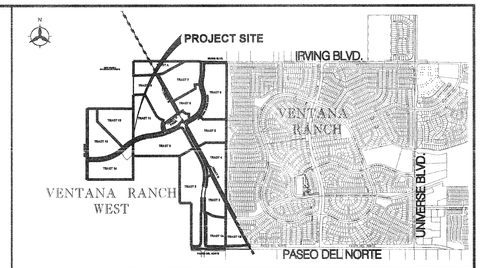
CONSTRUCTION PLANS
FOR
VENTANA RANCH WEST BACKBONE WATER & SANITARY SEWER IMPROVEMENTS - PHASE 2

ALBUQUERQUE, NEW MEXICO



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

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NOTICE TO CONTRACTORS

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AND SHALL INCLUDE UPDATE No.7.
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 (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
5. ALL PERMANENT 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. (898-2661) THREE WORKING DAYS PRIOR TO BEGINNING THE CONSTRUCTION OF THE UTILITIES.
10. CONTRACTOR SHALL MAINTAIN A GRAFFITI - FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
11. FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.

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 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.
- [ ] 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.

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 5/22/06
FOR INFORMATION ONLY - NMUI UTILITY

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, specifications or intent of the record drawings.

10-20-05
Timothy Aldrich, N.M.P.L.S. No. 7719 Date

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

ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE
JAMES ADAIR FORBAUGH NEW MEXICO 16586 8-31-04 LICENSED PROFESSIONAL ENGINEER	DRC Chairman		9-16-04
	Transportation		9/7/04
	Water/Wastewater		9/7/04
	Hydrology	Bradley J. Bingham	9/7/04
	CIP		
	Const. Mngmt.		
	Const. Coord.		9-16-04
	NMUI		9/30/04

APPROVED FOR CONSTRUCTION
City Engineer 10-18-05 Date

DRB CASE NUMBER 1002778 | CITY PROJECT NO. 617686 | SHEET 1 OF 13

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

BHI JOB NO. 04 0237

27-AUG-2004
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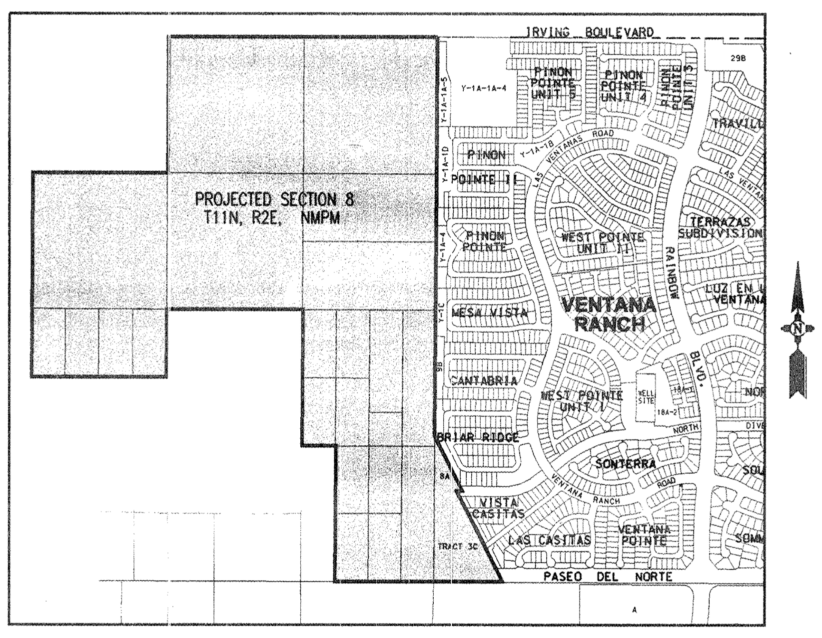
SCANNED BY MESA REPRO

SCANNED BY
MESA REPRO



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: 1.6249 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 145 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 14, 1995 in Book 95-27, Page 8094 as Document No. 95117143;
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. 97046442;
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. 2002056704;
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 654 as Document No. 2002120995;
recorded November 14, 2002 in Book A44, Page 8391 as Document No. 2002148793;
recorded November 14, 2002 in Book A44, Page 8392 as Document No. 2002148794;
recorded December 3, 2002 in Book A45, Page 3589 as Document No. 2002160006;
recorded February 12, 2003 in Book A50, Page 2896 as Document No. 2003022939;
recorded February 13, 2003 in Book A50, Page 4041 as Document No. 2003024084;
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. 2003031331;
recorded April 15, 2003 in Book A54, Page 1385 as Document No. 2003061509;
recorded May 20, 2003 in Book in Book A56, Pages 4565 and 4566 as Document Nos. 2003084746 and 2003084747;
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. 2003196792;
together with 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 145 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 "UNION", a standard NGS 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 1521.07 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 973.53 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°17'54"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 RESOLUTIONS, 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 Bulk 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 Grantees 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. (NMU, Inc.) franchise area. Water and Sanitary Sewer Systems capability are based on NMU, 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 One-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 35001C0103 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,B & 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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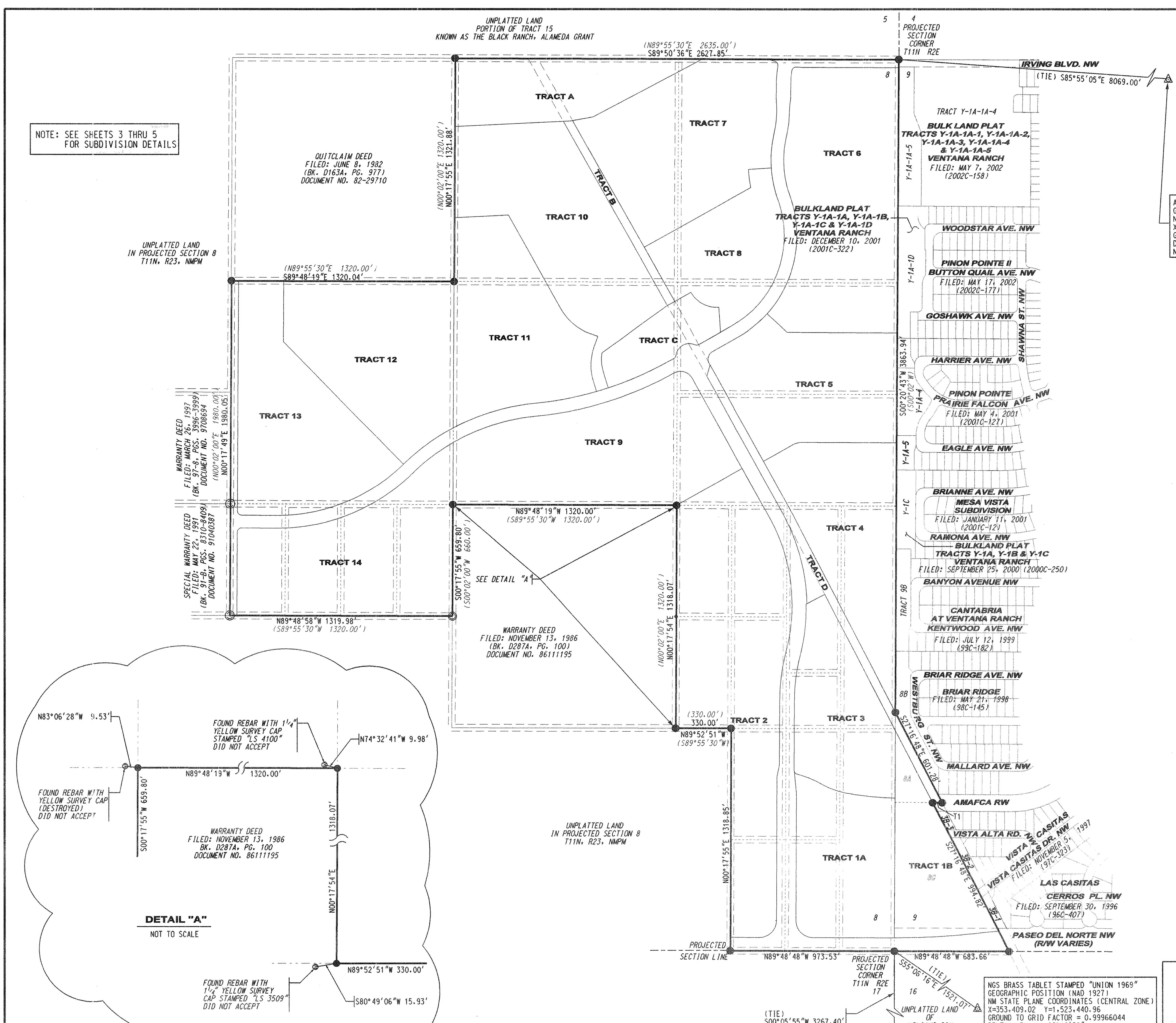

BULK LAND PLAT FOR
VENTANA RANCH WEST
WITHIN THE CITY OF ALBUQUERQUE AND BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2004

Tangent Data		
ID	BEARING	DISTANCE
T1	N89°39'18"W	56.43'

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING (OLD) LOT LINE TO BE ELIMINATED BY THIS PLAT
- ADJOINING PROPERTY LINE
- ● 5/8" REBAR WITH 1¼" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
- ◎ FOUND 5/8" REBAR WITH 1¼" YELLOW PLASTIC SURVEY CAP STAMPED "LS 4078"
- ⚠ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ○ FOUND 5/8" REBAR WITH 1¼" RED PLASTIC SURVEY CAP STAMPED "E H & A LS 7719"
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- [A] EXISTING 20' ROAD & UTILITY EASEMENTS RESERVED AS SET FORTH IN THE WARRANTY DEEDS. EASEMENTS VACATED BY VACATION ACTION V-

