VILLAGE OF LOS RANCHOS

CONSTRUCTION PLANS

for

Los Ranchos North 4th Street Design

LOS RANCHOS, NM

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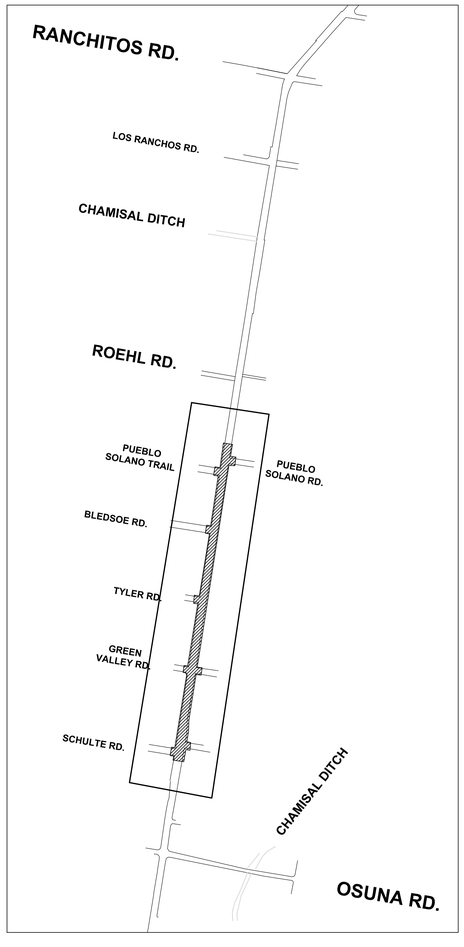

65% CONSTRUCTION PLANS

CLIENT:	Village of Los Ranchos, NM. 6715 Rio Grande Blvd NW, Los Ranchos, NM 87107 Attn: Tim McDonough Ph.: (505) 344-6582
CONSULTANTS:	Prime: Sites Southwest (505) 822-8200 121 Tijeras NE, Ste. 3100 Albuquerque, NM 87102 Tierra West, LLC (505)858-3100 5571 Midway Park Pl. NE Albuquerque, NM 87109 R.P. Bohannon, PE (505)414-2292 Paragon Engineering Group 6519 Dawn View Drive NE Albuquerque, NM 87111
DATE:	November 4, 2016
PROJECT LOCATION:	4th Street from Schulte Rd. to Pueblo Solano Tr. Los Ranchos, NM 87107

G-001

sites southwest
121 TIJERAS NE, SUITE 3100
ALBUQUERQUE, NM 87102
PHONE:505-822-8200
FAX:505-822-8282
E-MAIL:mail@sites-sw.com
WEB:www.sites-sw.com
PLANNING
LANDSCAPE ARCHITECTURE
MANAGEMENT
ENVIRONMENTAL

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GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR SITE SECURITY AND PROTECTION OF EQUIPMENT AND MATERIALS.

2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THROUGH UPDATE No. 7

3. ALL QUANTITIES SHOWN IN PLANT LIST AND IRRIGATION PARTS LIST ARE FOR CONVENIENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITY TAKE OFFS. IN SITUATIONS WHERE PLANS CONFLICT WITH QUANTITIES SHOWN IN PLANT LIST OR IRRIGATION PARTS LIST THE QUANTITIES IN THE PLANS SHALL GOVERN.

4. CONTRACTOR SHALL COORDINATE WORK WITH ALL SUBCONTRACTORS.

5. CONTRACTOR SHALL BE FAMILIAR WITH PLANS, DETAILS AND SPECIFICATIONS AS THEY PERTAIN TO THE SITE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE IF ANY ITEMS CONTAINED WITHIN THE SCOPE OF WORK DEFINED HEREIN, ARE IN CONFLICT WITH PROPOSED CONTRACT. A MEETING WILL BE HELD WITH THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT TO RESOLVE.

6. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE PUBLIC RIGHT-OF-WAY.

7. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT HORIZONTAL AND VERTICAL CONTROL SURVEY MONUMENTS (MARK) FROM DAMAGE PRIOR TO INITIATING CONSTRUCTION. IF DURING THE COURSE OF CONSTRUCTION OPERATIONS, THE CONTRACTOR DISTURBS OR DESTROYS A MARK, THE CONTRACTOR SHALL ESTABLISH A NEW MARK IN COMPLIANCE WITH THE STANDARDS AND PROCEDURES SET FORTH IN THE "GEODETIC MARK PRESERVATION GUIDEBOOK", NATIONAL GEODETIC SURVEY, MARCH 1990, CONTACT: NGS MARK PRESERVATION CENTER - NOAA, RC - 325 BROADWAY - BOULDER, CO 80303 - TELEPHONE (303) 497-6530, FTS 320-6530. NO ADDITIONAL FEES SHALL BE PAID FOR THIS WORK.

8. PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE OF DRAWINGS. ALL CULVERTS OR OTHER IMPORTANT INFRASTRUCTURE SHALL BE FIELD LOCATED AND CONFIRMED WITH OWNER'S REPRESENTATIVE PRIOR TO BACK FILLING.

9. EXISTING UTILITY LINES ARE TO BE BLUE STAKED PRIOR TO ANY EXCAVATION. CHECK AND FIELD VERIFY ALL SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO EXCAVATION. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT NM ONE CALL, INC (811) FOR LOCATION OF EXISTING UTILITIES. IF PROBLEMS ARE DISCOVERED, CONTACT OWNER'S REPRESENTATIVE TO DETERMINE COURSE OF ACTION.

10. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

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. 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 THEIR REQUIRED WORK.

12. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE OWNER'S REPRESENTATIVE.

13. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION. FEES FOR ALL PERMITS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. THE BUILDING PERMIT IS TO BE PAID FOR BY THE OWNER.

14. THE CONTRACTOR SHALL ENSURE ADA COMPLIANCE FOR CONSTRUCTION OF ADA FEATURES AND APPURTENANCES (INCLUDING, BUT NOT LIMITED TO, SIDEWALK & CURB RAMP CROSS SLOPES, RAMP SLOPES, LANDINGS, ETC.) AS DETILED IN THE PLANS AND IN ACCORDANCE WITH REFERENCED STANDARD DRAWINGS, SPECIFICATIONS AND ESTABLISHED ADA GUIDELINES AND STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD CHECKING SLOPES AND DIMENSIONS OF ALL FORM WORK FOR COMPLIANCE PRIOR TO INSTALLATION OF CONCRETE. THE VILLAGE OF LOS RANCHOS RESERVES THE RIGHT TO INSPECT ANY ADA FEATURES AND APPURTENANCES AT ANY TIME BEFORE FINAL COMPLETION OF THE PROJECT AND TO HAVE THE CONTRACTOR REMOVE, REPLACE, AND/OR CORRECT ANY WORK, AT HIS COST, THAT IS NOT IN COMPLIANCE, AS DETERMINED BY THE OWNERS REPRESENTATIVE.

15. ALL SITE FURNISHINGS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE NOTED.

16. SITE FURNISHINGS SHALL NOT BE INSTALLED UNTIL THE IRRIGATION SYSTEM IS COMPLETED.

17. 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 RESPONSIBILITY OF THE CONTRACTOR.

18. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS INCLUDING N.P.D.E.S. REGULATIONS.

DEMOLITION NOTES

1. A DISPOSAL SITE FOR ALL EXCESS AND UNSUITABLE MATERIAL TO BE DISPOSED SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OWNER'S REPRESENTATIVE. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

2. ITEMS DESIGNATED FOR REMOVAL WITHOUT SALVAGE VALUE, UNSUITABLE CONSTRUCTION MATERIALS AND DEBRIS FROM CLEARING AND GRUBBING ARE TO BE PLACED IN AN ENVIRONMENTALLY SUITABLE OFF SITE DISPOSAL SITE SECURED BY THE CONTRACTOR AND COORDINATED WITH THE APPROPRIATE REGULATORY AGENCIES.

3. EXISTING UTILITY LINES ARE TO BE BLUE STAKED PRIOR TO ANY EXCAVATION. CHECK AND FIELD VERIFY ALL SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO EXCAVATION. CALL N.M ONE. CALL AT 811 FOR BLUE STAKING. IF PROBLEMS ARE DISCOVERED, CONTACT OWNER'S REPRESENTATIVE TO DETERMINE COURSE OF ACTION.

4. ANY ASPHALT DESTROYED OR DISTURBED DURING CONSTRUCTION NOT PROTECTED AND PRESERVED SHALL BE REPLACED AT CONTRACTOR'S EXPENSE AND CONSIDERED INCIDENTAL TO THE CONTRACT.

5. SEE CIVIL ENGINEERING DEMOLITION SHEET, C-101.

GRADING NOTES

1. ALL PROPOSED GRADES TO BE STAKED OUT BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO START OF CONSTRUCTION.

2. WORK COVERED IN THESE NOTES CONSISTS OF GRUBBING AND GRADING INCLUDING THE FURNISHING OF ALL LABOR EQUIPMENT, AND MATERIALS, AND PERFORMING ALL WORK IN CONNECTION WITH THE DRAWINGS AND SPECIFICATIONS.

3. NO GRADE SHALL EXCEED 5:1, UNLESS OTHERWISE INDICATED ON PLANS.

4. FINISH GRADE SHALL MATCH GRADE OF EXISTING MANHOLE COVERS AND UTILITIES IN AREAS WHERE THE PROJECT IS ADJACENT TO UTILITIES.

STORM WATER POLLUTION PREVENTION PLAN

1. STORM WATER MANAGEMENT: WHEN REQUIRED, THE CONTRACTOR IS RESPONSIBLE FOR ANY NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS. THIS WILL INCLUDE PREPARING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), THE APPLICATION FOR AND RECEIPT OF COVERAGE UNDER AN NOI (NOTICE OF INTENT) FROM THE EPA, THE RETENTION OF A SWPPP INSPECTION AND REPORT CONSULTANT, MAINTENANCE OF ON-SITE AND OFF-SITE BEST MANAGEMENT PRACTICES (BMP) AND THE FILING OF A NOTICE OF TERMINATION (NOT) WITH THE EPA. COMPLIANCE WITH ALL EPA PERMIT REQUIREMENTS AND ANY OTHER NPDES REQUIREMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.

2. IN THE EVENT THAT EPA PERMITTING IS NOT REQUIRED, COMPLIANCE WITH LOCAL STORM WATER AND ILLICIT DISCHARGE ORDINANCES IS REQUIRED. THE CONTRACTOR SHALL IMPLEMENT, INSTALL AND MAINTAIN BMPS AIMED AT REDUCING STORM WATER POLLUTION AND ACCEPTABLE TO COUNTY STORM WATER MANAGEMENT STAFF. BMPS WILL BE IMPLEMENTED AS SITUATIONS ARISE, AS REQUIRED BY THE COUNTY, OR AS CONSTRUCTION ACTIVITIES REVEAL THE NEED.

PLANTING NOTES

1. PLANT MATERIAL SUBSTITUTIONS SHALL NOT BE MADE WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. THE SUBSTITUTION OF MATERIALS DIFFERING IN KIND, QUALITY OR SIZE FROM THAT SPECIFIED WILL BE ALLOWED ONLY AFTER THE ARCHITECT IS CONVINCED THAT ALL MEANS OF OBTAINING THE SPECIFIED MATERIALS HAVE BEEN EXHAUSTED. CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE THAT ALL MATERIALS NECESSARY TO COMPLETE THE PROJECT AS SPECIFIED HAVE BEEN LOCATED AND ALL REQUESTS FOR SUBSTITUTIONS MUST BE SUBMITTED NO LATER THAN 2 WEEKS PRIOR TO THE INITIATION OF THE PROJECT.

2. PLANT MATERIAL QUALITY, SIZE AND CONDITION SHALL BE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK, MOST CURRENT EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

3. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, SUNSCALD INJURIES, PLANT DISEASES, INSECT EGGS, BORES AND ALL OTHER FORMS OF INFECTIONS.

4. UNLESS OTHERWISE STATED ON THE DRAWINGS OR APPROVED BY THE OWNER'S REPRESENTATIVE, ALL PLANTS SHALL BE NURSERY GROWN AND SHALL BE TAGGED WITH NURSERY LABELS INDICATING SPECIES AND VARIETY.

5. BALLED AND BURLAPPED PLANT MATERIAL SHALL HAVE A SOLID BALL OF EARTH OF MINIMUM SPECIFIED SIZE AND HELD IN PLACE SECURELY BY BURLAP AND A STOUT TWINE OR ROPE. BROKEN OR LOOSE BALLS WILL BE REJECTED.

6. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AT THE CONTRACTOR'S YARD PRIOR TO DELIVERY, DURING PLANTING AND AFTER PLANTING AT THE JOB SITE. AT THE OPTION OF THE CONTRACTOR, THE OWNER'S REPRESENTATIVE WILL INSPECT PLANT MATERIAL AT A WHOLESALE NURSERY OF THE CONTRACTOR'S CHOICE, WITHIN 60 MILES OF THE PROJECT SITE, PRIOR TO DELIVERY OF MATERIALS TO THE CONTRACTOR'S YARD.

7. THE OWNER'S REPRESENTATIVE SHALL BE THE JUDGE OF THE QUALITY AND ACCEPTABILITY OF ALL PLANT MATERIALS. ALL REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST TO OWNER.

8. IF SPECIFIED, ALL COLLECTED PLANTS MUST BE PRESENTED ON THE SITE AND SHALL BE IN ACCORDANCE WITH THE NEW MEXICO DEPARTMENT OF AGRICULTURE PLANT PROTECTION ACT, REGULATORY ORDER NO. 4. AND AMERICAN STANDARDS. PLANT MATERIAL QUALITY, SIZE AND CONDITION SHALL BE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK, 2004 EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

9. TREES SHALL NOT HAVE LEADERS CUT TO ENCOURAGE LATERAL BRANCHING.

PLANTING WARRANTY

1. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR THE PERIOD OF ONE (1) YEAR OR ONE COMPLETE GROWING SEASON, WHICHEVER COMES FIRST, BEGINNING ON THE DATE OF FINAL CONTRACT ACCEPTANCE.

WARRANTY AND MAINTENANCE

1. CONTRACTOR SHALL FURNISH A CERTIFICATE OF WARRANTY AND A GUARANTEE OF WORK AND MATERIALS FOR A ONE-YEAR PERIOD FROM DATE OF FINAL ACCEPTANCE. FINAL PAYMENT FOR THE SYSTEM SHALL NOT BE MADE UNLESS THIS CERTIFICATE IS PRESENTED TO THE OWNER.

2. CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM, IN SATISFACTORY WORKING ORDER, DURING THE TIME OF CONTRACT WORK.

3. THE CONTRACTOR IS LIABLE FOR ANY LOSS OR DAMAGE TO ANY WORK OR MATERIALS, SUPPLIES AND EQUIPMENT ON THE JOB SITE CAUSED BY THE CONTRACTOR, ITS EMPLOYEES OR ANY OTHER UNFORESEEN CAUSE UNTIL FINAL ACCEPTANCE OF PROJECT BY THE VILLAGE OF LOS RANCHOS.

IRRIGATION NOTES

1. WORK CONSISTS OF INSTALLING AN UNDERGROUND IRRIGATION SYSTEM THAT UTILIZES NEW MAINLINE SPRINKLERS, BUBBLER ZONE VALVES, PIPING AND HEADS AND NOZZLES AS SHOWN ON THESE PLANS, DETAILS AND SPECIFICATIONS. THE CONTRACTOR PERFORMING THIS WORK SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND PERMITS NECESSARY FOR THE COMPLETION OF THE IRRIGATION SYSTEM, EXCEPT FOR THOSE COMPONENTS SPECIFIED TO BE FURNISHED BY OTHERS.

2. THE IRRIGATION SYSTEM IS DESIGNED FOR AN APPROXIMATE OPERATING PRESSURE OF XXX PSI AT THE POINT OF CONNECTION. CONTRACTOR SHALL FIELD VERIFY PRESSURE PRIOR TO INITIATION OF CONSTRUCTION. THIS INFORMATION SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE FOR APPROVAL, PRIOR TO PROCEEDING.

3. ALL NEW PLANT MATERIALS SHALL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEMS AS PER PLANS, DETAILS AND SPECIFICATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

4. FLUSH ALL LINES AND VALVES PRIOR TO INSTALLING HEADS.

5. PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE OF DRAWINGS. ALL VALVES SHALL BE LOCATED IN PLANTING AREAS WHERE SHOWN AND ALL PIPING SHALL BE INSTALLED PRIOR TO LANDSCAPING OR PAVING WORK. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING OR TRAIL. CAP ALL ENDS HAND TIGHT, PRIOR TO BACK FILL.

6. CONTRACTOR TO PROTECT EXISTING TREES AND SHRUBS ROOT ZONES WHEN TRENCHING. THERE SHALL BE NO MECHANICAL TRENCHING WITHIN DRIP LINE OF TREES. ANY EXCEPTIONS WILL NEED TO BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR APPROVAL. EXISTING TREES INCLUDE THOSE SHOWN ON THE PLANS, AND MORE (NOT SHOWN).

7. COMPLY WITH REQUIREMENTS AND ORDINANCES OF THE UNIFORM PLUMBING CODE, THE VILLAGE OF LOS RANCHOS, VALENCIA COUNTY AND OTHER GOVERNMENTAL BODIES HAVING JURISDICTION PERTAINING TO LANDSCAPE IRRIGATION.

8. REFER TO IRRIGATION DETAILS, SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR ALL INSTALLATION PROCEDURES NOT FULLY DESCRIBED ON THE IRRIGATION PLANS.

9. ALL BACK FILLING SHALL BE CLEAN MATERIAL FROM EXCAVATION. BACK FILLED TRENCH IS TO BE EVEN WITH EXISTING GRADES AFTER COMPACTION.

10. TRENCH BACK FILL MATERIAL SHALL BE COMPACTED TO 85% PROCTOR DENSITY IN 6" LIFTS. (PROVIDE 95% PROCTOR DENSITY IN FLOODED IRRIGATED AREAS.) BACK FILLING OF TRENCHES AND PLANTING BEDS SHALL NOT PROCEED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE.

11. AS-BUILT RECORD IRRIGATION DRAWINGS TO BE FURNISHED BY CONTRACTOR PRIOR TO FINAL ACCEPTANCE. A LAMINATED HALF SIZE COPY OF THE IRRIGATION PLANS SHALL BE PROVIDED TO THE VILLAGE OF LOS RANCHOS FOR USE.

12. ALL PLANT MATERIALS INSTALLED SHALL HAVE THE AUTOMATIC IRRIGATION SYSTEM FULLY OPERABLE AT THE TIME OF PLANT INSTALLATION UNLESS OTHERWISE NOTED ON THE PLANS.

13. ALL IRRIGATION PIPING LOCATED UNDER PAVED AREAS SHALL BE SLEEVED, AND AS SHOWN ON THE PLANS.

14. ALL MAINLINE, WIRING, VALVES AND VALVE BOXES SHALL NOT BE LOCATED WITHIN FLOOD IRRIGATED AREAS. ALL WIRING SHALL BE SLEEVED IN A SEPARATE SLEEVE.

15. CONTRACTOR SHALL PROVIDE APPROPRIATELY SIZED VALVE WIRING BASED ON ACTUAL DISTANCES AND DEMAND.

16. FIELD STAKE ALL LATERAL LINE PLACEMENT FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO TRENCHING. SEE LANDSCAPE CONSTRUCTION PLANS.

COMPONENTS AND PRODUCTS

1. ALL COMPONENTS INSTALLED AS PART OF THE UNDERGROUND IRRIGATION SYSTEM ARE TO BE NEW AND IN GOOD WORKING ORDER AND WITHOUT FLAWS UNLESS OTHERWISE INDICATED ON THE PLANS, DETAILS AND SPECIFICATIONS. ALL EXISTING COMPONENTS INTEGRATED INTO NEW IRRIGATION SYSTEM TO BE TESTED AND CONFIRMED TO BE IN GOOD WORKING ORDER. ALL EXISTING PARTS REMOVED AND SALVAGED FROM THE SITE TO BE RETURNED TO THE VILLAGE OF LOS RANCHOS.

IRRIGATION AUDIT VISUAL INSPECTION

1. CONTRACTOR SHALL PERFORM AN INSPECTION OF THE COMPLETED IRRIGATION SYSTEM UPON COMPLETION OF CONSTRUCTION TO ENSURE IRRIGATION SYSTEM IS IN WORKING ORDER.

2. INSPECTION SHALL BE VERIFIED IN THE FIELD BY THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. A WATER AUDIT (IF REQUIRED) SHALL BE PERFORMED PRIOR TO THE INSTALLATION OF ANY TREES, SITE FURNISHINGS, LIGHT POLES OR ANY OTHER VERTICAL ELEMENTS IN THE TURF GRASS AREAS. AREAS TO BE AUDITED INCLUDE ALL SPRINKLER (ROTOR OR SPRAY) IRRIGATED AREAS. IRRIGATION AUDIT TO BE PERFORMED AS PER IRRIGATION ASSOCIATION GUIDELINES. OWNER'S REPRESENTATIVE SHALL BE PRESENT DURING AUDITING.

sites southwest
121 TIJERAS NE SUITE 3100
ALBUQUERQUE, NM 87102
PHONE: 505-822-8200
FAX: 505-822-8282
E-MAIL: mail@sites-sw.com
WEB: www.sites-sw.com

PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

CONSULTANTS

PROJECT
4th STREET IMPROVEMENTS
Phase 1
LOS RANCHOS, NM

ADDRESS
4th STREET:
SCHULTE ROAD TO PUEBLO SOLANO ROAD
LOS RANCHOS, NM 87107

65% PLANS
NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

ISSUE DATE:	March 26, 2015
PROJECT NO:	2015030
CAD DWG FILE:	2016067_SSW BASE.DWG
DRAWN BY:	KV
CHK'D BY:	GR, VT
COPYRIGHT:	Sites Southwest

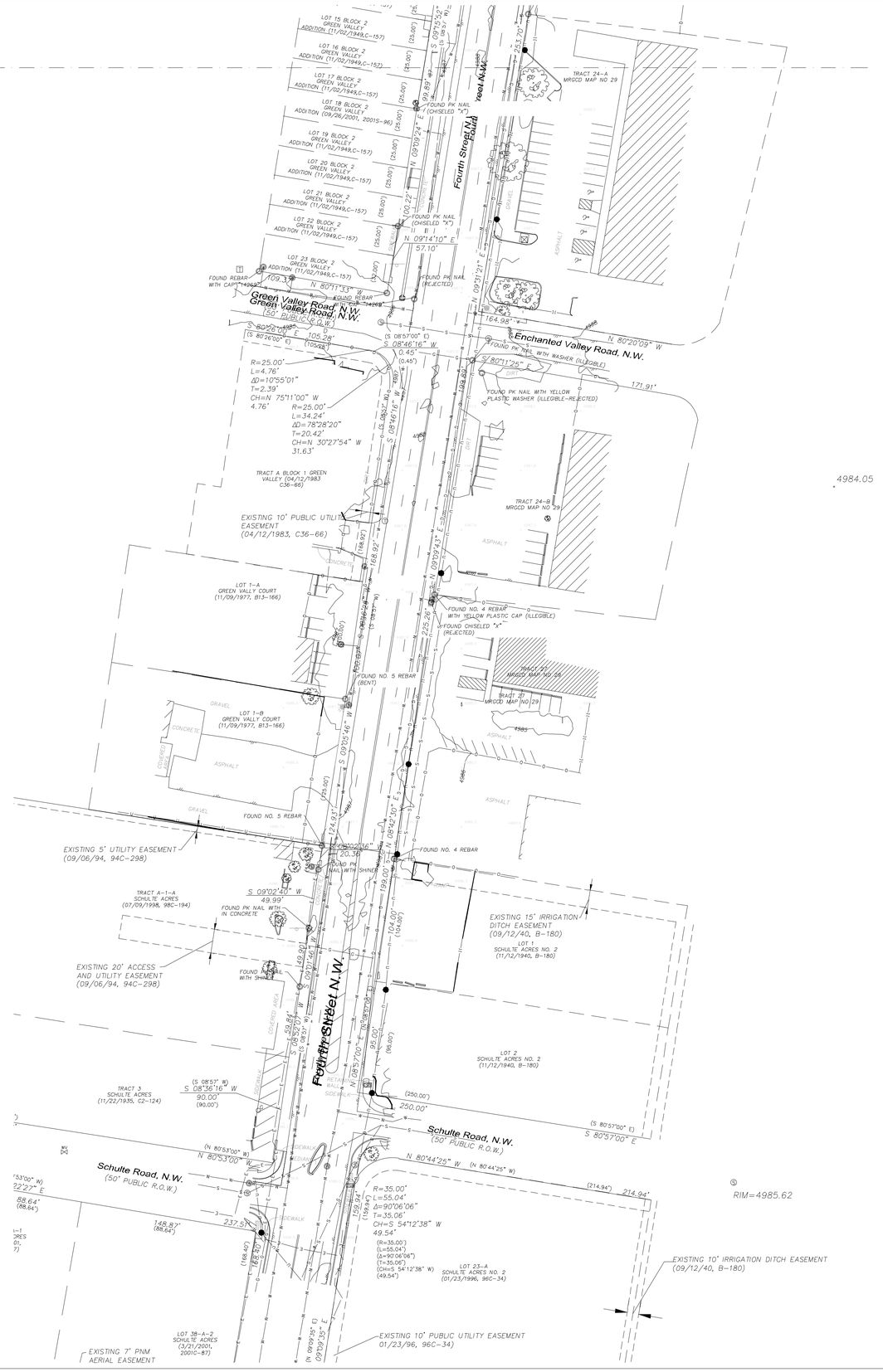
SHEET TITLE
GENERAL NOTES

SHEET G-002 OF

P:\2016067_LosRanchosFourthSt\design\5. Construction Drawings - Specs - Estimates\CAD Drawings\65%\2016067_SSW Base.dwg 11-03-16 07:37:13 AM wflox

THIS IS NOT A BOUNDARY SURVEY
APPARENT LOT LINES AND PROPERTY CORNERS
ARE SHOWN FOR ORIENTATION ONLY

Topographic Survey of
Phase 1 Basin
A Portion of 4th Street N.W.
Bernalillo County, New Mexico
July 2016



Legend

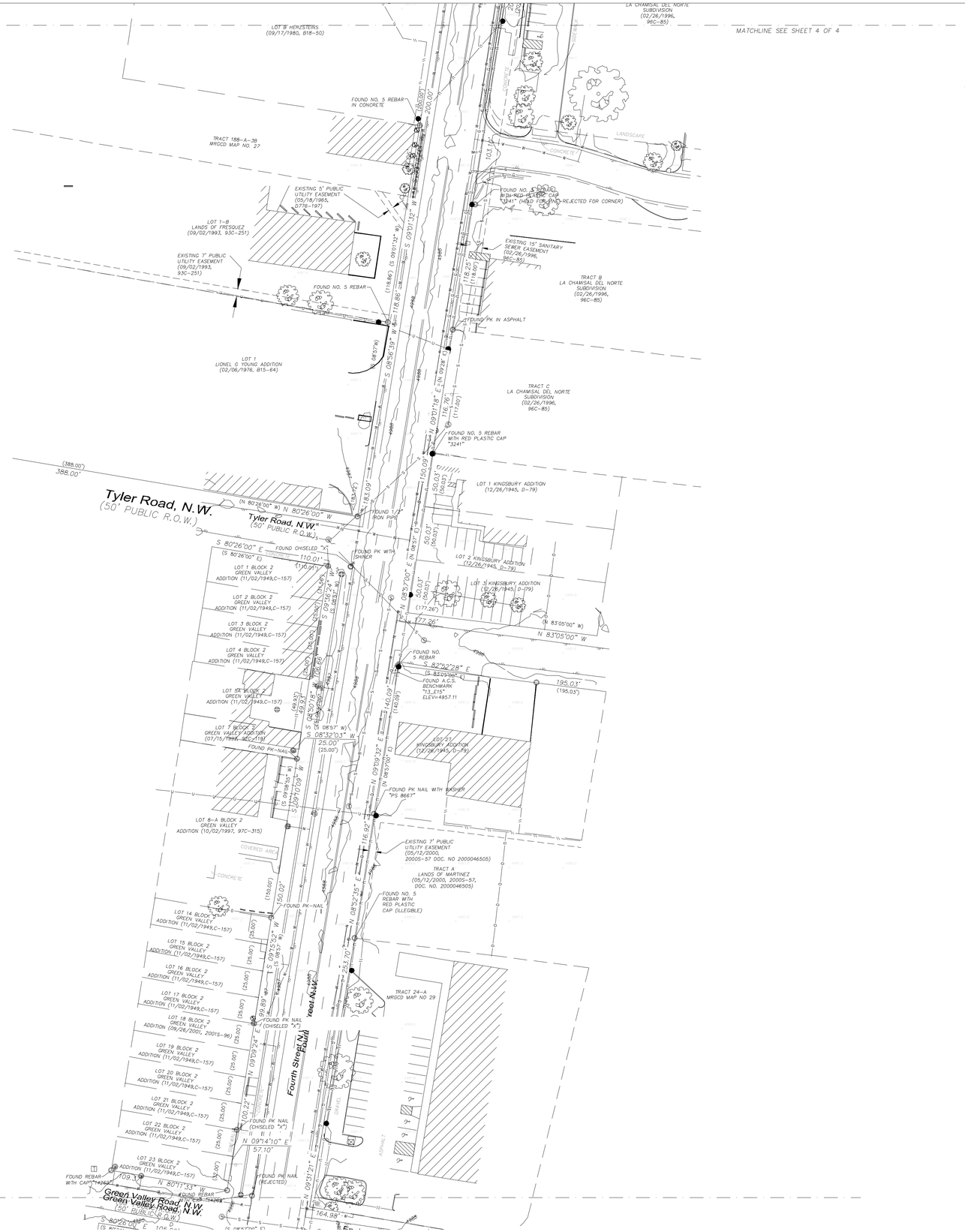
- FOUND AND USED MONUMENT AS DESIGNATED
- FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
- UTILITY POLE
- LIGHT POLE
- TRANSFORMER
- TRAFFIC LIGHT
- TELEPHONE MANHOLE
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- UNKNOWN MANHOLE
- SIGN
- POND INLET
- MEDIAN INLET
- TREE
- HANDICAP PARKING SPACE
- PARKING CONCRETE BUMPER
- CURB AND GUTTER
- OVERHEAD UTILITY LINE
- METAL FENCE
- CHAIN LINK FENCE
- ASPHALT
- BUILDING
- BLOCK WALL
- UNKNOWN METAL LID
- TELEPHONE PEDESTAL

PRECISION SURVEYS, INC.
OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

C-100A

THIS IS NOT A BOUNDARY SURVEY
APPARENT LOT LINES AND PROPERTY CORNERS
ARE SHOWN FOR ORIENTATION ONLY

Topographic Survey of
Phase 1 Basin
A Portion of 4th Street N.W.
Bernalillo County, New Mexico
July 2016



SCALE: 1" = 50'

Legend

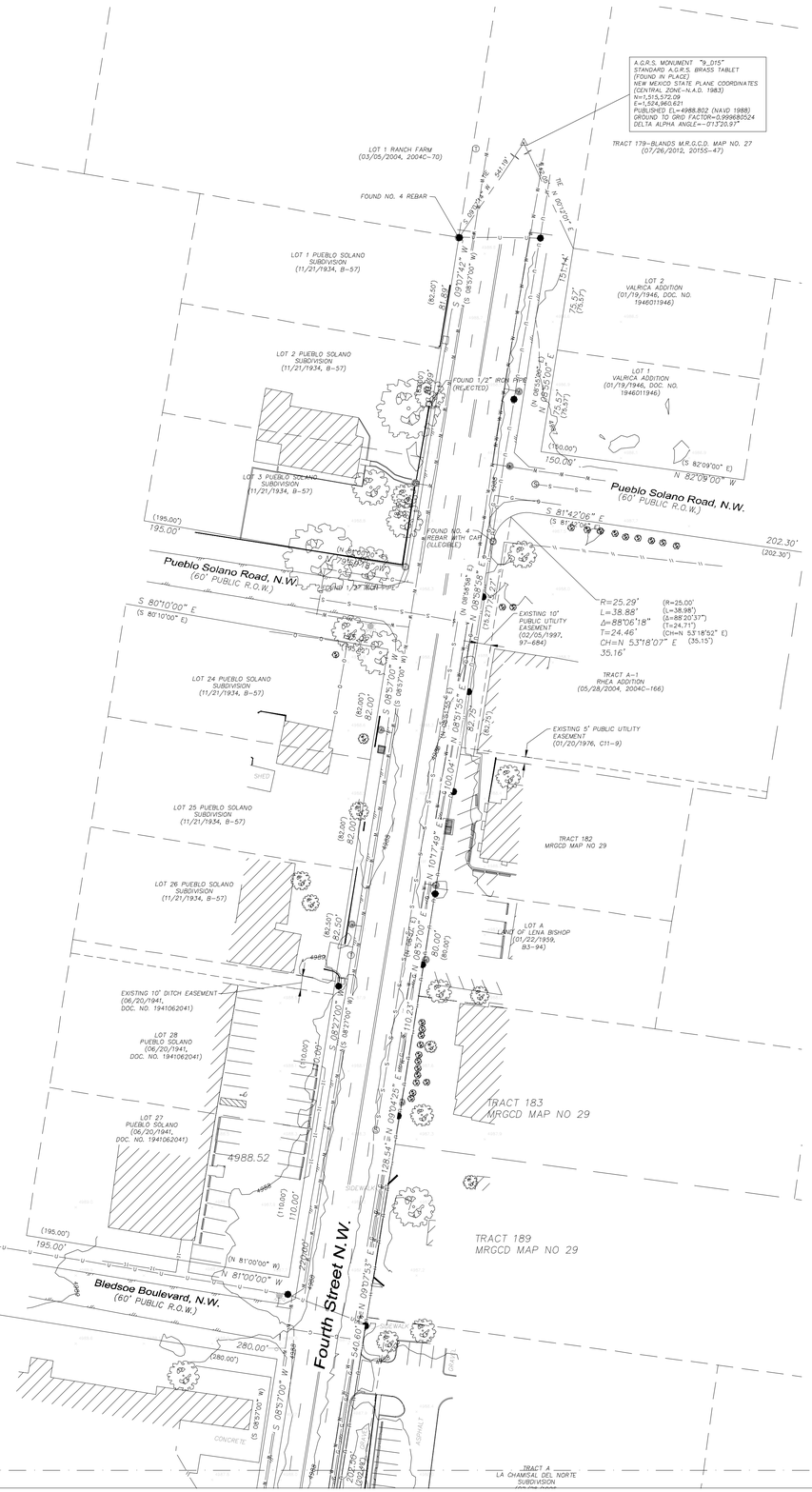
- FOUND AND USED MONUMENT AS DESIGNATED
- FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
- UTILITY POLE
- LIGHT POLE
- TRANSFORMER
- TRAFFIC LIGHT
- TELEPHONE MANHOLE
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- UNKNOWN MANHOLE
- SIGN
- POND INLET
- MEDIAN INLET
- TREE
- HANDICAP PARKING SPACE
- PARKING CONCRETE BUMPER
- CURB AND GUTTER
- OVERHEAD UTILITY LINE
- METAL FENCE
- CHAIN LINK FENCE
- ASPHALT
- BUILDING
- BLOCK WALL
- UNKNOWN METAL LID

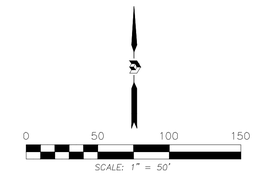
PRECISION SURVEYS, INC.
OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

C-100B

THIS IS NOT A BOUNDARY SURVEY
APPARENT LOT LINES AND PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY

Topographic Survey of
Phase 1 Basin
A Portion of 4th Street N.W.
Bernalillo County, New Mexico
July 2016



