

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 7817.83 2013

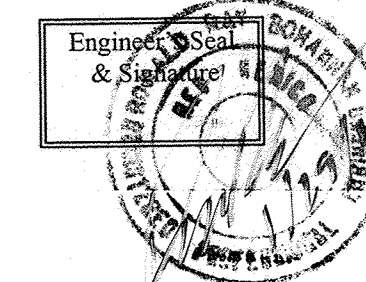
CONSTRUCTION PLANS FOR SPECTRUM ASSISTED LIVING PAVING & UTILITY IMPROVEMENTS

ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO FEBRUARY 2012

FW

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. NMPLS # 18374.



INDEX TO DRAWINGS

1. TITLE SHEET
2. PLAT
3. GOLF COURSE RD PAVING IMPROVEMENTS
- 3A. MASTER UTILITY PLAN
4. DRIVE "A" UTILITY IMPROVEMENTS
5. DRIVE "B" UTILITY IMPROVEMENTS
6. DRIVE "C" UTILITY IMPROVEMENTS
7. DRIVE "A" SAS IMPROVEMENTS
8. DETAILS
9. SITE PLAN (FOR INFORMATION ONLY)(C2)
10. GRADING & DRAINAGE PLAN (FOR INFORMATION ONLY)(C3)

ADDITIONAL NOTES:

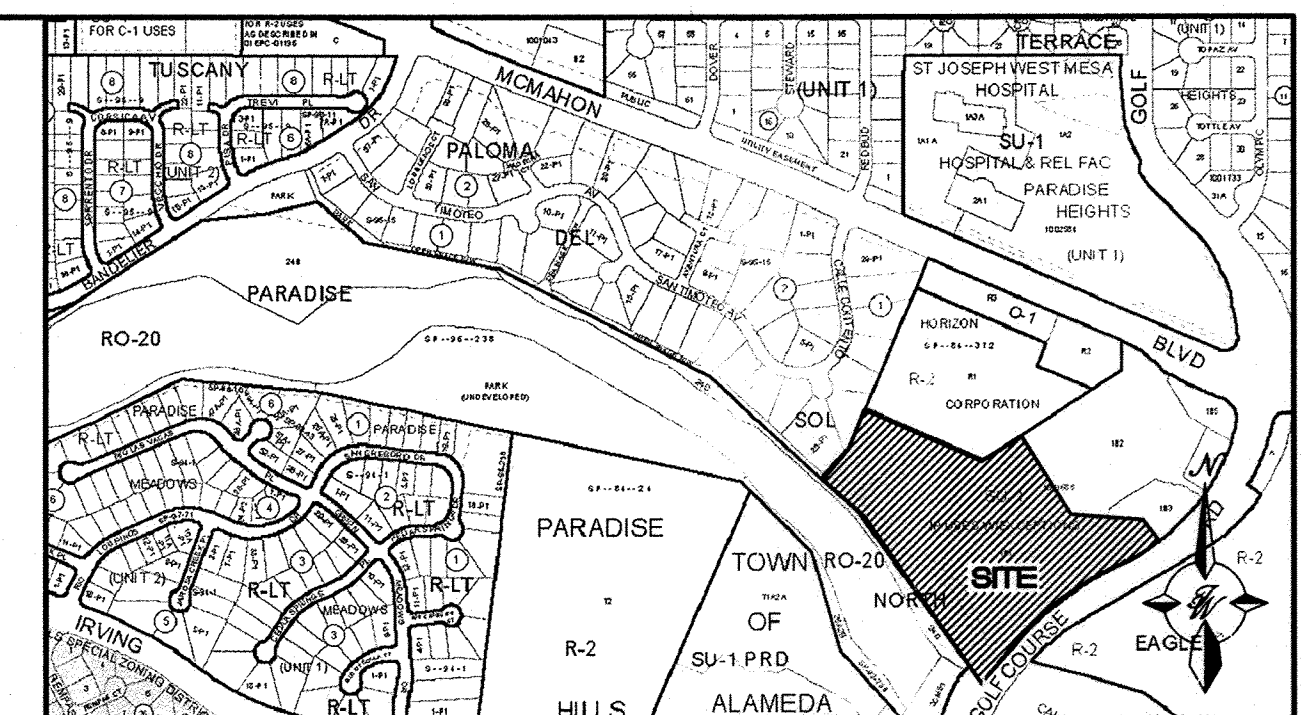
- A. STORM DRAIN LINES NOT REFLECTED ON PLAN SET. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING STORM DRAIN CONFLICTS DURING CONSTRUCTION.
- B. IN THE CASE OF A CONFLICT BETWEEN CONDUIT OR EQUIPMENT PLACEMENT AND STORM DRAIN, CONTRACTOR SHALL INFORM THE CONSTRUCTION MANAGEMENT TEAM AND THE CITY PROJECT MANAGER BEFORE PROCEEDING WITH ANY DEVIATIONS FROM PLANS.
- C. SHOULD ANY IMPACT OCCUR TO STORM DRAIN PIPE DURING CONSTRUCTION EFFORTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY OF ALBUQUERQUE STORM DRAIN MAINTENANCE TO INSPECT THE IMPACTED PIPE.
- D. REPAIRS TO IMPACTED PIPE REQUIRED BY THE CITY OF ALBUQUERQUE STORM DRAIN MANAGEMENT PERSONNEL SHALL BE THE FINANCIAL AND CONSTRUCTION RESPONSIBILITY OF THE CONTRACTOR.

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
Paul O. [Signature]
DATE: 12-26-2013

RECORD DRAWING
DRB# 1008528

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

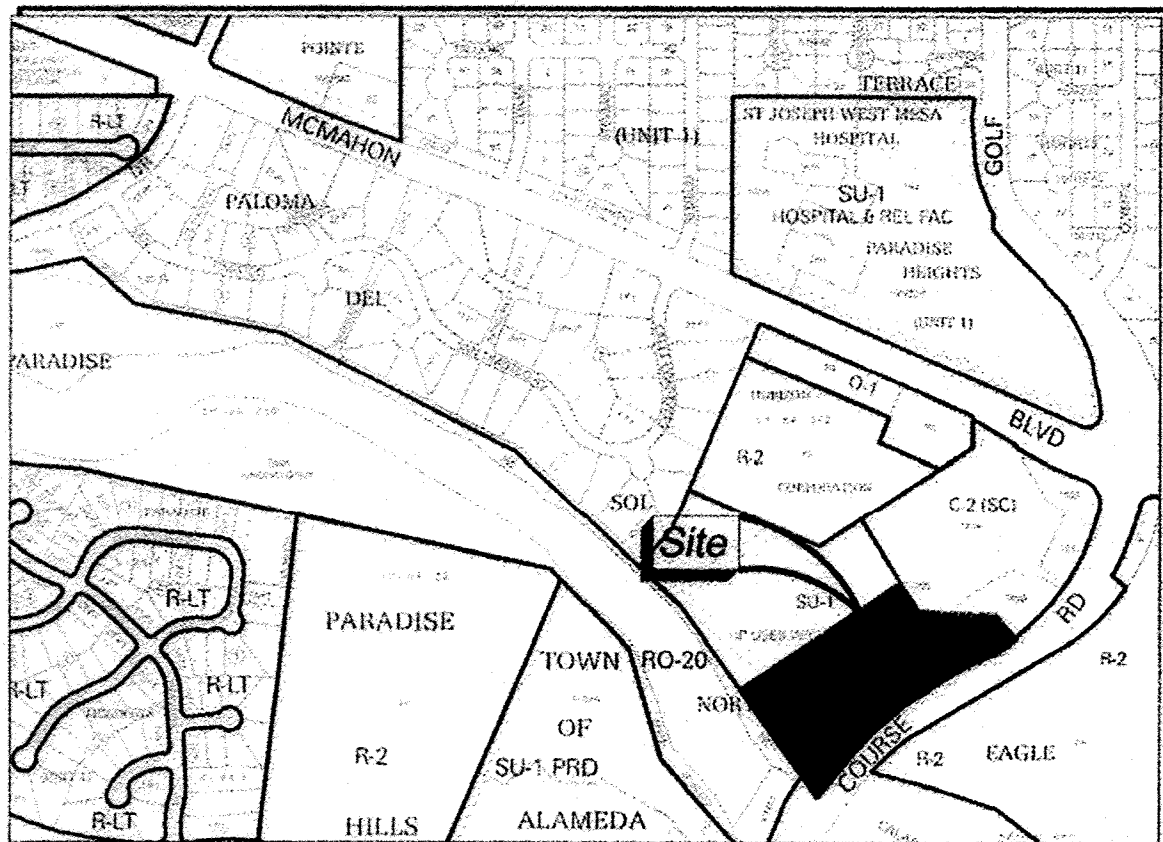
REVISIONS		DATE		USER		DEPT.		DATE		USER		DEPT.		DATE	
A 385.6		7-19-12		J. [Signature]		7-18-12									
REV. SHEETS		CITY ENGINEER		DATE		USER		DEPT.		DATE		USER		DEPT.	
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE		*****		*****		*****		*****	
		DRC Chairman		[Signature]		2/24/12		APPROVED FOR CONSTRUCTION							
		Transportation		[Signature]		2/9/12									
		Water/Wastewater		[Signature]		2-9-12									
		Hydrology		[Signature]		2/9/12									
		AEHD													
Constr. Mngmt.															
Constr. Coord.															
CITY PROJECT NO.		781783		SHEET		1 OF 10									



VICINITY MAP ZONE ATLAS A-12-Z

NOTICE TO CONTRACTORS

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FROM HERE ON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8.
 2. TWO (2) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
 3. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICAADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION; CONTRACTOR SHALL NOTIFY THE CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
 4. 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 UPDATE NO. 8.
 5. 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 AFTER CITY APPROVAL.
 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 WELL COLLECTORS, TRANSMISSION LINES, OR 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/full/463729/>.
 7. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
 8. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8.
 9. THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.
 10. TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.
 11. PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, MARKINGS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. ALL EXISTING STRIPING IMPACTED BY PROJECT WORK TO BE REPLACED IN KIND.
 12. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
 13. ALL WATER VALVE BOXES MANHOLES IN THE STREET CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE AND SHALL BE MEASURED AND PAID PER EACH.
 14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.
- 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 DEPRESSURED 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.



Location Map
Zone Atlas Map No. A-12-Z

Subdivision Data:

ZONING: SU-A JP USES W/EXCEPTIONS
GROSS SUBDIVISION ACREAGE: 5.9664 ACRES±
ZONE ATLAS INDEX NO: A-12-Z
NO. OF TRACTS CREATED: 1
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: MAY 4-16, 2011

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE TRACT INTO ONE NEW TRACT, VACATE A PORTION OF AN EASEMENT AND TO GRANT AN EASEMENT.

Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 1, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

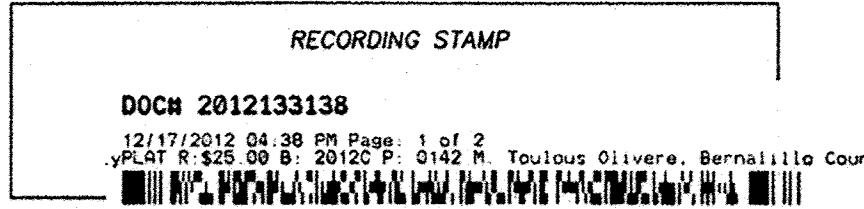
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PSC"), A NEW MEXICO CORPORATION, (PSC ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- B. 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 SERVICES.
- C. QUEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. CABLE TV 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 BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE 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 AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, ABOVEGROUND OR SUBSURFACE, HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PSC) AND NEW MEXICO GAS COMPANY (NMG) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PSC AND NMG DO NOT WAIVE OR RELEASE ANY EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.



Legal Description

TRACT "1B-1-A" 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 PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 27, 2012, IN MAP BOOK 2012C, PAGE 10, CONTAINING 5.9664 ACRES (259,897 SQUARE FEET), MORE OR LESS, NOW COMPRISING TRACT 1B-1-A-1.

Plat of
Tract 1B-1-A-1
Paradise North
City of Albuquerque, Bernalillo County, New Mexico
September 2012

Project No. 1008528

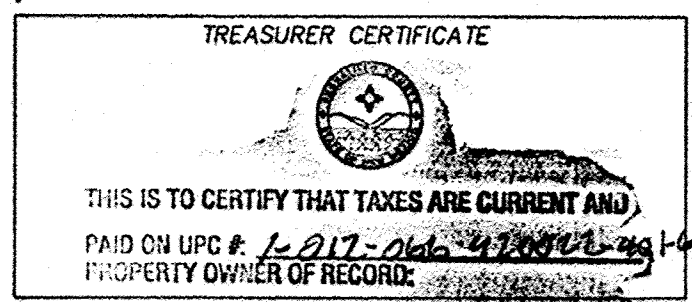
Application No. 12DRB-70373

Utility Approvals

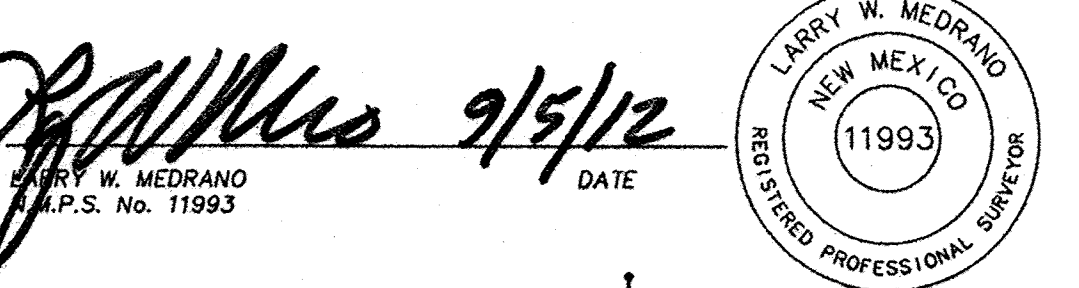
Fernando Vigil 12-12-12
DATE
Rafael Alcala 12-17-12
DATE
NEW MEXICO GAS COMPANY
QUEST CORPORATION D/B/A CENTURYLINK QC
COMCAST
DATE
12-13-12
12-13-12

City Approvals

M.B. Hat 11-8-12
DATE
CITY SURVEYOR
Curtis A. Chen 12-12-12
DATE
A.M.A.F.C.A.
Alfonso P. P. A. 12-17-12
DATE
TRAFFIC ENGINEERING TRANSPORTATION DEPARTMENT
A.B.C.W.U.A.
Curtis S. Dumont 12-12-12
DATE
PARKS AND RECREATION DEPARTMENT
MA 12-12-12
DATE
AMAFCA
Curtis A. Chen 12-12-12
DATE
CITY ENGINEER
Carl P. H. 12-17-12
DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT



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



PRECISION SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.3700 PHONE
505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK
OWNER PALMILLA COMMERCIAL, LLC
SECTION 1, TOWNSHIP 11 N, RANGE 2 E,
SUBDIVISION PARADISE NORTH

Sheet 1 of 2

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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 OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER WARRANTS THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON

WITH LISTED BENEFICIARIES AND STIPULATIONS.

Jeffrey D. Kraus 10-27-2012
DATE
MANAGER JEFFREY D. KRAUS
PALMILLA COMMERCIAL, LLC
A COLORADO LIMITED LIABILITY COMPANY

Acknowledgment

STATE OF COLORADO) SS
COUNTY OF DENVER)

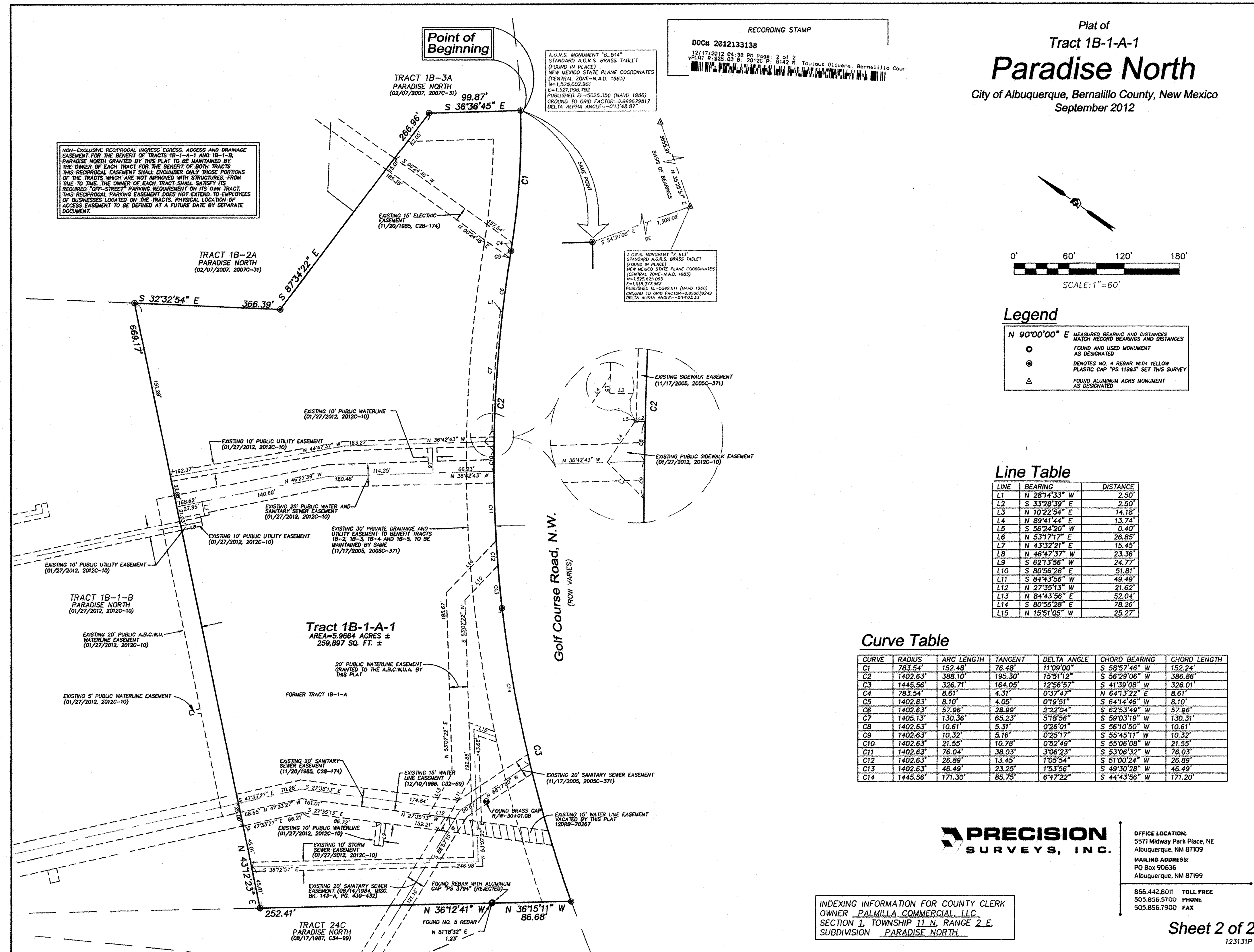
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF OCTOBER, 2012 BY JEFFREY D. KRAUS MANAGER, PALMILLA COMMERCIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY *Bonnie S. Schuler* COMMISSION EXPIRES: 11-13-2014
NOTARY PUBLIC



RECORD DRAWING

TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.terrawestllc.com			
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: SPECTRUM ASSISTED LIVING PLAT			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	781783	ZONE MAP NO.	A-12-Z
		SHEET	2 OF 10



LINE	BEARING	DISTANCE
L1	N 281°33' W	2.50'
L2	S 33°28'39" E	2.50'
L3	N 10°22'54" E	1.18'
L4	N 89°41'44" E	13.74'
L5	S 56°24'20" W	0.40'
L6	N 531°71'7" E	26.85'
L7	N 43°32'21" E	15.45'
L8	N 46°47'37" W	23.36'
L9	S 62°13'56" W	24.77'
L10	S 80°56'28" E	51.81'
L11	S 84°43'56" W	49.49'
L12	N 27°35'13" W	21.62'
L13	N 84°43'56" E	52.04'
L14	S 80°56'28" E	78.26'
L15	N 15°51'05" W	25.27'

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	783.54'	152.48'	76.48'	11°09'00"	S 58°57'46" W	152.24'
C2	1402.63'	368.10'	195.30'	15°15'12"	S 56°25'08" W	366.86'
C3	1445.56'	326.71'	164.05'	12°01'00"	S 56°25'08" W	326.01'
C4	783.54'	8.81'	4.31'	0°37'47"	N 64°13'22" E	8.81'
C5	1402.63'	8.10'	4.05'	0°19'51"	N 64°13'46" W	8.10'
C6	1402.63'	57.96'	28.99'	2°22'04"	S 62°53'49" W	57.96'
C7	1405.13'	130.36'	65.23'	5°18'56"	S 59°03'19" W	130.31'
C8	1402.63'	10.61'	5.31'	0°28'01"	S 59°03'19" W	10.61'
C9	1402.63'	10.32'	5.16'	0°25'17"	S 59°03'19" W	10.32'
C10	1402.63'	21.55'	10.78'	0°52'49"	S 59°06'08" W	21.55'
C11	1402.63'	76.04'	38.03'	3°06'23"	S 59°06'32" W	76.03'
C12	1402.63'	60.73'	31.45'	2°19'24"	S 59°06'32" W	60.69'
C13	1402.63'	48.49'	23.25'	1°53'56"	S 49°30'28" W	48.49'
C14	1445.56'	171.30'	85.75'	6°47'22"	S 44°43'56" W	171.20'



PRECISION
SURVEYS, INC.