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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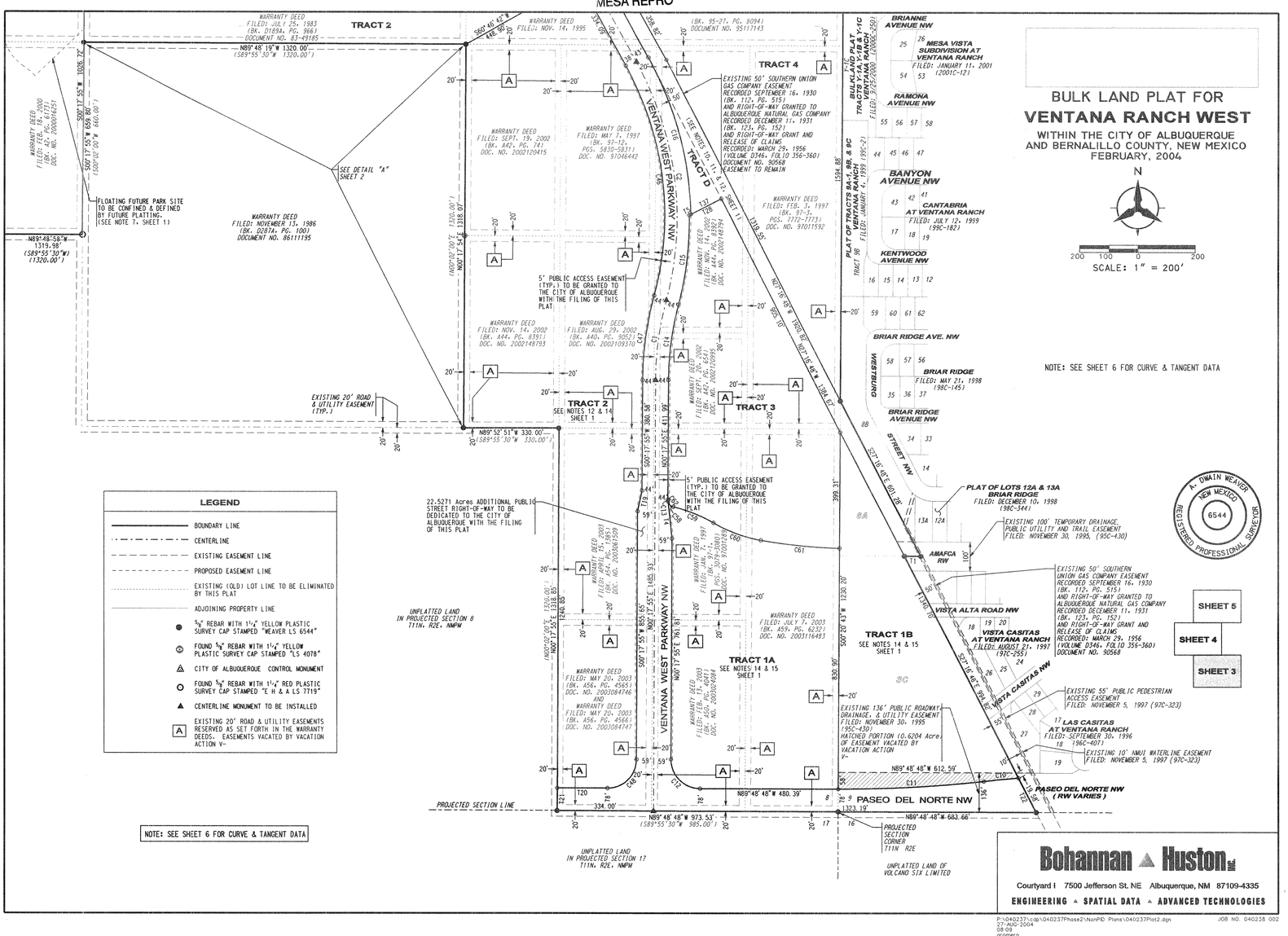
MESA REPRO



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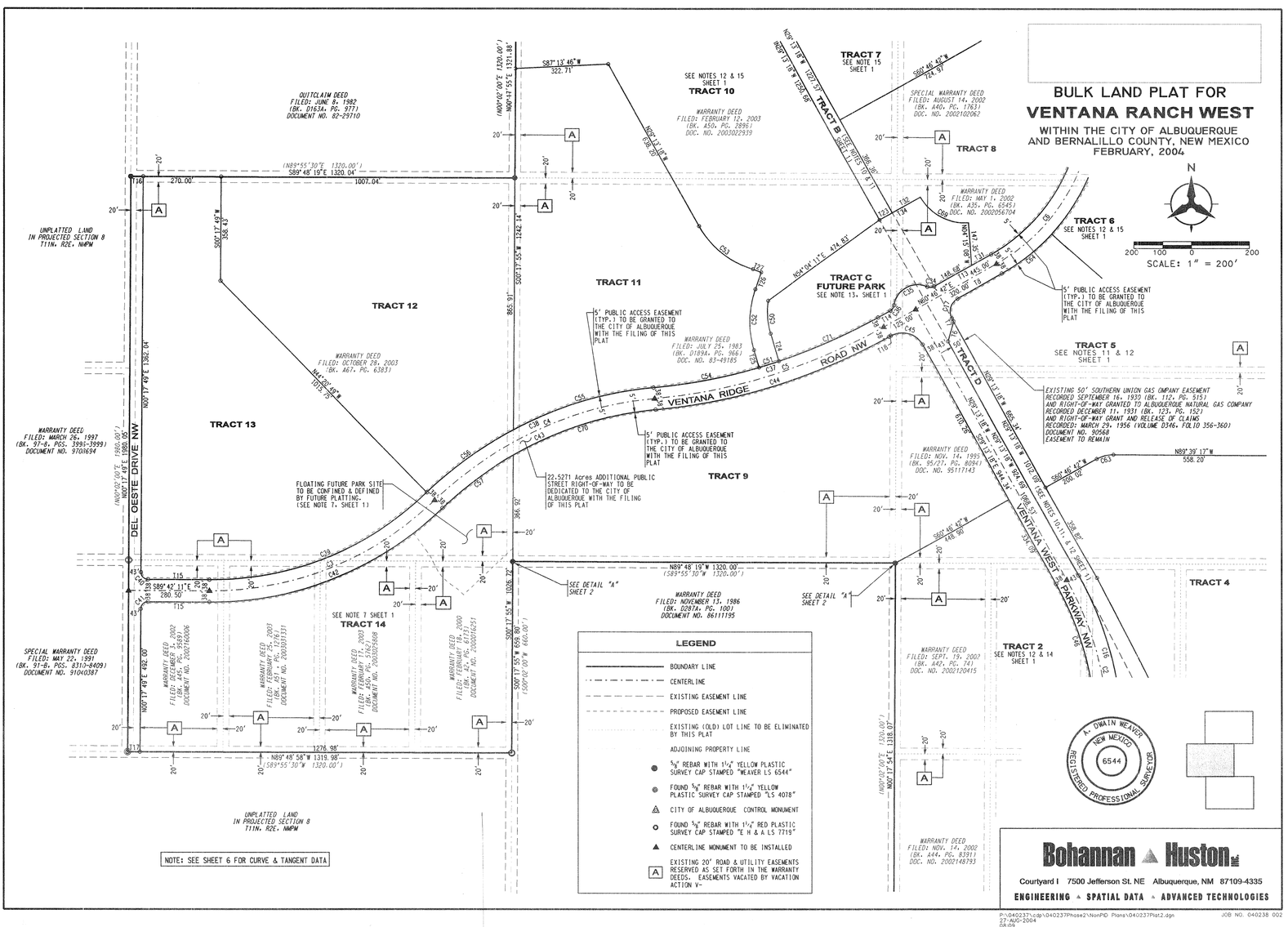

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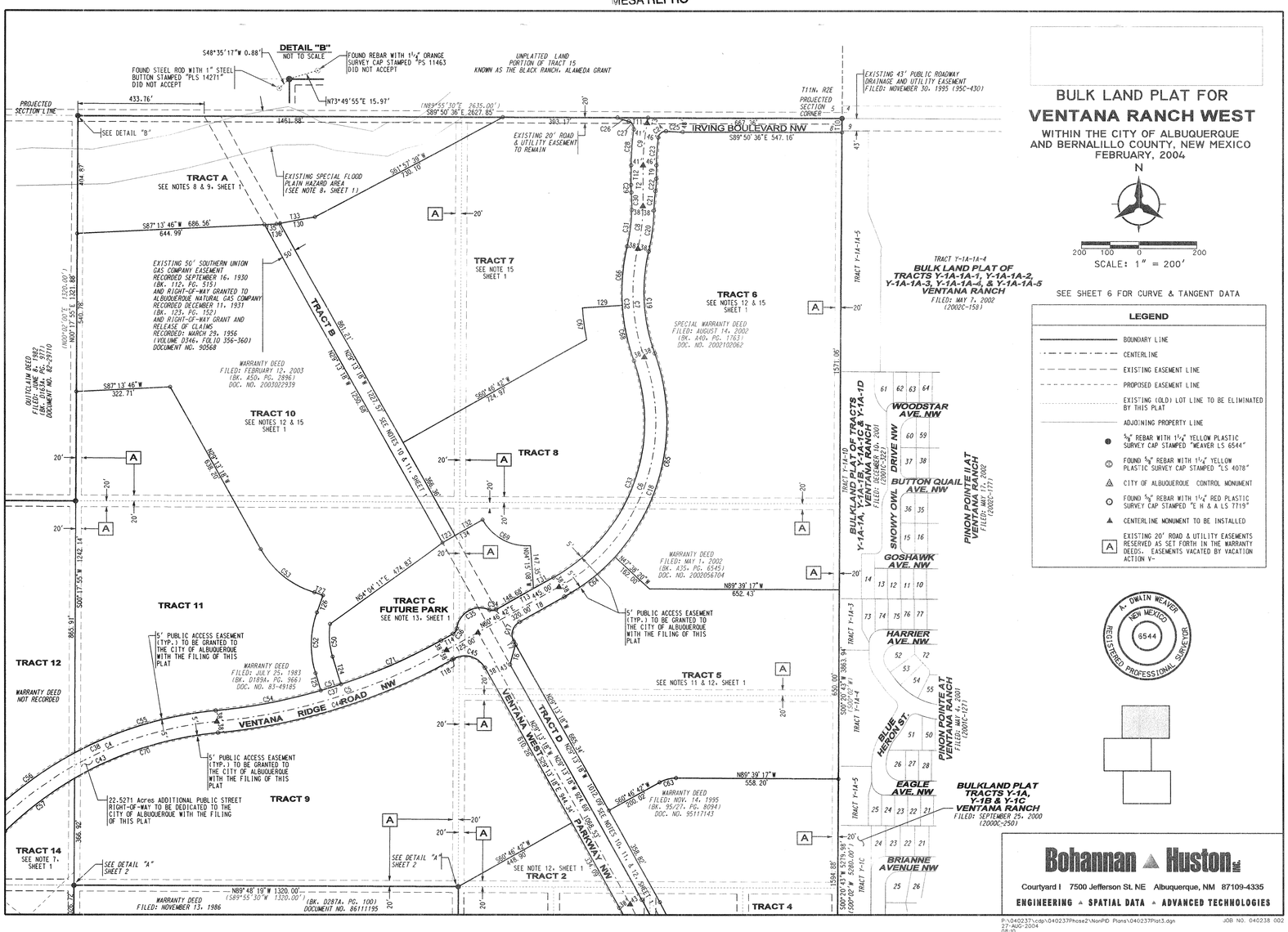
MESA REPRO



BULK LAND PLAT FOR
VENTANA RANCH WEST

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

N

200 100 0 200
SCALE: 1" = 200'

SEE SHEET 6 FOR CURVE & TANGENT DATA

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING (OLD) LOT LINE TO BE ELIMINATED BY THIS PLAT
- ADJOINING PROPERTY LINE
- ⅝" REBAR WITH 1¼" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
- FOUND ⅝" REBAR WITH 1½" YELLOW PLASTIC SURVEY CAP STAMPED "LS 4078"
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND ⅝" REBAR WITH 1½" RED PLASTIC SURVEY CAP STAMPED "E H & A LS 7719"
- CENTERLINE MONUMENT TO BE INSTALLED
- A — EXISTING 20' ROAD & UTILITY EASEMENTS RESERVED AS SET FORTH IN THE WARRANTY DEEDS. EASEMENTS VACATED BY VACATION ACTION V-

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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27-AUG-2004
08:10
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JOB NO. 040238 002

