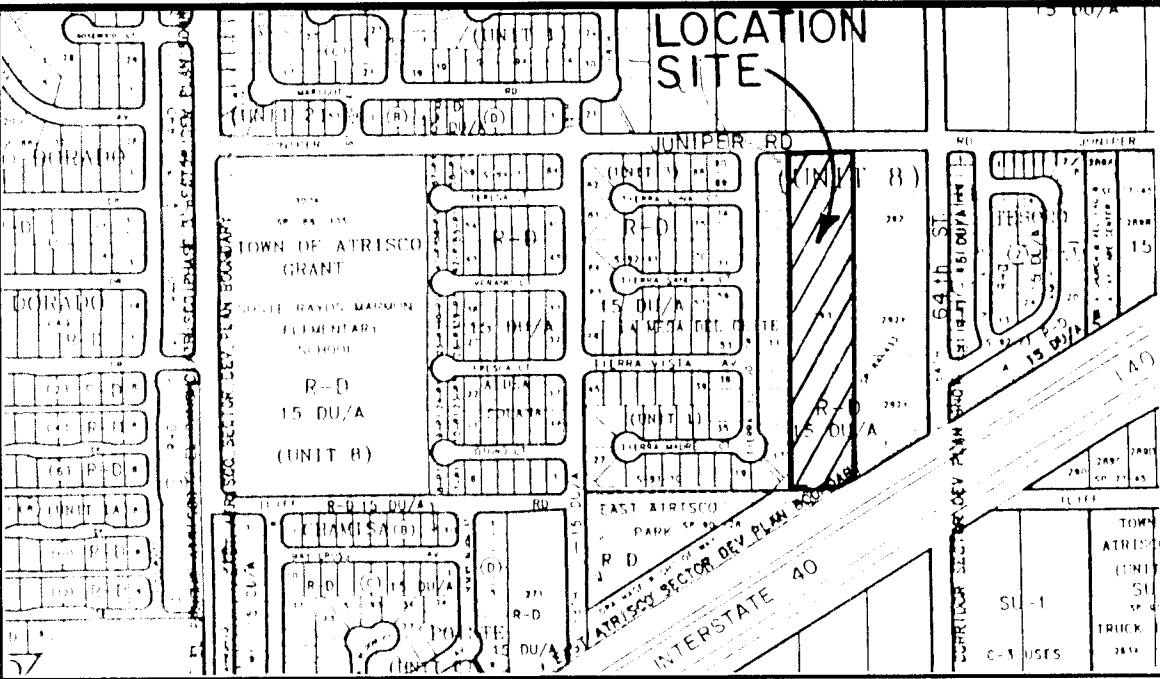


CONSTRUCTION PLANS
FOR
JUNIPER RUN SUBDIVISION
ALBUQUERQUE, NEW MEXICO

INDEX

SHEET NUMBER	DESCRIPTION
1	TITLE SHEET
2	PLAT
3 & 3A	FINAL GRADING AND DRAINAGE MANAGEMENT PLAN
4	OVERALL PAVING PLAN
	PAVING PLAN AND PROFILE SHEETS
5	VASILION PL.
6	GALLEY AVE. / LINE "A"
7	OVERALL UTILITY PLAN
	UTILITY PLAN AND PROFILE SHEETS
8	VASILION PL.
9	GALLEY AVE. / LINE "A"



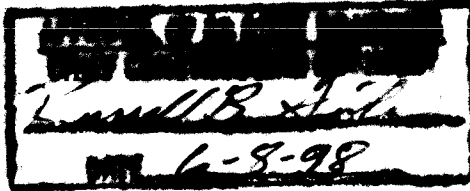
VICINITY MAP
NOT TO SCALE
H-10

- 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 W/ PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO LOCATION 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.
- 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 DEEPRESSED 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.



RECORD DRAWING
DATE: 5-4-98

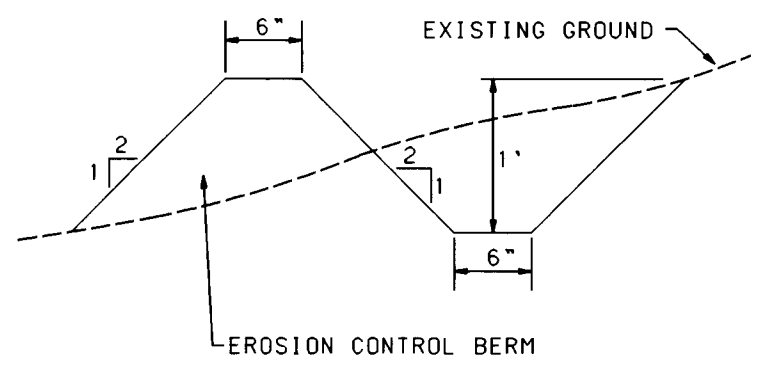
(SEE SHEETS 4 & 7 FOR RECORD
DRAWING INFORMATION)



DRB #95-536 BHI JOB NO. 95411A2430

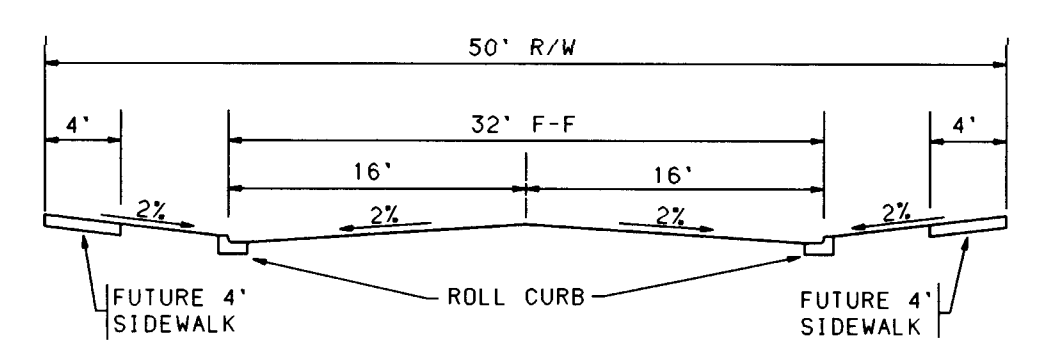
BOHANNAN-HUSTON INC.
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ALBUQUERQUE LAS CRUCES SANTA FE

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
3	3						
ENGINEERS STAMP & APPROVAL		APPROVALS		ENGINEER		DATE	
		DRC Chairman		12-2-98		APPROVED FOR CONSTRUCTION	
		Transportation					
		Water/Wastewater					
		Hydrology					
		Constr. Mngmt.				City Engineer Date	
CITY PROJECT NO.				557281		SHEET 1 OF 9	



EROSION CONTROL PLAN
NO SCALE

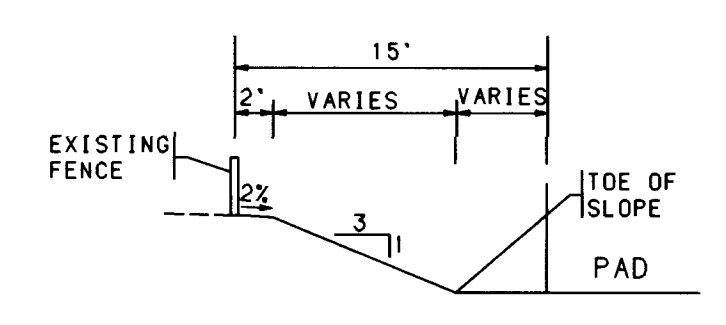
A BERM WITH THE DIMENSIONS SHOWN SHALL BE MAINTAINED DURING CONSTRUCTION UNTIL COMPLETION OF INDIVIDUAL HOMES WITHIN THE PROJECT. (TO BE CONSTRUCTED ON EACH LOT)



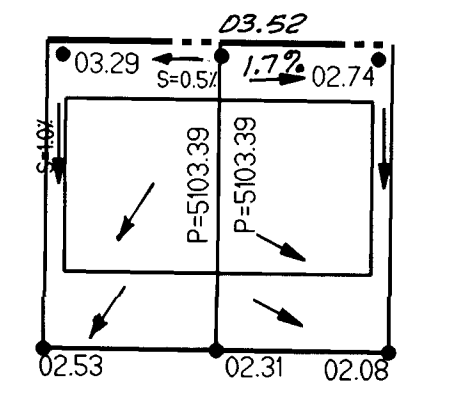
TYPICAL STREET SECTION A-A
NO SCALE

RETAINAGE MAY BE AT PROPERTY LINE OR WITHIN 10' OF PROPERTY LINE. TO BE ACCOMPLISHED BY WALL, TERRACING AND/OR LANDSCAPING AT OPTION OF HOMEOWNER.

