

San Mateo Business Park Venice Avenue NE

Construction Plans for Street and Utility Improvements:

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CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, CHRISTOPHER L. WEISS OF THE FIRM OF C.L. WEISS ENGINEERING, INC., 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 RON FORSTBAUER OF FORSTBAUER SURVEYING CO., N.M.P.S. NUMBER 6126.



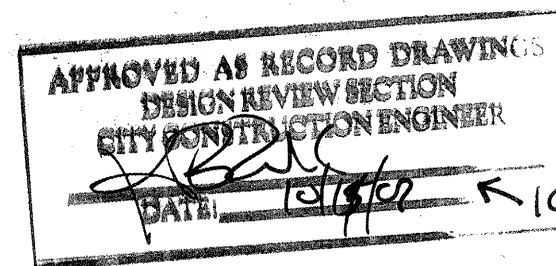
UTILITY COMPANY CONTACTS

- COMCAST
ATTN: RITA ERIKSON
PLANNING AND DESIGN SUPERVISOR
4611 MONTEBEL PLACE NE, ALBUQ. NM 87109
OFFICE PHONE: 505-761-6235
OFFICE FAX: 505-761-0599
RITA.ERIKSON@COMCAST.COM
- PNM - GAS CO. OF NEW MEXICO
ATTN: ELISABETH GABEL
PLANNING ENGINEER
4625 EDITH BLVD. NE, M5-6566, ALBUQ. NM 87107
OFFICE PHONE: 505-241-7745
OFFICE FAX: 505-241-7753
EGABEL@PNM.COM
- PNM - ELECTRIC
ATTN: ROBERT GARCIA
ENGINEERING REPRESENTATIVE
4201 EDITH BLVD. NE, ALBUQ. NM 87107
OFFICE PHONE: 505-241-3334
OFFICE FAX: 505-241-3620
RGARCIA@PNM.COM
- QWEST / US WEST
ATTN: DAVID MULLER
CAPACITY PROVISIONING SPECIALIST
400 TIJERAS AVE. NW, SUITE 710, ALBUQ. NM 87102
OFFICE PHONE: 505-245-8706
OFFICE FAX: 505-245-6733
DMULLER@QWEST.COM

SURVEYOR'S CERTIFICATION

I, Ronald A. Forstbauer, a duly qualified Licensed 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 is true and correct to the best of my knowledge and belief. "As-built" verification, as indicated hereon, is based on my surveying of water improvements performed June 3, 2003 and does not include storm sewer and curb improvements performed June 30, 2003, and does not include underground improvements except as specified hereon. Forstbauer Surveying LLC is not responsible for any of the design concepts, conditions, or omissions, or intent of the record drawings.

Ronald A. Forstbauer, P.S. 6126 Date



LANDFILL DISCLOSURE STATEMENT

The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development Within 1000 Feet of Landfills") shall be consulted prior to the development of this site.

Notice to Contractor The following notes apply when checked

GENERAL NOTES:		GRADING NOTES:	
1. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. 1986 EDITION SHALL INCLUDE UPDATE NO. 6.	2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.	3. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.	4. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
5. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION, ETC.).	6. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.	7. FOR PURPOSES OF THIS PROJECT THE TERM ENGINEER SHALL REFER TO EITHER THE OWNER'S EMPLOYEE OR THE CONSTRUCTION OBSERVER RESPONSIBLE FOR CONSTRUCTION INSPECTION OF THE PROJECT.	8. FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM CONSTRUCTION COORDINATION DIVISION.
9. THE WATER SYSTEMS DIVISION (857-8200) SHALL BE NOTIFIED SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK WHICH MAY AFFECT EXISTING PUBLIC WATER FACILITIES. THE CONTRACTOR SHALL ALSO COORDINATE FOR VALVE OPERATION FOR WATER SHUTOFF.	10. THE CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM, PHONE: 260-1990, TO LOCATE UNDERGROUND UTILITIES TWO (2) WORK DAYS PRIOR TO BEGINNING EXCAVATION.	11. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION SHALL BE COORDINATED WITH THAT UTILITY COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM REQUIRED WORK.	12. ALL EXISTING IMPROVEMENTS ARE TO REMAIN, UNLESS SPECIFICALLY NOTED TO BE REMOVED. CONTRACTOR SHALL REPAIR ANY CONTRACTOR-CAUSED DAMAGE, AS DETERMINED BY THE ENGINEER TO EXISTING IMPROVEMENTS TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S EXPENSE.
13. ALL REFERENCES TO COMPACTED BACKFILL OR COMPACTED SUB-GRADE SHALL MEAN SOIL COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557 UNLESS OTHERWISE NOTED.	14. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CHECK ALL DIMENSIONS, HORIZONTAL AND VERTICAL, AND SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CONFLICT CAN BE RESOLVED WITH THE MINIMUM AMOUNT OF DELAY.	15. 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 ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY OF ALBUQUERQUE SURVEY SECTION. WHEN A CHANGE IS MADE IN THE FINISH ELEVATION 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 NEW GRADE, UNLESS OTHERWISE SPECIFIED.	16. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
PAVING NOTES:		TRAFFIC CONTROL NOTE:	
1. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED THIS PLAN.		1. THE CONTRACTOR SHALL CONTACT COA TRAFFIC ENGINEERING OPERATIONS AT 857-8000 FOR REMOVAL AND REPLACEMENT OF TRAFFIC SIGNS.	
2. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR (24) HOUR CONSTRUCTION.		2. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE TRAFFIC ENGINEERING DEPARTMENT PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.	
3. ALL PAVEMENT TO BE REMOVED SHALL BE SAW CUT, HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.		STORM DRAIN NOTE:	
4. WHEN ABUTTING NEW PAVEMENT TO EXISTING PAVEMENT, SAWCUT NO MORE THAN NECESSARY TO PROVIDE A NEAT STRAIGHT LINE FOR PAVEMENT TIE-IN.		1. 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.	
5. PAVING AND ROADWAY GRADES SHALL BE $\pm 0.05'$ FROM ELEVATIONS SHOWN ON PLANS.		LOSS PREVENTION NOTE:	
		1. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.	

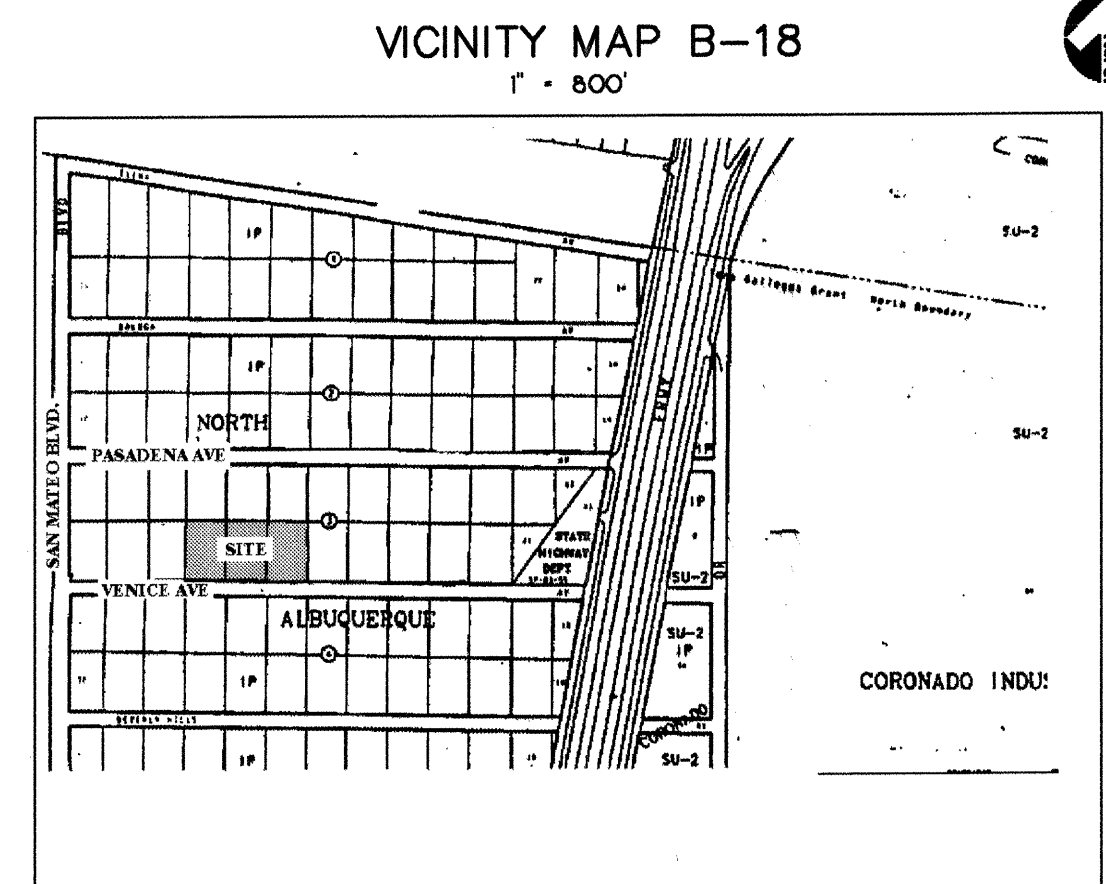
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26 7051.81 03

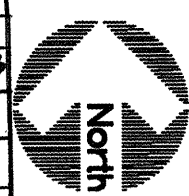
D.R.B. #1002338

C.L. WEISS ENGINEERING, INC.
POST OFFICE BOX 97 SANDIA PARK, N.M. 87047 - (505) 241-9000
180 ALVARADO DR. NE ALBUQUERQUE, N.M. 87102 - (505) 241-3444

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE							
DRC Chairman		4-10-03		APPROVED FOR CONSTRUCTION			
Transportation		4-10-03					
Water/Wastewater		3-27-03					
Hydrology		3-28-03					
Env. Health		4-9-03					
Constr. Mngmt.		4-10-03					
Constr. Coord.							
City Project No.		705181		Sheet		Of	
				1		6	



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3	52.83	52.16
CR	52.66	52.00

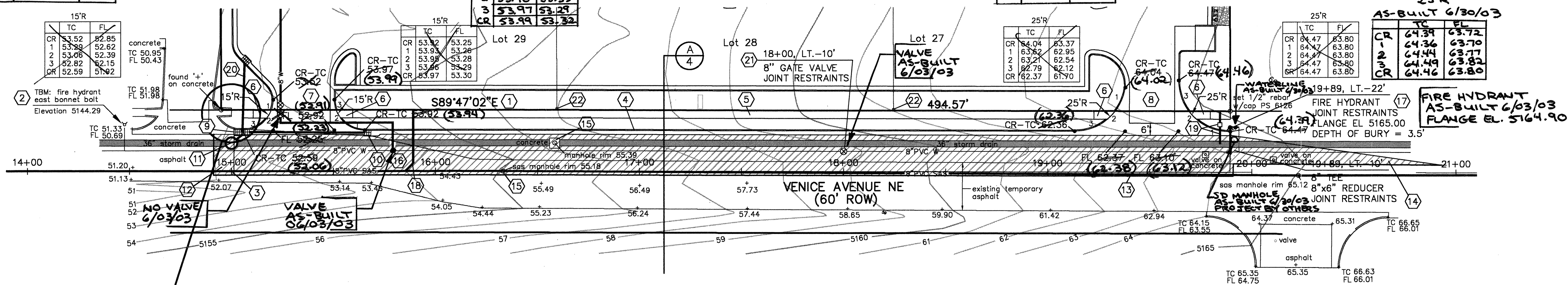


SCALE 1" = 30'

