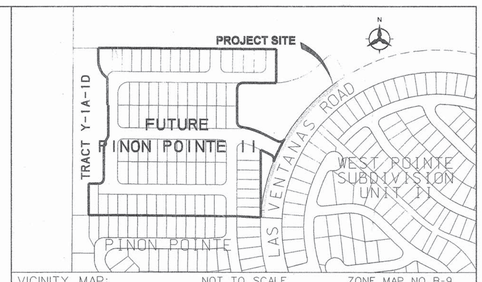
CONSTRUCTION PLANS FOR

PIÑON POINTE II AT VENTANA RANCH OFF-SITE IMPROVEMENTS

(A PORTION OF LAS VENTANAS ROAD) ALBUQUERQUE, NEW MEXICO

INDEX



VICINITY MAP: NOT TO SCALE ZONE MAP NO. B-9

NOTICE TO CONTRACTORS

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AND SHALL INCLUDE UPDATE No.6
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT 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 (768-2551) 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 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.

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE 10/29/02

"RECORD DRAWINGS"

I CERTIFY THAT THE INFORMATION CONTAINED ON THESE DRAWINGS HAS BEEN REVISED IN ACCORDANCE WITH THE INFORMATION FURNISHED BY THE CONTRACTOR, SUNDANCE MECHANICAL. ALDRIDGE LAND SURVEYING PROVIDED THE CONSTRUCTION STAKING FOR THE PROJECT AND THIS SURVEY INFORMATION REFLECTS THE CONSTRUCTION AS ACTUALLY ACCOMPLISHED WHILE A CONSTRUCTION OBSERVER FROM SMITH ENGINEERING WAS PRESENT. THESE PLAN DRAWINGS, AS CONSTRUCTED, ARE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN DRAWINGS.

PATRICK J. CONLEY, PE 10141 — DATE 10/24/02

PATRICK J. CONLEY NEW MEXICO 10141 REGISTERED PROFESSIONAL ENGINEER

SCANNED BY MESA REPRO

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 intent of the record drawings.

Timothy Aldrich, P.S. No. 7719 — 10-22-02 Date

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2 6 6 5 8 6. 8 2 0 2

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

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

ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE
KEVIN G. PATTON NEW MEXICO 12185 REGISTERED PROFESSIONAL ENGINEER 2-19-02	DRC Chairman		3-28-02
	Transportation		2/19/02
	Water/Wastewater		2/19/02
	Hydrology		2/19/02
	CIP		
	Const. Mngmt.		
	Const. Coord.		3-25-02
	NMUI		3-26-02

APPROVED FOR CONSTRUCTION
City Engineer — Date 4/25/02

DRB Case Number	City Project No.	Sheet	Of
1001413	658682	1	10

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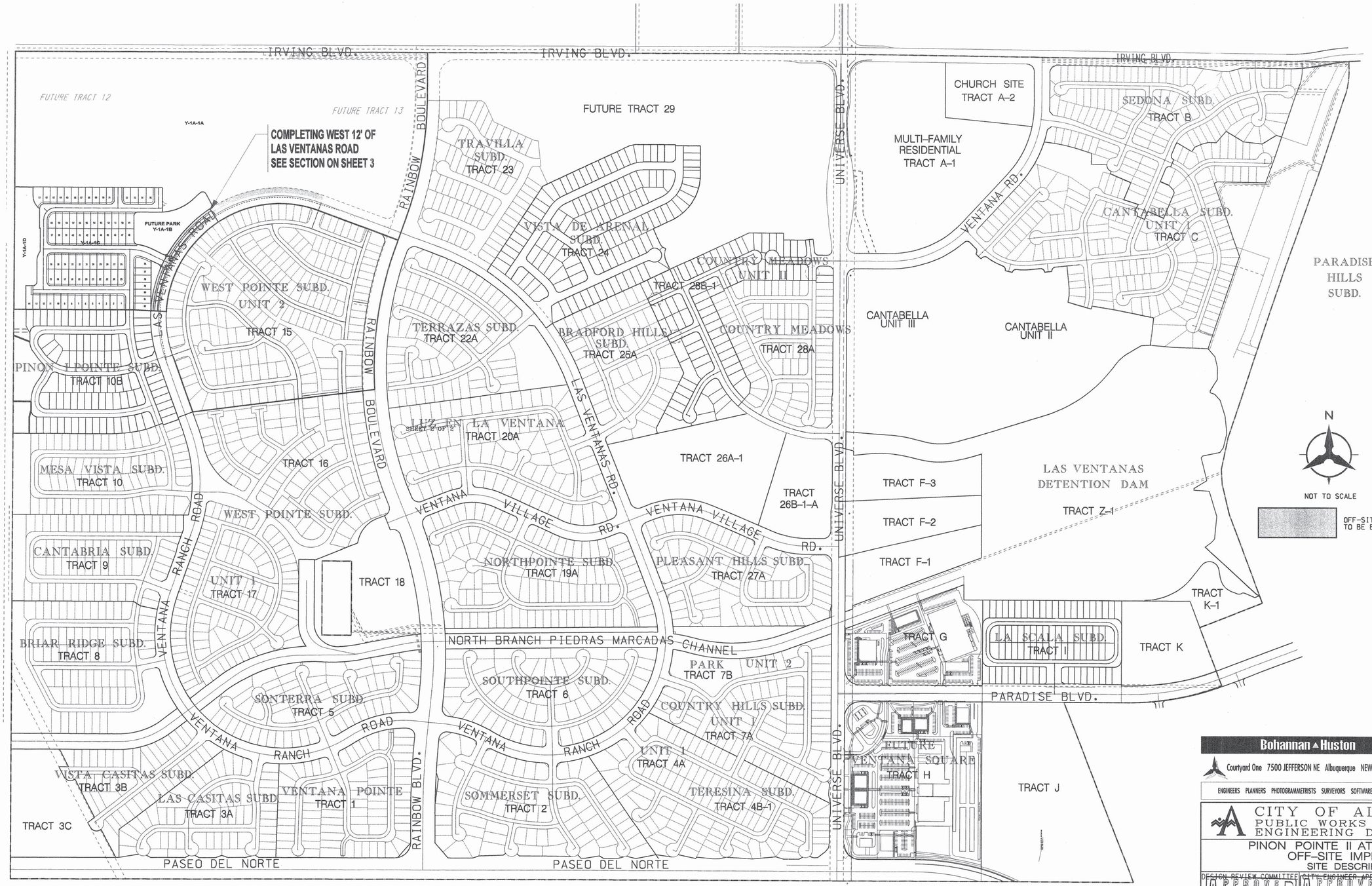

SCANNED BY MESA REPRO

AS-BUILT INFORMATION

CONTRACTOR
SUPERVISED BY
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

BENCH MARKS

ACS BRASS TABLET STAMPED "1-B9 1980"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) Y=355,077.00
Y=1,529,056.93
GROUND-TO-GRID FACTOR = .99966334
DELTA ALPHA -00°16'47"
NGVD 1929 ELEVATION = 5450.51

SURVEY INFORMATION FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

KEVIN G. PATTON
NEW MEXICO
10686
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY YOP — DATE 02/2002
DRAWN BY SAR — DATE 02/2002
CHECKED BY KOP — DATE 02/2002

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE II AT VENTANA RANCH
OFF-SITE IMPROVEMENTS
SITE DESCRIPTION PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED MAR 28 2002 DESIGN REVIEW COMMITTEE	APPROVED APR 25 2002 CITY ENGINEER			