HOMEOWNER OPTION TO DETAIL "A"
NO SCALE



DETAIL "A"
NO SCALE

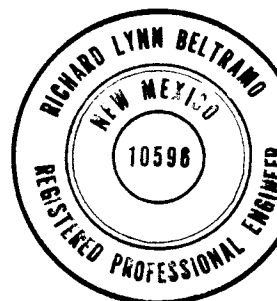


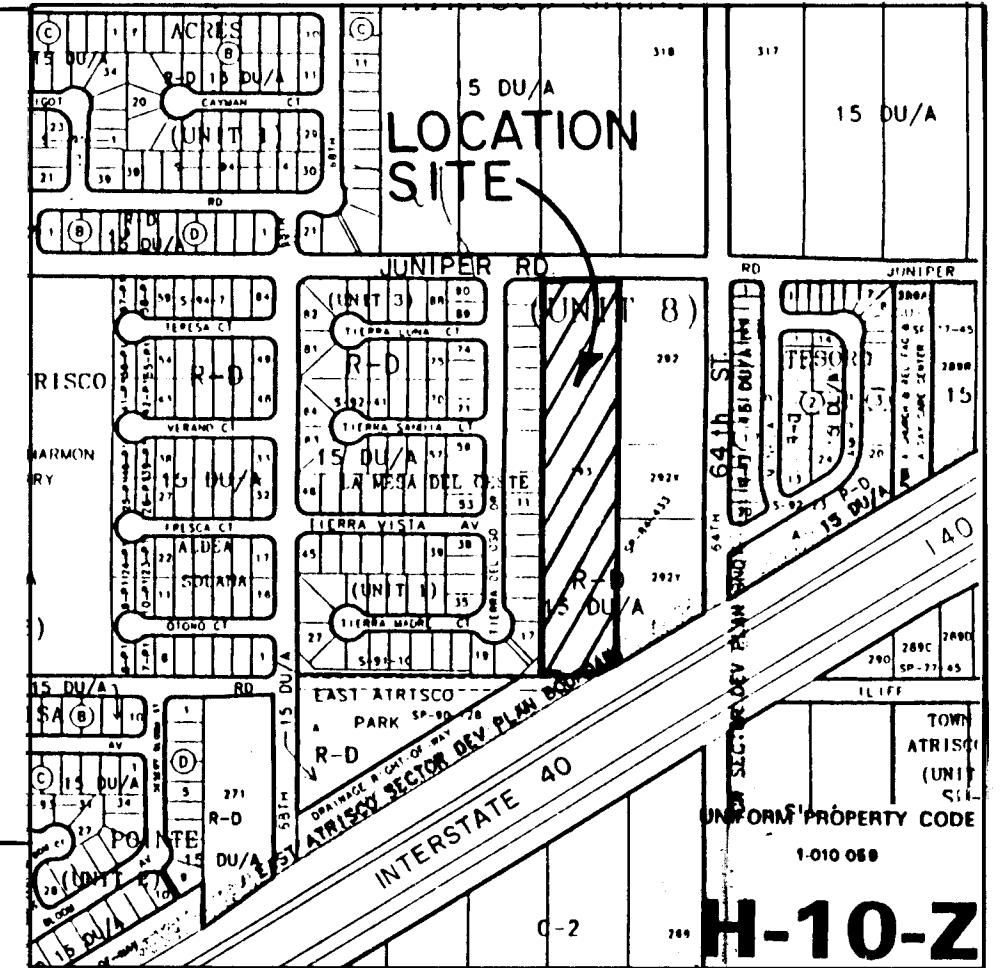
TYPICAL LOT GRADING
NO SCALE

DRAINAGE CERTIFICATION

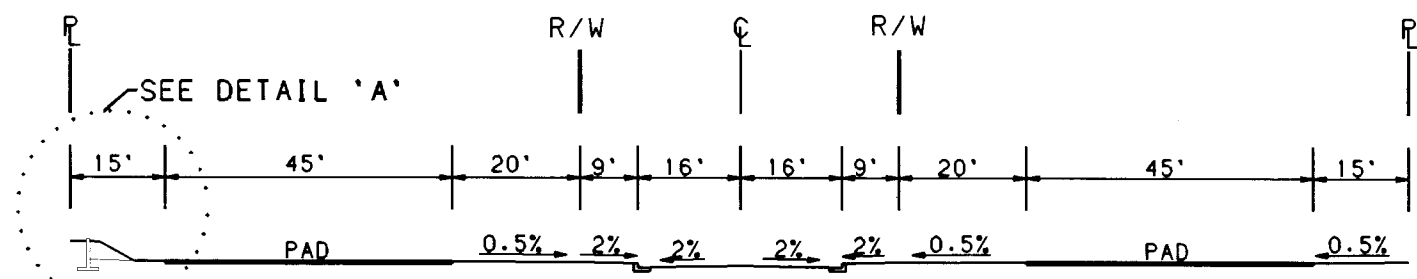
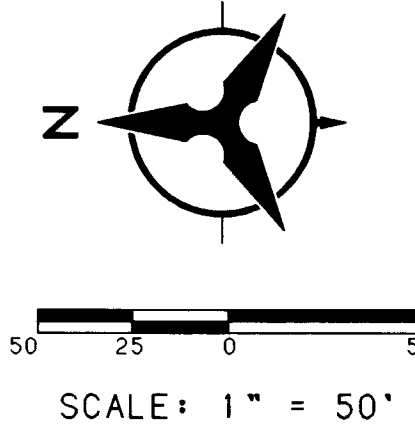
I, RICHARD LYNN BELTRAMO OF BOHANNAN HUSTON, N.M.P.E. # 10598 HEREBY CERTIFY THAT THE AS-BUILT DRAINAGE CONDITIONS OF THE SITE ARE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN, TO THE BEST OF MY KNOWLEDGE AND BELIEF. AS-BUILT ELEVATIONS ARE SHOWN ON THE PLAN WHERE THE ORIGINAL DESIGN ELEVATION HAS BEEN CROSSED OUT AND THE AS-BUILT ELEVATION ADDED. AS-BUILT ELEVATIONS WERE VERIFIED BY THIS STATEMENT DOES NOT REPRESENT U.S. # _____ CERTIFICATION OF CONTRACTOR'S METHODS OR MATERIALS.

NAME Richard Lynn Beltramo
DATE 4/21/08





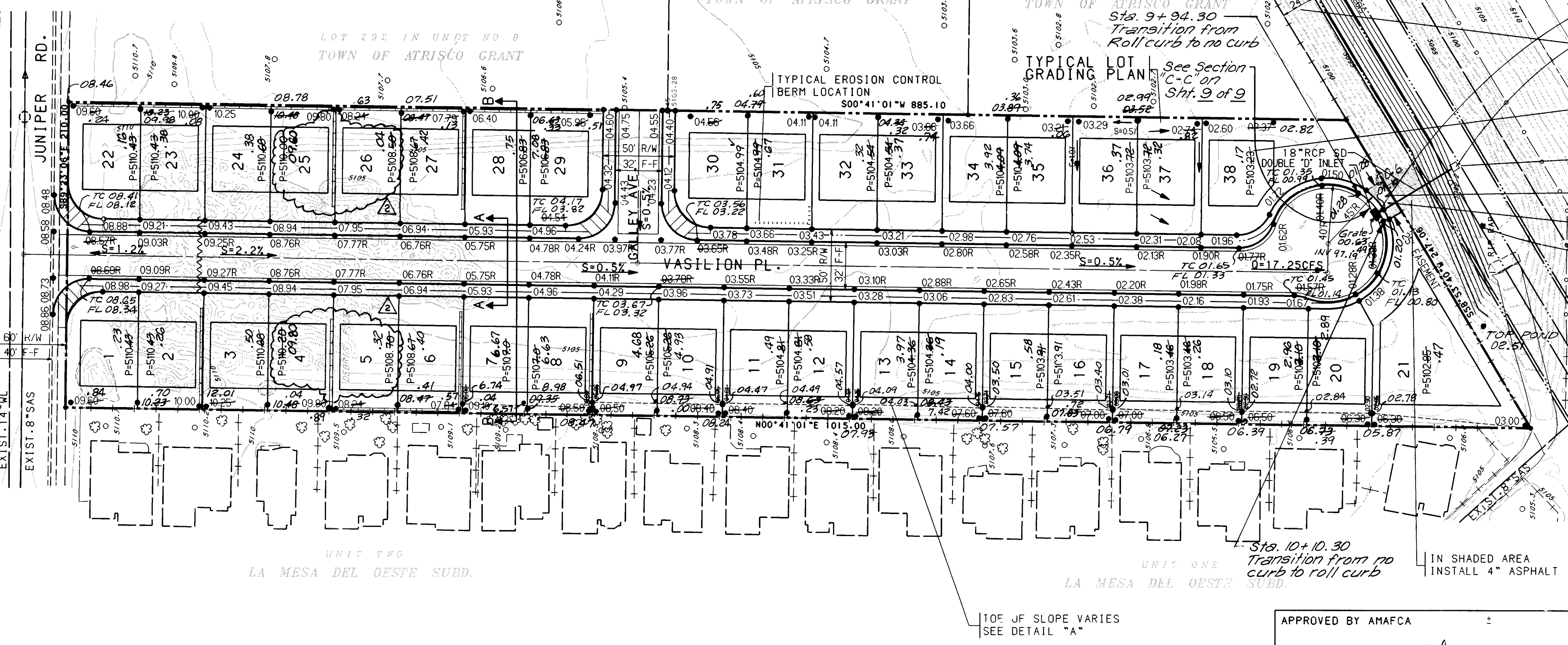
LOCATION MAP
ZONE ATLAS MAP NO. H-10
NO SCALE



SUBDIVISION SECTION B-B
NO SCALE

- LEGEND**
- PROJECT BOUNDARY
 - EXISTING CONTOUR
 - EXISTING SPOT ELEVATION @ 09.25
 - PROPOSED SPOT ELEVATION @ 05.70
 - DIRECTION OF FLOW S=2.5%
 - WATER BLOCK
 - PROPOSED GARDEN WALL
 - PROP. RETAINING WALL
 - NOTE: SPOT ELEV'S IN STREET ARE FOR TOP OF ROLL CURB (TC04.78R)

- GENERAL NOTES:**
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 - 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.
 - 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 WEETING THE PULL TO KEEP IT FROM BLOWING.