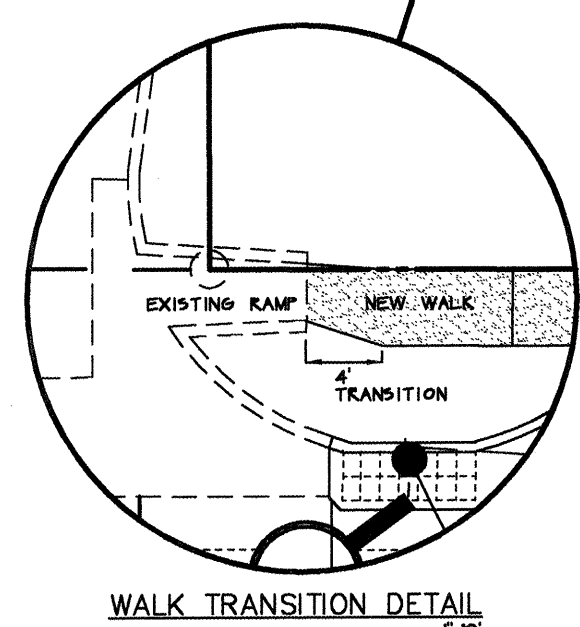
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3	53.97	53.28
CR	53.99	53.32

CR	TC	FL
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2	63.72	63.03
3	62.86	62.20
CR	62.36	61.71

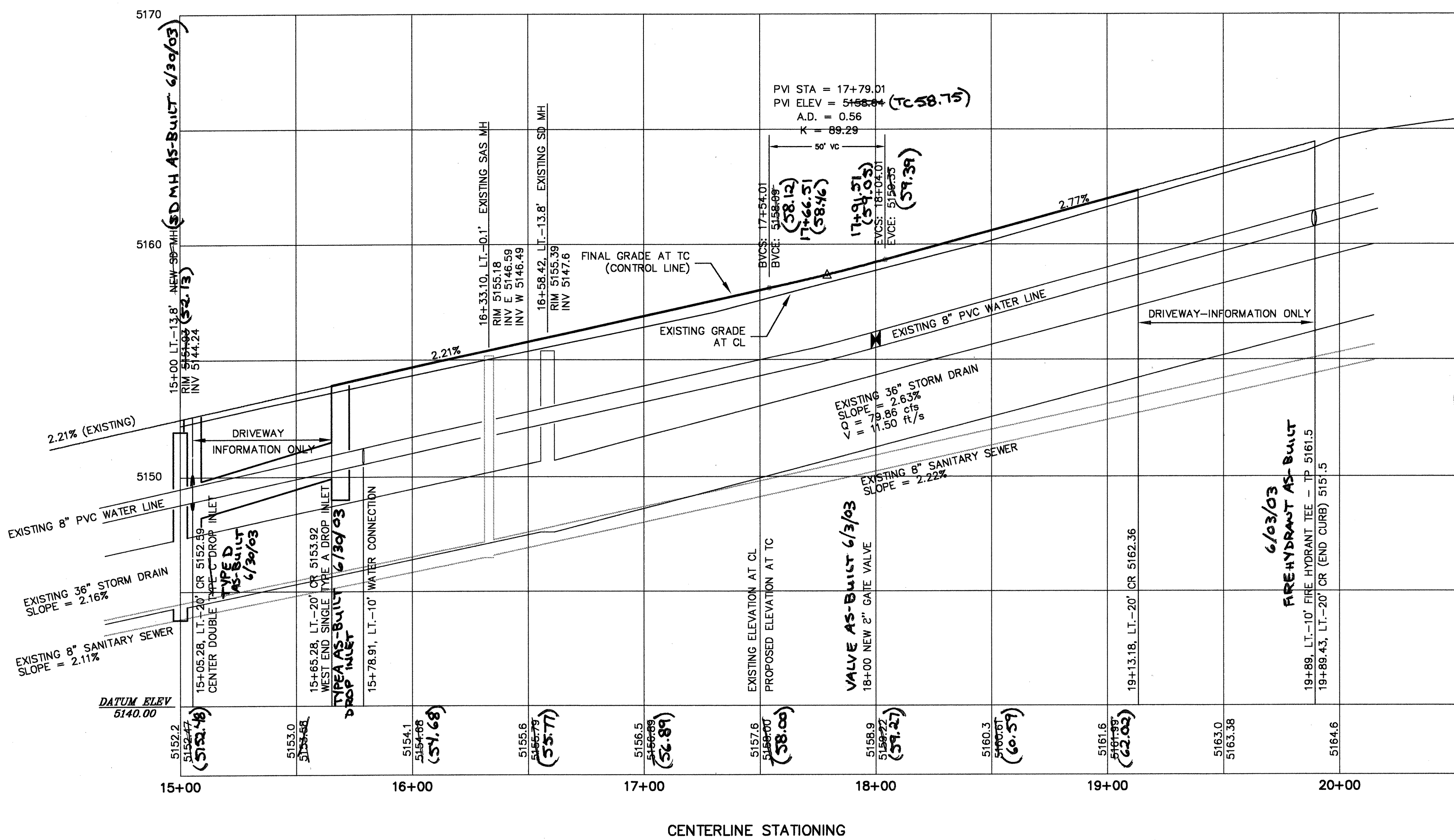
CR	TC	FL
1	64.38	63.72
2	64.36	63.70
3	64.44	63.77
CR	64.46	63.80



Venice Avenue NE Plan



Venice Avenue NE Profile
1" = 30' HORIZONTAL
1" = 3' VERTICAL



SURVEYOR'S CERTIFICATION

I, Ronald A. Forstbauer, a duly qualified Licensed 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. "As-built" verification, as indicated herein, is not a surveying activity and the Surveyor is not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.

R. Forstbauer 7/3/03
Ronald A. Forstbauer, P.S. 6126 Date

() - AS-BUILT ELEVATIONS

KEYED NOTES

- SOUTH PROPERTY BOUNDARY IS PROJECT BASIS OF BEARINGS. REFER TO PLAT FOR ADDITIONAL DATA.
- TEMPORARY BENCHMARK. CONTRACTOR TO ESTABLISH ADDITIONAL ON-SITE CONTROL AS REQUIRED.
- LOCATION OF VENICE AVE. CENTERLINE STA 15+00 FROM INDICATED SOUTHWEST PROPERTY CORNER IS 30.44 FEET AT S09°53'43"E. NOTE: TOP OF CURB IS PROJECT CONTROL LINE.
- CONSTRUCT 20'-WIDE PAVEMENT HALF-SECTION MAJOR LOCAL STREET WITH STANDARD CONCRETE CURB/GUTTER 20' LEFT AS SHOWN. PROVIDE 2'-WIDE TEMPORARY ASPHALT PAVEMENT TO TRANSITION TO EXISTING PAVEMENT. SEE SECTION A, SHEET 4 AND COA STD. DWGS. 2407 AND 2415.
- CONSTRUCT 4'-WIDE SIDEWALK AT PROPERTY LINE. SEE SECTION A AND COA STD. DWG. 2430.
- CONSTRUCT UNIDIRECTIONAL CURB RAMP PER COA STD. DWG. 2426. EXTEND WALK TO EXISTING CURB RAMP. MATCH EXISTING TOP OF WALK.
- CONSTRUCT 30'-WIDE PRIVATE DRIVEWAY WITH 6" VALLEY GUTTER (STD. DWG. 2420) CENTERED AT 15+35.28 PER COA STD. DWG. 2426.
- CONSTRUCT 26'-WIDE PRIVATE DRIVEWAY WITH 6" VALLEY GUTTER (STD. DWG. 2420) CENTERED AT 19+51.18 PER COA STD. DWG. 2426.
- CONSTRUCT DOUBLE 'C' DROP INLET CENTERED AT 15+05.28, LT.-20'. SEE STORM DRAIN DETAILS THIS SHEET AND SITE DRAINAGE/GRADING PLAN.
- CONSTRUCT SINGLE 'A' DROP INLET WITH WEST END AT 15+65.28, LT.-20'. SEE STORM DRAIN DETAILS SHEET 4 AND SITE DRAINAGE/GRADING PLAN.
- CONSTRUCT 6'-DIA. TYPE 'C' MANHOLE IN LINE WITH EXISTING 36" STORM DRAIN AT 15+00, LT.-13.8'. SEE STORM DRAIN DETAILS, SHEET 4.
- SAW CUT, REMOVE AND DISPOSE OF 10 FEET OF EXISTING PAVEMENT WEST OF NEW CONSTRUCTION. REPLACE WITH NEW PAVING AND PROVIDE SMOOTH-RIDING TRANSITION. SEE SECTION A, SHEET 4.
- SAW CUT, REMOVE AND DISPOSE OF 2 FEET OF EXISTING TEMPORARY PAVEMENT SOUTH OF CENTERLINE ENDING AT 19+89, RT.-2'. REPLACE WITH NEW TEMPORARY PAVING AND PROVIDE SMOOTH-RIDING TRANSITION BETWEEN NEW AND EXISTING ASPHALT. SEE COA STD. DWG. 2415. SEE SECTION A, SHEET 4.
- END PERMANENT STREET CONSTRUCTION AT 19+89.43. CONSTRUCT 100'-LONG TEMPORARY TAPERED TRANSITION PAVEMENT FROM 19+89.43 (18' WIDE) TO 20+89.43 (0' WIDE).
- ADJUST EXISTING MANHOLE RIM ELEVATION IF NEEDED.
- 8" WATER LINE CONNECTION. SEE SHEET 3.
- INSTALL FIRE HYDRANT. SEE COA STD. DWG. 2340.
- STA 15+90 INSTALL 30 LF OF 4" SANITARY SEWER SERVICE LATERAL TO PROPERTY LINE PER C.O.A. STD. DWG. 2125. INVERT AT P.L. = 5148.0
- STA 19+84 INSTALL 1" WATER SERVICE LINE AND METER BOX PER C.O.A. METERED SERVICE LINE DETAIL ON SHEET 4. EXTEND AND CAP AT PROPERTY LINE.
- MAINTENANCE OF PORTION OF STORM DRAIN ON PRIVATE PROPERTY SHALL BE MAINTAINED BY PROPERTY OWNER.
- SEE SHEET 4 FOR C.O.A. VALVE BOX DETAILS.
- INSTALL GAS / VAPOR MONITORING WELL TO A DEPTH OF 10 FEET AT STATIONS 16+59.40 (30.5' AND 18+24.41 (30.5' MONITORING WELLS WILL BE CONSTRUCTED OF 5" EACH OF TWO-INCH PVC CASING AND 10 FEET OF TWO-INCH 10-SCREEN, 10-20 SILICA SAND PACK, MINIMUM TWO FEET THICK BENTONITE CHIP SEAL BOTTOM PLUG / TOP CAP, AND AT GRADE, TRAFFIC RATED WELL COVERS. THE SAND PACK WILL EXTEND TO THE TOP OF THE SCREEN. WELL COVERS WILL BE SET IN A 2 FT. BY 2 FT. BY 4" THICK CONCRETE PAD.