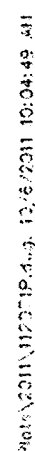
OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109

MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 **TOLL FREE**
505.856.5700 **PHONE**
505.856.7900 **FAX**

Sheet 2 of 2
123131P

[illegible]



Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	783.54'	152.48'	76.48'	110°00'	S 58°57'46" W	152.24'
C2	1402.63'	388.10'	195.30'	15°51'12"	S 56°29'06" W	386.86'
C3	1445.56'	326.71'	164.05'	12°56'57"	S 41°39'08" W	326.01'
C4	783.54'	8.61'	4.31'	0°37'42"	N 64°13'22" E	8.61'
C5	1445.56'	171.30'	85.75'	6°47'22"	S 44°43'56" W	171.20'
C6	1402.63'	66.04'	33.03'	2°41'52"	S 63°03'46" W	66.04'
C7	1405.13'	130.36'	65.23'	5°18'56"	S 59°03'19" W	130.31'
C8	1402.63'	17.15'	8.57'	0°42'02"	S 48°54'31" W	17.15'
C9	1402.63'	132.27'	66.19'	5°24'12"	S 51°57'38" W	132.22'
C10	1445.56'	63.94'	31.97'	2°32'03"	S 36°26'41" W	63.93'
C11	1402.63'	34.37'	17.18'	1°24'14"	S 55°15'43" W	34.37'
C12	1402.49'	20.93'	10.46'	0°51'18"	S 55°58'12" W	20.93'

Line Table

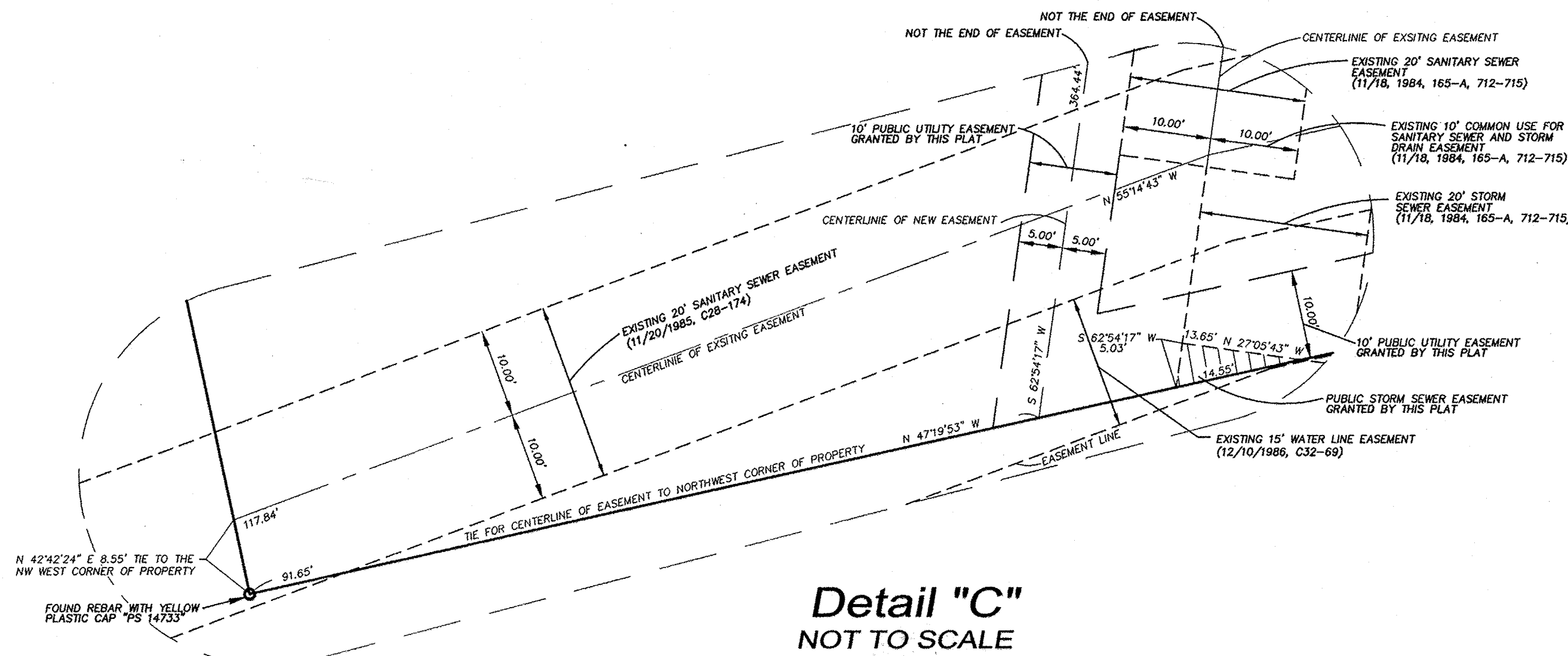
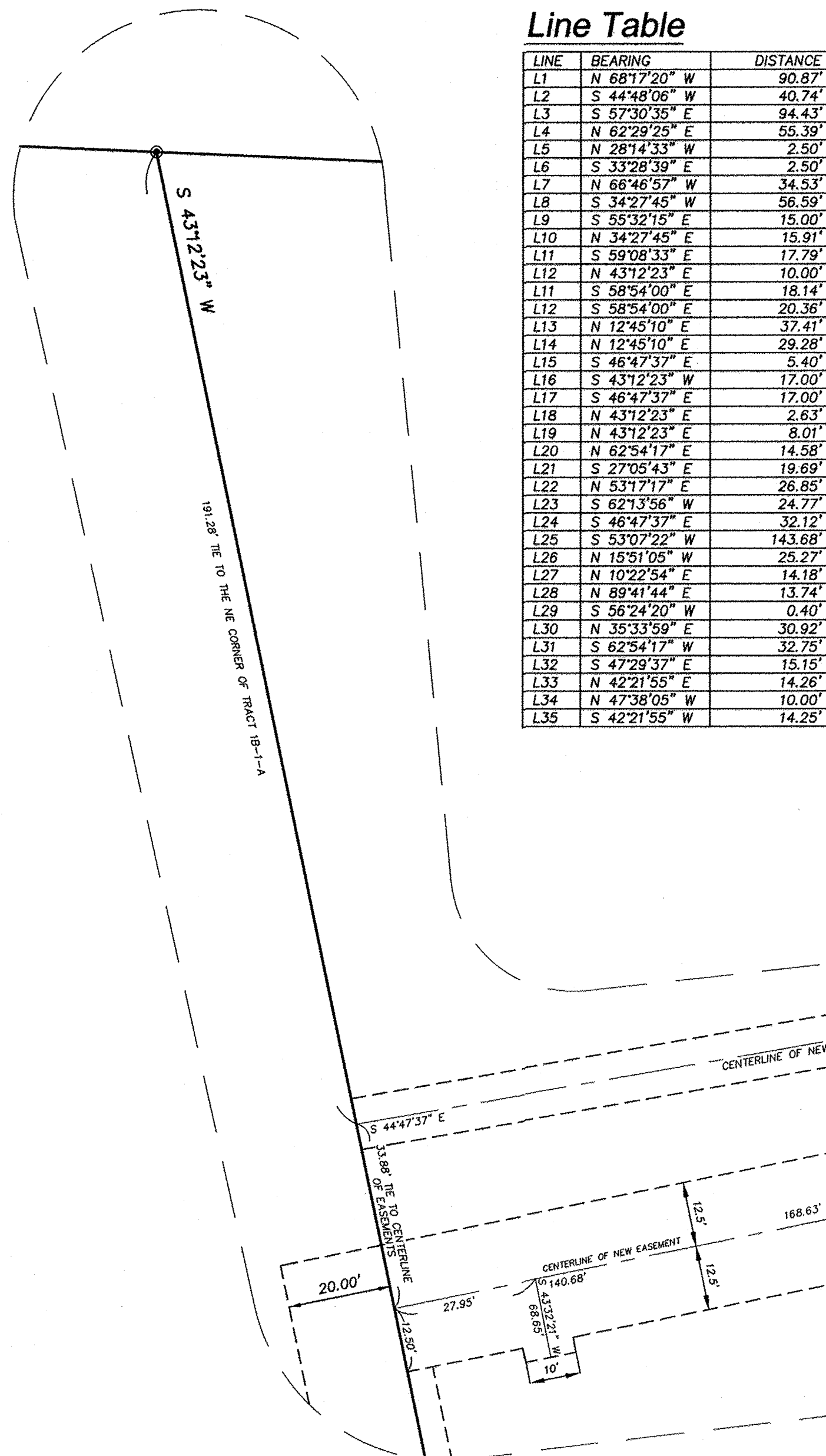
LINE	BEARING	DISTANCE
L1	N 68°17'20" W	90.87'
L2	S 44°48'06" W	40.74'
L3	S 57°30'35" E	94.43'
L4	N 62°29'25" E	85.39'
L5	N 28°14'33" W	2.50'
L6	S 33°28'39" E	2.50'
L7	N 66°46'57" W	34.53'
L8	S 34°27'45" W	56.59'
L9	S 55°32'15" E	15.00'
L10	N 34°27'45" E	15.91'
L11	S 59°08'33" E	17.79'
L12	N 43°12'23" E	10.00'
L13	S 58°54'00" E	18.14'
L14	S 58°54'00" E	20.36'
L15	N 12°45'10" E	37.41'
L16	N 12°45'10" E	29.28'
L17	S 46°47'37" E	5.40'
L18	S 43°12'23" W	17.00'
L19	S 46°47'37" E	17.00'
L20	N 43°12'23" E	2.63'
L21	N 43°12'23" E	8.01'
L22	N 12°45'10" E	14.58'
L23	S 27°05'43" E	19.69'
L24	N 53°17'17" E	26.85'
L25	S 62°13'56" W	24.77'
L26	S 46°47'37" E	32.12'
L27	S 53°07'22" W	143.68'
L28	N 15°51'05" W	25.27'
L29	N 10°22'54" E	14.18'
L30	N 89°41'44" E	13.74'
L31	S 56°24'20" W	0.40'
L32	N 35°33'59" E	30.92'
L33	S 62°54'17" W	32.75'
L34	S 47°29'37" E	15.15'
L35	N 42°21'55" W	14.25'

RECORDING STAMP

DOCH 2012007809

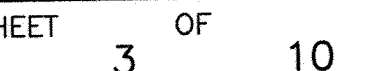
8/12/2012 11:48 AM Page 3 of 3
ALBUQUERQUE, N.M. 87109 B: 2012C P: 0010 R: Toulous Oliveira, Bernalillo Co

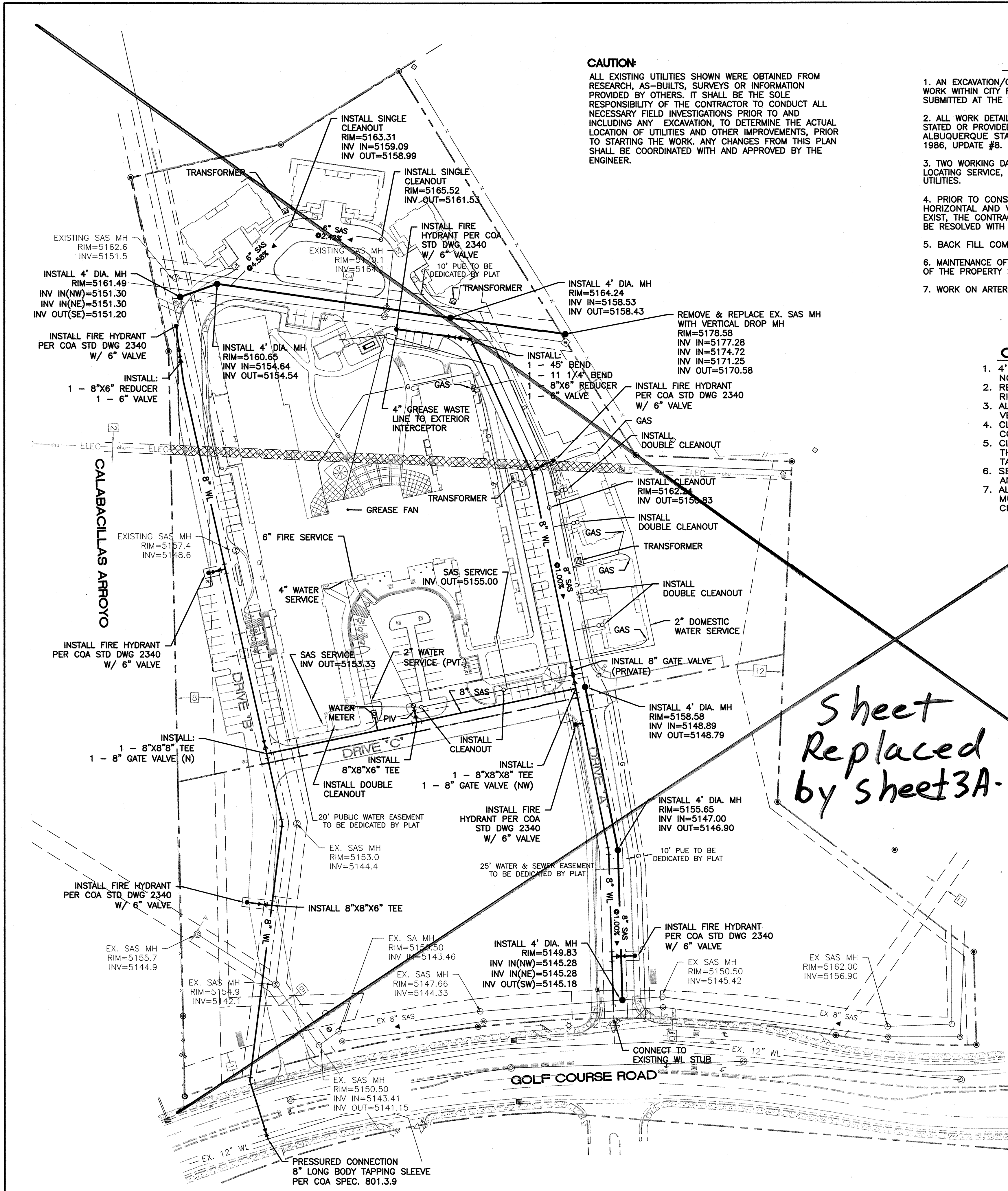
Plat of
Tracts 1B-1-A and 1B-1-B
Paradise North
Albuquerque, Bernalillo County, New Mexico
January 2012

Detail "C"
NOT TO SCALEDetail "A"
NOT TO SCALE**PRECISION**
SURVEYS, INC.OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAXINDEXING INFORMATION FOR COUNTY CLERK
OWNER SPECTRUM ACQUISITION-ALBUQUERQUE, LLC
SECTION 1, TOWNSHIP 11 N, RANGE 2 E,
SUBDIVISION PARADISE NORTHSheet 3 of 3
112071P

RECORD DRAWING

TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)856-5100 www.tierrowestllc.com	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: SPECTRUM ASSISTED LIVING PLAT	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
MO./DAY/YR.	MO./DAY/YR.
DESIGNED BY: JH	DATE: 2/02/12
DRAWN BY: DY	DATE: 2/02/12
DRAWING NAME: 2011026-SH02-PLAT	JOB NO.: 2011026
CHECKED BY: JH	DATE: 2/02/12
NO.	DATE
REVISIONS	BY
DESIGN	





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.

