

A stylized, handwritten-style logo consisting of a large, flowing letter 'F' or 'H' shape, likely representing the brand name 'FIVE'.

1	TITLE SHEET
2	PLAT
3	GRADING AND DRAINAGE PLAN – FOR REFERENCE ONLY
4	MASTER UTILITY PLAN – FOR REFERENCE ONLY
5	HORIZONTAL CONTROL PLAN
6	DEMOLITION PLAN
7	PAVING IMPROVEMENTS: BANDELIER DR. – STA: 10+00 TO 19+15
8	PAVING IMPROVEMENTS: BANDELIER DR. – STA: 19+15 TO 27+38
9	PAVING IMPROVEMENTS: McMAHON BLVD. – STA: 13+50 TO 14+50
10	PAVING IMPROVEMENTS: UNSER & BANDELIER DRIVEWAY CUTS
11	PAVING IMPROVEMENTS: INTERNAL ROAD 1 – STA: 10+00 TO 20+00
12	PAVING IMPROVEMENTS: INTERNAL ROAD 1 – STA: 20+00 TO 27+00
13	PAVING IMPROVEMENTS: INTERNAL ROAD 2 & 3 – STA: 10+00 TO 12+00
14	STRIPING IMPROVEMENTS: BANDELIER DR. – STA: 20+00 TO 27+38
15	STORM SEWER IMPROVEMENTS: – ONSITE – STA: 10+00 TO 20+50
16	STORM SEWER IMPROVEMENTS: – ONSITE – STA: 20+50 TO 24+00

- 17 UTILITY IMPROVEMENTS: - ONSITE WATER - STA: 10+00 TO 20+00
18 UTILITY IMPROVEMENTS: - ONSITE WATER - STA: 20+00 TO 27+00
19 UTILITY IMPROVEMENTS: - ONSITE SAS - STA: 10+00 TO 20+00
20 UTILITY IMPROVEMENTS: - ONSITE SAS - STA: 20+00 TO 27+00
21 UTILITY IMPROVEMENTS: - ONSITE SAS TO EXISTING SAS MH OFFSITE - STA: 10+00 TO 16+00
22 CONSTRUCTION DETAILS
23 PAVING IMPROVEMENTS: UNSER BLVD

I, BRIAN J. MARTINEZ, DULY QUALIFIED, REGISTERED, PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE 'AS-BUILT' INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND 'AS-BUILT' INFORMATION SHOWN ON THESE DRAWINGS WAS ADDED BY ME OR UNDER MY SUPERVISION, AND THAT THIS 'AS-BUILT' INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. CARTESIAN SURVEYS, INC. IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING, OR INTENT OF THE RECORD DRAWINGS.

B. J. M. 5/16/22



1. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. EXISTING VALVES AND MANHOLES SHALL NOT BE BURIED OR PAVED OVER BUT RIMS SHALL BE ADJUSTED TO MATCH NEW GRADE PER COA STANDARD DRAWINGS 2460 AND 2461.
2. MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.
3. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ABCWVA.ORG/WATER SHUT OFF AND TURN ON PROCEDURES ASPX](http://abcwva.org/water-shut-off-and-turn-on-procedures.aspx)
4. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900: DR18 REQUIREMENTS (6" - 12") OR DUCTILE IRON PIPE MEETING AWWA C-500 REQUIREMENTS (8" - 48").
5. ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. THE JOINT RESTRAINT REQUIREMENTS SHOULD BE DELINEATED WITHIN A JOINT RESTRAINT TABLE.
6. ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING. EXCEPT WHEN PROFILED WITHIN A PROPOSED OR EXISTING STREET, WHERE STREET STATIONING SHALL GOVERN.
7. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2465.
8. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 5" POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.
9. TRACER WIRE SHALL BE INCLUDED FOR ALL PUBLIC WATER AND SEWER MAINS AND FOR WATER SERVICES IN ACCORDANCE WITH WATER AUTHORITY DETAILS.
10. CONTRACTOR SHALL PROVIDE THE PROPOSED HYDRO TESTING PLANS TO THE WUA INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.
11. AT UTILITY CROSSINGS, WHERE LESS THAN 18" OF VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROPOSED, LEAN FIL CONSTRUCTION (PER SECTION 207 OF THE STANDARD SPECIFICATIONS) SHALL BE USED TO PROTECT THE WATER OR SEWER LINE. LEAN FIL SHALL EXTEND A PERPENDICULAR DISTANCE OF 5 FEET ON EACH SIDE OF THE STORM PIPE OR STRUCTURE.
12. ALL DESIGNS AND CONSTRUCTION OF ANY UNDERGROUND UTILITIES SHALL COMPLY WITH ADMINISTRATIVE INSTRUCTION NO. 9 FOR WORK NEARBY OR AFFECTING SAN JUAN CHAMA TRANSMISSION LINES AND APPURTENANCES. CONSTRUCTION SHALL BE PROVIDED TO THE WATER AUTHORITY ONE (1) MONTH IN ADVANCE OF THE CONSTRUCTION START DATE. INFORMATION CAN BE FOUND AT [HTTP://WWW.ABCWVA.ORG/WATER SHUT OFF AND TURN ON PROCEDURES ASPX](http://www.abcwva.org/water-shut-off-and-turn-on-procedures.aspx).



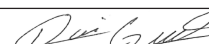
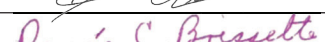
1. ANY STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH THERMO-PLASTIC REFLICATORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
2. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
3. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
4. CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE LINE AND GRADE OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
5. THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.
6. CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50. CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.
7. AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND ALL JOINTS JOINING NEW PAVEMENT TO EXISTING PAVEMENT, PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPOILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
8. CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING AND REPLACING CURB AND GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW CUT AND PATCH THE ASPHALT TO A SMOOTH, UNIFORM EDGE. THE PAVEMENT SHALL BE CONFORM TO THE STANDARD DRAWING # 2405 WITH THE APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.

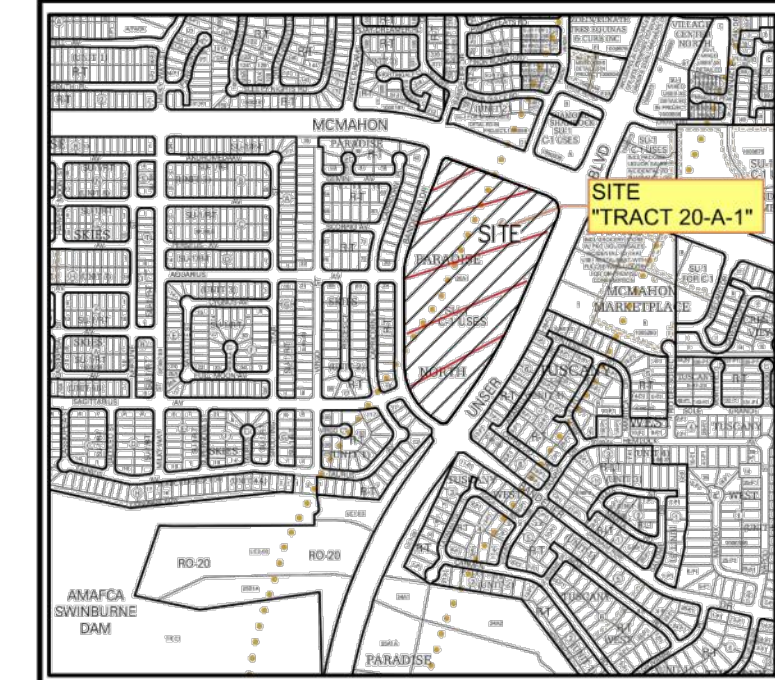
1. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
2. WHEN DISTURBING MORE THAN ¼ ACRES, CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
3. IN ADVANCE OF CONSTRUCTION, CONTRACTOR SHALL DETERMINE IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
4. PMN WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PMN WHILE THE CONTRACTOR IS EXPOSING PMNS CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
5. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
6. CONTRACTOR IS TO SUPPORT, PROTECT, AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED AT A MAXIMUM SPACING OF FIFTEEN (15) FEET. CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.
7. CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS TO PREVENT ANY EXCAVATED MATERIAL BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
8. CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC.
9. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
10. DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL SHALL BE ARRANGED BY THE CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS. NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE FOR COSTS ASSOCIATED WITH OBTAINING A DISPOSAL SITE AND HAUL THERETO.
11. IF CULTURAL RESOURCES, SUCH AS HISTORIC OR PREHISTORIC ARTIFACTS, OR HUMAN REMAINS ARE DISCOVERED DURING EXCAVATION OR CONSTRUCTION, WORK SHALL CEASE AND THE CONSTRUCTION ENGINEER SHALL NOTIFY THE COUNTY OFFICE OF THE MEDICAL EXAMINER AT (505) 272-3053. IF THE MEDICAL EXAMINER DETERMINES THAT HUMAN REMAINS ARE NOT PRESENT, THE CONSTRUCTION ENGINEER SHALL NOTIFY THE STATE HISTORIC PRESERVATION OFFICE (SHP) AT 827-6320.



A-11-Z
SCALE NONE

1. ALL WORK DETAILLED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION AND WILL BE REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS".
2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. CONTRACTOR SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
4. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
5. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION ENGINEER (OR PROJECT MANAGER) NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. ONLY THE CITY SURVEYOR SHALL REPLACE SURVEY MONUMENTS. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO STANDARD SPECIFICATIONS SECTION 4.4.
6. EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (280-1990) FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL THEN EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. CONTRACTOR SHALL THEN COORDINATE RELOCATION OF UTILITY LINES WITH UTILITY COMPANIES AS REQUIRED. ANY DAMAGE CAUSED BY FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY EXISTING UTILITIES IS THE FULL RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS BUILT" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
8. CONTRACTOR SHALL ASSUME FINANCIAL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, SIGNAGE, CURB AND GUTTER, HANDICAP RAMPS, AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED ON THE PLANS, AND SHALL REPAIR OR REPLACE, PER THE STANDARD SPECIFICATIONS, ANY SUCH DAMAGE.
9. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
10. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY AND OTHER JURISDICTIONAL AUTHORITIES WHERE APPLICABLE.
11. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS SHOWN. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY SUCH COSTS INCURRED.
12. REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

<div><div><div></div><div></div><div></div></div><div>TIERRA WEST, LLC</div><div>5571 MIDWAY PARK PLACE NE</div><div>ALBUQUERQUE, NEW MEXICO 87109</div><div>505-858-3100</div><div>www.tierrawestllc.com</div></div>											
REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE				
ENGINEERS STAMP & SIGNATURE			APPROVALS	ENGINEER	DATE	*****					
<div><div><div></div><div></div><div></div></div><div>RONALD R. BOHANNAN</div><div>NEW MEXICO</div><div>7868</div><div>PROFESSIONAL ENGINEER</div></div> <div></div> <div>08-19-21</div> <div>RONALD R. BOHANNAN</div> <div>P.E. #7868</div>			DRC Chairman		8/26/2021	APPROVED FOR CONSTRUCTION					
			Transportation	Man-PE	8/19/2021						
			Water/Wastewater		8/26/2021						
			Hydrology		08/23/21						
			AMAFCA								
			Constr. Mngmt.								
Constr. Coord.											
					SHEET	OF					
CITY PROJECT NO. 683083					1	23					



FROM ZONE ATLAS PAGE A-11-Z N.T.S.

- SUBDIVISION DATA**
- DRB NO. _____
 - ZONE ATLAS MAP NO. A-11; ZONING: SU-1.
 - GROSS SUBDIVISION ACREAGE: 19.088 ACRES.
 - TOTAL NUMBER OF LOTS/TRACTS CREATED: NINE (9) LOTS.
 - DATE OF SURVEY: JULY 2020
 - PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
 - THIS PLAT SHOWS ALL PLOTTABLE EASEMENTS OF RECORD.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO REPLAT ONE EXISTING TRACT (TRACTS 20A-1) AS DESCRIBED IN THAT PLAT OF PARADISE NORTH FILED IN THE RECORDS OF BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 08, 1990, BOOK 90C, PAGE 182 INTO NINE NEW LOTS.

- NOTES**
- BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
 - DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FOOT).
 - THIS SURVEY IS BASED UPON THE PLAT OF PARADISE NORTH RECORDED IN DOCUMENT NO. 1990061878 OF THE RECORDS OF BERNALILLO COUNTY CLERK'S OFFICE RECORDED ON AUGUST 08, 1990, RECORD BEARING AND DISTANCES ARE SHOWN ON THIS PLAT.
 - GRID TO GROUND SCALE FACTOR USED IS 0.999670857 AS PUBLISHED BY ACS MONUMENT "9-A11".
 - DATA IN PARENTHESIS IS RECORD OBTAINED FROM THE PLAT OF PARADISE NORTH, RECORDED AUGUST 08, 1990, IN DOCUMENT NO. 1990061878.

SOLAR NOTE:

PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR TRACTS WITHIN THE AREA OF PROPOSED PLAT."

DESCRIPTION

TRACT NUMBERED 20A-1, OF VACATION AMENDED PLAT AND REPLAT OF PARADISE NORTH, SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE AMENDED PLAT AND REPLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 8, 1990, IN PLAT BOOK 90C, FOLIO 182.

THIS TRACT CONTAINS 19.088 ACRES (831,465 SQ. FT.) MORE OR LESS.

- EXISTING EASEMENTS:**
- 10-FOOT PUBLIC UTILITY EASEMENT FILED: AUGUST 08, 1990, IN BOOK 90C, PAGE 182.
- NEW EASEMENTS:**
- EASEMENT FOR PUBLIC ACCESS, PUBLIC WATER, PUBLIC SEWER AND PUBLIC DRAINAGE TO BE GRANTED BY THE FILING OF THIS PLAT.

UTILITY NOTES:

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

PUBLIC SERVICE COMPANY OF NEW MEXICO (PSNM), A NEW MEXICO CORPORATION, (PSNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY, FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.

QWEST CORPORATIONS D/B/A/CENTURY LINK, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

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

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL, (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE CREATED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATURAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

SURVEYOR'S CERTIFICATION.

I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT ACCURATELY MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

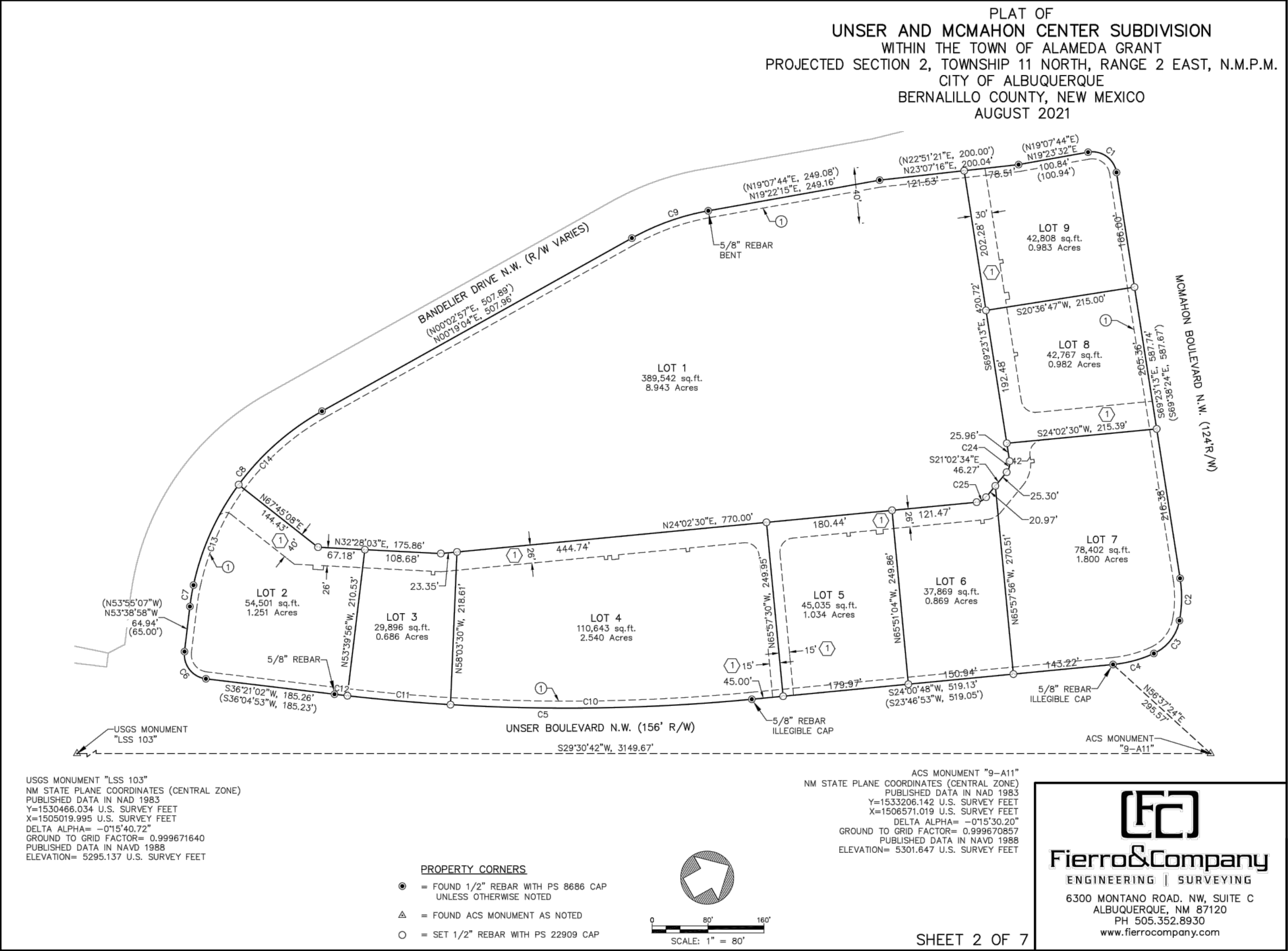
ROBERT J. FIERRO, N.M.P.S. No. 22909 Date _____

SHEET 1 OF 7

PLAT OF
UNSER AND MCMAHON CENTER SUBDIVISION
WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2021

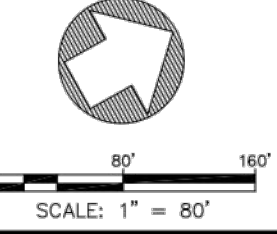
UTILITY APPROVALS:	
PSNM ELECTRIC SERVICES	DATE _____
NEW MEXICO GAS COMPANY	DATE _____
CENTURY LINK	DATE _____
COMCAST	DATE _____
CITY APPROVALS:	
CITY SURVEYOR	DATE _____
REAL PROPERTY DIVISION	DATE _____
ENVIRONMENTAL HEALTH DEPARTMENT	DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE _____
A.B.C.W.U.A.	DATE _____
PARKS & RECREATION DEPARTMENT	DATE _____
A.M.A.F.C.A.	DATE _____
CITY ENGINEER/HYDROLOGY	DATE _____
CODE ENFORCEMENT	DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE _____
TREASURER'S OFFICE CERTIFICATION	
THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND	
PAID ON UPC #:	_____
PROPERTY OWNER OF RECORD	_____
BERNALILLO COUNTY	_____
TREASURER'S OFFICE	DATE _____

Fierro & Company
ENGINEERING | SURVEYING
6300 MONTANO ROAD, NW, SUITE C
ALBUQUERQUE, NM 87120
PH 505.352.8930
www.fierrocompany.com



USGS MONUMENT "LSS 103"
NM STATE PLANE COORDINATES (CENTRAL ZONE)
PUBLISHED DATA IN NAD 1983
Y=1530468.034 U.S. SURVEY FEET
X=1505019.995 U.S. SURVEY FEET
DELTA ALPHA= -01°30.20"
DELTA ALPHA= -01°30.20"
GROUND TO GRID FACTOR= 0.999671640
PUBLISHED DATA IN NAD 1988
ELEVATION= 5295.137 U.S. SURVEY FEET

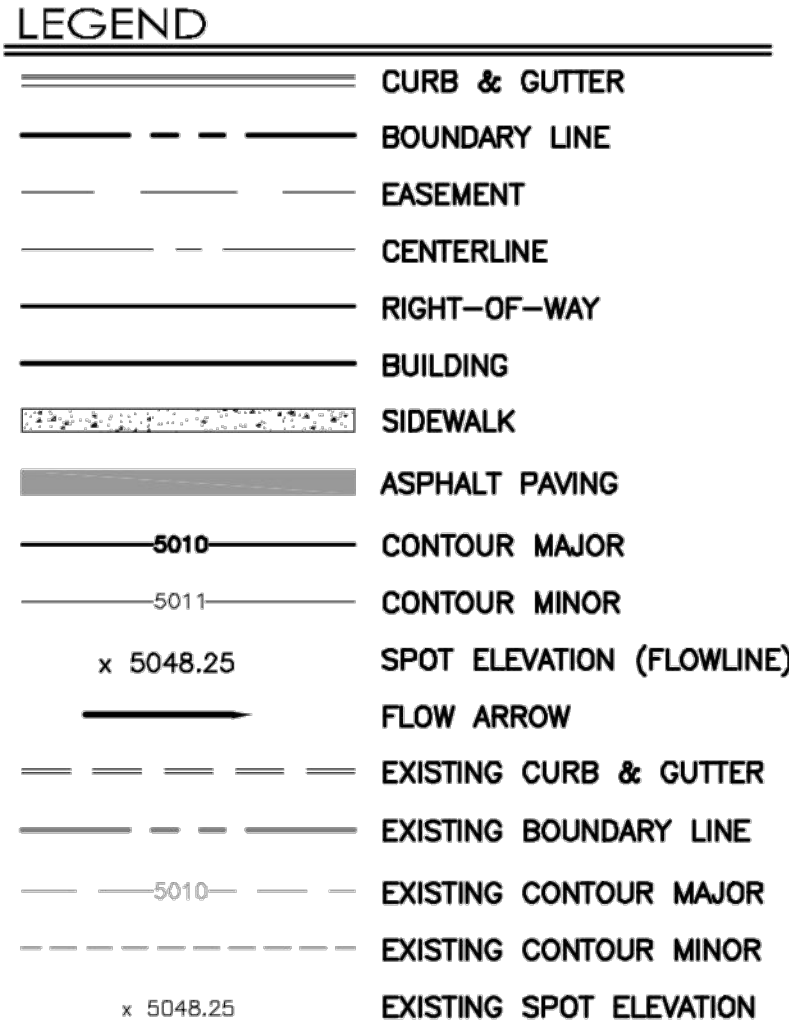
- PROPERTY CORNERS**
- = FOUND 1/2" REBAR WITH PS 8686 CAP UNLESS OTHERWISE NOTED
 - ▲ = FOUND ACS MONUMENT AS NOTED
 - = SET 1/2" REBAR WITH PS 22909 CAP



