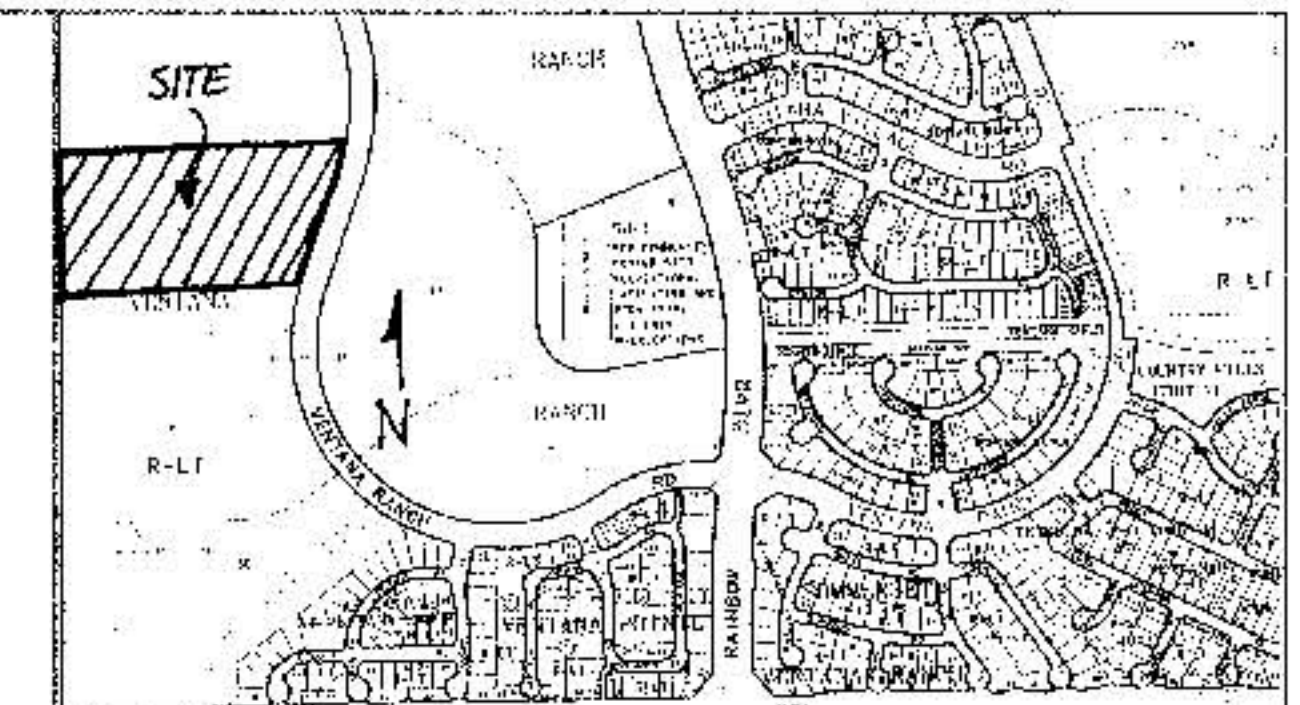


CONSTRUCTION PLANS  
FOR  
VENTANA RANCH TRACT 9A-1  
(CANTABRIA AT VENTANA RANCH)  
ALBUQUERQUE, NEW MEXICO

INDEX

| SHEET<br>NUMBER | DESCRIPTION                                         |
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| 18-19           | SIGNING & CONSTRUCTION<br>TRAFFIC CONTROL STANDARDS |
| 20-22           | LANDSCAPE PLANS                                     |



VICINITY MAP. NOT TO SCALE. ZONE MAP NO. 8-9

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 1988 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 THE 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 (788-2551) 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.
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 (888 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

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMP WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEEPENED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☒ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

APPROVED AS SHOWN DRAWINGS  
CITY ENGINEER  
*John Chang*  
DATE 12-8-99

**Bohannon & Boston**  
Consulting Engineers  
7500 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87109  
ENGINEERS PLANNERS ARCHITECTS SURVEYORS SOFTWARE DEVELOPERS

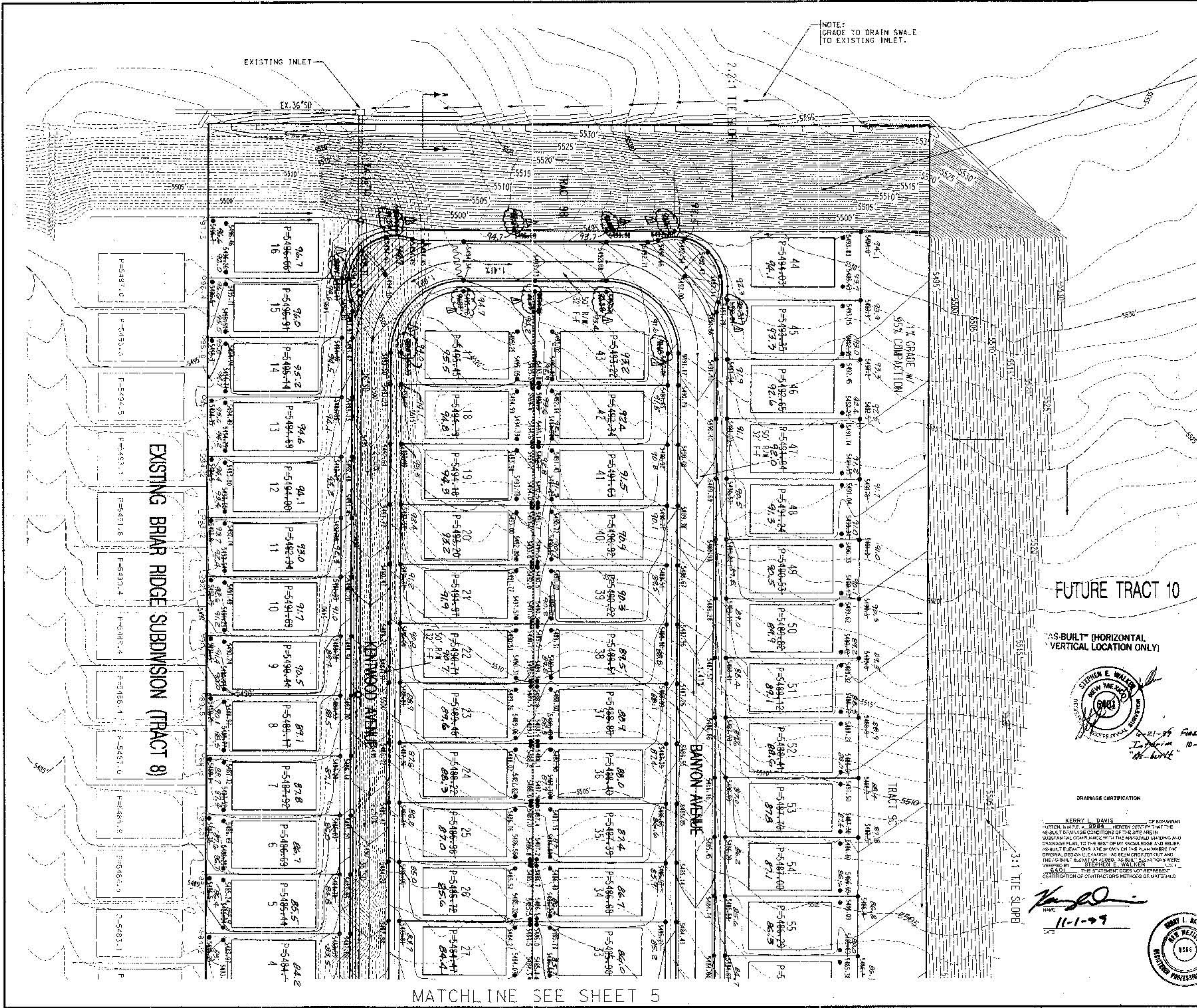
|                              |        |                  |               |                           |      |                 |      |
|------------------------------|--------|------------------|---------------|---------------------------|------|-----------------|------|
| REV                          | SHEETS | CITY ENGINEER    | DATE          | USER DEPARTMENT           | DATE | USER DEPARTMENT | DATE |
| ENGINEER'S STAMP & SIGNATURE |        | APPROVALS        |               | APPROVED FOR CONSTRUCTION |      |                 |      |
|                              |        | DRG. Cherman     | 2-01-99       |                           |      |                 |      |
|                              |        | Transportation   | 2-01-99       |                           |      |                 |      |
|                              |        | Water/Wastewater | 2-1-99        |                           |      |                 |      |
|                              |        | Hydrology        | 2-1-99        |                           |      |                 |      |
|                              |        | Ports            | 2-1-99        |                           |      |                 |      |
| Const. Maint.                |        | 2-1-99           | City Engineer |                           |      |                 |      |
| Const. Coord.                |        | 2-1-99           |               |                           |      |                 |      |
| N.E.C.                       |        | 2-1-99           |               |                           |      |                 |      |
| DRG. Case Number             |        | City Project No. |               | Sheet                     |      |                 |      |
| 97-346                       |        | 605981           |               | 1 of 22                   |      |                 |      |

TR-9. CANTABRIA-  
RECORD DRAWINGS









FOR DETAILS SEE SHEET 5

**LEGEND**

CROWN FLATTENING: [Symbol]

PROPOSED SPOT ELEVATION: [Symbol] 5235.25

EXISTING SPOT ELEVATION: [Symbol] 5235.25

EXISTING CONTOUR: [Symbol]

DIRECTION OF FLOW: [Symbol]

WELL POINT: [Symbol]

GARDEN WITH WILLOW 3 COARSE FINE W/ CONCRETE

- 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 REPORTS PREPARED BY VINEYARDS & ASSOCIATES DATED DECEMBER 11, 1998.
  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 BERM AS PER DETAIL THIS SHEET AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
  5. ALL SPOT ELEVATIONS ARE TO FLOWLINE 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.)

AS-BUILT\* (HORIZONTAL  
VERTICAL LOCATION ONLY)

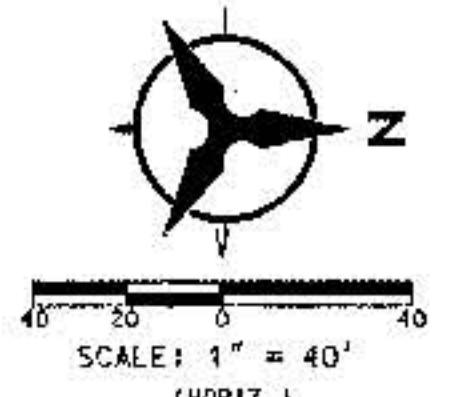


**DRAINAGE CERTIFICATION**

KERRY L. DAVIS, OF BOHANNAN & HUSTON, CERTIFIES THAT THE AS-BUILT DRAINAGE CONDITIONS OF THE SITE ARE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN, TO THE BEST OF HIS KNOWLEDGE AND BELIEF. AS-BUILT ELEVATIONS ARE SHOWN ON THE PLAN WHERE THE ORIGINAL DESIGN LOCATION, AS REPRODUCED OUT, AND THE AS-BUILT LOCATION ON AERIAL PHOTOGRAPHS WERE VERIFIED BY STEPHEN E. WALKER, L.S., S.E.

THIS STATEMENT DOES NOT REPRESENT CERTIFICATION OF CONTRACTOR'S METHODS OR MATERIALS.

*Handwritten signature and date: 11-1-99*



**Bohannon & Huston**

Courtesy One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETS SURVEYORS SOFTWARE DEVELOPERS

|                                                                                        |                                   |
|----------------------------------------------------------------------------------------|-----------------------------------|
| <b>CITY OF ALBUQUERQUE</b><br>PUBLIC WORKS DEPARTMENT<br>ENGINEERING DEVELOPMENT GROUP |                                   |
| VENTANA RANCH TRACT 9A-1<br>GRADING PLAN                                               |                                   |
| DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL                                         | NO. / DAY / YR. NO. / DAY / YR.   |
| LAST DESIGN UPDATE                                                                     |                                   |
| CITY PROJECT NO. 605981                                                                | ZONE MAP NO. B-9-Z SHEET 4A OF 22 |

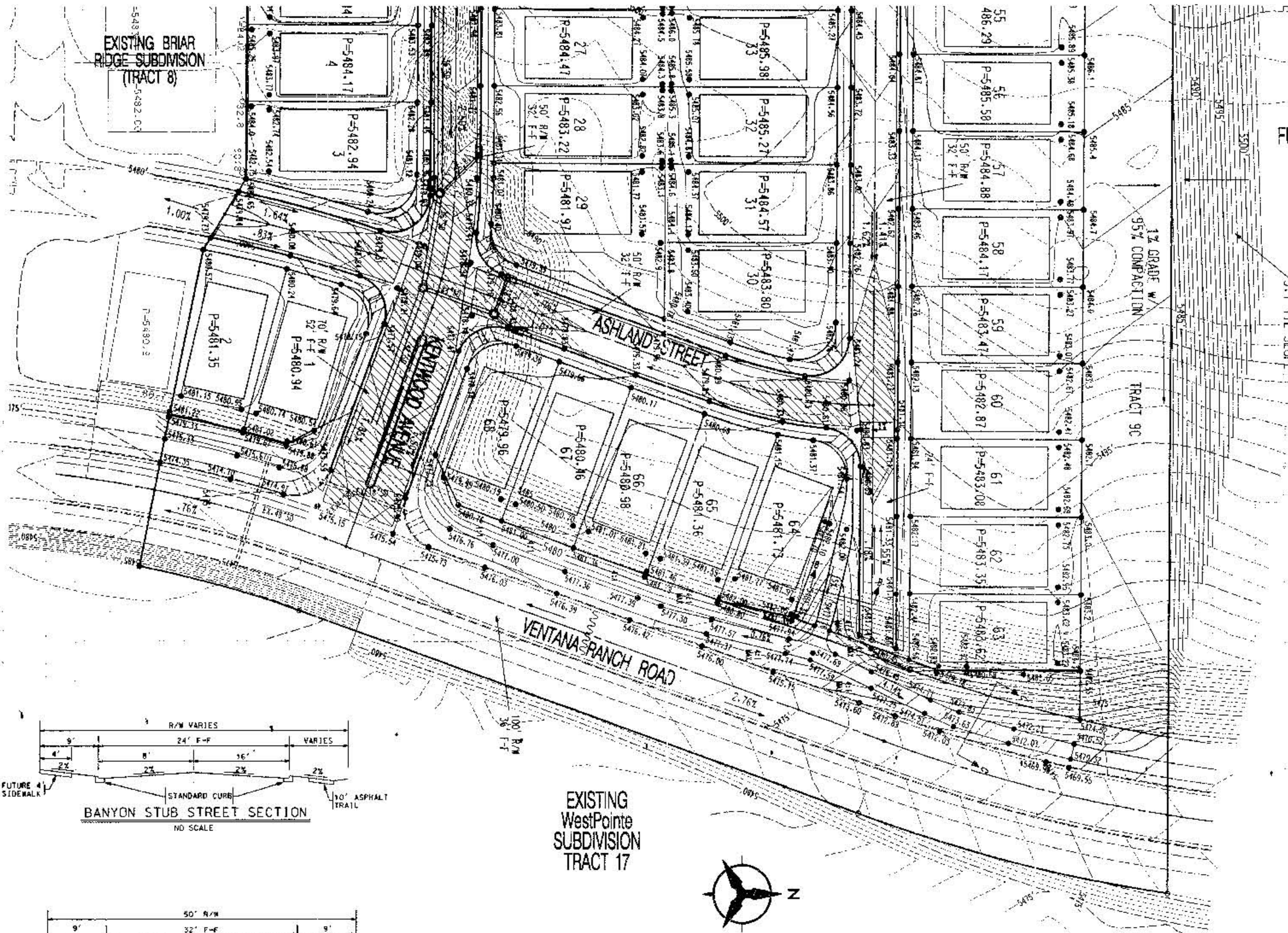
| AS-BUILT INFORMATION            |                              |
|---------------------------------|------------------------------|
| CONTRACTOR: Bohannon & Huston   | DATE: 11/25/99               |
| DESIGNED BY: WALKER, STEPHEN E. | DATE: 11/25/99               |
| CHECKED BY: WALKER, STEPHEN E.  | DATE: 11/25/99               |
| APPROVED BY: WALKER, STEPHEN E. | DATE: 11/25/99               |
| RECORDED BY: WALKER, STEPHEN E. | DATE: 11/25/99               |
| MICRO-FILM INFORMATION          |                              |
| NO. 1229 ELEVATION = 5450.51    | NO. 1229 ELEVATION = 5450.51 |

| BENCH MARKS                         |                |
|-------------------------------------|----------------|
| ACS BRASS TABLE STAMPED "1-BB 1380" | DATE: 11/25/99 |
| GEODETIC POSITION (NAD 1927)        | DATE: 11/25/99 |
| N. N. STATE PLANE COORDINATES       | DATE: 11/25/99 |
| (CENTRAL ZONE) X=355,077.00         | DATE: 11/25/99 |
| Y=1,529,056.93                      | DATE: 11/25/99 |
| GROUND-TO-GRID FACTOR = .99966334   | DATE: 11/25/99 |
| DELTA ALPHA = 00°16'47"             | DATE: 11/25/99 |
| NO. 1229 ELEVATION = 5450.51        | DATE: 11/25/99 |

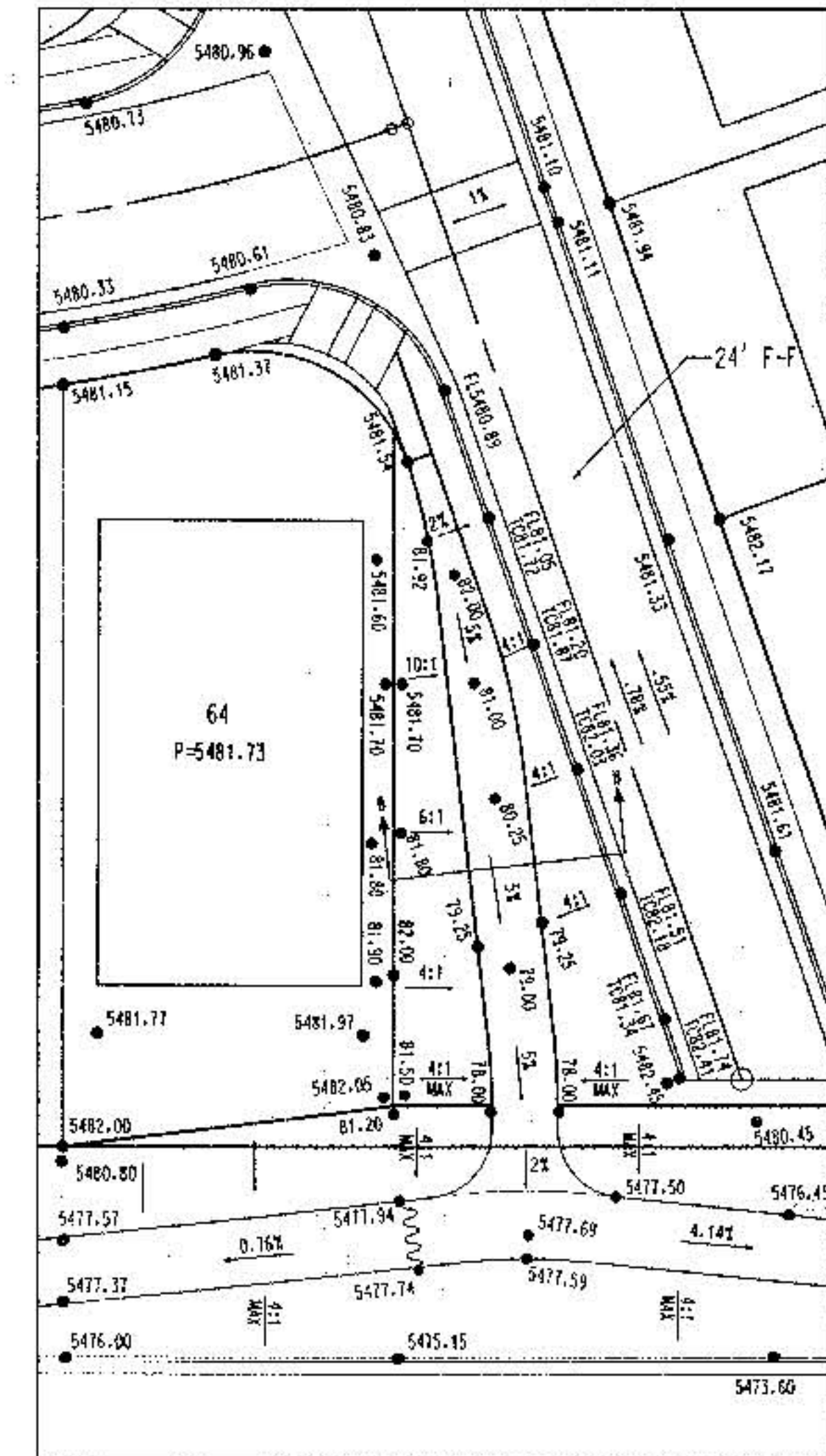
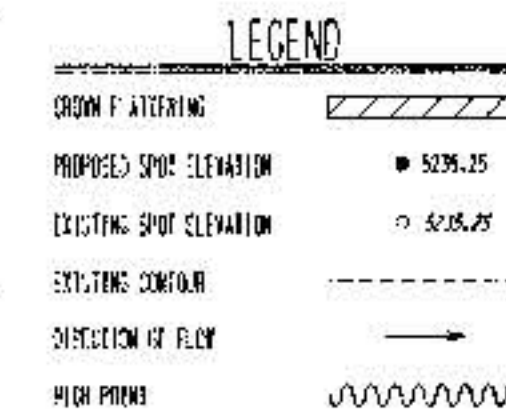


|                  |             |           |
|------------------|-------------|-----------|
| ADDN. WALLS      | 6/28/99     | REVISIONS |
| NO. DATE         |             | DESIGN    |
| DESIGNED BY: JSC | DATE: 12/98 |           |
| DRAWN BY: PEG    | DATE: 12/98 |           |
| CHECKED BY: KLD  | DATE: 12/98 |           |

