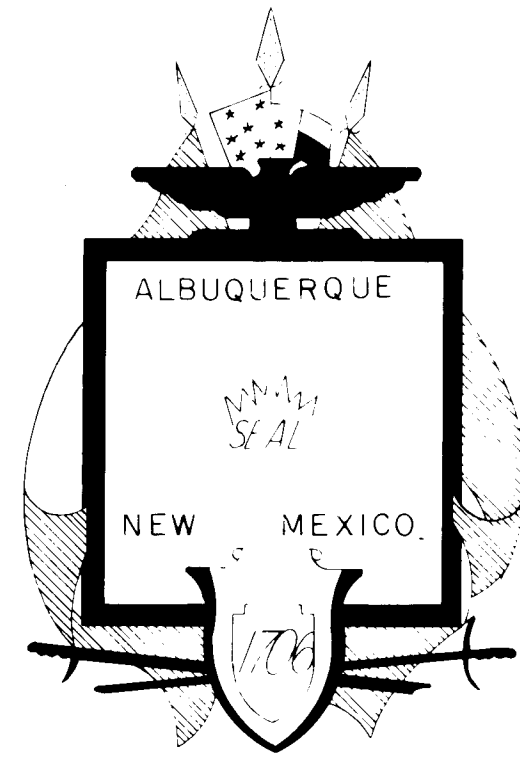




CITY OF ALBUQUERQUE, NEW MEXICO

VENTURA PARK SUBDIVISION

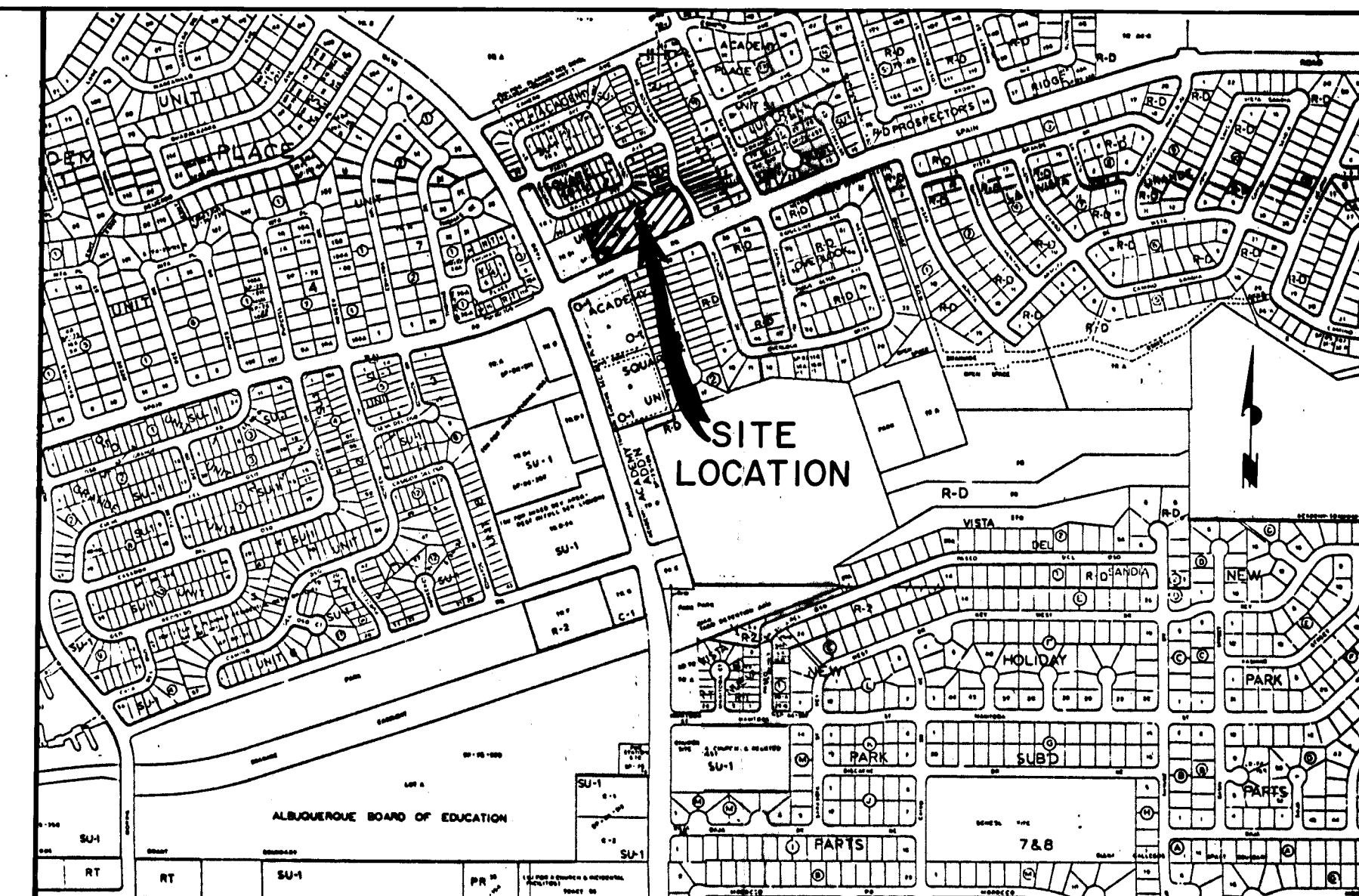
(PHASE II)

