PUBLIC IMPROVEMENT PLANS

FOR

WALGREENS
AT UNSER BLVD/SAPPHIRE ST

ALBUQUERQUE, NEW MEXICO

NOVEMBER 2002

PREPARED FOR:
CAP II, c/o PETERSON PROPERTIES
2325 SAN PEDRO DR NE
ALBUQUERQUE, NM 87110

PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE 7/1/03

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Fred C. Arfman, NMPE No. 7322 of the firm of Isaacson & Arfman, P.A. 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 and survey information provided by Walker Surveying, Inc., NMPS No. 6401.

FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
06-23-03

SURVEYOR'S CERTIFICATION

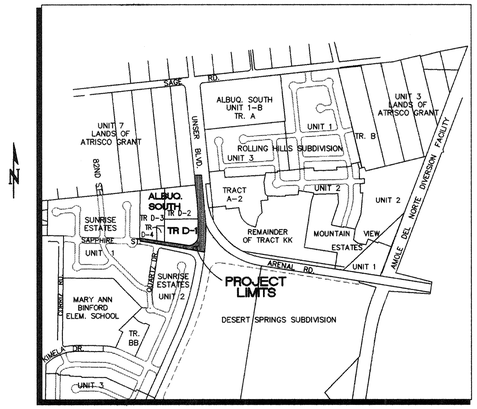
I, Stephen E. Walker, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the "As-Built" information shown on these drawings was obtained from field construction and "As-built" surveys performed by me or under my supervision; that the "As-built" information shown on these drawings was added by me or under my supervision, and that this "As-built information is true and correct to the best of my knowledge and belief.

Walker Surveying is not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.

Stephen E. Walker, NMPS 6401 — 06-20-03 Date

STEPHEN E. WALKER NEW MEXICO 6401 REGISTERED PROFESSIONAL SURVEYOR

INDEX TO DRAWINGS



M-10 1"=750'±

VICINITY MAP

GENERAL NOTES

1. 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 WITH UPDATE NO. 6.

2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

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

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT THE LINE LOCATION SERVICE, NM ONE CALL SYSTEM @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.

5. CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 6.

6. THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER, THE ENGINEER & THE CITY OF ALBUQUERQUE FROM ANY AND ALL LIABILITY REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER OR THE CITY OF ALBUQUERQUE.

7. TRAFFIC CONTROL: FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.

8. WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.

9. EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.

10. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 90% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.

11. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.

12. PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").

13. ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.

14. CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATER-LINE AND/OR SEWERLINE COSTS.

15. CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.

16. THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND 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.

17. PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.

18. WARNING---EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

    THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

19. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.

20. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.

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

22. 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.

BENCHMARK NOTE:

THE ELEVATIONS ON THIS PLAN ARE IN LOCAL DATUM. WHEN THE AREAS SURROUNDING THIS SITE WERE DEVELOPED, THE SURVEYS WERE BASED ON THREE MONUMENTS WITH PUBLISHED INCORRECT ELEVATIONS, RESULTING IN ELEVATIONS 0.66 FEET LOWER THAN THE NGVD 29 DATUM.

THIS PROBLEM WAS CORRECTED AND THE FAULTY MONUMENTS ARE NO LONGER PUBLISHED. SINCE ALL AS-BUILTS AND ALL SURVEY FILES FOR THE SURROUNDING AREAS REFERENCE THE LOCAL DATUM, THE SAME DATUM WILL BE USED FOR THIS PROJECT.

TO CONVERT TO NGVD 29, ADD 0.66 FEET TO THE LOCAL ELEVATION.

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

ENGINEERS STAMP & SIGNATURE

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
12-17-02

APPROVALS	ENGINEER	DATE
DRC Chairman		12-17-02
Transportation		12/17/02
Water/Wastewater		12/17/02
Hydrology		12/17/02
AMAFCA		
Constr. Mngmt.		
Constr. Coord.		12-17-02

* * * * * * * * * * * * * * APPROVED FOR CONSTRUCTION

City Engineer — Date 3/1/03

City Project No. 6953.81

Sheet 1 Of 15

DRB NO. 1000722

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26 6953. 81 | | | 03

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1236CVR2.DWGanw 12/12/02

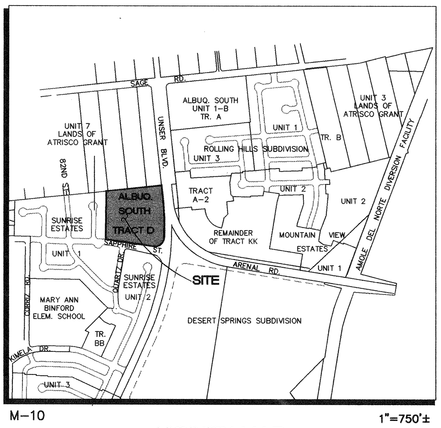
TALOS LOG NO.: 2002 32 26 66

SCANNED BY MESA REPRO

PLAT
FOR
TRACTS D-1, D-2, D-3 & D-4 ALBUQUERQUE SOUTH, UNIT 1

BEING A REPLAT OF
TRACT D, ALBUQUERQUE SOUTH UNIT 1
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST 2002



M-10 1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 1
2. Total Number of Tracts created: 4
3. Total Number of Lots created: 0
4. Gross Subdivision Acreage: 9.4835 Ac.
5. Total Mileage of Full Width Streets Created: 0
   Total Mileage of Half Width Streets Created: 0
6. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
7. Distances are ground distances.
8. Bearings and distances in parenthesis are record.
9. Basis of boundary are the following plats (and documents) of record entitled:
   "TRACTS A THROUGH F, ALBUQUERQUE SOUTH, UNIT 1" (8-3-87, C34-74),
   "PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT" (12-5-44, D-117),
   "SUNRISE ESTATES UNIT 1" (8-4-95, C95-286)
   "CORRECTED PLAT FOR SUNRISE ESTATES UNIT TWO" (5-21-97, C97-162)
   all being records of Bernalillo County, New Mexico.
10. Field Survey performed August 2002.
11. Unless otherwise noted, all property corners are SET 5/8" REBAR with cap "ALS LS 7719".
12. Title Report: Albuquerque Title Company, File No. 196631SD, Effective Date: 10/23/01
13. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
14. City Standard Utility Note II: "City of Albuquerque Water and Sanitary Sewer Service to subject property must be verified and coordinated with the Public Works Department, City of Albuquerque."
15. There shall be no direct access to Unser Blvd.

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant within projected Section 34, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT D, ALBUQUERQUE SOUTH UNIT 1, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on August 3, 1987, in Volume C34, Folio 74, and containing (413,101 s.f.) 9.4835 acres more or less.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tract into four tracts (Tracts D-1, D-2, D-3 & D-4), to dedicate public rights-of-way, to vacate an easement, and to grant private utility, access and drainage, and landscape easements.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility, drainage and landscape easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead 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 Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNER

ALBUQUERQUE SOUTH, A NEW MEXICO GENERAL PARTNERSHIP
BY: ARJAY, INC., ITS CO-MANAGING PARTNER

BY: JOSEPH L. WERNTZ, PRESIDENT OF ARJAY, INC. Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on _____, 2002, by Joseph L. Werntz as President of ARJAY, Inc., a New Mexico Corporation, being a Co-Managing Partner of Albuquerque South, a New Mexico General Partnership, on behalf of said partnership.

My Commission Expires: _____

Notary Public

APPROVALS

DRB PROJECT NO.
APPLICATION NO.

PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION AND ELECTRIC SERVICES DIVISION	DATE
QWEST CORPORATION	DATE
COMCAST CABLE	DATE
CITY SURVEYOR, ENGR. DIV., P.W.D.	DATE
TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D.	DATE
PARKS AND RECREATION	DATE
UTILITY DEVELOPMENT DIV., P.W.D.	DATE
REAL PROPERTY DIVISION, D.F.M.	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER, PUBLIC WORKS DEPT.	DATE

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

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE

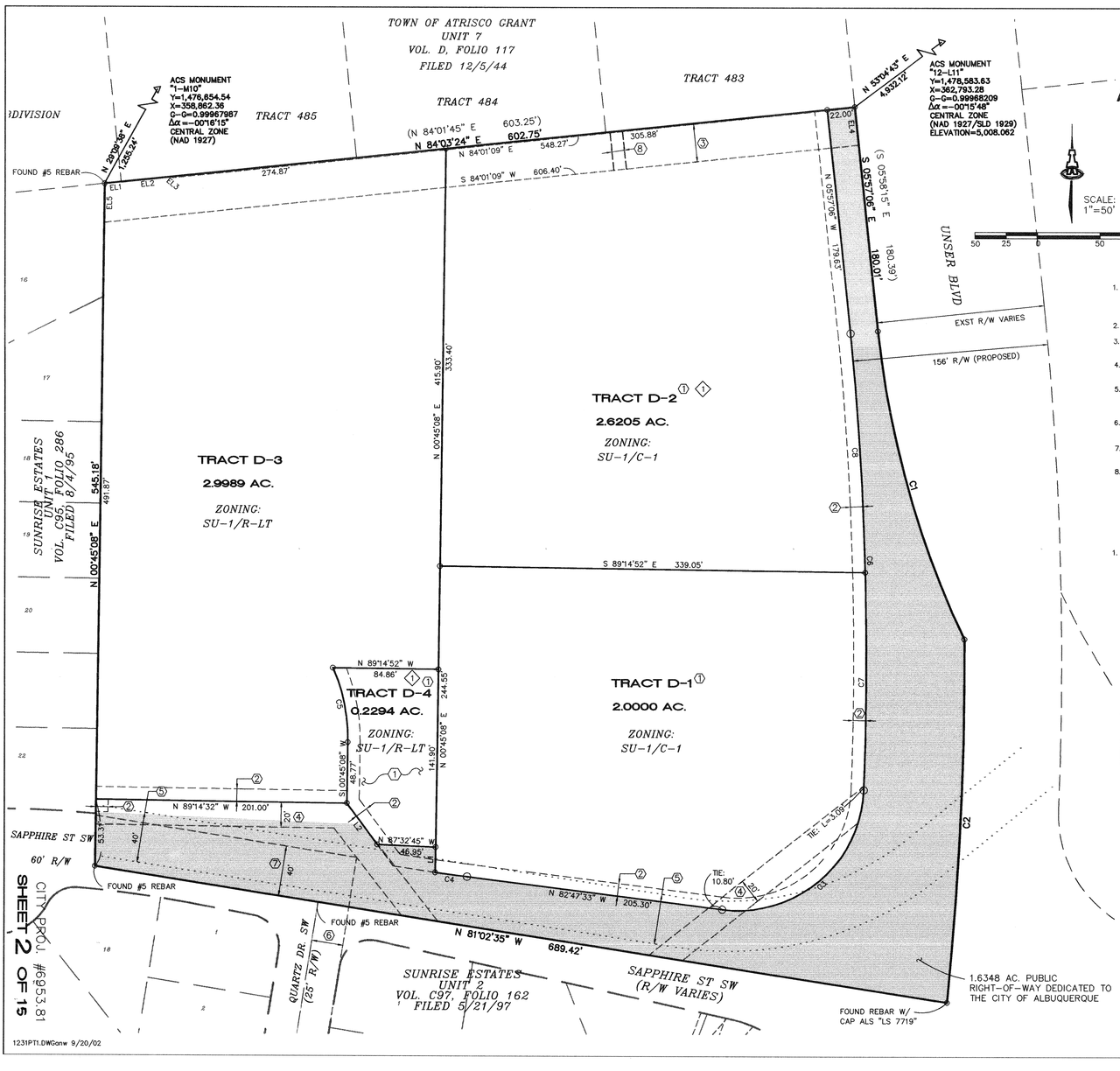
SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, Chapter 14, Article 14, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief".

Timothy Aldrich, P.S. No. 7719 Date

1231PT1.DWGanw 8/7/02

SHEET 1 OF 3



PLAT
FOR
TRACTS D-1, D-2, D-3 & D-4 ALBUQUERQUE SOUTH, UNIT 1

BEING A REPLAT OF
TRACT D, ALBUQUERQUE SOUTH UNIT 1
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST 2002

EASEMENT NOTES ○

1. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND CROSS-EASEMENTS FOR DRAINAGE, ACCESS AND UTILITIES AS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON SEPTEMBER 16, 2002, IN BK. A41, PG. 8218.
2. 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
3. EXISTING PUBLIC DRAINAGE, SANITARY SEWER AND WATERLINE EASEMENT (8/28/01, A25-2598)
4. EXISTING 20' PUBLIC WATERLINE EASEMENT (8/15/73, BK. MISC. 327, PG. 336-339)
5. EXISTING 40' TEMPORARY ROADWAY EASEMENT (07-19-94, BK. 94-21, PG. 7033-7036) VACATED BY THIS PLAT (APPL # 02DRB-01273)
6. EXISTING 25' PUBLIC ROADWAY EASEMENT (7/19/94, BK. 94-21, PG. 7029-7032)
7. EXISTING 40' ROADWAY EASEMENT (7/19/94, BK. 94-21, PG. 7029-7032)
8. 10' PEDESTRIAN ACCESS TO THE FUTURE COMMERCIAL DEVELOPMENT OF TRACT(S) 483 & 484 FOR THE BENEFIT OF TRACT(S) 483 & 484 AND SHOWN TRACT D-2. LOCATION OF ACCESS POINT SHALL BE DETERMINED BY THE APPROVED SITE DEVELOPMENT PLAN OF EITHER TRACT 483, TRACT 484 OR TRACT D-2, WHICHEVER IS APPROVED FIRST.

DEVELOPMENT NOTE ◇

1. TRACTS D-2 AND D-4 SHALL BE SUBJECT TO A SITE DEVELOPMENT PLAN FOR BUILDING PERMIT OR AN AMENDMENT TO APPROVED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT PRIOR TO DEVELOPMENT.

CURVE AND LINE TABLES

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	759.20	256.43 (255.75)	129.45	255.21	S 15°37'40" E	19°21'08" (19°18'04")
C2	2800.00	290.49 (291.05)	145.38	290.36	N 02°34'50" E	5°56'39" (5°57'20")
C3	100.00	165.93	109.26	147.54	N 49°40'21" E	95°04'12"
C4	2000.00	25.35	12.68	25.35	S 82°25'46" E	0°43'35"
C5	143.00	61.12	31.03	60.65	N 11°29'31" W	24°29'19"
C6	2722.00	364.97	182.76	364.69	N 01°42'14" W	7°40'56"
C7	2722.00	173.73	86.89	173.70	N 00°18'32" E	3°39'25"
C8	2722.00	191.24	95.66	191.20	N 03°31'56" W	4°01'31"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°45'08" E	20.16
L2	S 36°55'54" E	41.02

EASEMENT LINE TABLE

LINE TABLE

LINE	BEARING	DISTANCE
EL1	S 84°03'24" W	16.61
EL2	N 84°01'09" E	36.87
EL3	S 51°05'45" E	1.42
EL4	S 05°57'06" E	30.00
EL5	N 00°45'08" E	31.23

CITY PROJ. #69531 81

1231PT1.DWGanw 9/20/02

SHEET 2 OF 3

SHEET 2 OF 15

SCANNED BY
MESA REPRO

PLAT
FOR
TRACTS D-1, D-2, D-3 & D-4
ALBUQUERQUE SOUTH, UNIT 1

BEING A REPLAT OF
TRACT D, ALBUQUERQUE SOUTH UNIT 1
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BERNALILLO COUNTY, NEW MEXICO

AUGUST 2002

PUBLIC UTILITY EASEMENTS

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

1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

2. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

3. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, 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, 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 OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO 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.

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 to which it may be entitled.

