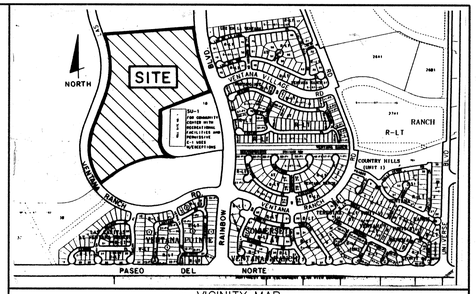
CONSTRUCTION PLANS
FOR
WestPointe
AT VENTANA RANCH
ALBUQUERQUE, NEW MEXICO



VICINITY MAP
B-9-Z

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12	ESTES PARK AVENUE
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15	WICKENBURG STREET & SALIDA ROAD
16	SHOWLOW STREET

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SHEET NUMBER	DESCRIPTION
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19	VANCOUVER AVENUE & WINSLOW PLACE
20	BRECKENRIDGE ROAD
21	LAKE TAHOE ROAD & RALEIGH DRIVE
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NOTICE TO CONTRACTORS

1. 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
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
3. 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 SUCH CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. 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.
5. 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.
6. 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.
7. ANY WORK WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
8. ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH NEW MEXICO UTILITIES, INC. SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS).
9. THE CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES (898-2661) THREE WORKING DAYS PRIOR TO BEGINNING THE CONSTRUCTION OF THE UTILITIES.
10. CONTRACTOR SHALL MAINTAIN A GRAFFITI - FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- [X] ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- [X] BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- [X] TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- [X] SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- [X] IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- [X] ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- [X] 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.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR CONSTRUCTION OBSERVER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARICADING, SURFACE DISTURBANCE)
9. 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.
10. ALL PERMANENT PAVEMENT MARKING AND TRAFFIC SIGNING SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR PER PLAN.
11. THE CONTRACTOR SHALL FOLLOW THE CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN PROVIDED HEREIN. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. 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.
13. 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.
14. ALL SAWCUT PAVEMENT SHALL HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.
15. WHEN ABUTTING NEW CURB AND GUTTER TO EXISTING PAVEMENT, A 1' WIDE SECTION OF EXISTING PAVEMENT ADJACENT TO THE CURB AND GUTTER SHALL BE SAWCUT, REMOVED, AND REPLACED AS PER THE STANDARD SPECIFICATIONS.
16. 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.

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 PROFESSIONAL LAND SURVEYOR

FOR INFORMATION ONLY

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
1	35-42	Billy J. Brockley	4-2099	R. Rose	4-13-99		

ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE
BRADLEY L. BINGHAM 12963 NEW MEXICO REGISTERED PROFESSIONAL ENGINEER Bradley L. Bingham 11/12/98 11/5/99	DRC Chairman	Billy J. Brockley	1-20-99
	Transportation	[illegible]	1-06-99
	Water/Wastewater	R.W. Rose	11-24-98
	Hydrology	Steve Calvert	1-6-99
	Parks & MRAFCA	[illegible]	11-23-98
	Const. Mngmt.		
	NMUI		11-5-98
	Const. Cert. City Project No. 601081	[illegible]	11-24-98

APPROVED FOR CONSTRUCTION

City Engineer Date 12/3/98

DRB # 98-260

Sheet 1 Of 43 ~~35~~

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

BHI JOB NO. 99339A04

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DATE: OCTOBER 1998

SCANNED BY MESA REPRO

99339TITLE.DWG 11-11-98 31508 pmWST

PRELIMINARY PLAT
WEST POINTE SUBDIVISION AT VENTANA RANCH
UNIT 1 & UNIT 2
ALBUQUERQUE, NEW MEXICO
OCTOBER, 1998

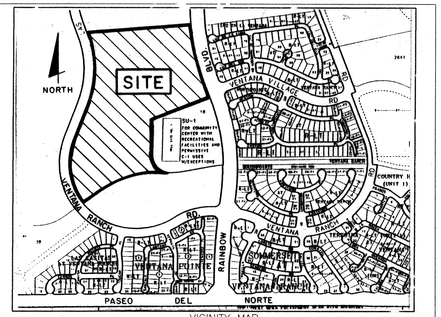
ACS Brass Tablet stamped "1-B9 1980"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 355,077.00 Y= 1,529,056.93
Ground-to-Grid Factor = 0.99966334
$\Delta\alpha$ = -00°16'47"
NGVD 1929 Elevation = 5450.51

ACS Brass Tablet stamped "1-B10"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 357,526.690 Y= 1,525,168.35
Ground-to-Grid Factor = 0.9996640
$\Delta\alpha$ = -00°16'30"
NGVD 1929 Elevation = 5419.522

S 79°41'49" E 3529.22' (TIE)

N

1" = 100'



VICINITY MAP
ZONE ATLAS MAP NO. B-9-Z
N.T.S.

GENERAL NOTES:

1. EXISTING ZONING: R-LT
   PROPOSED DEVELOPMENT:
   SINGLE FAMILY DETACHED RESIDENTIAL
2. PROPOSED NET ACREAGE - 37.57 ACRES
   NUMBER OF LOTS 127 UNIT 1, 52 UNIT 2
   PROPOSED DENSITY 4.76 D.U./ACRE
3. TYPICAL LOT DIMENSIONS: 45'x100' (4500 SQ. FT.)
   MINIMUM REQUIRED LOT AREA: 3,600 SQ. FT.
4. ALL STREETS, AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
5. ALL WATER AND SANITARY SEWER UTILITIES ARE PUBLIC AND DEDICATED TO NEW MEXICO UTILITIES, INC. FOR MAINTENANCE.
6. LOT SETBACKS SHALL CONFORM TO THE FOLLOWING:
   FRONT YARD: 20' TYP.
   (15' TO HOUSE w/ 20' TO GARAGE)
   SIDE YARD: 5' MIN.
   BACK YARD: 15' MIN.
7. 20' PROPERTY LINE RADIUS TYPICAL.
8. 45' CUL-DE-SAC RADIUS UNLESS OTHERWISE NOTED.
9. ALL STUB STREETS ARE 34' ROW UNLESS OTHERWISE NOTED.

EASEMENT REFERENCES:

(1) EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY EASEMENT FILED: MAY 25, 1989, AS DOCUMENT NO. 89-46644 IN BK. MISC. 752A, PG. 298. DOC. NO. 89-46644

(2) EXISTING 5'x35' DOWN GUY AND ANCHOR EASEMENT FILED: MAY 25, 1989, AS DOCUMENT NO. 89-46644 IN BK. MISC. 752A, PG. 298. DOC. NO. 89-46644

(3) EXISTING 10' PNM & US WEST COMMUNICATIONS EASEMENT FILED: MAY 25, 1989, AS DOCUMENT NO. 89-46644 IN BK. MISC. 752A, PG. 298. DOC. NO. 89-46644 PORTIONS TO BE VACATED WITH THE FILING OF THIS PLAT.

RIGHT-OF-WAY REFERENCES

(A) 25' MINIMUM R/W FOR NON-VEHICULAR, PEDESTRIAN ACCESS & STORM DRAIN, AND PUBLIC WATER AND SANITARY SEWER EASEMENT.

OWNER:

MICHAEL D. SIVAGE
PRESIDENT, SIVAGE THOMAS HOMES, INC.

10/13/98
DATE

SURVEY NOTES:

1. UNLESS OTHERWISE SHOWN, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "WEAVER LS 6544"
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S AND ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 6544"
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR — DATE 10/14/98

FOR INFORMATION ONLY

Bohannan Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

LINE TABLE		
NUMBER	LENGTH	BEARING
L1	50.00	S86°10'00"W
L2	35.19	S21°19'43"E
L3	50.00	S68°40'17"W

CURVE TABLE						
NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	500.00	68.80	07°53'02"	34.45	N07°46'31"W	68.75
C2	450.05	32.55	04°08'40"	16.28	N01°45'39"W	32.55
C3	250.00	160.51	36°47'12"	83.13	S18°04'54"E	157.77
C4	1050.00	637.37	34°46'47"	328.85	S69°58'35"W	627.63
C5	725.00	683.16	53°59'21"	369.32	S06°59'40"E	658.16
C6	1050.00	407.58	22°14'25"	206.39	N08°52'47"E	405.02
C7	1050.00	325.43	17°45'35"	164.05	N11°07'13"W	324.16
C8	500.00	406.83	46°37'10"	215.43	N35°01'37"W	395.70
C9	200.00	209.44	60°00'00"	115.47	S38°40'17"W	200.00
C10	50.00	78.54	90°00'00"	50.00	N23°40'17"E	70.71
C11	2328.00	725.79	17°51'46"	365.86	S12°23'50"E	722.85

TRACT 22A
BULK LAND PLAT FOR TRACTS 19A, 20A, 22A, 26A, 26B & 27A VENTANA RANCH
FILED: FEB. 26, 1997
(97C-63)

PLAT FOR LUZ EN LA VENTANA AT VENTANA RANCH
FILED: JULY 17, 1997
(97C-222)

PLAT FOR NORTHPOINTE SUBD. AT VENTANA RANCH
FILED: JUNE 4, 1997
(97C-174)

TRACT 15
PLAT OF VENTANA RANCH
FILED: AUG. 14, 1998
(98C-242)

TRACT Y-1
BULKLAND PLAT OF VENTANA RANCH
FILED: AUG. 14, 1998
(98C-242)

TRACT 9A
PLAT OF VENTANA RANCH
FILED: MAY 21, 1998
(98C-145)

PLAT OF
BRIAR RIDGE SUBDIVISION
AT VENTANA RANCH
FILED: MAY 21, 1998
(98C-145)

TRACT 5
PLAT OF
VENTANA RANCH
FILED: NOV. 30, 1995
(95C-430)

TRACT 8C
PARK SITE

TRACT 18A
PLAT OF VENTANA RANCH
FILED: AUG. 14, 1998
(98C-242)

TRACT 16
19.9375 ACRES

TRACT 17A
17.6315 ACRES

VENTANA VILLAGE RD. N.W.
R.O.W. 100'

NW BOULEVARD (R.O.W. 156')

RAINBOW

EXISTING 10' GAS LINE EASEMENT
FILED: MAY 8, 1995
(BK.95-11, PAGES 1782-1784)
DOC. NO. 95045529

36' RIGHT-OF-WAY FOR NON-VEHICULAR PEDESTRIAN ACCESS, AND PUBLIC WATER, SANITARY SEWER & SD AND TEMPORARY EMERGENCY ACCESS ESMT.

R/W FOR NON-VEHICULAR PEDESTRIAN ACCESS

WELL NO. 1 - NEW MEXICO UTILITIES, INC.-DEED FILED: JULY 7, 1961 BOOK D601, PAGE 604
NOT A PART OF THIS PLAT

EXISTING TEMPORARY DRAINAGE, PUBLIC UTILITY & TRAIL EASEMENT

30' PUBLIC SANITARY SEWER EASEMENT

100' AMAFCA EASEMENT

TEMPORARY PUBLIC ACCESS TURNAROUND ESMT.

EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO AND US WEST COMMUNICATIONS EASEMENT
FILED: SEPTEMBER 2, 1960
RECORDED IN BK. D560, PGS. 47-48.
DOC. NO. 35395

WICKENBURG STREET
LAKE TAHOE ROAD
SALIDA ROAD
SIDEWALK STREET
MARINE DRIVE
CASCADA ROAD
GRANBY COURT
GREEN RIVER PLACE
BRECKENRIDGE ROAD
TRUCKEE AVENUE
RALEIGH DRIVE
VANCOUVER AVENUE
WINDSOR PLACE
ESTES PARK AVENUE
SILVERTON DRIVE

RIGHT-OF-WAY FOR NON-VEHICULAR PEDESTRIAN ACCESS & STORM DRAIN AND PUBLIC SAS EASEMENT.
S00°18'42"W 265.83'

RIGHT-OF-WAY FOR NON-VEHICULAR PEDESTRIAN ACCESS AND PUBLIC STORM DRAIN.

100' AMAFCA EASEMENT

34' ROW FOR NON-VEHICULAR PEDESTRIAN ACCESS.

S52°36'44"W 1395.30'

LAS VENTANAS ROAD (R.O.W. 100')

UNIT 1 UNIT 2

PUBLIC WATER EASEMENT

20' RIGHT-OF-WAY FOR NON-VEHICULAR PEDESTRIAN ACCESS & PUBLIC UTILITY EASEMENT

N83°13'13"E 165.51'

S59°20'12"E

101.23'
N20°00'00"W

34' RIGHT-OF-WAY FOR NON-VEHICULAR PEDESTRIAN ACCESS & PUBLIC UTILITY ESMT.

N20°00'00"E 388.62'

20' RIGHT-OF-WAY FOR NON-VEHICULAR PEDESTRIAN ACCESS

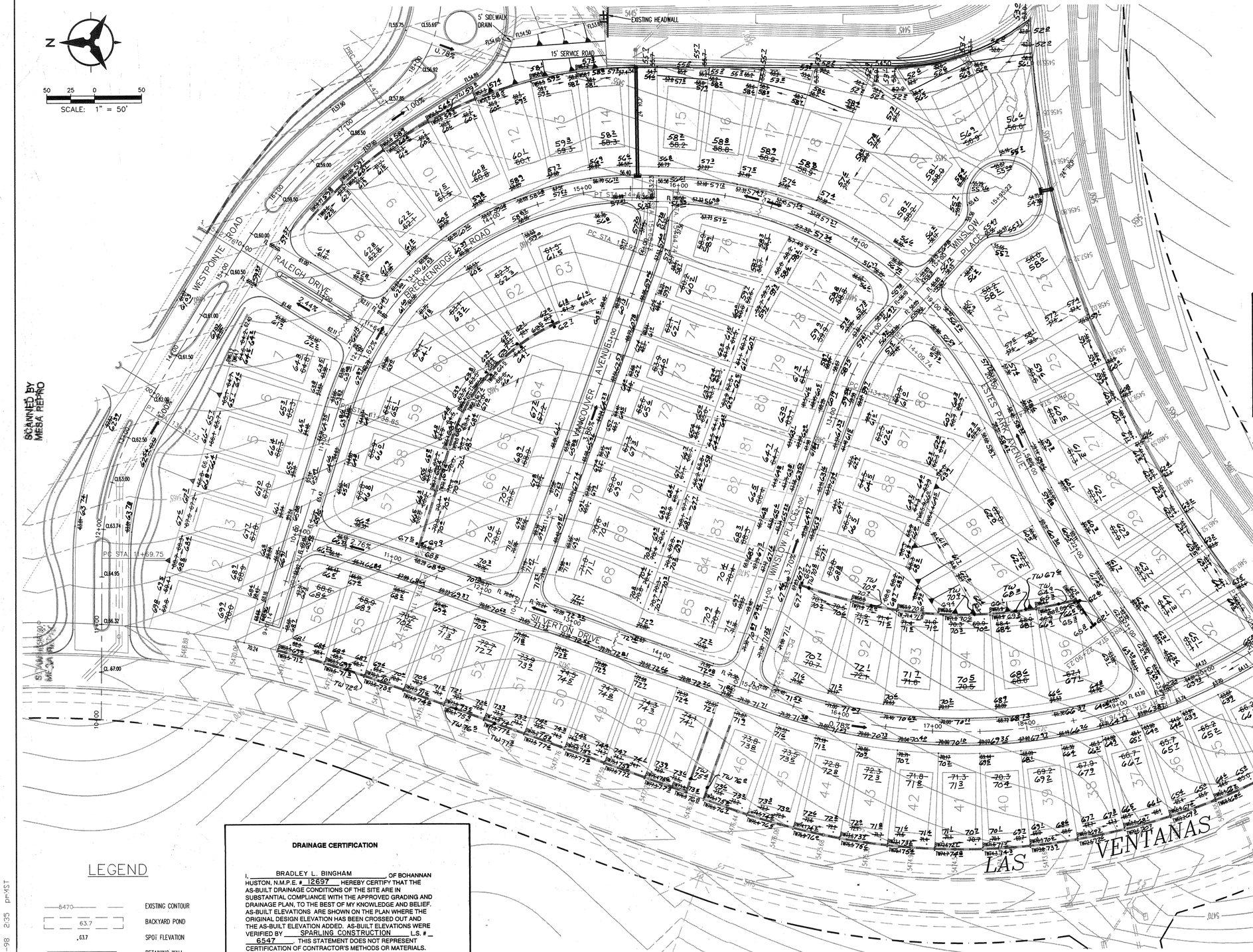
EXISTING 100' TEMPORARY DRAINAGE, PUBLIC UTILITY & TRAIL ESMT. PORTIONS TO BE VACATED WITH THIS PLAT.

EXISTING 100' PUBLIC ROADWAY, DRAINAGE & UTILITY ESMT.
FILED: NOV. 30, 1995
(95C-430)

SCANNED BY MESA REPRO

P:\98188\CDP\DESIGN\98188pre-plat.dwg

CPN 601081 Approved by DRB 10-14-98 DRB # 98-260



SCANNED BY MESA PIETRO

99339GP01.dwg 12-23-98 2:35 pm MST

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 VINYARD & ASSOC. DATED 8-24-98 & 8-27-98.
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 SHEET 3 AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. ALL SPOT ELEVATIONS ARE TO TOP OF CURB UNLESS OTHERWISE NOTED.
6. BOULDERS, GREATER THAN 3 FEET IN DIAMETER, EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. (WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.)
8. ADD 5400 TO ALL ELEVATIONS.
9. ALL DEVELOPED FLOWS SHALL DRAIN TOWARD STREET

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 PROFESSIONAL LAND SURVEYOR

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS — AS-BUILT INFORMATION

ACS BRASS TABLET STAMPED "1-B10" (NAD 1927)	CONTRACTOR SPARLING CONST. DATE 3/99
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	STAKED BY SPARLING CONST. DATE 3/99
X=357,526.690 Y=1,525,168.35 GROUND-TO-GRID FACTOR = 0.9996640 DELTA ALPHA = -00°16'30" ELEVATION 5419.52	INSPECTOR'S COMMENTS BY DATE
	FIELD LOCATION BY SPARLING CONST. DATE 3/99
	DRAWINGS CORRECTED BY C. SMITH DATE 3/99
ACS BRASS TABLET STAMPED "1-B9 1980" (NAS 1927)	MICRO-FILM INFORMATION
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	RECORDED BY DATE
X=355,077.00 Y=1,529,056.93 GROUND-TO-GRID FACTOR = 0.9996334 DELTA ALPHA = 00°16'47" ELEVATION 5450.51	NO.

ENGINEER'S SEAL

BRADLEY L. BINGHAM NEW MEXICO 12697 REGISTERED PROFESSIONAL ENGINEER

Brad Bingham 12/4/98 12/23/98

No.	Date	By	REMARKS
			REVISIONS
			DESIGN
			DATE: 10/98
Designed By:		BLB	DATE: 10/98
Drawn By:		NEF	DATE: 10/98
Checked By:		RLB	

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

LEGEND

- 5470 — EXISTING CONTOUR
- 63.7 — BACKYARD POND
- 63.7 — SPOT ELEVATION
- RETAINING WALL
- SWALE
- DIRECTION OF FLOW
- WATER BLOCK

DRAINAGE CERTIFICATION

I, BRADLEY L. BINGHAM OF BOHANNAN HUSTON, N.M.P.E. # 12697 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 SPARLING CONSTRUCTION L.S. # 6547 THIS STATEMENT DOES NOT REPRESENT CERTIFICATION OF CONTRACTOR'S METHODS OR MATERIALS.
WALL GRADES SUPPLIED BY CSC,

Brad Bingham
NAME

10/6/99
DATE

BRADLEY L. BINGHAM NEW MEXICO 12697 REGISTERED PROFESSIONAL ENGINEER

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WestPointe AT VENTANA RANCH
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

DRB # 98-260

City Project No.	Zone Map No.	Sheet	Of
601081	B-9-Z	3	35

99339GP01.DWG

99339A04

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OCTOBER 1998

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 VINYARD & ASSOC. DATED 8-24-98 & 8-27-98.
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 SHEET 3 AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. ALL SPOT ELEVATIONS ARE TO TOP OF CURB UNLESS OTHERWISE NOTED.
6. BOULDERS, GREATER THAN 3 FEET IN DIAMETER, EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. (WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.)
8. ADD 5400 TO ALL ELEVATIONS.
9. ALL DEVELOPED FLOWS SHALL FLOW TO STREET

50 25 0 50
SCALE: 1" = 50'

FOR INFORMATION ONLY

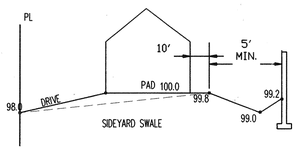
I, David C. Clausen, New Mexico Professional Land Surveyor No. 6547, do hereby certify that the as-built information shown hereon is the result of a field survey performed by me or under my direct supervision, and that the same is true and correct.

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

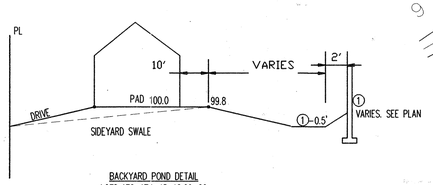
DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

LEGEND

- 5470 — EXISTING CONTOUR
- 63.7 — BACKYARD POND
- 63.7 — SPOT ELEVATION
- RETAINING WALL
- SWALE
- DIRECTION OF FLOW
- WATER BLOCK



BACKYARD POND DETAIL
LOTS 154-160,31,32,9-11
NOT TO SCALE



BACKYARD POND DETAIL
LOTS 172+174, 15 18,20-22
NOT TO SCALE

DRAINAGE CERTIFICATION

I, BRADLEY L. BINGHAM OF BOHANNAN HUSTON, N.M.P.E. # 12697 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 SPARLING CONSTRUCTION L.S. # 6547. THIS STATEMENT DOES NOT REPRESENT CERTIFICATION OF CONTRACTOR'S METHODS OR MATERIALS.
WALL GRADES SUPPLIED BY CSE,

Bradley L. Bingham
NAME
10/6/99
DATE

BRADLEY L. BINGHAM NEW MEXICO 12697 REGISTERED PROFESSIONAL ENGINEER

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

AS-BUILT INFORMATION
CONTRACTOR SPARLING CONST. DATE 3/99
WORK BY SPARLING CONST. DATE 3/99
INSPECTORS ACCEPTANCE BY DATE
VERIFICATION BY SPARLING CONST. DATE 3/99
DRAWINGS BY C. SMITH DATE 3/99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS BRASS TABLET STAMPED "1-B10" (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,526.690 Y=1,525,168.35 GROUND-TO-GRID FACTOR = 0.99966640 DELTA ALPHA = -00°16'30" ELEVATION 5419.52
ACS BRASS TABLET STAMPED "1-B9 1980" (NAS 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=355,077.00 Y=1,528,056.93 GROUND-TO-GRID FACTOR = 0.99966334, DELTA ALPHA = 00°16'47" ELEVATION 5450.51

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
BRADLEY L. BINGHAM NEW MEXICO 12697 PROFESSIONAL ENGINEER
12/4/98

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: BLB DATE: 11/98
Drawn By: NEF DATE: 11/98
Checked By: RB DATE: 11/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WestPointe AT VENTANA RANCH
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
601081	B-9-Z	4	35

DRB # 98-260

99339GP02.dwg 11-24-98 12:10:38 pmMST

99339GP02.DWG

99339A04

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NOVEMBER 1998

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 10-13-94 & 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 SHEET 3 AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. ALL SPOT ELEVATIONS ARE TO TOP OF CURB UNLESS OTHERWISE NOTED.
6. BOULDERS, GREATER THAN 3 FEET IN DIAMETER, EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. (WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.)
8. ADD 5400 TO ALL ELEVATIONS.

N

50 25 0 50

SCALE: 1" = 50'

LEGEND

- 63.7 — BACKYARD POND
- 63.7 — SPOT ELEVATION
- RETAINING WALL
- SWALE
- DIRECTION OF FLOW
- WATER BLOCK

ROUGH GRADING	(±0.5'):
APPROVED FOR ROUGH GRADING	DATE

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS
ACS BRASS TABLET STAMPED "1-B10" (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,595.690 Y=1,525,168.35 GROUND-TO-GRID FACTOR = 0.99966540 DELTA ALPHA = -00°16'30" ELEVATION 5418.52
ACS BRASS TABLET STAMPED "1-B9 1990" (NAS 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=355,077.00 Y=1,529,056.93 GROUND-TO-GRID FACTOR = 0.99966334 DELTA ALPHA = 00°16'47" ELEVATION 5450.51

AS-BUILT INFORMATION

	DATE
CONTRACTOR	
STAKED BY	
INSPECTION'S & ACCEPTANCE BY	
CERTIFICATION BY	
CORRECTED BY	

MICRO-FILM INFORMATION

	DATE
RECORDED BY	
NO.	

ENGINEER'S SEAL
BARCLEY L. BINGHAM
NEW MEXICO
12607
PROFESSIONAL ENGINEER
9/22/98

No.	Date	By	REMARKS
			REVISIONS
			DESIGN

Designed By: BLB — DATE: 10/98
Drawn By: CAB/NEF — DATE: 10/98
Checked By: RB — DATE: 10/98

Bohannan Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

HIGHLAND POINTE AT VENTANA RANCH
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 601081 | Zone Map No. B-9-Z | Sheet 3 Of 35

9939GP-2.DWG

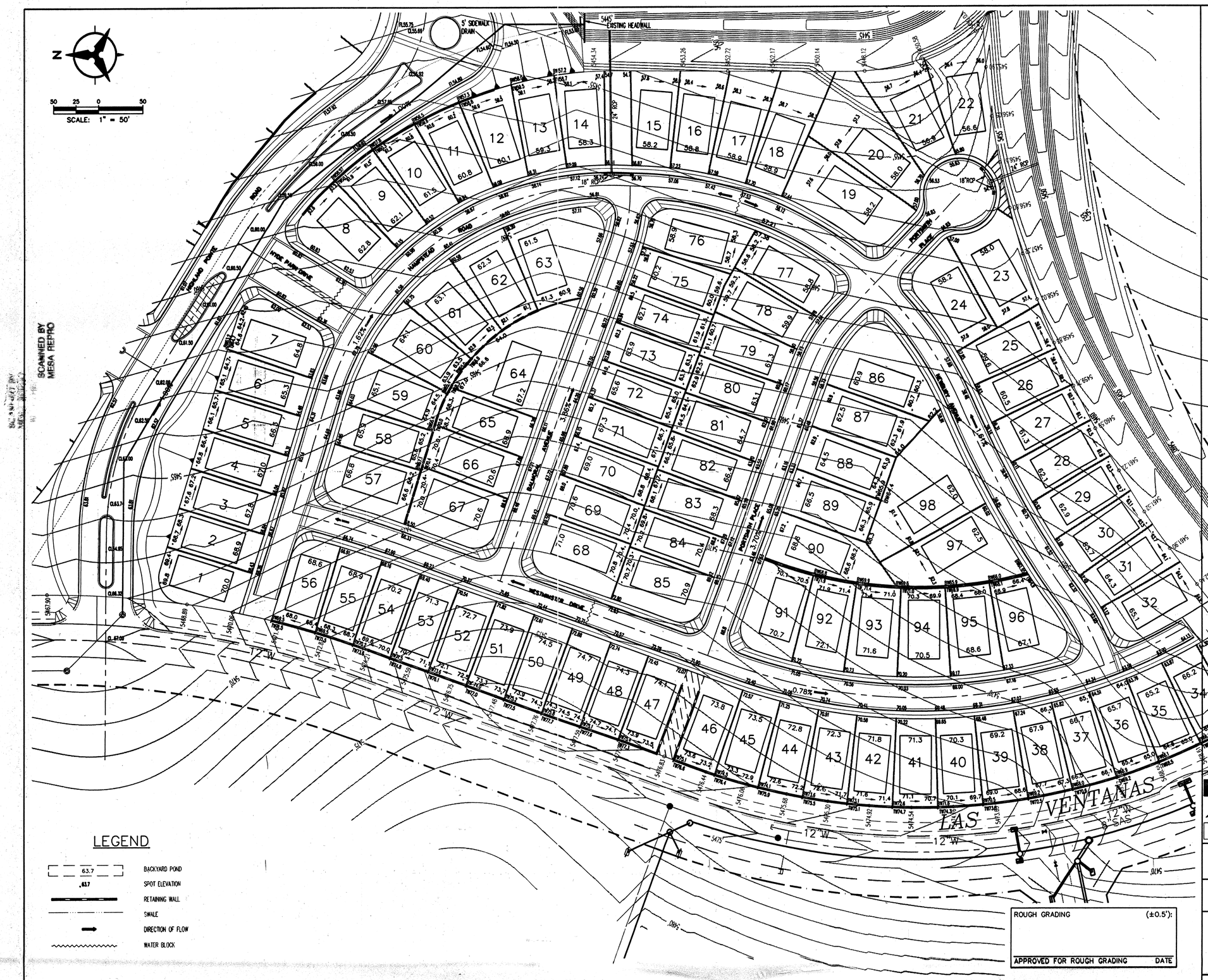
BHI JOB NO. 99339A04

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Date: OCTOBER 1998

PLATE 4

43

SCANNED BY MEBA REPRO



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 10-13-94 & APRIL 13, 1994.
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7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. (WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.)
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LEGEND

- 63.7 — BACKYARD POND
- .63.7 — SPOT ELEVATION
- RETAINING WALL
- SWALE
- DIRECTION OF FLOW
- WATER BLOCK

ROUGH GRADING	(±0.5'):
APPROVED FOR ROUGH GRADING	DATE

AS-BUILT INFORMATION

BENCH MARKS

CONTRACTOR — DATE

STAKED BY — DATE

INSPECTOR'S INITIALS — DATE

FIELD VERIFICATION BY — DATE

REVISIONS — DATE

CORRECTED BY — DATE

ACS BRASS TABLET STAMPED "1-B10" (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X= 357,526.690 Y=1,526,168.35 GROUND-TO-GRID FACTOR = 0.99966640 DELTA ALPHA = -00°16'30" ELEVATION 5419.52

ACS BRASS TABLET STAMPED "1-B9 1980" (NAS 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X= 355,077.00 Y=1,529,056.93 GROUND-TO-GRID FACTOR = 0.99966334 DELTA ALPHA = -00°16'42" ELEVATION 5450.51

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

BRADLEY L BINGHAM
NEW MEXICO
12697
REGISTERED PROFESSIONAL ENGINEER
Bradley L. Bingham
9/22/98

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	
			DATE: 10/98
			DATE: 10/98
			DATE: 10/98

Designed By: BLB
Drawn By: CAB,NEF
Checked By: RB

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WEST POINTE AT VENTANA RANCH
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
601081	B-9-Z	4	43

9939GP01.DWG

BHI JOB NO. 99339A04

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Date: OCTOBER 1998

PLATE 5



NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL CURB RETURN RADII SHALL BE 30' 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 & GUTTER), PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
11. CONTRACTOR SHALL COMPLY W/ NOTE 7 OF COA STD. DWG. 2415 WHEN INSTALLING NEW CURB & GUTTER, OR VALLEY GUTTER.
12. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

LEGEND

- STORM INLET
- MH
- VALVE
- CROWN TRANSITION
- FH
- PROPOSED STREET LIGHT (19 EACH)
- TEMPORARY PAVEMENT

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS

ACS BRASS TABLET STAMPED "1-B10" (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,528.690 Y=1,525,168.35 GROUND-TO-GRID FACTOR = 0.9996640 DELTA ALPHA = -00°16'30" ELEVATION 5419.52

ACS BRASS TABLET STAMPED "1-B9 1980" (NAS 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=355,077.00 Y=1,529,056.93 GROUND-TO-GRID FACTOR = 0.99996334, DELTA ALPHA = -00°16'47" ELEVATION 5450.51

AS-BUILT INFORMATION

CONTRACTOR DATE
WORK STAKED BY DATE
CONSTRUCTION ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

ENGINEER'S SEAL
BRADLEY L. BINGHAM
NEW MEXICO
12697
REGISTERED PROFESSIONAL ENGINEER
1/5/99

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	
		DATE: 11/98	
		Designed By: BLB	
		DATE: 11/98	
		Drawn By: NEF	
		DATE: 11/98	
		Checked By: BLB	

FOR INFORMATION ONLY

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WestPointe AT VENTANA RANCH
OVERALL PAVING SHEET

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JAN 20 1999 DESIGN REVIEW COMMITTEE				

City Project No. 601081 | Zone Map No. B-9-Z | Sheet 5 Of 43 35

DRB # 98-260

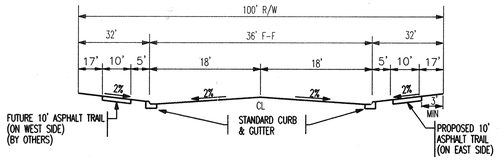
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NOVEMBER 1998

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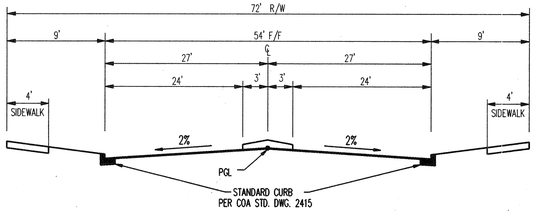
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SCANNED BY
MESA REPRO



LAS VENTANAS ROAD STREET SECTION

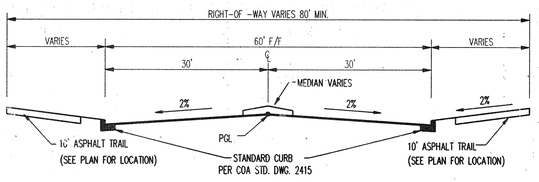
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CASCADA ROAD STREET SECTION
STATION 10+00.00 TO STATION 11+62.00

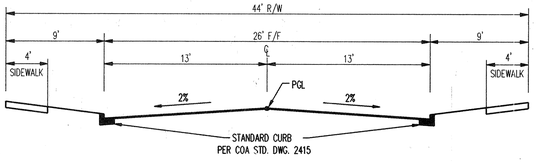
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SCANNED BY MESA REPRO



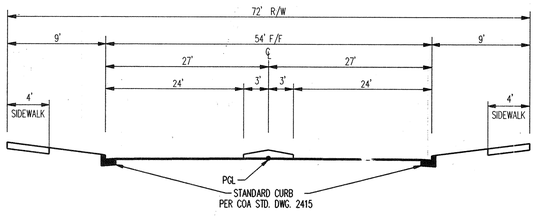
WESTPOINTE DRIVE STREET SECTION

NOT TO SCALE



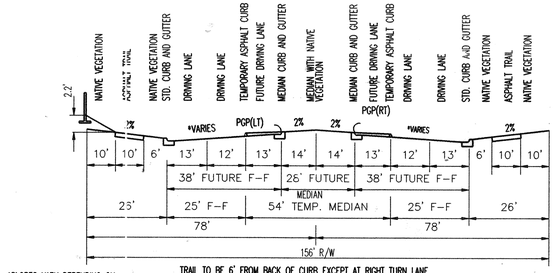
GREEN RIVER PLACE & WINSLOW PLACE
(STATION 14+58.97 TO STATION 15+95.22) STREET SECTION

NOT TO SCALE



RALEIGH DRIVE STREET SECTION

NOT TO SCALE

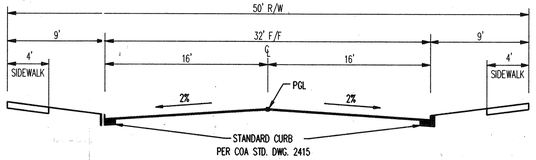


*SLOPES VARY DEPENDING ON LOCATION OF SUPERELEVATIONS.

TRAIL TO BE 6' FROM BACK OF CURB EXCEPT AT RIGHT TURN LANE THEN TRAIL TO BE AT BACK OF CURB

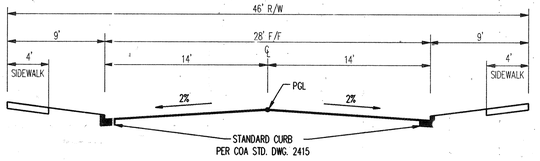
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(BY OTHERS)
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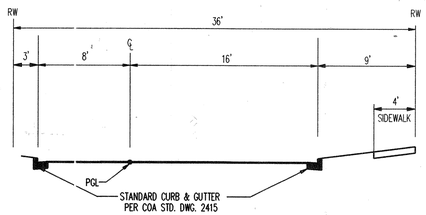
CASCADA ROAD (STA. 12+83.17 TO STA. 15+69.55),
LAKE TAHOE ROAD (STA. 20+46.47 TO STA. 23+63.76),
WICKENBURG STREET AND MARIN DRIVE STREET SECTIONS

NOT TO SCALE



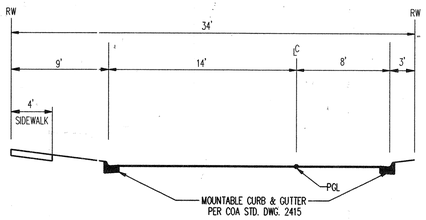
GRANBY COURT, SALIDA ROAD, SHOWLOW STREET,
BRECKENRIDGE ROAD, ESTES PARK AVENUE SILVERTON DRIVE,
VANCOUVER AVENUE AND WINSLOW PLACE
(STATION 10+00.00 TO STATION 14+58.97) STREET SECTION

NOT TO SCALE



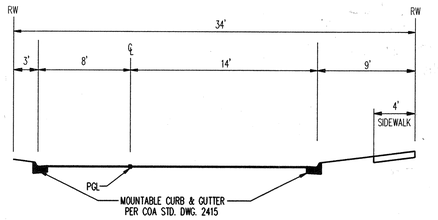
LAKE TAHOE ROAD (STA. 23+63.76 TO STA. 24+57.12)

NOT TO SCALE



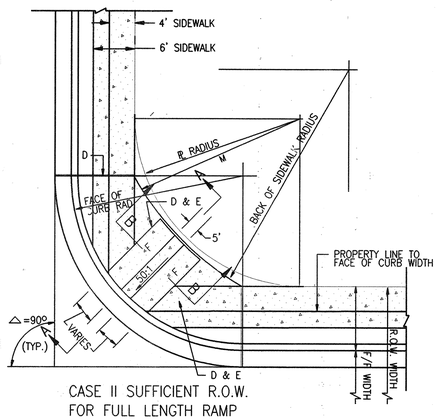
BRECKENRIDGE ROAD (STA. 9+01.14 TO STA. 10+00.00)

NOT TO SCALE

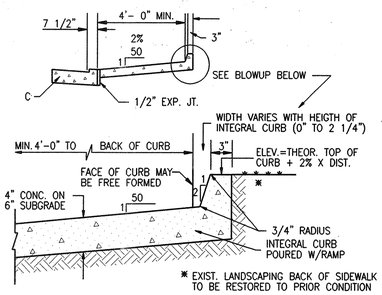


SILVERTON DRIVE (STA. 19+42.15 TO STA. 20+66.00)
CASCADA ROAD (STA. 15+69.55 TO STA. 16+43.50)
SHOWLOW STREET (STA. 12+71.74 TO STA. 13+50.72)

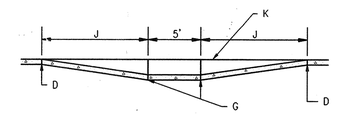
NOT TO SCALE



CASE II SUFFICIENT R.O.W.
FOR FULL LENGTH RAMP



SECTION A-A



SECTION B-B

GENERAL NOTES:

1. WHEEL CHAIR RAMPS ARE NORMALLY TO BE LOCATED AT THE CENTER OF THE RETURN OR AS DIRECTED BY THE CITY TRAFFIC ENGINEER.
2. SURFACE TEXTURE OF WHEEL CHAIR RAMPS SHALL BE OBTAINED BY HEAVY BROOMING (TEXTURE DEPTH .035"), TRANSVERSE TO THE SLOPE OF THE RAMP.
3. GUTTER FLOWLINE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP. DRAINAGE CATCH BASIN STRUCTURES SHALL NOT BE PLACED IN LINE WITH THE RAMPS.

CONSTRUCTION NOTES:

A. NOT USED.
B. NOT USED.
C. CURB & GUTTER.
D. 1/2" EXPANSION JOINT.
E. PARALLEL LINE AT TOP AND BOTTOM OF RAMP.
F. 12:1 SLOPE MAXIMUM ON RAMP.
G. CONTRACTION JOINT.
H. VARIES WITH AVAILABLE R.O.W.
J. VARIABLE
K. HEADER CURB, SEE DWG. 2415.
L. NOT USED.
M. BACK OF SIDEWALK RADIUS TO BE ESTABLISHED SO AS TO MAINTAIN A 5' RAMP WIDTH.

△	R RAD	CURB RAD	R CURB WIDTH	BACK SW RAD
90°	25'	25'	4'	25'
90°	30'	25'	4'	30'
90°	25'	30'	4'	25'
90°	30'	30'	4'	30'

FOR INFORMATION ONLY

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS

	AS-BUILT INFORMATION	DATE
ACS BRASS TABLET STAMPED "1-B10" (NAD 1927)	CONTRACTOR	
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	WORK INSPECTED BY	DATE
X=357,526.690, Y=1,525,168.35 GROUND-TO-GRID FACTOR = 0.9996640 DELTA ALPHA = -00°16'30" ELEVATION 5419.52	INSPECTOR'S ACCEPTANCE BY	DATE
	VERIFICATION BY FIELD	DATE
	CORRECTED BY	DATE
ACS BRASS TABLET STAMPED "1-B9 1980" (NAS 1927)	MICRO-FILM INFORMATION	
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	RECORDED BY	DATE
X=355,077.00 Y=1,529,056.93 GROUND-TO-GRID FACTOR = 0.9996334, DELTA ALPHA = 00°16'47" ELEVATION 5450.51	NO.	

ENGINEER'S SEAL
BRADLEY L. BINGHAM
NEW MEXICO
12697
REGISTERED PROFESSIONAL ENGINEER
Bradley L. Bingham
1/5/99

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	
		DATE: 8/98	
		Designed By: BLB	
		DATE: 10/98	
		Drawn By: LDR	
		DATE: 8/98	
		Checked By: RLB	

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WestPointe AT VENTANA RANCH
TYPICAL SECTIONS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JAN 20 1999 DESIGN REVIEW COMMITTEE				

City Project No.	Zone Map No.	Sheet	Of
601081	B-9-Z	6	43 ~~35~~

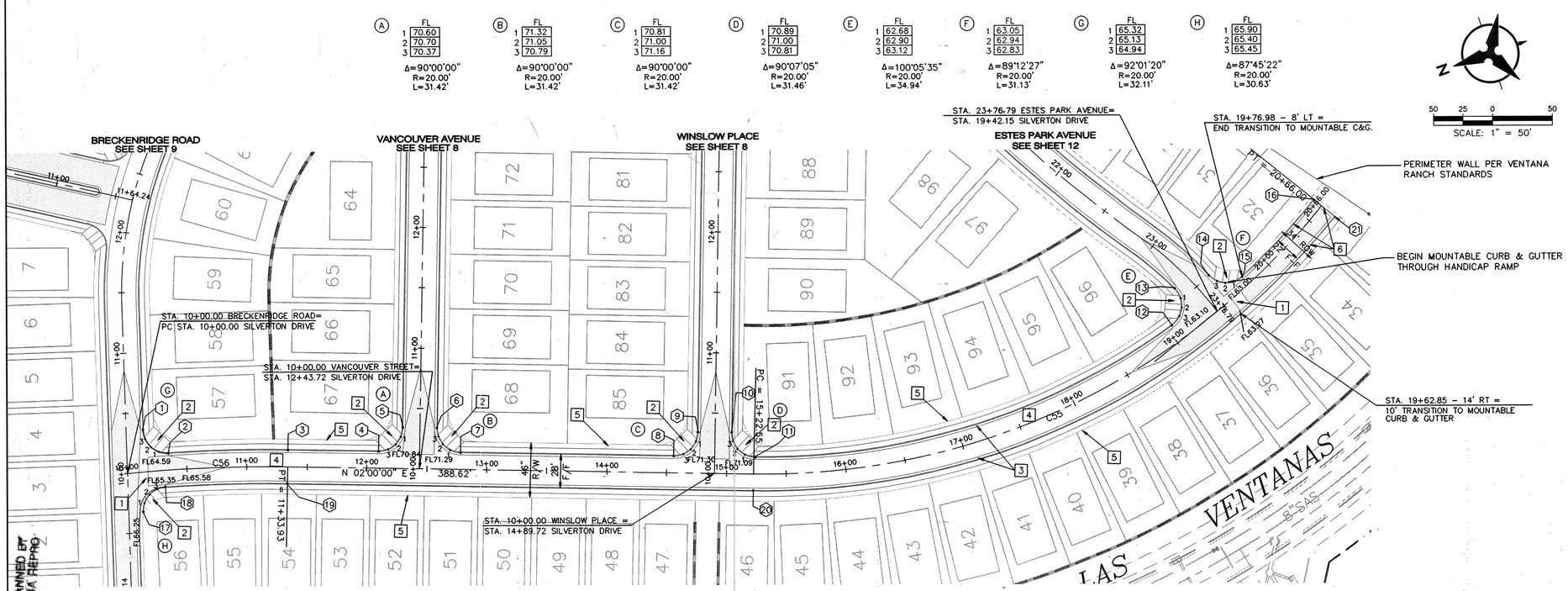
DRB # 98-260

BHI JU NO. 99339

Copyright Bohannan Huston 1998
Date: SEPTEMBER 1998

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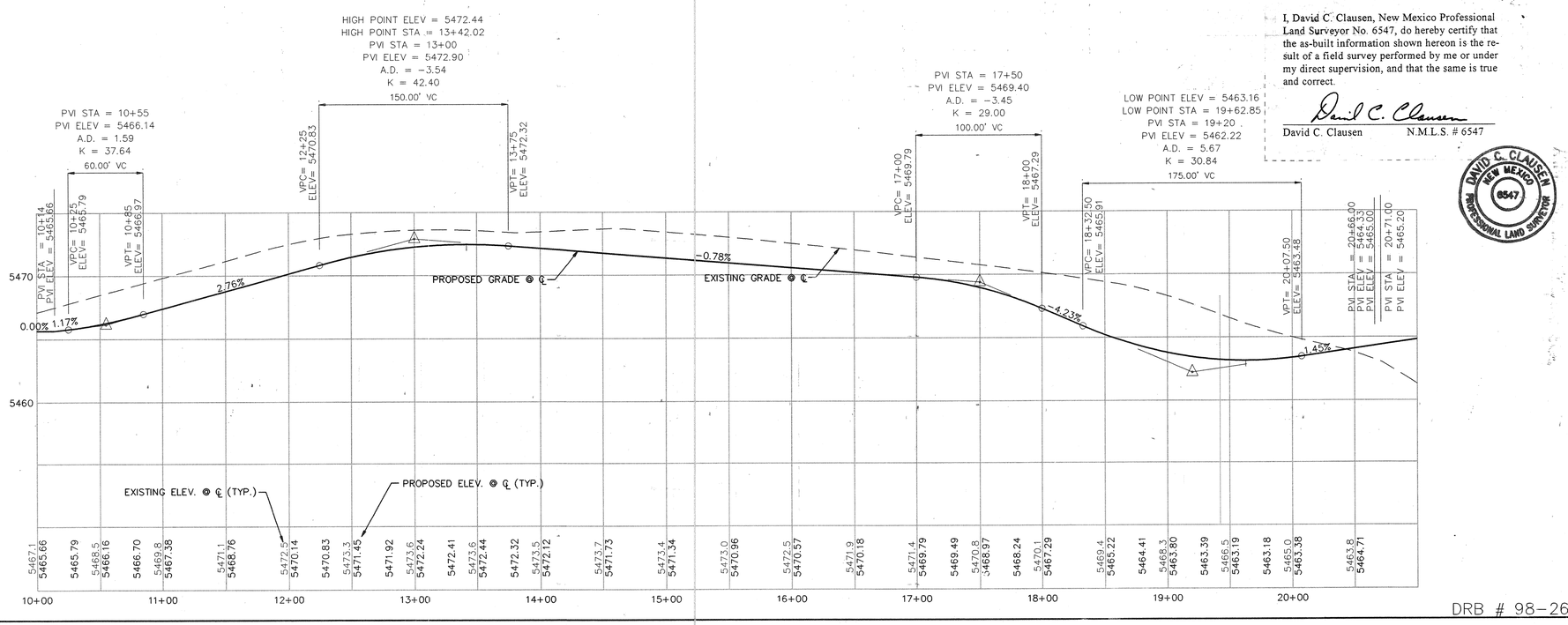
99339SEC.DWG



SCANNED BY MEGA FIE PRO

CURVE TABLE				
NUMBER	RADIUS	LENGTH	DELTA	TANGENT
C55	602.00	543.44	51°43'21"	291.81
C56	1173.00	133.93	06°32'31"	67.04

SILVERTON DRIVE



DRB # 98-260

SCALE: 1"=50' (HORIZ.)
1" =5' (VERT.)