Not Required



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100 ALVARADO DR. N.E. ALBUQUERQUE, N.M. 87106 - (505) 266-3444

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: SAN MATEO BUSINESS PARK Venice Avenue NE Sta 15+00 to Sta 19+89 Street Plan/Profile			
Design/Review Committee	City Engineer Approval	Month / Day / Year	Month / Day / Year
City Project No. 705181	Zone Map No. B-18	Sheet 2 Of 6	

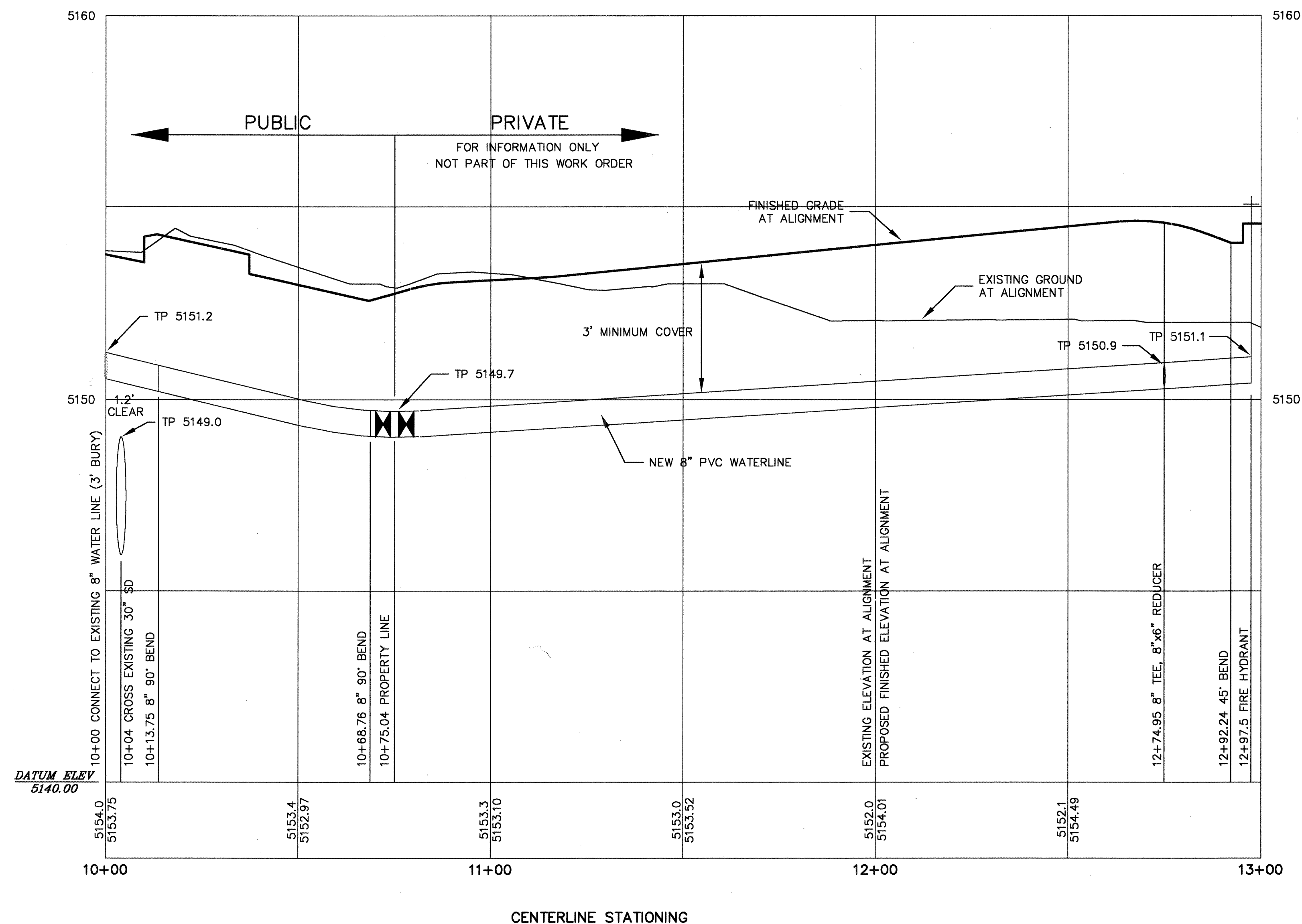
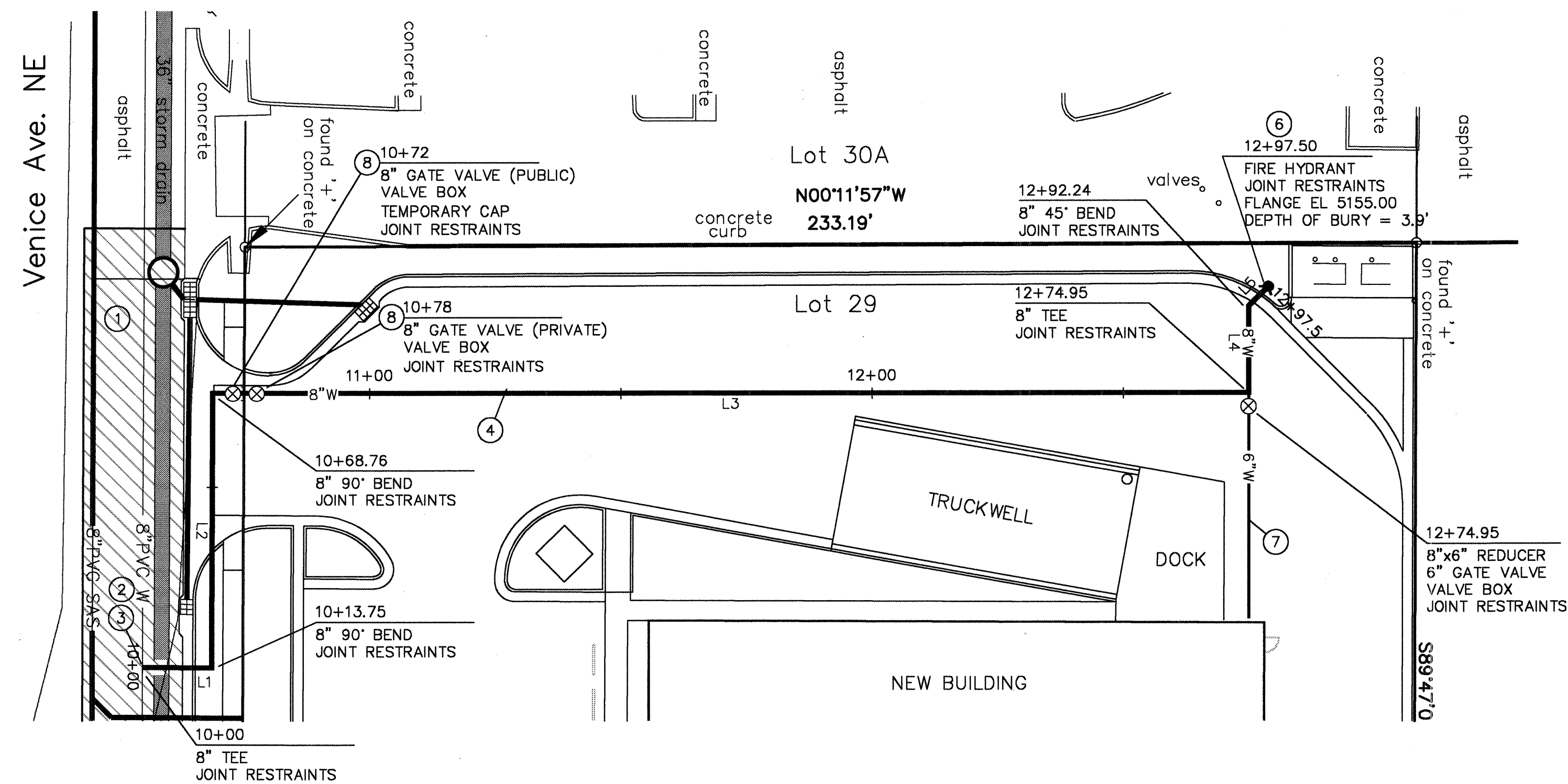
LINE TABLE		
LINE	LENGTH	BEARING
L1	13.75	S00°12'58"W
L2	55.01	N89°47'02"W
L3	206.18	N00°12'58"E
L4	17.28	N89°47'02"W
L5	5.27	N45°12'58"W

1" = 20' HORIZONTAL
1" = 2' VERTICAL

FITTING	LENGTH OF RESTRAINED JOINT EACH SIDE OF FITTING
8" 45° BEND	10'
8" 90° BEND	23'
8" TEE	1'
8"x 6" REDUCER	1'
FIRE HYDRANT	55'

1. HORIZONTAL BENDS REQUIRE RESTRAINT OF ALL JOINTS WITHIN GIVEN LENGTH ON BOTH SIDES OF FITTING.
2. IN-LINE VALVE REQUIRES RESTRAINT OF ALL JOINTS WITHIN GIVEN LENGTH UP TO VALVE.
3. ALL FITTINGS TO BE RESTRAINED AT EACH FLANGE.
4. CONTRACTOR SHALL PROVIDE MINIMUM PIPE LENGTHS OF 18' WITHIN RESTRAINED LENGTH OF FITTINGS. ALL PIPE JOINTS WITHIN 20' OF A FITTING SHALL BE RESTRAINED AT CONTRACTOR'S EXPENSE.
5. ASSUME 10' PIPE LENGTHS TO JOINTS ON EXISTING 8" LINES AT CONNECTION POINT.

ASTM SOIL CLASSIFICATION SM (SAND/SILT MIXTURE)
AWWA TRENCH TYPE 5
DEPTH OF BURY 3' TO TOP OF PIPE
WORKING PRESSURE 100 PSI
TEST PRESSURE 150 PSI
FACTOR OF SAFETY = 1.5 TO 1



- ① CONSTRUCTION TO BE COMPLETED PRIOR TO VENICE STREET IMPROVEMENTS. SEE SHEET 2 FOR BASIS OF BEARINGS AND PROJECT TEMPORARY BENCHMARK INFORMATION.
- ② WATER LINE STA 10+00=VENICE AVE. STA 15+78.91, L.T.-10'. SEE SHEET 2.
- ③ DRY WATER LINE CONNECTION. SEE VALVE SHUTOFF PLAN, THIS SHEET AND COA STD. DWG. (DRAFT) 2326 AND 2328 SHEET 4.
- ④ INSTALL 297 LF 8" PVC FIRE LINE. SEE WATER LINE ALIGNMENT DATA TABLE THIS SHEET AND COA STD. DWGS. 2301 AND 2315.
- ⑤ NOT USED
- ⑥ INSTALL FIRE HYDRANT. SEE COA STD. DWG. 2340.
- ⑦ PRIVATE 6" BUILDING SPRINKLER FIRE LINE.
- ⑧ SEE SHEET 4 FOR C.O.A. VALVE BOX DETAILS.



SURVEY INFORMATION		BENCH MARKS	AS-BUILT INFORMATION
FIELD NOTES	BY	Albuquerque benchmark "10-B17", located at the southwest intersection of San Mateo Blvd NE and Venice Ave NE. Elevation = 5144.48. Horizontal control only. Refer to project temporary benchmarks. Vertical Reference datum NGVD 1929.	CONTRACTOR AUTDE
	DATE		WORK STAGED BY FOOTBAUER DATE 5/03
			INSPECTED BY FOOTBAUER DATE 8/03
			FIELD LAYOUT BY FOOTBAUER DATE 6/03
			CORRECTED BY FOOTBAUER DATE 7/03
			MICRO-FILM INFORMATION
			RECORDED BY
			NO.



