

RECORDS CENTER

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SERIES: 26

PROJECT #: 658781

RESTRICTED

UNRESTRICTED

CONSTRUCTION PLANS FOR PINON POINTE AT VENTANA RANCH OFF-SITE IMPROVEMENTS (A PORTION OF LAS VENTANAS ROAD) ALBUQUERQUE, NEW MEXICO

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"RECORD DRAWINGS"

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THESE DRAWINGS HAS BEEN REVISED IN ACCORDANCE WITH THE INFORMATION FURNISHED BY THE CONTRACTOR, SUNDANCE MECH. INC. AND ALDRICH LAND SURVEYING CONSTRUCTION STAKING AND REFLECTS THE CONSTRUCTION AS ACTUALLY ACCOMPLISHED WHILE A CONSTRUCTION OBSERVER FROM SMITH ENGINEERING CO. WAS PRESENT. THESE PLAN DRAWINGS AS CONSTRUCTED IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN DRAWINGS.

PATRICK J. CONLEY, NMPE 10141

DATE

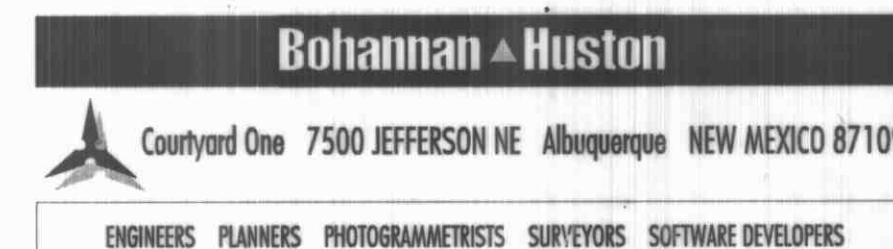
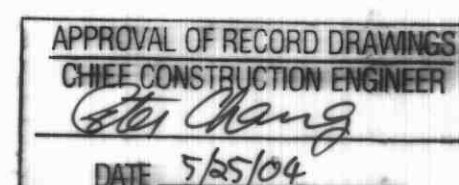
SURVEYOR'S CERTIFICATION

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

Aldrich, P.S. No. 7719

11-12-01

Date



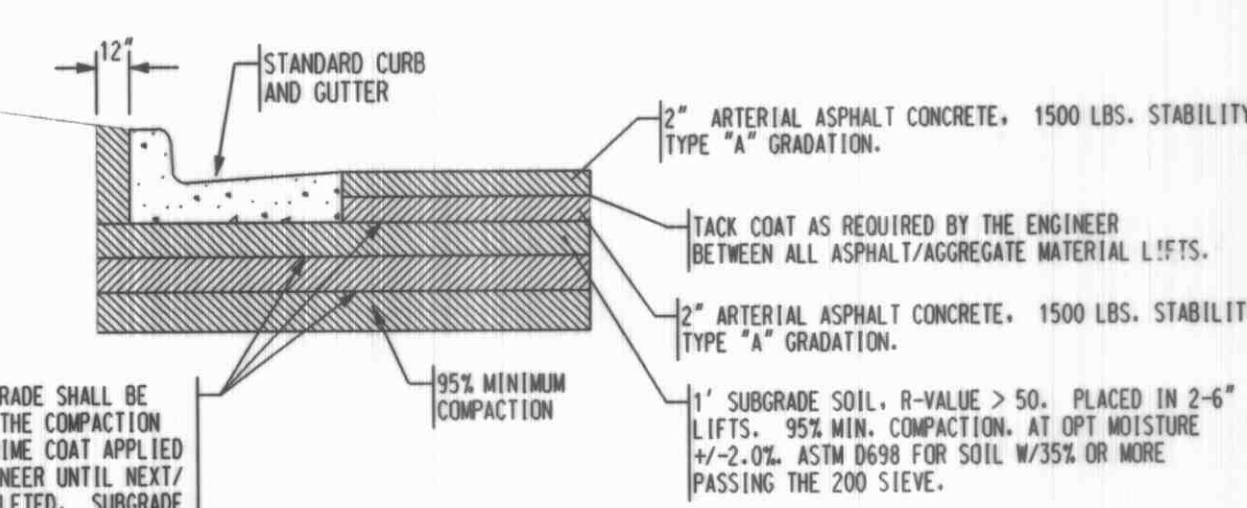
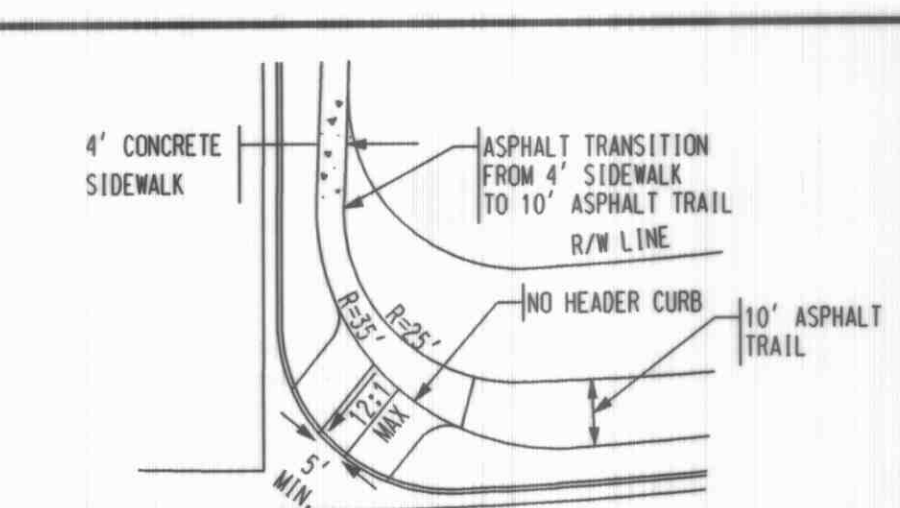
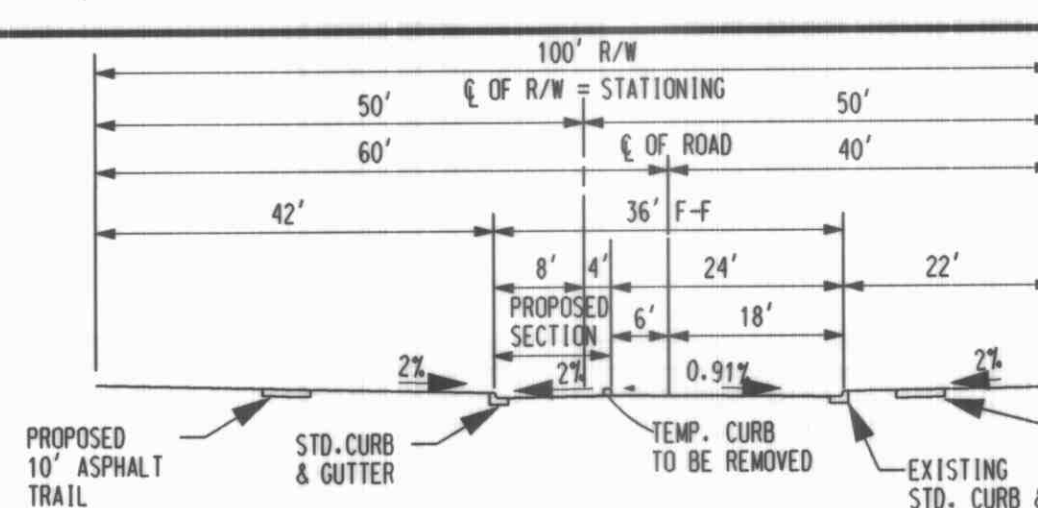
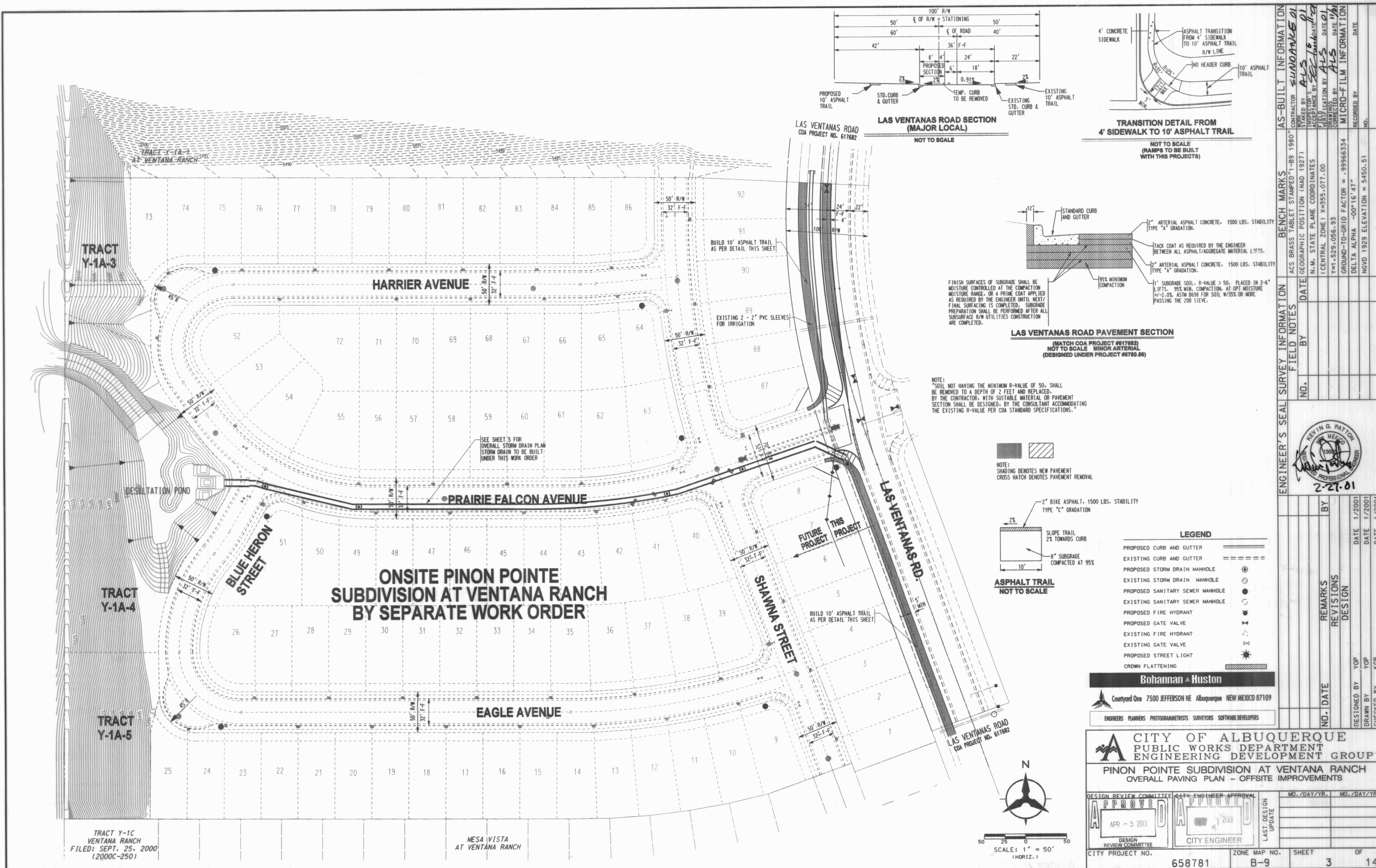
PROJECT SITE



NOTICE TO CONTRACTORS

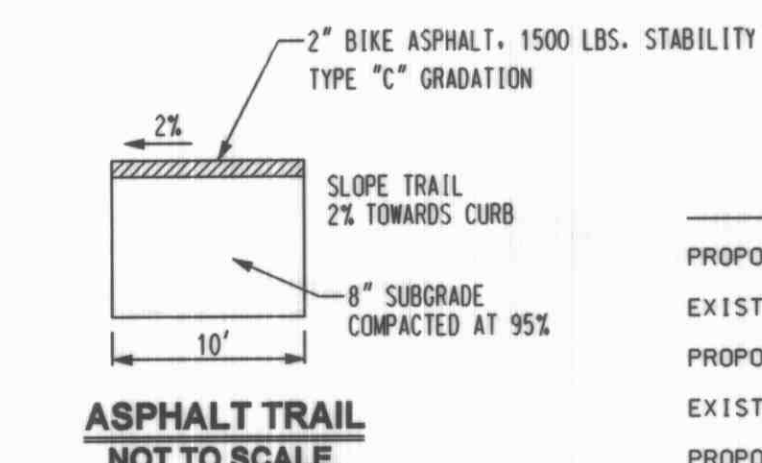
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AND SHALL INCLUDE UPDATE NO. 6.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
 - 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.
 - FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
 - ALL 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.
 - 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.
 - ANY WORK WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
 - ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH NEW MEXICO UTILITIES, INC. SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS).
 - THE CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES. (898-2661) THREE WORKING DAYS PRIOR TO BEGINNING THE CONSTRUCTION OF THE UTILITIES.
 - 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
- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
 - ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
 - ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
 - ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
 - ☐ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
 - ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
 - ☒ 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.

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	*****	*****	*****	*****
	DRC Chairman	<i>[Signature]</i>	4-5-01	APPROVED FOR CONSTRUCTION			
	Transportation	<i>[Signature]</i>	2-27-01				
	Water/Wastewater	<i>[Signature]</i>	2/27/01				
	Hydrology	<i>[Signature]</i>	2/27/01				
	CIP						
	Const. Mngmt.	<i>[Signature]</i>	2-27-01				
	Const. Coord.	<i>[Signature]</i>	2-27-01				
	NMUI						
DRB Case Number	City Project No.						
1000739	658781						
Sheet	1	of	14				



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 ACCORDING TO THE EXISTING R-VALUE PER COA STANDARD SPECIFICATIONS."

NOTE:
SHADING DENOTES NEW PAVEMENT
CROSS HATCH DENOTES PAVEMENT REMOVAL



LEGEND	
PROPOSED CURB AND GUTTER	=====
EXISTING 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 FIRE HYDRANT	⊙
EXISTING GATE VALVE	⊙
PROPOSED STREET LIGHT	⊙
CROWN FLATTENING	⊙

Bohannon & Huston
Countywide 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 SUBDIVISION AT VENTANA RANCH
OVERALL PAVING PLAN - OFFSITE IMPROVEMENTS

DESIGN REVIEW COMMITTEE
APPROVED
APR - 5 2001
DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL
APPROVED
1 2001
CITY ENGINEER

LAST DESIGN UPDATE

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

CITY PROJECT NO. 658781

ZONE MAP NO. B-9

SHEET 3 OF 14

ENGINEER'S SEAL		SEAL SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
KEYVIN G. PATTON NEW MEXICO 1988 PROFESSIONAL ENGINEER 2-27-01		DATE 1/2001 DATE 1/2001 DATE 1/2001		CONTRACTOR SUNDAKE 01 INSPECTOR'S ACCEPTANCE BY ALB VERIFICATION BY ALB DRAWN BY ALB CHECKED BY ALB		CONTRACTOR SUNDAKE 01 INSPECTOR'S ACCEPTANCE BY ALB VERIFICATION BY ALB DRAWN BY ALB CHECKED BY ALB	
REMARKS DESIGN		NO. DATE		ACCS BRASS TABLET STAMPED 11-89 1980 GEOGRAPHIC POSITION (NAD 1927) N.M. STATE PLANE COORDINATES (CENTRAL ZONE) X=355,077.00 Y=1,529,056.93 GROUND-TO-GRID FACTOR = .99966334 DELTA ALPHA -00°16'47" NGVD 1929 ELEVATION = 5450.51		CONTRACTOR SUNDAKE 01 INSPECTOR'S ACCEPTANCE BY ALB VERIFICATION BY ALB DRAWN BY ALB CHECKED BY ALB	

CENTERLINE TANGENT DATA		
NUMBER	BEARING	LENGTH
T1	N19°59'60"W	467.00'

STRIPING TANGENT DATA		
NUMBER	BEARING	LENGTH
T2	N5°8'44"W	135.07'

CENTERLINE CURVE DATA			
NUMBER	ARC	RADIUS	DELTA
C1	1758.42'	775.00'	129°59'60"

STRIPING CURVE DATA			
NUMBER	ARC	RADIUS	DELTA
C2	109.18'	770.37'	8°7'12"

- NOTES
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 - ALL CURB RETURN RADIUS SHALL BE 20' UNLESS OTHERWISE SPECIFIED.
 - ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 - GRADE ELEVATIONS, WHERE NOTED, ARE ALONG FLOWLINE OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND END AT THE END OF EACH SANITARY SEWER SERVICE.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
 - ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
 - CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
 - CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
 - ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER), PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
 - WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