99339A11

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 PROFESSIONAL LAND SURVEYOR

NOTES

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6. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
7. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER), PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
8. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
9. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER, AS PER COA. STD DWG 2441 CASE NO. II.
10. ▭ DENOTES CROWN TRANSITION PER PER COA STD DWG. 2401.

(1) POINTS DATA

PT#	STATION	OFFSET	FL ELEVATION
1	10+15.84	34.87' LT.	~~64.75~~ 64 71
2	10+35.25	14.01' LT.	~~65.51~~ 65 62
3	11+33.93	14.00' LT.	~~67.96~~ 67 99
4	12+09.72	14.00' LT.	~~70.04~~ 70 04
5	12+29.72	34.00' LT.	~~70.52~~ 70 40
6	12+57.72	34.00' LT.	~~70.52~~ 70 54
7	12+77.72	14.00' LT.	~~71.59~~ 71 63
8	14+58.72	14.00' LT.	~~71.32~~ 71 38
9	14+75.72	34.00' LT.	~~70.63~~ 70 17
10	15+03.72	34.00' LT.	~~70.63~~ 70 24
11	15+23.80	14.00' LT.	~~70.79~~ 70 86
12	19+04.33	14.00' LT.	~~63.36~~ 63 40
13	19+25.32	37.16' LT.	~~62.46~~ 62 82
14	19+56.03	27.38' LT.	~~62.66~~ 62 53
15	19+76.98	8.00' LT.	~~63.34~~ 63 96
16	20+66.00	8.00' LT.	~~64.78~~ 64 52
17	10+10.15	33.04' RT.	~~66.25~~ 65 86
18	10+30.71	14.00' RT.	~~65.50~~ 65 51
19	11+33.93	14.00' RT.	~~67.96~~ 67 96
20	15+22.55	14.00' RT.	~~70.81~~ 70 85
21	20+66.00	14.00' RT.	~~65.22~~ 64 96

KEYED NOTES

1. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL HANDICAP RAMP AS PER DETAIL ON SHEET 6 OF 35
3. STD. CURB & GUTTER AS PER STD. DWG. 2415
4. BUILD RESIDENTIAL PAVEMENT SECTION PER DETAIL, SHEET 31
5. 4' SIDEWALK, DEFFERED
6. BUILD MOUNTABLE CURB & GUTTER AS PER COA STD. DETAIL 2415.

FOR INFORMATION ONLY

AS-BUILT INFORMATION
CONTRACTOR Sparling DATE 3/99
SURVEYED BY Sparling Const. DATE 3/99
STAKED BY INSPECTOR'S DATE
FIELD BOOK(S) # DATE 4/99
DRAWING REVISION BY Sparling DATE 4/99
DRAWING CORRECTED BY C. Smith DATE 4/99
MICRO-FILM INFORMATION
RECORDED BY DATE
MYD.

BENCH MARKS
ACS BRASS TABLET STAMPED "1-B10" (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,526.690'Y=1,525,168.35 GROUND-TO-GRID FACTOR = 0.9996640 DELTA ALPHA = -00°16'30" ELEVATION 5419.52
ACS BRASS TABLET STAMPED "1-B9 1980" (NAS 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=355,077.00 Y=1,529,056.93 GROUND-TO-GRID FACTOR = 0.9996634 DELTA ALPHA = 00°16'47" ELEVATION 5450.51

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
NEW MEXICO 12697 REGISTERED PROFESSIONAL ENGINEER BRADLEY L. BINGHAM
Bradley L. Bingham
11/5/98

No.	Date	By
REMARKS		
REVISIONS		
DESIGN	DATE: 11/98	
Designed By: BLB/CAB	DATE: 11/98	
Drawn By: NEF	DATE: 11/98	
Checked By: RLB		

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WestPointe AT VENTANA RANCH
PAVING PLAN & PROFILE
SILVERTON DRIVE

Design Review Committee: APPROVED JAN 26 1999 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update: Mo./Day/Yr. Mo./Day/Yr.

City Project No. 601081 | Zone Map No. B-9-Z | Sheet 7 Of ~~43~~ 35

Copyright Bohannan Huston, 1998
Date: 10/98

99339PPNP01.DWG

Ppnp01.dwg 12/29/98 2:44 PM MST

LINE TABLE						
NUMBER	LENGTH	BEARING	START NORTHING	START EASTING	END NORTHING	END EASTING
L1	8.85	N89°50'33"W	1526706.96	353998.81	1526706.98	353989.96

CURVE TABLE				
NUMBER	RADIUS	LENGTH	DELTA	TANGENT
C57	180.00	62.34	19°50'33"	31.48

CURVE TABLE				
NUMBER	RADIUS	LENGTH	DELTA	TANGENT
C58	180.00	74.61	23°44'52"	37.85
C59	25.00	23.66	54°13'27"	12.80
C58	25.00	23.66	54°13'27"	12.80

(E) FL: 1 56.36, 2 56.40, 3 56.44 — Δ=102°34'13" R=20.00' L=35.79'

(F) FL: 1 56.60, 2 56.55, 3 56.60 — Δ=87°41'46" R=20.00' L=30.60'

(A) FL: 1 56.20, 2 56.15, 3 56.20 — Δ=95°51'54" R=20.00' L=33.46'

(B) FL: 1 55.50, 2 55.54, 3 55.59 — Δ=85°11'05" R=20.00' L=29.74'

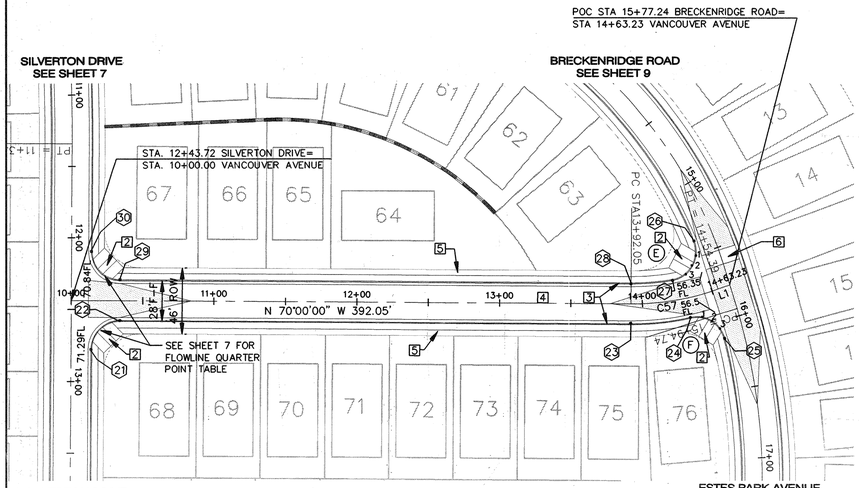
(C) FL: 1 55.74, 2 55.64, 3 55.55 — Δ=86°05'34" R=20.00' L=30.04'

(D) FL: 1 56.16, 2 56.10, 3 56.20 — Δ=94°47'30" R=20.00' L=33.08'

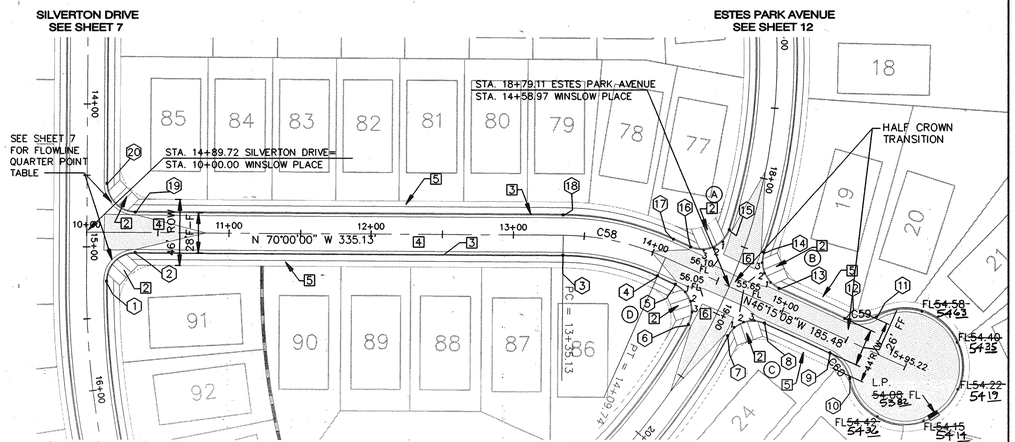
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50 25 0 50

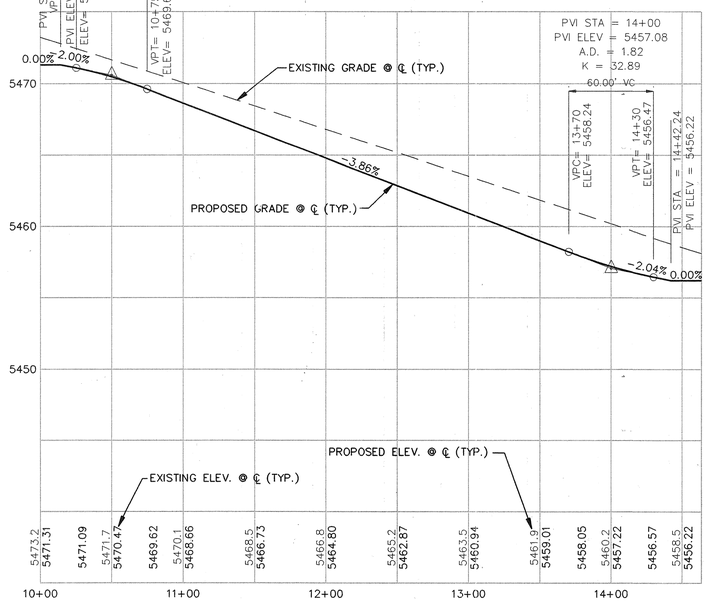
SCALE: 1" = 50'

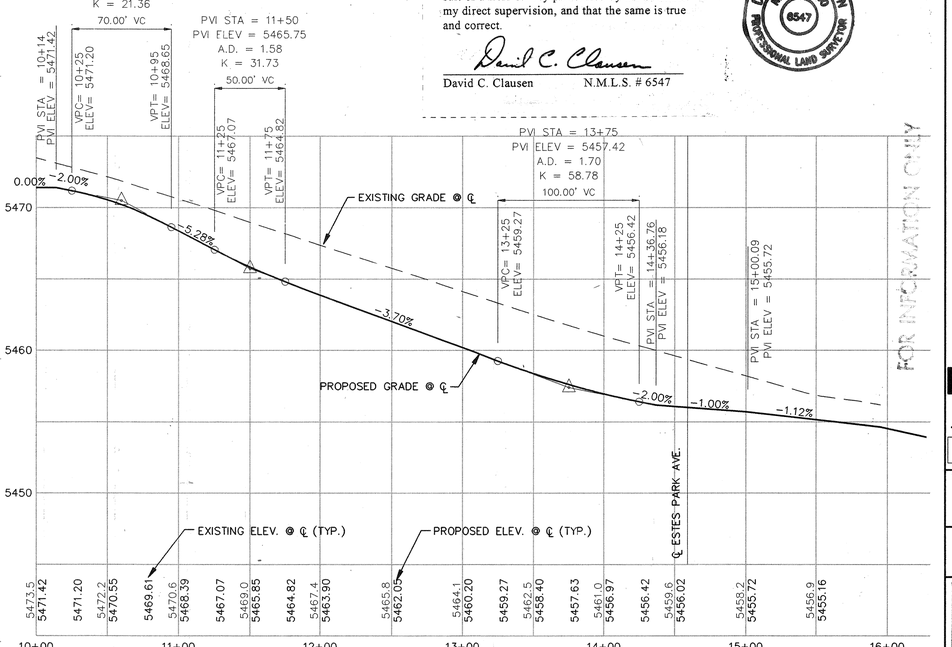


VANCOUVER AVENUE



WINSLOW PLACE





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 PROFESSIONAL LAND SURVEYOR

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10. ▭ DENOTES CROWN TRANSITION PER PER COA STD DWG. 2401.

KEYED NOTES

[1] INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420

[2] INSTALL HANDICAP RAMP AS PER DETAIL ON SHEET 6 OF 35

[3] STD. CURB & GUTTER AS PER STD. DWG. 2415

[4] BUILD RESIDENTIAL PAVEMENT SECTION PER DETAIL, SHEET 31

[5] 4' SIDEWALK DEFERRED

[6] INSTALL CONCRETE VALLEY GUTTER PER STD DWG 2422, 10' WIDE

(1) POINTS DATA

PT#	STATION	OFFSET	FL ELEVATION	
1	10+14.00	34.04' RT.	~~70.79~~	70 86
2	10+34.00	14.00' RT.	~~70.63~~	70 68
3	13+35.13	14.00' RT.	~~58.53~~	58 53
4	14+09.74	14.00' RT.	~~56.37~~	56 39
5	14+23.71	14.00' RT.	~~56.22~~	56 22
6	14+43.63	35.67' RT.	~~56.31~~	55 87
7	14+72.03	31.64' RT.	~~55.83~~	55 81
8	14+91.98	13.00' RT.	~~55.46~~	55 46
9	15+42.48	13.00' RT.	~~54.89~~	54 85
10	15+62.77	23.38' RT.	~~54.70~~	54 82
11	15+62.77	23.38' LT.	~~54.76~~	54 71
12	15+42.48	13.00' LT.	~~54.89~~	54 80
13	14+91.46	13.00' LT.	~~55.46~~	55 43
14	14+71.53	31.33' LT.	~~55.63~~	55 57
15	14+42.96	36.04' LT.	~~56.25~~	56 10
16	14+23.06	14.00' LT.	~~56.25~~	56 24
17	14+09.74	14.00' LT.	~~56.37~~	56 41
18	13+35.13	14.00' LT.	~~58.53~~	58 62
19	10+34.00	14.00' LT.	~~70.63~~	70 47
20	10+14.00	34.00' LT.	~~71.32~~	71 38
21	10+14.00	34.00' RT.	~~71.59~~	71 63
22	10+34.00	14.00' RT.	~~70.52~~	70 64
23	13+92.05	14.00' RT.	~~57.09~~	57 10
24	14+31.72	14.00' RT.	~~56.65~~	56 66
25	14+48.54	34.13' RT.	~~56.65~~	56 31
26	14+48.23	37.01' LT.	~~56.32~~	56 34
27	14+23.58	14.00' LT.	~~56.48~~	56 53
28	13+92.05	14.00' LT.	~~57.09~~	57 14
29	10+34.00	14.00' LT.	~~70.52~~	70 40
30	10+14.00	34.00' LT.	~~70.64~~	70 84

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

SURVEY INFORMATION

FIELD NOTES BY DATE NO.

BENCH MARKS

ACS BRASS TABLET STAMPED "1-B10" (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,526.690'Y=1,525,168.35 GROUND-TO-GRID FACTOR = 0.99996640 DELTA ALPHA = -00°16'30" ELEVATION 5419.52

AS-BUILT INFORMATION

CONTRACTOR SPARLING DATE 3/99
STAKED BY SPARLING DATE 3/99
INSPECTOR'S INITIALS DATE
FIELD VERIFICATION BY SPARLING DATE 4/99
DRAWINGS CORRECTED BY C. SMITH DATE 4/99

MICRO-FILM INFORMATION

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RECORDED BY DATE NO.

ENGINEER'S SEAL

BRADLEY L. BINGHAM NEW MEXICO 12697 PROFESSIONAL ENGINEER

1/5/99

No.	Date	By	REMARKS
			REVISIONS
			DESIGN
			Designed By: BLB/CAB DATE: 11/98
			Drawn By: NEF DATE: 11/98
			Checked By: RLB

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WestPointe AT VENTANA RANCH
PAVING PLAN & PROFILE
VANCOUVER AVENUE & WINSLOW PLACE

Design Review Committee: APPROVED JAN 20 1999 DESIGN REVIEW COMMITTEE

City Engineer Approval

Last Design Update: Mo./Day/Yr.

City Project No. 601081

Zone Map No. B-9-Z

Sheet 8 Of 43 35

SCALE: 1"=50' (HORIZ.) 1" =5' (VERT.)

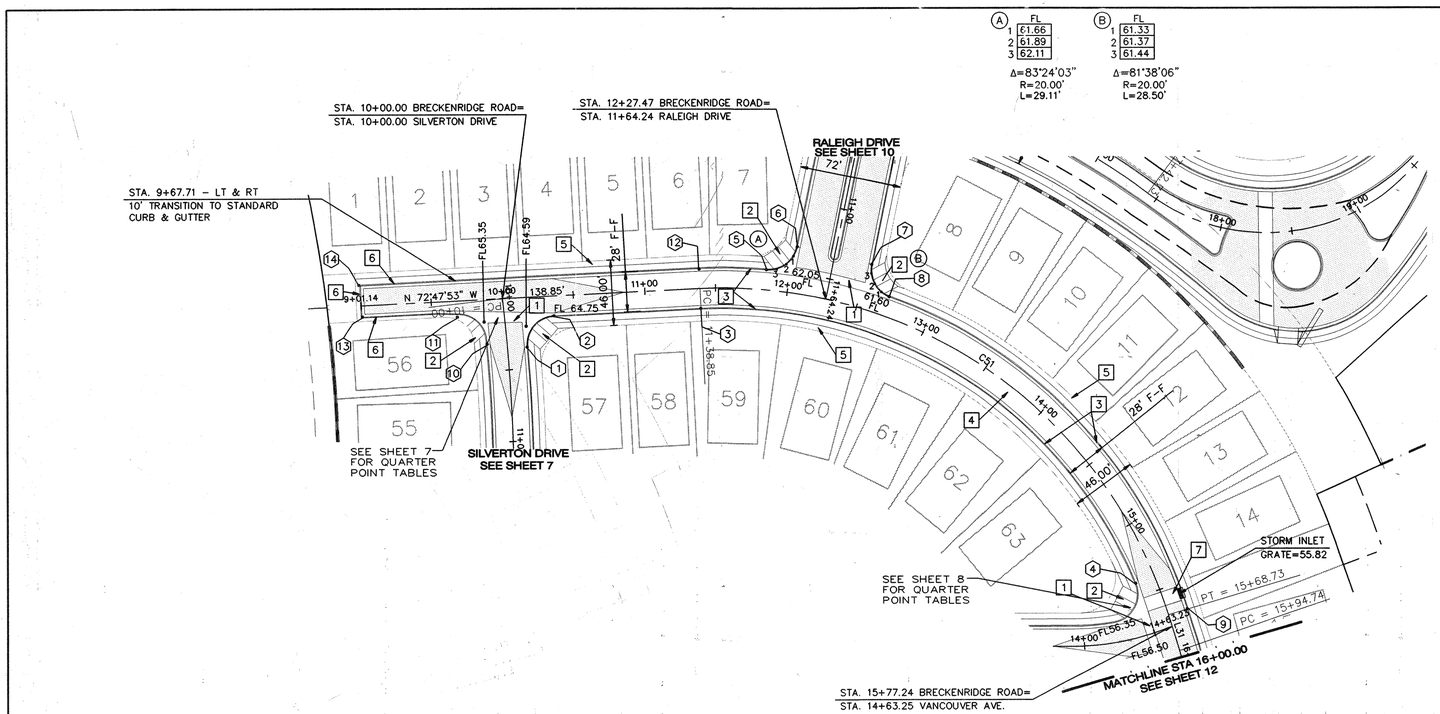
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DRB # 98-260

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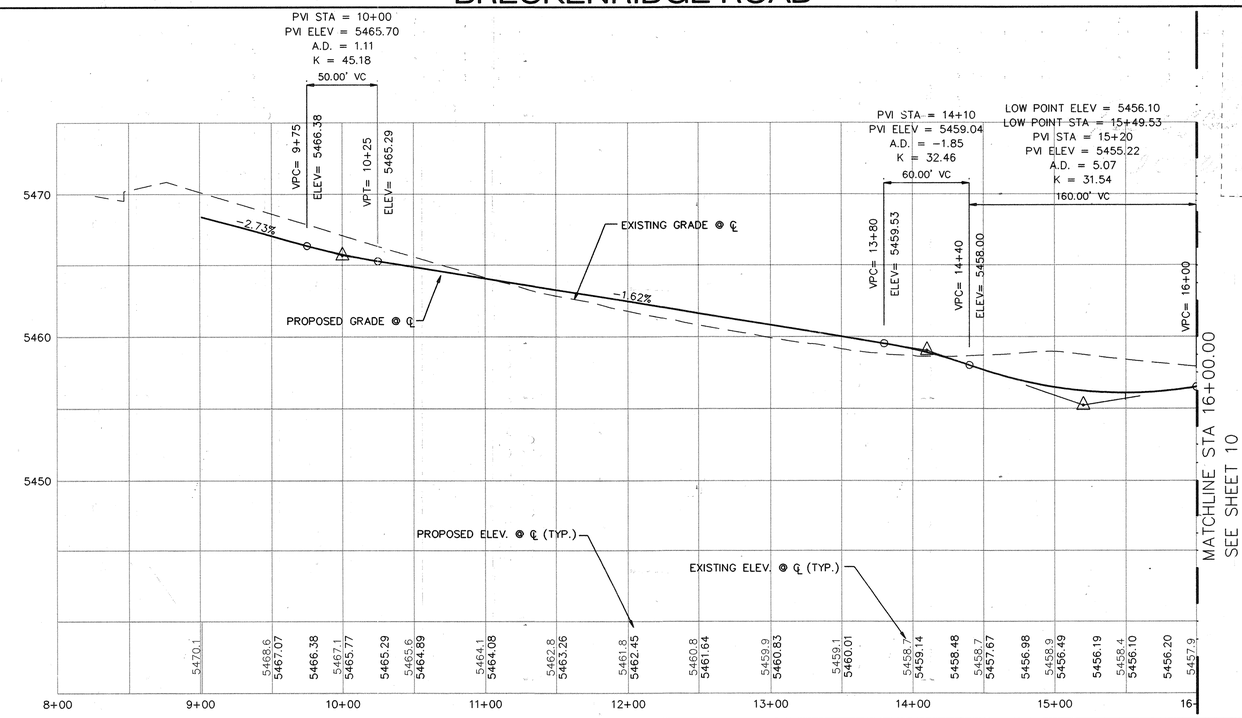
Copyright Bohannan Huston 1998
Date: 10/98



CURVE TABLE						
NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C51	327.00	429.88	75°19'19"	252.38	S 35°08'13"E	399.59

LINE TABLE		
NUMBER	LENGTH	BEARING
L31	26.01	N02°13'26"E

BRECKENRIDGE ROAD



SCANNED BY
I. MEDINA-PEÑA
ALBUQUERQUE
NEW MEXICO

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 PROFESSIONAL LAND SURVEYOR

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10. ▭ DENOTES CROWN TRANSITION PER PER COA STD DWG. 2401.

FOR INFORMATION ONLY

(1) POINTS DATA

PT#	STATION	OFFSET	FL ELEVATION
1	10+15.77	34.71' RT.	~~65.51~~ 65.42
2	10+35.76	14.00' RT.	~~64.75~~ 64.71
3	11+38.85	14.00' RT.	~~63.07~~ 63.03
4	15+39.45	14.00' RT.	~~56.32~~ 56.34
5	11+84.29	14.00' LT.	~~62.34~~ 62.38
6	12+02.38	32.25' LT.	~~61.60~~ 61.17
7	12+51.64	31.64' LT.	62.10 61.42
8	12+69.69	14.00' LT.	~~61.30~~ 61.32
9	15+68.73	14.00' LT.	~~55.79~~ 55.81
10	9+87.61	31.22' RT.	~~65.49~~ 65.51
11	9+67.63	12.00' RT.	~~66.33~~ 65.84
12	11+38.85	14.00' LT.	~~63.07~~ 63.11
13	9+01.14	12.00' RT.	~~68.15~~ 68.15
14	9+01.14	14.00' LT.	~~68.03~~ 68.04

KEYED NOTES

1. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL HANDICAP RAMP AS PER DETAIL ON SHEET 6 OF 35
3. STD. CURB & GUTTER AS PER STD. DWG. 2415
4. BUILD RESIDENTIAL PAVEMENT SECTION PER DETAIL, SHEET 31
5. 4' SIDEWALK, DEFFERED
6. BUILD MOUNTABLE CURB & GUTTER AS PER STD. COA DETAIL 2415
7. INSTALL CONCRETE VALLEY GUTTER PER COA STD. DETAIL 2422, 10' WIDE

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

ACS BRASS TABLET STAMPED "1-B10" (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,526.690Y=1,525,168.35 GROUND-TO-GRID FACTOR = 0.9996640 DELTA ALPHA = -00°16'30" ELEVATION 5419.52

ACS BRASS TABLET STAMPED "1-B9 1980" (NAS 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=355,077.00 Y=1,529,056.93 GROUND-TO-GRID FACTOR = 0.99966334 DELTA ALPHA = 00°16'47" ELEVATION 5450.51

AS-BUILT INFORMATION

CONTRACTOR Sparling DATE 3/99
WORK STAKED BY Sparling DATE 3/99
FIELD ACCEPTANCE BY DATE
FIELD VERIFICATION BY Sparling DATE 4/99
DRAWINGS PREPARED BY C. Smith DATE 4/99

MICRO-FILM INFORMATION

RECORDED BY DATE
NO.

ENGINEER'S SEAL
BRADLEY L. BINGHAM NEW MEXICO 12697 PROFESSIONAL ENGINEER
1/5/99

No.	Date	REMARKS / REVISIONS / DESIGN	By
		DESIGN	
		Designed By: BLB/CAB	DATE: 11/98
		Drawn By: NEF	DATE: 11/98
		Checked By: RLB	DATE: 11/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WestPointe AT VENTANA RANCH
PAVING PLAN & PROFILE
BRECKENRIDGE ROAD

Design Review Committee: APPROVED JAN 20 1999 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update: Mo./Day/Yr. Mo./Day/Yr.

City Project No. 601081
Zone Map No. B-9-Z
Sheet 9 Of ~~43~~ 35

DRB # 98-260

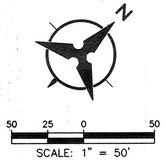
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1" =5' (VERT.)

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Copyright Bohannan Huston 1998
Date: 10/98



MEDIAN CURVE TABLE				
NUMBER	RADIUS	LENGTH	DELTA	TANGENT
C101	4.00	7.81	111°48'32"	5.91
C102	140.00	58.11	23°47'03"	29.48
C103	6.00	16.79	160°22'29"	34.69
C104	262.00	59.80	13°04'37"	30.03
C105	10.00	20.88	119°38'14"	17.19
C106	55.00	20.27	21°06'49"	10.25
C107	80.00	122.08	87°26'00"	76.49
C108	282.00	200.47	40°43'54"	104.68

CURVE TABLE				
NUMBER	RADIUS	LENGTH	DELTA	TANGENT
C38	140.00	146.47	124°18'33"	265.02
C39	410.00	342.98	47°55'48"	182.24
C40	180.00	46.83	14°54'22"	23.55

Ⓐ

	FL
1	48.40
2	48.35
3	48.50

Δ=83°35'59" R=20.00' L=29.19'

Ⓑ

	FL
1	47.20
2	47.60
3	48.20

Δ 97°00'41" R=20.00' L=33.85'

Ⓒ

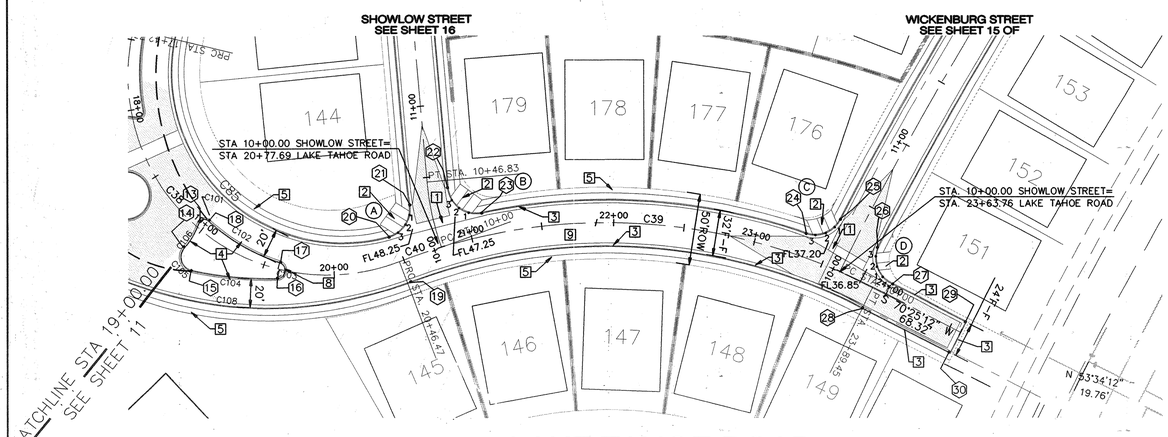
	FL
1	37.30
2	37.25
3	37.30

Δ=81°43'03" R=20.00' L=28.52'

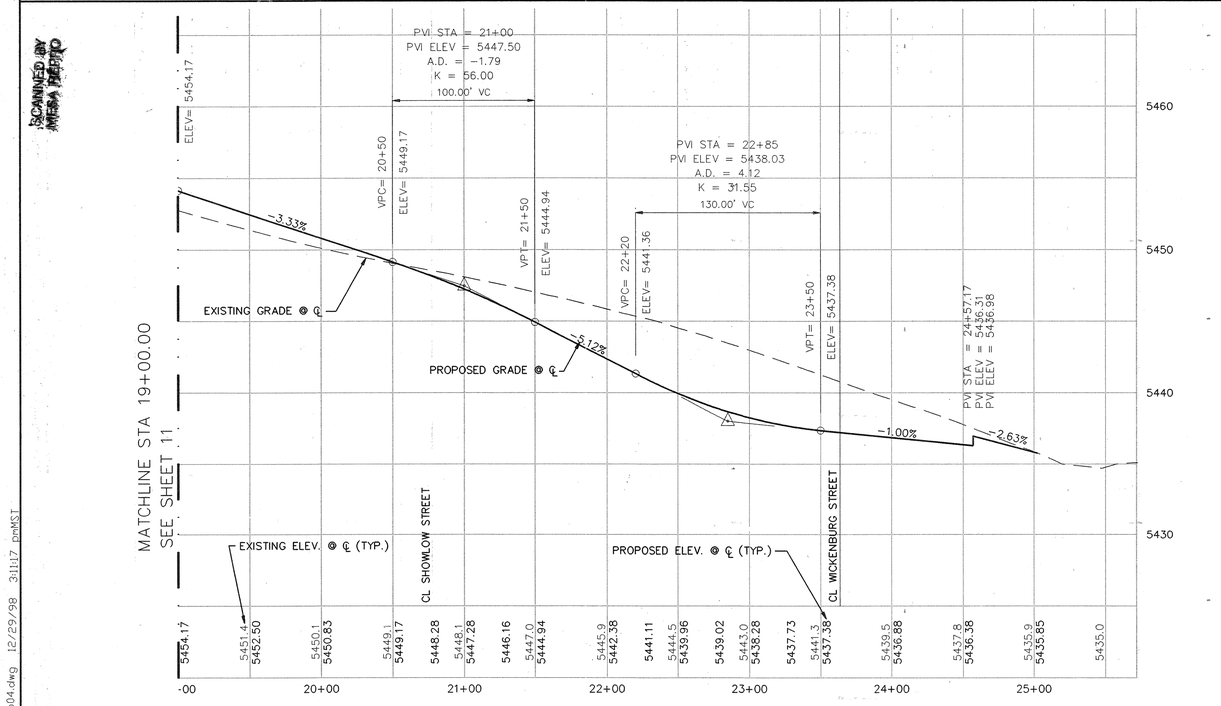
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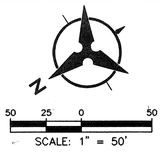
	FL
1	36.74
2	36.82
3	36.89

Δ=90°15'10" R=20.00' L=31.50'



LAKE TAHOE ROAD





KEYED NOTES

1. INSTALL CONCRETE V. LLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL HANDICAP RAMP AS PER DETAIL ON SHEET 6 OF 35
3. STD. CURB & GUTTER AS PER STD. DWG. 2415
4. MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
5. BUILD 4' SIDEWALK
6. NOT USED
7. 10' ASPHALT TRAIL
8. PATTERNED CONCRETE NOSING, 10' BACK FROM NOSE, PAINT NOSE YELLOW
9. BUILD RESIDENTIAL PAVEMENT SECTION PER DETAIL SHEET 31
10. PATTERN CONCRETE INFILL

Ⓔ

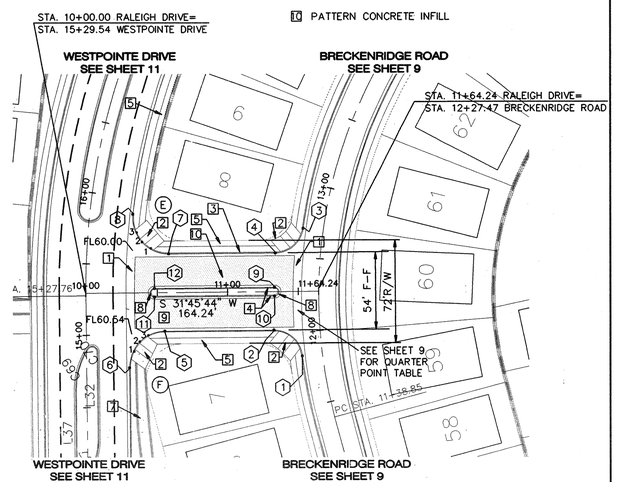
	FL
1	60.16
2	60.00
3	59.46

Δ=96°59'19" R=25.00' L=42.31'

Ⓕ

	FL
1	60.75
2	60.70
3	60.75

Δ=90°05'56" R=25.00' L=39.31'



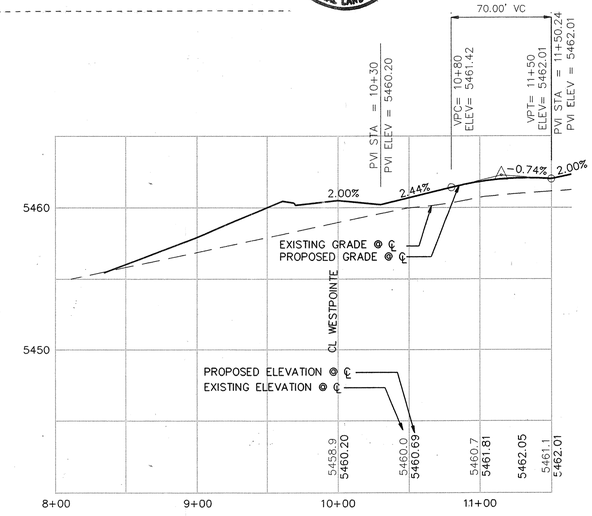
RALEIGH DRIVE

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 PROFESSIONAL LAND SURVEYOR

HIGH POINT ELEV = 5462.07
HIGH POINT STA = 11+33.72
PVI STA = 11+15
PVI ELEV = 5462.27
A.D. = -3.17
K = 22.06
70.00' VC



DRB # 98-260

SCALE: 1"=50' (HORIZ.)
1" =5' (VERT.)

99339

NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF OF ANY DISCREPANCIES.
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8. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
9. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER. AS PER COA. STD DWG 2441 CASE NO. II.
10. DENOTES CROWN TRANSITION PER PER COA STD DWG. 2401.

FOR INFORMATION ONLY

① POINTS DATA

PT#	STATION	OFFSET	FL ELEVATION
1	11+52.44	44.70' RT.	~~62.34~~ 62.38
2	11+32.58	27.00' RT.	~~61.44~~ 61.47
3	11+53.82	44.10' LT.	~~61.30~~ 61.33
4	11+34.03	27.00' LT.	~~61.44~~ 61.47
5	10+55.09	27.00' LT.	~~60.79~~ 60.81
6	10+30.09	52.04' RT.	~~60.79~~ 60.82
7	10+58.23	27.00' LT.	~~60.33~~ 60.36
8	10+33.42	55.04' LT.	~~58.93~~ 59.05
9	11+33.23	3.00' LT.	~~62.01~~ 62.11
10	11+33.23	3.00' RT.	~~62.01~~ 62.08
11	10+48.00	3.00' RT.	~~60.58~~ 60.66
12	10+48.00	3.00' LT.	~~60.58~~ 60.63
13	18+95.14	3.04' LT.	~~54.25~~ 53.78
14	18+98.27	16.86' RT.	~~53.67~~ 53.81
15	19+10.59	26.66' RT.	~~53.43~~ 53.52
16	19+61.26	6.97' LT.	~~51.46~~ 51.80
17	19+60.12	4.80' LT.	~~51.44~~ 51.84
18	18+99.22	8.39' LT.	~~54.04~~ 54.07
19	20+49.25	16.00' RT.	~~48.87~~ 49.17
20	20+46.07	18.41' LT.	~~48.70~~ 48.67
21	20+65.91	34.79' LT.	~~48.50~~ 48.42
22	20+92.34	38.88' LT.	~~48.70~~ 48.18
23	21+10.47	16.00' LT.	~~46.70~~ 46.49
24	23+32.55	16.00' LT.	~~37.40~~ 37.37
25	23+50.85	33.56' LT.	~~37.40~~ 37.03
26	23+80.36	28.20' LT.	~~36.97~~ 37.00
27	23+99.73	8.00' LT.	~~36.63~~ 36.64
28	23+89.45	16.00' RT.	~~36.58~~ 36.55
29	24+58.09	8.00' LT.	~~36.31~~ 36.18
30	24+58.09	16.00' RT.	~~36.31~~ 36.24

I, BRADLEY L. BINGHAM, NEW MEXICO PROFESSIONAL SURVEYOR (12697), 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.

BRADLEY L. BINGHAM NEW MEXICO 12697 PROFESSIONAL SURVEYOR

1/15/99

SURVEY INFORMATION			
FIELD NOTES			
NO.	BY	DATE	

BENCH MARKS	
ACS BRASS TABLET STAMPED "1-B10" (NAD 1927)	
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X=355,077.00 Y=1,529,056.93 GROUND-TO-GRID FACTOR = 0.99966334, DELTA ALPHA = 00°16'47" ELEVATION 5450.51	

AS-BUILT INFORMATION	
CONTRACTOR	SPARLING DATE 3/99
WORK STAKED BY	SPARLING DATE 3/99
ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	SPARLING DATE 4/99
DRAWINGS CORRECTED BY	L. SMITH DATE 4/99
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

ENGINEER'S SEAL

No.	Date	By	REMARKS
			REVISIONS
			DESIGN

Designed By: BLB/CAB DATE: 11/98
Drawn By: NEF DATE: 11/98
Checked By: RLB DATE: 11/98

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WestPointe AT VENTANA RANCH
PAVING PLAN & PROFILE
LAKE TAHOE ROAD & RALEIGH DRIVE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JAN 28 1999 DESIGN REVIEW COMMITTEE				

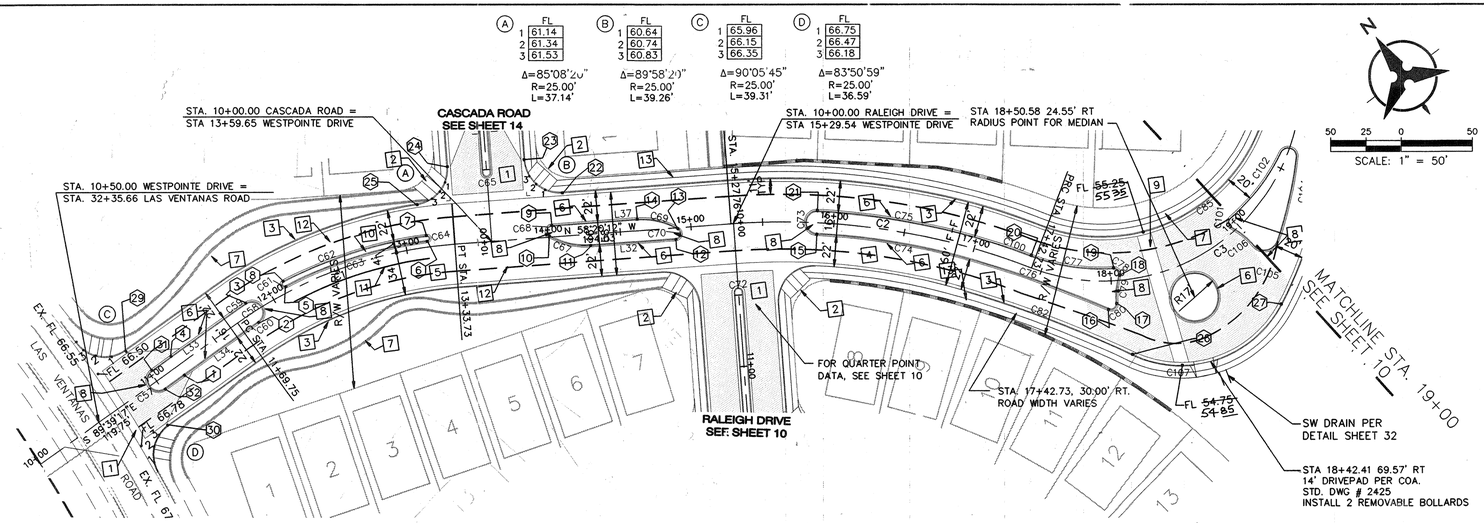
City Project No.	Zone Map No.	Sheet	Of
601081	B-9-Z	10	43 35

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Date: 10/98

SCANNED BY IMAGE TECH

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WESTPOINTE DRIVE

CURVE TABLE						
NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	300.00	163.98	31°19'05"	84.09	N73°59'45"W	161.95
C2	490.00	214.96	25°08'09"	109.24	N45°46'08"W	213.24
C3	140.00	157.27	124°18'33"	265.02	N84°38'40"E	247.58

(1) POINTS DATA

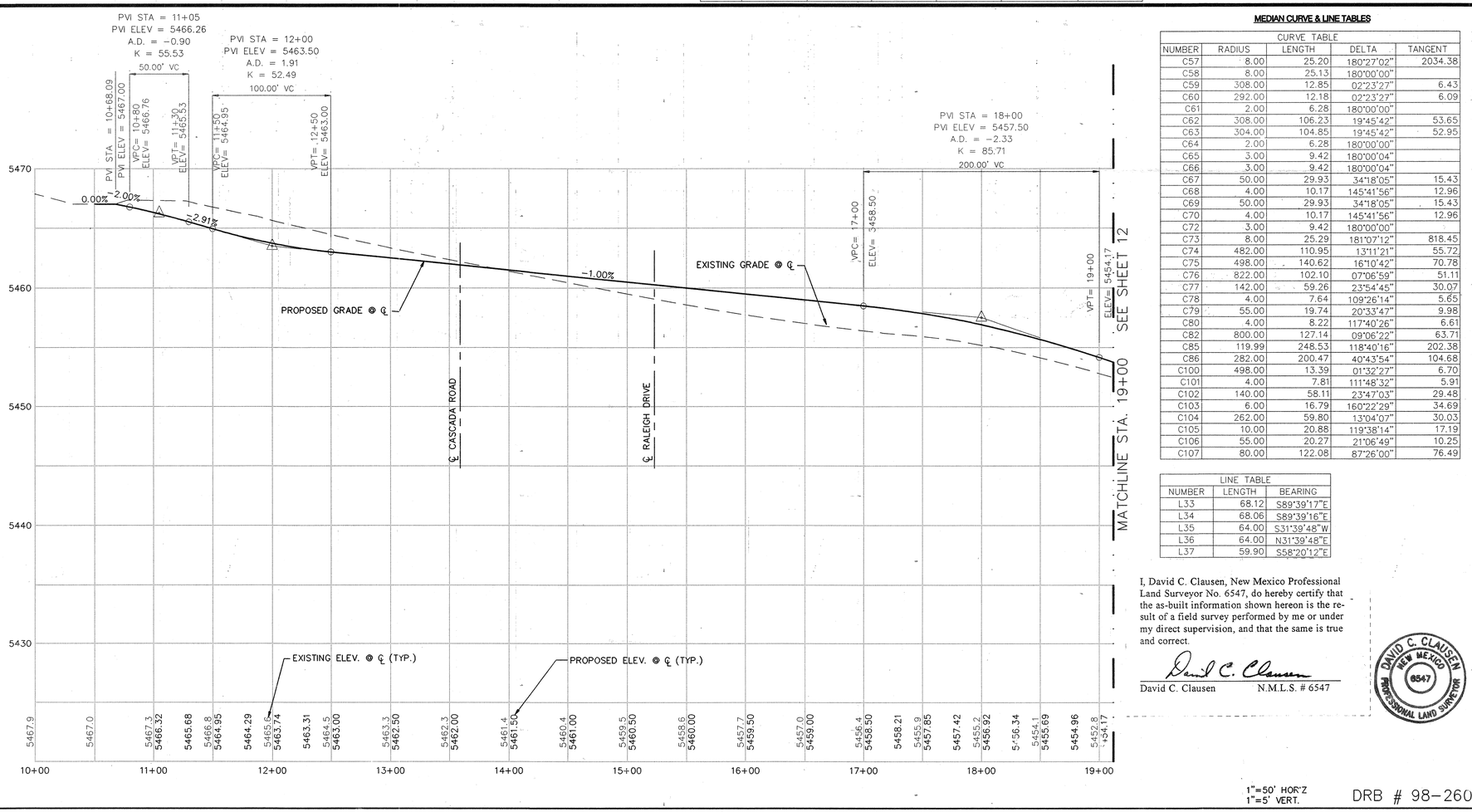
PT#	STATION	OFFSET	FL ELEVATION
1	11+01.69	8.00' RT.	65.71 65.24
2	11+82.27	8.00' RT.	63.96 63.95
3	11+82.27	8.00' LT.	63.96 63.95
4	11+01.69	8.00' LT.	65.71 65.68
5	12+11.54	4.00' LT.	63.42 63.47
6	13+15.01	4.00' LT.	62.27 62.34
7	13+15.01	8.00' LT.	62.19 62.35
8	12+11.54	8.00' LT.	63.35 63.53
9	14+02.73	8.00' LT.	61.31 61.37
10	14+00.47	0.70' LT.	61.50 61.50
11	14+28.65	8.00' RT.	61.05 61.13
12	14+88.72	8.00' RT.	60.45 60.42
13	14+90.80	0.70' RT.	60.58 60.11
14	14+62.63	8.00' LT.	60.71 60.87
15	15+88.35	8.00' RT.	59.46 57.48
16	17+97.77	19.59' RT.	56.57 56.67
17	18+02.87	15.86' RT.	56.54 56.87
18	18+06.18	3.47' LT.	56.71 56.73
19	18+02.32	8.86' LT.	56.69 54.78
20	17+39.46	8.00' LT.	57.85 58.23
21	15+87.93	7.99' LT.	59.46 57.44
22	10+61.66	30.01' LT.	60.55 60.45
23	10+36.66	54.05' LT.	60.94 61.18
24	09+83.73	55.00' LT.	60.95 61.20
25	09+66.67	30.00' LT.	61.73 61.72
26	18+09.29	52.29' RT.	54.89 54.75
27	18+89.23	60.48' RT.	54.11 54.16
28	18+31.64	30.61' LT.	55.25 55.35
29	10+94.46	30.00' LT.	65.76 65.72
30	10+88.46	30.00' RT.	65.90 65.58
31	11+01.69	8.00' LT.	66.14 66.15
32	11+01.69	8.00' RT.	66.14 66.31

NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
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8. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG #2415 (SAWCUT ONLY).
9. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER. AS PER COA. STD DWG 2441 CASE NO. II.
10. ▭ DENOTES CROWN TRANSITION PER PER COA STD DWG. 2401.
11. CURB RETURNS, VALLEY GUTTER AND WHEEL CHAIR RAMPS TO BE COLORED CONCRETE.
12. NOSES OF ALL ISLANDS TO BE PAINTED YELLOW.