- TOP CONCRETE, BEHIND GRATE @ 00.37
- TP 94.82 INV 95.06
- BUILD 24" WIDE 4" GRAVEL BASE COURSE ACCESS ROAD
- LOT 38 SHALL SERVE AS A TEMPORARY BLANKET EASEMENT FOR DRAINAGE AND EMERGENCY ACCESS UNTIL GALLEY AVE. LOOP ACCESS IS AVAILABLE.
- DUMPED RIP-RAP
- 25' PUBLIC DRAINAGE, SANITARY SEWER, RECREATION TRAIL, AND EMERGENCY ACCESS EASEMENT
- TEMPORARY EROSION CONTROL BLANKET AND RUNDOWN
- TOP POND 92.53
- TOP POND 92.64
- BOTTOM POND 96.31
- BOTTOM POND 96.58
- TOP POND 01.45
- TOP POND 01.50
- TOP POND 01.55
- TOP POND 01.38
- TOP POND 01.35
- TOP POND 01.33
- TOP POND 01.31
- TOP POND 01.29
- TOP POND 01.27
- TOP POND 01.25
- TOP POND 01.23
- TOP POND 01.21
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- TOP POND 01.09
- TOP POND 01.07
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- TOP POND 00.97
- TOP POND 00.95
- TOP POND 00.93
- TOP POND 00.91
- TOP POND 00.89
- TOP POND 00.87
- TOP POND 00.85
- TOP POND 00.83
- TOP POND 00.81
- TOP POND 00.79
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- TOP POND 00.73
- TOP POND 00.71
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- TOP POND 00.47
- TOP POND 00.45
- TOP POND 00.43
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- TOP POND 00.11
- TOP POND 00.09
- TOP POND 00.07
- TOP POND 00.05
- TOP POND 00.03
- TOP POND 00.01
- TOP POND 00.00

APPROVED FOR ROUGH GRADING (± 1')

HYDROLOGY ENGINEER _____ DATE _____

BOHANNAN-HUSTON INC.
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ALBUQUERQUE LAS CRUCES SANTA FE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JUNIPER RUN SUBDIVISION
FINAL GRADING AND DRAINAGE MANAGEMENT PLAN

DESIGN REVIEW BOARD NO. 95-536 APPROVAL DATE 4/21/08

CITY PROJECT NO. 557281 ZONE MAP NO. H-10 SHEET 3 OF 9

DESIGNED BY TKM TSG DATE 5/96
DRAWN BY TSG PL DATE 5/96
CHECKED BY TKM DATE 5/96

DRAINAGE PLAN

LEGAL DESCRIPTION: TRACT 293, UNIT 8, ATRISCO GRANT, ALBUQUERQUE, NEW MEXICO, FILED FOR RECORD ON DEC 5, 1944 IN VOLUME D00 FOLIO 117, C.B. MEYER, NMLS NO. 20

ENGINEER: BOHANNAN-HUSTON INC.
7500 JEFFERSON NE, COURTYARD 1
ALBUQUERQUE, NM 87109
TEL: (505) 823-1000
ATTN: TAMARA MORGAN, P.E.

BENCHMARK: NMSHC BRASS TABLET, STAMPED "STA 1-40-18", SET IN TOP OF A CONCRETE POST FLUSH WITH THE GROUND, LOCATED 3.5 MILES NW OF DOWNTOWN ALBUQUERQUE, AT THE HIGHWAY 1-40 AND STATE ROAD 448 (COORDS RD..N.) INTERCHANGE.

ZONING: RD

NUMBER OF LOTS: 38

AREA: 4.58 AC.

FLOOD HAZARD: NO PART OF THIS SUBDIVISION NOR THE ADJACENT PUBLIC ROADWAYS ARE SUBJECT TO A FLOOD HAZARD AREA AS DETERMINED BY PANEL NO. 350002-0021 OF THE OCTOBER 14, 1983 EDITION OF THE F.E.M.A. MAPS.

LOCATION AND DESCRIPTION: THE JUNIPER RUN SUBDIVISION IS LOCATED IN THE NORTHWEST MESA ADJACENT TO INTERSTATE 40 ON THE SOUTH, EAST OF THE LA MESA DEL OESTE SUBDIVISION AND SOUTH OF JUNIPER ROAD NW.

EXISTING CONDITIONS: THE JUNIPER RUN SUBDIVISION IS BORDERED BY ONE (1) FULLY IMPROVED CITY STREET, ADJACENT TO THE NORTH IS JUNIPER ROAD. THIS ROADWAY CARRIES STORM WATER RUNOFF TO THE EAST. STORM WATERS GENERATED ONSITE PRESENTLY SHEETFLOW TO THE SOUTH AND ARE ACCEPTED BY THE LINEAR PONDS PRESENTLY ADJACENT AND TO THE NORTH OF INTERSTATE 40.

PROPOSED CONDITIONS: THE JUNIPER RUN SUBDIVISION CONSISTS OF ONE STREET WITH 38 LOTS. VASILION PL. SHALL HAVE ITS GENERATED STORM WATERS ACCEPTED AND CONVEYED BY THE PUBLIC ROADS/RUNDOWN TO THE ABOVE MENTIONED DRAINAGE POND.

HYDROLOGY (EXISTING CONDITIONS): THE JUNIPER RUN SUBDIVISION IS WITHIN THE BOUNDARIES OF PRECIPITATION ZONE NO. 1 (WEST OF RIO GRANDE BLVD); AS SUCH THE P360 (6-HR, 100 YR STORM) HAS A DEPTH OF 2.2 INCHES. THE DRAINAGE BASINS COMPRISE 4.58 ACRES OF VACANT AND UNDISTURBED LAND AND HAVE A CORRESPONDING LAND TREATMENT 'A' CLASSIFICATION.

PEAK DISCHARGE (USING 10-MIN. TIME OF CONCENTRATION), CFS/AC 100 YR, ZONE 1 (TABLE 9) = 1.29 CFS/AC

DETERMINE TOTAL Q_p = Q_{pA} A_A = (1.29) (4.58) = 5.91 CFS

EXISTING POND VOLUME = 188.946 CU FT (6998 CY)

HYDROLOGY (PROPOSED IMPROVEMENTS): THE ANALYSIS FOR DETERMINING THE MAXIMUM PEAK DISCHARGE FOR THE PROPOSED 38 UNIT SUBDIVISION IS BASED ON LAND TREATMENTS AS FOLLOWS:

TOTAL AREA LAND TREATMENT	IMPROVED
A	4.58 AC.
B	0.00
C	0.51
D	1.05
	3.02

FROM TABLE 9, EQUATION 10, DETERMINING TOTAL Q_p = 17.25 CFS

TOTAL SITE VOLUME OF RUNOFF
WEIGHTED E = $\frac{(0.51)(0.67) + (1.05)(0.99) + (3.02)(1.97)}{4.58}$ = 1.60 INCHES

VOLUME = $\frac{1.60 \times 4.58}{12}$ = 0.61 AC-FT = 26.628 CU FT

CHANGE IN NEEDED VOLUME FOR POND = (DEV. VOL.) - (UNDEV. VOL.)
= 26.628.21 - 7313.76
= 19.314.45 CU FT (715.35 CY)

PROPOSED NEEDED SIZE OF POND = 188.946 + 19.314.45 = 208.260.45 CU FT (7713.35 CY)
PROPOSED SIZE OF POND WITH IMPROVEMENTS = 209.230.51 CU FT (7749.278 CY)

