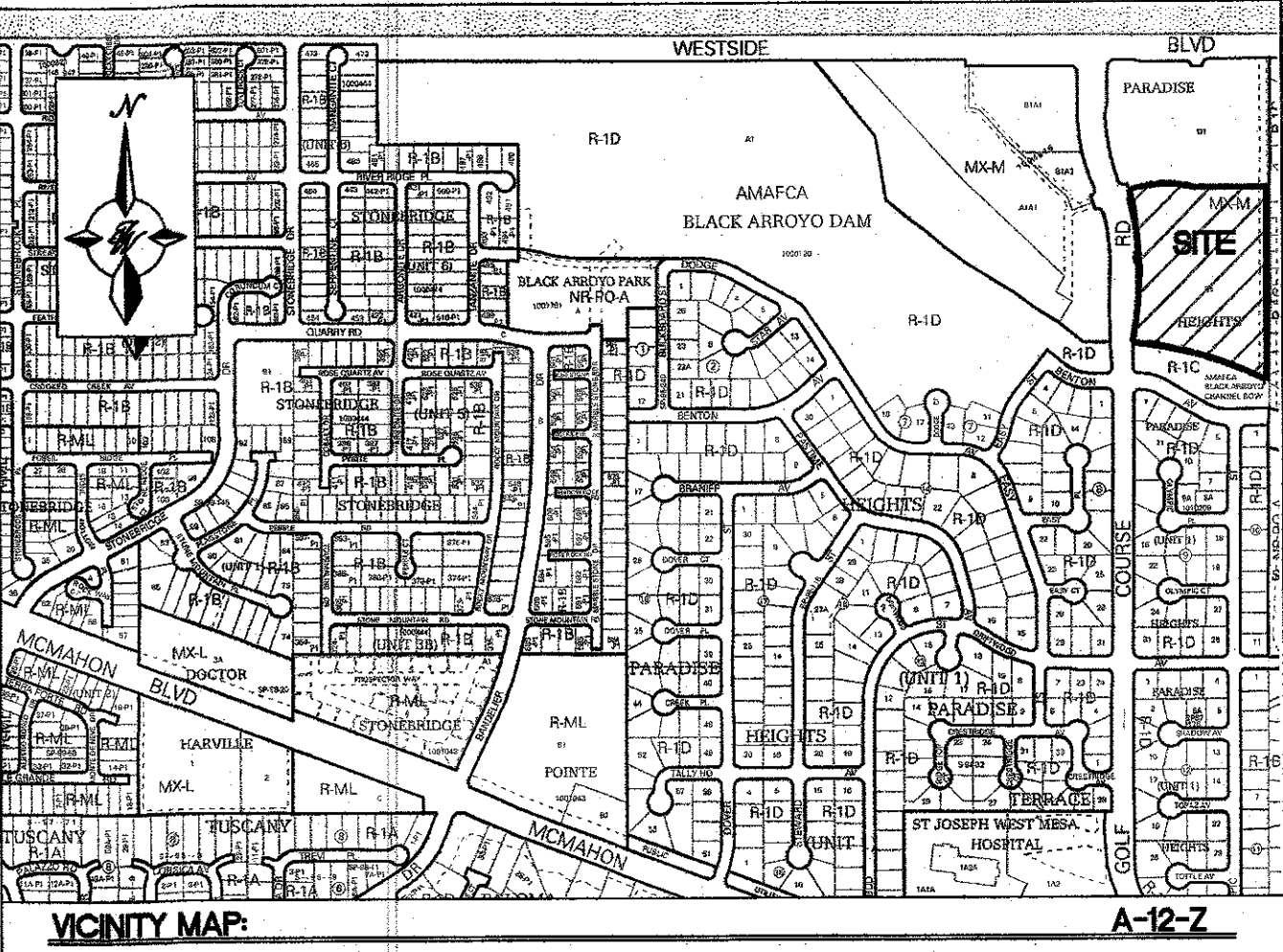


CONSTRUCTION PLANS FOR
WINTERGREEN LUXURY APARTMENTS
PUBLIC IMPROVEMENTS

BERNALILLO COUNTY, NEW MEXICO
JANUARY 2022

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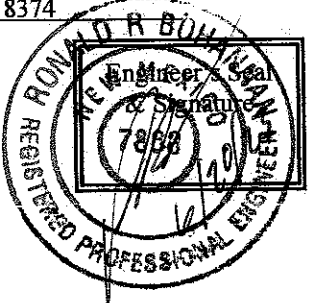
APPROVED RECORD DRAWINGS	
City Inspector	Tim Sims
Contractor	Snyder Construction
Construction Engineer	David Bishop
Date	4/9/2024

INDEX TO DRAWINGS

1. TITLE SHEET
2. GENERAL NOTES
3. PLAT
4. PLAT
5. PLAT
6. LAND SURVEY
7. LAND SURVEY
8. SITE PLAN (FOR REFERENCE)
9. UTILITY PLAN (FOR REFERENCE)
10. GRADING PLAN (FOR REFERENCE)
11. UTILITY IMPROVEMENTS (SANITARY SEWER)
12. UTILITY IMPROVEMENTS (SANITARY SEWER)
13. UTILITY IMPROVEMENTS (GOLF COURSE RD)
14. OFFSITE IMPROVEMENTS (GOLF COURSE RD)
15. CONSTRUCTION DETAILS

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 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.



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 BE 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 5/9/23
BRIAN J. MARTINEZ, NMPS 18374



TIERRA WEST, LLC
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ALBUQUERQUE, NEW MEXICO 87109
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GENERAL NOTES

1. ALL WORK DETAILED 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 (260-1990) 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.

TRANSPORTATION

1. ANY STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH THERMO-PLASTIC REFLECTORIZED 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 OR 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 LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER 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 REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED; REFER TO C.O.A. STANDARD DRAWING # 2465 WITH THE APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.

HYDROLOGY

1. ALL STORM DRAINS SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED ON THE PLANS.

2. RCP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATION. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. RCP JOINTS SHALL NOT BE GROUDED UNLESS DIRECTED BY THE ENGINEER AND WITH CITY APPROVAL.

WATER & SEWER

1. ALL WORK REGARDING PUBLIC WATER AND PUBLIC SANITARY SEWER INFRASTRUCTURE DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, BE CONSTRUCTED IN ACCORDANCE WITH WATER AUTHORITY STANDARD SPECIFICATIONS. PLANS SHALL FOLLOW THE MOST CURRENT UPDATE WHICH CAN BE FOUND ONLINE AT http://www.abcwua.org/For_Builders.aspx

2. 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.

3. NON-RESIDENTIAL USERS SHALL COORDINATE WITH THE WATER AUTHORITY PRETREATMENT ENGINEER TO ENSURE THE PROPER IMPROVEMENTS ARE IN PLACE FOR THE DEVELOPMENT FOR DISCHARGE INTO THE PUBLIC SANITARY SEWER COLLECTION SYSTEM.

4. NON-RESIDENTIAL USERS SHALL COORDINATE WITH THE WATER AUTHORITY CROSS CONNECTION SECTION TO ENSURE THE PROPER IMPROVEMENTS ARE IN PLACE FOR THE TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE FOR THE WATER SYSTEM.

5. MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.

6. 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://ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.aspx](http://www.abcwua.org/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.aspx)

7. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900: DR18 REQUIREMENTS (6" - 12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6" - 48").

8. 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.

9. 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.

10. ALL PROPOSED SANITARY SEWER SLOPES SHALL BE VERIFIED DURING CONSTRUCTION TO MEET THE APPROVED DESIGN. AS-BUILT SLOPES SHALL BE RECORDED FOR EACH LINE SEGMENT.

11. 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.

12. 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" X5" POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.

13. TRACER WIRE SHALL BE INCLUDED FOR ALL PUBLIC WATER AND SEWER MAINS AND FOR WATER SERVICES IN ACCORDANCE WITH WATER AUTHORITY DETAILS.

14. CONTRACTOR SHALL PROVIDE THE PROPOSED HYDRO TESTING PLANS TO THE WUA INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.

15. AT UTILITY CROSSINGS, WHERE LESS THAN 18" OF VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROPOSED, LEAN FILL CONSTRUCTION (PER SECTION 207 OF THE STANDARD SPECIFICATIONS) SHALL BE USED TO PROTECT THE WATER OR SEWER LINE. LEAN FILL SHALL EXTEND A PERPENDICULAR DISTANCE OF 5 FEET ON EACH SIDE OF THE STORM PIPE OR STRUCTURE.

16. 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. INFORMATION SHALL BE PROVIDED TO THE WATER AUTHORITY ONE (1) MONTH IN ADVANCE OF THE CONSTRUCTION START DATE. INFORMATION CAN BE FOUND AT [HTTP://WWW.ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.aspx](http://www.abcwua.org/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.aspx)

17. ALL WATER AND SANITARY SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED UTILIZING MATERIALS LISTED IN THE APPROVED PRODUCTS LIST AND BE CONSTRUCTED PER THE MOST CURRENT WATER AUTHORITY STANDARD DETAILS AND SPECIFICATIONS. MATERIAL SUBMITTALS SHALL BE PROVIDED PRIOR TO CONSTRUCTION FOR THE WATER AUTHORITY ENGINEER TO REVIEW PRIOR TO THE START OF CONSTRUCTION. INFORMATION CAN BE FOUND AT [HTTP://WWW.ABCWUA.ORG/FOR_BUILDERS.aspx](http://www.abcwua.org/for_builders.aspx)

18. ALL COMMERCIAL/INDUSTRIAL SITES PROPOSING DISCHARGE INTO THE PUBLIC SANITARY SEWER COLLECTION SYSTEM MUST COORDINATE WITH THE WATER AUTHORITY PRETREATMENT ENGINEER. PRIOR TO APPROVAL OF SERVICE, THIS MUST TAKE PLACE. PRETREATMENT@ABCWUA.ORG

19. ALL SITES PROPOSING TO ACQUIRE WATER SERVICE FROM THE PUBLIC WATER DISTRIBUTION SYSTEM SHALL COORDINATE WITH THE WATER AUTHORITY CROSS-CONNECTION PREVENTION AND CONTROL SECTION AT 505-289-3465 OR 505-289-3454 AND EMAIL BACKFLOW@ABCWUA.ORG

20. THE CONTRACTOR SHALL RECORD THE MATERIALS UTILIZED FOR WATER SERVICE CONNECTIONS INCLUDING THE PUBLIC SERVICE LINE AND THE PRIVATE SERVICE LINE. THE MATERIALS USED FOR CONSTRUCTION SHALL BE NOTED ON THE PLANS.

OTHER COMMON NOTES

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

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.

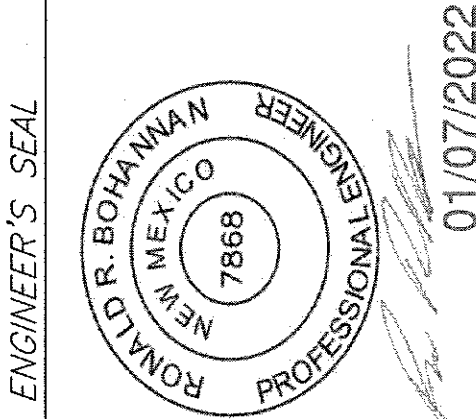
9. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR

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 OFFICER (SHPO) AT 827-6320.

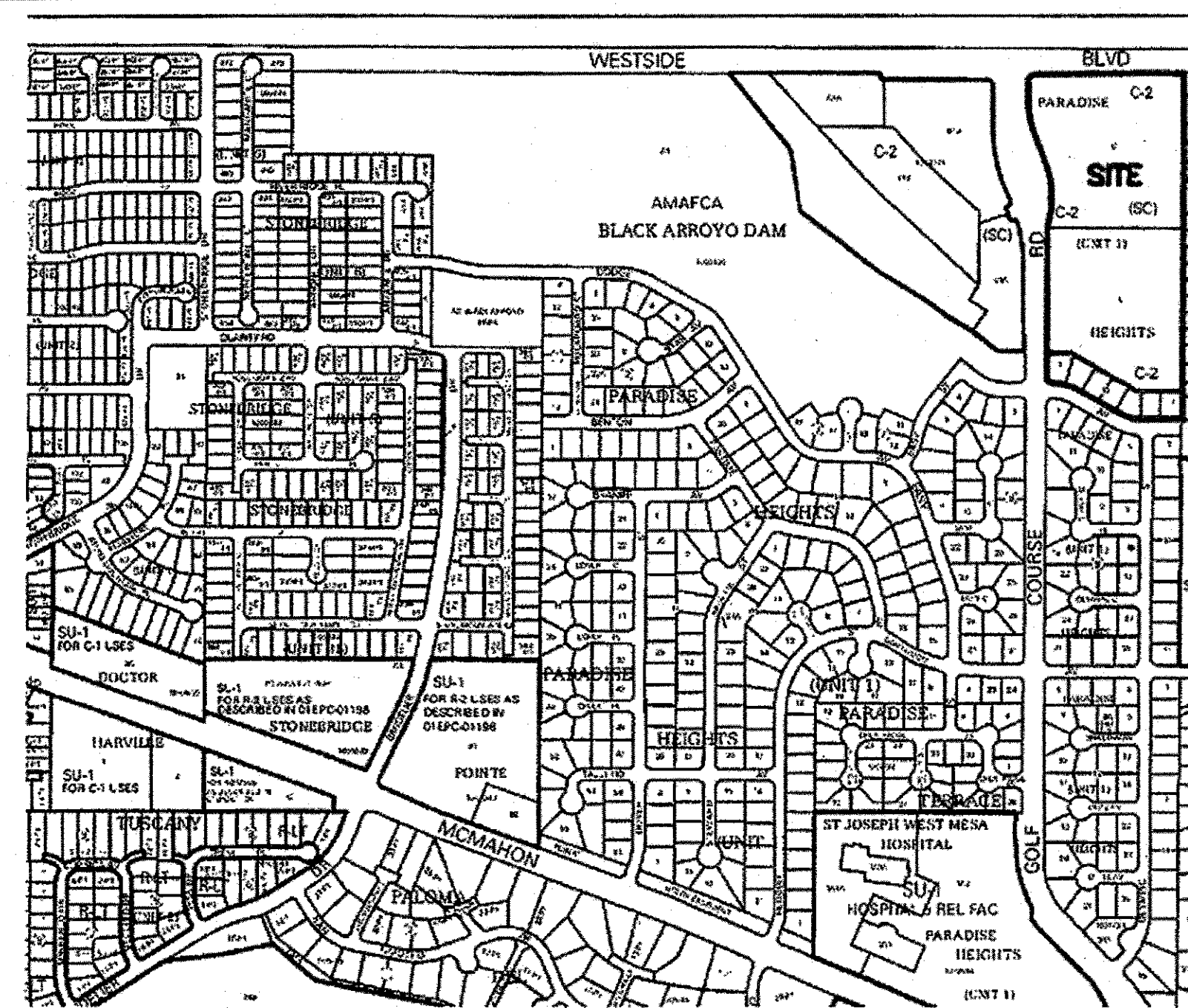
CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

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



01/07/2022

		TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrewestllc.com	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: WINTERGREEN LUXURY APARTMENTS, PUBLIC IMPROVEMENTS			
GENERAL NOTES			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	
CITY PROJECT NO. 589493		ZONE MAP NO. A-12-Z	SHEET 2 OF 15



LOCATION MAP ZONE ATLAS SHEET A-12
SCALE 1" = 750' +/-

PUBLIC UTILITY EASEMENTS

QUEST COMMUNICATIONS 5/22/09 DATE
 FNM ELECTRIC SERVICES 5/29/09 DATE
 PUBLIC GAS 5/27/2009 DATE
 NEW MEXICO GAS CO. 5-29-09 DATE
 COMCAST CABLE DATE

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

1. PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
3. QUEST COMMUNICATIONS 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.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER 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 TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD 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 THE NATIONAL ELECTRIC OR SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR WITHIN OR NEAR EASEMENT SHOWN ON THIS PLAT.

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TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 109012501302

PROPERTY OWNER OF RECORD:

CALABAC ILLAS GROUP

BERNALILLO COUNTY TREASURER'S OFFICE:

NOTICE OF SUBDIVISION PLAT CONDITIONS

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING AND SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLANS OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO: REDEFINE THE BOUNDARY BETWEEN TRACTS D AND E; DELETE ALL INTERNAL LOT LINES IN BLOCK 19 TO FORM A SINGLE TRACT; DEDICATE NEW RIGHT-OF-WAY ON BOTH GOLF COURSE RD. NW AND WESTSIDE BLVD. NW AND VACATE A PORTION ROAD RIGHT-OF-WAY ON GOLF COURSE RD. NW AND WESTSIDE BLVD. NW; VACATE EASEMENT(S); GRANT NEW EASEMENTS AND ESTABLISH A WAIVER OR VARIANCE FROM CERTAIN SUBDIVISION REQUIREMENTS AS NOTED ABOVE.

SURVEYOR'S CERTIFICATION

I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS EASEMENTS OF RECORD AND/OR INDICATED IN TITLE COMMITMENT NO. 6218002146, DATED FEBRUARY 19, 2007, ISSUED BY LAND AMERICA ALBUQUERQUE TITLE AND OR MADE KNOWN TO ME BY THE OWNERS; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JEAN J. BORDENAVE, NMPE&LS NO. 5110



PLAT OF TRACTS D-I, E-I AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS, UNIT I ALBUQUERQUE, NEW MEXICO MARCH, 2009

APPROVALS

PROJECT NO: 1002556 APPLICATION NO: 09DRB-70099

CITY SURVEYOR 3-6-09 DATE
 Christina Sandoval 4/1/09 DATE
 PARKS AND RECREATION DEPARTMENT
 Cinto C. Chene 4-1-09 DATE
 CITY ENGINEER 5-29-09 DATE
 A.M.A.F.C.A.

UTILITIES DEVELOPMENT 4-1-09 DATE
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION 04-14-09 DATE
 DEB CHAIRPERSON, PLANNING DEPARTMENT 06-02-09 DATE

TALOS LOG NO. 2009101434

FREE CONSENT AND DEDICATION

THE SUBDIVISION OF THE LAND DESCRIBED ON THIS PLAT IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS OF THE LAND. THE OWNERS DO HEREBY:

WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED,

GRANT SPECIFIC SURFACE AND SUBSURFACE POWER, GAS, WATER, SEWER AND COMMUNICATION EASEMENTS AS DELINEATED ON THIS PLAT;

ACKNOWLEDGE EXISTING EASEMENTS AS SHOWN ON THIS PLAT;

STATE THAT THIS SUBDIVISION LIES WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

IN ADDITION THE OWNER OF TRACTS D AND E DOES HEREBY DEDICATE PUBLIC RIGHTS-OF-WAY, SHOWN HEREON, IN FEE SIMPLE WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE.

TRACTS D & E (CALABACILLAS GROUP, A NEW MEXICO GENERAL PARTNERSHIP)

Donald D. Harville
 DONALD D. HARVILLE, GENERAL PARTNER

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 03/05/09 BY
 Donald D. Harville, GENERAL PARTNER.

