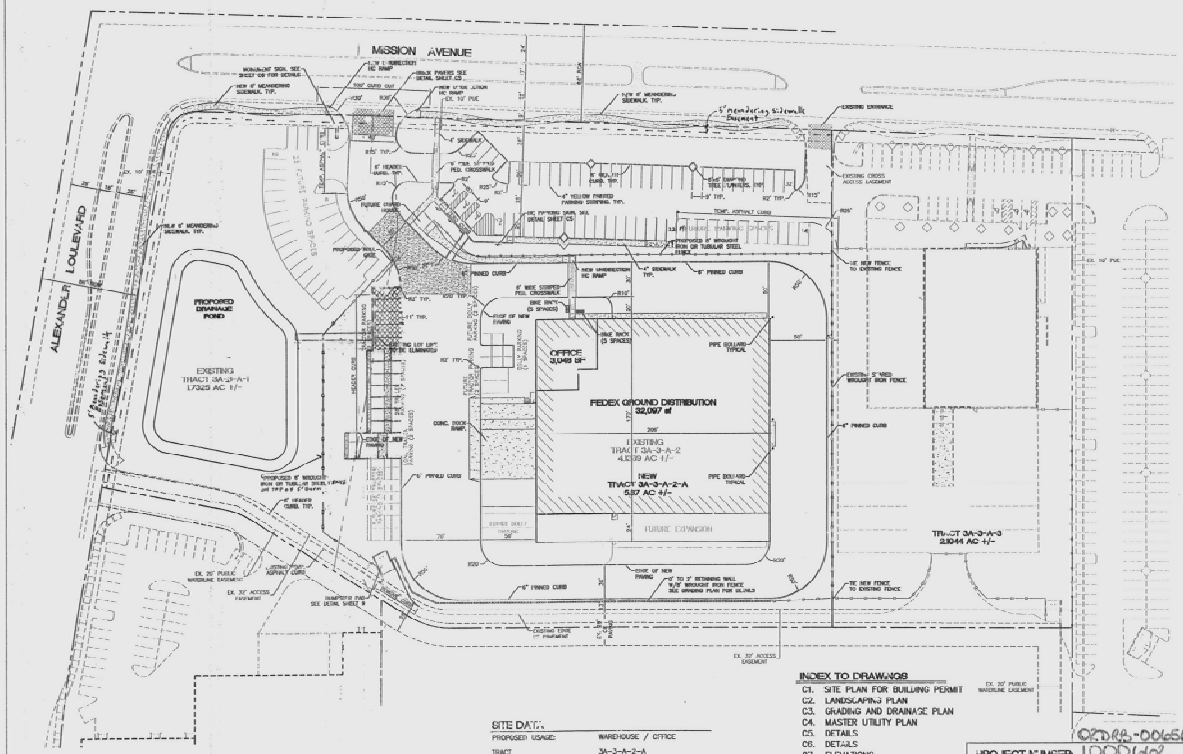
Legend

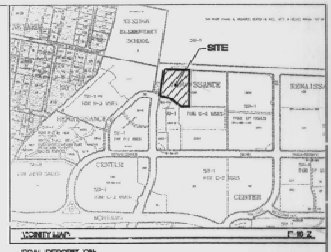
N 00°00'00" E	BEARINGS & DISTANCES
(N 00°00'00" E)	RECORD BEARINGS & DISTANCES
⊙	DENOTES POINT FOUND AND USED AS SHOWN
●	DENOTES POINT SET BY THIS SURVEY REBAR WITH CAP "PS 11993"

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7905

Project No. _____

Sheet 2 of 2





LEGAL DESCRIPTION

TRACT 3A-3-A-1 AND TRACT 3A-3-A-2 OF THE NORTH RENAISSANCE CENTER

NOTES:

1. COMMON INGRESS/EGRESS, STORM DRAINAGE AND PEDESTRIAN ACCESS ACROSS TRACT 3A-3-A-2-A IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.

2. ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES WILL BE REQUIRED FOR THE PROPERTY. TRACT 3A-3-A-2-A, THEREFORE A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD IN CONJUNCTION WITH REVIEW BY EPC STAFF.

3. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

4. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.

5. COMMON DRY UTILITY AND SANITARY SEWER EASEMENT FOR TRACT 3A-3-A-2-A IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE PLAT.

6. MONUMENT SIGN MATERIALS/COLORS/SIZE SHALL COMPLY WITH THE RENAISSANCE MASTER PLAN. MATCH BUILDING COLORS AND MATERIAL.

7. AVERAGE LIGHT LEVELS SHALL BE LIMITED TO 2 FOOT CANDLES WITH MAXIMUM LEVELS LIMITED TO 16 FOOT CANDLES AS MEASURED FROM 4 FEET ABOVE THE SURFACE LEVEL OF ANY POINT ON THE SITE. LUMINARIES SHALL HAVE GLARE CUT OFF ANGLES OF MAXIMUM.

8. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SOLID WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.

9. LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FOGLITE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH.

10. THERE SHALL BE NO BLACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.

11. BUILDING SETBACKS ARE PER APPROVED SITE PLAN WITH THE CITY OF ALBUQUERQUE.

12. SEE SHEET C3 FOR RETAINING WALL DETAILS.

13. SEE SHEET C5 FOR REFUSE ENCLOSURE.

14. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.

15. SEE SHEET C5 FOR HC RAMP DETAILS.

16. SEE SHEET C5 FOR HC PARKING DETAILS.

18. SEE SHEET C5 FOR PAVING DETAILS.

LEGEND

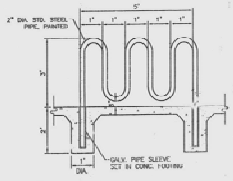
- BOUNDARY LINE
- EASEMENT
- PROPOSED CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED TEMPORARY ASPHALT CURB
- PROPOSED SIDEWALK
- PROPOSED WROUGHT IRON FENCE
- PROPOSED CROSSWALK
- PROPOSED FIRE HYDRANT
- PROPOSED BIKE RACK
- PROPOSED PARKING LOT LIGHTING
- PROPOSED CONCRETE PAVING

INDEX TO DRAWINGS

C1. SITE PLAN FOR BUILDING PERMIT
C2. LANDSCAPING PLAN
C3. GRADING AND DRAINAGE PLAN
C4. MASTER UTILITY PLAN
C5. DETAILS
C6. DETAILS
C7. ELEVATIONS
C8. ELEVATIONS
C9. ELEVATIONS

SITE DATA

PROPOSED USAGE:	WAREHOUSE / OFFICE
TRACT	3A-3-A-2-A
LOT AREA:	5.87 AC
MAXIMUM FAR	0.25
MAX. BUILDING HEIGHT	36'
BUILDING AREA:	
WAREHOUSE	32,097 SF
OFFICE	3,048 SF
FUTURE EXPANSION	4,950 SF
TOTAL	40,097 SF
PARKING PROVIDED:	50 SPACES
FUTURE PARKING PROV.	46 SPACES
TOTAL	96 SPACES
PARKING REQUIRED W/EXP.	31 SPACES
HC PARKING PROVIDED:	4 SPACES
HC PARKING REQUIRED:	4 SPACES
	1 SPACES VAN ACCESSIBLE
BIKE SPACES REQUIRED:	10 SPACES
BIKE SPACES PROVIDED:	10 SPACES



EXPO RACK DETAIL

SCALE: 1/2"=1'

NOTE: FOR REFERENCE ONLY

GRAPHIC SCALE

40 20 0 20 40

SCALE: 1"=40'

