

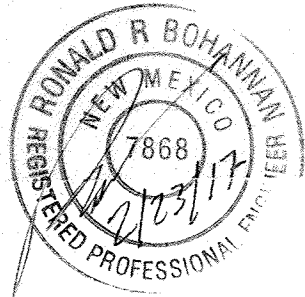
APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTIONS
CITY CONSTRUCTION ENGINEER
DATE: 8-4-2017

CONSTRUCTION PLANS FOR
SPANISH TRAILS
REHABILITATION SUITES
1610 RENAISSANCE BLVD, NE 87106
ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2016

FW

INDEX TO DRAWINGS

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS
I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Brian Martinez, of Cartesian Surveys, Inc., NMPS number 18374



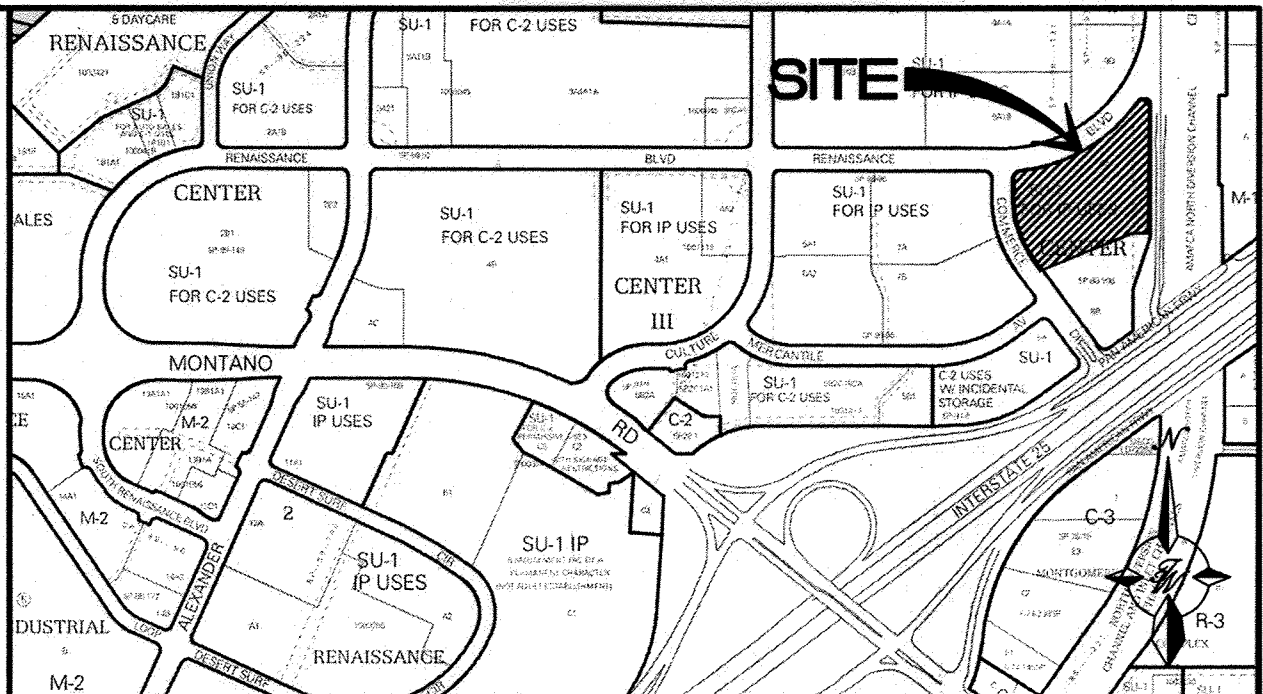
Engineer's Seal
& Signature

- 1 TITLE SHEET
- 2 SITE PLAN FOR BUILDING PERMIT (FOR REFERENCE ONLY)
- 3 GRADING AND DRAINAGE PLAN (FOR REFERENCE ONLY)
- 4 MASTER UTILITY PLAN
- 5 PAVING & UTILITY IMPROVEMENTS
RENAISSANCE BLVD, N.E., STA 12+40.21 TO 15+54.28
- 6 PAVING & UTILITY IMPROVEMENTS
COMMERCE DR, N.E., STA 20+70.37 TO 24+84.00
- 7 STRIPING IMPROVEMENTS
- 8 DETAILS
- 9 TEMPORARY EROSION CONTROL AND SEDIMENTATION PLAN
- 10 TEMPORARY EROSION CONTROL AND SEDIMENTATION DETAILS

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

Brian J. Martinez
BRIAN J. MARTINEZ, NMPS 18374

2/14/17

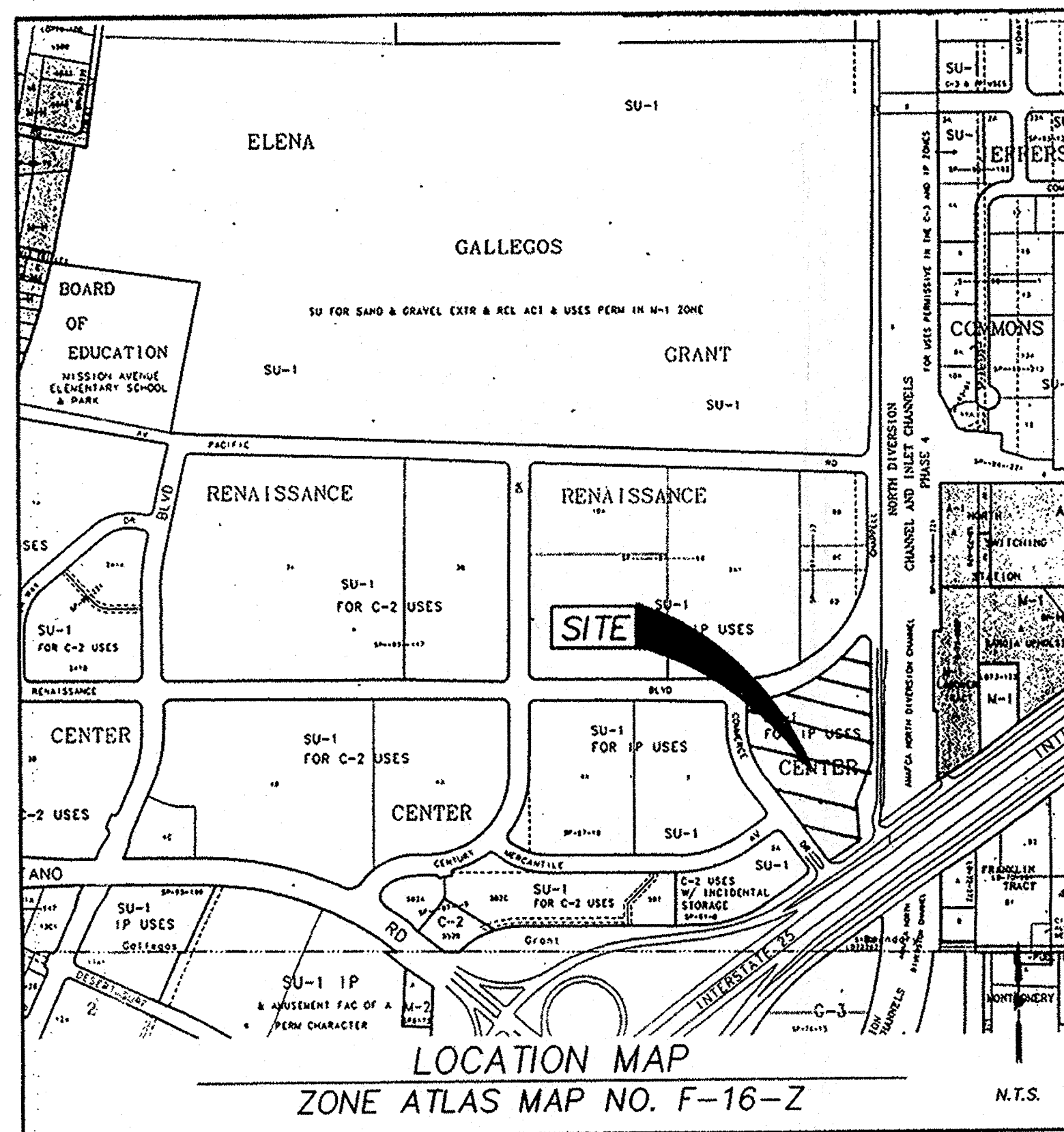


VICINITY MAP F-16-Z
SCALE NONE

- NOTICE TO CONTRACTORS**
- 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 (UPDATE #9). CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING ROADWAY AND UTILITY FACILITIES RESULTING FROM ACTIVITIES PERFORMED UNDER THE CONTRACT FOR IMPROVEMENTS DETAILED ON THESE PLANS.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (280-1990) FOR LOCATION OF EXISTING UTILITIES.
 - ANY WORK AFFECTING AN ARTERIAL ROADWAY MAY REQUIRE 24-HOUR CONSTRUCTION.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO(2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.
 - ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
 - CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THIS PROJECT THAT IS NOT SHOWN ON THE PLAN AND IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE DESIGNERS EXPENSE.
 - CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
 - FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
 - ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH ABCWUA SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS).
 - 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://abowua.org/water_shut_off_and_turn_on_procedures
 - ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
 - ELECTRONIC MARKER DEVICES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE COA STANDARD SPECIFICATIONS.
 - CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE COA.
- THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED
- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
 - ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
 - ☒ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE PROJECT ENGINEER.
 - ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
 - ☒ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
 - ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
505-868-3100
www.tierrawestllc.com

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	APPROVED FOR CONSTRUCTION		
		DRC Chairman	<i>Don M. ...</i>	6/28/16			
		Transportation	<i>Paul M. ...</i>	6/15/16			
		Water/Wastewater	<i>Tommy ...</i>	6/16/16			
		Hydrology	<i>PLTH</i>	6/15/16			
		AMAFCA					
RONALD R. BOHANNAN P.E. #7868		Constr. Mngmt.			City Engineer		
		Constr. Coord.			Date		
CITY PROJECT NO.					SHEET		
586271					1 OF 10		



LEGAL DESCRIPTION

A TRACT OF LAND COMPRISING OF TRACT 8 OF RENAISSANCE CENTER AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 3, 1985, IN VOLUME C26, FOLIO 174, CONTAINING 7.367 ACRES (320,886 SQ. FT.) MORE OR LESS, NOW COMPRISING TRACTS 8-A, AND 8-B, RENAISSANCE CENTER.

