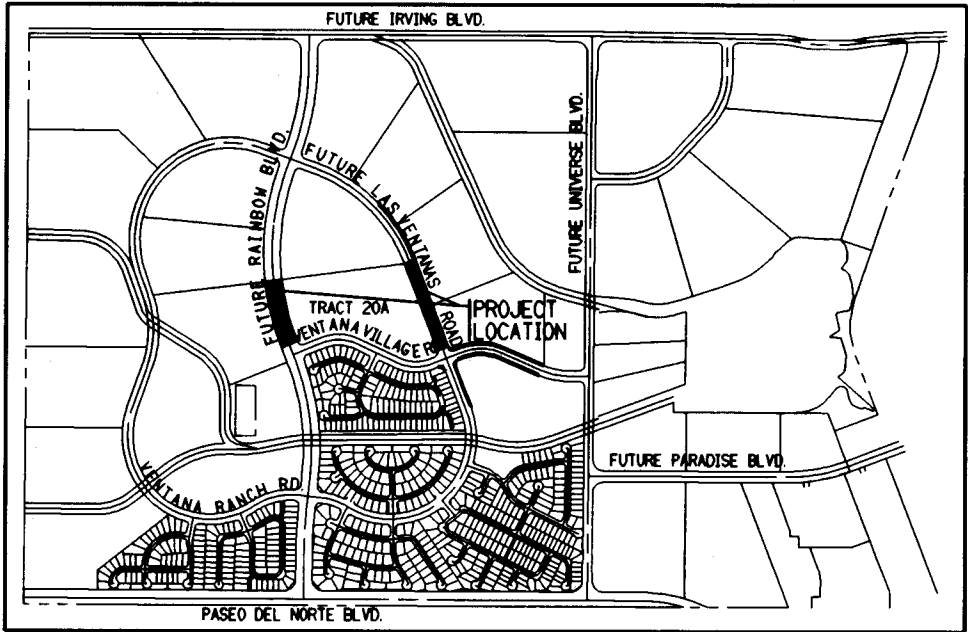


CONSTRUCTION PLANS
FOR
VENTANA RANCH
TRACT 20A OFFSITE
ALBUQUERQUE, NEW MEXICO

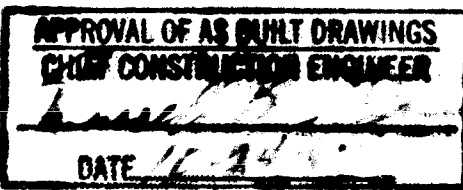
INDEX	
SHEET NUMBER	DESCRIPTION
1	TITLE SHEET
2	SITE DESCRIPTION PLAN
3	OVERALL PAVING PLAN
4	TRAIL ALONG VENTANA VILLAGE RD. PAVING PLAN AND PROFILE SHEETS
5	RAINBOW BLVD.
6	LAS VENTANAS ROAD
7	OVERALL UTILITY PLAN
8	UTILITY PLAN AND PROFILE SHEETS
9	RAINBOW BLVD. LAS VENTANAS ROAD
10	INTERCONNECT PLAN - RAINBOW BLVD. & LAS VENTNAS RD.
11	TRAFFIC SIGNAL-PULL BOX DETAILS
12A-F	LANDSCAPE PLANS



VICINITY MAP
NOT TO SCALE
89.810

- NOTICE TO CONTRACTORS
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 - ~~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 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.
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 - 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.
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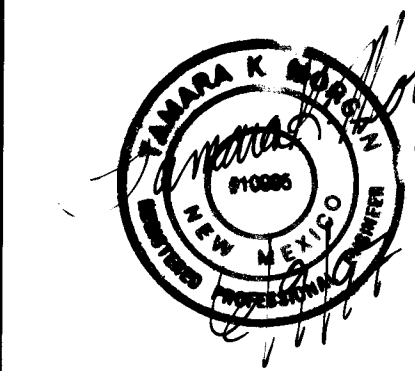
20-5716.98 10A79



SCANNED BY
BY LASON

DRB #97-57 (TRACT 20A)

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



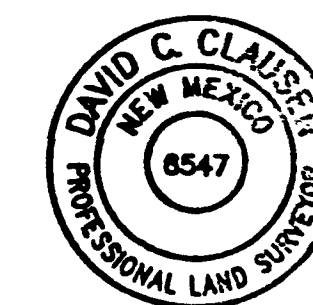
REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & APPROVAL		APPROVALS		ENGINEER	DATE	APPROVED FOR CONSTRUCTION	
		DRC Chairman		<i>[Signature]</i>	6-17-97	<i>[Signature]</i> 7/22/97 City Engineer Date	
		Transportation		<i>[Signature]</i>	6-17-97		
		Water/Wastewater		<i>[Signature]</i>	6-17-97		
		Hydrology		<i>[Signature]</i>	6-17-97		
		C.I.P.					
		Constr. Mngmt.					
CITY PROJECT NO.					5316.98	SHEET	1A OF 12

CONSTRUCTION PLANS
FOR
VENTANA RANCH
TRACT 20A OFFSITE
ALBUQUERQUE, NEW MEXICO

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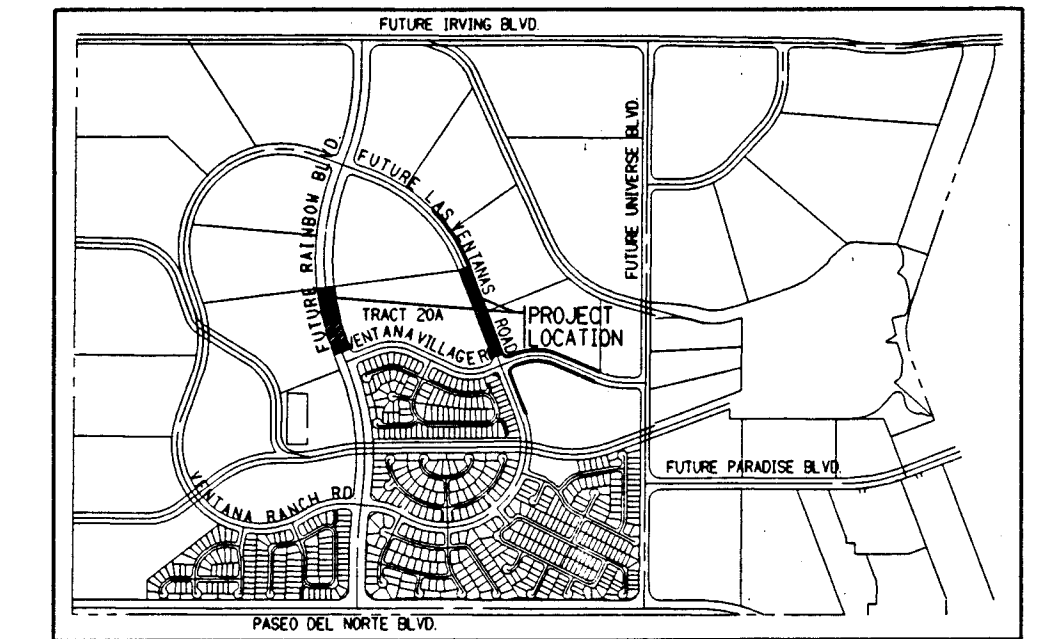
I, David C. Clausen, New Mexico Professional
Land Surveyor No. 6547, do hereby certify that
the as-built information shown hereon is the re-
sult of a field survey performed by me or under
my direct supervision, and that the same is true
and correct.

David C. Clausen
David C. Clausen N.M.L.S. # 6547
10-22-97



20-5316-98 07/98

DRB #97-57 (TRACT 20A)

