

PHASE 1 CONSTRUCTION PLANS FOR
UNSER BLVD. &
McMAHON BLVD.
ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2021

FW

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City Inspector	Tim Sims
Contractor	Franklin's Earthmoving, Inc.
Construction Engineer	David Bishop
Date	7/1/2022

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' INFORMATION SHOWN ON THESE DRAWINGS WAS ADDED BY ME OR UNDER MY SUPERVISION, AND THAT THIS 'AS-BUILT' INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. CARTESIAN SURVEYS, INC. IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING, OR INTENT OF THE RECORD DRAWINGS.

B. J. Martinez 5/16/22



WATER & SEWER

1. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. EXISTING VALVES AND MANHOLES SHALL NOT BE BURIED OR PAVED OVER BUT RIMS SHALL BE ADJUSTED TO MATCH NEW GRADE PER COA STANDARD DRAWINGS 2480 AND 2481.
2. MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.
3. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX](http://abcwua.org/water_shut_off_and_turn_on_procedures.aspx)
4. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900; DR18 REQUIREMENTS (8" - 12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (8" - 48").
5. ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. THE JOINT RESTRAINT REQUIREMENTS SHOULD BE DELINEATED WITHIN A JOINT RESTRAINT TABLE.
6. ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING. EXCEPT WHEN PROPOSED WITHIN A PROPOSED OR EXISTING STREET, WHERE STREET STATIONING SHALL GOVERN.
7. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2485.
8. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1988 EDITION AS REVISED THROUGH UPDATE #9. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 5' POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.
9. TRACER WIRE SHALL BE INCLUDED FOR ALL PUBLIC WATER AND SEWER MAINS AND FOR WATER SERVICES IN ACCORDANCE WITH WATER AUTHORITY DETAILS.
10. CONTRACTOR SHALL PROVIDE THE PROPOSED HYDRO TESTING PLANS TO THE WUA INSPECTORS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.
11. AT UTILITY CROSSINGS, WHERE LESS THAN 18" OF VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROPOSED, LEAN 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.
12. ALL DESIGNS AND CONSTRUCTION OF ANY UNDERGROUND UTILITIES SHALL COMPLY WITH ADMINISTRATIVE INSTRUCTION NO. 9 FOR WORK NEARBY OR AFFECTING SAN JUAN CHAMA TRANSMISSION LINES AND APPURTENANCES. 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)

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.

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 1/4 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. PHM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PHM WHILE THE CONTRACTOR IS EXPOSING PHM'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 THERE TO.
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 (SHP) AT 927-6320.



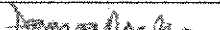
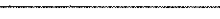
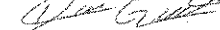
VICINITY MAP

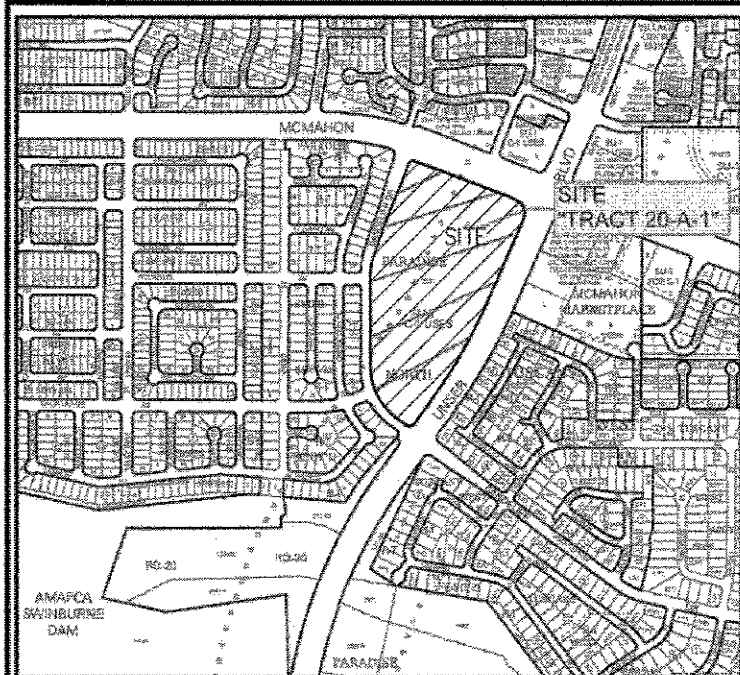
A-11-Z
SCALE NONE

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 (280-1390) 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.

TERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
505-858-3100
www.tierwestllc.com

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
  08-19-21		DRC Chairman		8/26/2021	APPROVED FOR CONSTRUCTION		
		Transportation		8/19/2021			
		Water/Wastewater		8/26/2021			
		Hydrology		08/23/21			
		AMAFCA					
		Constr. Mngmt.			 City Engineer	11/12/2021	Date
		Constr. Coord.					
RONALD R. BOHANNAN P.E. #7868		CITY PROJECT NO. 683083			SHEET 1 OF 23		



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

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

PURPOSE OF PLAT

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

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

SOLAR NOTE:

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

DESCRIPTION

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

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

EXISTING EASEMENTS:

① 10-FOOT PUBLIC UTILITY EASEMENT
FILED-AUGUST 08, 1990, IN BOOK 90C, PAGE 182.

NEW EASEMENTS:

① EASEMENT FOR PUBLIC ACCESS, PUBLIC WATER, PUBLIC SEWER AND PUBLIC DRAINAGE
TO BE GRANTED BY THE FILING OF THIS PLAT.

UTILITY NOTES:

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

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

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

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

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

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

FREE CONSENT

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING, "PLAT OF UNSER AND MCMAHON CENTER", WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

SAID OWNER(S) DO HEREBY GRANT EASEMENTS AS SHOWN HEREON.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

OWNER: TRES ESQUINAS LIMITED COMPANY, LLC
BY: YOGESH PATEL
TITLE: MANAGING MEMBER

YOGESH PATEL DATE

ACKNOWLEDGEMENT:

STATE OF _____)
COUNTY OF _____)
ON THIS _____ DAY OF _____, 2021, BEFORE ME

PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT
THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST
ABOVE WRITTEN.

MY COMMISSION
EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

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

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

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

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____
NEW MEXICO GAS COMPANY _____ DATE _____
CENTURY LINK _____ DATE _____
COMCAST _____ DATE _____

CITY APPROVALS:

CITY SURVEYOR _____ DATE _____
REAL PROPERTY DIVISION _____ DATE _____
ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
A.B.C.W.U.A. _____ DATE _____
PARKS & RECREATION DEPARTMENT _____ DATE _____
A.M.A.T.C.A. _____ DATE _____
CITY ENGINEER/HYDROLOGY _____ DATE _____

CODE ENFORCEMENT

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

TREASURER'S OFFICE CERTIFICATION

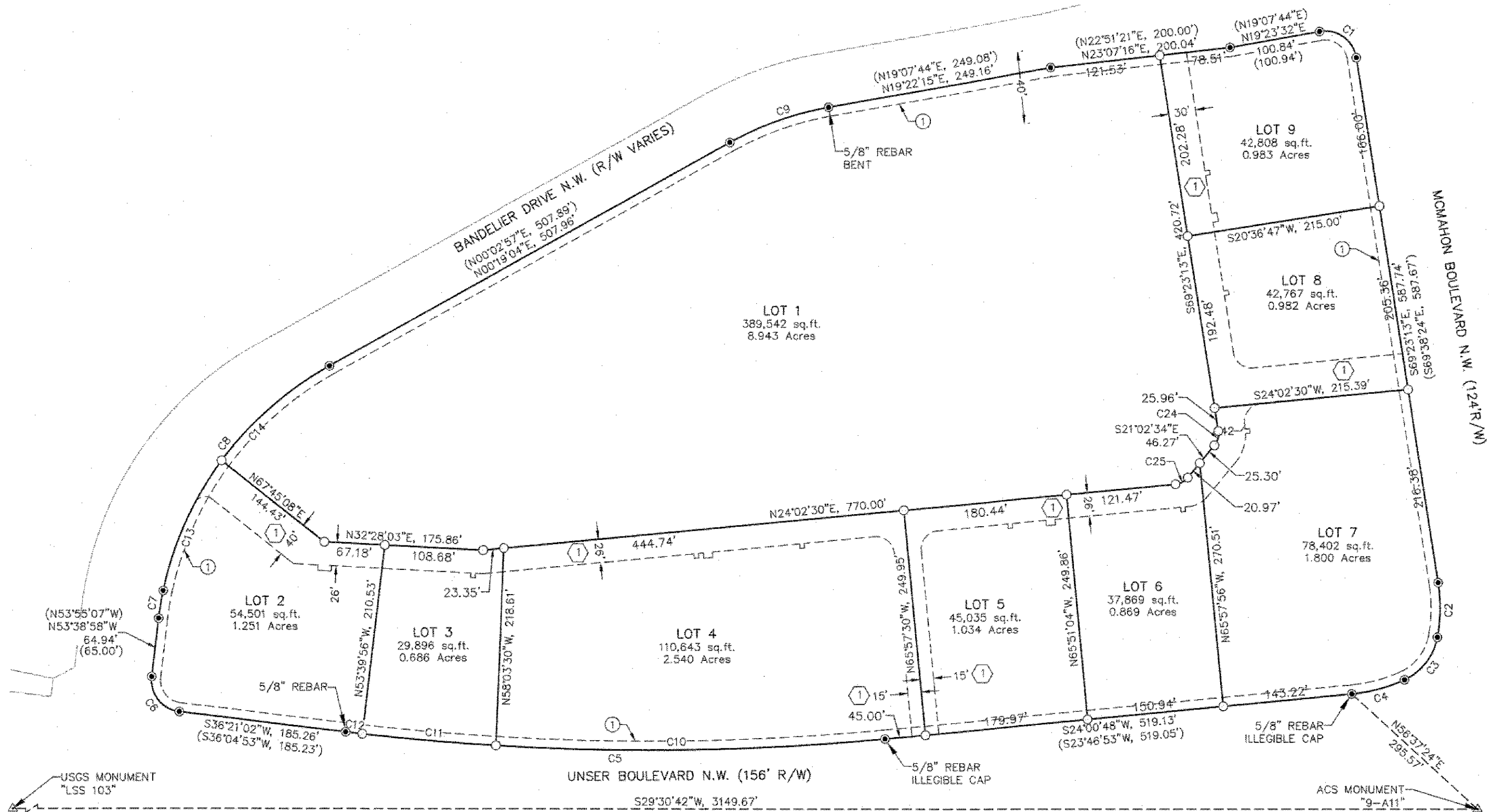
THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC # _____
PROPERTY OWNER OF RECORD _____
BERNALILLO COUNTY
TREASURER'S OFFICE _____ DATE _____



Fierro & Company
ENGINEERING | SURVEYING
6300 MONTANO ROAD, NW, SUITE C
ALBUQUERQUE, NM 87120
PH 505.352.8530
www.fierrocompany.com

SHEET 1 OF 7

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

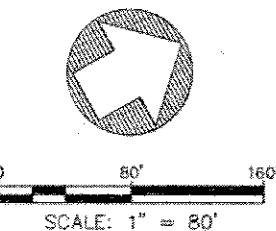


USGS MONUMENT "LSS 103"
NM STATE PLANE COORDINATES (CENTRAL ZONE)
PUBLISHED DATA IN NAD 1983
Y=1830466.034 U.S. SURVEY FEET
X=1505019.995 U.S. SURVEY FEET
DELTA ALPHA= -015'30.20"
GROUND TO GRID FACTOR= 0.999671640
PUBLISHED DATA IN NAVD 1986
ELEVATION= 5295.137 U.S. SURVEY FEET

ACS MONUMENT "9-A11"
NM STATE PLANE COORDINATES (CENTRAL ZONE)
PUBLISHED DATA IN NAD 1983
Y=1533206.142 U.S. SURVEY FEET
X=1505019.995 U.S. SURVEY FEET
DELTA ALPHA= -015'30.20"
GROUND TO GRID FACTOR= 0.999670857
PUBLISHED DATA IN NAVD 1986
ELEVATION= 5301.647 U.S. SURVEY FEET

PROPERTY CORNERS

● = FOUND 1/2" REBAR WITH PS 8666 CAP
UNLESS OTHERWISE NOTED
▲ = FOUND ACS MONUMENT AS NOTED
○ = SET 1/2" REBAR WITH PS 22909 CAP



SHEET 2 OF 7



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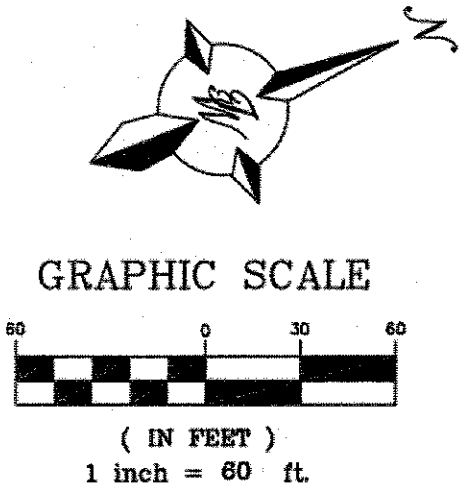
FRM MAP (EFFECTIVE DATE 8-16-2012) 35001C0104H

LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	ASPHALT PAVING
	CONTOUR MAJOR
	CONTOUR MINOR
	SPOT ELEVATION (FLOWLINE)
	FLOW ARROW
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SPOT ELEVATION

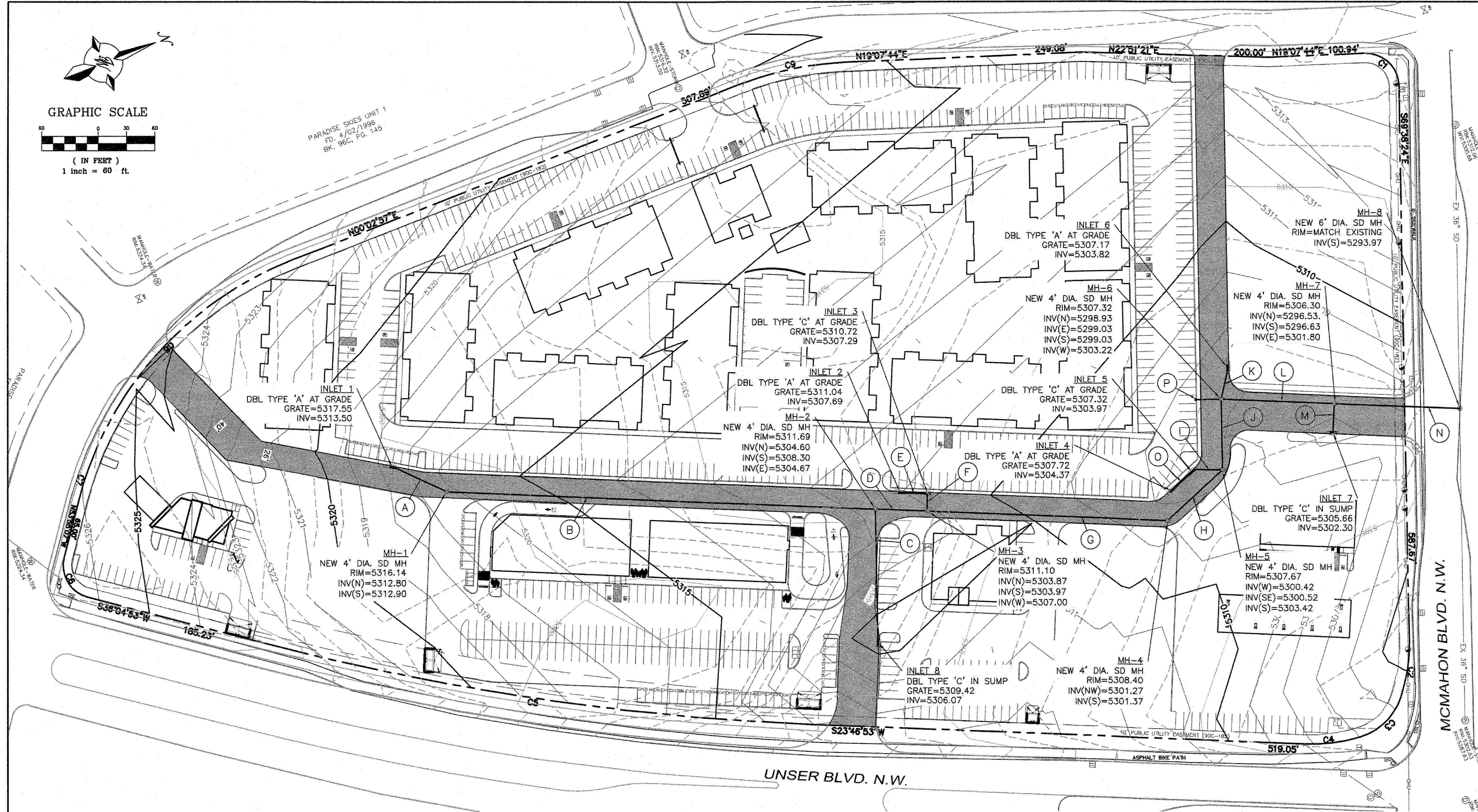
CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES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

FOR REFERENCE ONLY SHT 3 OF 23

	UNSER & MCMAHON	ENGINEER'S SEAL
	GRADING AND DRAINAGE PLAN	DATE 08/03/2020
	TERRA VEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrovestllc.com	2020015-GR
		SHEET # C1
		JOB # 2020015



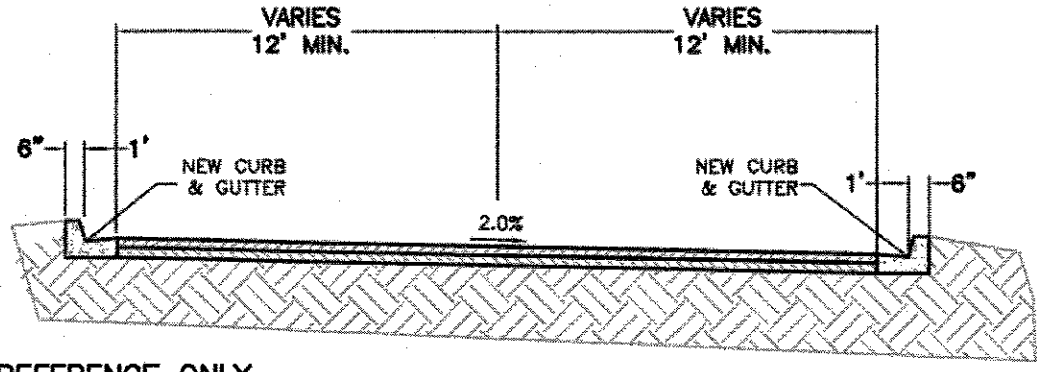
PARADISE SKIES UNIT 1
FD: 4/02/1999
BK: 96C, PG. 145



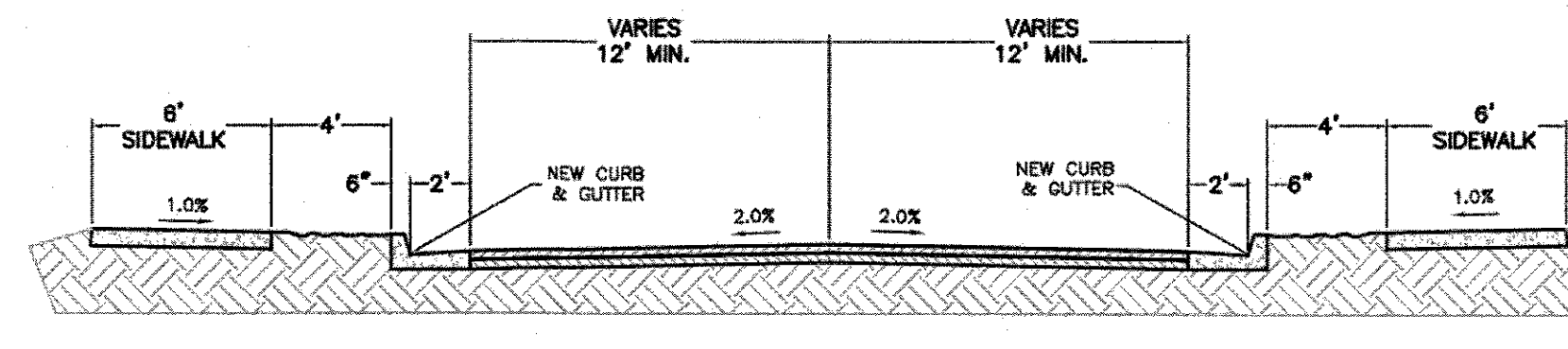
- KEYED NOTES:
- A 18" RCP @ 2.0%
 - B 18" RCP @ 1.0%
 - C 18" RCP @ 1.0%
 - D 18" RCP @ 2.0%
 - E 18" RCP @ 2.0%
 - F 18" RCP @ 2.0%
 - G 24" RCP @ 1.0%
 - H 24" RCP @ 1.0%
 - I 18" RCP @ 2.0%
 - J 24" RCP @ 2.0%
 - K 18" RCP @ 2.0%
 - L 36" RCP @ 2.0%
 - M 18" RCP @ 2.0%
 - N 36" RCP @ 2.0%
 - O 18" RCP @ 2.0%
 - P 30" RCP @ 2.0%, STUBBED 5' PAST EDGE OF PAVEMENT
STUB INV=5299.53