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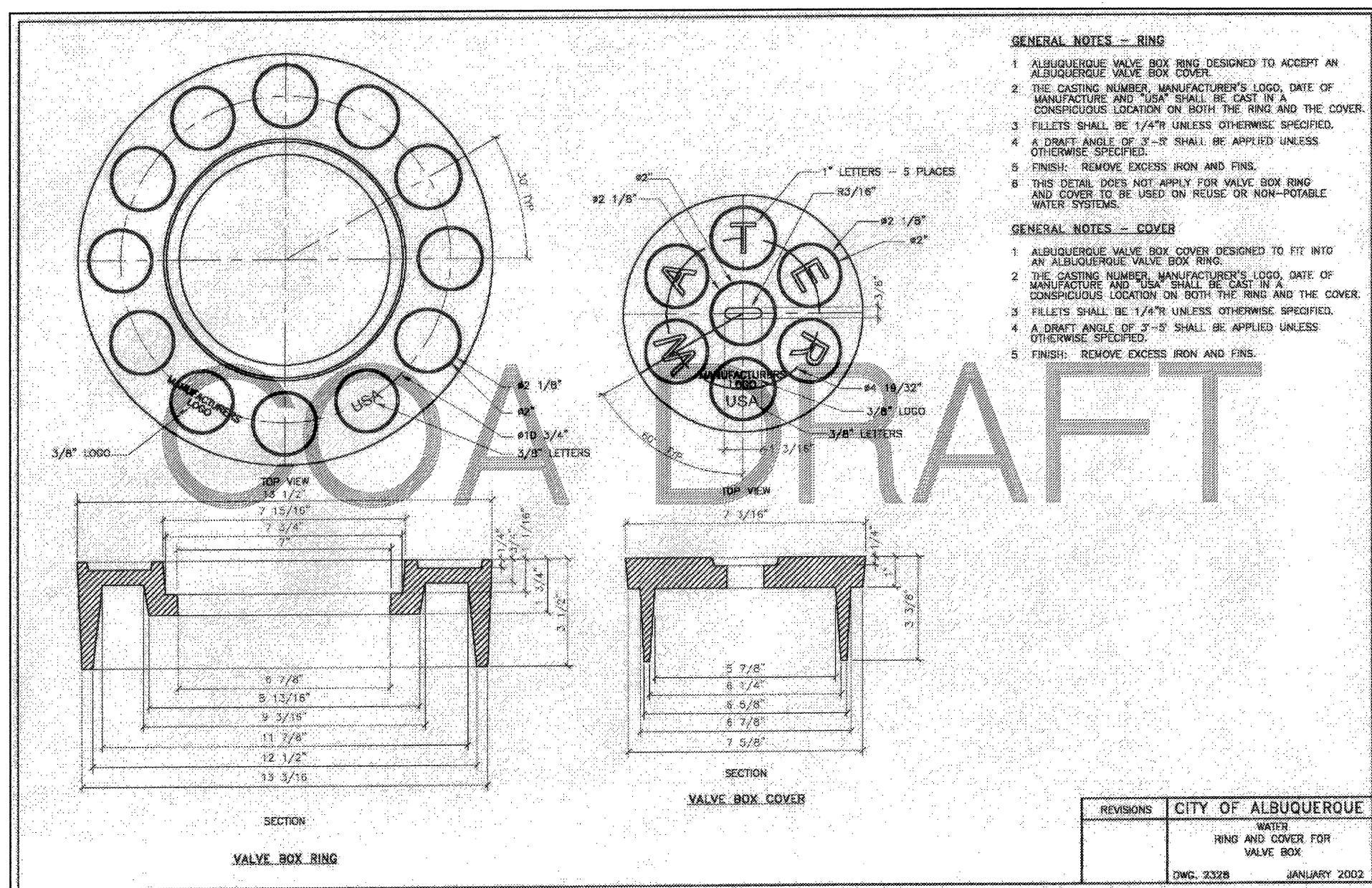
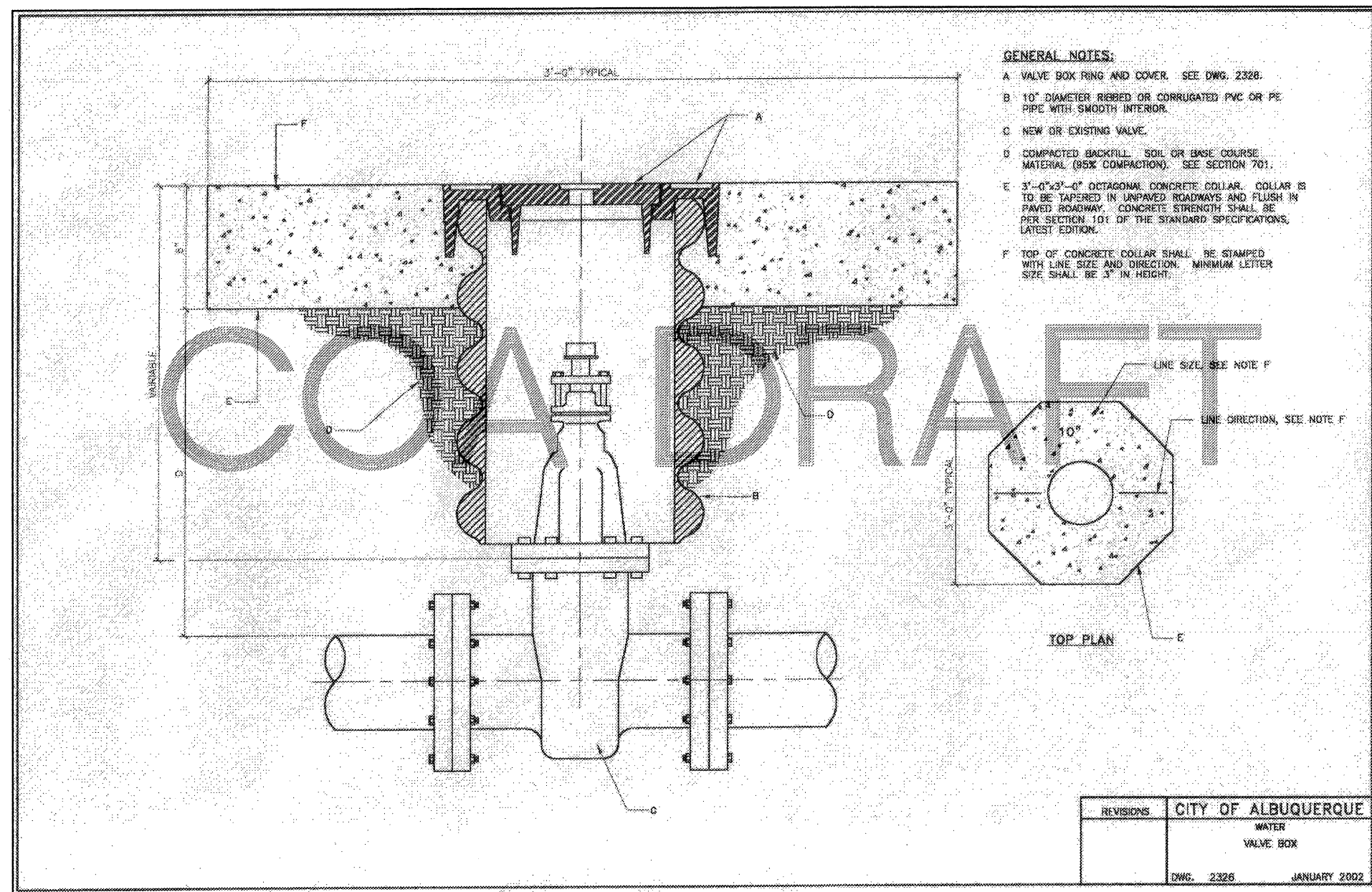
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE:	SAN MATEO BUSINESS PARK Venice Avenue NE Public Fire Line Plan/Profile
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Design Review Committee		City Engineer Approval		Month / Day / Year	Month / Day / Year
					
DESIGN REVIEW COMMITTEE		CITY ENGINEER			

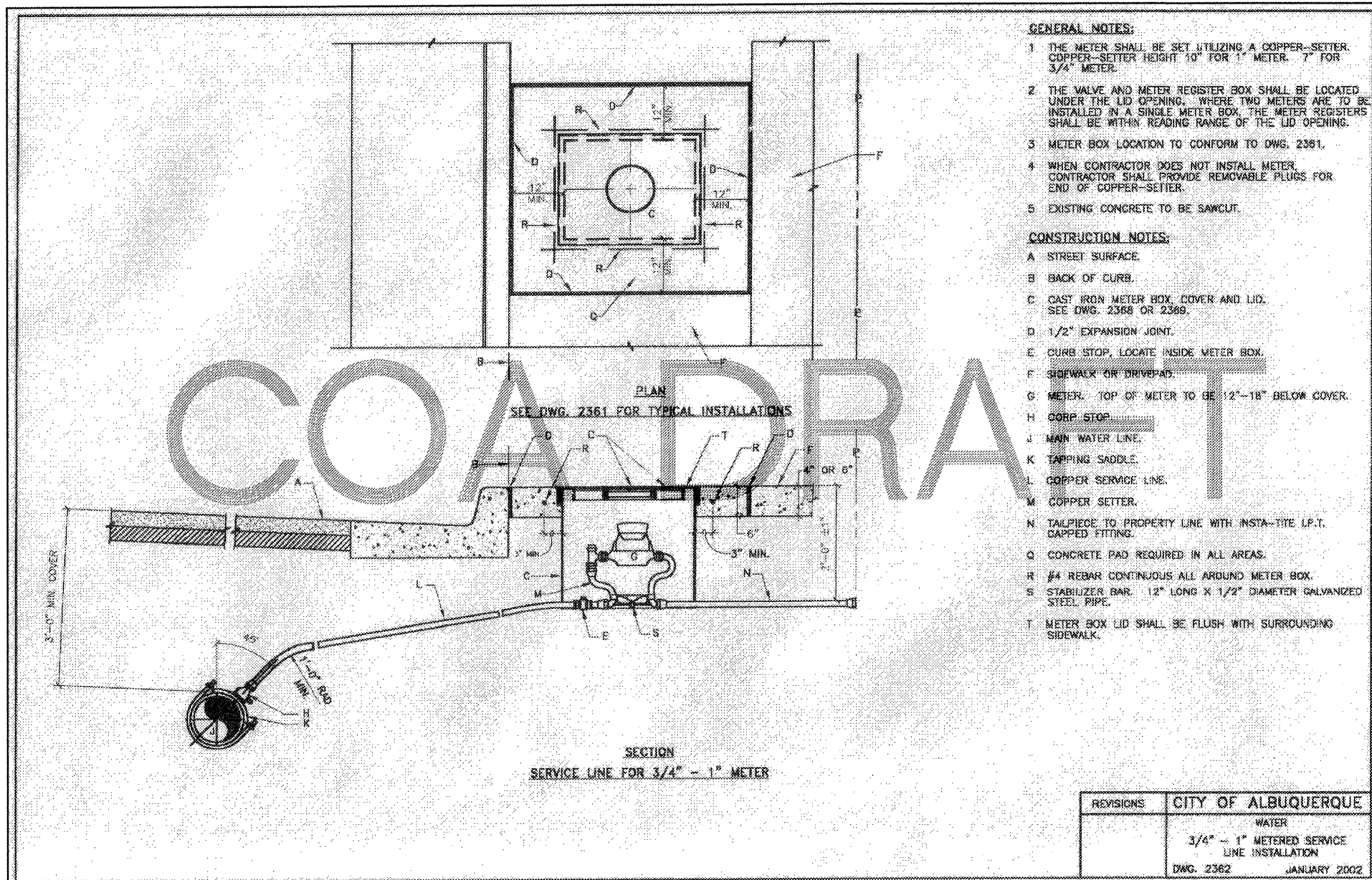
City Project No.	705181	Zone Map No.	B-18	Sheet	Of	3	6
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SCANNED BY
MESA REPRO



