

SCANNED BY
PLANNING

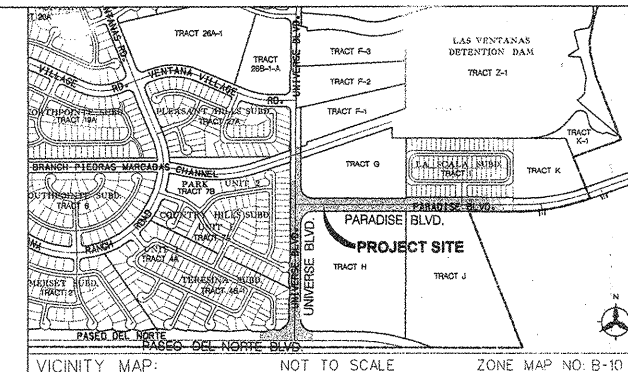
2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-6709.81-2011

CONSTRUCTION PLANS FOR VENTANA RANCH TRACT G & TRACT H OFF-SITE IMPROVEMENTS (A PORTION OF UNIVERSE BLVD. & PARADISE BLVD.) ALBUQUERQUE, NEW MEXICO

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VICINITY MAP: NOT TO SCALE ZONE MAP NO. B-10

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 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.
- 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.
- 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.

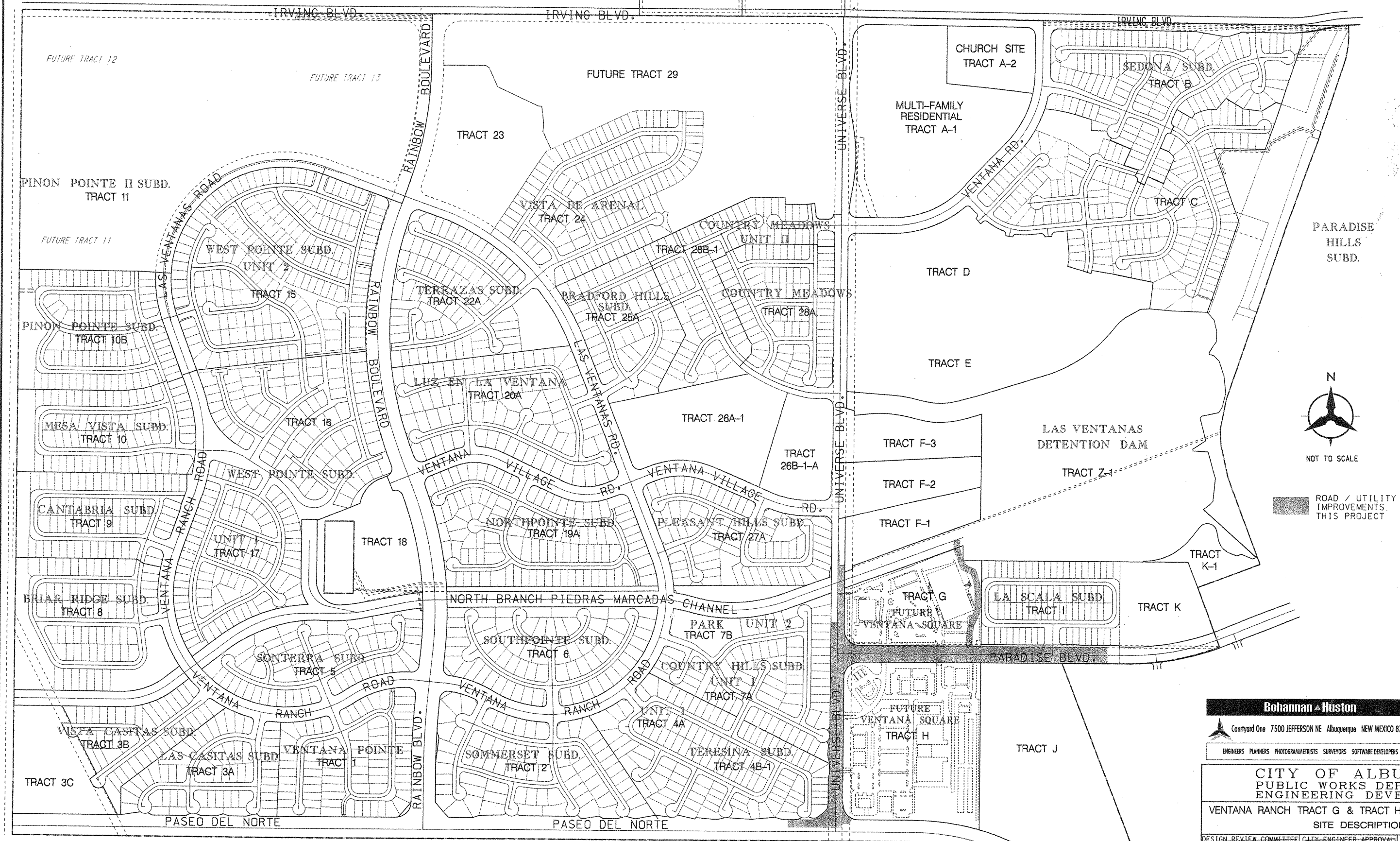
THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ 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 RAMP 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			12-20-01	APPROVED FOR CONSTRUCTION	
		Transportation			11-20-01		
		Water/Wastewater			11/20/2001		
		Hydrology			11/20/01		
		CIP					
		Const. Mngmt.					
		Const. Coord.			11-21-01		
		NMUI			12-27-01		
DRB Case Number		City Project No.		Sheet		Of	
4000390		670984		1		28	

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

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ENGINEER'S SEAL SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	AC'S BRASS TABLE STAMPED "1-B10"	CONTRACTOR	NO.	DATE
1	8/95	BOHANNAN-HUSTON INC. (CENTRAL ZONE)	BOHANNAN-HUSTON INC. (1-800-777-1111)		
		X=557,526.69 Y=1,525,168.35			
		GROUND TO GRID FACTOR = 0.9996640			
		DELTA ALPHA = -0.000016 MIN 30 SEC			
		NGVD 1929 ELEVATION = 5419.522			
		APPROX. 425' SOUTH OF THE INTERSECTION			
		OF UNIVERSE BLVD. AND PARADISE BLVD.			

NO.	DATE	REMARKS
		REVISIONS
		DESIGN

DESIGNED BY	DRAWN BY	CHECKED BY
TSG	B/JG	PLT

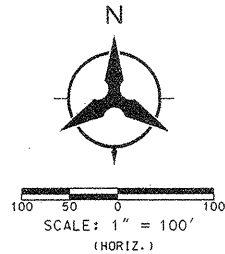
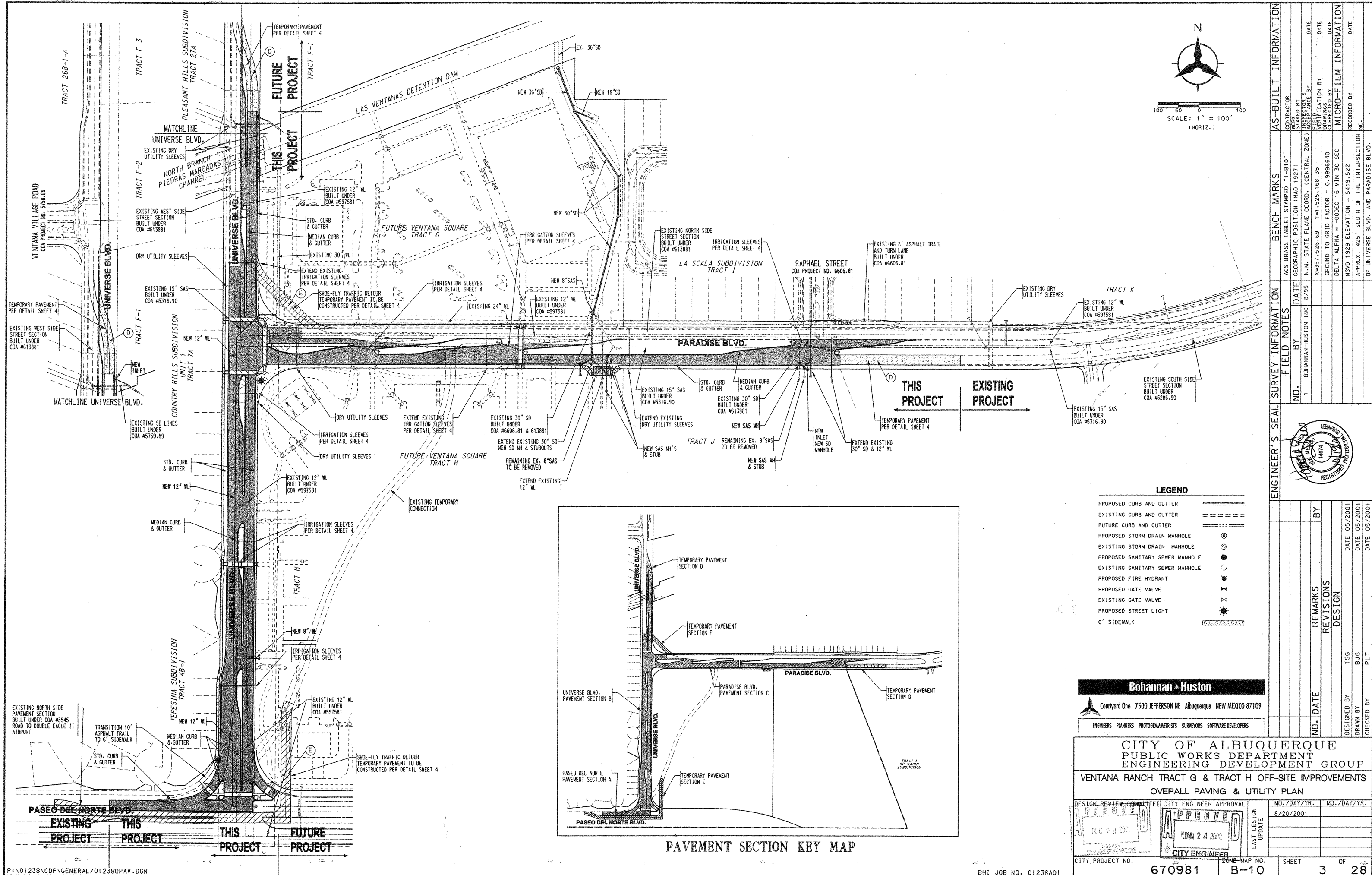
DATE	DATE	DATE
05/2001	05/2001	05/2001

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.
APPROVE DEC 24 2001	APPROVE JAN 24 2002	8/20/2001

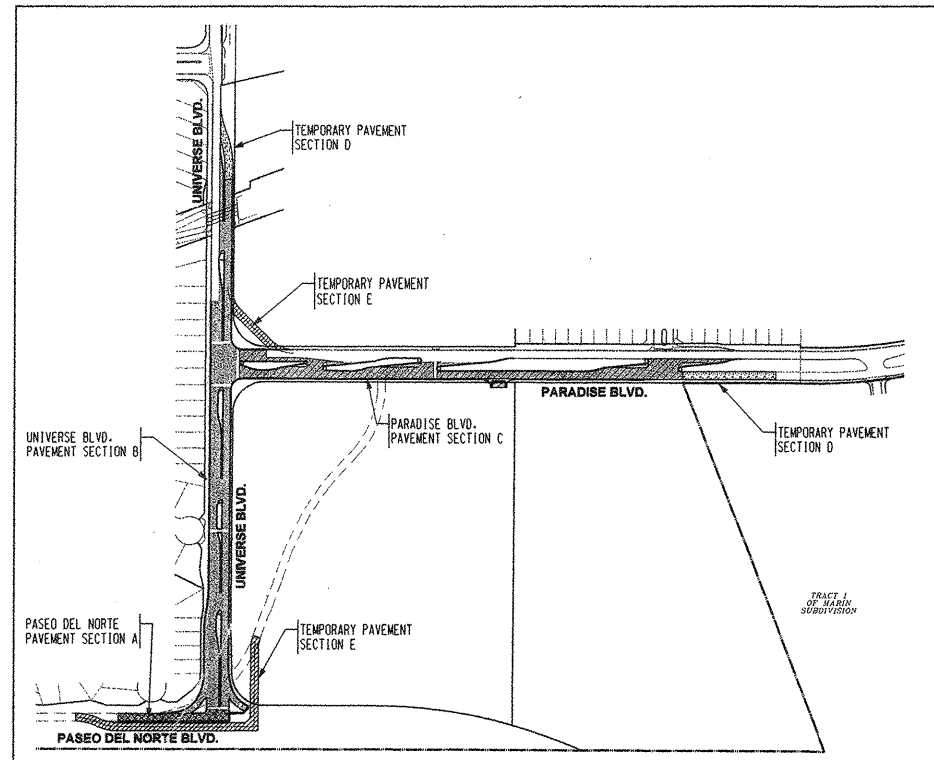
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
670981	B-10	2	28

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Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
VENTANA RANCH TRACT G & TRACT H OFF-SITE IMPROVEMENTS
SITE DESCRIPTION PLAN



- 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
 - 6' SIDEWALK



PAVEMENT SECTION KEY MAP

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

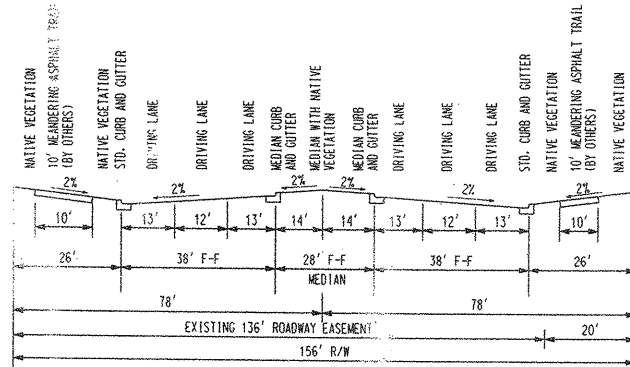
VENTANA RANCH TRACT G & TRACT H OFF-SITE IMPROVEMENTS
OVERALL PAVING & UTILITY PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL
8/20/2001
JAN 24 2002
CITY ENGINEER

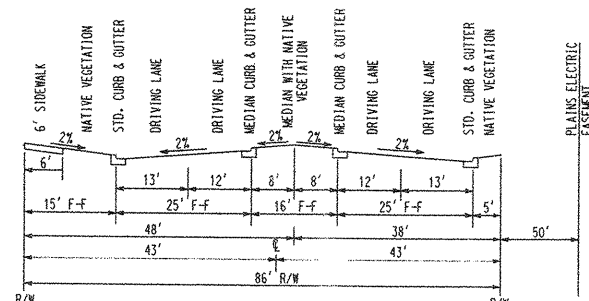
LAST DESIGN UPDATE
8/20/2001

CITY PROJECT NO. 670981
SHEET 3 OF 28

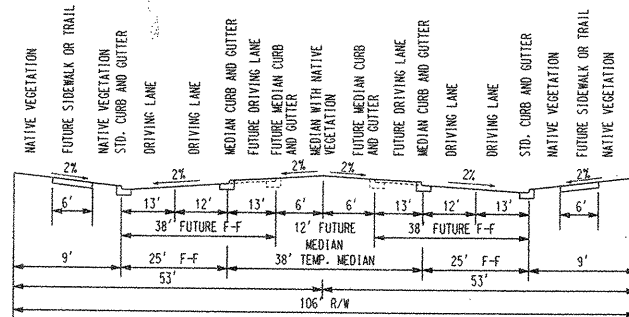
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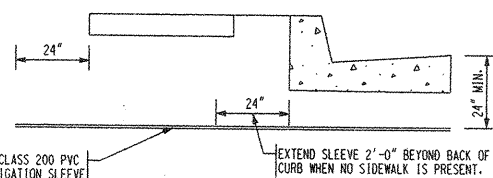
ULTIMATE PASEO DEL NORTE BLVD.
(PRINCIPAL ARTERIAL)
NOT TO SCALE



UNIVERSE BOULEVARD
(MINOR ARTERIAL)
NOT TO SCALE

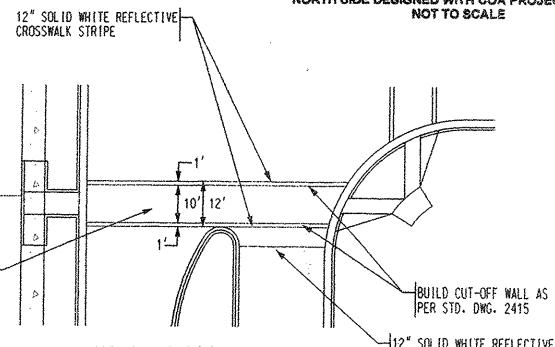


PARADISE BOULEVARD
(MINOR ARTERIAL)
NOT TO SCALE

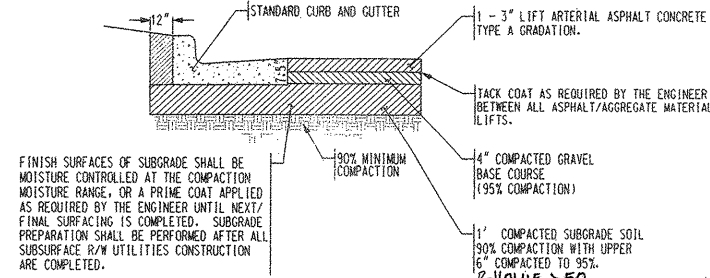


IRRIGATION SLEEVES UNDER PAVING AND SIDEWALKS
NOT TO SCALE

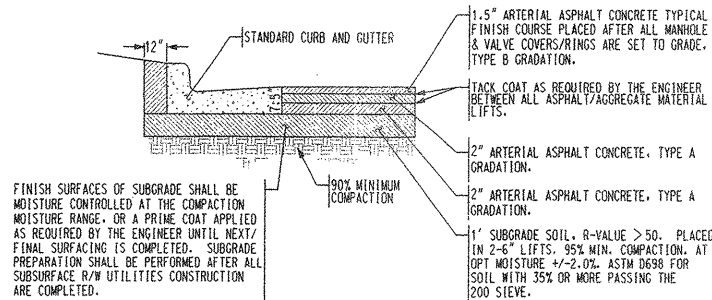
BUILD 10' WIDE CONCRETE CROSSWALK. INSTALL 8" THICK COLORED PATTERNED CONCRETE. USE 12"x12" SQUARE PATTERN. COLOR IS "BAJA RED".



