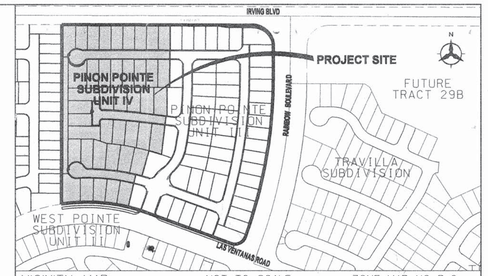
CONSTRUCTION PLANS FOR

PIÑON POINTE UNIT IV 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 924-3900 ~~[illegible]~~ 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.

RECORD DRAWINGS

I, PATRICK J. CONLEY of the firm of SMITH ENG. CO., A Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications, ~~which are shown on Smith Engineering Company's as-builts~~, approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction and survey information provided by TIM ALDRICH, LS (*Surveyor Name*) NMPS number 7719 (*PS #*).

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE 9/3/03

Engineer's Seal & Signature
PATRICK J. CONLEY
NEW MEXICO
10141
REGISTERED PROFESSIONAL ENGINEER
9/3

SCANNED BY MESA REPRO

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich, P.S. No. 7719 — Date 06-07-03

NEW MEXICO PROFESSIONAL LAND SURVEYOR 7719

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

ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE
	DRC Chairman		12-27-02
	Transportation		11/25/02
	Water/Wastewater		11/25/02
	Hydrology		11/25/02
	CIP		
	Const. Mngmt.		
	Const. Coord.		12-27-02
	NMUI		11-22-02

* * * * * * * * * * * * * * *
APPROVED FOR CONSTRUCTION
City Engineer — Date 3/2/03

DRB Case Number	City Project No.	Sheet	Of
1001916	658685	1	18

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6586.85 0103

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

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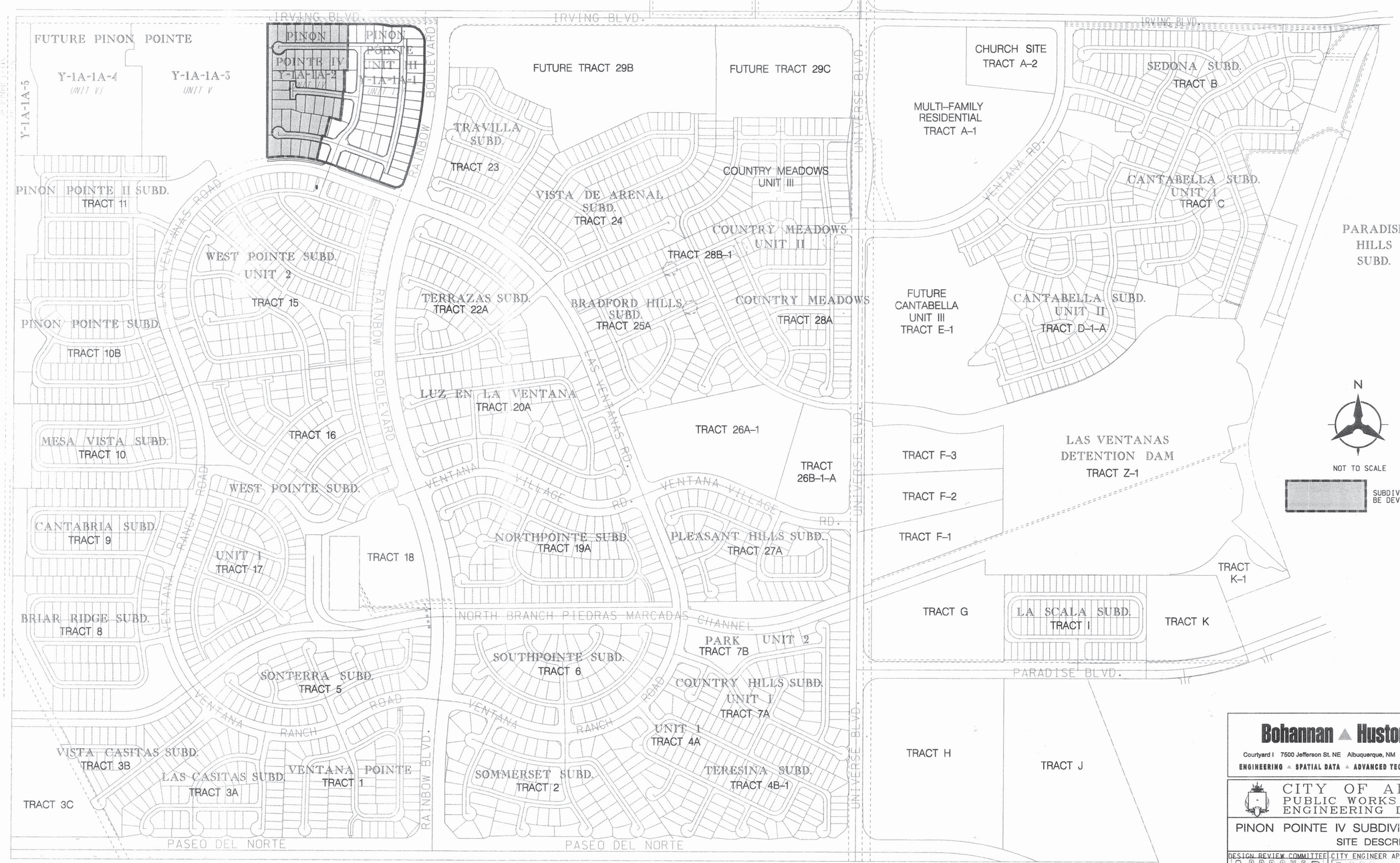

SCANNED BY
MESA REPRO

AS-BUILT INFORMATION

CONTRACTOR Sundance
STAKED BY AVS
INSPECTOR'S ACCEPTANCE BY SB DATE 03
FIELD VERIFICATION BY AVS DATE 03
DRAWINGS CORRECTED BY AVS DATE 03

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

SEAL SURVEY INFORMATION

NO.	BY	DATE

FIELD NOTES

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY YOP DATE 10/2002
DRAWN BY DLM DATE 10/2002
CHECKED BY KGP DATE 10/2002

RECORDED BY DATE
NO.

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE IV SUBDIVISION AT VENTANA RANCH

SITE DESCRIPTION PLAN

DESIGN REVIEW COMMITTEE: APPROVED DEC 27 2002 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED MAR - 4 2003 CITY ENGINEER
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
658685	B-9	2	18

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6586.85 0203

BHI JOB NO. 020278

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21-NOV-2002
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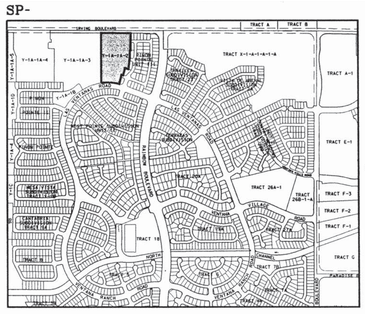
SP-



LOCATION MAP

ZONE ATLAS INDEX MAP No. B-9-Z

NOT TO SCALE

SUBDIVISION DATA

1. ORB No. ----------
2. Zone Atlas Index No. B-9-Z.
3. Gross Subdivision Acreage: 8.6770 Acres.
4. Total Number of Lots created: Forty-two (42) Lots and One (1) Tract.
5. Total Mileage of full width Streets created: 0.2339 mile.
6. Date of Survey: May. 2002.
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-1A-2 of the BULKLAND PLAT OF TRACTS Y-1A-1A-1, Y-1A-1A-2, Y-1A-1A-3, Y-1A-1A-4 & Y-1A-1A-5 VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 2002 in Book 2002C, Page 158, as Document No. 2002095268 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-1A-2, a point on the southerly right-of-way line of Irving Boulevard NW, whence the Albuquerque City Survey (ACS) monument "2-B10 1980" a standard ACS brass tablet set in a concrete post, having New Mexico State Plane Grid Coordinates: Central Zone (NAD 1927) of X=351,543.73 and Y=1,527,976.48 bears S64°28'20"E, a distance of 3625.04 feet and from said point of beginning leaving said right-of-way line and running thence along the easterly boundary line of said Tract Y-1A-1A-2,

S00°20'43"W, a distance of 117.00 feet to a point; thence,
N89°47'00"W, a distance of 1.00 feet to a point; thence,
S00°20'43"W, a distance of 133.33 feet to a point; thence,
N89°45'02"W, a distance of 11.61 feet to a point; thence,
S00°13'00"W, a distance of 133.66 feet to a point; thence,
N83°11'01"W, a distance of 4.98 feet to a point; thence,
S06°48'59"W, a distance of 182.28 feet to a point of curvature (non-tangent); thence,
60.92 feet along the arc of a curve to the left having a radius of 1103.00 feet and a chord which bears N73°12'47"W, a distance of 60.92 feet to a point of non-tangency; thence,
S15°12'16"W, a distance of 123.00 feet to a point of curvature (non-tangent); thence,
29.58 feet along the arc of a curve to the left having a radius of 980.00 feet and a chord which bears N75°39'36"W, a distance of 29.58 feet to a point of non-tangency; thence,
S13°28'31"W, a distance of 155.00 feet to the southeast corner of said Tract Y-1A-1A-2, a point of curvature (non-tangent) on the northerly right-of-way line of Los Ventanas Road NW, thence running along the southerly boundary line of said Tract Y-1A-1A-2 and also along said right-of-way line,
312.43 feet along the arc of a curve to the left having a radius of 825.00 feet and a chord which bears N87°22'25"W, a distance of 310.56 feet to the southwest corner of said Tract Y-1A-1A-2, thence leaving said right-of-way line and running thence along the westerly boundary line of said Tract Y-1A-1A-2,
N00°13'00"E, a distance of 836.52 feet to the northwest corner of said Tract Y-1A-1A-2, a point on the southerly right-of-way line of Irving Boulevard NW, thence running along the northerly boundary line of said Tract Y-1A-1A-2 and also along said right-of-way line,
S89°47'00"E, a distance of 503.88 feet to the point and place of beginning.

Tract contains 8.6770 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 PLAT OF VENTANA RANCH, Filed: November 30, 1995 as Document No. 95122531 in Volume 95C, Folio 430.
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.
6. Centerline (in lieu of R/W monumentation) to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped, "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS #6544".
7. Tract Y-1A-1A-2 is subject to a temporary blanket drainage easement granted to the City of Albuquerque and Recorded December 10, 2001 in Book 2001C, Folio 322 to be vacated by Vacation Action V-02DRB-00652.
8. Park Dedication Requirements shall be met with the Park Site within Tract Y-1A-1B in accordance with the Park Dedication Agreement between the City of Albuquerque and Los Ventanas Limited Partnership dated: October 23, 1995 and as amended with the 1st. amendment recorded January 29, 2001.
9. No individual lot shall be allowed direct access to Irving Boulevard NW or Los Ventanas Road NW.
10. Tract A is to be dedicated to the City of Albuquerque as non-vehicular right-of-way for public pedestrian access. No pedestrian access will be allowed from adjoining backyards.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of:

A. PNM Electric Services for the installation, maintenance and service of underground & overhead electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.

B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement (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 Quarter (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-1A-2 of the BULK LAND PLAT OF TRACTS Y-1A-1A-1, Y-1A-1A-2, Y-1A-1A-3, Y-1A-1A-4 & Y-1A-1A-5, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 2002 in Book 2002C, Page 158, as Document No. 2002095268 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-1A-2, a point on the southerly right-of-way line of Irving Boulevard NW, whence the Albuquerque City Survey (ACS) monument "2-B10 1980" a standard ACS brass tablet set in a concrete post, having New Mexico State Plane Grid Coordinates: Central Zone (NAD 1927) of X=351,543.73 and Y=1,527,976.48 bears S64°28'20"E, a distance of 3625.04 feet and from said point of beginning leaving said right-of-way line and running thence along the easterly boundary line of said Tract Y-1A-1A-2,

S00°20'43"W, a distance of 117.00 feet to a point; thence,
N89°47'00"W, a distance of 1.00 feet to a point; thence,
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N89°45'02"W, a distance of 11.61 feet to a point; thence,
S00°13'00"W, a distance of 133.66 feet to a point; thence,
N83°11'01"W, a distance of 4.98 feet to a point; thence,
S06°48'59"W, a distance of 182.28 feet to a point of curvature (non-tangent); thence,
60.92 feet along the arc of a curve to the left having a radius of 1103.00 feet and a chord which bears N73°12'47"W, a distance of 60.92 feet to a point of non-tangency; thence,
S15°12'16"W, a distance of 123.00 feet to a point of curvature (non-tangent); thence,
29.58 feet along the arc of a curve to the left having a radius of 980.00 feet and a chord which bears N75°39'36"W, a distance of 29.58 feet to a point of non-tangency; thence,
S13°28'31"W, a distance of 155.00 feet to the southeast corner of said Tract Y-1A-1A-2, a point of curvature (non-tangent) on the northerly right-of-way line of Los Ventanas Road NW, thence running along the southerly boundary line of said Tract Y-1A-1A-2 and also along said right-of-way line,
312.43 feet along the arc of a curve to the left having a radius of 825.00 feet and a chord which bears N87°22'25"W, a distance of 310.56 feet to the southwest corner of said Tract Y-1A-1A-2, thence leaving said right-of-way line and running thence along the westerly boundary line of said Tract Y-1A-1A-2,
N00°13'00"E, a distance of 836.52 feet to the northwest corner of said Tract Y-1A-1A-2, a point on the southerly right-of-way line of Irving Boulevard NW, thence running along the northerly boundary line of said Tract Y-1A-1A-2 and also along said right-of-way line,
S89°47'00"E, a distance of 503.88 feet to the point and place of beginning.

Tract contains 8.6770 acres, more or less.

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:

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 (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-1A-2 of the BULK LAND PLAT OF TRACTS Y-1A-1A-1, Y-1A-1A-2, Y-1A-1A-3, Y-1A-1A-4 & Y-1A-1A-5, VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 2002 as Document No.2002095268 in Book 2002C, Page 158 now comprising Lots 1 thru 42 and Tract A, PINON POINTE SUBDIVISION, UNIT 4 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

SCANNED BY MESA REPRO

PLAT OF PINON POINTE SUBDIVISION UNIT 4 AT VENTANA RANCH

(A REPLAT OF TRACT Y-1A-1A-2, VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
NOVEMBER, 2002

APPROVALS

PLAT NUMBER	
PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	
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

TAX CERTIFICATION

THIS 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.

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	03°09'54"	30.47'	60.93'	1103.00'	60.92'	N73°12'47"W
C2	01°43'45"	14.79'	29.58'	980.00'	29.58'	N75°39'36"W
C3	21°41'52"	156.11'	312.43'	825.00'	310.56'	N87°22'25"W
C4	16°15'42"	136.87'	271.90'	958.00'	270.99'	S84°39'20"E
C5	09°00'00"	102.01'	203.84'	2000.00'	203.75'	S86°06'12"E
C6	15°34'16"	127.98'	254.37'	936.00'	253.59'	N84°18'37"W
C7	10°24'52"	2.28'	4.54'	25.00'	4.54'	S82°41'49"W
C8	253°55'52"		117.27'	40.00'	63.92'	N24°26'58"E
C9	60°51'26"	14.68'	26.55'	25.00'	25.32'	S59°01'11"E
C10	12°55'24"	118.99'	221.05'	980.00'	220.58'	S82°59'11"E
C11	04°58'16"	85.86'	171.62'	1978.00'	171.57'	N85°39'06"W
C12	91°38'46"	16.29'	16.00'	10.00'	14.34'	S46°02'23"W
C13	88°24'21"	9.73'	15.43'	10.00'	13.94'	S43°59'10"E
C14	05°00'20"	88.38'	176.65'	2022.00'	176.59'	S85°41'10"E
C15	56°22'01"	13.40'	24.60'	25.00'	23.62'	S62°01'56"W
C16	263°12'15"		183.75'	40.00'	59.82'	N14°33'00"W
C17	26°50'01"	5.96'	11.71'	25.00'	11.60'	S76°21'56"E
C18	03°49'21"	31.23'	62.45'	936.00'	62.43'	N78°26'10"W
C19	03°49'21"	27.53'	55.04'	825.00'	55.03'	S78°26'10"E
C20	03°49'21"	31.23'	62.45'	936.00'	62.43'	N82°15'31"W
C21	03°49'21"	27.53'	55.04'	825.00'	55.03'	S82°15'31"E
C22	03°49'21"	31.23'	62.45'	936.00'	62.43'	N86°04'52"W
C23	03°49'21"	27.53'	55.04'	825.00'	55.03'	S86°04'52"E
C24	03°49'13"	31.22'	62.41'	936.00'	62.40'	S89°54'09"E
C25	04°05'37"	29.48'	58.94'	825.00'	58.93'	S89°57'39"W
C26	06°08'12"	40.22'	80.36'	825.00'	80.32'	S84°50'45"W
C27	77°27'05"	32.08'	54.07'	40.00'	50.05'	S63°47'04"E
C28	00°16'59"	2.31'	4.62'	936.00'	4.62'	N88°02'45"E
C29	94°44'02"	41.96'	64.74'	40.00'	57.90'	N13°50'59"E
C30	31°11'32"	11.17'	21.78'	40.00'	21.51'	S44°11'14"E
C31	01°04'01"	9.14'	18.28'	980.00'	18.28'	S88°54'50"E
C32	03°20'18"	28.56'	57.10'	980.00'	57.09'	S86°42'31"E
C33	03°20'18"	28.56'	57.10'	980.00'	57.09'	S83°22'19"E
C34	03°20'18"	32.14'	64.27'	1103.00'	64.26'	N83°22'19"W
C35	03°27'13"	29.54'	59.07'	980.00'	59.06'	S79°58'34"E
C36	03°27'13"	33.25'	66.49'	1103.00'	66.48'	N79°58'34"W
C37	03°27'13"	29.54'	59.07'	980.00'	59.06'	S76°31'20"E
C38	03°27'13"	33.25'	66.49'	1103.00'	66.48'	N76°31'20"W
C39	03°10'15"	30.53'	61.04'	1103.00'	61.04'	N76°22'52"W
C40	02°57'18"	28.45'	56.89'	1103.00'	56.88'	N79°26'38"W
C41	01°44'48"	30.15'	60.30'	1978.00'	60.30'	S84°03'25"E
C42	01°44'26"	30.04'	60.08'	1978.00'	60.08'	N85°48'02"W
C43	02°56'46"	28.37'	56.72'	1103.00'	56.71'	S82°23'40"E
C44	01°27'59"	25.31'	50.63'	1978.00'	50.63'	S87°24'14"E
C45	01°10'25"	22.30'	22.59'	1103.00'	22.59'	N84°27'16"W
C46	01°30'00"	26.47'	52.94'	2022.00'	52.94'	S87°26'20"E
C47	01°45'40"	31.08'	62.15'	2022.00'	62.15'	S85°48'30"E
C48	01°44'39"	30.78'	61.56'	2022.00'	61.55'	N84°03'20"W
C49	15°19'45"	3.36'	6.69'	25.00'	6.67'	S82°33'07"W
C50	41°02'22"	9.36'	17.91'	25.00'	17.53'	S54°22'04"W
C51	119°06'10"	83.15'	68.05'	40.00'	68.97'	N86°36'02"W
C52	80°49'50"	34.06'	56.43'	40.00'	51.87'	N40°37'57"E
C53	36°00'15"	13.00'	25.14'	40.00'	24.72'	S80°51'00"E
C54	52°32'29"	16.68'	19.74'	40.00'	35.41'	S01°12'43"W
C55	23°15'58"	15.04'	5.70'	40.00'	18.86'	S13°24'59"E