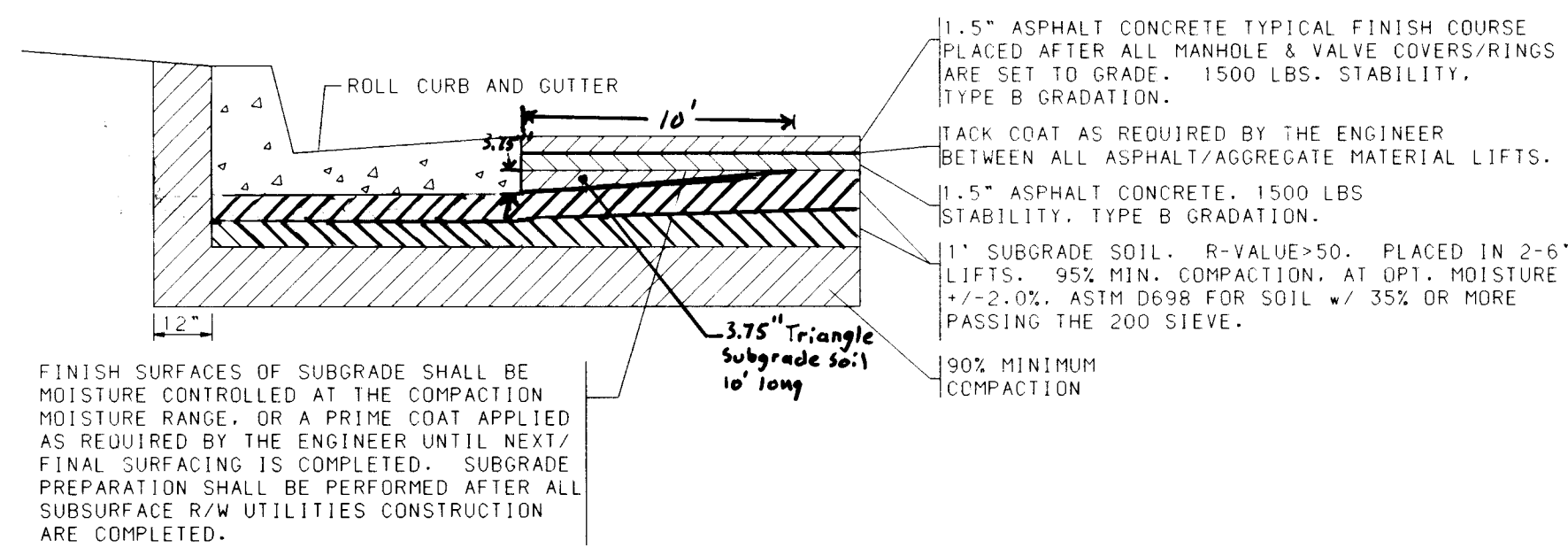
THE 715.35 CY INCREASE IN POND SIZE IS NECESSARY IN ORDER TO ACCOUNT FOR THE INCREASE IN DEVELOPED FLOW AND THE LOSS OF EXISTING POND VOLUME. EXISTING POND VOLUME WILL BE DECREASED DUE TO THE ADDITION OF A SERVICE ROAD PARALLEL TO I-40 ALONG THE EASTERN BOUNDARY OF THE SITE. THE RETENTION POND IS AN INTERIM CONDITION TO BE REPLACED WITHIN THE NEXT 5 YEARS BY THE I-40 INTERCEPTOR CHANNEL BY AMAFCA. JUNIPER RUN WILL THEN HAVE A DIRECT OUTLET TO THE PROPOSED CHANNEL WHICH HAS BEEN COORDINATED AND APPROVED BY THE AMAFCA STAFF.

STREET CAPACITY: THE 17.25 CFS GENERATED BY THE 100 YR EVENT CONVERGE ON THE CHANNEL ENTRANCE FROM VASILION PL. (17.25 CFS/D= 0.35 AT 1 FL). THE DEPTH OF FLOW IS BELOW THE ALLOWABLE 0.51; THEREFORE, THE STREET STORM WATER CARRYING CAPACITY IS ADEQUATE.

ALL HYDROLOGIC COMPUTATIONS WERE BASED ON THE CITY OF ALBUQUERQUE'S DEVELOPMENT PROCESS MANUAL, SECTION 22.2 HYDROLOGY.

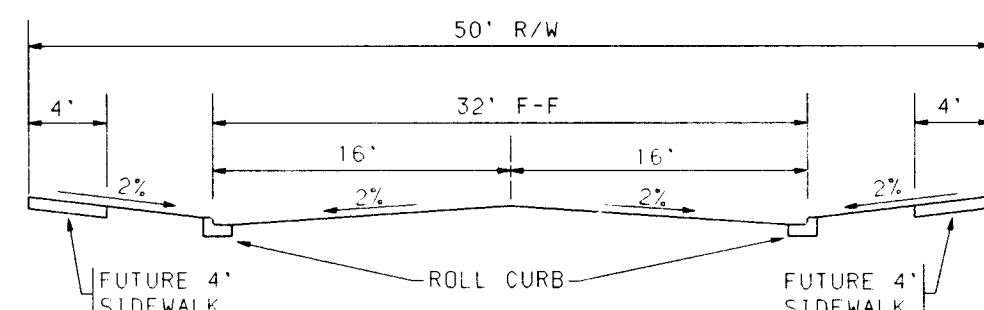
ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO. BY DATE		STATION IS LOCATED 3.5 MILES NW OF DOWNTOWN ALBUQUERQUE, AT THE HIGHWAY 1-40 AND STATE ROAD 448 (COORDS RD..N.) INTERCHANGE. STATION MARK IS A STANDARD NMSHC BRASS TABLET, STAMPED "STA 1-40-18", SET IN TOP OF A CONCRETE POST FLUSH WITH THE GROUND. ELEV = 5103.978		CONTRACTOR WORK STAKED BY DATE		CONTRACTOR WORK STAKED BY DATE	
REVISIONS		FIELD NOTES		CONTRACTOR WORK STAKED BY DATE		CONTRACTOR WORK STAKED BY DATE	
DESIGNED BY TMM TSG		NO. BY DATE		CONTRACTOR WORK STAKED BY DATE		CONTRACTOR WORK STAKED BY DATE	
DRAWN BY TSG PLL		NO. BY DATE		CONTRACTOR WORK STAKED BY DATE		CONTRACTOR WORK STAKED BY DATE	
CHECKED BY TMM		NO. BY DATE		CONTRACTOR WORK STAKED BY DATE		CONTRACTOR WORK STAKED BY DATE	

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 CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
JUNIPER RUN SUBDIVISION FINAL GRADING AND DRAINAGE MANAGEMENT PLAN			
DESIGN REVIEW BOARD NO. 95 - 536	APPROVAL DATE / /	MO/DAY/YR	MO/DAY/YR
CITY PROJECT NO. 557281		ZONE MAP NO. H-10	SHEET OF 3A 9



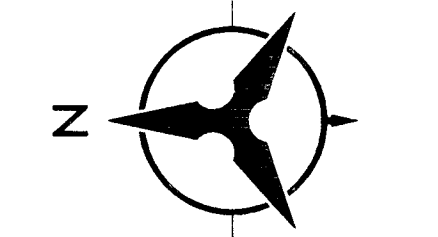
TYPICAL SUBDIVISION PAVEMENT SECTION

NO SCALE
(REFER TO COA STD DWG 2405)



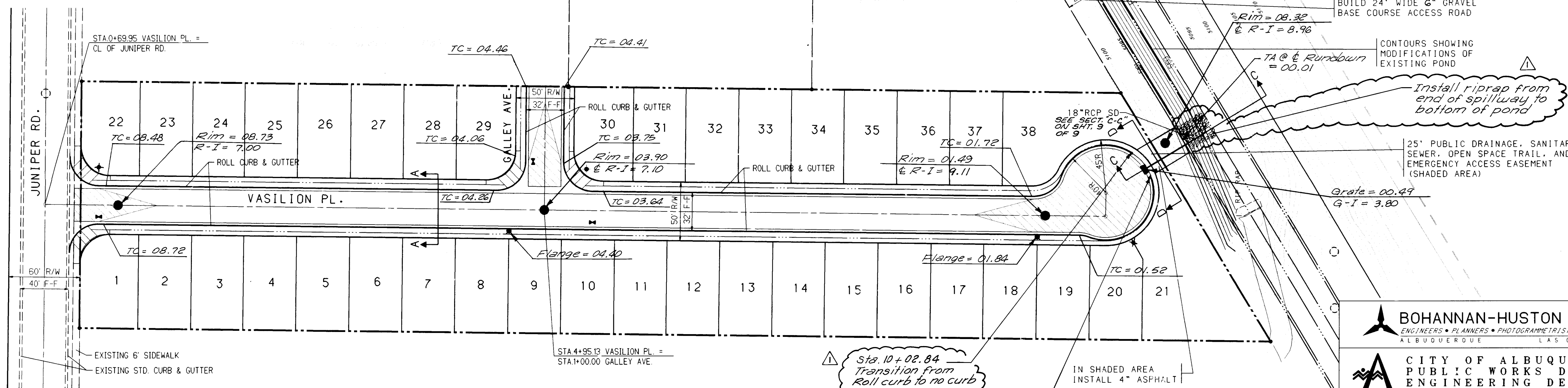
TYPICAL STREET SECTION A-A

NO SCALE



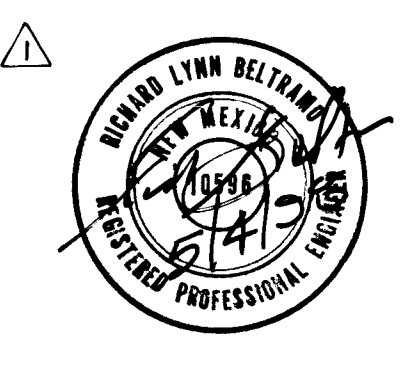
SCALE: 1" = 50'

LEGEND	
PROJECT BOUNDARY	---
PROPOSED CURB & GUTTER	==
EXISTING CURB & GUTTER	---
FUTURE SIDEWALK	---
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	⊙
PROPOSED STORM DRAIN INLET	■
EXISTING STORM DRAIN LINE	SD
EXISTING STORM DRAIN MANHOLE	⊙
EXISTING STORM DRAIN INLET	■
CROWN FLATTENING	▭
PROPOSED STREET LIGHT	●