NOTICE TO CONTRACTORS

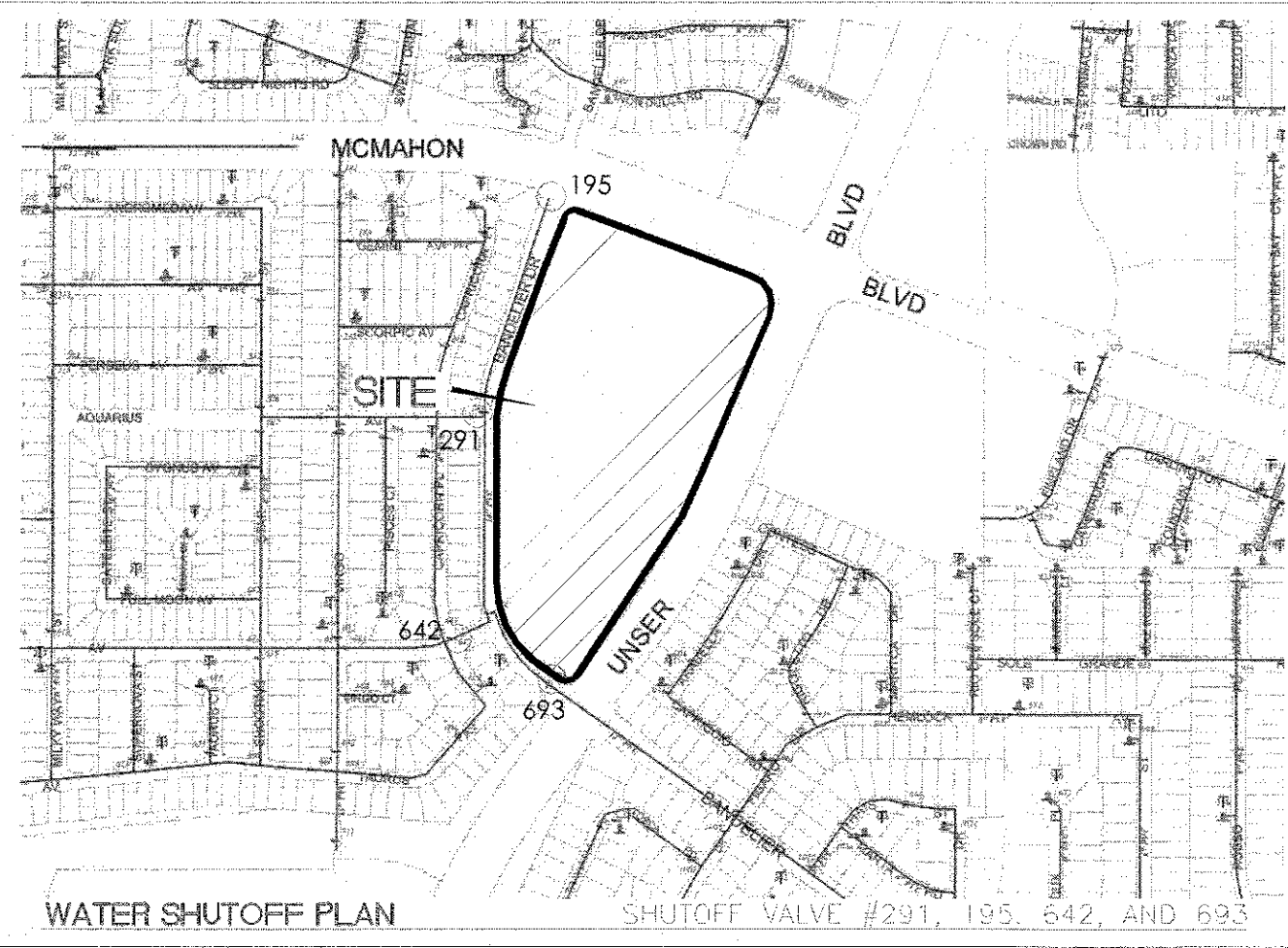
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL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



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



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



WATER SHUTOFF PLAN

SHUTOFF VALVE #291, 195, 642, AND 693

KEYED NOTES

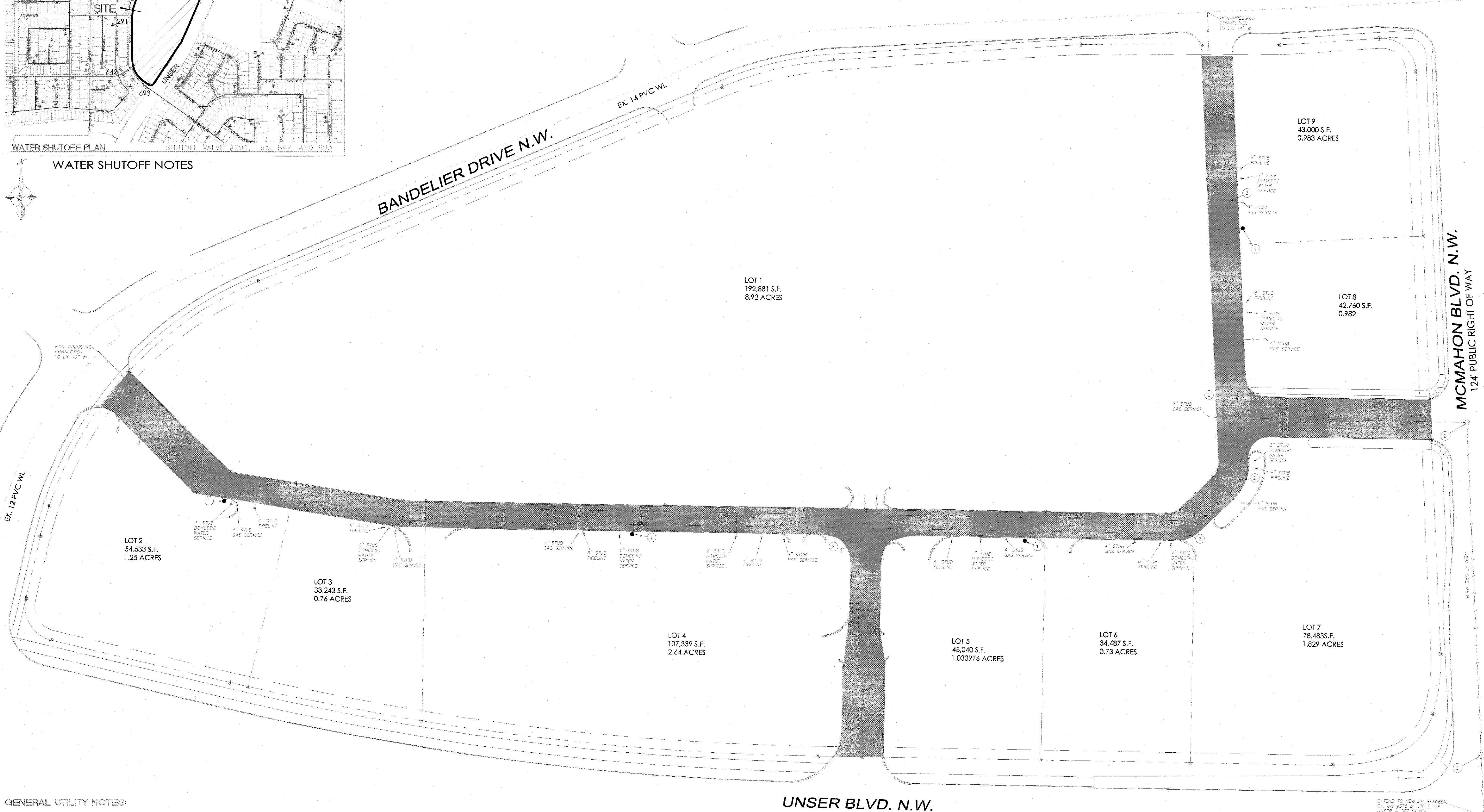
- 1. PROPOSED PRIVATE FIRE HYDRANT PER COA STD DWG 2340
- 2. 4" DIA. TYPE 'E' SAS MH PER COA STD DWG 2102

CAUTION:

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NOTES:

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



GENERAL UTILITY NOTES:

- 1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
- 2. 4" MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
- 3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
- 4. CLEAN CUTS 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 FURRED AND BE ADJUSTED TO FINISHED GRADE.
- 8. ALL EXCAVATION, TRENCHING AND SHOPPING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 19 CFR 1926.650 SUBPART P.
- 9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
- 10. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRG REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
- 11. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

LEGEND

	CURB & GUTTER		EXISTING SANITARY SEWER LINE
	BOUNDARY LINE		EXISTING PVC WATERLINE
	EASEMENT		PROPOSED PUBLIC HYDRANT
	SIDEWALK		PROPOSED INTERNAL DRIVE AISLE
	EXISTING CURB & GUTTER		
	PROPOSED STORM SEWER LINE		
	PROPOSED SANITARY SEWER LINE		
	PROPOSED WATERLINE		

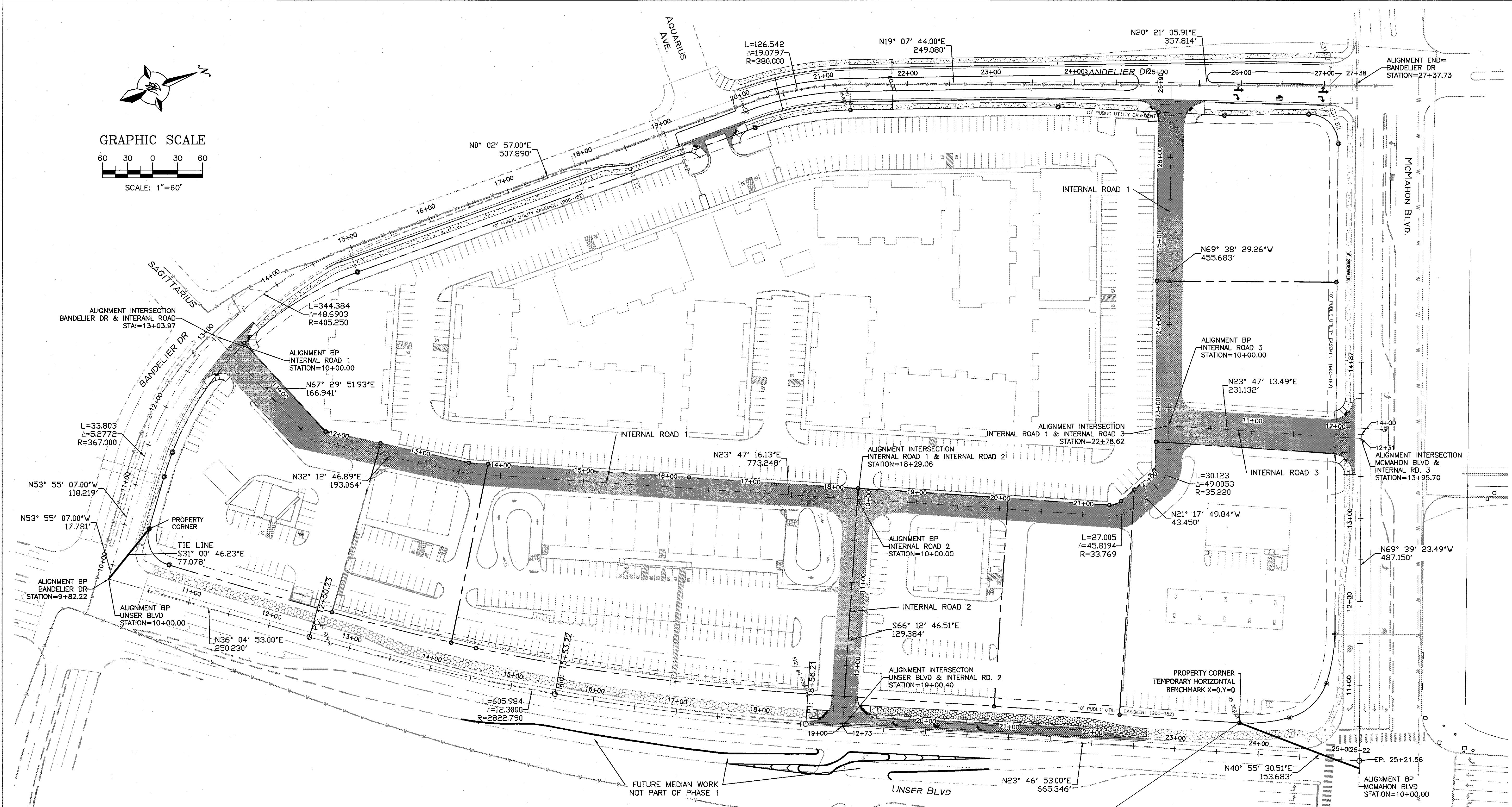
FOR REFERENCE ONLY

	UNSER & MCMAHON	DRAWN BY RMG
	MASTER UTILITY PLAN	DATE 03/15/2021
		2030015-MH-DRG EXHIBIT 21-03-15
		SHEET # C-2
DONALD P. BOHANNAN P.E. #7965		JOB # 2020015

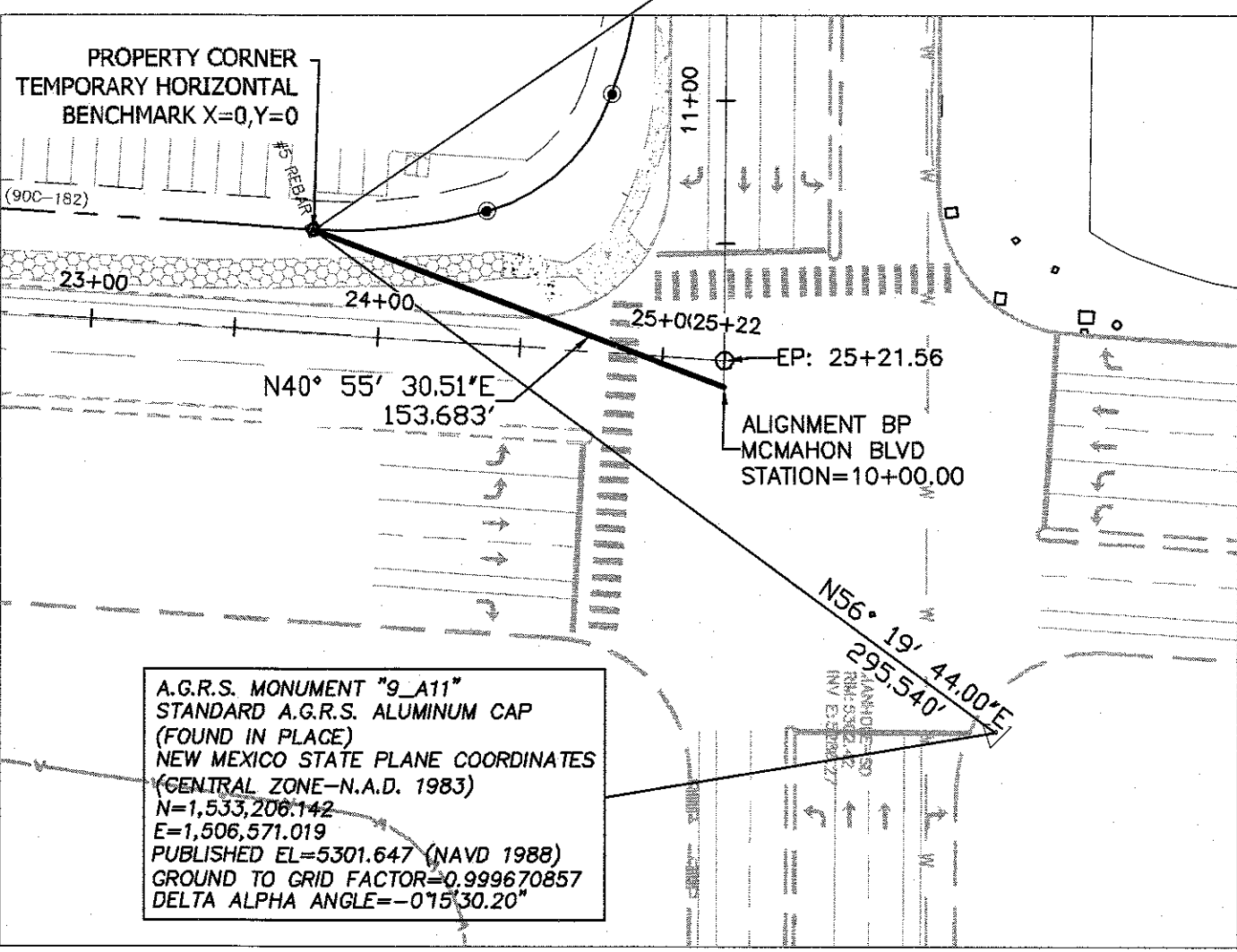


GRAPHIC SCALE

60 30 0 30 60
SCALE: 1"=60'



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FOR REFERENCE ONLY

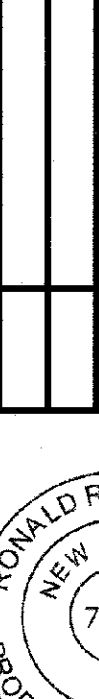
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

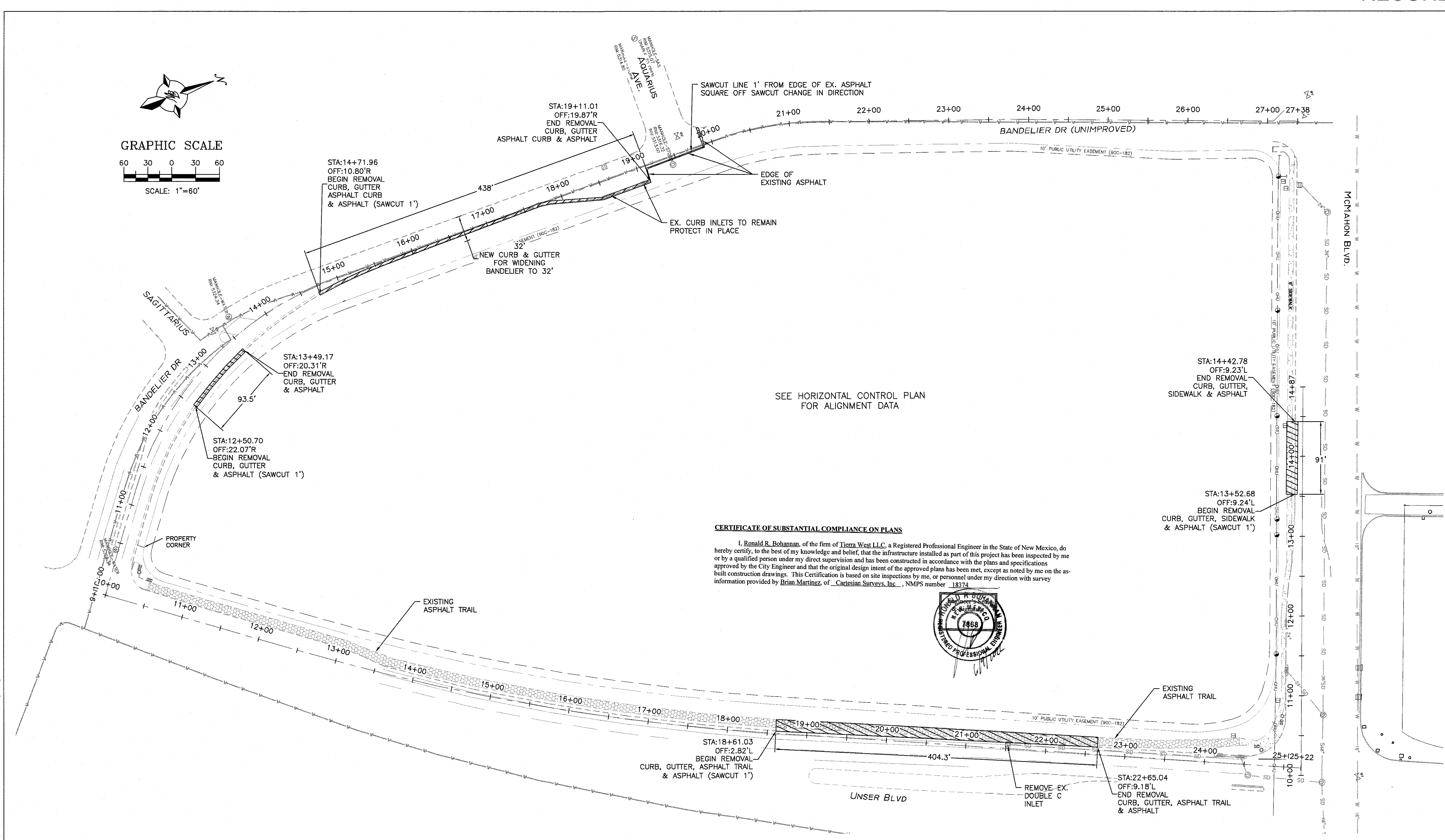
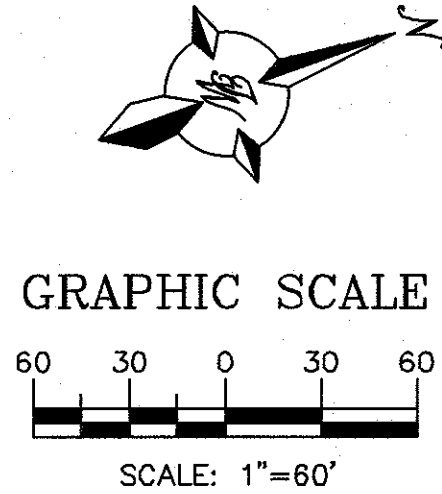
ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
UNSER & MCMAHON - PHASE 1
HORIZONTAL CONTROL PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MD/DW/YR.	MD/DW/YR.
APPROVED Aug. 26, 2021	APPROVED Nov. 12, 2021		
DESIGN REVIEW COMMITTEE	CITY ENGINEER	LAST DESIGN UPDATE	

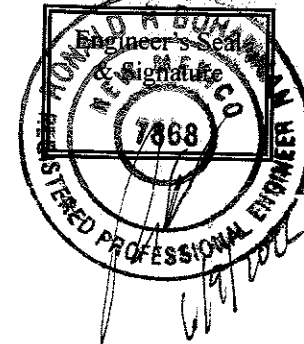
CITY PROJECT NO.	ZONE MAP NO.	SHEET
683083	A-11-Z	05 of 23

								ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION			
								 08-19-21		FIELD NOTES							
NO.		BY		DATE		AGRS MONUMENT "9_A11"						CONTRACTOR Franklin's Earthmoving Inc.					
						NEW MEXICO STATE				WORK ORDER BY CARTESIAN SURVEY DATE 2/22							
						PLANE COORDINATES				TERRA WEST LLC DATE 5/22							
						CENTRAL ZONE (NAD 1983)				FIELD NOTES BY CARTESIAN SURVEY DATE 5/22							
						N=1533,268.142 E=1,508,571.019		DATE FORN BY TERRA WEST LLC DATE 5/22									
						EL=5301.647 (NAVD 1988)		COORDINATED BY		MICRO-FILM INFORMATION							
								GROUND TO GRID FACTOR=0.999670857		RECORDED BY		DATE					
										NO.		DELTA ALPHA=-0.1530.20"					



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.



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

ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: UNSER & McMAHON - PHASE 1 DEMOLITION PLAN BANDELIER DR - STA: 10+00.00 TO 12+00	
DESIGN REVIEW COMMITTEE APPROVED Aug. 26, 2021	CITY ENGINEER APPROVAL APPROVED Nov. 12, 2021 CITY ENGINEER
CITY PROJECT NO. 683083	ZONE MAP NO. A-11-Z
SHEET 06 of 23	

		ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
				FIELD NOTES		AGRS MONUMENT "9-A11"		CONTRACTOR Franklin's Earthmoving Inc.	
				NO. BY DATE		NEW MEXICO STATE		WORK ORDER BY CARTESIAN SURVEYS DATE 2/22	
						PLANE COORDINATES		DESIGNED BY Tierra West LLC DATE 5/22	
						CENTRAL ZONE (NAD 1983)		FIELD CHECKED BY CARTESIAN SURVEYS DATE 5/22	
						N=1,533,206.142 E=1,506,571.019		CORRECTED BY Tierra West LLC DATE 5/22	
						EL =5301.647 (NAD 1988)		MICRO-FILM INFORMATION	
						GROUND TO GRID FACTOR=0.999670857		RECORDED BY	
						DELTA ALPHA=-0°15'30.20"		NO.	