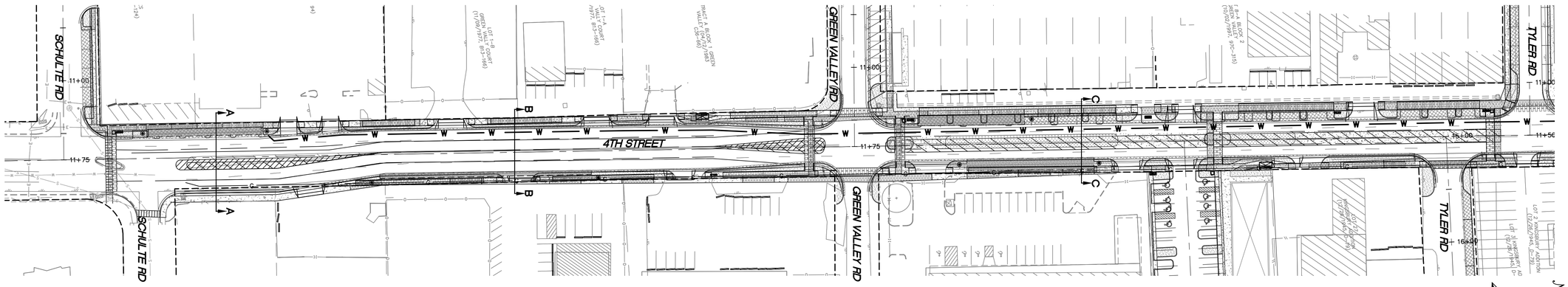


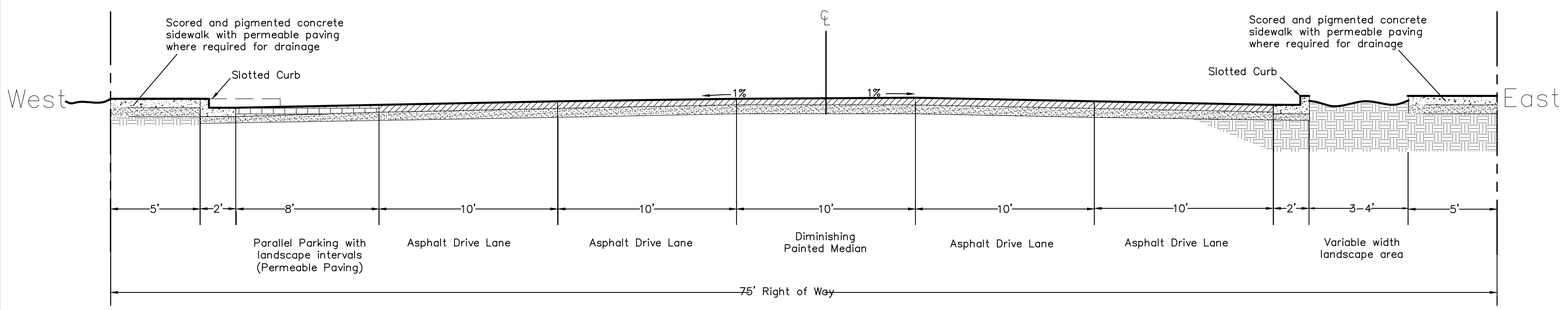
Legend

- *FOUND AND USED MONUMENT AS DESIGNATED*
- *FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED*
- *UTILITY POLE*
- *LIGHT POLE*
- *TRANSFORMER*
- *TRAFFIC LIGHT*
- *TELEPHONE MANHOLE*
- *WATER METER*
- *FIRE HYDRANT*
- *SANITARY SEWER MANHOLE*
- *UNKNOWN MANHOLE*
- *SIGN*
- *POND INLET*
- *MEDIAN INLET*
- *TREE*
- *HANDICAP PARKING SPACE*
- *PARKING CONCRETE BUMPER*
- *CURB AND GUTTER*
- *OVERHEAD UTILITY LINE*
- *METAL FENCE*
- *CHAIN LINK FENCE*
- *ASPHALT*
- *BUILDING*
- *BLOCK WALL*
- *UNKNOWN METAL LID*

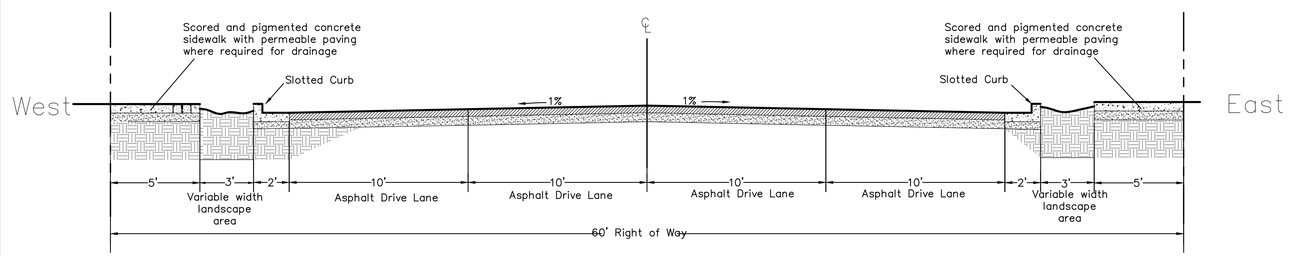
PRECISION SURVEYS, INC.
OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

C-100C





SECTION A-A



SECTION B-B

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	93°05'46"	25.09	40.76
C2	90°00'00"	10.00	15.71
C3	90°00'00"	10.00	15.71
C4	77°16'11"	10.00	13.49
C5	90°00'00"	10.00	15.71
C6	82°57'47"	10.00	14.48
C7	82°29'04"	10.00	14.40
C8	85°33'39"	10.00	14.93
C9	80°07'15"	10.00	13.98
C10	77°54'46"	10.00	13.60
C14	87°07'51"	10.00	15.21
C15	88°30'52"	10.00	15.45
C16	88°52'58"	10.00	15.51
C17	90°00'00"	23.50	36.91
C18	90°44'54"	23.50	37.22
C19	90°00'00"	10.00	15.71
C20	90°00'00"	10.00	15.71
C21	90°00'00"	10.00	15.71
C22	90°19'15"	23.50	37.05
C23	90°00'00"	23.50	36.91
C24	80°01'15"	10.00	13.97
C25	79°19'41"	10.00	13.85
C26	79°10'45"	8.50	11.75
C27	86°15'13"	8.50	12.80
C28	90°10'27"	10.00	15.74
C29	89°49'33"	10.00	15.68
C30	90°10'27"	10.00	15.74
C31	89°49'33"	10.00	15.68
C32	90°10'21"	10.00	15.74

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C33	89°49'39"	10.00	15.68
C34	86°33'19"	23.50	35.50
C35	90°07'29"	23.48	36.94
C36	90°10'27"	10.00	15.74
C37	89°49'33"	10.00	15.68
C38	90°00'00"	10.00	15.71
C39	90°00'00"	10.00	15.71
C40	90°00'00"	10.00	15.71
C41	83°23'23"	23.52	34.23
C42	88°11'16"	23.50	36.17
C43	90°00'00"	10.00	15.71
C44	89°26'21"	10.00	15.61
C45	90°14'03"	9.97	15.70
C46	90°00'00"	10.00	15.71
C47	90°00'00"	10.00	15.71
C48	90°10'27"	10.00	15.74
C49	89°49'33"	10.00	15.68
C50	90°10'27"	10.00	15.74
C51	89°49'33"	10.00	15.68
C52	90°10'21"	10.00	15.74
C53	89°49'39"	10.00	15.68
C54	90°10'21"	10.00	15.74
C55	89°49'25"	10.00	15.68
C56	88°38'28"	23.50	36.36
C57	90°11'32"	23.50	36.99
C58	90°00'00"	10.00	15.71
C59	90°00'00"	10.00	15.71
C60	90°00'00"	10.00	15.71
C61	88°50'29"	23.50	36.44

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C62	88°36'01"	23.50	36.34
C63	90°00'00"	10.00	15.71
C64	90°00'00"	10.00	15.71
C65	90°00'00"	10.00	15.71
C66	90°10'21"	10.00	15.74
C67	89°49'39"	10.00	15.68
C68	90°10'20"	10.00	15.74
C69	89°49'39"	10.00	15.68
C70	90°10'26"	10.00	15.74
C71	89°49'31"	10.00	15.68
C72	90°10'27"	10.00	15.74
C73	89°49'31"	10.00	15.68
C74	91°13'40"	23.50	37.42
C75	90°08'52"	10.00	15.73
C76	90°00'00"	10.00	15.71
C77	90°00'00"	10.00	15.71
C78	90°00'00"	10.00	15.71
C79	90°08'52"	10.00	15.73
C80	89°42'15"	10.00	15.66
C81	90°00'00"	10.00	15.71
C82	89°42'15"	10.00	15.66
C83	90°00'00"	10.00	15.71
C84	87°48'44"	23.50	36.02
C85	88°10'25"	23.50	36.16
C86	88°01'44"	23.50	36.11
C87	89°37'05"	8.99	14.06
C88	90°28'41"	8.50	13.42

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
A.G.R.S. MONUMENT "9_D15"
STANDARD A.G.R.S. BRASS TABLET
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)
N=1,515,572.09
E=1,524,960.621
PUBLISHED EL=4988.802 (NAVD 1988)
GROUND TO GRID FACTOR=0.999680524
DELTA ALPHA ANGLE=-0°13'20.97"

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL

REVISIONS
NO. | DATE | REMARKS | BY

DESIGN
DESIGNED BY: VP — DATE: AUG, 2016
DRAWN BY: pm — DATE: AUG, 2016
DRAWN NAME: 2015098-RD-SECTIONS — JOB NO.: 2015098
CHECKED BY: RRB — DATE: AUG, 2016

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

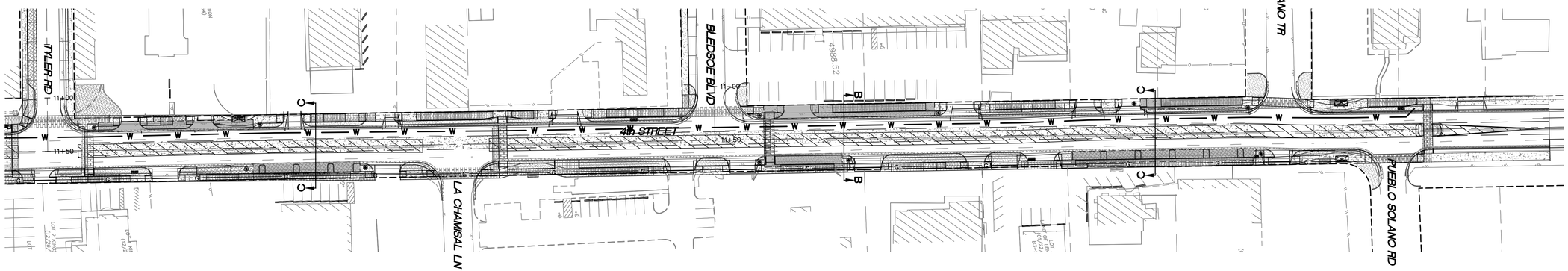
VILLAGE OF LOS RANCHOS
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

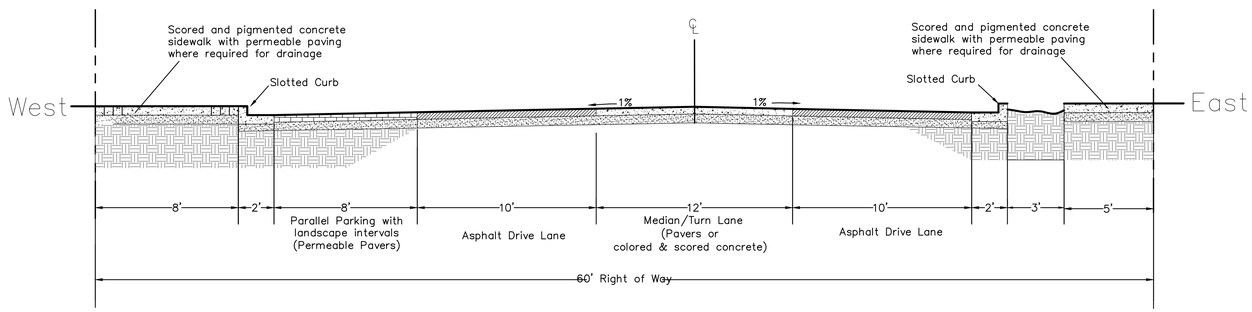
TITLE: **4th STREET ROADWAY IMPROVEMENTS**

TYPICAL ROADWAY SECTIONS-CURVE TABLES

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET
–	D-15Z, E-15Z	c-101





SECTION C-C

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
A.G.R.S. MONUMENT "9_D15"
STANDARD A.G.R.S. BRASS TABLET
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,515,572.09
E=1,524,960.621
PUBLISHED EL=4988.802 (NAVD 1988)
GROUND TO GRID FACTOR=0.999680524
DELTA ALPHA ANGLE=-0°13'20.97"

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL

REVISIONS
NO. | DATE | REMARKS | BY

DESIGN
DESIGNED BY: VP — DATE: AUG, 2016
DRAWN BY: pm — DATE: AUG, 2016
DRAWN NAME: 2015098-RD-SECTIONS — JOB NO.: 2015098
CHECKED BY: RRB — DATE: AUG, 2016

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

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
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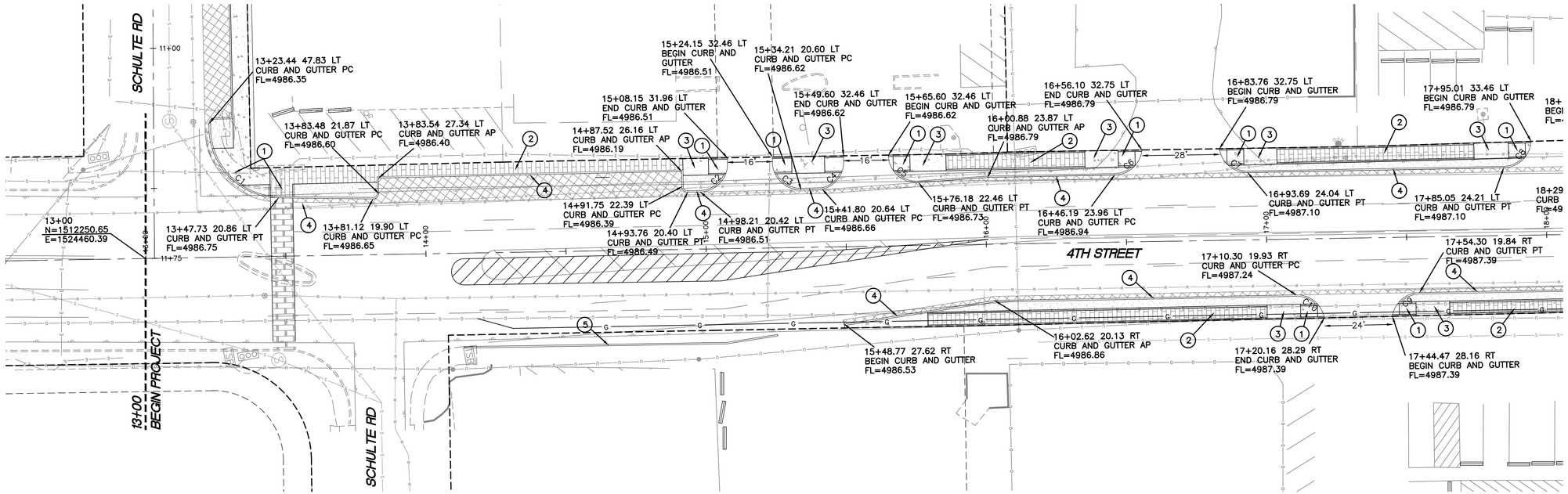
www.tierrawestllc.com

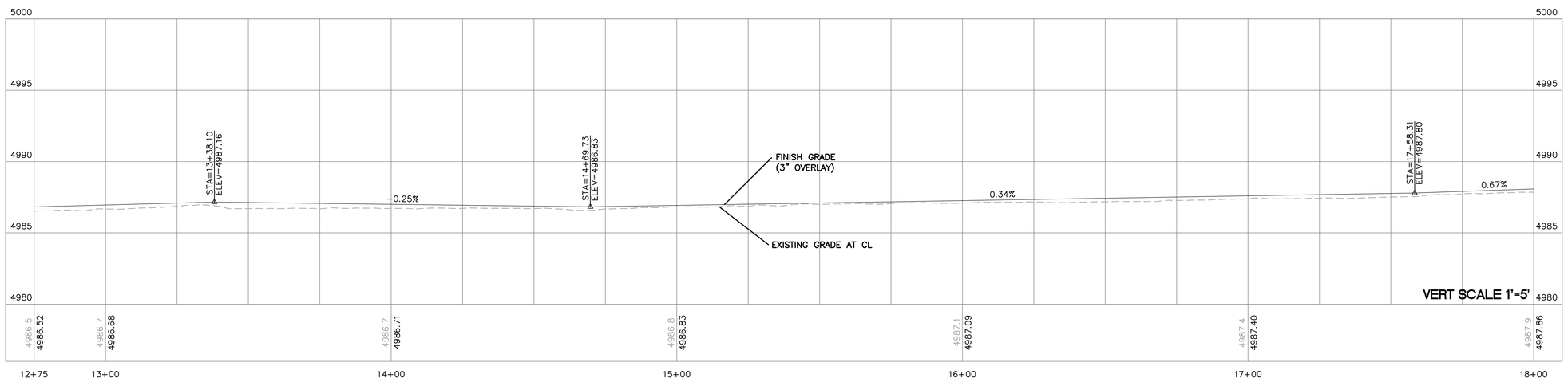
VILLAGE OF LOS RANCHOS
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **4th STREET ROADWAY IMPROVEMENTS**
TYPICAL ROADWAY SECTIONS

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET
–	D-15Z, E-15Z	C-102





KEYED NOTE:

1. UNIDIRECTIONAL ACCESSIBLE RAMP
2. SCORED CONCRETE PERMEABLE PAVING
3. CONCRETE SIDEWALK
4. CURB AND GUTTER W/PERMEABLE CONCRETE GUTTER PAN
5. STANDARD CURB AND GUTTER

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

BENCH MARKS

A.G.R.S. MONUMENT "9_D15"
STANDARD A.G.R.S. BRASS TABLET
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,515,572.09
E=1,524,960.621
PUBLISHED EL=4988.802 (NAVD 1988)
GROUND TO GRID FACTOR=0.999680524
DELTA ALPHA ANGLE=-0°13'20.97"

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY: VP — DATE: AUG, 2016
DRAWN BY: pm — DATE: AUG, 2016
DRAWN NAME: 2015098-PV — JOB NO.: 2015098
CHECKED BY: RRB — DATE: AUG, 2016

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
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www.tierrawestllc.com

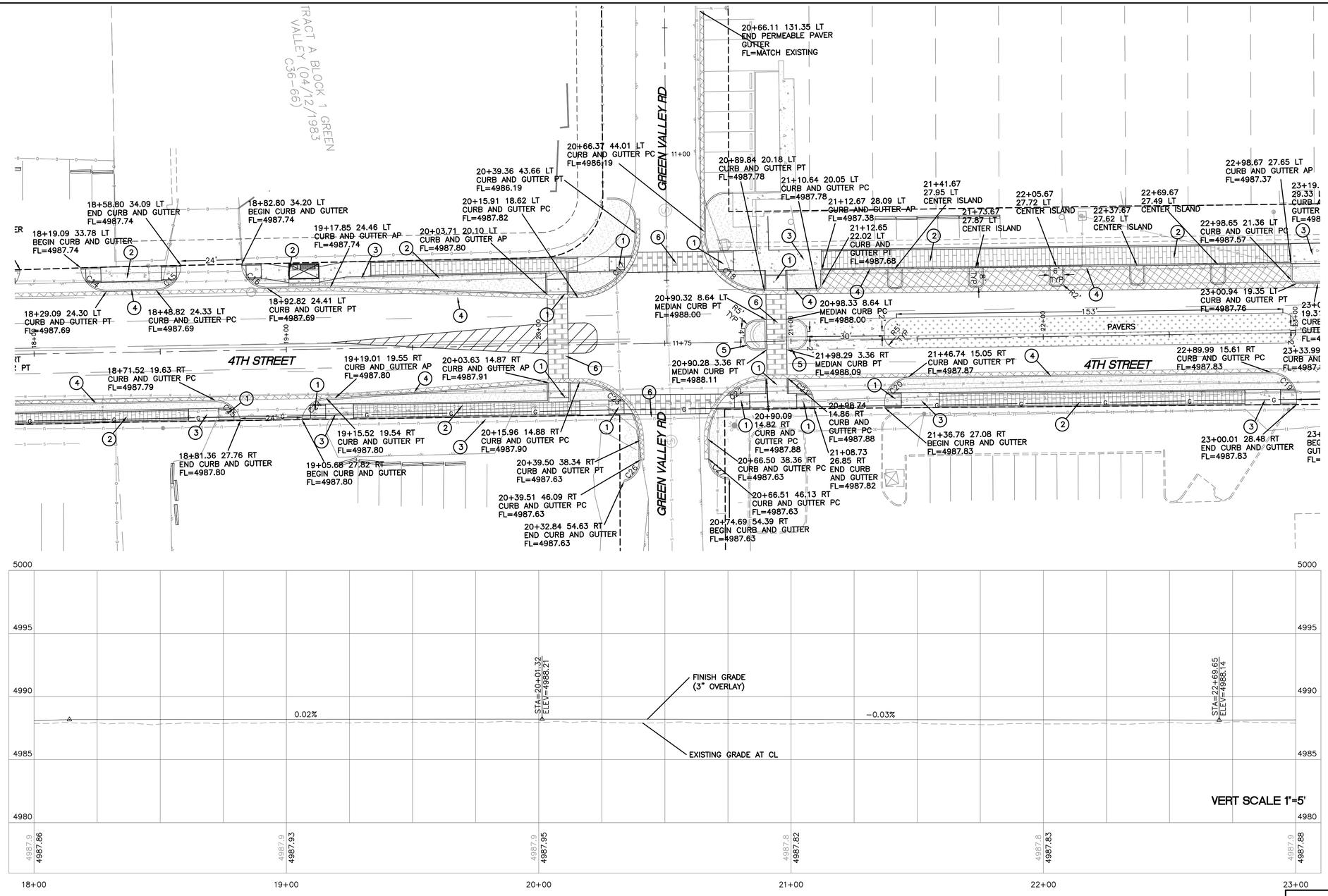
VILLAGE OF LOS RANCHOS
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **4th STREET ROADWAY IMPROVEMENTS**

12+75 TO 18+00

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET
—	D-15Z, E-15Z	C-103



KEYED NOTE:

1. UNIDIRECTIONAL ACCESSIBLE RAMP
2. SCORED CONCRETE PERMEABLE PAVING
3. CONCRETE SIDEWALK
4. CURB AND GUTTER W/PERMEABLE CONCRETE GUTTER PAN
5. MEDIAN CURB AND GUTTER
6. RAISED STAMPED CONCRETE CROSSWALK

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

A.G.R.S. MONUMENT "9_D15"
STANDARD A.G.R.S. BRASS TABLET
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,515,572.09
E=1,524,960.621
PUBLISHED EL=4988.802 (NAVD 1988)
GROUND TO GRID FACTOR=0.999680524
DELTA ALPHA ANGLE=-013'20.97"

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

REVISIONS

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY: VP	DATE: AUG. 2016
DRAWN BY: pm	DATE: AUG. 2016
DRAWN NAME: 2015098-PV	JOB NO.: 2015098
CHECKED BY: RRB	DATE: AUG. 2016

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
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www.tierrawestllc.com

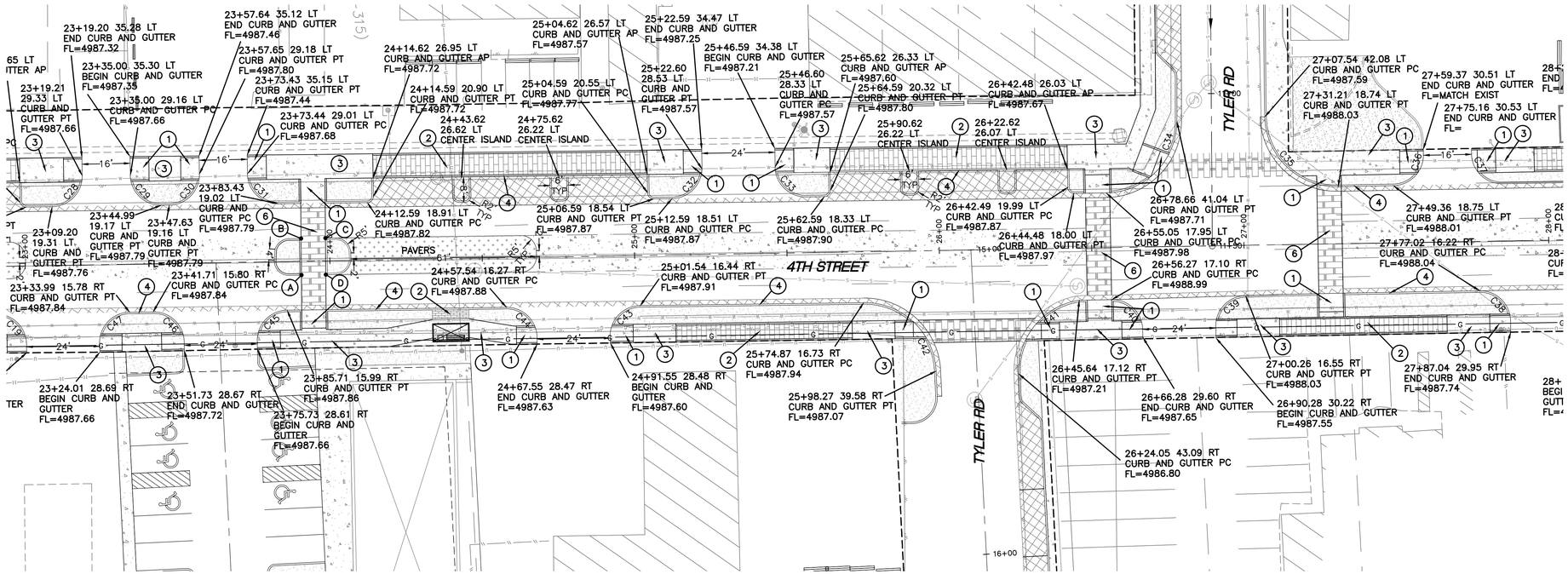
VILLAGE OF LOS RANCHOS
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

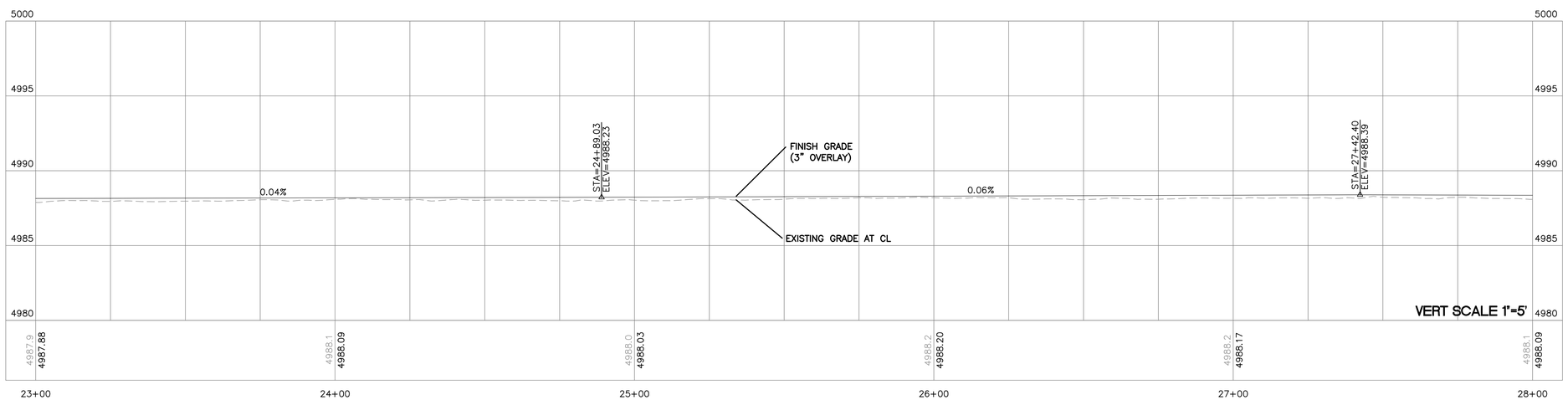
TITLE: **4th STREET ROADWAY IMPROVEMENTS**

18+00 TO 23+00

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET
–	D-15Z, E-15Z	C-104





KEYED NOTE:

1. UNIDIRECTIONAL ACCESSIBLE RAMP
2. SCORED CONCRETE PERMEABLE PAVING
3. CONCRETE SIDEWALK
4. STANDARD CURB AND GUTTER
5. MEDIAN CURB AND GUTTER
6. RAISED STAMPED CONCRETE CROSSWALK
7. ADJUST EXISTING METER LID TO GRADE REPLACE LID WITH TRAFFIC BEARING LID

A. 23+90.61 4.55 RT MEDIAN CURB FL=4988.09

B. 23+90.66 7.45 LT MEDIAN CURB FL=4988.04

C. 23+98.66 7.46 LT MEDIAN CURB FL=4988.04

D. 23+98.61 4.54 RT MEDIAN CURB FL=4988.10

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

AS BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY		DATE
INSPECTOR'S ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

A.G.R.S. MONUMENT "9_D15"
STANDARD A.G.R.S. BRASS TABLET
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)
N=1,515,572.09
E=1,524,960.621
PUBLISHED EL=4988.802 (NAVD 1988)
GROUND TO GRID FACTOR=0.99980524
DELTA ALPHA ANGLE=-013'20.97"

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY: VP	DATE: AUG, 2016
DRAWN BY: pm	DATE: AUG, 2016
DRAWN NAME: 2015098-PV	JOB NO.: 2015098
CHECKED BY: RRB	DATE: AUG, 2016

TIERRA WEST, LLC
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ALBUQUERQUE, NEW MEXICO 87109
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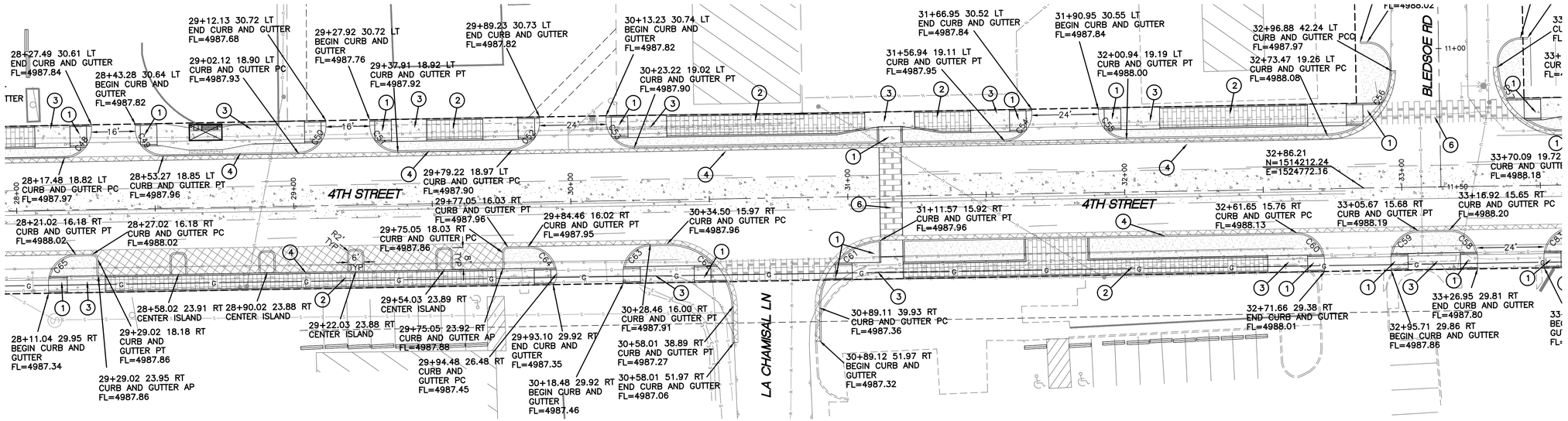
VILLAGE OF LOS RANCHOS
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

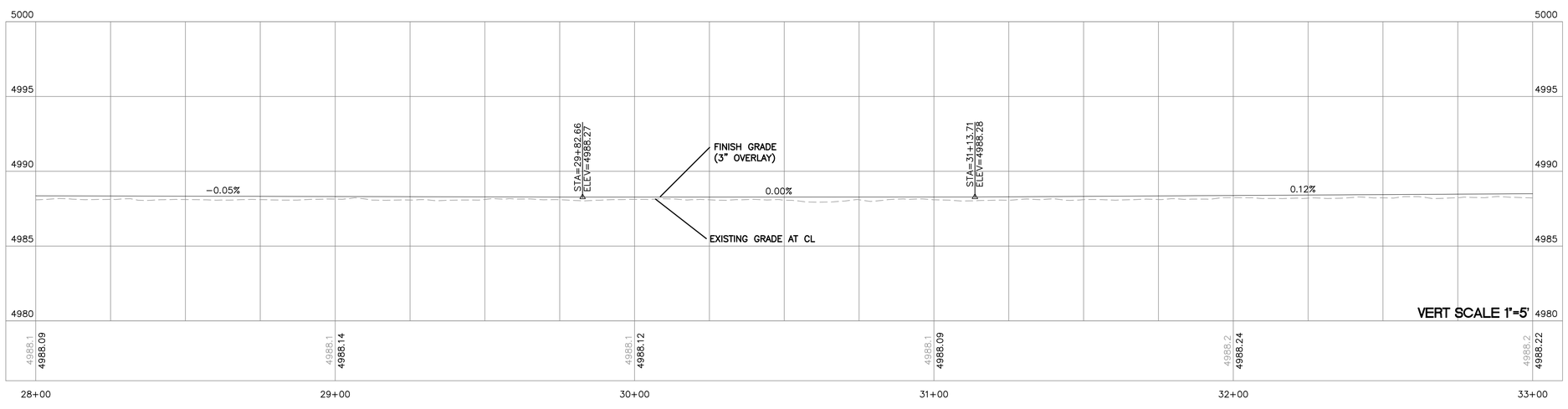
TITLE: **4th STREET ROADWAY IMPROVEMENTS**

23+00 TO 28+00

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET
–	D-15Z, E-15Z	C-105





KEYED NOTE:

1. UNIDIRECTIONAL ACCESSIBLE RAMP
2. SCORED CONCRETE PERMEABLE PAVING
3. CONCRETE SIDEWALK
4. STANDARD CURB AND GUTTER
5. MEDIAN CURB AND GUTTER
6. RAISED STAMPED CONCRETE CROSSWALK

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

AS BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY		DATE
INSPECTOR'S ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

A.G.R.S. MONUMENT "9_D15"
STANDARD A.G.R.S. BRASS TABLET
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE–N.A.D. 1983)
N=1,515,572.09
E=1,524,960.621
PUBLISHED EL=4988.802 (NAVD 1988)
GROUND TO GRID FACTOR=0.99980524
DELTA ALPHA ANGLE=-013'20.97"

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY: VP — DATE: AUG, 2016
DRAWN BY: pm — DATE: AUG, 2016
DRAWN NAME: 2015098-PV — JOB NO.: 2015098
CHECKED BY: RRB — DATE: AUG, 2016

