

Curve Table

CURVE	RADIUS2	ARC LENGTH2	CHORD LENGTH2	CHORD BEARING	DELTA ANGLE
C1	18.97'	13.82'	13.52'	N 09°28'27" E	41°44'38"
C2	19.53'	19.02'	18.27'	N 45°53'08" W	55°47'45"

Line Table

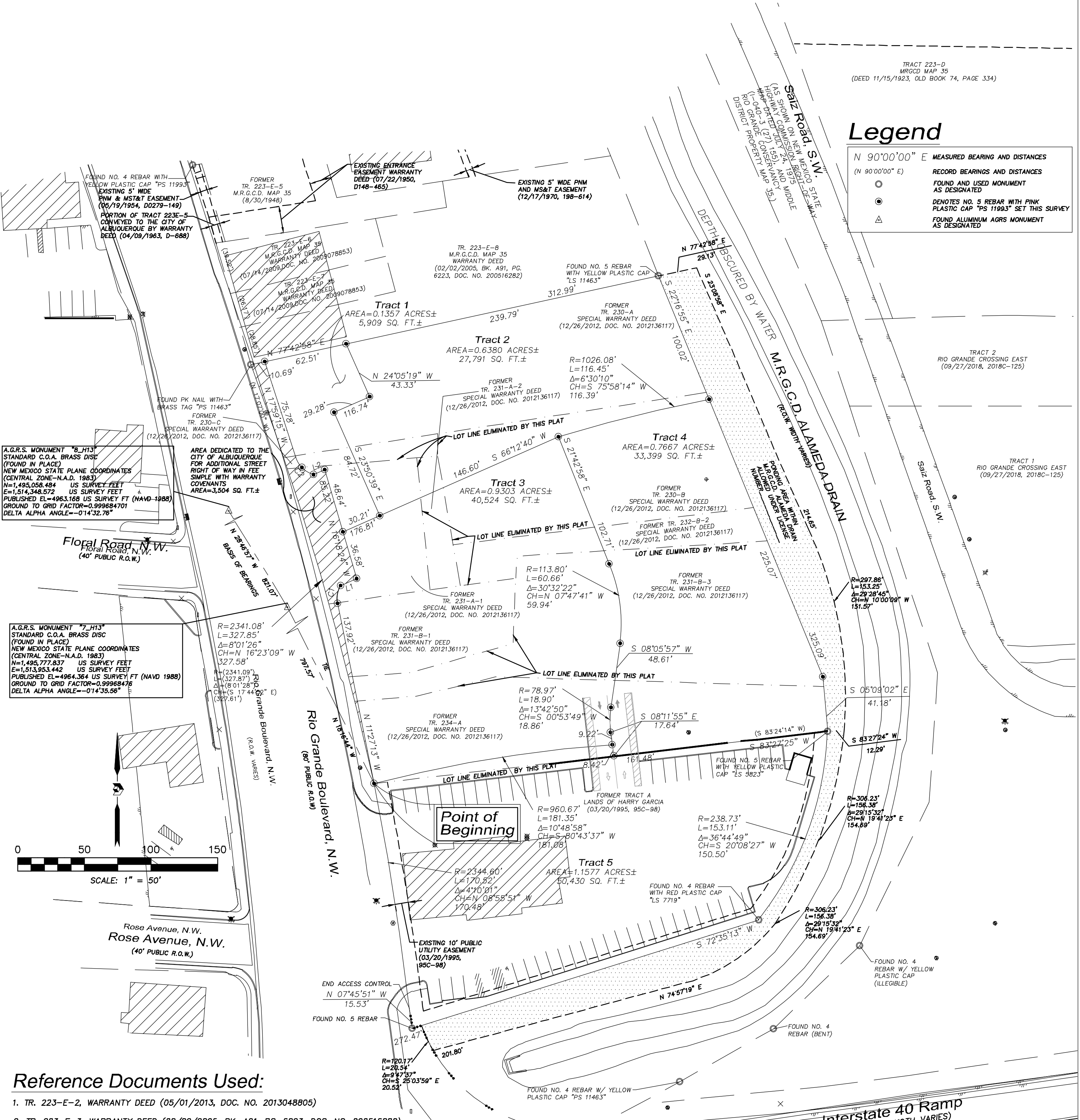
LINE	BEARING	DISTANCE
L1	N 66°48'14" E	13.12'
L2	S 66°12'35" W	9.19'

Plat of
Tracts 1, 2, 3 & 4
Rio Grande Crossing West
Town of Albuquerque Grant, Projected
Section 7, Township 10 North, Range 3 East, N.M.P.M.
City of Albuquerque, Bernalillo County, New Mexico
October 2020

RECORDING STAMP

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED



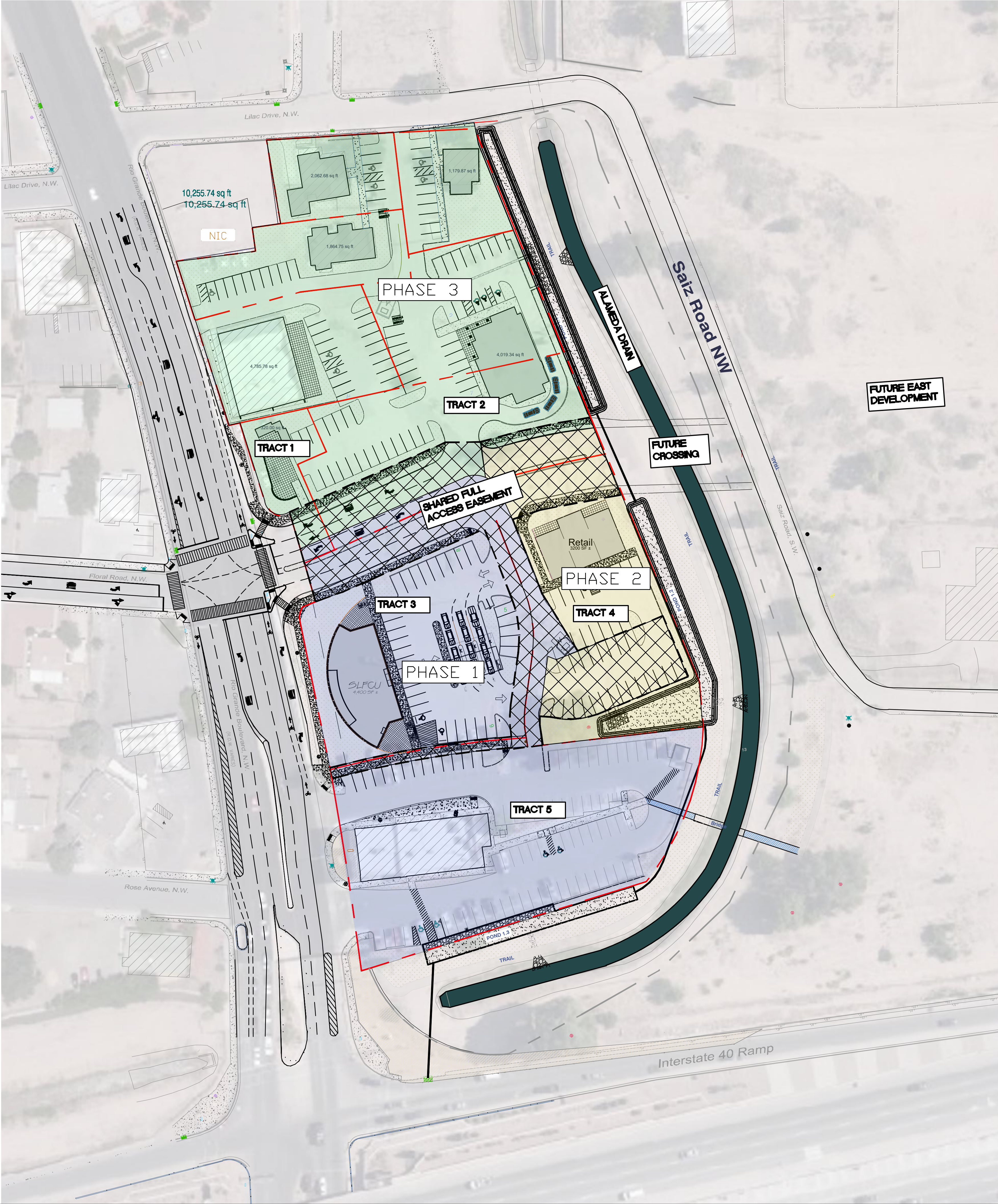
Reference Documents Used:

- TR. 223-E-2, WARRANTY DEED (05/01/2013, DOC. NO. 2013048805)
- TR. 223-E-3, WARRANTY DEED (02/02/2005, BK. A91, PG. 6223, DOC. NO. 200516282)
- TR. 223-E-5, M.R.G.C.D. PROPERTY MAP 35 (8/30/1948)
- TR. 223-E-6 & TR. 223-E-7, WARRANTY DEED (07/14/2009, DOC. NO. 2009078853)
- TR. 223E8 WARRANTY DEED (02/02/2005, BK. A91, PG. 6223, DOC. NO. 200516282)
- TR. 230-A, TR. 231-A-1, TR. 231-A-2, TR. 230-B, TR. 232-B-2, TR. 231-B-1, TR. 231-B-3 & TR. 234-A, SPECIAL WARRANTY DEED (12/26/2012, DOC. NO. 2012136117)
- TRACT B, LANDS OF RAMONA ZESIGER WARRANTY DEED (05/28/2019, DOC. NO. 2019043595)

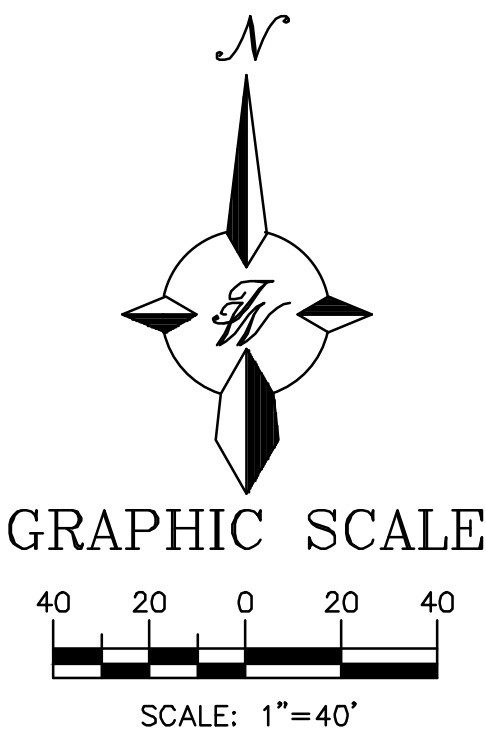
PRECISION
SURVEYS, INC.

