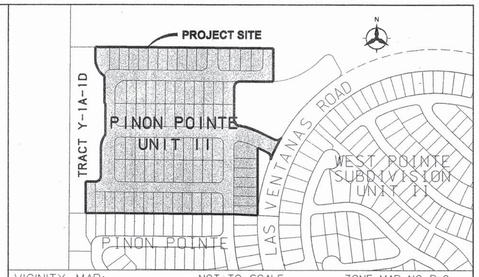
CONSTRUCTION PLANS FOR
PIÑON POINTE UNIT II
AT VENTANA RANCH
ALBUQUERQUE, NEW MEXICO

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
CD COORDINATION ENGINEER
DATE 11/15/02

"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.

10/24/02

PATRICK J. CONLEY, PE 10141 DATE

PATRICK J. CONLEY NEW MEXICO 10141 REGISTERED PROFESSIONAL ENGINEER

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 elevation information shown on these drawings was produced from elevations collected by me or under my supervision. I further certify that I have personally checked the survey performed by Smith Engineering and that I have personally supervised the preparation of the "As Built" information shown on these drawings and that the "As Built" information shown on these drawings is an accurate representation of the survey performed by me or under my direction. All information shown on these drawings is accurate to the best of my knowledge and belief. All information shown on these drawings is accurate to the extent that it can be determined by a field survey. Any deviations from the original design are shown on these drawings as "As Built" information.

10-22-02

Timothy Aldrich

NEW MEXICO 9719 REGISTERED PROFESSIONAL LAND SURVEYOR

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

ENGINEERS STAMP & SIGNATURE

KEVIN G. PATTON NEW MEXICO 13689 REGISTERED PROFESSIONAL ENGINEER
3-8-02

APPROVALS	ENGINEER	DATE
DRC Chairman		4-12-02
Transportation		3/08/02
Water/Wastewater		3/06/2002
Hydrology		3/6/02
CIP		
Const. Mngmt.		
Const. Coord.		4-12-02
NMUI		3-8-02

* * * * * * * * * * * * * *
APPROVED FOR CONSTRUCTION

City Engineer 4-26-02 Date

DRB Case Number 1001461 | City Project No. 658683 | Sheet 1 Of 26

1 2 3 4 5 6 7 8 9 10 11 12 13 14
26 6586.83 0109

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

SCANNED BY MESA REPRO

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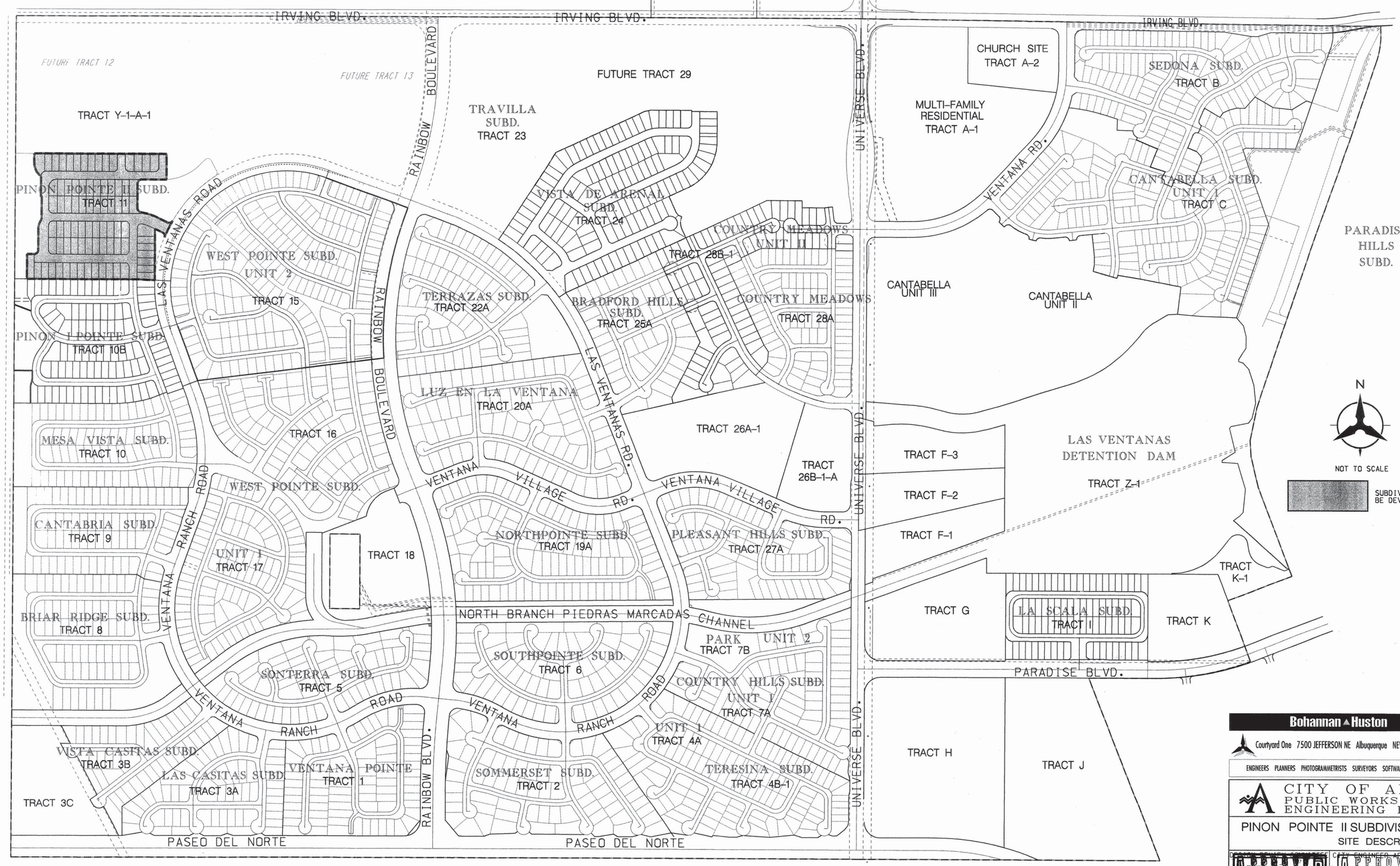

SCANNED BY MESA REPRO

AS-BUILT INFORMATION	
CONTRACTOR Sundance	
WORK STAKED BY ALS	
INSPECTOR'S ACCEPTANCE BY ALS	DATE 8/29
FIELD VERIFICATION BY ALS	DATE 8/12
DRAWINGS CORRECTED BY ALS	DATE 10/2
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

G. Sherrod - C.O.A. Inf.

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 13983 REGISTERED PROFESSIONAL ENGINEER
3-8-02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	YOP	DATE 08/2001
DRAWN BY	SAR	DATE 08/2001
CHECKED BY	KGP	DATE 08/2001

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

SITE DESCRIPTION PLAN

DEVELOPMENT REVIEW BOARD — APPROVED — APR 1 2 2002 — CHAIRPERSON

CITY ENGINEER APPROVAL — APPROVED — APR 2 6 2002 — CITY ENGINEER

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
658683	B-9	2	26

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6586.83 0202

BHI JOB NO. 020066

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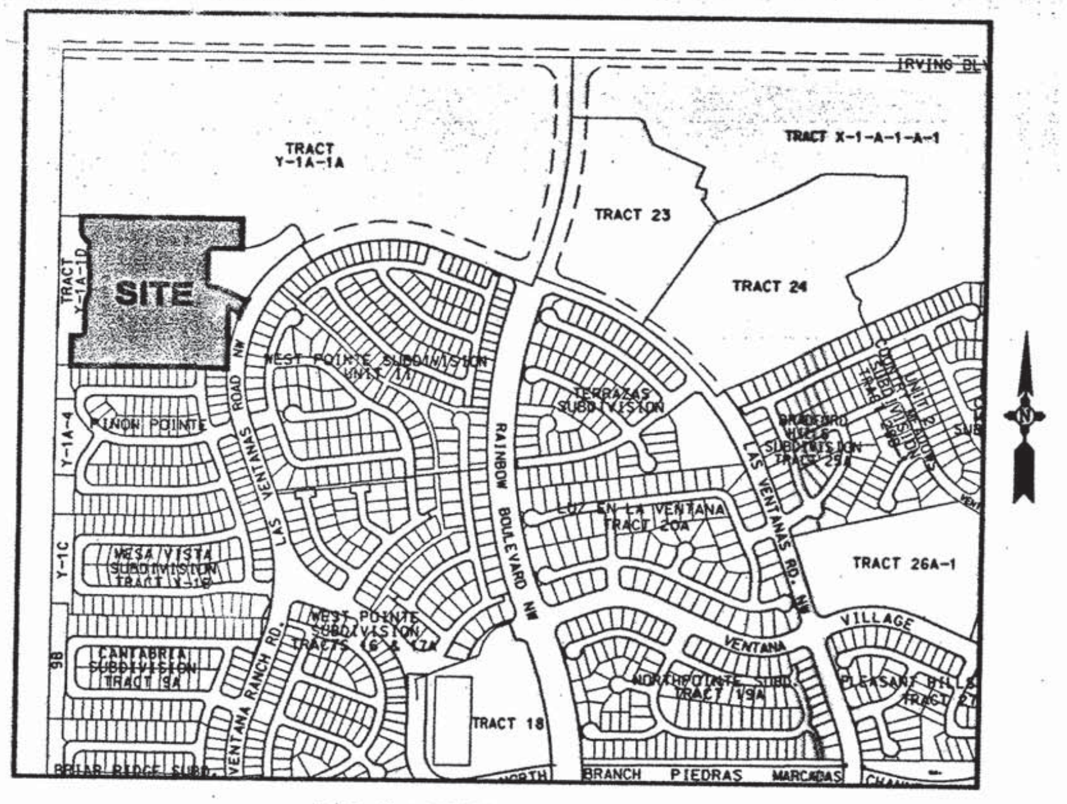
SP-2002052170



LOCATION MAP

ZONE ATLAS INDEX MAP No. B-9-Z

NOT TO SCALE

SUBDIVISION DATA

1. DRB No. -----------
2. Zone Atlas Index No. B-9-Z.
3. Gross Subdivision Acreage: 13.1632 Acres.
4. Total Number of Tracts created: Eighty-Two (82) Lots.
5. Total Mileage of full width Streets created: 0.5930 mile.
6. Date of Survey: October, 2001.
7. Plat is located within the Town of Alameda Grant, within projected Section 9, T11N, R2E, NMPM.

DISCLOSURE STATEMENT

The purpose of this plat is to subdivide Tract Y-1A-1C of the BULKLAND PLAT OF TRACTS Y-1A-1A, Y-1A-1B, Y-1A-1C, & Y-1A-1D 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 December 10, 2001 as Document No. 2001146982 in Book 2001C, Page 322 into 82 Lots, 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 and 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 (But not parallel within).

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 the Northwest one-quarter of the Northwest one-quarter (NW1/4 NW1/4) projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract Y-1A-1C of the BULK LAND PLAT OF TRACTS Y-1A-1A, Y-1A-1B, Y-1A-1C & Y-1A-1D, 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 December 10, 2001 in Book 2001C, Page 322, as Document No. 2001146982 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at the northeast corner of said Tract Y-1A-1C, whence the Albuquerque City Survey (ACS) monument "1-B9 1980" a standard ACS brass tablet set in top of a concrete post, having New Mexico State Plane Grid Coordinates, Central Zone (NAD 1927) of X=355,077.00 and Y=1,529,056.93 bears N80°00'57"E, a distance of 1973.11 feet and from point of beginning running thence along the easterly boundary line of said Tract Y-1A-1C,
S00°13'00"W, a distance of 154.37 feet to a point of curvature, non-tangent; thence,
20.21 feet along the arc of a curve to the right having a radius of 325.00 feet and a chord which bears S88°33'51"W, a distance of 20.21 feet to a point of tangency; thence,
N89°39'17"W, a distance of 135.96 feet to a point of curvature; thence,
39.33 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears S45°16'52"W, a distance of 35.40 feet to a point of tangency; thence,
S00°13'00"W, a distance of 153.47 feet to a point of curvature; thence,
35.74 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears S40°44'15"E, a distance of 32.77 feet to a point of reverse curvature; thence,
104.86 feet along the arc of a curve to the right having a radius of 335.00 feet and a chord which bears S72°43'27"E, a distance of 104.43 feet to a point of tangency; thence,
S63°45'25"E, a distance of 74.72 feet to a point of curvature; thence,
35.50 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears N73°16'01"E, a distance of 34.08 feet to a point of compound curvature on the westerly right-of-way line of Las Ventanas Road NW, thence running along the easterly boundary line of said Tract Y-1A-1C and also along said right-of-way line,
116.57 feet along the arc of a curve to the left having a radius of 825.00 feet and a chord which bears S26°14'35"W, a distance of 116.47 feet to a point of compound curvature, thence leaving said westerly right-of-way line and running thence along the easterly boundary line of said Tract Y-1A-1C,
37.50 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears N20°46'51"W, a distance of 34.08 feet to a point of tangency; thence,
N63°45'25"W, a distance of 52.07 feet to a point; thence,
S00°13'00"W, a distance of 323.74 feet to the southeast corner of said Tract Y-1A-1C, a point on the westerly right-of-way line of said Las Ventanas Road NW, thence leaving said right-of-way line and running thence along the southerly boundary line of said Tract Y-1A-1C,
N87°01'32"W, a distance of 111.08 feet to a point on the easterly right-of-way line of Shawna Street NW, thence crossing said Shawna Street NW,
N89°29'08"W, a distance of 50.00 to a point on the westerly right-of-way line of said Shawna Street NW, thence leaving said right-of-way line and running thence along the southerly boundary line of said Tract Y-1A-1C,
N89°39'17"W, a distance of 640.06 feet to the southwest corner of said Tract Y-1A-1C, thence running along the westerly boundary line of said Tract Y-1A-1C,
N00°13'00"E, a distance of 155.00 feet to a point; thence,
S89°39'17"E, a distance of 45.00 feet to a point of curvature; thence,
39.33 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears N45°16'52"E, a distance of 35.40 feet to a point of tangency; thence,
N00°13'00"E, a distance of 134.72 feet to a point of curvature; thence,
64.35 feet along the arc of a curve to the right having a radius of 100.00 feet and a chord which bears N18°39'06"E, a distance of 63.25 feet to a point of non-tangency; thence,
N00°13'00"E, a distance of 145.18 feet to a point; thence,
N89°39'17"W, a distance of 5.00 feet to a point; thence,
N00°13'00"E, a distance of 123.05 feet to a point of curvature (non-tangent); thence,
95.83 feet along the arc of a curve to the right having a radius of 100.00 feet and a chord which bears N27°14'10"W, a distance of 92.20 feet to a point of tangency; thence,
N00°13'00"E, a distance of 55.22 feet to the northwest corner of said Tract Y-1A-1C, thence running along the northerly boundary line of said Tract Y-1A-1C,
S89°39'17"E, a distance of 828.72 feet to the point and place of beginning.

Tract contains 13.1632 acres, more or less.

NOTES

1. Basis of Bearings: New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 Datum also being the same as bearings shown on BULK LAND PLAT OF TRACTS Y-1A-1A, Y-1A-1B, Y-1A-1C, & Y-1A-1D 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 December 10, 2001 in Book 2001C, Page 322 as Document No. 2001146982.
2. Distances are Ground Distances.
3. All easements of record are shown.
4. 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. All Sanitary and Water Utilities within the street right-of-way are to be dedicated for maintenance to NMU, Inc.
5. 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".
6. No individual lot shall be allowed direct access to Los Ventanas Road.
7. Park Dedication Requirements shall be met with the Park Site 2 on Tract 8C in accordance with the Park Dedication Agreement between the City of Albuquerque and Las Ventanas Limited Partnership dated: October 23, 1995 and as amended with the 1st. Amendment recorded on January 29, 2001.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, within the Northwest one-quarter of the northwest one-quarter (NW1/4 NW1/4) of Projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract Y-1A-1C of the BULK LAND PLAT OF TRACTS Y-1A-1A, Y-1A-1B, Y-1A-1C, & Y-1A-1D, 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 December 10, 2001 as Document No. 2001146982 in Book 2001C, Page 322 now comprising Lots 1 through 82 inclusive, PINON POINTE II AT VENTANA RANCH, Albuquerque, New Mexico is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate additional public street right-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.

SIVAGE THOMAS HOMES, INC.

BY:____
John W. Hardin, President
Sivage Thomas Homes, Inc.

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on _______ day of ________________, 2002 by John W. Hardin, President of Sivage Thomas Homes, Inc., a New Mexico Corporation.

My Commission Expires:______________________ ________________________________
Notary Public

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
6544
REGISTERED PROFESSIONAL SURVEYOR

A. Dwain Weaver
New Mexico Professional Surveyor 6544

Date: ___________, 2002

SHEET 1 OF 2

PLAT OF
PIÑON POINTE II AT VENTANA RANCH

(A REPLAT OF TRACT Y-1A-1C
VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
FEBRUARY, 2002

SHEET 3 OF 26

658683

APPROVALS

PLAT NUMBER____________________

PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
PARKS & RECREATION	DATE
QWEST	DATE
COMCAST CABLE	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
NEW MEXICO UTILITIES, INC.	DATE
VENTANA RANCH COMMUNITY ASSOCIATION, INC.	DATE

26 6586.83 0309

TAX CERTIFICATION

HIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC # --

PROPERTY OWNER OF RECORD ---------------------------------

BERNALILLO COUNTY TREASURER'S OFFICE ---------- DATE ----------

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.

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

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JOB NO. 020066 007

SCANNED BY
MESA REPRO

PLAT OF
PIÑON POINTE II AT VENTANA RANCH

(A REPLAT OF TRACT Y-1A-1C
VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
FEBRUARY, 2002

TANGENT DATA

No.	BEARING	DISTANCE
T1	S 89°39'17" E	45.00
T2	N 89°39'17" W	5.00
T3	N 00°13'00" E	55.22
T4	S 63°45'25" E	74.72
T5	N 63°45'25" W	52.07
T6	N 89°29'08" W	50.00
T7	N 45°32'49" W	22.77
T8	S 89°39'17" E	3.15
T9	N 00°20'43" E	6.77
T10	S 89°39'17" E	3.89

LEGEND

———	SUBDIVISION BOUNDARY LINE
———	NEW LOT LINE
—·—·—	CENTERLINE
- - - - -	PROPOSED EASEMENT LINE
— — — —	EXISTING EASEMENT LINE
—··—··—	ADJOINING PROPERTY LINE
⚠	CITY OF ALBUQUERQUE CONTROL MONUMENT
●	5/8" REBAR WITH 1-1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
▲	CENTERLINE MONUMENT TO BE INSTALLED
→ ←10'PUE	10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

CURVE DATA

No.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	90°07'43"	25.06	39.33	25.00	35.40	N 45°16'52" E
C2	36°52'12"	33.33	64.35	100.00	63.25	N 18°39'06" E
C3	54°54'20"	51.95	95.83	100.00	92.20	N 27°14'10" W
C4	03°33'46"	10.11	20.21	325.00	20.21	S 88°33'51" W
C5	90°07'43"	25.06	39.33	25.00	35.40	S 45°16'52" W
C6	81°54'29"	21.70	35.74	25.00	32.77	S 40°44'15" E
C7	17°56'04"	52.86	104.86	335.00	104.43	S 72°43'27" E
C8	85°57'08"	23.29	37.50	25.00	34.08	N 73°16'01" E
C9	08°05'44"	58.38	116.57	825.00	116.47	S 26°14'35" W
C10	85°57'08"	23.29	37.50	25.00	34.08	N 20°46'51" W
C11	25°53'52"	68.98	135.60	300.00	134.45	N 76°42'21" W
C12	90°07'43"	75.17	117.98	75.00	106.19	N 45°16'52" E
C13	03°50'57"	10.08	20.15	300.00	20.15	N 88°25'15" E
C14	44°14'11"	30.48	57.91	75.00	56.48	N 22°20'06" E
C15	45°53'32"	31.75	60.07	75.00	58.48	N 67°23'57" E
C16	13°50'14"	32.16	64.00	265.00	63.84	N 70°40'32" W
C17	102°11'21"	30.98	44.59	25.00	38.91	S 51°18'41" W
C18	89°52'17"	24.94	39.21	25.00	35.32	N 44°43'08" W
C19	90°00'00"	31.95	50.19	31.95	45.18	N 45°20'44" E
C20	90°07'43"	25.06	39.33	25.00	35.40	N 45°16'52" E
C21	89°52'17"	24.94	39.21	25.00	35.32	S 44°43'08" E
C22	90°07'43"	25.06	39.33	25.00	35.40	N 45°16'52" E
C23	90°07'43"	50.11	78.65	50.00	70.79	S 45°16'52" W
C24	89°52'17"	24.94	39.21	25.00	35.32	S 44°43'08" E
C25	89°52'17"	24.94	39.21	25.00	35.32	S 44°43'08" E
C26	90°07'43"	25.06	39.33	25.00	35.40	S 45°16'52" W
C27	89°52'17"	24.94	39.21	25.00	35.32	N 44°43'08" W
C28	90°07'43"	25.06	39.33	25.00	35.40	N 45°16'52" E
C29	73°27'26"	23.84	40.96	31.95	38.21	S 37°04'27" W
C30	16°32'33"	4.64	9.22	31.95	9.19	S 82°04'28" W

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

SHEET 2 OF 2

P:020066\SURVEY\ 007\GRAPHICS\FINAL PLAT
020066007PLAT.DGN
JOB NO. 020066 007

GENERAL NOTES:

1. EXCEPT AS PROVIDED HERIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION, PRIOR TO CONSTRUCTION. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.

3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY VINYARD & ASSOC. ALL OTHER WORK, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).

4. TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.

5. PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.

6. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

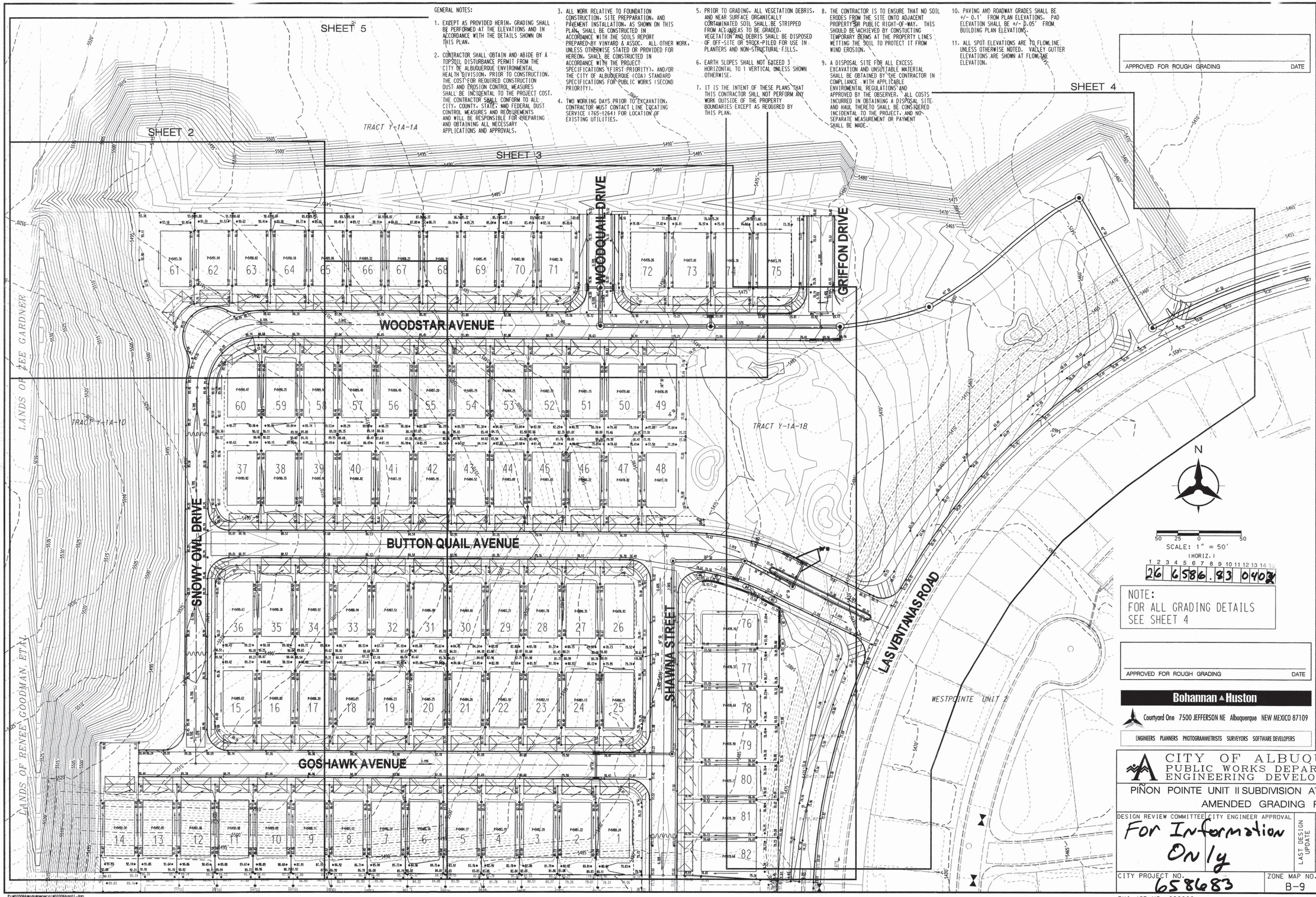
7. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHLL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

8. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTUCTING TEMPORARY BERMS AT THE PROPERTY LINES WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

9. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

10. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATIONS.

11. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.



APPROVED FOR ROUGH GRADING DATE

NOTE:
FOR ALL GRADING DETAILS
SEE SHEET 4

APPROVED FOR ROUGH GRADING DATE

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

AS-BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY AIS
INSPECTOR'S ACCEPTANCE BY Jerry Jourdan DATE 8/12
Beth Eck 8/12
VERIFICATION BY AIS DATE
CERTIFICATE CORRECTED BY AIS DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. DATE

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

ENGINEER'S SEAL
KEVIN G. PATTON NEW MEXICO 13989 REGISTERED PROFESSIONAL ENGINEER
1-25-02

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

REMARKS
REVISIONS
DESIGN

DESIGNED BY YGP DATE 8/01
DRAWN BY BS DATE 8/01
CHECKED BY KGP DATE 8/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PIÑON POINTE UNIT II SUBDIVISION AT VENTANA RANCH
AMENDED GRADING PLAN

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

For Information Only

CITY PROJECT NO. 658683 | ZONE MAP NO. B-9 | SHEET 4 OF 26

BHI JOB NO. 020066

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SCANNED BY MESA REPRO

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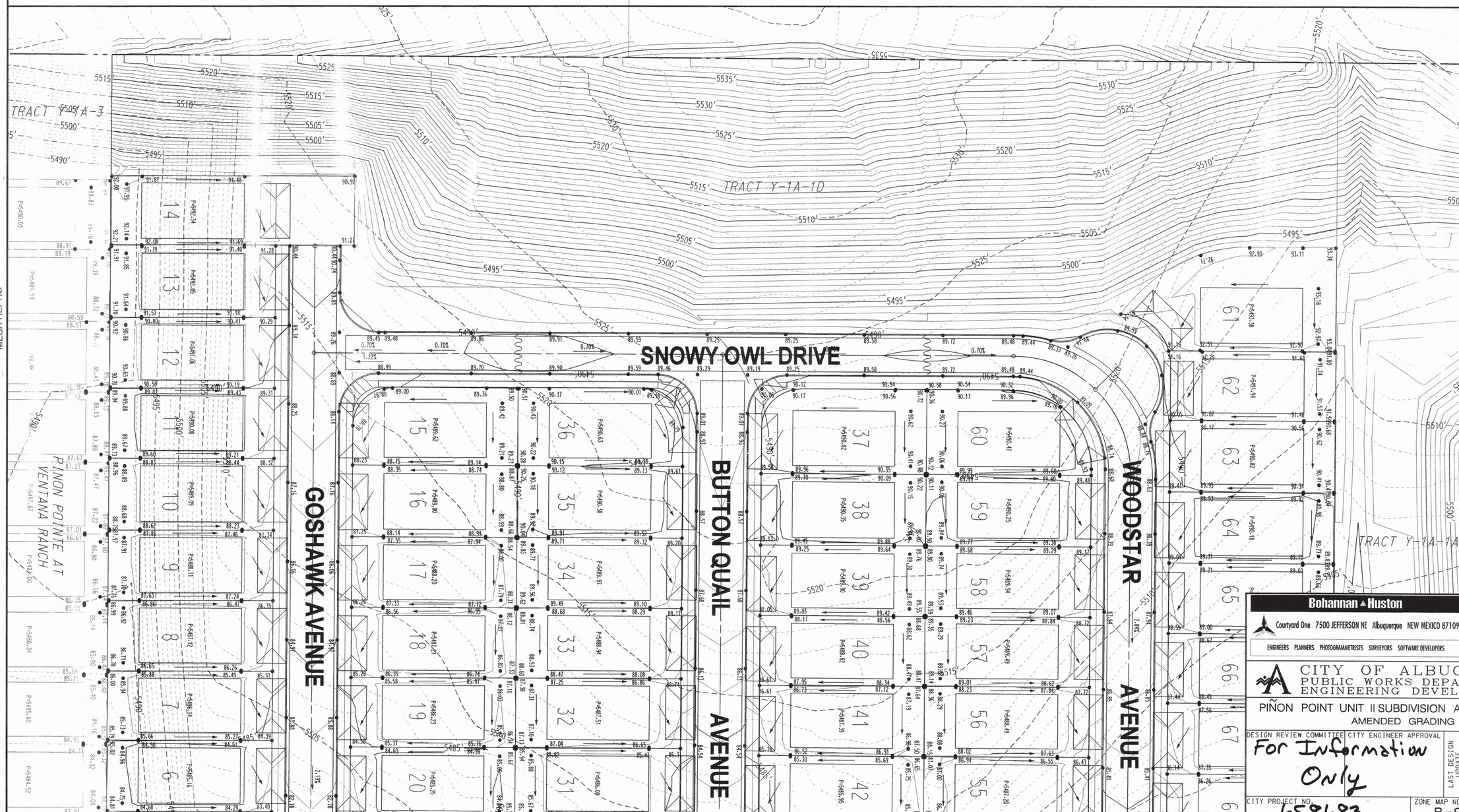
APPROVED FOR ROUGH GRADING DATE

LANDS OF RENEE GOODMAN, ETAL

LANDS OF ZEE GARDNER

N

SCALE: 1"=30'
(HORIZ.)



SCANNED BY MESA REPRO

AS-BUILT INFORMATION

CONTRACTOR Sundance
WORK STAKED BY ALS
INSPECTOR'S ACCEPTANCE BY Scott Jones DATE 9/02
FIELD EDITS BY Smith Eddy
VERIFICATION BY ALS DATE 10/02
CORRECTED BY
COMPUTED BY ALS 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

KEVIN G. PATTON
NEW MEXICO
13654
REGISTERED PROFESSIONAL ENGINEER
1.25.02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	YGP	8/01
DRAWN BY	BS	8/01
CHECKED BY	KGP	8/01

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

PIÑON POINT UNIT II SUBDIVISION AT VENTANA RANCH

AMENDED GRADING PLAN

DESIGN REVIEW COMMITTEE: For Information Only

CITY ENGINEER APPROVAL

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

CITY PROJECT NO. 658683 | ZONE MAP NO. B-9 | SHEET 5 OF 26

BHI JOB NO. 020066

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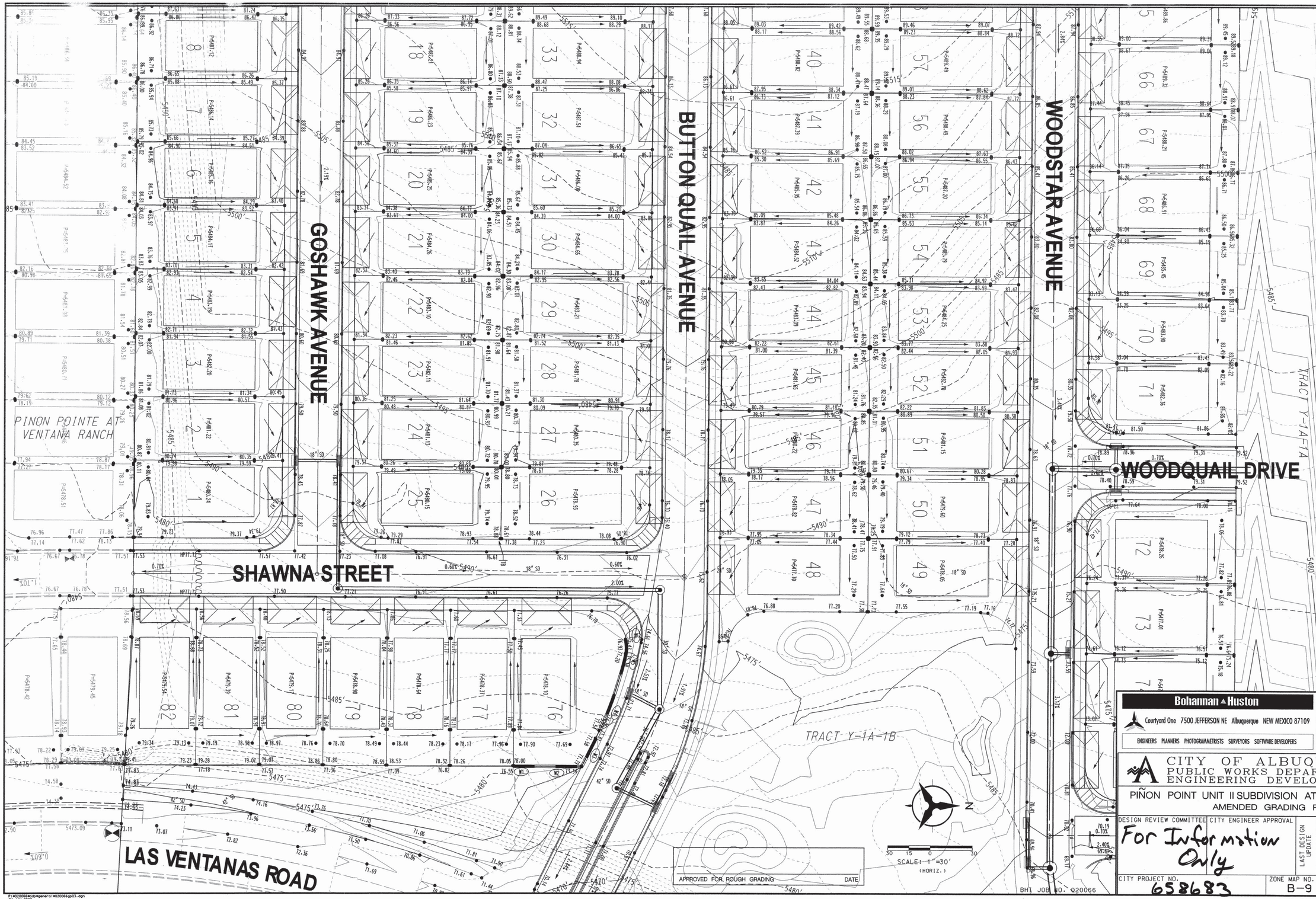

SCANNED BY MEGA REPRO

AS-BUILT INFORMATION

CONTRACTOR
WORK STAKED BY
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

ENGINEER'S SEAL SURVEY 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

FIELD NOTES

NO.	BY	DATE

KEVIN G. PATTON
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
1-25-02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	YGP	DATE	8/01
DRAWN BY	BS	DATE	8/01
CHECKED BY	KGP	DATE	8/01

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

PIÑON POINT UNIT II SUBDIVISION AT VENTANA RANCH
AMENDED GRADING PLAN

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
658683	B-9	6	26

BHI JOB NO. 020066

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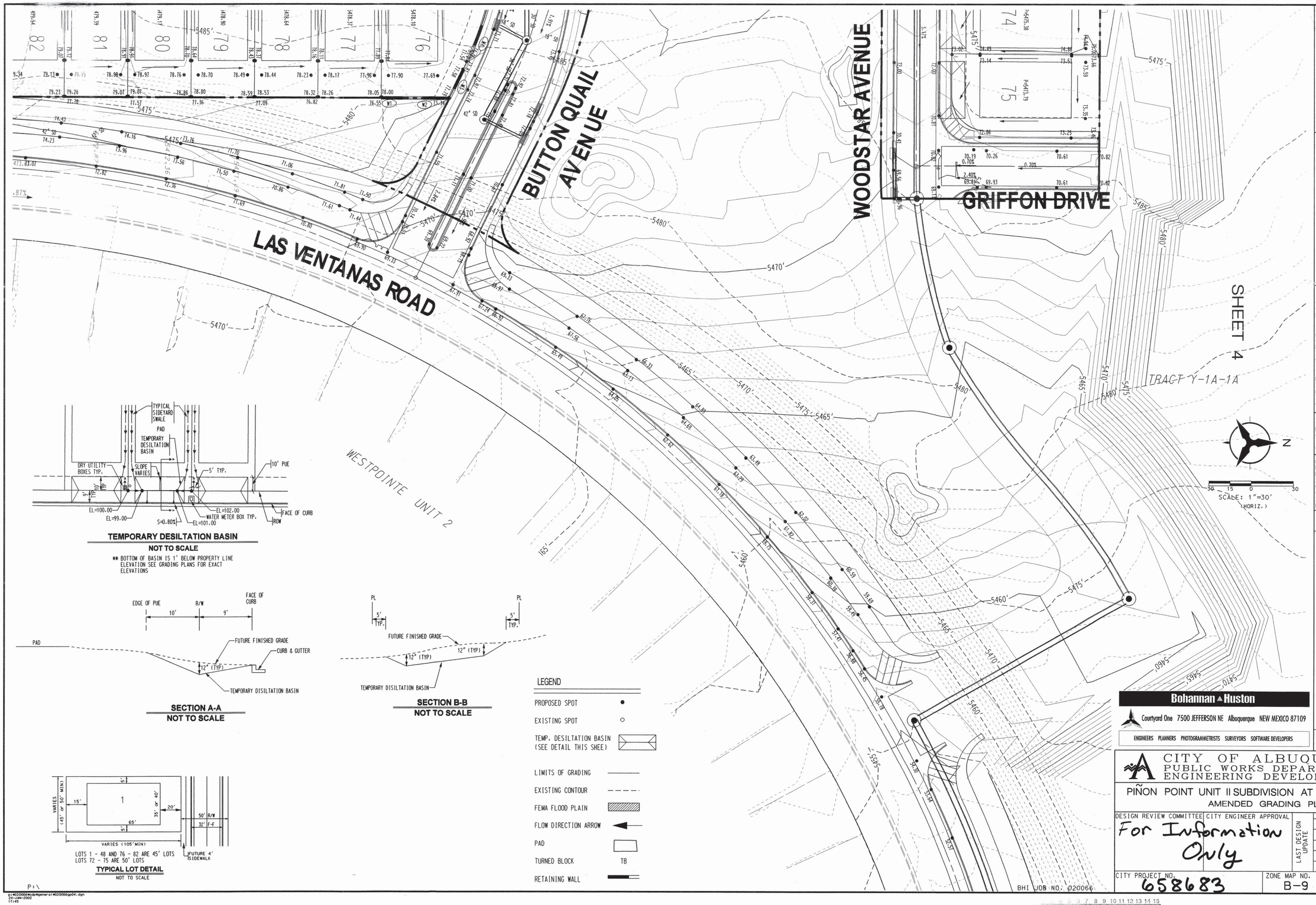

SCANNED BY MESA REPRO

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE

BENCH MARKS	
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	

AS-BUILT INFORMATION

CONTRACTOR	Sundance	
WORK STAKED BY	AIS	
INSPECTOR'S ACCEPTANCE BY	Sundance	DATE 9/06
VERIFICATION BY	AIS	DATE 9/06
DRAWINGS CORRECTED BY	AIS	DATE 9/06
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

ENGINEER'S SEAL

KEVIN G. PATTON NEW MEXICO 7865 REGISTERED PROFESSIONAL ENGINEER
1-25-02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	YDP	DATE 11/2001
DRAWN BY	BS/BJG	DATE 11/2001
CHECKED BY	KGP	DATE 11/2001

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PIÑON POINT UNIT II SUBDIVISION AT VENTANA RANCH
AMENDED GRADING PLAN

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
658683	B-9	7	26

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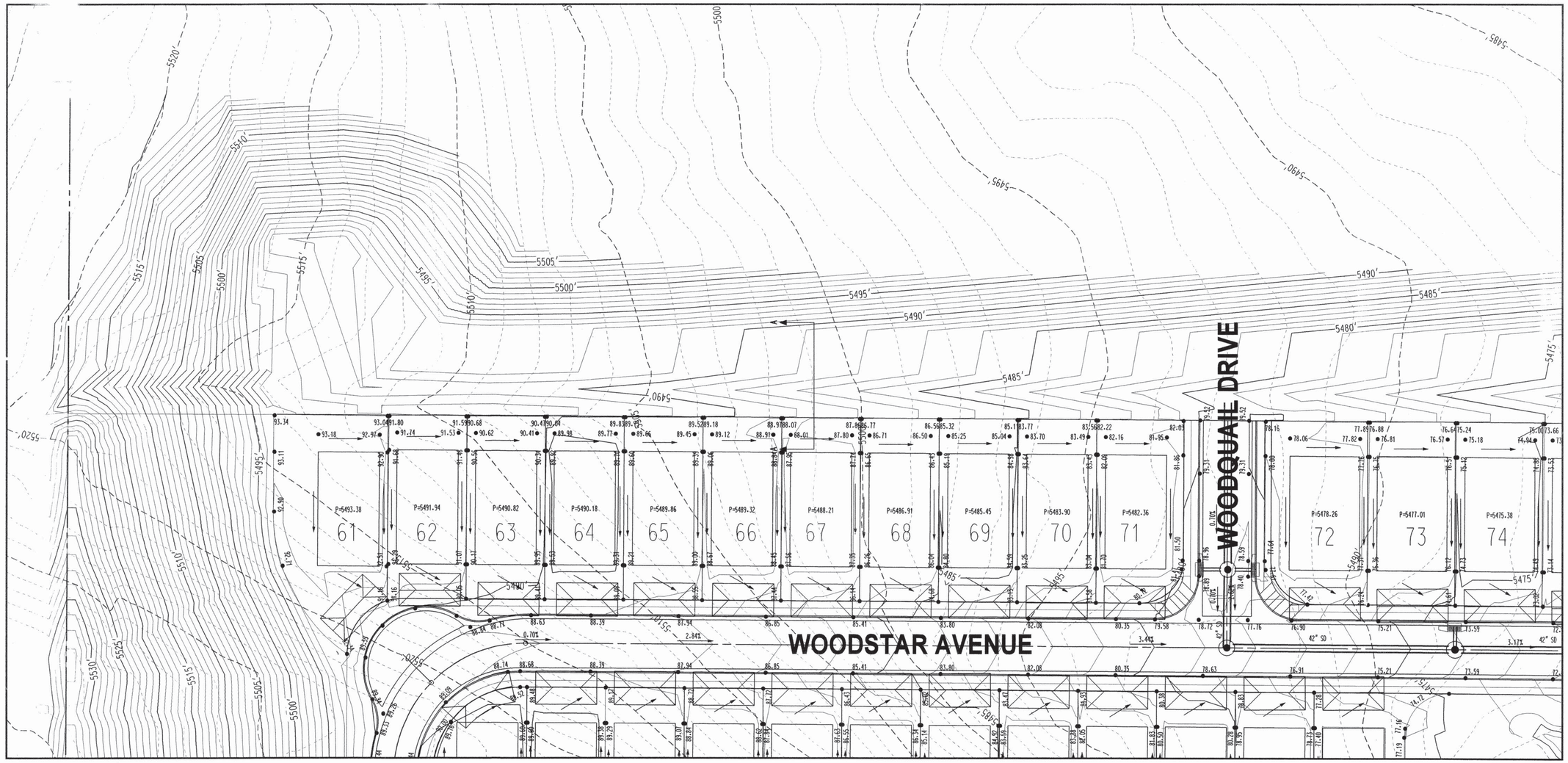
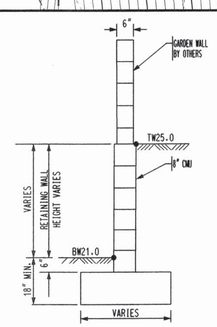
SHEET 5





TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL
BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL

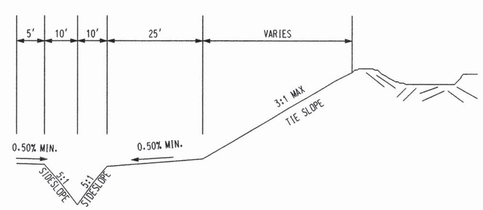
TYPICAL RETAINING WALL NOMENCLATURE

NOT TO SCALE

(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)

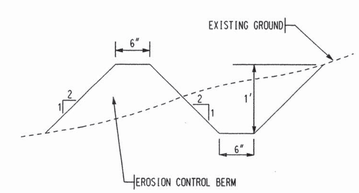
RETAINING WALL TABLE

Wall Point	TW Elev	BW Elev	Wall Ht	Approx Wall Length	Average Wall Height	Average Wall Type
1	78.05	76.55	1.50	48.40	2.98	A
2	77.79	73.34	4.45	22.62	4.11	B
3	77.58	73.81	3.77	5.95	3.62	B
4	77.51	74.05	3.46	57.52	2.74	A
5	77.20	75.19	2.01	10.70	1.75	A
6	76.93	75.43	1.50			



SWALE DETAIL SECTION A - A

NOT TO SCALE



EROSION CONTROL PLAN

NOT TO SCALE

A BERM WITH THE DIMENSIONS SHOWN SHALL BE MAINTAINED DURING CONSTRUCTION UNTIL COMPLETION OF INDIVIDUAL HOMES WITHIN THE PROJECT

N

30 15 0 30

SCALE: 1"=30'
(HORIZ.)

26 6586.83 0802

BHI JOB NO. 020066

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

PIÑON POINT UNIT II SUBDIVISION AT VENTANA RANCH
AMENDED GRADING PLAN

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
658683	B-9	8	26

AS-BUILT INFORMATION

CONTRACTOR Sundance
WORK STAKED BY AIS
INSPECTOR'S ACCEPTANCE BY Jim Ec DATE 9/26
FIELD VERIFICATION BY AIS DATE 10/2
DRAWINGS CORRECTED BY AIS 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

ENGINEER'S SEAL SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

KEVIN G. PATTON
NEW MEXICO
13986
REGISTERED PROFESSIONAL ENGINEER
1.25.02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	YOP	8/01
DRAWN BY	BS	8/01
CHECKED BY	KGP	8/01

SCANNED BY MESA REPRO

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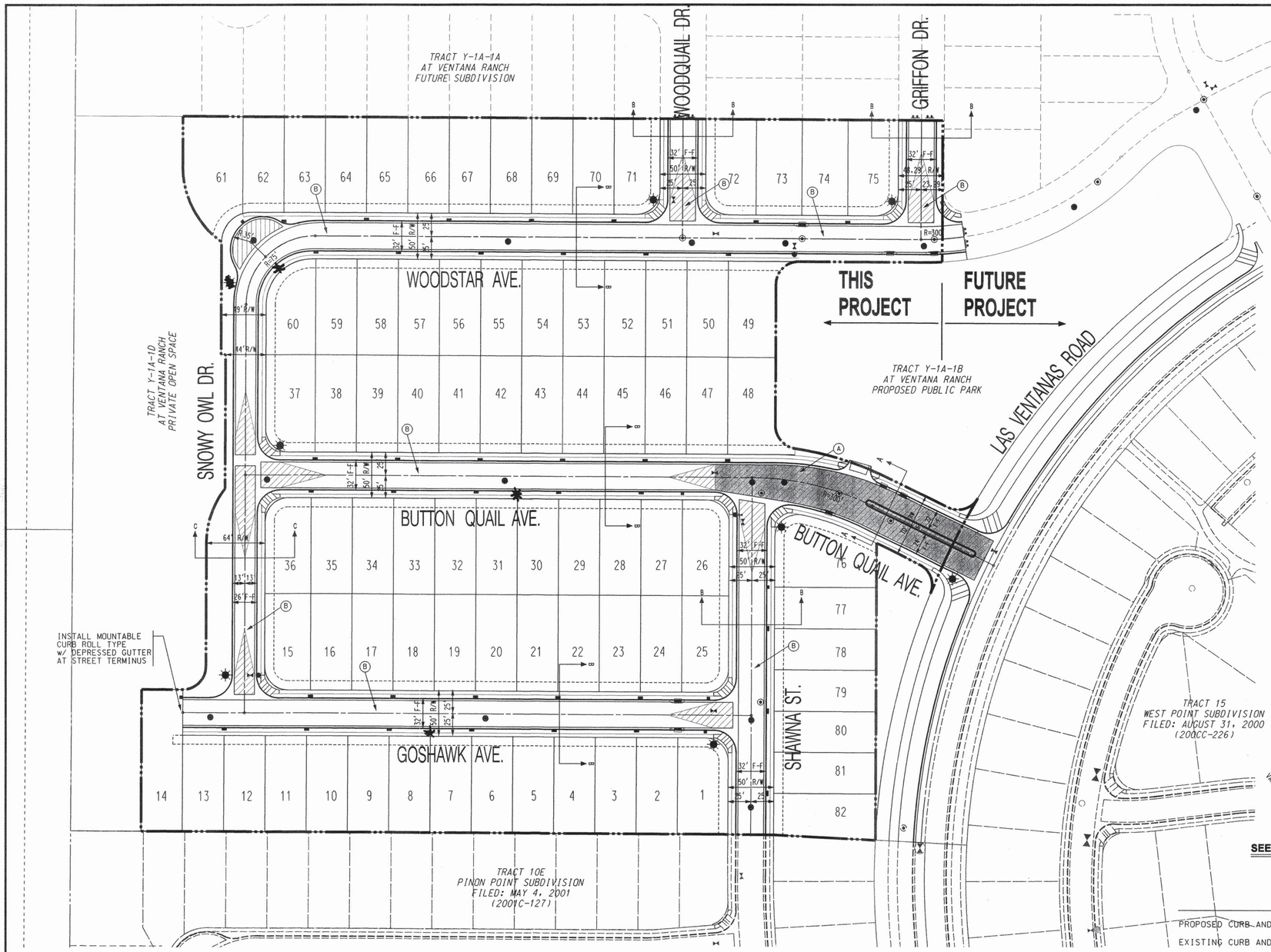
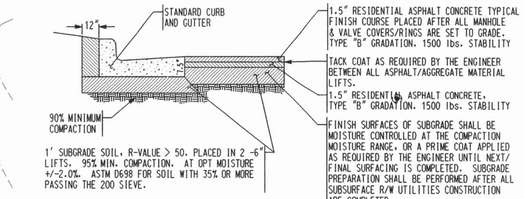


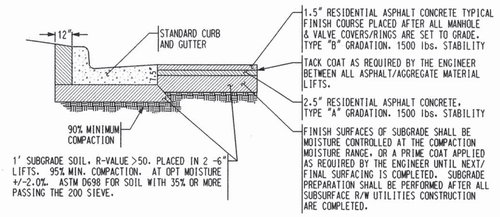
NOTE:
"SOIL NOT HAVING THE MINIMUM R-VALUE OF 50. SHALL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED. BY THE CONTRACTOR. WITH SUITABLE MATERIAL OR PAVEMENT SECTION SHALL BE DESIGNED. BY THE CONSULTANT ACCOMMODATING THE EXISTING R-VALUE PER COA STANDARD SPECIFICATIONS."