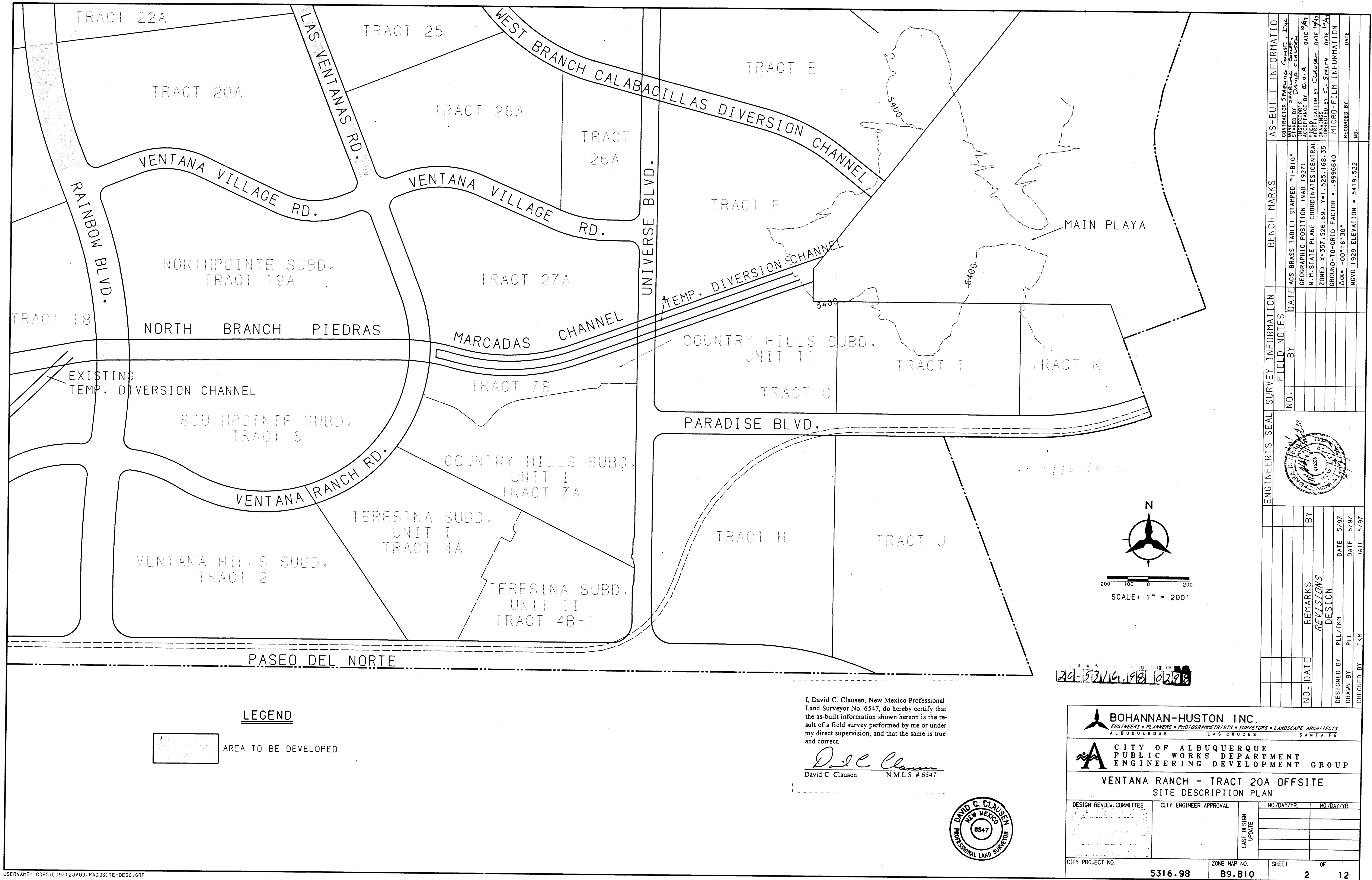


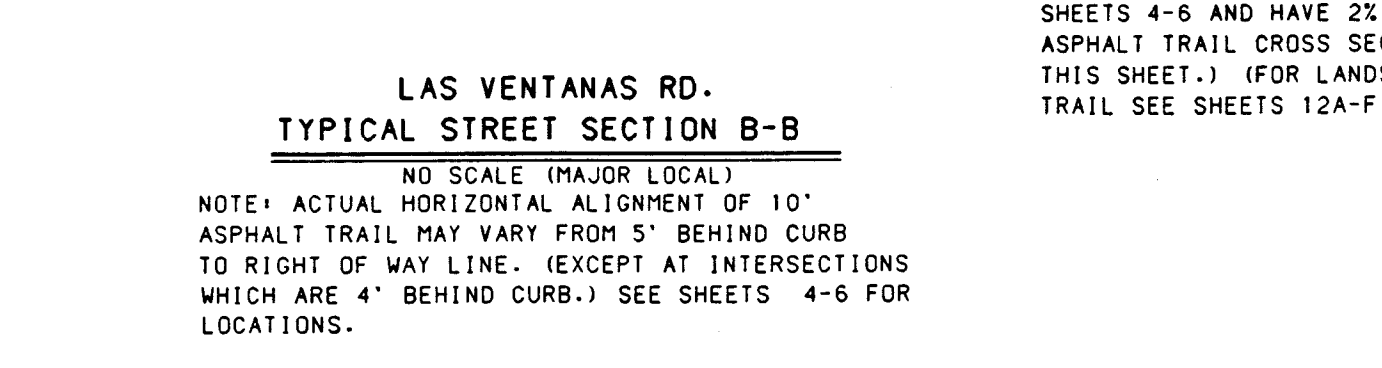
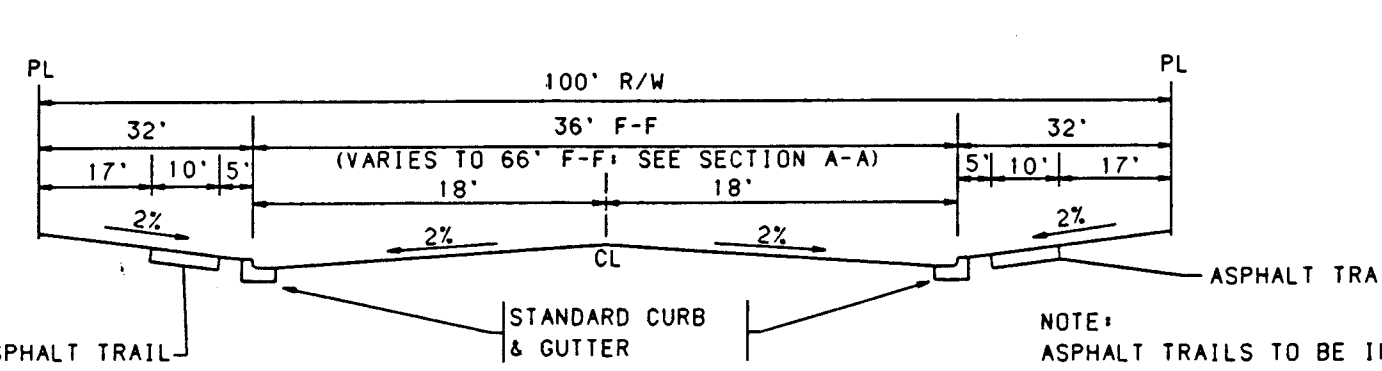
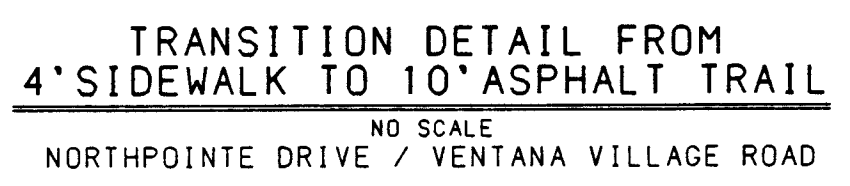
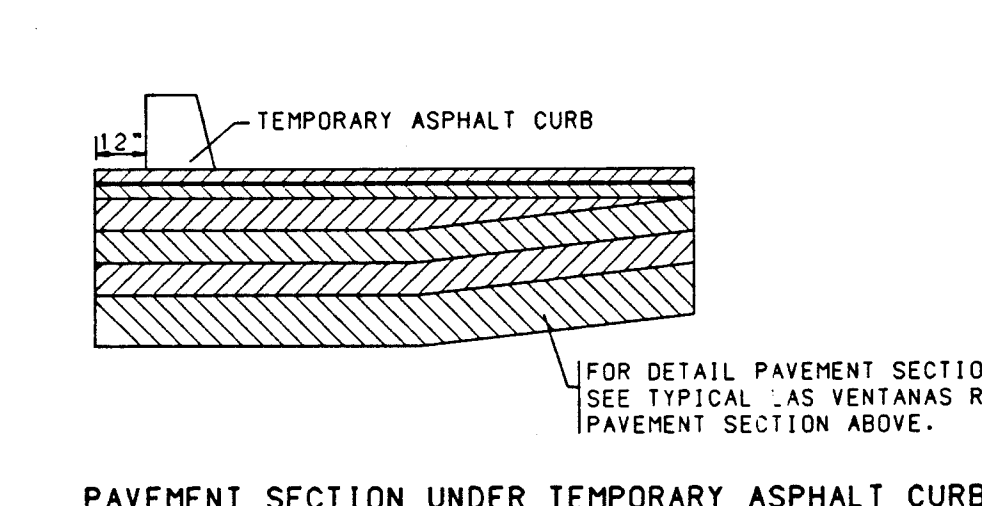
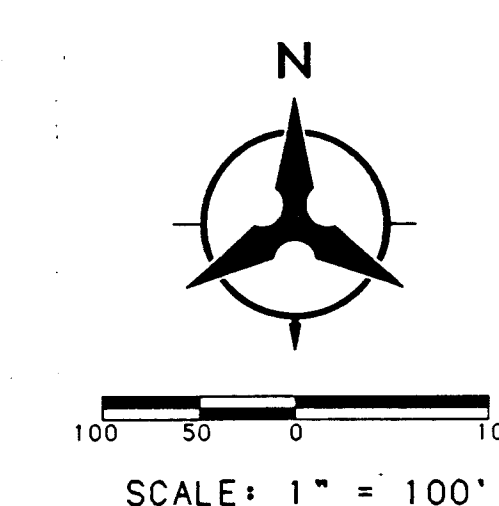
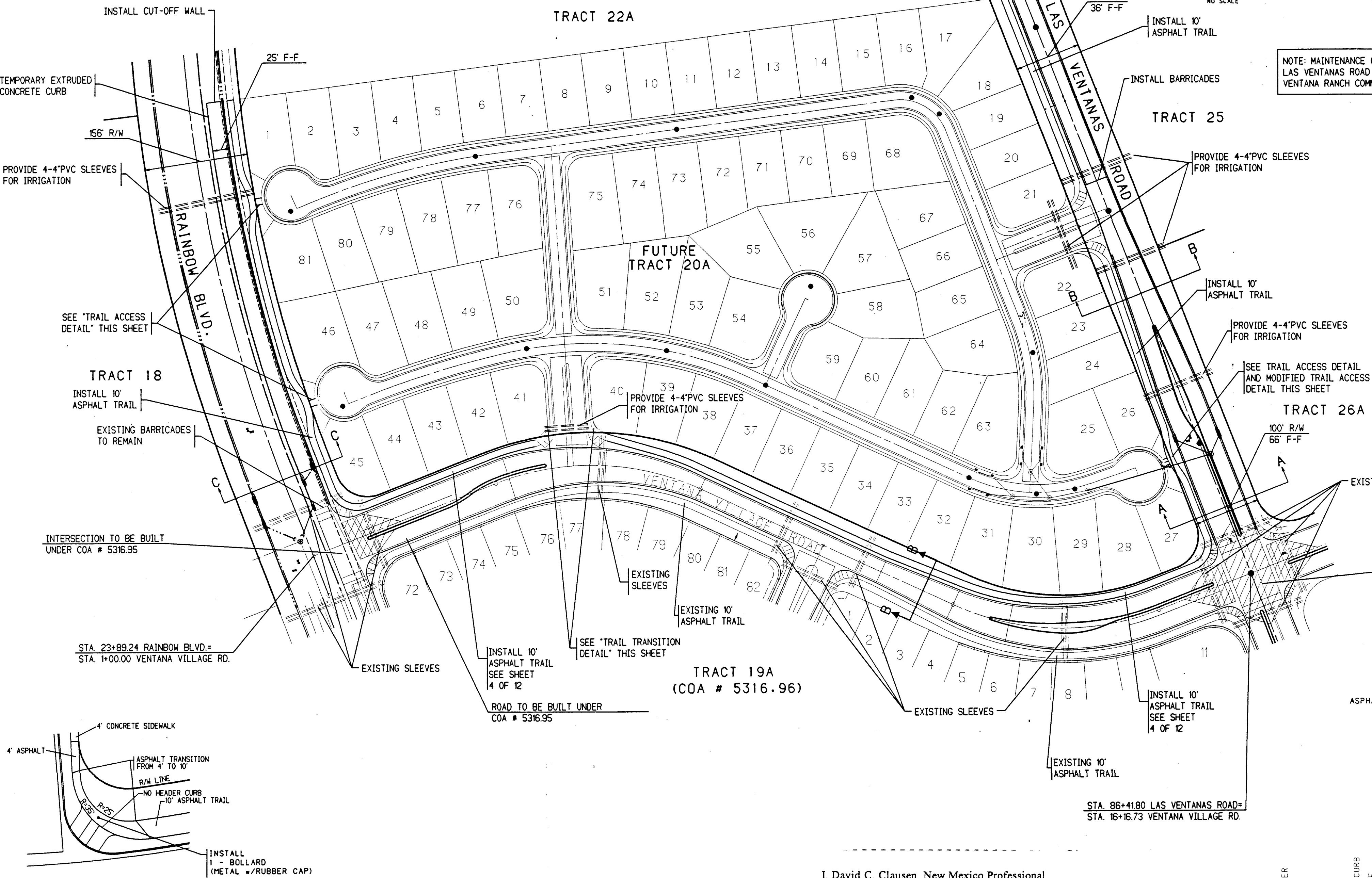
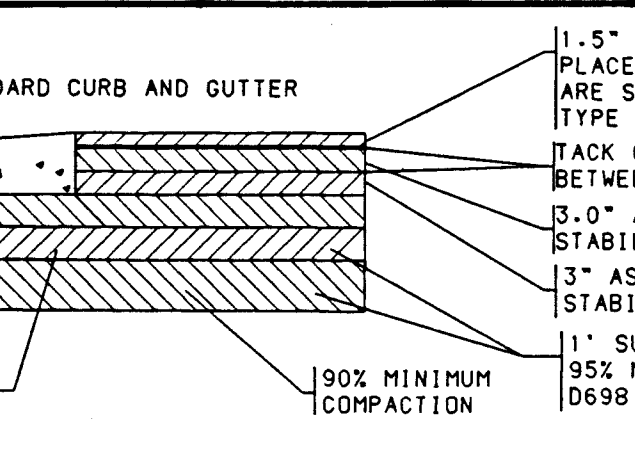
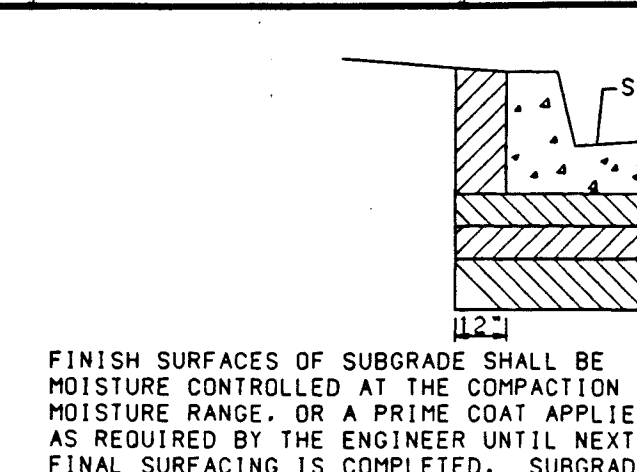
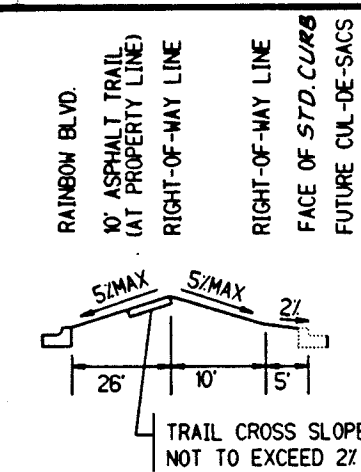
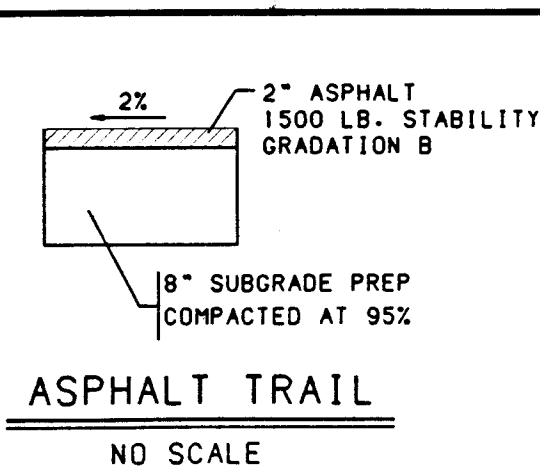
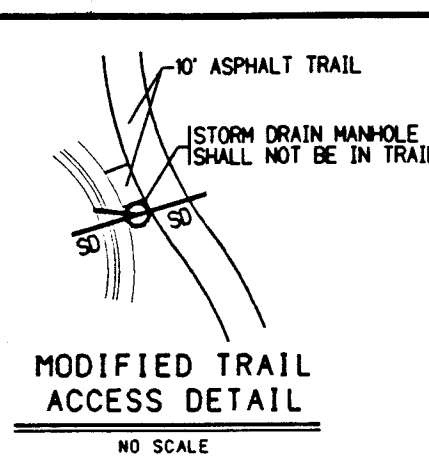
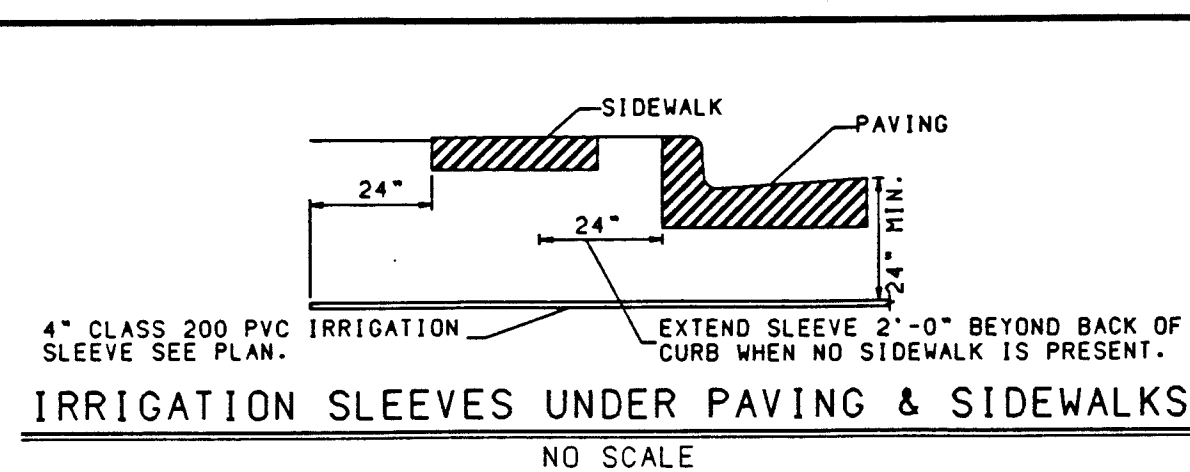
VICINITY MAP
NOT TO SCALE
89.810