ACS MONUMENT "9-A11"
NM STATE PLANE COORDINATES (CENTRAL ZONE)
PUBLISHED DATA IN NAD 1983
Y=1533206.142 U.S. SURVEY FEET
X=1506571.019 U.S. SURVEY FEET
DELTA ALPHA= -01°30.20"
GROUND TO GRID FACTOR= 0.999670857
PUBLISHED DATA IN NAD 1988
ELEVATION= 5301.647 U.S. SURVEY FEET

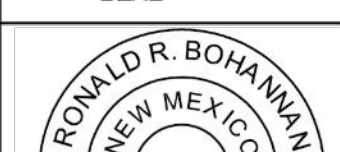


Fierro & Company
ENGINEERING | SURVEYING
6300 MONTANO ROAD, NW, SUITE C
ALBUQUERQUE, NM 87120
PH 505.352.8930
www.fierrocompany.com

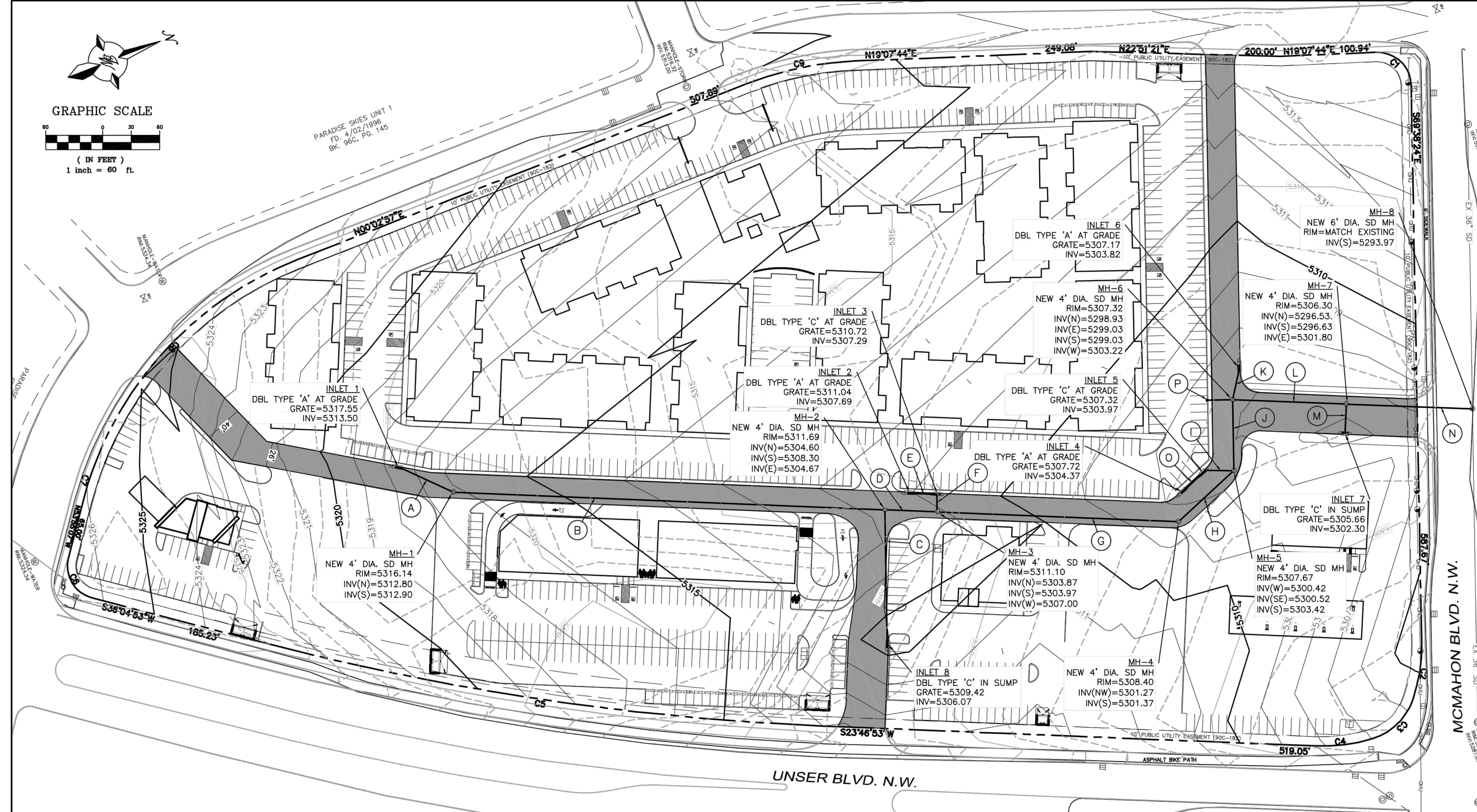
SHEET 2 OF 7



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FOR REFERENCE ONLY **SHT 3 OF 23**

<p>ENGINEER'S SEAL</p>	<p>UNSER & MCMAHON</p>		<p>DRAWN BY RMG</p>
	<p>GRADING AND DRAINAGE PLAN</p>		<p>DATE 08/03/2020</p>
			<p>SHEET # C1</p>
<p>RONALD R. BOHANNAN P.E. #7868</p>	<p>5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</p>		<p>JOB # 2020015</p>

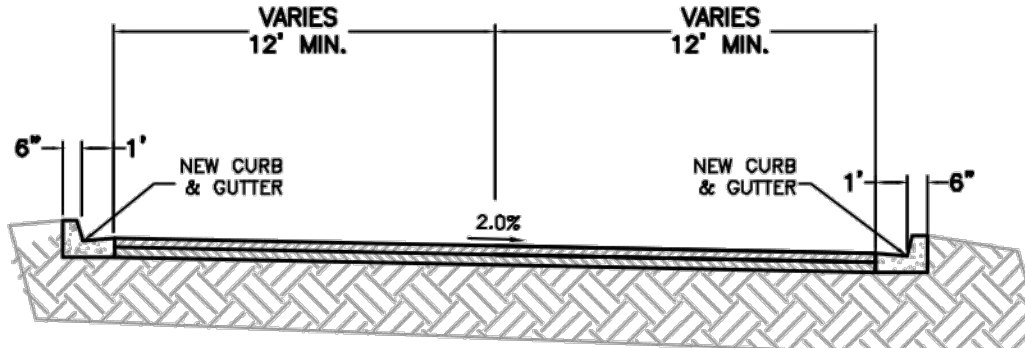


KEYED NOTES:

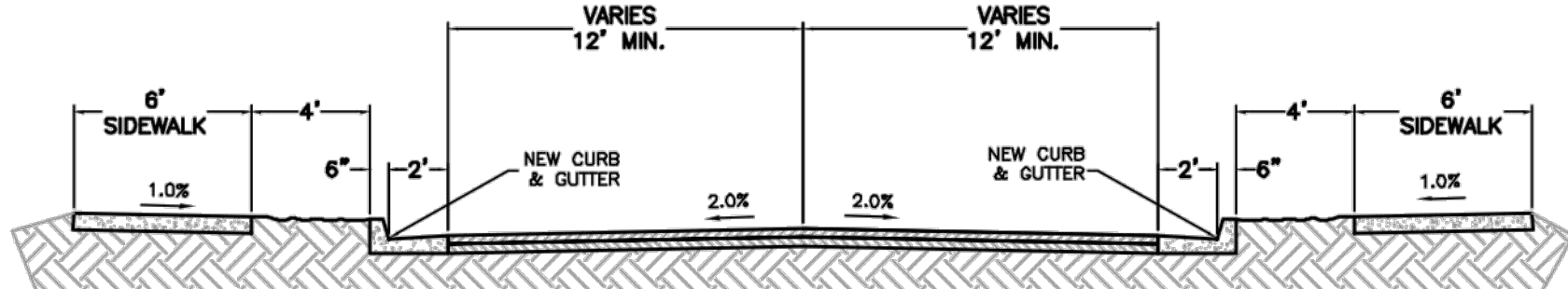
- (A) 18" RCP @ 2.0%
- (B) 18" RCP @ 1.0%
- (C) 18" RCP @ 1.0%
- (D) 18" RCP @ 2.0%
- (E) 18" RCP @ 2.0%
- (F) 18" RCP @ 2.0%
- (G) 24" RCP @ 1.0%
- (H) 24" RCP @ 1.0%
- (I) 18" RCP @ 2.0%
- (J) 24" RCP @ 2.0%
- (K) 18" RCP @ 2.0%
- (L) 36" RCP @ 2.0%
- (M) 18" RCP @ 2.0%
- (N) 36" RCP @ 2.0%
- (O) 18" RCP @ 2.0%
- (P) 30" RCP @ 2.0%, STUBBED 5' PAST EDGE OF PAVEMENT
STURJINV=5298.53

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS MAY REQUIRE 24-HOUR CONSTRUCTION (ALL INSTANCES).

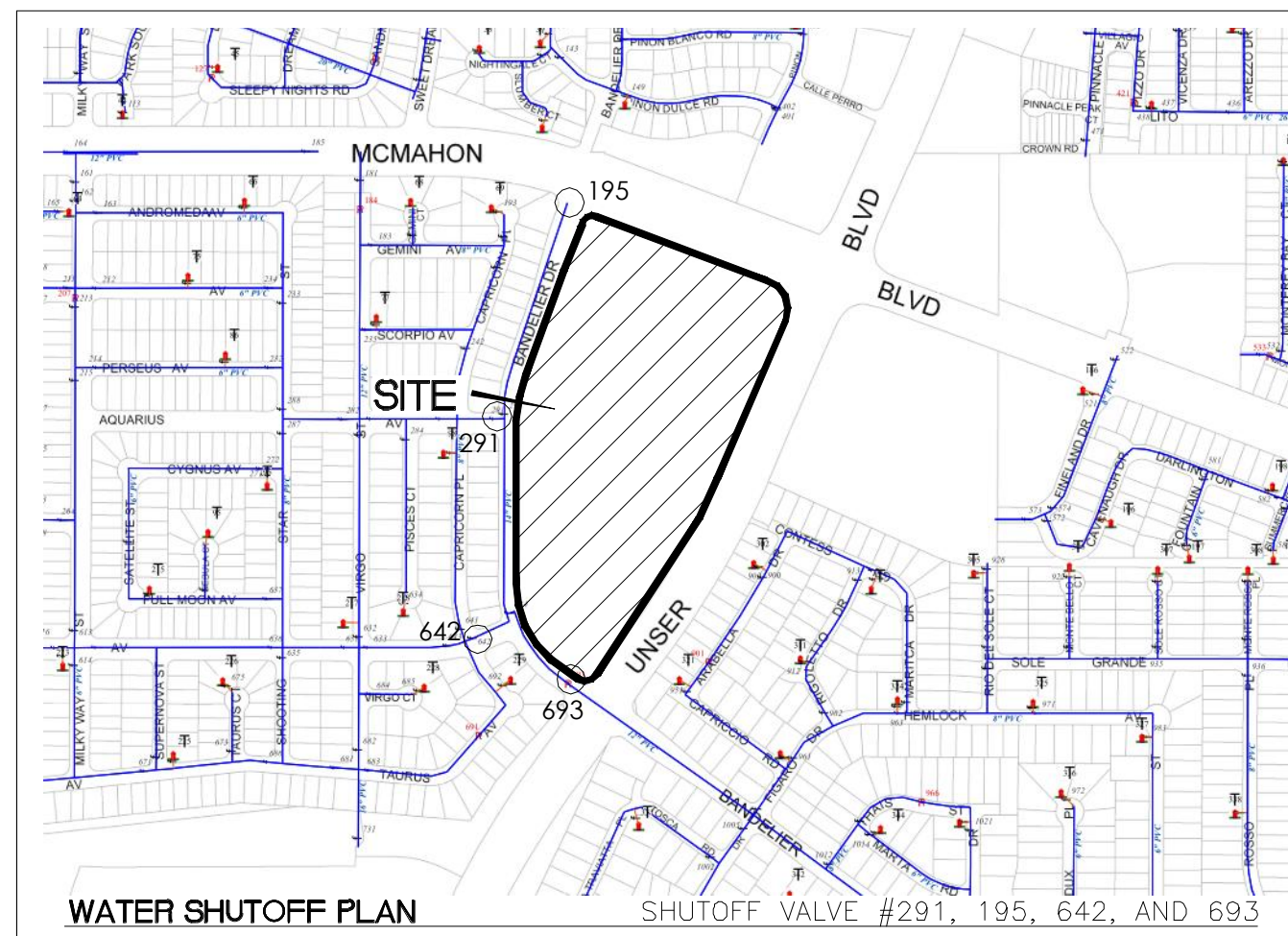


THIS SHEET IS FOR REFERENCE ONLY.
REFER TO SHTS 11, 12 & 13 FOR
ACCURATE INTERNAL ROAD CROSS
SECTIONS FOR CONSTRUCTION.



THIS SHEET IS FOR REFERENCE ONLY, REFER TO SHTS
7, 8 & 14 FOR ACCURATE BANDELIER CROSS SECTIONS
FOR CONSTRUCTION

RECORD DRAWINGS



KEYED NOTES

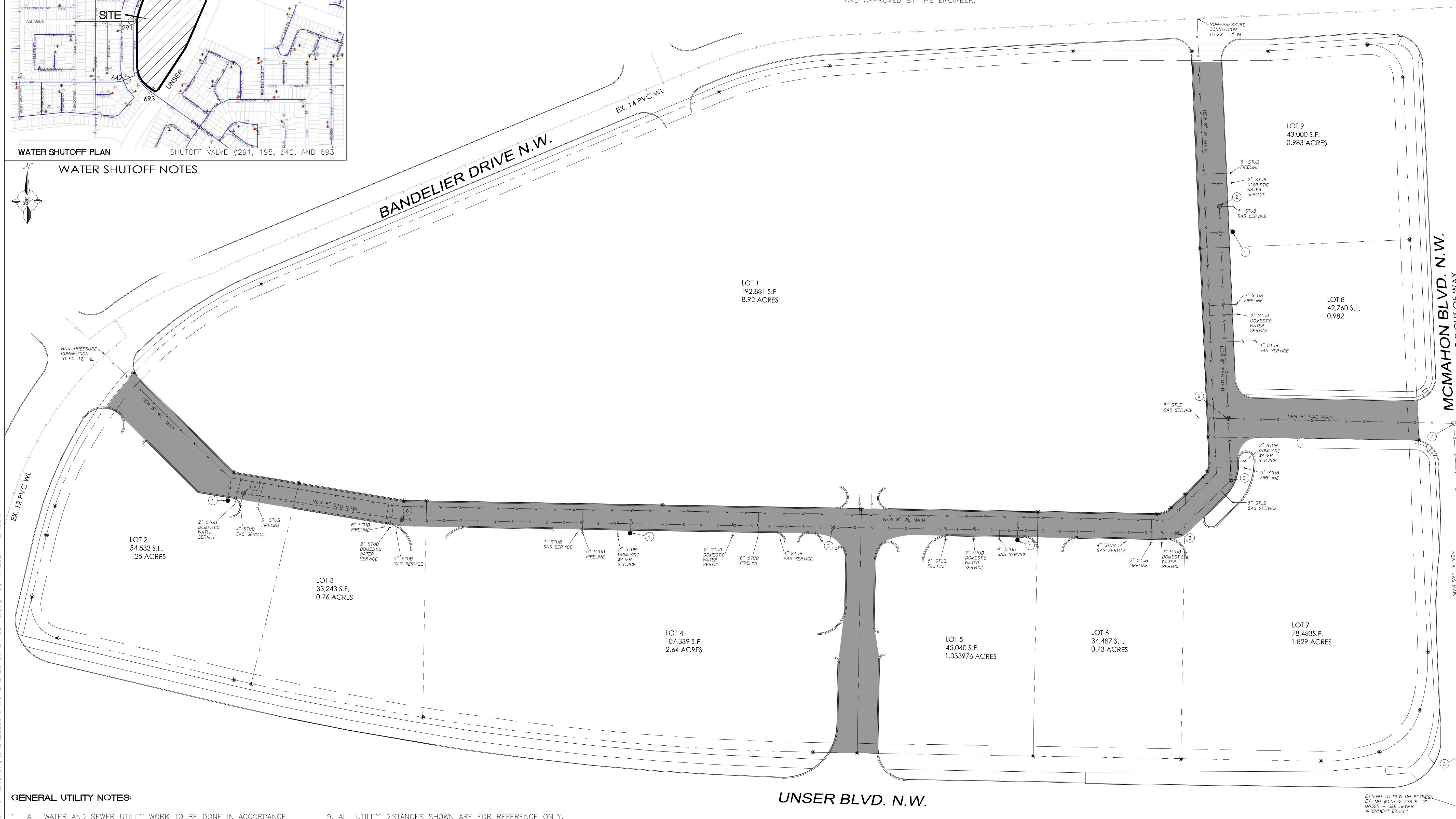
- ① PROPOSED PRIVATE FIRE HYDRANT PER COA STD DWG 2340
② 4' DIA. TYPE 'E' SAS MH PER COA STD DWG 2102

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NOTES:

1. ALL WATER LINES AND SANITARY SEWER LINES SHOWN ON THIS PLAN SHALL BE DEEMED PUBLIC AND FOLLOW THE WORK ORDER PROCESS FOR APPROVAL.
2. THE PRIVATE FIRE HYDRANTS, INDICATED ON THIS UTILITY PLAN, SHALL BE PAINTED SAFETY ORANGE.


















GENERAL UTILITY NOTES:


- | | |
|---|--|
| 1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION. | 9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY. |
| 2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED. | 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. |
| 3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS. | 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. |
| 4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS. | |
| 5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC. | |
| 6. FIRE LINE 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 EX. SD INLETS AND MH SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE. | |
| 8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P. | |

UNSER BLVD. N.W.

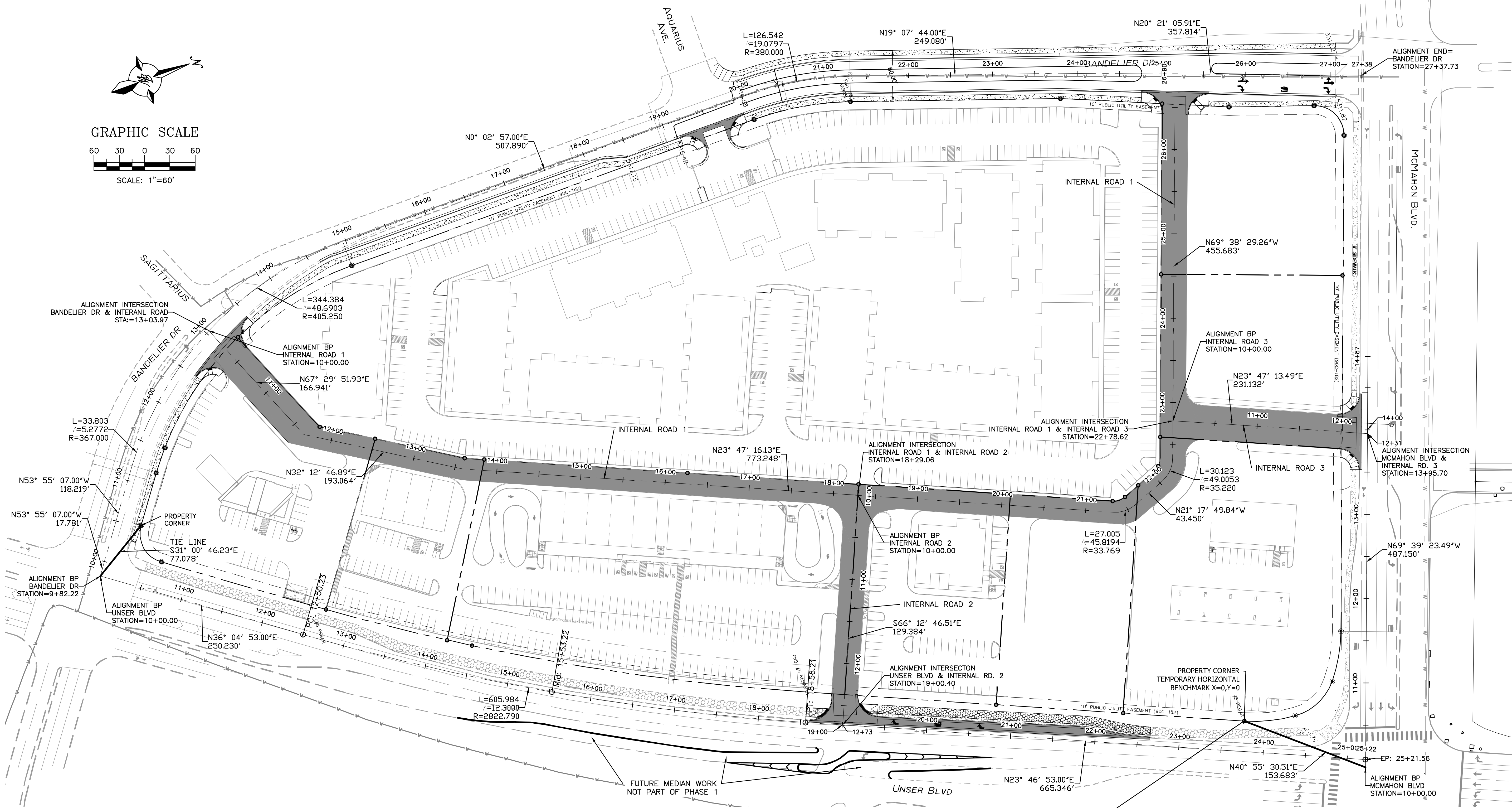
LEGEND

	CURB & GUTTER		EX. 8" SAS		EXISTING SANITARY SEWER LINE
	BOUNDARY LINE				EXISTING PVC WATERLINE
	EASEMENT				PROPOSED PUBLIC HYDRANT
	SIDEWALK				PROPOSED INTERNAL DRIVE AISLE
	EXISTING CURB & GUTTER				
	36" SD				
	PROPOSED STORM SEWER LINE				
	PROPOSED SANITARY SEWER LINE				
	PROPOSED WATERLINE				