PLAT OF TRACTS 8-A AND 8-B RENAISSANCE CENTER ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO MARCH 1998



APPROVALS	
<i>[Signature]</i>	5/27/98
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE
<i>[Signature]</i>	5-21-98
CITY ENGINEER	DATE
<i>[Signature]</i>	5-26-98
A.A.F.C.A.	DATE
<i>[Signature]</i>	5-20-98
TRAFFIC ENGINEER	DATE
<i>[Signature]</i>	03/11/98
CITY SURVEYOR	DATE
<i>[Signature]</i>	5-27-98
PROPERTY MANAGEMENT	DATE
<i>[Signature]</i>	5-12-98
WATER RESOURCE DEPARTMENT	DATE
<i>[Signature]</i>	5-12-98
DESIGN AND DEVELOPMENT, CID	DATE
<i>[Signature]</i>	5-8-98
PNM ELECTRIC SERVICES	DATE
<i>[Signature]</i>	5-8-98
PNM GAS SERVICES	DATE
<i>[Signature]</i>	05-07-98
U.S. WEST COMMUNICATIONS	DATE
<i>[Signature]</i>	5/5/98
JONES INTERCABLE, INC.	DATE

SUBDIVISION DATA:

GROSS SUBDIVISION ACREAGE: 7.367 ACRES±
ZONE ATLAS INDEX NO: F-16-Z
NO. OF TRACTS CREATED: 2
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: FEBRUARY 16, 1998

EASEMENTS

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

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

- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

NOTES:

- MISC. DATA: ZONING SU-1 FOR IP USES
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES.
- THIS PROPERTY LIES WITHIN PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., ELENA GALLEGOS GRANT, BERNALILLO COUNTY, NEW MEXICO.
- THIS PURPOSE OF THE PLAT IS TO REPLAT THE EXISTING TRACT INTO TWO NEW TRACTS.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 98030410440297.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND

PAID ON UPC # 1-016-061-457220-40710

PROPERTY OWNER OF RECORD:

United NM Trust Co / Trustee of
BERNALILLO COUNTY TREASURER'S OFFICE:
Pauline Rodriguez 5/27/98

FREE CONSENT AND DEDICATION

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

[Signature] 3/3/98
GEORGE H. KUHN
SENIOR VICE PRESIDENT & SENIOR TRUST OFFICER
NORWEST BANK NEW MEXICO, N.A. TRUSTEE, UNION PENSION TRANSACTION TRUST 93-2, NM

[Signature] 3/3/98
KAREN LOFTUS
ASSISTANT VICE PRESIDENT
NORWEST BANK NEW MEXICO, N.A.
UNION PENSION TRANSACTION TRUST 93-2, NM

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF March, 1998 BY GEORGE H. KUHN, SENIOR VICE PRESIDENT & SENIOR TRUST OFFICER, NORWEST BANK NEW MEXICO, N.A. TRUSTEE, UNION PENSION TRANSACTION TRUST 93-2, NM.

BY *[Signature]* MY COMMISSION EXPIRES: 9.13.98
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

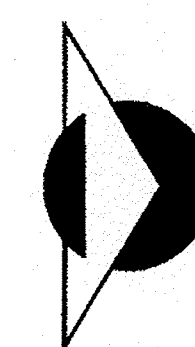
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF March, 1998 BY KAREN LOFTUS, ASSISTANT VICE PRESIDENT, NORWEST BANK NEW MEXICO, N.A., UNION PENSION TRANSACTION TRUST 93-2, NM.

BY *[Signature]* MY COMMISSION EXPIRES: 9.13.98
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

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

[Signature] 3/1/98
LARRY W. MEDRANO
N.M.P.S. No. 11993



PRECISION SURVEYS, INC.

2929 COORS BLVD NW, SUITE 105
ALBUQUERQUE, NEW MEXICO 87120
PHONE 505 839 0589
FAX 505 839 4153

DRB CASE NO. 98-99
SHEET 1 OF 2

98C-149 (2)

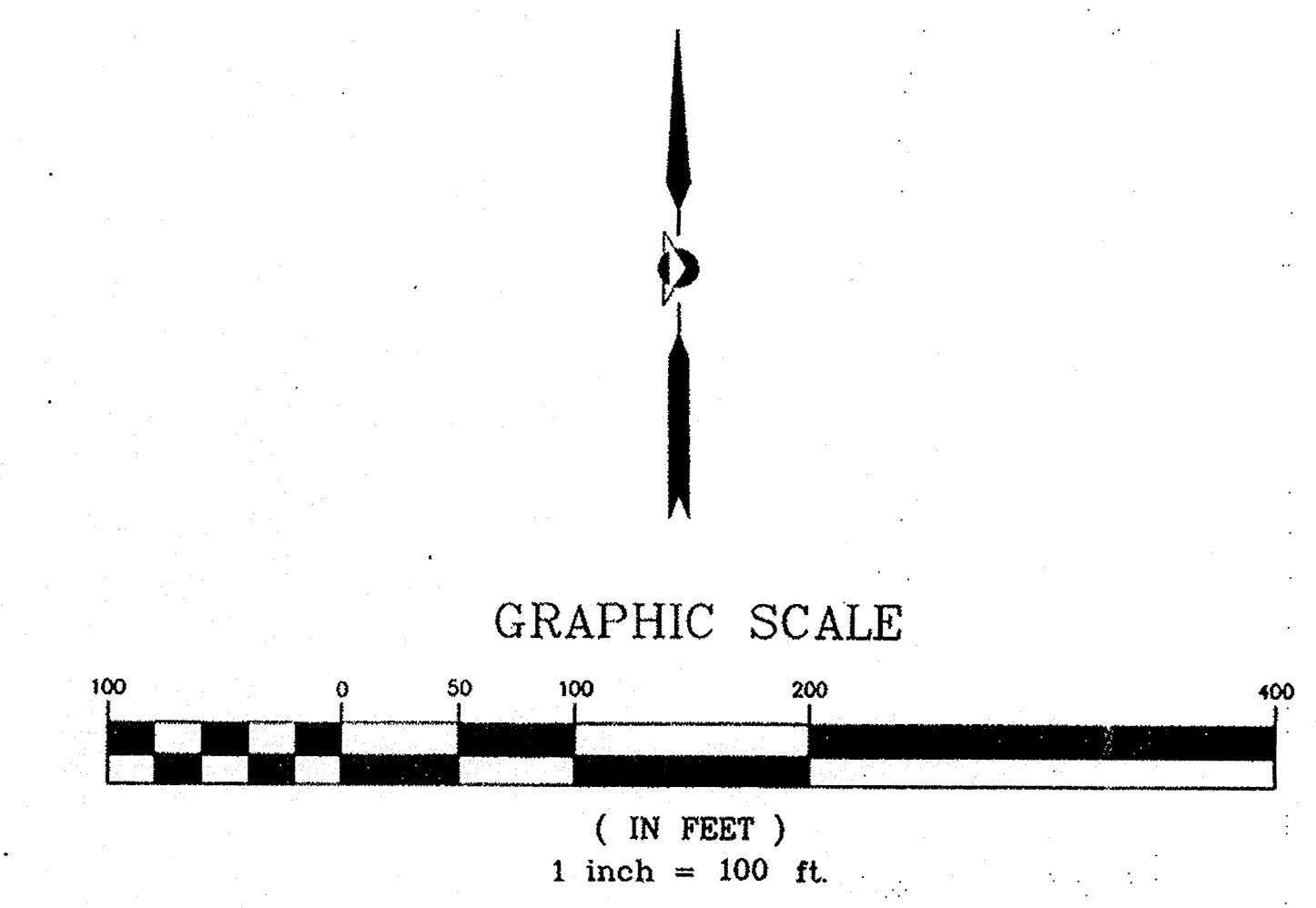
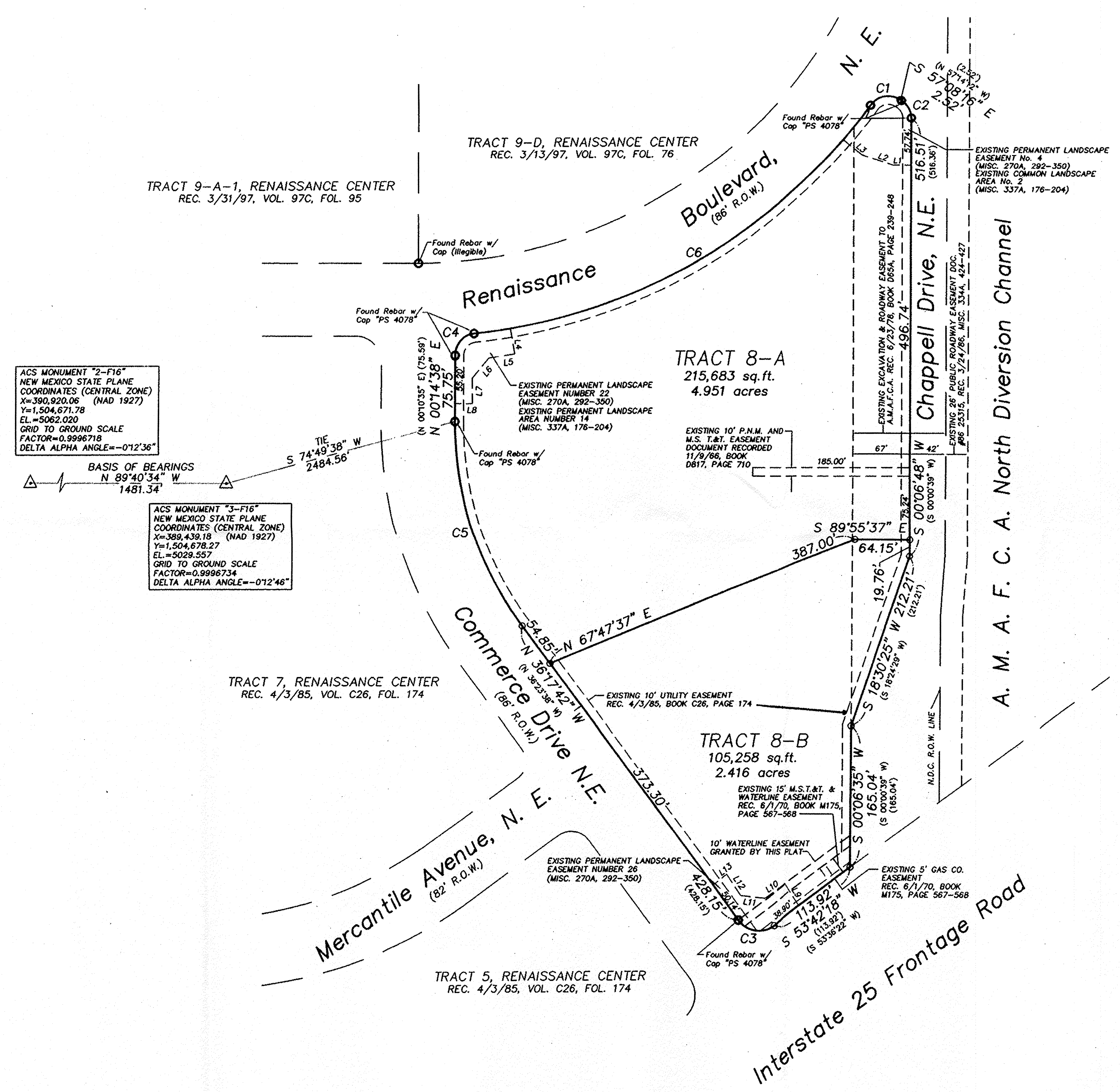
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CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	(R=25.00') 25.00'	(L=38.33') 38.59'	24.33'	34.87'	S 78°23'29" W	88°26'36"
C2	(R=25.00') 25.00'	(L=24.98') 24.85'	13.56'	23.84'	N 29°02'02" W	56°56'57"
C3	(R=30.00') 30.00'	(L=47.12') 47.12'	30.00'	42.43'	S 81°17'42" E	90°00'00"
C4	(R=25.00') 25.00'	(L=36.72') 36.52'	22.39'	33.36'	S 42°30'51" W	83°41'31"
C5	(R=407.00') 407.83'	(L=259.78') 259.96'	134.57'	255.58'	S 18°00'56" E	36°31'16"
C6	(R=643.00') 643.00'	(L=554.88') 554.30'	295.69'	537.30'	N 59°46'09" E	49°23'32"

PLAT OF
TRACTS 8-A AND 8-B
RENAISSANCE CENTER
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 1998

1998065368
5854692
Page: 2 of 2
85/27/1998 04:39P
Judy D. Woodward Bern. Co. PLAT R 12.88 Bk-98C Pg-149



- LEGEND
- ⊙ DENOTES POINT FOUND AND USED AS SHOWN
 - DENOTES POINT SET BY THIS SURVEY REBAR WITH CAP "PS 11993"

EASEMENT LINE DATA

LINE	DIRECTION	DISTANCE
L1	N 89°45'02" W	20.93'
L2	N 71°21'41" W	38.45'
L3	N 49°34'05" W	29.18'
L4	S 09°45'39" E	29.32'
L5	S 82°08'47" W	30.69'
L6	S 40°21'13" W	29.76'
L7	S 00°14'58" W	29.63'
L8	N 89°45'02" W	20.30'
L9	S 33°21'33" E	30.62'
L10	N 53°52'46" E	30.89'
L11	S 83°09'32" E	28.64'
L12	S 33°36'34" E	29.55'
L13	N 51°49'53" E	20.25'

PRECISION SURVEYS, INC.