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'	N09°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°26'27"W
C11	06°30'09"	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'	558.10'	N15°09'58"W
C17	90°00'00"	50.00'	78.54'	50.00'	70.71'	N15°46'43"E
C18	80°49'40"	585.82'	970.57'	688.00'	892.07'	N09°21'52"E
C19	33°14'17"	182.67'	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	07°17'00"	47.99'	95.85'	754.00'	95.78'	N03°47'54"E
C24	87°37'18"	23.91'	38.16'	25.00'	34.56'	N51°10'03"E
C25	04°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'	123.35'	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'	793.57'	S09°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"	436.03'	823.49'	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°25'17"	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'	510.06'	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°29'40"	15.47'	27.70'	25.00'	26.31'	S44°14'25"E
C59	15°54'34"	74.90'	148.83'	536.00'	148.35'	S58°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"	30.35'	59.34'	115.00'	58.69'	N75°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°35'38"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'	N61°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'	S68°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	N56°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	175.00'
T21	S00°17'05"W	78.00'
T22	N27°18'48"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	S19°26'24"W	61.42'
T27	N89°42'05"W	30.75'
T28	S62°43'12"W	123.94'
T29	S80°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°13'46"W	41.57'
T36	S79°38'01"W	13.51'
T37	S62°43'12"W	118.36'

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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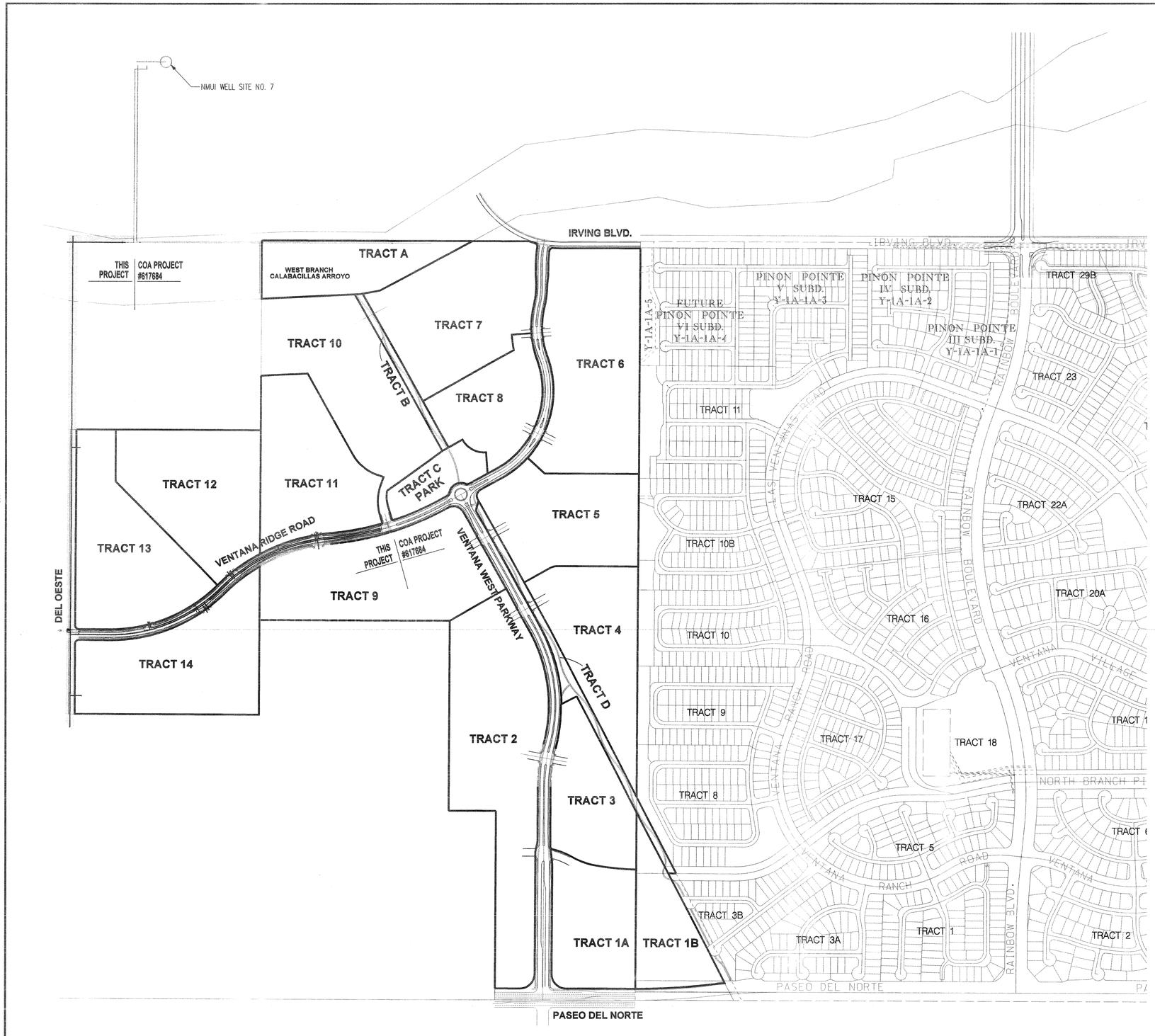
JOB NO. 040238 002



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NOT TO SCALE

UTILITY IMPROVEMENTS THIS PROJECT

APPROVED BY NMUI DATE

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 WATER & SANITARY SEWER IMPROVEMENTS - PHASE 2

SITE DESCRIPTION PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED DESIGN REVIEW COMMITTEE	APPROVED OCT 1 8 2005 CITY ENGINEER			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
617686	B-8-Z	5	13

BHI JOB NO. 04 0237

27-AUG-2004
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SCANNED BY MESA REPRO

AS-BUILT INFORMATION

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

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 -0016'30"
NGVD 1929 ELEVATION = 5429.35

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

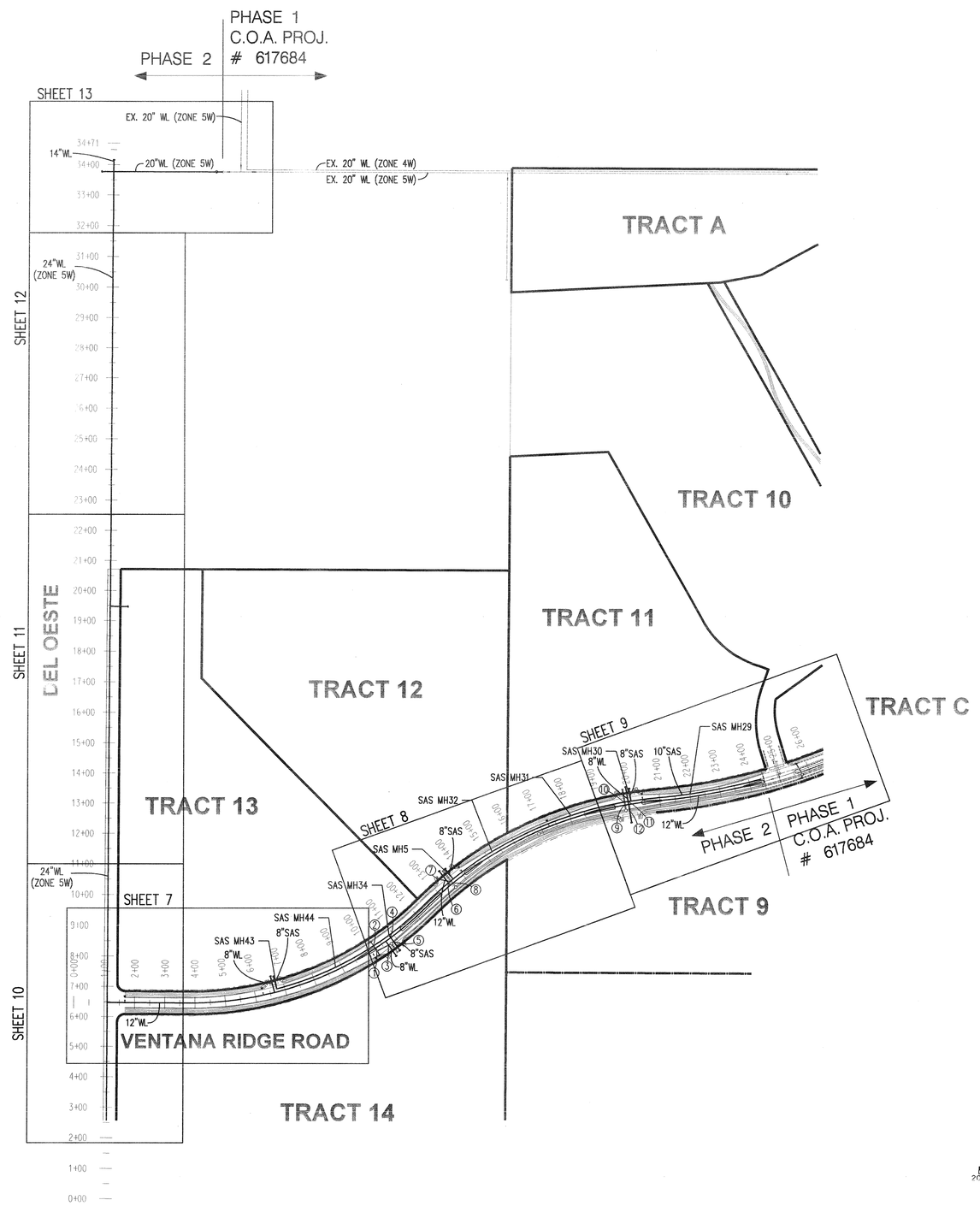
James Paul Poorbaugh
NEW MEXICO 16586 PROFESSIONAL ENGINEER
8-31-04

NO.	DATE	REMARKS	BY

REVISIONS

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

Crossings				
DES	SAS	SD	WL	Clearance
1	- - - - - -	18" TP 63.37	12" TP 65.70	1.25
	- - - - - -	18" BP 61.45	12" BP 64.61	
2	8" TP 62.38	18" TP 65.06	- - - - - -	0.77
	8" BP 61.67	18" BP 63.14	- - - - - -	
3	- - - - - -	24" TP 59.68	8" TP 64.45	4.05
	- - - - - -	24" BP 57.18	8" BP 63.73	
4	8" TP 60.93	- - - - - -	12" TP 64.10	2.09
	8" BP 60.23	- - - - - -	12" BP 63.02	
5	8" TP 61.05	36" TP 59.30	- - - - - -	1.04
	8" BP 60.34	36" BP 55.51	- - - - - -	
6	8" TP 54.65	- - - - - -	8" TP 56.82	1.45
	8" BP 53.94	- - - - - -	8" BP 56.10	
7	8" TP 54.41	42" TP 52.67	- - - - - -	1.04
	8" BP 53.70	42" BP 48.29	- - - - - -	
8	- - - - - -	42" TP 52.54	12" TP 56.88	3.25
	- - - - - -	42" BP 48.17	12" BP 55.80	
9	- - - - - -	36" TP 40.40	12" TP 44.59	3.10
	- - - - - -	36" BP 36.61	12" BP 43.51	
10	8" TP 42.11	36" TP 40.61	- - - - - -	0.79
	8" BP 41.40	36" BP 36.82	- - - - - -	
11	8" TP 41.99	- - - - - -	8" TP 44.20	1.50
	8" BP 41.28	- - - - - -	8" BP 43.48	
12	- - - - - -	60" TP 42.10	8" TP 43.99	1.17
	- - - - - -	60" BP 35.97	8" BP 43.27	



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
- PROPOSED STREET LIGHT
- 8' TRAIL

N

SCALE: 1" = 200'
(HORIZ.)