RONALD R. BOHANNAN

NEW MEXICO

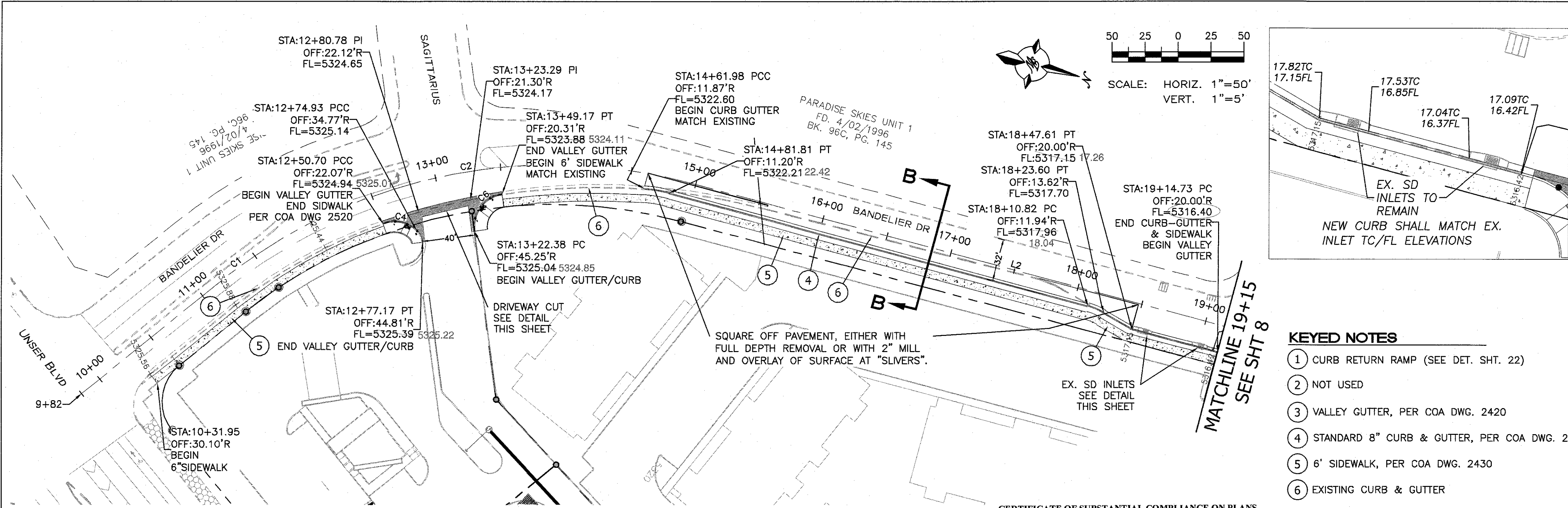
7868

PROFESSIONAL ENGINEER

08-19-21

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

\\TWIAS\7_Drive\2020\2020015_Unser & McMahon 19 Acres\dwg\Construction\2020015_Demolition Plan.dwg Aug 19, 2021 - 12:46pm



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

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

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C4	27.18	25.00	62.29	N3° 34' 30"W
C6	38.82	25.00	88.96	N68° 01' 13"W

KEYED NOTES

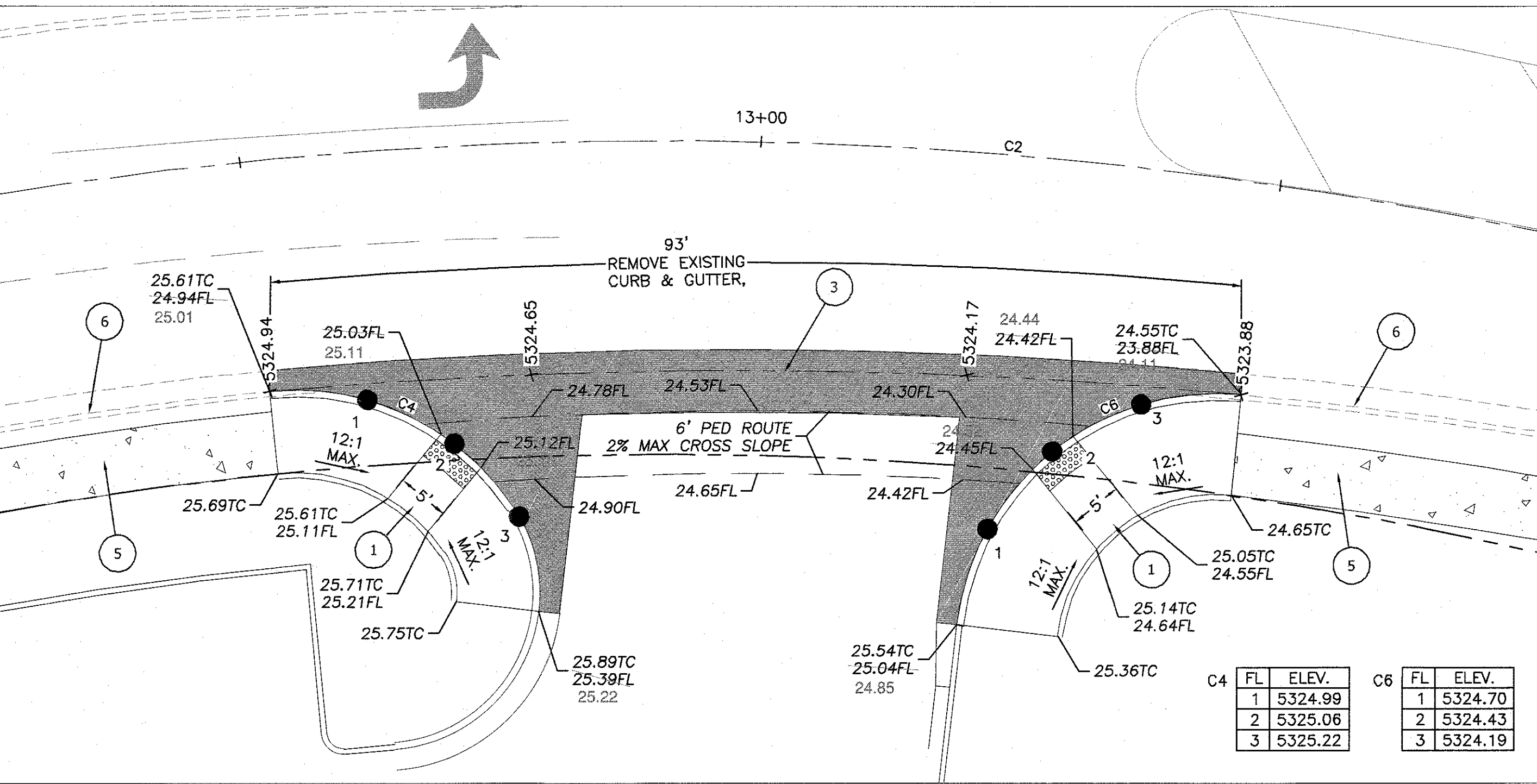
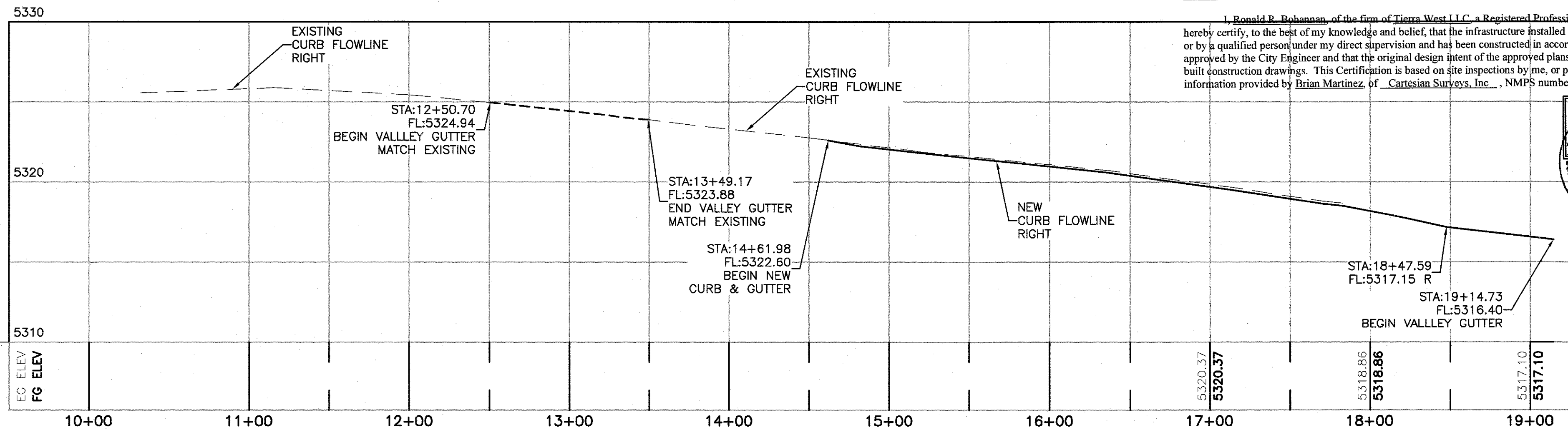
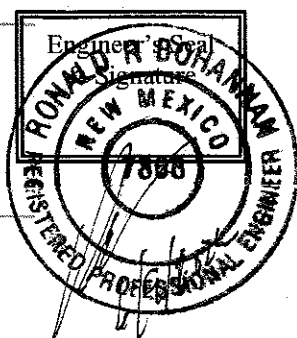
- 1 CURB RETURN RAMP (SEE DET. SHT. 22)
- 2 NOT USED
- 3 VALLEY GUTTER, PER COA DWG. 2420
- 4 STANDARD 8" CURB & GUTTER, PER COA DWG. 2415A
- 5 6' SIDEWALK, PER COA DWG. 2430
- 6 EXISTING CURB & GUTTER

NOTICE TO CONTRACTORS

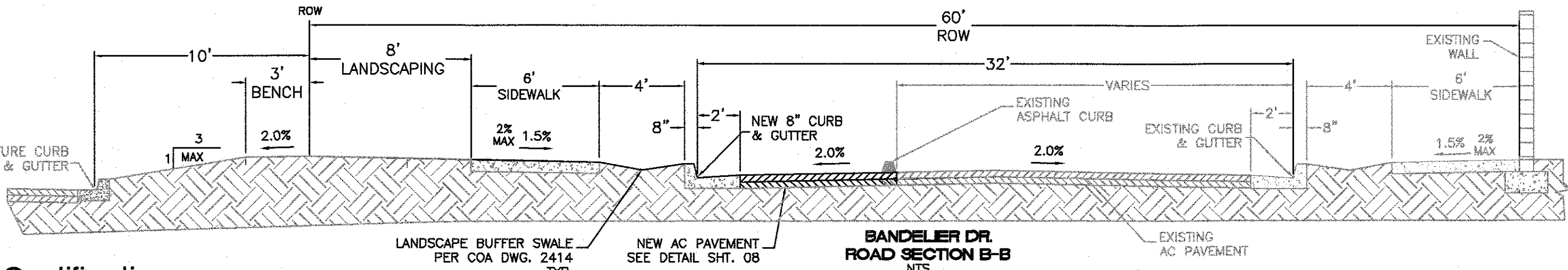
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3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL 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. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald P. 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 Carisium Surveys, Inc., NMPS number 18374.



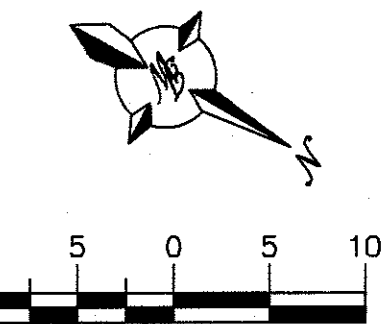
BANDELIER DR DRIVEWAY CUT



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.

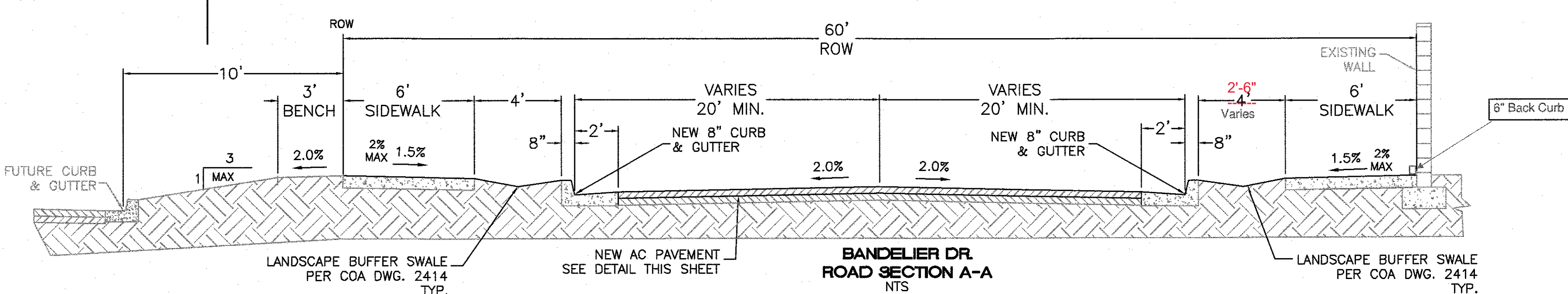
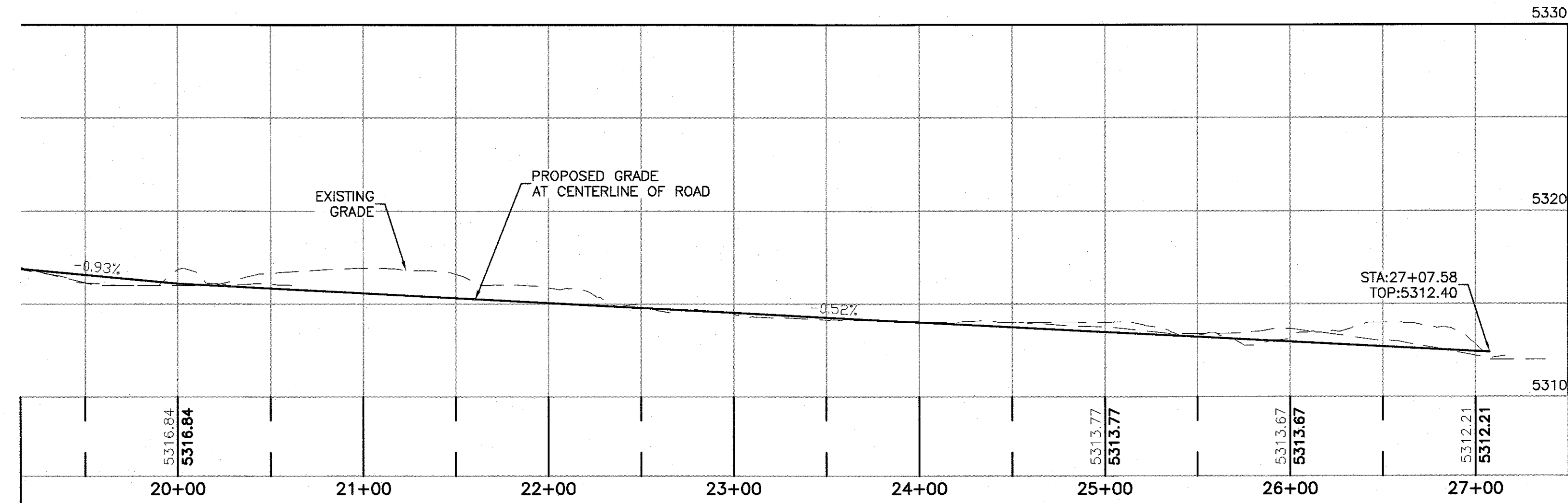
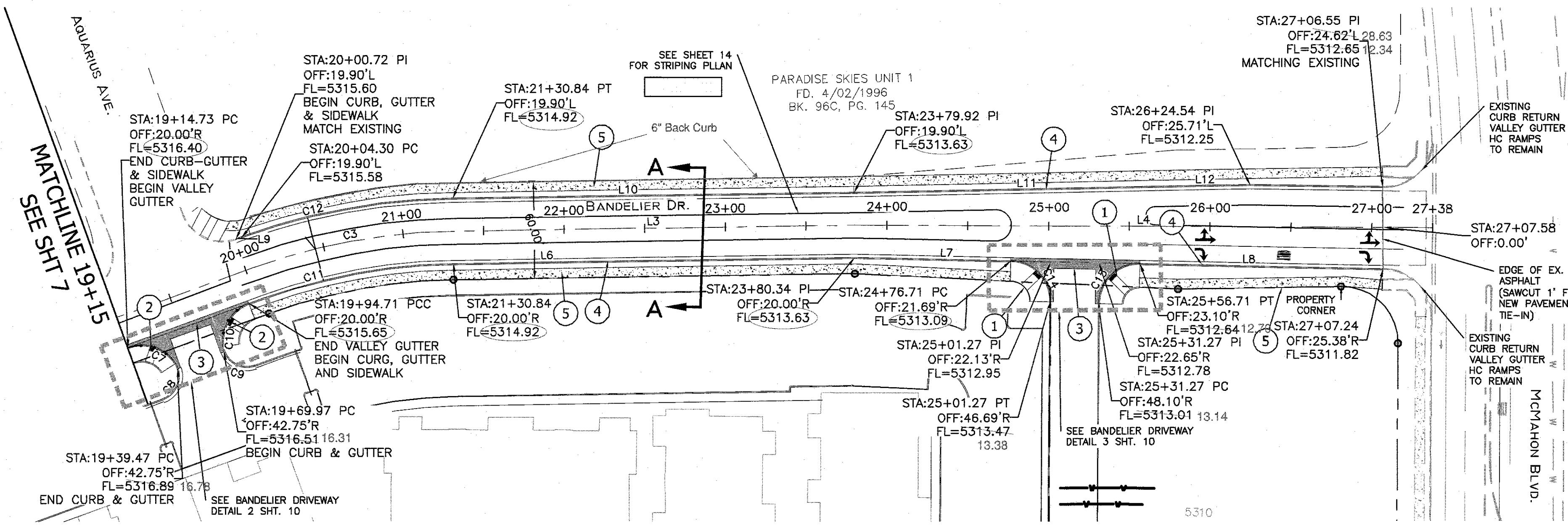


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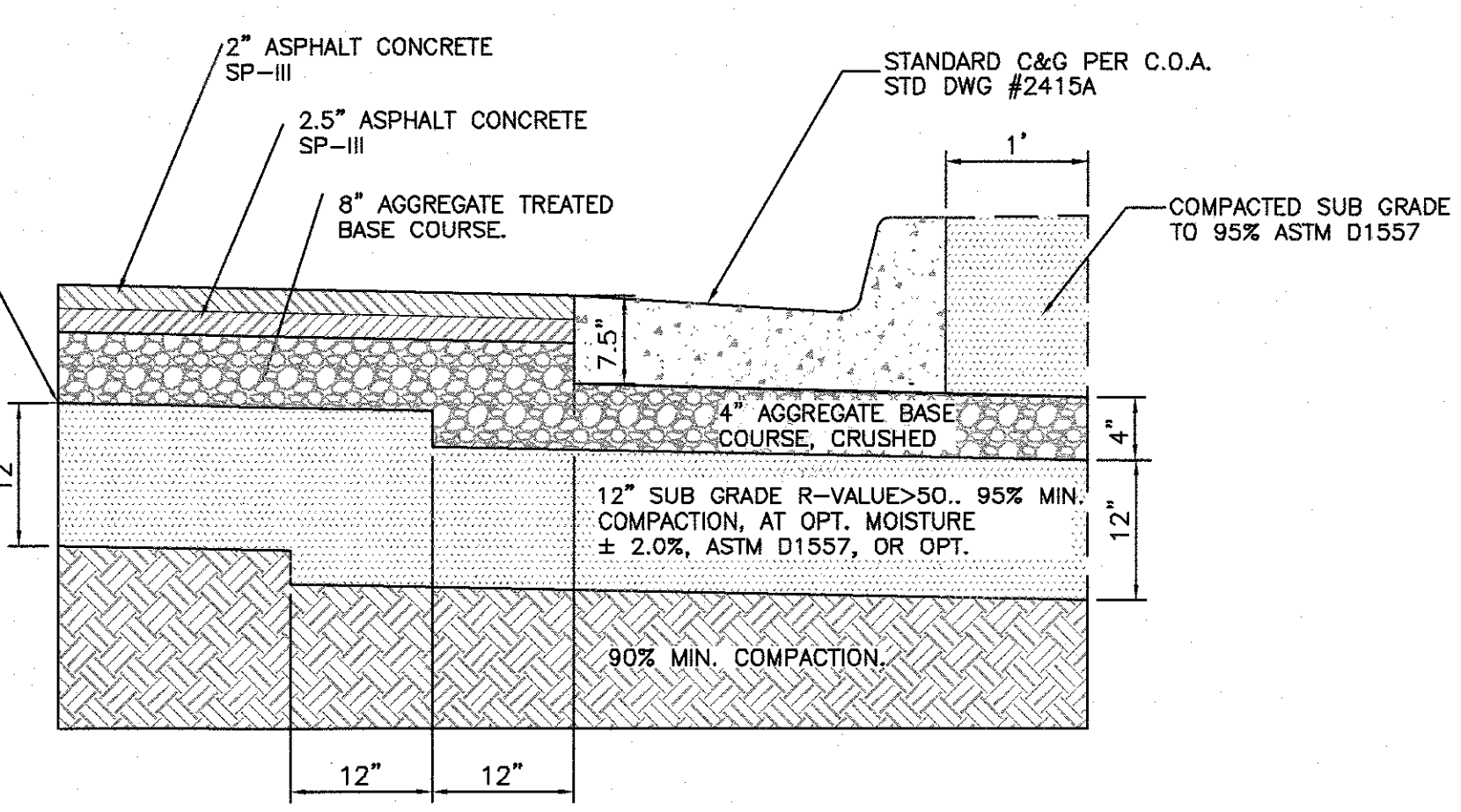
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505)858-3100
www.tierrawestllc.com

ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: UNSER & McMAHON - PHASE 1 PAVING IMPROVEMENTS BANDELIER DR - STA: 10+00 TO 19+15	
DESIGN REVIEW COMMITTEE APPROVED Aug. 26, 2021 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVED Nov. 12, 2021 CITY ENGINEER
CITY PROJECT NO. 683083	ZONE MAP NO. A-11-Z
SHEET 07 of 23	



FINISH SURFACE OF SUB GRADE SHALL BE MOISTURE CONTROLLED AT COMPACTION MOISTURE RANGE, OR PRIME COAT APPLIED AS REQUIRED BY THE ENGINEER UNTIL NEXT/FINAL SURFACE IS COMPLETED. SUB GRADE PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACE R/W UTILITIES CONSTRUCTION IS COMPLETED.