2828 COORS BLVD NW, SUITE 105 ALBUQUERQUE, NEW MEXICO 87120

PHONE 505 839 0569 FAX 505 839 4153

98C-149 (2)

98C-149 (2)

GENERAL NOTES:

1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
2. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER INCLUDING THAT WITHIN THE CITY RIGHT-OF-WAY.
3. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
4. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
5. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
6. THERE ARE NO TRANSIT FACILITIES ADJACENT TO OR WITHIN CLOSE PROXIMITY TO THE SITE.
7. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

LEGEND

- CURB & GUTTER
BOUNDARY LINE
EASEMENT
CENTERLINE
BUILDING
SIDEWALK
RETAINING WALL
EXISTING STREET LIGHTS
STRIPING
EXISTING CURB & GUTTER
EXISTING BOUNDARY LINE
EXISTING SIDEWALK
CONCRETE PAVERS
PROPOSED ASPHALT
PROPOSED PARKING LOT LIGHT

SITE DATA

PROPOSED USAGE: NURSING HOME (134 BEDS)
69,738 SF; MAX HEIGHT 33' (TO RIDGE OF HIGHEST ELEMENT)
CONSTRUCTION TYPE V-A, OCCUPANCY GROUP 1-2

MAINTENANCE BUILDING
720 SF

LOT AREA: 215,683 SF (4.95 ACRES)

PARKING REQUIRED: 67 SPACES
PARKING PROVIDED: 106 SPACES

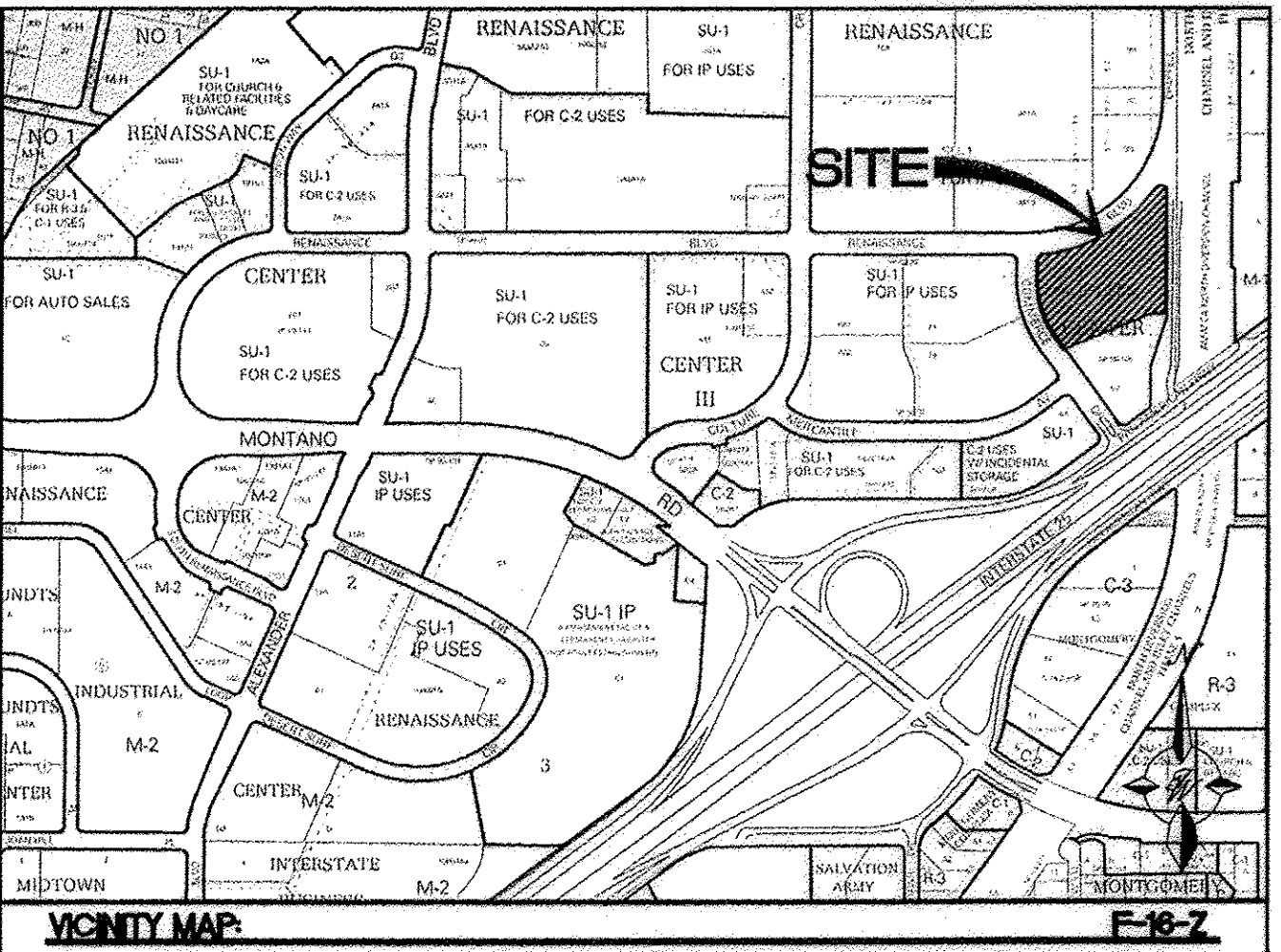
HC PARKING REQUIRED: 8 SPACES
HC PARKING PROVIDED: 8 SPACES
2 SPACE VAN ACCESSIBLE

MC PARKING REQUIRED: 4 SPACES
MC PARKING PROVIDED: 4 SPACES

BICYCLE PARKING REQUIRED: 4 SPACES
BICYCLE PARKING PROVIDED: 4 SPACES

KEYED NOTE

- (A) 6" VALLEY GUTTER PER COA STD DWG #2420
(B) SIDEWALK PER COA STD DWG #2430
(C) 6" STANDARD CURB AND GUTTER PER COA STD DWG #2415B
(D) ZERO CURB WITH TRUNCATED DOMES
(E) UNIDIRECTIONAL HC RAMP PER DETAIL ON SHEET C5
(F) HANDICAP PARKING SIGN PER DETAIL SHEET C5
(G) TRASH ENCLOSURE PER DETAIL SHEET C6
(H) BIKE RACK (SEE DETAIL SHEET C5)
(I) RETAINING WALLS (SEE GRADING PLAN SHEET C2)
(J) SITE LIGHTING
(K) EXISTING LIGHT TO BE RELOCATED
(L) CROSSWALK STRIPING
(M) CONCRETE SWALE, 2' WIDE, 6" THICK (SEE DETAIL SHEET C5)
(N) CURB STOP (SEE DETAIL SHEET C5)
(O) 12" SIDEWALK CULVERT WITH STEEL PLATE TOP PER COA STD DWG #2236
(P) CONCRETE PAVERS W/ 1'-6" CONCRETE BAND PER COA STD DWG #2412
(Q) MOTORCYCLE PARKING SIGN (SEE DETAIL SHEET C5)
(R) ACCESSIBLE PARKING PER ADA STANDARDS (SEE DETAIL SHEET C5)
(S) STOP SIGN
(T) TYPE "A" CURB RAMP PER COA STD DWG #2440
(U1) ADA RAMP (SEE DETAIL "A" SHEET C6)
(U2) ADA RAMP (SEE DETAIL "B" SHEET C6)
(U3) ADA RAMP (SEE DETAIL "C" SHEET C6)
(U4) ADA RAMP (SEE DETAIL "D" SHEET C6)
(U5) ADA RAMP (SEE DETAIL "E" SHEET C6)
(V) MONUMENT SIGN (SEE DETAIL SHEET A2.2)
(W) SCREEN WALL & DETAIL (SEE DETAIL SHEET C6)
(X) "DO NOT ENTER" SIGN
(Y) RECYCLE ENCLOSURE PER DETAIL SHEET C7
(Z) SIGHT TRIANGLE



LEGAL DESCRIPTION

TRACT 8A, PLAT OF TRACTS 8A AND 8-B, RENAISSANCE CENTER

NOTES

ZONING: SU-1 FOR IP USES
SETBACKS: FRONT = PER PLAN
REAR = PER PLAN
SIDE (CORNER) = PER PLAN

PROJECT NUMBER: 1010488
APPLICATION NUMBER: 15DRB-70209

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated [] and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