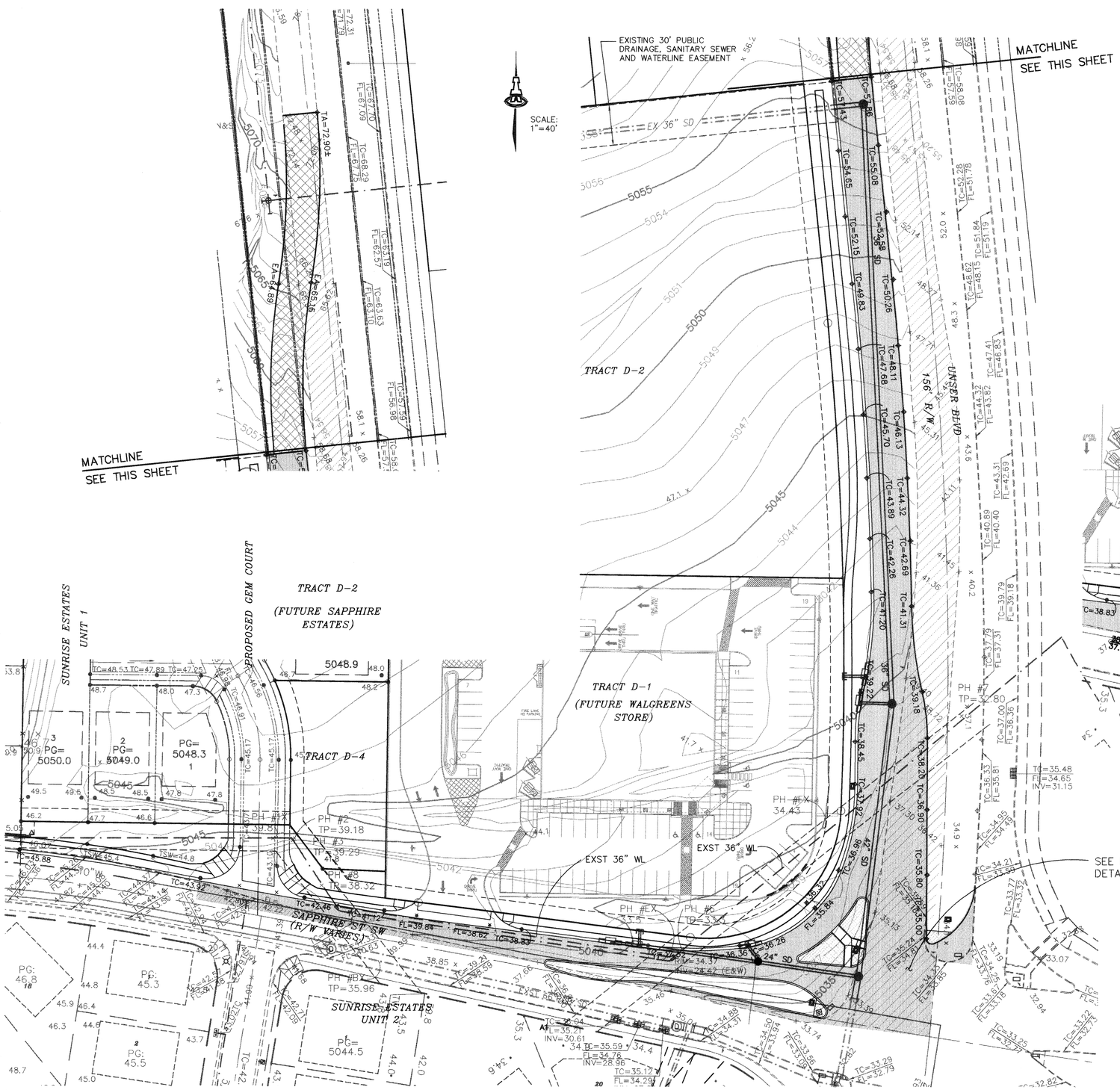
1231PT1.DWGanw 8/7/02

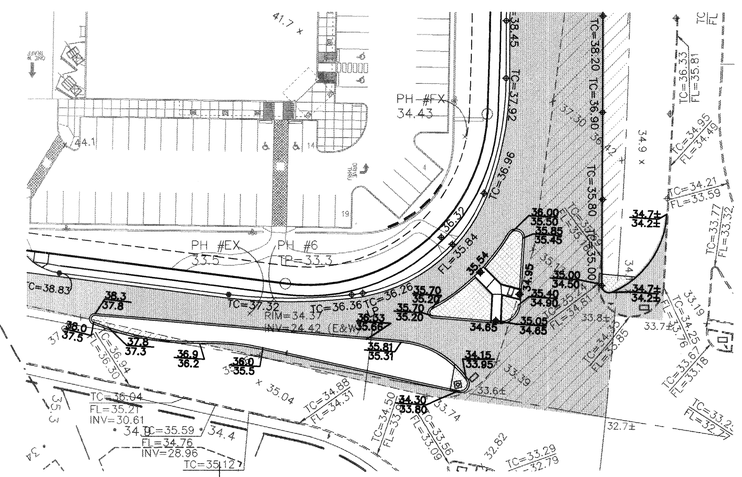
SCANNED BY MESA REPRO

LEGEND

- EXISTING CURB & GUTTER
- ROADWAY IMPROVEMENTS (TO BE CONSTRUCTED WITH RESIDENTIAL SITE)
- FUTURE ROADWAY IMPROVEMENTS ADJACENT TO TRACT 'D' (TO BE CONSTRUCTED WITH THE COMMERCIAL SITE)
- EXISTING CONTOUR INTERVAL (1VF)
- 50.5 — EXISTING SPOT ELEVATION
- TC=53.05 FL=52.55 — EXISTING TOP OF CURB ELEVATION FLOWLINE ELEVATION
- PH #6 TP=33.3 — POTHOLE LOCATION NUMBER TOP OF 36" WL
- 59.5 / 59.0 — PROPOSED TOP OF CURB ELEVATION FLOWLINE
- TC=59.50 — PROPOSED TC ELEVATION
- PROPOSED STORM DRAIN (TO BE CONSTRUCTED WITH THIS PROJECT)
- PROPOSED INLET (TO BE CONSTRUCTED WITH THIS PROJECT)

ELEVATIONS ARE IN LOCAL DATUM. TO CONVERT TO NGVD 29 ADD 0.66 FEET. ELEVATIONS IN ( ) UNDER BENCH MARKS ARE NGVD 29.





INTERSECTION GRADING DETAIL
1"=40'

AS-BUILT INFORMATION
CONTRACTOR Franklin DATE 02/02
WORK INSPECTED BY Walker DATE 6/03
ACCEPTANCE BY Arfman DATE 6/03
FINAL VERIFICATION BY Walker DATE 5/03
DRAWINGS CORRECTED BY Walker DATE 5/03
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.
City Inspector II, Range

BENCH MARKS
ACS 3 1/4" ALUM. CAP STAMPED, "12-L11, 1989"
X=362,793.28 , Y=1,478,583.63, NM STATE PLANE COORDINATES, CENTRAL ZONE (NAD 1927). STATION IS LOCATED IN THE NORTH MEDIAN NOSE OF THE INTERSECTION OF COORS BLVD AND SAN YGNACIO RD SW.
ELEVATION=5007.402, LOCAL DATUM, (5008.062), NGVD 1929
TBM: ACS MONUMENT "1-M10"
ELEVATION=5079.88, LOCAL DATUM

SURVEY INFORMATION
FIELD NOTES
1. ALDRICH LAND SURVEYING 9/02

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
12-17-02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY ANW DATE 10/02
DRAWN BY ANW DATE 10/02
CHECKED BY FCA DATE 10/02

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1236GRD2.DWGanw 12/17/02

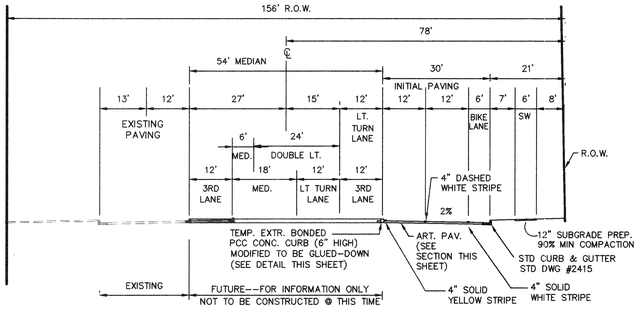
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WALGREENS AT UNSER BLVD & SAPPHIRE ST
OVERALL GRADING & DETAIL PLAN

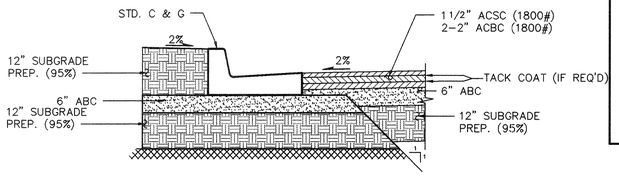
Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

For Information Only

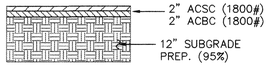
City Project No. 6953.81 | Zone Map No. M-10 | Sheet 4 Of 15



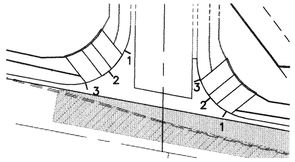
SECTION A2
UNSER BLVD SECTION
1"=20'



UNSER BLVD. PERMANENT PAVING SECTION (COA PROJ. #5057.91)
CURB / ASPHALT PAVEMENT MODULE
SCALE: 1"=2'-0"

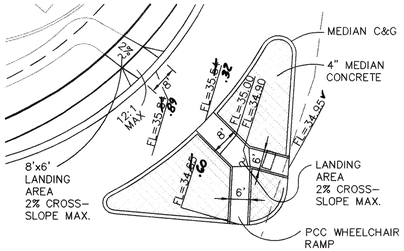


UNSER BLVD. TEMPORARY PAVING SECTION
NTS

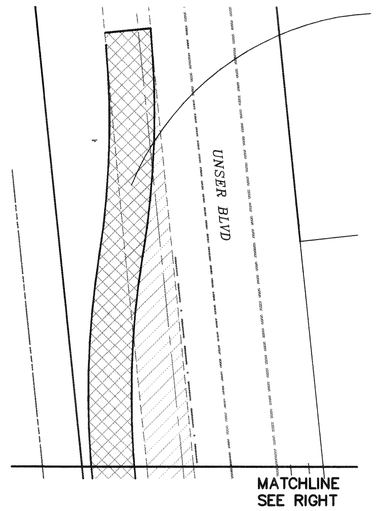


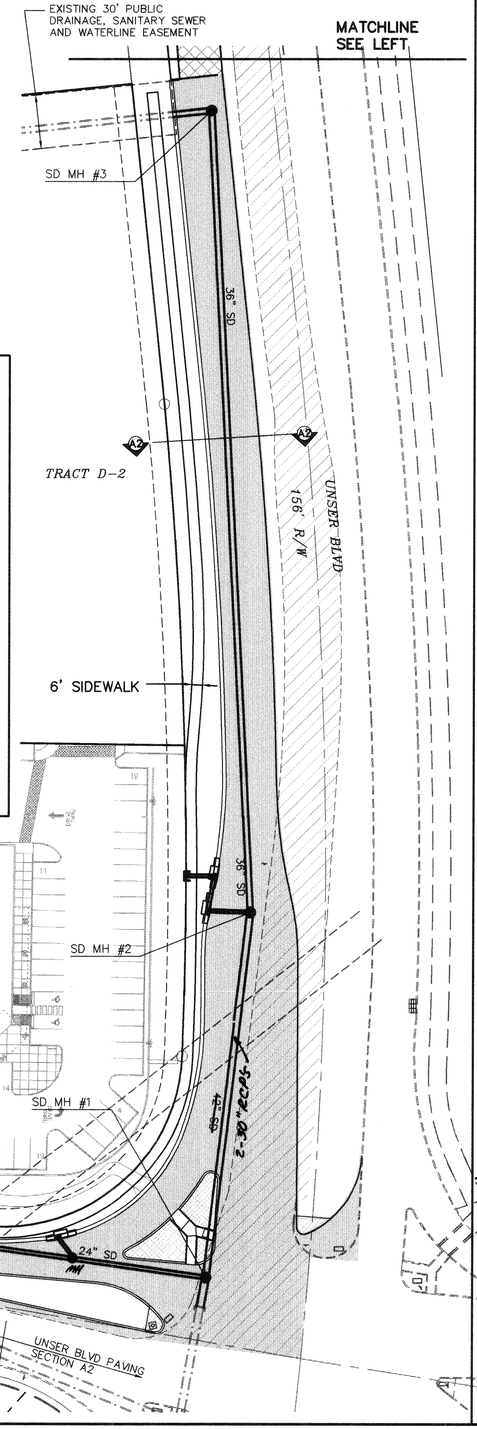
NOTE:
QUARTER POINT GRADES ARE REFERENCED AS 1, 2 & 3 ALONG THE FACE OF CURB IN A CLOCKWISE DIRECTION.

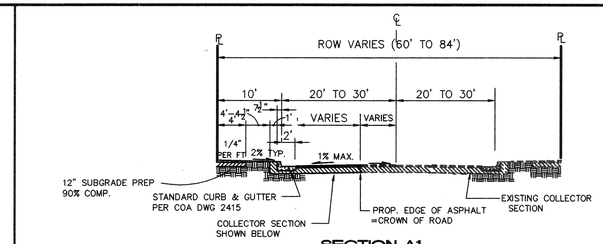
QUARTER POINT DETAIL
1"=30'



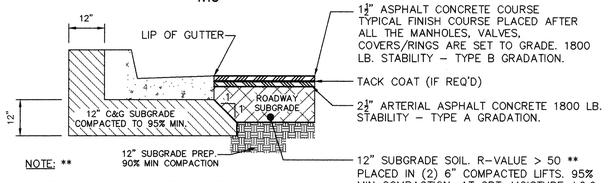
HANDICAP RAMP DETAIL
1"=10'







SECTION A1
SAPPHIRE STREET SECTION
NTS



NOTE: **
CONTRACTOR SHALL BE RESPONSIBLE FOR UPGRADING ANY SOIL WHERE THE R-VALUE IS LESS THAN 50 FOR A MIN. 2' DEPTH.

SAPPHIRE STREET PAVING SECTION (COA PROJ. #5057.91)
SCALE: 1"= 2'-0" (PER COA STD. DWG. No. 2405)

KEYED NOTES ○

A. SEAL SURFACES WITH TROWEL PRIOR TO CURING

B. CSS I BITUMELS ON ASPHALTIC PAVEMENT EPOXY RESIN ON CONCRETE PAVEMENT (PROBOND 820 SERIES OR APPROVED EQUAL).

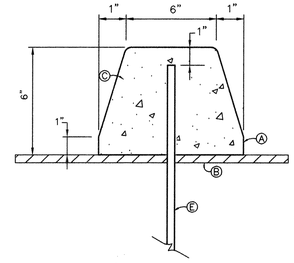
C. EXTRUDED CONCRETE CURB PER COA STANDARD SPEC. 101 & 340 WITH FOLLOWING EXCEPTIONS:

--1.5 # PER CY OF POLYPROPYLENE, COLLATED FIBRILLATED FIBERS (FIBER MESH OR APPROVED EQUAL.)

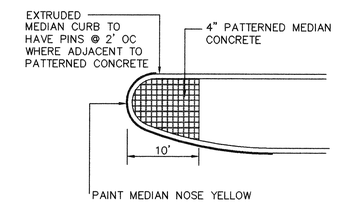
--NON-CHLORIDE RETARDER PER MANUFACTURER'S RECOMMENDATION

D. CONSTRUCTION JOINTS SHALL BE INSTALLED EVERY 15 LINEAL FEET.

E. NO. 4 REBAR PINS x 23" LONG DRIVEN 18" INTO PAVEMENT & SUBGRADE. DRILL HOLES IN PAVEMENT & SUBGRADE IF NECESSARY TO DRIVE PINS TO DEPTH AND SEAL WITH EPOXY. PLACE PINS AT 2 FOOT CENTERS AT THE LOCATION SHOWN ON TYPICAL MEDIAN DETAIL THIS SHEET.