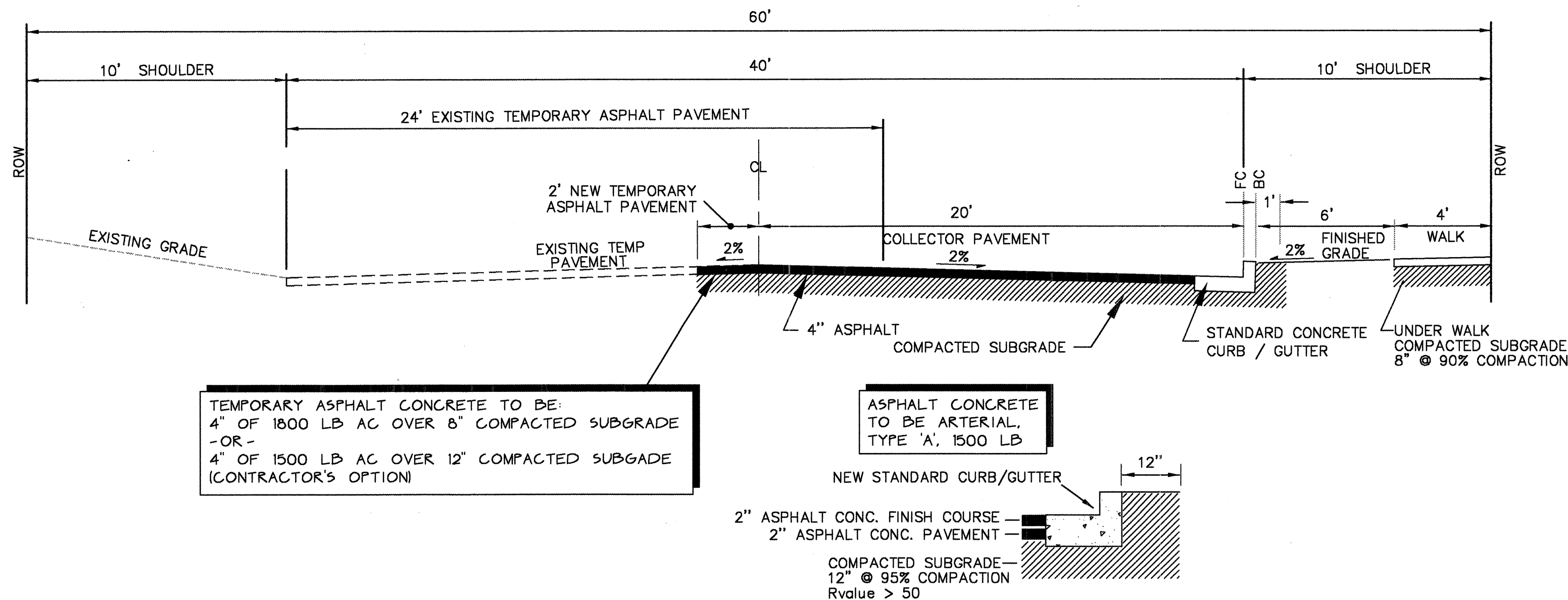
C.O.A. Valve Box Details

Draft Versions
Not included in Engineer's Stamp



C.O.A. Metered Service Line Detail

Draft Versions
Not included in Engineer's Stamp



() - AS-BUILT ELEVATIONS

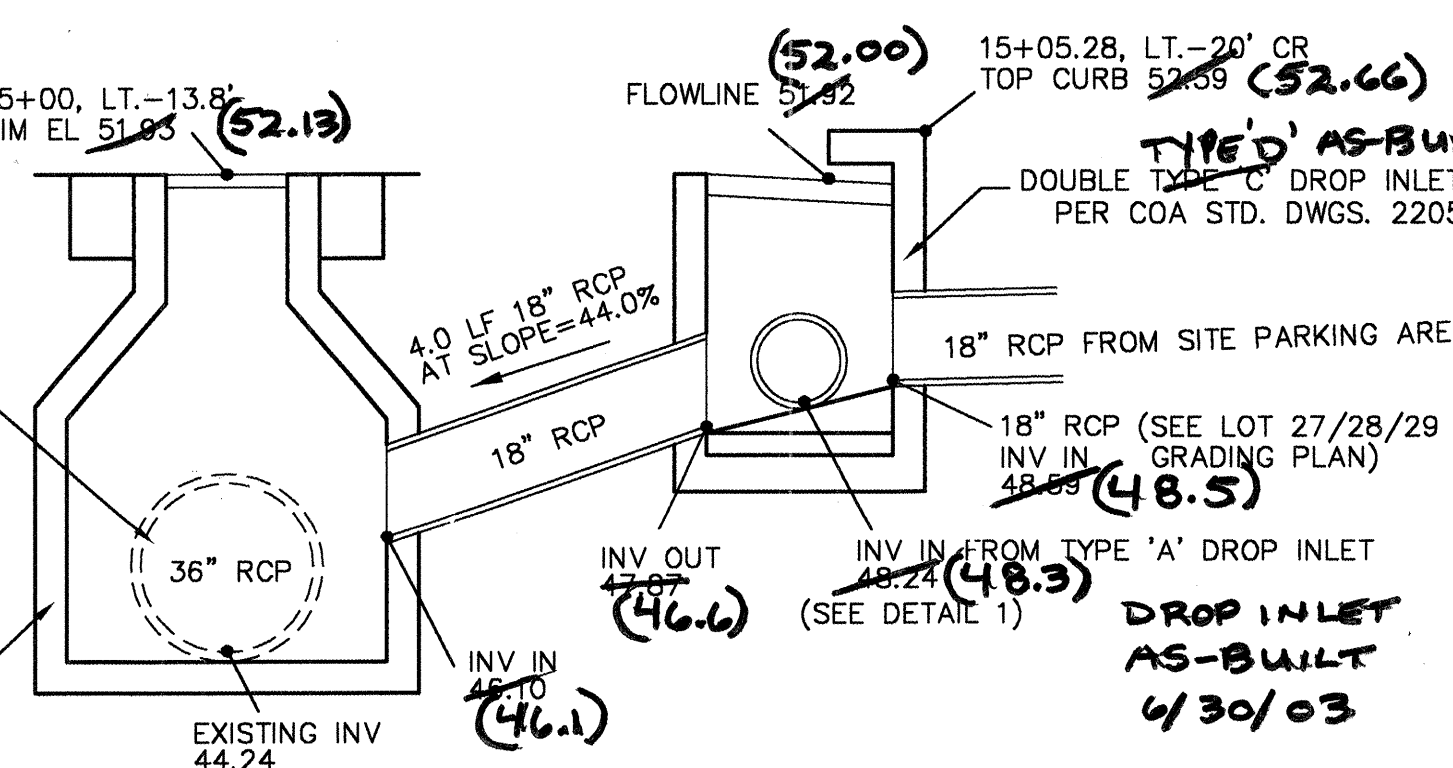
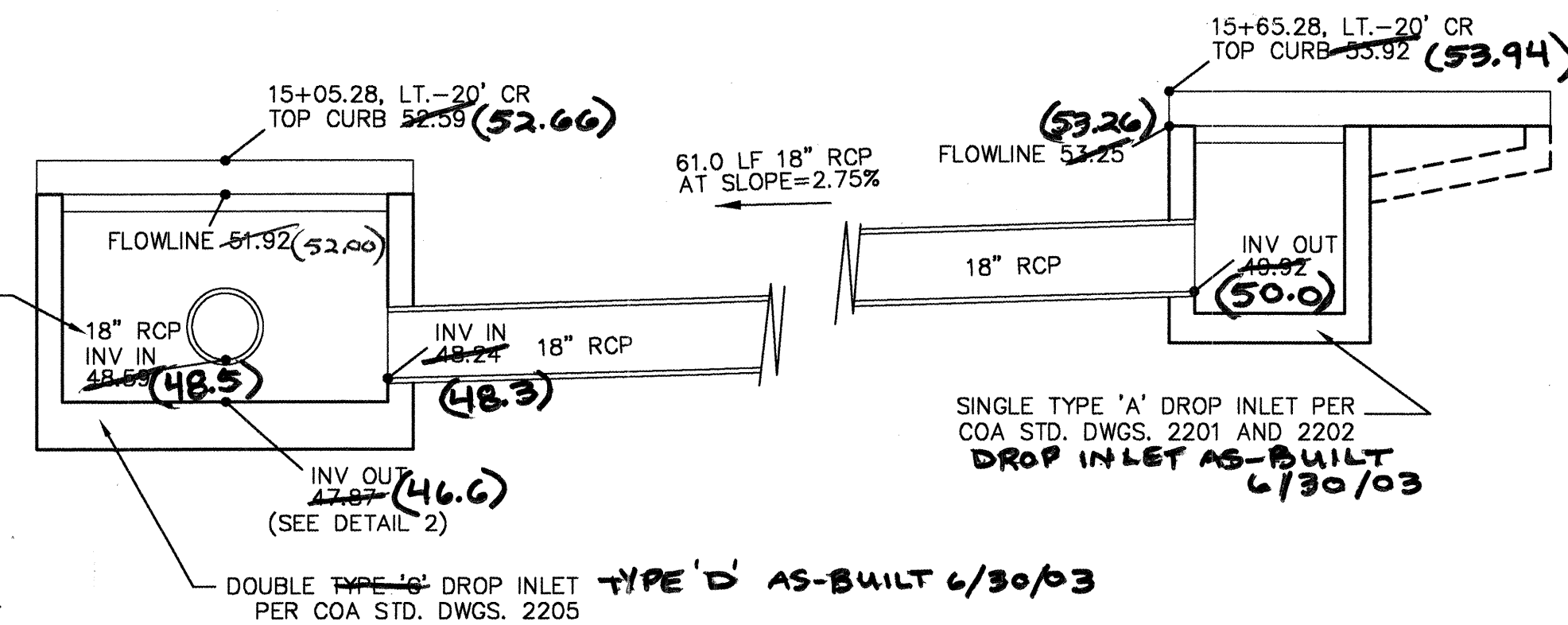
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Ronald A. Forstbauer 7/3/03
Ronald A. Forstbauer, P.S. 6126 Date

COA DRAFT

TYPE 'E' CONCRETE MANHOLE
PER COA STD. DWG. 2102
MANHOLE
AS-BUILT
6/30/03



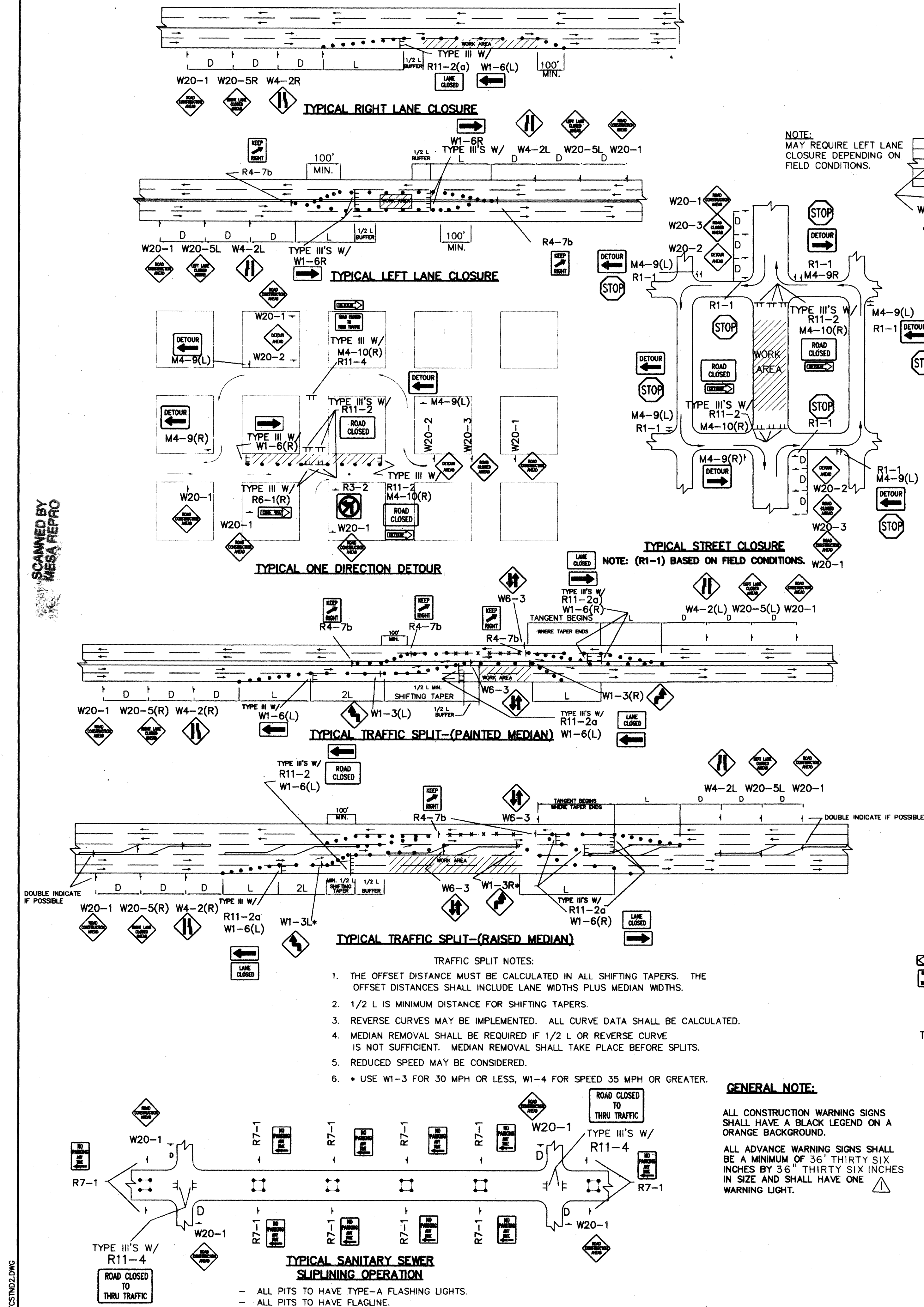
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

