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26 617685 06

SCANNED BY PLN

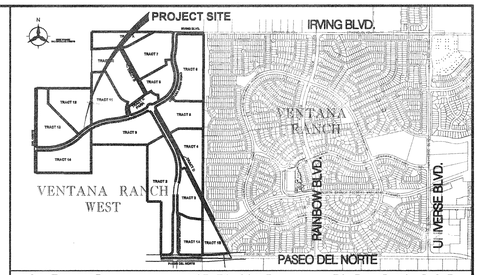
CONSTRUCTION PLANS FOR VENTANA RANCH WEST

PUBLIC IMPROVEMENT DISTRICT / ADDITIONAL

BACKBONE ROADWAY AND STORM DRAIN IMPROVEMENTS

PHASE 2

ALBUQUERQUE, NEW MEXICO



VICINITY MAP: NOT TO SCALE ZONE MAP NO. B-8-Z

INDEX

SHEET NUMBER	DESCRIPTION
1	TITLE SHEET
2-4	PLAT
5	SITE DESCRIPTION PLAN
6	OVERALL PAVING AND STORM DRAIN PLAN
7	PAVING AND STORM DRAIN DETAILS
	PAVING AND STORM DRAIN PLAN & PROFILE SHEETS
8	VENTANA RIDGE ROAD STA. 0+00.00 - 10+00.00
9	VENTANA RIDGE ROAD STA.10+00.00 - 19+00.00
10	VENTANA RIDGE ROAD STA.19+00.00 - 25+00.00
11	SIGNING AND STRIPING PLAN
12	TRAIL PLAN

RECORD DRAWINGS

I, Patrick J. Conley of the firm of Smith Engineering Company, A Registered Professional Engineer in the State of New Mexico, do hereby state, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by a qualified person under my direct supervision and has been constructed in general accordance with the plans and specifications, while someone from Smith Engineering Company was onsite, approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted on the as-built construction drawings. The Certification is based on site inspections by me or personnel under my direction, and as-built survey information provided by TIM ALDRICH *(Surveyor Name)* NMPS number 7719 *(PS#).*

PATRICK J. CONLEY NEW MEXICO 10141 REGISTERED PROFESSIONAL ENGINEER

10/14/06

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE 2/15/06

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY
2. 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 AS REVISED THROUGH UPDATE No. 7
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4. 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.
5. FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT, TO THE 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 CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
6. ALL WORK AFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
7. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED W/ PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING, OR AS INDICATED BY THIS PLAN SET.
8. 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.
9. CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
10. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
11. CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE WATER SYSTEMS DIVISION (857-8200) FIVE WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY CITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION THREE (3) DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF.

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.
- [ ] 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.
- [ ] 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.

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that the 'as-built' information shown on these drawings was added by me or under my supervision, and that this 'as-built' information is true and correct to the best of my knowledge and belief." Aldrich Land Surveying is not responsible for any of the design concepts, calculations, engineering, or layout of the record drawings.

12-20-05

Timothy Aldrich, P.S. No. 7719 Date

NEW MEXICO 7719 PROFESSIONAL LAND SURVEYOR

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE
JAMES PAUL POORBAUGH NEW MEXICO 16586 9-7-04 LICENSED PROFESSIONAL ENGINEER	DRC Chairman		9-16-04
	Transportation		9/7/04
	Water/Wastewater	Bradley J. Bitham	9/7/04
	Hydrology	Barry Neustadt N/A	9/7/04
	CIP		
	Const. Mngmt.		
	Const. Coord.		9-16-04
	NMUI		

APPROVED FOR CONSTRUCTION

City Engineer 9-21-04 Date

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

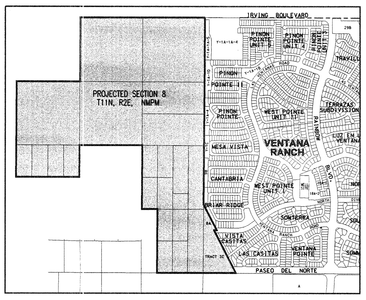
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

BHI JOB NO. 04 0237 001

DRB CASE NUMBER	CITY PROJECT NO.	SHEET	OF
1002778	617685	1	12

07-SEP-2004
P:\040237\cdp\040237Phase2\PID Plans\040237Ph2TITLE.dgn

SCANNED BY PLV



LOCATION MAP

ZONE ATLAS INDEX MAP Nos. B-8-Z & B-9-Z

NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. ZONE ATLAS INDEX Nos. B-8-Z & B-9-Z
3. GROSS SUBDIVISION ACREAGE: 299.2179 ACRES
4. TOTAL NUMBER OF TRACTS CREATED: NINETEEN (19) TRACTS.
5. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 1.6269 MILE.
6. TOTAL MILEAGE OF PARTIAL WIDTH STREETS CREATED: 0.3139 MILE.
7. DATE OF SURVEY: JUNE, 2003.
8. PLAT IS LOCATED WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN PROJECTED SECTIONS 8 & 9, T11N, R2E, NMPM.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS FOR THE ASSEMBLAGE & SUBDIVISION OF RECORDED WARRANTY DEEDS TOGETHER WITH ALL OF TRACT 3C, PLAT OF TRACTS 3B & 3C, VENTANA RANCH, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 21,1997 IN VOLUME 97C, FOLIO 255 AS DOCUMENT NO. 97085835 AND TRACT 8A, PLAT OF BRIAR RIDGE SUBDIVISION AT VENTANA RANCH, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 21, 1998 IN BOOK 98C, PAGE 165 AS DOCUMENT NO. 1998062949 INTO EIGHTEEN (18) TRACTS, TO DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE, TO GRANT EASEMENTS, AND TO VACATE EASEMENTS.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE FOR THE COMMON JOINT USE OF:

A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

C. QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

E. NEW MEXICO UTILITIES, INC. FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND WATER AND SANITARY SEWER LINES ACROSS THE EASEMENT.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED SHALL EXTEND TEN FEET(10') IN FRONT OF TRANSFORMERS/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN PROJECTED SECTIONS 8 AND 9, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, BEING THE SAME AS DESCRIBED IN WARRANTY DEEDS
RECORDED JULY 25, 1983 IN BOOK D189-A, PAGE 966 AS DOCUMENT NO. 83-49185;
RECORDED NOVEMBER 6, 1995 IN BOOK 95-27, PAGE 8094 AS DOCUMENT NO. 95117613;
RECORDED FEBRUARY 3, 1997 IN BOOK 97-3, PAGES 7772-7773 AS DOCUMENT NO. 97011592;
RECORDED MAY 7, 1997 IN BOOK 97-12, PAGES 5830-5831 AS DOCUMENT NO. 97066442;
RECORDED JANUARY 7, 1997 IN BOOK 97-1, PAGES 3079-3080 AS DOCUMENT NO. 97001289;
RECORDED FEBRUARY 18, 2000 IN BOOK A2, PAGE 6173 AS DOCUMENT NO. 2000016251;
RECORDED MAY 1, 2002 IN BOOK A35, PAGE 6545 AS DOCUMENT NO. 2002056706;
RECORDED AUGUST 14, 2002 IN BOOK A40, PAGE 1763 AS DOCUMENT NO. 2002102062;
RECORDED AUGUST 29, 2002 IN BOOK A40, PAGE 9052 AS DOCUMENT NO. 2002109370;
RECORDED SEPTEMBER 19, 2002 IN BOOK A42, PAGE 74, AS DOCUMENT NO. 2002120415;
RECORDED SEPTEMBER 20, 2002 IN BOOK A42, PAGE 656, AS DOCUMENT NO. 2002120995;
RECORDED NOVEMBER 14, 2002 IN BOOK A44, PAGE 8391 AS DOCUMENT NO. 2002148793;
RECORDED NOVEMBER 15, 2002 IN BOOK A44, PAGE 8392 AS DOCUMENT NO. 2002148794;
RECORDED DECEMBER 5, 2002 IN BOOK A45, PAGE 5089 AS DOCUMENT NO. 2002160000;
RECORDED FEBRUARY 12, 2003 IN BOOK A50, PAGE 2896 AS DOCUMENT NO. 2003022939;
RECORDED FEBRUARY 13, 2003 IN BOOK A50, PAGE 5041 AS DOCUMENT NO. 2003026184;
RECORDED FEBRUARY 17, 2003 IN BOOK A50, PAGE 5762 AS DOCUMENT NO. 2003025808;
RECORDED FEBRUARY 25, 2003 IN BOOK A51, PAGE 1276 AS DOCUMENT NO. 2003031530;
RECORDED APRIL 15, 2003 IN BOOK A54, PAGE 1585 AS DOCUMENT NO. 2003061599;
RECORDED MAY 20, 2003 IN BOOK IN BOOK A56, PAGES 4565 AND 4566 AS DOCUMENT NOS. 2003086746 AND 2003086747;
RECORDED JULY 7, 2003 IN BOOK A59, PAGE 6232 AS DOCUMENT NO. 2003116483;
RECORDED OCTOBER 28, 2003 IN BOOK A67, PAGE 6383 AS DOCUMENT NO. 2003596792;
TOGETHER WITH TRACT 3C, PLAT OF TRACTS 3B & 3C, VENTANA RANCH, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESCRIBED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 21,1997 IN VOLUME 97C, FOLIO 255 AS DOCUMENT NO. 97085835 AND TRACT 8A, PLAT OF BRIAR RIDGE SUBDIVISION AT VENTANA RANCH, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 21, 1998 IN BOOK 98C, PAGE 165 AS DOCUMENT NO. 1998062949 AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 1927) AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE THE SECTION CORNER COMMON TO PROJECTED SECTIONS 8, 9, 16, AND 17, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WHENCE THE ALBUQUERQUE CITY SURVEY (ACS) MONUMENT "LAVICA", A STANDARD ACS BRASS TABLET SET IN TOP OF A LAVA OUTCROP, HAVING NEW MEXICO STATE PLANE GRID COORDINATES CENTRAL ZONE (NAD 1927) OF X=353,409.02 AND Y=1,523,440.96 BEARS S55°06'16"E, A DISTANCE OF 1527.07 FEET AND FROM SAID POINT OF BEGINNING RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF THE TRACT HEREIN DESCRIBED AND ALSO ALONG THE SECTION LINE COMMON TO SAID PROJECTED SECTIONS 8 AND 17,
N89°48'48"W, A DISTANCE OF 973.55 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE LEAVING SAID SECTION LINE AND RUNNING THENCE ALONG THE WESTERLY BOUNDARY LINE OF THE TRACT HEREIN DESCRIBED,
N00°17'55"E, A DISTANCE OF 1318.85 FEET TO A POINT; THENCE,
N89°52'51"W, A DISTANCE OF 330.00 FEET TO A POINT; THENCE,
N00°17'55"E, A DISTANCE OF 1318.07 FEET TO A POINT; THENCE,
N89°48'19"W, A DISTANCE OF 1320.00 FEET TO A POINT; THENCE,
S00°17'55"W, A DISTANCE OF 659.80 FEET TO A POINT; THENCE,
N89°48'58"W, A DISTANCE OF 1319.98 FEET TO A POINT; THENCE,
N00°17'49"E, A DISTANCE OF 1980.05 FEET TO A POINT; THENCE,
S89°48'19"E, A DISTANCE OF 1320.04 FEET TO A POINT; THENCE,
N00°17'55"E, A DISTANCE OF 1321.88 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT ON THE SECTION LINE OF PROJECTED SECTIONS 5 AND 8, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, THENCE RUNNING ALONG THE NORTHERLY BOUNDARY LINE OF THE TRACT HEREIN DESCRIBED AND ALSO ALONG SAID PROJECTED SECTION LINE,
S89°50'36"E, A DISTANCE OF 2627.85 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAID CORNER BEING THE SECTION CORNER COMMON TO PROJECTED SECTIONS 4, 5, 8 AND 9, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, THENCE RUNNING ALONG THE EASTERLY BOUNDARY LINE OF THE TRACT HEREIN DESCRIBED AND ALSO ALONG SAID PROJECTED SECTION LINE,
S00°20'43"W, A DISTANCE OF 3863.94 FEET TO THE NORTHEAST CORNER OF SAID TRACT 8A, THENCE LEAVING SAID PROJECTED SECTION LINE AND RUNNING THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT 8A,
S27°16'48"E, A DISTANCE OF 601.28 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 8A, THENCE RUNNING ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 8A,
N89°39'18"W, A DISTANCE OF 56.43 FEET TO THE NORTHEAST CORNER OF SAID TRACT 3C, THENCE RUNNING ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT 3C,
S27°16'48"E, A DISTANCE OF 994.82 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 3C, A POINT ON THE SECTION LINE COMMON TO SAID PROJECTED SECTIONS 9 AND 16, THENCE RUNNING ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 3C AND ALSO ALONG SAID PROJECTED SECTION LINE,
N89°48'48"W, A DISTANCE OF 683.66 FEET TO THE POINT AND PLACE OF BEGINNING.

TRACT CONTAINS 299.2179 ACRES, MORE OR LESS.

NOTICE OF SUBDIVISION PLAT CONDITIONS

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT REGULATIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

1. WATER AND SANITARY SEWER AVAILABILITY.
2. FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS.
3. PARK AND OPEN SPACE REQUIREMENTS.
4. DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS.
5. EXCAVATION, FILLING OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN SUBJECT SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

PNM STAMP

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

FREE CONSENT AND DEDICATION

THE FOREGOING PLAT OF LAND HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS BLK PLAT IS THEIR FREE ACT AND DEED AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT ALL ACCESS, UTILITY, AND DRAINAGE EASEMENTS HEREON, INSPECT, AND MAINTAIN FACILITIES THEREIN AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, PIPES FOR UNDERGROUND AND/OR OVERHEAD UTILITIES WHERE SHOWN (OR INDICATED), AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE CITY HAS THE RIGHT TO ENTER UPON THE GRANTORS PROPERTY AT ANY TIME AND PERFORM WHATEVER INSPECTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION OR REMOVAL ("WORK") IT DEEMS APPROPRIATE WITHOUT LIABILITY TO THE CITY. IF WORK EFFECTS ANY IMPROVEMENTS OR ENCROACHMENTS MADE BY THE GRANTEE, THE CITY WILL NOT BE FINANCIALLY OR OTHERWISE RESPONSIBLE FOR REBUILDING OR REPAIRING OF IMPROVEMENTS OR ENCROACHMENTS. IF IN THE OPINION OF THE CITY, THE WORK TO BE PERFORMED BY THE CITY COULD ENDANGER THE STRUCTURAL INTEGRITY OR OTHERWISE DAMAGE THE IMPROVEMENTS OR ENCROACHMENTS, THE GRANTEE SHALL, AT ITS OWN EXPENSE, TAKE WHATEVER PROTECTIVE MEASURES ARE REQUIRED TO SAFEGUARD THE IMPROVEMENTS OR ENCROACHMENTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS WITH THEIR FREE ACT AND DEED.

VENTANA WEST, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY

BY: _____
ROBERT M. MURPHY, PRESIDENT
SANDIA PROPERTIES LTD., CO.
MANAGING PARTNER

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____, 2004,
BY ROBERT M. MURPHY, PRESIDENT OF SANDIA PROPERTIES LTD., CO. A NEW MEXICO LIMITED LIABILITY COMPANY, MANAGING PARTNER OF VENTANA WEST, LLC A NEW MEXICO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

LAS VENTANAS LIMITED PARTNERSHIP
A NEW MEXICO LIMITED PARTNERSHIP

BY: _____
ROBERT M. MURPHY, PRESIDENT
SANDIA PROPERTIES LTD., CO.
MANAGING PARTNER

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____, 2004,
BY ROBERT M. MURPHY, PRESIDENT OF SANDIA PROPERTIES LTD., CO. A NEW MEXICO LIMITED LIABILITY COMPANY, MANAGING PARTNER OF LAS VENTANAS LIMITED PARTNERSHIP, A NEW MEXICO LIMITED PARTNERSHIP

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

NOTES

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 1927.
2. DISTANCES ARE GROUND DISTANCES.
3. ALL EASEMENTS OF RECORD ARE SHOWN.
4. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS ( ).
5. THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES, INC. (NMUI, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEMS CAPABILITY ARE BASED ON NMUI, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE.
6. CENTERLINE IN (LIEU OF R/W MONUMENTATION) TO BE INSTALLED AT CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A STANDARD 3-1/4" ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS #6544".
7. PARK DEDICATION REQUIREMENTS SHALL BE MET WITH PARK SITE NO. 2 OF A MINIMUM OF 2 ACRES WITHIN TRACT 14, VENTANA RANCH WEST AND IN ACCORDANCE WITH THE PARK DEDICATION AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND VENTANA WEST, LLC DATED: _____ DOCUMENT NO. _____. DEDICATION SHALL BE BY SEPARATE DEED AND PLAT.
8. TRACT A HAS A SMALL AREA DESIGNATED AS ZONE "A" (SPECIAL FLOOD HAZARD AREA) CONFINED TO AN EAST-WEST ARROYO IN THE NORTHEAST QUARTER (NE1/4) OF PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM AS SHOWN AND DESIGNATED ON F.I.R.M. PANEL NUMBER 350001 0100, EFFECTIVE DATE SEPTEMBER 15, 1983 AND PANEL NUMBER 350001C0101 D EFFECTIVE DATE: SEPTEMBER 20, 1996.
9. PER DRAINAGE MANAGEMENT PLAN DATED: OCTOBER 10, 2003 AND ADDENDUM NO. 1 DATED: DECEMBER 23, 2003 AND APPROVED BY AMAFCA AND CITY OF ALBUQUERQUE, ADDITIONAL DRAINAGE CONSTRUCTION REQUIRED WITHIN TRACT A IS TO BE DEFINED VIA A FUTURE TURN KEY AGREEMENT WITH AMAFCA FOR THIS OUTFALL. TRACT A IS TO BE CONVEYED TO AMAFCA BY SPECIAL WARRANTY DEED AT A FUTURE DATE.
10. TRACTS B & D ARE SUBJECT TO A PRIVATE ACCESS & LANDSCAPE EASEMENT TO BE OWNED AND MAINTAINED BY THE VENTANA RANCH WEST COMMUNITY ASSOCIATION.
11. TRACTS 5,8 & D ARE SUBJECT TO A THIRTY FOOT WIDE FLOATING PUBLIC SANITARY SEWER EASEMENT (TO BE LOCATED PERPENDICULAR TO EXISTING PIPELINES) TO BE GRANTED TO NEW MEXICO UTILITIES, INC. AND THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. THIS EASEMENT SHALL BE CONFINED AND DEFINED TO WITHIN FUTURE PUBLIC EASEMENTS AND/OR RIGHT-OF-WAY DEDICATED AND/OR GRANTED BY FUTURE PLATTING.
12. TRACTS 2,5,6,10 & D ARE SUBJECT TO A THIRTY FOOT WIDE FLOATING PUBLIC STORM DRAIN EASEMENT (TO BE LOCATED PERPENDICULAR TO EXISTING PIPELINES) TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. THIS EASEMENT SHALL BE CONFINED AND DEFINED TO WITHIN FUTURE PUBLIC RIGHT-OF-WAY DEDICATED BY FUTURE PLATTING.
13. PARK DEDICATION REQUIREMENTS SHALL BE MET WITH TRACT C, A FUTURE PARK SITE, AND IN ACCORDANCE WITH THE PARK DEDICATION AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND VENTANA WEST, LLC DATED: _____ DOCUMENT NO. _____. DEDICATION SHALL BE BY SEPARATE DEED.
14. TRACTS 1A,1B AND 2 ARE SUBJECT TO A FIFTY FOOT WIDE FLOATING PUBLIC STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. THIS EASEMENT SHALL BE CONFINED AND DEFINED TO WITHIN FUTURE PUBLIC RIGHT-OF-WAY DEDICATED BY FUTURE PLATTING.
15. TRACTS 1A,1B,6,7, & 10 ARE SUBJECT TO A THIRTY FOOT WIDE FLOATING PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED TO NEW MEXICO UTILITIES, INC. AND THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. THIS EASEMENT SHALL BE CONFINED AND DEFINED TO WITHIN FUTURE PUBLIC RIGHT-OF-WAY DEDICATED BY FUTURE PLATTING.