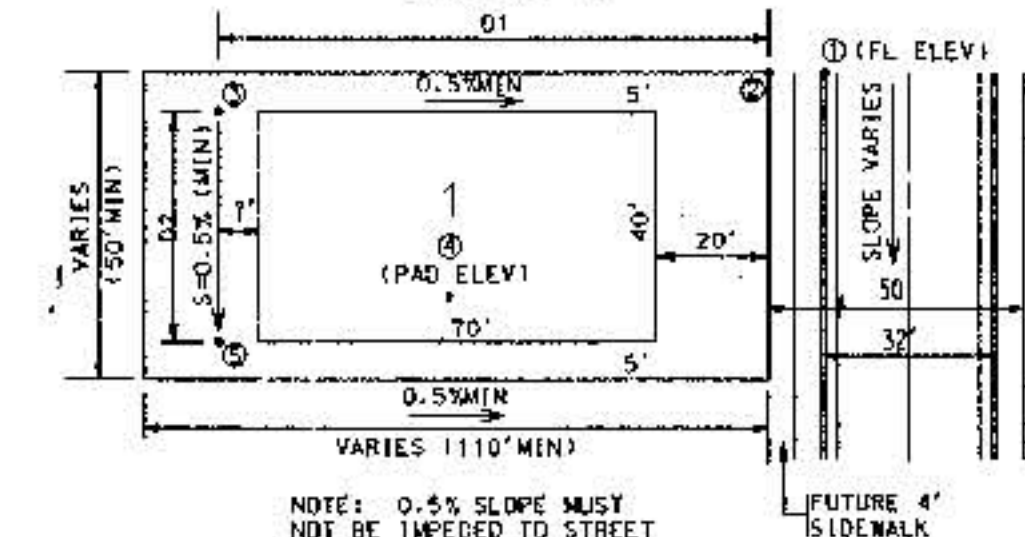
MATCHLINE SEE SHEET 4



FUTURE TRACT 10



TRAIL DETAIL  
SCALE: 1"=20'



TYPICAL LOT GRADING PLAN  
NO SCALE

TO SET SPOT ② - ADD 0.85' TO SPOT ①  
TO SET SPOT ③ - MULTIPLY D1 BY 0.5% AND ADD TO SPOT ②  
TO SET SPOT ④ - ADD 0.2' TO SPOT ③  
TO SET SPOT ⑤ - MULTIPLY D2 BY 0.5% AND SUBTRACT FROM SPOT ④

Bohannon & Huston

Courtesy One 7500 JEFFERSON NE Albuquerque, NEW MEXICO 87109  
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

VENTANA RANCH TRACT 9A-1  
GRADING PLAN

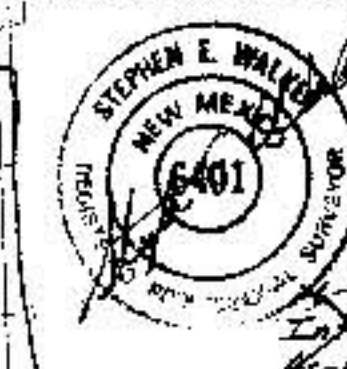
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|-------------------------|---------------|--------------|----------------------|---------------|
| DESIGN REVIEW COMMITTEE | CITY ENGINEER | APPROVAL     | MD./DAY/YR.          | MD./DAY/YR.   |
| Approved<br>@DRB        |               |              | L-1 DESIGN<br>UPDATE |               |
|                         |               |              |                      |               |
| CITY PROJECT NO.        | 605981        | ZONE MAP NO. | B-9-Z                | SHEET 5 OF 22 |

BH1 J03 NO. 993364102

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DATE: DECEMBER, 1998

MATCHLINE SEE SHEET 4

AS-BUILT (HORIZONTAL  
VERTICAL LOCATION ONLY)



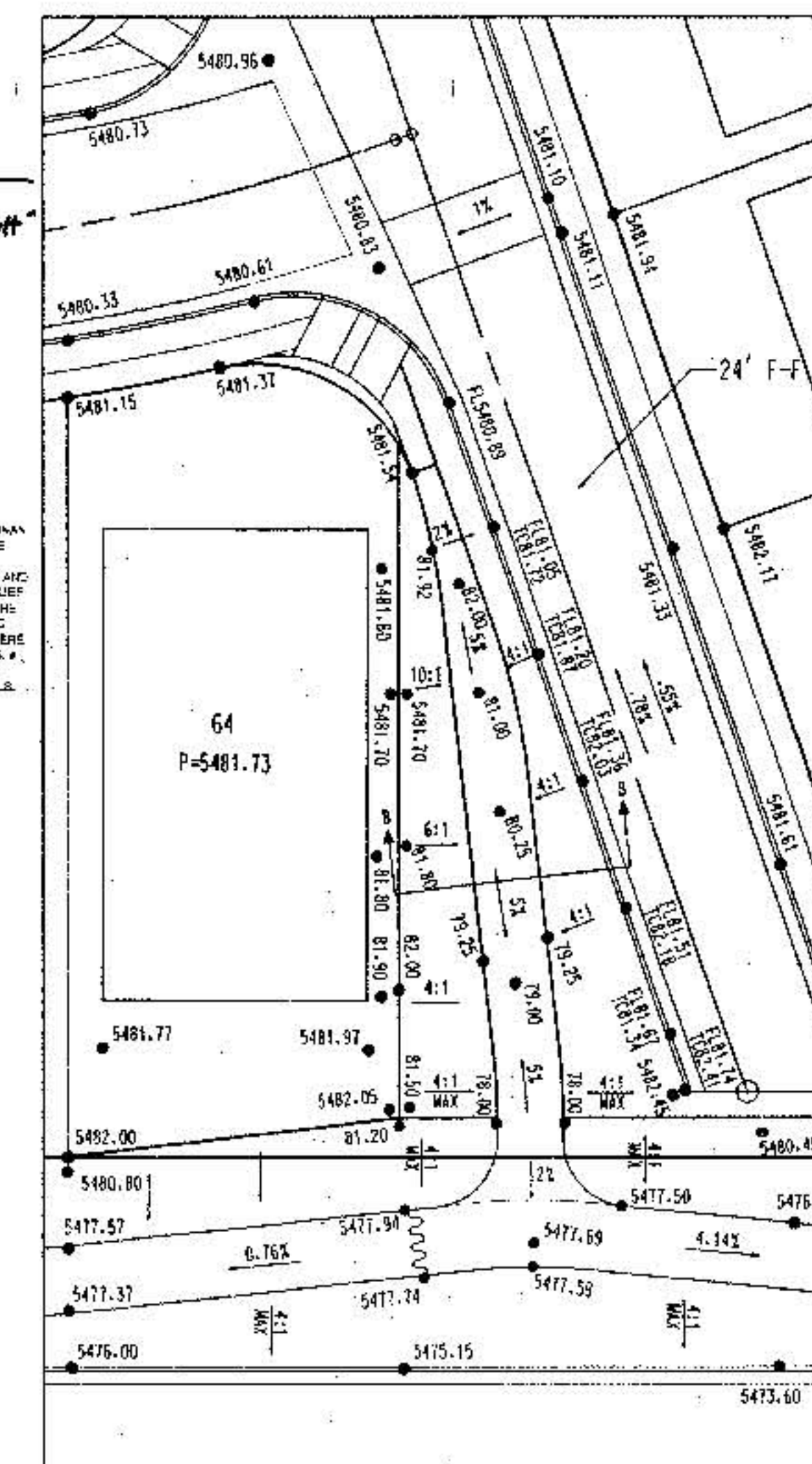
DRAINAGE CERTIFICATION

KERRY L. DAVIS  
HUSTON NAME # 9984  
I HEREBY CERTIFY THAT THE  
AS-BUILT DRAINAGE CONDITIONS OF THE SITE ARE IN  
SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND  
DRAINAGE PLAN TO 1-3 FEET OF MY ACTUAL FLOOR AND REBEL  
AS-BUILT ELEVATIONS ARE SHOWN ON THIS PLAN. THERE IS NO  
ORIGINAL DESIGNER'S SIGNATURE HAS BEEN CROSSED OUT AND  
THE AS-BUILT ELEVATIONS ON ADDED AS-BUILT ELEVATIONS WERE  
VERIFIED BY STEPHEN E. HUSTED  
DATE 11-1-99

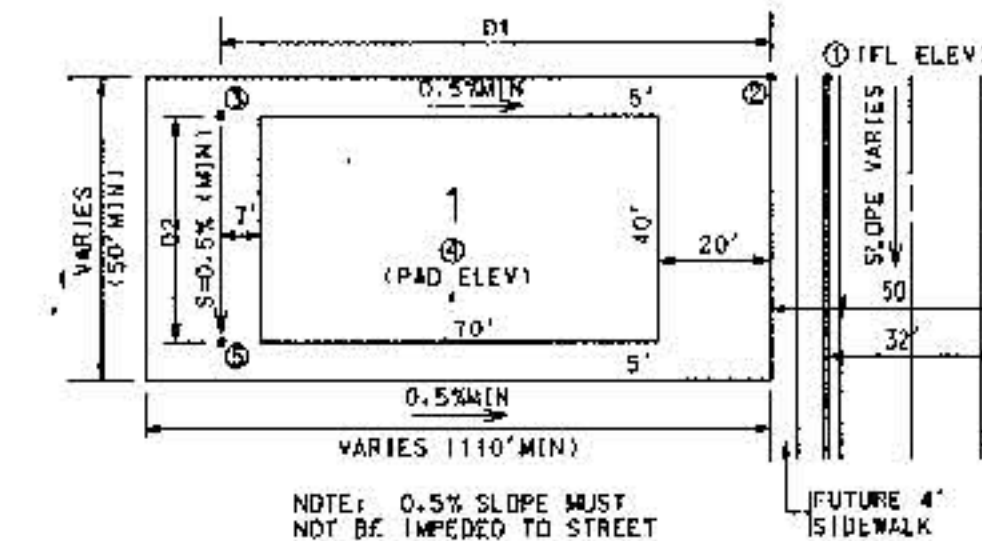


LEGEND

- GROUND PLATTENING
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- DIRECTION OF FLOW
- HIGH POINT
- RETAINING WALL > 15"
- GARDEN WALL  
W/ COURSE 3  
COURSES FILLED  
W/ CONCRETE



TRAIL DETAIL  
SCALE: 1"=20'



TYPICAL LOT GRADING PLAN

NO SCALE  
TO SET SPOT ① - ADD 0.85' TO SPOT ①  
TO SET SPOT ② - MULTIPLY D1 BY 0.5% AND ADD TO SPOT ①  
TO SET SPOT ③ - ADD 0.2' TO SPOT ①  
TO SET SPOT ④ - MULTIPLY D2 BY 0.5% AND SUBTRACT FROM SPOT ①

Bohannon & Huston

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ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

VENTANA RANCH TRACT 9A-1  
GRADING  
PLAN

|                         |                        |              |             |
|-------------------------|------------------------|--------------|-------------|
| DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | NO. DAY/YR.  | NO. DAY/YR. |
| LAST DESIGN UPDATE      |                        |              |             |
| CITY PROJECT NO.        | 605981                 | ZONE MAP NO. | B-9-7       |
|                         |                        | SHEET        | 51 OF 22    |

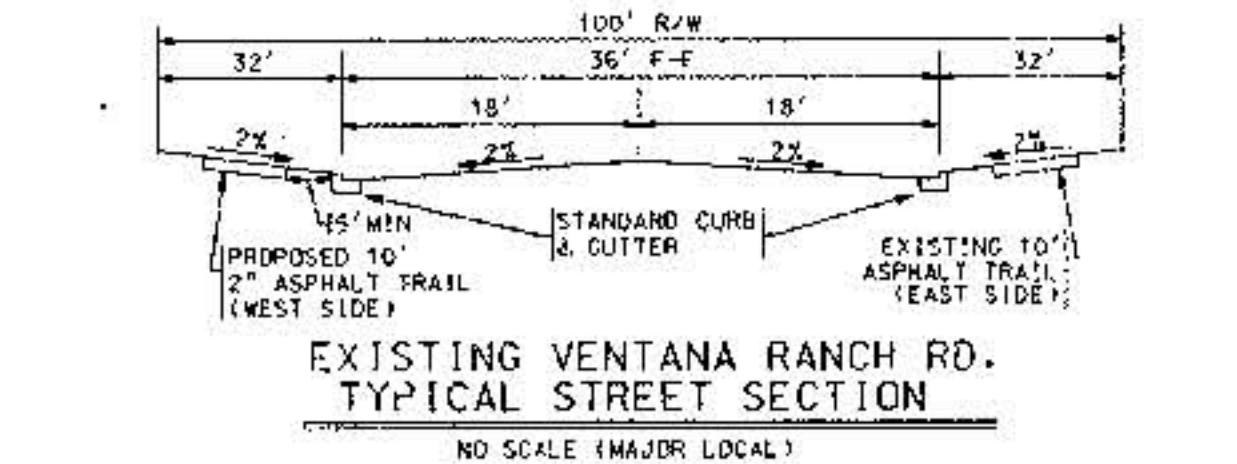
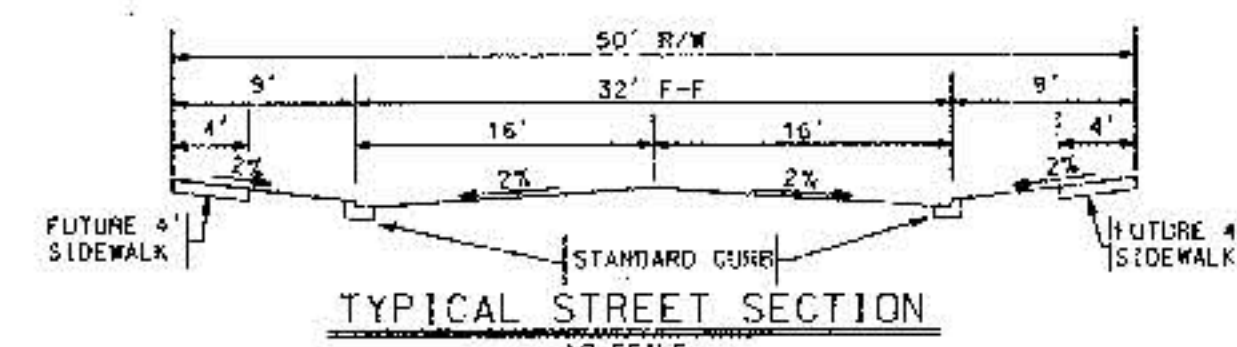
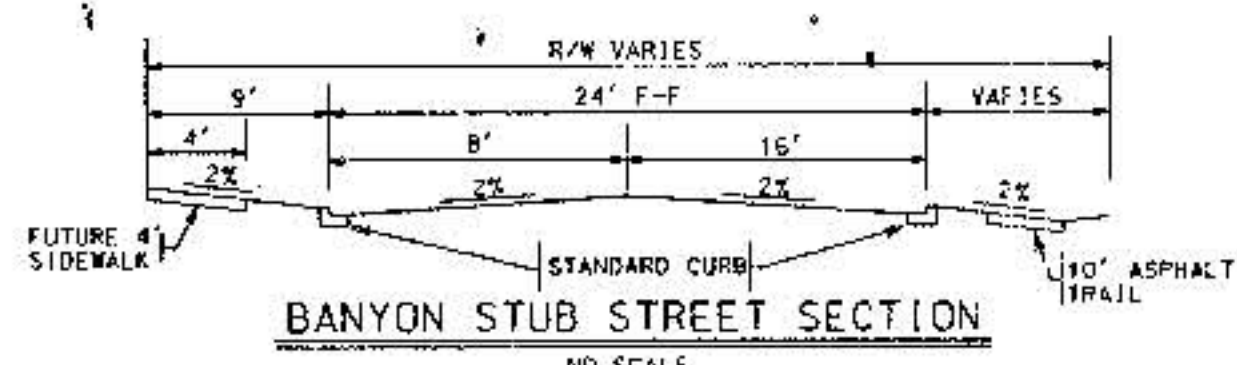
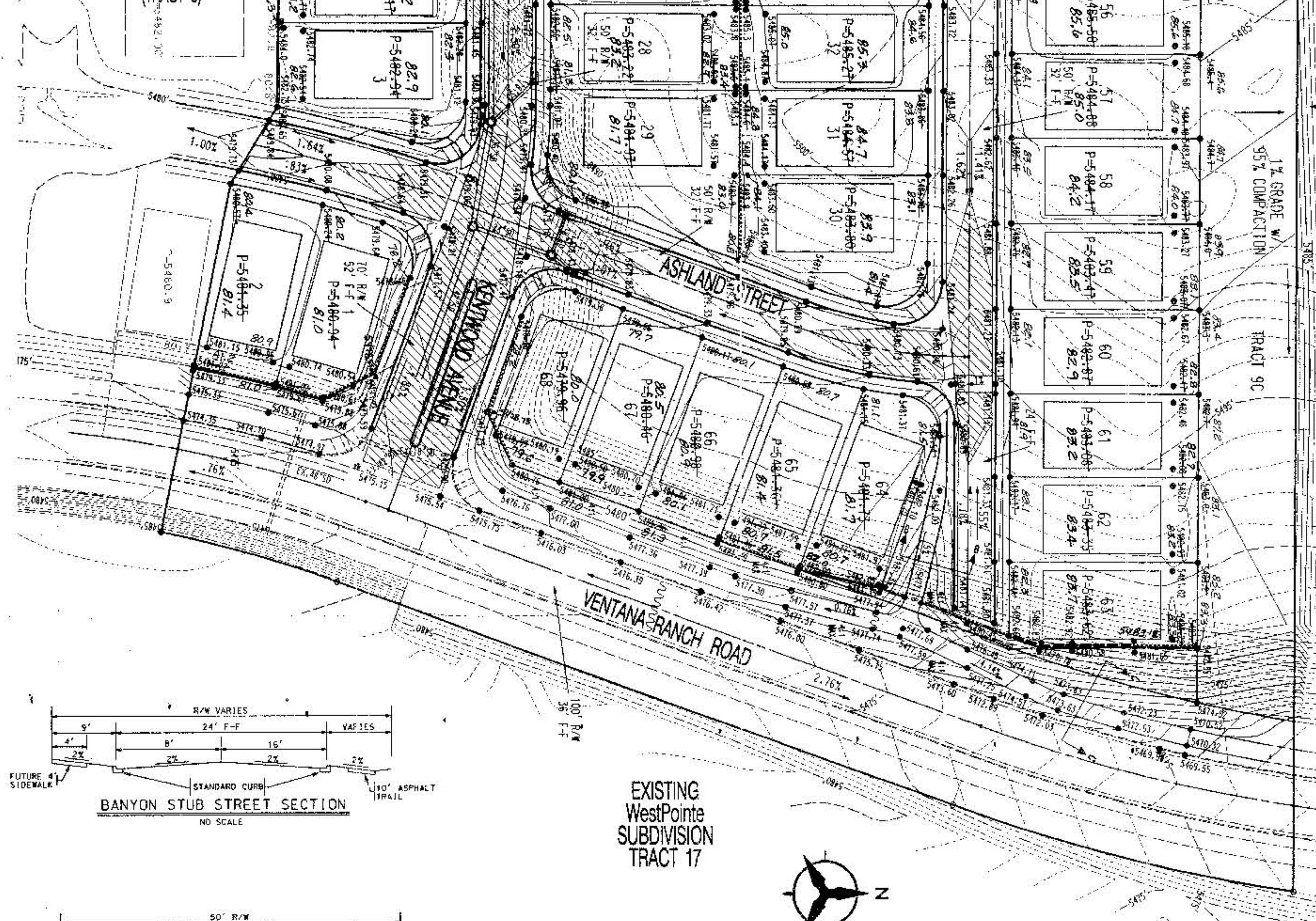
DATE: DECEMBER, 1998

BH JDB NO. 993364102

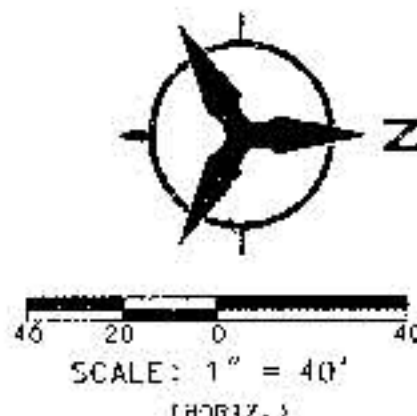
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3649