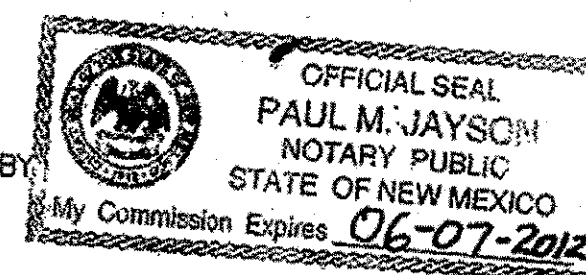
NOTARY PUBLIC: Paul M. Jayson 06-07-2012

AMAFCA BLACK ARROYO CHANNEL (AMAFCA)

John P. Kelly
 JOHN P. KELLY, P.E., EXECUTIVE ENGINEER

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3/5/09 BY
 John P. Kelly, EXECUTIVE ENGINEER

NOTARY PUBLIC: Paul M. Jayson



FOR REFERENCE ONLY

B BORDENAVE DESIGNS
 P.O. BOX 91194, ALBUQUERQUE, NM 87199
 (505)823-1344 FAX (505)821-9105

SHEET 1 OF 3

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN PROJECTED SECTION 1, T11N, R2E, N.M.P.M., TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; SAID TRACT BEING THE SAME AS TRACTS D AND E AND BLOCK 19, AS SHOWN ON THE PLAT OF "PARADISE HEIGHTS UNIT 1" AS MODIFIED BY THE PLAT OF "REALIGNMENT OF GOLF COURSE ROAD" AND A WARRANTY DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DEC. 13, 1966 IN BK. D3, PAGE 154 AND ON JULY 26, 1974 IN BK. D6, PAGE 61 AND ON FEB. 27, 1990 IN BK. 90-3, PAGES 9789-9789 RESPECTIVELY; AND MORE PARTICULARLY DESCRIBED USING NEW MEXICO STATE PLANE BEARINGS (CENTRAL ZONE) AND HORIZONTAL GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHENCE THE ACS MONUMENT ACS 8-A11 BEARS N88°25'44"W A DISTANCE OF 6504.75 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF WESTSIDE BLVD.; THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY OF WESTSIDE BLVD.,

S00°17'07"W, 1430.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BENTON AVE.; THENCE,

N89°42'15"W, 170.20 FEET ALONG THE NORTHERLY RIGHT-OF-WAY OF BENTON AVE. TO A POINT; THENCE,

NORTHWESTERLY, 81.40 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 158.45 FEET AND A LONG CHORD BEARING N74°59'10"W A DISTANCE OF 80.51 FEET TO A POINT; THENCE,

N60°18'05"W, 200.82 FEET TO A POINT; THENCE,

NORTHWESTERLY, 114.29 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 222.45 FEET AND A LONG CHORD BEARING N74°59'10"W A DISTANCE OF 113.03 FEET TO A POINT; THENCE,

NORTHWESTERLY, 39.27 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD BEARING N44°41'54"W A DISTANCE OF 35.36 FEET TO A POINT AND TRANSITIONING FROM THE NORTHERLY RIGHT-OF-WAY OF BENTON AVE TO THE EASTERLY RIGHT-OF-WAY OF GOLF COURSE RD.; THENCE,

N00°18'26"E 104.10 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF GOLF COURSE RD. TO A POINT; THENCE,

N00°17'23"E, 487.42 FEET ALONG THE VACATED EASTERLY RIGHT-OF-WAY OF GOLF COURSE RD. TO A POINT ON THE NEW RIGHT-OF-WAY OF GOLF COURSE RD.; THENCE,

NORTHWESTERLY, 91.76 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 857.00 FEET AND A LONG CHORD BEARING N13°22'53"W A DISTANCE OF 91.72 FEET TO A POINT; THENCE,

NORTHEASTERLY, 22.64 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 23.50 FEET AND A LONG CHORD BEARING N43°04'17"E A DISTANCE OF 21.77 FEET TO A POINT; THENCE,

N19°20'02"W, 53.83 FEET TO A POINT; THENCE,

N70°59'58"W, 5.12 FEET TO A POINT; THENCE,

NORTHWESTERLY, 38.68 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD BEARING N65°00'35"W A DISTANCE OF 34.94 FEET TO A POINT; THENCE,

NORTHWESTERLY, 250.27 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 825.00 FEET AND A LONG CHORD BEARING N11°59'41"W A DISTANCE OF 249.31 FEET TO A POINT; THENCE,

NORTHEASTERLY, 37.24 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 140.00 FEET AND A LONG CHORD BEARING N04°19'02"E A DISTANCE OF 37.13 FEET TO A POINT; THENCE,

NORTHEASTERLY, 63.05 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 310.00 FEET AND A LONG CHORD BEARING N06°08'42"E A DISTANCE OF 62.94 FEET TO A POINT; THENCE,

N00°17'07"E, 90.00 FEET TO A POINT; THENCE,

N03°30'00"E, 26.03 FEET TO A POINT; THENCE,

NORTHEASTERLY, 18.00 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A LONG CHORD BEARING N20°41'13"E A DISTANCE OF 17.73 FEET TO A POINT ON THE VACATED EASTERLY RIGHT-OF-WAY OF GOLF COURSE RD.; THENCE,

NORTHEASTERLY, 25.19 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD BEARING N61°18'21"E A DISTANCE OF 24.14 FEET TO A POINT AND TRANSITIONING FROM THE VACATED EASTERLY RIGHT-OF-WAY OF GOLF COURSE RD. TO THE SOUTHERLY RIGHT-OF-WAY OF WESTSIDE BLVD.; THENCE,

S89°49'36"E, 79.24 FEET TO A POINT; THENCE,

S89°49'36"E, 295.05 FEET ALONG THE VACATED RIGHT-OF-WAY OF WESTSIDE BLVD. TO A POINT ON THE NEW RIGHT-OF-WAY OF WESTSIDE BLVD.; THENCE,

NORTHEASTERLY, 15.67 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A LONG CHORD BEARING N75°12'36"E A DISTANCE OF 15.49 FEET TO A POINT; THENCE,

S89°49'36"E, 122.51 FEET TO A POINT; THENCE,

S88°04'18"E, 109.08 FEET TO A POINT; THENCE,

S89°49'36"E, 13.20 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING

SAID TRACT CONTAINS 18.6713 ACRES MORE OR LESS.

NEW MEXICO GAS COMPANY EASEMENT RELEASE APPROVAL

New Mexico Gas Company, Inc., a Delaware corporation, does hereby release, waive quitclaim and discharge its right, title and interest in the easement(s) (granted by prior plat, replat or document) shown to be vacated on this plat.

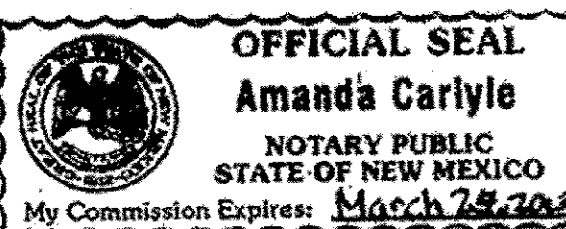
NEW MEXICO GAS COMPANY

By: *[Signature]*

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on 27th of May, 20 09

My Commission Expires: March 24, 2013

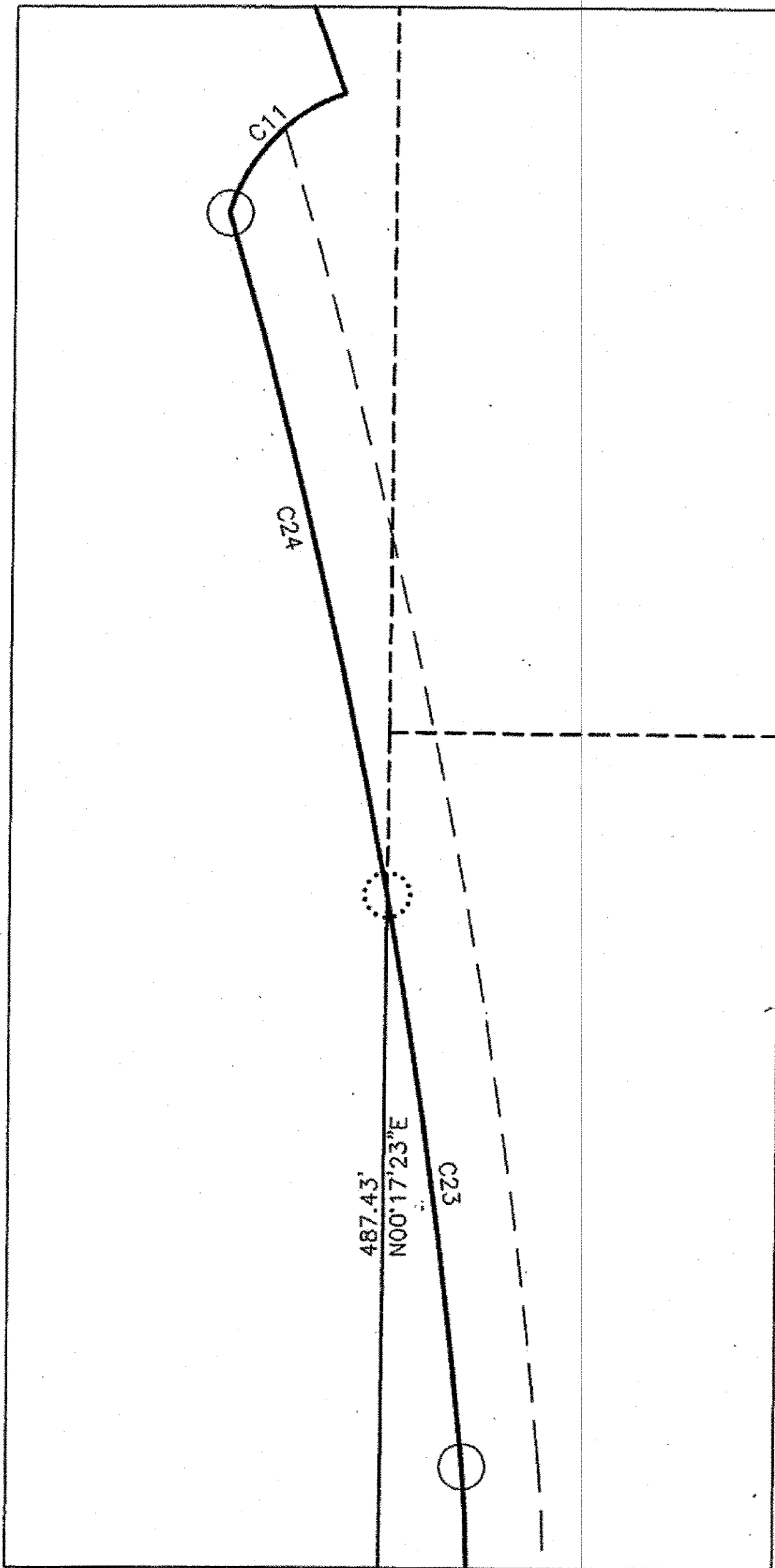


Amanda Carlyle
Notary Public

NOTES

1. MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT = 0.0000 MILES.
2. TOTAL NUMBER OF TRACTS CREATED - 3
3. BASIS OF POSITION AND BEARINGS
ACS 8-A11 (NAD 1983 & NAVD 1988)
NORTHING = 1534934.957
EASTING = 1507071.174
ELEVATION = 0.000
DELTA ALPHA = 00°15'26.89"
GROUND TO GRID
FACTOR = 0.999671590
ACS 9-A11 (NAD 1983 & NAVD 1988)
NORTHING = 1533206.142
EASTING = 1506571.019
ELEVATION = 5301.647
DELTA ALPHA = 00°15'30.20"
GROUND TO GRID
FACTOR = 0.999670857
GRID BEARING FROM ACS 8-A11 TO 9-A11 IS S16°08'08"W
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
5. ALL BOUNDARY CORNERS, LOT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE.
6. CURRENT ZONING OF TRACTS D & E IS C-2 AND OF LOTS 1 THRU 7 IS R-1.

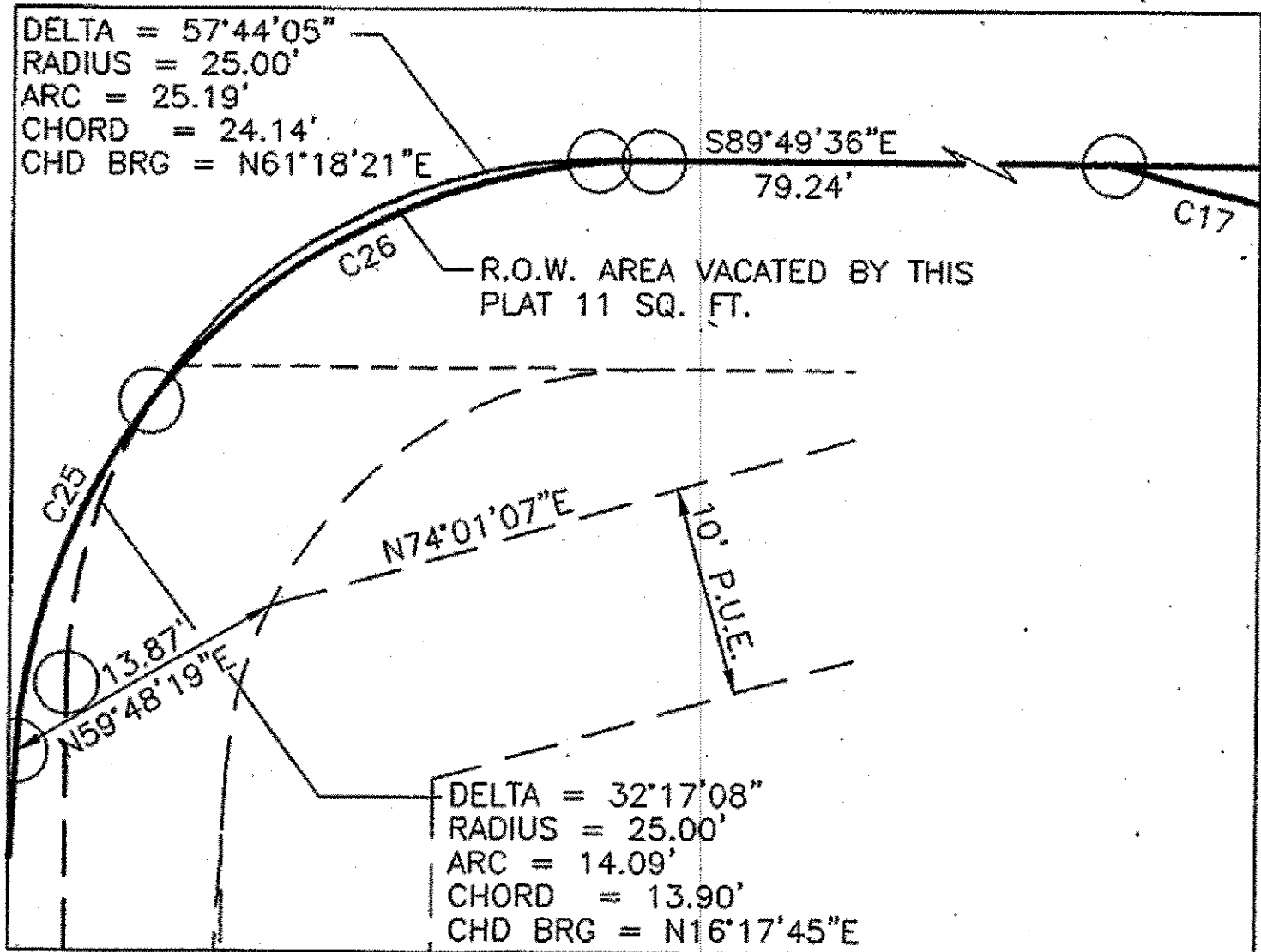
INSET 1 SCALE 1" = 20'



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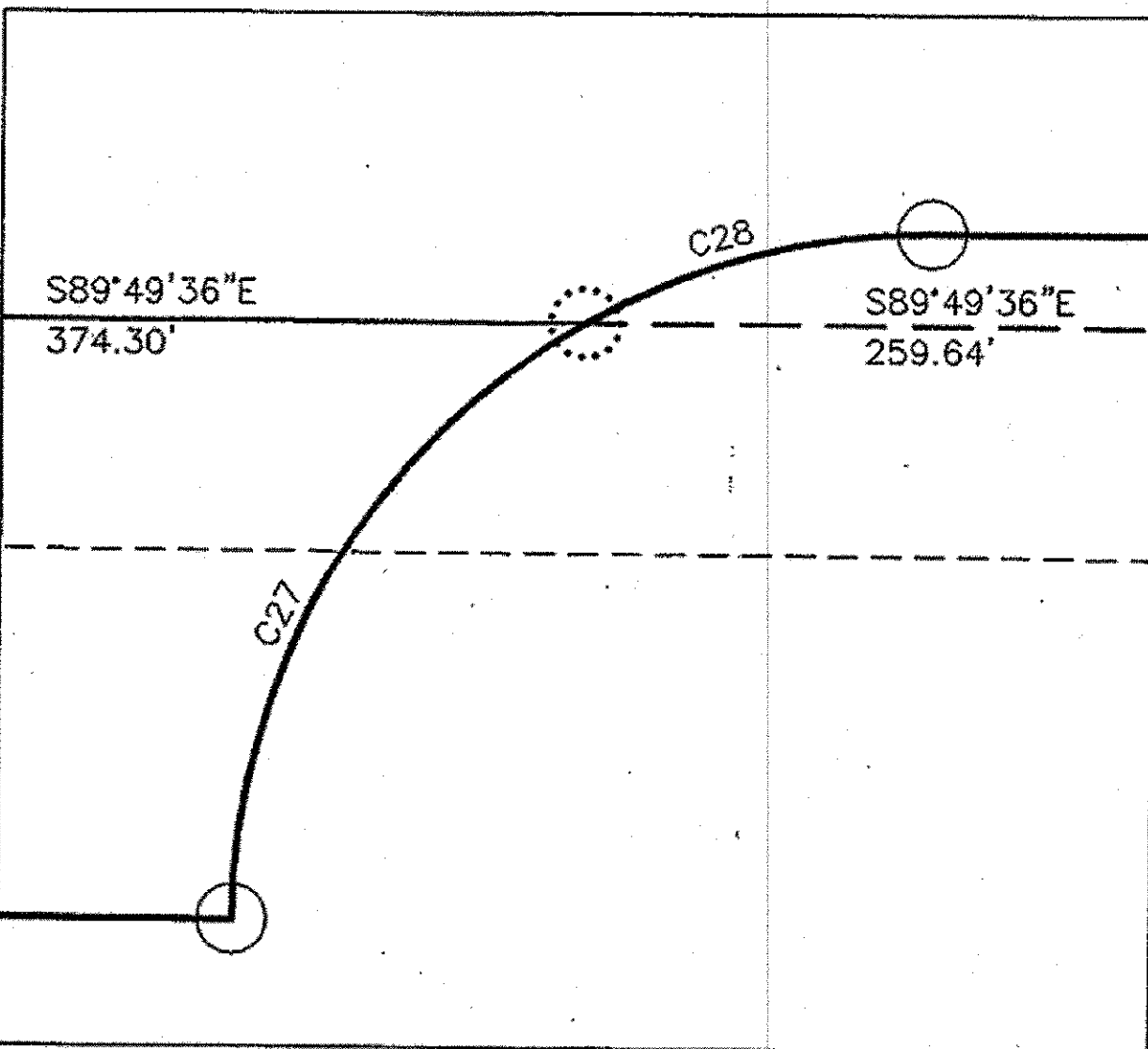
PLAT OF TRACTS D-I, E-I AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS, UNIT 1 ALBUQUERQUE, NEW MEXICO MARCH, 2009

INSET 2 SCALE 1" = 10'



NOTE: SEE SHEET 3 FOR CURVE DATA NOT SHOWN ON THIS SHEET

INSET 3 SCALE 1" = 10'



FOR REFERENCE ONLY

B BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505)823-1344 FAX (505)821-9105

PLAT OF TRACTS D-I, E-I
AMAFCA BLACK ARROYO CHANNEL ROW
PARADISE HEIGHTS, UNIT I
ALBUQUERQUE, NEW MEXICO
MARCH, 2009

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	29°26'10"	158.45'	81.40'	80.51'	N74°59'10"W
C2	29°26'10"	222.45'	114.29'	113.03'	N74°59'10"W
C3	90°00'41"	25.00'	39.27'	35.36'	N44°41'54"W
C4	16°10'26"	140.00'	39.52'	39.39'	N09°08'31"E
C5	16°10'26"	140.00'	45.17'	45.02'	N09°08'31"E
C6	90°00'00"	20.00'	31.42'	28.28'	N46°03'18"E
C7	94°03'25"	25.00'	41.04'	36.58'	N41°54'59"W
C8	05°49'13"	290.00'	29.46'	29.45'	N08°01'19"E
C9	16°10'45"	190.00'	45.18'	45.03'	N02°50'33"E
C10	11°12'07"	857.00'	167.55'	167.29'	N10°50'53"W
C11	55°11'22"	23.50'	22.64'	21.77'	N43°04'17"E
C12	88°38'55"	25.00'	38.68'	34.94'	N65°00'35"W
C13	16°22'53"	825.00'	250.27'	249.31'	N11°59'41"W
C14	15°14'32"	140.00'	37.24'	37.13'	N04°19'02"E
C15	11°39'11"	310.00'	63.05'	62.94'	N06°06'42"E
C16	86°40'24"	30.00'	45.38'	41.18'	N46°50'12"E
C17	15°44'26"	160.00'	43.96'	43.82'	S81°57'23"E
C18	90°00'00"	20.00'	31.42'	28.28'	S44°49'36"E
C19	90°00'00"	30.00'	47.12'	42.43'	N45°10'24"E
C20	35°24'30"	458.00'	283.04'	278.59'	N88°22'12"E
C21	13°21'00"	963.38'	224.47'	223.96'	N75°16'03"W
C22	06°25'00"	1772.47'	198.50'	198.40'	N65°21'54"W
C23	05°04'01"	857.00'	75.79'	75.76'	N07°46'50"E
C24	06°08'06"	857.00'	91.76'	91.72'	N13°22'53"W
C25	34°22'26"	30.00'	18.00'	17.73'	N20°41'13"E
C26	51°57'10"	30.00'	27.38'	26.44'	N64°01'25"E
C27	60°04'25"	30.00'	31.45'	30.03'	N30°12'36"E
C28	29°55'35"	30.00'	15.67'	15.49'	N75°12'36"E

