

CONSTRUCTION PLANS FOR
VENTANA RANCH - TRACT 3B
VISTA CASITAS SUBDIVISION
OFFSITE INFRASTRUCTURE IMPROVEMENTS

INDEX OF SHEETS

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6	LANDSCAPE PLAN
7	LANDSCAPE PLAN

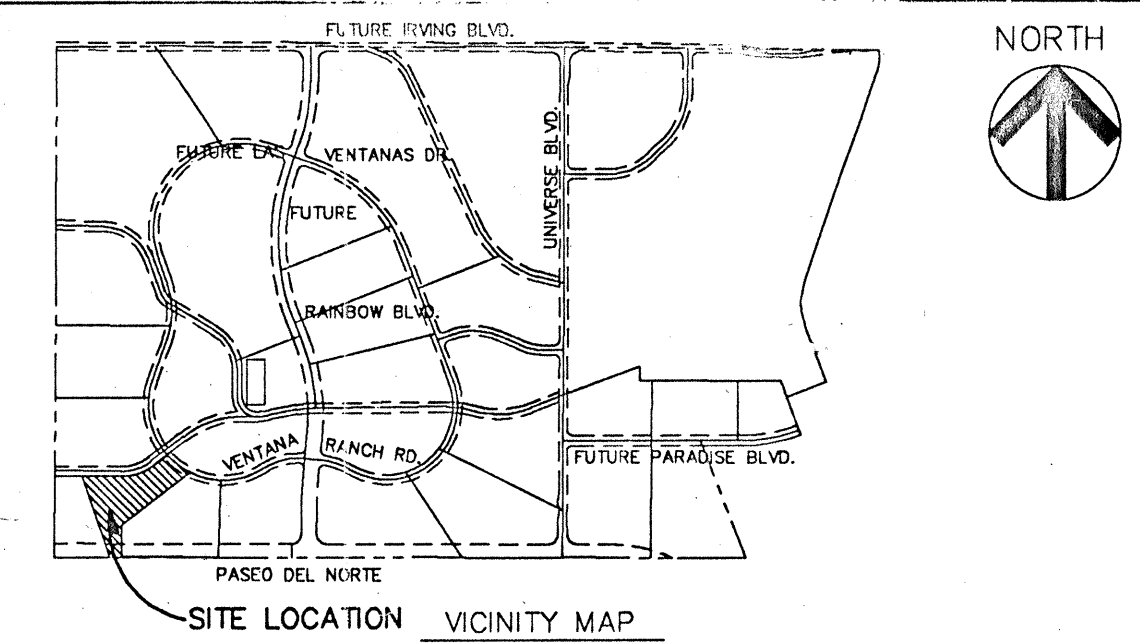
I, David C. Clausen, New Mexico Professional Land Surveyor No. 6547, do hereby certify that the as-built information shown hereon is the result of a field survey performed by me or under my direct supervision, and that the same is true and correct.

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

CONSTRUCTION NOTES:

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE CONSTRUCTION OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, TOPSOIL DISTURBANCE AND EXCAVATION PERMITS, ETC.)
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE AT HIS EXPENSE ANY AND ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), U.S. DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENTS, PAVEMENT MARKINGS, CURB & GUTTER, DRIVE PADS, WHEELCHAIR RAMPS, AND SIDEWALK DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE PER COA STANDARDS, AT HIS OWN EXPENSE.

Bohannon Huston project no.:
Filename: TCT3-TITL.dwg
Date: 8/19/97

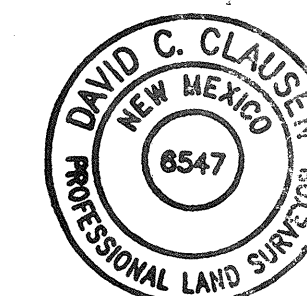


NOTICE TO CONTRACTORS

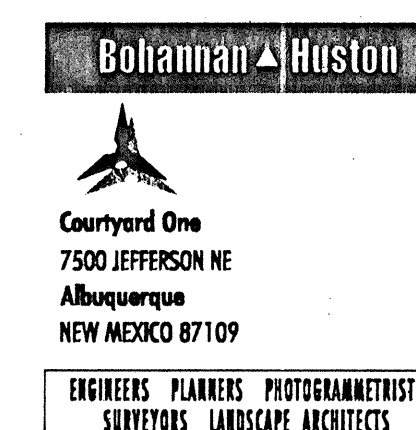
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AND SHALL INCLUDE UPDATE No.6
- TWO WORKING DAYS PRIOR 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.
- FIVE (5) 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 WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS 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.
- ANY DAMAGE TO THE EXISTING FACILITIES (CURB, GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC...) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- ALL UTILITY 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 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.