CITY PROJECT NO. 658682 — ZONE MAP NO. B-9 — SHEET 2 OF 10

BHI JOB NO. 020066

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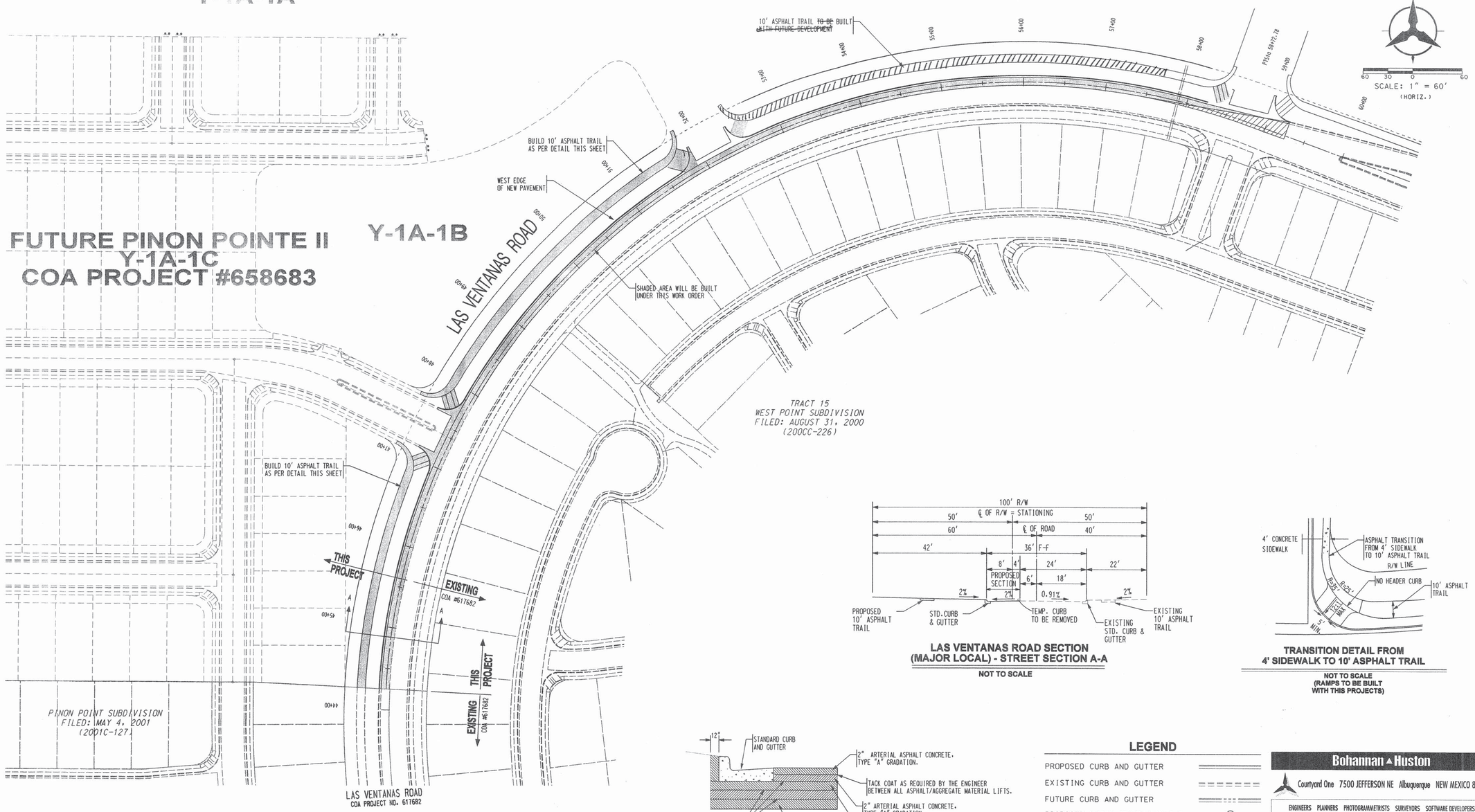
Y-1A-1A

FUTURE PINON POINTE II
Y-1A-1C
COA PROJECT #658683

Y-1A-1B

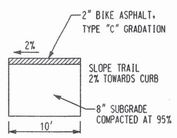


LAS VENTANAS ROAD SECTION
(MAJOR LOCAL) - STREET SECTION A-A
NOT TO SCALE

TRANSITION DETAIL FROM
4' SIDEWALK TO 10' ASPHALT TRAIL
NOT TO SCALE
(RAMPS TO BE BUILT WITH THIS PROJECTS)

LAS VENTANAS ROAD PAVEMENT SECTION
(MATCH COA PROJECT #617682)
NOT TO SCALE MINOR ARTERIAL
(DESIGNED UNDER PROJECT #5750.56)

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



ASPHALT TRAIL
NOT TO SCALE

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
- 10' ASPHALT TRAIL
- CROWN FLATTENING

BHI JOB NO. 020066

AS-BUILT INFORMATION

BENCH MARKS
ACS BRASS TABLET STAMPED "1-B9 1980"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) X=355,077.00
Y=1,529,056.93
GROUND-TO-GRID FACTOR = .99966334
DELTA ALPHA -00°16'47"
NGVD 1929 ELEVATION = 5450.51

CONTRACTOR Sundance
WORKED BY
INSPECTOR'S ACCEPTANCE BY DCT DATE 4/5
VERIFICATION BY DCT DATE 4/5
DRAWINGS CORRECTED BY DCT DATE 4/5
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. C-SHEETS - C.O.A. ENGR.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
WILLIAM G. PATTON, NEW MEXICO, 14729, REGISTERED PROFESSIONAL ENGINEER
2-19-02

NO.	DATE	REMARKS	BY	DATE
		REVISIONS	YOP	02/2002
		DESIGN	RKL	02/2002
			KGP	02/2002

DESIGNED BY
DRAWN BY
CHECKED BY

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE II SUBDIVISION AT VENTANA RANCH
OFF-SITE IMPROVEMENTS
OVERALL OFFSITE PAVING PLAN

DESIGN REVIEW COMMITTEE: APPROVED MAR 28 2002
CITY ENGINEER: APPROVED APR 25 2002

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

CITY PROJECT NO. 658682 | ZONE MAP NO. B-9 | SHEET 3 OF 10

SCANNED BY MESA REPRO

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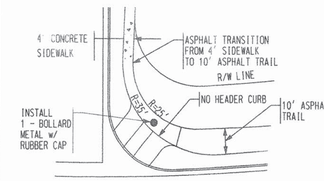


TRANSITION DETAIL FROM 4' SIDEWALK TO 10' ASPHALT TRAIL

NOT TO SCALE

RAINBOW BOULEVARD PAVEMENT SECTION (A)

(MATCH COA PROJECT #601181)

NOT TO SCALE PRINCIPAL ARTERIAL

LAS VENTANAS ROAD PAVEMENT SECTION (B1) & (B2)

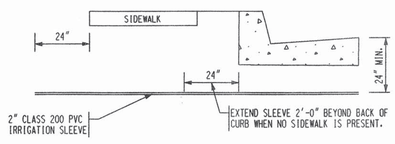
(MATCH COA PROJECT #617681)

NOT TO SCALE MINOR ARTERIAL

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

ENTRANCE TO SUBDIVISION PAVEMENT SECTION (C)

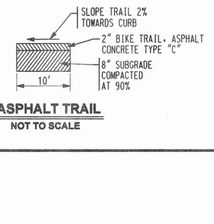
NOT TO SCALE



IRRIGATION SLEEVES UNDER PAVING AND SIDEWALKS

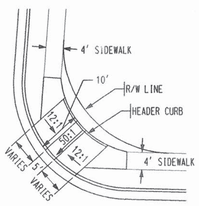
NOT TO SCALE

NOTE: IRRIGATION SLEEVES ARE SHOWN ON PLAN AND PROFILE SHEETS



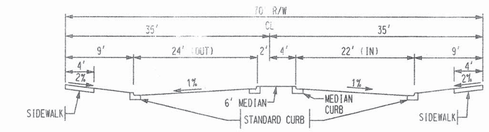
ASPHALT TRAIL

NOT TO SCALE



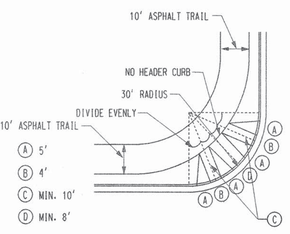
WHEEL CHAIR RAMP DETAIL SEE MODIFIED STD. DWG. 2441 CASE II

NOT TO SCALE



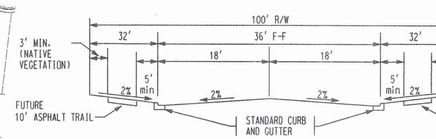
ENTRANCE TO SUBDIVISION STREET SECTION C-C

NOT TO SCALE



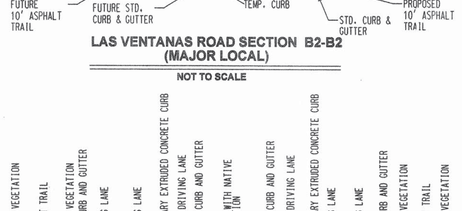
DOUBLE WHEEL CHAIR RAMP DETAIL RAINBOW BLVD. / LAS VENTANAS RD.

NOT TO SCALE



LAS VENTANAS ROAD SECTION B1-B1 (MAJOR LOCAL)

NOT TO SCALE



LAS VENTANAS ROAD SECTION B2-B2 (MAJOR LOCAL)

NOT TO SCALE

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

#SLOPES VARY DEPENDING ON LOCATION OF SUPERELEVATIONS.

TRAIL TO BE 6' FROM BACK OF CURB EXCEPT AT RIGHT TURN LANE THEN TRAIL TO BE AT BACK OF CURB AND TRAIL TO BE 8' WIDE

RAINBOW BOULEVARD SECTION A-A (PRINCIPAL ARTERIAL)

NOT TO SCALE

SCANNED BY MESA REPRO

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AS-BUILT INFORMATION

BENCH MARKS
ACS BRASS TABLET STAMPED "1-B9-1980"

GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE)
X=355,077.00 Y=1,529,056.93
GROUND-TO-GRID FACTOR = .99966334
DELTA ALPHA = -00°16'47"
NGVD 1929 ELEVATION = 5450.51

CONTRACTOR Sundance

	BY	DATE
SURVEYED BY	ACS	10/02
INSPECTOR'S ACCEPTANCE BY	Smith	DATE 5/02
VERIFICATION BY	ACS	DATE 9/02
DRAWING PREPARED BY	ACS	DATE
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.	G. Sheffield - C.O.A. Traf.	