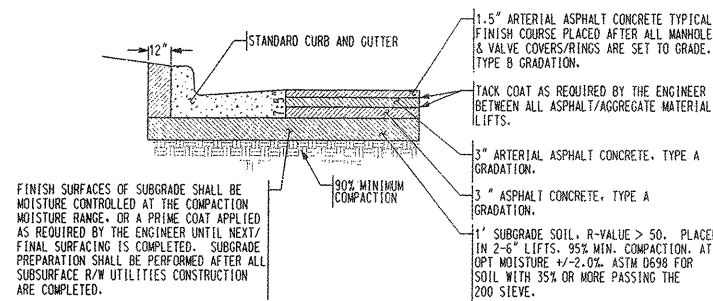
TYPICAL CROSSWALK DETAIL
NOT TO SCALE



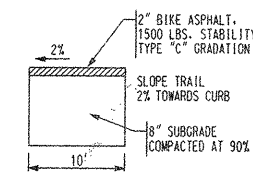
PASEO DEL NORTE BLVD. PAVEMENT SECTION A
PRINCIPAL ARTERIAL
DESIGNED WITH CITY #3546 (ROAD TO DOUBLE EAGLE II AIRPORT)
NOT TO SCALE



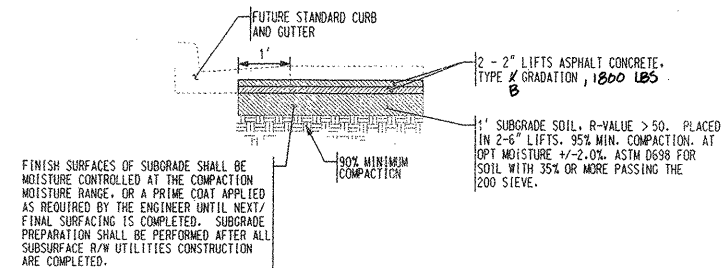
UNIVERSE BLVD. PAVEMENT SECTION B
MINOR ARTERIAL
DESIGNED WITH COA PROJECT # 5760.86
NOT TO SCALE



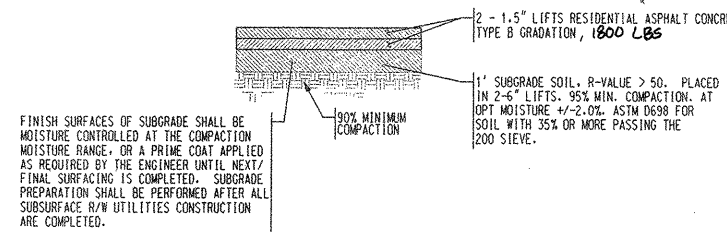
PARADISE BLVD. PAVEMENT SECTION C
MINOR ARTERIAL
NORTH SIDE DESIGNED WITH COA PROJECT #5316.80
NOT TO SCALE



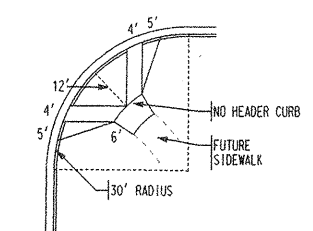
ASPHALT TRAIL
NOT TO SCALE



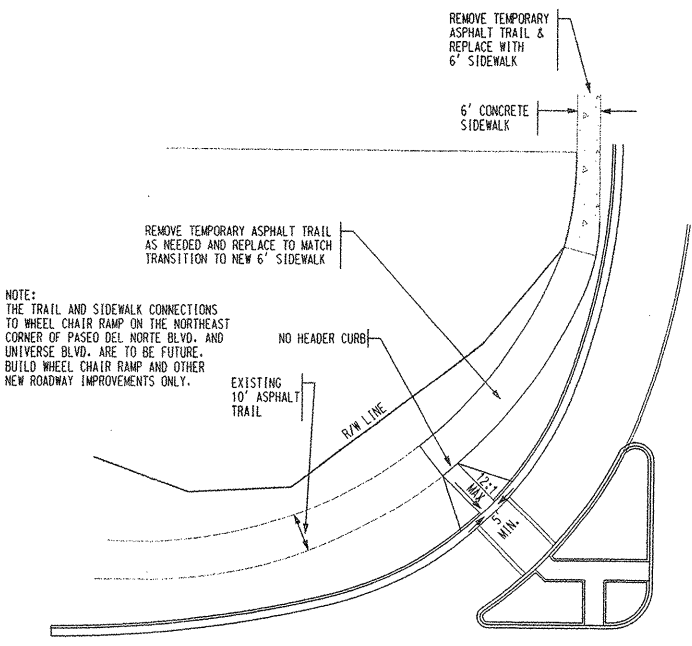
TEMPORARY ARTERIAL CONNECTIONS, PAVEMENT SECTION D
NOT TO SCALE



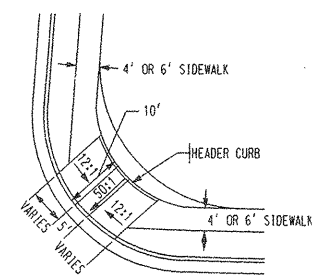
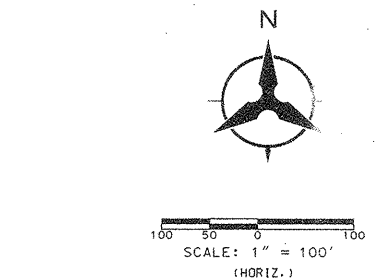
TEMPORARY SHOE-FLY CONNECTIONS, PAVEMENT SECTION E
NOT TO SCALE



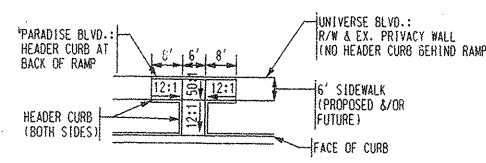
DOUBLE WHEEL CHAIR RAMP DETAIL A
UNIVERSE BLVD. / PARADISE BLVD.
NOT TO SCALE



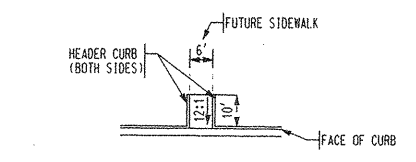
TRANSITION DETAIL FROM 6' SIDEWALK TO 10' ASPHALT TRAIL
WHEEL CHAIR RAMP DETAIL B
NOT TO SCALE
(INTERSECTION OF PASEO DEL NORTE BLVD. / UNIVERSE BLVD.)



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



PERPENDICULAR WHEEL CHAIR RAMP DETAIL D
NOT TO SCALE



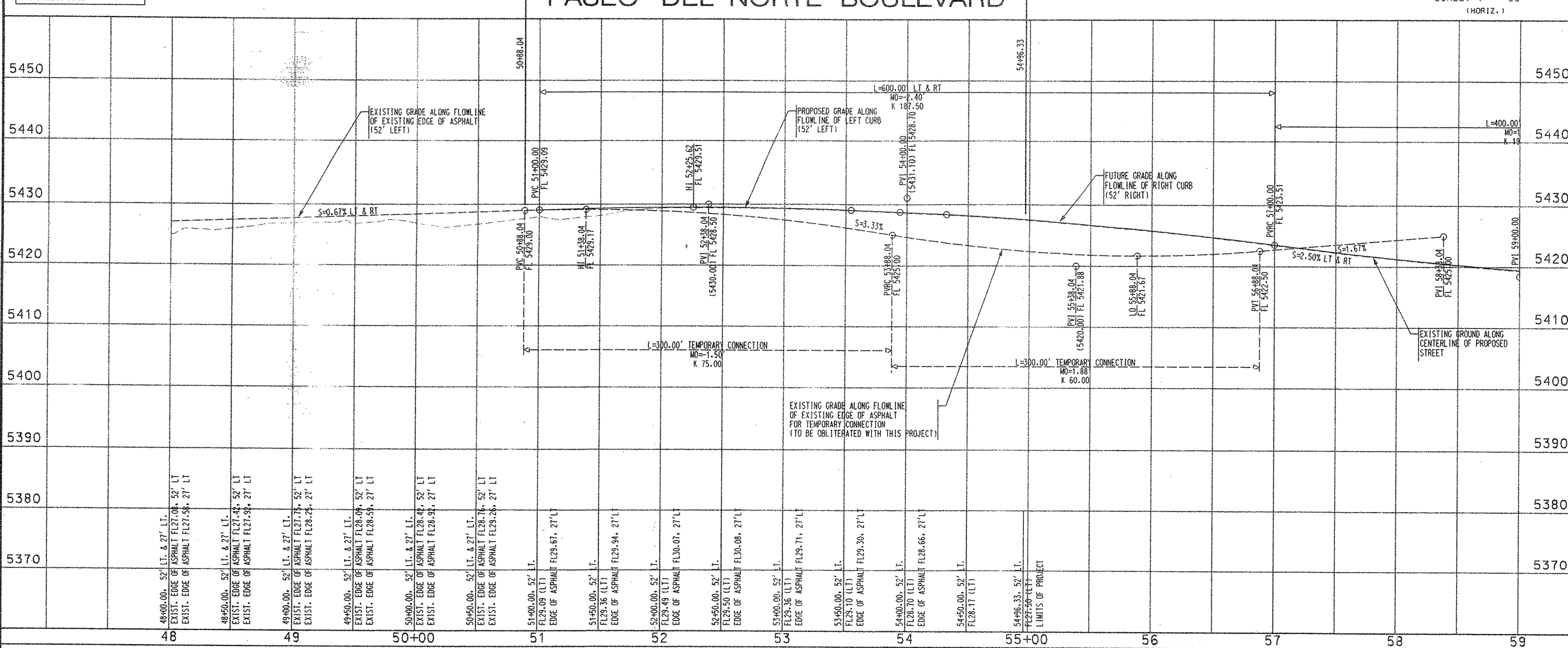
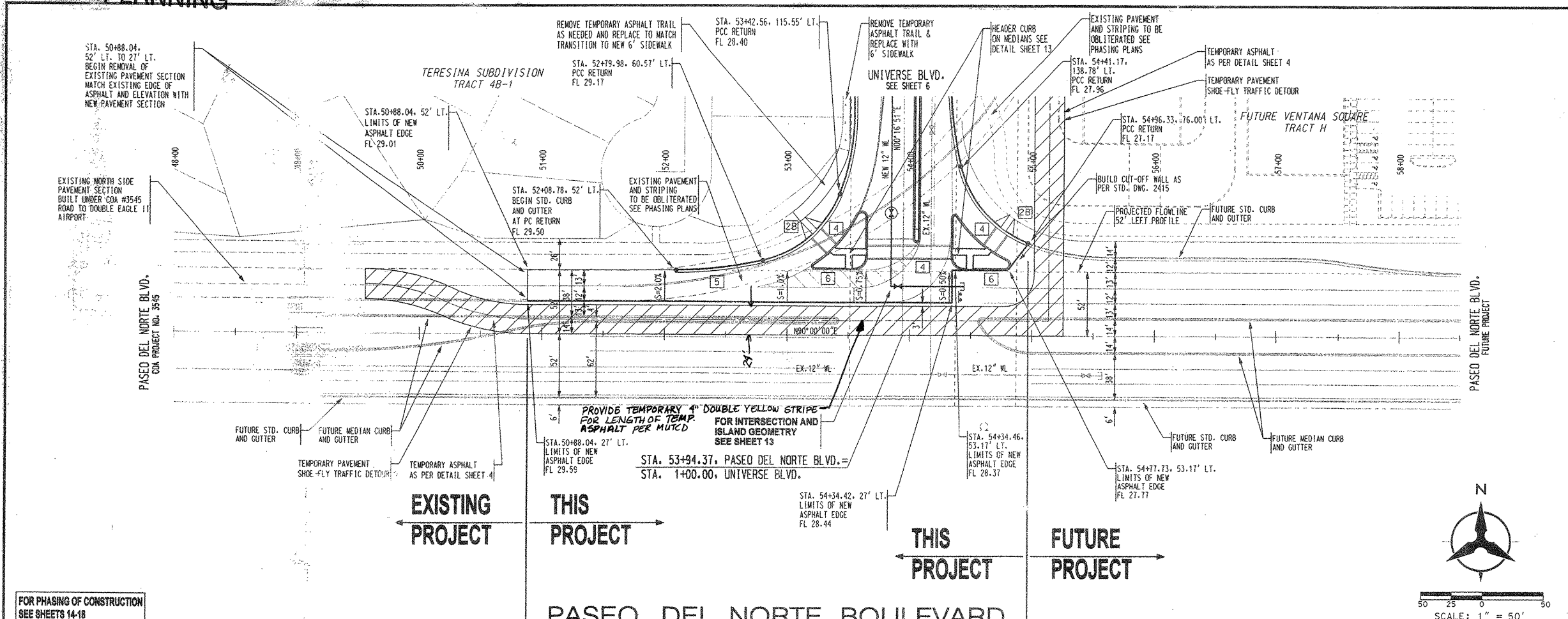
DIRECTIONAL WHEEL CHAIR RAMP DETAIL E
NOT TO SCALE

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
VENTANA RANCH TRACT G & TRACT H OFF-SITE IMPROVEMENTS
PAVING & UTILITY DETAILS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MD./DAY/YR.	MD./DAY/YR.
APPROVED OCT 20 2001	APPROVED JAN 24 2002	8/20/2001	
DESIGN REVIEW COMMITTEE	CITY ENGINEER		

CITY PROJECT NO. 670981 ZONE MAP NO. B-10 SHEET 4 OF 28



AS-BUILT INFORMATION			
CONTRACTOR	DATE	BY	REMARKS
BOHANNAN-HUSTON INC.	8/95		
BENCH MARKS			
CONTRACTOR	DATE	BY	REMARKS
BOHANNAN-HUSTON INC.	8/95		
SURVEY INFORMATION			
NO.	DATE	BY	REMARKS
1	8/95		
FIELD NOTES			
NO.	DATE	BY	REMARKS
1	8/95		

KEYED GENERAL NOTES

- INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
- INSTALL MODIFIED WHEELCHAIR RAMP AS PER DETAILS ON SHEET 4
- INSTALL DOUBLE WHEELCHAIR RAMP AS PER DETAIL SHEET 4
- INSTALL 8" THICK COLORED PATTERNED CONCRETE CROSSWALK. USE 12"x12" SQUARE PATTERN COLOR IS "BAJA RED" AS PER DETAIL SHEET 4
- STD. CURB & GUTTER AS PER STD. DWG. 2415
- MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
- BUILD 6' SIDEWALK AS PER STD. DWG. 2430
- BUILD 6' SIDEWALK OR 8' ASPHALT TRAIL
- EXISTING STD. CURB & GUTTER
- EXISTING MEDIAN CURB & GUTTER
- 10' BACK FROM FACE OF MEDIAN INSTALL 4" PORTLAND CEMENT PATTERNED CONCRETE SIDEWALK AS PER STD. DWG. 2408 NOSE TO BE PAINTED REFLECTIVE YELLOW

Bohannan-Huston

Countywide One 7500 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87109

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

VENTANA RANCH TRACT G & TRACT H OFF-SITE IMPROVEMENTS
PLAN & PROFILE
PASEO DEL NORTE BOULEVARD

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

APPROVED DEC 20 2001

APPROVED JAN 24 2002

CITY PROJECT NO. 670981

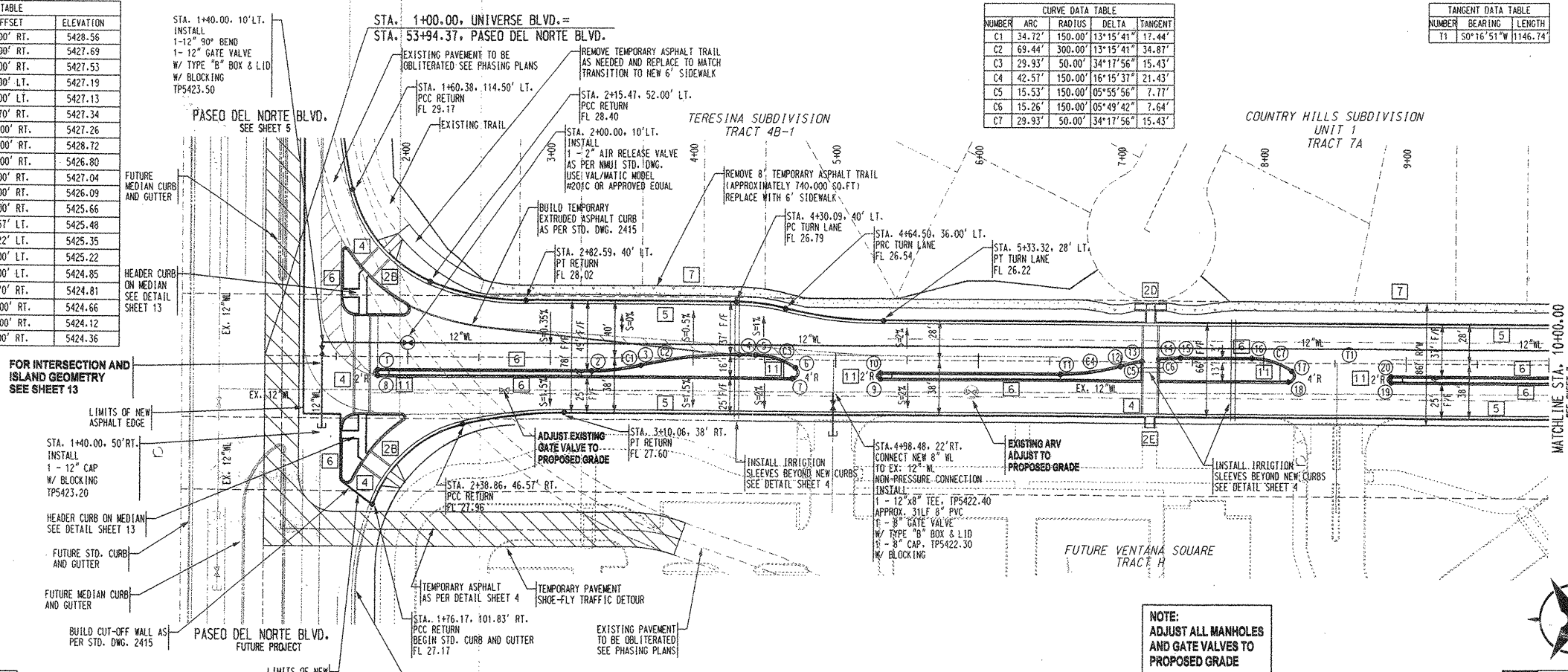
ZONE MAP NO. B-10

SHEET 5 OF 28

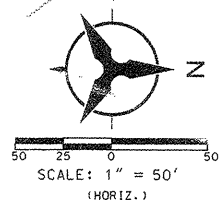
NUMBER	STATION	OFFSET	ELEVATION
1	1+79.02	9.00' RT.	5428.56
2	3+29.02	9.00' RT.	5427.69
3	3+63.43	5.00' RT.	5427.53
4	4+32.25	3.00' LT.	5427.19
5	4+43.58	3.00' LT.	5427.13
6	4+71.76	5.70' RT.	5427.34
7	4+69.51	13.00' RT.	5427.26
8	1+79.03	13.00' RT.	5428.72
9	5+31.48	13.00' RT.	5426.80
10	5+31.49	9.00' RT.	5427.04
11	6+57.58	9.00' RT.	5426.09
12	6+99.58	3.00' RT.	5425.66
13	7+14.69	0.57' LT.	5425.48
14	7+26.35	2.22' LT.	5425.35
15	7+41.58	3.00' LT.	5425.22
16	7+91.58	3.00' LT.	5424.85
17	8+19.76	5.70' RT.	5424.81
18	8+17.50	13.00' RT.	5424.66
19	8+89.48	13.00' RT.	5424.12
20	8+89.48	9.00' RT.	5424.36

NUMBER	ARC	RADIUS	DELTA	TANGENT
C1	34.72'	150.00'	13°15'41"	17.44'
C2	69.44'	300.00'	13°15'41"	34.87'
C3	29.93'	50.00'	34°17'56"	15.43'
C4	42.57'	150.00'	16°16'37"	21.43'
C5	15.53'	150.00'	05°55'56"	7.77'
C6	15.26'	150.00'	05°49'42"	7.64'
C7	29.93'	50.00'	34°17'56"	15.43'

NUMBER	BEARING	LENGTH
T1	S0°16'51"W	1146.74'



NOTE:
ADJUST ALL MANHOLES
AND GATE VALVES TO
PROPOSED GRADE



- NOTES
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 - ALL CURB RETURN RADII SHALL BE 25' 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 EMO 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 CONTRACTORS' 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.

APPROVED: 10/22/01
DATE

- KEYED GENERAL NOTES
- INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
 - INSTALL MODIFIED WHEELCHAIR RAMP AS PER DETAILS ON SHEET 4
 - INSTALL DOUBLE WHEELCHAIR RAMP AS PER DETAIL SHEET 4
 - INSTALL 8" THICK COLORED PATTERNED CONCRETE CROSSWALK. USE 12"x12" SQUARE PATTERN COLOR IS "BAJA RED" AS PER DETAIL SHEET 4
 - STD. CURB & GUTTER AS PER STD. DWG. 2415
 - MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
 - BUILD 6' SIDEWALK AS PER STD. DWG. 2430
 - FUTURE 6' SIDEWALK OR 8' ASPHALT TRAIL
 - EXISTING STD. CURB & GUTTER
 - EXISTING MEDIAN CURB & GUTTER
 - 10' BACK FROM FACE OF MEDIAN INSTALL 4" PORTLAND CEMENT PATTERNED CONCRETE SIDEWALK AS PER STD. DWG. 2408 NOSE TO BE PAINTED REFLECTIVE YELLOW

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

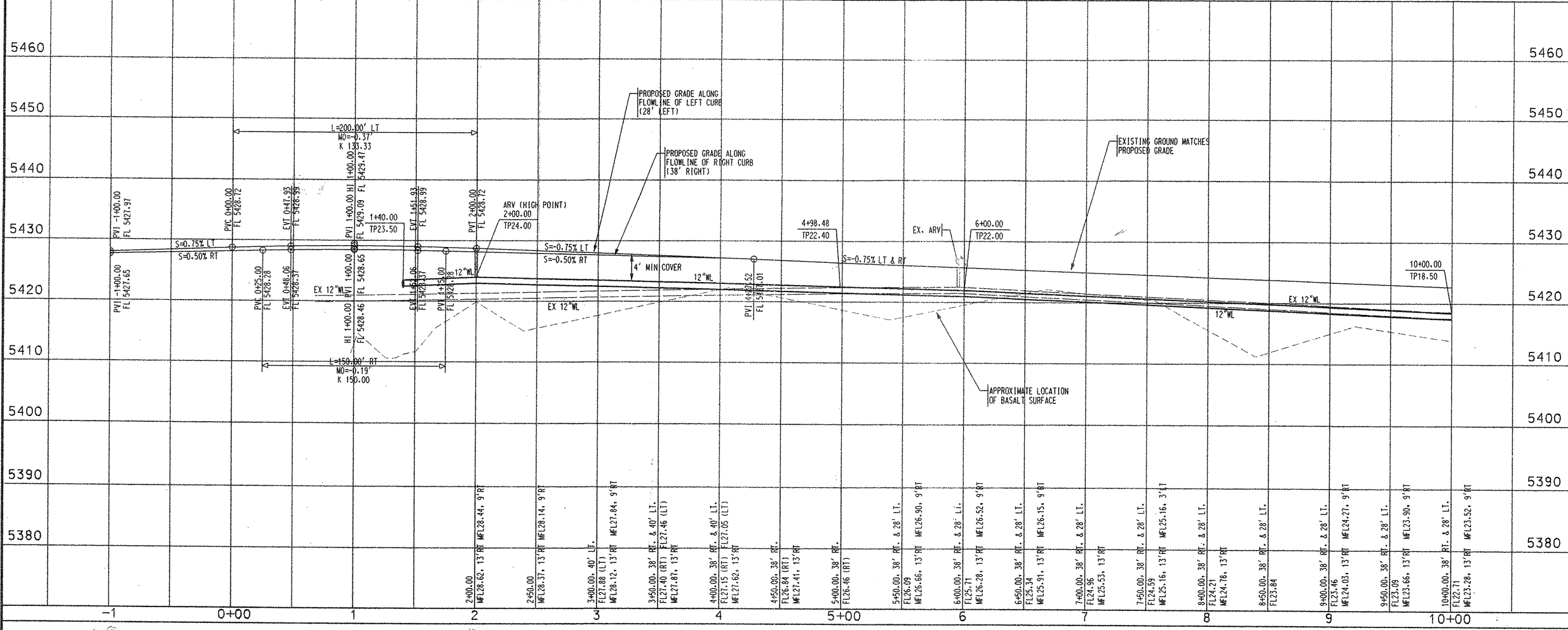
CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP
 VENTANA RANCH TRACT G & TRACT H OFF-SITE IMPROVEMENTS
 PLAN & PROFILE
 UNIVERSE BOULEVARD

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

 LAST DESIGN UPDATE
 MO./DAY/YR. 8/20/2001
 MO./DAY/YR.