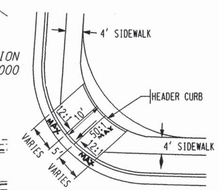
TYPICAL SUBDIVISION PAVEMENT SECTION (B)
(REFER TO COA STD. DWG. 2405)
(EXCEPT TYPE "B" GRADATION SHALL BE USED)
NOT TO SCALE

LIMITS OF PAVEMENT SECTION AT VALLEY GUTTER

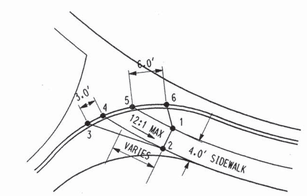
NOTE:
"SOIL NOT HAVING THE MINIMUM R-VALUE OF 50. SHALL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED. BY THE CONTRACTOR. WITH SUITABLE MATERIAL OR PAVEMENT SECTION SHALL BE DESIGNED. BY THE CONSULTANT ACCOMMODATING THE EXISTING R-VALUE PER COA STANDARD SPECIFICATIONS."



ENTRANCE TO SUBDIVISION (OFF OF LAS VENTANAS RD.) (A)
PAVEMENT SECTION (SHADED AREA)
NOT TO SCALE
(MATCH COA PROJECT #617681)



WHEEL CHAIR RAMP DETAIL
SEE MODIFIED STD. DWG. 2441 CASE II
NOT TO SCALE
(AS USED THROUGHOUT VENTANA RANCH)

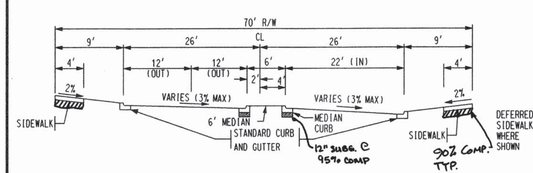


UNI-DIRECTIONAL WHEEL CHAIR RAMP DETAIL
NOT TO SCALE
AS PER COA STD DWG 2440

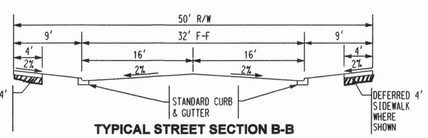
1 2 3 4 5 6 7 8 9 10 11 12 13 14
26 6586.83 1002

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 (TRANSITION PER COA STD 2401)	



ENTRANCE TO SUBDIVISION STREET SECTION A-A
NOT TO SCALE



TYPICAL STREET SECTION B-B
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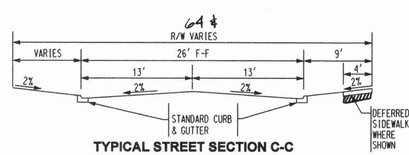

TYPICAL STREET SECTION C-C
NOT TO SCALE

N
SCALE: 1" = 60'
(HORIZ.)

BHI JOB NO. 020066

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
OVERALL PAVING PLAN

DESIGN REVIEW COMMITTEE: APPROVED APR 12 2002 — DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED MAY 26 2002 — CITY ENGINEER
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 658683 | ZONE MAP NO. B-9 | SHEET 10 OF 26

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

AS-BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY ACS DATE 9/6
INSPECTOR'S ACCEPTANCE BY Jaime G.C. DATE 9/6
VERIFICATION BY ACS DATE 9/6
DRAWINGS CHECKED BY ACS DATE 9/6
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
KEVIN G. PATTON NEW MEXICO 13985 PROFESSIONAL ENGINEER
3-8-02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	YOP	DATE 08/2001
DRAWN BY	BS	DATE 08/2001
CHECKED BY	KGP	DATE 08/2001

SCANNED BY MESA REPRO

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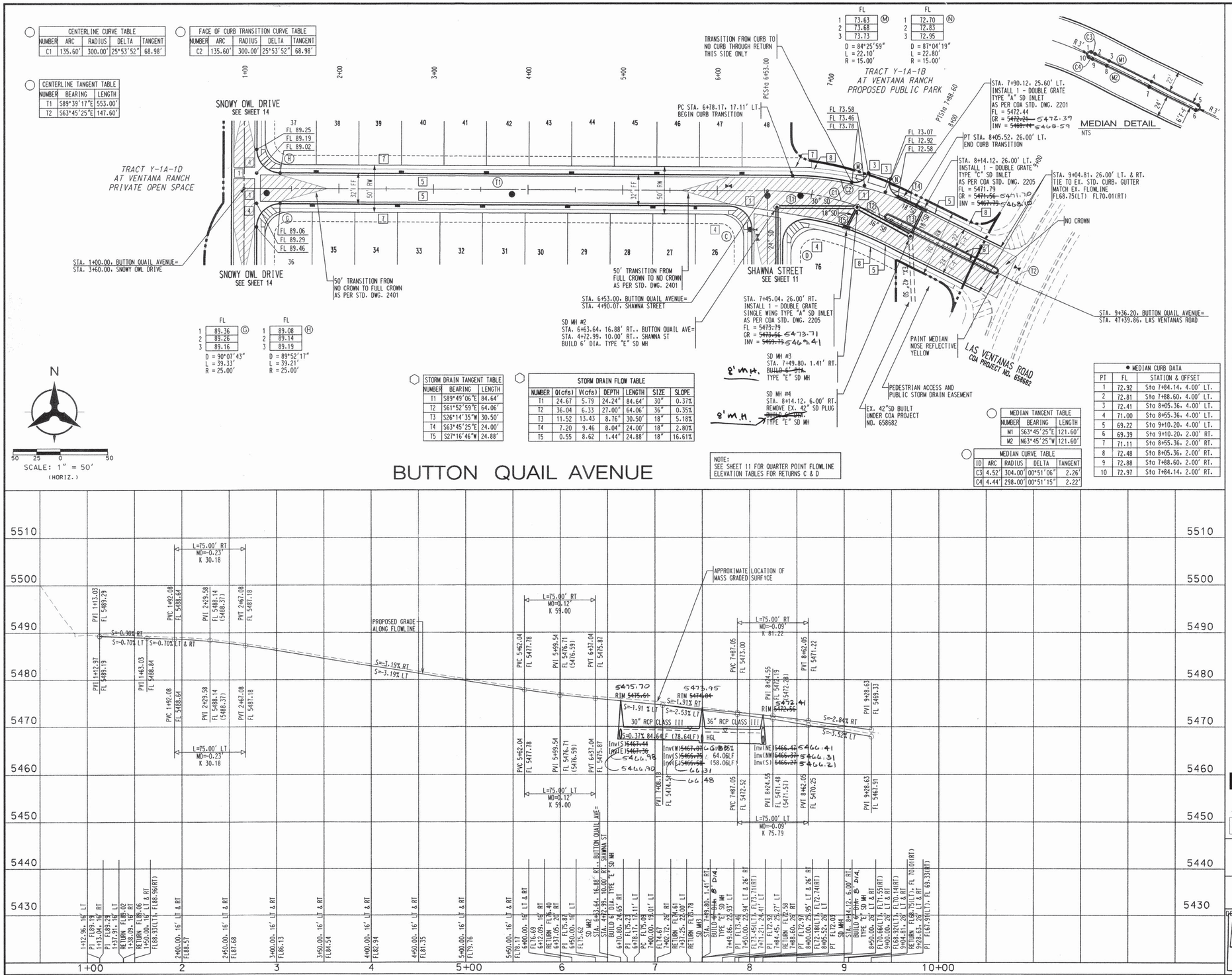
06-MAR-2002
14:31

CENTERLINE CURVE TABLE				
NUMBER	ARC	RADIUS	DELTA	TANGENT
C1	135.60'	300.00'	25°53'52"	68.98'

FACE OF CURB TRANSITION CURVE TABLE				
NUMBER	ARC	RADIUS	DELTA	TANGENT
C2	135.60'	300.00'	25°53'52"	68.98'

CENTERLINE TANGENT TABLE		
NUMBER	BEARING	LENGTH
T1	S89°39'17"E	553.00'
T2	S63°45'25"E	147.60'



FL	
1	73.63
2	73.68
3	73.73

D = 84°25'59"
L = 22.10'
R = 15.00'

FL	
1	72.70
2	72.83
3	72.95

D = 87°04'19"
L = 22.80'
R = 15.00'

FL	
1	89.36
2	89.26
3	89.16

D = 90°07'43"
L = 39.33'
R = 25.00'

FL	
1	89.08
2	89.14
3	89.19

D = 89°52'17"
L = 39.21'
R = 25.00'

STORM DRAIN TANGENT TABLE		
NUMBER	BEARING	LENGTH
T1	S89°49'06"E	84.64'
T2	S61°52'59"E	64.06'
T3	S26°14'35"W	30.50'
T4	S63°45'25"E	24.00'
T5	S27°16'46"W	24.88'

STORM DRAIN FLOW TABLE							
NUMBER	Q(cfs)	V(cfs)	DEPTH	LENGTH	SIZE	SLOPE
T1	24.67	5.79	24.24"	84.64'	30"	0.37%
T2	36.04	6.33	27.00"	64.06'	36"	0.35%
T3	11.52	13.43	8.76"	30.50'	18"	5.18%
T4	7.20	9.46	8.04"	24.00'	18"	2.80%
T5	0.55	8.62	1.44"	24.88'	18"	16.61%

NOTE:
SEE SHEET 11 FOR QUARTER POINT FLOWLINE
ELEVATION TABLES FOR RETURNS C & D

MEDIAN TANGENT TABLE		
NUMBER	BEARING	LENGTH
M1	S63°45'25"E	121.60'
M2	N63°45'25"W	121.60'

MEDIAN CURVE TABLE				
ID	ARC	RADIUS	DELTA	TANGENT
C3	4.52'	304.00'	00°51'06"	2.26'
C4	4.44'	298.00'	00°51'15"	2.22'

◆ MEDIAN CURB DATA		
PT	FL	STATION & OFFSET
1	72.92	Sta 7+84.14, 4.00' LT.
2	72.81	Sta 7+88.60, 4.00' LT.
3	72.41	Sta 8+05.36, 4.00' LT.
4	71.00	Sta 8+55.36, 4.00' LT.
5	69.22	Sta 9+10.20, 4.00' LT.
6	69.39	Sta 9+10.20, 2.00' RT.
7	71.11	Sta 8+55.36, 2.00' RT.
8	72.48	Sta 8+05.36, 2.00' RT.
9	72.88	Sta 7+88.60, 2.00' RT.
10	72.97	Sta 7+84.14, 2.00' RT.

BUTTON QUAIL AVENUE

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

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BHI JOB NO. 02 0066

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06-MAR-2002
14:33

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 ~~6~~ 4' CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421
3. INSTALL UNI-DIRECTIONAL WHEELCHAIR RAMP AS PER DETAIL SHEET 10 AS PER COA 2430
4. INSTALL WHEELCHAIR RAMP AS PER MODIFIED STD. DWG. 2441, CASE II WITH ALTERNATE SECTION AA AND AS PER DETAIL SHEET 10
5. STD. CURB & GUTTER AS PER STD. DWG. 2415
6. MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
7. DEFERRED 4' SIDEWALK
8. BUILD 4' SIDEWALK PER COA 2430
9. TEMPORARY EXTRUDED ASPHALT CURB AS PER STD. DWG. 2415

1 2 3 4 5 6 7 8 9 10 11 12 13 14
26 6586.83 1302

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

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY YOP DATE 10/2001
DRAWN BY DM DATE 10/2001
CHECKED BY KGP DATE 10/2001

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE II SUBDIVISION AT VENTANA RANCH
PAVING PLAN & PROFILE
BUTTON QUAIL AVENUE

DESIGN REVIEW COMMITTEE: APPROVED APR 12 2002 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED MAY 26 2002 CITY ENGINEER
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 658683 | ZONE MAP NO. B-9 | SHEET 13 OF 26

AS-BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY AIS DATE 10/2
INSPECTOR'S ACCEPTANCE BY JWT DATE 10/2
FIELD VERIFICATION BY AIS DATE 10/2
DRAWINGS CORRECTED BY AIS DATE 10/2
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

ENGINEER'S SEAL
KEVIN G. PANTON NEW MEXICO 13989 REGISTERED PROFESSIONAL ENGINEER
3-8-02

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

SCANNED BY MESA REPRO

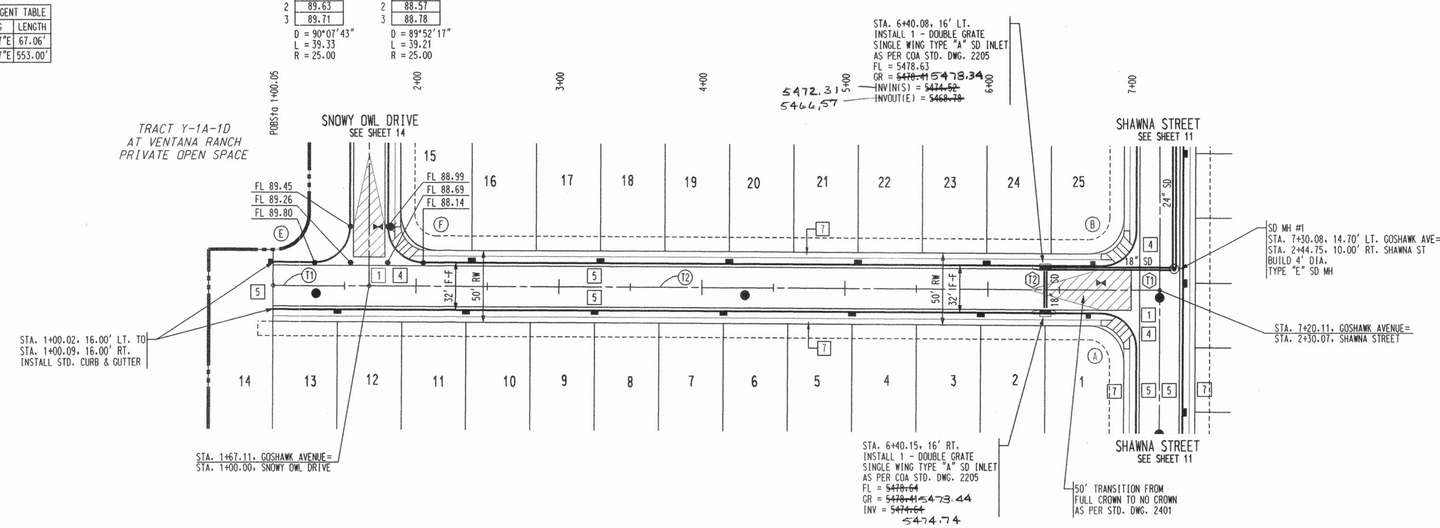
CENTERLINE TANGENT TABLE		
NUMBER	BEARING	LENGTH
T1	S89°39'17"E	67.06'
T2	S89°39'17"E	553.00'

	FL
1	89.54
2	89.63
3	89.71

D = 90°07'43"
L = 39.33
R = 25.00

	FL
1	88.35
2	88.57
3	88.78

D = 89°52'17"
L = 39.21
R = 25.00



NOTE:
SEE SHEET 11 FOR QUARTER POINT FLOWLINE ELEVATION TABLES FOR RETURNS A & B

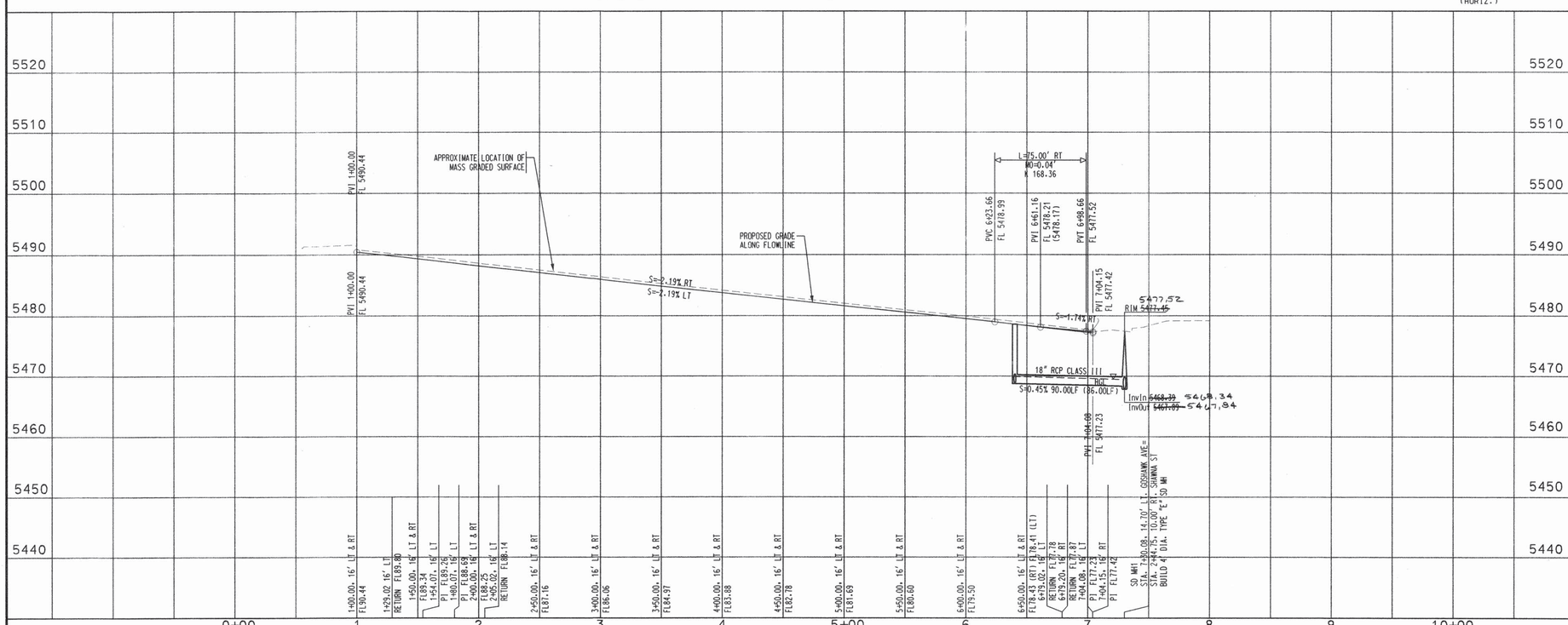
STORM DRAIN TANGENT TABLE		
NUMBER	BEARING	LENGTH
T1	S89°47'00"E	90.00'
T2	N00°13'00"E	32.00'

STORM DRAIN FLOW TABLE						
NUMBER	Q(cfs)	V(cfs)	DEPTH	LENGTH	SIZE	SLOPE
T1	6.65	4.54	13.68"	90.00'	18"	0.45 %
T2	3.68	4.20	9.0 "	32.00 '	18"	0.50 %

N

SCALE: 1" = 50'
(HORIZ.)

GOSHAWK AVENUE



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

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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 4' CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421
3. INSTALL UNI-DIRECTIONAL WHEELCHAIR RAMP AS PER DETAIL SHEET 10 AS PER COA 2440
4. INSTALL WHEELCHAIR RAMP AS PER MODIFIED STD. DWG. 2441. CASE II WITH ALTERNATE SECTION AA AND AS PER DETAIL SHEET 10
5. STD. CURB & GUTTER AS PER STD. DWG. 2415
6. MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
7. DEFERRED 4' SIDEWALK
8. BUILD 4' SIDEWALK PER COA 2430
9. TEMPORARY EXTRUDED ASPHALT CURB AS PER STD. DWG. 2415

1 2 3 4 5 6 7 8 9 10 11 12 13 1
26 6586.83 1202

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

AS-BUILT INFORMATION
CONTRACTOR Sundance
STAKED BY
INSPECTOR'S ACCEPTANCE BY JOE DATE 9/6
FIELD VERIFICATION BY AIS DATE 9/6
DRAWINGS CORRECTED BY AIS DATE 9/6
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
13609
REGISTERED PROFESSIONAL ENGINEER
3-8-02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	YOP	10/2001
DRAWN BY	DM	10/2001
CHECKED BY	KGP	10/2001

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE II SUBDIVISION AT VENTANA RANCH
PAVING PLAN & PROFILE
GOSHAWK AVENUE

DESIGN REVIEW COMMITTEE — APPROVED APR 12 2002 — DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL — APPROVED MAY 26 2002 — CITY ENGINEER
LAST DESIGN UPDATE — MO./DAY/YR. — MO./DAY/YR.