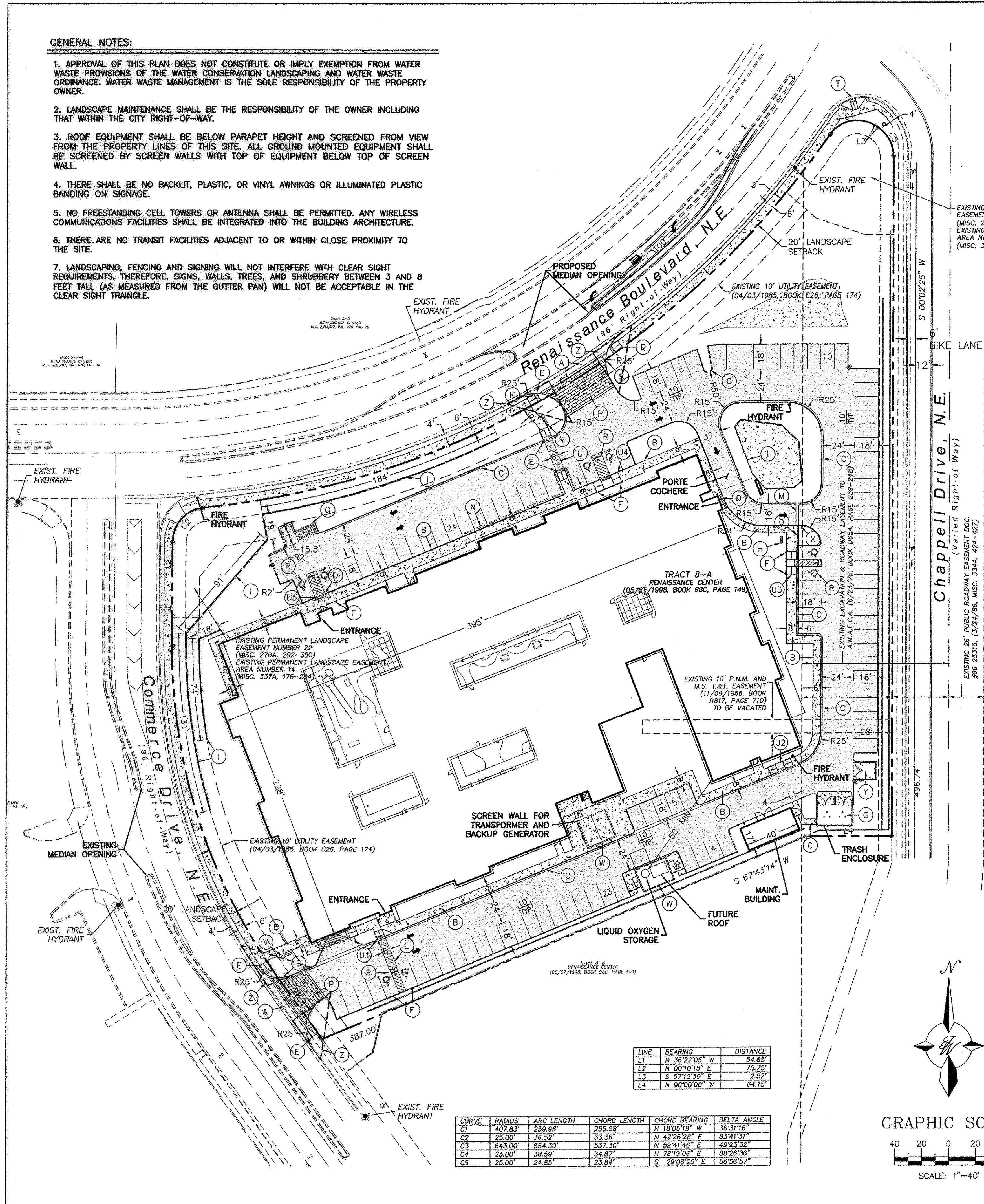
Ronald R. Bohannan 7/22/15
Traffic Engineer, Transportation Division
Michael Cadogan 07/22/15
Water Utility Development
Camille Dumont 7-22-15
Parks & Recreation Department
Rita P. 7-22-15
City Engineer
* Environmental Health Department (conditional) 5-2-16
Solid Waste Management 5-2-16
DRB Chairperson, Planning Department 5-2-16
* Environmental Health, if necessary

INDEX TO DRAWINGS

- C1. SITE PLAN FOR BUILDING PERMIT
C2. GRADING AND DRAINAGE PLAN
C3. RETAINING WALL PLAN & PROFILE
C4. MASTER UTILITY PLAN
C5. DETAIL SHEET
C6. DETAIL SHEET
C7. DETAIL SHEET
L1. LANDSCAPING PLAN
A2.1 BUILDING ELEVATIONS
A2.2 ELEVATIONS (MONUMENT SIGN)

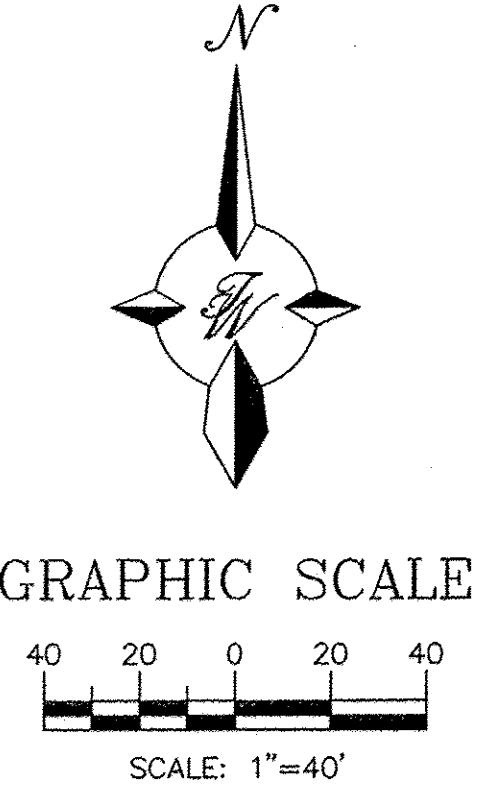
FOR REFERENCE ONLY

ENGINEER'S SEAL	SKILLED NURSING FACILITY RENAISSANCE CENTER	DRAWN BY DY
	SITE PLAN FOR BUILDING PERMIT	DATE 7/16/15
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2014088-SPE
		SHEET # C1
		JOB # 2014088



LINE	BEARING	DISTANCE
L1	N 36°22'05" W	54.85'
L2	N 00°10'15" E	75.75'
L3	S 57°12'39" E	2.52'
L4	N 90°00'00" W	64.15'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	407.83'	259.96'	255.58'	N 18°05'19" W	36°31'16"
C2	25.00'	36.52'	33.36'	N 42°26'28" E	83°41'31"
C3	643.00'	554.30'	537.30'	N 59°41'46" E	49°23'32"
C4	25.00'	38.59'	34.87'	N 78°19'06" E	88°26'36"
C5	25.00'	24.85'	23.84'	S 29°06'25" E	56°58'57"



EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

CAUTION

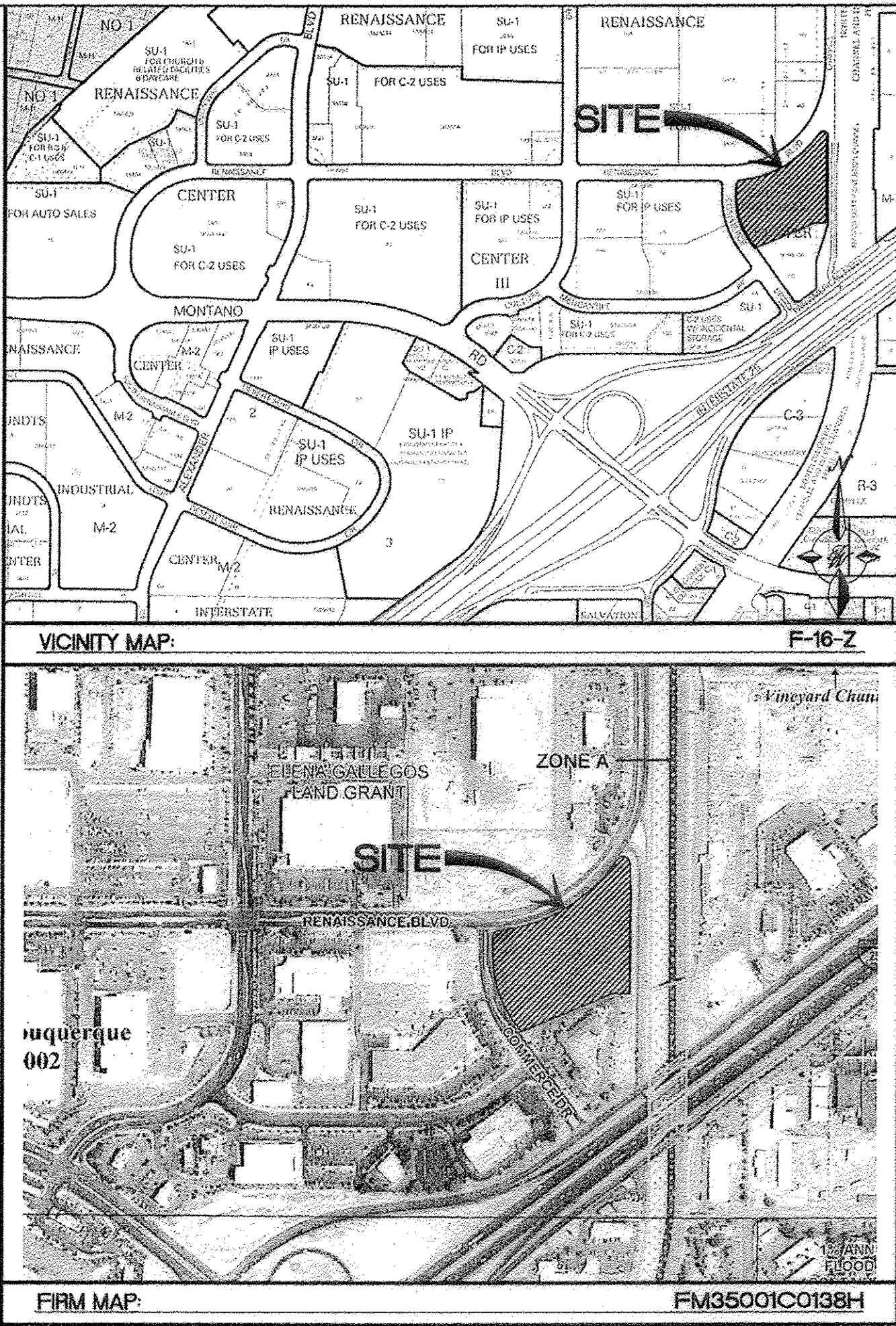
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER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

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING SPOT ELEVATION

KEYED NOTE

- RD ROOF DRAIN CONNECTED TO 9"x9" AREA INLET, NDS OR EQUAL



NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- 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.
- 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. 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