BHI JOB NO. 04 0237

AS-BUILT INFORMATION

CONTRACTOR	Sundance	
WORK STAKED BY	AIS	
INSPECTOR'S ACCEPTANCE BY		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 = .99968354
DELTA ALPHA -0016'30"
NGVD 1929 ELEVATION = 5429.35

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

JAMES PAUL BORCHERDING
NEW MEXICO
16586
8-31-04
LICENSED PROFESSIONAL ENGINEER

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

APPROVED DATE

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 WATER & SANITARY SEWER IMPROVEMENTS - PHASE 2
OVERALL UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED 6-2004 DESIGN REVIEW COMMITTEE	APPROVED OCT 18 2004 CITY ENGINEER			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
617686	B-8-Z	6	13

SCANNED BY
MESA REPRO

27-AUG-2004
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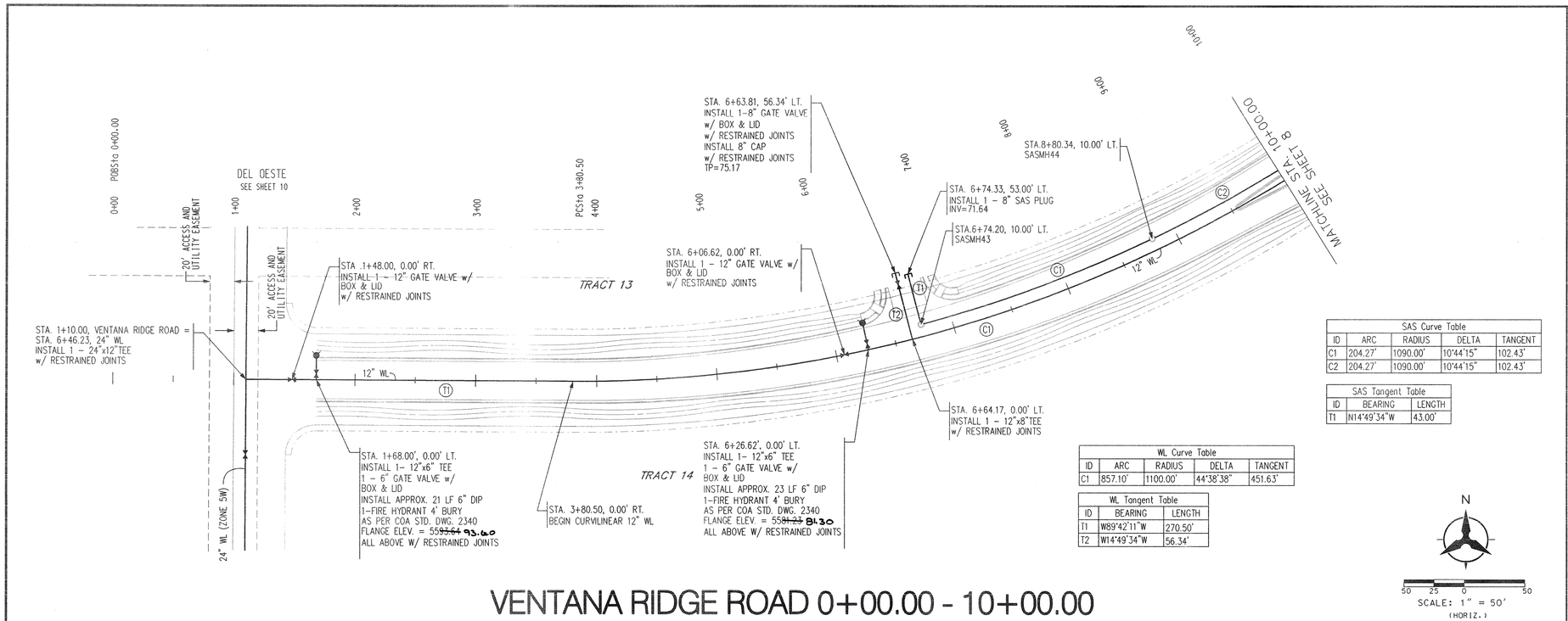


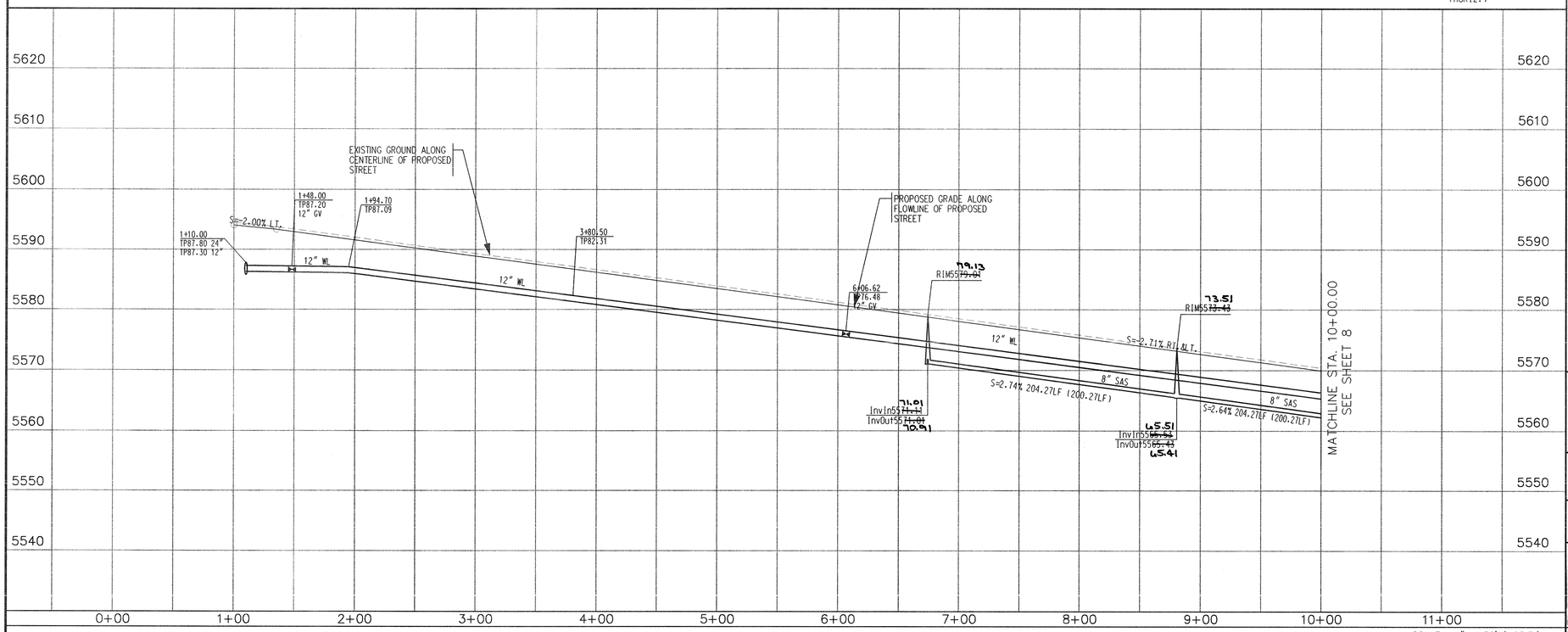
SAS Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C1	204.27'	1090.00'	10°44'15"	102.43'
C2	204.27'	1090.00'	10°44'15"	102.43'

SAS Tangent Table		
ID	BEARING	LENGTH
T1	N14°49'34"W	43.00'

WL Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C1	857.10'	1100.00'	44°38'38"	451.63'

WL Tangent Table		
ID	BEARING	LENGTH
T1	W89°42'11"W	270.50'
T2	W14°49'34"W	56.34'

VENTANA RIDGE ROAD 0+00.00 - 10+00.00



NOTES

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6. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
7. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926. 650 SUBPART P.
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RESTRAINING JOINT TABLE					
MECHANICAL JOINTS	LENGTH OF RESTRAINED JOINTS				
	24" DIP	20" DIP	14" DIP	12" PVC	8" PVC
GATE/AIR RELEASE VALVE	N/A	N/A	N/A	65'	65'
BUTTERFLY/AIR RELEASE VALVE	65'	55'	40'	N/A	N/A
CAP	65'	55'	40'	65'	65'
TEE	-	14'	N/A	18'	-
REDUCER (24"x20")	20'	-	-	-	-
REDUCER (20"x14")	N/A	28'	-	-	-

NOTE:

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF MJ SHALL BE RESTRAINED AT THE CONTRACTORS EXPENSE.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ABOVE. (SEE NOTE 2 ABOVE).
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANTS JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
5. RESTRAINED LENGTHS FOR REDUCERS ARE FOR THE LARGE SIDE.
6. RESTRAINED LENGHTS FOR VERTICAL BENDS ARE SHOWN IN PROFILE.

GENERAL NOTE:

***ALL SANITARY SEWER MANHOLES SHALL BE 4' DIAMETER TYPE "E" AS PER NM APWA STANDARD DRAWING 2102 UNLESS OTHERWISE NOTED.**

***STORM DRAIN AND ROADWAY SHOWN FOR REFERENCE ONLY. FOR CONSTRUCTION INFORMATION SEE C.O.A. PROJECT # 617685**

APPROVED TRMCA — DATE

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 WATER & SANITARY SEWER IMPROVEMENTS - PHASE 2
UTILITY 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.
APPROVED SEP 16 2004 DESIGN REVIEW COMMITTEE	APPROVED OCT 19 2004 CITY ENGINEER			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
617686	B-8-Z	7	13

AS-BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY AIS
INSPECTOR'S ACCEPTANCE BY
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
8-31-09
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