BULK LAND PLAT FOR VENTANA RANCH WEST

WITHIN THE CITY OF ALBUQUERQUE
AND BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2004

PROJECT NUMBER _____

APPLICATION NUMBER _____

PLAT APPROVAL

UTILITY APPROVALS:

QWEST	DATE
COMCAST CABLE	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
NEW MEXICO UTILITIES. INC.	DATE

CITY APPROVALS:

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING. TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON. PLANNING DEPARTMENT	DATE

TAX CERTIFICATION

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE	DATE

SURVEYOR'S CERTIFICATION

I, A. DWAIN WEAVER, A REGISTERED PROFESSIONAL NEW MEXICO SURVEYOR, CERTIFY THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS IN OCTOBER, 2000 AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

A. DWAIN WEAVER
NEW MEXICO PROFESSIONAL SURVEYOR 6544

DATE: FEBRUARY 20, 2004

A. DWAIN WEAVER NEW MEXICO 6544 REGISTERED PROFESSIONAL SURVEYOR

Bohannan ▲ Huston INC

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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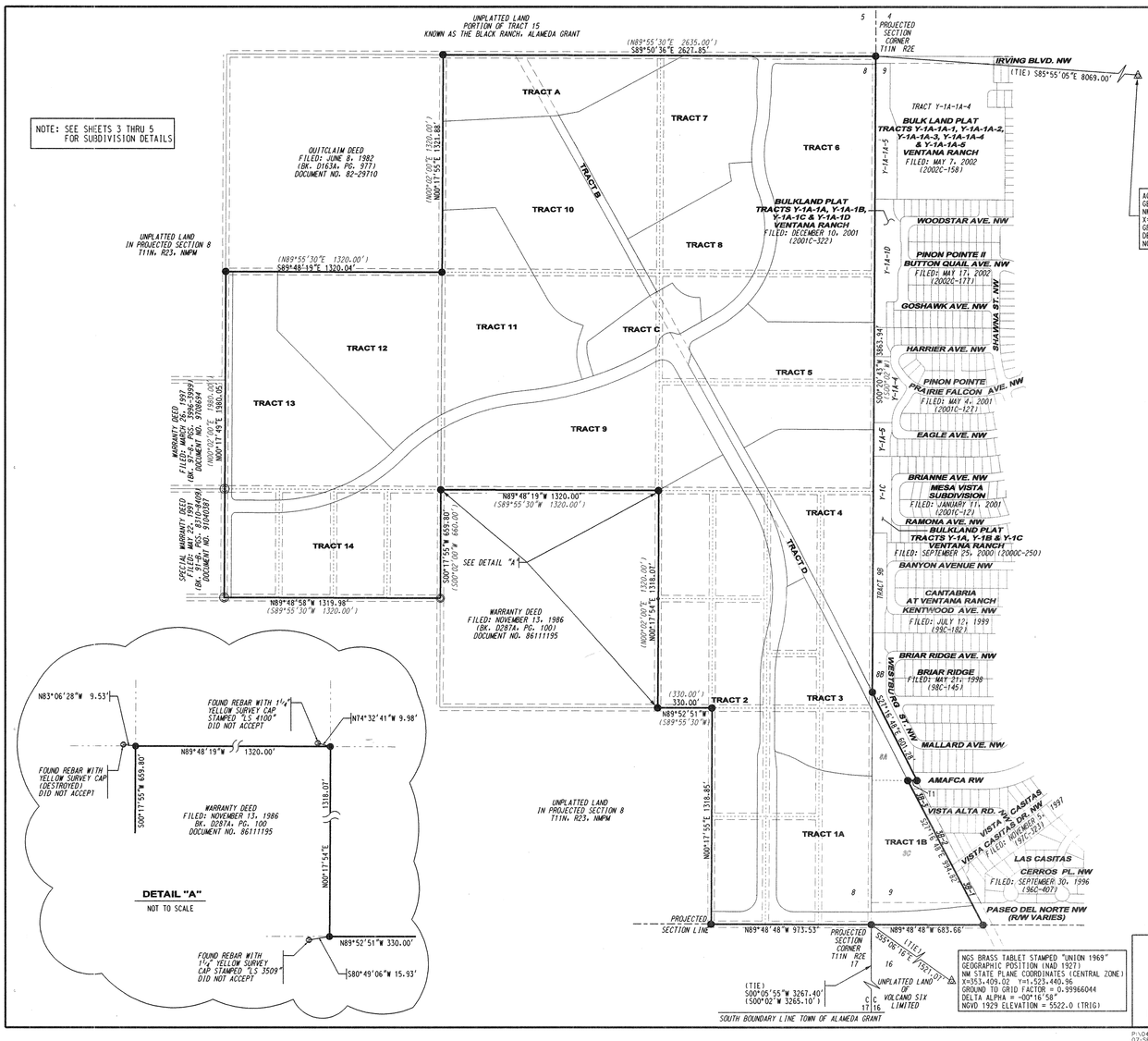
JOB NO. 040238 002



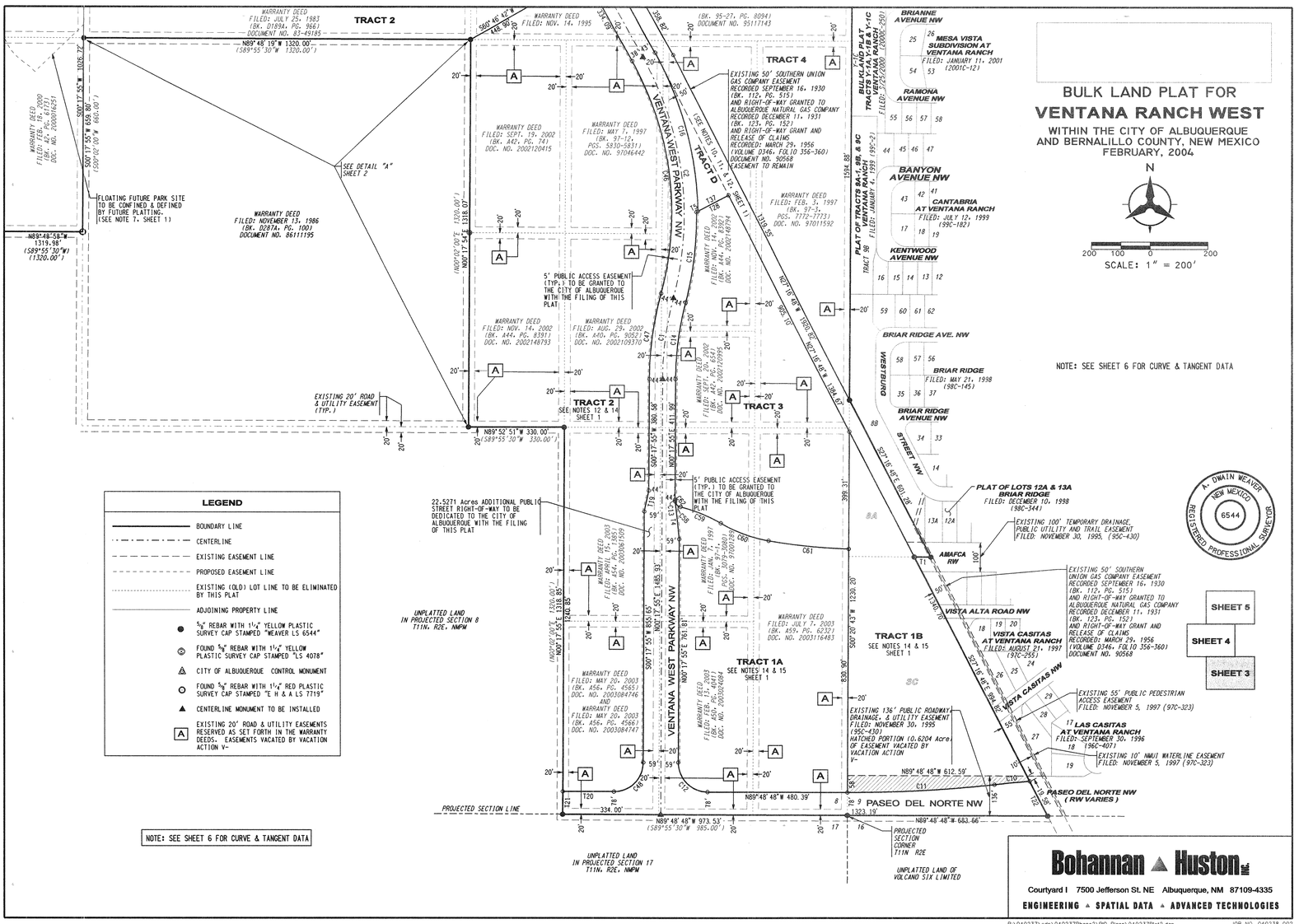
BULK LAND PLAT

SCANNED BY PLN

BULK LAND PLAT FOR VENTANA RANCH WEST

WITHIN THE CITY OF ALBUQUERQUE AND BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2004

SCALE: 1" = 200'



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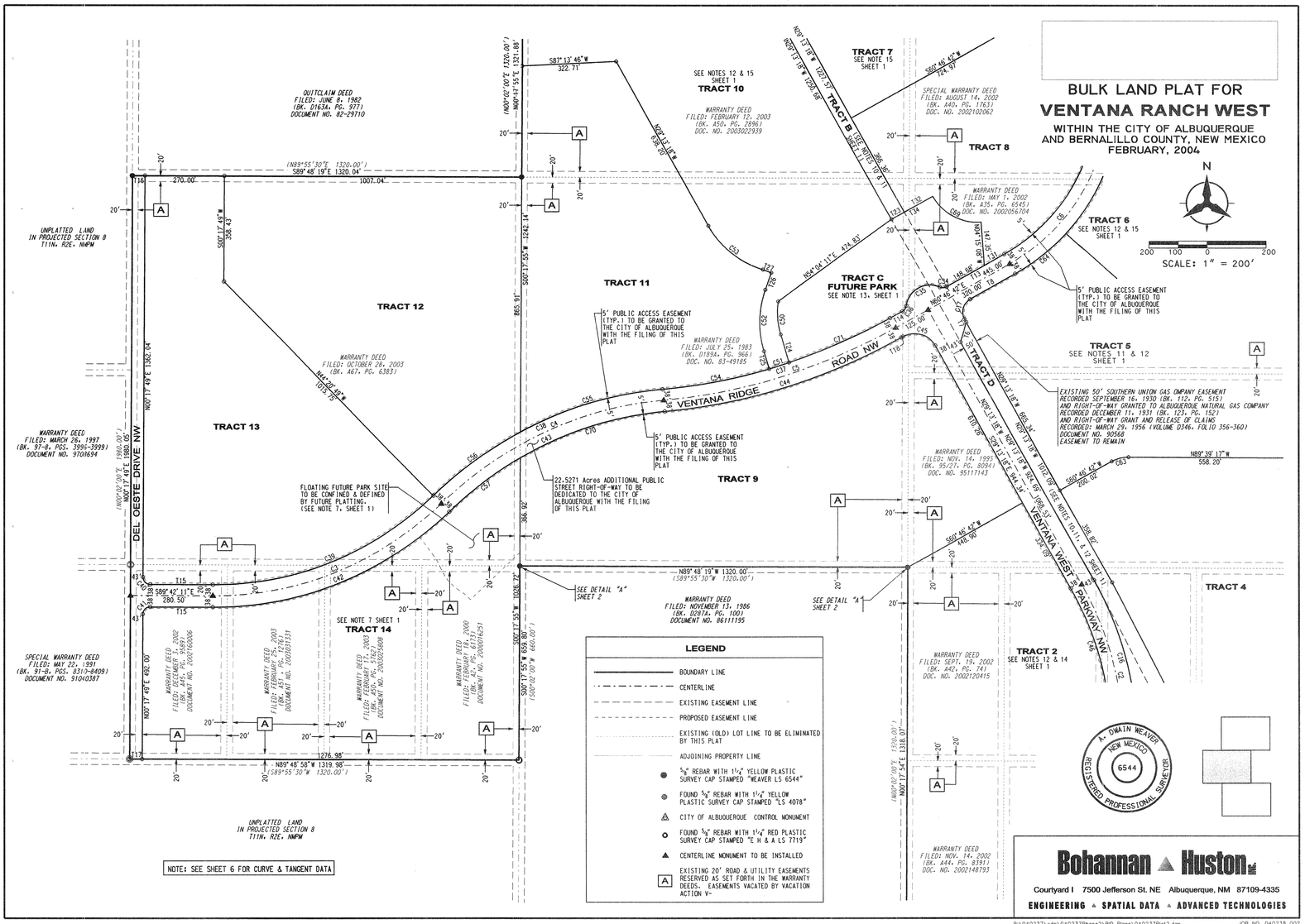
BULK LAND PLAT FOR VENTANA RANCH WEST

WITHIN THE CITY OF ALBUQUERQUE AND BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2004

SCALE: 1" = 200'



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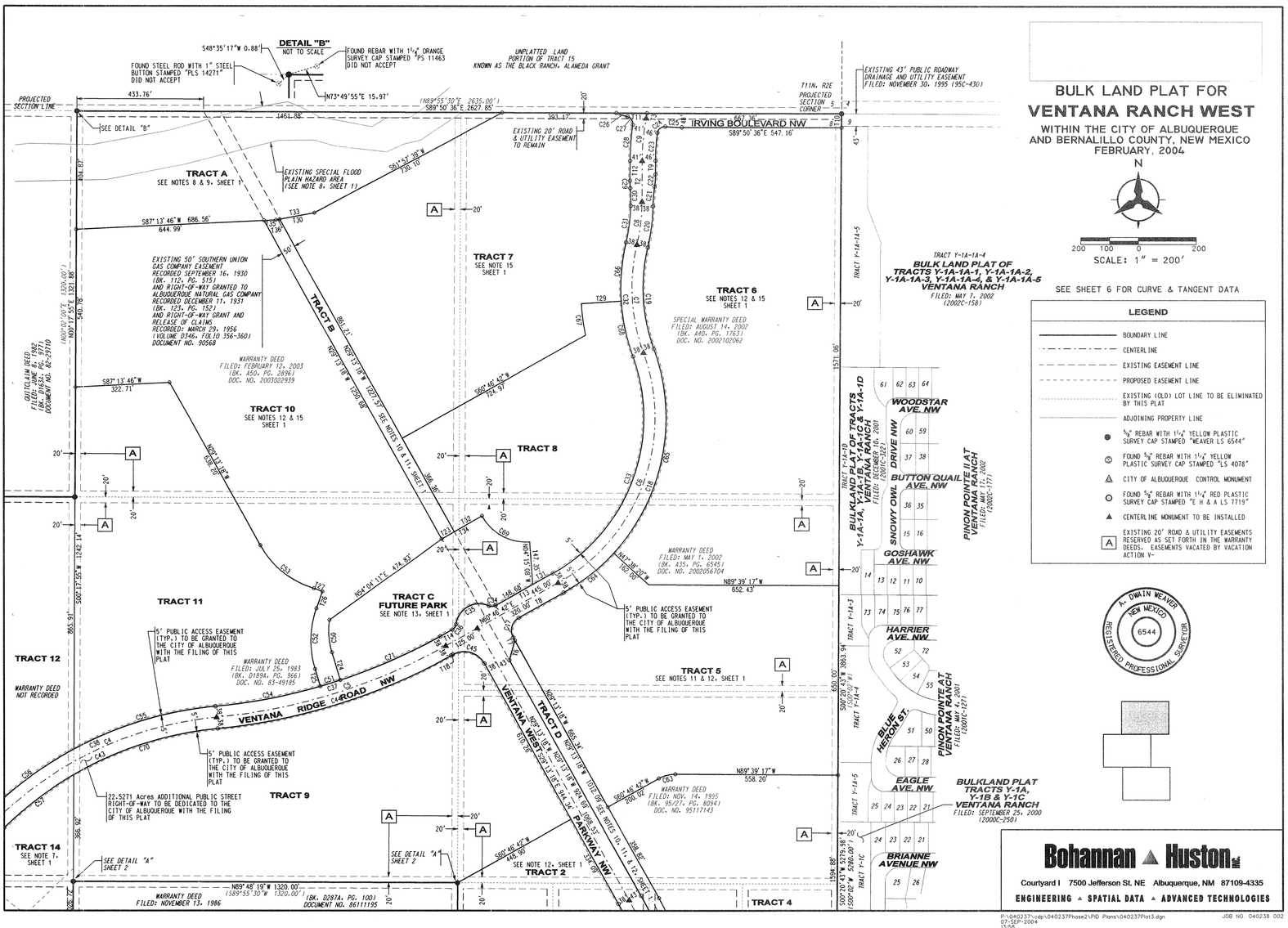
CITY PROJECT NO. 617685

SCANNED BY PLN



BULK LAND PLAT FOR
VENTANA RANCH WEST
WITHIN THE CITY OF ALBUQUERQUE
AND BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2004