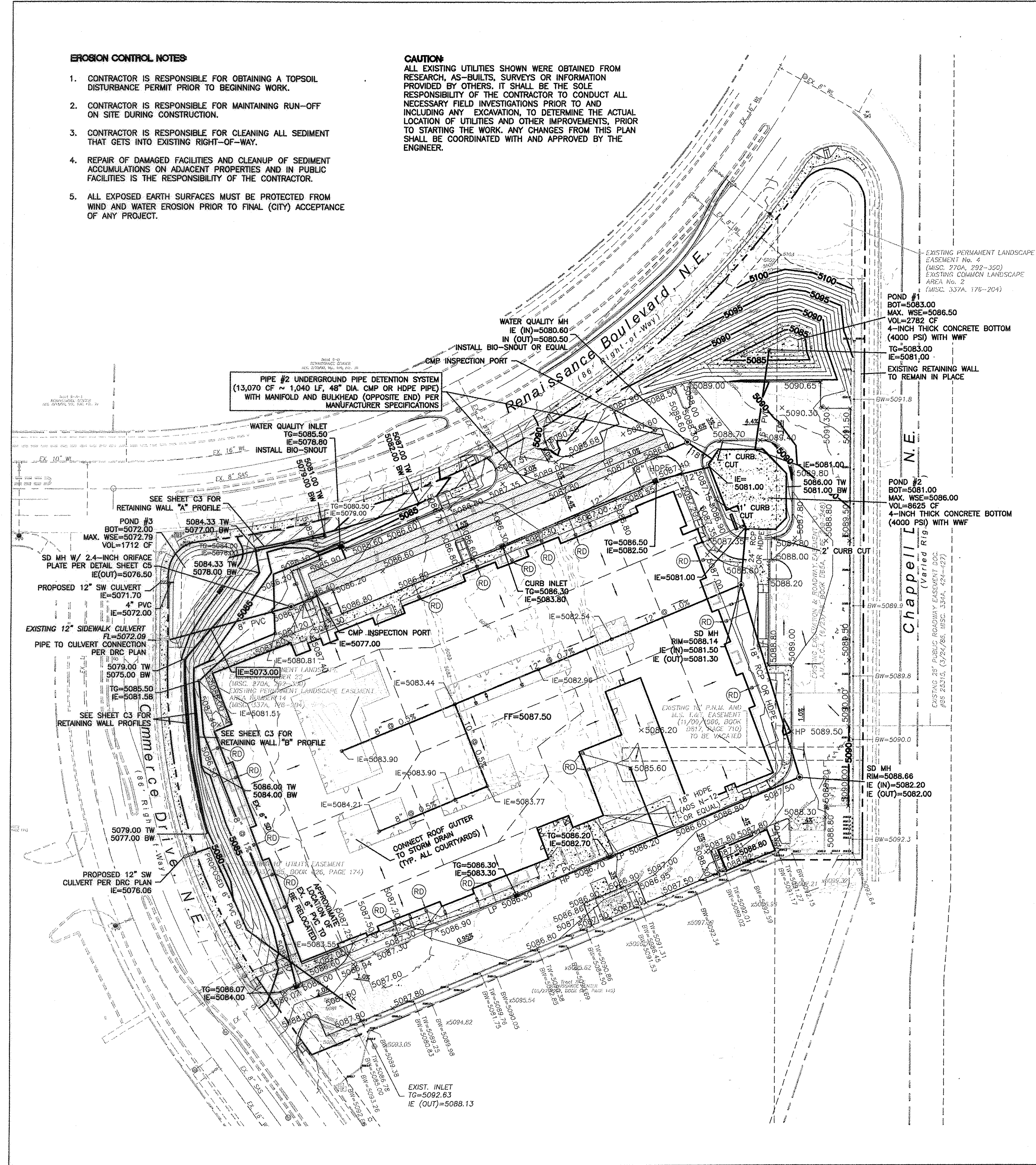
APPROVAL	NAME	DATE
INSPECTOR		

ROUGH GRADING APPROVAL

DATE

FOR REFERENCE ONLY

ENGINEER'S SEAL	SKILLED NURSING FACILITY RENAISSANCE CENTER	DRAWN BY DY
JOEL D. HERNANDEZ NEW MEXICO 17893 PROFESSIONAL ENGINEER	GRADING AND DRAINAGE PLAN	DATE 5/05/16
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2014088-GRE
JOEL D. HERNANDEZ P.E. #17893		SHEET # C2
		JOB # 2014088

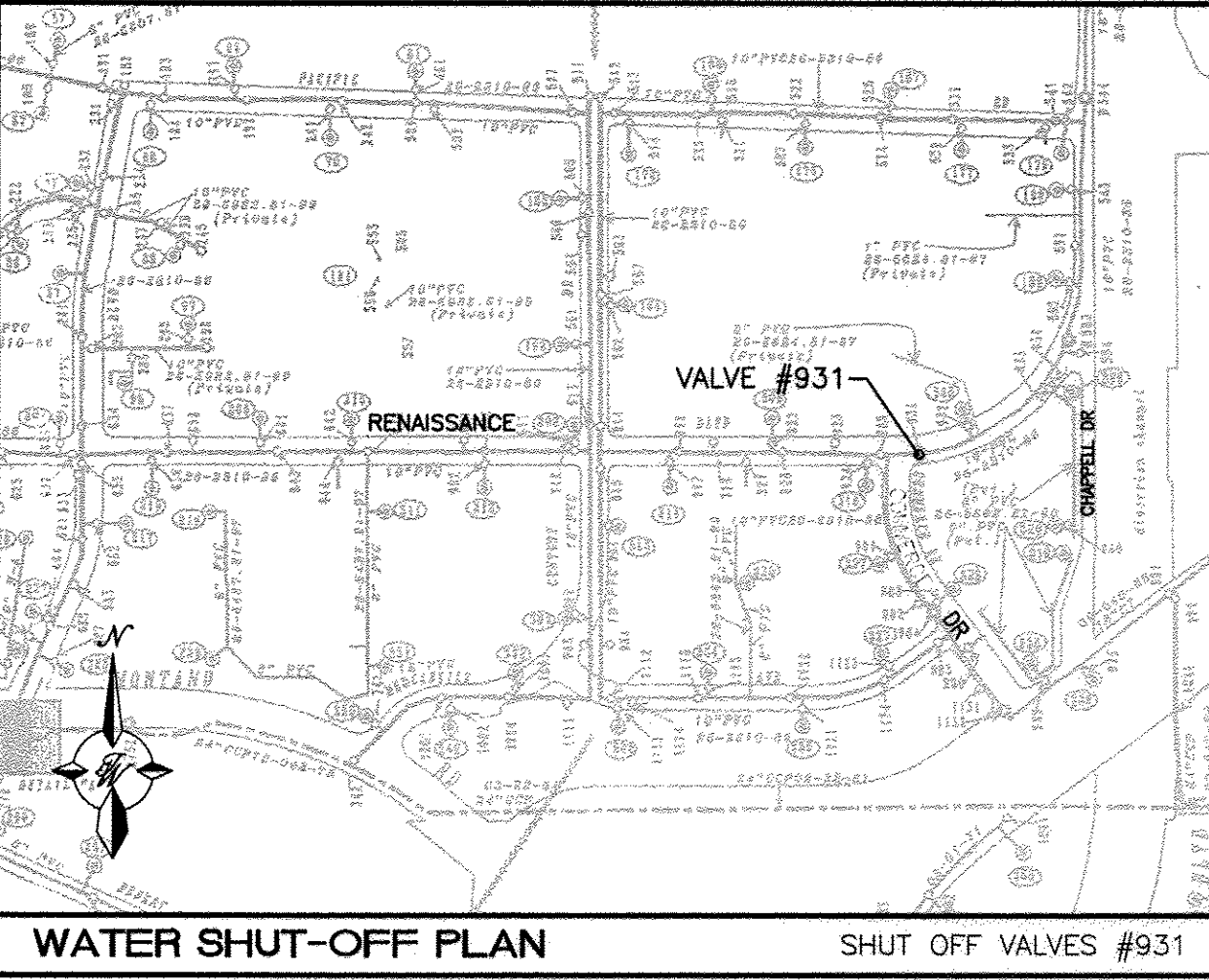


WATER SHUTOFF NOTES:

1. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE.
2. 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.
3. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES.
4. SHUTOFF REQUEST MUST BE MADE ONLINE AT (<http://abcwua.org/content/view/463/729/>)
5. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
6. ALL WATERLINES TO BE PVC, UNLESS OTHERWISE NOTED.
7. SHUT-OFF VALVES INDICATED IN THE ABOVE PLAN, TO BE DONE ONLY IN THE EVENT OF EMERGENCY. CONNECTION TO EXISTING WATER LINE TO BE PRESSURIZED.

CAUTION:

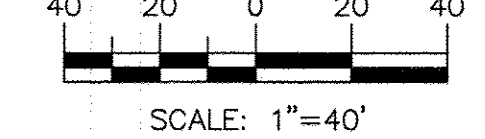
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND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



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- BUILDING
- SIDEWALK
- RETAINING WALL
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- 36" SD — STORM SEWER LINE
- 8" SAS — SANITARY SEWER LINE
- 6" WL — WATERLINE
- DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING INLET
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING OVERHEAD UTILITIES
- EX. UGR — EXISTING UNDERGROUND UTILITIES
- EX. 2" SAS — EXISTING GAS
- EX. 10" WL — EXISTING SANITARY SEWER LINE
- EX. 18" RCP — EXISTING WATER LINE
- EX. 18" RCP — EXISTING STORM SEWER LINE

GRAPHIC SCALE

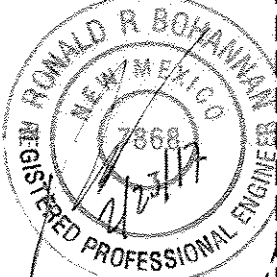


GENERAL UTILITY NOTES:

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 3' 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. 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.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. REFERENCE ARCHITECTURAL PLANS FOR LIGHTING POWER ROUTING.
11. ALL PRIVATE HYDRANTS TO BE PAINTED ORANGE.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

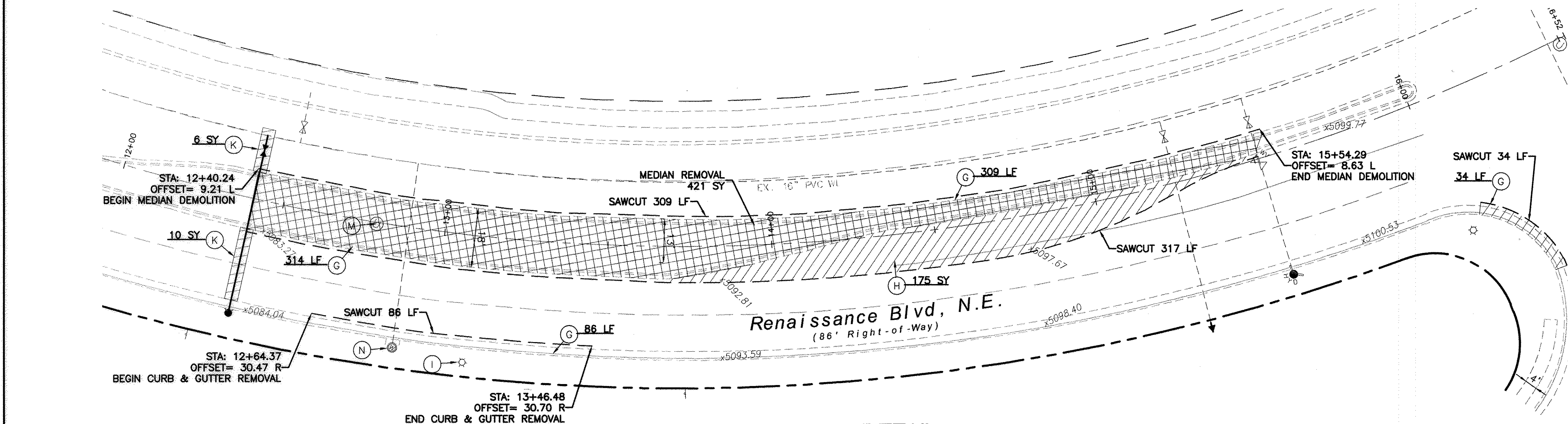
I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Brian Martinez, of Cartesian Surveys, Inc., NMPS number 18874.



Engineer's Seal & Signature

TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrawestllc.com	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: SPANISH TRAILS REHABILITATION SUITES MASTER UTILITY PLAN 1610 RENAISSANCE BLVD. NE 87106	
DESIGN REVIEW COMMITTEE APPROVED JUN 28 2016 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL JUN 28 2016 CITY ENGINEER
CITY PROJECT NO. 586271	ZONE MAP NO. F-16-Z
SHEET 4	OF 10

SURVEY INFORMATION		BEACH MARKS		AS BUILT INFORMATION	
NO.	FIELD NOTES	SURVEY CONTROL BRASS DISC	CONTRACTOR	WORK	DATE
	BY	MONUMENT 2-F16	BY	FRANKLIN SURVEYS INC.	DATE 12/1/16
		NM STATE PLANE COORDINATES	INSPECTOR'S	CONTERRA WEST DATE 2016	
		CENTRAL ZONE NAD 1983	ACCEPTANCE BY	FIELD CATION BY	DATE 1/2/17
		X=1531166.013	DRAWINGS	FRANKLIN SURVEYS INC.	DATE 2017
		Y=1504734.386	CORRECTED BY	TIERRA WEST	
		G-G=0.99967529	MICRO-FILM INFORMATION		
		Dd=-0°12'37.08"	RECORDED BY		DATE
		Elev=5064.83	NO.		