ENGINEER'S SEAL SURVEY INFORMATION FIELD NOTES

JERRY L. DAVIS NEW MEXICO 9984 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY	DATE
		REVISIONS		02/2002
		DESIGN		02/2002
		DESIGNED BY	PLL, TSG	02/2002
		DRAWN BY	JAO	
		CHECKED BY	KLD	

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

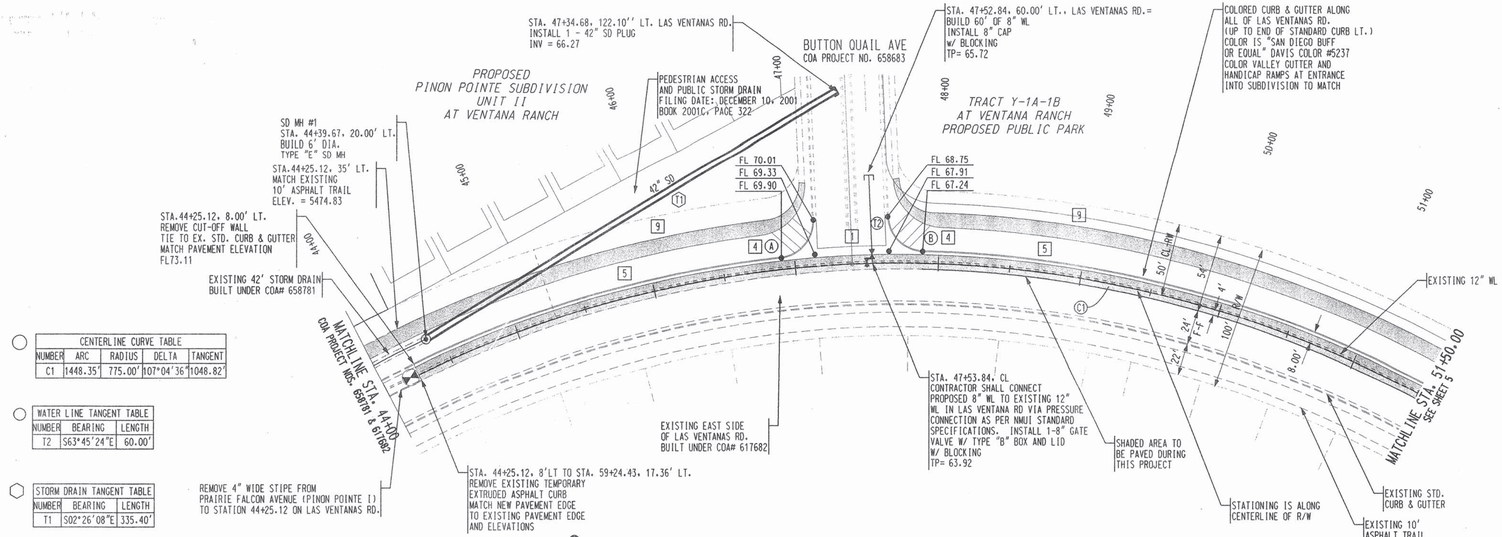
VENTANA RANCH TRACT 15 & TRACT 22A OFF-SITE IMPROVEMENTS OVERALL

PAVING PLAN (FOR INFORMATION ONLY)

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED MAR 28 2002	APPROVED APR 25 2002 CITY ENGINEER			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
617682	B-9	3A	10

BHI JOB NO. 00375A01



CENTERLINE CURVE TABLE				
NUMBER	ARC	RADIUS	DELTA	TANGENT
C1	1448.35'	775.00'	107°04'36"	1048.82'

WATER LINE TANGENT TABLE		
NUMBER	BEARING	LENGTH
T2	S63°45'24"E	60.00'

STORM DRAIN TANGENT TABLE		
NUMBER	BEARING	LENGTH
T1	S02°26'08"E	335.40'

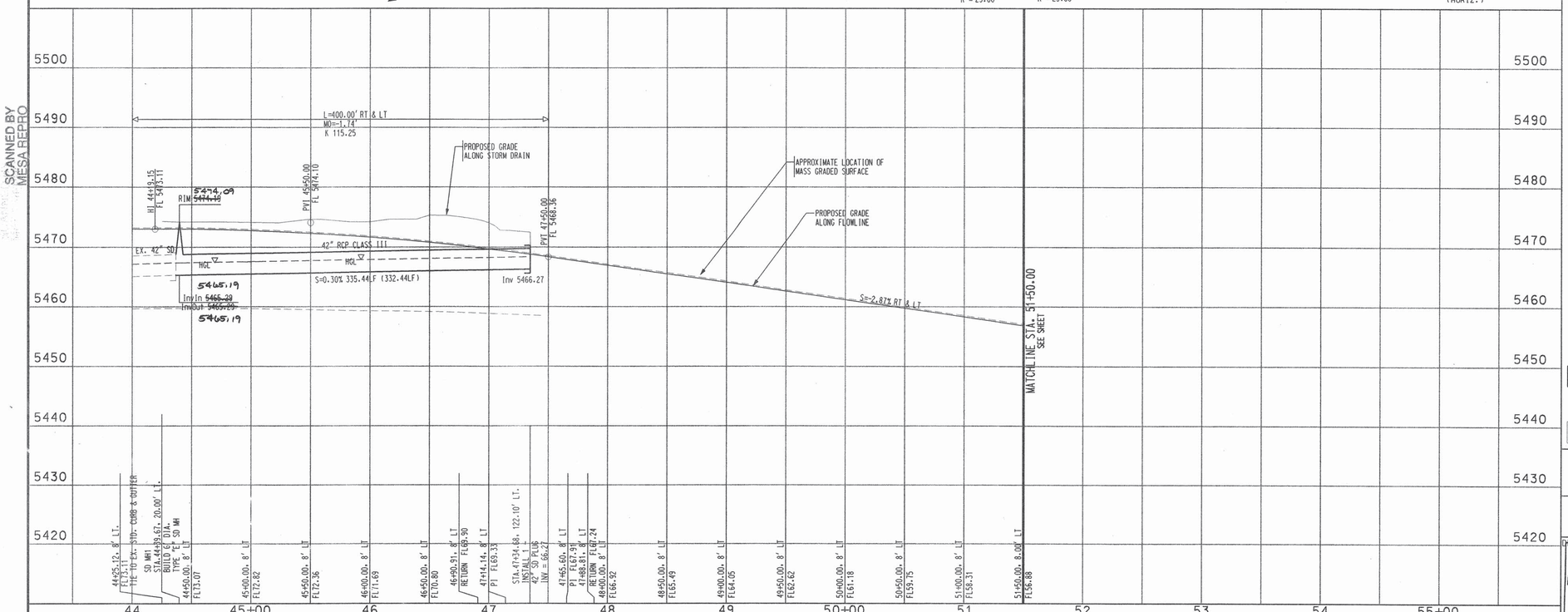
STORM DRAIN FLOW TABLE						
NUMBER	Q(cfs)	V(cfs)	DEPTH	LENGTH	SIZE	SLOPE
T1	36.04	6.11	24.72"	335.40'	42"	0.30%

FL	
1 69.98	Ⓐ
2 69.96	
3 69.93	

D = 86°22'52"
L = 37.69'
R = 25.00'

FL	
1 67.62	Ⓑ
2 68.00	
3 68.37	

D = 86°22'52"
L = 37.69'
R = 25.00'



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. CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND EMD AT THE END OF EACH SANITARY SEWER SERVICE.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
7. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
8. CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
9. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
10. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER), PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
11. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
12. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

KEYED GENERAL NOTES

1. INSTALL 6' CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2422
3. INSTALL WHEELCHAIR RAMP AS PER STD. DWG. 2441, CASE I
4. INSTALL WHEELCHAIR RAMP AS PER MODIFIED STD. DWG. 2441, CASE II WITH ALTERNATE SECTION AA AND AS PER DETAIL SHEET 3A
5. STD. CURB & GUTTER AS PER STD. DWG. 2415
6. MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
7. FUTURE 4' SIDEWALK
8. BUILD 4' SIDEWALK
9. BUILD 10' ASPHALT TRAIL AS PER DETAIL SHEET 3

AS-BUILT INFORMATION

BENCH MARKS
ACS BRASS TABLET STAMPED "1-B9 1980"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) X=355,077.00
Y=1,529,056.93
GROUND-TO-GRID FACTOR = .99966334
DELTA ALPHA -00°16'47"
NGVD 1929 ELEVATION = 5450.51

CONTRACTOR Sundance
WORK PERFORMED BY
INSPECTOR'S ACCEPTANCE BY Jim DATE 4/5
FIELD VERIFICATION BY AIS DATE 6/02
DRAWINGS COMPILED BY AIS DATE 10/02
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
KEVIN G. PATTON
NEW MEXICO
3681
REGISTERED PROFESSIONAL ENGINEER
2-19-02

REMARKS	BY	DATE
REVISIONS		DATE 02/2002
DESIGN		DATE 02/2002
DESIGNED BY	YOP	
DRAWN BY	RKL	
CHECKED BY	KGP	

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE II AT VENTANA RANCH
OFF-SITE IMPROVEMENTS
PAVING PLAN & PROFILE
LAS VENTANAS ROAD

DESIGN REVIEW COMMITTEE — APPROVED — MAR 28 2002 — DESIGN REVIEW COMMITTEE
CITY ENGINEER — APPROVED — APR 25 2002 — CITY ENGINEER
LAST DESIGN UPDATE — MO./DAY/YR. — MO./DAY/YR.