1" SURGED SOIL, R-VALUE>50. PLACED IN 2-6" COMPACTED LIFTS. 95% MIN. COMPACTION, AT OPT. MOISTURE ± 2.0%, ASTM D1557, OR OPT. MOISTURE, TO +4%, ASTM D698 FOR SOIL W/35% OR MORE MATERIAL PASSING THE NO. 200 SIEVE. SOIL NOT HAVING THE MIN. R-VALUE OF 50, SHALL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED BY THE CONTRACTOR WITH SUITABLE MATERIAL OR A PAVEMENT SHALL BE DESIGNED BY TERRA WEST, LLC ACCOMMODATING THE EXISTING R-VALUE PER C.O.A. STANDARD SPECIFICATIONS.



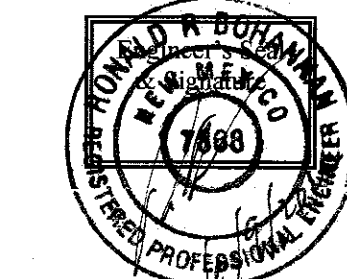
Certification

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. Martinez

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.



CAUTION:

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Line Table: Alignments

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

Curve Table: Alignments

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	33.80	367.00	5.28	N51° 16' 48.00"W	33.791
C2	344.38	405.25	48.69	N24° 17' 46.31"W	334.114
C3	126.54	380.00	19.08	N9° 35' 20.50"E	125.958

Line Table

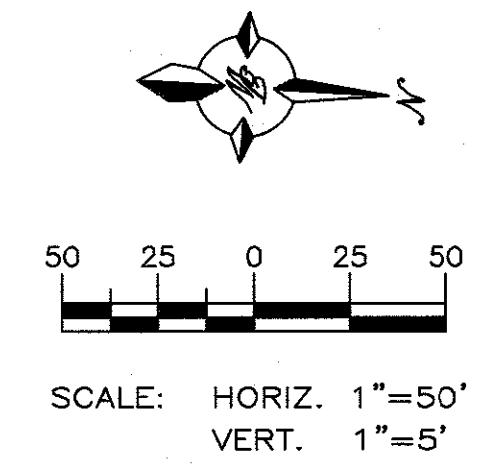
Line #	Length	Direction
L6	249.08	N19° 07' 44.00"E
L7	96.38	N21° 21' 40.09"E
L8	150.55	N21° 13' 05.42"E
L9	3.58	N0° 02' 57.00"E
L10	249.08	N19° 07' 44.00"E
L11	245.12	N18° 59' 33.56"E
L12	245.12	N18° 59' 33.56"E

Curve Table

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

KEYED NOTES

- 1 UNIDIRECTIONAL RAMP (SEE DET. SHT. 22)
- 2 CURB RETURN RAMP (SEE DET. SHT. 22)
- 3 VALLEY GUTTER, PER COA DWG. 2420
- 4 STANDARD 8" CURB & GUTTER, PER COA DWG. 2415A
- 5 6" SIDEWALK, PER COA DWG. 2430



NOTICE TO CONTRACTORS

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7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

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

ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

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

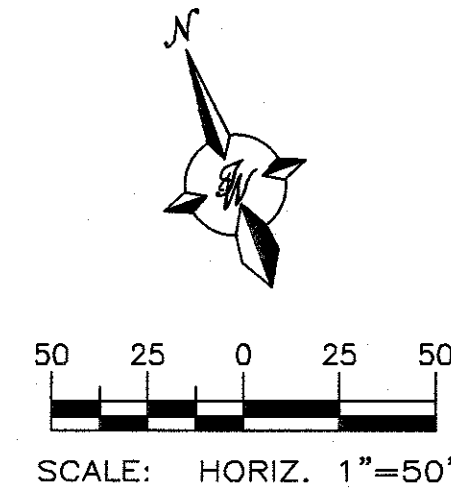
DESIGN REVIEW COMMITTEE
APPROVED
Aug. 26, 2021

CITY ENGINEER APPROVAL
APPROVED
Nov. 12, 2021

DESIGNED BY: VP
DRAWN BY: BF
DRAWING NAME: 2020015_PV_BANDIELIER DR
CHECKED BY: VP

DATE: 5/25/2021
DATE: 6/24/2021
DATE: 2020015
DATE: 6/25/2020

CITY PROJECT NO. 683083
ZONE MAP NO. A-11-Z
SHEET 08 of 23



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

Line #	Length	Direction
L1	487.15	N69° 39' 23.49"W

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

[illegible]

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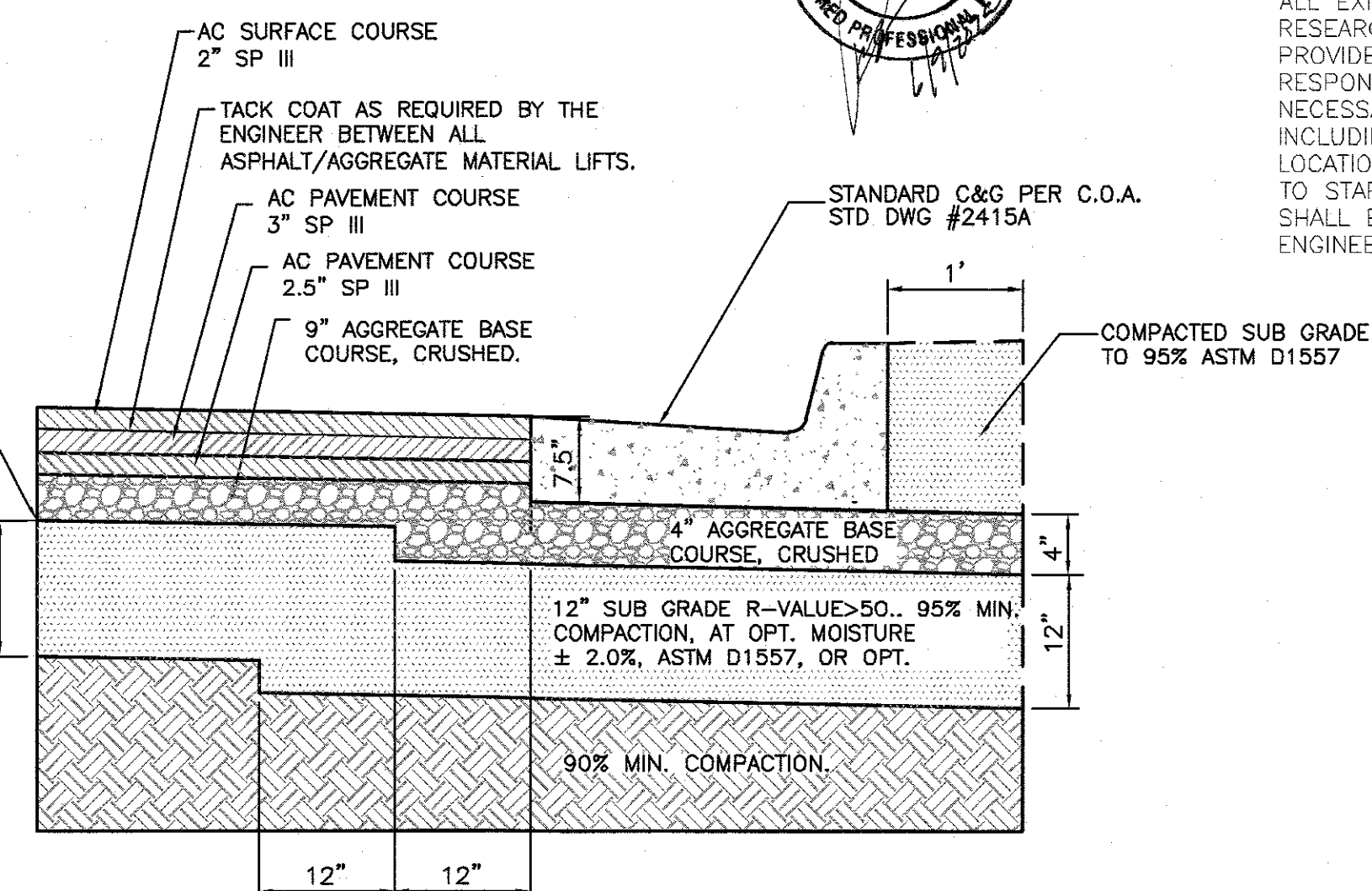
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C16	FL	ELEV.	C17	FL	ELEV.
	1	5306.97		1	5306.14
	2	5306.85		2	5305.94
	3	5307.05		3	5305.42

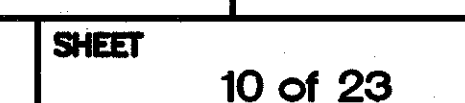
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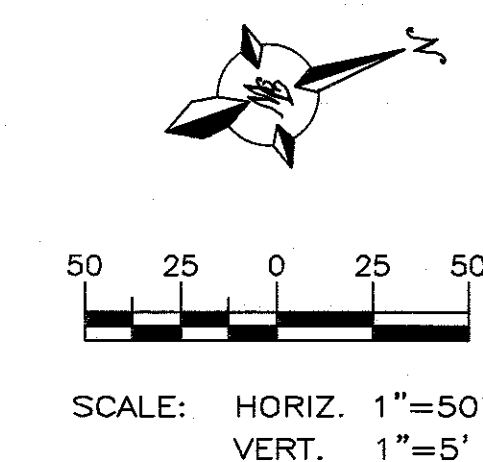
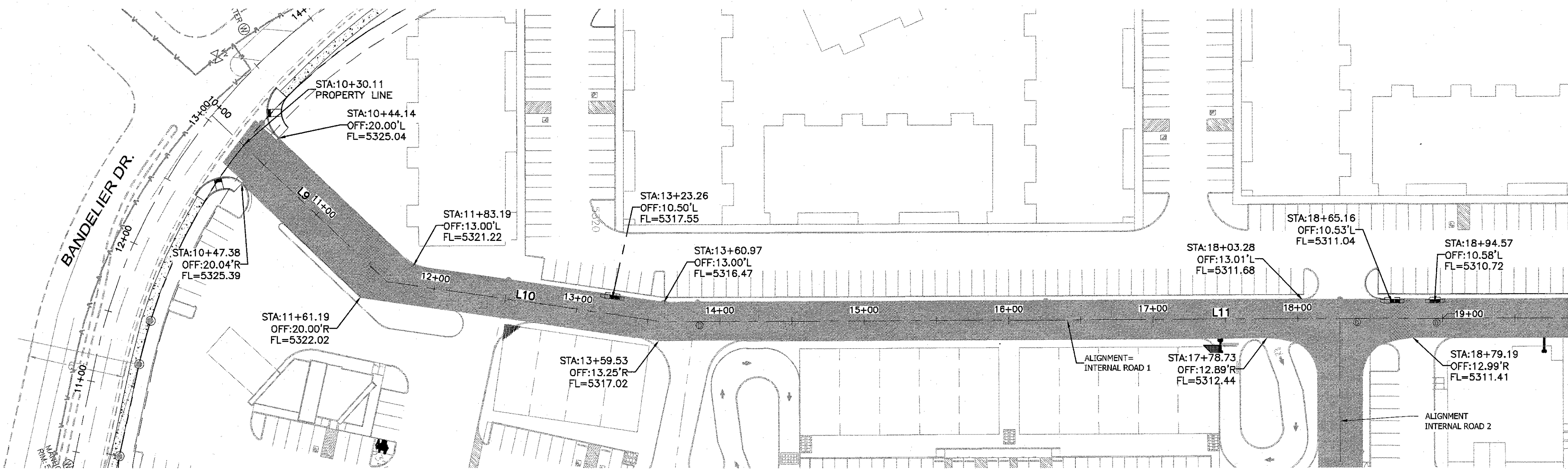
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PAVING SECTION FOR McMAHON CURB CUT

TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrowestllc.com				NO.	DATE	DESIGNED BY	DRAWN BY	CHECKED BY		
ALBUQUERQUE										
PUBLIC WORKS DEPARTMENT										
ENGINEERING GROUP										
TITLE: UNSEER & McMAHON - PHASE 1										
PAVING IMPROVEMENTS										
McMAHON BLVD -- STA: 13+50 TO 14+50										
DESIGN REVIEW COMMITTEE			CITY ENGINEER APPROVAL			LAST DESIGN UPDATE	MO./DAY/YR.		MO./DAY/YR.	
APPROVED Aug. 26, 2021 DESIGN REVIEW COMMITTEE			APPROVED Nov. 12, 2021 CITY ENGINEER							
CITY PROJECT NO.			683083		ZONE MAP NO.		SHEET		09 of 23	
					A-11-Z					





Certification

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Brian Martinez

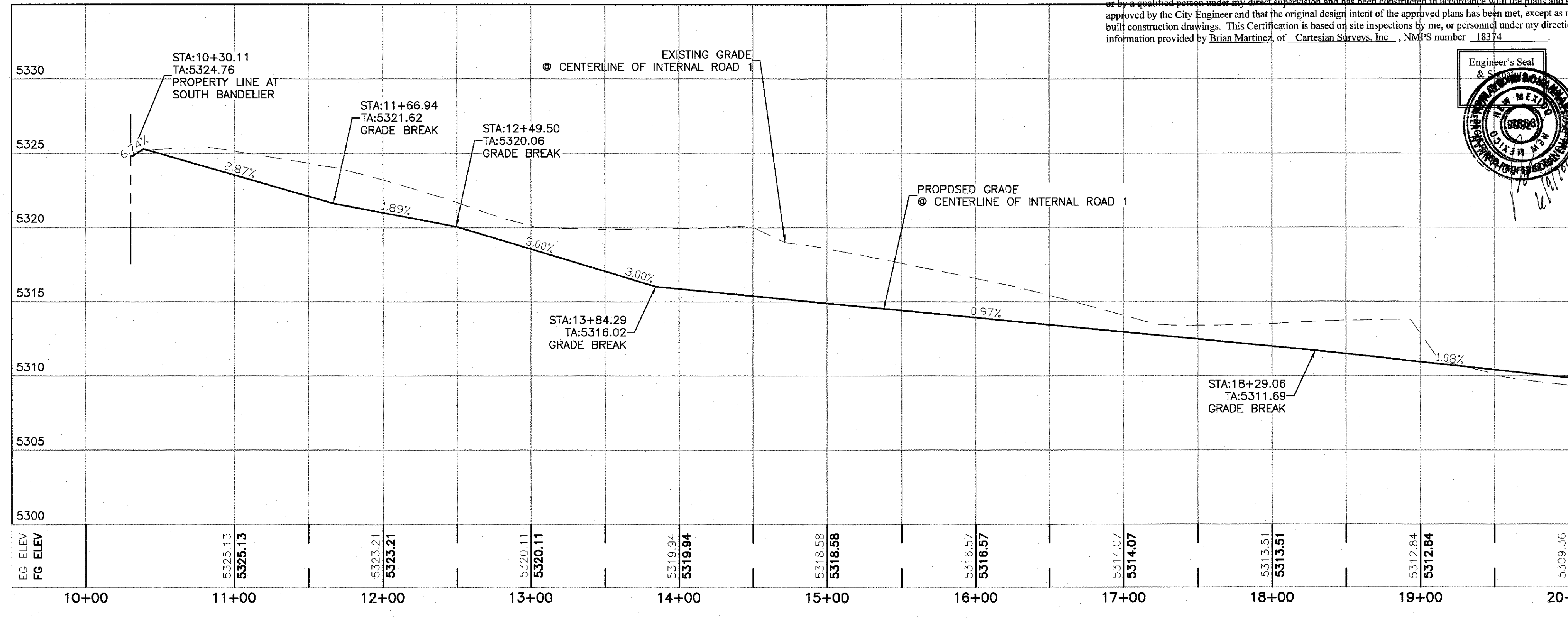
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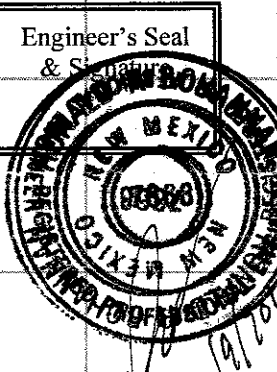
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ELEVATION NOTE: ALL TA ELEVATIONS SHOWN ON PROFILE ARE AT THE CENTERLINE OF THE PROPOSED ROADWAYS



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

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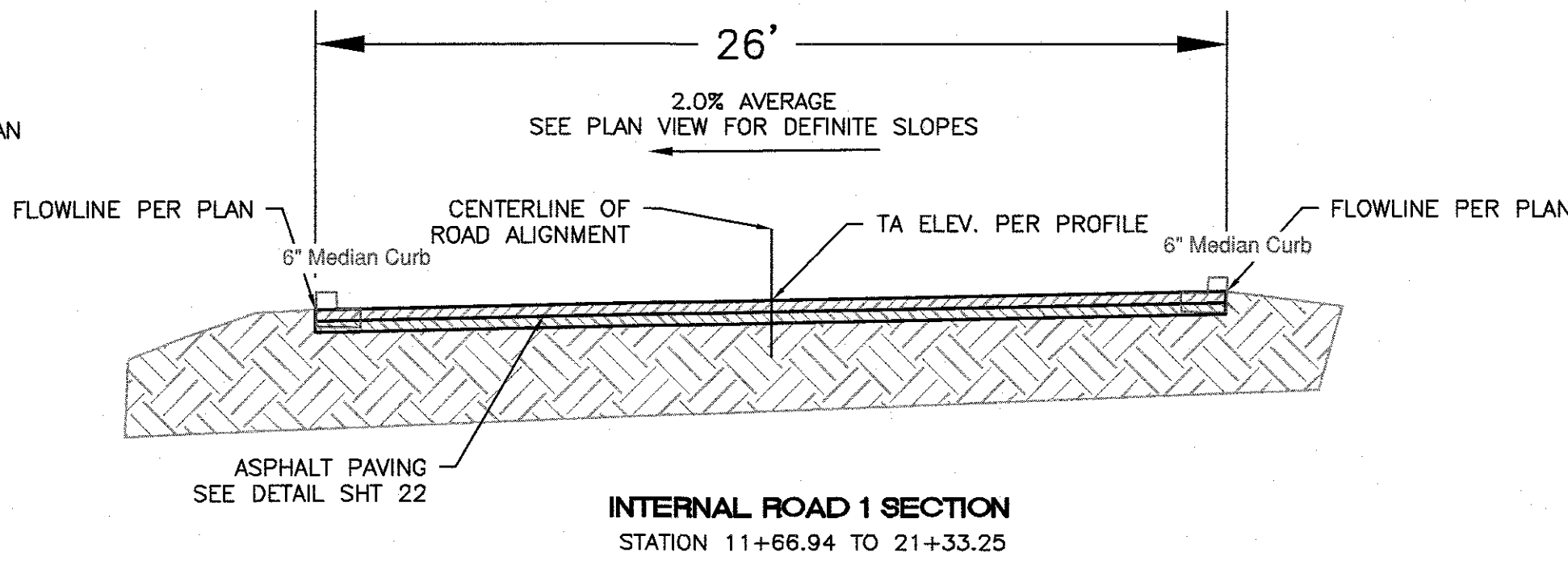
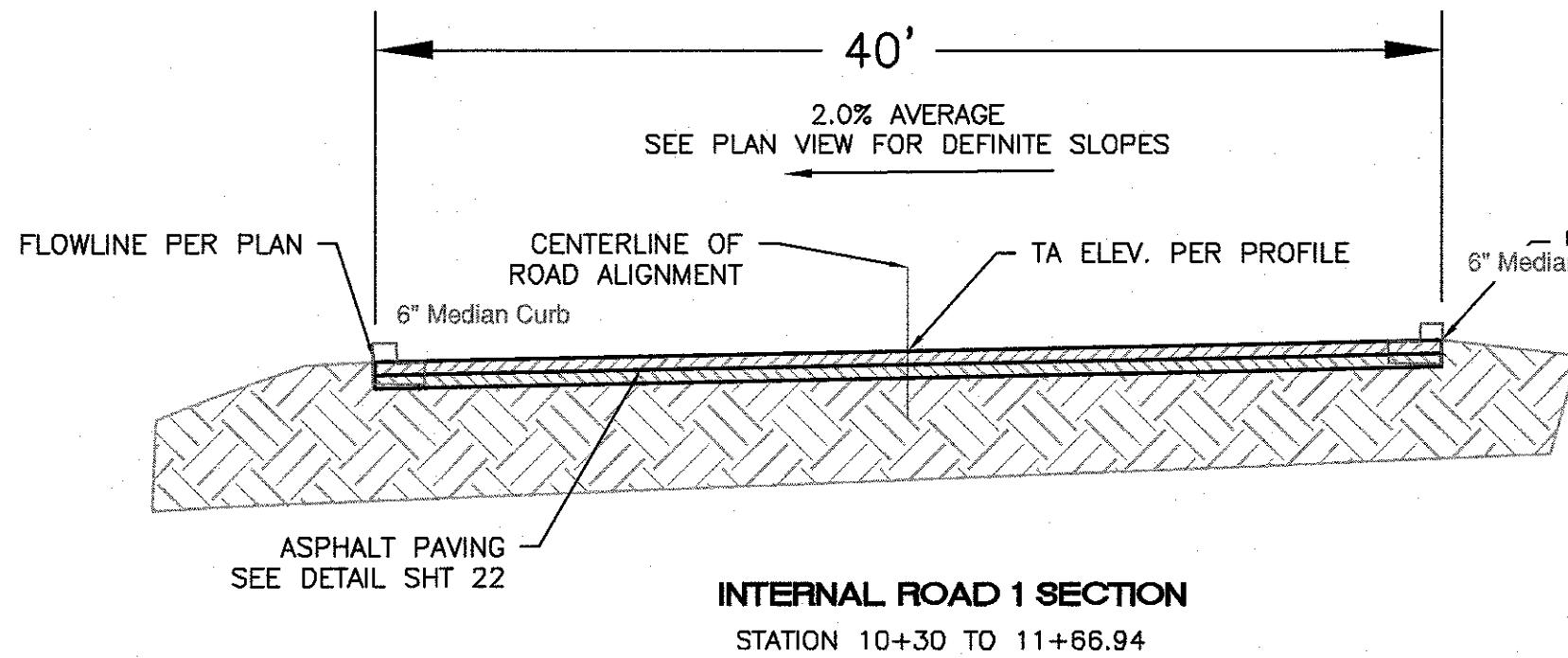