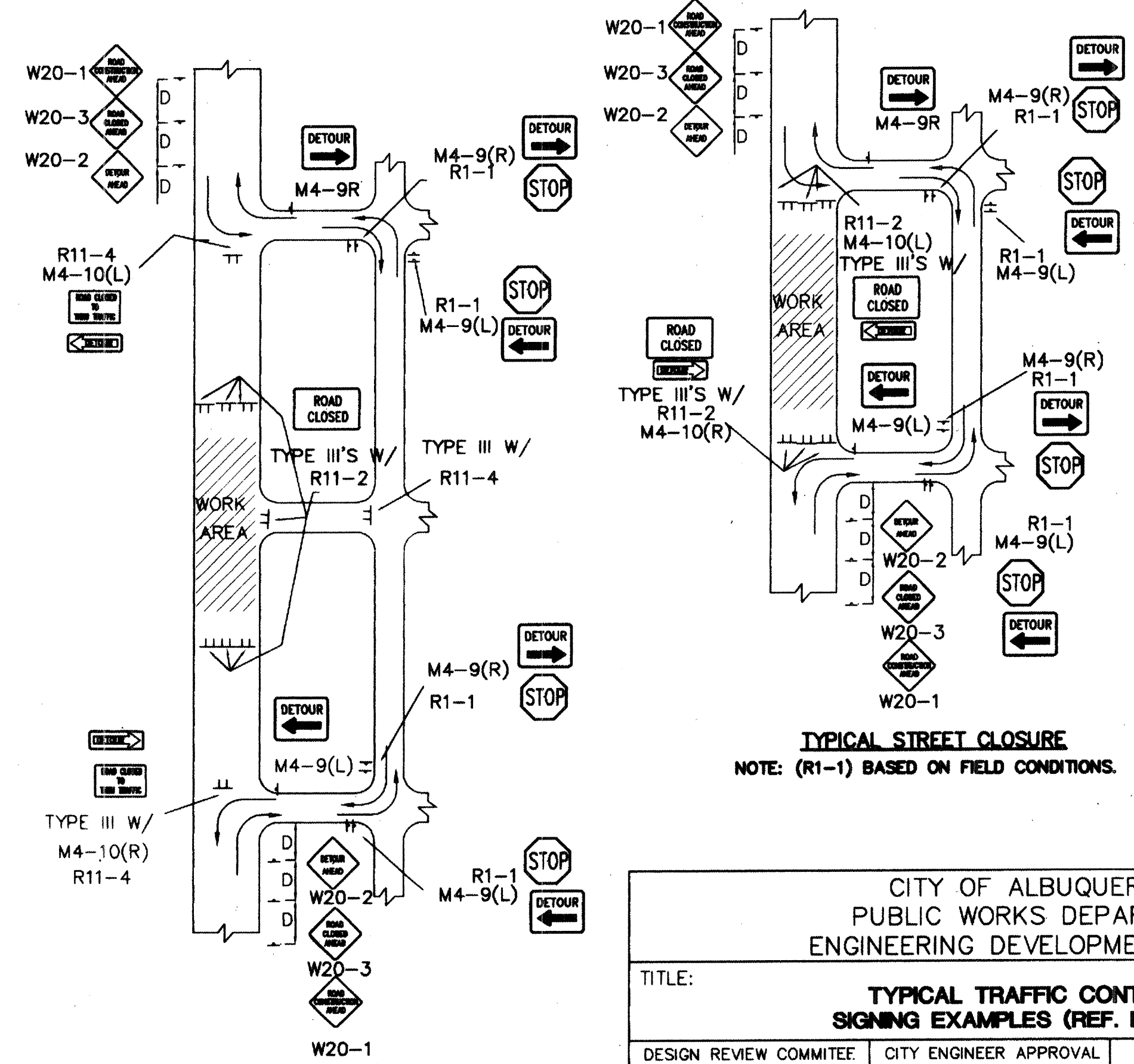
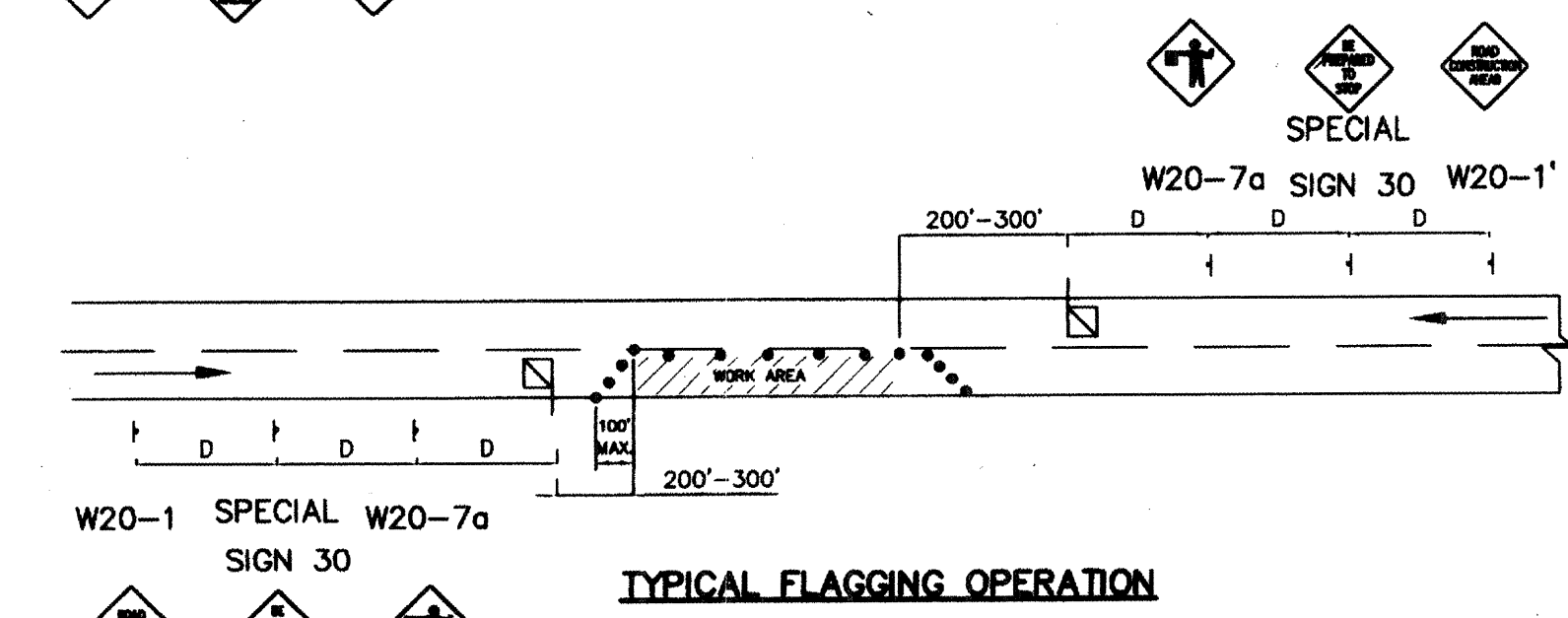
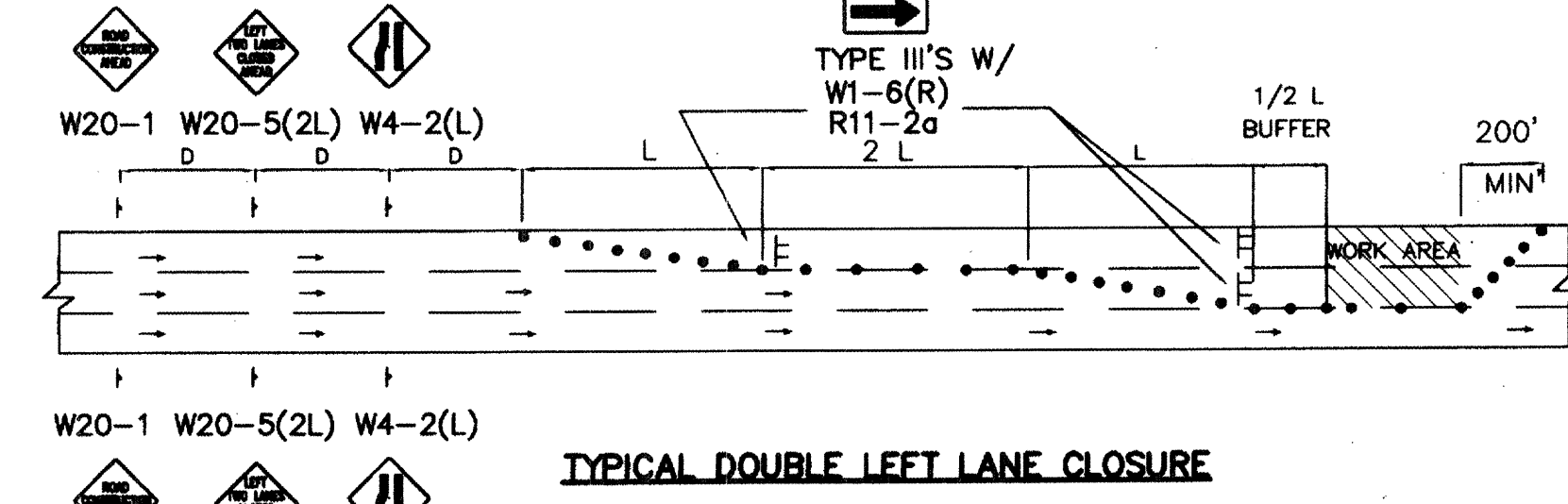
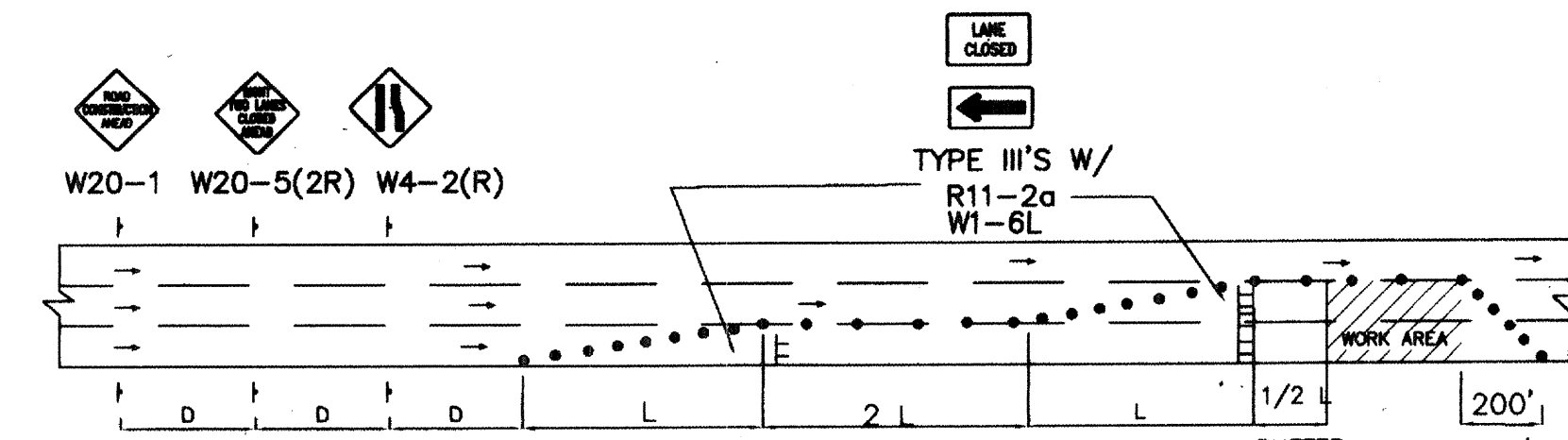
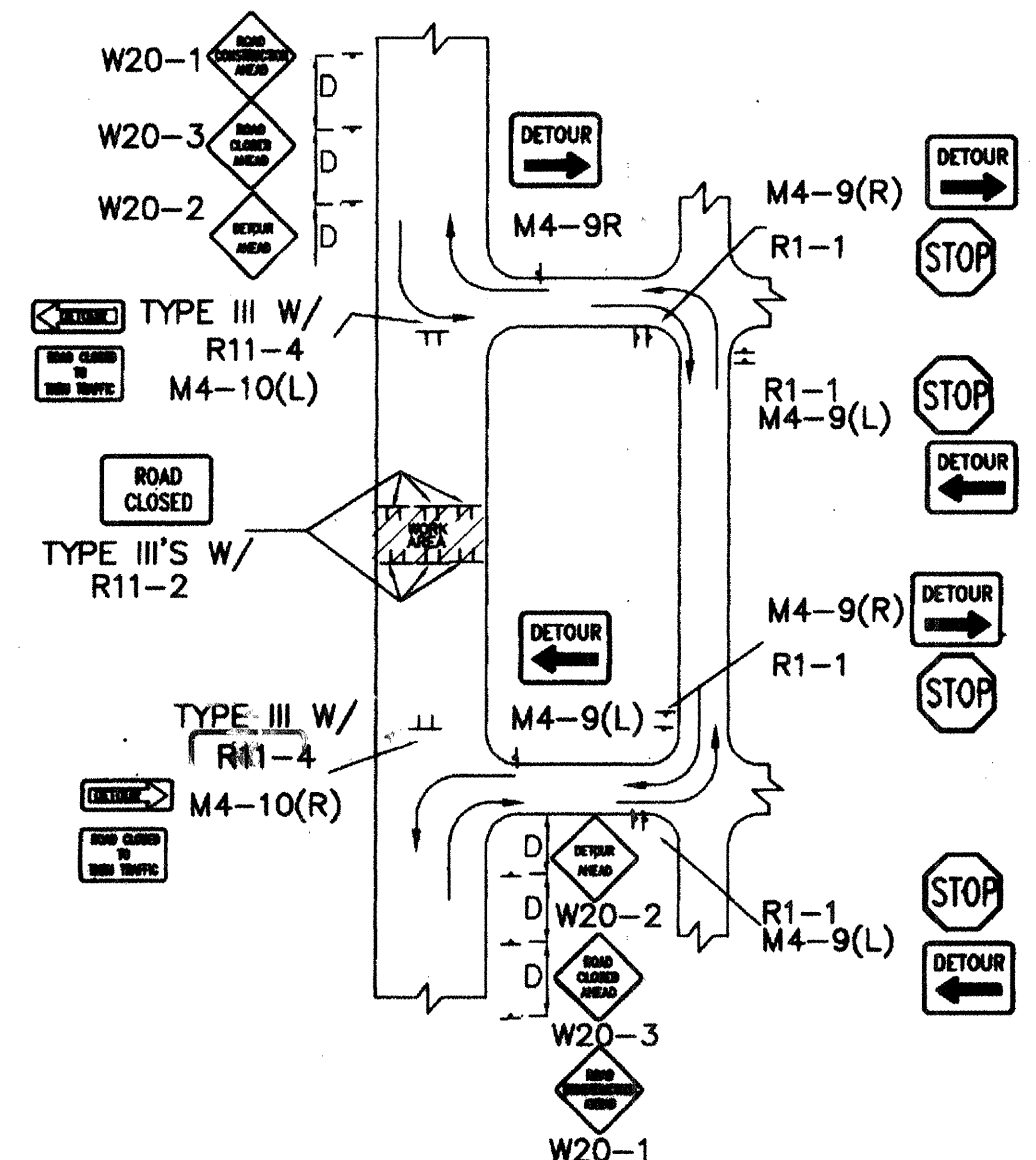