CITY PROJECT NO. 670981 ZONE MAP NO. B-10 SHEET 6 OF 28

FOR PHASING OF CONSTRUCTION
SEE SHEETS 14-18



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

P:\01238\CDP\PNP\01238PPNP01.DGN
 10/22/2001

BHI JOB NO. 01238A01

SCANNED BY
PLANNING

NUMBER	BEARING	LENGTH
T1	S0°16'51"W	1127.47
T2	N45°16'51"E	78.97
T3	N89°43'09"W	40.00

STA. 12+67.47, 10' LT.
UNIVERSE BLVD. =
STA. 0+90.05, 20.76' LT.
PARADISE BLVD.
INSTALL 1-12" 45° BEND
w/RESTRAINED JOINTS
ROTATE VERTICALLY

STA. 13+23.32, 45.84' RT.
UNIVERSE BLVD. =
STA. 1+46.03, 76.47' LT.
PARADISE BLVD.
INSTALL
1 - 12" 45° BEND
w/RESTRAINED JOINTS

THIS
PROJECT

EXISTING
COA #613881
(WEST SIDE ONLY)

STA. 21+75.00, UNIVERSE BLVD.=
STA. 30+18.56, VENTANA VILLAGE RD.

NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL CURB RETURN RADI¹ 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.

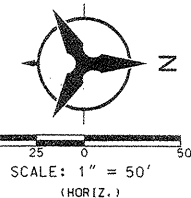
CURVE DATA TABLE				
NUMBER	ARC	RADIUS	DELTA	TANGENT
C1	42.57°	150.00'	16°15'34"	21.43'
C2	42.57°	150.00'	16°15'34"	21.43'
C3	29.93°	50.00'	34°17'56"	15.43'
C4	33.99°	150.00'	12°58'60"	17.07'
C5	69.45°	300.00'	13°15'51"	34.88'
C6	29.93°	50.00'	34°17'56"	15.43'
C7	34.72°	150.00'	13°15'40"	17.44'
C8	69.44°	300.00'	13°15'40"	34.87'
C9	84.04°	300.00'	16°03'00"	42.30'
C10	118.37°	325.00'	20°52'01"	59.85'
C11	109.28°	300.00'	20°52'07"	55.24'

ADJUST EXISTING
SAS MANHOLE RIM
AND GATE VALVES
TO PROPOSED GRADE

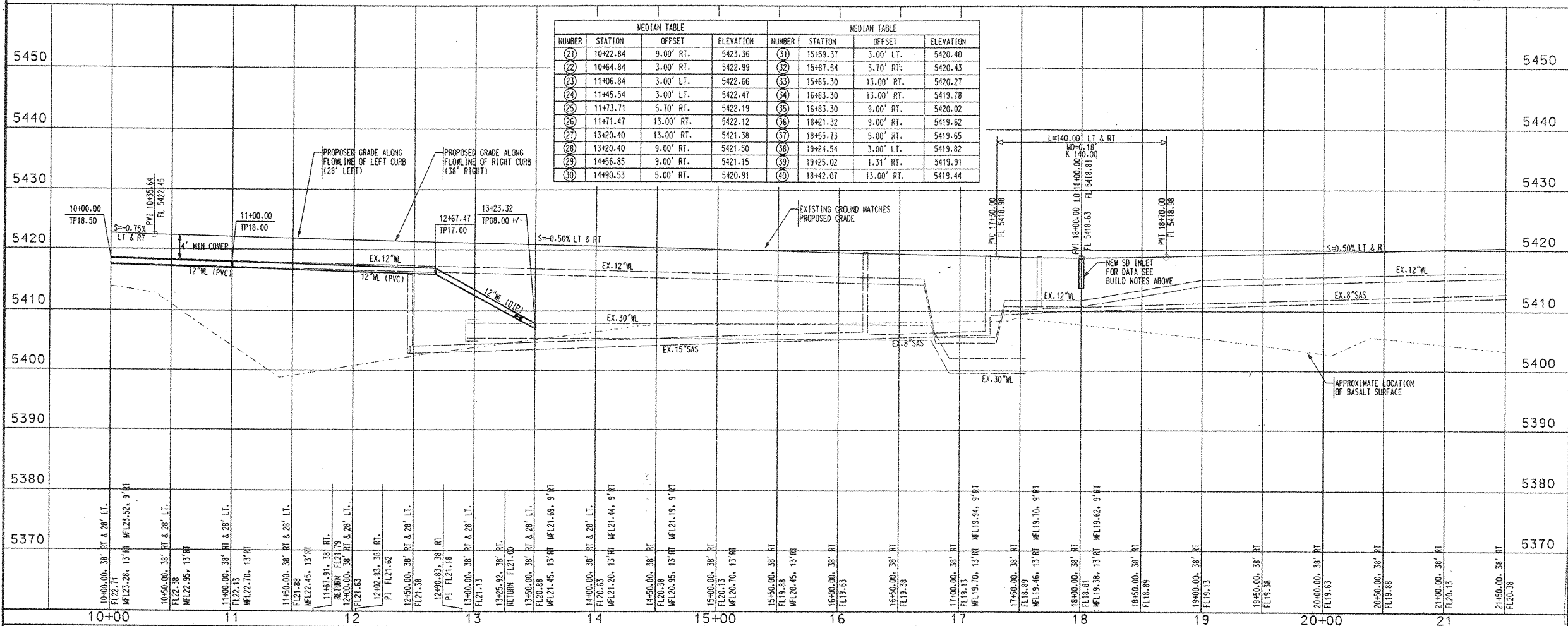
STA. 13+23.32, 85.84' RT. UNIVERSE BLVD. =
STA. 1+86.03, 76.37' LT. PARADISE BLVD.
INSTALL 1" - 12" PRESSURE CONNECTION
TO EXISTING 30" DI WATERLINE
INSTALL 1" - 12" GATE VALVE
w/ TYPE "B" BOX & LID
(AS REQUIRED WITH PRESSURE CONNECTION)
w/ RESTRAINED JOINTS
ROTATE VERTICALLY
SEE PROFILE FOR ELEVATIONS

NOTE:
SEE SHEET 8 FOR QUARTER POINT FLOWLINE
ELEVATION TABLES FOR RETURNS A & B

NOTE:
ADJUST ALL MANH
AND GATE VALVES
PROPOSED GRADE



MEDIAN TABLE				MEDIAN TABLE			
NUMBER	STATION	OFFSET	ELEVATION	NUMBER	STATION	OFFSET	ELEVATION
(21)	10+22.84	9.00' RT.	5423.36	(31)	15+59.37	3.00' LT.	5420.40
(22)	10+64.84	3.00' RT.	5422.99	(32)	15+87.54	5.70' RT.	5420.43
(23)	11+06.84	3.00' LT.	5422.66	(33)	15+85.30	13.00' RT.	5420.27
(24)	11+45.54	3.00' LT.	5422.47	(34)	16+83.30	13.00' RT.	5419.78
(25)	11+73.71	5.70' RT.	5422.19	(35)	16+83.30	9.00' RT.	5420.02
(26)	11+71.17	13.00' RT.	5422.12	(36)	18+21.32	9.00' RT.	5419.62
(27)	13+20.40	13.00' RT.	5421.38	(37)	18+55.73	5.00' RT.	5419.65
(28)	13+20.40	9.00' RT.	5421.50	(38)	19+24.54	3.00' LT.	5419.82
(29)	14+56.85	9.00' RT.	5421.15	(39)	19+25.02	1.31' RT.	5419.91
(30)	14+50.53	5.00' RT.	5420.91	(40)	18+42.07	13.00' RT.	5419.44



KEYED GENERAL NOTES

- 1 INSTALL CONCRETE VALLEY GUTTER
AS PER STD. DWG. 2420
- 2B-E INSTALL MODIFIED WHEELCHAIR RAMP AS
PER DETAILS ON SHEET 4
- 3A INSTALL DOUBLE WHEELCHAIR RAMP AS
PER DETAIL SHEET 4
- 4 INSTALL 8" THICK COLORED PATTERNED
CONCRETE CROSSWALK. USE 12"x12"
SQUARE PATTERN COLOR IS "BAJA RED"
AS PER DETAIL SHEET 4
- 5 STD. CURB & GUTTER
AS PER STD. DWG. 2415
- 6 MEDIAN CURB & GUTTER
AS PER STD. DWG. 2415
- 7 BUILD 6' SIDEWALK
AS PER STD. DWG. 2430
- 8 FUTURE 6' SIDEWALK
OR 8' ASPHALT TRAIL
- 9 EXISTING STD. CURB
& GUTTER
- 10 EXISTING MEDIAN
CURB & GUTTER
- 11 10' BACK FROM FACE OF MEDIAN
INSTALL 4" PORTLAND CEMENT
PATTERNED CONCRETE SIDEWALK
AS PER STD. DWG. 2408
NOSE TO BE PAINTED REFLECTIVE YELLOW

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

VENTANA RANCH TRACT G & TRACT H OFF-SITE IMPROVEMENTS
PLAN & PROFILE
UNIVERSE BOULEVARD

[illegible]

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BHI JOB NO. 01238A01

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

CITY/PROJECT NO.	670981	ZONE MAP NO.	B-10	SHEET	7	OF	28
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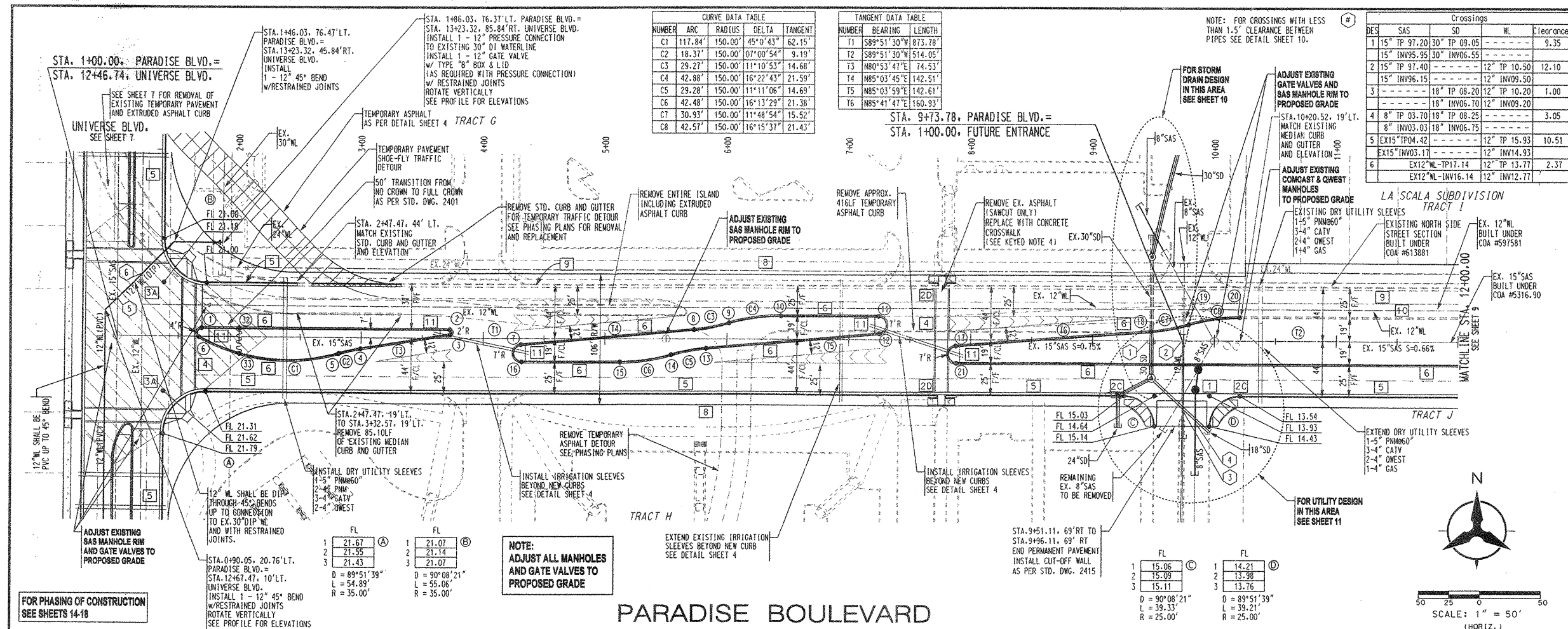
SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	FIELD NOTES				
		ACS BRASS TABLE STAMPED "1-810"		CONTRACTOR STAMPED BY	
		GEOGRAPHIC POSITION (NAD 1927)		INSPECTOR'S ACCEPTANCE BY	
1	BOHANNAN-HUSTON INC. 8/95	N.M. STATE PLANE COORD. (CENTRAL ZONE)		VERTICAL LOCATION BY	DATE
		X=357,526.69 Y=1,525,168.35		DRAWING NO.	DATE
		GROUND TO GRID FACTOR = 0.9996640		MICRO-FILM INFORMATION	
		DELTA ALPHA = -00EG 16 MIN 30 SEC		RECORDED BY	DATE
		NGVD 1929 ELEVATION = 5419.522			
		APPROX. 425' SOUTH OF THE INTERSECTION			
		OF UNIVERSE BLVD. AND PARADISE BLVD.			

DESIGNED BY	TSG	DATE	05/2001
DRAWN BY	SAR	DATE	05/2001
CHECKED BY	PLT	DATE	05/2001
REVISIONS			
NO.		DATE	REMARKS
BY			

QUERQUE
RTMENT
OPMENT GROUP
OFF-SITE IMPROVEMENTS
RD

	MO./DAY/YR.	MO./DAY/YR.
UPDATE	8/20/2001	

0. SHEET 7 OF 28



NOTES

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- GRADE ELEVATIONS, WHERE NOTED, ARE ALONG FLOWLINE OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
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- REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER STD. DWG. 2415 (SAWCUT ONLY).
- WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

APPROVED BY NMUI **11-5-01** **DATE**

KEYED GENERAL NOTES

- INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
- INSTALL MODIFIED WHEELCHAIR RAMP AS PER DETAILS ON SHEET 4
- INSTALL DOUBLE WHEELCHAIR RAMP AS PER DETAIL SHEET 4
- INSTALL 8" THICK COLORED PATTERNED CONCRETE CROSSWALK. USE 12"x12" SQUARE PATTERN COLOR IS "BAJA RED" AS PER DETAIL SHEET 4
- STD. CURB & GUTTER AS PER STD. DWG. 2415
- MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
- BUILD 6' SIDEWALK AS PER STD. DWG. 2430
- FUTURE 6' SIDEWALK OR 8' ASPHALT TRAIL
- EXISTING STD. CURB & GUTTER
- EXISTING MEDIAN CURB & GUTTER
- 10' BACK FROM FACE OF MEDIAN INSTALL 4" PORTLAND CEMENT PATTERNED CONCRETE SIDEWALK AS PER STD. DWG. 2408 NOSE TO BE PAINTED REFLECTIVE YELLOW

Bohannon & Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

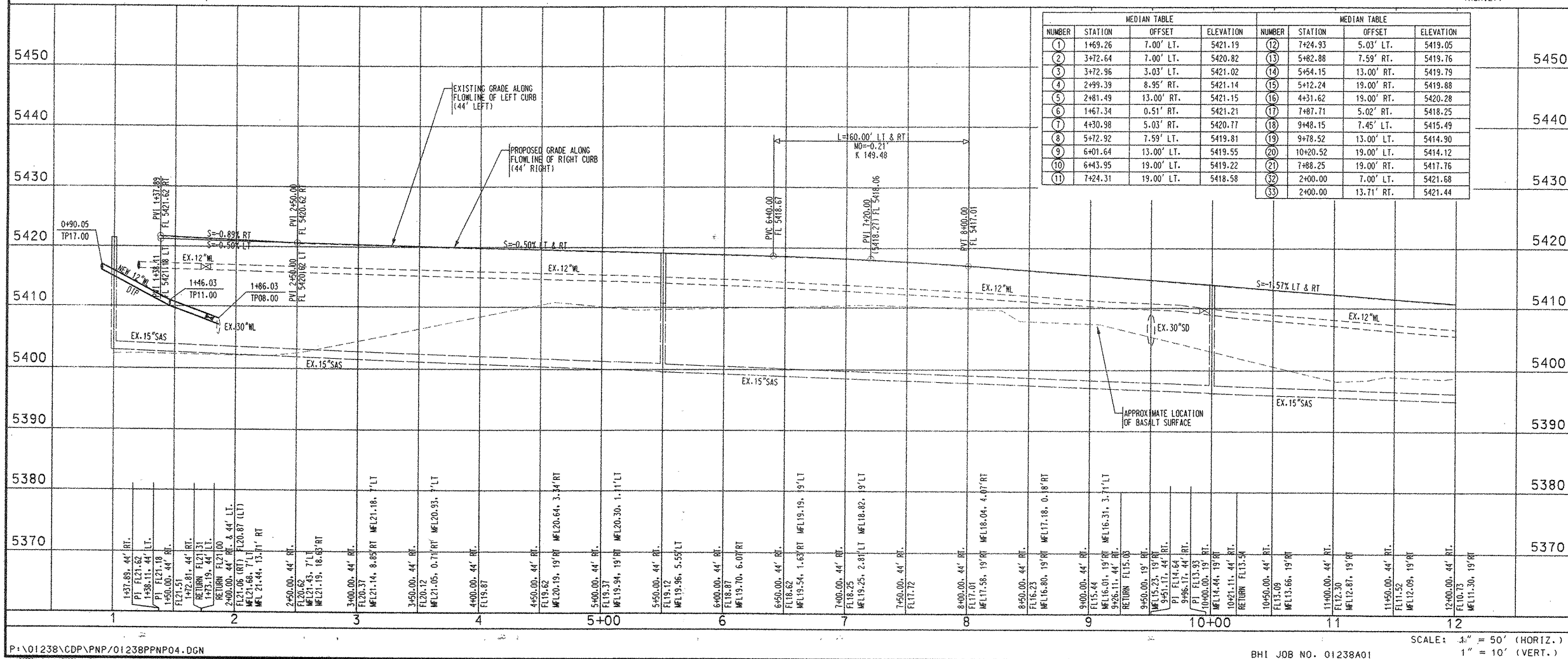
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

VENTANA RANCH TRACT G & TRACT H OFF-SITE IMPROVEMENTS
PLAN & PROFILE
PARADISE BOULEVARD

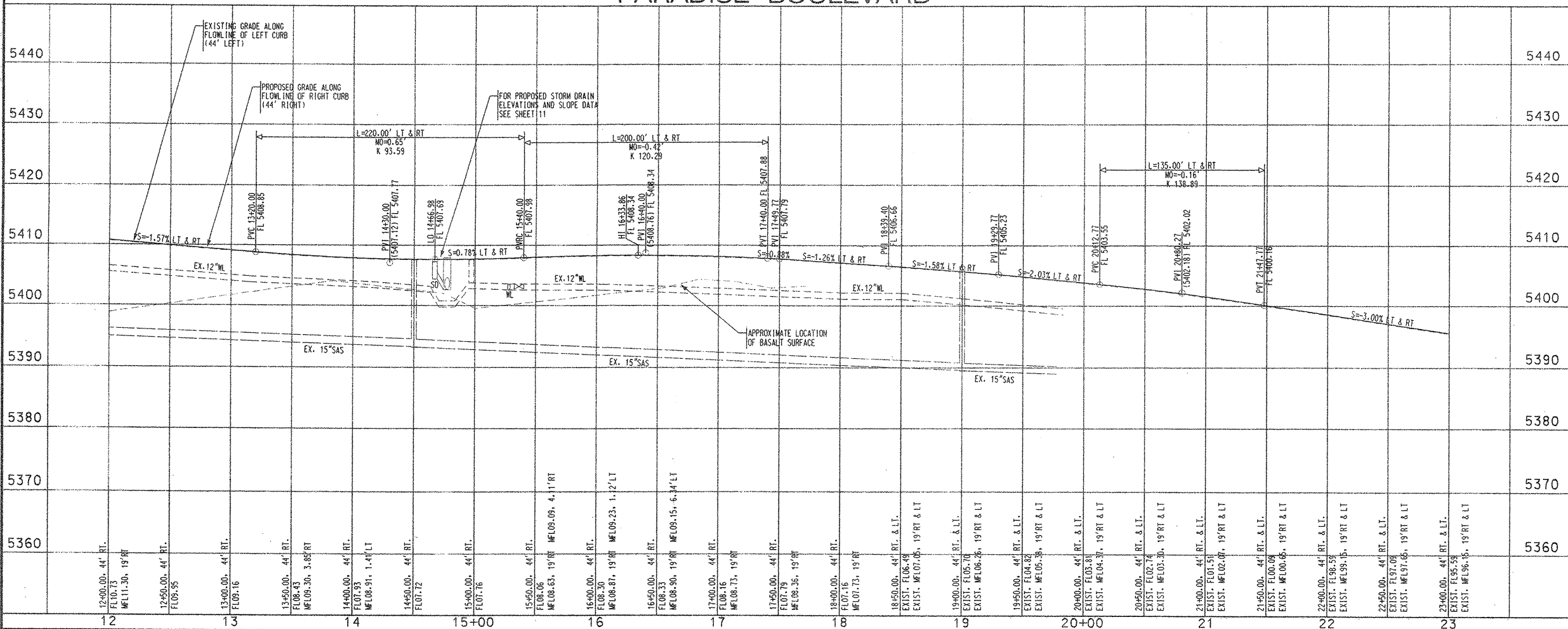
DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

