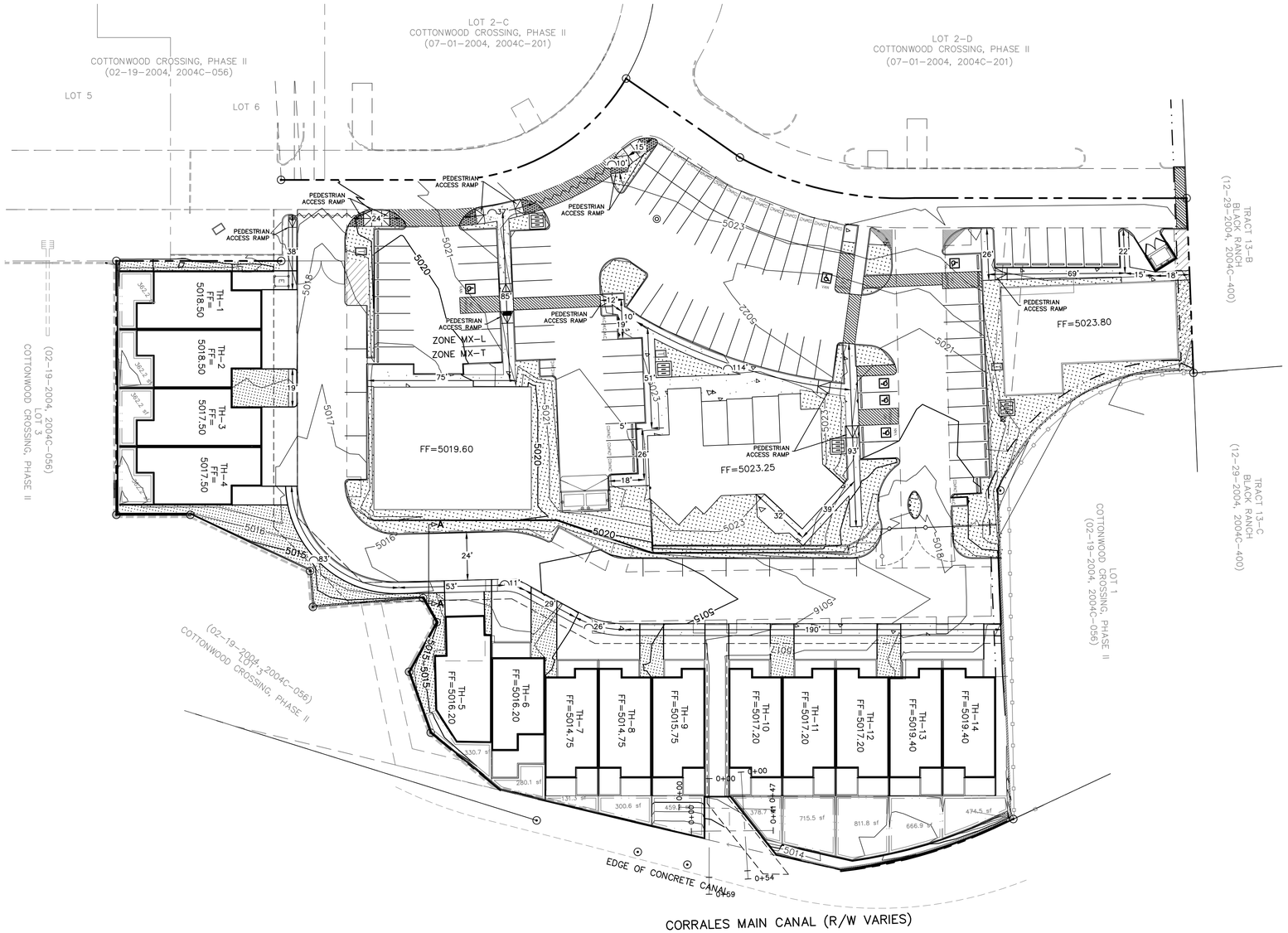
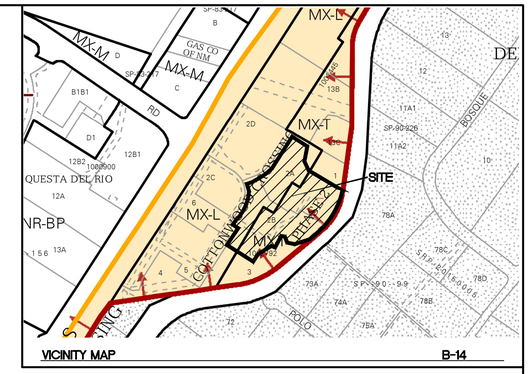




LT 2-A LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSINGPHASE II) CONT 1.5908 AC

LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II (BEING A REPLAT OF TRACT 2 COTTONWOOD CROSSINGPHASE II) CONT 1.5483 AC

3.20 ACRES OF THE CONTROLLING SITE DEVELOPMENT PLAN

CURB & GUTTER
BOUNDARY LINE
EASEMENT
CENTERLINE
RIGHT-OF-WAY
BUILDING
PROPOSED SIDEWALK
EXISTING CURB & GUTTER

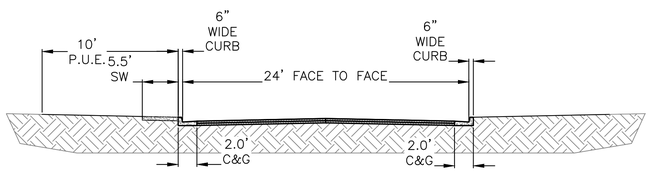
CAUTION

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.

GRAPHIC SCALE

30 15 0 15 30

SCALE: 1"=30'



SECTION A-A

SIDEWALK CROSS SECTION

N.T.S.

SW = 4' THICK SIDEWALK • 3000 PSI
LS= LANDSCAPE BUFFER
ESMT = 10' PUBLIC UTILITY EASEMENT
2.0' C+G = 6" CURB AND GUTTER PER COA STD DWG 2415A

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 03-27-25 RONALD R. BOHANNAN P.E. #7868	**RETAIL AT 7 BAR** ALBUQUERQUE, NM **SIDEWALK EXHIBIT**	DRAWN BY pm/as DATE 03/27/2025 DRAWING
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # SW-1 JOB # 2023004

Z:\2023\2023004 Retail @ 7 Bar\dwg\Exhibits\2023004_SW Exhibit.dwg, 4/10/2025 8:04:33 AM, DWG To PDF.pc3