

2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-71677.814-26712

SCANNED BY
PLANNING

CONSTRUCTION PLANS
FOR
SUNDANCE ESTATES — PHASE I
UNSER BLVD, N.W.
PAVING, UTILITY & STRIPING PLANS
ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2011

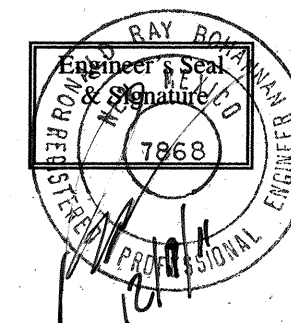
FW

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UNSER BLVD / STA: 10+48.54 TO 19+14.87
7. PAVING DETAILS AND STREET SECTIONS
8. STRIPING PLAN

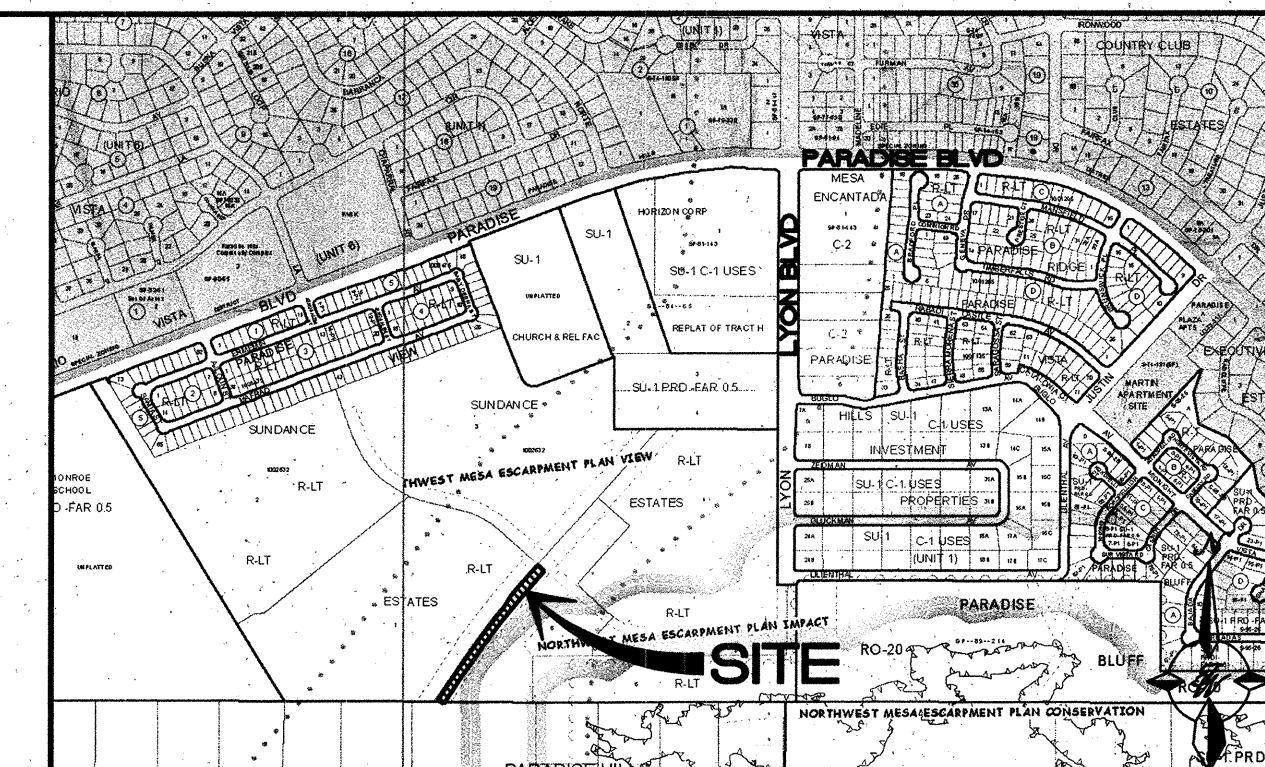
CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

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 Russ Huggins of Surveytek, NMPLS # 9750.



APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
Paul O. ...
DATE: 2-28-2012

Elevations are in NGVD 88



VICINITY MAP ZONE ATLAS B-10-Z & B-11-Z

NOTICE TO CONTRACTORS

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION (UPDATE #7) INCLUDING AMENDMENT #1.
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (280-1990) FOR LOCATION OF EXISTING UTILITIES.
3. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24-HOUR CONSTRUCTION.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.
6. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
7. CONTRACTOR SHALL NOTIFY THE ENGINEER 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. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH 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 SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THIS PROJECT THAT IS NOT SHOWN ON THE PLAN AND IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE DESIGNER'S EXPENSE.
8. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
9. 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 GROUTED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.
10. TWO-WAY TRAFFIC MUST BE MAINTAINED ON UNSER BLVD. AT ALL TIMES.
11. ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH ABCWUA SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS).
12. THE CONTRACTOR SHALL NOTIFY ABCWUA SEVEN (7) WORKING DAYS PRIOR TO BEGINNING THE CONSTRUCTION OF THE UTILITIES. ONLY ABCWUA WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
13. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
14. ELECTRONIC MARKER DEVICES (EMD) WILL BE PLACED ACCORDING TO SECTION 70 OF THE COA STANDARD SPECIFICATIONS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTED SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE COA.

- THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED
- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
 - ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
 - ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE PROJECT ENGINEER.
 - ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
 - ☐ IF CURB IS DEEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
 - ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