TANGENT DATA

ID	BEARING	DISTANCE
T1	N89°47'00"W	1.00'
T2	N89°45'02"W	11.61'
T3	N83°11'01"W	4.98'
T4	S02°47'11"E	17.00'
T5	N00°12'59"E	11.00'
T6	N89°47'00"W	15.27'
T7	N89°47'00"W	33.83'
T8	N71°23'50"W	67.16'
T9	N71°23'50"W	34.00'
T10	N71°23'50"W	33.16'
T11	N89°45'02"W	70.39'
T12	S00°20'13"W	5.09'
T13	N89°45'02"W	62.00'
T14	N89°45'02"W	61.25'
T15	N89°45'02"W	62.75'
T16	N89°45'02"W	55.00'
T17	N89°47'00"W	30.00'
T18	S62°31'02"E	5.00'
T19	S62°57'03"W	5.00'

SHEET 1 OF 2

Bohannan ▲ Huston

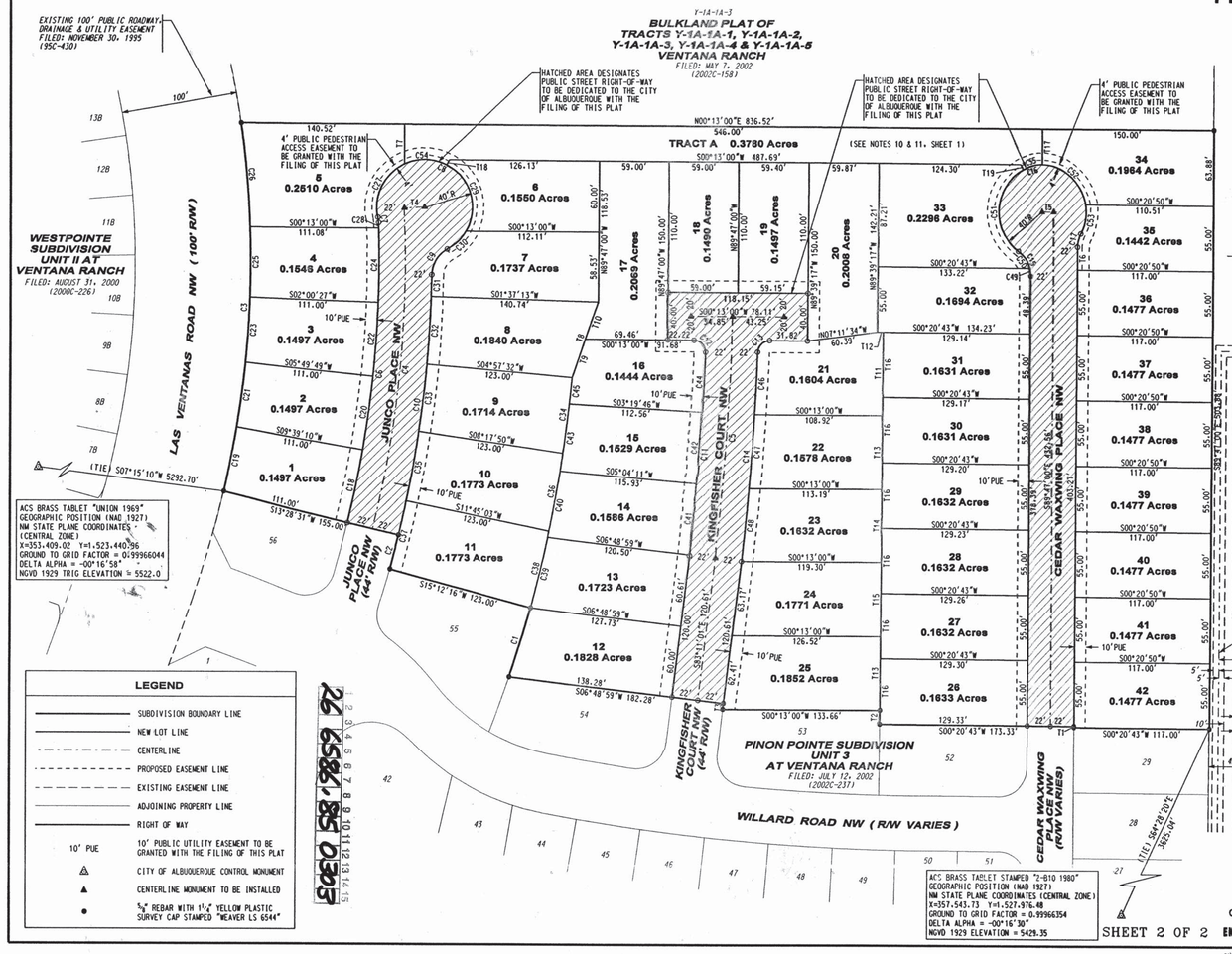
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

e:\020278\survey\006 plats\unit 4\PinonPointe4.dgn 15-NOV-2002 13:46 bsanchez

JOB NO. 020278.006.02

NOTE: SEE SHEET 1 FOR CURVE & TANGENT DATA



PLAT OF PINON POINTE SUBDIVISION UNIT 4 AT VENTANA RANCH

(A REPLAT OF TRACT Y-1A-1A-2, VENTANA RANCH)
ALBUQUERQUE, NEW MEXICO
NOVEMBER, 2002

SCALE: 1" = 60'

SHEET 2 OF 2

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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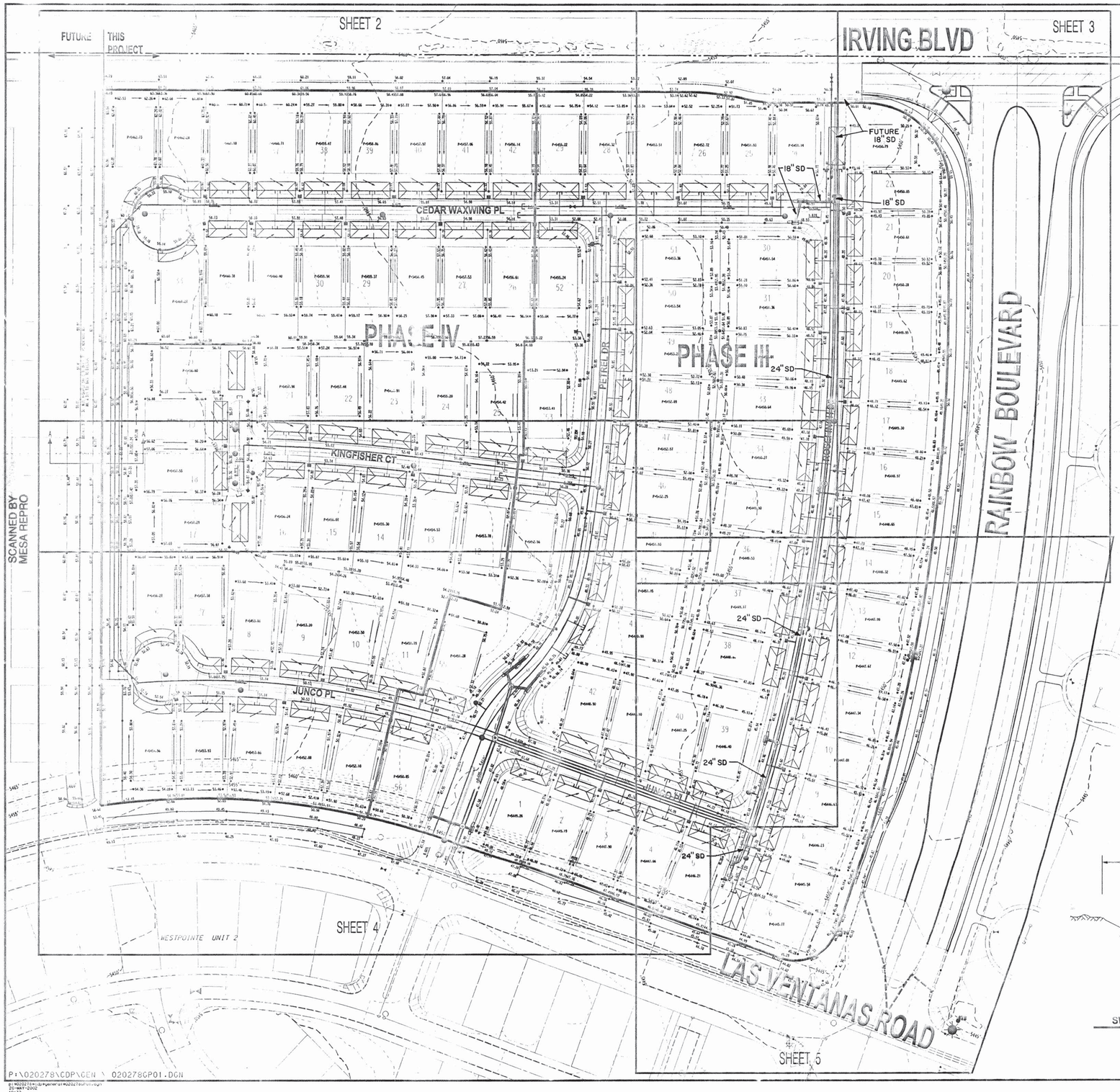
JOB NO. 020278.006.02

65885

SHEET 3 OF 18



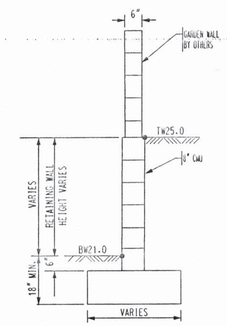
SCANNED BY MESA REPRO

NOTE:
FOR ALL GRADING DETAILS SEE SHEET X

APPROVED FOR ROUGH GRADING DATE

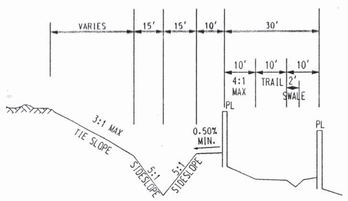
LEGEND

- PROPOSED SPOT
- EXISTING SPOT
- TEMP. DESILTATION BASIN (SEE DETAIL THIS SHEET)
- LIMITS OF GRADING
- EXISTING CONTOUR
- FLOW DIRECTION ARROW
- PAD
- TURNED BLOCK TB
- RETAINING WALL



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.)



SWALE/TRAIL DETAIL SECTION A - A
NOT TO SCALE

26 6586.85 0403

BHI JOB NO. 020278

GENERAL NOTES:

1. EXCEPT AS PROVIDED HEREIN, 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.

N

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

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

AS-BUILT INFORMATION
CONTRACTOR Sundance
MARKED BY AJS DATE 03
INSPECTOR'S ACCEPTANCE BY SBC DATE 11
VERIFICATION BY AJS DATE 03
CHANGES NOTED BY AJS DATE 03/03
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.
City Inspector A. Marquez

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
FC: TA ALPHA -00°16'47"
NGVD 1929 ELEVATION = 5450.51

ENGINEER'S SEAL
KEVIN G. PATTON NEW MEXICO REGISTERED PROFESSIONAL ENGINEER
4-24-02

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY YGP DATE 02/02
DRAWN BY DLM DATE 02/02
CHECKED BY KGP DATE 02/02

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE III & IV AT VENTANA RANCH
OVERALL GRADING

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL
For Information Only

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

CITY PROJECT NO. 658685 | ZONE MAP NO. B-9 | SHEET 4 OF 18

P:\020278\CDP\GEN\020278GP01.DGN
01-MAY-2002 10:32

APPROVED FOR ROUGH GRADING DATE

IRVING BLVD

CEDAR WAXWING PL

PHASE IV

PHASE III

KINGFISHER CT

PETREL DR

FUTURE | THIS PROJECT

SCALE: 1"=30'

SCANNED BY MESA REPRO

AS-BUILT INFORMATION

CONTRACTOR Sundance DATE 03

WORK STAKED BY AIS DATE 03

INSPECTOR'S ACCEPTANCE BY AIS DATE 03

FIELD VERIFICATION BY AIS DATE 03

DRAWINGS CORRECTED BY AIS DATE 03

MICRO-FILM INFORMATION

RECORDED BY DATE

NO. BY DATE

City Inspector: A. Aslapek

BENCH MARKS

ACS BRASS TABLET STAMPED "1-B9 1986"

GEOGRAPHIC POSITION (NAD 1927)

N.M. STATE PLANE COORDINATES (CENTRAL ZONE) X=355.077.00 Y=1.529.056.93

GROUND-TO-GRID FACTOR = .99966633.

DELTA ALPHA -00°16'47"

NGVD 1929 ELEVATION = 5450.51

SEAL SURVEY INFORMATION FIELD NOTES

NO. BY DATE

ENGINEER'S SEAL

KEVIN G. PATTON NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 4-24-02

NO.	DATE	REMARKS	BY
1	04/02/02	grading revisions to Lot 20 & retaining wall pts added KW	

REVISIONS

DESIGN

DESIGNED BY YOP DATE 04/02/02

DRAWN BY DLM DATE 04/02/02

CHECKED BY KGP DATE 04/02/02

Bohannan Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE III & IV AT VENTANA RANCH

GRADING PLAN

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL

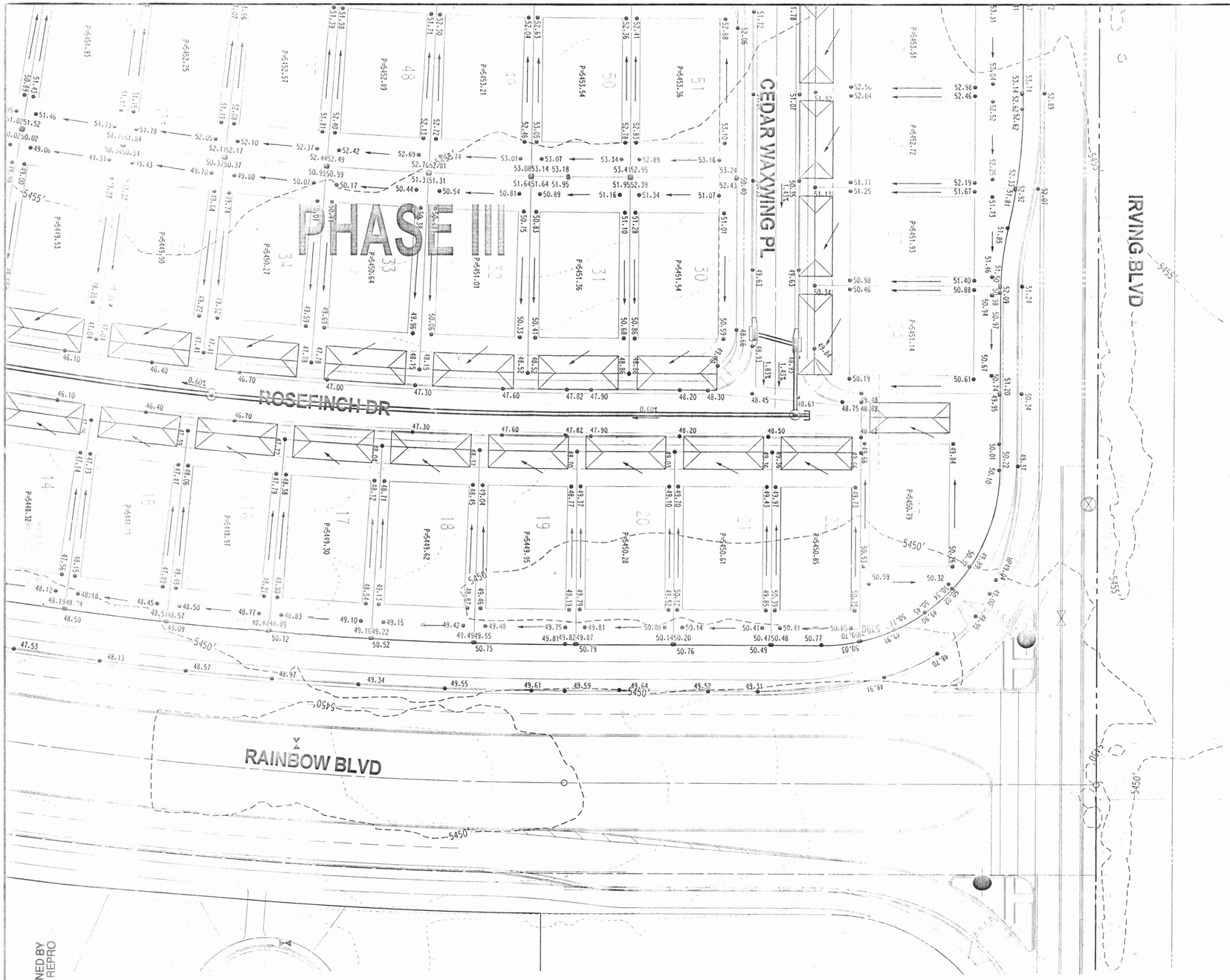
For Information Only

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

CITY PROJECT NO. 658685 | ZONE MAP NO. B-9 | SHEET 5 OF 18

BHI JOB NO. 020278

26 6586.85 0503



SCANNED BY MESA REPRO

APPROVED FOR ROUGH GRADING DATE

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

SCALE: 1"=30'