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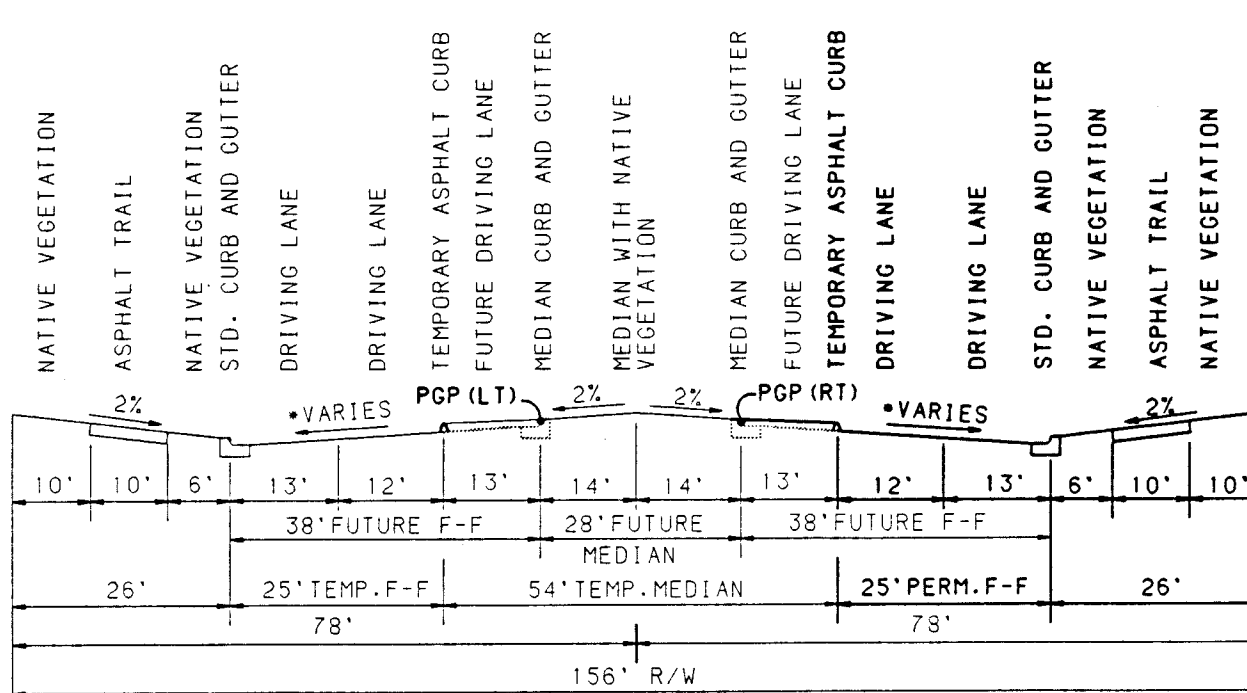
REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & APPROVAL		APPROVALS	ENGINEER	DATE	APPROVED FOR CONSTRUCTION		
		DRC Chairman					
		Transportation					
		Water/Wastewater	R.W. Kana	6-17-97			
		Hydrology					
		C.I.P.					
		Constr. Mngmt.			City Engineer		
		CITY PROJECT NO.			SHEET		
		5316.98			1 OF 12		





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



RAINFLOW BLVD.
TYPICAL & FUTURE STREET SECTION C-C

NO SCALE (PRINCIPAL ARTERIAL)

*SLOPES VARY DEPENDING ON LOCATION OF SUPERELEVATIONS. TRAIL TO BE 6' FROM CURB EXCEPT AT RIGHT TURN LANE THEN TRAIL TO BE AT BACK OF CURB

24-5316.98-0328

LEGEND

PROJECT BOUNDARY	—
PROPOSED SANITARY SEWER MANHOLE	●
EXISTING SANITARY SEWER MANHOLE	○
PROPOSED FIRE HYDRANT	▲
EXISTING FIRE HYDRANT	●
PROPOSED GATE VALVE	+
EXISTING GATE VALVE	+
PROPOSED STORM DRAIN LINE	—SD
PROPOSED STORM DRAIN MANHOLE	⊙
EXISTING STORM DRAIN LINE	—SD
EXISTING STORM DRAIN MANHOLE	⊙
PROPOSED SANITARY SEWER LINE	—SAS
EXISTING SANITARY SEWER LINE	—SAS
PROPOSED WATER LINE	—W
EXISTING WATER LINE	—W
PROPOSED SANITARY SEWER SERVICE	—
PROPOSED WATER METER SERVICE	—

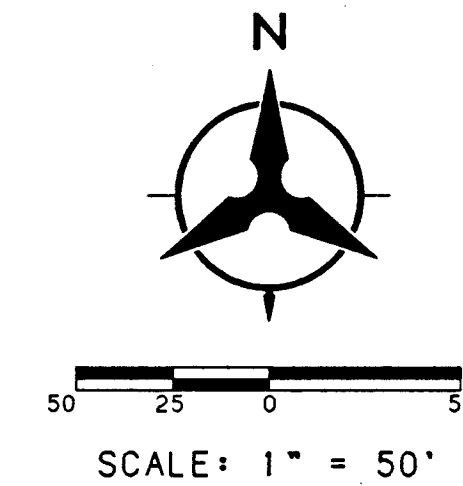
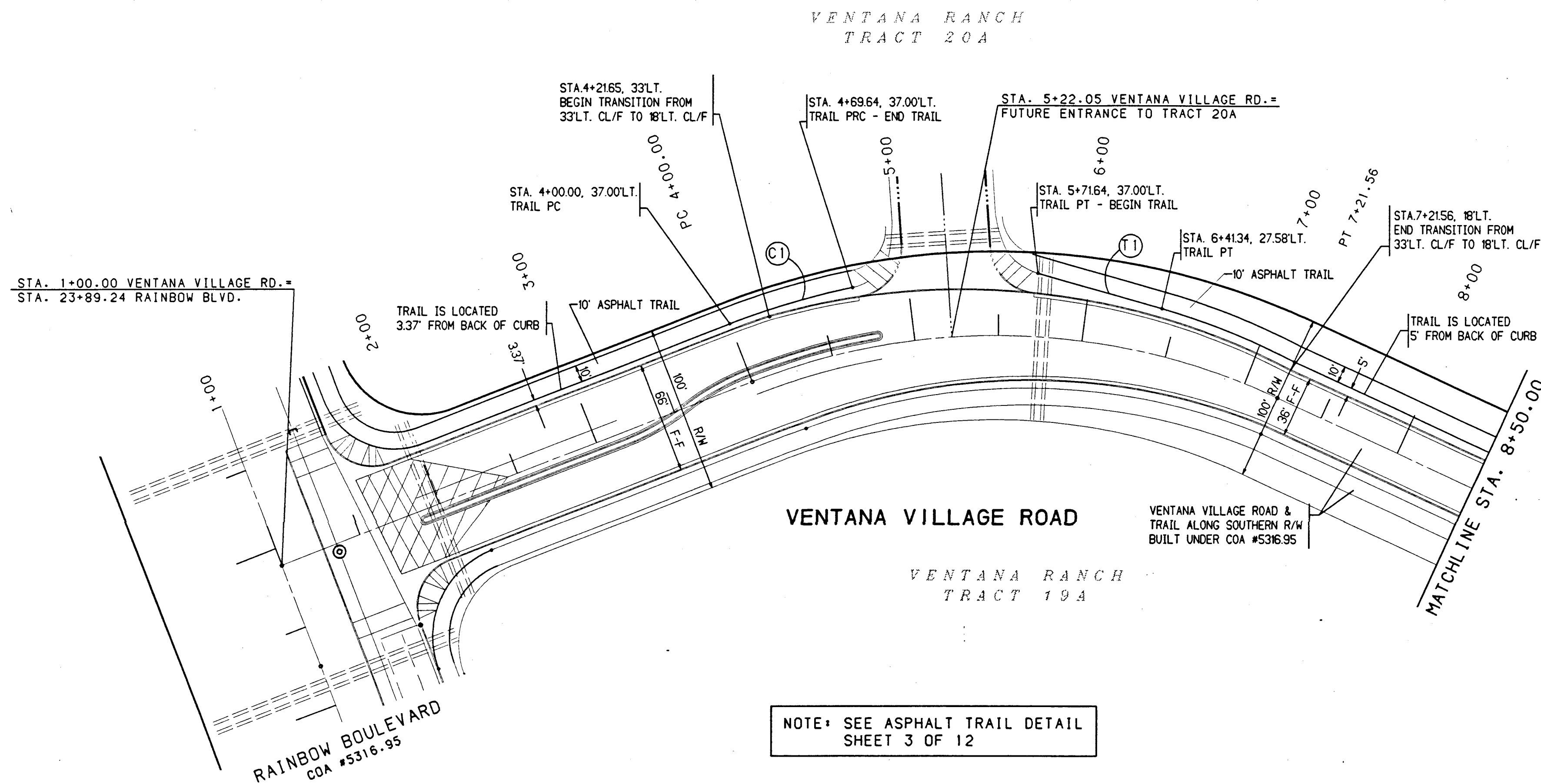
BOHANNAN-HUSTON INC.
ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE

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

**VENTANA RANCH - TRACT 20A OFFSITE
OVERALL PAVING PLAN**

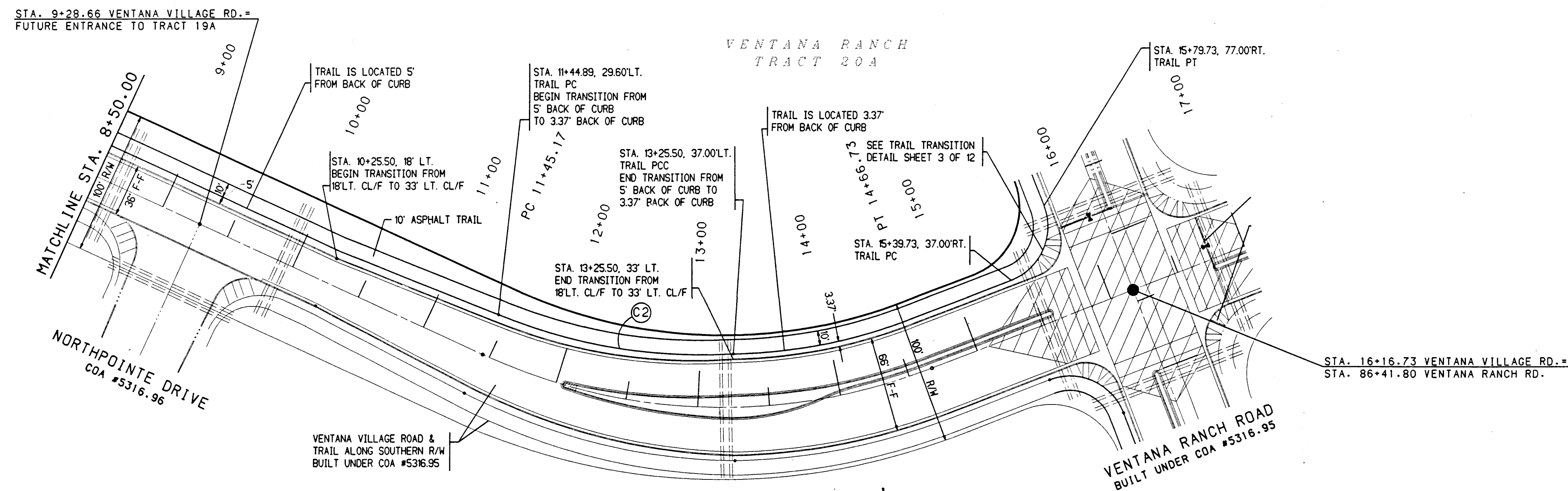
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
5316.98	B-9, B10	3	12

DESIGNED BY TKM/TSG DATE 5/97
DRAWN BY TSG DATE 5/97
CHECKED BY TKM DATE 5/97



CURVE DATA TABLE					
NUMBER	PI STA.	DELTA	TANGENT	ARC	RADIUS
C1	4+38.14	9°58'32.8"	38.14'	76.09'	437.00'
C2	2+03.65	25°19'25.4"	85.08'	167.38'	378.69'

TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T1	S74°03'28"E	75.98'