20-5730.03 01798



REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
		DRC Chairman	Bill G. Gasky	11-20-97	APPROVED FOR CONSTRUCTION		
		Transportation	Bill G. Gasky	11-14-97			
		Water/Wastewater	R.W. Kane	11-5-97			
		Hydrology	Anna C. Cordero	11-4-97			
		C.I.P.					
		Const. Mngmt.			City Engineer Date		
		NMUI					
City Project No.		5750.83		Sheet		Of 7	

SHADED AREA TO BE
CONSTRUCTED UNDER
THIS PROJECT

TO BE CONSTRUCTED UNDER
COA PROJECT NO. 5386

SHADED AREA TO BE
CONSTRUCTED UNDER
THIS PROJECT

NORTH BRANCH PIEDRAS MARCADAS CHANNEL

VISTA ALTA

VISTA ALTA

VISTA CASITAS

9

3

FUTURE PASEO DEL NORTE

SHADED AREA TO BE
CONSTRUCTED UNDER
THIS PROJECT

TP 5483.86

24-57730.87 0298

Bohannon & Huston

Courtyard One
7500 JEFFERSON NE
Albuquerque
NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS
SURVEYORS LANDSCAPE ARCHITECTS



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: VISTA CASITAS SUBDIVISION
PROJECT OVERVIEW SHEET



City Engineer Approval

Design Review Committee	City Engineer Approval	Mo./Day/Yr.
		09/30/97
		09/25/97
		09/09/97
		10/15/97

City Project No. 5750.83

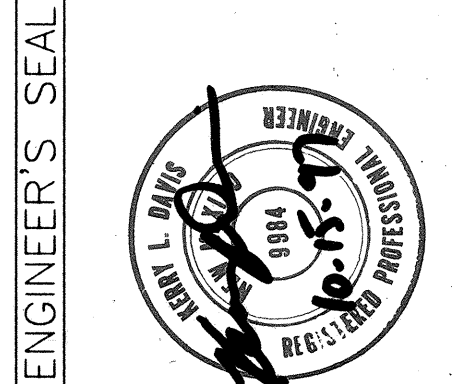
Zone Map No.

Sheet 2 Of 7

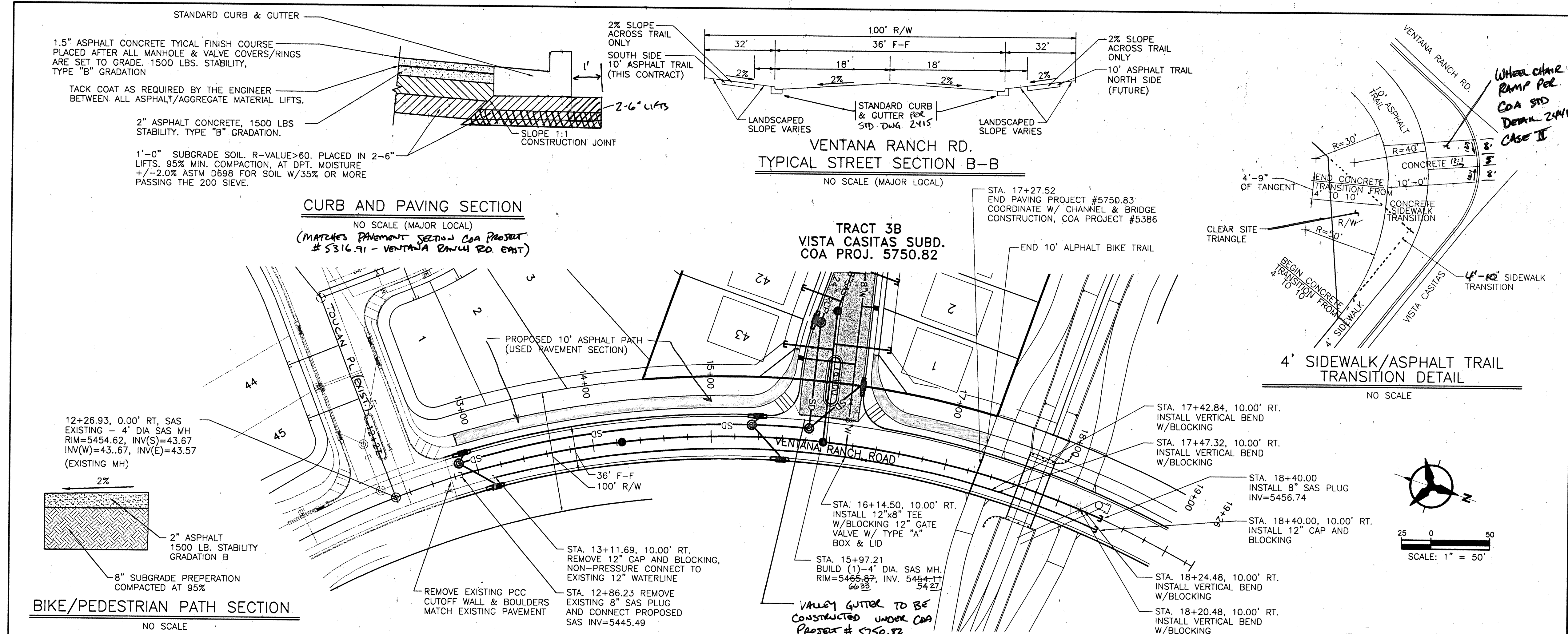
AS-BUILT INFORMATION	
CONTRACTOR	DATE
STAMPED BY	DATE
FIELD ACCEPTANCE BY	DATE
CORRECTED BY	DATE
RECORDED BY	DATE