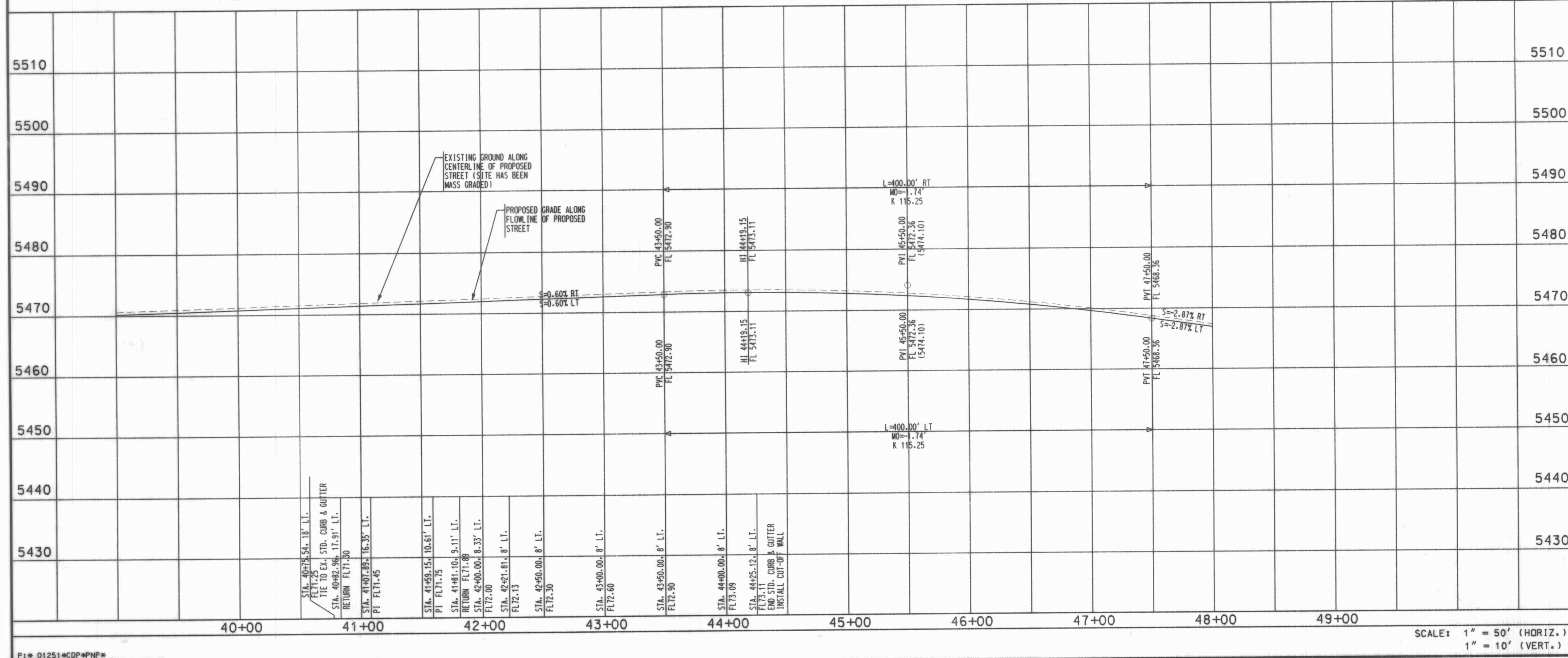
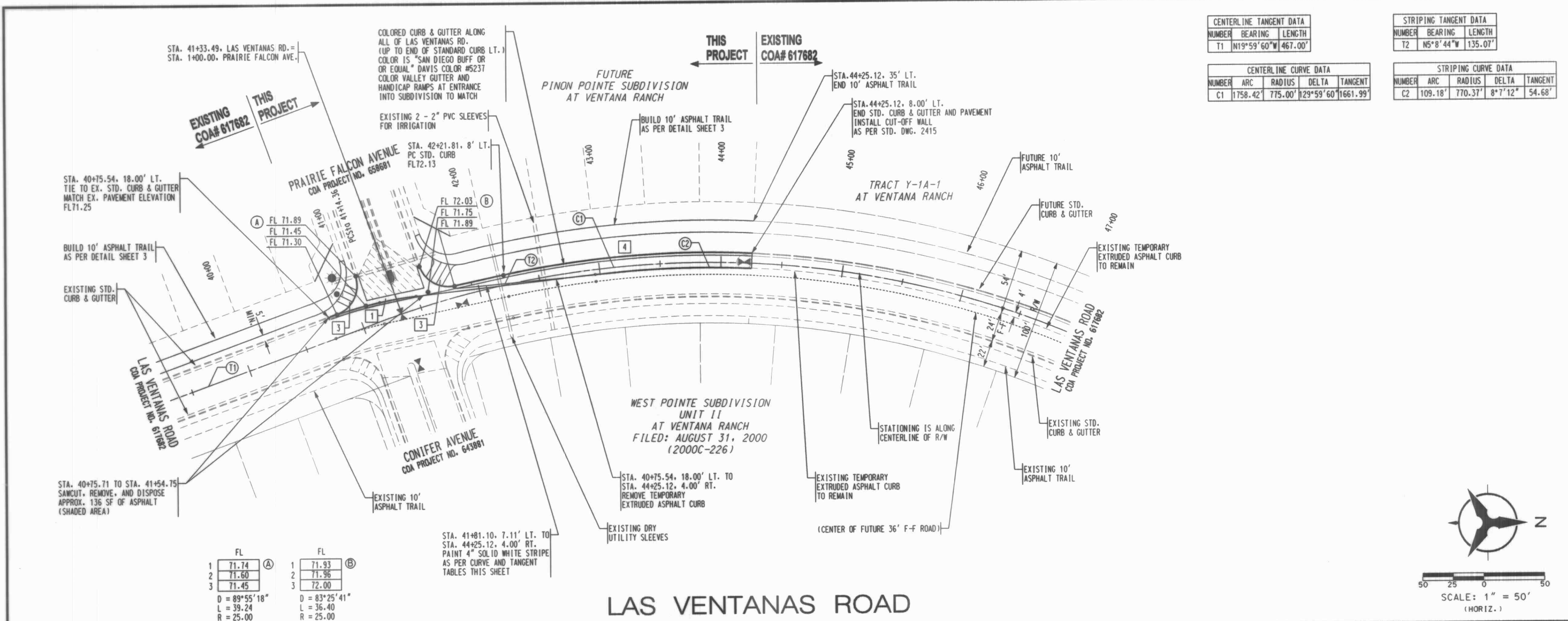
- KEYED GENERAL NOTES
- INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
 - INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421
 - INSTALL WHEELCHAIR RAMP AS PER STD. DWG. 2441, CASE II WITH ALTERNATE SECTION AA. SEE DETAIL, SHEET 3
 - STD. CURB & GUTTER AS PER STD. DWG. 2415
 - MOUNTABLE CURB ROLL TYPE AS PER STD. DWG. 2415
 - MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
 - FUTURE 4' SIDEWALK
 - BUILD 4' SIDEWALK

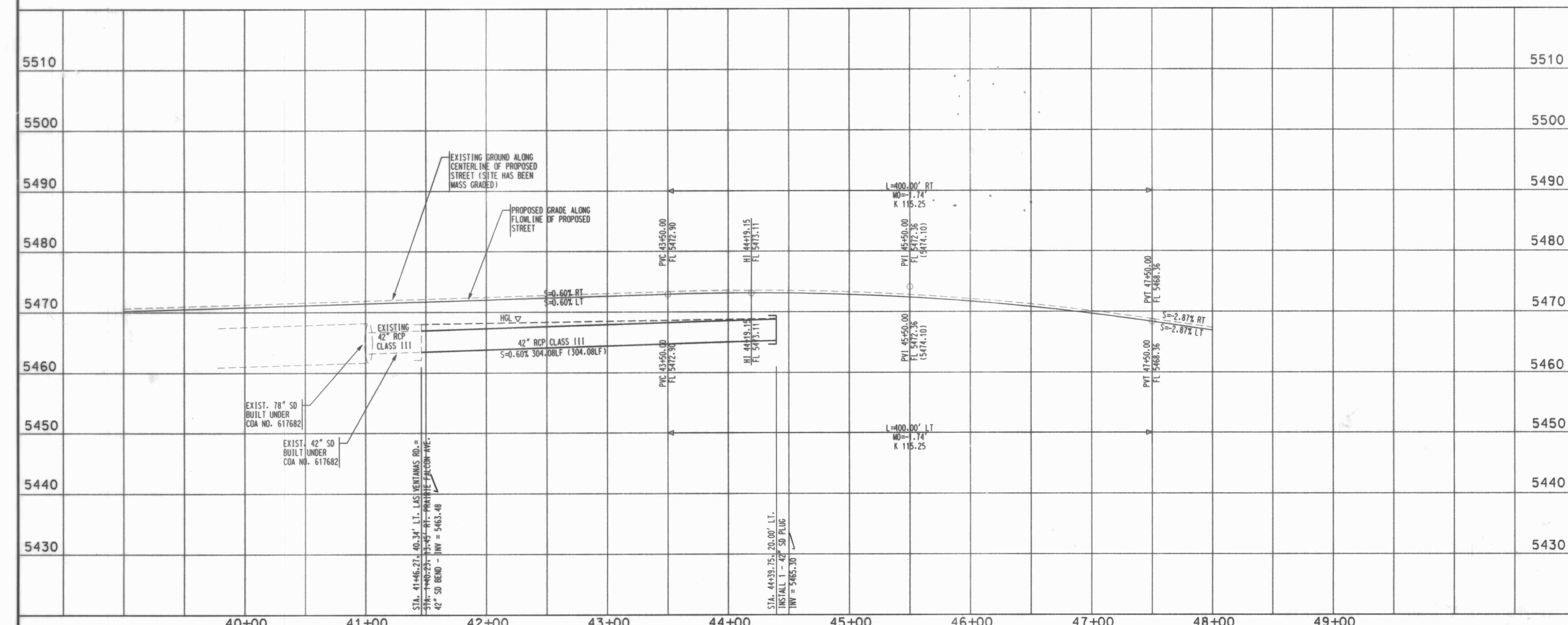
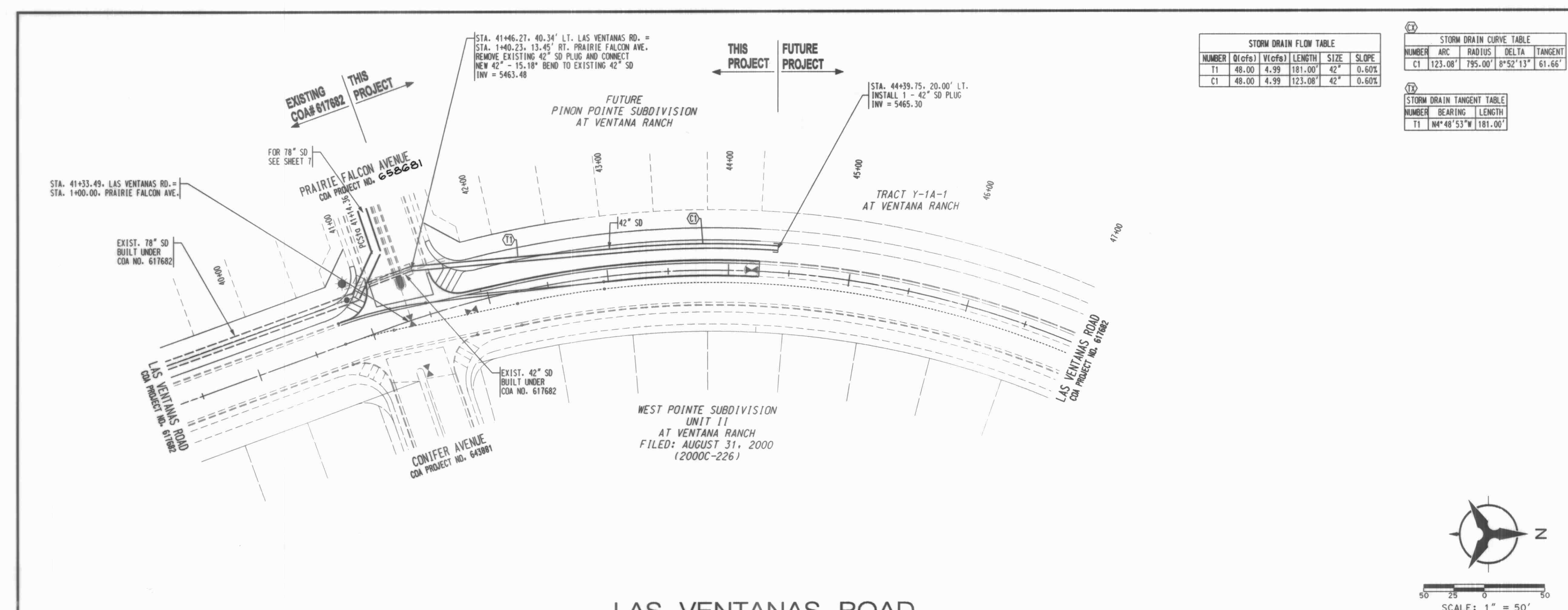
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CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP
 PINON POINTE AT VENTANA RANCH OFF-SITE IMPROVEMENTS
 PAVING PLAN & PROFILE
 LAS VENTANAS ROAD

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL
 APR - 5 2001
 CITY PROJECT NO. 658781
 ZONE MAP NO. B-9
 SHEET 4 OF 14
 LAST DESIGN UPDATE
 MO./DAY/YR. MO./DAY/YR.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES		ENGINEER'S SEAL		REMARKS		REVISIONS		DESIGN		NO. DATE		BY		DATE		DESIGNED BY		DRAWN BY		CHECKED BY		DATE		DATE		DATE		DATE	
CONTRACTOR	STANDARD	CONTRACTOR	STANDARD	CONTRACTOR	STANDARD	CONTRACTOR	STANDARD	CONTRACTOR	STANDARD	CONTRACTOR	STANDARD	CONTRACTOR	STANDARD	CONTRACTOR	STANDARD	CONTRACTOR	STANDARD	CONTRACTOR	STANDARD	CONTRACTOR	STANDARD	CONTRACTOR	STANDARD	CONTRACTOR	STANDARD	CONTRACTOR	STANDARD	CONTRACTOR	STANDARD	CONTRACTOR	STANDARD	CONTRACTOR	STANDARD	CONTRACTOR	STANDARD
NO.		NO.		NO.		NO.		NO.		NO.		NO.		NO.		NO.		NO.		NO.		NO.		NO.		NO.		NO.		NO.		NO.		NO.	
DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE	
NO.		NO.		NO.		NO.		NO.		NO.		NO.		NO.		NO.		NO.		NO.		NO.		NO.		NO.		NO.		NO.		NO.		NO.	
DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE	





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

City Project No. 658781

Zone Map No. B-9

Sheet 6 of 14

STORM DRAIN FLOW TABLE				
NUMBER	Q(cfs)	V(cfs)	LENGTH	SLOPE
T1	48.00	4.99	181.00'	42" 0.60%
C1	48.00	4.99	123.08'	42" 0.60%

STORM DRAIN CURVE TABLE				
NUMBER	ARC	RADIUS	DELTA	TANGENT
C1	123.08'	795.00'	8°52'13"	61.66'

STORM DRAIN TANGENT TABLE		
NUMBER	BEARING	LENGTH
T1	N4°48'53"W	181.00'

NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL CURB RETURN RADII SHALL BE 20' UNLESS OTHERWISE SPECIFIED.
- ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- GRADE ELEVATIONS, WHERE NOTED, ARE ALONG FLOWLINE OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND EMD AT THE END OF EACH SANITARY SEWER SERVICE.
- CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
- ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
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- CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
- ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER), PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
- REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
- WHEELCHAIR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

AS-BUILT INFORMATION

CONTRACTOR: **BOHANNAN & HUSTON**

DATE: **APR 5 2001**

BY: **ALS**

FOR 78" SD SEE SHEET 7

ENGINEER'S SEAL

KEYIN & PATTON

2-2-01

BOHANNAN & HUSTON

Courtyard One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109

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PUBLIC WORKS DEPARTMENT

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STORM DRAIN PLAN & PROFILE

LAS VENTANAS ROAD

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

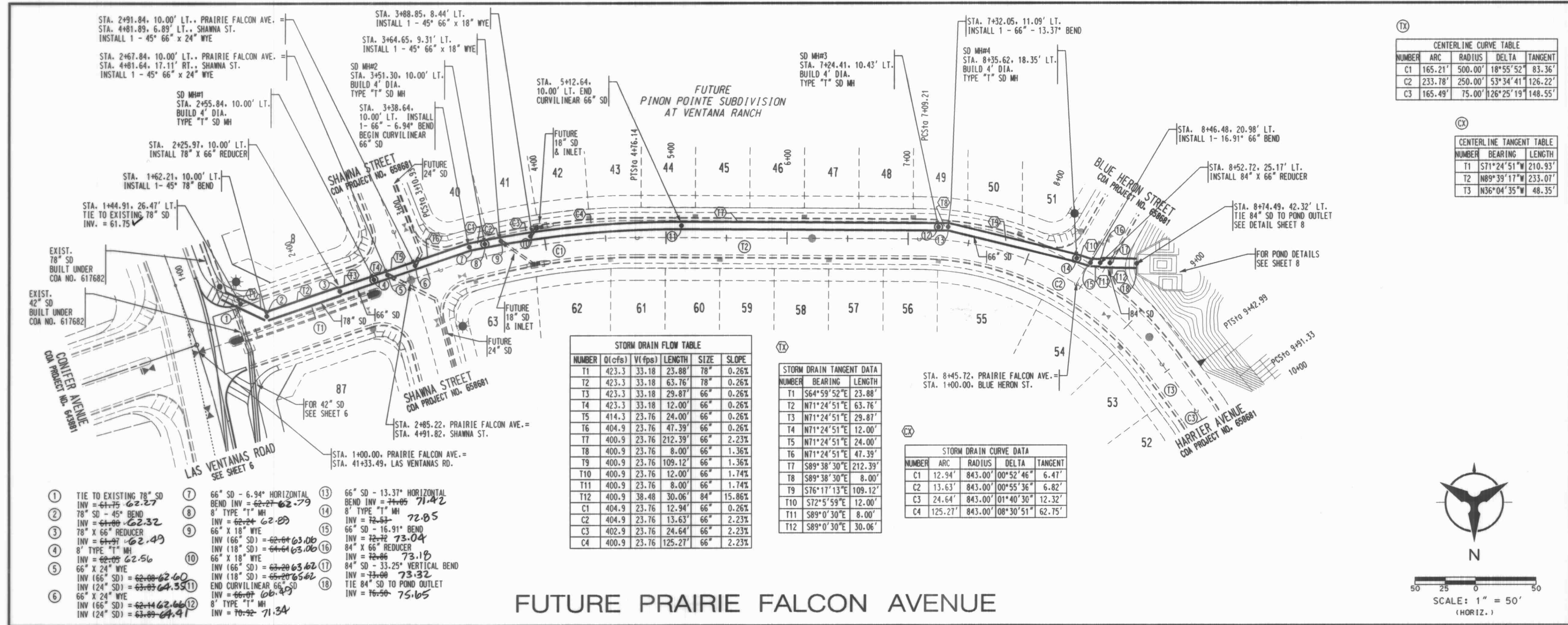
MO./DAY/YR. MO./DAY/YR.