CITY PROJECT NO. 658682 | ZONE MAP NO. B-9 | SHEET 4 OF 10

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BHI JOB NO. 02 0066

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25-FEB-2002
16:20

SCANNED BY MESA REPRO

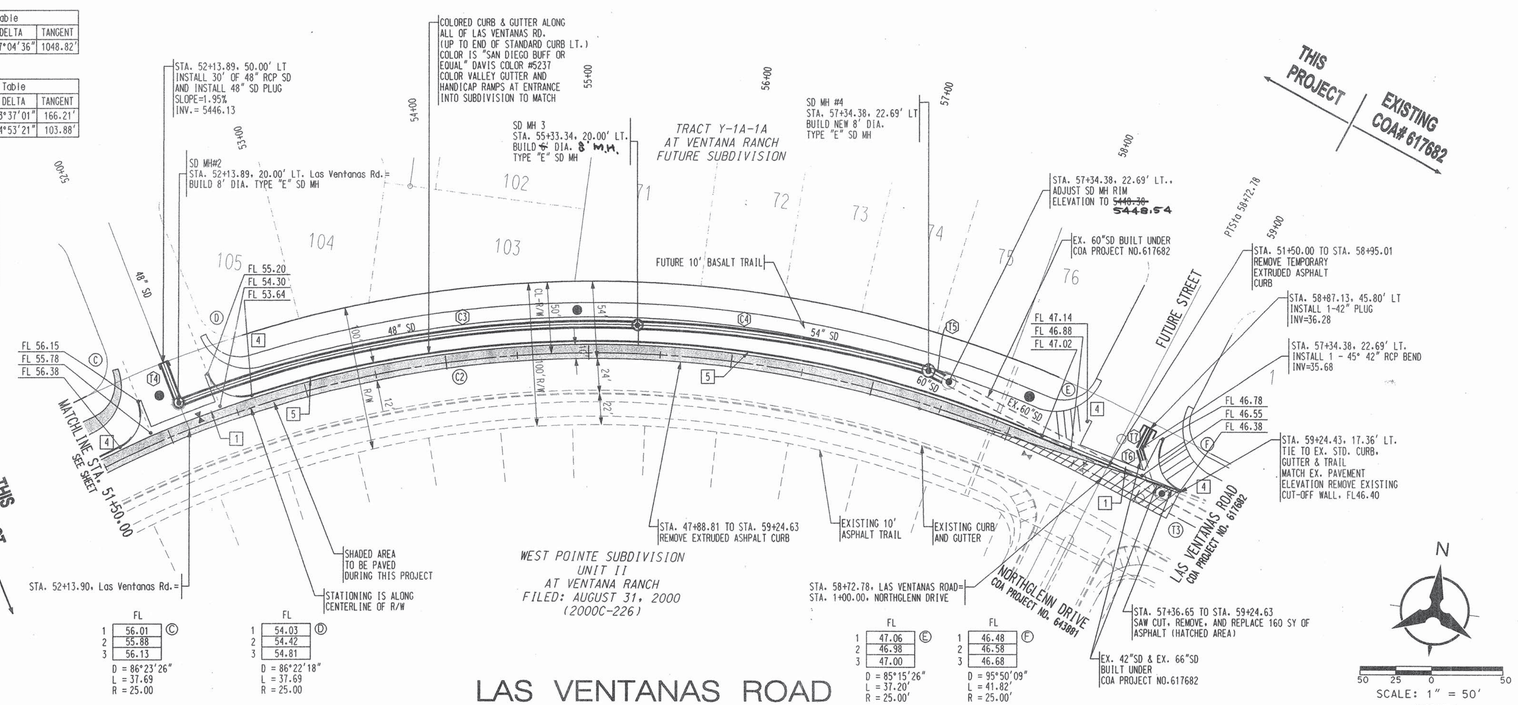
CL TANGENT TABLE		
ID	BEARING	LENGTH
T3	S70°00'00"E	213.82'

CL Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C2	1448.35'	775.00'	107°04'36"	1048.82'

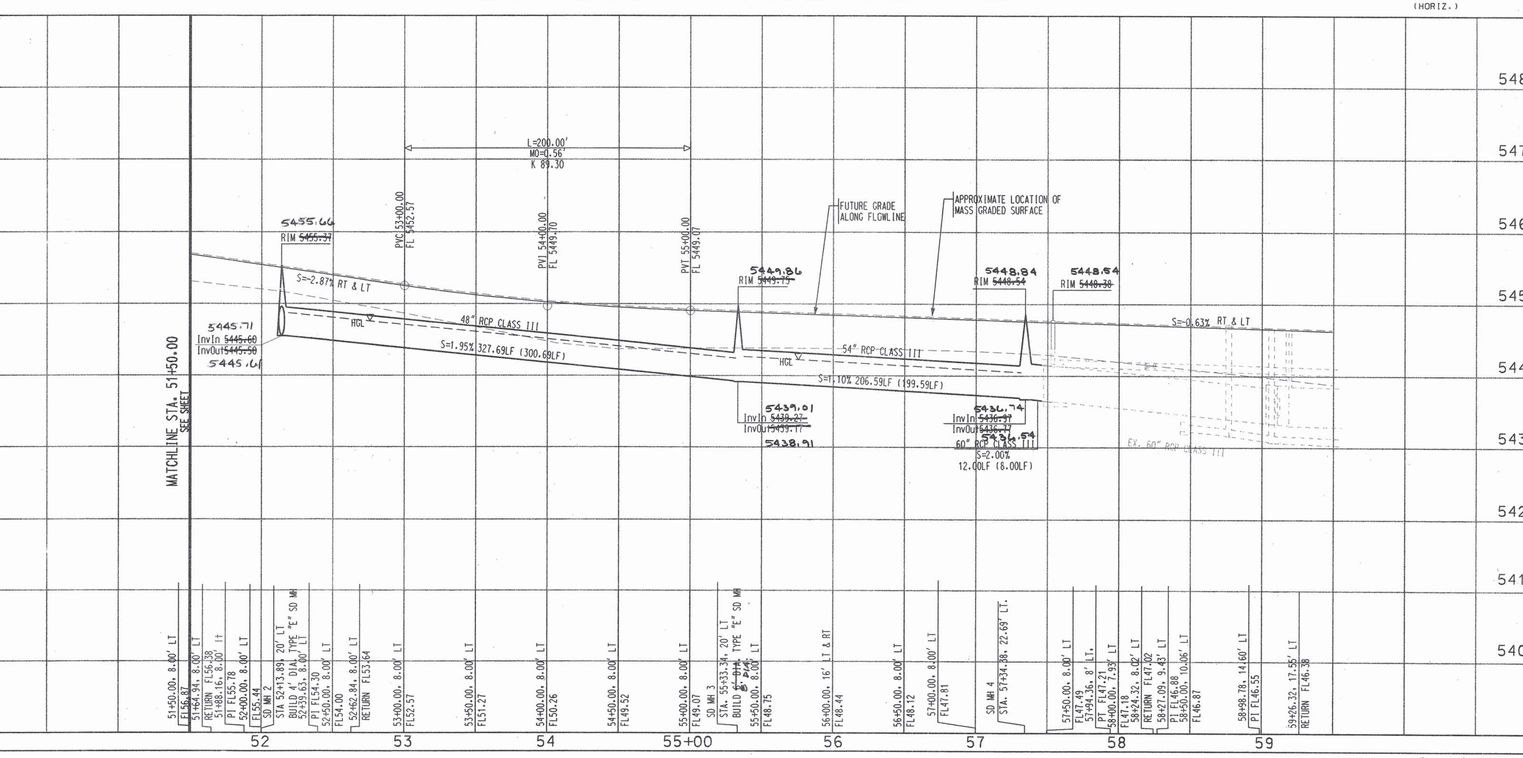
SD TANGENT TABLE		
ID	BEARING	LENGTH
T4	S28°43'16"E	30.00'
T5	S70°00'00"E	12.00'
T6	S25°00'00"E	8.00'
T7	S20°00'00"E	16.00'

SD Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C3	327.69'	795.00'	23°37'01"	166.21'
C4	206.59'	795.00'	14°53'21"	103.88'

SD FLOW TABLE						
NUMBER	Q(cfs)	V(cfs)	DEPTH	LENGTH	SIZE	SLOPE
T4	198.00	18.20	38.76	30.00 '	48"	1.84 %
T5	198.00	19.10	31.32	12.00 '	60"	2.00 %
C3	198.00	18.20	38.76	327.69'	48"	1.95 %
C4	198.00	14.77	42.48	206.59'	54"	1.10 %



LAS VENTANAS ROAD



NOTES

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

KEYED GENERAL NOTES

1. INSTALL 6' CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2422
3. INSTALL WHEELCHAIR RAMP AS PER STD. DWG. 2441, CASE I
4. INSTALL WHEELCHAIR RAMP AS PER MODIFIED STD. DWG. 2441, CASE II WITH ALTERNATE SECTION AA AND AS PER DETAIL SHEET 3A
5. STD. CURB & GUTTER AS PER STD. DWG. 2415
6. MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
7. FUTURE 4' SIDEWALK
8. BUILD 4' SIDEWALK
9. BUILD 10' ASPHALT TRAIL AS PER DETAIL SHEET 3