BENCH MARKS	
STD. USC&GS BRASS TABLET	STAMPED
"UNION 1969" LOCATED 77ft. EAST	DATE
OF THE SOUTHERN UNION GAS PIPELINE	DATE
APPROX. 0.5 MILES NORTH OF THE	DATE
SOUTH BOUNDARY, TOWN OF ALAMEDA GRANT	DATE
STATE PLANT COORDINATES: X=353409.02,	DATE
Y=1,523,440.96, ELEV.=5522.15	DATE

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	BY

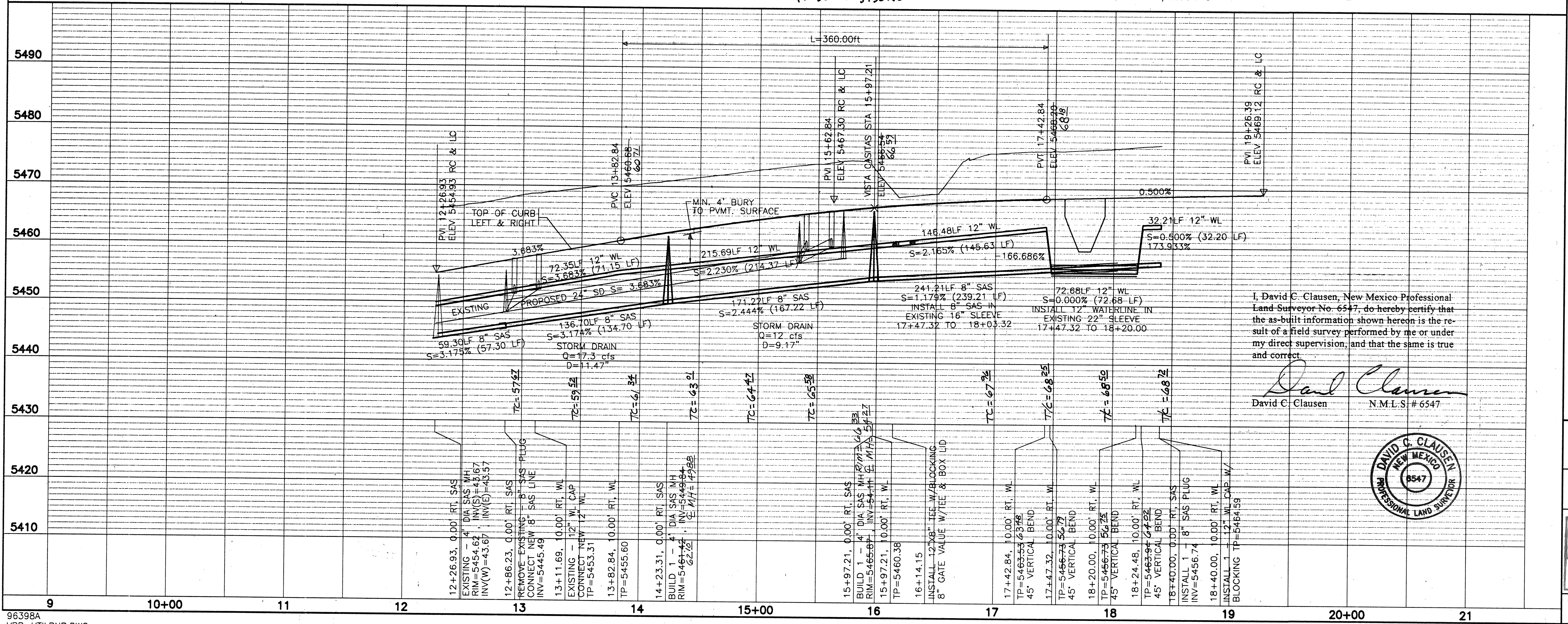


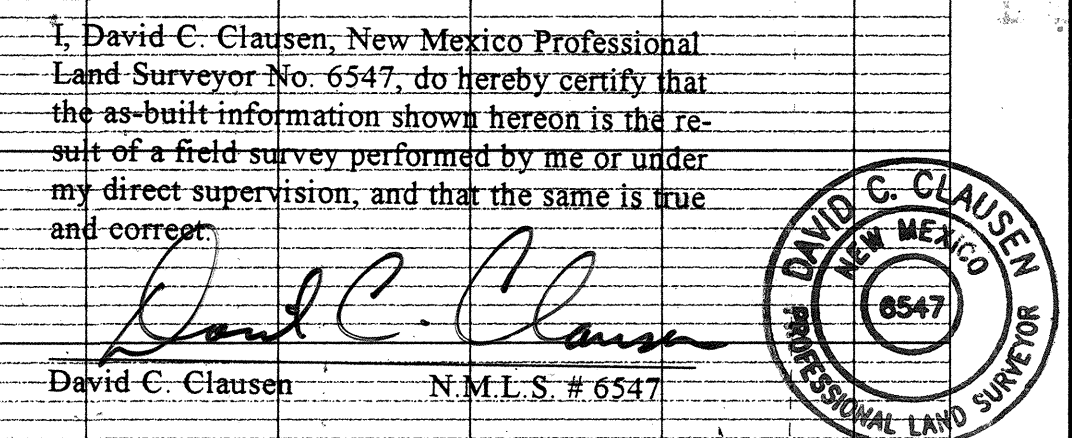
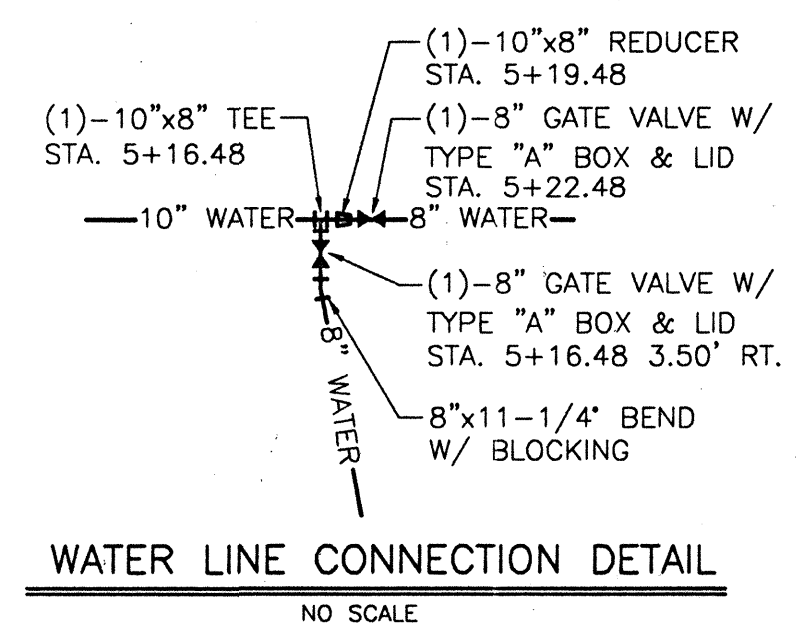
ENGINEER'S SEAL	
REVISIONS	BY
DESIGN	DATE
Drawn By:	DATE
Checked By:	DATE