APR - 5 2001

DESIGN REVIEW COMMITTEE

CITY ENGINEER

LAST DESIGN UPDATE



CENTERLINE CURVE TABLE

NUMBER	ARC	RADIUS	DELTA	TANGENT
C1	165.21'	500.00'	18°55'52"	83.36'
C2	233.78'	250.00'	53°34'41"	126.22'
C3	165.49'	75.00'	126°25'19"	148.55'

CENTERLINE TANGENT TABLE

NUMBER	BEARING	LENGTH
T1	S71°24'51"W	210.93'
T2	N89°39'17"W	233.07'
T3	N36°04'35"W	48.35'

STORM DRAIN FLOW TABLE

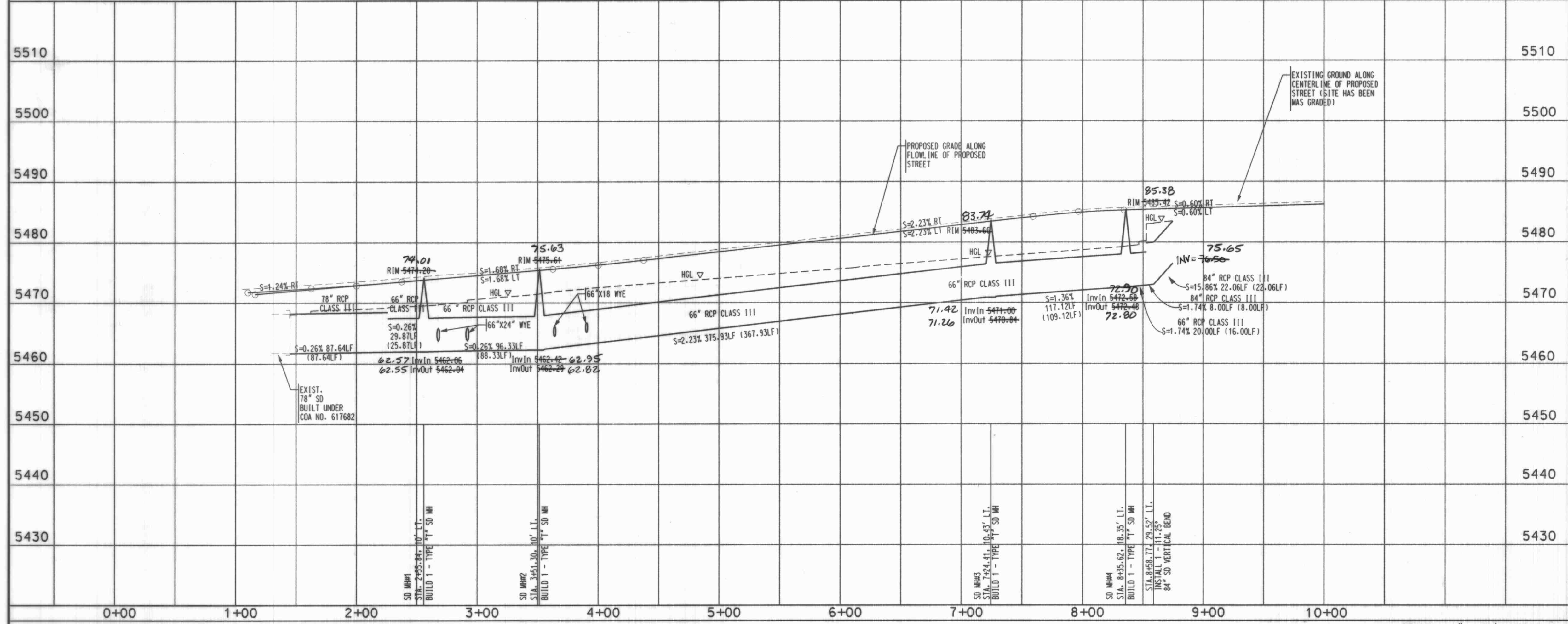
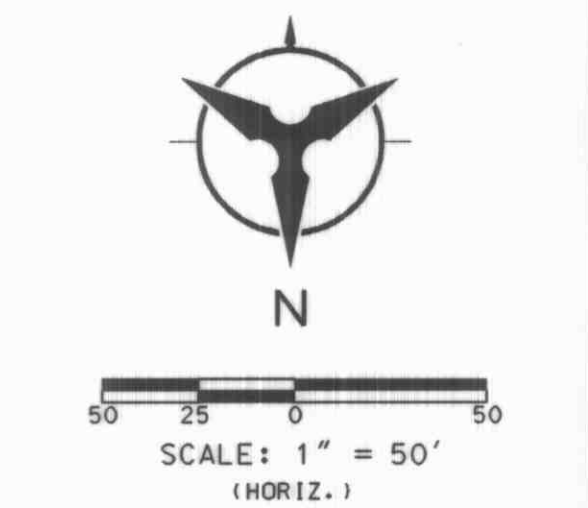
NUMBER	Q (cfs)	V (fps)	LENGTH	SIZE	SLOPE
T1	423.3	33.18	23.88'	78"	0.26%
T2	423.3	33.18	63.76'	78"	0.26%
T3	423.3	33.18	29.87'	66"	0.26%
T4	423.3	33.18	12.00'	66"	0.26%
T5	414.3	23.76	24.00'	66"	0.26%
T6	404.9	23.76	47.39'	66"	0.26%
T7	400.9	23.76	212.39'	66"	2.23%
T8	400.9	23.76	8.00'	66"	1.36%
T9	400.9	23.76	109.12'	66"	1.74%
T10	400.9	23.76	12.00'	66"	1.74%
T11	400.9	23.76	8.00'	66"	1.74%
T12	400.9	23.76	30.06'	66"	15.86%
C1	404.9	23.76	12.94'	66"	0.26%
C2	404.9	23.76	13.63'	66"	2.23%
C3	402.9	23.76	24.64'	66"	2.23%
C4	400.9	23.76	125.21'	66"	2.23%

STORM DRAIN TANGENT DATA

NUMBER	BEARING	LENGTH
T1	S64°59'52"E	23.88'
T2	N71°24'51"E	63.76'
T3	N71°24'51"E	29.87'
T4	N71°24'51"E	12.00'
T5	N71°24'51"E	24.00'
T6	N71°24'51"E	47.39'
T7	S89°38'30"E	212.39'
T8	S89°38'30"E	8.00'
T9	S76°17'13"E	109.12'
T10	S72°5'59"E	12.00'
T11	S89°0'30"E	8.00'
T12	S89°0'30"E	30.06'

STORM DRAIN CURVE DATA

NUMBER	ARC	RADIUS	DELTA	TANGENT
C1	12.94'	843.00'	00°52'46"	6.47'
C2	13.63'	843.00'	00°55'36"	6.82'
C3	24.64'	843.00'	01°40'30"	12.32'
C4	125.21'	843.00'	08°30'51"	62.75'



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

ENGINEER'S SEAL SURVEY INFORMATION

NO. _____

DATE _____

BY _____

REMARKS

REVISIONS

DESIGN

NO. DATE

DESIGNED BY YOP

DRAWN BY YOP

CHECKED BY KGP

DATE 1/2001

DATE 1/2001

DATE 1/2001

Bohannon & 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 AT VENTANA RANCH OFF-SITE IMPROVEMENTS

STORM DRAIN PLAN AND PROFILE

FUTURE PRAIRIE FALCON AVENUE

APPROVED

APR - 5 2001

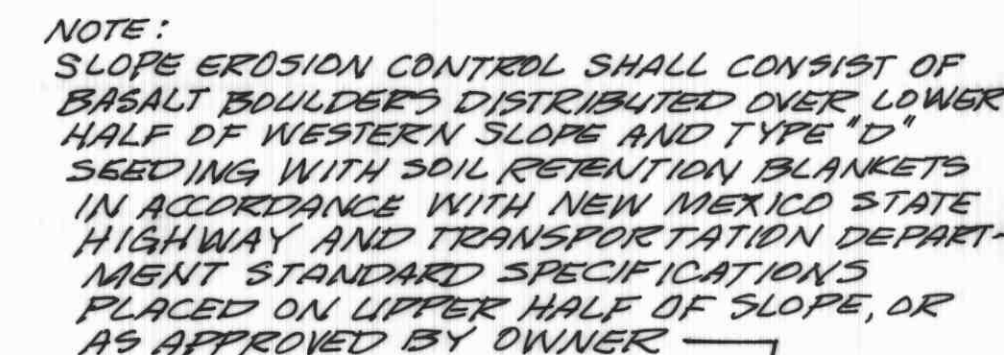
DESIGN REVIEW COMMITTEE

CITY ENGINEER

LAST DESIGN UPDATE

MO./DAY/YR.

MO./DAY/YR.

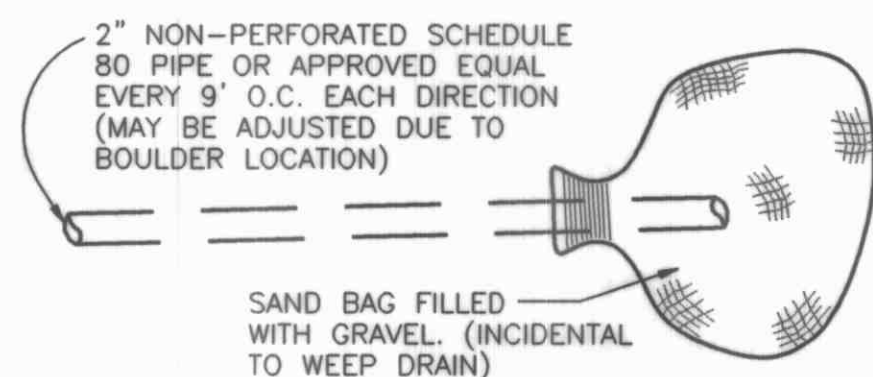




SECTION D-D GROUTED BOULDERS FOR SEDIMENT BERM
SCALE: 1" = 3'

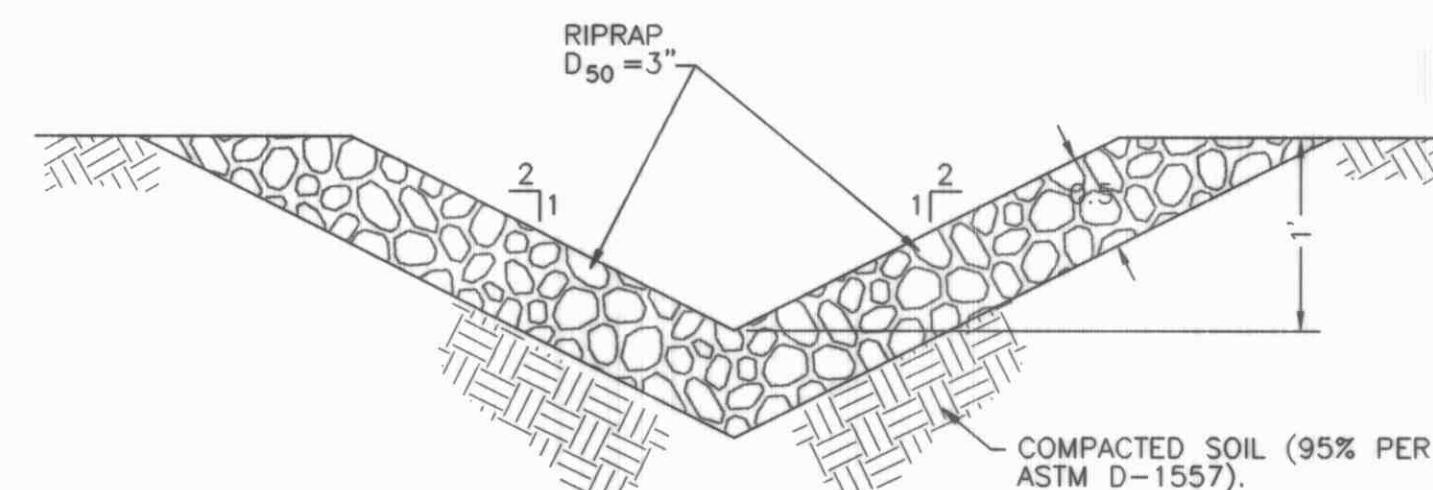


2-06-01

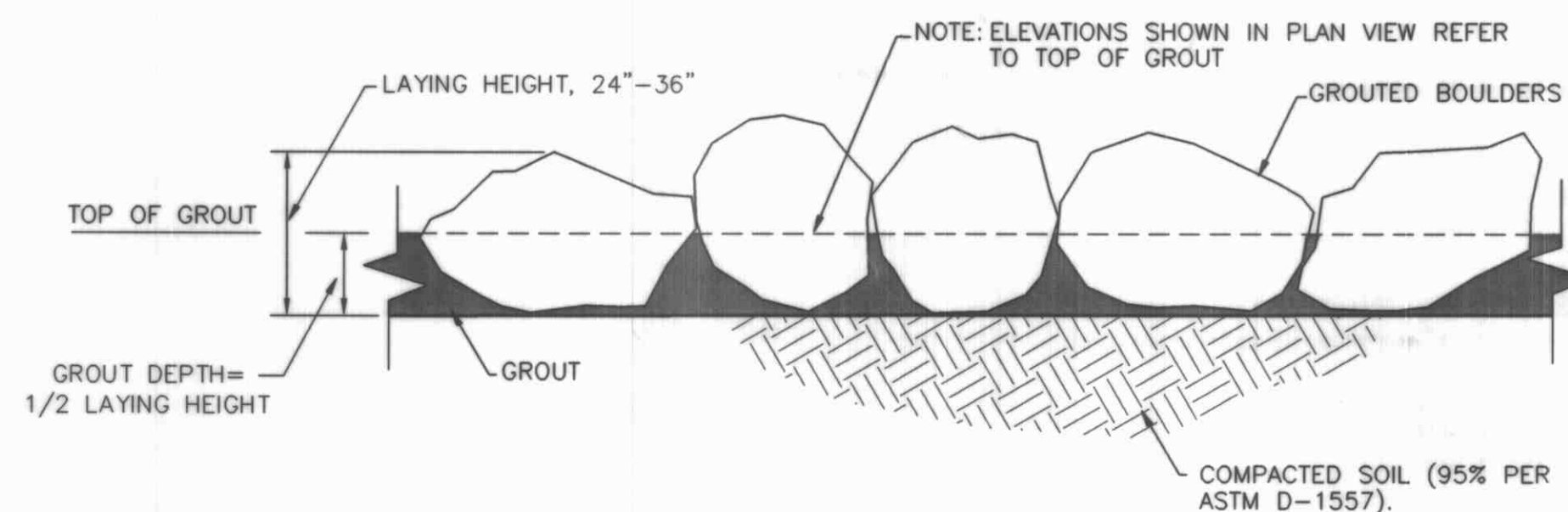


CONTRACTOR SHALL PLACE BOULDERS ON EACH SIDE OF THE PVC WEEP DRAIN MAKING SURE NOT TO DAMAGE THE PVC PIPE.

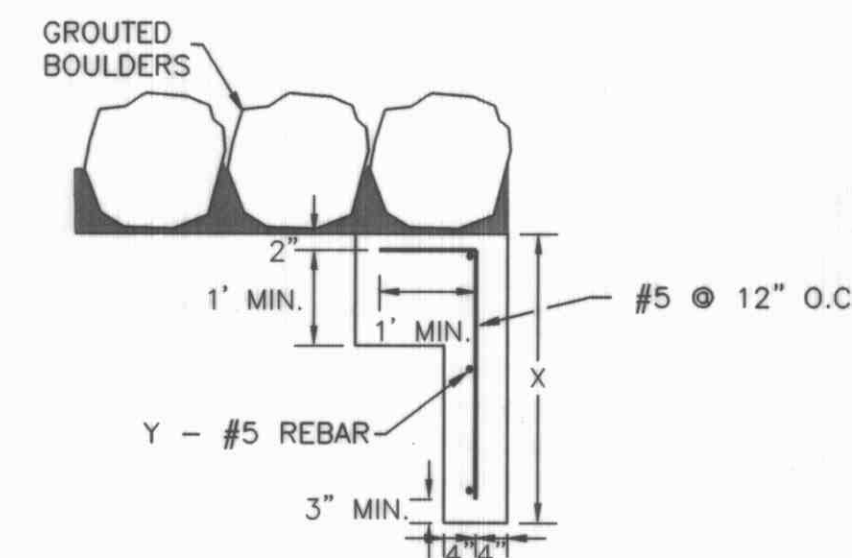
DETAIL A - WEEP PIPE
SCALE: 1" = 1'



DETAIL C - V DITCH
SCALE: 1" = 1'



DETAIL B - GROUTED BOULDERS
SCALE: 1" = 2'



DETAIL D - CONCRETE CUTOFF WALL
SCALE: 1/2" = 1'

	TOP OF RUNDOWN	APRON SILL
VERTICAL DIMENSION (X)	5'	3'
REBAR QUANTITY (Y)	5	3

CONTRACTOR'S UNDERTAKING		DATE	
WORK BY	DATE	WORK BY	DATE
INSPECTED BY	DATE	INSPECTED BY	DATE
APPROVED BY	DATE	APPROVED BY	DATE
MICRO-FILM INFORMATION		DATE	
RECORDED BY		DATE	
NO.		NO.	

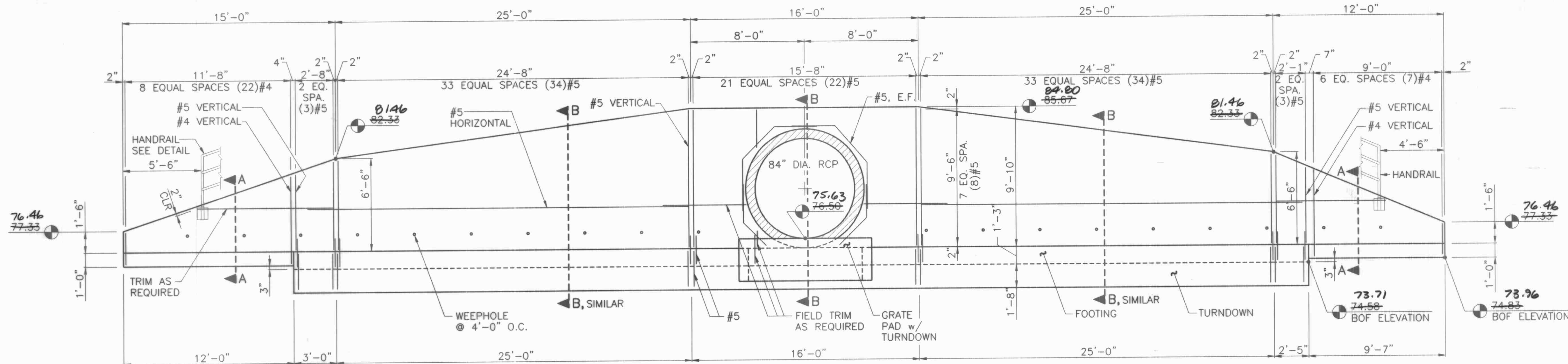
BENCH MARKS		DATE	
ACS BRASS TABLET STAMPED "1-B9 1980"	DATE	ACS BRASS TABLET STAMPED "1-B9 1980"	DATE
GEOGRAPHIC POSITION (NAD 1927)	DATE	GEOGRAPHIC POSITION (NAD 1927)	DATE
N.M. STATE PLANE COORDINATES	DATE	N.M. STATE PLANE COORDINATES	DATE
(CENTRAL ZONE) X=355,077.00	DATE	(CENTRAL ZONE) X=355,077.00	DATE
Y=1,529,056.93	DATE	Y=1,529,056.93	DATE
GROUND TO GRID FACTOR = 0.99966334	DATE	GROUND TO GRID FACTOR = 0.99966334	DATE
DELTA ALPHA = 000016 47"	DATE	DELTA ALPHA = 000016 47"	DATE
NGVD 1929 ELEVATION = 5450.51	DATE	NGVD 1929 ELEVATION = 5450.51	DATE