6" EXTRUDED/BONDED CONCRETE MEDIAN CURB
SCALE: 3"=1'



MEDIAN NOSE DETAIL
1"=10'

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- WHEEL CHAIR RAMP
- VALLEY GUTTER
- STORM DRAIN CATCH BASIN
- STORM DRAIN W/ MANHOLE
- PROPOSED SIDEWALK
- PROPOSED STREET LIGHT
- PAVEMENT REMOVAL
- TEMPORARY PAVEMENT
- PERMANENT PAVEMENT

AS-BUILT INFORMATION
CONTRACTOR Sundance / Fane Inc
WORK STAKED BY Walker Survey DATE 02-03
ACCEPTANCE BY Jaramillo DATE 4/03
REDLINES RECORDED BY Walker DATE 5/03
DRAWINGS VERIFICATION BY Walker DATE 4/03
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.
City Inspector's Review

BENCH MARKS
ACS 3 1/4" ALUM. CAP STAMPED, "12-L11, 1989"
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TBM: ACS MONUMENT "1-M10"
ELEVATION=5079.88, LOCAL DATUM

"AS BUILT" (HORIZONTAL AND VERTICAL LOCATION ONLY)
STEPHEN E. WALKER NEW MEXICO 6401 PROFESSIONAL SURVEYOR
06-20-03

SURVEY INFORMATION
FIELD NOTES
1. ALDRICH LAND 94-402
SURVEYING

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
12.17.02

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	ANW	10/02
DRAWN BY	ANW	10/02
CHECKED BY	FCA	10/02

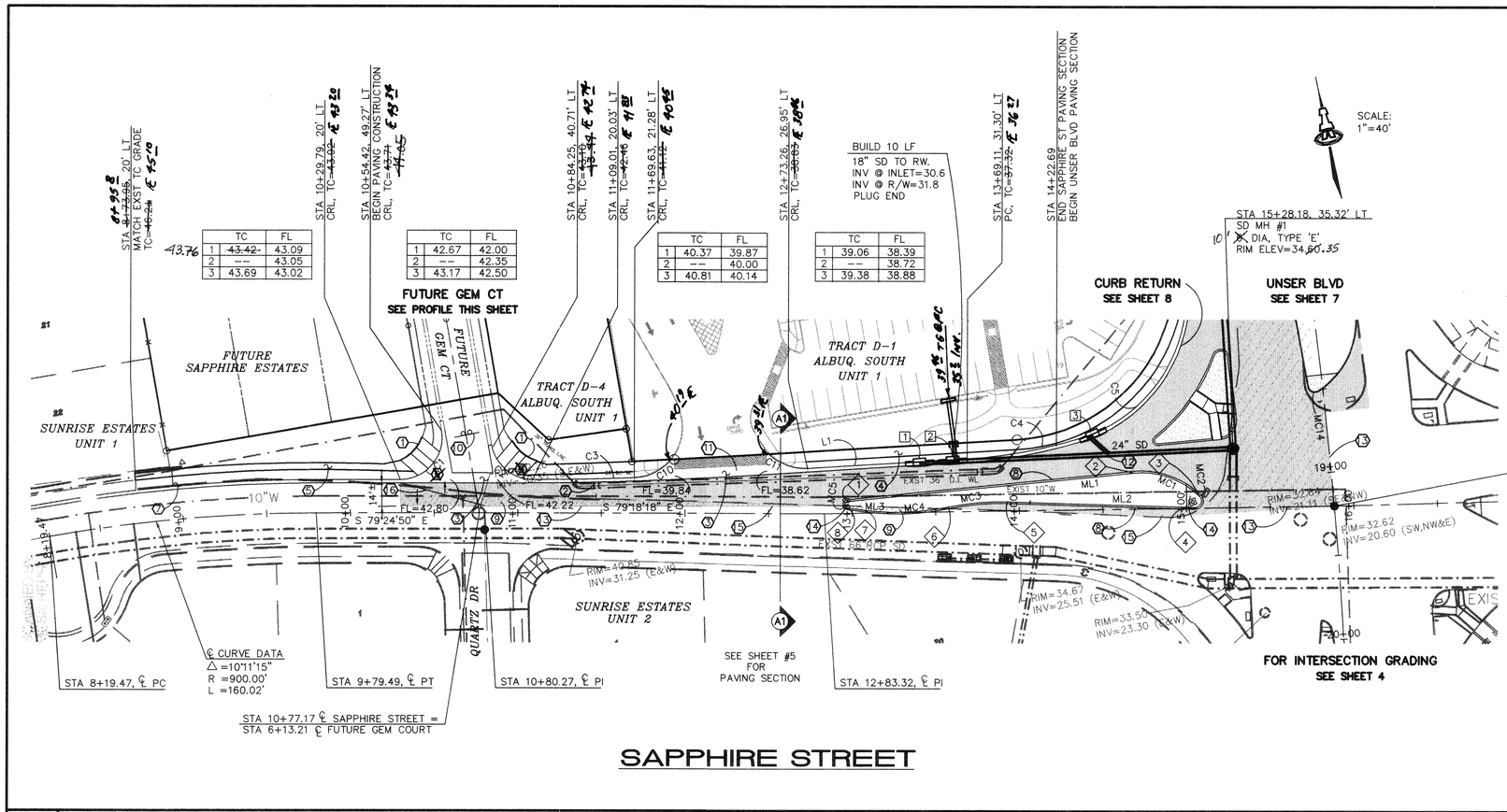
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1236PMSTR2.DWGanw 12/17/02

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WALGREENS AT UNSER BLVD & SAPPHIRE ST
MASTER PAVING & STORM DRAIN PLAN

Design Review Committee: APPROVED DEC 17 2002 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED MAR 11 2003 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 6953.81 | Zone Map No. M-10 | Sheet 5 Of 15



MEDIAN FACE OF CURB CURVE & LINE TABLES

MEDIAN CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
MC1	50.00	43.28	49°35'46"
MC2	4.00	9.62	137°48'39"
MC3	150.00	37.49	14°19'14"
MC4	150.00	53.54	20°27'08"
MC5	2.00	5.81	166°27'44"

MEDIAN LINE TABLE		
LINE	BEARING	DISTANCE
ML1	S 85°05'47" E	171.69
ML2	S 77°41'25" E	100.00
ML3	S 71°33'31" E	8.95

MEDIAN STATIONING TABLE

ID	STATION, OFFSET	TC	E AB
1	12+97.43, 7.21' LT	38.30	37.49
2	14+68.51, 21.61' LT	35.81	35.16
3	15+07.93, 7.27' LT	34.15	33.60
4	15+04.93, 0.44' LT	34.30	33.74
5	14+05.03, 4.97' LT	36.00	35.28
6	13+67.76, 1.99' LT	36.90	35.98
7	13+14.52, 0.59' LT	37.80	—
8	12+97.29, 3.24' LT	38.00	37.47

KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER COA STD DWG #2441, CASE II.
2. BUILD STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
4. PROPOSED 6' WIDE PCC SIDEWALK PER COA STD DWG # 2430.
5. PROPOSED 4' WIDE PCC SIDEWALK PER COA STD DWG # 2430.
6. ~~TRANSITION FROM STANDARD CURB & GUTTER TO MOUNTABLE CURB & GUTTER THROUGH CURB RETURN PER COA STD DWG #2418.~~
7. STA 8+73.95–11+36± REMOVE & DISPOSE 276 LF EXISTING TEMPORARY ASPHALT CURB.
8. BUILD MEDIAN CURB & GUTTER PER COA STD DWG #2415.
9. REMOVE & DISPOSE EXISTING ARTERIAL PAVEMENT.
10. 1–TYPE III BARRICADES.
11. BUILD PRIVATE ENTRANCE WITH UNI–DIRECTIONAL HANDICAP RAMPS PER COA STD DWG #2426.
12. 1–24"x18" WYE––CONTRACTOR SHALL PROVIDE SHOP DRAWINGS.
13. SAWCUT EDGE OF ASPHALT.
14. 4" MEDIAN CONCRETE––10' FROM MEDIAN NOSE.
15. PROVIDE SMOOTH RIDING TRANSITION BETWEEN EXISTING AND NEW PAVING.
16. CROWN TRANSITION OVER 50' (OR AS NECESSARY).

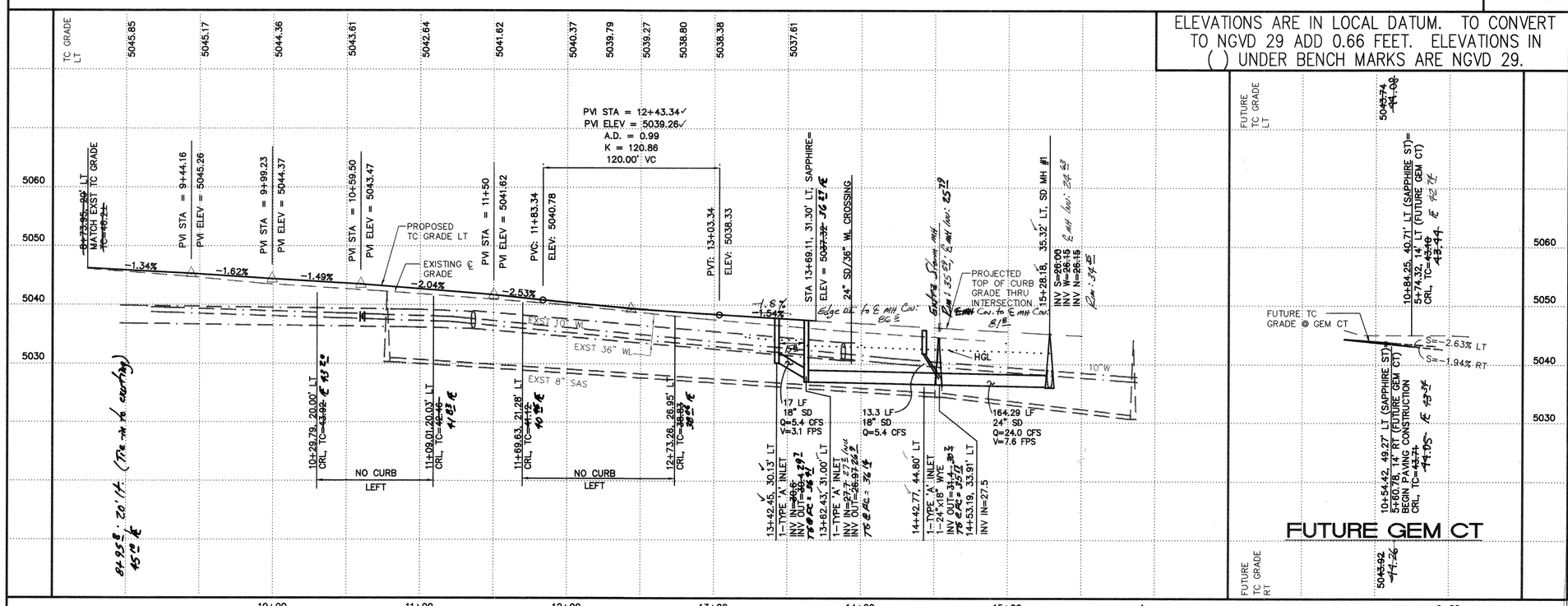
FACE OF CURB CURVE & LINE TABLES

FACE OF CURB CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	25.00	43.56	99°50'01"
C2	25.00	35.07	80°22'12"
C3	2010.00	60.64	1°43'43"
C4	300.00	68.82	13°08'38"
C10	30.00	25.13	48°00'05"
C11	30.00	25.20	48°07'25"

FACE OF CURB LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 82°47'33" E	95.47

SCALES:
1"=40' HOR.
1"=10' VERT.

ELEVATIONS ARE IN LOCAL DATUM. TO CONVERT TO NGVD 29 ADD 0.66 FEET. ELEVATIONS IN ( ) UNDER BENCH MARKS ARE NGVD 29.



STORM DRAIN INLET INFORMATION

INLET NO.	INLET TYPE	STATION* & OFFSET	TOP GR. EL.	INV. OUT
1	TYPE A	13+42.45, 30.13' LT	36.83	29.7 30.4
2	TYPE A	13+62.43, 31.00' LT	36.52	27.8
3	TYPE A	14+42.77, 44.80' LT	35.26	30.3 31.4

*STATIONING IS TO MIDPOINT OF GRATE @ FACE OF CURB

CONNECTOR PIPE INFORMATION

FROM INLET NO.	Q (CFS)	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	5.4	18"	17	.16
2	5.4	18"	164.3	.005
3	9.6	18"	13.3	.29

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1236PV2.DWGonw 11/25/02

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WALGREENS AT UNSER BLVD & SAPPHIRE ST
SAPPHIRE STREET
PAVING & STORM DRAIN PLAN & PROFILE

Design Review Committee: APPROVED DEC 17 2002 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED MAR 11 2003 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 6953.81 | Zone Map No. M-10 | Sheet 6 Of 15

AS-BUILT INFORMATION
CONTRACTOR Sundance / Franklin
WORK STAKED BY Ulker Survey DATE 02-20
INSPECTED BY T.H. DATE 6/03
ACCEPTANCE DATE 5/03
VERIFICATION BY Walker DATE 5/03
DRAWINGS CORRECTED BY Walker DATE 5/03
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. DATE

BENCH MARKS
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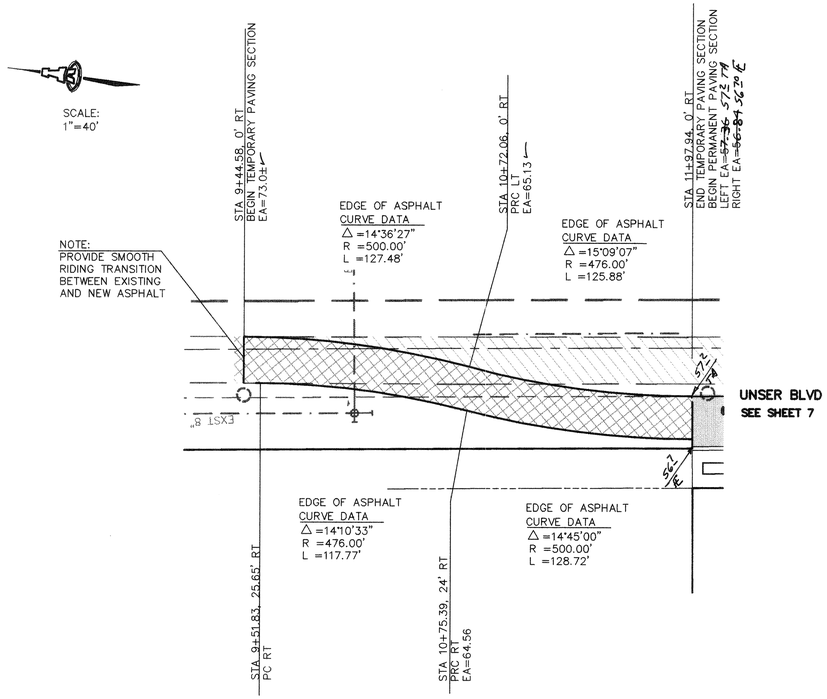
ELEVATION=5079.88, LOCAL DATUM

SURVEY INFORMATION
FIELD NOTES
1. ALDRICH LAND SURVEYING 9/02

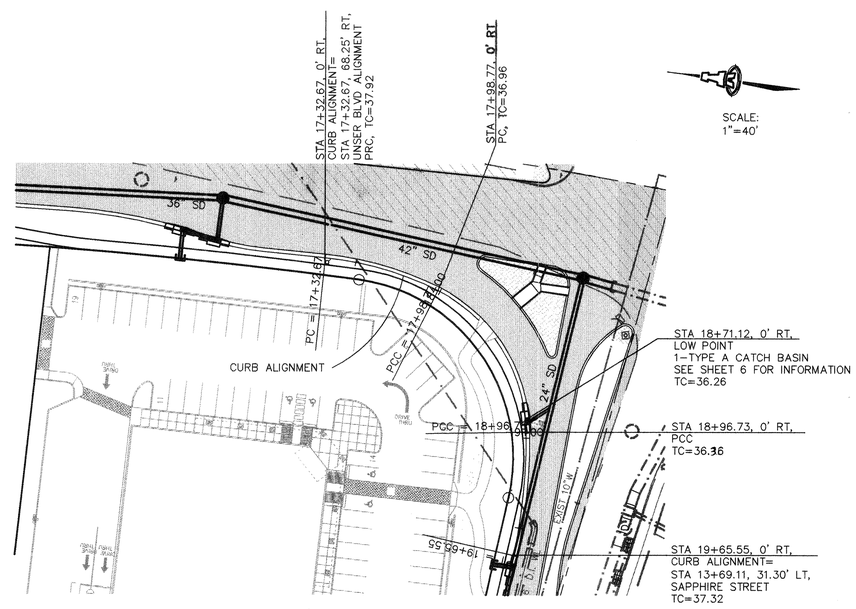
ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 12-17-02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY ANW DATE 10/02
DRAWN BY ANW DATE 10/02
CHECKED BY FCA DATE 10/02



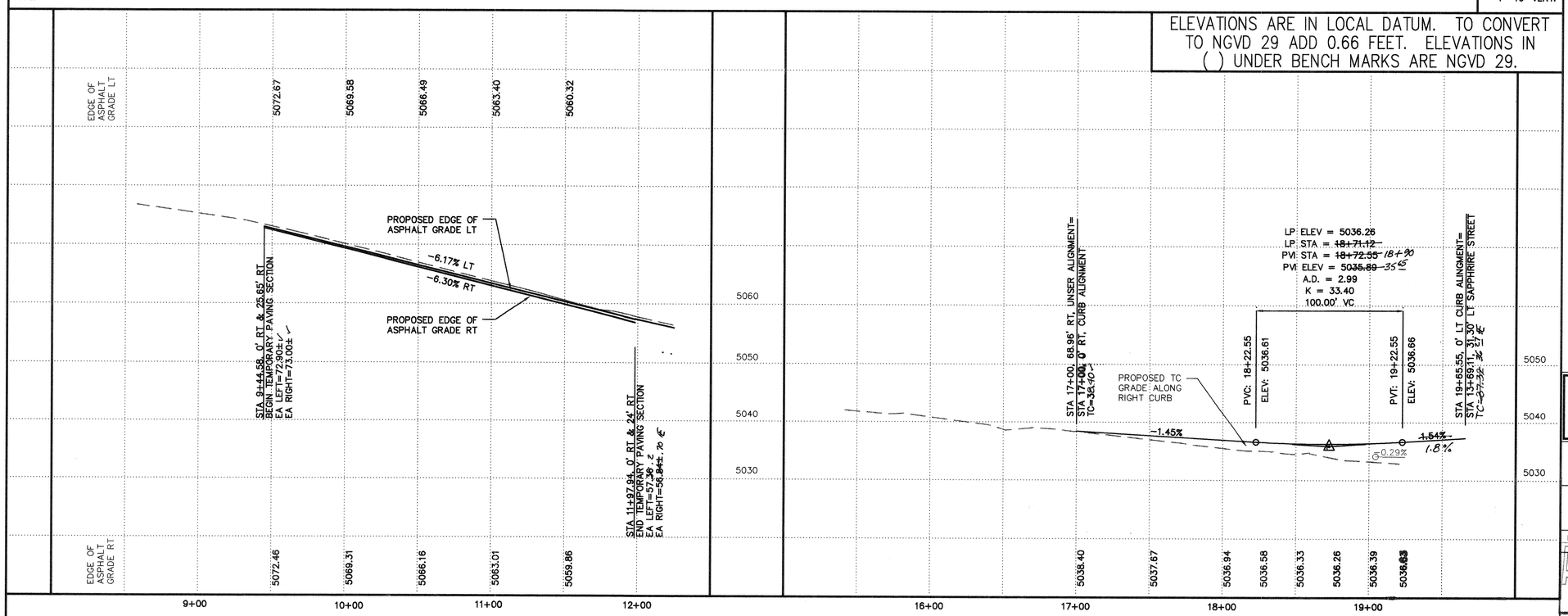
UNSER BLVD TEMPORARY CONNECTION



CURB RETURN

SCALES:
1"=40' HOR.
1"=10' VERT.