Line Table: Alignments

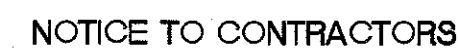
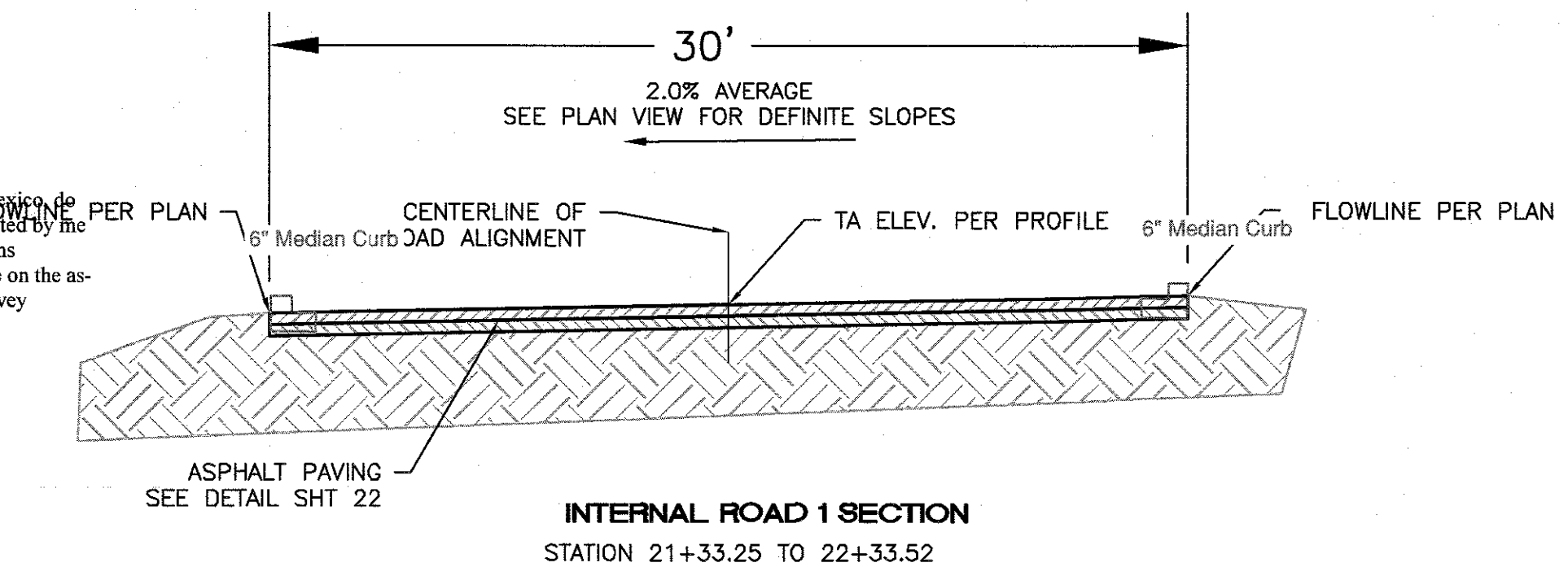
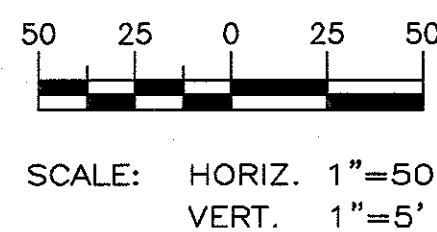
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Curve Table: Alignments

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



Tierra West, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrawestllc.com	
ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: UNSER & McMAHON - PHASE 1 PAVING IMPROVEMENTS INTERNAL ROAD 1 - STA: 10+00.00 TO 20+00	
DESIGN REVIEW COMMITTEE APPROVED Aug. 26, 2021	CITY ENGINEER APPROVAL APPROVED Nov. 12, 2021 CITY ENGINEER
DESIGNED BY: VP DATE: 5/25/2021	CHECKED BY: VP DATE: 6/25/2020
DRAWN BY: BF DATE: 6/24/2021	JOB NO.: 2020015 DATE: 6/25/2020
DRAWING NAME: 2020015_PV_INTERNAL ROADS	
CITY PROJECT NO. 683083	ZONE MAP NO. A-11-Z
SHEET 11 of 23	

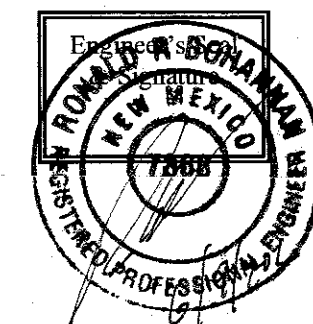


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PAVING IMPROVEMENTS
INTERNAL ROAD 1 - STA: 20+00.00 TO 27+00

DESIGN REVIEW COMMITTEE  Approved Aug. 26, 2021 DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL  Approved Nov. 12, 2021 CITY ENGINEER		LAST DESIGN UPDATE <table border="1"> <tr> <th>MO./DAY/YR.</th> <th>MO./DAY/YR.</th> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	MO./DAY/YR.	MO./DAY/YR.										
MO./DAY/YR.	MO./DAY/YR.															
CITY PROJECT NO. 683083		ZONE MAP NO. A-11-Z	SHEET 12 of 23													



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Ben Mf

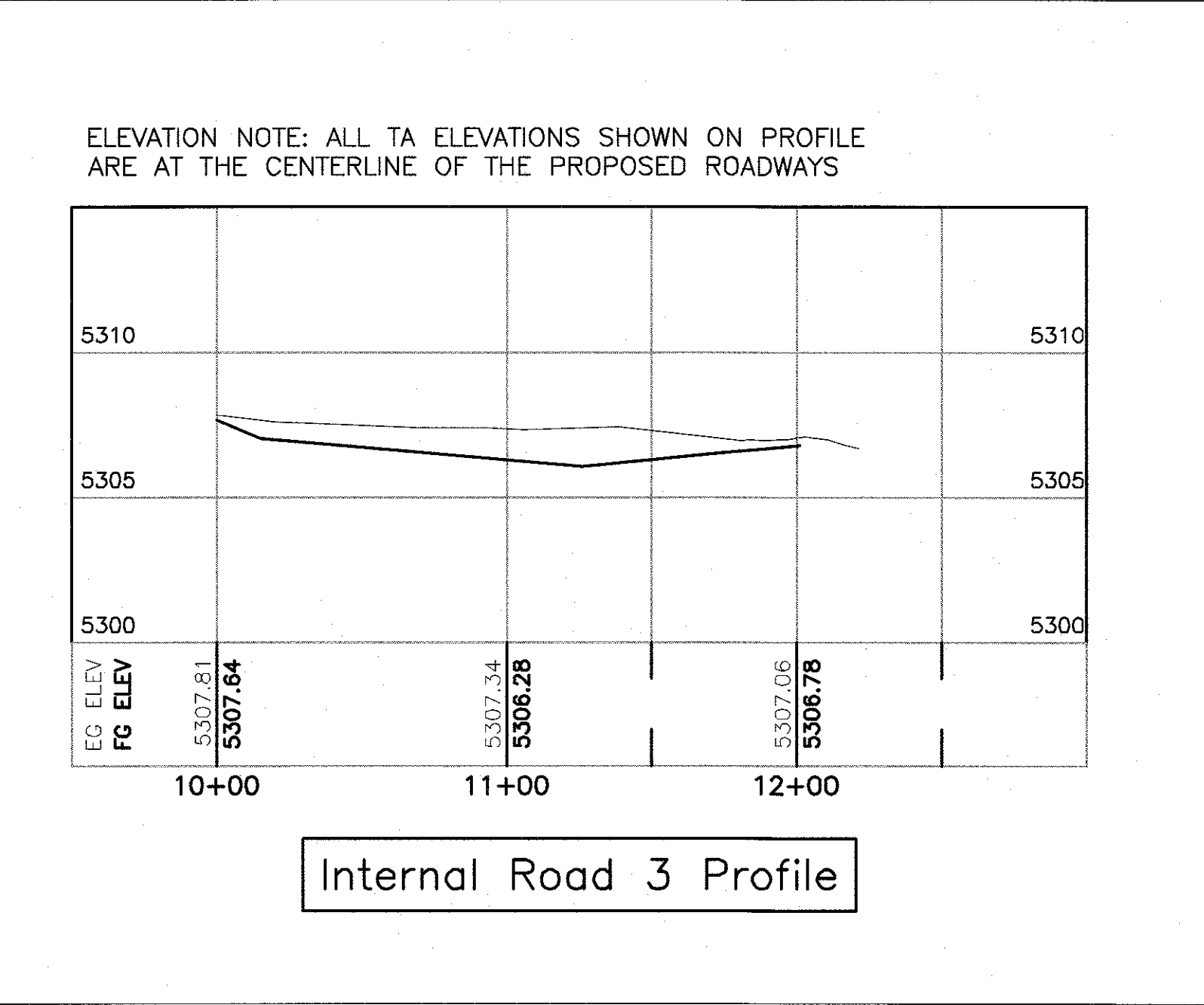
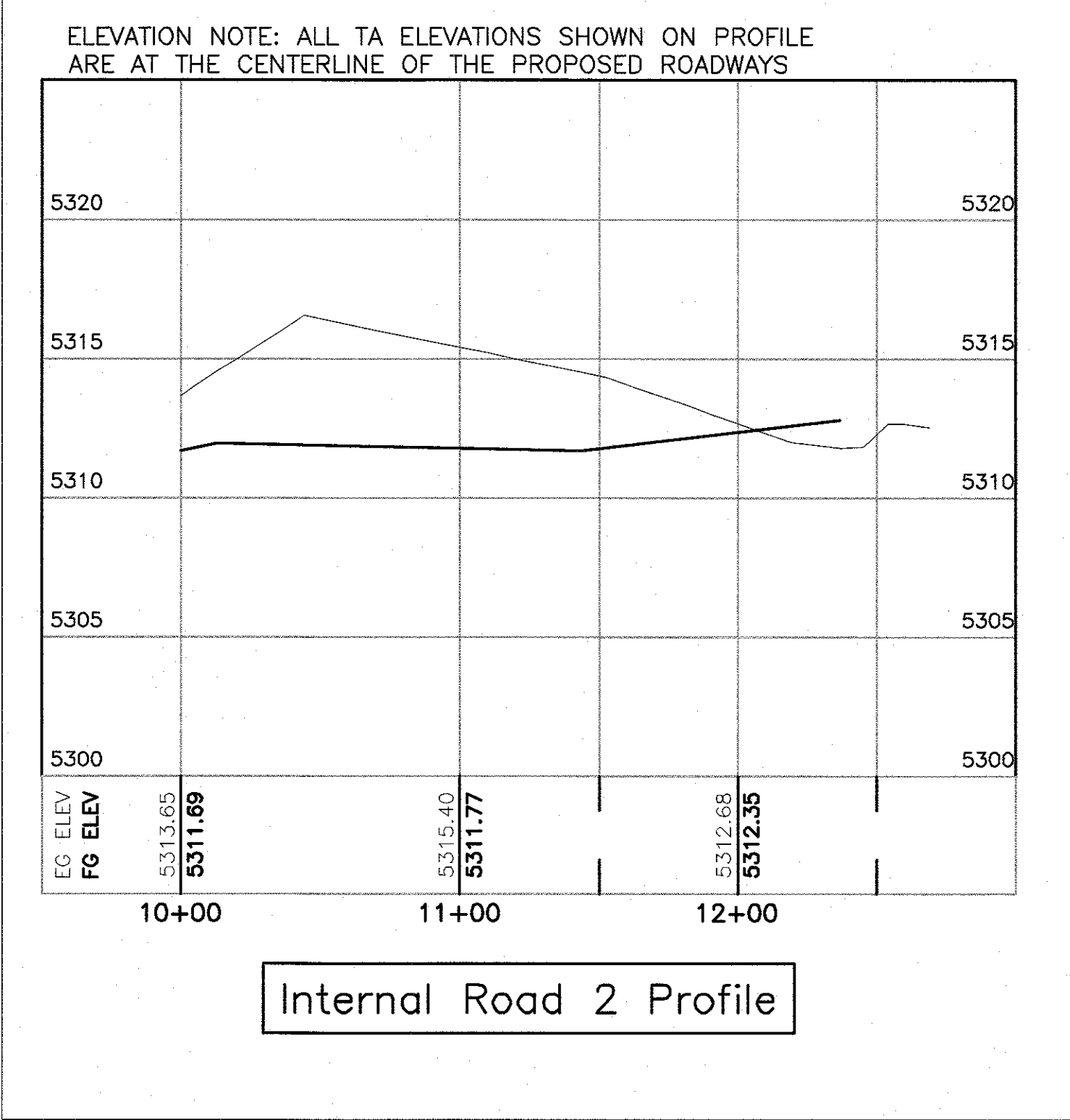
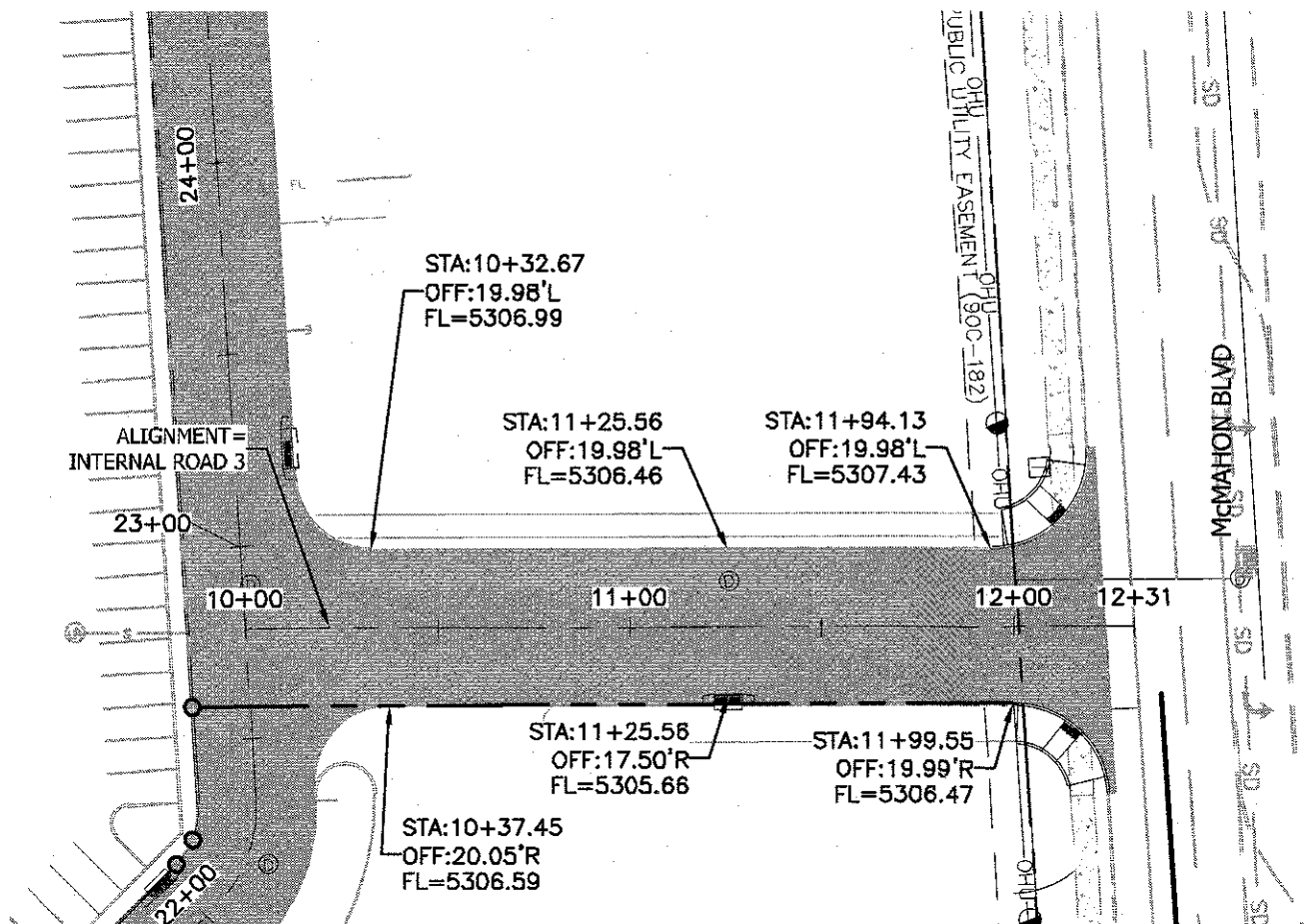
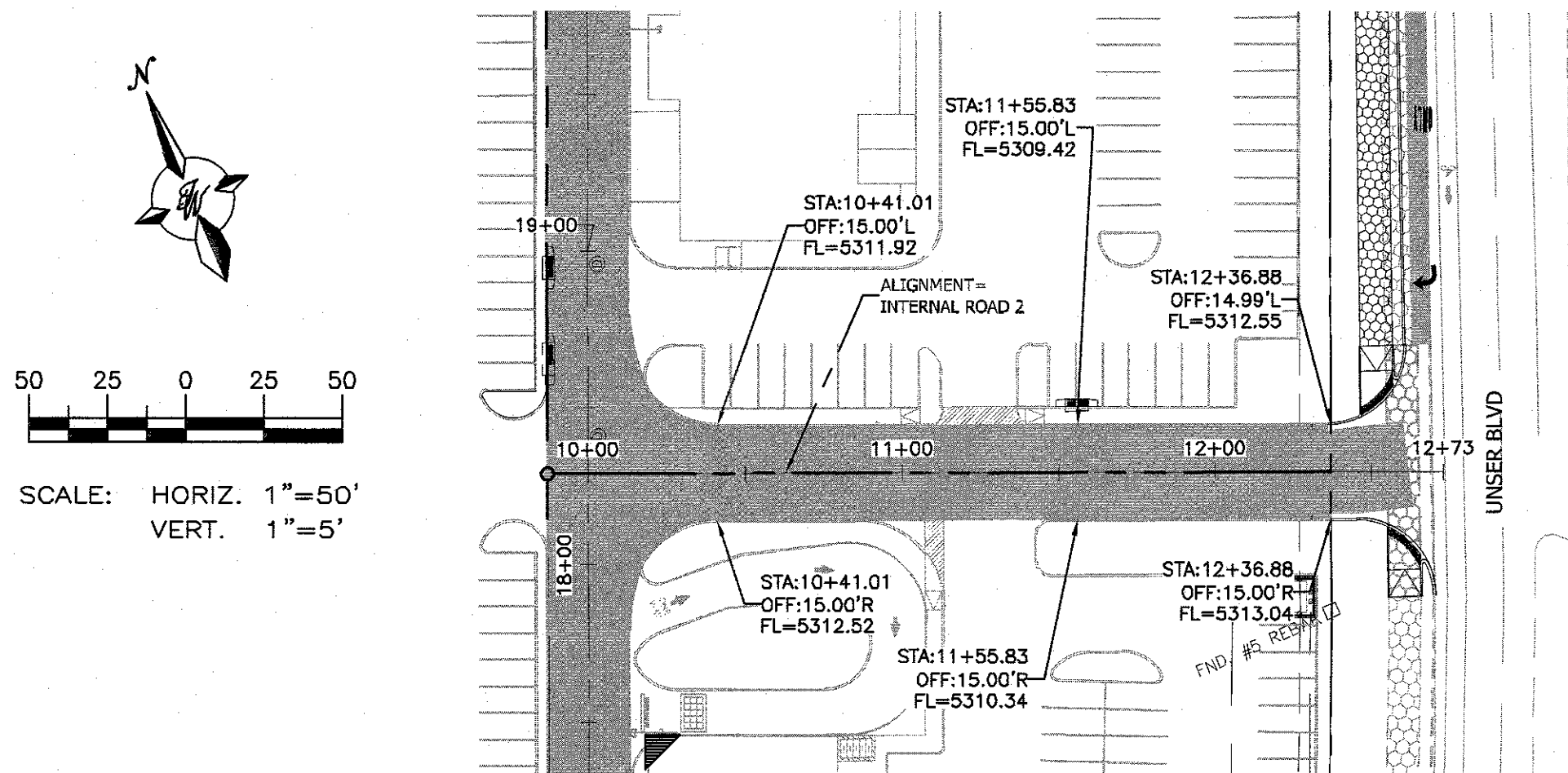
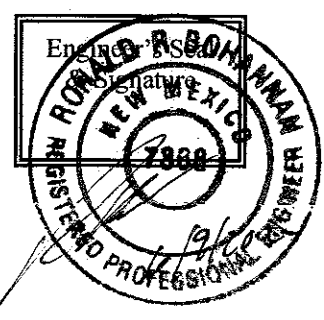
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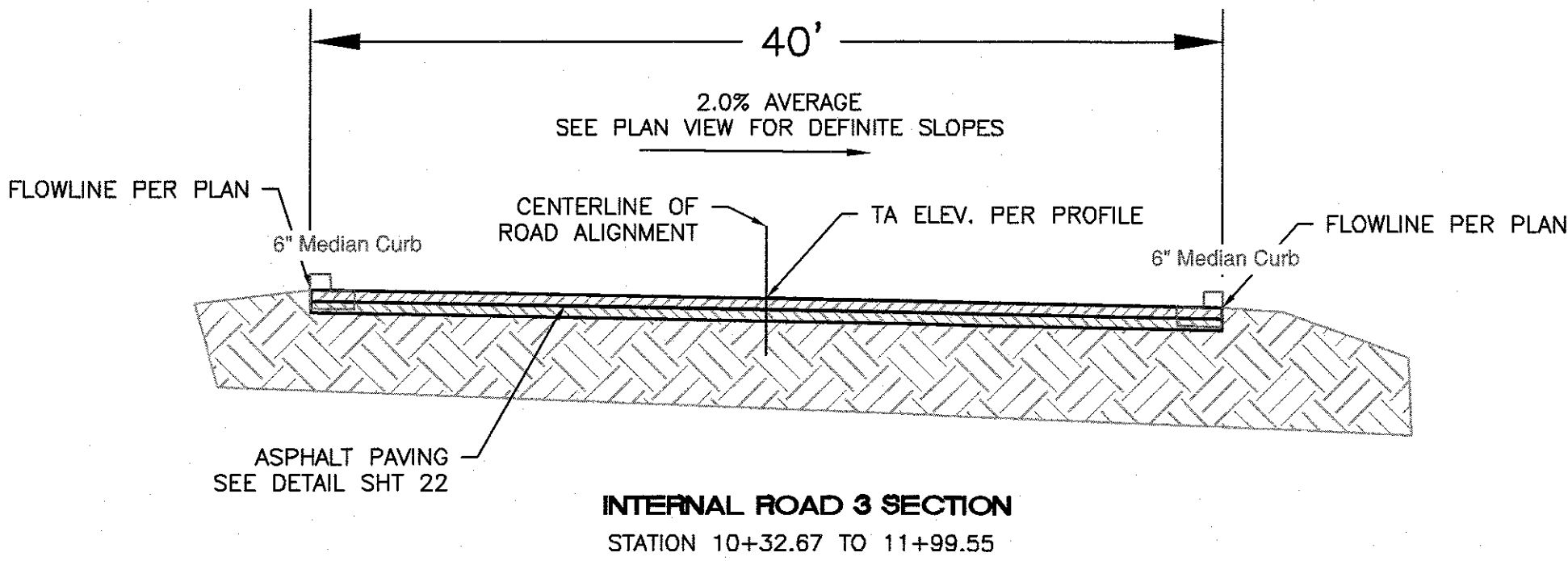
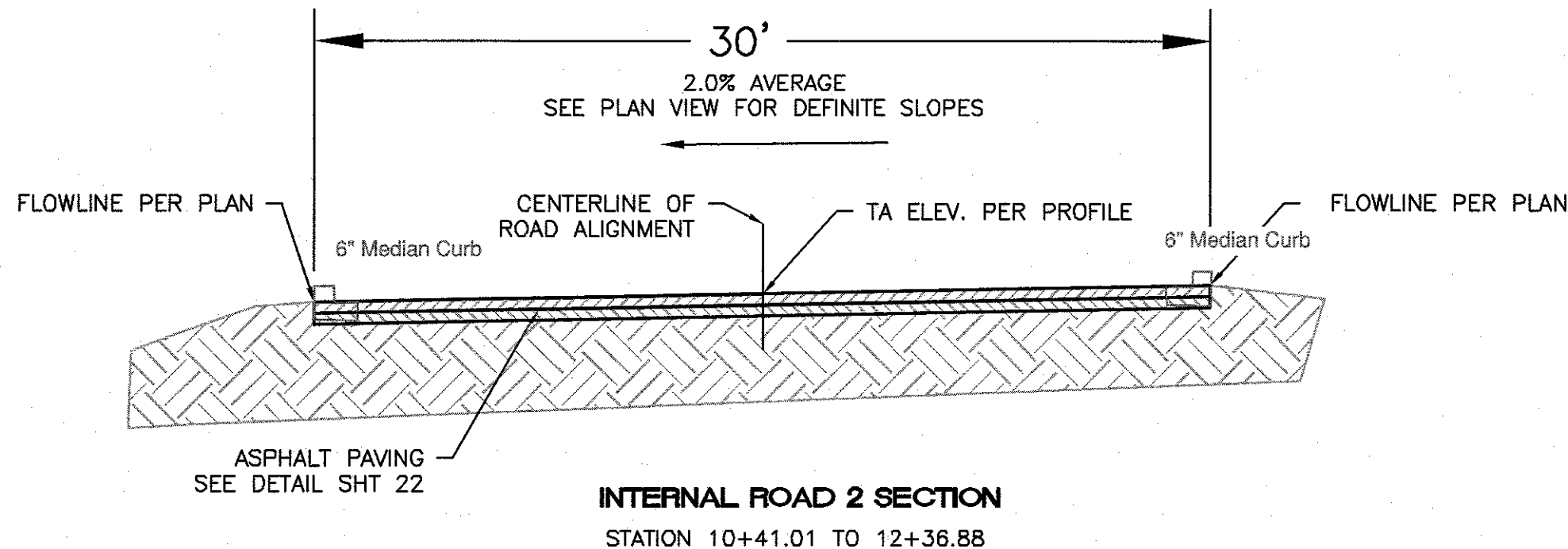
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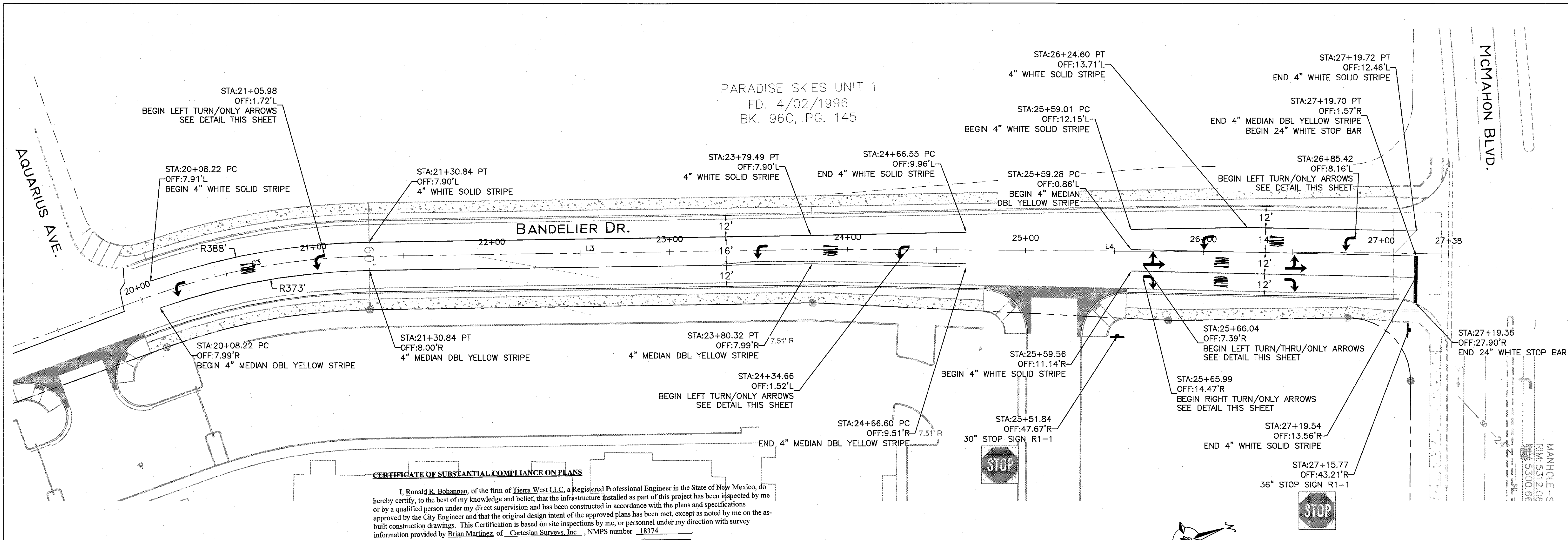
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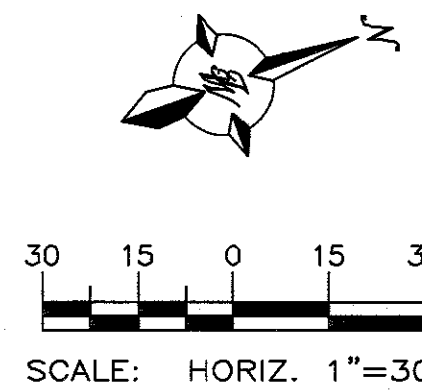
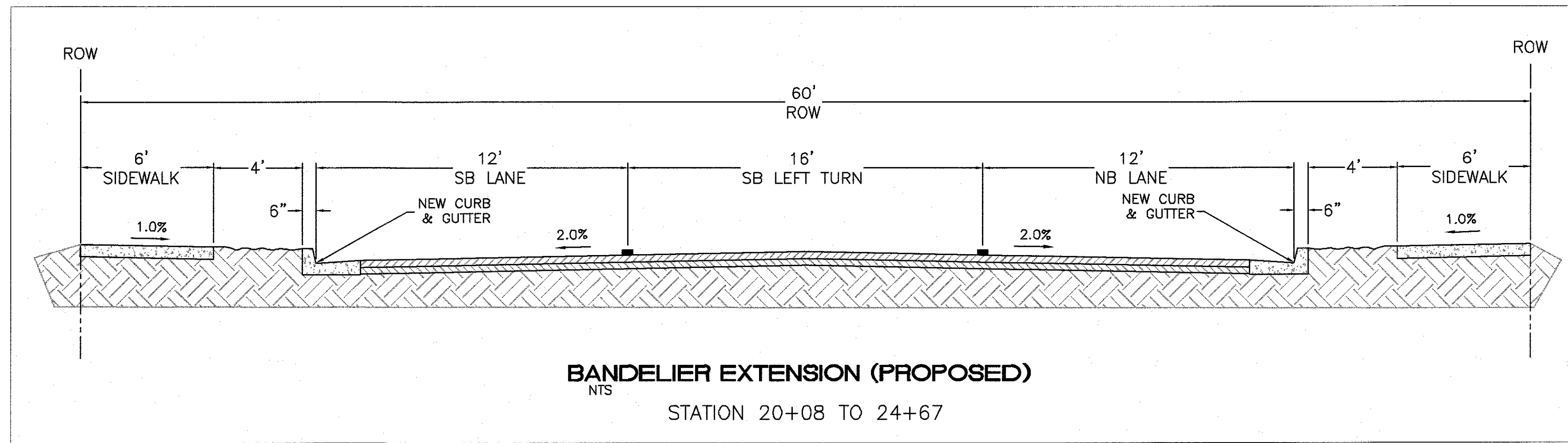
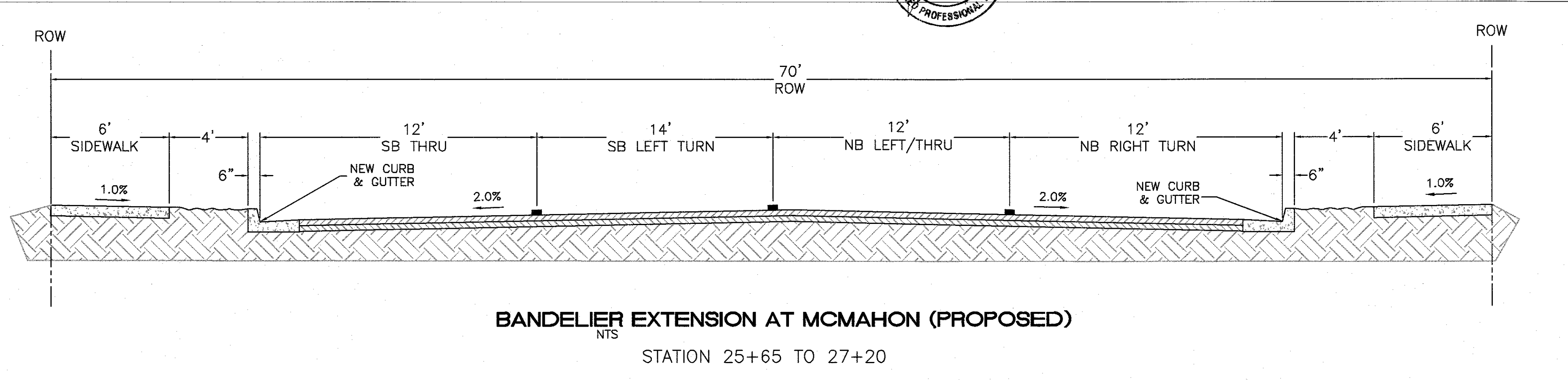
TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrowestllc.com	
ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: UNSER & McMAHON - PHASE 1 PAVING IMPROVEMENTS INTERNAL ROADS 2 & 3 - STA: 10+00 TO 12+00	
DESIGN REVIEW COMMITTEE APPROVED Aug. 26, 2021 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVED Nov. 12, 2021 CITY ENGINEER
CITY PROJECT NO. 683083	ZONE MAP NO. A-11-Z
SHEET 13 of 23	

