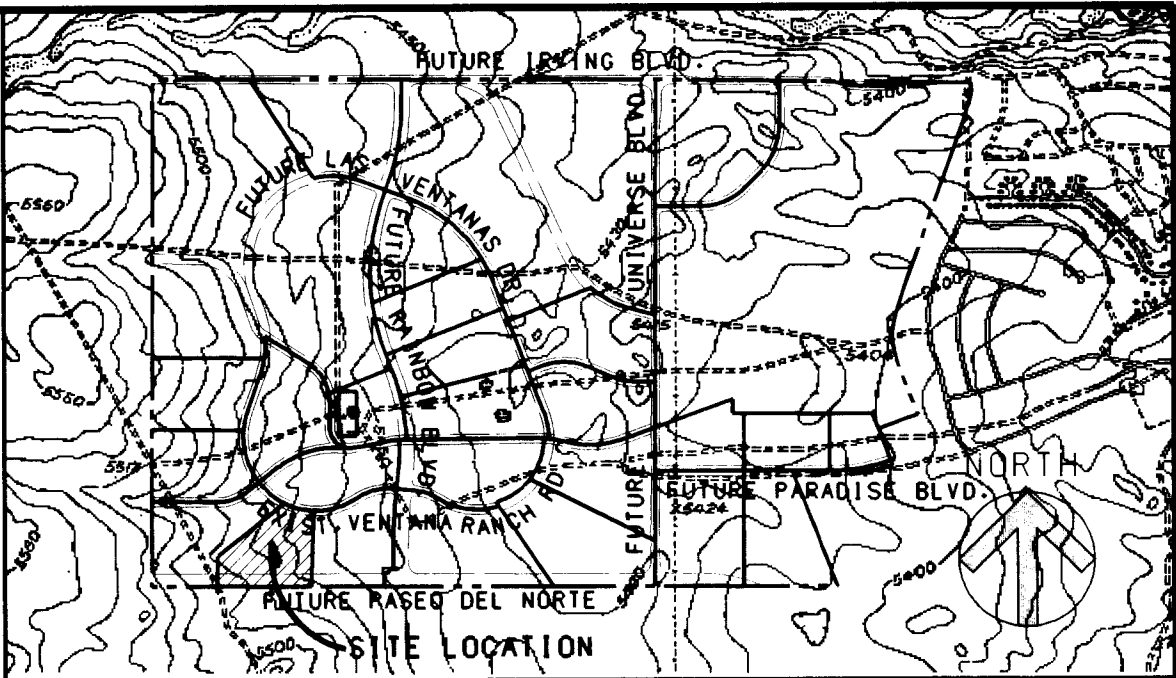


CONSTRUCTION PLANS
FOR
VENTANA RANCH
TRACT 3A
LAS CASITAS SUBDIVISION
ALBUQUERQUE, NEW MEXICO



VICINITY MAP
NOT TO SCALE
89.810

NOTICE TO CONTRACTORS

- 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 AND SHALL INCLUDE UPDATE No.6
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- 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.
- THREE (3) WORKING DAYS PRIOR TO BEGINNING 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 BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED IN KIND BY CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- 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 THE PROJECT LIMITS NOT SHOWN ON THE PLANS THAT IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT DESIGNER'S EXPENSE.
- ANY WORK WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
- ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH NEW MEXICO UTILITIES, INC. SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS).
- THE CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES, (898-2661) THREE WORKING DAYS PRIOR TO BEGINNING THE CONSTRUCTION OF THE UTILITIES.

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 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 DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☒ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

INDEX	
SHEET NUMBER	DESCRIPTION
1	TITLE SHEET
2A-2B	PLAT
3	SITE DESCRIPTION PLAN
4	GRADING PLAN
5	OVERALL PAVING PLAN PAVING PLAN AND PROFILE
6	TOUCAN PLACE
7	SPANISH POINTE PLACE
8	CERROS PLACE
9	OVERALL UTILITY PLAN UTILITY PLAN AND PROFILE
10	TOUCAN PLACE
11	SPANISH POINTE PLACE
12	CERROS PLACE
13	PASEO DEL NORTE WATERLINE
	STORM DRAIN PLAN AND PROFILE
14	TOUCAN PLACE

26-5306.92 01/97

APPROVAL OF AS BUILT DRAWINGS
DATE 2-4-97

DRB NO. (95-264)

BOHANNAN-HUSTON INC.
ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & APPROVAL	APPROVALS	ENGINEER	DATE	APPROVED FOR CONSTRUCTION			
	DRC Chairman	7-10-96		City Engineer Date			
	Transportation	7-13-96					
	Water/Wastewater	6-13-96					
	Hydrology	6-26-96					
	Parks						
	Constr. Mngmt.						
	NMUJ						
	CITY PROJECT NO.	5316.92		SHEET 1 OF 14			

UNFILED DOCUMENT

APPROVALS

PLAT NUMBER	DATE
51	
PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
PARKS AND GENERAL SERVICES DEPARTMENT	DATE
U.S. WEST COMMUNICATIONS	DATE
PHM ELECTRIC SERVICES	DATE
PHM GAS SERVICES	DATE
HMU, INC.	DATE
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# _____	
PROPERTY OWNER OF RECORD: _____	
BERNALILLO COUNTY TREASURER'S OFFICE	DATE

SURVEYOR'S CERTIFICATION

I, A. Dwin Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registered Professional Engineers and Professional Surveyors in February 1994 and the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Bonhannon-Muston Inc.
Court yard 1
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109

A. Dwain Weaver
New Mexico Professional Surveyor 6544
Date: _____

OB NO. 96-144A-3212



BOHANNAN-HUSTON INC.
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 ALBUQUERQUE LAS CRUCES SANTA FE

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PLAT OF
LAS CASITAS SUBDIVISION
AT VENTANA RANCH
(REPLAT OF TRACT 3A VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
MAY, 1996

UNFILED DOCUMENT

LEGEND

—————	SUBDIVISION BOUNDARY LINE
—————	NEW LOT LINE
- - - - -	ADJOINING PROPERTY LINE
—————	MONUMENT TIE LINE
- - - - -	EXISTING EASEMENT LINE
—————	NEW EASEMENT LINE
▲	CENTERLINE MONUMENT TO BE INSTALLED
●	FOUND CAPPED REBAR STAMPED "WEAVER LS 8544"
●	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
▲	SET 5/8" CAPPED REBAR STAMPED "WEAVER LS 8544"
M/R	NON RADIAL

DOCUMENT

MONTANA RANCH
 TRACT 3
 NOVEMBER 30,
 (95C-430)

VENTANA RANCH
TRACT 5
FILED: NOVEMBER 30,
(95C-430)

1

RANCH
1
ER 30. 11
30)

FM

BOHANNAN-HUSTON INC.
ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE

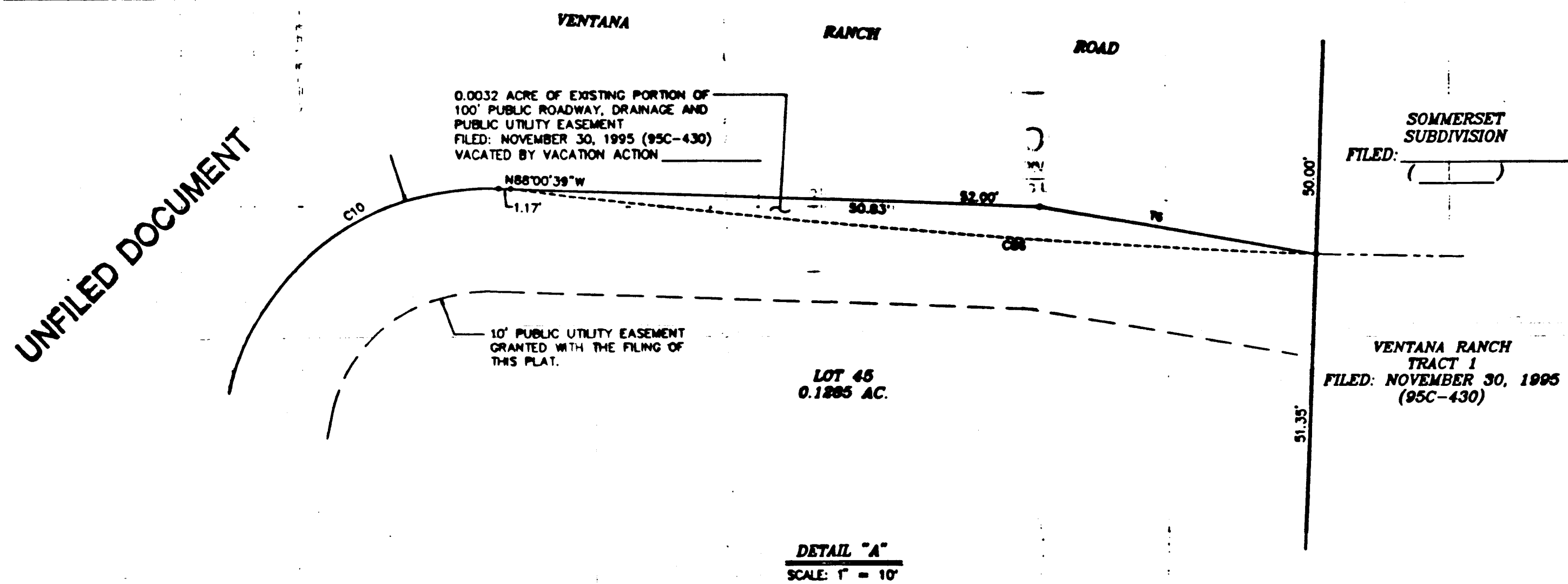
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CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	725.00	276.50	139.95	274.83	S77°05'27"E	215°10'55"
C2	775.00	195.38	98.21	194.87	S71°22'34"E	142°28'41"
C3	775.00	127.39	63.84	127.25	S83°18'27"E	09°25'05"
C4	150.00	59.01	29.89	58.63	S00°07'50"W	22°32'30"
C5	425.00	97.35	48.89	97.13	S04°34'42"E	13°07'25"
C6	75.00	49.18	25.51	48.31	S71°23'58"W	37°34'28"
C7	125.00	114.37	61.54	110.43	S26°23'58"W	52°25'32"
C8	275.00	234.71	124.71	227.18	S77°00'24"W	48°47'21"
C9	275.00	251.62	135.39	242.84	S26°23'58"W	52°25'32"
C10	25.00	35.16	21.20	32.34	S51°41'43"W	80°35'16"
C11	25.00	37.47	23.27	34.06	N31°32'27"W	65°53'05"
C12	825.00	173.76	87.20	173.44	N86°28'58"W	12°04'04"
C13	250.00	92.85	46.97	92.32	S00°45'43"W	21°18'45"
C14	450.00	93.16	46.75	92.89	S03°54'50"E	11°51'40"
C15	45.00	194.93	74.53	193.55	N53°55'07"W	248°11'47"
C16	25.00	29.76	16.93	28.03	N36°04'53"E	68°11'47"
C17	25.00	40.05	25.80	35.91	N43°54'54"W	81°47'48"
C18	25.00	38.49	24.23	34.80	N46°05'08"E	88°12'12"
C19	400.00	91.62	46.01	91.42	N04°34'42"W	13°07'25"
C20	175.00	24.63	12.34	24.61	N07°08'29"W	08°03'51"
C21	25.00	32.95	19.36	30.62	N40°50'14"W	75°32'25"
C22	25.00	29.27	15.00	25.38	N56°21'05"W	90°00'00"
C23	250.00	212.88	113.38	206.51	S77°00'24"W	48°47'21"
C24	250.00	203.89	108.00	198.29	S26°14'52"W	48°43'44"
C25	300.00	255.72	136.21	248.05	N28°11'35"E	48°43'18"
C26	300.00	255.46	136.05	247.81	N77°00'24"E	48°47'21"
C27	25.00	39.27	25.00	35.36	S45°11'12"W	90°00'00"
C28	25.00	29.76	16.93	28.03	S33°54'41"E	68°11'47"
C29	45.00	194.93	74.53	193.55	S56°05'19"W	248°11'47"
C30	25.00	39.27	25.00	35.36	N44°48'48"W	90°00'00"
C31	52.00	34.10	17.69	33.49	S71°23'58"W	37°34'28"
C32	102.00	17.13	8.59	17.11	S47°48'02"W	09°37'24"
C33	25.00	39.78	25.52	35.71	S02°35'45"E	91°10'10"
C34	45.00	179.36	72.87	178.75	S66°00'11"W	228°22'02"
C35	148.00	135.42	72.87	130.75	N26°23'58"E	52°25'32"
C36	98.00	64.27	33.34	63.12	N71°23'58"E	37°34'28"
C37	25.00	37.70	23.48	34.23	N46°58'49"E	86°24'46"
C38	25.00	41.76	27.62	37.07	S41°57'54"E	85°41'48"
C39	45.00	24.90	12.78	24.58	N78°41'09"E	31°41'58"
C40	45.00	38.09	20.27	36.97	S89°38'45"E	48°40'11"
C41	45.00	39.70	21.25	38.42	S89°48'48"E	50°32'25"
C42	300.00	20.15	10.08	20.15	N60°31'25"W	90°00'00"
C43	825.00	39.67	19.84	39.67	S73°06'20"E	02°45'18"
C44	300.00	46.92	23.51	46.88	N86°54'42"W	08°57'42"
C45	825.00	69.77	34.90	69.74	S69°18'20"E	04°30'43"
C46	300.00	46.92	23.51	46.88	S84°08'36"W	08°57'42"
C47	825.00	64.33	32.18	64.31	S64°38'57"E	04°28'03"
C48	300.00	46.92	23.51	46.87	S75°08'54"W	08°57'42"
C49	300.00	46.92	23.51	46.88	S66°11'12"W	08°57'42"
C50	300.00	47.61	23.86	47.56	S57°09'33"W	09°05'37"
C51	300.00	21.37	10.69	21.37	S50°34'16"W	04°04'56"
C52	300.00	47.73	23.92	47.68	S43°58'19"W	09°06'58"
C53	300.00	47.92	24.01	47.87	S34°50'14"W	09°09'10"
C54	300.00	47.70	23.90	47.65	S25°42'21"W	09°06'37"
C55	300.00	90.98	45.84	90.64	S12°27'44"W	17°22'37"
C56	98.00	40.15	20.36	39.87	S78°26'56"W	23°28'31"
C57	98.00	24.12	12.12	24.05	S59°39'42"W	14°05'57"
C58	148.00	33.35	16.75	33.28	S46°09'23"W	12°54'43"
C59	148.00	47.40	23.90	47.20	S30°31'31"W	18°21'00"
C60	148.00	41.02	20.64	40.89	S13°24'34"W	15°52'54"
C61	148.00	13.64	6.83	13.64	S02°49'59"W	05°18'55"
C62	45.00	50.84	28.52	48.18	S32°10'37"E	84°43'57"
C63	45.00	50.84	28.52	48.18	N32°33'00"E	84°43'58"
C64	45.00	17.99	70.21	36.87	N23°58'49"W	48°22'01"
C65	45.00	51.51	28.99	48.74	S32°36'14"E	85°34'51"
C66	45.00	51.77	29.18	48.96	N33°08'41"E	65°54'58"
C67	45.00	53.56	30.47	50.46	N33°54'41"W	68°11'46"
C68	45.00	54.97	31.51	51.62	S35°10'59"W	69°59'35"
C69	45.00	67.27	41.71	61.18	S42°38'21"E	85°39'05"
C70	45.00	47.79	26.43	45.58	S32°24'35"E	60°51'11"
C71	450.00	11.39	5.70	11.39	N01°15'29"E	01°27'02"
C72	450.00	50.19	25.12	50.16	N02°39'44"W	06°23'26"
C73	450.00	31.57	15.79	31.57	N07°52'04"W	04°01'13"
C74	250.00	19.17	9.59	19.17	N07°40'50"W	04°23'40"
C75	250.00	50.11	25.14	50.02	N00°15'30"E	11°29'01"
C76	250.00	23.57	11.79	23.56	N08°42'03"E	05°24'04"
C77	400.00	47.23	23.64	47.21	S01°23'58"E	08°45'57"
C78	250.00	70.86	35.67	70.63	N14°00'13"E	16°14'26"
C79	250.00	80.71	40.71	80.36	N31°22'22"E	18°29'51"
C80	250.00	52.32	26.26	52.22	N46°37'01"E	11°59'26"
C81	250.00	65.32	32.85	65.13	N60°05'50"E	14°58'12"
C82	250.00	81.00	40.86	80.64	N76°51'50"E	18°33'49"
C83	250.00	56.66	28.45	56.54	S87°21'42"E	12°59'07"
C84	400.00	44.39	22.22	44.36	S07°57'41"E	06°21'28"
C85	250.00	9.91	4.95	9.91	S79°44'02"E	02°16'14"
C86	825.00	77.50	38.78	77.47	N85°19'32"W	05°22'57"