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

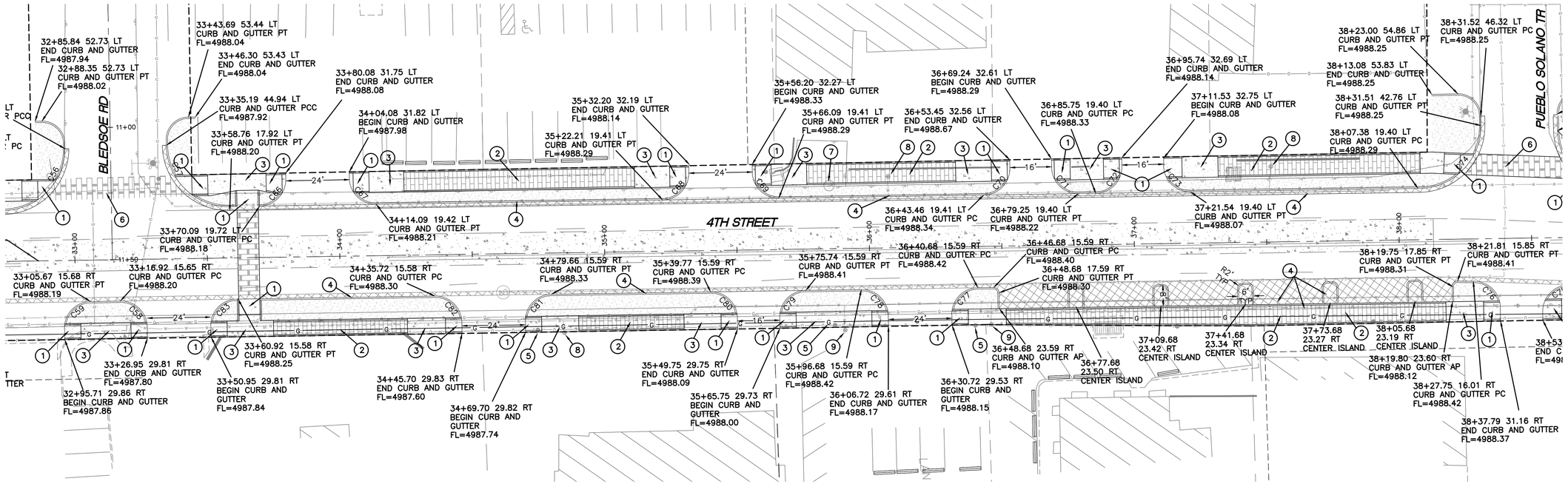
VILLAGE OF LOS RANCHOS
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

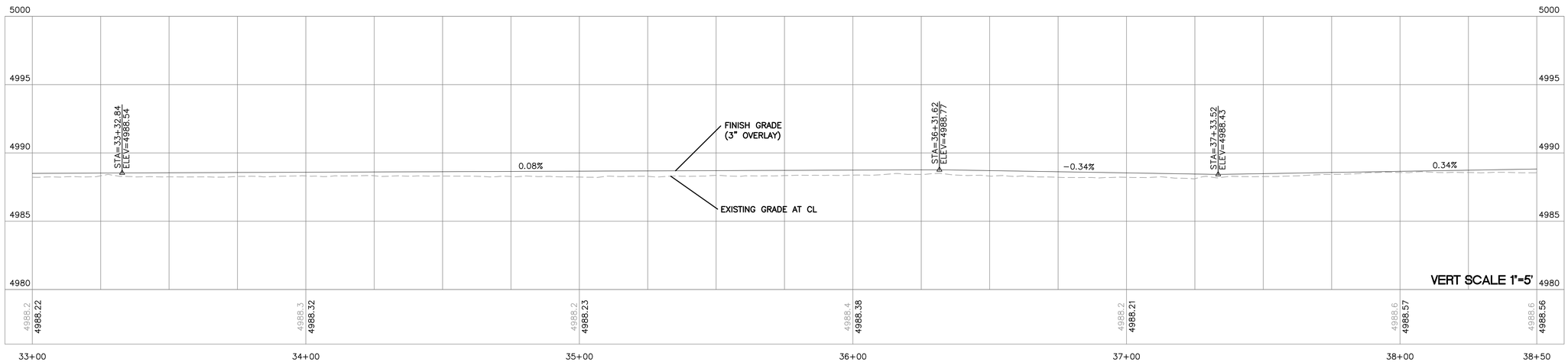
TITLE: **4th STREET ROADWAY IMPROVEMENTS**

28+00 TO 33+00

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET
–	D-15Z, E-15Z	C-106





KEYED NOTE:

1. UNIDIRECTIONAL ACCESSIBLE RAMP
2. SCORED CONCRETE PERMEABLE PAVING
3. CONCRETE SIDEWALK
4. STANDARD CURB AND GUTTER
5. RELOCATE EXISTING POWER POLE
6. RAISED STAMPED CONCRETE CROSSWALK
7. ADJUST RIM TO GRADE
8. ADJUST METER BOX LID TO GRADE
9. ADJUST METER BOX LID TO GRADE REPLACE LID WITH TRAFFIC BEARING LID

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACKNOWLEDGEMENT	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

A.G.R.S. MONUMENT "9_015"
STANDARD A.G.R.S. BRASS TABLET
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)
N=1,515,572.09
E=1,524,960.621
PUBLISHED EL=4988.802 (NAVD 1988)
GROUND TO GRID FACTOR=0.999680524
DELTA ALPHA ANGLE=-013'20.97"

SURVEY INFORMATION

NO.	BY	DATE	FIELD NOTES

ENGINEER'S SEAL

REVISIONS

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY: VP	DATE: AUG, 2016
DRAWN BY: pm	DATE: AUG, 2016
DRAWN NAME: 2015098-PV	JOB NO.: 2015098
CHECKED BY: RRB	DATE: AUG, 2016

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

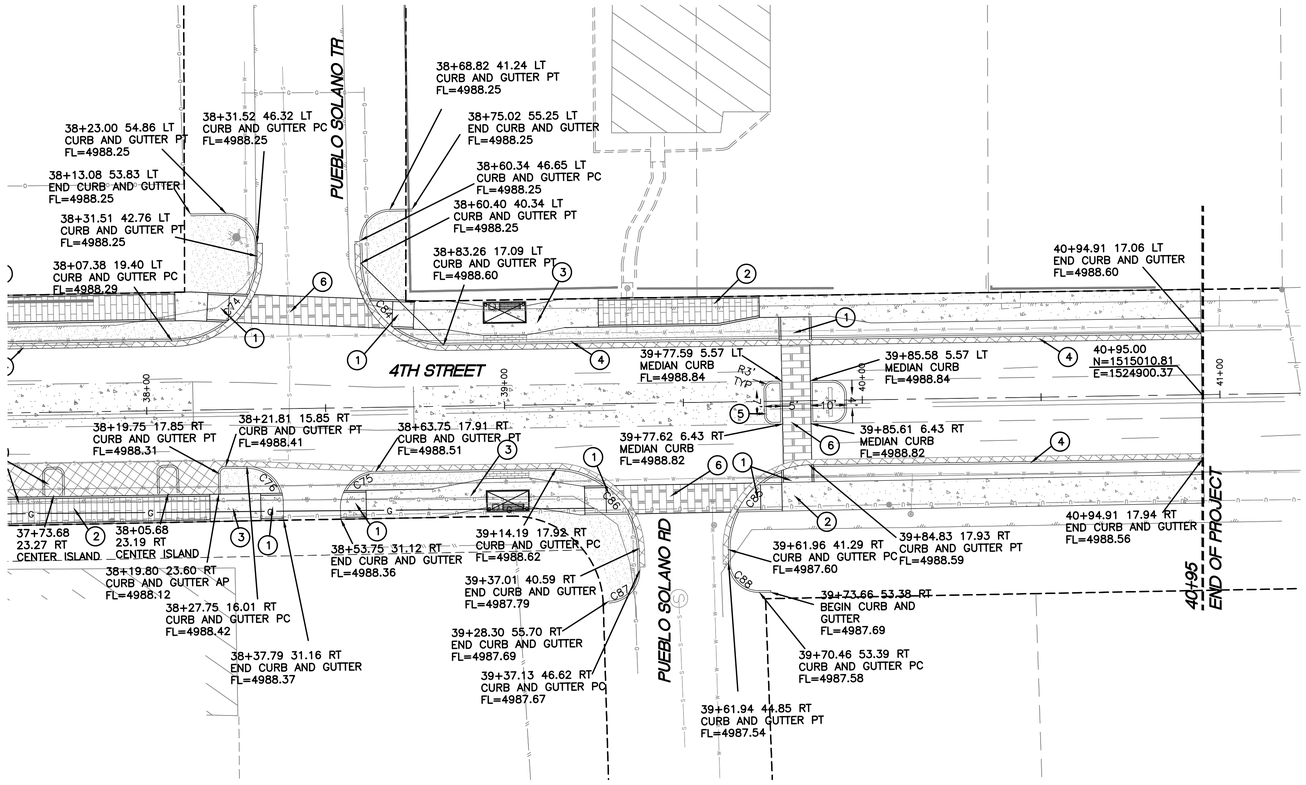
VILLAGE OF LOS RANCHOS
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

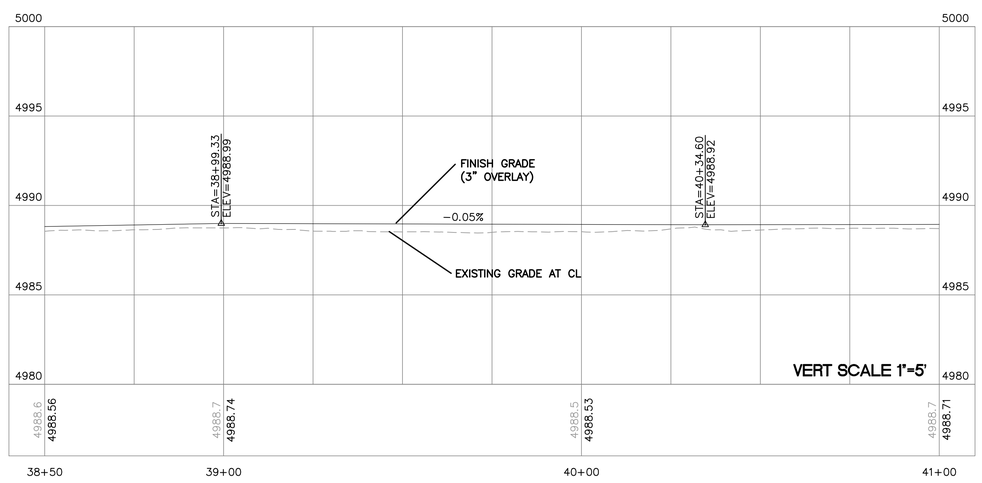
TITLE: **4th STREET ROADWAY IMPROVEMENTS**

33+00 TO 38+50

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET
–	D-15Z, E-15Z	C-107





KEYED NOTE:

1. UNIDIRECTIONAL ACCESSIBLE RAMP
2. SCORED CONCRETE PERMEABLE PAVING
3. CONCRETE SIDEWALK
4. STANDARD CURB AND GUTTER
5. MEDIAN CURB
6. RAISED STAMPED CONCRETE CROSSWALK

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

ENGINEER'S SEAL

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

A.G.R.S. MONUMENT "9_D15"
STANDARD A.G.R.S. BRASS TABLET
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE–N.A.D. 1983)
N=1,515,572.09
E=1,524,960.621
PUBLISHED EL=4988.802 (NAVD 1988)
GROUND TO GRID FACTOR=0.99980524
DELTA ALPHA ANGLE=-013'20.97"

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO–FILM INFORMATION

RECORDED BY — DATE
NO.

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY: VP — DATE: AUG, 2016
DRAWN BY: pm — DATE: AUG, 2016
DRAWN NAME: 2015098-PV — JOB NO.: 2015098
CHECKED BY: RRB — DATE: AUG, 2016

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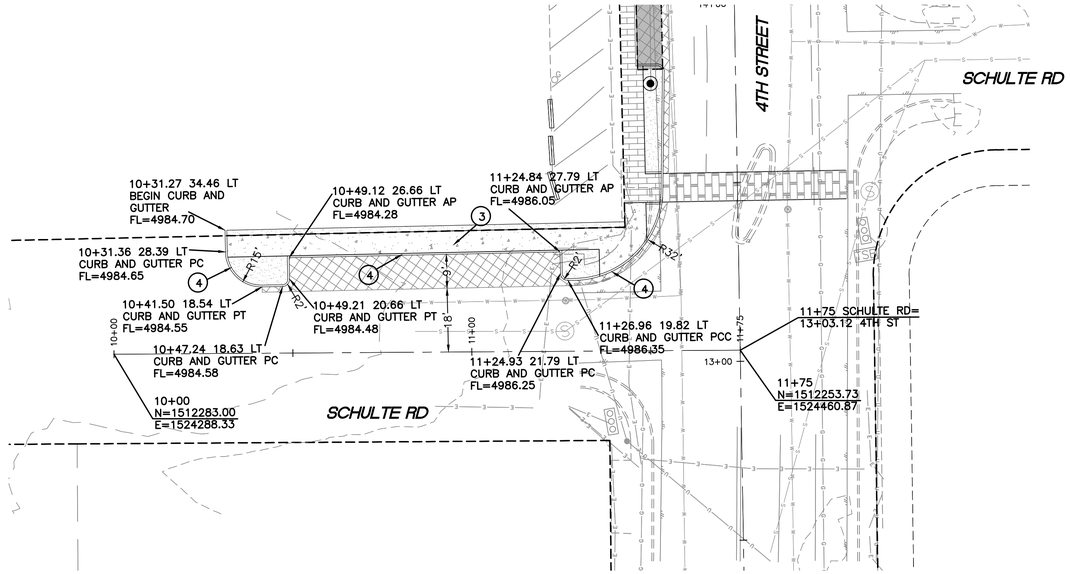
VILLAGE OF LOS RANCHOS
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **4th STREET ROADWAY IMPROVEMENTS**

38+50 TO 41+00

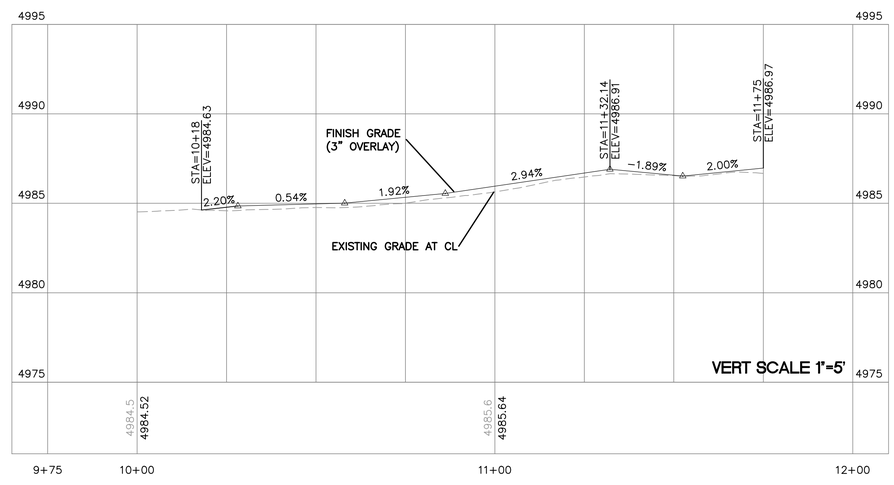
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET
–	D-15Z, E-15Z	C-108



KEYED NOTE:

1. UNIDIRECTIONAL ACCESSIBLE RAMP
2. SCORED CONCRETE PERMEABLE PAVING
3. CONCRETE SIDEWALK
4. STANDARD CURB AND GUTTER



GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

BENCH MARKS

A.G.R.S. MONUMENT "9_D15"
STANDARD A.G.R.S. BRASS TABLET
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,515,572.09
E=1,524,960.621
PUBLISHED EL=4988.802 (NAVD 1988)
GROUND TO GRID FACTOR=0.999680524
DELTA ALPHA ANGLE=-013'20.97"

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY: VP — DATE: AUG, 2016
DRAWN BY: pm — DATE: AUG, 2016
DRAWN NAME: 2015098-PY-SCHULTE — JOB NO.: 2015098
CHECKED BY: RRB — DATE: AUG, 2016

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5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
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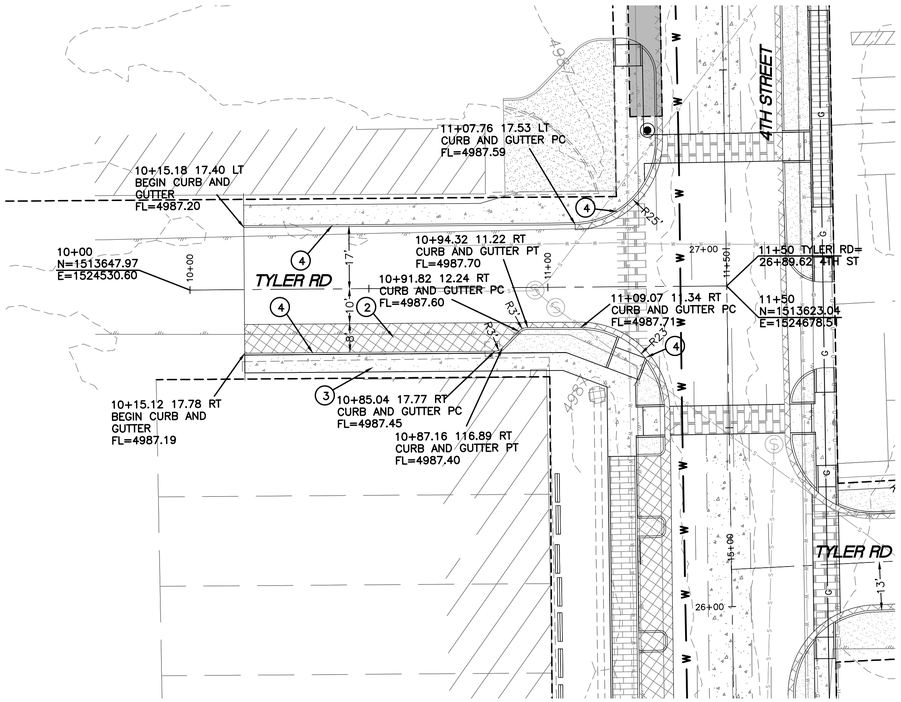
VILLAGE OF LOS RANCHOS
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

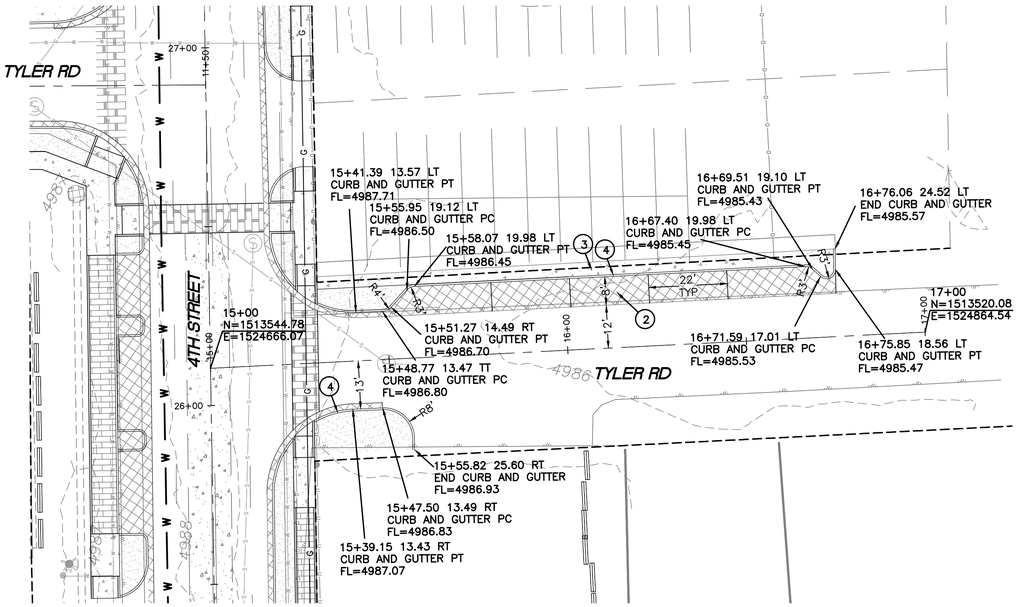
TITLE: **4th STREET ROADWAY IMPROVEMENTS**

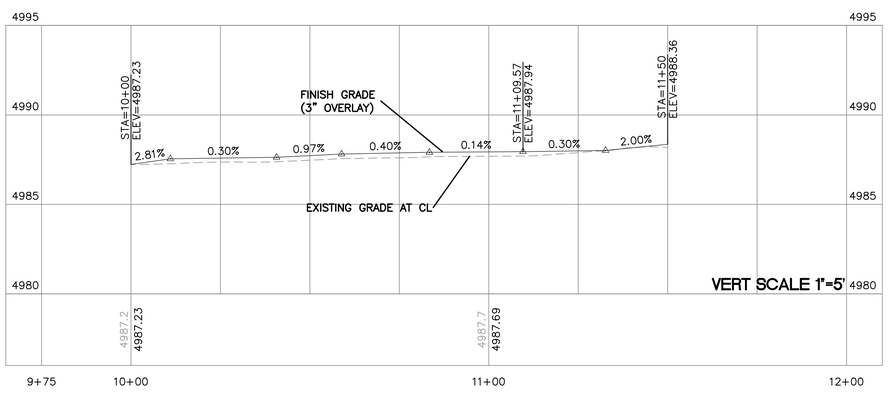
SCHULTE RD IMPROVEMENTS

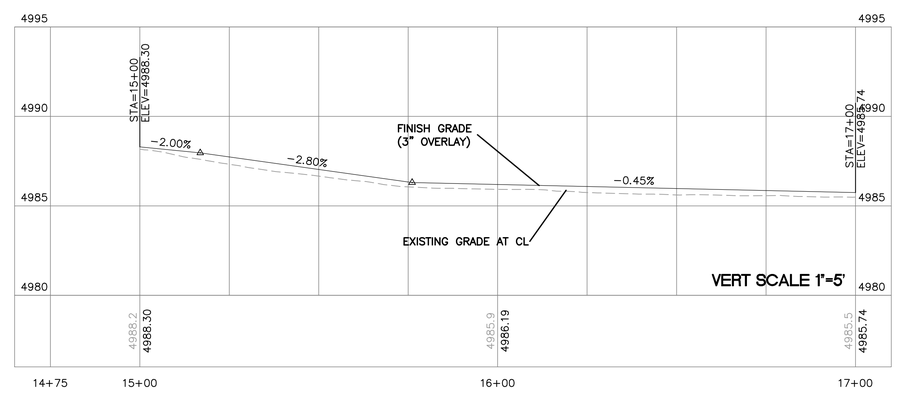
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET
–	D-15Z, E-15Z	C-109









KEYED NOTE:

1. UNIDIRECTIONAL ACCESSIBLE RAMP
2. PERMEABLE PAVING
3. CONCRETE SIDEWALK
4. STANDARD CURB AND GUTTER

N

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

A.G.R.S. MONUMENT "9_D15"
STANDARD A.G.R.S. BRASS TABLET
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,515,572.09
E=1,524,960.621
PUBLISHED EL=4988.802 (NAVD 1988)
GROUND TO GRID FACTOR=0.999680524
DELTA ALPHA ANGLE=-013'20.97"

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

REVISIONS

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY: VP	DATE: AUG, 2016
DRAWN BY: pm	DATE: AUG, 2016
DRAWN NAME: 2015098-PV-TYLER	JOB NO.: 2015098
CHECKED BY: RRB	DATE: AUG, 2016

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5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

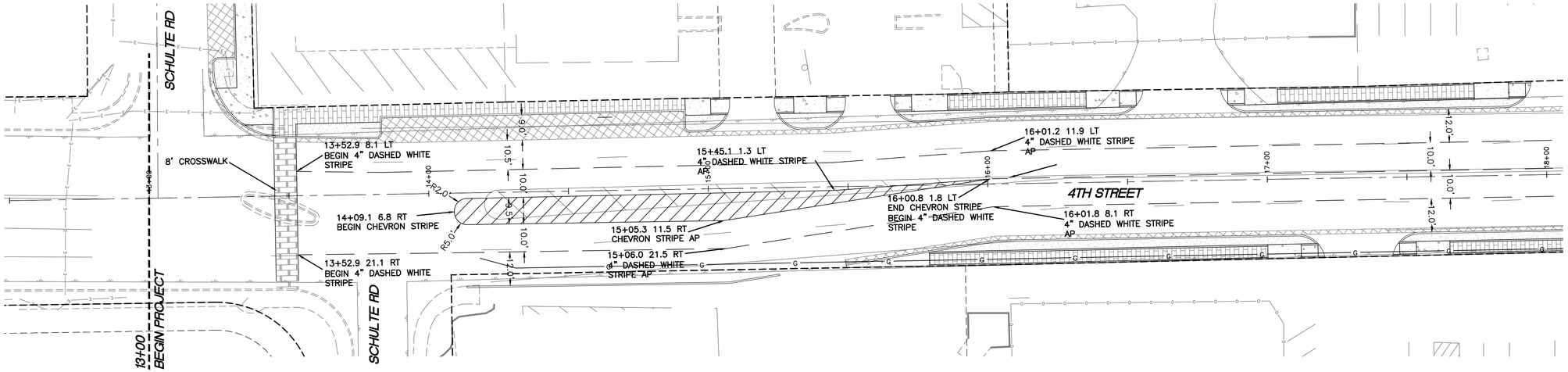
VILLAGE OF LOS RANCHOS
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

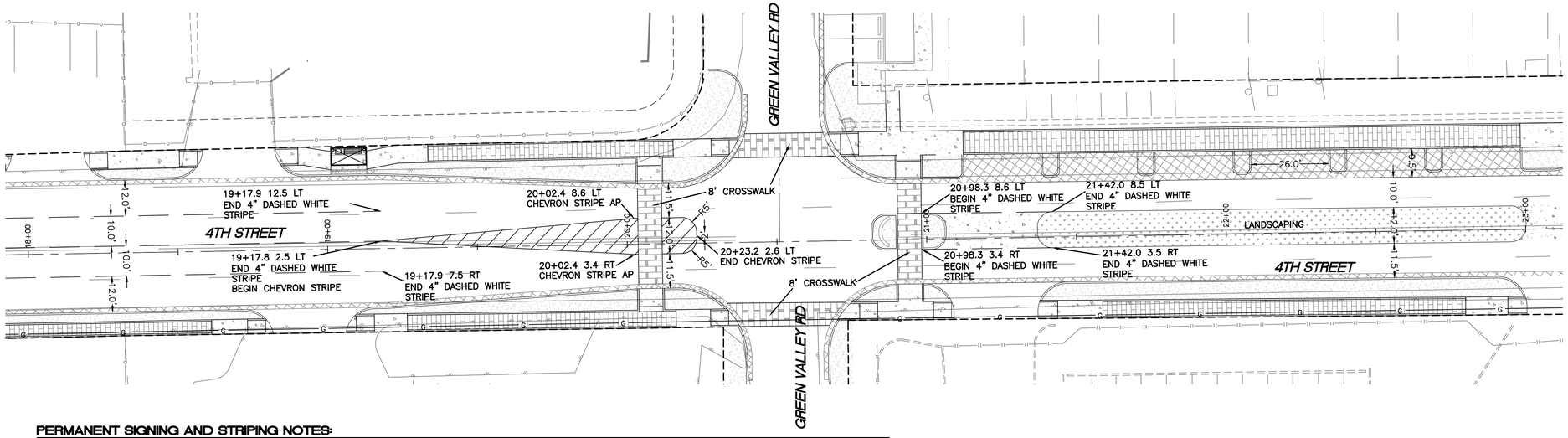
TITLE: **4th STREET ROADWAY IMPROVEMENTS**

TYLER RD IMPROVEMENTS

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET
—	D-15Z, E-15Z	C-110





PERMANENT SIGNING AND STRIPING NOTES:

1. ALL REGULATORY, WARNING, SPECIAL, AND GUIDE SIGNS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

SIGN	SIGN CODE	COLOR	LETTER SHEETING	BACKGROUND SHEETING
STOP	R1–1	(W/RED)	TYPE VIII OR IX	TYPE XI
YIELD	R1–2	(W/RED)	TYPE VIII OR IX	TYPE XI
DO NOT ENTER	R5–1	(W/RED)	TYPE VIII OR IX	TYPE XI
WRONG WAY	R5–1A	(W/RED)	TYPE VIII OR IX	TYPE XI
SCHOOL BUS STOP	S3–1	(BLK/FLOURESCENT YELLOW GREEN)	TYPE VIII OR IX	TYPE XI
SCHOOL BUS X–ING	S1–1	(BLK/FLOURESCENT YELLOW GREEN)	TYPE VIII OR IX	TYPE XI
PEDESTRIAN X–ING	W11–2	(BLK/FLOURESCENT YELLOW GREEN)	TYPE VIII OR IX	TYPE XI
BIKE X–ING	W11–1	(BLK/FLOURESCENT YELLOW GREEN)	TYPE VIII OR IX	TYPE XI
ALL SCHOOL/PED/BIKE SUPPLEMENTAL PLAQUES		(BLK/FLOURESCENT YELLOW GREEN)WHEREVER BLK/YELLOW IS SPECIFIED COLOR IN MUTCD	TYPE VIII OR IX	TYPE XI
ALL OTHER WARNING SIGNS AND SUPPLEMENTAL PLAQUES		(BLK/FLOURESCENT YELLOW GREEN)WHEREVER BLK/YELLOW IS SPECIFIED COLOR IN MUTCD	TYPE VIII OR IX	TYPE XI
GUIDE & DESTINATION SIGNS INCLUDES EXTRUDED & NON–EXTRUDED (OVERHEAD & GROUND MOUNTED)	ALL	(W/GREEN) EXCEPT WHERE SPECIFIED OTHERWISE IN THE MUTCD	TYPE VIII OR IX	TYPE XI
E–CODE SIGNS	E11–1, 1A 1B, 1C	(BLK/YELLOW)	TYPE VIII OR IX	TYPE XI
RECREATIONAL & CULTURAL INTEREST	ALL	(W/BROWN)	TYPE VIII OR IX	TYPE XI
GENERAL SERVICES	ALL	(W/BLUE)	TYPE VIII OR IX	TYPE XI
SPECIFIC SERVICES	ALL	(W/BLUE)	TYPE VIII OR IX	TYPE XI
ALL OTHER PERMANENT SIGNS		(BLK/WHITE) EXCEPT WHERE SPECIFIED OTHERWISE IN THE MUTCD	TYPE IV	TYPE XI

2. ONLY 0.125 INCHES THICK ALUMINUM PANEL SIGNS ARE PERMITTED FOR WARNING AND REGULATORY SIGNS.
3. ANTI–GRAFFITI COATING SHALL BE APPLIED ON ALL REGULATORY, WARNING, GUIDE, AND OTHER SPECIAL SIGNS.
4. QUANTITIES MAY VARY AS FIELD CONDITIONS DICTATE. THE CONTRACTOR WILL BE PAID FOR ACTUAL QUANTITIES USED.
5. ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH NM STANDARDS SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) AND ANY APPLICABLE SPECIAL PROVISION AND/ OR SUPPLEMENTAL SPECIFICATION. ALSO THE DEVICES SHALL COMPLY WITH THE CURRENT EDITION, WITH REVISION, OF THE MUTCD.
6. EACH SIGN FACE SHOWN ON PLANS SHALL MEET THE SPECIFICATIONS IN THE STANDARD HIGHWAY SIGNS MANUAL (CURRENT EDITION) FOR PROPER ARRANGEMENT, SPACING OF LETTERS, LETTER HEIGHT, SYMBOLS AND BORDERS FOR THE SPECIFIED SIZE AND MESSAGE AS SHOWN ON PLANS.
7. POST LENGTHS ARE BASED ON A MINIMUM OF 5 FT FOR RURAL ROADWAY SECTIONS TO A MINIMUM OF 7 FT FOR URBAN AND INTERSTATE ROADWAY SECTIONS. THE LENGTHS ARE MEASURED FROM THE BOTTOM OF THE SIGN TO NEAR EDGE OF THE DRIVING LANE.
8. THE LATERAL CLEARANCE OF SIGNS SHALL BE NO CLOSER THAN THE 6 FT FROM THE EDGE OF SHOULDER OR 12 FT FROM THE EDGE OF TRAVELED WAY FOR RURAL AREAS AND NO CLOSER THAN 2 FT FROM FACE OF CURB FOR URBAN AREAS.
9. ALL SIGNING HARDWARE, INCLUDING BRACKETS, (FOR MOUNTING ALL STREET NAME SIGNS, W1–8–18 BACK TO BACK MOUNTING, ETC.) ARE CONSIDERED INCIDENTAL TO SIGN INSTALLATION. THEREFORE, NO PAYMENT WILL BE MADE.
10. THREE 4 LB/FT SIGN POST INSTALLATION APPROVED ONLY IF THE SPAN BETWEEN THE OUTER POSTS EXCEEDS 84" (SIGN WIDTH OF 96" OR GREATER).
11. 3'–6" BASE POST ARE REQUIRED FOR ALL SMALL SIGN POST. SEE STANDARD SERIAL DRAWING 701–02–1/3 FOR DETAILS.
12. SIGN POST SHALL BE SQUARE TUBING AS APPROVED BY THE PROJECT MANAGER OR THE DISTRICT TRAFFIC ENGINEER.
13. CONTRACTOR SHALL FIELD VERIFY ALL SIGNING INFORMATION, TEXT, AND LOCATIONS PRIOR TO FABRICATION AND INSTALLATION. NEW SIGN LOCATIONS SHALL BE APPROVED BY THE PROJECT MANAGER OR THE DISTRICT TRAFFIC ENGINEER.
14. HOT THERMOPLASTIC PAVEMENT MARKINGS SHALL TO BE USED ON ALL STRIPING (LONG LINES, CROSSWALKS, LEGENDS, SYMBOLS, ETC.) THE THERMOPLASTIC PAINT SHALL BE APPLIED AT A THICKNESS OF 120 MIL.
15. WATER BLASTING IS THE ONLY APPROVED METHOD OF EXISTING STRIPE REMOVAL WITHIN DISTRICT THREE. THE USE OF BLACK PAINT AS A METHOD OR REMOVING OR COVERING EXISTING STRIPING IS STRICTLY PROHIBITED.

GENERAL NOTES:

1. OBLITERATE ALL EXISTING STRIPING AND PAVEMENT MARKING UNLESS OTHERWISE SPECIFIED
2. EXISTING MARKINGS IDENTIFIED TO BE REMOVED SHALL BE COMPLETELY OBLITERATED TO A MAXIMUM DEPTH OF 0.25" AND FOR A WIDTH EQUAL TO TWO TIMES THE WIDTH OF THE STRIPE OR MARKING TO BE REMOVED, PER COA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 443.3.2
3. ALL SIGNS SHALL BE MADE IN ACCORDANCE WITH THE M.U.T.C.D. (CURRENT EDITION) SPECIFICATIONS.
4. ALL STRIPING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE M.U.T.C.D. (CURRENT EDITION) SPECIFICATIONS.