DOCH 2009061460

06/02/2009 04:11 PM Page: 3 of 3
PLAT R: 17.00 B: 2009C P: 0083 N. Toulous Oliveira, Bernalillo Cour

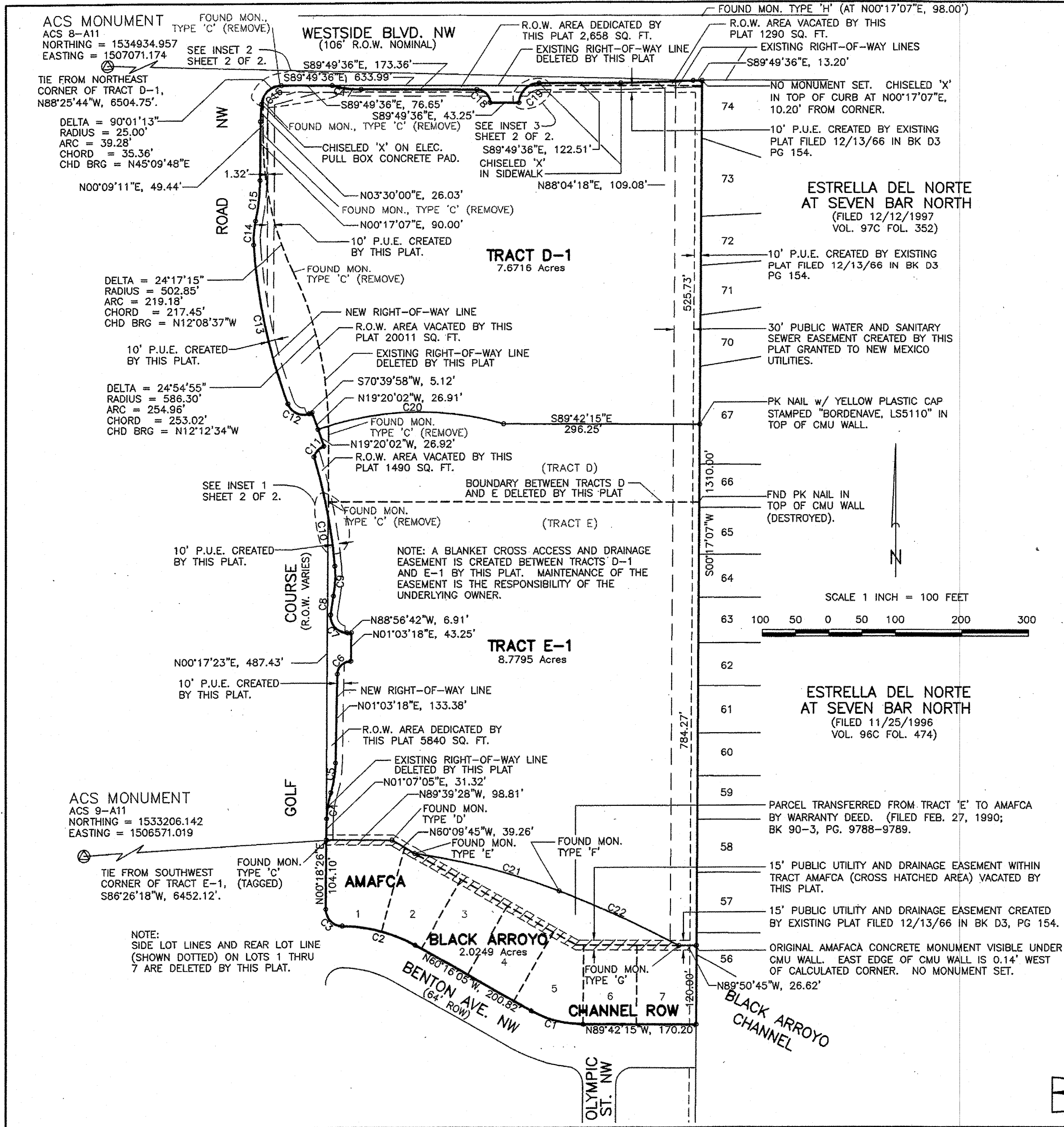
MONUMENTS

- RECORD BEARINGS AND DISTANCES IF DIFFERENT THAN FIELD ARE SHOWN IN ().
- FOUND MONUMENT TYPES
 - TYPE 'A' - YELLOW PLASTIC CAP ON REBAR, STAMPED "LS7909".
 - TYPE 'B' - YELLOW PLASTIC CAP ON REBAR, STAMPED "LS10283".
 - TYPE 'C' - YELLOW PLASTIC CAP ON REBAR, STAMPED "RAF, PS6126".
 - TYPE 'D' - 3" DISK IN CONC. STAMPED "AMAFCA FLOOD CONTROL, BA-2 · R/W, PS11009".
 - TYPE 'E' - 3" DISK IN CONC. STAMPED "AMAFCA FLOOD CONTROL, BA-3 · R/W, PS11009".
 - TYPE 'F' - 3" DISK IN CONC. STAMPED "AMAFCA FLOOD CONTROL, BA-4 · R/W, PS11009".
 - TYPE 'G' - 3" DISK IN CONC. STAMPED "AMAFCA FLOOD CONTROL, BA-5 · R/W, PS11009".
 - TYPE 'H' - 1½" IRON PIPE WITH 3" BRASS CAP. SECTION CORNER SET BY TYREE SURVEYING INC.
- SET MONUMENT TYPE
 - ALL BOUNDARY CORNERS, LOT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A ¾" REBAR AND YELLOW PLASTIC CAP STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE.

FOR REFERENCE ONLY



BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505)823-1344 FAX (505)821-9105



ALTA/NSPS Land Title Survey

Tract E-1
Paradise Heights, Unit 1
Albuquerque, Bernalillo County, New Mexico
March 2020

Legal Description

TRACT "E-1" OF PARADISE HEIGHTS, UNIT 1, ALBUQUERQUE, NEW MEXICO, 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 JUNE 2, 2009 IN PLAT BOOK 2009C, PAGE 83.

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY GOLF COURSE ROAD, N.W., THE SAME BEING A PAVED AND DEDICATED RIGHT OF WAY MAINTAINED BY THE CITY OF ALBUQUERQUE.

Surveyor's Certificate

I, LARRY W. MEDRANO, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, LICENSE NUMBER 11993, DO HEREBY CERTIFY TO ABO LAND LLC, A MINNESOTA LIMITED LIABILITY COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AS FOLLOWS:

THAT THE ALTA/NSPS LAND TITLE SURVEY ON WHICH THIS CERTIFICATE APPEARS (THE SURVEY) IS BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION ON MARCH 2-16, 2020 AND THAT SUCH FIELD SURVEY AND THIS SURVEY WERE MADE IN ACCORDANCE WITH "THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 18, 9, 11 AND 16 OF TABLE A THEREOF. THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

FOR PURPOSES OF IDENTIFYING EASEMENTS, RESERVATIONS AND PRIVATE RESTRICTIONS OF RECORD, I HAVE REVIEWED AND RELIED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 2000G91 DATED JANUARY 29, 2020.

I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARD REQUIREMENTS FOR BOUNDARY SURVEYS AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS.

TOPOGRAPHY BY FIELD SURVEYS USING GPS RTK MEASUREMENTS BASED ON SITE HORIZONTAL/VERTICAL CALIBRATION UTILIZING AGRS MONUMENTS. ELEVATIONS BASED ON AGRS MONUMENT "9_A11" (NAVD 1988). THIS SURVEY MEETS THE MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.



LARRY W. MEDRANO
N.M.P.S. No. 11993
DIGITAL SIGNATURE IS INVALID WITHOUT DIGITAL CERTIFICATION
WET SIGNATURE IS INVALID IF NOT IN BLUE INK WITH BLUE STAMP

DATE

FOR REFERENCE ONLY



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

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PROJECT INFORMATION			
CREW/TECH:	DATE OF SURVEY		
SP/DP	03/2-16/2020		
DRAWN BY:	CHECKED BY:		
JK	LM		
PS/JOB NO.	SHEET NUMBER		
204020AL	1 OF 2		

Notes Corresponding to Schedule B-II

SCH. B-II ITEM NO.	DESCRIPTION
9	RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED AUGUST 18, 1920 IN BOOK 64, PAGE 412, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
10	EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT OF PARADISE HEIGHTS UNIT ONE RECORDED DECEMBER 13, 1966 IN VOLUME D.3, FOLIO 154, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
11	RESERVATIONS AND RESTRICTIONS AFFECTING THE INSURED PREMISES, AS SET FORTH IN THE WARRANTY DEED RECORDED MAY 31, 1983 IN BOOK D 185-A, PAGE 675 AS DOCUMENT NO. 63-34682, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
12	TERMS, PROVISIONS AND CONDITIONS OF THE TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BY AND BETWEEN CALABACILLAS GROUP, A NEW MEXICO GENERAL PARTNERSHIP, AND CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, RECORDED JANUARY 16, 2001 IN BOOK A14, PAGE 3046 AS DOCUMENT NO. 2001004466, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
13	EASEMENTS, MAINTENANCE RESPONSIBILITIES, NOTICE OF SUBDIVISION PLAT CONDITIONS AND OTHER MATTERS AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED JUNE 2, 2009 IN PLAT BOOK 2009C, PAGE 83, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

Key Note Legend

- ☐ AFFECTS SUBJECT PROPERTY: AS SHOWN
- ☐ AFFECTS SUBJECT PROPERTY: NON-SURVEY MATTER
- DOES NOT AFFECT SUBJECT PROPERTY

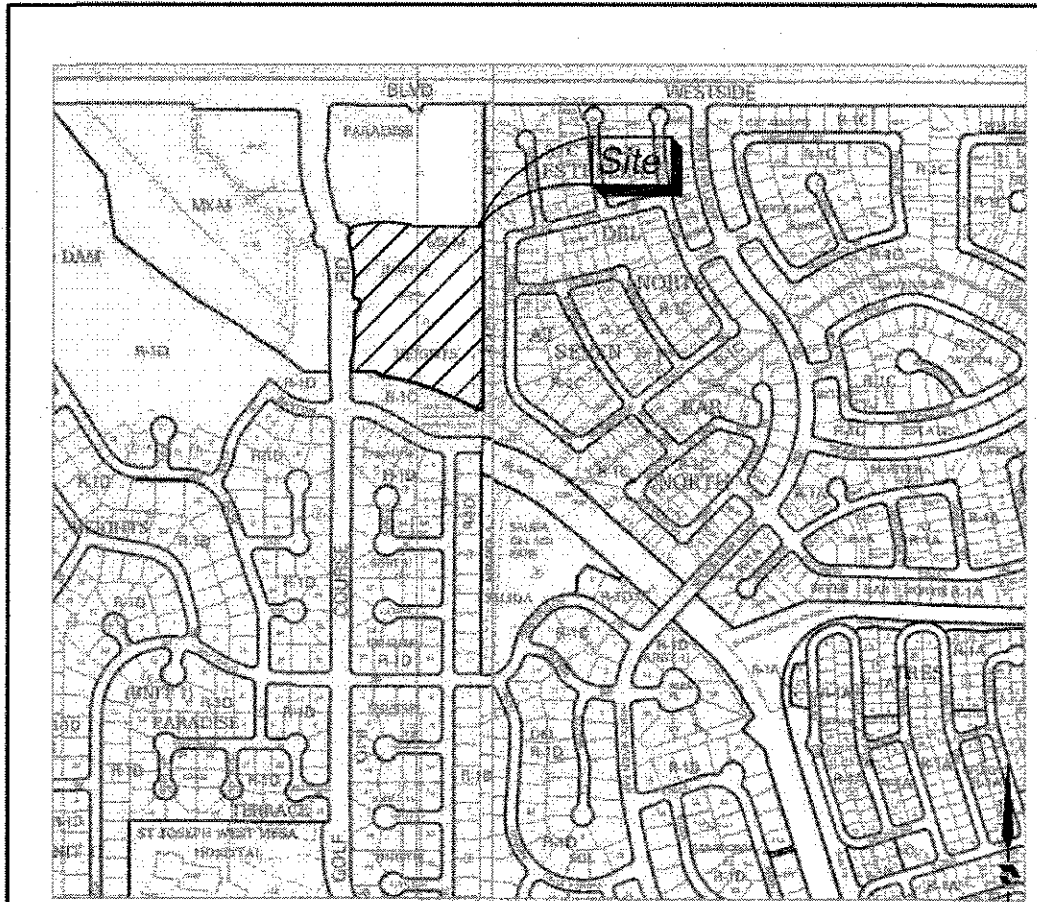
Notes

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION OF VISIBLE ABOVE GROUND APPURTENANCES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED
- ELEVATION DATUM IS BASED ON NAVD 1988 FROM AGRS MONUMENT "9_A11", PUBLISHED ELEVATION (FEET) = 5301.647
- THIS MAP HAS BEEN PRODUCED ACCORDING TO PROCEDURES THAT HAVE BEEN DEMONSTRATED TO PRODUCE DATA THAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A TOPOGRAPHIC MAP COMPILED AT A SCALE OF 1"=40' WITH A CONTOUR INTERVAL OF ONE FOOT.

Statement of Encroachments

(X) APPARENT ENCROACHMENT OF WATERLINE ONTO SUBJECT PROPERTY

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION									
STATE PLANE ZONE:		GRID GROUND COORDINATES:		TYPE:		LAND GRANT				PROPERTY OWNER							
NM-C		GRID		STANDARD		TOWN OF ALAMEDA GRANT				CALABACILLAS GROUP							
HORIZONTAL DATUM:		VERTICAL DATUM:		ROTATION ANGLE:		MATCHES DRAWING UNITS:											
NA83		NAVD88		0° 00' 00.00"		YES											
CONTROL USED:		ALBUQUERQUE GEODETIC REFERENCE SYSTEM		DATE POINT FOR SCALING AND/OR ROTATION:				SECTION		TOWNSHIP		RANGE		MERIDIAN		SUBDIVISION NAME	
COMBINED SCALE FACTOR:		GRID TO GROUND: 1.0003288846		VERTICAL ANNOTATION:				1		11 NORTH		2 EAST		NMPM		PARADISE HEIGHTS, UNIT 1	
		GROUND TO GRID: 0.9996712235		GROUND				CITY		COUNTY		STATE		UPC		ADDRESS	
				ELEVATION TRANSLATION:		ELEVATIONS VALID:		ALBUQUERQUE		BERNALILLO		NM		101206651442411302		NOT ASSIGNED	
				GRID		±0.00'											



Location Map

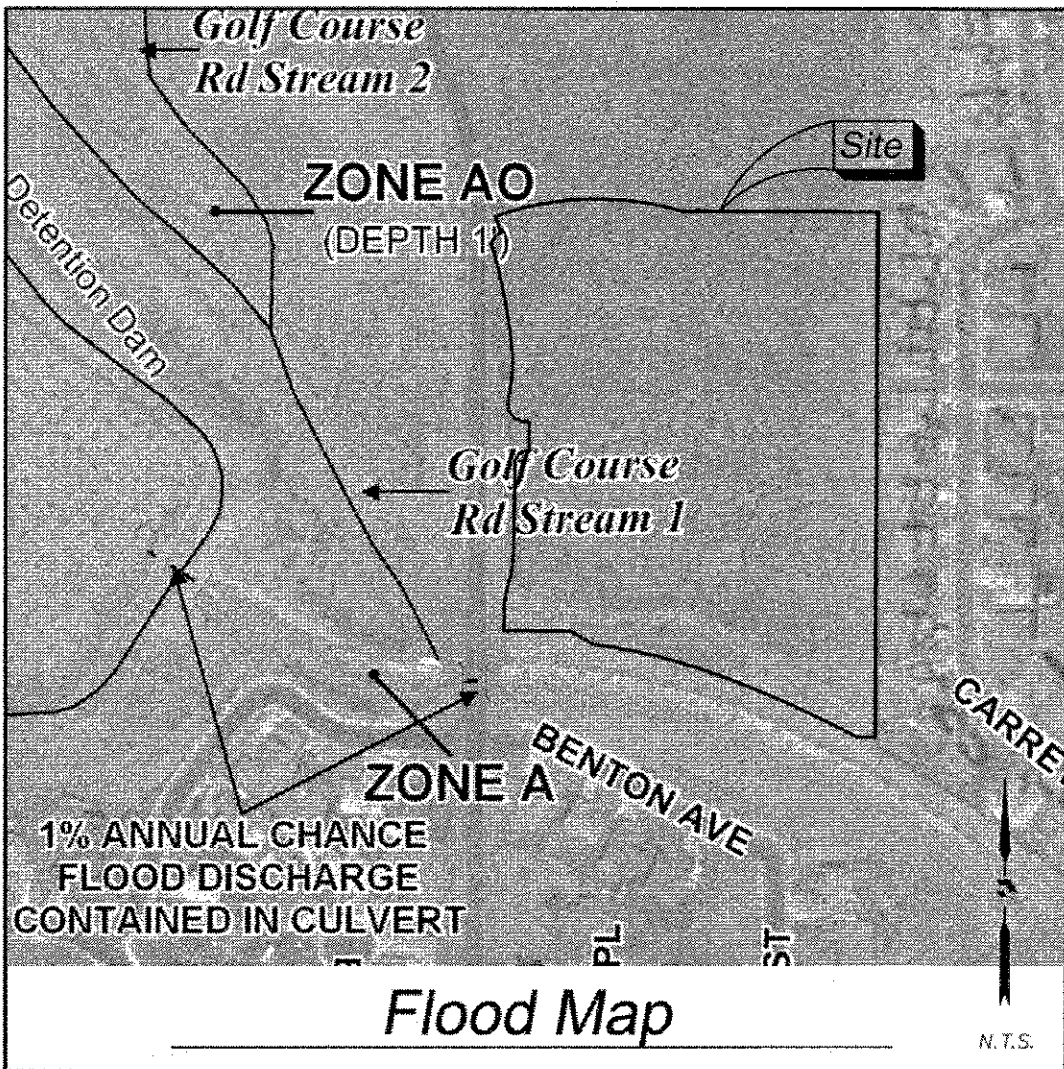
Zone Atlas Map No. 2-22-Z

N.T.S.