26 6586.85 0603

BHI JOB NO. 020278

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY YOP DATE 04/02/02
DRAWN BY DLM DATE 04/02/02
CHECKED BY RGF DATE 04/02/02

ENGINEER'S SEAL

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=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
STAKED BY AJS DATE 03
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY AJS DATE 03
DRAWINGS CORRECTED BY AJS DATE 1/03

MICRO-FILM INFORMATION
RECORDED BY DATE
NO. City Inspector A. Aldapack

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE III & IV AT VENTANA RANCH
GRADING PLAN

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

CITY PROJECT NO. 658685
ZONE MAP NO. B-9
SHEET 6 OF 18

20-MAY-2002
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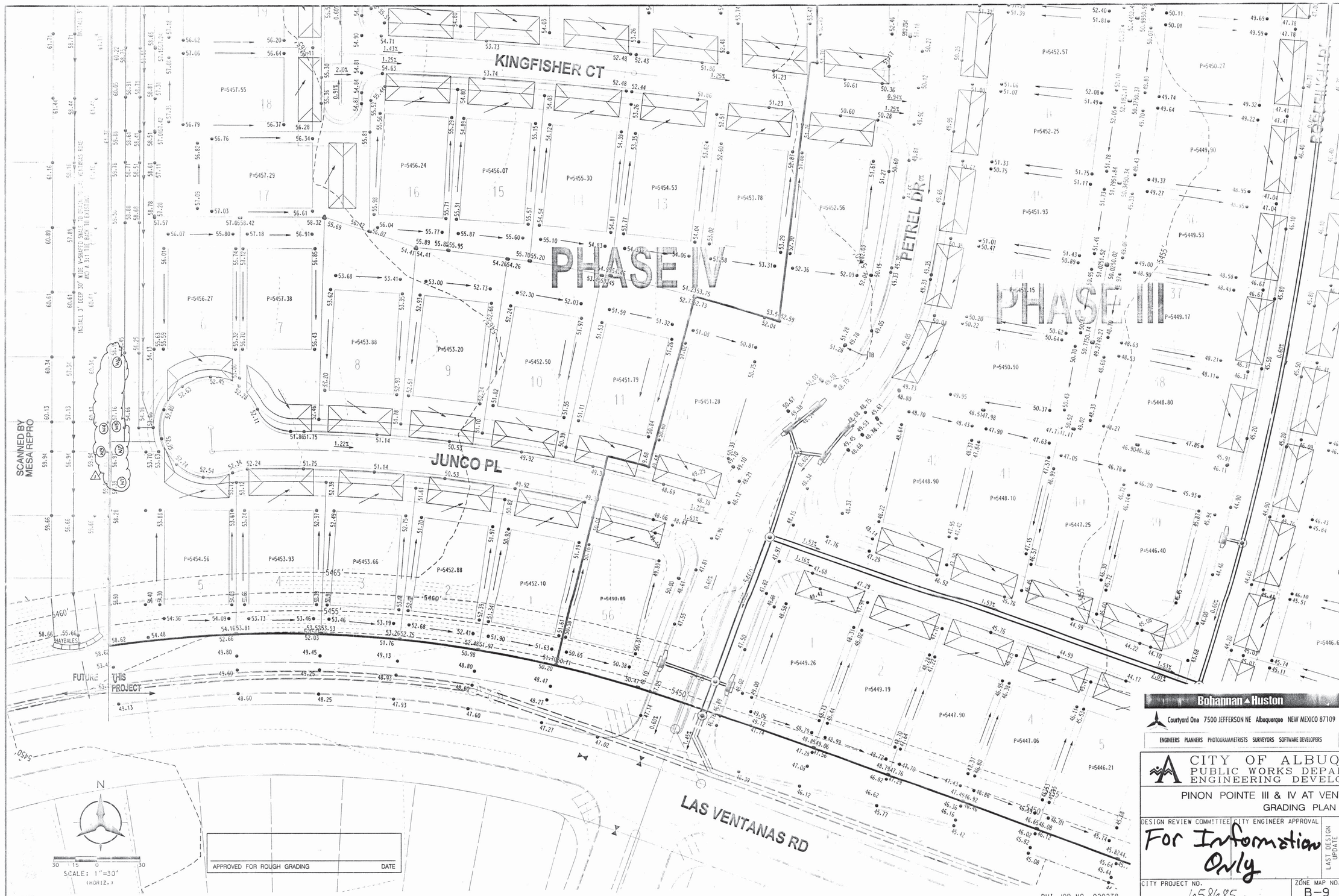
20-MAY-2002
10:39



AS-BUILT INFORMATION

CONTRACTOR Sundance

STAKED BY AIS DATE "

INSPECTOR'S FIELD TASKS BY JBC DATE 03

VERIFICATION BY AIS DATE 03

FINAL CHANGES CORRECTED BY AIS DATE 03

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

NEVILLE G. PATTON NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 4-24-02

NO.	DATE	REMARKS	BY
1		Retaining wall points added	KW

REVISIONS

DESIGN		
DESIGNED BY	YGP	DATE 04/02/02
DRAWN BY	DLM	DATE 04/02/02
CHECKED BY	KGP	DATE 04/02/02

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

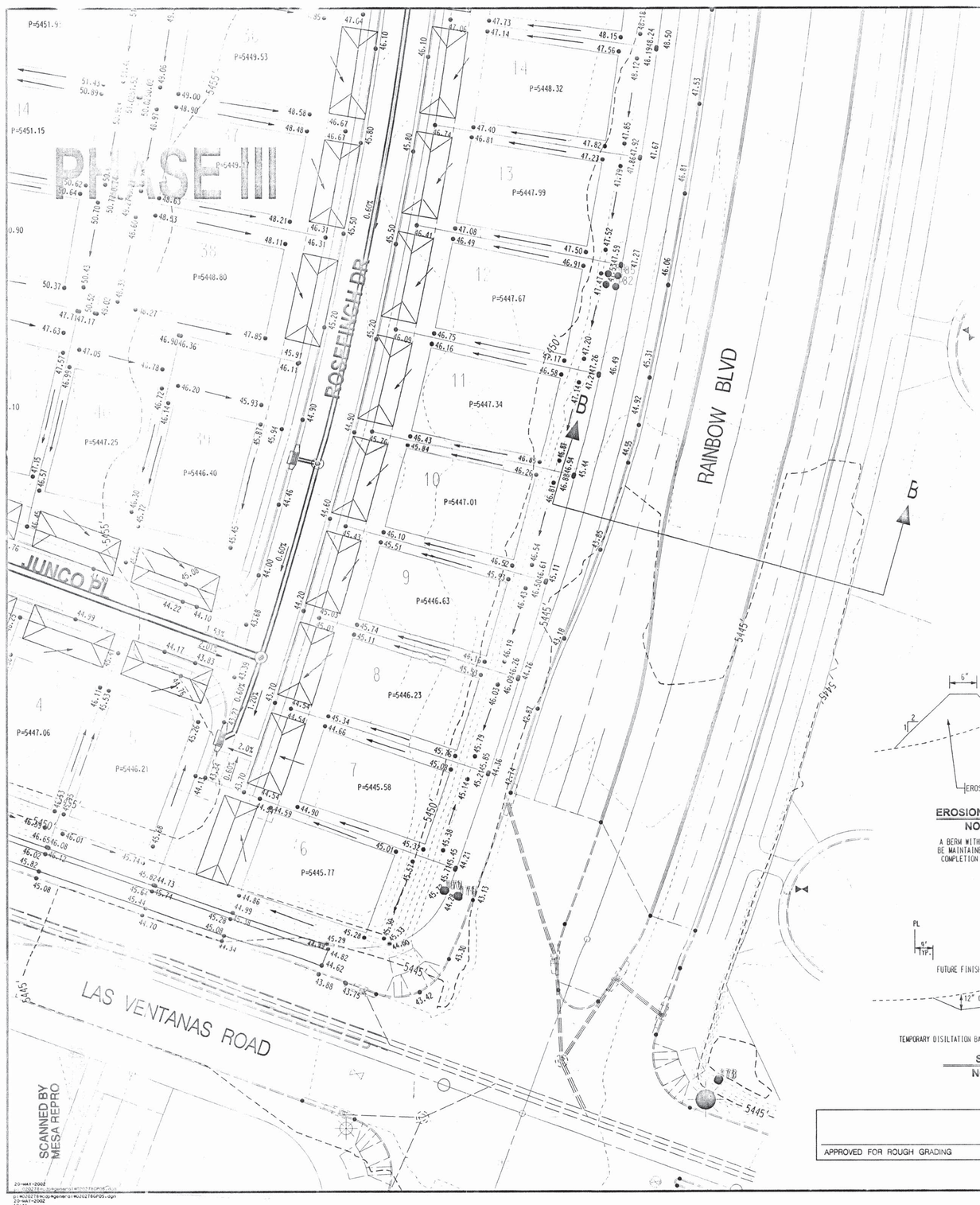
PINON POINTE III & IV AT VENTANA RANCH
GRADING PLAN

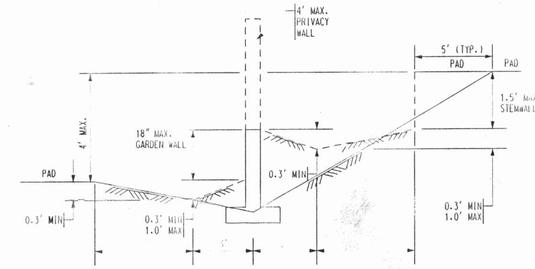
DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

For Information Only

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
658685	B-9	7	18

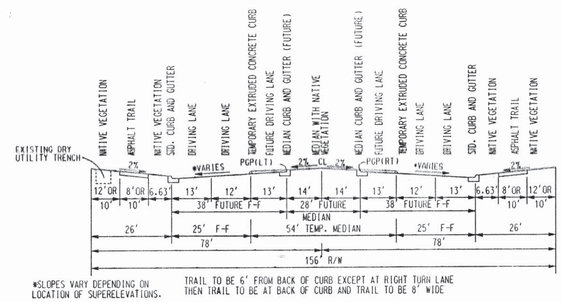
26 6586.85 0703





NOTE: DASHED LINES IN THIS SIDE LOT SECTIONS REPRESENT THE FINAL CONDITION AFTER THE GARDEN, STEM, AND PRIVACY WALLS HAVE BEEN CONSTRUCTED. THE INTERIM CONDITION, WHICH IS TO BE CONSTRUCTED BY THE GRADING CONTRACTOR AND CERTIFIED BY THE ENGINEER, IS REPRESENTED BY THE SOLID LINES. RETAINING WALLS WILL BE CONSTRUCTED PRIOR TO GRADING CERTIFICATION.

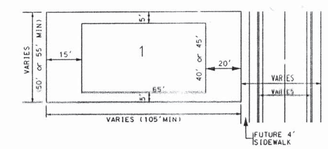
TYPICAL SIDE LOT LINE SECTION
NOT TO SCALE



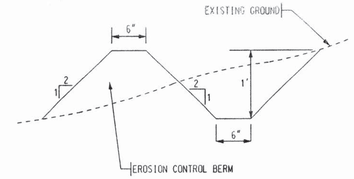
*SLOPES VARY DEPENDING ON LOCATION OF SUPERELEVATIONS.

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

RAINBOW BOULEVARD SECTION B-B
(PRINCIPAL ARTERIAL)
NOT TO SCALE

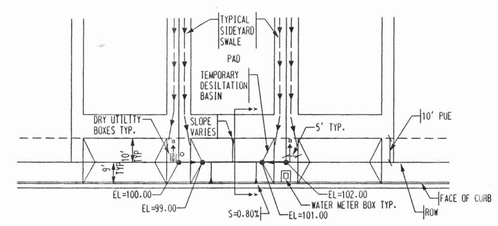


TYPICAL LOT DETAIL
NOT TO SCALE



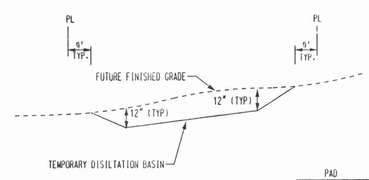
EROSION CONTROL PLAN
NOT TO SCALE

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

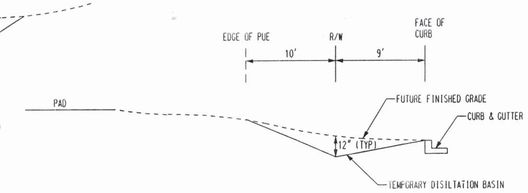


TEMPORARY DESILTATION BASIN
NOT TO SCALE

** BOTTOM OF BASIN IS 1' BELOW PROPERTY LINE ELEVATION SEE GRADING PLANS FOR EXACT ELEVATIONS



SECTION B-B
NOT TO SCALE



SECTION A-A
NOT TO SCALE

LEGEND

- PROPOSED SPOT
- EXISTING SPOT
- TEMP. DESILTATION BASIN (SEE DETAIL THIS SHEET)
- LIMITS OF GRADING
- EXISTING CONTOUR
- FEMA FLOOD PLAIN
- FLOW DIRECTION ARROW
- PAD
- TURNED BLOCK — TB
- RETAINING WALL

APPROVED FOR ROUGH GRADING — DATE

BHI JOB NO. 020278

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

AS-BUILT INFORMATION	
CONTRACTOR STARTED	Sundance
STAKED BY	AGS 03
INSPECTOR'S ACCEPTANCE BY	DATE "
FIELD VERIFICATION BY	AGS DATE 03
DRAWINGS CORRECTED BY	AGS DATE 06
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
NEW MEXICO REGISTERED PROFESSIONAL ENGINEER KEITH G. PATTON
4-24-02

NO.	DATE	REMARKS / REVISIONS / DESIGN	BY
		DESIGN	YGP
		DESIGNED BY	YGP
		DRAWN BY	DLM
		CHECKED BY	KGP

DATE 04/2002
DATE 04/2002
DATE 04/2002

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

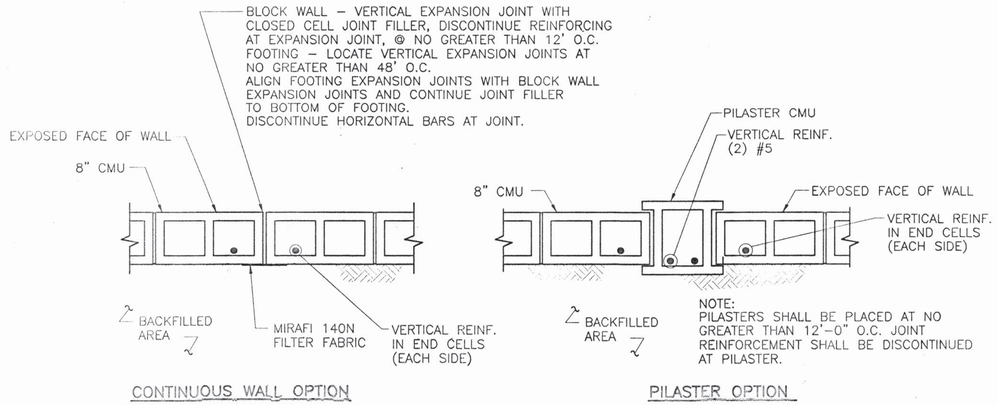
PINON POINTE III & IV AT VENTANA RANCH
GRADING PLAN