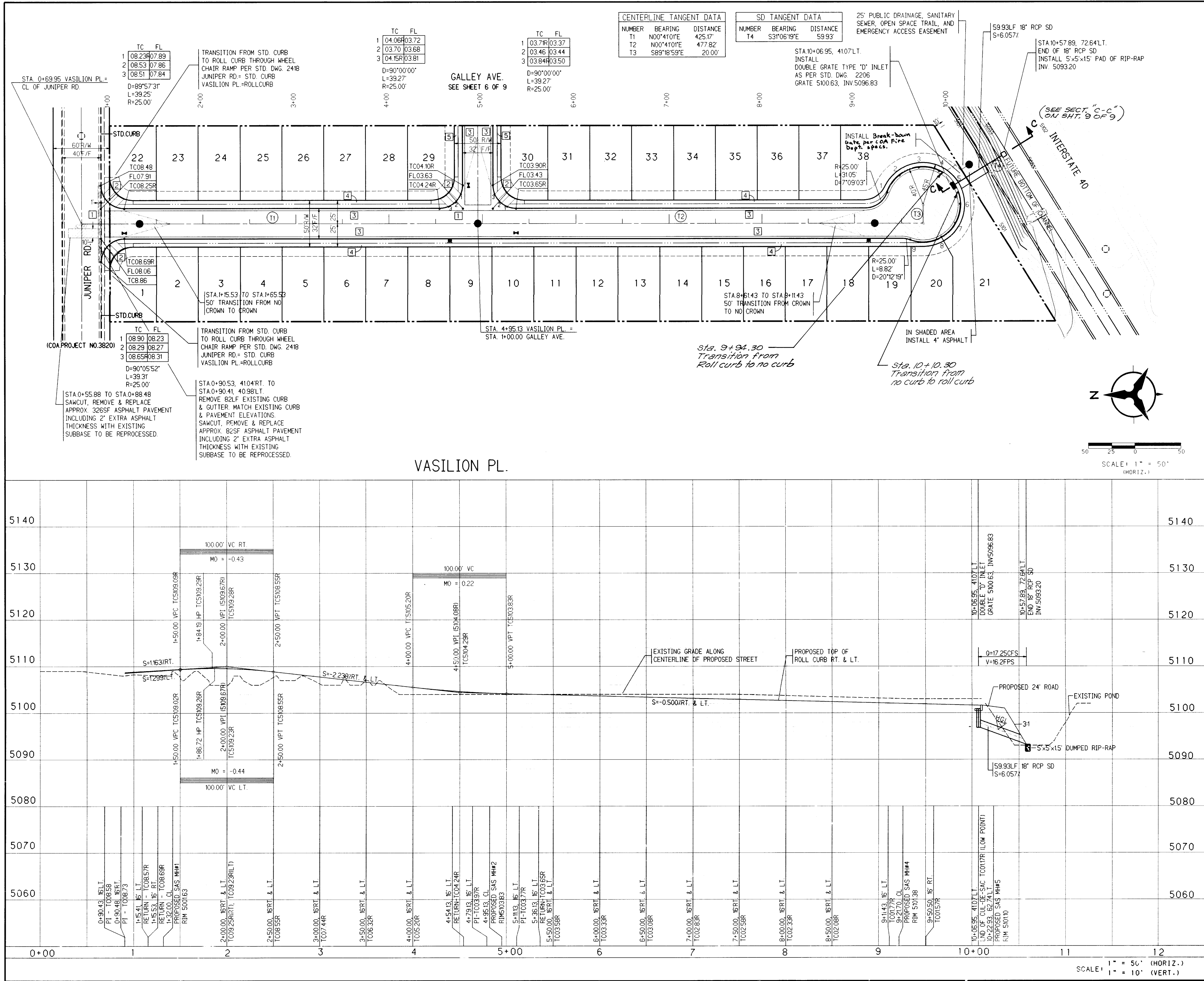


NOTE:
RECORD DRAWING INFORMATION AS PROVIDED BY THE CITY OF ALBUQUERQUE - PREPARED MAY 4, 1998.

RECORD DRAWING
DATE: 5-4-98



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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
JUNIPER RUN SUBDIVISION OVERALL PAVING PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
LAST DESIGN UPDATE	MO/DAY/YR
CITY PROJECT NO.	557281
ZONE MAP NO.	H-10
SHEET	4 OF 9



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 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.

CUL-DE-SAC CURB DATA

PT	TC	STATION & OFFSET	DELTA
1	0162R	9+35.09, 32.92LT	32°20'25"
2	0151R	9+47.88, 5117LT	32°20'25"
3	0140R	9+68.44, 5975LT	32°20'25"
4	0129R	9+90.40, 5599LT	32°20'25"
5	0117R	10+06.95, 4107LT	30°42'21"
6	0121R	10+12.94, 2076LT	30°42'21"
7	0124R	10+07.72, 023LT	30°42'21"
8	0128R	9+92.75, 1476RT	49°52'38"
9	0153R	9+59.13, 1754RT	
R=40.00'			

KEYED GENERAL NOTES

- INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
- INSTALL WHEEL CHAIR RAMP AS PER STD. DWG. 2441, CASE I
- INSTALL ROLL CURB & GUTTER AS PER STD. DWG. 2415
- FUTURE 4' SIDEWALK
- BUILD 4' SIDEWALK

BOHANNAN-HUSTON INC.
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ALBUQUERQUE LAS CRUCES SANTA FE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

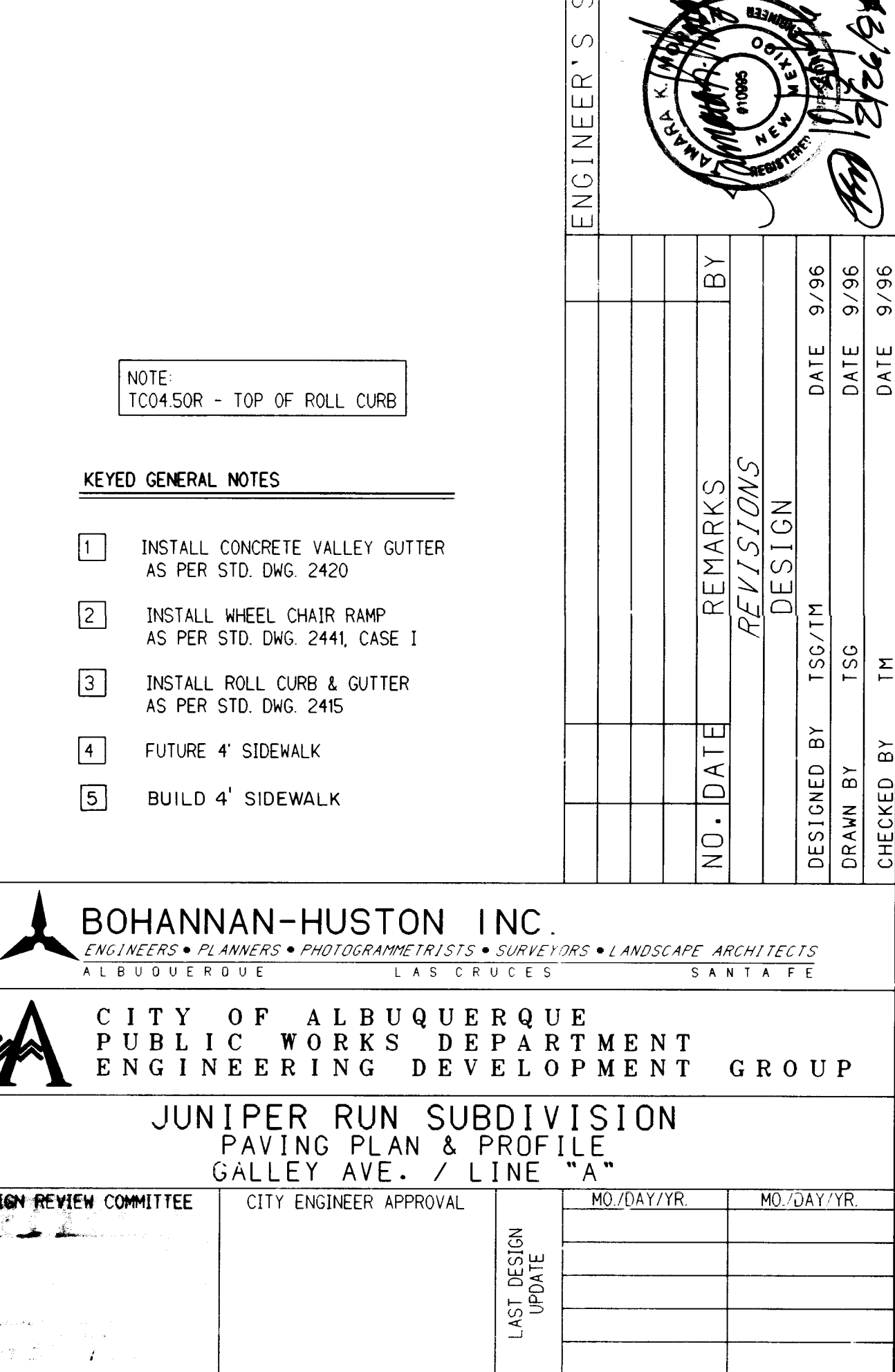
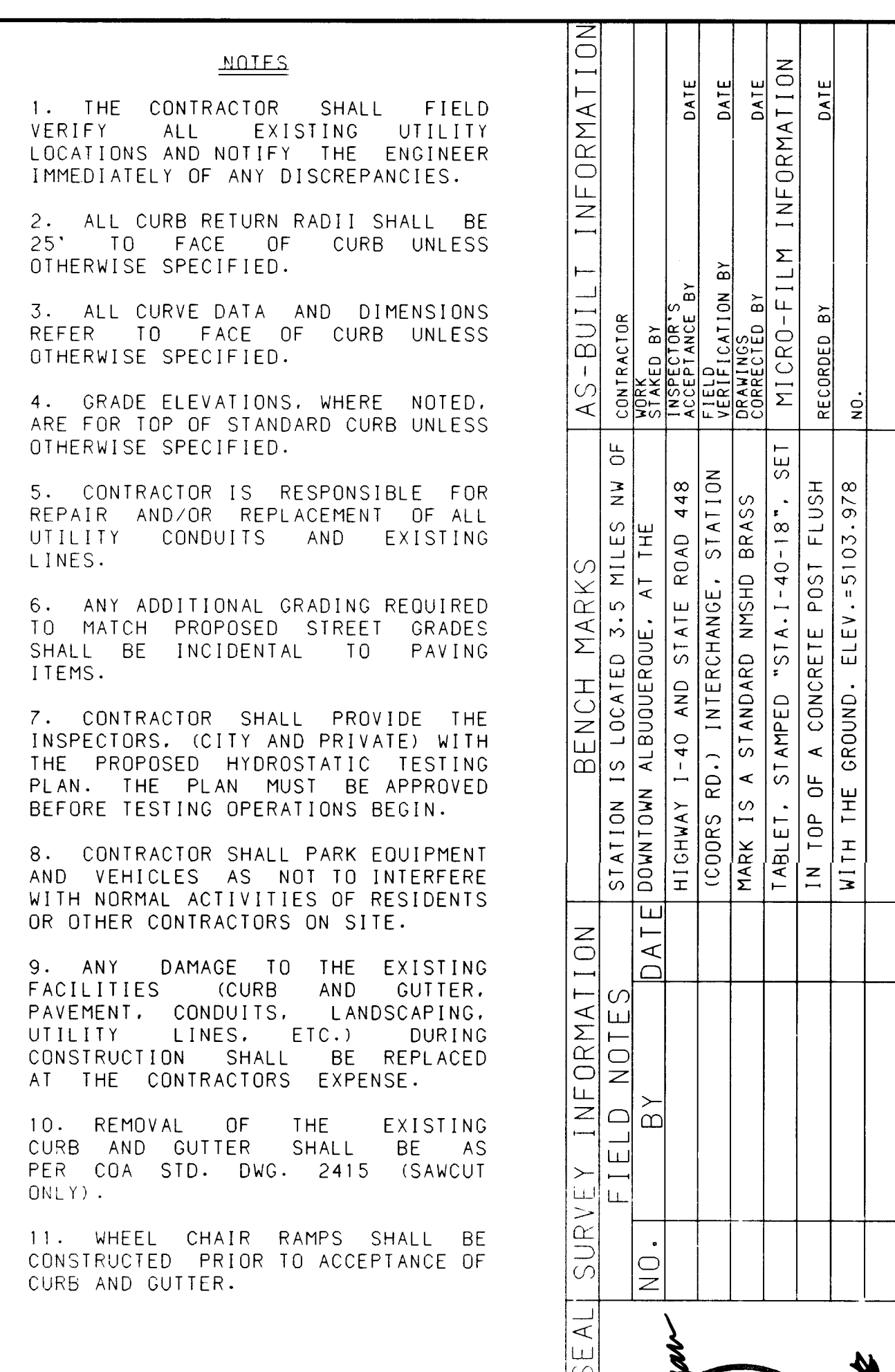
JUNIPER RUN SUBDIVISION
PAVING PLAN & PROFILE
VASILION PL.