PROJECT NUMBER: 1000662

Title plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on _____ and that the findings and conditions in the Official Notice Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division	5-22-02 Date
Parks & General Services Department	5/22/02 Date
Public Works, Water Utilities Division	5/22/02 Date
City Engineer, Engineering Division / AMAFCA	7/09/02 Date
Solid Waste	5-23-02 Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

City Planner, Albuquerque / ~~Bernalillo~~ Planning Division	Date

PLNG (10706) 4/96

02DRB-00656(02/PP)

ENGINEER'S SEAL

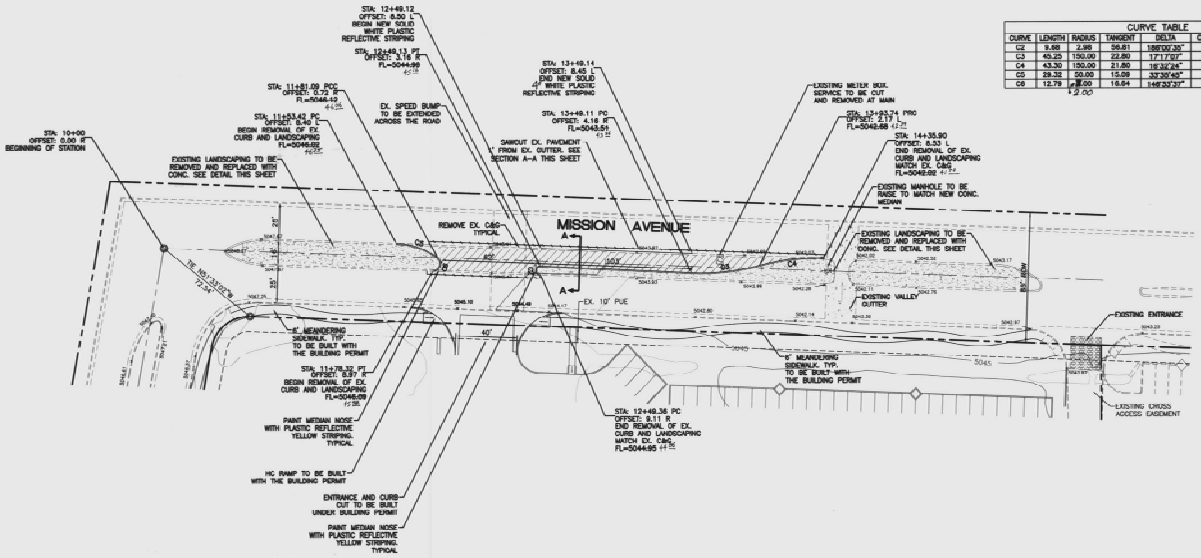
DONALD R. BOHANNAN

TRACT 3A-3-A-2-A RENAISSANCE
FEDEX GROUND

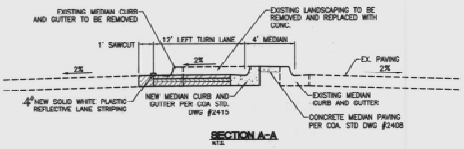
SITE PLAN FOR BUILDING PERMIT

TRENDA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-1300

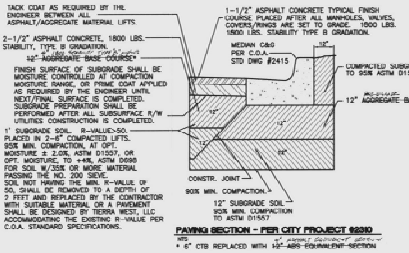
DRAWN BY: BDG
DATE: 04/25/02
22255PBLD.02
SHEET # 3
JOB # 1200000



CURVE TABLE							
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH	
C2	9.68	2.95	56.61	188°00'35"	S50°01'46"L	5.96	
C3	43.23	150.00	22.80	17°17'07"	N84°01'20"L	45.05	
C4	43.30	150.00	21.80	16°32'24"	S83°36'09"W	43.15	
C5	29.32	59.00	15.09	33°20'45"	N71°06'27"W	28.90	
C6	12.79	2.00	16.64	146°33'37"	N18°36'14"E	9.58	



SECTION A-A
N.T.S.