KEYED NOTES

1. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL HANDICAP RAMP AS PER DETAIL ON SHEET 6 OF 35
3. STD. CURB & GUTTER AS PER STD. DWG. 2415
4. BUILD RESIDENTIAL PAVEMENT SECTION PER DETAIL SHEET 31
5. BUILD ARTERIAL PAVEMENT SECTION PER DETAITL SHEET 31
6. MEDIAN CURB & GUTTER AS PER STD DWG. 2415
7. 10' ASPHALT TRAIL
8. PATTERN CONCRETE NOSING 10' BACK FROM NOSE
9. INSTALL CONCRETE VALLEY GUTTER AS PER COA. STD DETAIL 2422, 10' WIDE
10. PATTERN CONCRETE INFILL
11. 4" WHITE PLASTIC SOLID STRIPE
12. 4" WHITE PLASTIC DASHED STRIPE
13. BUILD 4' SIDEWALK



MEDIAN CURVE & LINE TABLES

CURVE TABLE				
NUMBER	RADIUS	LENGTH	DELTA	TANGENT
C57	8.00	25.20	180°27'02"	2034.38
C58	8.00	25.13	180°00'00"	
C59	308.00	12.85	02°23'27"	6.43
C60	292.00	12.18	02°23'27"	6.09
C61	2.00	6.28	180°00'00"	
C62	308.00	106.23	19°45'42"	53.65
C63	304.00	104.85	19°45'42"	52.95
C64	2.00	6.28	180°00'00"	
C65	3.00	9.42	180°00'04"	
C66	3.00	9.42	180°00'04"	
C67	50.00	29.93	34°18'05"	15.43
C68	4.00	10.17	145°41'56"	12.96
C69	50.00	29.93	34°18'05"	15.43
C70	4.00	10.17	145°41'56"	12.96
C72	3.00	9.42	180°00'00"	
C73	8.00	25.29	181°07'12"	818.45
C74	482.00	110.95	13°11'21"	55.72
C75	498.00	140.62	16°10'42"	70.78
C76	822.00	102.10	07°06'59"	51.11
C77	142.00	59.26	23°54'45"	30.07
C78	4.00	7.64	109°26'14"	5.65
C79	55.00	19.74	20°33'47"	9.98
C80	4.00	8.22	117°40'26"	6.61
C82	800.00	127.14	09°06'22"	63.71
C85	119.99	248.53	118°40'16"	202.38
C86	282.00	200.47	40°43'54"	104.68
C100	498.00	13.39	01°32'27"	6.70
C101	4.00	7.81	111°48'32"	5.91
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C103	6.00	16.79	160°22'29"	34.69
C104	262.00	59.80	13°04'07"	30.03
C105	10.00	20.88	119°38'14"	17.19
C106	55.00	20.27	21°06'49"	10.25
C107	80.00	122.08	87°26'00"	76.49

LINE TABLE		
NUMBER	LENGTH	BEARING
L33	68.12	S89°39'17"E
L34	68.06	S89°39'16"E
L35	64.00	S31°39'48"W
L36	64.00	N31°39'48"E
L37	59.90	S58°20'12"E

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 PROFESSIONAL LAND SURVEYOR

1"=50' HOR'Z
1"=5' VERT.

DRB # 98-260

BHI JOB NO. 99339A11

AS-BUILT INFORMATION
CONTRACTOR S. PARLING DATE 3/99
STAKED BY S. PARLING DATE 3/99
INSPECTOR'S FIELD DRAWINGS BY S. PARLING DATE 4/99
DRAWINGS CORRECTED BY C. Smith DATE 4/99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

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SURVEY INFORMATION
FIELD NOTES
DATE
BY

ENGINEER'S SEAL
BRADLEY L. BINGHAM NEW MEXICO 12697 REGISTERED PROFESSIONAL ENGINEER
1/5/99

No.	Date	By	REMARKS
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			DATE: 11/98
			Drawn By: NEF
			DATE: 10/98
			Checked By: RLB

FOR INFORMATION ONLY

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ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WestPointe AT VENTANA RANCH
PAVING PLAN & PROFILE
WESTPOINTE DRIVE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JAN 20 1999 DESIGN REVIEW COMMITTEE				

City Project No.	Zone Map No.	Sheet	Of
601081	B-9-Z	11	43 35

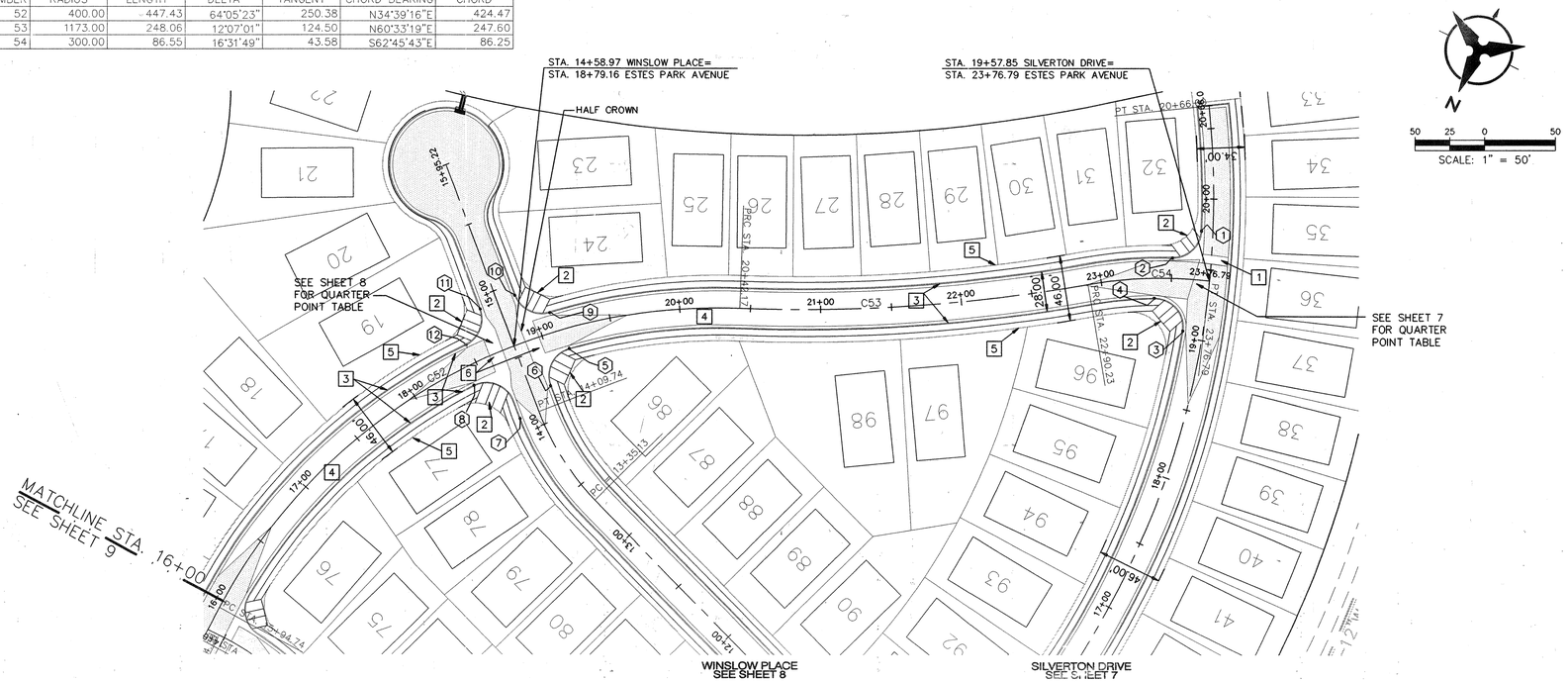
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11/98

SCANNED BY MEGA-PEPPO

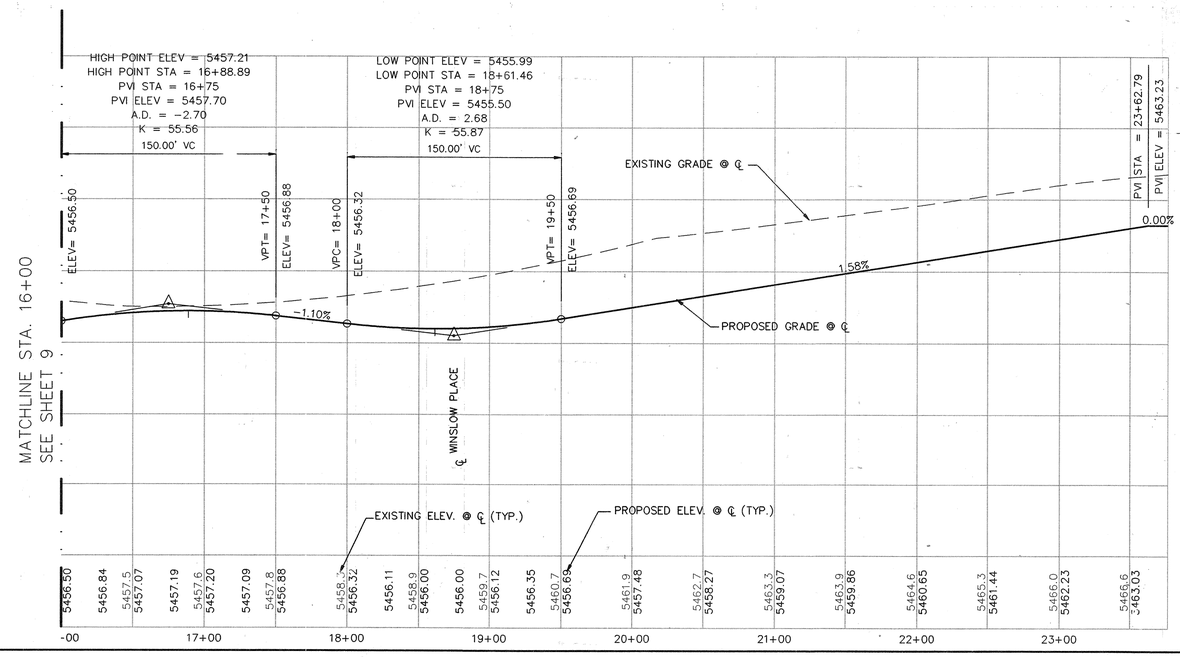
Ppnp05.dwg 12-29-98 3:28 PM MST

99339PPNP05.DWG

CURVE TABLE						
NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
52	400.00	447.43	64°05'23"	250.38	N34°39'16"E	424.47
53	1173.00	248.06	12°07'01"	124.50	N60°33'19"E	247.60
54	300.00	86.55	16°31'49"	43.58	S62°45'43"E	86.25



ESTES PARK AVENUE



SCANNED BY WES HEARD

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 PROFESSIONAL LAND SURVEYOR

DRB # 98-260

SCALE: 1"=50' (HORIZ.)
1" =5' (VERT.)

99339A11

NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF OF ANY DISCREPANCIES.
2. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
3. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
5. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
6. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
7. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER), PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
8. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
9. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER. AS PER COA. STD DWG 2441 CASE NO. II.
10. ▨ DENOTES CROWN TRANSITION PER PER COA STD DWG. 2401.

FOR INFORMATION ONLY

(1) POINTS DATA

PT#	STATION	OFFSET	FL ELEVATION
1	23+68.19	34.32' LT.	~~63.20~~ 63.18
2	23+50.24	14.01' LT.	~~62.91~~ 62.53
3	23+60.21	36.77' RT.	~~63.51~~ 63.40
4	23+37.74	14.00' RT.	~~62.88~~ 62.82
5	19+15.98	14.00' RT.	~~56.31~~ 55.87
6	18+94.12	35.13' RT.	~~56.22~~ 56.22
7	18+62.67	48.81' RT.	~~56.25~~ 56.41
8	18+41.56	14.00' RT.	~~56.25~~ 56.10
9	19+09.81	14.01' LT.	~~55.83~~ 55.81
10	18+91.38	33.10' LT.	~~55.46~~ 55.46
11	18+67.35	32.78' LT.	~~55.46~~ 55.43
12	18+48.91	14.00' LT.	~~55.65~~ 55.51

KEYED NOTES

1. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL HANDICAP RAMP AS PER DETAIL ON SHEET 6 OF 35
3. STD. CURB & GUTTER AS PER STD. DWG. 2415
4. BUILD RESIDENTIAL PAVEMENT SECTION PER DETAIL, SHEET 31
5. 4' SIDEWALK DEFERRED
6. INSTALL CONCRETE VALLEY GUTTER PER COA. STD DWG. 2422, 10' WIDE

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

AS-BUILT INFORMATION
CONTRACTOR SPARLING DATE 3/99
SURVEY BY SPARLING DATE 3/99
INSPECTOR'S ACCEPTANCE BY DATE 4/99
CERTIFICATION BY SPARLING DATE 4/99
CORRECTED BY C. SMITH DATE 4/99

MICRO-FILM INFORMATION
RECORDED BY DATE
N.M. STATE PLANE COORDINATES (CENTRAL ZONE) NO.
0.99966334, DELTA ALPHA = 00°16'47" ELEVATION 5450.51

BENCH MARKS
ACS BRASS TABLET STAMPED "1-B10" (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,526.690Y=1,525,168.35 GROUND-TO-GRID FACTOR = 0.99966640 DELTA ALPHA = -00°16'30" ELEVATION 5419.52
ACS BRASS TABLET STAMPED "1-B9 1980" (NAS 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=355,077.00 Y=1,529,056.93 GROUND-TO-GRID FACTOR = 0.99966334, DELTA ALPHA = 00°16'47" ELEVATION 5450.51

SURVEY INFORMATION
FIELD NOTES

NO.	DATE	BY

ENGINEER'S SEAL
BRADLEY L. BINGHAM NEW MEXICO 12697 REGISTERED PROFESSIONAL ENGINEER
1/5/99

No.	Date	By	REMARKS
			REVISIONS
			DESIGN
			DATE: 11/98
			DATE: 11/98
			DATE: 11/98

Designed By: BLB/CAB
Drawn By: NEF
Checked By: RLB

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WestPointe AT VENTANA RANCH
PAVING PLAN & PROFILE
ESTES PARK AVENUE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JAN 20 1999 DESIGN REVIEW COMMITTEE				

City Project No.	Zone Map No.	Sheet	Of
601081	B-9-Z	12	~~43~~ 35

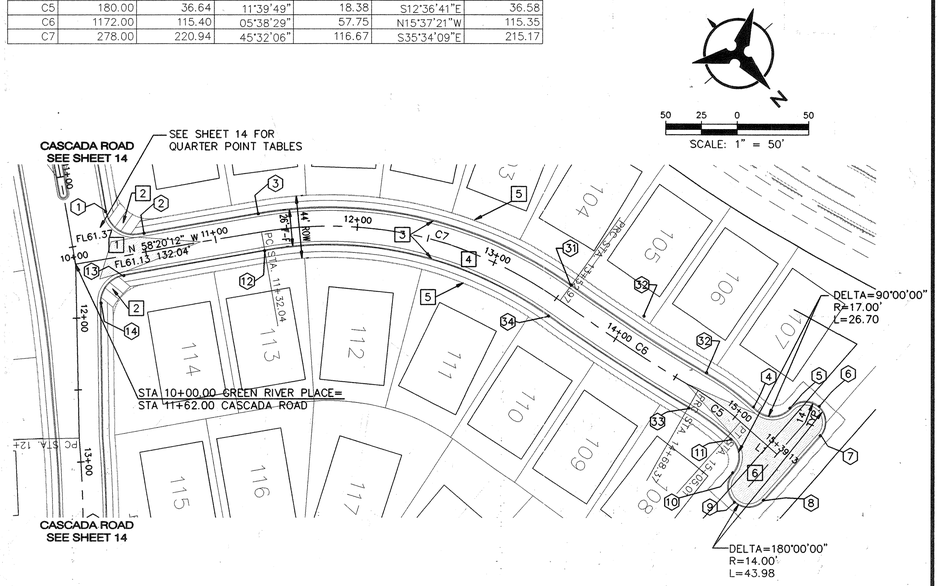
Copyright Bohannan Huston 1998
Date: 10/98

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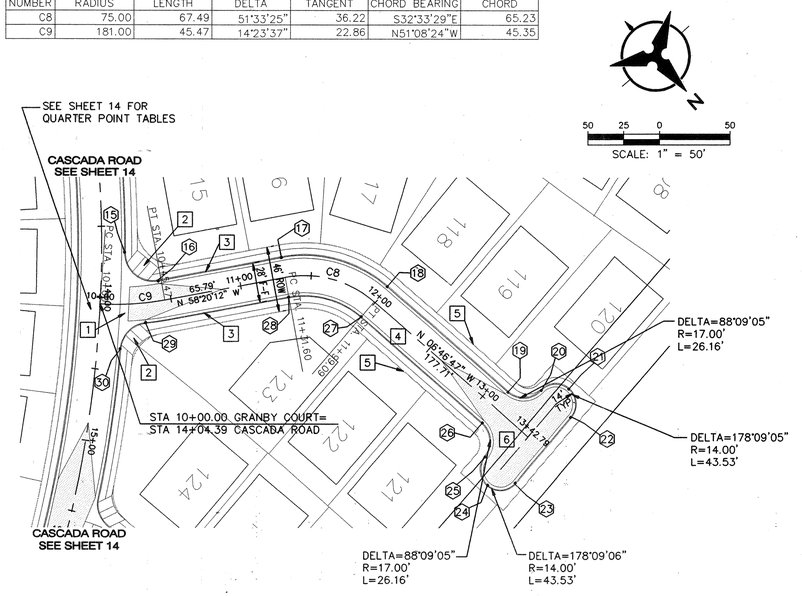
LINE TABLE		
NUMBER	LENGTH	BEARING
L1	34.12	N06°46'47"W

CURVE TABLE						
NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C5	180.00	36.64	11°39'49"	18.38	S12°36'41"E	36.58
C6	1172.00	115.40	05°38'29"	57.75	N15°37'21"W	115.35
C7	278.00	220.94	45°32'06"	116.67	S35°34'09"E	215.17



GREEN RIVER PLACE

CURVE TABLE						
NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C8	75.00	67.49	51°33'25"	36.22	S32°33'29"E	65.23
C9	181.00	45.47	14°23'37"	22.86	N51°08'24"W	45.35



GRANBY COURT

NOTES

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9. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
10. ▭ DENOTES CROWN TRANSITION PER PER COA STD DWG. 2401.

KEYED NOTES

[1] INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420

[2] INSTALL HANDICAP RAMP AS PER DETAIL ON SHEET 6 OF 35

[3] STD. CURB & GUTTER AS PER STD. DWG. 2415

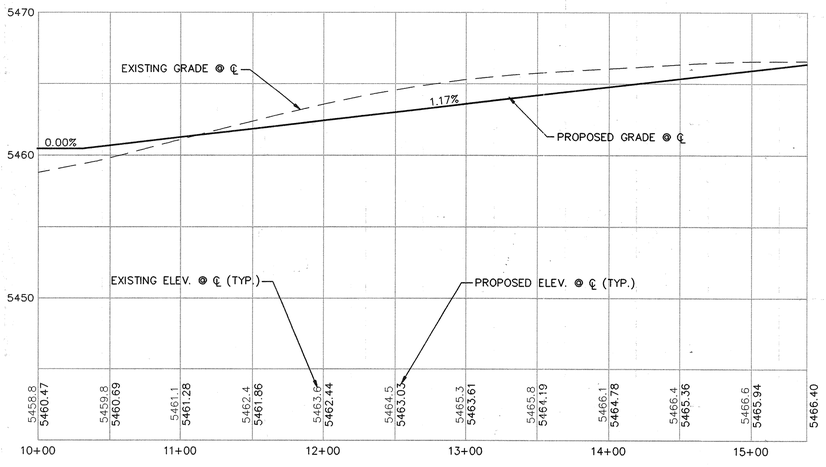
[4] BUILD RESIDENTIAL PAVEMENT SECTION PER DETAIL SHEET 31

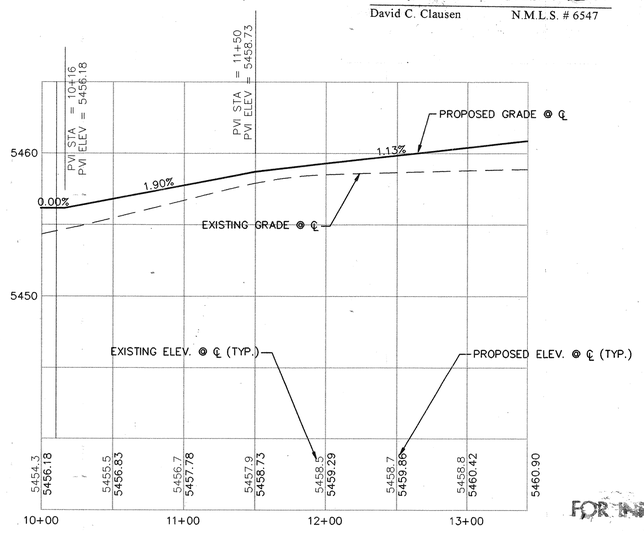
[5] 4' SIDEWALK DEFERRED

[6] HAMMERHEAD CUL-DE-SAC PER STD DWG. 2512, CASE III

(1) POINTS DATA

PT#	STATION	OFFSET	FL ELEVATION
1	10+27.00	33.00' LT.	~~60.60~~ 6059
2	10+47.00	13.00' LT.	~~60.70~~ 6079
3	11+32.04	13.00' LT.	~~61.30~~ 6141
4	15+05.01	13.00 LT.	~~65.69~~ 6578
5	15+25.13	30.00' LT.	~~65.99~~ 6595
6	15+39.13	44.00' LT.	~~65.77~~ 6639
7	15+53.13	30.00' LT.	~~66.56~~ 6661
8	15+53.13	30.00' RT.	~~66.56~~ 6654
9	15+39.13	44.00' RT.	~~65.77~~ 6632
10	15+25.13	30.00' RT.	~~65.99~~ 6603
11	15+08.13	13.00' RT.	~~65.69~~ 6573
12	11+32.04	13.00' RT.	~~61.30~~ 6139
13	10+31.92	13.00' RT.	~~60.13~~ 6013
14	10+12.17	29.86' RT.	~~59.57~~ 5960
15	10+18.27	36.16' LT.	~~56.58~~ 5655
16	10+43.25	14.00' LT.	~~56.58~~ 5657
17	11+31.60	14.00' LT.	~~58.01~~ 5813
18	11+99.09	14.00' LT.	~~58.91~~ 5904
19	13+11.81	14.00' LT.	~~60.19~~ 6025
20	13+28.80	30.45' LT.	~~60.49~~ 6059
21	13+42.79	44.00' LT.	~~60.77~~ 6081
22	13+56.79	30.00' LT.	~~61.06~~ 6112
23	13+56.79	30.00' RT.	~~61.06~~ 6079
24	13+42.79	44.00' RT.	~~60.77~~ 6078
25	13+28.80	30.45' RT.	~~60.49~~ 6062
26	13+11.81	14.00' RT.	~~60.19~~ 6021
27	11+99.09	14.00' RT.	~~58.91~~ 5904
28	11+31.60	14.00' RT.	~~58.01~~ 5812
29	10+30.44	14.01' RT.	~~56.20~~ 5621
30	10+13.66	31.19' RT.	~~55.21~~ 5519
31	13+52.97	13.00' LT.	~~63.88~~ 6399
32	14+68.37	13.00' LT.	~~65.22~~ 6531
33	14+68.37	13.00' RT.	~~65.22~~ 6534
34	13+52.97	13.00' RT.	~~63.88~~ 6399





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 PROFESSIONAL LAND SURVEYOR

FOR INFORMATION ONLY

DRB # 98-260

SCALE: 1"=50' (HORIZ.) 1" =5' (VERT.)

99339A11

AS-BUILT INFORMATION

BENCH MARKS
ACS BRASS TABLET STAMPED "1-B10" (NAD 1927) — CONTRACTOR Sparling DATE 3/99
N.M. STATE PLANE COORDINATES (CENTRAL ZONE) — STAKED BY Sparling DATE 3/99
X=357,526.690'Y=1,525,168.35 GROUND-TO-GRID FACTOR = 0.9996640 DELTA ALPHA = -00°16'30" ELEVATION 5419.52 — INSPECTION'S FIELD VERIFICATION BY Sparling DATE 4/99
CORRECTED BY C. Smith DATE 4/99
ACS BRASS TABLET STAMPED "1-B9 1980" (NAS 1927) — MICRO-FILM INFORMATION DATE
N.M. STATE PLANE COORDINATES (CENTRAL ZONE) — RECORDED BY
X=355,077.00 Y=1,523,056.93 GROUND-TO-GRID FACTOR = 0.99966334, DELTA ALPHA = 00°16'47" ELEVATION 5450.51 — NO.

SURVEY INFORMATION
FIELD NOTES — NO. | BY | DATE

ENGINEER'S SEAL
NEW MEXICO 12697 BRADLEY L. BINGHAM REGISTERED PROFESSIONAL ENGINEER
Bradley L. Bingham
1/5/99

No.	Date	REMARKS
		REVISIONS
		DESIGN
		Designed By: BLB/CAB DATE: 10/98
		Drawn By: NEF DATE: 10/98
		Checked By: RLB DATE: 10/98

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WestPointe AT VENTANA RANCH
PAVING PLAN & PROFILE
GREEN RIVER PLACE & GRANBY COURT

Design Review Committee: APPROVED JAN 29 1999 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update: Mo./Day/Yr. ~~Mo./Day/Yr.~~

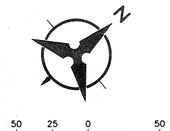
City Project No. 601081 | Zone Map No. B-9-Z | Sheet 13 Of ~~43~~ 35

Copyright Bohannan Huston 1998
Date: 10/98

SCANNED BY MESA PRINTING

Ppnp07.dwg 12/29/98 4:01 pm MST

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	FL
1	60.60
2	60.55
3	60.55

Δ=90°00'15"
R=20.00'
L=31.42'

	FL
1	59.71
2	59.85
3	59.99

Δ=80°57'22"
R=20.00'
L=28.26'

	FL
1	56.49
2	56.40
3	56.49

Δ=100°56'11"
R=20.00'
L=35.22'

	FL
1	55.46
2	55.70
3	55.95

Δ=79°16'36"
R=20.00'
L=27.67'

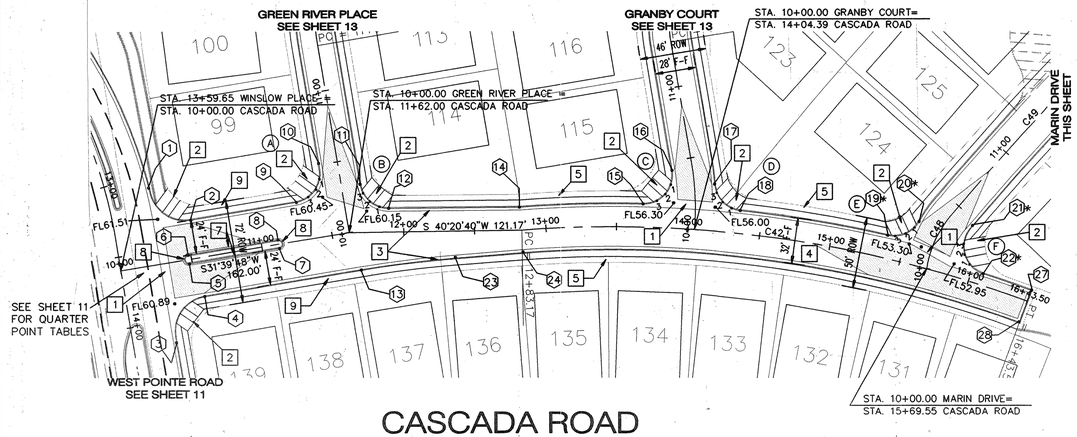
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2	53.40
3	53.45

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L=25.78

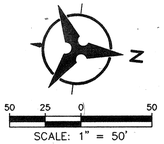
	FL
1	52.58
2	52.95
3	53.00

Δ 112°57'25"
R=20.00'
L=39.43'

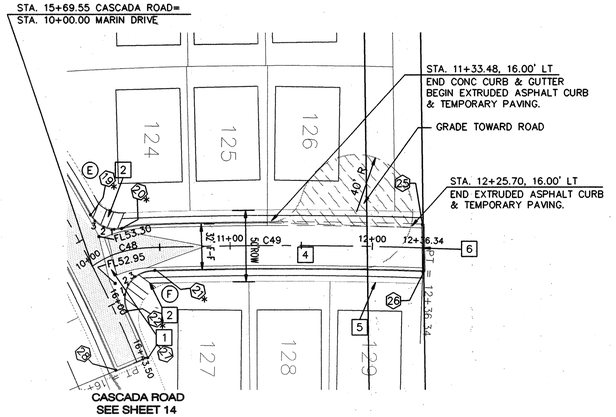
CURVE TABLE				
NUMBER	RADIUS	LENGTH	DELTA	TANGENT
C42	835.07	360.33	24°43'23"	183.01



CASCADA ROAD



CURVE TABLE				
NUMBER	RADIUS	LENGTH	DELTA	TANGENT
C48	75.00	42.44	32°25'08"	21.80
C49	2743.00	193.91	04°03'01"	96.99



MARIN DRIVE

NOTES

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KEYED NOTES

[1] INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420

[2] INSTALL HANDICAP RAMP AS PER DETAIL ON SHEET 6 OF 35

[3] STD. CURB & GUTTER AS PER STD. DWG. 2415

[4] RESIDENTAIL PAVEMENT AS PER DETAIL SHEET 31.

[5] 4' SIDEWALK DEFFERED

[6] BUILD CUTOFF WALL PER DETAIL AS PER COA STD DES 2415

[7] MEDIAN CURB & GUTTER AS PER COA DWG 2415

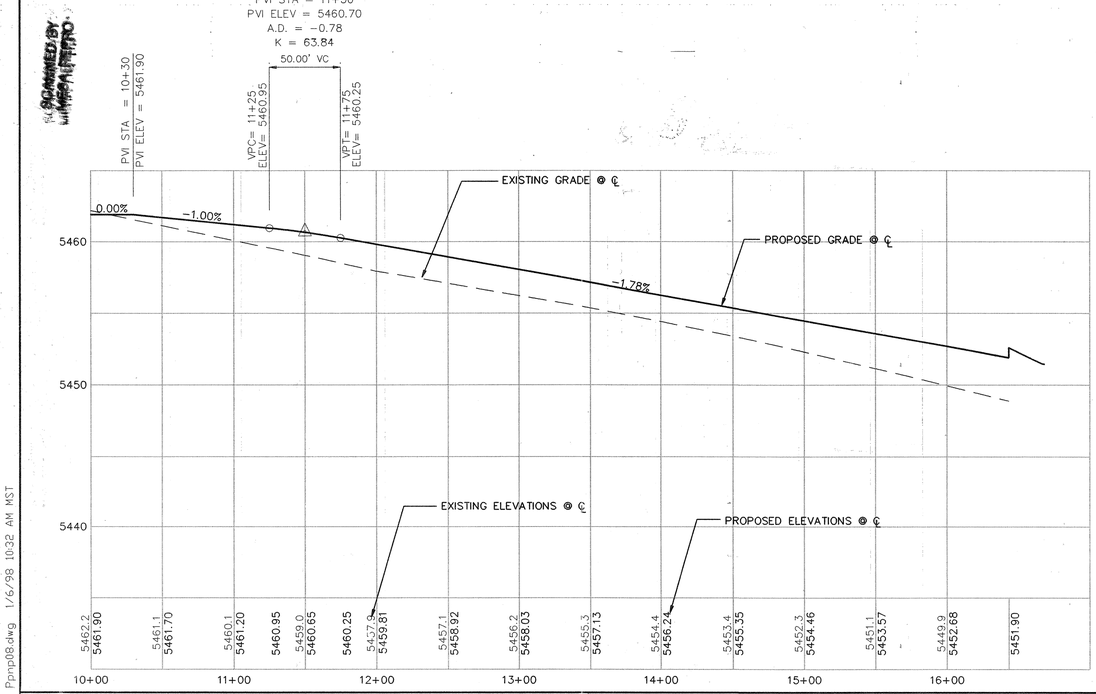
[8] PATTERN CONCRETE NOSING, PAINT NOSE YELLOW 10' BACK FROM NOSE

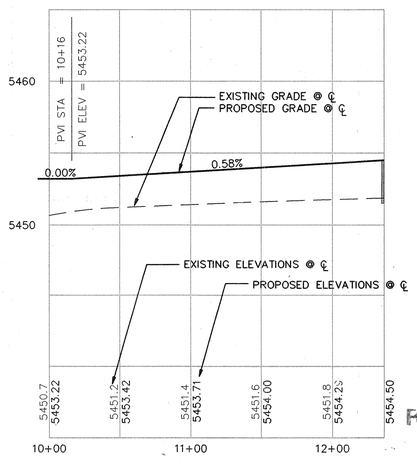
[9] BUILD 4' SIDEWALK

① POINTS DATA

PT#	STATION	OFFSET	FL ELEVATION	
1	10+29.11	50.17' LT.	~~61.73~~	61 72
2	10+54.04	27.00' LT.	~~60.95~~	61 20
3	10+30.00	52.00' RT.	~~60.58~~	60 62
4	10+55.00	27.00' RT.	~~60.94~~	61 18
5	10+48.00	3.00' RT.	~~61.66~~	61 74
6	10+48.00	3.00' LT.	~~61.66~~	61 77
7	11+12.00	3.00' RT.	~~61.02~~	61 11
8	11+12.00	3.00' LT.	~~61.02~~	61 11
9	11+29.00	27.00' LT.	~~60.66~~	60 74
10	11+49.00	47.00' LT.	~~60.70~~	60 78
11	11+70.03	33.51' LT.	~~60.13~~	60 12
12	11+89.68	16.53' LT.	~~59.57~~	59 70
13	11+69.90	26.11' RT	~~59.73~~	59 71
14	12+81.86	15.95' LT.	~~57.95~~	58 03
15	13+68.43	16.00' LT.	~~56.58~~	56 60
16	13+87.16	40.01' LT.	~~56.58~~	56 58
17	14+15.76	32.50' LT.	~~56.20~~	56 12
18	14+34.68	16.01' LT.	~~55.21~~	55 23
19	15+37.68	16.01' LT.	~~53.50~~	53 48
20	15+56.21	30.66' LT.	~~53.50~~	53 33
21	15+91.56	37.99' LT.	~~53.05~~	53 35
22	16+08.36	8.00' LT.	~~52.21~~	52 33
23	12+13.10	18.99' RT.	~~58.81~~	58 78
24	12+83.17	16.00' RT.	~~58.01~~	57 75
25	12+35.56	16.00' LT.	~~54.09~~	54 08
26	12+37.13	16.00' RT.	~~54.09~~	54 12
27	16+43.50	8.00' LT.	~~51.23~~	51 23
28	16+43.50	16.00' RT.	~~51.23~~	51 28

∗ STATIONED OFF CASCADA ROAD





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 PROFESSIONAL LAND SURVEYOR

FOR INFORMATION ONLY

DRB # 98-260

SCALE: 1"=50' (HORIZ.)
1" =5' (VERT.)

99339A11

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

AS-BUILT INFORMATION

CONTRACTOR	SPARLING DATE 3/99
STAKED BY	SPARLING DATE 3/99
INSPECTOR'S FIELD NOTATIONS BY	SPARLING DATE 4/99
CORRECTED BY	C. SMITH DATE 4/99
RECORDED BY	DATE

BENCH MARKS

ACS BRASS TABLET STAMPED "1-B10" (NAD 1927)	
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	
X=357,526.690Y=1,525,168.35 GROUND-TO-GRID FACTOR = 0.99996640 DELTA ALPHA = -00°16'30" ELEVATION 5419.52	
ACS BRASS TABLET STAMPED "1-B9 1980" (NAS 1927)	MICRO-FILM INFORMATION
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	
X=355,077.00 Y=1,529,056.93 GROUND-TO-GRID FACTOR = 0.99996334, DELTA ALPHA = 00°16'47" ELEVATION 5450.51	

ENGINEER'S SEAL

BRADLEY L. BINGHAM NEW MEXICO 12697 REGISTERED PROFESSIONAL ENGINEER
12/4/98
1/6/99

No.	Date	By	REMARKS
			REVISIONS
			DESIGN

Designed By: BLB/CAB DATE: 11/98
Drawn By: NEF DATE: 11/98
Checked By: RLB DATE: 11/98

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WestPointe AT VENTANA RANCH
PAVING PLAN & PROFILE
CASCADA ROAD & MARINE DRIVE

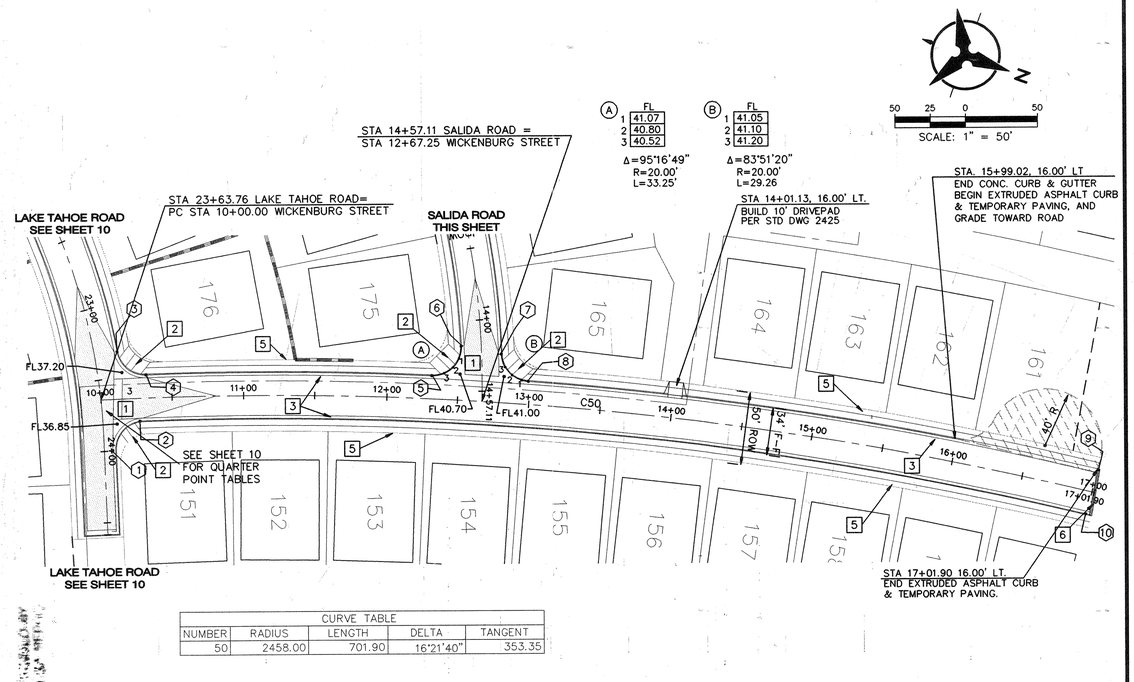
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
	APPROVED JAN 20 1999 CITY ENGINEER			

City Project No. 601031 | Zone Map No. B-9-Z | Sheet 14 Of ~~35~~ 43

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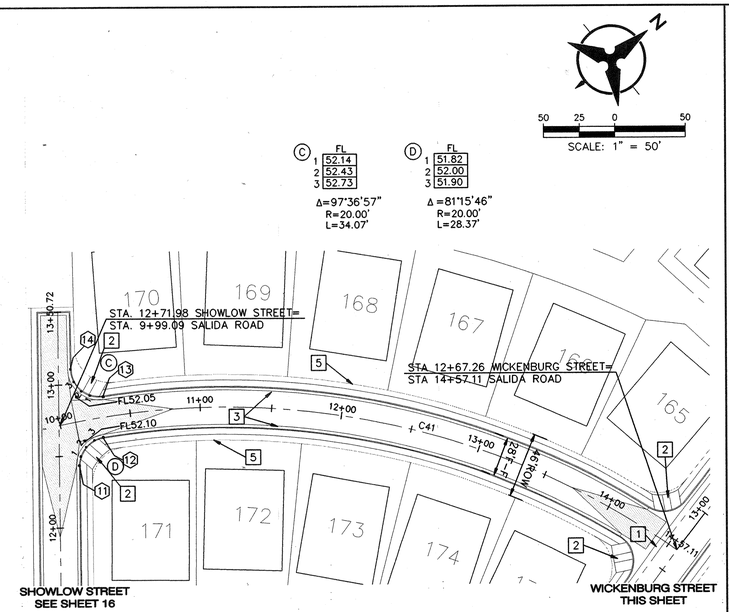
Copyright Bohannan Huston 1998
Date: 10/98

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CURVE TABLE				
NUMBER	RADIUS	LENGTH	DELTA	TANGENT
50	2458.00	701.90	16°21'40"	353.35

WICKENBURG STREET



CURVE TABLE				
NUMBER	RADIUS	LENGTH	DELTA	TANGENT
41	552.07	458.02	47°32'08"	243.12

SALIDA ROAD

NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF OF ANY DISCREPANCIES.
2. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
3. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
5. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
6. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
7. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER), PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
8. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
9. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER. AS PER COA. STD DWG 2441 CASE NO. II.
10. ▨ DENOTES CROWN TRANSITION PER PER COA STD DWG. 2401.

(1) POINTS DATA

PT#	STATION	OFFSET	FL ELEVATION
1	10+08.67	36.01' RT.	~~36.67~~ 36.68
2	10+28.96	16.00' RT.	~~36.97~~ 37.00
3	10+12.78	33.20' LT.	~~37.30~~ 37.42
4	10+32.31	16.00' LT.	~~37.40~~ 37.08
5	12+31.18	16.00' LT.	~~40.25~~ 40.21
6	12+50.78	37.92' LT.	~~41.35~~ 41.37
7	12+78.92	33.94' LT.	~~41.30~~ 41.40
8	12+98.53	16.00' LT.	~~41.10~~ 41.08
9	17+01.03	16.00' LT.	~~43.08~~ 43.01
10	10+02.78	16.00' RT.	~~43.08~~ 43.01
11	10+07.46	30.59' RT.	~~51.65~~ 51.91
12	10+28.40	14.00' RT.	~~51.80~~ 51.71
13	10+32.95	14.00' LT.	~~51.84~~ 51.89
14	10+14.36	36.98' LT.	~~53.03~~ 53.24

KEYED NOTES

1. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL HANDICAP RAMP AS PER DETAIL ON SHEET 6 OF 35
3. RESIDENTIAL PAVEMENT AS PER DETAIL SHEET 31.
4. NOT USED
5. 4' SIDEWALK DEFERRED
6. BUILD CUTOFF WALL PER COA STD DWG 2415.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

AS-BUILT INFORMATION

ACS BRASS TABLET STAMPED "1-B10" (NAD 1927) — CONTRACTOR SPARLING DATE 3/99
N.M. STATE PLANE COORDINATES (CENTRAL ZONE) — STAKED BY SPARLING DATE 3/99
X=357,526.690Y=1,525,168.35 GROUND-TO-GRID FACTOR = 0.9996640 — WORK ACCEPTANCE BY — DATE
DELTA ALPHA = -00°16'30" ELEVATION 5419.52 — FIELD VERIFICATION BY SPARLING DATE 4/99
DRAWINGS CORRECTED BY C. SMITH DATE 4/99

MICRO-FILM INFORMATION

ACS BRASS TABLET STAMPED "1-B9 1980" (NAS 1927) — RECORDED BY — DATE
N.M. STATE PLANE COORDINATES (CENTRAL ZONE) — NO.
X=355,077.00 Y=1,529,056.93 GROUND-TO-GRID FACTOR = 0.9996334, DELTA ALPHA = 00°16'47" ELEVATION 5450.51

ENGINEER'S SEAL

BRADLEY L. BINGHAM NEW MEXICO 12697 REGISTERED PROFESSIONAL ENGINEER
Bradley L. Bingham
1/6/99

No.	Date	By	REMARKS
			REVISIONS
			DESIGN
			DATE: 11/98
			DATE: 11/98
			DATE: 11/98

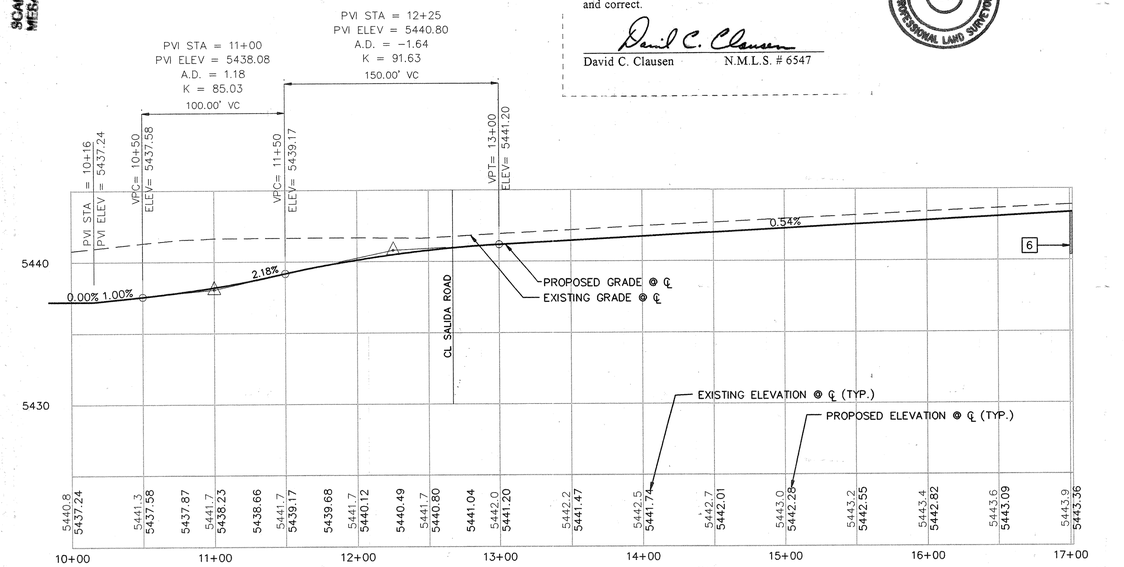
Designed By: BLB/CAB
Drawn By: NEF
Checked By: RLB

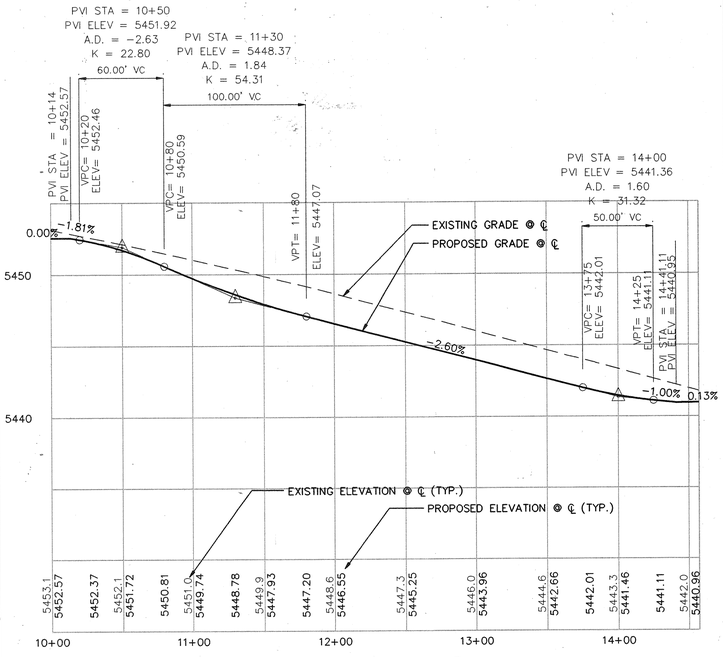
SCANNED BY MESA REPRO

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 PROFESSIONAL LAND SURVEYOR





FOR INFORMATION ONLY
DRB # 98-260

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WestPointe AT VENTANA RANCH
PAVING PLAN & PROFILE
WICKENBURG STREET & SALIDA ROAD

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JAN 6 1999 DESIGN REVIEW COMMITTEE				

City Project No.	Zone Map No.	Sheet	Of
601081	B-9-Z	15	~~35~~ 43

SCALE: 1"=50' (HORIZ.)
1" =5' (VERT.)