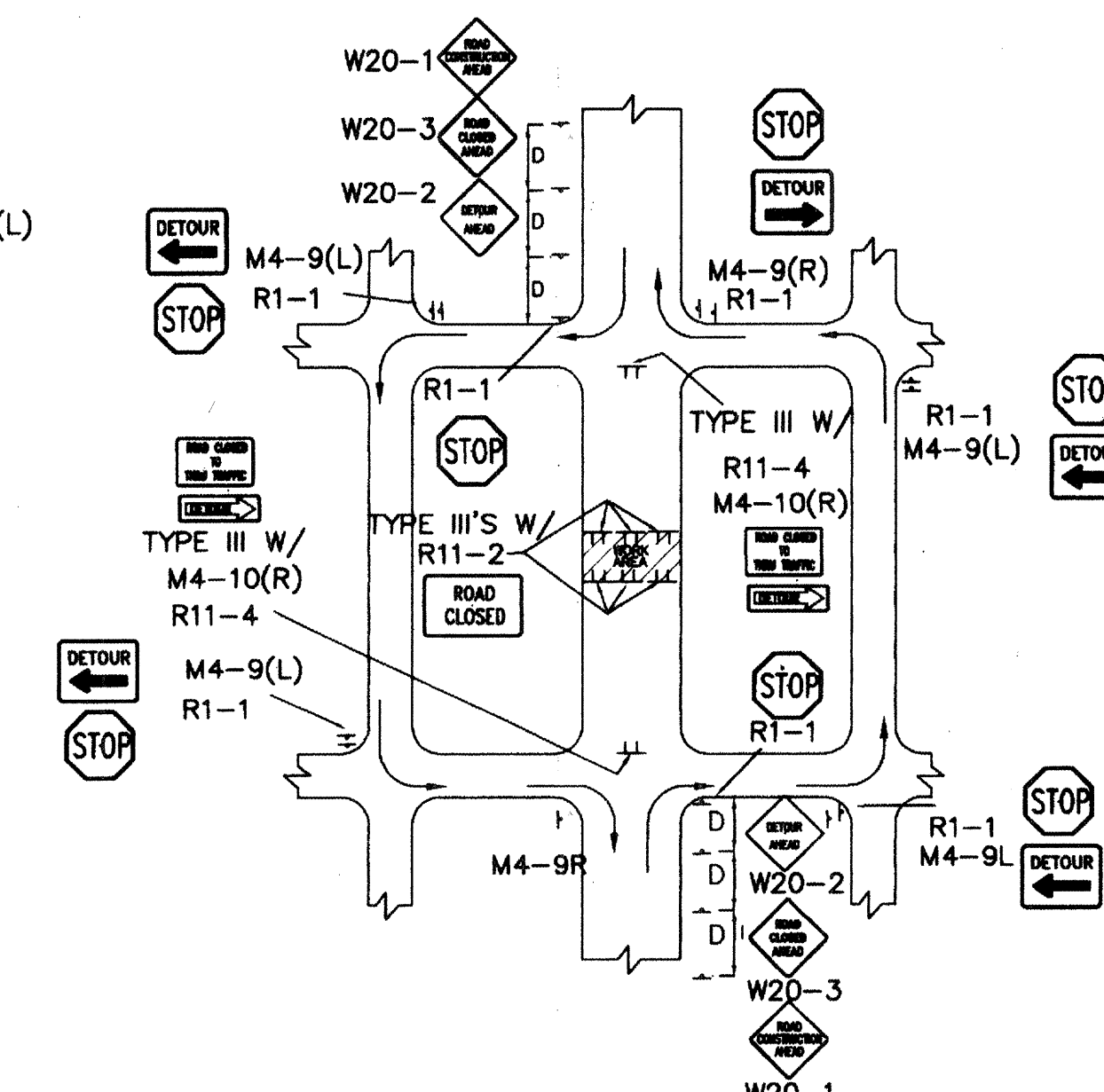
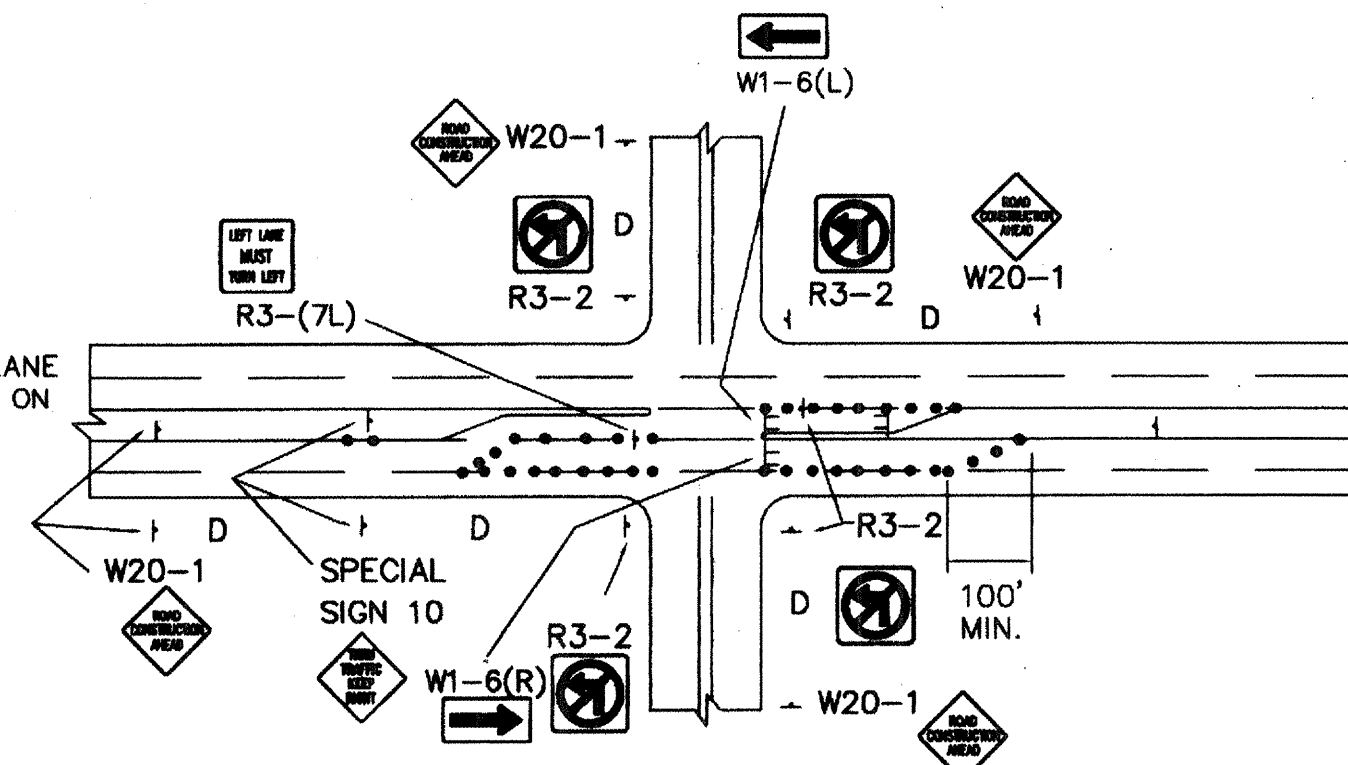
TITLE: **SAN MATEO BUSINESS PARK**
Venice Avenue NE
Street and Storm Drain Details