INDEX

SHEET NO.	DESCRIPTION
1.	TITLE SHEET
2.	PLAT
3.	DRAINAGE & GRADING PLAN
4.	PAVING, WATER & SEWER
5.	PLAN & PROFILE

dtm & associates, inc.

Denney-Tibljás-McLean & Associates, Inc.
Consulting Engineers ■ Planners ■ Surveyors
2400 COMANCHE ROAD, NE ■ ALBUQUERQUE, NM 87107
TELEPHONE (505) 884-0696



VICINITY
SCALE: 1" = 800'

MAP
ZONE = F-21-Z

GENERAL NOTES

All work detailed on these plans to be performed under contract shall, except otherwise stated or provided for hereon, be constructed in accordance with the "City Of Albuquerque Interim Standard Specifications For Public Works Construction 85."

Two working days prior to any excavation, Contractor must contact Line Locating Service, 765-1234, for the location of existing utilities.

Prior to construction, the Contractor shall excavate and verify the horizontal and vertical locations of all existing utilities and potential obstructions. Should a conflict exist, the Contractor shall notify the Engineer so that the conflict can be resolved with a minimum amount of delay.

The Contractor shall maintain access to adjacent properties at all times.

All work on this project shall be performed in accordance with applicable Federal, State and Local laws, rules and regulations concerning construction safety and health.

The Contractor must submit a construction signing and barricading plan to Traffic Engineering to receive a barricading permit prior to construction.

All dimensions and radii of curb and curb returns are shown to face of curb unless otherwise noted.

Where removal of existing curb and gutter, sidewalk or pavement is required the Contractor shall sawcut and/or remove to the nearest joint. Curb and gutter shown as existing and not to be removed under this contract which is damaged or displaced by the Contractor shall be removed and replaced by the Contractor at the Contractor's expense.

Restriping of roadway shall be the responsibility of the City of Albuquerque and shall not be included in this contract.

Backfill compaction shall be according to specified street use.

Tack coat requirements shall be determined by the City Engineer.

Sidewalks and wheelchair ramps within the curb returns shall be constructed wherever a new curb return is constructed.

If curb is depressed for a driveway or a handicap ramp, the driveway or ramp shall be constructed prior to acceptance of the curb and gutter.

All storm drainage facilities shall be completed prior to final acceptance.

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE
NOTE: THIS BLOCK IS FOR APPROVAL OF PRIVATE INFRASTRUCTURE ONLY.