TANGENT DATA		
TANGENT	BEARING	DISTANCE
T1	S89°48'48"E	2.00
T2	N88°01'00"W	22.00
T3	S89°48'48"E	22.00
T4	S52°36'44"W	26.37
T5	S89°48'48"E	22.00
T6	N80°13'38"W	28.80
T7	S56°16'37"E	27.21
T8	N76°29'53"E	42.80
T9	N89°48'48"W	75.00
T10	N70°15'08"E	39.80
T11	S89°50'43"E	39.80
T12	N89°48'48"W	90.00
T13	N62°12'15"E	29.89
T14	S62°13'59"E	30.05
T15	N89°48'48"W	90.00
T16	N81°09'57"E	29.49
T17	S62°47'33"E	29.49
T18	S62°36'44"E	16.68
T19	N52°36'44"E	9.68

PLAT OF
LAS CASITAS SUBDIVISION
AT VENTANA RANCH
(REPLAT OF TRACT 3A VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
MAY, 1996

UNFILED DOCUMENT



PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are ten (10) feet wide and are for the common joint use of:

A. PNM Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.

B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. U.S. West for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

D. Jones Intercoastal for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement (but not parallel within) service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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, the building, sign, pool (above ground or subsurface), hot tub, gazebo or wood pool decking, or other structure shall be erected 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 Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

UNFILED DOCUMENT

JOB NO. 56-1444-3212



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ALBUQUERQUE LAS CRUCES SANTA FE

SHEET 3 OF 3

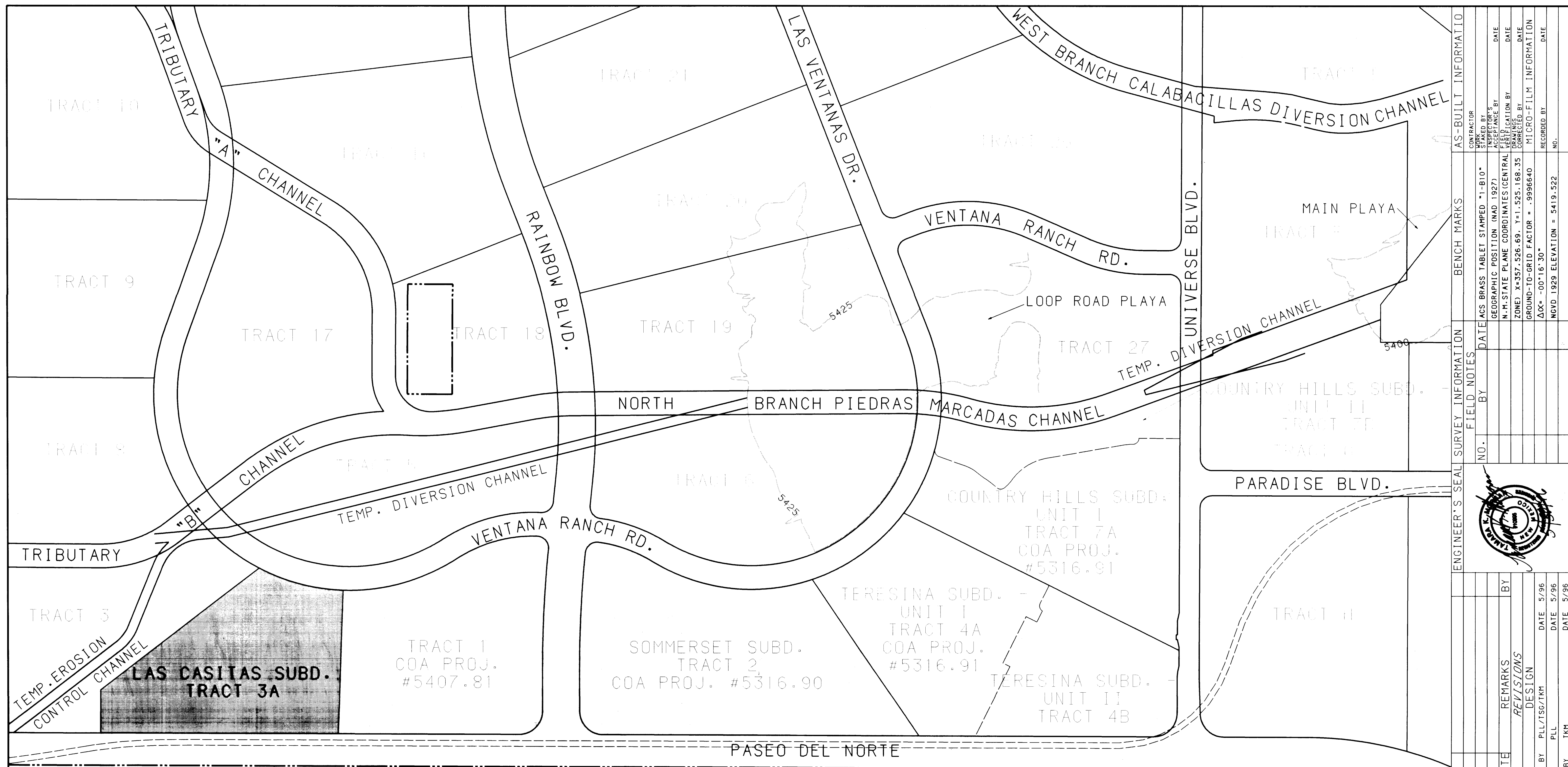
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SCANNED BY
BY LASON

26-53161-72028977

CPN 5316-92

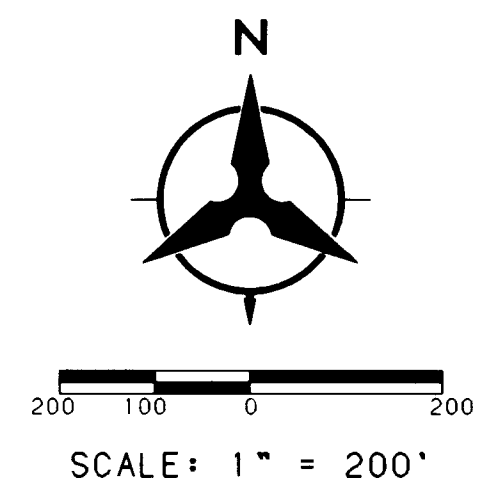
SHEET 28 OF 14



LEGEND

SUBDIVISION TO BE DEVELOPED

EXISTING COA PROJECTS



1 2 3 4 5 6 7 8 9 10 11 12
26 5316.92 0397

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ALBUQUERQUE LAS CRUCES SANTA FE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

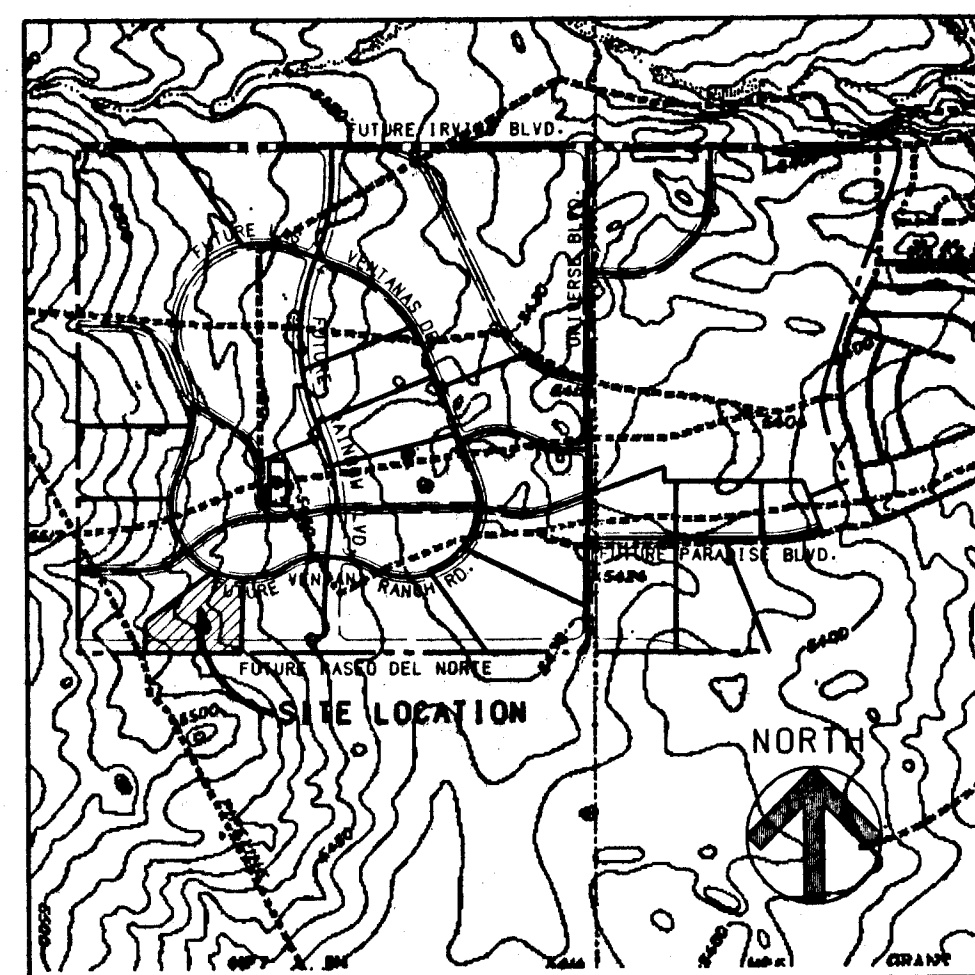
VENTANA RANCH - TRACT 3A
SITE DESCRIPTION PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY			TRAF. OPER.		
MMU					