REVISIONS

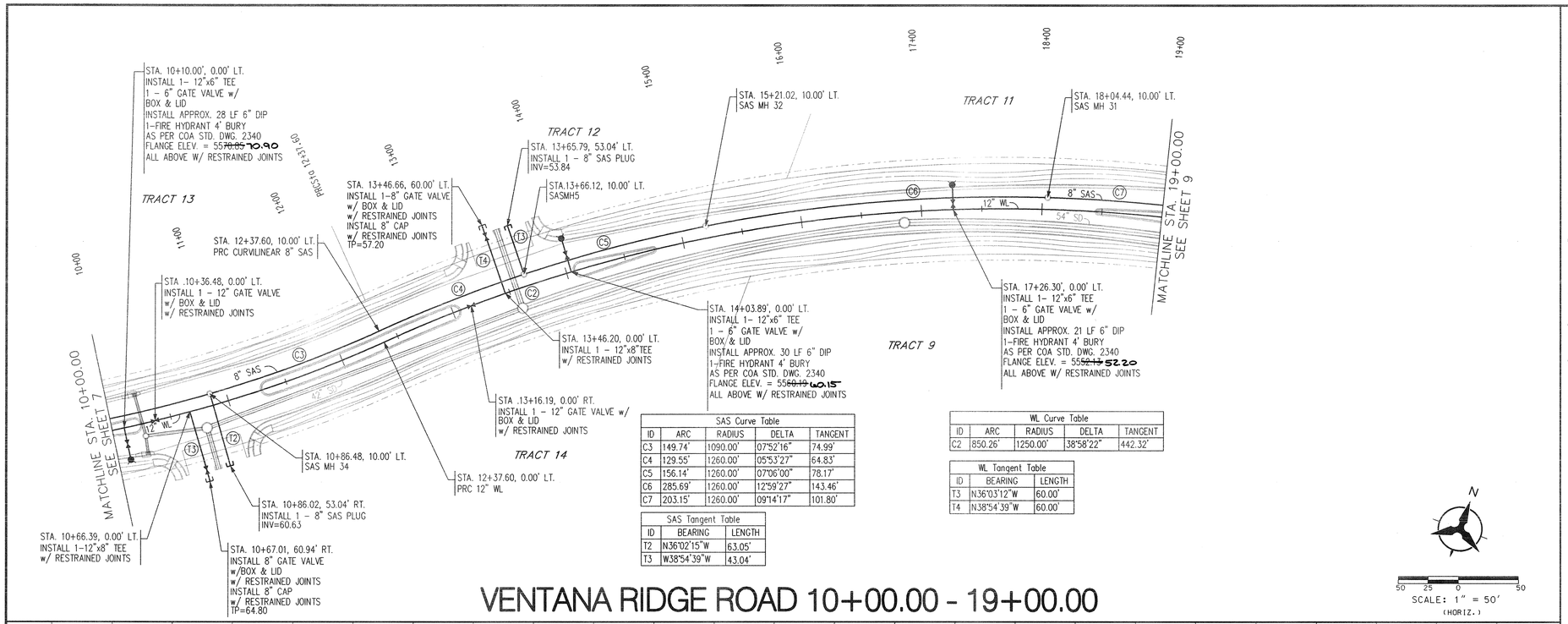
DESIGNED BY	JP/KGP	DATE	3/2004
DRAWN BY	BS/ARR	DATE	3/2004
CHECKED BY	KGP	DATE	3/2004

DESIGN

27-AUG-2004
P:\040237\cdp\040237Phase2NonPID Plans\040237Ph2Upmp01.dgn

BHI JOB NO. 04 0237

SCANNED BY MESA REPRO



SAS Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C3	149.74'	1090.00'	07°52'16"	74.99'
C4	129.55'	1260.00'	05°53'27"	64.83'
C5	156.14'	1260.00'	07°06'00"	78.17'
C6	285.69'	1260.00'	12°59'27"	143.46'
C7	203.15'	1260.00'	09°14'17"	101.80'

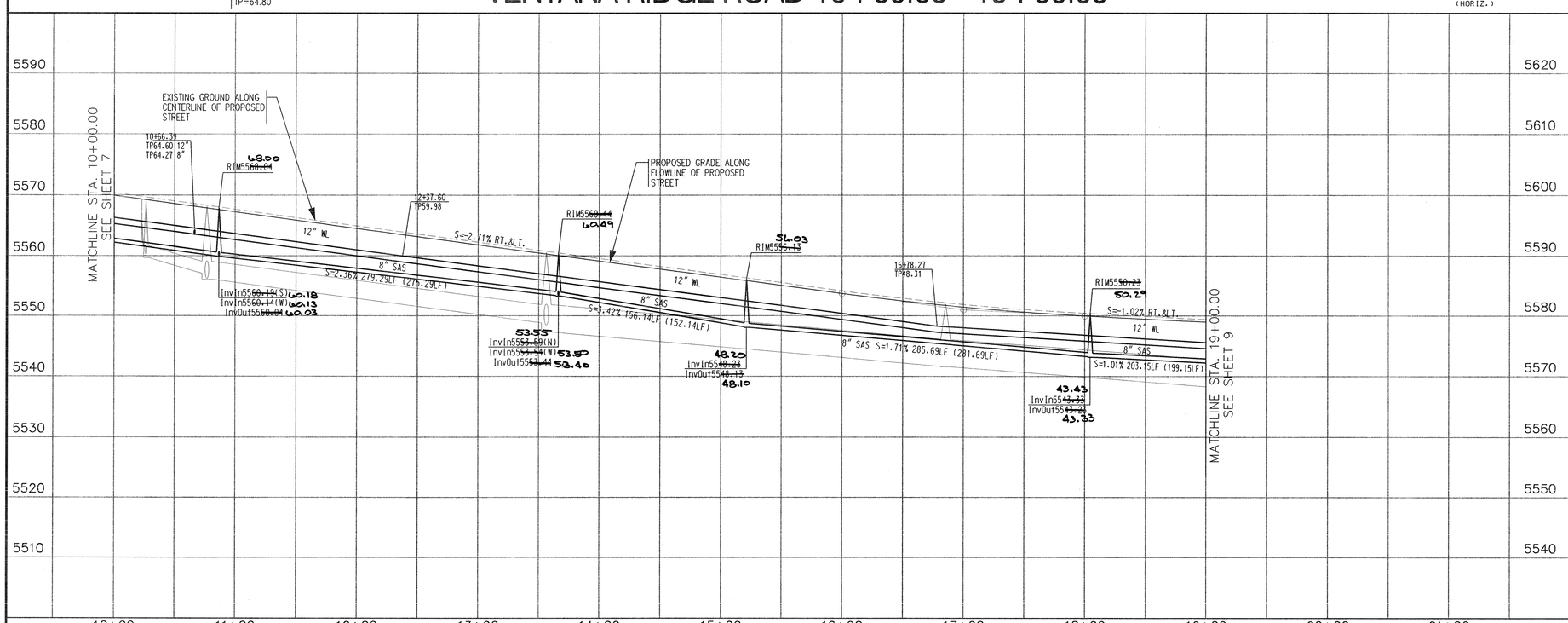
SAS Tangent Table		
ID	BEARING	LENGTH
T2	N36°02'15"W	63.05'
T3	W38°54'39"W	43.04'

WL Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C2	850.26'	1250.00'	38°58'22"	442.32'

WL Tangent Table		
ID	BEARING	LENGTH
T3	N36°03'12"W	60.00'
T4	N38°54'39"W	60.00'

VENTANA RIDGE ROAD 10+00.00 - 19+00.00

SCALE: 1" = 50' (HORIZ.)



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

BHI JOB NO. 04 0237

27-AUG-2004
P:\040237\cdp\040237Phase2\NonPID Plans\040237Ph2Upno02.dgn

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MECHANICAL JOINTS	LENGTH OF RESTRAINED JOINTS				
	24" DIP	20" DIP	14" DIP	12" PVC	8" PVC
GATE/AIR RELEASE VALVE	N/A	N/A	N/A	65'	65'
BUTTERFLY/AIR RELEASE VALVE	65'	55'	40'	N/A	N/A
CAP	65'	55'	40'	65'	65'
TEE	-	14'	N/A	18'	-
REDUCER (24"x20")	20'	-	-	-	-
REDUCER (20"x14")	N/A	28'	-	-	-

NOTE:

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GENERAL NOTE:
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***STORM DRAIN AND ROADWAY SHOWN FOR REFERENCE ONLY. FOR CONSTRUCTION INFORMATION SEE C.O.A. PROJECT # 617685**

APPROVED: DATE

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

AS-BUILT INFORMATION
CONTRACTOR Sundance DATE
WORK STAKED BY PLS DATE
INSPECTOR ACCEPTANCE BY DATE
FIELD VERIFICATION BY PLS DATE 12/05
DRAWINGS CORRECTED BY PLS 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
8-31-04
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

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

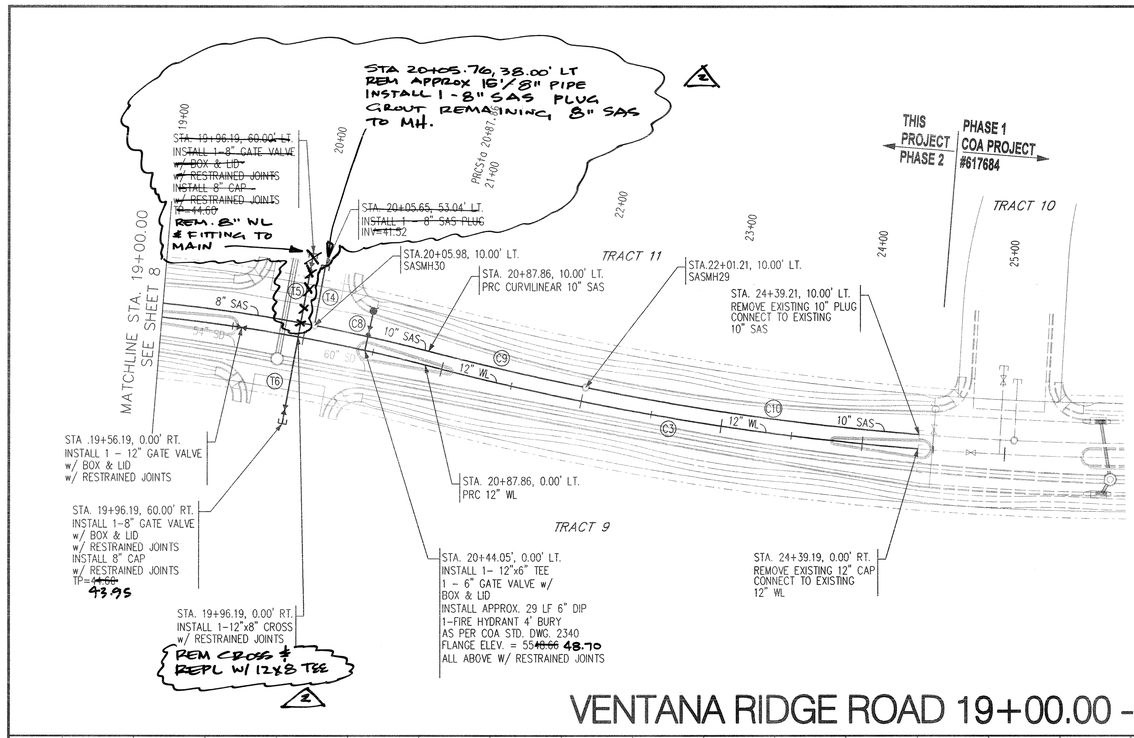
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BACKBONE WATER & SANITARY SEWER IMPROVEMENTS - PHASE 2
UTILITY PLAN & PROFILE
VENTANA RIDGE ROAD 10+00.00 - 19+00.00

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED SEP 16 2004 DESIGN REVIEW COMMITTEE	APPROVED OCT 19 2004 CITY ENGINEER			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
617686	B-8-Z	8	13

SCANNED BY MESA REPRO



WL Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C3	351.34'	2000.00'	10°03'54"	176.12'

WL Tangent Table		
ID	BEARING	LENGTH
~~T5~~	~~N09°34'50"W~~	~~60.00'~~
T6	N09°34'50"W	60.00'