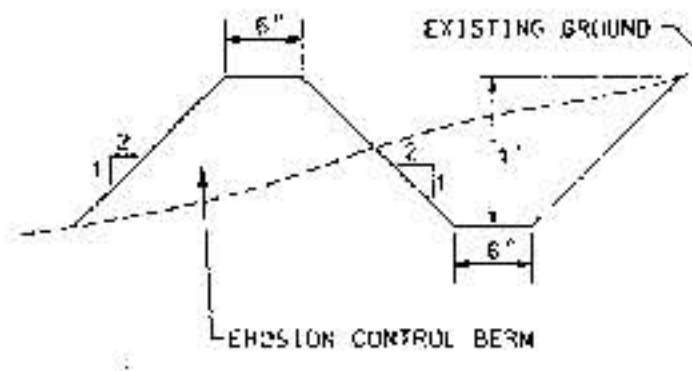
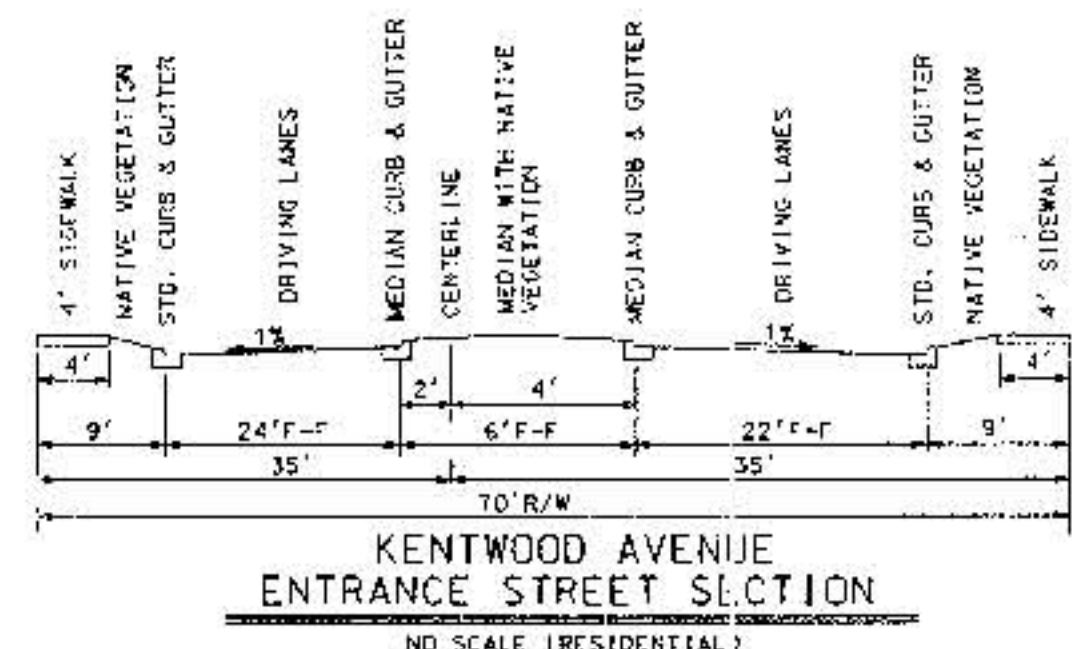
EXISTING BRIAR  
RIDGE SUBDIVISION  
(TRACT 8)



EXISTING  
WestPointe  
SUBDIVISION  
TRACT 17

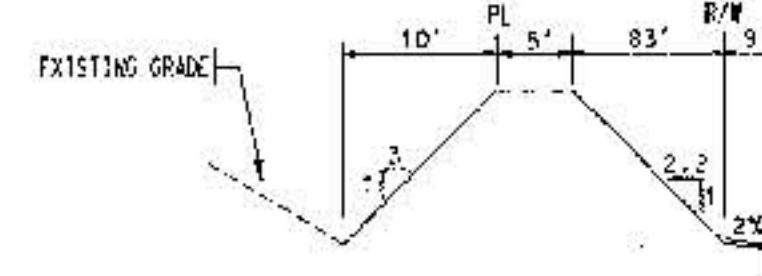


FOR GENERAL NOTES SEE SHEET 4

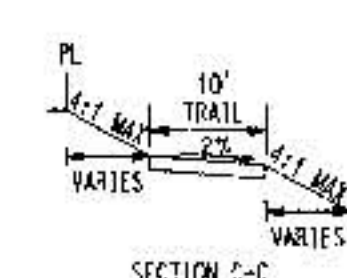


EROSION CONTROL PLAN

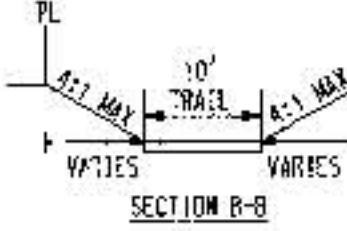
NO SCALE  
A BERM WITH THE DIMENSIONS SHOWN SHALL  
BE MAINTAINED DURING CONSTRUCTION UNTIL  
COMPLETION OF INDIVIDUAL HOMES WITHIN  
THE PROJECT.



NO SCALE

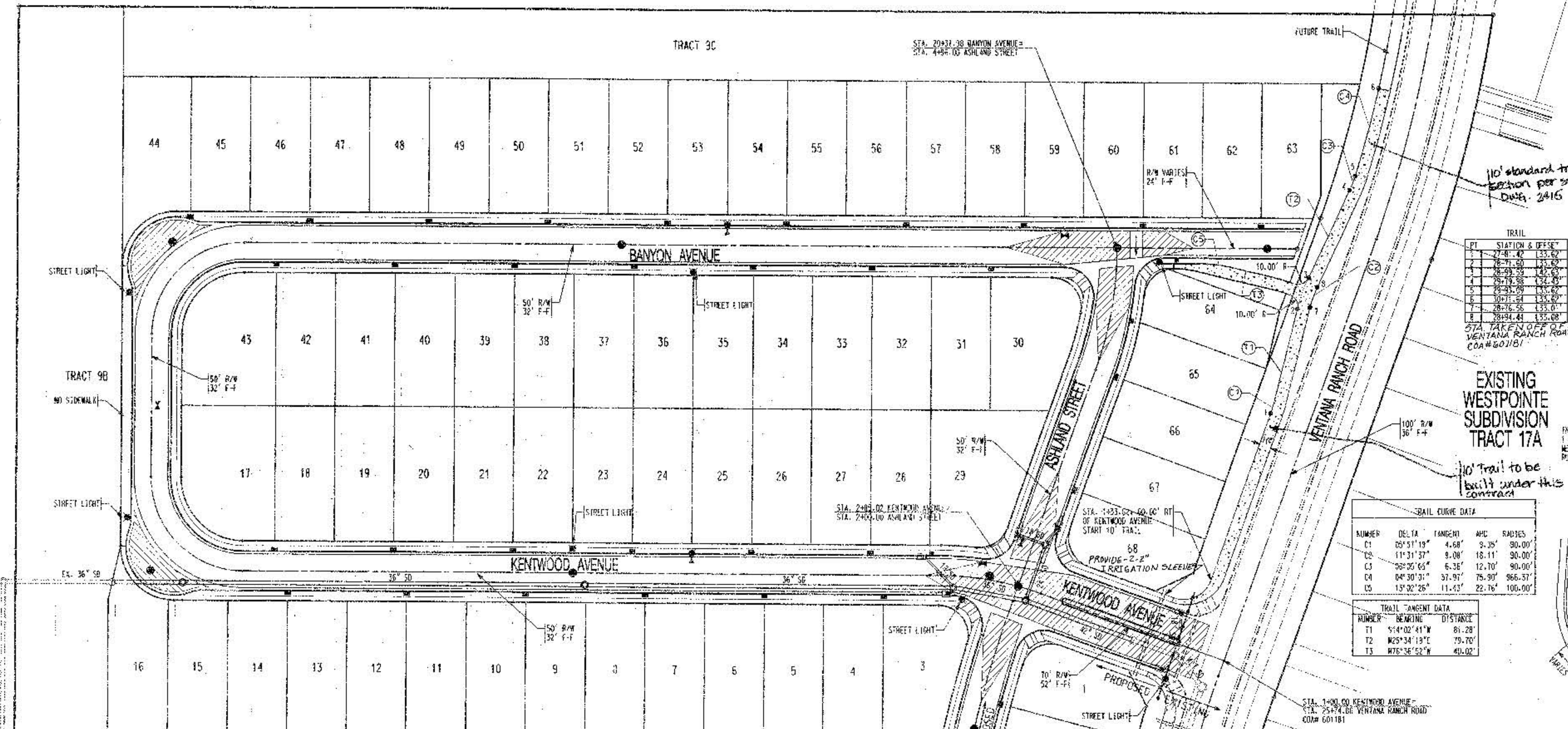


NO SCALE



NO SCALE

# FUTURE TRACT 10



**LEGEND**

|                                 |     |
|---------------------------------|-----|
| PROPOSED CURB AND CUTTER        | --- |
| EXISTING CURB AND CUTTER        | --- |
| PROPOSED STORM DRAIN MANHOLE    | ○   |
| EXISTING STORM DRAIN MANHOLE    | ○   |
| PROPOSED SANITARY SEWER MANHOLE | ●   |
| EXISTING SANITARY SEWER MANHOLE | ●   |
| PROPOSED FIRE HYDRANT           | ✕   |
| PROPOSED GATE VALVE             | ✕   |
| EXISTING GATE VALVE             | ✕   |
| PROPOSED STREET LIGHT           | ✕   |
| 10' ASPHALT TRAIL               | --- |
| CROWN FLATTENING                | --- |

EXISTING WESTPOINTE SUBDIVISION TRACT 17A

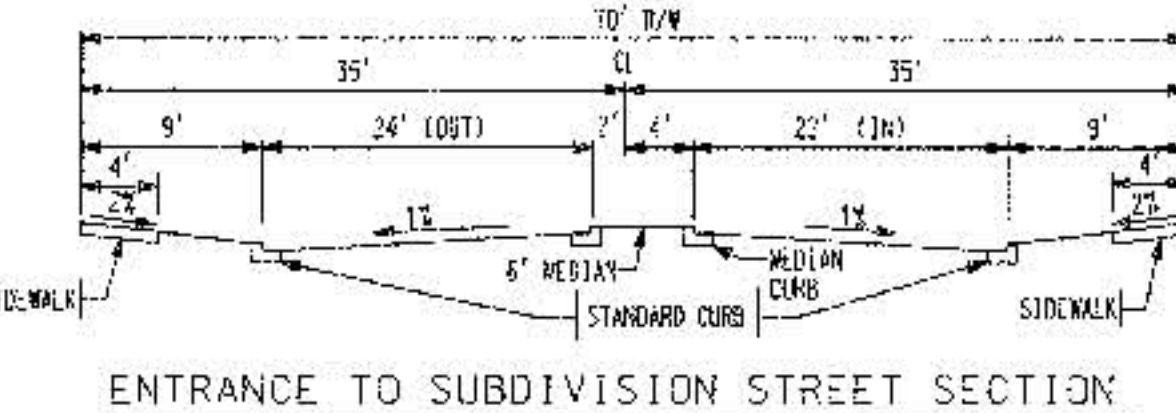
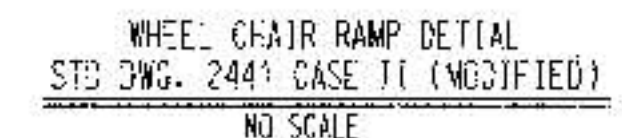
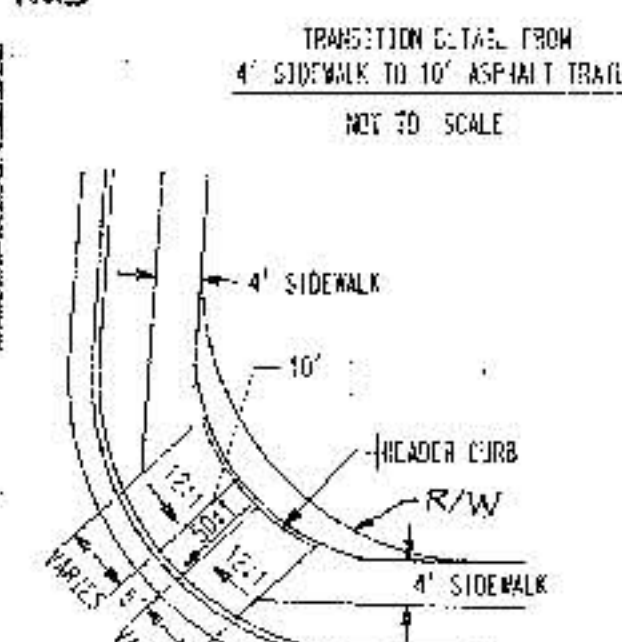
10' Trail to be built under this contract

**TRAIL CURVE DATA**

| NUMBER | DELTA     | TANGENT | ARC    | RADIUS  |
|--------|-----------|---------|--------|---------|
| C1     | 05°11'19" | 4.68'   | 9.35'  | 90.00'  |
| C2     | 11°31'37" | 8.08'   | 16.11' | 90.00'  |
| C3     | 08°50'66" | 6.35'   | 12.70' | 90.00'  |
| C4     | 04°30'31" | 31.97'  | 75.30' | 966.37' |
| C5     | 13°02'26" | 11.43'  | 22.86' | 100.00' |

**TRAIL TANGENT DATA**

| NUMBER | BEARING     | DISTANCE |
|--------|-------------|----------|
| T1     | S14°02'41"W | 81.28'   |
| T2     | N29°34'19"E | 79.70'   |
| T3     | N76°36'52"E | 40.02'   |



EXISTING BRIAR RIDGE SUBDIVISION (TRACT 8)

TYPICAL STREET SECTION  
LOCAL RESIDENTIAL  
NO SCALE



1" SUBGRADE SOIL R-VALUE > 50. PLACES IN 2' - 6" LIFTS. 95% MIN. COMPACTION. AT OPT. MOISTURE 4-2.0% AS PER 408 FOR SOIL M/35% OR MORE PASSING THE 200 SIEVE.

2" ASPHALT CONCRETE TYPICAL FINISH COURSE PLACED AFTER ALL MANHOLE & VALVE COVERS/RINGS ARE SET TO GRADE. 1800 LBS. STABILITY. TYPE B GRADATION.

PAVEMENT COAT AS REQUIRED BY THE ENGINEER BETWEEN ALL ASPHALT/AGGREGATE MATERIAL LIFTS.

2" ASPHALT CONCRETE, 1800 LBS. STABILITY. TYPE B GRADATION.

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. SUBGRADE PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACE R/W UTILITIES CONSTRUCTION ARE COMPLETED.

1.5" ASPHALT CONCRETE TYPICAL FINISH COURSE PLACED AFTER ALL MANHOLE & VALVE COVERS/RINGS ARE SET TO GRADE. 1800 LBS. STABILITY. TYPE B GRADATION.

PAVEMENT COAT AS REQUIRED BY THE ENGINEER BETWEEN ALL ASPHALT/AGGREGATE MATERIAL LIFTS.

1.5" ASPHALT CONCRETE, 1800 LBS. STABILITY. TYPE B GRADATION.

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. SUBGRADE PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACE R/W UTILITIES CONSTRUCTION ARE COMPLETED.

2" ASPHALT CONCRETE TYPICAL FINISH COURSE PLACED AFTER ALL MANHOLE & VALVE COVERS/RINGS ARE SET TO GRADE. 1800 LBS. STABILITY. TYPE B GRADATION.

PAVEMENT COAT AS REQUIRED BY THE ENGINEER BETWEEN ALL ASPHALT/AGGREGATE MATERIAL LIFTS.

2" ASPHALT CONCRETE, 1800 LBS. STABILITY. TYPE B GRADATION.

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. SUBGRADE PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACE R/W UTILITIES CONSTRUCTION ARE COMPLETED.

2" ASPHALT CONCRETE TYPICAL FINISH COURSE PLACED AFTER ALL MANHOLE & VALVE COVERS/RINGS ARE SET TO GRADE. 1800 LBS. STABILITY. TYPE B GRADATION.

PAVEMENT COAT AS REQUIRED BY THE ENGINEER BETWEEN ALL ASPHALT/AGGREGATE MATERIAL LIFTS.

2" ASPHALT CONCRETE, 1800 LBS. STABILITY. TYPE B GRADATION.

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. SUBGRADE PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACE R/W UTILITIES CONSTRUCTION ARE COMPLETED.

EXISTING VENTANA RANCH ROAD PAVEMENT SECTION  
(BUILT UNDER COA PROJECT #601181)

TYPICAL SUBDIVISION PAVEMENT SECTION

KENTWOOD AVENUE (BETWEEN VENTANA RANCH ROAD & ASHLAND STREET)

**Bohannan & Huston**

Copyright One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

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

**VENTANA RANCH TRACT 9A-1**  
OVERALL PAVING

|                         |                        |              |              |
|-------------------------|------------------------|--------------|--------------|
| DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | NO. 12/27/98 | NO. 12/27/98 |
| LAST DESIGN UPDATE      |                        |              |              |
| CITY PROJECT NO.        | ZONE MAP NO.           | SHEET        | OF           |
| 605981                  | B-9-Z                  | 6            | 22           |

| CURVE DATA |           |         |        |         |
|------------|-----------|---------|--------|---------|
| NUMBER     | DELTA     | TANGENT | APC    | RADIUS  |
| C1         | 94°38'01" | 10.11'  | 25.22' | 250.00' |
| C2         | 15°01'18" | 32.96'  | 65.54' | 750.00' |

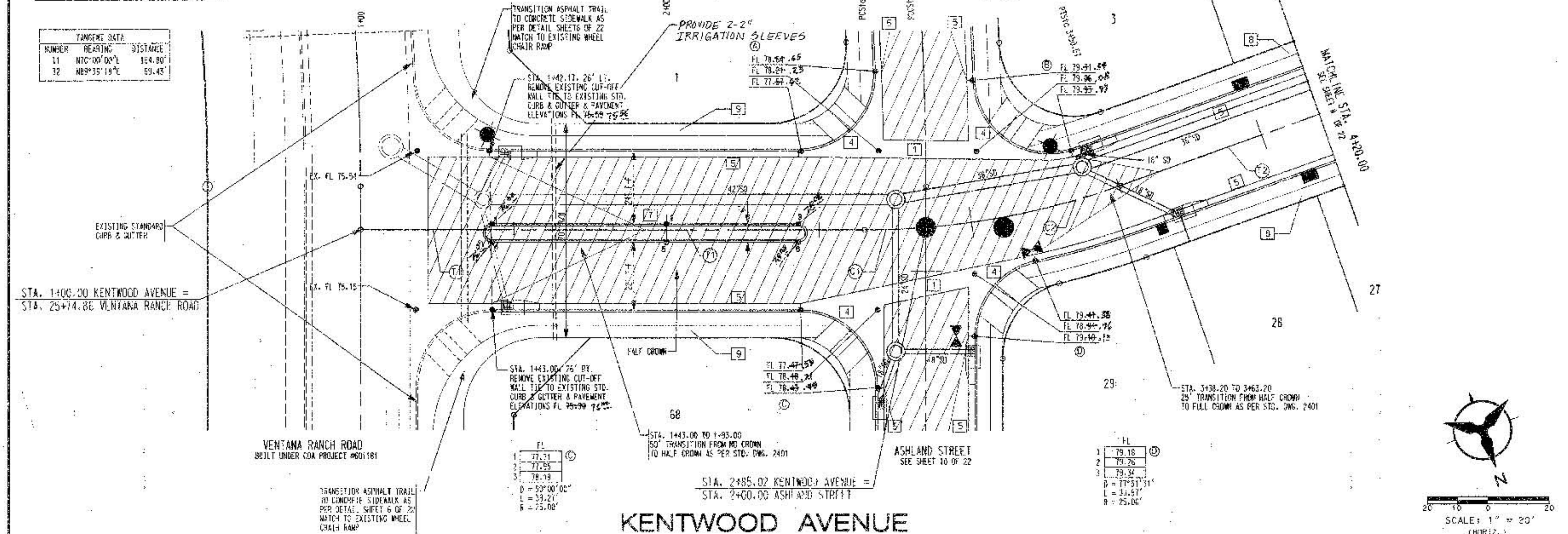
| TANGENT DATA |             |          |
|--------------|-------------|----------|
| NUMBER       | BEARING     | DISTANCE |
| T1           | N70°00'00"E | 164.80'  |
| T2           | N89°35'19"E | 69.45'   |

| MEDIAN CURB DATA |                    |         |                 |         |
|------------------|--------------------|---------|-----------------|---------|
| STATION          | FL                 | STATION | FL              | STATION |
| 1+43.00          | 2.00' LT.          | 4+76.35 | 1445.00' 4" RT. |         |
| 2+76.30          | 2400.00' 2.00' LT. | 5+76.39 | 2400.00' 4" RT. |         |
| 3+76.39          | 2443.27' 2.00' LT. | 6+76.39 | 2443.27' 4" RT. |         |

| FL  |       |  |
|-----|-------|--|
| 1   | 79.37 |  |
| 2   | 79.10 |  |
| 3   | 79.84 |  |
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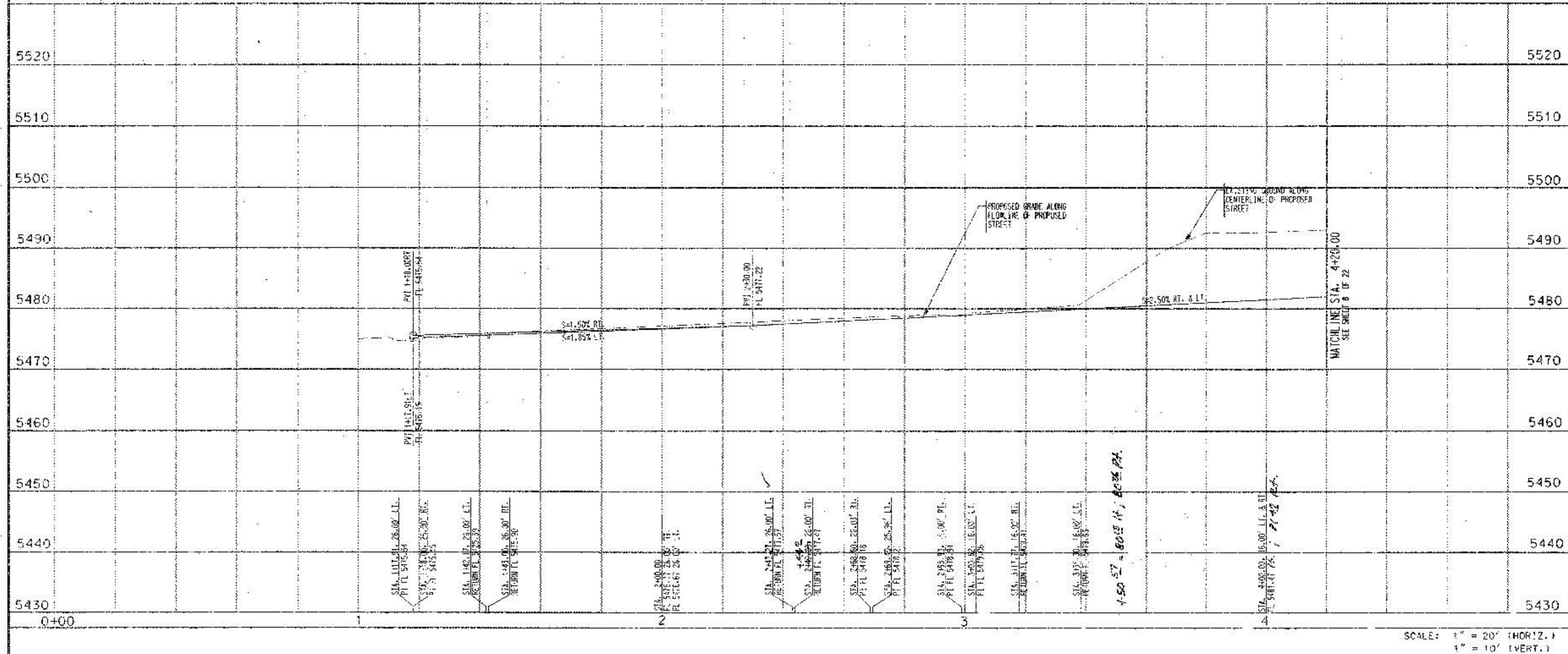
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| 1   | 79.77 |  |
| 2   | 79.52 |  |
| 3   | 79.46 |  |
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| FL  |       |  |
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- NOTES
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
  2. ALL CURB RETURN RADIUS 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 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 CONTRACTORS' EXPENSE.
  11. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER CDA STD. DWG. 2415 (SAW CUT ONLY).
  12. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