DRAWING NO. **5316.92** MAP NO. **B9.810** SHEET **3** OF **14**

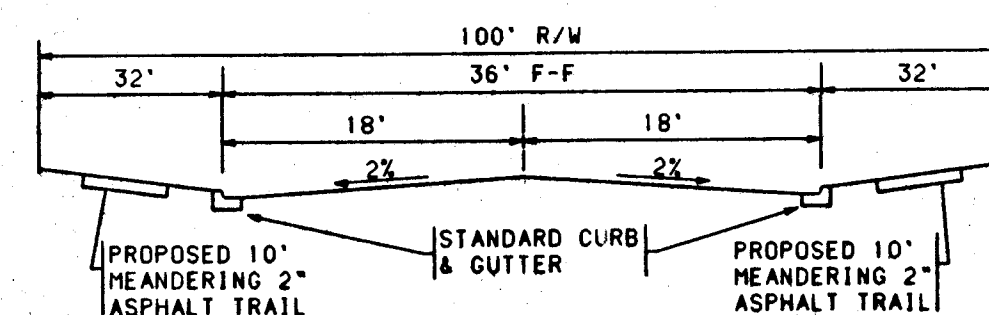
SCANNED BY LASON

COPYRIGHT BOHANNAN-HUSTON, INC. 1996
DATE: MAY 28, 1996

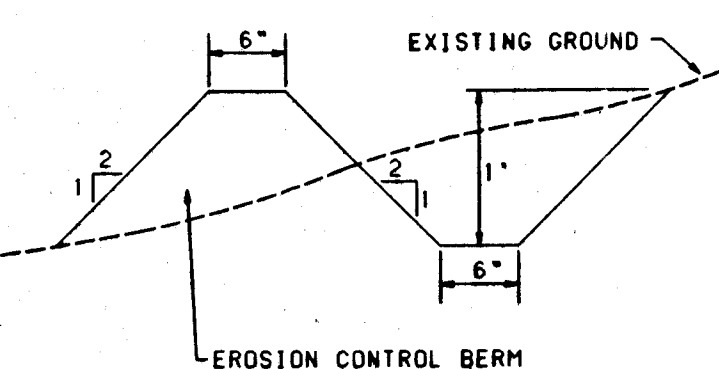


LOCATION MAP

ZONE ATLAS MAP NO. B-9, B-10
NO SCALE

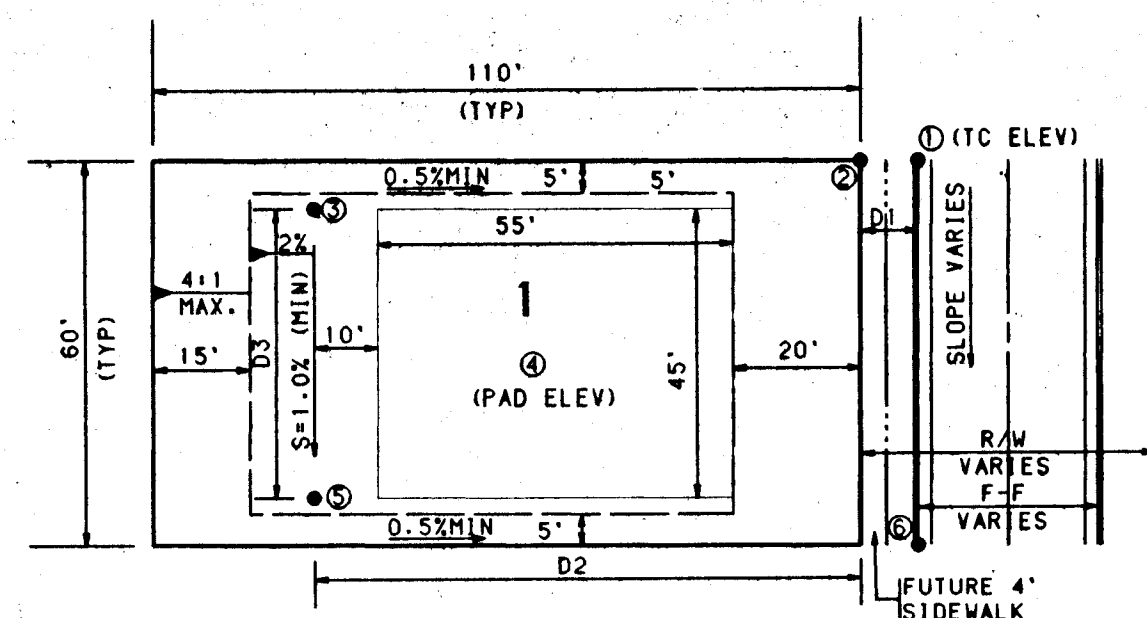
VENTANA RANCH RD.
TYPICAL STREET SECTION

NO SCALE (MAJOR LOCAL)
NOTE: ACTUAL HORIZONTAL ALIGNMENT OF 10' ASPHALT TRAIL MAY VARY FROM CONCEPTUAL LAYOUT, VARYING FROM 6' BEHIND CURB TO RIGHT OF WAY LINE.



EROSION CONTROL PLAN

NO SCALE
A BERM WITH THE DIMENSIONS SHOWN SHALL BE MAINTAINED DURING CONSTRUCTION UNTIL COMPLETION OF INDIVIDUAL HOMES WITHIN THE PROJECT.



TYPICAL LOT GRADING PLAN

SCALE: 1" = 30'

TO SET SPOT ② - MULTIPLY D1 BY 2% AND ADD TO SPOT ① ON HIGH SIDE OF STREET
TO SET SPOT ③ - MULTIPLY D2 BY 0.5% AND ADD TO SPOT ②
TO SET SPOT ④ - ADD 0.17' TO SPOT ③
TO SET SPOT ⑤ - MULTIPLY D3 BY 1% AND SUBTRACT FROM SPOT ④
(CHECK SLOPE FROM SPOT ⑤ TO SPOT ⑥ TO BE MIN 0.5%)
(NOTE: IF STREET SLOPE IS LESS THAN 1% THEN START FROM LOW SIDE OF STREET)

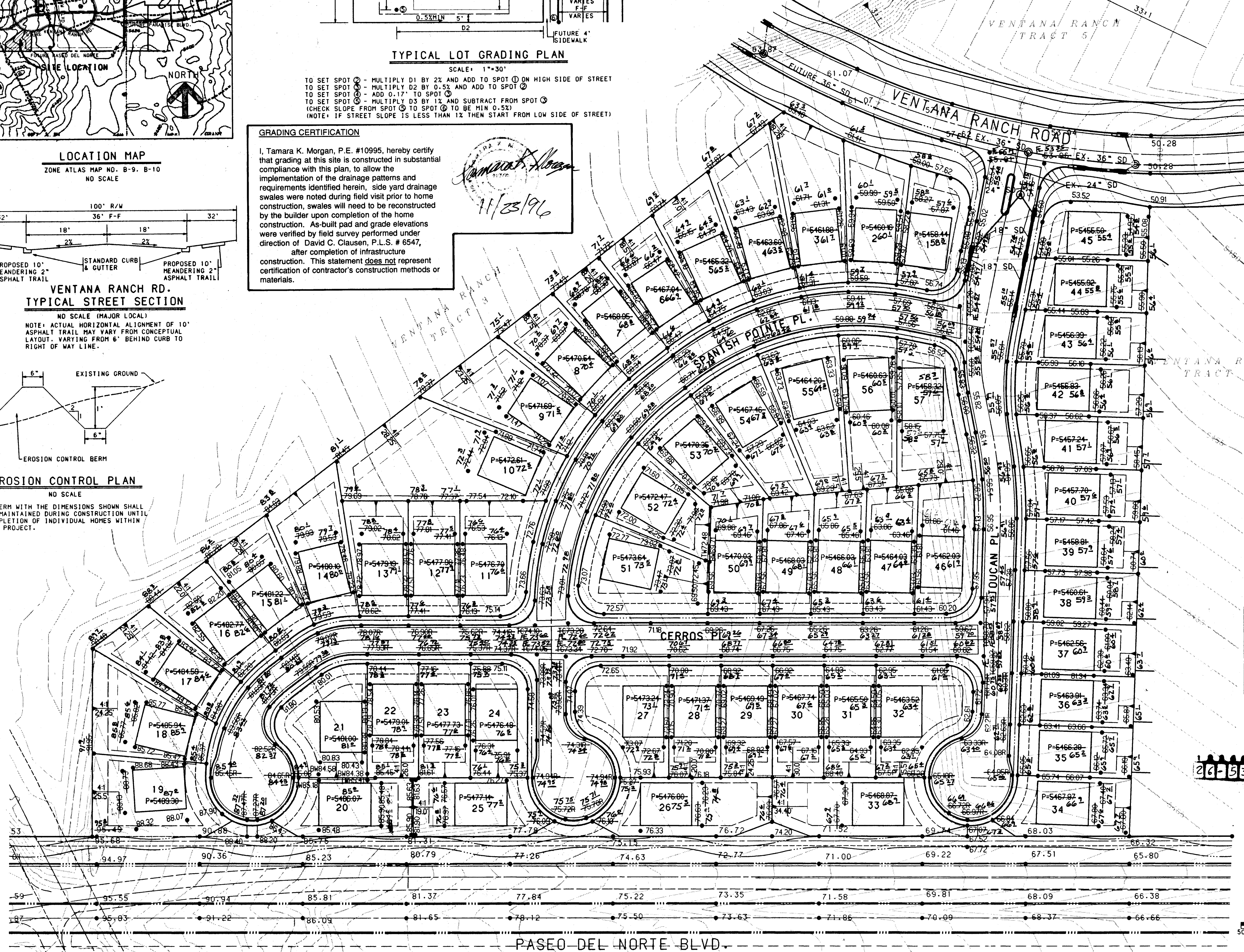
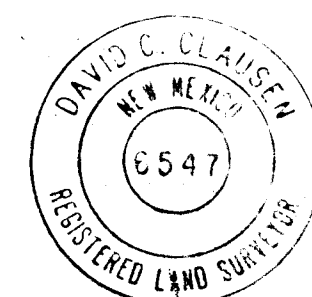
GRADING CERTIFICATION

I, Tamara K. Morgan, P.E. #10995, hereby certify that grading at this site is constructed in substantial compliance with this plan, to allow the implementation of the drainage patterns and requirements identified herein, side yard drainage swales were noted during field visit prior to home construction. As-built pad and grade elevations were verified by field survey performed under direction of David C. Clausen, P.L.S. # 6547, after completion of infrastructure construction. This statement does not represent certification of contractor's construction methods or materials.

11/23/96

I, David C. Clausen, New Mexico Professional Land Surveyor No. 6547, do hereby certify that the as-built information shown hereon is the result of a field survey performed by me or under my direct supervision, and that the same is true and correct.

David C. Clausen
David C. Clausen N.M.L.S. # 6547

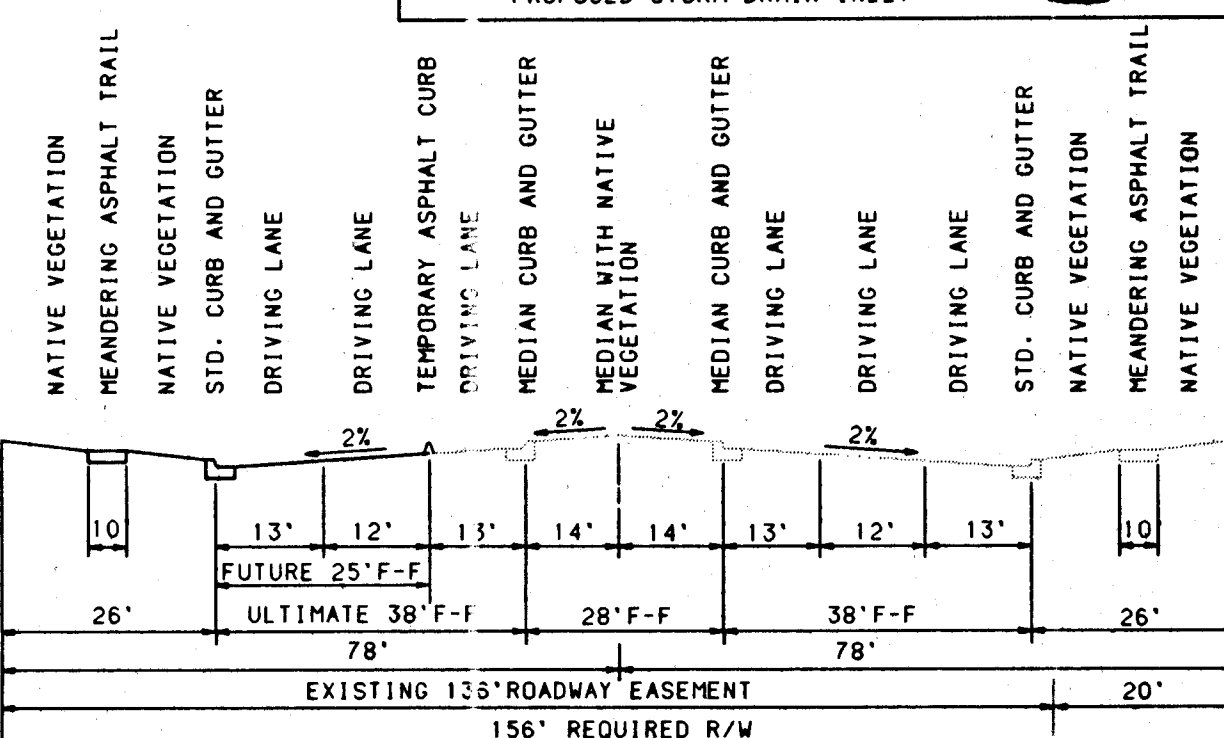


GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT PREPARED BY GEO-TEST, INC. DATED OCT. 13, 1994 AND APRIL 13, 1994.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL THIS SHEET AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. ALL SPOT ELEVATIONS ARE TO TOP OF CURB UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT PROJECTED TOP OF CURB ELEVATION.
6. BOULDERS, GREATER THAN 3 FEET IN DIAMETER, EXCAVATED DURING GRADING ACTIVITIES, SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.