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


PROJECT INFORMATION	
CREW/TECH: MT	DATE OF SURVEY 10/19/2018
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 204073P	SHEET NUMBER 2 OF 2

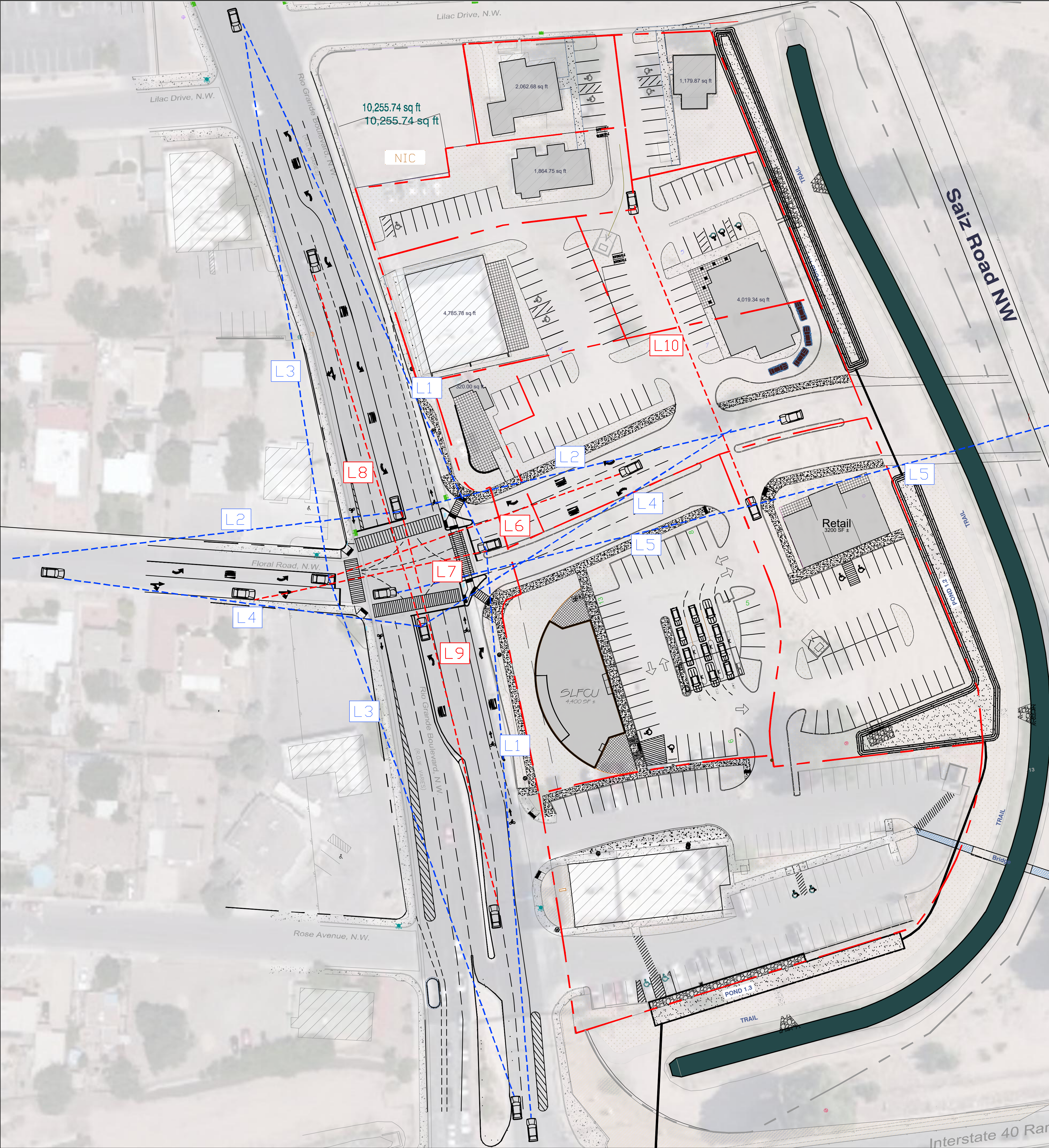


- LEGEND**
- CURB & GUTTER
 - PROPOSED PROPERTY LINE
 - PROPOSED BUILDING
 - PAVEMENT
 - SIDEWALK
 - LANDSCAPING
 - LANE
 - STRIPING
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING SIDEWALK



**PRELIMINARY
NOT FOR CONSTRUCTION**

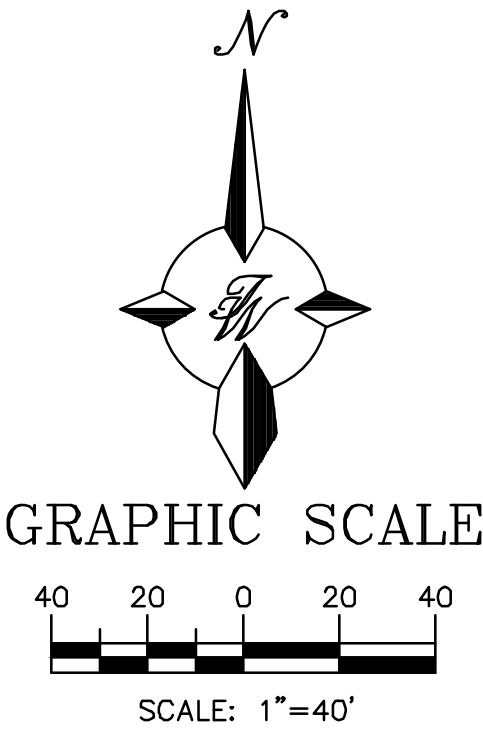
ENGINEER'S SEAL	SANDIA LAB FCU RIO GRANDE + 1-40	DRAWN BY RG
	CONSTRUCTION PHASING EXHIBIT	DATE 10-8-2020
	 TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2012100-SP
RONALD R. BOHANNAN P.E. #7868		SHEET # E1
		JOB # 2012100



INTERSECTION SIGHT DISTANCE				
LINE#	SPEED (MPH)	LANES	MIN SD (FT)	SD (FT)
L1	35	3	420	440
L2	25	3	300	300
L3	35	3	420	420
L4	25	2	280	280
L5	25	2	280	280
L6	25	N/A	240	240
L7	25	N/A	240	180
L8	35	N/A	310	310
L9	35	N/A	310	310
L10	25	N/A	220	220

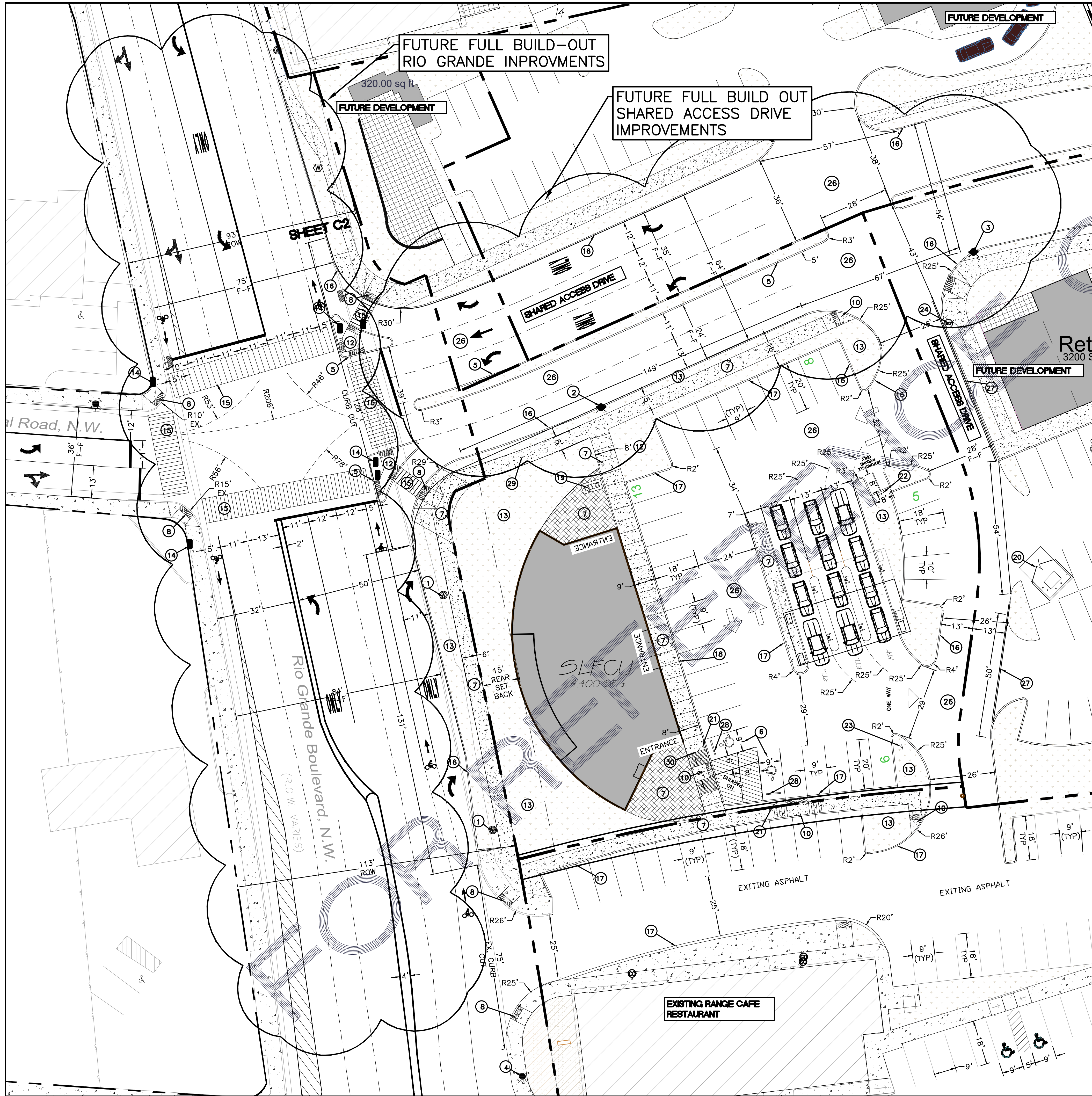
NOTE:
MINIMUM SIGHT DISTANCE VALUES TAKEN FROM TABLE 7.4.65 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUEL AND CHAPTER 9 OF THE AASHTO GREEN BOOK, 2011.
INTERSECTION SIGHT DISTANCE SHOWN IS FOR A PASSENGER CAR MAKING A LEFT TURN FROM AN UNDIVIDED HIGHWAY. FOR THE CONDITIONS PRESENTED IN THIS EXHIBIT THE SIGHT DISTANCE WAS ADJUSTED TO REFLECT THE PROPOSED CONDITIONS.
TIME GAP FOR PASSENGER CAR = 5.5 S
FOR LEFT TURNING VEHICLES THAT CROSS MORE THAN ONE OPPOSING LANE, ADD 0.5 S FOR PASSENGER CARS.
SIGHT DISTANCE = 1.47*v*t
v = SPEED (MPH)
t = TIME (S)