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

AS BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY		DATE
INSPECTOR'S ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE

MICRO–FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

A.G.R.S. MONUMENT "9_D15"
STANDARD A.G.R.S. BRASS TABLET
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE–N.A.D. 1983)
N=1,515,572.09
E=1,524,960.621
PUBLISHED EL=4988.802 (NAVD 1988)
GROUND TO GRID FACTOR=0.999680524
DELTA ALPHA ANGLE=–0°13'20.97"

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY: VP	DATE: AUG. 2016
DRAWN BY: pm	DATE: AUG. 2016
DRAWN NAME: 2015098–STRIPING	JOB NO.: 2015098
CHECKED BY: RRB	DATE: AUG. 2016

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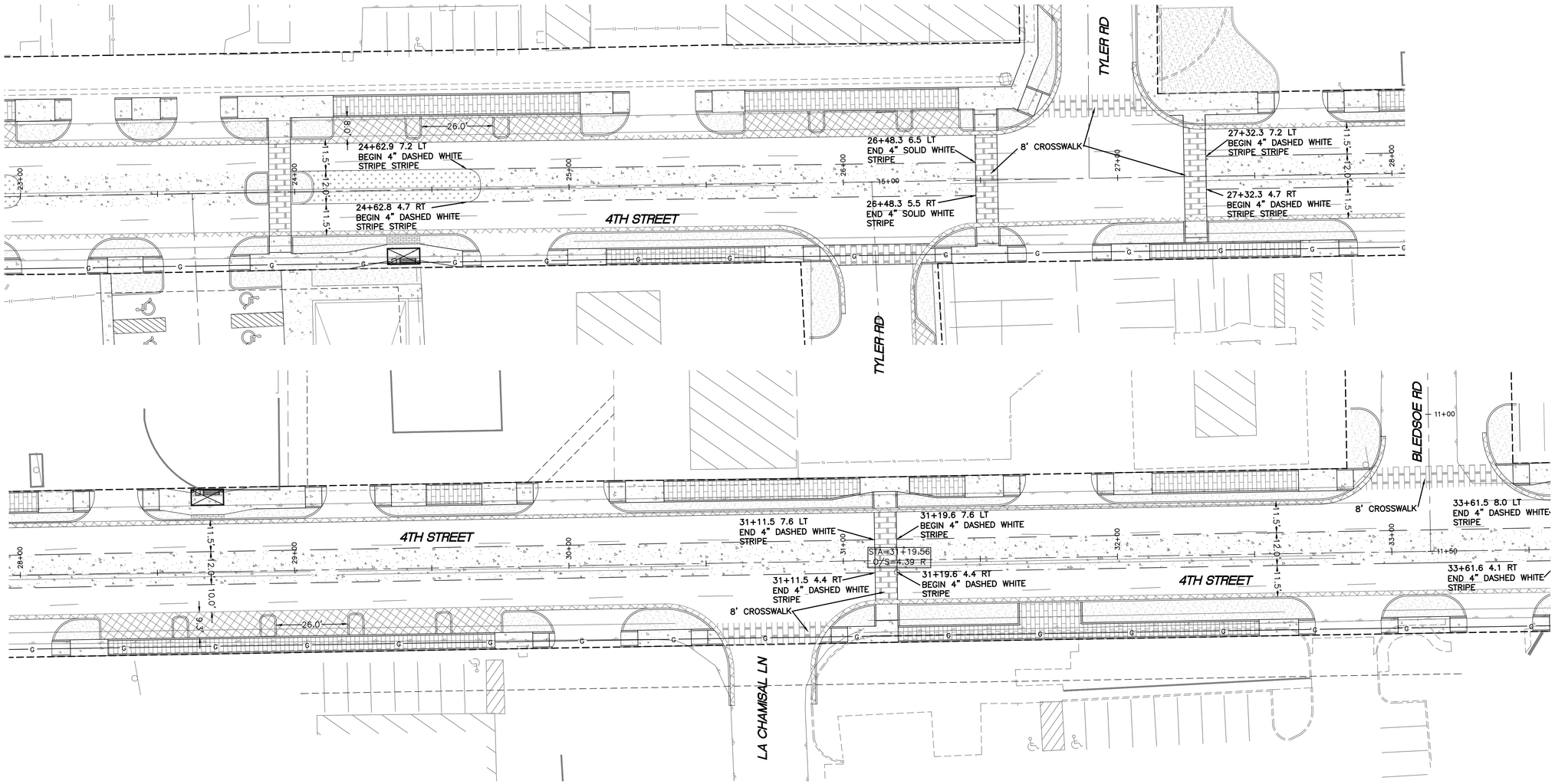
VILLAGE OF LOS RANCHOS
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **4th STREET ROADWAY IMPROVEMENTS**

4TH STREET STRIPING PLAN 13+00 TO 23+00

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET
–	D–15Z, E–15Z	C–111



AS BUILT INFORMATION

CONTRACTOR

WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

A.G.R.S. MONUMENT "9_D15"
STANDARD A.G.R.S. BRASS TABLET
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,515,572.09
E=1,524,960.621
PUBLISHED EL=4988.802 (NAVD 1988)
GROUND TO GRID FACTOR=0.999680524
DELTA ALPHA ANGLE=-013'20.97"

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY: VP	DATE: AUG. 2016
DRAWN BY: pm	DATE: AUG. 2016
DRAWN NAME: 2015098-STRIPING	JOB NO.: 2015098
CHECKED BY: RRB	DATE: AUG. 2016

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ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
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VILLAGE OF LOS RANCHOS
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **4th STREET ROADWAY IMPROVEMENTS**

4TH STREET STRIPING PLAN 23+00 TO 33+00

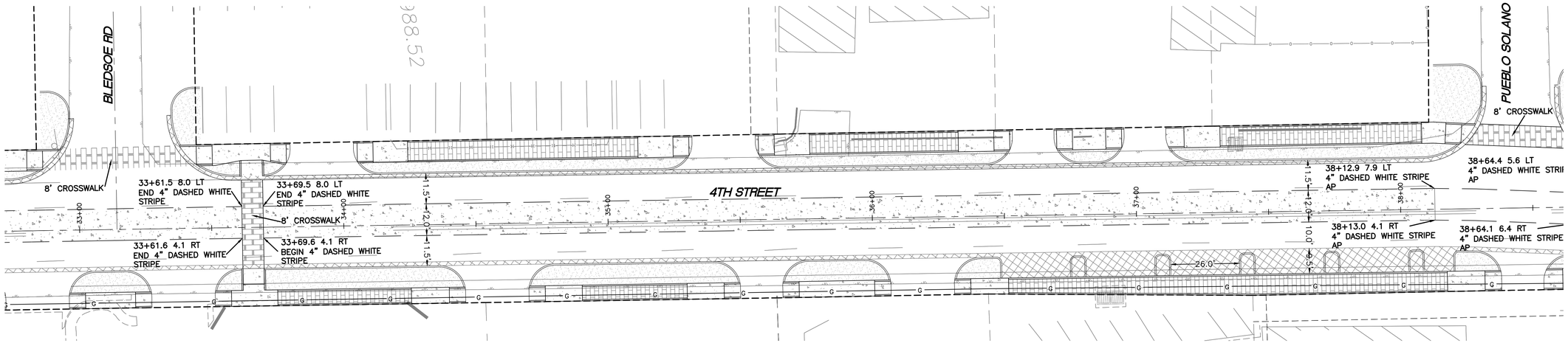
GRAPHIC SCALE

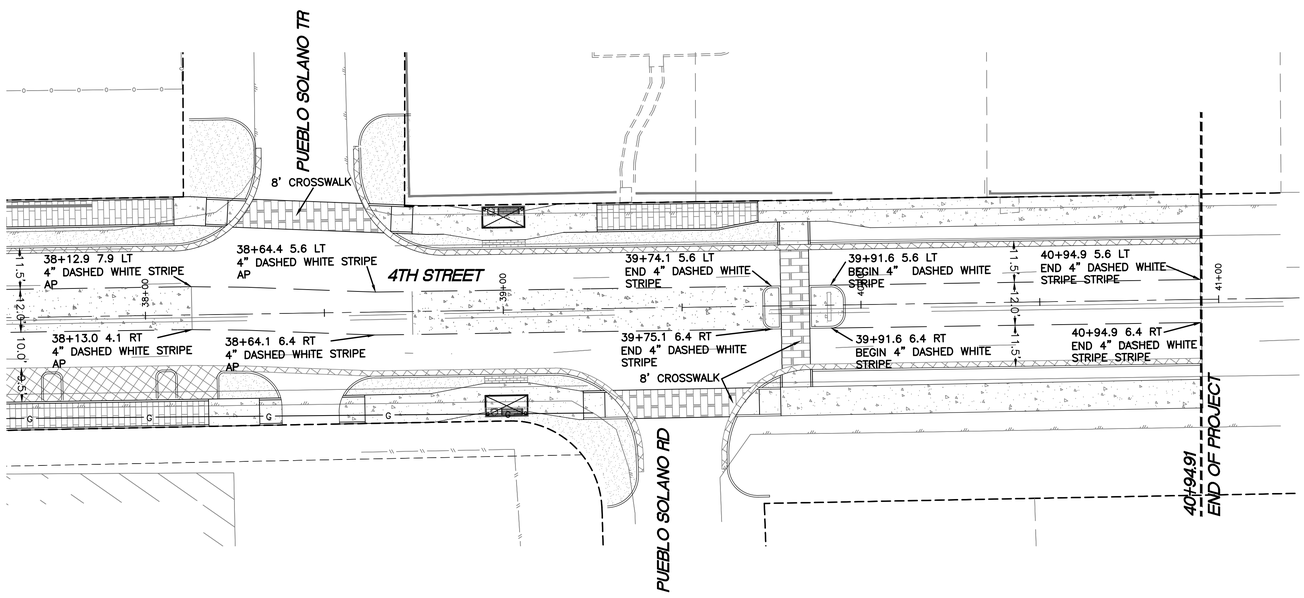
20 0 10 20

(IN FEET)
1 inch = 20 ft.

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET
–	D-15Z, E-15Z	C-112





GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

ENGINEER'S SEAL

NO.	BY	REMARKS	DATE

REVISIONS

DESIGN

DESIGNED BY: VP — DATE: AUG. 2016
DRAWN BY: pm — DATE: AUG. 2016
DRAWN NAME: 2015098-STRIPING — JOB NO.: 2015098
CHECKED BY: RRB — DATE: AUG. 2016

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

A.G.R.S. MONUMENT "9_D15"
STANDARD A.G.R.S. BRASS TABLET
NEW MEXICO STATE PLANE COORDINATES
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E=1,524,960.621
PUBLISHED EL=4988.802 (NAVD 1988)
GROUND TO GRID FACTOR=0.999680524
DELTA ALPHA ANGLE=-013'20.97"

AS BUILT INFORMATION

		DATE
CONTRACTOR		
WORK STAKED BY		
INSPECTOR'S ACCEPTANCE BY		
FIELD VERIFICATION BY		
DRAWINGS CORRECTED BY		

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

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ALBUQUERQUE, NEW MEXICO 87109
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www.tierrawestllc.com

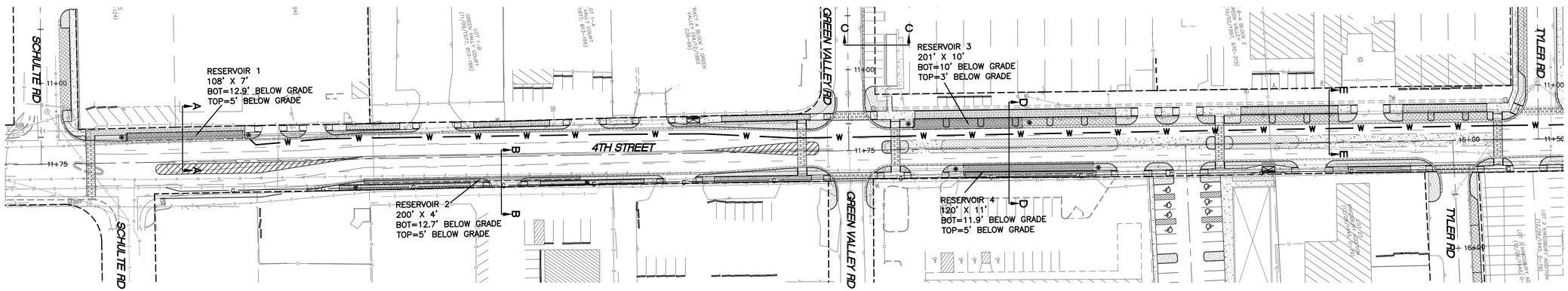
VILLAGE OF LOS RANCHOS
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

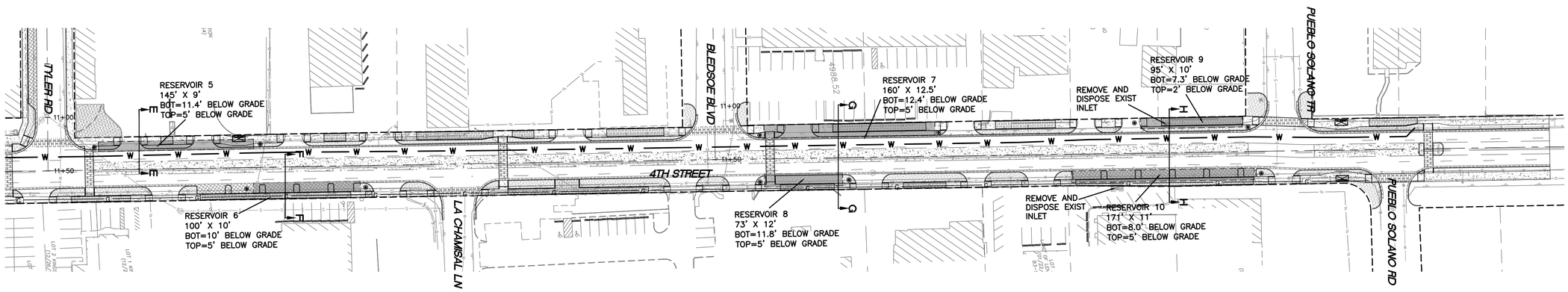
TITLE: **4th STREET ROADWAY IMPROVEMENTS**

4TH STREET STRIPING PLAN 33+00 TO 41+00

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET
–	D-15Z, E-15Z	C-113





SEE SHEETS 18 AND 19 FOR SECTIONS

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

A.G.R.S. MONUMENT "9_D15"
STANDARD A.G.R.S. BRASS TABLET
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,515,572.09
E=1,524,960.621
PUBLISHED EL=4988.802 (NAVD 1988)
GROUND TO GRID FACTOR=0.999680524
DELTA ALPHA ANGLE=-013'20.97"

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY: VP	DATE: AUG, 2016
DRAWN BY: pm	DATE: AUG, 2016
DRAWN NAME: 20150986-GR	JOB NO.: 20150986
CHECKED BY: RRB	DATE: AUG, 2016

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

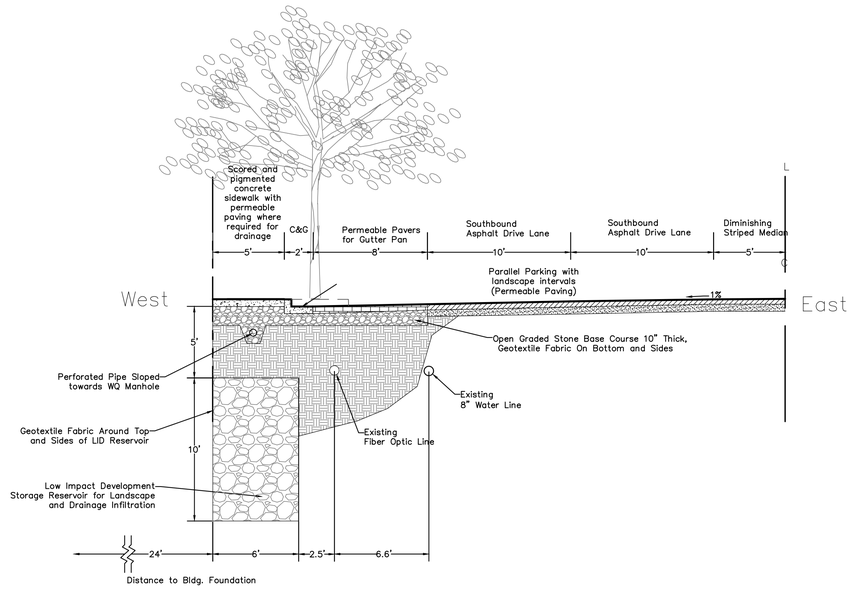
VILLAGE OF LOS RANCHOS
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **4th STREET ROADWAY IMPROVEMENTS**

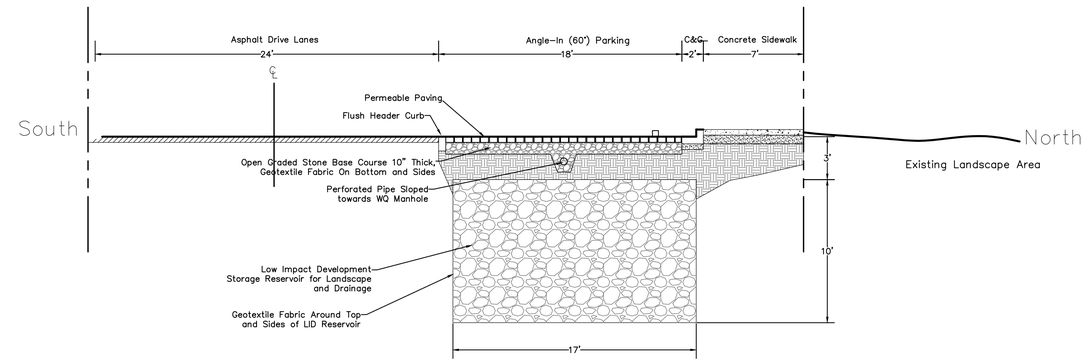
GRADING AND DRAINAGE PLAN

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

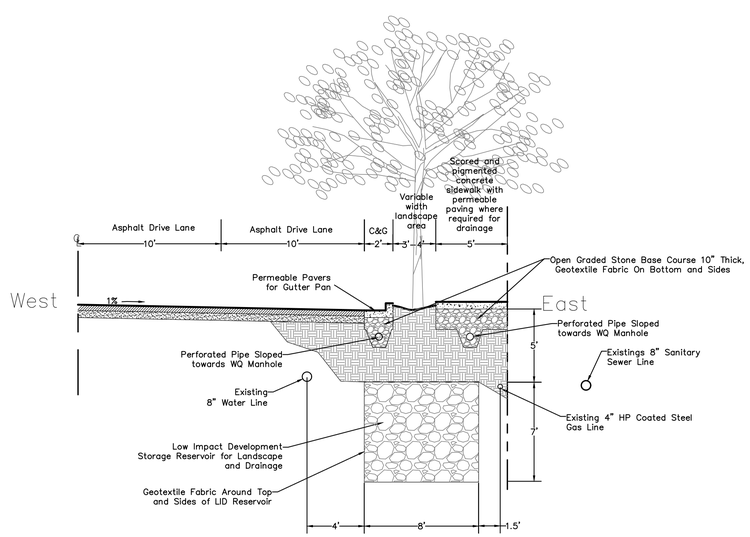
CITY PROJECT NO.	ZONE MAP NO.	SHEET
–	D-15Z, E-15Z	C-114



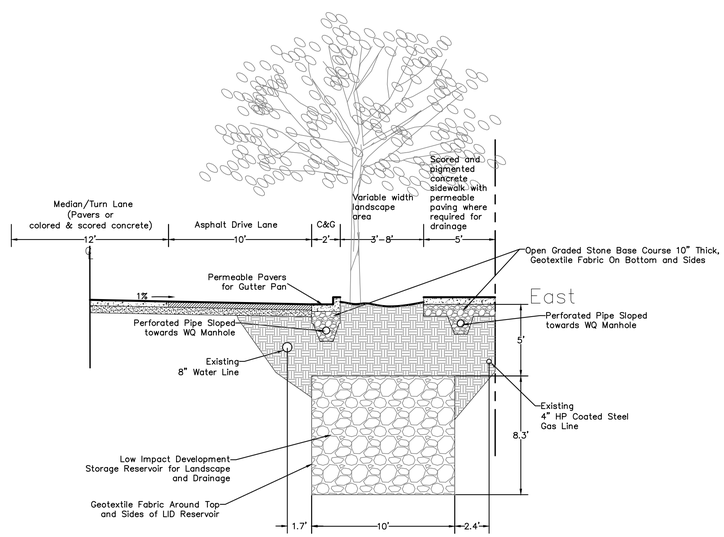
SECTION A–A



SECTION C–C



SECTION B–B



SECTION D–D

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

BENCH MARKS

A.G.R.S. MONUMENT "9_D15"
STANDARD A.G.R.S. BRASS TABLET
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE–N.A.D. 1983)
N=1,515,572.09
E=1,524,960.621
PUBLISHED EL=4988.802 (NAVD 1988)
GROUND TO GRID FACTOR=0.999680524
DELTA ALPHA ANGLE=-0°13'20.97"

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY: VP — DATE: AUG, 2016
DRAWN BY: pm — DATE: AUG, 2016
DRAWN NAME: 2015098-GR — JOB NO.: 2015098
CHECKED BY: RRB — DATE: AUG, 2016

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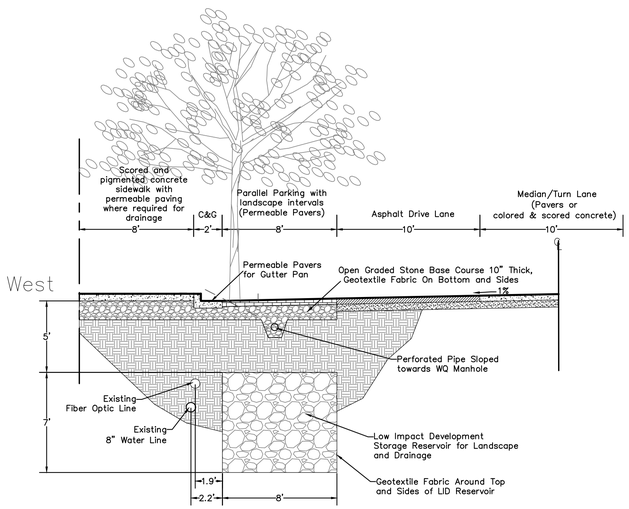
VILLAGE OF LOS RANCHOS
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **4th STREET ROADWAY IMPROVEMENTS**

GRADING AND DRAINAGE TYPICAL SECTIONS

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET
–	D-15Z, E-15Z	C-115



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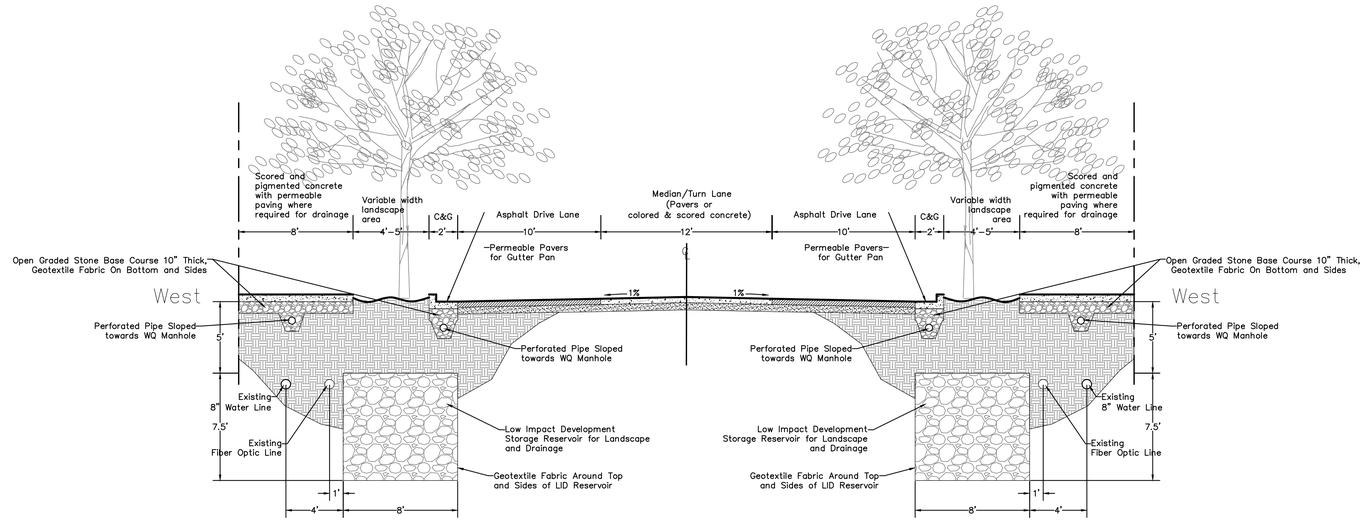

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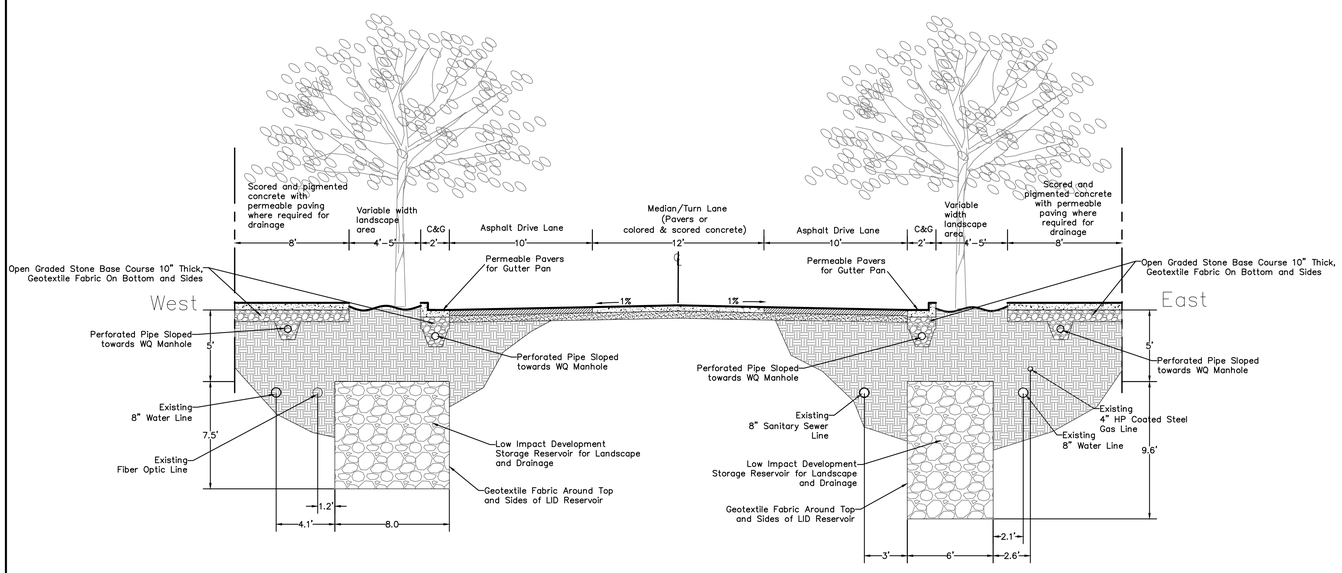

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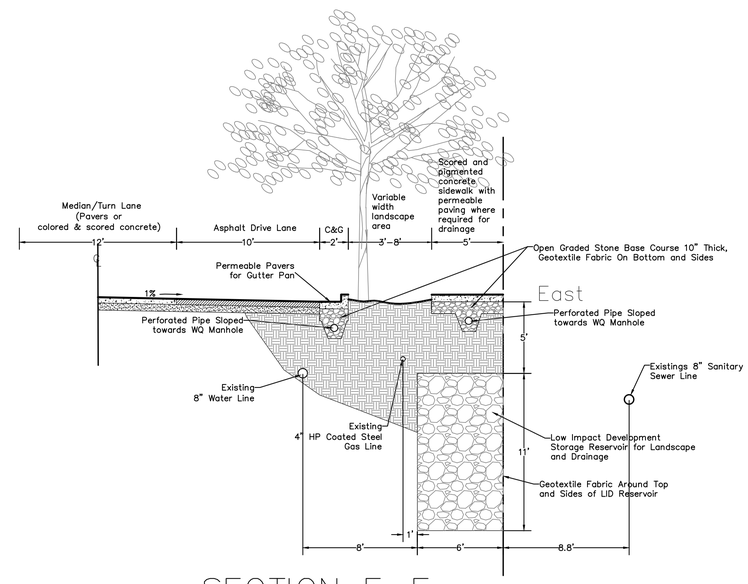

SECTION F–F

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO–FILM INFORMATION

RECORDED BY — DATE
NO.

BENCH MARKS

A.G.R.S. MONUMENT "9_D15"
STANDARD A.G.R.S. BRASS TABLET
NEW MEXICO STATE PLANE COORDINATES
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GROUND TO GRID FACTOR=0.999680524
DELTA ALPHA ANGLE=–0°13'20.97"

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY: VP — DATE: AUG, 2016
DRAWN BY: pm — DATE: AUG, 2016
DRAWN NAME: 2015098–GR — JOB NO.: 2015098
CHECKED BY: RRB — DATE: AUG, 2016

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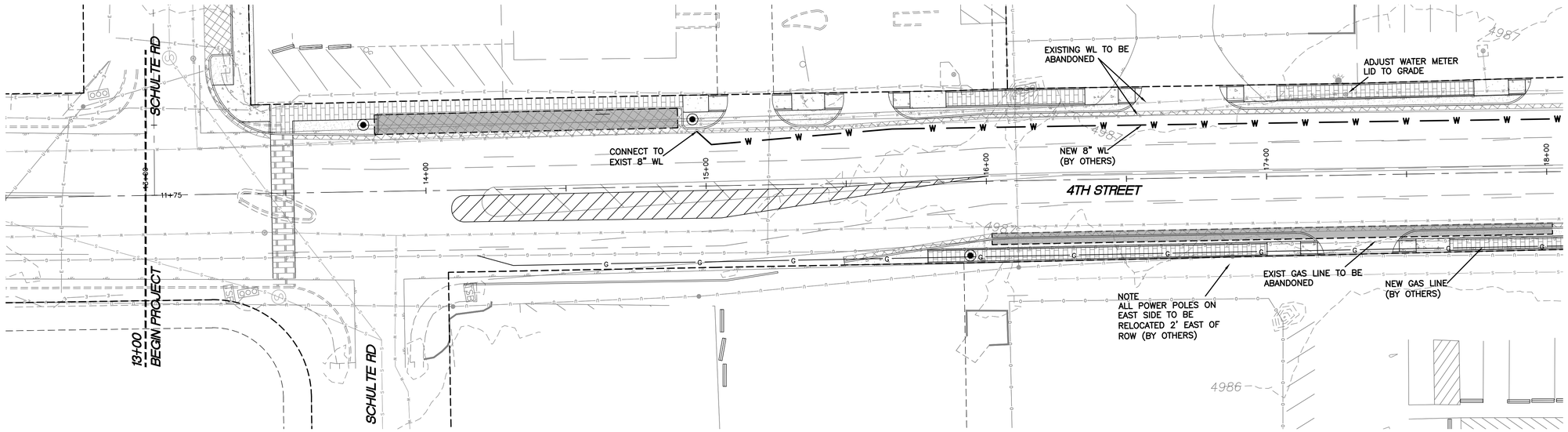
VILLAGE OF LOS RANCHOS
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

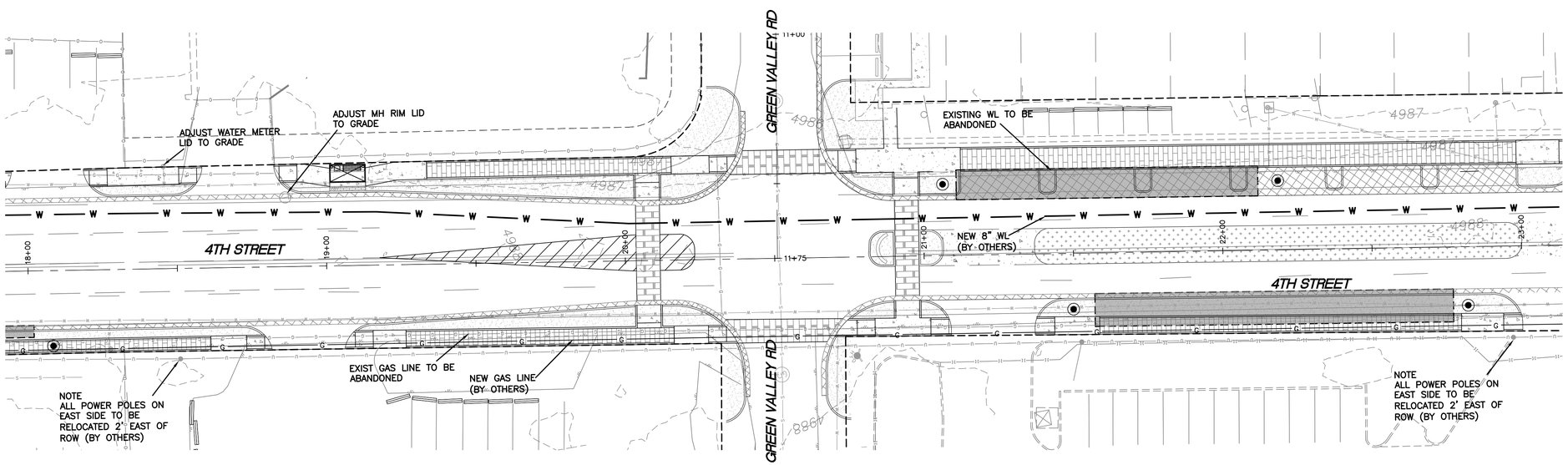
TITLE: **4th STREET ROADWAY IMPROVEMENTS**

GRADING AND DRAINAGE TYPICAL SECTIONS

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET
–	D–15Z, E–15Z	C–116





GENERAL UTILITY NOTES

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH ABCWUA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. IRRIGATION AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
7. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
8. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
9. PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
10. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
11. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

A.G.R.S. MONUMENT "9_D15"
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DELTA ALPHA ANGLE=-0°13'20.97"

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY: VP — DATE: AUG, 2016
DRAWN BY: pm — DATE: AUG, 2016
DRAWN NAME: 2015098-MU — JOB NO.: 2015098
CHECKED BY: RRB — DATE: AUG, 2016

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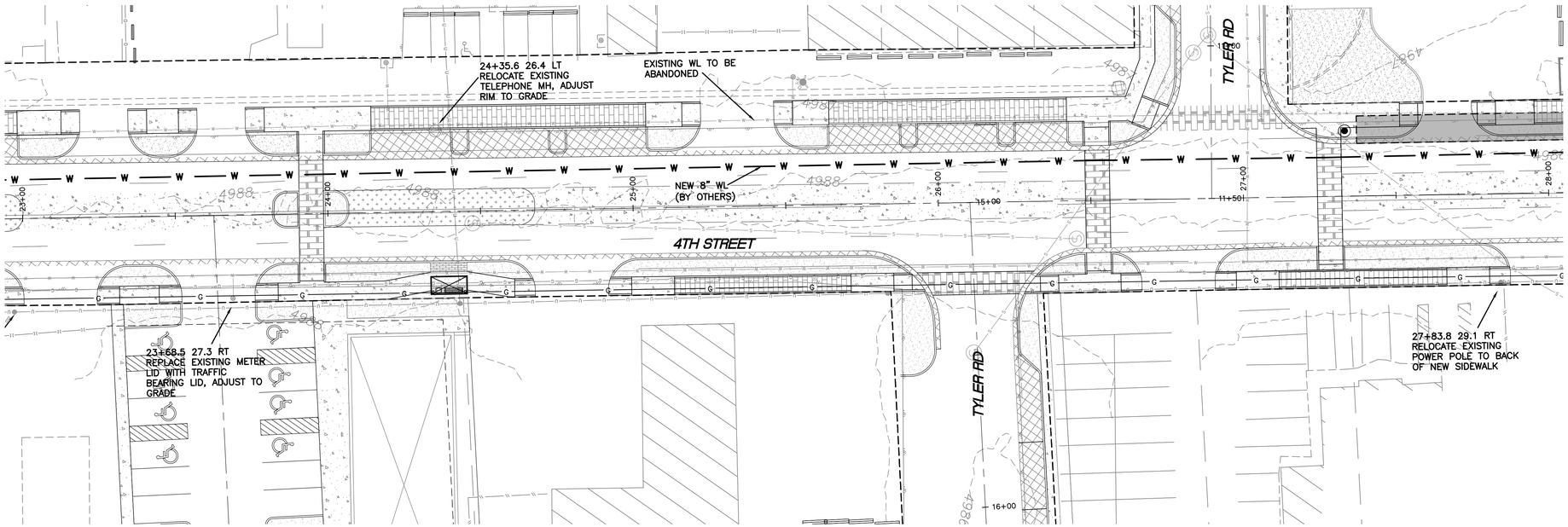
VILLAGE OF LOS RANCHOS
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

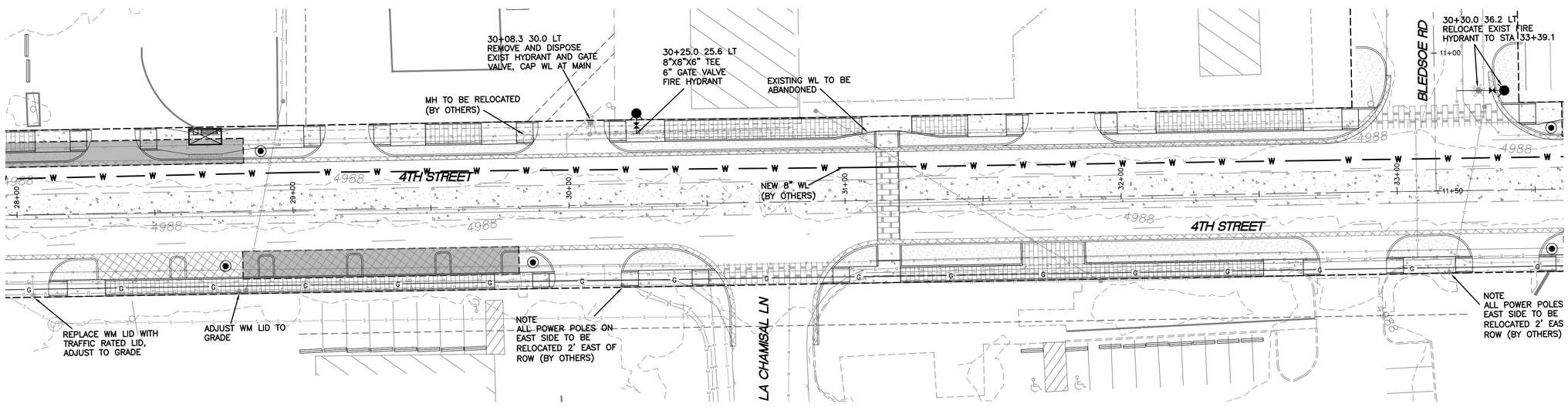
TITLE: **4th STREET ROADWAY IMPROVEMENTS**