RECORD DRAWING

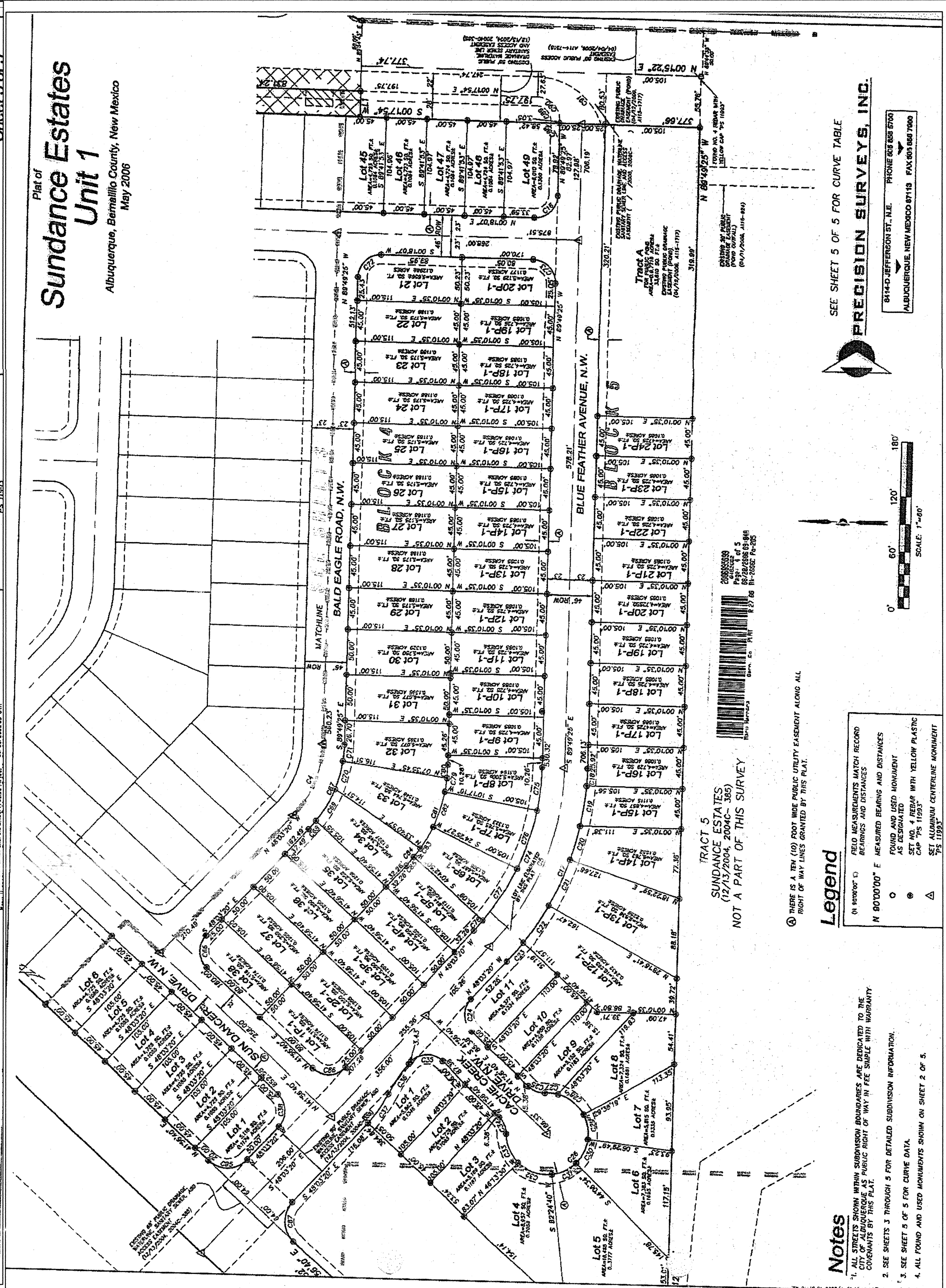
DRB # 1002632

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

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
7	1	RB	11-6-11	NO	10/21/11		
ENGINEER'S STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	
		DRC Chairman		<i>Michael ...</i>		6/6/11	
		Transportation		<i>...</i>		4/4/11	
		Water/Wastewater		<i>...</i>		4-4-11	
		Hydrology		<i>...</i>		4-4-11	
CITY PROJECT NO.		761784		SHEET		1 OF 8	

APPROVED FOR CONSTRUCTION

Paul O. ...
City Engineer Date 9-3-11



FOR REFERENCE ONLY

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

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

**TITLE: SUNDANCE ESTATES - PHASE I
PLAT**

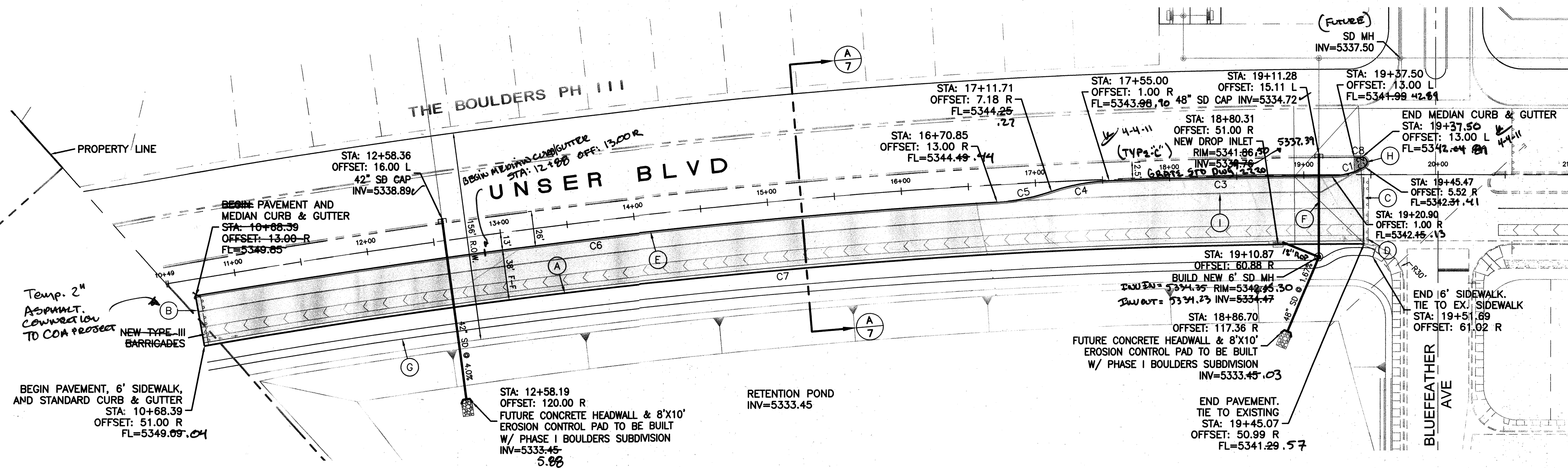
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ZONE MAP NO. **81784** SHEET **3** OF **8**

DESIGNED BY: VC DATE: 04-04-11
DRAWN BY: DY DATE: 04-04-11
DRAWING NAME: 2011005-SHO2-PLAT JOB NO.: 2011005
CHECKED BY: VC DATE: 04-04-11