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

LAST DESIGN UPDATE

CITY PROJECT NO. **55728i** ZONE MAP NO. **H-10** SHEET **5** OF **9**

DATE: SEPTEMBER 1996

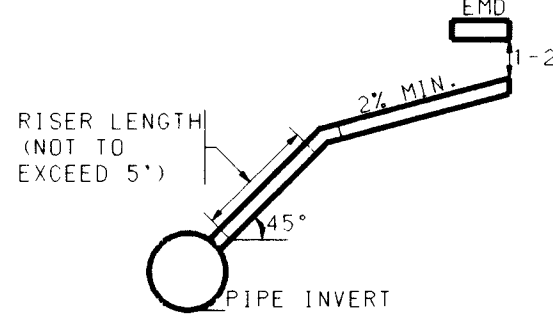


WATER SHUT-OFF REQUIREMENTS:
CONTRACTOR WILL BE RESPONSIBLE FOR THE TIMING AND COORDINATION OF THE WATER SHUT-OFF REQUIREMENTS IN CONJUNCTION WITH THE COMPLETION OF THE PROJECT.

AT LEAST FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PWD/WATER SYSTEMS DIVISION (857-8200) TO INITIATE IMPLEMENTATION OF THIS WATER SHUT-OFF PLAN. CONTRACTOR SHALL NOT OPERATE CITY VALVES.

WATER SHUT-OFF PLAN:
FOR CONNECTION CLOSE VALVE(S)
TO EXIST. 14" IN JUNIPER RD. A & B

NOTE: VALVE A WAS NOT SHOWN ON THE COA AUTOMATED WATER DISTRIBUTION SYSTEM SECTIONAL MAP, AND FOR THIS REASON, IS LABELED AS SUCH FOR THIS PLAN ONLY. VALVE B IS COA NO. 1045. THE CONTRACTOR SHALL COORDINATE THE SHUT-OFF PLAN WITH THE OWNER. THE CONTRACTOR SHALL NOT OPERATE CITY VALVES.



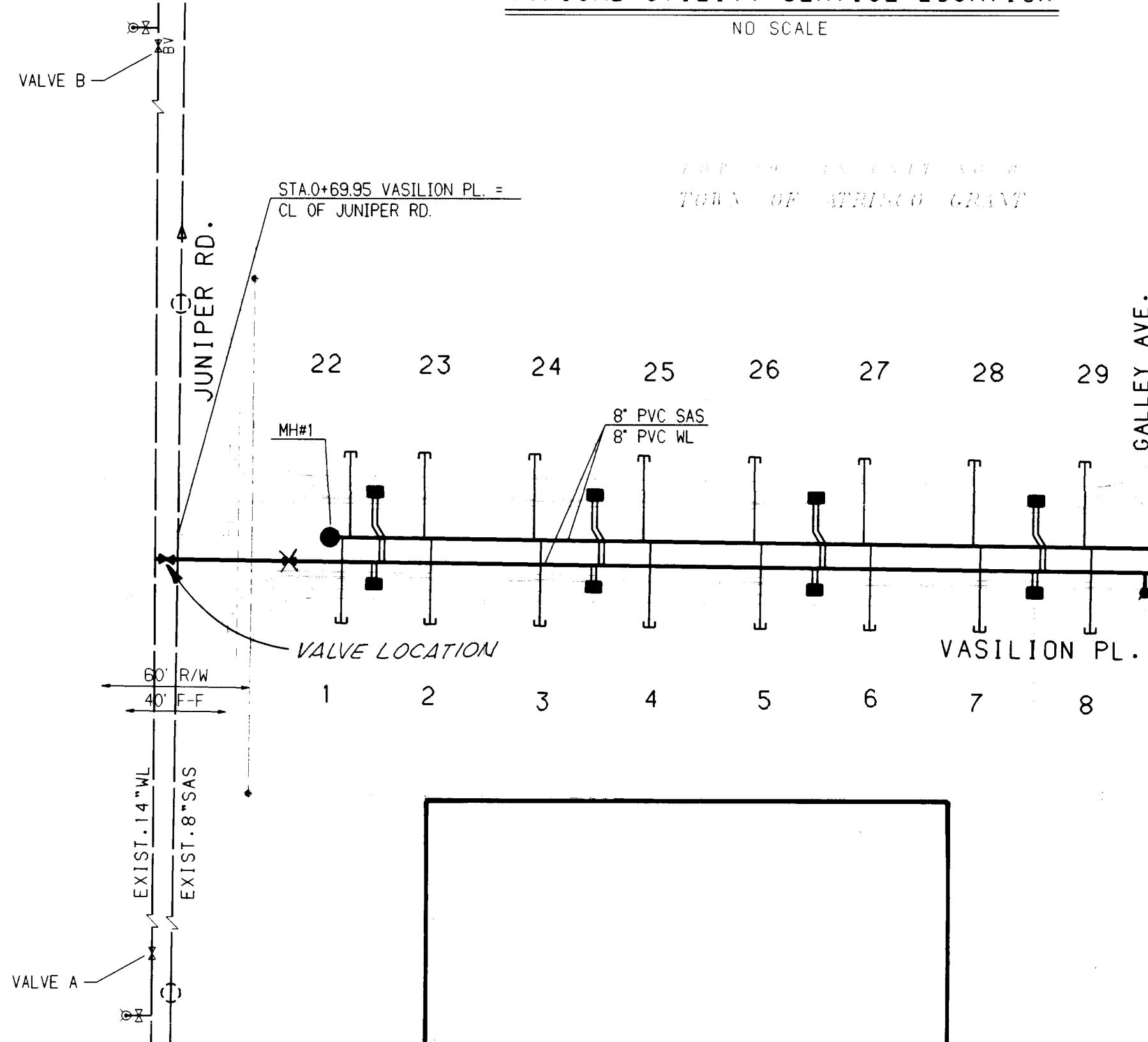
SERVICE RISER DETAIL
(SERVICE CONNECTION & INSTALLATION TO CONFORM TO COA STD. DWG. 2134, USE C1 SOIL PIPE ONLY)