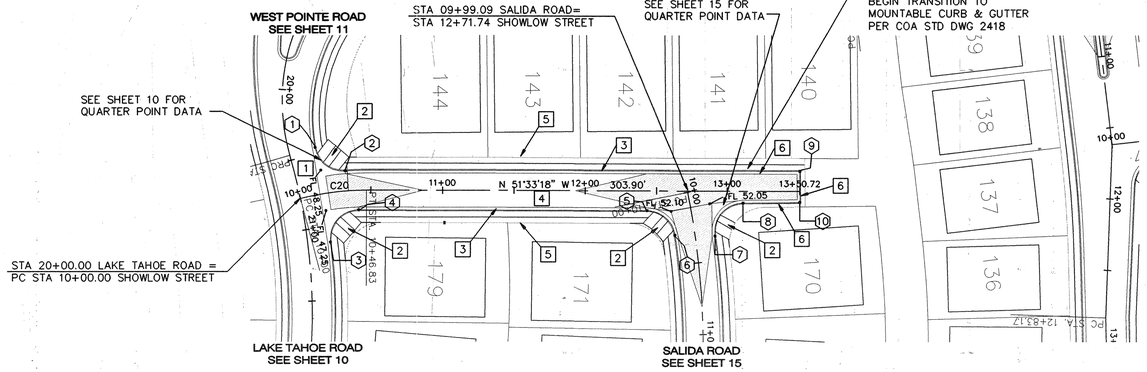
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Date: 11/98

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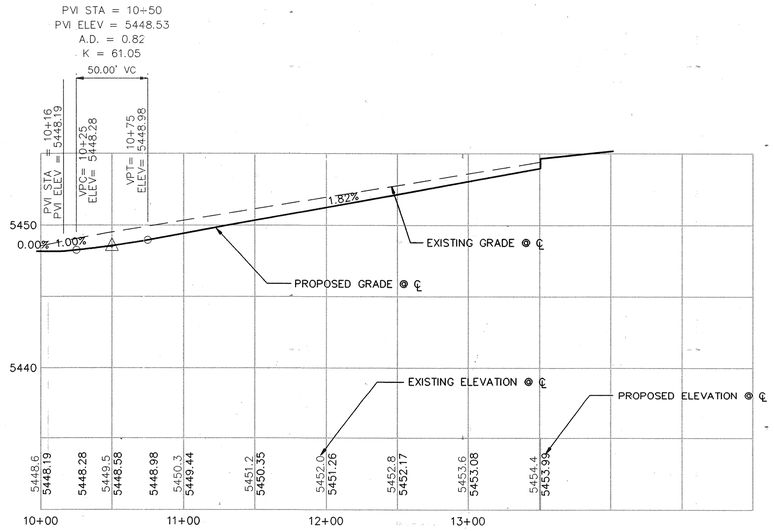
CURVE TABLE				
NUMBER	RADIUS	LENGTH	DELTA	TANGENT
C20	180.00	46.21	14°54'22"	23.55



SHOWLOW STREET

① POINTS DATA

PT#	STATION	OFFSET	FL ELEVATION	
1	10+16.11	32.74' LT.	~~48.70~~	48.79
2	10+32.92	14.00' LT.	~~48.50~~	48.45
3	10+15.65	34.26' RT.	~~48.70~~	48.56
4	10+41.11	13.92' RT.	~~48.70~~	48.35
5	12+43.35	14.00' RT.	~~51.65~~	51.96
6	12+63.12	30.96' RT.	~~51.80~~	51.76
7	12+91.48	31.32' RT.	~~51.84~~	51.89
8	13+11.05	8.45' RT.	~~53.03~~	53.29
9	13+50.72	14.00' LT.	~~53.99~~	53.98
10	13+50.72	8.00' RT.	~~53.99~~	54.01



GREEN RIVER

NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF OF ANY DISCREPANCIES.
2. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
3. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
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6. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
7. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER), PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
8. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
9. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER. AS PER COA. STD DWG 2441 CASE NO. II.
10. ▨ DENOTES CROWN TRANSITION PER PER COA STD DWG. 2401.

KEYED NOTES

[1] INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420

[2] INSTALL HANDICAP RAMP AS PER DETAIL ON SHEET 6 OF 35

[3] STD. CURB & GUTTER AS PER STD. DWG. 2415

[4] BUILD RESIDENTIAL PAVEMENT SECTION PER DETAIL SHEET 31

[5] 4' SIDEWALK DEFERRED

[6] BUILD MOUNTABLE CURB & GUTTER PER COA STD. DWG. 2415

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 PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 50'

AS-BUILT INFORMATION

BENCH MARKS
ACS BRASS TABLET STAMPED "1-B10" (NAD 1927) — CONTRACTOR SPARLING DATE 3/99
X=357,526.690'Y=1,525,168.35 GROUND-TO-GRID FACTOR = 0.99966640 DELTA ALPHA = -00°16'30" ELEVATION 5419.52 — INSPECTION & FIELD VERIFICATION BY SPARLING DATE 4/99
ACS BRASS TABLET STAMPED "1-B9 1980" (NAS 1927) — DRAWING CORRECTED BY C. SMITH DATE 4/99
N.M. STATE PLANE COORDINATES (CENTRAL ZONE) — MICRO-FILM INFORMATION
X=355,077.00 Y=1,529,056.93 GROUND-TO-GRID FACTOR = 0.99966334, DELTA ALPHA = 00°16'47" ELEVATION 5450.51 — RECORDED BY DATE

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
BRADLEY L. BINGHAM NEW MEXICO 12697 REGISTERED PROFESSIONAL ENGINEER
1/5/99

No.	Date	REMARKS
		REVISIONS
		DESIGN
		Designed By: BLB/CAB DATE: 10/98
		Drawn By: NEF DATE: 10/98
		Checked By: RLB DATE: 10/98

FOR INFORMATION ONLY

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WestPointe AT VENTANA RANCH
PAVING PLAN & PROFILE
SHOWLOW STREET

Design Review Committee: APPROVED JAN 20 1999 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update

Mo./Day/Yr.	Mo./Day/Yr.

DRB # 98-260

SCALE: 1"=50' (HORIZ.) 1" =5' (VERT.)

City Project No. 601081 | Zone Map No. B-9-Z | Sheet 16 Of ~~35~~ 43

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Date: 10/98

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SCANNED BY MESA REPRO



LEGEND

- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING MAIN VALVE
- 8" SAS — PROPOSED SANITARY SEWER LINE
- 8" SAS — EXISTING SANITARY SEWER LINE
- 8" W — PROPOSED WATER LINE
- 8" W — EXISTING WATER LINE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED WATER METER SERVICE
- PROPOSED STORM DRAIN

WATER SHUT-OFF PLAN:

FOR CONNECTION OF NEW 8" PVC WL TO EXISTING 20" WL IN RAINBOW CLOSE VALVE.

FOR CONNECTION OF NEW 8" PVC WL TO EXISTING 12" WL IN LAS VENTANAS ROAD, CLOSE VALVE.

EXISTING VALVES SHOWN ON AS-BUILT INFORMATION.

WATER SHUT-OFF REQUIREMENTS:

CONTRACTOR WILL BE RESPONSIBLE FOR THE TIMING AND COORDINATION OF THE WATER SHUT-OFF REQUIREMENTS IN CONJUCTION WITH THE COMPLETION

AT LEAST FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT NMUI, 898-2661, TO INITIATE IMPLEMENTATION OF THIS WATER SHUT-OFF PLAN. CONTRACTOR SHALL NOT OPERATE VALVES ON THIS PROJECT.

ALL WATER LINES ARE 8" PVC UNLESS OTHERWISE NOTED.

ALL SAS LINES ARE 8" PVC UNLESS OTHERWISE NOTED.

SHUT-OFF PLAN. CONTRACTOR SHALL NOT OPERATE VALVES ON THIS PROJECT.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

ACS BRASS TABLET STAMPED "1-B10" (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,526.690' Y=1,525,168.35 GROUND-TO-GRID FACTOR = 0.99966640 DELTA ALPHA = -00°16'30" ELEVATION 5419.52

ACS BRASS TABLET STAMPED "1-B9 1980" (NAS 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=355,077.00 Y=1,529,056.93 GROUND-TO-GRID FACTOR = 0.99966334, DELTA ALPHA = 00°16'47" ELEVATION 5450.51

AS-BUILT INFORMATION

	DATE
CONTRACTOR	
STAKED BY	
INSPECTOR'S CORRECTIONS BY	
FIELD VERIFICATION BY	
DRAWINGS CORRECTED BY	

MICRO-FILM INFORMATION

	DATE
RECORDED BY	
NO.	

ENGINEER'S SEAL

BRADLEY L. BINGHAM NEW MEXICO 12697 REGISTERED PROFESSIONAL ENGINEER

12/4/98

No.	Date	By
REMARKS		
REVISIONS		
DESIGN		
Designed By: BLB	DATE: 11/98	
Drawn By: NEF	DATE: 11/98	
Checked By: BLB	DATE: 11/98	

FOR INFORMATION ONLY

APPROVED BY NEW MEXICO UTILITIES INC.

SIGNATURE 12-2-98 DATE

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

West Pointe AT VENTANA RANCH
OVERALL UTILITY PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JAN 20 1999 DESIGN REVIEW COMMITTEE				

City Project No. 601081 | Zone Map No. B-9-Z | Sheet 17 | C' 43 25

DRB # 98-260

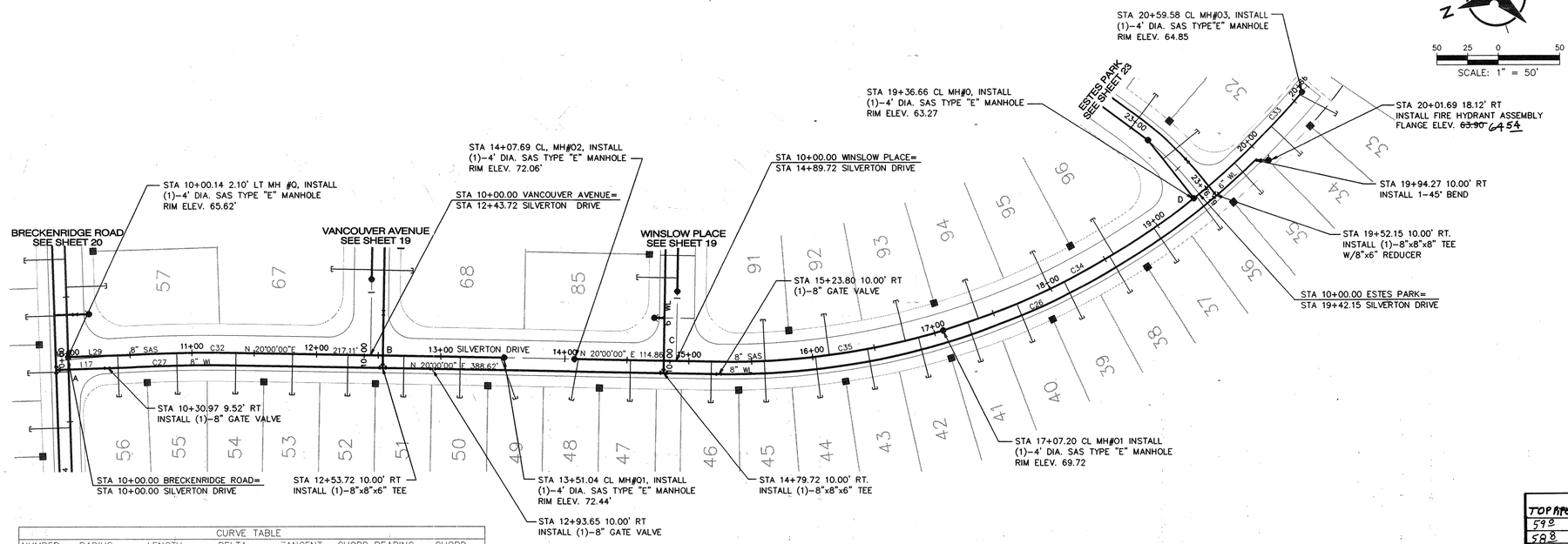
BHI JOB NO. 99339A11

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NOVEMBER 1998

SCANNED BY MESA REPRO

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99339OUTIL01.DWG



CURVE TABLE					
NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C26	612.00	479.55	44°53'45"	252.85	S02°26'53"E	467.38
C27	1163.00	87.32	04°18'08"	43.68	N17°50'56"E	87.30
C32	1173.00	87.94	04°17'44"	43.99	N17°51'08"E	87.92
C33	602.00	122.92	11°41'57"	61.68	S25°15'44"E	122.71
C34	602.00	229.46	21°50'21"	116.14	S08°29'35"E	228.08
C35	602.00	184.64	17°34'25"	93.05	S11°12'48"W	183.92

LINE TABLE		
NUMBER	LENGTH	BEARING
L17	56.07	N17°12'07"E
L29	45.94	N17°12'07"E

UTILITY CROSSING TABLE			
CROSSING	WL (INV)	SAS(TP)	CLEARANCE
A	61.1	58.6	2.5'
B	66.6	64.8	1.8'
C	66.6	64.8	1.8'
D	58.8	57.2	1.6'

SILVERTON DRIVE

NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF OF ANY DISCREPANCIES.
2. ALL CURVE DATA AND DIMENSIONS REFER CENTERLINE OF PIPE OR MANHOLE. ALL SAS SLOPES ARE FROM INVERT TO INVERT.
3. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
4. CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND EMD AT THE END OF EACH SANITARY SEWER SERVICE.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
6. CONTRACTOR SHALL PROVIDE THE INSPECTORS WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
7. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
8. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
9. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
10. ADD 5400 FEET TO ALL ELEVATIONS.
11. FOR FIRE HYDRANT ASSEMBLY, SEE DETAIL SHEET 31.

AS-BUILT INFORMATION
CONTRACTOR SPARLING DATE 3/99
STAKED BY SPARLING DATE 3/99
INSPECTORS INITIALS BY DATE
FIELD VERIFICATION BY SPARLING DATE 4/99
DRAWINGS CORRECTED BY P. Gomez DATE 4/99

BENCH MARKS
ACS BRASS TABLET STAMPED "1-B10" (NAD 1927) — MICRO-FILM INFORMATION
N.M. STATE PLANE COORDINATES (CENTRAL ZONE) — RECORDED BY DATE
X=357,526.690'Y=1,525,168.35, GROUND-TO-GRID FACTOR = 0.99966640 DELTA ALPHA = -00°16'30" ELEVATION 5419.52 — NO.
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N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
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SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

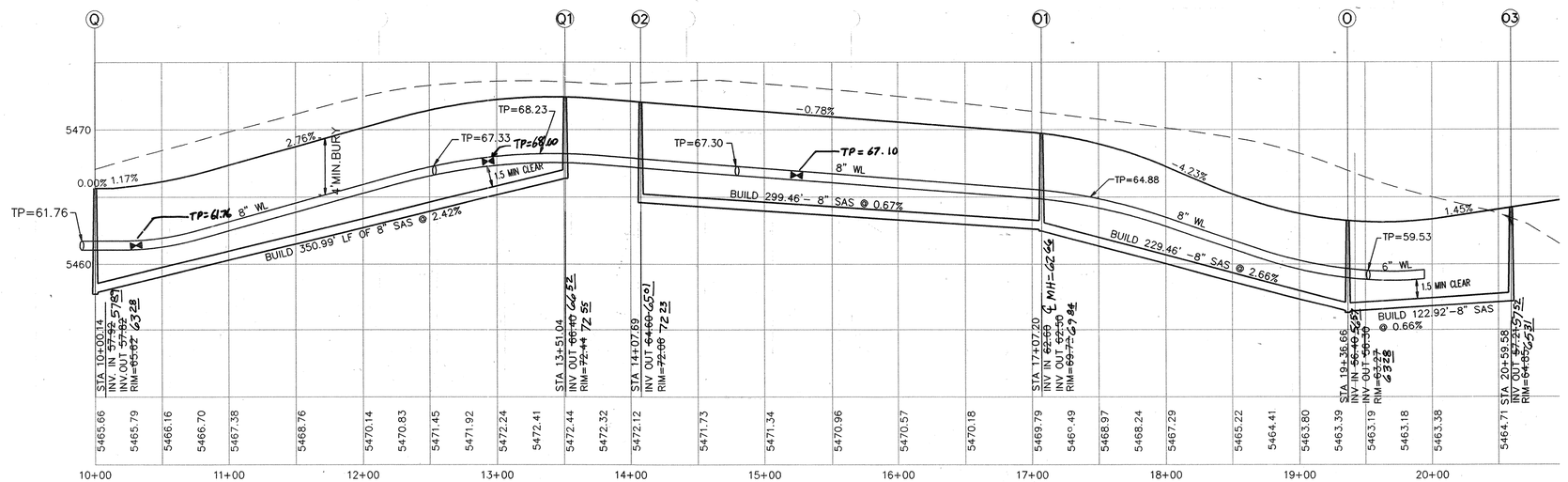
TOP PIPE	LOT NUMBER	WL STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
598	33	20+43.37, 10.00'RT.	DOUBLE	20+56.67, 0.00'LT.	33.78'	5458.9 (+)
588	34			20+22.36, 0.00'LT.	33.00'	5458.6 (+)
581	35	19+59.35, 10.00'RT.	DOUBLE	19+80.36, 0.00'LT.	33.00'	5458.3 (+)
581	36			19+39.023, 0.00'LT.	33.00'	5458.1 (+)
582	37	18+75.33, 10.00'RT.	DOUBLE	18+96.34, 0.00'LT.	33.00'	5459.1 (+)
600	38			18+54.33, 0.00'LT.	33.00'	5460.2 (+)
612	39	17+91.32, 10.00'RT.	DOUBLE	18+12.32, 0.00'LT.	33.00'	5461.4 (+)
623	40			17+70.31, 0.00'LT.	33.00'	5462.5 (+)
631	41	17+07.30, 10.00'RT.	DOUBLE	17+28.30, 0.00'LT.	33.00'	5463.6 (+)
641	42			16+86.30, 0.00'LT.	33.00'	5464.4 (+)
649	43	16+23.28, 10.00'RT.	DOUBLE	16+44.29, 0.00'LT.	33.00'	5464.7 (+)
652	44			16+02.28, 0.00'LT.	33.00'	5465.0 (+)
653	45	15+39.27, 10.00'RT.	DOUBLE	15+60.27, 0.00'LT.	33.00'	5465.2 (+)
651	46			15+17.78, 0.00'LT.	32.98'	5465.5 (+)
662	47	14+28.04, 10.00'RT.	DOUBLE	14+52.67, 0.00'LT.	33.00'	5466.0 (+)
661	48			14+10.96, 0.00'LT.	33.44'	5466.2 (+)
683	49	13+38.04, 10.00'RT.	DOUBLE	13+48.11, 0.00'LT.	35.26'	5468.0 (+)
673	50			13+15.54, 0.00'LT.	33.00'	5467.2 (+)
662	51	12+48.04, 10.00'RT.	DOUBLE	12+70.54, 0.00'LT.	33.00'	5466.1 (+)
652	52			12+25.54, 0.00'LT.	33.00'	5465.0 (+)
638	53	11+58.04, 10.00'RT.	DOUBLE	11+80.54, 0.00'LT.	33.00'	5463.9 (+)
627	54			11+35.45, 0.00'LT.	33.00'	5462.8 (+)
619	55	10+62.68, 10.00'RT.	DOUBLE	10+87.46, 0.00'LT.	33.00'	5461.7 (+)
607	56			10+40.24, 0.16'LT.	33.18'	5460.6 (+)
654	91	15+82.39, 10.00'RT.	DOUBLE	15+60.71, 0.00'LT.	33.00'	5465.2 (+)
651	92			16+13.34, 0.00'LT.	33.00'	5464.9 (+)
647	93	17+06.29, 10.00'RT.	DOUBLE	16+75.29, 0.00'LT.	33.00'	5464.5 (+)
638	94			17+37.28, 0.00'LT.	33.00'	5463.4 (+)
619	95	18+30.27, 10.00'RT.	DOUBLE	17+99.28, 0.00'LT.	33.00'	5461.7 (+)
603	96			18+57.87, 0.00'LT.	33.00'	5460.2 (+)

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 PROFESSIONAL LAND SURVEYOR

ENGINEER'S SEAL
BRADLEY L. BINGHAM NEW MEXICO 12697 PROFESSIONAL ENGINEER
12/4/98



SCALE: 1'=50' (HORIZ.)
1" =5' (VERT.)

DRB # 98-260

FOR INFORMATION ONLY

APPROVED BY NEW MEXICO UTILITIES INC.

SIGNATURE 12-2-98 DATE

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

No.	Date	REMARKS / REVISIONS	By
		DESIGN	
		Designed By: BLB/CAB	DATE: 11/98
		Drawn By: NEF	DATE: 11/98
		Checked By: RLB	

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

West Pointe AT VENTANA RANCH
UTILITY PLAN & PROFILE
SILVERTON DRIVE

Design Review Committee: APPROVED JAN 20 1999 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update: Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 601081 | Zone Map No. B-9-Z | Sheet 18 Of 43 35

99339a06

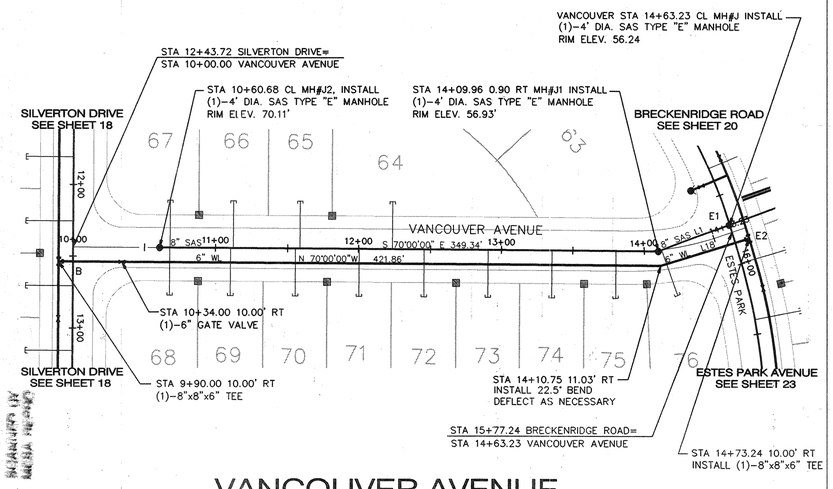
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Upnp01.dwg 111898 11612

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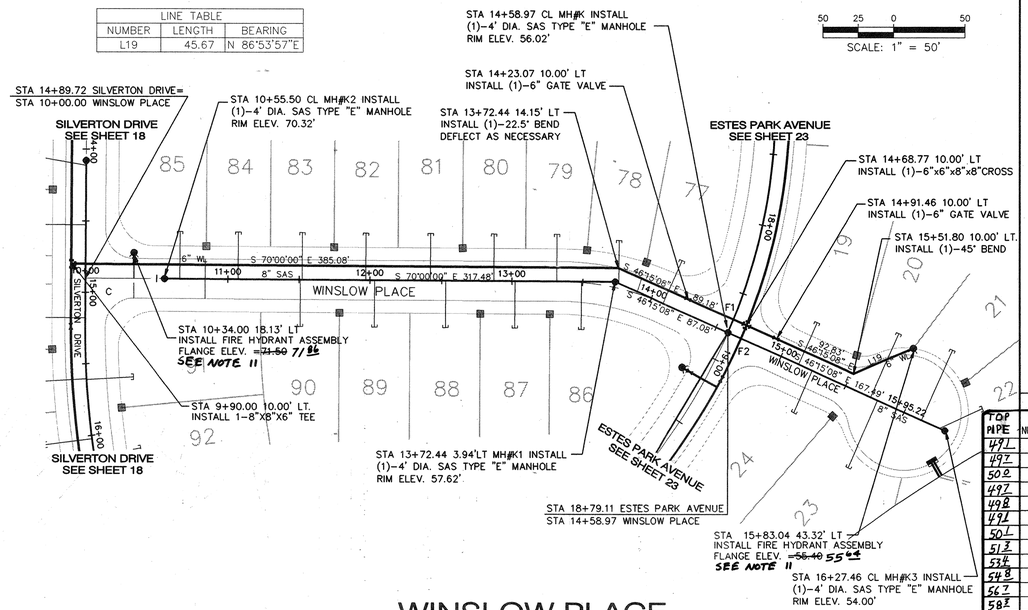
LINE TABLE		
NUMBER	LENGTH	BEARING
L1	53.27	S89°11'44"W
L18	64.44	S87°28'34"E



VANCOUVER AVENUE

UTILITY CROSSING TABLE			
CROSSING	WL (INV)	SAS(TP)	CLEARANCE
E1	51.3	45.2	5.1'
B	66.6	64.8	1.8'
C	66.6	64.8	1.8'
E2	51.3	45.2	6.1'
F1	51.2	47.5	3.7'
F2	51.1	47.7	3.4'

LINE TABLE		
NUMBER	LENGTH	BEARING
L19	45.67	N 86°53'57"E

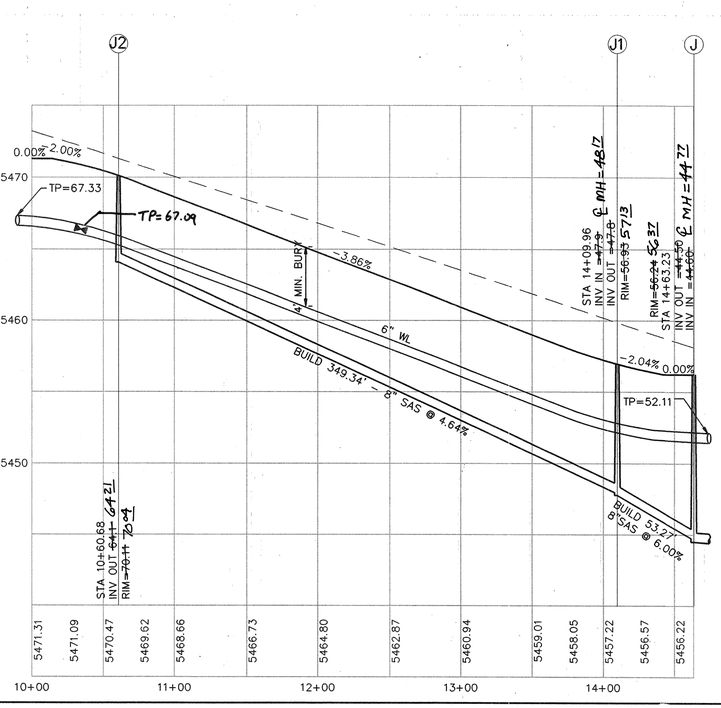


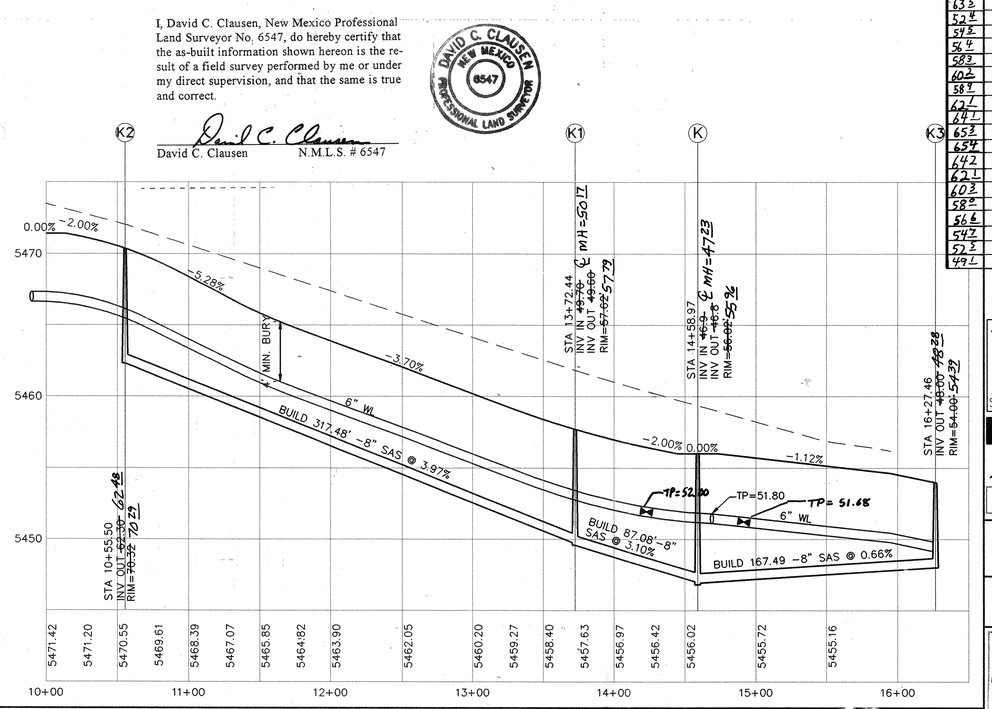
WINSLOW PLACE

NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF OF ANY DISCREPANCIES.
2. ALL CURVE DATA AND DIMENSIONS REFER CENTERLINE OF PIPE OR MANHOLE. ALL SAS SLOPES ARE FROM INVERT TO INVERT.
3. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
4. CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND EMD AT THE END OF EACH SANITARY SEWER SERVICE.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
6. CONTRACTOR SHALL PROVIDE THE INSPECTORS WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
7. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
8. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
9. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
10. ADD 5400 FEET TO ALL ELEVATIONS.
11. FOR FIRE HYDRANT ASSEMBLY, SEE DETAIL SHEET 31.

WATER & SANITARY SEWER SERVICES							
TOP PIPE	LOT NUMBER	WL STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
471	19	15+48.61 10.00' LT	DOUBLE	15+13.74, 0.00'LT.	51.09'	~~5449.3~~ (-)
497	20			15+69.53, 0.00'LT.	48.63'	~~5449.6~~ (-)
502	21	16+24.56 34.12' LT	DOUBLE	16+08.60, 0.00'LT.	53.35'	~~5449.9~~ (-)
497	22			16+22.49, 0.00'LT.	33.11'	~~5449.6~~ (-)
498	23	15+50.28 10.00' LT	DOUBLE	15+74.86, 0.00'LT.	51.09'	~~5449.7~~ (-)
491	24			15+24.10, 0.00'LT.	32.00'	~~5449.0~~ (-)
501	77	13+89.03 11.26 LT	SINGLE	14+09.06, 0.00'LT.	33.12'	~~5450.1~~ (-)
513	78	13+51.90, 10.83'LT.	DOUBLE	13+75.14, 3.38'LT.	30.26'	~~5451.1~~ (-)
534	79			13+31.73, 0.00'LT.	33.00'	~~5453.0~~ (-)
548	80	12+64.64, 10.00'LT.	DOUBLE	12+87.14, 0.00'LT.	33.00'	~~5454.7~~ (-)
567	81			12+42.14, 0.00'LT.	33.00'	~~5456.5~~ (-)
583	82	11+74.64, 10.00'LT.	DOUBLE	11+97.14, 0.00'LT.	33.00'	~~5458.3~~ (-)
602	83			11+52.14, 0.00'LT.	33.00'	~~5460.1~~ (-)
621	84	10+84.64 10.00'LT.	DOUBLE	11+07.14, 0.00'LT.	33.00'	~~5461.9~~ (-)
635	85			10+66.32, 0.00'LT.	33.00'	~~5463.5~~ (-)
524	86	13+26.99, 10.00'LT.	SINGLE	13+49.15, 0.55'LT.	33.67'	~~5452.3~~ (-)
575	87	12+77.55, 10.00'LT.	DOUBLE	13+02.27, 0.00'LT.	33.00'	~~5454.1~~ (-)
54	88			12+52.83, 0.00'LT.	33.00'	~~5456.1~~ (-)
583	89	11+78.67, 10.00'LT.	DOUBLE	12+03.39, 0.00'LT.	33.00'	~~5458.1~~ (-)
602	90			11+50.83, 0.00'LT.	33.00'	~~5460.2~~ (-)
589	64	11+81.23, 10.00'RT.	DOUBLE	12+23.58, 0.00'LT.	33.00'	~~5456.2~~ (-)
621	65			11+58.73, 0.00'LT.	33.00'	~~5461.2~~ (-)
641	66	10+88.43, 10.00'RT.	DOUBLE	11+12.33, 0.00'LT.	33.00'	~~5463.4~~ (-)
653	67			10+68.21, 0.00'LT.	33.00'	~~5465.4~~ (-)
654	68	10+87.93, 10.00'RT.	DOUBLE	10+67.96, 0.00'LT.	33.00'	~~5465.4~~ (-)
642	69			11+10.43, 0.00'LT.	33.00'	~~5463.5~~ (-)
621	70	11+77.93, 10.00'RT.	DOUBLE	11+55.43, 0.00'LT.	33.00'	~~5461.4~~ (-)
603	71			12+00.43, 0.00'LT.	33.00'	~~5459.3~~ (-)
585	72	12+67.93, 10.00'RT.	DOUBLE	12+45.43, 0.00'LT.	33.00'	~~5457.2~~ (-)
566	73			12+90.43, 0.00'LT.	33.00'	~~5455.1~~ (-)
547	74	13+57.93, 10.00'RT.	DOUBLE	13+35.43, 0.00'LT.	33.00'	~~5453.0~~ (-)
523	75			13+80.19, 0.00'LT.	33.00'	~~5450.9~~ (-)
491	76	14+00.83, 10.23'RT.	SINGLE	14+12.44, 0.37'RT.	33.53'	~~5449.3~~ (-)





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 PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 50' (HORIZ.)
1" = 5' (VERT.)

AS-BUILT INFORMATION

BENCH MARKS

ACS BRASS TABLET STAMPED "1-B10" (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,526.690'Y=1,525,168.35 GROUND-TO-GRID FACTOR = 0.9996640 DELTA ALPHA = -00°16'30" ELEVATION 5419.52

ACS BRASS TABLET STAMPED "1-B9 1980" (NAS 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=355,077.00 Y=1,529,056.93 GROUND-TO-GRID FACTOR = 0.9996334, DELTA ALPHA = 00°16'47" ELEVATION 5450.51

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

CONTRACTOR SPARLING DATE 3/99
STAKED BY SPARLING DATE 3/99
INSPECTOR'S FIELD NOTATION BY SPARLING DATE 4/99
DRAWINGS CORRECTED BY PETER GOMEZ DATE 4/99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

ENGINEER'S SEAL

BRADLEY L. BINGHAM NEW MEXICO 12697 REGISTERED PROFESSIONAL ENGINEER
12/4/98

No.	Date	By
	REMARKS	
	REVISIONS	
	DESIGN	
	Designed By: BLB/CAB	DATE: 11/98
	Drawn By: NEF	DATE: 11/98
	Checked By: RLB	DATE: 11/98

FOR INFORMATION ONLY.

APPROVED BY NEW MEXICO UTILITIES INC.

SIGNATURE 12-2-98 DATE

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

West Pointe AT VENTANA RANCH
UTILITY PLAN & PROFILE
VANCOUVER AVENUE & WINSLOW PLACE

Design Review Committee — APPROVED JAN 20 1999 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update: Mo./Day/Yr. ~~Mo./Day/Yr.~~

City Project No. 601081
Zone Map No. B-9-Z
Sheet 19 Of ~~43~~ 35

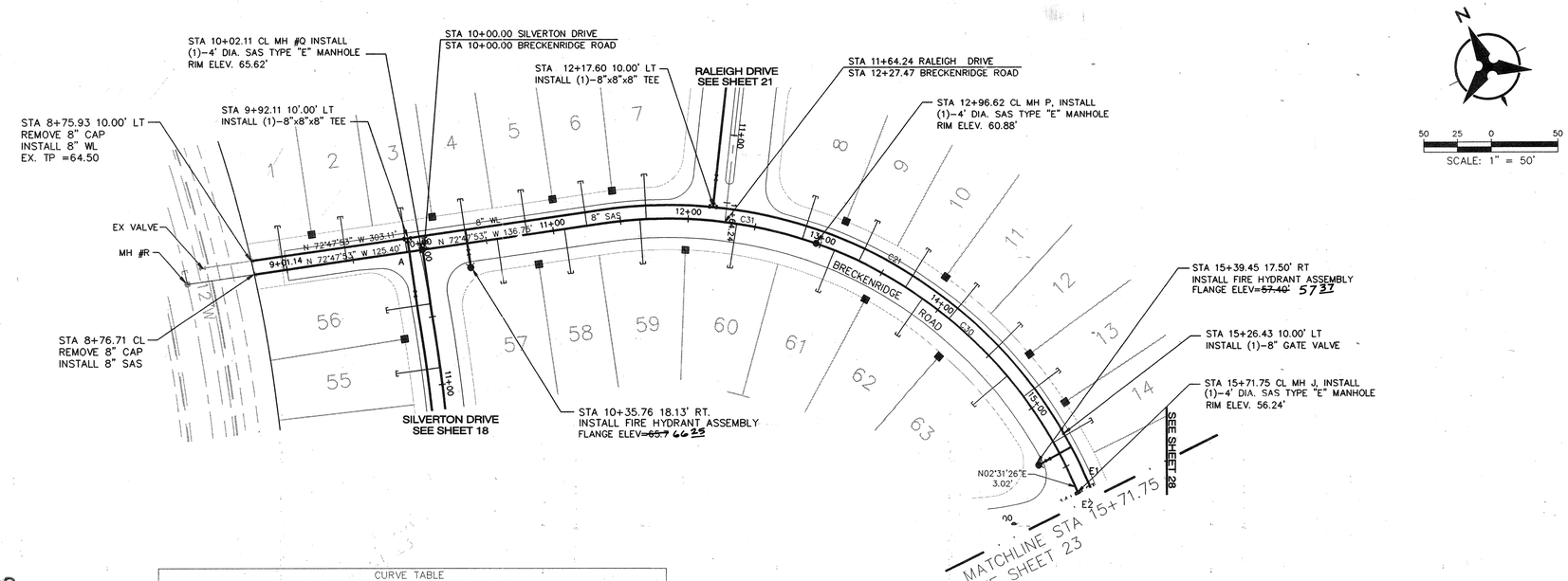
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NOVEMBER 1998

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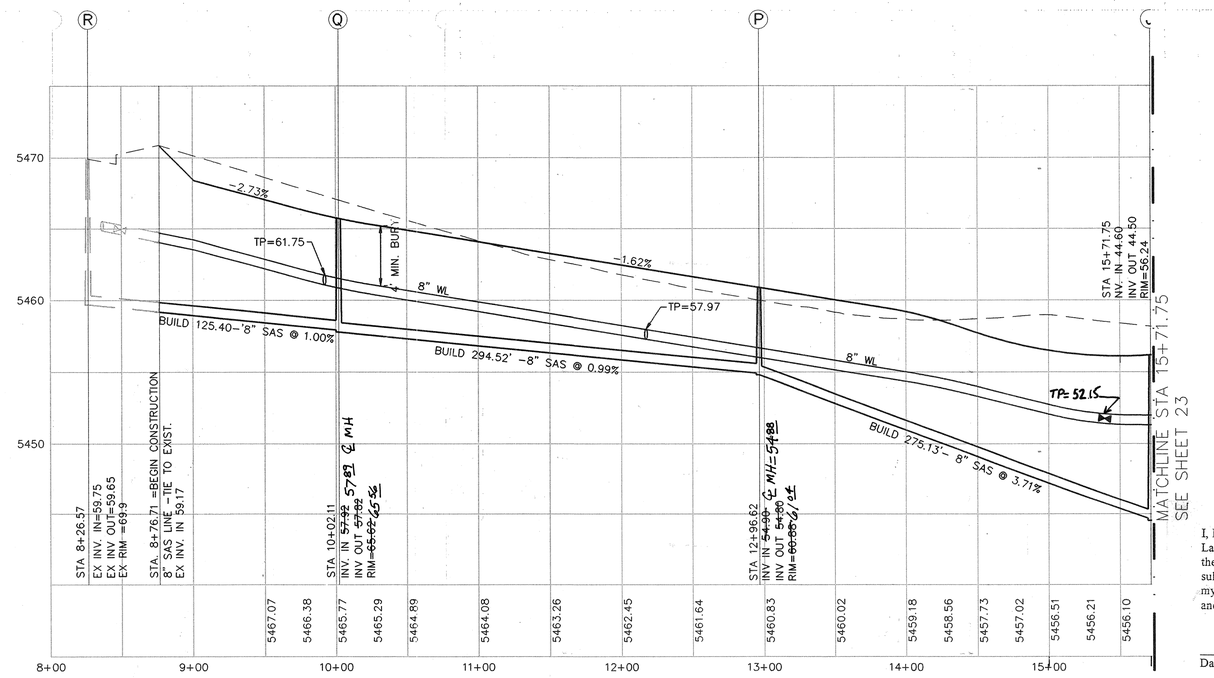
SCANNED BY MEGA REPRO



CURVE TABLE						
NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C21	337.00	443.03	75°19'19"	260.10	N35°08'13"W	411.81
C30	327.00	272.11	47°40'44"	144.49	N21°18'56"W	264.33
C31	327.00	157.77	27°38'35"	80.45	N58°58'35"W	156.24

UTILITY CROSSING TABLE			
CROSSING	WL (INV)	SAS(TP)	CLEARANCE
A	61.1	58.6	2.5'
E1	51.3	45.2	6.1'
E2	51.3	45.2	6.1'

BRECKENRIDGE ROAD



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 PROFESSIONAL LAND SURVEYOR

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WATER & SANITARY SEWER SERVICES

TOP PIPE	LOT NUMBER	WL STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
604	1	9+22.74, 10.00'LT.	DOUBLE	8+98.76, 0.00'LT.	33.00'	~~5460.6~~ ( )
603	2			9+45.24, 0.00'LT.	33.00'	~~5460.1~~ ( )
593	3	10+12.74, 10.00'LT.	DOUBLE	9+90.24, 0.00'LT.	33.00'	~~5459.7~~ ( )
593	4			10+35.24, 0.00'LT.	33.00'	~~5459.2~~ ( )
582	5	11+02.74, 10.00'LT.	DOUBLE	10+80.24, 0.00'LT.	33.00'	~~5458.7~~ ( )
581	6			11+25.06, 0.00'LT.	33.00'	~~5458.3~~ ( )
573	7	11+46.29, 10.00'LT.	SINGLE	11+68.89, 0.00'LT.	33.00'	~~5457.8~~ ( )
568	8	13+11.00, 10.00'LT.	DOUBLE	12+86.02, 0.00'LT.	33.00'	~~5456.1~~ ( )
554	9			13+30.89, 0.00'LT.	33.00'	~~5455.5~~ ( )
535	10	13.90.59, 10.00'LT.	DOUBLE	13+70.69, 0.00'LT.	33.00'	~~5453.7~~ ( )
521	11			14+10.48, 0.00'LT.	33.00'	~~5452.3~~ ( )
509	12	14+68.75, 10.00'LT.	SINGLE	14+49.92, 0.00'LT.	33.00'	~~5450.8~~ ( )
493	13	15+09.94, 10.00'LT.	DOUBLE	14+89.71, 0.00'LT.	33.00'	~~5449.3~~ ( )
475	14			15+29.84, 0.00'LT.	33.00'	~~5447.8~~ ( )
581	57	10+85.76, 10.00'LT.	DOUBLE	10+57.97, 0.00'LT.	33.00'	~~5458.9~~ ( )
583	58			11+08.26, 0.00'LT.	33.00'	~~5458.4~~ ( )
577	59			11+64.27, 0.00'LT.	33.00'	~~5457.9~~ ( )
573	60	11+98.70, 10.00'LT.	DOUBLE	12+36.11, 0.00'RT.	33.00'	~~5457.2~~ ( )
562	61	13+48.34, 10.00'LT.	DOUBLE	13+10.93, 0.00'RT.	33.00'	~~5455.9~~ ( )
532	62			13+85.75, 0.00'LT.	33.00'	~~5453.2~~ ( )
497	63	14+23.17, 10.00'LT.	SINGLE	14+70.21, 0.00'LT.	33.00'	~~5450.9~~ ( )

AS-BUILT INFORMATION
CONTRACTOR SPARLING DATE 3/99
STAKED BY SPARLING DATE 3/99
INSPECTOR'S FIELD DEPARTURES BY DATE
FIELD INFORMATION BY SPARLING DATE 5/99
CORRECTED BY D. Cramer DATE 7/99
MICRO-FILM INFORMATION DATE
RECORDED BY
BOOK NO.

BENCH MARKS
ACS BRASS TABLET STAMPED "1-B10" (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,526.69OY=1,525,168.35 GROUND-TO-GRID FACTOR
0.99966640 DELTA ALPHA = -00°16'30" ELEVATION 5419.52
ACS BRASS TABLET STAMPED "1-B9 1980" (NAS 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=355,077.00 Y=1,529,056.93 GROUND-TO-GRID FACTOR
0.99966334, DELTA ALPHA = 00°16'47" ELEVATION 5450.51

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
BRADLEY L. BINGHAM NEW MEXICO 12697 REGISTERED PROFESSIONAL ENGINEER
12/4/98

FOR INFORMATION ONLY
APPROVED BY NEW MEXICO UTILITIES INC.
SIGNATURE 12-2-98 DATE

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

No.	Date	By	REMARKS
			REVISIONS
			DESIGN
			DATE: 11/98
			Designed By: BLB DATE: 11/98
			Drawn By: NEF DATE: 11/98
			Checked By: RLB

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

West Pointe AT VENTANA RANCH
UTILITY PLAN & PROFILE
BRECKENRIDGE ROAD

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JAN 20 1999 DESIGN REVIEW COMMITTEE				

City Project No.	Zone Map No.	Sheet	Of
601081	B-9-Z	20	43 ~~35~~

DRB # 98-260

SCALE: 1"=50' (HORIZ.) 1"=5' (VERT.)