DEMOLITION DETAIL

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Tierra Verde LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Brian Martinez, of Cartesian Surveys, Inc., NMPS number 18374.

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 Mat

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	31°13'58"	50.00	27.26
C2	144°56'56"	4.00	10.12
C3	8°58'17"	615.13	96.32
C4	21°22'51"	150.00	55.97
C5	12°45'24"	154.00	34.29
C6	180°00'00"	2.00	6.28
C7	8°58'38"	619.13	97.01
C8	21°37'19"	154.00	58.12
C9	11°24'16"	150.00	29.86
C10	48°23'16"	25.00	21.11
C11	85°04'57"	25.00	37.12
C14	98°44'41"	14.00	24.13
C15	23°34'22"	15.00	6.17
C16	62°16'02"	600.00	652.06

QUARTER POINTS

C10	FL	ELEV.	C11	FL	ELEV.
	1	5085.57	86.2	4	5090.36
	2	5085.85	86.5	5	5090.38
	3	5086.15	86.7	6	5090.88









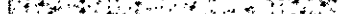




LINE TABLE

LINE	BEARING	LENGTH
L1	N57°44'30"E	21.27
L2	N57°44'30"E	21.34

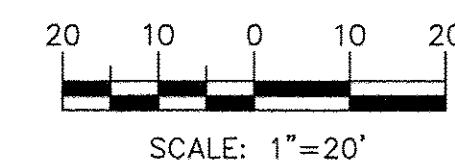
CAUTION:

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.

LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	PROPOSED CONCRETE VALLEY GUTTER
	EXISTING ASPHALT TO BE REMOVED
	EXISTING MEDIAN TO BE REMOVED
	PROPOSED ASPHALT
	MEDIAN CONCRETE
	SAWCUT

GRAPHIC SCALE



KEYED NOTE:

- (A) 6' VALLEY GUTTER PER COA STD DWG #2420
- (B) 6' SIDEWALK PER COA STD DWG #2430 (2% MAX. CROSS SLOPE)
- (C) STANDARD CURB & GUTTER PER COA STD DWG #2415A
- (D) MEDIAN CURB & GUTTER PER COA STD DWG #2415B
- (E) ACCESSIBLE RAMP W/ TRUNCATED DOMES PER DETAIL SHEET 8
- (F) 4" SOLID WHITE STRIPE, THERMOPLASTIC
- (G) REMOVE & DISPOSE EXIST. 8" PCC CURB & GUTTER
- (H) REMOVE & DISPOSE EXIST. ASPHALT CURB
- (I) REMOVE & RELOCATE POLE & LAMP BY PNM
- (J) MEDIAN CONCRETE PER COA STD DWG #2408 & #2502. MATCH EXIST. MEDIAN COLOR
- (K) REMOVE & REPLACE EXIST. ASPHALT PER COA STD DWG #2465 - ARTERIAL
- (L) CONCRETE PAVERS PER COA STD DWG #2412
- (M) ADJUST EXIST. MANHOLE TO GRADE
- (N) ADJUST EXIST. VALVE TO GRADE
- (O) 12" SIDEWALK CULVERT WITH STEEL PLATE PER COA STD DWG #2236, SEE PIPE TO CULVERT CONNECTION DETAIL, SHEET 5, TACK WELD PLATE TO BOLTS.
- (P) ACCESSIBLE RAMP W/ CAST IN PLACE REPLACEABLE DOMES PER COA STD DWG #2441 & DETAIL SHEET 8
- (Q) REMOVE AND REPLACE EXISTING PAVEMENT 1-FOOT BEYOND PROPOSED MEDIAN CURB PER COA STD DWG #2465 - ARTERIAL



ENGINEER'S SEAL

[illegible]

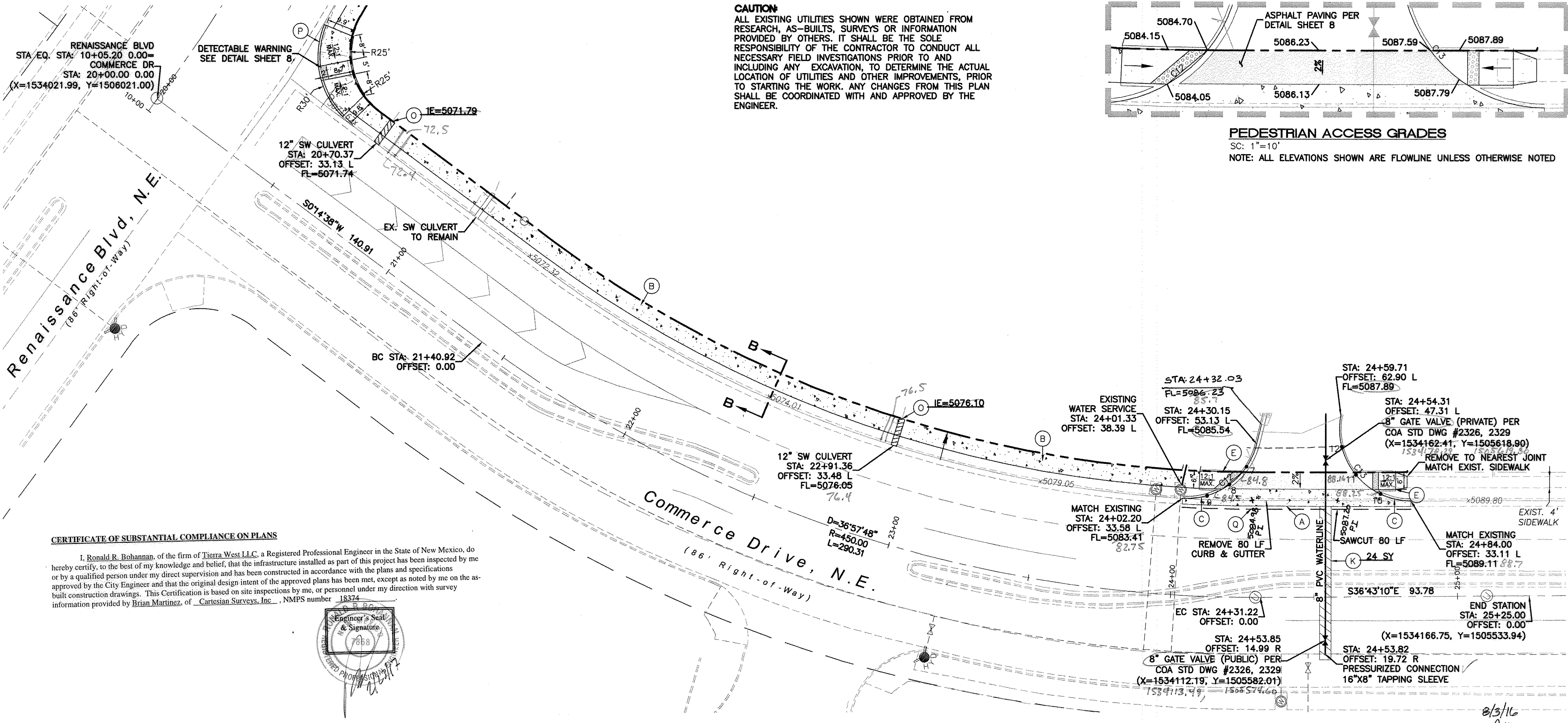
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505)858-3100
www.tierrawestllc.com

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SPANISH TRAILS REHABILITATION SUITES
PAVING & UTILITY IMPROVEMENTS
1610 RENAISSANCE BLVD, NE 87106

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

CITY PROJECT NO.	586271	ZONE MAP NO.	F-16-7	SHEET	5	OF	1
------------------	--------	--------------	--------	-------	---	----	---



- KEYED NOTE:**
- (A) 6" VALLEY GUTTER PER COA STD DWG #2420
 - (B) 6" SIDEWALK PER COA STD DWG #2430 (2% MAX. CROSS SLOPE)
 - (C) STANDARD CURB & GUTTER PER COA STD DWG #2415A
 - (D) MEDIAN CURB & GUTTER PER COA STD DWG #2415B
 - (E) ACCESSIBLE RAMP W/ TRUNCATED DOMES PER DETAIL SHEET 8
 - (F) 4" SOLID WHITE STRIPE, THERMOPLASTIC
 - (G) REMOVE & DISPOSE EXIST. 8" PCC CURB
 - (H) REMOVE & DISPOSE EXIST. ASPHALT CURB
 - (I) REMOVE & RELOCATE POLE & LAMP BY PNM
 - (J) MEDIAN CONCRETE PER COA STD DWG #2408 & #2502. MATCH EXIST. MEDIAN COLOR
 - (K) REMOVE & REPLACE EXIST. ASPHALT PER COA STD DWG #2465 - ARTERIAL
 - (L) CONCRETE PAVERS PER COA STD DWG #2412
 - (M) ADJUST EXIST. MANHOLE TO GRADE
 - (N) ADJUST EXIST. VALVE TO GRADE
 - (O) 12" SIDEWALK CULVERT WITH STEEL PLATE PER COA STD DWG #2236. SEE PIPE TO CULVERT CONNECTION DETAIL SHEET 5. TACK WELD PLATE TO BOLTS.
 - (P) ACCESSIBLE RAMP W/ CAST IN PLACE REPLACEABLE DOMES PER COA STD DWG #2441 & DETAIL SHEET 8
 - (Q) REMOVE AND REPLACE EXISTING PAVEMENT 1-FOOT BEYOND PROPOSED MEDIAN CURB PER COA STD DWG #2465 - ARTERIAL

LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	PROPOSED CONCRETE VALLEY GUTTER
	EXISTING ASPHALT TO BE REMOVED
	EXISTING MEDIAN TO BE REMOVED
	PROPOSED ASPHALT
	MEDIAN CONCRETE
	SAWCUT

QUARTER POINTS

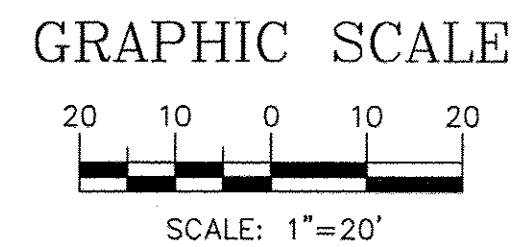
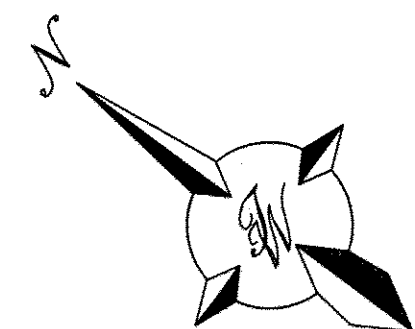
C12	FL	ELEV.	C13	FL	ELEV.
7	5084.88		10	5088.03	
8	5084.26		11	5087.62	
9	5083.63		12	5087.89	

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C12	79°23'16"	25.00	34.64
C13	100°29'08"	25.00	43.85

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.