UTILITY PLAN 13+00 TO 23+00

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET
–	D-15Z, E-15Z	C-117





GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

BENCH MARKS

A.G.R.S. MONUMENT "9_D15"
STANDARD A.G.R.S. BRASS TABLET
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,515,572.09
E=1,524,960.621
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GROUND TO GRID FACTOR=0.999680524
DELTA ALPHA ANGLE=-013'20.97"

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY: VP — DATE: AUG. 2016
DRAWN BY: pm — DATE: AUG. 2016
DRAWN NAME: 2015098-MU — JOB NO.: 2015098
CHECKED BY: RRB — DATE: AUG. 2016

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

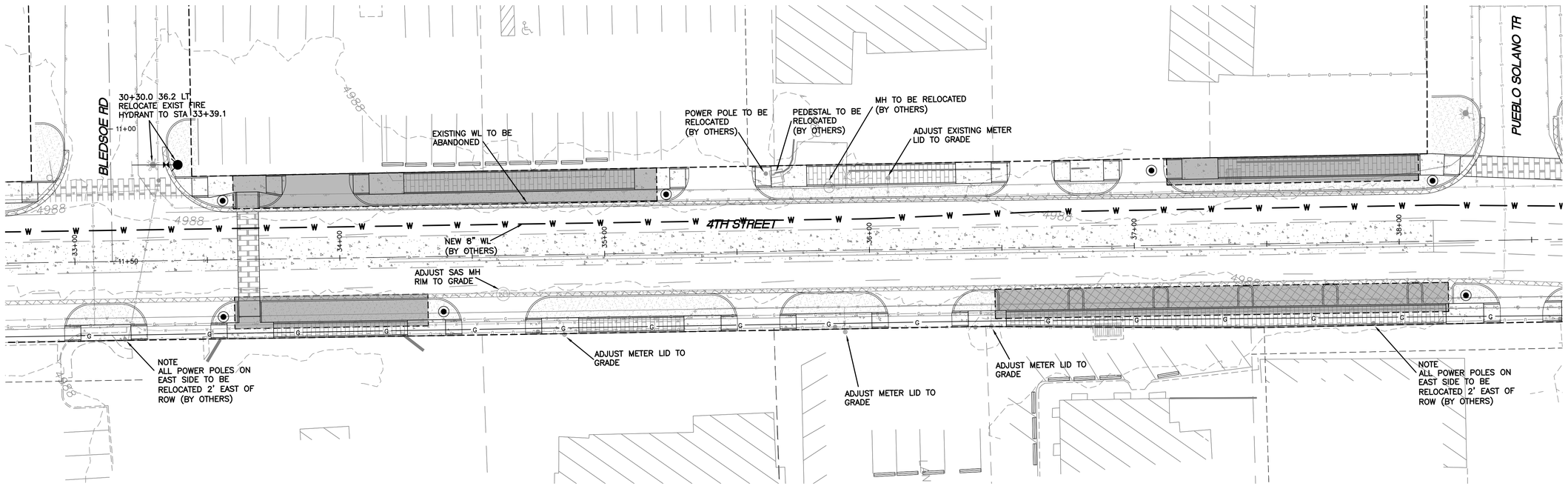
VILLAGE OF LOS RANCHOS
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

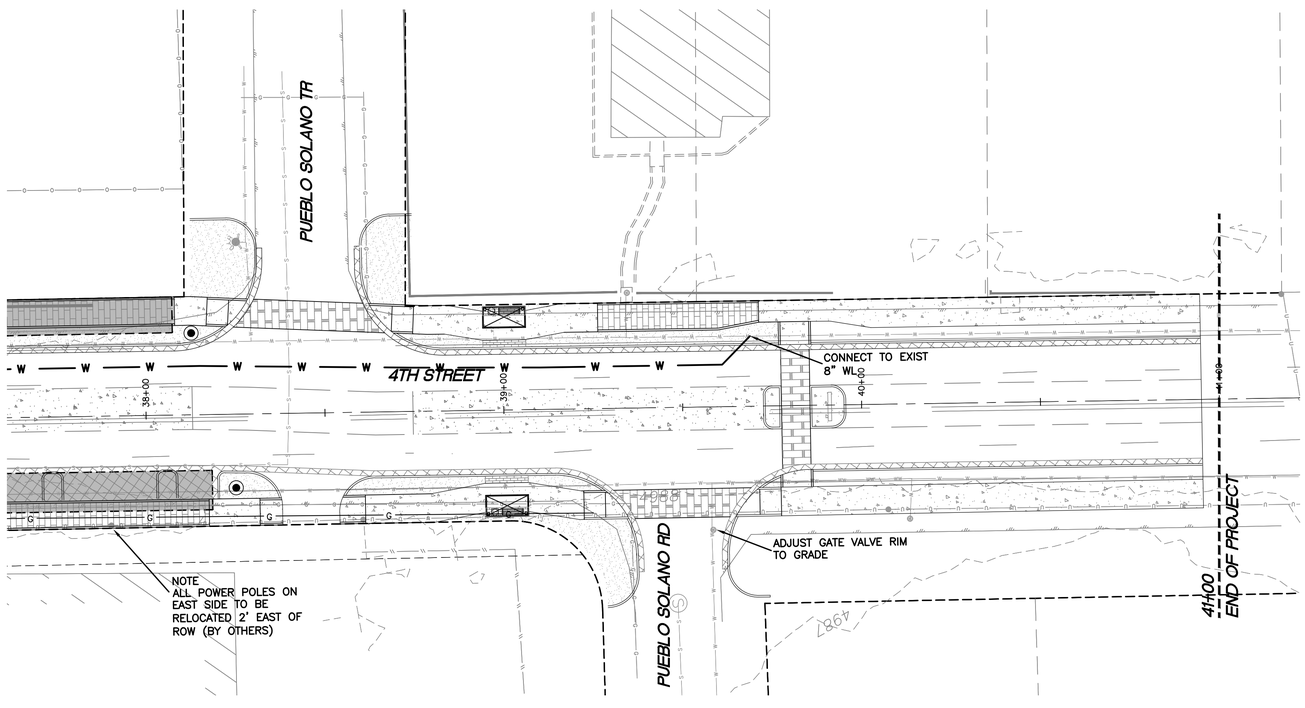
TITLE: **4th STREET ROADWAY IMPROVEMENTS**

UTILITY PLAN 23+00 TO 33+00

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET
—	D-15Z, E-15Z	C-118





GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
A.G.R.S. MONUMENT "9_D15"
STANDARD A.G.R.S. BRASS TABLET
NEW MEXICO STATE PLANE COORDINATES
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GROUND TO GRID FACTOR=0.999680524
DELTA ALPHA ANGLE=-0°13'20.97"

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN
DESIGNED BY: VP — DATE: AUG, 2016
DRAWN BY: pm — DATE: AUG, 2016
DRAWN NAME: 2015098-MU — JOB NO.: 2015098
CHECKED BY: RRB — DATE: AUG, 2016

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ALBUQUERQUE, NEW MEXICO 87109
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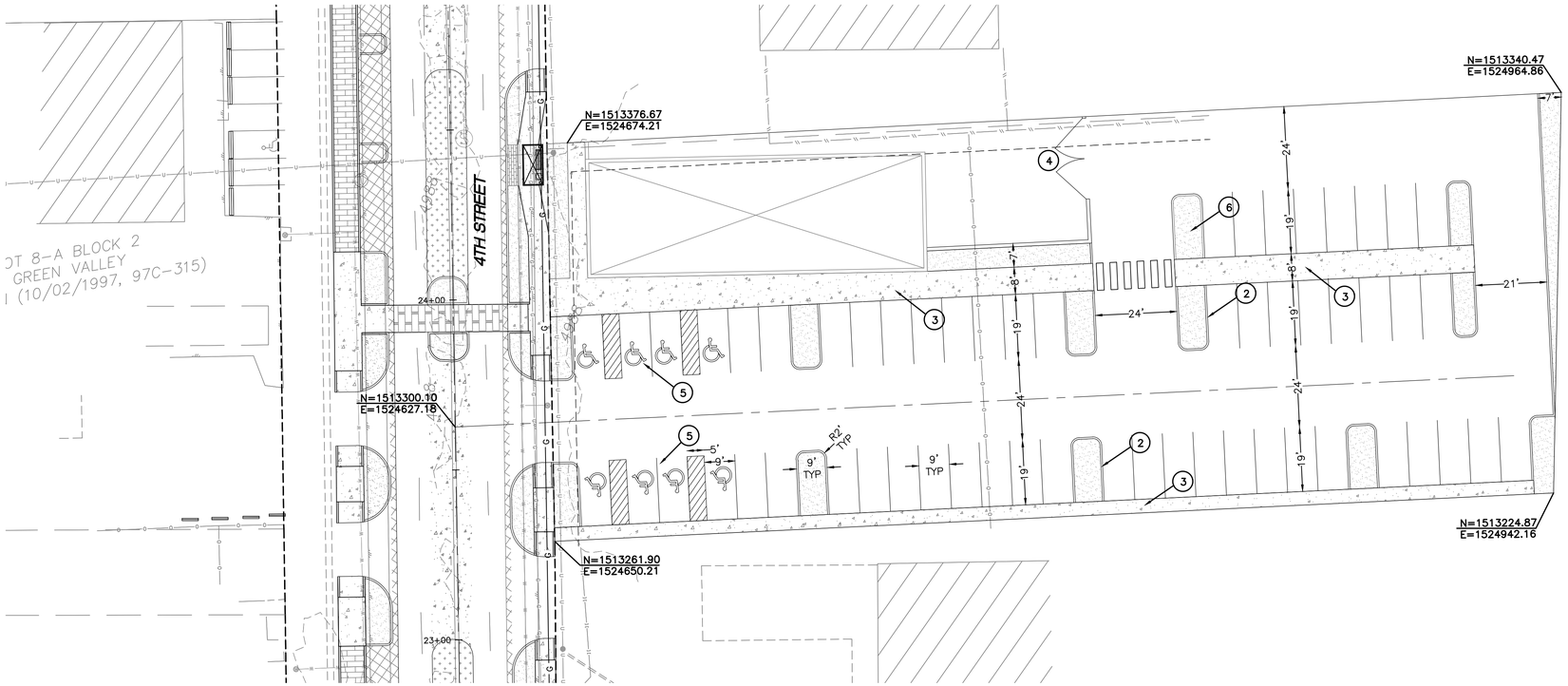
VILLAGE OF LOS RANCHOS
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **4th STREET ROADWAY IMPROVEMENTS**

UTILITY PLAN 33+00 TO 41+00

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET
–	D-15Z, E-15Z	C-119



KEYED NOTE:

1. WHEEL STOP
2. 6" CURB AND GUTTER (TYP)
3. CONCRETE SIDEWALK
4. 24' GATE
5. ACCESSIBLE PARKING PER ADA STANDARDS
6. LANDSCAPING

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

BENCH MARKS

A.G.R.S. MONUMENT "9_D15"
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GROUND TO GRID FACTOR=0.999680524
DELTA ALPHA ANGLE=-013'20.97"

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN
DESIGNED BY: VP — DATE: AUG, 2016
DRAWN BY: pm — DATE: AUG, 2016
DRAWN NAME: 2015098-PV-TYLER — JOB NO.: 2015098
CHECKED BY: RRB — DATE: AUG, 2016

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5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

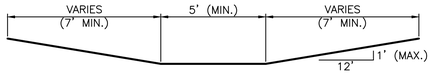
VILLAGE OF LOS RANCHOS
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **4th STREET ROADWAY IMPROVEMENTS**

PARKING LOT

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

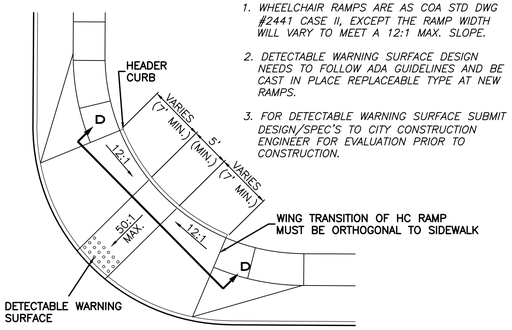
CITY PROJECT NO.	ZONE MAP NO.	SHEET
—	D-15Z, E-15Z	C-120



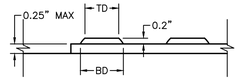
SECTION D-D
NTS

NOTES:

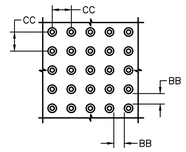
1. *WHEELCHAIR RAMPS ARE AS COA STD DWG #2441 CASE II, EXCEPT THE RAMP WIDTH WILL VARY TO MEET A 12:1 MAX. SLOPE.*
2. *DETECTABLE WARNING SURFACE DESIGN NEEDS TO FOLLOW ADA GUIDELINES AND BE CAST IN PLACE REPLACEABLE TYPE AT NEW RAMPS.*
3. *FOR DETECTABLE WARNING SURFACE SUBMIT DESIGN/SPEC'S TO CITY CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.*



WHEELCHAIR RAMP DETAIL (TYP.)
NTS



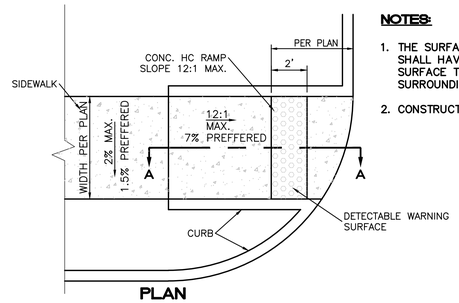
DOME SECTION



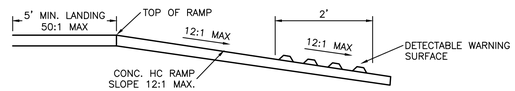
BD – BASE DIAMETER 0.9" MIN
TD – TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX

DOME SPACING

CC – CENTER TO CENTER SPACING 2.35"
BB – BASE TO BASE SPACING 1.48" MIN



PLAN

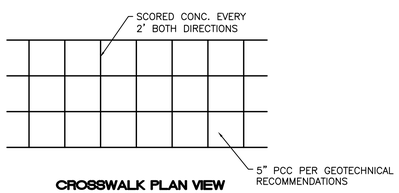


SECTION A-A

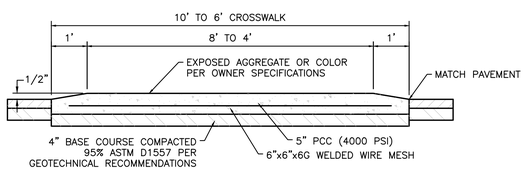
UNIDIRECTIONAL HC RAMP
NTS

NOTES:

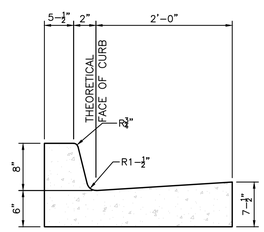
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.



CROSSWALK PLAN VIEW



RAISED CROSSWALK
NTS



CURB GENERAL NOTES:
1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER VILLAGE OF LOS RANCHOS SPECIFICATIONS.
2. PROVIDE CONTRACTION JTS. 12' MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS., SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADUIS EDGING TOOL.
4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

8" STANDARD CURB / GUTTER
NTS

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

A.G.R.S. MONUMENT "9_D15"
STANDARD A.G.R.S. BRASS TABLET
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE–N.A.D. 1983)
N=1,515,572.09
E=1,524,960.621
PUBLISHED EL=4988.802 (NAVD 1988)
GROUND TO GRID FACTOR=0.999680524
DELTA ALPHA ANGLE=-013'20.97"

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

REVISIONS

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY: VP DATE: AUG, 2016
DRAWN BY: pm DATE: AUG, 2016
DRAWN NAME: 2015098-DET JOB NO.: 2015098
CHECKED BY: RRB DATE: AUG, 2016

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

VILLAGE OF LOS RANCHOS
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **4th STREET ROADWAY IMPROVEMENTS**
CONSTRUCTION DETAILS

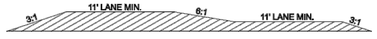
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET
–	D-15Z, E-15Z	C-121

GENERAL TRAFFIC CONTROL NOTES:

Traffic Control Notes

1. The Contractor/TCP firm **MUST** adhere to the dates and times listed on the TCP permit/plan. Failure to do so will result in the permit **being revoked.**
2. The NMDOT reserves the right to make any changes and modifications to the approved Traffic Control Permit and Plans.
3. The Contractor/TCP firm shall adhere to all the requirements listed in the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) as well as the latest edition of AASHTO Roadside Design Guide.
4. In the areas of pavement operations or other activities within the traveled way and adjacent to the existing traveled lane, the contractor shall assure that no pavement drop-offs are left exposed during non-working hours. The contractor shall initiate corrective means as per "the New Mexico Department of Transportation Pavement Drop-off Guideline" to achieve a minimum 6:1 slope between traveled lanes and a minimum 3:1 slope adjacent to the existing traveled lane with two 11foot driving lanes as shown in the detail below.



5. The Contractor/TCP firm will be required to cover up all conflicting signs within or in advance of the work zone.
6. In covering up any conflicting signs, the contractor is to use an approved method of covering existing signing so as not to damage/distort the sign sheeting or markings. The Contractor/TCP firm shall not place tape directly on the face of the sign. Failure to adhere to this requirement will result in the Contractor/TCP firm being required to replace the sign at no cost to the NMDOT.
7. The Contractor/TCP firm shall not place a lane drop taper along a horizontal curve. The lane drop taper shall be placed in advance of the horizontal curve so that it is visible to all oncoming traffic.
8. On crest vertical curves, the Contractor/TCP firm shall place lane drops in advance or at the beginning of the curve to enhance visibility of the lane drop to oncoming traffic.
9. All traffic devices shall be kept clean throughout the duration of the project. Any sign that is tagged by graffiti shall be cleaned (as long as it does not affect the reflective sheeting) within 24 hours or removed and replaced.
10. "BUMP", "LOOSE GRAVEL", "LANE DROP-OFF SIGN" sign placement**:** The contractor shall place W8-1 sign ("BUMP" – B/FO), W8-7 sign ("LOOSE GRAVEL" – B/FO) and/or W8-17 signs ("SHOULDER DROP-OFF" – B/FO) in advance of bridge approaches or other locations during cold milling and overlay operations as needed or as directed by the project manager. See NMDOT Standard Drawing 702-01-1/3 dated 4/25/2005 for sign details.
11. Placement of the sequential arrow shall be at or near the beginning of the lane closure taper. In areas of insufficient pavement width, the sequential arrow may be placed within the taper, but not to exceed ½ the taper length. In all cases, the sequential arrow shall be placed behind the channelization devices. Shoulder shall be closed in advance of the margining taper to direct vehicular traffic to remain within the traveled way.
12. All construction signing on the interstate and on high speed (greater or equal to 45 MPH) multilane divided facilities shall be double indicated.
13. All signs that are part of work zone that is in place for more than **3 days** shall be placed on **posts**. If there are physical restrictions at the site that prohibit the sign from being placed on posts, the contractor shall notify the NMDOT traffic section and obtain a waiver.
14. All temporary traffic control signs, posts and bases installed with the construction project shall be **removed** by the contractor at the completion of the project. Removal shall consist of extraction of the bases from the ground and NOT hammered into the ground. This work shall be incidental to the completion of the project.
15. Covering existing white and yellow stripes with black paint, as a method of stripe removal, is **strictly prohibited**. Water blasting is the only approved method of existing stripe removal within District Three.
16. The following reflectivity material shall be used on all construction signing placed on NMDOT roadways.

SIGN	SIGN CODE	COLOR	LETTER SHEETING	BACKGROUND SHEETING
APPROACH SIGNS	W20-1,2,3,4,5,7	BLK/FLUORESCENT ORANGE	--------	TYPE VIII OR IX
CHEVRONS	W1-8	BLK/FLUORESCENT ORANGE	--------	TYPE VIII OR IX
CURVES	W1-2	BLK/FLUORESCENT ORANGE	--------	TYPE VIII OR IX
REVERSE CURVE	W1-4	BLK/FLUORESCENT ORANGE	--------	TYPE VIII OR IX
MERGE	W4-1	BLK/FLUORESCENT ORANGE	--------	TYPE VIII OR IX
NO PASSING ZONE	W14-3	BLK/FLUORESCENT ORANGE	--------	TYPE VIII OR IX
FLAGGER PADDLE	--------	BLK/FLUORESCENT ORANGE on Side 1with RED on Side 2	--------	TYPE VIII OR IX
ALL DRUMS	--------	WHITE/ FLUORESCENT ORANGE	--------	TYPE VIII OR IX
All Other Const. Signs	--------	BLK/FLUORESCENT ORANGE	--------	TYPE VIII OR IX

17. All warning and regulatory signs shall meet the following size requirements:
    a. Interstate: Warning sign 48"x48" Regulatory 48"x60"
    b. Non-Interstate: Warning sign 36"x36" Regulatory 36"x42"
18. When flaring the leading end of a Temporary Wall Barrier (TWB) within a construction work zone, the flare rate shall be done in accordance with the rates shown in the table below:

Roadway Speed Limit	Minimum Taper/ Flare Rate	Desirable Taper/ Flare Rate
Less than 45 MPH	8:1	18:1
Between 45 MPH and 55 MPH	10:1	24:1
Greater than 55 MPH	15:1	30:1

19. When temporary wall barrier (steel or concrete) is placed in a construction work zone, a 5' clear area is strongly recommended between the Temporary Wall Barrier (TWB) and the work zone to accommodate barrier deflection. When a 5' clear area is not attainable, consideration shall be given to anchoring the TWB to the pavement surface. (See NMDOT Standard Drawing 606-20-1/5 thru 5/5 dated 2/28/2007 and 3/1/2007).
20. The crash cushion attenuators shall be designed as per the District Traffic Engineer's recommendations. The District may elect to either utilize the posted speed, design speed or the 85% speed in the layout of the crash cushion attenuators within the work zone.
21. All devices that are placed within the NMDOT R/W shall adhere to section 702 - Traffic Control Devices For Construction – in the latest edition of the NMDOT Specification book
22. Use of Type I or II barricades for approach tapers on rural/urban Interstate or secondary roadways are **strictly** prohibited.
23. Location of device spacing shall be field verified to account for existing roadway features which may obstruct placement and/or view of devices. Any changes to the traffic control plan must be approved by the District Traffic Engineer or his/her designee.
24. The signs and traffic control devices used overnight shall be required to meet the following minimum reflectivity standards:

New MUTCD Table 2A-3. Minimum Maintained Retroreflectivity Levels ①

SIGN COLOR	SHEETING TYPE (ASTM D4956-04)				ADDITIONAL CRITERIA
	Beaded Sheeting			Prismatic Sheeting	
	I	II	III	III, IV, VI, VII, VIII, IX, X	
White on Green	W*; G ≥ 7	W*; G ≥ 15	W*; G ≥ 25	W ≥ 250; G ≥ 25	Overhead
	W*; G ≥ 7	W ≥ 120; G ≥ 15			Ground-mounted
Black on Yellow or Black on Orange	Y*; O*	Y ≥ 50; O ≥ 50			②
	Y*; O*	Y ≥ 75; O ≥ 75			③
White on Red	W ≥ 35; R ≥ 7				④
Black on White	W ≥ 50				----

① The minimum maintained retroreflectivity levels shown in this table are in units of cd/ft/m² measured at an observation angle of 0.2° and an entrance angle of -4.0°.
② For text and fine symbol signs measuring at least 1200 mm (48 in) and for all sizes of bold symbol signs
③ For text and fine symbol signs measuring less than 1200 mm (48 in)
④ Minimum Sign Contrast Ratio ≥ 3:1 (white retroreflectivity ÷ red retroreflectivity)
* This sheeting type should not be used for this color for this application.

BOLD SYMBOL SIGNS

- W1-1, -2 – Turn and Curve
- W1-3, -4 – Reverse Turn and Curve
- W1-5 – Winding Road
- W1-6, -7 – Large Arrow
- W1-8 – Chevron
- W1-10 – Intersection in Curve
- W1-15 – 270 Degree Loop
- W2-1 – Cross Road
- W2-2, -3 – Side Road
- W2-4, -5 – T and Y Intersection
- W2-6 – Circular Intersection
- W3-1 – Stop Ahead
- W3-2 – Yield Ahead
- W3-3 – Signal Ahead
- W4-1 – Merge
- W4-2 – Lane Ends
- W4-3 – Added Lane
- W4-6 – Entering Roadway Added Lane
- W6-1, -2 – Divided Highway Begins and Ends
- W6-3 – Two-Way Traffic
- W10-1, -2, -3, -4, -11, -12 – Highway-Railroad Advance Warning
- W11-2 – Pedestrian Crossing
- W11-3 – Deer Crossing
- W11-4 – Cattle Crossing
- W11-5 – Farm Equipment
- W11-6 – Snowmobile Crossing
- W11-7 – Equestrian Crossing
- W11-8 – Fire Station
- W11-10 – Truck Crossing
- W12-1 – Double Arrow
- W18-5p, -6p, -7p – Pointing Arrow Plaques
- W20-7a – Flagger
- W21-1a – Worker

FINE SYMBOL SIGNS – Symbol Signs Not Listed As Bold Symbol Signs

SPECIAL CASES

- W3-1 – Stop Ahead: Red retroreflectivity ≥ 7
- W3-2 – Yield Ahead: Red retroreflectivity ≥ 7; White retroreflectivity ≥ 35
- W3-3 – Signal Ahead: Red retroreflectivity ≥ 7; Green retroreflectivity ≥ 7
- W3-5 – Speed Reduction: White retroreflectivity ≥ 50
- For non-diamond shaped signs such W14-3 (No Passing Zone), W4-6p (Cross Traffic Does Not Stop), or W13-1, -2, -3, -5 (Speed Advisory Plaques), use largest sign dimension to determine proper minimum retroreflectivity level.

25. All stationary objects within clear zone shall be properly shielded and outlined with drums mounted with Type "A" warning lights. Use of vertically mounted retro-reflective material in lieu of a Type A warning light is **strictly** prohibited.
26. Any equipment, materials, or vehicles stored within Right –of-way (ROW) shall be outside of clear zone (based on existing posted speed).
27. Any equipment, material or vehicle stored within clear zone shall be properly shielded.
28. Materials, work activities, equipment, and vehicles shall not be stored within the established buffer space of the project work zone**.**
29. All construction equipment, vehicles and materials shall remain behind traffic control devices.
30. The contractor or the traffic Control Subcontractor shall provide a Traffic Control Supervisor on site during working hours for response within 1 hour to traffic control issues/concerns.
31. The following Taper lengths, buffer zone, and spacing of devices requirements shall be adhered to:

Operating Speed (MPH)	Merging (L) & Shifting Taper (1/2L) Length (FT.) [a]						Shoulder Taper (FT.) [a]				Transition Area/ Calming Zone [b] (2L), (FT.)	Buffer Space or Distance [c] to Flagger Station	Maximum Spac of Devices (FT	
	Formula [a]	11' lane		12' lane		13' lane		1/3 L						
		Merge	Shift	Merge	Shift	Merge	Shift	4'	6'	8'	10'			Taper	Tang
20	L=WS²/60	73	35	75	40	80	40	9	13	18	22	160	115	20	4
25		106	55	118	60	125	65	14	21	28	35	250	150	25	5
30		150	75	165	85	180	90	20	30	40	50	360	200	30	6
35		205	105	225	115	245	125	27	41	54	68	490	250	35	7
40		265	135	295	150	320	160	36	53	71	89	640	305	40	8
45	L=WS	495	250	540	270	585	295	60	90	120	150	1080	360	45	9
50		550	275	600	300	650	325	67	100	133	167	1200	425	50	10
55		605	305	660	330	715	360	73	110	147	183	1320	495	55	11
60		660	330	720	360	780	390	80	120	160	200	1440	570	60	12
65		715	360	780	390	845	425	87	130	173	217	1560	645	65	13
70		770	385	840	420	910	455	93	140	187	233	1680	730	70	14
75		825	415	900	450	975	498	100	150	200	250	1800	820	75	15
80		880	440	960	480	1040	520	107	160	213	267	1920	820	80	16

a From 2009 MUTCD Section 6C.08 Table 6C-3 and Table 6C-4 (page 557)
b From 2009 MUTCD Figure 6H-37 (page 707)
c From 2009 MUTCD Section 6C.06 Table 6C-2 (page 555)
d From 2009 MUTCD Section 6F.63 (page 604)

32. Work Zone Interim Pavement Markings:
    a. The contractor shall place reflectorized painted markings on each lane line on each intermediate lift of surfacing or milled surface at the end of day's surfacing or milling operation. These markings shall be placed in accordance with the NMDOT Standard Drawing 702-01-3/3 dated 2/28/2007 or as directed by the Project Manager. In the event the painted markings cannot be placed as described above, the contractor shall, with the approval of the project manager, place marking tape or temporary reflective raised pavement markers. Payment for marking tape or temporary pavement markings will be paid for under the unit price of reflectorized painted markings, unless otherwise specified. The contractor will be responsible for maintaining the temporary raised pavement markers when requested by the project manager, District Traffic Engineer or their designees. Maintenance of the tabs will be considered incidental to the completion of the project.
    b. The contractor shall place removable marking tape or temporary reflective raised pavement markers after placement of the final lift of surfacing if permanent markings are not placed during the same working day. These markings shall be placed in accordance with NMDOT Standard Drawing 702-01-3/3 dated 2/28/2007 or as directed by the project manager.
    c. On roadways with severe curvature, broken-line interim markings with half-cycle lengths and a minimum of 2 foot stripes or a group of two temporary reflective pavement markings spaced 2 feet apart may be used where passing is allowed. Interim edge lines or channelization lines for delineation may be used as needed or as directed by the project manager. Passing/no passing zone signing to supplement interim markings for delineation may be used as needed or as directed by the project manager. All interim markings shall be in accordance with the current edition of the MUTCD.
    d. Shoulder and gore area delineation will be required on each intermediate lift of surfacing or milled surface at the end of the day's pavement operation. Payment for marking tape or temporary pavement markings will be paid for under the unit price of reflectorized painted markings, unless otherwise specified. Contractor may substitute edge line pavement marking with traffic control devices such as drums or vertical panels.
33. Traffic Control Work Zone shall comply with requirements of FHWA 23 CFR 630 Subpart K for traffic control devices. The work zone shall comply with, but not limited to, NCHRP 476 Guidelines for Design and Operation of Nighttime Traffic Control and if present, Flaggers shall wear high-visibility safety apparel that meets Performance Class 2 or 3.
34. Contractor is required to comply with requirements of FHWA CFR 630 Subpart J for Work Zone Safety and Mobility which shall include an Incident Management Plan to be utilized for the entire duration of the project. The Incident Management Plan shall contain a method to address traffic flow through the work zone during incidents.

    The Incident Management Plan must be reviewed and approved by the District Traffic Engineer. The plan shall contain the following as a minimum:
    1. Contacts for the contractor, local enforcement, safety agencies, municipal agencies, public information officer and NMDOT
    2. Steps to be followed during incidents
    3. Method of recording and reporting incidents
35. Due to impacts of regional events in the metropolitan area, the NMDOT District 3 Traffic Section, as part of the project traffic control permitting process, may impose additional restrictions (time of work, lane closure, complete suspension, etc.) other than those identified in the plans during regional events, such as but not limited to Balloon Fiesta and NM State Fair.

LIST OF INCIDENTALS – No Additional Payment Associated

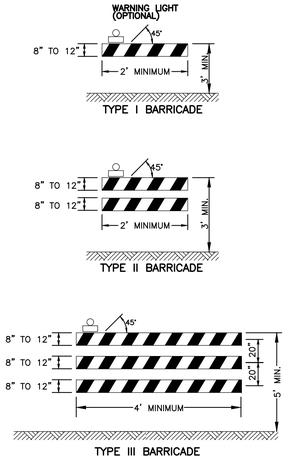
	LIST OF INCIDENTALS for Temporary Traffic Control
A.	MAINTENANCE OF TEMPORARY PAVEMENT MARKINGS FOR PROJECT DURATION

TAPER REQUIREMENTS

SPEED LIMIT (MPH)	TAPER LENGTH (FEET) 10' LANE	11' LANE	12' LANE	MAXIMUM DISTANCE BETWEEN DEVICES (FEET)	MINIMUM NUMBER OF DEVICES REQUIRED
25	104	115	125	25	6
30	150	165	185	30	7
35	204	225	245	35	8
40	267	293	320	40	9
45	450	495	540	45	13
50	500	550	600	50	13
55	550	605	660	55	13

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
35–40	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



NOTE: FLASHING OR STEADY BURN WARNING LIGHTS SHOULD BE USED ON BARRICADES, PANELS, AND DRUMS AS NEEDED.

LEGEND

- WORK AREA
- TRAFFIC SIGN & QUANTITY (SEE THIS SHEET FOR DESIGNATION)
- BARRICADE – TYPE I, TYPE II, OR BARREL
- BARRICADE – TYPE III
- VERTICAL PANEL
- WARNING SIGN
- L — 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

TAPER LENGTH – ON CHART

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

TAPER CRITERIA

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

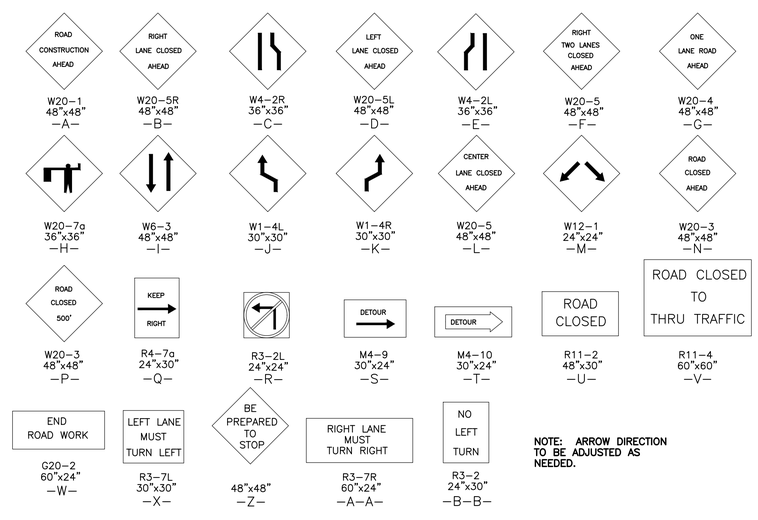
TAPER LENGTH COMPUTATION

SPEED LIMIT

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

45 MPH OR GRATER: $L = W \times S$

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



NOTE: ARROW DIRECTION TO BE ADJUSTED AS NEEDED.

NOTES

1. ALL ADVANCE WARNING SIGNS ARE TO BE DOUBLE INDICATED WHENEVER MEDIANS ARE PRESENT.
2. TRANSFORMATION FROM EXISTING SIGNALS TO SPAN WIRE IS TO OCCUR AT OFF PEAK HOURS.
3. THIS IS A STANDARD TRAFFIC CONTROL PLAN AND SOME TRAFFIC CONTROL SITUATIONS MAY BE SHOWN THAT ARE NOT REQUIRED ON THIS PARTICULAR PROJECT.