PAVING SECTION - PER CITY PROJECT 66230
WITH
* 6" CTB REPLACED WITH 12" ABC EQUIVALENT SECTION

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Schuman, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Larry Medina, of Precision Surveys, NMPS number 12893.

Engineer's Seal & Signature

GRAPHIC SCALE
30 15 0 15 30
SCALE: 1"=30'

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
FEDEX GROUND
MEDIAN IMPROVEMENTS

DESIGN REVIEW COMMITTEE: DEC 16 2002 — DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: DEC 18 2002 — CITY ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY RHB DATE 07/02
DRAWN BY BEG DATE 10/28/02
DRAWN NAME: MEDIAN.DWG
CHECKED BY RHB DATE 07/02

JAF DESIGN UPDATE — MO./DAY/YR.

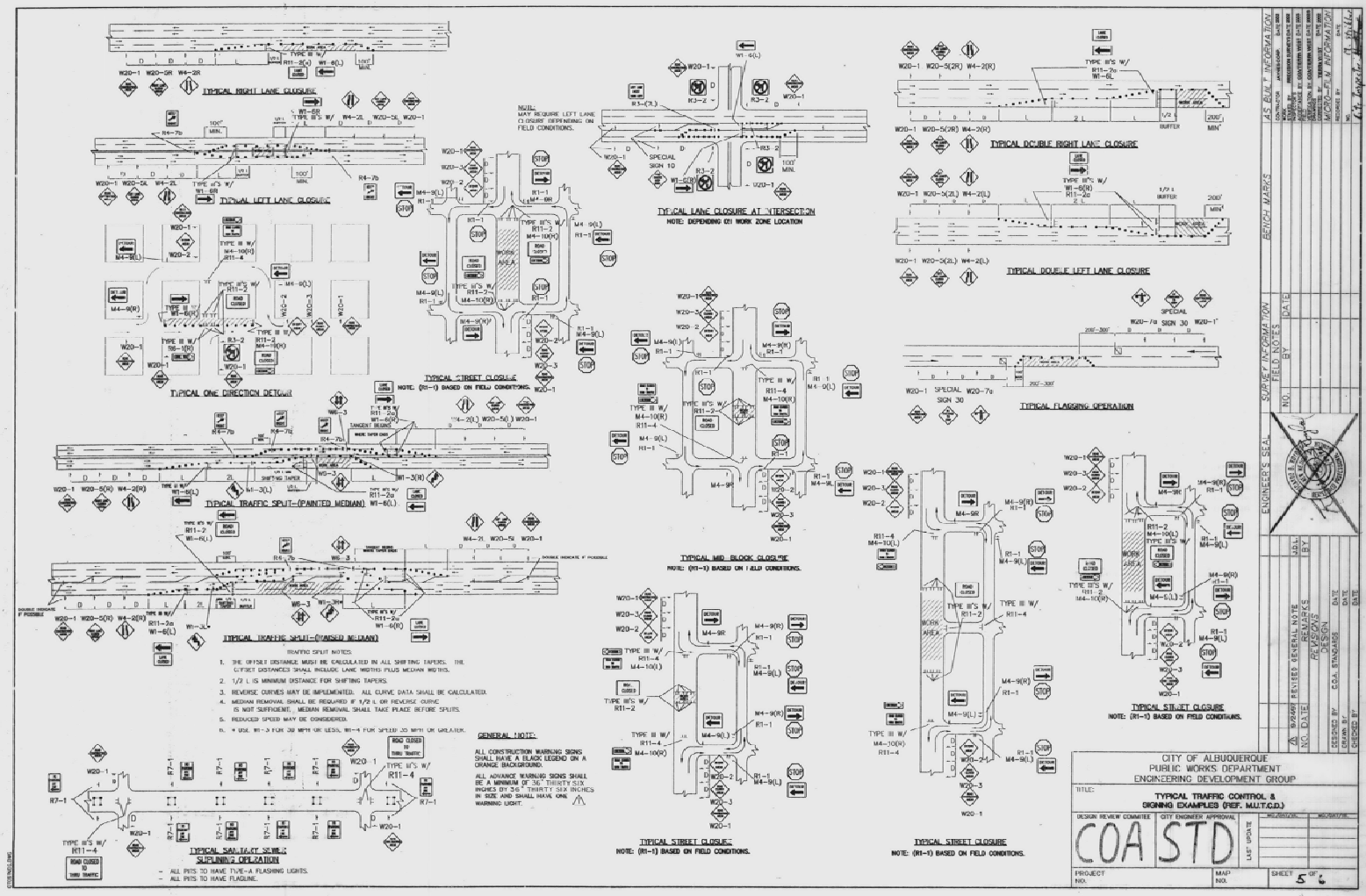
CITY PROJECT NO. 690581 | ZONE MAP NO. F-16-Z | SHEET 4 OF 6