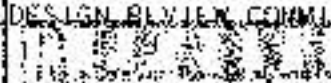
- KEYED GENERAL NOTES
1. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420.
  2. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421.
  3. INSTALL WHEELCHAIR RAMP AS PER STD. DWG. 2441, CASE 1.
  4. INSTALL WHEELCHAIR RAMP AS PER STD. DWG. 2441, CASE 1 WITH ALTERNATE SECTION 4A AND AS PER DETAIL SHEET 6.
  5. STD. CURB & GUTTER AS PER STD. DWG. 2415.
  6. TEMPORARY EXTRUDED CONCRETE CURB AS PER STD. DWG. 2415.
  7. MEDIAN CURB & GUTTER AS PER STD. DWG. 2415.
  8. FUTURE 4' SIDEWALK.
  9. BUILD 4' SIDEWALK.
  10. BUILD 10' ASPHALT TRAIL UNLESS OTHERWISE NOTED.



**Bohannon & Huston**  
 Company One 7500 JEFFERSON NE Albuquerque, NEW MEXICO 87109  
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

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

**VENTANA RANCH TRACT 9A-1**  
 PAVING PLAN & PROFILE  
 KENTWOOD AVENUE STA. 1+00.00 TO STA. 4+20.00

|                                                                                       |  |                                                                                             |                 |                 |
|---------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------|-----------------|-----------------|
| DESIGN REVIEW COMMUNITY                                                               |  | CITY ENGINEER APPROVAL                                                                      | NO. / DAY / YR. | NO. / DAY / YR. |
|  |  | <div style="writing-mode: vertical-rl; transform: rotate(180deg);">LAST DESIGN UPDATE</div> |                 |                 |
|                                                                                       |  |                                                                                             |                 |                 |
|                                                                                       |  |                                                                                             |                 |                 |
|                                                                                       |  |                                                                                             |                 |                 |
| CITY PROJECT NO.                                                                      |  | ZONE MAP NO.                                                                                | SHEET           | OF              |
| 605981                                                                                |  | B-9-7                                                                                       | 7               | 22              |

| CURVE DATA |           |         |         |        |
|------------|-----------|---------|---------|--------|
| NUMBER     | DELTA     | TANGENT | ARC     | RADIUS |
| C3         | 90°00'00" | 17.00'  | 120.95' | 17.00' |

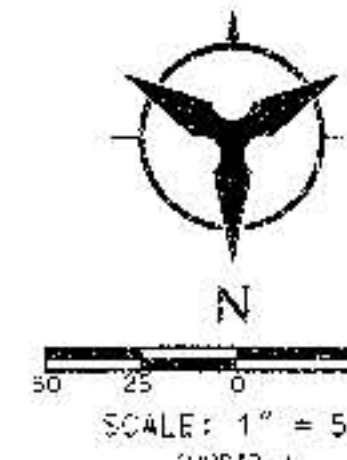
| TANGENT DATA |              |          |
|--------------|--------------|----------|
| NUMBER       | BEARING      | DISTANCE |
| T2           | S 89°38'18"E | 517.10'  |
| T3           | S 00°20'42"E | 120.00'  |

## KENTWOOD AVENUE

| KNOWELL CURB DATA |                                |    |                                 | KNOWELL CURB DATA |                                |    |                                 |
|-------------------|--------------------------------|----|---------------------------------|-------------------|--------------------------------|----|---------------------------------|
| PT                | STATION & OFFSET               | PT | STATION & OFFSET                | PT                | STATION & OFFSET               | PT | STATION & OFFSET                |
| 1                 | 94.97 9464.48 22.21' LT.       | 1A | 93.79 9464.48 16.00' LT. 93.81  | 1                 | 94.97 9464.48 22.21' LT.       | 1A | 93.79 9464.48 16.00' LT. 93.81  |
| 2                 | 94.10 9470.08 35.93' LT.       | 2A | 93.83 9470.08 16.00' LT.        | 2                 | 94.10 9470.08 35.93' LT.       | 2A | 93.83 9470.08 16.00' LT.        |
| 3                 | 94.37 9481.61 37.91' LT.       | 3A | 93.94 9481.61 16.00' LT.        | 3                 | 94.37 9481.61 37.91' LT.       | 3A | 93.94 9481.61 16.00' LT.        |
| 4                 | 94.71 9497.57 43.61' LT. 94.72 | 4A | 94.10 9497.57 16.00' LT. 93.98  | 4                 | 94.71 9497.57 43.61' LT. 94.72 | 4A | 94.10 9497.57 16.00' LT. 93.98  |
| 5                 | 94.61 10411.88 39.34' LT.      | 5A | 94.25 10411.88 16.00' LT.       | 5                 | 94.61 10411.88 39.34' LT.      | 5A | 94.25 10411.88 16.00' LT.       |
| 6                 | 94.49 10425.05 26.33' LT.      | 6A | 94.26 10425.05 16.00' LT.       | 6                 | 94.49 10425.05 26.33' LT.      | 6A | 94.26 10425.05 16.00' LT.       |
| 7                 | 94.45 10430.66 22.61' LT.      | 7A | 94.84 10430.66 16.00' LT. 94.82 | 7                 | 94.45 10430.66 22.61' LT.      | 7A | 94.84 10430.66 16.00' LT. 94.82 |

### NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL CURB RETURN RADIUS SHALL BE 25' UNLESS OTHERWISE SPECIFIED.
- ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- GRADE ELEVATIONS, WHERE NOTED, ARE ALONG FLOWLINE OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND END AT THE END OF EACH SANITARY SEWER SERVICE.
- CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
- ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
- CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
- CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
- ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER), PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC., DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTORS' EXPENSE.
- REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER CGA STD. DWG. 2415 (SAWCUT ONLY).
- WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.



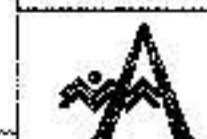
### KEYED GENERAL NOTES

- INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
- INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421
- INSTALL WHEELCHAIR RAMP AS PER STD. DWG. 2441, CASE 1
- INSTALL WHEELCHAIR RAMP AS PER MODIFIED STD. DWG. 2441, CASE 1 WITH ALTERNATE SECTION AA AND AS PER DETAIL SHEET 6
- STD. CURB & GUTTER AS PER STD. DWG. 2415
- MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
- FUTURE 4' SIDEWALK
- BUILD 4' SIDEWALK
- BUILD 10' ASPHALT TRAIL UNLESS OTHERWISE NOTED

**Bohannon & Huston**

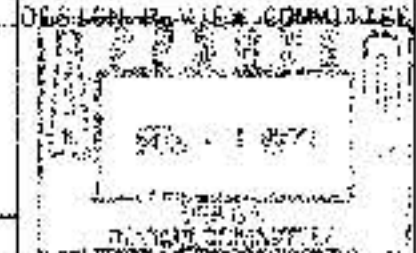
Country One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS



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

**VENTANA RANCH TRACT 9A-1**  
PAVING PLAN & PROFILE  
KENTWOOD AVENUE STA. 4+20.00 TO 11+78.04



DESIGNED BY: TSG  
DRAWN BY: PFG  
CHECKED BY: KLD

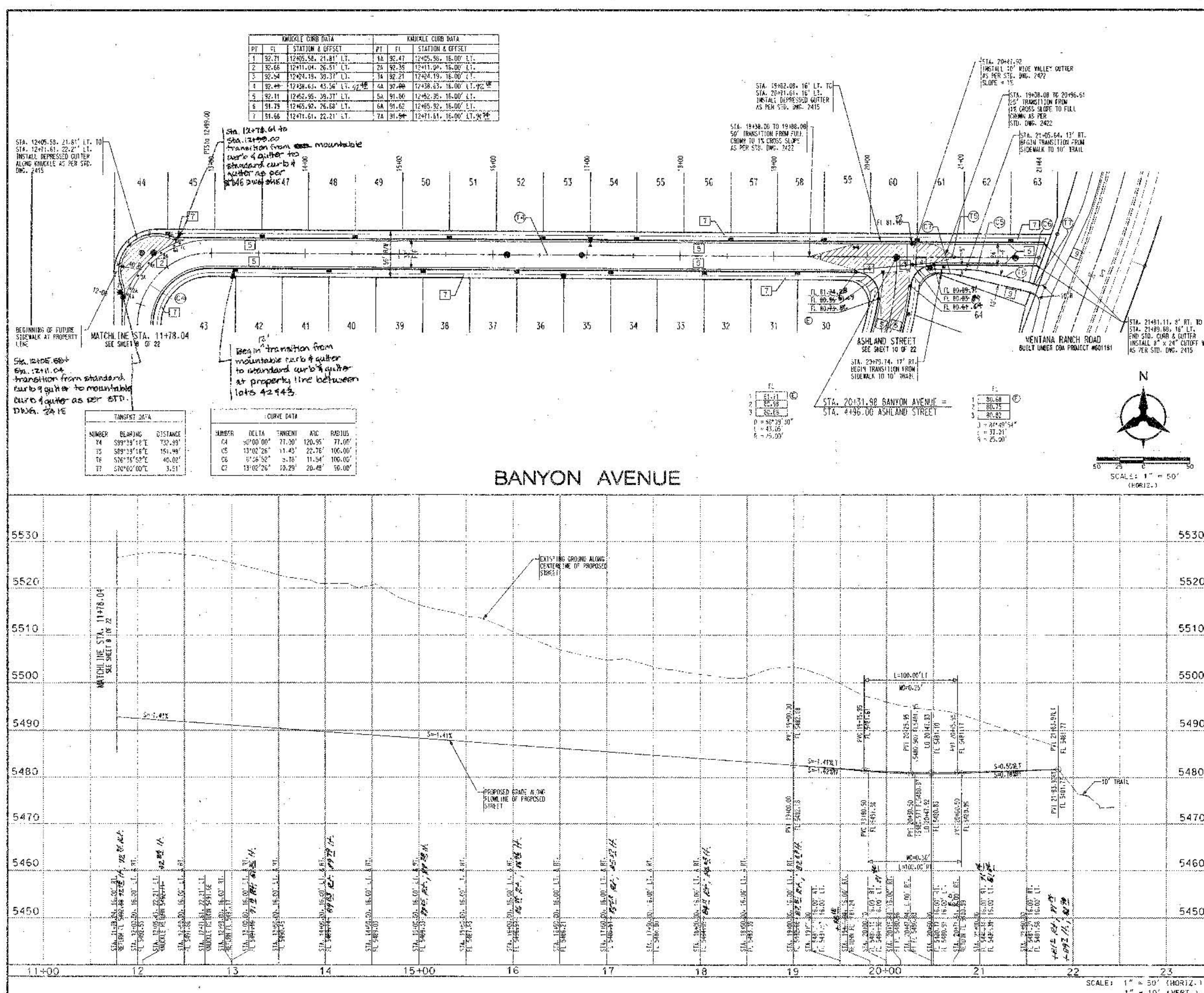
| NO. | DATE  | REVISIONS |
|-----|-------|-----------|
| 1   | 12/98 | DESIGN    |

| CITY PROJECT NO. | ZONE MAP NO. | SHEET | OF |
|------------------|--------------|-------|----|
| 605981           | B-9-Z        | 8     | 22 |

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

PWT JCH NO. 58236A102

DATE: DECEMBER 1998



- NOTES
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
  2. ALL CURB RETURN RADIUS SHALL BE 25' 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 EMO 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 HYDRAULIC 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.

- KEYED GENERAL NOTES
1. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420.
  2. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421.
  3. INSTALL WHEELCHAIR RAMP AS PER STD. DWG. 2441, CASE 1.
  4. INSTALL WHEELCHAIR RAMP AS PER MODIFIED STD. DWG. 2441, CASE 11 WITH ALTERNATE SECTION AA AND AS PER DETAIL SHEET C.
  5. STD. CURB & GUTTER AS PER STD. DWG. 2415.
  6. MEDIAN CURB & GUTTER AS PER STD. DWG. 2415.
  7. FUTURE 4' SIDEWALK.
  8. BUILD 4' SIDEWALK.
  9. BUILD 10' ASPHALT TRAIL UNLESS OTHERWISE NOTED.

**Bohannon & Huston**  
Surveyors  
7500 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87109  
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

**CITY OF ALBUQUERQUE**  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP  
VENTANA RANCH TRACT 9A-1  
PAVING PLAN & PROFILE  
BANYON AVENUE STA 11+78.04 TO 21+84.00

|                        |                     |      |       |
|------------------------|---------------------|------|-------|
| DESIGNED BY            | TSG                 | DATE | 12/98 |
| DRAWN BY               | PEG                 | DATE | 12/98 |
| CHECKED BY             | KLO                 | DATE | 12/98 |
| REMARKS                | REVISIONS<br>DESIGN |      |       |
| NO.                    | DATE                | BY   |       |
| CITY ENGINEER APPROVAL |                     |      |       |
| LAST DESIGN UPDATE     |                     |      |       |

| CURVE DATA |           |         |         |         |
|------------|-----------|---------|---------|---------|
| NUMBER     | DELTA     | TANGENT | ABC     | RADIUS  |
| C1         | 08°01'33" | 47.35'  | 134.47' | 966.00' |
| C2         | 19°39'18" | 51.27'  | 161.54' | 296.00' |

| TANGENT DATA |             |          |
|--------------|-------------|----------|
| NUMBER       | BEARING     | DISTANCE |
| T1           | N20°00'00"E | 43.44'   |
| T2           | N20°00'00"E | 194.52'  |
| T3           | N00°20'42"E | 2.67'    |

STA. 0+47+96.16' RT  
REMOVE EXISTING CUT-OFF WALL  
TIE TO EXISTING STD. CURB &  
GUTTER AND PAVEMENT ELEVATIONS

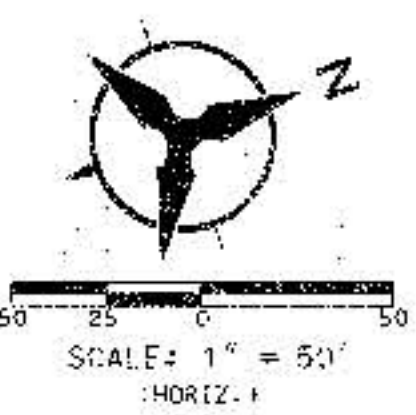
STA. 0+98.15 TO 0+48.15  
50' TRANSITION FROM  
CROWN TO NO CROWN  
AS PER STD. DWG. 2401

SEE SHEET 7 FOR  
QUARTER POINT  
ELEVATIONS

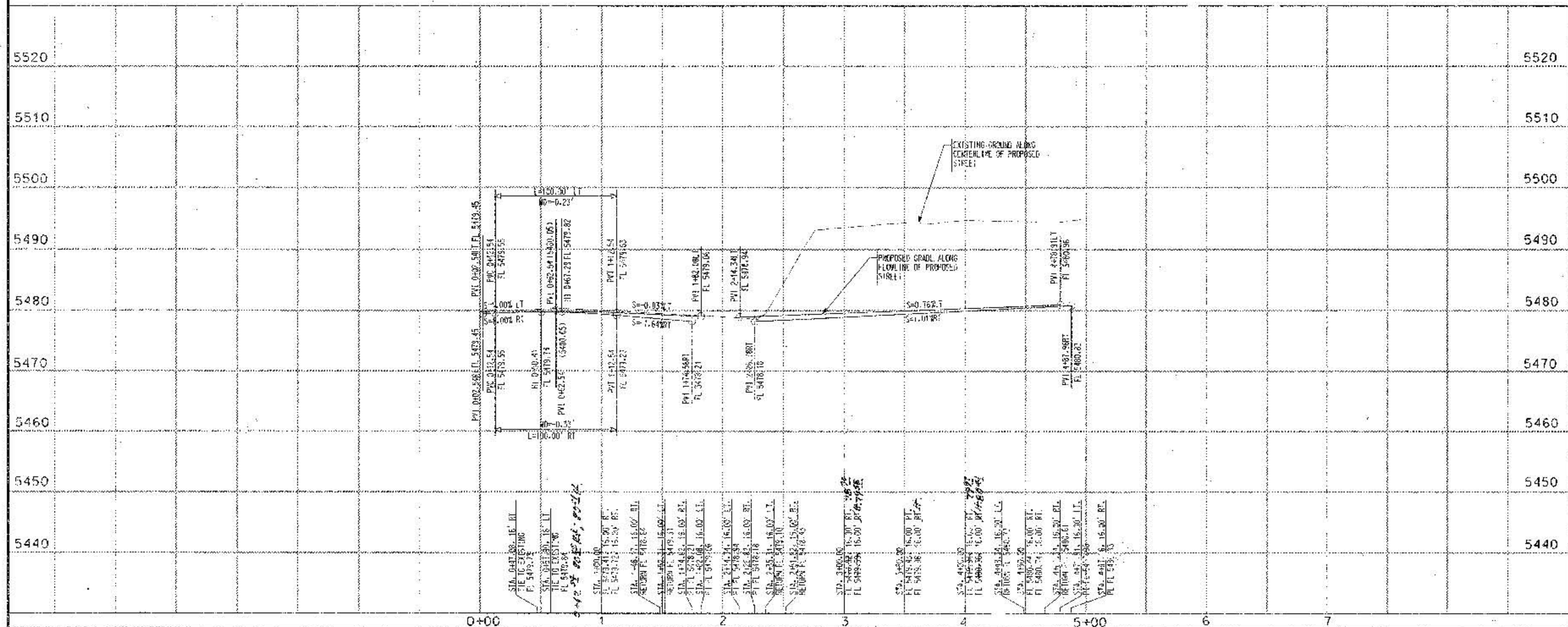
STA. 2+00.00 ASHLAND STREET =  
STA. 2+85.02 KENTWOOD AVENUE

STA. 3+08.25 TO 4+48.23  
50' TRANSITION FROM  
FULL CROWN TO NO CROWN  
AS PER STD. DWG. 2401

SEE SHEET 9 FOR  
QUARTER POINT  
ELEVATIONS



## ASHLAND STREET



NOTES:

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL CURB RETURN RADII SHALL BE 25' UNLESS OTHERWISE SPECIFIED.
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- CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND END AT THE END OF EACH SANITARY SEWER SERVICE.
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- CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
- ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER), PAVEMENT, CONDUITS, AND/OR EXISTING UTILITY LINES, ETC., DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
- WHEELCHAIR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

KEYED GENERAL NOTES

- INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
- INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421
- INSTALL WHEELCHAIR RAMP AS PER STD. DWG. 2441, CASE 1
- INSTALL WHEELCHAIR RAMP AS PER MODIFIED STD. DWG. 2441, CASE 1 WITH ALTERNATE SECTION AA AND AS PER DETAIL SHEET 6
- STD. CURB & GUTTER AS PER STD. DWG. 2415
- MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
- FUTURE 4' SIDEWALK
- BUILD 4' SIDEWALK
- BUILD 10' ASPHALT TRAIL UNLESS OTHERWISE NOTED