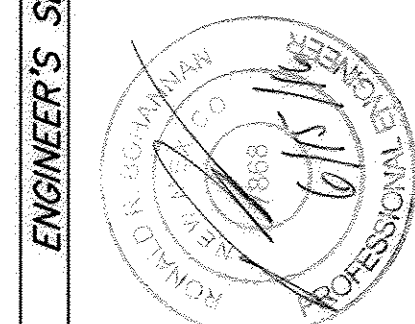
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
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www.tierrawestllc.com

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

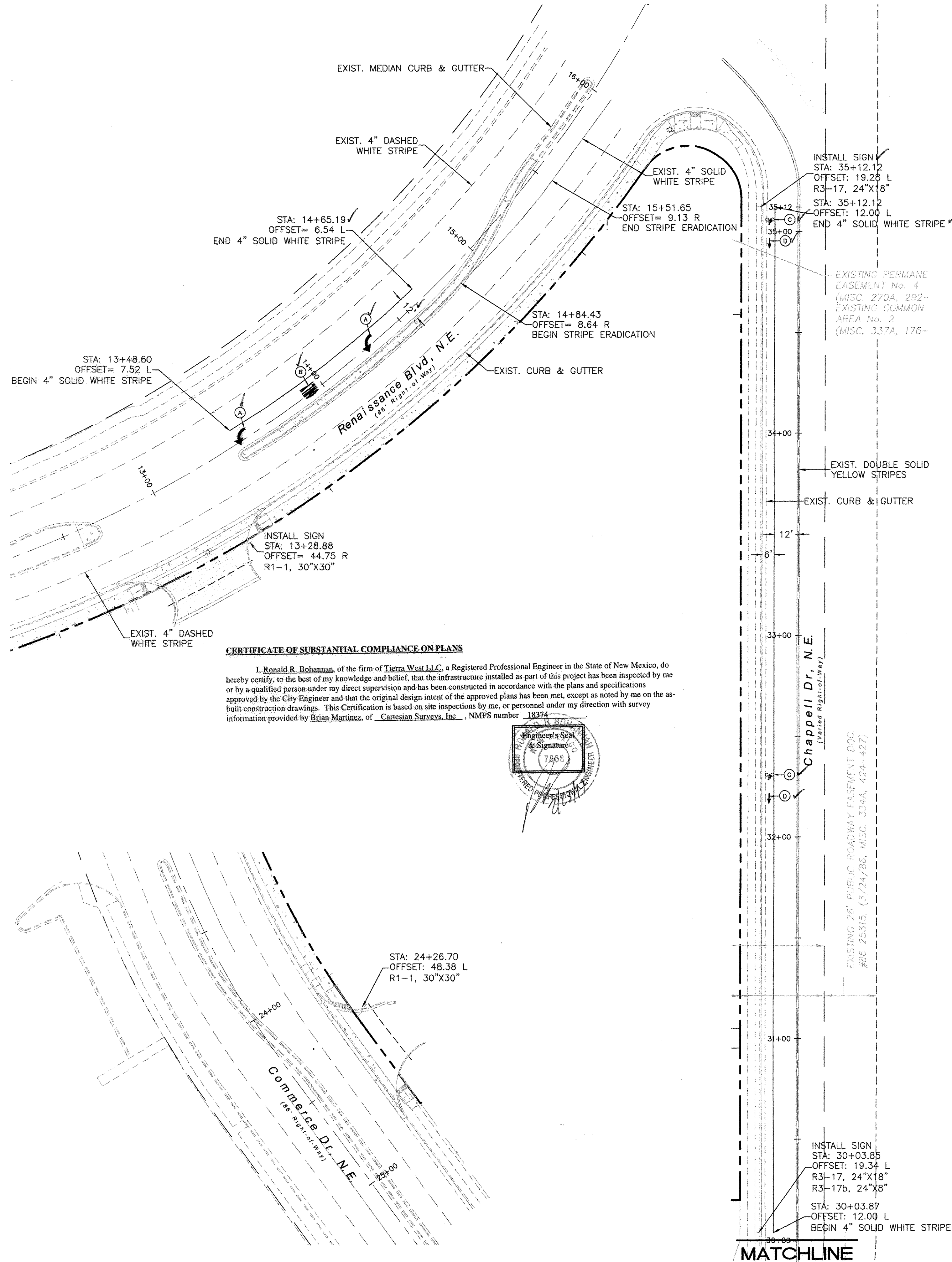
TITLE: SPANISH TRAILS REHABILITATION SUITES
PAVING & UTILITY IMPROVEMENTS
1610 RENAISSANCE BLVD, NE 87106

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED JUN 28 2016			
DESIGN REVIEW COMMITTEE			

CITY PROJECT NO. 586271 ZONE MAP NO. F-16-Z SHEET 6 OF 10

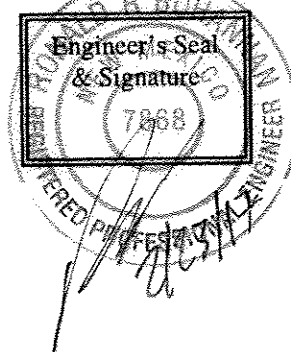


SURVEY INFORMATION			BENCH MARKS			AS BUILT INFORMATION		
FIELD NOTES			SURVEY CONTROL BRASS DISC			CONTRACTOR		
NO.	BY	DATE	MONUMENT 2-F16			WORK		
			NM STATE PLANE COORDINATES			FRANKLIN EARTHMOVING		
			CENTRAL ZONE NAD 1983			ACCEPTANCE BY		
			X=1531166.013			DATE 13/14		
			Y=1504734.386			DATE 2016		
			G-G=0.99967529			COM/TIERRA WEST DATE 2/17		
			Dd=-012'37.08"			DRAWINGS		
			Elev=5064.83			CORRECTED BY		
						TIERRA WEST DATE 2017		
						MICRO-FILM INFORMATION		
						RECORDED BY		
						DATE		
						NO.		



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohannon, of the firm of Terra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me, or personnel under my direction with survey information provided by Brian Martinez, of Cartesian Surveys, Inc., NMPS number 18374.



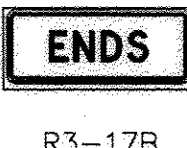
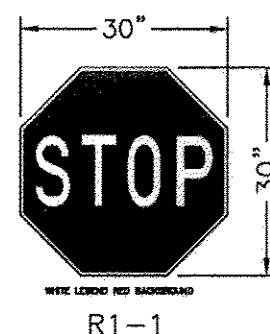
EXISTING 20' PUBLIC ROADWAY EASEMENT DOC. #86 25315, (3/24/86, MISC. 334A, 424-427)

MATCHLINE

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING LANE
- EXISTING STRIPING
- PROPOSED STRIPING

SIGN KEY:



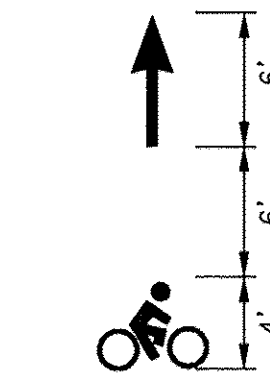
* SIGN FACES SHOWN FOR REFERENCE; CONTRACTOR SHALL VERIFY DIRECTION OF ARROW TO CORRELATE WITH INSTALLATION LOCATION AND TRAFFIC MOVEMENTS.

** CONTRACTOR SHALL COORDINATE WITH TRAFFIC OPERATIONS PRIOR SIGNING AND STRIPING

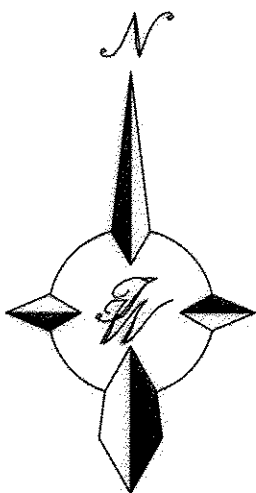
*** SIGN COLORS SHALL COMPLY WITH LATEST MUTCD STANDARDS

KEYED NOTE

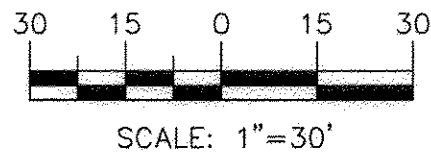
- (A) LEFT TURN ARROW, THERMOPLASTIC
- (B) WORD "ONLY"
- (C) BIKE SYMBOL
- (D) ARROW (BIKE LANE)



BIKE LANE STRIPING NTS



GRAPHIC SCALE



ARROW DETAILS

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

CAUTION:

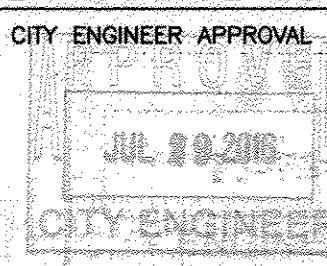
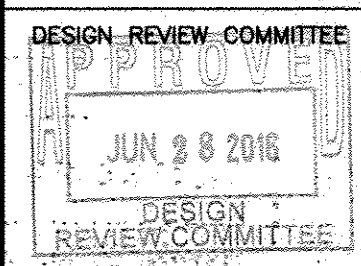
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND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

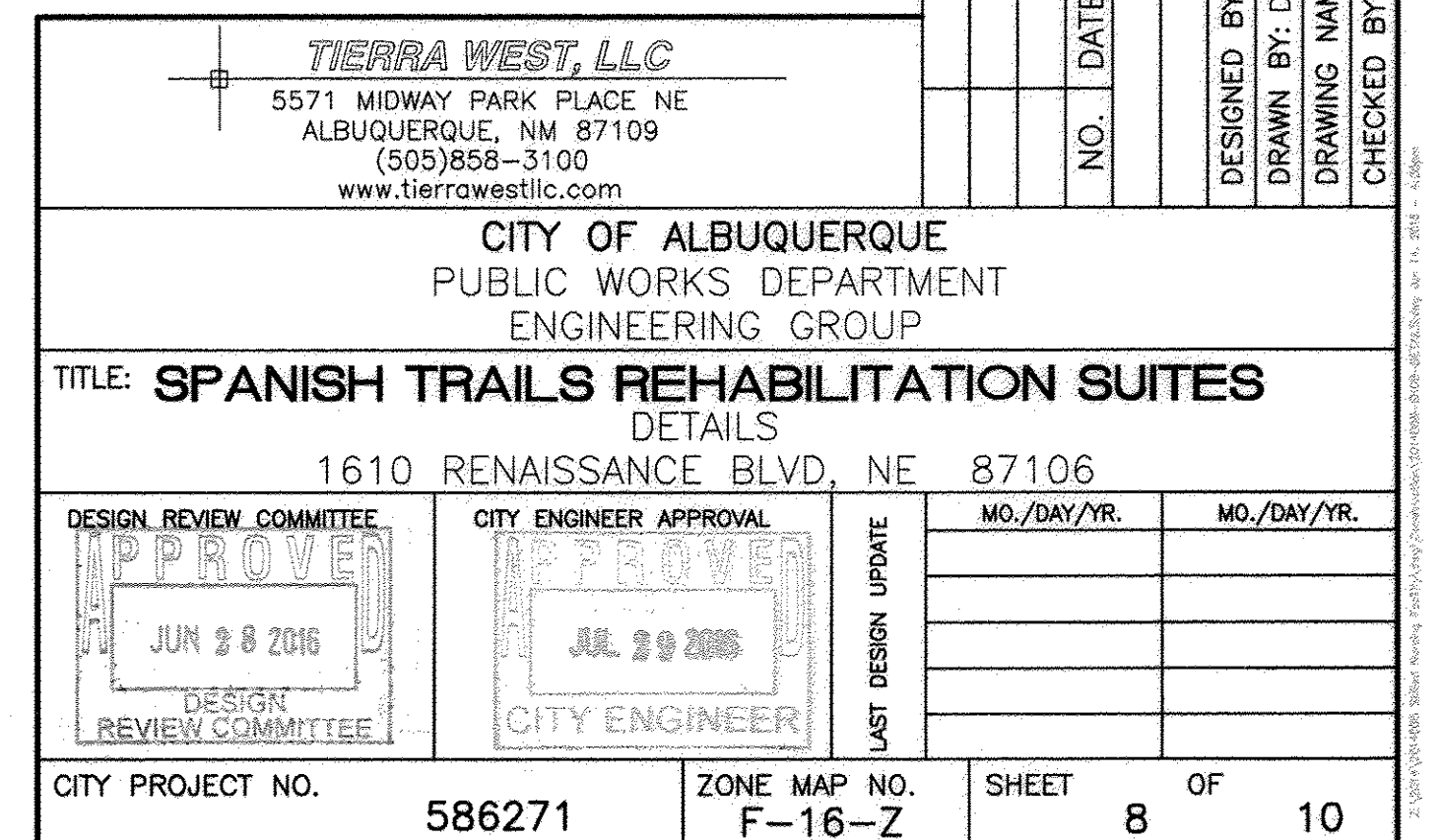
AS BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	FRANKLIN EARTHMOVING	WORKS	DATE 12/1/16	SURVEY CONTROL	BRASS DISC	MONUMENT 2-F16	DATE	NO.	BY	DATE	NO.	REMARKS	BY	DATE	NO.
INSPECTOR	Cartesian Surveys Inc.	CONTRACTOR'S	DATE 2/1/17	STATE PLANE COORDINATES								DESIGNED BY: DJH		DATE: 10/21/2015	
ACCEPTANCE BY	CONTRACTOR	VERIFICATION BY	DATE 2/1/17	CENTRAL ZONE NAD 1983								DRAWN BY: DJH		DATE: 10/21/2015	
DRAWINGS	Cartesian Surveys Inc.	CORRECTED BY	DATE 2/1/17	X=1531166.013								CHECKED BY: DJH		DATE: 10/21/2015	
MICRO-FILM INFORMATION				Y=1504734.386											
				G=0-0.99987529											
				Dg=-012'37.08"											
				Elev=5064.53											