TRACT AREAS

TRACT	GROSS AREA	NET AREA
TRACT 1A	11.6875 Acres	11.5865 Acres
TRACT 1B	8.8628 Acres	8.8628 Acres
TRACT 2	28.5843 Acres	28.2684 Acres
TRACT 3	11.2837 Acres	11.1689 Acres
TRACT 4	15.0245 Acres	15.0245 Acres
TRACT 5	15.5785 Acres	15.5241 Acres
TRACT 6	23.4495 Acres	23.2773 Acres
TRACT 7	19.4002 Acres	19.3212 Acres
TRACT 8	10.0424 Acres	9.9124 Acres
TRACT 9	21.1594 Acres	20.9172 Acres
TRACT 10	20.2511 Acres	20.2428 Acres
TRACT 11	16.6044 Acres	16.5035 Acres
TRACT 12	18.2902 Acres	18.2479 Acres
TRACT 13	17.9029 Acres	17.7797 Acres
TRACT 14	19.3506 Acres	19.1856 Acres *
TRACT A	9.7375 Acres	
TRACT B	1.4215 Acres	
TRACT C	4.2840 Acres	3.8875 Acres
TRACT D	3.7757 Acres	
RW	22.5271 Acres	
TOTAL	299.2179 Acres	

* 2 ACRES FOR FUTURE PARK SITE WAS DEDUCTED FROM TRACT 14 GROSS TOGETHER WITH 5' ACCESS EASEMENT

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	14°30'28"	140.01'	278.53'	1100.00'	277.78'	N07°33'08"E
C2	44°01'40"	444.74'	845.27'	1100.00'	824.63'	N07°12'28"W
C3	44°38'38"	451.63'	857.10'	1100.00'	835.58'	N67°58'30"E
C4	38°58'22"	442.32'	850.26'	1250.00'	833.96'	N65°08'22"E
C5	23°50'51"	422.33'	832.44'	2000.00'	826.44'	N72°42'08"E
C6	80°49'40"	553.47'	916.96'	650.00'	842.80'	N20°21'52"E
C7	33°14'17"	194.01'	377.07'	650.00'	371.81'	N03°25'50"W
C8	13°01'54"	74.24'	147.84'	650.00'	147.52'	N06°40'21"E
C9	10°27'48"	73.25'	146.10'	800.00'	145.89'	N05°23'18"E
C10	01°31'09"	60.70'	121.39'	4578.00'	121.39'	S84°25'27"W
C11	06°30'20"	251.31'	502.08'	4422.00'	501.81'	S86°56'02"W
C12	90°06'43"	100.20'	157.27'	100.00'	141.56'	N44°45'27"W
C13	12°47'30"	2.80'	5.58'	25.00'	5.57'	N06°05'50"W
C14	14°16'56"	132.30'	263.23'	1056.00'	262.55'	N07°26'23"E
C15	15°34'05"	156.38'	310.84'	1144.00'	309.89'	N06°47'49"E
C16	28°06'41"	287.66'	563.74'	1149.00'	558.00'	N15°09'58"W
C17	90°00'00"	50.00'	78.54'	50.00'	70.71'	N15°46'42"E
C18	80°49'40"	585.82'	970.57'	688.00'	892.07'	N20°21'52"E
C19	33°14'17"	182.63'	355.03'	612.00'	350.07'	N03°25'50"W
C20	11°47'35"	71.06'	141.61'	688.00'	141.36'	N07°17'31"E
C21	06°32'51"	33.46'	66.85'	585.00'	66.82'	N04°40'09"E
C22	07°47'10"	21.44'	42.81'	315.00'	42.77'	N04°02'59"E
C23	97°17'00"	47.99'	95.85'	754.00'	95.78'	N03°47'54"E
C24	87°27'18"	23.91'	38.16'	25.00'	34.56'	N51°10'03"E
C25	64°44'18"	28.88'	57.72'	698.00'	57.71'	S87°28'27"E
C26	03°24'07"	20.43'	40.85'	688.00'	40.85'	S72°24'45"E
C27	82°40'47"	21.99'	36.08'	25.00'	33.03'	S32°46'25"E
C28	08°24'34"	61.83'	123.43'	841.00'	123.32'	S04°21'41"W
C29	04°40'28"	12.86'	25.70'	315.00'	25.69'	S02°10'50"E
C30	05°54'47"	30.21'	60.37'	585.00'	60.35'	S01°33'40"E
C31	11°47'35"	63.21'	125.97'	612.00'	125.75'	S07°17'31"W
C32	33°14'17"	205.35'	399.12'	688.00'	393.54'	S03°25'50"E
C33	80°49'40"	521.11'	863.36'	612.00'	793.53'	S20°21'52"W
C34	53°32'04"	12.61'	23.36'	25.00'	22.52'	S87°32'44"W
C35	107°04'08"	109.60'	151.37'	81.00'	130.28'	S60°46'42"W
C36	53°32'04"	12.61'	23.36'	25.00'	22.52'	S34°00'40"W
C37	23°50'51"	414.31'	816.62'	1962.00'	810.74'	S72°42'08"W
C38	38°58'22"	455.76'	876.10'	1288.00'	859.31'	S65°08'22"W
C39	44°38'38"	438.03'	827.49'	1062.00'	806.72'	S67°58'30"W
C40	90°00'00"	25.00'	39.27'	25.00'	35.36'	N44°42'11"W
C41	90°00'00"	25.00'	39.27'	25.00'	35.36'	N45°17'49"E
C42	44°38'38"	467.24'	886.71'	1138.00'	864.45'	N67°58'30"E
C43	38°58'22"	428.87'	824.41'	1212.00'	808.61'	N65°08'22"E
C44	23°50'51"	430.36'	848.26'	2038.00'	842.15'	N72°42'08"E
C45	90°00'00"	80.00'	125.66'	80.00'	113.14'	S74°13'18"E
C46	44°15'08"	429.36'	815.60'	1056.00'	795.48'	S07°05'44"E
C47	14°43'55"	147.89'	294.15'	1144.00'	293.34'	S07°39'52"W
C48	89°53'17"	99.81'	156.88'	100.00'	141.28'	S45°14'33"W
C50	24°47'08"	58.01'	114.20'	264.00'	113.32'	N04°22'30"W
C51	02°06'10"	36.01'	72.01'	1962.00'	72.00'	S72°46'33"W
C52	36°16'33"	110.07'	212.74'	336.00'	209.20'	N01°22'13"E
C53	44°26'17"	128.67'	244.31'	315.00'	238.23'	N51°26'26"W
C54	10°47'56"	185.44'	369.79'	1962.00'	369.24'	S79°13'36"W
C55	22°41'23"	258.42'	510.05'	1288.00'	506.74'	S73°16'52"W
C56	16°16'59"	184.26'	366.04'	1288.00'	364.81'	S53°47'41"W
C57	14°19'30"	152.31'	303.02'	1212.00'	302.23'	N52°48'56"E
C58	63°39'40"	15.47'	27.70'	25.00'	26.31'	S44°14'25"E
C59	15°54'34"	74.90'	148.83'	536.00'	148.35'	S68°01'58"E
C60	20°10'35"	88.96'	176.07'	500.00'	175.16'	S70°09'58"E
C61	07°59'55"	138.08'	275.71'	1975.00'	275.49'	S84°15'13"E
C62	76°17'09"	19.63'	33.29'	25.00'	30.88'	N37°50'40"W
C63	29°34'01"	30.25'	59.34'	115.00'	58.69'	N70°33'43"E
C64	18°25'02"	111.54'	221.15'	688.00'	220.20'	N51°34'11"E
C65	62°24'39"	416.76'	749.42'	688.00'	712.92'	N11°09'21"E
C66	16°58'36"	102.68'	203.85'	688.00'	203.11'	S04°42'01"W
C67	07°36'41"	54.88'	109.60'	825.00'	109.52'	S07°55'38"E
C68	16°15'41"	98.29'	195.26'	688.00'	194.61'	S11°55'08"E
C69	64°46'13"	110.99'	197.83'	175.00'	187.46'	N51°52'01"W
C70	24°38'52"	264.79'	521.39'	1212.00'	517.37'	N72°18'07"E
C71	10°56'46"	187.99'	374.83'	1962.00'	374.26'	S66°15'05"W

TANGENT DATA

ID	BEARING	DISTANCE
T1	N89°39'18"W	56.43'
T2	N00°09'24"E	140.79'
T3	N10°37'12"E	17.96'
T4	N06°05'50"W	129.08'
T5	N62°43'12"E	5.57'
T6	N15°46'42"E	70.71'
T7	N29°13'18"W	12.07'
T8	N60°46'42"E	177.00'
T9	N00°09'24"E	46.37'
T10	N00°20'43"E	48.00'
T11	N89°50'36"W	105.45'
T12	S00°09'24"W	68.02'
T13	S60°46'42"W	226.75'
T14	S60°46'42"W	47.75'
T15	N89°42'11"W	212.50'
T16	N89°48'19"W	43.00'
T17	S89°48'58"E	43.00'
T18	N60°46'42"E	7.00'
T19	S12°04'00"W	73.55'
T20	N89°48'48"W	175.20'
T21	S00°17'55"W	78.00'
T22	N27°16'48"W	133.70'
T23	S60°31'05"W	50.00'
T24	N16°46'04"W	99.03'
T25	N16°46'04"W	62.36'
T26	S15°26'24"W	61.42'
T27	N69°42'05"W	30.75'
T28	S62°43'12"W	123.94'
T29	S86°12'43"W	137.00'
T30	S79°38'01"W	122.53'
T31	S60°46'42"W	78.07'
T32	S60°31'05"W	110.00'
T33	S79°38'01"W	136.04'
T34	S60°31'05"W	160.00'
T35	S87°12'45"W	41.57'
T36	S79°38'01"W	13.51'
T37	S62°43'12"W	118.36'

DWAIN WEAVER NEW MEXICO 6544 REGISTERED PROFESSIONAL SURVEYOR
Bohannan Huston INC
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING SPATIAL DATA ADVANCED TECHNOLOGIES
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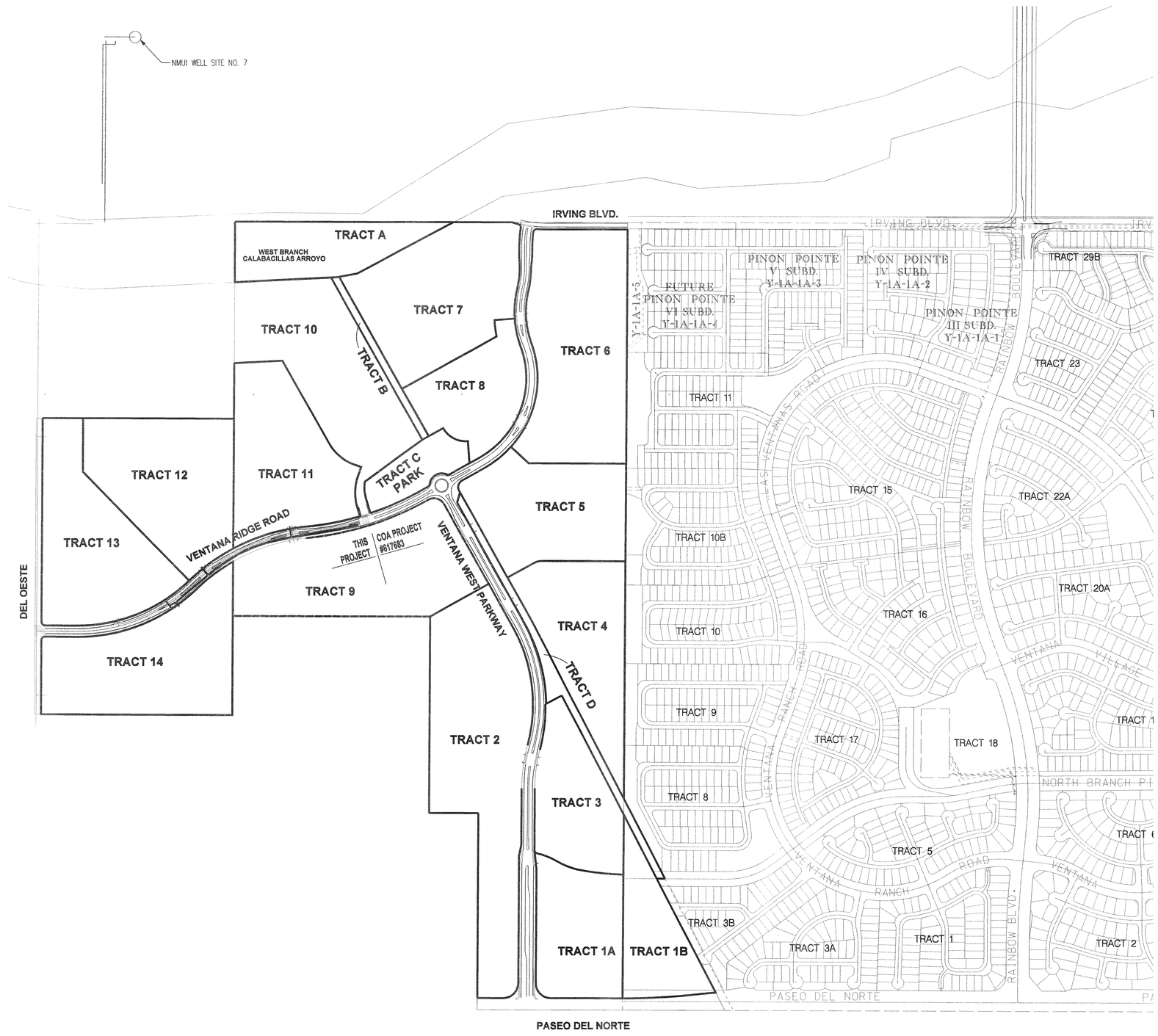
JOB NO. 040238 002

SCANNED BY PLN



N

NOT TO SCALE

UTILITY IMPROVEMENTS THIS PROJECT

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BACKBONE ROADWAY & STORM DRAIN IMPROVEMENTS - PHASE 2

SITE DESCRIPTION PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED SEP 16 2004 DESIGN REVIEW COMMITTEE				

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
617685	B-8-Z	5	12

BHI JOB NO. 04 0237

07-SEP-2004
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AS-BUILT INFORMATION

CONTRACTOR	Sundance	
STAKED BY	AIS	
INSPECTOR'S ACCEPTANCE BY	GAC	DATE 12/05
FIELD VERIFICATION BY	AIS	DATE 12/05
DRAWINGS CORRECTED BY	AIS	DATE 12/05

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

A.C.S. BRASS TABLET STAMPED "2-B10 1980"	
GEOGRAPHIC POSITION (NAD 1927)	
N.M. STATE PLANE COORDINATES	
(CENTRAL ZONE)	
X=357,543.73 Y=1,527,976.48	
GROUND-TO-GRID FACTOR = .99966354	
DELTA ALPHA -00°16'30"	
NGVD 1929 ELEVATION = 5429.35	

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

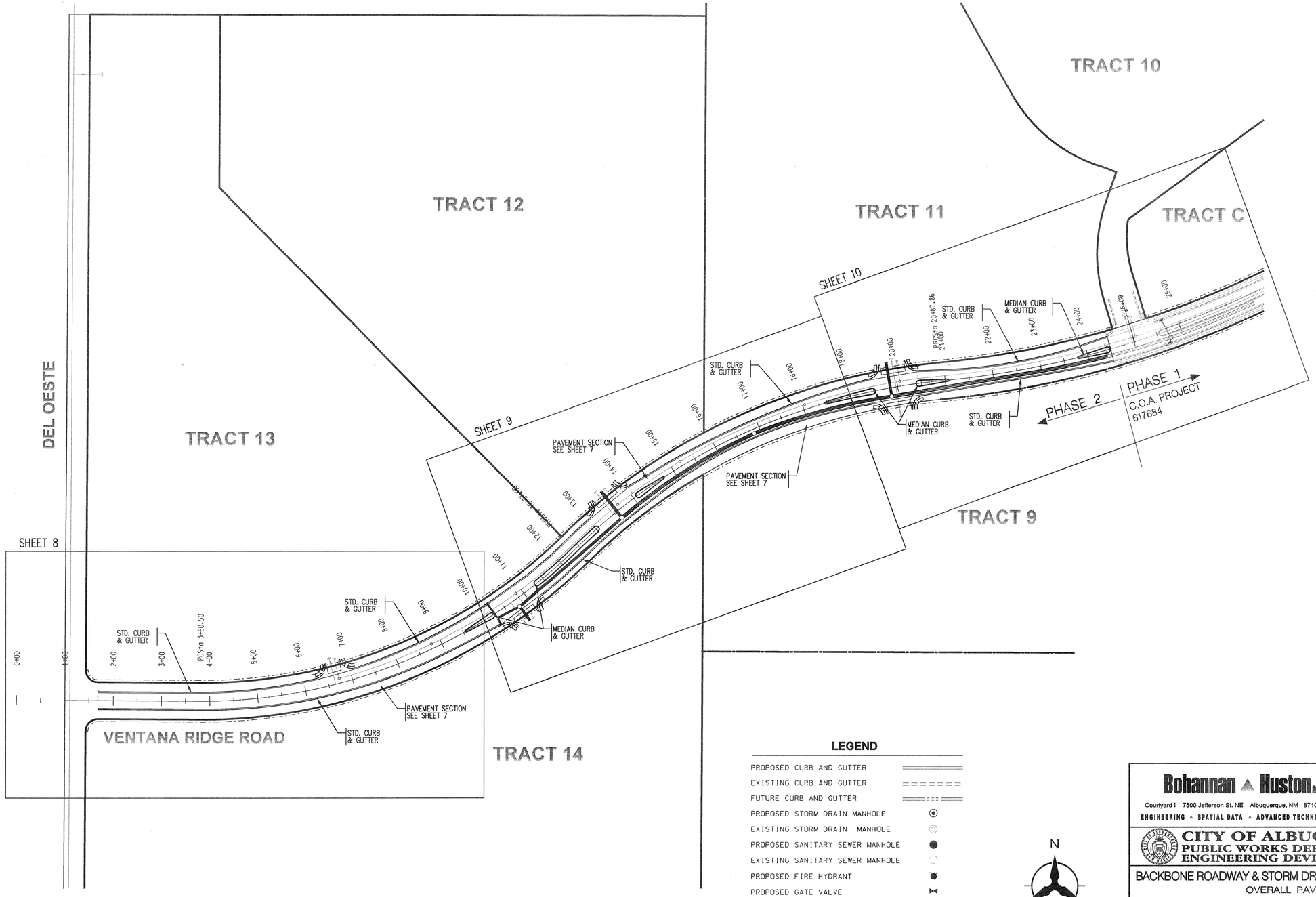
JAMES PAUL POORBAUGH
NEW MEXICO
16586
9-7-04
CERTIFIED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		DATE
DESIGNED BY	KGP /JPP	3/2004
DRAWN BY	BS	3/2004
CHECKED BY	KGP	3/2004

SCANNED BY PLN



LEGEND

PROPOSED CURB AND GUTTER	
EXISTING CURB AND GUTTER	
FUTURE CURB AND GUTTER	
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	
8' TRAIL	

N

100 50 0 100

SCALE: 1" = 100'
(HORIZ.)