Zoning Data

NUMBER OF STRIPED PARKING SPACES:

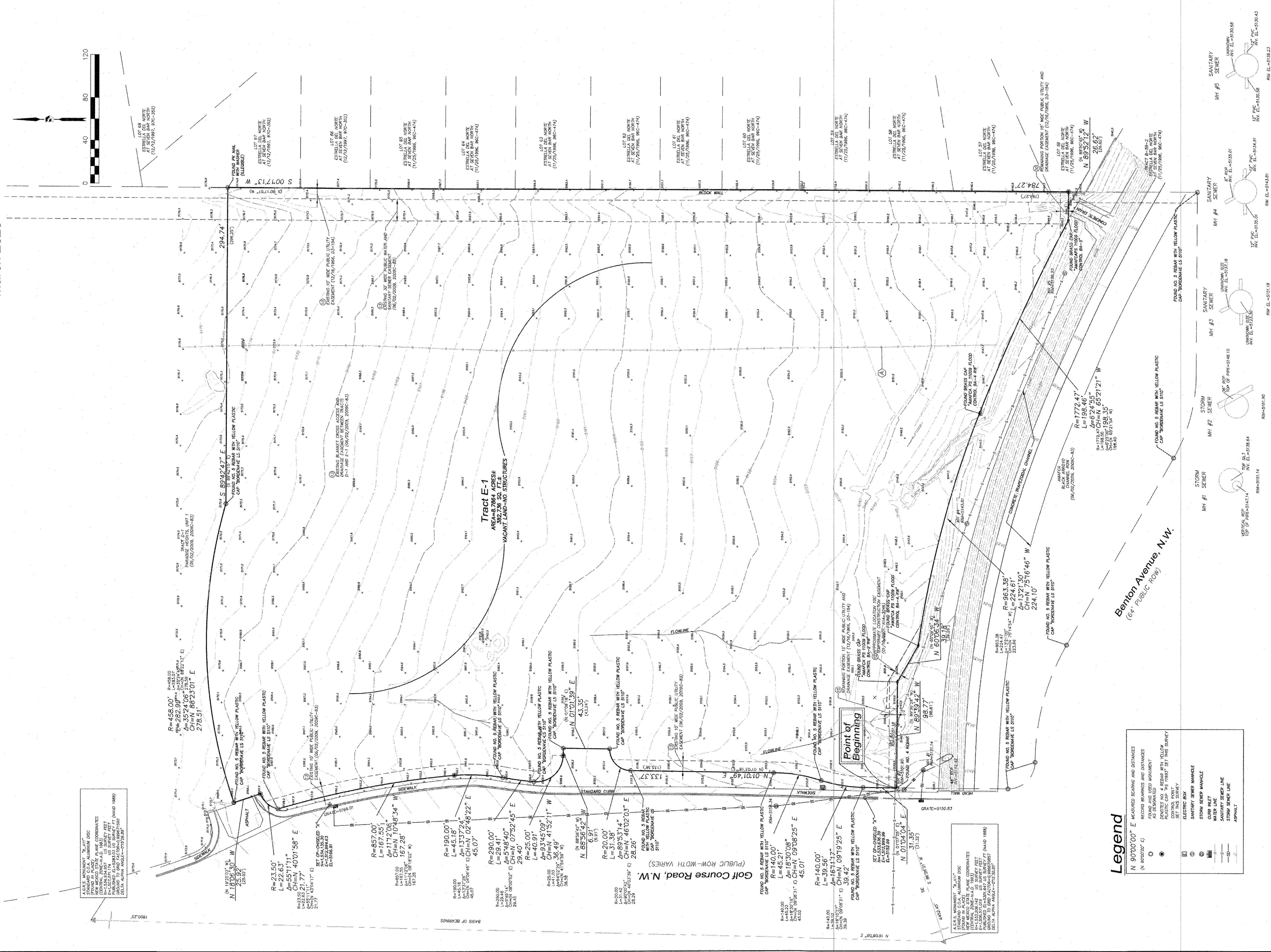
REGULAR = 0
HANDICAPPED = 0
TOTAL = 0
VACANT LAND



Flood Note

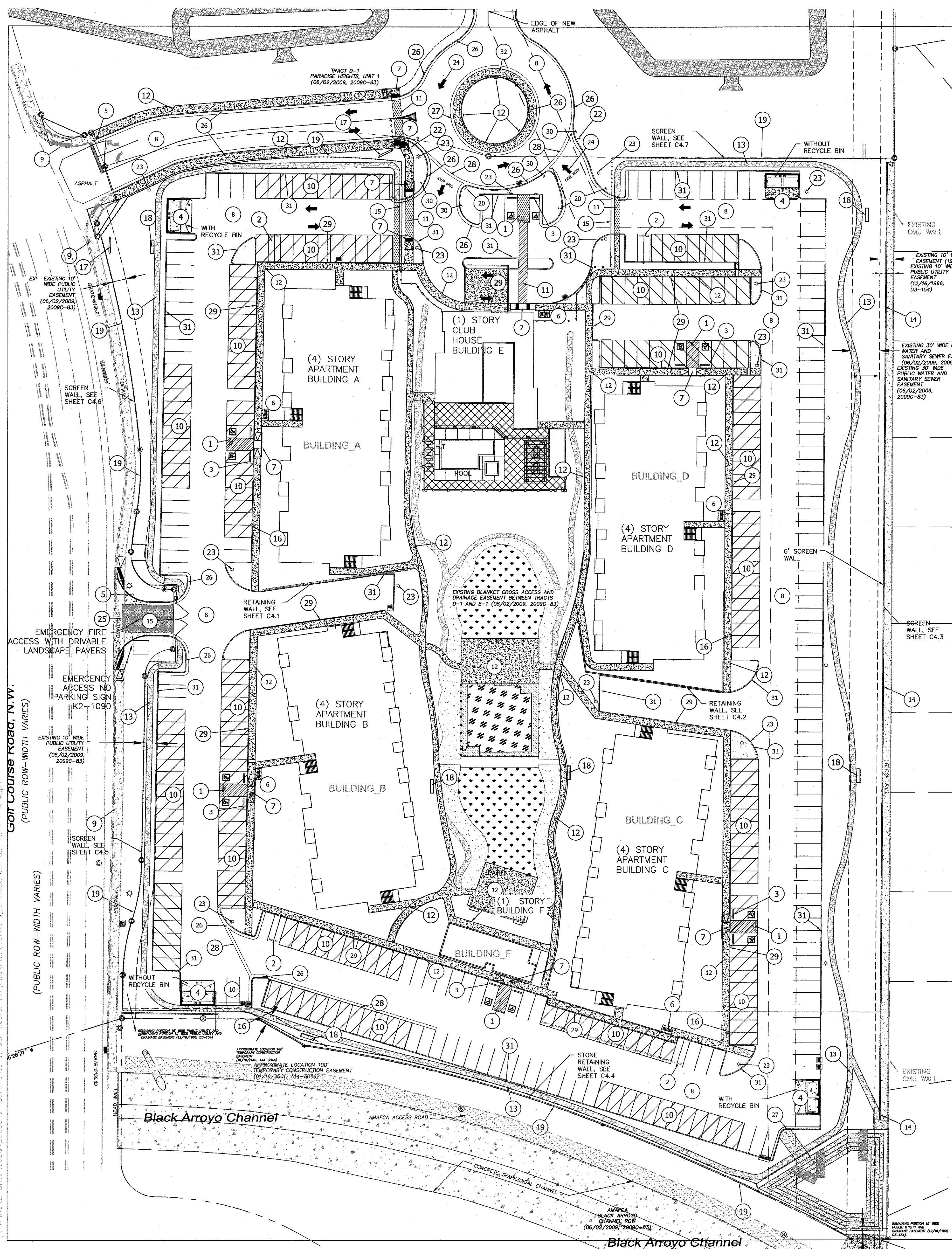
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C01080, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Tract E-1
Paradise Heights, Unit 1
Albuquerque, Bernalillo County, New Mexico
March 2020



Legend

[illegible]

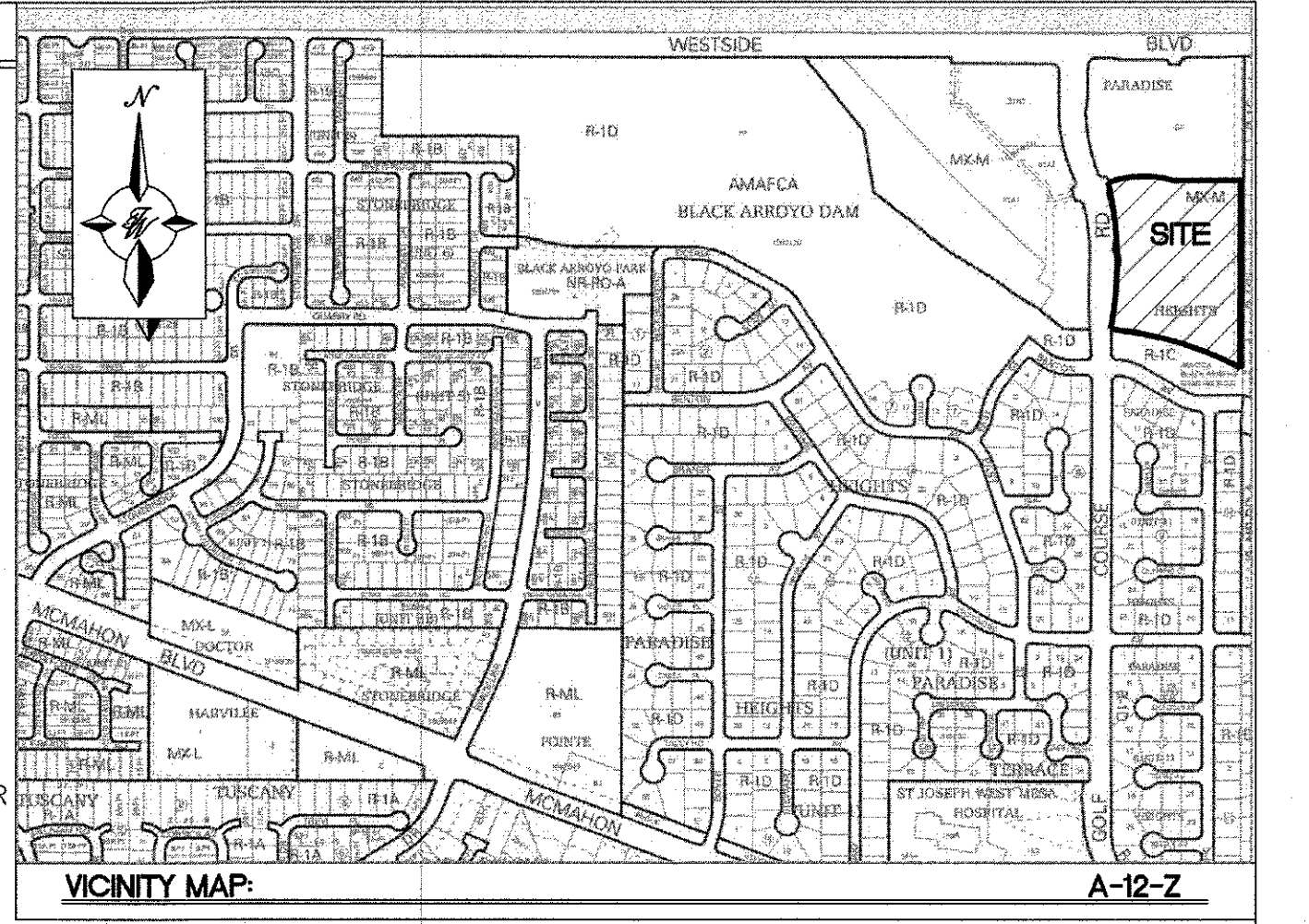


KEYED NOTES

- 1 ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL 1 SHT. C6.2)
- 2 MOTORCYCLE PARKING WITH SIGN AND "MC" PAVEMENT MARKING (SEE DETAIL 2 SHT. C6.2)
- 3 WHEEL STOP (TYP) (SEE DETAIL 3 SHT. C6.1)
- 4 DUMPSTER ENCLOSURE (SEE DETAIL 4 SHT. C6.1) (2-RECYCLE DUMPSTER ALLOWED PER SITE (MAX))
- 5 R1-1 36" STOP SIGN (SEE DETAIL 5 SHT. C6.2)
- 6 BICYCLE RACKS (SEE DETAIL 6 SHT. C6.2)
- 7 CURB RAMP (SEE DETAILS 7 SHT. C6.1)
- 8 ASPHALT PAVING (SEE GEOTECH REPORT BY EARTHWORKS ENGINEERING GROUP, LLC MAY 10, 2021 & DETAIL 8 SHT. C6.1)
- 9 EXISTING 6' PUBLIC SIDEWALK / ADA RAMP
- 10 CARPORT (CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEER'S REVIEW)
- 11 6' CROSSWALK (SEE DETAIL 11 SHT. C6.3)
- 12 CONCRETE SIDEWALK (SEE DETAIL 12 SHT. C6.1)
- 13 CRUSHED GRAVEL TRAIL (REFER LANDSCAPING PLAN)
- 14 6-FT CMU SCREEN WALL W/ LOOKED GATES AT EACH END COLORED "TAN" (SEE DETAIL 14 SHT. C6.6)
- 15 GATED VEHICULAR ACCESS (CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEER'S REVIEW) ACCESS SHALL BE PROVIDED TO SOLID WASTE VEHICLES/DRIVERS FROM 7AM TO 8PM ELSE A CLICKER SHALL BE PROVIDED.
- 16 2X ELECTRIC CHARGING STATION (REFER DETAIL 16 SHT. C6)
- 17 MONUMENT SIGN (REFER ARCH. DETAIL SHT.)
- 18 PARK BENCH (REFER ARCH. DETAIL SHT.)
- 19 PERIMETER WALL INCLUDING 3 FT WROUGHT IRON FENCE. WALL TO BE COLORED "TAN" (SEE WALL PNP SHEETS C4.4-C4.7)

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- FENCE
- RETAINING WALL
- STREET LIGHTS
- LANE
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK



LEGAL DESCRIPTION:

TRACT E-1, AMAFCA BLACK ARROYO CHANNEL ROW, PARADISE HEIGHTS, UNIT 1

FOUR STORY BUILDING APARTMENT UNIT MIX AREAS

BUILDING "A"	APARTMENT TYPE	HEATED AREA	MECHANICAL AREA	COVERED PATIO AREA	STORAGE AREA	TOTAL APARTMENTS	TOTAL S.F. AREA	CORRIDOR AREA	ELEVATOR AREA	ELEVATOR EQUIP. RM. AREA	FIRE RISER RM. AREA	TOTAL 1ST FLOOR AREA
1ST FLOOR AREA	STUDIO	578 S.F.	22 S.F.	54 S.F.	N/A	(2) STUDIOS	654 S.F. x 2 = 1,308 S.F.	1,747 S.F.	58 S.F.	61 S.F.	71 S.F.	15,025 S.F.
	ONE BEDROOM	781 S.F.	22 S.F.	77 S.F.	N/A	(6) ONE BEDROOMS	880 S.F. x 6 = 5,280 S.F.					
	TWO BEDROOM	1,105 S.F.	22 S.F.	72 S.F.	74 S.F.	(3) TWO BEDROOMS	1,273 S.F. x 3 = 3,819 S.F.					
	TWO BDRM. W/ DEN	1,175 S.F.	22 S.F.	69 S.F.	74 S.F.	(2) TWO BDRM. W/ DEN	1,340 S.F. x 2 = 2,680 S.F.					
TOTAL						13 APARTMENTS	13,087 S.F.					
BUILDING "A"	APARTMENT TYPE	HEATED AREA	MECHANICAL AREA	COVERED PATIO AREA	STORAGE AREA	TOTAL APARTMENTS	TOTAL S.F. AREA	CORRIDOR AREA	ELEVATOR AREA	ELEVATOR EQUIP. RM. AREA	FIRE RISER RM. AREA	TOTAL 2ND FLOOR AREA
2ND FLOOR AREA	STUDIO	578 S.F.	22 S.F.	54 S.F.	N/A	(2) STUDIOS	654 S.F. x 2 = 1,308 S.F.	1,810 S.F.	N/A	N/A	N/A	14,897 S.F.
	ONE BEDROOM	781 S.F.	22 S.F.	77 S.F.	N/A	(6) ONE BEDROOMS	880 S.F. x 6 = 5,280 S.F.					
	TWO BEDROOM	1,105 S.F.	22 S.F.	72 S.F.	74 S.F.	(3) TWO BEDROOMS	1,273 S.F. x 3 = 3,819 S.F.					
	TWO BDRM. W/ DEN	1,175 S.F.	22 S.F.	69 S.F.	74 S.F.	(2) TWO BDRM. W/ DEN	1,340 S.F. x 2 = 2,680 S.F.					
TOTAL						13 APARTMENTS	13,087 S.F.					
BUILDING "A"	APARTMENT TYPE	HEATED AREA	MECHANICAL AREA	COVERED PATIO AREA	STORAGE AREA	TOTAL APARTMENTS	TOTAL S.F. AREA	CORRIDOR AREA	ELEVATOR AREA	ELEVATOR EQUIP. RM. AREA	FIRE RISER RM. AREA	TOTAL 3RD FLOOR AREA
3RD FLOOR AREA	STUDIO	578 S.F.	22 S.F.	54 S.F.	N/A	(2) STUDIOS	654 S.F. x 2 = 1,308 S.F.	1,810 S.F.	N/A	N/A	N/A	14,897 S.F.
	ONE BEDROOM	781 S.F.	22 S.F.	77 S.F.	N/A	(6) ONE BEDROOMS	880 S.F. x 6 = 5,280 S.F.					
	TWO BEDROOM	1,105 S.F.	22 S.F.	72 S.F.	74 S.F.	(3) TWO BEDROOMS	1,273 S.F. x 3 = 3,819 S.F.					
	TWO BDRM. W/ DEN	1,175 S.F.	22 S.F.	69 S.F.	74 S.F.	(2) TWO BDRM. W/ DEN	1,340 S.F. x 2 = 2,680 S.F.					
TOTAL						13 APARTMENTS	13,087 S.F.					
BUILDING "A"	APARTMENT TYPE	HEATED AREA	MECHANICAL AREA	COVERED PATIO AREA	STORAGE AREA	TOTAL APARTMENTS	TOTAL S.F. AREA	CORRIDOR AREA	ELEVATOR AREA	ELEVATOR EQUIP. RM. AREA	FIRE RISER RM. AREA	TOTAL 4TH FLOOR AREA
4TH FLOOR AREA	STUDIO	578 S.F.	22 S.F.	54 S.F.	N/A	(2) STUDIOS	654 S.F. x 2 = 1,308 S.F.	1,810 S.F.	N/A	N/A	N/A	14,897 S.F.
	ONE BEDROOM	781 S.F.	22 S.F.	77 S.F.	N/A	(6) ONE BEDROOMS	880 S.F. x 6 = 5,280 S.F.					
	TWO BEDROOM	1,105 S.F.	22 S.F.	72 S.F.	74 S.F.	(3) TWO BEDROOMS	1,273 S.F. x 3 = 3,819 S.F.					
	TWO BDRM. W/ DEN	1,175 S.F.	22 S.F.	69 S.F.	74 S.F.	(2) TWO BDRM. W/ DEN	1,340 S.F. x 2 = 2,680 S.F.					
TOTAL						13 APARTMENTS	13,087 S.F.					
TOTAL BUILDING "A" APARTMENTS UNITS: 52												
TOTAL BUILDING "A" 1ST, 2ND, 3RD AND 4TH FLOOR AREA: 58,716 S.F.												
TOTAL BUILDING "A" ROOF AREA: 15,025 S.F.												
TOTAL BUILDING "A", "B", "C" AND "D" AREA: 58,716 S.F. x 4 = 238,864 S.F.												

BUILDING AREAS

APARTMENT BUILDINGS (4 STORIES EA.)	
BUILDING "A" AREA:	59,716 S.F. (52 APARTMENT UNITS)
BUILDING "B" AREA:	59,716 S.F. (52 APARTMENT UNITS)
BUILDING "C" AREA:	59,716 S.F. (52 APARTMENT UNITS)
BUILDING "D" AREA:	59,716 S.F. (52 APARTMENT UNITS)
TOTAL AREA:	238,864 S.F. (208 TOTAL APARTMENTS)
CLUB HOUSE BUILDING "E" (1 STORY)	
CLUB HOUSE AREA:	7,916 S.F.
BUILDING "F" (1 STORY)	
AREA:	1,750 S.F.
TOTAL BUILDING AREA:	248,462 S.F.
TOTAL CARPORT AREA:	37,810 S.F.

REFER: PLAT OF TRACTS D-1, E-1 AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS, UNIT 1 ALBUQUERQUE, NEW MEXICO MARCH, 2009.