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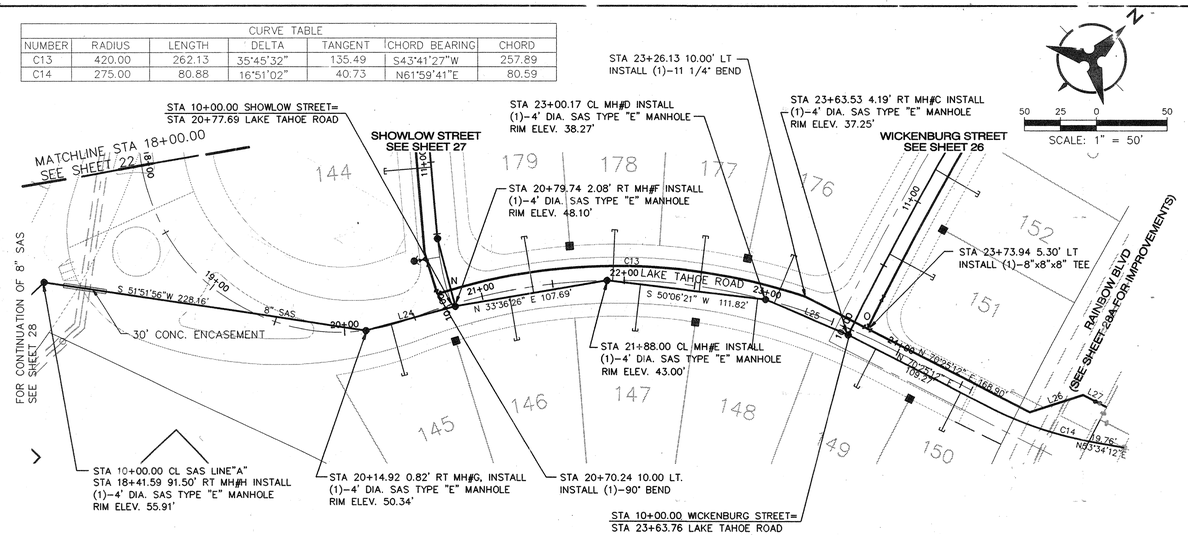
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NOVEMBER 1998

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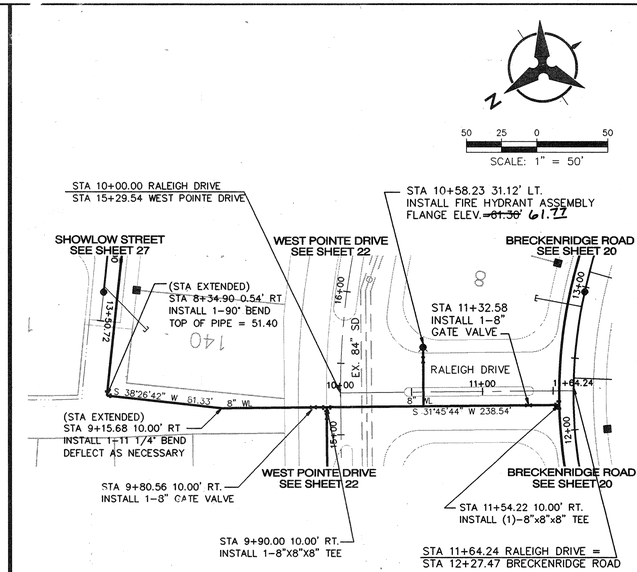
CURVE TABLE						
NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C13	420.00	262.13	35°45'32"	135.49	S43°41'27"W	257.89
C14	275.00	80.88	16°51'02"	40.73	N61°59'41"E	80.59



LINE TABLE		
NUMBER	LENGTH	BEARING
L24	64.76	S28°25'16"W
L25	63.11	S66°09'55"W
L26	39.04	S25°25'12"E
L27	18.41	S70°48'17"W

UTILITY CROSSING TABLE			
CROSSING	WL (INV)	SAS(TP)	CLEARANCE
N	43.6	40.9	2.7'
O	32.3	30.7	1.6'

LAKE TAHOE ROAD



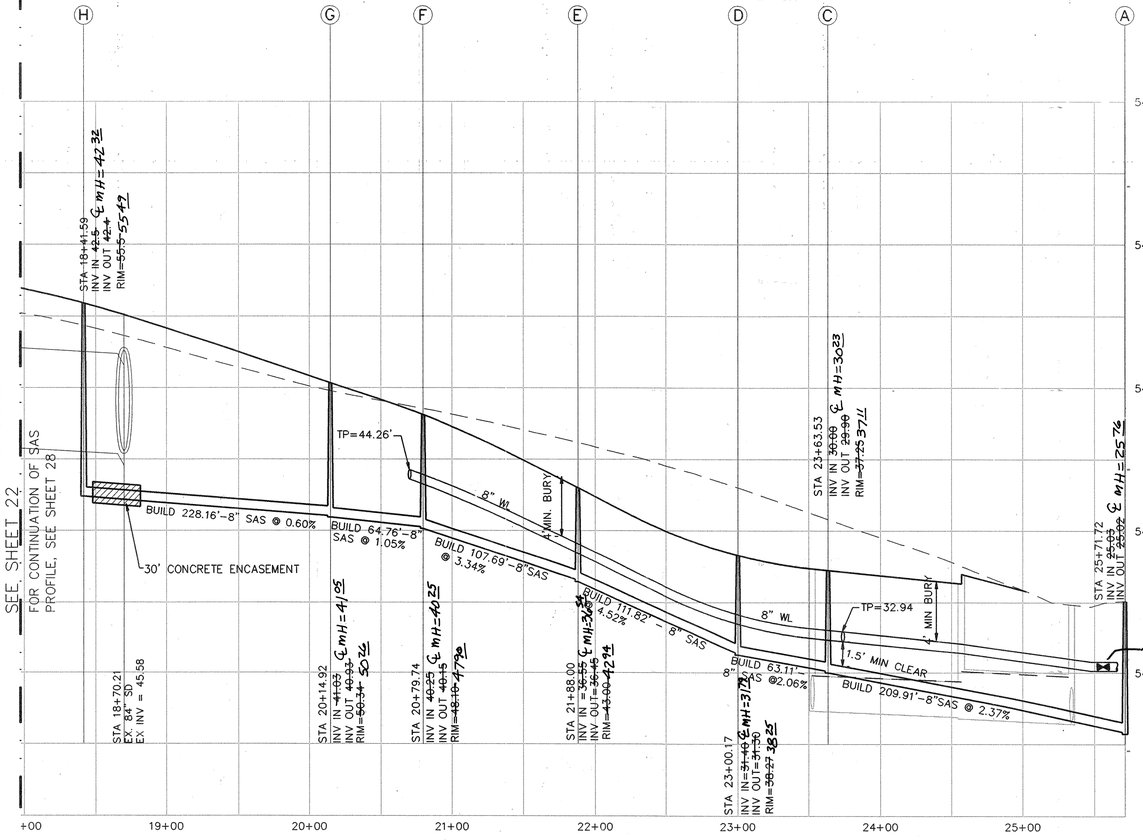
RALEIGH DRIVE

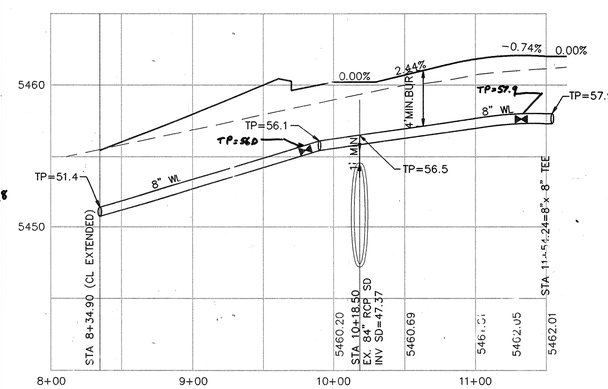
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10. ADD 5400 FEET TO ALL ELEVATIONS.
11. FOR FIRE HYDRANT ASSEMBLY, SEE DETAIL SHEET 31.

FOR INFORMATION ONLY

SCANNED BY MESA REPRO





SCALE: 1" = 50' (HORIZ.)
1" = 5' (VERT.)

WATER & SANITARY SEWER SERVICES						
TOP Pipe	LOT NUMBER	WL STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
293	150	24+22.19, 5.00'LT.	DOUBLE	24+52.18, 5.00'RT.	30.00'	~~5429.4~~ ( )
311	149			23+80.26, 4.98'RT.	30.02'	~~5431.0~~ ( )
331	148	22+54.04, 10.00'LT.	DOUBLE	22+94.65, 0.72'RT.	34.56'	~~5433.3~~ ( )
379	147			22+11.59, 2.55'RT.	32.56'	~~5437.1~~ ( )
403	146	20+72.99, 10.00'LT.	DOUBLE	21+18.84, 4.61'RT.	30.39'	~~5440.5~~ ( )
433	145			20+32.97, 0.76'LT.	37.00'	~~5442.5~~ ( )
413	179	21+63.85, 10.00'LT.	DOUBLE	21+36.06, 4.55'RT.	39.56'	~~5440.1~~ ( )
392	178			21+91.82, 0.51'RT.	35.56'	~~5438.0~~ ( )
355	177	22+82.07, 10.00'LT.	DOUBLE	22+53.59, 3.72'RT.	38.73'	~~5435.1~~ ( )
331	176			23+06.74, 0.89'RT.	36.16'	~~5432.9~~ ( )

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

APPROVED BY NEW MEXICO UTILITIES INC.

SIGNATURE 12-2-98 DATE

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

West Pointe AT VENTANA RANCH
UTILITY PLAN & PROFILE
LAKE TAHOE ROAD & RALEIGH DRIVE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JAN 20 1999 DESIGN REVIEW COMMITTEE				

City Project No.	Zone Map No.	Sheet	Of
601081	B-9-Z	21	~~35~~ 43

DRB # 98-260

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NOVEMBER 1998

AS-BUILT INFORMATION
CONTRACTOR SPARLING DATE 3/99
STAKED BY SPARLING DATE 3/99
INSPECTOR'S NOTES BY DATE
FIELD VERIFICATION BY SPARLING DATE 11/97
DRAWING CORRECTED BY D. Gomez DATE 1/99

BENCH MARKS
ACS BRASS TABLET STAMPED "1-B10" (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,526.690'Y=1,525,168.35 GROUND-TO-GRID FACTOR = 0.9996640 DELTA ALPHA = -00°16'30" ELEVATION 5419.52
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N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=355,077.00 Y=1,529,056.93 GROUND-TO-GRID FACTOR = 0.9996334 DELTA ALPHA = 00°16'47" ELEVATION 5450.51

SURVEY INFORMATION
FIELD NOTES
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. BY DATE

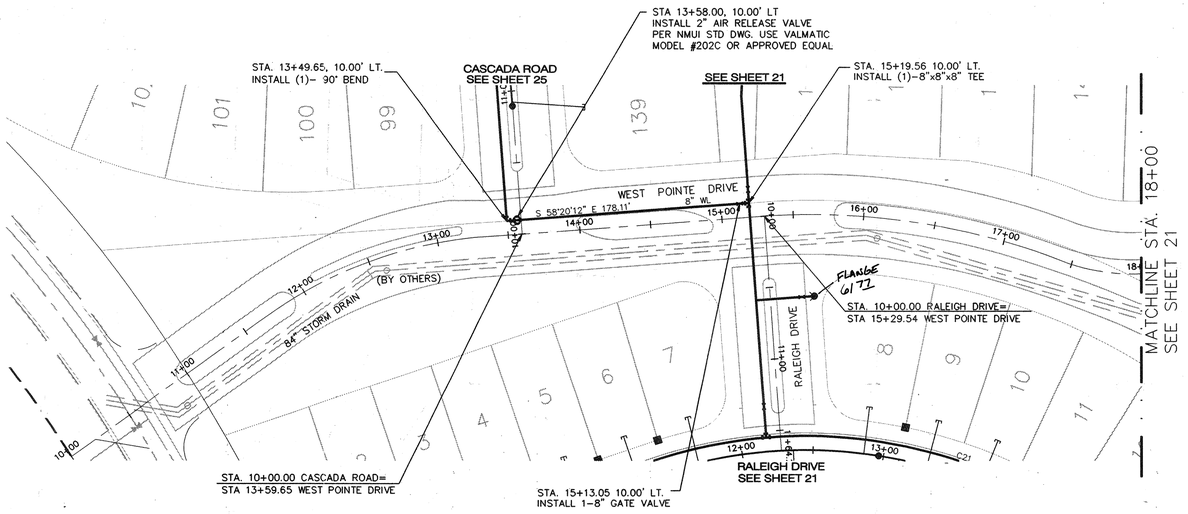
ENGINEER'S SEAL
BRADLEY L. BINGHAM NEW MEXICO 12697 REGISTERED PROFESSIONAL ENGINEER
12/4/98

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

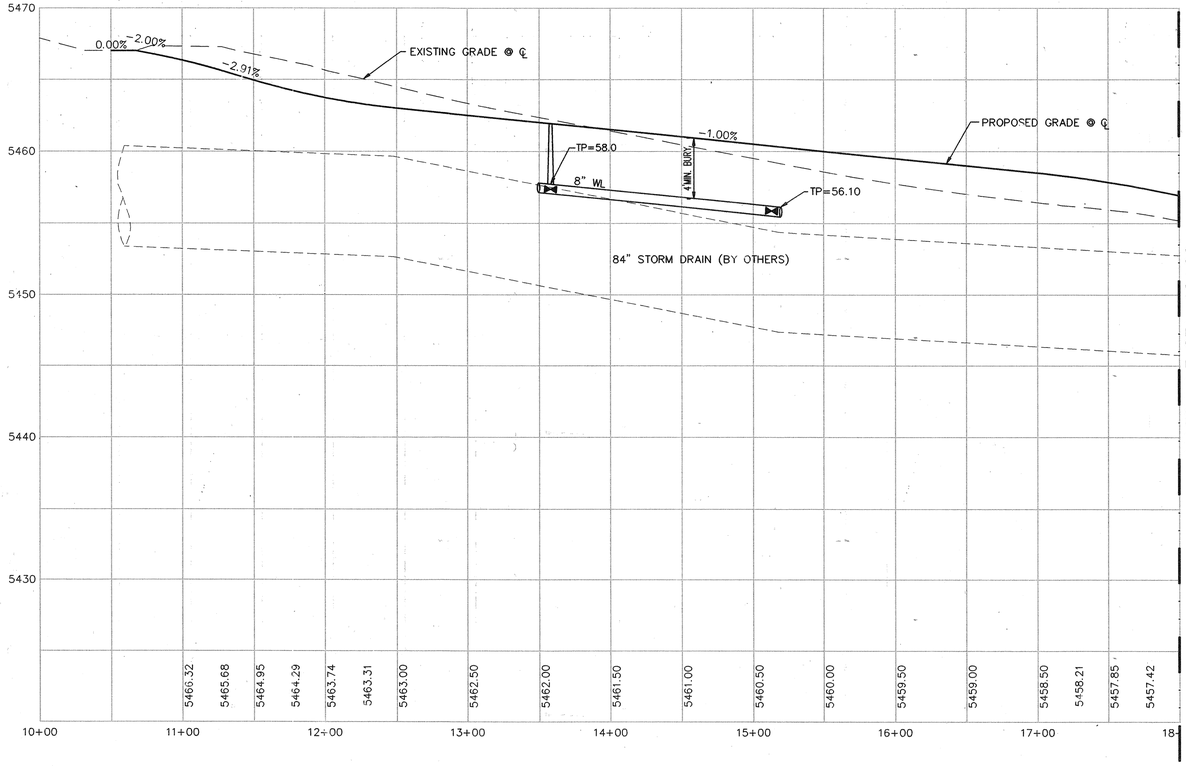
Designed By: BLB/CAB DATE: 11/98
Drawn By: NEF DATE: 11/98
Checked By: BLB DATE: 11/98

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SCANNED BY
MESA REPRO



WEST POINTE DRIVE



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SCALE: 1" = 50'

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

FOR INFORMATION ONLY

APPROVED BY NEW MEXICO UTILITIES INC.

SIGNATURE 12-2-98 DATE

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

West Pointe AT VENTANA RANCH
UTILITY PLAN & PROFILE
WEST POINTE DRIVE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JAN 20 1999 DESIGN REVIEW COMMITTEE				

City Project No. 601081 | Zone Map No. B-9-Z | Sheet 22 Of ~~43~~ 35

DRB # 98-260

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS

ACS BRASS TABLET STAMPED "1-B10" (NAD 1927)
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X=355,077.00 Y=1,529,056.93 GROUND-TO-GRID FACTOR = 0.9996334
DELTA ALPHA = 00°16'47" ELEVATION 5450.51

AS-BUILT INFORMATION

CONTRACTOR: SPARLING DATE 3/99
STAKED BY SPARLING DATE 3/99
INSPECTOR'S INITIALS DATE
FIELD EXAMINATION BY SPARLING DATE 4/99
CORRECTED BY Ray Cooper DATE 9/99

MICRO-FILM INFORMATION

RECORDED BY DATE
NO.

ENGINEER'S SEAL
BRADLEY L. BINGHAM NEW MEXICO 12697 REGISTERED PROFESSIONAL ENGINEER
12/4/98

No.	Date	REMARKS / REVISIONS	By
		DESIGN	DATE: 11/98
Designed By:		BLB	
Drawn By:		NEF	DATE: 11/98
Checked By:		CAB	DATE: 11/98

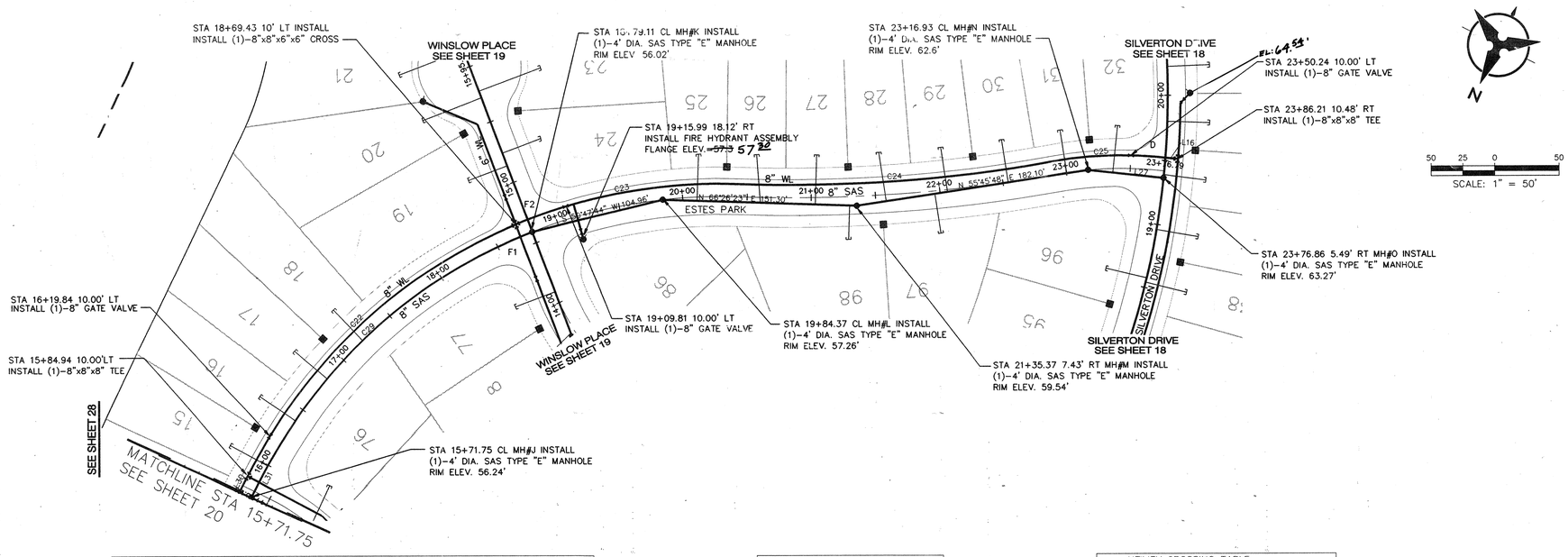
SCALE: 1"=50' (HORIZ)
1"= 5' (VERT)

BHI JOB NO. 99339A11

Copyright Bohannan Huston 1998
NOVEMBER 1998

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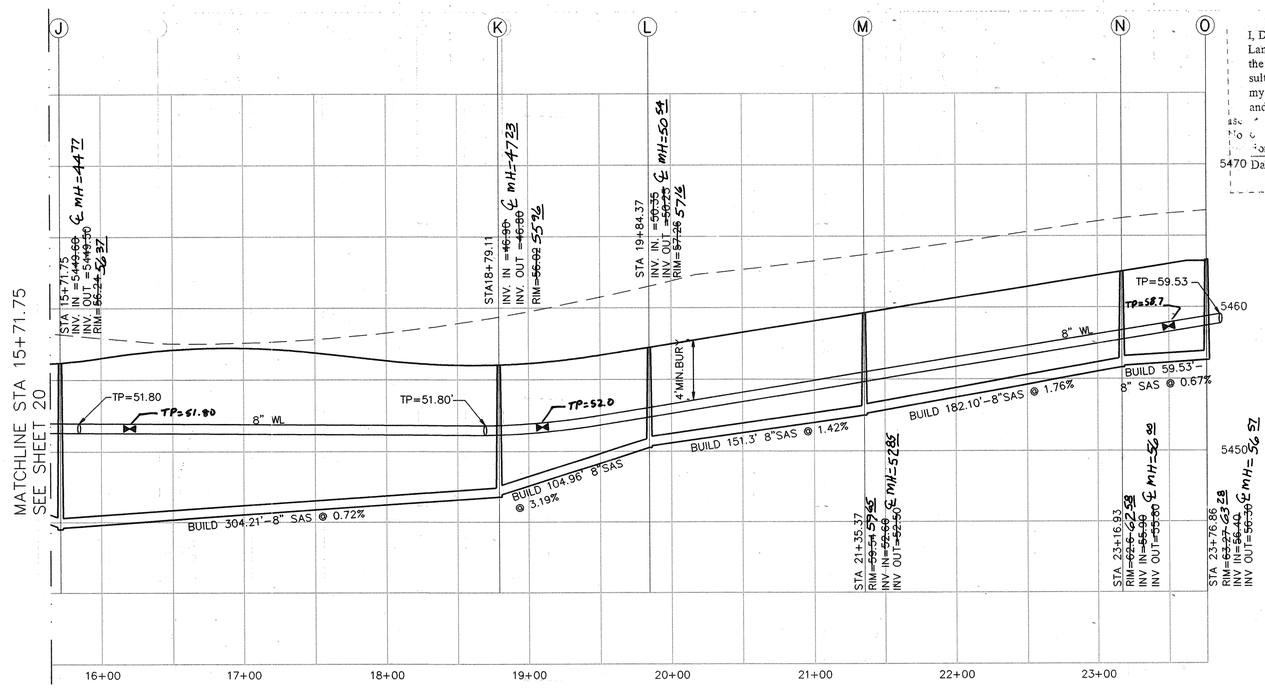


CURVE TABLE						
NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C22	410.00	291.48	40°43'59"	152.20	N22°53'25"E	285.38
C23	410.00	167.14	23°21'24"	84.75	N54°56'07"E	165.98
C24	1163.00	245.95	12°07'01"	123.44	S60°33'19"W	245.49
C25	310.00	89.44	16°31'49"	45.03	N62°45'43"E	89.13
C29	400.00	284.37	40°43'59"	148.49	N22°53'25"E	278.42

LINE TABLE		
NUMBER	LENGTH	BEARING
L16	9.75	S69°06'47"W
L27	59.53	S70°35'14"W
L30	23.57	S02°31'26"W
L31	19.84	S02°31'26"W

UTILITY CROSSING TABLE			
CROSSING	WL (INV)	SAS(TP)	CLEARANCE
D	58.8	57.2	1.6'
E1	51.3	45.2	6.1'
E2	51.3	45.2	6.1'
F1	51.2	47.5	3.7'
F2	51.1	47.7	3.4'

ESTES PARK AVENUE



DRB # 98–260

SCALE: 1"=50' (HORIZ.)
1" =5' (VERT.)

99339A11

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WATER & SANITARY SEWER SERVICES							
TOP PIPE	LOT NUMBER	WL STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)	
~~485~~	15	16+19.60, 10.00'LT.	DOUBLE	15+99.38, 0.00'LT.	33.00'	~~5446.5~~ (–)	
~~489~~	16			16+39.93, 0.00'LT.	33.00'	~~5446.8~~ (–)	
~~489~~	17			16+80.58, 0.00'LT.	33.00'	~~5447.0~~ (–)	
~~495~~	18	17+00.90, 10.00'LT.	DOUBLE	17+21.23, 0.00'LT.	33.00'	~~5447.3~~ (–)	
~~524~~	25	20+33.88, 10.00'LT.	DOUBLE	20+11.07, 2.89'RT.	35.98'	~~5452.4~~ (–)	
~~521~~	26			20+60.16, 4.08'RT.	37.25'	~~5453.2~~ (–)	
~~536~~	27	21+29.70, 10.00'LT.	DOUBLE	21+02.99, 5.39'RT.	38.44'	~~5453.8~~ (–)	
~~547~~	28			21+58.05, 5.14'RT.	38.30'	~~5454.8~~ (–)	
~~552~~	29	22+28.84, 10.00'LT.	DOUBLE	22+05.84, 1.77'RT.	34.81'	~~5455.5~~ (–)	
~~563~~	30			22+53.92, 0.36'RT.	33.36'	~~5456.4~~ (–)	
~~571~~	31	23+19.64, 10.00'LT.	DOUBLE	23+00.08, 0.65'RT.	33.66'	~~5457.2~~ (–)	
~~573~~	32			23+36.04, 3.07'RT.	36.33'	~~5457.8~~ (–)	
~~554~~	97	21+54.80, 10.00'LT.	DOUBLE	21+95.91, 2.31'RT.	30.74'	~~5455.3~~ (–)	
~~532~~	98			21+29.69, 7.01'RT.	26.05'	~~5453.9~~ (–)	

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.

for: David C. Clausen
5470 David C. Clausen N.M.L.S. # 6547

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

FOR INFORMATION ONLY

APPROVED BY NEW MEXICO UTILITIES INC.

SIGNATURE 12-2-98 DATE

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

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ESTES PARK AVENUE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JAN 20 1999 DESIGN REVIEW COMMITTEE				

City Project No. 601081 | Zone Map No. B-9-Z | Sheet 23 Of ~~43~~ 35

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

AS-BUILT INFORMATION

CONTRACTOR	SPARLING DATE 3/99
STAKED BY	SPARLING DATE 3/99
INSPECTOR'S FIELD PERFORMANCE BY	SPARLING DATE 4/99
CORRECTED BY	Kelly Combs DATE 4/99

BENCH MARKS

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RECORDED BY DATE
NO.

ENGINEER'S SEAL
BRADLEY L. BINGHAM NEW MEXICO 12697 REGISTERED PROFESSIONAL ENGINEER
12/4/98

No.	Date	REMARKS / REVISIONS / DESIGN	By
		DATE: 11/98	
		DATE: 11/98	
		DATE: 11/98	

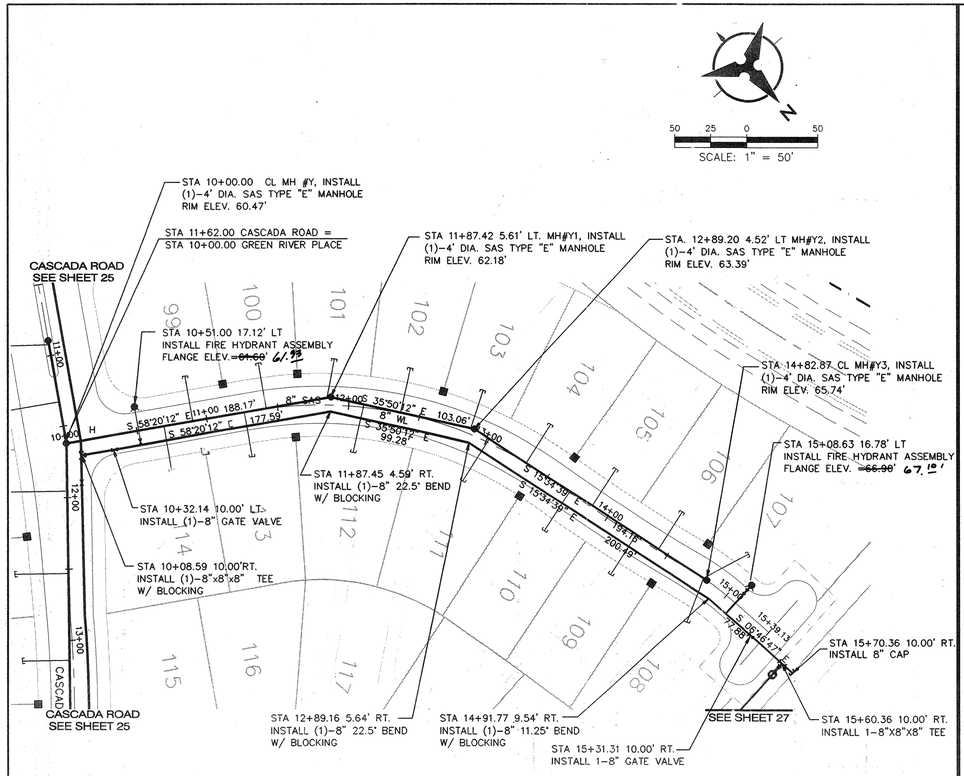
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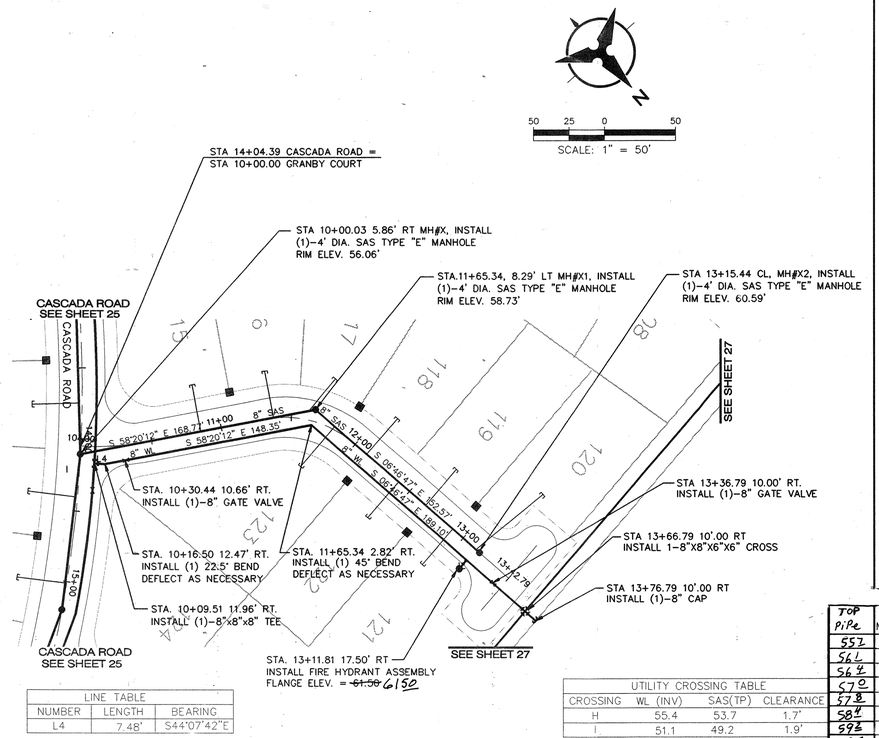
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NOVEMBER 1998





LINE TABLE		
NUMBER	LENGTH	BEARING
L4	7.48'	S44°07'42"E

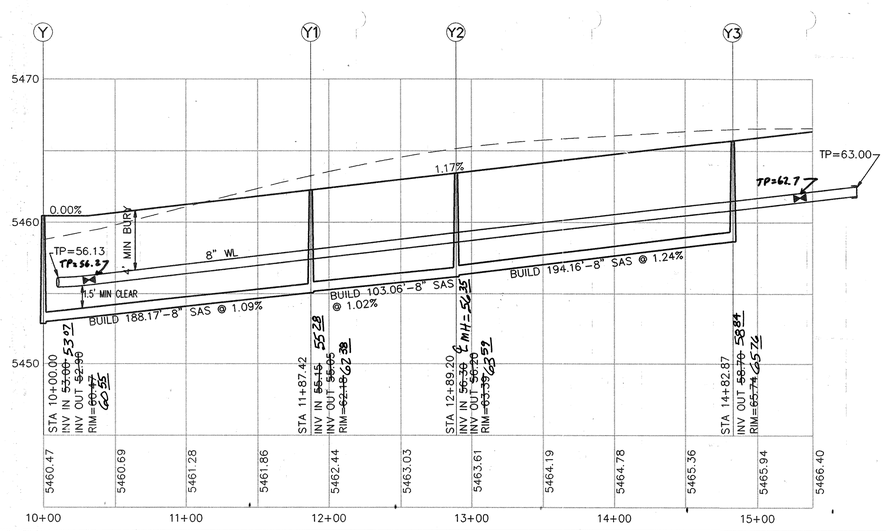
UTILITY CROSSING TABLE			
CROSSING	WL (INV)	SAS(TP)	CLEARANCE
H	55.4	53.7	1.7'
I	51.1	49.2	1.9'

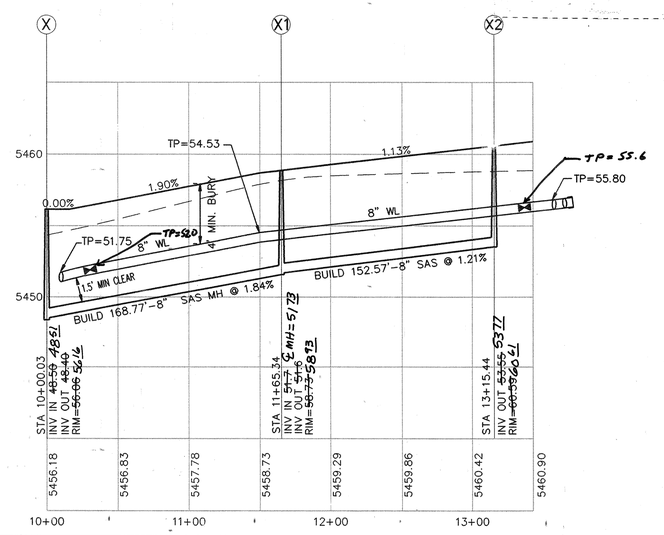
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WATER & SANITARY SEWER SERVICES

TOP Pipe	LOT NUMBER	WL STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
557	99	11+15.00, 10.00'RT.	SINGLE	10+90.00, 0.00'LT.	32.00'	~~5455.6~~ (-)
561	100	11+68.63, 7.66'RT.	DOUBLE	11+41.85, 0.17'LT.	31.84'	~~5456.2~~ (-)
564	101			11+84.63, 5.05'LT.	27.33'	~~5456.6~~ (-)
570	102	12+63.22, 8.84'RT.	DOUBLE	12+36.41, 0.36'LT.	31.64'	~~5457.3~~ (-)
578	103			12+86.48, 4.05'LT.	28.00'	~~5457.7~~ (-)
584	104	13+58.72, 9.51'RT.	DOUBLE	13+32.00, 0.01'LT.	32.00'	~~5458.5~~ (-)
592	105			13+86.82, 1.38'LT.	30.62'	~~5459.1~~ (-)
591	106	14+69.43, 9.92'RT.	DOUBLE	14+42.58, 1.15'LT.	30.86'	~~5459.8~~ (-)
603	107			14+80.19, 0.06'RT.	35.44'	~~5460.4~~ (-)
603	108	14+51.03, 9.13'RT.	DOUBLE	14+80.19, 0.06'RT.	32.97'	~~5460.7~~ (-)
595	109			14+23.74, 1.52'LT.	33.53'	~~5459.6~~ (-)
588	110	13+40.82, 10.09'RT.	DOUBLE	13+68.42, 0.88'LT.	32.90'	~~5458.9~~ (-)
582	111			13+01.37, 2.54'LT.	34.92'	~~5458.1~~ (-)
574	112	11+59.81, 8.66' RT.	DOUBLE	12+10.45, 2.03'LT.	34.27'	~~5457.1~~ (-)
563	113			11+26.45, 0.00'RT.	31.55'	~~5456.0~~ (-)
555	114	10+94.99, 10.00'RT.	SINGLE	10+69.43, 0.00'RT.	32.00'	~~5455.4~~ (-)
516	115	11+10.22, 10.00'RT.	DOUBLE	10+85.22, 0.00'RT.	33.00'	~~5455.7~~ (-)
528	116			11+37.07, 0.20'LT.	33.00'	~~5456.7~~ (-)
531	117	11+83.28, 8.53'RT.	DOUBLE	11+61.38, 6.33'LT.	29.24'	~~5453.0~~ (-)
540	118			12+10.47, 0.00'RT.	33.00'	~~5453.9~~ (-)
543	119		DOUBLE	12+64.83, 0.00'RT.	33.00'	~~5456.6~~ (-)
559	120	12+92.33, 10.00'RT.		13+12.09, 0.00'LT.	60.95'	~~5456.7~~
550	121	12+67.32, 10.00'RT.	DOUBLE	12+90.06, 0.00'LT.	33.00'	~~5454.9~~ (-)
542	122			12+39.82, 0.00'LT.	33.00'	~~5454.3~~ (-)
537	123	12+12.32, 10.00'RT.	SINGLE	11+81.17, 2.19'LT.	37.18'	~~5453.6~~ (-)





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

FOR INFORMATION ONLY

APPROVED BY NEW MEXICO UTILITIES INC.

SIGNATURE 12-2-98 DATE

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

West Pointe AT VENTANA RANCH
UTILITY PLAN & PROFILE
GREEN RIVER PLACE & GRANBY COURT

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JAN 20 1999 DESIGN REVIEW COMMITTEE				

City Project No.	Zone Map No.	Sheet	Of
601081	B-9-Z	24	~~43~~ 35

DRB # 98-260

SCALE: 1'=50' (HORIZ.) 1" =5' (VERT.)

AS-BUILT INFORMATION
CONTRACTOR SPARLING DATE 3/99
STAKED BY SPARLING DATE 3/99
INSPECTOR'S INITIALS BY
FIELD REVISIONS BY SPARLING DATE 4/99
DRAWINGS CORRECTED BY Peter Cooper DATE 4/99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
1. ACS BRASS TABLET STAMPED "1-B10" (NAD 1927) N.M. STATE PLANE COORDINATES (CENTRAL ZONE) X=357,526.690'Y=1,525,168.35 GROUND-TO-GRID FACTOR = 0.9996640 DELTA ALPHA = -00°16'30" ELEVATION 5419.52
2. ACS BRASS TABLET STAMPED "1-B9 1980" (NAS 1927) N.M. STATE PLANE COORDINATES (CENTRAL ZONE) X=355,077.00 Y=1,529,056.93 GROUND-TO-GRID FACTOR = 0.9996334, DELTA ALPHA = 00°16'47" ELEVATION 5450.51

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
BRADLEY L. BINGHAM NEW MEXICO 12697 REGISTERED PROFESSIONAL ENGINEER
12/4/98

No.	Date	REMARKS / REVISIONS / DESIGN	By
		Designed By:	BLB
		Drawn By:	NEF
		Checked By:	RLB
		DATE: 11/98	
		DATE: 11/98	
		DATE: 11/98	

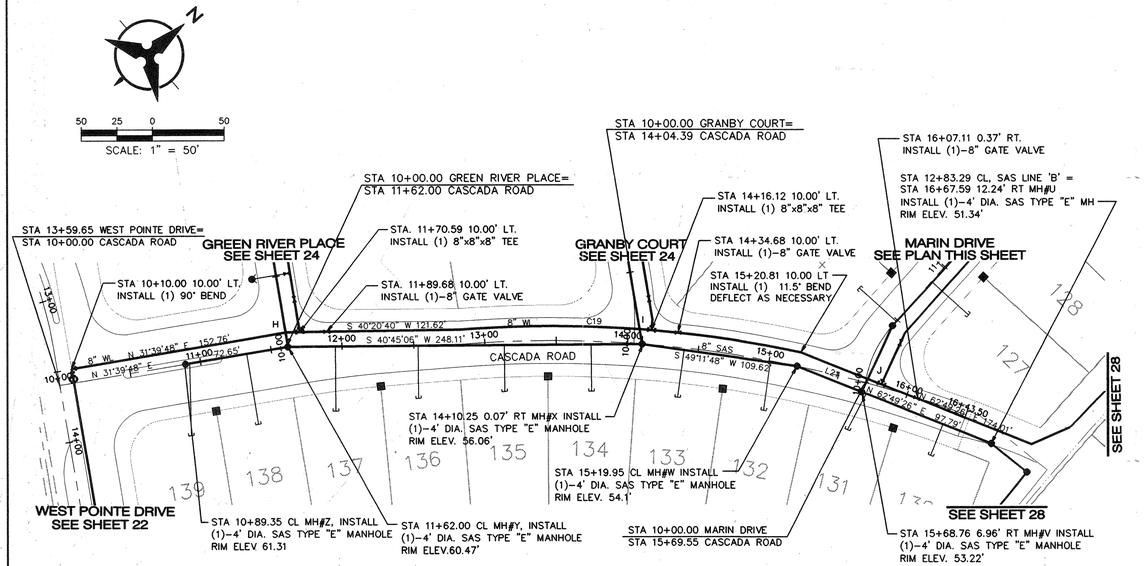
SCANNED BY MEGA MEDIA

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NOVEMBER 1998

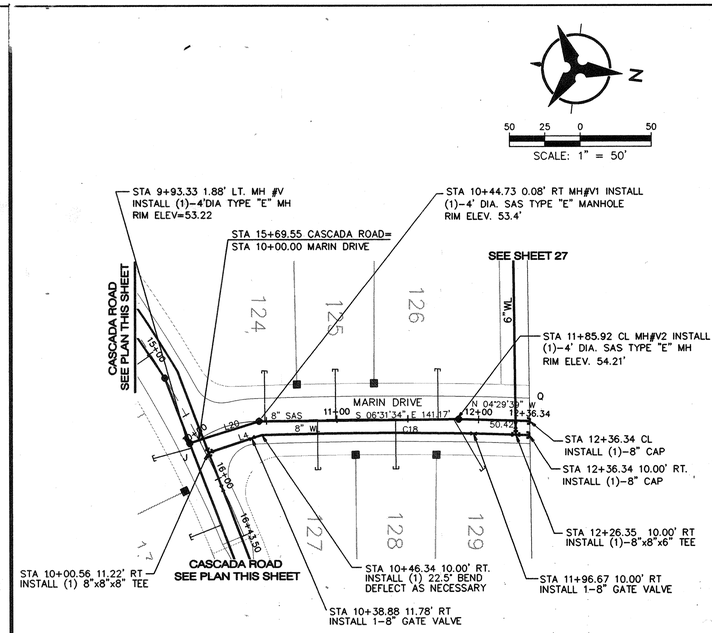


CURVE TABLE					
NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C19	845.07	240.16	16°16'59"	120.90	S44°54'47"W	239.36

LINE TABLE		
NUMBER	LENGTH	BEARING
L21	49.09	N62°49'26"E

UTILITY CROSSING TABLE			
CROSSING	WL (INV)	SAS(TP)	CLEARANCE
H	55.4	53.5	1.9
I	51.1	49.0	2.5'
J	48.2	46.9	1.3'
Q	49.6	47.7	1.9'

CASCADA ROAD



CURVE TABLE					
NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C18	2733.00	189.31	03°58'07"	94.69	S05°57'08"E	189.27

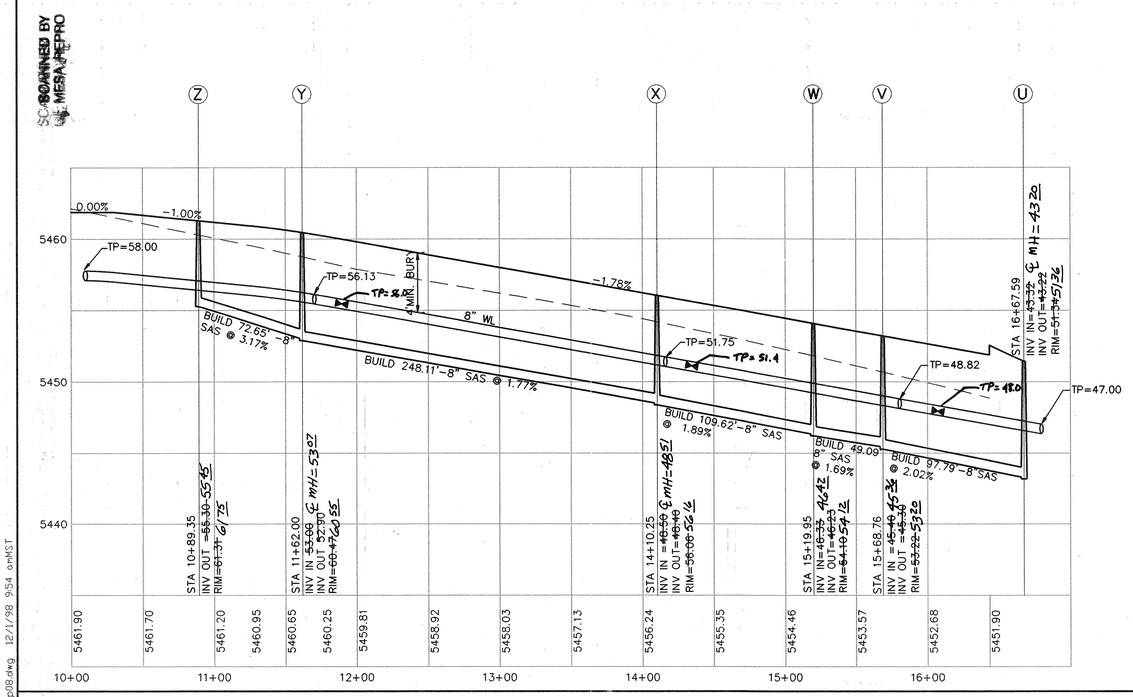
LINE TABLE		
NUMBER	LENGTH	BEARING
L4	39.27	S23°55'56"E
L20	51.06	S23°38'19"E

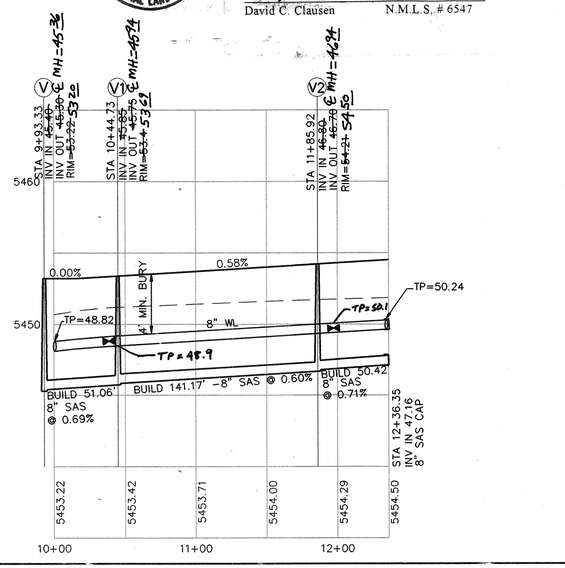
MARIN DRIVE

NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF OF ANY DISCREPANCIES.
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4. CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND EMD AT THE END OF EACH SANITARY SEWER SERVICE.
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9. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
10. ADD 5400 FEET TO ALL ELEVATIONS.
11. FOR FIRE HYDRANT ASSEMBLY, SEE DETAIL SHEET 31.