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
658685	B-9	8	18

26 6586.85 0803

SCANNED BY MESA REPRO

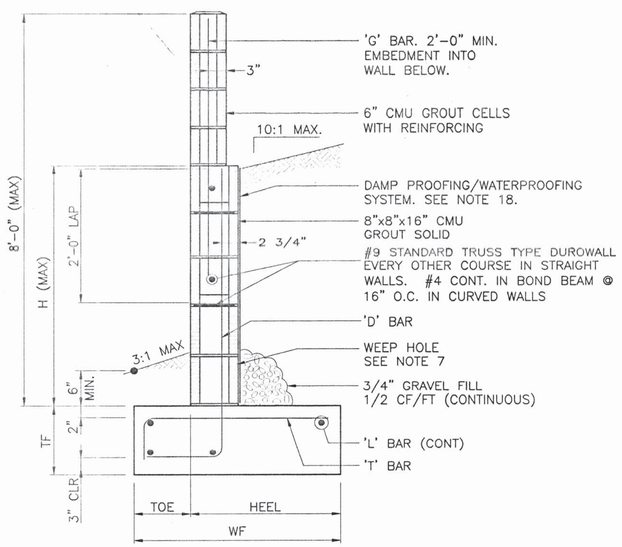


EXPANSION JOINT DETAILS

NO SCALE

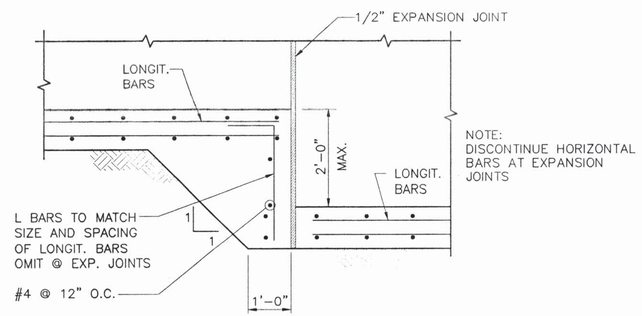
NOTES FOR RETAINING WALLS

1. WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
2. STRUCTURAL CAST-IN-PLACE CONCRETE: STRUCTURAL CONCRETE SHALL BE IN ACCORDANCE WITH SECTION 101, TABLE 101.C, HYDRAULIC STRUCTURES.
3. REINFORCING STEEL: STEEL REINFORCEMENT AND PLACEMENT SHALL BE IN ACCORDANCE WITH SECTION 102-STEEL REINFORCEMENT, AND SHALL CONFORM TO ASTM A615, GRADE 60. ALL LAP SPLICES SHALL BE AS SHOWN ON THE PLANS.
4. SUBGRADE PREPARATION: EXPOSED SOILS SHALL BE SCARIFIED TO A DEPTH OF 8", MOISTURE CONDITIONED TO A NEAR OPTIMUM (±3%) MOISTURE CONTENT AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557 WITH A MINIMUM OF 20 PASSES BY A MINIMUM 20 TON VIBRATOR COMPACTOR. ANY SOFT OR "SPONGY" AREAS SHALL BE REMOVED. DURING BACKFILLING, THE CONTRACTOR SHALL BE LIMITED TO THE USE OF HAND OPERATED COMPACTION EQUIPMENT WITHIN A ZONE OF FIVE FEET HORIZONTALLY FROM THE BACK OF THE WALL. THE BACKFILL SHALL BE IN LIFTS NOT TO EXCEED EIGHT INCHES, WATERED AS NECESSARY AND COMPACTED.
5. RETAINING WALL SHALL NOT BE BACK-FILLED UNTIL AT LEAST 7 DAYS AFTER PLACING OF FINAL GROUT LEVEL. CARE SHOULD BE TAKEN TO AVOID EXERTING IMPACT FORCES ON THE WALL AS COULD BE CAUSED BY A LARGE MASS OF MOVING EARTH. SLOPES UP AWAY FROM WALLS SHOULD NOT EXCEED 10:1.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE SHORING FOR ALL PARTS OF THE WALL AND ANY ADJACENT STRUCTURES DURING CONSTRUCTION, AS WELL AS WORKER SAFETY AND COMPLIANCE WITH OSHA OR OTHER AGENCY SAFETY GUIDELINES.
7. WEEP HOLES: PLACE A 2'x1' PIECE OF MIRAFI 140N FILTER FABRIC ON THE BACK OF WALL AT EACH WEEP LOCATION. OMIT HEAD JOINT ON BOTTOM TWO COURSES AT 48" O.C.
8. VERTICAL EXPANSION AND VERTICAL CONTRACTION JOINTS SHALL BE PLACED AS SHOWN IN THE EXPANSION JOINT DETAILS.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO THE CONCRETE FOOTING PLACEMENT, FOR THE INSPECTION OF COMPACTION UNDER THE FOOTING, FOOTING DEPTH AND WIDTH, THE WALL STEEL SPACING. FINAL INSPECTION OF THE FOOTING AND WALL WILL BE REQUIRED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CODE ADMINISTRATION APPROVAL AND FEES ASSOCIATED WITH IT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO SEE THAT ALL REBAR IS PROPERLY ALIGNED AND TIED IN PLACE BEFORE PLACING CONCRETE. ALL STEEL SHALL BE ACCURATELY LOCATED AND SECURED IN PLACE SO THAT IT REMAINS IN POSITION DURING THE PLACEMENT OF THE CONCRETE. ANY REBAR IMPROPERLY INSTALLED SHALL BE CORRECTED AT NO ADDITIONAL COST TO THE OWNER.
12. MINIMUM LAP SPLICE ON REINFORCING BARS IN MASONRY WALLS SHALL BE 40 BAR DIAMETERS (2' -0" MINIMUM). REINFORCEMENT OF A SIZE AND SPACING OTHER THAN THAT GIVEN IN THE TABLES MAY BE USED PROVIDING SUCH OTHER REINFORCEMENT FURNISHES AN AREA OF STEEL AREA AT LEAST EQUAL TO THAT GIVEN IN THE TABLE. LAP ALL DUROWALL JOINT REINFORCEMENT 8" MINIMUM.
13. THE FIRST COURSE OF CMU BLOCK MAY BE PLACED IN FRESH FOOTING CONCRETE. SUBSEQUENT COURSES OF CMU BLOCK SHALL NOT BE PLACED UNTIL 7 DAYS AFTER THE FOOTING IS CAST.
14. THE CONTRACTOR SHALL COORDINATE COLOR/FINISH OF ALL EXPOSED CMU BLOCK WITH THE OWNER.
15. ALL CMU BLOCK JOINTS SHALL BE TOOLED.
16. MIRAFI 140N FILTER FABRIC, 1 FOOT WIDE SHALL BE PLACED ON THE BACK OF THE WALL AT EACH EXPANSION JOINT. THE FABRIC SHALL EXTEND DOWN FROM THE TOP OF THE WALL EXTENDING 6" OVER THE TOP OF THE FOOTING.
17. THE CONTRACTOR SHALL CLEAN ALL CONSTRUCTION DEBRIS FROM THE AREA.
18. THE EARTH SIDE OF RETAINING WALLS SHALL BE WATERPROOFED AT IRRIGATED AREAS AND DAMP PROOFED AT ALL OTHER AREAS. WATERPROOFING SHALL BE CONWRAP BARRIER CS-212 AS MANUFACTURED BY CONCRETE SEALANTS, INC. (MEMBRANE THICKNESS 0.100 INCHES MINIMUM) OR ENGINEER APPROVED SUBSTITUTION. DAMP PROOFING SHALL BE HYDROCIDE 700B OR ENGINEER APPROVED SUBSTITUTION.



2'-0" TO 4'-8" RETAINING/GARDEN WALL

NO SCALE SEE TABLE BELOW



STEP FOOTING DETAIL

NO SCALE

RETAINING WALL TABLE

Wall Point	TW Elev	BW Elev	Top of Footer	Wall Ht	Approx Wall Length	Average Wall Height	Average Wall Type
1	59.89	58.39	57.56	2.67			
					20.67	3.33	A
2	59.99	56.97	56.14	4.00			
					2.00	4.00	B
3	59.99	56.97	56.14	4.00			
4	60.18	57.16	56.33	4.00			
					2.00	4.00	B
5	60.18	57.16	56.33	4.00			
					45.33	3.33	A
6	60.45	58.95	58.11	2.67			
7	61.29	59.19	58.36	3.33			
					20.67	4.00	B
8	60.83	58.15	57.32	4.00			
					18.93	4.00	B
9	60.11	57.80	56.97	3.33			
10	64.18	62.68	61.85	2.67			
					60.00	4.00	B
11	66.94	62.94	62.11	4.83			
					45.33	4.83	B
12	67.43	63.43	62.60	4.83			
					45.33	4.75	B
13	67.64	64.19	63.36	4.67			
					2.00	4.00	B
14	67.64	65.64	64.81	3.33			

DIMENSIONS

WALL TYPE	H (MAX)	TF (IN)	TOE (IN)	HEEL (IN)	WF (IN)
A	3'-4"	10	9	18	27
B	4'-8"	10	12	23	35

REINFORCING

WALL TYPE	D		G		T		L	
	SIZE	SP (IN)	SIZE	SP (IN)	SIZE	SP (IN)	SIZE	No. REQ'D
A	4	32	4	48	4	16	4	4
B	5	24	4	48	4	18	4	4

SLOPING BACKFILL 3:1 MAX

DESIGN LOADS

EFP (ACTIVE)	=34 PCF
EFP (PASSIVE)	=300 PCF
SOIL UNIT WEIGHT	=110 PCF
ALLOWABLE BEARING PRESSURE	=1500 PSF
COEFFICIENT OF FRICTION FOR SLIDING	=0.40

26 6586.85 8A03

AS-BUILT INFORMATION
CONTRACTOR Sundance DATE
WORK STAKED BY ALS DATE 03
INSPECTOR'S ACCEPTANCE BY DATE 11
FIELD VERIFICATION BY ALS DATE 03
DRAWINGS CORRECTED BY ALS DATE 3/03
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: DATE:
Drawn By: DATE: XX/XX/XX
Checked By: X DATE: XX/XX/XX

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

PINON POINTE IV AT VENTANA RANCH
RETAINING WALL DETAILS

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
658685	B-9	8A	18

JOB #020278 DATE: NOVEMBER 2002

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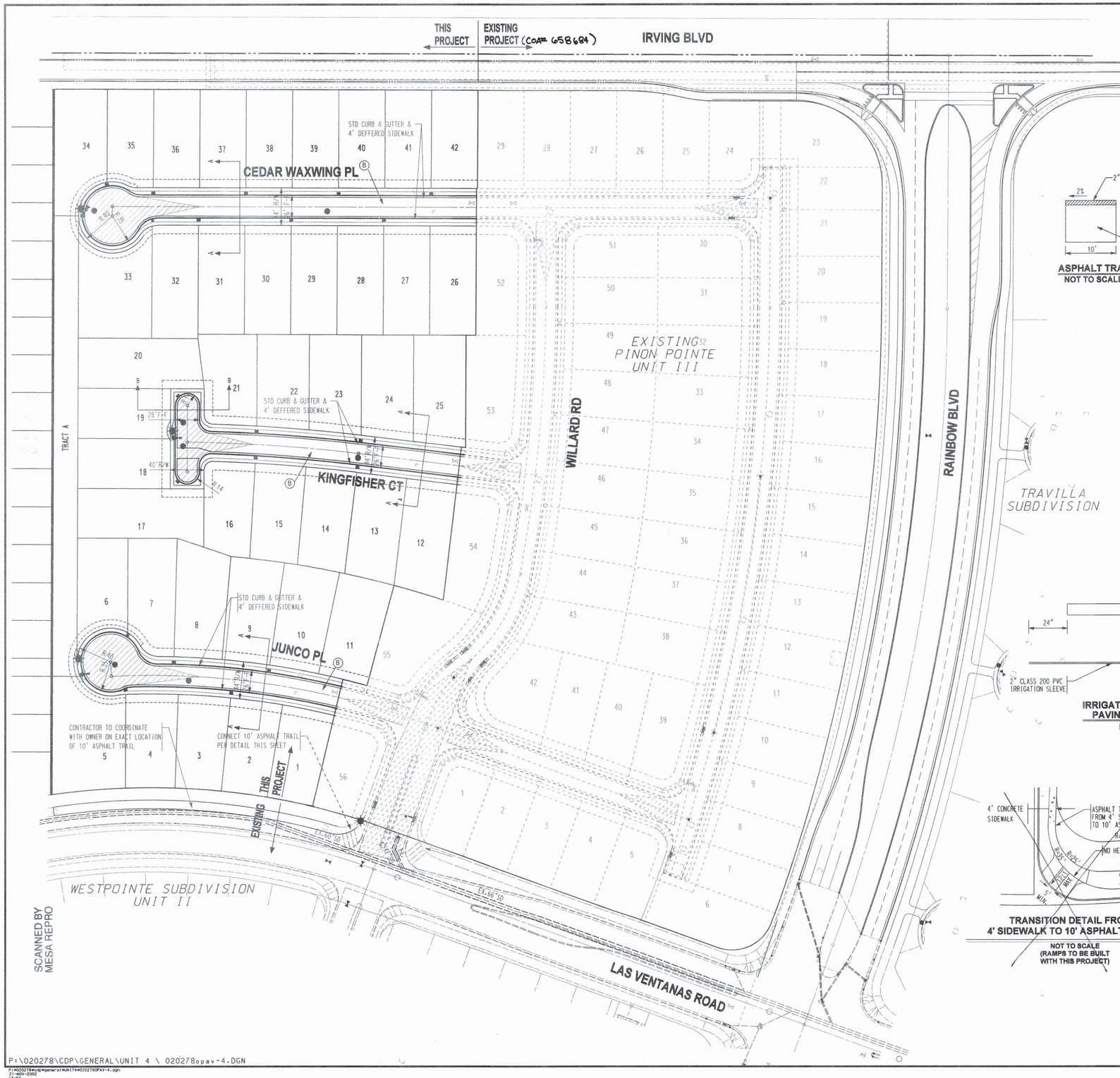
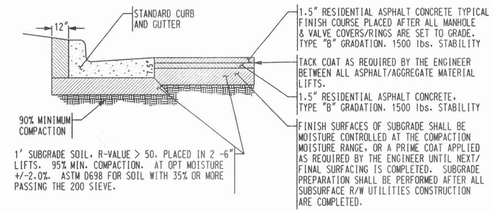
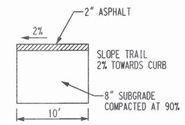


NOTE:
"SOIL NOT HAVING THE MINIMUM R-VALUE OF 50, SHALL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED, BY THE CONTRACTOR, WITH SUITABLE MATERIAL OR PAVEMENT SECTION SHALL BE DESIGNED, BY THE CONSULTANT ACCOMMODATING THE EXISTING R-VALUE PER COA STANDARD SPECIFICATIONS."

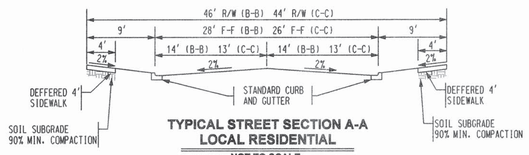


TYPICAL SUBDIVISION PAVEMENT SECTION (B)
(REFER TO COA STD. DWG. 2405)
(EXCEPT TYPE "B" GRADATION SHALL BE USED)
NOT TO SCALE

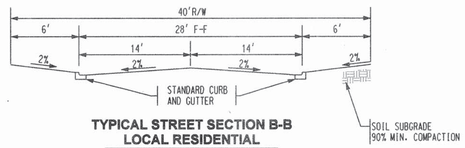
LIMITS OF PAVEMENT SECTION AT VALLEY GUTTER



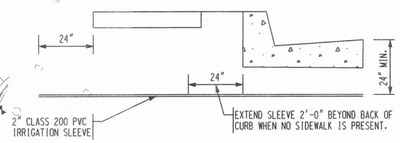
ASPHALT TRAIL
NOT TO SCALE



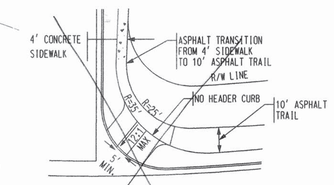
TYPICAL STREET SECTION A-A
LOCAL RESIDENTIAL
NOT TO SCALE



TYPICAL STREET SECTION B-B
LOCAL RESIDENTIAL
NOT TO SCALE



IRRIGATION SLEEVES UNDER PAVING AND SIDEWALKS
NOT TO SCALE



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

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

N

SCALE: 1" = 60'
(HORIZ.)