SURVEY INFORMATION		DATE	
FIELD NOTES	DATE	FIELD NOTES	DATE
NO.	DATE	NO.	DATE

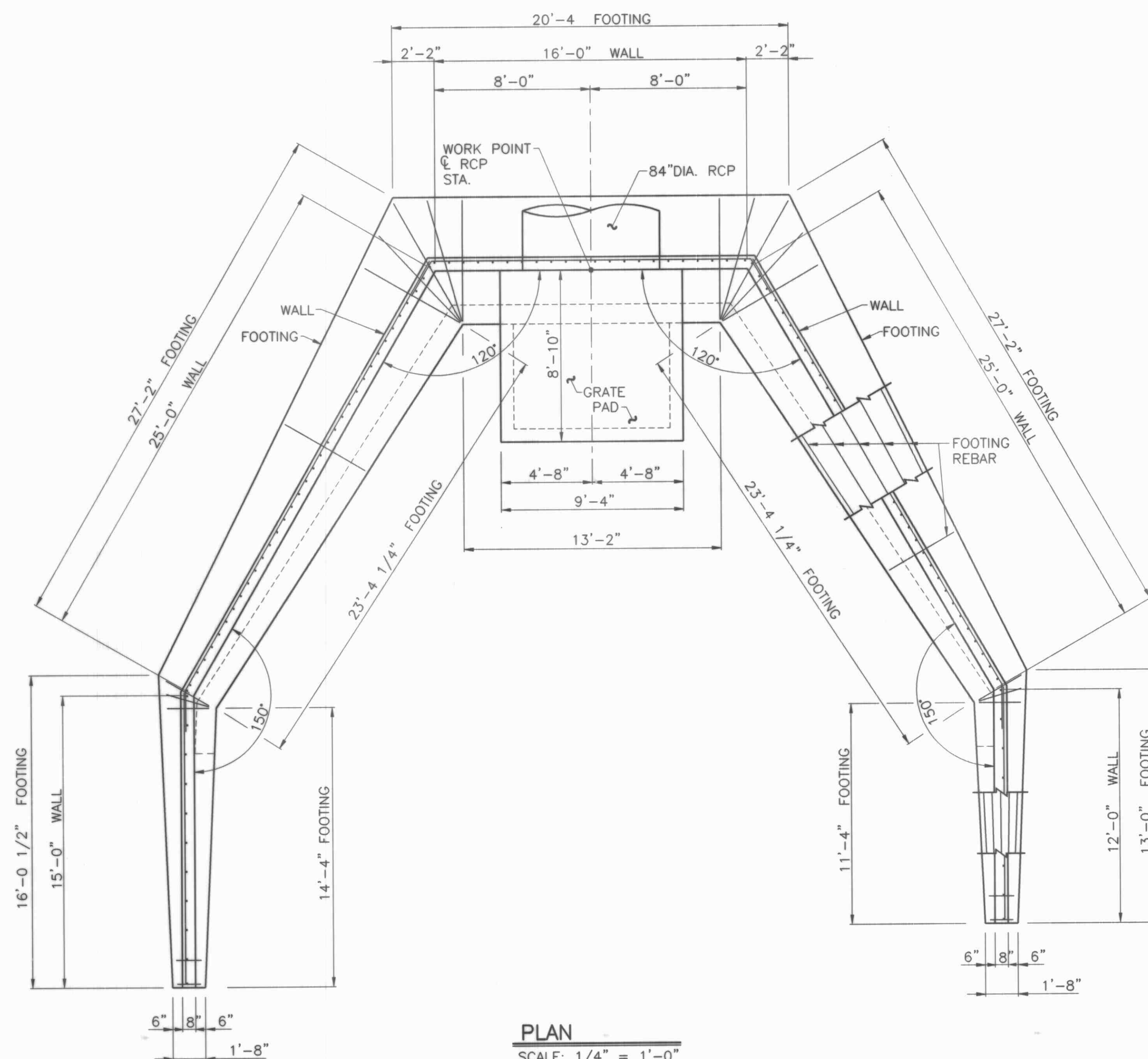
ENGINEER'S SEAL		DATE	
By		DATE	
REMARKS		DATE	
DESIGN		DATE	
REVISIONS		DATE	
DESIGN		DATE	
DESIGNED BY: S.M.A.		DATE: 02/02/01	
DRAWN BY: TONYM		DATE: 02/02/01	
CHECKED BY: C.W.H.		DATE: 02/02/01	

Bohannon & Huston
 Courtyard One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

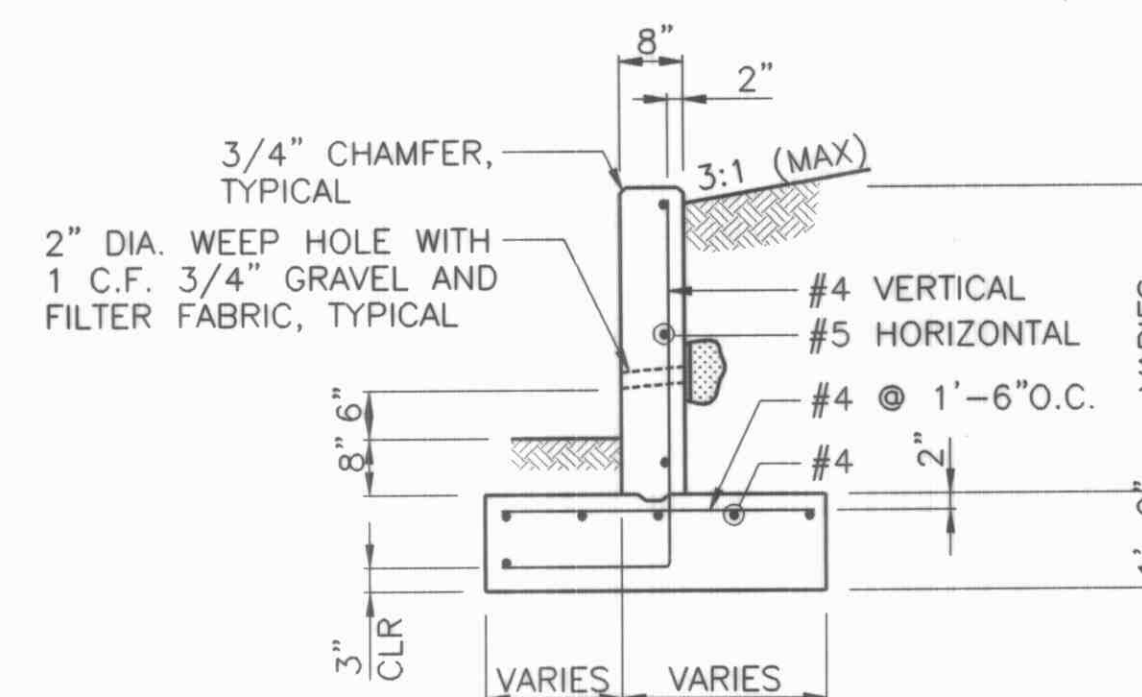
CITY OF ALBUQUERQUE		PUBLIC WORKS DEPARTMENT		ENGINEERING DEVELOPMENT GROUP	
PINON POINTE AT VENTANA RANCH OFF-SITE IMPROVEMENTS DESILTATION POND DETAILS					
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED APR - 5 2001 DESIGN REVIEW COMMITTEE	APPROVED APR - 5 2001 CITY ENGINEER				
City Project No.	Zone Map No.	Sheet	Of		
658781	B-9	10	14		



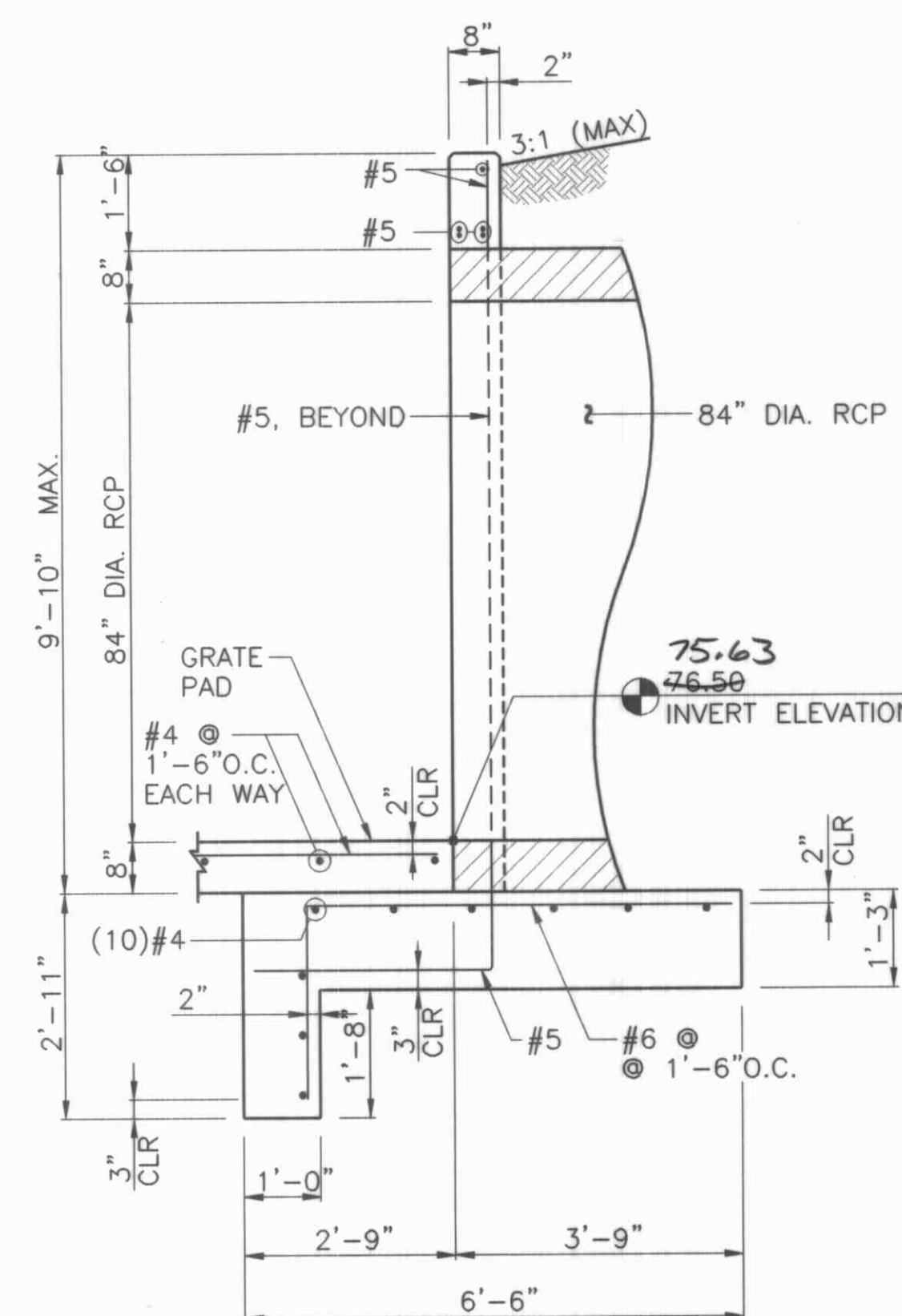
DEVELOPED ELEVATION
MEASUREMENTS TAKEN AT FACE OF WALL
SCALE: 1/4" = 1'-0"



PLAN
SCALE: 1/4" = 1'-0"



SECTION 'A-A'
SCALE: 1/2" = 1'-0"



SECTION 'B-B'
SCALE: 1/2" = 1'-0"

QUANTITIES

ITEM #	DESCRIPTION	CY
XX	STRUCT. CONC., 4000PSI RPCC	48

GENERAL NOTES

1. WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, AS AMENDED WITH UPDATE #4.
2. ALL CONCRETE SHALL BE 4000 PSI.
3. CHAMFER ALL EXPOSED EDGES 3/4"
4. ALL REINFORCING STEEL TO BE GRADE 60.
5. HEAD WALL IS TO BE CAST MONOLITHIC WITH CULVERT PIPE.
6. SLEEVES FOR WEEP HOLES, FILTER FABRIC, AND GRAVEL AT WEEP HOLES SHALL BE INCIDENTAL TO THE WORK.
7. SUPPORTING SOILS SHALL BE SCARIFIED 12" DEEP, MOISTENED TO NEAR OPTIMUM MOISTURE CONTENT ($\pm 3\%$) AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
8. ALL LAP SPLICES SHALL BE CLASS B. (ACI 318-89)

DESIGN DATA

DESIGN ACCORDING TO ACI 318-89
EQUIVALENT FLUID EARTH PRESSURE: ACTIVE = 35 PCF
PASSIVE = 325 PCF
WEIGHT OF SOIL = 120 PCF
FILL SLOPE 3:1 (MAX)
COEFFICIENT OF FRICTION = 0.40
MAXIMUM COMPUTED FOOTING PRESSURE = 2000 PSF
DESIGN STRESSES: f'_c = 4000 PSI
 F_y = 60,000 PSI

Bohannon Hu ton
Courtney One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
PINON POINT AT VENTANA RANCH
OFFSITE IMPROVEMENTS
SPECIAL WINGWALL & HEADWALL FOR 84" DIA. RCP

APPROVED APR - 5 2001 DESIGN REVIEW COMMITTEE	APPROVED MAY 1 2001 CITY ENGINEER	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 658781	Zone Map No. B-9	Sheet 11	Of 14