**Bohannon & Huston**

Continued One 7500 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

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

**VENTANA RANCH TRACT 9A-1**  
PAVING PLAN & PROFILE  
ASHLAND STREET STA. 0+00.00 TO 4+88.00

DESIGNER: [Signature] CITY ENGINEER APPROVAL: [Signature]

LAST DESIGN UPDATE: [Signature]

CITY PROJECT NO. 605981 ZONE MAP NO. 8-9-Z SHEET 10 OF 22

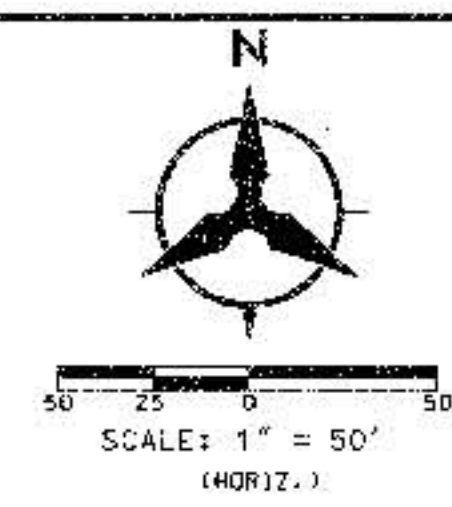
DESIGNED BY TSG DATE 12/98  
DRAWN BY PEC DATE 12/98  
CHECKED BY KLO DATE 12/98

REMARKS: REVISIONS DESIGN

NO. DATE BY

REVISIONS

DESIGN



FUTURE TRACT 10

TRACT 90

BANYON AVENUE

KENTWOOD AVENUE

ASHLAND STREET

VENTANA RANCH ROAD

EXISTING WESTPOINT SUBDIVISION TRACT 17A

NOTE:  
EXISTING UTILITIES IN  
VENTANA RANCH ROAD  
BUILT UNDER COA # 5750-BT

LEGEND

- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED WATER METER SERVICE
- PROPOSED STREET LIGHT

**Bohannon & Huston**

Countywide One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109  
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

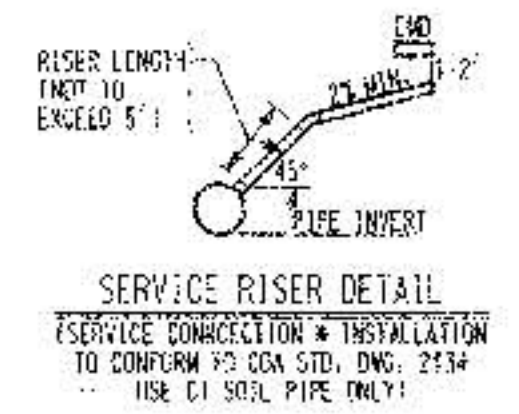
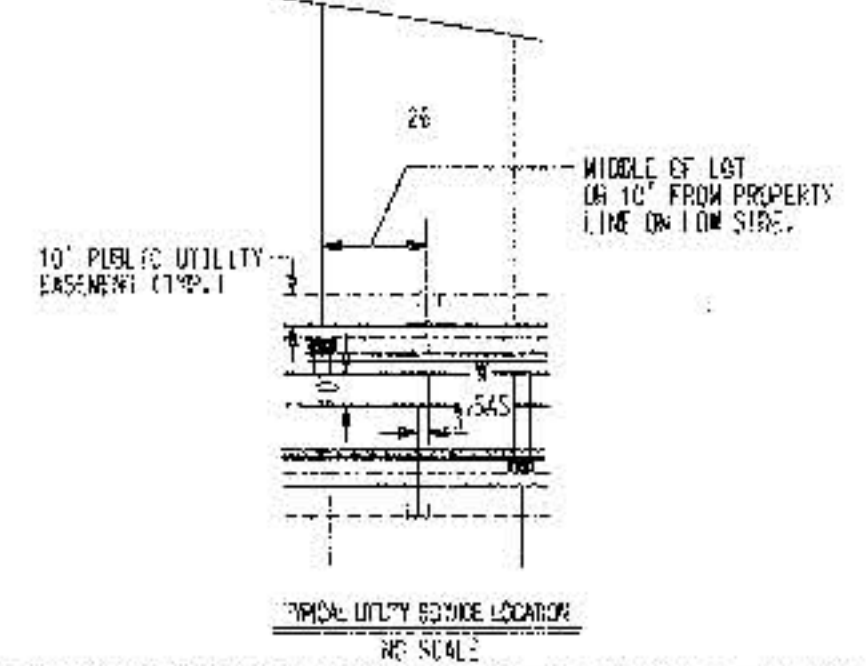
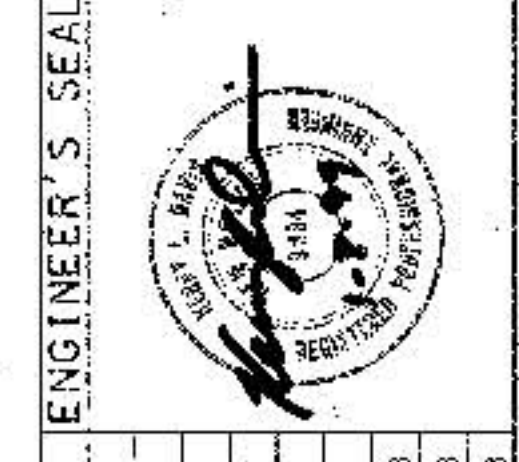
**CITY OF ALBUQUERQUE**  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

**VENTANA RANCH TRACT 9A-1**  
OVERALL UTILITY

|             |     |      |       |
|-------------|-----|------|-------|
| DESIGNED BY | TSC | DATE | 12/98 |
| DRAWN BY    | PEG | DATE | 12/98 |
| CHECKED BY  | KLD | DATE | 12/98 |

CITY PROJECT NO. 605981 ZONE MAP NO. B-9-Z SHEET 11 OF 22

| ENGINEER'S SEAL |  | SURVEY INFORMATION |  | BENCH MARKS |  | AS-BUILT INFORMATION |  |
|-----------------|--|--------------------|--|-------------|--|----------------------|--|
| NO. DATE        |  | REMARKS            |  | BY          |  | DATE                 |  |
| DESIGNED BY     |  | TSC                |  | DATE        |  | 12/98                |  |
| DRAWN BY        |  | PEG                |  | DATE        |  | 12/98                |  |
| CHECKED BY      |  | KLD                |  | DATE        |  | 12/98                |  |



| WATERLINE TARGET DATA |             |         |
|-----------------------|-------------|---------|
| NUMBER                | BEARING     | LENGTH  |
| 13                    | S70°00'00"E | 11.3'   |
| 14                    | N60°39'18"W | 110.04' |

| SANITARY SEWER SERVICES |                      |            |                                  |
|-------------------------|----------------------|------------|----------------------------------|
| LOT NUMBER              | SAS STATION & OFFSET | SAS LENGTH | TOP OF PIPE AT PILING (W/PIESER) |
| 3                       | 3+84.21, 0.00' CL.   | 35.00'     | 77.56(-) 1.68                    |
| 28                      | 3+79.21, 0.30' CL.   | 35.00'     | 76.97(-) 1.72                    |
| 29                      | 3+40.72, 0.57' RT.   | 35.00'     | 76.70(-) 1.75                    |

NOTE: WATER METER LOCATIONS ARE DESIGNATED BY STATIONING AT PROPERTY CORNERS.

NOTES

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12. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.



SCALE: 1" = 20'  
(HORIZ.)

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

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

KENTWOOD AVENUE

NOTE:  
FOR STORM DRAIN INFORMATION  
REFER TO SHEET 99

| UTILTY LINE CROSSING |             |              |           |  |
|----------------------|-------------|--------------|-----------|--|
| DES                  | SAS         | SD           | NI        |  |
| 1                    | 8" MW 73.06 | 36" TP 72.21 | ---       |  |
| 2                    | ---         | 36" TP 72.47 | POF 75.51 |  |
| 3                    | 8" MW 73.59 | 16" TP 72.25 | ---       |  |
| 4                    | ---         | 16" TP 72.45 | POF 75.62 |  |
| 5                    | 8" TP 73.30 | ---          | POF 75.45 |  |
| 6                    | ---         | 8" TP 72.80  | POF 76.87 |  |
| 7                    | 8" MW 74.33 | 18" TP 71.38 | ---       |  |

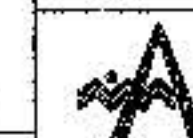
ALL ELEVATIONS REFLECT WALL THICKNESS  
INSIDE TO OUTSIDE.

\* SEE UTILITY CROSSING DETAIL THIS SHEET.

## Bohannon & Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAPHERS SURVEYORS SOFTWARE DEVELOPER



CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

VENTANA RANCH TRACT 9A-1

VENTANA PUNCH TRACT SA-1  
UTILITY PLAN & PROFILE  
KENTWOOD AVENUE STA. 1+00.00 TO 4+20.00

DESIGN REVIEW COMMITTEE

|    |                        |             |             |
|----|------------------------|-------------|-------------|
| 55 | CITY ENGINEER APPROVAL | MO./DAY/YR. | MO./DAY/YR. |
|----|------------------------|-------------|-------------|

|   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |
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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|

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|------|--|--|--|
| DATE |  |  |  |
|------|--|--|--|

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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|

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

PROJECT NO.  
605981

|              |       |    |
|--------------|-------|----|
| ZONE MAP NO. | SHEET | OF |
| B-9-7        | 12    | 22 |

P: 201\_BH] 2A] 14 9336-CD-4PA-4  
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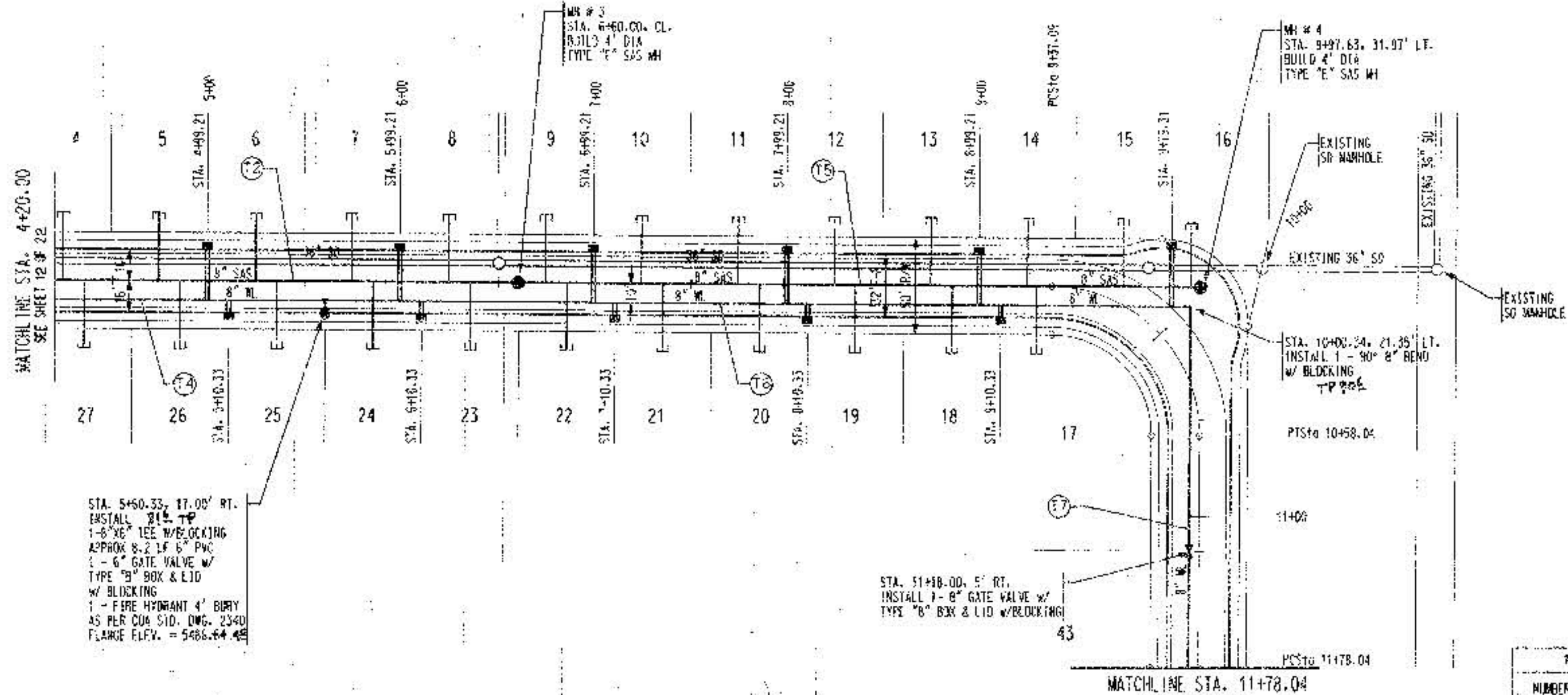
B4I :OR NO. 99336A102

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 DATE: 02/03/98

B4I :OB NO. 99336A102

COPYRIGHT © HANNAH N. HUSTON 1998  
 DATE: 02/03/98

NOTE:  
FOR STORM DRAIN INFORMATION  
REFER TO SHEET 17 OF 22

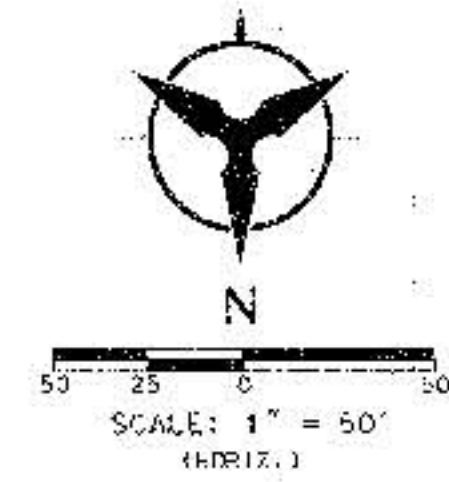


| SANITARY SEWER SERVICES |                   |        |                  |                |
|-------------------------|-------------------|--------|------------------|----------------|
| LINE                    | STATION & OFFSET  | SAS    | TOP OF PIPE AT   | PLUG (IN/FEET) |
| 1                       | 4+24.21, 0.00' CL | 35.00' | 79.00' (2' 10")  |                |
| 2                       | 4+24.21, 0.00' CL | 35.00' | 80.40' (2' 10")  |                |
| 3                       | 4+24.21, 0.00' CL | 35.00' | 81.80' (2' 10")  |                |
| 4                       | 4+24.21, 0.00' CL | 35.00' | 83.20' (2' 10")  |                |
| 5                       | 4+24.21, 0.00' CL | 35.00' | 84.60' (2' 10")  |                |
| 6                       | 4+24.21, 0.00' CL | 35.00' | 86.00' (2' 10")  |                |
| 7                       | 4+24.21, 0.00' CL | 35.00' | 87.40' (2' 10")  |                |
| 8                       | 4+24.21, 0.00' CL | 35.00' | 88.80' (2' 10")  |                |
| 9                       | 4+24.21, 0.00' CL | 35.00' | 90.20' (2' 10")  |                |
| 10                      | 4+24.21, 0.00' CL | 35.00' | 91.60' (2' 10")  |                |
| 11                      | 4+24.21, 0.00' CL | 35.00' | 93.00' (2' 10")  |                |
| 12                      | 4+24.21, 0.00' CL | 35.00' | 94.40' (2' 10")  |                |
| 13                      | 4+24.21, 0.00' CL | 35.00' | 95.80' (2' 10")  |                |
| 14                      | 4+24.21, 0.00' CL | 35.00' | 97.20' (2' 10")  |                |
| 15                      | 4+24.21, 0.00' CL | 35.00' | 98.60' (2' 10")  |                |
| 16                      | 4+24.21, 0.00' CL | 35.00' | 100.00' (2' 10") |                |
| 17                      | 4+24.21, 0.00' CL | 35.00' | 101.40' (2' 10") |                |
| 18                      | 4+24.21, 0.00' CL | 35.00' | 102.80' (2' 10") |                |
| 19                      | 4+24.21, 0.00' CL | 35.00' | 104.20' (2' 10") |                |
| 20                      | 4+24.21, 0.00' CL | 35.00' | 105.60' (2' 10") |                |
| 21                      | 4+24.21, 0.00' CL | 35.00' | 107.00' (2' 10") |                |
| 22                      | 4+24.21, 0.00' CL | 35.00' | 108.40' (2' 10") |                |
| 23                      | 4+24.21, 0.00' CL | 35.00' | 109.80' (2' 10") |                |
| 24                      | 4+24.21, 0.00' CL | 35.00' | 111.20' (2' 10") |                |
| 25                      | 4+24.21, 0.00' CL | 35.00' | 112.60' (2' 10") |                |
| 26                      | 4+24.21, 0.00' CL | 35.00' | 114.00' (2' 10") |                |
| 27                      | 4+24.21, 0.00' CL | 35.00' | 115.40' (2' 10") |                |

NOTE: WATER METER LOCATIONS ARE DESIGNATED BY STATIONING AT PROPERTY CORNERS.

| WATERLINE TANGENT DATA |             |         |
|------------------------|-------------|---------|
| NUMBER                 | BEARING     | LENGTH  |
| 14                     | N89°39'18"W | 140.33' |
| 16                     | S89°39'18"E | 440.01' |
| 17                     | N00°20'42"E | 171.70' |

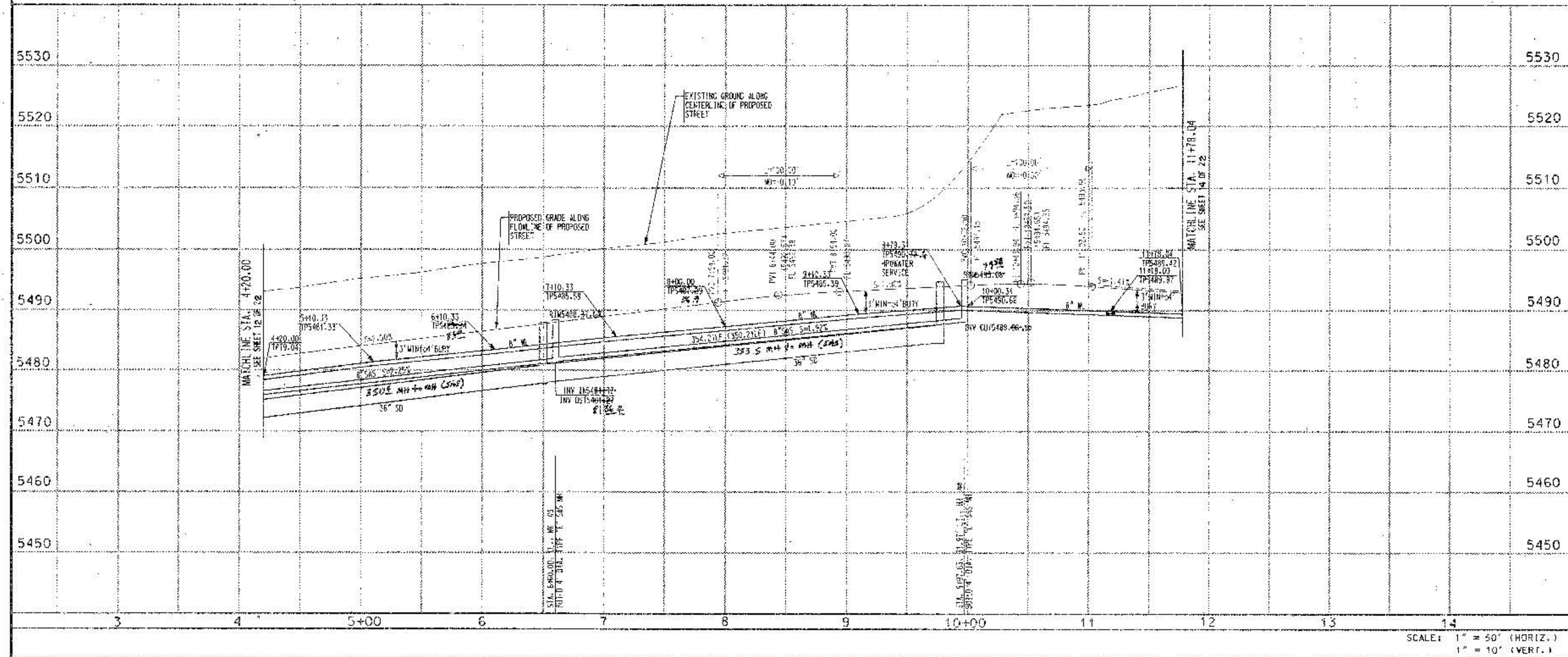
| SAS TANGENT DATA |             |         |
|------------------|-------------|---------|
| NUMBER           | BEARING     | LENGTH  |
| 14               | N89°39'18"W | 240.40' |
| 16               | S89°39'18"E | 304.71' |



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ANY DISCREPANCIES.