- NOTES
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 - ALL CURB RETURN RADII 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.
 - NOT USED
 - 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.
 - NOT USED
 - WHEEL CHAIR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	STD. US&GS BRASS TABLET	STAMPED	FIELD NOTES	DATE	REMARKS	DESIGN
CONTRACTOR: 5750.82	DATE: 1/98	UNION 1969	LOCATED 77th. EAST	BY	DATE	REVISIONS	DESIGN
STATION: 5750.82	DATE: 1/98	OF THE SOUTHERN UNION GAS PIPELINE	APPROX. 0.5 MILES NORTH OF THE	No.	Date	REVISIONS	DESIGN
FIELD: 5750.82	DATE: 1/98	SOUTH BOUNDARY, TOWN OF ALAMEDA GRANT	STATE PLAN COORDINATES: X=553409.02,	BY	DATE	REVISIONS	DESIGN
DRAWN: 5750.82	DATE: 1/98	STATE PLAN COORDINATES: X=553409.02,	Y=1,523,440.96, ELEV.=5522.15	DESIGNED BY:	DATE:	REVISIONS	DESIGN
CHECKED BY: 5750.82	DATE: 1/98	RECORDED BY:	DATE:	DRAWN BY:	DATE:	REVISIONS	DESIGN
NO						REVISIONS	DESIGN





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

-



26.5750.83 0598

Bohannon ▲ Huston



Courtyard One
7500 JEFFERSON NE
Albuquerque
NEW MEXICO 87109

**ENGINEERS PLANNERS PHOTOGRAMMETRISTS
SURVEYORS LANDSCAPE ARCHITECTS**

Design Review Committee	City Engineer Approval
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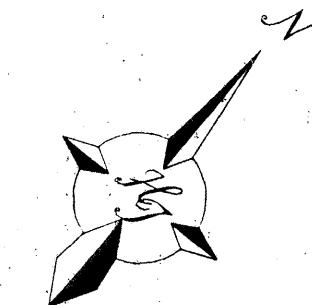
Mo./Day/Yr.	Mo./Day/Yr.
10/02/97	
10/13/97	
09/09/97	09/26/97

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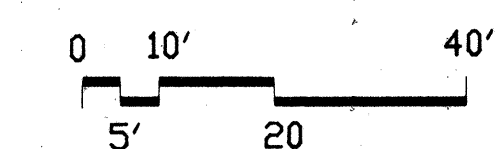


TREE PLANTING NOTES:

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



GRAPHIC SCALE



The Hilltop

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 3B



CITY PROJECT NO.
5750.83

CITY ENGINEER APPROVAL

	LAST DESIGN UPDATE		
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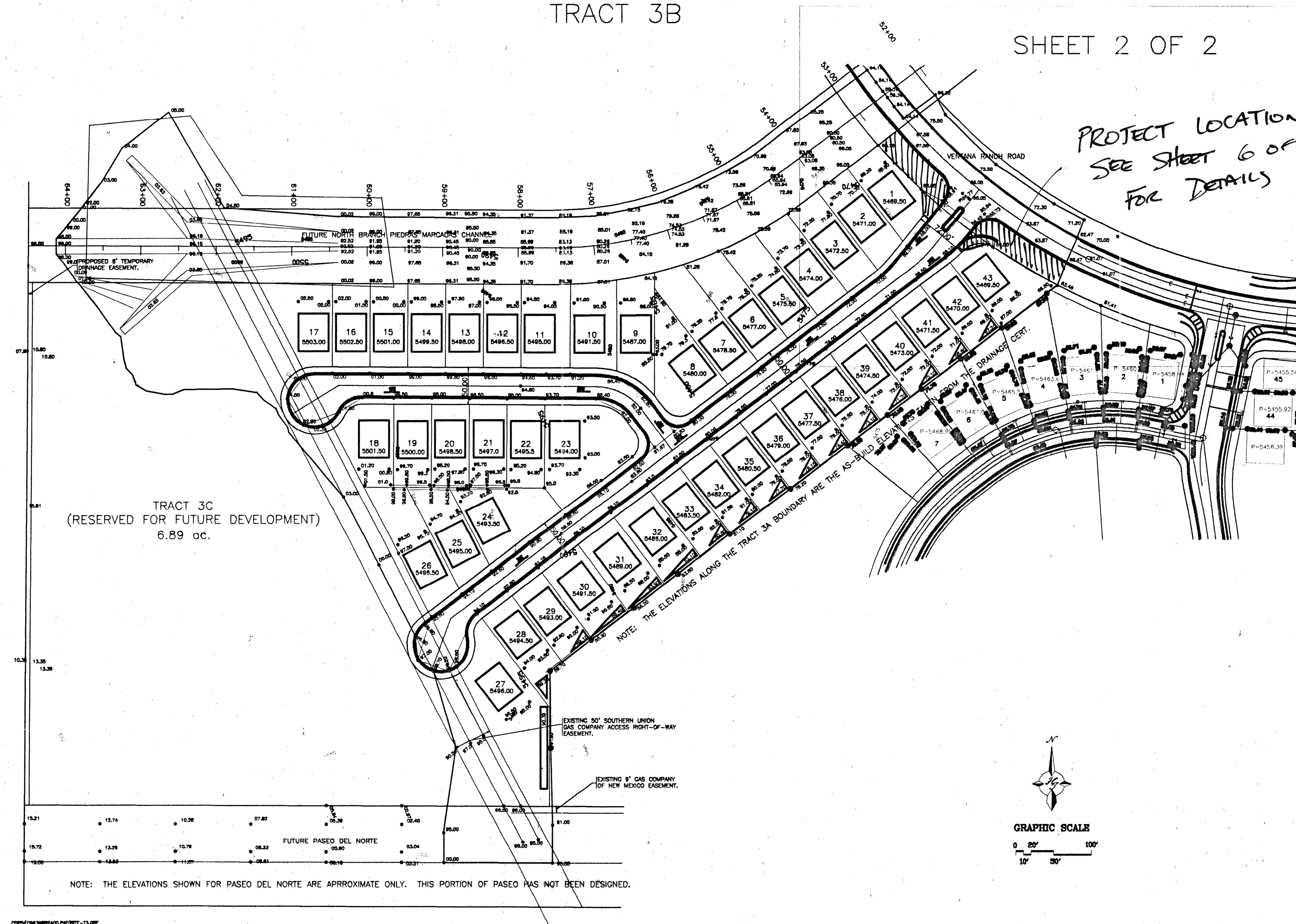
MO./DAY/YR.	MO./DAY/YR.

ZONE MAP NO.

SHEET	OF
6	7

VR
VENTANA RANCH
TRACT 3B

SHEET 2 OF 2



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 Association.