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

BENCH MARKS
A.G.R.S. MONUMENT "9_D15"
STANDARD A.G.R.S. BRASS TABLET
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE–N.A.D. 1983)
N=1,515,572.09
E=1,524,960.621
PUBLISHED EL=4988.802 (NAVD 1988)
GROUND TO GRID FACTOR=0.999680524
DELTA ALPHA ANGLE=0°13'20.97"

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

REVISIONS
NO. DATE REMARKS BY

DESIGN
DESIGNED BY: VP DATE: AUG, 2016
DRAWN BY: pm DATE: AUG, 2016
DRAWN NAME: 2015098–TRAFFIC STANDARDS JOB NO.: 2015098
CHECKED BY: RRB DATE: AUG, 2016

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858–3100
www.tierrawestllc.com

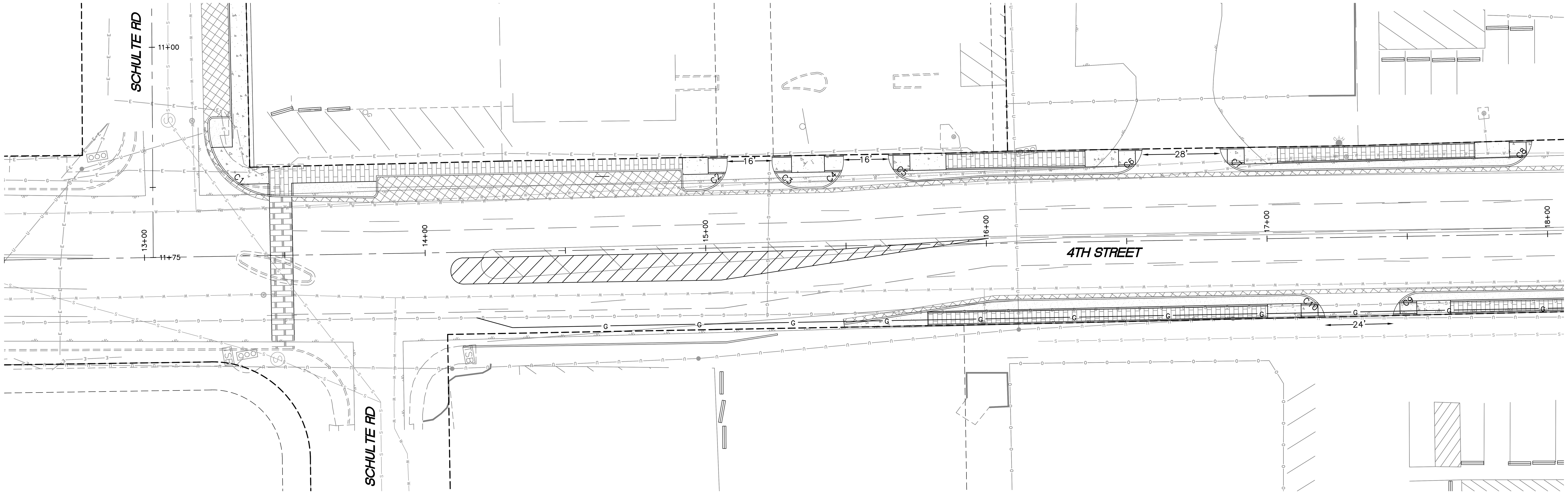
VILLAGE OF LOS RANCHOS
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **4th STREET ROADWAY IMPROVEMENTS**

TRAFFIC CONTROL STANDARDS

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET
–	D–15Z, E–15Z	C–122



GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

BENCH MARKS

A.G.R.S. MONUMENT "9_D15"
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GROUND TO GRID FACTOR=0.999680524
DELTA ALPHA ANGLE=-0°13'20.97"

SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE

ENGINEER'S SEAL

REVISIONS

NO.	DATE	REMARKS	BY
		DESIGN	

DESIGNED BY: VP — DATE: AUG, 2016
DRAWN BY: pm — DATE: AUG, 2016
DRAWN NAME: 2015098-PV — JOB NO.: 2015098
CHECKED BY: RRB — DATE: AUG, 2016

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

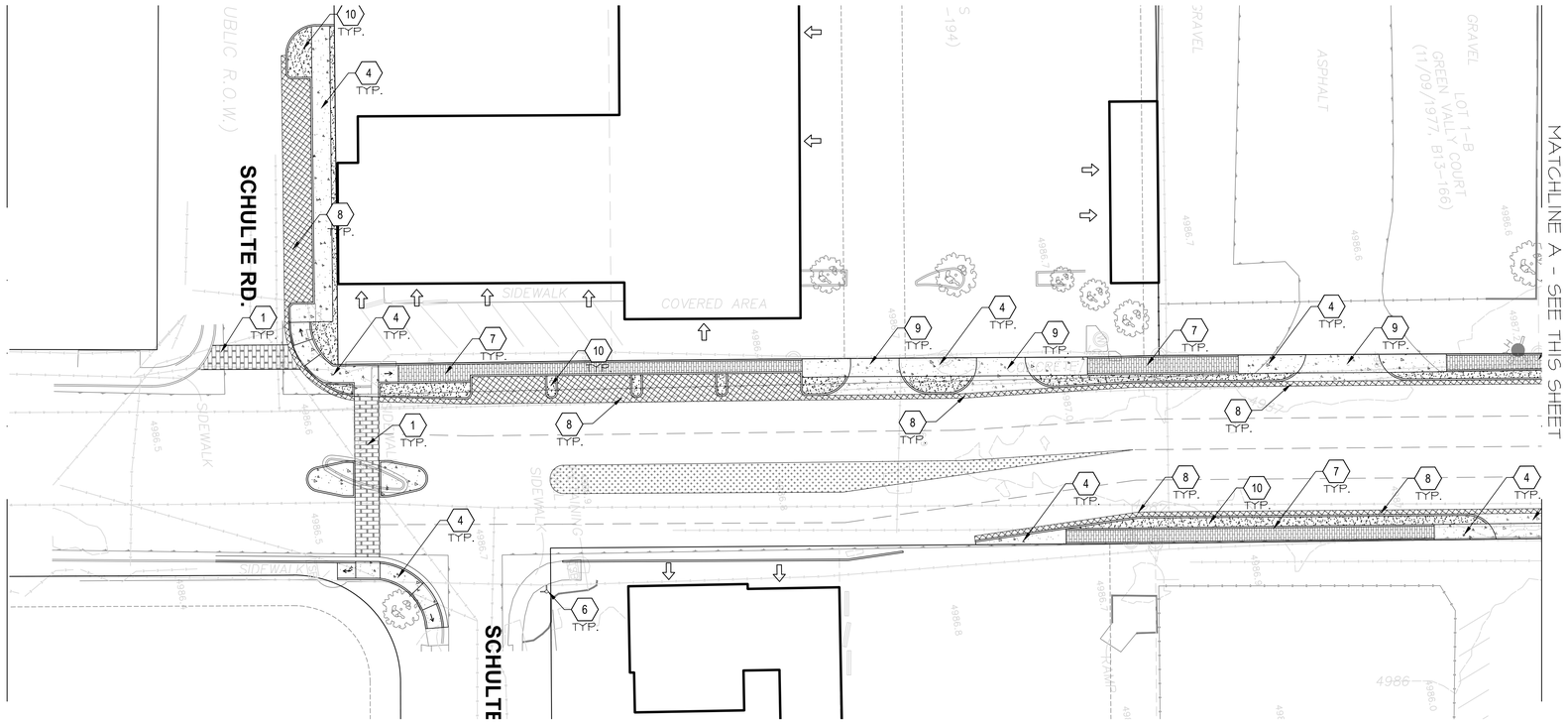
VILLAGE OF LOS RANCHOS
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

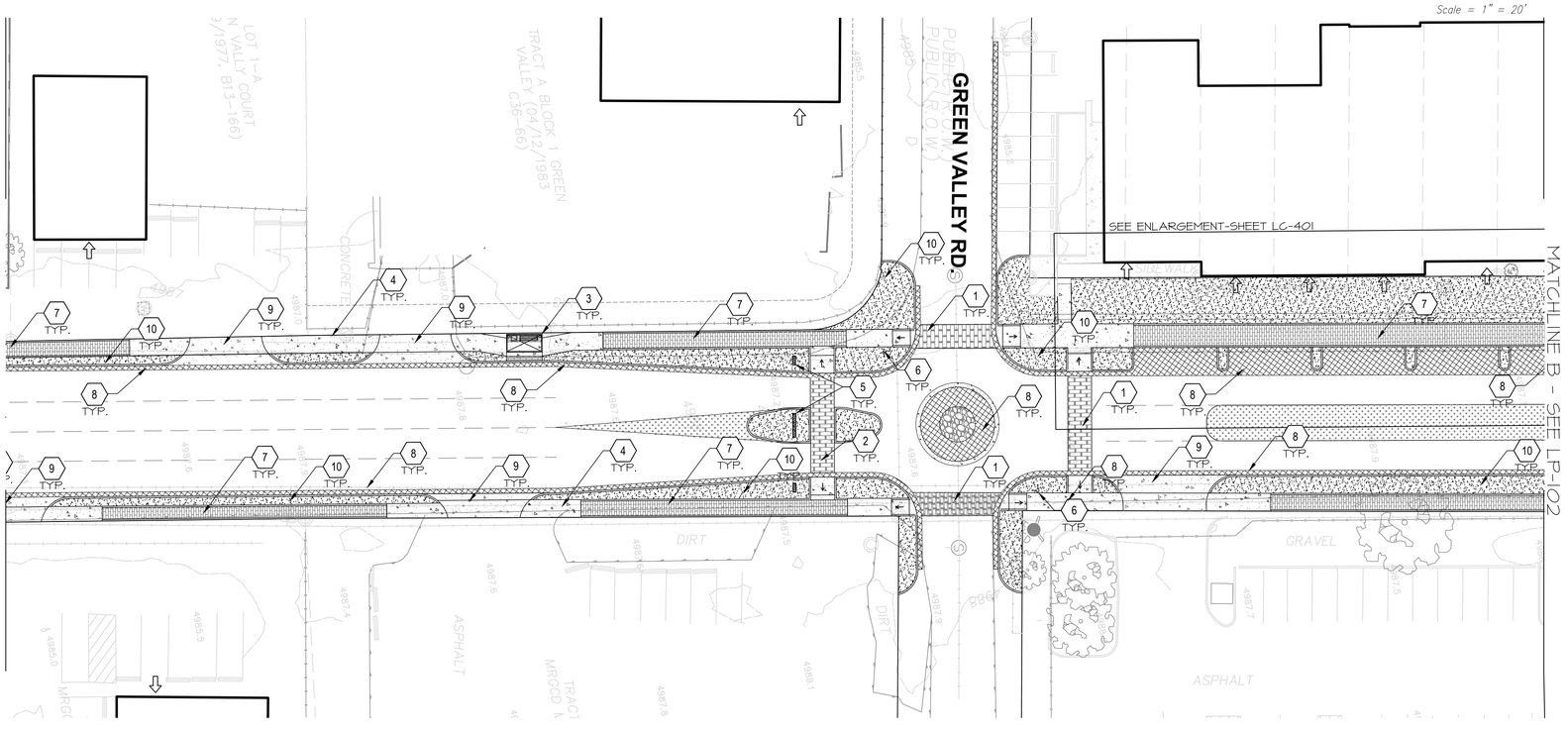
TITLE: **4th STREET ROADWAY IMPROVEMENTS**

TRAFFIC CONTROL PLAN

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET
–	D-15Z, E-15Z	C-123





Scale = 1" = 20'

CONSTRUCTION LEGEND

- CLAY BRICK PERMEABLE SIDEWALK PAVERS (PIGMENTED)
- 4" DEPTH PIGMENTED CONCRETE SIDEWALK. (ADDITIVE ALTERNATE #1- FURNISH PERMEABLE SIDEWALK PAVERS)
- VEHICULAR RATED COBBLESTONE PERMEABLE STREET PAVER, COLOR: GRAY. AVAILABLE FROM RICCOBENE
- 6" DEPTH PIGMENTED CONCRETE DRIVABLE MEDIAN COLOR:SPANISH GOLD. DARKER THAN SIDEWALK CONCRETE PIGMENT COLOR: DAVIS COLORS HARVEST GOLD (ADDITIVE ALTERNATE #2-FURNISH PERMEABLE VEHICULAR PAVERS).
- STAMPED CONCRETE CROSSWALK (PIGMENTED CONCRETE TO MATCH SIDEWALK)
- LOADING ZONE. 4" DEPTH STRIPED CONCRETE MEDIAN PAVING.
- 4" DEPTH, 1"-2" CRUSHED GRAVEL COLOR: BOSQUE BROWN
- 5' X 10' BUS SHELTER SEE ENLARGEMENTS LC-401 AND ARCHITECTURAL PLAN SHEET A-102

KEY NOTES

1. PEDESTRIAN CROSSING (QTY. XX)
2. SIGNALED PEDESTRIAN CROSSING (QTY. 2)
3. BUS SHELTER (QTY. 6)
4. INTEGRAL COLOR CONCRETE SDEWALK WITH SALT FINISH.
5. GATEWAY FEATURE-MONUMENT (QTY. 2)
6. GATEWAY FEATURE-POST (QTY. 16)
7. PERMEABLE PEDESTRIAN PAVERS.
8. PERMEABLE STREET/PARKING PAVERS.
9. CONCRETE DRIVE PAD
10. 1" - 2" CRUSHED GRAVEL IN LANDSCAPE AREAS
11. ROUNDABOUT IMPRESSIONS 6" RIVER STONES SET IN MORTAR GROUTED

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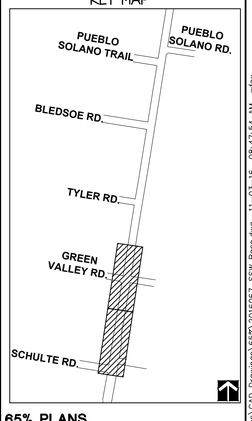
4th STREET IMPROVEMENTS
Phase 1
LOS RANCHOS, NM

ADDRESS
4th STREET:
SCHULTE ROAD TO PUEBLO SOLANO ROAD
LOS RANCHOS, NM 87107

KEY MAP



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SHEET TITLE

SITE CONSTRUCTION PLAN

LC-101

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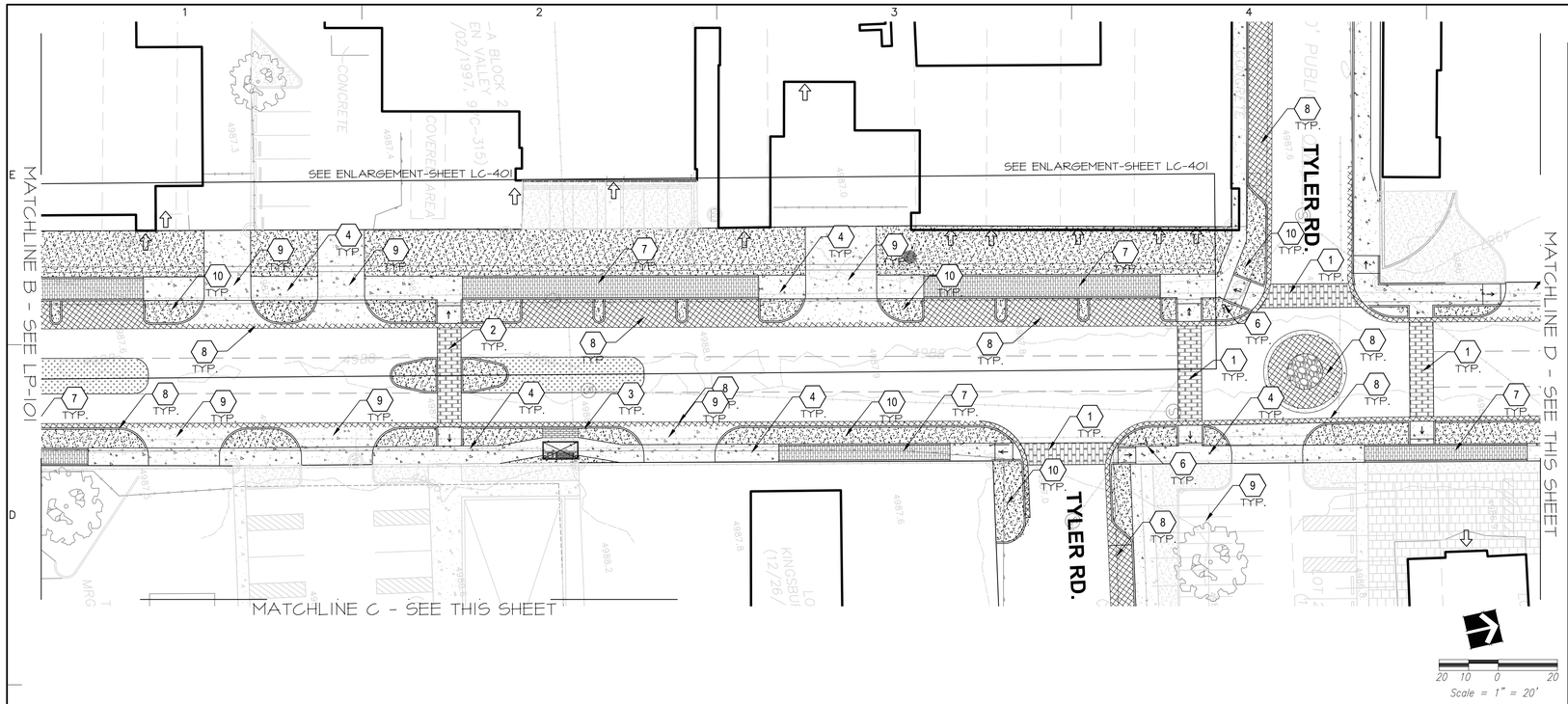

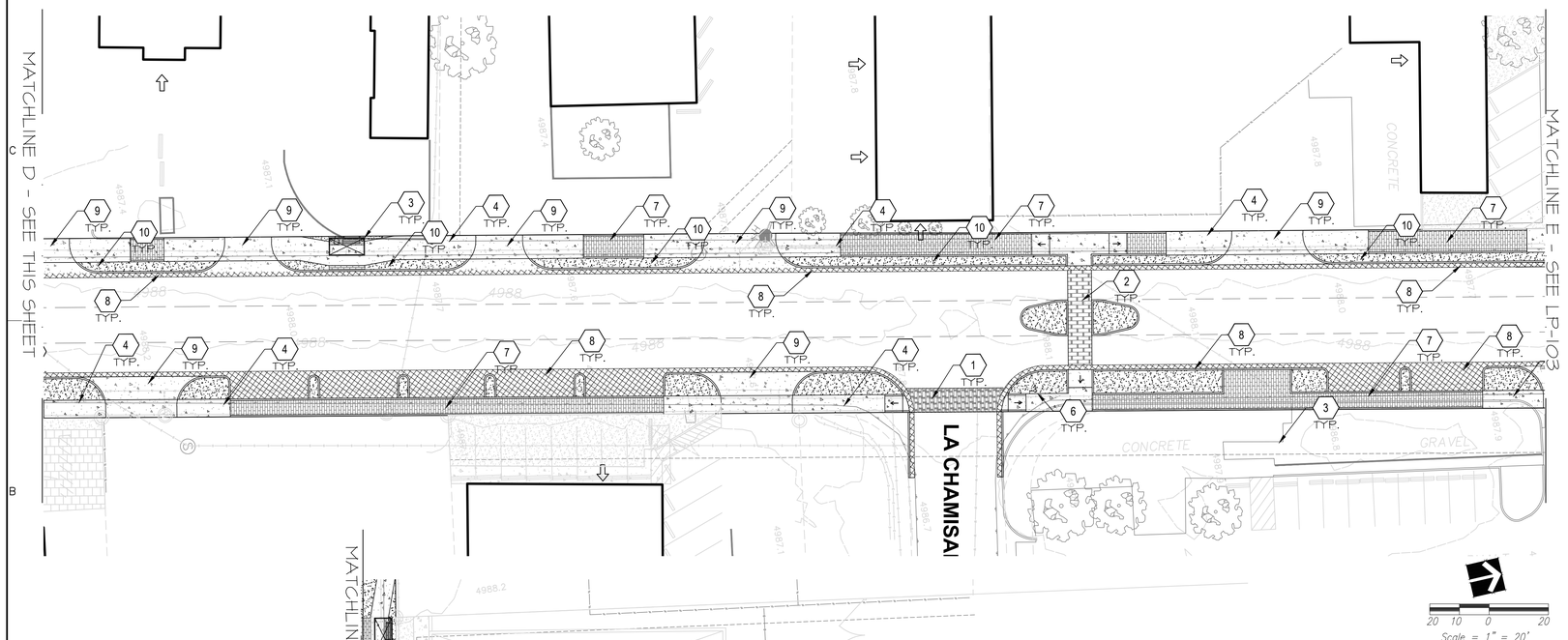

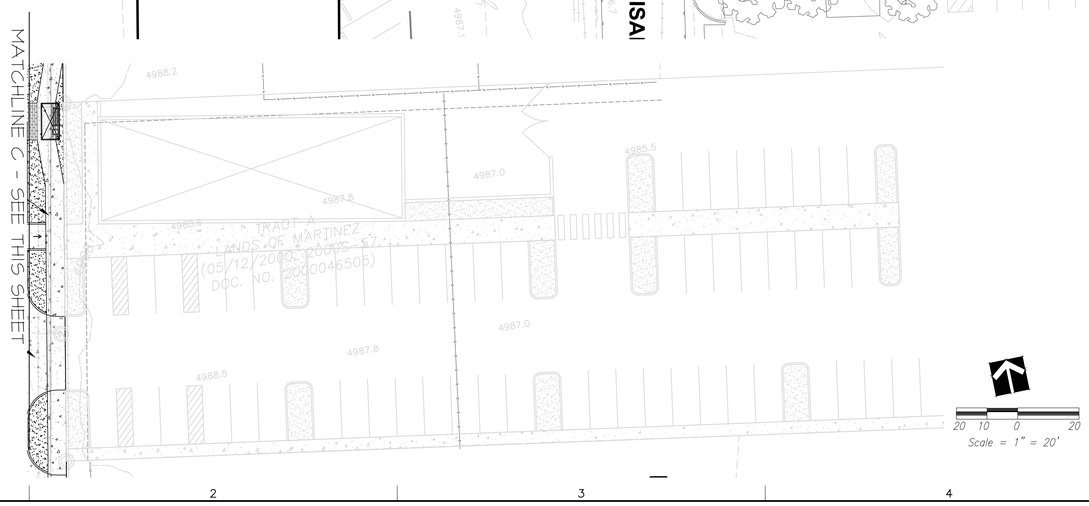

CONSTRUCTION LEGEND

- CLAY BRICK PERMEABLE SIDEWALK PAVERS (PIGMENTED)
- 4" DEPTH PIGMENTED CONCRETE SIDEWALK. (ADDITIVE ALTERNATE #1- FURNISH PERMEABLE SIDEWALK PAVERS)
- VEHICULAR RATED COBBLESTONE PERMEABLE STREET PAVER, COLOR: GRAY. AVAILABLE FROM RICCOBENE
- 6" DEPTH PIGMENTED CONCRETE DRIVABLE MEDIAN COLOR:SPANISH GOLD. DARKER THAN SIDEWALK CONCRETE PIGMENT COLOR: DAVIS COLORS HARVEST GOLD (ADDITIVE ALTERNATE #2-FURNISH PERMEABLE VEHICULAR PAVERS).
- STAMPED CONCRETE CROSSWALK (PIGMENTED CONCRETE TO MATCH SIDEWALK)
- LOADING ZONE. 4" DEPTH STRIPED CONCRETE MEDIAN PAVING.
- 4" DEPTH, 1"-2" CRUSHED GRAVEL COLOR: BOSQUE BROWN
- 5' X 10' BUS SHELTER SEE ENLARGEMENTS LC-401 AND ARCHITECTURAL PLAN SHEET A-102

KEY NOTES

1. PEDESTRIAN CROSSING (QTY. XX)
2. SIGNALED PEDESTRIAN CROSSING (QTY. 2)
3. BUS SHELTER (QTY. 6)
4. INTEGRAL COLOR CONCRETE SDEWALK WITH SALT FINISH.
5. GATEWAY FEATURE-MONUMENT (QTY. 2)
6. GATEWAY FEATURE-POST (QTY. 16)
7. PERMEABLE PEDESTRIAN PAVERS.
8. PERMEABLE STREET/PARKING PAVERS.
9. CONCRETE DRIVE PAD
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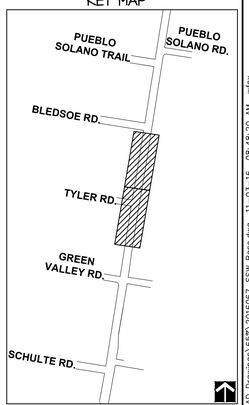
ADDRESS
4th STREET:
SCHULTE ROAD TO PUEBLO SOLANO ROAD
LOS RANCHOS, NM 87107

KEY MAP



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LC-102
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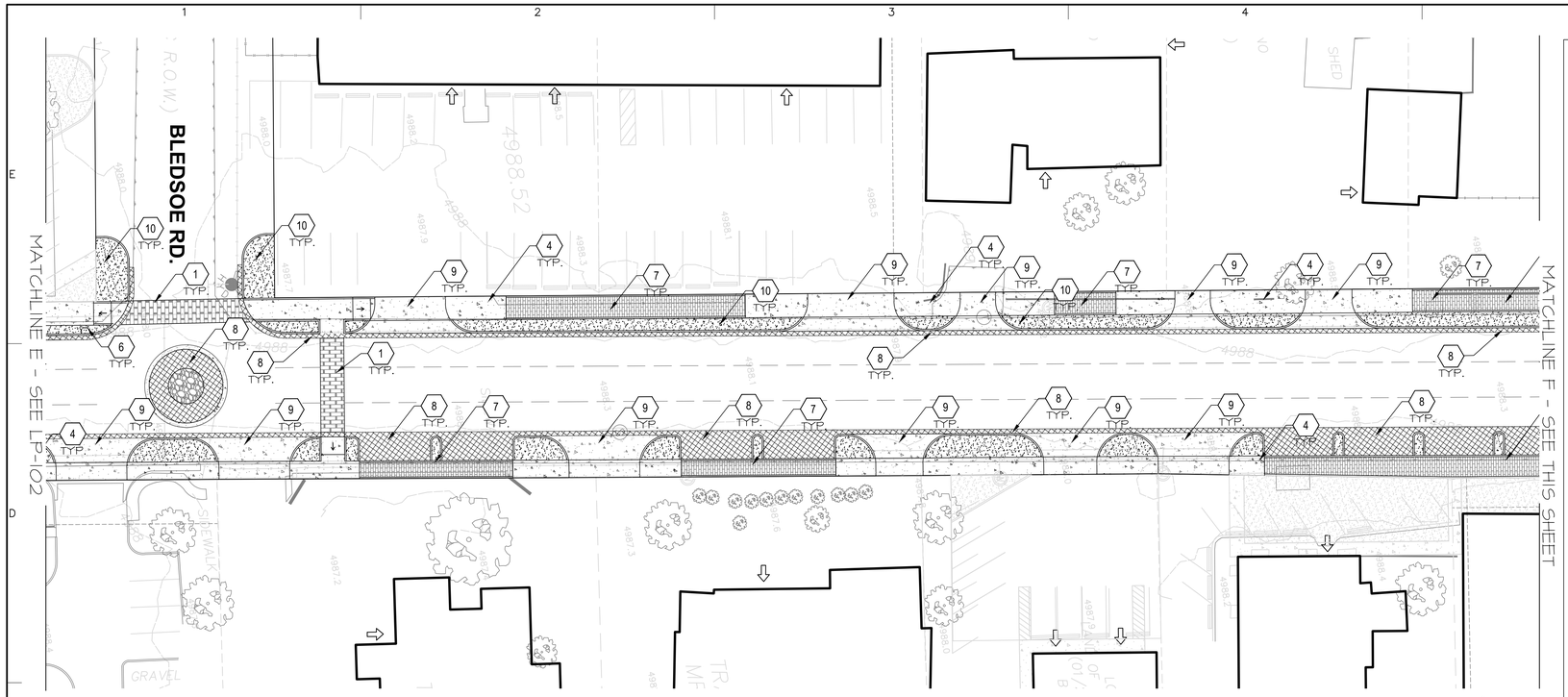

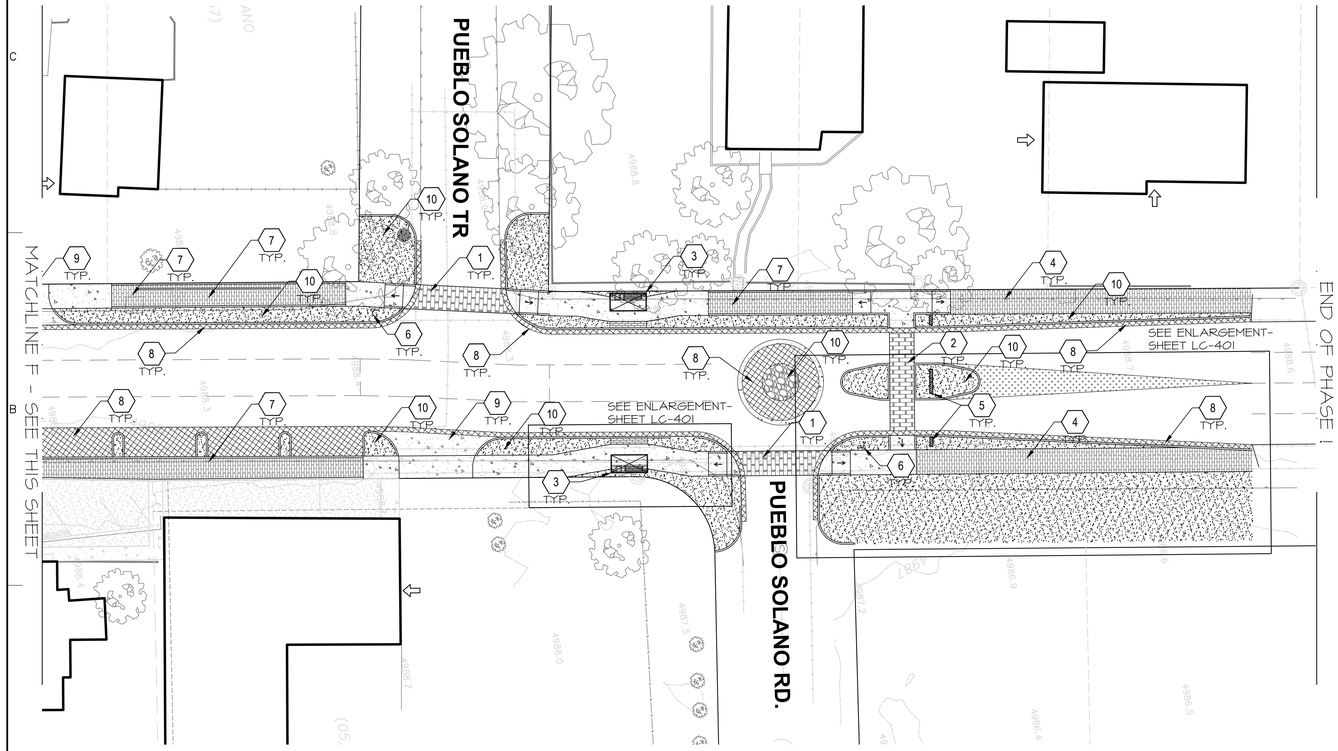

CONSTRUCTION LEGEND

- CLAY BRICK PERMEABLE SIDEWALK PAVERS (PIGMENTED)
- 4" DEPTH PIGMENTED CONCRETE SIDEWALK. (ADDITIVE ALTERNATE #1- FURNISH PERMEABLE SIDEWALK PAVERS)
- VEHICULAR RATED COBBLESTONE PERMEABLE STREET PAVER, COLOR: GRAY. AVAILABLE FROM RICCOBENE
- 6" DEPTH PIGMENTED CONCRETE DRIVABLE MEDIAN COLOR:SPANISH GOLD. DARKER THAN SIDEWALK CONCRETE PIGMENT COLOR: DAVIS COLORS HARVEST GOLD (ADDITIVE ALTERNATE #2-FURNISH PERMEABLE VEHICULAR PAVERS).
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- 5' X 10' BUS SHELTER SEE ENLARGEMENTS LC-401 AND ARCHITECTURAL PLAN SHEET A-102

KEY NOTES

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6. GATEWAY FEATURE-POST (QTY. 16)
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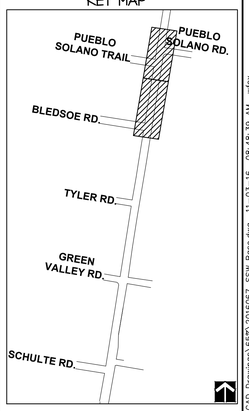
4th STREET IMPROVEMENTS
Phase I
LOS RANCHOS, NM

ADDRESS

4th STREET:
SCHULTE ROAD TO PUEBLO SOLANO ROAD
LOS RANCHOS, NM 87107

KEY MAP



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LC-103

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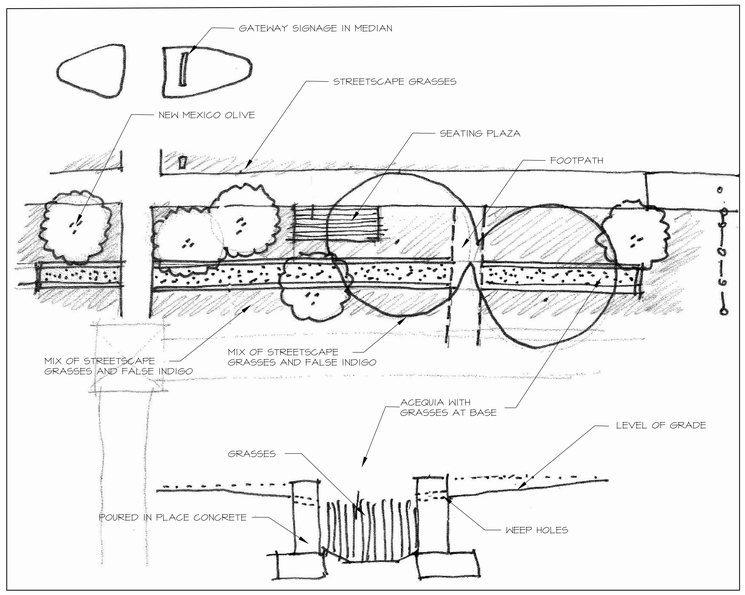
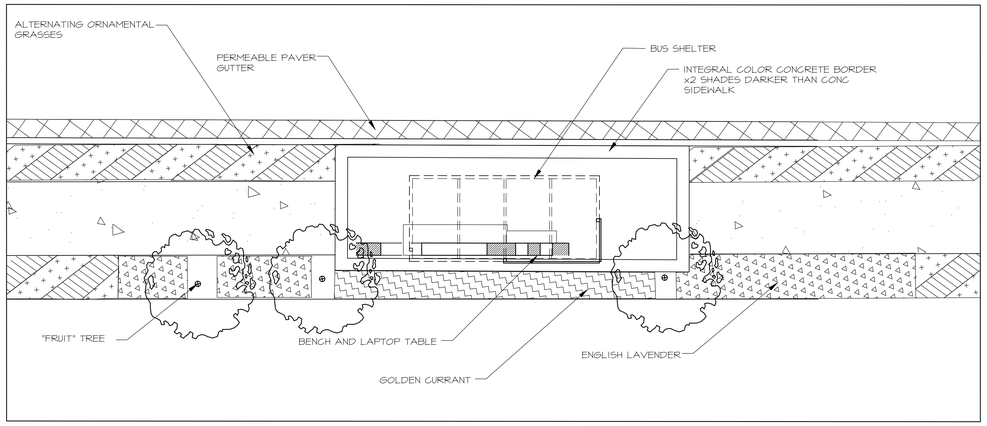
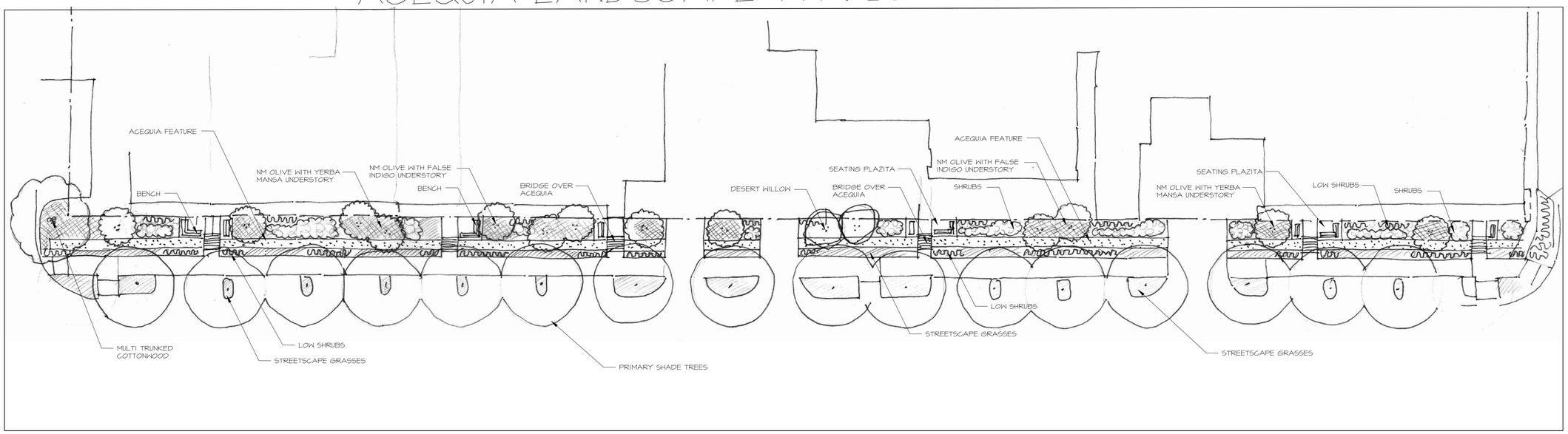
ACEQUIA LANDSCAPE TYP.