ELEVATIONS ARE IN LOCAL DATUM. TO CONVERT TO NGVD 29 ADD 0.66 FEET. ELEVATIONS IN ( ) UNDER BENCH MARKS ARE NGVD 29.



SCANNED BY MESA REPRO

AS-BUILT INFORMATION
CONTRACTOR Franklin Earthmoving
WORK STAKED BY Walter Lovington 01-20
INSPECTOR'S ACCEPTANCE BY Stephen Ward DATE 6/03
FIELD VERIFICATION BY Walker DATE 5/03
DRAWINGS CORRECTED BY Walker DATE 6/03
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS 3 1/4" ALUM. CAP STAMPED, "12-L11, 1989"
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TBM: ACS MONUMENT "1-M10"
ELEVATION=5079.88, LOCAL DATUM

SURVEY INFORMATION
FIELD NOTES
1. ALDRICH LAND SURVEYING 9-239

"AS-BUILT" (HORIZONTAL AND VERTICAL LOCATION ONLY)

STEPHEN E. WARD NEW MEXICO 6401 PROFESSIONAL SURVEYOR 06-20-03

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 11-29-02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY ANW DATE 10/02
DRAWN BY ANW DATE 10/02
CHECKED BY FCA DATE 10/02

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1236PV2.DWGanw 11/26/02

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WALGREENS AT UNSER BLVD & SAPPHIRE ST
UNSER TEMPORARY CONNECTION & CURB PROFILE
PAVING PLAN & PROFILE

Design Review Committee: APPROVED DEC 17 2002 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED MAR 11 2003 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 6953.81 | Zone Map No. M-10 | Sheet 8 Of 15

NOTES:

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

RESTRAINED JOINT LENGTHS, L_T, FOR TEES, (FT.) ALL JOINTS AT THE TEE MUST BE RESTRAINED.

SIZE	RUN	BRANCH
12x12x12	15	17
12x12x10	10	18
12x12x8	6	19
12x12x6	3	19
12x12x4	1	19
10x10x10	12	18
10x10x8	8	15
10x10x6	4	16
10x10x4	2	4
8x8x8	9	20
8x8x6	5	17
8x8x4	2	15
6x6x6	6	20
6x6x4	2	20

RESTRAINED JOINT LENGTHS, L_T, FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)

SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
12	30	12	6	3	85
10	26	11	5	3	72
8	22	9	4	2	60
6	17	7	3	2	46
4	12	5	2	1	32

RESTRAINED JOINT LENGTHS, L_T, FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.

SIZE	LARGE SIDE	SMALL SIDE	SIZE	LARGE SIDE	SMALL SIDE
12x10	25	30	10x6	44	73
12x8	45	68	10x4	58	141
12x6	62	121	8x6	25	33
12x4	74	213	8x4	43	83
10x8	24	30	6x4	24	35

RESTRAINED JOINT LENGTHS, L_T, FOR VERTICAL BENDS

6" 45° VERT. BEND	
UPPER BEND	LOWER BEND
23	5

RESTRAINED JOINT LENGTHS, L_T, FOR VERTICAL BENDS

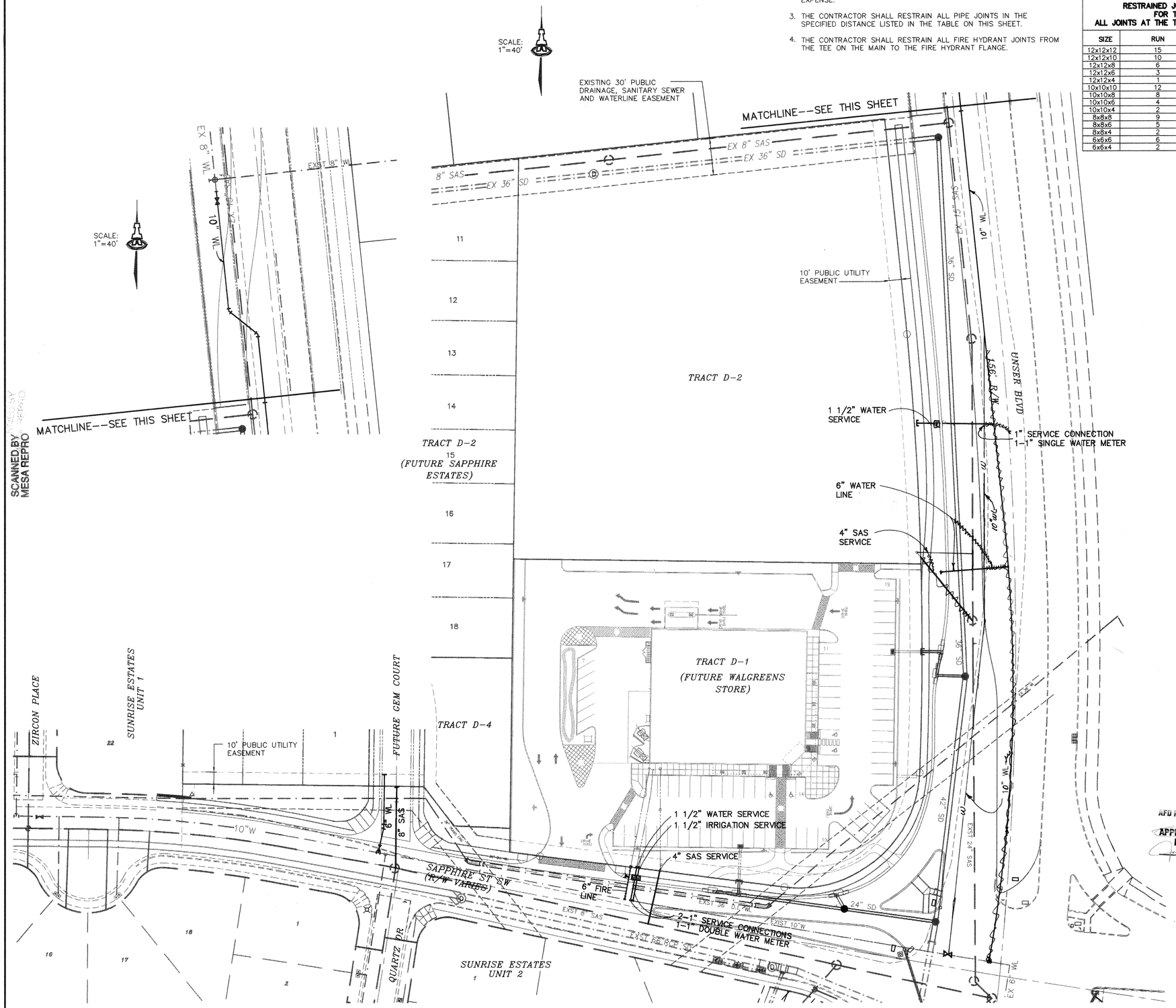
10" 45° VERT. BEND	
UPPER BEND	LOWER BEND
24	5

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY: 3.0 FT. FOR 6" WL; 4.0 FT FOR 12" WL
FACTOR OF SAFETY: 1.25
MATERIAL: PVC PIPE
SOIL TYPE: GM/SM – SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
TEST PRESSURE: 150 PSI
TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., DUCTILE IRON PIPE, GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS



AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE 12/7/02

LEGEND

EXISTING:
- WATER LINE
- SANITARY SEWER W/ MANHOLE
- STORM DRAIN W/ MANHOLE

PROPOSED:
- WATER METER & BOX
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT
- WATER LINE W/ FITTING
- STORM DRAIN CATCH BASIN
- STORM DRAIN W/ MANHOLE

AS-BUILT INFORMATION
CONTRACTOR: Frederick Construction DATE 02-03
WORK STAKED BY: Walker Survey DATE 2-03
SURVEYING ACCEPTANCE BY: TJA DATE 6/03
FIELD VERIFICATION BY: Walker DATE 5/03
DRAWINGS CORRECTED BY: Walker DATE 6/03
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS 3 1/4" ALUM. CAP STAMPED, "12-L11, 1989"
X=362,793.28 , Y=1,478,583.63, NM STATE PLANE COORDINATES, CENTRAL ZONE (NAD 1927). STATION IS LOCATED IN THE NORTH MEDIAN NOSE OF THE INTERSECTION OF COORS BLVD AND SAN YGNACIO RD SW.
ELEVATION=5007.402, LOCAL DATUM, (5008.062), NGVD 1929
TBM: ACS MONUMENT "1-M10"
ELEVATION=5079.88, LOCAL DATUM

"AS-BUILT" (HORIZONTAL AND VERTICAL LOCATION ONLY)
STEPHEN E. WALKER NEW MEXICO 6801 PROFESSIONAL SURVEYOR
06-20-03

SURVEY INFORMATION
FIELD NOTES
1. ALDRICH LAND SURVEYING

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
11-29-02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY ANW DATE 10/02
DRAWN BY ANW DATE 10/02
CHECKED BY FCA DATE 10/02

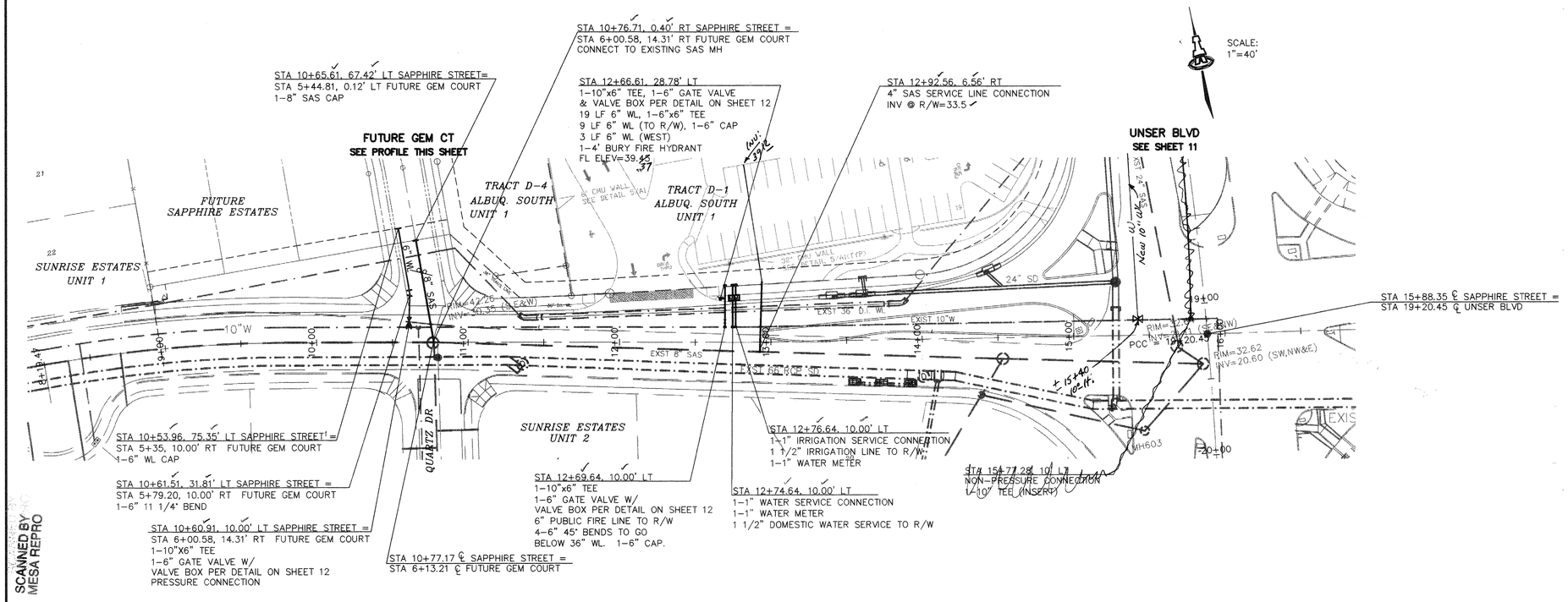
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1236UMSTR2.DWGanw 11/29/02

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WALGREENS AT UNSER BLVD & SAPPHIRE ST
MASTER UTILITY PLAN

Design Review Committee: APPROVED DEC 17 2002 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED MAR 11 2003 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

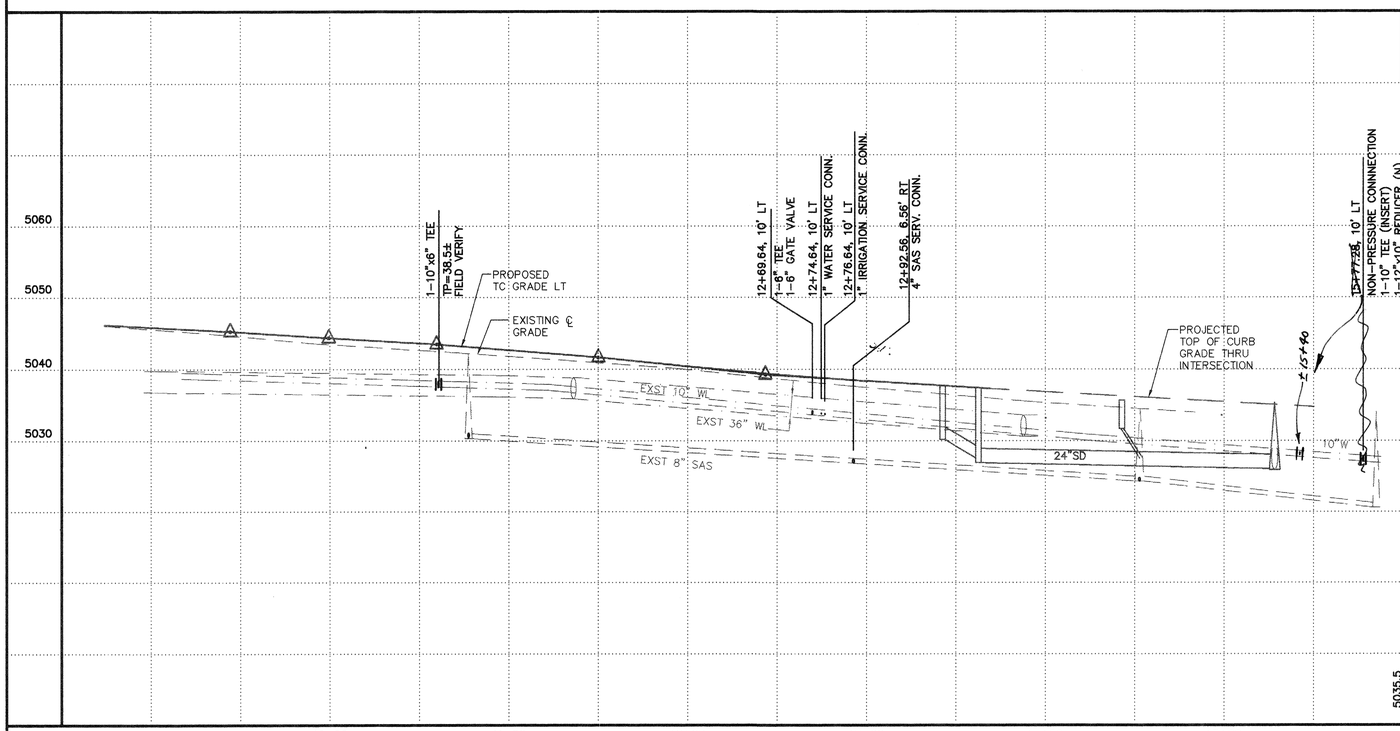
City Project No. 6953.81 | Zone Map No. M-10 | Sheet 9 Of 15

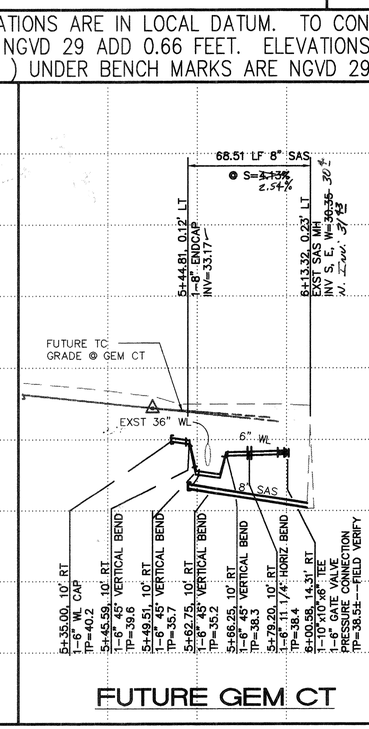


SAPPHIRE STREET

SCALES:
1"=40' HOR.
1"=10' VERT.