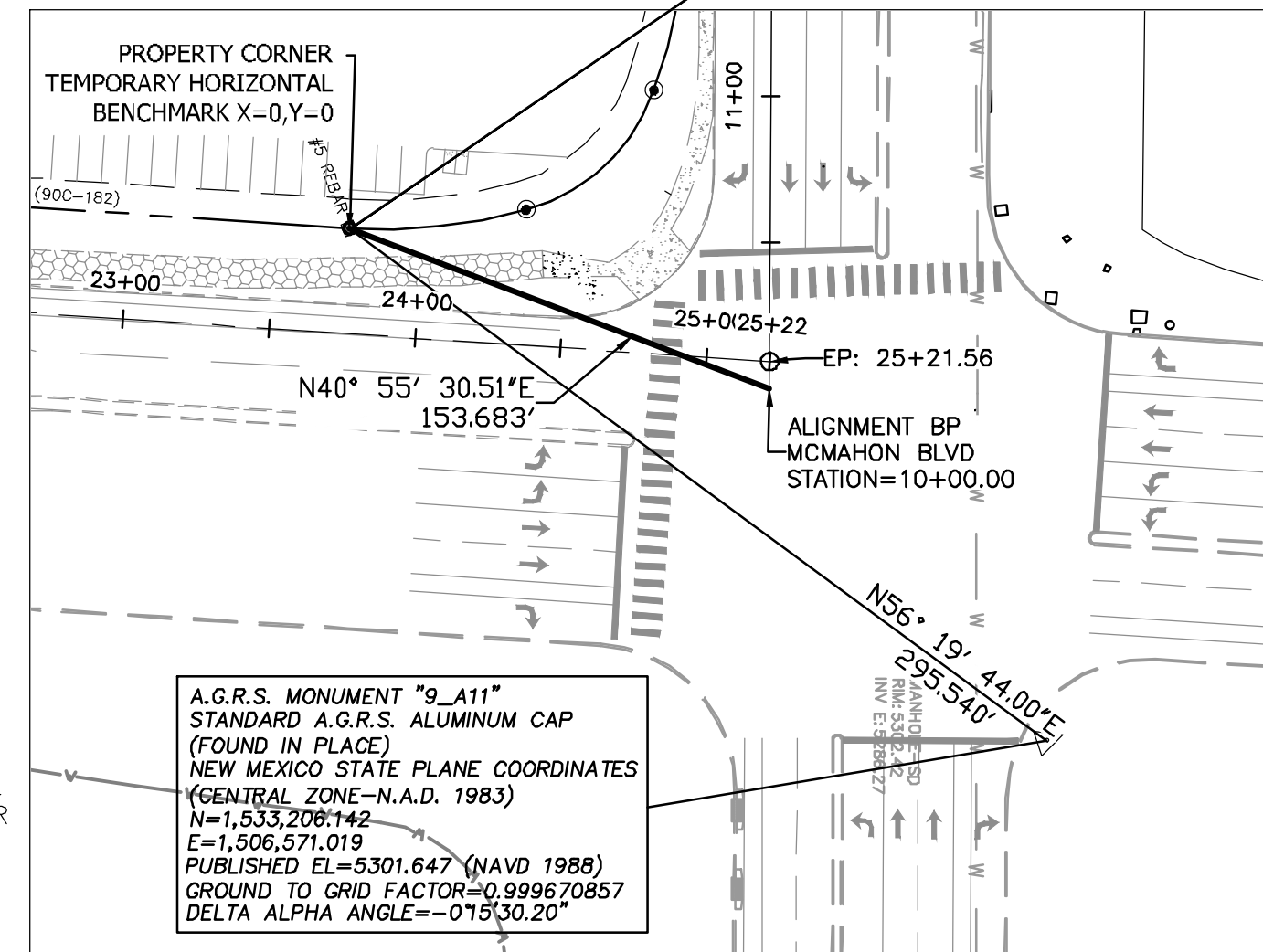
FOR REFERENCE ONLY



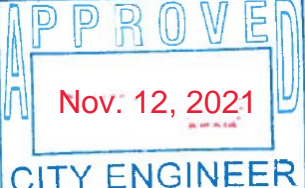
ENGINEER'S SEAL	UNSER & MCMAHON	DRAWN BY RMG
		DATE 03/15/2021
	MASTER UTILITY PLAN	2020015-MU-DRB EXHIBIT 21-03-15
		SHEET # C-2
RONALD R. BOHANNAN P.E. #7868	 <i>TERRA WEST, LLC</i> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	JOB # 2020015

SHT 4 OF 23

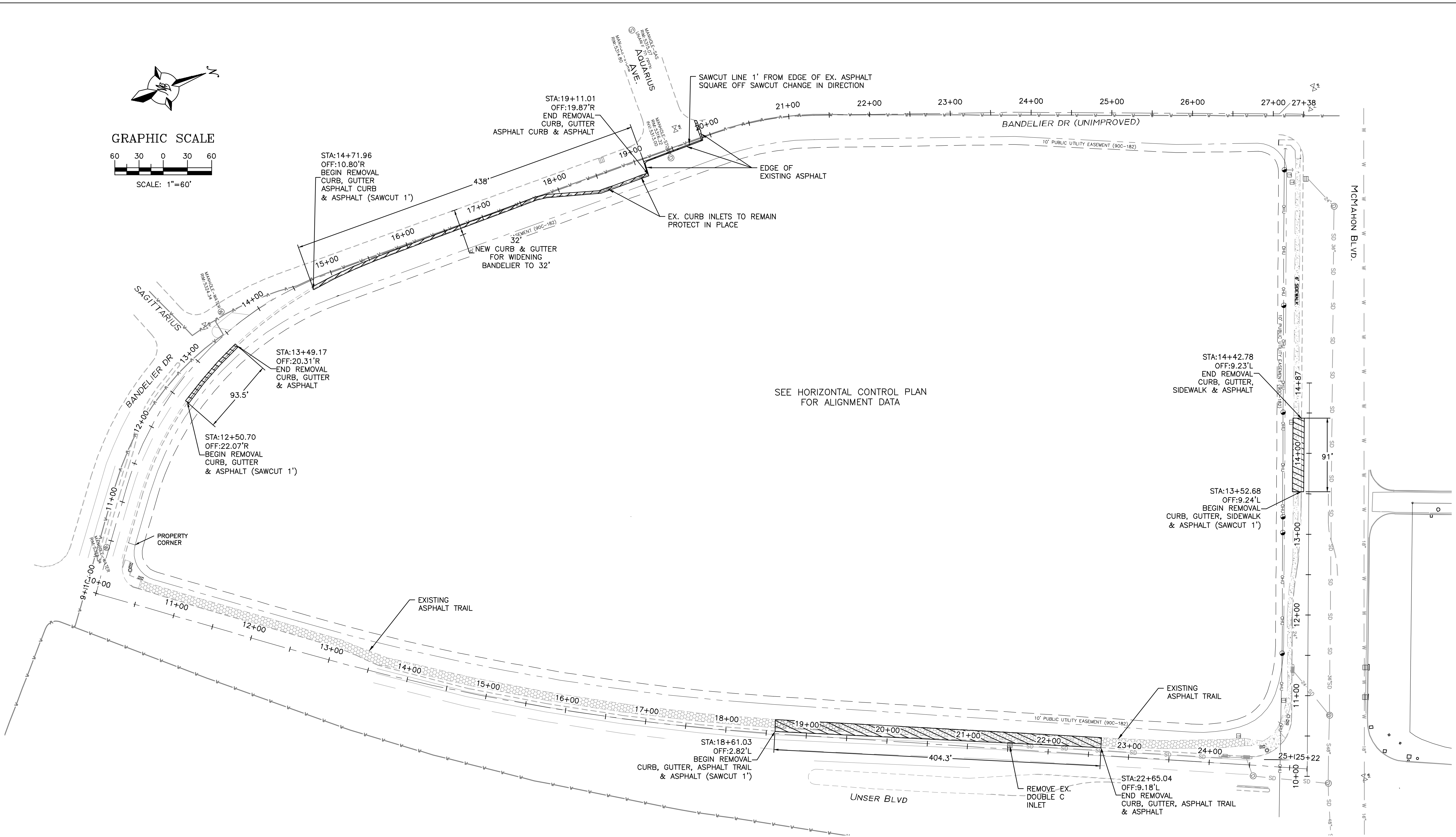


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 <div style="text-align: right;"> TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrawestllc.com </div>										
ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP										
TITLE:										
UNSER & McMAHON - PHASE 1 <i>HORIZONTAL CONTROL PLAN</i>										
DESIGN REVIEW COMMITTEE 		CITY ENGINEER APPROVAL 		LAST DESIGN UPDATE	MO./DAY/YR. <hr/> <hr/> <hr/> <hr/> <hr/>	MO./DAY/YR. <hr/> <hr/> <hr/> <hr/> <hr/>				
CITY PROJECT NO. <div style="text-align: center; font-size: 1.5em;">683083</div>		ZONE MAP NO. <div style="text-align: center; font-size: 1.5em;">A-11-Z</div>		SHEET <div style="text-align: center; font-size: 1.5em;">05 of 23</div>						

[illegible]



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

DESIGN REVIEW COMMITTEE

APPROVED

Aug. 26, 2021.

**DESIGN
REVIEW COMMITTEE**

CITY ENGINEER APPROVAL

APPROVED

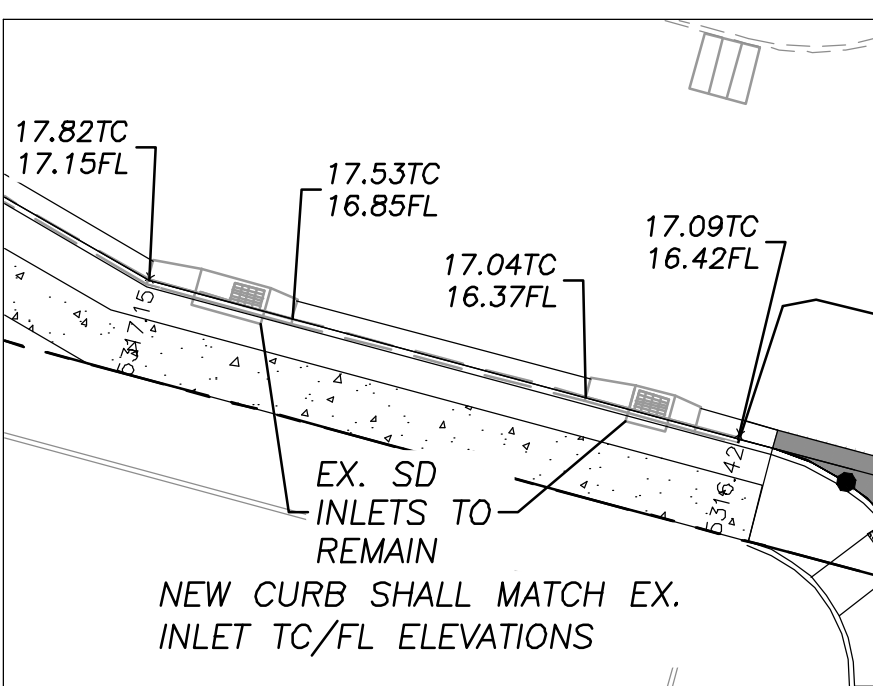
Nov. 12, 2021

CITY ENGINEER

FAST DESIGN UPDATE

MO./DAY/YR.	MO./DAY/YR.

[illegible]

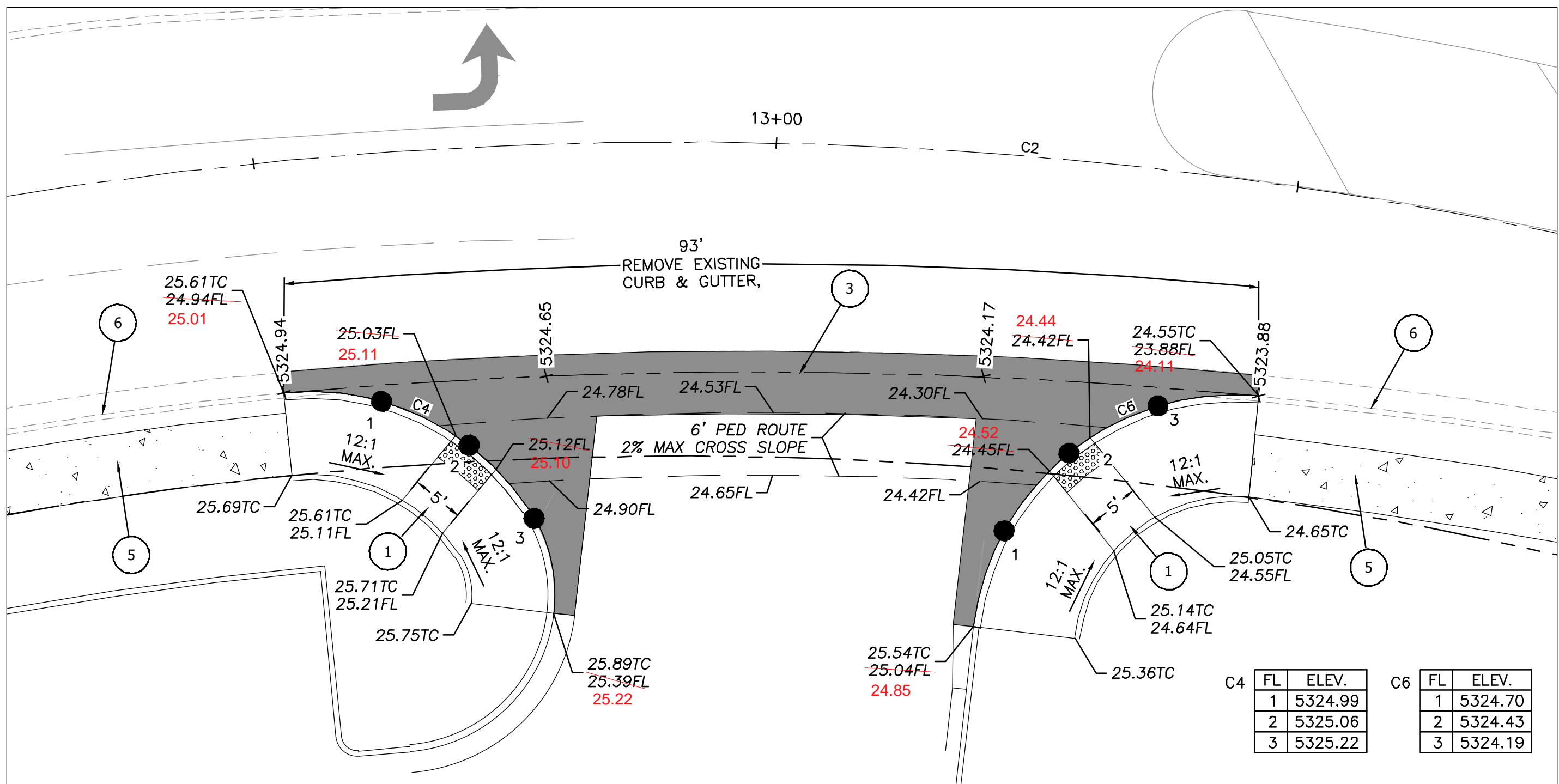


Curve Table: Alignments					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	33.80	367.00	5.28	N51° 16' 48.00"W	33.791
C2	344.38	405.25	48.69	N24° 17' 46.31"W	334.14
C3	126.54	380.00	19.08	N9° 35' 20.50"E	125.958

KEYED NOTES

- ① CURB RETURN RAMP (SEE DET. SHT. 22)
- ② NOT USED
- ③ VALLEY GUTTER, PER COA DWG. 2420
- ④ STANDARD 8" CURB & GUTTER, PER COA DWG. 2415A
- ⑤ 6' SIDEWALK, PER COA DWG. 2430
- ⑥ EXISTING CURB & GUTTER

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10' 3' BENCH 2.0% 3 MAX 1 2% MAX 6' LANDSCAPING 6' SIDEWALK 4' 8" 2' NEW 8" CURB & GUTTER 2.0% 32' VARIES EXISTING ASPHALT CURB EXISTING CURB & GUTTER 2' 4' 6' SIDEWALK 1.5% 2% MAX EXISTING WALL ROW 60' ROW

FUTURE CURB & GUTTER

LANDSCAPE BUFFER SWALE PER COA DWG. 2414

NEW AC PAVEMENT SEE DETAIL SHF. 08

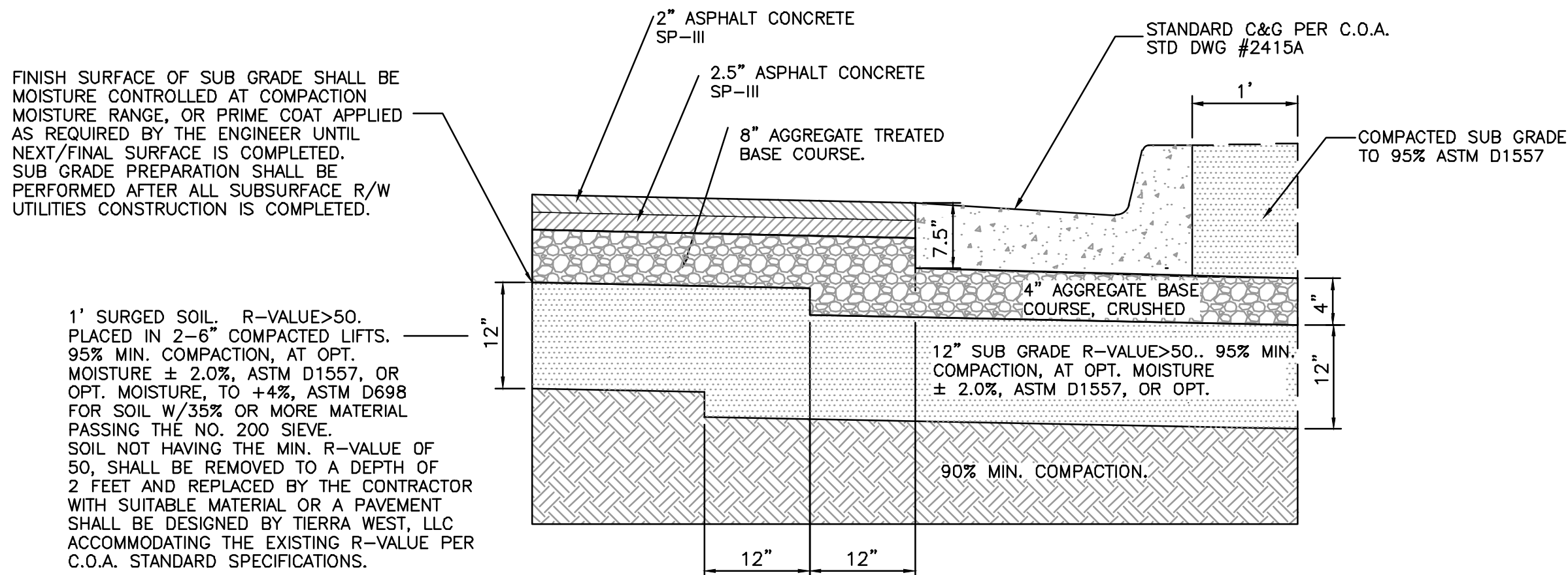
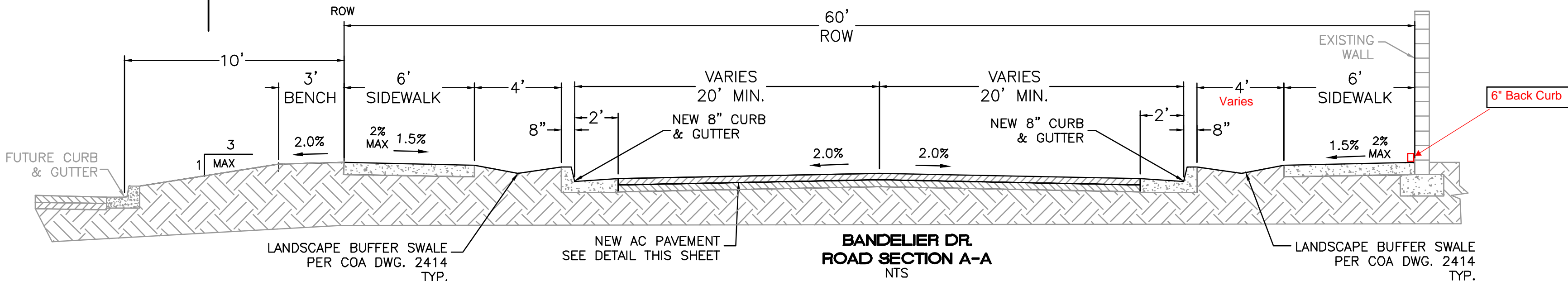
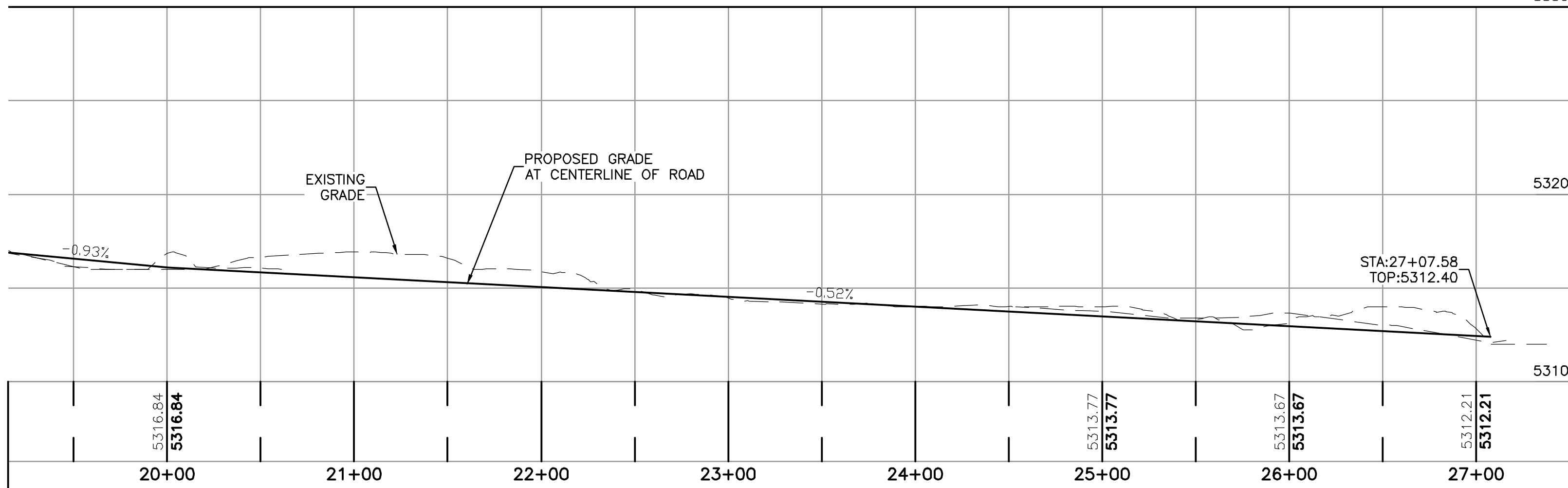
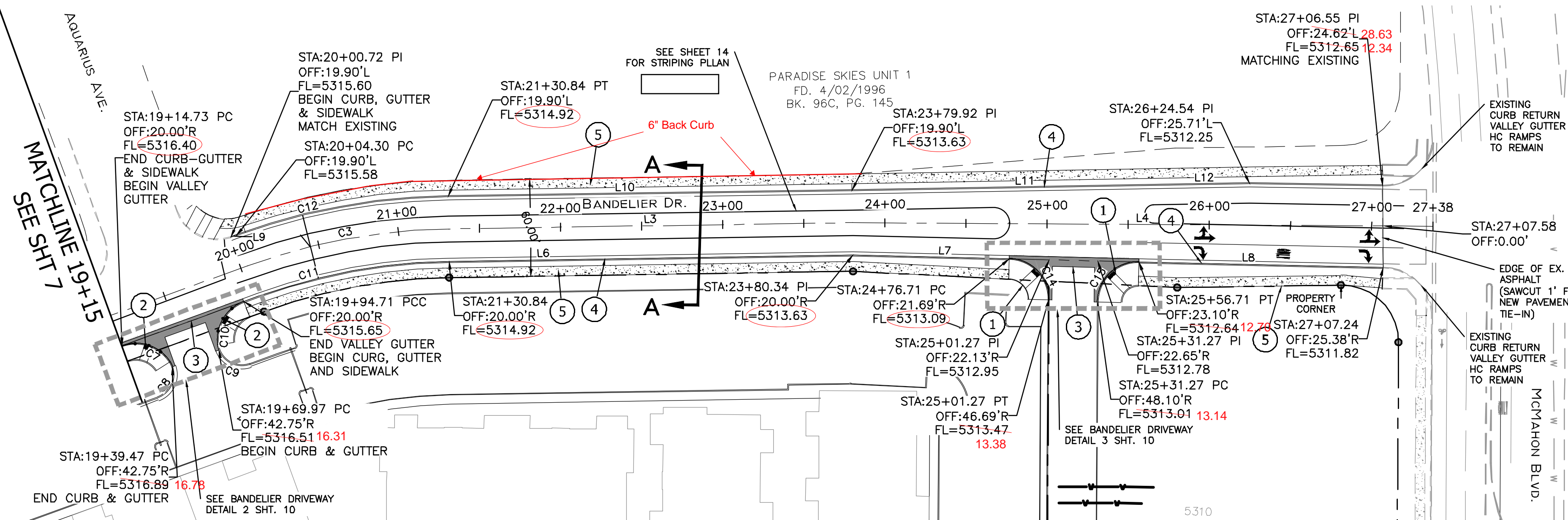
BANDELER DR. ROAD SECTION B-B

EXISTING AC PAVEMENT

THE CHANGES SHOWN HEREON ARE BASED UPON
A FIELD SURVEY CONDUCTED BY ME OR UNDER
MY SUPERVISION AND REFLECT THE LOCATIONS
(VERTICALLY AND HORIZONTALLY) TO THE BEST
OF MY KNOWLEDGE AND BELIEF.