- LEGEND**
- CURB & GUTTER
 - PROPOSED PROPERTY LINE
 - PROPOSED BUILDING
 - PAVEMENT
 - SIDEWALK
 - LANDSCAPING
 - LANE
 - STRIPING
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING SIDEWALK



**PRELIMINARY
NOT FOR CONSTRUCTION**

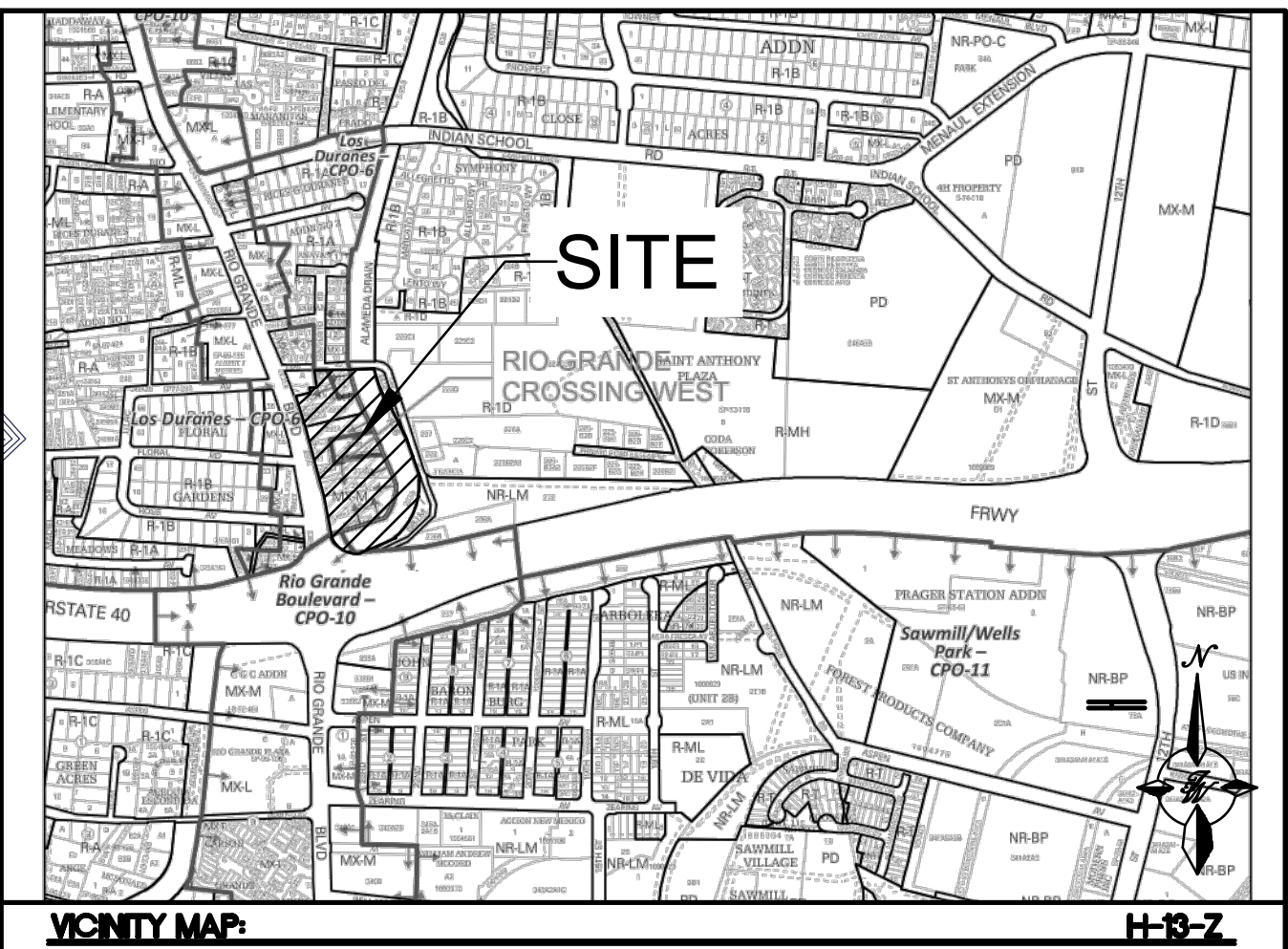
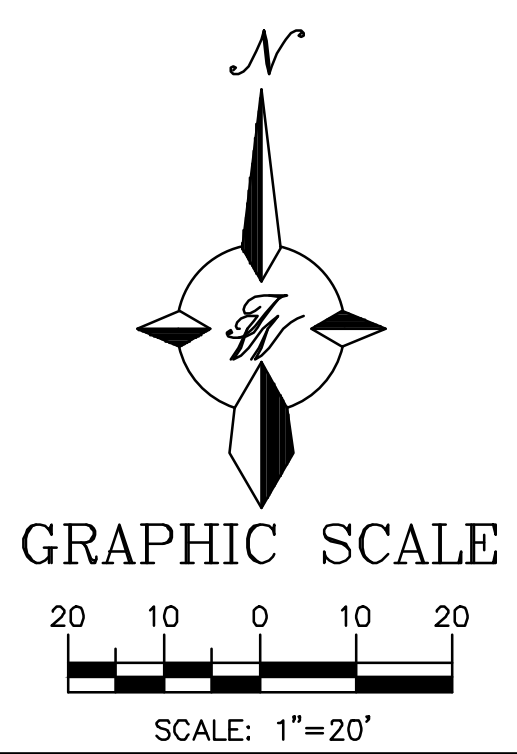
ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	SANDIA LAB FCU RIO GRANDE + 1-40	DRAWN BY RG
	SIGHT DISTANCE EXHIBIT	DATE 10-8-2020
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	DRAWING 2012100-SP
		SHEET # E2
		JOB # 2012100