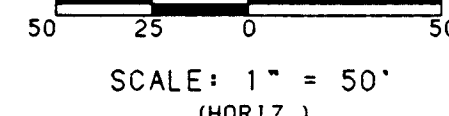
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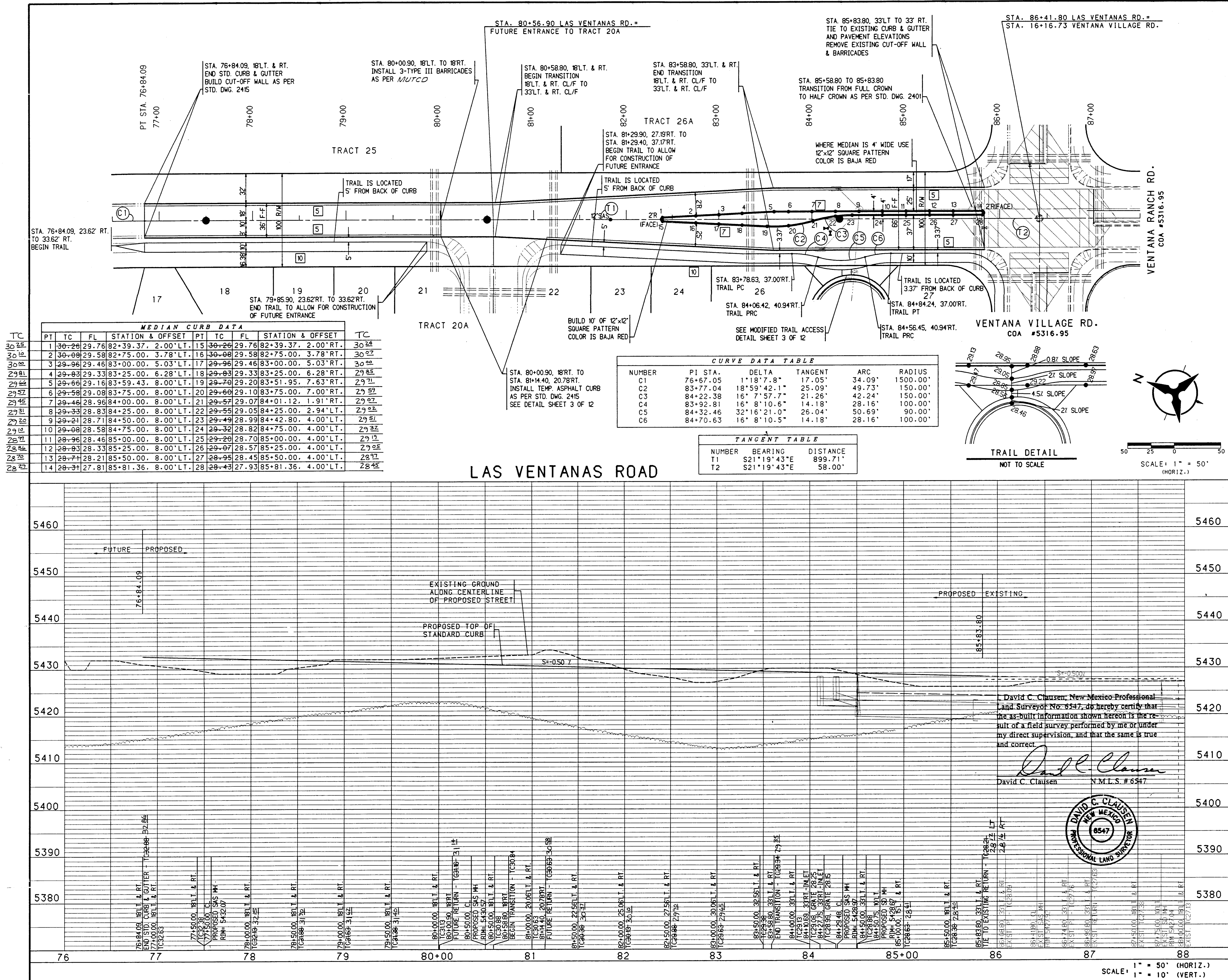


24-1513/14-98-1000

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 20A OFFSITE TRAIL ALONG VENTANA VILLAGE ROAD			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO./DAY/YR.	NO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	5316.98	B-9. B10	4 12



CITY PROJECT NO.	5316.98	ZONE MAP NO.	89.810	SHEET	5	OF	12
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NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL CURB RETURN RADI SHALL BE 25' TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
4. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
5. CONTRACTOR IS TO INSTALL A 4"x4"x5' POST AND END AT THE END OF EACH SANITARY SEWER SERVICE.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
7. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
8. CONTRACTOR SHALL PROVIDE THE INSPECTORS (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
9. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
10. ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
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 I
4. INSTALL WHEEL CHAIR RAMP AS PER STD. DWG. 2441, CASE II w/ ALTERNATE SECTION A-A
5. STANDARD 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
9. BUILD 4' SIDEWALK
10. 10' ASPHALT TRAIL

AS-BUILT INFORMATION

CONTRACTOR: **Spaulding Const. Co., Inc.**
STAMPED BY: **DAVID C. CLAUSEN**
ACCEPTANCE BY: **DAVID C. CLAUSEN**
DATE: **10/16/97**

FIELD INFORMATION

FIELD LOCATION BY: **C. Smith**
DATE: **10/16/97**
DRAWINGS CORRECTED BY: **D. Clausen**
DATE: **10/16/97**
MICRO-FILM INFORMATION
RECORDED BY: **NO.**
DATE: **NO.**

ENGINEER'S SEAL

NO. DATE REMARKS
BY
DESIGNED BY: **TKM/PPL** DATE: **4/97**
DRAWN BY: **PLT/TSG/SAR** DATE: **4/97**
CHECKED BY: **TKM** DATE: **4/97**

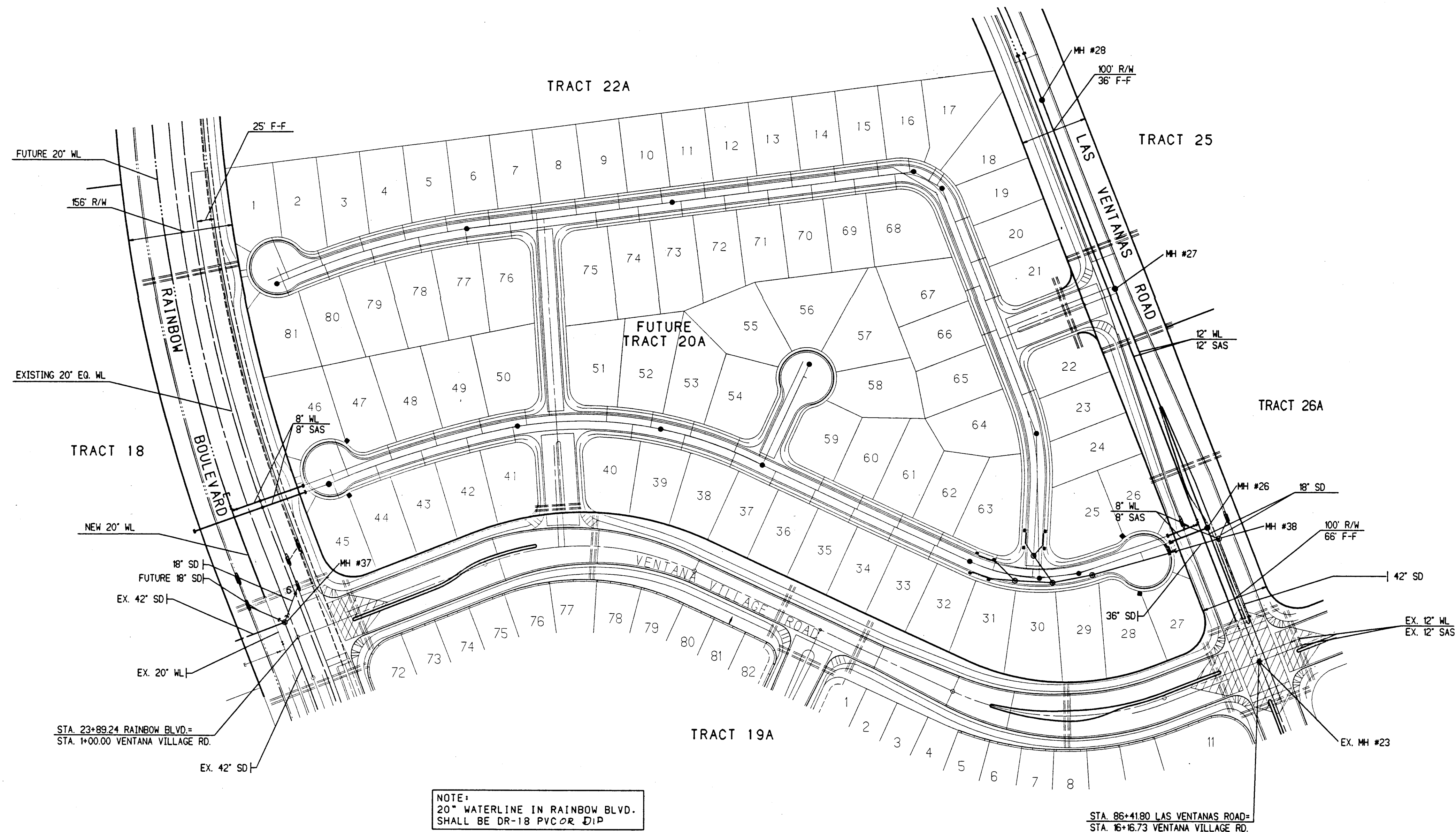
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

VENTANA RANCH - TRACT 20A OFFSITE
PAVING PLAN & PROFILE
LAS VENTANAS ROAD

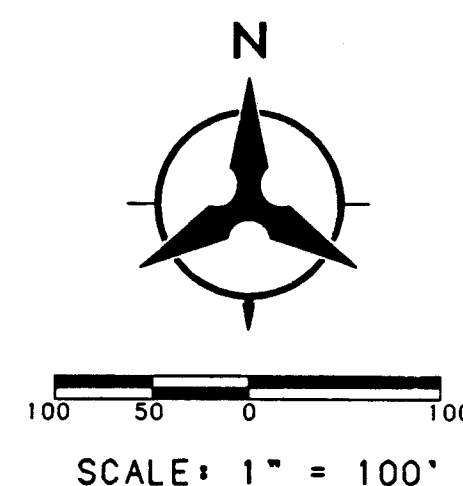
DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL
LAST DESIGN UPDATE
MO/DAY/YR. MO/DAY/YR.

CITY PROJECT NO. **5316-98** ZONE MAP NO. **B9.B10** SHEET **6** OF **12**



NOTE:
20" WATERLINE IN RAINBOW BLVD.
SHALL BE DR-18 PVC OR DIP

STA. 86+180 LAS VENTANAS ROAD=
STA. 16+16.73 VENTANA VILLAGE RD.



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



26-5316.810 0798

LEGEND

- PROJECT BOUNDARY
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN LINE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED WATER METER SERVICE

APPROVED BY NEW MEXICO UTILITIES INC.

SIGNATURE *[Signature]* DATE 5-15-97



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 20A OFFSITE OVERALL UTILITY PLAN