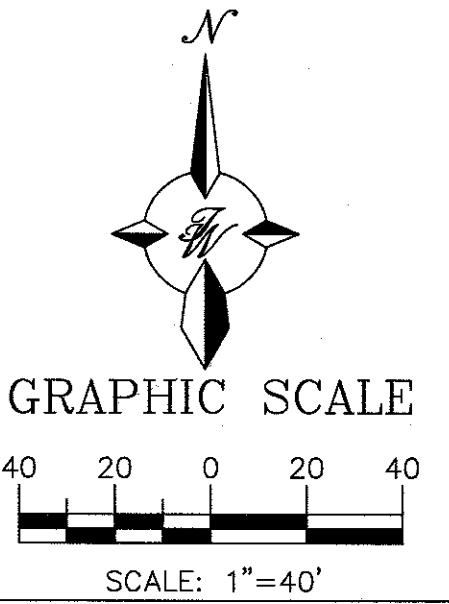
PARKING REQUIRED PER THE IDO

DWELLING, MULT-FAMILY = 1.5 PARKING SPACES PER UNIT
 209 UNITS x 1.5 = 314
 SPACES REQUIRED = 314
 ACCESSIBLE SPACES REQUIRED: 301 - 500 = 12 SPACES(1VAN)
 MOTORCYCLE SPACES REQUIRED: 301 TO 500 = 6 SPACES
 BICYCLE PARKING REQUIRED: 10% OF OFF STREET PARKING:
 312 x 10% = 32 BICYCLE PARKING SPACES
 ELECTRIC CHARGING SPACES REQUIRED 2% OF TOTAL = 8 SPACES
 PARKING PROVIDED:
 CARPORT PARKING SPACES:
 BUILDING "A": 52 SPACES
 BUILDING "B": 52 SPACES
 BUILDING "C": 52 SPACES
 BUILDING "D": 52 SPACES
 TOTAL CARPORT PARKING SPACES = 208

OPEN SPACE CALCULATIONS

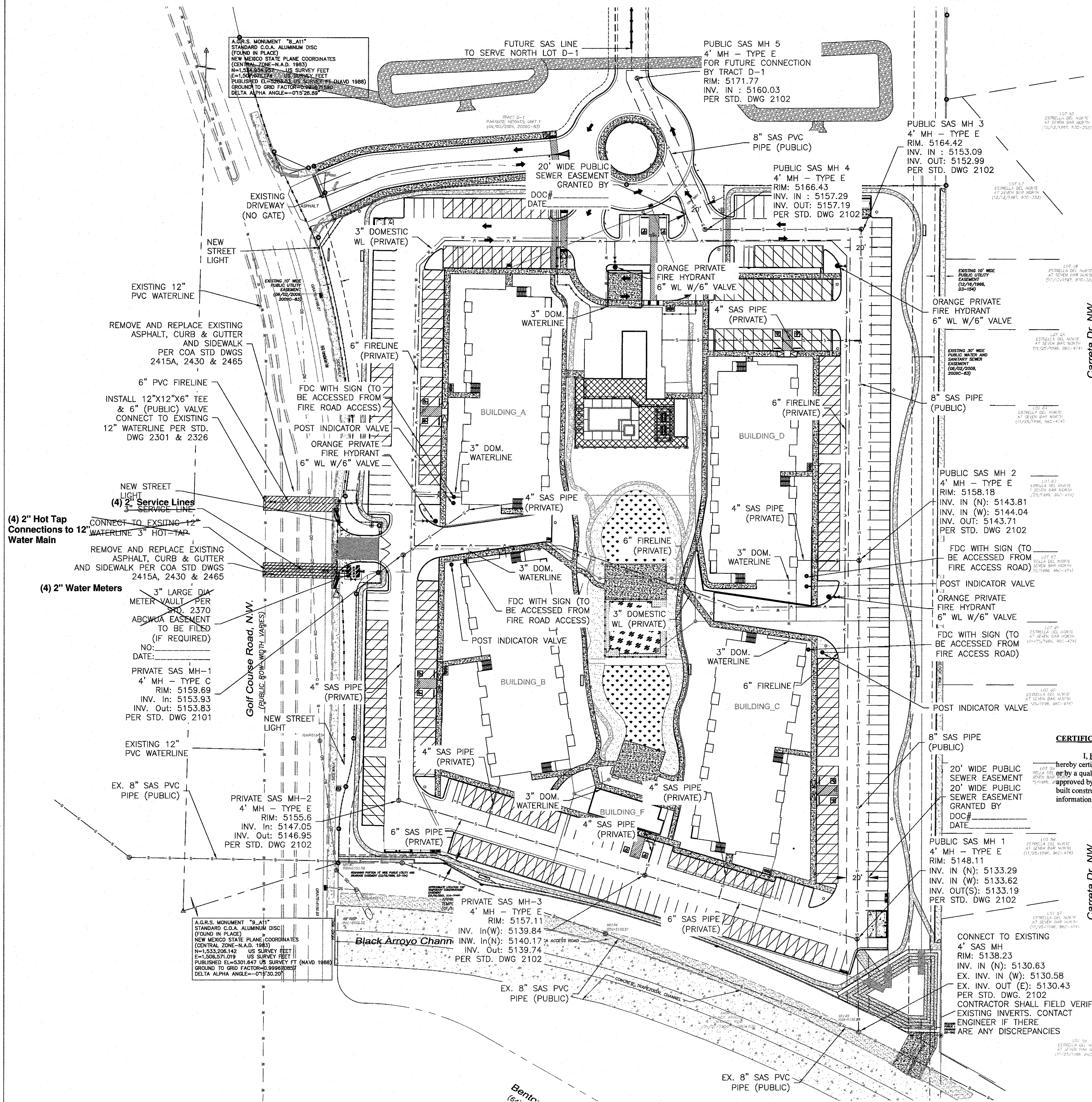
(1BR: 200 SQ. FT. / UNIT)
 (2BR: 250 SQ. FT. / UNIT)
 TOTAL = 128*200 + 80*250 = 45,600 SQ. FT.
 PROVIDED = 144,030 SQ. FT.

- INDEX TO DRAWINGS
- C1. SITE PLAN
 - C2. HORIZONTAL CONTROL PLAN
 - C3. GRADING AND DRAINAGE PLAN
 - C4. WALL PLAN AND PROFILE SHEETS
 - C5. MASTER UTILITY PLAN
 - C6. CONSTRUCTION DETAILS
 - C7. ESC PLAN
 - L1. LANDSCAPING AND IRRIGATION PLAN



FOR REFERENCE ONLY

ENGINEER'S SEAL	WINTERGREEN LUXURY APARTMENTS 10800 GOLF COURSE RD. NW	DRAWN BY BF
RONALD R. BOHANNAN NEW MEXICO 7868	SITE PLAN	DATE 08/25/2021
01/07/2022	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2020013-SPB
RONALD R. BOHANNAN P.E. #7868		SHEET # C1
		JOB # 2020013



LEGEND

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

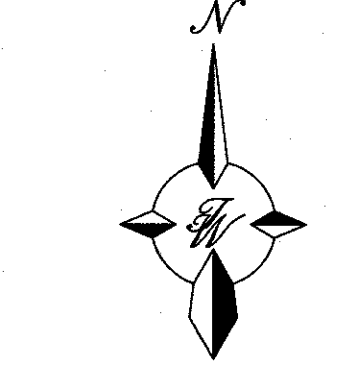
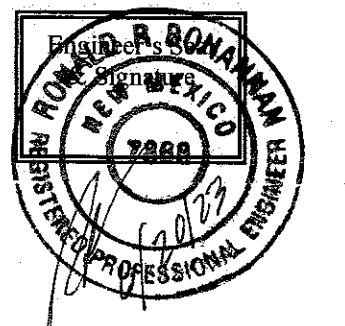
REFER: PLAT OF TRACTS D-1, E-1 AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS, UNIT 1 ALBUQUERQUE, NEW MEXICO MARCH, 2009.

ABCWUA AGREEMENTS:
WATER AND SEWER SERVICEABILITY
LETTER #200506

WINTERGREEN APARTMENTS
DEVELOPMENT AGREEMENT #R-20-19

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 designed 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



GRAPHIC SCALE



SCALE: 1"=50'

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.

WATER NOTES:

- CONTACT UTILITY COMPANIES FOR EXACT LOCATION FOR UNDERGROUND UTILITIES IN THE AREA.
- PROVIDE ADEQUATE CONCRETE THRUST BLOCKING AT THE FOLLOWING: TAPPING, SLEEVES, TEES, BENDS, PLUGS — ALL FITTINGS. REFER TO ABCWUA STANDARD DETAIL DRAWING 2320
- INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5') FIVE FEET AS PER O.S.H.A. STANDARDS.
- ALL P.V.C. PIPE ON THIS PLAN SHALL BE ENCASED WITH SELECT BEDDING WHEN PLACED IN CITY ROW. IN SITU (ACCEPTABLE) MATERIAL CAN BE USED IN PRIVATE LINES.
- ALL VALVES ON P.V.C. WATER MAINS SHALL BE ANCHORED IN CONCRETE.
- CITY PAVING CUT PERMIT REQUIRED BEFORE EXCAVATION.
- RECONNECTION OF EXISTING WATER LINE SYSTEM SHOWN ON THESE PLANS MUST BE MADE, SUCH THAT MINIMAL INTERRUPTION OF SERVICE TO CUSTOMER IS MADE.
- ALL EXISTING LINES CURRENTLY IN SERVICE MUST REMAIN IN SERVICE THROUGHOUT CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING 8" SEWER LINES (INCLUDING SERVICES) FROM DAMAGE AS A RESULT OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY LOCATION OF SERVICES BEFORE CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH CITY & COUNTY CONSTRUCTION SEQUENCE AND TRAFFIC CONTROL PLANS.
- CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE TO CUSTOMERS IF SERVICE WILL BE INTERRUPTED FOR MORE THAN (4) HOURS IN A 24-HOUR PERIOD.
- CONTRACTOR TO ADJUST WATER VALVES TO FINAL GRADE WHERE NECESSARY.

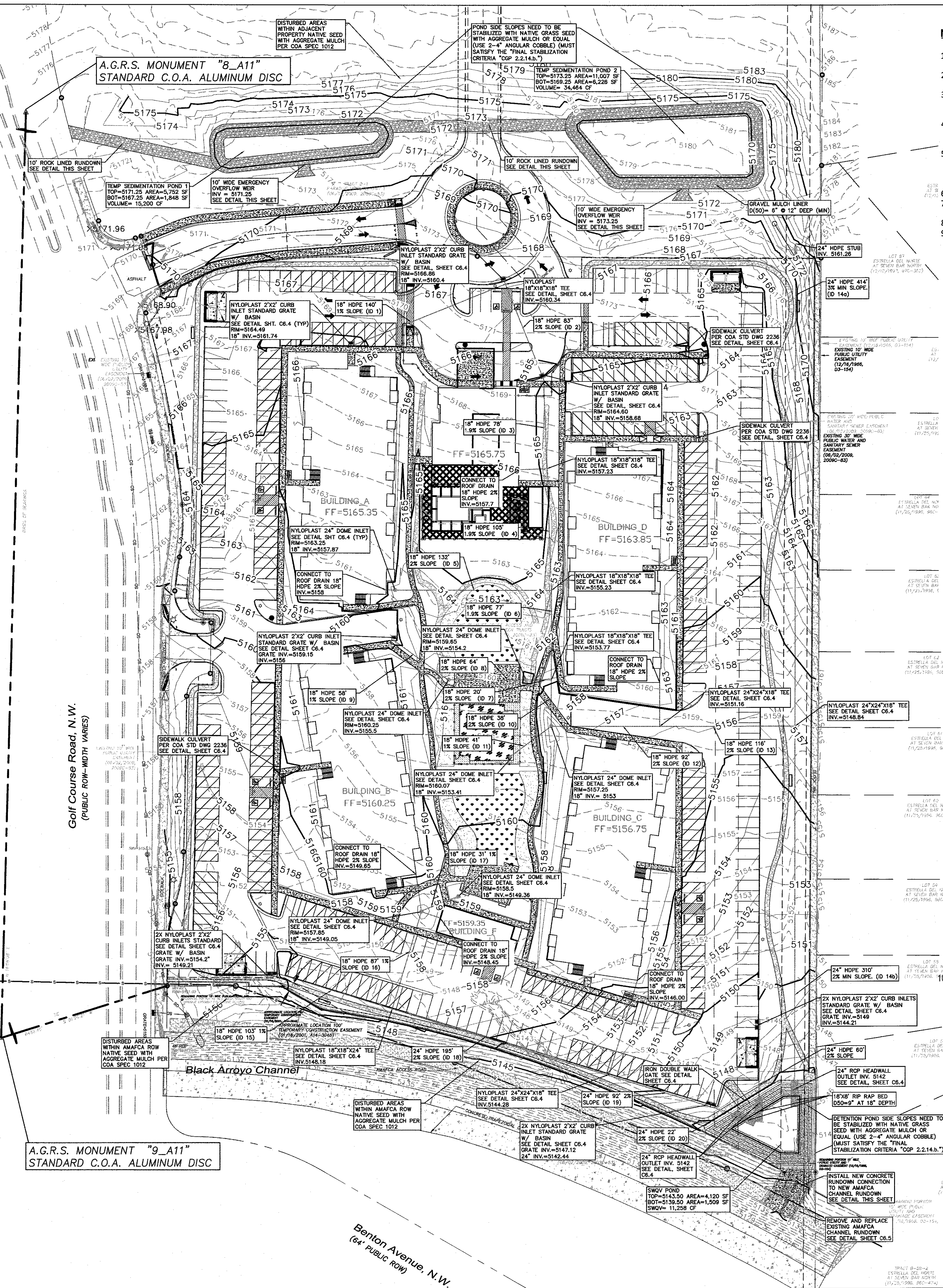
GENERAL UTILITY NOTES:

- CONTRACTOR MUST COORDINATE WATER SYSTEM WITH SEWER SYSTEM TO PREVENT ANY CONFLICTS WHERE THESE LINES INTERSECT ONE ANOTHER.
- PROVIDE 4 FEET OF COVER MINIMUM FOR ALL PROPOSED WATER LINES.
- AREAS WHERE WATER PIPES CROSS OVER SEWER PIPES SHALL NOT HAVE ANY JOINTS.
- PROPOSED WATER LINE SHALL BE 8' FROM CENTERLINE (North and East), UNLESS OTHERWISE NOTED.
- NO FENCES, SIGNS, TREES OR ROCKWALLS TO BE PLACED WITHIN UTILITY EASEMENTS.
- CONTACT UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES IN THIS AREA BEFORE EXCAVATION.
- INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5') FEET AS PER O.S.H.A. STANDARDS.
- PROVIDE ADEQUATE CONCRETE THRUST BLOCKING AT THE FOLLOWING: TAPPING SLEEVES, TEES, BENDS, PLUGS AND ALL FITTINGS.
- P.V.C. PIPE SHALL BE PLACED WITH SELECT BEDDING MATERIAL ALL AROUND.
- CAUTION: VERIFY LOCATION & DEPTH OF EXISTING GAS MAIN IN THE AREA OF CONSTRUCTION, BEFORE INSTALLING WATER LINE.

ABCWUA NOTES:

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://ABCWUA.ORG/CONTENT/VIEW/463/729/](http://abcwua.org/content/view/full/463/729/).

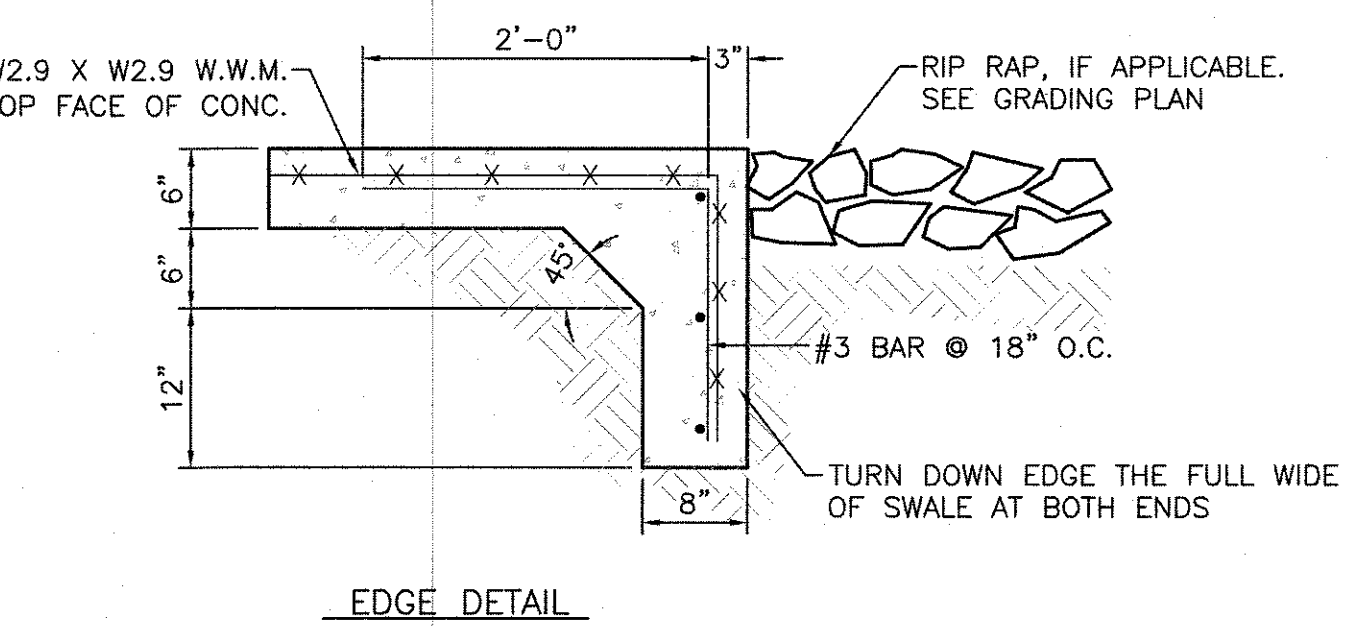
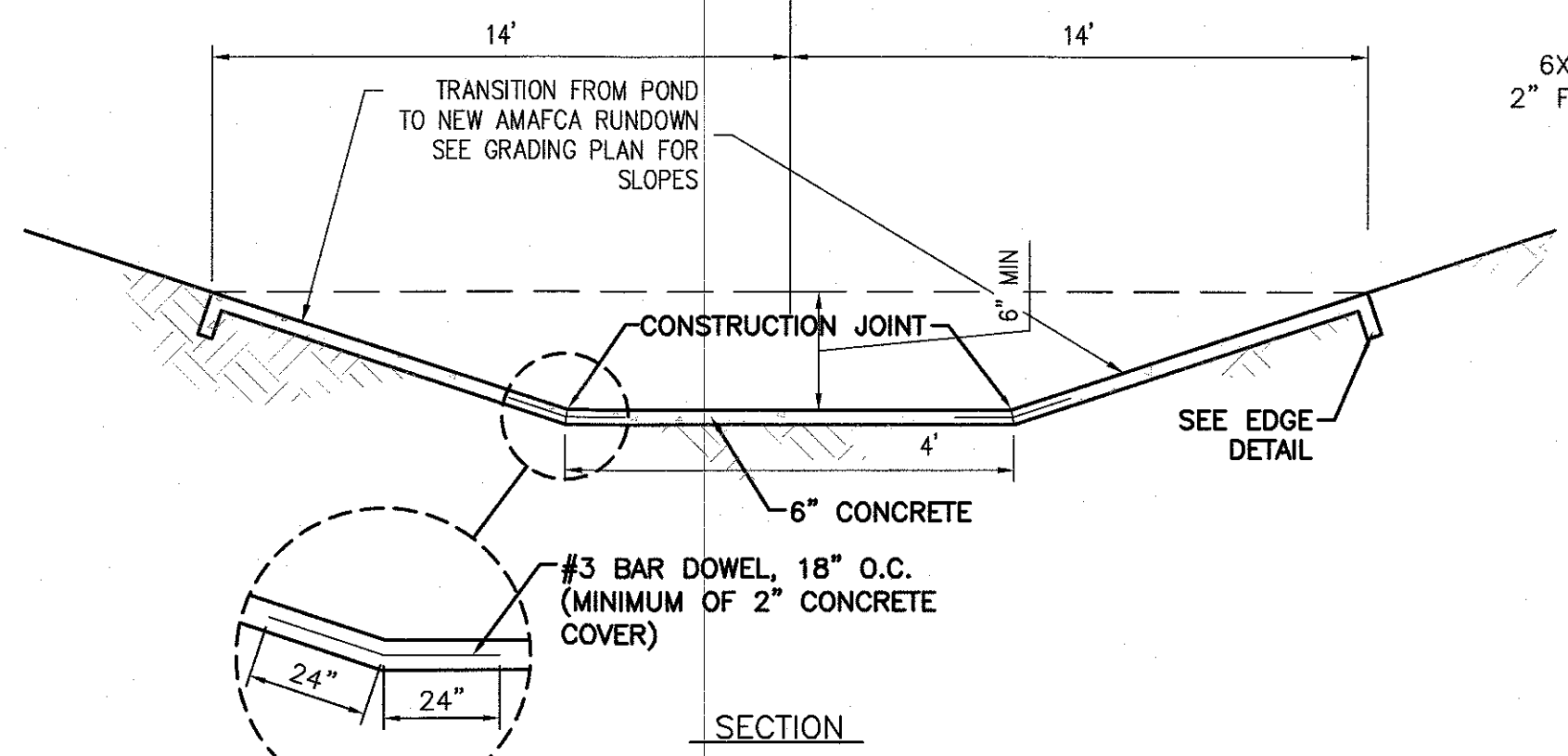
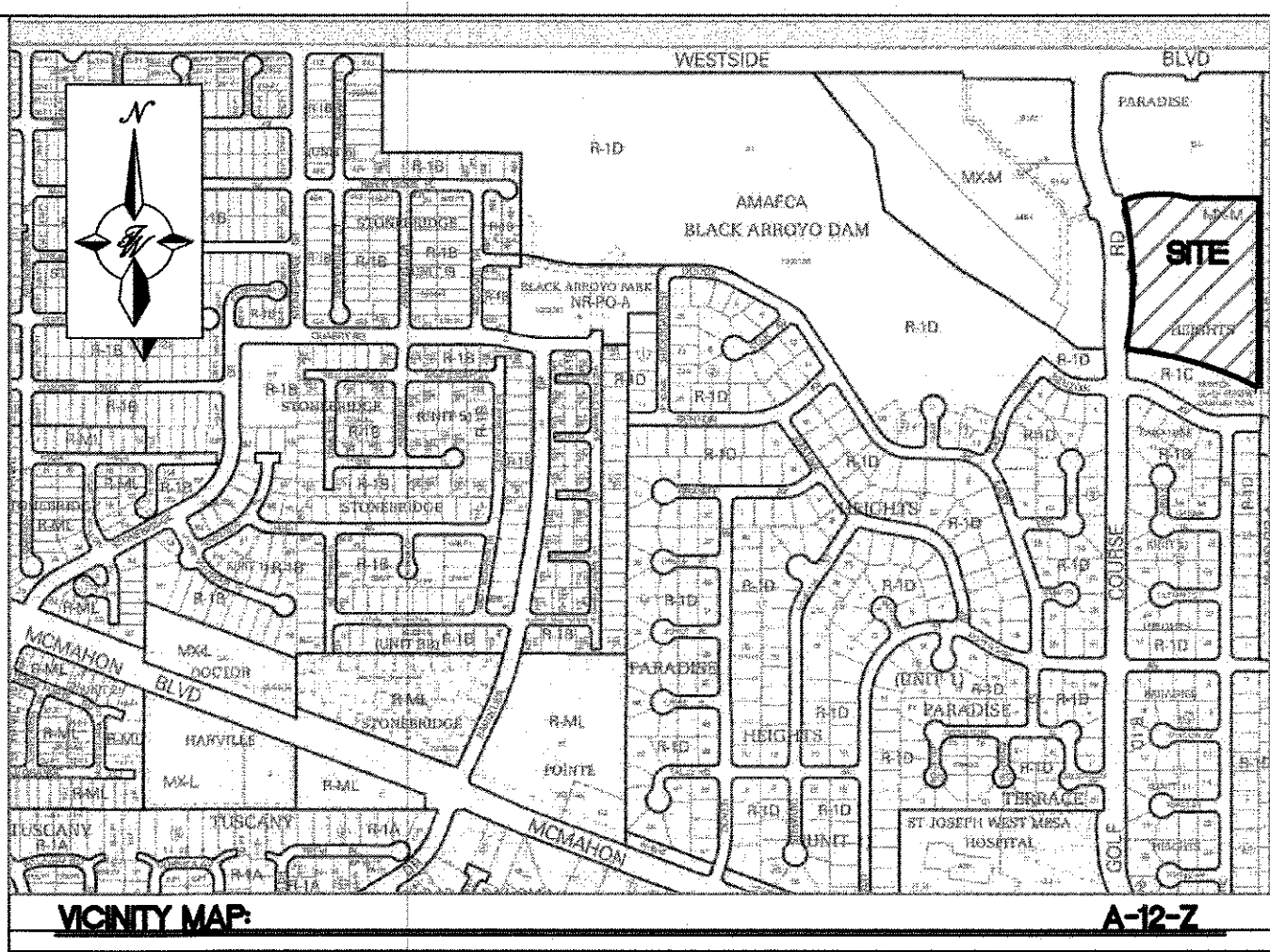
FOR REFERENCE ONLY		
ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	WINTERGREEN APARTMENTS 10800 GOLF COURSE RD. NW MASTER UTILITY PLAN	DRAWN BY BF DATE 08/25/2021 2020013_MUB
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C5 JOB # 2020013