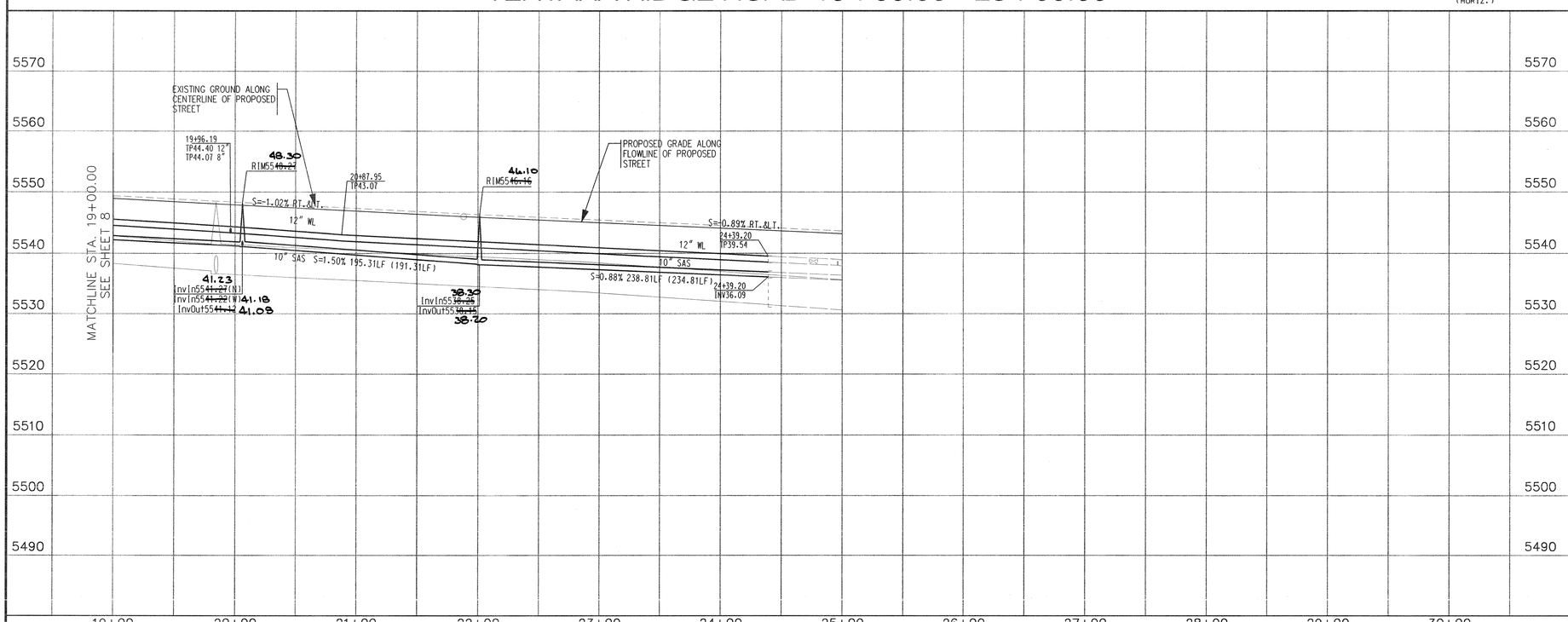
SAS Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C8	82.53'	1260.00'	03°45'11"	41.28'
C9	112.78'	1990.00'	03°14'50"	56.41'
C10	236.81'	1990.00'	06°49'06"	118.55'

SAS Tangent Table		
ID	BEARING	LENGTH
T4	N09°34'54"W	43.04'

VENTANA RIDGE ROAD 19+00.00 - 25+00.00

N

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



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RESTRAINING JOINT TABLE					
MECHANICAL JOINTS	LENGTH OF RESTRAINED JOINTS				
	24" DIP	20" DIP	14" DIP	12" PVC	8" PVC
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BUTTERFLY/AIR RELEASE VALVE	65'	55'	40'	N/A	N/A
CAP	65'	55'	40'	65'	65'
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NOTE:

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GENERAL NOTE:
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APPROVED BY 7/30/04 DATE

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

AS-BUILT INFORMATION
CONTRACTOR Sundance DATE
WORK STAKED BY AIS DATE 12/05
INSPECTOR'S ACCEPTANCE BY
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 = .99956354
DELTA ALPHA -00°16'30"
NGVD 1929 ELEVATION = 5429.35

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
JAMES PAUL POORMAN
NEW MEXICO
16586
8-31-04
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
4	6-28-5	REM WL STUB TO MAIN: REM PORTION OF SAS TO BOW (KP)	

REVISIONS
DESIGN

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BACKBONE WATER & SANITARY SEWER IMPROVEMENTS - PHASE 2
UTILITY 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 OCT 15 2004 DESIGN REVIEW COMMITTEE	APPROVED OCT 18 2004 CITY ENGINEER			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
617686	B-8-Z	9	13

BHI JOB NO. 04 0237

27-AUG-2004
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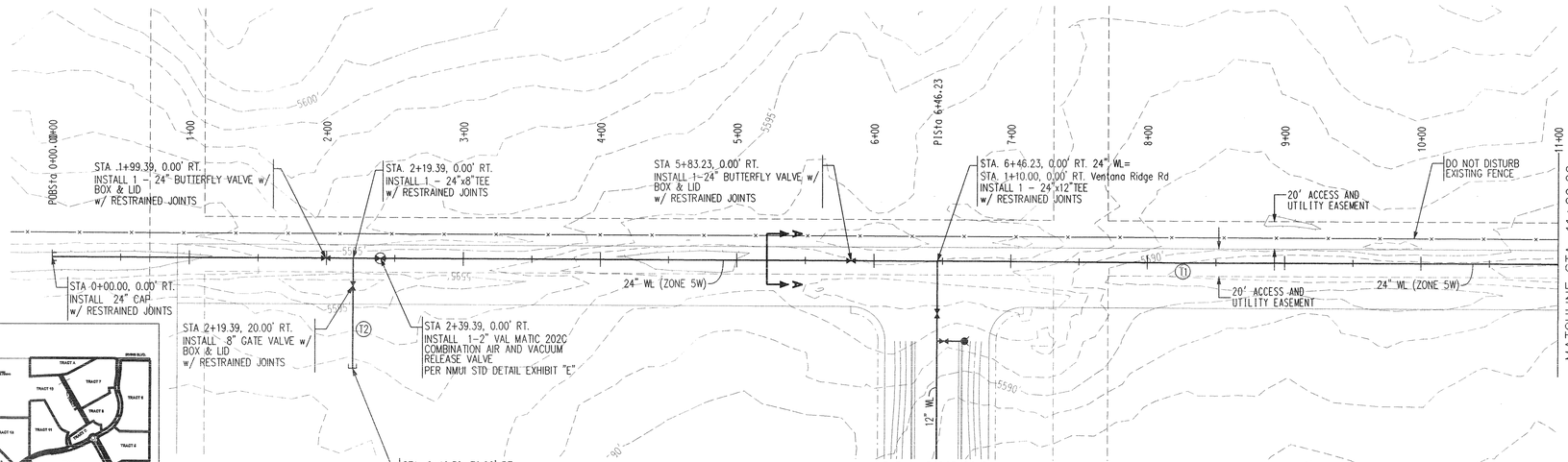
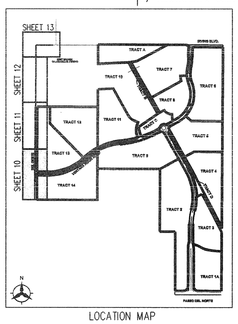
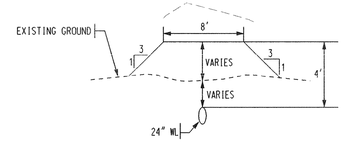
SCANNED BY MESA REPRO



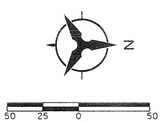


LOCATION MAP

Tangent Table		
ID	BEARING	LENGTH
T1	N00°17'49"E	3456.19'
T2	S89°42'11"E	80.00'

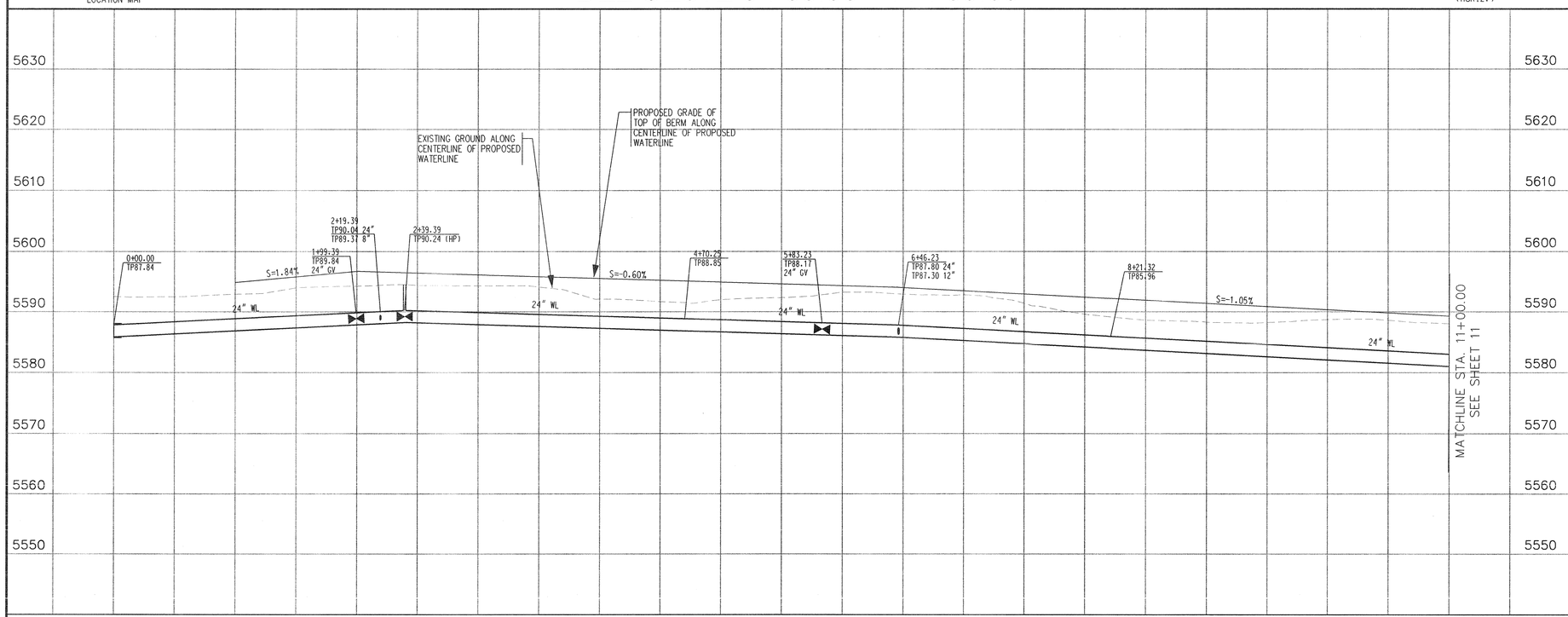


BERM A-A
NOT TO SCALE



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

DEL OESTE 0+00.00 - 11+00.00



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BHI JOB NO. 04 0237

27-AUG-2004
P:\040237\cdp\040237Phase2NonPID Plans\040237Ph2Upnp04.dgn

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RESTRAINING JOINT TABLE					
MECHANICAL JOINTS	LENGTH OF RESTRAINED JOINTS				
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***STORM DRAIN AND ROADWAY SHOWN FOR REFERENCE ONLY. FOR CONSTRUCTION INFORMATION SEE C.O.A. PROJECT # 617685**