AS BUILT INFORMATION
CONTRACTOR JAMES CORP. DATE 2003
PRECISION SURVEYING INC. DATE 2003
CONSTRUCTION STAKING BY: COLORADO WEST DATE 2003
REVIEWED BY: TIERRA WEST DATE 2003
CONSULTING ENGINEER: DATE
ACCEPTED BY: DATE
AS-BUILT INFORMATION
REVIEWED BY DATE
NO.

BENCH MARKS
ACS "3-F15" CENTRAL STATION DATA
NM STATE PLANE COORDINATES
X=386,439.18
Y=1,504,670.27
G=0.0000734
Ds=-00°12'48"
ELEV=5055.93 (NGVD 1929)

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL


TYPICAL RIGHT LANE CLOSURE
TYPICAL LEFT LANE CLOSURE
TYPICAL ONE DIRECTION DETOUR
TYPICAL STREET CLOSURE
NOTE: (R1-1) BASED ON FIELD CONDITIONS.
TYPICAL LANE CLOSURE AT INTERSECTION
NOTE: DEPENDING ON WORK ZONE LOCATION
TYPICAL DOUBLE RIGHT LANE CLOSURE
TYPICAL DOUBLE LEFT LANE CLOSURE
TYPICAL FLAGGING OPERATION
TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)
TYPICAL TRAFFIC SPLIT-(RAISED MEDIAN)
TYPICAL MID BLOCK CLOSURE
NOTE: (R1-1) BASED ON FIELD CONDITIONS.
TYPICAL STREET CLOSURE
NOTE: (R1-1) BASED ON FIELD CONDITIONS.
TYPICAL STREET CLOSURE
NOTE: (R1-1) BASED ON FIELD CONDITIONS.
TYPICAL STREET CLOSURE
NOTE: (R1-1) BASED ON FIELD CONDITIONS.
TYPICAL SANITARY SEWER SPLINING OPERATION
- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS.
- ALL PITS TO HAVE FLAGLINE.
TRAFFIC SPLIT NOTES:
1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
2. 1/2 L IS MINIMUM DISTANCE FOR SHIFTING TAPERS.
3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE (CALCULATED).
4. MEDIAN REMOVAL SHALL BE REQUIRED IF 1/2 L OR REVERSE CURVE IS NOT SUFFICIENT. MEDIAN REMOVAL SHALL TAKE PLACE BEFORE SPLITS.
5. REDUCED SPEED MAY BE CONSIDERED.
6. * USE W1-3 FOR 30 MPH OR LESS, W1-4 FOR SPEED 35 MPH OR GREATER.
GENERAL NOTE:
ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.
ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF 36" THIRTY SIX INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT.
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE:
TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF. M.U.T.C.D.)
DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
COA STD
LAST UPDATE
PROJECT NO.
MAP NO.
SHEET 5 OF 6
AS BUILT INFORMATION
SURVEY INFORMATION
FIELD NOTES
BENCH MARKS
ENGINEER'S SEAL
REVISED GENERAL NOTE
REVISED BENCH MARKS
REVISED DESIGN
DESIGNED BY
DRAWN BY
CHECKED BY
C.O.A. STANDARDS

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 OCCUPYING OR CLOSING OF A RIGHT-OF-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITALS, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.