CITY PROJECT NO. 658683 | ZONE MAP NO. B-9 | SHEET 12 OF 26

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BHI JOB NO. 02 0066

SCANNED BY MESA REPRO

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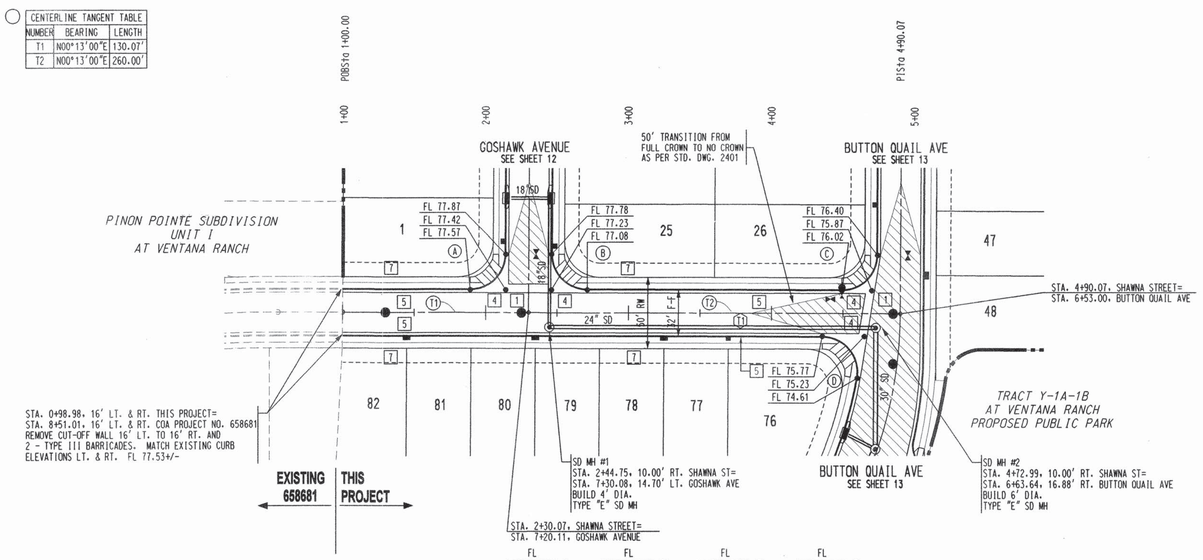
08-mar-2002
14:32

CENTERLINE TANGENT TABLE		
NUMBER	BEARING	LENGTH
T1	N00°13'00"E	130.07'
T2	N00°13'00"E	260.00'

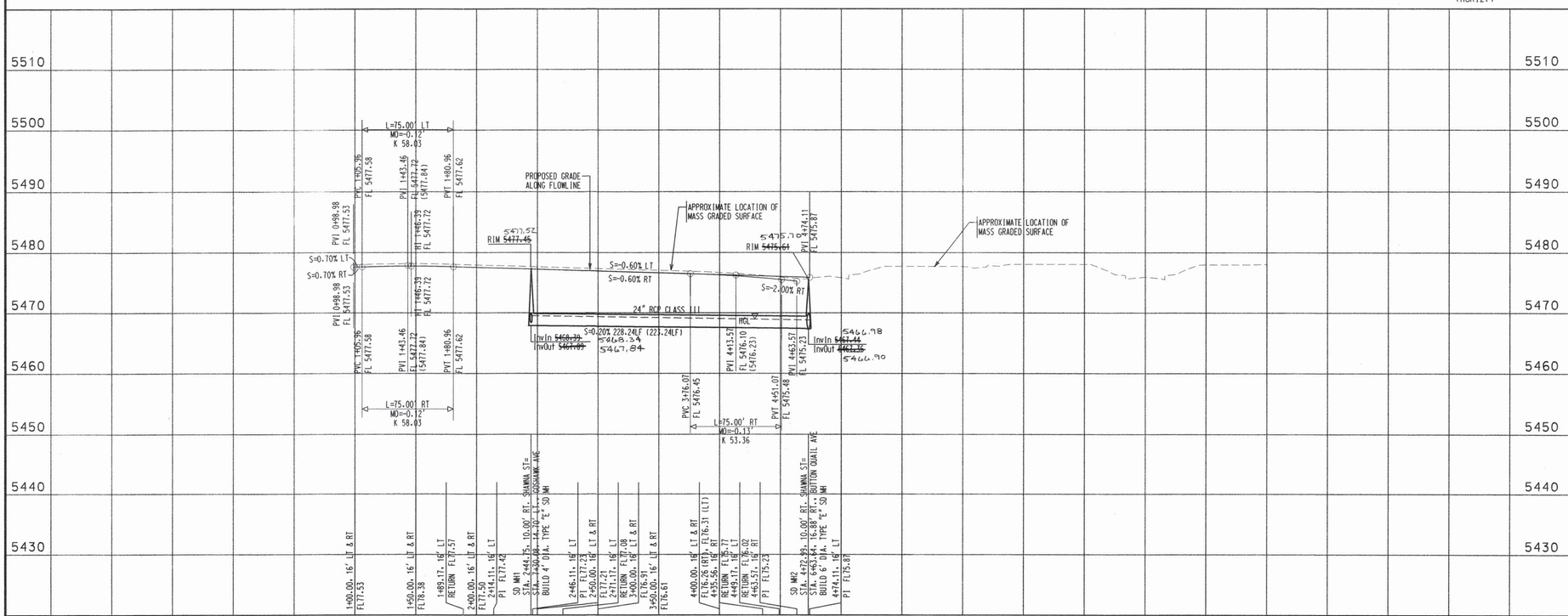


	FL	FL	FL	FL
1	77.80 (A)	77.26 (B)	76.31 (C)	75.48 (D)
2	77.72	77.43	76.21	75.19
3	77.65	77.61	76.12	74.90
	D = 89°52'17"	D = 90°07'43"	D = 89°52'17"	D = 99°38'04"
	L = 39.21	L = 39.33	L = 39.21	L = 43.47
	R = 25.00	R = 25.00	R = 25.00	R = 25.00

STORM DRAIN TANGENT TABLE		
NUMBER	BEARING	LENGTH
T1	N00°13'00"E	228.24'

STORM DRAIN FLOW TABLE						
NUMBER	Q(cfs)	V(cfs)	DEPTH	LENGTH	SIZE	SLOPE
T1	6.65	3.44	14.16"	228.24'	24"	0.20 %

SHAWNA STREET



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

NOTES

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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.
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5. CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND EMD AT THE END OF EACH SANITARY SEWER SERVICE.
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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 4' CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421
3. INSTALL UNI-DIRECTIONAL WHEELCHAIR RAMP AS PER DETAIL SHEET 10 AS PER COA 2440
4. INSTALL WHEELCHAIR RAMP AS PER MODIFIED STD. DWG. 2441, CASE II WITH ALTERNATE SECTION AA AND AS PER DETAIL SHEET 10
5. STD. CURB & GUTTER AS PER STD. DWG. 2415
6. MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
7. DEFERRED 4' SIDEWALK
8. BUILD 4' SIDEWALK PER COA 2430
9. TEMPORARY EXTRUDED ASPHALT CURB AS PER STD. DWG. 2415

1 2 3 4 5 6 7 8 9 10 11 12 13 14
26 6586.83 1102

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

AS-BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY ALS
INSPECTOR'S ACCEPTANCE BY JMG DATE 8/12
VERIFICATION BY ALS DATE 1/02
DRAWING CORRECTED BY ALS DATE 1/02
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. DATE

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

ENGINEER'S SEAL SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL: KEVIN G. PATTON, NEW MEXICO, 10685, PROFESSIONAL ENGINEER
3-8-02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	YGP	10/2001
DRAWN BY	DM	10/2001
CHECKED BY	KGP	10/2001

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE II SUBDIVISION AT VENTANA RANCH
PAVING PLAN & PROFILE
SHAWNA STREET

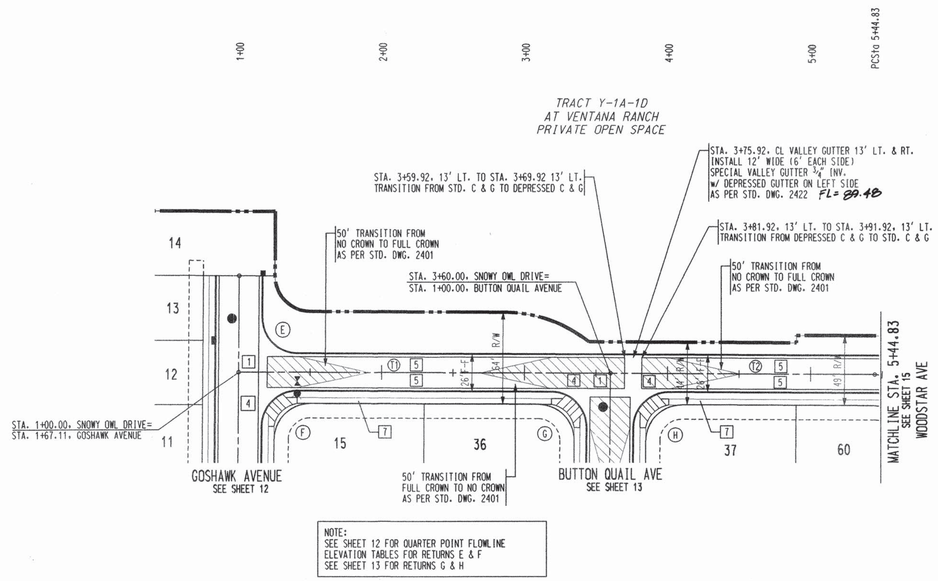
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED APR 12 2002 DESIGN REVIEW COMMITTEE	APPROVED MAY 26 2002 CITY ENGINEER			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
658683	B-9	11	26

P:\020066\CDP\PNP\ 020066PPNP01.DGN
BHI JOB NO. 02 0066

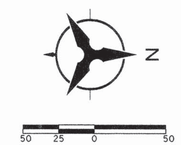
SCANNED BY MESA REPRO

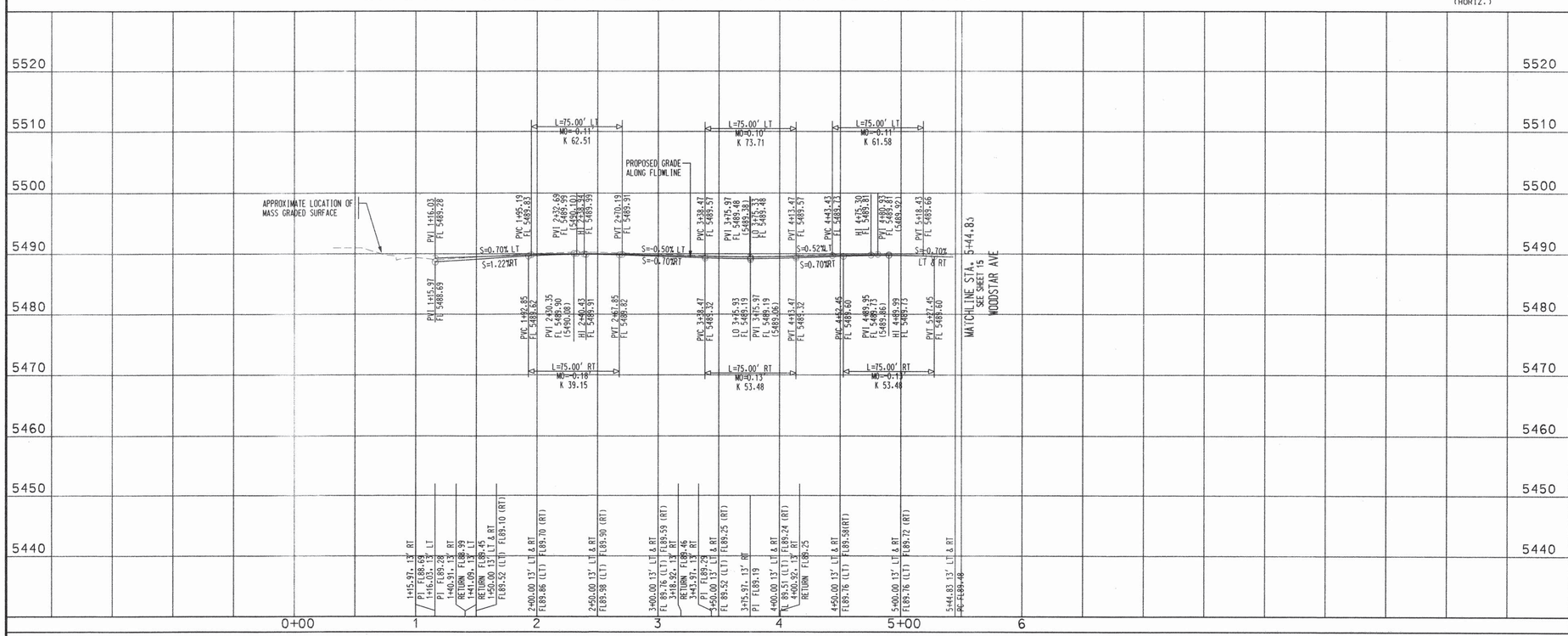
CL Tangent Table		
ID	BEARING	LENGTH
T1	S00°13'00"W	260.00'
T2	S00°13'00"W	184.83'



NOTE:
SEE SHEET 12 FOR QUARTER POINT FLOWLINE ELEVATION TABLES FOR RETURNS E & F
SEE SHEET 13 FOR RETURNS G & H

SNOWY OWL DRIVE STA 1+00.00 to 5+44.83





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

NOTES

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KEYED GENERAL NOTES

1. INSTALL 6' CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421
3. INSTALL UNI-DIRECTIONAL WHEELCHAIR RAMP AS PER DETAIL SHEET 10 AS PER COA 2440
4. INSTALL 4' WHEELCHAIR RAMP AS PER MODIFIED STD. DWG. 2441, CASE II WITH ALTERNATE SECTION AA AND AS PER DETAIL SHEET 10
5. STD. CURB & GUTTER AS PER STD. DWG. 2415
6. MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
7. DEFERRED 4' SIDEWALK
8. BUILD 4' SIDEWALK PER COA 2430
9. TEMPORARY EXTRUDED ASPHALT CURB AS PER STD. DWG. 2415

1 2 3 4 5 6 7 8 9 10 11 12 13 14
26 6586.83 1402

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

AS-BUILT INFORMATION
CONTRACTOR Sundance
STAKED BY AIS
INSPECTOR'S ACCEPTANCE BY JWT DATE 10/1
FIELD VERIFICATION BY AIS DATE 1/2
DRAWINGS CORRECTED BY AIS DATE 1/2
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 9680 PROFESSIONAL ENGINEER
3-8-02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY YOP DATE 10/2001
DRAWN BY DM DATE 10/2001
CHECKED BY KGP DATE 10/2001

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE II SUBDIVISION AT VENTANA RANCH
PAVING PLAN & PROFILE
SNOWY OWL DRIVE STA 1+00.00 – 5+44.83

DESIGN REVIEW COMMITTEE: APPROVED APR 1 2 2002 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED MAY 26 2002 CITY ENGINEER
LAST DESIGN UPDATE MO./DAY/YR. MO./DAY/YR.

CITY PROJECT NO. 658683 | ZONE MAP NO. B-9 | SHEET 14 OF 26

P:\020066\CDP\PNP\ 020066PPNP06.DGN
BHI JOB NO. 02 0066

SCANNED BY MESA REPRO

● KNUCKLE CURB DATA					
PT	FL	STATION & OFFSET	PT	FL	STATION & OFFSET
1	89.33	5+65.25, 13.11' LT	5	89.38	6+19.48, 38.05' LT
2	89.44	5+78.92, 22.20' LT	6	89.05	6+31.77, 23.66' LT
3	89.58	5+90.94, 37.25' LT	7	88.77	6+45.46, 15.27' LT
4	89.72	6+05.17, 42.84' LT			

CL Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C1	117.98'	75.00'	90°07'43"	75.17'
C2	20.16'	300.00'	03°50'58"	10.08'

CL Tangent Table		
ID	BEARING	LENGTH
T3	S89°39'17"E	663.91'
T4	S45°32'49"E	22.77'

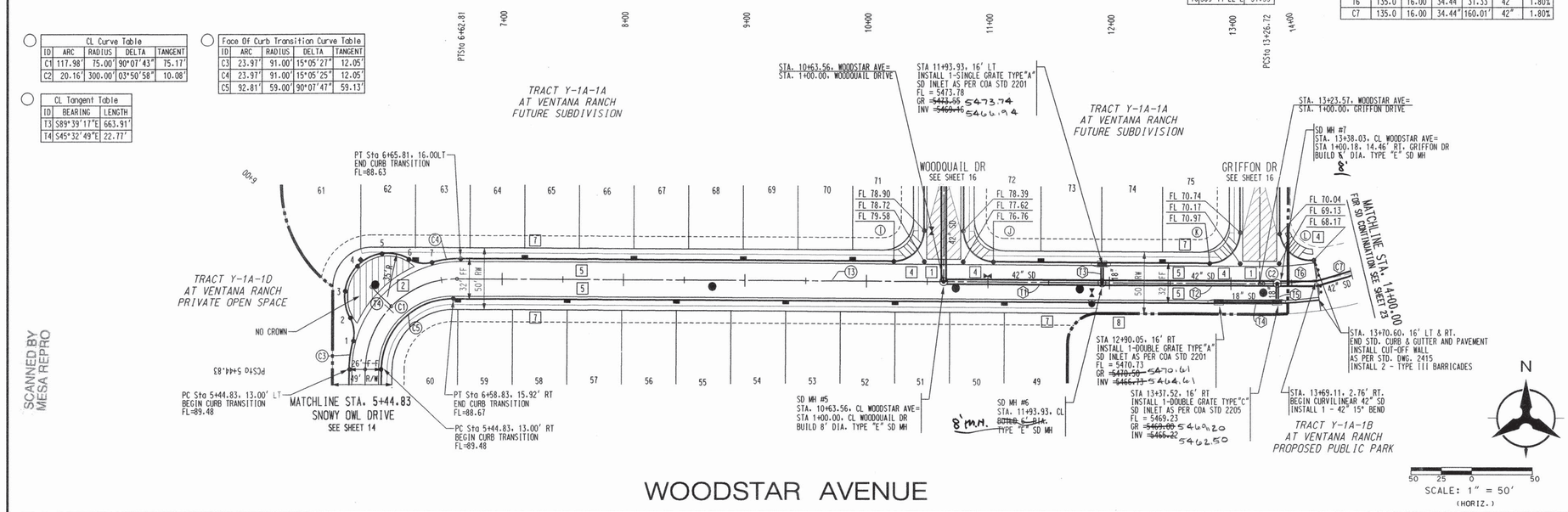
Face Of Curb Transition Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C3	23.97'	91.00'	15°05'27"	12.05'
C4	23.97'	91.00'	15°05'25"	12.05'
C5	92.81'	59.00'	90°07'47"	59.13'

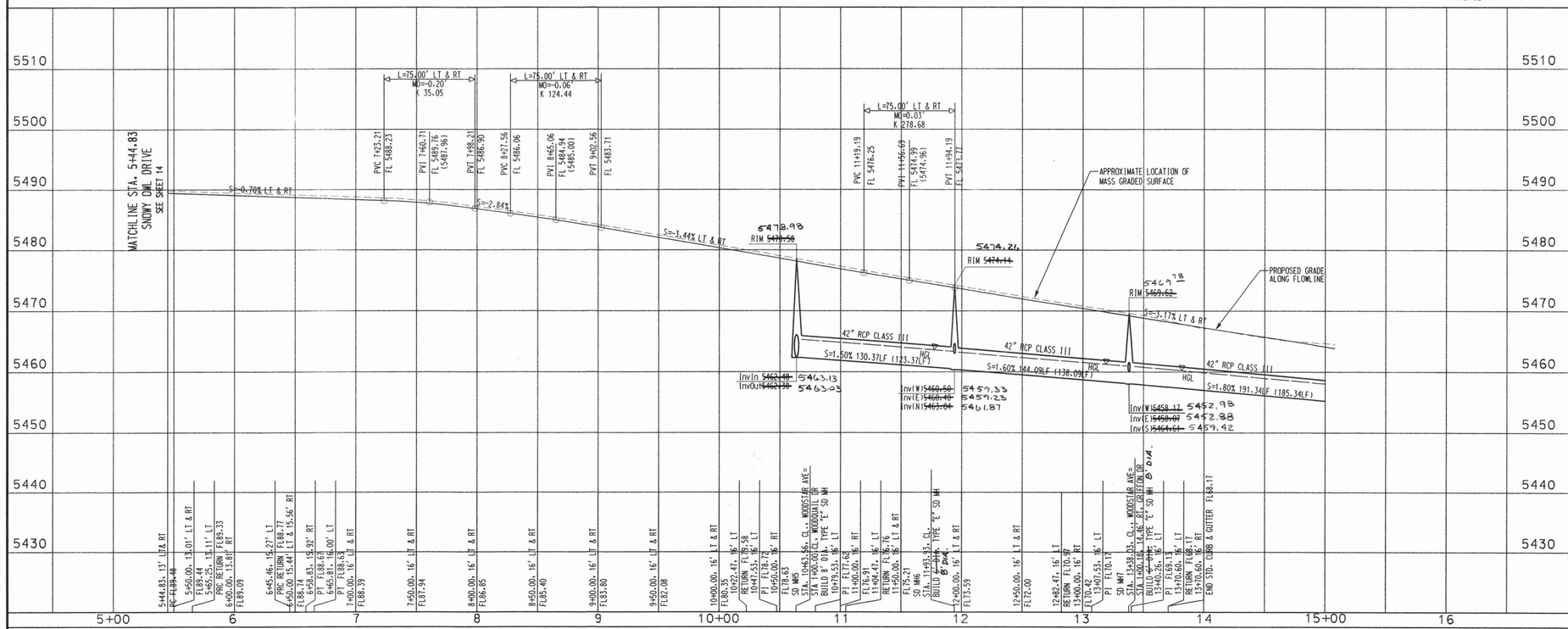
	FL		FL		FL		FL
1	79.07	1	77.17	1	70.80	1	68.64
2	79.24	2	77.58	2	70.86	2	69.11
3	79.41	3	77.98	3	70.91	3	69.57
D = 90°07'43"		D = 89°52'17"		D = 90°07'43"		D = 98°15'08"	
L = 39.33'		L = 39.21		L = 39.33		L = 42.87'	
R = 25.00'		R = 25.00		R = 25.00'		R = 25.00'	

SD Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C7	160.01'	550.00'	16°40'07"	80.57'

SD Tangent Table		
ID	BEARING	LENGTH
T1	S89°39'17"E	130.37'
T2	S89°44'22"E	144.09'
T3	N00°15'06"E	16.00'
T4	N89°53'58"W	48.00'
T5	S00°15'44"W	16.00'
T6	S89°44'22"E	31.33'

STORM DRAIN FLOW TABLE							
NUMBER	Q(cfs)	V(cfs)	DEPTH	LENGTH	SIZE	SLOPE
T1	123.0	14.60	34.32"	130.37'	42"	1.50%
T2	125.9	15.08	34.02"	144.09'	42"	1.60%
T3	2.95	22.52	2.28"	16.00'	18"	64.43%
T4	3.50	8.47	5.11"	48.00'	18"	3.55%
T5	6.10	26.23	3.36"	16.00'	18"	54.17%
T6	135.0	16.00	34.44"	31.33'	42"	1.80%
C7	135.0	16.00	34.44"	160.01'	42"	1.80%





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 4' CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421
3. INSTALL UNI-DIRECTIONAL WHEELCHAIR RAMP AS PER DETAIL SHEET 10 AS PER COA 2440
4. INSTALL WHEELCHAIR RAMP AS PER MODIFIED STD. DWG. 2441, CASE II WITH ALTERNATE SECTION AA AND AS PER DETAIL SHEET 10
5. STD. CURB & GUTTER AS PER STD. DWG. 2415
6. MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
7. DEFERRED 4' SIDEWALK
8. BUILD 4' SIDEWALK PER COA 2430
9. TEMPORARY EXTRUDED ASPHALT CURB AS PER STD. DWG. 2415

1 2 3 4 5 6 7 8 9 10 11 12 13 14

26 6586.83 1502

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

AS-BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY ACS DATE 8/6/
INSPECTOR'S ACCEPTANCE BY JCT DATE 8/12
VERIFICATION BY ACS DATE 12/
CORRECTIONS COMPLETED BY ACS DATE 12/
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

ENGINEER'S SEAL SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL: KEVIN G. PARTON, NEW MEXICO, 13680, REGISTERED PROFESSIONAL ENGINEER, 3-8-02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	YOP	10/2001
DRAWN BY	DM	10/2001
CHECKED BY	KGP	10/2001

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE II SUBDIVISION AT VENTANA RANCH
PAVING PLAN & PROFILE
WOODSTAR AVENUE

DESIGN REVIEW COMMITTEE: APPROVED APR 12 2002 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED MAY 26 2002 CITY ENGINEER
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 658683 | ZONE MAP NO. B-9 | SHEET 15 OF 26