\\TERRA\Z_Drive\2020\2020015_Unser & McMahon 19 Acres\dwg\Construction\2020015_PV_Internal_Roads.dwg Aug 11, 2021 - B.23am



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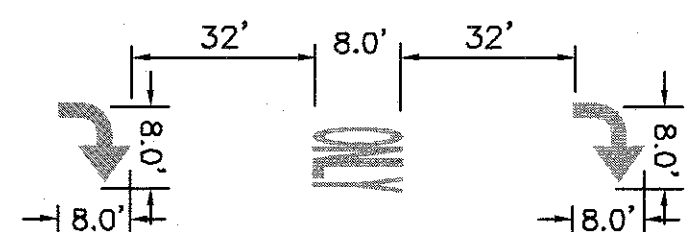


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ARROW DETAILS

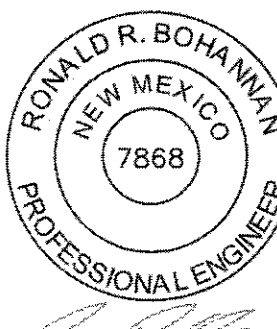
THERMOPLASTIC NOTE:
ALL LANE STRIPING SYMBOLS, STOP BARS AND CROSSWALKS SHALL BE PERFORMED HOT THERMOPLASTIC.

CAUTION:

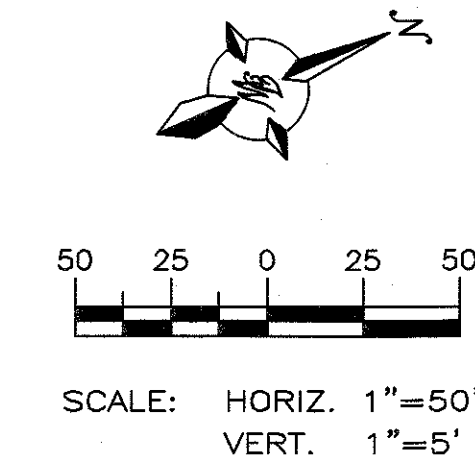
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TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	
ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: UNSER & MCMAHON - PHASE 1 STRIPING IMPROVEMENTS BANDELIER DR - STA: 20+00 TO 27+38	
DESIGN REVIEW COMMITTEE APPROVED Aug. 26, 2021 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVED Nov. 12, 2021 CITY ENGINEER
DESIGNED BY: VP DRAWN BY: BF DRAWING NAME: 2020015.SP-BANDELIER DR CHECKED BY: VP	DATE: 5/25/2021 DATE: 6/24/2021 JOB NO.: 2020015 DATE: 6/25/2020
CITY PROJECT NO. 683083	ZONE MAP NO. A-11-Z
SHEET 14 of 23	

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	AGS MONUMENT	STATE	DATE	BY	NO.	DATE
Cartesian Surveys, Inc.	5/22	NEW MEXICO	STATE				
Field Notes	5/22	PLANE COORDINATES					
Surveyed By	5/22	CENTRAL ZONE (NAD 1983)					
Checked By	5/22	N=1,533,206.142 E=1,506,571.019					
Reviewed By	5/22	EL=5301.647 (MVD 1988)					
Micro-Film Information		GROUND TO GRID FACTOR=0.999670857					
		DELTA ALPHA=-0.153020"					



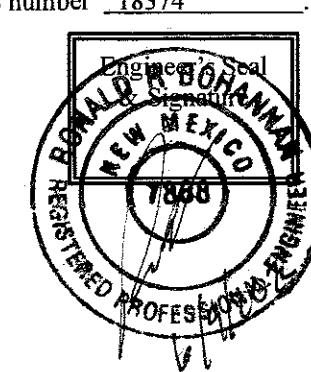
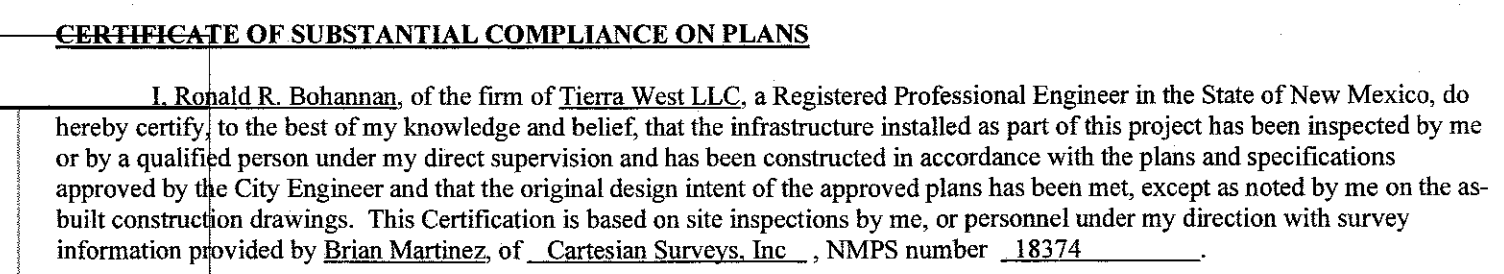
08-19-21



DRAINAGE NOTE
ALL ON-SITE PRIVATE STORM DRAINS AND INLETS
"TO BE MAINTAINED BY PROEPTY OWNER"



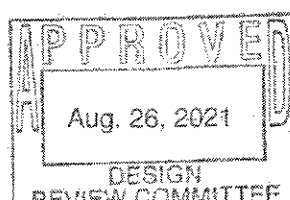
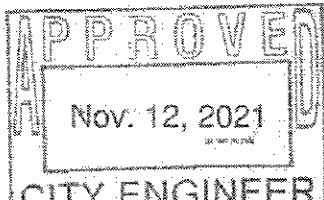
MATCHLINE 20+50
SEE SHT 16

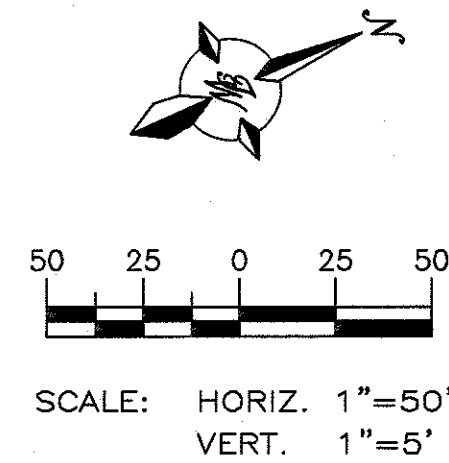


Certification

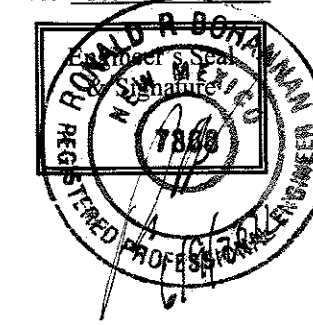
THE CHANGES SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND REFLECT THE LOCATIONS (VERTICALLY AND HORIZONTALLY) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

B. J. M.

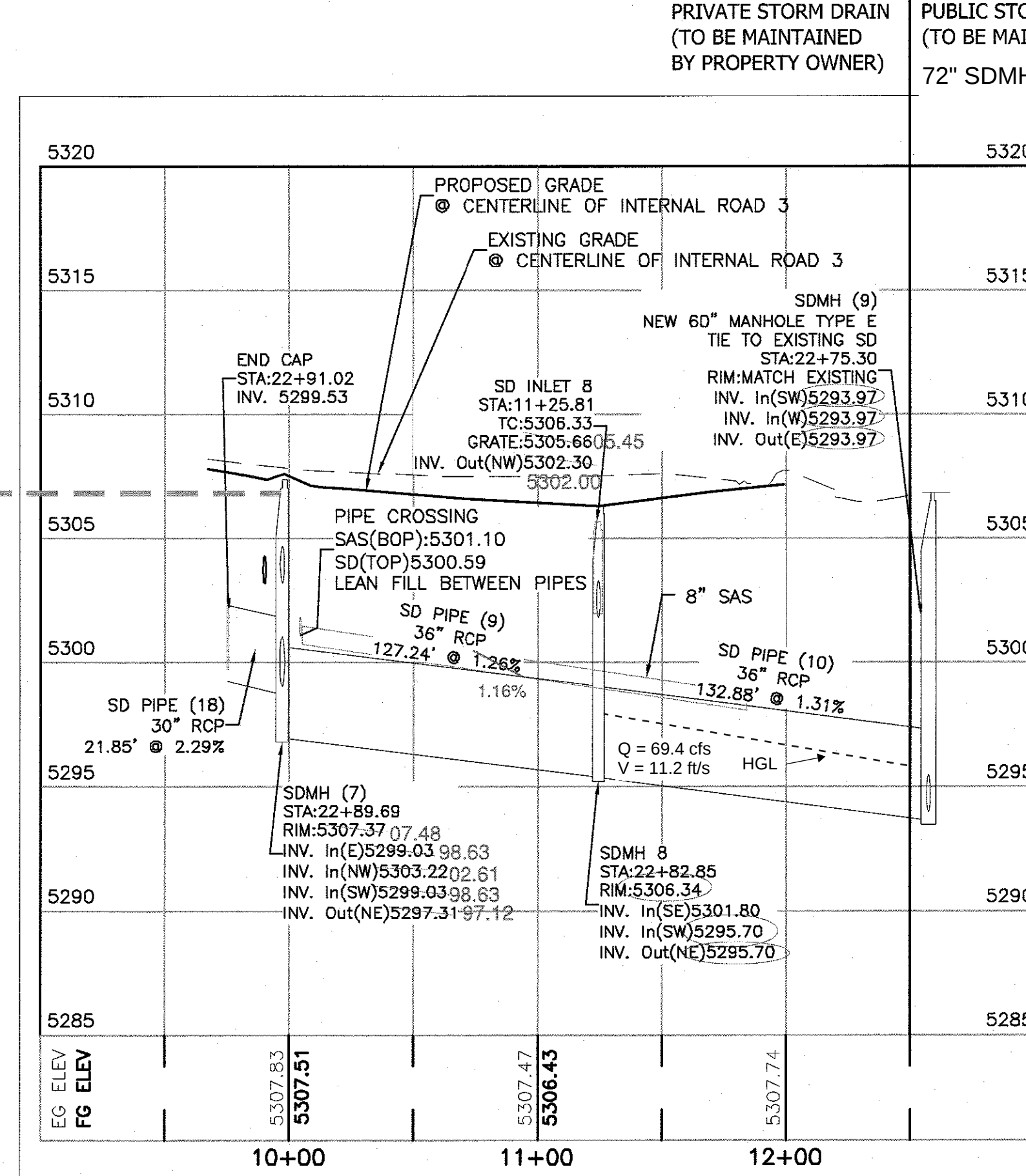
							NO.	DATE	DRAWN BY:	CHECKED BY:
TERRA WEST, LLC S571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrawestllc.com								DESIGNED BY:	DRAWING NAME:	CHECKED BY:
ALBUQUERQUE										
PUBLIC WORKS DEPARTMENT										
ENGINEERING GROUP										
TITLE: UNSER & McMAHON - PHASE 1 STORM SEWER IMPROVEMENTS <i>ONSITE – STA: 10+00 TO 20+50</i>										
DESIGN REVIEW COMMITTEE 			CITY ENGINEER APPROVAL 			LAST DESIGN UPDATE	MO./DAY/YR.		MO./DAY/YR.	
CITY PROJECT NO.				ZONE MAP NO.		SHEET				
683083				A-11-Z				15 of 23		



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.