LEGEND

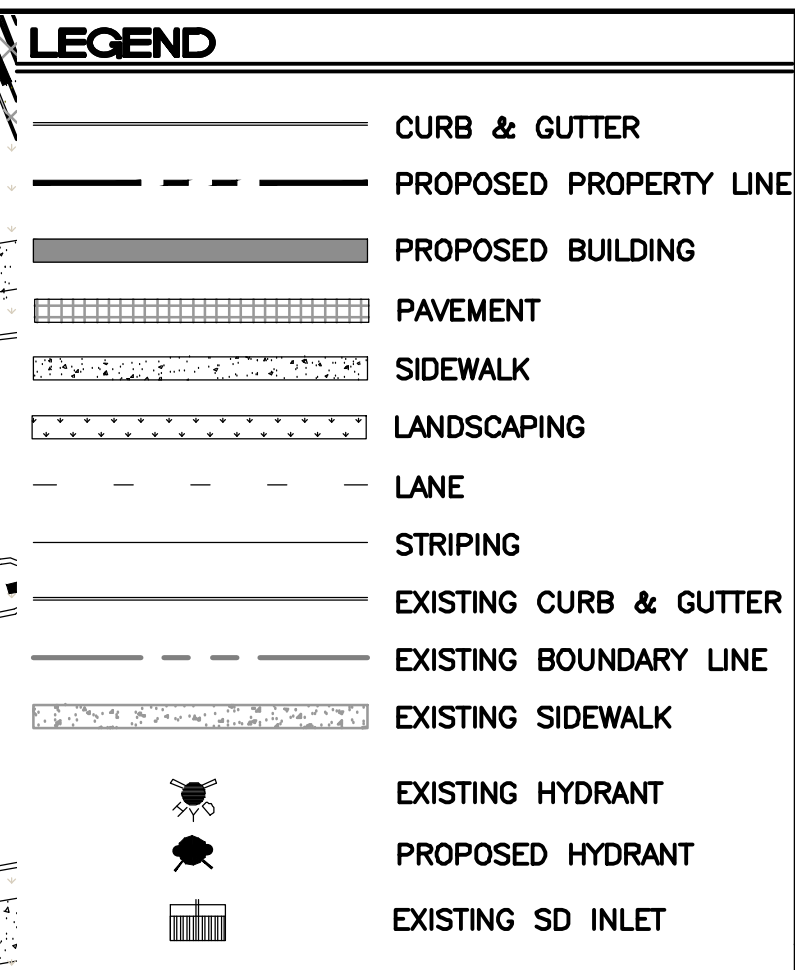
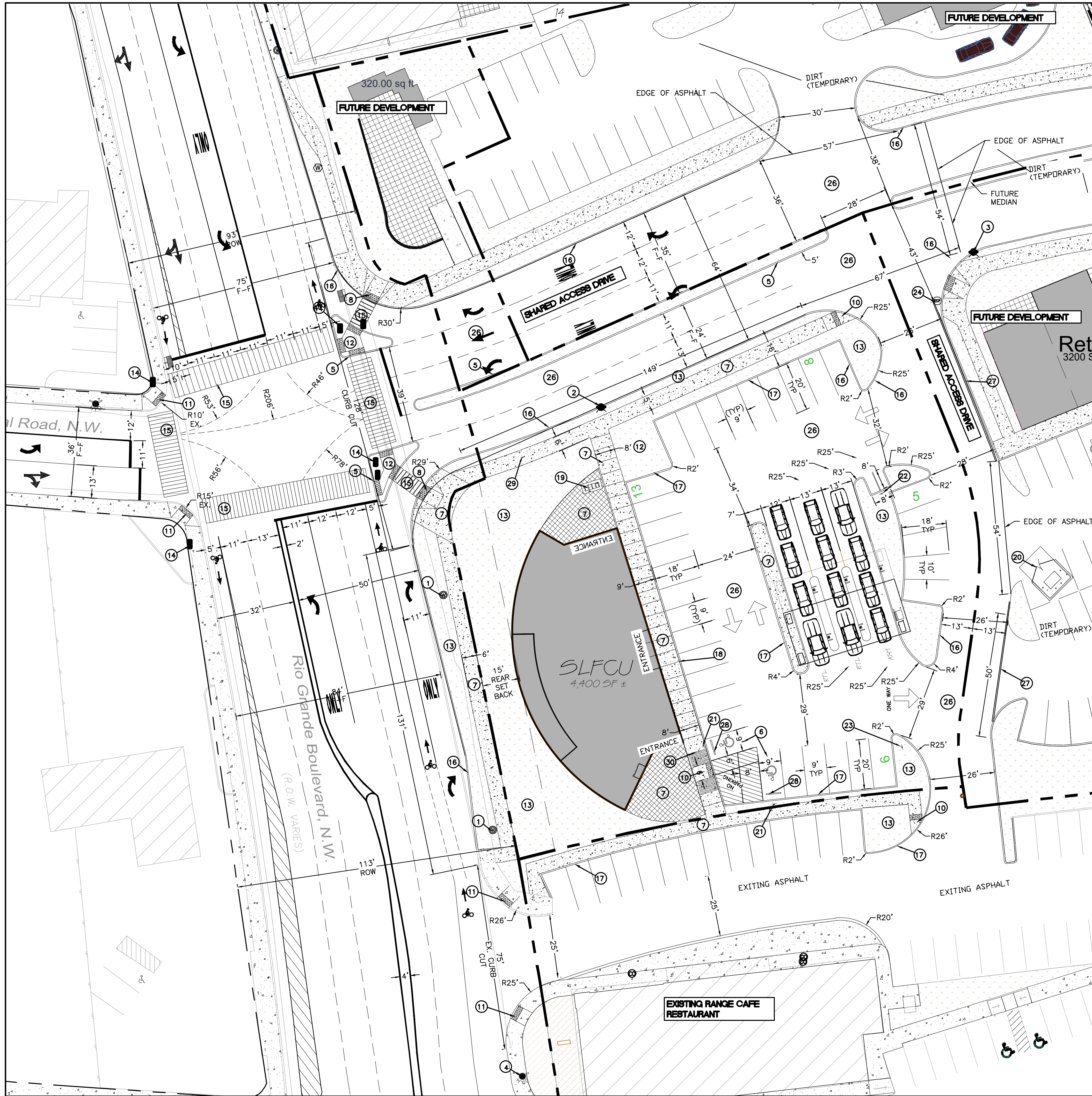
- CURB & GUTTER
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING
- PAVEMENT
- SIDEWALK
- LANDSCAPING
- LANE
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING SD INLET

- KEYED NOTES**
- 1 EXISTING WATER METER BOX
 - 2 NEW FIRE HYDRANT (COA STD DWG #2340)
 - 3 FUTURE FIRE HYDRANT
 - 4 EXISTING FIRE HYDRANT
 - 5 6" MEDIAN C & G (COA STD DWG #2415A)
 - 6 ADA PARKING (SEE DETAIL, SHEET C3)
 - 7 CONCRETE PAVEMENT (SEE DETAIL, SHEET C3)
 - 8 CORNER ACCES RAMP (COA STD DWG #2441)
 - 9 PAIRED CURB RAMP (COA STD DWG #2442)
 - 10 PARALLEL/DIAGONAL RAMP (COA STD DWG #2443)
 - 11 RAMP DETECTABLE WARNING SURFACE (COA STD DWG #2446)
 - 12 MEDIAN ISLAND ACCESS RAMP (COA STD DWG #2448)
 - 13 LANDSCAPE AREA
 - 14 SIGNAL POLE (COA STD DWG #2561)
 - 15 CROSS WALK (COA STD DWG #2600-106)
 - 16 STD 6" CURB AND GUTTER (COA STD DWG #2415A)
 - 17 PRIVATE 6" CURB AND GUTTER (SEE DETAIL, SHEET C3)
 - 18 6" CONCRETE TURN DOWN (SEE DETAIL, SHEET C3)
 - 19 BIKE RACK (SEE DETAIL, SHEET C3)
 - 20 SHARED DUMPSTER (SEE DETAIL, SHEET C3)
 - 21 ADA NO PARKING SIGN (SEE DETAIL, SHEET C3)
 - 22 MOTORCYCLE PARKING SIGN (SEE DETAIL, SHEET C3)
 - 23 DO NOT ENTER (COA STD DWG #2600-603)
 - 24 STOP SIGN (COA STD DWG #2600-601)
 - 26 NEW ASPHALT PAVEMENT (SEE DETAIL, SHEET C3)
 - 27 TEMPORARY ASPHALT 6" C & G (COA STD DWG #2415C)
 - 28 WHEEL STOP (SEE DETAIL, SHEET C3)
 - 29 PUBLIC ADA ACCESSIBLE PATHWAY
 - 30 PRIVATE ADA ACCESSIBLE PATHWAY

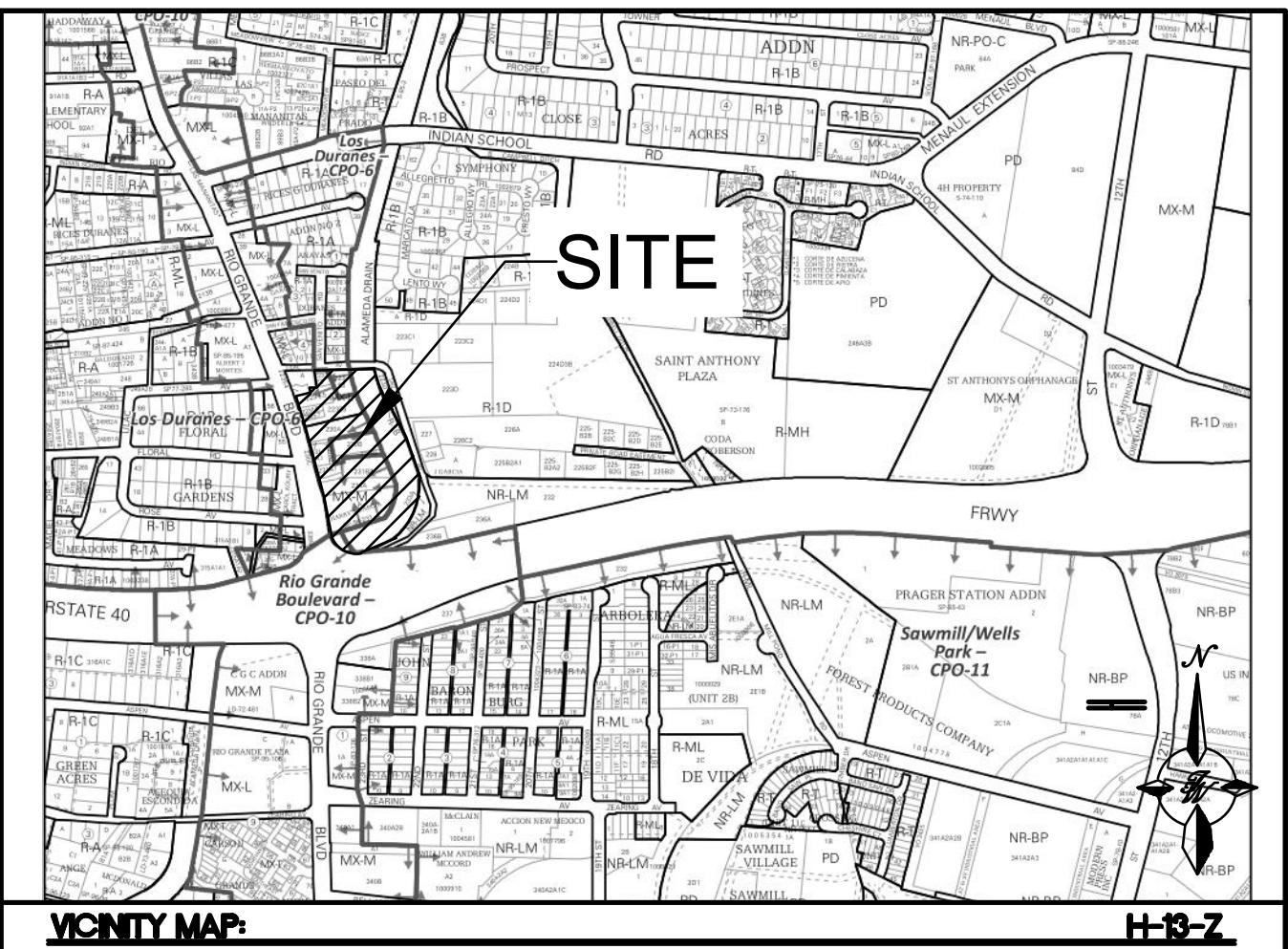
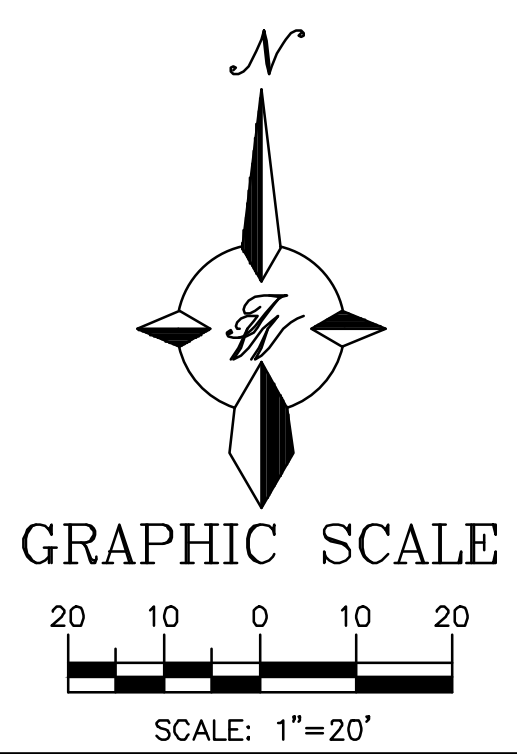