BHI JOB NO. 02 0066

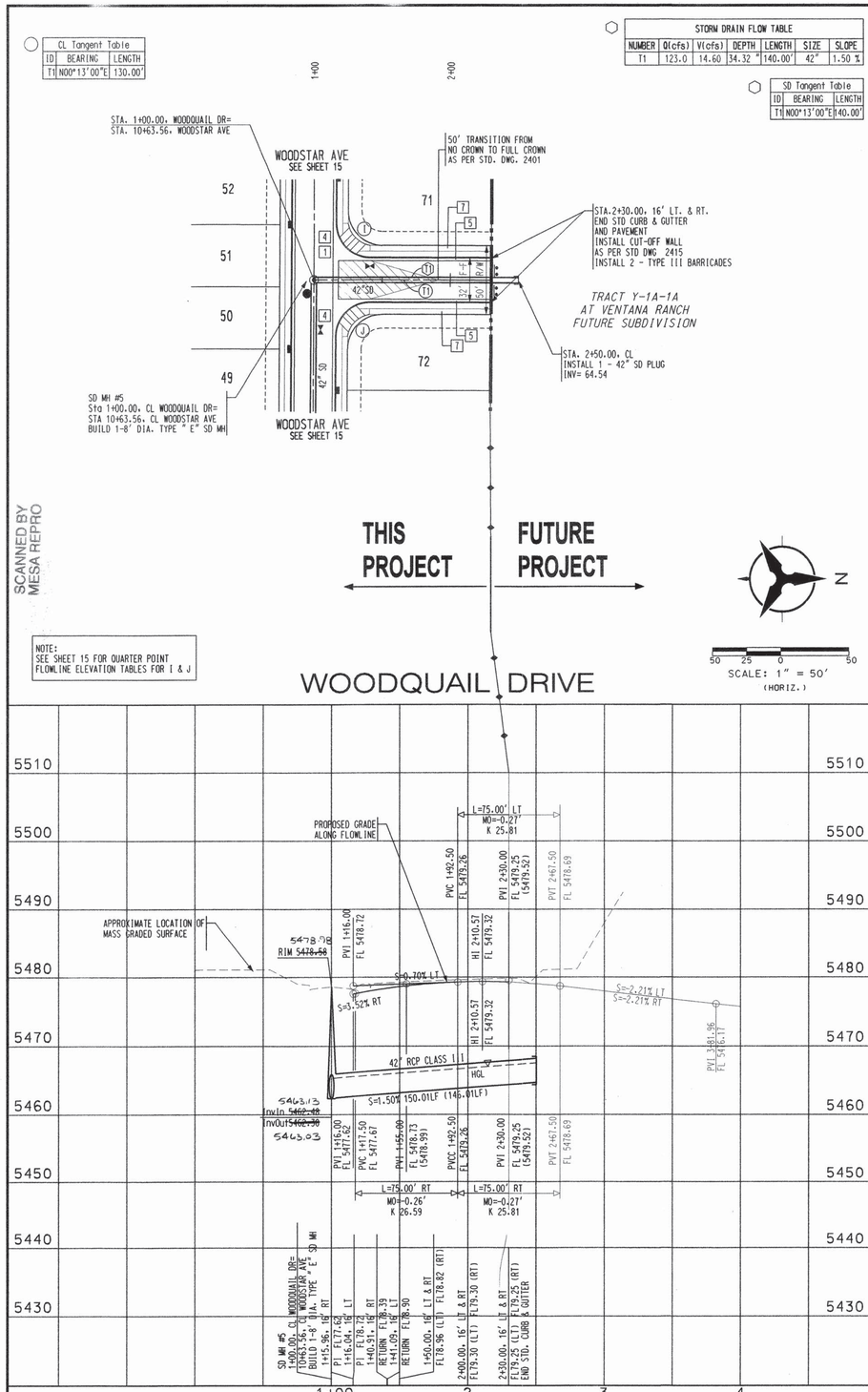
P:\020066\CDP\PNP\ 020066PPNP05.DGN

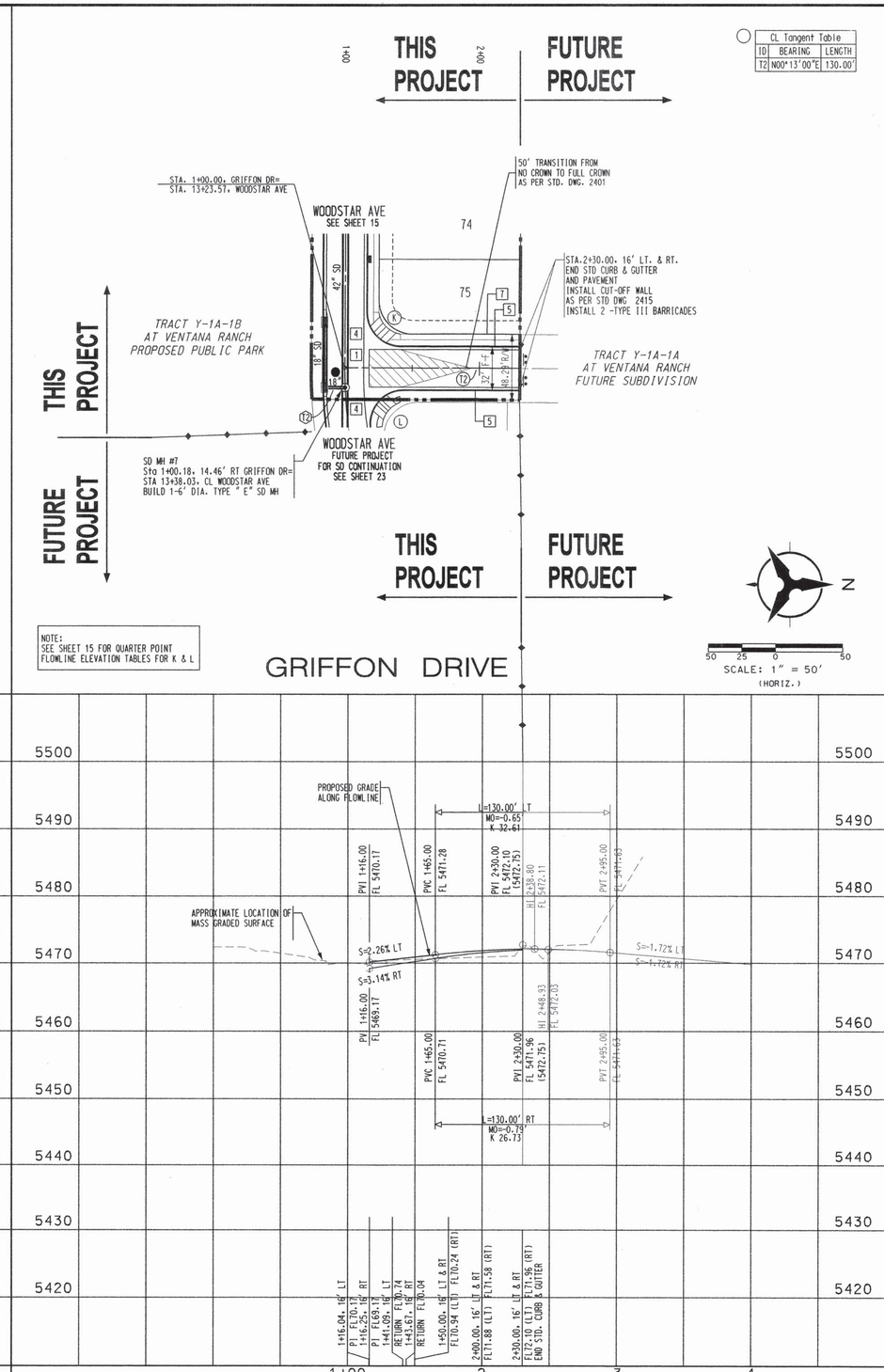
SCANNED BY MESA REPRO

CL Tangent Table		
ID	BEARING	LENGTH
T1	N00°13'00"E	130.00'

STORM DRAIN FLOW TABLE						
NUMBER	Q(cfs)	V(cfs)	DEPTH	LENGTH	SIZE	SLOPE
T1	123.0	14.60	34.32 "	140.00'	42"	1.50 %

SD Tangent Table		
ID	BEARING	LENGTH
T1	N00°13'00"E	40.00'





CL Tangent Table		
ID	BEARING	LENGTH
T2	N00°13'00"E	130.00'

NOTES

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KEYED GENERAL NOTES

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2. INSTALL 4" CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421
3. INSTALL UNI-DIRECTIONAL WHEELCHAIR RAMP AS PER DETAIL SHEET 10 AS PER COA 2440
4. INSTALL WHEELCHAIR RAMP AS PER MODIFIED STD. DWG. 2441, CASE II WITH ALTERNATE SECTION AA AND AS PER DETAIL SHEET 10
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26 6586.83 1602

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

AS-BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY AIS DATE 1/2
INSPECTOR'S ACCEPTANCE BY TJOT DATE 1/2
VERIFICATION BY AIS DATE 1/2
VERIFIED & CORRECTED BY AIS DATE 1/2
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

ENGINEER'S SEAL
KEVIN G. PATTON NEW MEXICO 13009 PROFESSIONAL ENGINEER
3-8-02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	YGP	10/2001
DRAWN BY	DM	10/2001
CHECKED BY	KGP	10/2001

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE II SUBDIVISION AT VENTANA RANCH

PAVING PLAN & PROFILE
WOODQUAIL DRIVE /GRIFFON DRIVE

DESIGN REVIEW COMMITTEE: APPROVED APR 12 2002 — DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED MAY 26 2002 — CITY ENGINEER
LAST DESIGN UPDATE — MO./DAY/YR. — MO./DAY/YR.

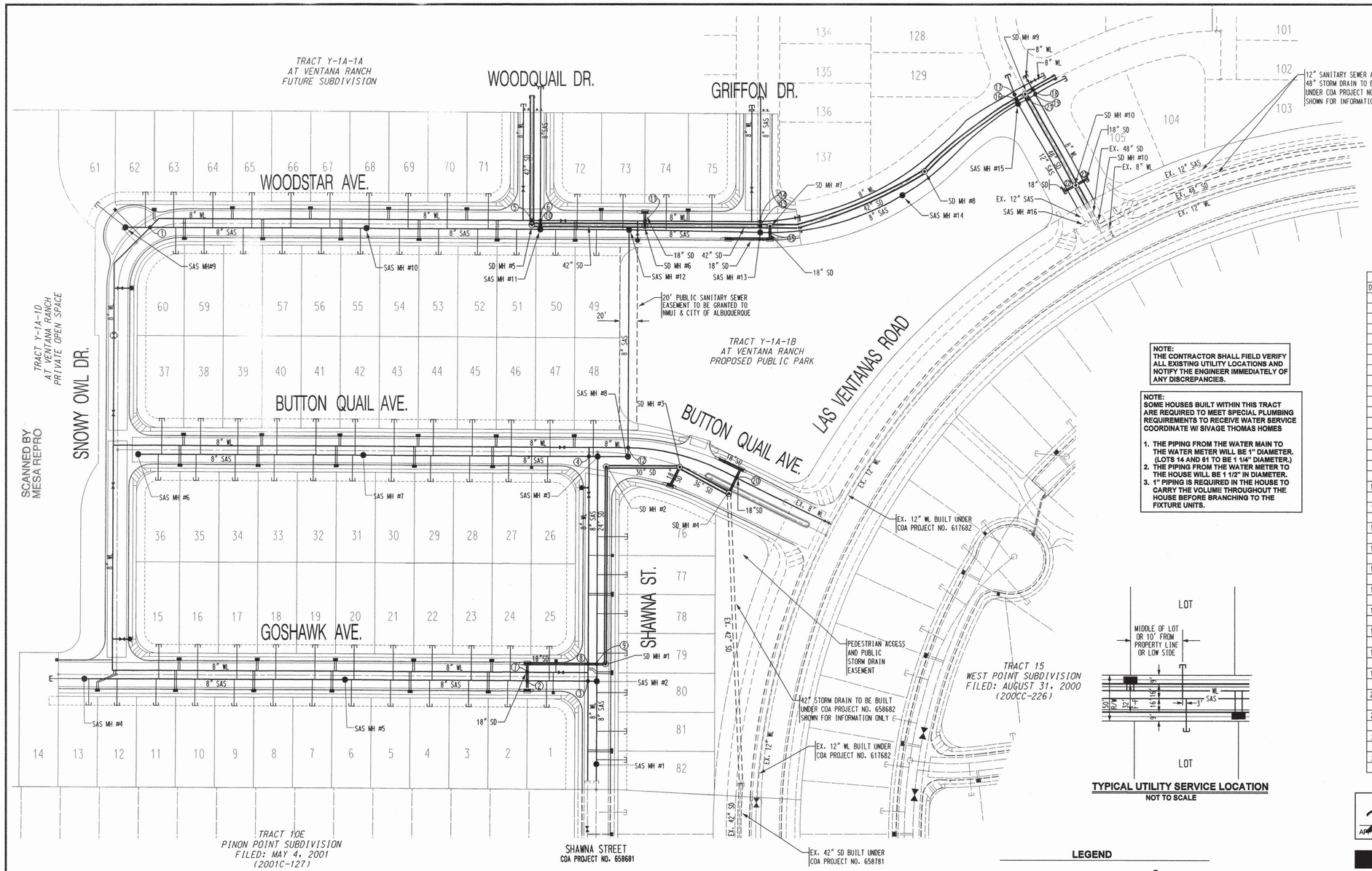
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
658683	B-9	16	26

P:\020066\CDP\PNP\ 020066PPNP07.DGN

BHI JOB NO. 02 0066

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

P:\020066\cdp\pnp\020066ppnp07.dgn
08-mar-2002
07:43



SCANNED BY MESA REPRO

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

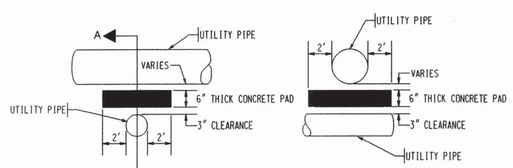
NOTE:
SOME HOUSES BUILT WITHIN THIS TRACT ARE REQUIRED TO MEET SPECIAL PLUMBING REQUIREMENTS TO RECEIVE WATER SERVICE COORDINATE W/ SIVAGE THOMAS HOMES

1. **THE PIPING FROM THE WATER MAIN TO THE WATER METER WILL BE 1" DIAMETER. (LOTS 14 AND 61 TO BE 1 1/4" DIAMETER.)**
2. **THE PIPING FROM THE WATER METER TO THE HOUSE WILL BE 1 1/2" IN DIAMETER.**
3. **1" PIPING IS REQUIRED IN THE HOUSE TO CARRY THE VOLUME THROUGHOUT THE HOUSE BEFORE BRANCHING TO THE FIXTURE UNITS.**

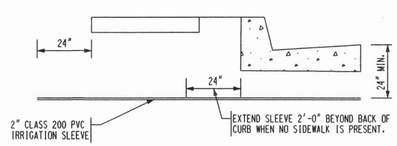
● Crossings

DES	SAS	SD	WL	Clearance
1	8" TP 82.80	- - - - - -	8" TP 84.60	1.25
	8" INV 82.08	- - - - - -	8" INV 84.06	
2	8" TP 73.40	18" TP 71.02	- - - - - -	1.68
	8" INV 72.70	18" INV 69.10	- - - - - -	
3	8" TP 71.96	- - - - - -	8" TP 73.78	1.09
	8" INV 71.25	- - - - - -	8" INV 73.06	
4	8" TP 70.11	- - - - - -	8" TP 72.12	1.28
	8" INV 69.41	- - - - - -	8" INV 71.39	
5	- - - - - -	42" TP 66.45	8" TP 73.96	6.79
	- - - - - -	42" INV 62.07	8" INV 73.24	
6	8" TP 61.29	- - - - - -	8" TP 73.64	11.62
	8" INV 60.59	- - - - - -	8" INV 72.91	
7	- - - - - -	18" TP 70.71	8" TP 74.54	3.29
	- - - - - -	18" INV 68.79	8" INV 74.00	
8	- - - - - -	18" TP 70.18	8" TP 71.70	0.80
	- - - - - -	18" INV 68.26	8" INV 70.98	
9	8" TP 71.52	18" TP 70.13	- - - - - -	0.68
	8" INV 70.82	18" INV 68.22	- - - - - -	
10	8" TP 61.26	42" TP 66.21	- - - - - -	0.57
	8" INV 60.56	42" INV 61.84	- - - - - -	
11	- - - - - -	18" TP 66.04	8" TP 69.84	3.08
	- - - - - -	18" INV 64.12	8" INV 69.12	
12	8" TP 69.15	- - - - - -	8" TP 71.35	**1.47
	8" INV 68.45	- - - - - -	8" INV 70.63	
13	8" TP 56.87	42" TP 62.25	- - - - - -	**1.00
	8" INV 56.16	42" INV 57.87		
14	8" TP 56.90	- - - - - -	8" TP 65.89	8.27
	8" INV 56.19	- - - - - -	8" INV 65.17	
15	8" TP 56.47	18" TP 63.82	- - - - - -	5.44
	8" INV 55.77	18" INV 61.91	- - - - - -	
16	8" TP 48.00	42" TP 53.23	- - - - - -	0.85
	8" INV 47.29	42" INV 48.85	- - - - - -	
17	8" TP 48.12	- - - - - -	8" TP 55.43	6.58
	8" INV 47.42	- - - - - -	8" INV 54.71	
18	- - - - - -	36" TP 52.41	8" TP 54.76	1.62
	- - - - - -	36" INV 48.62	8" INV 54.03	
19	8" TP 48.00	- - - - - -	8" TP 54.61	5.94
	8" INV 47.33	- - - - - -	8" INV 53.94	
20	- - - - - -	18" TP 69.02	8" TP 66.10	1.04
	- - - - - -	18" INV 67.14	8" INV 65.43	
21	8" TP 47.93	48" TP 52.80	- - - - - -	0.41
	8" INV 47.26	48" INV 48.34	- - - - - -	
22	12" TP 44.85	18" TP 51.44	- - - - - -	4.67
	12" INV 43.79	18" INV 49.52	- - - - - -	
23	- - - - - -	18" TP 50.95	8" TP 52.39	0.72
	- - - - - -	18" INV 49.03	8" INV 51.67	

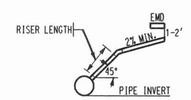
TYPICAL UTILITY SERVICE LOCATION
NOT TO SCALE



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



SERVICE RISER DETAIL
(SERVICE CONNECTION * INSTALLATION TO CONFORM TO COA STD. DWG. 2134 USE CI SOIL PIPE ONLY)

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	

AMA PLANS CHECKING OFFICE
924-3811
APPROVED BY
INSPECTOR (S) POST
CONDITIONS
Lt. Andrew L Chavez
3/8/02

N

60 30 0 60
SCALE: 1" = 60'
(HORIZ.)

BHI JOB NO. 020066

AS-BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY AIS DATE 01/02
INSPECTOR'S ACCEPTANCE BY AIS DATE 3/12
FIELD VERIFICATION BY AIS DATE 10/12
DRAWINGS CORRECTED BY AIS 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

ENGINEER'S SEAL
KEITH G. PATTON
NEW MEXICO
LICENSED PROFESSIONAL ENGINEER
3-8-02

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	YGP	DATE 08/2001
DRAWN BY	BS	DATE 08/2001
CHECKED BY	KGP	DATE 08/2001

APPROVED BY NMUI 3-7-02 DATE

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE II SUBDIVISION AT VENTANA RANCH
OVERALL UTILITY PLAN

DESIGN REVIEW COMMITTEE: APPROVED APR 12 2002 — DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED MAY 26 2002 — CITY ENGINEER
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 658683 | ZONE MAP NO. B-9 | SHEET 17 OF 26

P:\020066/CDP/GENERAL/020066OUTIL.DGN

P:\020066\cdp\general\020066outil.dgn
08-MAR-2002
07:44

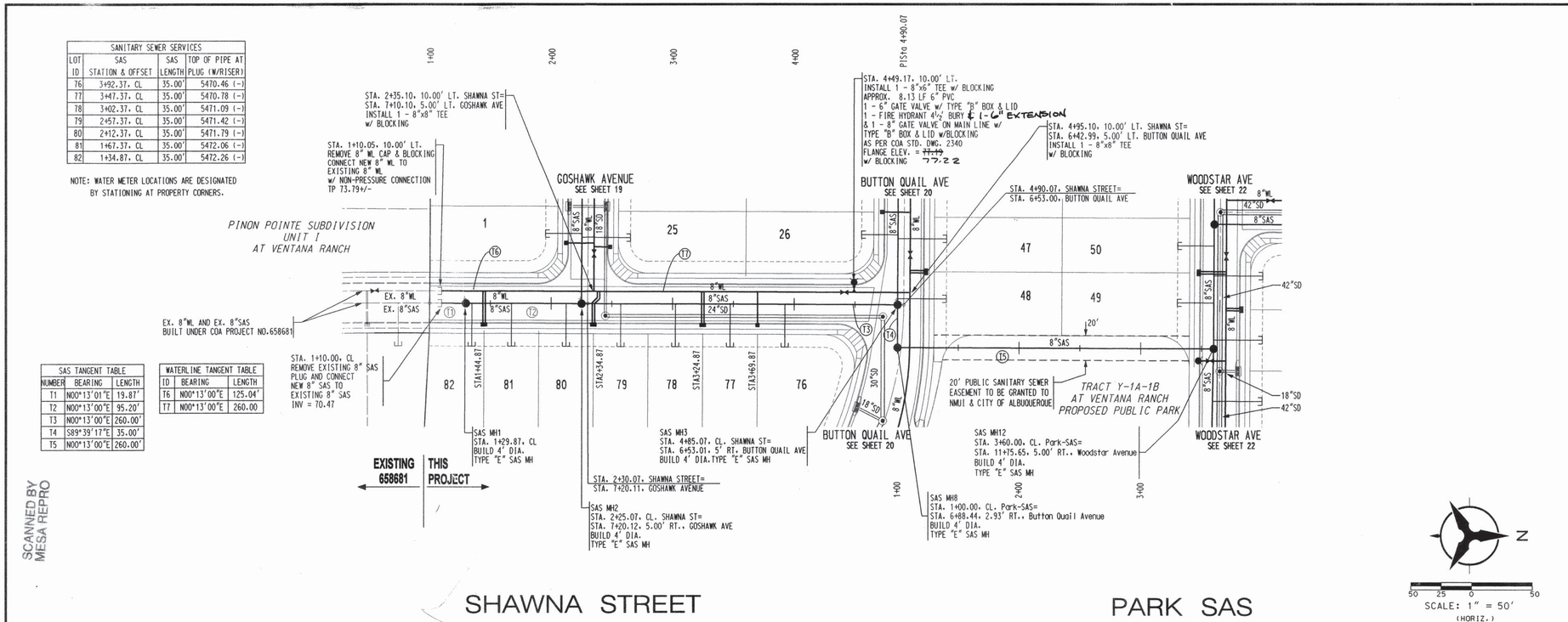
26 6586.83 1702

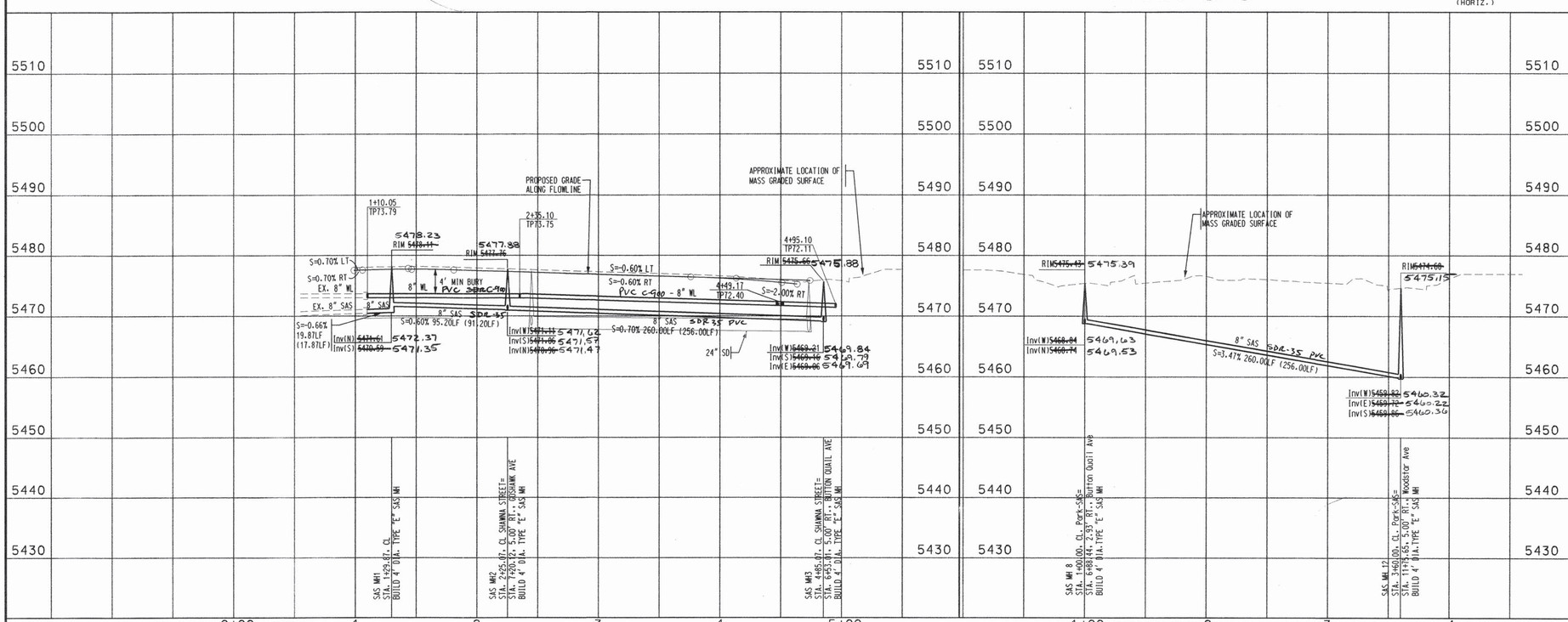
SANITARY SEWER SERVICES			
LOT ID	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
76	3+92.37, CL	35.00'	5470.46 (-)
77	3+47.37, CL	35.00'	5470.78 (-)
78	3+02.37, CL	35.00'	5471.09 (-)
79	2+57.37, CL	35.00'	5471.42 (-)
80	2+12.37, CL	35.00'	5471.79 (-)
81	1+67.37, CL	35.00'	5472.06 (-)
82	1+34.87, CL	35.00'	5472.26 (-)

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

SAS TANGENT TABLE		
NUMBER	BEARING	LENGTH
T1	N00°13'01"E	19.87'
T2	N00°13'00"E	95.20'
T3	N00°13'00"E	260.00'
T4	S89°39'17"E	35.00'
T5	N00°13'00"E	260.00'

WATERLINE TANGENT TABLE		
ID	BEARING	LENGTH
T6	N00°13'00"E	125.04'
T7	N00°13'00"E	260.00





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.
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3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
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12. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

AS-BUILT INFORMATION

CONTRACTOR Sundance
WORK STAKED BY AIS
INSPECTOR'S ACCEPTANCE BY JLJ DATE 6/12
FIELD VERIFICATION BY AIS DATE 6/12
DRAWINGS CORRECTED BY AIS DATE 6/12

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. PORTON
NEW MEXICO
12985
PROFESSIONAL ENGINEER
3-8-02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	YGP	DATE 10/2001
DRAWN BY	DM	DATE 10/2001
CHECKED BY	KGP	DATE 10/2001

26 6586.83 1802

APPROVED BY NMUI 3-8-02 DATE

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE II SUBDIVISION AT VENTANA RANCH

UTILITY PLAN & PROFILE
SHAWNA STREET

DESIGN REVIEW COMMITTEE APPROVED APR 12 2002 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL APPROVED MAY 26 2002 CITY ENGINEER
LAST DESIGN UPDATE MO./DAY/YR. MO./DAY/YR.