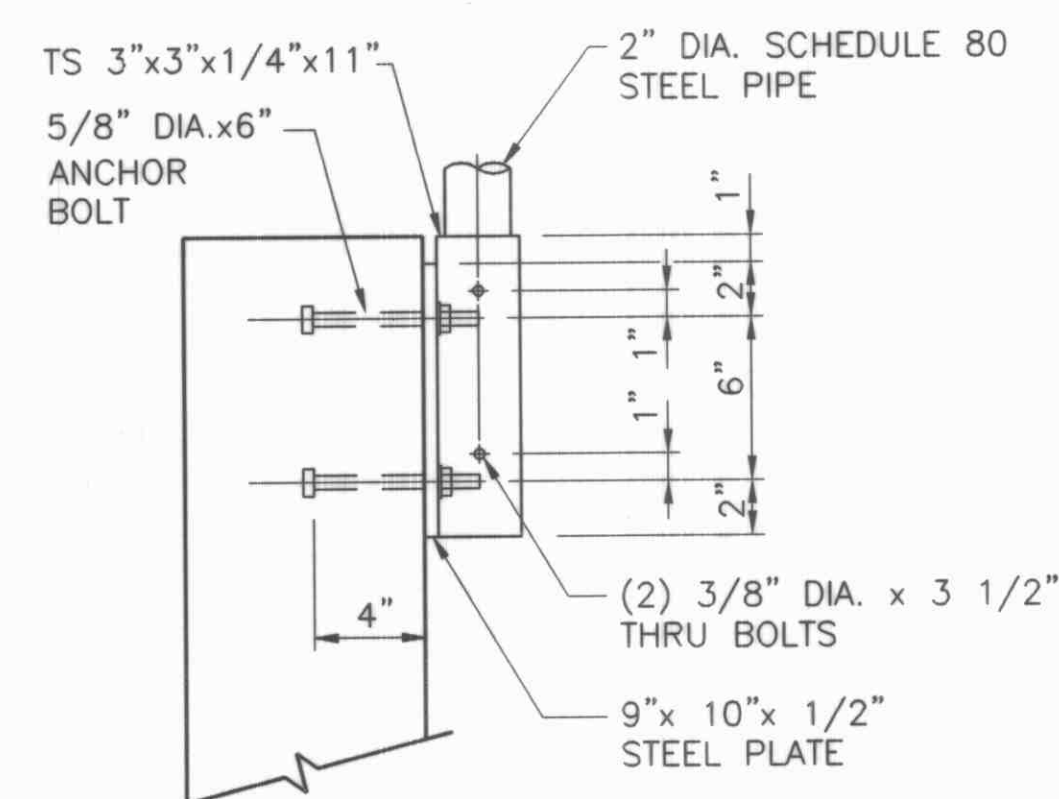
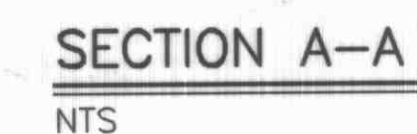
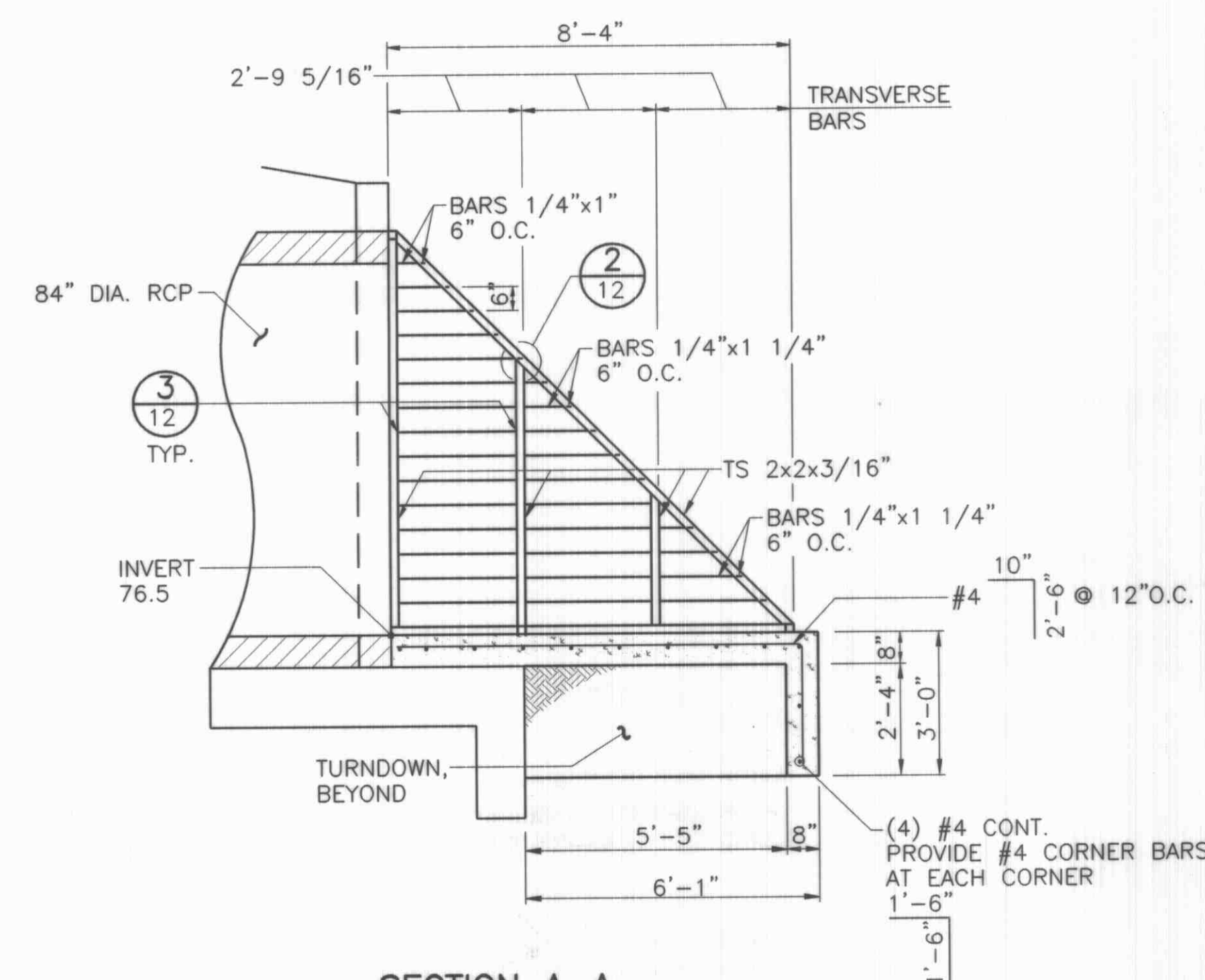
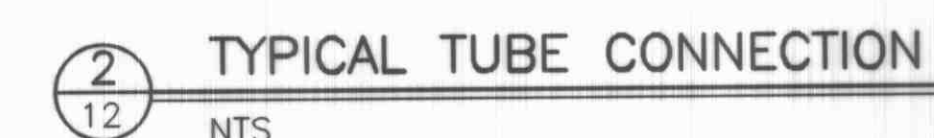
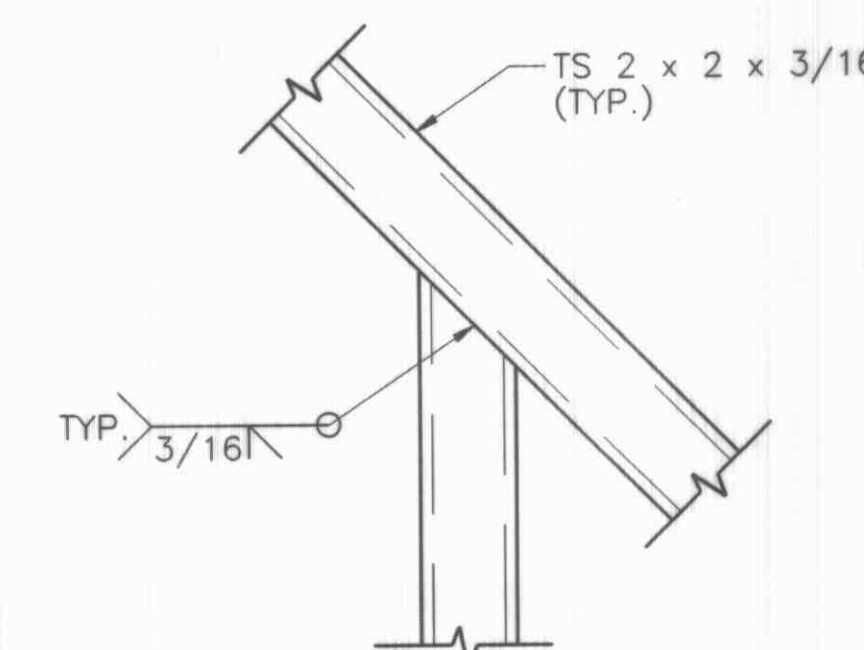
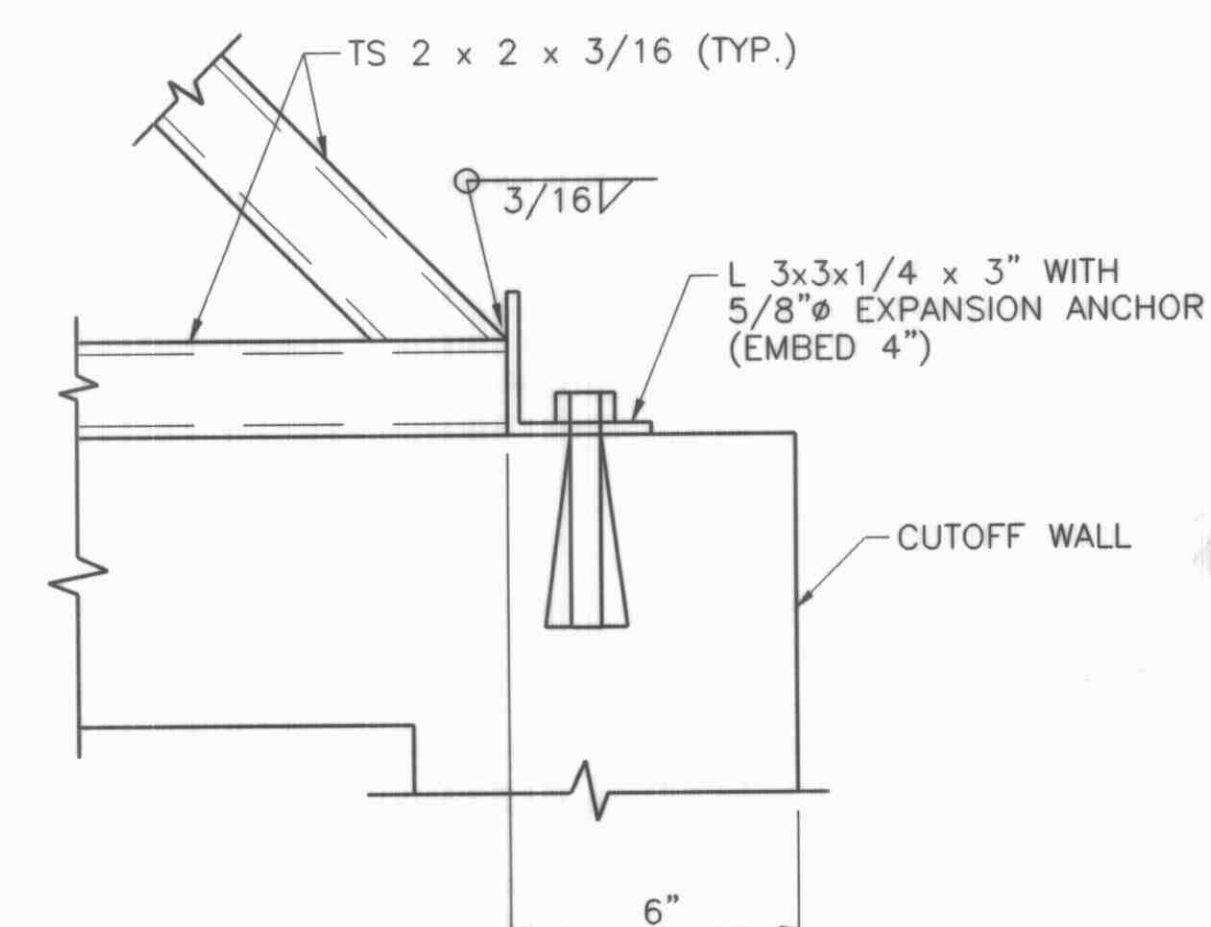
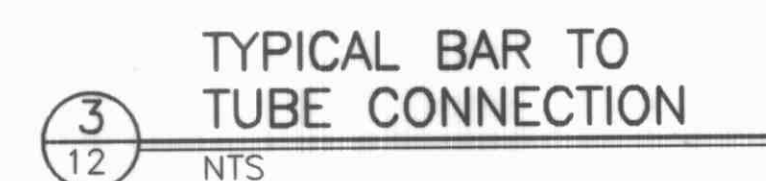
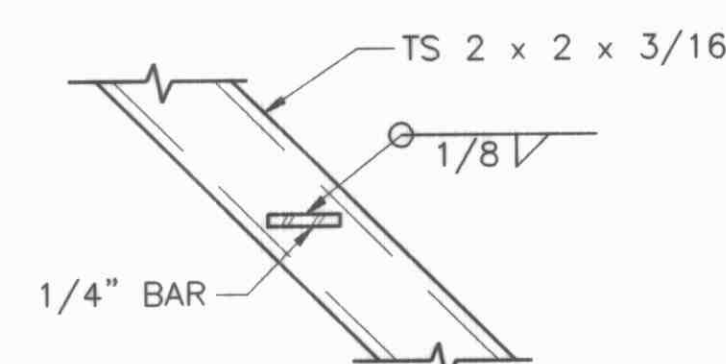
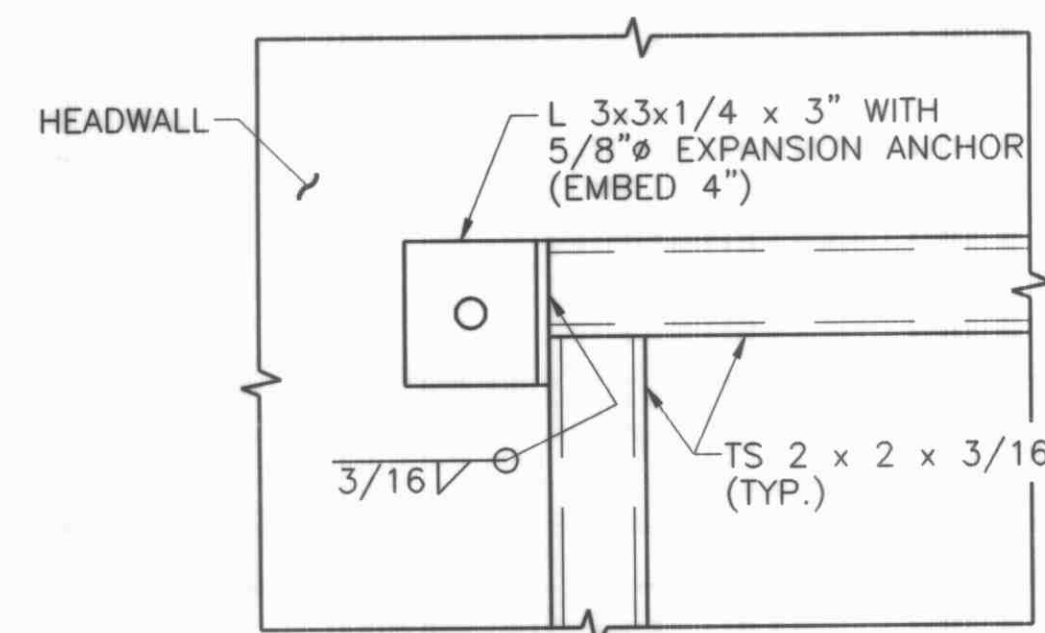
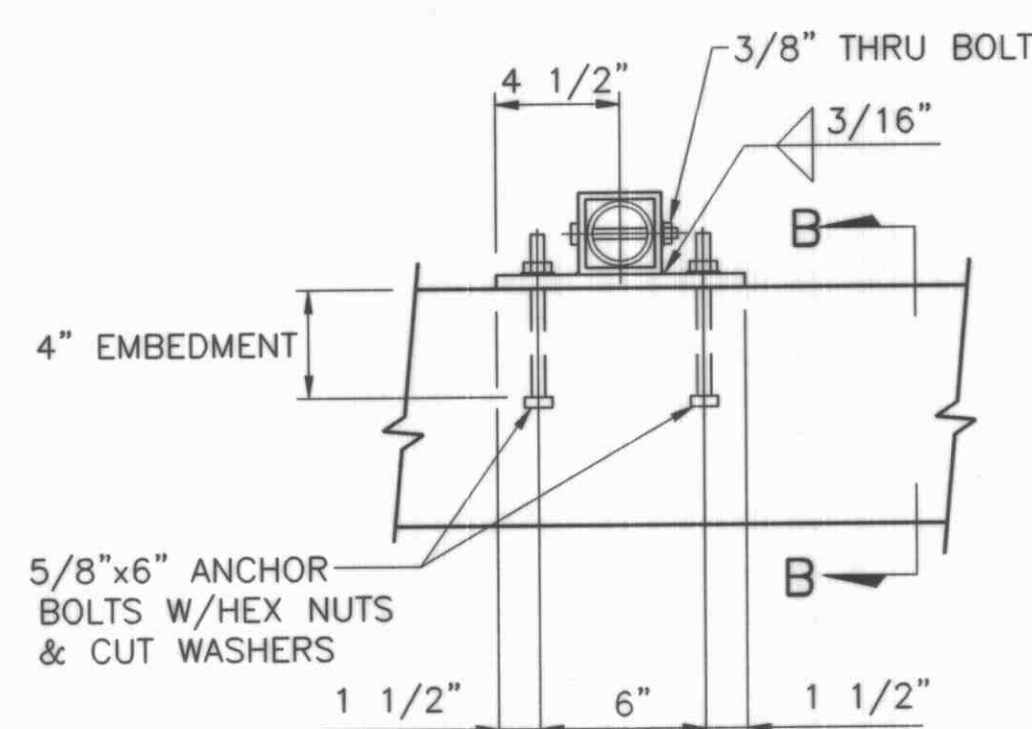
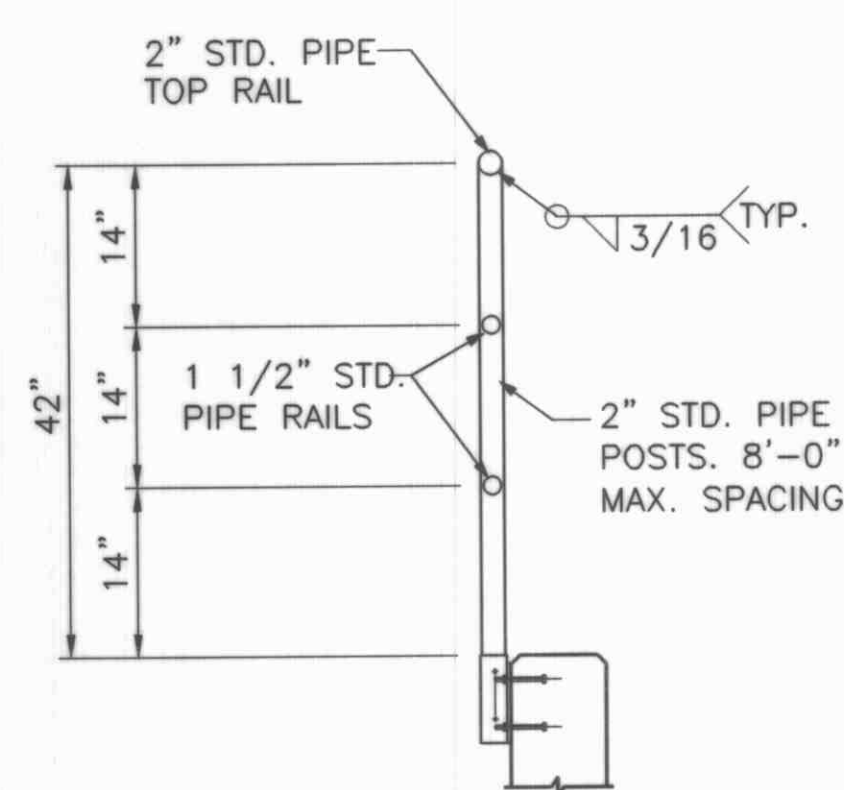
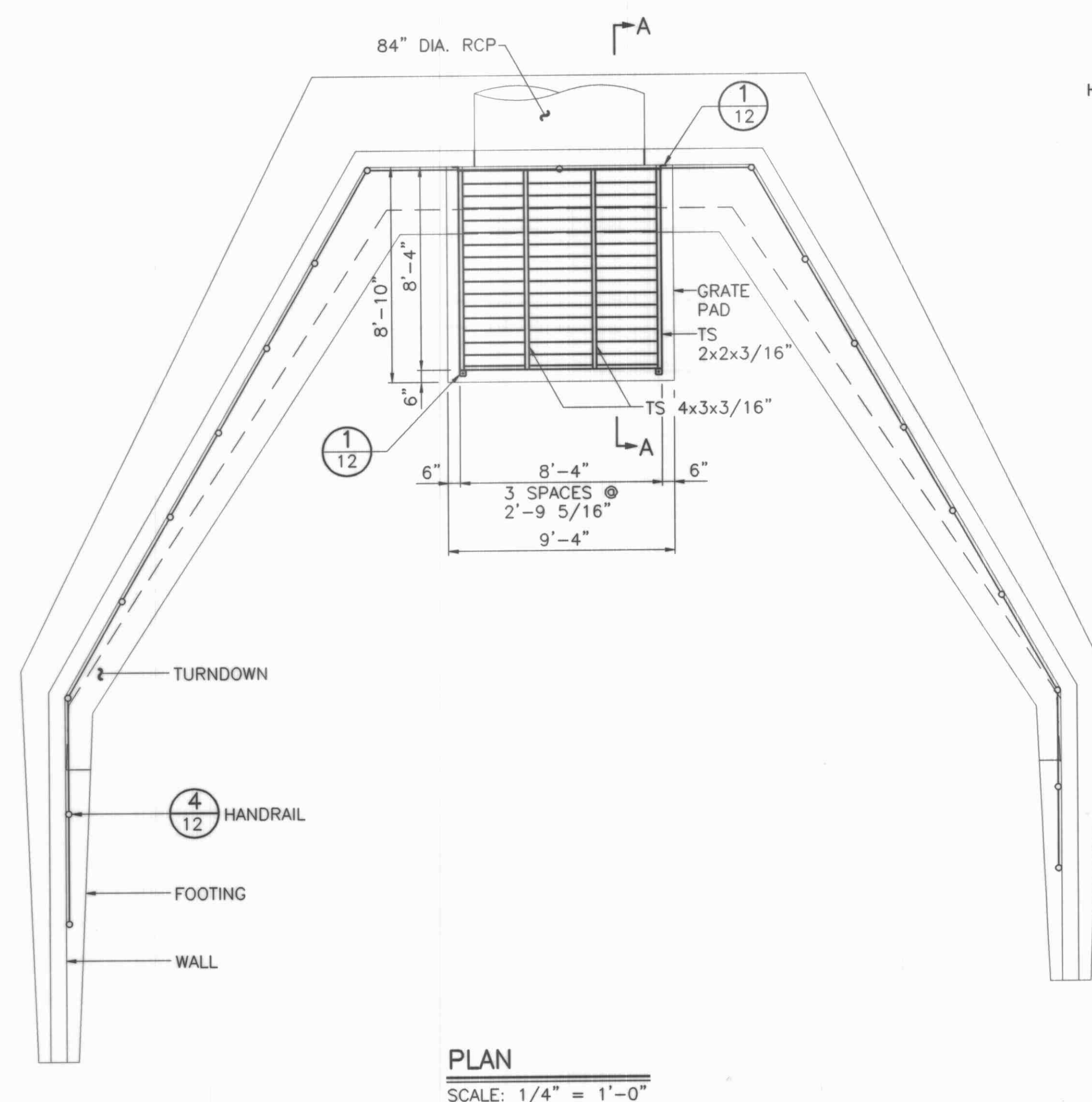
AS-BUILT INFORMATION	
CONTRACTOR	SUNDHOLM
DATE	01/01/01
STANDARD	ALS
DATE	01/01/01
INSPECTOR	ALS
DATE	01/01/01
FIELD	ALS
DATE	01/01/01
VERIFICATION	ALS
DATE	01/01/01
CORRECTION	ALS
DATE	01/01/01
MICRO-FILM INFORMATION	
RECORDED BY	
DATE	

BENCH MARKS	
ACS BRASS TABLE STAMPED "1-B9 1980"	
GEOGRAPHIC POSITION (NAD 1927)	
N.M. STATE PLAN COORDINATES	
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GROUND-TO-GRID FACTOR = 99966334	
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NGVD 1929 ELEVATION = 5450.51	

SURVEY INFORMATION	
FIELD NOTES	
DATE	
BY	
NO.	