ELEVATIONS ARE IN LOCAL DATUM. TO CONVERT TO NGVD 29 ADD 0.66 FEET. ELEVATIONS IN ( ) UNDER BENCH MARKS ARE NGVD 29.





FUTURE GEM CT

GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361 & #2362. SEE SHEET 12 FOR DETAILS.
3. SEE SHEET 12 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET 9 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE DETAIL ON SHEET 12 FOR VALVE RING & COVER DETAIL.

AS-BUILT INFORMATION
CONTRACTOR Sundance (Franco) DATE 12-03
WORK STAKED BY Walker Eng DATE 6-03
INSPECTOR'S ACCEPTANCE BY Sanchez DATE 6-03
FIELD VERIFICATION BY Walker DATE 6-03
DRAWINGS CORRECTED BY Walker DATE 6-03
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

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TBM: ACS MONUMENT "1-M10"
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SURVEY INFORMATION
FIELD NOTES
1. ALDRICH LAND SURVEYING 9392

"AS-BUILT" (HORIZONTAL AND VERTICAL LOCATION ONLY)
STEPHEN E. WALKER NEW MEXICO 6401 PROFESSIONAL SURVEYOR 06-20-03

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 12.17.02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY ANW DATE 10/02
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CHECKED BY FCA DATE 10/02

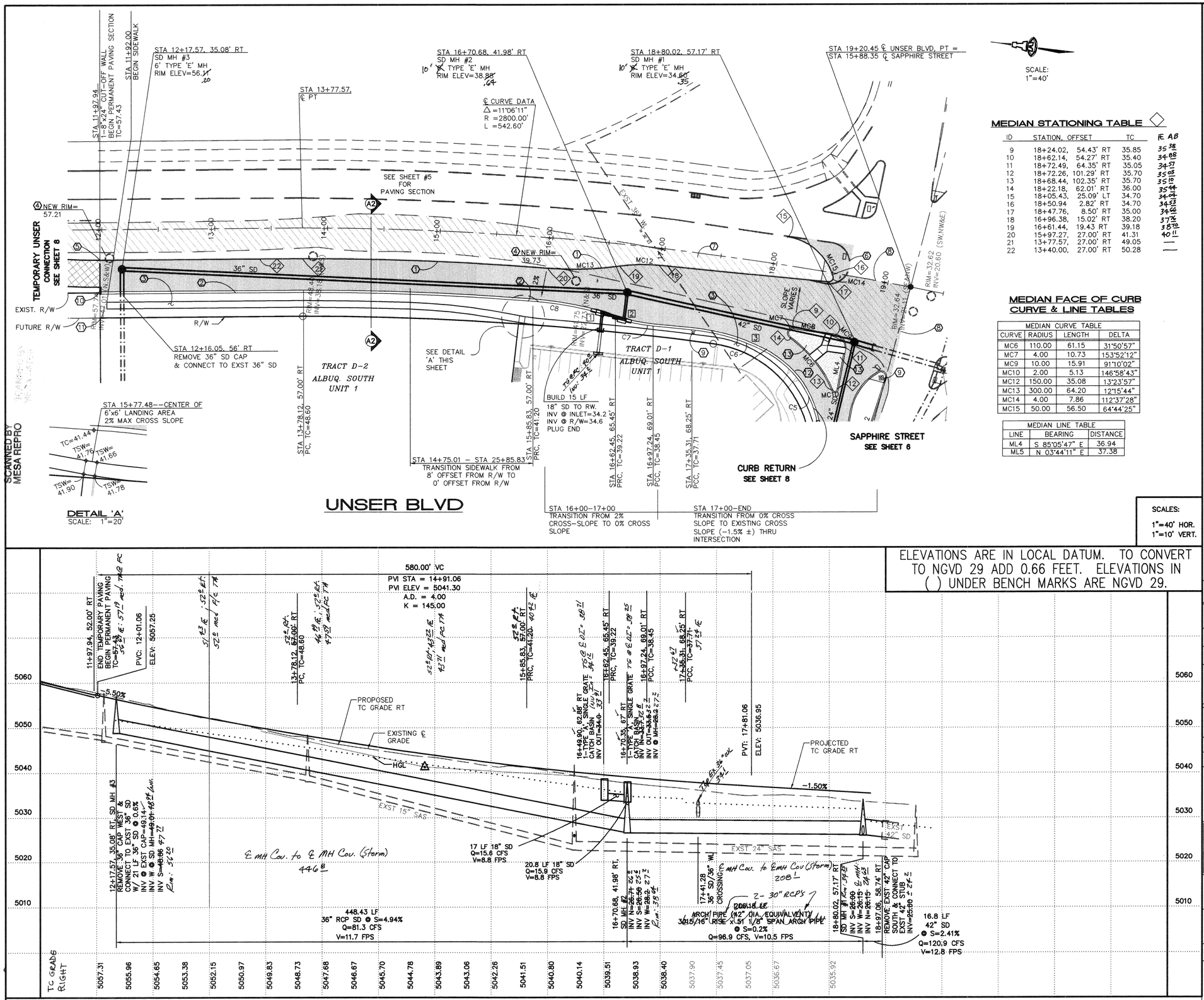
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
12/16/02
1236UTL2.DWGanw

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WALGREENS AT UNSER BLVD & SAPPHIRE ST
SAPPHIRE STREET
UTILITY PLAN & PROFILE

Design Review Committee: APPROVED DEC 17 2002 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED MAR 11 2003 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 6953.81 | Zone Map No. M-10 | Sheet 10 Of 15



MEDIAN STATIONING TABLE

ID	STATION, OFFSET		TC	FE AB
9	18+24.02,	54.43' RT	35.85	35.38
10	18+62.14,	54.27' RT	35.40	34.88
11	18+72.49,	64.35' RT	35.05	34.57
12	18+72.26,	101.29' RT	35.70	35.05
13	18+68.44,	102.35' RT	35.70	35.10
14	18+22.18,	62.01' RT	36.00	35.44
15	18+05.43,	25.09' LT	34.70	34.04
16	18+50.94	2.82' RT	34.70	34.54
17	18+47.76,	8.50' RT	35.00	34.64
18	16+96.38,	15.02' RT	38.20	37.76
19	16+61.44,	19.43 RT	39.18	38.70
20	15+97.27,	27.00' RT	41.31	40.11
21	13+77.57,	27.00' RT	49.05	—
22	13+40.00,	27.00' RT	50.28	—

MEDIAN FACE OF CURB CURVE & LINE TABLES

MEDIAN CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
MC6	110.00	61.15	31°50'57"
MC7	4.00	10.73	153°52'12"
MC9	10.00	15.91	91°10'02"
MC10	2.00	5.13	146°58'43"
MC12	150.00	35.08	13°23'57"
MC13	300.00	64.20	12°15'44"
MC14	4.00	7.86	112°37'28"
MC15	50.00	56.50	64°44'25"

MEDIAN LINE TABLE

LINE	BEARING	DISTANCE
ML4	S 85°05'47" E	36.94
ML5	N 03°44'11" E	37.38

KEYED CONSTRUCTION NOTES

1. BUILD TEMPORARY EXTRUDED BONDED PCC CONCRETE CURB & GUTTER, 6" HIGH, PER DETAIL ON SHEET 5.
2. BUILD STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. PROPOSED 6' WIDE PCC SIDEWALK.
4. EXISTING SAS MANHOLE. CONTRACTOR SHALL FIELD VERIFY LOCATION & ADJUST FRAME & COVER TO NEW GRADE. AVOID TEMPORARY PCC CURB WHERE PRACTICAL, OR WRAP CURB AROUND COVER.
5. PROVIDE SLOPED ASPHALT TEMPORARY CURBING FROM TOP OF ASPHALT TO TOP OF PCC CURB.
6. REMOVE EXISTING TEMPORARY ASPHALT CURB (105 LF ±).
7. REMOVE EXISTING TEMPORARY PAVEMENT TO THIS LIMIT OR AS FIELD VERIFIED.
8. PROVIDE SMOOTH RIDING TRANSITION BETWEEN EXISTING AND NEW PAVING.
9. EXISTING STREET LIGHT TO BE RELOCATED BY PNM.
10. CONSTRUCT 6 LF 8"x24" CUT-OFF WALL PER COA STD DWG 2415#.
11. SLOPE FROM SIDEWALK TO EXISTING GRADE OVER 6 FEET.
12. STA 18+32.27 BUILD HANDICAP RAMP PER DETAIL ON SHEET 5.
13. 4" MEDIAN CONCRETE.

FACE OF CURB CURVETABLE

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C5	90.00	97.96	62°21'44"
C6	180.00	66.10	21°02'22"
C7	150.00	34.22	13°04'10"
C8	300.00	75.61	14°26'26"

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STORM DRAIN INLET INFORMATION

INLET NO.	INLET TYPE	STATION* & OFFSET	TOP GR. EL.	INV. OUT
1	TYPE A	16+49.90, 62.88' RT	38.71	33.7
2	TYPE A	16+70.35, 67.00' RT	38.25	32.7

*STATIONING IS TO MIDPOINT OF GRATE @ FACE OF CURB

CONNECTOR PIPE INFORMATION

FROM INLET NO.	Q (CFS)	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	3.2	18"	17	.029
2	3.2	18"	22	.24

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128 Monroe Street N.E.
Albuquerque New Mexico
1236PV2.DWGanw 11/26/02

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WALGREENS AT UNSER BLVD & SAPPHIRE ST
UNSER BLVD
PAVING & STORM DRAIN PLAN & PROFILE

Design Review Committee: APPROVED DEC 17 2002 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED MAR 11 2003 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 6953.81 | Zone Map No. M-10 | Sheet 7 Of 15

AS-BUILT INFORMATION
CONTRACTOR Sundance Fencing DATE 02-03
WORK STAKED BY Walter Sanchez
INSPECTOR'S ACCEPTANCE BY T.H.A. DATE 4/03
FIELD VERIFICATION BY Walker DATE 5/03
DRAWINGS CORRECTED BY Walker DATE 6/03
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
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SURVEY INFORMATION
FIELD NOTES
1. ALDRICH LAND SURVEYING 9/02

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 12.17.02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY ÅNW DATE 10/02
DRAWN BY ÅNW DATE 10/02
CHECKED BY FCA DATE 10/02

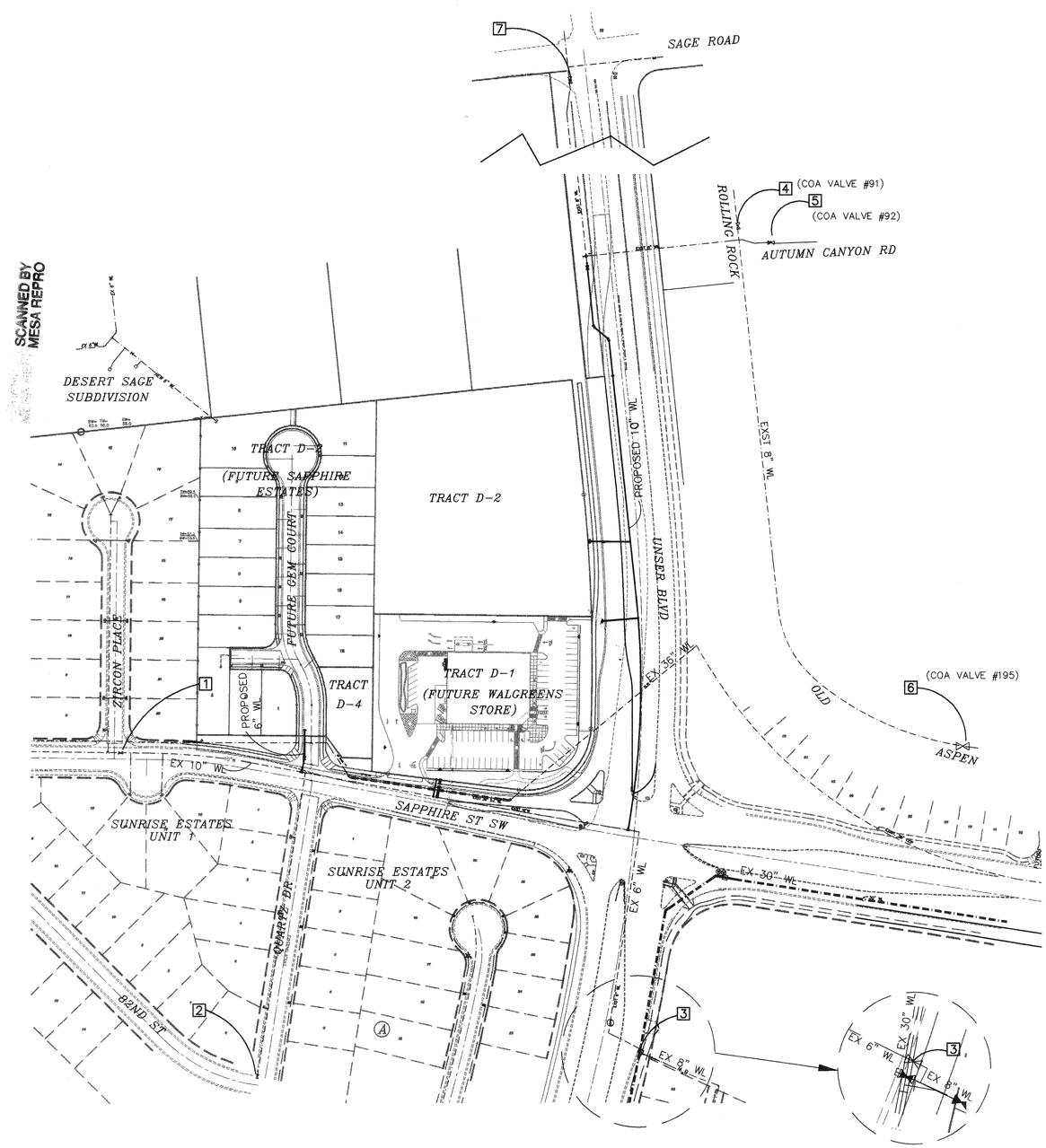
WATER SHUT-OFF PLAN

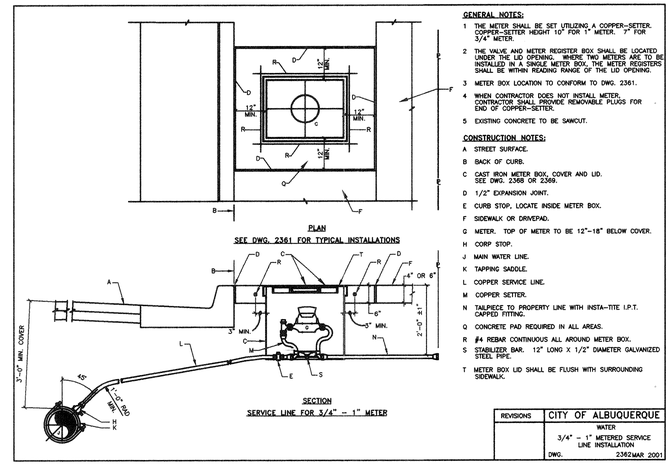
SHUT OFF THE FOLLOWING VALVES TO PROVIDE NON-PRESSURE CONNECTIONS:

1 2 3 4 5 6 & 7

THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) 7 WORKING DAYS PRIOR TO SHUT-OFF OR TURN-ON AT VALVES. ONLY CITY PERSONNEL ARE ALLOWED TO OPERATE VALVES.