APPROVED **DEC 20 2001** **APPROVED** **JAN 24 2002**

CITY PROJECT NO. **670981** ZONE MAP NO. **B-10** SHEET **8** OF **28**



TANGENT DATA TABLE			CURVE DATA TABLE					MEDIAN TABLE		
NUMBER	BEARING	LENGTH	NUMBER	ARC	RADIUS	DELTA	TANGENT	NUMBER	STATION	ELEVATION
12	S89°51'30" W	514.05'	C1	42.57°	150.00'	16°15'37"	21.43'	22	12+43.89	5410.61
17	S89°51'30" W	489.64'	C2	26.86°	150.00'	10°15'39"	13.47'	23	1+433.84	5408.32
18	N84°08'31" E	123.04'	C3	26.35°	150.00'	10°17'42"	13.51'	24	1+434.57	5408.80
19	N84°10'33" E	123.64'	C4	42.57°	150.00'	16°15'37"	21.43'	25	1+412.21	5409.76
								26	12+485.89	5410.07
								27	15+41.09	5409.04
								28	16+64.06	5409.10
								29	16+90.47	5408.90
								30	17+32.47	5408.51
								31	15+41.82	5408.56



1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL CURB RETURN RADI SHALL BE 25' MINIMUM 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 END 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 PATCH DRIVEWAY 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 (SAW CUT ONLY).
12. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

APPROVED BY NMUI 11-6-01
DATE

KEYED GENERAL NOTES

- 1 INSTALL CONCRETE VALLEY GUTTER
AS PER STD. DWG. 2420
- 2B-E INSTALL MODIFIED WHEELCHAIR RAMP AS
PER DETAILS ON SHEET 4
- 3A INSTALL DOUBLE WHEELCHAIR RAMP AS
PER DETAIL SHEET 4
- 4 INSTALL 8" THICK COLORED PATTERNED
CONCRETE CROSSWALK. USE 12"x12"
SQUARE PATTERN COLOR IS "BAJA RED"
AS PER DETAIL SHEET 4
- 5 STD. CURB & GUTTER
AS PER STD. DWG. 2415
- 6 MEDIAN CURB & GUTTER
AS PER STD. DWG. 2415
- 7 BUILD 6' SIDEWALK
AS PER STD. DWG. 2430
- 8 FUTURE 6' SIDEWALK
OR 8' ASPHALT TRAIL
- 9 EXISTING STD. CURB
& GUTTER
- 10 EXISTING MEDIAN
CURB & GUTTER
- 11 10' BACK FROM FACE OF MEDIAN
INSTALL 4" PORTLAND CEMENT
PATTERNED CONCRETE SIDEWALK
AS PER STD. DWG. 2408
NOSE TO BE PAINTED REFLECTIVE YELLOW

Bohannon & Huston

 Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQU
PUBLIC WORKS DEPAR
ENGINEERING DEVELO

VENTANA RANCH TRACT G & TRACT H OFF
PLAN & PROFILE
PARADISE BOULEVARD

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

APPROVE

DEC 20 2000

JAN 24 2001

DESIGN REVIEW COMMITTEE CITY ENGINEER

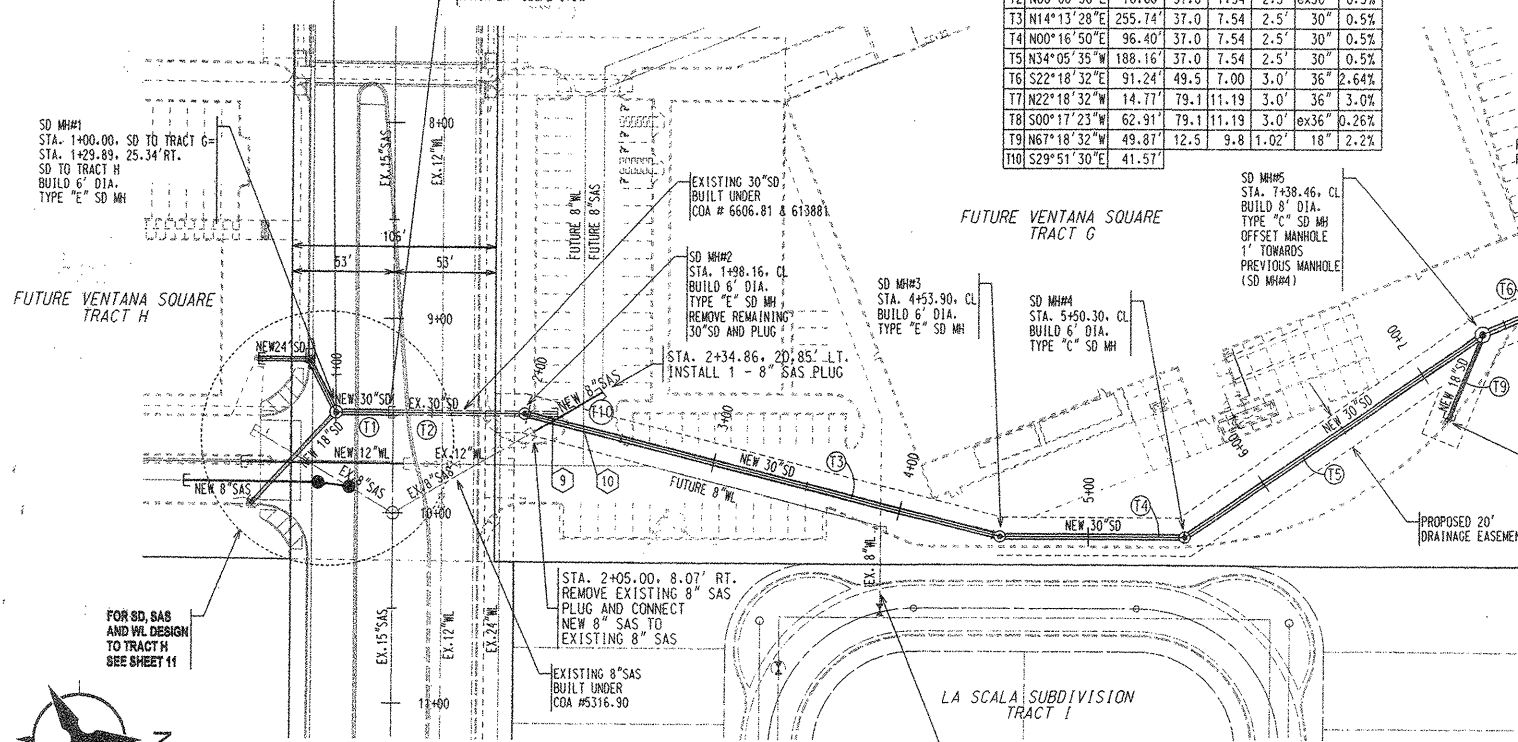
LAST DESIGN UPDATE

SURVEY INFORMATION			FIELD NOTES		BENCH MARKS		AS-BUILT INFORMATION	
NO.	BY	DATE			AC'S BRASS TABLET STAMPED "1-B10"	CONTRACTOR	DATE	
1	BOHANNAN-HUSTON INC.	8/95	GEOGRAPHIC POSITION (NAD 1927) :			STATED BY		
			N.M. STATE PLANE COORD. (CENTRAL ZONE) :			INSPECTOR'S		
			X=3571 526.69 Y=1 525 168.35			FIELD ANCE BY		DATE
			ROUND TO 6RD FACTOR = 0.9996640			VERIFICATION BY		DATE
			DELTA ALPHA = -000E5 16 MIN 30 SEC			COMPILED BY		DATE
			NGVD 1929 ELEVATION = 5419.522			MICRO-FILM INFORMATION		
			APPROX. 425' SOUTH OF THE INTERSECTION			RECORDED BY		DATE
			OF UNIVERSE BLVD. AND PARADISE BLVD.			NO.		

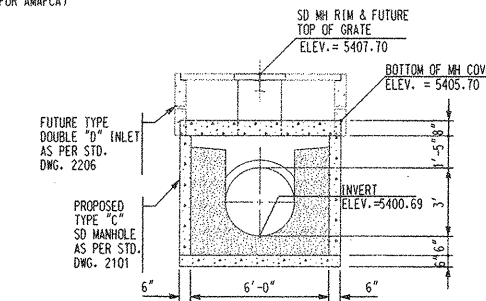
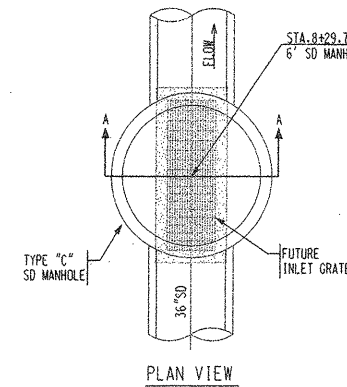
A circular professional engineer seal for the State of Michigan. The outer ring contains the text "MICHIGAN" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom. The inner circle contains the number "14874". A signature is written across the seal.[illegible]

CITY PROJECT NO.	670981	ZONE MAP NO.	B-10	SHEET	9	OF	28
------------------	--------	--------------	------	-------	---	----	----

STA. 1+00.00, CL SD TO TRACT G =
STA. 1+29.89, 25.34' RT. SD TO TRACT H =
STA. 9+48.36, 29.83' RT. PARADISE BLVD.



STORM DRAIN TANGENT AND FLOW SIZE							
ID	BEARING	LENGTH	(Gfaga)	(Vofa)	DEPTH	SLOPE	
T1	N00°08'30"E	27.48	37.0	7.54	2.5'	30"	0.5%
T2	N00°08'30"E	70.68	37.0	7.54	2.5'	ex30"	0.5%
T3	N14°13'28"E	255.14	37.0	7.54	2.5'	30"	0.5%
T4	N00°16'50"E	96.40	37.0	7.54	2.5'	30"	0.5%
T5	N34°05'35"W	188.16	37.0	7.54	2.5'	30"	0.5%
T6	S22°18'32"E	91.24	49.5	7.00	3.0'	36"	2.64%
T7	N22°18'32"E	14.77	79.1	11.19	3.0'	36"	3.0%
T8	S00°17'23"W	62.91	79.1	11.19	3.0'	ex36"	0.26%
T9	N67°18'32"W	49.81	12.5	9.8	1.02'	18"	2.2%
T10	S29°51'30"E	41.57					



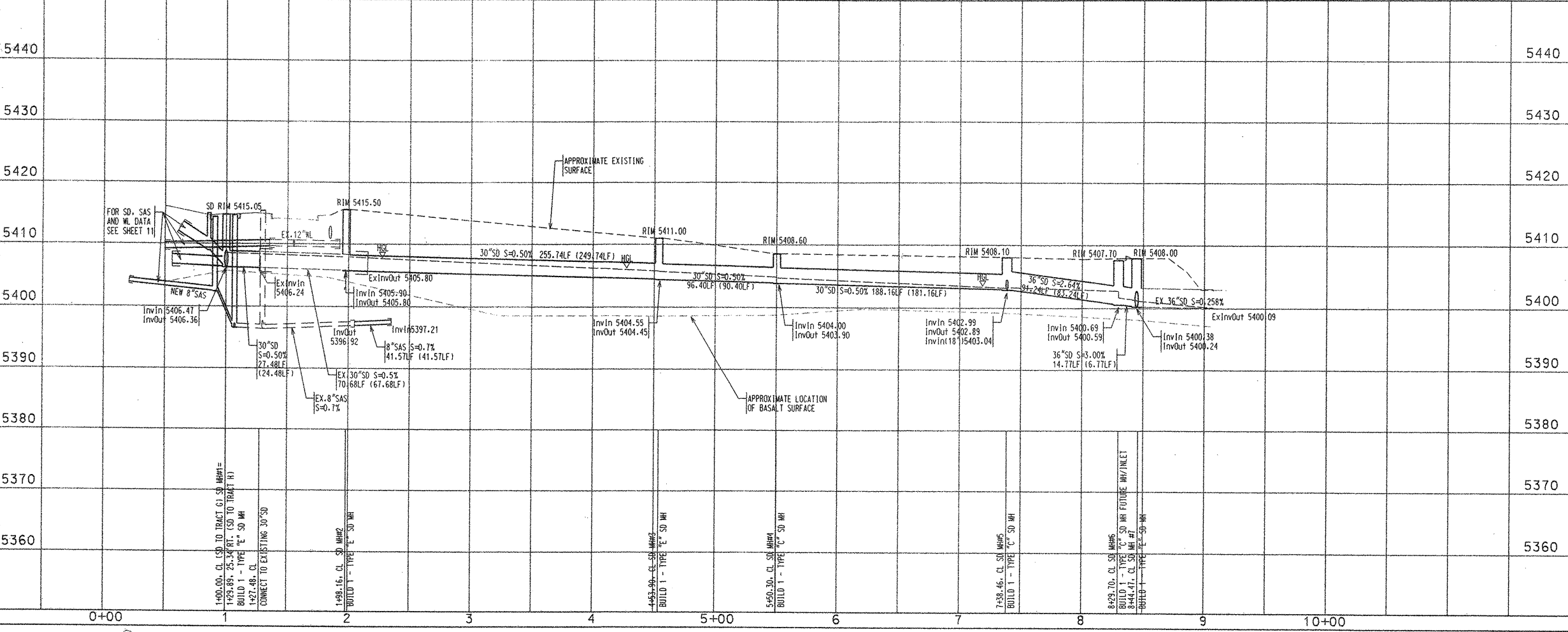
MODIFIED TYPE "C" MANHOLE /INLET
(REFER TO COA. STD. DWG. 2101 & 2206)
NO SCALE

- NOTES
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
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 12. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

Crossings				
DES	SAS	SD	WL	Clearance
9	8" TP 97.72	30" TP 08.28		8.06'
8	8" INV97.05	30" INV05.78		
10		30" TP08.16	8" TP 10.01	1.18'
		30" INV05.66	8" INV09.34	

STATIONING ALONG CENTERLINE
OF PROPOSED SD ALIGNMENT

FOR PHASING OF CONSTRUCTION
SEE SHEETS 14-18



ENGINEER'S SEAL

APPROVED BY NMU

DATE 11-6-01

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

VENTANA RANCH TRACT G & TRACT H OFF-SITE IMPROVEMENTS
PLAN & PROFILE
TRACT G STORM DRAIN EXTENSION

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

MO. / DAY / YR. 8/20/2001

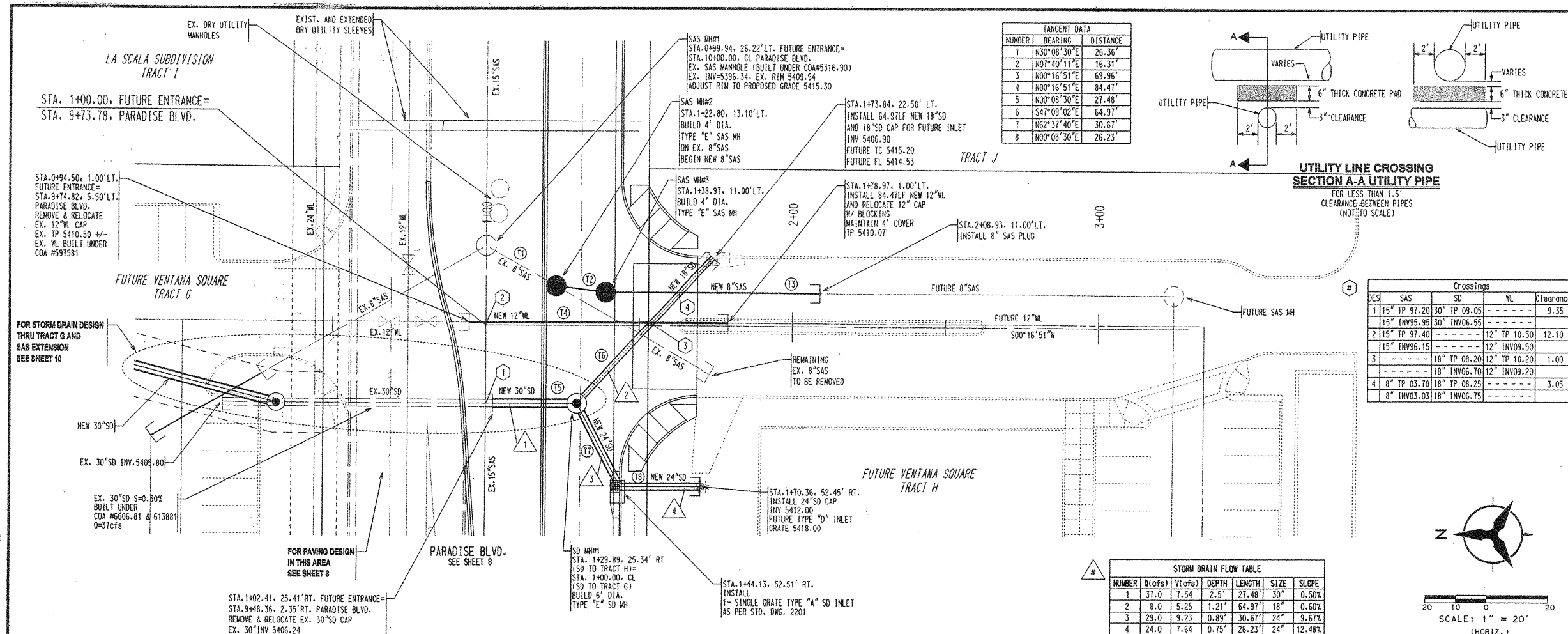
LAST DESIGN UPDATE

CITY PROJECT NO. 670981

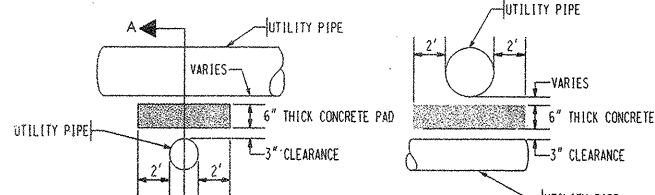
ZONE MAP NO. B-10

SHEET 10 OF 28

SCANNED BY
PLANNING



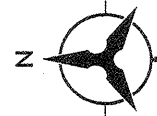
TANGENT DATA		
NUMBER	BEARING	DISTANCE
1	N30°08'30"E	26.36'
2	N01°40'11"E	16.31'
3	N00°16'51"E	69.96'
4	N00°16'51"E	84.41'
5	N00°08'30"E	27.48'
6	S47°09'02"E	64.97'
7	N62°37'40"E	30.67'
8	N00°08'30"E	26.23'



UTILITY LINE CROSSING
SECTION A-A UTILITY PIPE

Crossings					
DES	SAS	SD	WL	Clearance	
1	15" TP 97.20	30" TP 09.05	-----		9.35
	15" INV95.95	30" INV06.55	-----		
2	15" TP 97.40	-----	12" TP 10.50		12.10
	15" INV96.15	-----	12" INV09.50		
3	-----	18" TP 08.20	12" TP 10.20		1.00
	-----	18" INV06.70	12" INV09.20		
4	8" TP 03.70	18" TP 08.25	-----		3.05
	8" INV03.03	18" INV06.75	-----		

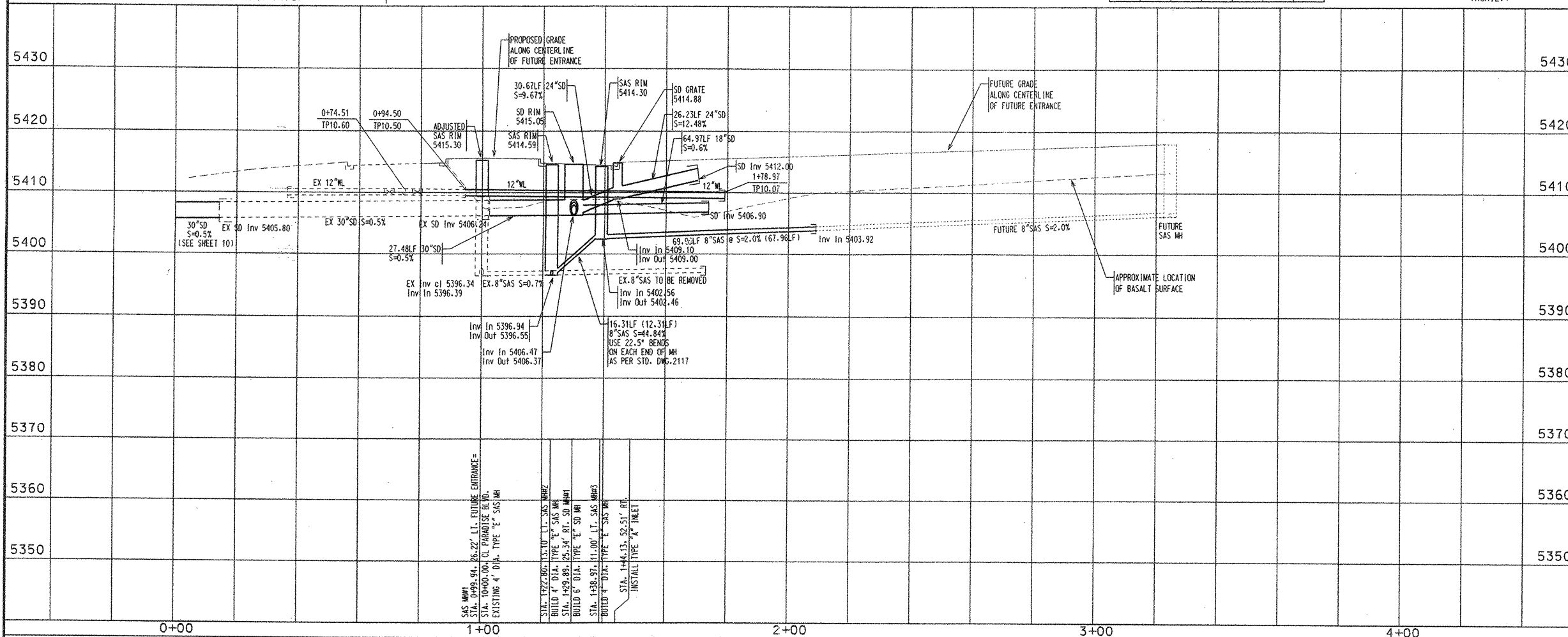
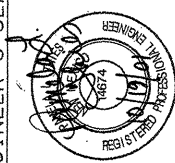
NUMBER	Q(cfs)	V(cfs)	DEPTH	LENGTH	SIZE	SLOPE
1	37.0	7.54	2.5'	27.48'	30"	0.50
2	8.0	5.25	1.21'	64.97'	18"	0.60
3	29.0	9.23	0.89'	30.67'	24"	9.67
4	24.0	7.64	0.75'	26.23'	24"	12.48



SCALE: 1" = 20'
(HORIZ.)