APPROVED BY NMUI DATE 7/30/04

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

AS-BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY
INSPECTOR'S ACCEPTANCE BY AIS DATE
FIELD VERIFICATION BY AIS DATE 12/05
DRAWINGS CORRECTED BY AIS DATE 12/05
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. 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 = .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
8-31-04
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

REVISIONS

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

DESIGN

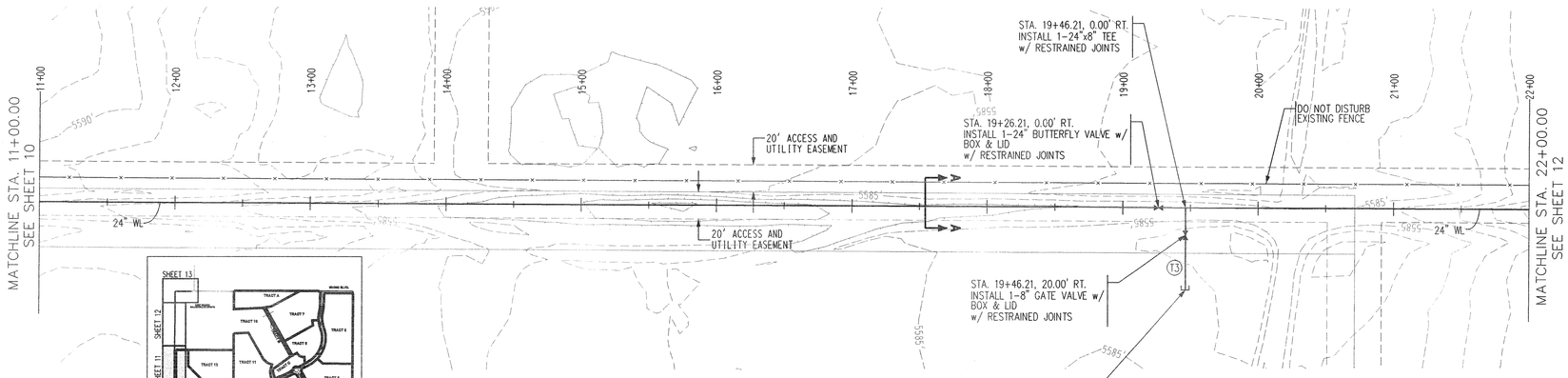
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BACKBONE WATER & SANITARY SEWER IMPROVEMENTS - PHASE 2
UTILITY PLAN & PROFILE
DEL OESTE 0+00.00 - 11+00.00

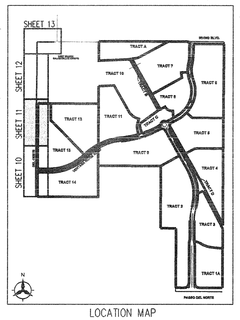
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED SEP 16 2004 DESIGN REVIEW COMMITTEE	APPROVED OCT 18 2004 CITY ENGINEER			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
617686	B-8-Z	10	13

SCANNED BY MESA REPRO



WL Tangent Table		
ID	BEARING	LENGTH
T3	N89°48'19"W	60.00'

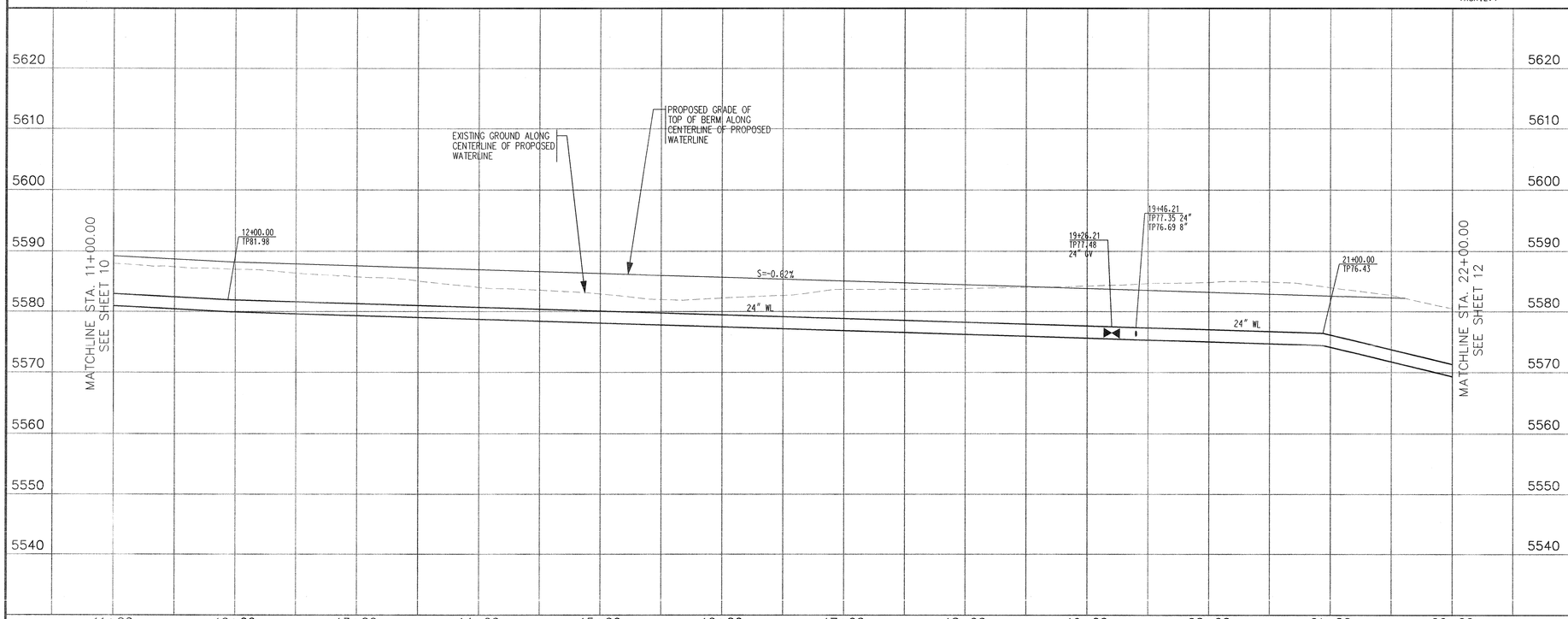


LOCATION MAP

DEL OESTE 11+00.00 - 22+00.00

BERM A-A
NOT TO SCALE

SCALE: 1" = 50' (HORIZ.)



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. CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND EMD AT THE END OF EACH SANITARY SEWER SERVICE.
3. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
4. CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
5. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
6. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
7. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. NO WORK SHALL BE UNDER TAKEN WITHIN EXISTING 50' GASLINE EASEMENT WITHOUT FIRST CONTACTING PNM.
10. 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

RESTRAINING JOINT TABLE					
MECHANICAL JOINTS	LENGTH OF RESTRAINED JOINTS				
	24" DIP	20" DIP	14" DIP	12" PVC	8" PVC
GATE/AIR RELEASE VALVE	N/A	N/A	N/A	65'	65'
BUTTERFLY/AIR RELEASE VALVE	65'	55'	40'	N/A	N/A
CAP	65'	55'	40'	65'	65'
TEE	–	14'	N/A	18'	–
REDUCER (24"x20")	20'	–	–	–	–
REDUCER (20"x14")	N/A	28'	–	–	–

NOTE:

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF MJ SHALL BE RESTRAINED AT THE CONTRACTORS EXPENSE.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ABOVE. (SEE NOTE 2 ABOVE).
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANTS JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
5. RESTRAINED LENGTHS FOR REDUCERS ARE FOR THE LARGE SIDE.
6. RESTRAINED LENGHTS FOR VERTICAL BENDS ARE SHOWN IN PROFILE.

GENERAL NOTE:
***ALL SANITARY SEWER MANHOLES SHALL BE 4' DIAMETER TYPE "E" AS PER NM APWA STANDARD DRAWING 2102 UNLESS OTHERWISE NOTED.**

***STORM DRAIN AND ROADWAY SHOWN FOR REFERENCE ONLY. FOR CONSTRUCTION INFORMATION SEE C.O.A. PROJECT # 617685**

APPROVED DATE

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

AS-BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY AIS DATE
INSPECTOR'S ACCEPTANCE BY DATE
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
8-31-04
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

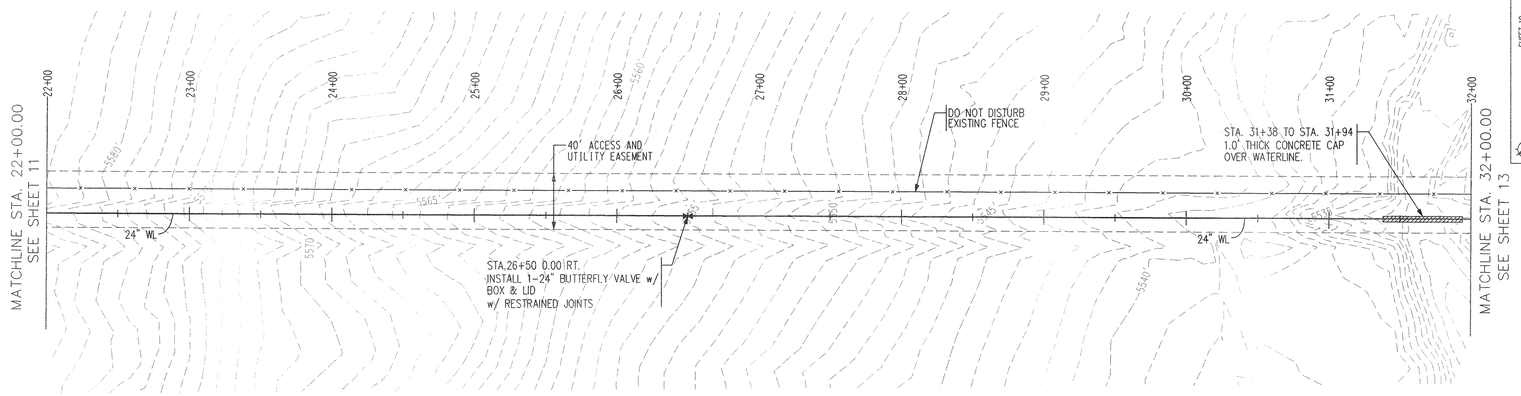
BACKBONE WATER & SANITARY SEWER IMPROVEMENTS - PHASE 2
UTILITY PLAN & PROFILE
DEL OESTE 11+00.00 - 22+00.00

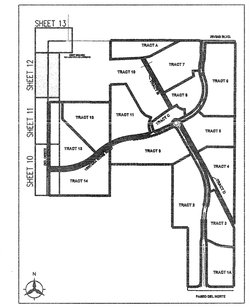
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED SEP 16 2004 DESIGN REVIEW COMMITTEE	APPROVED OCT 18 2004 CITY ENGINEER			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
617686	B-8-Z	11	13