ENGINEER'S SEAL		FOR INFORMATION ONLY	
NO.	DATE	REMARKS	BY
		DESIGN	
		REVISIONS	

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	ACCS. MONUMENT "10-B10"	CONTRACTOR	WORK	DATE
		STANDARD A.C.S. BRASS TABLET (FOUND IN PLACE)		SUBDIVISION	
		NM STATE PLANE COORDINATES		ACCEPTANCE BY	
		CENTRAL ZONE NAD 1983		DATE	
		X=1,503,026.373		VERIFICATION BY	
		Y=1,526,758.072		DATE	
				CORRECTED BY	
				MICRO-FILM INFORMATION	
				RECORDED BY	
				NO.	
				ELEVATION=5370.757 (NGVD 1988)	

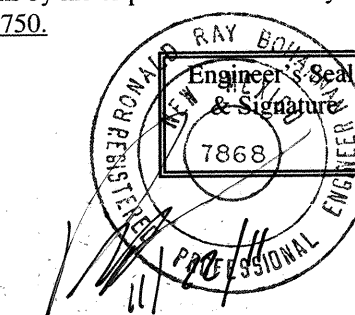


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	29°27'46"	50.00	25.71
C2	150°16'43"	4.00	10.49
C3	1°54'04"	4999.00	165.87
C4	16°44'58"	150.00	43.85
C5	15°47'06"	150.00	41.33
C6	6°54'13"	4987.00	600.89
C7	10°02'47"	4949.00	867.78
C8	0°04'07"	5013.00	6.00

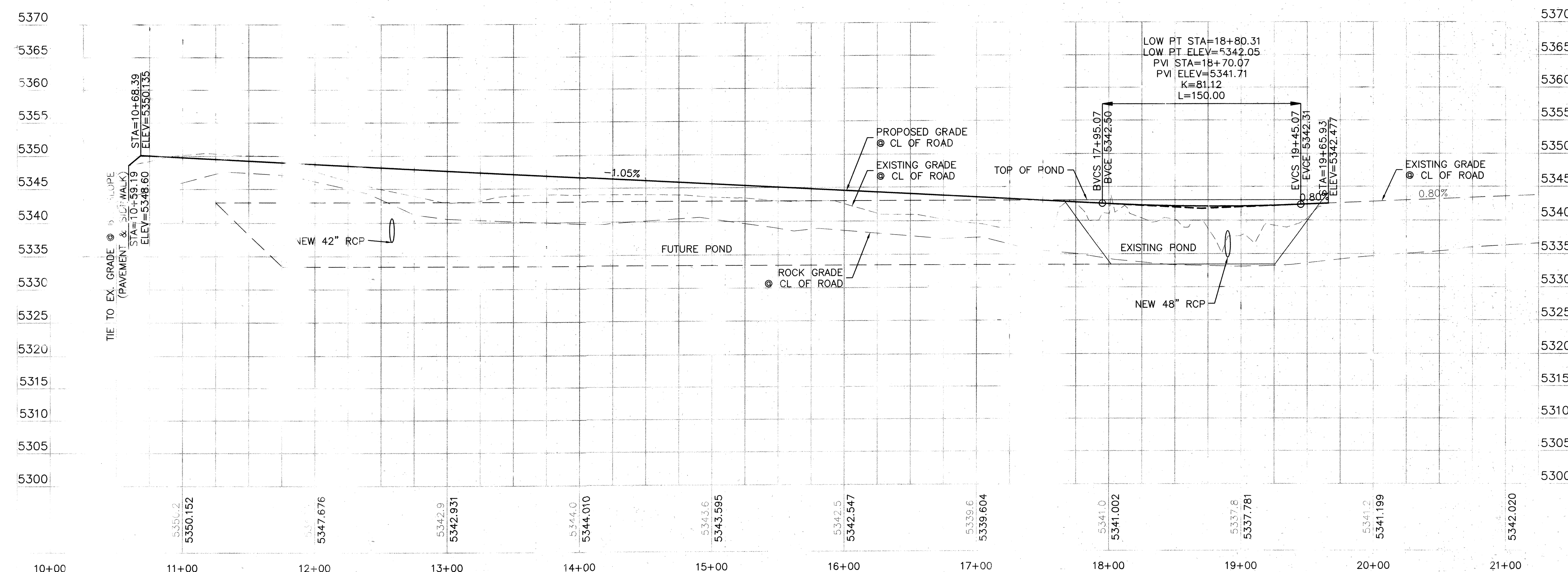
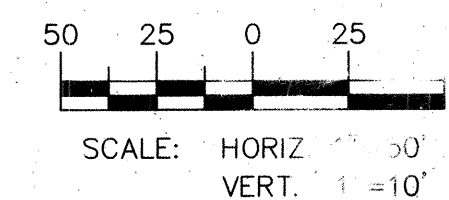
NOTE: ALL STORM DRAIN PIPE TO
BE CLASS III RCP. 4-4-11

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

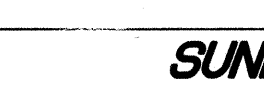
I, Ronald R. Robbman, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision 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 Russ Hugg, of Surv-tek, NMPLS # 9750.



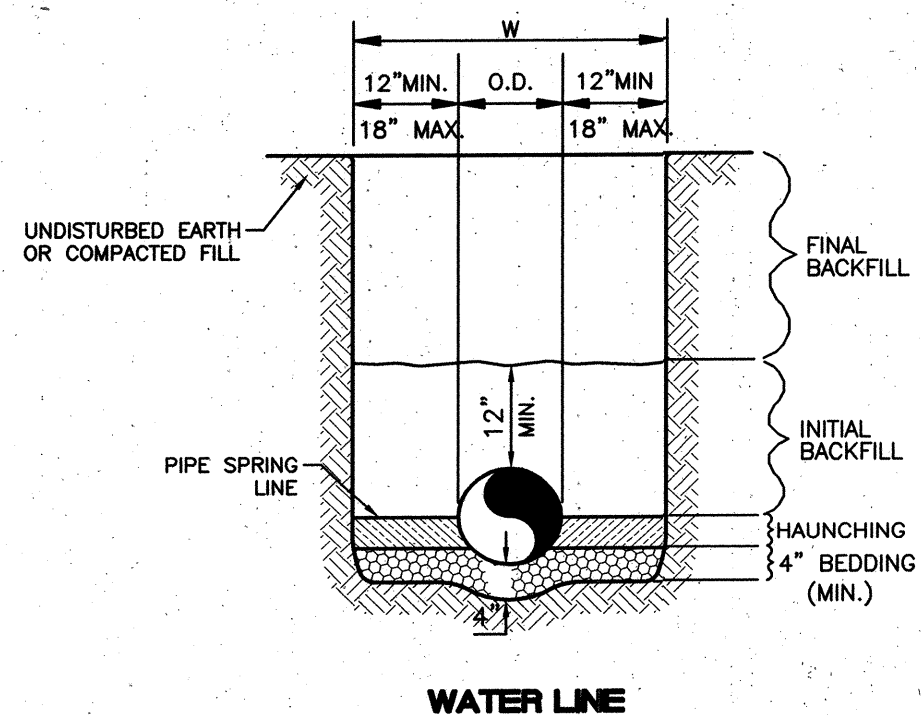
RECORD DRAWING



TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
BUQUERQUE, NEW MEXICO 87
(505)858-3100
www.tierrawestllc.com