LEGEND

PROJECT BOUNDARY	---
EXISTING CONTOUR	---
EXISTING SPOT ELEVATION	○ 24.64
PROPOSED SPOT ELEVATION	● 28.42
DIRECTION OF FLOW	→ S=2.56%
BASIN BOUNDARY	---
SUB-BASIN BOUNDARY	---
PROPOSED RETAINING WALL	---
PROPOSED GARDEN WALL	---
EXISTING STORM DRAIN LINE	--- SD ---
EXISTING STORM DRAIN MANHOLE	⊙
EXISTING STORM DRAIN INLET	⊙
PROPOSED STORM DRAIN LINE	--- SD ---
PROPOSED STORM DRAIN MANHOLE	⊙
PROPOSED STORM DRAIN INLET	⊙

PASEO DEL NORTE
FUTURE & ULTIMATE STREET SECTION

NO SCALE (PRINCIPAL ARTERIAL)
NOTE: ACTUAL HORIZONTAL ALIGNMENT OF 10' ASPHALT TRAIL MAY VARY FROM CONCEPTUAL LAYOUT, VARYING FROM 6' BEHIND CURB TO RIGHT OF WAY.

APPROVED FOR ROAD GRADING
DATE 5-2-96
HYDROLOGY ENGINEER

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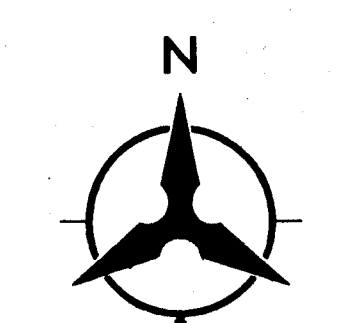
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

VENTANA RANCH - TRACT 3A
GRADING PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL
LAST DESIGN UPDATE
CITY PROJECT NO. 531622 ZONE MAP NO. 89.810 SHEET 4 OF 14

APPROVED @ DRB
DATE 5-2-96

DESIGNED BY PLL/TKM DATE 3/96
DRAWN BY PLL/TKM DATE 3/96
CHECKED BY TKM DATE 3/96

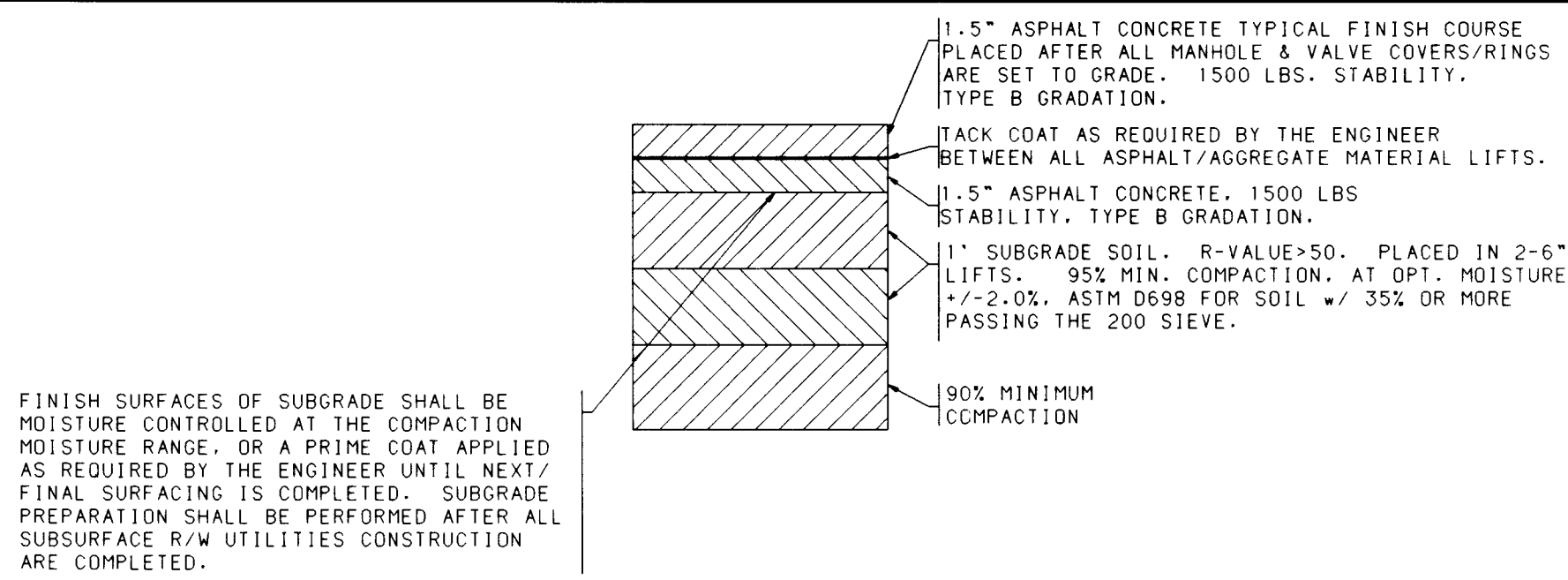


SCALE: 1" = 50'

BH1 JOB NO. 9614-2415

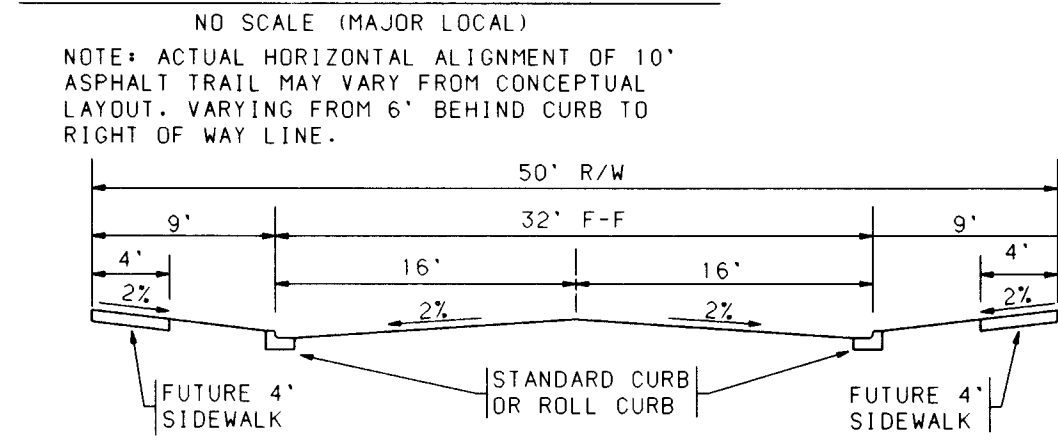
SCANNED BY LASON

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DATE: MAY 3, 1996



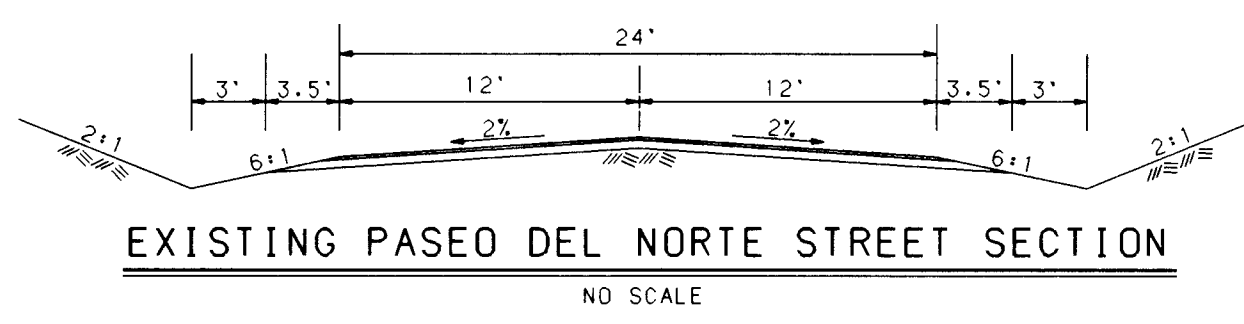
TYPICAL RESIDENTIAL SUBDIVISION PAVEMENT SECTION

VENTANA RANCH RD.
TYPICAL STREET SECTION B-B

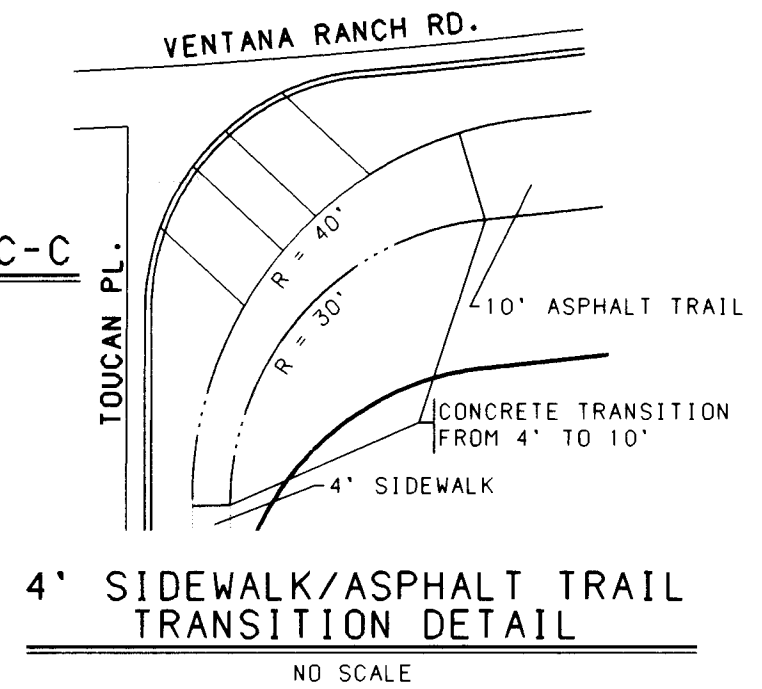
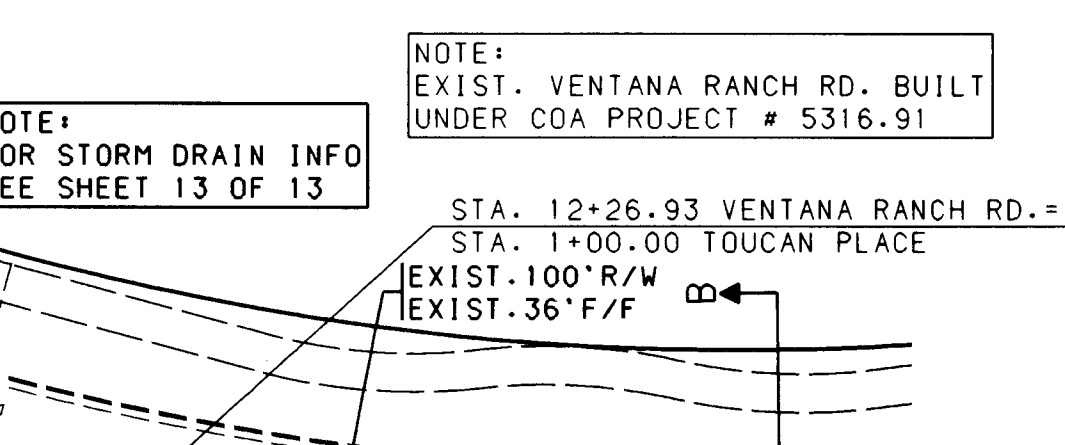