NOTICE TO CONTRACTORS

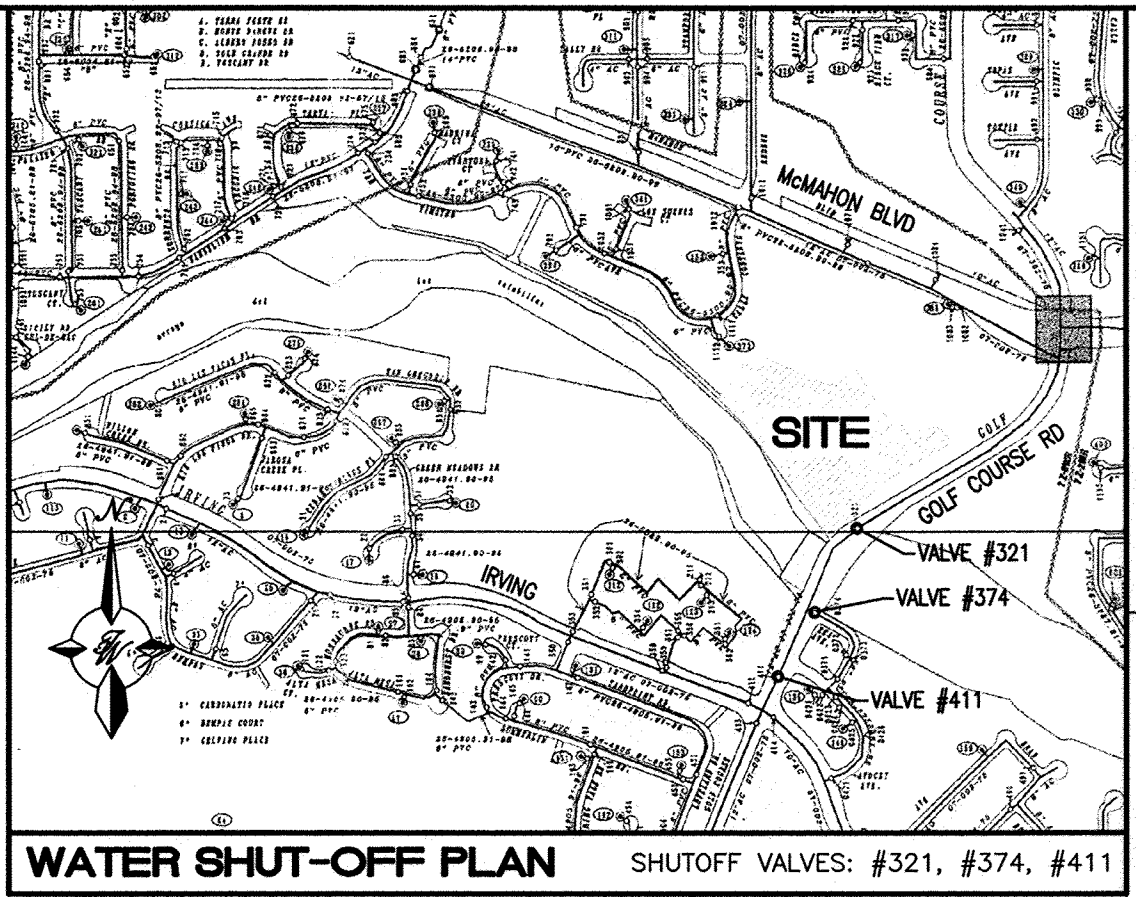
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, UPDATE #8.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

GENERAL NOTES:

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. CLEAN OUTS & MANHOLE TIE POINTS ARE TAKEN USING THE NW PROPERTY CORNER X=10,000, Y=10,000 SEE TABLE 2.
6. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
7. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

EASEMENTS

1. EXISTING PRIVATE 30' DRAINAGE & UTILITY EASEMENT (11/17/05, 2005C-371)
2. EXISTING 10' PUBLIC UTILITY EASEMENT (8/8/90, 90C-182)
3. EXISTING 30' SANITARY SEWER & STORM DRAIN EASEMENT (8/8/90, 90C-182)
4. EXISTING 20' SANITARY SEWER EASEMENT (8/14/84, MISC.143A-430)
5. EXISTING 10' SANITARY SEWER EASEMENT (MISC.156A-43)
6. EXISTING 20' SANITARY SEWER EASEMENT (C28-174)
7. EXISTING 15' WATERLINE EASEMENT (C32-68)
8. EXISTING ACCESS AND UTILITY EASEMENT (9/14/94, MISC. 9426 PAGES 4616-4619)
9. EXISTING 20' SANITARY SEWER EASEMENT (11/17/05, 2005C-371)
10. EXISTING SIDEWALK EASEMENT (11/17/05, 2005C-371)
11. EXISTING 15' ELECTRIC EASEMENT (6/30/85, C28-174)
12. SLOPE EASEMENT AGREEMENT (1/9/06, A110, 3271)



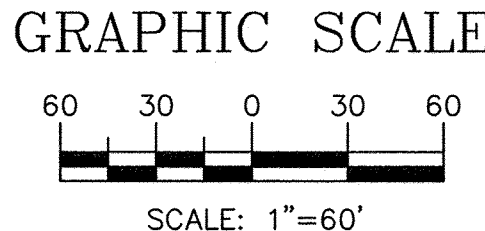
WATER SHUT-OFF PLAN SHUTOFF VALVES: #321, #374, #411

- NOTES:**
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 2. NOTIFY ALBUQUERQUE WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN.
 3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
 4. SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN

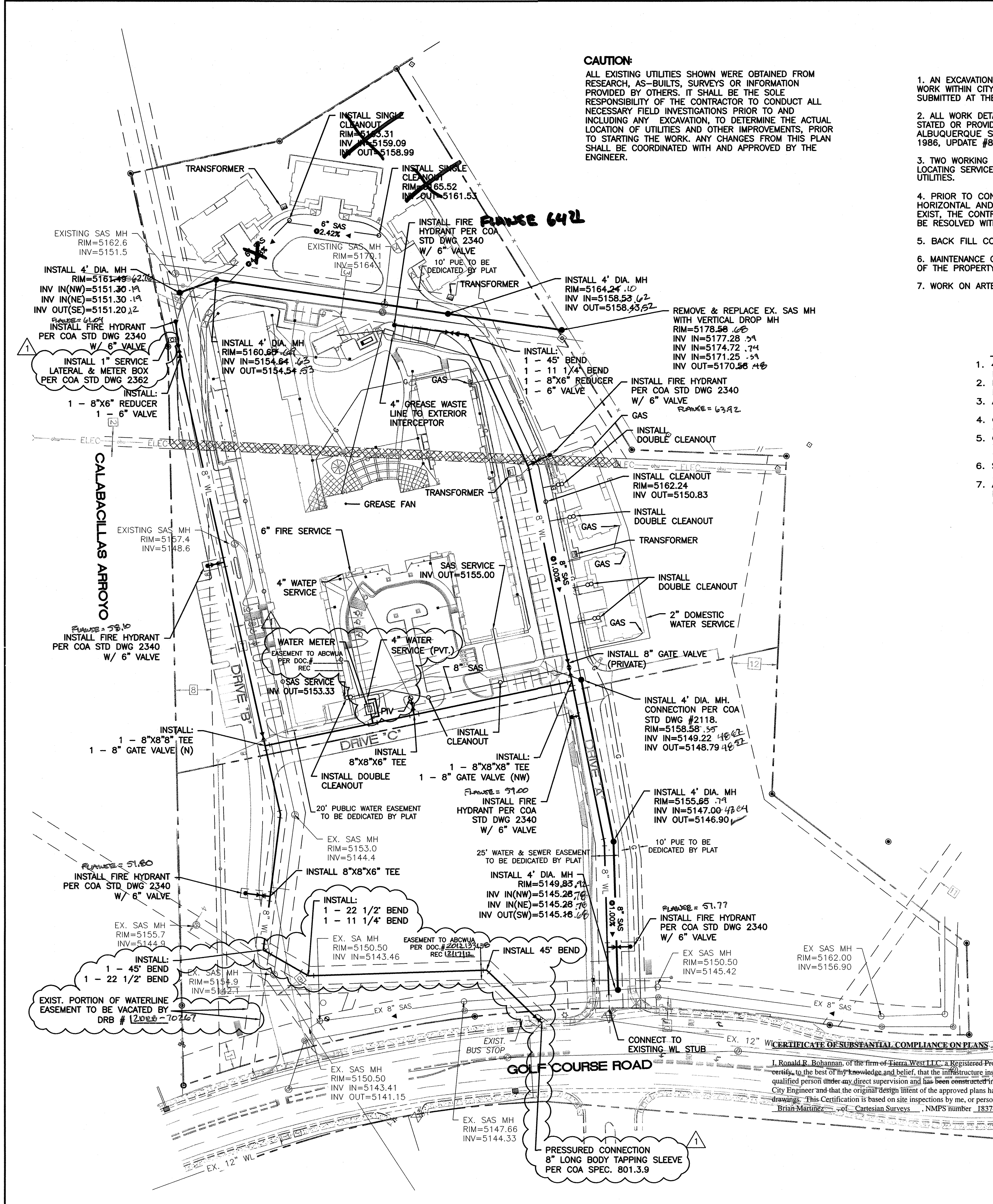
LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- - - BUILDING
- - - SIDEWALK
- - - SCREEN WALL
- - - RETAINING WALL
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- - - STORM SEWER LINE
- - - 8" SAS - SANITARY SEWER LINE
- - - 8" WL - WATERLINE
- SINGLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING INLET
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- - - EX. 12" WL - EXISTING OVERHEAD UTILITIES
- - - EX. 2" GAS - 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

Sheet Replaced by sheet 3A-R



TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrawestllc.com	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: SPECTRUM ASSISTED LIVING MASTER UTILITY PLAN	
DESIGN REVIEW COMMITTEE 	CITY ENGINEER APPROVAL
MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO. 781783	ZONE MAP NO. A-12-Z
SHEET 3A	OF 10



CAUTION:
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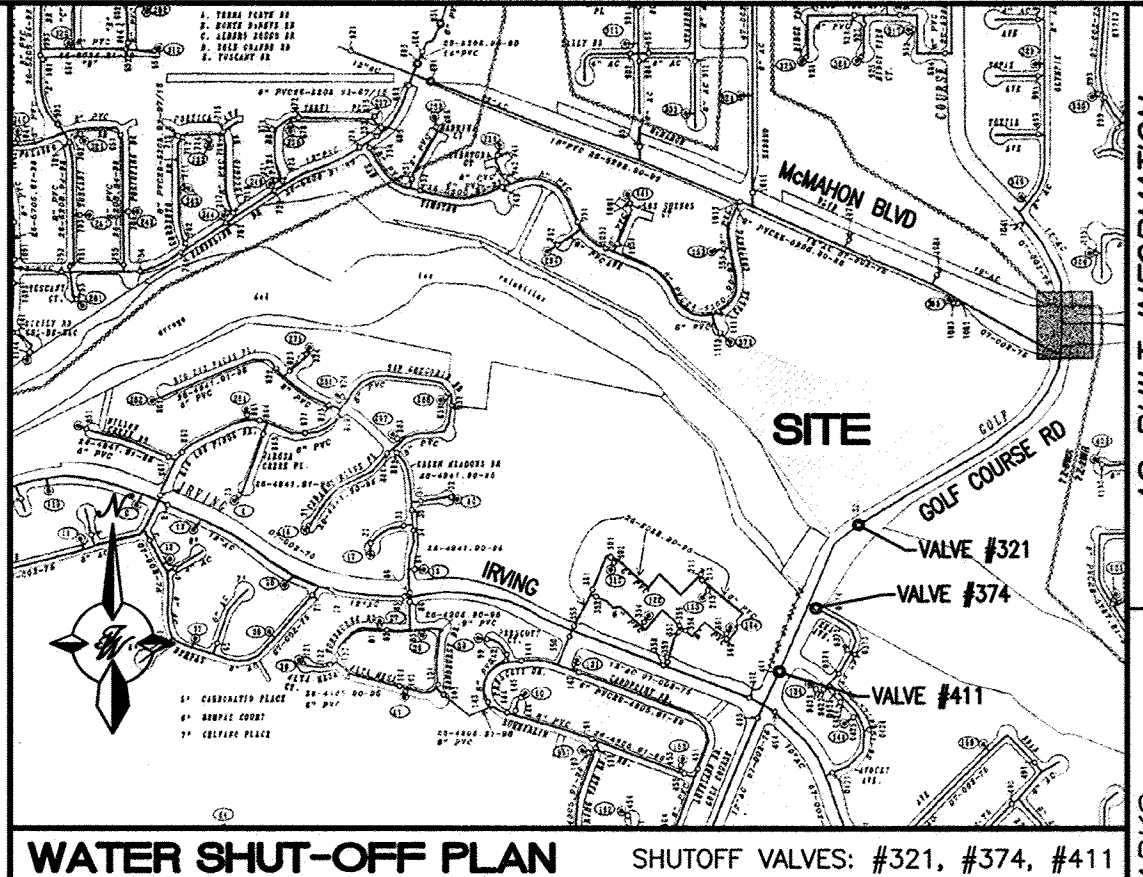
- NOTICE TO CONTRACTORS**
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 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, UPDATE #8.
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 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.

GENERAL NOTES:

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. CLEAN OUTS & MANHOLE TIE POINTS ARE TAKEN USING THE NW PROPERTY CORNER X=10,000, Y=10,000 SEE TABLE 2.
6. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
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EASEMENTS

1. EXISTING PRIVATE 30' DRAINAGE & UTILITY EASEMENT (11/17/05, 2005C-371)
2. EXISTING 10' PUBLIC UTILITY EASEMENT (8/8/90, 90C-182)
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11. EXISTING 15' ELECTRIC EASEMENT (6/30/85, C28-174)
12. SLOPE EASEMENT AGREEMENT (1/9/06, A110, 3271)



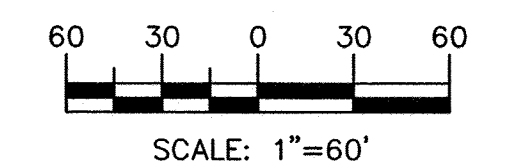
WATER SHUT-OFF PLAN SHUTOFF VALVES: #321, #374, #411

- NOTES:**
1. 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://ABQWA.ORG/CONTENT/VIEW/FULL/463/729](http://abqwa.org/content/view/full/463/729).
 2. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
 3. SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN.

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
- 8" SAS — SANITARY SEWER LINE
- 8" WL — WATERLINE
- SINGLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING INLET
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EX. UGE — EXISTING OVERHEAD 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

GRAPHIC SCALE



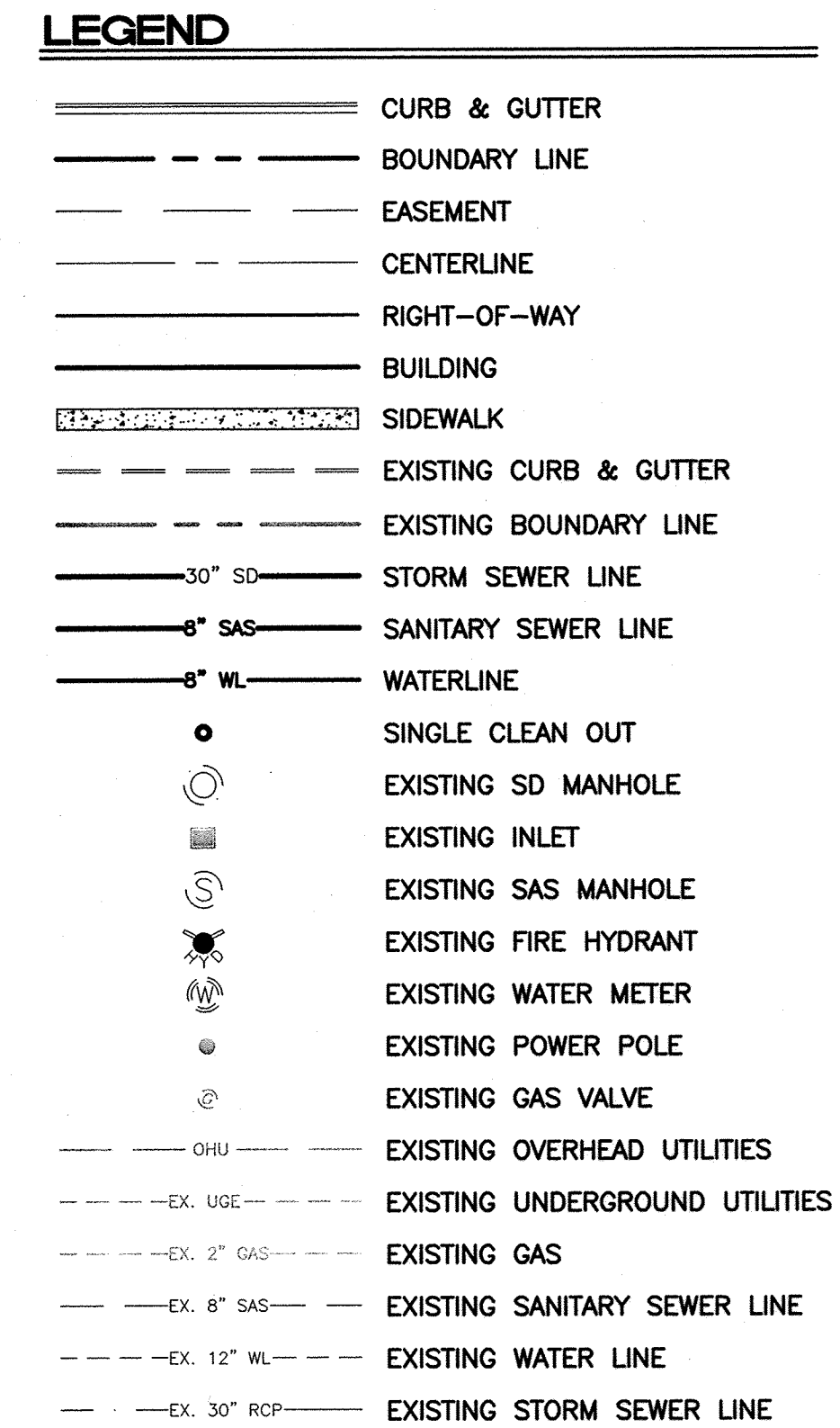
I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct 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 C. Artesian Surveys, N.M.P.S. number 18374.



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

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: SPECTRUM ASSISTED LIVING MASTER UTILITY PLAN	
DESIGN REVIEW COMMITTEE APPROVED JUL 19 2012 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVED JUL 19 2012 CITY ENGINEER
CITY PROJECT NO. 781783	ZONE MAP NO. A-12-Z
SHEET 3A R OF 10	

LINE TABLE		
LINE	BEARING	LENGTH
L1	S64°38'37"W	100.92
L2	S58°54'00"E	110.44
L3	S46°47'37"E	225.95
L4	S49°48'05"E	27.29
L5	S44°47'37"E	126.24
L6	S36°42'43"E	188.00

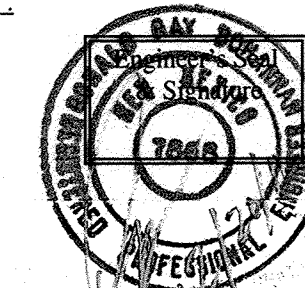


CAUTION:
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IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.