SCALE: 1"=100'





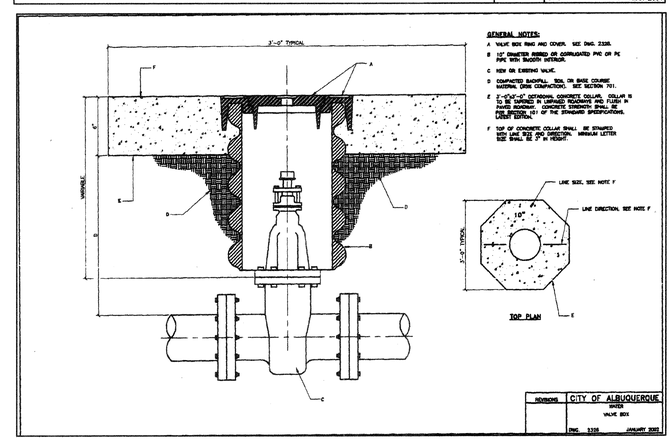
GENERAL NOTES:

1. THE METER SHALL BE SET UTILIZING A COPPER-SETTER. COPPER-SETTER HEIGHT 10" FOR 1" METER. 7" FOR 3/4" METER.
2. THE VALVE AND METER REGISTER BOX SHALL BE LOCATED UNDER THE LID OPENING. WHERE TWO METERS ARE TO BE INSTALLED IN A SINGLE METER BOX, THE METER REGISTERS SHALL BE WITHIN READING RANGE OF THE LID OPENING.
3. METER BOX LOCATION TO CONFORM TO DWG. 2361.
4. WHEN CONTRACTOR DOES NOT INSTALL METER, CONTRACTOR SHALL PROVIDE REMOVABLE PLUGS FOR END OF COPPER-SETTER.
5. EXISTING CONCRETE TO BE SAWCUT.

CONSTRUCTION NOTES:

A STREET SURFACE.
B BACK OF CURB.
C CAST IRON METER BOX, COVER AND LID. SEE DWG. 2368 OR 2369.
D 1/2" EXPANSION JOINT.
E CURB STOP, LOCATE INSIDE METER BOX.
F SIDEWALK OR DRIVEPAD.
G METER. TOP OF METER TO BE 12"-18" BELOW COVER.
H CORP STOP.
J MAIN WATER LINE.
K TAPPING SADDLE.
L COPPER SERVICE LINE.
M COPPER SETTER.
N TAILPIECE TO PROPERTY LINE WITH INSTA-TITE I.P.T. CAPPED FITTING.
Q CONCRETE PAD REQUIRED IN ALL AREAS.
R #4 REBAR CONTINUOUS ALL AROUND METER BOX.
S STABILIZER BAR. 12" LONG X 1/2" DIAMETER GALVANIZED STEEL PIPE.
T METER BOX LID SHALL BE FLUSH WITH SURROUNDING SIDEWALK.

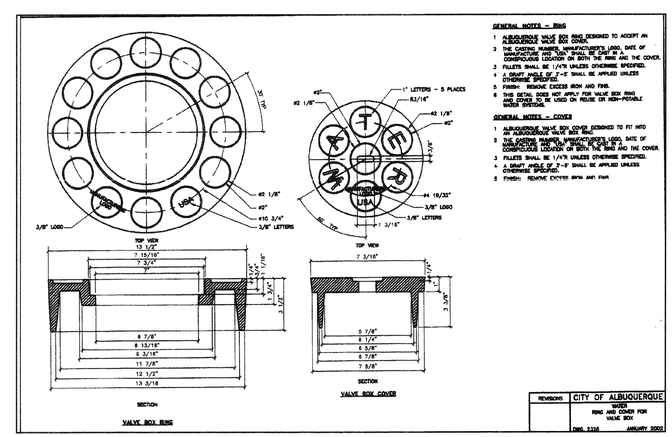
REVISIONS	CITY OF ALBUQUERQUE WATER 3/4" - 1" METERED SERVICE LINE INSTALLATION DWG. 2362MAR 2001



GENERAL NOTES:

A VALVE BOX RING AND COVER. SEE DWG. 2338.
B 12" DIAMETER PERFORATED CORRUGATED PVC OR PE PIPE WITH SMOOTH INTERIOR.
C NEW OR EXISTING VALVE.
D COMPACTED BACKFILL. SOIL OR BASE COURSE MATERIAL (SEE COMPACTION). SEE SECTION 701.
E 2'-0"x2'-0" OUTWARDS CONCRETE COLLAR. COLLAR IS TO BE SHAPED IN UNPAVED ROADWAYS AND FLUSH IN PAVED ROADWAY. CONCRETE STRENGTH SHALL BE PER SECTION 41 OF THE STANDARD SPECIFICATIONS. COLLAR TYPE 1.
F TOP OF CONCRETE COLLAR SHALL BE STAMPED WITH LINE SIZE, SEE NOTE F. LETTERS SHALL BE 2" IN HEIGHT. MINIMUM LETTER SIZE SHALL BE 2" IN HEIGHT.

REVISIONS	CITY OF ALBUQUERQUE WATER VALVE BOX DWG. 2339 JANUARY 2002



GENERAL NOTES -- RING

1. ALBUQUERQUE VALVE BOX RING DESIGNED TO ACCEPT AN ALBUQUERQUE VALVE BOX COVER.
2. THE CASTING MARKS, MANUFACTURER'S LOGO, DATE OF MANUFACTURE AND "CITY" SHALL BE CAST IN A CONSPICUOUS LOCATION ON BOTH THE RING AND THE COVER.
3. FILLETS SHALL BE 1/4"R UNLESS OTHERWISE SPECIFIED.
4. A DRAFT ANGLE OF 2°-5° SHALL BE APPLIED UNLESS OTHERWISE SPECIFIED.
5. FINISH: REMOVE EXCESS IRON AND FINS.
6. THIS DETAIL DOES NOT APPLY FOR VALVE BOX RING AND COVER TO BE USED ON REUSE OR NON-POTABLE WATER SYSTEM.

GENERAL NOTES -- COVER

1. ALBUQUERQUE VALVE BOX COVER DESIGNED TO FIT INTO AN ALBUQUERQUE VALVE BOX RING.
2. THE CASTING MARKS, MANUFACTURER'S LOGO, DATE OF MANUFACTURE AND "CITY" SHALL BE CAST IN A CONSPICUOUS LOCATION ON BOTH THE RING AND THE COVER.
3. FILLETS SHALL BE 1/4"R UNLESS OTHERWISE SPECIFIED.
4. A DRAFT ANGLE OF 2°-5° SHALL BE APPLIED UNLESS OTHERWISE SPECIFIED.
5. FINISH: REMOVE EXCESS IRON AND FINS.

REVISIONS	CITY OF ALBUQUERQUE WATER RING AND COVER FOR VALVE BOX DWG. 2338 JANUARY 2002

SCANNED BY MESA REPRO

SURVEY INFORMATION
FIELD NOTES
1. ALDRICH LAND SURVEYING 9/02

BENCH MARKS
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AS-BUILT INFORMATION
CONTRACTOR
WORK INSPECTED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
11-29-02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

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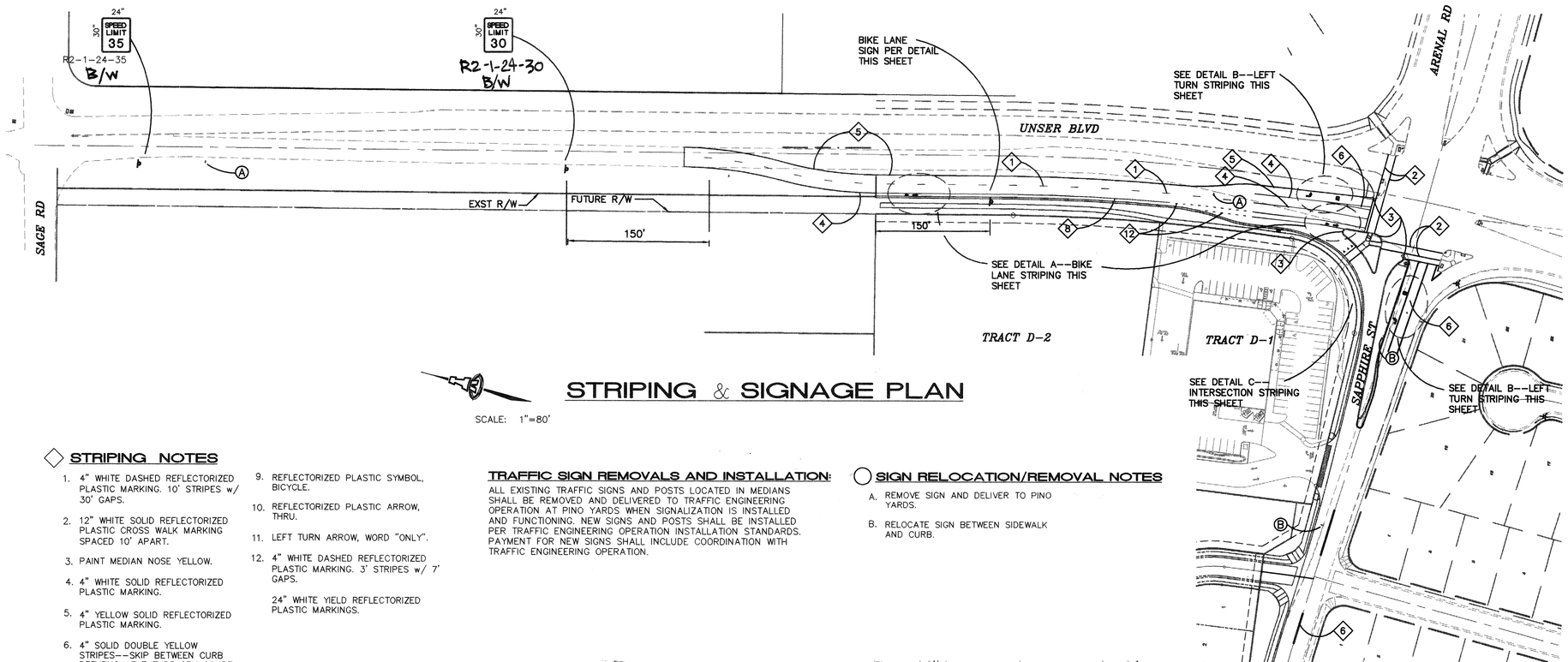
1236UDTL.DWGanw 11/25/02

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WALGREENS AT UNSER BLVD & SAPPHIRE ST
WATER SHUT-OFF PLAN & UTILITY DETAILS

Design Review Committee: APPROVED DEC 17 2002 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED MAR 11 2003 CITY ENGINEER
Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

City Project No. 6953.81 | Zone Map No. M-10 | Sheet 12 Of 15



STRIPING & SIGNAGE PLAN

SCALE: 1"=80'

STRIPING NOTES

1. 4" WHITE DASHED REFLECTORIZED PLASTIC MARKING. 10' STRIPES w/ 30' GAPS.
2. 12" WHITE SOLID REFLECTORIZED PLASTIC CROSS WALK MARKING SPACED 10' APART.
3. PAINT MEDIAN NOSE YELLOW.
4. 4" WHITE SOLID REFLECTORIZED PLASTIC MARKING.
5. 4" YELLOW SOLID REFLECTORIZED PLASTIC MARKING.
6. 4" SOLID DOUBLE YELLOW STRIPES--SKIP BETWEEN CURB RETURNS AT FUTURE GEM COURT AND ENTRANCE TO WALGREENS.
7. 12" WHITE SOLID REFLECTORIZED PLASTIC STOP BAR.
8. 4" WHITE SOLID REFLECTORIZED PLASTIC BIKE LANE LINE.
9. REFLECTORIZED PLASTIC SYMBOL, BICYCLE.
10. REFLECTORIZED PLASTIC ARROW, THRU.
11. LEFT TURN ARROW, WORD "ONLY".
12. 4" WHITE DASHED REFLECTORIZED PLASTIC MARKING. 3' STRIPES w/ 7' GAPS.

24" WHITE YIELD REFLECTORIZED PLASTIC MARKINGS.

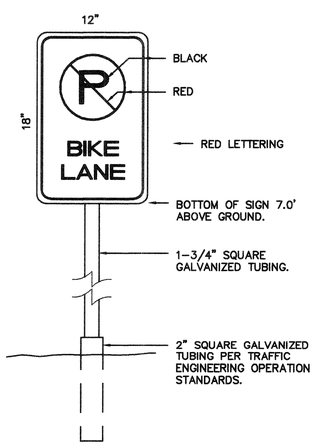
TRAFFIC SIGN REMOVALS AND INSTALLATION:

ALL EXISTING TRAFFIC SIGNS AND POSTS LOCATED IN MEDIANS SHALL BE REMOVED AND DELIVERED TO TRAFFIC ENGINEERING OPERATION AT PINO YARDS. WHEN SIGNALIZATION IS INSTALLED AND FUNCTIONING, NEW SIGNS AND POSTS SHALL BE INSTALLED PER TRAFFIC ENGINEERING OPERATION INSTALLATION STANDARDS. PAYMENT FOR NEW SIGNS SHALL INCLUDE COORDINATION WITH TRAFFIC ENGINEERING OPERATION.

SIGN RELOCATION/REMOVAL NOTES

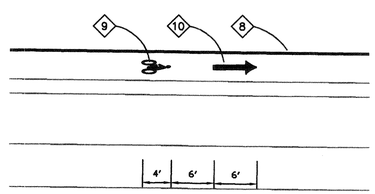
A. REMOVE SIGN AND DELIVER TO PINO YARDS.

B. RELOCATE SIGN BETWEEN SIDEWALK AND CURB.



BIKE LANE SIGN AND POST (R7-9A)

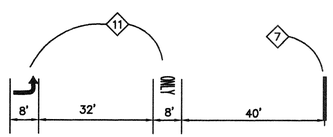
NO SCALE



DETAIL A

BIKE LANE STRIPING

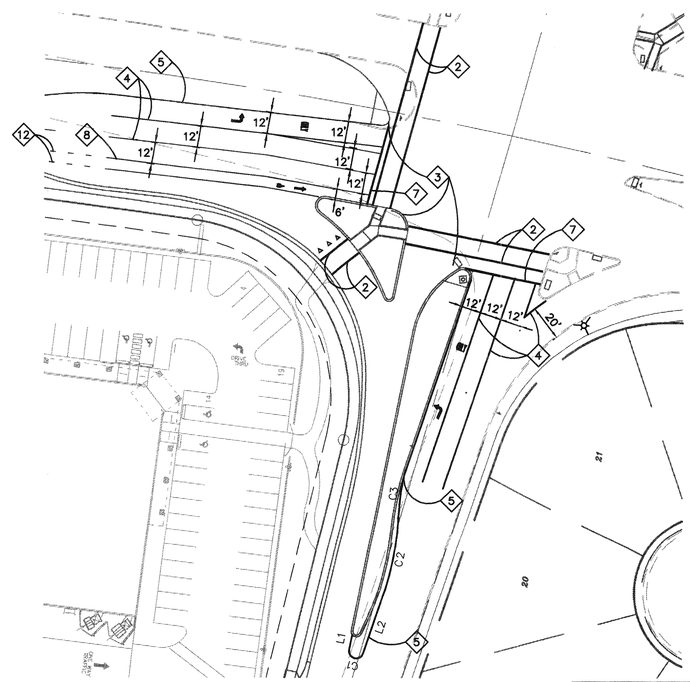
SCALE: 1"=10'



DETAIL B

LEFT TURN STRIPING

SCALE: 1"=20'



DETAIL C

INTERSECTION STRIPING

SCALE: 1"=40'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	4.00	12.05	172°35'38"
C2	150.00	42.57	16°15'37"
C3	150.00	24.93	9°31'25"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 85°05'47" W	8.65
L2	S 77°41'25" E	36.15

ERADICATION NOTE

DOUBLE YELLOW LINES IN SAPPHIRE STREET SHALL BE ERADICATED FROM APPROXIMATELY STATION 9+70 EASTWARD WHERE EXISTING PAVING REMAINS BY WATER BLASTING OR SURFACE PLANING.