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

## KENTWOOD AVENUE



NOTES

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- WHEELCHAIR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

ENGINEER'S SEAL

NO. DATE

REMARKS

REVISIONS

DESIGN

DESIGNED BY: TSC

DRAWN BY: PEC

CHECKED BY: KLD

DATE: 12/98

DATE: 12/98

DATE: 12/98

Bohannon & Houston

Copyright One 7500 JEFFERSON NE Albuquerque, NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

ENGINEERING DEVELOPMENT GROUP

VENTANA RANCH TRACT 9A-1

UTILITY PLAN & PROFILE

KENTWOOD AVENUE STA 4+20.00 TO 11+78.04

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

NO. / DAY / YR.

NO. / DAY / YR.

CITY PROJECT NO. 605981

7.50% MAP N.Y.

SHEET 13 OF 22

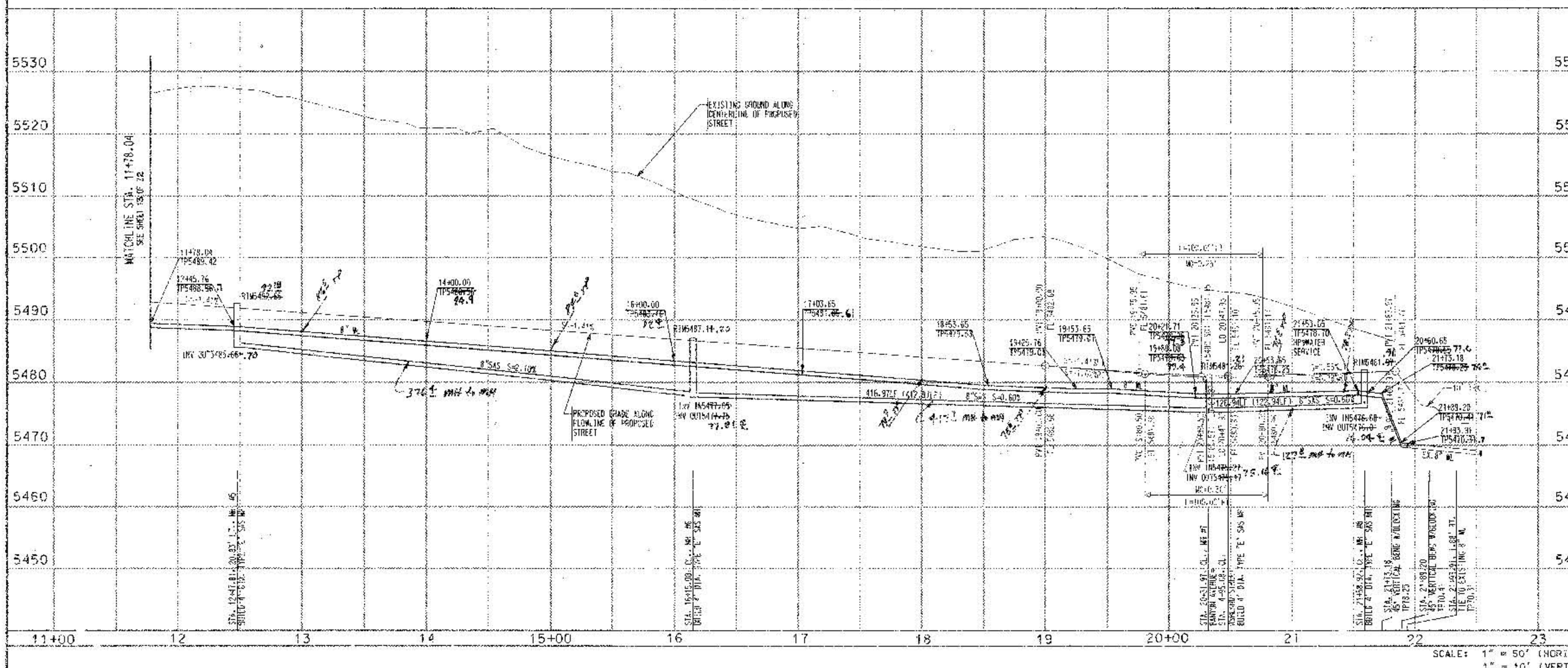
B-9-Z

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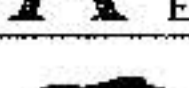
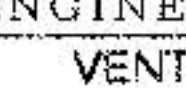
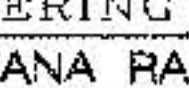
DATE: DECEMBER, 1998

| SAS TANGENT DATA |             |         | WATERLINE TANGENT DATA |             |         |
|------------------|-------------|---------|------------------------|-------------|---------|
| NUMBER           | BEARING     | LENGTH  | NUMBER                 | BEARING     | LENGTH  |
| T1               | S89°39'18"E | 376.35' | T4                     | N00°20'42"E | 67.72'  |
| T2               | S69°39'19"E | 416.90' | T5                     | N89°39'18"W | 476.65' |
| T3               | S89°39'19"E | 125.95' | T6                     | N89°39'18"W | 338.76' |
|                  |             |         | T7                     | S70°05'50"E | 35.49'  |

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

|                                                                                                                  |                                                                                                       |                                                                                                             |
|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
|                             | <b>CITY OF ALBUQUERQUE</b><br><b>PUBLIC WORKS DEPARTMENT</b><br><b>ENGINEERING DEVELOPMENT</b>        |                                                                                                             |
|                                                                                                                  | <b>VENTANA RANCH TRACT</b><br><b>UTILITY PLAN &amp; PROFILE</b><br><b>BANYON AVENUE STA. 11+78.01</b> |                                                                                                             |
| DESIGN REVIEW COMMITTEE<br> |                  | LAST DESIGN UPDATE<br> |
| CITY PROJECT NO. <b>605981</b>                                                                                   |                                                                                                       | ZONE MAP NO. <b>P-0-7</b>                                                                                   |

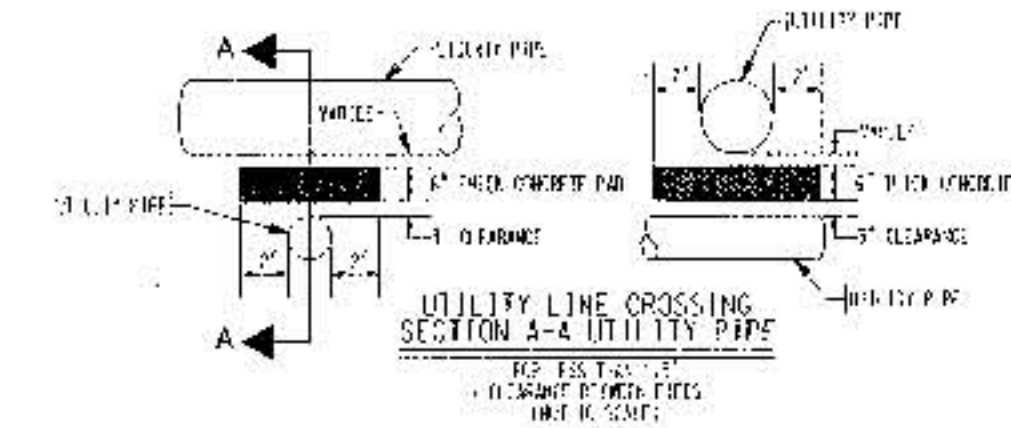
NOTE:  
FOR STORM DRAIN INFORMATION  
REFER TO SHEET 16 OF 22

| WATERLINE CURVE DATA |         |         |           |         |
|----------------------|---------|---------|-----------|---------|
| NUMBER               | ARC     | RADIUS  | DELTA     | TANGENT |
| 64                   | 26.38'  | 970.00' | 91°32'26" | 13.04'  |
| 65                   | 67.22'  | 970.00' | 95°09'26" | 45.64'  |
| 66                   | 110.74' | 286.00' | 22°11'54" | 56.07'  |

| WATERLINE TANGENT DATA |             |         |  |
|------------------------|-------------|---------|--|
| NUMBER                 | BEARING     | LENGTH  |  |
| T2                     | S20°00'00"E | 25.44'  |  |
| T3                     | S20°00'00"E | 181.52' |  |

| SAS CURVE DATA |         |         |           |         |
|----------------|---------|---------|-----------|---------|
| NUMBER         | ARC     | RADIUS  | DELTA     | TANGENT |
| C1             | 27.22'  | 360.00' | 91°37'29" | 13.81'  |
| C2             | 125.57' | 360.00' | 97°29'41" | 62.38'  |
| C3             | 104.16' | 297.07' | 30°05'22" | 32.42'  |

| SAS TANGENT DATA |             |         |
|------------------|-------------|---------|
| NUMBER           | BEARING     | LENGTH  |
| T1               | S20°00'00"W | 191.52' |



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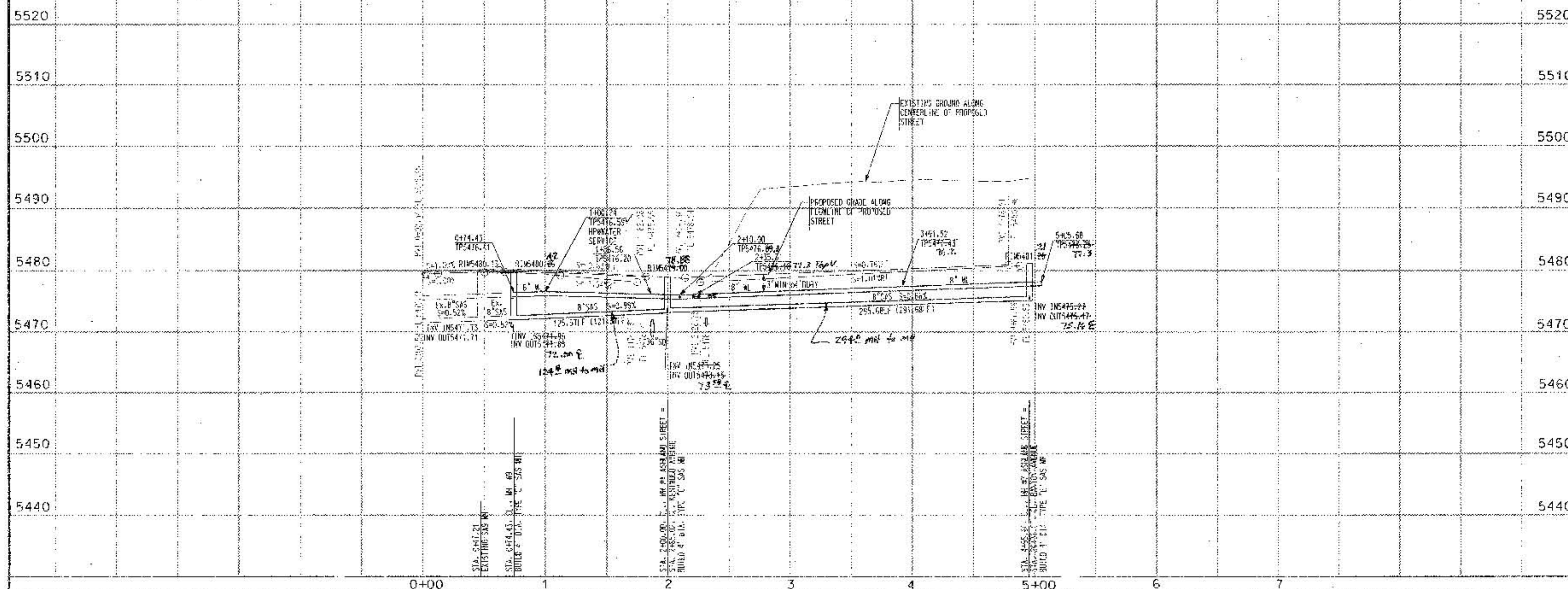
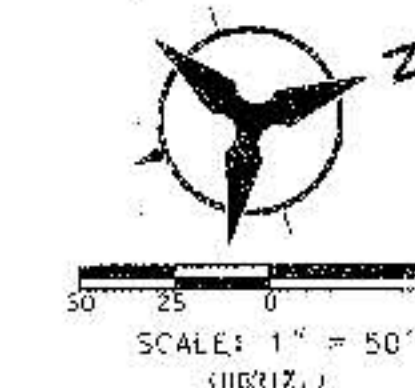
| SANITARY SEWER SERVICES |                                   |              |                                |  |
|-------------------------|-----------------------------------|--------------|--------------------------------|--|
| LOT NUMBER              | SAS STATION & OFFSET              | SAS LENGTH   | TOP OF PIPE AT PLUG (NAD 1983) |  |
| 1                       | STATION 410.51, 0.00' CL, 35.00'  | 74.34'-1.36' |                                |  |
| 2                       | STATION 414.43, 0.00' CL, 35.00'  | 74.68'-1.86' |                                |  |
| 54                      | STATION 445.47, 0.00' CL, 35.00'  | 75.96'-1.45' |                                |  |
| 65                      | STATION 413.90, 0.00' CL, 35.00'  | 76.34'-1.83' |                                |  |
| 66                      | STATION 345.82, 0.00' CL, 35.00'  | 76.35'-1.61' |                                |  |
| 67                      | STATION 345.82, 0.00' CL, 35.00'  | 76.02'-1.61' |                                |  |
| 68                      | STATION 2480.82, 0.00' CL, 35.00' | 75.79'-1.17' |                                |  |

NOTE: WATER METER LOCATIONS ARE DESIGNATED BY STATISTICS AT PROPERTY CORNERS.

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## ASHLAND STREET



| UTILITY LINE CROSSING |             |              |           |
|-----------------------|-------------|--------------|-----------|
| DES                   | SAS         | SD           | M         |
| 1                     | 8" INV13.06 | 36" TP 12.21 | ---       |
| 2                     | ---         | 30" TP 12.47 | BOP 75.51 |
| 3                     | 8" INV13.50 | 18" TP 12.25 | ---       |
| 4                     | ---         | 18" TP 12.45 | BOP 75.62 |
| 5                     | 8" TP 13.30 | ---          | BOP 75.45 |
| 6                     | ---         | 18" TP 12.60 | BOP 76.87 |
| 7                     | 8" INV14.33 | 18" TP 11.38 | ---       |

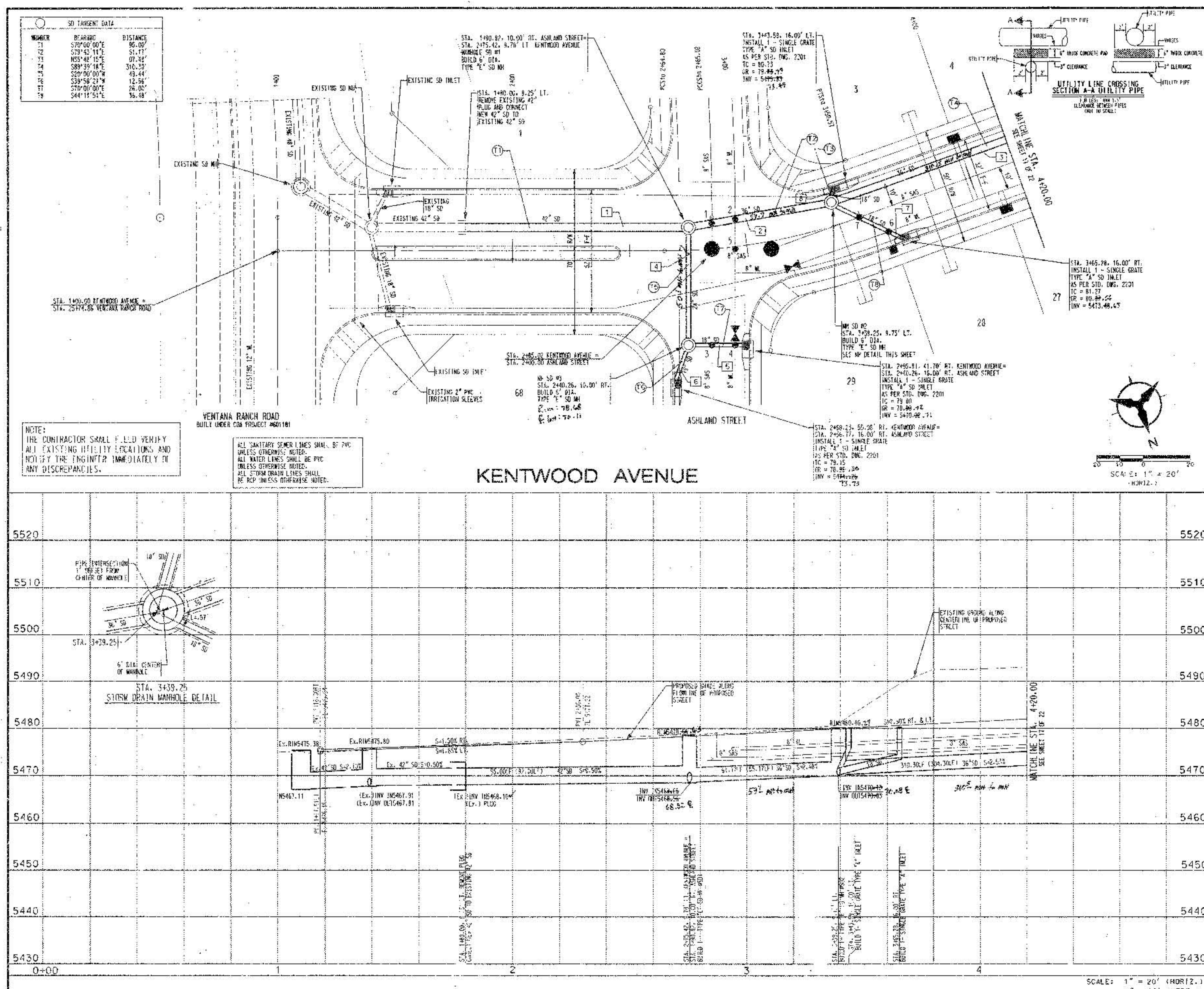
ALL ELEVATIONS REFLECT WALL THICKNESS OUTSIDE TO OUTSIDE.  
\* SEE UTILITY LINE CROSSING DETAIL THIS SHEET.

**Bohannon & Huston**  
Surveyors  
7500 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87109  
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

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

**VENTANA RANCH TRACT 9A-1**  
UTILITY PLAN & PROFILE  
ASHLAND STREET STA. 0+00.00 TO 4+96.00

DESIGNER: [Signature]  
CITY ENGINEER APPROVAL: [Signature]  
DATE: 12/98  
SHEET: 15 OF 22



SD TANGENT DATA

| NUMBER | BEARING     | DISTANCE |
|--------|-------------|----------|
| 1      | S79°00'00"E | 96.00'   |
| 2      | S79°42'11"E | 51.77'   |
| 3      | N55°48'16"E | 97.48'   |
| 4      | S89°39'18"E | 316.29'  |
| 5      | S29°00'00"W | 49.44'   |
| 6      | S39°58'21"W | 12.56'   |
| 7      | S70°00'00"E | 26.05'   |
| 8      | S44°11'51"E | 35.18'   |

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STORM DRAIN FLOW TABLE

| NUMBER | DEPTH | VELOCITY | LENGTH | SIZE | SLOPE   |
|--------|-------|----------|--------|------|---------|
| 1      | 12.00 | 11.54    | 67.80  | 24"  | 0.50%   |
| 2      | 10.00 | 10.36    | 28.19  | 24"  | 2.40%   |
| 3      | 9.00  | 10.32    | 27.66  | 30"  | 2.40%   |
| 4      | 8.00  | 10.24    | 6.88   | 48"  | 3.68%   |
| 5      | 4.00  | 7.05     | 6.38   | 24"  | 2.40%   |
| 6      | 4.00  | 18.07    | 3.28   | 18"  | 27.40%  |
| 7      | 3.50  | 12.15    | 3.84   | 18"  | 10.80%  |
| 8      | 3.50  | 29.14    | 2.11   | 7.48 | 127.20% |

UTILITY LINE CROSSING

| DES | SAS         | SD           | ML        |
|-----|-------------|--------------|-----------|
| 1   | 8" SAN73.05 | 36" TP 72.21 | ---       |
| 2   | ---         | 36" TP 72.47 | BOP 75.51 |
| 3   | 8" SAN73.50 | 18" TP 72.25 | ---       |
| 4   | ---         | 18" TP 72.42 | BOP 75.62 |
| 5   | 8" TP 73.30 | ---          | BOP 75.45 |
| 6   | ---         | 18" TP 72.80 | BOP 76.87 |
| 7   | 8" SAN74.32 | 18" TP 71.38 | ---       |