NOTES		BENCH MARKS		AS-BUILT INFORMATION	
1.	THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.	CONTRACTOR STAKED BY INSPECTOR'S FIELD CHANGE BY FIELD LOCATION BY DATE DATE DATE	DATE	DATE	DATE
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.	CONTRACTOR STAKED BY INSPECTOR'S FIELD CHANGE BY FIELD LOCATION BY DATE DATE DATE	DATE	DATE	DATE
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 END AT THE END OF EACH SANITARY SEWER SERVICE.	CONTRACTOR STAKED BY INSPECTOR'S FIELD CHANGE BY FIELD LOCATION BY DATE DATE DATE	DATE	DATE	DATE
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.	CONTRACTOR STAKED BY INSPECTOR'S FIELD CHANGE BY FIELD LOCATION BY DATE DATE DATE	DATE	DATE	DATE
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.	CONTRACTOR STAKED BY INSPECTOR'S FIELD CHANGE BY FIELD LOCATION BY DATE DATE DATE	DATE	DATE	DATE
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 (SAWOUT ONLY).	CONTRACTOR STAKED BY INSPECTOR'S FIELD CHANGE BY FIELD LOCATION BY DATE DATE DATE	DATE	DATE	DATE
12.	WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.				

SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
FIELD NOTES					
IND.	BY	DATE		CONTRACTOR	
1	BOHANNAN-HUSTON INC.	8/95	ACS BRASS TABLET STAMPED "1-B10"		
			GEOGRAPHIC POSITION (NAD 1927)	INSPECTOR'S APPROVAL BY	DATE
			N.M. STATE PLANE COORD. (CENTRAL ZONE)	VERIFICATION BY	DATE
			X=357,526.69 Y=1,525,168.35	DRAWINGS CORRECTED BY	DATE
			GROUND TO GRID FACTOR = 0.9996640	MICRO-FILM INFORMATION	
			DELTA ALPHA = -000EG 16 MIN. 30 SEC	RECORDED BY	DATE
			NGVD 1929 ELEVATION = 5419.522	NO.	
			APPROX. 425' SOUTH OF THE INTERSECTION		



APPROVED BY NMUI 11-5-01
DATE

Bohannon & Huston

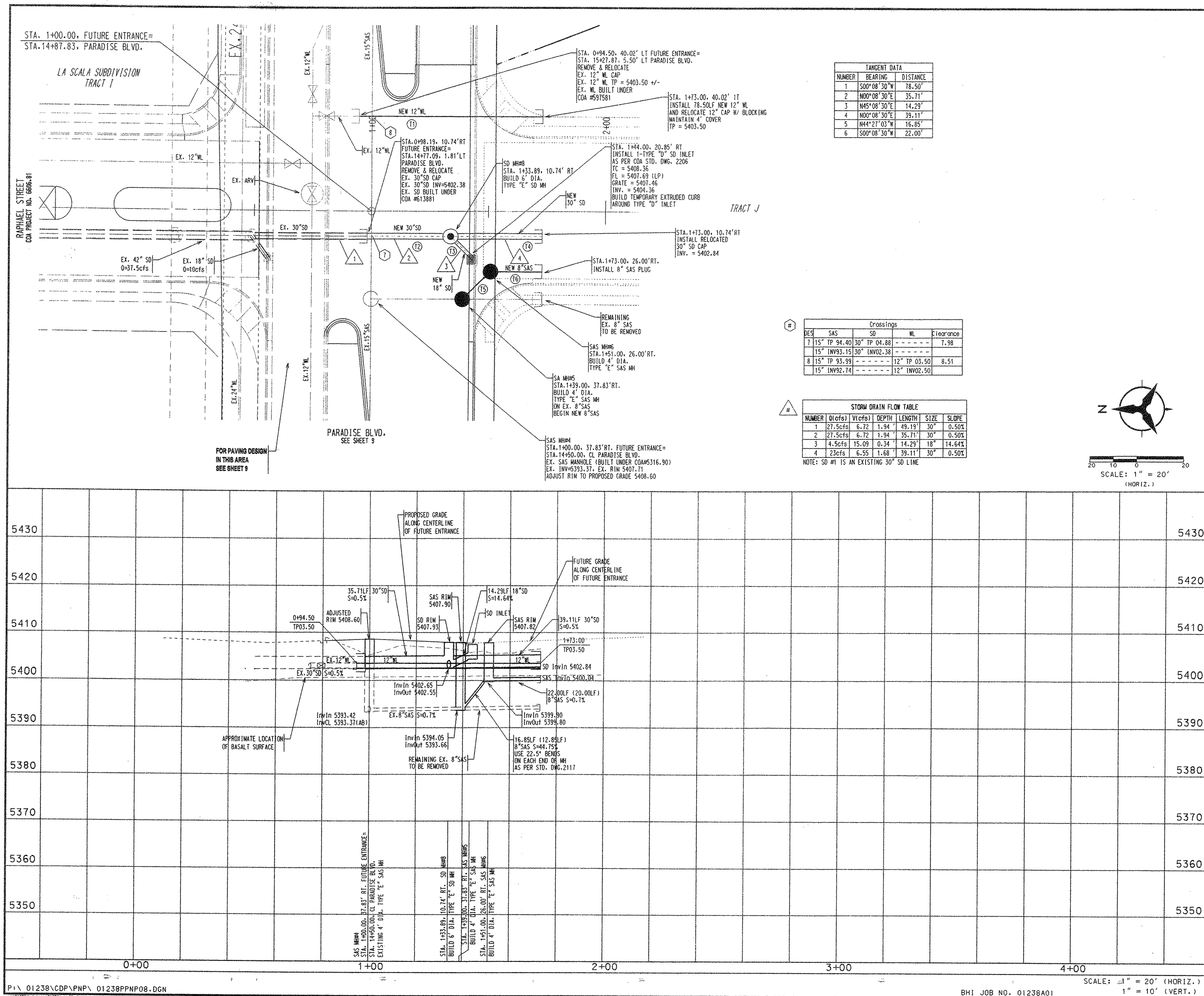
 Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
VENTANA RANCH TRACT G & TRACT H OFF-SITE IMPROVEMENTS
PLAN & PROFILE
TRACT H UTILITY EXTENSIONS

DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.
APPROVED		APPROVED		8/20/2001	
JAN 24 2002		JAN 24 2002			
CITY ENGINEER		CITY ENGINEER			
LAST DESIGN UPDATE		LAST DESIGN UPDATE			

SCANNED BY
PLANNING



NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY 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 END 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 RAMP).
12. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

QUERQUE		DEPARTMENT		PROJECT GROUP		OFF-SITE IMPROVEMENTS	
MO./DAY/YR.		MO./DAY/YR.		MO./DAY/YR.		MO./DAY/YR.	
8/20/2001							
SHEET		12		OF		28	

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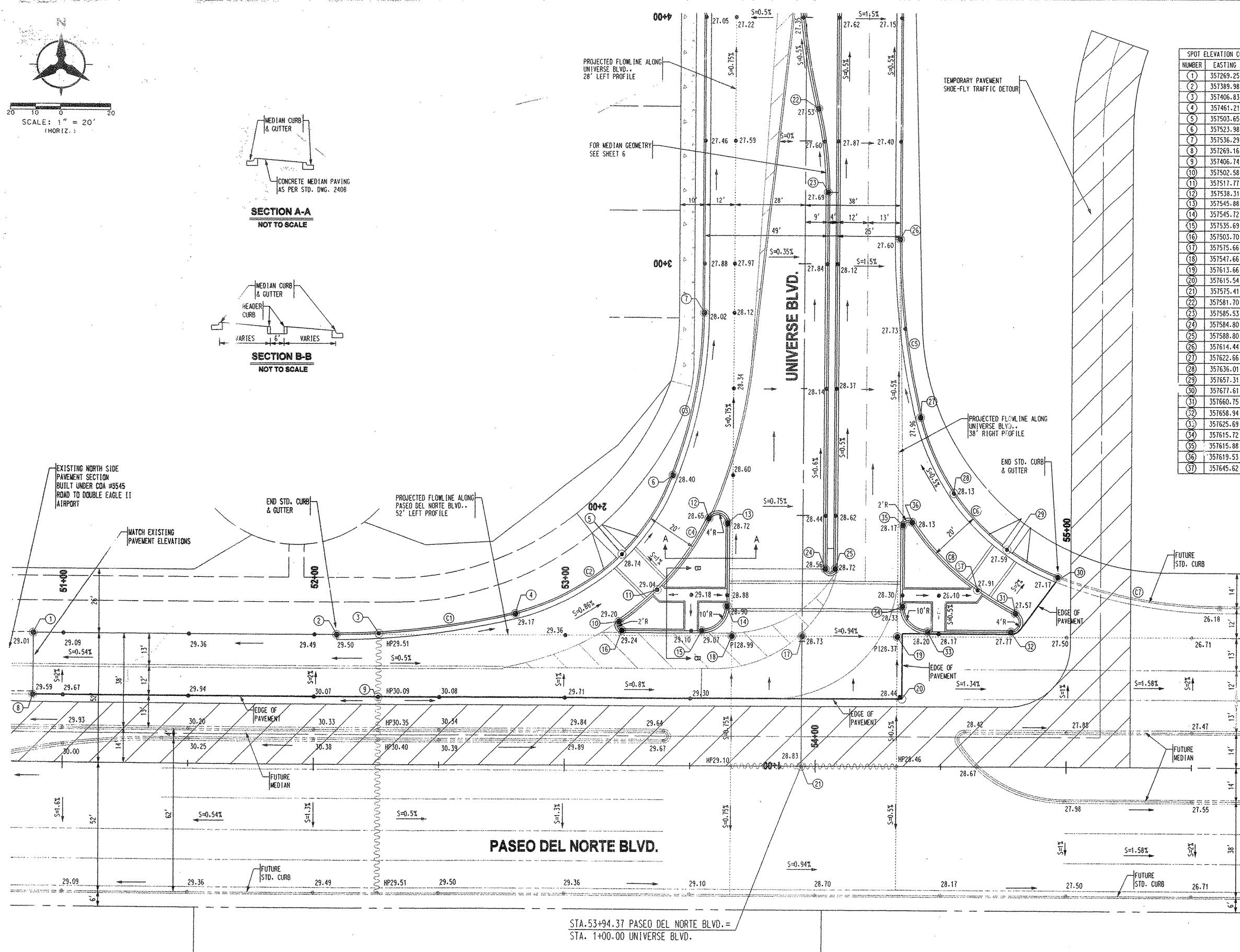
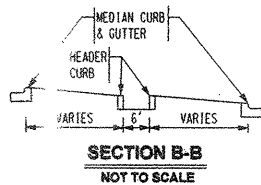
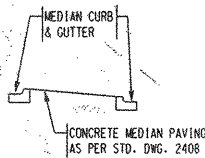
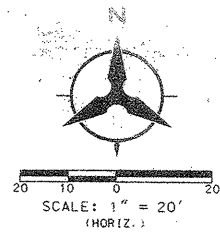
BHI JOB NO. 01238A01

SCALE: $1'' = 20'$ (HORIZ.)
 $1'' = 10'$ (VERT.)

CITY PROJECT NO

670981	ZONE MAP NO. B-10
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SHEET 12 OF 28



NUMBER	EASTING	NORTHING
1	357269.25	1524918.07
2	357389.98	1524917.68
3	357406.83	1524918.09
4	357461.21	1524926.02
5	357503.65	1524949.75
6	357523.98	1524980.79
7	357536.29	1525045.35
8	357269.16	1524893.07
9	357406.74	1524892.62
10	357502.58	1524922.95
11	357517.77	1524935.59
12	357538.31	1524963.91
13	357545.88	1524962.08
14	357545.72	1524929.15
15	357535.69	1524919.20
16	357503.70	1524919.31
17	357575.66	1524917.07
18	357547.66	1524917.16
19	357613.66	1524916.95
20	357615.54	1524891.94
21	357575.41	1524865.07
22	357581.70	1525128.47
23	357585.53	1525094.05
24	357584.80	1524944.04
25	357588.80	1524944.03
26	357614.44	1525074.94
27	357622.66	1525003.70
28	357636.01	1524973.67
29	357657.31	1524951.74
30	357677.61	1524940.74
31	357660.75	1524926.37
32	357658.94	1524918.80
33	357625.69	1524918.91
34	357615.72	1524928.96
35	357615.88	1524961.22
36	357619.53	1524962.34
37	357645.62	1524935.58

NUMBER	ARC	RADIUS	DELTA	TANGENT
C1	71.89'	300.00'	13°43'45"	36.12'
C2	86.61'	90.00'	55°8'14"	46.99'
C3	66.10'	180.00'	21°2'22"	33.43'
C4	54.92'	110.00'	28°36'31"	28.05'
C5	71.89'	300.00'	13°43'45"	36.12'
C6	86.61'	90.00'	55°8'14"	46.99'
C7	66.10'	180.00'	21°2'22"	33.43'
C8	55.29'	110.00'	28°47'49"	28.24'

ENGINEER'S SEAL		SURVEY INFORMATION		FIELD NOTES		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
1	BOHANNAN-HUSTON INC 8/95	1	BOHANNAN-HUSTON INC 8/95	1	BOHANNAN-HUSTON INC 8/95	1	BOHANNAN-HUSTON INC 8/95	1	BOHANNAN-HUSTON INC 8/95
REMARKS		REVISIONS		REVISIONS		REVISIONS		REVISIONS	
DESIGNED BY TSG		DRAWN BY TSG		CHECKED BY PLT		DATE 05/2001		DATE 05/2001	
CITY PROJECT NO. 670981		ZONE MAP NO. B-10		SHEET 13		OF 28			

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
 VENTANA RANCH TRACT G & TRACT H OFF-SITE IMPROVEMENTS
 CONTROL PLAN
 PASEO DEL NORTE BLVD. / UNIVERSE BLVD.

DESIGN REVIEW COMMITTEE APPROVAL: DEC 20 2001
 CITY ENGINEER: JAN 24 2002

LAST DESIGN UPDATE: 8/20/2001

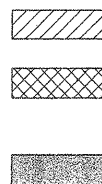
SCANNED BY
PLANNING

TEMPORARY PAVEMENT CURVE TABLE				
NUMBER	ARC	RADIUS	DELTA	TANGENT
C1	68.14'	162.00'	24°5'57"	34.58'
C2	68.11'	162.00'	24°5'16"	34.56'
C3	37.80'	112.00'	19°20'07"	19.08'

NUMBER	BEARING	LENGTH
T1	S89°48'48"E	425.51'
T2	N00°11'12"E	242.45'

LEGEND - PHASE I

- 1 BUILD TEMPORARY CONNECTION AT THE INTERSECTION OF PASEO DEL NORTE & UNIVERSE AND MOVE TRAFFIC ONTO IT
- 2 REMOVE PORTION OF EXISTING TEMPORARY CONNECTION & CURB
- 3 INSTALL UTILITY LINES, SLEEVES & CONDUITS
- 4 CONSTRUCT NEW ROADWAY IMPROVEMENTS (PERMANENT & TEMPORARY)



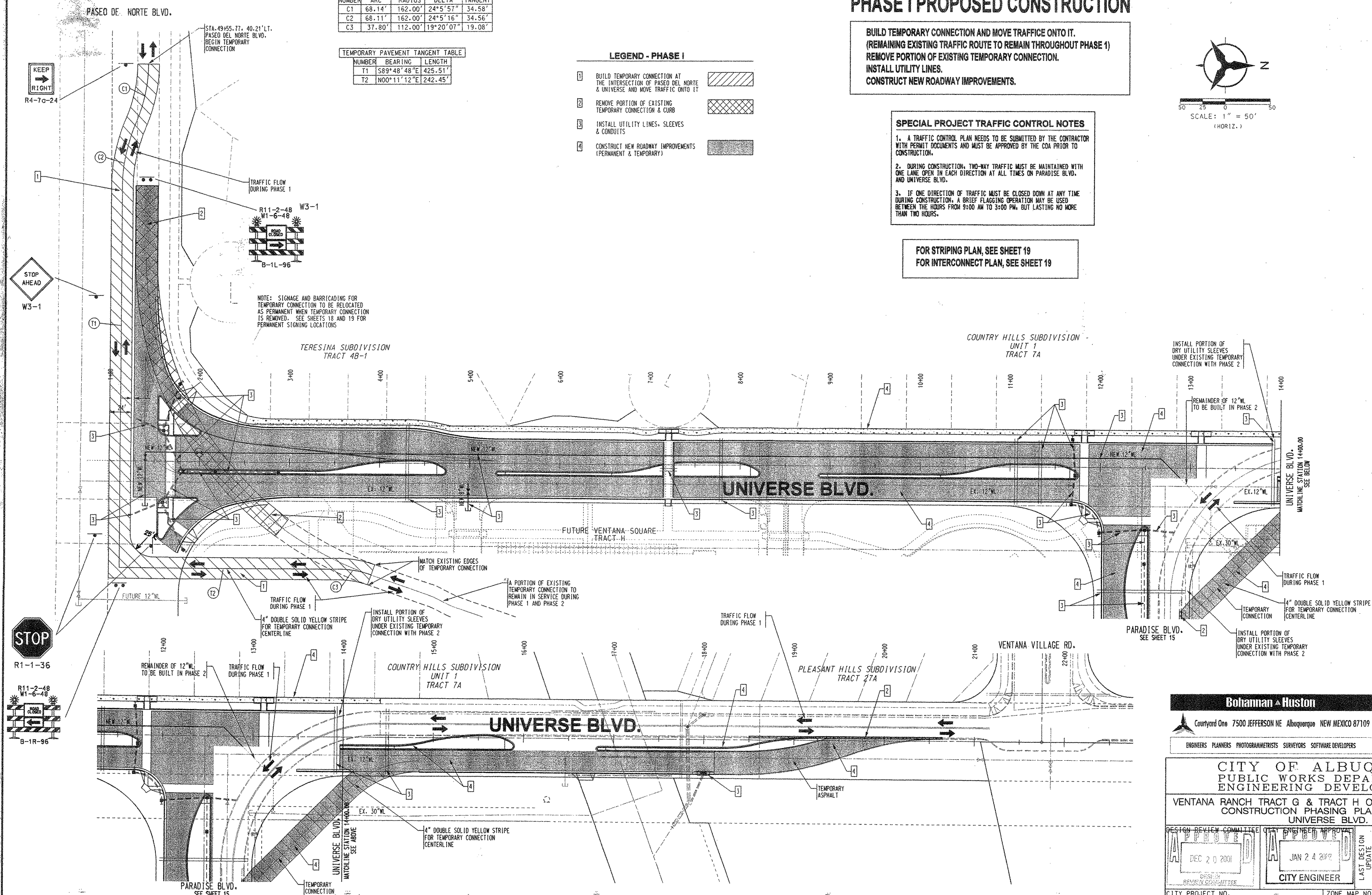
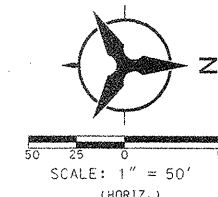
PHASE I PROPOSED CONSTRUCTION

BUILD TEMPORARY CONNECTION AND MOVE TRAFFIC ONTO IT.
(REMAINING EXISTING TRAFFIC ROUTE TO REMAIN THROUGHOUT PHASE 1)
REMOVE PORTION OF EXISTING TEMPORARY CONNECTION.
INSTALL UTILITY LINES.
CONSTRUCT NEW ROADWAY IMPROVEMENTS.