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

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ENGINEERING GROUP

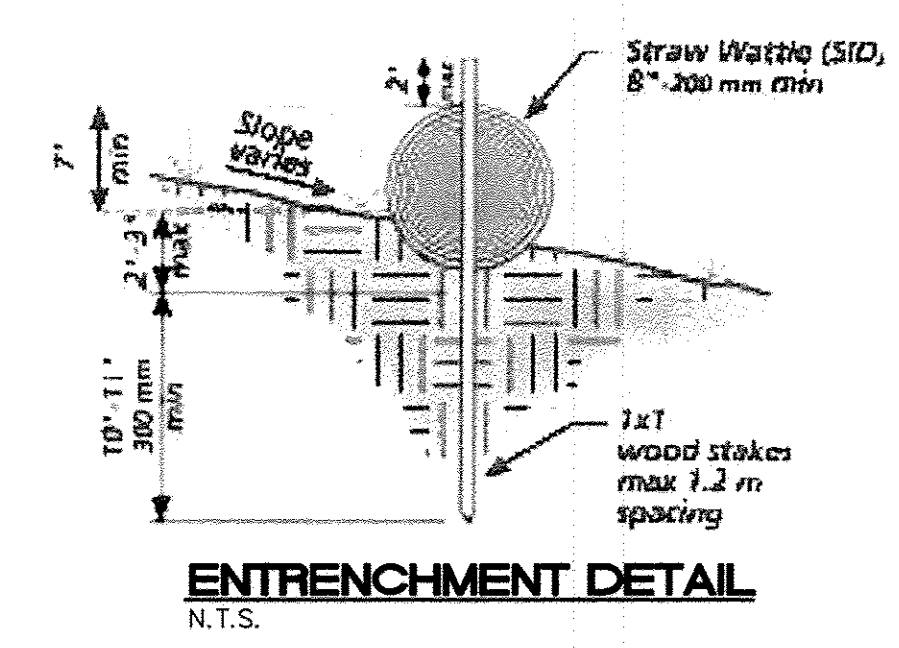
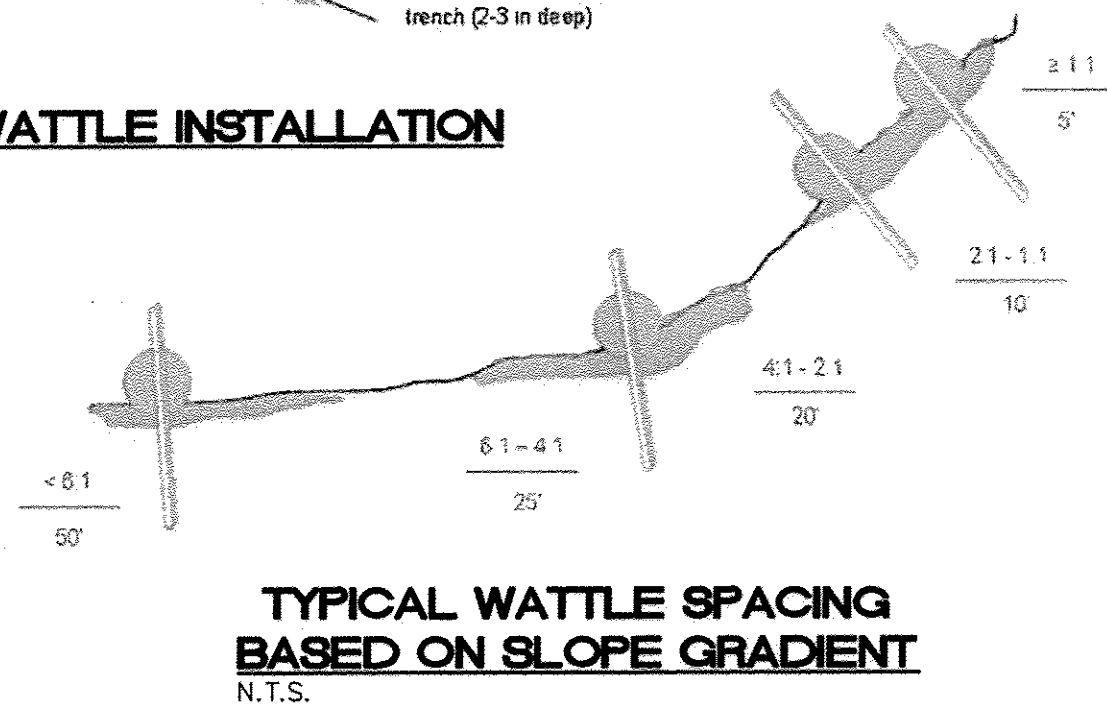
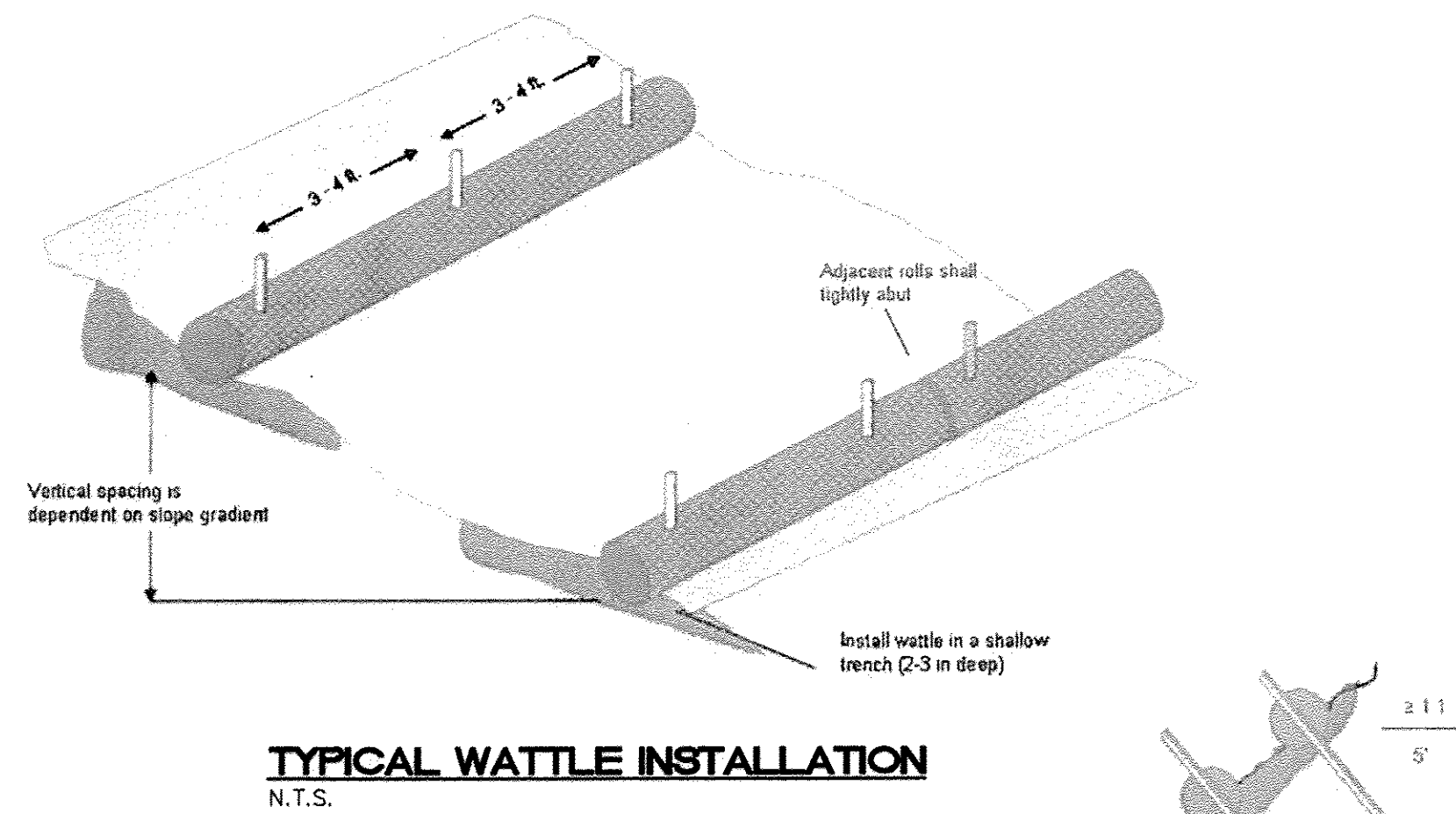
TITLE: SPANISH TRAILS REHABILITATION SUITES
STRIPING IMPROVEMENTS
1610 RENAISSANCE BLVD, NE 87106





CITY OF ALBUQUERQUE	
PUBLIC WORKS DEPARTMENT	
ENGINEERING GROUP	
TITLE: SPANISH TRAILS REHABILITATION SUITES	
TEMPORARY EROSION CONTROL AND SEDIMENTATION DETAILS	
1610 RENAISSANCE BLVD, NE 87106	

DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST DESIGN UPDATE	MO./DAY/YR.		MO./DAY/YR.	
CITY PROJECT NO. 586271			ZONE MAP NO. F-16-Z		SHEET 10		OF 10	

[illegible]