CONTRACTOR TO POT HOLE AND VERIFY
EXISTING SAS INVERTS PRIOR TO
CONSTRUCTION.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

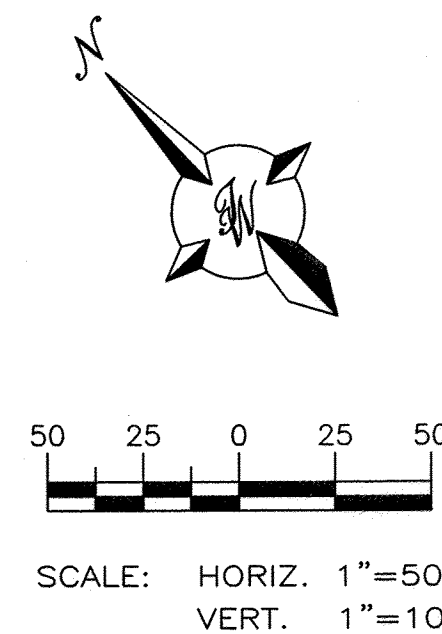
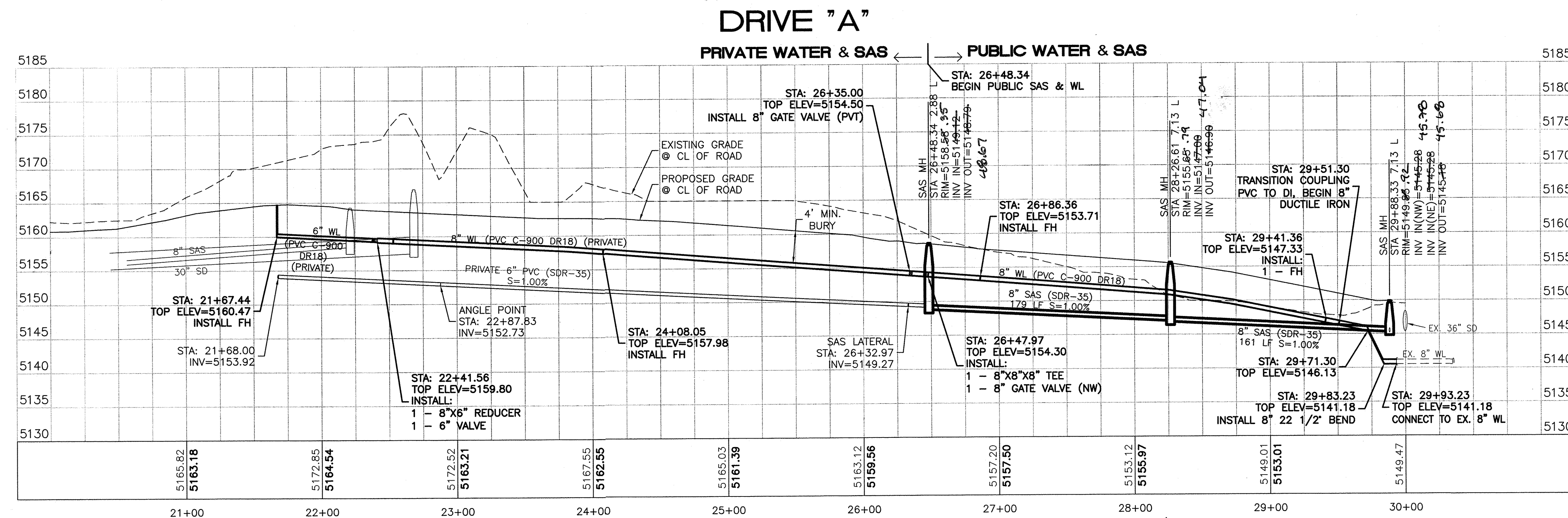
I, Ronald R. Bohannon, of the firm of Tierra West LLC, a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct 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, NMP# number 18374.



NOTES:

1. SEE MASTER UTILITY PLAN SHEET 3A FOR SANITARY SEWER.
2. ALL FIRE HYDRANTS ARE TO BE BUILT WITH MECH RESTRAINTS W/BLOCKING PER COA STANDARDS.
3. ALL EXISTING UTILITY CONNECTION LOCATIONS AND INVERTS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION OF UTILITIES.
4. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

EASEMENTS
EXISTING SIDEWALK EASEMENT
(11/17/05, 2005C-371)



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

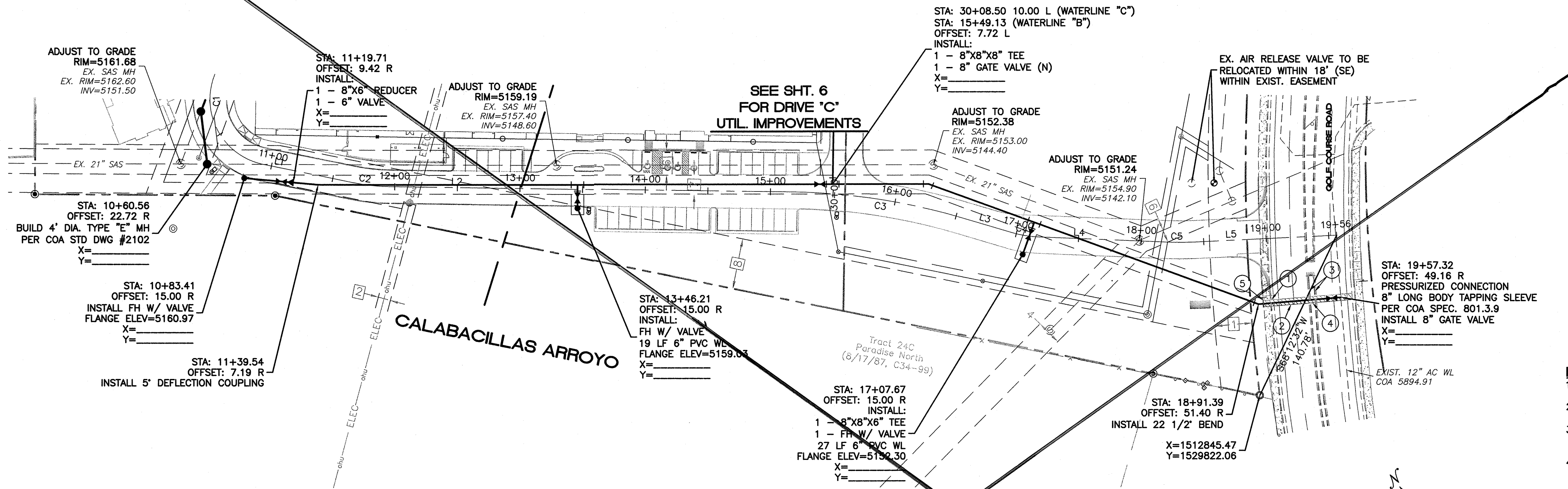
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **SPECTRUM ASSISTED LIVING**
UTILITY IMPROVEMENTS
DRIVE "A": STA: 21+67.44 TO 29+93.23

DESIGN REVIEW COMMITTEE 		CITY ENGINEER APPROVAL 		LAST DESIGN UPDATE <table border="1"> <tr> <td>MO./DAY/YR.</td> <td>MO./DAY/YR.</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. 781783		ZONE MAP NO. A-12-Z		SHEET 4 OF 10											

CURVE	DELTA	RADIUS	LENGTH
C1	100°51'39"	53.00	93.30
C2	10°24'58"	163.00	29.63
C3	15°35'39"	512.00	139.35
C4	14°06'12"	88.00	21.66
C5	5°04'54"	238.00	21.74

LINE	BEARING	LENGTH
L1	S36°13'02"E	72.81
L2	S46°47'37"E	319.73
L3	S31°12'34"E	41.19
L4	S45°18'47"E	103.93
L5	S50°23'41"E	113.62



LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATERLINE
	SINGLE CLEAN OUT
	EXISTING SD MANHOLE
	EXISTING INLET
	EXISTING SAS MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING GAS VALVE
	EXISTING OVERHEAD UTILITIES
	EXISTING UNDERGROUND UTILITIES
	EXISTING GAS
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM SEWER LINE

NOTES:

1. SEE MASTER UTILITY PLAN SHEET 3A FOR SANITARY SEWER.
2. ALL FIRE HYDRANTS ARE TO BE BUILT WITH MECH RESTRAINTS W/BLOCKING PER COA STANDARDS.
3. ALL EXISTING UTILITY CONNECTION LOCATIONS AND INVERTS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION OF UTILITIES.
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KEYED NOTE:

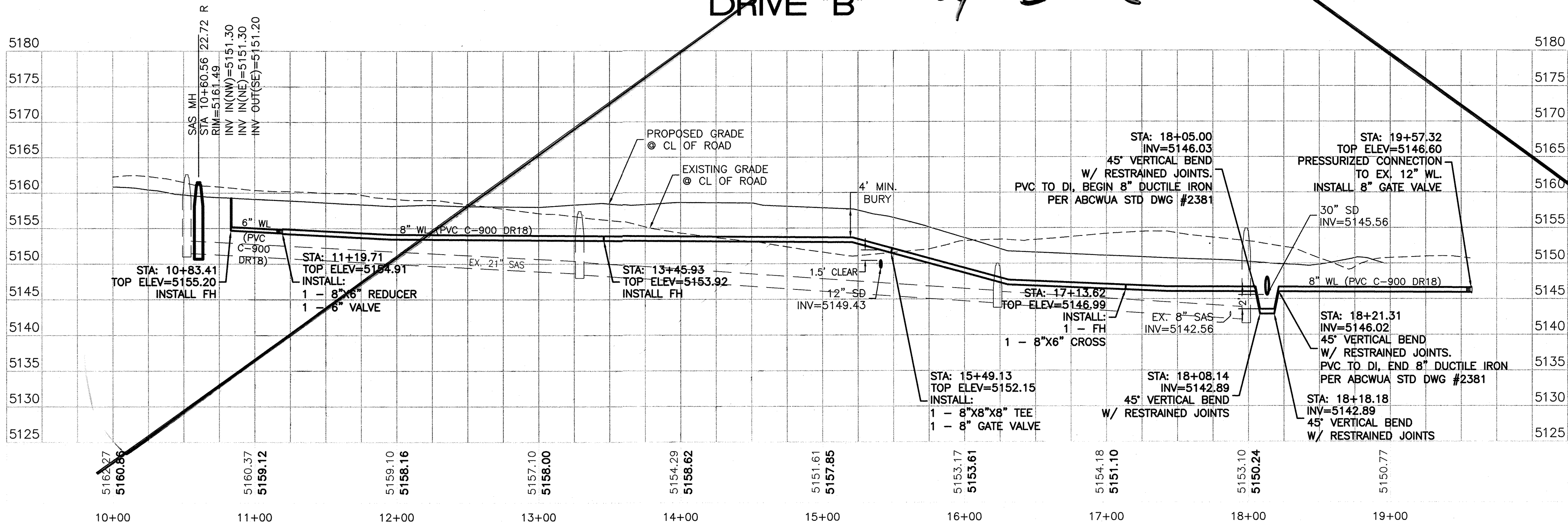
- 1 REMOVE & REPLACE 5 LF OF EX. STANDARD CURB & GUTTER PER COA STD DWG #2415A
- 2 REMOVE & REPLACE 36 SY OF EX. ARTERIAL ASPHALT PER COA STD DWG #2465
- 3 REMOVE & REPLACE 10 LF OF EX. MEDIAN CURB & GUTTER PER COA STD DWG #2415B
- 4 REMOVE & REPLACE 3 SY OF EX. MEDIAN CONCRETE PER COA STD DWG #2408 & #2502
- 5 REMOVE & REPLACE 3 SY OF EX. SIDEWALK PER COA STD DWG #2430

EASEMENTS

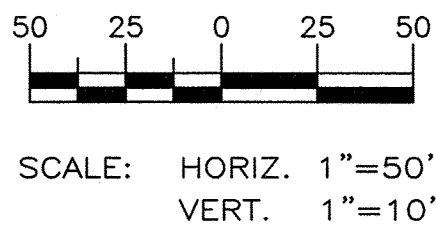
- 1 EXISTING PRIVATE 30' DRAINAGE & UTILITY EASEMENT (11/17/05, 2005C-371)
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- 4 EXISTING 15' WATERLINE EASEMENT (C32-69)
- 5 EXISTING ACCESS AND UTILITY EASEMENT (9/14/94, MISC. 9426 PAGES 4616-4619)
- 6 EXISTING 20' SANITARY SEWER EASEMENT (11/17/05, 2005C-371)

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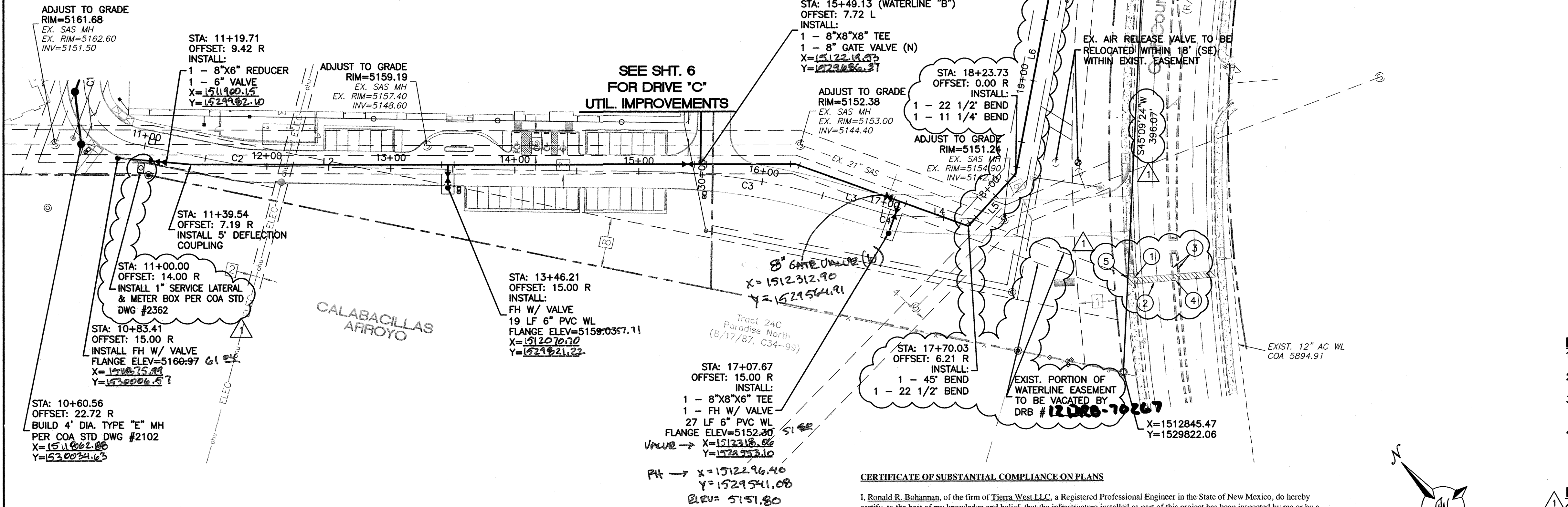
Sheet
Replaced
by 5-R



TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrawestllc.com		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: SPECTRUM ASSISTED LIVING UTILITY IMPROVEMENTS DRIVE "B": STA: 10+83.41 TO 19+57.32			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED FEB 24 2012 DESIGN REVIEW COMMITTEE	APPROVED MAR 8 9 2012 CITY ENGINEER		
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
781783	A-12-Z	5	10

CURVE	DELTA	RADIUS	LENGTH
C1	100°51'39"	53.00	93.30
C2	10°24'58"	163.00	29.63
C3	15°35'39"	512.00	139.35
C4	14°06'12"	88.00	21.66

LINE	BEARING	LENGTH
L1	S36°13'02"E	72.81
L2	S46°47'37"E	319.73
L3	S31°12'34"E	41.19
L4	S45°18'47"E	57.58
L5	N84°43'56"E	48.47
L6	N53°07'22"E	194.27
L7	S80°55'36"E	83.62



LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	30" SD
	8" SAS
	8" WL
	SINGLE CLEAN OUT
	EXISTING SD MANHOLE
	EXISTING INLET
	EXISTING SAS MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING GAS VALVE
	EXISTING OVERHEAD UTILITIES
	EXISTING UNDERGROUND UTILITIES
	EXISTING GAS
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM SEWER LINE

NOTES:

- SEE MASTER UTILITY PLAN SHEET 3A FOR SANITARY SEWER.
- ALL FIRE HYDRANTS ARE TO BE BUILT WITH MECH RESTRAINTS W/BLOCKING PER COA STANDARDS.
- ALL EXISTING UTILITY CONNECTION LOCATIONS AND INVERTS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION OF UTILITIES.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

KEYED NOTE:

- REMOVE & REPLACE 5 LF OF EX. STANDARD CURB & GUTTER PER COA STD DWG #2415A
- REMOVE & REPLACE 36 SY OF EX. ARTERIAL ASPHALT PER COA STD DWG #2465
- REMOVE & REPLACE 10 LF OF EX. MEDIAN CURB & GUTTER PER COA STD DWG #2415B
- REMOVE & REPLACE 3 SY OF EX. MEDIAN CONCRETE PER COA STD DWG #2408 & #2502
- REMOVE & REPLACE 3 SY OF EX. SIDEWALK PER COA STD DWG #2439

EASEMENTS

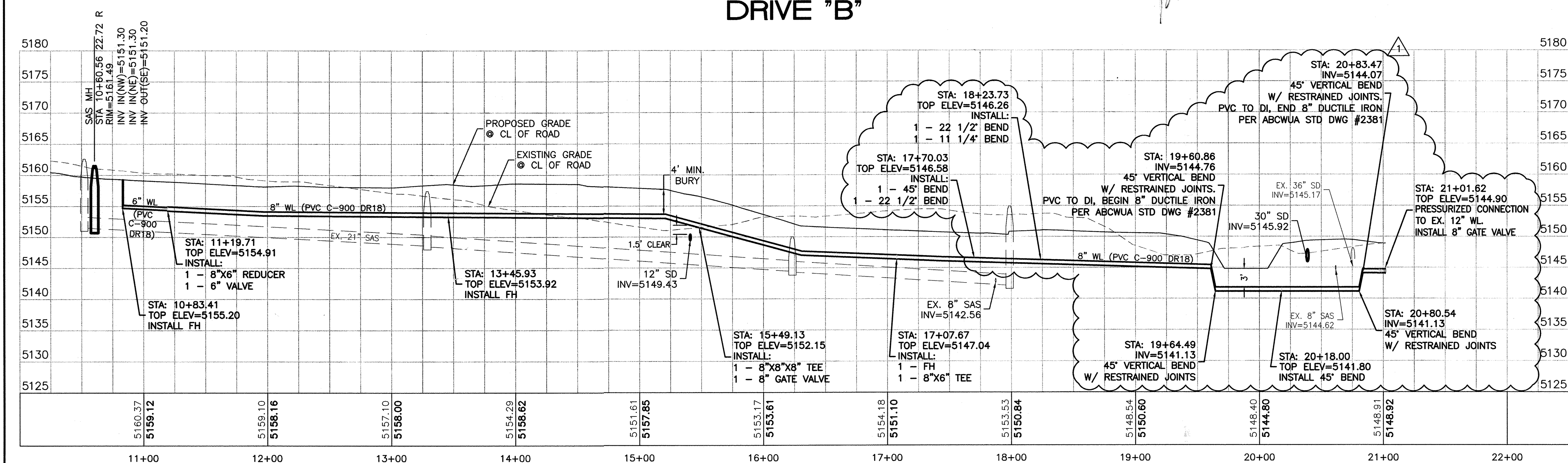
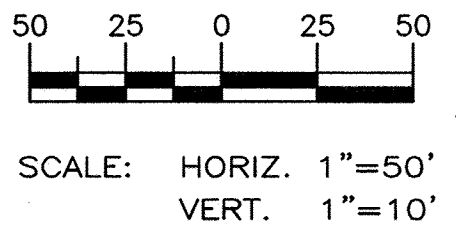
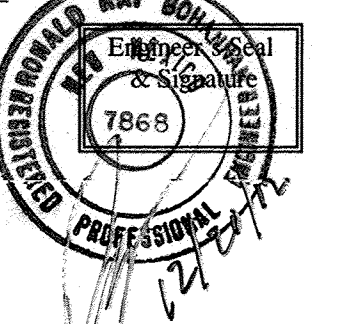
- EXISTING PRIVATE 30' DRAINAGE & UTILITY EASEMENT (11/17/05, 2005C-371)
- EXISTING 10' PUBLIC UTILITY EASEMENT (8/8/90, 90C-182)
- EXISTING 20' SANITARY SEWER EASEMENT (C28-174)
- EXISTING 15' WATERLINE EASEMENT (C32-69)
- EXISTING ACCESS AND UTILITY EASEMENT (9/14/94, MISC. 9426 PAGES 4616-4619)
- EXISTING 20' SANITARY SEWER EASEMENT (11/17/05, 2005C-371)

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.