BUS STOP TYP.



ACEQUIA LANDSCAPE TYP. BETWEEN GREEN VALLEY AND TYLER



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SHEET LC-401 OF

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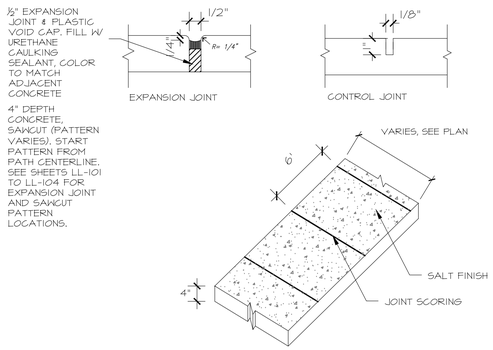
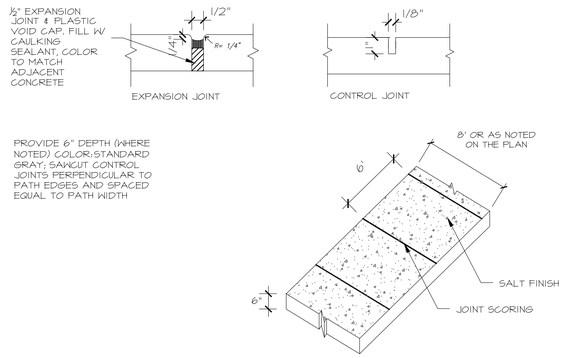


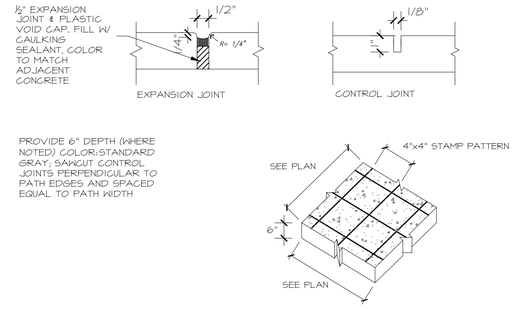
(A) SIDEWALK CONCRETE MATERIALS & PATTERN

NOT TO SCALE



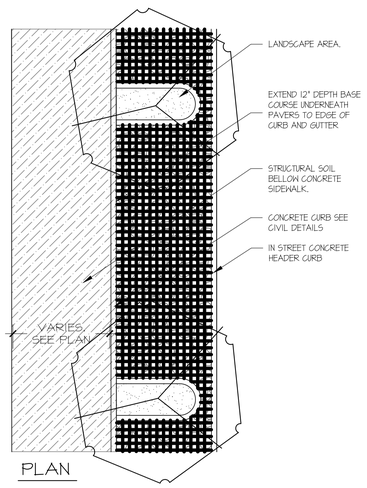
(G) PEDESTRIAN CROSSING CONCRETE MATERIALS & PATTERN

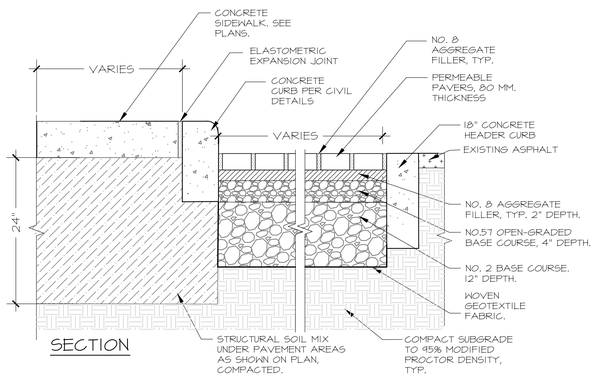
NOT TO SCALE



(G) MEDIAN LANE CONCRETE MATERIALS & PATTERN

NOT TO SCALE

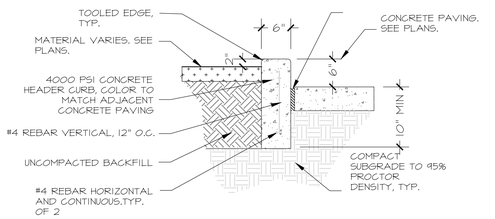




(D) STRUCTURAL SOILS & PERMEABLE PAVER INSTALLATION @ PARALLEL PARKING

NOT TO SCALE

NOTE:
ALIGN ALL JOINTS WITH ADJACENT PAVING. SEE PLAN FOR LOCATIONS.

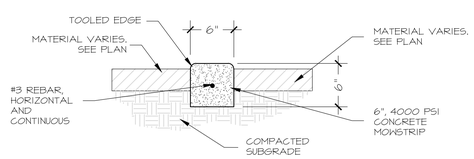


(B) CONCRETE HEADER CURB

NOT TO SCALE

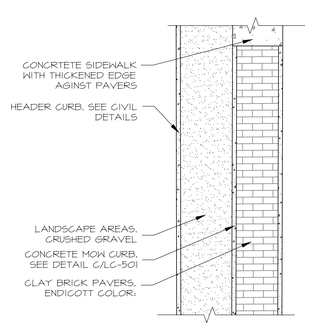
NOTE:

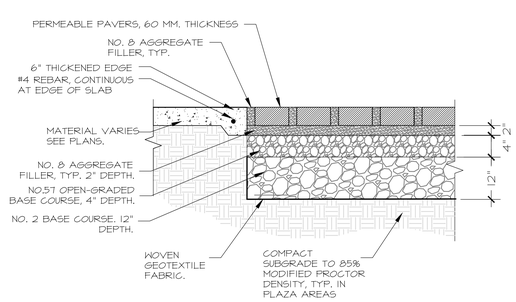
CONTROL JOINTS TO BE PLACED AT 5' O.C. EXPANSION JOINTS TO BE PLACED AT 20' O.C.



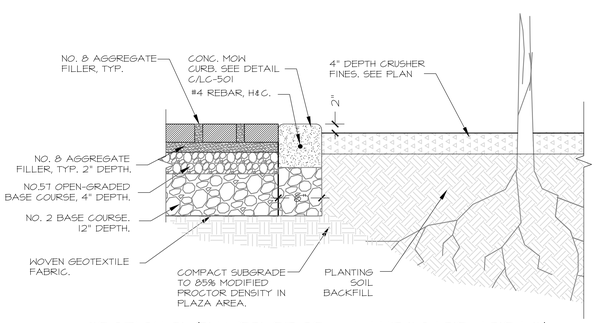
(C) CONCRETE MOW CURB

NOT TO SCALE





SECTION A (PAVERS @ CONCRETE)



SECTION B (PAVER EDGE @ LANDSCAPE AREAS)

(F) CLAY BRICK PAVERS INSTALLATION

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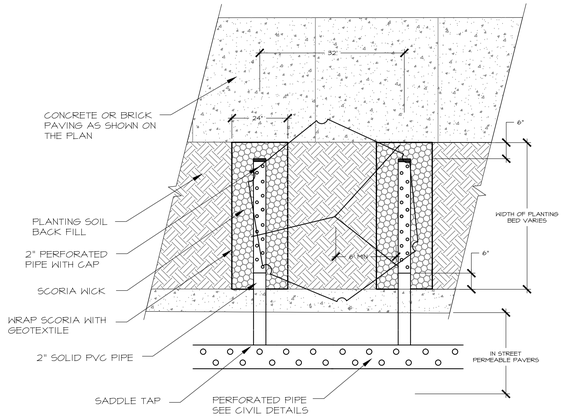
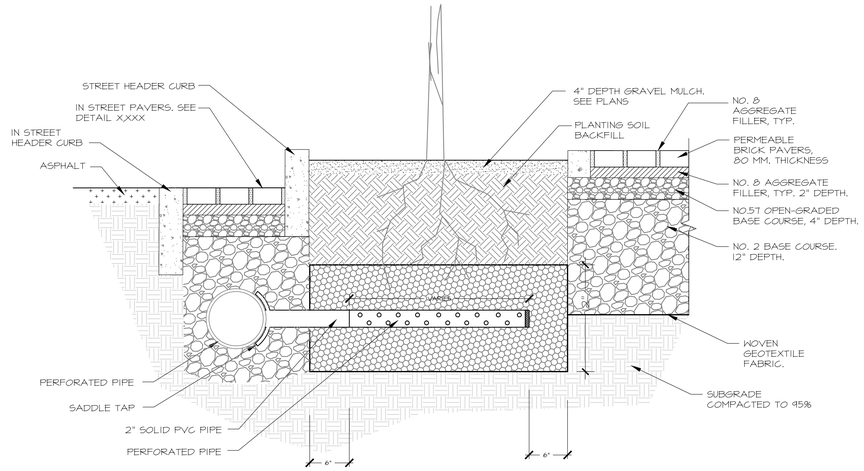


PLAN

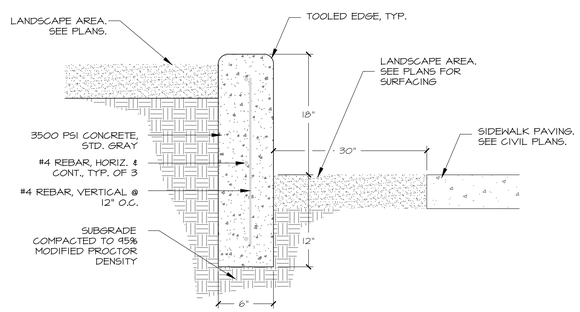


SECTION

(D) SCORIA WICKS / PERFORATED PIPE TEE INTO LANDSCAPE AREAS

NOT TO SCALE

PLAN SHOWING STRATIFICATION DETAIL

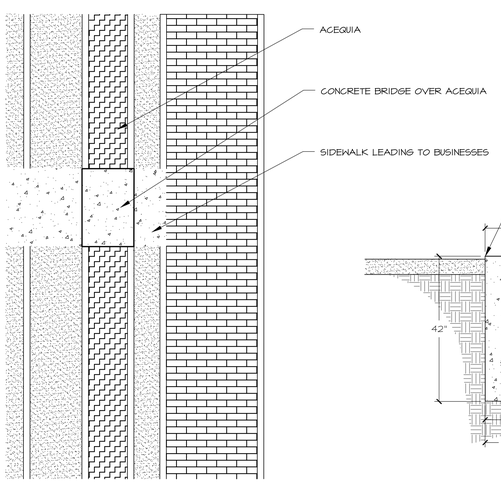


PLAN

(H) SECTION

(D) 18" CONCRETE RETAINING WALLS

NOT TO SCALE



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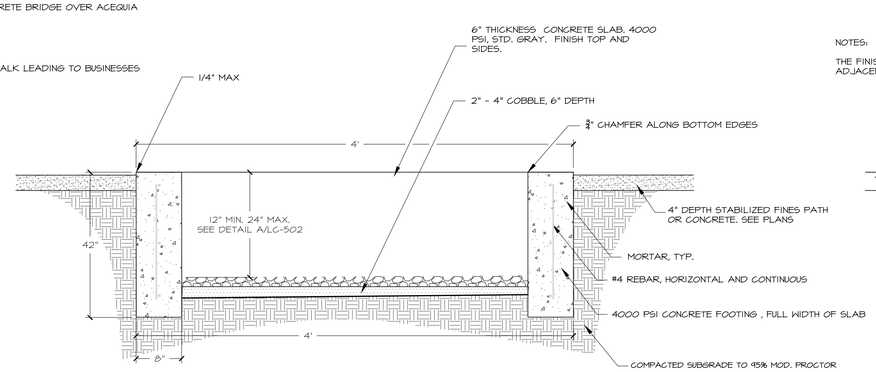
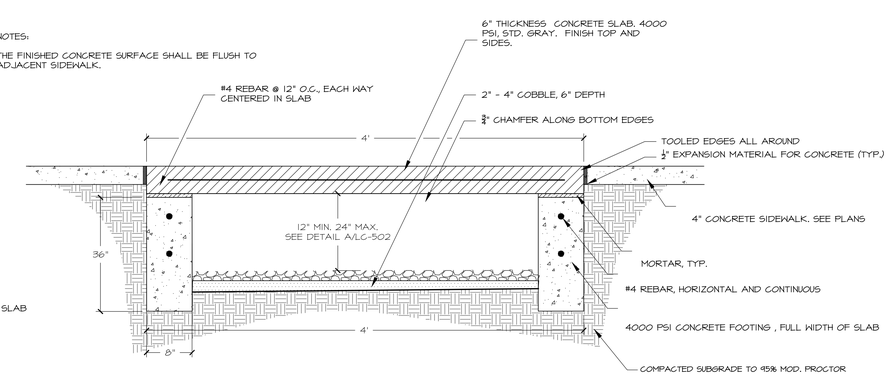


SECTION OF ACEQUIA

NOTES:

THE FINISHED CONCRETE SURFACE SHALL BE FLUSH TO ADJACENT SIDEWALK.



SECTION OF CONCRETE BRIDGE OVER ACEQUIA

(B) ACEQUIA LANDSCAPE FEATURE

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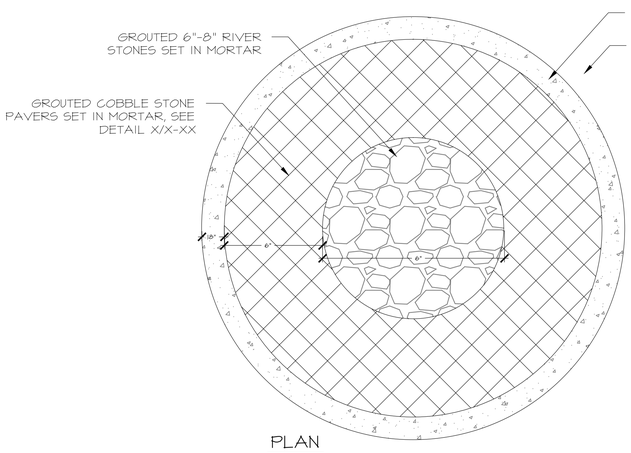
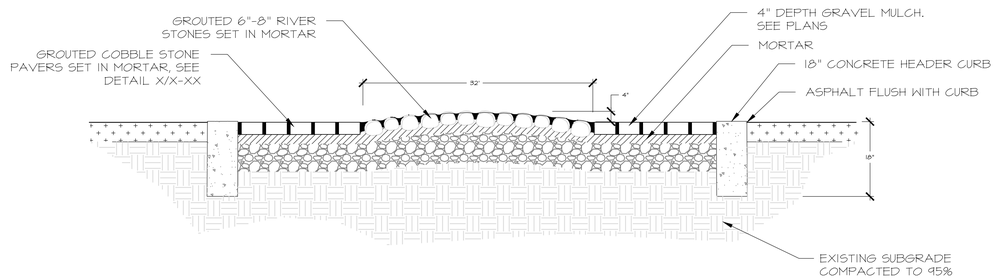


PLAN



SECTION

(D) ROUNDABOUT IMPRESSIONS @ INTERSECTIONS

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SHEET LC-503 OF

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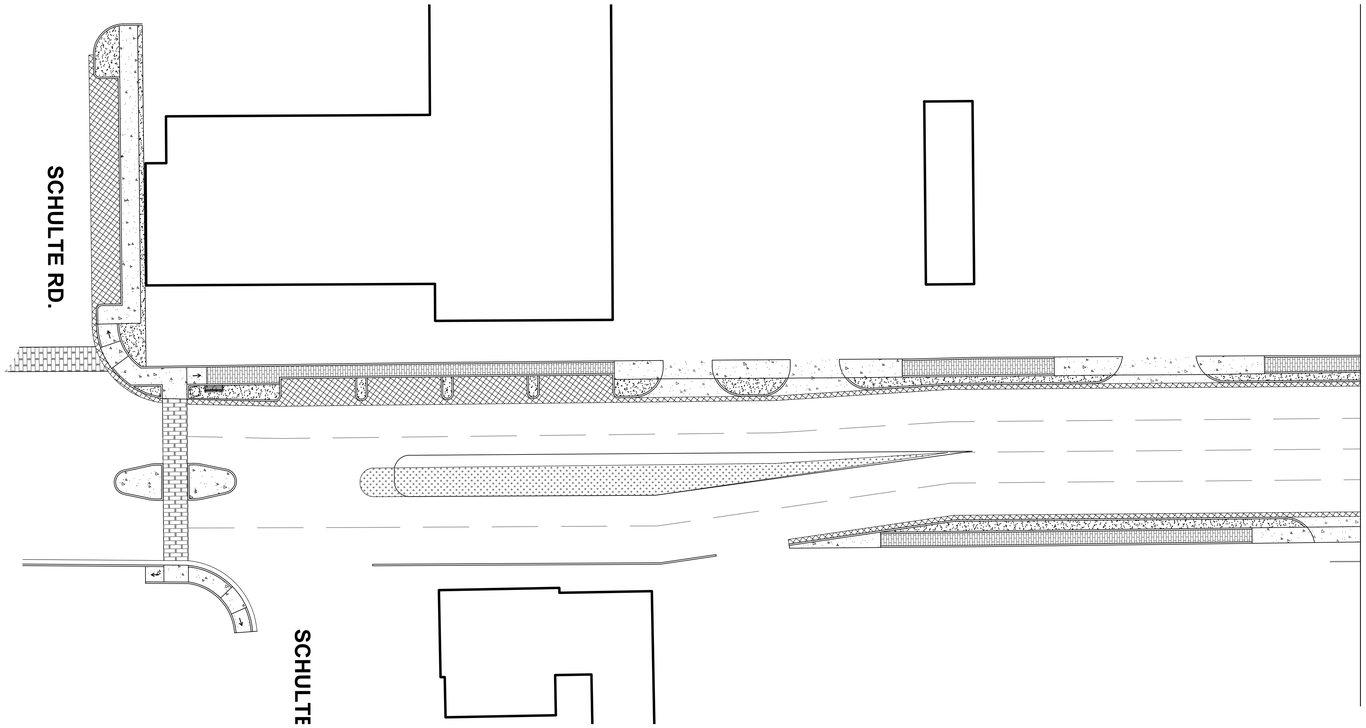

SITE FURNISHINGS LEGEND

- 5' X 10' BUS SHELTER
- 6' PEDESTRIAN BENCH
- 32 GAL. TRASH RECEPTACLE
- STREET SIGNAGE-POST
- GATEWAY FEATURE-MONUMENT SIGN

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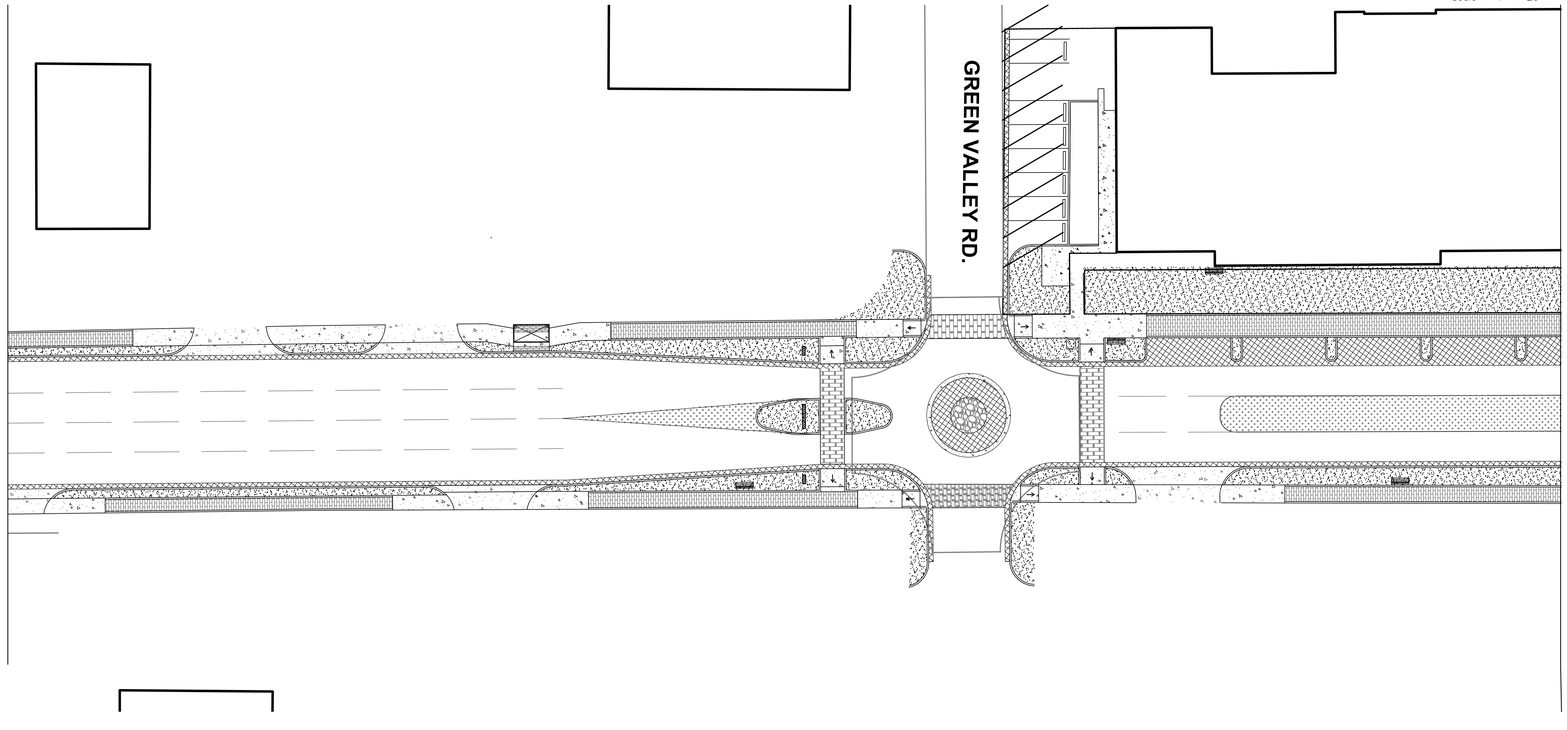

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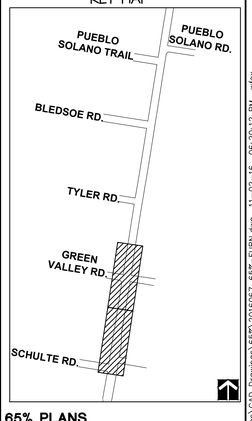
PROJECT
4th STREET
IMPROVEMENTS
Phase 1
LOS RANCHOS, NM

ADDRESS
4th STREET:
SCHULTE ROAD TO PUEBLO
SOLANO ROAD
LOS RANCHOS, NM 87107

KEY MAP



65% PLANS
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ISSUE DATE:	March 26, 2015
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SHEET TITLE

LANDSCAPE FURNISHING PLAN

LF-101

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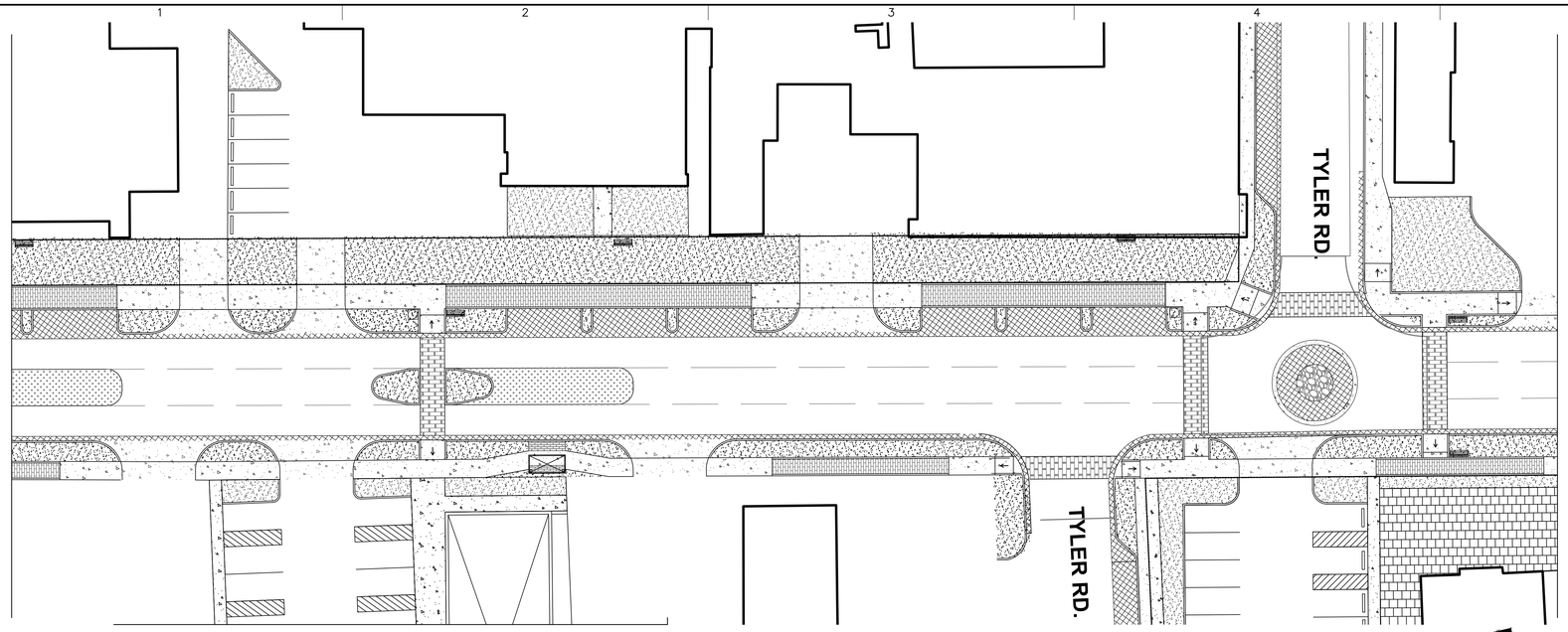

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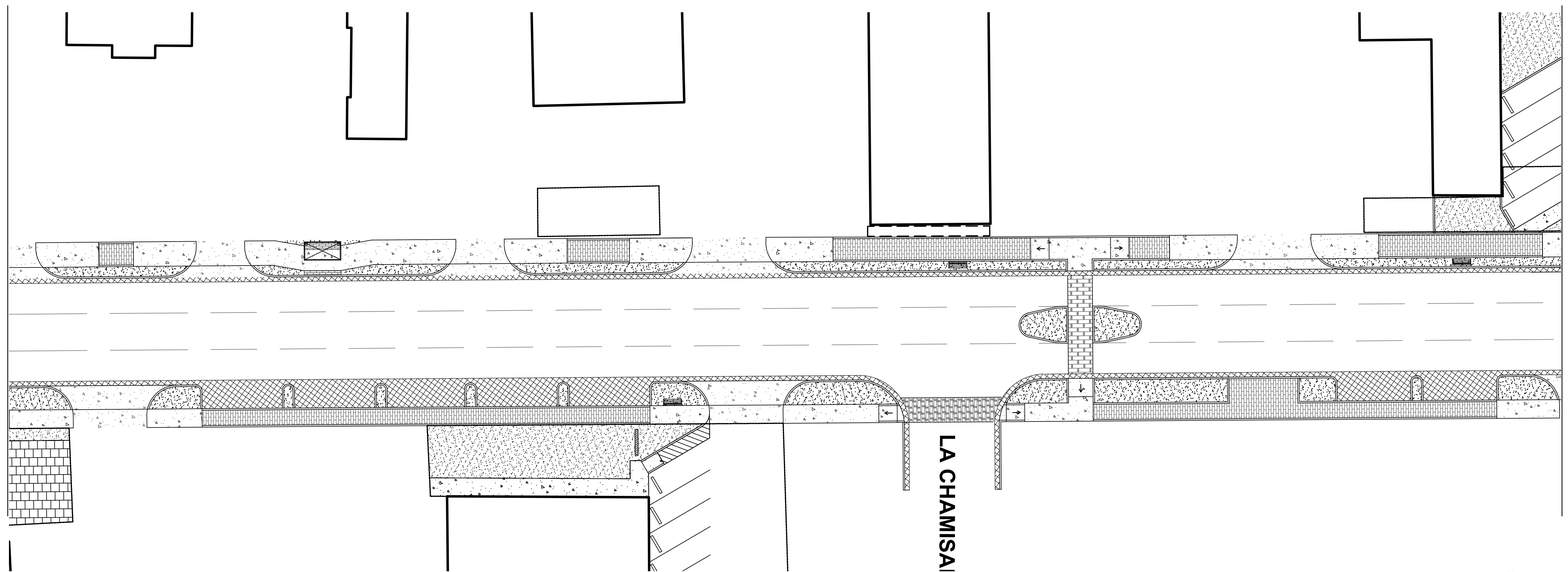

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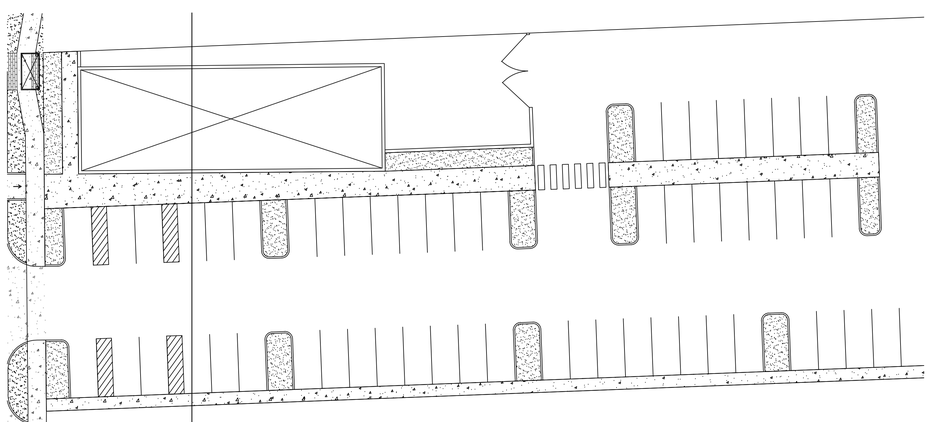

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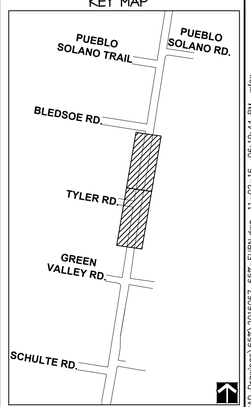
4th STREET IMPROVEMENTS Phase 1
LOS RANCHOS, NM

ADDRESS

4th STREET:
SCHULTE ROAD TO PUEBLO SOLANO ROAD
LOS RANCHOS, NM 87107

KEY MAP



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LANDSCAPE FURNISHING PLAN

LF-102

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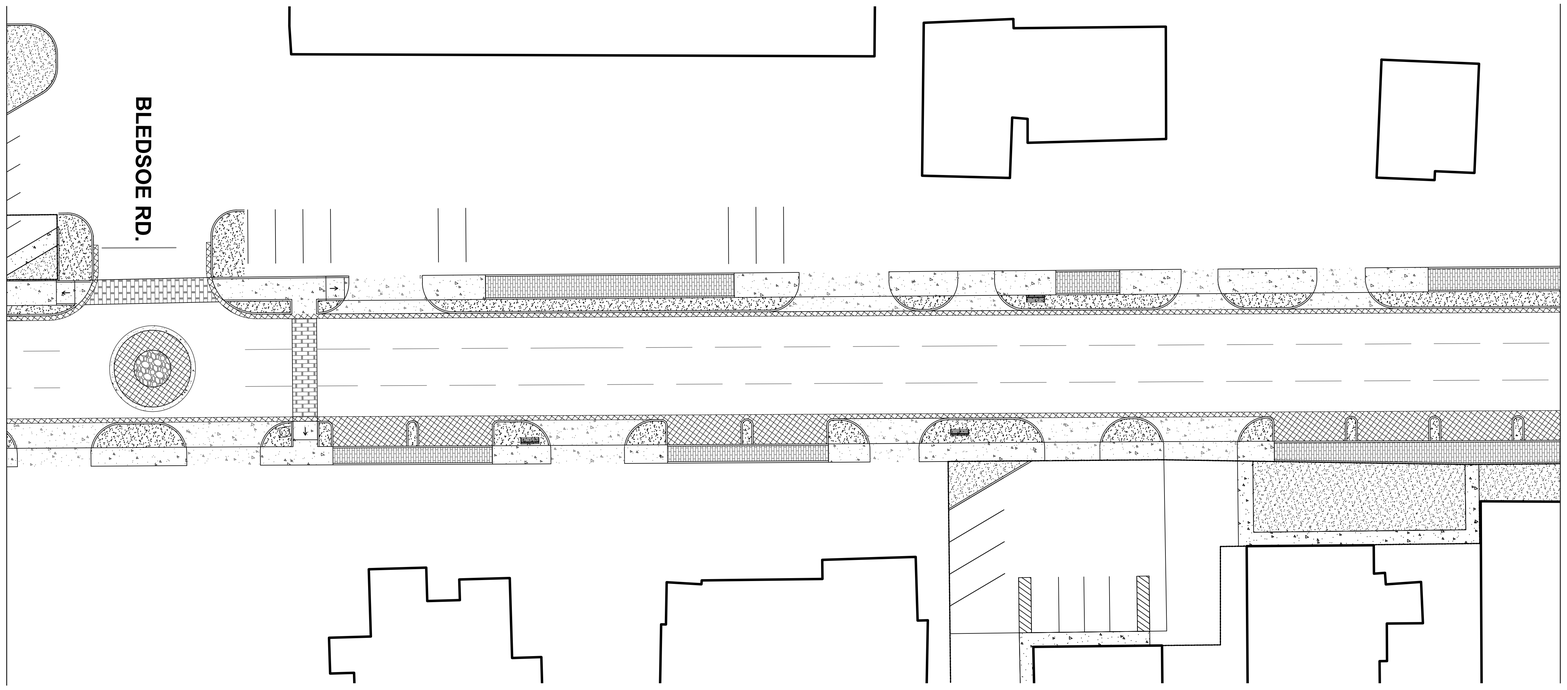