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE:	<i>SUNDANCE ESTATES - PHASE I</i> <i>PAVING IMPROVEMENTS</i> <i>UNSER BLVD / STA: 10+68.39 TO 19+55.01</i>		
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
		 	
DESIGN REVIEW COMMITTEE	CITY ENGINEER	SHEET	OF
761784		ZONE MAP B-10, 8	5 8

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.



**SUPPLEMENTAL SPECIFICATION
UTILITY TRENCH AND BEDDING DETAIL**

GENERAL NOTES

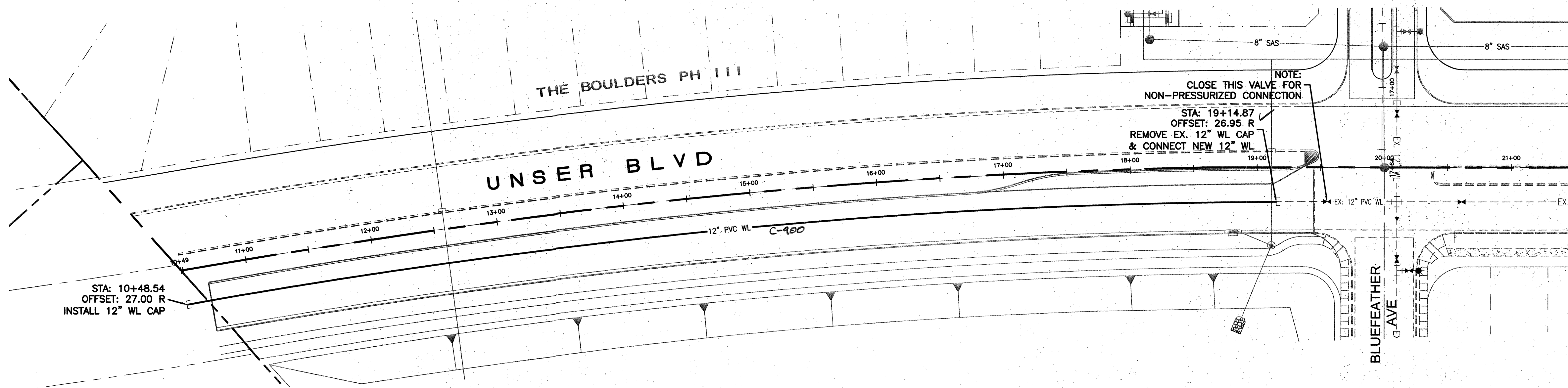
- BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 95% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
- HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 95% PROCTOR.
- INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
- INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 95% STANDARD PROCTOR.
- FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
- FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
- ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 1557-03.
- ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 1557. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR 1% OPTIMUM MOISTURE CONTENT.
- FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
- ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

NOTES:

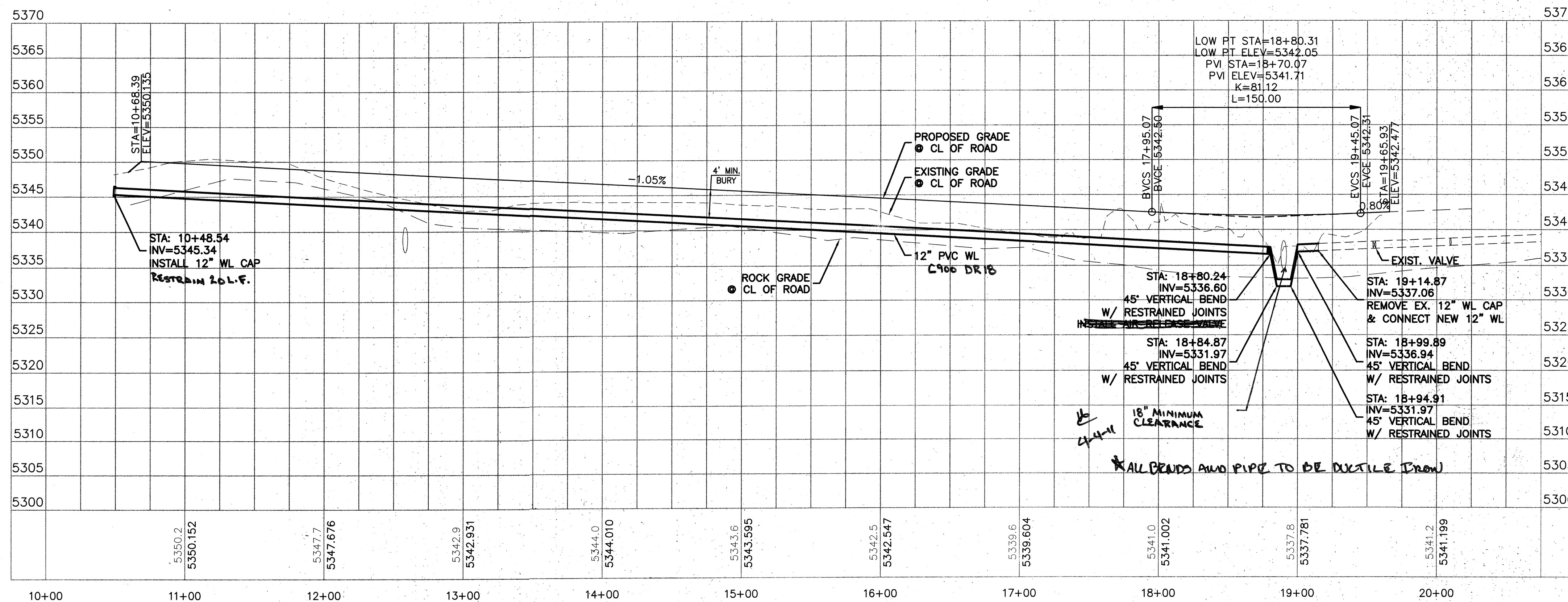
- ALL EXISTING UTILITY CONNECTION LOCATIONS AND INVERTS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION OF UTILITIES.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

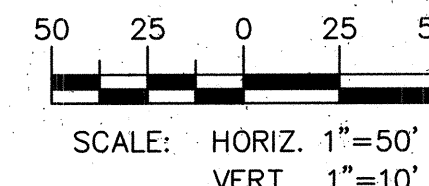
I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct 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 Russ Hugg, of Survtex NMPLS # 9750.