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

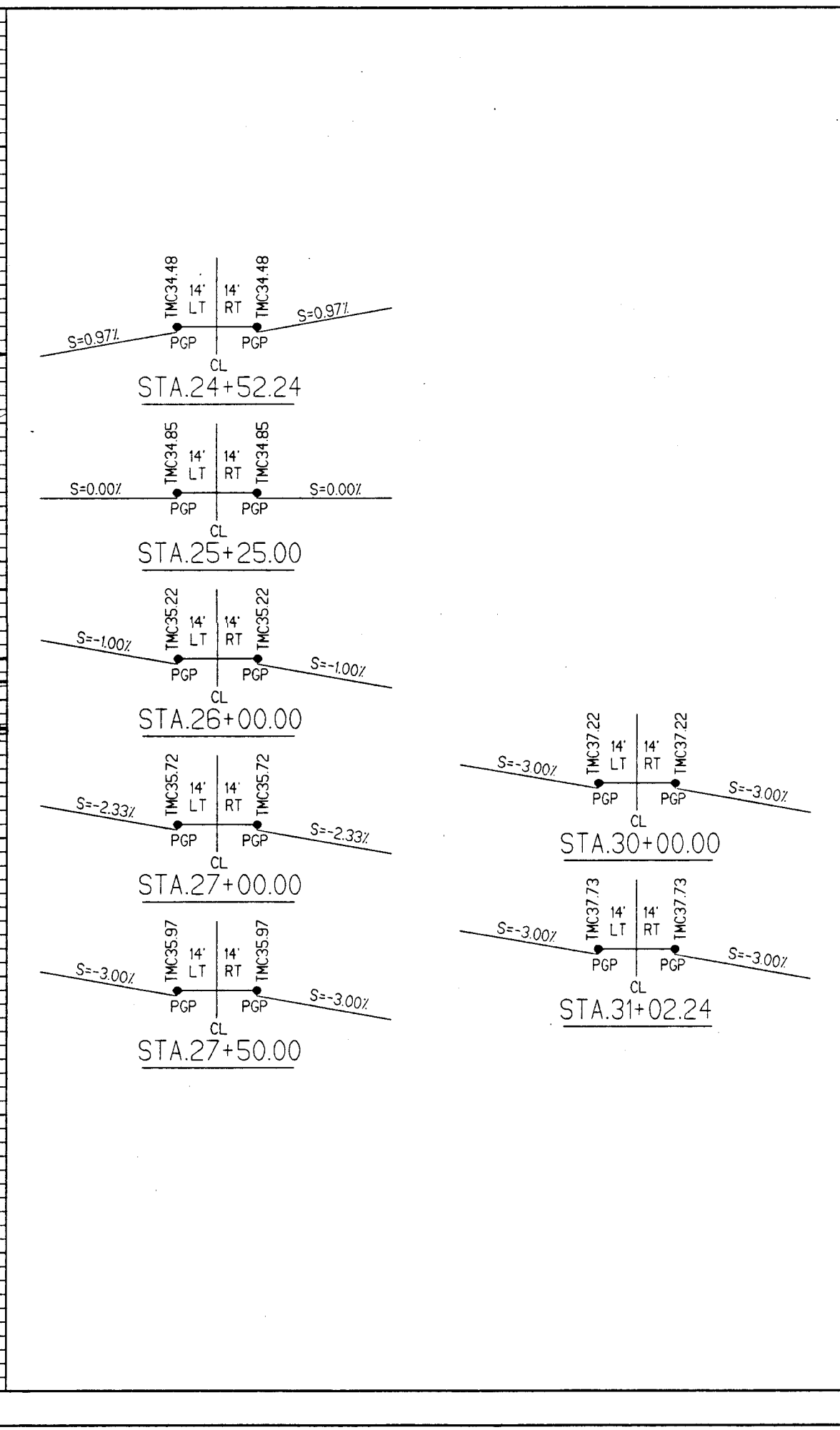
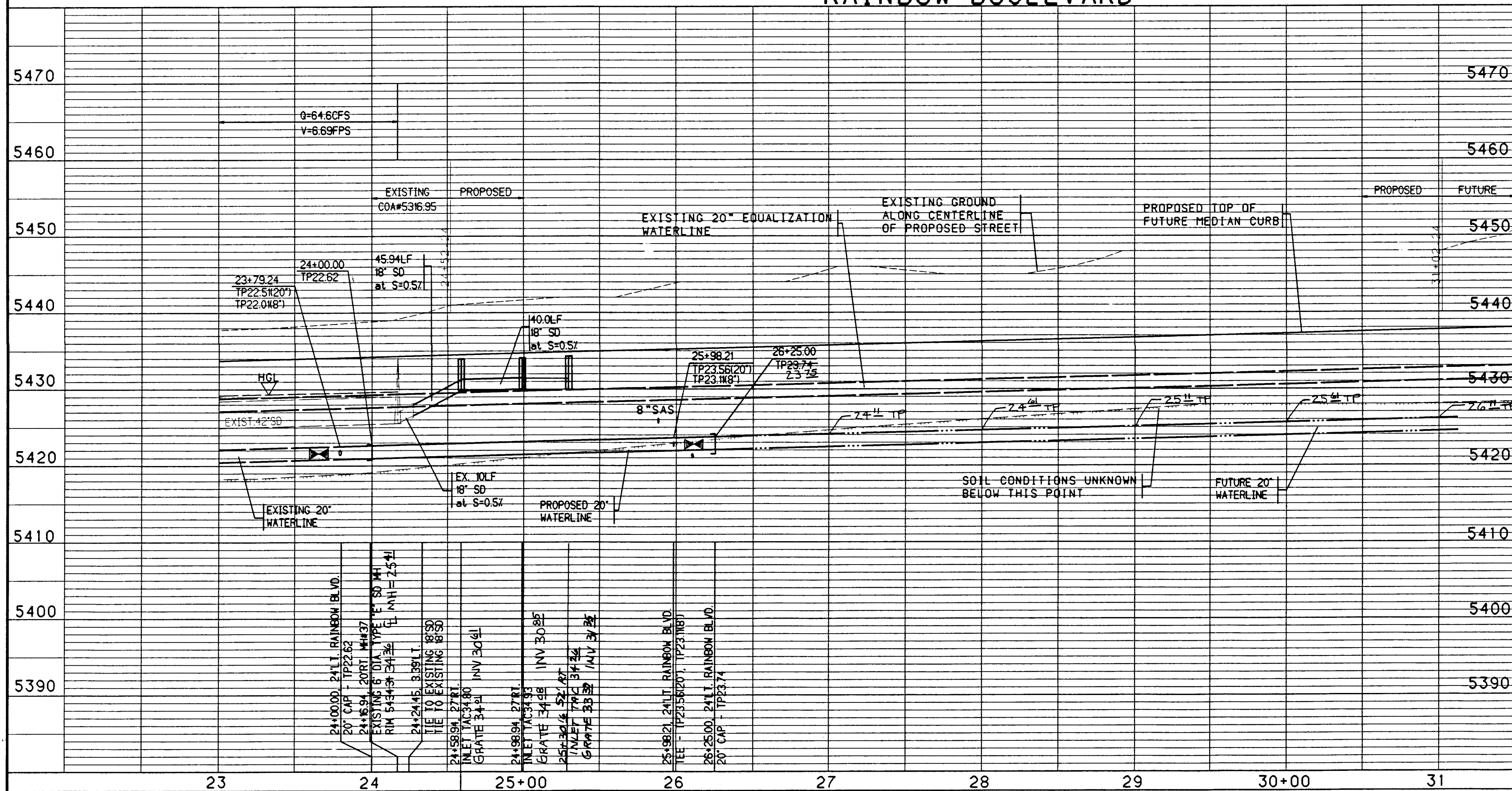
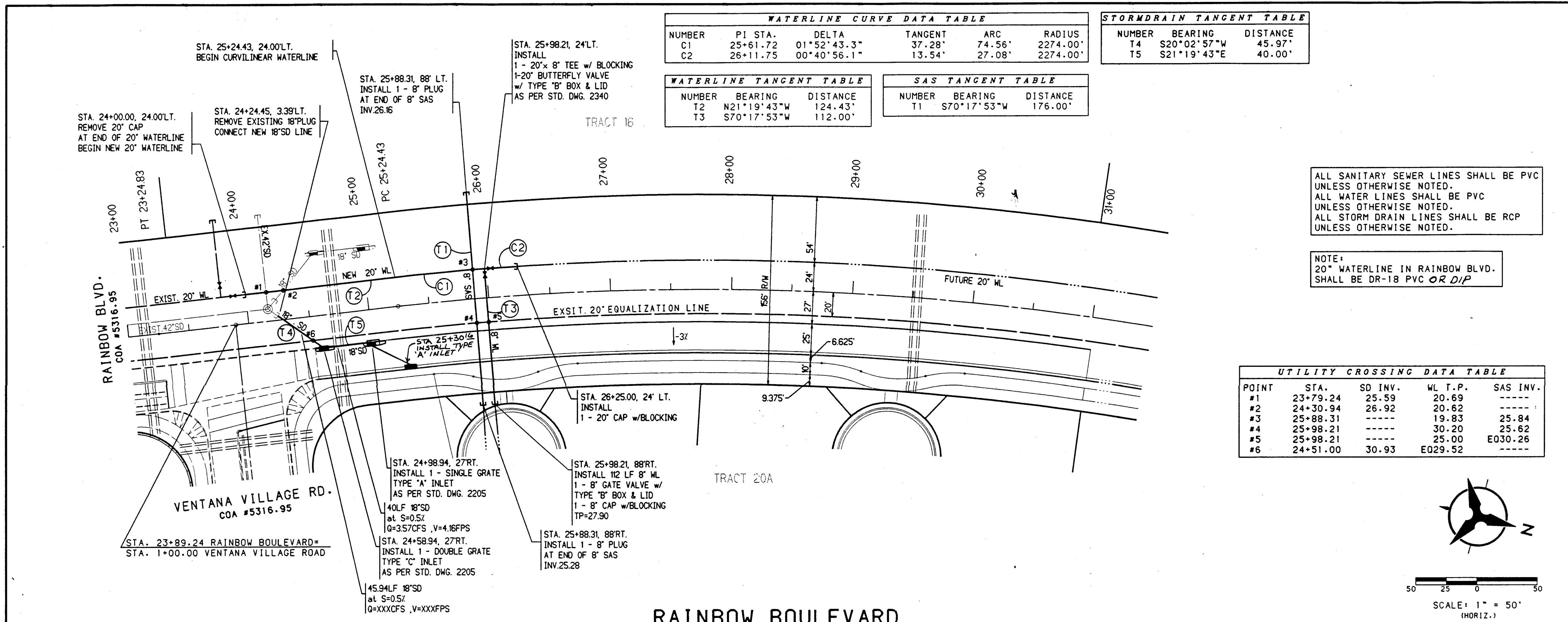
CITY PROJECT NO. 5316.98 ZONE MAP NO. 8-9. 810 SHEET 7 OF 12

COPYRIGHT BOHANNAN HUSTON, 1997
DATE: JUNE 5, 1997

SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	BY	DATE	FIELD NOTES	CONTRACTOR	DATE
			ACS BRASS TABLE STAMPED "1-810"	SPARKLINE CONST. CO., INC.	
			GEOGRAPHIC POSITION (NAD 1927)	SYNOPSIS BY	
			N.M. STATE PLANE COORDINATES	INSPECTOR'S	
			(CENTRAL ZONE) X=357,526.69	FIELD CHECKED BY	
			Y=1,525,168.35	VERIFICATION BY	
			GROUND-TO-GRID FACTOR = .9986640	CORRECTED BY	
			-00°16' 30"	MICRO-FILM INFORMATION	
			NGVD 1929 ELEVATION = 5419.522'	RECORDED BY	
				NO.	DATE



NO.	DATE	REMARKS	BY	DATE	DATE



NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL CURB RETURN RADI 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.

CONTRACTOR'S SEAL

ENGINEER'S SEAL

BOHANNAN-HUSTON INC.

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

ENGINEERING DEVELOPMENT GROUP

VENTANA RANCH - TRACT 20A OFFSITE

UTILITY PLAN & PROFILE

RAINBOW BOULEVARD

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

MO./DAY/YR.

MO./DAY/YR.

CITY PROJECT NO.

8316.98

ZONE MAP NO.

B9.810

SHEET

8

OF

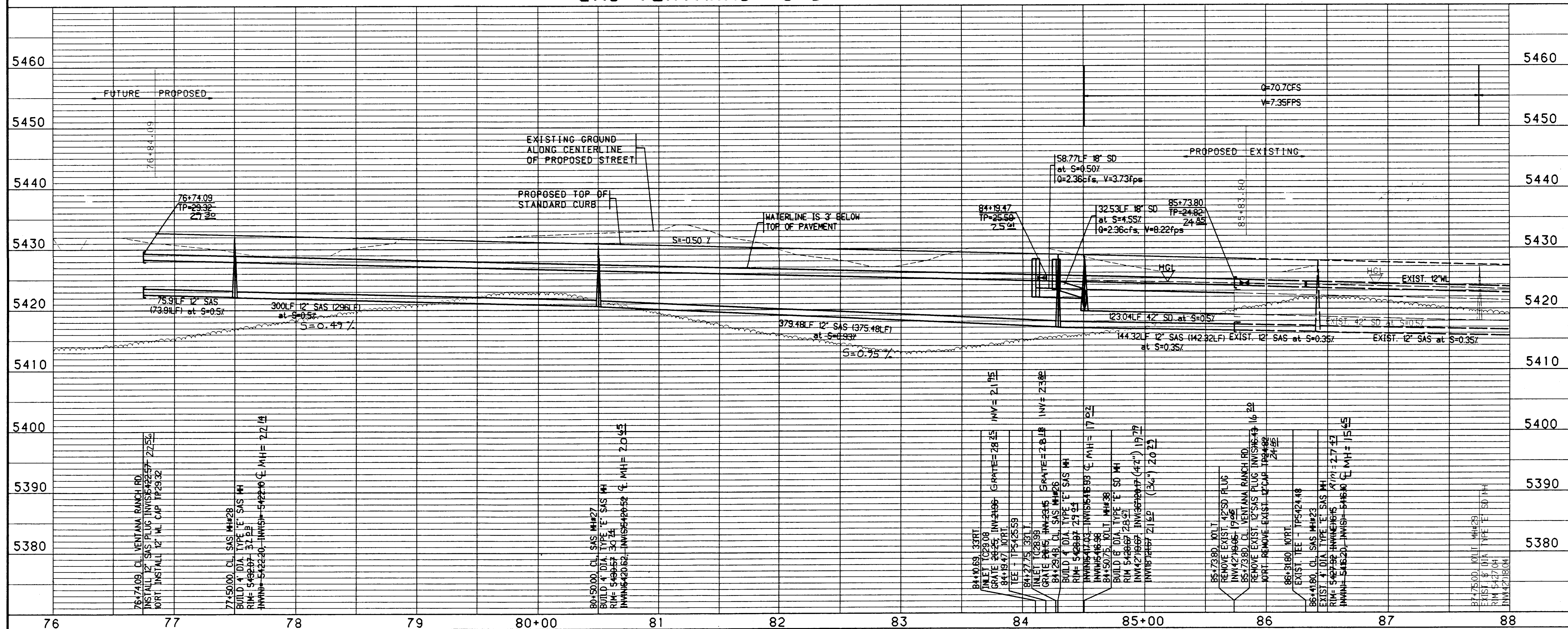
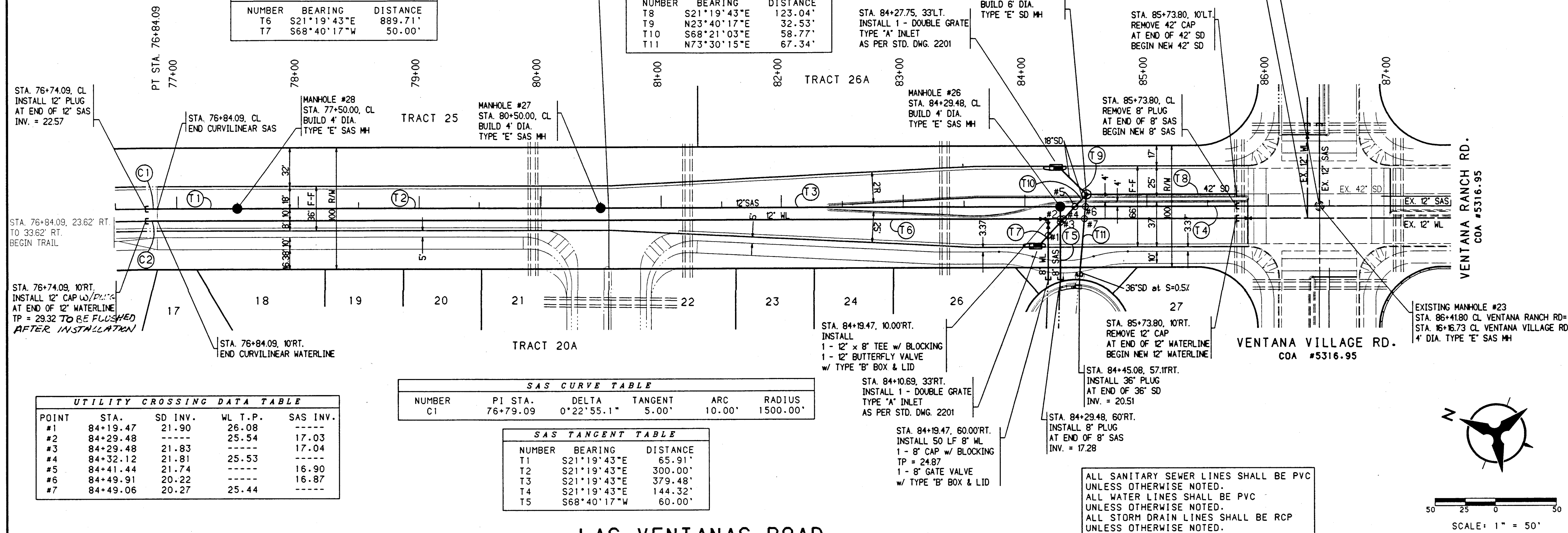
12

BOHANNAN-HUSTON, INC. 1997

DATE: JUNE 5, 1997

WATERLINE TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T6	S21°19'43"E	889.71'
T7	S68°40'17"W	50.00'

STORMDRAIN TANGENT TABLE		
NUMBER	BEARING	DISTANCE
T8	S21°19'43"E	123.04'
T9	N23°40'17"E	32.53'
T10	S68°21'03"E	58.77'
T11	N73°30'15"E	67.34'



USERNAME: CDP5:[C97123A03.PNP]LAS-VEN-PNP.GR

ANNED BY
AY LASON

BHI JOB NO. 97123A03

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DATE: JUNE 5, 1997

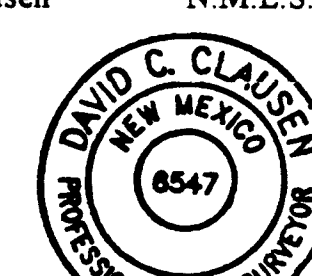
NOTES

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11. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER CQA ~~100~~ **200** 2415 (SAWCUT ONLY).
12. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

26-5316-98 0998

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 NMI S # 6547



APPROVED BY NEW MEXICO UTILITIES INC.