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 3-17-88

REV.	SHEETS	CITY ENGR.	DATE	USER DEPT.	DATE	USER DEPT.	DATE
APPROVAL OF REVISIONS							

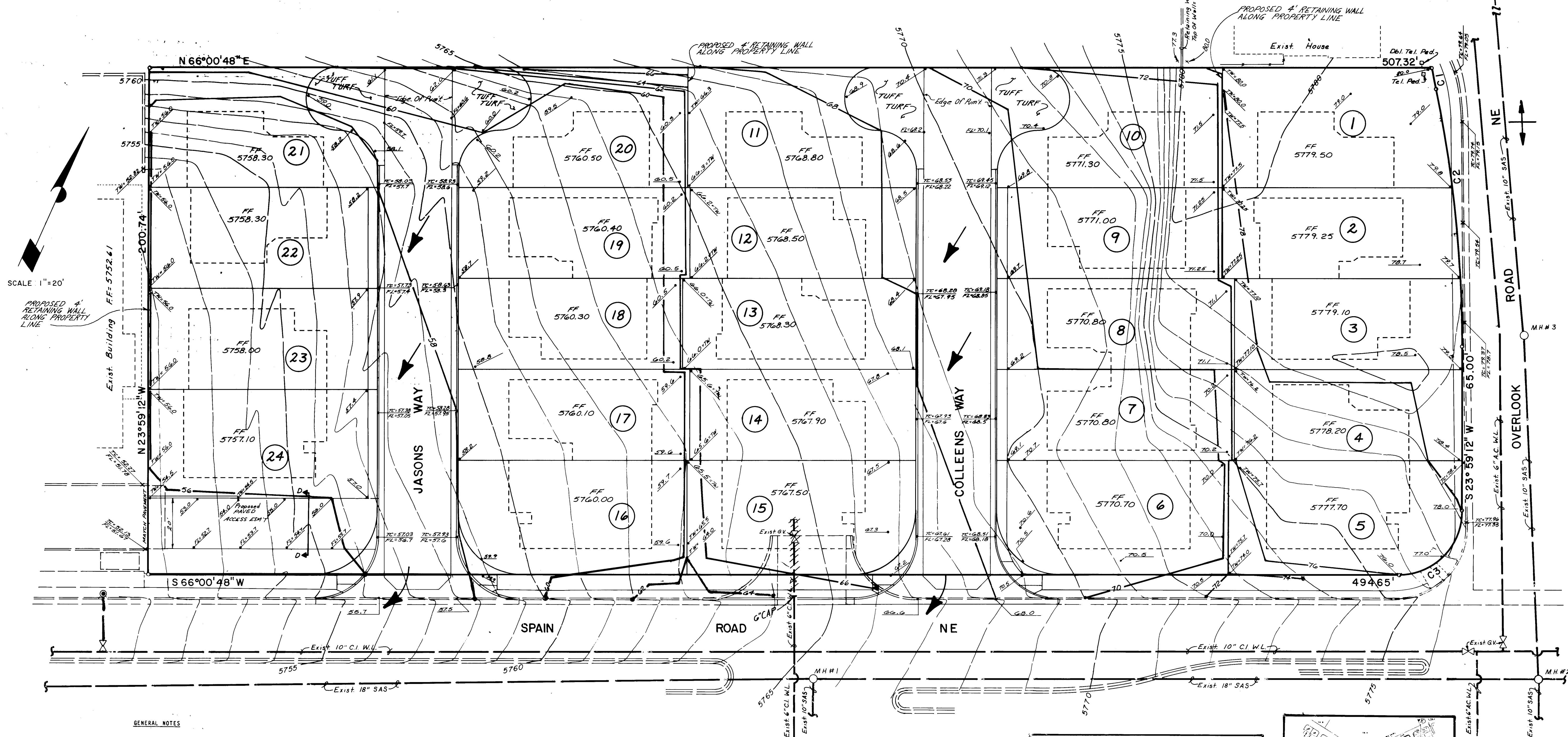
	DENNEY-TIBLJAS-McLEAN & ASSOC., INC. CONSULTING ENGINEERS PLANNERS SURVEYORS 2400 COMANCHE RD. N.E., ALBUQ. N.M. 87107 (505) 884-0696	APPROVED FOR CONSTRUCTION 7/5/87 C.E.
	3237	SHEET 1 OF 5

LEGAL: TRACT D-2, ACADEMY SQUARE

LEGEND

70.5
X 72.96
PROPOSED ELEV.
EXIST. ELEV.
FLOW ARROW

EXIST. CONTOUR
PROPOSED CONTOUR
LOT No.



GENERAL NOTES

The proposed development site consists of approximately 2.38 acres and is located at the southwest corner of Spain Road and Overlook Street N.E.

Presently the site slopes from east to west at approximately 7%. The soil onsite is of the Embudo Series (etc.) Type "B", and the site is not located within a flood plain.

DRAINAGE

Presently runoff from the site sheet flows onto Spain Road west to catch basins at the intersection of Spain Road and Rawlins Road.