UNSER BLVD

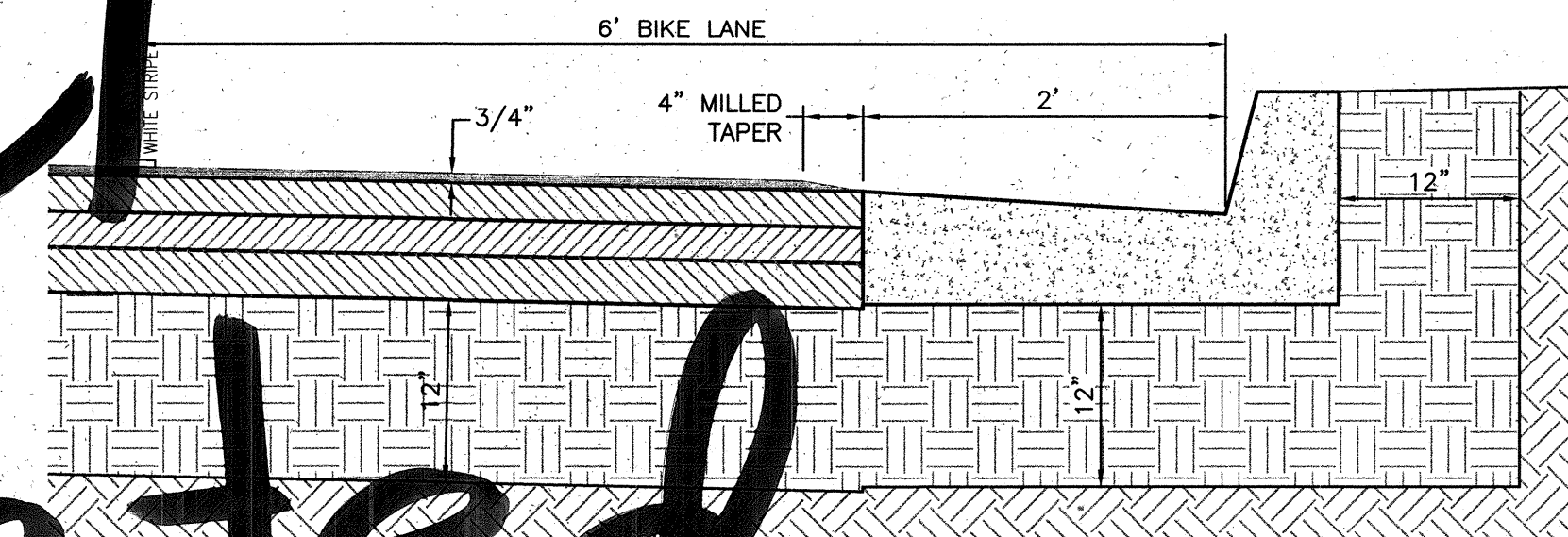


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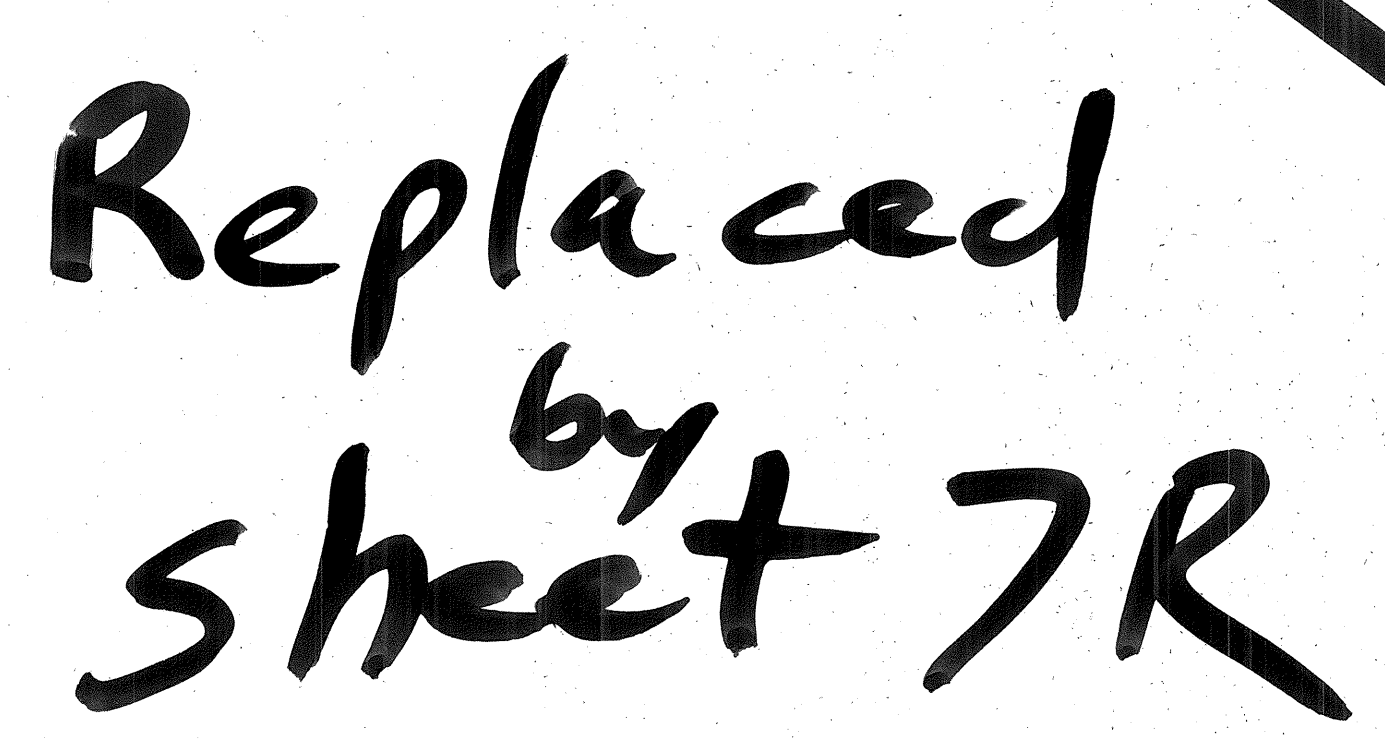