CONTRACTOR TO POTHOLE AND VERIFY EXISTING SAS INVERTS PRIOR TO CONSTRUCTION.

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, NMPS number 18374.

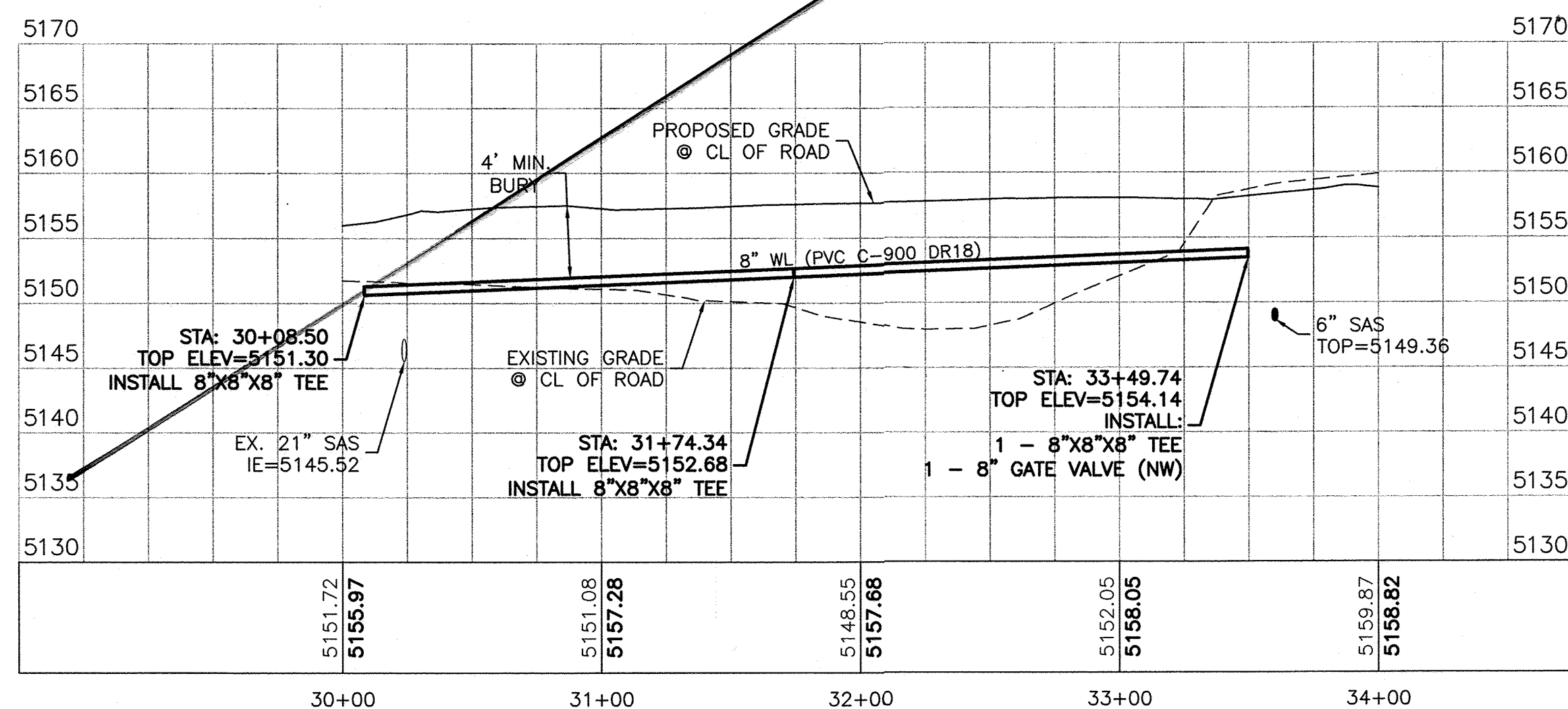
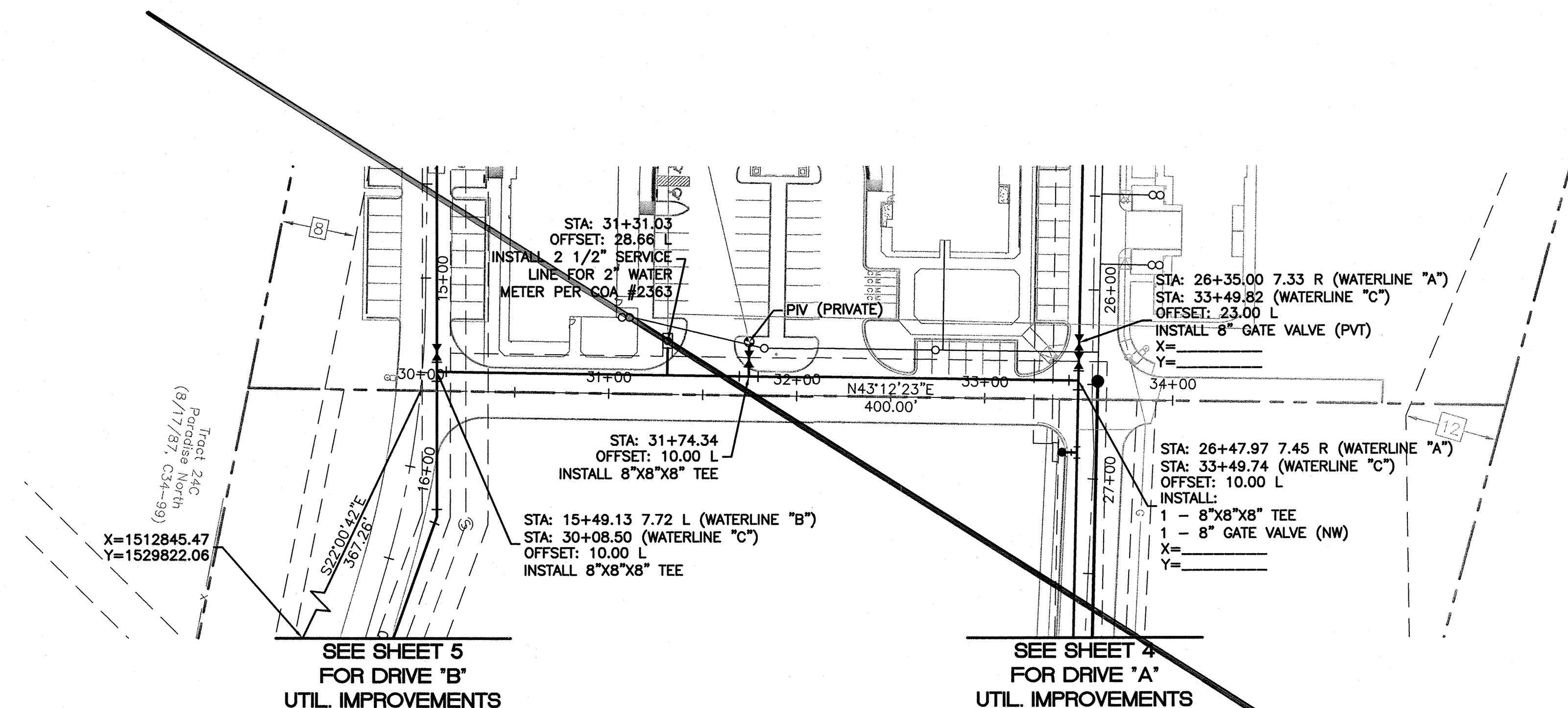


Tierra West, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505)858-3100
www.tierrawestllc.com

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

**TITLE: SPECTRUM ASSISTED LIVING
UTILITY IMPROVEMENTS
DRIVE "B": STA: 10+83.41 TO 19+57.32**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.
APPROVED JUL 19 2017 DESIGN REVIEW COMMITTEE	APPROVED JUL 19 2017 CITY ENGINEER	
CITY PROJECT NO. 781783	ZONE MAP NO. A-12-Z	SHEET 5 OF 10



LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATERLINE
	SINGLE CLEAN OUT
	EXISTING SD MANHOLE
	EXISTING INLET
	EXISTING SAS MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING GAS VALVE
	EXISTING OVERHEAD UTILITIES
	EXISTING UNDERGROUND UTILITIES
	EXISTING GAS
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM SEWER LINE

- NOTES:**
- SEE MASTER UTILITY PLAN SHEET 3A FOR SANITARY SEWER.
 - ALL FIRE HYDRANTS ARE TO BE BUILT WITH MECH RESTRAINTS W/BLOCKING PER COA STANDARDS.
 - ALL EXISTING UTILITY CONNECTION LOCATIONS AND INVERTS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION OF UTILITIES.
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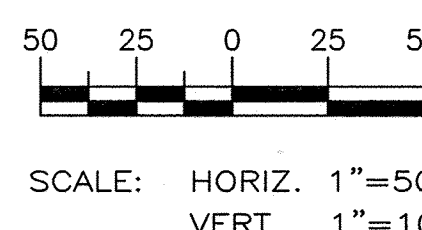
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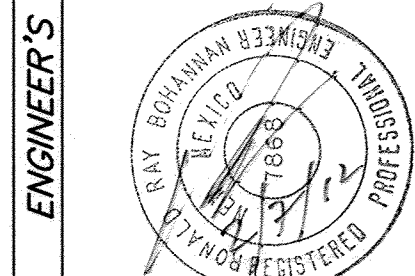
EASEMENTS

- EXISTING ACCESS AND UTILITY EASEMENT (9/14/94, MISC. 9426 PAGES 4610-4619)
- SLOPE EASEMENT AGREEMENT (1/9/06, A110, 3271)

Sheet
Replaced by
6-R



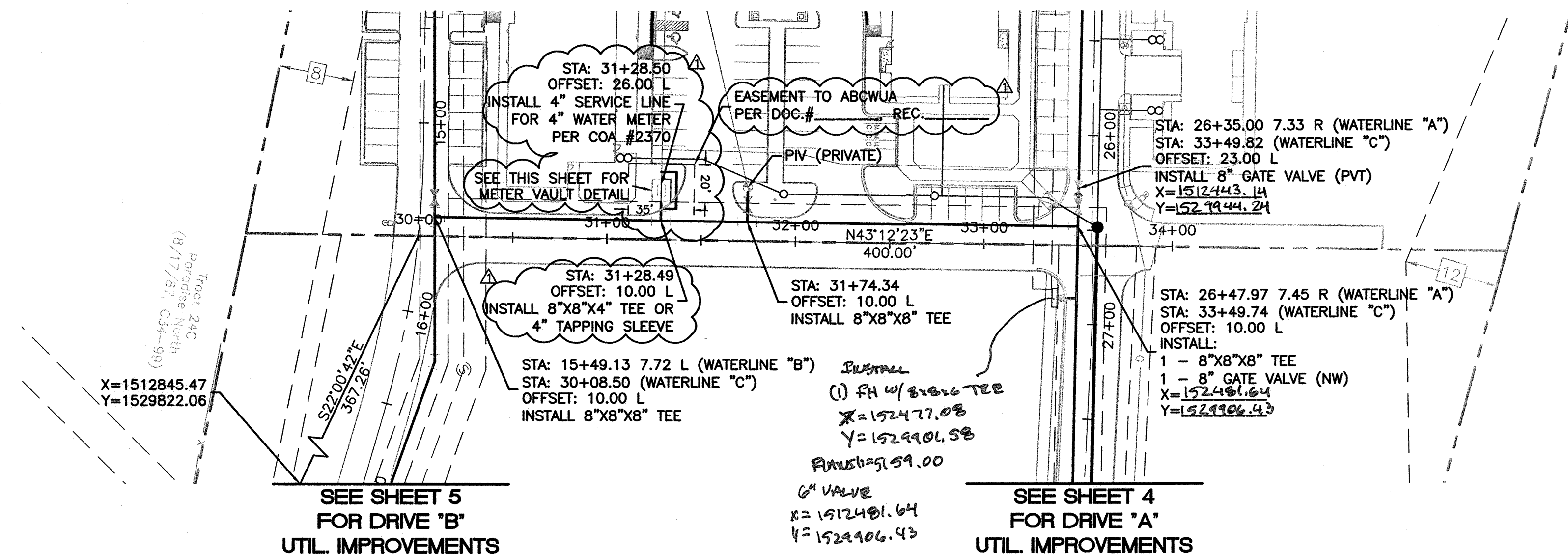
TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: SPECTRUM ASSISTED LIVING UTILITY IMPROVEMENTS DRIVE "C": STA: 30+08.69 TO 33+96.87	
DESIGN REVIEW COMMITTEE APPROVED FEB 24 2012 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVED MAR 29 2012 CITY ENGINEER
CITY PROJECT NO. 781783	ZONE MAP NO. A-12-Z
SHEET 6 OF 10	MO./DAY/YR.



AS BUILT INFORMATION	
CONTRACTOR	NO.
WORKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWINGS	DATE
RECORDED BY	DATE
MICRO-FILM INFORMATION	
X=1,518,977.962	Y=1,525,625.065
G-G=0.989679249	Doc=-0'14'03.33"
Elev=5049.611	(NAD 1988)

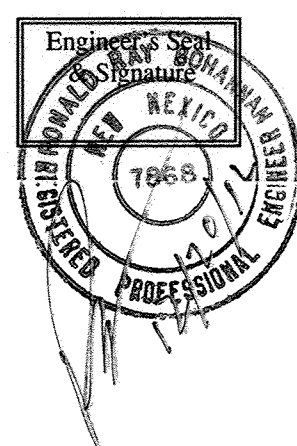
SURVEY INFORMATION	
FIELD NOTES	BY
NO.	DATE

BENCH MARKS	
NATIONAL GEODETIC SURVEY	DATE
A.G.R.S. MONUMENT "7-B13"	DATE
0.55 MI. NORTH OF INT. COORS. BLDG. & IRVING BLDG.	DATE
NM STATE PLANE COORDINATES	DATE
(CENTRAL ZONE-N.A.D. 1983)	DATE



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

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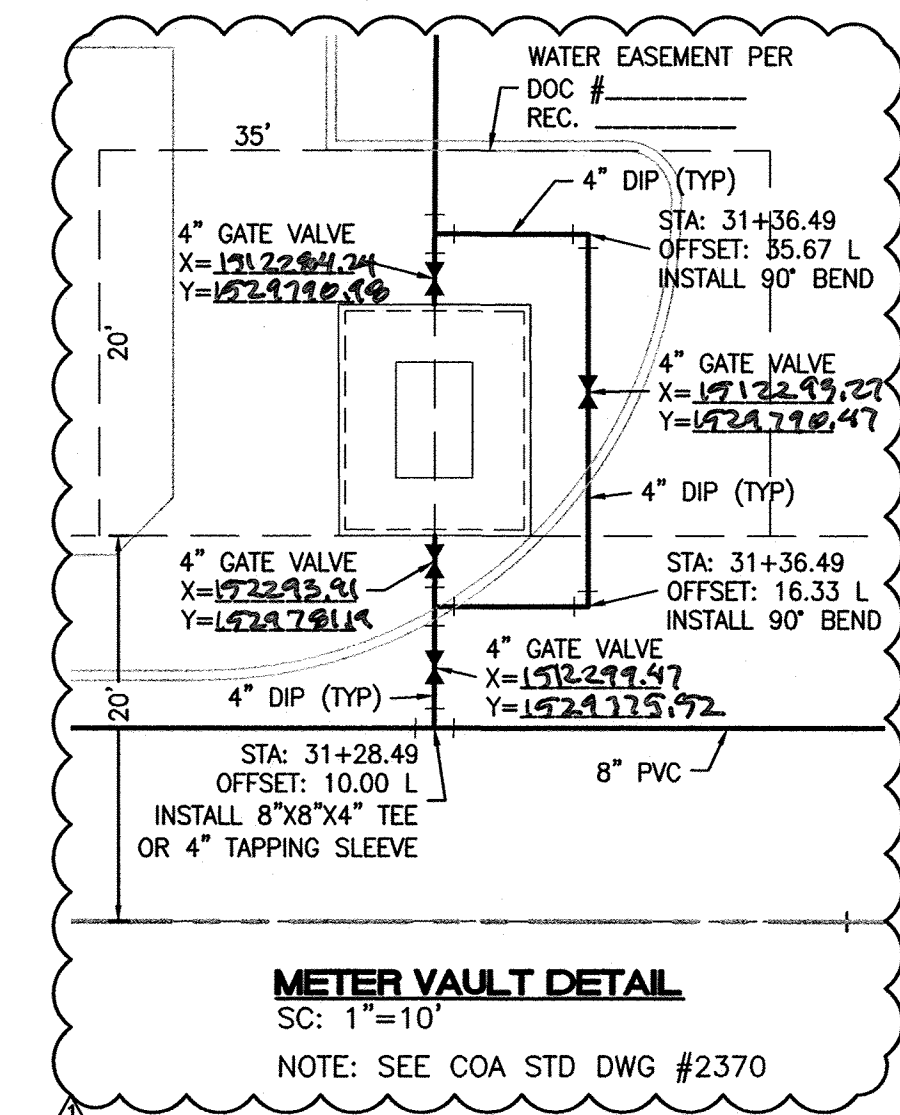
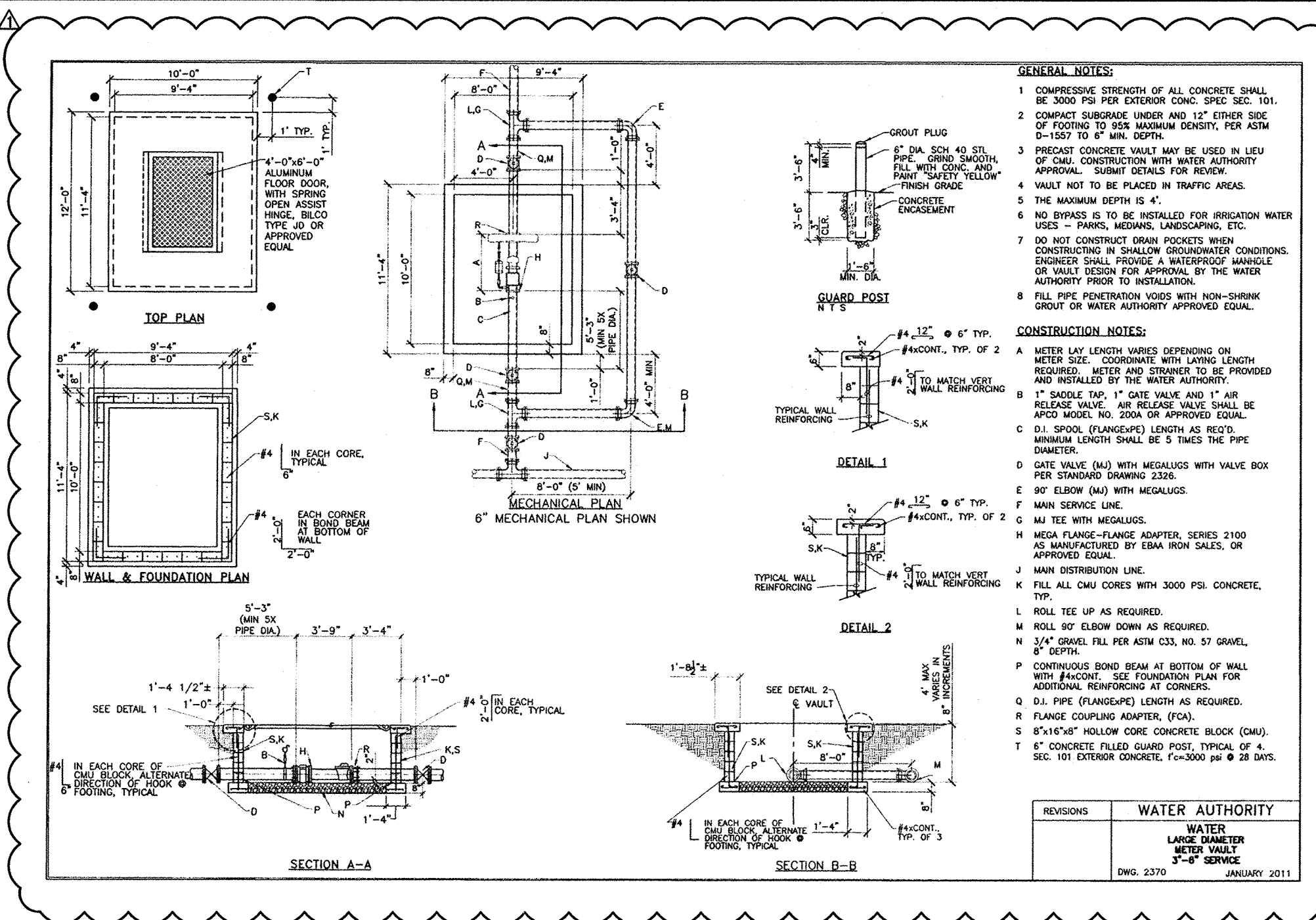
NOTES:

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CAUTION:

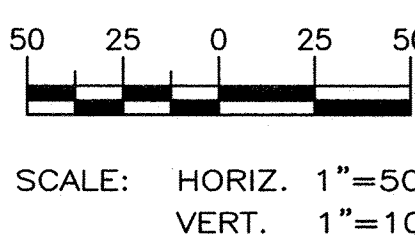
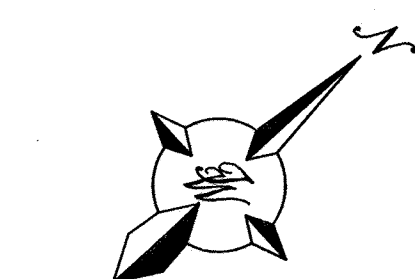
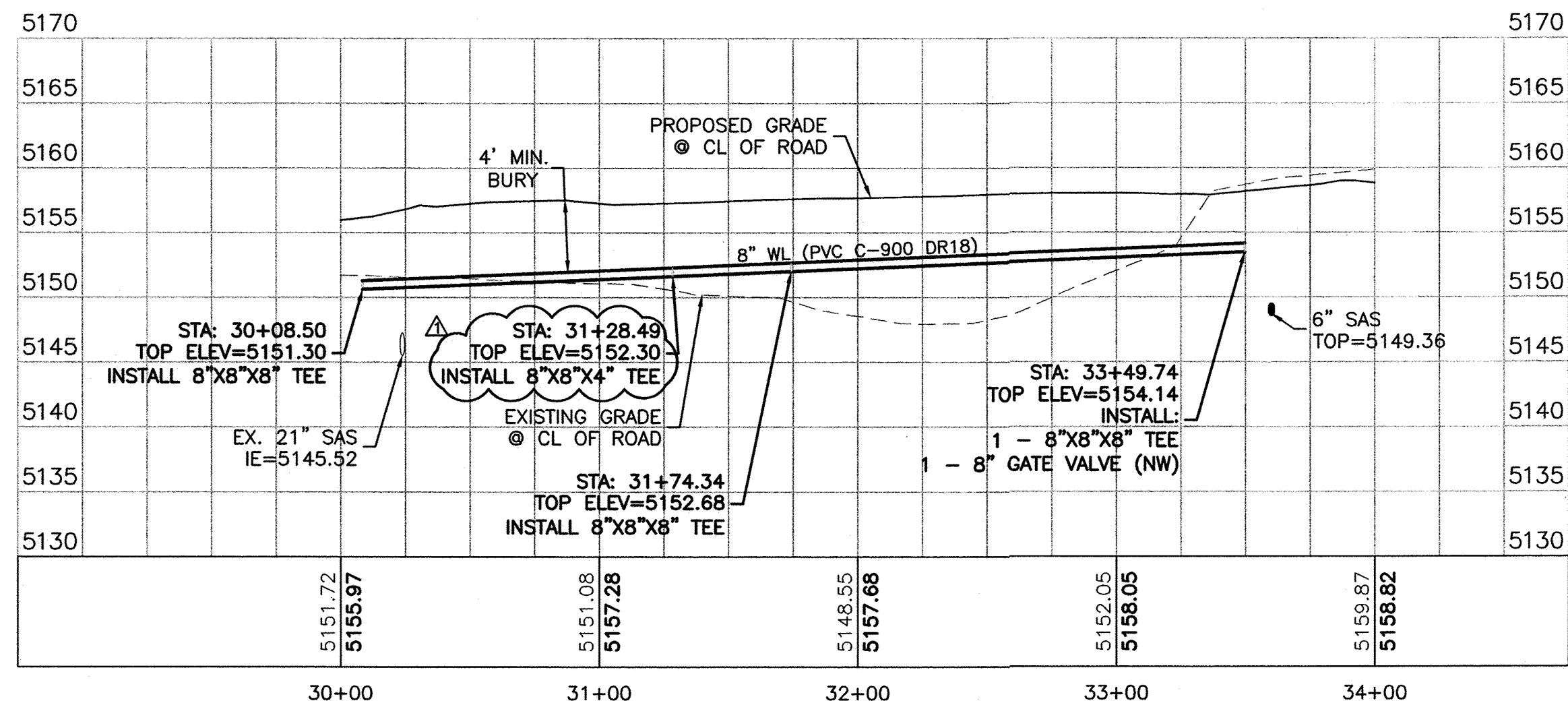
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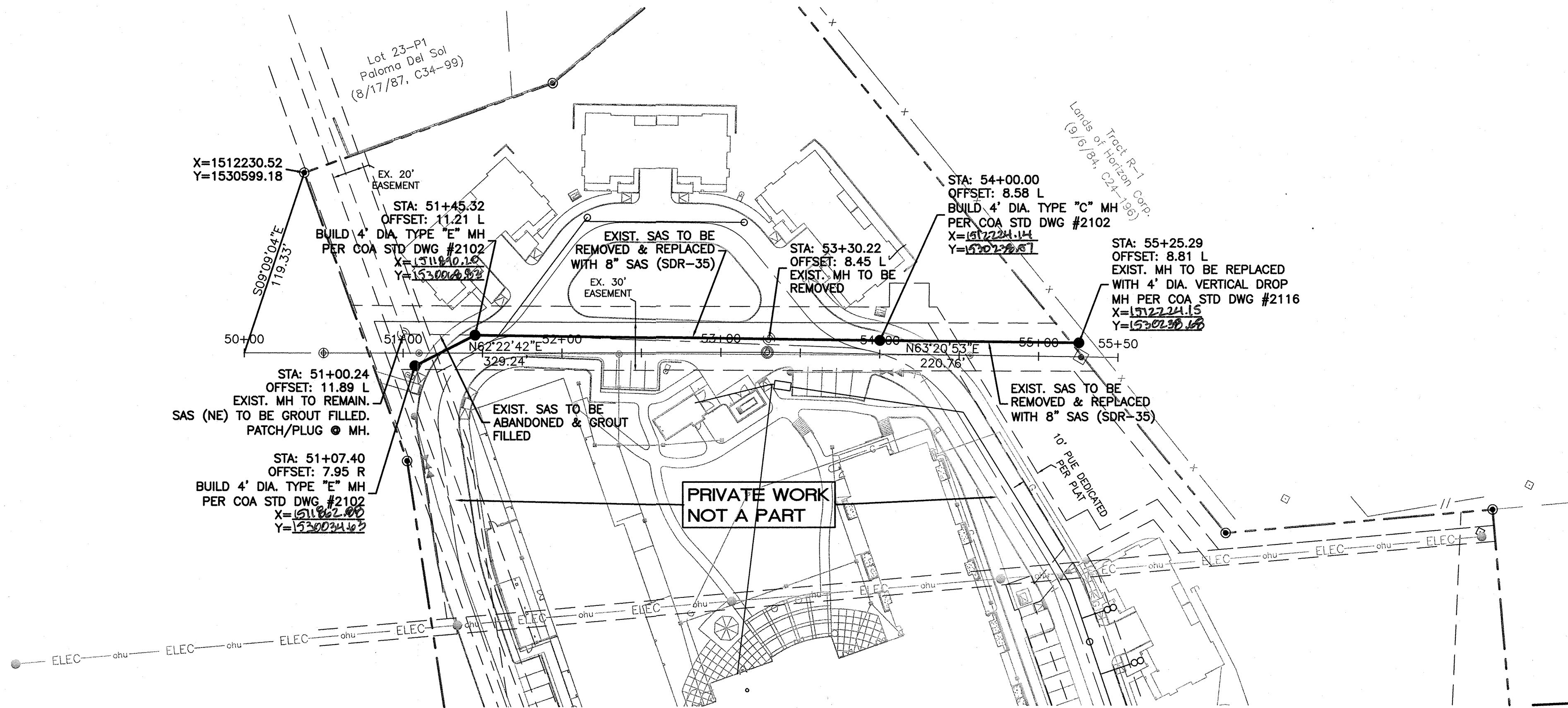
LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- 30" SD STORM SEWER LINE
- 8" SAS SANITARY SEWER LINE
- 8" WL WATERLINE
- SINGLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING INLET
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
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- EXISTING GAS
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
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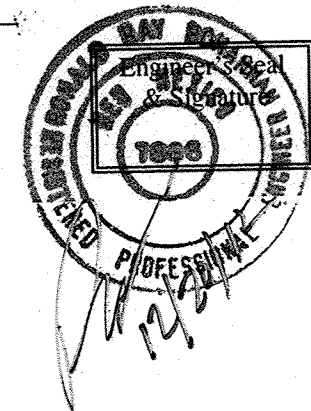
TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrawestllc.com	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: SPECTRUM ASSISTED LIVING UTILITY IMPROVEMENTS DRIVE "C", STA: 30+08.69 TO 33+96.87	
DESIGN REVIEW COMMITTEE APPROVED JUL 19 2012 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVED JUL 19 2012 CITY ENGINEER
CITY PROJECT NO. 781783	ZONE MAP NO. A-12-Z
SHEET 6 R	OF 10

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NATIONAL GEODETIC SURVEY	DATE	FIELD NOTES	BY	NO.	REVISIONS
WORK STAKED BY: CARTESIAN SURVEYS	DATE 2/1/12	A.C.R.S. MONUMENT "7-BT3"	DATE 2/1/12	NO.	BY	NO.	REVISIONS
INSPECTOR: B. BOHANNON	DATE 2/1/12	0.55 MI. NORTH OF INT. COORS BLVD & IRVING BLVD	DATE 2/1/12	NO.	BY	NO.	REVISIONS
FIELD VERIFICATION BY: B. BOHANNON	DATE 2/1/12	NM STATE PLANE COORDINATES	DATE 2/1/12	NO.	BY	NO.	REVISIONS
CORRECTED BY: TJW/LLC	DATE 2/1/12	(CENTRAL ZONE-N.A.D. 1983)	DATE 2/1/12	NO.	BY	NO.	REVISIONS
MICRO-FILM INFORMATION	DATE	X=1516977.962	DATE	NO.	BY	NO.	REVISIONS
RECORDED BY	DATE	Y=1525625.065	DATE	NO.	BY	NO.	REVISIONS
NO.	DATE	G-G=0.999679249	DATE	NO.	BY	NO.	REVISIONS
		Elev=5049.611 (NAVD 1988)		NO.	BY	NO.	REVISIONS



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LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- STORM SEWER LINE
- 8" SAS
- 8" WL
- WATERLINE
- SINGLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING INLET
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
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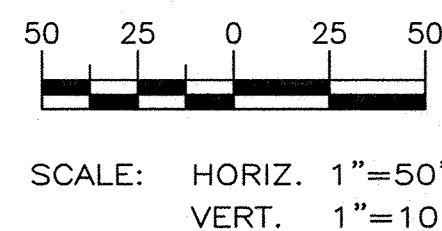
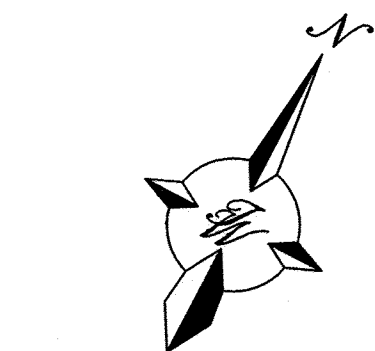
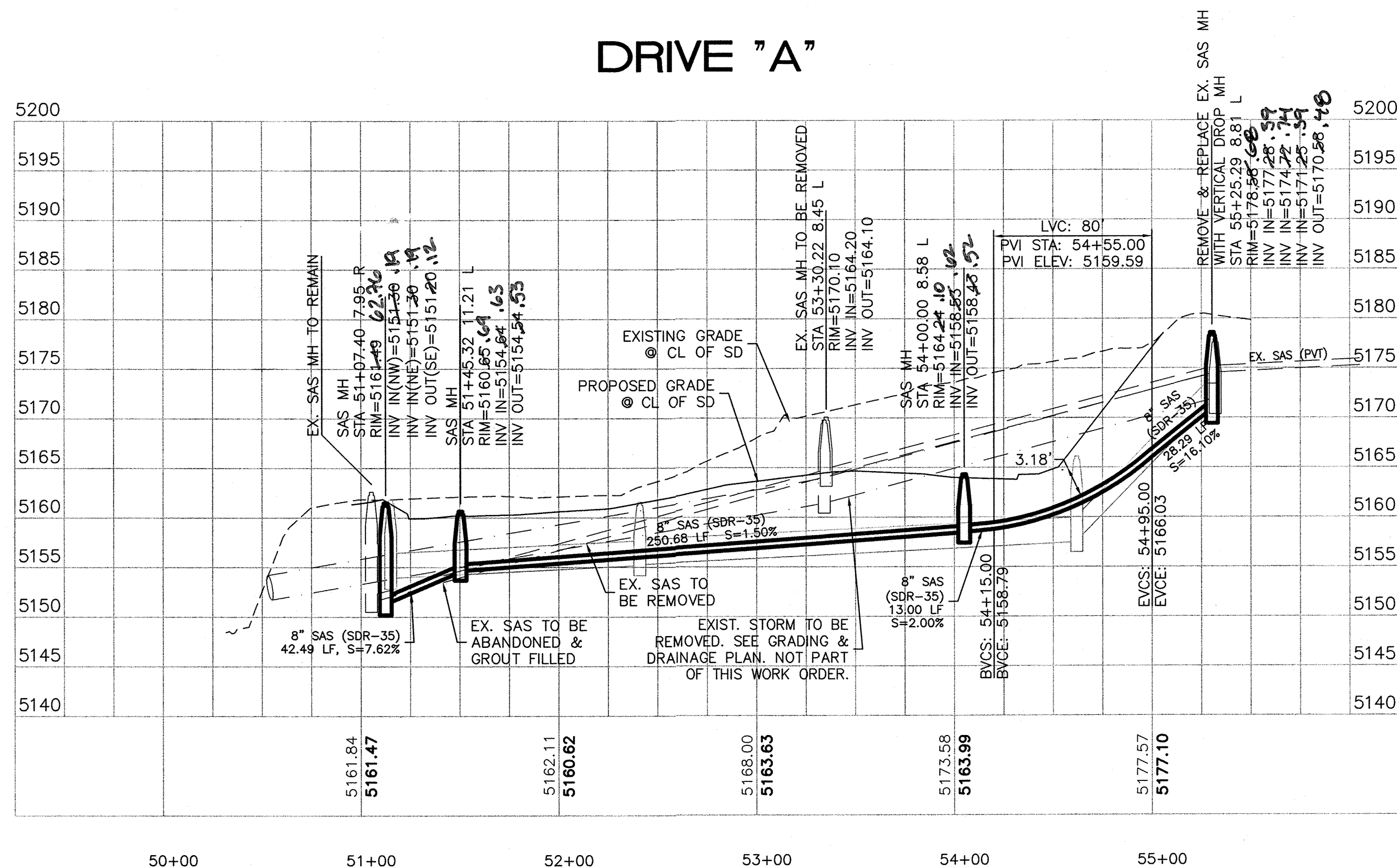
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TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 www.tierrawestllc.com	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: SPECTRUM ASSISTED LIVING SEWER IMPROVEMENTS DRIVE "A": STA: 51+00.24 TO 55+25.29	
DESIGN REVIEW COMMITTEE APPROVED FEB 24 2012 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVED MAR 29 2012 CITY ENGINEER
CITY PROJECT NO. 781783	ZONE MAP NO. A-12-Z
SHEET 7	OF 10

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.

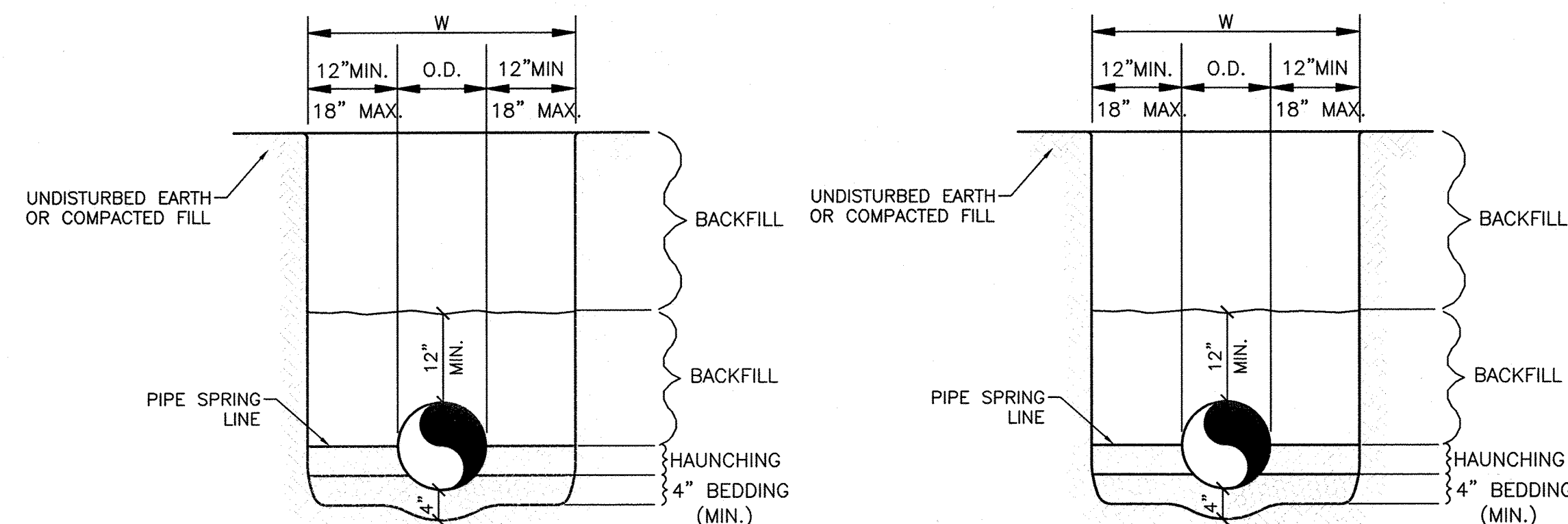
RESTRAINED JOINT LENGTHS FOR TEES*						
SIZE	LENGTH ALONG RUN**					
	10'	8'	6'	4'	2'	0'
12x12x12	61	68	76	83	90	98
12x12x10	39	48	56	65	74	83
12x12x8	15	26	37	48	59	70
12x12x6	1	1	9	24	38	53
12x12x4	1	1	1	1	16	37
10x10x10	46	54	61	68	76	83
10x10x8	25	34	43	52	61	70
10x10x6	1	5	17	29	41	53
10x10x4	1	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

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

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

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



1. BACKFILL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR (ASTM D1557).
2. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
3. FILL SALVAGE FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
4. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES (SEE SPECIFICATIONS).