MECHANICAL JOINTS	LENGTH OF RESTRAINED JOINTS FROM BOTH SIDES OF MJ LISTED		
	(6")	(8")	(14")
45° H BEND	--	13'	--
8" TEE	1'	--	1'
GATE VALVE	55'	72'	--

- NOTE:
- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
 - THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MJ SHALL BE RESTRAINED AT THE CONTRACTORS EXPENSE.
 - THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ABOVE. (SEE NOTE 2 ABOVE)
 - THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANTS JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
 - ALL CAPS SHALL UTILIZE PCC BLOCKING

FIELD VERIFY THIS SAS MANHOLE CONNECTION

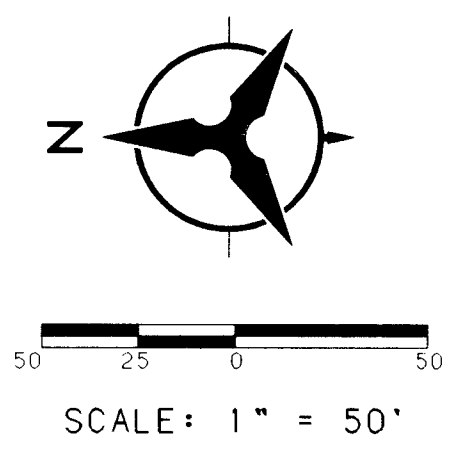
TYPICAL UTILITY SERVICE LOCATION
NO SCALE



SUBMIT INSTALLATION PLAN ACCEPTABLE TO THE CITY OF ALBUQUERQUE FOR CONNECTION TO EXISTING SAS LINE. FIELD VERIFY CONNECTION TO EXISTING SAS MANHOLE (MH#6) BEFORE INSTALLING ANY SAS LINE. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

NOTE:
RECORD DRAWING INFORMATION AS PROVIDED BY THE CITY OF ALBUQUERQUE PREPARED MAY 4, 1998.

RECORD DRAWING
DATE: 5-4-98



LEGEND	
PROJECT BOUNDARY	
PROPOSED CURB & GUTTER	
EXISTING CURB & GUTTER	
FUTURE SIDEWALK	
PROPOSED SANITARY SEWER LINE	SAS
PROPOSED SANITARY SEWER MANHOLE	
PROPOSED SANITARY SEWER SERVICE	
EXISTING SANITARY SEWER LINE	SAS
EXISTING SANITARY SEWER MANHOLE	
PROPOSED WATER LINE	
PROPOSED GATE VALVE	
PROPOSED FIRE HYDRANT	
PROPOSED WATER METER SERVICE	
EXISTING WATER LINE	
EXISTING GATE VALVE	
EXISTING FIRE HYDRANT	
PROPOSED STORM DRAIN LINE	
PROPOSED STORM DRAIN MANHOLE	
PROPOSED STORM DRAIN INLET	
EXISTING STORM DRAIN LINE	
EXISTING STORM DRAIN MANHOLE	
EXISTING STORM DRAIN INLET	

FOR CROSS SECTION B-B, C-C AND D-D, SEE SHEET 9 OF 9

INTERSTATE-40

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

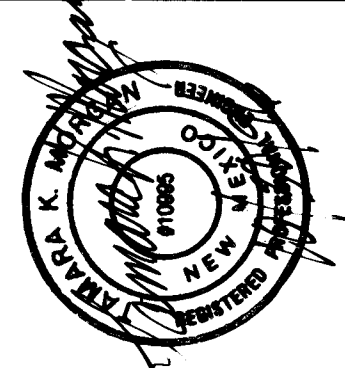
JUNIPER RUN SUBDIVISION
OVERALL UTILITY PLAN

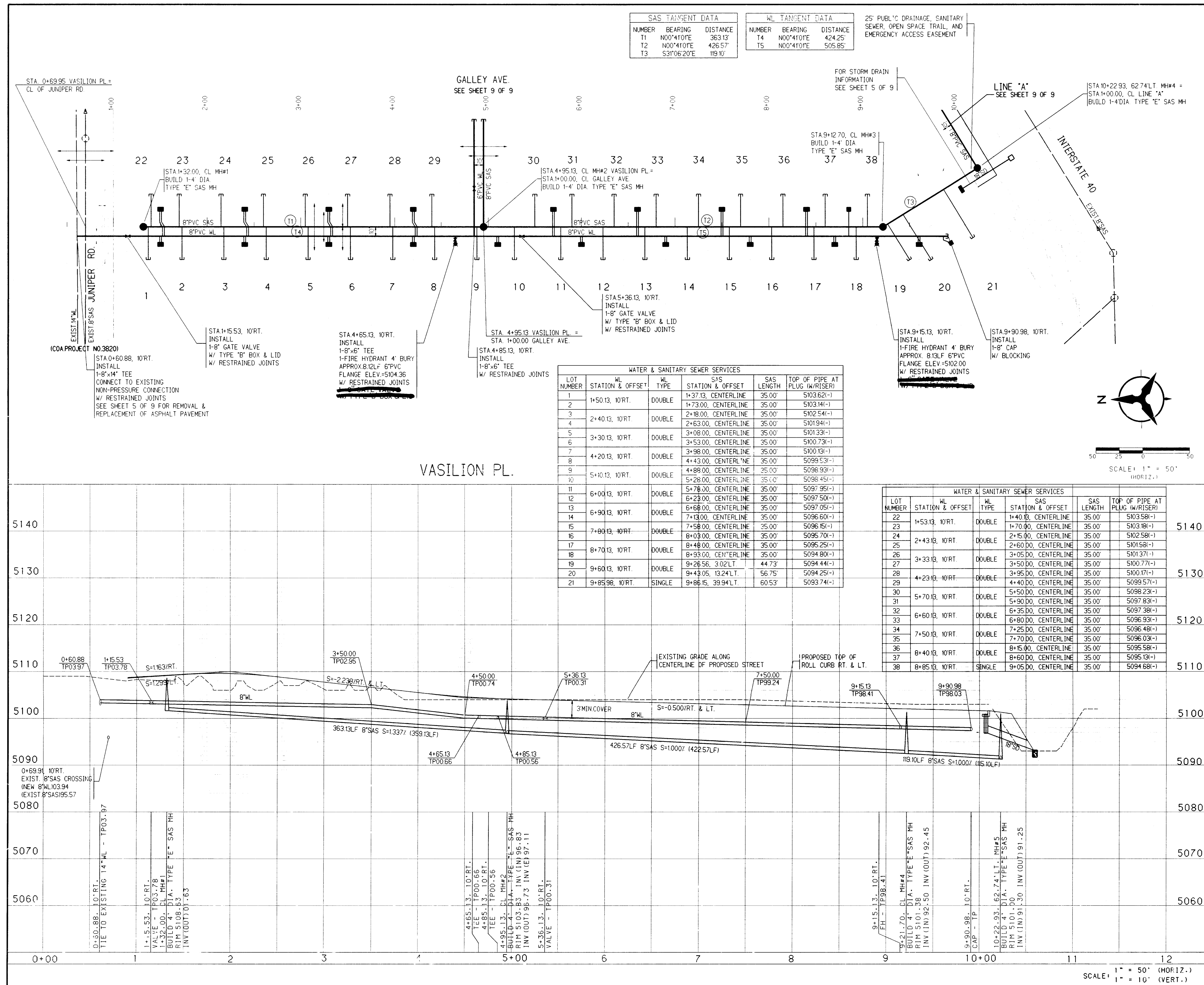
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO/DAY/YR	MO/DAY/YR

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
557281	H-10	7	9

LAST DESIGN UPDATE

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SAS TANGENT DATA			WL TANGENT DATA		
NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
T1	N00°41'01"E	363.13'	T4	N00°41'01"E	424.25'
T2	N00°41'01"E	426.57'	T5	N00°41'01"E	505.85'
T3	S31°06'20"E	119.10'			

- 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 RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
 6. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
 7. CONTRACTOR SHALL PROVIDE THE INSPECTORS (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
 8. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
 9. ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
 10. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
 11. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