Proposed conditions are required to comply with the previously approved drainage analysis for the area (F21/042). The previous drainage analysis allows for a developed discharge rate of 1.2 cfs/ac. This rate corresponds to a total discharge rate of 2.9 cfs for this site.

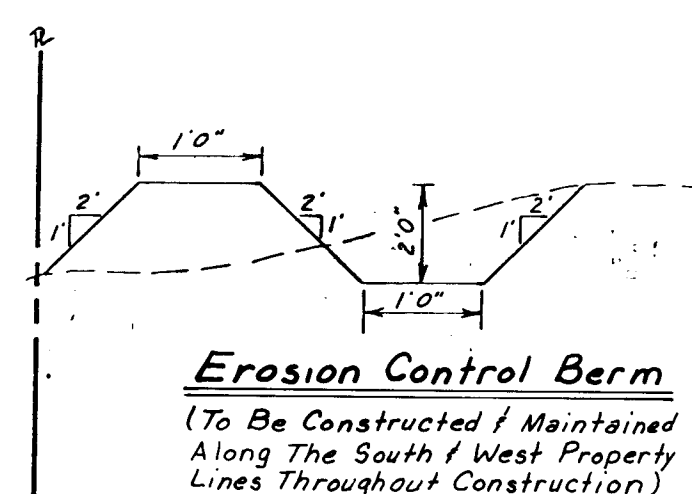
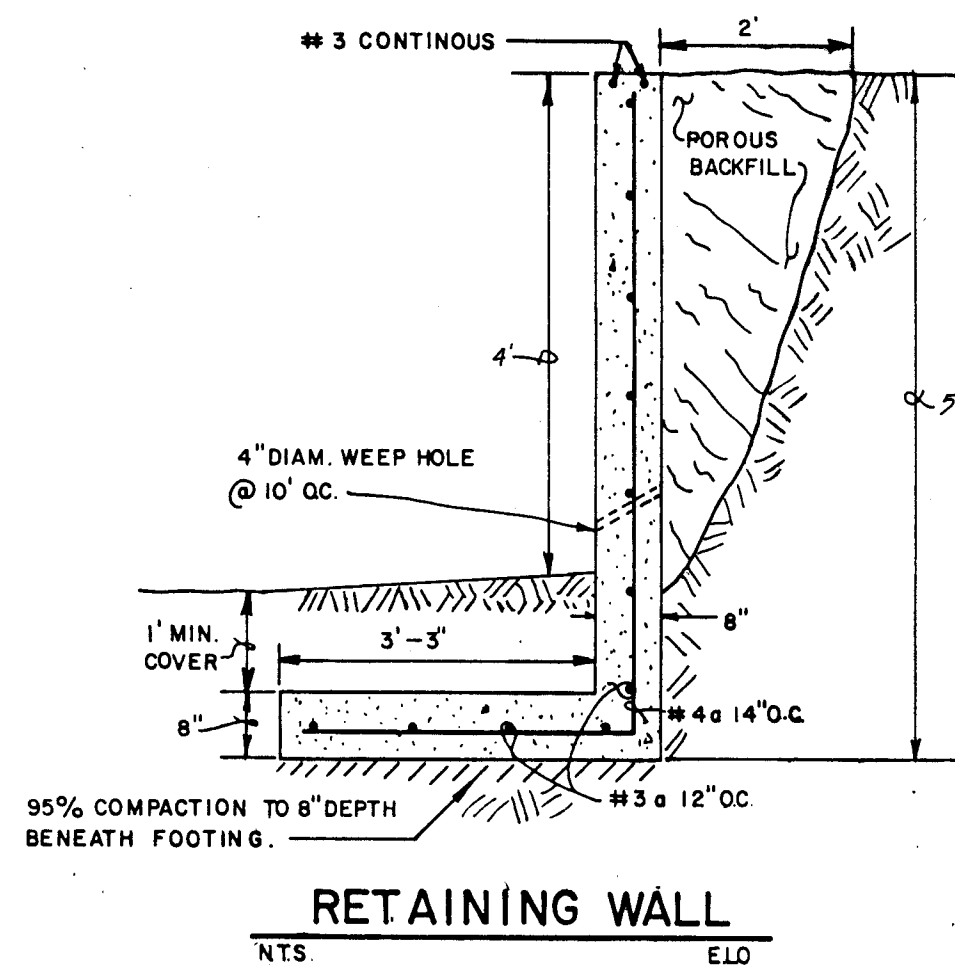
Due to the existing topographic conditions onsite, backyard ponding will be used. This will help minimize the size of the retaining walls that will be required.