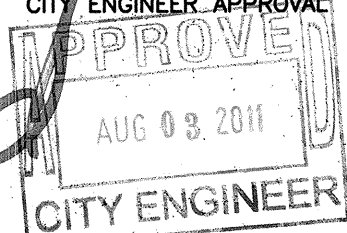
TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100 www.tierrawestllc.com		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: SUNDANCE ESTATES - PHASE I UTILITY IMPROVEMENTS UNSER BLVD / STA: 10+48.54 TO 19+14.87			
DESIGN REVIEW COMMITTEE APPROVE JUN 06 2011 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVE AUG 03 2011 CITY ENGINEER	MO./DAY/YR. MO./DAY/YR.	MO./DAY/YR. MO./DAY/YR.
ZONE MAP NO. B-10-Z & B-11-Z		SHEET 6	OF 8

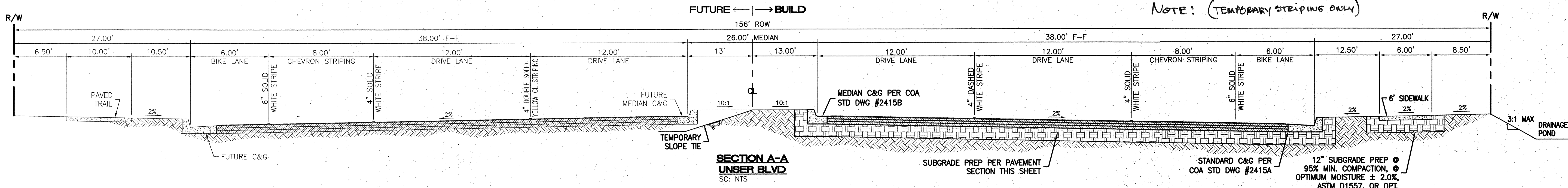
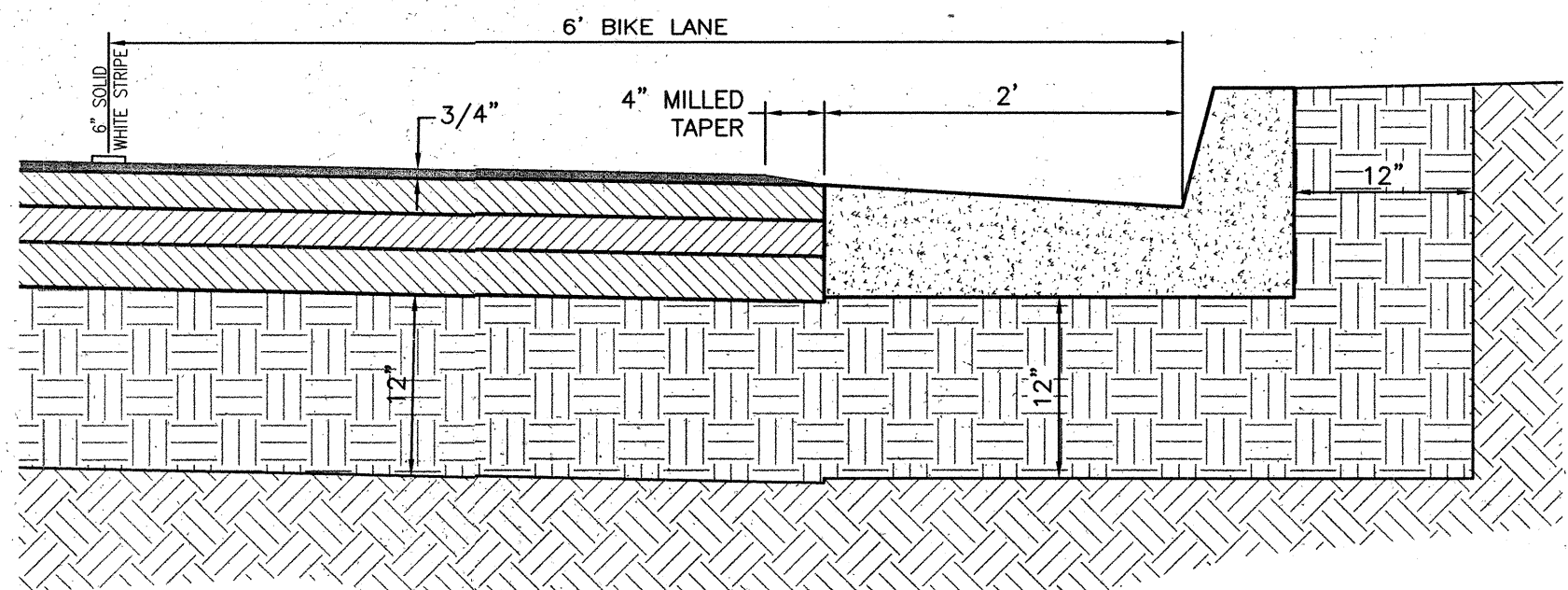
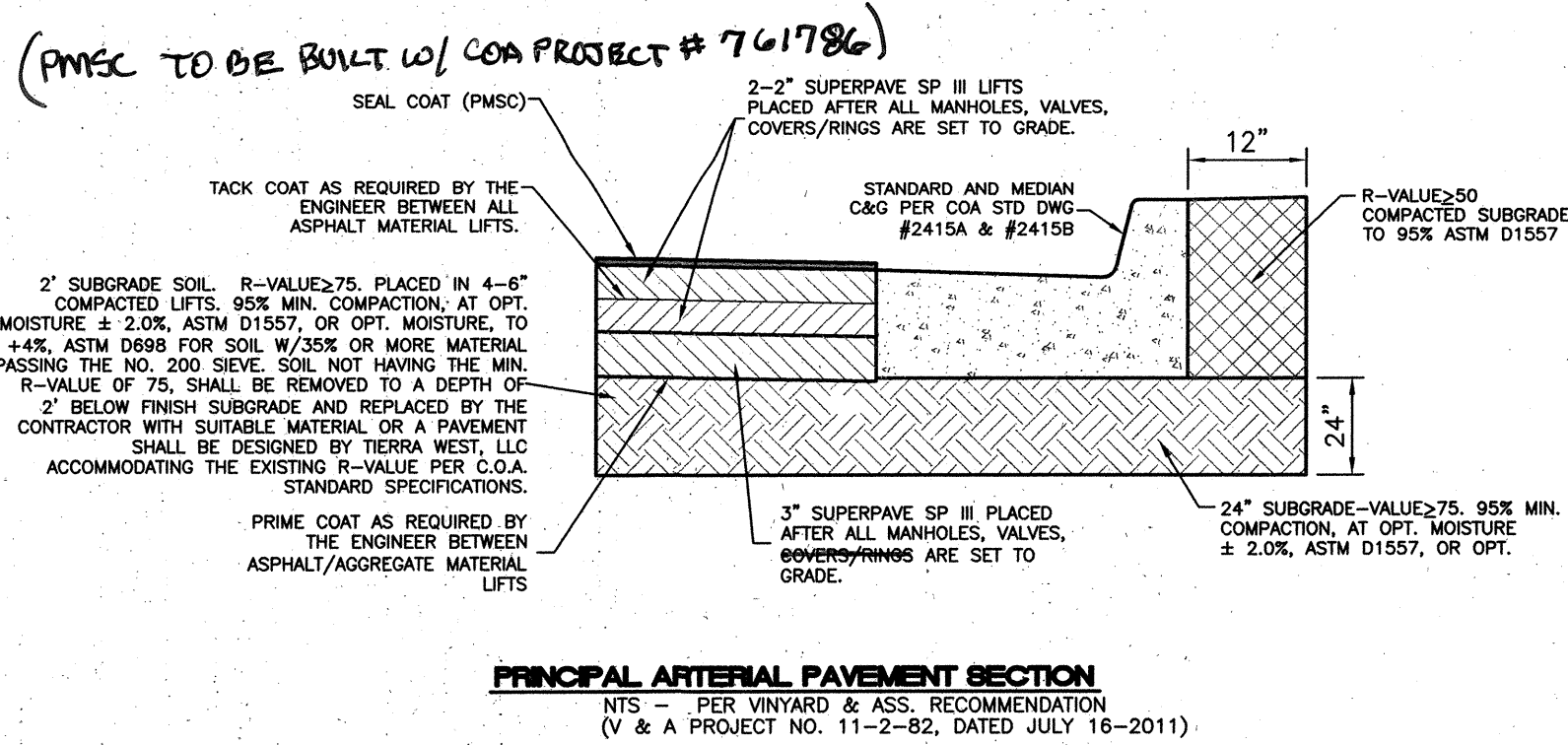
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MILLING DETAIL
FOR SEAL COAT
SC: NTS