TYPICAL 50' RESIDENTIAL STREET SECTION D-D

EXISTING PASEO DEL NORTE STREET SECTION

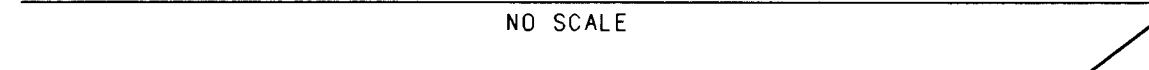


TYPICAL 72' RESIDENTIAL STREET SECTION C-C

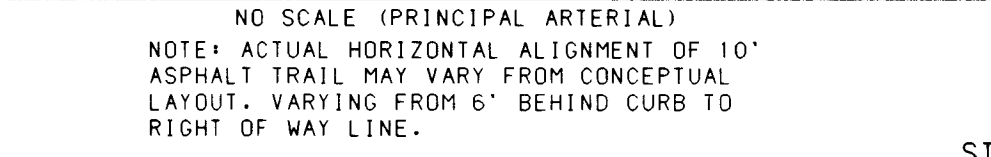


4' SIDEWALK/ASPHALT TRAIL TRANSITION DETAIL

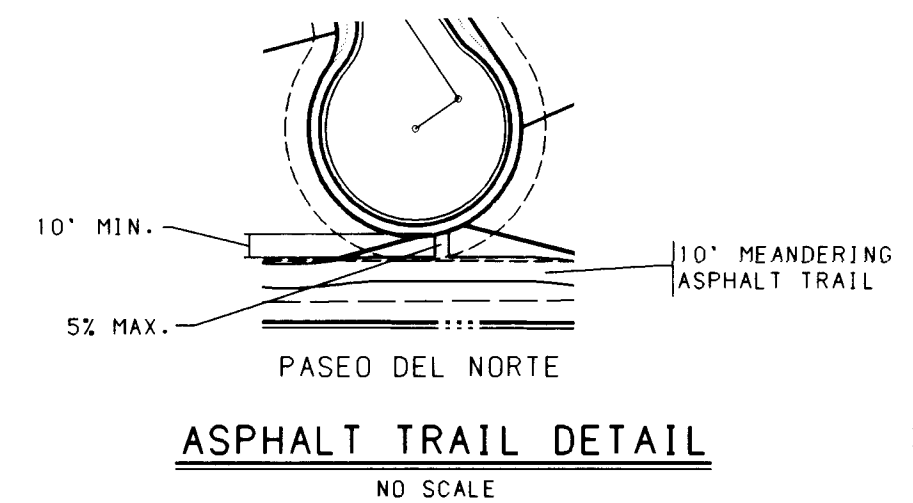
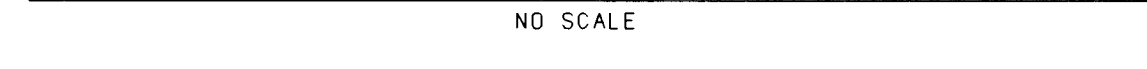
TYPICAL 46' RESIDENTIAL STREET SECTION E-E



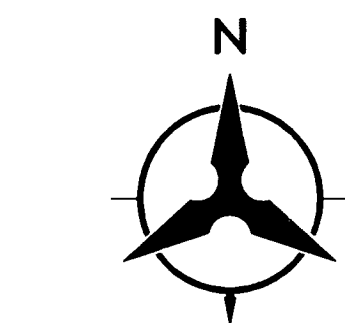
PASEO DEL NORTE
FUTURE & ULTIMATE STREET SECTION A-A



TYPICAL 46' RESIDENTIAL STREET SECTION F-F



ASPHALT TRAIL DETAIL



SCALE: 1" = 50'

- LEGEND
- PROJECT BOUNDARY
 - TRACT BOUNDARY
 - PROPOSED CURB & GUTTER
 - FUTURE CURB & GUTTER
 - FUTURE SIDEWALK
 - PROPOSED SANITARY SEWER MANHOLE
 - FUTURE SANITARY SEWER MANHOLE
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - PROPOSED GATE VALVE
 - FUTURE GATE VALVE
 - PROPOSED STORM DRAIN LINE
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED STORM DRAIN INLET
 - EXISTING STORM DRAIN LINE
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING STORM DRAIN INLET
 - CROWN FLATTENING
 - PROPOSED STREET LIGHT

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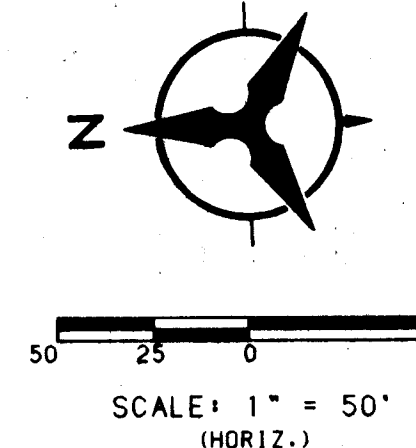
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

VENTANA RANCH - TRACT 3A
OVERALL PAYING PLAN

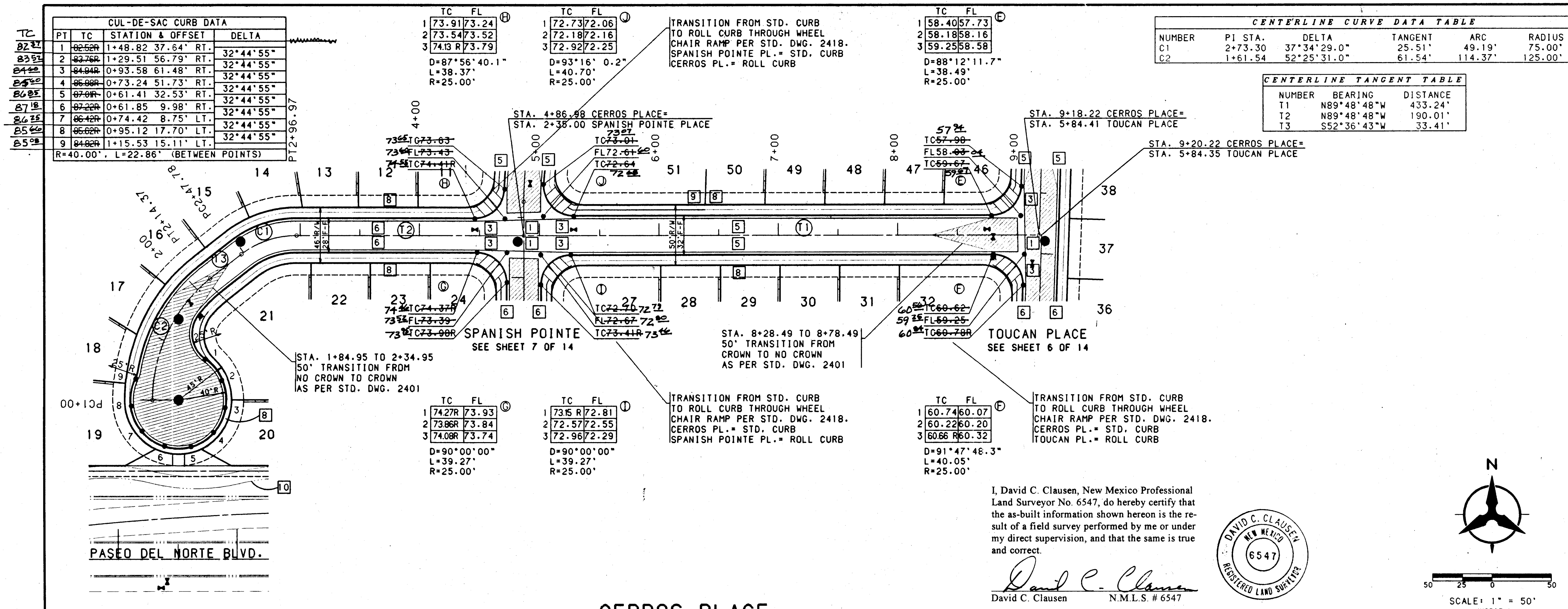
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. **5316.92** ZONE MAP NO. **B9.B10** SHEET **5** OF **14**

DESIGNED BY: TKM/PLL DATE: 5/96
DRAWN BY: PLL/TSO/SAR DATE: 5/96
CHECKED BY: TKM DATE: 5/96



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DATE: MAY 28, 1996

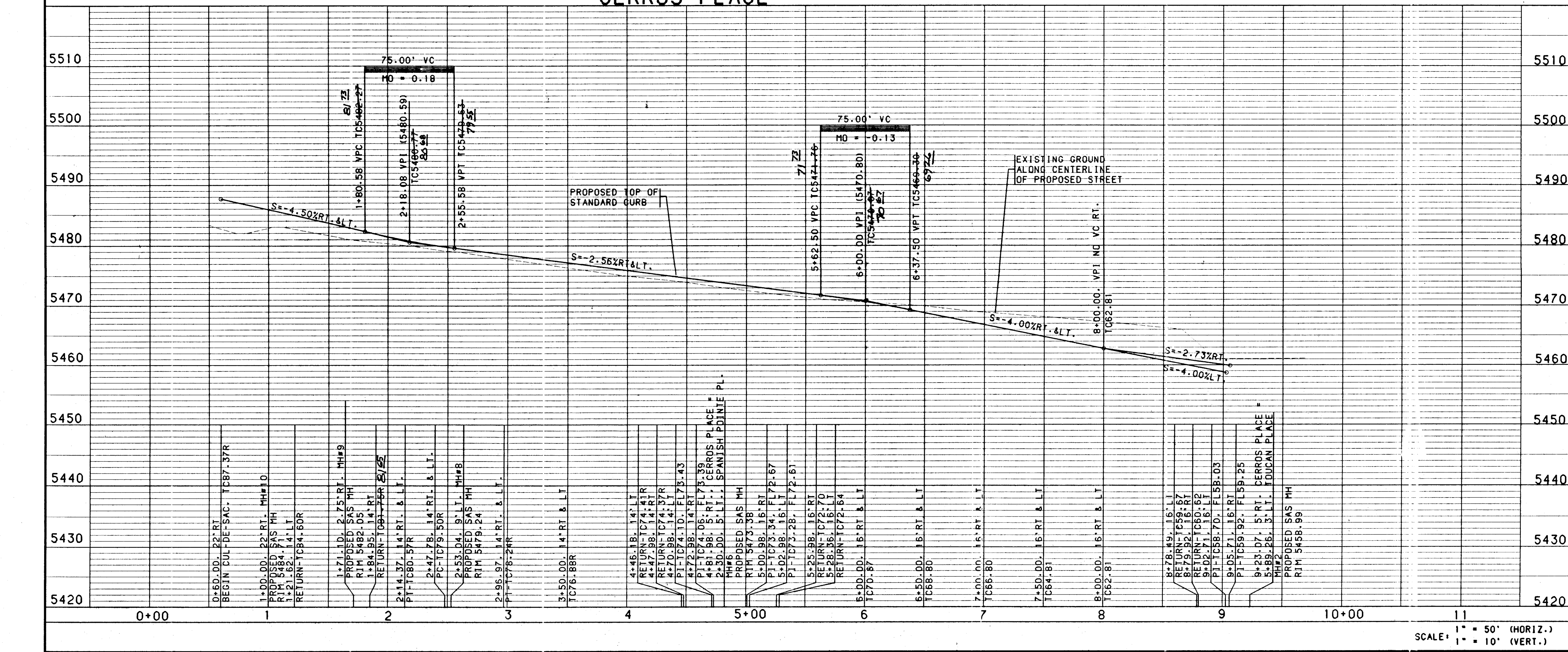


NOTES

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11. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
12. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

KEYED GENERAL NOTES

1. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421
3. INSTALL WHEEL CHAIR RAMP AS PER STD. DWG. 2441, CASE II
4. INSTALL WHEEL CHAIR RAMP AS PER ADA STANDARDS
5. STD. CURB & GUTTER AS PER STD. DWG. 2415
6. ROLL CURB & GUTTER AS PER STD. DWG. 2415
7. MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
8. FUTURE 4' SIDEWALK AS PER STD. DWG. 2430
9. BUILD 4' SIDEWALK AS PER STD. DWG. 2430
10. 10' MEANDERING ASPHALT TRAIL TO BE BUILT IN CONJUNCTION WITH COA PROJECT #5916-91.