Although no credit is normally allowed for backyard ponds, the ponding volume for this project will be credited for the following reasons:

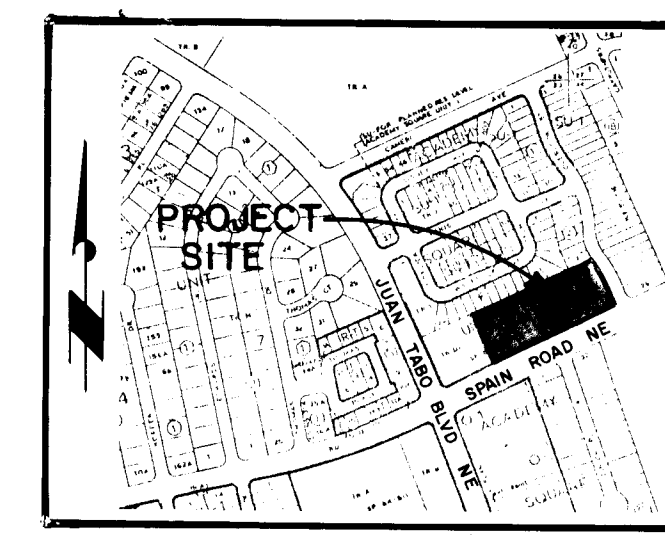
1. There is a 2' drop from the finished floor elevation to the back property line.
2. There will be a 4' retaining wall along the back property line for all lots. This wall would have to be raised approximately 2' to create positive flow to the fronting streets. It is highly unlikely that this would occur.

By allowing credit for the backyard ponds, the actual drainage area will be 3.34 acres (see detail sheet). This 3.34 acres corresponds to a discharge rate of 3.3 cfs.

The allowable discharge rate is 2.9 cfs for the site and the actual 3.3 cfs, resulting in a 0.4 cfs total difference. For this reason, free discharge is requested.



F.E.M.A. FLOOD PLAIN MAP 1"=500'



VICINITY MAP 1"=800'

APPROVED FOR ROUGH GRADING ±1'

HYDROLOGY
DATE 2-13-97

26 32370388

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: VENTURA PARK SUBDIVISION
GRADING AND DRAINAGE PLAN
FOR INFORMATION ONLY