CITY PROJECT NO. 658683 | ZONE MAP NO. B-9 | SHEET 18 OF 26

BHI JOB NO. 02 0066

P:\020066\CDP\PNP\ 020066PPNP01.DGN

SCANNED BY MESA REPRO

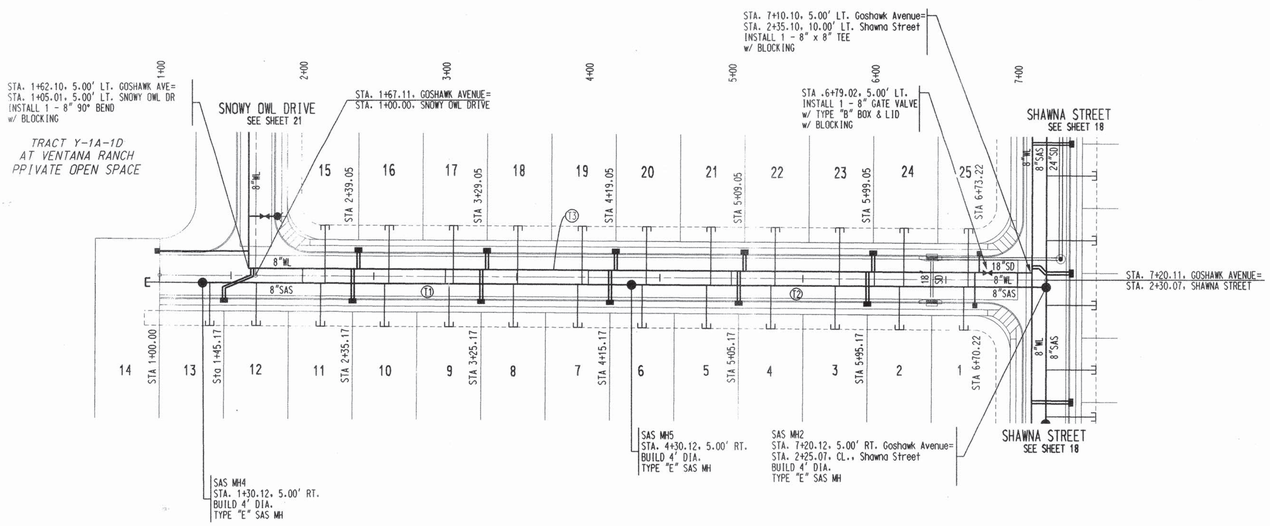
SANITARY SEWER SERVICES			
LOT NUMBER	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
1	6+62.62.5.00 'RT.	30.00'	74.09 (-)
2	6+17.62.5.00 'RT.	30.00'	75.01 (-)
3	5+72.62.5.00 'RT.	30.00'	75.94 (-)
4	5+27.62.5.00 'RT.	30.00'	76.87 (-)
5	4+82.62.5.00 'RT.	30.00'	77.79 (-)
6	4+37.62.5.00 'RT.	30.00'	78.72 (-)
7	3+92.62.5.00 'RT.	30.00'	79.65 (-)
8	3+47.62.5.00 'RT.	30.00'	80.56 (-)
9	3+02.62.5.00 'RT.	30.00'	81.46 (-)
10	2+57.62.5.00 'RT.	30.00'	82.37 (-)
11	2+12.62.5.00 'RT.	30.00'	83.28 (-)
12	1+67.62.5.00 'RT.	30.00'	84.18 (-)
13	1+35.12.5.00 'RT.	30.00'	84.84 (-)
14	1+30.12.5.00 'RT.	40.00'	85.18 (-)
15	2+15.62.5.00 'RT.	40.00'	83.36 (-)
16	2+60.62.5.00 'RT.	40.00'	82.51 (-)
17	3+05.62.5.00 'RT.	40.00'	81.60 (-)
18	3+50.62.5.00 'RT.	40.00'	80.70 (-)
19	3+95.62.5.00 'RT.	40.00'	79.79 (-)
20	4+40.62.5.00 'RT.	40.00'	78.86 (-)
21	4+85.62.5.00 'RT.	40.00'	77.93 (-)
22	5+30.62.5.00 'RT.	40.00'	77.01 (-)
23	5+75.62.5.00 'RT.	40.00'	76.08 (-)
24	6+20.62.5.00 'RT.	40.00'	75.15 (-)
25	6+65.62.5.00 'RT.	40.00'	74.60 (-)

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

SAS TANGENT TABLE		
NUMBER	BEARING	LENGTH
T1	S89°39'17"E	300.00'
T2	S89°39'17"E	290.00'

WATERLINE TANGENT TABLE		
NUMBER	BEARING	LENGTH
T3	S89°39'17"E	548.00'

SCANNED BY MESA REPRO



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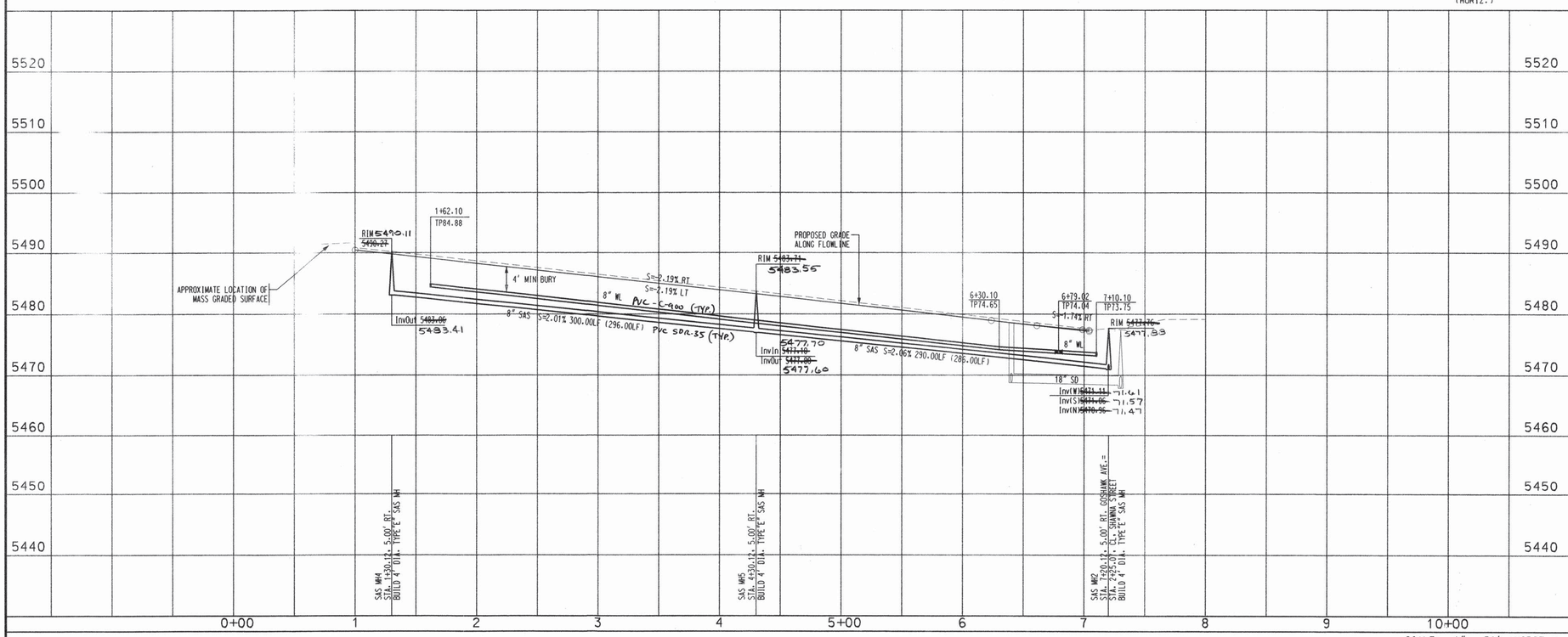
SCALE: 1" = 50' (HORIZ.)

GOSHAWK AVENUE



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

NOTES

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AS-BUILT INFORMATION

CONTRACTOR Sundance

WORK STAKED BY	AIS	
INSPECTOR'S ACCEPTANCE BY	JBT	DATE 3/12
VERIFICATION BY	AIS	DATE
DRAWINGS CORRECTED BY	AIS	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

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

KEVIN G. PATTON NEW MEXICO 13696 PROFESSIONAL ENGINEER 3-8-02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	YOP	10/2001
DRAWN BY	DM	10/2001
CHECKED BY	KGP	10/2001

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6586.83 1902

APPROVED BY NMED 3-8-02 DATE

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE II SUBDIVISION AT VENTANA RANCH
UTILITY PLAN & PROFILE
GOSHAWK AVENUE

		MO./DAY/YR.	MO./DAY/YR.
APPROVED APR 12 2002 DESIGN REVIEW COMMITTEE	APPROVED MAY 26 2002 CITY ENGINEER	LAST DESIGN UPDATE	

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
658683	B-9	19	26

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BHI JOB NO. 02 0066

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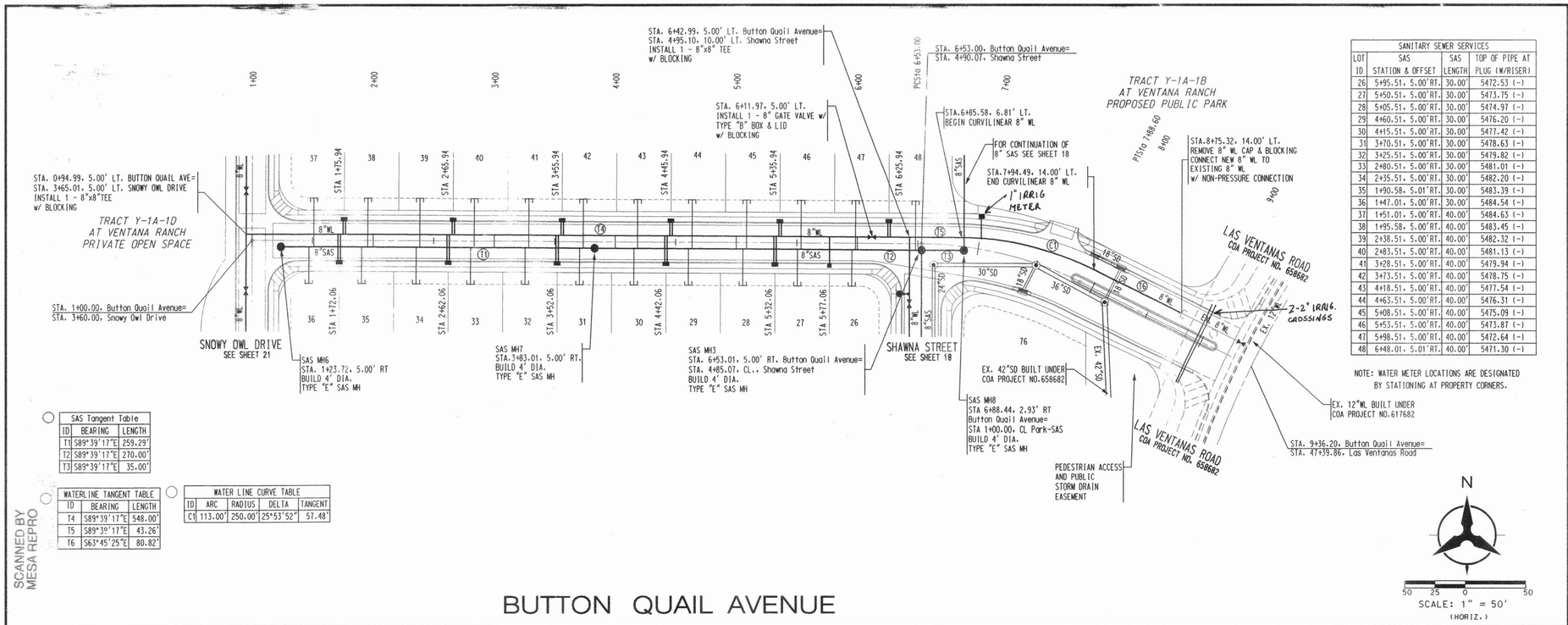
08-mar-2002
07:45



SAS Tangent Table		
ID	BEARING	LENGTH
T1	S89°39'17"E	259.29'
T2	S89°39'17"E	270.00'
T3	S89°39'17"E	35.00'

WATERLINE TANGENT TABLE		
ID	BEARING	LENGTH
T4	S89°39'17"E	548.00'
T5	S89°39'17"E	43.26'
T6	S63°45'25"E	80.82'

WATER LINE CURVE TABLE				
ID	ARC	RADIUS	DELTA	TANGENT
C1	113.00'	250.00'	25°53'52"	57.48'

SANITARY SEWER SERVICES			
LOT ID	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
26	5+95.51. 5.00'RT.	30.00'	5472.53 (-)
27	5+50.51. 5.00'RT.	30.00'	5473.15 (-)
28	5+05.51. 5.00'RT.	30.00'	5474.97 (-)
29	4+60.51. 5.00'RT.	30.00'	5476.20 (-)
30	4+15.51. 5.00'RT.	30.00'	5477.42 (-)
31	3+70.51. 5.00'RT.	30.00'	5478.63 (-)
32	3+25.51. 5.00'RT.	30.00'	5479.82 (-)
33	2+80.51. 5.00'RT.	30.00'	5481.01 (-)
34	2+35.51. 5.00'RT.	30.00'	5482.20 (-)
35	1+90.58. 5.01'RT.	30.00'	5483.39 (-)
36	1+47.01. 5.00'RT.	30.00'	5484.54 (-)
37	1+51.01. 5.00'RT.	40.00'	5484.63 (-)
38	1+95.58. 5.00'RT.	40.00'	5483.45 (-)
39	2+38.51. 5.00'RT.	40.00'	5482.32 (-)
40	2+83.51. 5.00'RT.	40.00'	5481.13 (-)
41	3+28.51. 5.00'RT.	40.00'	5479.94 (-)
42	3+73.51. 5.00'RT.	40.00'	5478.75 (-)
43	4+18.51. 5.00'RT.	40.00'	5477.54 (-)
44	4+63.51. 5.00'RT.	40.00'	5476.31 (-)
45	5+08.51. 5.00'RT.	40.00'	5475.09 (-)
46	5+53.51. 5.00'RT.	40.00'	5473.87 (-)
47	5+98.51. 5.00'RT.	40.00'	5472.64 (-)
48	6+48.01. 5.01'RT.	40.00'	5471.30 (-)

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

NOTES

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AS-BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY AIS DATE 3/8/02
INSPECTOR'S ACCEPTANCE BY JWT DATE 3/8/02
FIELD VERIFICATION BY AIS DATE 3/8/02
DRAWINGS CORRECTED BY AIS DATE 3/8/02
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

ENGINEER'S SEAL SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

KEVIN G. PATTON NEW MEXICO 18 PROFESSIONAL ENGINEER 3-8-02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	YOP	DATE 10/2001
DRAWN BY	DM	DATE 10/2001
CHECKED BY	KGP	DATE 10/2001

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6586.83 2002

APPROVED BY NMUI 3-7-02 DATE

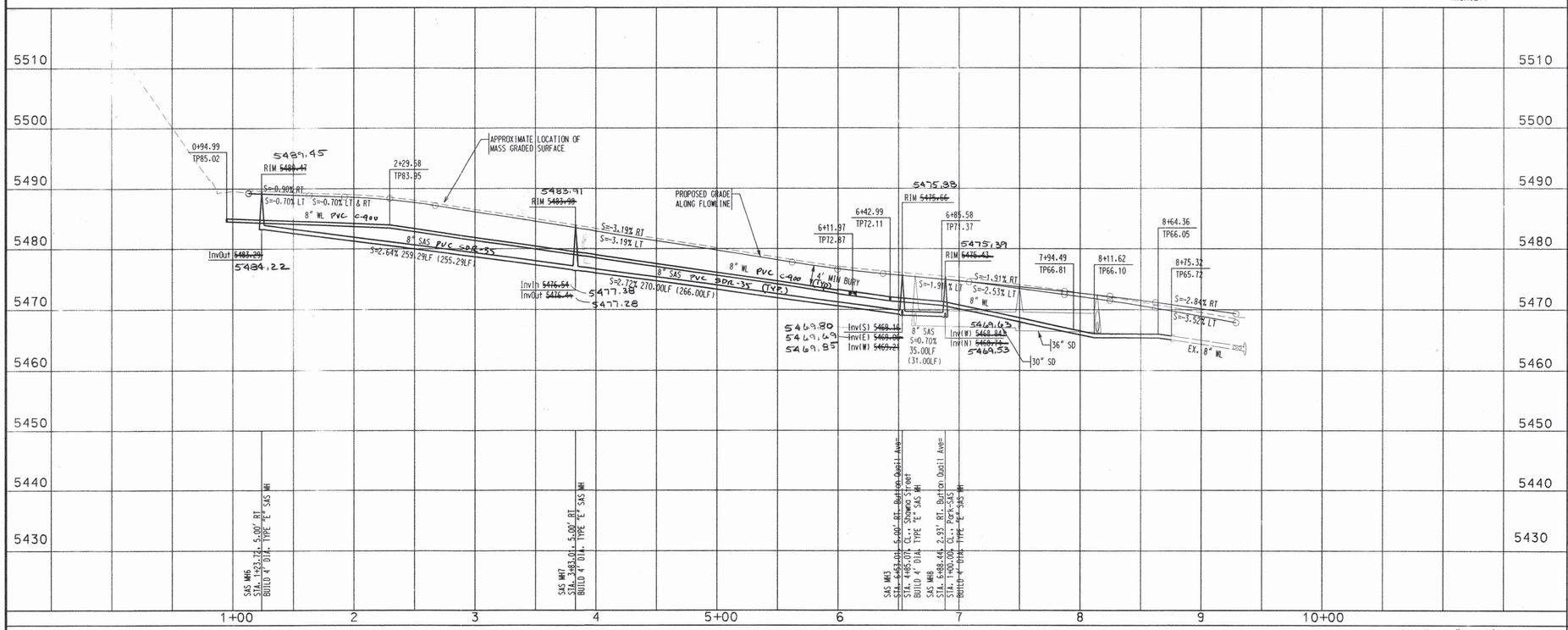
Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE II SUBDIVISION AT VENTANA RANCH
UTILITY PLAN & PROFILE
BUTTON QUAIL AVENUE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED APR 12 2002 DESIGN REVIEW COMMITTEE	APPROVED MAY 26 2002 CITY ENGINEER			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
658683	B-9	20	26



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

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BHI JOB NO. 02 0066

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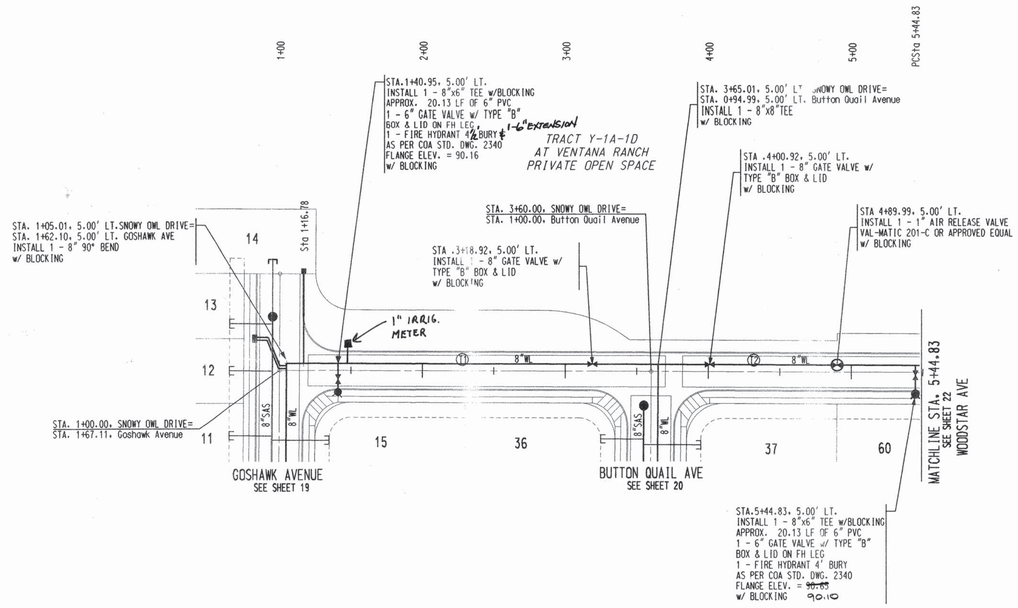
08-MAR-2002
07:45

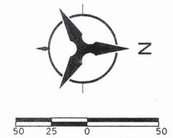
SCANNED BY MESA REPRO

WATER LINE TANGENT TABLE		
ID	BEARING	LENGTH
T1	N00°13'00"E	260.00'
T2	N00°13'00"E	208.33'



SCANNED BY MESA REPRO

SNOWY OWL DRIVE 1+00 to 5+44.83



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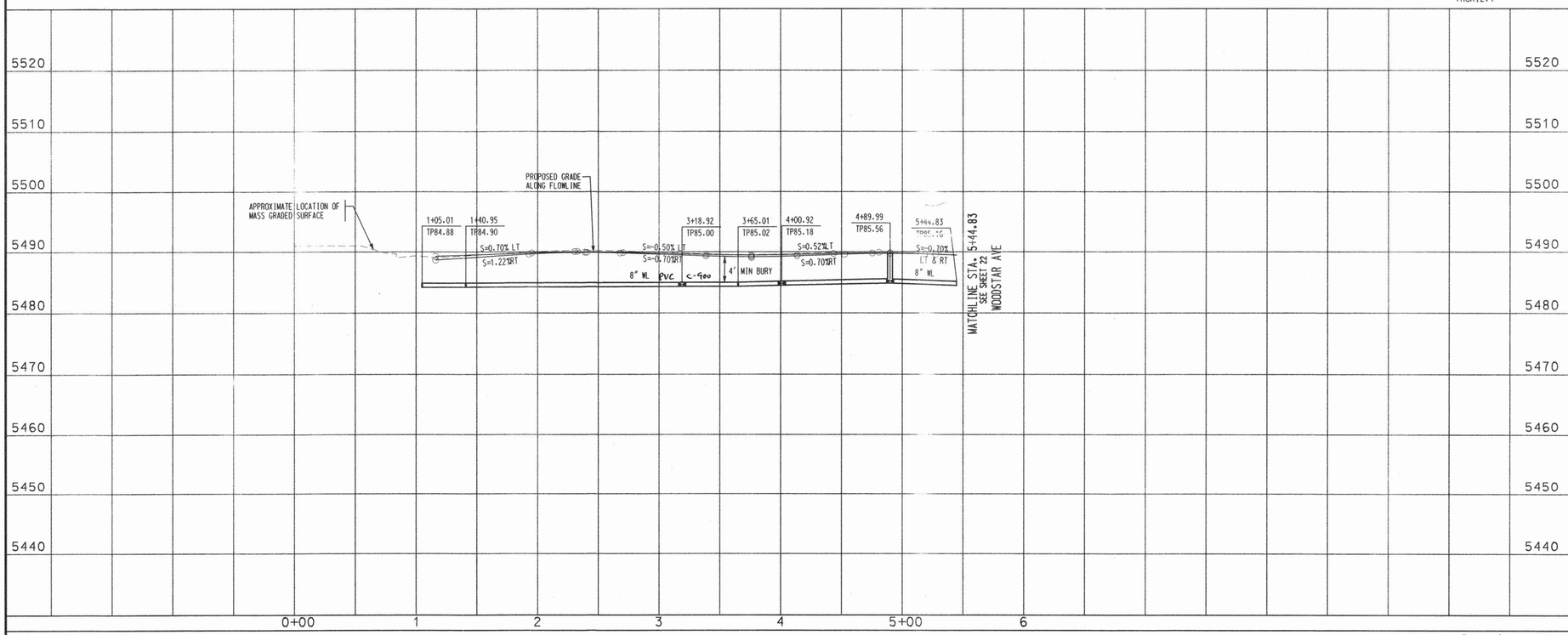

SCALE: 1" = 50' (HORIZ.)
1" = 10' (VERT.)