ENGINEER'S SEAL	
DATE	
BY	
REMARKS	
REVISIONS	
DESIGN	

By	
DATE	04/26/00
Drawn By	ED
DATE	04/26/00
Checked By	JVF
DATE	04/26/00

[illegible]

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 SEPARATE 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.

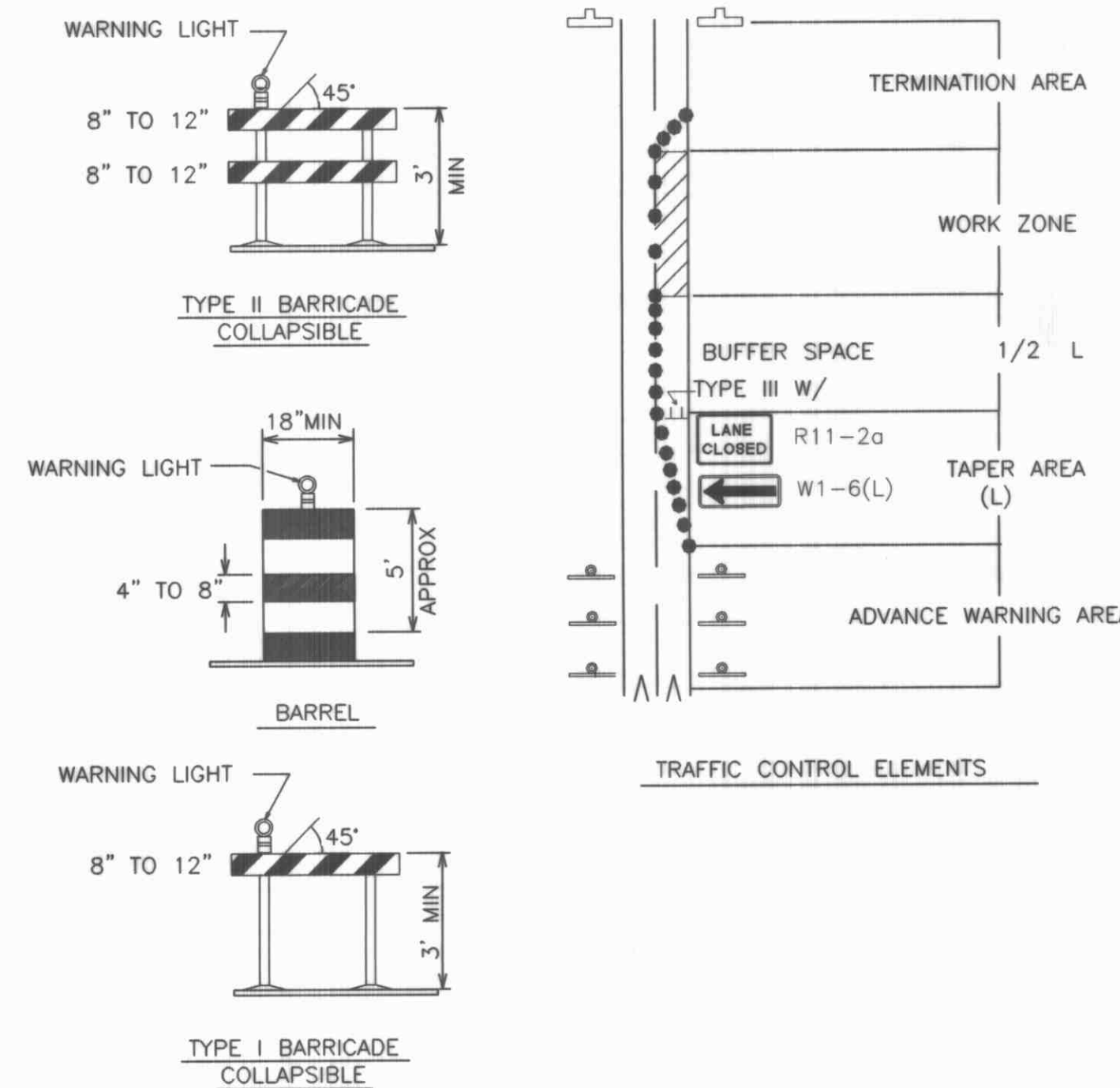
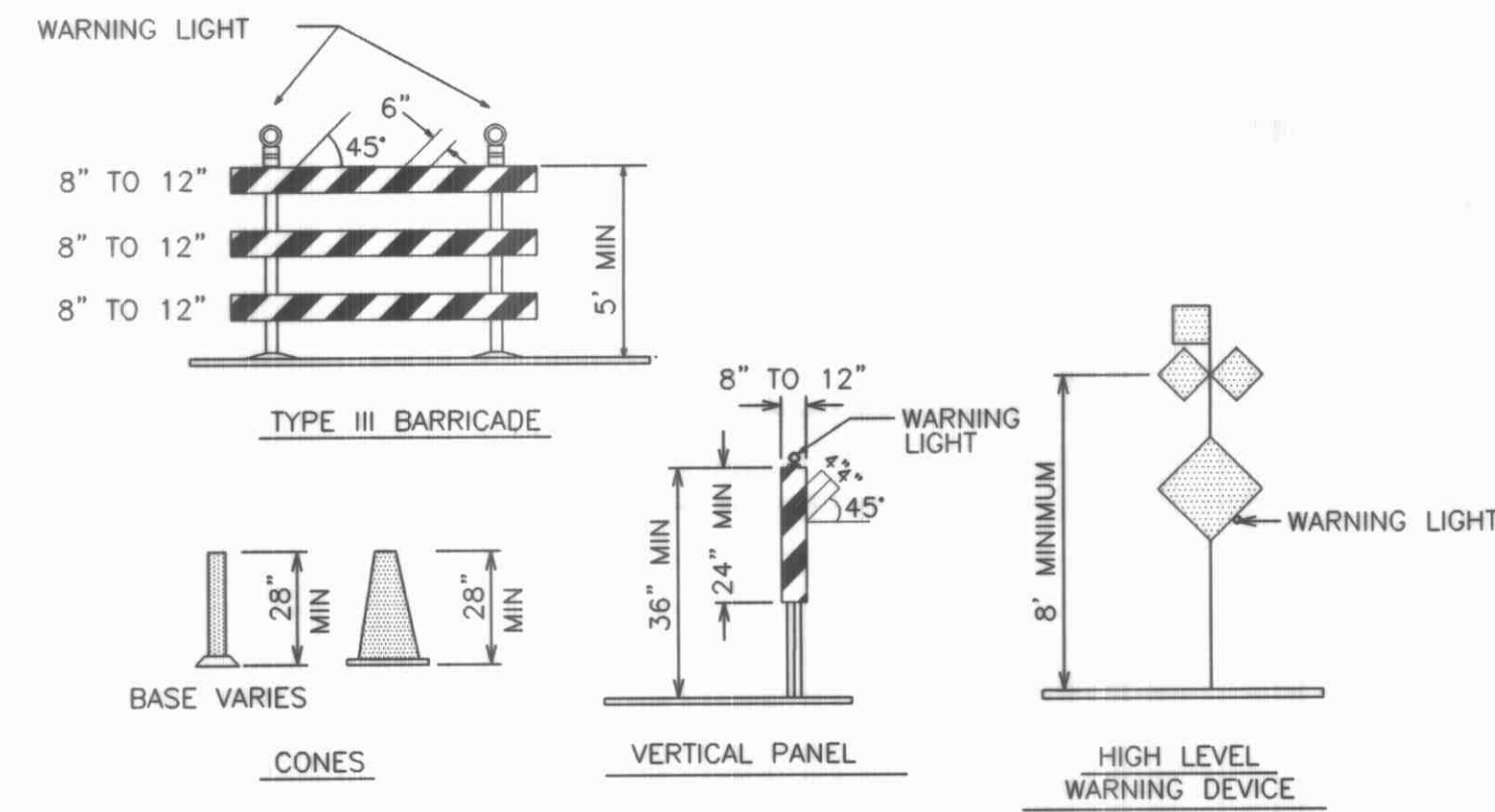
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

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

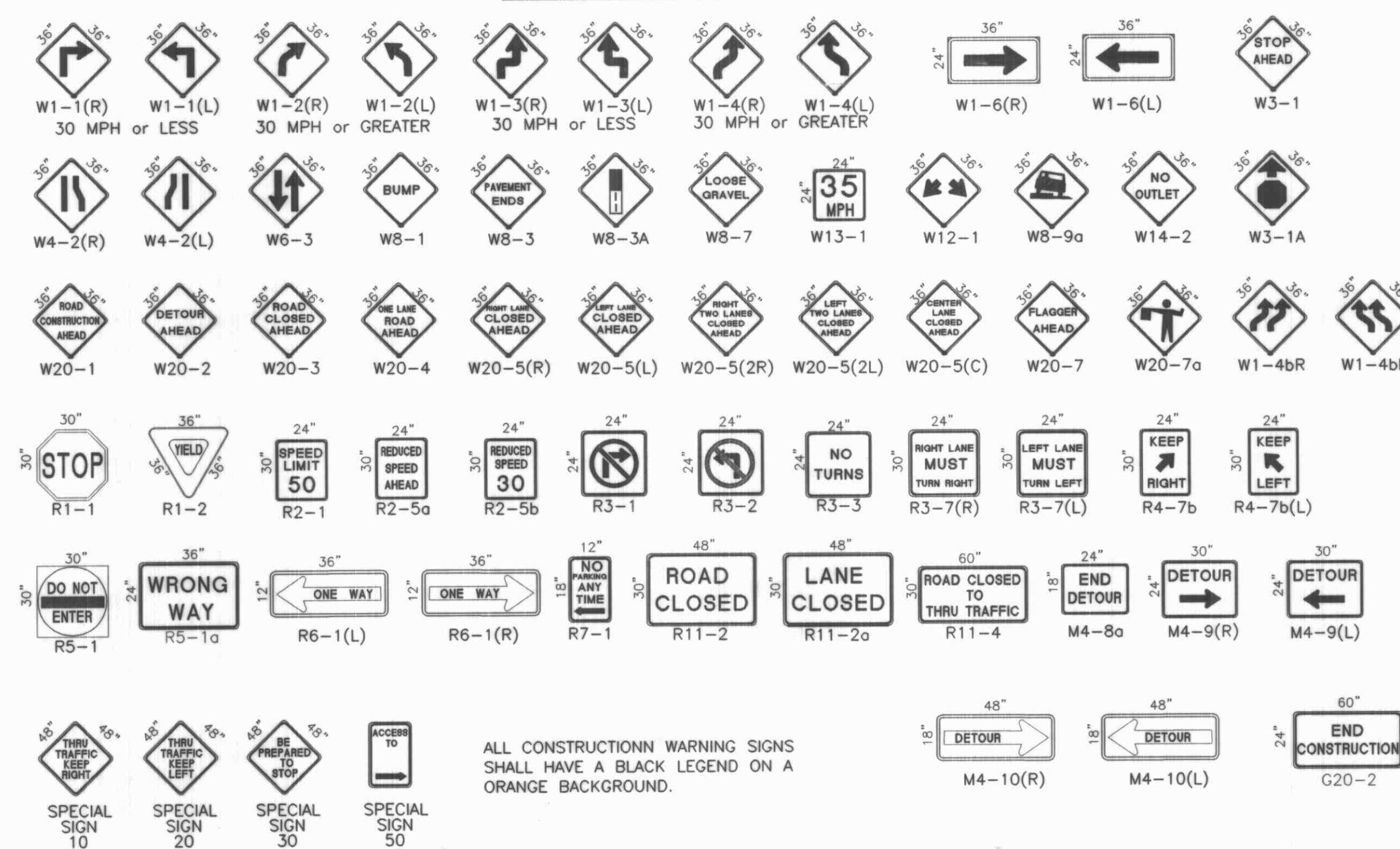
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

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 EQUIPMENT, BOTH PERMANENT AND TEMPORARY.



SIGN FACE DETAILS



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

LEGEND

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

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

TAPER REQUIREMENT

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

RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

SPEED LIMIT (MPH)	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	L = WS ² / 60
40 MPH OR LESS	
40 MPH OR GREATER	L = W X S

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

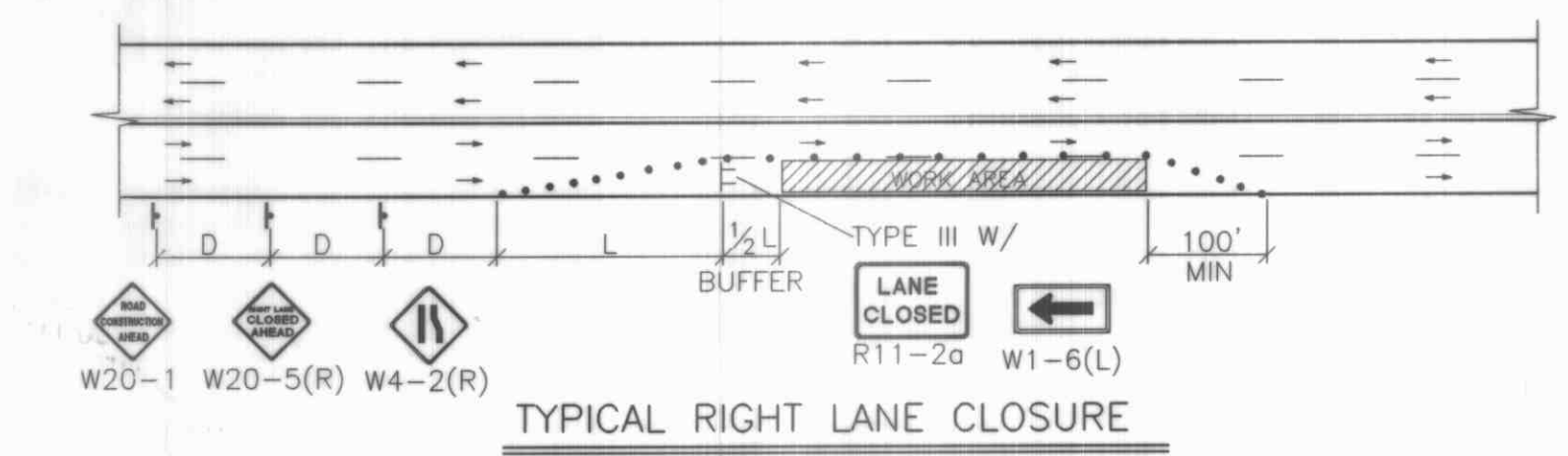
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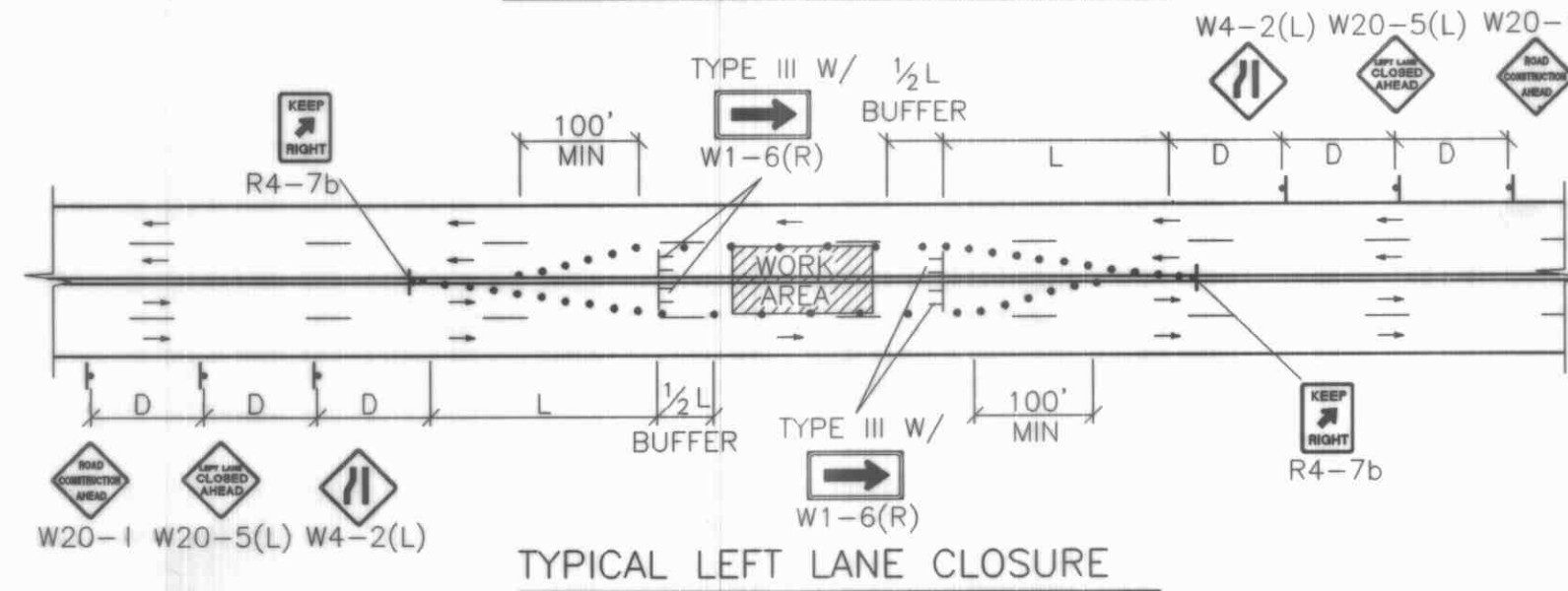
TITLE: PINON POINTE AT VENTANA RANCH
 OFFSITE IMPROVEMENTS
 SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

DESIGN REVIEW COMMITTEE: [Signature]
 CITY ENGINEER APPROVAL: [Signature]