NOT FOR CONSTRUCTION

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	RIO GRANDE + 1-40 FULL BUILD OUT	DRAWN BY RG
	TRAFFIC CIRCULATION LAYOUT PLAN	DATE 10-8-2020
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2012100-SP
		SHEET # E3
		JOB # 2012100



- KEYED NOTES**
- 1 EXISTING WATER METER BOX
 - 2 NEW FIRE HYDRANT (COA STD DWG #2340)
 - 3 FUTURE FIRE HYDRANT
 - 4 EXISTING FIRE HYDRANT
 - 5 6" MEDIAN C & G (COA STD DWG #2415A)
 - 6 ADA PARKING (SEE DETAIL, SHEET C3)
 - 7 CONCRETE PAVEMENT (SEE DETAIL, SHEET C3)
 - 8 CORNER ACCES RAMP (COA STD DWG #2441)
 - 9 PAIRED CURB RAMP (COA STD DWG #2442)
 - 10 PARALLEL/DIAGONAL RAMP (COA STD DWG #2443)
 - 11 NEW DETECTABLE WARNING SURFACE (COA STD DWG #2446)
 - 12 MEDIAN ISLAND ACCESS RAMP (COA STD DWG #2448)
 - 13 LANDSCAPE AREA
 - 14 SIGNAL POLE (COA STD DWG #2561)
 - 15 CROSS WALK (COA STD DWG #2600-106)
 - 16 STD 6" CURB AND GUTTER (COA STD DWG #2415A)
 - 17 PRIVATE 6" CURB AND GUTTER (SEE DETAIL, SHEET C3)
 - 18 NO CURB
 - 19 BIKE RACK (SEE DETAIL, SHEET C3)
 - 20 SHARED DUMPSTER (SEE DETAIL, SHEET C3)
 - 21 ADA NO PARKING SIGN (SEE DETAIL, SHEET C3)
 - 22 MOTORCYCLE PARKING SIGN (SEE DETAIL, SHEET C3)
 - 23 DO NOT ENTER (COA STD DWG #2600-603)
 - 24 STOP SIGN (COA STD DWG #2600-601)
 - 26 NEW ASPHALT PAVEMENT (SEE DETAIL, SHEET C3)
 - 27 TEMPORARY ASPHALT 6" C & G (COA STD DWG #2415C)
 - 28 WHEEL STOP (SEE DETAIL, SHEET C3)
 - 29 PUBLIC ADA ACCESSIBLE PATHWAY
 - 30 PRIVATE ADA ACCESSIBLE PATHWAY



PROJECT SUMMARY

THE PROPOSED PROJECT IS A BANK WITH DRIVE UP FACILITIES. THE NAME OF THE BUSINESS IS SANDIA LABORATORY FEDERAL CREDIT UNION (SLFCU). THE BUILDING FOOT PRINT IS APPROXIMATELY 4,400 SF. THE EXISTING ZONING IS MX-M.

SITE DATA

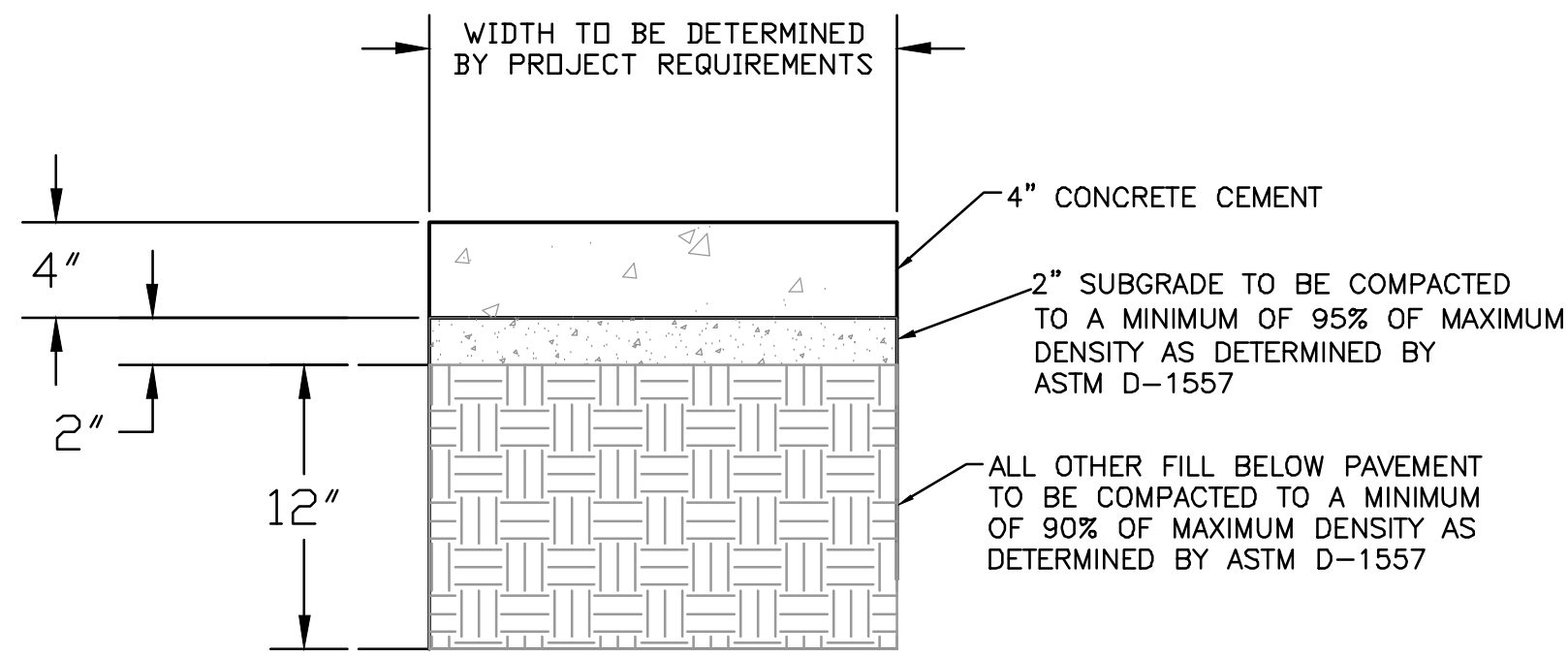
SANDIA LABORATORY FEDERAL CREDIT UNION (SLFCU)	
IDO ZONING:	MX-M
PROPOSED USAGE:	BUSINESS
LOT AREA:	40,530 SF (0.93 ACRE)
BUILDING AREA:	4,400 SF
PARKING: SPACES REQUIRED:	13 (3 SPACES/ 1,000 SF)
PARKING: SPACES PROVIDED:	32 (INCLUDES HC PARKING)
HC PARKING: SPACES REQUIRED:	2
HC PARKING: SPACES PROVIDED:	2
(1 VAN ACCESSIBLE)	
MC PARKING: SPACES REQUIRED:	1
(1 PER 1-25 REQUIRED PARKING SPACES)	
MC PARKING: SPACES PROVIDED:	2
BICYCLE PARKING: SPACES REQUIRED:	3
(3 SPACES OR 10% OF REQUIRED PARKING)	
BICYCLE PARKING: SPACES PROVIDED:	4
LANDSCAPE AREA PROVIDED:	7400 SF (18%)

- NOTES**
1. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 2. ALL CONFLICTING STRIPING SHALL BE ERADICATED BY WATER BLASTING PER SECTION 443 OF THE COA STANDARD SPECIFICATIONS (LATEST EDITION).
 3. ALL SIGNS TO BE COVERED WITH ANTI GRAFFITI COATING.
 4. ALL SIGNS AND STRIPING SHALL BE MADE IN ACCORDANCE WITH THE MUTCD (CURRENT EDITION) SPECIFICATIONS AND COA STANDARDS.
 5. ALL SYMBOLS AND ARROWS STRIPING TO BE PREFORMED HOT APPLIED THERMOPLASTIC TAPE.
 6. ALL LANE OR LANES STRIPING TO BE PREFORMED HOT APPLIED THERMOPLASTIC TAPE.
 7. PAINT ALL MEDIAN CURB AND MEDIAN NOSE YELLOW (TYP)PER COA STANDARD SPECIFICATIONS.
 8. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER
 9. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STANDARDS

Approved for Access Solid Waste Department
11-06-20 Herman Gallegos *Herman Gallegos*