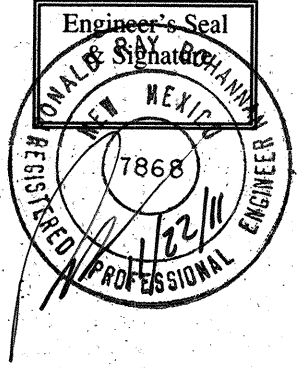


 TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100 www.tierrowestllc.com		A 171/171 NO.		DESIGNED BY: DRAWN BY: CHECKED BY:	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: <i>SUNDANCE ESTATES - PHASE I</i> <i>PAVING DETAILS AND STREET SECTIONS</i>					
DESIGN REVIEW COMMITTEE 		CITY ENGINEER APPROVAL: 		LAST DESIGN UPDATE MO./DAY/YR. MO./DAY/YR.	
761784		ZONE MAP NO. B-10-Z & B-11-Z		SHEET 7 OF 8	



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Ronald R. Bohman, 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 Russ Hugg, of Surv-tek NMPLS # 9750.

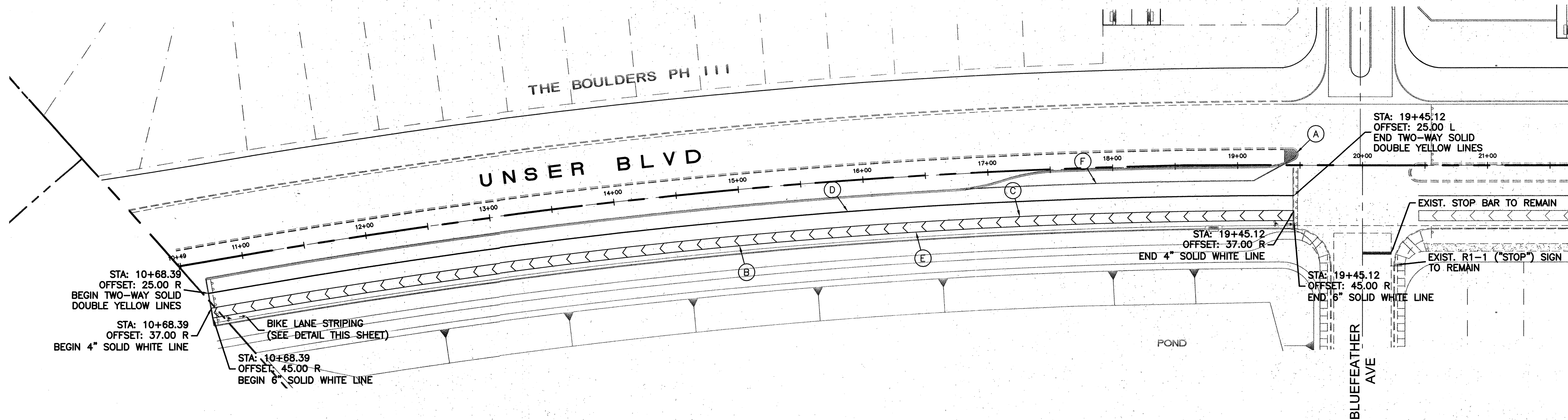


RECORD DRAWING

TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100 www.tierrawestllc.com	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: SUNDANCE ESTATES - PHASE I PAVING DETAILS AND STREET SECTIONS	
DESIGN REVIEW COMMITTEE APPROVED NOV 08 2011 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVED NOV 08 2011 CITY ENGINEER
LAST DESIGN UPDATE	MO./DAY/YR.
761784 ZONE MAP NO. 8-10-Z & 8-11-Z SHEET 7R OF 8	