SPECIAL PROJECT TRAFFIC CONTROL NOTES

1. A TRAFFIC CONTROL PLAN NEEDS TO BE SUBMITTED BY THE CONTRACTOR WITH PERMIT DOCUMENTS AND MUST BE APPROVED BY THE COA PRIOR TO CONSTRUCTION.
2. DURING CONSTRUCTION, TWO-WAY TRAFFIC MUST BE MAINTAINED WITH ONE LANE OPEN IN EACH DIRECTION AT ALL TIMES ON PARADISE BLVD. AND UNIVERSE BLVD.
3. IF ONE DIRECTION OF TRAFFIC MUST BE CLOSED DOWN AT ANY TIME DURING CONSTRUCTION, A BRIEF FLAGGING OPERATION MAY BE USED BETWEEN THE HOURS FROM 9:00 AM TO 3:00 PM, BUT LASTING NO MORE THAN TWO HOURS.

FOR STRIPING PLAN, SEE SHEET 19
FOR INTERCONNECT PLAN, SEE SHEET 19



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BHI JOB NO. 01238A01

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

VENTANA RANCH TRACT G & TRACT H OFF-SITE IMPROVEMENTS
CONSTRUCTION PHASING PLAN - PHASE 1
UNIVERSE BLVD.

DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.
APPROVED	DEC 20 2001	APPROVED	JAN 24 2002	8/20/2001	
	DESIGN REVIEW COMMITTEE		CITY ENGINEER		
			LAST DESIGN UPDATE		

CITY PROJECT NO.		ZONE MAP NO.		SHEET		OF	
670981		B-10		14		28	

AS-BUILT INFORMATION	
CONTRACTOR	
STAKED BY	
INSPECTOR'S	
ACCEPTANCE BY	DATE
FIELD LOCATION BY	DATE
REVISIONS	
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
40.	

BENCH MARKS	
ACS BRASS TABLE STAMPED "1-B10"	
GEOGRAPHIC POSITION (NAD 1927)	
N-M. STATE PLANE COORD. (CENTRAL ZONE)	
X=557,526.69	Y=1,525,168.35
GROUND TO GRID FACTOR = 0.9996640	
DELTA ALPHA = -0006 16 MIN 30 SEC	
NGVD 1929 ELEVATION = 5419.522	
APPROX. 425' SOUTH OF THE INTERSECTION	

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REMARKS
REVISION
DESIGN
ARKL

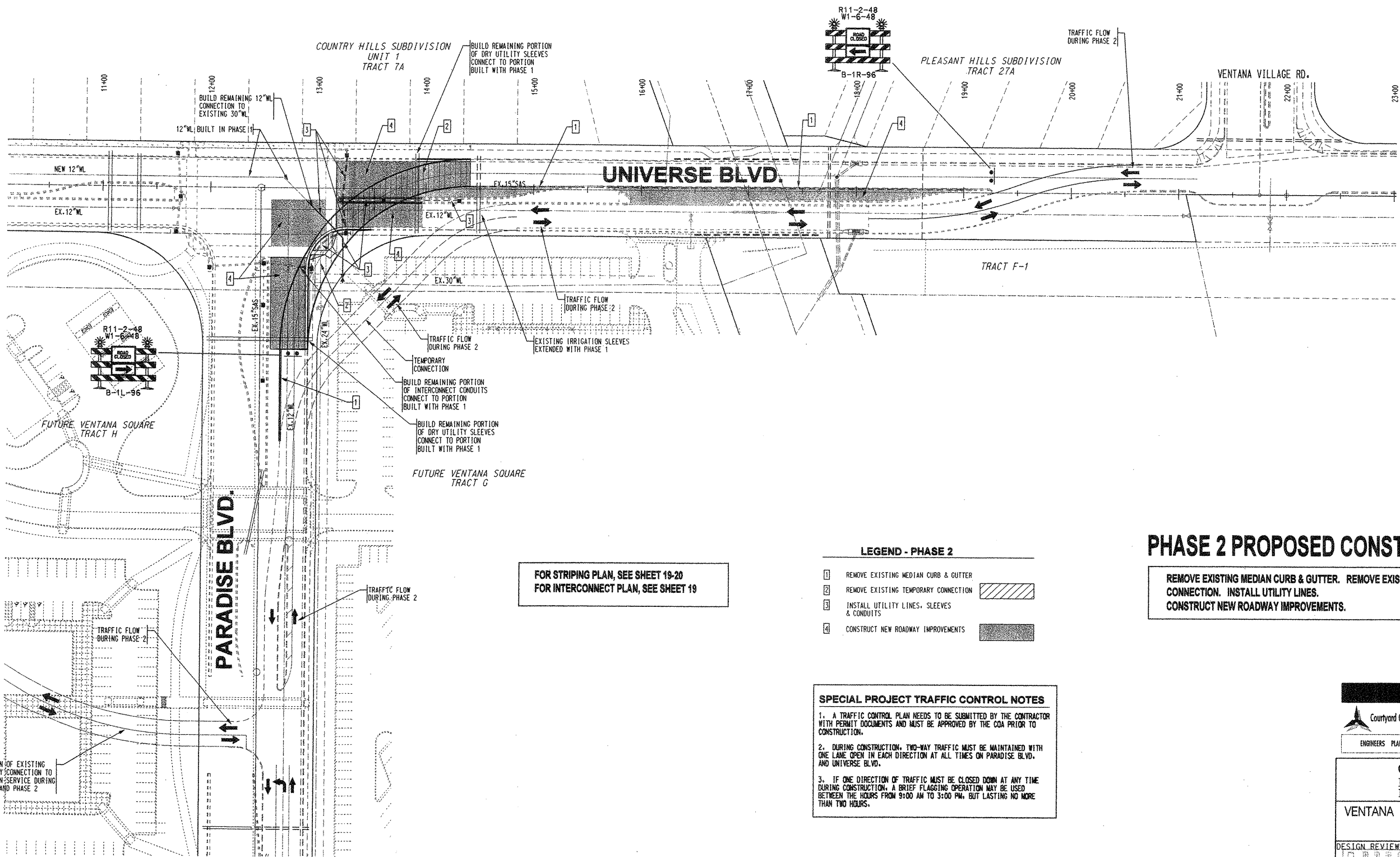
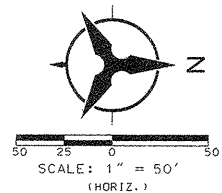
Y	TSG	BJG /
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DEPARTMENT
DEVELOPMENT GROUP
OFF-SITE IMPROVEMENTS
PLAN - PHASE 1

MO./DAY/YR.	MO./DAY/YR
8/20/2001	

SHEET 14 OF 28



FOR STRIPING PLAN, SEE SHEET 19-20
FOR INTERCONNECT PLAN, SEE SHEET 19

LEGEND - PHASE 2

- 1 REMOVE EXISTING MEDIAN CURB & GUTTER
- 2 REMOVE EXISTING TEMPORARY CONNECTION
- 3 INSTALL UTILITY LINES, SLEEVES & CONDUITS
- 4 CONSTRUCT NEW ROADWAY IMPROVEMENTS

SPECIAL PROJECT TRAFFIC CONTROL NOTES

1. A TRAFFIC CONTROL PLAN NEEDS TO BE SUBMITTED BY THE CONTRACTOR WITH PERMIT DOCUMENTS AND MUST BE APPROVED BY THE COA PRIOR TO CONSTRUCTION.
2. DURING CONSTRUCTION, TWO-WAY TRAFFIC MUST BE MAINTAINED WITH ONE LANE OPEN IN EACH DIRECTION AT ALL TIMES ON PARADISE BLVD. AND UNIVERSE BLVD.
3. IF ONE DIRECTION OF TRAFFIC MUST BE CLOSED DOWN AT ANY TIME DURING CONSTRUCTION, A BRIEF FLAGGING OPERATION MAY BE USED BETWEEN THE HOURS FROM 9:00 AM TO 3:00 PM, BUT LASTING NO MORE THAN TWO HOURS.

PHASE 2 PROPOSED CONSTRUCTION

REMOVE EXISTING MEDIAN CURB & GUTTER. REMOVE EXISTING TEMPORARY CONNECTION. INSTALL UTILITY LINES. CONSTRUCT NEW ROADWAY IMPROVEMENTS.

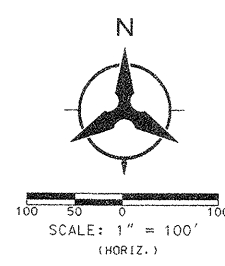
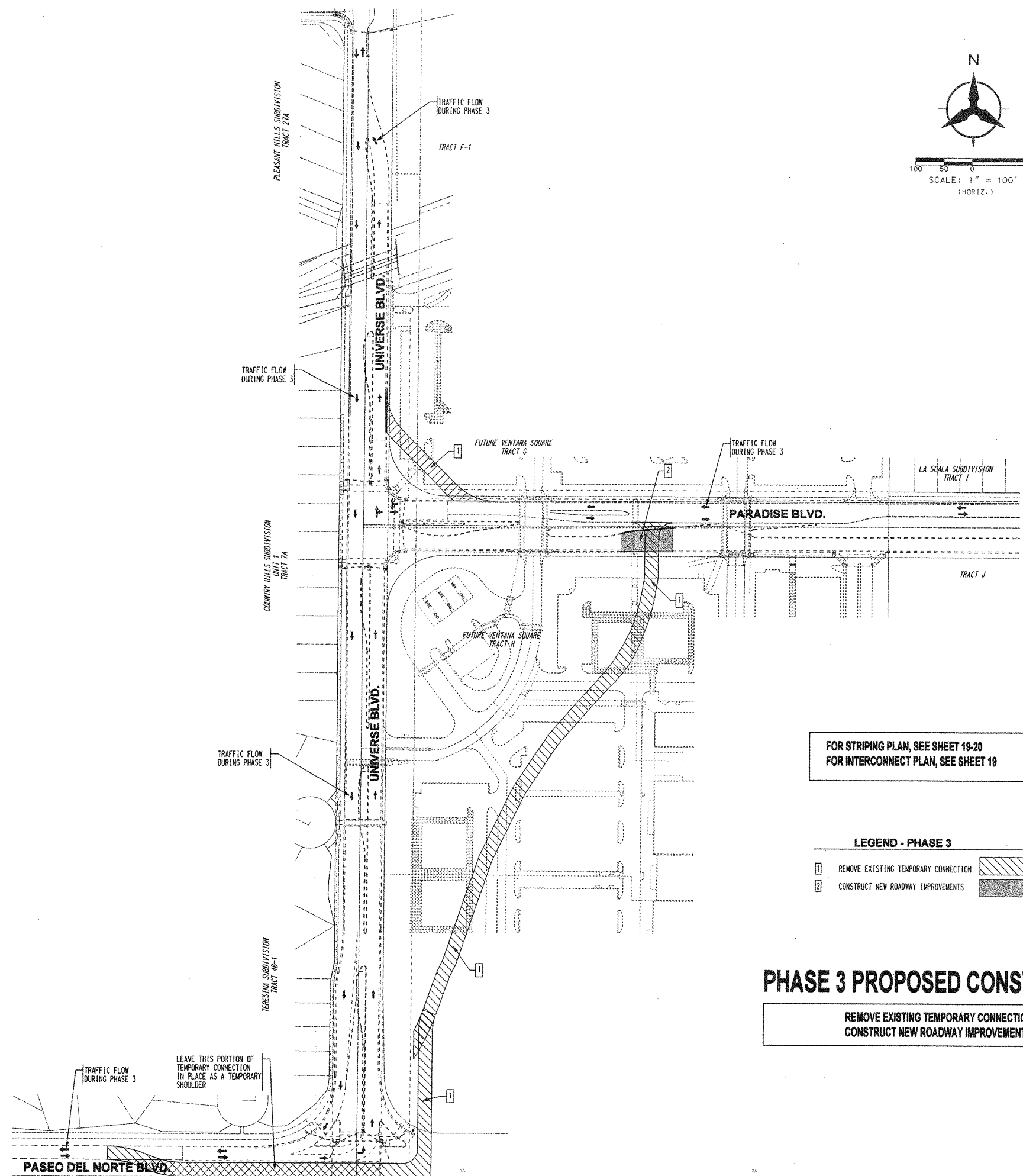
Bohannon & Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
VENTANA RANCH TRACT G & TRACT H OFF-SITE IMPROVEMENTS
CONSTRUCTION PHASING PLAN - PHASE 2
UNIVERSE BLVD./PARADISE BLVD.

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO. / DAY / YR.	MO. / DAY / YR.
APPROVED DEC 2 9 2001 DESIGN REVIEW COMMITTEE	APPROVED JAN 2 4 2002 CITY ENGINEER	8/20/2001	

CITY PROJECT NO. 670981 ZONE MAP NO. B-10 SHEET 16 OF 28

SCANNED BY
PLANNING



FOR STRIPING PLAN, SEE SHEET 19-20
FOR INTERCONNECT PLAN, SEE SHEET 19

LEGEND - PHASE 3
1 REMOVE EXISTING TEMPORARY CONNECTION
2 CONSTRUCT NEW ROADWAY IMPROVEMENTS

PHASE 3 PROPOSED CONSTRUCTION

REMOVE EXISTING TEMPORARY CONNECTIONS.
CONSTRUCT NEW ROADWAY IMPROVEMENTS.

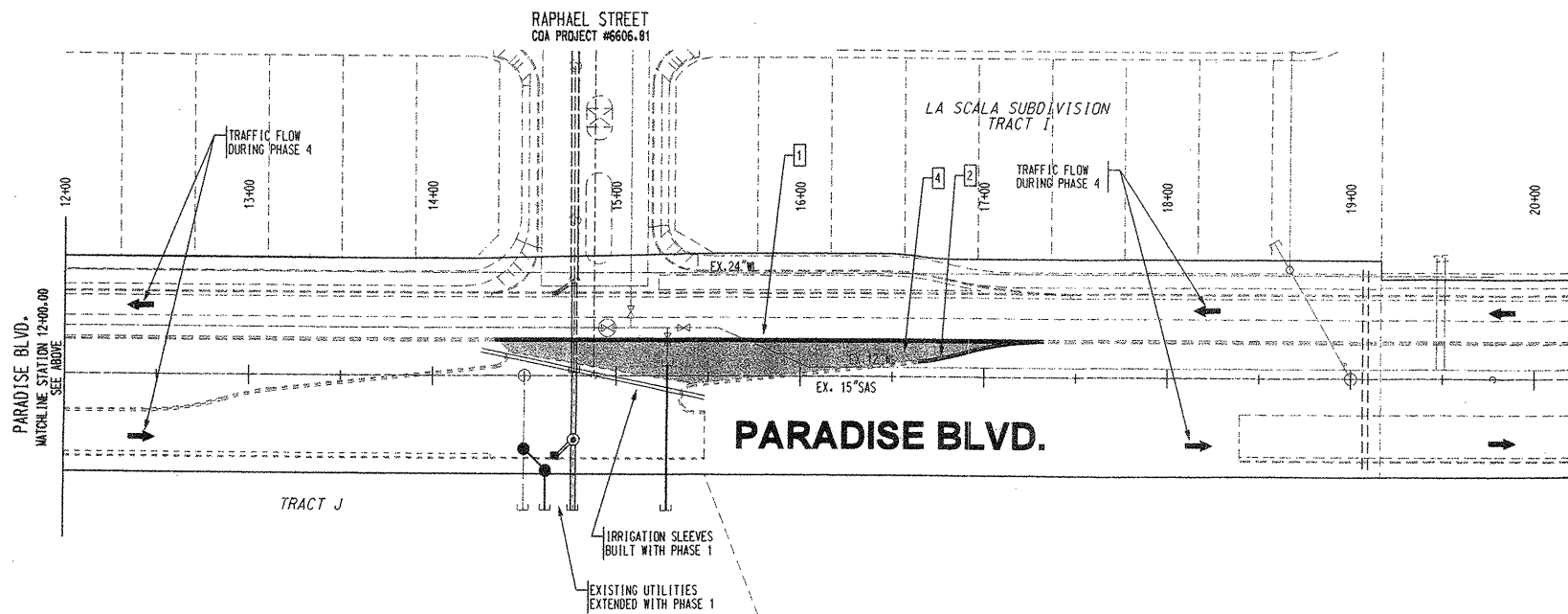
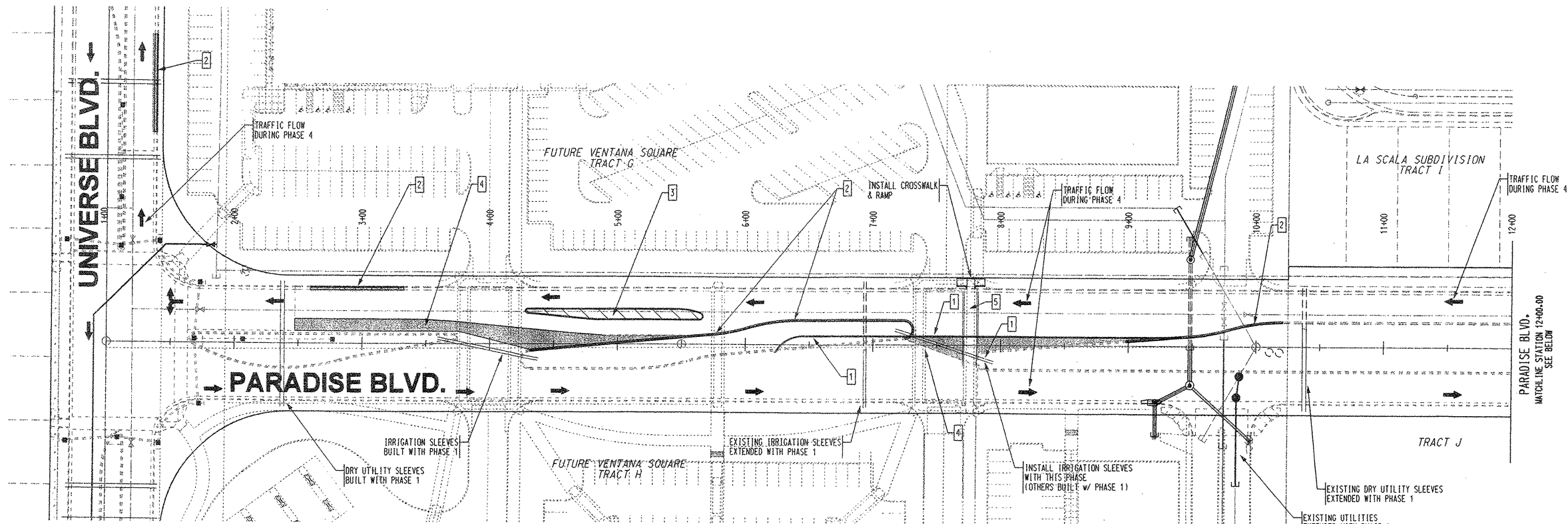
- SPECIAL PROJECT TRAFFIC CONTROL NOTES**
1. A TRAFFIC CONTROL PLAN NEEDS TO BE SUBMITTED BY THE CONTRACTOR WITH PERMIT DOCUMENTS AND MUST BE APPROVED BY THE COA PRIOR TO CONSTRUCTION.
 2. DURING CONSTRUCTION, TWO-WAY TRAFFIC MUST BE MAINTAINED WITH ONE LANE OPEN IN EACH DIRECTION AT ALL TIMES ON PARADISE BLVD. AND UNIVERSE BLVD.
 3. IF ONE DIRECTION OF TRAFFIC MUST BE CLOSED DOWN AT ANY TIME DURING CONSTRUCTION, A BRIEF FLAGGING OPERATION MAY BE USED BETWEEN THE HOURS FROM 9:00 AM TO 3:00 PM, BUT LASTING NO MORE THAN TWO HOURS.

Bohannon & Huston
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ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
VENTANA RANCH TRACT G & TRACT H OFF-SITE IMPROVEMENTS CONSTRUCTION PHASING PLAN - PHASE 3 UNIVERSE BLVD. / PARADISE BLVD.	
DESIGN REVIEW COMMITTEE APPROVED DEC 2 6 2001	CITY ENGINEER APPROVAL APPROVED JAN 2 4 2002
CITY PROJECT NO. 670981	ZONE MAP NO. B-10
SHEET 17 OF 28	

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	NO.	DATE	CONTRACTOR	WORK	CONTRACTOR	WORK
1	BOHANNAN-HUSTON INC 8/95	1	BOHANNAN-HUSTON INC 8/95	ACS BRASS TABLET STAMPED "1-810"	CONTRACTOR	CONTRACTOR	CONTRACTOR
				GEOGRAPHIC POSITION (NAD 1927)	STANDARD BY	STANDARD BY	STANDARD BY
				N.M. STATE PLANE COORD. (CENTRAL ZONE)	ACCEPTANCE BY	ACCEPTANCE BY	ACCEPTANCE BY
				X=357,526.69 Y=1,525,168.35	FIELD GATION BY	FIELD GATION BY	FIELD GATION BY
				GROUND TO GRID FACTOR = 0.999640	DATE	DATE	DATE
				DELTA ALPHA = -000EG 16 MIN 30 SEC	RECORDED BY	RECORDED BY	RECORDED BY
				NGVD 1929 ELEVATION = 5419.522	DATE	DATE	DATE
				APPROX. 425' SOUTH OF THE INTERSECTION	NO.	NO.	NO.
				OF UNIVERSE BLVD. AND PARADISE BLVD.			