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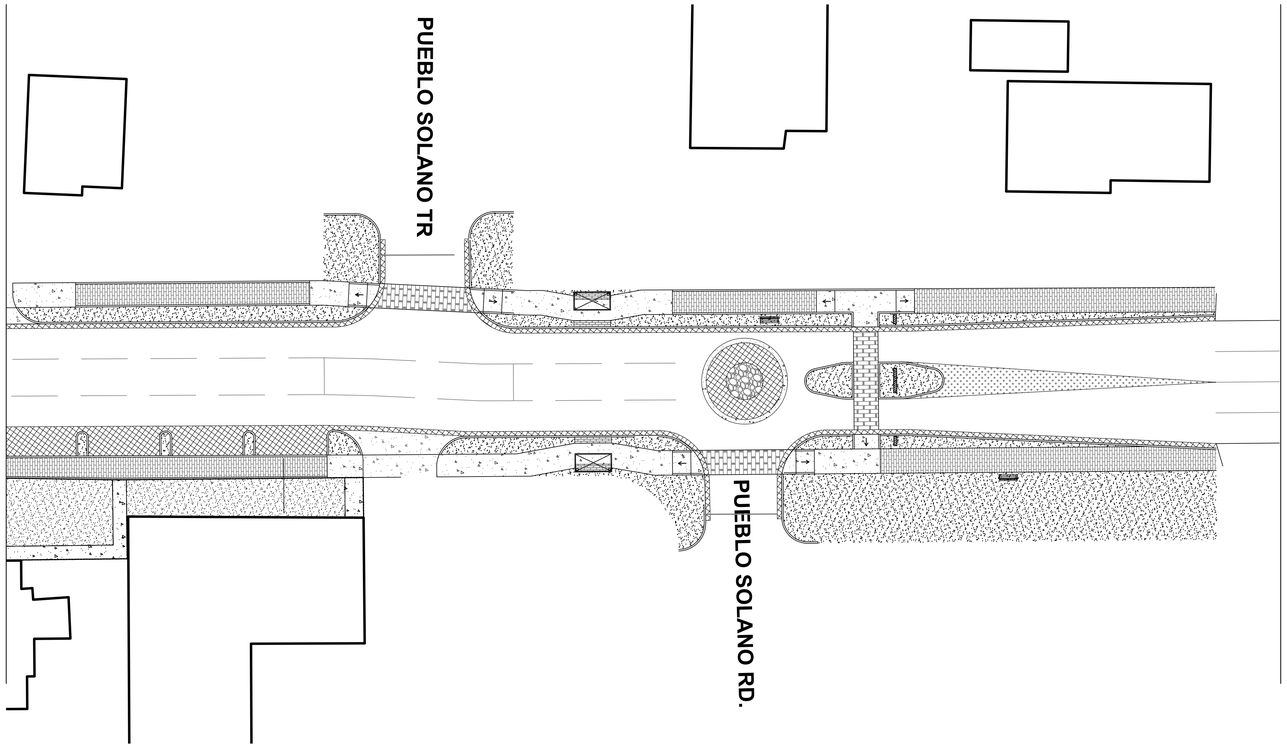

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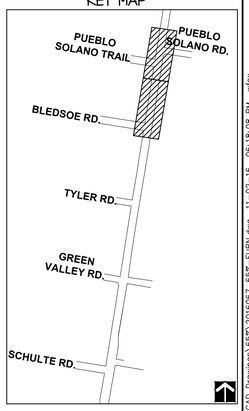
LOS RANCHOS, NM 87107

KEY MAP



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LANDSCAPE
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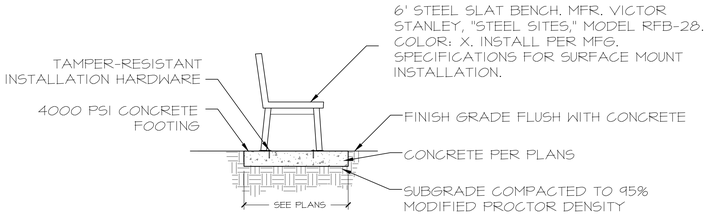
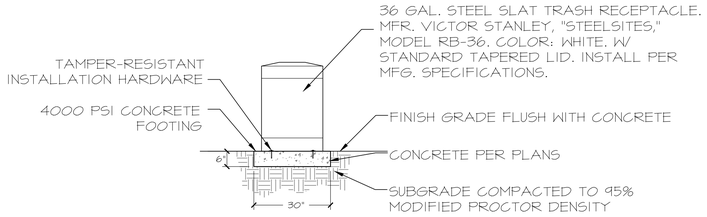


D BENCH INSTALLATION (SURFACE MOUNT)

NOT TO SCALE



E TRASH RECEPTACLE INSTALLATION

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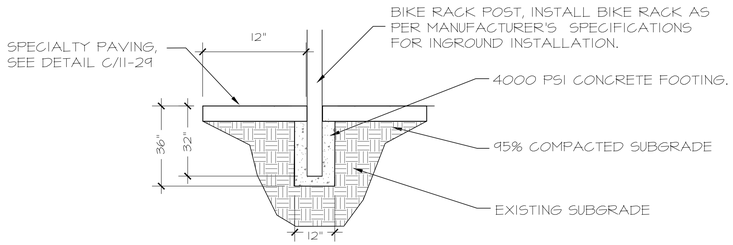
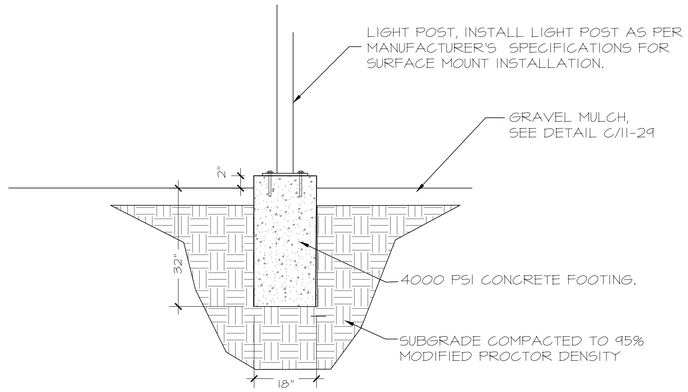


D BIKE RACK INSTALLATION (IN GROUND MOUNT)

NOT TO SCALE



D LIGHT POLE INSTALLATION (SURFACE MOUNT)

NOT TO SCALE

C SECONDARY GATEWAY & SIGNAGE

NOT TO SCALE

D STREET SIGNAGE

NOT TO SCALE

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4th STREET IMPROVEMENTS
Phase 1
LOS RANCHOS, NM

ADDRESS

4th STREET:
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LOS RANCHOS, NM 87107

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LANDSCAPE FURNISHING DETAILS

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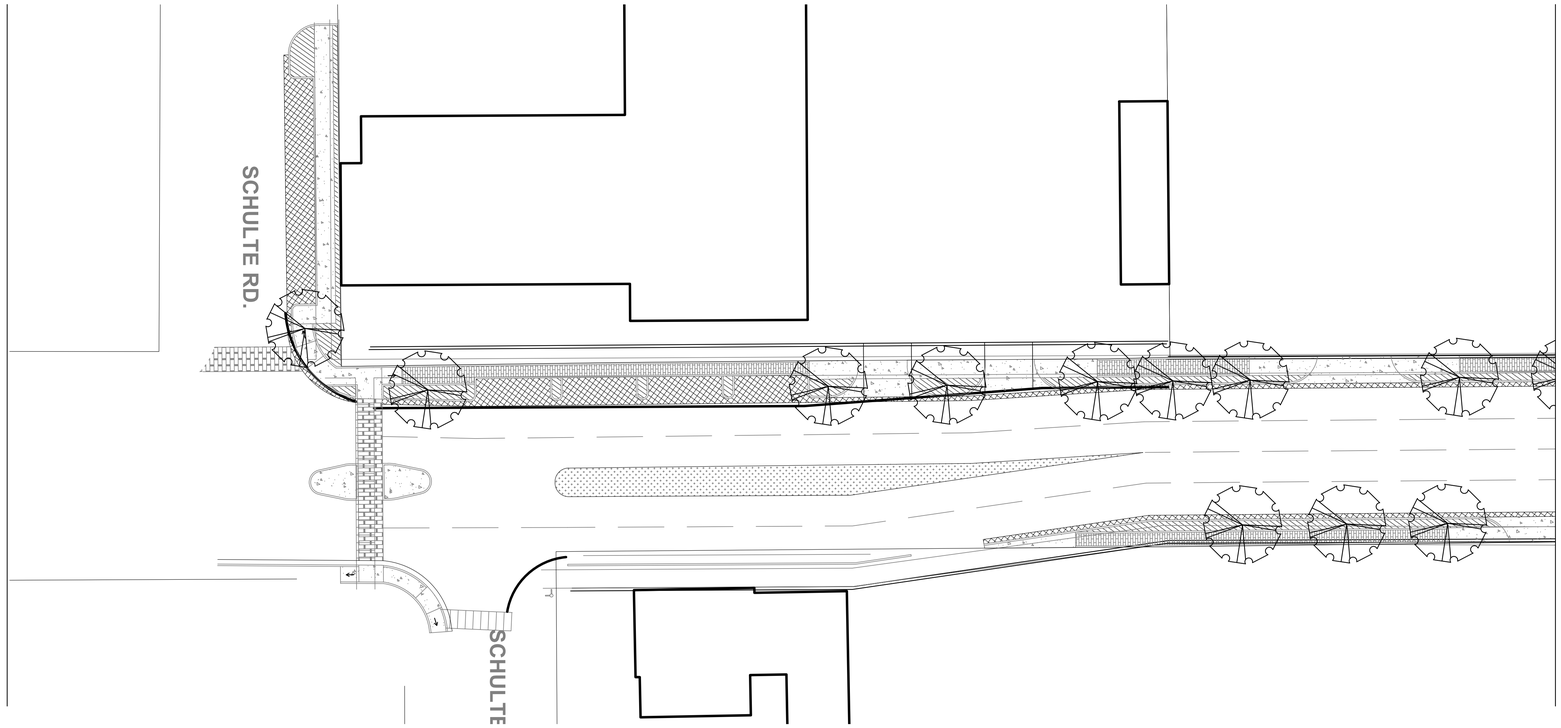

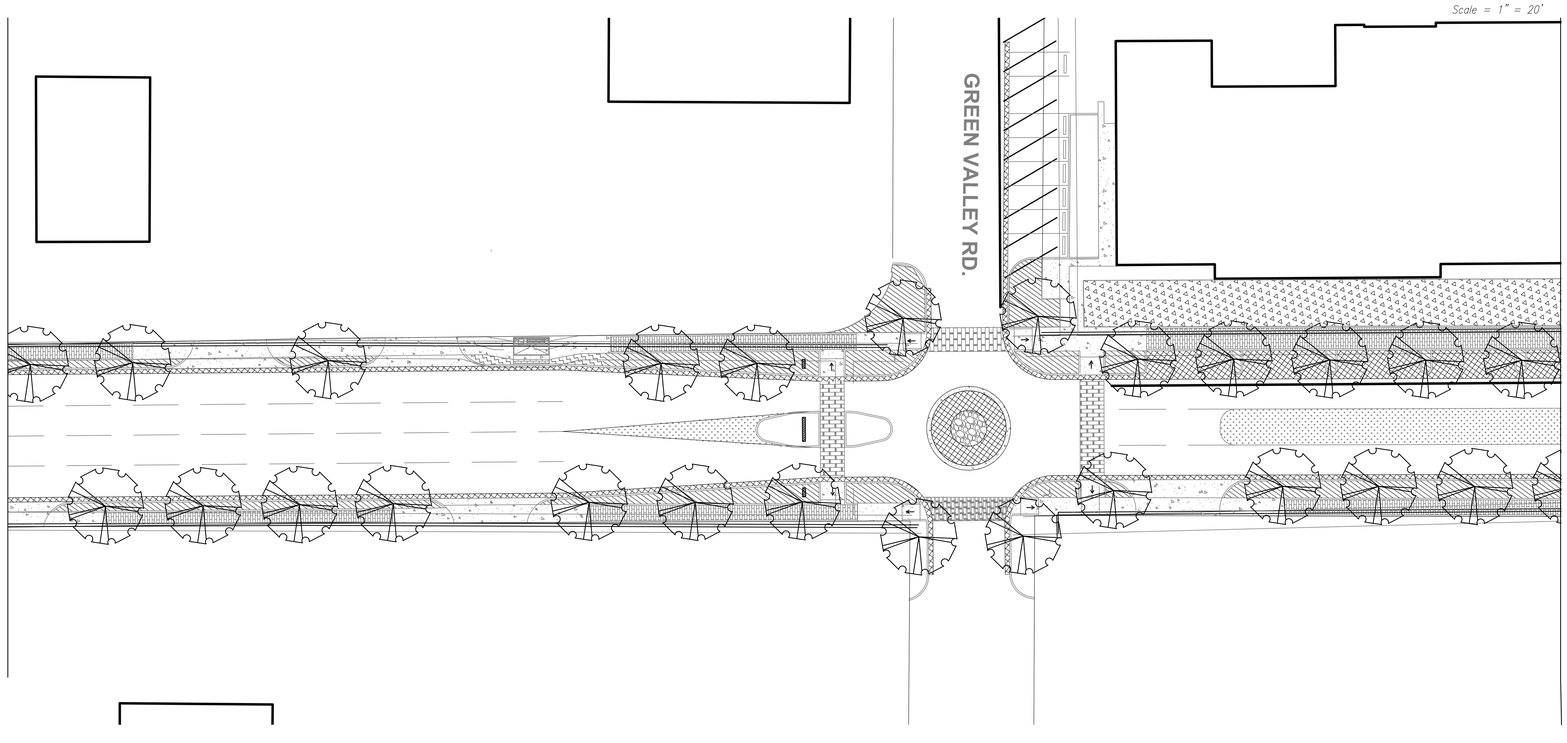

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Scale = 1" = 20'

20 10 0 20
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PLANT SCHEDULE

Overall Streetscape Landscape

PRIMARY SHADE TREE

COMMON NAME	BOTANICAL NAME
ARIZONA ASH	Fraxinus velutina
ARIZONA SYCAMORE	Platanus wrightii

GRASS UNDER PRIMARY SHADE TREE

COMMON NAME	BOTANICAL NAME
BLUE GRAMA	Bouteloua gracilis 'Blonde Ambition'
LITTLE BLUESTEM	Schizachyrium scoparium 'Prairie Blues'

Bus Stop Plazas Landscape

TREE (There could be a different tree at each bus stop for diversity

COMMON NAME	BOTANICAL NAME
SECKEL PEAR	Pyrus communis
CRABAPPLE	Malus 'Royal Raindrops'
ALMOND	Prunus dulcis
AM. PLUM OR CHOKECHERRY	Prunus americana or virginiana

GRASSES AND SHRUBS (different combinations to compliment diversity of trees at each stop)

COMMON NAME	BOTANICAL NAME
BLUE GRAMA	Bouteloua gracilis 'Blonde Ambition'
LITTLE BLUESTEM	Schizachyrium scoparium 'Prairie Blues'
ENGLISH LAVENDER	Lavandula angustifolia
UPRIGHT ROSEMARY	Rosmarinus officinalis
CHERRY SAGE	Salvia greggii
GOLDEN CURRANT	Ribes aureum

Acequia Landscape (ROW Fillets)

TREES

COMMON NAME	BOTANICAL NAME
VALLEY COTTONWOOD	Populus fremontii
NEW MEXICO OLIVE	Forestiera neomexicana

GRASSES AND SHRUBS

COMMON NAME	BOTANICAL NAME
FALSE INDIGO	Baptisia australis
BLUE AVENA GRASS	Helictotrichon sempervirens
YERBA MANSA	Anemopsis californica

Median Landscape

COMMON NAME	BOTANICAL NAME
VERONICA	Veronica prostrata
BLUE AVENA GRASS	Helictotrichon sempervirens

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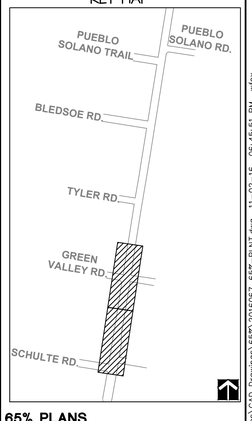
4th STREET IMPROVEMENTS
Phase 1
LOS RANCHOS, NM

ADDRESS
4th STREET:
SCHULTE ROAD TO PUEBLO SOLANO ROAD
LOS RANCHOS, NM 87107

KEY MAP



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LANDSCAPE PLANTING PLAN

LP-101

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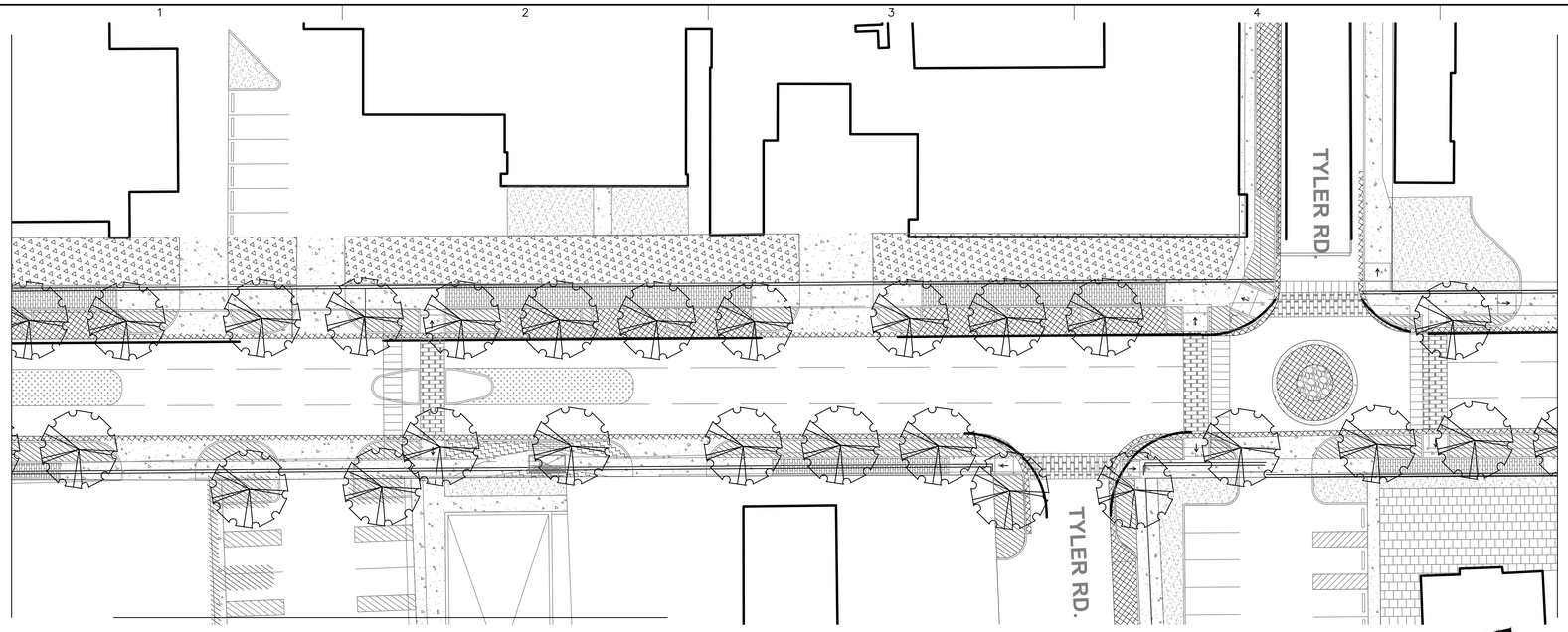

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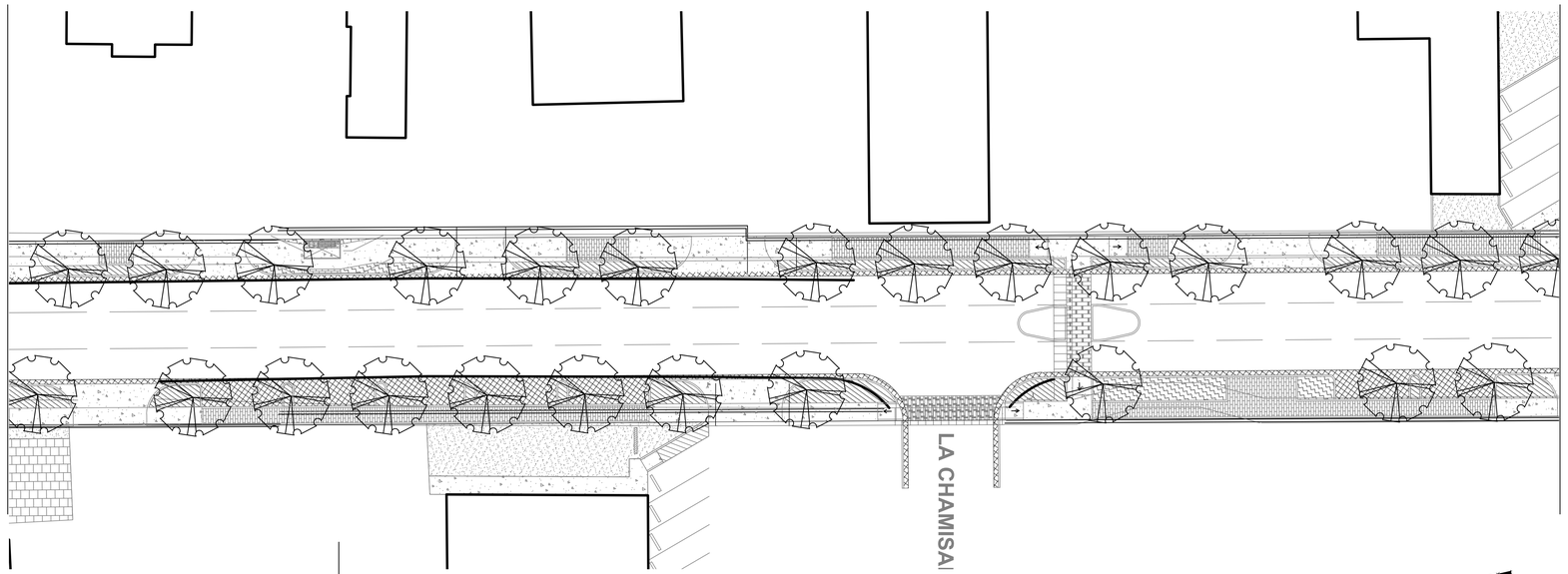

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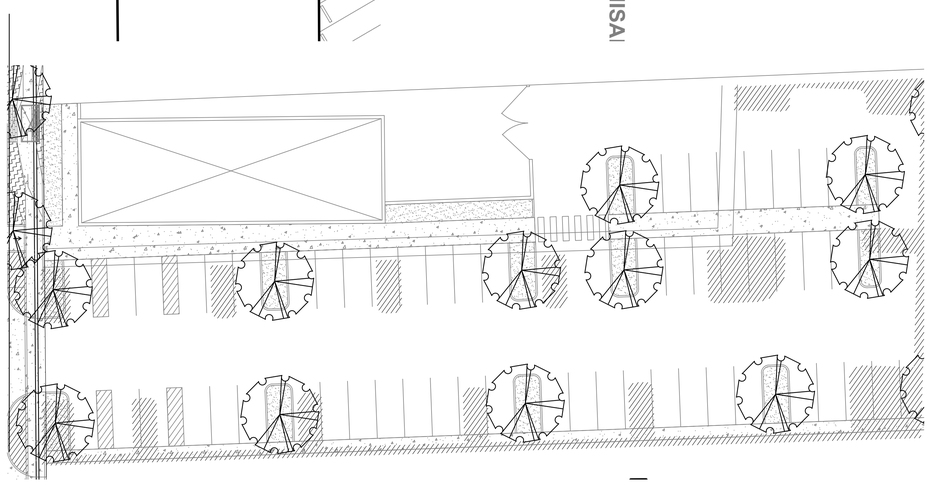

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PLANT SCHEDULE

Overall Streetscape Landscape

PRIMARY SHADE TREE

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GRASS UNDER PRIMARY SHADE TREE

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Acequia Landscape (ROW Fillets)

TREES

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NEW MEXICO OLIVE	Forestiera neomexicana

GRASSES AND SHRUBS

COMMON NAME	BOTANICAL NAME
FALSE INDIGO	Baptisia australis
BLUE AVENA GRASS	Helictotrichon sempervirens
YERBA MANSA	Anemopsis californica

Median Landscape

COMMON NAME	BOTANICAL NAME
VERONICA	Veronica prostrata
BLUE AVENA GRASS	Helictotrichon sempervirens

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4th STREET IMPROVEMENTS
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LOS RANCHOS, NM

ADDRESS
4th STREET:
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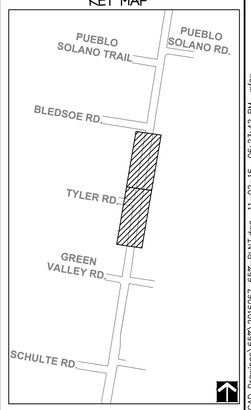
LOS RANCHOS, NM 87107

KEY MAP



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LANDSCAPE PLANTING PLAN

LP-102

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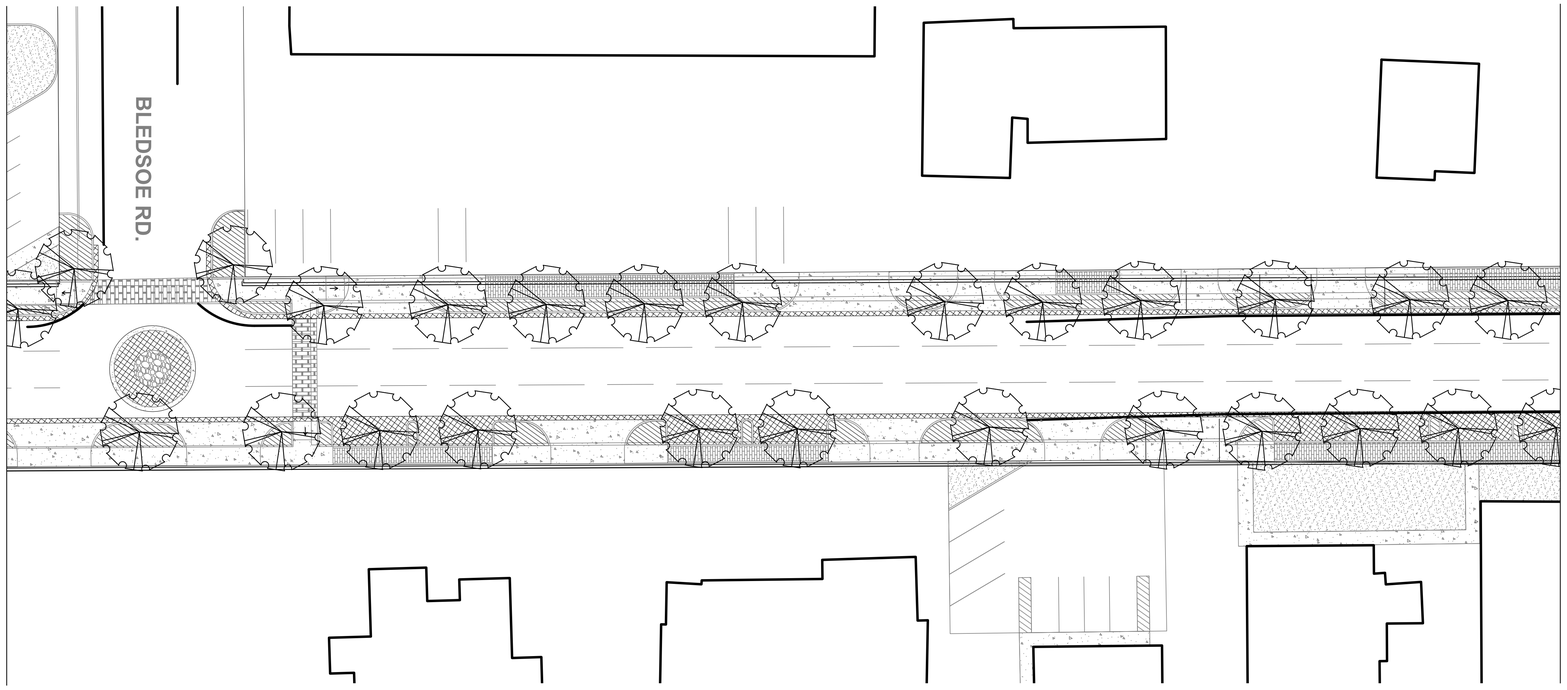

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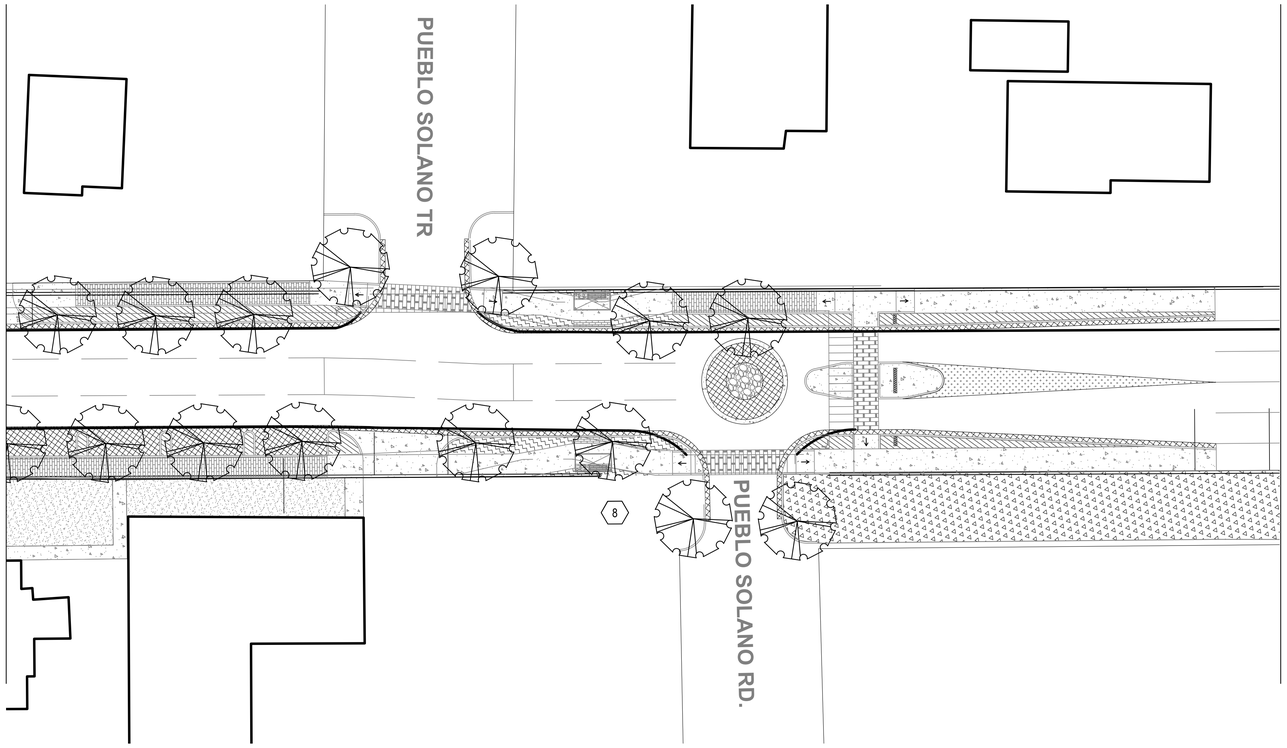

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Median Landscape

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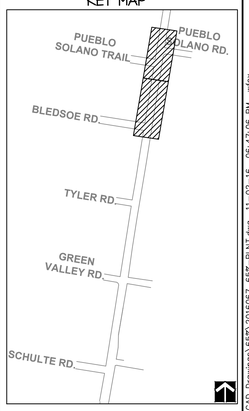
KEY MAP



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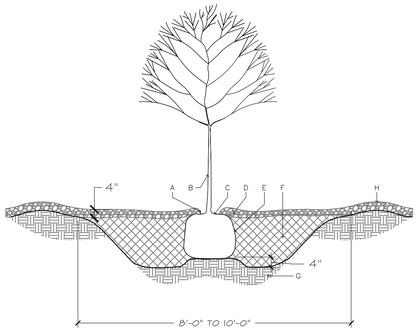
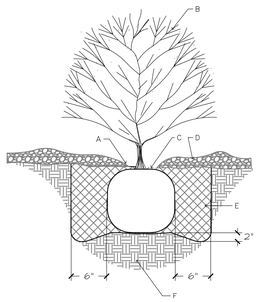


A ISOLATED TREE PLANTING

NOT TO SCALE



B ISOLATED SHRUB PLANTING

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FAX: 505-822-8282
E-MAIL: mail@sites-sw.com
WEB: www.sites-sw.com

PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

CONSULTANTS

PROJECT

4th STREET IMPROVEMENTS
Phase 1
LOS RANCHOS, NM

ADDRESS

4th STREET:
SCHULTE ROAD TO PUEBLO SOLANO ROAD
LOS RANCHOS, NM 87107

65% PLANS
NOT FOR CONSTRUCTION

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ISSUE DATE:	March 26, 2015
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SHEET LP-501 OF

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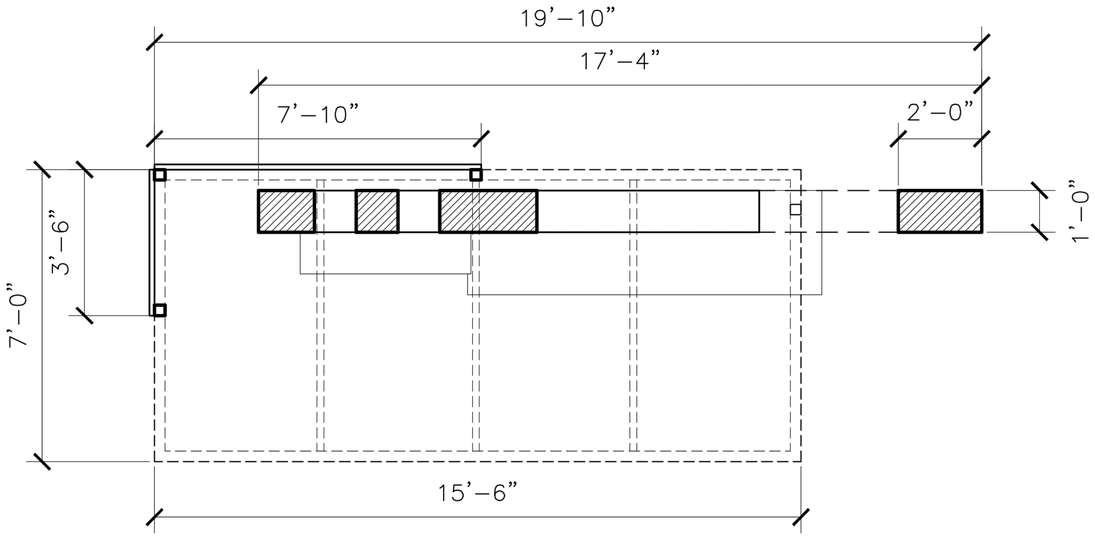

(B) BUS SHELTER PLAN

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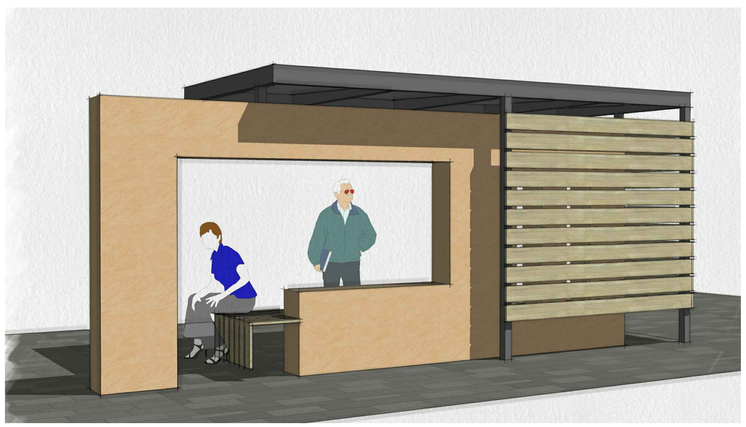

sites southwest
121 TIJERAS NE SUITE 3100
ALBUQUERQUE, NM 87102
PHONE:505–822–8200
FAX:505–822–8282
E–MAIL:mail@sites–sw.com
WEB:www.sites–sw.com

PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

CONSULTANTS

PROJECT

4th STREET
IMPROVEMENTS
Phase I
LOS RANCHOS, NM

ADDRESS

4th STREET:
SCHULTE ROAD TO PUEBLO
SOLANO ROAD
LOS RANCHOS, NM 87107

65% PLANS
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