- NOTICE TO CONTRACTORS**
- CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
 - AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" (OR (505) 260-1990) FOR THE LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. 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 THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
 - WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS. CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

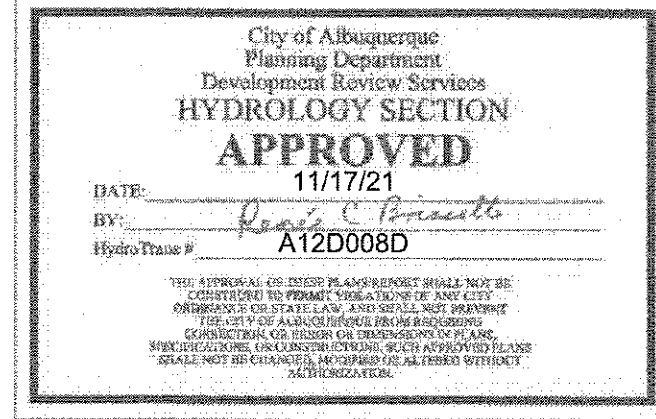
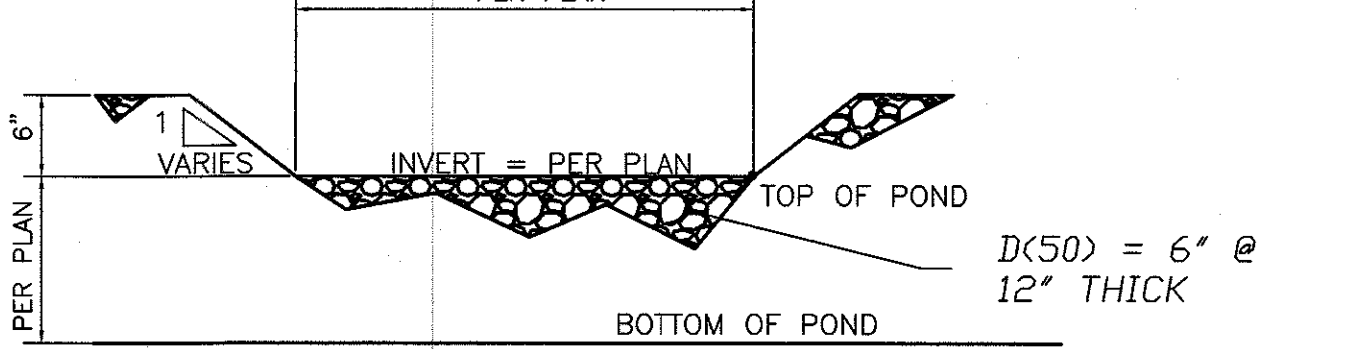
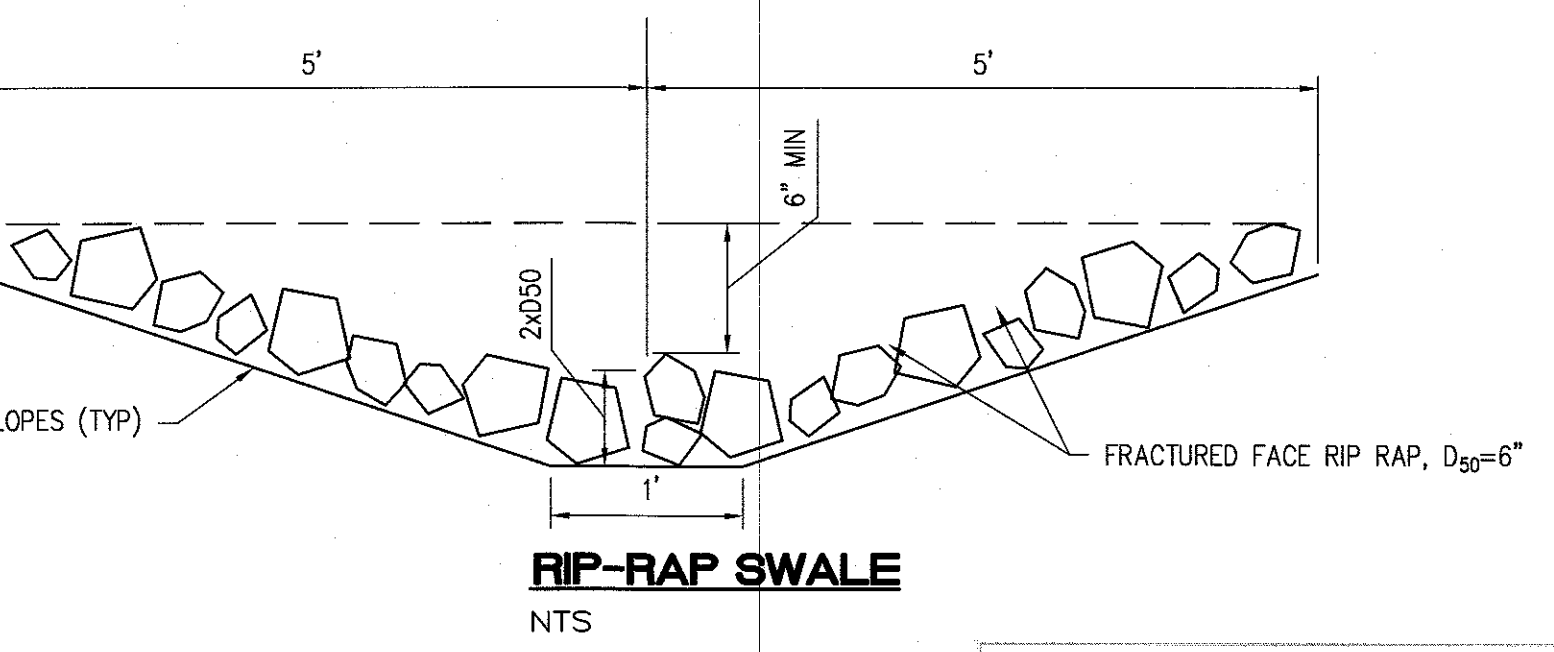
LEGEND

	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



- GENERAL NOTES:**
- ALL REINFORCEMENT BARS TO BE GRADE 60 YIELD STRENGTH.
 - CONTROL JOINTS TO BE 15' O.C. TRANSVERSE TO CHANNEL CENTERLINE AXIS. FILL JOINTS WITH SEALANT.

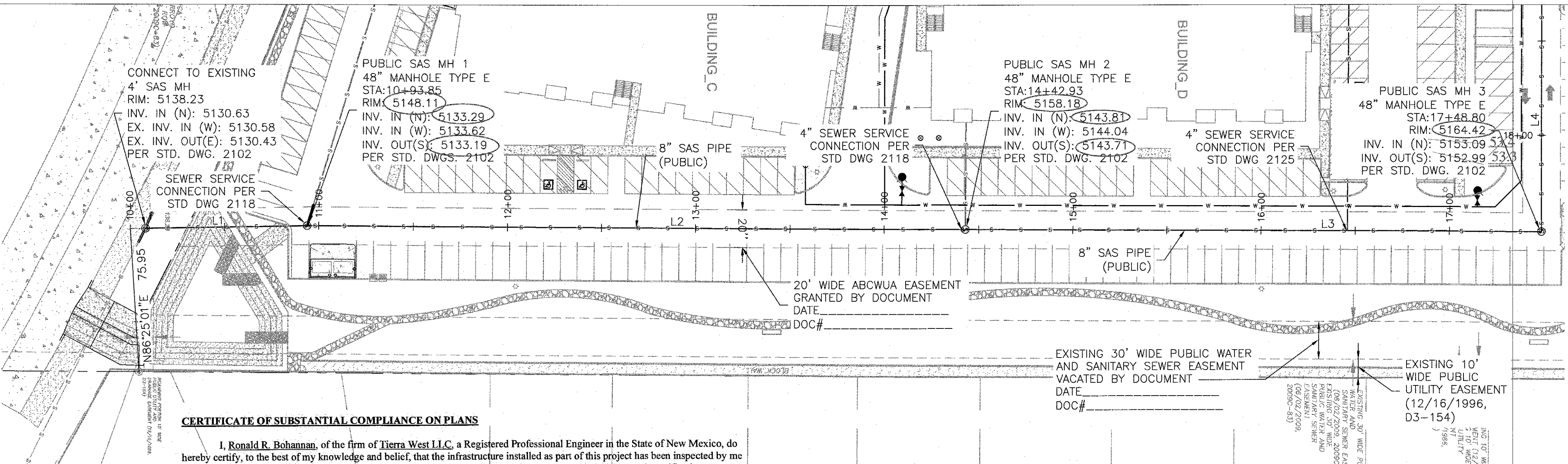
CONCRETE DRAINAGE SWALE



CAUTION

ALL EXISTING UTILITIES/TOPOGRAPHY 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.

FOR REFERENCE ONLY		
ENGINEER'S SEAL	WINTERGREEN LUXURY APARTMENTS 10800 GOLF COURSE RD. NW	DRAWN BY BF
	GRADING & DRAINAGE PLAN	DATE 08/25/2021
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C3.2
	8/26/2021 RONALD R. BOHANNAN P.E. #7868	JOB # 2020013



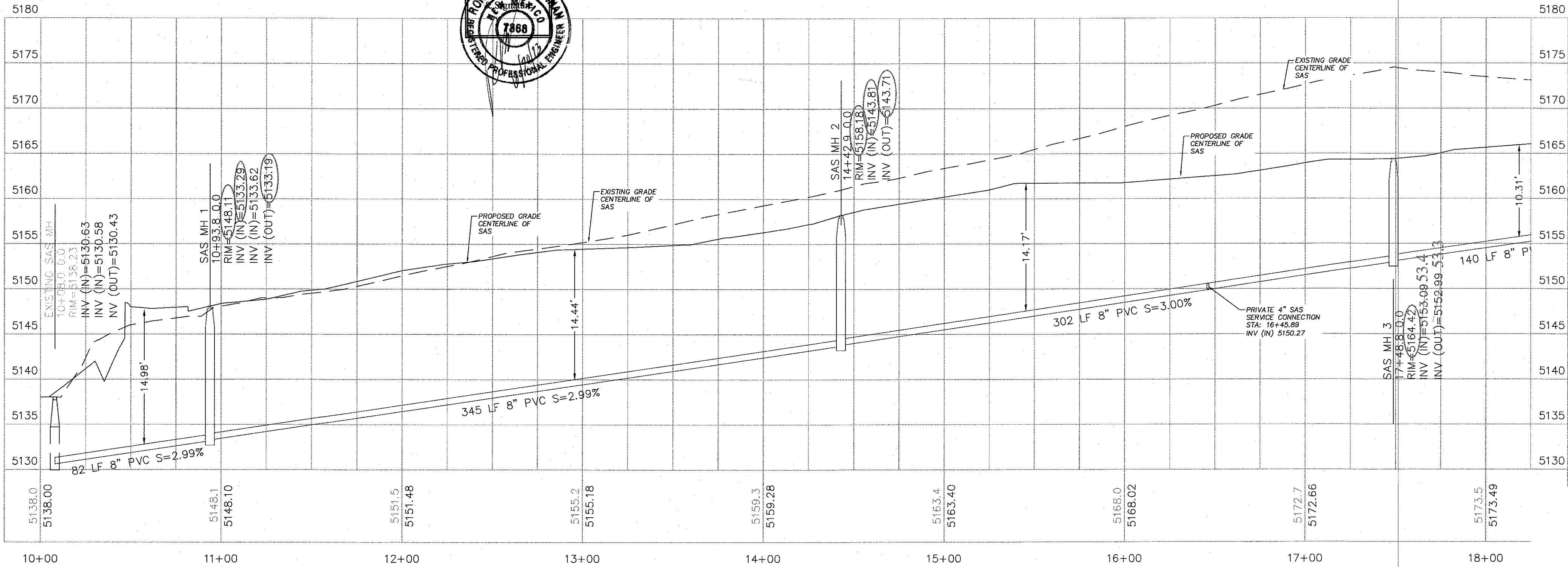
LINE TABLE		
LINE	BEARING	LENGTH
L1	N0°58'55\"W	93.85
L2	N0°15'45\"E	349.09
L3	N0°17'06\"E	305.86

LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATERLINE
	FIRE LINE
	SAS MANHOLE
	WL VALVE
	WL METER
	WL FIRE HYDRANT
	EXISTING INLET
	EXISTING SAS MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM SEWER LINE
	TOP OF PIPE
	BOTTOM OF PIPE

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.



NOTES:

- GRAVITY SANITARY SEWER LINE CONNECTIONS PER ABCWUA STD DWG #2118 OR #2125.
- ALL EXISTING UTILITY CONNECTION LOCATIONS AND INVERTS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION OF UTILITIES. CALL 811 FOR UTILITY LOCATES.
- IF THERE ARE DISCREPANCIES, CONTRACTOR SHALL CONTACT PROJECT ENGINEER.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900: DR18 REQUIREMENTS (8" - 12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6" - 48").
- ALL SANITARY SEWER LINES ARE TO BE SDR-35 PVC UNLESS OTHERWISE NOTED.
- ALL MANHOLES <6' MUST USE TYPE "C" MANHOLE PER ABCWUA DWG. 2101.

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.

[Signature]

GENERAL UTILITY NOTES:

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NOTICE TO CONTRACTORS

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- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
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- CONSTRUCTION ON CITY ARTERIAL STREETS MAY REQUIRE 24 HOUR CONSTRUCTION ACTIVITY AT THE DISCRETION OF THE CITY.