BHI JOB NO. 020278

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

AS-BUILT INFORMATION
CONTRACTOR Sundance DATE 03
STAKED BY AIS DATE 03
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY AIS DATE 03
MAPLINES CORRECTED BY AIS DATE 03
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

ENGINEER'S SEAL
KEVIN G. PATTON NEW MEXICO 6685 REGISTERED PROFESSIONAL ENGINEER
10-25-02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	YDP	10/02
DRAWN BY	DLM	10/02
CHECKED BY	KGP	10/02

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=355,077.00
Y=1,529,056.93
GROUND-TO-GRID FACTOR = .99966334
DELTA ALPHA -00°16'47"
NGVD 1929 ELEVATION = 5450.51

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE IV SUBDIVISION AT VENTANA RANCH
OVERALL PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED DEC 27 2002 DESIGN REVIEW COMMITTEE	APPROVED MAR - 4 2003 CITY ENGINEER			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
658685	B-9	9	18

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21-NOV-2002
13:56

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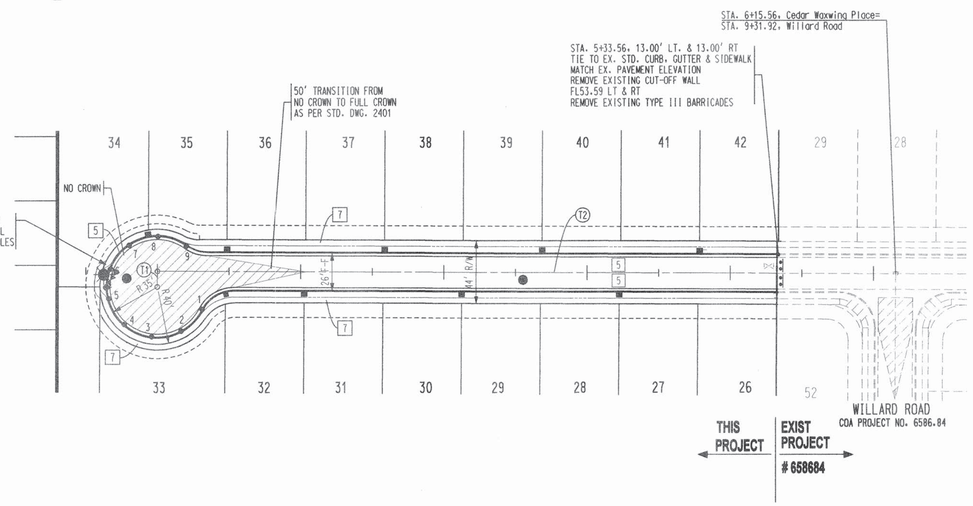
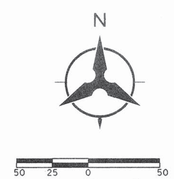
CUL-DE-SAC Table			
●	STATION	OFFSET	ELEVATION
1	1+31.26	26.75' RT.	5458.89
2	1+16.67	41.77' RT.	5459.01
3	0+96.12	45.78' RT.	5459.14
4	0+76.95	37.34' RT.	5459.26
5	0+66.04	19.47' RT.	5459.38
6	0+67.28	1.43' LT.	5459.34
7	0+80.24	17.89' LT.	5459.22
8	1+00.27	24.00' LT.	5459.10
9	1+20.20	17.58' LT.	5458.98

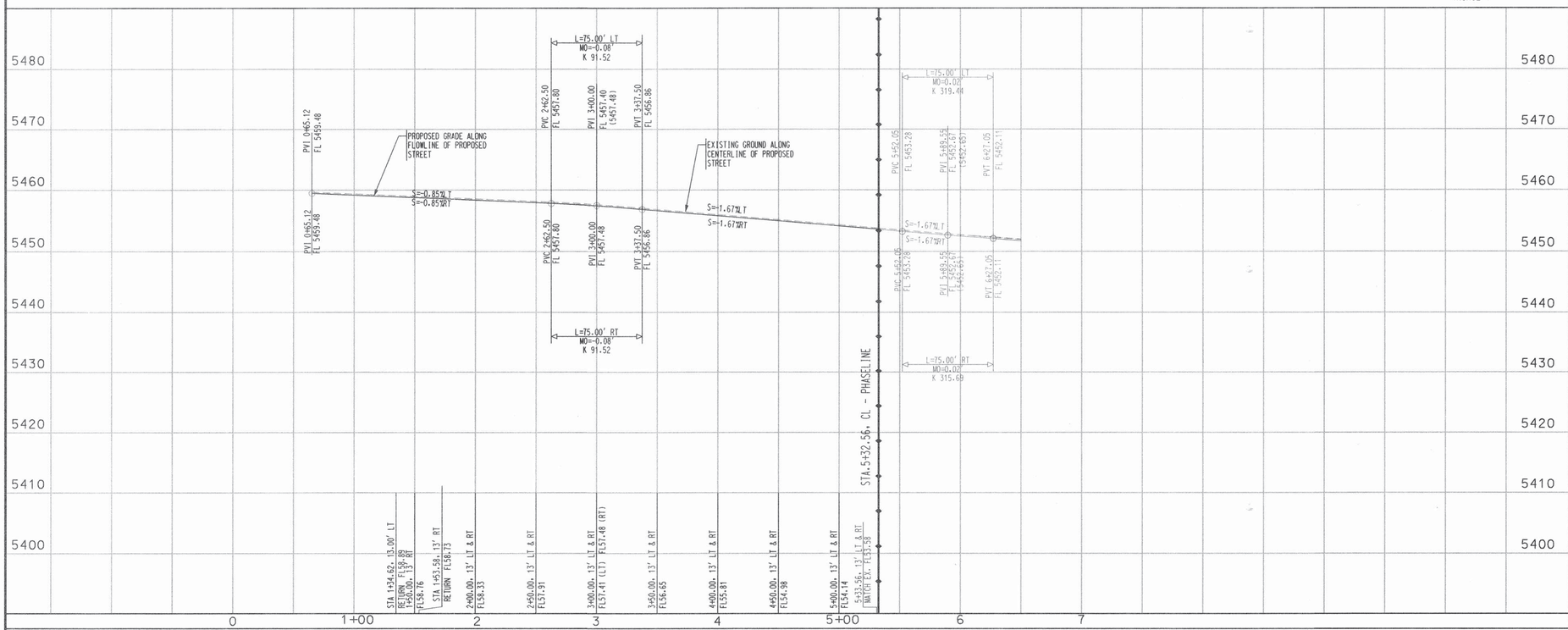
CL Tangent Table		
ID	BEARING	LENGTH
T1	N00°13'01"E	11.00'
T2	S89°47'00"E	432.56'



SCANNED BY
MESA REPRO

CEDAR WAXWING PLACE





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

NOTES

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

KEYED GENERAL NOTES

1. INSTALL 6' CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL 12' CONCRETE VALLEY GUTTER AS PER STD. DWG. 2422
3. MEDIAN CURB & GUTTER AS PER STD DWG 2415
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. ROLL CURB & GUTTER AS PER STD. DWG. 2415
7. DEFERRED 4' SIDEWALK
8. BUILD 4' SIDEWALK PER STD DWG 2430
9. DEPRESSED CURB & GUTTER AS PER STD. DWG 2415

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6586.85 1003

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

AS-BUILT INFORMATION
CONTRACTOR S. Lindsey
STAKED BY AIS DATE 03
INSPECTOR'S ACCEPTANCE BY DATE 01
FIELD VERIFICATION BY AIS DATE 03
DRAWINGS CORRECTED BY AIS DATE 03
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

SEAL SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
REVIN G. PATTON
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
11-8-02

REMARKS
REVISIONS
DESIGN
NO. DATE BY

		DATE
DESIGNED BY	YDP	10/02
DRAWN BY	DLM	10/02
CHECKED BY	KGP	10/02

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

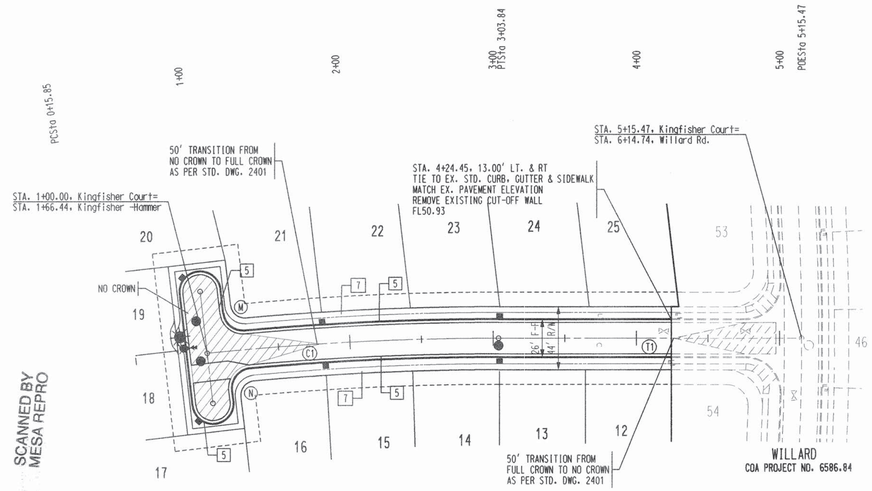
PINON POINTE IV SUBDIVISION AT VENTANA RANCH
PAVING PLAN & PROFILE
CEDAR WAXWING PLACE

DESIGN REVIEW COMMITTEE: APPROVED DEC 27 2002
CITY ENGINEER APPROVAL: APPROVED MAR - 4 2003 CITY ENGINEER
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 658685 | ZONE MAP NO. B-9 | SHEET 10 OF 18

P:\020278\CDP\PNP\UNIT 4 \ 020278pPNP06.DGN
BHI JOB NO. 020278

P:\020278\cdp\pnp\UNIT4\020278pPNP06.dgn
21-NOV-2002
13:57



SCANNED BY MESA REPRO

CL Tangent Table		
ID	BEARING	LENGTH
T1	S83°11'01"E	211.63'

Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C1	203.84'	2000.00'	05°50'23"	102.01'

NOTE:
SEE THIS SHEET FOR QUARTER POINT FLOWLINE ELEVATION TABLES FOR M & N

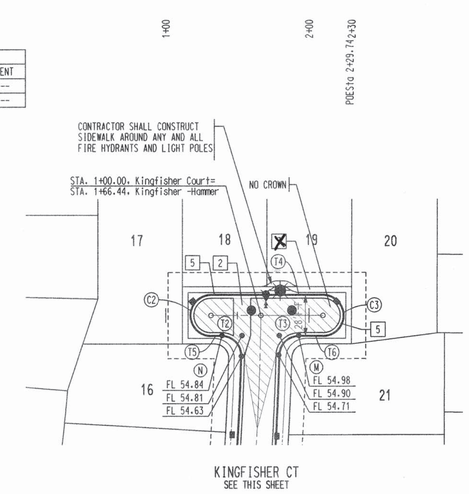
N

KINGFISHER CT

CL Tangent Table		
ID	BEARING	LENGTH
T2	S00°13'00"W	34.84'
T3	S00°13'00"W	43.25'

FACE OF CURB Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C2	43.98'	14.00'	180°00'13"	-----
C3	43.98'	14.00'	180°00'07"	-----

CURB Tangent Table		
ID	BEARING	LENGTH
T4	S00°13'00"W	78.11'
T5	S00°13'00"W	7.28'
T6	S00°13'00"W	16.81'



	FL	
1	54.78	M
2	54.85	
3	54.91	

D = 88°27'30"
L = 21.61'
R = 14.00'

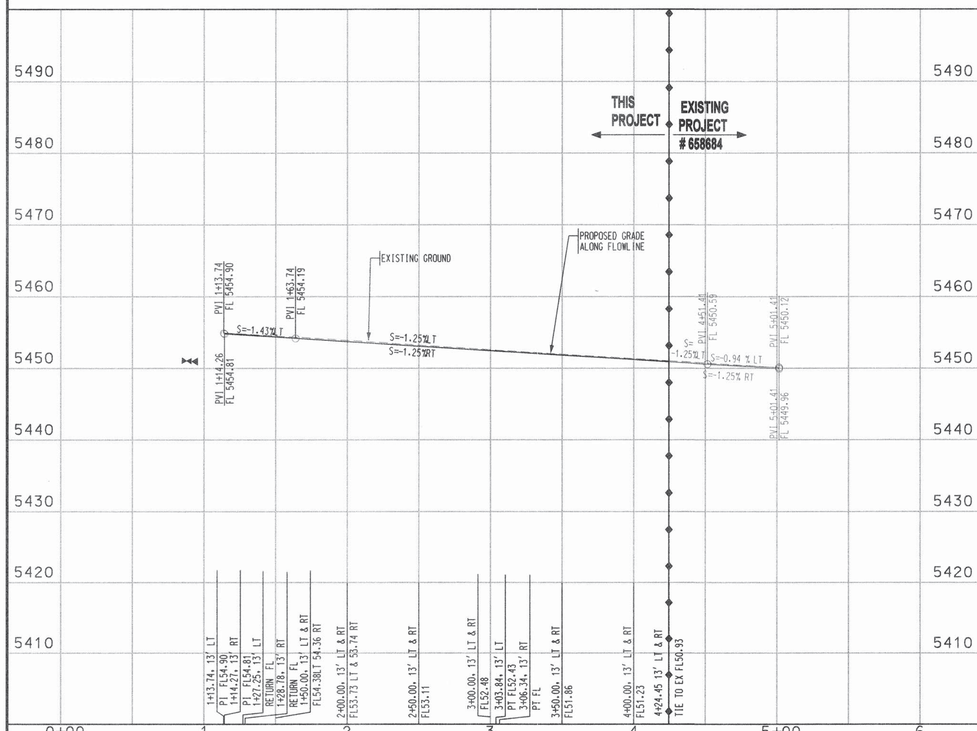
	FL	
1	54.79	N
2	54.73	
3	54.68	

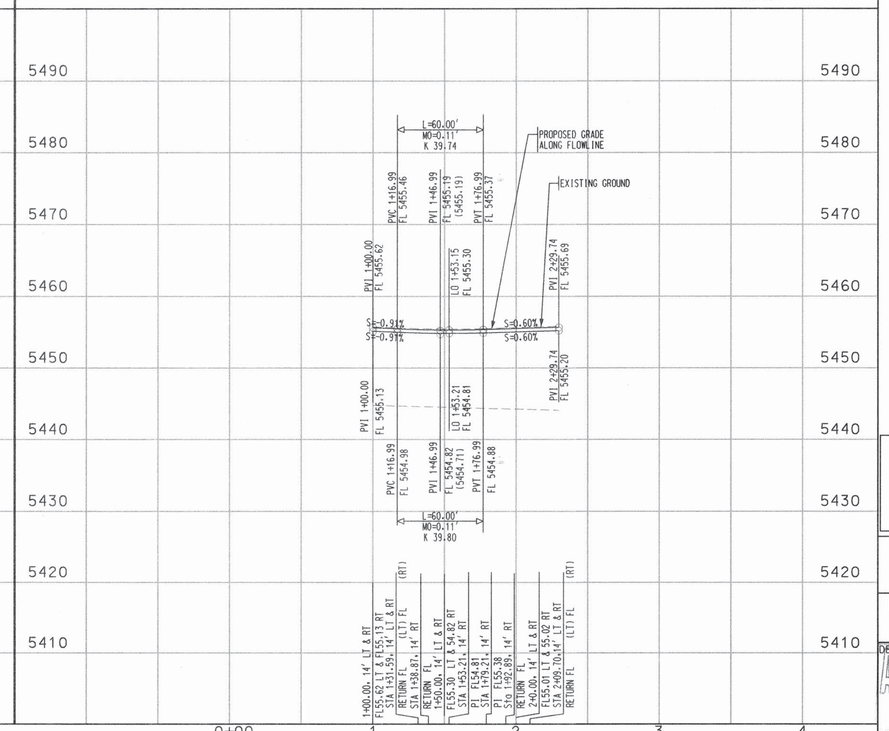
D = 91°35'02"
L = 22.38'
R = 14.00'

N

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

KINGFISHER–HAMMER





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

NOTES

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

KEYED GENERAL NOTES

1. INSTALL 6' CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL 12' CONCRETE VALLEY GUTTER AS PER STD. DWG. 2422
3. MEDIAN CURB & GUTTER AS PER STD DWG 2415
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. ROLL CURB & GUTTER AS PER STD. DWG. 2415
7. DEFERRED 4' SIDEWALK
8. BUILD 4' SIDEWALK PER STD DWG 2430
9. DEPRESSED CURB & GUTTER AS PER STD. DWG 2415

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6586.85 1/03

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

AS-BUILT INFORMATION
CONTRACTOR Sundance DATE 03
STAKED BY AIS DATE "
INSPECTOR'S ACCEPTANCE BY SEC DATE 03
FIELD VERIFICATION BY AIS DATE 03
DRAWINGS CORRECTED BY AIS DATE 1/03
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
REGISTERED PROFESSIONAL ENGINEER
NEW MEXICO
9582

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	YOP	DATE 10/02
DRAWN BY	DLM	DATE 10/02
CHECKED BY	KGP	DATE 10/02

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE IV SUBDIVISION AT VENTANA RANCH
PAVING PLAN & PROFILE
KINGFISHER CT & HAMMER

DESIGN REVIEW COMMITTEE: APPROVED DEC 2 7 2002 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED MAR - 4 2003 CITY ENGINEER
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 658685 | ZONE MAP NO. B-9 | SHEET 11 OF 18

P:\020278\ CDP\PNP\UNIT 4\ 020278pPNP07DGN
BHI JOB NO. 020278

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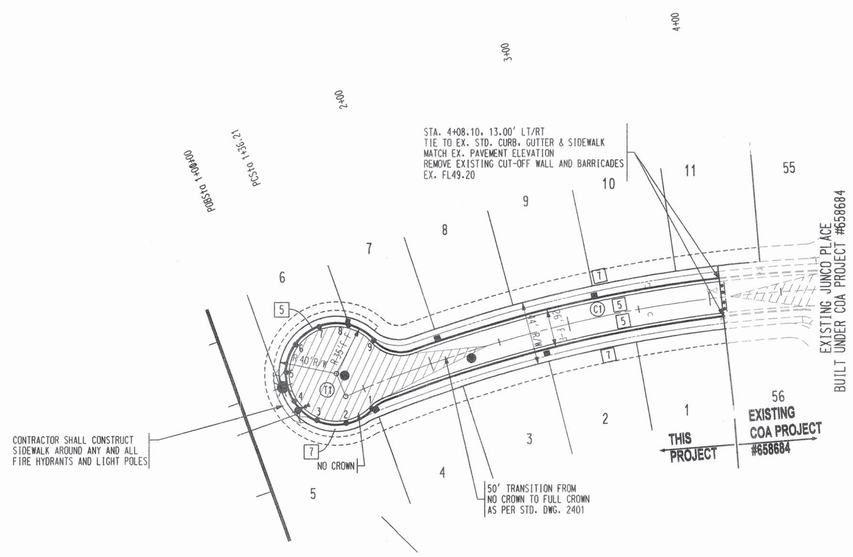
21-NOV-2002
13:57