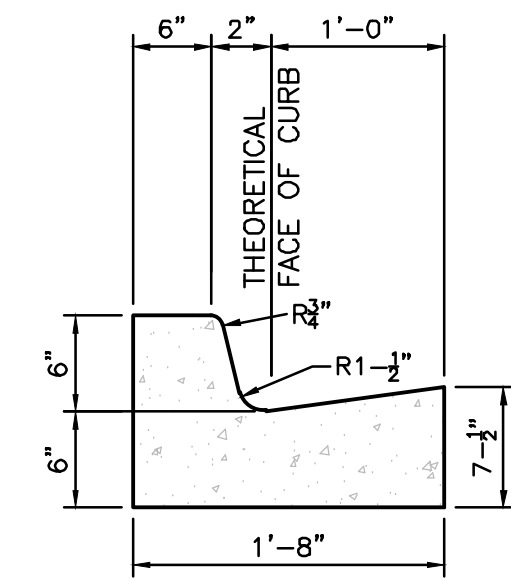
**PRELIMINARY
NOT FOR CONSTRUCTION**

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	SANDIA LAB FCU RIO GRANDE + 1-40	DRAWN BY RG
	TRAFFIC CIRCULATION LAYOUT	DATE 10-8-2020
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2012100-SP
		SHEET # C1
		JOB # 2012100



CONCRETE PAVEMENT SECTION

NTS

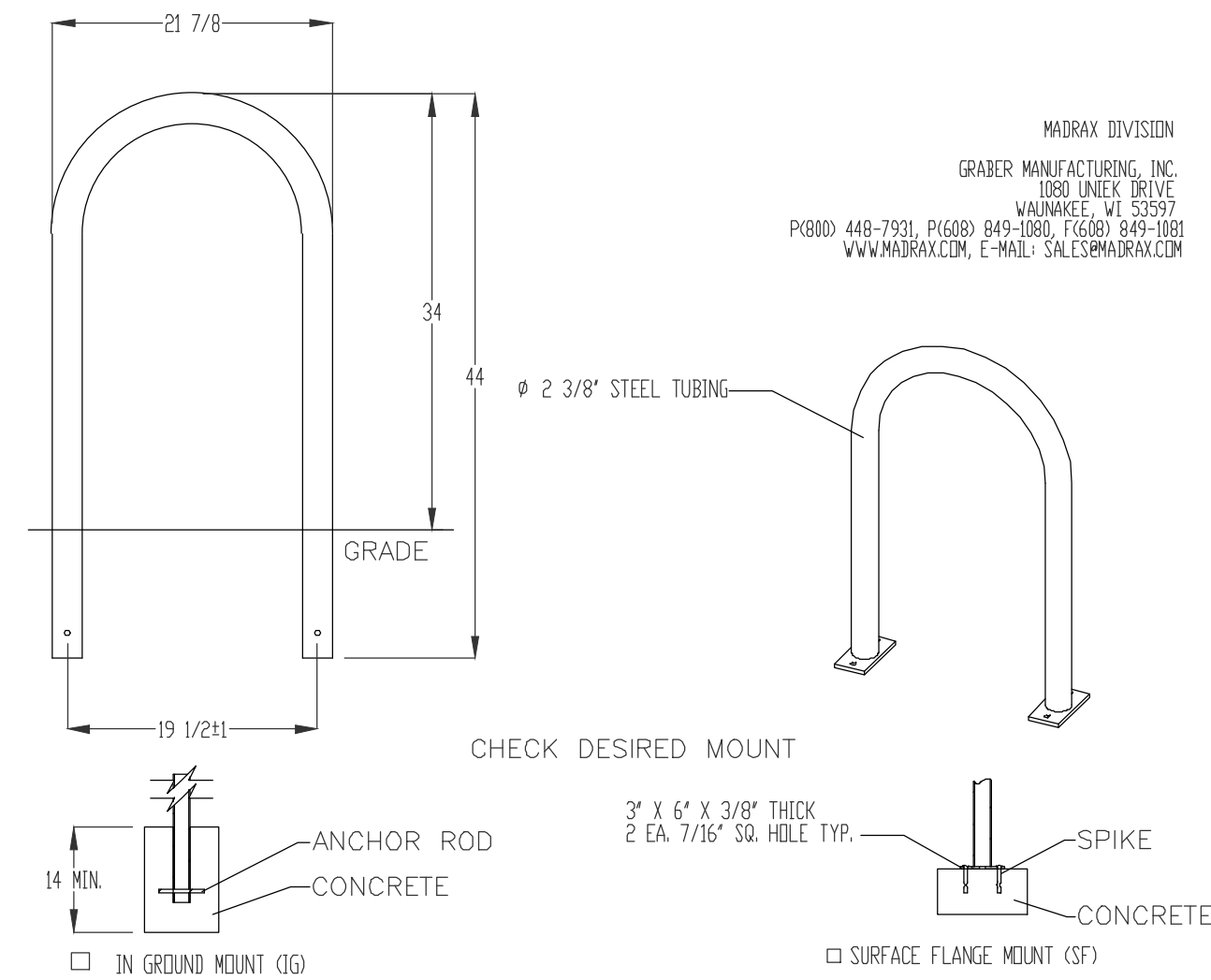


CURB GENERAL NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WAL-MART SPECIFICATIONS.
2. PROVIDE CONTRACTION JTS. 12' MAX., SPACING 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS. SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADUIS EDGING TOOL.
4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