SAS MANHOLE AS-BUILT TABLE

NAME	MANHOLE LOCATION*	RIM ELEVATION
SAS MH 1	Xi 1513487.8 Yi 1533536.4 Zi 5148.1	
SAS MH 2	Xi 1513490.2 Yi 1533888.2 Zi 5158.1	
SAS MH 3	Xi 1513490.6 Yi 1534191.3 Zi 5164.4	
SAS MH 4	Xi Yi Zi	
SAS MH 5	Xi Yi Zi	

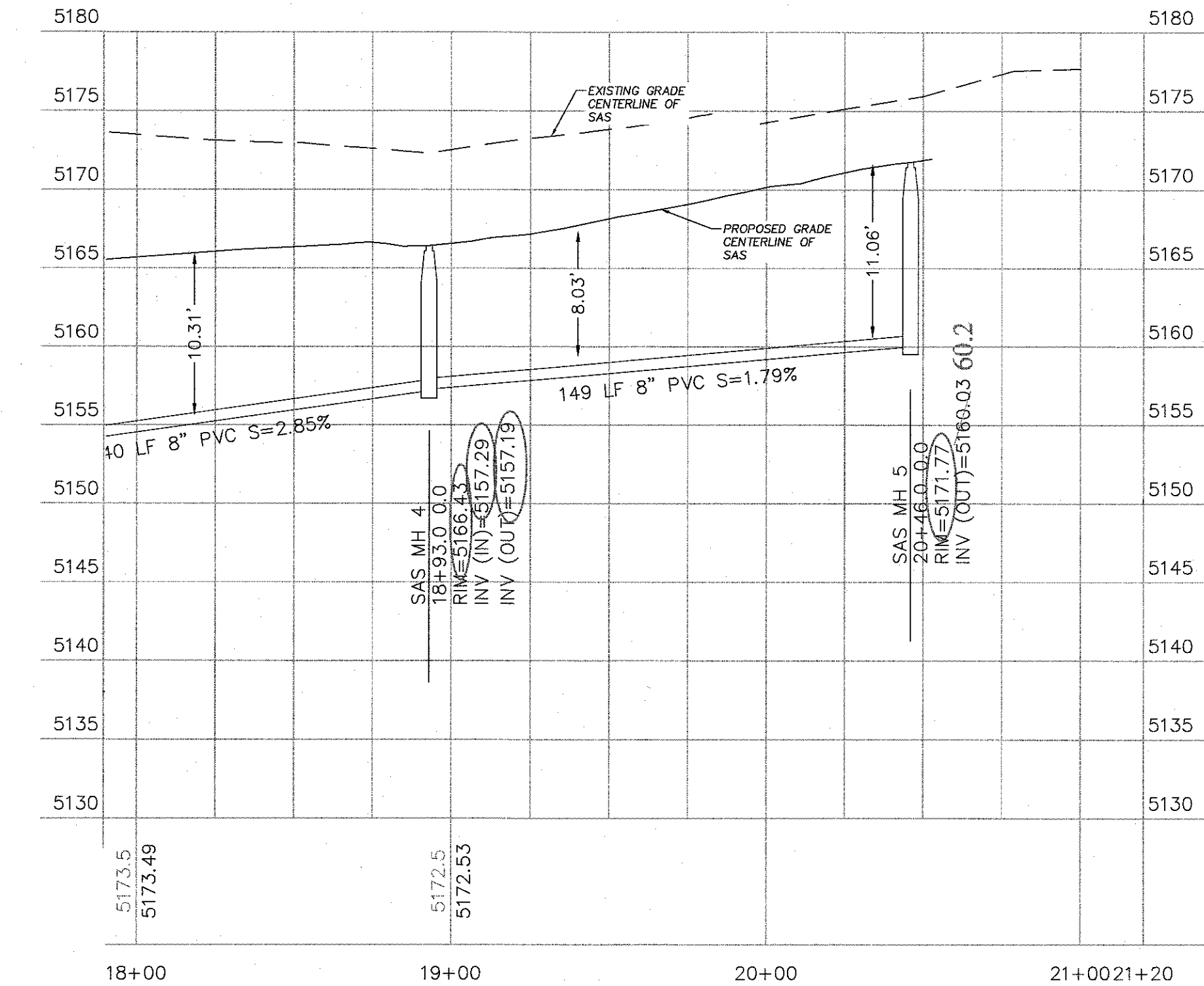
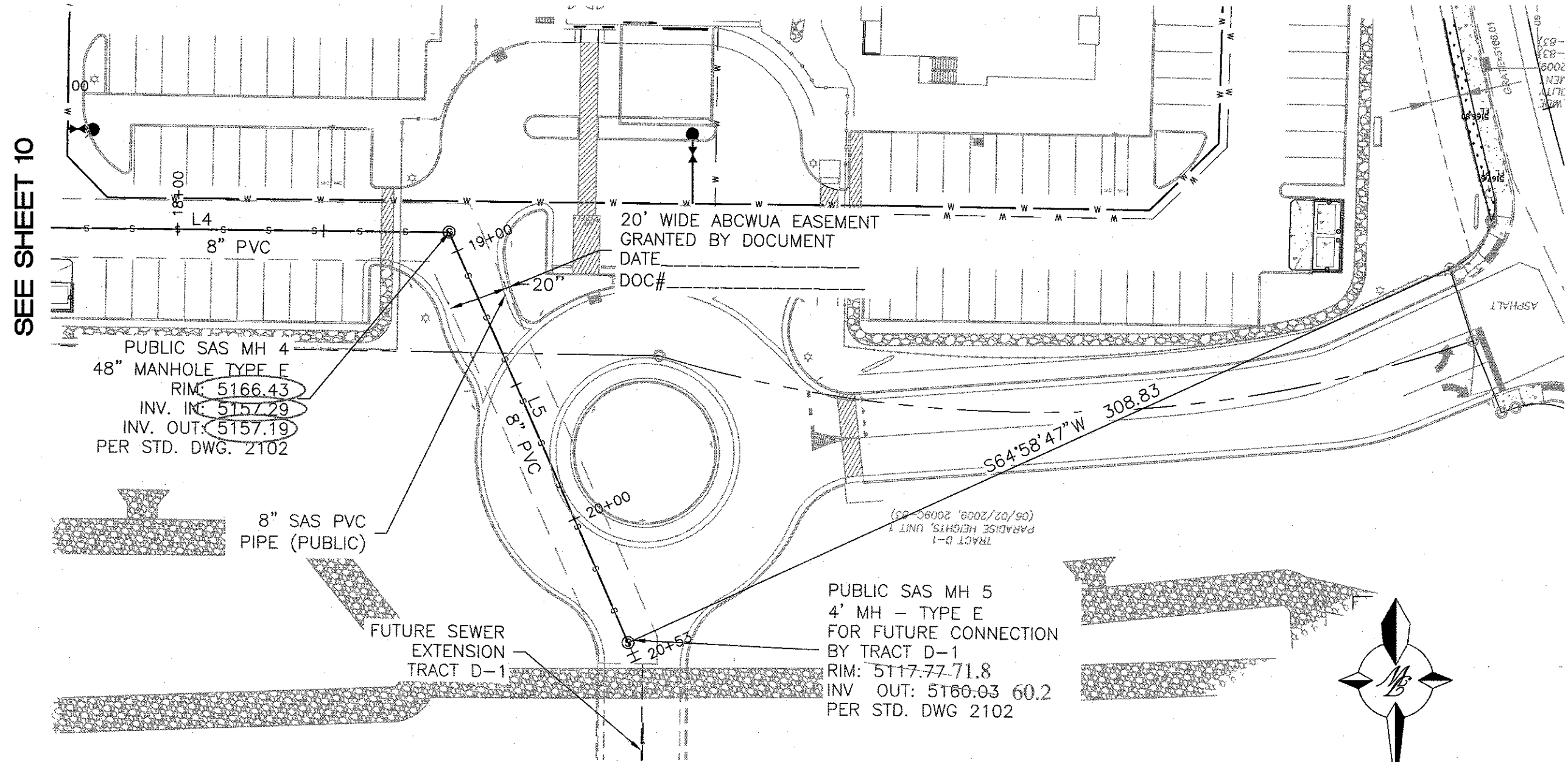
*MEASURED FROM THE CENTER OF MANHOLE

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ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: WINTERGREEN LUXURY APARTMENTS, PUBLIC IMPROVEMENTS SANITARY SEWER UTILITY IMPROVEMENTS	
DESIGN REVIEW COMMITTEE APPROVED Jan. 18, 2022 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVED Mar. 23, 2022 CITY ENGINEER
CITY PROJECT NO. 589493	ZONE MAP NO. A-12-Z
SHEET 11	OF 15

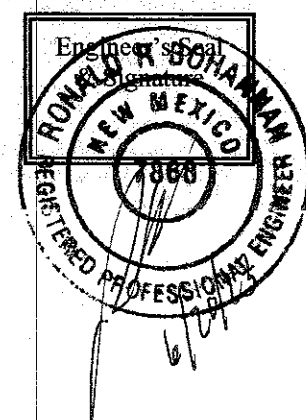


LINE TABLE		
L4	N90°00'00"W	144.21
L5	N24°09'50"W	152.98

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NAME	MANHOLE LOCATION*		RIM ELEVATION
SAS MH 1	X _i	Y _i	Z _i
SAS MH 2	X _i	Y _i	Z _i
SAS MH 3	X _i	Y _i	Z _i
SAS MH 4	X _i	Y _i	Z _i
SAS MH 5	X _i	Y _i	Z _i

*MEASURED FROM THE CENTER OF MANHOLE

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LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATERLINE
- FIRE LINE
- SAS MANHOLE
- WL VALVE
- WL METER
- WL FIRE HYDRANT
- EXISTING INLET
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE
- TOP OF PIPE
- BOTTOM OF PIPE

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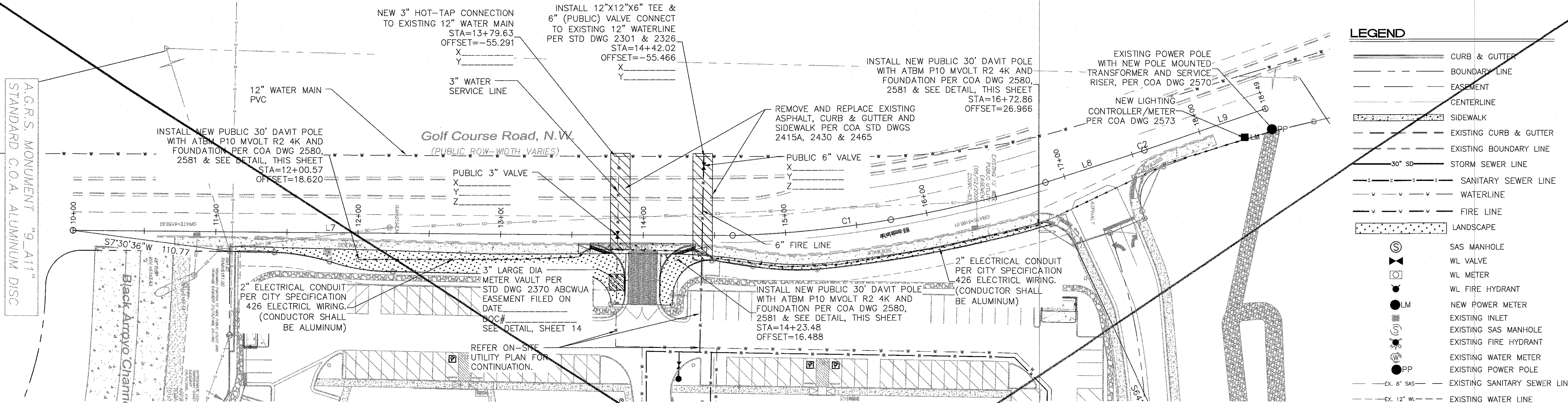
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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: WINTERGREEN LUXURY APARTMENTS, PUBLIC IMPROVEMENTS	
SANITARY SEWER UTILITY IMPROVEMENTS	
DESIGN REVIEW COMMITTEE APPROVED Jan. 18, 2022 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVED Mar. 23, 2022 CITY ENGINEER
CITY PROJECT NO. 589493	ZONE MAP NO. A-12-Z
SHEET 12 OF 15	

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		BY	
CONTRACTOR	DATE	STATION	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
CONTRACTOR: <i>[Signature]</i>	DATE: 01/07/2022	STATION: 18+00	DATE: 01/07/2022	NO.:	DATE:	NO.:	DATE:	NO.:	DATE:	NO.:	DATE:
WORK: <i>[Signature]</i>	DATE: 01/07/2022	STATION: 18+00	DATE: 01/07/2022	NO.:	DATE:	NO.:	DATE:	NO.:	DATE:	NO.:	DATE:
FIELD: <i>[Signature]</i>	DATE: 01/07/2022	STATION: 18+00	DATE: 01/07/2022	NO.:	DATE:	NO.:	DATE:	NO.:	DATE:	NO.:	DATE:
DESIGN: <i>[Signature]</i>	DATE: 01/07/2022	STATION: 18+00	DATE: 01/07/2022	NO.:	DATE:	NO.:	DATE:	NO.:	DATE:	NO.:	DATE:
APPROVED BY: <i>[Signature]</i>	DATE: 01/07/2022	STATION: 18+00	DATE: 01/07/2022	NO.:	DATE:	NO.:	DATE:	NO.:	DATE:	NO.:	DATE:
CHECKED BY: <i>[Signature]</i>	DATE: 01/07/2022	STATION: 18+00	DATE: 01/07/2022	NO.:	DATE:	NO.:	DATE:	NO.:	DATE:	NO.:	DATE:
RECORDED BY: <i>[Signature]</i>	DATE: 01/07/2022	STATION: 18+00	DATE: 01/07/2022	NO.:	DATE:	NO.:	DATE:	NO.:	DATE:	NO.:	DATE:
NO.:	DATE:	NO.:	DATE:	NO.:	DATE:	NO.:	DATE:	NO.:	DATE:	NO.:	DATE:

COA PUBLIC ROW NOTE:

1. PROTECT ALL EXISTING LANDSCAPING AND IRRIGATION SYSTEMS TO THE GREATEST EXTENT POSSIBLE.
2. IF IRRIGATION SYSTEM IS ENCOUNTERED, CONTACT ADAM BACA WITH COA SOLID WASTE / CLEAN CITY AT 505-857-8045
3. REPAIR ANY DAMAGE TO IRRIGATION SYSTEM WITHIN 24 HOURS AS DIRECTED BY COA CLEAN CITY.
4. IF BOULDERS NEED TO BE MOVED DURING CONSTRUCTION, RESTORE THEM TO THEIR CURRENT POSITION PRIOR TO COMPLETION OF WORK.



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- 30" SD STORM SEWER LINE
- SANITARY SEWER LINE
- WATERLINE
- FIRE LINE
- LANDSCAPE
- SAS MANHOLE
- WL VALVE
- WL METER
- WL FIRE HYDRANT
- NEW POWER METER
- EXISTING INLET
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE

NOTES:

1. GRAVITY SANITARY SEWER LINE CONNECTIONS PER ABCWUA STD DWG #2118 OR #2125.
2. ALL EXISTING UTILITY CONNECTION LOCATIONS AND INVERTS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION OF UTILITIES. CALL 811 FOR UTILITY LOCATES.
3. IF THERE ARE DISCREPANCIES, CONTRACTOR SHALL CONTACT PROJECT ENGINEER.
4. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
7. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-150 REQUIREMENTS (6" - 12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6" - 48").
8. ALL SANITARY SEWER LINES ARE TO BE SDR-35 PVC UNLESS OTHERWISE NOTED.
9. ALL MANHOLES <6" MUST USE TYPE "C" MANHOLE PER ABCWUA DWG. 2101.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, 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, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. 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.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. CONSTRUCTION ON CITY ARTERIAL STREETS MAY REQUIRE 24 HOUR CONSTRUCTION ACTIVITY AT THE DISCRETION OF THE CITY.

GENERAL UTILITY NOTES:

1. ENGINEER MUST COORDINATE WATER SYSTEM WITH SEWER SYSTEM TO PREVENT ANY CONFLICTS WHERE THESE LINES INTERSECT ONE ANOTHER.
2. PROVIDE 3 FEET OF COVER MINIMUM FOR ALL PROPOSED WATER LINES.
3. AREAS WHERE WATER PIPES CROSS OVER SEWER PIPES SHALL NOT HAVE ANY JOINTS.
4. PROPOSED WATER LINE SHALL BE 8' FROM CENTERLINE (North and East), UNLESS OTHERWISE NOTED.
5. NO FENCES, SIGNS, TREES OR ROCKWALLS TO BE PLACED WITHIN UTILITY EASEMENTS.
6. CONTACT UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES IN THIS AREA BEFORE EXCAVATION.
7. INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5') FEET AS PER O.S.H.A. STANDARDS.
8. PROVIDE ADEQUATE CONCRETE THRUST BLOCKING AT THE FOLLOWING: TAPPING SLEEVES, TEES, BENDS, PLUGS AND ALL FITTINGS.
9. P.V.C. PIPE SHALL BE PLACED WITH SELECT BEDDING MATERIAL ALL AROUND.
10. CAUTION: VERIFY LOCATION & DEPTH OF EXISTING GAS MAIN IN THE AREA OF CONSTRUCTION, BEFORE INSTALLING WATER LINE.

LINE TABLE		
LINE	BEARING	LENGTH
L7	N0°23'59"E	462.75
L8	N18°06'28"W	71.18
L9	N19°13'27"W	87.78

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	15°58'05"	801.37	223.34
C2	2°13'59"	100.01	3.90

SEE 13R

THE FOLLOWING TABLES WERE CREATED USING EBAA IRON INC. SOFTWARE FOR RESTRAINING JOINTS WITH THESE CRITERIA:

DEPTH OF BURY: 3.0' MINIMUM
SAFETY FACTOR: 1.5 TO 1
PIPE MATERIAL: PVC
SOIL TYPE: GM/SM-SILTY GRAVEL/SILTY SAND, GRAVEL-SAND MIXTURES
TEST PRESSURE: 150 PSI
TRENCH TYPE 3: PIPE BEDDED IN 4" MINIMUM LOOSE SOIL BACKFILL LIGHTLY CONSOLIDATED TO TOP OF PIPE

THESE LENGTHS WILL BE AFFECTED IF THE TYPE OF MATERIAL, GREATER DEPTH OF BURY, ETC. CHANGES. THESE MUST BE RECALCULATED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

RESTRAINED JOINT LENGTHS FOR TEES*							
SIZE	10'	8'	6'	4'	2'	0'	
12x12x12	61	68	76	83	90	98	
12x12x10	39	48	56	65	74	83	
12x12x8	15	26	37	48	59	70	
12x12x6	1	1	1	9	24	38	53
12x12x4	1	1	1	1	16	37	
10x10x10	46	54	61	68	76	83	
10x10x8	25	34	43	52	61	70	
10x10x6	1	5	7	29	41	53	
10x10x4	1	1	1	2	20	37	
8x8x8	34	42	49	56	63	70	
8x8x6	6	15	25	34	43	53	
8x8x4	1	1	1	10	24	37	
6x6x6	7	24	31	39	46	53	
6x6x4	1	1	6	17	27	37	

*RESTRAINTS ONLY PLACED ON THE BRANCH
**LENGTH ALONG RUN REFERS TO THE LENGTH OF PIPE ON EITHER SIDE OF THE TEE BEFORE THE NEXT JOINT.

RESTRAINED JOINT LENGTHS FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS (EACH SIDE)				
SIZE	90°	45°	22-1/2°	11-1/4° DEAD END
12	45	19	9	4
10	38	16	8	4
8	32	13	6	3
6	25	10	5	2
4	18	7	4	1

RESTRAINED JOINT LENGTHS FOR REDUCERS***			
SIZE	L. SIDE	SIZE	L. SIDE
12x10	50	10x6	53
12x8	54	10x4	70
12x6	74	8x6	30
12x4	88	8x4	52
10x8	29	6x4	28

***RESTRAINTS ONLY PLACED ON LARGE SIDE

CAUTION:

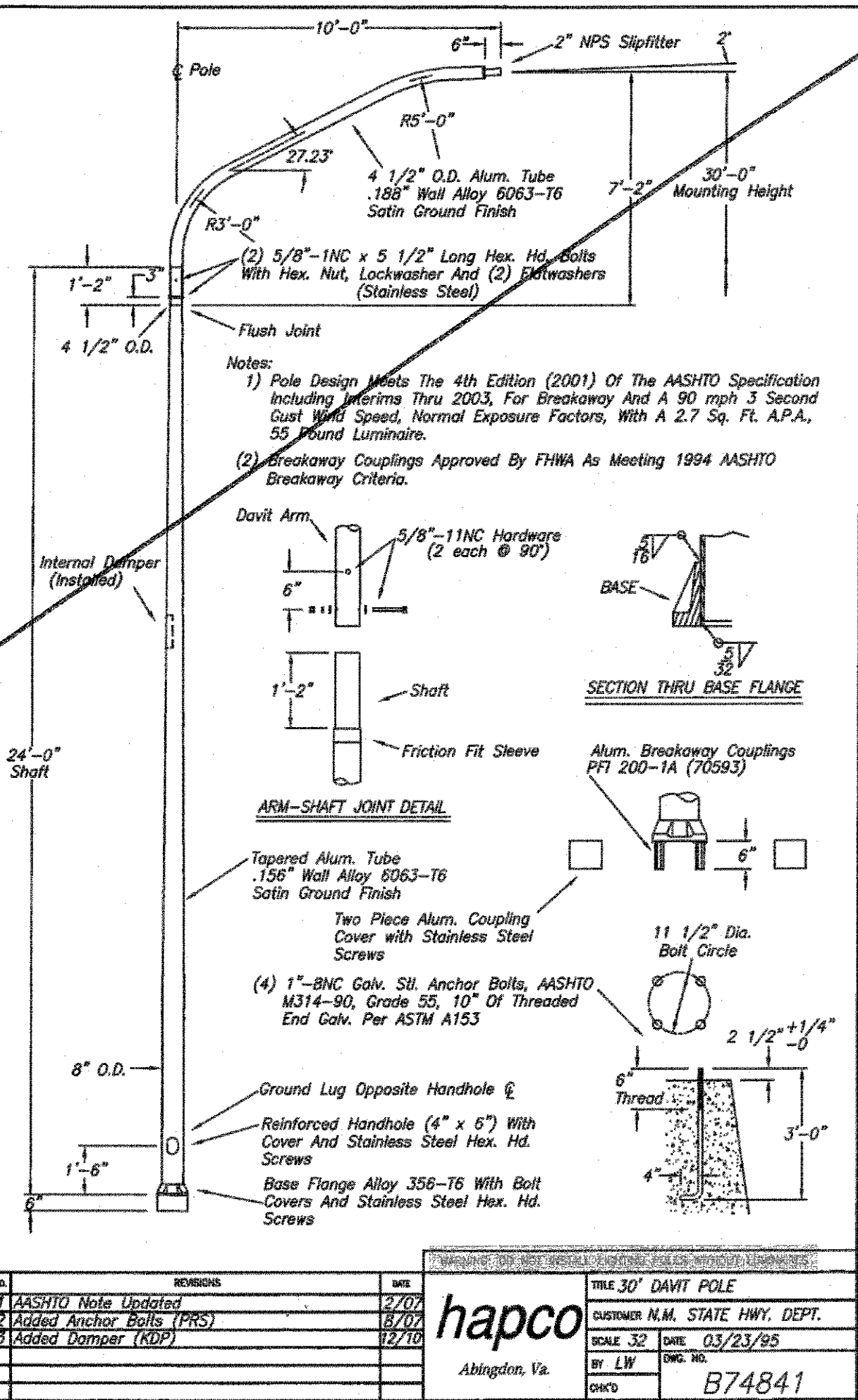
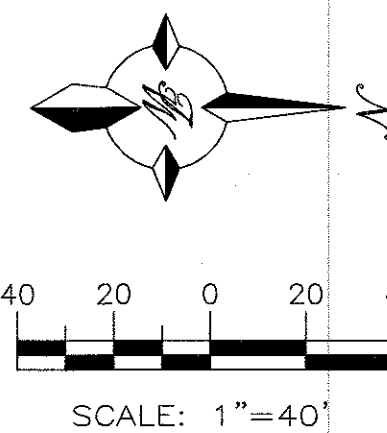
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THE FOLLOWING TABLES WERE CREATED USING EBAA IRON INC. SOFTWARE FOR RESTRAINING JOINTS WITH THESE CRITERIA:

DEPTH OF BURY: 3.0' MINIMUM TO 6.0'
SAFETY FACTOR: 1.5 TO 1
PIPE MATERIAL: PVC
SOIL TYPE: GM/SM-SILTY GRAVEL/SILTY SAND, GRAVEL-SAND MIXTURES
TEST PRESSURE: 150 PSI
TRENCH TYPE 3: PIPE BEDDED IN 4" MINIMUM LOOSE SOIL BACKFILL LIGHTLY CONSOLIDATED TO TOP OF PIPE

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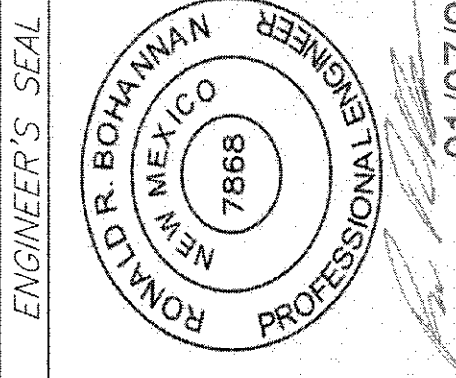
RESTRAINED JOINT LENGTHS FOR VERTICAL OFFSETS/BENDS (EACH SIDE)				
SIZE	90°	45°	22-1/2°	11-1/4°
12 UPPER	DON'T USE	42	20	10
12 LOWER	DON'T USE	10	5	2
10 UPPER	DON'T USE	36	17	8
10 LOWER	DON'T USE	8	4	2
8 UPPER	DON'T USE	30	14	7
8 LOWER	DON'T USE	7	3	2
6 UPPER	DON'T USE	23	11	5
6 LOWER	DON'T USE	5	3	1
4 UPPER	DON'T USE	16	8	4
4 LOWER	DON'T USE	4	2	1



REVISIONS		DATE	DESCRIPTION
1	Added Anchor Bolts (Pins)	12/20	
2	Added Damper (RIP)	12/20	

hapco
Arlington, Va.

THIS 30' DAVIT POLE
CUSTOMER N.M. STATE HWY. DEPT.
SCALE 3/2 DATE 03/23/95
BY LW DWG NO. B74841
CHECKED



TERRA WEST, LLC
557 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.terrawestllc.com

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP**

**TITLE: WINTERGREEN LUXURY APARTMENTS, PUBLIC IMPROVEMENTS
GOLF COURSE RD UTILITY IMPROVEMENTS**

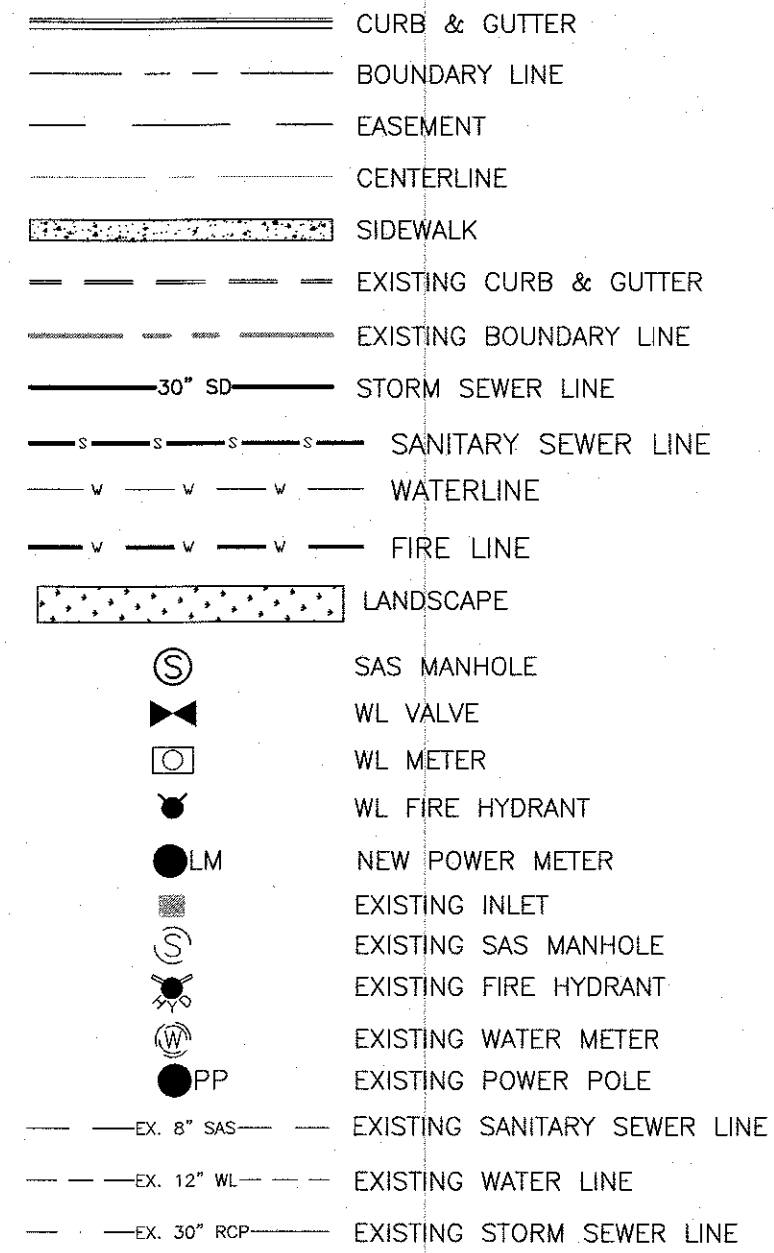
DESIGN REVIEW COMMITTEE: APPROVED Jan. 18, 2022
CITY ENGINEER APPROVAL: APPROVED Mar. 23, 2022
LAST DESIGN UPDATE: []

CITY PROJECT NO. 589493
ZONE MAP NO. A-12-Z
SHEET 13 OF 15

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.

1. PROTECT ALL EXISTING LANDSCAPING AND IRRIGATION SYSTEMS TO THE GREATEST EXTENT POSSIBLE.
2. IF IRRIGATION SYSTEM IS ENCOUNTERED, CONTACT ADAM BACA WITH COA SOLID WASTE / CLEAN CITY AT 505-857-8045
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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 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., NMP# number 18374**.

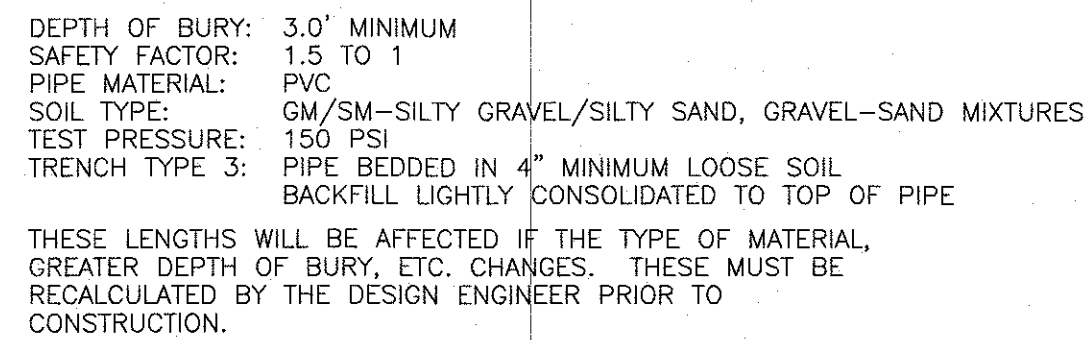


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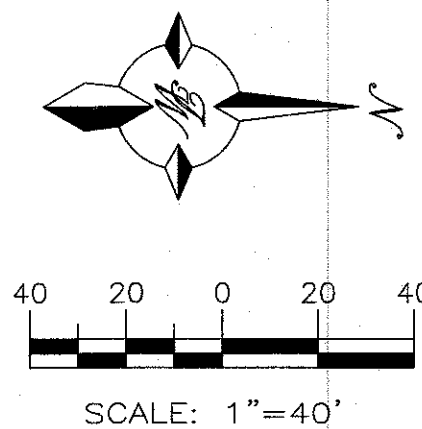
CURVE TABLE			
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C1	15°58'05"	801.37	223.34
C2	2°13'59"	100.01	3.90



RESTRAINED JOINT LENGTHS FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS (EACH SIDE)					
SIZE	HORIZONTAL BENDS			VALVES DEAD END	
	90°	45°	22-1/2°	11-1/4°	
12	45	19	9	4	102
10	38	16	8	4	86
8	32	13	6	3	72
6	25	10	5	2	55
4	18	7	4	1	39



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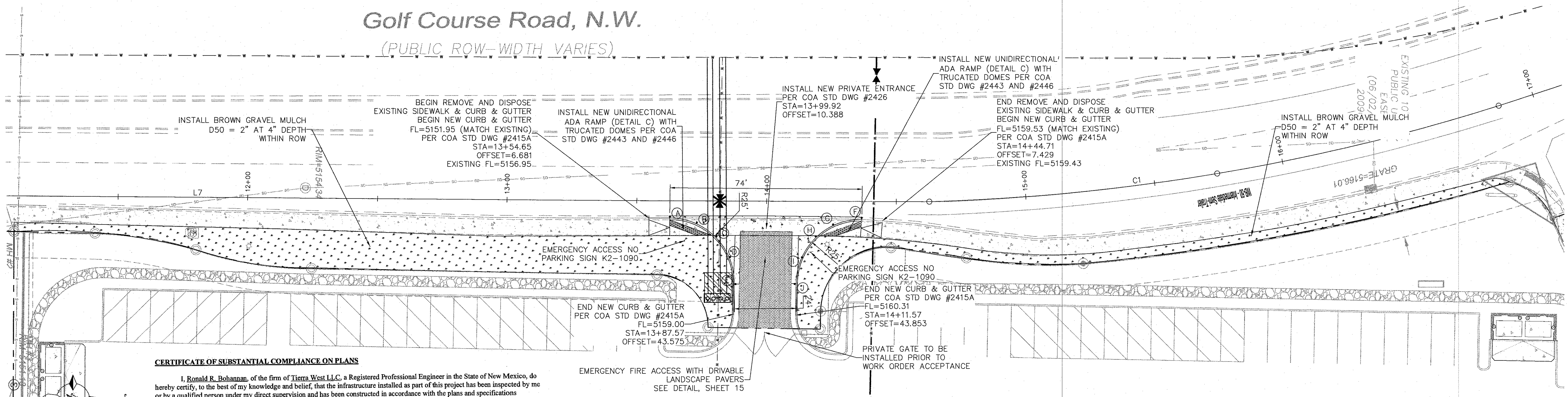


5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

TITLE: **WINTERGREEN LUXURY APARTMENTS, PUBLIC IMPROVEMENTS**
GOLF COURSE RD UTILITY IMPROVEMENTS

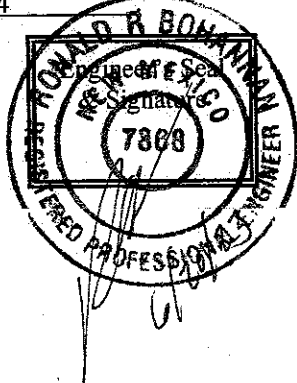
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST DESIGN UPDATE	MO./DAY/YR.		MO./DAY/YR.	
								
CITY PROJECT NO.		ZONE MAP NO.		SHEET		OF		
589493		A-12-Z		13		15		

Golf Course Road, N.W.
(PUBLIC ROW-WIDTH VARIES)



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 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.



QUARTER POINTS

C1	FL	ELEV.	C2	FL	ELEV.
5157.10	A	5157.39*	F	5159.40*	5159.10
5157.27	B	5157.44	G	5159.62	5159.02
	C	5157.5	H	5159.84	5159.17
	D	5158.02	I	5160.07	5159.34
	E	5158.54	J	5160.31	5160.12

* MATCH EXISTING ELEVATION

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LEGEND

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	CENTERLINE
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	STORM SEWER LINE
	SANITARY SEWER LINE
	WATERLINE
	FIRE LINE
	LANDSCAPE
	SAS MANHOLE
	WL VALVE
	WL METER
	WL FIRE HYDRANT
	EXISTING INLET
	EXISTING SAS MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM SEWER LINE
	TOP OF PIPE
	BOTTOM OF PIPE

NOTICE TO CONTRACTORS

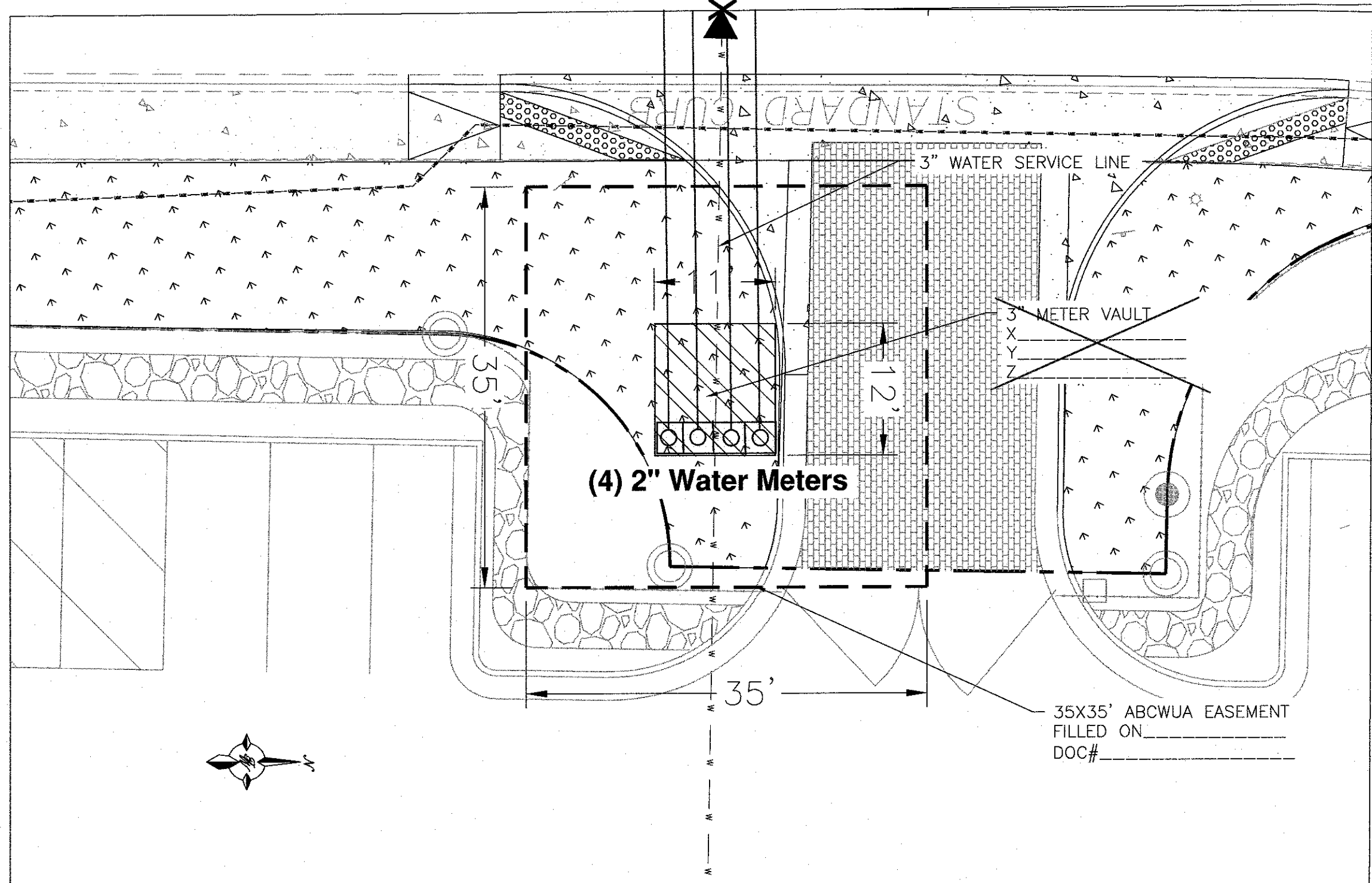
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3' METER VAULT EASEMENTS DETAILS

SCALE: 1"=10'

TIERRA WEST, LLC
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ALBUQUERQUE, NEW MEXICO 87109
(505) 858-5100
www.tierrowestllc.com

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WINTERGREEN LUXURY APARTMENTS, PUBLIC IMPROVEMENTS
GOLF COURSE RD OFFSITE IMPROVEMENTS

DESIGN REVIEW COMMITTEE
APPROVED
Jan. 18, 2022
DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL
APPROVED
Mar. 23, 2022
CITY ENGINEER

CITY PROJECT NO.
589493

ZONE MAP NO.
A-12-Z

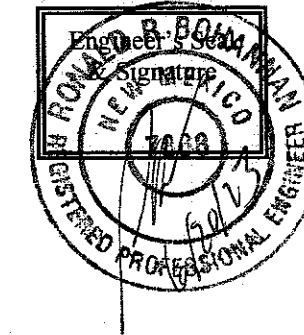
SHEET 14 OF 15


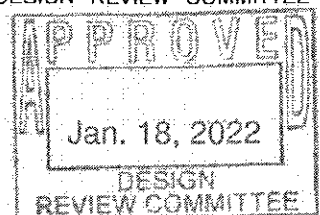
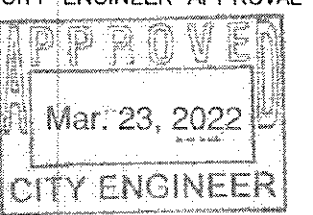
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DATE	
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WORK	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
STATION	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
FIELD	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
ADJUSTED	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
CORRECTED	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
RECORDED	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE



- For complete Installation Instructions see our website
www.soilretention.com/drivable-grass/professional/

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 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., NMPMS number 18374.



		TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-1100 www.tierrawestllc.com		NO.		DATE		DESIGNED BY:		DRAWN BY:		CHECKED BY:	
		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP											
TITLE: WINTERGREEN LUXURY APARTMENTS, PUBLIC IMPROVEMENTS CONSTRUCTION DETAILS													
DESIGN REVIEW COMMITTEE 				CITY ENGINEER APPROVAL 				LAST DESIGN UPDATE		MO./DAY/YR.		MO./DAY/YR.	
CITY PROJECT NO. 589493				ZONE MAP NO. A-12-Z		SHEET 15 OF 15							