AS-BUILT INFORMATION

CONTRACTOR Sundance

	STAMPED BY	DATE
INSPECTOR'S ACCEPTANCE BY	JWT	2/19/02
FIELD VERIFICATION BY	JWS	2/19/02
CORRECTED BY	JWS	2/19/02

MICRO-FILM INFORMATION

RECORDED BY ____ DATE ____

NO. ____

BENCH MARKS

ACS BRASS TABLET STAMPED "1-B9 1980"

GEOGRAPHIC POSITION (NAD 1927)

N.M. STATE PLANE COORDINATES (CENTRAL ZONE) X=355,077.00 Y=1,529,056.93

GROUND-TO-GRID FACTOR = .99966334

DELTA ALPHA -00°16'47"

NGVD 1929 ELEVATION = 5450.51

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

KEVIN G. PATTON NEW MEXICO 9861 REGISTERED PROFESSIONAL ENGINEER 2/19/02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY YOP DATE 02/2002
DRAWN BY RKL DATE 02/2002
CHECKED BY KGP DATE 02/2002

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE II AT VENTANA RANCH
OFF-SITE IMPROVEMENTS
PAVING PLAN & PROFILE
LAS VENTANAS ROAD

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED MAR 28 2002 DESIGN REVIEW COMMITTEE	APPROVED APR 25 2002 CITY ENGINEER			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
658682	B-9	5	10

BHI JOB NO. 02 0066

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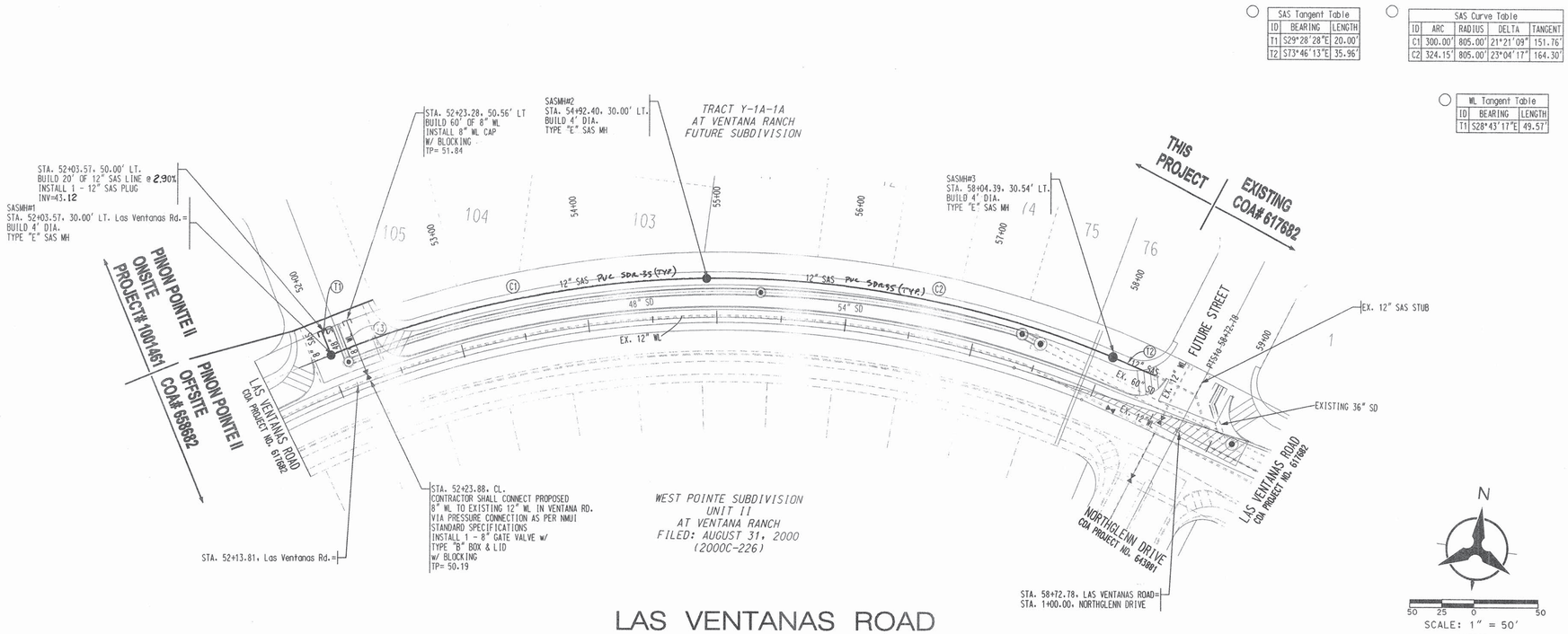
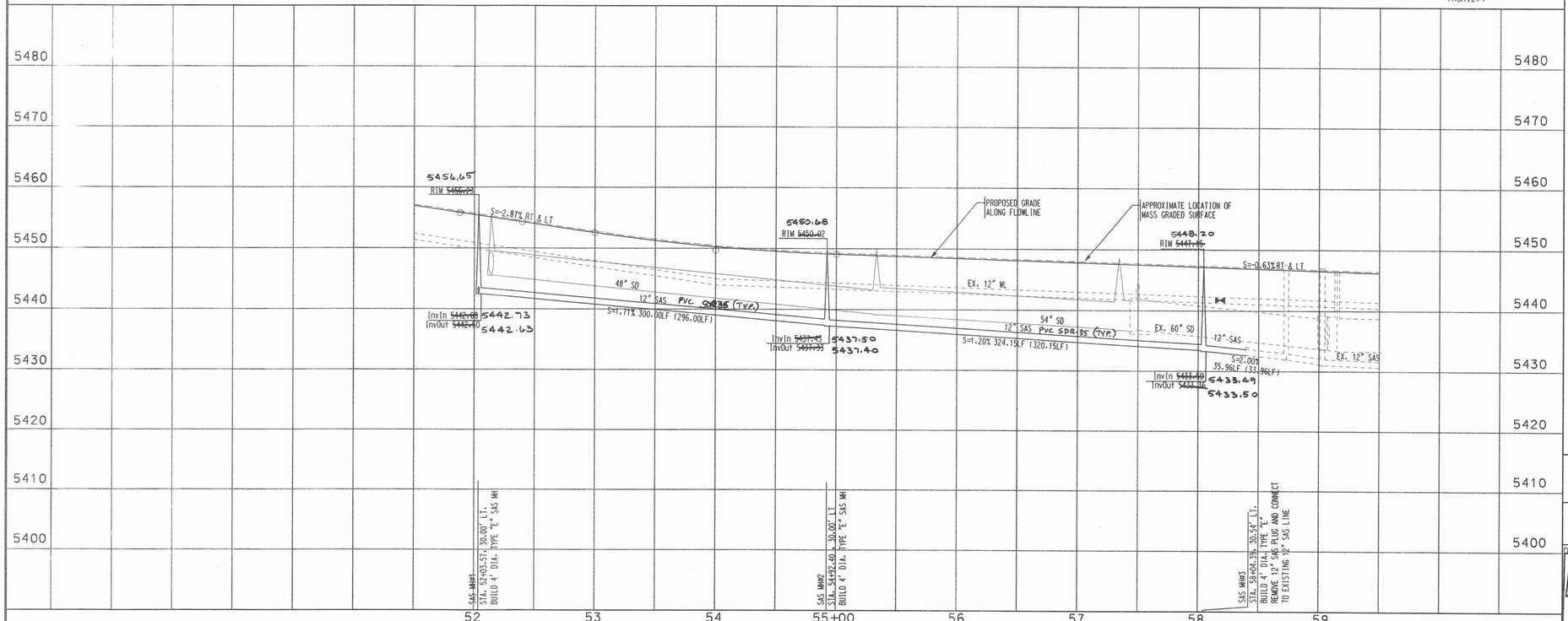


LAS VENTANAS ROAD

SAS Tangent Table			
ID	BEARING	LENGTH
T1	S29°28'28"E	20.00'
T2	S73°46'13"E	35.96'

SAS Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C1	300.00'	805.00'	21°21'09"	151.76'
C2	324.15'	805.00'	23°04'17"	164.30'

WL Tangent Table		
ID	BEARING	LENGTH
T1	S28°43'17"E	49.57'



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

BHI JOB NO. 02 0066

NOTES

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SEAL

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS — AS-BUILT INFORMATION

ACS BRASS TABLET STAMPED "1-B9 1980"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) X=555,077.00
Y=1,529,056.93
(GROUND-TO-GRID FACTOR = .99966334
DELTA ALPHA -00°16'47"
NGVD 1929 ELEVATION = 5450.51

CONTRACTOR: Unknown
WORK REQUIRED BY: AMS — DATE
INSPECTOR'S ACCEPTANCE BY: — DATE
VERIFICATION BY: AMS — DATE 02/22
DRAWING REVISED BY: AMS — DATE 02/25
DRAWING CHECKED BY: — DATE
MICRO-FILM INFORMATION
RECORDED BY: — DATE
NO.

ENGINEER'S SEAL

KEVIN G. PATTON
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
2-19-02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	DATE 02/2002
			DESIGNED BY YGP
			DRAWN BY RKL
			CHECKED BY KGP

APPROVED BY NMUI — DATE 2-26-02

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE II AT VENTANA RANCH
OFF-SITE IMPROVEMENTS
UTILITY PLAN & PROFILE
LAS VENTANAS ROAD

DESIGN REVIEW COMMITTEE — APPROVED — MAR 28 2002 — DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL — APPROVED — APR 25 2002 — CITY ENGINEER
LAST DESIGN UPDATE — MO./DAY/YR. — MO./DAY/YR.