FOR STRIPING PLAN, SEE SHEET 20
FOR INTERCONNECT PLAN, SEE SHEET 19

LEGEND - PHASE 4

- 1 REMOVE EXISTING MEDIAN CURB & GUTTER AND INSTALL IRRIGATION SLEEVES
- 2 INSTALL CURB & GUTTER
- 3 REMOVE EXISTING ISLAND CURB & GUTTER
- 4 CONSTRUCT NEW ROADWAY IMPROVEMENTS
- 5 INSTALL CROSSWALK AND RAMP

PHASE 4 PROPOSED CONSTRUCTION

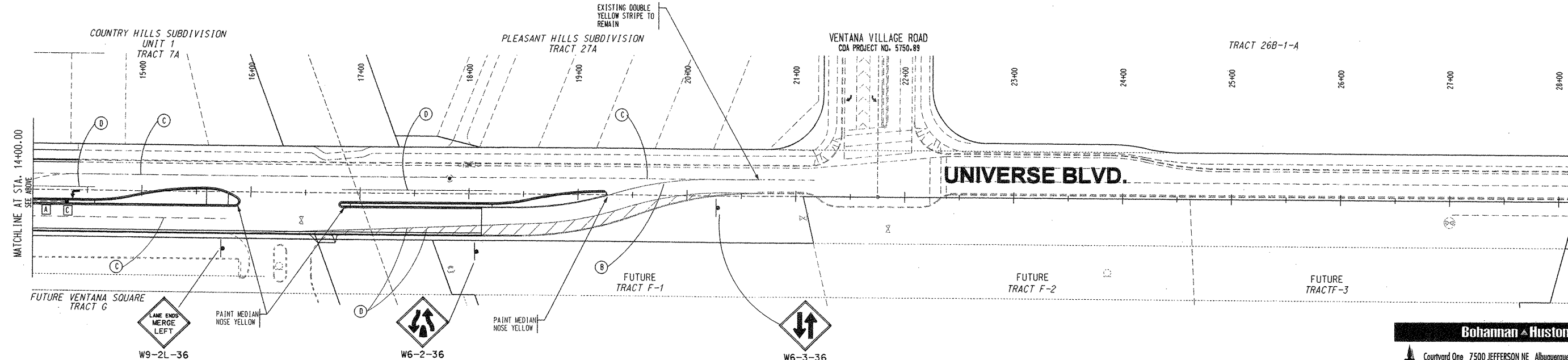
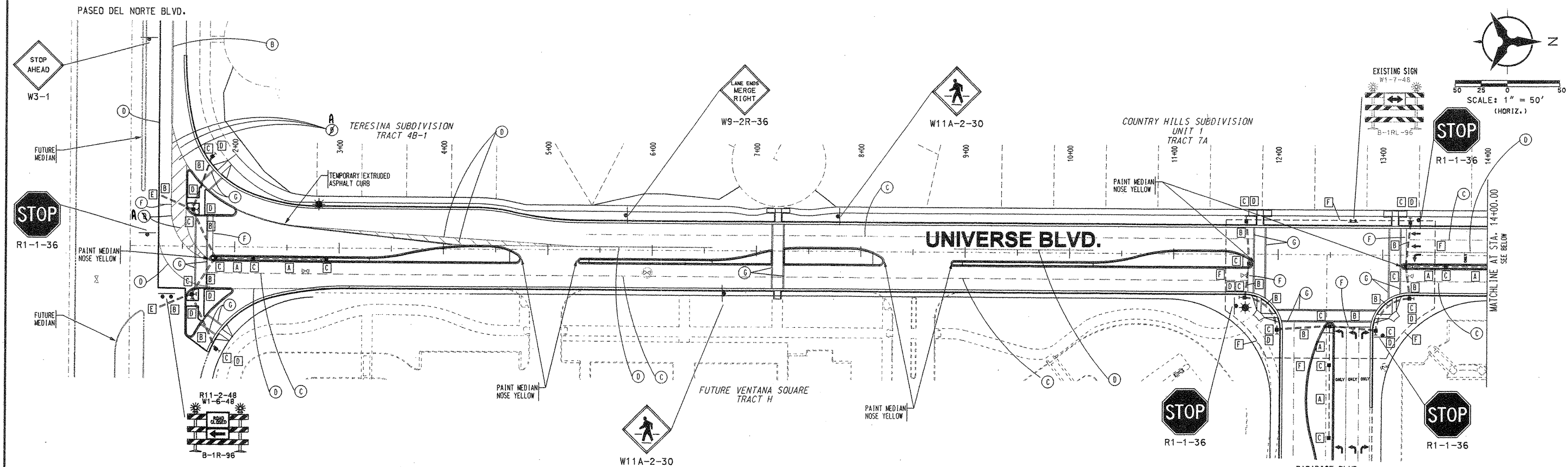
MOVE TRAFFIC ON PARADISE BLVD. ONTO OUTSIDE LANES AND FINISH BUILDING CURB & GUTTER IN MEDIAN. CONVERGE UNIVERSE BLVD. NORTHBOUND LANES AND PARADISE BLVD. WESTBOUND LANES TO SINGLE LANES (INSIDE). BUILD STD. CURB & GUTTER ACROSS THE AREAS WHERE THE TEMPORARY CONNECTION WAS REMOVED. CONSTRUCT NEW ROADWAY IMPROVEMENTS.

SPECIAL PROJECT TRAFFIC CONTROL NOTES

1. A TRAFFIC CONTROL PLAN NEEDS TO BE SUBMITTED BY THE CONTRACTOR WITH PERMIT DOCUMENTS AND MUST BE APPROVED BY THE COA PRIOR TO CONSTRUCTION.
2. DURING CONSTRUCTION, TWO-WAY TRAFFIC MUST BE MAINTAINED WITH ONE LANE OPEN IN EACH DIRECTION AT ALL TIMES ON PARADISE BLVD. AND UNIVERSE BLVD.
3. IF ONE DIRECTION OF TRAFFIC MUST BE CLOSED DOWN AT ANY TIME DURING CONSTRUCTION, A BRIEF FLAGGING OPERATION MAY BE USED BETWEEN THE HOURS FROM 9:00 AM TO 5:00 PM, BUT LASTING NO MORE THAN TWO HOURS.

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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
VENTANA RANCH TRACT G & TRACT H OFF-SITE IMPROVEMENTS CONSTRUCTION PHASING PLAN - PHASE 4 UNIVERSE BLVD. / PARADISE BLVD.	
DESIGN REVIEW COMMITTEE APPROVED DEC 2 6 2001 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVED JAN 2 4 2002 CITY ENGINEER
LAST DESIGN UPDATE	MO./DAY/YR. 8/20/2001
CITY PROJECT NO. 670981	ZONE MAP NO. B-10
SHEET 18	OF 28



STRIPING GENERAL NOTES:

- ALL STRIPES ARE TO BE 4" UNLESS OTHERWISE SPECIFIED.
- ALL MEDIAN NOSES SHALL BE PAINTED REFLECTIVE YELLOW.
- EACH SIGN FACE SHOWN ON THE PLANS SHALL MEET THE SPECIFICATIONS IN THE STANDARD HIGHWAY SIGNS MANUAL (1979 EDITION) FOR PROPER ARRANGEMENT, SPACING OF LETTERS, LETTER HEIGHT, LETTER SERIES, SYMBOLS, AND BORDERS FOR THE SPECIFIED SIZE AND MESSAGE AS SHOWN ON PLANS.
- ALL SIGNS SHALL BE ALUMINUM.
- POST LENGTHS AND SECTIONS ARE BASED ON 7'-0" CLEARANCE HEIGHT FROM THE TOP OF SIDEWALK TO THE BOTTOM OF THE SIGN. FINAL POST LENGTHS AND SECTIONS ARE TO BE DETERMINED IN THE FIELD.
- PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE SUPPLEMENTAL TECHNICAL SPECIFICATION SECTION 440 FOR THE REFLECTORIZED PLASTIC PAVEMENT SYMBOLS, LEGENDS, STRIPES, AND MARKINGS.

GENERAL LEGEND

- REFLECTORIZED LEFT TURN ARROW (PREFORMED PLASTIC)
- REFLECTORIZED RIGHT TURN ARROW (PREFORMED PLASTIC)
- REFLECTORIZED STRAIGHT ARROW (PREFORMED PLASTIC)
- REFLECTORIZED "ONLY"
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING TYPE III BARRICADE
- PROPOSED TYPE III BARRICADE
- PROPOSED STREET LIGHT

LEGEND

- 4" SOLID YELLOW REFLECTIVE STRIPE
- 4" DOUBLE SOLID YELLOW REFLECTIVE STRIPE
- 4" DASHED WHITE REFLECTIVE STRIPE (10' STRIPE, 30' SKIP)
- 4" SOLID WHITE REFLECTIVE STRIPE
- 4" DASHED YELLOW REFLECTIVE STRIPE (10' STRIPE, 30' SKIP)
- 12" SOLID WHITE REFLECTIVE STOP BAR STRIPE
- 12" SOLID WHITE REFLECTIVE CROSSWALK STRIPE

CONDUIT & PULL BOX GENERAL NOTES:
(INSTALL AS PER COA, STD. DWG. 2820 OR 2821)

- ALL SINGLE 3" RIGID ELECTRICAL CONDUIT
- ALL DOUBLE 3" RIGID ELECTRICAL CONDUIT
- ALL ELECTRICAL PULL BOX (LARGE SIZE)
- PROVIDE 3" RIGID CONDUIT STUB-OUT (5') AND CAP FOR FUTURE
- CAP RIGID CONDUIT FOR FUTURE JUST BEYOND NEW PAVEMENT LIMITS
- 2" CONDUIT FOR FUTURE COA LIGHTING

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CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

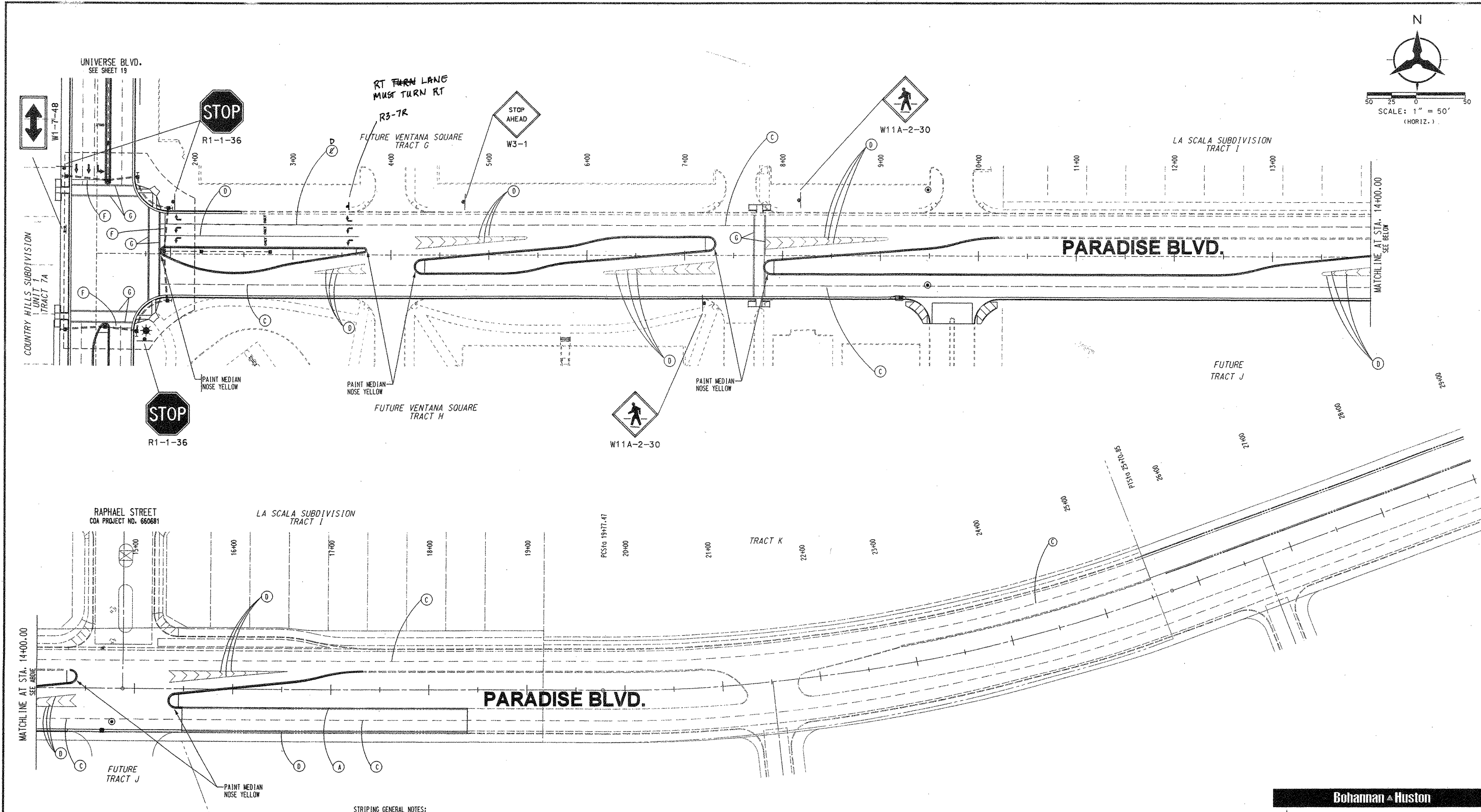
VENTANA RANCH TRACT G & TRACT H OFF-SITE IMPROVEMENTS
 PERMANENT SIGNING, STRIPING & INTERCONNECT PLAN
 UNIVERSE BLVD.

DESIGN REVIEW COMMITTEE CITY-ENGINEER APPROVAL
 DEC 2 0 2001 JAN 2 4 2002
 DESIGN REVIEW COMMITTEE CITY ENGINEER

CITY PROJECT NO. 670981 ZONE MAP NO. B-10 SHEET 19 OF 28

MO./DAY/YR. 8/20/2001
 LAST DESIGN UPDATE
 DESIGNED BY TSG
 DRAWN BY BJB
 CHECKED BY PLT

ENGINEER'S SEAL		SURVEY INFORMATION		FIELD NOTES		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	BY	REMARKS	NO.	DATE	BY	REMARKS	NO.	DATE
1				1	8/95	BOHANNAN-HUSTON INC.		1	
CONTRACTOR		INSPECTOR'S SIGNATURE		DATE		DATE		DATE	
GEOGRAPHIC POSITION (NAD 1927)		N.M. STATE PLANE COORD. (CENTRAL ZONE)		X=357,526.69 Y=1,525,160.35		GROUND TO GRID FACTOR = 0.9996640		DELTA ALPHA = -0000 16 MIN 30 SEC	
NGVD 1929 ELEVATION = 5419.522		APPROX. 425' SOUTH OF THE INTERSECTION OF UNIVERSE BLVD. AND PARADISE BLVD.		NO.		NO.		NO.	



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 - EXISTING SIGN
 - PROPOSED SIGN
 - EXISTING TYPE III BARRICADE
 - PROPOSED TYPE III BARRICADE
 - PROPOSED STREET LIGHT

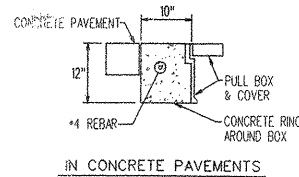
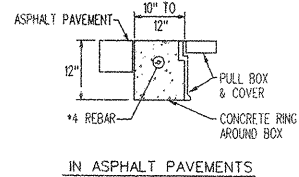
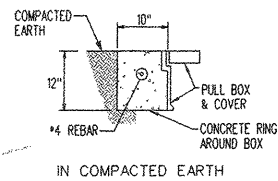
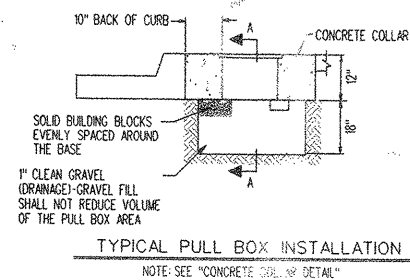
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**FOR INTERCONNECT PLAN,
SEE SHEET 19**

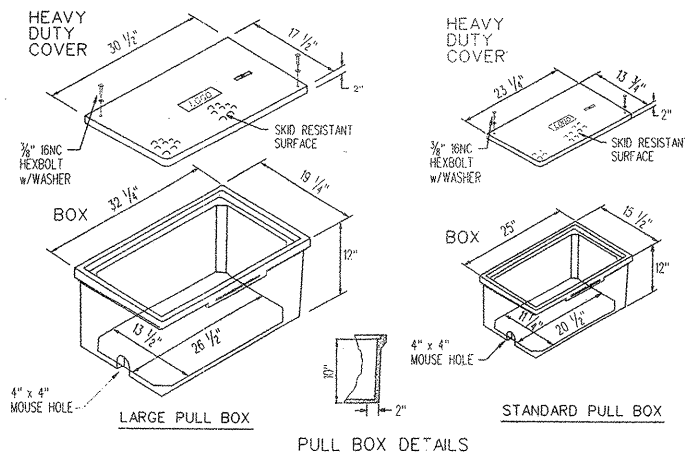
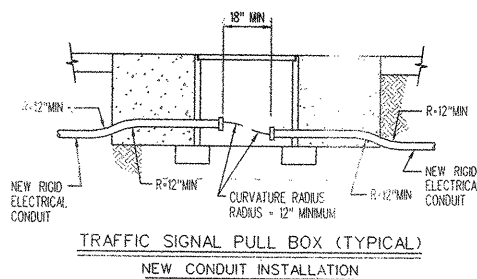
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ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.
DEC 20 2001		JAN 24 2002		8/20/2001	
DESIGN REVIEW COMMITTEE		CITY ENGINEER			
LAST DESIGN UPDATE					
CITY PROJECT NO.		ZONE MAP NO.		SHEET OF	
670981		B-10		20 OF 28	

ENGINEER'S SEAL		SURVEY INFORMATION		FIELD NOTES		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
1	8/95	BOHANNAN-HUSTON INC.	8/95	1	8/95	1	8/95	1	8/95
REMARKS		REVISIONS		DESIGN		DESIGNED BY		DRAWN BY	
						TSG		BJG	
						DATE 05/2001		DATE 05/2001	
						PLT		DATE 05/2001	
						CHECKED BY		NO.	

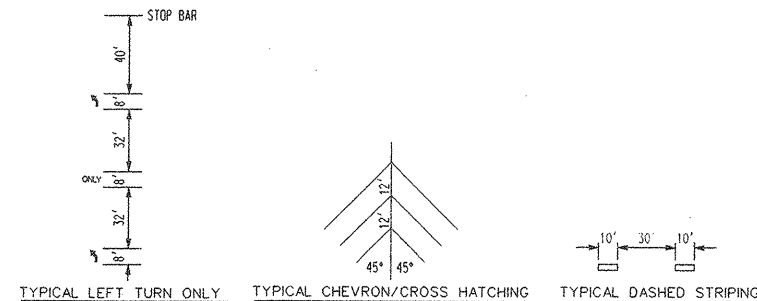
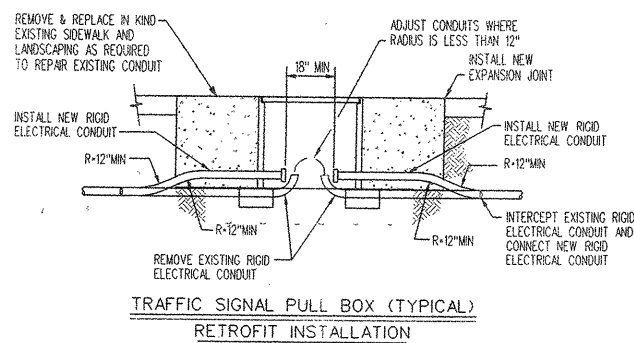


CONCRETE COLLAR DETAILS
NOTE: THE CONCRETE COLLAR FOR THE PULL BOXES WILL BE
CONSIDERED INCIDENTAL TO THE PULL BOX BID ITEMS



NOTES FOR HEAVY DUTY REINFORCED POLYMER MORTAR PULL BOX AND COVERS

1. MATERIAL TO BE AN AGGREGATE CONSISTING OF SAND AND GRAVEL BOUND TOGETHER WITH A POLYMER AND REINFORCED WITH CONTINUOUS WOVEN GLASS STRANDS. THE MATERIAL MUST HAVE THE FOLLOWING MECHANICAL PROPERTIES:
COMPRESSIVE STRENGTH - 11,000 PSI, TENSILE STRENGTH - 1,700 PSI, FLEXURAL STRENGTH - 7,500 PSI
2. ALL PULL BOX COVERS SHALL BE HEAVY DUTY REINFORCED POLYMER MORTAR, HAVING A SERVICE LOAD OF 22,568 LBS. OVER 10" SQUARE (225 PSI).
3. PULL BOX TYPE AND LOGO SHALL BE APPROVED BY THE PROJECT MANAGER.
4. THE DIMENSIONS OF THE PULL BOXES SHOWN ARE NOMINAL DIMENSIONS AND MAY VARY AS TO THE MANUFACTURER'S RECOMMENDATIONS. ALL DIMENSIONS SHALL BE VERIFIED BY THE PROJECT MANAGER.
5. ELECTRICAL PULL BOX (STANDARD) SHALL BE A HEAVY DUTY REINFORCED POLYMER MORTAR PULL BOX AND COVER MEASURING 13 3/4" x 23 3/4" x 2".