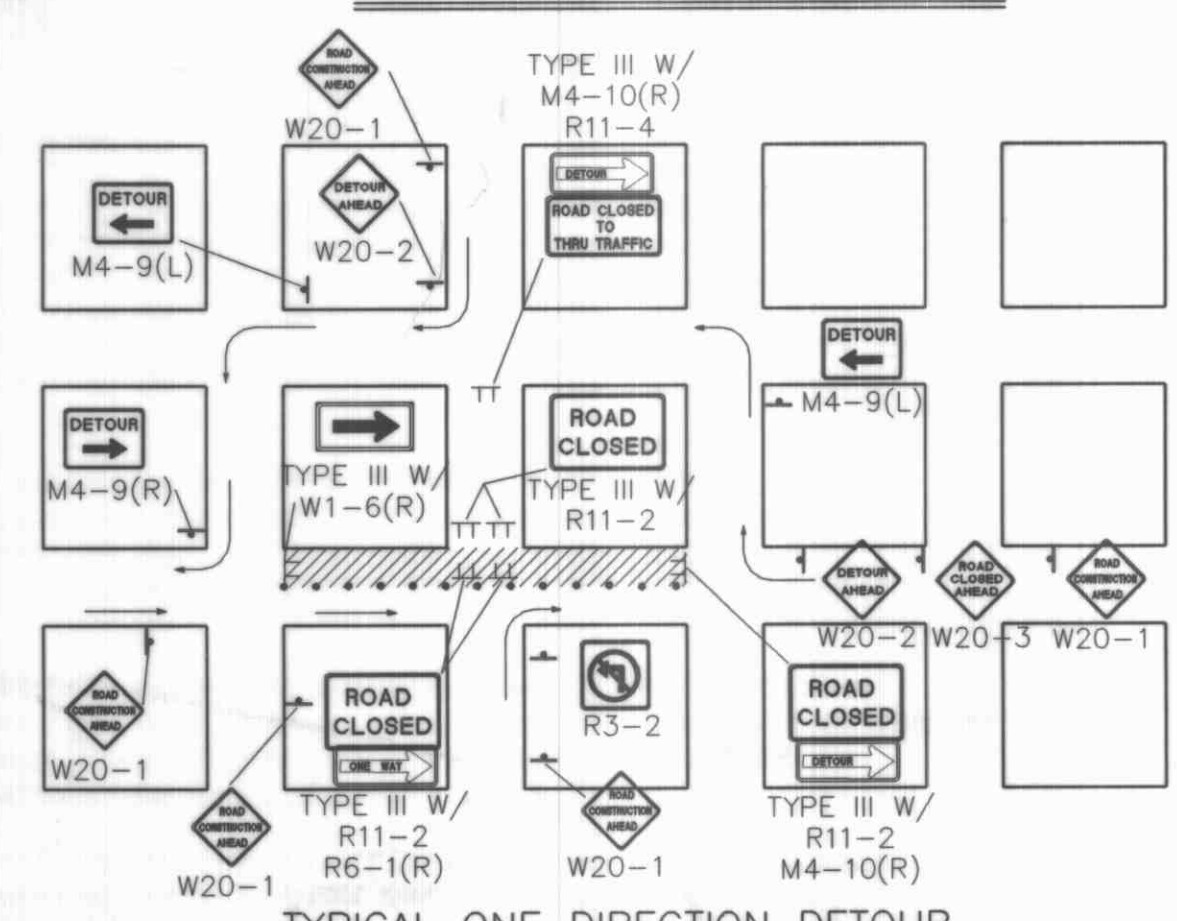
CITY PROJECT NO. 658781
 ZONE MAP NO. B-9
 SHEET 13 OF 14



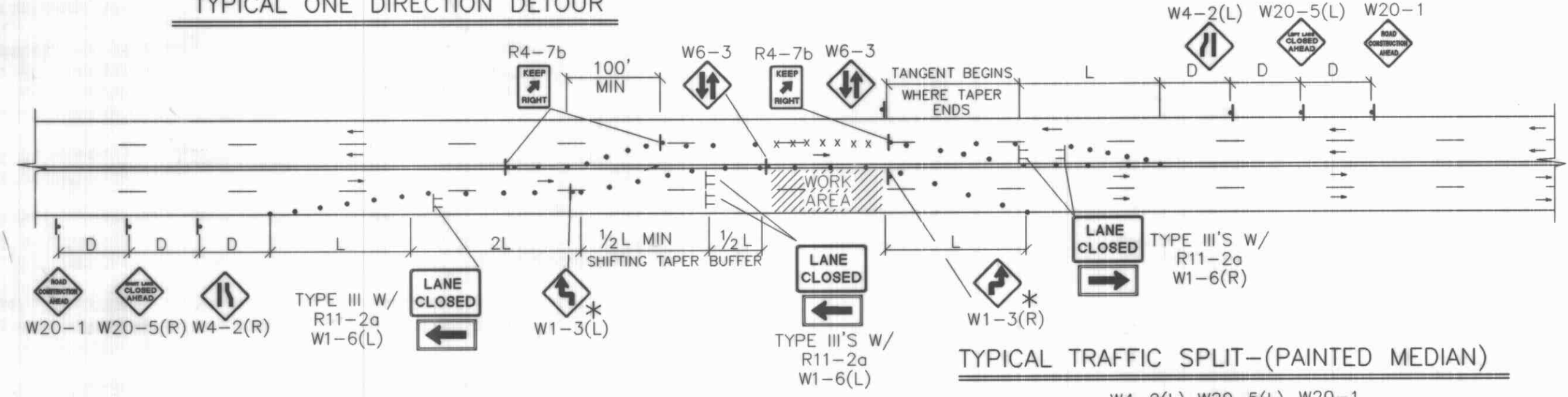
TYPICAL RIGHT LANE CLOSURE



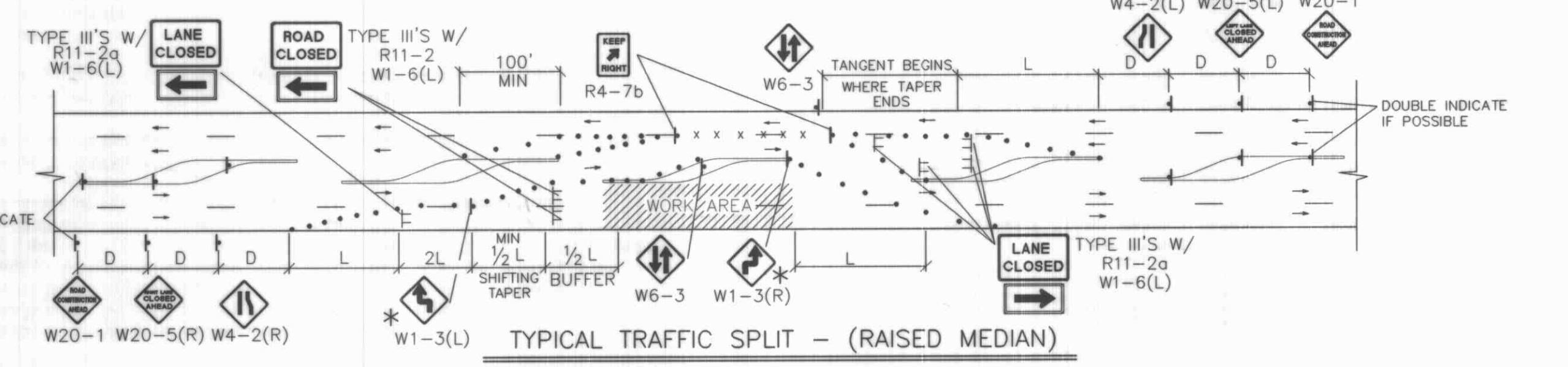
TYPICAL LEFT LANE CLOSURE



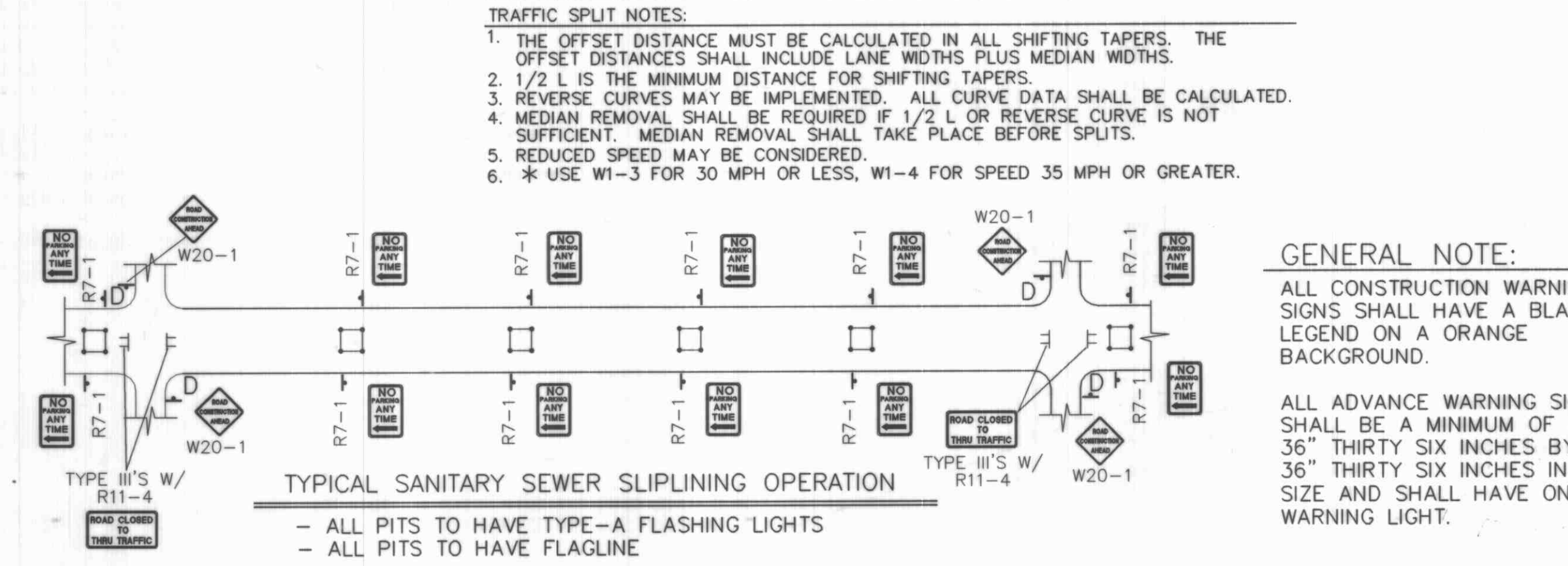
TYPICAL ONE DIRECTION DETOUR



TYPICAL TRAFFIC SPLIT - (PAINTED MEDIAN)



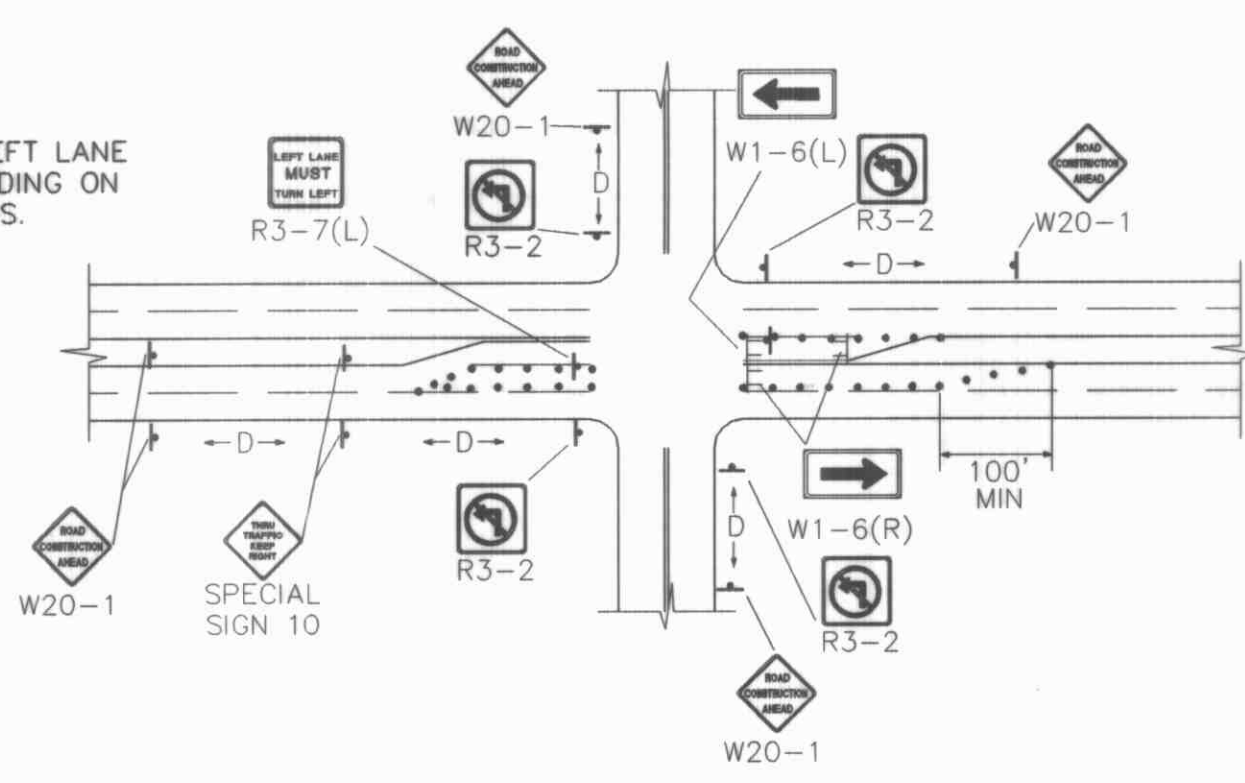
TYPICAL TRAFFIC SPLIT - (RAISED MEDIAN)



TYPICAL SANITARY SEWER SLIPLINING OPERATION

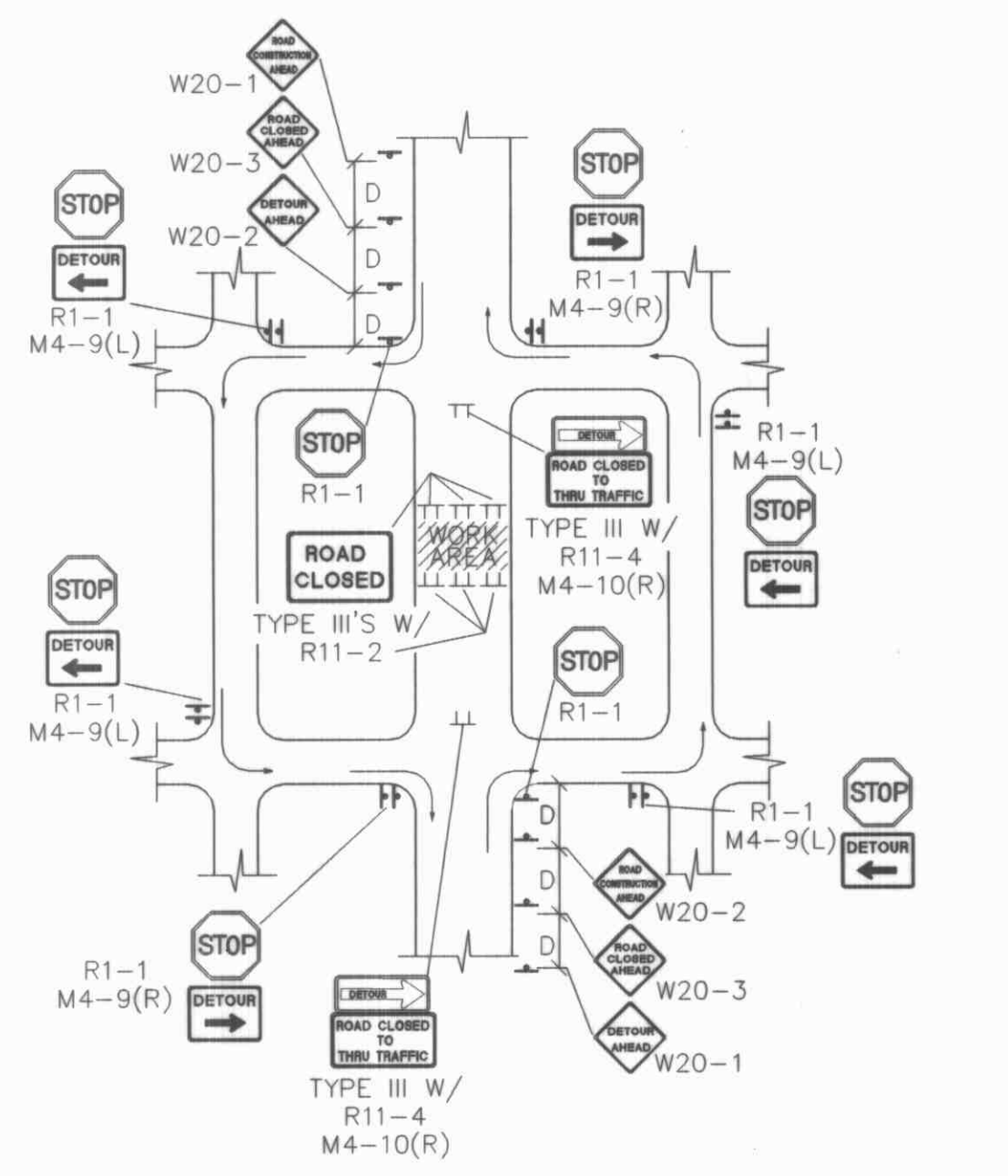
- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS
- ALL PITS TO HAVE FLAGLINE

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



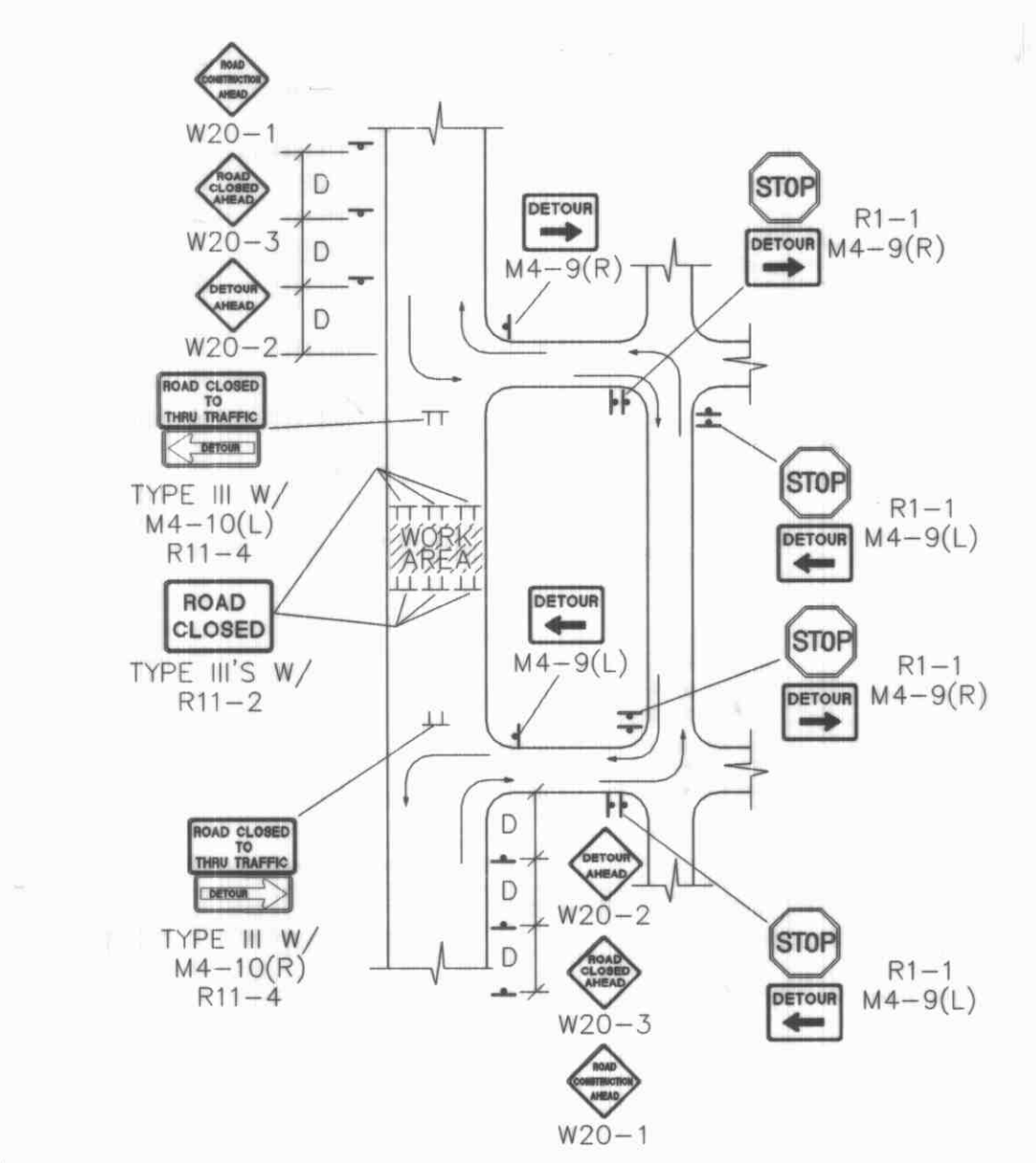
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION.