DRAWING
NO. 3237

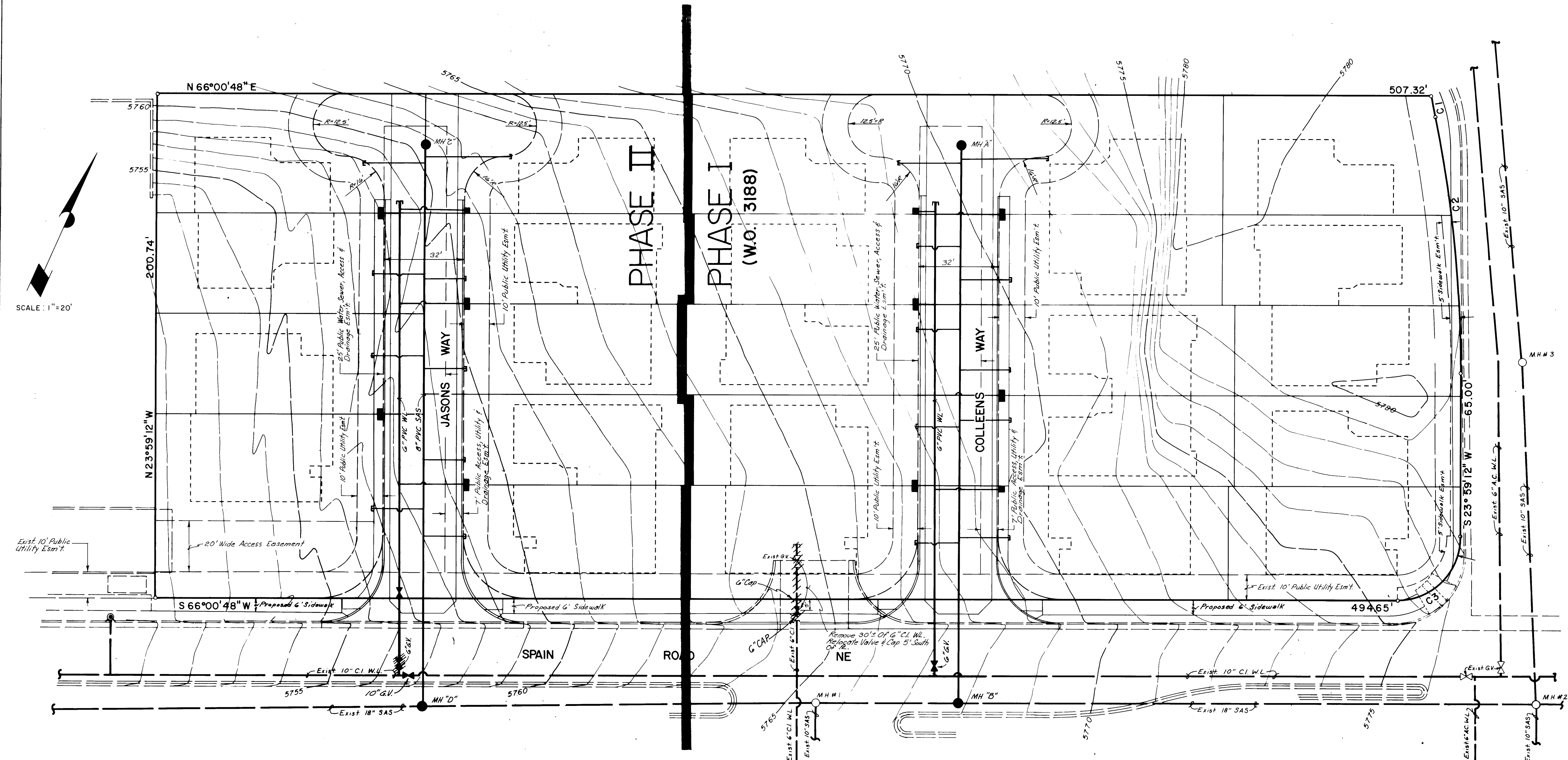
MAP NO.
F-21

SHEET
3 OF 5

D.T.M. JOB NO. 885.12
E.L.O.

ENGINEER'S SEAL				SURVEY INFORMATION				BENCH MARKS				AS BUILT INFORMATION			
				FIELD NOTES				CONTRACTOR				WORK			
				NO.				DATE				DATE			
				BY				BY				BY			
				REVISIONS				REVISIONS				REVISIONS			
				DESIGN				DESIGN				DESIGN			
NO. DATE				NO. DATE				NO. DATE				NO. DATE			
DESIGNED BY				DESIGNED BY				DESIGNED BY				DESIGNED BY			
DRAWN BY				DRAWN BY				DRAWN BY				DRAWN BY			
CHECKED BY				CHECKED BY				CHECKED BY				CHECKED BY			
DATE				DATE				DATE				DATE			
DATE				DATE				DATE				DATE			

SCALE: 1"=20'



CURVE DATA

C1 $\Delta = 2^{\circ}10'31''$ R = 210.00' L = 7.97' T = 3.99' LC = S34°53'57"E, 7.97'	C2 $\Delta = 12^{\circ}00'00''$ R = 495.00' L = 103.67' T = 52.03'	C3 $\Delta = 90^{\circ}00'00''$ R = 25.00' L = 39.27' T = 25.00'
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SAS MANHOLE DATA

MH #1 RIM = 65.63 E. INV. = 53.08 (IN) S. INV. = 53.87 (IN) W. INV. = 52.49 (OUT)	MH #2 RIM = 77.62 N. INV. = 65.46 (IN) E. INV. = 64.88 (IN) S. INV. = 65.54 (IN) W. INV. = 64.72 (OUT)
MH #3 RIM = 79.01 N. INV. = 66.51 (IN) S. INV. = 66.48 (OUT)	