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<div><div></div><div>TIERRA WEST, LLC</div><div>5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrowestllc.com</div></div>		NO.	DATE	DESIGNED BY	DRAWN BY	DRAWING NO.	CHECKED BY	
ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP								
TITLE: UNSER & McMAHON - PHASE 1 PAVING IMPROVEMENTS BANDELER DR - STA: 10+00 TO 19+15								
DESIGN REVIEW COMMITTEE <div>APPROVED Aug. 26, 2021 DESIGN REVIEW COMMITTEE</div>		CITY ENGINEER APPROVAL <div>APPROVED Nov. 12, 2021 BY [Signature] CITY ENGINEER</div>		LAST DESIGN UPDATE	NO./DAY/YR.		NO./DAY/YR.	
CITY PROJECT NO. 683083		ZONE MAP NO. A-11-Z		SHEET 07 of 23				



PAVING SECTION BANDELIER
NTS REF. CITY PROJECT NO. 5279.90

Line Table: Alignments		
Line #	Length	Direction
L2	507.89	N0° 02' 57.00"E
L3	249.08	N19° 07' 44.00"E
L4	357.81	N20° 21' 05.91"E

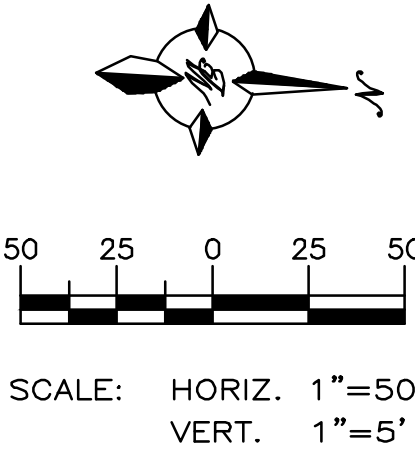
Curve Table: Alignments					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
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C3	126.54	380.00	19.08	N9° 35' 20.50"E	125.958

Line Table		
Line #	Length	Direction
L6	249.08	N19° 07' 44.00"E
L7	96.38	N21° 21' 40.09"E
L8	150.55	N21° 13' 05.42"E
L9	3.58	N0° 02' 57.00"E
L10	249.08	N19° 07' 44.00"E
L11	245.12	N18° 59' 33.56"E
L12	245.12	N18° 59' 33.56"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C11	119.88	360.00	19.08	N9° 35' 21"E	119.33
C12	133.17	399.90	19.08	N9° 35' 21"E	132.55

KEYED NOTES

- UNIDIRECTIONAL RAMP (SEE DET. SHT. 22)
- CURB RETURN RAMP (SEE DET. SHT. 22)
- VALLEY GUTTER, PER COA DWG. 2420
- STANDARD 8" CURB & GUTTER, PER COA DWG. 2415A
- 6" SIDEWALK, PER COA DWG. 2430



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Certification

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B. J. M.

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ALBUQUERQUE, NM 87109
(505)858-3100
www.tierwestllc.com

ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: UNSER & McMAHON - PHASE 1
PAVING IMPROVEMENTS
BANDELIER DR - STA: 19+15 TO 27+38

DESIGN REVIEW COMMITTEE
APPROVED
Aug. 26, 2021
DESIGN REVIEW COMMITTEE

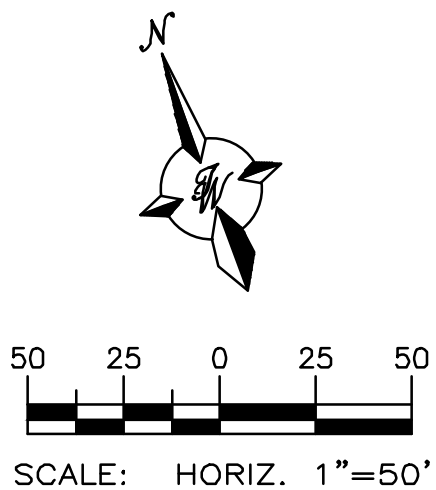
CITY ENGINEER APPROVAL
APPROVED
Nov. 12, 2021
CITY ENGINEER

NO. DATE
BY: VP
DATE: 5/25/2021
DRAWN BY: BF
DATE: 6/24/2021
DRAWING NAME: 2020015_PV_BANDELIER DR
JOB NO.: 2020015
CHECKED BY: VP
DATE: 6/25/2020

CITY PROJECT NO. 683083

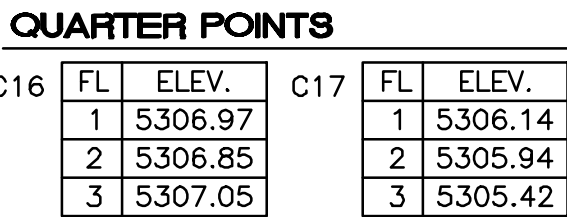
ZONE MAP NO. A-11-Z

SHEET 08 of 23



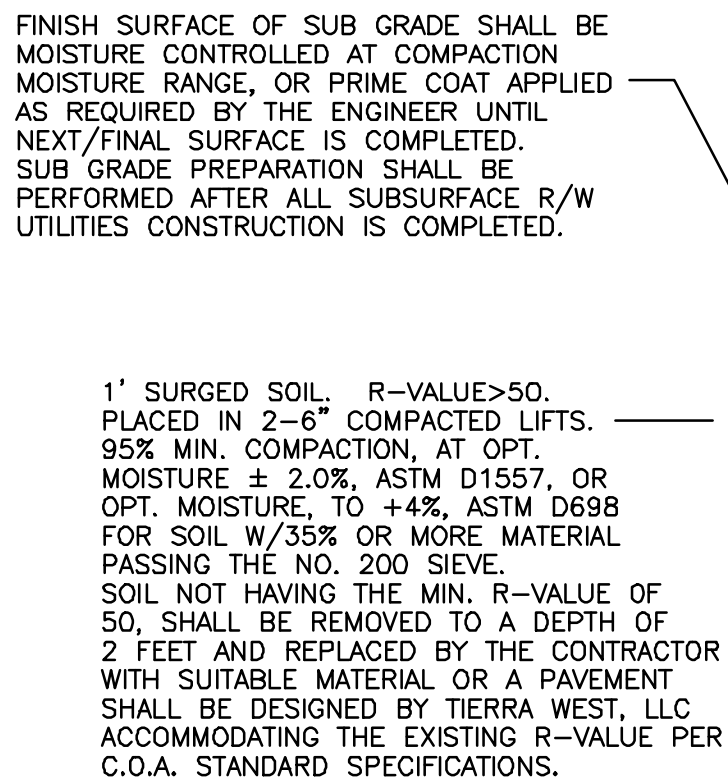
- ① UNIDIRECTIONAL RAMP (SEE DET. SHT. 22)
- ② CURB RETURN RAMP (SEE DET. SHT. 22)
- ③ VALLEY GUTTER, PER COA DWG. 2420
- ④ EX. CURB & GUTTER
- ⑤ EX. SIDEWALK

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C16	40.74	25.00	93.36	S22° 53' 33"E	36.38
C17	37.77	25.00	86.56	N67° 04' 10"E	34.28



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(VERTICALLY AND HORIZONTALLY) TO THE BEST
OF MY KNOWLEDGE AND BELIEF.

DRIVEWAY DETAIL



NTS REF. CITY PROJECT NO. 618591

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ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

DESIGN REVIEW COMMITTEE

APPROVED

Aug. 26, 2021.

DESIGN REVIEW COMMITTEE



CITY ENGINEER APPROVAL
APPROVED
NOV. 12, 2021
CITY ENGINEER

FAST DESIGN UPDATE

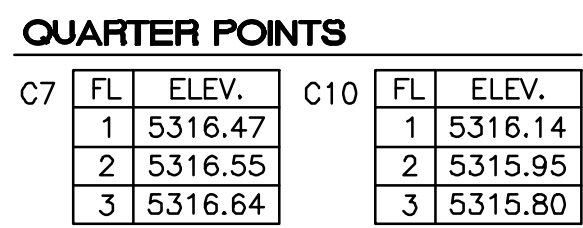
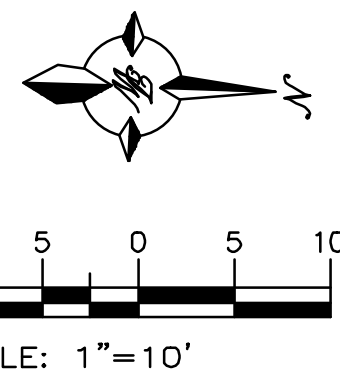
MD. _____

683083

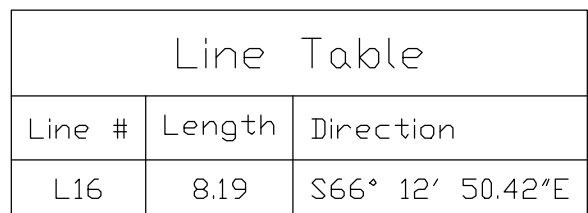
ZONE MAP NO
A-11-7

SHEET

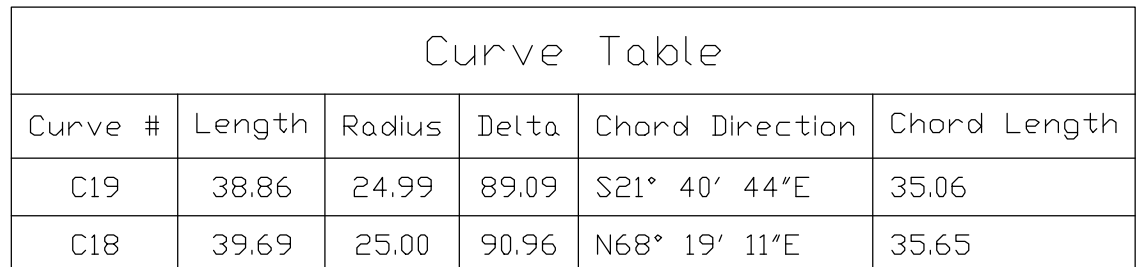
09 of 23



BANDELIER DR
DRIVEWAY DETAIL 2

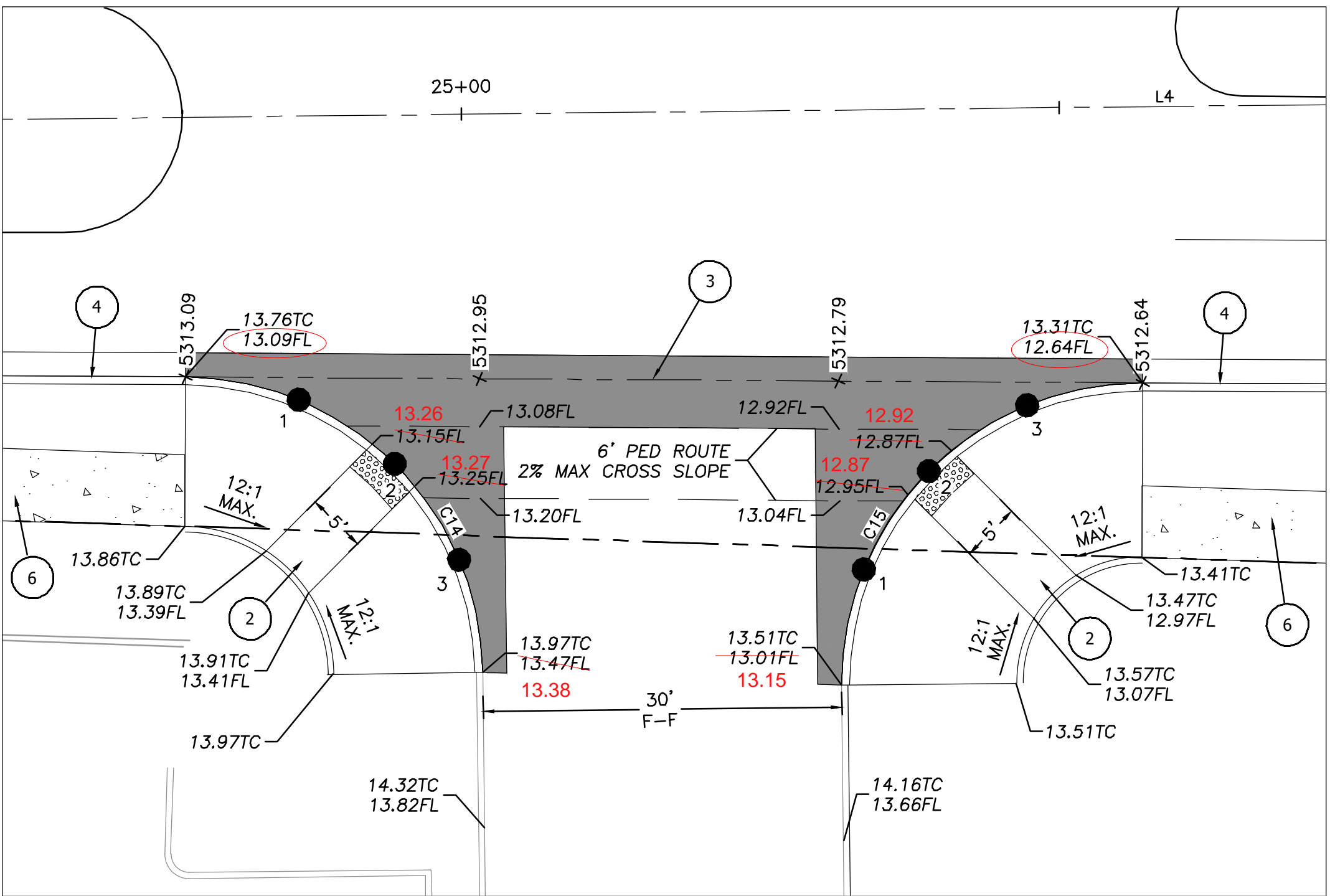
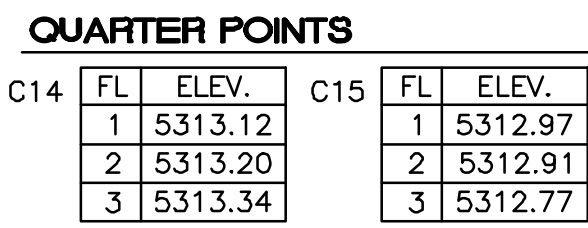


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(VERTICALLY AND HORIZONTALLY) TO THE BEST
OF MY KNOWLEDGE AND BELIEF.



C18	FL	ELEV.	C19	FL	ELEV.
	1	5311.71		1	5312.78
	2	5311.90		2	5312.70
	3	5312.09		3	5312.62

- ① UNIDIRECTIONAL RAMP (SEE DET. SHT. 22)
- ② CURB RETURN RAMP (SEE DET. SHT. 22)
- ③ VALLEY GUTTER, PER COA DWG. 2420
- ④ STANDARD CURB & GUTTER, PER COA DWG. 2415A
- ⑤ EX. 10' ASPHALT TRAIL
- ⑥ 6' SIDEWALK, PER COA STD DWG. 2430
- ⑦ NEW 10' WIDE ASPHALT TRAIL PER COA DWG. 2415C
- ⑧ 2' WIDE VALLEY GUTTER PER COA STD DWG. 2415B



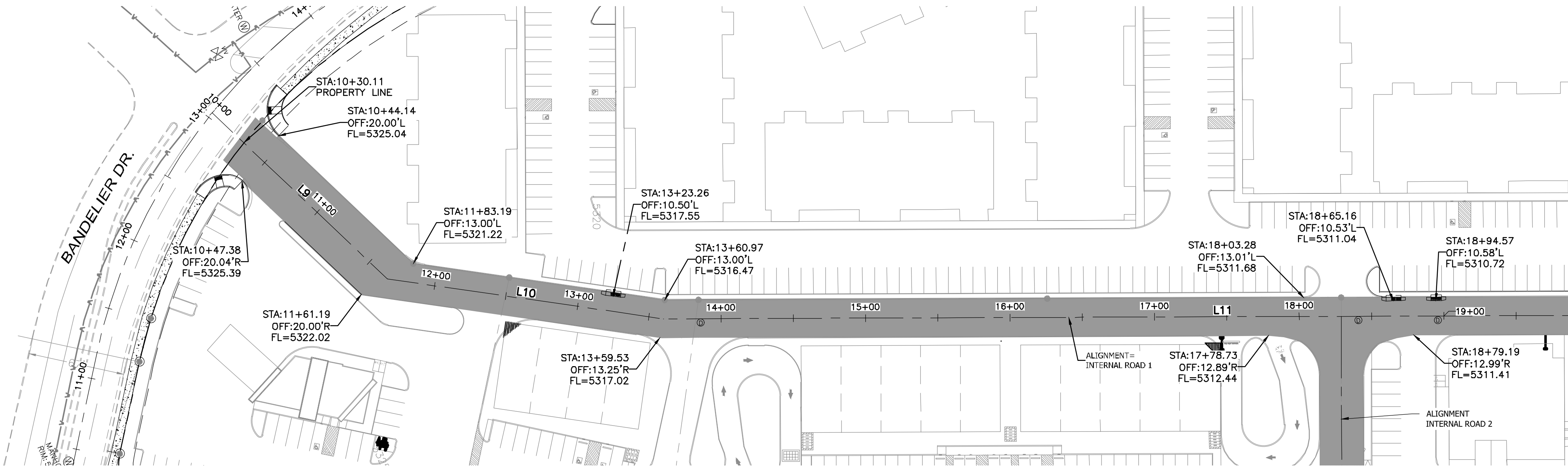
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AS BUILT INFORMATION

DATE/YR.	NO./DAY/YR.