WATER & SANITARY SEWER SERVICES							
TOP PIPE	LOT NUMBER	WL STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
454	130	15+99.51, 0.17'LT.	DOUBLE	16+30.42, 11.62'RT.	23.40'	~~5445.8~~ (-)
462	131			15+72.28, 7.35'RT.	28.35'	~~5446.8~~ (-)
486	132	14+70.80, 10.00'LT.	DOUBLE	15+00.94, 1.04'RT.	33.99	~~5448.4~~ (-)
492	133			14+40.15, 1.48'RT.	33.54'	~~5449.5~~ (-)
507	134	13+44.09, 10.00'LT.	DOUBLE	13+74.41, 2.25'RT.	32.78'	~~5450.8~~ (-)
520	135			13+13.54, 2.43'RT.	32.59'	~~5451.8~~ (-)
531	136	12+21.25, 10.00'LT.	DOUBLE	12+53.05, 0.65'RT.	37.00'	~~5453.0~~ (-)
544	137			11+95.43, 0.24'RT.	45.29'	~~5454.2~~ (-)
560	138	11+05.02, 10.00'LT.	DOUBLE	11+32.50, 0.00'LT.	50.00'	~~5455.9~~ (-)
572	139			10+92.26, 0.00'RT.	50.52'	~~5457.2~~ (-)
484	129	11+70.41, 10.00'RT.	DOUBLE	11+82.30, 0.09'RT.	41.03'	~~5448.5~~ (-)
498	128			11+41.36, 0.81'RT.	34.19'	~~5448.1~~ (-)
472	127	11+13.00, 10.00'RT.	SINGLE	10+86.16, 0.81'RT.	34.20'	~~5447.8~~ (-)
475	124	10+72.14, 10.00'RT.	SINGLE	10+48.85, 0.18'RT.	35.19'	~~5447.6~~ (-)
482	125			10+99.05, 0.91'RT.	35.91'	~~5447.9~~ (-)
484	126	11+26.06, 10.00'RT.	DOUBLE	11+71.34, 0.34'RT.	35.35'	~~5448.3~~ (-)





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 PROFESSIONAL LAND SURVEYOR

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INSPECTOR'S FIELD MEASUREMENTS BY SPARLING DATE 3/99
CORRECTED BY Gary Lucero DATE 3/99
MICRO-FILM INFORMATION
RECORDED BY DATE

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SEAL

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BRADLEY L. BINGHAM NEW MEXICO 12697 REGISTERED PROFESSIONAL ENGINEER
12/9/98

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SIGNATURE DATE 12-2-98

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

No.	Date	REMARKS
		REVISIONS
		DESIGN

Designed By: BLB DATE: 11/98
Drawn By: NEF DATE: 11/98
Checked By: RLB DATE: 11/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

West Pointe AT VENTANA RANCH
UTILITY PLAN & PROFILE
CASCADA ROAD & MARIN DRIVE

Design Review Committee: APPROVED JAN 20 1999 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update: Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
601081	B-9-Z	25	~~43~~ 32

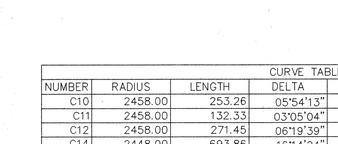
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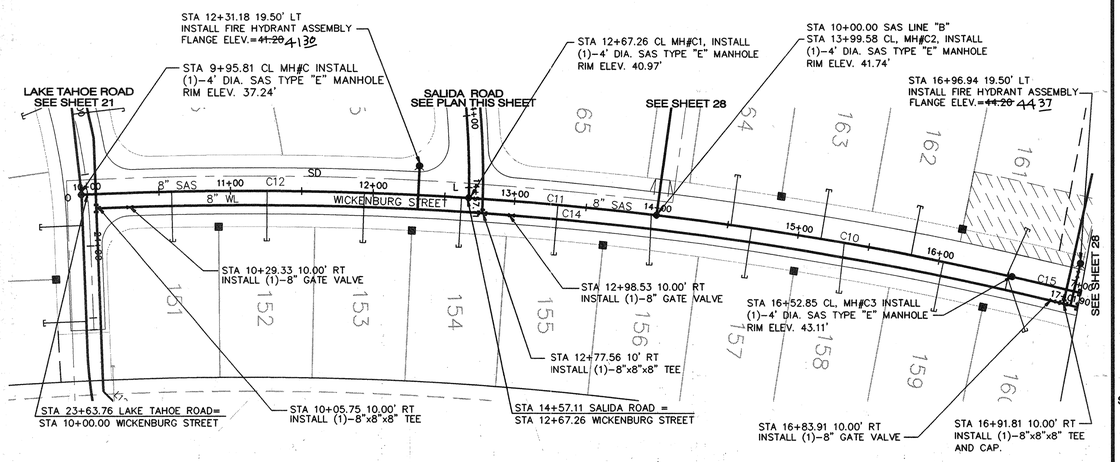
DRB # 98-260

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NOVEMBER 1998

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CURVE TABLE						
NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C10	2458.00	253.26	05°54'13"	126.74	S07°44'12"E	253.15
C11	2458.00	132.33	03°05'04"	66.18	S12°13'50"E	132.31
C12	2458.00	271.45	06°19'39"	135.86	S16°56'12"E	271.31
C14	2448.00	693.86	16°14'24"	349.27	S11°44'55"E	691.54
C15	2458.00	49.05	01°08'36"	24.53	S04°12'47"E	49.05



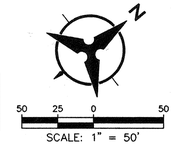


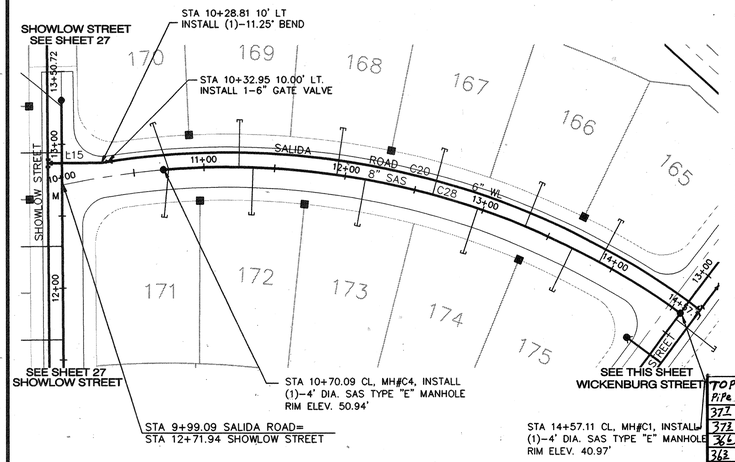
UTILITY CROSSING TABLE			
CROSSING	WL (INV)	SAS(TP)	CLEARANCE
L	36.1	33.8	2.3'
M	47.9	45.0	2.9'
O	32.3	30.7	1.6'

WICKENBURG STREET

CURVE TABLE						
NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C20	562.07	446.44	45°30'33"	235.75	S52°30'18"W	434.80
C28	552.07	386.12	40°04'24"	201.34	S54°09'54"W	378.30

LINE TABLE		
NUMBER	LENGTH	BEARING
L15	37.73	S38°26'42"W





SALIDA ROAD

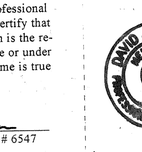
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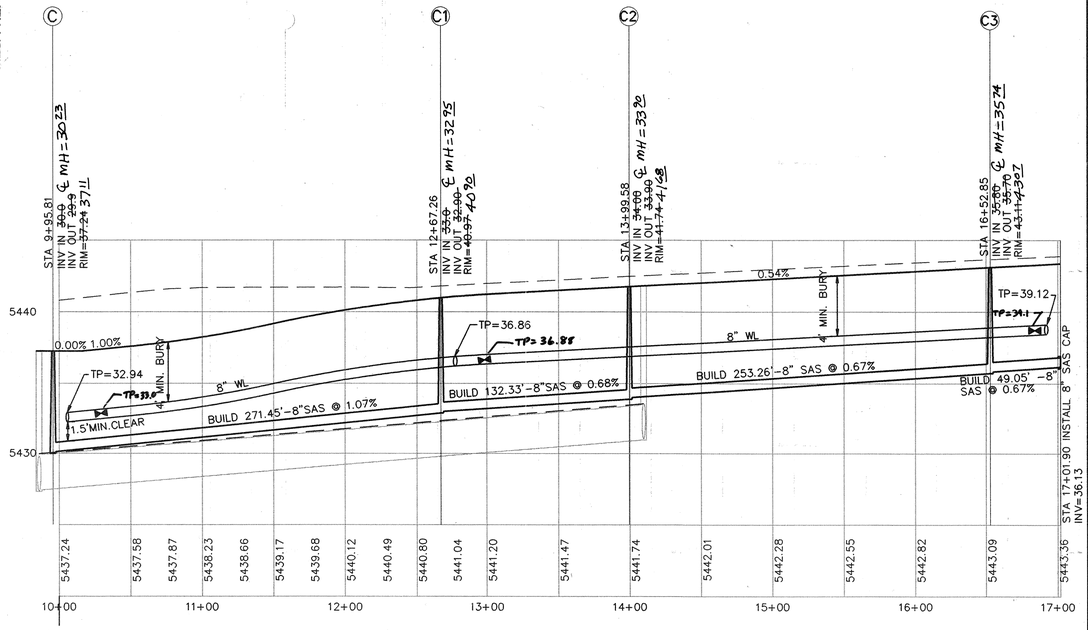
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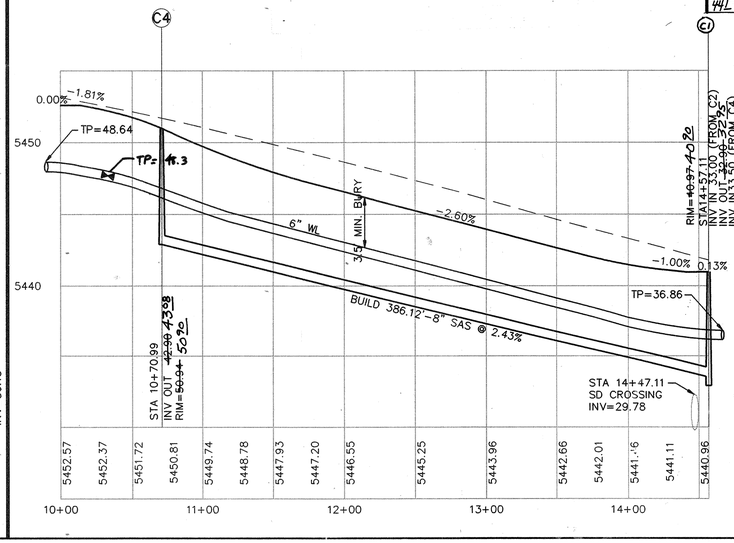
WATER & SANITARY SEWER SERVICES							
TOP Pipe	LOT NUMBER	WL STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)	
377	160	16+37.11, 10.00'RT.	DOUBLE	16+49.06, 0.00'RT.	40.81'	5437.5 (-)	
372	159			16+03.02, 0.00'LT.	35.00'	5437.1 (-)	
362	158	15+00.73, 10.00'RT.	DOUBLE	15+32.64, 0.00'LT.	35.07'	5436.6 (-)	
343	157			14+66.63, 0.00'LT.	35.00'	5436.2 (-)	
355	156	13+64.34, 10.00'RT.	DOUBLE	13+95.91, 0.00'LT.	35.09'	5435.6 (-)	
353	155			13+30.25, 0.00'LT.	35.00'	5435.1 (-)	
344	154	12+27.96, 10.00'RT.	DOUBLE	12+62.05, 0.00'LT.	35.00'	5434.5 (-)	
340	153			11+93.86, 0.00'LT.	35.00'	5433.8 (-)	
333	152	10+91.57, 10.00'RT.	DOUBLE	11+25.67, 0.00'LT.	35.00'	5433.1 (-)	
323	151			10+58.85, 0.00'LT.	35.00'	5432.4 (-)	
363	164	14+84.18, 10.00'RT.	DOUBLE	14+52.13, 0.00'LT.	35.00'	5436.1 (-)	
366	163			15+16.09, 0.00'LT.	35.00'	5436.6 (-)	
370	162	16+11.83, 10.00'RT.	DOUBLE	15+79.92, 0.00'LT.	35.00'	5436.9 (-)	
377	161			16+49.06, 0.00'LT.	35.73'	5437.4 (-)	
452	170	10+90.35, 10.00'LT.	DOUBLE	10+74.68, 0.00'LT.	34.13'	5446.5 (-)	
432	169			11+24.87, 0.00'LT.	33.00'	5443.2 (-)	
419	168	12+28.43, 10.00'LT.	DOUBLE	11+93.91, 0.00'LT.	33.00'	5441.6 (-)	
402	167			12+62.95, 0.00'LT.	33.00'	5439.9 (-)	
381	166	13+67.00, 10.00'LT	DOUBLE	13+32.24, 0.00'LT.	33.00'	5438.2 (-)	
374	165			13+89.95, 0.00'LT.	33.00'	5436.8 (-)	
373	175	13+37.00, 10.00'LT.	DOUBLE	13+68.93, 0.00'LT.	33.00'	5437.3 (-)	
393	174			12+96.10, 0.00'LT.	33.00'	5439.1 (-)	
412	173	11+73.42, 10.00'LT.	DOUBLE	12+14.31, 0.00'LT.	33.00'	5441.1 (-)	
433	172			11+34.65, 0.00'LT.	33.00'	5443.0 (-)	
441	171	10+96.33, 10.00'LT.	SINGLE	10+74.68, 0.00'LT.	33.50'	5444.5 (-)	

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WICKENBURG STREET & SALIDA ROAD

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APPROVED JAN 20 1999 DESIGN REVIEW COMMITTEE				

City Project No.	Zone Map No.	Sheet	Of
601081	B-9-Z	26	43 35

SCALE: 1"=50' (HORIZ.) 1" =5' (VERT.)

99339A11

DRB # 98-260

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NOVEMBER 1998

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	
		DATE: 11/98	
Designed By:		BLB/CAB	
Drawn By:		NEF	
Checked By:		RLB	

ENGINEER'S SEAL

BRADLEY L. BINGHAM NEW MEXICO 12697 PROFESSIONAL ENGINEER
12/4/98

AS-BUILT INFORMATION

CONTRACTOR	SPARLING	DATE	3/99
STAKED BY	SPARLING	DATE	3/99
INSPECTOR'S INITIALS		DATE	
FIELD VERIFICATION BY	SPARLING	DATE	4/99
DRAWINGS CORRECTED BY	Peter Gomez	DATE	4/99
MICRO-FILM INFORMATION			
RECORDED BY		DATE	
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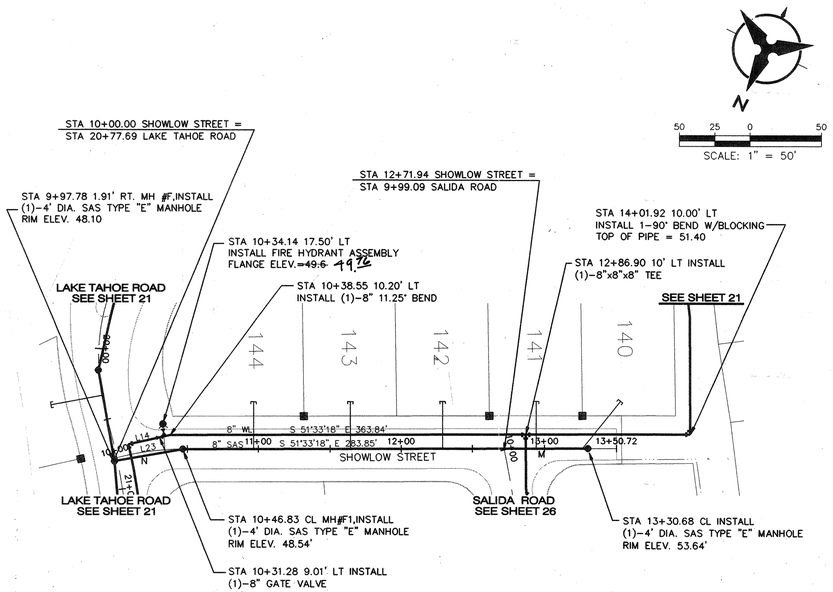
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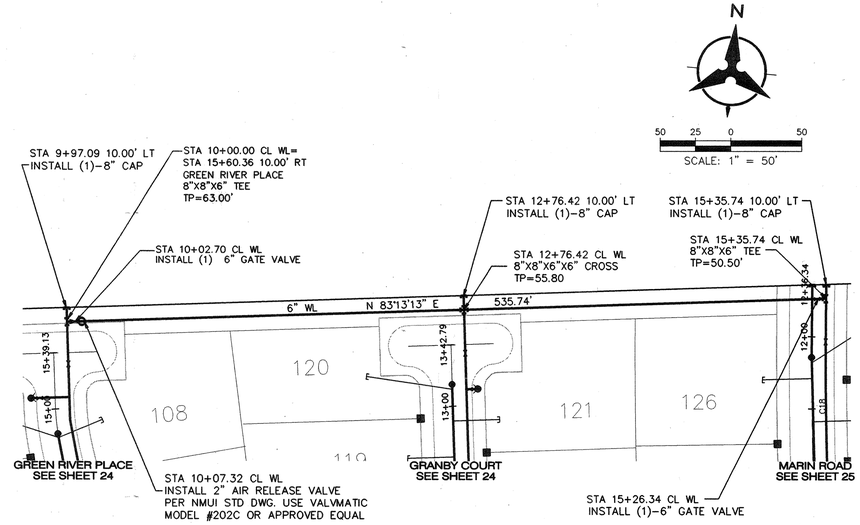
Upnp09.dwg 12/1/98 10:27 AM MST



LINE TABLE		
NUMBER	LENGTH	BEARING
L14	30.09	N64°11'19"W
L23	48.68	S61°34'44"E

UTILITY CROSSING TABLE			
CROSSING	WL (INV)	SAS(TP)	CLEARANCE
M	47.9	45.0	2.9'
N	43.6	40.9	2.7'

SHOWLOW STREET



WATERLINE EASEMENT

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11. FOR FIRE HYDRANT ASSEMBLY, SEE DETAIL SHEET 31.

WATER & SANITARY SEWER SERVICES							
TOP PIPE	LOT NUMBER	WL STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
442	144	11+31.91, 10.00'LT	DOUBLE	10+96.70, 0.00'LT	33.00'	~~5443.9~~ (-)
450	143			11+64.15, 0.00'LT	33.00'	~~5444.8~~ (-)
460	142	12+61.92, 10.00'LT	DOUBLE	12+29.15, 0.00'LT	33.00'	~~5445.8~~ (-)
471	141			12+94.16, 0.00'LT	33.00'	~~5446.7~~ (-)
455	140	13+26.92, 10.00'LT.	SINGLE	13+26.71, 0.00'LT.	42.53'	~~5447.4~~ (-)

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 N.M.L.S. # 6547

13.

FOR INFORMATION ONLY

APPROVED BY NEW MEXICO UTILITIES INC.

SIGNATURE 12-2-98 DATE

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

AS-BUILT INFORMATION
CONTRACTOR SPARLING DATE 3/99
STAKED BY SPARLING DATE 3/99
INSPECTORS FIELD VERIFICATION BY SPARLING DATE 7/97
CORRECTED BY Peter Lopez DATE 10/97

BENCH MARKS
ACS BRASS TABLET STAMPED "1-B10" (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,526.690'Y=1,525,168.35 GROUND-TO-GRID FACTOR = 0.99966440 DELTA ALPHA = -00°16'30" ELEVATION 5419.52

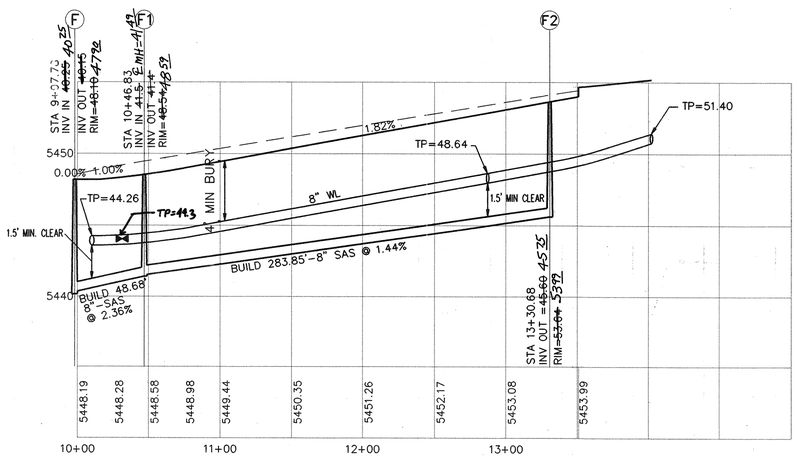
MICRO-FILM INFORMATION
ACS BRASS TABLET STAMPED "1-B9 1980" (NAS 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=355,077.00 Y=1,529,056.93 GROUND-TO-GRID FACTOR = 0.99966334, DELTA ALPHA = 00°16'47" ELEVATION 5450.51

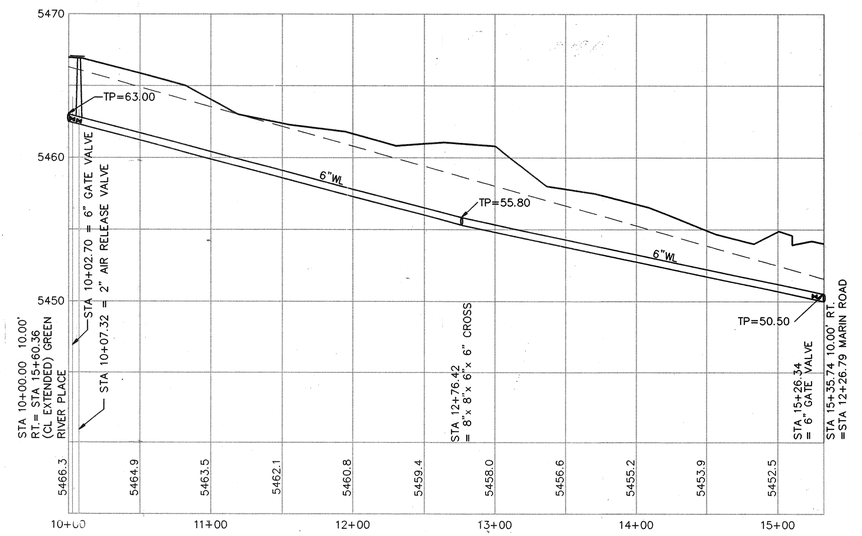
SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
BRADLEY L. BINGHAM NEW MEXICO 12697 REGISTERED PROFESSIONAL ENGINEER
12/4/98

No.	Date	By	REMARKS
			REVISIONS
			DESIGN
			Designed By: BLB/CAB DATE: 11/98
			Drawn By: NEF DATE: 11/98
			Checked By: RLB DATE: 11/98





DRB # 98-260

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

West Pointe AT VENTANA RANCH
UTILITY PLAN & PROFILE
SHOWLOW STREET

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JAN 20 1999 DESIGN REVIEW COMMITTEE				

SCALE: 1"=50' (HORIZ.) 1" =5' (VERT.)

City Project No.	Zone Map No.	Sheet
601031	B-9 Z	27 of 35

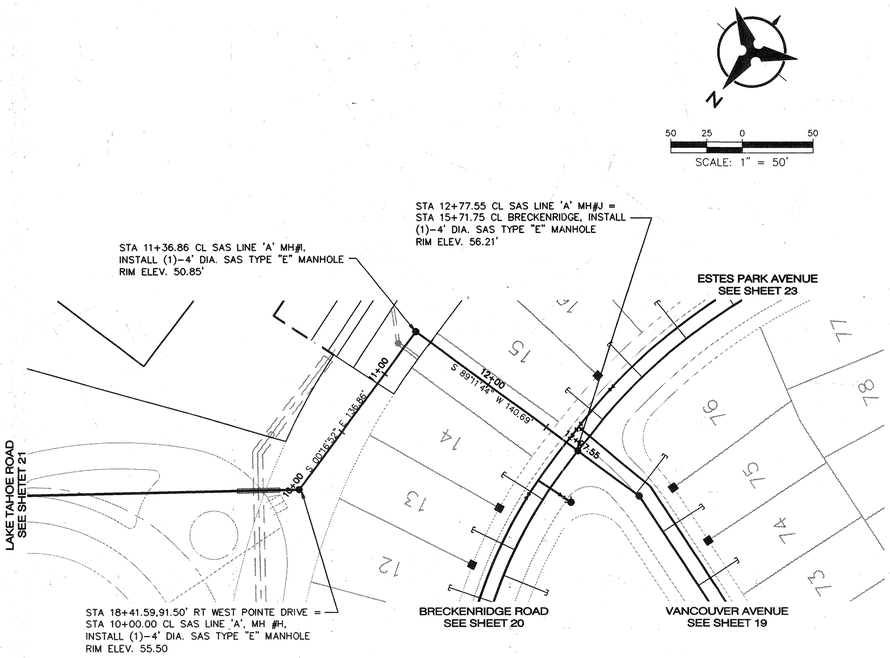
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NOVEMBER 1998

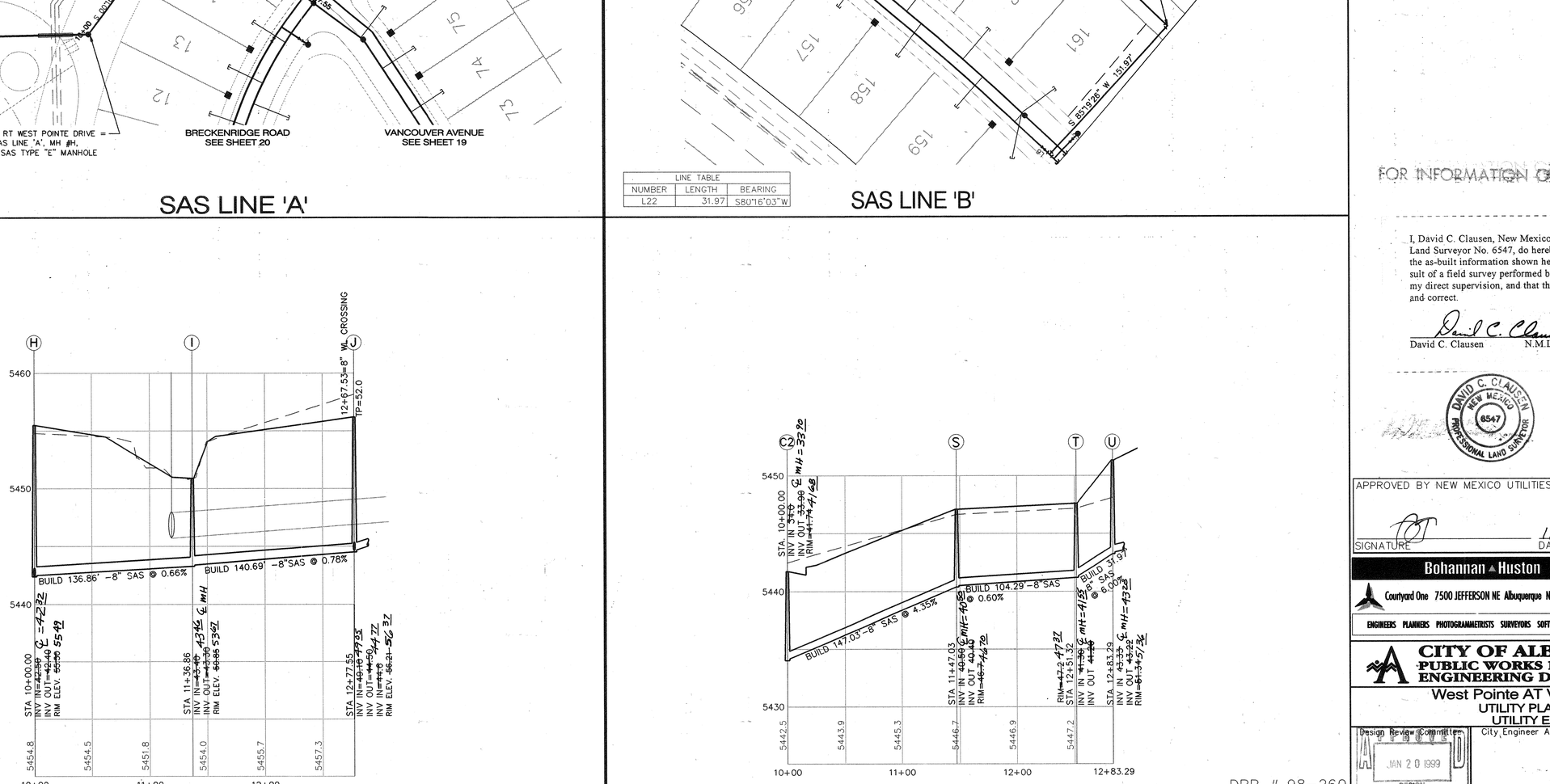
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Upnp10.dwg 12/1/98 11:03 am MST

SCANNED BY MEBA REPRO

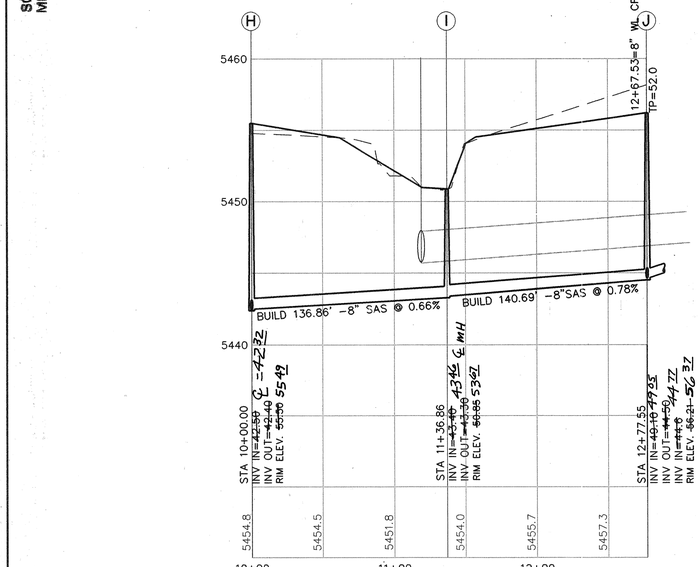


SAS LINE 'A'



LINE TABLE		
NUMBER	LENGTH	BEARING
L22	31.97	S80°16'03"W

SAS LINE 'B'



SAS LINE 'B'

SCANNED BY MESA REPRO

DRB # 98-260

NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF OF ANY DISCREPANCIES.
2. ALL CURVE DATA AND DIMENSIONS REFER CENTERLINE OF PIPE OR MANHOLE. ALL SAS SLOPES ARE FROM INVERT TO INVERT.
3. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
4. CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND EMD AT THE END OF EACH SANITARY SEWER SERVICE.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
6. CONTRACTOR SHALL PROVIDE THE INSPECTORS WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
7. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
8. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
9. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
10. ADD 5400 FEET TO ALL ELEVATIONS.
11. FOR FIRE HYDRANT ASSEMBLY, SEE DETAIL SHEET 31.

FOR INFORMATION ONLY

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

APPROVED BY NEW MEXICO UTILITIES INC.

SIGNATURE 12-2-98 DATE

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

West Pointe AT VENTANA RANCH
UTILITY PLAN & PROFILE
UTILITY EASEMENTS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JAN 20 1999 DESIGN REVIEW COMMITTEE				

City Project No. 601081. | Zone Map No. B-9-Z | Sheet 28 Of ~~43~~ 35

SCALE: 1"=50' (HORIZ.) 1" =5' (VERT.)

99339A11

AS-BUILT INFORMATION

BENCH MARKS

ACS BRASS TABLET STAMPED "1-B10" (NAD 1927)	CONTRACTOR SPARLING DATE 3/99
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	STAKED BY SPARLING DATE 3/99
	INSPECTORS DATE
X=357,526.690'Y=1,525,168.35 GROUND-TO-GRID FACTOR = 0.9996640 DELTA ALPHA = -00°16'30" ELEVATION 5419.52	FIELD VERIFICATIONS BY SPARLING DATE 4/99
	CORRECTED BY E. Jo Gomez DATE 4/99
ACS BRASS TABLET STAMPED "1-B9 1980" (NAS 1927)	MICRO-FILM INFORMATION
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	RECORDED BY DATE
X=355,077.00 Y=1,529,056.93 GROUND-TO-GRID FACTOR = 0.9996634, DELTA ALPHA = 00°16'47" ELEVATION 5450.51	NO.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

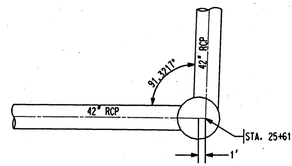
ENGINEER'S SEAL
BRADLEY L. BINGHAM NEW MEXICO 12697 REGISTERED PROFESSIONAL ENGINEER
12/4/98

No.	Date	By	REMARKS
			REVISIONS
			DESIGN
			DATE: 11/98
			Designed By: BLB/CAB
			DATE: 11/98
			Drawn By: NEF
			DATE: 11/98
			Checked By: RLB

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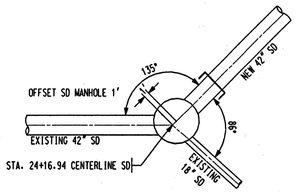
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NOVEMBER 1998



SD MANHOLE #4 DETAIL

NO SCALE

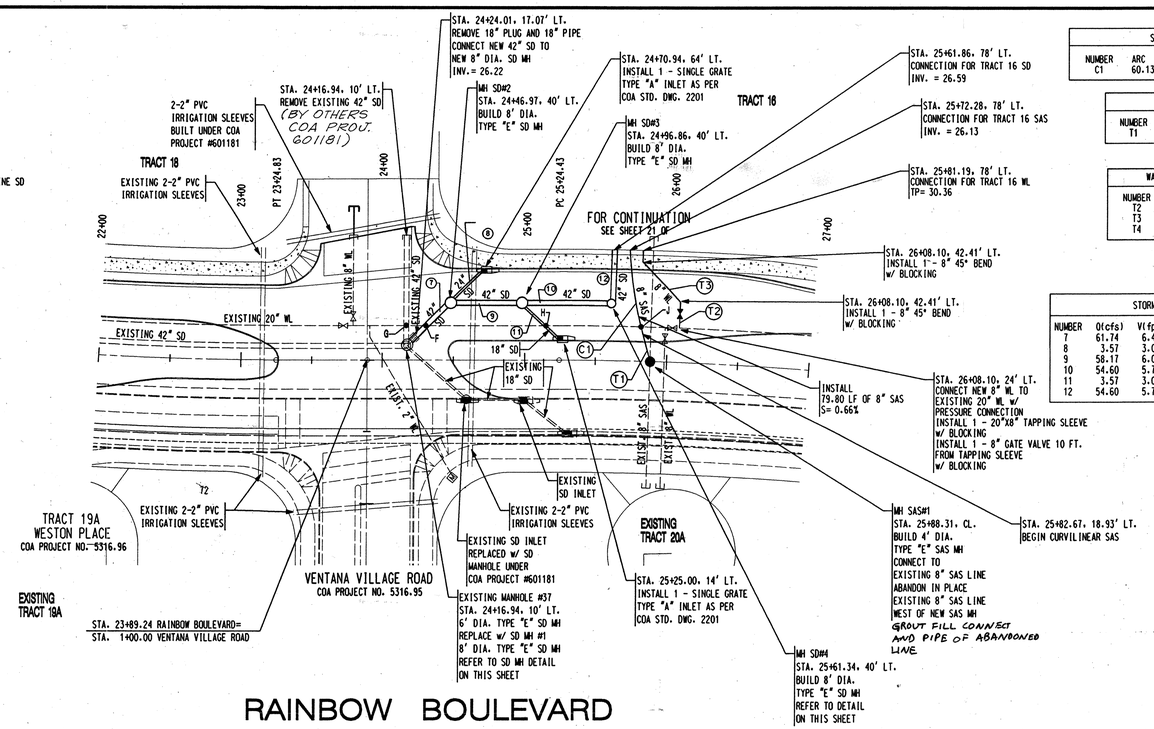


SD MANHOLE #1 DETAIL

NO SCALE

NOTE:
EXISTING UTILITIES BUILT UNDER COA PROJECT NO. 5316.95.

NOTE:
THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.



SAS CURVE DATA				
NUMBER	ARC	RADIUS	DELTA	TANGENT
C1	60.13'	275.00'	12°31'43"	30.19'

SAS TANGENT DATA		
NUMBER	BEARING	LENGTH
T1	S53°34'10"W	19.67'

WATERLINE TANGENT DATA		
NUMBER	BEARING	LENGTH
T2	S70°48'07"W	18.57'
T3	S25°25'12"W	39.32'
T4	S70°25'12"W	8.00'

STORM DRAIN FLOW TABLE						
NUMBER	Q(cfs)	V(fps)	DEPTH	LENGTH	SIZE	SLOPE
7	61.74	6.40	41.00"	42.44'	42"	0.50%
8	3.57	3.00	21.60"	33.90'	24"	10.19%
9	58.17	6.00	41.00"	49.88'	42"	0.50%
10	54.60	5.70	41.00"	63.14'	42"	0.50%
11	3.57	3.00	21.60"	38.34'	18"	11.62%
12	54.60	5.70	41.00"	38.00'	42"	0.50%

NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF OF ANY DISCREPANCIES.
2. ALL CURB RETURN RADII SHALL BE 25' UNLESS OTHERWISE SPECIFIED.
3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
4. GRADE ELEVATIONS, WHERE NOTED, ARE ALONG FLOWLINE OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
5. CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND EMD 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 & 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. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

FOR INFORMATION ONLY

UTILITY LINE CROSSING				
DES	SAS		SD	WL
F	- - - -		42" TP 28.99	20" TP 22.77
	- - - -		42" INV25.49	20" INV21.04
G	- - - -		24" TP 27.16	20" TP 22.70
	- - - -		24" INV25.76	20" INV24.36
H	- - - -		18" TP 29.83	20" TP 23.20
	- - - -		18" INV28.33	20" INV21.54
J	8" TP 26.44		- - - -	20" TP 23.48
	8" INV25.77		- - - -	20" INV21.82

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

APPROVED BY NEW MEXICO UTILITIES, INC.

SIGNATURE DATE 11-12-98

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

AS-BUILT INFORMATION

BENCH MARKS

ACS BRASS TABLET STAMPED "1-B10"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORD. (CENTRAL ZONE)
X=357,526.69 Y=1,525,168.35
GROUND TO GRID FACTOR = 0.9996640
DELTA ALPHA = -00DEG 16 MIN 30 SEC
NGVD 1929 ELEVATION = 5419.522

CONTRACTOR SPARLING 3/99
WORK STAKED BY SPARLING 3/99
ACCEPTANCE BY DATE
FIELD LOCATION BY SPARLING DATE 4/99
DRAWINGS CORRECTED BY Peter Gomez DATE 4/99
RECORDED BY DATE
NO.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

BRADLEY L. BINGHAM NEW MEXICO 12697 PROFESSIONAL ENGINEER
Bradley L. Bingham
12/9/98

NO.	DATE	REMARKS	BY	DATE
		REVISIONS	TSG/BLB	11/98
		DESIGN	PEG	11/98
			BLB	11/98

DESIGNED BY
DRAWN BY
CHECKED BY

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WEST POINTE AT VENTANA RANCH
UTILITY PLAN & PROFILE
RAINBOW BOULEVARD STA. 22+00.00 TO 27+00.00

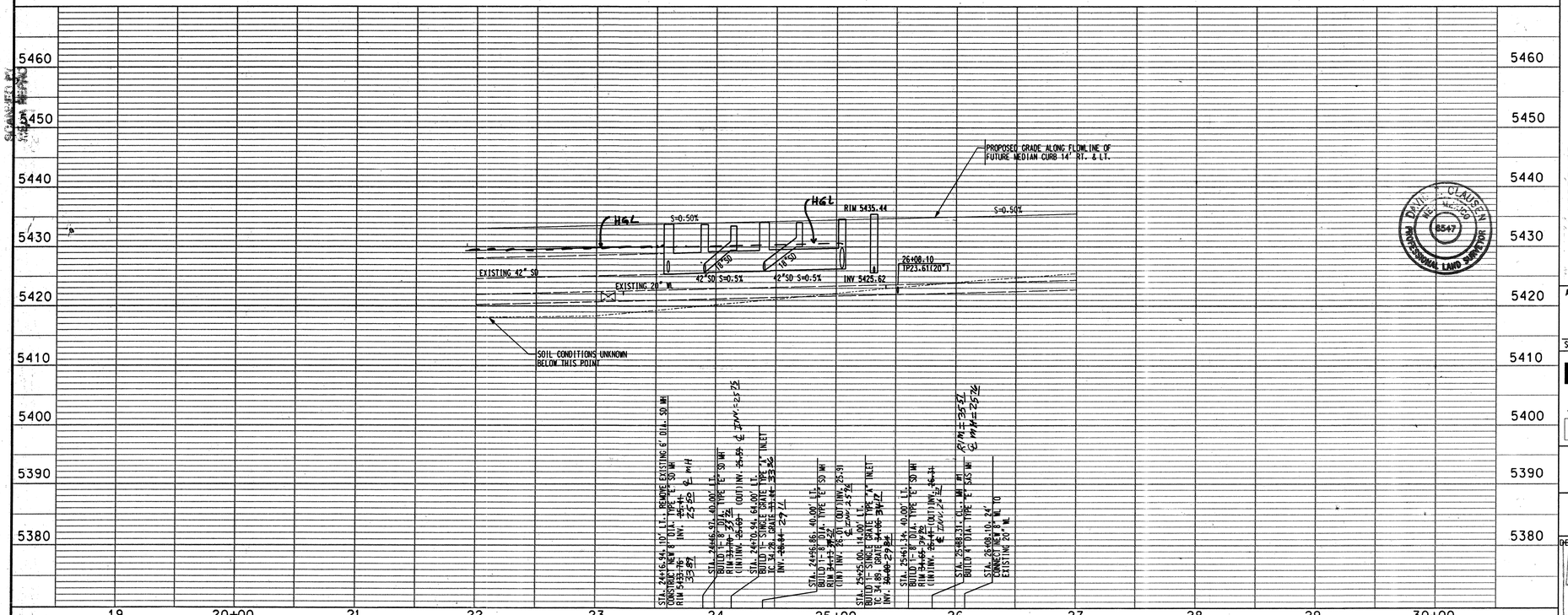
DESIGN REVIEW COMMITTEE — CITY ENGINEER APPROVAL

APPROVED JAN 20 1999 DESIGN REVIEW COMMITTEE

LAST DESIGN UPDATE

MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. 601081 | ZONE MAP NO. B-9-Z | SHEET 28A | OF 43 35

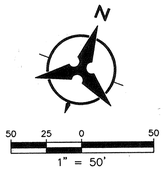


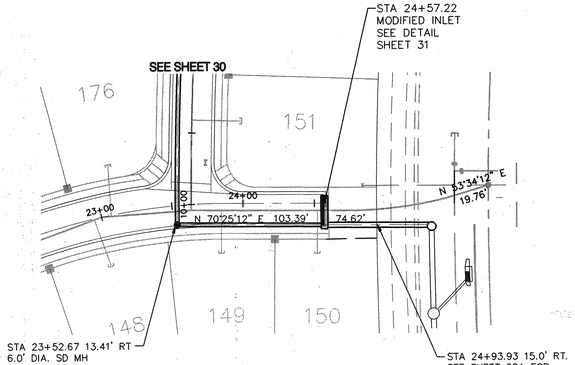
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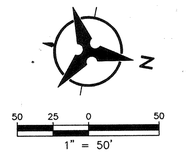
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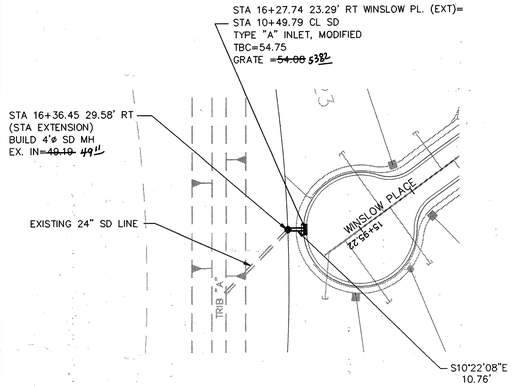
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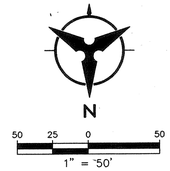


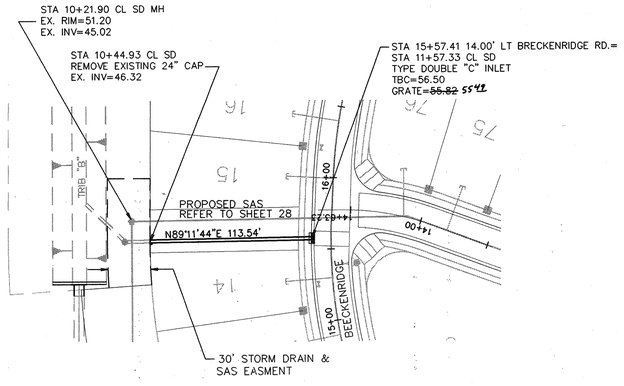
LAKE TAHOE ROAD



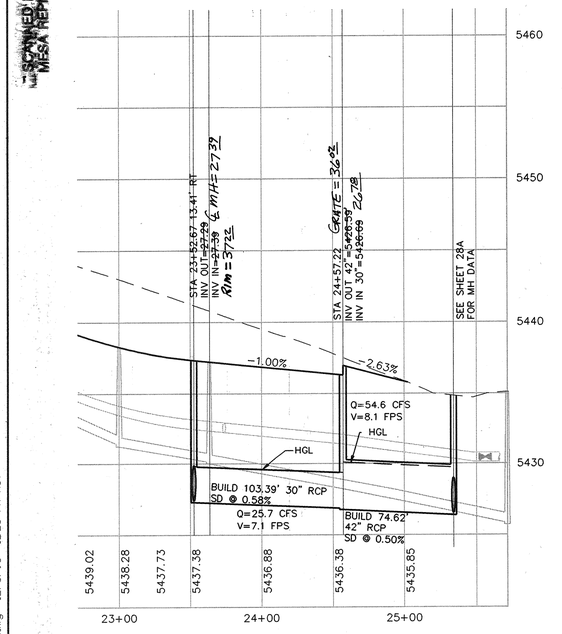


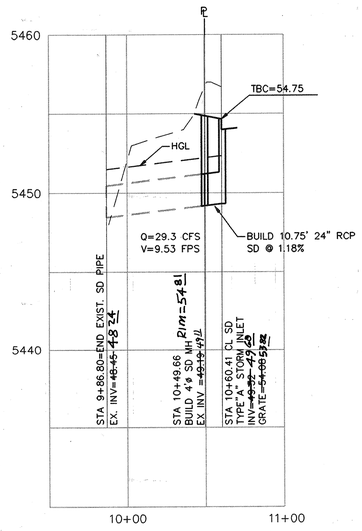
STORM DRAIN "A"

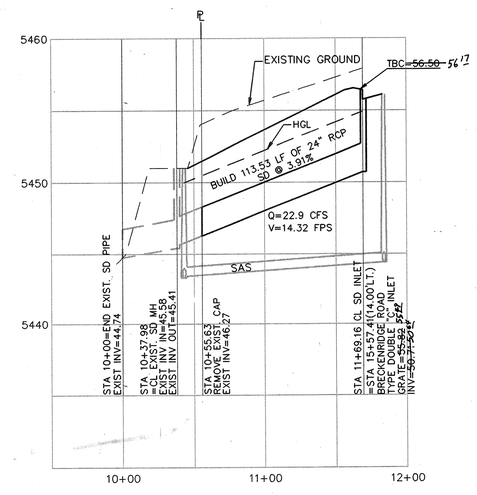




STORM DRAIN "B"







DRB # 98-260

SCALE: 1" = 50' (HORIZ.)
1" = 5' (VERT.)