SIGNATURE

6-15-97
DATE

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 20A OFFSITE

UTILITY PLAN & PROFILE
LAS VENTANAS ROAD

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL	
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ST DESIGN UPDATE	ST DESIGN UPDATE
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UPDATE					
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MO./D

DAY/YR

2.	

MO

D./DAY

CITY PROJECT NO.	
------------------	--

	ZONE MAP NO.
--	--------------

5316.98	B9.B1
---------	-------

SHB

EET

1

On

F

NOTE:
ALL STRIPES TO BE PLASTIC &
4" UNLESS OTHERWISE SPECIFIED.
ALL MEDIAN NOSES SHALL BE
PAINTED YELLOW.
ALL DIMENSIONS ARE SHOWN ON
SHEETS 5 & 6 OF 12

NOTE:
AFTER LAYOUT OF STRIPING
AND SIGNAGE PRIOR TO
INSTALLATION CONTACT
COA TRAFFIC OPERATIONS FOR
FINAL FIELD REVIEW.

SIGN EXAMPLES:

STOP BAR

ONLY

TYP. LT. TURN ONLY

TYP. CHEVRON / CROSS HATCHING

TYP. DASHED STRIPING

W4-2L-36

R3-7L-30

R4-7-36

W6-2-36

W6-1-36

R1-1-36 W/R

KEYED NOTES

1. INSTALL SINGLE 3" RIGID ELECTRICAL CONDUIT.
2. INSTALL DOUBLE 3" RIGID ELECTRICAL CONDUIT.
3. INSTALL ELECTRICAL PULL BOX (LARGE SIZE). (SEE PULL BOX DETAILS, SHEET 11 OF 12)
4. PROVIDE 3" RIGID ELECTRICAL CONDUIT STUB-OUT (5') AND CAP FOR FUTURE.

GENERAL NOTES:

1. EACH SIGN FACE SHOWN ON PLANS SHALL MEET THE SPECIFICATIONS IN THE "STANDARD HIGHWAY SIGNS MANUAL (1979 EDITION)" FOR PROPER ARRANGEMENT, SPACING OF LETTERS, LETTER HEIGHT, LETTER SERIES, SYMBOLS, AND BORDERS FOR THE SPECIFIED SIZE AND MESSAGE AS SHOWN ON PLANS.
2. ALL SIGNS SHALL BE ALUMINUM.
3. POST LENGTHS AND SECTIONS ARE BASED ON A 7'-0" CLEARANCE HEIGHT FROM THE TOP OF SIDEWALK TO THE BOTTOM OF THE SIGN. FINAL POST LENGTHS AND SECTIONS ARE TO BE DETERMINED IN THE FIELD.
4. PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE SUPPLEMENTAL TECHNICAL SPECIFICATION, SECTION 440, FOR THE REFLECTORIZED PLASTIC PAVEMENT SYMBOLS, LEGENDS, STRIPES, AND MARKINGS.

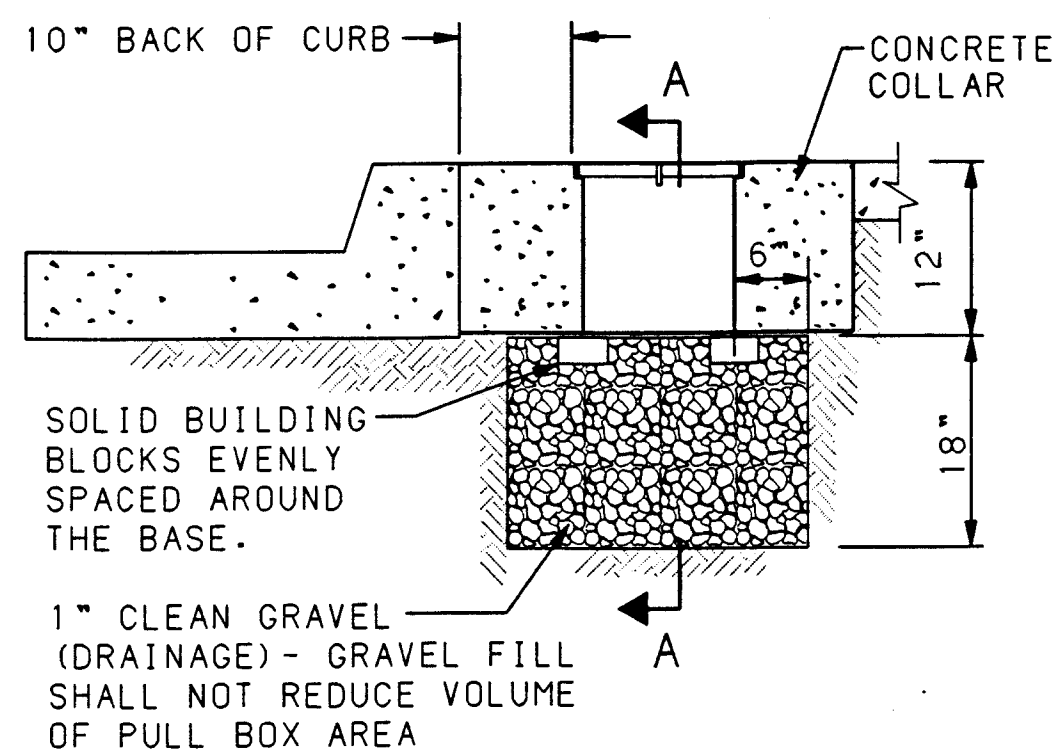
BOHANNAN-HUSTON INC.
ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

VENTANA RANCH - TRACT 20A OFFSITE
INTERCONNECT/STRIPING/SIGNAGE PLAN
RAINBOW BLVD. & LAS VENTANAS RD.

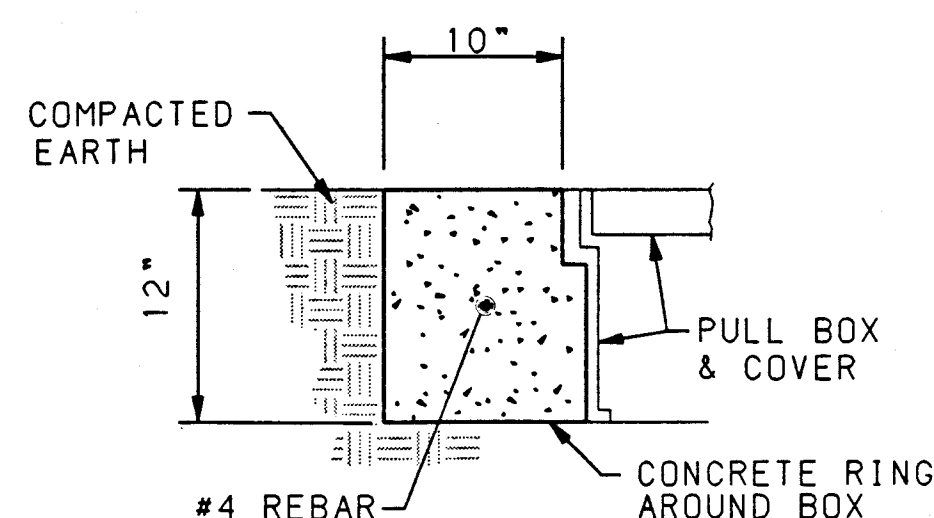
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	5316.98	B-9. B10	10 12

DATE: JUNE 5, 1997

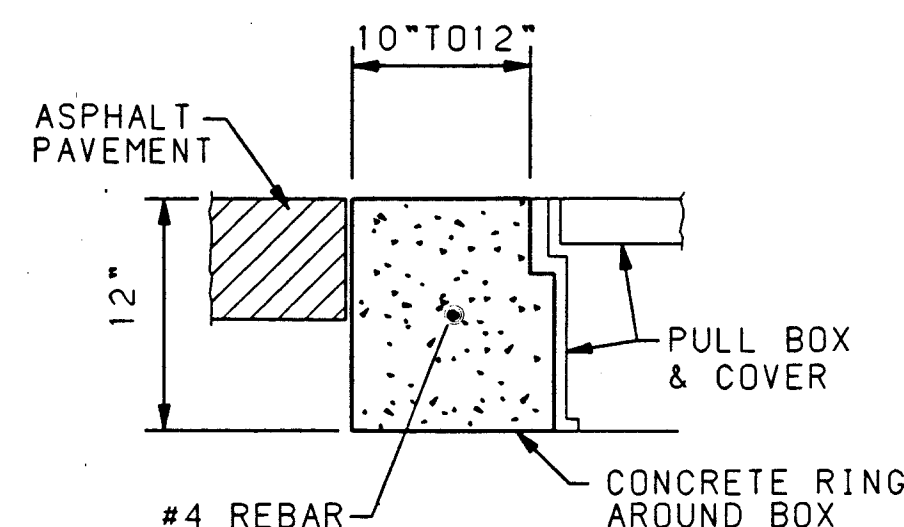


TYPICAL PULLBOX INSTALLATION

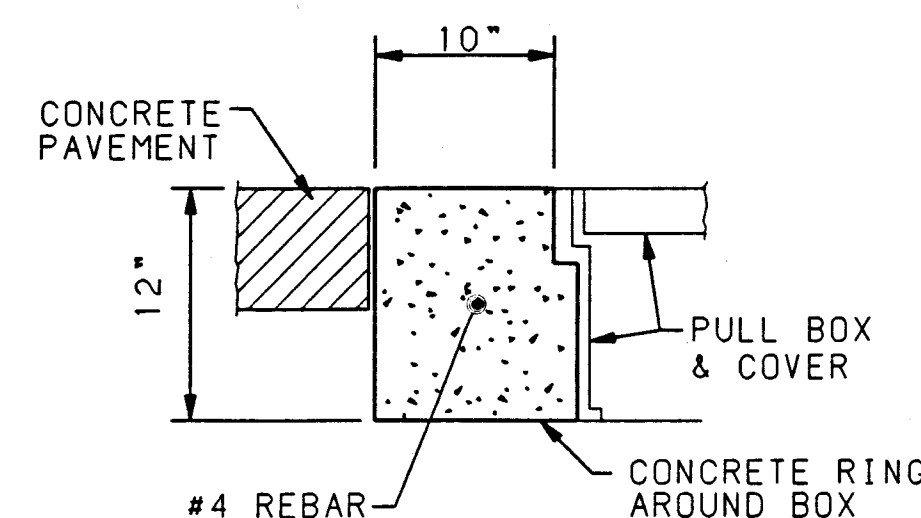
NOTE: SEE "CONCRETE COLLAR DETAILS"



IN COMPACTED EARTH



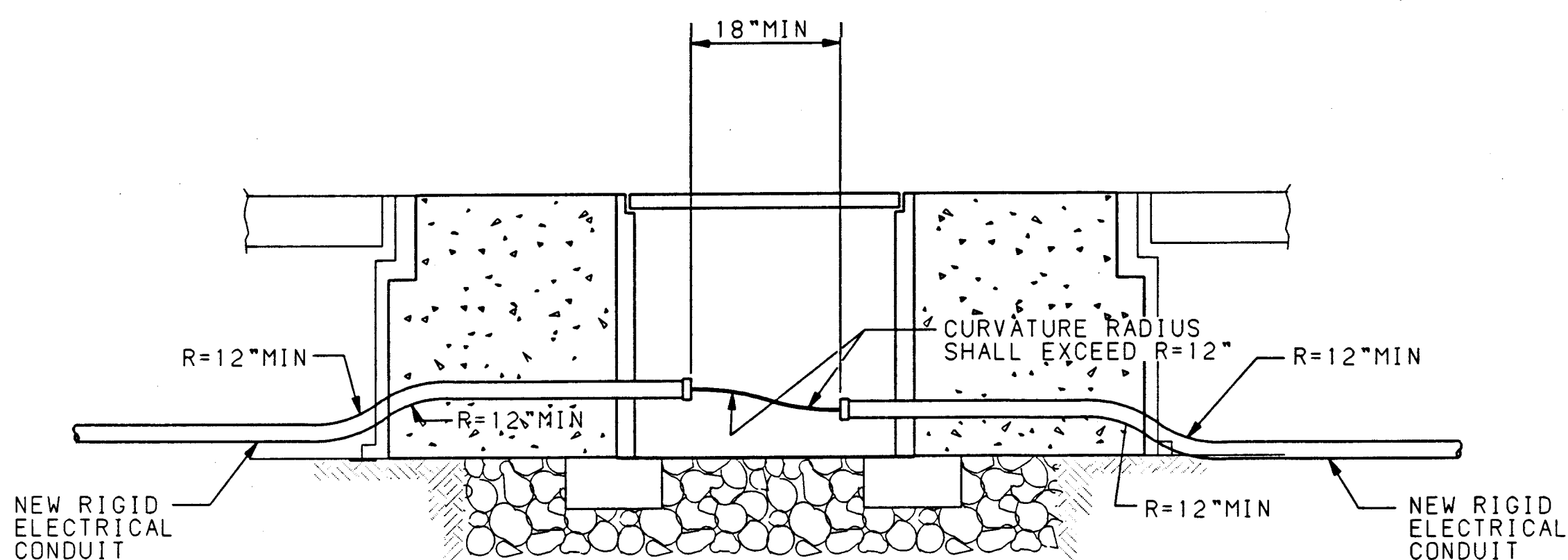
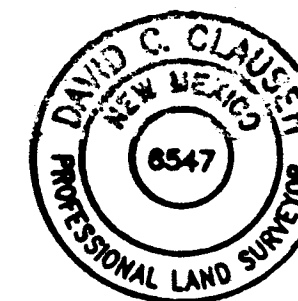
IN ASPHALT PAVEMENTS