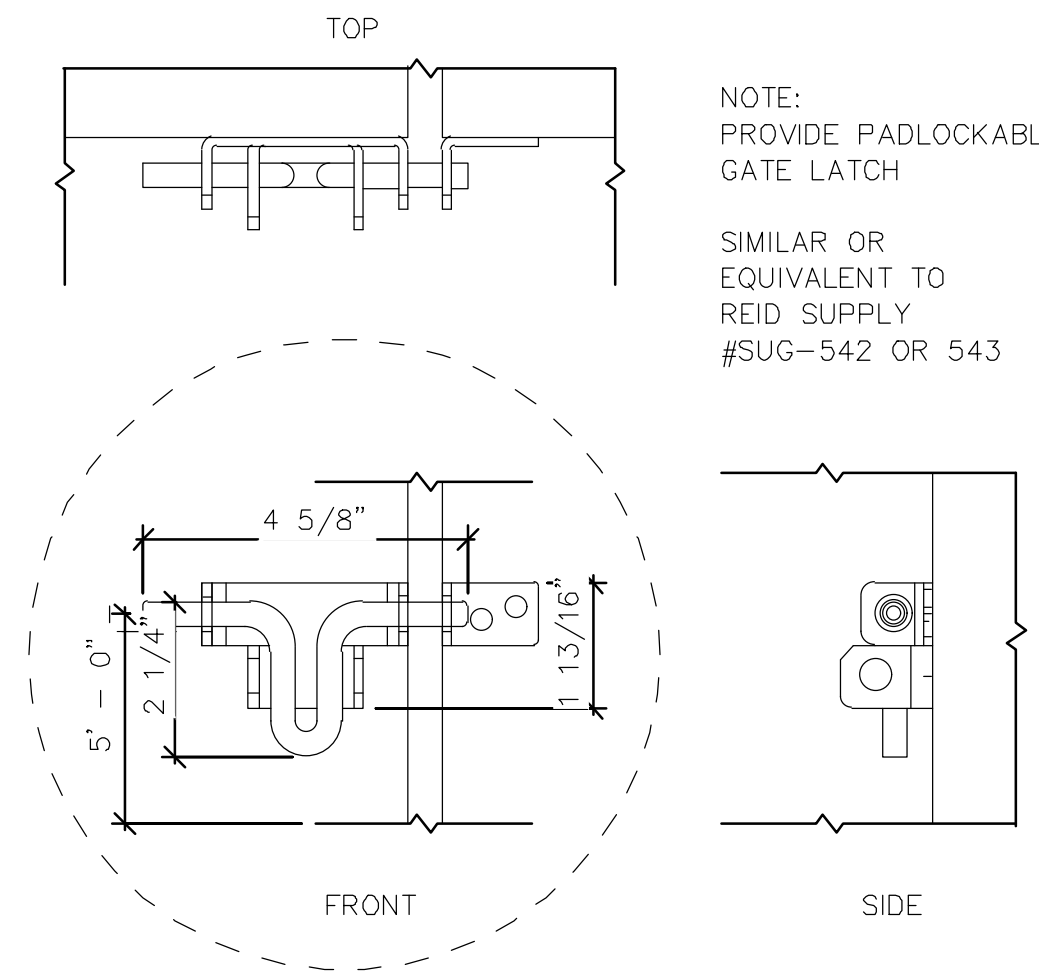
6" PRIVATE CURB & GUTTER

NTS



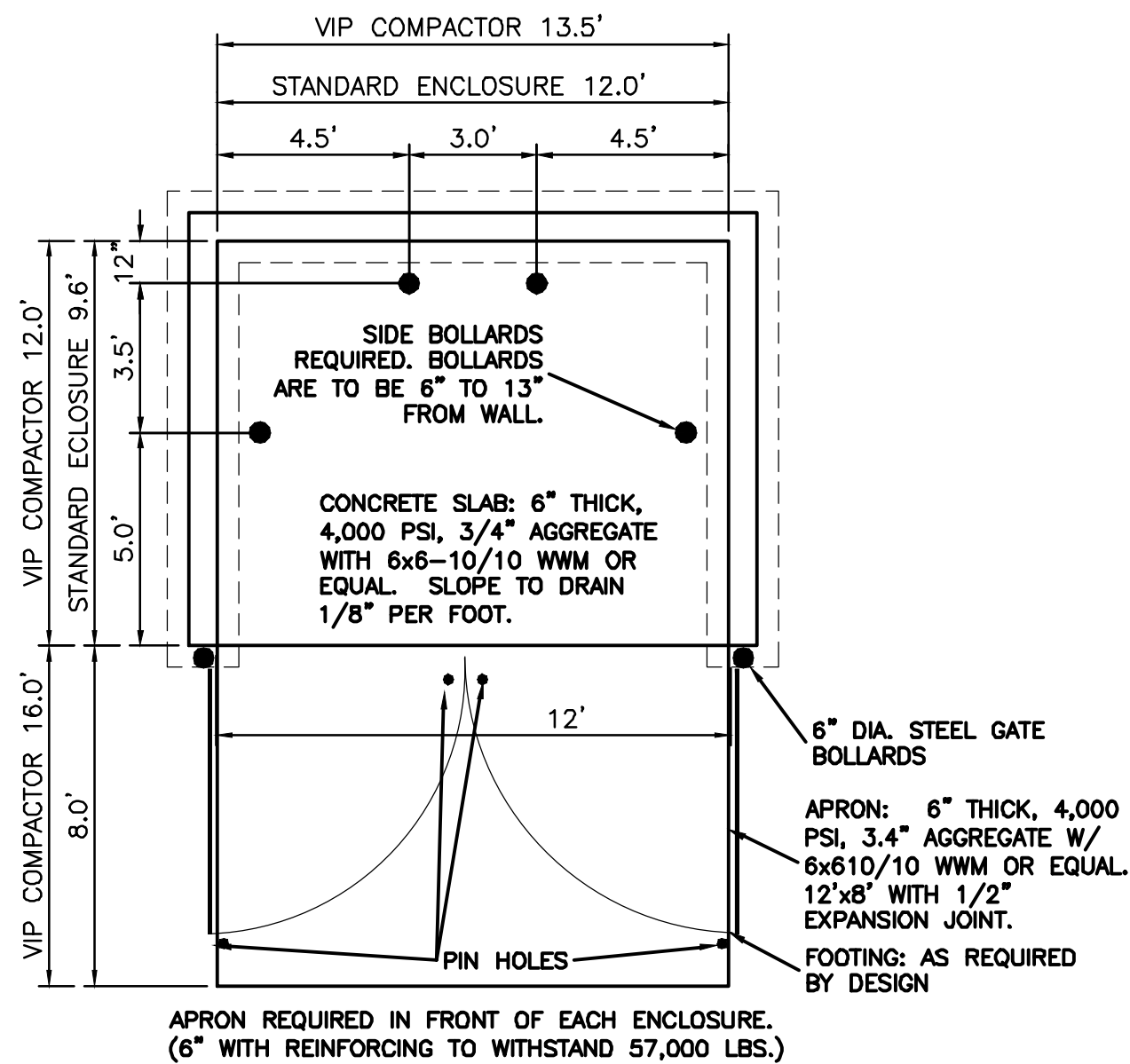
BIKE RACK

NTS

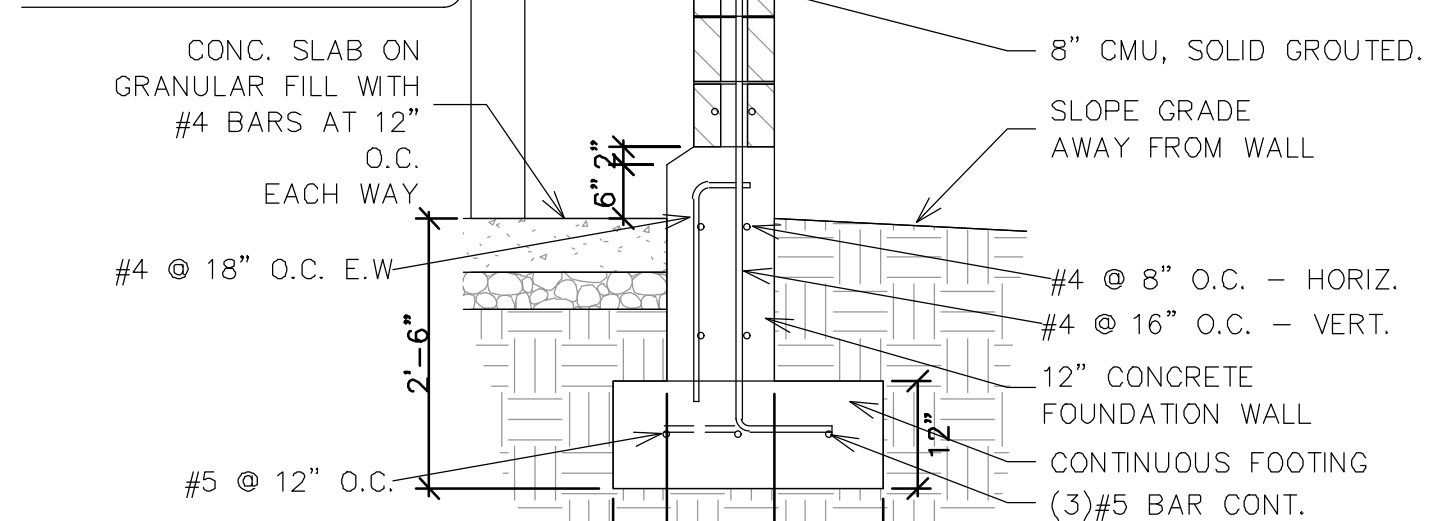


Dumpster Enclosure Gate Latch Detail

NTS

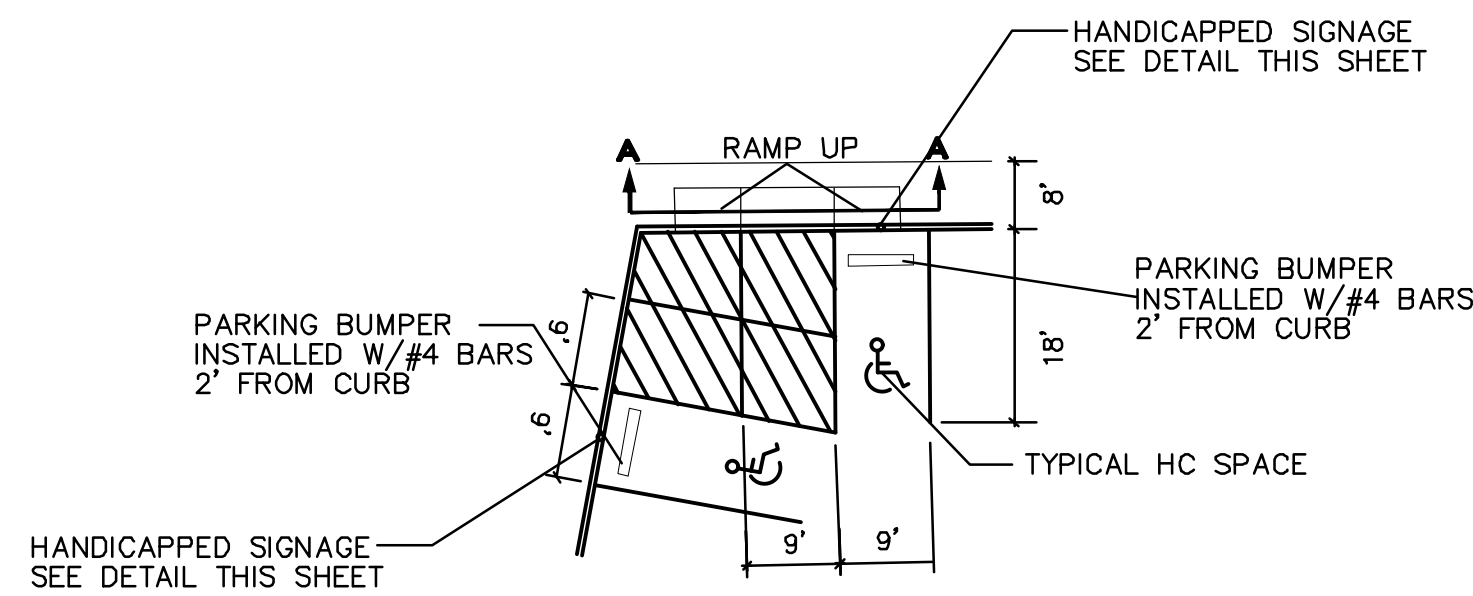


NOTE: SEE DETAILS FOR ENCLOSURE PLAN AND GATE ELEVATION SEE STRUCTURAL FOR ADDITIONAL INFORMATION.