ENGINEER'S SEAL

NO. DATE REMARKS BY

DESIGNED BY TKM/PL DATE 5/96

DRAWN BY PL/TSO/SAR DATE 5/96

CHECKED BY TKM

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

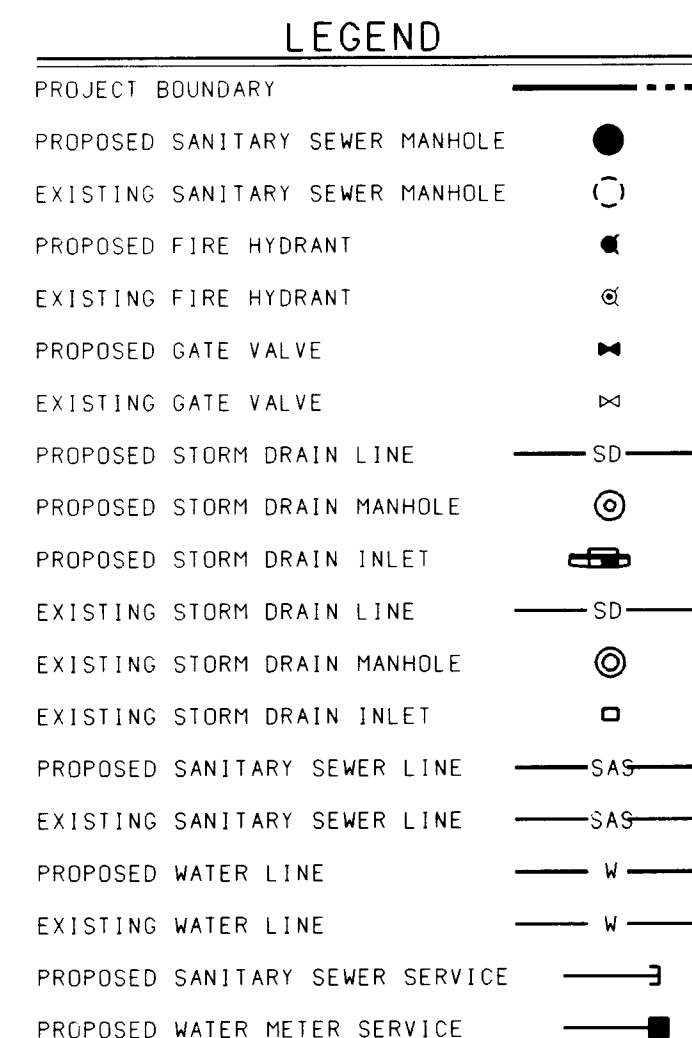
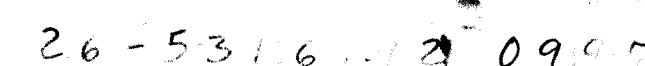
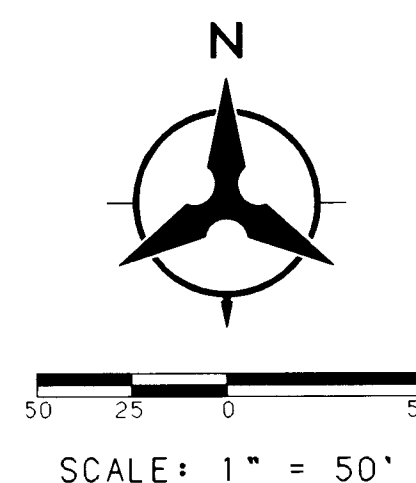
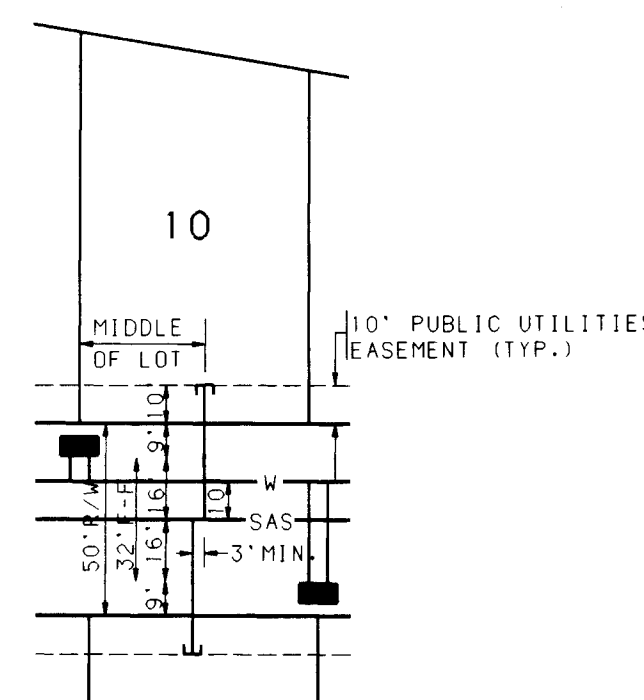
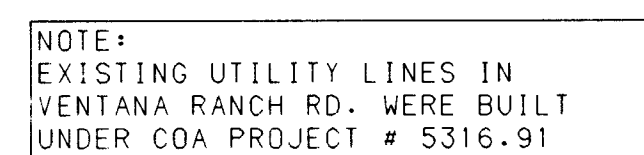
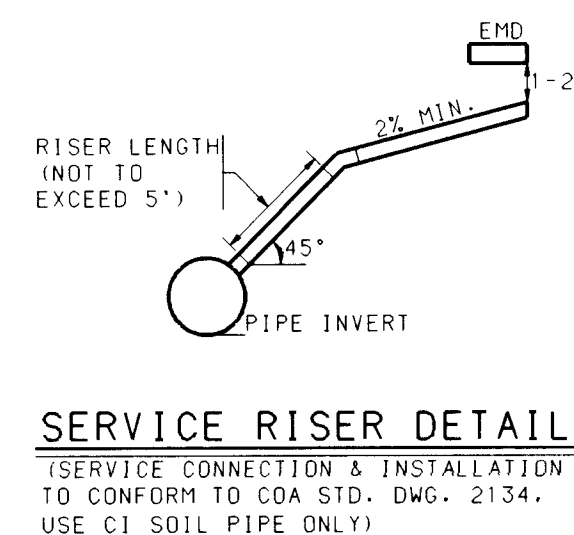
VENTANA RANCH - TRACT 3A
PAVING PLAN & PROFILE
CERROS PLACE

CITY PROJECT NO. 5316.92

ZONE MAP NO. 89.810

SHEET 8 OF 14

DATE: MAY 28, 1996



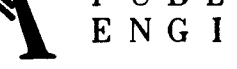
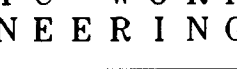
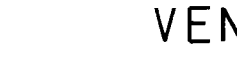
ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		FIELD NOTES					
		NO.	BY	DATE			
					ACS BRASS TABLET STAMPED "1-B10"		CONTRACTOR
					GEOGRAPHIC POSITION (NAD 1927)		STARTED BY
					N.M. STATE PLANE COORDINATES		INSPECTOR'S
					(CENTRAL ZONE) X = 357,526.69		FIELD NAME BY
					Y = 1,525,168.35		VERIFICATION BY
					GROUND-TO-GRID FACTOR = 0.9996640		DATE CORRECTED BY
					$\Delta\alpha = -00^{\circ}16'30"$		MICRO-FILM INFORMATION
					NGVD 1929 ELEVATION = 5419.522		RECORDED BY
							NO.

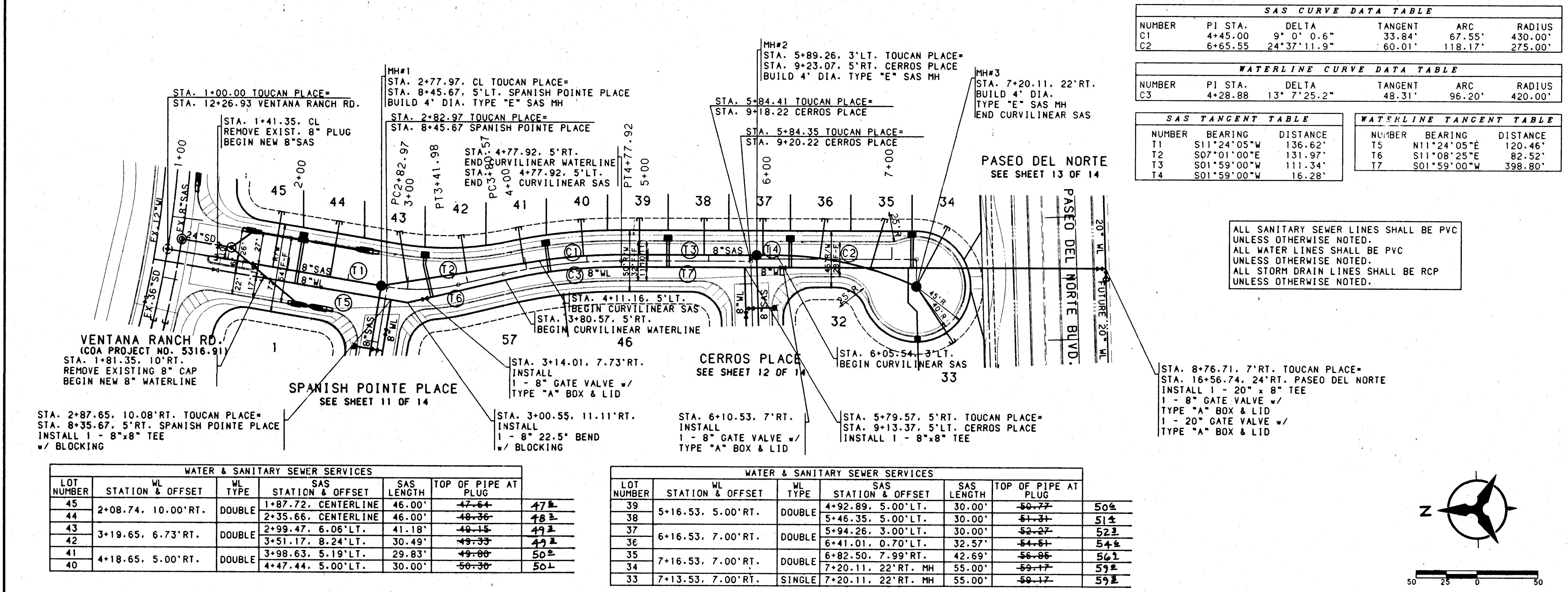
DESIGNED BY TKM/PLL DATE 5/96

DRAWN BY PLL/TSQ/SAR DATE 5/96

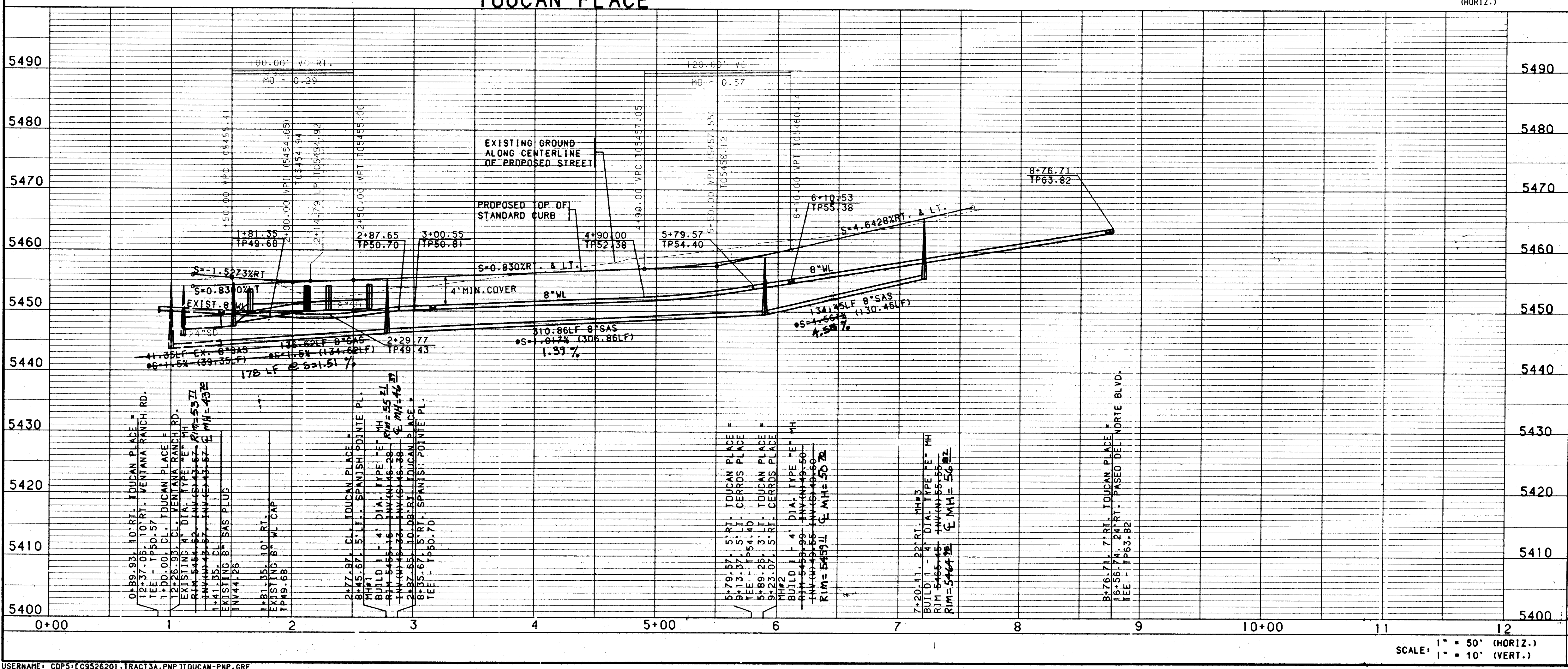
REVISIONS

DESIGN

	BOHANNAN-HUSTON INC. ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS ALBUQUERQUE LAS CRUCES SANTA FE
	CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP
VENTANA RANCH - TRACT 3A OVERALL UTILITY PLAN	
DESIGN REVIEW COMMITTEE 	CITY ENGINEER APPROVAL 
CITY OF ALBUQUERQUE 	LAST DESIGN UPDATE 
PROJECT NO. 5316.92	ZONE MAP NO. B9.810
SHEET 9	OF 14

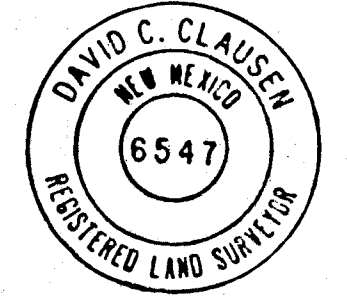


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I, David C. Clausen, New Mexico Professional Land Surveyor No. 6547, do hereby certify that the as-built information shown hereon is the result of a field survey performed by me or under my direct supervision, and that the same is true and correct.