BHI JOB NO. 04 0237

07-SEP-2004
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AS-BUILT INFORMATION

CONTRACTOR	Sundance	
WORK STAKED BY	PLS	
INSPECTOR'S ACCEPTANCE BY	[illegible]	DATE 12/05
FIELD VERIFICATION BY	PLS	DATE 12/05
DRAWINGS CORRECTED BY	PLS	DATE 12/05

BENCH MARKS

ACS BRASS TABLET STAMPED "2-B10 1980"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE)
X=357,543.73 Y=1,527,976.48
GROUND-TO-GRID FACTOR = .99966354
DELTA ALPHA -00°16'30"
NGVD 1929 ELEVATION = 5429.35

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

JAMES PAUL POORBAUGH
NEW MEXICO
16586
LICENSED PROFESSIONAL ENGINEER
9-7-04

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY	KGP/JPP	DATE 3/2004
DRAWN BY	BS/ARR	DATE 3/2004
CHECKED BY	KGP	DATE 4/2004

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

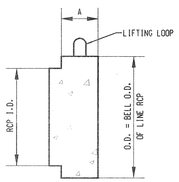
BACKBONE ROADWAY & STORM DRAIN IMPROVEMENTS - PHASE 2

OVERALL PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED SEP 1 6 2004 DESIGN REVIEW COMMITTEE				

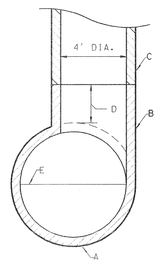
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
617685	B-8-Z	6	12

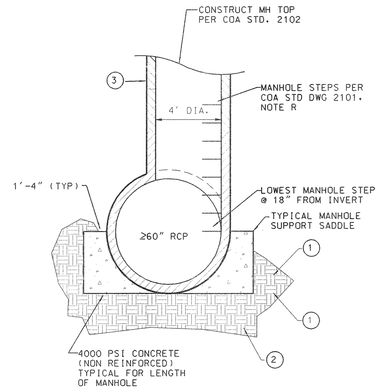
SCANNED BY PLN



RCP I.D.	"A"
24" & SMALLER	3"
30"-42"	6"
48"-72"	8"
78"-96"	10"

RCP END PLUG
NO SCALE





TEE TYPE MANHOLE
NO SCALE

GENERAL NOTES:

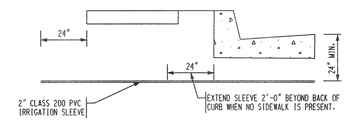
1. MANHOLE STEPS ARE REQUIRED FOR MANHOLES DEEPER THAN 6 FEET.
2. FIELD FABRICATION OF TEE OR ECCENTRIC PIPE UNIT WILL NOT BE ACCEPTED.
3. VERTICAL PIPE SHALL BE CENTERED WITHIN HORIZONTAL STORM SEWER PIPE SECTION.
4. LATERAL CONNECTIONS TO STORM DRAIN SHALL BE MADE THROUGH MANHOLE RISERS.

CONSTRUCTION NOTES:

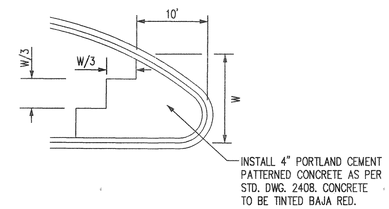
A. STORM SEWER PIPE
B. PRECAST VERTICAL PIPE
C. PRECAST MANHOLE RISERS
D. TOP OF VERTICAL PIPE MINIMUM 18" ABOVE
E. SPRINGLINE

KEYED NOTES:

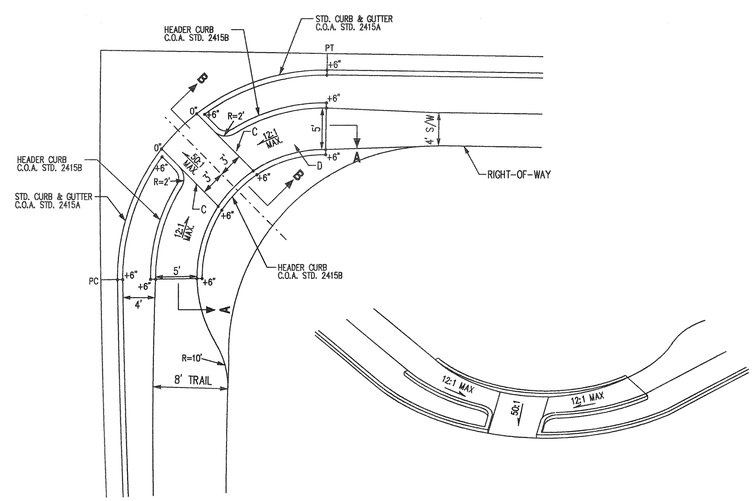
1. BACKFILL COMPACTED PER COA STD SPECIFICATIONS
2. 24" SUBGRADE COMPACTED TO 95% ASTM D-1557. COMPACT IN LIFTS NOT EXCEEDING 8" LOOSE.
3. 4' DIA. MANHOLE RISERS AS REQUIRED.

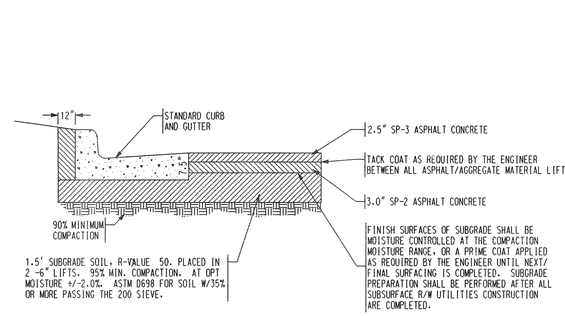


IRRIGATION SLEEVES UNDER PAVING AND SIDEWALKS
NOT TO SCALE

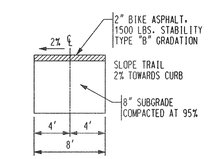


MEDIAN NOSE TREATMENT DETAIL
NO SCALE

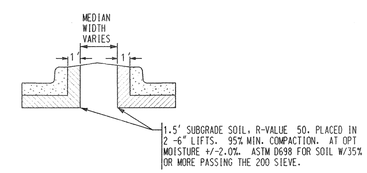




PAVEMENT SECTION A
PER ~~CITY STD. DWG. NO.~~ COA PROJECT #617684
NOT TO SCALE
VENTANA RIDGE ROAD

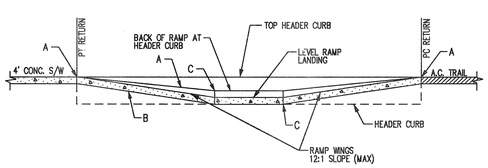


ASPHALT TRAIL
NOT TO SCALE



MEDIAN SECTION
NOT TO SCALE

NOTE: CONTACT MARTIN BARKER AT COA MATERIALS LAB PRIOR TO PLACING TINTED CONCRETE



SECTION A–A

HANDICAP RAMP DETAILS
NO SCALE

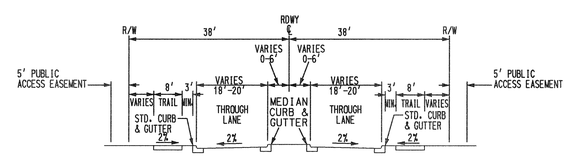
NOTES:

A. 1/2" EXPANSION JOINT SHALL BE PROVIED AT ALL INTERFACES OF RAMP WITH HEADER CURB, SIDEWALK OR A.C. TRAIL.

B. 4" CONCRETE ON 6" SUBGRADE COMPACTED AT 95%

C. CONTRACTION JOINT.

D. SURFACE TEXTURE OF WHEELCHAIR RAMPS SHALL BE OBTAINED BY HEAVY BROOMING (TEXTURE DEPTH 0.035") TRANSVERSE TO THE SLOPE OF RAMP.



VENTANA RIDGE ROAD SECTION
STA. 00+00.00 TO 25+00.00
NOT TO SCALE

BHI JOB NO. 04 0237

07-SEP-2004
P:\0402377cdp\0402377PhaseZ\PID Plans\0402377%20PAVEdetails.dgn

AS-BUILT INFORMATION

CONTRACTOR	Sundance
STAKED BY	AIS
INSPECTOR'S ACCEPTANCE BY	SHC DATE
FIELD VERIFICATION BY	AIS DATE 12/05
DRAWINGS CORRECTED BY	AIS DATE 12/05

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

ACS BRASS TABLET STAMPED "2-B10 1980"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE)
X=357,543.73 Y=1,527,976.48
GROUND-TO-GRID FACTOR = .99966354
DELTA ALPHA -00°16'30"
NGVD 1929 ELEVATION = 5429.35

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

JAMES PAUL POORBAUGH
NEW MEXICO
16586
9-7-04
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		DATE
DESIGNED BY	KGP/JPP	3/2004
DRAWN BY	BS/ARR	3/2004
CHECKED BY	KGP	4/2004

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BACKBONE ROADWAY & STORM DRAIN IMPROVEMENTS - PHASE 2
PAVING AND STORM DRAIN DETAILS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED SEP 16 2004 DESIGN REVIEW COMMITTEE				

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
617685	B-8-Z	7	12

SCANNED BY ALN

(A) FLOWLINE DATA FOR CURB RETURN

PC	80.11
1	80.10
2	80.08
3	80.07
PT	80.06
PI	79.35

D = 91°36'19"
R = 25.00'
T = 25.71'
L = 39.97'
C = 35.85'

PC STA. 6+52.39, 46.21' LT.
PT STA. 6+26.63, 20.50' LT.
PI STA. 6+52.83, 20.51' LT.
RAD STA. 6+26.31, 45.50' LT.

(B) FLOWLINE DATA FOR CURB RETURN

PC	77.74
1	78.11
2	78.49
3	78.86
PT	79.24
PI	78.46

D = 92°55'42"
R = 25.00'
T = 26.31'
L = 40.55'
C = 36.25'

PC STA. 7+12.27, 21.58' LT.
PT STA. 6+85.81, 47.21' LT.
PI STA. 6+85.44, 20.90' LT.
RAD STA. 7+11.91, 46.57' LT.

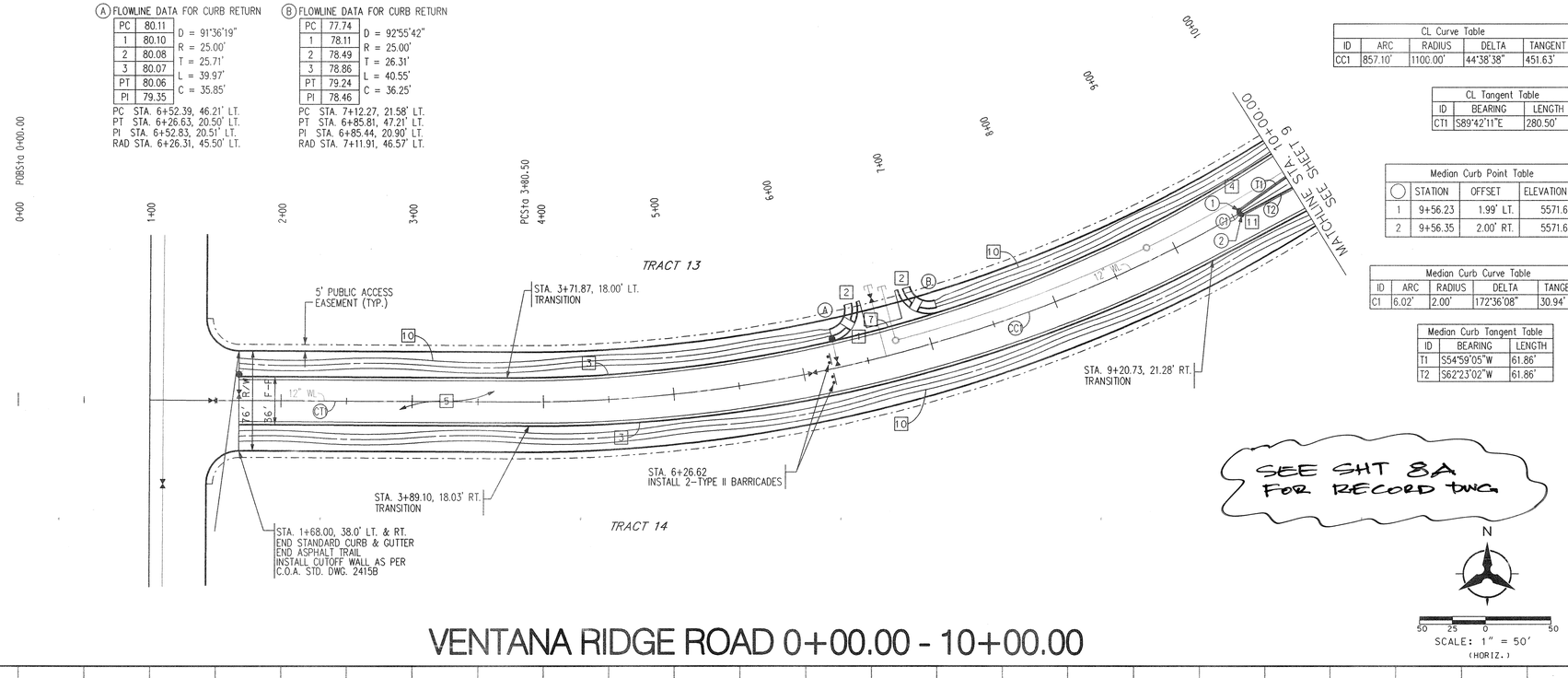
CL Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
CC1	857.10'	1100.00'	44°38'38"	451.63'

CL Tangent Table		
ID	BEARING	LENGTH
CT1	S89°42'11"E	280.50'

Median Curb Point Table			
	STATION	OFFSET	ELEVATION
1	9+56.23	1.99' LT.	5571.68
2	9+56.35	2.00' RT.	5571.62

Median Curb Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C1	6.02'	2.00'	172°36'08"	30.94'

Median Curb Tangent Table		
ID	BEARING	LENGTH
T1	S54°59'05"W	61.86'
T2	S62°23'02"W	61.86'

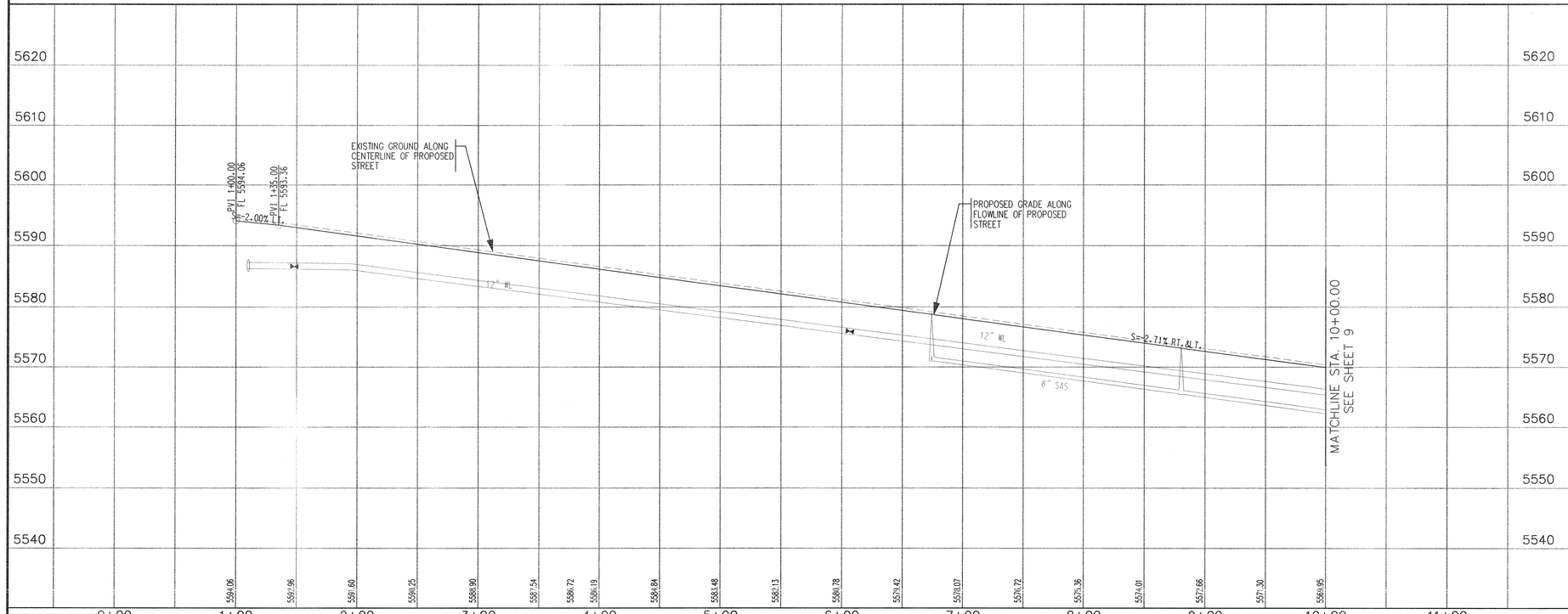


SEE SHT 8A FOR RECORD DWG

N

50 25 0 50
SCALE: 1" = 50'
(HORIZ.)