GENERAL NOTES:

1. ALL STRIPING AND MARKINGS ARE PER MUTCD.
2. NEW STRIPING AND MARKING IS REQUIRED FOR THE FULL LENGTH OF THE PROJECT.
3. ALL MARKINGS SHALL BE PREFORMED PLASTIC.

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Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1236STRP.DWGanw 12/17/02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY ANW DATE 10/02
DRAWN BY ANW DATE 10/02
CHECKED BY FCA DATE 10/02

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WALGREENS AT UNSER BLVD & SAPPHIRE ST

STRIPING & SIGNAGE PLAN

Design Review Committee: APPROVED DEC 17 2002 DESIGN REVIEW COMMITTEE

City Engineer Approval: APPROVED MAR 11 2003 CITY ENGINEER

Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 6953.81 | Zone Map No. M-10 | Sheet 13 Of 15

AS-BUILT INFORMATION

CONTRACTOR
WORK STAKED BY
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

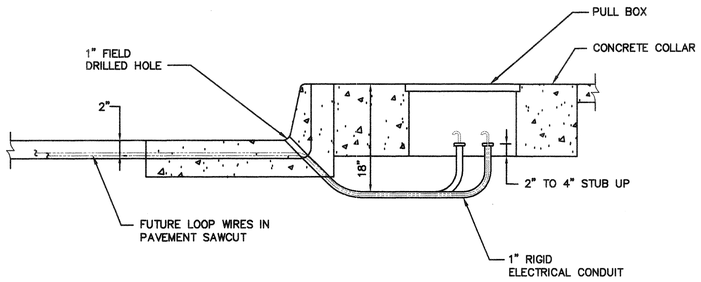
ACS 3 1/4" ALUM. CAP STAMPED, "12-L11, 1989"
X=362,793.28 , Y=1,478,583.63, NM STATE PLANE COORDINATES, CENTRAL ZONE (NAD 1927). STATION IS LOCATED IN THE NORTH MEDIAN NOSE OF THE INTERSECTION OF COORS BLVD AND SAN YGNACIO RD SW.
ELEVATION=5007.402, LOCAL DATUM, (5008.062), NGVD 1929
TBM: ACS MONUMENT "1-M10"
ELEVATION=5079.88, LOCAL DATUM

SURVEY INFORMATION

FIELD NOTES
1. ALDRICH LAND SURVEYING 9/02

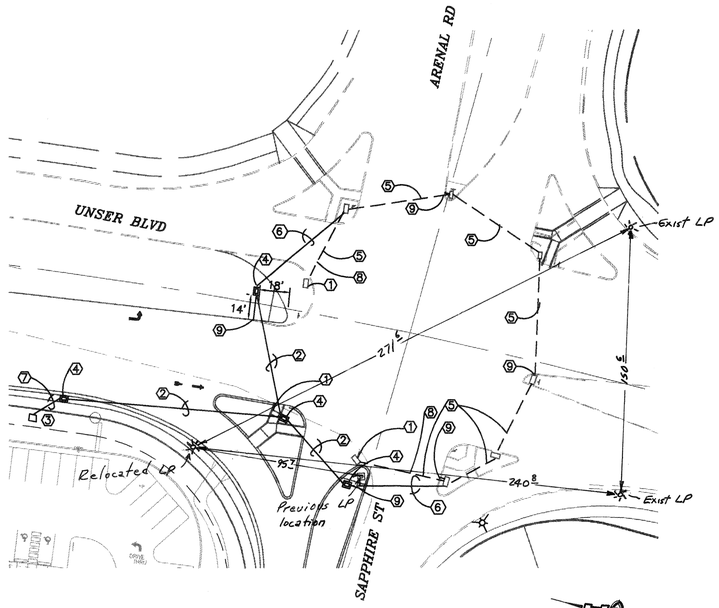
ENGINEER'S SEAL

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
12-17-02



LOOP DETECTOR CONDUIT DETAIL

SCALE: 1"=1'

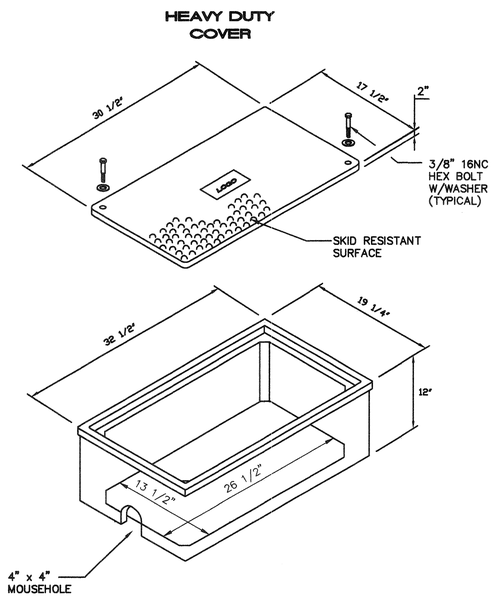


CONDUIT AND PULLBOX PLAN

SCALE: 1"=40'

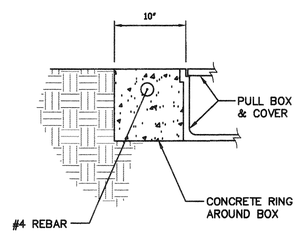
CONSTRUCTION NOTES

1. REMOVE EXISTING PULLBOX.
2. 1–3" ELECTRICAL CONDUITS & 1–2" ELECTRICAL CONDUIT BY TRENCHING, BACKFILL & PATCHING.
3. ELECTRICAL POWER SUPPLY & METER SETTING FOR TRAFFIC SIGNALIZATION (BY OTHERS). LOCATION MAY VARY PER PNM REQUIREMENTS.
4. NEW LARGE PULLBOX PER DETAIL THIS SHEET.
5. EXISTING ELEC. CONDUIT.
6. 1–3" ELECTRICAL CONDUITS & 1–2" ELECTRICAL CONDUIT BY PUSHING, BORING & JACKING.
7. 1–2" ELECTRICAL CONDUIT.
8. REMOVE & DISPOSE EXISTING ELEC. CONDUIT.
9. 1–1" ELECTRICAL CONDUIT FOR LOOP DETECTOR--SEE DETAIL THIS SHEET.



LARGE PULL BOX

SCALE: 1"=1'



CONCRETE COLLAR DETAIL

NOTE: THE CONCRETE COLLAR FOR THE PULL BOXES WILL BE CONSIDERED INCIDENTAL TO THE PULL BOX BID ITEMS.

NOTES FOR HEAVY DUTY REINFORCED POLYMER MORTAR PULL BOX AND COVERS

1. MATERIAL TO BE AGGREGATE CONSISTING OF SAND AND GRAVEL BOND TOGETHER WITH A POLYMER AND REINFORCED WITH CONTINUOUS WOVEN GLASS STRANDS. THE MATERIAL MUST HAVE THE FOLLOWING MECHANICAL PROPERTIES: COMPRESSIVE STRENGTH – 11,000 PSI, TENSILE STRENGTH – 1,700 PSI, FLEXURAL STRENGTH – 7,500 PSI.
2. ALL PULL BOX COVERS SHALL BE HEAVY DUTY REINFORCED POLYMER MORTAR, HAVING A SERVICE LOAD OF 22,568 LBS. OVER 10" SQUARE (225 PSI).
3. PULL BOX LOGO SHALL READ "TS".
4. THE DIMENSIONS OF THE PULL BOXES SHOWN NOMINAL DIMENSIONS AND MAY VARY AS TO THE MANUFACTURER'S RECOMMENDATIONS.

SCANNED BY MESA REPRO

AS-BUILT INFORMATION
CONTRACTOR Bahy (Frank A.) DATE 02-2-03
WORK STAKED BY Walker Survey DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
AS BUILT (HORIZONTAL AND VERTICAL LOCATION ONLY)

SURVEY INFORMATION
FIELD NOTES
1. ALDRICH LAND SURVEYING
STEPHEN E. WALKER NEW MEXICO 6401 PROFESSIONAL SURVEYOR 06-20-03

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 12.17.02

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGNED BY	ANW	10/02
DRAWN BY	ANW	10/02
CHECKED BY	FCA	10/02

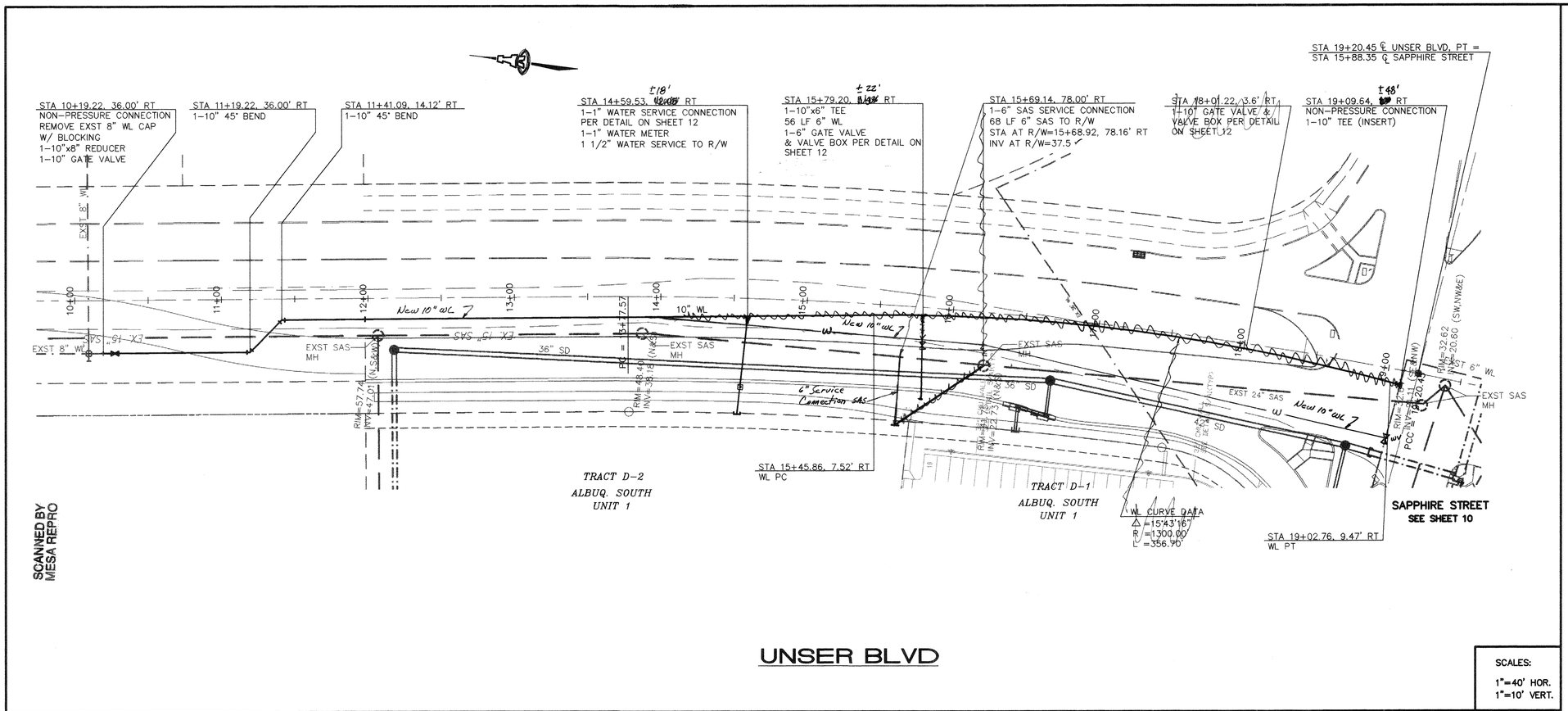
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1236STRP.DWGanw 12/17/02

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WALGREENS AT UNSER BLVD & SAPPHIRE ST
CONDUIT AND PULLBOX PLAN & DETAILS

Design Review Committee: APPROVED DEC 17 2002 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED 1 1 2003 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 6953.81 | Zone Map No. M-10 | Sheet 13A Of 15

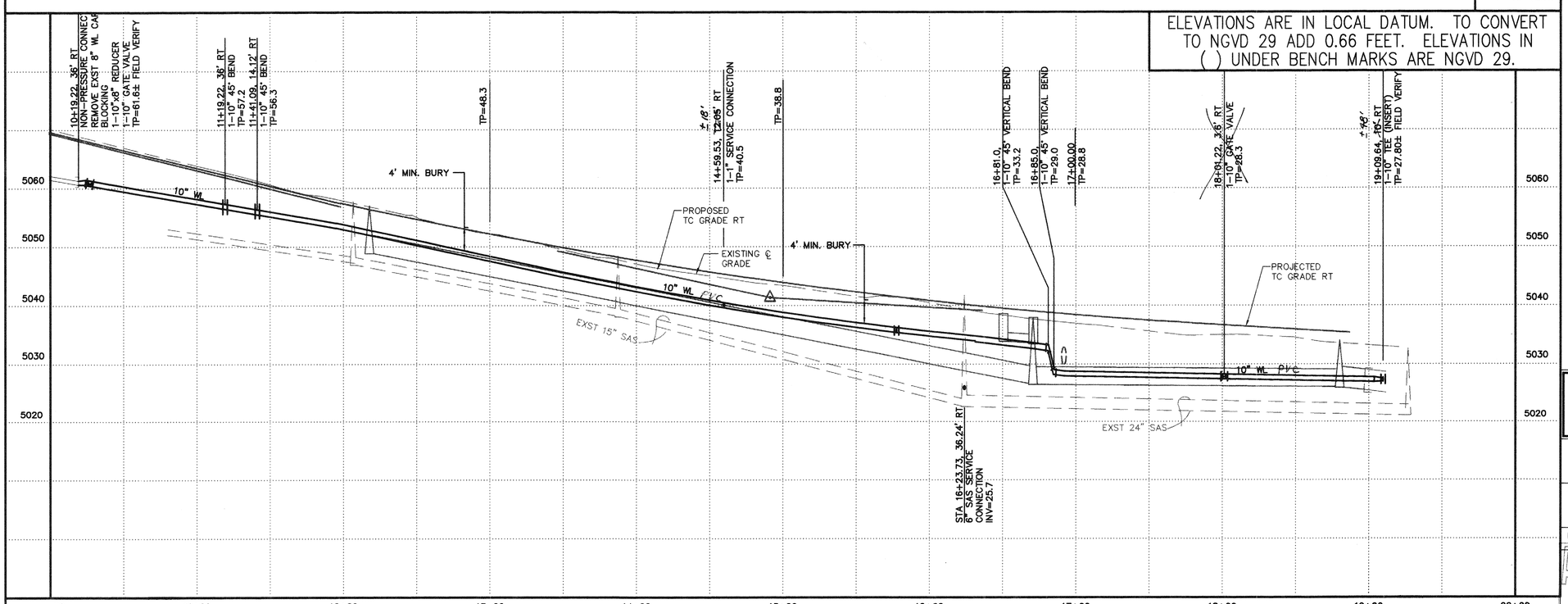


SCANNED BY
MESA REPRO

UNSER BLVD

SCALES:
1"=40' HOR.
1"=10' VERT.

ELEVATIONS ARE IN LOCAL DATUM. TO CONVERT TO NGVD 29 ADD 0.66 FEET. ELEVATIONS IN ( ) UNDER BENCH MARKS ARE NGVD 29.



GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361 & #2362. SEE SHEET 12 FOR DETAILS.
3. SEE SHEET 12 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET 9 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE DETAIL ON SHEET 12 FOR VALVE RING & COVER DETAIL.

AS-BUILT INFORMATION

CONTRACTOR: Sundance Franchise
WORK STAKED BY: Walter Surveying 12-23
INSPECTOR'S ACCEPTANCE BY: PSA DATE 5/03
FINAL VERIFICATION BY: Walker DATE 5/03
DRAWINGS CORRECTED BY: Walker DATE 6/03
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS

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ELEVATION=5079.88, LOCAL DATUM

SURVEY INFORMATION

FIELD NOTES
1. ALDRICH LAND SURVEYING

"AS BUILT" (HORIZONTAL AND VERTICAL LOCATION ONLY)
STEPHEN E. WALKER
NEW MEXICO
6201
PROFESSIONAL SURVEYOR
06-20-03

ENGINEER'S SEAL
FRED C. ARFMAN
NEW MEXICO
7322
LICENSED PROFESSIONAL ENGINEER
12-17-02

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN	DESIGNED BY ÅNW	DATE 10/02
	DRAWN BY ÅNW	DATE 10/02
	CHECKED BY FCA	DATE 10/02

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1236UTL2.DWGonw 12/16/02

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WALGREENS AT UNSER BLVD & SAPPHIRE ST
UNSER BLVD
UTILITY PLAN & PROFILE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED DEC 17 2002 DESIGN REVIEW COMMITTEE	APPROVED MAR 11 2003 CITY ENGINEER			

City Project No. 6953.81 | Zone Map No. M-10 | Sheet 11 Of 15

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 SEPERATE 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.