Bohannon & Huston

County Road 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

VENTANA RANCH TRACT 9A-1  
STORM DRAIN UTILITY PLAN & PROFILE  
KENTWOOD AVENUE STA. 1+00.00 TO 4+20.00

DESIGNED BY TSO  
DRAWN BY TEG  
CHECKED BY KLD

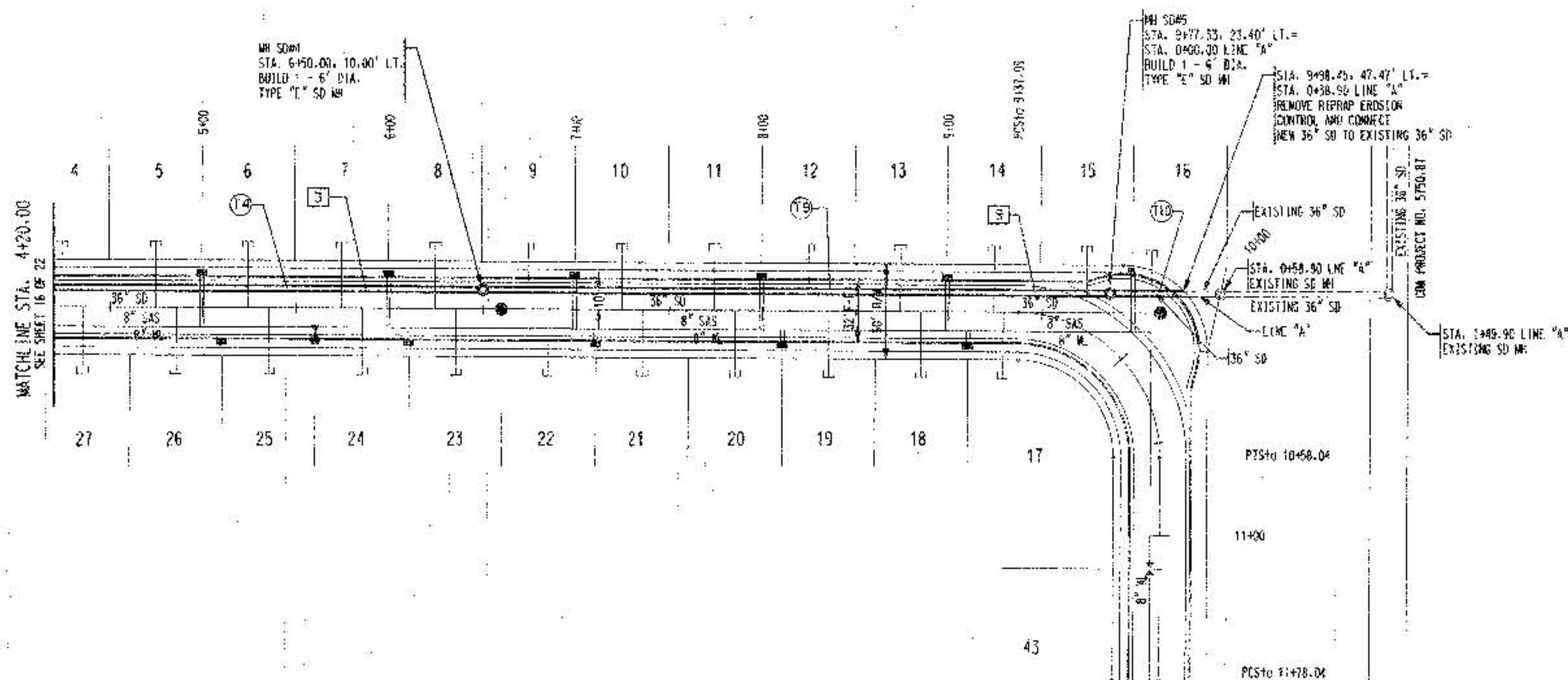
DATE 12/98  
DATE 12/98  
DATE 12/98

LAST DESIGN UPDATE

CITY PROJECT NO. 605981

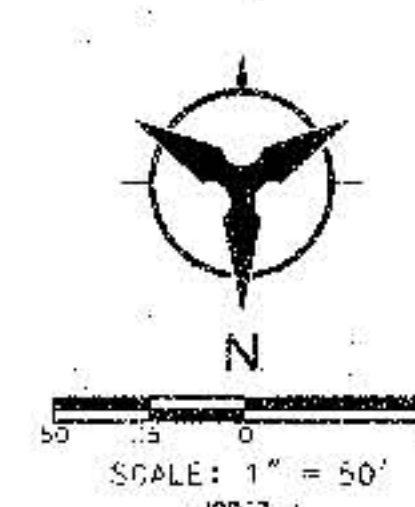
ZONE MAP NO. B-9-Z

SHEET 16 OF 22



| NUMBER | DEFINING   | DISTANCE |
|--------|------------|----------|
| 14     | 58°39'18"E | 229.60'  |
| 15     | 58°39'18"E | 337.27'  |
| 16     | 58°39'11"E | 38.30'   |

| NUMBER | Q/C/F/S | V/H/P/S | DEPTH  | LENGTH  | SIZE | SLOPE |
|--------|---------|---------|--------|---------|------|-------|
| 1      | 97.00   | 17.02   | 27.06" | 310.30' | 36"  | 2.53% |
| 2      | 97.00   | 13.33   | 15.21" | 337.27' | 36"  | 2.02% |

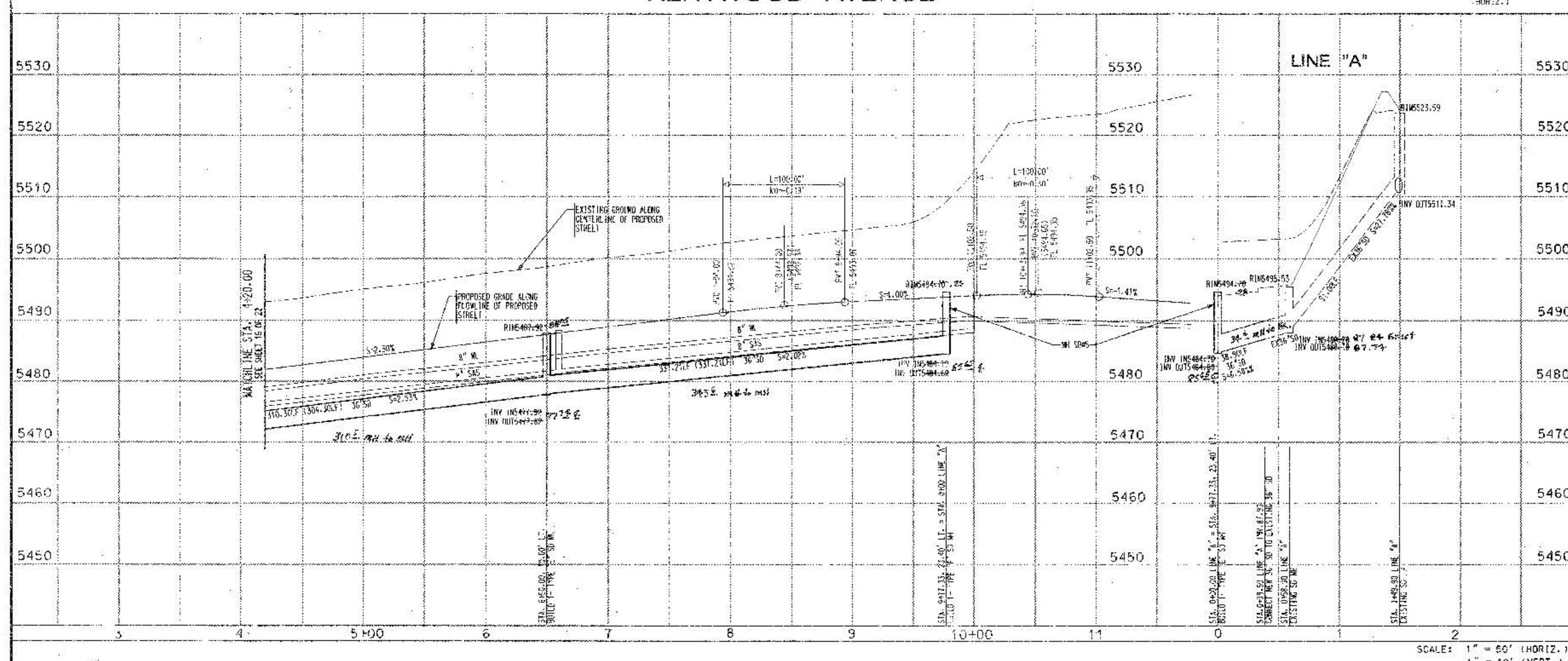


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# KENTWOOD AVENUE



**Bobbannan & Huston**  
 10000 N. 10th Ave. Suite 100  
 Albuquerque, NM 87113  
 (505) 261-1111  
 FAX (505) 261-1112  
 WWW.BH.COM

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

**VENTANA RANCH TRACT 9A-1**  
 STORM DRAIN UTILITY PLAN & PROFILE  
 KENTWOOD AVENUE STA. 4+20.00 TO 11+78.04

|             |                                                          |      |       |
|-------------|----------------------------------------------------------|------|-------|
| DESIGNED BY | TSC                                                      | DATE | 12/93 |
| DRAWN BY    | PEC                                                      | DATE | 12/93 |
| CHECKED BY  | KLO                                                      | DATE | 12/93 |
| REVISIONS   | NO. DATE BY<br>1 12/93 TSC<br>2 12/93 PEC<br>3 12/93 KLO |      |       |

# 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 SEPARATE 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 TRAVELLED 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.

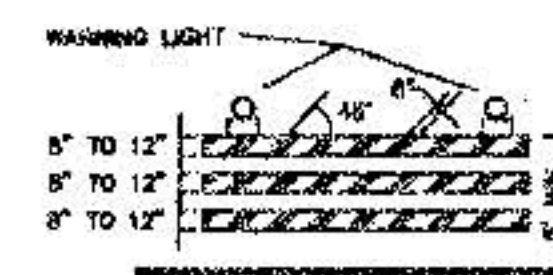
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

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

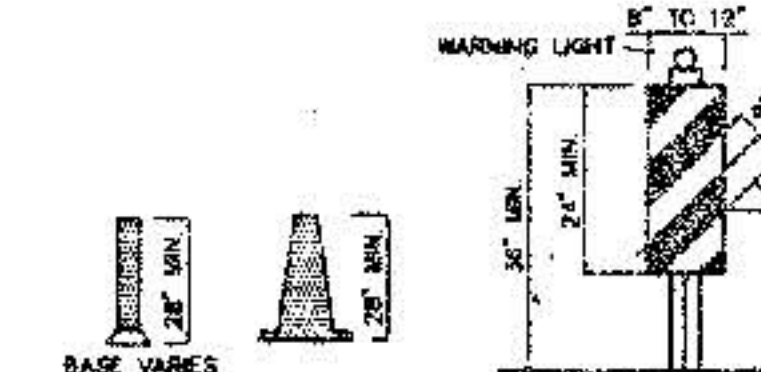
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

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 EQUIPMENT, BOTH PERMANENT AND TEMPORARY.



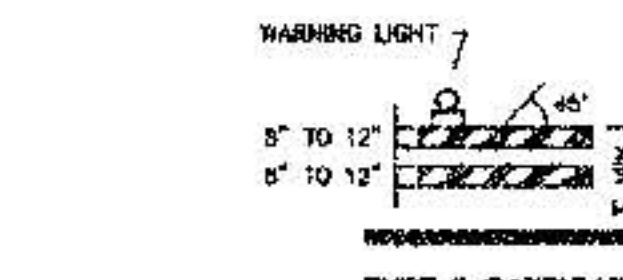
TYPE II BARRICADE



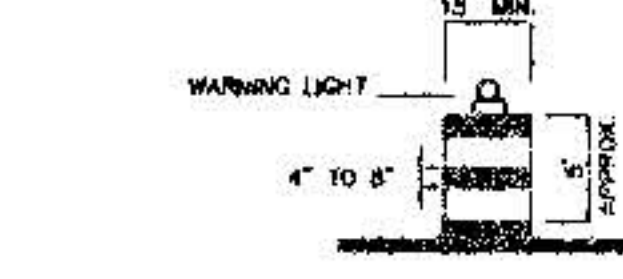
VERTICAL PANEL



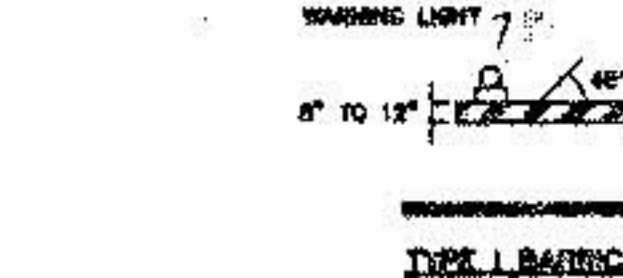
HIGH LEVEL WARNING DEVICE



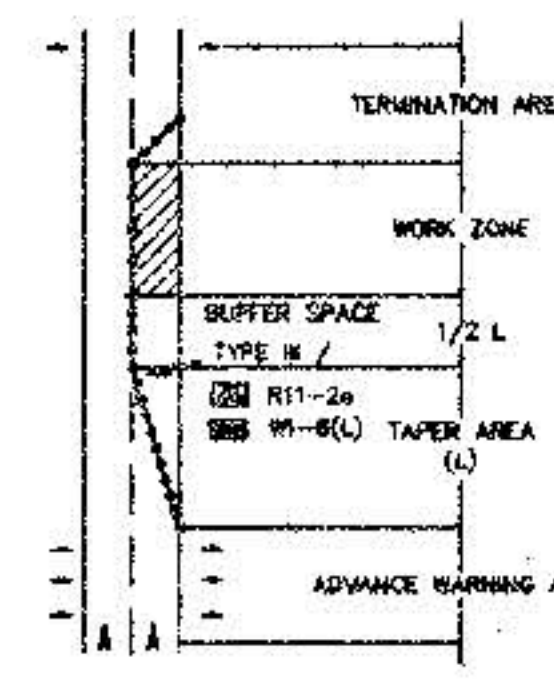
TYPE II BARRICADE DETACHABLE



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
- DISTANCE BETWEEN SIGNS - A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET
- FLAGMAN POSITION
- SPACING BETWEEN BARRICADES - A DISTANCE MEASURED IN FEET EQUAL TO THE SPEED LIMIT OF THE STREET
- TAPER LENGTH - SEE CHART BELOW
- THE TANGENT LENGTH IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET.

## TAPER REQUIREMENTS

| SPEED LIMIT (MPH) | TAPER LENGTH (L) (FEET) |          |          | MINIMUM NUMBER OF DEVICES FOR TAPER | MAXIMUM DEVICE SPACING IN FEET |             |
|-------------------|-------------------------|----------|----------|-------------------------------------|--------------------------------|-------------|
|                   | 10' LANE                | 11' LANE | 12' LANE |                                     | 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(S) FOR ADVANCE WARNING SIGN SERIES

| SPEED LIMIT (MPH) | 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        |

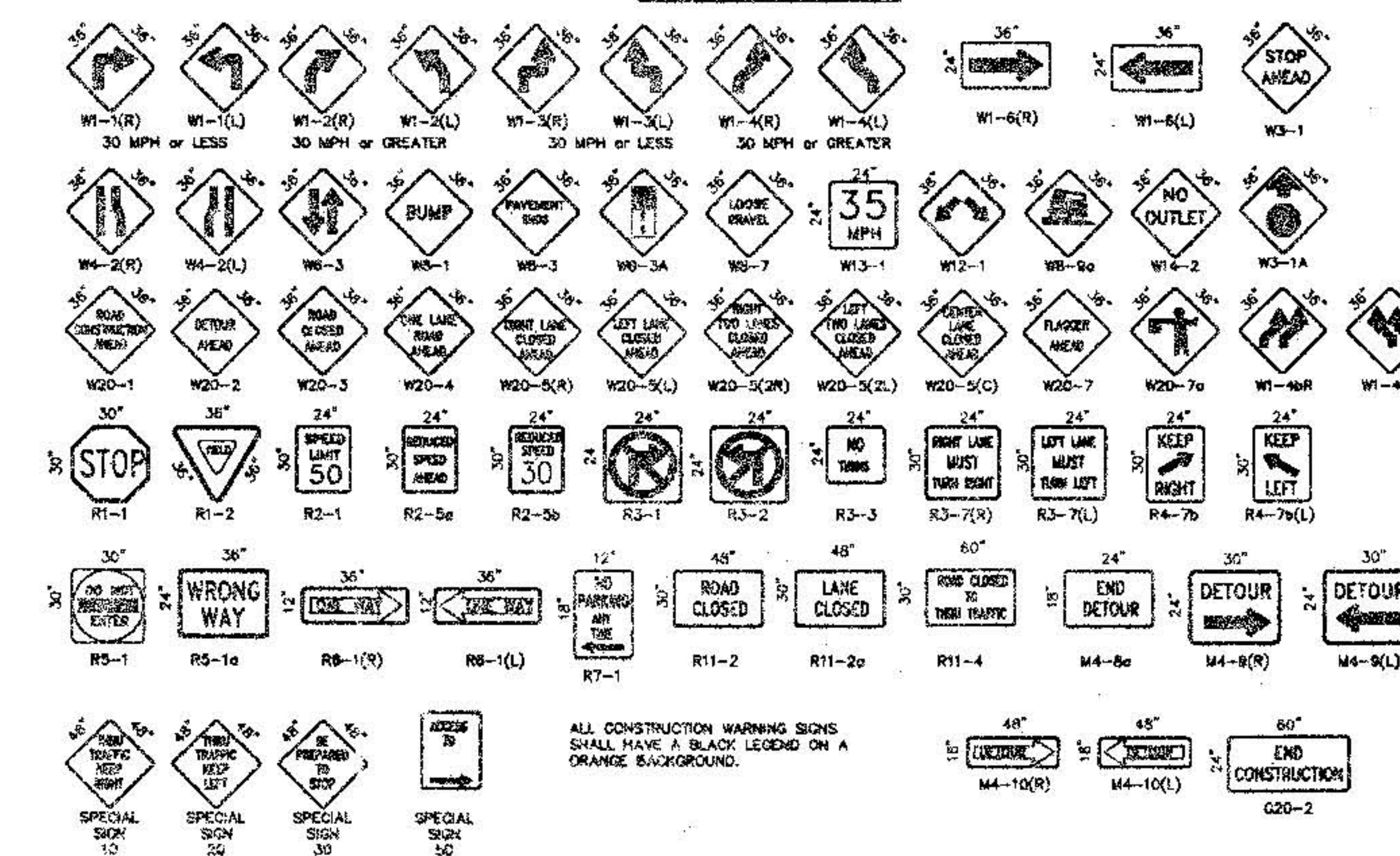
## TAPER CRITERIA

| 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 MINIMUM  |
| DOWNSIDE TAPERS:       | 100 FEET PER LANE |

## TAPER LENGTH COMPUTATION

| SPEED LIMIT       | L =                                                     |
|-------------------|---------------------------------------------------------|
| 40 MPH OR LESS    | $L = \frac{WS^2}{30}$                                   |
| 45 MPH OR GREATER | $L = WS \times S$                                       |
|                   | L = TAPER LENGTH                                        |
|                   | W = WIDTH OF OFFSET IN FEET                             |
|                   | S = POSTED SPEED OR OFF-PEAK 85-PERCENTILE SPEED IN MPH |

## SIGN FACE DETAILS



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

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

TITLE: VENTANA RANCH TRACT 9A-1  
BRIDGING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

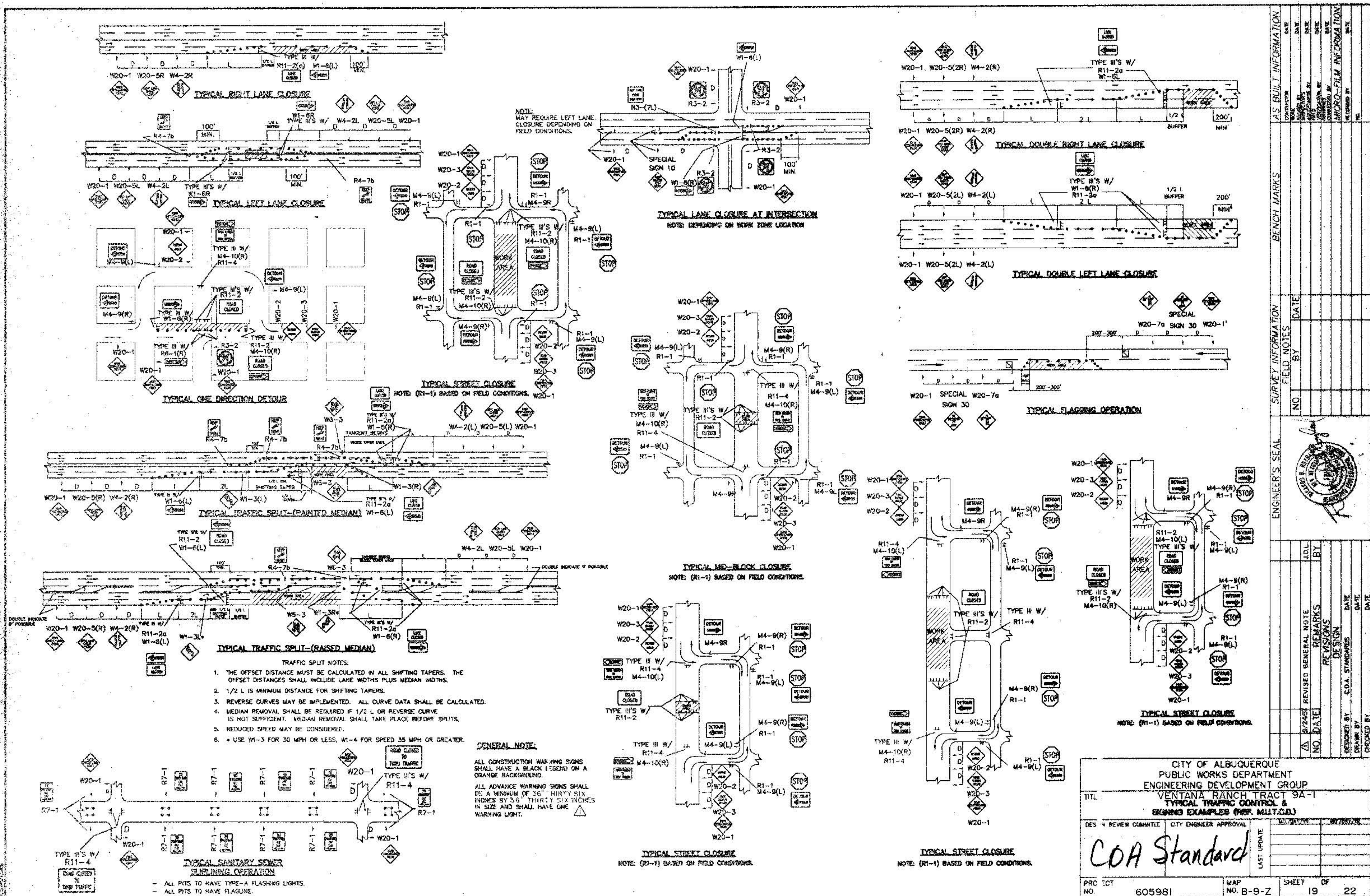
DESIGNED BY: [Signature]  
DRAWN BY: C.O.A. STANDARDS  
CHECKED BY: [Signature]