VENTANA RIDGE ROAD 0+00.00 - 10+00.00



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

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. NO WORK SHALL BE UNDERTAKEN WITHIN EXISTING 50' GASLINE EASEMENT WITHOUT FIRST CONTACTING PNM.
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.
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11. WATER AND SEWER LINES, WHERE SHOWN, ARE FOR REFERENCE ONLY. REFER TO CITY OF ALBUQUERQUE PROJECT # 617684 FOR CONSTRUCTION DOCUMENTS
12. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
13. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926. 650 SUBPART P.
14. CONTRACTOR MUST MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES ON PASEO DEL NORTE. THE USE OF AN UNPAVED DETOUR FOR UP TO TWO DAYS WILL BE ALLOWED WITH PROPER BARRICADING

KEYED GENERAL NOTES

1. INSTALL 6' CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL WHEELCHAIR RAMP AS PER DETAIL SHEET 7
3. STD. CURB & GUTTER AS PER STD. DWG. 2415A TINTED SAN DIEGO BUFF
4. MEDIAN CURB & GUTTER AS PER STD. DWG. 2415B
5. PAVEMENT SECTION "A" SEE TYPICAL SECTION SHEET 7
6. (NOT USED)
7. TEMPORARY ASPHALT CURB AS PER STD. DWG 2415B
8. INSTALL WHEELCHAIR RAMP AT ROUNDABOUT AS PER DETAIL SHEET 7
9. MOUNTABLE MEDIAN CURB AND GUTTER AS PER STD DWG. 2415B. TINTED SAN DIEGO BUFF
10. BUILD 8' ASPHALT TRAIL AS PER DETAIL SHEET 7
11. CONSTRUCT MEDIAN NOSE AS PER DETAIL SHEET 7

AS-BUILT INFORMATION

CONTRACTOR	Sundance	
STAKED BY	AIS	
INSPECTOR'S ACCEPTANCE BY	GGL	DATE 12-05
FIELD VERIFICATION BY	AIS	DATE 12-05
DRAWINGS CORRECTED BY	AIS	DATE

BENCH MARKS

ACS BRASS TABLET STAMPED 2-B10 1980"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE)
X=357,543.73 Y=1,527,976.48
GROUND-TO-GRID FACTOR = .99996354
DELTA ALPHA -00°16'30"
NGVD 1929 ELEVATION = 5429.35

MICRO-FILM INFORMATION

RECORDED BY DATE
NO.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

JAMES PAUL POORBAUGH
NEW MEXICO
16586
9-7-04
LICENSED PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	REMARKS	BY

DESIGN

		DATE
DESIGNED BY	JP/KGP	3/2004
DRAWN BY	BS/ARR	3/2004
CHECKED BY	KGP	3/2004

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BACKBONE ROADWAY & STORM DRAIN IMPROVEMENTS - PHASE 2
PAVING PLAN & PROFILE
VENTANA RIDGE ROAD 0+00.00 - 10+00.00

DESIGN REVIEW COMMITTEE: APPROVED SEP 16 2004 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
617685	B-8-Z	8	12

07-SEP-2004
P:\040237\cdp\040237Phase2\PID Plans\040237Ph2Prpg01.dgn

BHI JOB NO. 04 0237

SCANNED BY PLN

~~(A) FLOWLINE DATA FOR CURB RETURN~~

~~PC~~	~~80.11~~
~~1~~	~~80.10~~
~~2~~	~~80.00~~
~~3~~	~~80.07~~
~~PT~~	~~80.06~~
~~PI~~	~~79.35~~

~~D = 91°36'19"~~
~~R = 25.00'~~
~~T = 25.71'~~
~~L = 39.97'~~
~~C = 35.85'~~

~~PC STA. 6+52.39, 46.21' LT.~~
~~PT STA. 6+26.63, 20.50' LT.~~
~~PI STA. 6+52.83, 20.51' LT.~~
~~RAD STA. 6+26.31, 45.50' LT.~~

~~(B) FLOWLINE DATA FOR CURB RETURN~~

~~PC~~	~~77.74~~
~~1~~	~~78.11~~
~~2~~	~~78.49~~
~~3~~	~~78.86~~
~~PT~~	~~79.24~~
~~PI~~	~~78.46~~

~~D = 92°55'42"~~
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~~PC STA. 7+12.27, 21.58' LT.~~
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~~PI STA. 6+85.44, 20.90' LT.~~
~~RAD STA. 7+11.91, 46.57' LT.~~

(A) FLOWLINE DATA FOR CURB RETURN

PC	79.74
1	79.91
2	80.07
3	80.24
PT	80.40
PI	79.69

D = 91°45'37"
R = 25.00'
T = 25.78'
L = 40.04'
C = 35.89'

PC STA. 6+39.69, 46.13' LT.
PT STA. 6+13.93, 20.35' LT.
PI STA. 6+40.20, 20.66' LT.
RAD STA. 6+13.62, 45.38' LT.

(B) FLOWLINE DATA FOR CURB RETURN

PC	77.46
1	77.78
2	78.11
3	78.43
PT	78.76
PI	78.20

D = 93°59'29"
R = 25.00'
T = 26.81'
L = 41.01'
C = 36.57'

PC STA. 7+22.57, 21.71' LT.
PT STA. 6+96.12, 47.81' LT.
PI STA. 6+95.26, 21.35' LT.
RAD STA. 7+22.22, 46.71' LT.

CL Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
CC1	857.10'	1100.00'	44°38'38"	451.63'

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ID	BEARING	LENGTH
CT1	S89°42'11"E	280.50'

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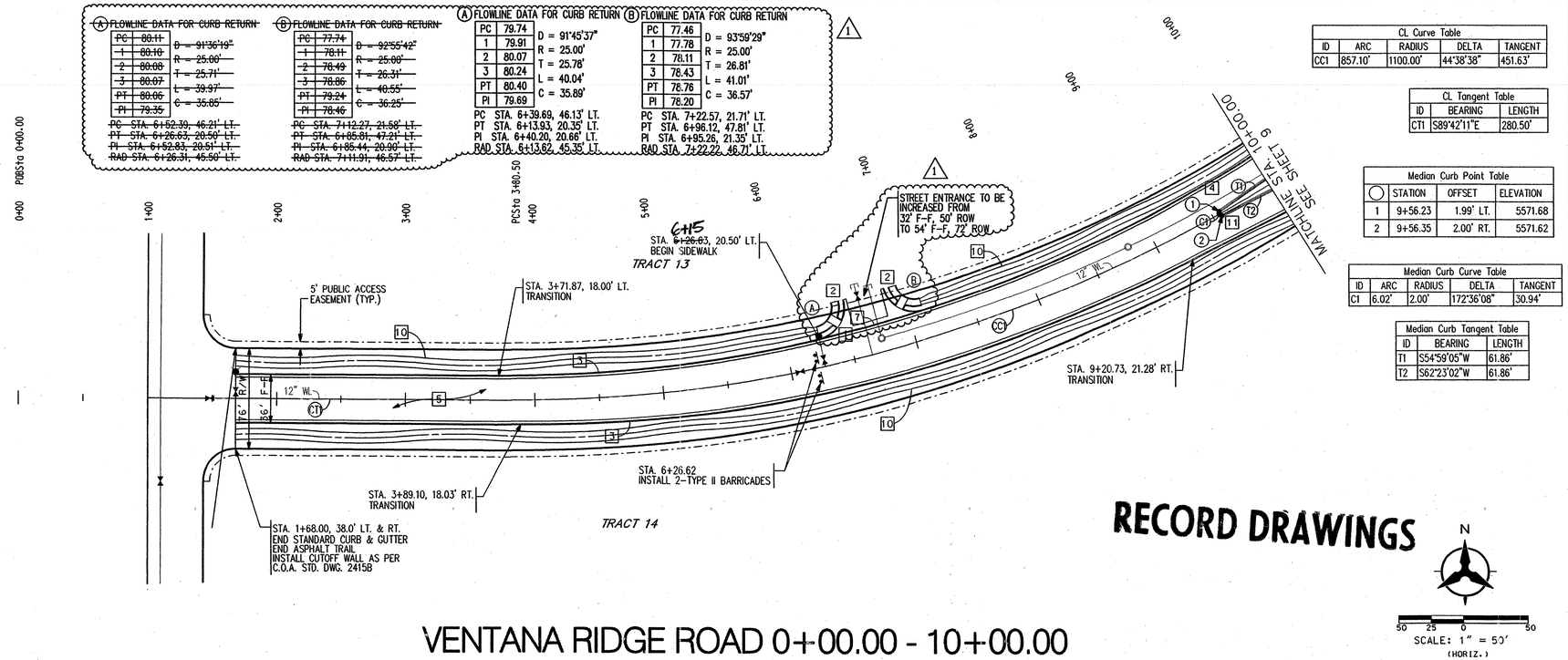
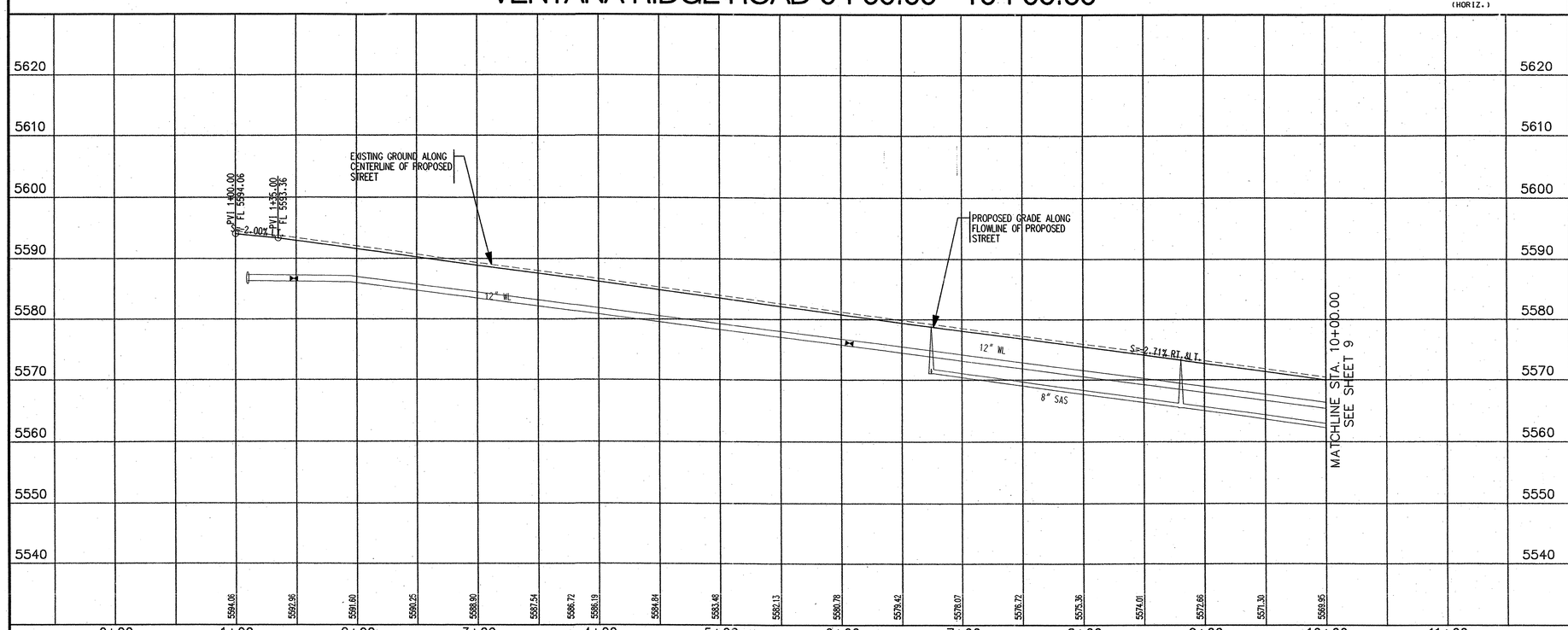


RECORD DRAWINGS

N

SCALE: 1" = 50' (HORIZ.)

VENTANA RIDGE ROAD 0+00.00 - 10+00.00



NOTES

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5. NO WORK SHALL BE UNDERTAKEN WITHIN EXISTING 50' GASLINE EASEMENT WITHOUT FIRST CONTACTING PNM.
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.
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KEYED GENERAL NOTES

1. INSTALL 6' CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL WHEELCHAIR RAMP AS PER DETAIL SHEET 7
3. STD. CURB & GUTTER AS PER STD. DWG. 2415A TINTED SAN DIEGO BUFF
4. MEDIAN CURB & GUTTER AS PER STD. DWG. 2415B
5. PAVEMENT SECTION "A" SEE TYPICAL SECTION SHEET 7
6. (NOT USED)
7. TEMPORARY ASPHALT CURB AS PER STD. DWG 2415B
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10. BUILD 8' ASPHALT TRAIL AS PER DETAIL SHEET 7
11. CONSTRUCT MEDIAN NOSE AS PER DETAIL SHEET 7

AS-BUILT INFORMATION
CONTRACTOR SUNDANCE
STAKED BY ALS
INSPECTOR'S ACCEPTANCE BY Sez DATE 12/05
FIELD VERIFICATION BY ALS DATE 12/05
DRAWINGS CORRECTED BY ALS DATE 12/05
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS BRASS TABLET STAMPED 2-B10 1980"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE)
X=357,543.73 Y=1,527,976.48
GROUND-TO-GRID FACTOR = .99966354
DELTA ALPHA -00°16'30"
NGVD 1929 ELEVATION = 5429.35

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
JAMES PAUL POORBAUGH
NEW MEXICO
16586
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
1	06/28/05	QUARTER POINT TABLES UPDATED PER CHANGE TO RETURN WIDTH	RPA

REVISIONS

DESIGN		DATE
DESIGNED BY	JP/KGP	3/2004
DRAWN BY	BS/ARR	3/2004
CHECKED BY	KGP	3/2004

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BACKBONE ROADWAY & STORM DRAIN IMPROVEMENTS - PHASE 2
PAVING PLAN & PROFILE
VENTANA RIDGE ROAD 0+00.00 - 10+00.00

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

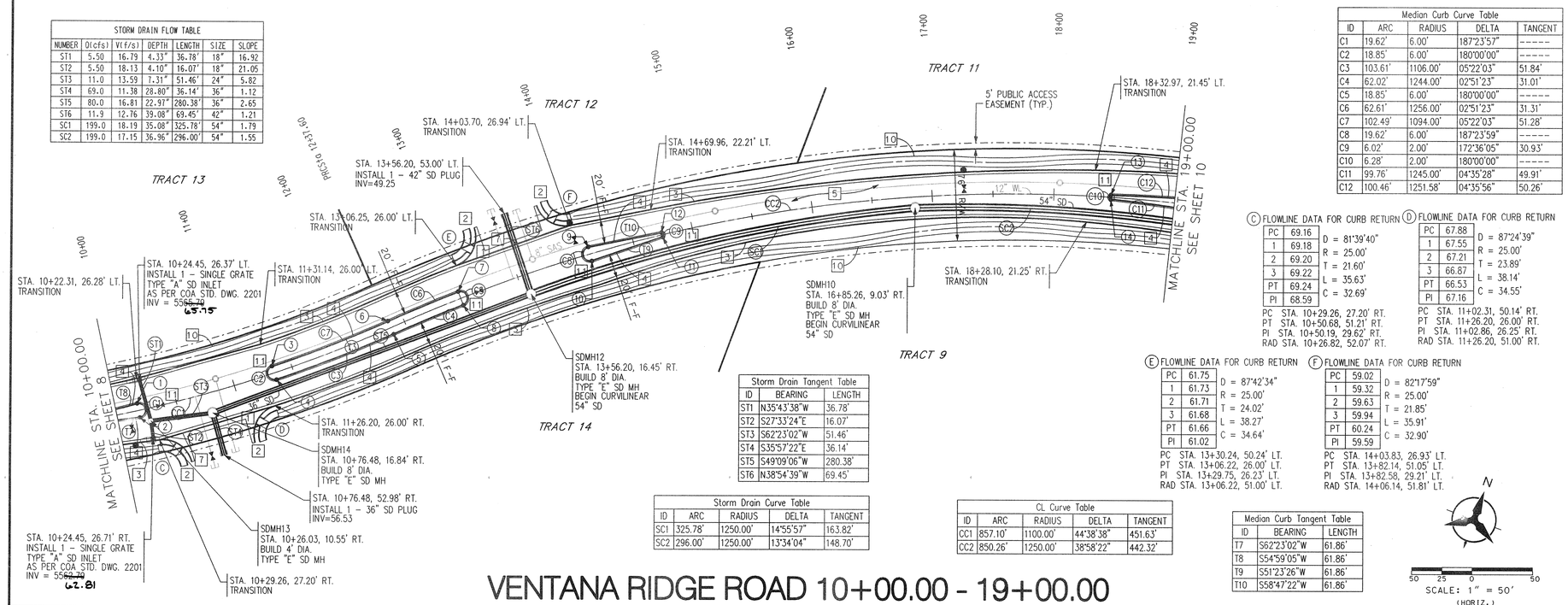
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
617685	B-8-Z	8A	12

BHI JOB NO. 04 0237

28-JUN-2005 - 8:34
P:\040237\cdp\040237fhuxx(VPID Plan)\040237fh12rwp01 6-22-05.dgn

SCANNED BY PLN

STORM DRAIN FLOW TABLE						
NUMBER	Q(cfs)	V(ft/s)	DEPTH	LENGTH	SIZE	SLOPE
ST1	5.50	16.79	4.33"	36.78'	18"	16.92
ST2	5.50	18.13	4.10"	16.07'	18"	21.05
ST3	11.0	13.59	7.31"	51.46'	24"	5.82
ST4	69.0	11.38	28.80"	36.14'	36"	1.12
ST5	80.0	16.81	22.91"	280.38'	36"	2.65
ST6	11.9	12.76	39.08"	69.45'	42"	1.21
SC1	199.0	18.19	35.08"	325.78'	54"	1.79
SC2	199.0	17.15	36.96"	296.00'	54"	1.55



Storm Drain Tangent Table		
ID	BEARING	LENGTH
ST1	N35°43'38"W	36.78'
ST2	S27°33'24"E	16.07'
ST3	S62°23'02"W	51.46'
ST4	S35°57'22"E	36.14'
ST5	S49°09'06"W	280.38'
ST6	N38°54'39"W	69.45'

Storm Drain Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
SC1	325.78'	1250.00'	14°55'57"	163.82'
SC2	296.00'	1250.00'	13°34'04"	148.70'

CL Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
CC1	857.10'	1100.00'	44°38'38"	451.63'
CC2	850.26'	1250.00'	38°58'22"	442.32'

Median Curb Tangent Table		
ID	BEARING	LENGTH
T7	S62°23'02"W	61.86'
T8	S54°59'05"W	61.86'
T9	S51°23'26"W	61.86'
T10	S58°47'22"W	61.86'

Median Curb Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C1	19.62'	6.00'	187°23'57"	-----
C2	18.85'	6.00'	180°00'00"	-----
C3	103.61'	1106.00'	05°22'03"	51.84'
C4	62.02'	1244.00'	02°51'23"	31.01'
C5	18.85'	6.00'	180°00'00"	-----
C6	62.61'	1256.00'	02°51'23"	31.31'
C7	102.49'	1094.00'	05°22'03"	51.28'
C8	19.62'	6.00'	187°23'59"	-----
C9	6.02'	2.00'	172°36'05"	30.93'
C10	6.28'	2.00'	180°00'00"	-----
C11	99.76'	1245.00'	04°35'28"	49.91'
C12	100.46'	1251.58'	04°35'56"	50.26'

Ⓒ FLOWLINE DATA FOR CURB RETURN

PC	69.16
1	69.18
2	69.20
3	69.22
PT	69.24
PI	68.59

D = 81°39'40"
R = 25.00'
T = 21.60'
L = 35.63'
C = 32.69'

PC STA. 10+29.26, 27.20' RT.
PT STA. 10+50.68, 51.21' RT.
PI STA. 10+50.19, 29.62' RT.
RAD STA. 10+26.82, 52.07' RT.