△1 11. ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24 HOUR PER DAY BASIS UNTIL COMPLETED.

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

13. EQUIPMENT OR MATERIALS SHALL NOT BE STORED WITHIN 15 FEET OF A TRAVELED TRAFFIC LANE DURING NON-WORKING HOURS WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.

14. CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.

15. CONTRACTOR IS RESPONSIBLE FOR OBLITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.

16. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FACILITIES, BUSINESSES AND/OR RESIDENTS AT ALL TIMES.

17. CONTRACTOR SHALL PROVIDE ACCESS SIGNS FOR BUSINESSES LOCATED WITHIN THE CONSTRUCTION AREA UNDER THE SUPERVISION OF CONSTRUCTION COORDINATION. EACH ACCESS SIGN SHALL HAVE 5 INCH, WHITE OPAQUE LETTERING ON BLUE REFLECTORIZED BACKGROUND. ACCESS SIGNS SHALL BE CONSIDERED INCIDENTAL TO THE BID AND NOT PART OF THE CONTRACT UNLESS OTHERWISE STATED. NO MORE THAN 3 BUSINESSES SHALL BE LISTED ON A ACCESS SIGN. SHOPPING CENTERS AND MALLS SHALL BE LISTED AS SUCH.

18. ALL ADVANCE WARNING SIGNS SHALL MEET THE MINIMUM REFLECTIVE INTENSITY REQUIREMENTS SET FORTH BY THE CITY OF ALBUQUERQUE. CONSTRUCTION COORDINATION SHALL DETERMINE ALL REQUIREMENTS AND APPROVE OR DISAPPROVE ANY ADVANCE WARNING SIGN PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.

△2 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 IT'S PLACEMENT AND MAINTENANCE.

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

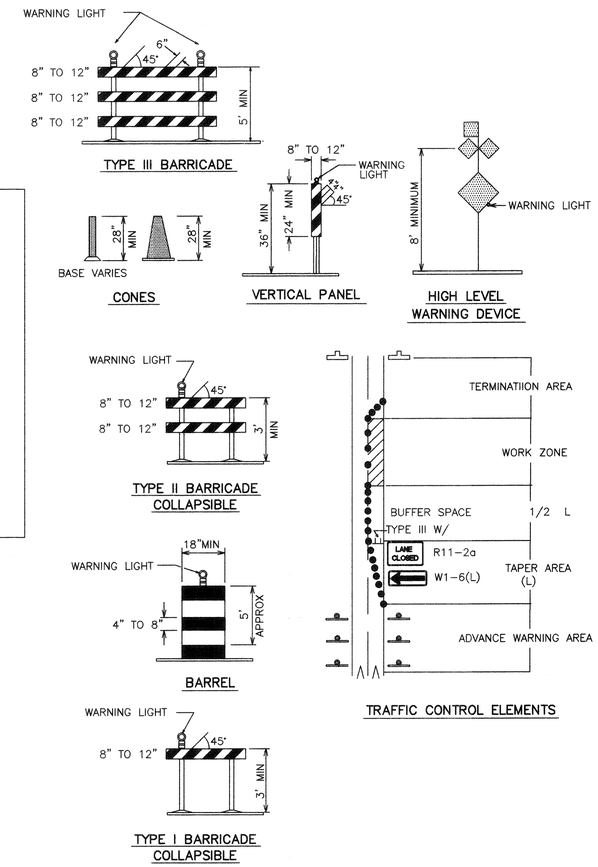
△3 26. ADVANCE WARNING SIGNS SHALL BE 36"x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGHT AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D.

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

SPECIAL PROJECT TRAFFIC CONTROL NOTES

1. CONTRACTOR SHALL PERFORM AS MUCH WORK AS POSSIBLE PRIOR TO AFFECTING TRAFFIC ON EITHER UNSER BLVD. OR SAPPHIRE STREET.
2. LANE CLOSURES IN UNSER BLVD. ARE SUBJECT TO ARTERIAL/COLLECTOR ROAD USAGE FEES OF $0.01 PER SQUARE FOOT OF BARRICADED AREA PER DAY.
3. CONTRACTOR SHALL MAINTAIN AT LEAST ONE LANE IN EACH DIRECTION ON BOTH UNSER BLVD. AND SAPPHIRE STREET AT ALL TIMES, INCLUDING LEFT TURN LANES IN ALL FOUR DIRECTIONS.

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
11-27-02



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 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

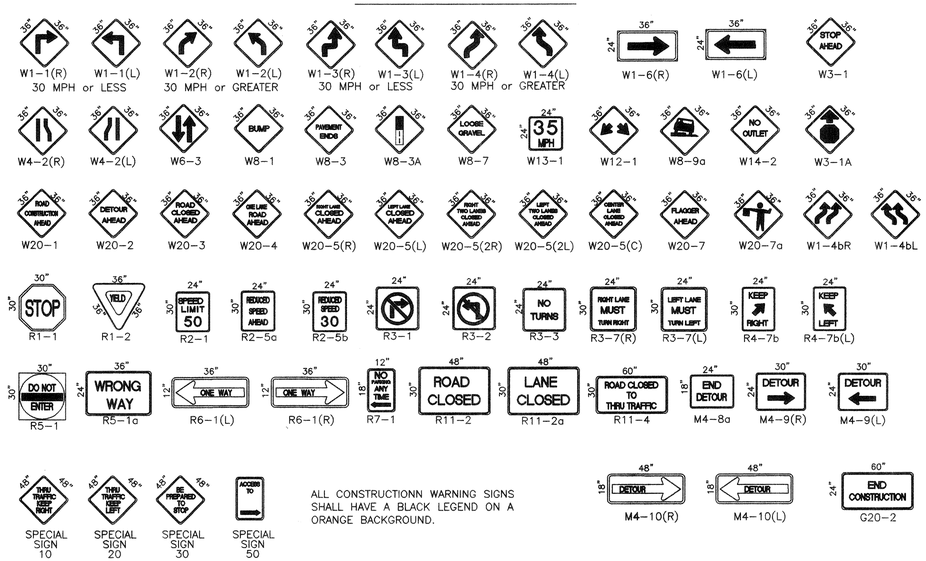
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

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.

SCANNED BY MESA REPRO

AS-BUILT INFORMATION
CONTRACTOR | WORK STAKED BY | DATE | INSPECTOR'S ACCEPTANCE BY | DATE | FINAL VERIFICATION BY | DATE | DRAWINGS CORRECTED BY | DATE
MICRO-FILM INFORMATION
RECORDED BY | DATE | NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL

CITY STANDARD DRAWING

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY ANW DATE 10/02
DRAWN BY ANW DATE 10/02
CHECKED BY FCA DATE 10/02

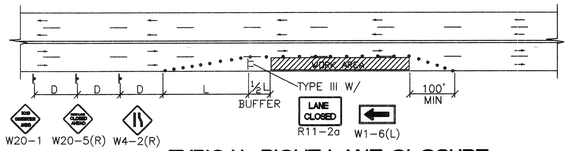
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1236TRF1B.DWGanw 11/26/02

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

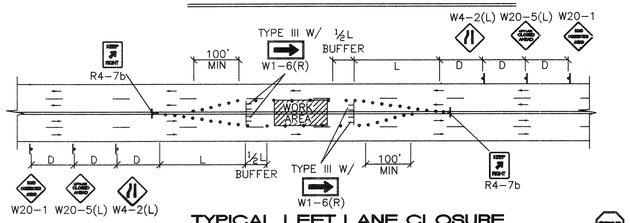
TITLE: WALGREENS AT UNSER BLVD & SAPPHIRE ST
TRAFFIC CONTROL
SIGNING & CONSTRUCTION TRAFFIC CONTROL STANDARDS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
COA	STD			

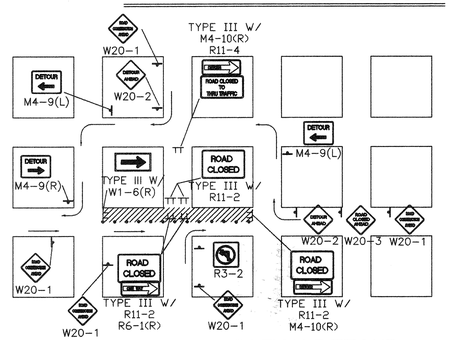
City Project No.	Zone Map No.	Sheet	Of
6953.81	M-10	14	15



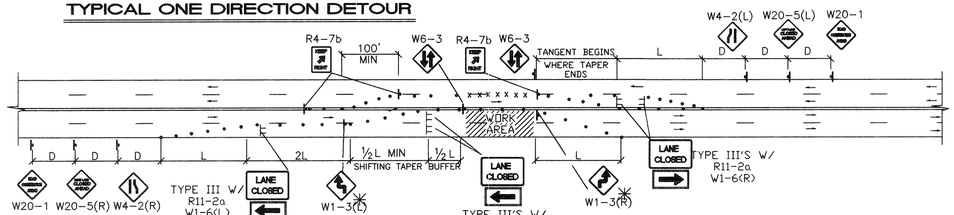
TYPICAL RIGHT LANE CLOSURE



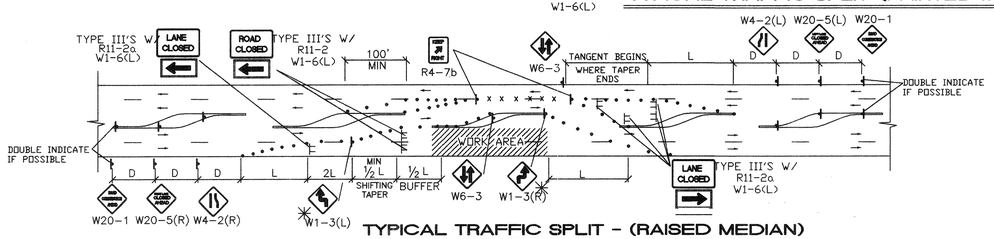
TYPICAL LEFT LANE CLOSURE



TYPICAL ONE DIRECTION DETOUR



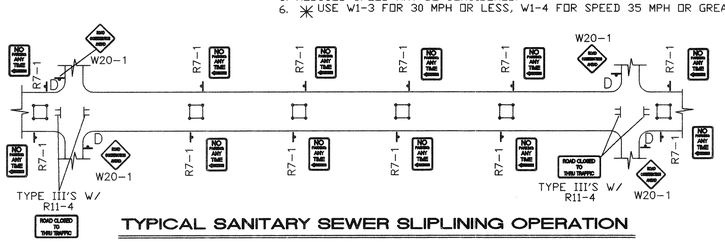
TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)



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

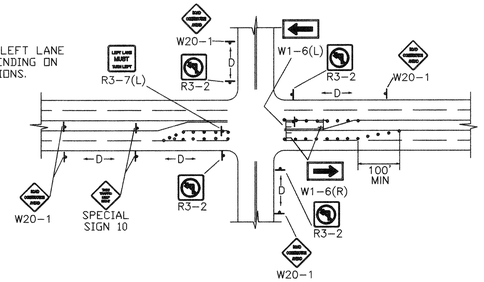
- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS
- ALL PITS TO HAVE FLAGLINE

GENERAL NOTE:

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

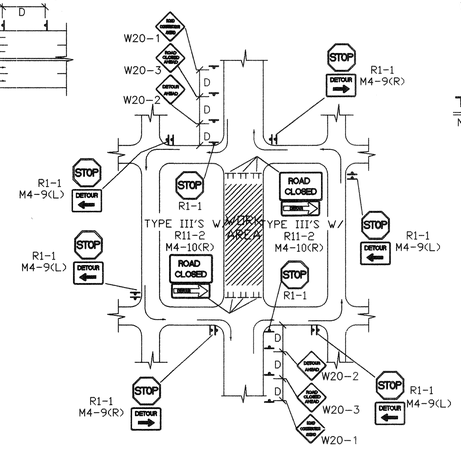
ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF 36" THIRTY SIX INCHES BY 36" THIRTY SIX INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT.

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



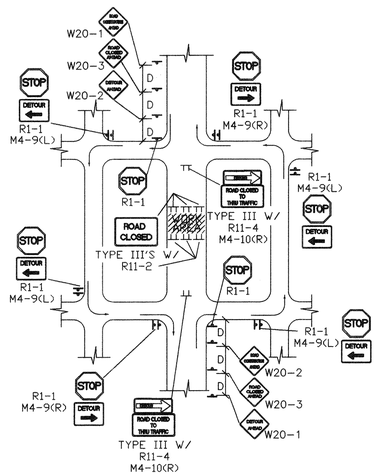
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION.



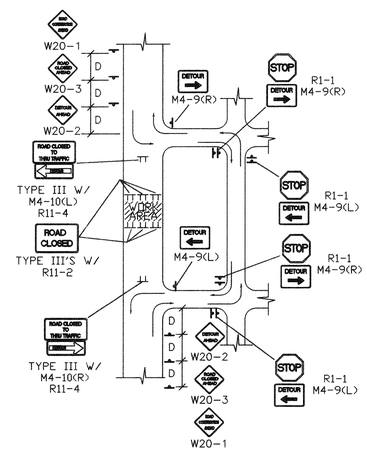
TYPICAL STREET CLOSURE

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



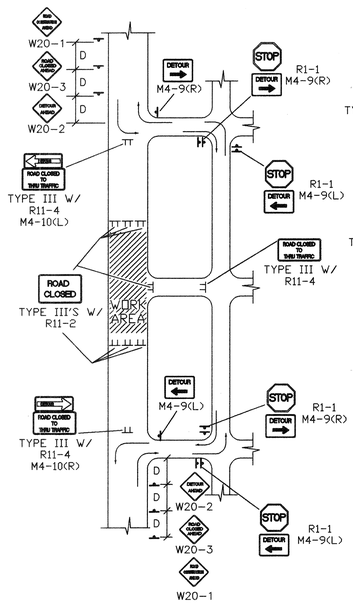
TYPICAL MID-BLOCK CLOSURE

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



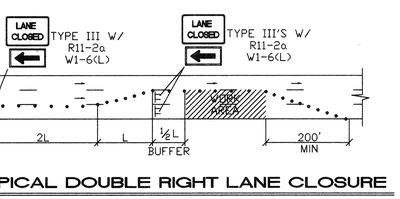
TYPICAL STREET CLOSURE

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

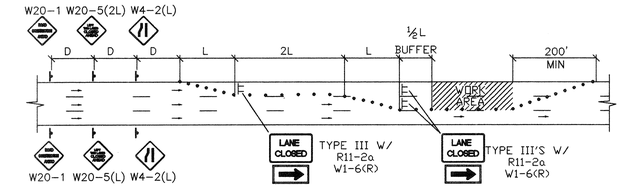


TYPICAL STREET CLOSURE

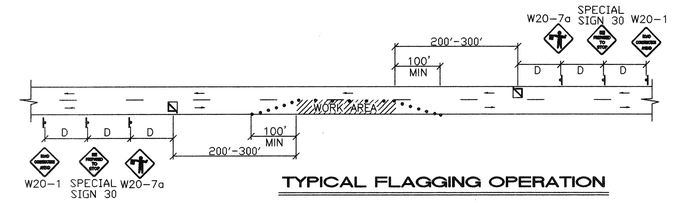
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE



TYPICAL FLAGGING OPERATION

SCANNED BY MESA REPRO

AS-BUILT INFORMATION

CONTRACTOR
WORK BY
INSPECTOR'S ACCEPTANCE BY
FIELD VERIFICATION BY
DRAWINGS CORRECTED BY
MICRO-FILM INFORMATION
RECORDED BY
NO.
DATE

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL

CITY STANDARD DRAWING

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY ÂNW DATE 10/02
DRAWN BY ÂNW DATE 10/02
CHECKED BY FCA DATE 10/02

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1236TRF2B.DWGanw 11/26/02

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WALGREENS AT UNSER BLVD & SAPPHIRE ST
TRAFFIC CONTROL
TRAFFIC CONTROL & SIGNING EXAMPLES

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
COA	STD			

City Project No.	Zone Map No.	Sheet	Of
6953.81	M-10	15	15