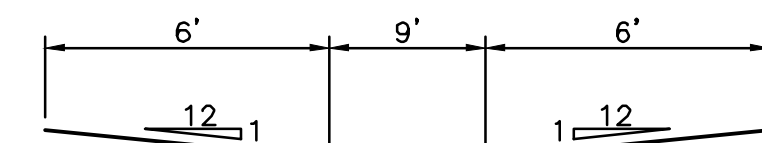
Dumpster Enclosure Wall Section

NTS



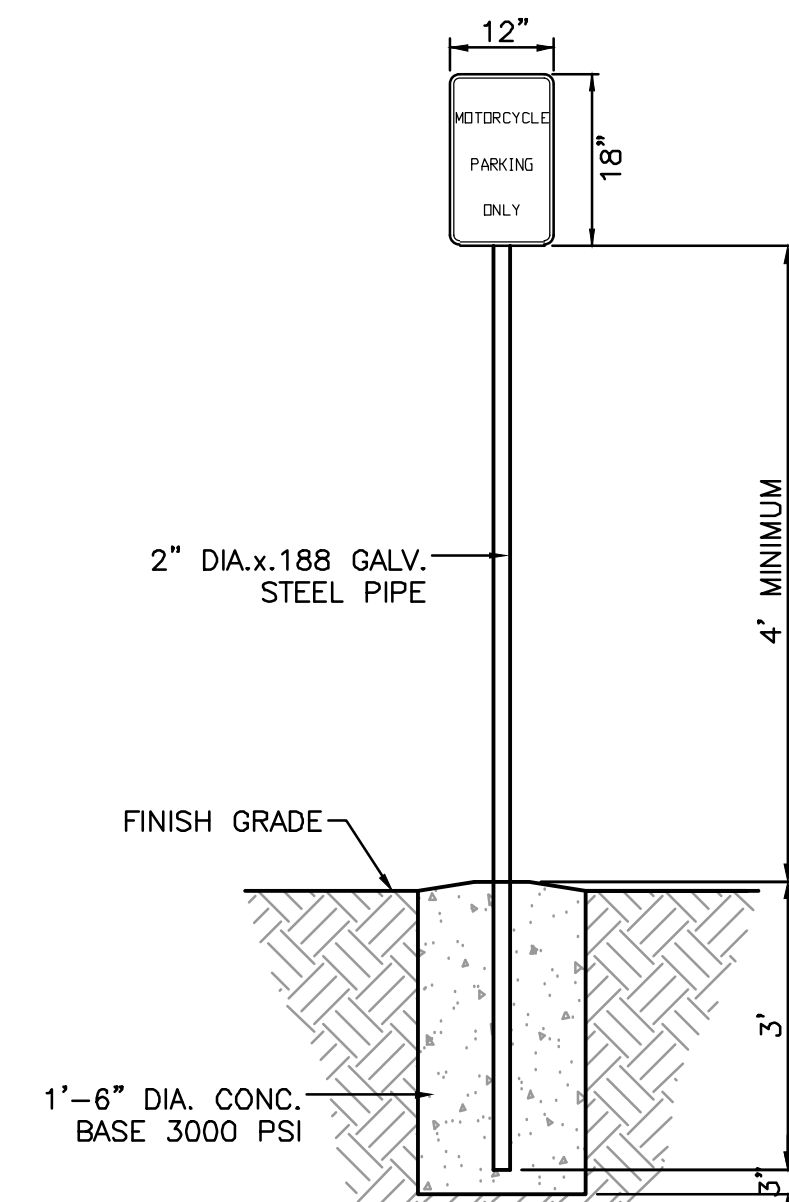
HC PARKING DETAIL

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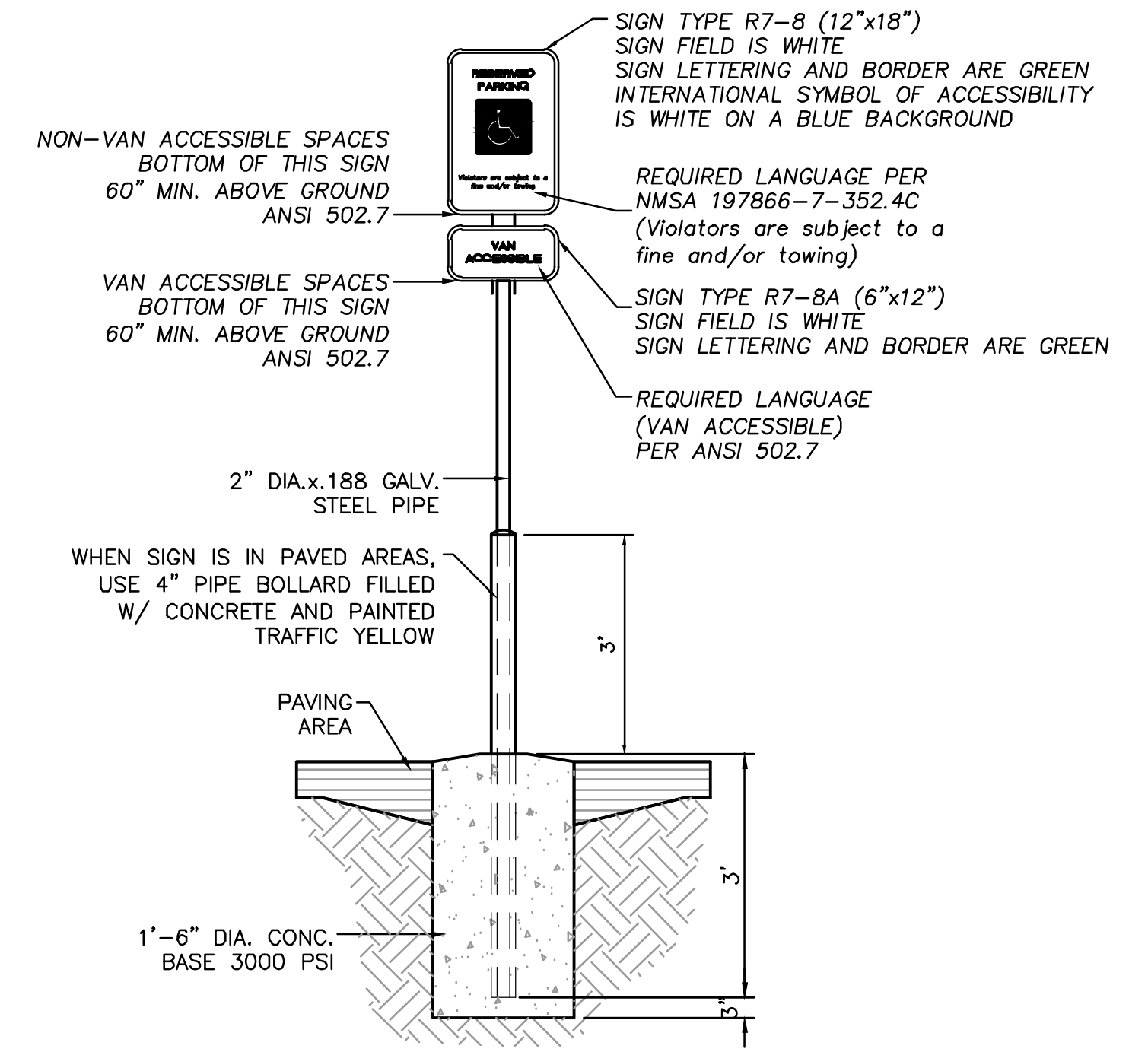
HC PARKING DETAIL SECTION A-A

NTS



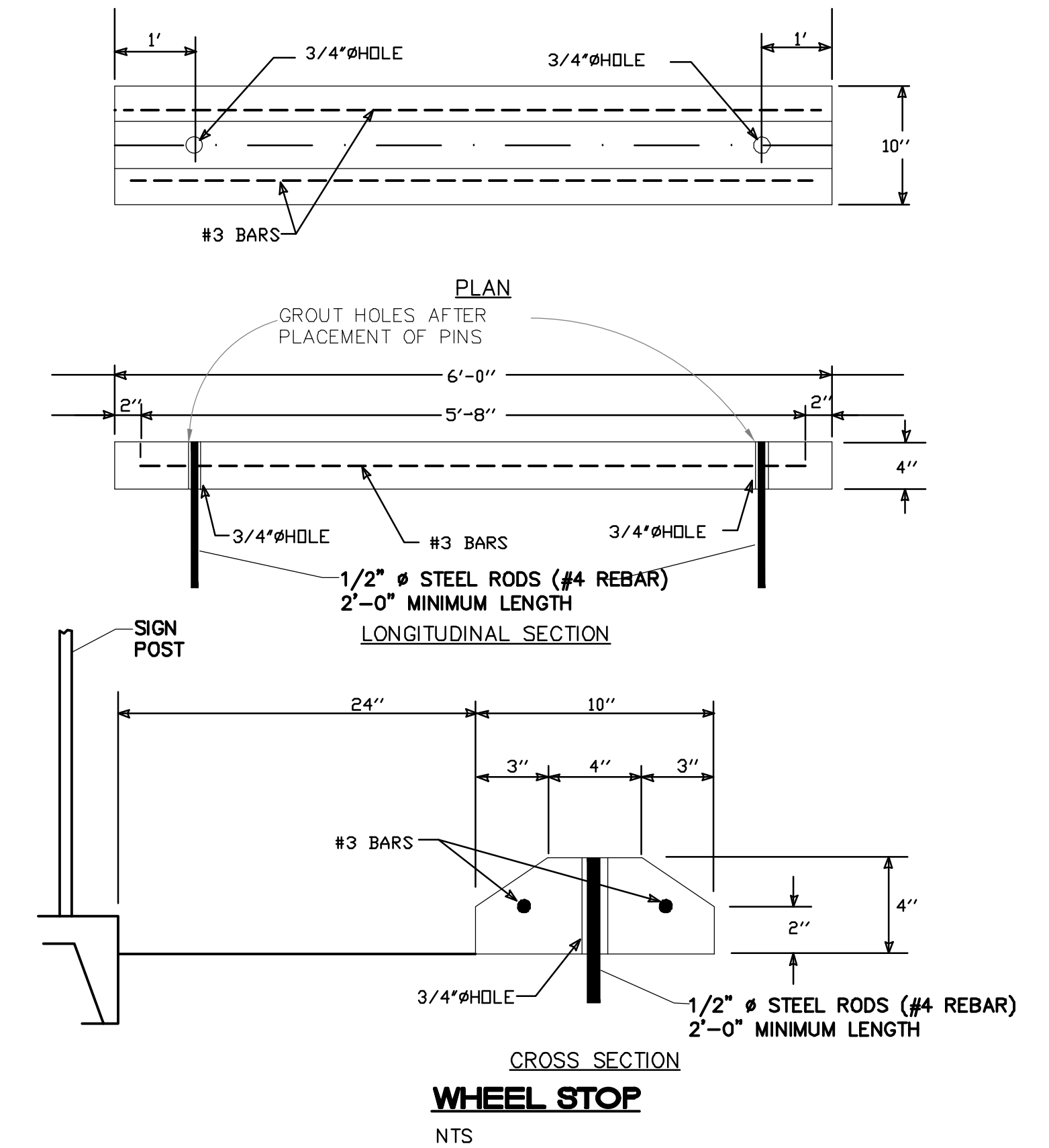
MOTORCYCLE PARKING SIGN

NTS




ACCESSIBLE PARKING SIGN

NTS



PRELIMINARY NOT FOR CONSTRUCTION

ENGINEER'S SEAL	SANDIA LAB FCU RIO GRANDE + 1-40 DETAILS	DRAWN BY RG
		DATE 10-8-2020
		DRAWING 2012100-SP
RONALD R. BOHANNAN P.E. #7868	 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.terrawestllc.com	SHEET # C3
		JOB # 2012100