WATER & SANITARY SEWER SERVICES					
LOT NUMBER	STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/ RISER)
1	1+50.13, 10' RT.	DOUBLE	1+37.13, CENTERLINE	35.00'	5103.62(-)
2			1+73.00, CENTERLINE	35.00'	5103.14(-)
3			2+18.00, CENTERLINE	35.00'	5102.54(-)
4			2+63.00, CENTERLINE	35.00'	5101.94(-)
5			3+08.00, CENTERLINE	35.00'	5101.33(-)
6			3+53.00, CENTERLINE	35.00'	5100.73(-)
7			3+98.00, CENTERLINE	35.00'	5100.13(-)
8			4+43.00, CENTERLINE	35.00'	5099.53(-)
9			4+88.00, CENTERLINE	35.00'	5098.93(-)
10			5+28.00, CENTERLINE	35.00'	5098.45(-)
11			5+73.00, CENTERLINE	35.00'	5097.95(-)
12			6+23.00, CENTERLINE	35.00'	5097.50(-)
13			6+68.00, CENTERLINE	35.00'	5097.05(-)
14			7+13.00, CENTERLINE	35.00'	5096.60(-)
15			7+58.00, CENTERLINE	35.00'	5096.15(-)
16			8+03.00, CENTERLINE	35.00'	5095.70(-)
17			8+48.00, CENTERLINE	35.00'	5095.25(-)
18			8+93.00, CENTERLINE	35.00'	5094.80(-)
19			9+26.56, 3.02' LT.	44.73'	5094.44(-)
20			9+43.05, 13.24' LT.	56.75'	5094.25(-)
21			9+86.15, 39.94' LT.	60.53'	5093.74(-)

WATER & SANITARY SEWER SERVICES					
LOT NUMBER	STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/ RISER)
22	1+53.13, 10' RT.	DOUBLE	1+40.13, CENTERLINE	35.00'	5103.58(-)
23			1+70.00, CENTERLINE	35.00'	5103.18(-)
24			2+15.00, CENTERLINE	35.00'	5102.58(-)
25			2+60.00, CENTERLINE	35.00'	5101.98(-)
26			3+05.00, CENTERLINE	35.00'	5101.37(-)
27			3+50.00, CENTERLINE	35.00'	5100.77(-)
28			3+95.00, CENTERLINE	35.00'	5100.17(-)
29			4+40.00, CENTERLINE	35.00'	5099.57(-)
30			5+50.00, CENTERLINE	35.00'	5098.23(-)
31			5+90.00, CENTERLINE	35.00'	5097.83(-)
32			6+35.00, CENTERLINE	35.00'	5097.38(-)
33			6+80.00, CENTERLINE	35.00'	5096.93(-)
34			7+25.00, CENTERLINE	35.00'	5096.48(-)
35			7+70.00, CENTERLINE	35.00'	5096.03(-)
36			8+15.00, CENTERLINE	35.00'	5095.58(-)
37			8+60.00, CENTERLINE	35.00'	5095.13(-)
38			9+05.00, CENTERLINE	35.00'	5094.68(-)

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

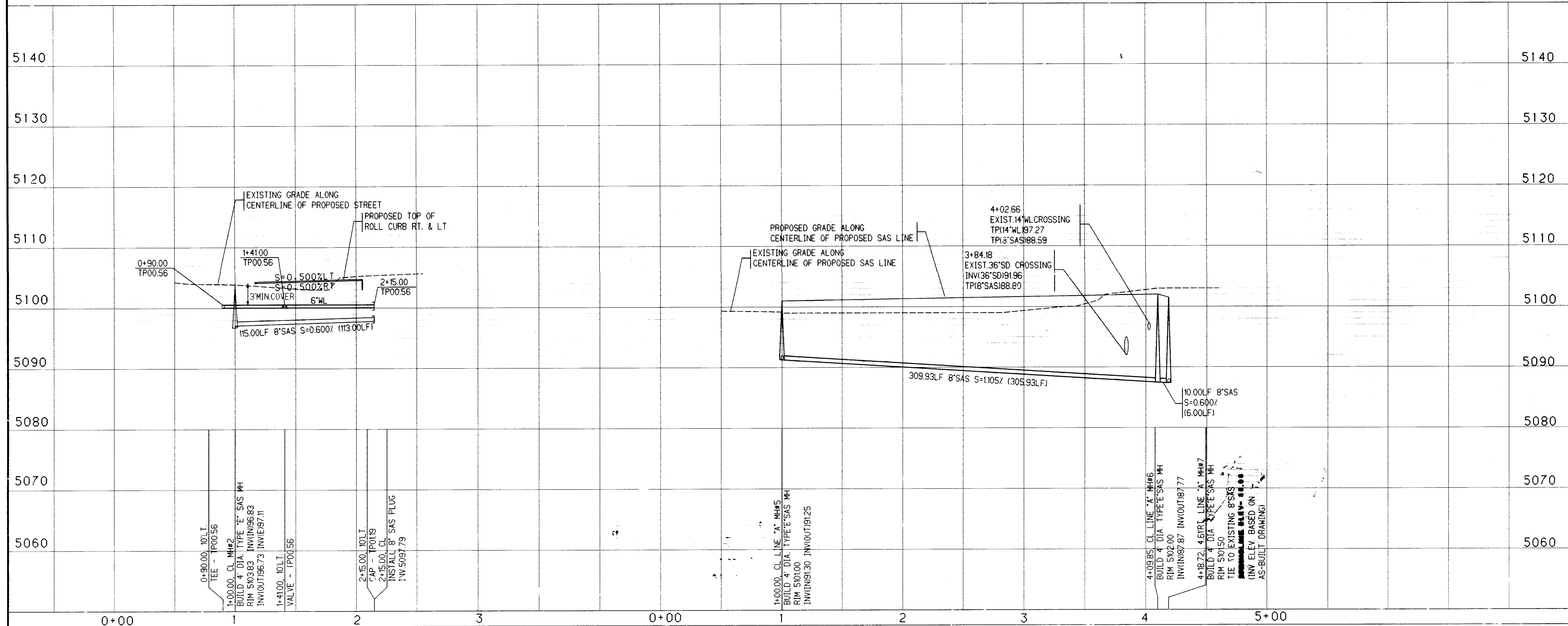
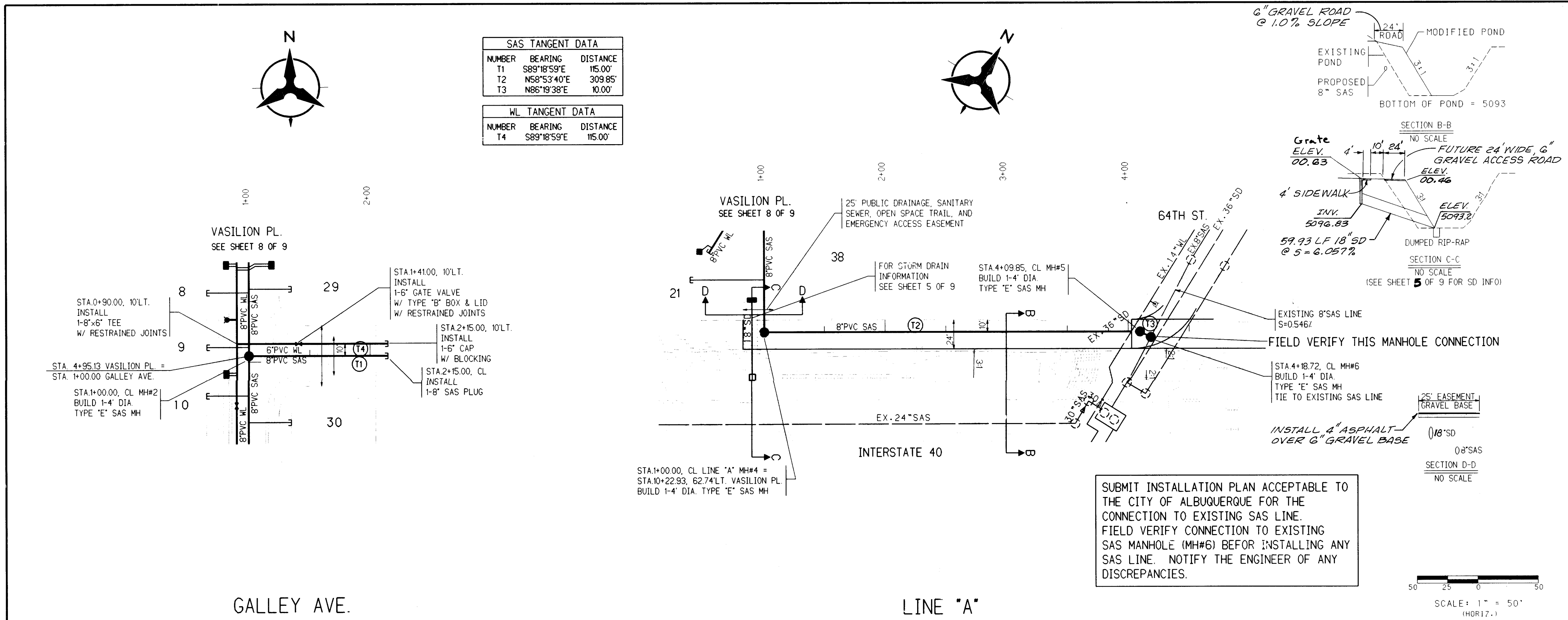
JUNIPER RUN SUBDIVISION
UTILITY PLAN & PROFILE
VASILION PL.

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

CITY PROJECT NO. 557281

ZONE MAP NO. H-10

SHEET 8 OF 9



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

NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL CURB RETURN RADIUS 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 RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
6. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
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10. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
11. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

AS-BUILT INFORMATION

CONTRACTOR	STATION	DATE	BY

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE
TSG/TH	9/96	TSG	9/96	TH	9/96

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JUNIPER RUN SUBDIVISION
UTILITY PLAN & PROFILE
GALLEY AVE. / LINE "A"

CITY PROJECT NO. **557281**

ZONE MAP NO. **H-10**

SHEET **9** OF **9**