Ⓓ FLOWLINE DATA FOR CURB RETURN

PC	67.88
1	67.55
2	67.21
3	66.87
PT	66.53
PI	67.16

D = 87°24'39"
R = 25.00'
T = 23.89'
L = 38.14'
C = 34.55'

PC STA. 11+02.31, 50.14' RT.
PT STA. 11+26.20, 26.00' RT.
PI STA. 11+02.86, 26.25' RT.
RAD STA. 11+26.20, 51.00' RT.

Ⓔ FLOWLINE DATA FOR CURB RETURN

PC	61.75
1	61.73
2	61.71
3	61.68
PT	61.66
PI	61.02

D = 87°42'34"
R = 25.00'
T = 24.02'
L = 38.27'
C = 34.64'

PC STA. 13+30.24, 50.24' LT.
PT STA. 13+06.22, 26.00' LT.
PI STA. 13+29.75, 26.23' LT.
RAD STA. 13+06.22, 51.00' LT.

Ⓕ FLOWLINE DATA FOR CURB RETURN

PC	59.02
1	59.32
2	59.63
3	59.94
PT	60.24
PI	59.59

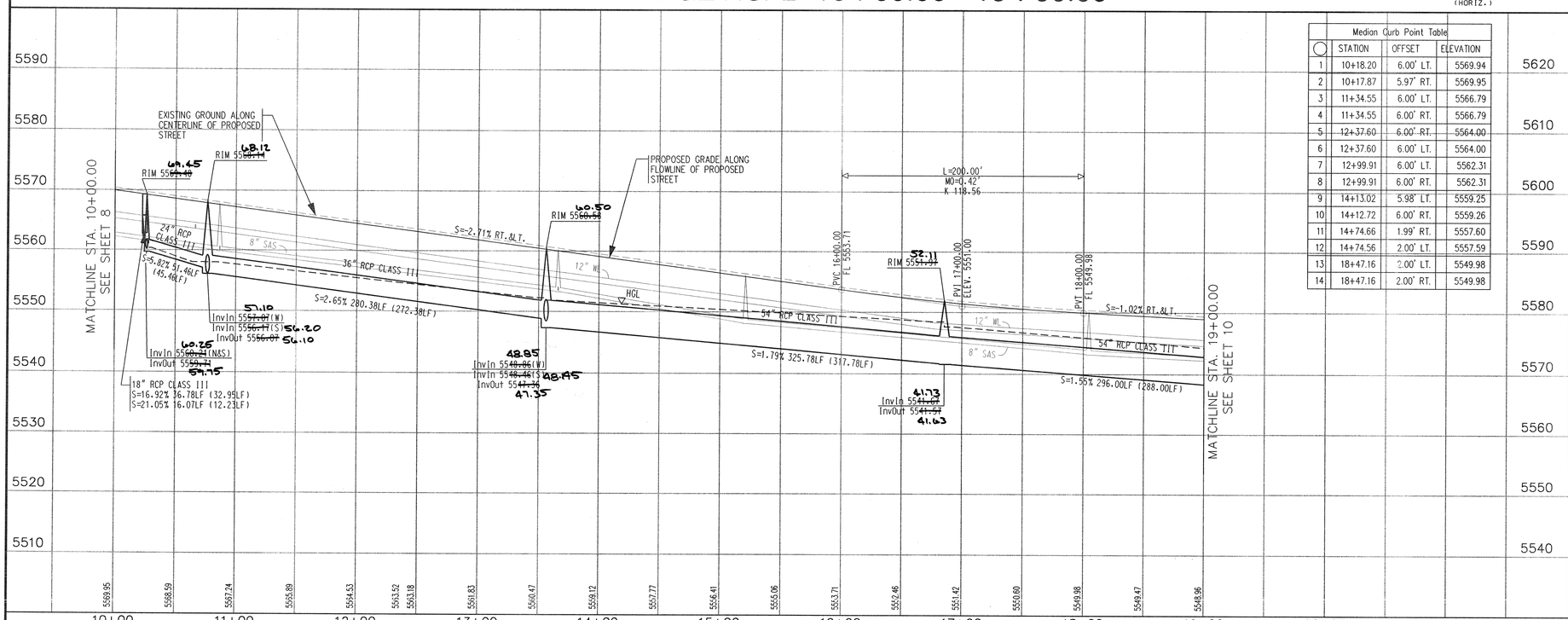
D = 82°17'59"
R = 25.00'
T = 21.85'
L = 35.91'
C = 32.90'

PC STA. 14+03.83, 26.93' LT.
PT STA. 13+82.14', 51.05' LT.
PI STA. 13+82.58, 29.21' LT.
RAD STA. 14+06.14, 51.81' LT.

N

50 25 0 50
SCALE: 1" = 50'
(HORIZ.)

VENTANA RIDGE ROAD 10+00.00 - 19+00.00



Median Curb Point Table			
	STATION	OFFSET	ELEVATION
1	10+18.20	6.00' LT.	5569.94
2	10+17.87	5.97' RT.	5569.95
3	11+34.55	6.00' LT.	5566.79
4	11+34.55	6.00' RT.	5566.79
5	12+37.60	6.00' RT.	5564.00
6	12+37.60	6.00' LT.	5564.00
7	12+99.91	6.00' LT.	5562.31
8	12+99.91	6.00' RT.	5562.31
9	14+13.02	5.98' LT.	5559.25
10	14+12.72	6.00' RT.	5559.26
11	14+74.66	1.99' RT.	5557.60
12	14+74.56	2.00' LT.	5557.59
13	18+47.16	2.00' LT.	5549.98
14	18+47.16	2.00' RT.	5549.98

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

BHI JOB NO. 04 0237

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. NO WORK SHALL BE UNDERTAKEN WITHIN EXISTING 50' GASLINE EASEMENT WITHOUT FIRST CONTACTING PNM.
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. WATER AND SEWER LINES, WHERE SHOWN, ARE FOR REFERENCE ONLY. REFER TO CITY OF ALBUQUERQUE PROJECT # 617684 FOR CONSTRUCTION DOCUMENTS
12. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
13. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
14. CONTRACTOR MUST MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES ON PASEO DEL NORTE. THE USE OF AN UNPAVED DETOUR FOR UP TO TWO DAYS WILL BE ALLOWED WITH PROPER BARRICADING

KEYED GENERAL NOTES

1. INSTALL 6' CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL WHEELCHAIR RAMP AS PER DETAIL SHEET 7
3. STD. CURB & GUTTER AS PER STD. DWG. 2415A TINTED SAN DIEGO BUFF
4. MEDIAN CURB & GUTTER AS PER STD. DWG. 2415B
5. PAVEMENT SECTION "A" SEE TYPICAL SECTION SHEET 7
6. (NOT USED)
7. TEMPORARY ASPHALT CURB AS PER STD. DWG 2415B
8. INSTALL WHEELCHAIR RAMP AT ROUNDABOUT AS PER DETAIL SHEET 7
9. MOUNTABLE MEDIAN CURB AND GUTTER AS PER STD DWG. 2415B. TINTED SAN DIEGO BUFF
10. BUILD 8' ASPHALT TRAIL AS PER DETAIL SHEET 7
11. CONSTRUCT MEDIAN NOSE AS PER DETAIL SHEET 7

AS-BUILT INFORMATION

BENCH MARKS	
ACS BRASS TABLET STAMPED "2-B10 1980"	
GEOGRAPHIC POSITION (NAD 1927)	
N.M. STATE PLANE COORDINATES	
(CENTRAL ZONE)	
X=357,543.73 Y=1,527,976.48	
GROUND-TO-GRID FACTOR = 0.9996354	
DELTA ALPHA -00°16'30"	
NGVD 1929 ELEVATION = 5429.35	

SURVEY INFORMATION		
CONTRACTOR	Sundance	
STAKED BY	PLS	
ACCEPTANCE RECORDED BY	Gale	DATE 12-05
FIELD VERIFICATION BY	PLS	DATE 12-05
DRAWINGS CORRECTED BY	PLS	DATE 12-05
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

FIELD NOTES		
NO.	BY	DATE

ENGINEER'S SEAL

JAMES PAUL POORBAUGH
NEW MEXICO
16586
9-7-04
LICENSED PROFESSIONAL ENGINEER

REVISIONS			
NO.	DATE	REMARKS	BY

DESIGN		
DESIGNED BY	JP/KGP	DATE 3/2004
DRAWN BY	BS/ARR	DATE 3/2004
CHECKED BY	KGP	DATE 3/2004

Bohannan ▲ Huston INC.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
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BACKBONE ROADWAY & STORM DRAIN IMPROVEMENTS - PHASE 2
PAVING PLAN & PROFILE
VENTANA RIDGE ROAD 10+00.00 - 19+00.00

DESIGN REVIEW COMMITTEE: APPROVED SEP 16 2004 DESIGN REVIEW COMMITTEE

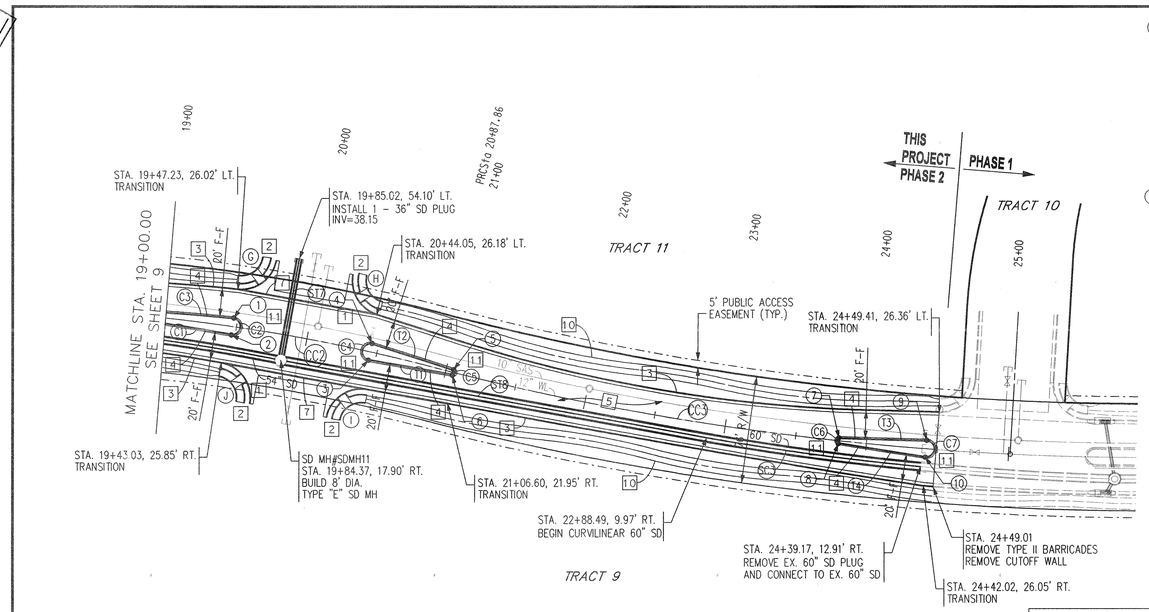
CITY ENGINEER APPROVAL

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
617685	B-8-Z	9	12

07-SEP-2004
P:\0401237\cdp\0401237Phase2\PID Plans\0401237Ph2Pprp02.dgn

SCANNED BY PLN



(G) FLOWLINE DATA FOR CURB RETURN

PC	48.95	D = 85°30'49"
1	48.83	R = 25.00'
2	48.72	T = 23.12'
3	48.60	L = 37.31'
PT	48.48	C = 33.94'
PI	48.25	

PC STA. 19+70.23, 50.24' LT.
PT STA. 19+47.15, 26.01' LT.
PI STA. 19+69.76, 27.12' LT.
RAD STA. 19+46.22, 50.99' LT.

(H) FLOWLINE DATA FOR CURB RETURN

PC	47.49	D = 82°45'47"
1	47.71	R = 25.00'
2	47.93	T = 22.03'
3	48.15	L = 36.11'
PT	48.37	C = 33.05'
PI	47.71	

PC STA. 20+44.05, 26.18' LT.
PT STA. 20+22.15, 50.32' LT.
PI STA. 20+22.59, 28.30' LT.
RAD STA. 20+46.16, 51.08' LT.

(I) FLOWLINE DATA FOR CURB RETURN

PC	48.44	D = 89°36'42"
1	48.19	R = 25.00'
2	47.94	T = 24.83'
3	47.69	L = 39.10'
PT	47.44	C = 35.24'
PI	47.70	

PC STA. 20+24.36, 51.63' RT.
PT STA. 20+49.13, 25.84' RT.
PI STA. 20+23.78, 26.81' RT.
RAD STA. 20+50.41, 50.81' RT.

(J) FLOWLINE DATA FOR CURB RETURN

PC	48.52	D = 90°05'55"
1	48.64	R = 25.00'
2	48.76	T = 25.04'
3	48.89	L = 39.31'
PT	49.01	C = 35.39'
PI	48.26	

PC STA. 19+43.03, 25.85' RT.
PT STA. 19+68.02, 51.65' RT.
PI STA. 19+68.60, 26.62' RT.
RAD STA. 19+41.97, 50.83' RT.

Median Curb Point Table

	STATION	OFFSET	ELEVATION
1	19+47.22	6.00' LT.	5548.96
2	19+47.16	6.00' RT.	5548.96
3	20+45.22	6.00' RT.	5547.96
4	20+45.16	6.00' LT.	5547.96
5	21+05.19	2.00' LT.	5547.35
6	21+05.19	2.00' RT.	5547.35
7	23+80.24	1.99' LT.	5544.79
8	23+80.30	2.00' RT.	5544.79
9	24+42.10	5.99' LT.	5544.24
10	24+41.92	5.98' RT.	5544.24

Median Curb Curve Table

ID	ARC	RADIUS	DELTA	TANGENT
C1	99.76'	1245.00'	04°35'28"	49.91'
C2	18.85'	6.00'	179°59'56"	-----
C3	100.46'	1251.58'	04°35'56"	50.26'
C4	18.85'	6.00'	179°59'56"	-----
C5	6.28'	2.00'	180°00'00"	-----
C6	6.02'	2.00'	172°36'07"	30.94'
C7	19.62'	6.00'	187°23'58"	-----

CL Curve Table

ID	ARC	RADIUS	DELTA	TANGENT
CC2	850.26'	1250.00'	38°58'22"	442.32'
CC3	361.34'	2000.00'	10°21'05"	181.16'

STORM DRAIN FLOW TABLE

NUMBER	Q(cfs)	V(f/s)	DEPTH	LENGTH	SIZE	SLOPE
ST7	46.0	13.53	17.46"	72.00'	36"	2.11
ST8	245.0	15.08	46.25"	304.00'	60"	1.00
SC3	245.0	17.42	40.40"	152.00'	60"	1.40

Storm Drain Tangent Table

ID	BEARING	LENGTH
ST7	S09°34'33"E	72.00'
ST8	N80°25'38"E	304.00'

Storm Drain Curve Table

ID	ARC	RADIUS	DELTA	TANGENT
SC3	152.00'	1990.00'	04°22'35"	76.04'

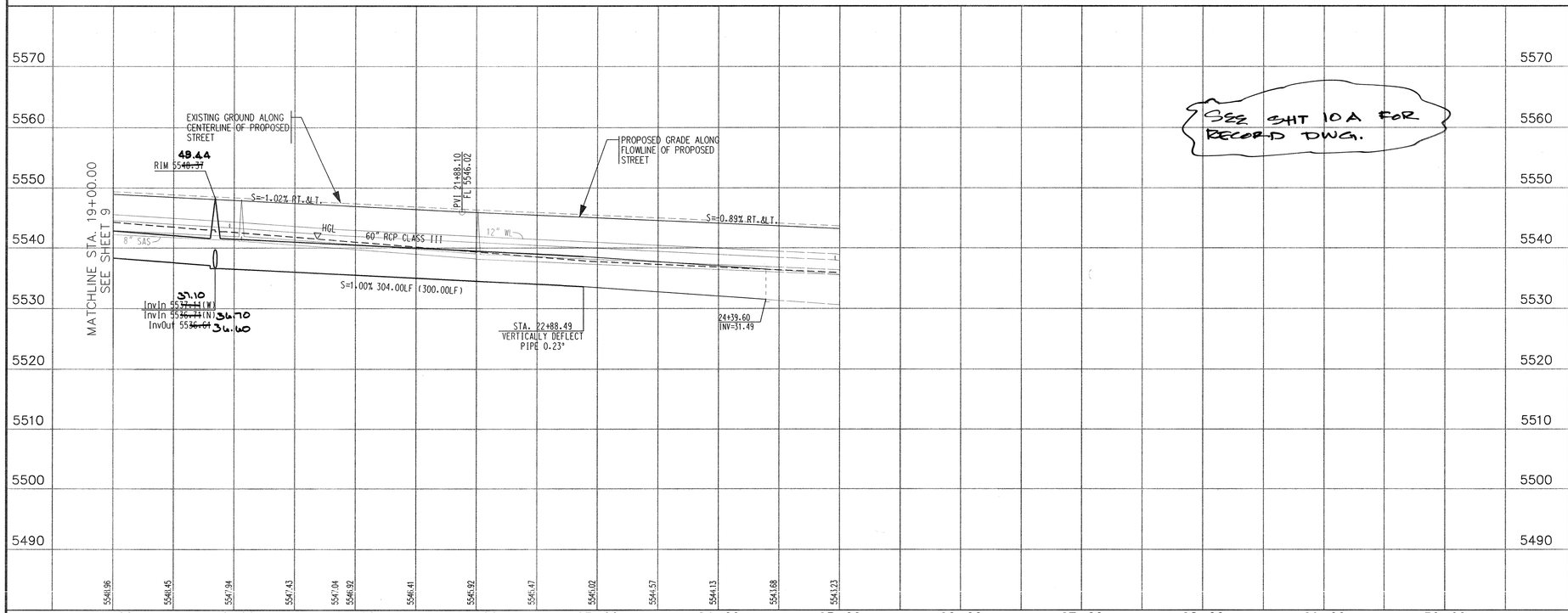
Median Curb Tangent Table

ID	BEARING	LENGTH
T1	N80°02'10"E	59.97'
T2	N87°39'40"E	60.29'
T3	N71°39'28"E	61.87'
T4	N79°03'23"E	61.87'

N

50 25 0 50
SCALE: 1" = 50'
(HORIZ.)