10 of 23



50 25 0 25 50
SCALE: HORIZ. 1"=50'
VERT. 1"=5'

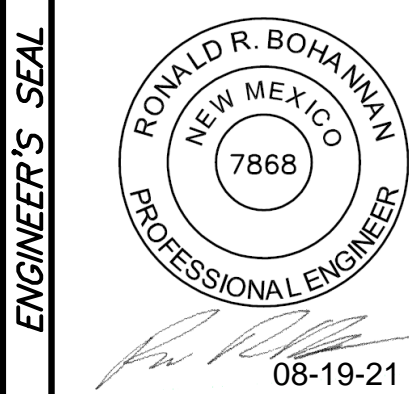
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Benj Mj

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(505)858-3100
www.tierawestllc.com

ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: UNSER & McMAHON - PHASE 1
PAVING IMPROVEMENTS
INTERNAL ROAD 1 - STA: 10+00.00 TO 20+00



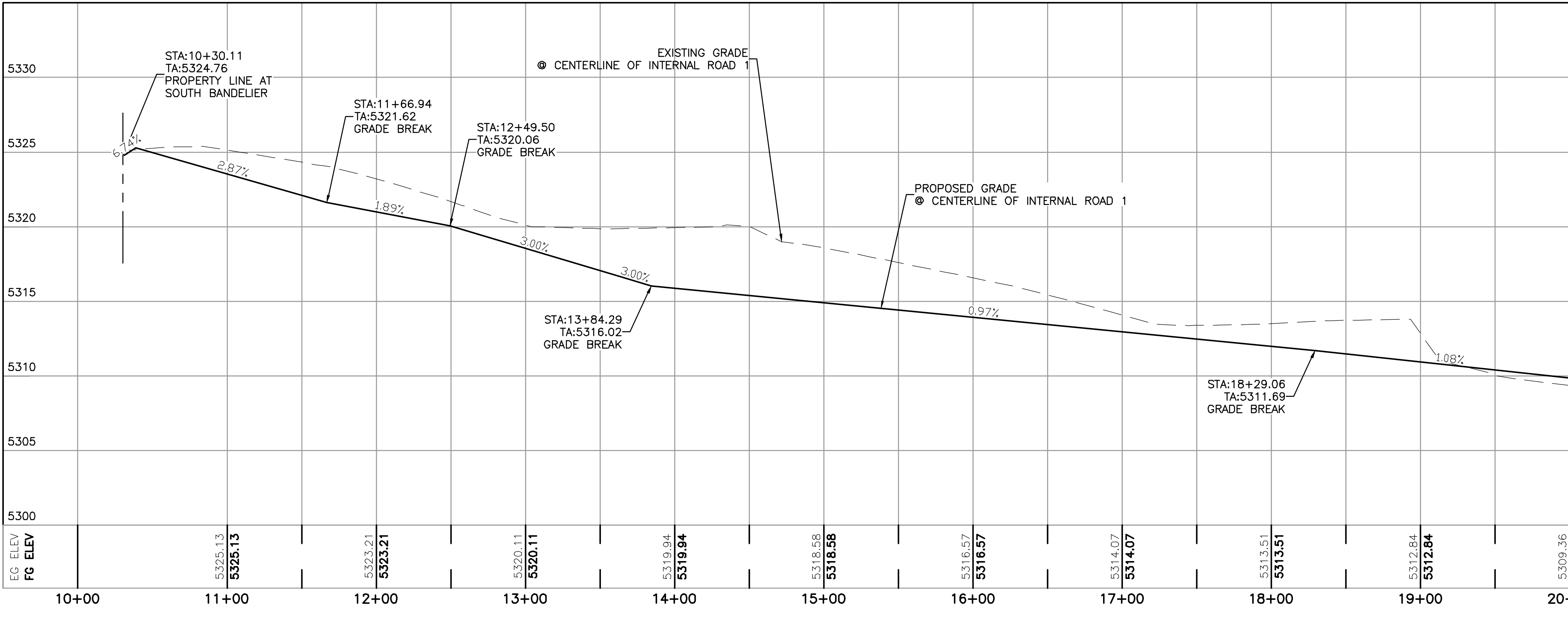
LAST DESIGN UPDATE

CITY PROJECT NO. 683083

ZONE MAP NO. A-11-Z

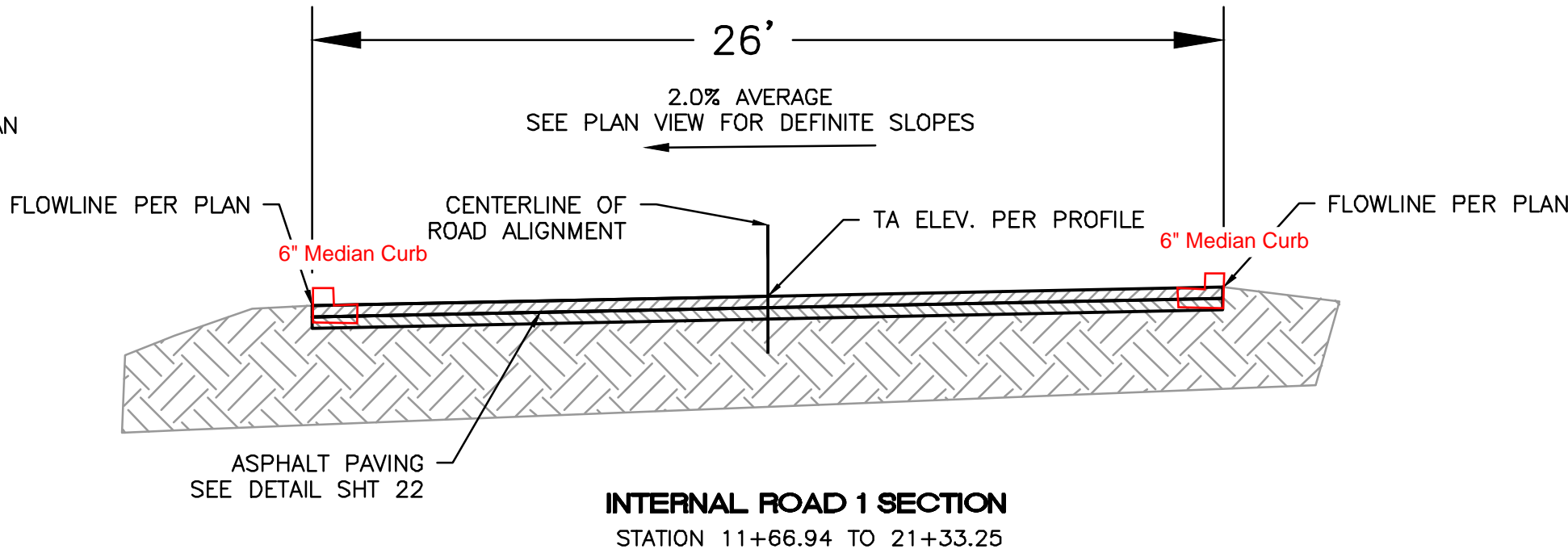
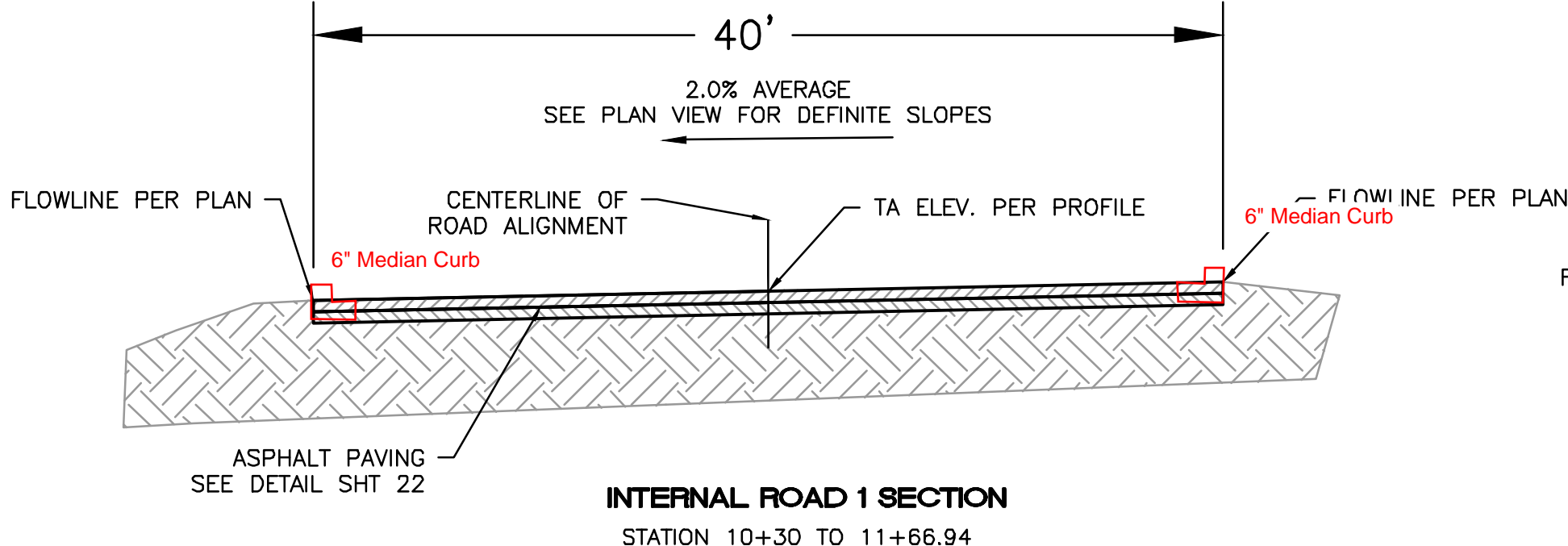
SHEET 11 of 23

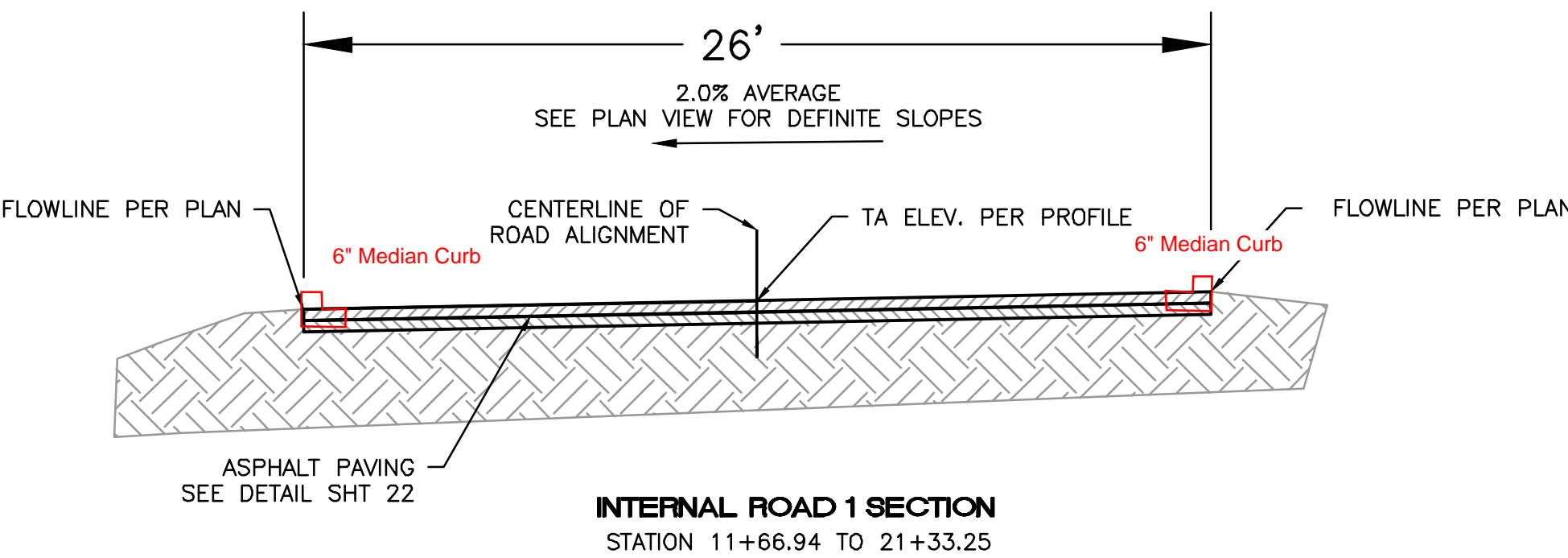
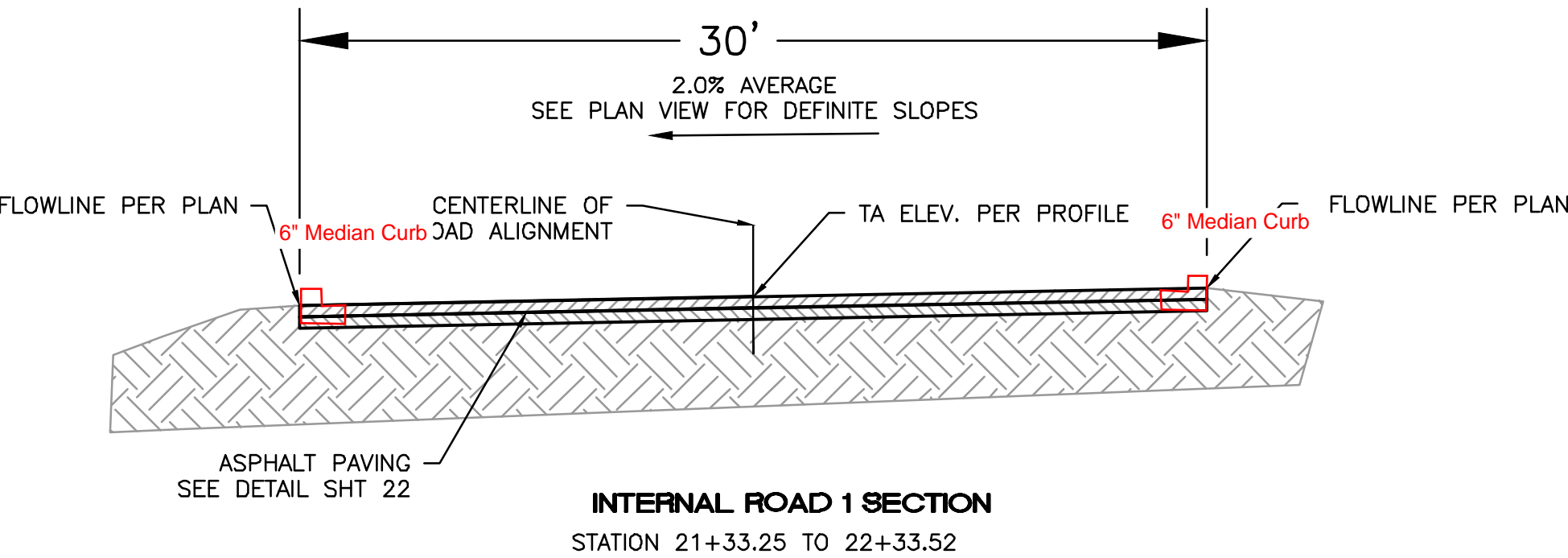
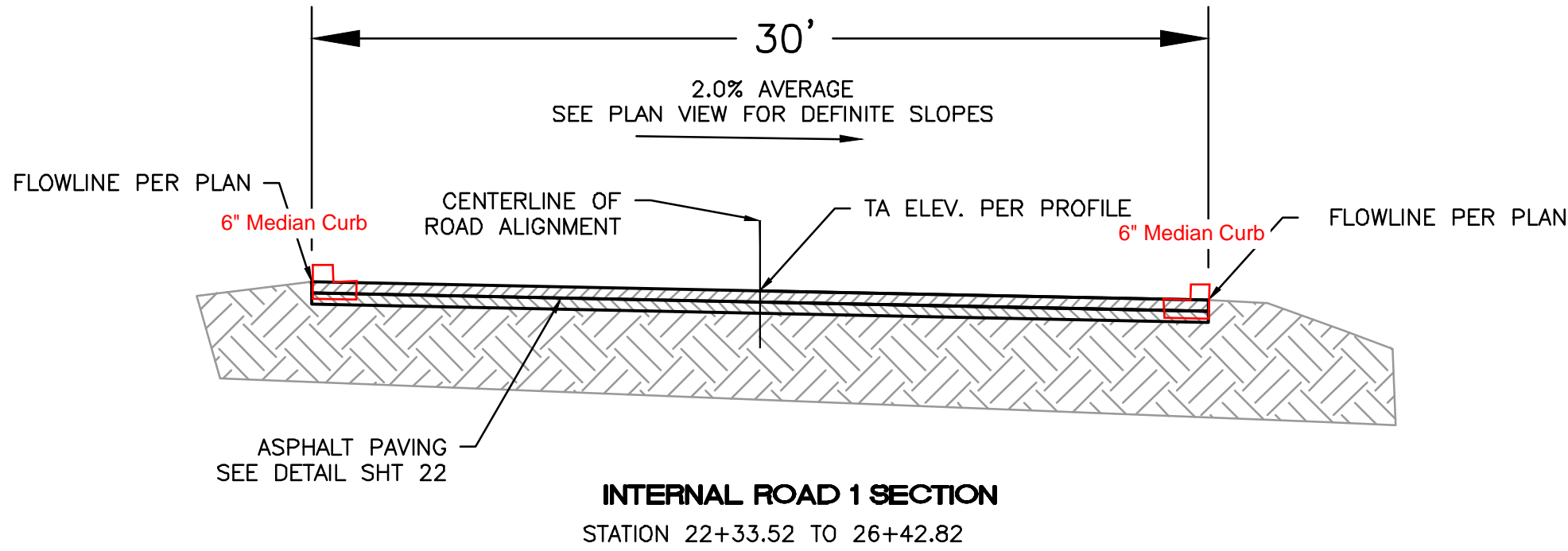
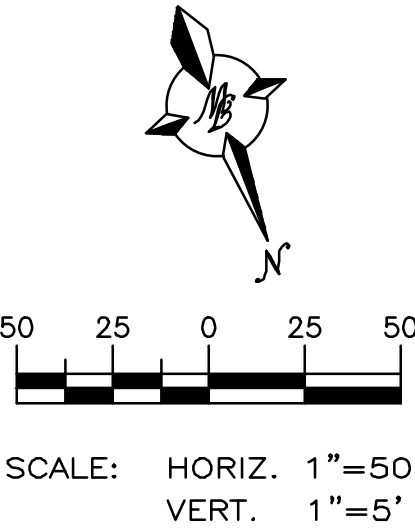
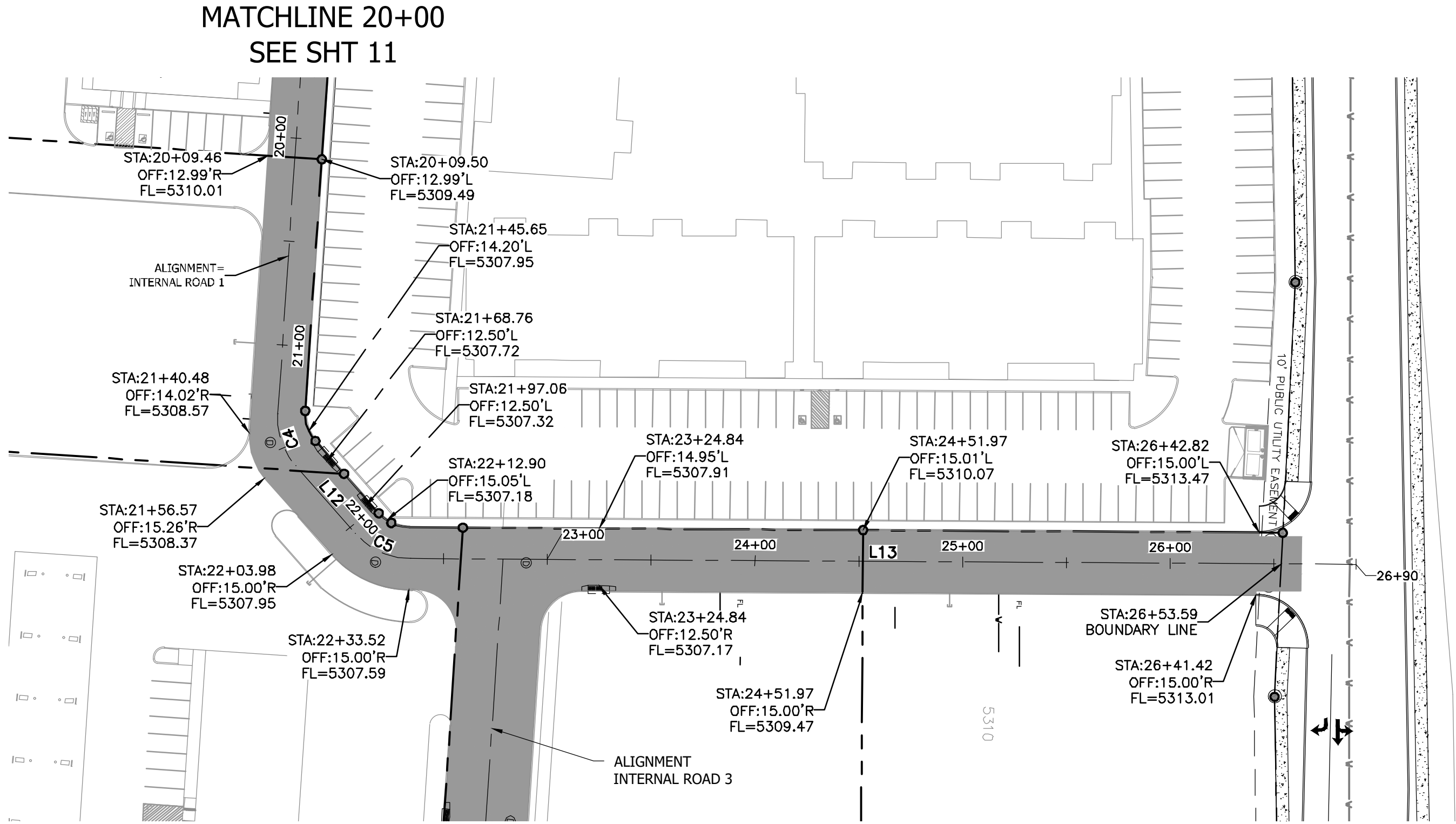
ELEVATION NOTE: ALL TA ELEVATIONS SHOWN ON PROFILE ARE AT THE CENTERLINE OF THE PROPOSED ROADWAYS



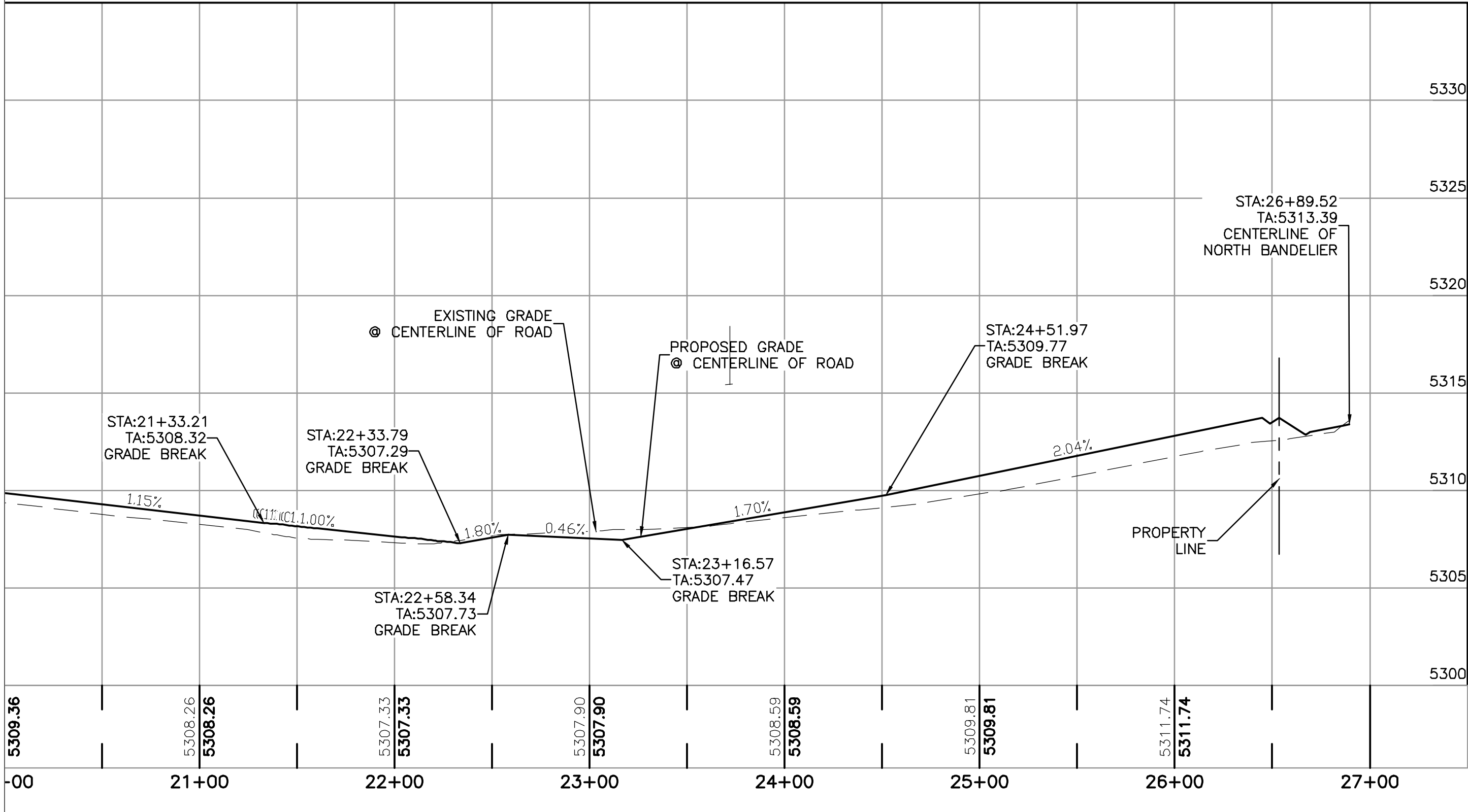
Line Table: Alignments			
Line #	Length	Direction	
L9	166.94	N67° 29' 51.93"E	
L10	193.06	N32° 12' 46.89"E	
L11	773.25	N23° 47' 16.13"E	
L12	43.45	N21° 17' 49.84"W	
L13	455.68	N69° 38' 29.26"W	

Curve Table: Alignments			
Curve #	Radius	Length	Chord Direction
C4	33.77	27.01	N1° 14' 43.14"E
C5	35.22	30.12	N45° 28' 09.55"W





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Benjamin J. Maher

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ENGINEERING GROUP

TITLE: UNSER & McMAHON - PHASE 1
PAVING IMPROVEMENTS
INTERNAL ROAD 1 - STA: 20+00.00 TO 27+00



LAST DESIGN UPDATE

NO./DATE/YR.	NO./DATE/YR.