BHI JOB NO. 99339A



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

LEGEND

EXISTING GROUND

PROPOSED GROUND

FOR INFORMATION ONLY

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

AS-BUILT INFORMATION

BENCH MARKS

ACS BRASS TABLET STAMPED "1-B10" (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,526.690Y=1,525,168.35 GROUND-TO-GRID FACTOR = 0.9996640 DELTA ALPHA = -00°16'30" ELEVATION 5419.52

ACS BRASS TABLET STAMPED "1-B9 1980" (NAS 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=355,077.00 Y=1,523,056.93 GROUND-TO-GRID FACTOR = 0.9996334, DELTA ALPHA = 00°16'47" ELEVATION 5450.51

CONTRACTOR SPARLING DATE 3/99
WORK STAKED BY SPARLING DATE 3/99
FIELD ACCEPTANCE BY DATE
FIELD VERIFICATION BY SPARLING DATE 4/99
DRAWINGS CORRECTED BY Peter Lopez DATE 4/99
RECORDED BY DATE

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

BRADLEY L. BINGHAM
NEW MEXICO
12697
PROFESSIONAL ENGINEER

12/4/98

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	
		Designed By: BLB	DATE: 11/98
		Drawn By: CAB	DATE: 11/98
		Checked By: RLB	DATE: 11/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WEST POINTE AT VENTANA RANCH
STORM DRAIN PLAN & PROFILE
STORM DRAIN

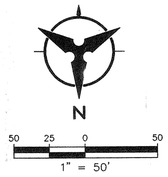
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JAN 20 1999 DESIGN REVIEW COMMITTEE				

City Project No. 601081 | Zone Map No. B-9-Z | Sheet 29 Of 43 35

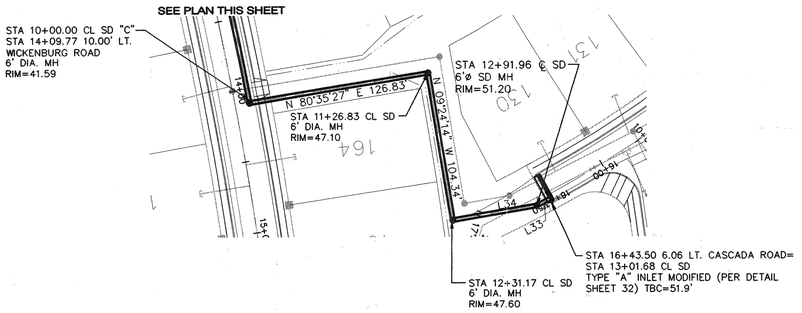
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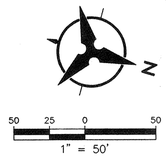
Copyright Bohannan Huston 1998
11/98

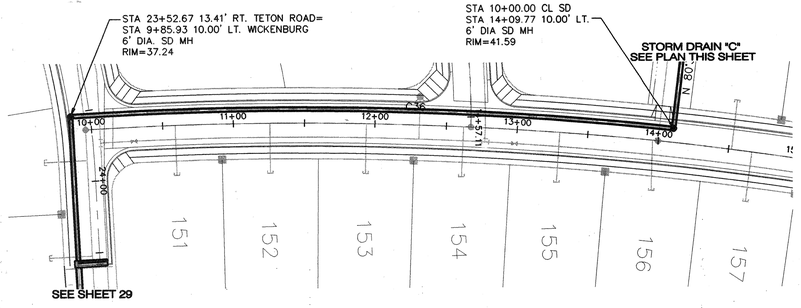


LINE TABLE						
NUMBER	LENGTH	BEARING	START NORTHING	START EASTING	END NORTHING	END EASTING
L33	9.72	N62°49'26"E	1527700.66	354223.50	1527705.10	354232.15
L34	60.24	S80°16'03"W	1527715.28	354291.53	1527705.10	354232.15



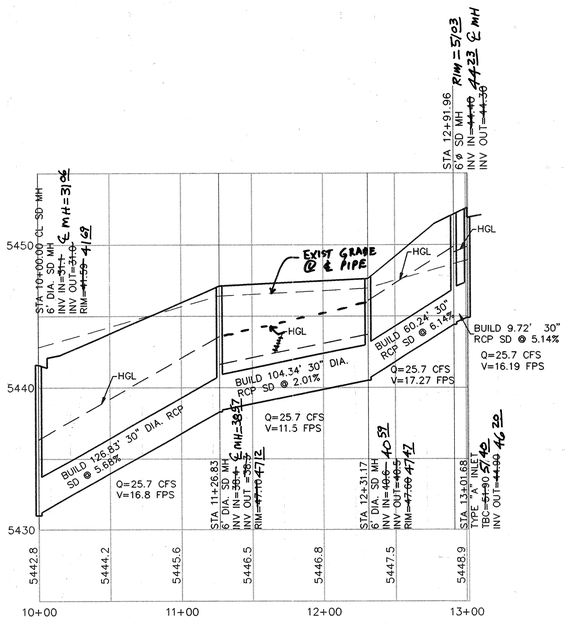
STORM DRAIN "C"

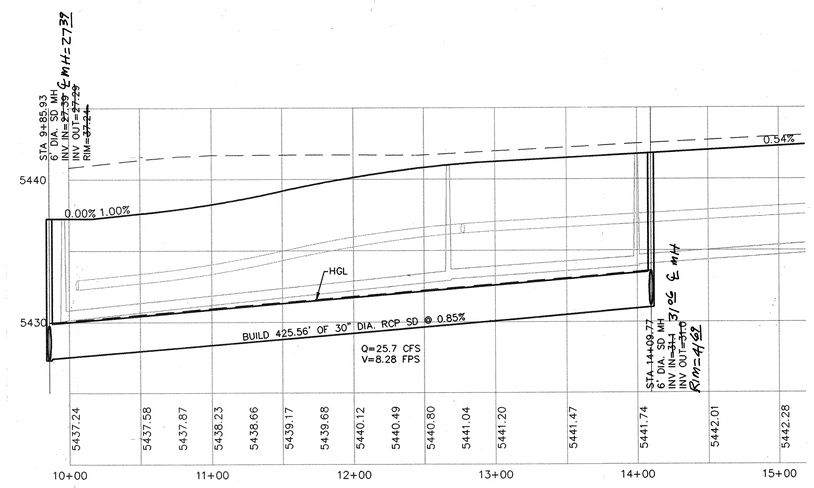




CURVE TABLE				
NUMBER	RADIUS	LENGTH	DELTA	TANGENT
C36	2468.00	425.56	09°52'46"	213.31

WICKENBURG ROAD





DRB # 98-260

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

SCALE: 1" = 50' (HORIZ.)
1" = 5' (VERT.)

BHI JOB NO. 99339A

AS-BUILT INFORMATION

BENCH MARKS

ACS BRASS TABLET STAMPED "1-B10" (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,526.690Y=1,525,168.35 GROUND-TO-GRID FACTOR = 0.9996640 DELTA ALPHA = -00°16'30" ELEVATION 5419.52
ACS BRASS TABLET STAMPED "1-B9 1980" (NAS 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=355,077.00 Y=1,529,056.93 GROUND-TO-GRID FACTOR = 0.9996634, DELTA ALPHA = 00°16'47" ELEVATION 5450.51

CONTRACTOR SPARLING DATE 3/99
WORK STAKED BY SPARLING DATE 3/99
FIELD VERIFICATION BY SPARLING DATE 7/99
ACCEPTANCE BY DATE
DRAWING CORRECTED BY PETER GOMEZ DATE 11/99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
BRADLEY L. BINGHAM NEW MEXICO 12697 REGISTERED PROFESSIONAL ENGINEER
12/4/98

No.	Date	By
REMARKS		
REVISIONS		
DESIGN	DATE: 10/98	
Designed By: BLB	DATE: 10/98	
Drawn By: NEF	DATE: 10/98	
Checked By: RLB		

FOR INFORMATION ONLY

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WEST POINTE AT VENTANA RANCH
STORM DRAIN PLAN & PROFILE
LINE "C" & WICKENBURG ROAD

Design Review Committee: APPROVED JAN 20 1999 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update: Mo./Day/Yr.

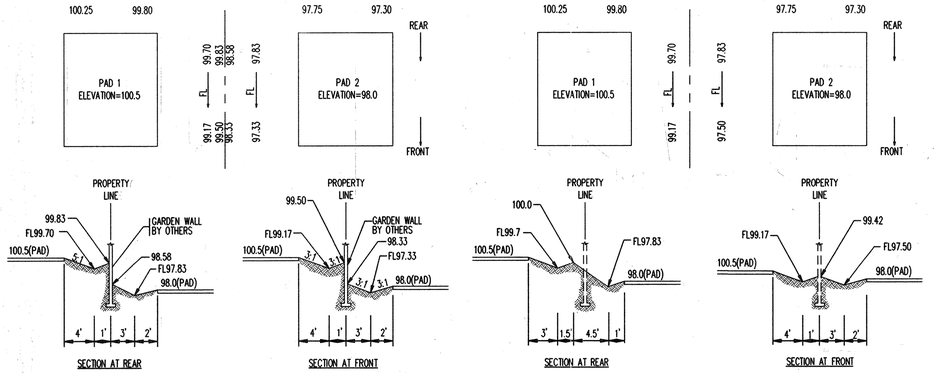
City Project No. 601081
Zone Map No. B-9-Z
Sheet 30 Of 43 ~~35~~

SCANNED BY MEGA REPRO

99339SDPNP02.dwg 11-11-98 5:55:36 pmMST

99339SDPNP2.DWG

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10/98

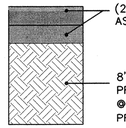


SIDE LOT GRADING
(AFTER GARDEN WALL INSTALLATION)
(TYPICAL FOR 5' SIDE YARDS WITH 2.5' MAXIMUM PAD DIFFERENCE)
NOT TO SCALE

SIDE LOT GRADING
(BEFORE GARDEN WALL INSTALLATION)
(TYPICAL FOR 5' SIDE YARDS WITH 2.5' MAXIMUM PAD DIFFERENCE)
NOT TO SCALE

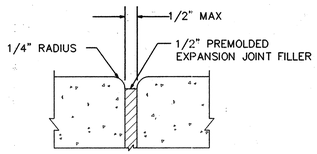
TYPICAL LOT GRADING DETAILS

NOT TO SCALE



TEMPORARY PAVEMENT SECTION

N.T.S.

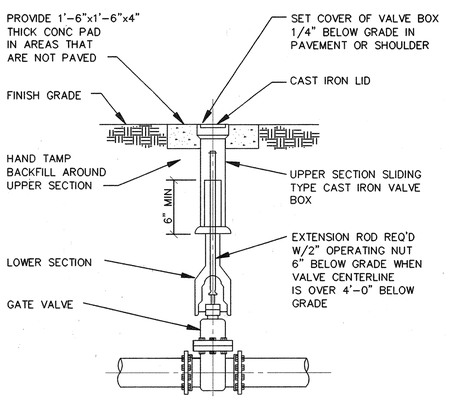


SIDEWALK EXPANSION JOINT DETAIL

N.T.S.

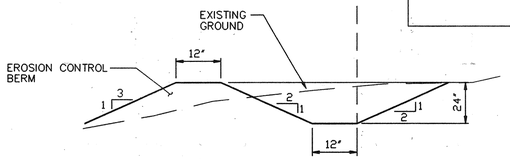
TYPICAL EASEMENT SECTION

NOT TO SCALE



VALVE BOX DETAIL

N.T.S.



EROSION CONTROL BERM

1. TO PREVENT EROSION FROM THE SITE, DURING GRADING & CONSTRUCTION OPERATIONS, A BERM OF THE ABOVE DIMENSIONS SHALL BE MAINTAINED ON THE WEST WEST BOUNDARY OF THE SITE.

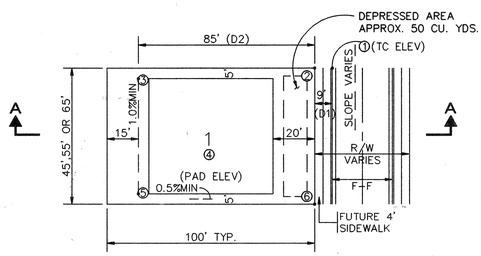
2. WIND EROSION SHALL BE PREVENTED BY MAINTAINING AN ADEQUATELY MOISTENED SITE.

3. AFTER CONSTRUCTION ALL SURFACES WILL BE PAVED OR LANDSCAPED TO PREVENT EROSION.

4. CONTRACTOR MUST OBTAIN A TOP SOIL DISTURBANCE PERMIT FROM ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION

EROSION CONTROL PLAN

NO SCALE

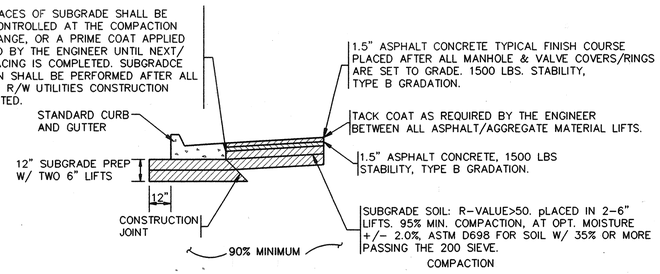


TO SET SPOT ② – ADD 0.33' TO SPOT ① ON HIGH SIDE OF STREET
TO SET SPOT ③ – MULTIPLY D2 BY 0.5% AND ADD TO SPOT ②
TO SET SPOT ④ – ADD 0.30' TO SPOT ③
TO SET SPOT ⑤ – MULTIPLY D3 BY STREET SLOPE AND SUBTRACT FROM SPOT ③
(CHECK SLOPE FROM SPOT ⑤ TO SPOT ⑥ TO BE MIN 0.5%)
(NOTE: IF STREET SLOPE IS LESS THAN 1% THEN START FROM LOW SIDE OF STREET)

TYPICAL LOT GRADING PLAN

NO SCALE

FINISH SURFACES OF SUBGRADE SHALL BE MOISTURE CONTROLLED AT THE COMPACTION MOISTURE RANGE, OR A PRIME COAT APPLIED AS REQUIRED BY THE ENGINEER UNTIL NEXT/ FINAL SURFACING IS COMPLETED. SUBGRADCE PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACE R/W UTILITIES CONSTRUCTION ARE COMPLETED.



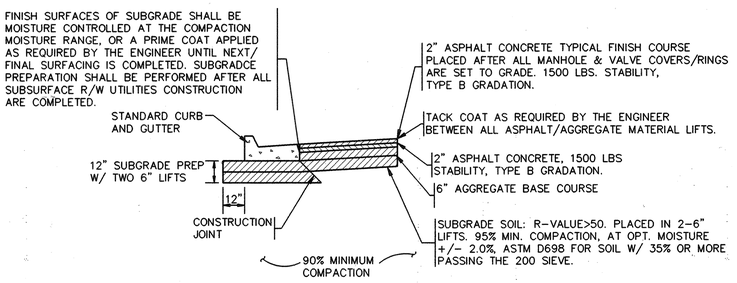
NOTE:

SOIL NOT HAVING THE MINIMUM R-VALUE OF 50 SHALL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED BY THE CONTRACTOR WITH SUITABLE MATERIAL OR A PAVEMENT SECTION SHALL BE DESIGNED BY THE CONSULTANT ACCOMMODATING THE EXISTING R-VALUE PER COA STANDARD SPECS.

TYPICAL RESIDENTIAL PAVEMENT SECTION

N.T.S.

FINISH SURFACES OF SUBGRADE SHALL BE MOISTURE CONTROLLED AT THE COMPACTION MOISTURE RANGE, OR A PRIME COAT APPLIED AS REQUIRED BY THE ENGINEER UNTIL NEXT/ FINAL SURFACING IS COMPLETED. SUBGRADCE PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACE R/W UTILITIES CONSTRUCTION ARE COMPLETED.

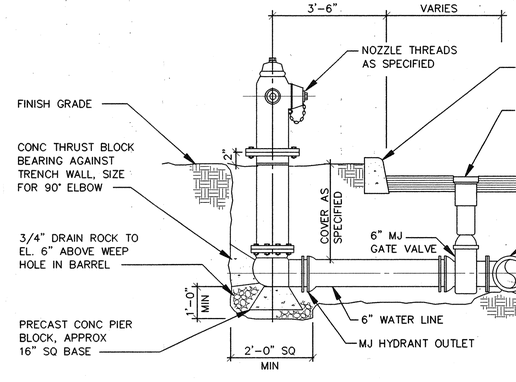


NOTE:

SOIL NOT HAVING THE MINIMUM R-VALUE OF 50 SHALL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED BY THE CONTRACTOR WITH SUITABLE MATERIAL OR A PAVEMENT SECTION SHALL BE DESIGNED BY THE CONSULTANT ACCOMMODATING THE EXISTING R-VALUE PER COA STANDARD SPECS.

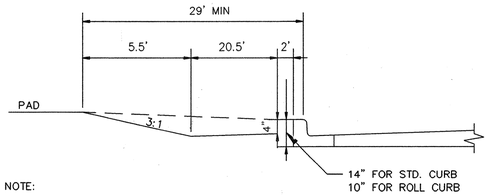
TYPICAL ARTERIAL PAVEMENT SECTION

N.T.S.



FIRE HYDRANT ASSEMBLY

N.T.S.



NOTE:

1. CONTRACTOR IS THO MASS GRAD ROADS TO 2' BEYOND FUTERE CURB. EXCESS FROM DRY UTILITY TRENCH IS TO BE USED TO BACKFILL BEHIND CURB.

2. FONT YARDS ARE TO BE GRADED AS SHOWN ON THIS DETAIL FOR FINAL GRADING AND CERTIFICATION. THIS SURVEY TO BE COORDINATED WITH SIVAGE THOMAS HOMES PHONE NO. (505) 821-3511.

3. HOMEBUILDER TO BRING FRONT YARD TO ULTIMATE FRONT YARD GRADE AFTER HOME CONSTRUCTION IS COMPLETED. SEE ULTIMATE FRONT YARD GRADING DETAIL ON THIS SHEET.

TYPICAL FRONT YARD GRADING DETAIL

NO SCALE

DRB # 98-260

AS-BUILT INFORMATION
CONTRACTOR — DATE
STAKED BY — DATE
INSPECTOR'S ADDITIONS BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

BENCH MARKS
ACS BRASS TABLET STAMPED "1-B9 1980" (NAS 1927)
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ACS BRASS TABLET STAMPED "1-B10" (NAD 1927)
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X=355,077.00 Y=1,529,056.93 GROUND-TO-GRID FACTOR = 0.99966334, DELTA ALPHA = 00°16'47" ELEVATION 5450.51

SURVEY INFORMATION
FIELD NOTES BY
NO. | DATE

ENGINEER'S SEAL
BRADLEY L. BINGHAM
NEW MEXICO
12697
REGISTERED PROFESSIONAL ENGINEER
1/6/99

MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

No.	Date	By
REMARKS		
REVISIONS		
DESIGN	DATE: 11/98	
	DATE: 11/98	
	DATE: 11/98	

Designed By: BLB
Drawn By: NEF
Checked By: BLB

FOR INFORMATION ONLY

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

West Pointe AT VENTANA RANCH
DETAILS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JAN 20 1999 DESIGN REVIEW COMMITTEE				

City Project No.	Zone Map No.	Sheet	Of
601081	B-9-Z	31	43 ~~35~~

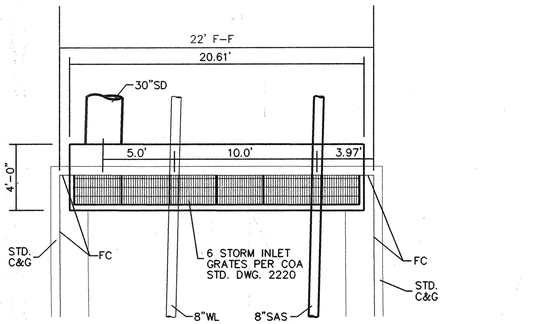
BHI JOB NO. 99339

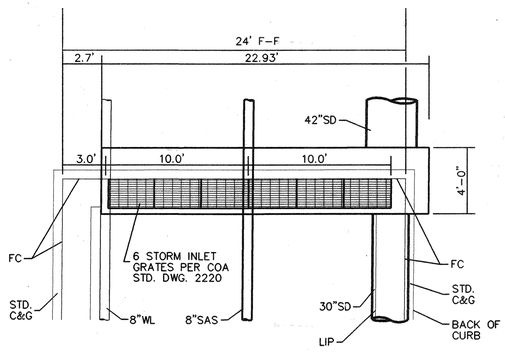
Copyright Bohannan Huston 1998
Date: OCTOBER 1998

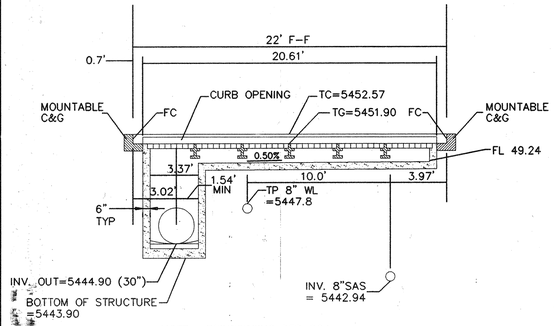
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SCANNED BY MESA, PEPRO

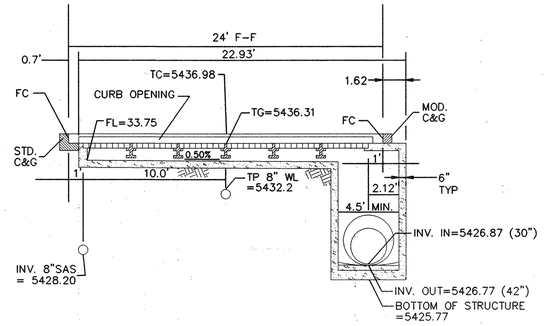






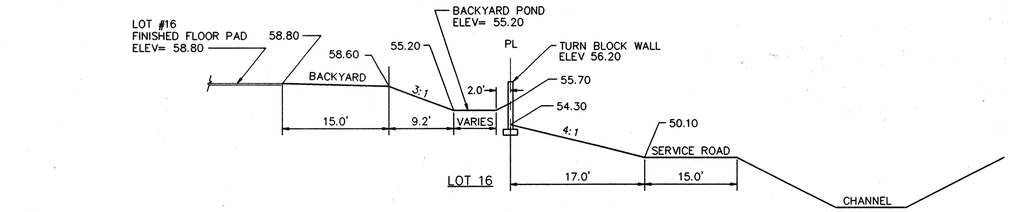
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STD DWG 2201 (NOT SHOWN FOR CLARITY)

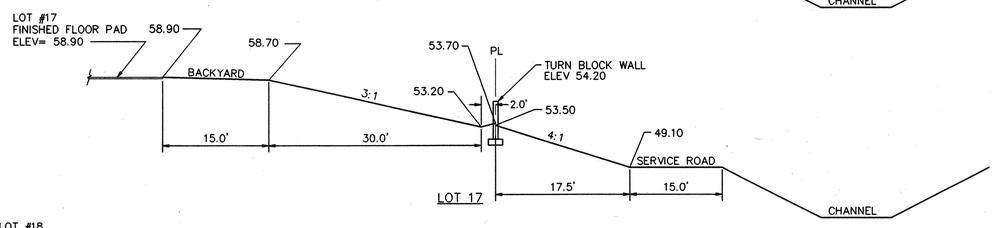
MODIFIED STORM INLET "A"
CASCADA ROAD (STA. 16+43.50)
NOT TO SCALE

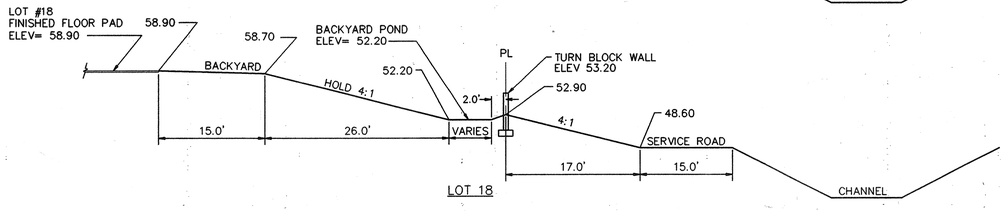


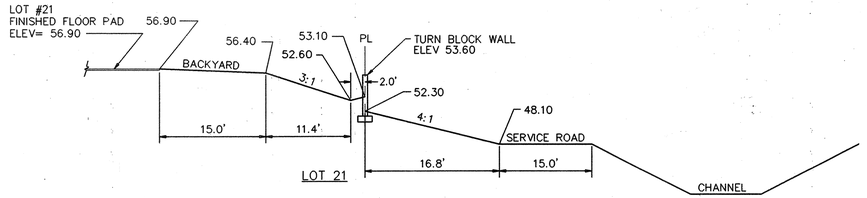
NOTE: REINFORCING PER COA
STD DWG 2201 (NOT SHOWN FOR CLARITY)

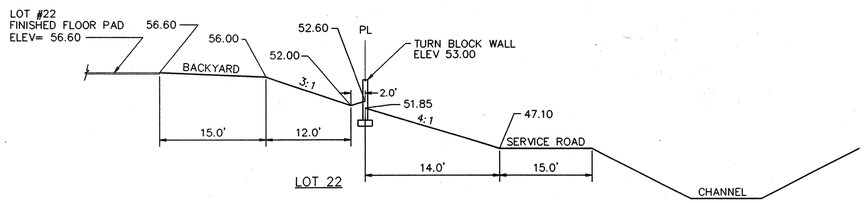
MODIFIED STORM INLET "A"
LAKE TAHOE ROAD (STA. 24+57.22)
NOT TO SCALE







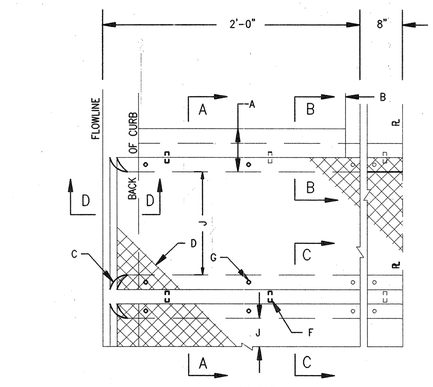


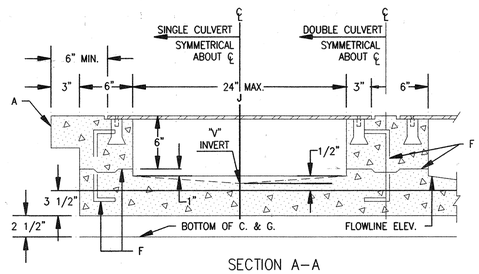


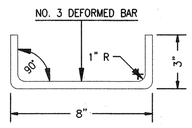
SPECIAL GRADING DETAILS
NOT TO SCALE

GENERAL NOTES:

1. BOTTOM SLAB OF CULVERT SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER.
2. THE INVERT SHALL BE TROWELED TO PRODUCE A HARD POLISHED SURFACE OF MAX. DENSITY AND SMOOTHNESS. INVERT SHALL BE V-SHAPED TO WITHIN 3" OF OUTLET, THEN WARPED TO PARALLEL FLOWLINE AT OUTLET, UNLESS OTHERWISE SHOWN.
3. ALL EXPOSED CONC. SURFACE SHALL MATCH GRADE, COLOR, FINISH AND SCORING OF ADJACENT CURB AND SIDEWALK.
4. IF ROD ANCHORS ARE USED, DRILL & TAP FOR F.H. MACHINE SCREW. ATTACH ANCHORS TO PLATE AND SECURE PLATE IN PLACE PRIOR TO POURING OF WALLS.
5. LENGTH OF EACH PLATE SHALL BE SUCH THAT THE WEIGHT WILL NOT EXCEED 300 LBS. AND SHALL BE STRESS RELIEVED AFTER FABRICATION. CLEAN SURFACE OF PLATE AND FRAMING MEMBERS AND PAINT W/ ONE SHOP COAT RED OXIDE AND TWO FINISH COATS ALUMINUM PAINT (AASHTO M 69).
6. THE CITY WILL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF ANY SIDEWALK CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS.

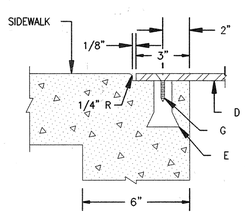


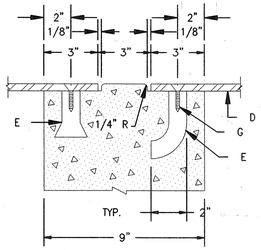


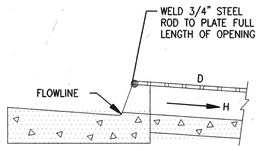


CONSTRUCTION NOTES:

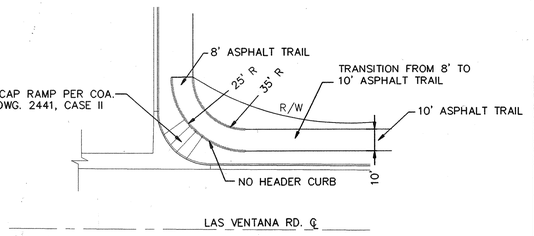
A. MATCH NEAREST CONTROL JOINT, INSTALL 1/2" EXPANSION JOINT.
B. EDGE OF SIDEWALK.
C. 3" RADIUS (TYPICAL)
D. 3/8" CHECKERED STEEL PLATE (PAINT PER NOTE 5, ABOVE).
E. FOR SECURING PLATE USE 1" X 5" S.S. ROD ANCHOR, "RED HEAD MULTI-SET II SRM-38 ANCHOR" OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS AT MAX. 24" O.C., A MINIMUM OF 2 PER SIDE AND ONE WITHIN 6" OF EACH END.
F. CONSTRUCTION JOINT IS OPTIONAL. IF USED, SPACE DOWELS AT 18" O.C. MAX., 1 1/2" MINIMUM FROM FACE OF CONCRETE.
G. 3/8" - 16 X 1 1/4" COUNTERSUNK, F.H., STAINLESS STEEL, MACHINE SCREW.
H. SLOPE 1/4" PER FT. MIN.
J. DRAIN WIDTH PER PLAN (24").







WESTPOINTE
SIDEWALK CULVERT



HANDICAP RAMP DETAIL
NOT TO SCALE

DRB # 98-260

BHI JOB NO. 99339

AS-BUILT INFORMATION

BENCH MARKS

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CONTRACTOR WORK STAKED BY: DATE
AS-BUILTS PROVIDED BY: DATE
FIELD INSPECTION BY: DATE
AS-BUILTS DRAWINGS CORRECTED BY: DATE

RECORDED BY: DATE
NO.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

BRADLEY L. BINGHAM NEW MEXICO 12697 REGISTERED PROFESSIONAL ENGINEER
Bradley L. Bingham
12/23/98

No.	Date	By	REMARKS
			REVISIONS
			DESIGN
	DATE: 10/98	BLB	Designed By:
	DATE: 10/98	KSH	Drawn By:
	DATE: 10/98	RLB	Checked By:

FOR INFORMATION ONLY

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WEST POINTE AT VENTANA RANCH
DETAILS

Design Review Committee: APPROVED JAN 20 1999 DRB# REVIEW COMMITTEE
City Engineer Approval
Last Design Update
Mo./Day/Yr.
Mo./Day/Yr.

City Project No. 601081
Zone Map No. B-9-Z
Sheet 32 Of 43 ~~35~~

99339MD02.DWG

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Date: OCTOBER 1998

CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

1. CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION AN EXCAVATION/BARRICADING PERMIT BEFORE ENGAGING IN ANY CONSTRUCTION, MAINTENANCE OR REPAIR WORK IN ANY OF THE CITY OF ALBUQUERQUE'S RIGHTS-OF-WAY. EMERGENCY WORK THAT WOULD PRESERVE LIFE OR PROPERTY IS EXCLUDED WITH THE UNDERSTANDING, THAT A PERMIT SHALL BE OBTAINED WITHIN 24 TO 48 HOURS.

2. CONTRACTOR SHALL AT THE TIME OF PERMIT REQUEST, SUBMIT FOR APPROVAL BY CONSTRUCTION COORDINATION, A TRAFFIC CONTROL PLAN DETAILING ALL EXISTING TOPOGRAPHY SUCH AS LANE WIDTHS, DRIVEWAYS, AND BUSINESS/RESIDENTIAL ACCESSES. THE TRAFFIC CONTROL PLAN SHALL INCLUDE ALL PHASES OF WORK AND SCHEDULES INVOLVED IN THE CONSTRUCTION PROJECT. ANY SEPERATE PHASES OF A CONSTRUCTION PROJECT SHALL BE GIVEN AN INDIVIDUAL PERMIT EACH. BLANKET PERMITS WILL NOT BE ISSUED.

3. THESE TYPICAL TRAFFIC CONTROL PLANS DO NOT REFLECT THE EXISTING TOPOGRAPHY SUCH AS DRIVEWAYS, LANE WIDTHS, AND BUSINESS/RESIDENTIAL ACCESSES. EVERY LOCATION THAT REQUIRES CONSTRUCTION TRAFFIC CONTROL SHALL HAVE A DETAILED TRAFFIC CONTROL PLAN SHOWING ALL EXISTING TOPOGRAPHY.

4. CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY CONSTRUCTION COORDINATION.

5. CONSTRUCTION COORDINATION SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY TRAFFIC CONTROL CHANGES NEEDED BY CONTRACTOR, THAT WERE NOT PREVIOUSLY APPROVED. THESE TRAFFIC CONTROL CHANGES SHALL BE REQUESTED IN WRITING ACCOMPANIED WITH A TRAFFIC CONTROL PLAN REFLECTING SUCH CHANGES.

6. ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL, SERVICE AND MAINTAIN ALL TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL NOT BE REMOVED OR ALTERED IN ANY WAY WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION, PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.

7. THE CONSTRUCTION TRAFFIC CONTROL INITIAL SET-UP SHALL BE BY AN AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA) CERTIFIED WORKSITE TRAFFIC SUPERVISOR. THE MAINTENANCE AND SERVICING SHALL ALSO BE DONE BY AN ATSSA CERTIFIED WORKSITE TRAFFIC SUPERVISOR OR EQUIVALENT.

8. CONTRACTOR IS RESPONSIBLE TO MAINTAIN AND SERVICE ALL TRAFFIC CONTROL DEVICES 24 HOURS A DAY, 7 DAYS A WEEK THROUGHOUT LENGTH OF PROJECT. CONTRACTOR IS RESPONSIBLE THAT ALL TRAFFIC CONTROL DEVICES COMPLY WITH THE MUTCD, LATEST EDITION.

9. ALL ADVANCE WARNING SIGNS SHALL BE DOUBLE INDICATED WHENEVER THERE ARE MULTI-LANE TRAFFIC IN ANY ONE GIVEN DIRECTION AND THERE IS SUFFICIENT MEDIAN SPACE.

10. ALL BARRICADES IN ALL TAPERS AND TANGENTS SHALL BE PLACED APART, A DISTANCE MEASURED IN FEET, EQUAL TO THAT OF THE POSTED SPEED LIMIT. NO EXCEPTIONS UNLESS APPROVED BY CONSTRUCTION COORDINATION PER MUTCD SECTION 6A-4.

⚠ 11. ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24 HOUR PER DAY BASIS UNTIL COMPLETED.

12. CONTRACTOR IS RESPONSIBLE TO PROVIDE CONSTRUCTION COORDINATION, A WEEKLY LOG OF DAILY INSPECTIONS OF BARRICADE AND MAINTENANCE SCHEDULES ON PROJECTS THAT ARE OVER ONE WEEK DURATION.

13. EQUIPMENT OR MATERIALS SHALL NOT BE STORED WITHIN 15 FEET OF A TRAVELED TRAFFIC LANE DURING NON-WORKING HOURS WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.

14. CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.

15. CONTRACTOR IS RESPONSIBLE FOR OBLITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.

16. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FACILITIES, BUSINESSES AND/OR RESIDENTS AT ALL TIMES.

17. CONTRACTOR SHALL PROVIDE ACCESS SIGNS FOR BUSINESSES LOCATED WITHIN THE CONSTRUCTION AREA UNDER THE SUPERVISION OF CONSTRUCTION COORDINATION. EACH ACCESS SIGN SHALL HAVE 5 INCH, WHITE OPAQUE LETTERING ON BLUE REFLECTORIZED BACKGROUND. ACCESS SIGNS SHALL BE CONSIDERED INCIDENTAL TO THE BID AND NOT PART OF THE CONTRACT UNLESS OTHERWISE STATED. NO MORE THAN 3 BUSINESSES SHALL BE LISTED ON A ACCESS SIGN. SHOPPING CENTERS AND MALLS SHALL BE LISTED AS SUCH.

18. ALL ADVANCE WARNING SIGNS SHALL MEET THE MINIMUM REFLECTIVE INTENSITY REQUIREMENTS SET FORTH BY THE CITY OF ALBUQUERQUE. CONSTRUCTION COORDINATION SHALL DETERMINE ALL REQUIREMENTS AND APPROVE OR DISAPPROVE ANY ADVANCE WARNING SIGN PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.

⚠ 19. 48 HOURS PRIOR TO OCCUPYING OR CLOSING OF A RIGHT-OF-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITALS, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.

20. ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY CONSTRUCTION COORDINATION.

21. EXCAVATIONS SHALL BE PLATED, TEMPORARILY PATCHED OR RESURFACED PRIOR TO OPENING OF TRAFFIC. A MINIMUM OF 11 FEET SHALL BE PROVIDED FOR TRAFFIC IN ANY GIVEN DIRECTION. CONTRACTOR IS RESPONSIBLE FOR ANY WORK INVOLVED IN SATISFYING THESE REQUIREMENTS.

22. CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE FOLLOWING:
1. STANDARDS AND REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
2. THE CITY OF ALBUQUERQUE TRAFFIC CODE, LATEST EDITION.
3. SECTION 19 OF THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION, AS WELL AS OTHER SECTIONS.

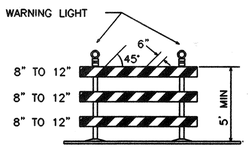
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION, WASHING OF EQUIPMENT IS INCIDENTAL TO IT'S PLACEMENT AND MAINTENANCE.

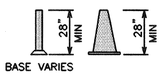
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

⚠ 26. ADVANCE WARNING SIGNS SHALL BE 36"x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGHT AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D.

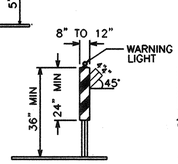
⚠ 27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPTMENT, BOTH PERMANENT AND TEMPORARY.



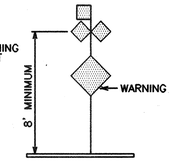
TYPE III BARRICADE



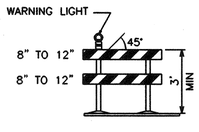
CONES



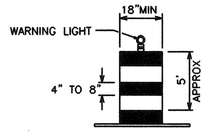
VERTICAL PANEL



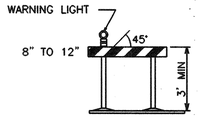
HIGH LEVEL WARNING DEVICE



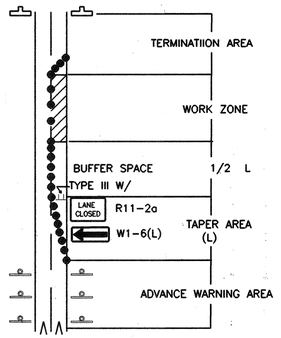
TYPE II BARRICADE COLLAPSIBLE



BARREL



TYPE I BARRICADE COLLAPSIBLE



TRAFFIC CONTROL ELEMENTS

LEGEND

- WORK AREA
- BARRICADE - TYPE I, TYPE II, OR BARREL
- BARRICADE - TYPE III
- VERTICAL PANEL
- WARNING SIGN
- D — DISTANCE BETWEEN SIGNS - A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET
- FLAGMAN POSITION
- S — SPACING BETWEEN BARRICADES - A DISTANCE MEASURED IN FEET EQUAL TO THE STREET LIMIT OF THE STREET
- L — TAPER LENGTH - SEE CHART BELOW

THE TANGENT LENGTH IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET.

TAPER REQUIREMENT

SPEED LIMIT (MPH)	TAPER LENGTH(L) (FEET) 10' LANE	11' LANE	12' LANE	MINIMUM NUMBER OF DEVICES FOR TAPER	MAXIMUM DEVICE SPACING IN FEET ALONG TAPER	AFTER TAPER
20	70	75	80	5	20	20
25	105	115	125	6	25	25
30	150	165	180	7	30	30
35	205	225	245	8	35	35
40	270	295	320	9	40	40
45	450	495	540	13	45	45
50	500	550	600	13	50	50
55	550	605	660	13	55	55

RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

SPEED MILES PER HOUR	MINIMUM DISTANCE IN FEET BETWEEN SIGNS	FROM LAST SIGN TO TAPER
0-20	10 X SPEED LIMIT	10 X SPEED LIMIT
25-30	10 X SPEED LIMIT	10 X SPEED LIMIT
30-35	10 X SPEED LIMIT	10 X SPEED LIMIT
40-45	10 X SPEED LIMIT	10 X SPEED LIMIT
50-60	10 X SPEED LIMIT	10 X SPEED LIMIT

TAPER CRITERIA

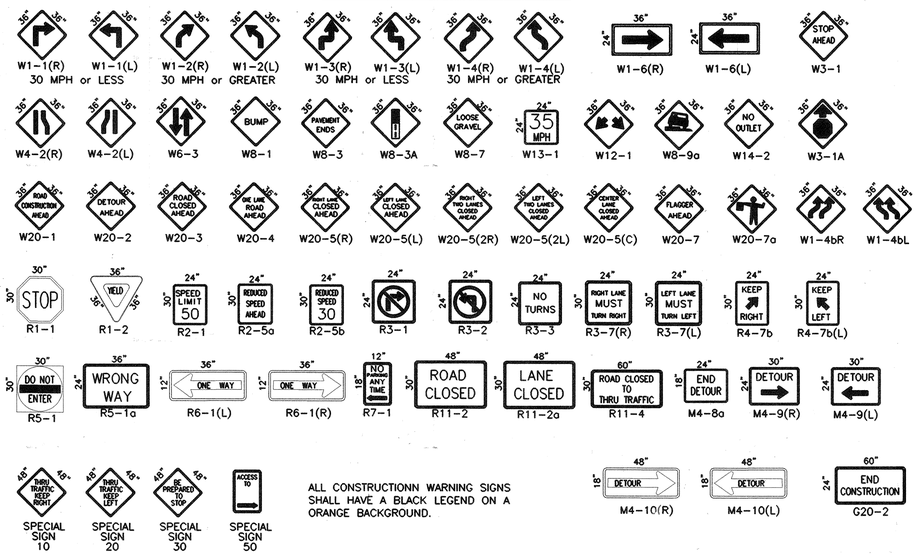
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

SPEED LIMIT	
40 MPH OR LESS	$L = \frac{WS^2}{60}$
40 MPH OR GREATER	L = W x S

L = TAPER LENGTH
W = WIDTH OF OFFSET IN FEET
S = POSTED SPEED OR OFF-PEAK 85-PERCENTILE SPEED IN MPH

SIGN FACE DETAILS



ALL CONSTRUCTIONN WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

AS-BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
ACCEPTANCE BY — DATE
FIELD LOCATION BY — DATE
DRAWINGS CORRECTED BY — DATE

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE	REMARKS
1	J.D.L.	9/25/97	ADD NOTE NO. 27
2	J.D.L.	9/24/97	REVISED NOTE NO. 26
3	J.D.L.	9/24/97	REVISED NOTE NO. 19
4	J.D.L.	9/24/97	REVISED NOTE NO. 11

REVISIONS
DESIGN — DESIGNED BY BOHANNAN HUSTON — DATE 5-97
DRAWN BY BOHANNAN HUSTON — DATE 5-97
CHECKED BY BOHANNAN HUSTON — DATE 5-97

MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

ENGINEER'S SEAL
BRADLEY L. BINGHAM NEW MEXICO 12697 PROFESSIONAL ENGINEER
11/12/98

FOR INFORMATION ONLY

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: WestPointe AT VENTANA RANCH
TRAFFIC CONTROL
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

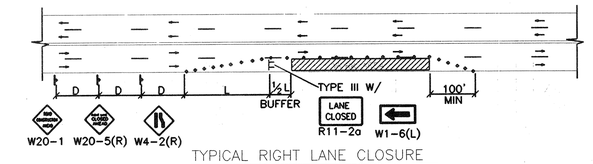
DESIGN REVIEW COMMITTEE — APPROVED JAN 28 1999 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN UPDATE — MO./DAY/YR. — MO./DAY/YR.

CITY PROJECT NO. 601081
ZONE MAP NO. B-9-Z
SHEET 33 OF ~~35~~ 43

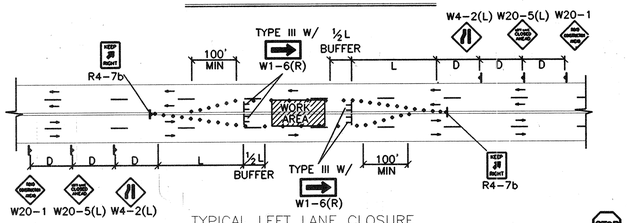
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[BH-MAIN\PROJECTS\97177\TRANS\DESIGN\SIGNAL]CITYSIGN.DWG

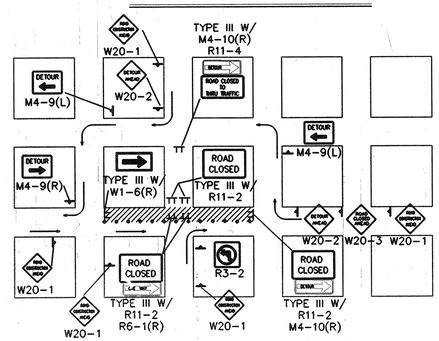
CITYSIGN.DWG 6-11-97



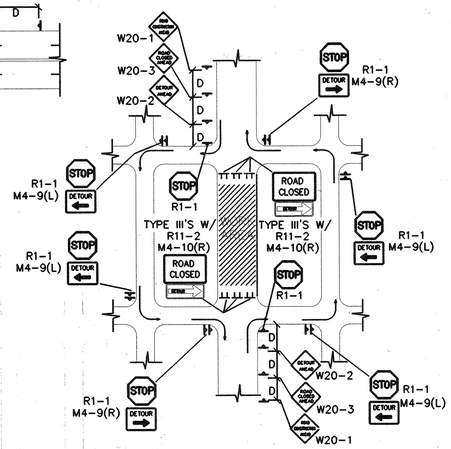
TYPICAL RIGHT LANE CLOSURE



TYPICAL LEFT LANE CLOSURE

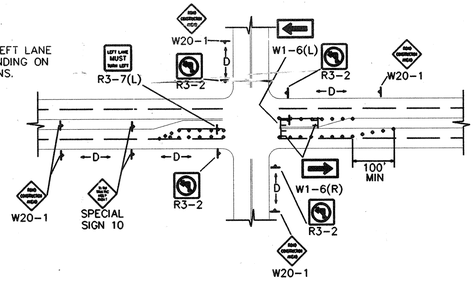


TYPICAL ONE DIRECTION DETOUR



TYPICAL STREET CLOSURE

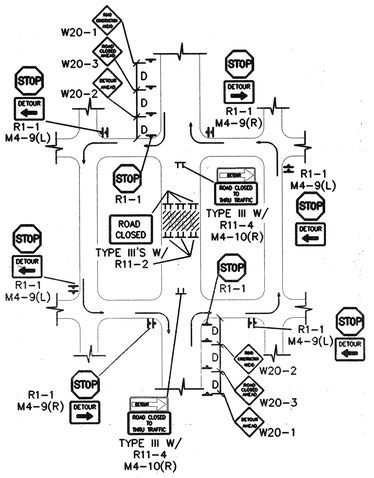
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



NOTE:
MAY REQUIRE LEFT LANE CLOSURE DEPENDING ON FIELD CONDITIONS.

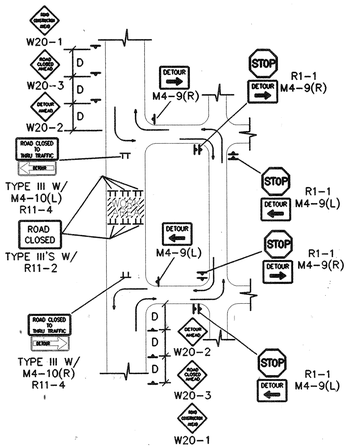
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION.



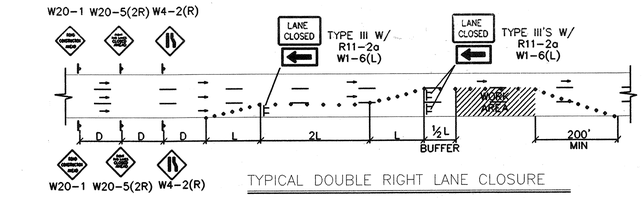
TYPICAL MID-BLOCK CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.