VENTANA RIDGE ROAD 19+00.00 - 25+00.00



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

BHI JOB NO. 04 0237

NOTES

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KEYED GENERAL NOTES

1. INSTALL 6' CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL WHEELCHAIR RAMP AS PER DETAIL SHEET 7
3. STD. CURB & GUTTER AS PER STD. DWG. 2415A TINTED SAN DIEGO BUFF
4. MEDIAN CURB & GUTTER AS PER STD. DWG. 2415B
5. PAVEMENT SECTION "A" SEE TYPICAL SECTION SHEET 7
6. (NOT USED)
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10. BUILD 8' ASPHALT TRAIL AS PER DETAIL SHEET 7
11. CONSTRUCT MEDIAN NOSE AS PER DETAIL SHEET 7

AS-BUILT INFORMATION

CONTRACTOR	Sundance	
WORK STAKED BY	BIS	
INSPECTOR ACCEPTANCE BY	JAC	DATE 12-05
FIELD VERIFICATION BY	BIS	DATE 12-05
DRAWINGS CORRECTED BY	BIS	DATE 12-05

BENCH MARKS

ACS BRASS TABLET STAMPED "2-B10 1980"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=357,543.73 Y=1,527,976.48
GROUND-TO-GRID FACTOR = .99966354
DELTA ALPHA -00°16'30"
NGVD 1929 ELEVATION = 5429.35

MICRO-FILM INFORMATION

RECORDED BY DATE
NO.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

JAMES PAUL POORBAUGH
NEW MEXICO
16586
9-7-04
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		DATE
DESIGNED BY	JP/KGP	3/2004
DRAWN BY	BS/ARR	3/2004
CHECKED BY	KGP	3/2004

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BACKBONE ROADWAY & STORM DRAIN IMPROVEMENTS - PHASE 2
PAVING PLAN & PROFILE
VENTANA RIDGE ROAD 19+00.00- 25+00.00

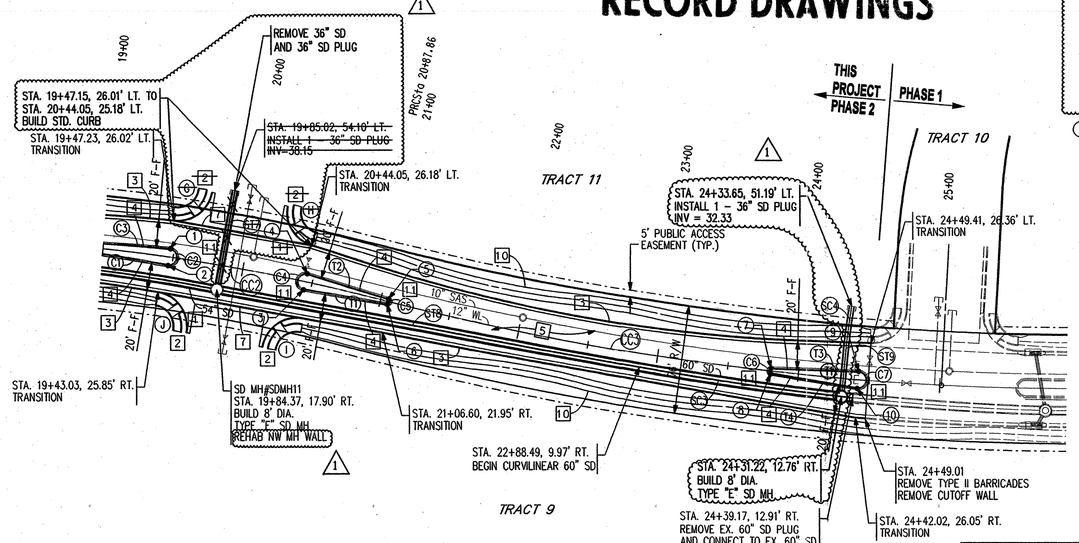
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED SEP 16 2004 DESIGN REVIEW COMMITTEE				

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
617685	B-8-Z	10	12

07-SEP-2004
P:\040237.cdp\040237Phase2\PID Plans\040237Ph2Prop03.dgn

SCANNED BY PLN

RECORD DRAWINGS



VENTANA RIDGE ROAD 19+00.00 - 25+00.00

~~(G) FLOWLINE DATA FOR CURB RETURN~~

~~PC~~	~~48.95~~
~~1~~	~~48.83~~
~~2~~	~~48.72~~
~~3~~	~~48.60~~
~~PT~~	~~48.48~~
~~PI~~	~~48.25~~

~~D = 85°30'49"~~
~~R = 25.00'~~
~~T = 23.12'~~
~~L = 37.31'~~
~~C = 33.94'~~

~~PC STA. 19+70.23, 50.24' LT.~~
~~PT STA. 19+47.15, 26.01' LT.~~
~~PI STA. 19+69.76, 27.12' LT.~~
~~RAD STA. 19+46.22, 50.99' LT.~~

~~(H) FLOWLINE DATA FOR CURB RETURN~~

~~PC~~	~~47.49~~
~~1~~	~~47.71~~
~~2~~	~~47.93~~
~~3~~	~~48.15~~
~~PT~~	~~48.37~~
~~PI~~	~~47.71~~

~~D = 82°45'47"~~
~~R = 25.00'~~
~~T = 22.03'~~
~~L = 36.11'~~
~~C = 33.05'~~

~~PC STA. 20+44.05, 26.18' LT.~~
~~PT STA. 20+22.15, 50.32' LT.~~
~~PI STA. 20+22.59, 28.30' LT.~~
~~RAD STA. 20+46.16, 51.08' LT.~~

(I) FLOWLINE DATA FOR CURB RETURN

PC	48.44
1	48.19
2	47.94
3	47.69
PT	47.44
PI	47.70

D = 89°36'42"
R = 25.00'
T = 24.83'
L = 39.10'
C = 35.24'

PC STA. 20+24.36, 51.63' RT.
PT STA. 20+49.13, 25.84' RT.
PI STA. 20+23.78, 26.81' RT.
RAD STA. 20+50.41, 50.81' RT.

(J) FLOWLINE DATA FOR CURB RETURN

PC	48.52
1	48.64
2	48.76
3	48.89
PT	49.01
PI	48.26

D = 90°05'55"
R = 25.00'
T = 25.04'
L = 39.31'
C = 35.39'

PC STA. 19+43.03, 25.85' RT.
PT STA. 19+68.02, 51.65' RT.
PI STA. 19+68.60, 26.62' RT.
RAD STA. 19+41.97, 50.83' RT.

Median Curb Point Table			
◯	STATION	OFFSET	ELEVATION
1	19+47.22	6.00' LT.	5548.96
2	19+47.16	6.00' RT.	5548.96
3	20+45.22	6.00' RT.	5547.96
4	20+45.16	6.00' LT.	5547.96
5	21+05.19	2.00' LT.	5547.35
6	21+05.19	2.00' RT.	5547.35
7	23+80.24	1.99' LT.	5544.79
8	23+80.30	2.00' RT.	5544.79
9	24+42.10	5.99' LT.	5544.24
10	24+41.92	5.98' RT.	5544.24

Median Curb Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C1	99.76'	1245.00'	04°35'28"	49.91'
C2	18.85'	6.00'	179°59'56"	------
C3	100.46'	1251.58'	04°35'56"	50.26'
C4	18.85'	6.00'	179°59'56"	------
C5	6.28'	2.00'	180°00'00"	------
C6	6.02'	2.00'	172°36'07"	30.94'
C7	19.62'	6.00'	187°23'58"	------

CL Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
CC2	850.26'	1250.00'	38°58'22"	442.32'
CC3	361.34'	2000.00'	10°21'05"	181.16'

STORM DRAIN FLOW TABLE						
NUMBER	Q(cfs)	V(f/s)	DEPTH	LENGTH	SIZE	SLOPE
ST9	70.24	11.34	29.46	33.64'	36"	1.11%
SC4	70.24	11.34	29.46	30.36'	36"	1.11%

STORM DRAIN FLOW TABLE						
NUMBER	Q(cfs)	V(f/s)	DEPTH	LENGTH	SIZE	SLOPE
~~ST7~~	~~70.24~~	~~13.93~~	~~17.92~~	~~15.00'~~	~~36"~~	~~2.00~~
~~ST8~~	~~70.24~~	~~13.93~~	~~17.92~~	~~15.00'~~	~~36"~~	~~2.00~~
ST8	245.0	15.08	46.25"	304.00'	60"	1.00
SC3	245.0	17.42	40.40"	152.00'	60"	1.40

Median Curb Tangent Table		
ID	BEARING	LENGTH
T1	N80°02'10"E	59.97'
T2	N87°39'40"E	60.29'
T3	N71°39'28"E	61.87'
T4	N79°03'23"E	61.87'

NEW Storm Drain Tangent Table		
ID	BEARING	LENGTH
ST9	N14°07'16"W	33.64'

Storm Drain Tangent Table		
ID	BEARING	LENGTH
~~ST7~~	~~S09°44'23"E~~	~~72.08'~~
~~ST7~~	~~S09°44'23"E~~	~~72.08'~~
ST8	N80°25'38"E	304.00'

Storm Drain Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
SC3	152.00'	1990.00'	04°22'35"	76.04'

NEW Storm Drain Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
SC4	30.36'	402.00'	04°19'40"	15.19'

N

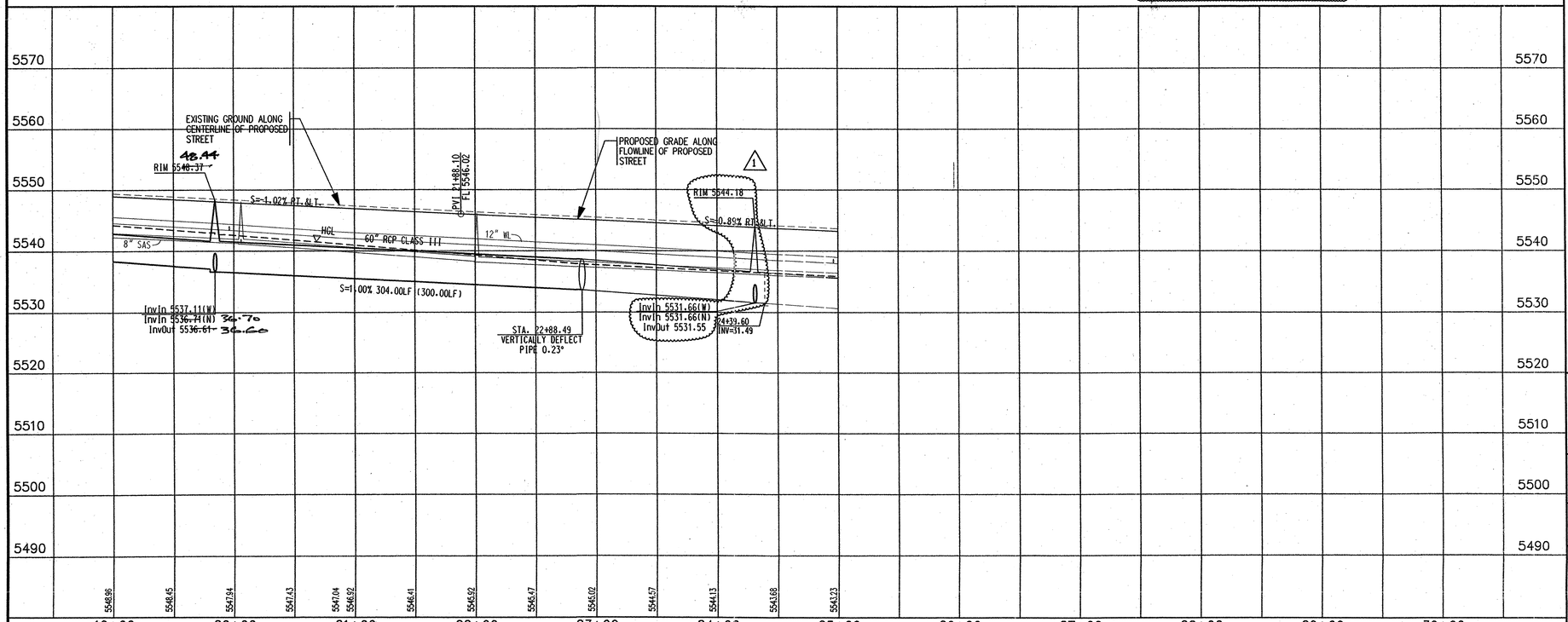
SCALE: 1" = 50' (HORIZ.)

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. NO WORK SHALL BE UNDERTAKEN WITHIN EXISTING 50' GASLINE EASEMENT WITHOUT FIRST CONTACTING PNM.
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. WATER AND SEWER LINES, WHERE SHOWN, ARE FOR REFERENCE ONLY. REFER TO CITY OF ALBUQUERQUE PROJECT # 617684 FOR CONSTRUCTION DOCUMENTS
12. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
13. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926. 650 SUBPART P.
14. CONTRACTOR MUST MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES ON PASEO DEL NORTE. THE USE OF AN UNPAVED DETOUR FOR UP TO TWO DAYS WILL BE ALLOWED WITH PROPER BARRICADING

KEYED GENERAL NOTES

1. INSTALL 6' CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL WHEELCHAIR RAMP AS PER DETAIL SHEET 7
3. STD. CURB & GUTTER AS PER STD. DWG. 2415A TINTED SAN DIEGO BUFF
4. MEDIAN CURB & GUTTER AS PER STD. DWG. 2415B
5. PAVEMENT SECTION "A" SEE TYPICAL SECTION SHEET 7
6. (NOT USED)
7. TEMPORARY ASPHALT CURB AS PER STD. DWG 2415B
8. INSTALL WHEELCHAIR RAMP AT ROUNDABOUT AS PER DETAIL SHEET 7
9. MOUNTABLE MEDIAN CURB AND GUTTER AS PER STD DWG. 2415B. TINTED SAN DIEGO BUFF
10. BUILD 8' ASPHALT TRAIL AS PER DETAIL SHEET 7
11. CONSTRUCT MEDIAN NOSE AS PER DETAIL SHEET 7



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

BHI JOB NO. 04 0237

28-JUN-2005 -
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AS-BUILT INFORMATION

BENCH MARKS	
ACS BRASS TABLET STAMPED"2-B10 1980"	CONTRACTOR Slaughter
GEOGRAPHIC POSITION (NAD 1927)	WORK STAKED BY ALS DATE 12/05
N.M. STATE PLANE COORDINATES	INSPECTOR'S ACCEPTANCE BY SEC DATE 12/05
(CENTRAL ZONE)	FIELD VERIFICATION BY ALS DATE 12/05
X=357,543.73 Y=1,527,976.46	DRAWINGS CORRECTED BY ALS DATE 12/05
GROUND-TO-GRID FACTOR = .99966354	MICRO-FILM INFORMATION
DELTA ALPHA -00°16'30"	RECORDED BY DATE
NGVD 1929 ELEVATION = 5429.35	NO.

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE

ENGINEER'S SEAL

JAMES PAUL POORBAUGH NEW MEXICO 16586 REGISTERED PROFESSIONAL ENGINEER

REVISIONS		
NO.	DATE	REMARKS
1	06/28/05	STANDARD CURB AND GUTTER ADDED
2	06/28/05	36" STORM DRAIN ADDED AND REMOVED, 8' SD MH ADDED

DESIGN		
DESIGNED BY	JP/KGP	DATE 3/2004
DRAWN BY	BS/ARR	DATE 3/2004
CHECKED BY	KGP	DATE 3/2004

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

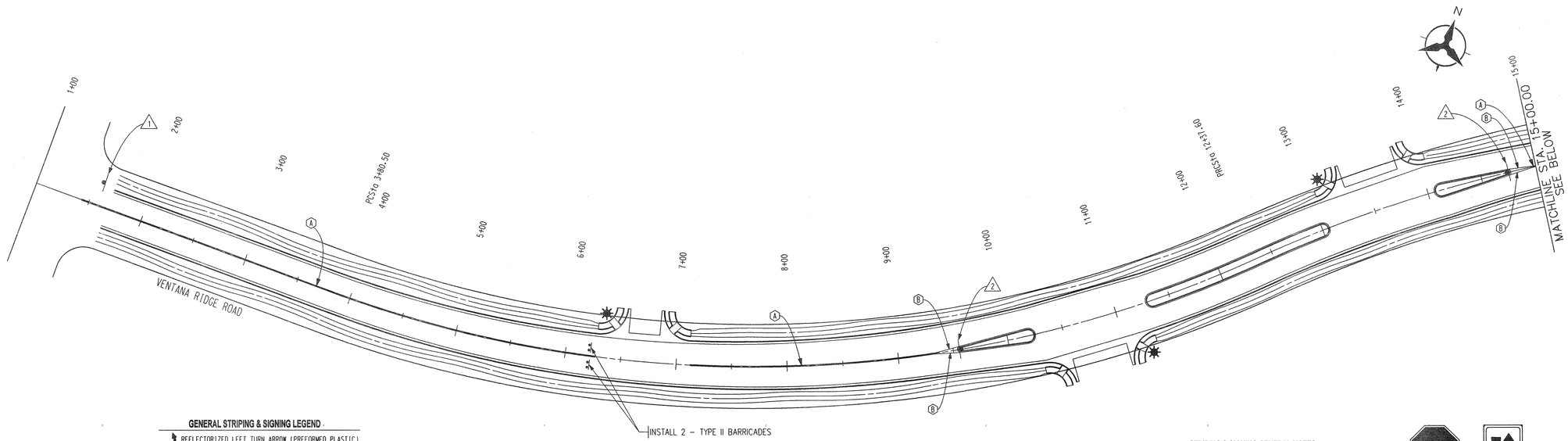
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BACKBONE ROADWAY & STORM DRAIN IMPROVEMENTS - PHASE 2
PAVING PLAN & PROFILE
VENTANA RIDGE ROAD 19+00.00- 25+00.00

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
617685	B-8-Z	10A	12

SCANNED BY PLN



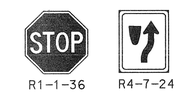
GENERAL STRIPING & SIGNING LEGEND

- REFLECTORIZED LEFT TURN ARROW (PREFORMED PLASTIC)
- REFLECTORIZED RIGHT TURN ARROW (PREFORMED PLASTIC)
- REFLECTORIZED STRAIGHT ARROW (PREFORMED PLASTIC)
- ONLY REFLECTORIZED "ONLY" (PREFORMED PLASTIC)
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED TYPE III BARRICADE
- PROPOSED STREET LIGHT *
- EXISTING STREET LIGHT

* NOTE:
STREET LIGHT TO BE CONSTRUCTED WITH EACH SUBDIVISION PHASE UNLESS OTHERWISE NOTED.