CUL-DE-SAC CURB DATA			
#	STATION	OFFSET	ELEVATION
1	1+50.01	15.16' RT.	5452.34
2	1+29.29	17.31' RT.	5452.54
3	1+11.18	7.46' RT.	5452.74
4	1+01.75	10.87' LT.	5452.95
5	1+04.27	31.32' LT.	5452.80
6	1+17.87	46.81' LT.	5452.63
7	1+37.75	51.96' LT.	5452.45
8	1+56.28	45.21' LT.	5452.28
9	1+68.37	28.86' LT.	5452.11

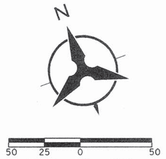
CL Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C1	380.99'	958.00'	22°47'11"	193.05'

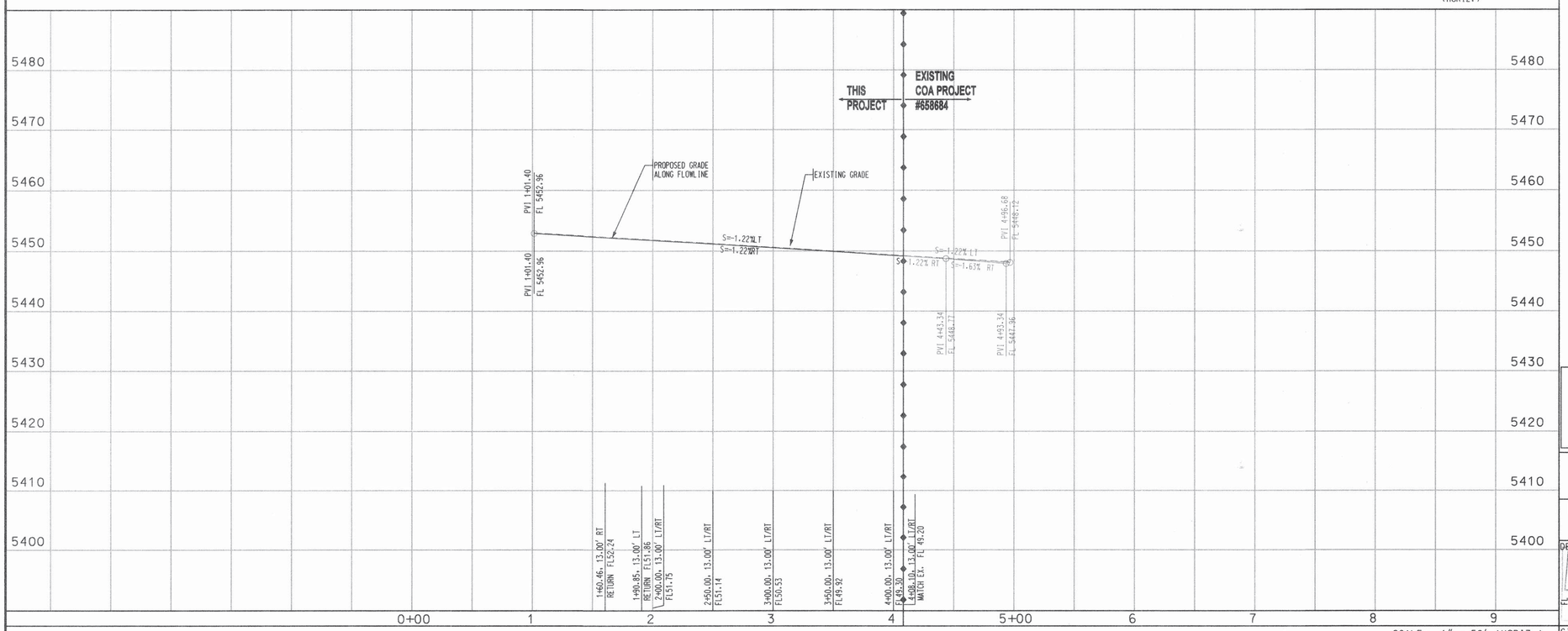
CL Tangent Table		
ID	BEARING	LENGTH
T1	S02°47'11"E	17.00'



SCANNED BY
MESA REPRO

JUNCO PLACE





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

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BHI JOB NO. 020278

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21-NOV-2002
13:57

NOTES

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KEYED GENERAL NOTES

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6586.85 1203

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

AS-BUILT INFORMATION
CONTRACTOR Sundance DATE 11/02
STAKED BY AIS
INSPECTOR'S ACCEPTANCE BY SFC DATE 11/02
FIELD VERIFICATION BY AIS DATE 11/02
DRAWINGS CORRECTED BY AIS DATE 11/02
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

SEAL SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
KEVIN G. PATTON
REGISTERED PROFESSIONAL ENGINEER
NEW MEXICO
11/26/02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

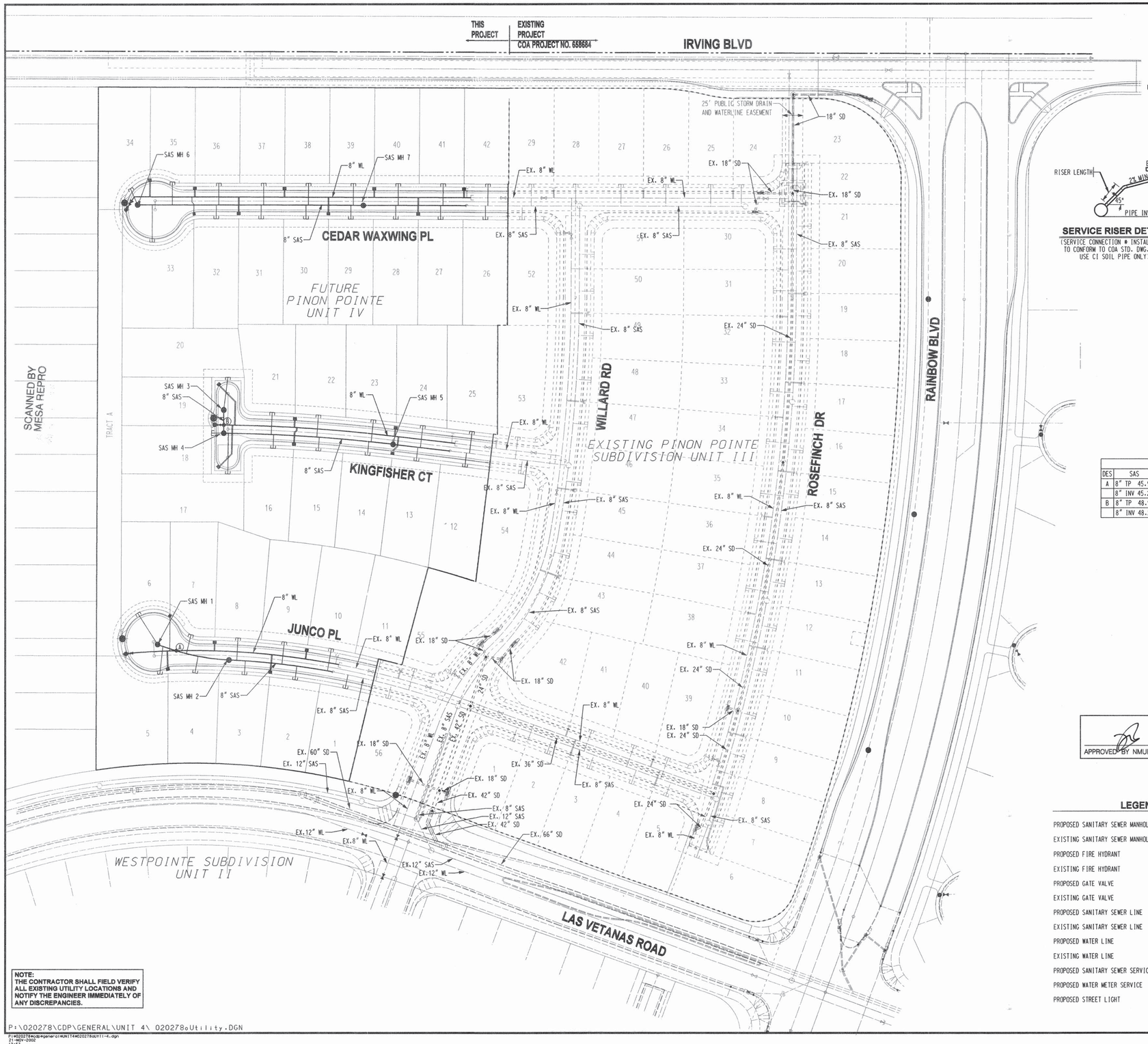
		DATE
DESIGNED BY	YOP	10/02
DRAWN BY	DLM	10/02
CHECKED BY	KGP	10/02

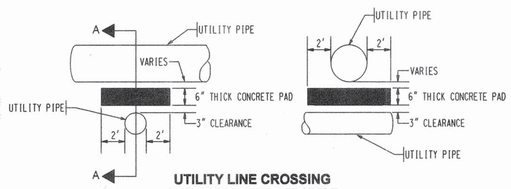
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE IV SUBDIVISION AT VENTANA RANCH
PAVING PLAN & PROFILE
JUNCO PLACE

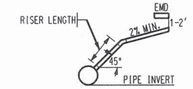
DESIGN REVIEW COMMITTEE: APPROVED DEC 2 7 2002 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED MAR - 4 2003 CITY ENGINEER
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO. 658685 | ZONE MAP NO. B-9 | SHEET 12 OF 18

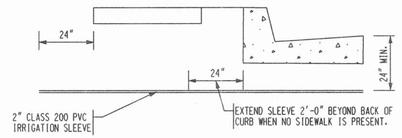




UTILITY LINE CROSSING
SECTION A-A UTILITY PIPE
FOR LESS THAN 1.5' CLEARANCE BETWEEN PIPES
(NOT TO SCALE)

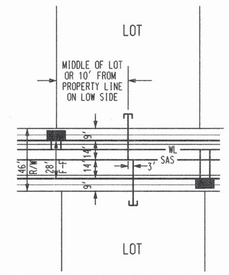


SERVICE RISER DETAIL
(SERVICE CONNECTION @ INSTALLATION TO CONFORM TO COA STD. DWG. 2134 USE CI SOIL PIPE ONLY)



IRRIGATION SLEEVES UNDER PAVING AND SIDEWALKS
NOT TO SCALE

Crossings				
DES	SAS	SD	WL	Clearance
A	8" TP 45.97	- - - - - -	8" TP 48.24	1.54
	8" INV 45.26	- - - - - -	8" INV 47.51	
B	8" TP 48.91	- - - - - -	8" TP 51.24	1.61
	8" INV 48.21	- - - - - -	8" INV 50.52	



TYPICAL UTILITY SERVICE LOCATION
NOT TO SCALE

APPROVED BY NMUI — DATE 11-22-02

26 6586.85 / 303

N

SCALE: 1" = 60' (HORIZ.)

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

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

BHI JOB NO. 020278

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE IV SUBDIVISION AT VENTANA RANCH
OVERALL UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.
APPROVED DEC 27 2002 DESIGN REVIEW COMMITTEE	APPROVED MAR - 4 2003 CITY ENGINEER	LAST DESIGN UPDATE		

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
658685	B-9	13	18

AS-BUILT INFORMATION
CONTRACTOR Sundance DATE 11-22-02
STAKED BY AYS
INSPECTOR'S ACCEPTANCE BY SEC DATE 11-22-02
FIELD VERIFICATION BY AYS DATE 5-03
DRAWINGS CORRECTED BY AYS DATE 5-03
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
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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 — REGISTERED PROFESSIONAL ENGINEER — 11-22-02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	YOP	DATE 10/02
DRAWN BY	DLM	DATE 10/02
CHECKED BY	KGP	DATE 10/02

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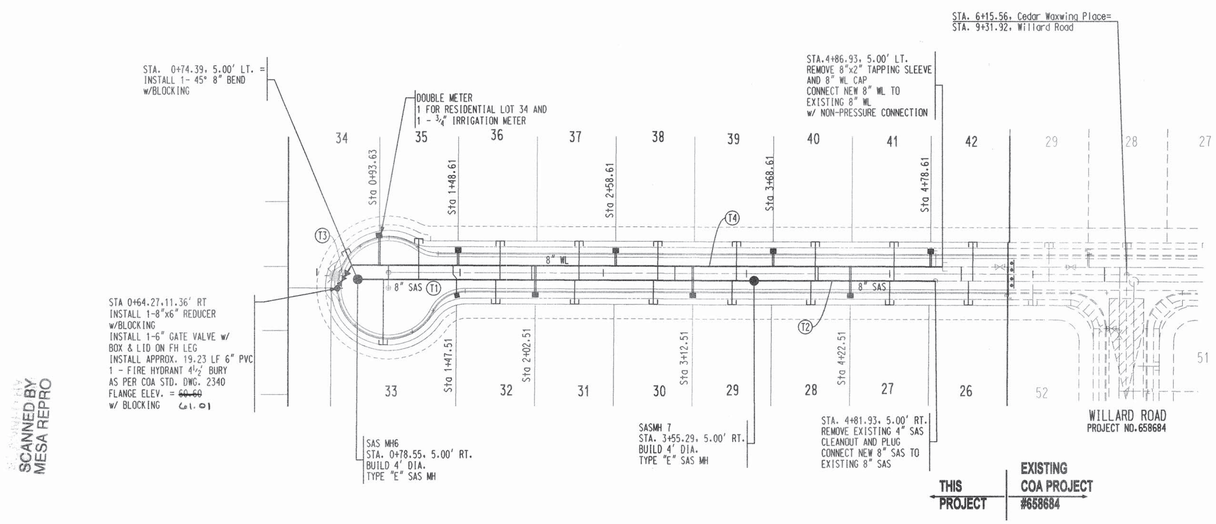
21-NOV-2002
13:57

WL Tangent Table		
ID	BEARING	LENGTH
T3	N31°56'12"E	19.24'
T4	S89°47'00"E	412.55'

SAS Tangent Table		
ID	BEARING	LENGTH
T1	N89°47'00"W	276.74'
T2	N89°47'00"W	126.65'

SANITARY SEWER SERVICES			
LOT ID	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
26	5+05.01, 5.00'RT.	17.00'	5446.25 (-)
27	4+50.01, 5.00'RT.	17.00'	5447.93 (-)
28	3+95.01, 5.00'RT.	17.00'	5449.61 (-)
29	3+40.01, 5.00'RT.	17.00'	5450.99 (-)
30	2+85.01, 5.00'RT.	17.00'	5451.49 (-)
31	2+30.01, 5.00'RT.	17.00'	5452.00 (-)
32	1+74.97, 5.00'RT.	17.00'	5452.51 (-)
33	0+96.52, 5.00'RT.	45.85'	5453.81 (-)
34	N 1529931.1972		5453.53 (-)
	E 353928.4063		
35	1+21.12, 5.00'RT.	28.39'	5453.24 (-)
36	1+77.97, 5.00'RT.	26.93'	5452.68 (-)
37	2+33.01, 5.00'RT.	27.00'	5452.18 (-)
38	2+88.01, 5.00'RT.	27.00'	5451.67 (-)
39	3+43.01, 5.00'RT.	27.00'	5451.16 (-)
40	3+98.01, 5.00'RT.	27.00'	5449.72 (-)
41	4+53.01, 5.00'RT.	27.00'	5448.04 (-)
42	5+08.01, 5.00'RT.	27.00'	5446.35 (-)

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



SCANNED BY MESA REPRO

CEDAR WAXWING PLACE

N

SCALE: 1" = 50'
(HORIZ.)