BHI JOB NO. 02 0066

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Mar 8, 2002
07:46

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6586.83 2102

APPROVED BY [signature] 3-8-02 DATE

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE II SUBDIVISION AT VENTANA RANCH
UTILITY PLAN & PROFILE
SNOWY OWL DRIVE STA 1+00.00 – 5+44.83

DESIGN REVIEW COMMITTEE / CITY ENGINEER APPROVAL

APPROVED APR 12 2002 DESIGN REVIEW COMMITTEE

APPROVED MAY 26 2002 CITY ENGINEER

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

CITY PROJECT NO. 658683 | ZONE MAP NO. B-9 | SHEET 21 OF 26

AS-BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY AIS DATE 8/01
INSPECTOR'S ACCEPTANCE BY JCT DATE 8/01
VERIFICATION BY AIS DATE 8/01
DRAWINGS CORRECTED BY AIS DATE 8/01
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. PARTON NEW MEXICO 13989 REGISTERED PROFESSIONAL ENGINEER
3-8-02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	YGP	10/2002
DRAWN BY	DM	10/2002
CHECKED BY	KGP	10/2002

WATER LINE CURVE TABLE				
ID	ARC	RADIUS	DELTA	TANGENT
C1	277.42'	325.00'	48°54'27"	147.79'

WATER LINE TANGENT TABLE		
ID	BEARING	LENGTH
T2	N00°13'00"E	208.33'
T3	N45°00'00"E	72.64'
T4	S89°39'18"E	419.75'
T5	S89°39'18"E	186.06'
T6	S89°39'18"E	77.08'

SANITARY SEWER SERVICES			
LOT ID	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
49	11+38.15, 5.00'RT.	30.00'	5469.23 (11)
50	10+91.54, 5.00'RT.	30.00'	5470.20 (12)
51	10+46.24, 5.00'RT.	30.00'	5471.88 (12)
52	10+01.24, 5.00'RT.	30.00'	5472.89 (9)
53	9+56.24, 5.00'RT.	30.00'	5475.30 (8)
54	9+11.24, 5.00'RT.	30.00'	5476.99 (6)
55	8+66.24, 5.00'RT.	30.00'	5478.49 (4)
56	8+21.24, 5.00'RT.	30.00'	5479.93 (4)
57	7+76.24, 5.00'RT.	30.00'	5481.36 (4)
58	7+31.24, 5.00'RT.	30.00'	5480.33 (-)
59	6+86.24, 5.00'RT.	30.00'	5481.77 (-)

SANITARY SEWER SERVICES			
LOT ID	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
60	6+53.05, 4.40'RT.	30.46'	5482.81 (-)
* 61	6+05.42, 22.01'LT.	42.97'	5484.98 (-)
62	6+20.32, 7.81'RT.	40.00'	5484.12 (-)
63	6+50.32, 4.02'RT.	40.00'	5483.09 (-)
64	6+96.04, 5.00'RT.	40.00'	5481.69 (-)
65	7+41.04, 5.00'RT.	40.00'	5480.22 (-)
66	7+86.04, 5.00'RT.	40.00'	5481.25 (4)
67	8+31.04, 5.00'RT.	40.00'	5479.81 (4)
68	8+76.04, 5.00'RT.	40.00'	5478.23 (4)
69	9+21.04, 5.00'RT.	40.00'	5476.52 (6)
70	9+66.04, 5.00'RT.	40.00'	5474.83 (8)
71	10+13.54, 5.00'RT.	40.00'	5472.95 (10)
72	11+16.04, 5.00'RT.	40.00'	5469.57 (11)
73	11+68.54, 5.00'RT.	40.00'	5467.86 (9)
74	12+18.54, 5.58'RT.	40.00'	5465.96 (8)
75	12+71.05, 6.29'RT.	40.00'	5464.67 (8)

*INSTALL SAS SERVICE IN MANHOLE AS PER STD DWG 2118

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

SAS Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C2	171.20'	305.00'	32°09'39"	87.92'

SAS Tangent Table		
ID	BEARING	LENGTH
T7	S89°39'17"E	277.50'
T8	S89°39'17"E	200.42'
T9	S89°39'17"E	102.08'
T10	S88°53'04"E	151.08'

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.
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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.
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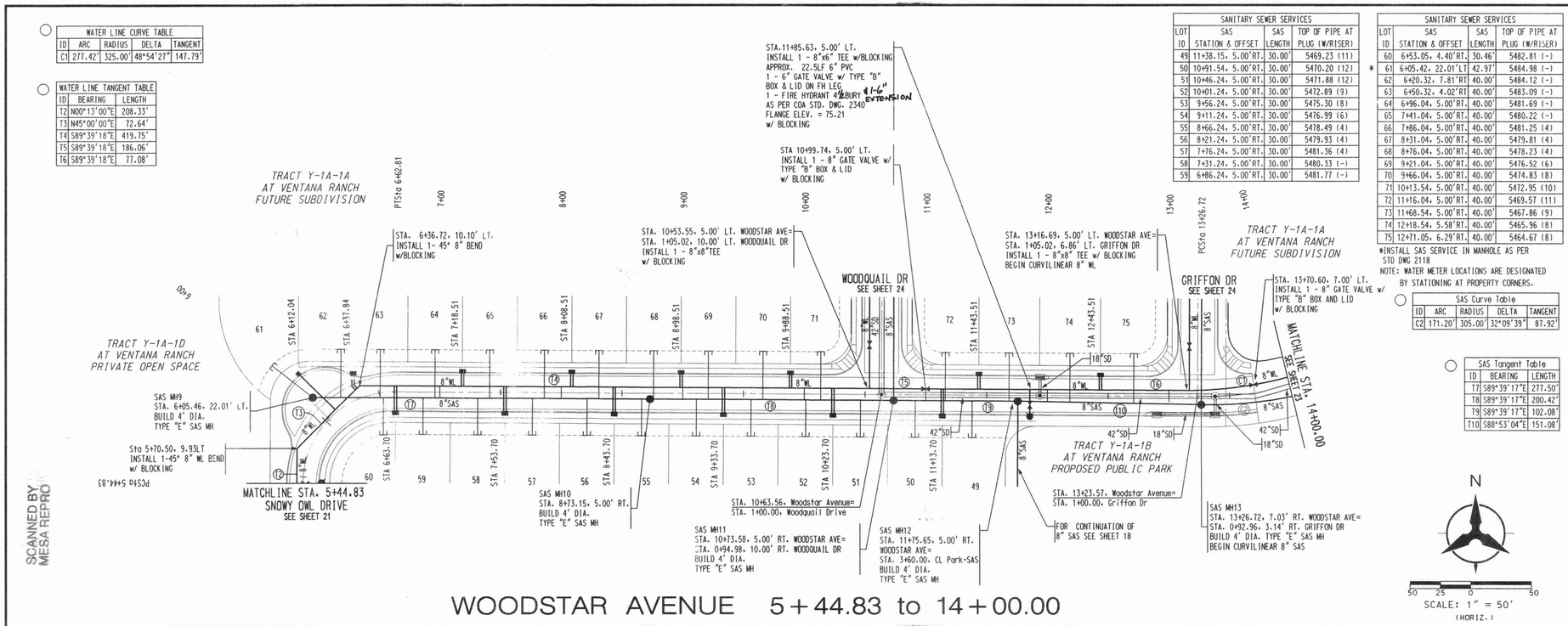
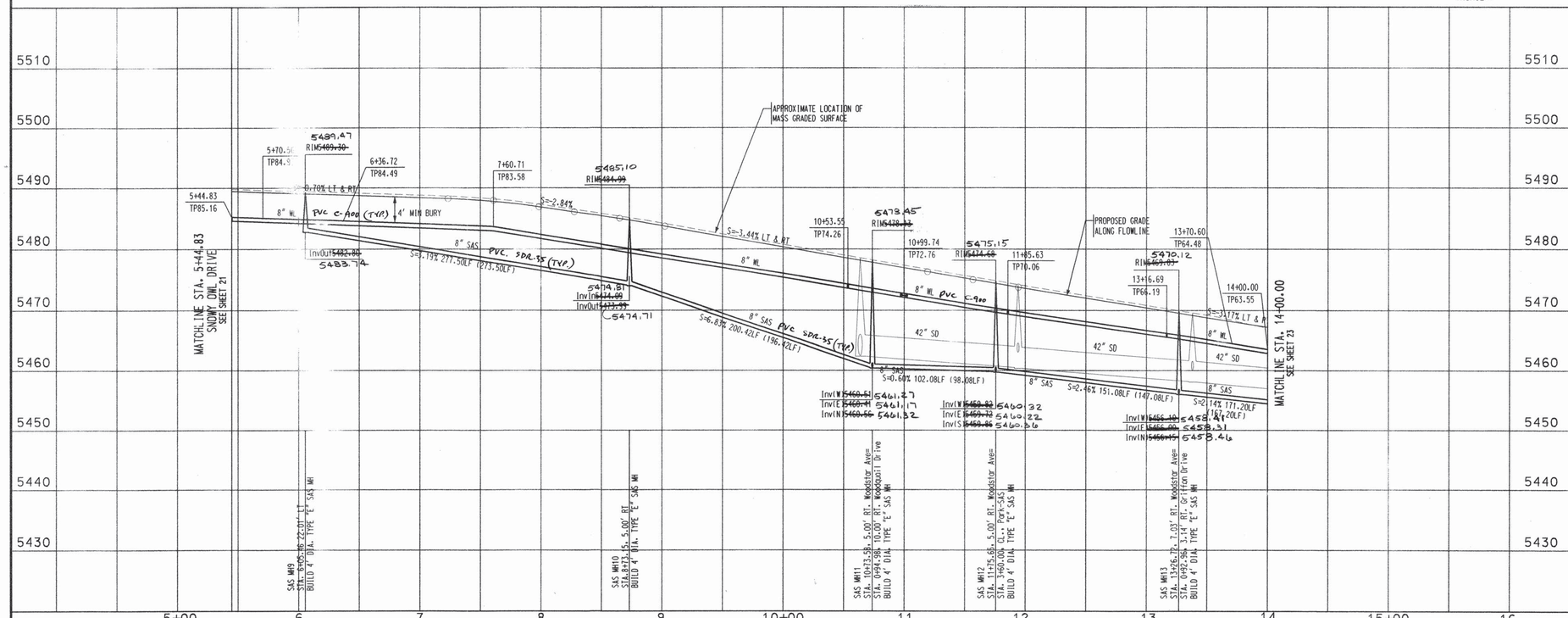
10. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER), PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
11. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
12. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.



WOODSTAR AVENUE 5+44.83 to 14+00.00



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

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BHI JOB NO. 02 0066

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6586.83 2202

APPROVED BY NMUI 3-8-02 DATE

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE II SUBDIVISION AT VENTANA RANCH
UTILITY PLAN & PROFILE
WOODSTAR AVENUE 5+44.83 – 14+00.00

DESIGN REVIEW COMMITTEE CHAIRPERSON REVIEW — MO./DAY/YR. — MO./DAY/YR.

APPROVED APR 1 2 2002 DESIGN REVIEW COMMITTEE

APPROVED MAY 2 6 2002 CITY ENGINEER

LAST DESIGN UPDATE

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
658683	B-9	22	26

AS-BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY AIS DATE 11/
INSPECTOR'S ACCEPTANCE BY GTBX DATE 11/
FIELD VERIFICATION BY AIS DATE 12/
DRAWINGS CORRECTED BY AIS 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

ENGINEER'S SEAL SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ISSUED BY KEVIN G. PATTON NEW MEXICO 13984 PROFESSIONAL ENGINEER 3-8-02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	YGP	DATE 10/2001
DRAWN BY	DM	DATE 10/2001
CHECKED BY	KGP	DATE 10/2001

SCANNED BY MEGA REPRO

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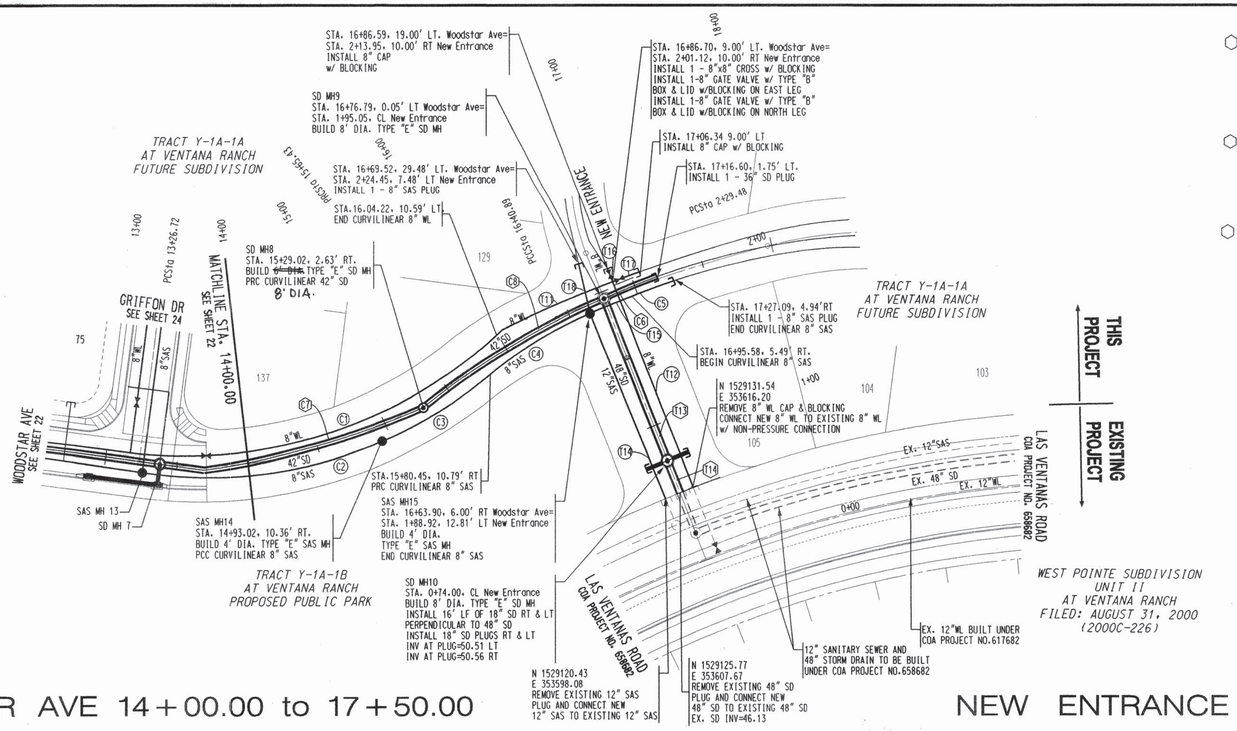
08-mar-2002
07:46

WL Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C1	277.42'	325.00'	48°54'27"	147.79'

WL Tangent Table		
ID	BEARING	LENGTH
T11	N59°24'38"E	84.09'
T12	S28°43'17"E	150.62'
T16	S28°43'17"E	10.00'
T17	N62°27'08"E	19.83'

SAS Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C2	171.20'	305.00'	32°09'39"	87.92'
C3	89.53'	305.00'	16°49'05"	45.09'
C4	81.70'	275.00'	17°01'19"	41.15'
C5	31.35'	500.00'	03°35'32"	15.68'

SAS Tangent Table		
ID	BEARING	LENGTH
T14	N29°28'28"W	139.00'
T15	S60°31'32"W	31.50'
T18	S20°12'06"E	35.93'



SD Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C6	39.90'	469.00'	04°52'27"	19.96'
C7	160.01'	550.00'	16°40'07"	80.57'
C8	147.55'	544.00'	15°32'24"	74.23'

SD Tangent Table		
ID	BEARING	LENGTH
T13	S28°43'16"E	121.05'
T14	S28°43'16"E	24.00'

STORM DRAIN FLOW TABLE						
NUMBER	Q(cfs)	V(cfs)	DEPTH	LENGTH	SIZE	SLOPE
C6	57.0	9.32	29.04"	39.90'	36"	0.75 %
C7	135.0	15.99	34.43"	160.01'	42"	1.80 %
C8	135.0	22.51	25.08"	147.55'	42"	4.04 %
T13	192.0	18.18	37.56"	121.05'	48"	1.95 %
T14	192.0	18.18	37.56"	24.00'	48"	1.95 %

NOTE:
AFTER CONSTRUCTION IS COMPLETE GRADES MUST BE RETURNED TO THEIR ORIGINAL STATE SO SWALE IS NOT DISRUPTED

NOTES

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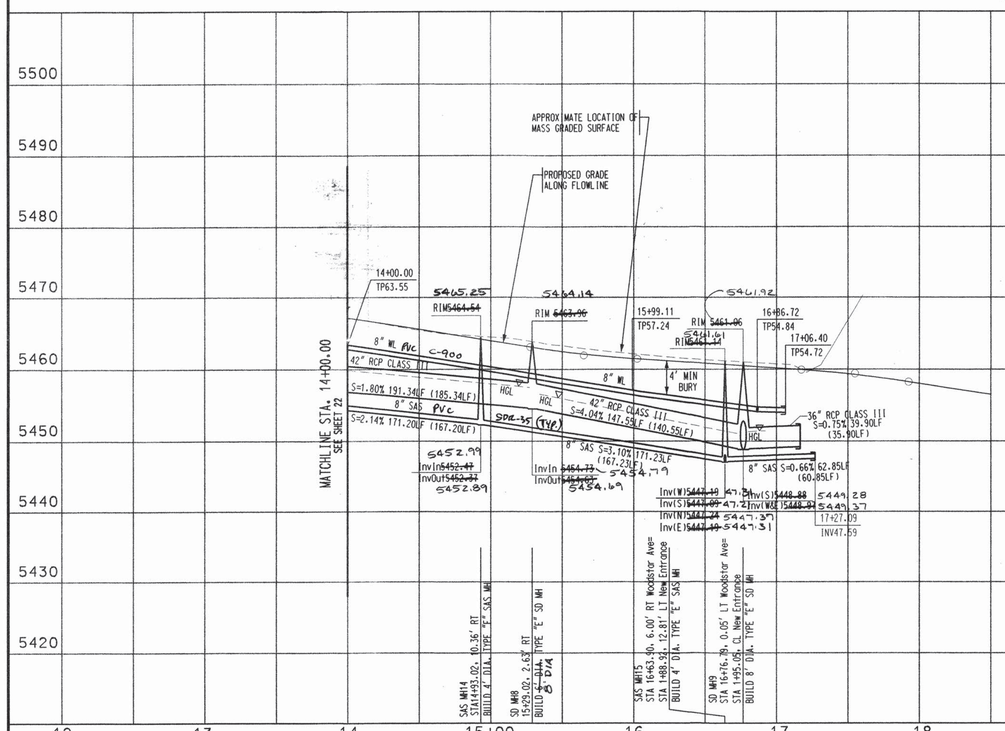
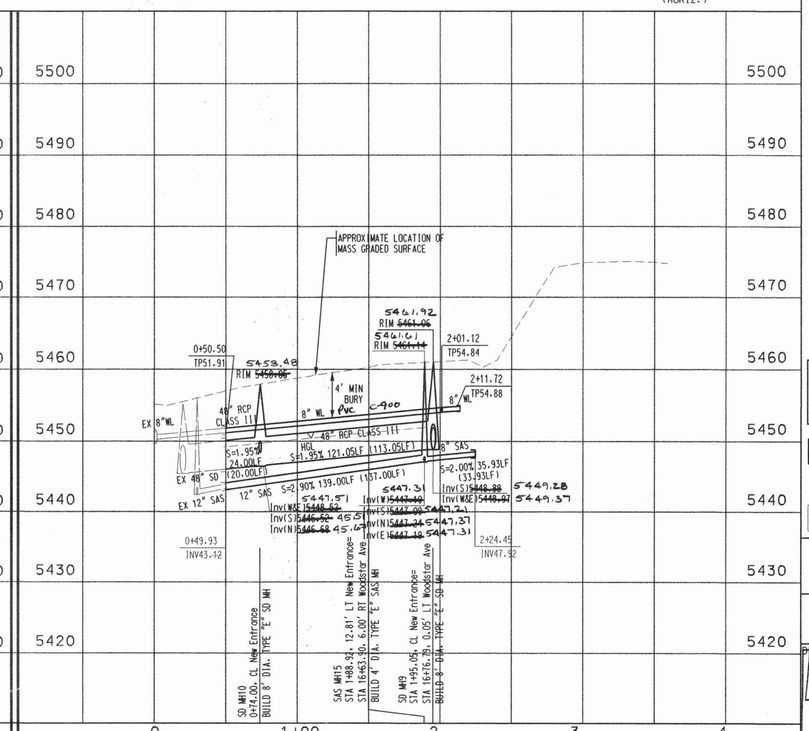
12. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

SCANNED BY MESA REPRO

WOODSTAR AVE 14+00.00 to 17+50.00



NEW ENTRANCE



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

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6586.83 2302

APPROVED BY MUI 3-8-02 DATE

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE II SUBDIVISION AT VENTANA RANCH
UTILITY PLAN & PROFILE
WOODSTAR AVE 14+00.00 – 17+50.00 /NEW ENTRANCE

DESIGN REVIEW COMMITTEE: APPROVED APR 12 2002 DESIGN REVIEW COMMITTEE
CITY ENGINEER: APPROVED MAY 26 2002 CITY ENGINEER
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
658683	B-9	23	26

AS-BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY AIS DATE 8/5
INSPECTOR'S ACCEPTANCE BY JUG DATE 8/5
VERIFICATION BY AIS DATE 8/12
DRAWINGS CORRECTED BY AIS 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
KEVIN G. SWANSON NEW MEXICO 13696 PROFESSIONAL ENGINEER 3-8-02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY YGP DATE 10/2001
DRAWN BY DM DATE 10/2001
CHECKED BY KGP DATE 10/2001

P:\020066\CDP\PNP\ 020066UPNP08.DGN
BHI JOB NO. 02 0066
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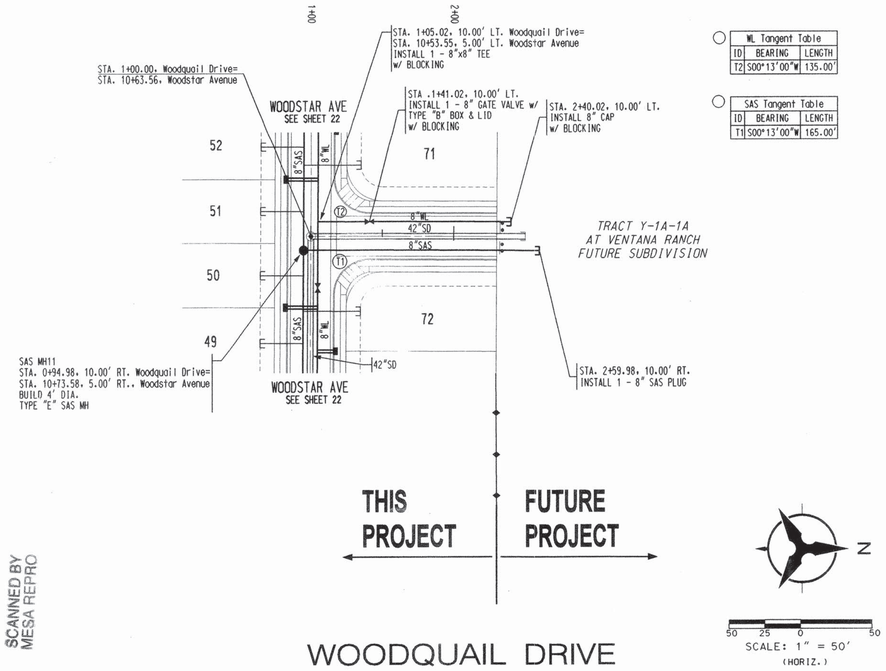
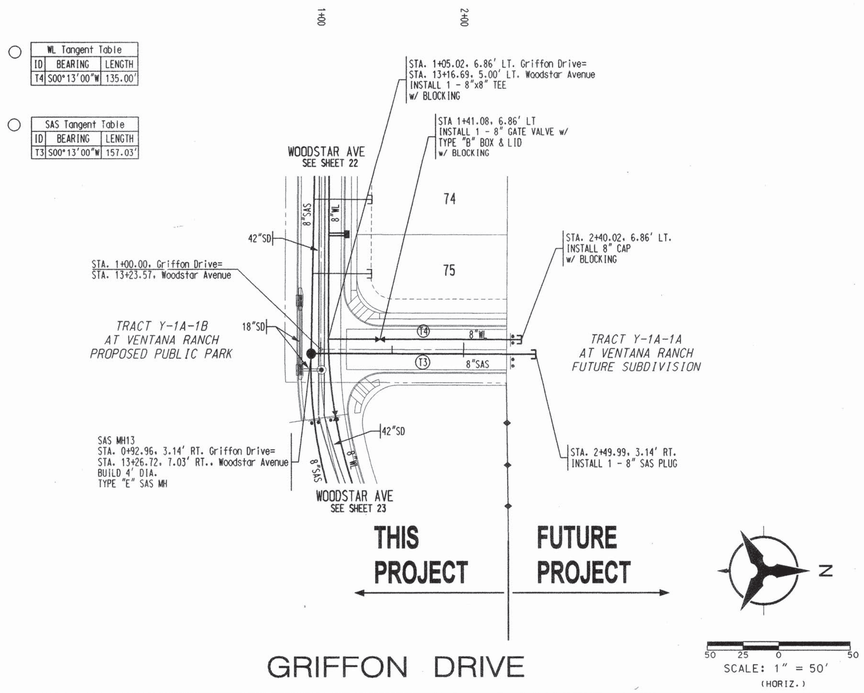