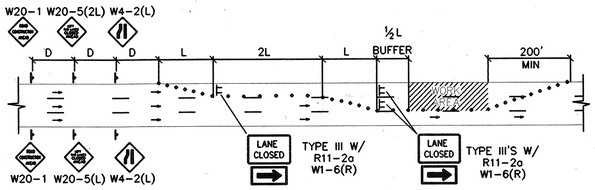


TYPICAL STREET CLOSURE

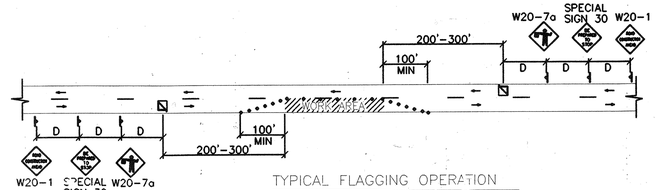
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



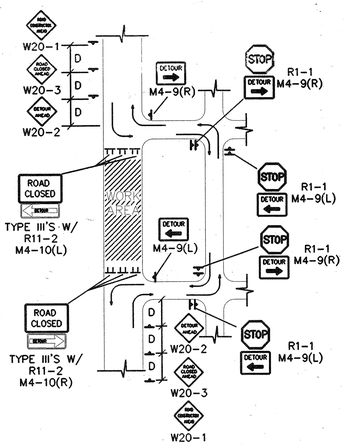
TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE

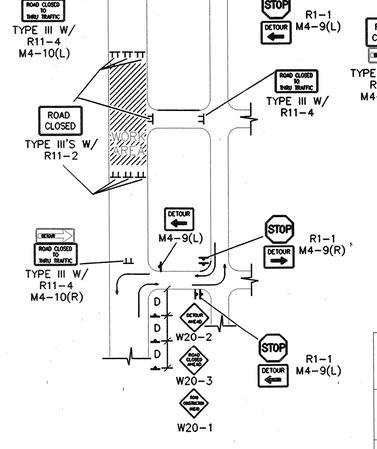


TYPICAL FLAGGING OPERATION



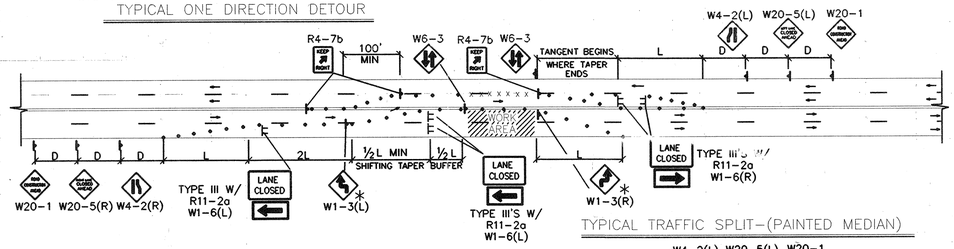
TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.

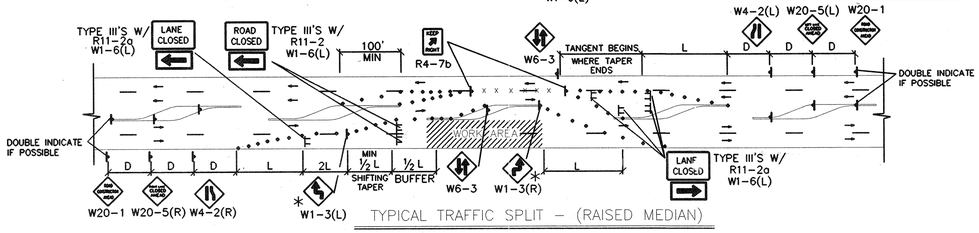


TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



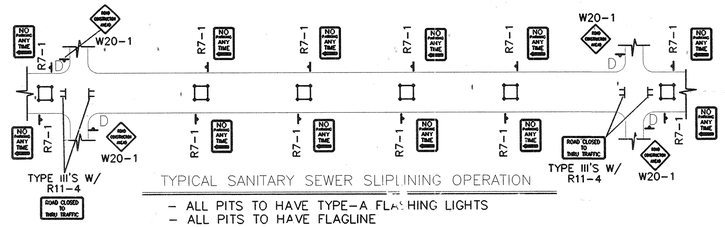
TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)



TYPICAL TRAFFIC SPLIT – (RAISED MEDIAN)

TRAFFIC SPLIT NOTES:

1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
2. 1/2 L IS THE MINIMUM DISTANCE FOR SHIFTING TAPERS.
3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
4. MEDIAN REMOVAL SHALL BE REQUIRED IF 1/2 L OR REVERSE CURVE IS NOT SUFFICIENT. MEDIAN REMOVAL SHALL TAKE PLACE BEFORE SPLITS.
5. REDUCED SPEED MAY BE CONSIDERED.
6. * USE W1-3 FOR 30 MPH OR LESS, W1-4 FOR SPEED 35 MPH OR GREATER.



TYPICAL SANITARY SEWER SLIPLINING OPERATION

- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS
- ALL PITS TO HAVE FLAGLINE

GENERAL NOTE:

ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

⚠ ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF 36" THIRTY SIX INCHES BY 36" THIRTY SIX INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT.

FOR INFORMATION ONLY

AS-BUILT INFORMATION

CONTRACTOR — DATE
WORK STAKED BY — DATE
INSPECTION BY — DATE
ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

BENCH MARKS

SURVEY INFORMATION

NO.	BY	DATE

FIELD NOTES

ENGINEER'S SEAL

BRADLEY L. BINGHAM NEW MEXICO 12697 REGISTERED PROFESSIONAL ENGINEER
11/12/98

NO.	DATE	REMARKS	BY
1	9/24/97	REVISED GENERAL NOTE	J.D.L.
		REVISIONS	
		DESIGN	DATE 5-97
		DESIGNED BY BOHANNAN HUSTON	DATE 5-97
		DRAWN BY BOHANNAN HUSTON	DATE 5-97
		CHECKED BY BOHANNAN HUSTON	

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: WestPointe AT VENTANA RANCH
TYPICAL TRAFFIC CONTROL
& SIGNING EXAMPLES (REF MUTCD)

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

APPROVED
DESIGN REVIEW COMMITTEE

CITY PROJECT NO. 601081 — ZONE MAP NO. B-9-Z — SHEET 34 OF 43

SCANNED BY MEGA REPRO

[BH-MAIN\PROJECTS\97177\TRANS\DESIGN\SIGNAL]CITYTRAF.DWG

CITYTRAF.DWG 6-11-97

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

No plantings shall be closer than 1' 6" to the curb.

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.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters Shrubs to receive (2) 1.0 GPH Drip Emitters Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end

Run time per each drip valve will be approximately 15 minutes per. day , to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

SCANNED BY MESA REPRO

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NOTE:
TREES SHALL BE A MINIMUM OF 6' BEHIND CURB AND GUTTER.



N

100 50 0 100
1"=100'

PLANT LEGEND

	HEIGHT	WIDTH
SHADE TREE 2" – 2 1/2"Cal	to 60'	to 40'
FLOWERING TREE 2" Cal	to 25'	25' TO 30'
DESERT WILLOW 15 GAL	to 25'	20'–25'
LEYLANDII CYPRESS(M) Cupressocyparis leylandii 15 GAL	to 60'	15'–20'
PINE 6'–8'	to 35'	TO 20'
MULTI–TRUNK TREE 15 GAL	to 15'	to 15'
YUCCA (L)	10'–17"	5'–10"
SHRUB 5 gal	varies	varies
VINE 5 GAL	varies	30'
WILDFLOWER 1 gal	12" to 18"	18" to 30"
TAM JUNIPER (M) JUNIPERUS SABINA 5 gal	to 18"	3'–5'
OVERSIZED GRAVEL & BOULDERS (1' DIA. MAX.)		
3/4" GREY GRAVEL WITH FILTER FAB SIDEWALK TO PROPERTY LINE		
BROWN GRAVEL WITH FILTER FAB SIDEWALK TO CURB AND MEDIANS		
SOD		
COMMERCIAL GRADE STEEL EDGING		

THIS PLAN IS CONSISTENT WITH THE SPCIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON , AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION

DESIGN AND DEVELOPMENT, CIP

PUBLIC WORKS, WATER UTILITIES DIVISION

CITY ENGINEER, ENGINEERED DIVISION / AMAFCA

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

CITY PLANNER, ALBUQUERQUE, PLANNING DIVISION

PLNZ (10706) 4/96

NEW MEXICO UTILITIES INC

I, James Dellon, 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.

4-4-00
James Dellon, NM LS#0007 /date

STATE OF NEW MEXICO JAMES DE LON 0007 REGISTERED LANDSCAPE ARCHITECT
4-7-99

The Hilltop
WestPointe
Sivage Thomas Homes

AS–BUILT INFORMATION

BENCH MARKS

ACS. BRASS TABLET STAMPED "1–B10" (NAD. 1927.)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=1357,526.690, Y=1,525,184.38, (GROUND–TO–GRID. FACTOR =
0.99966640, DELTA ALPHA = –00°16'00" ELEVATION 5419.52

ACS. BRASS TABLET STAMPED "1–B8 1980" (NAS. 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=1355,077.00, Y=1,529,058.83 (GROUND–TO–GRID. FACTOR =
0.99966334, DELTA ALPHA = 00°16'47" ELEVATION 5450.51

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

CONTRACTOR — DATE
STAKED BY — DATE
INSPE. OF IMPROVEMENTS ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
AS–BUILTS RECEIVED BY — DATE
CORRECTED BY — DATE

MICRO–FILM INFORMATION
RECORDED BY — DATE
NO.

ENGINEER'S SEAL

No.	Date	By	REMARKS
1	4/10		SHEET ADDED
			REVISIONS
			DESIGN

Designed By: AJV — DATE: 12/98
Drawn By: AJV — DATE: 10/98
Checked By: RLB — DATE: 10/98

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WestPointe AT VENTANA RANCH
LANDSCAPE PLAN

2/11/99

Design Review Committee — City Engineer Approval — APPROVED APR 20 1999 CITY ENGINEER

Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

City Project No. THE HILLTOP 601081 — Zone Map No. B–9–Z — Sheet 35 Of 43

99339GP01.DWG

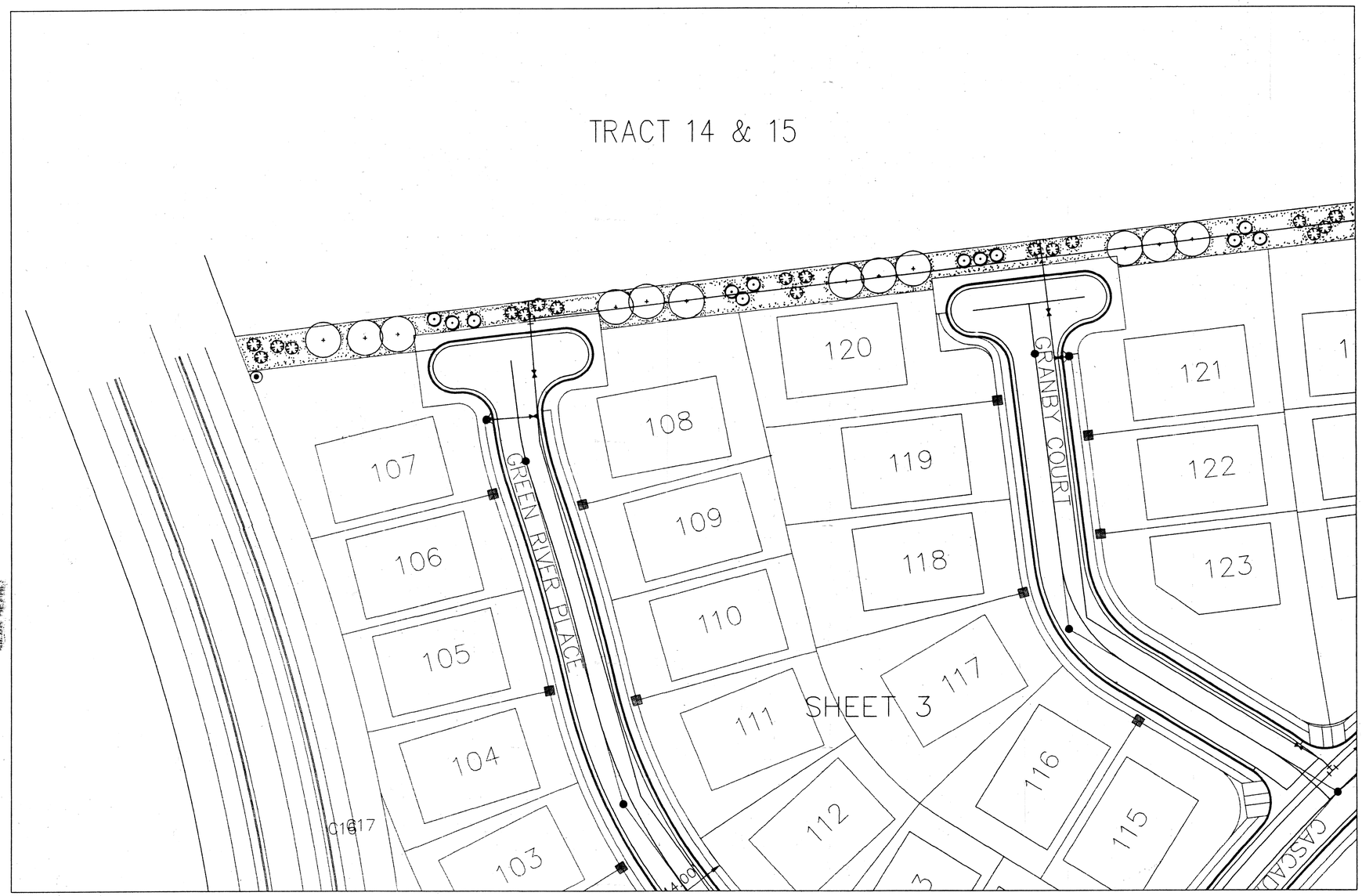
99339A04

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DECEMBER 1998

FOR INFORMATION ONLY

SHEET 2

TRACT 14 & 15



PLANT LEGEND

	HEIGHT	WIDTH
SHADE TREE 2" – 2 1/2"Cal	to 60'	to 40'
FLOWERING TREE 2" Cal	to 25'	25' TO 30'
DESERT WILLOW 15 GAL	to 25'	20'–25'
LEYLANDII CYPRESS(M) Cupressocyparis leylandii 15 GAL	to 80'	15'–20'
PINE 6'–8'	to 35'	TO 20'
MULTI-TRUNK TREE 15 GAL	to 15'	to 15'
YUCCA (L)	10'–17'	5'–10"
SHRUB 5 gal	varies	varies
VINE 5 GAL	varies	to 30'
WILDFLOWER 5 gal	12" to 18"	18" to 30"
TAM JUNIPER (M) JUNIPERUS SABINA	to 18"	3'–5'

OVERSIZED GRAVEL & BOULDERS
1 gal

3/4" GREY GRAVEL WITH FILTER FAB SIDEWALK TO PROPERTY LINE

BROWN GRAVEL WITH FILTER FAB SIDEWALK TO CURB AND MEDIANS

SOD SOD

COMMERCIAL GRADE STEEL EDGING

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

ACS BRASS TABLET STAMPED "1–810" (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,526.890 Y=1,525,188.35 GROUND-TO-GRID FACTOR = 0.99996640 DELTA ALPHA = –00°18'30" ELEVATION 5418.52

ACS BRASS TABLET STAMPED "1–89 1980" (NAS 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=355,077.00 Y=1,529,056.83 GROUND-TO-GRID FACTOR = 0.99996134, DELTA ALPHA = –00°18'47" ELEVATION 5450.51

AS-BUILT INFORMATION

	DATE
CONTRACTOR WORK STAKED BY	
WORK INSPECTED BY	
ACCEPTANCE BY	
FIELD VERIFICATION BY	
DRAWINGS CORRECTED BY	

MICRO-FILM INFORMATION

	DATE
RECORDED BY	
NO.	

ENGINEER'S SEAL

No.	Date	By	REMARKS
1	A/10		SHEET ADDED

REVISIONS
DESIGN

Designed By: AJV DATE: 12/98
Drawn By: AJV DATE: 10/98
Checked By: RLB DATE: 10/98

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

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 preformed 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 4-4-00 date

JAMES DE FLON 0007 REGISTERED LANDSCAPE ARCHITECT NEW MEXICO

A-7-99

N

GRAPHIC SCALE

30 15 0 15 30

SCALE: 1"=30'

The Hilltop

2/11/99

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WestPointe AT VENTANA RANCH
LANDSCAPE PLAN

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

APPROVED APR 20 2000 CITY ENGINEER

City Project No. 601081 | Zone Map No. B-9-Z | Sheet 36 | Of 43

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FOR INFORMATION ONLY

SHEET 3



SCANNED BY MESA REPRO

PLANT LEGEND

	HEIGHT	WIDTH
SHADE TREE 2" – 2 1/2"Cal	to 60'	to 40'
FLOWERING TREE 2" Cal	to 25'	25' TO 30'
DESERT WILLOW 15 GAL	to 25'	20'–25'
LEYLANDII CYPRESS(M) Cupressocyparis leylandii 15 GAL	to 60'	15'–20'
PINE 6'–8'	to 35'	TO 20'
MULTI–TRUNK TREE 15 GAL	to 15'	to 15'
YUCCA (L)	10'–17'	5'–10"
SHRUB 5 gal	varies	varies
VINE 5 GAL	varies	to 30'
WILDFLOWER 5 gal	12" to 18"	18" to 30"
TAM JUNIPER (M) JUNIPERUS SABINA	to 18"	3'–5'

OVERSIZED GRAVEL & BOULDERS 1 gal

3/4" GREY GRAVEL WITH FILTER FAB SIDEWALK TO PROPERTY LINE

BROWN GRAVEL WITH FILTER FAB SIDEWALK TO CURB AND MEDIANS

SOD

COMMERCIAL GRADE STEEL EDGING

FOR INFORMATION ONLY

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4-4-00
James Deflon, NM LS#0007 /date

STATE OF NEW MEXICO
JAMES DE FLON
0007
REGISTERED LANDSCAPE ARCHITECT

4-7-99

GRAPHIC SCALE
30 15 0 15 30
SCALE: 1"=30'

The Hilltop
2/11/99

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AS–BUILT INFORMATION

BENCH MARKS

ACS BRASS TABLET STAMPED "1–810" (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,526.690 Y=1,525,168.35 GROUND–TO–GRID FACTOR = 0.9998640 DELTA ALPHA = –00°18'30" ELEVATION 5419.52

ACS BRASS TABLET STAMPED "1–89 1980" (NAS 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=355,077.00 Y=1,529,056.93 GROUND–TO–GRID FACTOR = 0.9998334 DELTA ALPHA = 00°18'47" ELEVATION 5450.51

CONTRACTOR STAKED BY — DATE
INSPECTOR'S FIELD NOTES BY — DATE
FIELD INFORMATION BY — DATE
CORRECTED BY — DATE
MICRO–FILM INFORMATION
RECORDED BY — DATE
NO.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

No.	Date	REMARKS
1	4/16	SHEET ADDED

REVISIONS
DESIGN

Designed By: AJV — DATE: 12/98
Drawn By: AJV — DATE: 10/98
Checked By: RLB — DATE: 10/98

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WestPointe AT VENTANA RANCH
LANDSCAPE PLAN

Design Review Committee — APPROVED — CITY ENGINEER
City Engineer Approval

Last Design Update: Mo./Day/Yr. | Mo./Day/Yr.

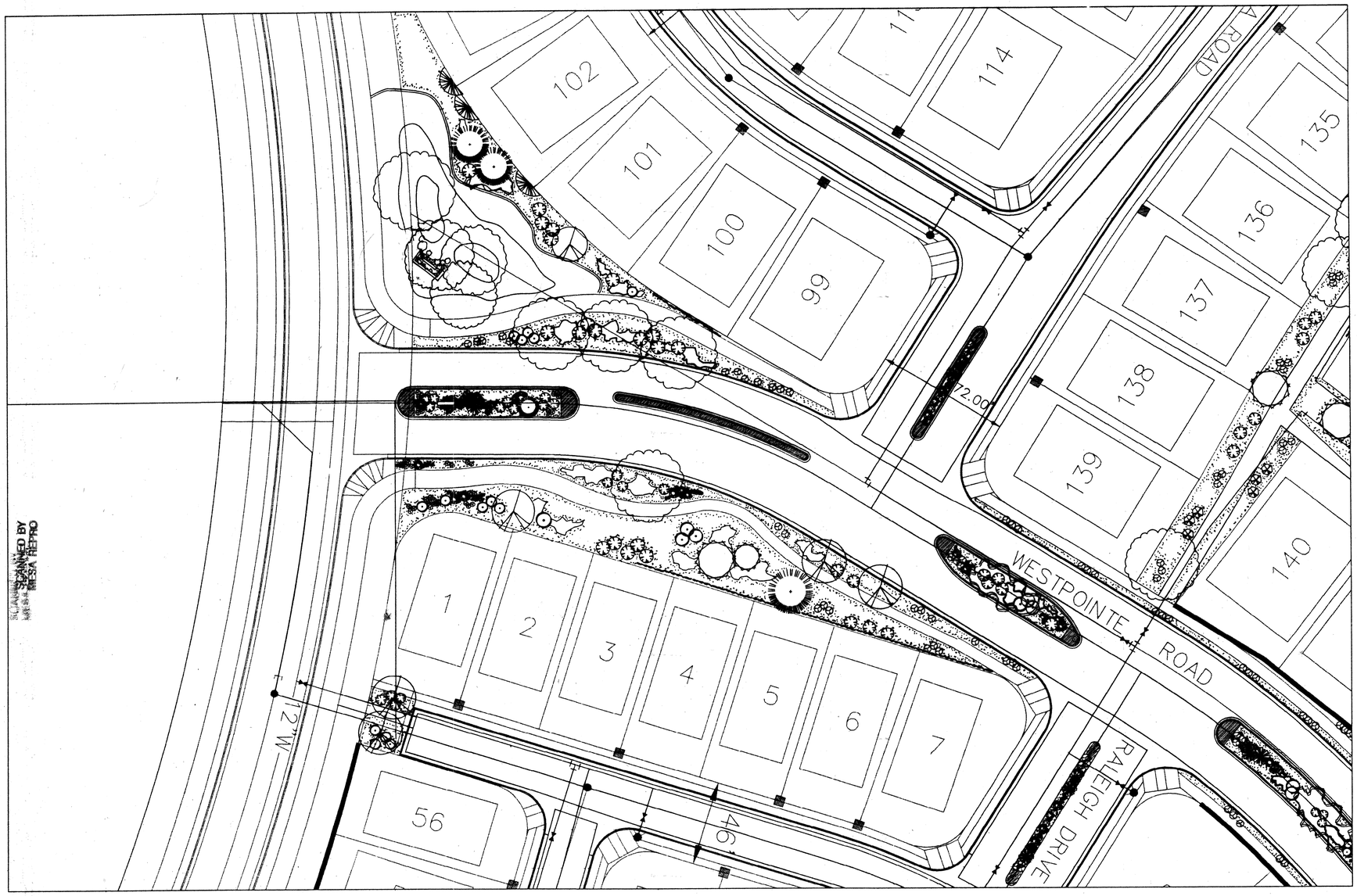
City Project No. 601081 | Zone Map No. B-9-Z | Sheet 37 Of 43

99339GP01.DWG

99339A04

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DECEMBER 1998

SHEET 4



PLANT LEGEND

	HEIGHT	WIDTH
SHADE TREE 2" – 2 1/2"Cal	to 60'	to 40'
FLOWERING TREE 2" Cal	to 25'	25' TO 30'
DESERT WILLOW 15 GAL	to 25'	20'–25'
LEYLANDII CYPRESS(M) Cupressocyparis leylandii 15 GAL	to 60'	15'–20'
PINE 6'–8'	to 35'	TO 20'
MULTI-TRUNK TREE 15 GAL	to 15'	to 15'
YUCCA (L)	10'–17"	5'–10"
SHRUB 5 gal	varies	varies
VINE 5 GAL	varies	to 30'
WILDFLOWER 5 gal	12" to 18"	18" to 30"
TAM JUNIPER (M) JUNIPERUS SABINA	to 18"	3'–5'
OVERSIZED GRAVEL & BOULDERS 1 gal		
3/4" GREY GRAVEL WITH FILTER FAB SIDEWALK TO PROPERTY LINE		
BROWN GRAVEL WITH FILTER FAB SIDEWALK TO CURB AND MEDIANS		
SOD		
COMMERCIAL GRADE STEEL EDGING		

FOR INFORMATION ONLY

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

AS-BUILT INFORMATION

BENCH MARKS	CONTRACTOR	DATE
ACS BRASS TABLET STAMPED "1–810" (NAD 1927)		
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	WORK STAKED BY	DATE
X=357,526.690 Y=1,525,168.35 GROUND-TO-GRID FACTOR =	ACCEPTANCE BY	DATE
0.99986640 DELTA ALPHA = –00°16'30" ELEVATION 5419.52	FIELD VERIFICATION BY	DATE
	DRAWING CORRECTED BY	DATE
ACS BRASS TABLET STAMPED "1–89 1980" (NAS 1927)	RECORDED BY	DATE
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	NO.	
X=355,077.00 Y=1,526,056.83 GROUND-TO-GRID FACTOR =		
0.99986334, DELTA ALPHA = 00°16'47" ELEVATION 5450.51		

SURVEY INFORMATION

FIELD NOTES

NO.	DATE	BY

ENGINEER'S SEAL

No.	Date	REMARKS	By
1	4/00	SHEET ADDED	

REVISIONS

DESIGN

Designed By: AJV DATE: 12/98

Drawn By: AJV DATE: 10/98

Checked By: RLB DATE: 10/98

MICRO-FILM INFORMATION

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 preformed 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.

4-4-00

James Deflon, NM LS#0007 /date

STATE OF NEW MEXICO
JAMES DE FLON
0007
REGISTERED LANDSCAPE ARCHITECT

4-7-99

GRAPHIC SCALE

30 15 0 15 30

SCALE: 1"=30'

The Hilltop

2/11/99

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WestPointe AT VENTANA RANCH
LANDSCAPE .PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED CITY ENGINEER				

City Project No. 601081 Zone Map No. B-9-Z Sheet 38 Of 43

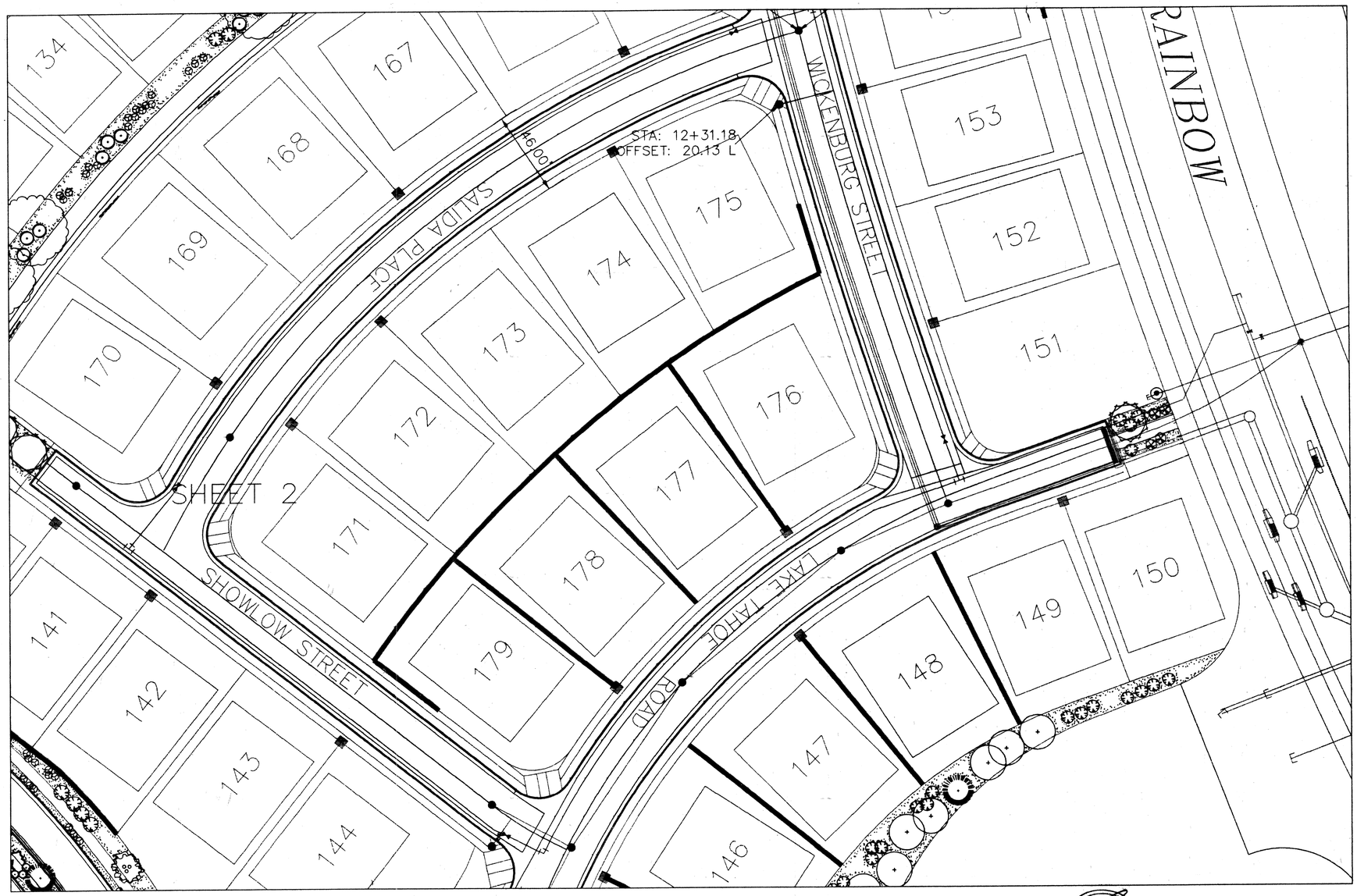
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DECEMBER 1998

SCANNED BY
MEDIA MEDFORD

SHEET 5



PLANT LEGEND

	HEIGHT	WIDTH
SHADE TREE 2" – 2 1/2"Cal	to 60'	to 40'
FLOWERING TREE 2" Cal	to 25'	25' TO 30'
DESERT WILLOW 15 GAL	to 25'	20'–25'
LEYLANDII CYPRESS(M) Cupressocyparis leylandii 15 GAL	to 60'	15'–20'
PINE 6'–8'	to 35'	TO 20'
MULTI-TRUNK TREE 15 GAL	to 15'	to 15'
YUCCA (L)	10'–17'	5'–10"
SHRUB 5 gal	varies	varies
VINE 5 GAL	varies	to 30'
WILDFLOWER 5 gal	12" to 18"	18" to 30"
TAM JUNIPER (M) JUNIPERUS SABINA	to 18"	3'–5'
OVERSIZED GRAVEL & BOULDERS 1 gal		
3/4" GREY GRAVEL WITH FILTER FAB SIDEWALK TO PROPERTY LINE		
BROWN GRAVEL WITH FILTER FAB SIDEWALK TO CURB AND MEDIANS		
SOD SOD		
COMMERCIAL GRADE STEEL EDGING		

FOR INFORMATION ONLY

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

AS-BUILT INFORMATION

CONTRACTOR — DATE

WORK STAKED BY — DATE

INSPECTIONS BY — DATE

FIELD VERIFICATION BY: — DATE

DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE

NO.

BENCH MARKS

ACS BRASS TABLET STAMPED "1–810" (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,526.690 Y=1,525,166.35 GROUND-TO-GRID FACTOR =
0.99986640 DELTA ALPHA = –00°16'30" ELEVATION 5418.52

ACS BRASS TABLET STAMPED "1–89 1990" (NAS 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=355,077.00 Y=1,529,056.83 GROUND-TO-GRID FACTOR =
0.99986334, DELTA ALPHA = 00°16'17" ELEVATION 5450.51

SURVEY INFORMATION

FIELD NOTES

NO.	DATE	BY

ENGINEER'S SEAL

No.	Date	REMARKS
		REVISIONS
1	4/10	SHEET ADDED
		DESIGN

Designed By: AJV — DATE: 12/98
Drawn By: AJV — DATE: 10/98
Checked By: RLB — DATE: 10/98

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 preformed 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.

4-4-00
James Deflon, NM LS#0007 /date

STATE OF NEW MEXICO
JAMES DE FLON
0007
REGISTERED LANDSCAPE ARCHITECT
4-7-99

GRAPHIC SCALE
30 15 0 15 30
SCALE: 1"=30'

The Hilltop
2/11/99

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THE HILLTOP

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
WestPointe AT VENTANA RANCH
LANDSCAPE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED MAY 20 1999 CITY ENGINEER				

City Project No. 601081 | Zone Map No. B-9-Z | Sheet 39 Of 43

99339GP01.DWG

99339A04

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DECEMBER 1998

SHEET 6



PLANT LEGEND

	HEIGHT	WIDTH
SHADE TREE 2" - 2 1/2" Cal	to 60'	to 40'
FLOWERING TREE 2" Cal	to 25'	25' TO 30'
DESERT WILLOW 15 GAL	to 25'	20'-25'
LEYLANDII CYPRESS(M) Cupressocyparis leylandii 15 GAL	to 60'	15'-20'
PINE 6'-8'	to 35'	TO 20'
MULTI-TRUNK TREE 15 GAL	to 15'	to 15'
YUCCA (L)	10'-17'	5'-10"
SHRUB 5 gal	varies	varies
VINE 5 GAL	varies	to 30'
WILDFLOWER 5 gal	12" to 18"	18" to 30"
TAM JUNIPER (M) JUNIPERUS SABINA	to 18"	3'-5'

OVERSIZED GRAVEL & BOULDERS 1 gal

3/4" GREY GRAVEL WITH FILTER FAB SIDEWALK TO PROPERTY LINE

BROWN GRAVEL WITH FILTER FAB SIDEWALK TO CURB AND MEDIANS

SOD

COMMERCIAL GRADE STEEL EDGING

FOR INFORMATION ONLY

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

ACS BRASS TABLET STAMPED "1-B10" (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X= 357,526.690 Y=1,525,168.35 GROUND-TO-GRID FACTOR = 0.999668 40 DELTA ALPHA = -00°16'30" ELEVATION 5419.52

ACS BRASS TABLET STAMPED "1-B9 1980" (NAS 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X= 355,077.00 Y=1,529,056.83 GROUND-TO-GRID FACTOR = 0.999668334 DELTA ALPHA = 00°19'47" ELEVATION 5450.51

AS-BUILT INFORMATION

	DATE
CONTRACTOR STAKED BY	
INSPECTORS FIELD LOCATION BY	
FIELD VERIFICATION BY	
DRAWINGS CORRECTED BY	

MICRO-FILM INFORMATION

	DATE
RECORDED BY	
NO.	

ENGINEER'S SEAL

No.	Date	By	REMARKS
1	4/00		SHEET ADDED

REVISIONS
DESIGN

Designed By: AJV DATE: 12/98
Drawn By: AJV DATE: 10/98
Checked By: RLB DATE: 10/98

SCANNED BY MESA REPRO

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 preformed 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 /date 9.4.00

STATE OF NEW MEXICO JAMES DE FLON 0007 REGISTERED LANDSCAPE ARCHITECT

A-7-99

GRAPHIC SCALE

30 15 0 15 30

SCALE: 1"=30'

The Hilltop

2/11/99

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WestPointe AT VENTANA RANCH
LANDSCAPE PLAN

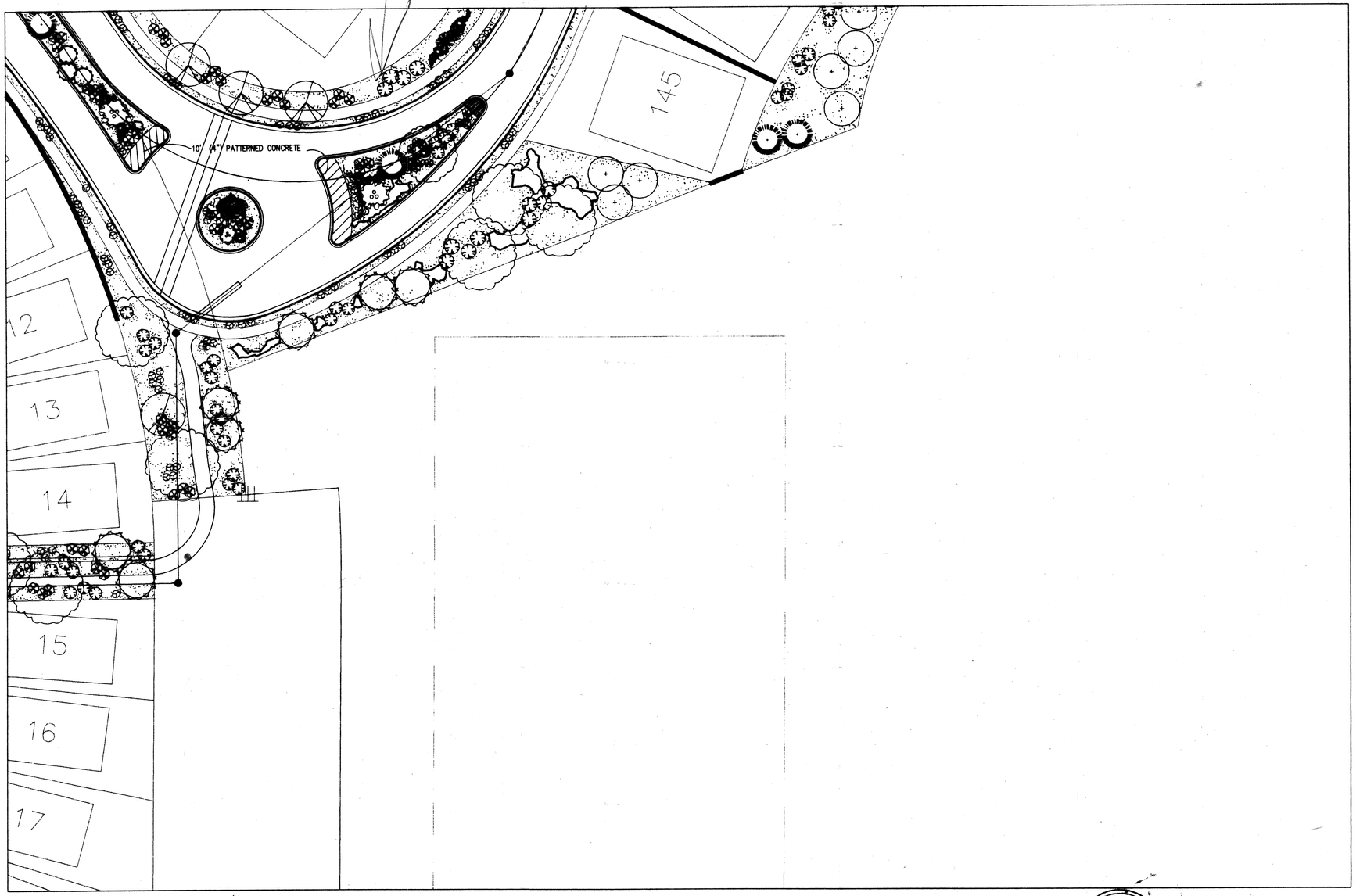
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED CITY ENGINEER				

City Project No. 601081 | Zone Map No. B-9-Z | Sheet 40 Of 43

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DECEMBER 1998

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SHEET 7



SCANNED BY MESA REPRO

PLANT LEGEND

		HEIGHT	WIDTH
	SHADE TREE 2" - 2 1/2"Cal	to 80'	to 40'
	FLOWERING TREE 2" Cal	to 25'	25' TO 30'
	DESERT WILLOW 15 GAL	to 25'	20'-25'
	LEYLANDII CYPRESS(M) Cupressocyparis leylandii 15 GAL	to 80'	15'-20'
	PINE 6'-8'	to 35'	TO 20'
	MULTI-TRUNK TREE 15 GAL	to 15'	to 15'
	YUCCA (L)	10'-17'	5'-10"
	SHRUB 5 gal	varies	varies
	VINE 5 GAL	varies	to 30'
	WILDFLOWER 5 gal	12" to 18"	18" to 30"
	TAM JUNIPER (M) JUNIPERUS SABINA	to 18"	3'-5'
	OVERSIZED GRAVEL & BOULDERS 1 gal		
	3/4" GREY GRAVEL WITH FILTER FAB SIDEWALK TO PROPERTY LINE		
	BROWN GRAVEL WITH FILTER FAB SIDEWALK TO CURB AND MEDIANS		
SOD	SOD		
	COMMERCIAL GRADE STEEL EDGING		

FOR INFORMATION ONLY

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

AS-BUILT INFORMATION

CONTRACTOR DATE

STAKED BY DATE

INSPECTOR'S ACCEPTANCE BY DATE

FIELD VERIFICATION BY DATE

DRAWING CORRECTED BY DATE

RECORDED BY DATE

NO.

BENCH MARKS

ACS BRASS TABLET STAMPED "1-B10" (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,526.690 Y=1,525,168.35 GROUND-TO-GRID FACTOR =
0.99996840 DELTA ALPHA = -00°0'.30" ELEVATION 5419.52

ACS BRASS TABLET STAMPED "1-B9 1980" (NAS 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=355,077.00 Y=1,529,056.93 GROUND-TO-GRID FACTOR =
0.99996334, DELTA ALPHA = 00°16'47" ELEVATION 5450.51

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

No.	Date	By	REMARKS
1	4/10		SHEET ADDED

REVISIONS

DESIGN

Designed By: AJV DATE: 12/98
Drawn By: AJV DATE: 10/98
Checked By: RLB DATE: 10/98

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 preformed 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.

4-4-00
James Deflon, NM LS#0007 /date

STATE OF NEW MEXICO
JAMES DE FLON
0007
REGISTERED LANDSCAPE ARCHITECT
4-7-99

GRAPHIC SCALE
30 15 0 15 30
SCALE: 1"=30'

The Hilltop
2/11/99

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
WestPointe AT VENTANA RANCH
LANDSCAPE PLAN

Design Review Committee: APPROVED CITY ENGINEER

City Engineer Approval

Last Design Update: Mo./Day/Yr. Mo./Day/Yr.

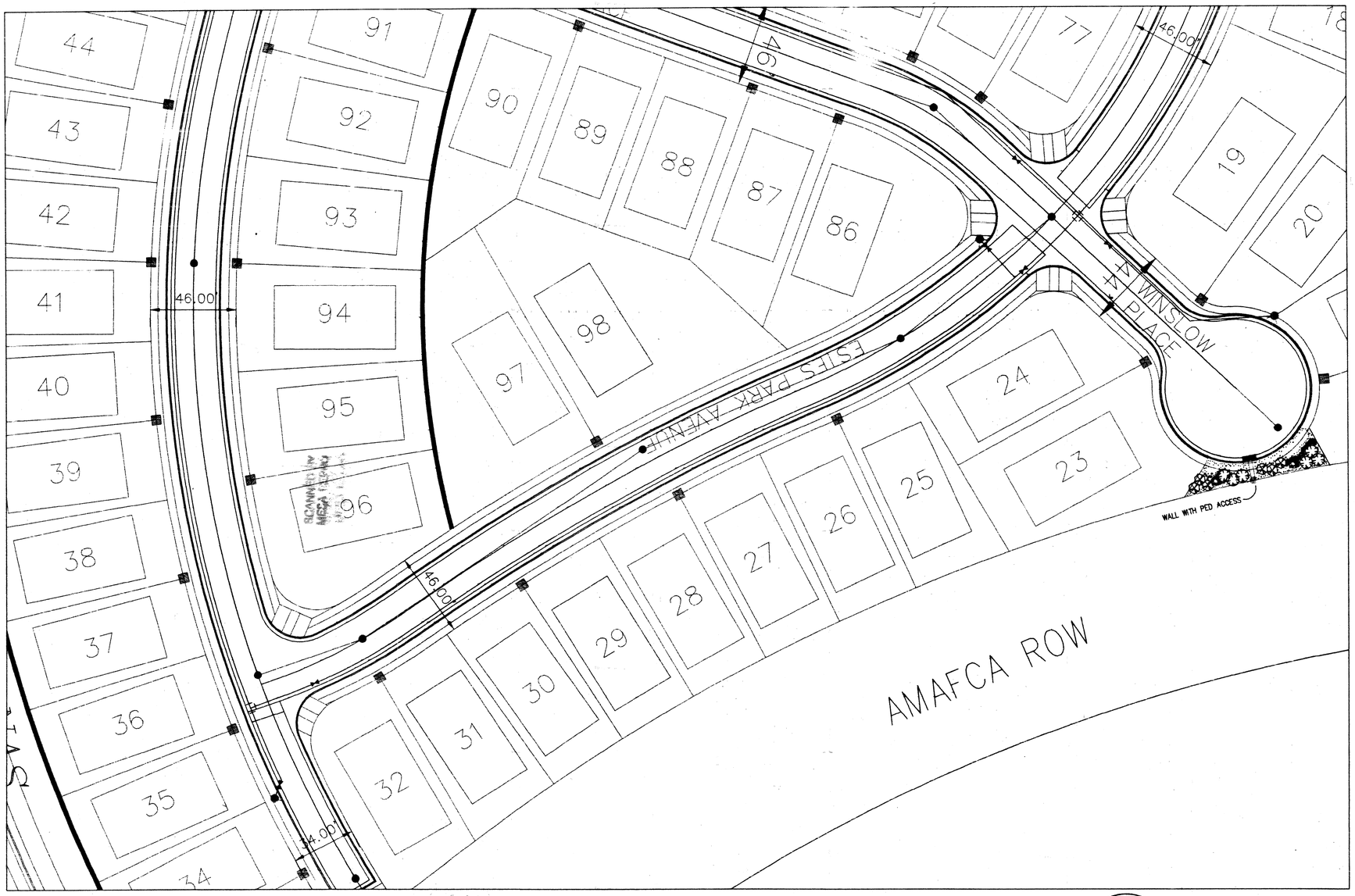
City Project No. 601081 Zone Map No. B-9-Z Sheet 41 Of 43

99339GP01.DWG

99339A04

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DECEMBER 1998

SHEET 8



PLANT LEGEND

	HEIGHT	WIDTH
SHADE TREE 2" – 2 1/2" Cal	to 60'	to 40'
FLOWERING TREE 2" Cal	to 25'	25' TO 30'
DESERT WILLOW 15 GAL	to 25'	20'–25'
LEYLANDII CYPRESS(M) Cupressocyparis leylandii 15 GAL	to 60'	15'–20'
PINE 6'–8'	to 35'	TO 20'
MULTI–TRUNK TREE 15 GAL	to 15'	to 15'
YUCCA (L)	10'–17'	5'–10"
SHRUB 5 gal	varies	varies
VINE 5 GAL	varies	to 30'
WILDFLOWER 5 gal	12" to 18"	18" to 30"
TAM JUNIPER (M) JUNIPERUS SABINA	to 18"	3'–5'

OVERSIZED GRAVEL & BOULDERS 1 gal

3/4" GREY GRAVEL WITH FILTER FAB SIDEWALK TO PROPERTY LINE

BROWN GRAVEL WITH FILTER FAB SIDEWALK TO CURB AND MEDIANS

SOD

COMMERCIAL GRADE STEEL EDGING

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CONTRACTOR — DATE
STAKED BY — DATE
INSPECTIONS — DATE
FIELD VERIFICATIONS BY — DATE
FIELD LEVERIFICATION BY — DATE
DRAWING CORRECTED BY — DATE

MICRO–FILM INFORMATION

RECORDED BY — DATE
NO.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

No.	Date	By	REMARKS
1	4/00		SHEET ADDED
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Designed By: AJV — DATE: 12/98
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

WestPointe AT VENTANA RANCH
LANDSCAPE PLAN

Design Review Committee — APPROVED — CITY ENGINEER

City Engineer Approval

Last Design Update — Mo./Day/Yr.

City Project No. 601081 | Zone Map No. B-9-Z | Sheet 42 Of 43

SCANNED BY MESA REPRO

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James Deflon, NM LS#0007 /date 9-4-99

STATE OF NEW MEXICO — JAMES DE FLON — 0007 — REGISTERED LANDSCAPE ARCHITECT — 9-4-99

GRAPHIC SCALE

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SCALE: 1"=30'

The Hilltop 2/11/99

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