NOTES

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2. ALL CURB RETURN RADII SHALL BE 25' UNLESS OTHERWISE SPECIFIED.
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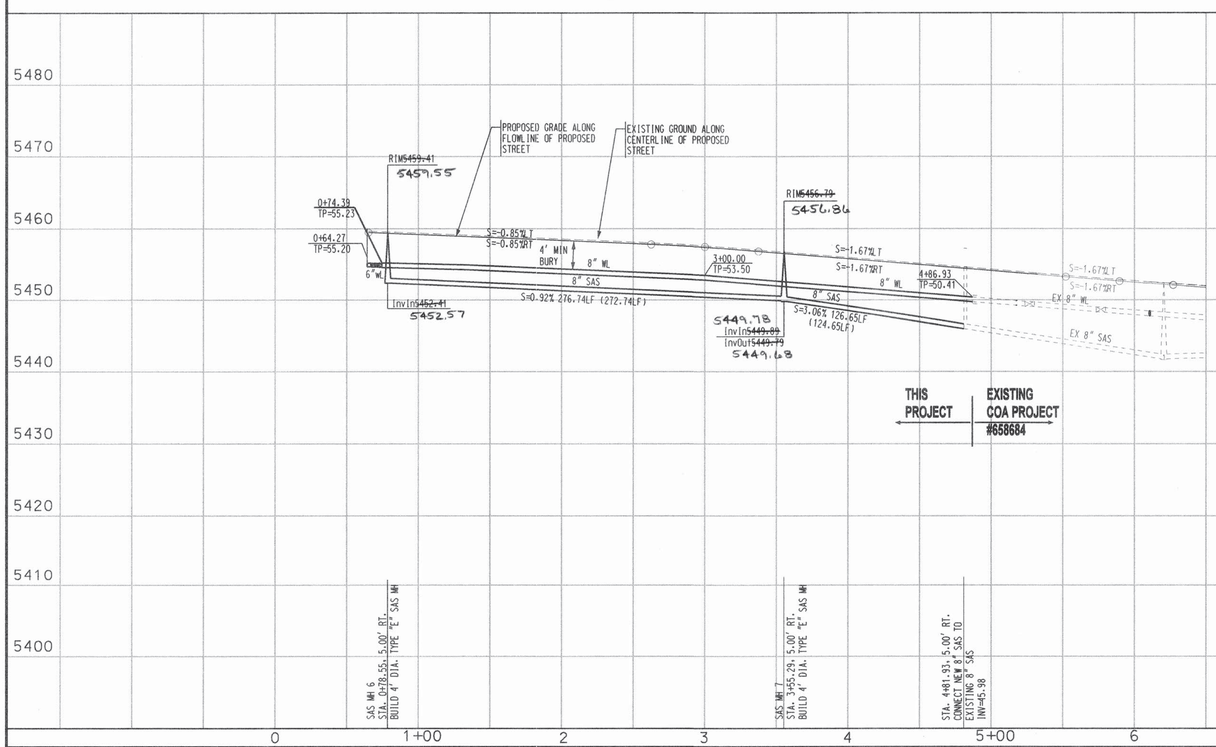
12. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
13. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 Subpart P. (typical)



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

26 6586.85 1403

APPROVED BY NMUI 11-22-02 DATE

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE IV SUBDIVISION AT VENTANA RANCH
UTILITY PLAN & PROFILE
CEDAR WAXWING PLACE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED DEC 27 2002 DESIGN REVIEW COMMITTEE	APPROVED MAR - 4 2003 CITY ENGINEER			

AS-BUILT INFORMATION
CONTRACTOR Sundance DATE 03
STAKED BY AIS DATE "
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY AIS DATE 03
DRAWINGS CORRECTED BY AIS DATE 4/03
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

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	YOP	04/02
DRAWN BY	DLM	04/02
CHECKED BY	KGP	04/02

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
658685	B-9	14	18

P:\020278\CDP\PNP\UNIT 4\ 020278uPNP06.DGN
BHI JOB NO. 020278
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21-NOV-2002
13:58

WL Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C2	199.41'	2005.00'	05°41'54"	99.79'

WL Tangent Table		
ID	BEARING	LENGTH
T2	N88°52'56"W	21.13'
T3	S83°11'01"E	75.21'

SAS Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C1	208.27'	1995.00'	05°58'53"	104.23'

SAS Tangent Table		
ID	BEARING	LENGTH
T1	N83°11'01"W	70.20'

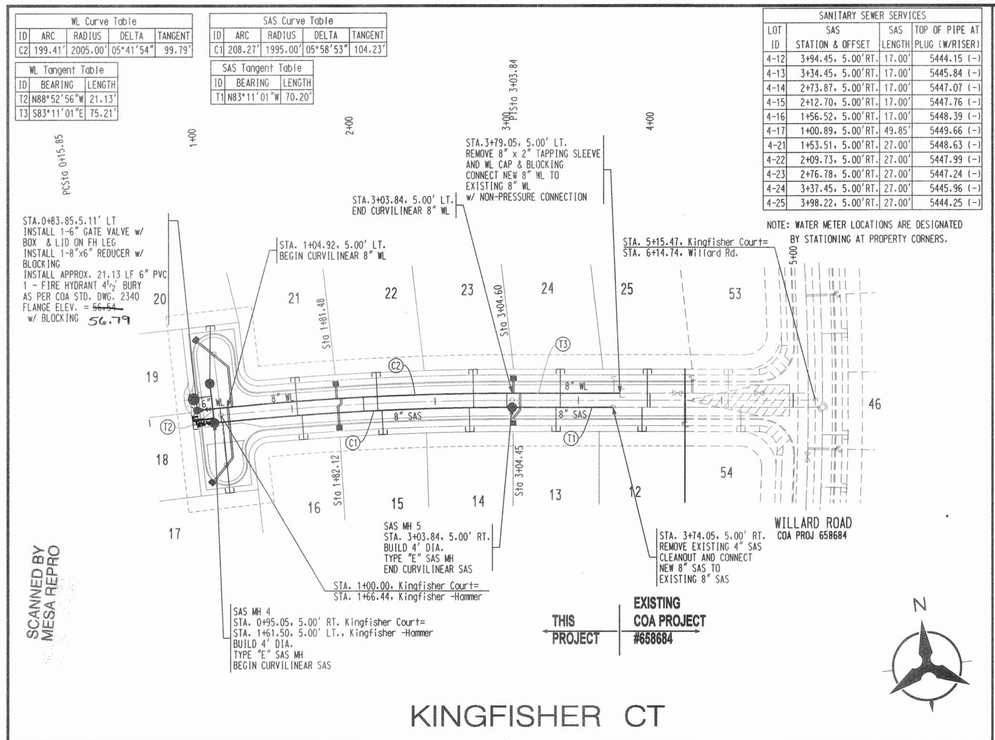
SAS Tangent Table		
ID	BEARING	LENGTH
T3	S00°13'00"W	34.91'
T4	N00°13'00"E	28.20'

SANITARY SEWER SERVICES			
LOT ID	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
4-12	3+94.45, 5.00'RT.	17.00'	5444.15 (-)
4-13	3+34.45, 5.00'RT.	17.00'	5445.84 (-)
4-14	2+73.87, 5.00'RT.	17.00'	5447.07 (-)
4-15	2+12.70, 5.00'RT.	17.00'	5447.76 (-)
4-16	1+56.52, 5.00'RT.	17.00'	5448.39 (-)
4-17	1+00.89, 5.00'RT.	49.85'	5449.66 (-)
4-21	1+53.51, 5.00'RT.	27.00'	5448.63 (-)
4-22	2+09.73, 5.00'RT.	27.00'	5447.99 (-)
4-23	2+76.78, 5.00'RT.	27.00'	5447.24 (-)
4-24	3+37.45, 5.00'RT.	27.00'	5445.96 (-)
4-25	3+98.22, 5.00'RT.	27.00'	5444.25 (-)

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

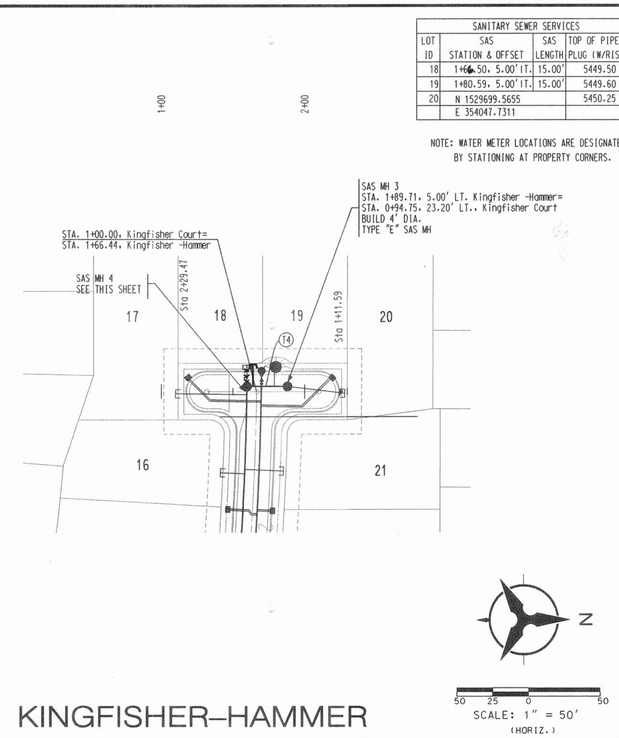
SANITARY SEWER SERVICES			
LOT ID	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
18	1+66.50, 5.00'LT.	15.00'	5449.50 (-)
19	1+80.59, 5.00'LT.	15.00'	5449.60 (-)
20	N 1529639.5655		5450.25 (-)
	E 354047.7311		

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



SCANNED BY MESA REPRO

KINGFISHER CT



KINGFISHER–HAMMER

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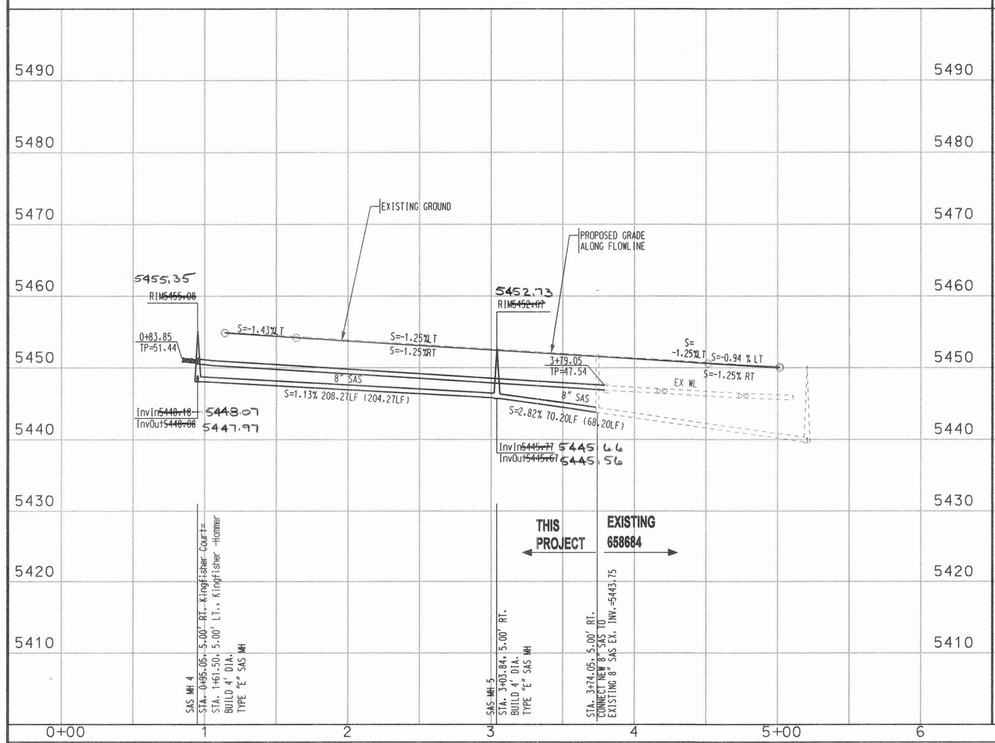
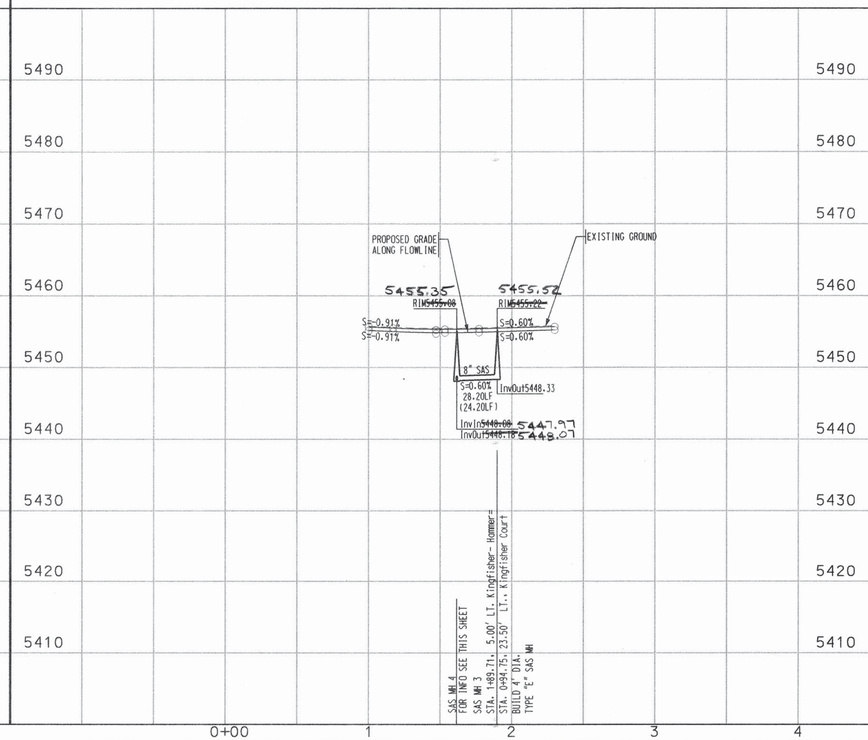
12. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.





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

26 6586.85 1503

APPROVED BY NMUI 11-22-02 DATE

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE IV SUBDIVISION AT VENTANA RANCH
UTILITY PLAN & PROFILE
KINGFISHER CT & HAMMER

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.
APPROVED DEC 27 2002 DESIGN REVIEW COMMITTEE	APPROVED MAR - 4 2003 CITY ENGINEER	LAST DESIGN UPDATE		

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
658685	B-9	15	18

ENGINEER'S SEAL SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE

AS-BUILT INFORMATION

BENCH MARKS	
ACS BRASS TABLET STAMPED "1-B9 1980"	CONTRACTOR Sundance
GEOGRAPHIC POSITION (NAD 1927)	STAKE SURVEYED BY AIS 03
N.M. STATE PLANE COORDINATES	INSPECTOR'S FIELD TOLERANCE BY SEC DATE 11
(CENTRAL ZONE) X=355,077.00	VERIFICATION BY AIS DATE 03
Y=1,529,056.93	REVISIONS CORRECTED BY AIS DATE 03
GROUND-TO-GRID FACTOR = .99966334	MICRO-FILM INFORMATION
DELTA ALPHA -00°16'47"	RECORDED BY DATE
NGVD 1929 ELEVATION = 5450.51	NO.

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	YOP	DATE 03/02
DRAWN BY	DLM	DATE 03/02
CHECKED BY	KGP	DATE 03/02

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BHI JOB NO. 020278

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21-NOV-2002
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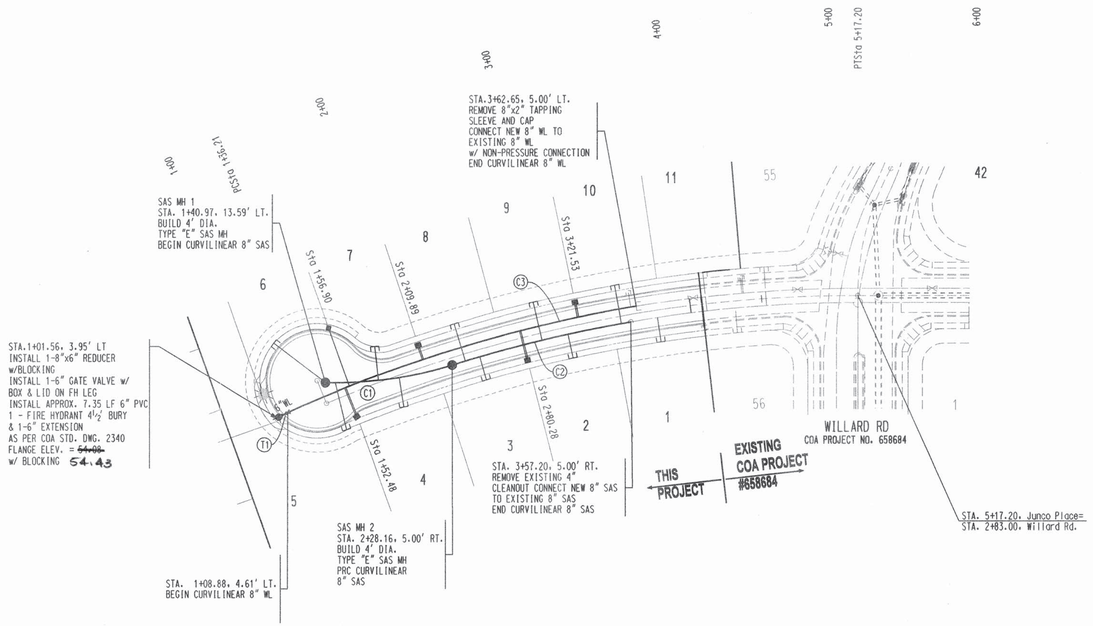
WL Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C3	254.95'	963.00'	15°10'07"	128.22'

WL Tangent Table		
ID	BEARING	LENGTH
T1	N82°02'16"E	7.35'

SAS Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C1	89.90'	275.00'	18°43'49"	45.35'
C2	128.36'	953.00'	07°43'03"	64.28'



SCANNED BY MESA REPRO

JUNCO PLACE

SANITARY SEWER SERVICES			
LOT ID	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
1	3+50.40, 5.00'RT.	16.29'	5442.57 (2')
10	3+50.40, 5.00'RT.	27.00'	5443.11 (2')
2	3+12.23, 5.00'RT.	17.00'	5442.31 (-)
3	2+48.32, 5.00'RT.	17.00'	5444.16 (-)
4	1+90.09, 1.61'RT.	20.73'	5446.17 (-)
5	1+53.88, 8.28'LT.	32.94'	5446.85 (-)
6	1+40.97, 13.59'LT.	45.30'	5445.97 (-)
7	1+75.78, 1.48'LT.	23.76'	5446.41 (-)
8	2+37.80, 5.00'RT.	27.00'	5444.78 (-)
9	2+93.62, 5.00'RT.	27.00'	5443.27 (-)

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

N

SCALE: 1" = 50' (HORIZ.)