30-AUG-2004
P:\040237.mbp\040237Phase2\NonPID Plans\040237Ph2Upmp05.dgn

SCANNED BY MESA REPRO

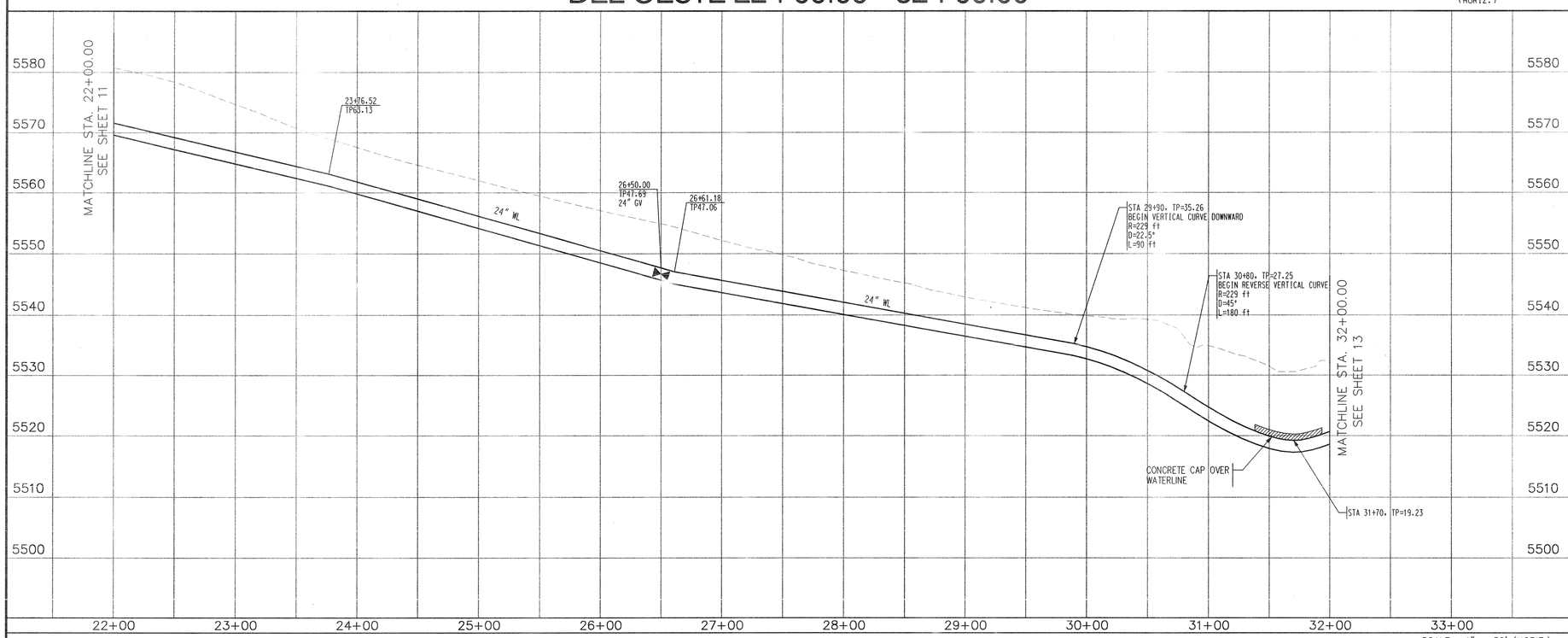




LOCATION MAP

DEL OESTE 22+00.00 - 32+00.00

SCALE: 1" = 50'
(HORIZ.)



SCALE: 1" = 50' (HORIZ.)
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NOTES

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RESTRAINING JOINT TABLE

MECHANICAL JOINTS	LENGTH OF RESTRAINED JOINTS				
	24" DIP	20" DIP	14" DIP	12" PVC	8" PVC
GATE/AIR RELEASE VALVE	N/A	N/A	N/A	65'	65'
BUTTERFLY/AIR RELEASE VALVE	65'	55'	40'	N/A	N/A
CAP	65'	55'	40'	65'	65'
TEE	-	14'	N/A	18'	-
REDUCER (24"x20")	20'	-	-	-	-
REDUCER (20"x14")	N/A	28'	-	-	-

NOTE:

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF MJ SHALL BE RESTRAINED AT THE CONTRACTORS EXPENSE.
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6. RESTRAINED LENGHTS FOR VERTICAL BENDS ARE SHOWN IN PROFILE.

GENERAL NOTE:
***ALL SANITARY SEWER MANHOLES SHALL BE 4' DIAMETER TYPE "E" AS PER NM APWA STANDARD DRAWING 2102 UNLESS OTHERWISE NOTED.**

***STORM DRAIN AND ROADWAY SHOWN FOR REFERENCE ONLY. FOR CONSTRUCTION INFORMATION SEE C.O.A. PROJECT # 617685**

APPROVED BY: MUI DATE

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

AS-BUILT INFORMATION
CONTRACTOR WORK STAKED BY: Sundance
INSPECTOR'S ACCEPTANCE BY: AIS DATE 12/05
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 = 99996354
DELTA ALPHA -00°16'30"
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SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
JAMES PAUL MORBAUGH
NEW MEXICO
16586
8-31-04
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

REVISIONS
DESIGN

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

BACKBONE WATER & SANITARY SEWER IMPROVEMENTS - PHASE 2
UTILITY PLAN & PROFILE
DEL OESTE 22+00.00 - 32+00.00

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.
APPROVED DESIGN REVIEW COMMITTEE	APPROVED OCT 18 2004 CITY ENGINEER	LAST DESIGN UPDATE		

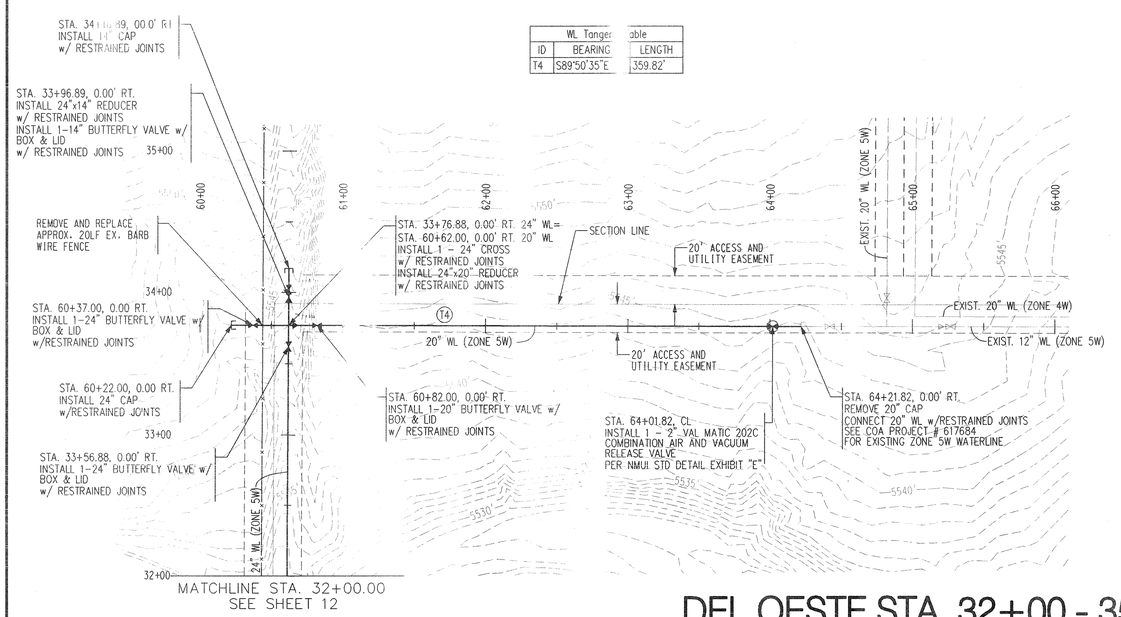
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
617686	B-8-Z	12	13

30-AUG-2004
X:\040237\cdp\040237Phase2\NorthPO Plans\040237Ph2UpnpO6.dgn

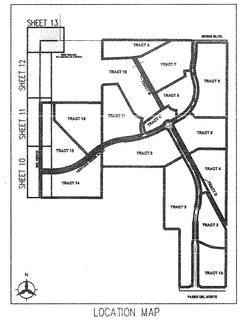
BHI JOB NO. 04 0237

SCANNED BY MESA REPRO

WL Tangent Table		
ID	BEARING	LENGTH
T4	S89°50'35"E	359.82'



DEL OESTE STA. 32+00 - 35+00
NORTH BOUNDARY WL STA. 60+00 - 66+00



LOCATION MAP

N

SCALE: 1" = 50'
(HORIZ.)

NOTES

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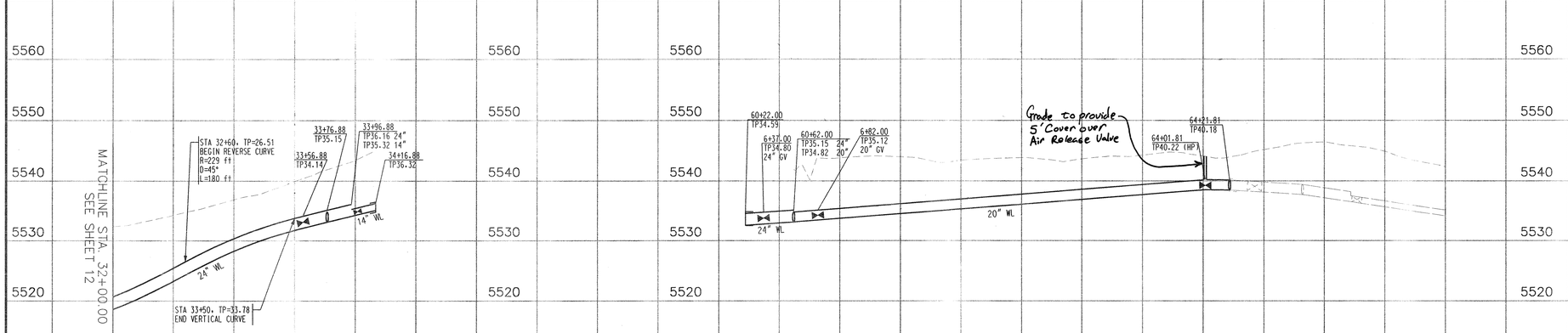
APPROVED NMUI — DATE 8/30/04



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1" = 10' (VERT.)

BHI JOB NO. 04 0237

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 WATER & SANITARY SEWER IMPROVEMENTS - PHASE 2
UTILITY PLAN & PROFILE
DEL OESTE 32+00 - 35+00 & NRTH BNDRY WL 60+00 - 66+00

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED 2004 DESIGN REVIEW COMMITTEE	APPROVED OCT 18 2004 CITY ENGINEER			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
617686	B-8-Z	13	13

AS-BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY AIS DATE 12/05
INSPECTOR'S ACCEPTANCE BY AIS DATE 12/05
VERIFICATION BY AIS DATE 12/05
CORRECTIONS MADE 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 PORTAUGHT
NEW MEXICO
16586
8-31-04
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

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

30-AUG-2004
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SCANNED BY MESA REPRO