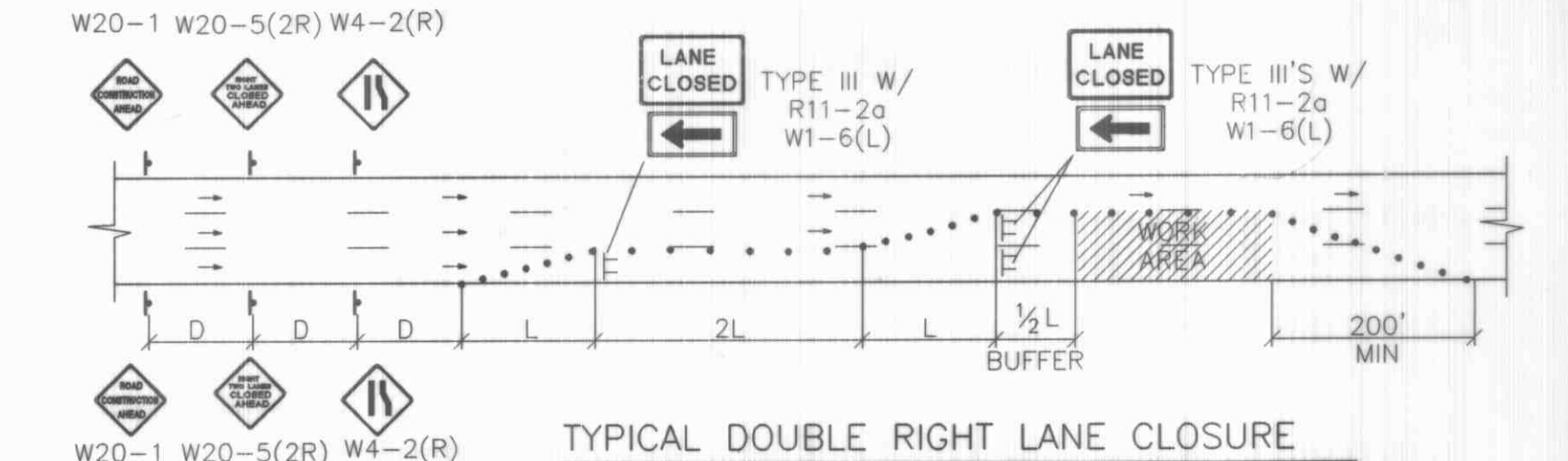
TYPICAL MID-BLOCK CLOSURE

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

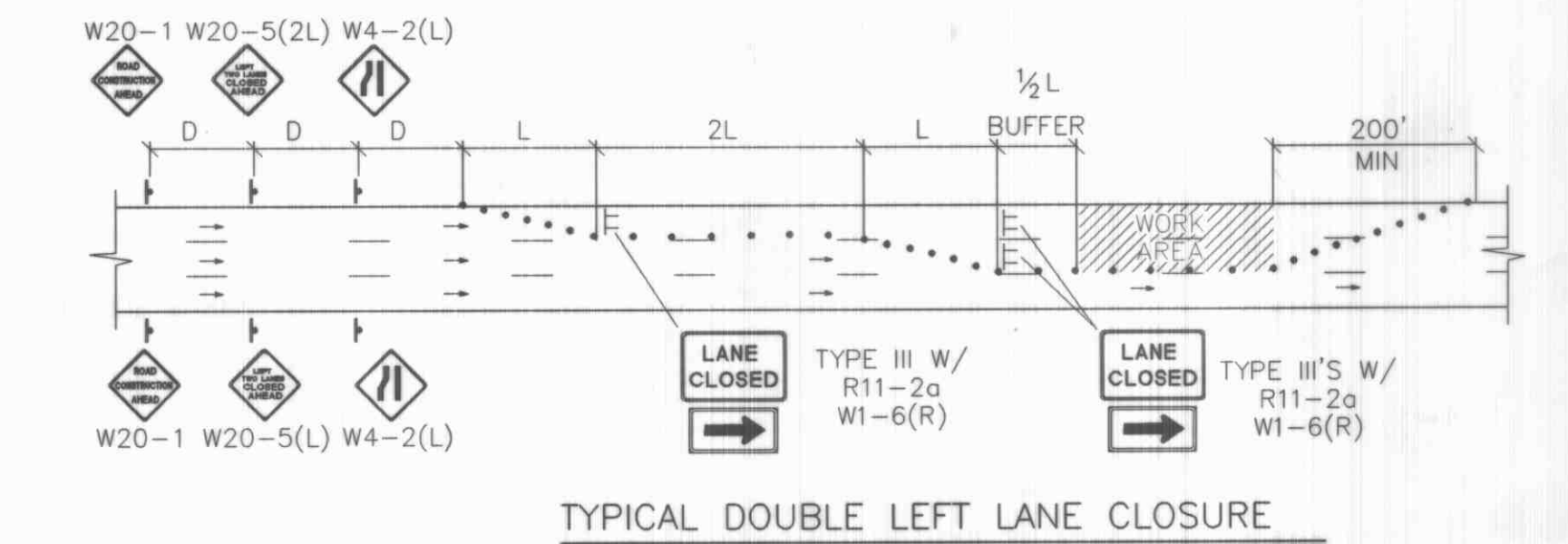


TYPICAL STREET CLOSURE

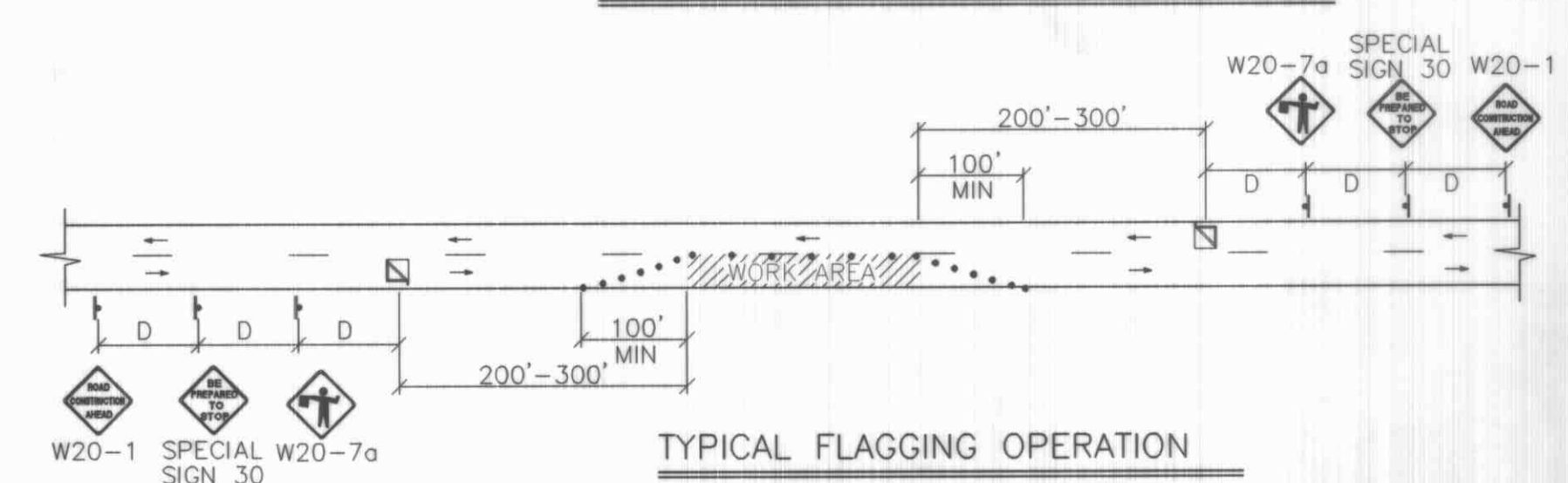
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



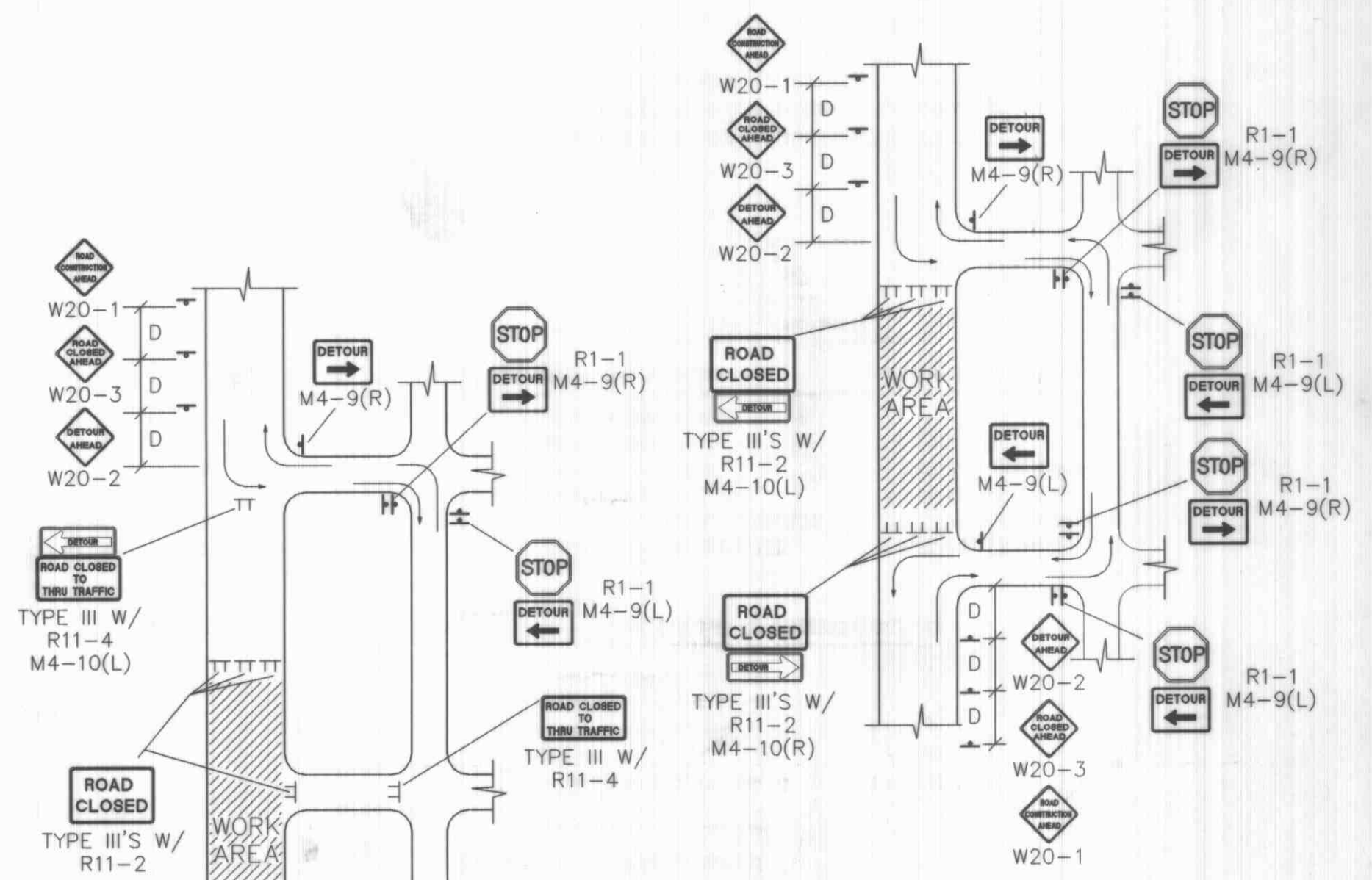
TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE



TYPICAL FLAGGING OPERATION



TYPICAL STREET CLOSURE

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

Bohannon, Huston
County One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

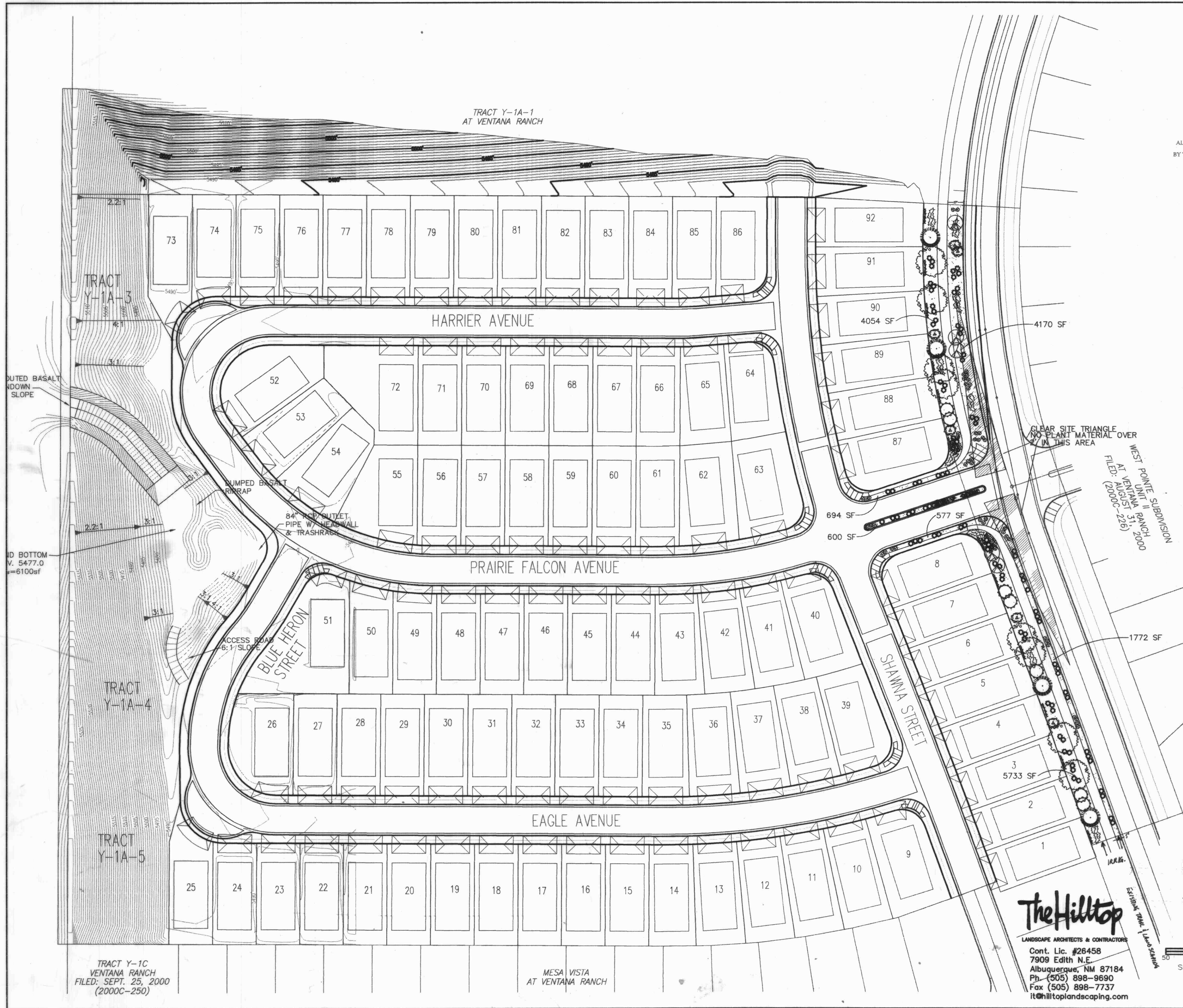
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: PINON POINTE AT VENTANA RANCH
TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF M.U.T.C.D.)

DESIGN REVIEW COMMITTEE: CJP
CITY ENGINEER APPROVAL: STP

CITY PROJECT NO. 658781
ZONE MAP NO. B-9
SHEET 14 OF 14

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REMARKS		DESIGNED BY		DRAWN BY C.O.A. STANDARDS		CHECKED BY	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
AS-BUILT	01/01/01														
STANDARD	01/01/01														
REVISIONS	01/01/01														
DESIGN	01/01/01														



PLANTING LEGEND

SYMBOL	SIZE	NAME	HEIGHT
	2" Cal	SHADE TREE (planted min. 8' distance from curb)	TO 35'
	2" Cal	ORNAMENTAL TREE (planted min. 8' distance from curb)	TO 35'
	15 GAL	WASHINGTON HAWTHORN	16' TO 18'
	8'-8"	AUSTRIAN PINE	TO 35'
	15 GAL	DESERT WILLOW	16' TO 18'
		PALM YUCCA	TO 13'
	5 GAL	SHRUB/MAIDEN GRASS	TO 2'
	5 GAL	VINE	TO 4'
	5 GAL	GROUNDCOVER	TO 24"
	1 GAL	WILDFLOWERS	12 TO 18"
		OVERSIZED GRAVEL & BASALT BOULDERS	
		3/4" GRAY GRAVEL WITH FF, SIDEWALK TO PROPERTY LINE	
		BROWN GRAVEL WITH FF, SIDEWALK TO CURB AND MEDIANS	

Bohannon & Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PINON POINTE SUBDIVISION AT VENTANA RANCH
LANDSCAPE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED APR - 5 2001	APPROVED MAY 7 2001		
DESIGN REVIEW COMMITTEE	CITY ENGINEER		
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
658781	B-9	14A	14

The Hilltop
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