Legend

EXISTING	PROPOSED

26 32370488

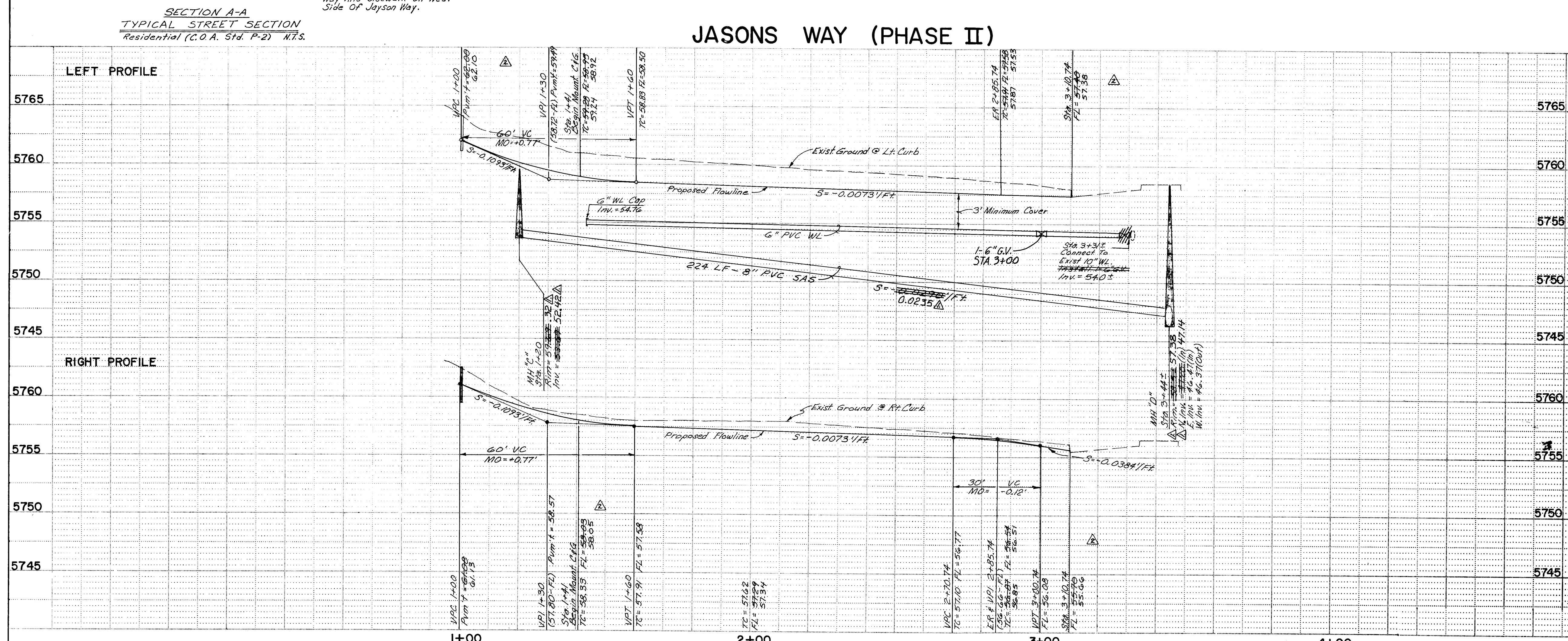
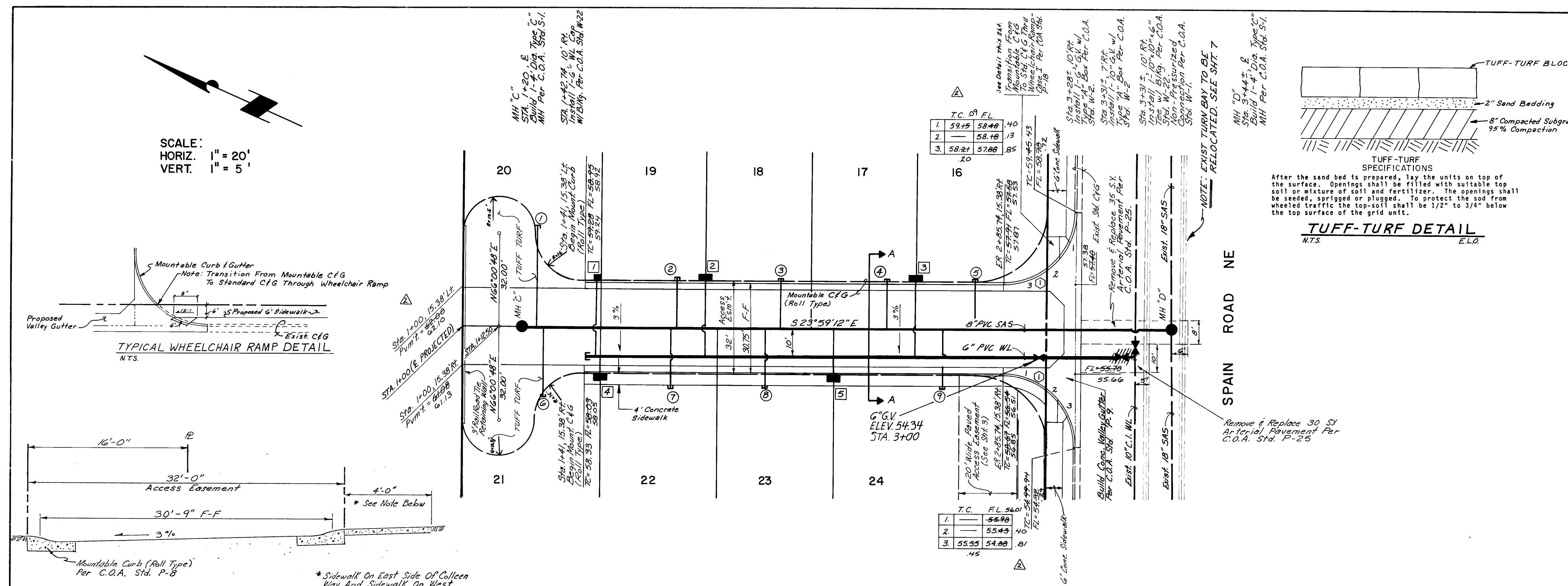
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: VENTURA PARK SUBDIVISION
PAVING, WATER & SEWER PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer		5/11/07	Liquid Waste		4-17-07
A.C.E. - Design		5-4-07	Traffic		4-17-07
A.C.E. - Hydrology	NA		Water		4-17-07