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

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

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

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

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

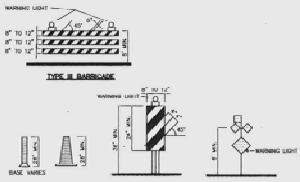
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

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

SPECIAL PROJECT TRAFFIC CONTROL NOTES:
1. AT LEAST ONE LANE IN EACH DIRECTION MUST BE MAINTAINED ON MISSION DRIVE AT ALL TIMES.

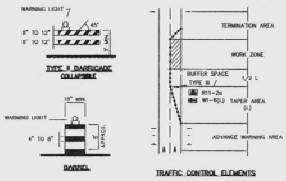
ENGINERS STAMP & SIGNATURE



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 SPEED LIMIT OF THE STREET
- L — TAPER LENGTH - SEE CHART BELOW

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



TAPER REQUIREMENTS

SPEED LIMIT (MPH)	TAPER LENGTH (L) (FEET) 10' LANE	11' LANE	12' LANE	MINIMUM NUMBER OF DEVICES FOR TAPER	MAXIMUM DEVICE SPACING IN FEET ALONG TAPER	AFTER TAPER
20	70	75	80	5	20	20
25	100	110	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
23-30	10 X SPEED LIMIT	10 X SPEED LIMIT
33-35	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 TAPERS:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

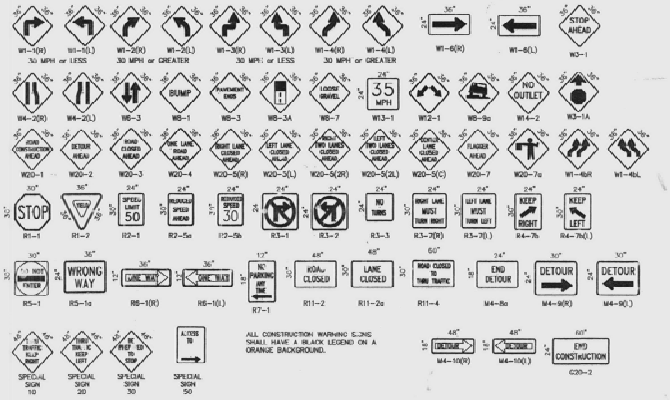
SPEED LIMIT

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

45 MPH OR GREATER $L = W \times S$

L = TAPER LENGTH
W = WIDTH OF OFFSET IN FEET
S = POSTED SPEED OR OFF-PEAK 85-PERCENTILE SPEED IN MPH

SIGN FACE DETAILS



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

NO.	DATE	REMARKS	BY
1		REVISED NOTE NO. 19	J.D.L.
2		REVISED NOTE NO. 26	J.D.L.
3		REVISED NOTE NO. 27	J.D.L.

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

AS BUILT INFORMATION
CONTRACTOR — JAYNES CORP. — SUPERVISOR — PRESIDENT — SUPERVISOR — PRESIDENT
ENGINEER — TERRA WEST — SURVEYOR — TERRA WEST
MICRO-FILM INFORMATION — RECEIVED BY — DATE — NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. — BY — DATE

ENGINEER'S SEAL

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

DESIGN REVIEW COMMITTEE — CITY ENGINEER APPROVAL — MR/DATE — MR/DATE

COA STD

LAST UPDATE

PROJECT NO. — MAP NO. — SHEET 5 OF 6