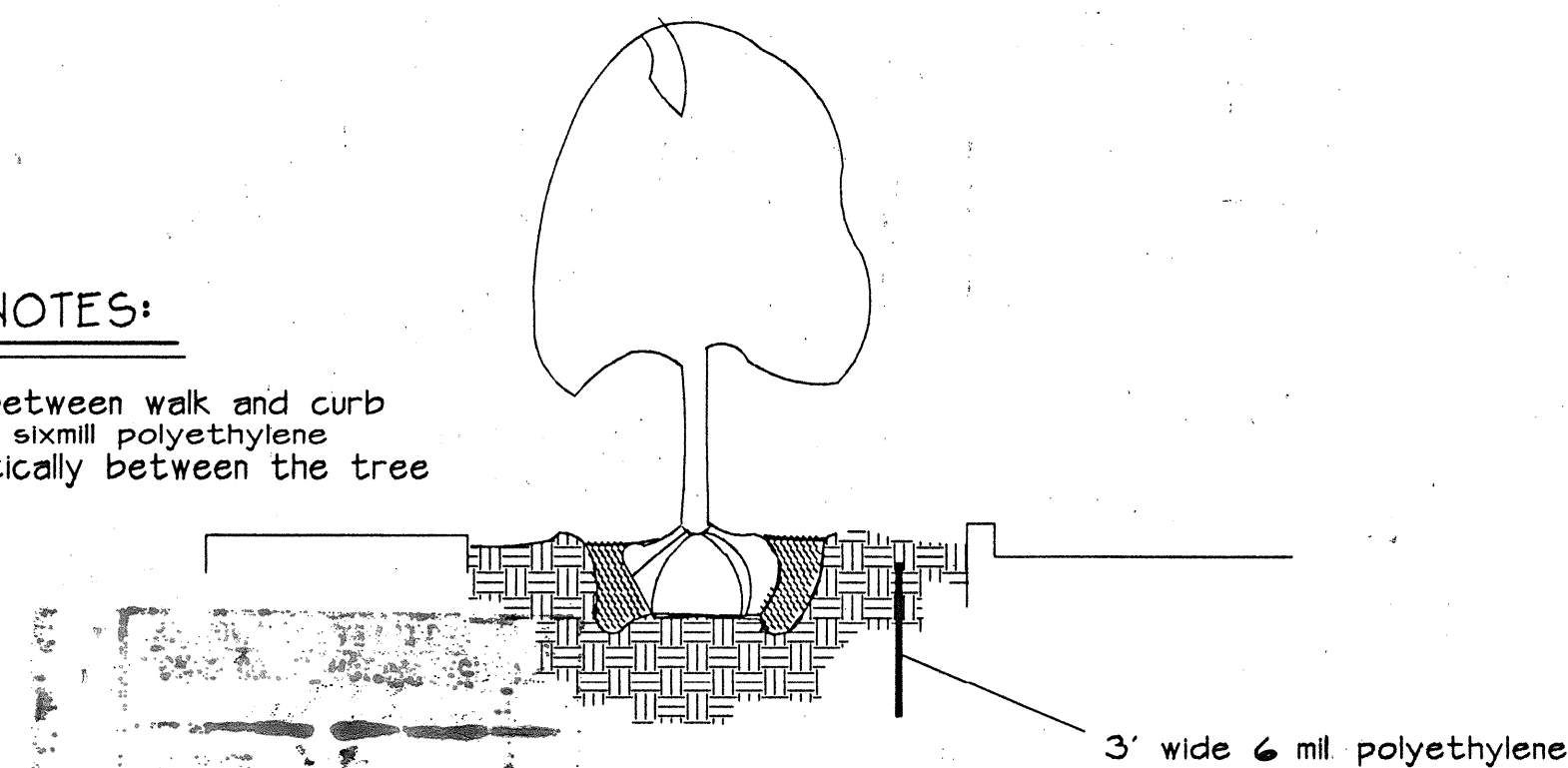
Landscape maintenance shall be the responsibility of the Ventana Ranch Community Association.

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 water waste ordinance. Water management is the sole responsibility of the Property Owner.

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.



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

PLANTING LEGEND

SYMBOL	SIZE	NAME	SIZE
○	3" CAL.	WASHINGTON HAWTHORN	40' TO 80'
⊗	2 1/2" -3"	BRADFORD PEAR	TO 25'
⊗	2 1/2" CAL.	ASH	TO 60'
○	2 1/2"-3" CAL.	LOCUST	TO 80'
⊗	15 GAL.	DESERT WILLOW	TO 25'
○	6'-8'	PINON PINE	TO 35'
○	6'-8'	AUSTRIANPINE	TO 35'
○	7 GAL.	MUGHO PINE	4' TO 5'
○	5 GAL.	APACHE PLUME	3' TO 8'
⊗		OCOTILLO	8 TO 25'
⊗		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.	"blue mist" SPIREA	TO 2'
○	1 GAL.	CHAMISA	2 TO 5'
⊗	5 GAL.	ZEBRA GRASS	TO 2'
⊗	1 GAL.	POTENTILLA	1 TO 3'
⊗	2 GAL.	BLOODGRASS	TO 2'
⊗	5 GAL.	CLIMBING ROSE W/ TRELLIS	TO 6'
⊗	1 GAL. (136)	WILDFLOWERS	12 TO 18"
⊗	1 GAL.	TAM JUNIPER	TO 18"
⊗	5 GAL. (12)	BUFFALO JUNIPER	TO 6"
⊗		OVERSIZED GRAVEL & BASALT BOULDERS	
⊗		GRAVEL W/ FILTER FAB SANTA ANA TAN 1 1/2" W/ FILTER FAB (MEDIAN) SANTA ANA TAN W/ FILTER FAB	

20-5750.83 0798

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LANDSCAPE PLAN VENTANA RANCH TRACT 3B	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
LAST DESIGN UPDATE	MO./DAY/YR.
CITY PROJECT NO. 5750.83	ZONE MAP NO.
SHEET 7	OF 7