IN CONCRETE PAVEMENTS

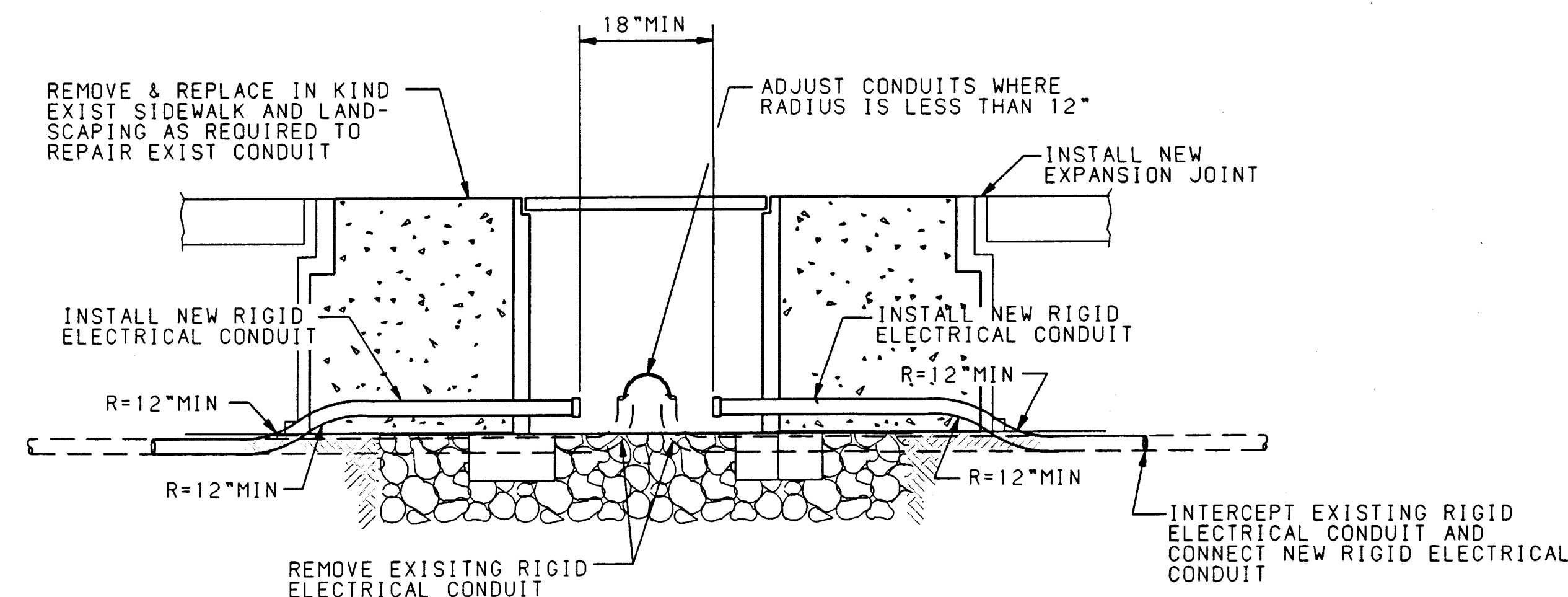
I, David C. Clausen, New Mexico Professional Land Surveyor No. 6547, do hereby certify that the as-built information shown hereon is the result of a field survey performed by me or under my direct supervision, and that the same is true and correct.

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

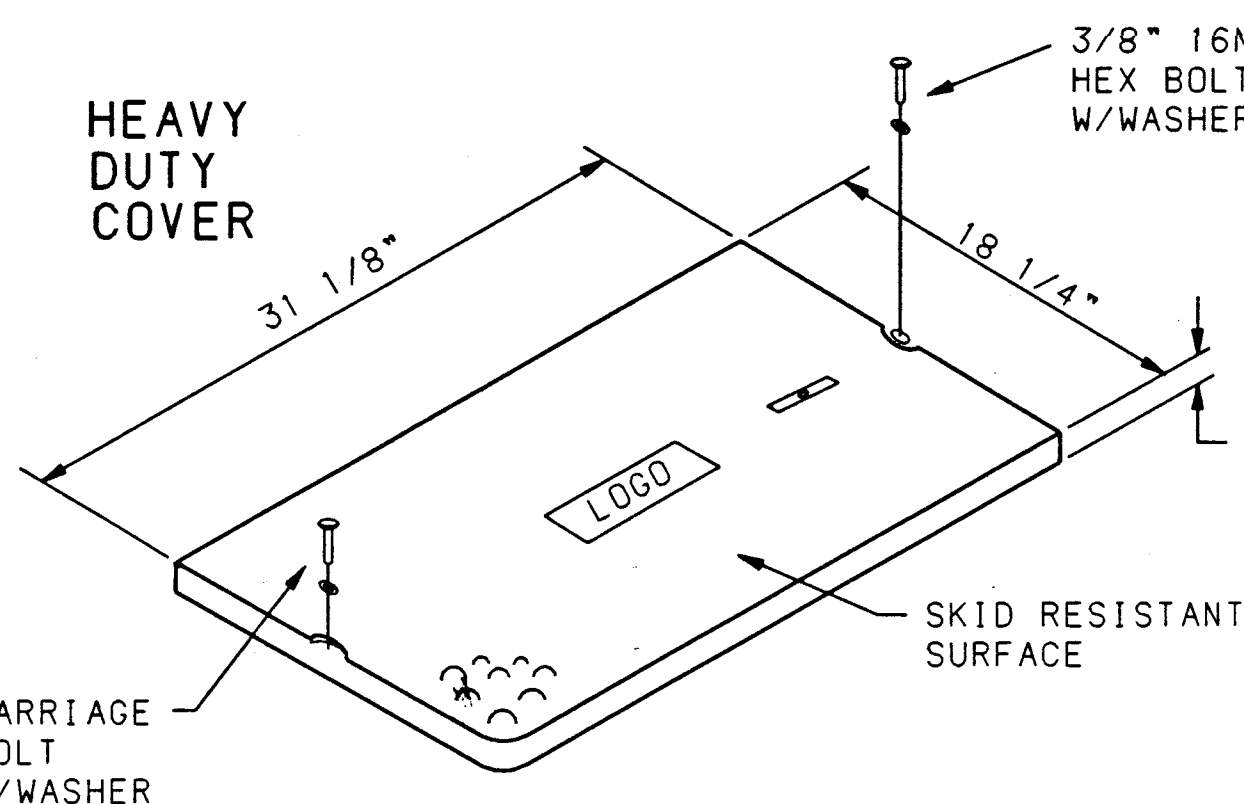


SECTION A-A

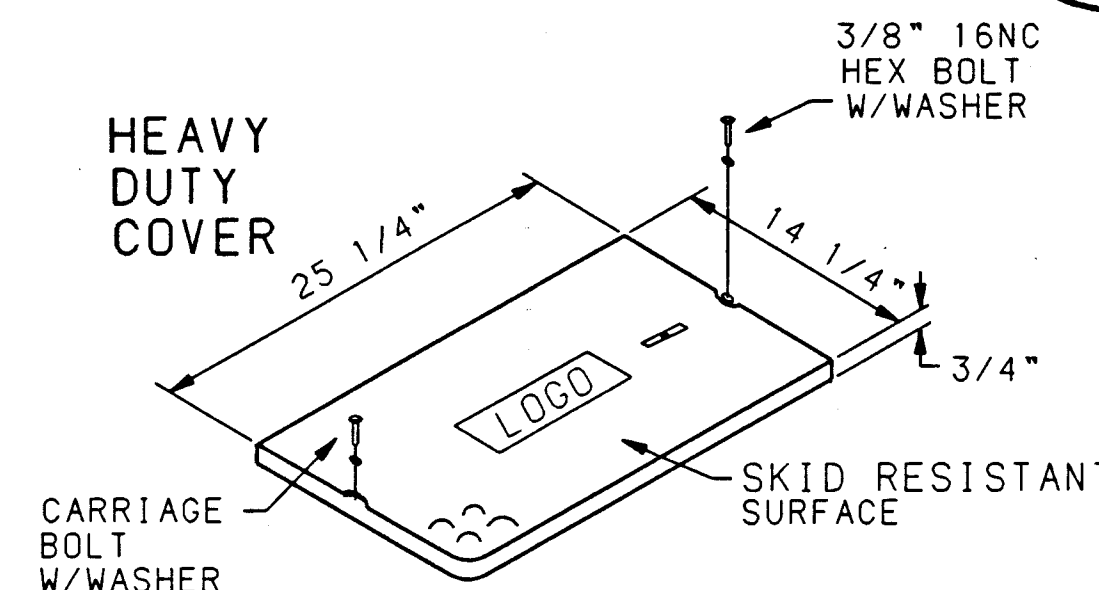
TRAFFIC SIGNAL PULLBOX (TYPICAL) NEW CONDUIT INSTALLATION



TRAFFIC SIGNAL PULLBOX (TYPICAL) RETROFIT INSTALLATION



LARGE PULL BOX



STANDARD PULL BOX

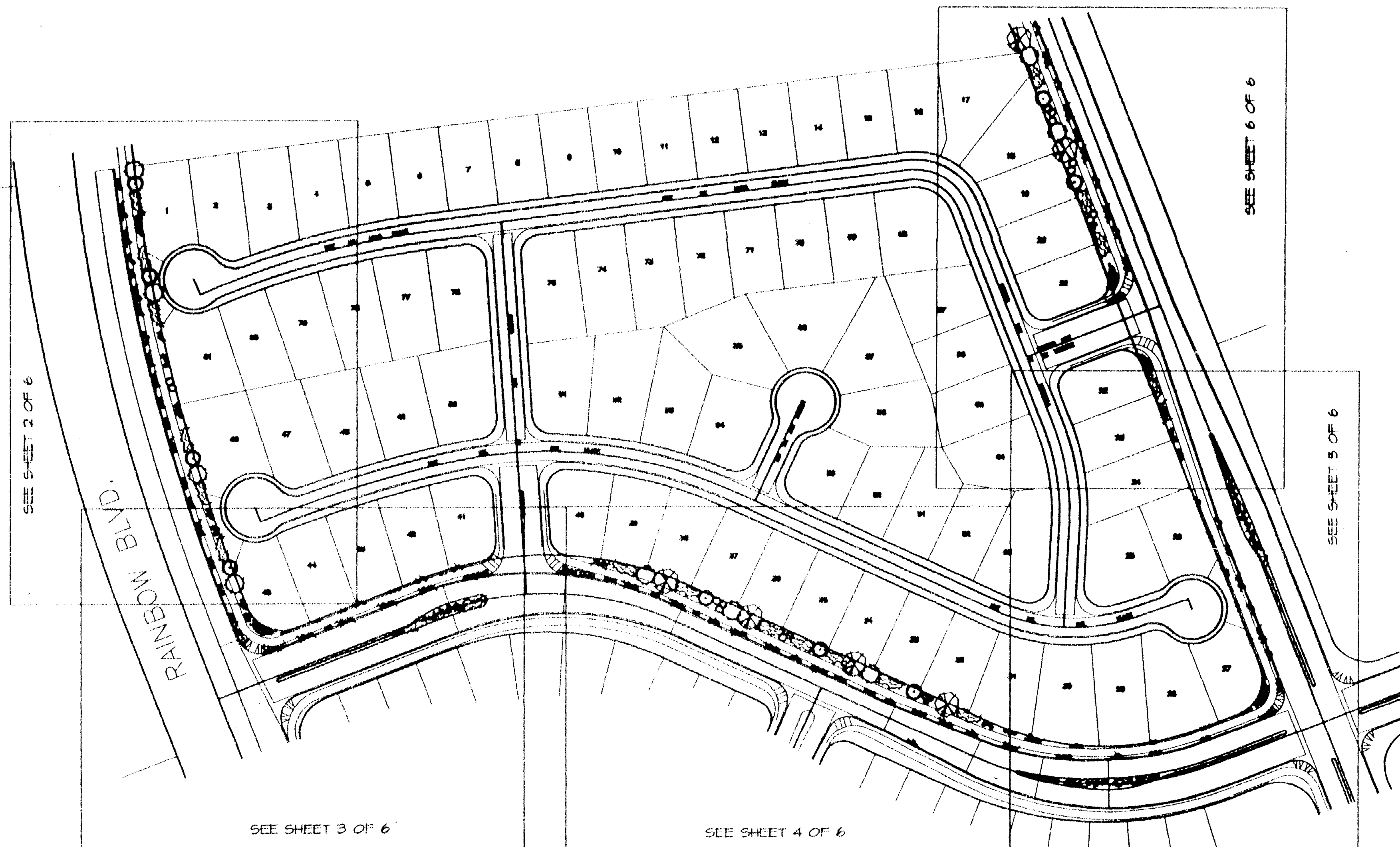
PULL BOX DETAILS

NOTES FOR HEAVY DUTY REINFORCED POLYMER MORTAR PULL BOXES AND COVERS

1. MATERIAL TO BE AN AGGREGATE CONSISTING OF SAND AND GRAVEL BOUND TOGETHER WITH A POLYMER AND REINFORCED WITH A HEAVY WEAVE FIBERGLASS. THE MATERIAL MUST HAVE THE FOLLOWING MECHANICAL PROPERTIES: COMPRESSIVE STRENGTH-11,000 PSI, TENSILE STRENGTH-1700 PSI, FLEXURAL STRENGTH-7500 PSI.
2. ALL PULL BOX COVERS SHALL BE HEAVY DUTY REINFORCED POLYMER MORTAR, HAVING A SERVICE LOAD OF 15,000 LBS. OVER A 10" SQUARE (150 PSI). NO CONCRETE OR STEEL COVERS WILL BE ACCEPTABLE.
3. ELECTRICAL PULL BOX (SMALL) SHALL BE A HEAVY DUTY REINFORCED POLYMER MORTAR PULL BOX AND COVER MEASURING 12-7/8"x12-7/8"x3/4".