CITY PROJECT NO. 658682 | ZONE MAP NO. B-9 | SHEET 7 OF 10

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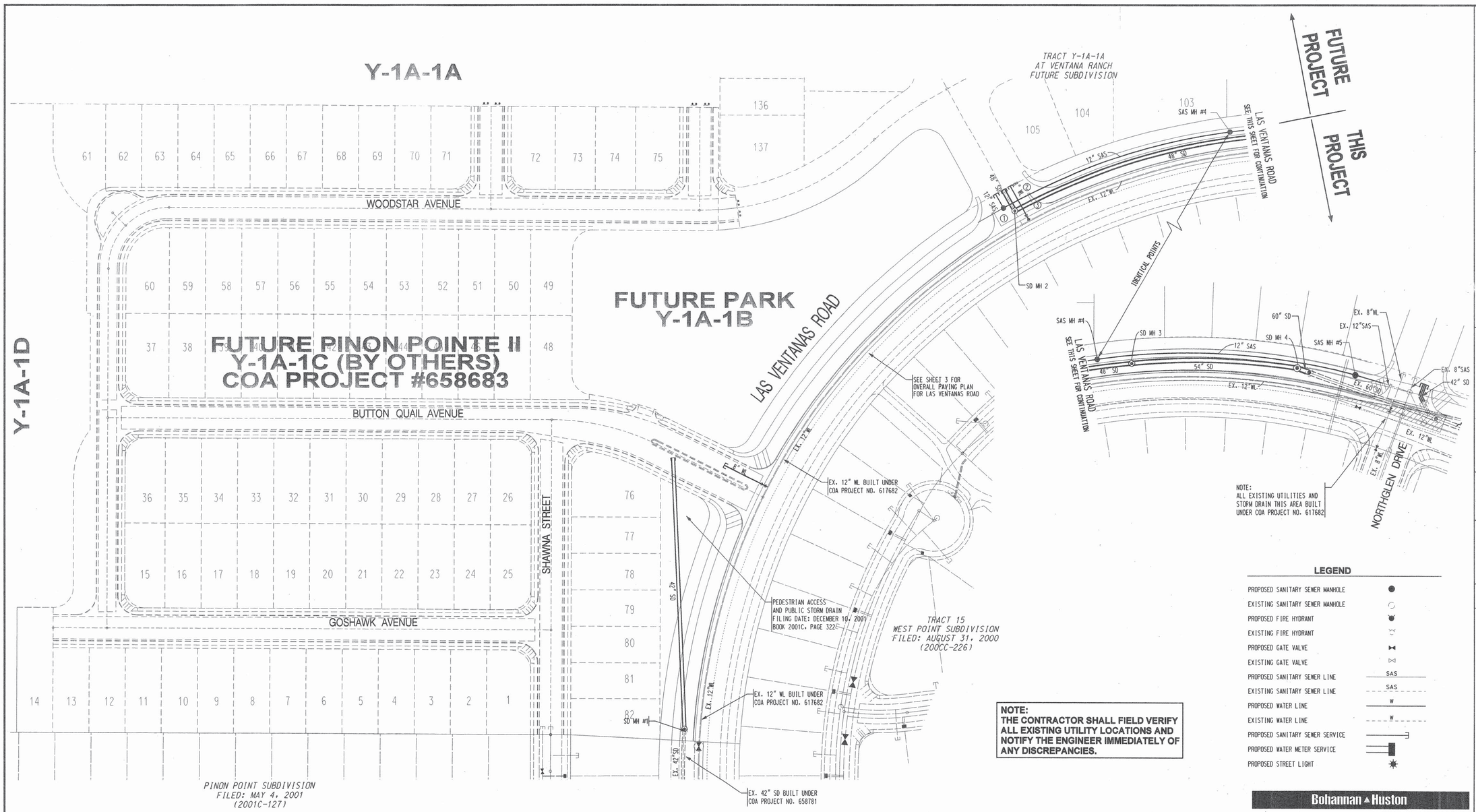
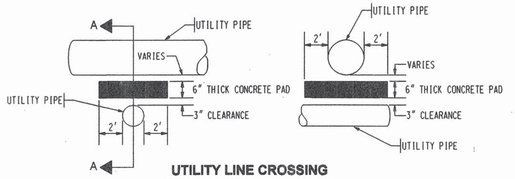
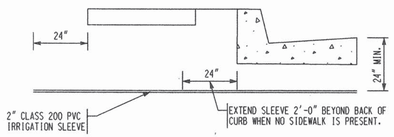
MESA REPRO



Crossings				
DES	SAS	SD	WL	Clearance
1	12" TP 43.38	48" TP 50.22	- - - - - - -	1.88
	12" INV 42.32	48" INV 45.26	- - - - - - -	
2	12" TP 43.21	- - - - - - -	8" TP 51.15	7.24
	12" INV 42.15	- - - - - - -	8" INV 50.45	
3	- - - - - - -	48" TP 49.84	8" TP 51.15	0.65
	- - - - - - -	48" INV 44.88	8" INV 50.49	



UTILITY LINE CROSSING
SECTION A-A UTILITY PIPE
FOR LESS THAN 1.5' CLEARANCE BETWEEN PIPES
(NOT TO SCALE)



IRRIGATION SLEEVES UNDER PAVING AND SIDEWALKS
NOT TO SCALE

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

LEGEND

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

N

60 30 0 60

SCALE: 1" = 60'
(HORIZ.)

APPROVED BY NMUI — DATE 2-25-02

BHI JOB NO. 020066

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25-FEB-2002
16:22

SCANNED BY
MESA REPRO

ENGINEER'S SEAL

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

AS-BUILT INFORMATION

BENCH MARKS
ACS BRASS TABLET STAMPED "1-B9 1980"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) X=355,077.00
Y=1,529,056.93
GROUND-TO-GRID FACTOR = .99966334
DELTA ALPHA -00°16'47"
NGVD 1929 ELEVATION = 5450.51

CONTRACTOR Sundance
SURVEYED BY ACS DATE 9/2
INSPECTOR'S FIELD TIE BY JWT DATE 10/2
FIELD VERIFICATION BY ACS DATE 9/2
AS-BUILTS BY ACS DATE 9/2
CORRECTED BY ACS DATE 9/2

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

NO.	DATE	REMARKS	BY	DESIGNED BY	DRAWN BY	CHECKED BY
		REVISIONS		YOP	RKL	KGP
		DESIGN		DATE 02/2002	DATE 02/2002	DATE 02/2002

Bohannan ▲ Huston
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PUBLIC WORKS DEPARTMENT
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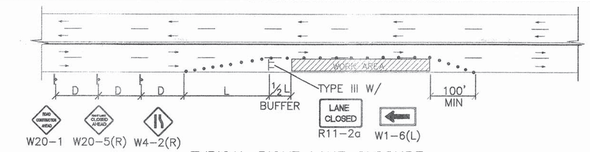
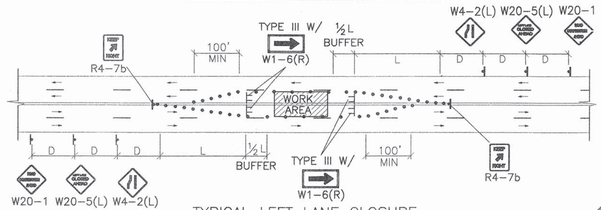
PINON POINTE II SUBDIVISION AT VENTANA RANCH
OFF-SITE IMPROVEMENTS
OVERALL OFFSITE PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED MAR 28 2002 DESIGN REVIEW COMMITTEE	APPROVED APR 25 2002 CITY ENGINEER			

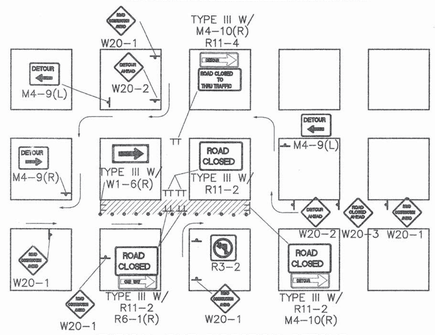
CITY PROJECT NO. 658682 | ZONE MAP NO. B-9 | SHEET 6 OF 10