Design Review Committee	City Engineer Approval	Month / Day / Year	Month / Day / Year
APPROVED	APPROVED		
DESIGN REVIEW COMMITTEE	CITY ENGINEER		
City Project No.	Zone Map No.	Sheet	Of
705181	B-18	4	6

SCANNED BY
MESA REPRO



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



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF. MUT.C.D.)**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR	MO./DAY/YR

PROJECT NO. **705181** MAP NO. **B-18** SHEET **5** OF **6**

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	NO.	DATE

COA STANDARD DRAWING

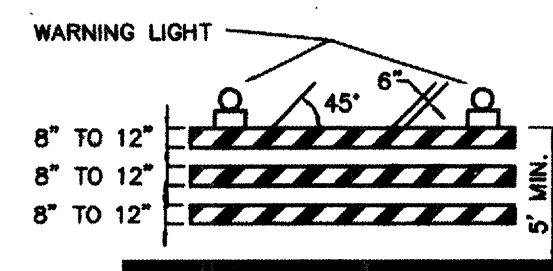
REVISIONS

NO.	DATE	REMARKS

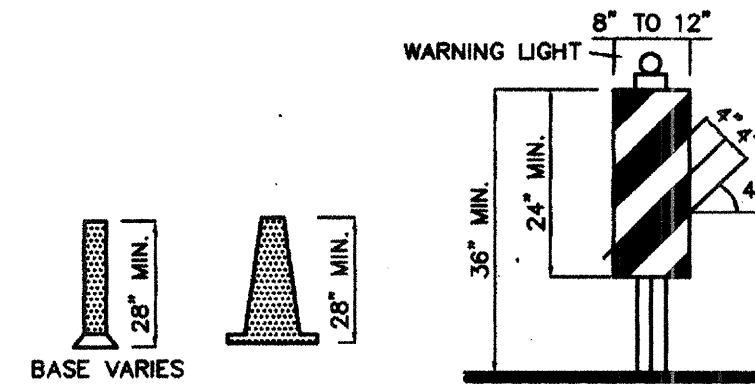
DESIGNED BY: _____ DATE: _____
DRAWN BY: _____ DATE: _____
CHECKED BY: _____ DATE: _____

CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

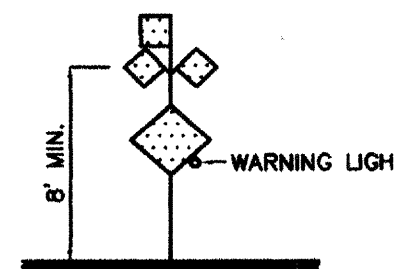
1. CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION AN EXCAVATION/BARRICADING PERMIT BEFORE ENGAGING IN ANY CONSTRUCTION, MAINTENANCE OR REPAIR WORK IN ANY OF THE CITY OF ALBUQUERQUE'S RIGHTS-OF-WAY. EMERGENCY WORK THAT WOULD PRESERVE LIFE OR PROPERTY IS EXCLUDED WITHIN THE UNDERSTANDING, THAT A 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 CHANNELLING 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 HEIGHT AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D.
27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY.



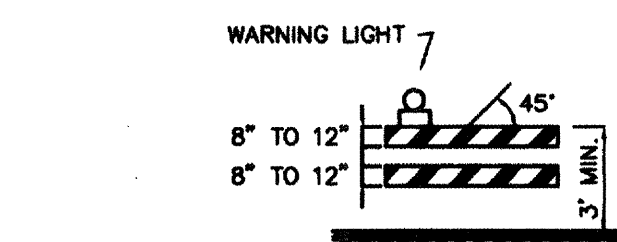
TYPE II BARRICADE



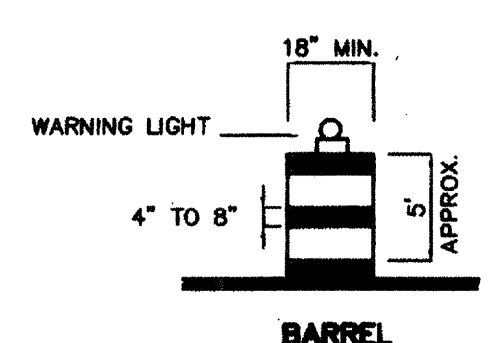
VERTICAL PANEL



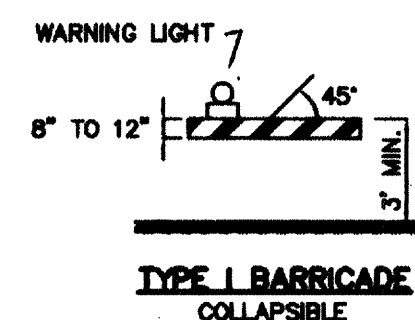
HIGH LEVEL WARNING DEVICE



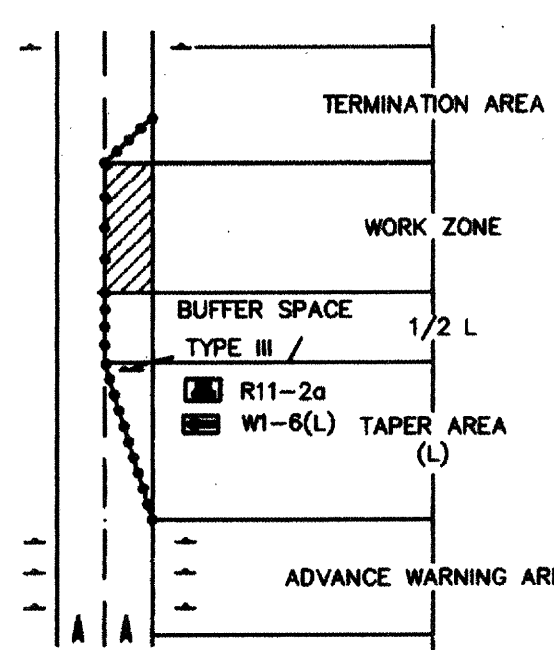
TYPE I BARRICADE



BARREL



TYPE I BARRICADE



TRAFFIC CONTROL ELEMENTS

LEGEND

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

TAPER REQUIREMENTS

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

RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

SPEED LIMIT (MPH)	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

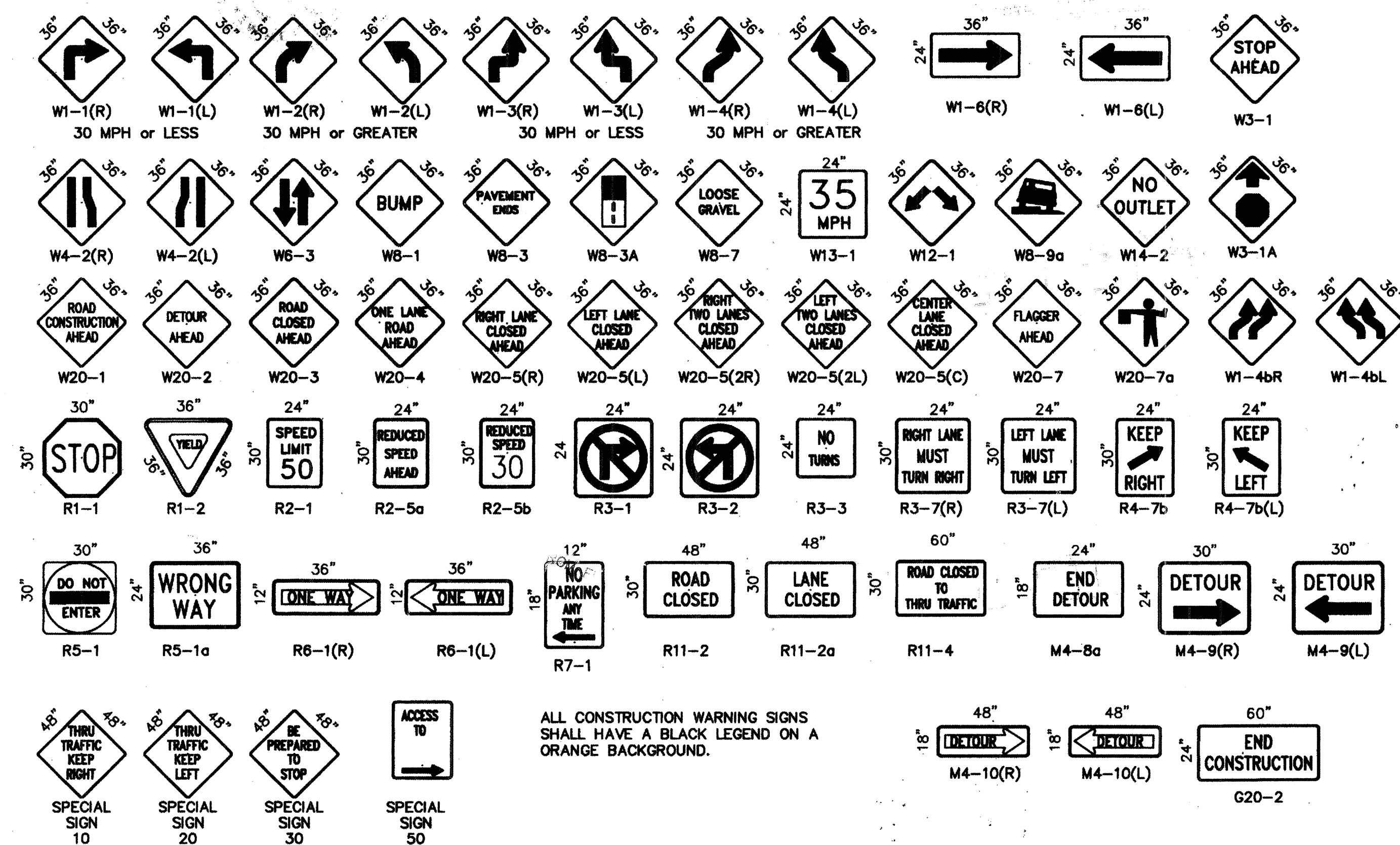
TAPER CRITERIA

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 $L = \frac{WS^2}{60}$
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.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	BY	DATE	DATE
INSPECTED BY	DATE	INSPECTED BY	DATE	NO.	BY	DATE	DATE
FIELD BY	DATE	FIELD BY	DATE	NO.	BY	DATE	DATE
APPROVED BY	DATE	APPROVED BY	DATE	NO.	BY	DATE	DATE
RECORDED BY	DATE	RECORDED BY	DATE	NO.	BY	DATE	DATE
MICRO-FILM INFORMATION		MICRO-FILM INFORMATION		MICRO-FILM INFORMATION		MICRO-FILM INFORMATION	
NO.		NO.		NO.		NO.	

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST UPDATE	MO./DAY/YR.
PROJECT NO.	705181	MAP NO.	B-18
SHEET 6 OF 6			