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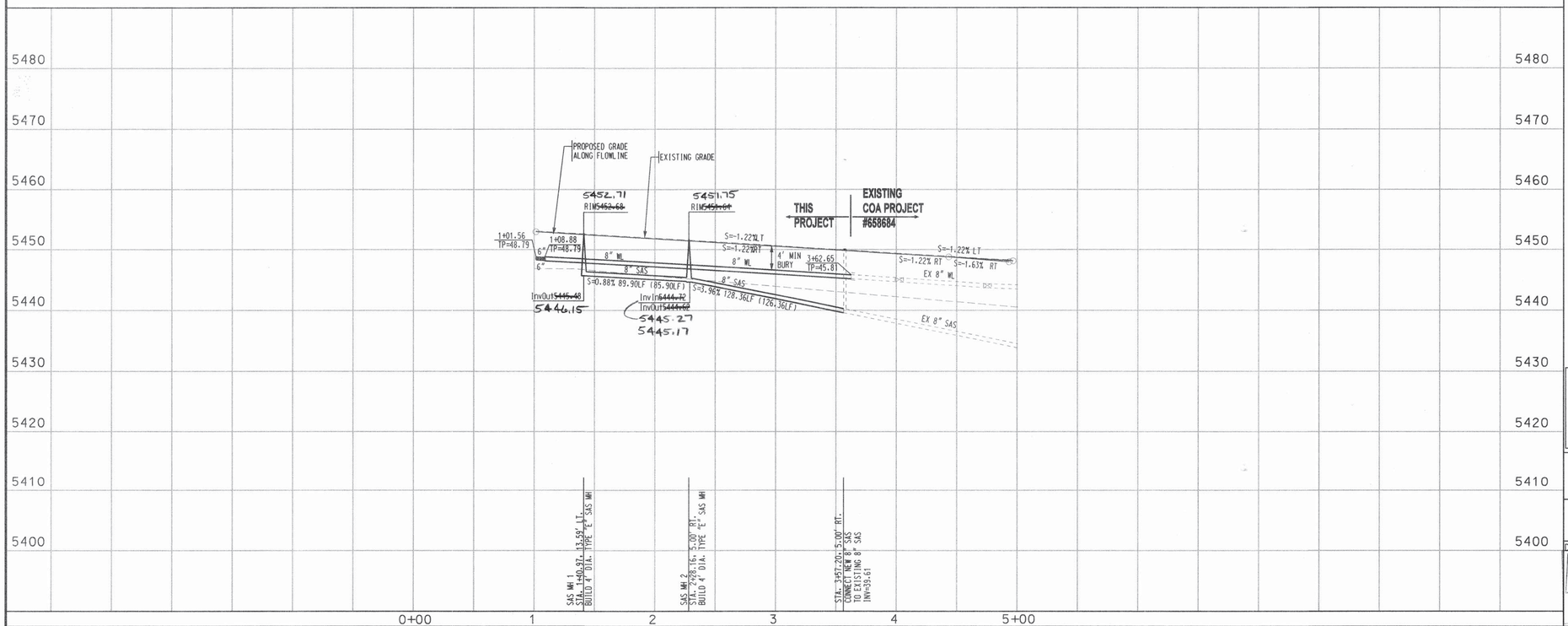

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BHI JOB NO. 020278

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21-NOV-2002
13:58

AS-BUILT INFORMATION

CONTRACTOR Sundance DATE 03

WORK STAKED BY AIS DATE 11-03

INSPECTOR'S FIELD ACCEPTANCE BY DATE

VERIFICATION BY AIS DATE 6/03

CORRECTIONS CORRECTED BY DATE

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

MICRO-FILM INFORMATION

DELTA ALPHA -00°16'47"

NGVD 1929 ELEVATION = 5450.51

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

REGISTERED PROFESSIONAL ENGINEER
NEW MEXICO
NEIL G. GRIFFIN
11-25-02

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	YOP	DATE 10/02
DRAWN BY	DLM	DATE 10/02
CHECKED BY	KGP	DATE 10/02

26 6586.85 1603

APPROVED BY NMUI 11-22-02 DATE

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
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JUNCO PLACE

DESIGN REVIEW COMMITTEE: APPROVED DEC 27 2002 DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL: APPROVED MAR - 4 2003 CITY ENGINEER

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
658685	B-9	16	18

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.

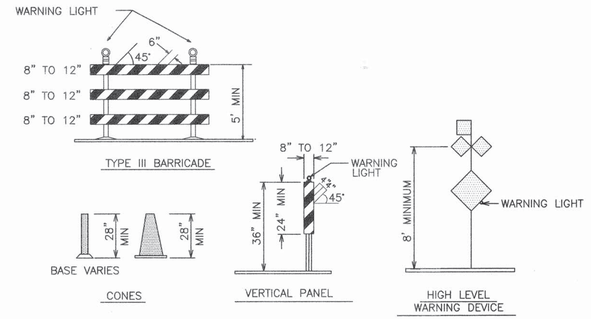
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

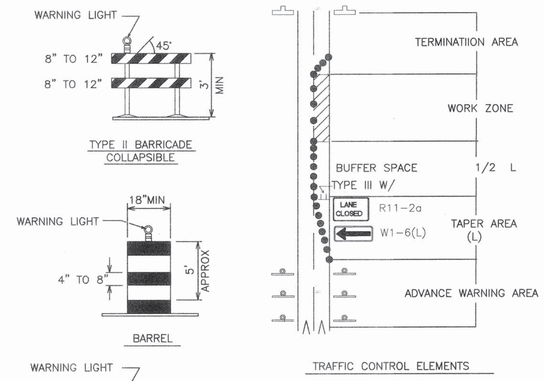
24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION, WASHING OF EQUIPMENT IS INCIDENTAL TO IT'S PLACEMENT AND MAINTENANCE.

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

RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

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

TAPER CRITERIA

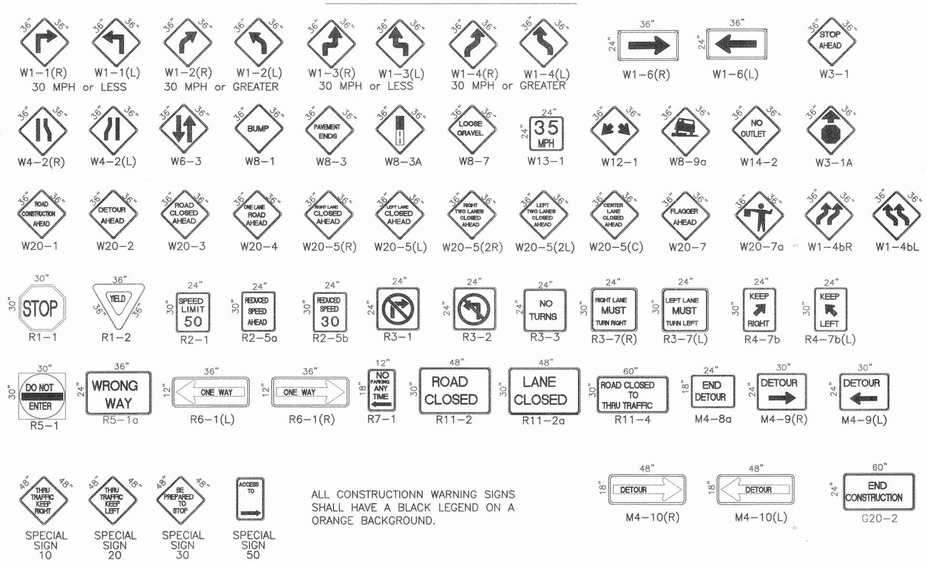
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

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 85 1703

AS-BUILT INFORMATION
CONTRACTOR Sundance DATE
WORK STAKED BY ALS DATE 03
INSPECTOR'S ACCEPTANCE BY SEC DATE 11
FIELD VERIFICATION BY ALS DATE 03
DRAWINGS CORRECTED BY ALS DATE 1/03
MICRO-FILM INFORMATION
RECORDED BY DATE
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BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

COA STD

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: COA DATE: 10/01
Drawn By: COA DATE: 10/01
Checked By: COA DATE: 10/01

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

PINON POINTE IV AT VENTANA RANCH
SIGNING & CONSTRUCTION
TRAFFIC CONTROL STANDARDS

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

City Project No.	Zone Map No.	Sheet	Of
	B-9	17	18

BHI JOB #020278 DATE: OCTOBER, 2002

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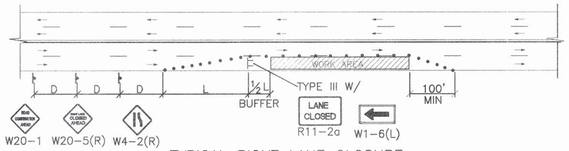
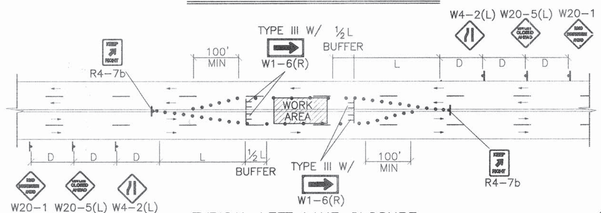
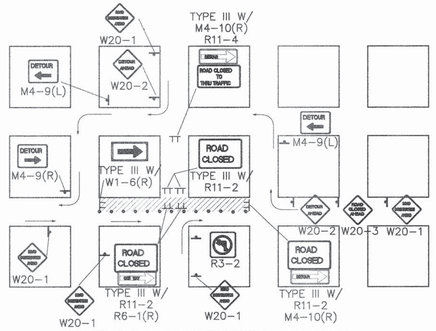


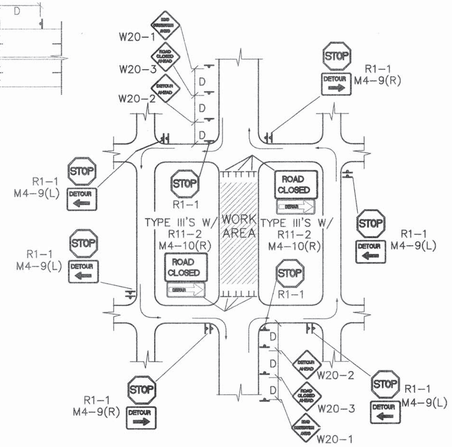
TYPICAL RIGHT LANE CLOSURE



TYPICAL LEFT LANE CLOSURE



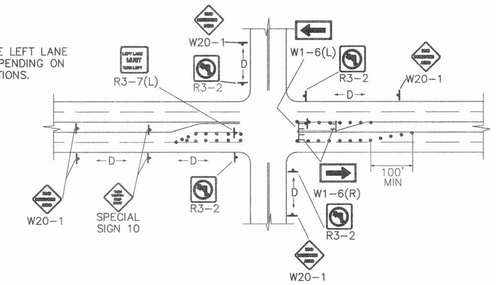
TYPICAL ONE DIRECTION DETOUR



TYPICAL STREET CLOSURE

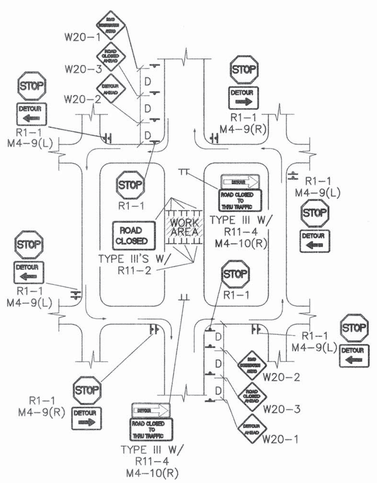
NOTE: (R1-1) BASED ON FIELD CONDITIONS.

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



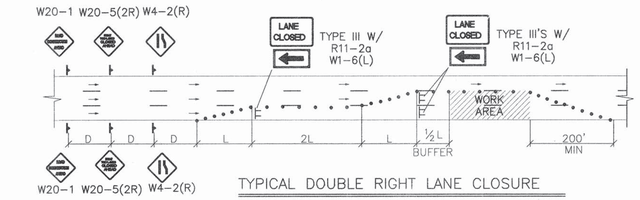
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION.

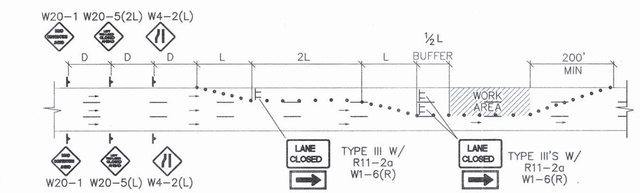


TYPICAL MID-BLOCK CLOSURE

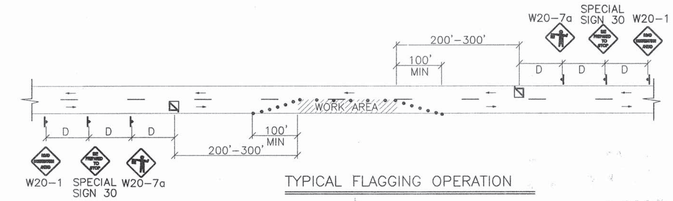
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



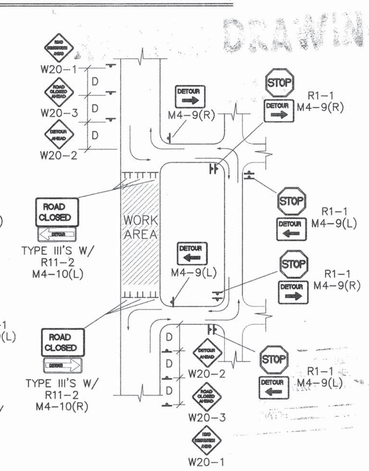
TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE

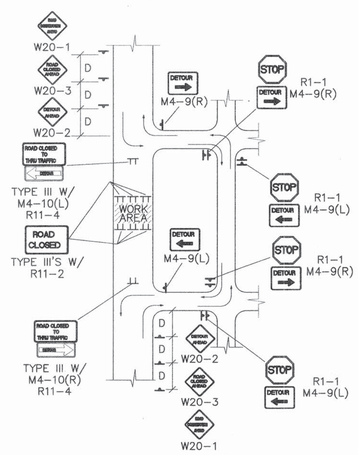


TYPICAL FLAGGING OPERATION



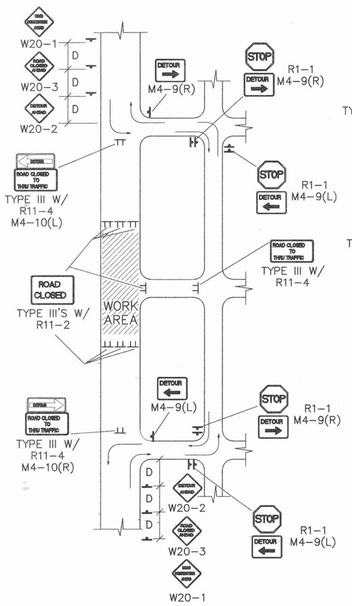
TYPICAL STREET CLOSURE

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



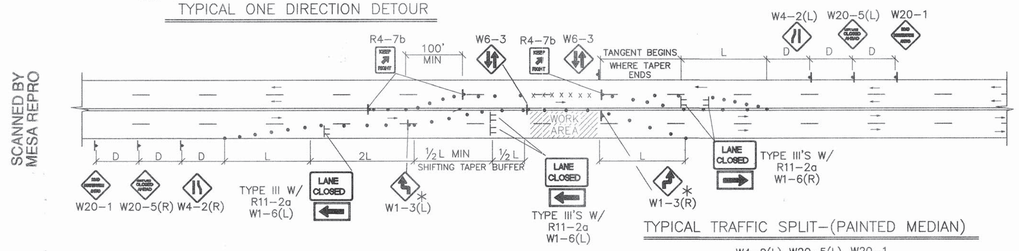
TYPICAL STREET CLOSURE

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

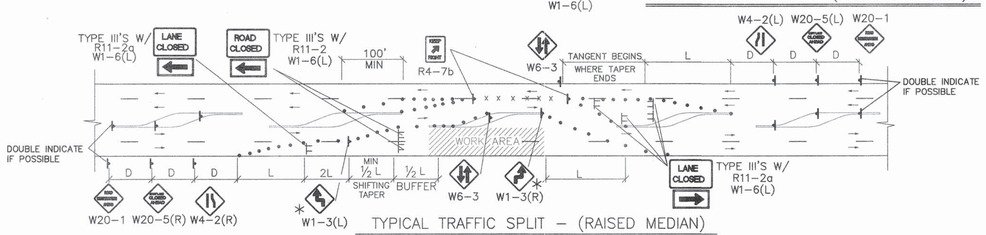


TYPICAL STREET CLOSURE

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



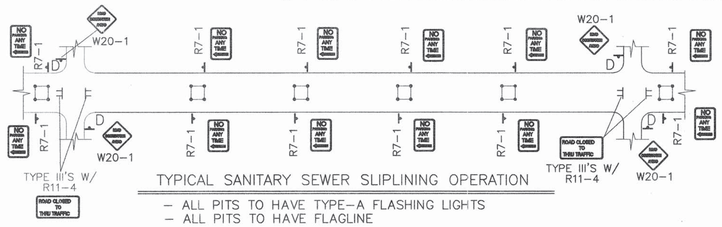
TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)



TYPICAL TRAFFIC SPLIT - (RAISED MEDIAN)

TRAFFIC SPLIT NOTES:

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



TYPICAL SANITARY SEWER SLIPLINING OPERATION

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

GENERAL NOTE:

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

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

SCANNED BY MESA REPRO

AS-BUILT INFORMATION
CONTRACTOR Sundance DATE
WORK STAKED BY DATE 03
INSPECTOR'S ACCEPTANCE BY DATE 11
FIELD INSPECTION BY DATE 03
FIELD DRAWINGS CORRECTED BY DATE 1/03
MICRO-FILM INFORMATION DATE
RECORDED BY
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
COA STD

No.	Date	REMARKS / REVISIONS	By
		DESIGN	

Designed By: COA DATE: 10/02
Drawn By: DATE: 10/02
Checked By: DATE: 10/02

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

PINON POINTE IV AT VENTANA RANCH
TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF MUTCD)

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

City Project No.	Zone Map No.	Sheet	Of
26 6586.85 / 1803	B-9	18	18

BHI JOB #020278

DATE: OCTOBER, 2002