David C. Clausen N.M.L.S. # 6547



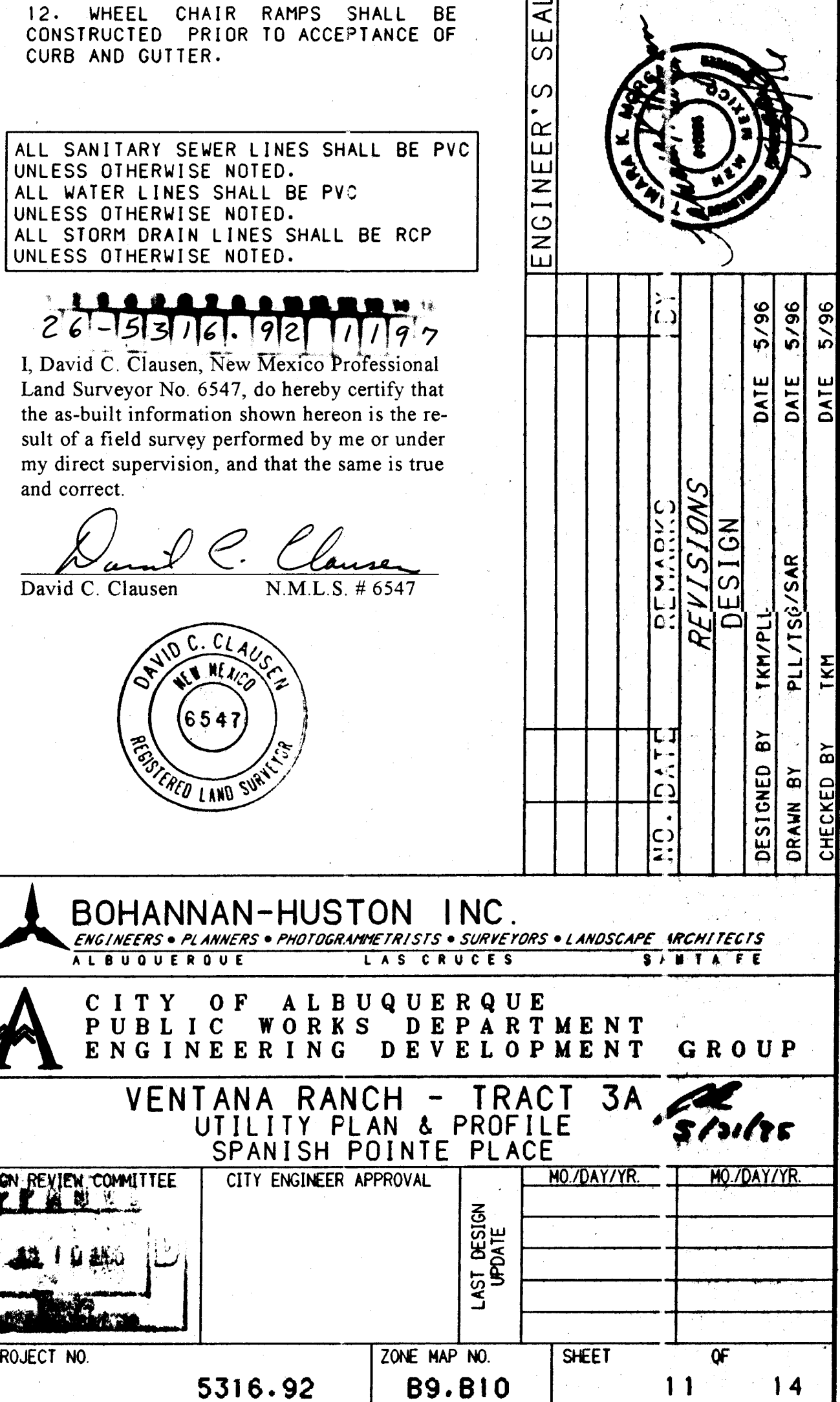
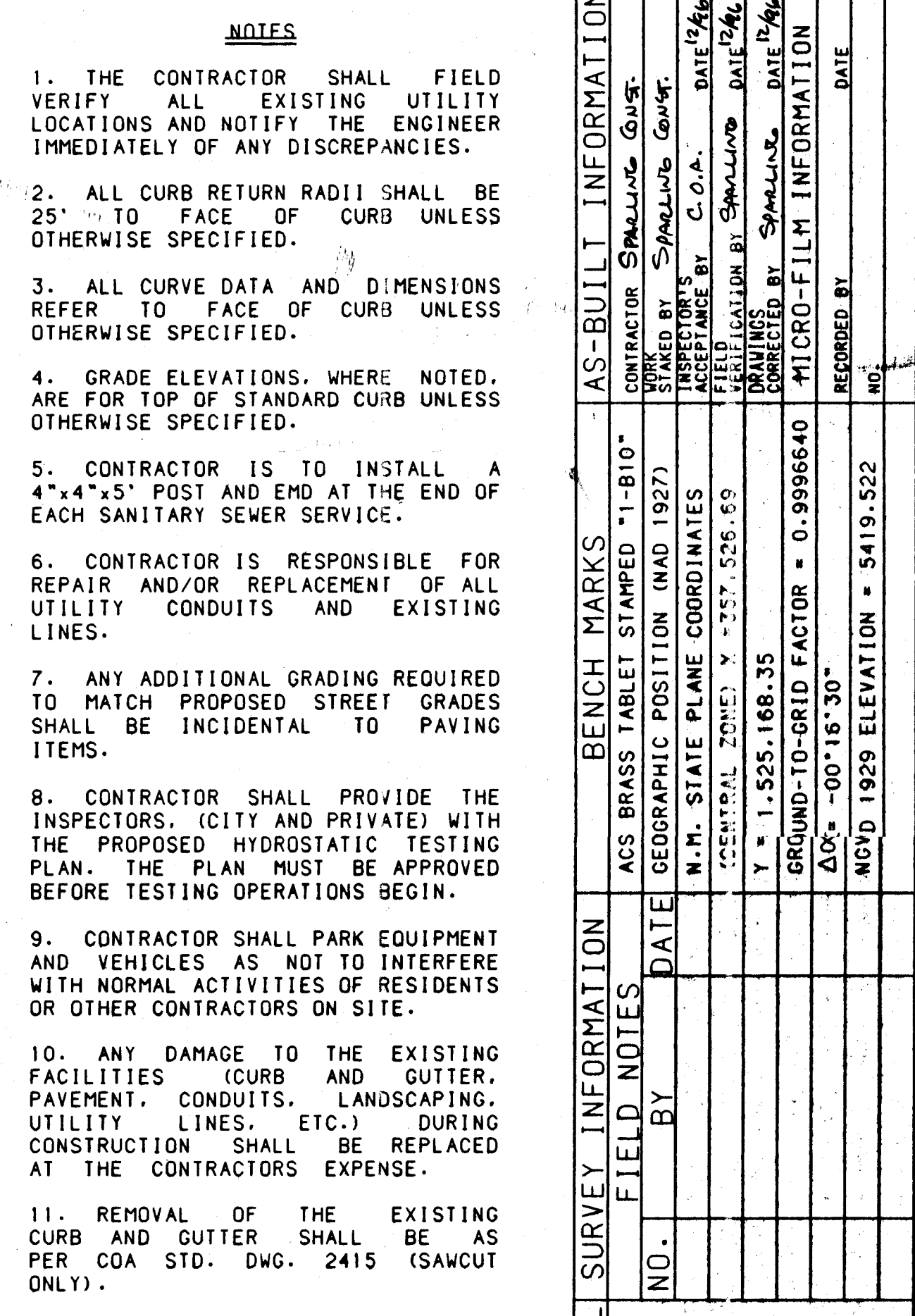
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ALBUQUERQUE LAS CRUCES SANTA FE

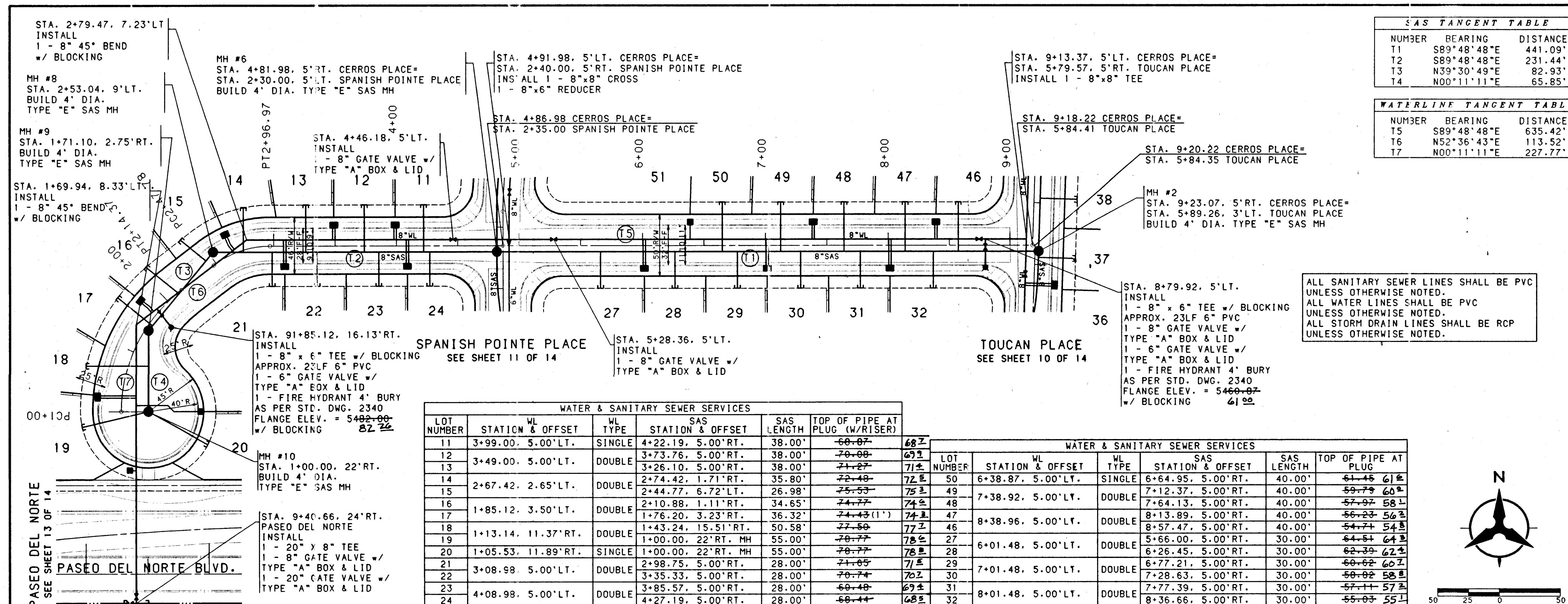
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

VENTANA RANCH - TRACT 3A
UTILITY PLAN & PROFILE
TOUCAN PLACE

DESIGNED BY: TKH/PJL DATE: 5/96
DRAWN BY: PJJ/TSG/SAR DATE: 5/96
CHECKED BY: TKH DATE: 5/96

CITY PROJECT NO. 5316.92 ZONE MAP NO. 89.810 SHEET 10 OF 14
DATE: MAY 28, 1996

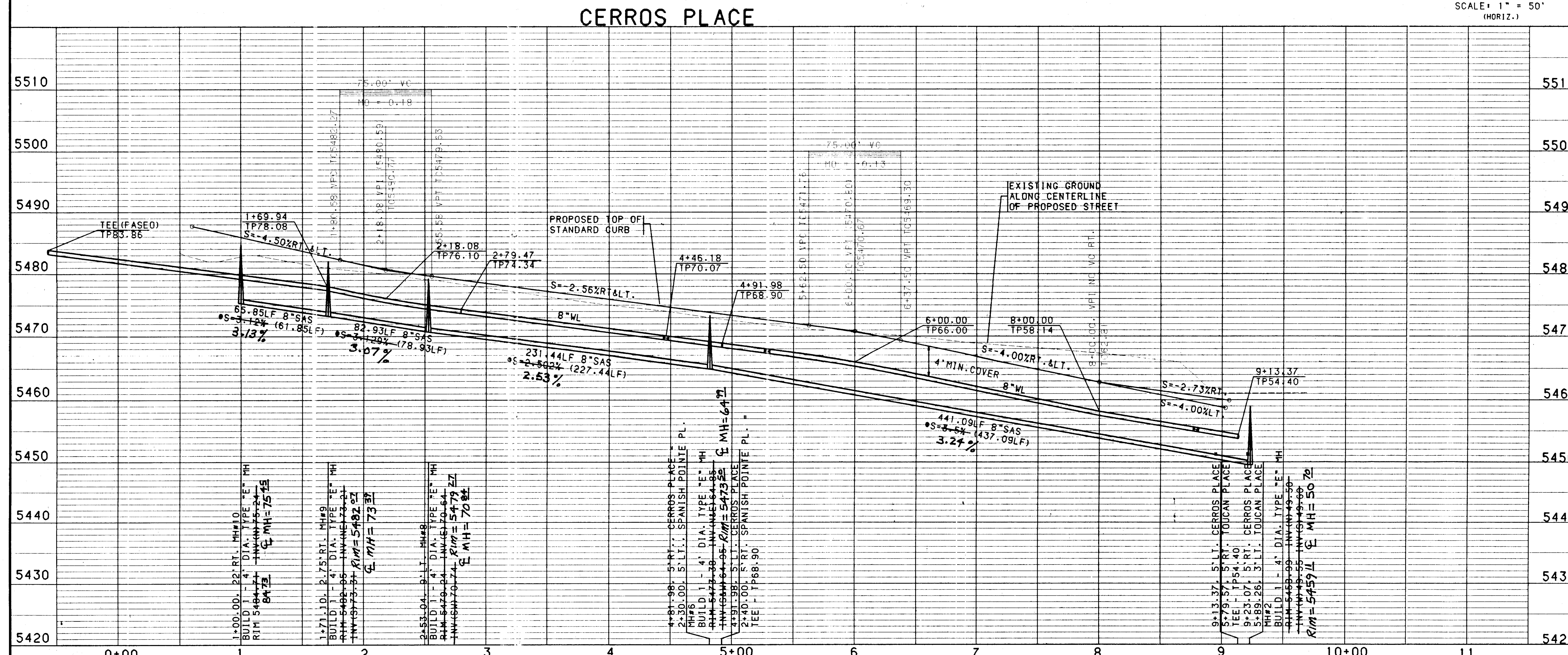




SAS TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T1	S89°48'48"E	441.09'
T2	S89°48'48"E	231.44'
T3	S39°36'43"E	82.93'
T4	N00°11'11"E	65.85'