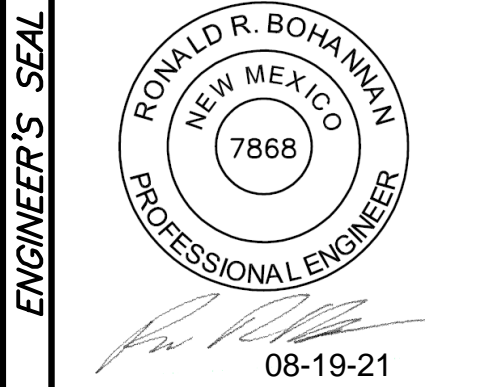
CITY PROJECT NO. 683083

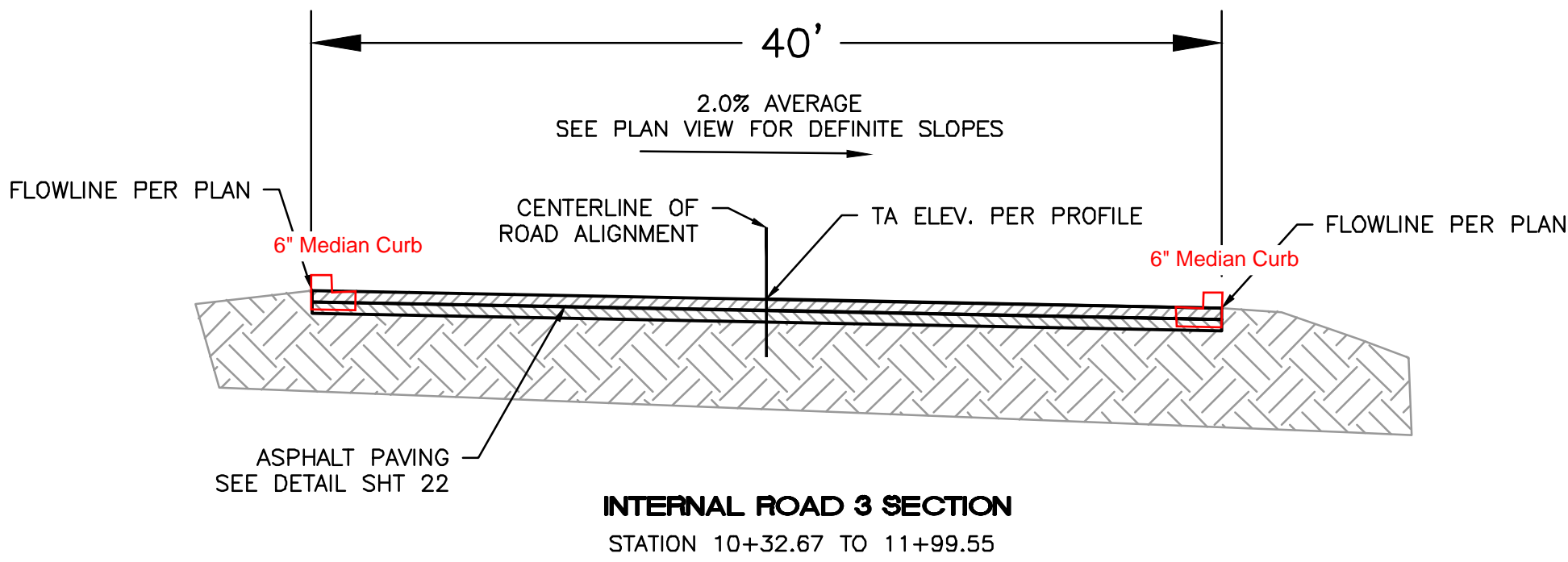
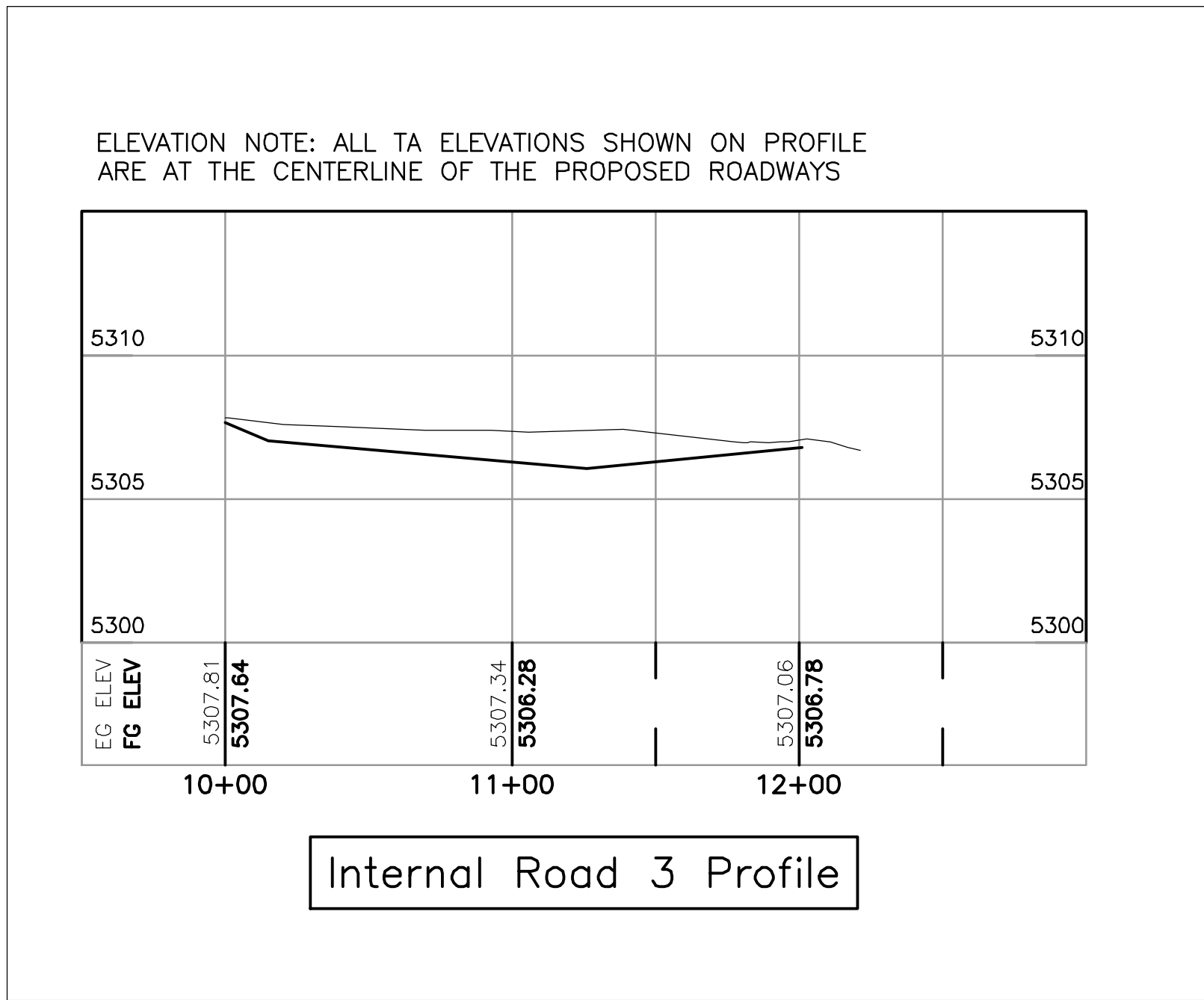
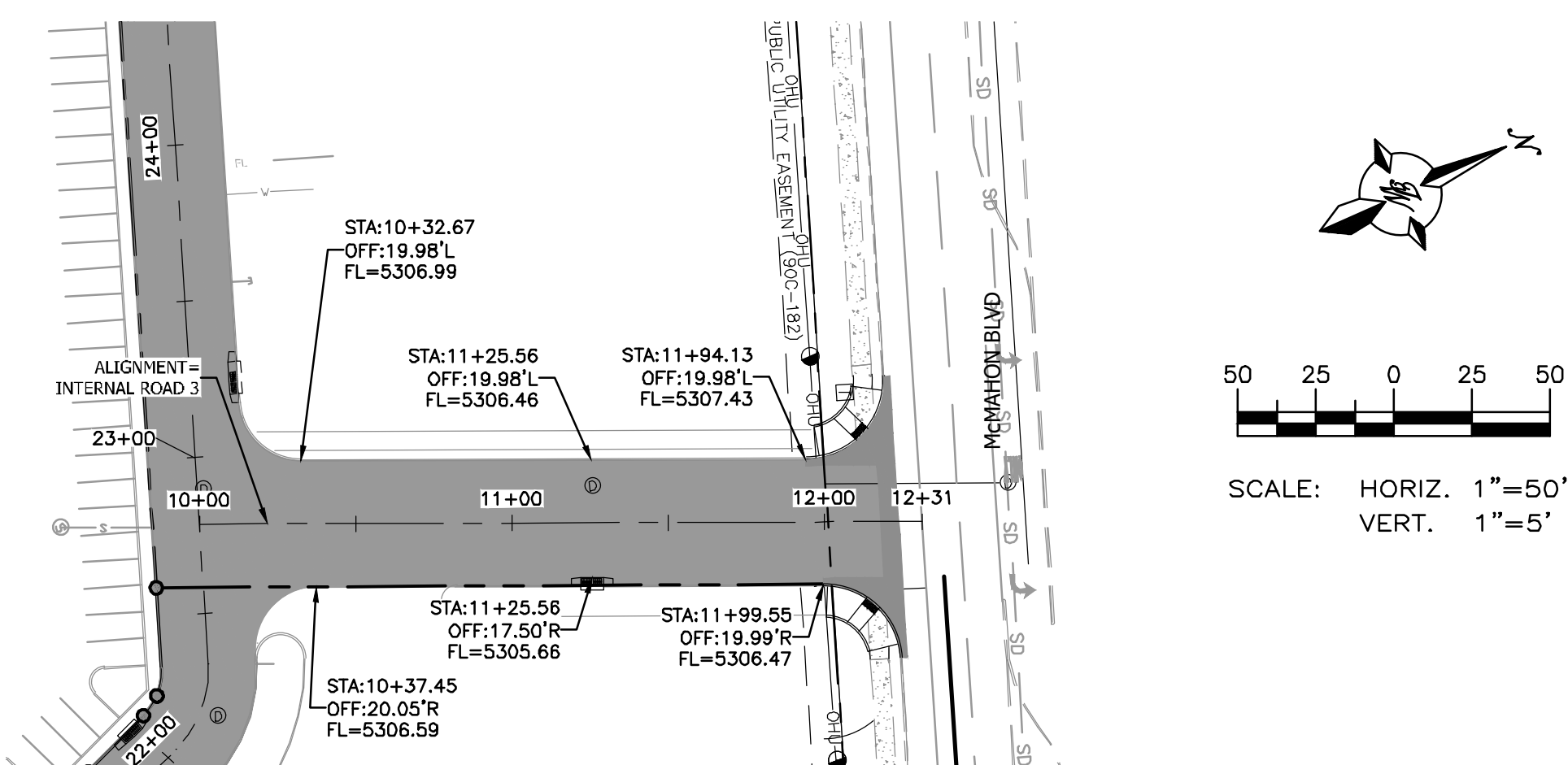
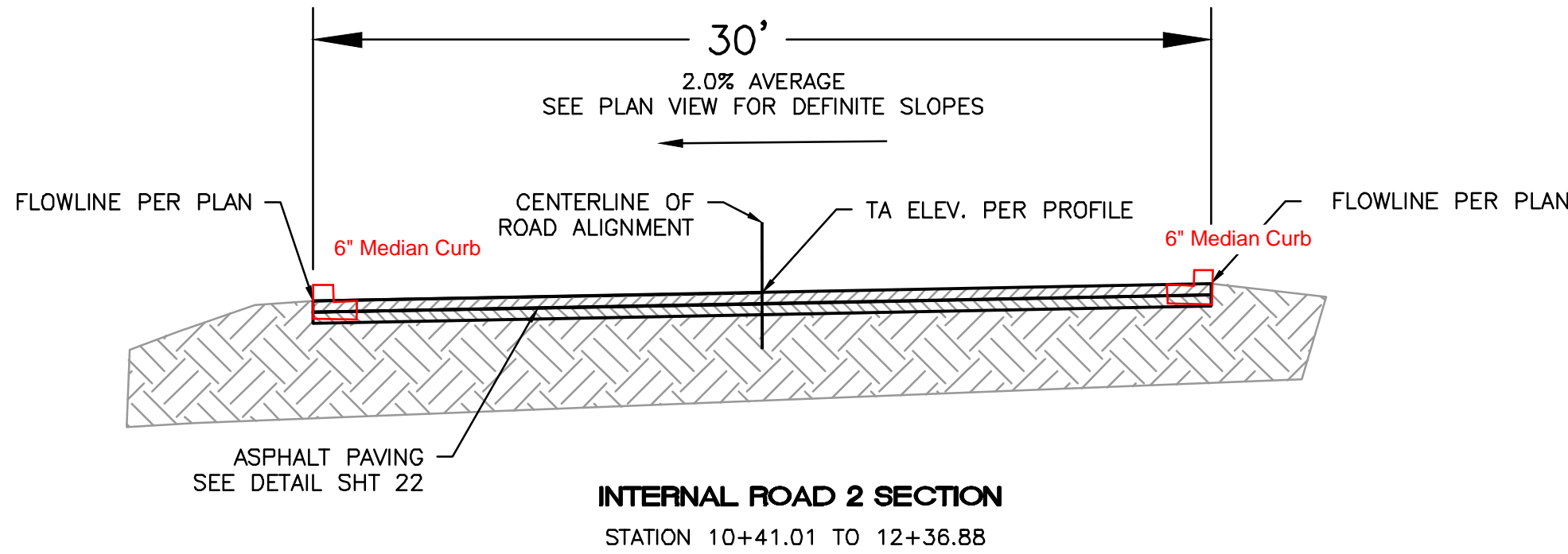
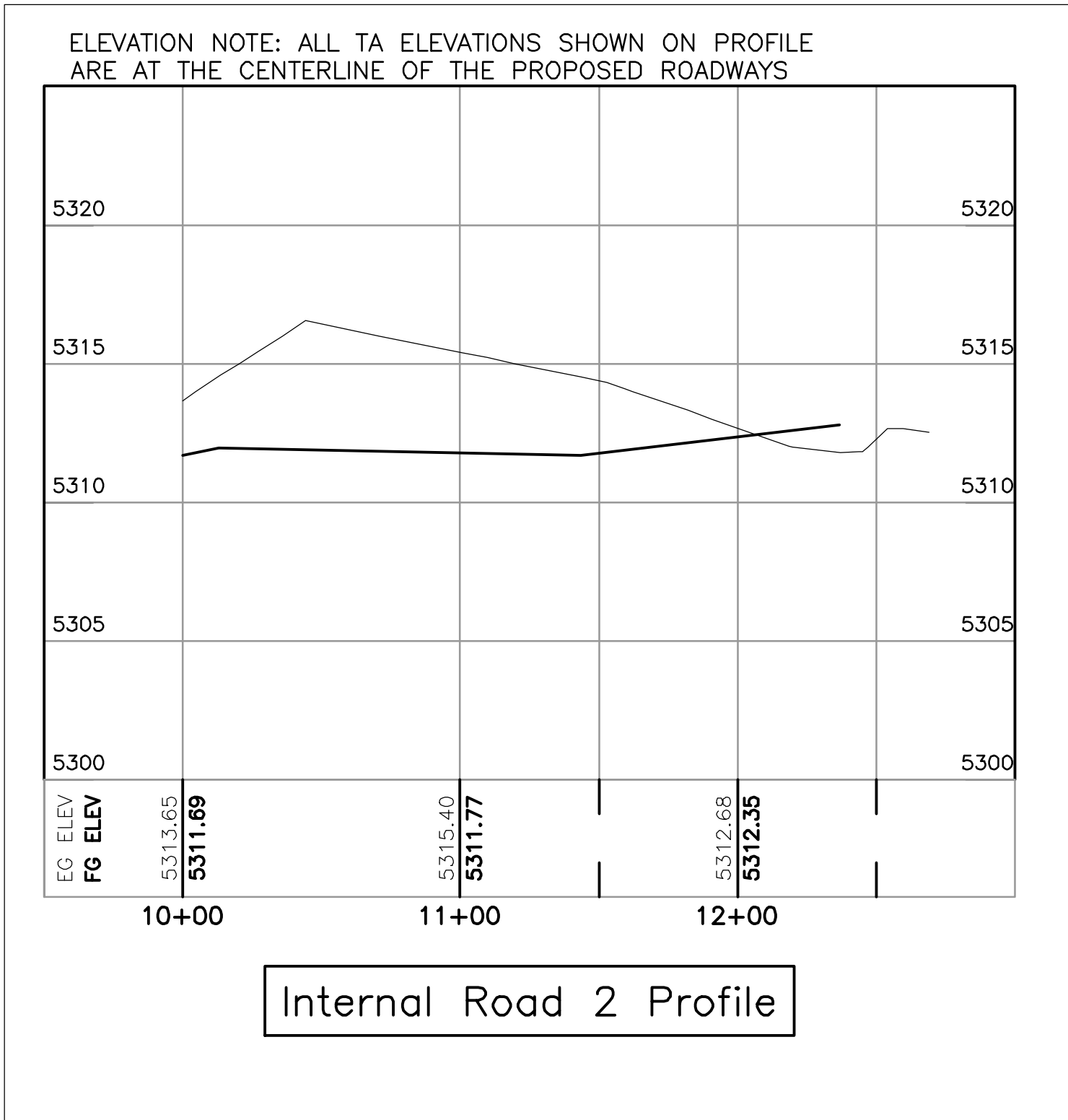
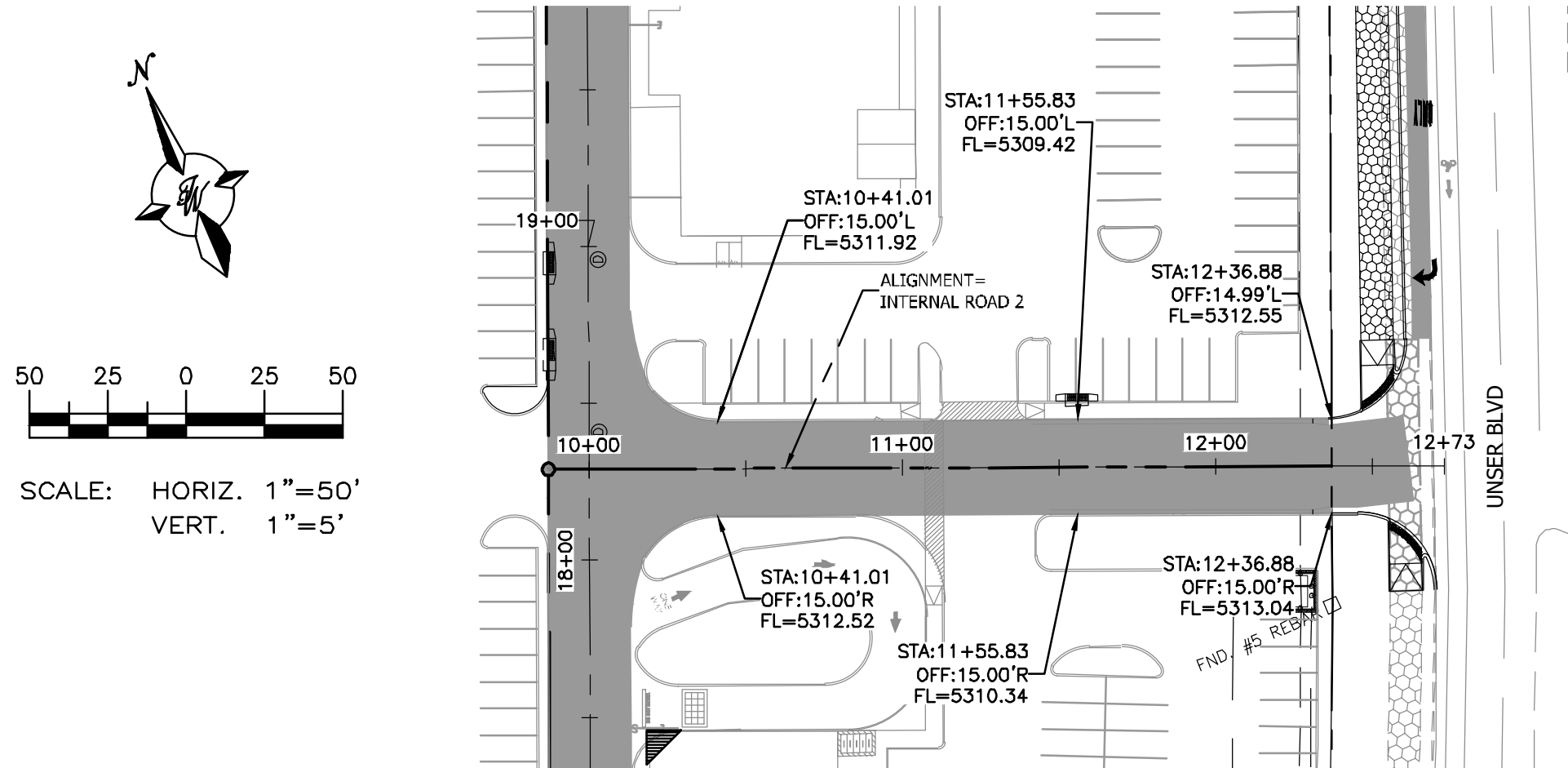
ZONE MAP NO. A-11-Z

SHEET 12 of 23

AS BUILT INFORMATION		BENCH MARKS	
CONTRACTOR	Franklin's Earthmoving Inc.	AGRS MONUMENT	9.11"
DATE	2022	NEW MEXICO STATE	
DESIGNED BY	Terra West LLC	PLANE COORDINATES	
DRAWN BY	Terra West LLC	CENTRAL ZONE (NAD 1983)	
CHECKED BY	Terra West LLC	N=1,533,206.142 E=1,506,571.019	
RECORDED BY	Terra West LLC	EL=5301.647 (NAD 1988)	
DATE		GROUND TO GRID FACTOR=0.999670857	
NO.		DELTA ALPHA=-0.1530.20"	

SURVEY INFORMATION		FIELD NOTES	
NO.	DATE	NO.	DATE





Certification

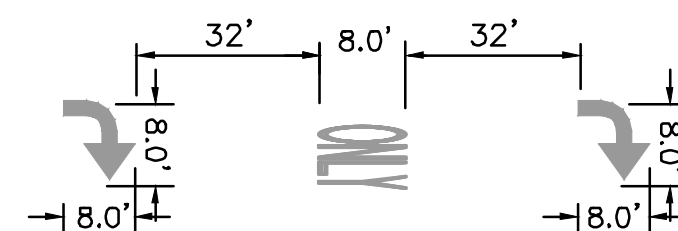
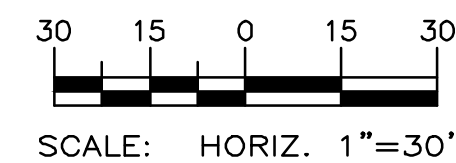
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B. J. M.