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
	REVISIONS	NO.	BY	DATE	AC.S. MONUMENT "10-B10"	CONTRACTOR	DATE
	11/7/11 Replace sheet 7				STANDARD A.C.S. BRASS TABLET (FOUND IN PLACE)	Surv-tek	11/7/11
	DESIGN				NM STATE PLANE COORDINATES	FIELD ACCEPTANCE BY	11/7/11
	DATE: 04-04-11				CENTRAL ZONE NAD 1983	CORRECTED BY	11/7/11
DRAWN BY: VC		X=1,503,026.373		Y=1,526,758.072		MICRO-FILM INFORMATION	
JOB NO.: 2011005		G=0.99968666		DATE		RECORDED BY	
CHECKED BY: VC		DATE: 04-04-11		ELEVATION=5370.757 (NOV 1988)			

- KEYED NOTES:**
- (A) MEDIAN NOSE PAINTED YELLOW (W/ REFLECTIVE BEADS)
 - (B) THERMOPLASTIC REFLECTIVE CHEVRON STRIPING (WHITE) (SEE DETAIL THIS SHEET)
 - (C) 4" SOLID WHITE STRIPE
 - (D) 4" SOLID DOUBLE YELLOW STRIPES
 - (E) 6" SOLID WHITE STRIPE
 - (F) TEMPORARY ASPHALT CURB, PAINTED WHITE



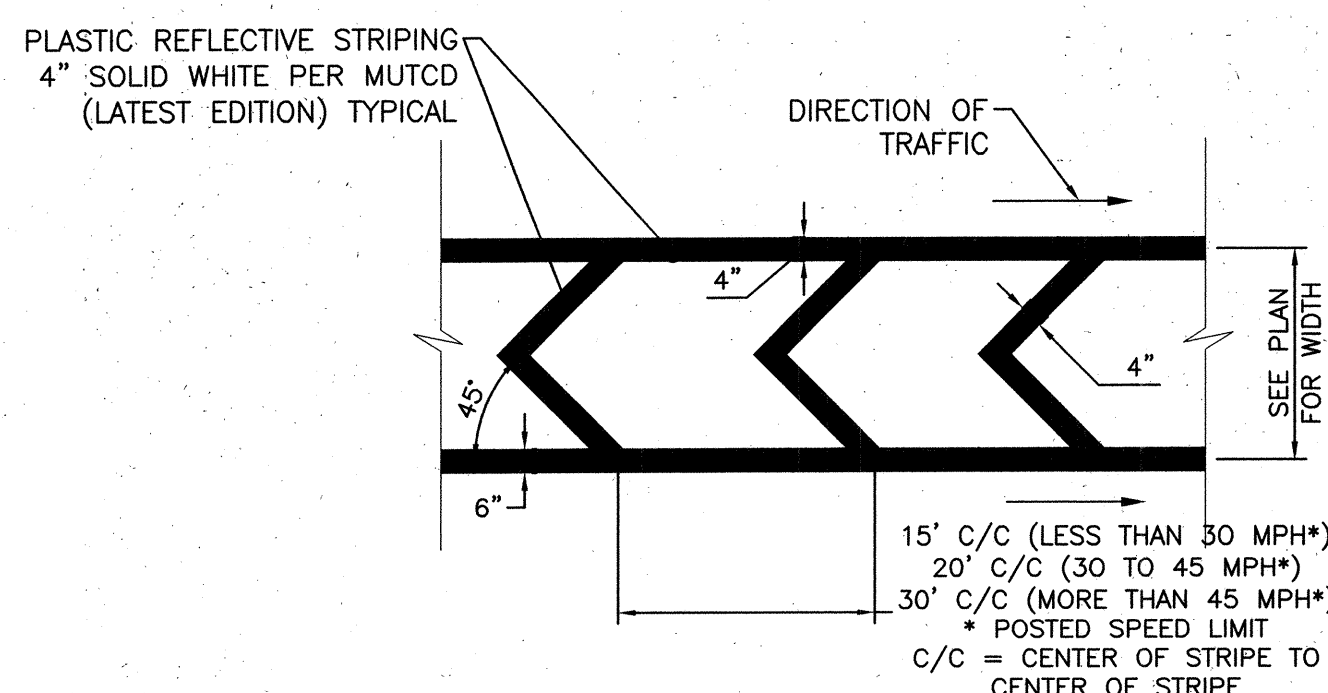
NOTE:
CONTRACTOR & ENGINEER TO COORDINATE WITH
COA DMD PRIOR TO PLACEMENT OF PAVEMENT
MARKING. ~~ROADWAY MAY REQUIRE STRIPING FOR~~
~~2-WAY TRAFFIC.~~



R3-17

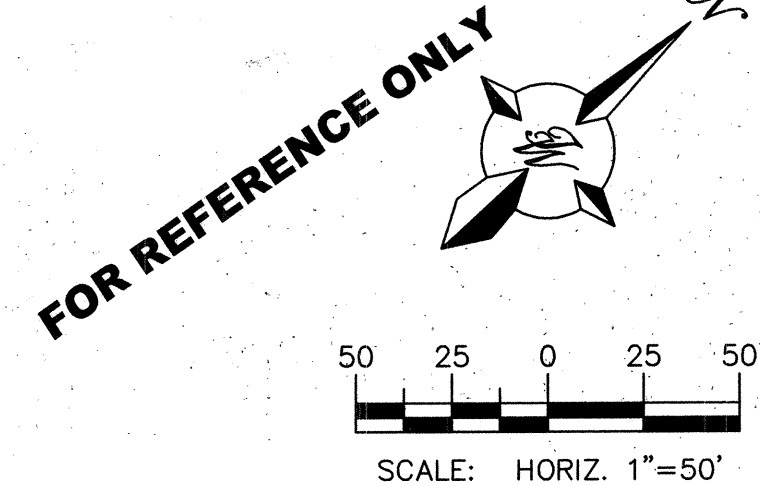
BIKE LANE STRIPING

NTS



CHEVRON STRIPES DETAIL

NTS



TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100 www.tierrowestllc.com	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: SUNDANCE ESTATES - PHASE I STRIPING PLAN	
DESIGN REVIEW COMMITTEE APPROVE JUN 06 2011 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVE AUG 03 2011 CITY ENGINEER
LAST DESIGN UPDATE	MO./DAY/YR.
ZONE MAP NO. 761784	SHEET 8
OF 8	