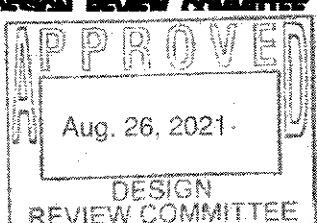
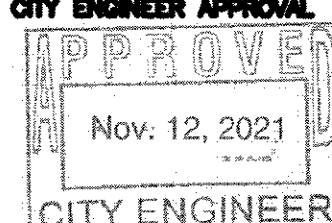
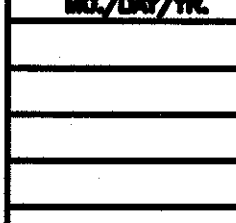
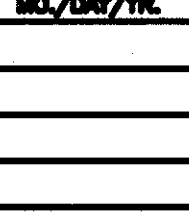
ALL ON-SITE PRIVATE STORM DRAINS AND INLETS
"TO BE MAINTAINED BY PROERTY OWNER"

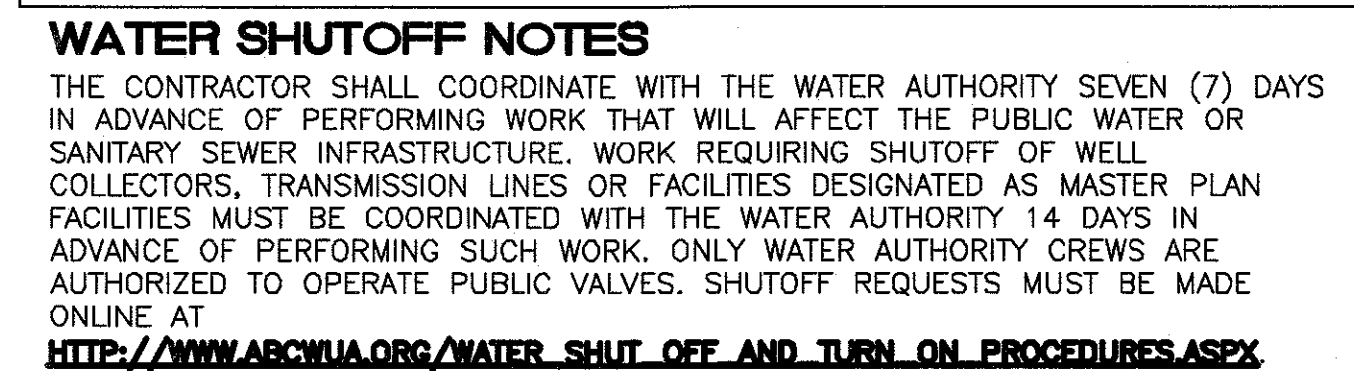
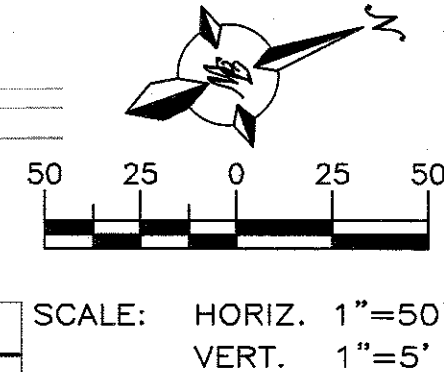


PUBLIC STORM DRAIN
(TO BE MAINTAINED BY COA)
72" SDMH #9 and 36" RCP Penetration

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B n d m f

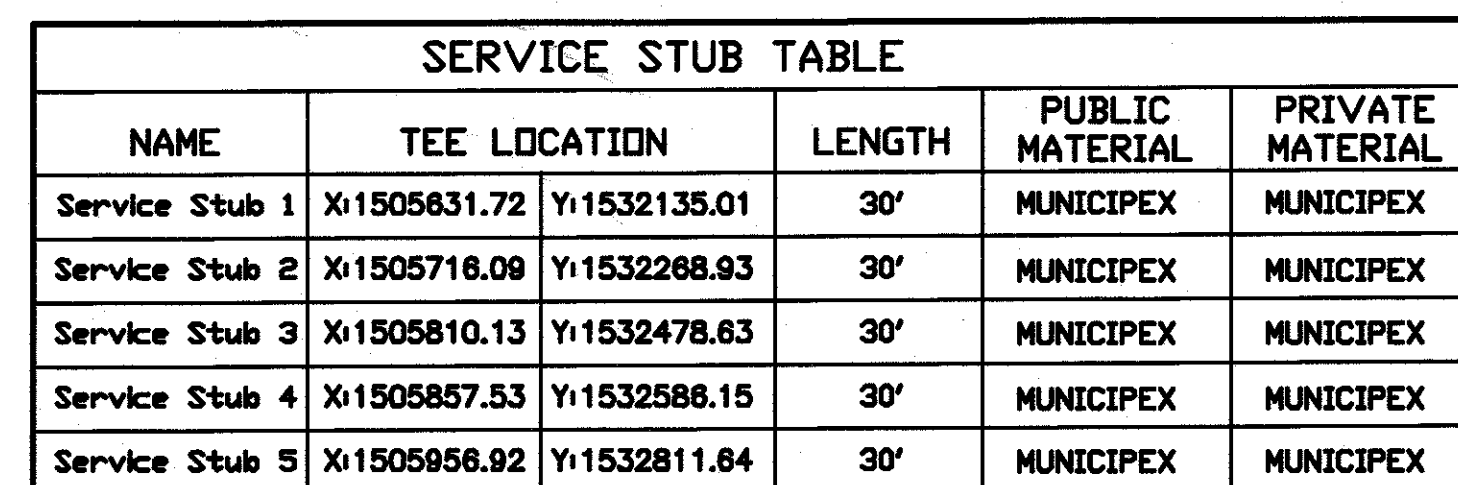
 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.terrawestllc.com		NO. _____ DATE _____		DESIGNED BY _____ DRAWN BY: B _____ DRAWING NO. _____ CHECKED BY _____
ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP				
TITLE: UNSER & McMAHON - PHASE 1 STORM SEWER IMPROVEMENTS ONSITE - STA: 20+50 TO 24+00				
PERSON DESIGN COMMITTEE 	CITY ENGINEER APPROVAL 	LAST DESIGN UPDATE 		
CITY PROJECT NO. 683083		ZONE MAP NO. A-11-Z	SHEET 16 of 23	



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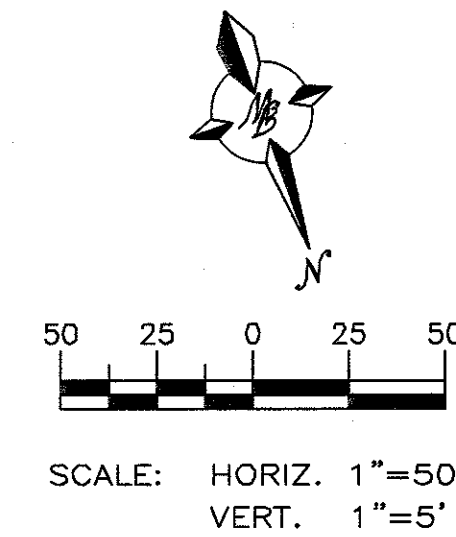
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2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS 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. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.



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

FIRE STUB TABLE			
NAME	TEE LOCATION		MATERIAL
Fire Stub 1	X:1505655.43	Y:1532172.70	30' 6" PVC C900
Fire Stub 2	X:1505713.45	Y:1532284.74	30' 6" PVC C900
Fire Stub 3	X:1505795.56	Y:1532445.58	30' 6" PVC C900
Fire Stub 4	X:1505868.03	Y:1532809.97	30' 6" PVC C900
Fire Stub 5	X:1505909.90	Y:1532705.07	30' 8" PVC C900
Fire Stub 6	X:1505945.32	Y:1532785.31	30' 6" PVC C900

TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrawestllc.com		NO.	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP						
TITLE: UNSER & McMAHON - PHASE 1 UTILITY IMPROVEMENTS ONSITE WATER - STA: 10+00.00 TO 20+00						
DESIGN REVIEW COMMITTEE APPROVED Aug. 26, 2021 DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL APPROVED Nov. 12, 2021 CITY ENGINEER		LAST DESIGN UPDATE	NO./DAY/YR.	
CITY PROJECT NO. 683083		ZONE MAP NO. A-11-N-Z		SHEET 17 of 23		

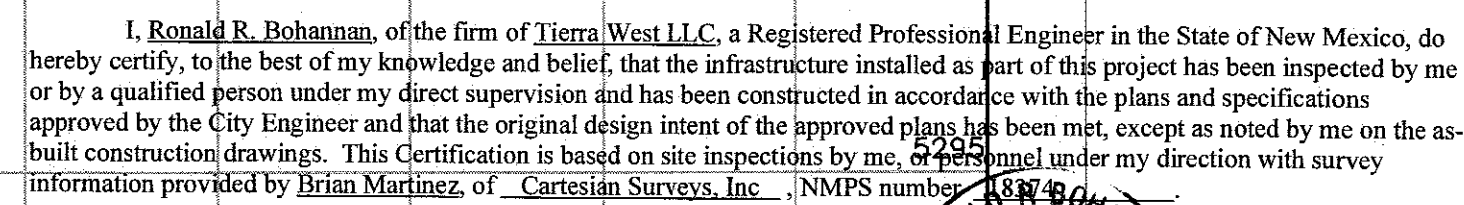


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FIRE STUB AS-BUILT TABLE		
NAME	PUBLIC VALVE LOCATION	
Fire Stub 1	X1 1505654.9	Y1 1532171.1
Fire Stub 2	X1 1505710.7	Y1 1532262.7
Fire Stub 3	X1 1505795.7	Y1 1532445.5
Fire Stub 4	X1 1505867.7	Y1 1532609.6
Fire Stub 5	X1 1505906.6	Y1 1532706.4
Fire Stub 6	X1 1505944.7	Y1 1532786.9
Fire Stub 7	X1 1506032.8	Y1 1532979.3
Fire Stub 8	X1 1506999.2	Y1 1533064.0
Fire Stub 9	X1 1505856.1	Y1 1533118.5
Fire Stub 10	X1 1505730.8	Y1 1533164.0

SERVICE STUB AS-BUILT TABLE			
NAME	METER BOX LOCATION*		
Service Stub 1	X1	1505649.7	Y1 1532123.5
Service Stub 2	X1	1505734.9	Y1 1532257.9
Service Stub 3	X1	1505830.3	Y1 1532470.4
Service Stub 4	X1	1505877.9	Y1 1532578.1
Service Stub 5	X1	1505977.1	Y1 1532803.7
Service Stub 6	X1	1506054.9	Y1 1532979.7
Service Stub 7	X1	1506017.0	Y1 1533083.4
Service Stub 8	X1	1505868.8	Y1 1533139.0
Service Stub 9	X1	1505743.5	Y1 1533185.8

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



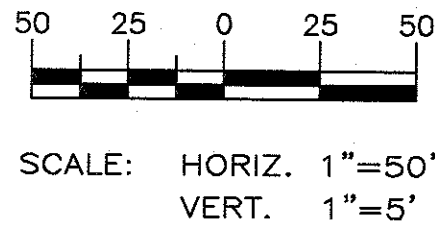
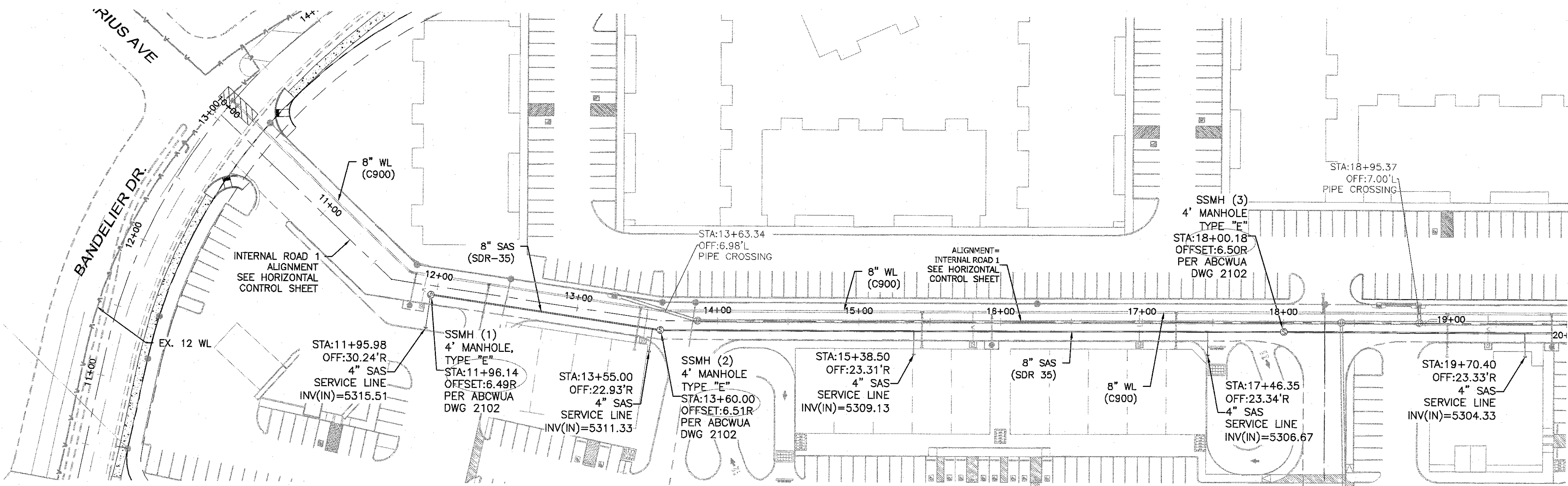
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TITLE: UNSER & McMAHON - PHASE 1
UTILITY IMPROVEMENTS
ON-SITE WATER - STA: 20+00.00 TO 27+00

CITY PROJECT NO.	683083	ZONE MAP NO.	A-11-Z	SHEET	18 of 23
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SANITARY SEWER NOTES

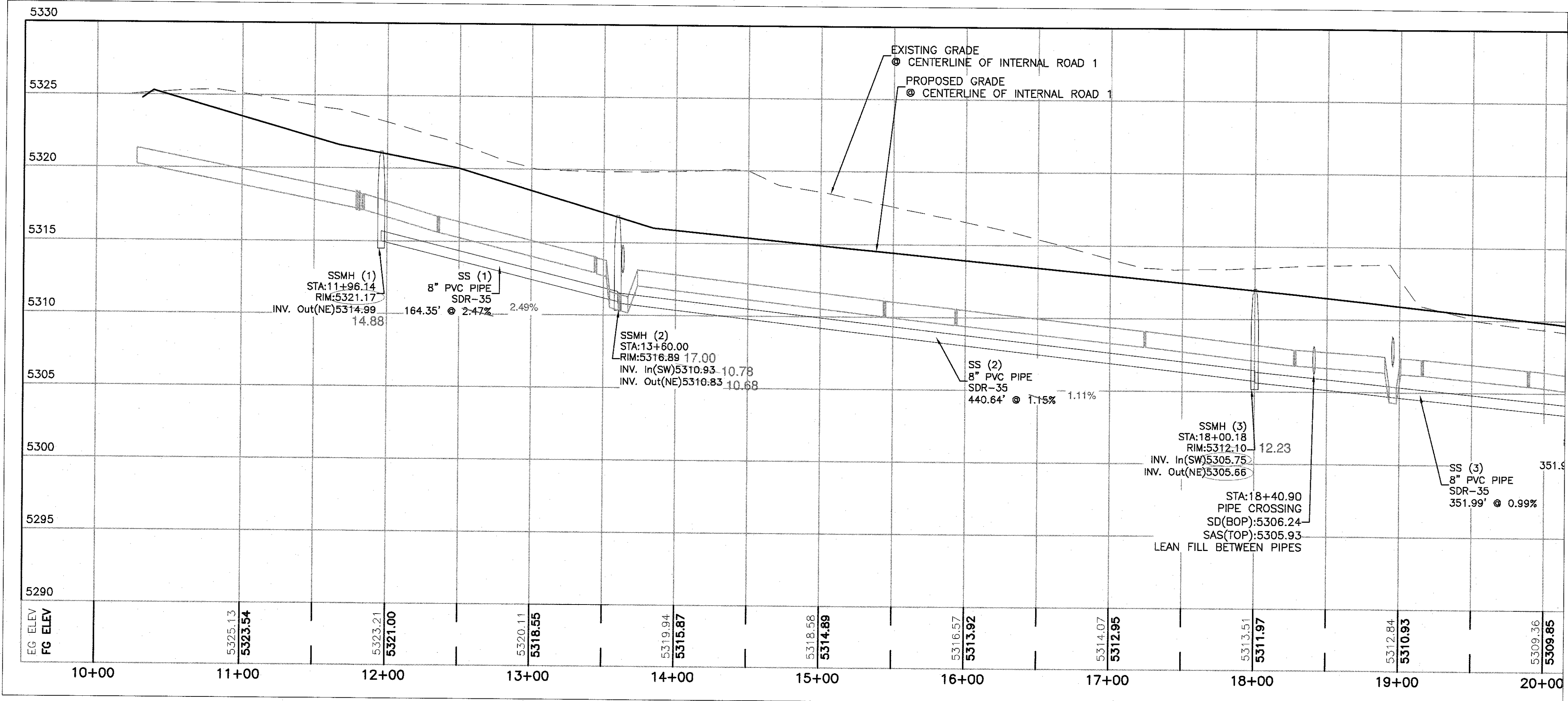
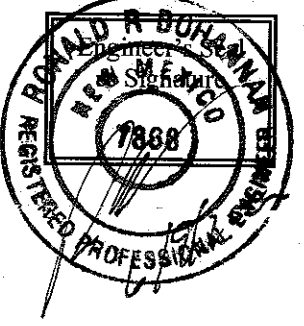
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NOTICE TO CONTRACTORS

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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., NMPIS number 1874.



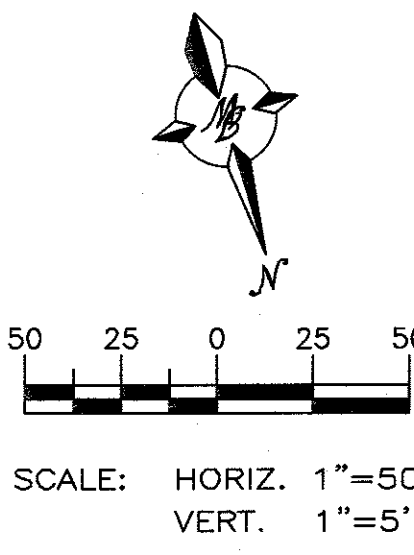
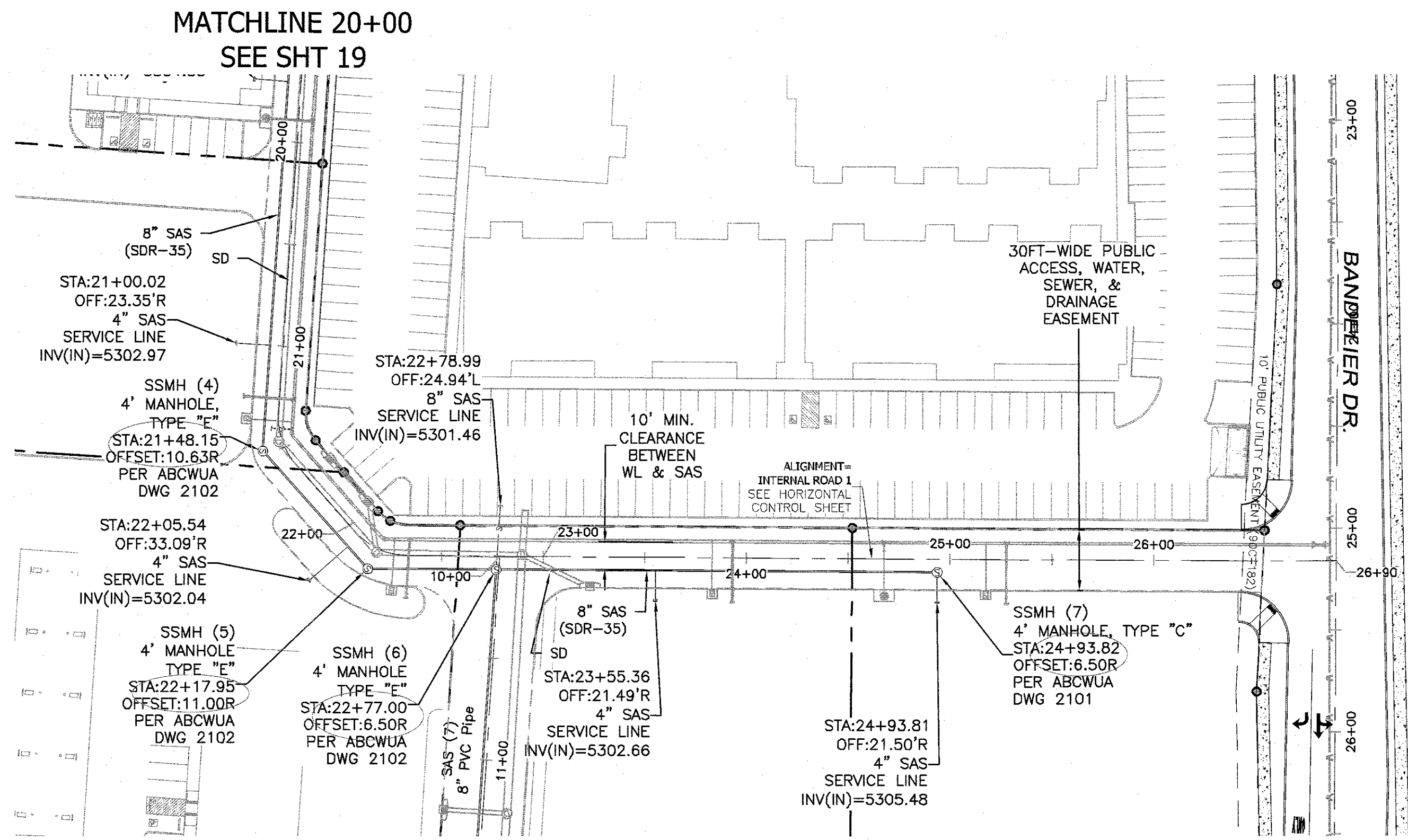
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B. J. Martinez