DATE: [Date]  
DATE: [Date]  
DATE: [Date]

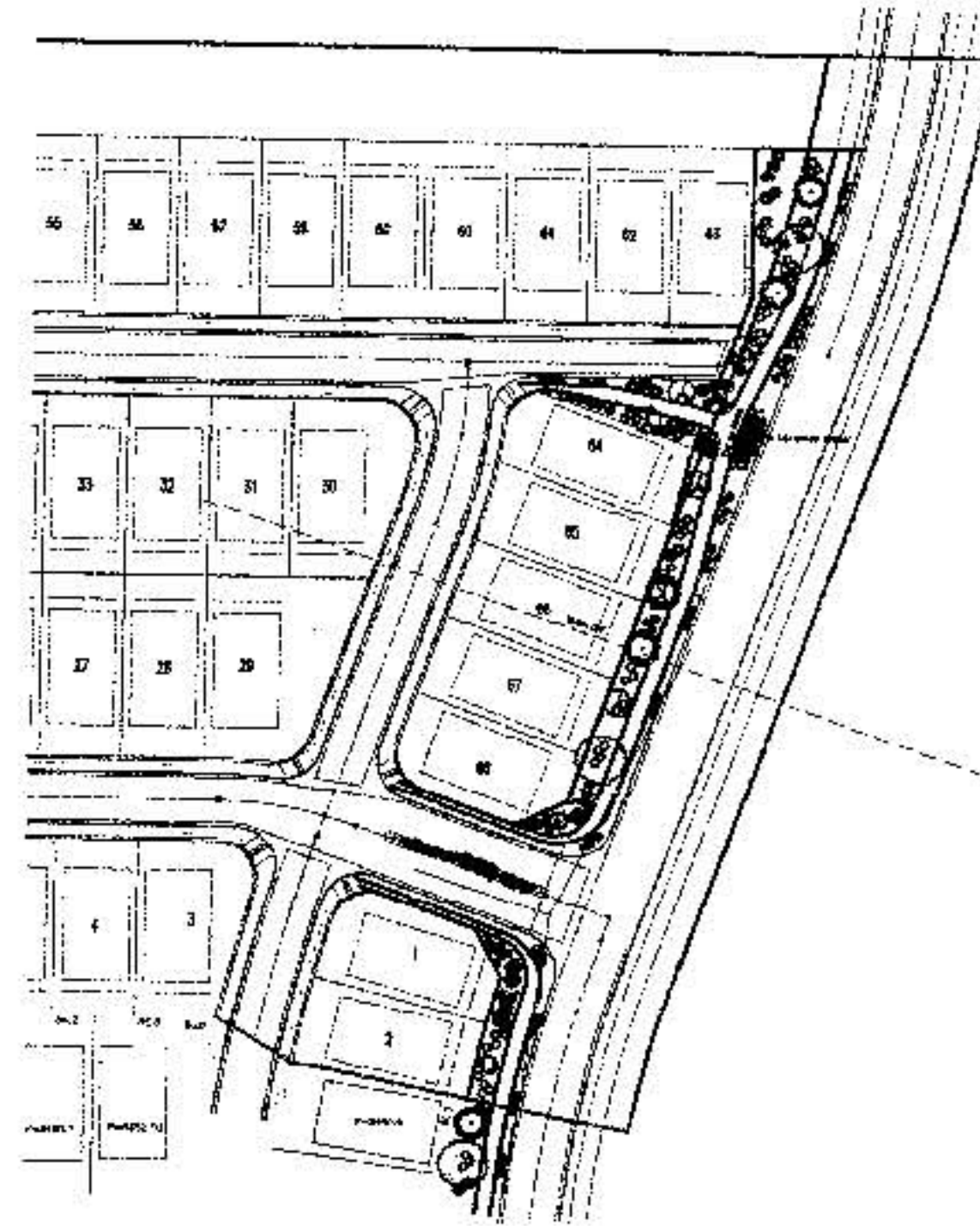
REVISIONS:  
NO. DATE DESCRIPTION  
1 12/20/20 12/20/20

LAST UPDATE: [Date]

PROJECT NO: 605981  
MAP NO: B-9-Z  
SHEET 18 OF 22



  
**VENTANA RANCH**  
TRACT 9



OVERALL SHEET LAYOUT  
SEE INDIVIDUAL SHEETS  
FOR DETAILS

**LANDSCAPE NOTES:**

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

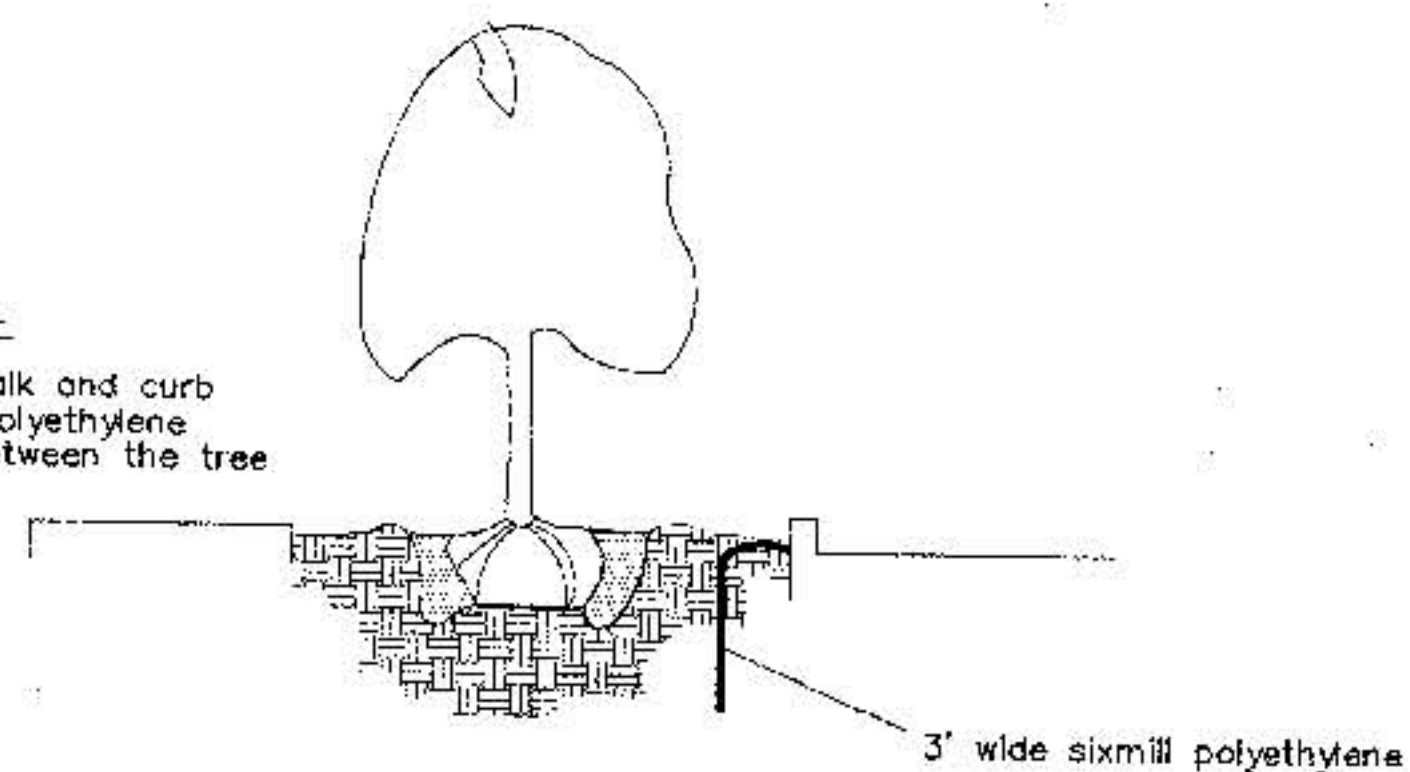
It is the intent of this plan to comply with the City Of Albuquerque, water conservation landscaping and waste water ordinance, planting restriction approach.

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

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

**TREE PLANTING NOTES:**

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



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

**PLANTING LEGEND**

| SYMBOL | SIZE             | NAME                               | RTW        |
|--------|------------------|------------------------------------|------------|
|        | 2" MULTI.        | WASHINGTON HAWTHORN                | 16' TO 18' |
|        | 2 1/2" - 3"      | BRADFORD PEAR                      | TO 25'     |
|        | 2 1/2" CAL.      | ASH                                | TO 60'     |
|        | 2 1/2" - 3" CAL. | LOCUST                             | TO 80'     |
|        | 15 GAL.          | DESERT WILLOW                      | TO 25'     |
|        | 6"-8"            | PINE                               | TO 35'     |
|        | 7 GAL.           | MUGHO PINE                         | 4' TO 5'   |
|        | 5 GAL.           | APACHE PLUME                       | 3' TO 8'   |
|        |                  | OCOTILLO                           | 8 TO 25'   |
|        |                  | PALM YUCCA                         | TO 13'     |
|        | 5 GAL.           | NADINA BAMBOO SHRUB                | TO 18"     |
|        | 5 GAL.           | INDIAN HAWTHORN                    | TO 3'      |
|        | 5 GAL.           | PHOTINIA                           | TO 10'     |
|        | 5 GAL.           | MAIDEN GRASS                       | TO 4'      |
|        | 1 GAL.           | RUSSIAN SAGE                       | 48 TO 60"  |
|        | 5 GAL.           | ELEAGNUS                           | 6 TO 10'   |
|        | 1 GAL.           | AUTUMN SAGE                        | TO 3'      |
|        | 1 GAL.           | "blue mist" SPIREA                 | TO 2'      |
|        | 1 GAL.           | CHAMISA                            | 2 TO 5'    |
|        | 5 GAL.           | ZEBRA GRASS                        | TO 2'      |
|        | 1 GAL.           | POTENTILLA                         | 1 TO 3'    |
|        | 1 GAL.           | BLOODGRASS                         | TO 2'      |
|        | 5 GAL.           | CLIMBING ROSE                      | TO 6'      |
|        | 1 GAL.           | WILDFLOWERS                        | 12 TO 18"  |
|        | 5 GAL.           | BUFFALO JUNIPER                    | TO 6"      |
|        |                  | OVERSIZED GRAVEL & BASALT BOULDERS |            |
|        |                  | SANTA ANA TAN 3/4" W/ FILTER FAB   |            |

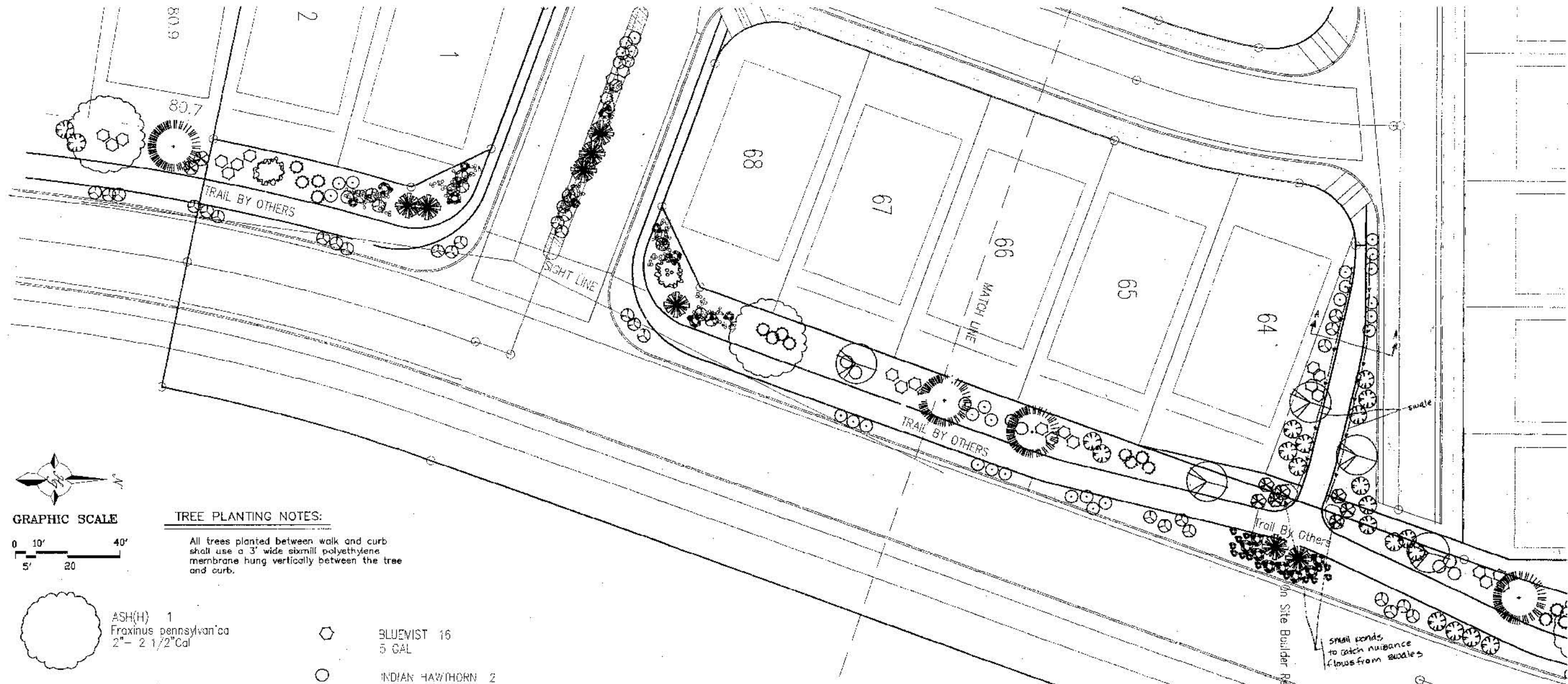


*The Hilltop*

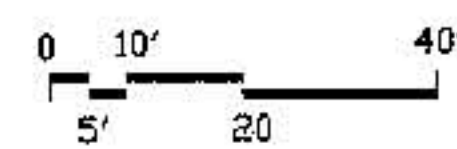
|                                                                                                                                 |                                     |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| THE HILLTOP<br>LANDSCAPE ARCHITECTS AND CONTRACTORS<br>7909 EDITH BLVD. N.E.<br>ALBUQUERQUE, NEW MEXICO 871103<br>(505)998-9600 |                                     |
| CITY OF ALBUQUERQUE<br>PUBLIC WORKS DEPARTMENT<br>ENGINEERING GROUP                                                             |                                     |
| TITLE: LANDSCAPE PLAN<br>VENTANA RANCH<br>TRACT 9                                                                               |                                     |
| DESIGN REVIEW BY: [Signature]                                                                                                   | CITY ENGINEER APPROVAL: [Signature] |
| NO. DATE                                                                                                                        | MO./DAY/YR.                         |
| REMARKS                                                                                                                         | NO./DAY/YR.                         |
| DESIGN                                                                                                                          |                                     |
| DATE 1/6/98                                                                                                                     |                                     |
| DRAWN BY: JDF                                                                                                                   |                                     |
| CHECKED BY: DAB                                                                                                                 |                                     |
| DATE 1/8/98                                                                                                                     |                                     |
| CITY PROJECT NO. 605981                                                                                                         | ZONE MAP NO. B-9-Z                  |
| SHEET 20 OF 22                                                                                                                  |                                     |



# VENTANA RANCH TRACT 9

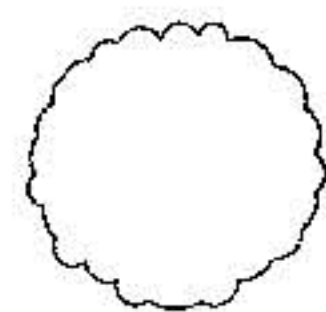


GRAPHIC SCALE



## TREE PLANTING NOTES:

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



ASH(H) 1  
*Fraxinus pennsylvanica*  
2"-2 1/2" Cal



FLOWERING PEAR (H) 1  
*Pyrus calleryana*  
2" Cal



AUSTRIAN PINE (H) 1  
*Pinus nigra*  
6"-8"



WASHINGTON HAWTHORN (H) 1  
*Crataegus phaenopyrum*



NEW MEXICO OLIVE (H) 1  
*Forestiera neomexicana*



PALM YUCCA (L) 6  
*YUCCA FAXONIANA*



BLUEVIST 16  
5 GAL



INDIAN HAWTHORN 2  
5 GAL



MAIDEN GRASS 12  
1 GAL



RUSSIAN SAGE (M) 2  
*Perovskia atriplicifolia*  
5 gal



WILDFLOWER 31  
1 gal



NANDINA 8  
BAMBOO SHRUB  
5 gal



CHAMISA (L) 2  
*Caryothamnus nauseosus*  
1 gal



OVERSIZED GRAVEL  
& BOULDERS



3/4" SANTA ANA TAN W/FF

*The Hill Top*

THE HILL TOP  
LANDSCAPE ARCHITECTS AND CONTRACTORS  
7309 EDITH BLVD. N.E.  
ALBUQUERQUE, NEW MEXICO 87110  
(505) 895-9990

CITY OF ALBUQUERQUE

TITLE  
LANDSCAPE PLAN  
VENTANA RANCH  
TRACT 9



CITY PROJECT NO. 605981

ZONE MAP NO. B-9-Z

SHEET 21 OF 22

SURVEY INFORMATION  
FIELD NOTES  
NO. BY DATE

ENGINEER'S SEAL  
JAMES DE FLOM  
0007  
REGISTERED  
LANDSCAPE ARCHITECT  
NEW MEXICO

NO. BY

NO. DATE

NO. DATE

NO. DATE

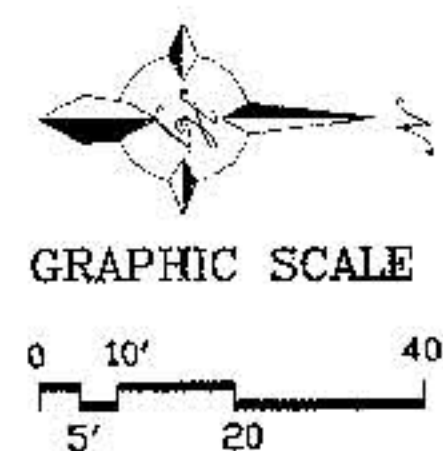
NO. DATE

NO. DATE

NO. DATE

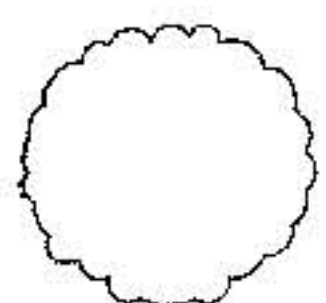
NO. DATE

NO. DATE



TREE PLANTING NOTES:

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ASF(H) 1  
Fraxinus pennsylvanica  
2" - 2 1/2" Cal.



FLOWERING PEAR (H) 5  
Pyrus calleryana  
2" Cal



AUSTRIAN PINE(H) 4  
Pinus nigra  
6'-8'



PALM YUCCA (L) 2  
YUCCA FAXONIANA



BLUEMIST 8  
5 GAL



INDIAN HAWTHORN 3  
5 GAL



MAIDEN GRASS 27  
1 GAL



RUSSIAN SAGE (M) 9  
Perovskia atriplicifolia  
5 gal



WILDFLOWER 5  
1 gal  
NANDINA 11  
BAMBOO SHRUB  
5 gal



NANDINA 11  
BAMBOO SHRUB  
5 gal



ELAEAGNUS 7  
*Failugia paradoxa*  
 5 gal



CHAM:SA (L) 19  
Chrysothamnus nauseosus  
1 gal



OVERSIZED GRAVEL  
& BOULDERS



3/4" SANTA ANA TAN W/FF

# The Hills

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

CITY OF ALBUQUERQUE

TIME: LANDSCAPE PLAN  
VENTANA RANCH  
TRACT 9



|   |                        |
|---|------------------------|
| 1 | CITY ENGINEER APPROVAL |
|---|------------------------|

## FAST REVISION UPDATE

CITY PROJECT NO.

60598|

ZONE MAP NO  
B-9-Z

SHEET 22 OF 22

|                        |      |
|------------------------|------|
| AS BUILT INFORMATION   |      |
| CONTRACTOR             | DATE |
| WORK ORDER NO.         | DATE |
| INSPECTOR'S NAME       | DATE |
| ASSISTANCE BY          | DATE |
| FIELD VERIFICATION BY  | DATE |
| COMPLETED BY           | DATE |
| MICRO-FILM INFORMATION |      |
| RECORDED BY            | DATE |
| NO.                    |      |

[illegible]

|             |      |        |
|-------------|------|--------|
| DESIGNED BY | A.W. | 1/6/93 |
| DRAWN BY    | A.W. | 1/6/93 |