WATERLINE TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T5	S89°48'48"E	635.42'
T6	N59°36'43"E	113.52'
T7	N00°11'11"E	227.77'

WATER & SANITARY SEWER SERVICES									
LOT NUMBER	STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISE)	LOT NUMBER	STATION & OFFSET	WL TYPE	SAS STATION & OFFSET
11	3+99.00, 5.00'LT.	SINGLE	4+22.19, 5.00'RT.	38.00'	66.07'	50	6+38.87, 5.00'LT.	SINGLE	6+64.95, 5.00'RT.
12	3+49.00, 5.00'LT.	DOUBLE	3+73.76, 5.00'RT.	38.00'	70.08'	51	7+12.37, 5.00'RT.	DOUBLE	7+44.13, 5.00'RT.
13	3+26.10, 5.00'LT.	DOUBLE	3+26.10, 5.00'RT.	38.00'	71.27'	52	7+38.92, 5.00'LT.	DOUBLE	7+64.13, 5.00'RT.
14	2+67.42, 2.65'LT.	DOUBLE	2+74.42, 1.71'RT.	35.80'	72.48'	53	8+13.89, 5.00'RT.	DOUBLE	8+37.47, 5.00'RT.
15	2+44.77, 6.72'LT.	DOUBLE	2+44.77, 6.72'RT.	26.98'	75.53'	54	8+38.96, 5.00'LT.	DOUBLE	8+57.47, 5.00'RT.
16	1+85.12, 3.50'LT.	DOUBLE	2+10.88, 1.11'RT.	34.65'	74.77'	55	6+01.48, 5.00'LT.	DOUBLE	6+26.45, 5.00'RT.
17	1+76.20, 3.23'RT.	DOUBLE	1+76.20, 3.23'RT.	36.32'	74.43(11)'	56	7+01.48, 5.00'LT.	DOUBLE	7+28.63, 5.00'RT.
18	1+13.14, 11.37'RT.	DOUBLE	1+43.24, 15.51'RT.	50.58'	77.50'	57	8+01.48, 5.00'LT.	DOUBLE	8+36.66, 5.00'RT.
19	1+05.53, 11.89'RT.	SINGLE	1+00.00, 22'RT. MH	55.00'	78.77'	58			
20	3+08.98, 5.00'LT.	DOUBLE	2+98.75, 5.00'RT.	28.00'	71.65'	59			
21			3+35.33, 5.00'RT.	28.00'	70.74'	60			
22			3+85.57, 5.00'RT.	28.00'	69.40'	61			
23			4+27.19, 5.00'RT.	28.00'	68.44'	62			
24						63			



SCALE: 1" = 50' (HORIZ.)
SCALE: 1" = 10' (VERT.)

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 12. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

24-53161-92 1297

I, David C. Clausen, New Mexico Professional Land Surveyor No. 6547, do hereby certify that the as-built information shown hereon is the result of a field survey performed by me or under my direct supervision, and that the same is true and correct.

David C. Clausen N.M.L.S. # 6547

DAVID C. CLAUSEN
NEW MEXICO
6547
REGISTERED LAND SURVEYOR

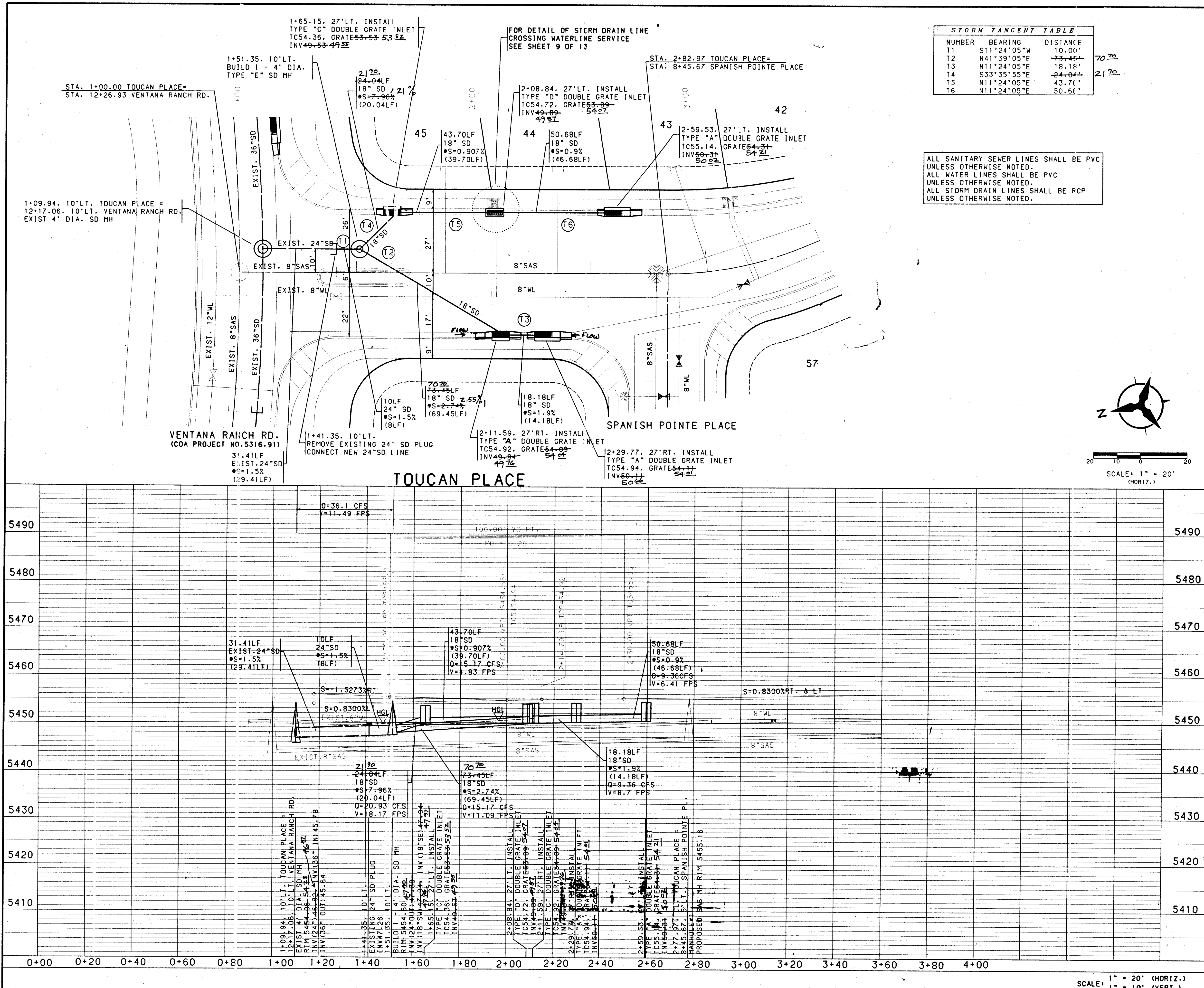
BOHANNAN-HUSTON INC.
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

VENTANA RANCH - TRACT 3A
UTILITY PLAN & PROFILE
CERROS PLACE

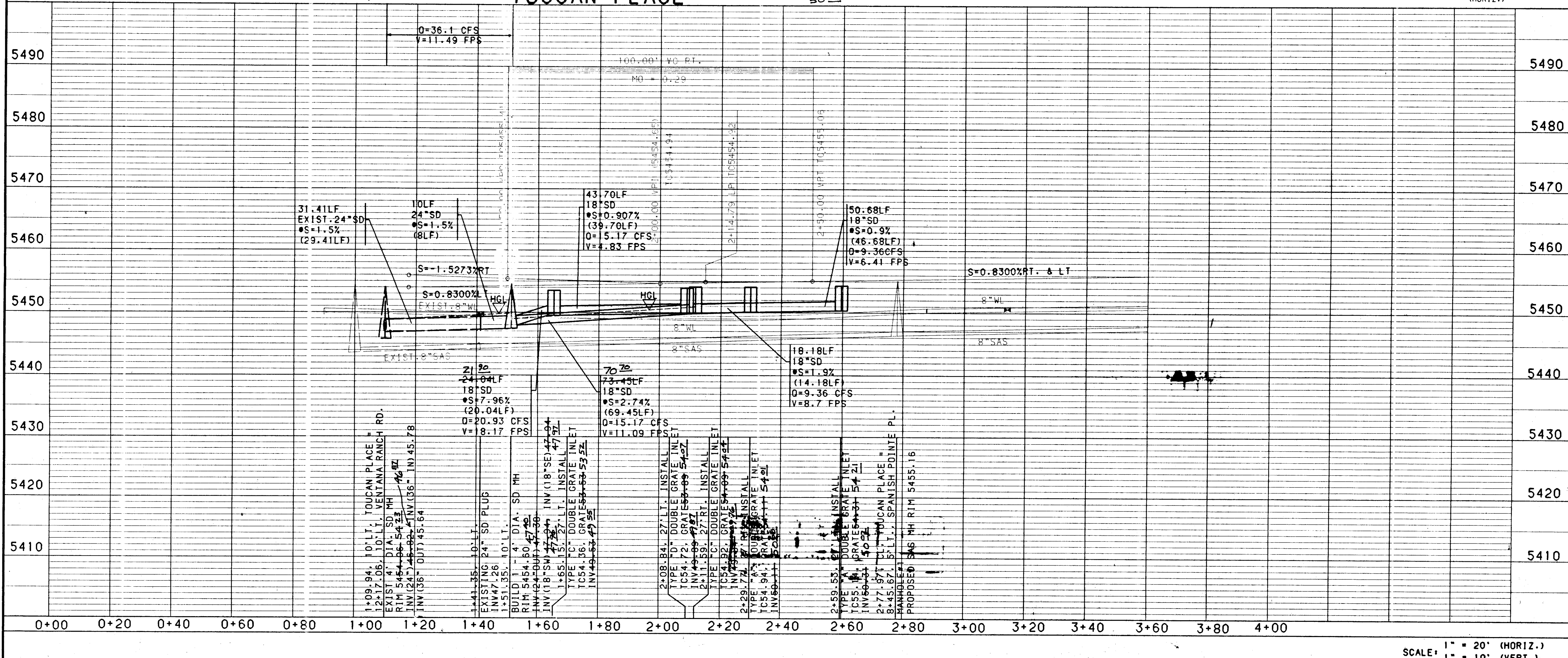
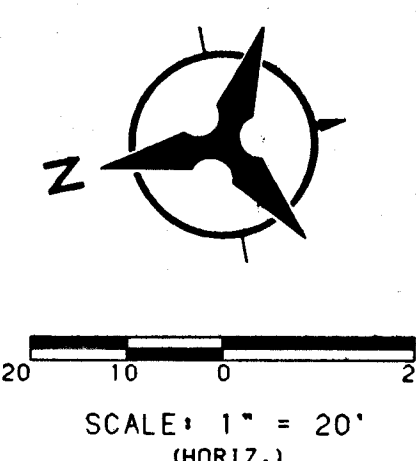
DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN UPDATE
MO./DAY/YR.
MO./DAY/YR.

CITY PROJECT NO. 5316.92
ZONE MAP NO. B9.810
SHEET 12 OF 14



STORM TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T1	S11°24'05"W	10.00'
T2	N41°39'05"E	73.45'
T3	N11°24'05"E	18.18'
T4	S33°35'55"E	24.04'
T5	N11°24'05"E	43.70'
T6	N11°24'05"E	50.68'

ALL SANITARY SEWER LINES SHALL BE PVC UNLESS OTHERWISE NOTED.
ALL WATER LINES SHALL BE PVC UNLESS OTHERWISE NOTED.
ALL STORM DRAIN LINES SHALL BE RCP UNLESS OTHERWISE NOTED.



USERNAME: CDP5\EC9526201\TRACT3A.PNP\TOUCAN20-PNP.GRF

SCALE: 1" = 20' (HORIZ.)
1" = 10' (VERT.)

NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL CURB RETURN RADIUS SHALL BE 25' TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR IS TO INSTALL A 4"x4"x5' POST AND END AT THE END OF EACH SANITARY SEWER SERVICE.
- CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
- ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
- CONTRACTOR SHALL PROVIDE THE INSPECTORS (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
- CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
- ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
- WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

ENGINEER'S SEAL

26-93/6-92/1/497

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VENTANA RANCH - TRACT 3A
STORM DRAIN PLAN & PROFILE
TOUCAN PLACE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

CITY PROJECT NO. 5316.92

ZONE MAP NO. B9.B10

SHEET 14 OF 14

DESIGNED BY: TKV/PL DATE: 5/96
DRAWN BY: PL/TSG/SAR DATE: 5/96
CHECKED BY: TKH DATE: 5/96

BOHANNAN-HUSTON, INC. 1996

SCANNED BY
BY LASON