WL Tangent Table		
ID	BEARING	LENGTH
T2	S00°13'00"W	135.00'

SAS Tangent Table		
ID	BEARING	LENGTH
T1	S00°13'00"W	165.00'

WOODQUAIL DRIVE

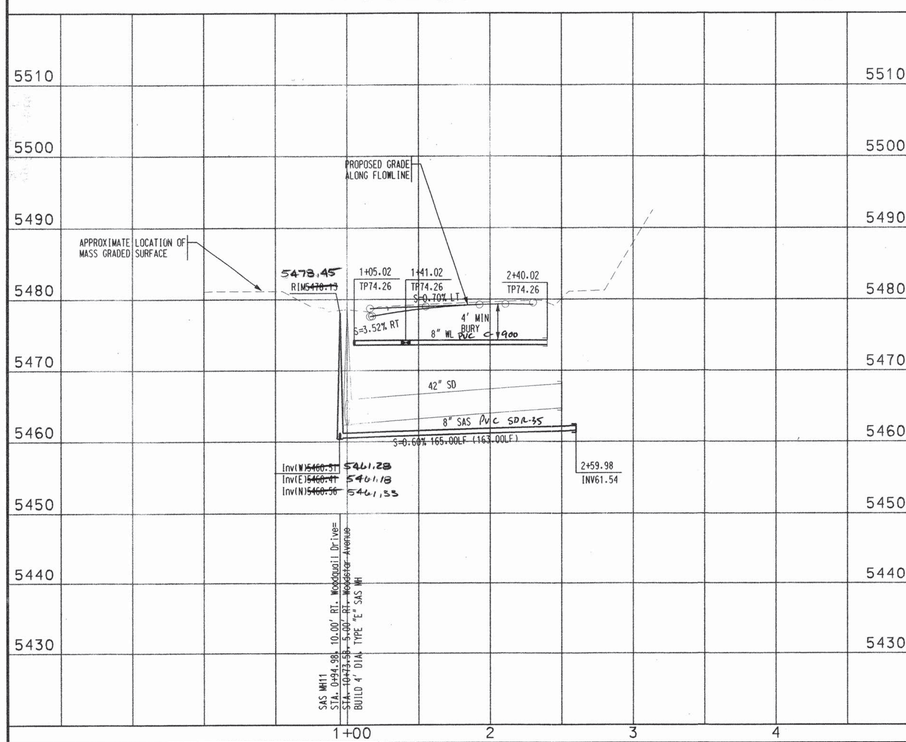


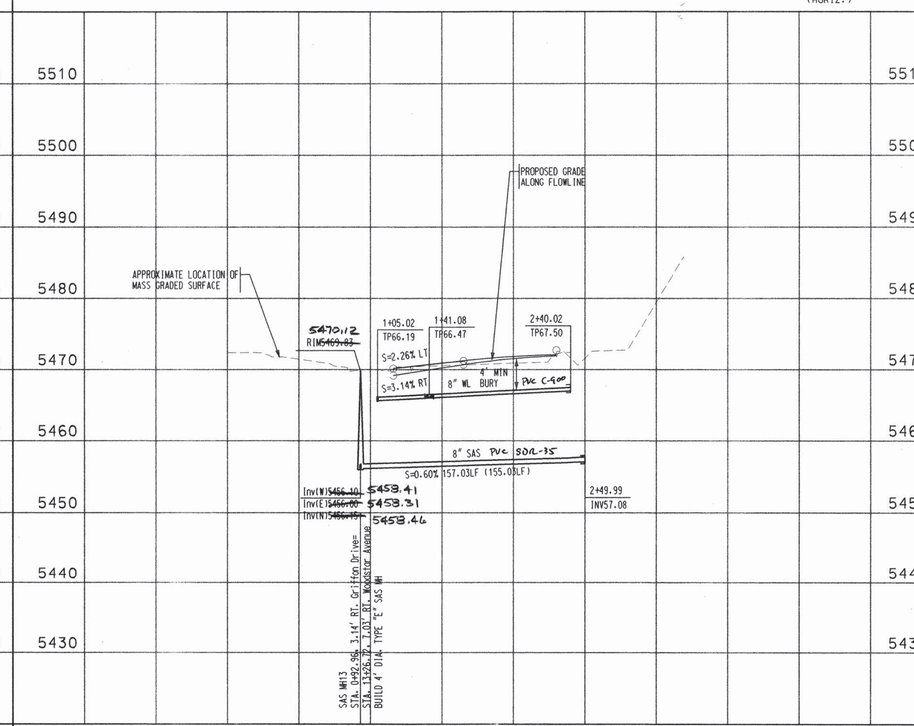
WL Tangent Table		
ID	BEARING	LENGTH
T4	S00°13'00"W	135.00'

SAS Tangent Table		
ID	BEARING	LENGTH
T3	S00°13'00"W	157.03'

GRIFFON DRIVE

SCANNED BY
MESA REPRO





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

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BHI JOB NO. 02 0066

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07:47

NOTES

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AS-BUILT INFORMATION

CONTRACTOR WORK STAKED BY
INSPECTOR ACCEPTANCE BY
FIELD VERIFICATION BY
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) 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. SANDOVAL
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
3-8-02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY YOP DATE 10/2001
DRAWN BY DM DATE 10/2001
CHECKED BY KOP DATE 10/2001

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6586.83 2402

APPROVED BY NMDOT 3-8-02 DATE

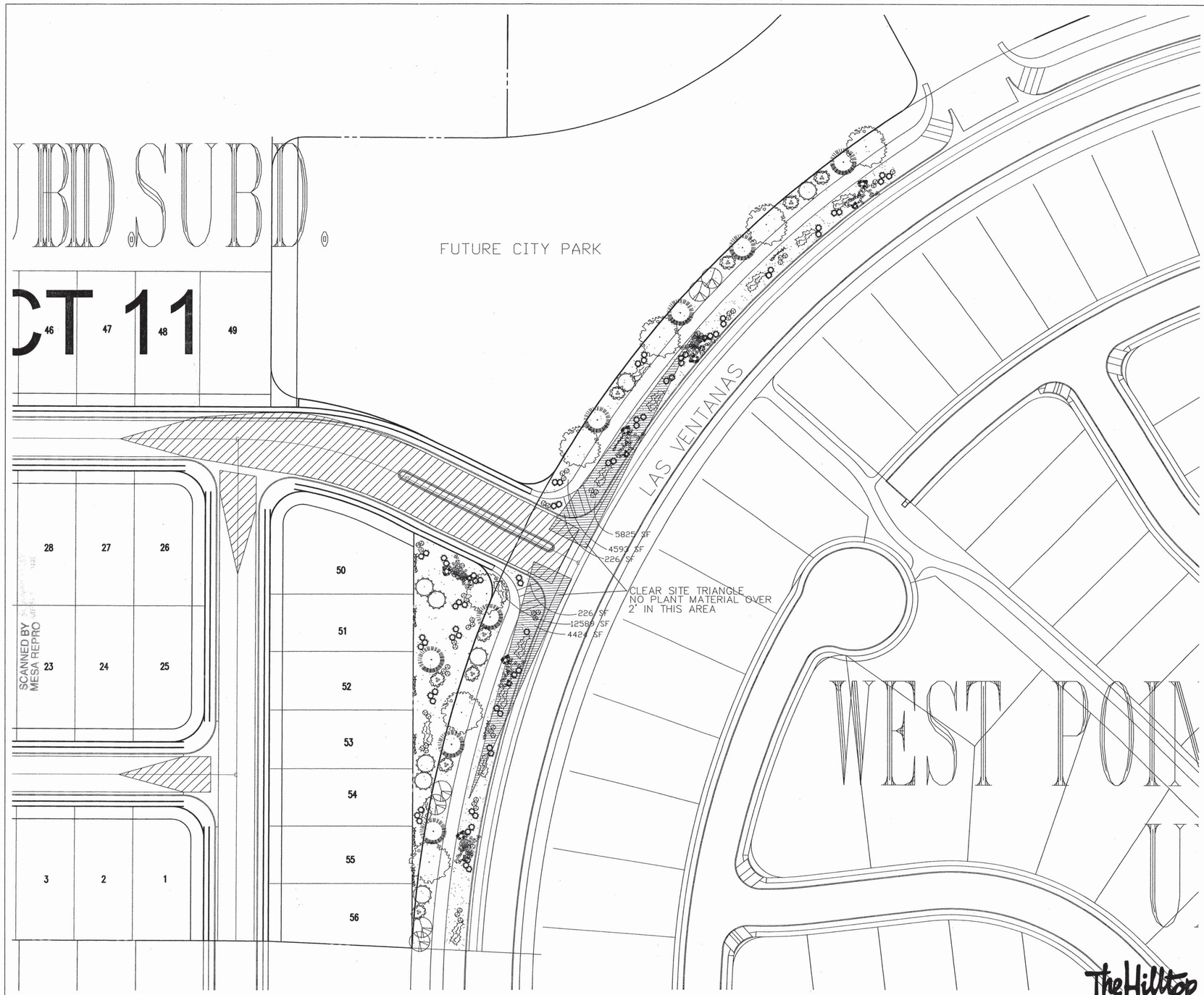
Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE II SUBDIVISION AT VENTANA RANCH
UTILITY PLAN & PROFILE
WOODQUAIL DRIVE /GRIFFON DRIVE

DESIGN REVIEW COMMITTEE: APPROVED APR 1 2 2002 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED MAY 26 2002 CITY ENGINEER
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 658683 | ZONE MAP NO. B-9 | SHEET 24 OF 26



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	

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6586.8324A02

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

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
it@hilltoplandscaping.com

N
40 20 0 40
SCALE: 1" = 40'
(HORIZ.)

AS-BUILT INFORMATION
CONTRACTOR
WORK INSPECTED BY
INSPECTOR'S ACCEPTANCE BY
FIELD VERIFICATION BY
DRAWINGS CORRECTED BY
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

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

NO.	DATE	REMARKS	BY
11/26/01		Revised LS Plan	
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	Hilltop	11/01
DRAWN BY	Hilltop	11/01
CHECKED BY	Hilltop	11/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE 2 SUBDIVISION AT VENTANA RANCH
LANDSCAPE PLAN

DESIGN REVIEW COMMITTEE: APPROVED APR 12 2002 DESIGN REVIEW COMMITTEE
CITY ENGINEER'S APPROVAL: APPROVED MAY 26 2002 CITY ENGINEER
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 658683 | ZONE MAP NO. B-9 | SHEET 24A OF 26

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.

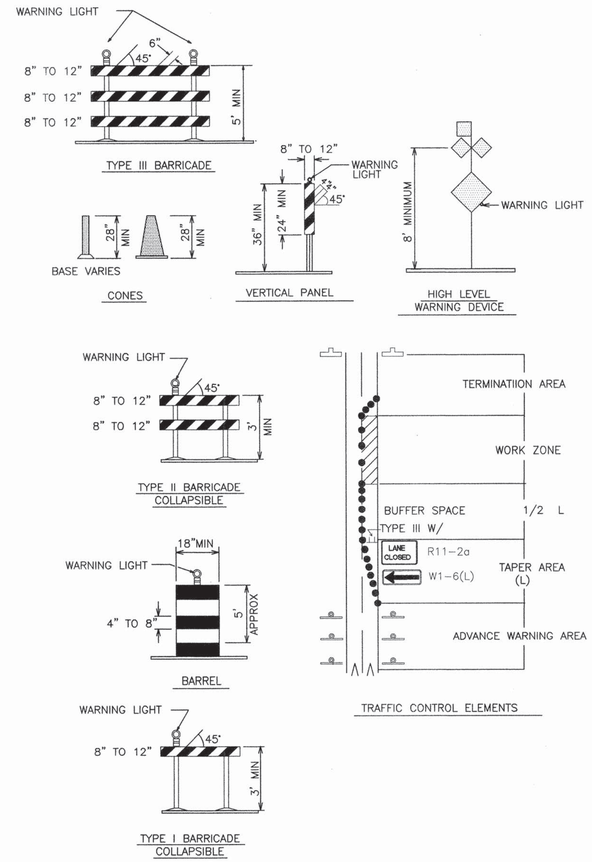
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

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

RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

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

TAPER CRITERIA

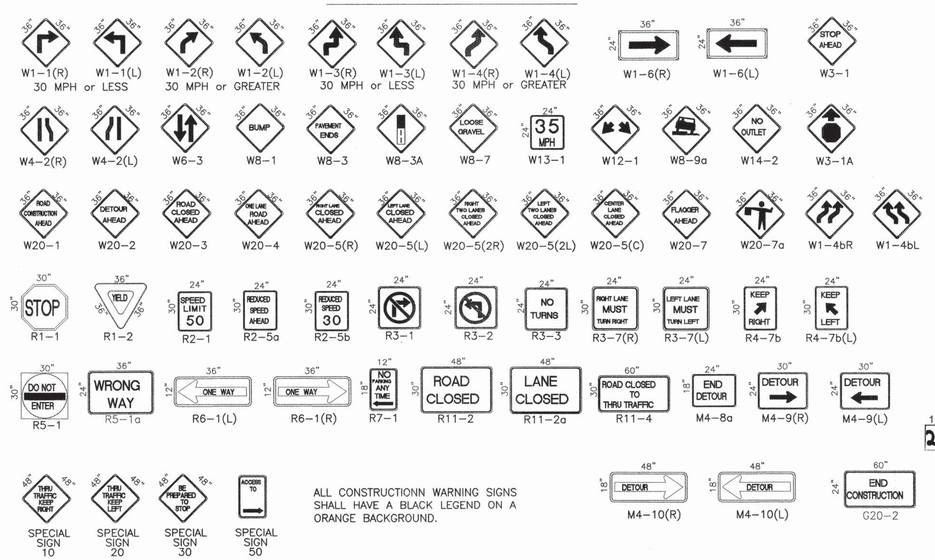
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

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

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

SIGN FACE DETAILS



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

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6586.83 2502

AS-BUILT INFORMATION
CONTRACTOR Sundance DATE
WORK STAKED BY ALS DATE
INSPECTOR'S ACCEPTANCE BY JDB DATE 8/1
FIELD VERIFICATION BY ALS DATE 8/1
DRAWINGS CORRECTED BY ALS DATE 10/2
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
COA STD

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

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

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ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

PINON POINTE II AT VENTANA RANCH
TRAFFIC CONTROL
SIGNING & CONSTRUCTION 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
658683	B-9	25	26

BHI JOB #020066 DATE: AUGUST, 2001

SCANNED BY MEGA REPRO

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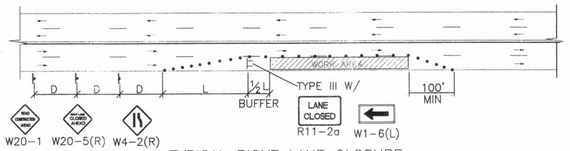
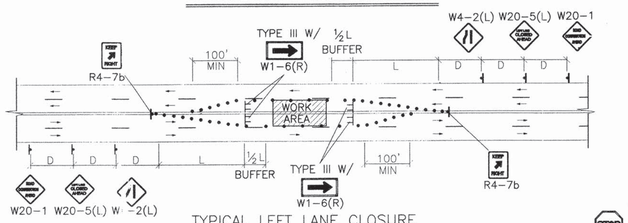
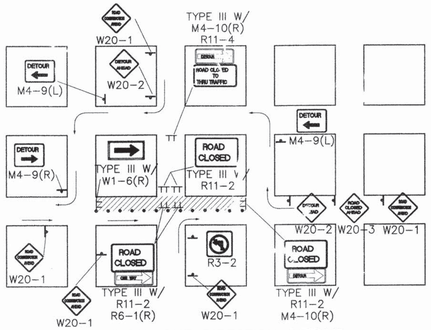


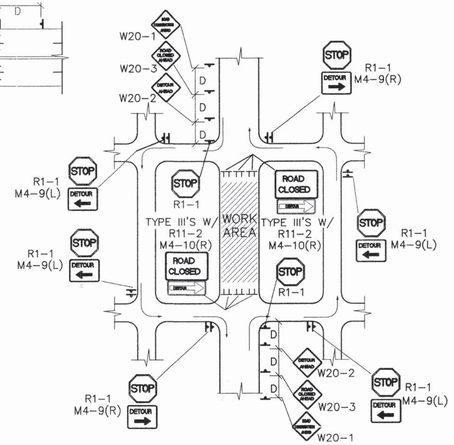
TYPICAL RIGHT LANE CLOSURE



TYPICAL LEFT LANE CLOSURE



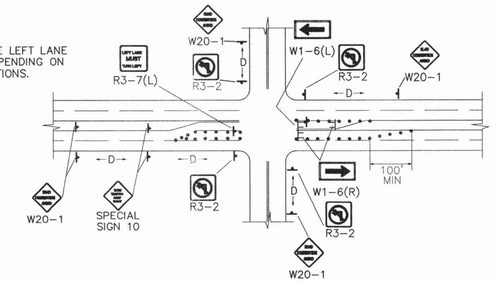
TYPICAL ONE DIRECTION DETOUR



TYPICAL STREET CLOSURE

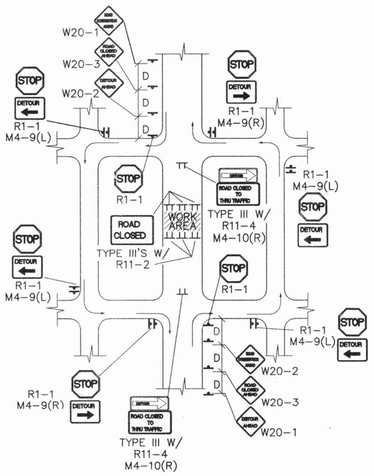
NOTE: (R1-1) BASED ON FIELD CONDITIONS.

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



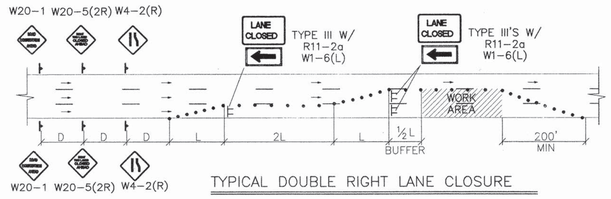
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION.

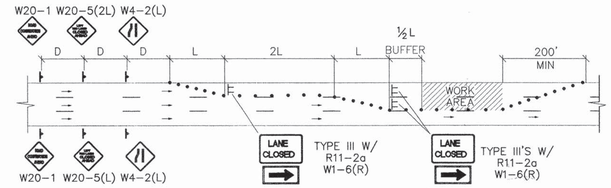


TYPICAL MID-BLOCK CLOSURE

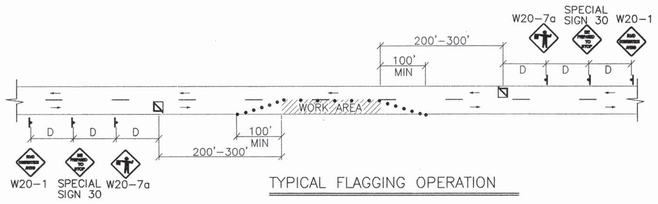
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



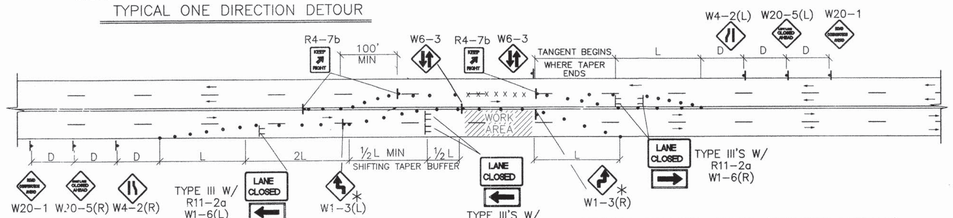
TYPICAL DOUBLE RIGHT LANE CLOSURE



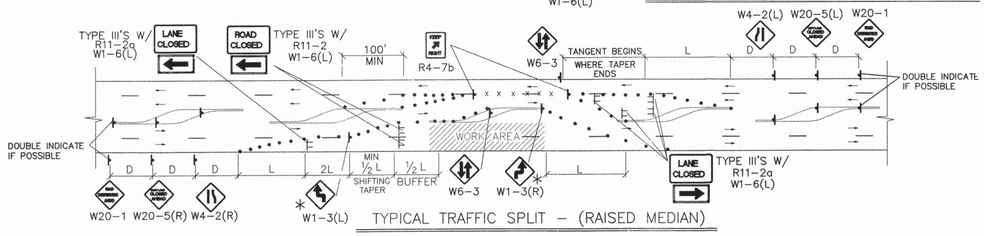
TYPICAL DOUBLE LEFT LANE CLOSURE



TYPICAL FLAGGING OPERATION



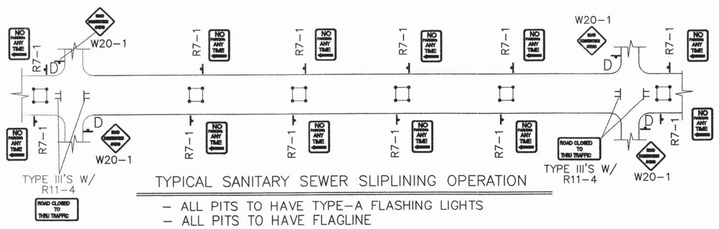
TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)



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.



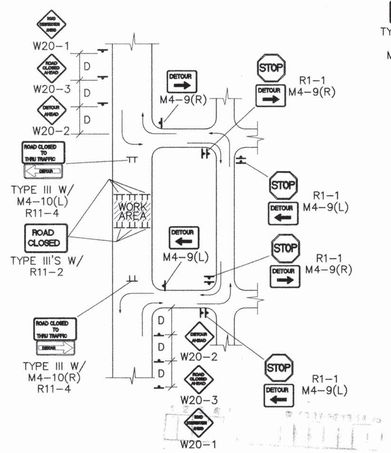
TYPICAL SANITARY SEWER SLIPLINING OPERATION

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

GENERAL NOTE:

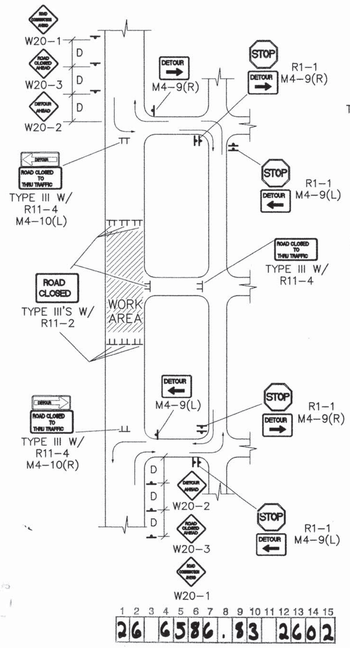
ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

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.



TYPICAL STREET CLOSURE

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



TYPICAL STREET CLOSURE

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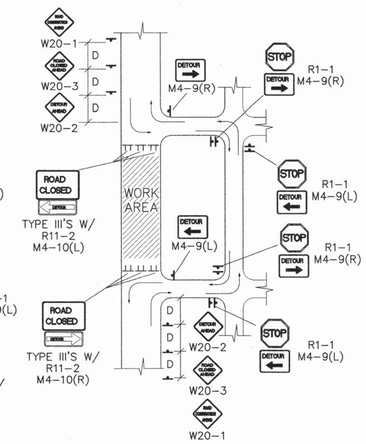

TYPICAL STREET CLOSURE

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

SCANNED BY MESA REPRO

AS-BUILT INFORMATION
CONTRACTOR Sundance DATE
WORK STAKED BY AIS DATE
SURVEY WORK BY DATE
ACCEPTANCE BY DATE 8/12
FIELD VERIFICATION BY AIS DATE 10/12
DRAWINGS CORRECTED BY AIS
MICRO-FILM INFORMATION
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BENCH MARKS

SURVEY INFORMATION
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NO.	BY	DATE

ENGINEER'S SEAL

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No.	Date	REMARKS	By
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PINON POINTE II AT VENTANA RANCH
TYPICAL TRAFFIC CONTROL
AND SIGNING EXAMPLES (REF M.U.T.C.D.)

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
658683	B-9	26	26

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BHI JOB #020066

DATE: AUGUST, 2001