1 LIFT OF 3 1/2" ASPHALT CONCRETE SP II

6" AB @ 95% MIN. COMPACTION, AT OPT. MOISTURE $\pm$ 3.0%, ASTM D1557

12" SUB GRADE R-VALUE>50.. 95% MIN. COMPACTION, AT OPT. MOISTURE $\pm$ 3.0%, ASTM D1557

8" CURB AND GUTTER

1'

2'

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.

COMPACTED SUB GRADE TO 95% ASTM D1557 R-VALUE $\geq$ 50

NATIVE SOIL

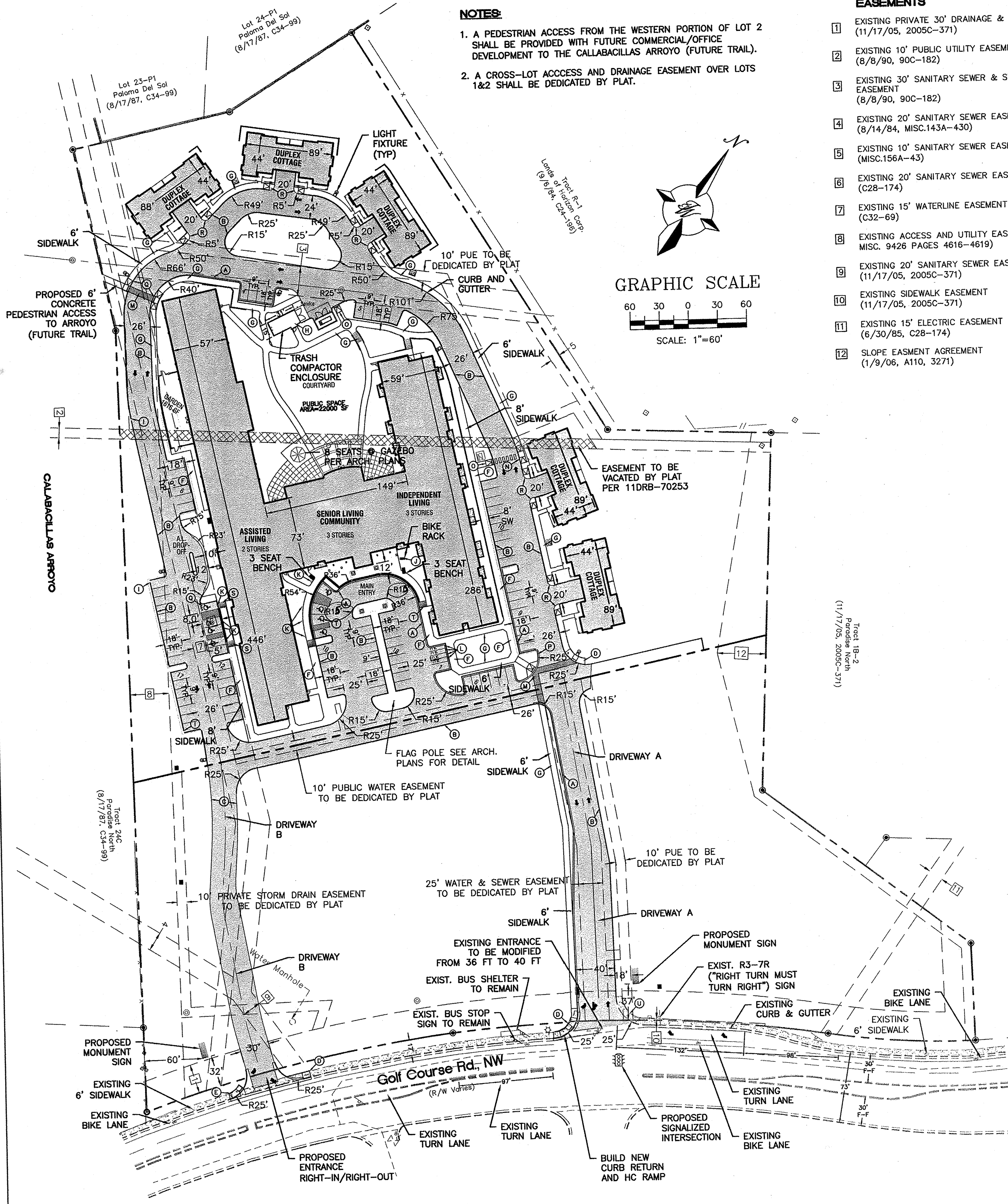
HEAVY-DUTY PAVING SECTION

N.T.S.

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

TITLE: **SPECTRUM ASSISTED LIVING**
DETAILS

DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST DESIGN UPDATE	MO./DAY/YR.		MO./DAY/YR.		
APPROVE FEB 24 2012 DESIGN REVIEW COMMITTEE		APPROVE MAR 29 2012 CITY ENGINEER							
CITY PROJECT NO.		781783		ZONE MAP NO. A-12-7		SHEET		OF	
						8		10	



NOTES:

1. A PEDESTRIAN ACCESS FROM THE WESTERN PORTION OF LOT 2 SHALL BE PROVIDED WITH FUTURE COMMERCIAL/OFFICE DEVELOPMENT TO THE CALABACILLAS ARROYO (FUTURE TRAIL).

2. A CROSS-LOT ACCESS AND DRAINAGE EASEMENT OVER LOTS 1&2 SHALL BE DEDICATED BY PLAT.

- EASEMENTS**
- 1 EXISTING PRIVATE 30' DRAINAGE & UTILITY EASEMENT (11/17/05, 2005C-371)
 - 2 EXISTING 10' PUBLIC UTILITY EASEMENT (8/8/90, 90C-182)
 - 3 EXISTING 30' SANITARY SEWER & STORM DRAIN EASEMENT (8/8/90, 90C-182)
 - 4 EXISTING 20' SANITARY SEWER EASEMENT (8/14/84, MISC.143A-430)
 - 5 EXISTING 10' SANITARY SEWER EASEMENT (MISC.156A-43)
 - 6 EXISTING 20' SANITARY SEWER EASEMENT (C28-174)
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 - 8 EXISTING ACCESS AND UTILITY EASEMENT (9/14/94, MISC. 9426 PAGES 4616-4619)
 - 9 EXISTING 20' SANITARY SEWER EASEMENT (11/17/05, 2005C-371)
 - 10 EXISTING SIDEWALK EASEMENT (11/17/05, 2005C-371)
 - 11 EXISTING 15' ELECTRIC EASEMENT (6/30/85, C28-174)
 - 12 SLOPE EASEMENT AGREEMENT (1/9/06, A110, 3271)

- KEYED NOTE:**
- (A) CURB & GUTTER PER COA STD DWG #2415B
 - (B) HEADER CURB PER COA STD DWG #2415B
 - (C) TEMP AC CURB PER COA STD DWG #2415B
 - (D) ACCESSIBLE RAMP W/ TRUNCATED DOMES PER COA STD DWG #2426
 - (E) ADA RAMP "E" PER DETAIL SHEET C8
 - (F) 8' SIDEWALK PER COA STD DWG #2430
 - (G) 6' SIDEWALK PER COA STD DWG #2430
 - (H) TRASH ENCLOSURE (SEE DETAIL SHEET C6)
 - (I) 2' CURB CUT
 - (J) BIKE RACK (SEE DETAIL SHEET C6)
 - (K) HANDICAP PARKING SIGN PER COA SPECIFICATIONS (SEE DETAIL SHEET C7)
 - (L) MOTORCYCLE SIGN PER COA SPECIFICATIONS (SEE DETAIL SHEET C7)
 - (M) 6' WIDE PEDESTRIAN PATHWAY (STAMPED CONCRETE)
 - (N) ADA RAMP "D" PER DETAIL SHEET C7
 - (O) ADA RAMP "H" PER DETAIL SHEET C8
 - (P) ADA RAMP "F" PER DETAIL SHEET C8
 - (Q) HC PARKING DETAIL @ STREET "B" PER DETAIL ON SHT C8
 - (R) ADA RAMP "G" @ COTTAGES PER DETAIL SHEET C8
 - (S) ADA RAMP "C" PER DETAIL SHEET C7
 - (T) HC PARKING @ MAIN ENTRANCE PER DETAIL SHEET C8
 - (U) EXISTING RAMP TO REMAIN

SITE DATA

LEGAL DESCRIPTION: TRACT 1B-1 PARADISE NORTH

ZONING: SU1 FOR IP USES, EXCEPT BOTTLING PLANT, COLD STORAGE PLANT, MACHINE SHOP, RAILROAD RIGHT-OF-WAY AND INCIDENTAL FACILITIES, AND SHEET METAL WORKING.

SITE AREA: 13.55 ACRES

PROPOSED USE:

SENIOR CARE FACILITY (LOT 1) WITH THE FOLLOWING:

MAIN FACILITY: 146 UNITS (166 BEDS)

5-DUPLEX COTTAGES: 10 UNITS (20 BEDS)

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:

THE FRONT OF THE BUILDING WILL FACE GOLF COURSE ROAD NW. EXISTING PEDESTRIAN ACCESSIBILITY, IN THE FORM OF PUBLIC SIDEWALK, RUNS THE LENGTH OF THE SITE ALONG THE EASTERLY BOUNDARY. A PEDESTRIAN CONNECTION FROM THE PROPOSED BUILDING WILL PROVIDE A CONNECTION TO THE EXISTING SIDEWALK ON GOLF COURSE ROAD ALONG THE PROPOSED NORTHERLY DRIVEWAY TO BE LOCATED AT THE EXISTING DRIVEWAY APRON (DRIVEWAY A). VEHICULAR ACCESS TO THE SITE WILL PRIMARILY BE FROM THIS SAME EXISTING DRIVEWAY CUT ON GOLF COURSE ROAD AND A SECONDARY DRIVEWAY ACCESS IS PROPOSED AT A NEW DRIVEWAY APPROXIMATELY 350 FEET SOUTH OF THE EXISTING DRIVEWAY APRON (DRIVEWAY B). SIDEWALK, CURB AND GUTTER AND PEDESTRIAN RAMPS WILL BE CONSTRUCTED AT THE NEW DRIVEWAY LOCATION AND WITHIN THE SITE.

INTERNAL CIRCULATION REQUIREMENTS:

COMMON DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED BY THE REPLAT.

MAXIMUM BUILDING HEIGHT ALLOWED:

UNLESS MODIFIED BY EPC, 26 FEET AT ANY LEGAL LOCATION. THE HEIGHT AND WIDTH OF THE STRUCTURE OVER 26 FEET SHALL FALL WITHIN 45° ANGLE PLANES DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH INTERNAL BOUNDARY OF THE PREMISES AND EACH ADJACENT PUBLIC RIGHT-OF-WAY CENTERLINE. A STRUCTURE OVER 26 FEET MAY NOT EXCEED THE NORTHERN BOUNDARY OF THESE 45° PLANES, BUT MAY BE SITED IN ANY OTHER DIRECTION WITHIN PLANES DRAWN AT A 60° ANGLE FROM THE SAME BOUNDARIES OR CENTER LINE.

PROPOSED AVE ROOF HEIGHT: 38'-0" (UPPER), 26'-6" (LOWER)

MINIMUM BUILDING SETBACK:

NO REQUIREMENT, 20' MIN. PROPOSED ON LOT 1.

MAXIMUM TOTAL DWELLING UNITS:

N/A. RESIDENTIAL USE NOT PERMITTED PER ZONING

NONRESIDENTIAL USES' MAXIMUM FLOOR AREA RATIO:

NO REQUIREMENT, 0.43 F.A.R. PROPOSED ON LOT 1.

PHASING

THE FIRST PHASE WILL CONSIST OF LOT 1 DEVELOPMENT AND CONSTRUCTION OF DRIVEWAY A AND B. LOTS 2 WILL BE DEVELOPED IN FUTURE PHASES AND WILL REQUIRE EPC APPROVAL.

STRUCTURE LOCATIONS

SITE IS UNDEVELOPED AND VACANT WITH NO EXISTING STRUCTURES. PROPOSED STRUCTURE LOCATIONS PER PLAN.

STRUCTURE ELEVATIONS AND DIMENSIONS:

BUILDING AREA:

MAIN BUILDING: 130,131 SF

COTTAGES: (3,450 EACH X 5) 17,250 SF

TOTAL: 147,381 SF

SEE SHEETS A7 THROUGH A11 AND SHEET C7 FOR STRUCTURE AND SIGN ELEVATIONS

PARKING FACILITIES

PARKING REQUIRED:

MAIN BUILDING: 83 SPACES (1 SPACE PER 2 BEDS)

COTTAGES: 10 SPACES (1 SPACE PER 2 BEDS)

TOTAL REQUIRED: 93 SPACES

TOTAL PROVIDED: 108 SPACES (98 PARKING LOT & 10 GARAGES IN COTTAGES)

HC PARKING REQUIRED: 4 SPACES

HC PARKING PROVIDED: 8 SPACES (2 VAN ACCESSIBLE)

MC PARKING REQUIRED: 3 SPACES

MC PARKING PROVIDED: 4 SPACES

BICYCLE PARKING REQUIRED: 5 SPACES

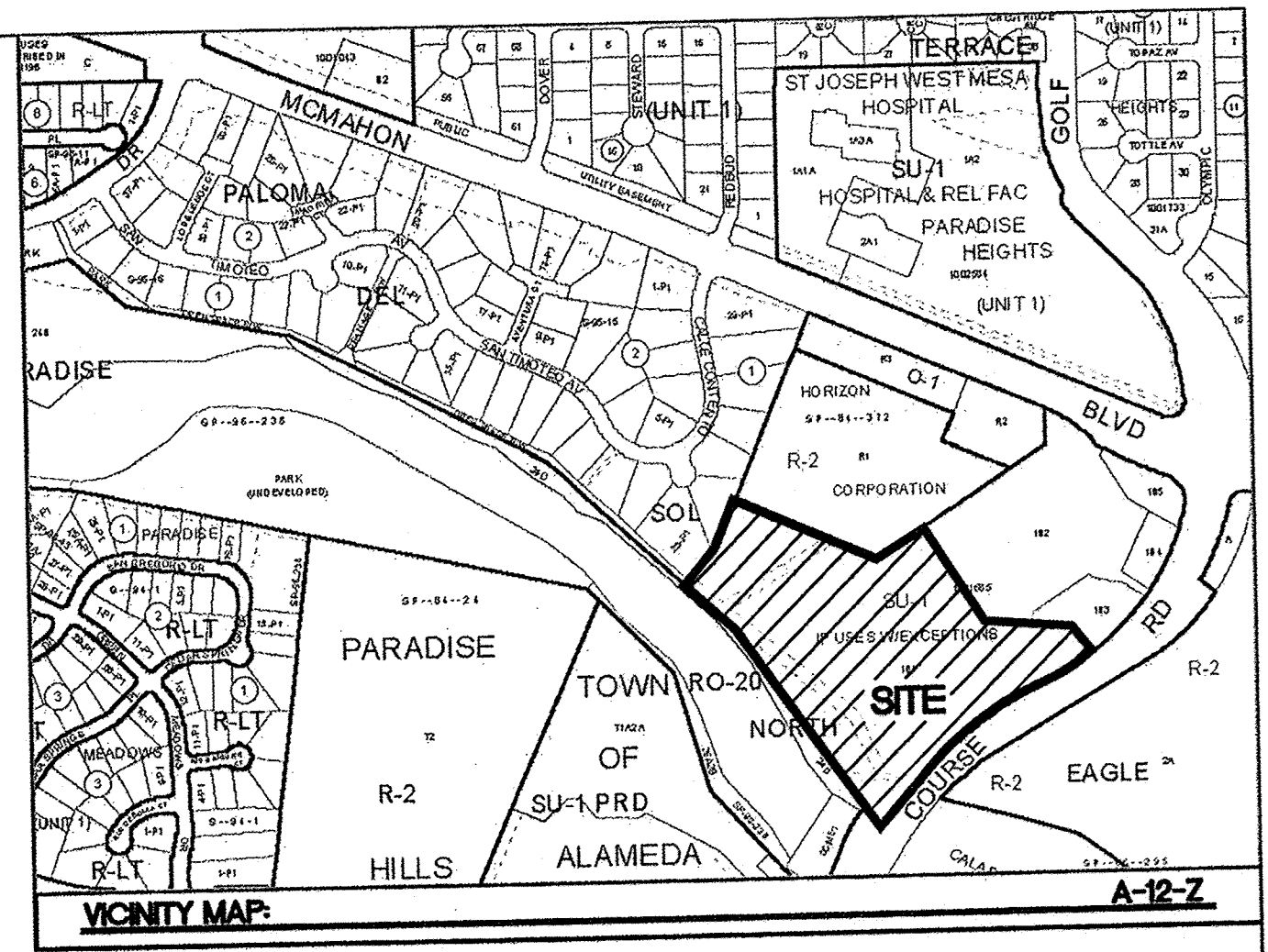
BICYCLE PARKING PROVIDED: 5 SPACES

LOADING FACILITIES

DELIVERY AREA ON NORTH SIDE OF BUILDING.

NON AUTO TRANSPORTATION

PUBLIC TRANSPORTATION IS AVAILABLE TO AN EXISTING BUS STOP AT THE SITE SERVICED WITH ROUTES 92, 155, AND 3/157. A PEDESTRIAN CONNECTION IS PROPOSED ALONG DRIVEWAY A IN THE FIRST PHASE OF DEVELOPMENT, AND ANOTHER ALONG DRIVEWAY B IN THE FUTURE PHASE.



LEGAL DESCRIPTION:

TRACT 1B-1 PARADISE NORTH

NOTE:

SITE LIGHTING SHALL COMPLY WITH THE LIGHTING REGULATIONS OF THE ZONING CODE, 14-16-3-9, AREA LIGHTING REGULATIONS. LIGHT FIXTURES WITHIN 100 FEET OF A RESIDENTIAL AREA SHALL NOT EXCEED 16 FEET.

- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK
 - SCREEN WALL
 - RETAINING WALL
 - STREET LIGHTS
 - STRIPING
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING SIDEWALK
 - ASPHALT CONCRETE PAVEMENT
 - EXISTING LANE
 - EXISTING STRIPING

PROJECT NUMBER: #1008528

APPLICATION NUMBER:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 11/09/11, and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Signature	Date
<i>[Signature]</i>	11-09-11
Traffic Engineer, Transportation Division	Date
<i>[Signature]</i>	11/09/11
Water Utility Development	Date
<i>[Signature]</i>	11-9-11
Parks & Recreation Department	Date
<i>[Signature]</i>	11-9-11
City Engineer	Date

* Environmental Health Department (conditional) Date

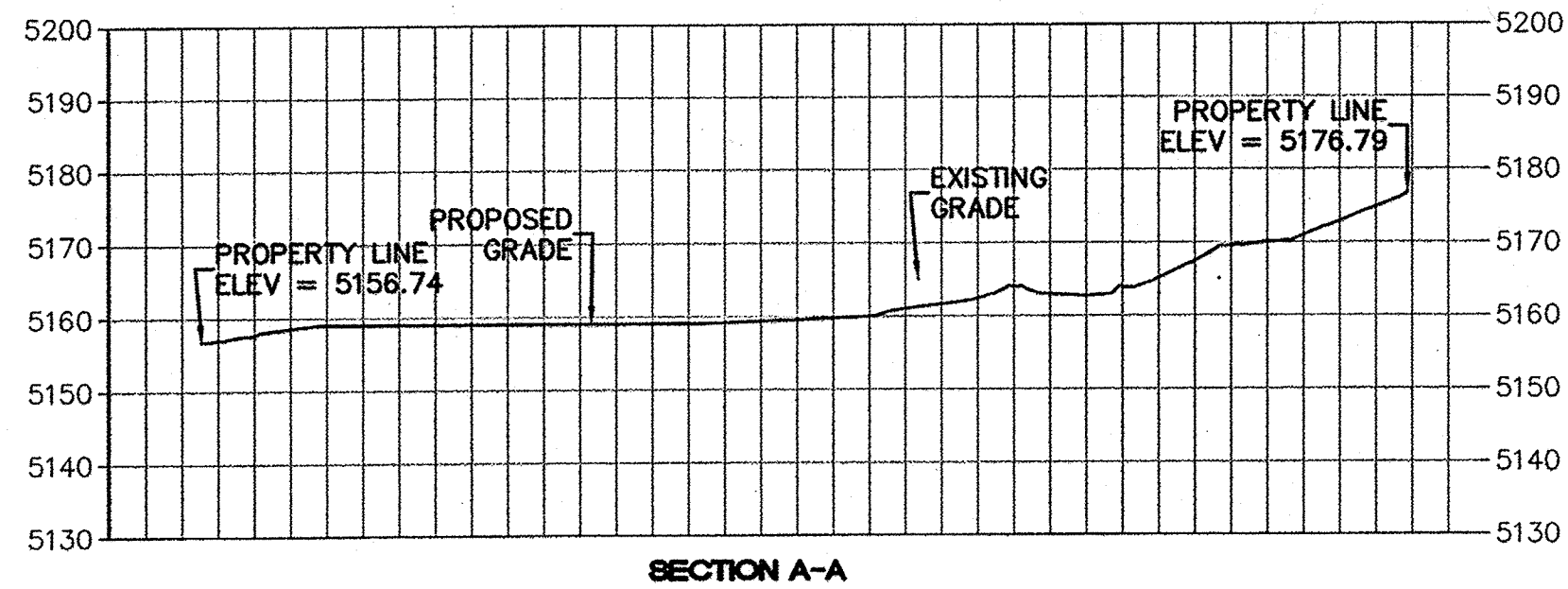
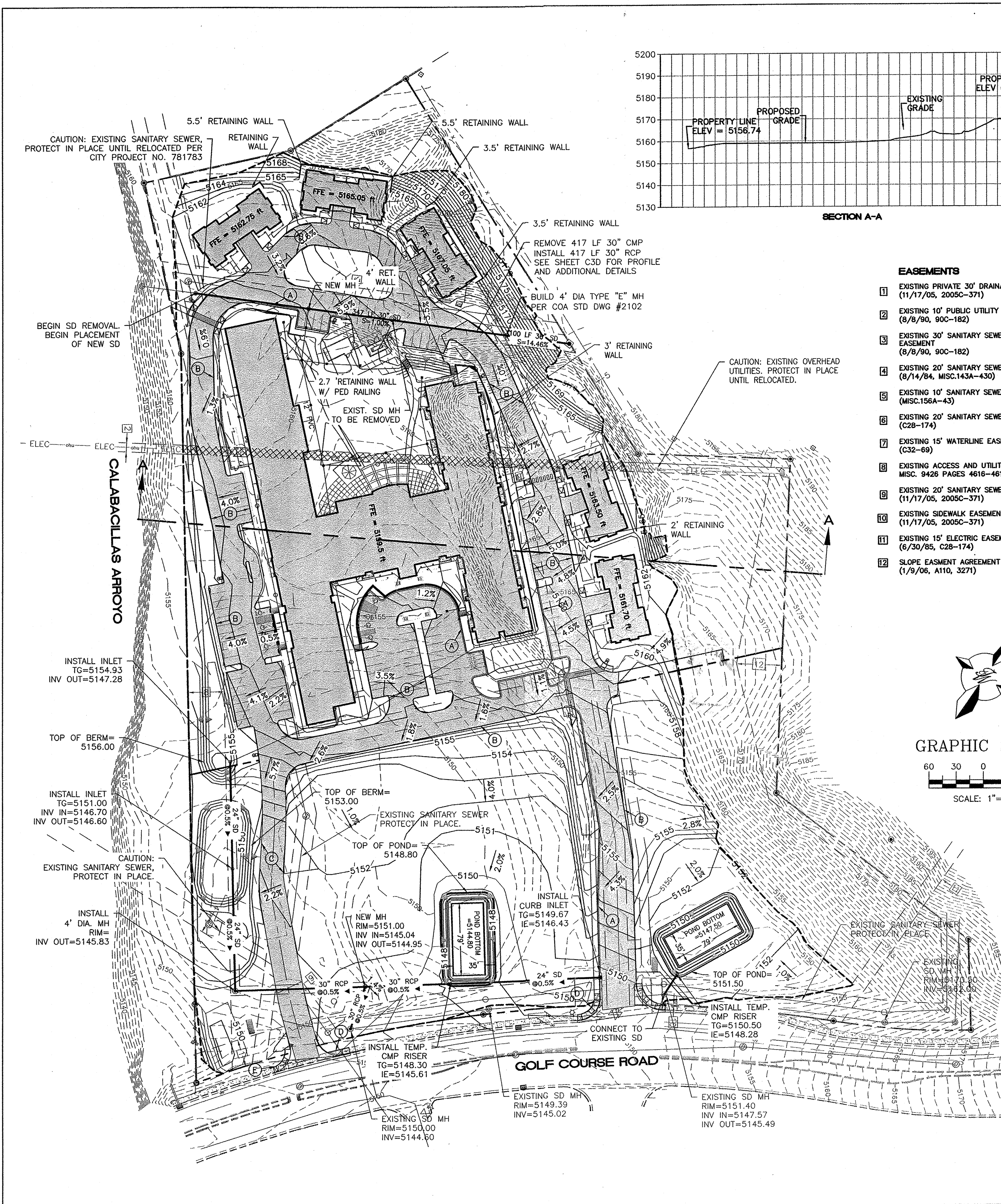
Solid Waste Management Date

DRB Chairperson, Planning Department Date

* Environmental Health, if necessary

ENGINEER'S SEAL	SPECTRUM ASSISTED LIVING	DRAWN BY
	SITE PLAN FOR BUILDING PERMIT	BJF
		DATE
		2011026-SPB
		SHEET #
	TERRA WEST, LLC	C2
	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	JOB # 2011026

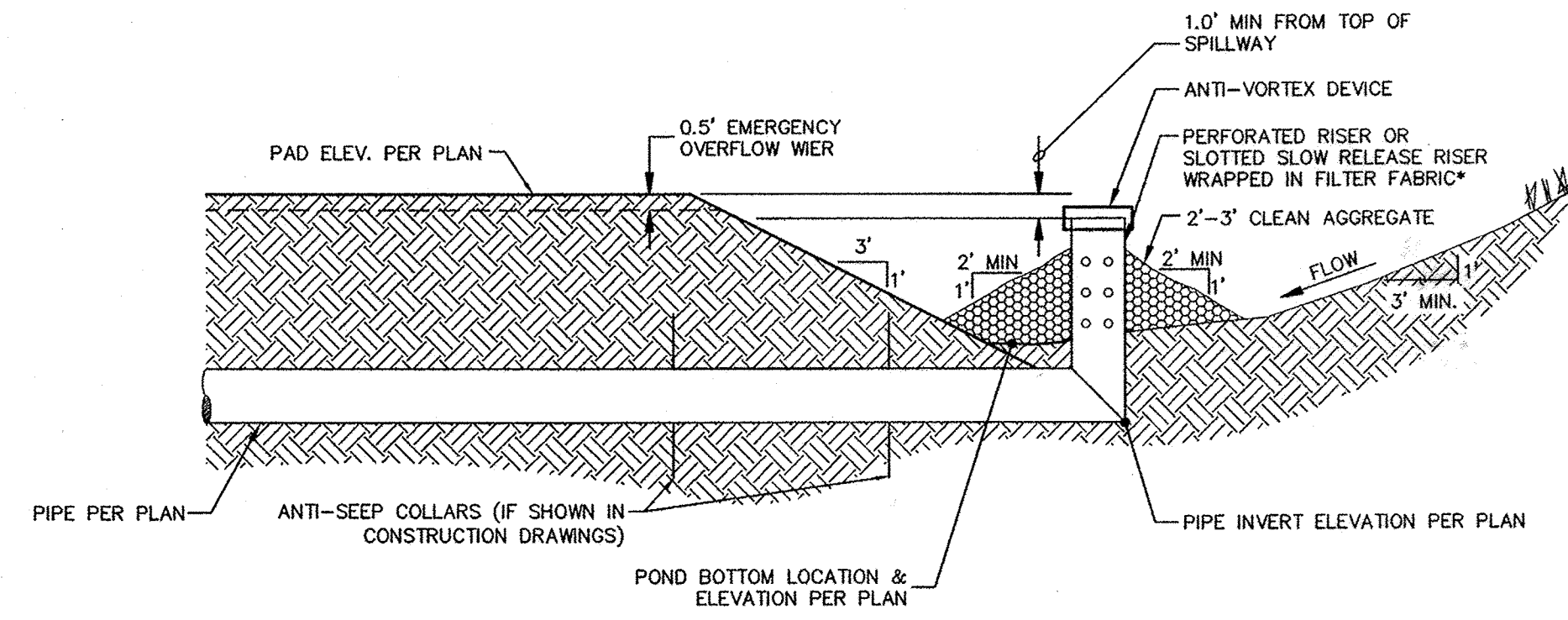
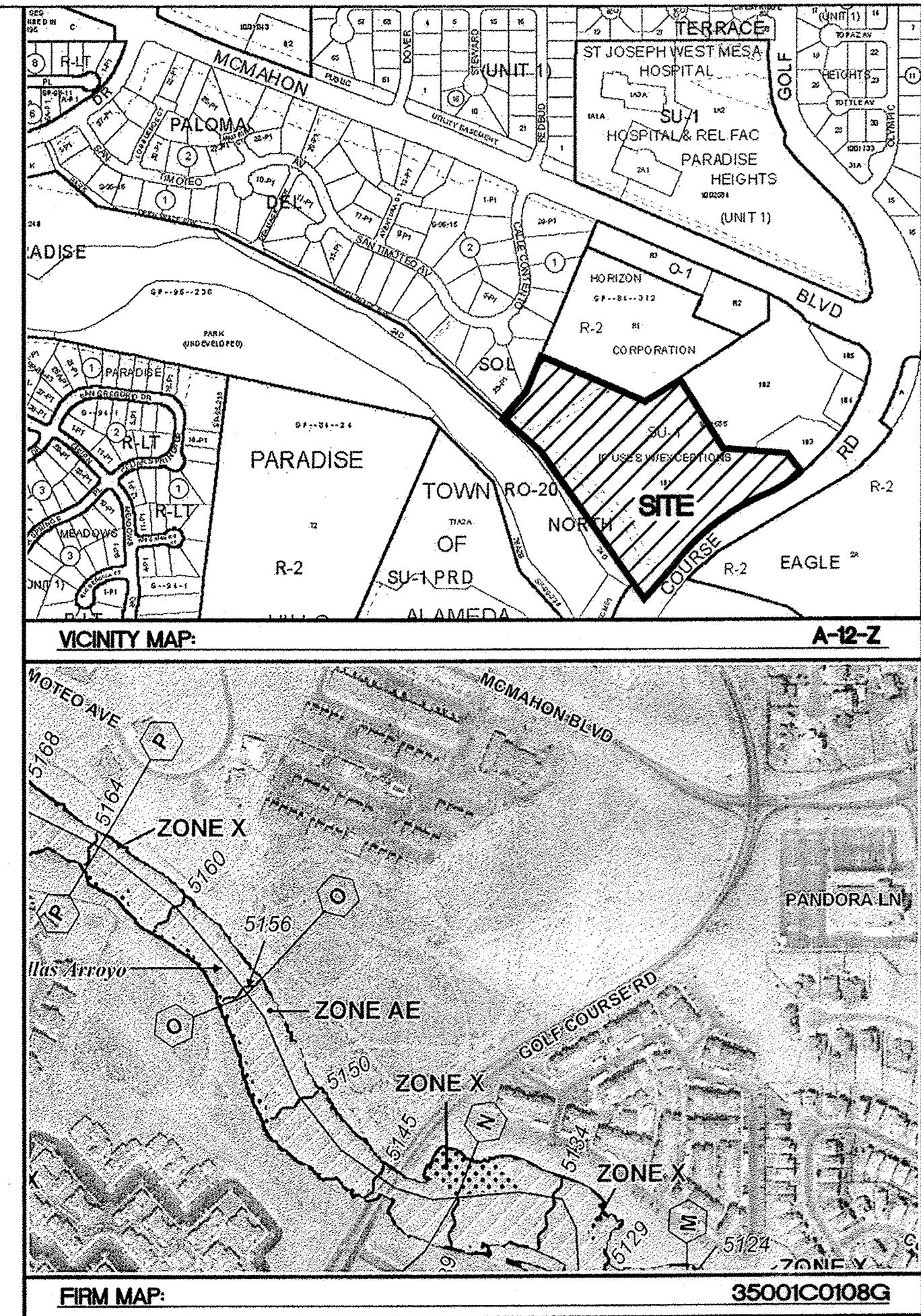
SHEET 9 OF 10 (FOR INFORMATION ONLY)



- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK
 - 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

- EASEMENTS**
- EXISTING PRIVATE 30' DRAINAGE & UTILITY EASEMENT (11/17/05, 2005C-371)
 - EXISTING 10' PUBLIC UTILITY EASEMENT (8/8/90, 90C-182)
 - EXISTING 30' SANITARY SEWER & STORM DRAIN EASEMENT (8/8/90, 90C-182)
 - EXISTING 20' SANITARY SEWER EASEMENT (8/14/84, MISC.143A-430)
 - EXISTING 10' SANITARY SEWER EASEMENT (MISC.156A-43)
 - EXISTING 20' SANITARY SEWER EASEMENT (C28-174)
 - EXISTING 15' WATERLINE EASEMENT (C32-69)
 - EXISTING ACCESS AND UTILITY EASEMENT (9/14/94, MISC. 9426 PAGES 4618-4619)
 - EXISTING 20' SANITARY SEWER EASEMENT (11/17/05, 2005C-371)
 - EXISTING SIDEWALK EASEMENT (11/17/05, 2005C-371)
 - EXISTING 15' ELECTRIC EASEMENT (6/30/85, C28-174)
 - SLOPE EASMENT AGREEMENT (1/9/06, A110, 3271)

- KEYED NOTE:**
- (A) CURB & GUTTER PER COA STD DWG #2415B
 - (B) HEADER CURB PER COA STD DWG #2415B
 - (C) AC BERM PER COA STD DWG #2415B
 - (D) ACCESSIBLE RAMP W/ TRUNCATED DOMES PER COA STD DWG #2426
 - (E) ADA RAMP "B" PER DETAIL SHEET C7



- GENERAL NOTES:**
- RISER PIPE MATERIAL - CORRUGATED METAL PIPE, PVC, HDPE OR OTHER PLASTIC MATERIAL.
 - GEOTEXTILE FILTER FABRIC (MIRAFI, OR EQUAL).
 - RISER PERFORATION SHALL BE 1" & 6" O.C.
 - ALL PIPE CONNECTION SHALL BE WATERTIGHT.
 - FILL MATERIAL AROUND PIPE SHALL BE COMPACTED IN 4 INCHES LIFTS. A MINIMUM OF 2 FEET OF COMPACTED BACKFILL SHALL BE PLACED OVER THE PIPE BEFORE CROSSING IT WITH CONSTRUCTION TRAFFIC.
 - SIDE SLOPES SHALL BE 3:1 OR FLATTER.

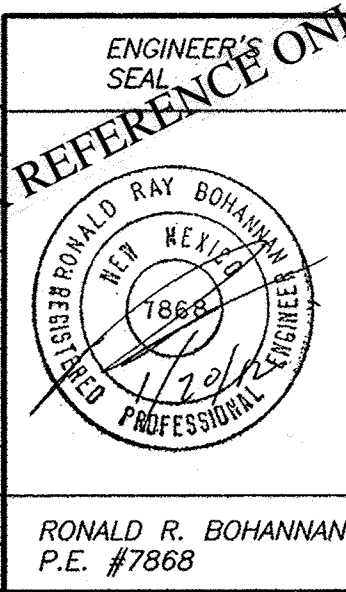
SEDIMENT BASIN WITH PIPE OUTLET
N.T.S.

NOTE:
COMMON DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED BY THE REPLAT.

SEE SHEETS C3A AND C3B FOR ADDITIONAL GRADING DETAILS. SEE SHEET C3C FOR RETAINING WALL PLAN AND PROFILE. SEE SHEET C3D FOR STORM DRAIN VERTICAL RELOCATION DETAILS.

CONTRACTOR SHALL ENSURE ALL EXISTING UTILITIES ARE PROTECTED IN PLACE. NOT ALL EXISTING UTILITIES ARE REFLECTED ON THIS PLAN SET. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO EXCAVATION.

BENCH MARKS	
NATIONAL GEODETIC SURVEY	
A.G.R.S. MONUMENT "7_B13" (FOUND IN PLACE)	
NM STATE PLANE COORDINATES	
(CENTRAL ZONE-N.A.D. 1983)	
X=1,518,977.962	Y=1,525,625.065
G-C=0.999679249	Da=-0°14'03.33"
Elev=5049.611 (NAVD 1988)	



SPECTRUM ASSISTED LIVING		DRAWN BY
GRADING AND DRAINAGE PLAN		BJF
		DATE
		1/20/12
		2011026-C3-GRB
		SHEET #
		C3
		JOB #
		2011026