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ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: UNSER & McMAHON - PHASE 1 UTILITY IMPROVEMENTS ONSITE SAS - STA: 10+00.00 TO 20+00	
DESIGN REVIEW COMMITTEE APPROVED Aug. 26, 2021	CITY ENGINEER APPROVAL APPROVED Nov. 12, 2021
CITY PROJECT NO. 683083	ZONE MAP NO. A-11-Z
SHEET 19 of 23	



Line Table: Alignments

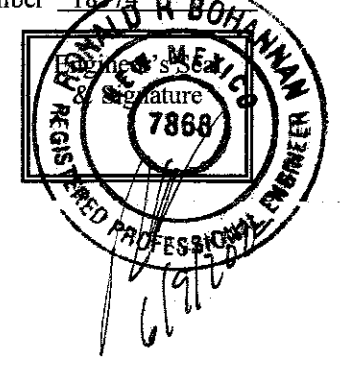
Line #	Length	Direction
L1	187.38	N67° 28' 53.13"E
L2	176.11	N32° 12' 46.89"E
L3	770.97	N23° 47' 13.74"E
L4	46.27	N21° 17' 49.84"W
L5	462.93	N69° 38' 28.39"W

Curve Table: Alignments

Curve #	Radius	Length	Chord Direction
C1	15.00	9.23	N49° 50' 50.01"E
C2	33.00	25.97	N1° 14' 41.82"E
C3	33.00	27.84	N45° 28' 09.12"W

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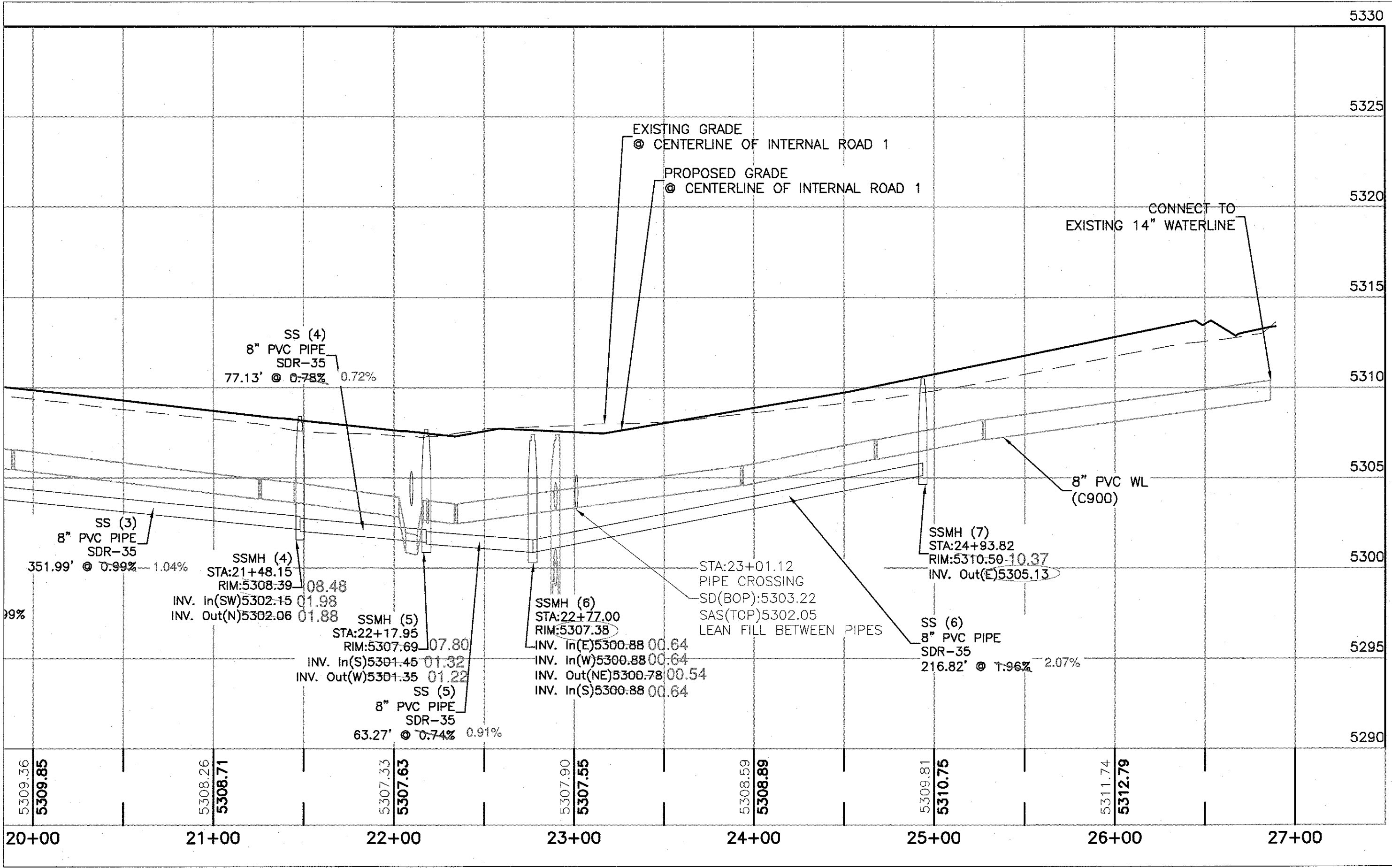
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Ronald R. Bohannon

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AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGNED BY/VP		DRAWN BY/BF		CHECKED BY/VP	
CONTRACTOR	DATE	AGRS MONUMENT	STATE	DATE	BY	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
FRANKLIN'S EARTHMOVING INC.	2/22	NEW MEXICO	STATE												
TIERRA WEST LLC	5/22	PLANE COORDINATES													
FIELD BOOK	5/22	CENTRAL ZONE (NAD 1983)													
FIELD BOOK	5/22	N=1,533,206.142 E=1,506,571.019													
FIELD BOOK	5/22	EL=5301.647 (NAD 1988)													
FIELD BOOK	5/22	GROUND TO GRID FACTOR=0.999670857													
FIELD BOOK	5/22	DELTA ALPHA=-0°15'30.20"													

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

ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

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

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

CITY ENGINEER APPROVAL
APPROVED
Nov. 12, 2021
CITY ENGINEER

LAST DESIGN UPDATE

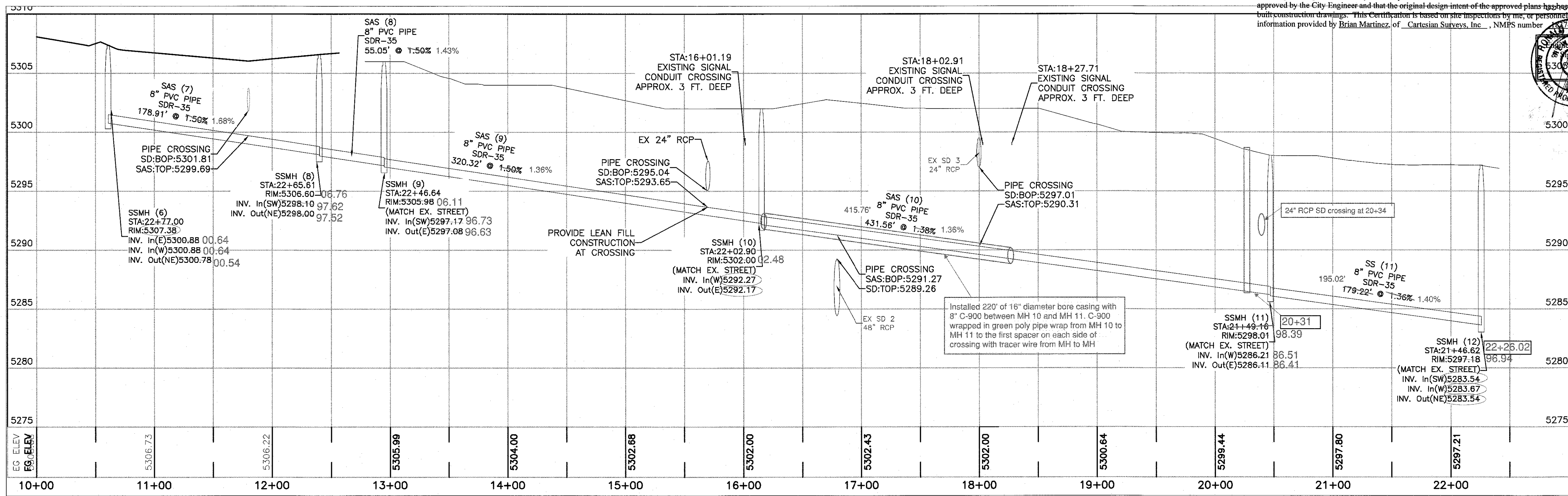
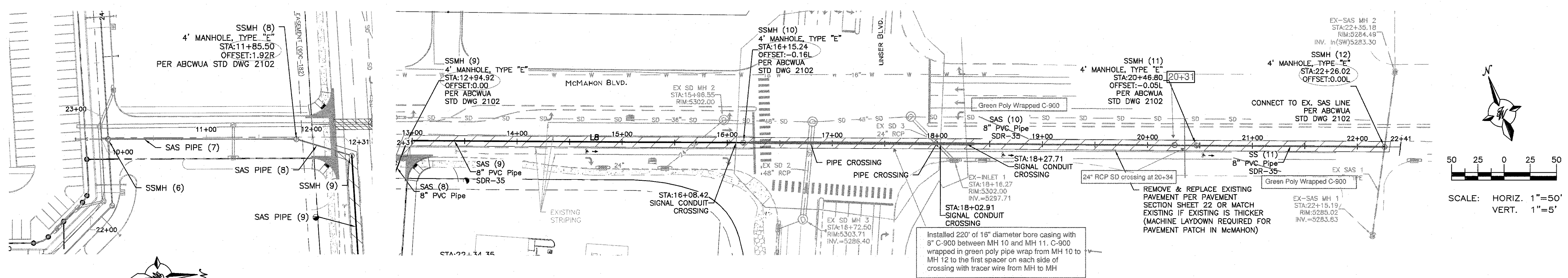
NO./REV./YR.

NO./REV./YR.

CITY PROJECT NO. 683083

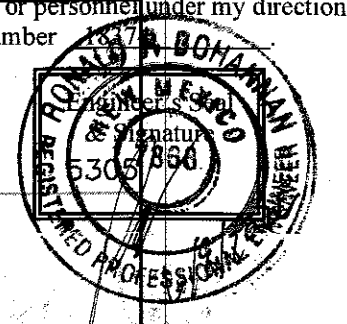
ZONE MAP NO. A-11-Z

SHEET 20 of 23



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 53087850.



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

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

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

*MEASURED FROM THE CENTER OF MANHOLE

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.

R. J. M.

SANITARY SEWER NOTES

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

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. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

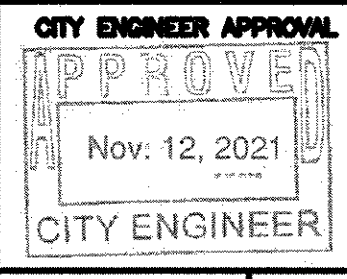
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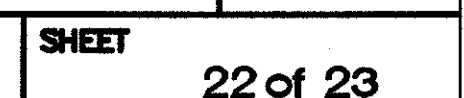
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505)858-3100
www.tierrawestllc.com

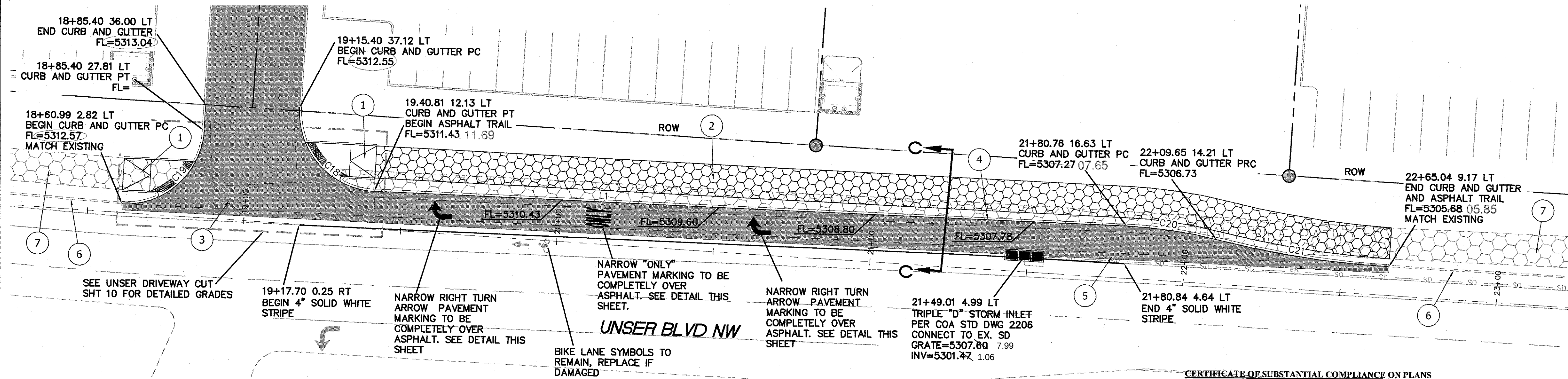
ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: UNSER & MCMAHON - PHASE 1
UTILITY IMPROVEMENTS
ONSITE SAS TO EXISTING SAS MH OFFSITE STA: 10+00 TO 16+00



NO.	DATE	REVISIONS





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

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

KEYED NOTES

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

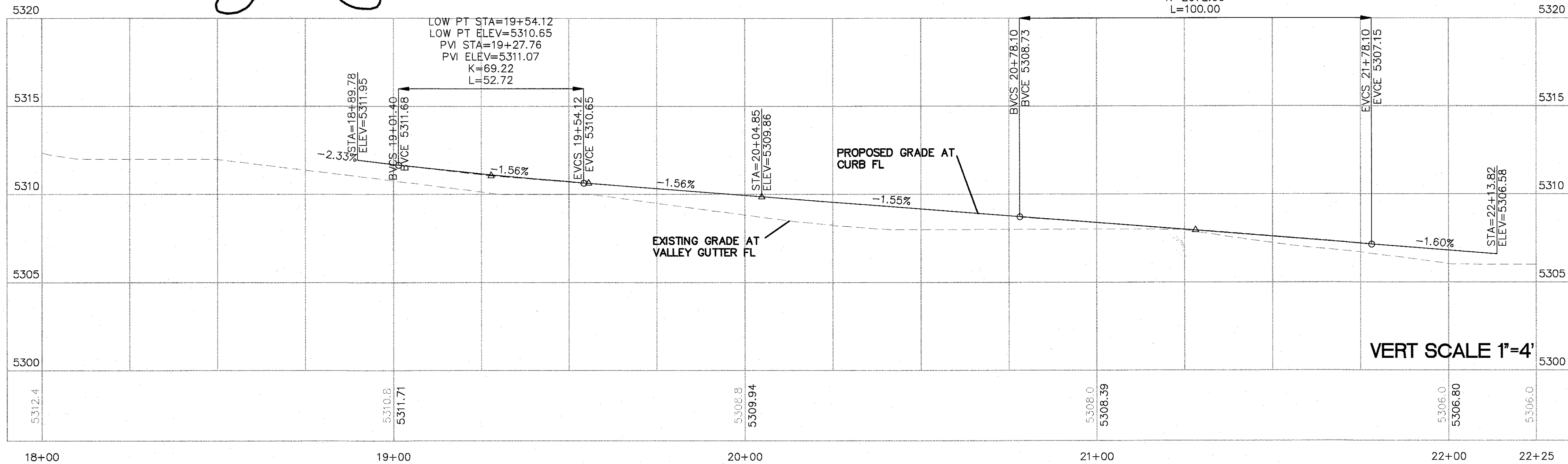
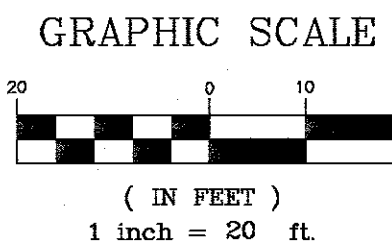
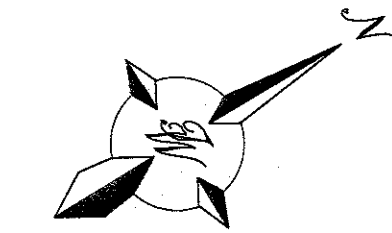
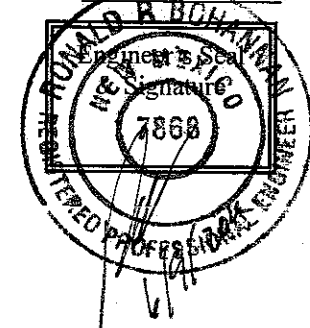
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Ronald R. Bohannon

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

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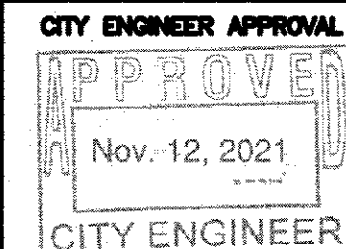
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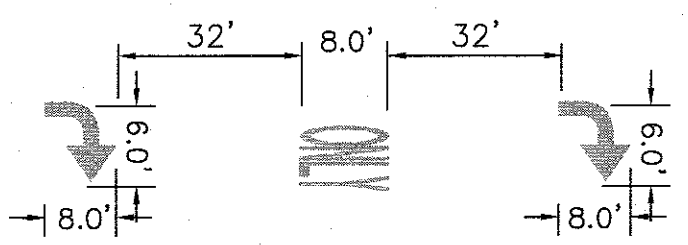
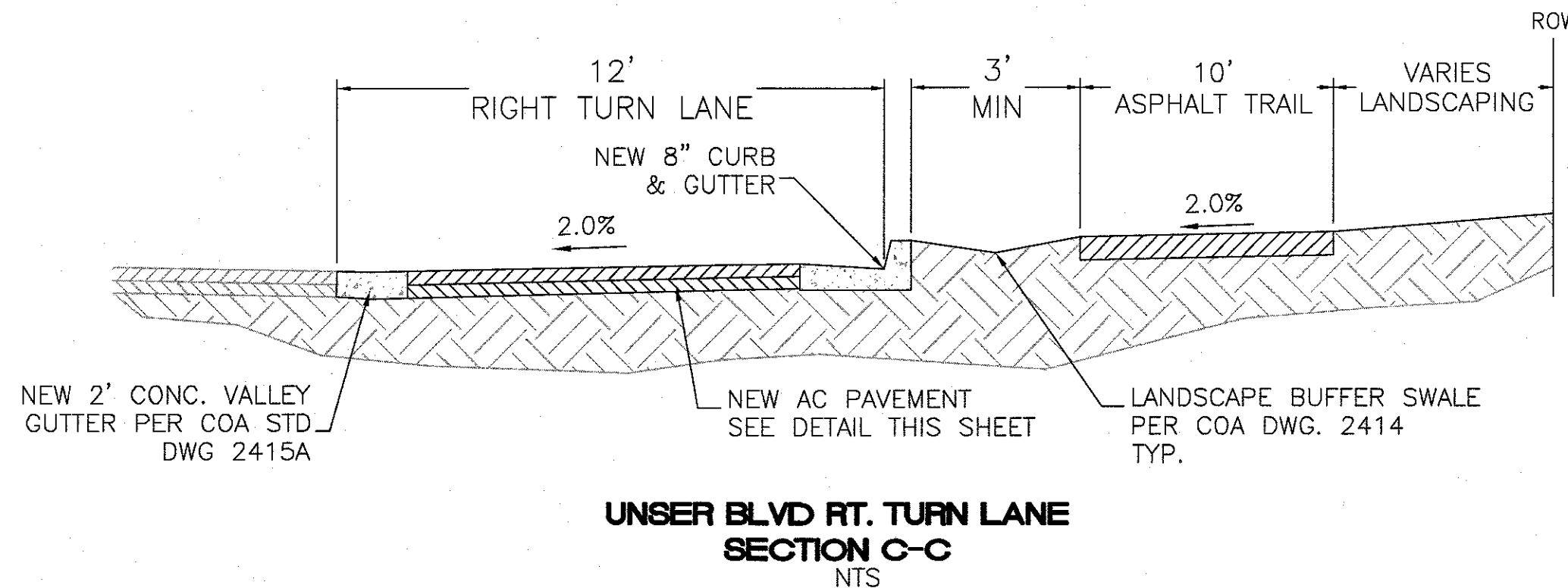
ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **USNR & McMAHON - PHASE 1**
USNR BLVD PAVING IMPROVEMENTS



NO.	DATE	REVISIONS

CITY PROJECT NO.	683083	ZONE MAP NO.	A-11-Z	SHEET	23 of 23
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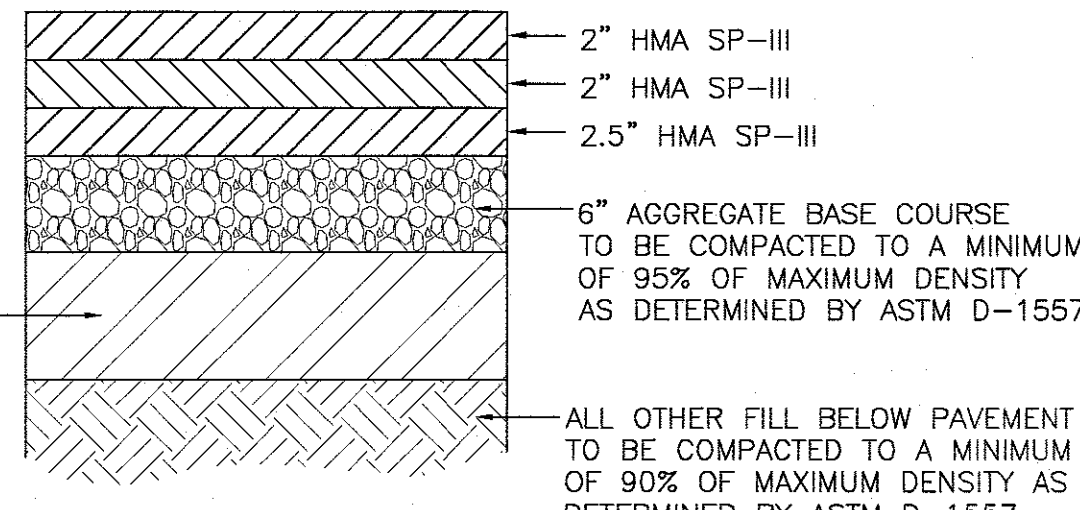


ARROW DETAILS

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

PAVING NOTE:
MATCH EXISTING PAVEMENT THICKNESS IF EXISTING IS THICKER

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



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