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ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: UNSER & McMAHON - PHASE 1 PAVING IMPROVEMENTS INTERNAL ROADS 2 & 3 - STA: 10+00 TO 12+00	
DESIGN REVIEW COMMITTEE APPROVED Aug. 26, 2021 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVED Nov. 12, 2021 CITY ENGINEER
CITY PROJECT NO. 683083	ZONE MAP NO. A-11-Z
SHEET 13 of 23	

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	BY	AGRS MONUMENT	CONTRACTOR	DATE
			NEW MEXICO STATE	Franklin's Earthmoving Inc.	2022
			PLANE COORDINATES	Franklin's Earthmoving Inc.	2022
			CENTRAL ZONE (NAD 1983)	Terra West LLC	5/22
			N=1,533,206.142 E=1,506,571.019	Terra West LLC	5/22
			EL=5301.647 (NAD 1988)	Terra West LLC	5/22
			GROUND TO GRID FACTOR=0.999670857	Terra West LLC	5/22
			DELTA ALPHA=-0°15'30.20"	Terra West LLC	5/22
				RECORDED BY	DATE
				NO.	DATE



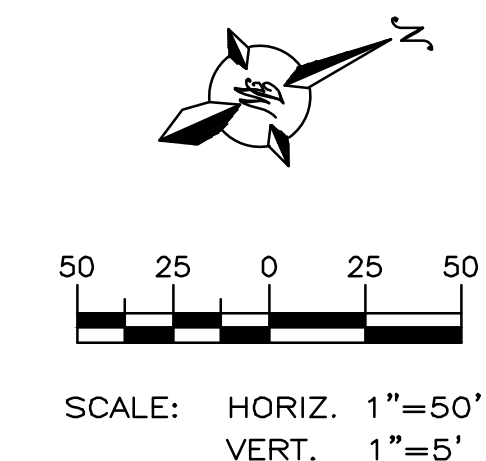


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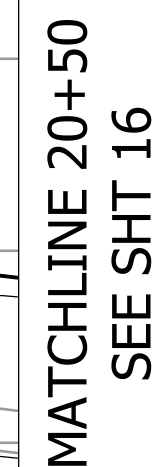
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<div><div></div><div>TIERRA WEST, LLC</div><div>5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrawestllc.com</div></div>		NO.		DATE		DESIGNED BY	DRAWN BY	CHECKED BY
ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP								
TITLE: UNSER & McMAHON - PHASE 1 STRIPING IMPROVEMENTS BANDELIER DR - STA: 20+00 TO 27+38								
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST DESIGN UPDATE	MO./DAY/YR.		MO./DAY/YR.	
<div>APPROVED</div> <div>Aug. 26, 2021</div> <div>DESIGN REVIEW COMMITTEE</div>		<div>APPROVED</div> <div>Nov. 12, 2021</div> <div>CITY ENGINEER</div>						
CITY PROJECT NO.		683083		ZONE MAP NO. A-11-Z		SHEET 14 of 23		



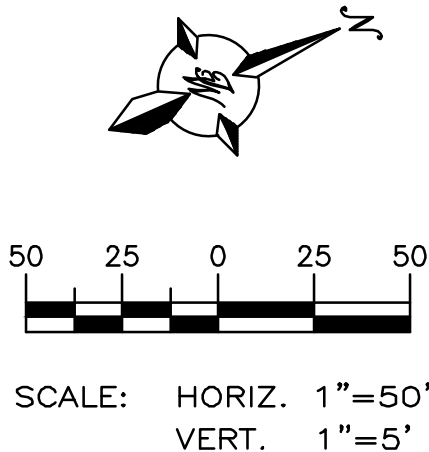
MATCHLINE 20+50
SEE SHT 16



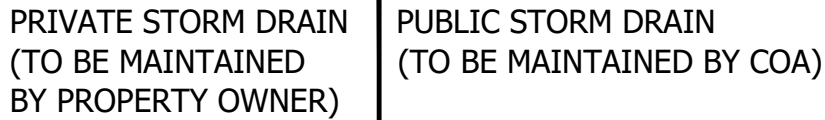
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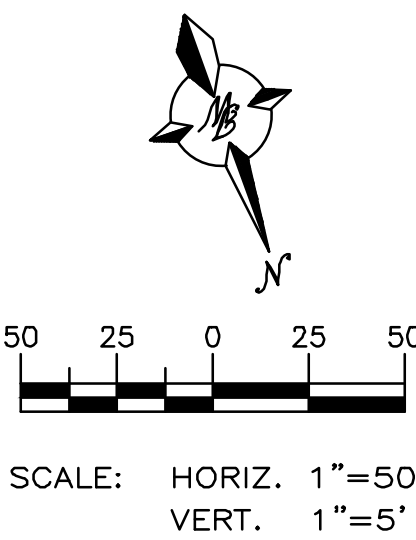
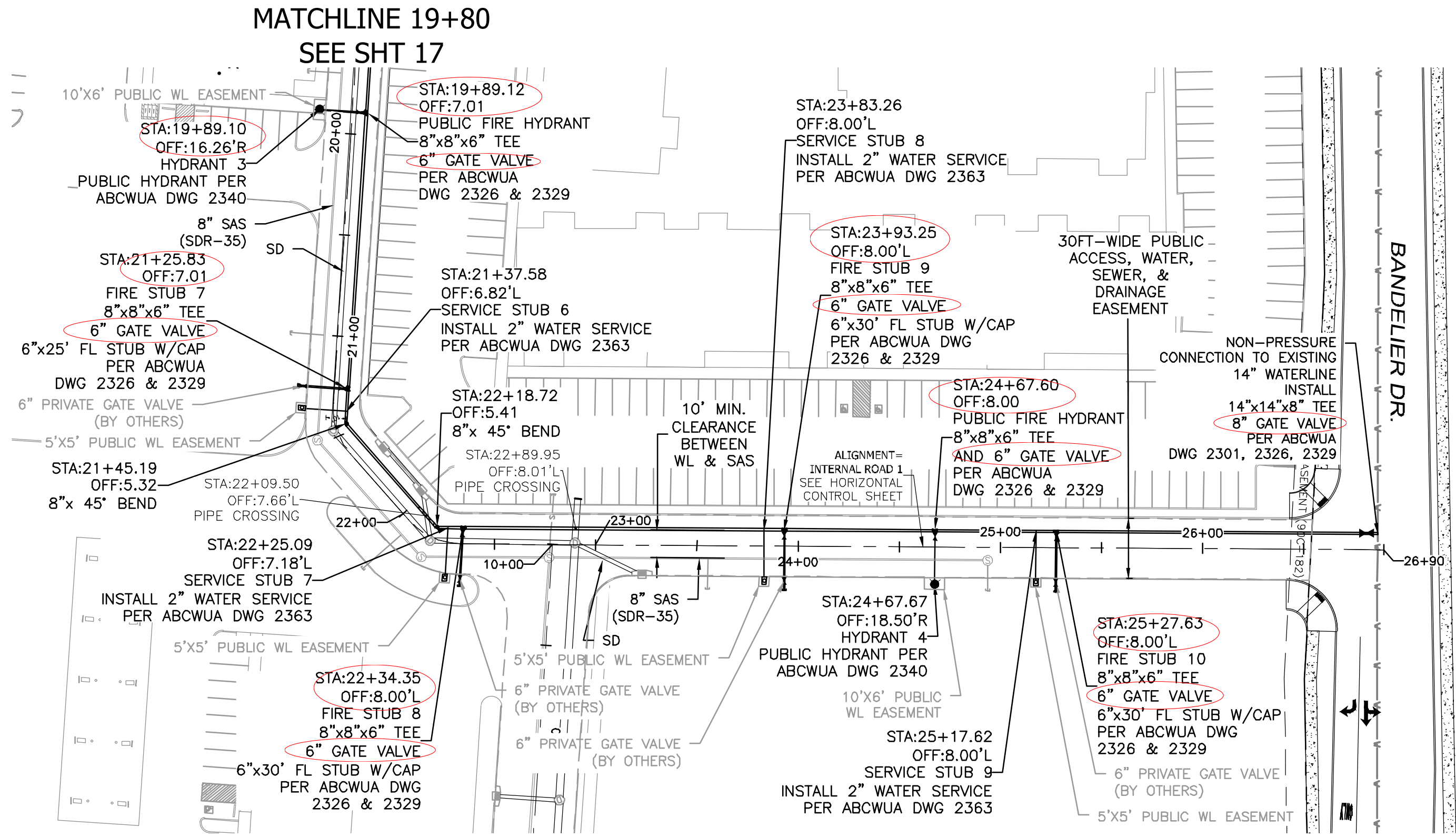
<div><div><div></div><div></div><div></div><div></div></div><div><div>TERRA WEST LLC</div><div>5571 MIDWAY PARK PLACE NE</div><div>ALBUQUERQUE, NM 87119</div><div>(505)858-3100</div><div>www.tierawestllc.com</div></div></div>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														</
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MATCHLINE 20+50
SEE SHT 15



B. J. M.



SERVICE STUB TABLE				
NAME	TEE LOCATION		LENGTH	PUBLIC MATERIAL
Service Stub 6	X:1506034.50	Y:1532987.66	30'	MUNICIPEX
Service Stub 7	X:1506007.20	Y:1533058.98	30'	MUNICIPEX
Service Stub 8	X:1505860.60	Y:1533113.38	30'	MUNICIPEX
Service Stub 9	X:1505734.63	Y:1533160.12	30'	MUNICIPEX

SERVICE PIPE NOTE:
ALL MUNICIPEX PIPE COMPRESSION FITTINGS SHALL BE INSTALLED WITH INSERT STIFFENERS TO PREVENT THE COLLAPSE OF WATER SERVICE TUBING.

FIRE STUB TABLE			
NAME	TEE LOCATION	LENGTH	MATERIAL
Fire Stub 7	X:1506030.10 Y:1532977.69	30'	6" PVC C900
Fire Stub 8	X:1506000.21 Y:1533061.57	30'	6" PVC C900
Fire Stub 9	X:1505851.22 Y:1533116.85	30'	6" PVC C900
Fire Stub 10	X:1505725.24 Y:1533163.60	30'	6" PVC C900

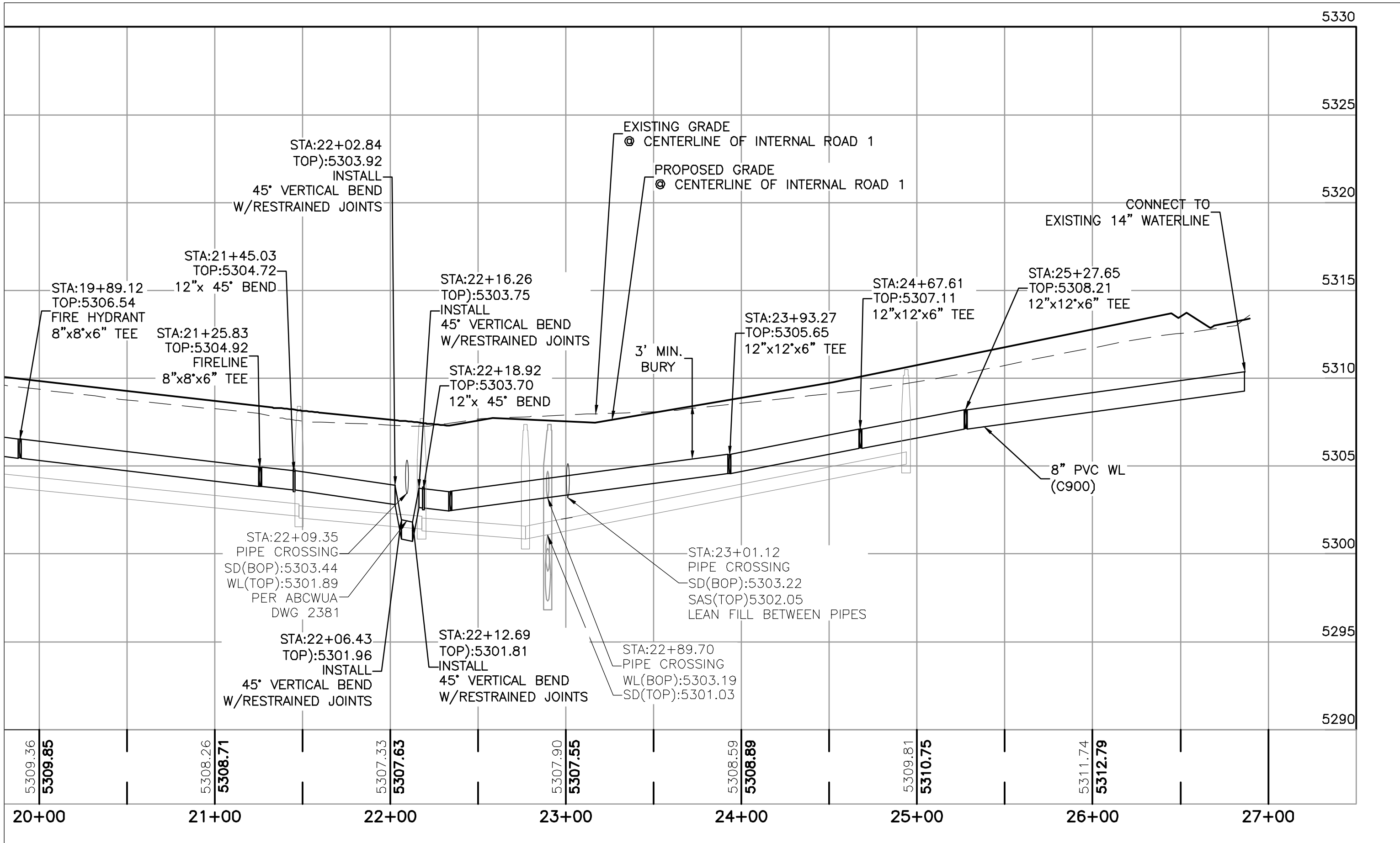
FIRE STUB AS-BUILT TABLE		
NAME	PUBLIC VALVE LOCATION	
Fire Stub 1	X: 1505654.9	Y: 1532171.1
Fire Stub 2	X: 1505710.7	Y: 1532262.7
Fire Stub 3	X: 1505795.7	Y: 1532445.5
Fire Stub 4	X: 1505867.7	Y: 1532609.6
Fire Stub 5	X: 1505906.6	Y: 1532706.4
Fire Stub 6	X: 1505944.7	Y: 1532786.9
Fire Stub 7	X: 1506032.8	Y: 1532979.3
Fire Stub 8	X: 1506999.2	Y: 1533064.0
Fire Stub 9	X: 1505856.1	Y: 1533118.5
Fire Stub 10	X: 1505730.8	Y: 1533164.0

FIRE HYDRANT AS-BUILT TABLE				
NAME	PUBLIC VALVE LOCATION		HYDRANT LOCATION	
Hydrant 1	X: 1505628.1	Y: 1532133.7	X: 1505646.0	Y: 1532117.5
Hydrant 2	X: 1505815.5	Y: 1532490.8	X: 1505835.6	Y: 1532482.0
Hydrant 3	X: 1505974.9	Y: 1532852.9	X: 1505994.6	Y: 1532844.6
Hydrant 4	X: 1505781.7	Y: 1533145.9	X: 1505789.4	Y: 1533168.4

SERVICE STUB AS-BUILT TABLE		
NAME	METER BOX LOCATION ^{ME}	
Service Stub 1	X: 1505649.7	Y: 1532123.5
Service Stub 2	X: 1505734.9	Y: 1532257.9
Service Stub 3	X: 1505830.3	Y: 1532470.4
Service Stub 4	X: 1505877.9	Y: 1532578.1
Service Stub 5	X: 1505977.1	Y: 1532803.7
Service Stub 6	X: 1506054.9	Y: 1532979.7
Service Stub 7	X: 1506017.0	Y: 1533083.4
Service Stub 8	X: 1505868.8	Y: 1533139.0
Service Stub 9	X: 1505743.5	Y: 1533185.8

MEASURED FROM THE CENTER OF BOX

MAIN WL CONNECTION AS-BUILT TABLE		
STATION	PUBLIC VALVE LOCATION	
10+00	X: 1505646.1	Y: 1532061.9
26+90	X: 1505563.6	Y: 1533225.5



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[Signature]

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

ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: UNSER & McMAHON - PHASE 1
UTILITY IMPROVEMENTS
ONSITE WATER - STA: 20+00.00 TO 27+00

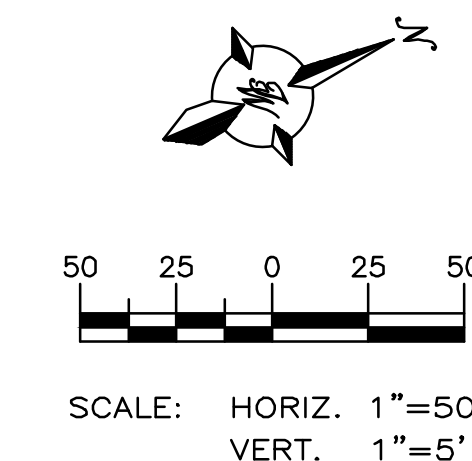
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO./DAY/YR.	NO./DAY/YR.
 Aug. 26, 2021	 Nov. 12, 2021		
CITY PROJECT NO. 683083		ZONE MAP NO. A-11-Z	SHEET 18 of 23

CONTRACTOR: Franklin's Earthmoving Inc. 2/22
DESIGNED BY: Terra West LLC 5/22
DRAWN BY: Terra West LLC 5/22
CHECKED BY: Terra West LLC 5/22
RECORDED BY: MICRO-FILM INFORMATION
DATE: 6/25/2020

ENGINEER'S SEAL: RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER
08-19-21

NO.	DATE	REMARKS	BY
		DESIGN	
		REVISIONS	

DESIGNED BY: VP
DRAWN BY: BF
DRAWING NAME: 2020015-UTILITY PLAN & PROFILE
CHECKED BY: VP



1. MAIN SANITARY SEWER PIPE TO BE SDR-35
2. ALL SANITARY SEWER SLOPES SHALL BE AS-BUILT PER UPDATED AS-BUILT INVERT SURVEY INFORMATION.

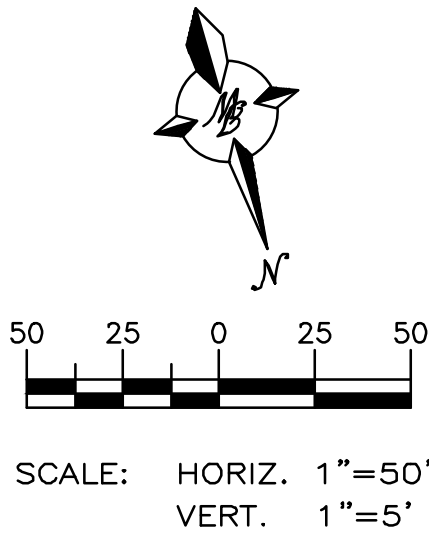
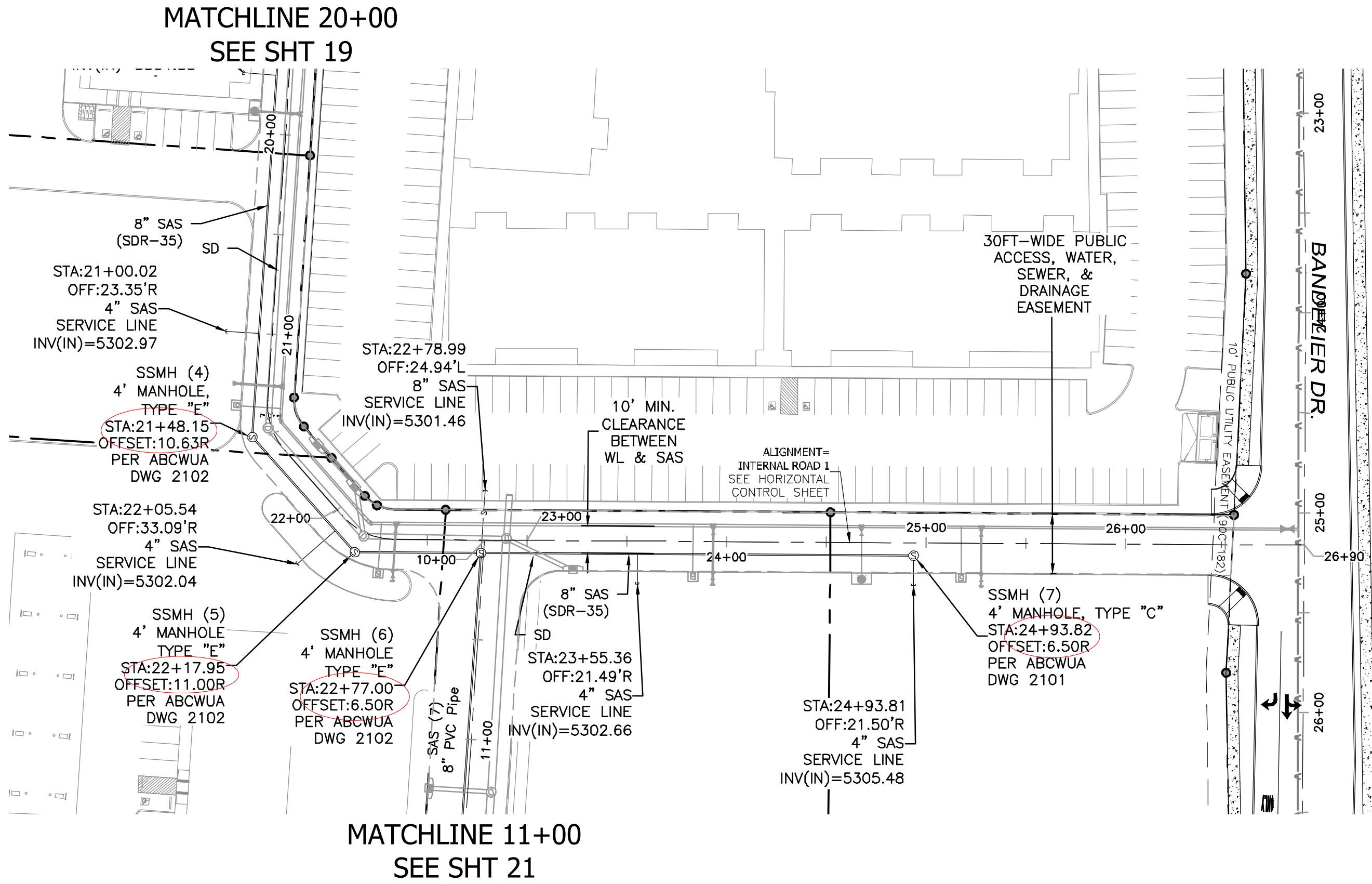
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[illegible]