STRIPING & SIGNING GENERAL NOTES:

1. ALL STRIPES ARE TO BE 4" UNLESS OTHERWISE SPECIFIED.
2. ALL MEDIAN NOSES SHALL BE PAINTED REFLECTIVE YELLOW.
3. EACH SIGN FACE SHOWN ON THE PLANS SHALL MEET THE SPECIFICATIONS IN THE STANDARED HIGHWAY SIGNS MANUAL (1979 EDITION) FOR PROPER ARRANGEMENT, SPACING OF LETTERS, LETTER HEIGHT, LETTER SERIES, SYMBOLS, AND BORDERS FOR THE SPECIFIED SIZE AND MESSAGE AS SHOWN ON PLANS.
4. ALL SIGNS SHALL BE ALUMINUM.
5. POST LENGTHS AND SECTIONS ARE BASED ON 7'-0" CLEARANCE HEIGHT FROM THE TOP OF SIDEWALK TO THE BOTTOM OF THE SIGN. FINAL POST LENGTHS AND SECTIONS ARE TO BE DETERMINED IN THE FIELD.
6. PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE SUPPLEMENTAL TECHNICAL SPECIFICATION SECTION 440 FOR THE REFLECTORIZED PLASTIC PAVEMENT SYMBOLS, LEGENDS, STRIPES, AND MARKINGS.
7. FOR EXACT LOCATION OF SIGNING, CONTACT DAVID HARMON 857-8691

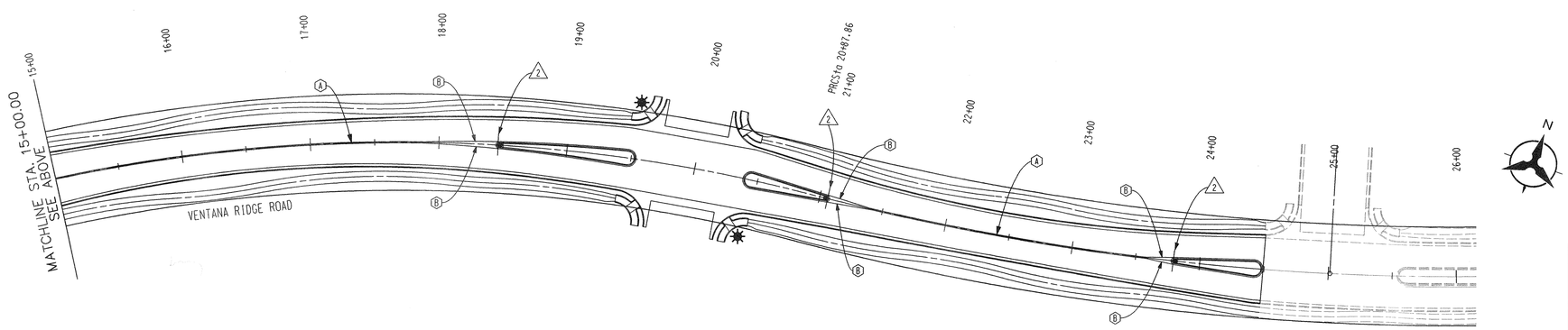


SIGNAGE KEYED NOTES:

1. INSTALL R1-1-36.
2. INSTALL R4-7-36.

STRIPING LEGEND

- (A) 4" DOUBLE SOLID YELLOW REFLECTIVE STRIPE
- (B) 4" SOLID YELLOW REFLECTIVE STRIPE



SCALE: 1"=50' (HORIZ.)

BHI JOB NO. 04 0237

07-SEP-2004
P:\040237\cdp\040237Phase2\PID Plans\040237Ph2SS01.dgn

AS-BUILT INFORMATION

CONTRACTOR	Sundance
WORK STAKED BY	AIS
INSPECTOR'S ACCEPTANCE BY	GAC DATE
FIELD VERIFICATION BY	AIS DATE 12/05
DRAWINGS CORRECTED BY	AIS DATE 12/05

MICRO-FILM INFORMATION

RECORDED BY DATE

NO.

BENCH MARKS

ACS BRASS TABLET STAMPED "2-B10 1980"

GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE)
X=357,543.73 Y=1,527,976.48
GROUND-TO-GRID FACTOR = .99966354
DELTA ALPHA -00°16'30"
NGVD 1929 ELEVATION = 5429.35

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

JAMES PAUL POONEN
NEW MEXICO
16586
9-7-04
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

REVISIONS

DESIGNED BY	KGP/JPP	DATE 3/2004
DRAWN BY	BS/ARR	DATE 3/2004
CHECKED BY	KGP	DATE 3/2004

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

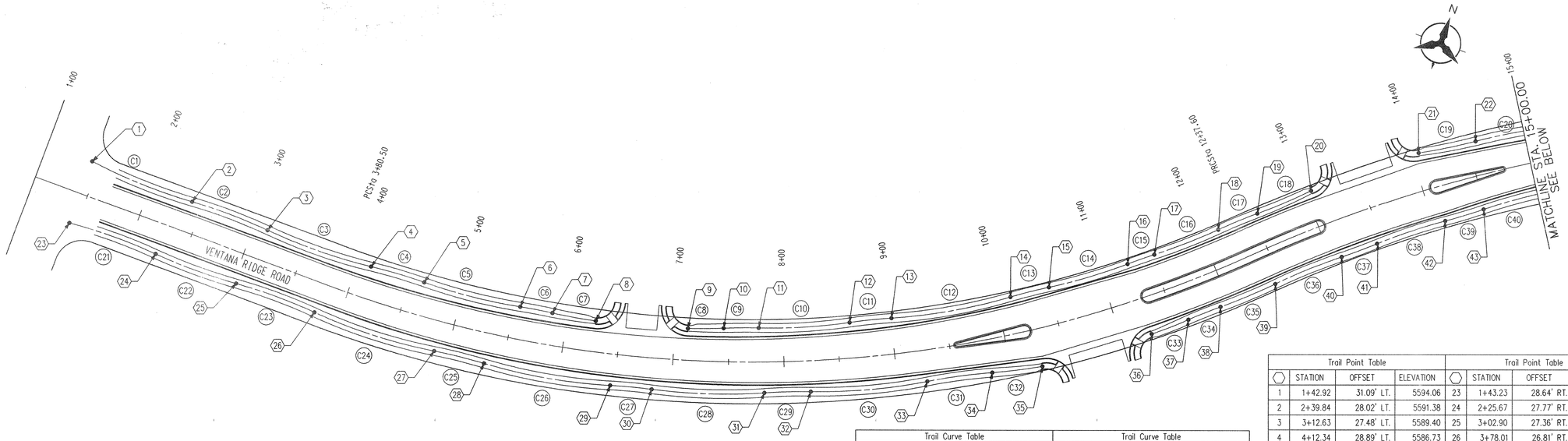
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BACKBONE ROADWAY & STORM DRAIN IMPROVEMENTS - PHASE 2
SIGNING AND STRIPING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED SEP 16 2004 DESIGN REVIEW COMMITTEE				

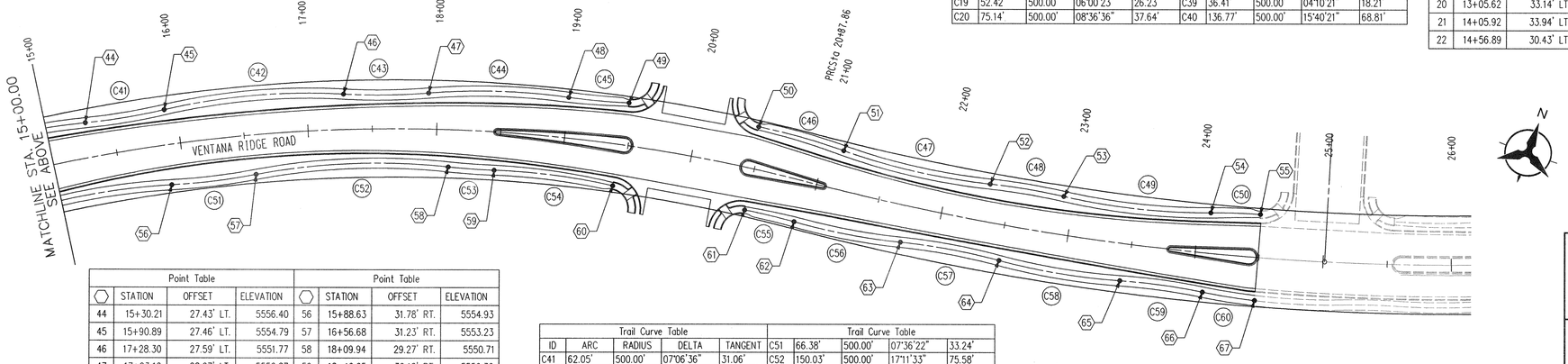
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
617685	B-8-Z	11	12

SCANNED BY PLD



Trail Curve Table					Trail Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT	ID	ARC	RADIUS	DELTA	TANGENT
C1	97.12'	500.00'	11°07'46"	48.71'	C21	82.54'	500.00'	09°27'30"	41.36'
C2	72.86'	500.00'	08°20'55"	36.49'	C22	77.31'	500.00'	08°51'31"	38.73'
C3	99.04'	500.00'	11°20'58"	49.68'	C23	75.18'	500.00'	08°36'56"	37.66'
C4	49.82'	500.00'	05°42'31"	24.93'	C24	113.35'	500.00'	12°59'21"	56.92'
C5	89.64'	500.00'	10°16'21"	44.94'	C25	46.51'	500.00'	05°19'46"	23.27'
C6	29.46'	500.00'	03°22'34"	14.73'	C26	115.65'	500.00'	13°15'10"	58.08'
C7	39.77'	500.00'	04°33'28"	19.90'	C27	37.68'	500.00'	04°19'04"	18.85'
C8	31.98'	500.00'	03°39'54"	16.00'	C28	101.38'	500.00'	11°37'03"	50.87'
C9	31.53'	500.00'	03°36'46"	15.77'	C29	42.18'	500.00'	04°50'00"	21.10'
C10	82.29'	500.00'	09°25'46"	41.24'	C30	105.54'	500.00'	12°05'38"	52.97'
C11	37.93'	500.00'	04°20'48"	18.97'	C31	58.83'	500.00'	06°44'28"	29.45'
C12	108.89'	500.00'	12°28'40"	54.66'	C32	45.51'	500.00'	05°12'54"	22.77'
C13	35.64'	500.00'	04°05'02"	17.83'	C33	35.48'	500.00'	04°03'57"	17.75'
C14	74.26'	500.00'	08°30'33"	37.20'	C34	31.05'	500.00'	03°33'30"	15.53'
C15	25.38'	500.00'	02°54'28"	12.69'	C35	53.40'	500.00'	06°07'07"	26.72'
C16	61.80'	500.00'	07°04'55"	30.94'	C36	64.58'	500.00'	07°24'02"	32.34'
C17	38.31'	500.00'	04°23'25"	19.17'	C37	33.99'	500.00'	03°53'43"	17.00'
C18	52.49'	500.00'	06°00'54"	26.27'	C38	64.87'	500.00'	07°25'59"	32.48'
C19	52.42'	500.00'	06°00'23"	26.23'	C39	36.41'	500.00'	04°10'21"	18.21'
C20	75.14'	500.00'	08°36'36"	37.64'	C40	136.77'	500.00'	15°40'21"	68.81'

Trail Point Table				Trail Point Table			
⬡	STATION	OFFSET	ELEVATION	⬡	STATION	OFFSET	ELEVATION
1	1+42.92	31.09' LT.	5594.06	23	1+43.23	28.64' RT.	5594.01
2	2+39.84	28.02' LT.	5591.38	24	2+25.67	27.77' RT.	5591.76
3	3+12.63	27.48' LT.	5589.40	25	3+02.90	27.36' RT.	5589.66
4	4+12.34	28.89' LT.	5586.73	26	3+78.01	26.81' RT.	5587.62
5	4+63.49	29.68' LT.	5585.36	27	4+88.52	27.08' RT.	5584.61
6	5+55.49	28.83' LT.	5582.82	28	5+33.89	27.38' RT.	5583.38
7	5+85.74	28.69' LT.	5581.99	29	6+46.48	28.43' RT.	5580.34
8	6+26.53	27.62' LT.	5580.85	30	6+83.20	28.39' RT.	5579.35
9	7+11.96	28.70' LT.	5578.55	31	7+81.91	28.07' RT.	5576.66
10	7+44.79	30.20' LT.	5577.58	32	8+23.03	28.12' RT.	5575.54
11	7+77.20	30.76' LT.	5576.80	33	9+25.77	28.46' RT.	5572.76
12	8+61.82	32.03' LT.	5574.51	34	9+83.01	30.17' RT.	5571.20
13	9+00.89	32.16' LT.	5573.44	35	10+27.04	34.20' RT.	5570.01
14	10+12.91	32.79' LT.	5570.39	36	11+26.84	33.14' RT.	5567.31
15	10+49.65	33.20' LT.	5569.38	37	11+61.28	32.06' RT.	5566.36
16	11+26.15	33.10' LT.	5567.32	38	11+91.45	31.90' RT.	5565.54
17	11+52.31	33.12' LT.	5566.63	39	12+43.63	32.38' RT.	5564.13
18	12+15.99	32.89' LT.	5564.89	40	13+09.90	32.89' RT.	5562.35
19	12+54.50	32.12' LT.	5563.84	41	13+45.50	32.78' RT.	5561.41
20	13+05.62	33.14' LT.	5562.48	42	14+11.36	32.06' RT.	5559.59
21	14+05.92	33.94' LT.	5559.76	43	14+48.70	31.15' RT.	5558.60
22	14+56.89	30.43' LT.	5558.38				



Point Table				Point Table			
⬡	STATION	OFFSET	ELEVATION	⬡	STATION	OFFSET	ELEVATION
44	15+30.21	27.43' LT.	5556.40	56	15+88.63	31.78' RT.	5554.93
45	15+90.89	27.46' LT.	5554.79	57	16+56.68	31.23' RT.	5553.23
46	17+28.30	27.59' LT.	5551.77	58	18+09.94	29.27' RT.	5550.71
47	17+93.10	28.07' LT.	5550.87	59	18+46.65	30.18' RT.	5550.32
48	18+99.88	31.63' LT.	5549.77	60	19+42.48	32.96' RT.	5549.33
49	19+45.95	33.12' LT.	5549.29	61	20+49.82	32.94' RT.	5548.23
50	20+46.01	33.21' LT.	5548.27	62	20+90.16	32.61' RT.	5547.87
51	21+13.89	31.01' LT.	5547.63	63	21+73.44	28.70' RT.	5547.02
52	22+33.17	29.49' LT.	5546.51	64	22+50.52	27.71' RT.	5546.31
53	22+92.18	29.62' LT.	5545.97	65	23+44.48	28.94' RT.	5545.95
54	24+09.25	31.40' LT.	5544.85	66	24+08.55	30.38' RT.	5544.84
55	24+48.57	33.46' LT.	5544.49	67	24+48.97	33.35' RT.	5544.49

Trail Curve Table					Trail Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT	C51	66.38'	500.00'	07°36'22"	33.24'
C41	62.05'	500.00'	07°06'36"	31.06'	C52	150.03'	500.00'	17°11'33"	75.58'
C42	140.84'	500.00'	16°08'20"	70.89'	C53	35.85'	500.00'	04°06'31"	17.93'
C43	66.28'	500.00'	07°35'42"	33.19'	C54	93.57'	500.00'	10°43'20"	46.92'
C44	109.57'	500.00'	12°33'22"	55.01'	C55	39.39'	500.00'	04°30'48"	19.70'
C45	47.30'	500.00'	05°25'14"	23.67'	C56	84.75'	500.00'	09°42'42"	42.48'
C46	68.65'	500.00'	07°51'59"	34.38'	C57	78.24'	500.00'	08°57'58"	39.20'
C47	117.74'	500.00'	13°29'32"	59.14'	C58	95.43'	500.00'	10°56'09"	47.86'
C48	58.17'	500.00'	06°39'55"	29.12'	C59	65.08'	500.00'	07°27'27"	32.58'
C49	115.54'	500.00'	13°14'23"	58.03'	C60	41.18'	500.00'	04°43'09"	20.60'
C50	38.74'	500.00'	04°26'22"	19.38'					

SCALE: 1"=50'
(HORIZ.)

BHI JOB NO. 04 0237

07-SEP-2004
P:\0402377.cdp\0402377Phase2\PID Plans\0402377Ph2Trail.dgn

AS-BUILT INFORMATION
CONTRACTOR Sundance
STAKED BY PLS
INSPECTOR'S ACCEPTANCE BY PLS DATE 12/05
FIELD VERIFICATION BY PLS DATE 12/05
DRAWINGS CORRECTED BY PLS DATE 12/05

BENCH MARKS
ACS BRASS TABLET STAMPED "2-B10 1980"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE)
X=357,543.73 Y=1,527,976.48
GROUND-TO-GRID FACTOR = .99966354
DELTA ALPHA = -00°16'30"
NGVD 1929 ELEVATION = 5429.35

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
JAMES PAUL POORBAUGH
NEW MEXICO
16586
9-7-04
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

		DATE
DESIGNED BY	KGP/JPP	3/2004
DRAWN BY	BS/ARR	3/2004
CHECKED BY	KGP	3/2004

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BACKBONE ROADWAY & STORM DRAIN IMPROVEMENTS - PHASE 2
TRAIL PLAN

DESIGN REVIEW COMMITTEE: APPROVED SEP 16 2004 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN UPDATE
MO./DAY/YR. MO./DAY/YR.

CITY PROJECT NO. 617685
ZONE MAP NO. B-8-Z
SHEET 12 OF 12