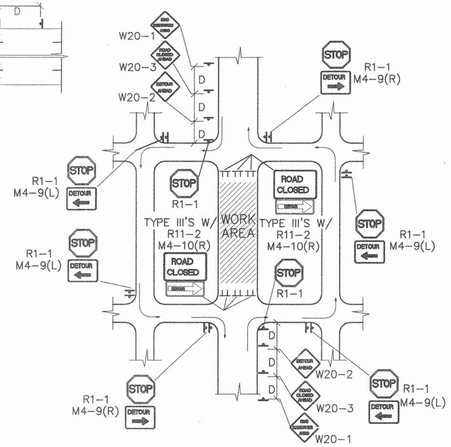
TYPICAL RIGHT LANE CLOSURE



TYPICAL LEFT LANE CLOSURE

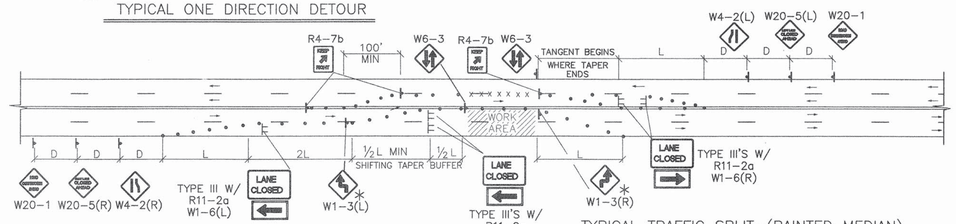


TYPICAL ONE DIRECTION DETOUR

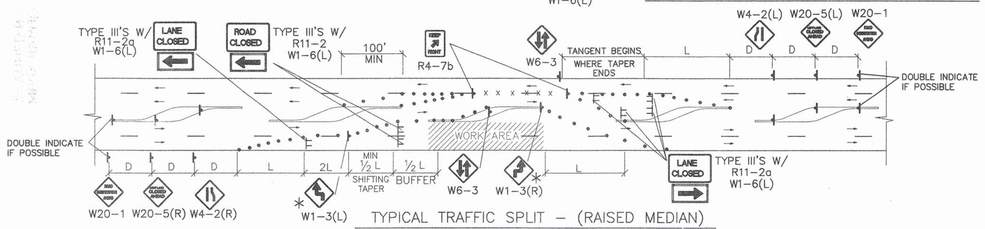


TYPICAL STREET CLOSURE

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



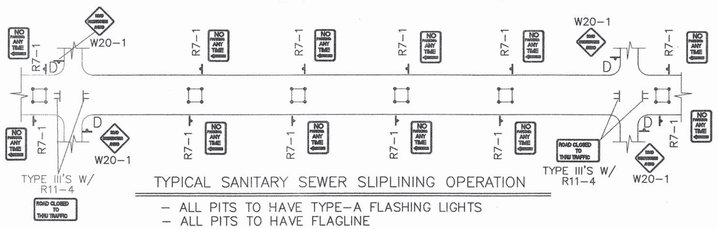
TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)



TYPICAL TRAFFIC SPLIT – (RAISED MEDIAN)

TRAFFIC SPLIT NOTES:

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



TYPICAL SANITARY SEWER SLIPLINING OPERATION

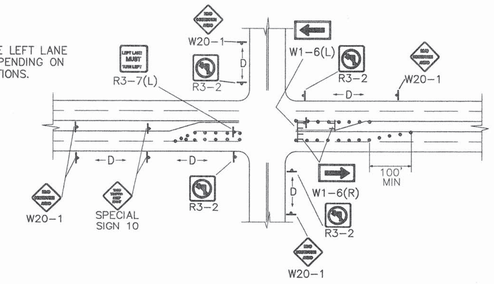
- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS
- ALL PITS TO HAVE FLAGLINE

GENERAL NOTE:

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

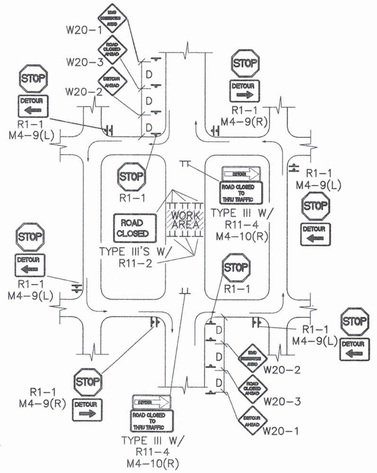
ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF 36" THIRTY SIX INCHES BY 36" THIRTY SIX INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT.

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



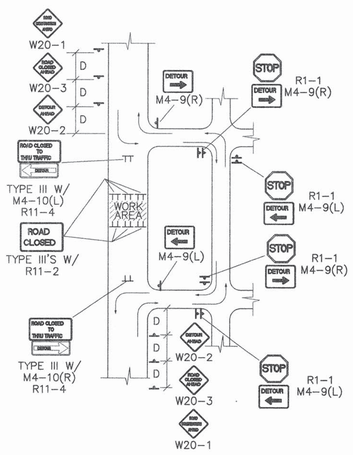
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION.



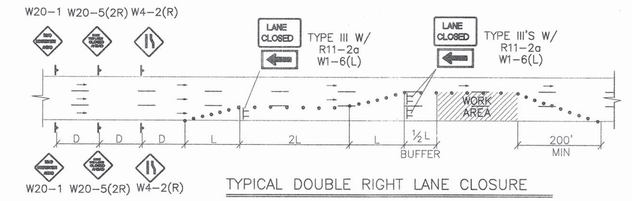
TYPICAL MID-BLOCK CLOSURE

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

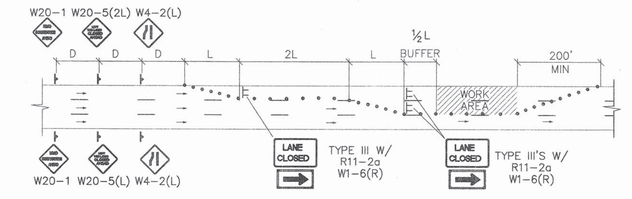


TYPICAL STREET CLOSURE

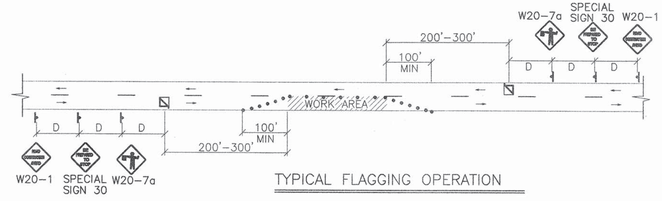
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



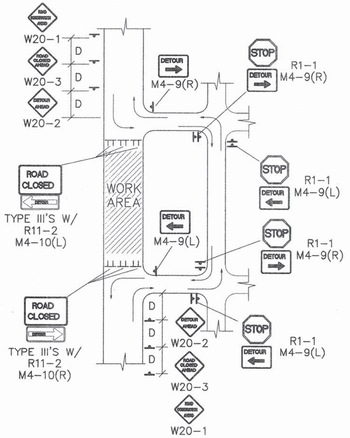
TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE

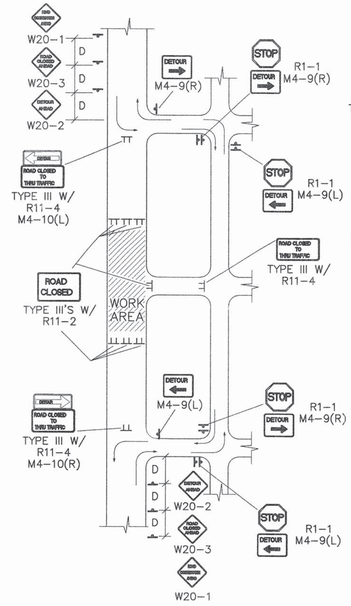


TYPICAL FLAGGING OPERATION



TYPICAL STREET CLOSURE

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



TYPICAL STREET CLOSURE

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

SCANNED BY MESA REPRO

AS-BUILT INFORMATION
CONTRACTOR Sundance DATE
WORK STAKED BY AIS DATE
WORK INSPECTED BY DATE
ACCEPTANCE BY DATE 9/12
FIELD VERIFICATION BY AIS DATE 10/2
DRAWINGS POSTED BY AIS DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

COA STD

No.	Date	By	REMARKS
			REVISIONS
			DESIGN

Designed By: COA DATE: 08/01
Drawn By: DATE: 08/01
Checked By: DATE: 08/01

Bohannan Huston
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ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

PINON POINTE II AT VENTANA RANCH
OFFSITE IMPROVEMENTS
TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF MUTCD)

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

City Project No.	Zone Map No.	Sheet	Of
658682	B-9	8	10

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Feb 18, 2002 - 2:57pm

BHI JOB #020066

DATE: AUGUST, 2001

CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

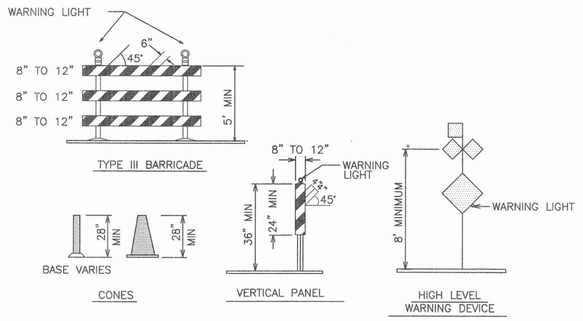
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

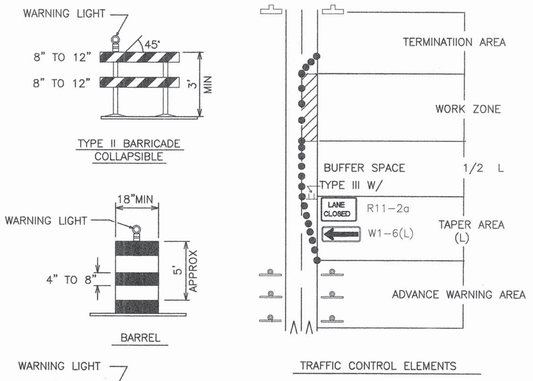
24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION, WASHING OF EQUIPMENT IS INCIDENTAL TO IT'S PLACEMENT AND MAINTENANCE.