DRAWING NO. 3237 MAP NO. F-21 SHEET 4 OF 5

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		NO.	BY	DATE	NO.	BY	DATE
		FIELD NOTES			The station is a City of Albuquerque Brass Cap set in concrete, 0.5' below ground, and is stamped "16-F2(R)"		
REMARKS		NO.		DATE	NO.		DATE
DESIGN		NO.		DATE	NO.		DATE
DRAWN BY		NO.		DATE	NO.		DATE
CHECKED BY		NO.		DATE	NO.		DATE



WATER SERVICE TABLE		
Service No.	Station	Length
1	1+45.74	26'
2	1+83.74	26'
3	2+55.74	26'
4	1+47.74	6'
5	2+27.74	6'

* Single Service Only

SEWER SERVICE TABLE		
Service No.	Station	Length
1	1+25	56.13
2	1+73.74	54.73
3	2+09.74	54.47
4	2+45.74	54.20
5	2+75.74	53.99
6	1+27	55.08
7	1+71.74	53.82
8	2+03.74	53.59
9	2+65.74	53.14

Face Of Curb Curve Data
① Δ = 90°00'00"
R = 25.00'
L = 39.27'
T = 25.00'

Legend

EXISTING	PROPOSED
—	—
—	—
—	—
—	—
—	—
—	—
—	—
—	—
—	—
—	—

AS BUILT INFORMATION

CONTRACTOR: Gaylord Bros.

INSPECTOR: [Signature]

DATE: [Blank]

VERIFICATION BY: [Blank]

DATE: [Blank]

CORRECTED BY: [Blank]

DATE: [Blank]

RECORDED BY: [Blank]

DATE: [Blank]

ENGINEER'S SEAL

FOR AS-BUILT INFORMATION

REVISIONS

NO.	DATE	REMARKS
1	3/10/88	Revised from as built information

DESIGNED BY: [Blank]

DRAWN BY: TJM

CHECKED BY: [Blank]

DATE: 1/87

DATE: [Blank]

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: VENTURA PARK SUBDIVISION

JASONS WAY STREET WATER & SEWER PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	[Signature]	5/1/87	Liquid Waste	[Signature]	4-17-87
A.C.E. - Design	[Signature]	5-4-87	Traffic	[Signature]	4-17-87
A.C.E. - Hydrology	[Signature]	4-0-87	Water	[Signature]	4-17-87

DRAWING NO. 3237

MAP NO. F-21

SHEET 5 OF 5