Line Table: Alignments		
Line #	Length	Direction
L1	187.38	N67° 28' 53.13"E
L2	176.11	N32° 12' 46.89"E
L3	770.97	N23° 47' 13.74"E
L4	46.27	N21° 17' 49.84"W
L5	462.93	N69° 38' 28.39"W

Curve Table: Alignments			
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C1	15.00	9.23	N49° 50' 50.01"E
C2	33.00	25.97	N1° 14' 41.82"E
C3	33.00	27.84	N45° 28' 09.12"W

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B. J. Mj

SANITARY SEWER NOTES

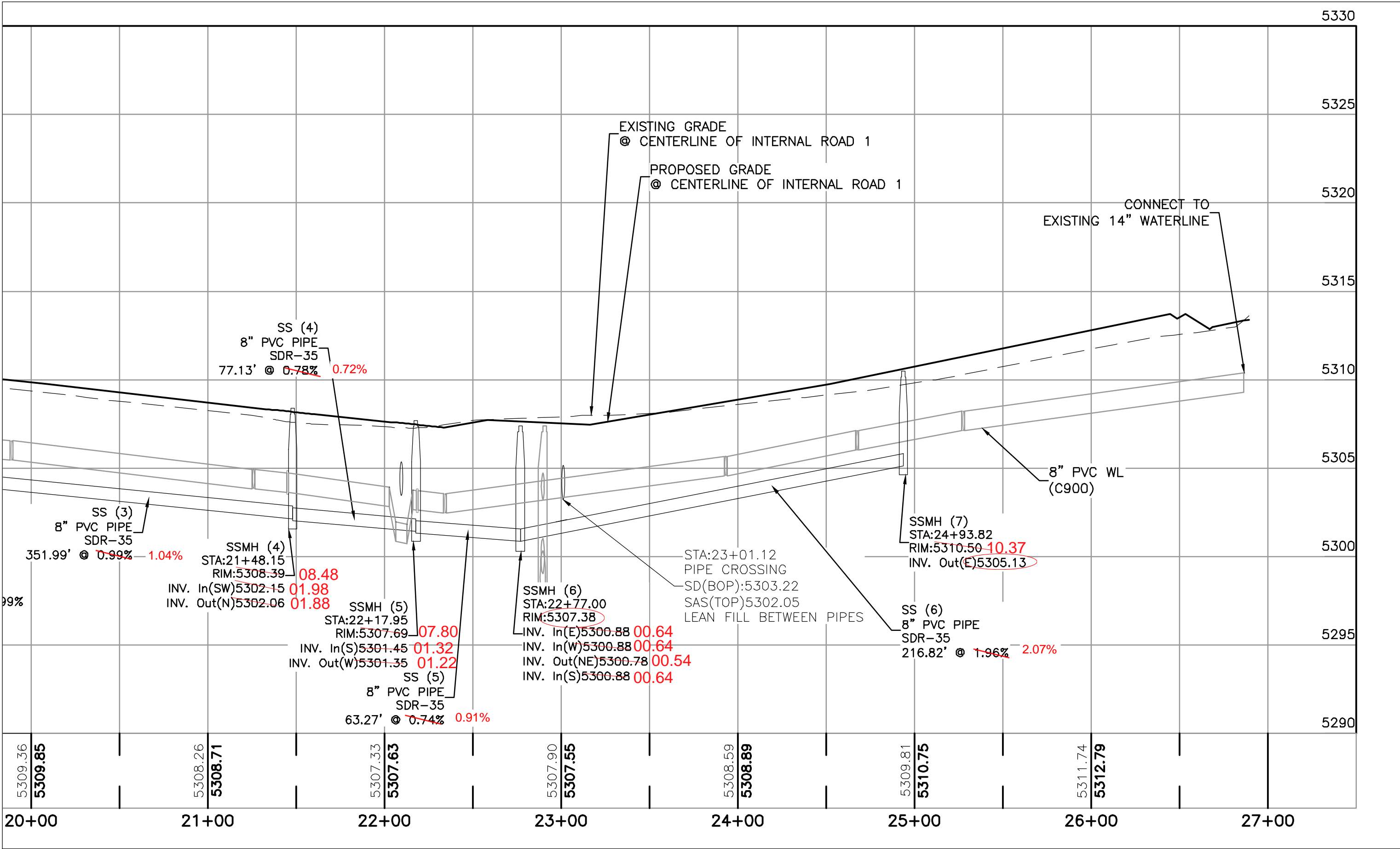
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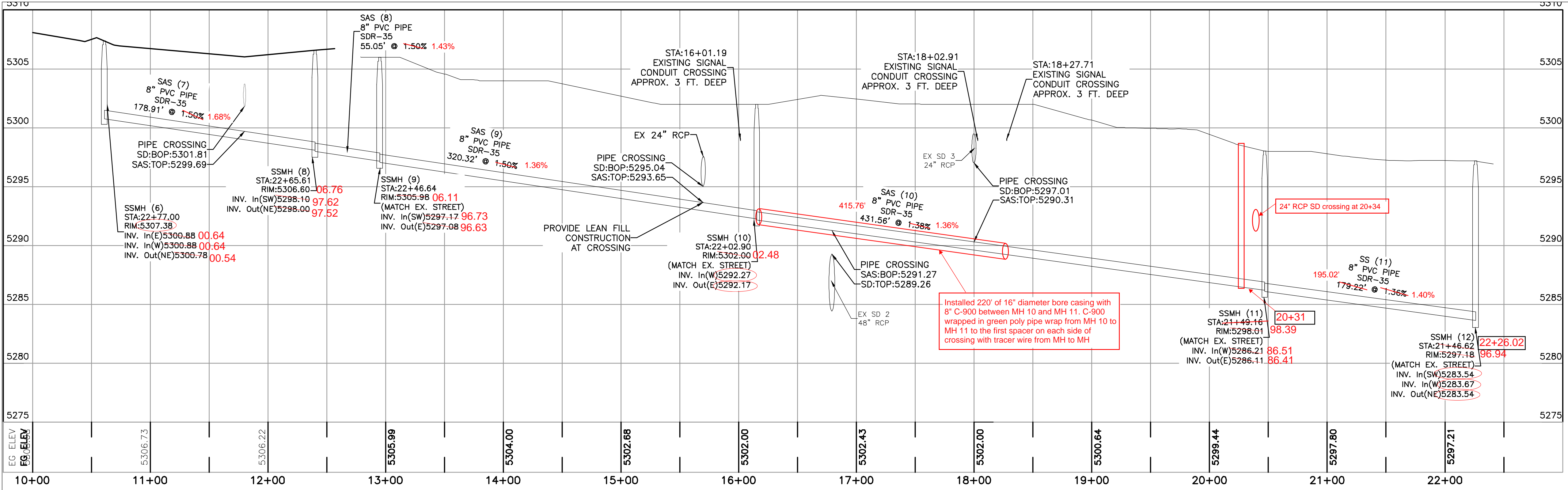
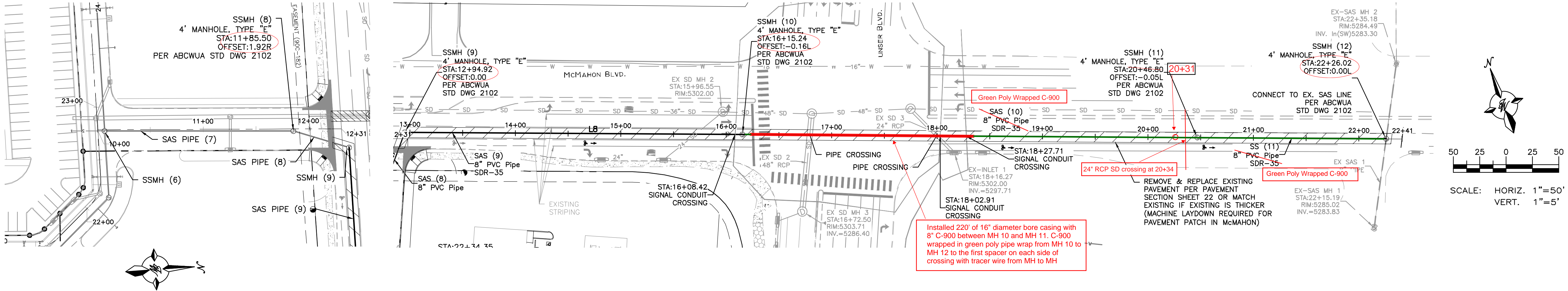
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TERRA WEST, LLC
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ALBUQUERQUE, NM 87109
(505)858-3100
www.tierrowestllc.com

ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: UNSER & McMAHON - PHASE 1 UTILITY IMPROVEMENTS ONSITE SAS - STA: 20+00.00 TO 27+00	
DESIGN REVIEW COMMITTEE APPROVED Aug. 26, 2021 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVED Nov. 12, 2021 CITY ENGINEER
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SHEET 20 of 23	



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SAS MANHOLE AS-BUILT TABLE			
NAME	MANHOLE	LOCATION [#]	RIM ELEVATION
SSMH (1)	Xi	1505645.0	Yi 1532134.1 Zi 5321.15
SSMH (2)	Xi	1505732.7	Yi 1532273.7 Zi 5317.0
SSMH (3)	Xi	1505910.1	Yi 1532675.6 Zi 5312.2
SSMH (4)	Xi	1506052.2	Yi 1532997.4 Zi 5308.5
SSMH (5)	Xi	1506024.2	Yi 1533069.1 Zi 5307.8
SSMH (6)	Xi	1505963.7	Yi 1533091.1 Zi 5307.3
SSMH (7)	Xi	1505761.1	Yi 1533166.9 Zi 5310.4
SSMH (8)	Xi	1506036.9	Yi 1533255.2 Zi 5306.8
SSMH (9)	Xi	1506072.0	Yi 1533294.7 Zi 5306.1
SSMH (10)	Xi	1506373.7	Yi 1533182.7 Zi 5302.5
SSMH (11)	Xi	1506762.1	Yi 1533038.3 Zi 5298.4
SSMH (12)	Xi	1506944.7	Yi 1532970.4 Zi 5296.9

#MEASURED FROM THE CENTER OF MANHOLE

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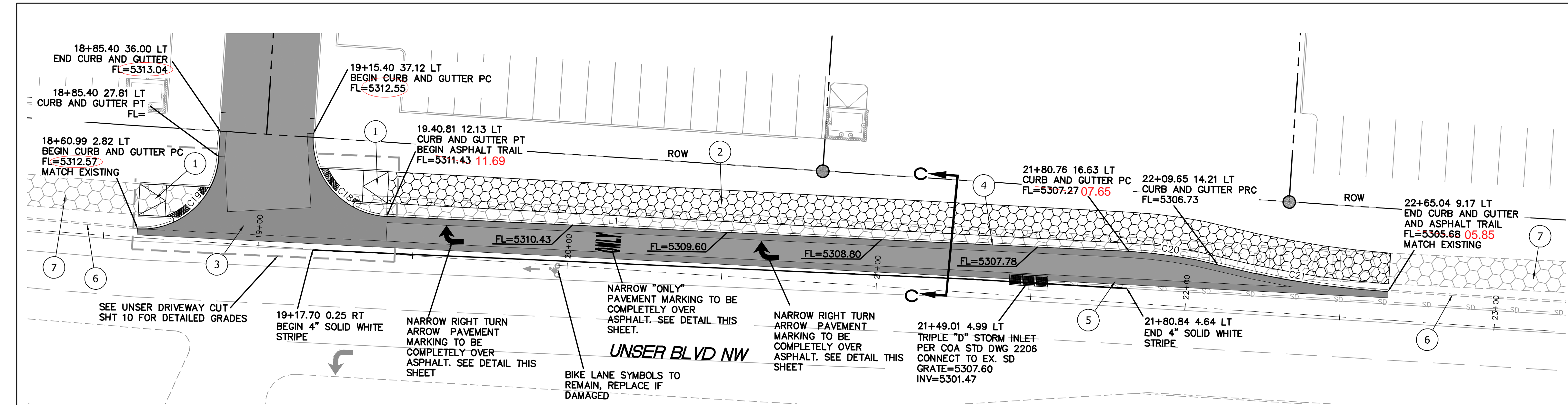
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- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

CAUTION:

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

TERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505)858-3100
www.tierawestllc.com

ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: UNSER & MCMAHON - PHASE 1 UTILITY IMPROVEMENTS ONSITE SAS TO EXISTING SAS MH OFFSITE STA: 10+00 TO 16+00	
DESIGN REVIEW COMMITTEE APPROVED Aug. 26, 2021 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVED Nov. 12, 2021 CITY ENGINEER
DESIGNED BY: VP DRAWN BY: BF DRAWING NAME: 2020015_UTILITY PLAN & PROFILE CHECKED BY: VP	DATE: 5/25/2021 DATE: 6/24/2021 JOB NO.: 2020015 DATE: 6/25/2020
CITY PROJECT NO. 683083	ZONE MAP NO. A-11-Z SHEET 21 of 23



LINE TABLE		
LINE	BEARING	LENGTH
L1	N22°42'20"E	240.00

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C18	90°57'29"	25.00	39.69
C19	88°37'22"	25.00	38.67
C20	11°43'49"	141.85	29.04
C21	10°54'50"	292.44	55.70

KEYED NOTES

- UNIDIRECTIONAL RAMP (SEE DET. SHT. 22)
- NEW 10' WIDE ASPHALT TRAIL PER COA DWG. 2415C
- VALLEY GUTTER, PER COA DWG. 2420
- STANDARD 8" CURB & GUTTER, PER COA DWG. 2415B
- 2' WIDE VALLEY GUTTER PER COA DWG. 2415B
- EXISTING CURB & GUTTER
- EXISTING ASPHALT TRAIL



GRAPHIC SCALE

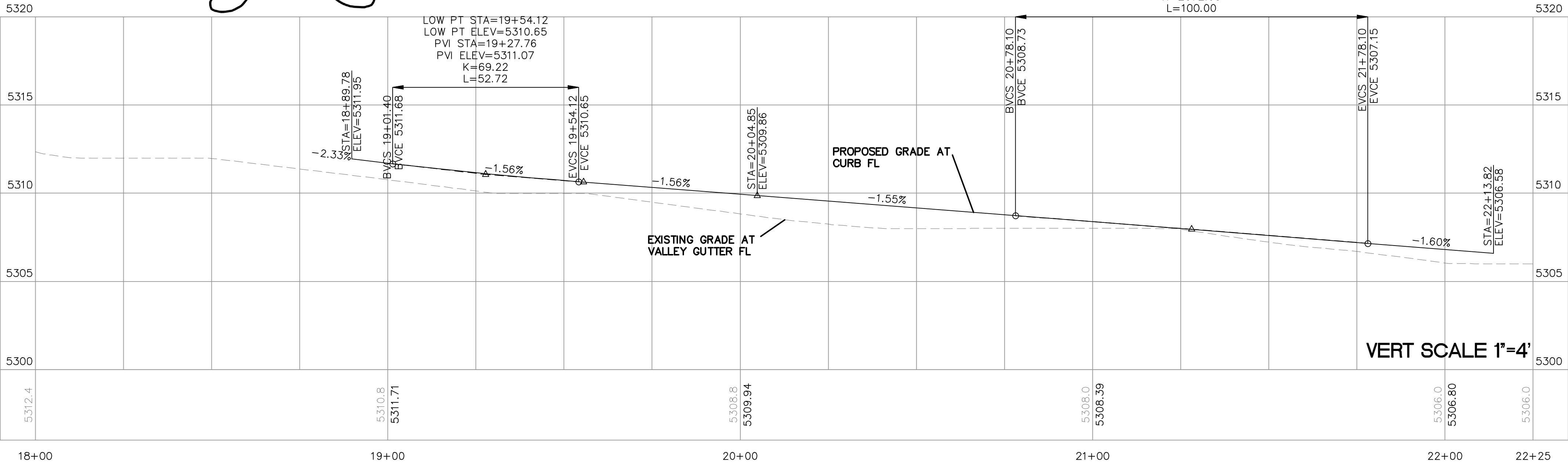


Certification

THE CHANGES SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND REFLECT THE LOCATIONS (VERTICALLY AND HORIZONTALLY) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

B. J. M.

HIGH PT STA=20+78.10
HIGH PT ELEV=5308.73
PVI STA=21+28.10
PVI ELEV=5307.95
K=2072.69
L=100.00



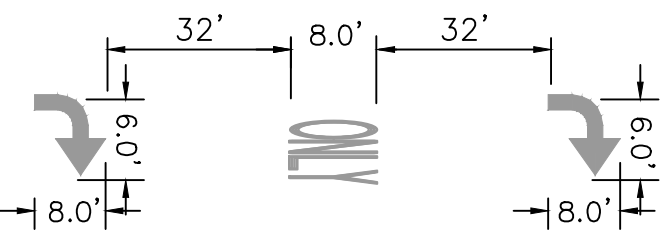
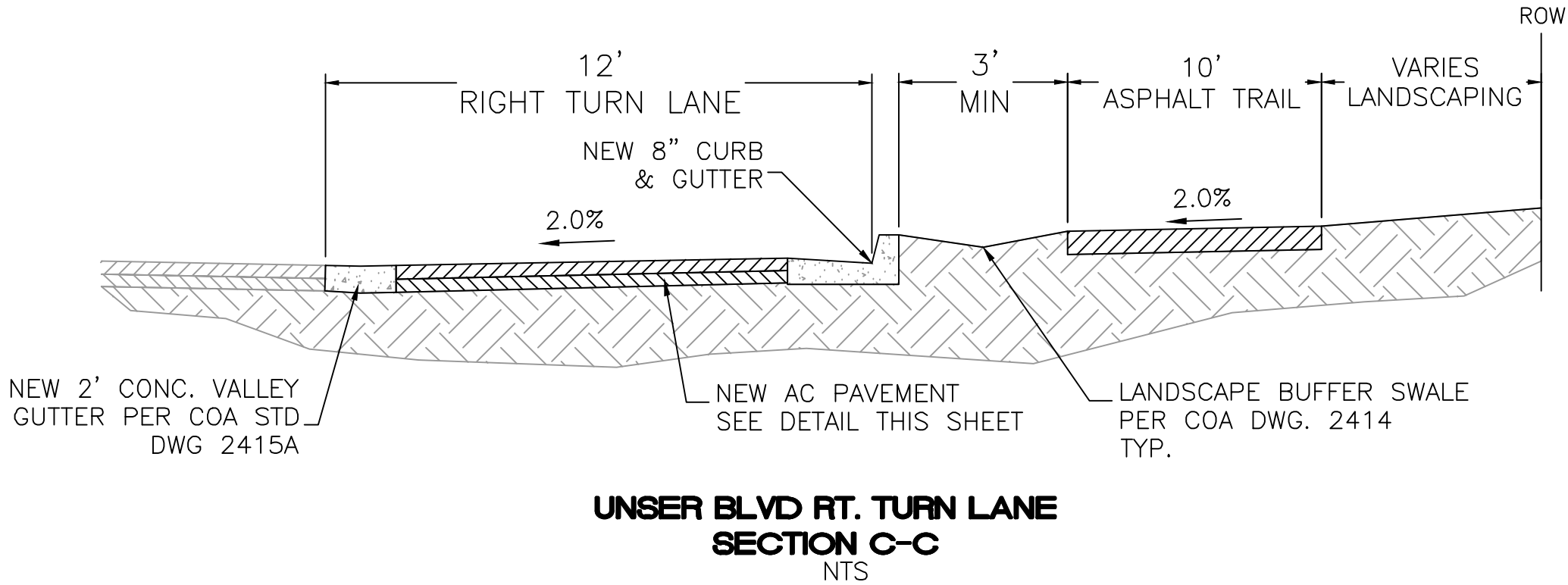
NOTICE TO CONTRACTORS

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ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: UNSER & McMAHON - PHASE 1 UNSER BLVD PAVING IMPROVEMENTS			
DESIGN REVIEW COMMITTEE APPROVED Aug. 26, 2021 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVED Nov. 12, 2021 CITY ENGINEER	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO. 683083	ZONE MAP NO. A-11-Z	SHEET 23	of 23

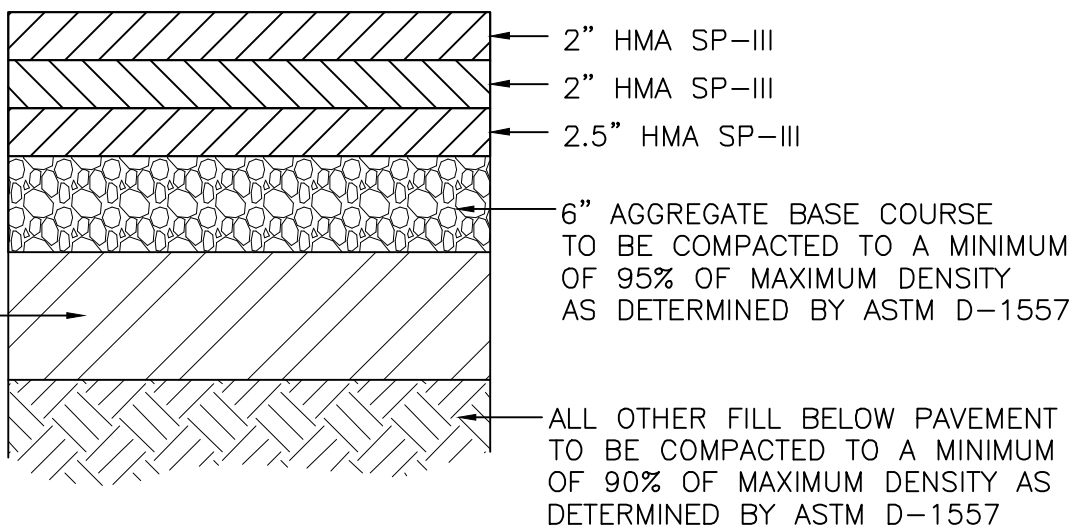


ARROW DETAILS

THERMOPLASTIC NOTE:
ALL LANE STRIPING SYMBOLS, STOP BARS AND CROSSWALKS SHALL BE PREFORMED HOT THERMOPLASTIC.

PAVING NOTE:
MATCH EXISTING PAVEMENT THICKNESS IF EXISTING IS THICKER

12" SUBGRADE TO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557



UNSER TURN LANE PAVEMENT SECTION
NTS
PER CITY PROJECT NO. 7089.92