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

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

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





LEGEND

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

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

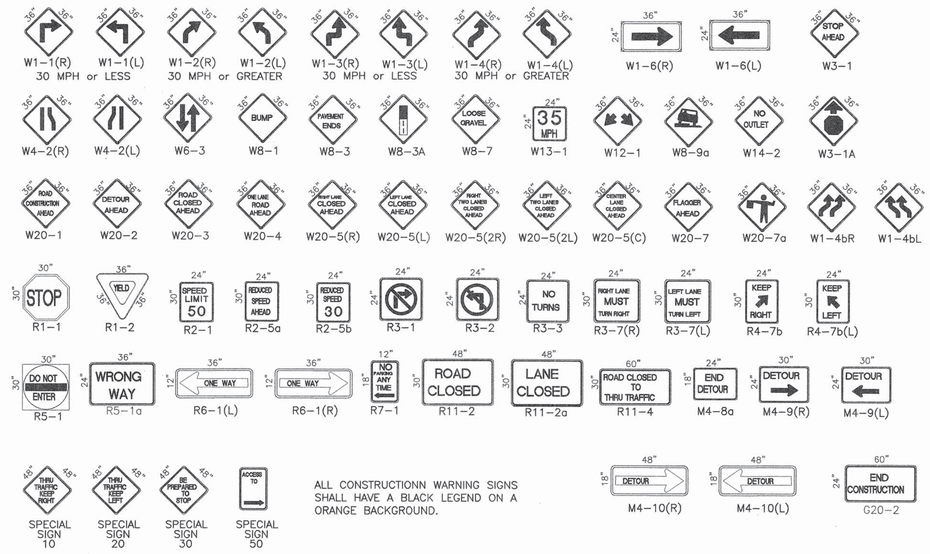
TAPER REQUIREMENT

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

RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

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

SIGN FACE DETAILS



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

TAPER CRITERIA

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

TAPER LENGTH COMPUTATION

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

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

AS-BUILT INFORMATION
CONTRACTOR Sundance DATE
WORK STAKED BY AIS DATE
INSPECTED BY DATE 9/12
ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE 10/2
DRAWINGS CORRECTED BY AIS DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

COA STD

No.	Date	By	REMARKS
			REVISIONS
			DESIGN

Designed By: COA DATE: 8/01
Drawn By: COA DATE: 8/01
Checked By: COA DATE: 8/01

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

PINON POINTE II AT VENTANA RANCH
OFFSITE IMPROVEMENTS
SIGNING & CONSTRUCTION TRAFFIC CONTROL STANDARDS

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

City Project No.	Zone Map No.	Sheet	Of
658682	B-9	9	10

BHI JOB #020066

DATE: AUGUST, 2001

SCANNED BY MESA REPRO

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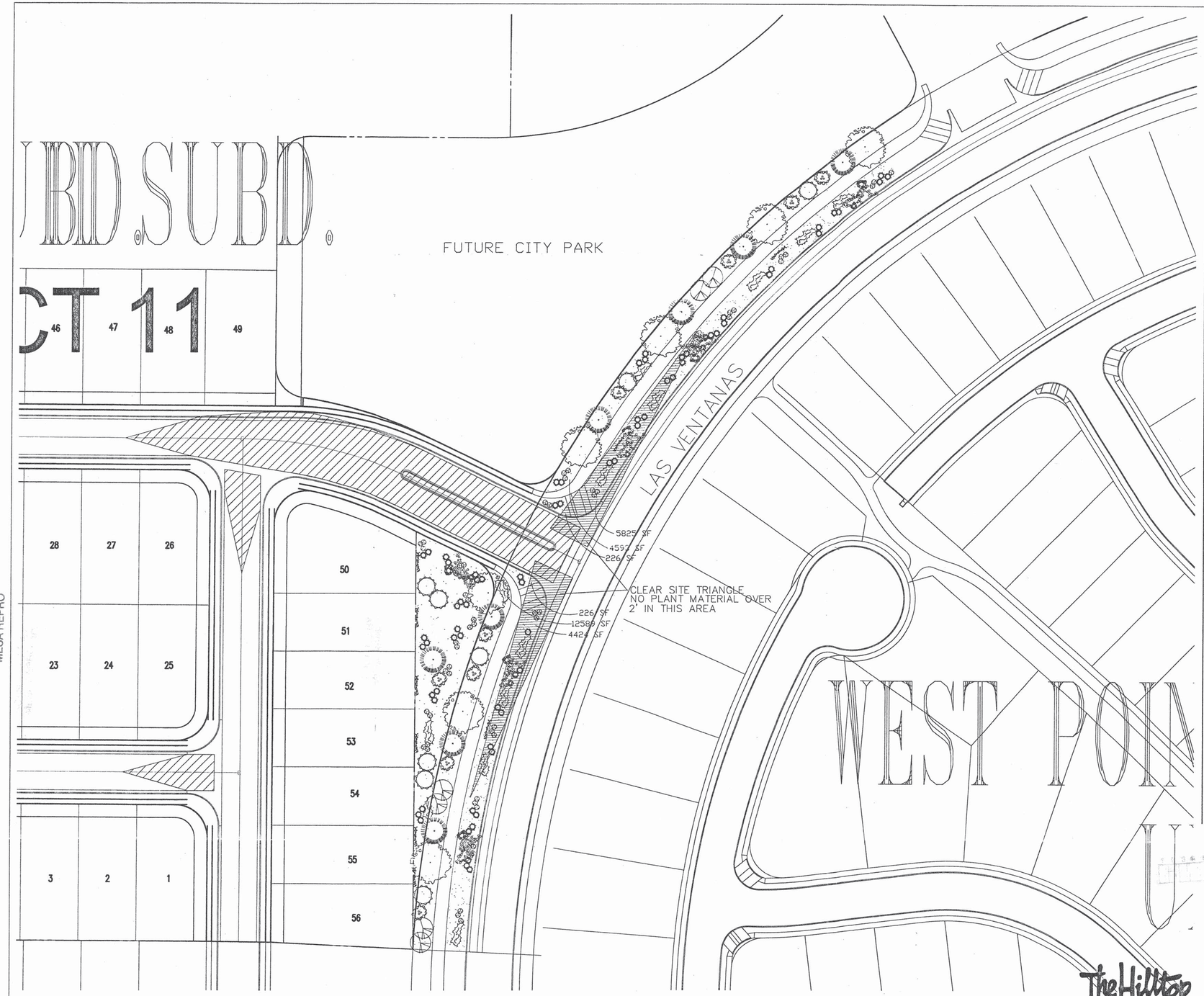

GENERAL NOTES

1. ALL LANDSCAPE TO BE MAINTAINED BY THE VENTANA RANCH COMMUNITY ASSOCIATION.
2. NO TREES SHALL BE PLANTED WITHIN 8' OF CURBS OR SIDEWALKS.

PLANTING LEGEND

SYMBOL	SIZE	NAME	HEIGHT
		PROPOSED PARK TREE	
	2" Cal.	SHADE TREE	TO 35'
	2" Cal.	ORNAMENTAL TREE	TO 35'
	20 Gal.	PINON PINE	TO 25'
	15 Gal.	WASHINGTON HAWTHORN	16' TO 18'
	15 Gal.	DESERT WILLOW	16' TO 18'
		PALM YUCCA	TO 13'
	5 Gal.	SHRUB/MAIDENGRASS	TO 2'
	1 Gal.	VINE	TO 1'
	1 Gal.	GROUNDCOVER	TO 24"
	1 Gal.	CATMINT	8" TO 12"
		OVERSIZED GRAVEL AND BASALT BOULDERS	
		SANTA ANA TAN GRAVEL WITH FF, SIDEWALK TO PROPERTY LINE	
		BROWN GRAVEL WITH FF, SIDEWALK TO CURB AND MEDIANS	

N

40 20 0 40

SCALE: 1" = 40'
(HORIZ.)

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
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Albuquerque, NM 87184
Ph. (505) 898-9690
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AS-BUILT INFORMATION
CONTRACTOR
WORK STARTED BY
INSPECTOR'S ACCEPTANCE BY
DATE
CERTIFICATION BY
DATE
DRAWINGS REVISED BY
DATE
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

BENCH MARKS
ACS BRASS TABLET STAMPED"1-B9 1980
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) X=355,077.00
Y=1,529,056.93
GROUND-TO-GRID FACTOR = .99966334
DELTA ALPHA -00°16'47"
NGVD 1929 ELEVATION = 5450.51

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
JAMES DE FLON
0007
REGISTERED PROFESSIONAL ENGINEER
2-15-02

NO.	DATE	REMARKS
		REVISIONS
		DESIGN
		DESIGNED BY Hilltop DATE 11/01
		DRAWN BY Hilltop DATE 11/01
		CHECKED BY Hilltop DATE 11/01
1	11/26/01	Revised LS Plan

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE 2 SUBDIVISION AT VENTANA RANCH
LANDSCAPE PLAN

DESIGN REVIEW COMMITTEE: APPROVED MAR 28 2002 — DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED MAR 25 2002 — CITY ENGINEER
LAST DESIGN UPDATE

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
658682	B-9	10	10