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 20A OFFSITE TRAFFIC SIGNAL PULL BOX DETAILS			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	8-9. B10	11	12

VENTANA RANCH
TRACT 20 A



LANDSCAPE NOTES:

All landscaping shall be watered by a complete underground irrigation system operated by automatic timer. Pop-Up sprinklers to sod lawn areas. Stretched large area irrigation heads to native seed areas. Bubblers to trees and drip irrigation to shrub areas. Irrigation system maintenance shall be the responsibility of the Ventana Ranch Community Assoc.

Landscape maintenance shall be the responsibility of the Ventana Ranch Community Assoc.

It is the intent of this plan to comply with the City of Albuquerque water conservation landscaping and waste water ordinance, planting restriction approach.

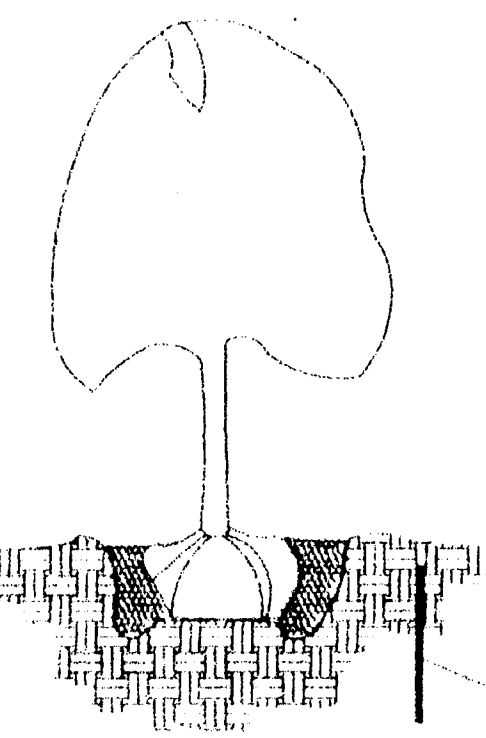
Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and waste water ordinance. Water management is the sole responsibility of the Ventana Ranch Community Assoc.

Landscape planting is to be adjusted in the field so that no plant is within 3' off the walk when planted.

OVERALL SHEET LAYOUT
SEE INDIVIDUAL SHEETS
FOR DETAILS

TREE PLANTING NOTES:

All trees planted between walk and curb shall use a 3' wide sixmill polyethylene membrane hung vertically between the tree and curb.



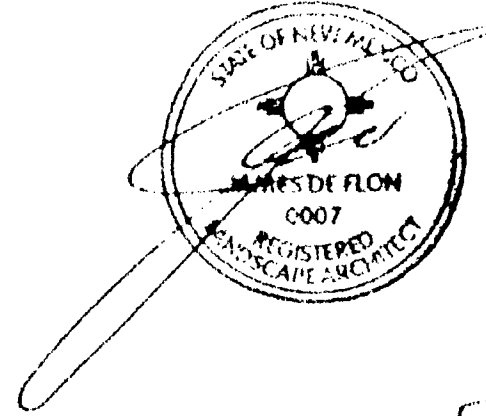
I, James DeFlon, New Mexico Professional Landscape Architect No: 0007 do hereby certify that the as-built information shown hereon is the result of a field survey performed by me or under my direct supervision and that the same is true and correct. Plants are in general location of plans and Main-Line locations are as shown.

James DeFlon, NM LS# 0007 3-4-98 /date

TREE PLANTING - POLY. MEM.
SCALE: NOT TO SCALE

PLANTING LEGEND

SYMBOL	SIZE	NAME	SPACING
○	5" CAL.	WASHINGTON HAWTHORN	40' TO 60'
⊗	2 1/2" - 3"	BRADFORD PEAR	TO 25'
⊗	2 1/2" CAL.	(9) ASH	TO 60'
○	2 1/2"-3" CAL.	LOCUST	TO 60'
⊗	15 GAL.	DESERT WILLOW	TO 25'
⊗	6"-8"	(5) PINON PINE	TO 35'
⊗	6"-8"	(9) PINE	TO 35'
○	7 GAL.	MUSHO PINE	4' TO 5'
○	5 GAL.	APACHE PLUME	5' TO 8'
⊗		OCOTILLO	8 TO 25'
●		(14) PALM YUCCA	TO 13'
⊗	5 GAL.	DWARF NADINA BAMBOO SHRUB	TO 18'
⊗	5 GAL.	(39) INDIAN HAWTHORN	TO 3'
⊗	5 GAL.	PHOTINIA	TO 10'
○	5 GAL.	MAIDEN GRASS	TO 4'
⊗	1 GAL.	RUSSIAN SAGE	48 TO 60"
⊗	5 GAL.	(14) ELEAGNUS	6 TO 15'
○	1 GAL.	AUTUMN SAGE	TO 3'
○	1 GAL.	(16) "blue mist" SPIREA	TO 2'
○	1 GAL.	CHAMISA	2 TO 5'
⊗	5 GAL.	ZEDRA GRASS	TO 2'
⊗	1 GAL.	(193) POTENTILLA	1 TO 3'
⊗	2 GAL.	(102) BLOODGRASS	TO 2'
⊗	5 GAL.	CLIMBING ROSE IV TRELLIS	TO 6'
⊗	1 GAL.	(136) WILDFLOWERS	12 TO 18"
⊗	1 GAL.	TAM JUNIPER	TO 18"
⊗	5 GAL.	(92) BUFFALO JUNIPER	TO 6"
⊗		OVERSIZED GRAVEL & BASALT BOULDERS	
⊗		SANTA ANA TAN 1 1/2" IV FILTER FAB	



The Hilltop

GRAPHIC SCALE
0 10 20 30 40 50 60 70 80 90 100
FEET

JAMES DEFLON LANDSCAPE ARCHITECTS AND CONTRACTORS 1001 SOUTH 10TH AVENUE ALBUQUERQUE, NEW MEXICO 87102 (505) 263-1400	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
LANDSCAPE PLAN VENTANA RANCH TRACT 20A	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
NO. DATE	NO. DATE
REMARKS	REMARKS
BY	BY
DATE	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	BY	NO.	BY
INSPECTED BY	DATE						
APPROVED BY	DATE						
REVISIONS	DATE						
NO.	DATE						
DESIGNED BY	DATE						
DRAWN BY	DATE						
CHECKED BY	DATE						

Handwriting practice lines for the letter 'o'. The first row shows a cursive 'o' and a simple 'o'. The second row shows a cursive 'o' and a simple 'o'. The third row shows a cursive 'o' and a simple 'o'. The fourth row shows a cursive 'o' and a simple 'o'. The fifth row shows a cursive 'o' and a simple 'o'. The sixth row shows a cursive 'o' and a simple 'o'. The seventh row shows a cursive 'o' and a simple 'o'. The eighth row shows a cursive 'o' and a simple 'o'. The ninth row shows a cursive 'o' and a simple 'o'. The tenth row shows a cursive 'o' and a simple 'o'.

40

39

VEHICLE LINE OF SIGHT
NO VEGETATION ABOVE 2'
AND BELOW 8'

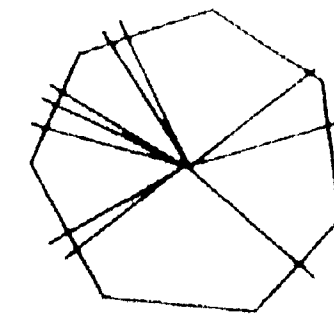
VENTANA RANCH
TRACT 20A

61

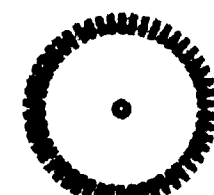
62

SYMBOL

NAME _____



(4) ASH



(3) AUSTRIAN PINE



(3) PINON PINE



(5) "blue mist" SPIREA



(17) POTENTILLA



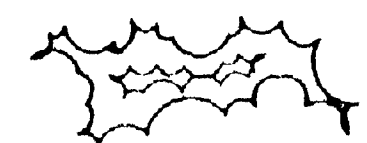
(15) BLOODGRASS



(2) INDIAN HAWTHORN



(28) BUFFALO JUNIPER



(36) WILDFLOWERS

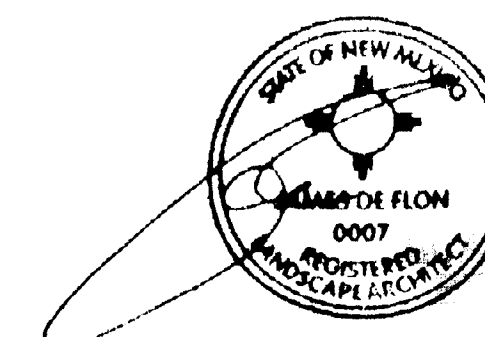
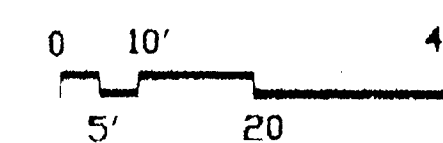


SANTA ANA TAN 1 1/2" W/ FILTER FAB

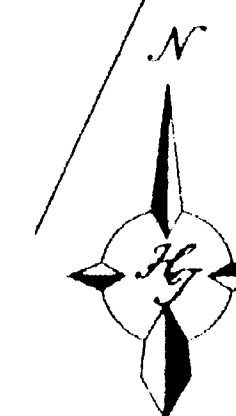
TREE PLANTING NOTES:

All trees planted between walk and curb shall use a 3' wide sixmil polyethylene membrane hung vertically between the tree and curb.

GRAPHIC SCALE



SCANNED BY
BY LASON



26-5316-9812098

The History

THE HILLTOP
LANDSCAPE ARCHITECTS AND CONTRACTORS
7909 EDITH BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
(505)898-9690

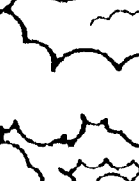
CITY OF ALBUQUERQUE

TITLE: LANDSCAPE PLAN
VENTANA RANCH
TRACT 20A

[illegible]

CITY PROJECT NO.	5316 98	ZONE MAP NO.	89.810	SHEET	120	OF	12
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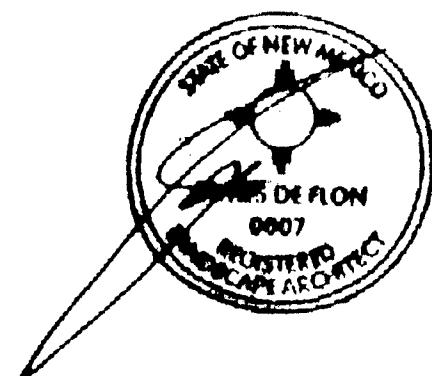
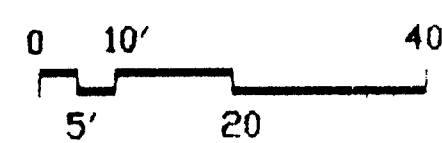
VENTANA RANCH
TRACT 20A

SYMBOL	NAME
	(3) PINON PINE
	(6) PALM YUCCA
	(11) ELEAGNUS
	(37) POTENTILLA
	(27) BLOODGRASS
	(14) INDIAN HAWTHORN
	(20) BUFFALO JUNIPER
	(32) WILDFLOWERS
	Boulders & OVERSIZE COBBLE
	SANTA ANA TAN 1 1/2"

TREE PLANTING NOTES:

All trees planted between walk and curb shall use a 3' wide sixmil polyethylene membrane hung vertically between the tree and curb.

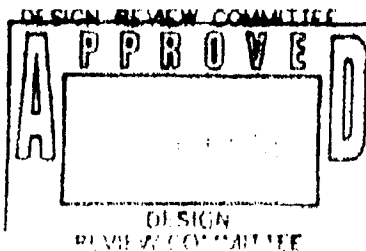
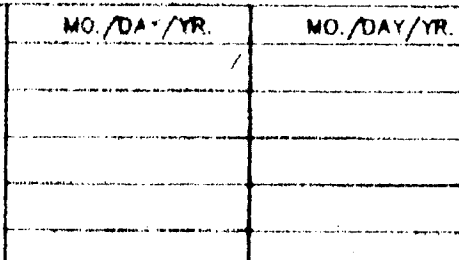
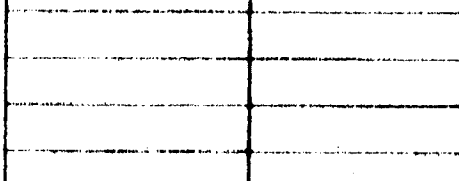
GRAPHIC SCALE



The Hills

1-1 1/2" VALVE

SCANNED BY
BY LASON

THE HILLTOP LANDSCAPE ARCHITECTS AND CONTRACTORS		7909 EDITH BLVD. N.E. ALBUQUERQUE, NEW MEXICO 87109 (505)898-9690		NO.	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
CITY OF ALBUQUERQUE								
TITLE		LANDSCAPE PLAN VENTANA RANCH TRACT 20A						
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		MO./DA./YR.		MO./DAY/YR.		
				LAST DESIGN UPDATE				
								
CITY PROJECT NO.		ZONE MAP NO.		SHEET		OF		
5316 08		B9 B10		12E		12		