GENERAL NOTES:

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CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

- CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION EXCAVATION BARRICADING PERMIT BEFORE ANY CONSTRUCTION, MAINTENANCE OR REPAIR WORK IN ANY CITY OF ALBUQUERQUE'S RIGHTS-OF-WAY. EMERGENCY WORK IS EXCLUDED. A PERMIT SHALL BE OBTAINED WITHIN 48 HOURS.
- CONTRACTOR SHALL AT THE TIME OF APPROVAL SUBMIT CONSTRUCTION COORDINATION DETAILING EXISTING TOPOGRAPHY, DRIVEWAYS, AND BUSINESS/RESIDENTIAL ACCESSES. THE CONSTRUCTION TRAFFIC CONTROL PLAN SHALL INCLUDE ALL PHASES OF WORK AND SHALL BE GIVEN AN INDIVIDUAL PERMIT. PERMITS WILL NOT BE ISSUED.
- THESE TYPICAL TRAFFIC CONTROL PLANS DO NOT REFLECT THE EXISTING TOPOGRAPHY, SUCH AS DRIVEWAYS, LANE AND BUSINESS/RESIDENTIAL ACCESSES. EVERY LOCATION THAT REQUIRES TRAFFIC CONTROL SHALL HAVE A DETAILED TRAFFIC CONTROL PLAN SHOWING ALL EXISTING TOPOGRAPHY.
- CONSTRUCTION SHALL NOT BEGIN UNTIL THE TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY CONSTRUCTION COORDINATION.
- CONSTRUCTION COORDINATION SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY TRAFFIC CONTROL CHANGES NEEDED. PREVIOUSLY APPROVED CHANGES SHALL BE REQUESTED IN WRITING ACCOMPANIED WITH REFLECTIVE SIGN CHANGES.
- ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL NOT BE REMOVED OR ALTERED IN ANY CONSTRUCTION COORDINATION, PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.
- THE CONSTRUCTION TRAFFIC CONTROL INSTRUCTIONS SHALL BE BY AN AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA) CERTIFIED WORKSITE TRAFFIC SUPERVISOR. THE MAINTENANCE SUPERVISOR SHALL ALSO BE DONE BY AN ATSSA CERTIFIED WORKSITE TRAFFIC SUPERVISOR OR EQUIVALENT.
- CONTRACTOR IS RESPONSIBLE TO MAINTAIN 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.
- ALL ADVANCE WARNING SIGNS SHALL BE DISPLAYED WHENEVER THERE ARE MULTI-LANE TRAFFIC IN ANY ONE GIVEN DIRECTION AND THERE IS SUFFICIENT MEDIAN SPACE.
- ALL BARRICADES IN ALL TAPERS AND TANGENTS SHALL BE PLACED APART, A DISTANCE MEASURED IN FEET, EQUAL TO THE POSTED SPEED LIMIT. NO EXCEPTIONS UNLESS APPROVED BY CONSTRUCTION COORDINATION PER MUTCD SECTION 6A-4.
- ALL WORK IN ARTERIAL ROADWAYS SHALL BE CONTINUOUS 24 HOUR PER DAY BASIS UNTIL COMPLETED.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE CONSTRUCTION COORDINATION, A WEEKLY LOG OF DAILY INSPECTIONS, BARRICADE AND MAINTENANCE SCHEDULES ON PROJECTS THAT ARE ONE WEEK DURATION.
- 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.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND THE CONSTRUCTION AREA.
- CONTRACTOR IS RESPONSIBLE FOR OBLITERATION STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FACILITIES AND/OR RESIDENTS AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE ACCESS SIGNS FOR BUSINESSES LOCATED WITHIN THE CONSTRUCTION AREA UNDER THE SUPERVISOR'S COORDINATION. EACH ACCESS SIGN SHALL HAVE 5 INCH OPAQUE LETTERING ON BLUE REFLECTORIZED BACKGROUND. ACCESS SIGNS SHALL BE CONSIDERED INCIDENTAL TO THE BID AND NOT PART OF THE CONTRACT. NO MORE THAN 3 BUSINESSES SHALL BE LISTED AS ACCESS SIGNS.
- 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.
- 48 HOURS PRIOR TO OCCUPYING OR CLOSING OF A ONE-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITALS, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.
- ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY CONSTRUCTION COORDINATION.

EXCAVATIONS SHALL BE PLATED, TEMPORARILY PATCHED OR RESURFACED OR 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.

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.

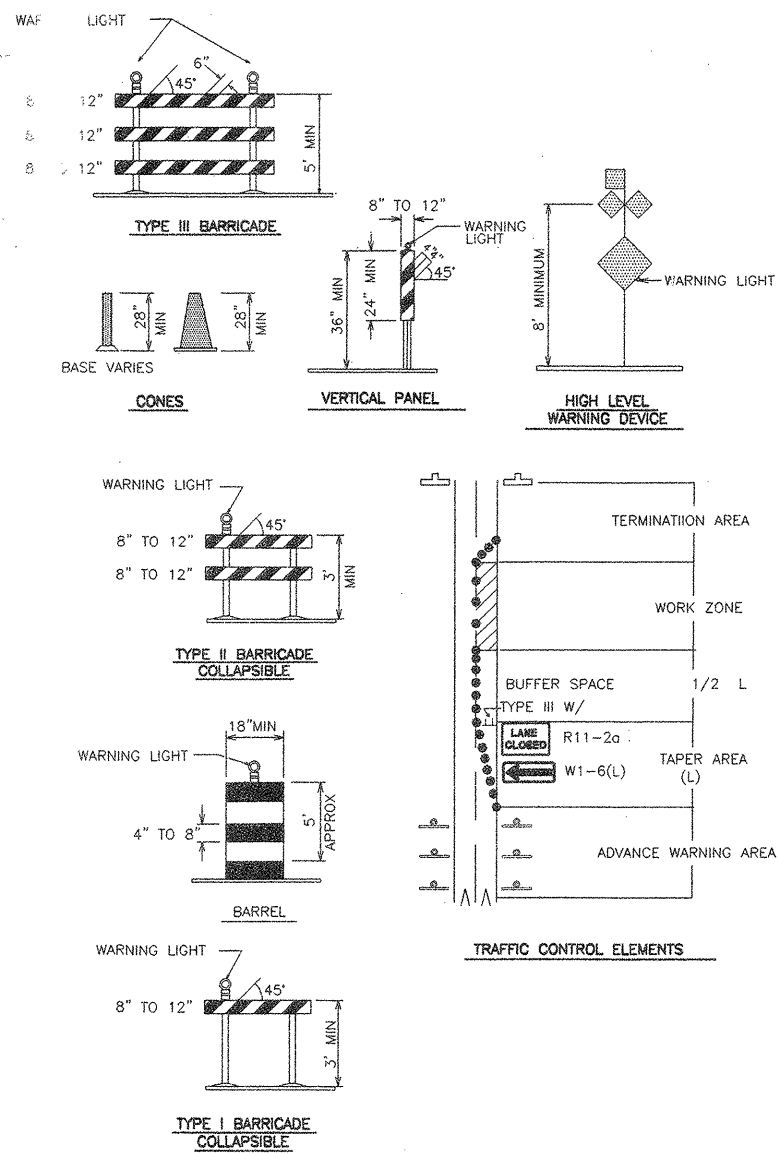
FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK SHALL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

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

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.



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

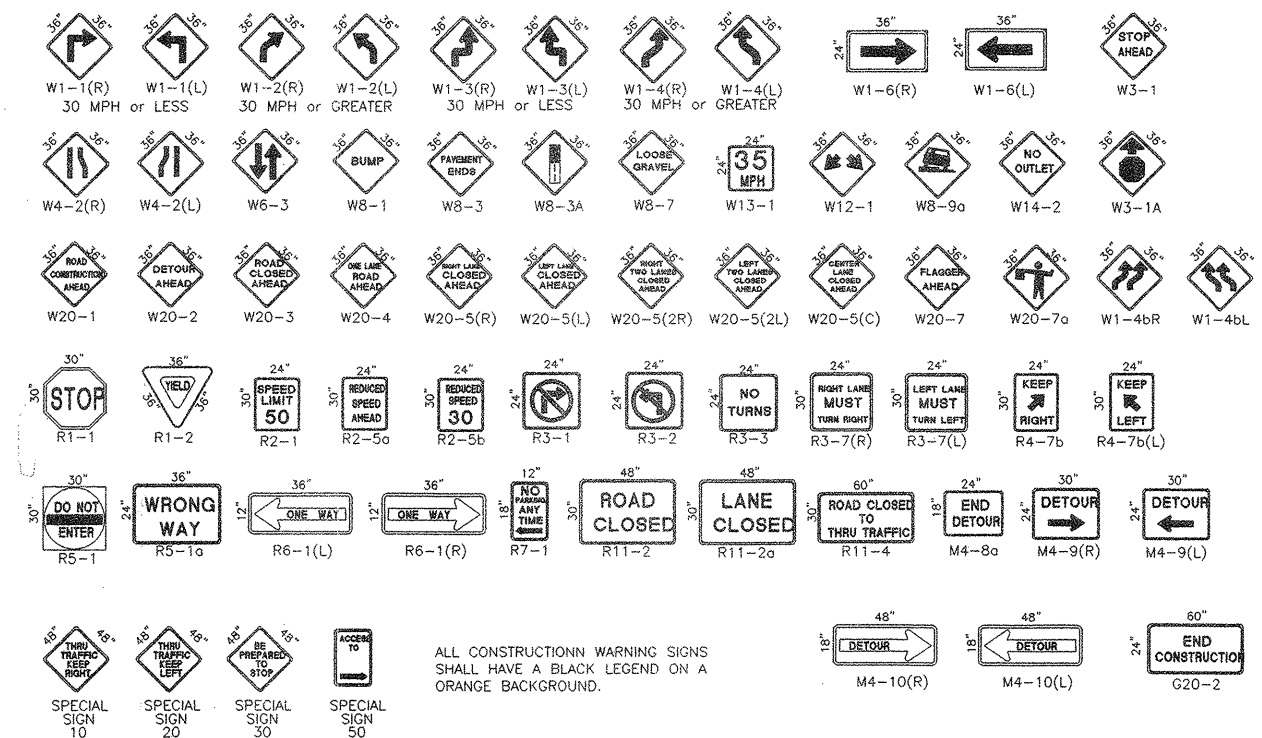
SPEED LIMIT

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

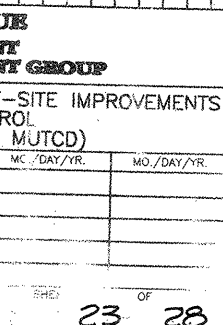
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

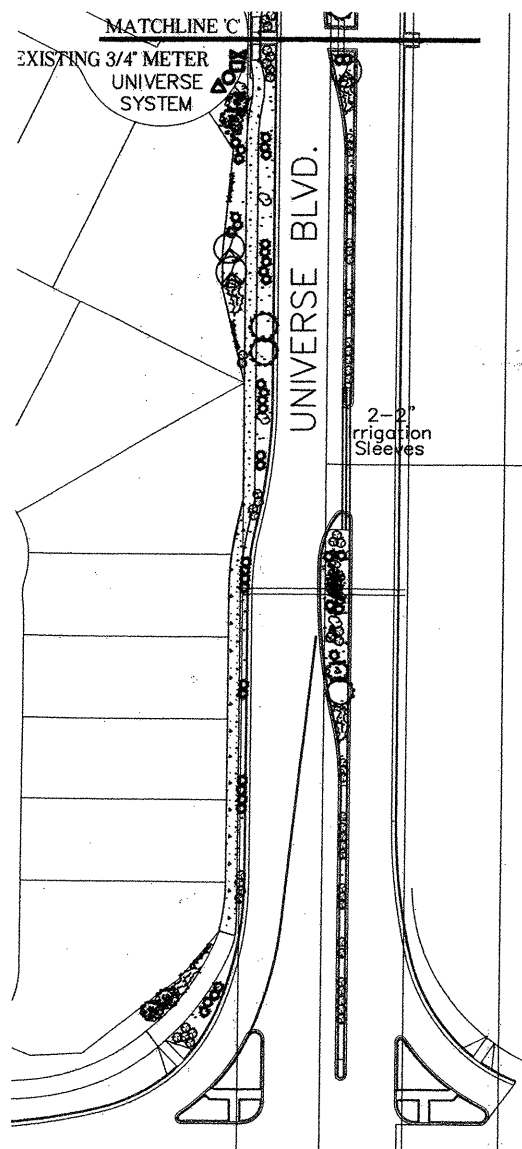
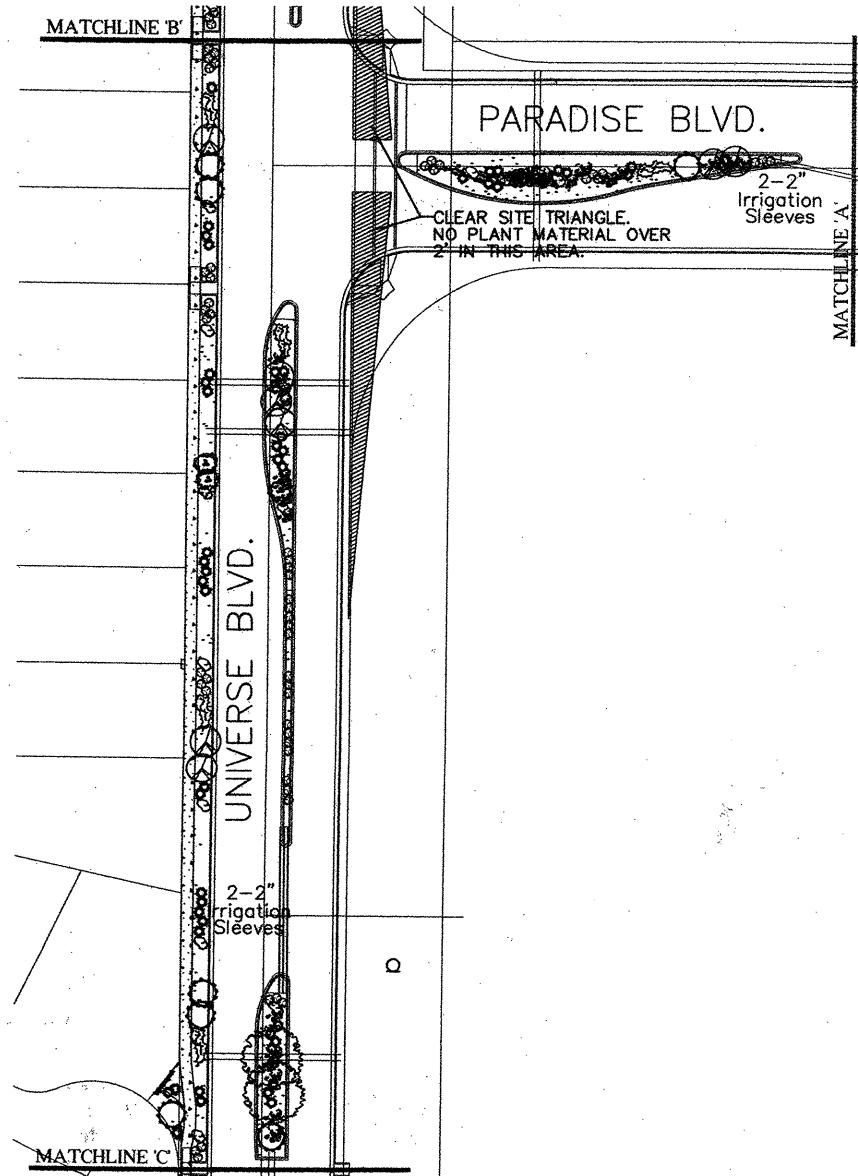
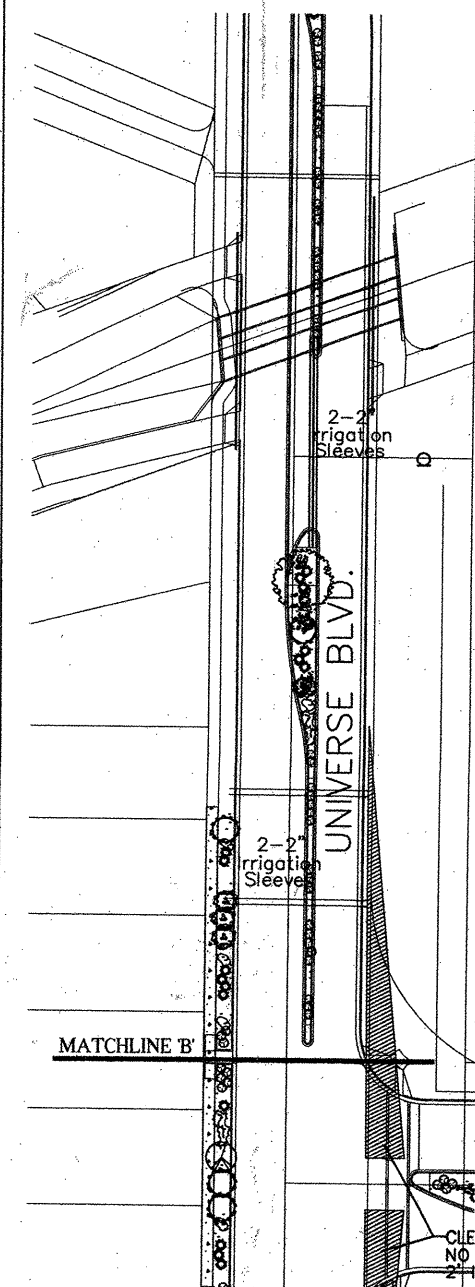
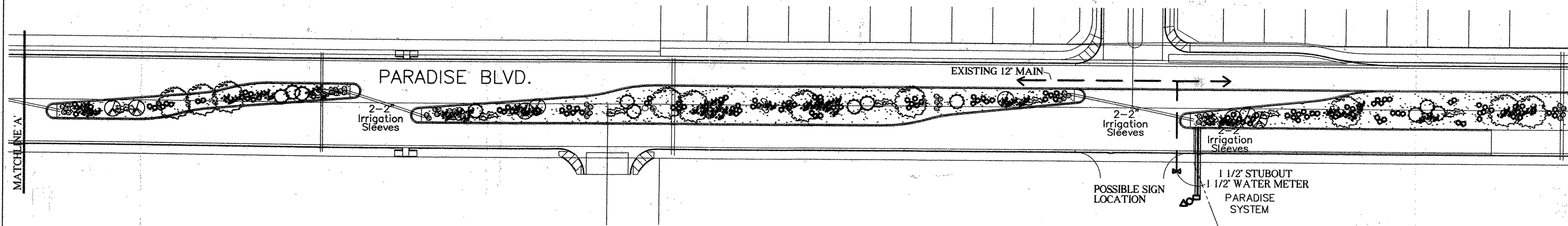
VENTANA RANCH TRACT G & TRACT H OFF-SITE IMPROVEMENTS
TRAFFIC CONTROL
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

DESIGN REVIEW COMMITTEE: COA
CITY ENGINEER APPROVAL: STD

DESIGNED BY: BOHANNAN HUSTON
DRAWN BY: BOHANNAN HUSTON
CHECKED BY: BOHANNAN HUSTON

CITY PROJECT NO. 670981
ZONE MAP NO. B-10
SHEET 22 OF 28





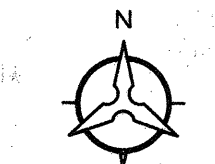
PLANTING LEGEND

SYMBOL	SIZE	NAME	HEIGHT
	2' Cal.	SHADE TREE	TO 35'
	2' Cal.	ORNAMENTAL TREE	TO 35'
	15 Gal.	WASHINGTON HAWTHORN	16' TO 18'
	15 Gal.	DESERT WILLOW	16' TO 18'
		PALM YUCCA	TO 13'
	5 Gal.	SHRUB/MAIDENGRASS	TO 2'
	5 Gal.	VINE	TO 1'
	5 Gal.	GROUNDCOVER	TO 24"
	1 Gal.	WILDFLOWERS	12 TO 18"
		OVERSIZED GRAVEL AND BASALT BOULDERS	
		SANTA ANA TAN GRAVEL WITH FF, SIDEWALK TO PROPERTY LINE	
		BROWN GRAVEL WITH FF, SIDEWALK TO CURB AND MEDIANS	
		COMMERCIAL GRADE STEEL EDGE	
		WATER METER (SIZED AS NOTED) (TO BE PURCHASED FROM NMUI)	
		CONTROLLER/ TIMER (RAINBIRD ESP-LX PLUS SERIES)	
		BACKFLOW PREVENTOR (MODEL 765 PVB 1/2"-2")	
		VALVE LOCATION (RAINBIRD PGA SERIES)	

ALL LANDSCAPE TO BE MAINTAINED
BY THE VENTANA RANCH COMMUNITY ASSOCIATION.

The Hilltop

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



SCALE: 1" = 50'
(HORIZ.)

Bohannon & Huston
Courtney One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
DESIGNERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

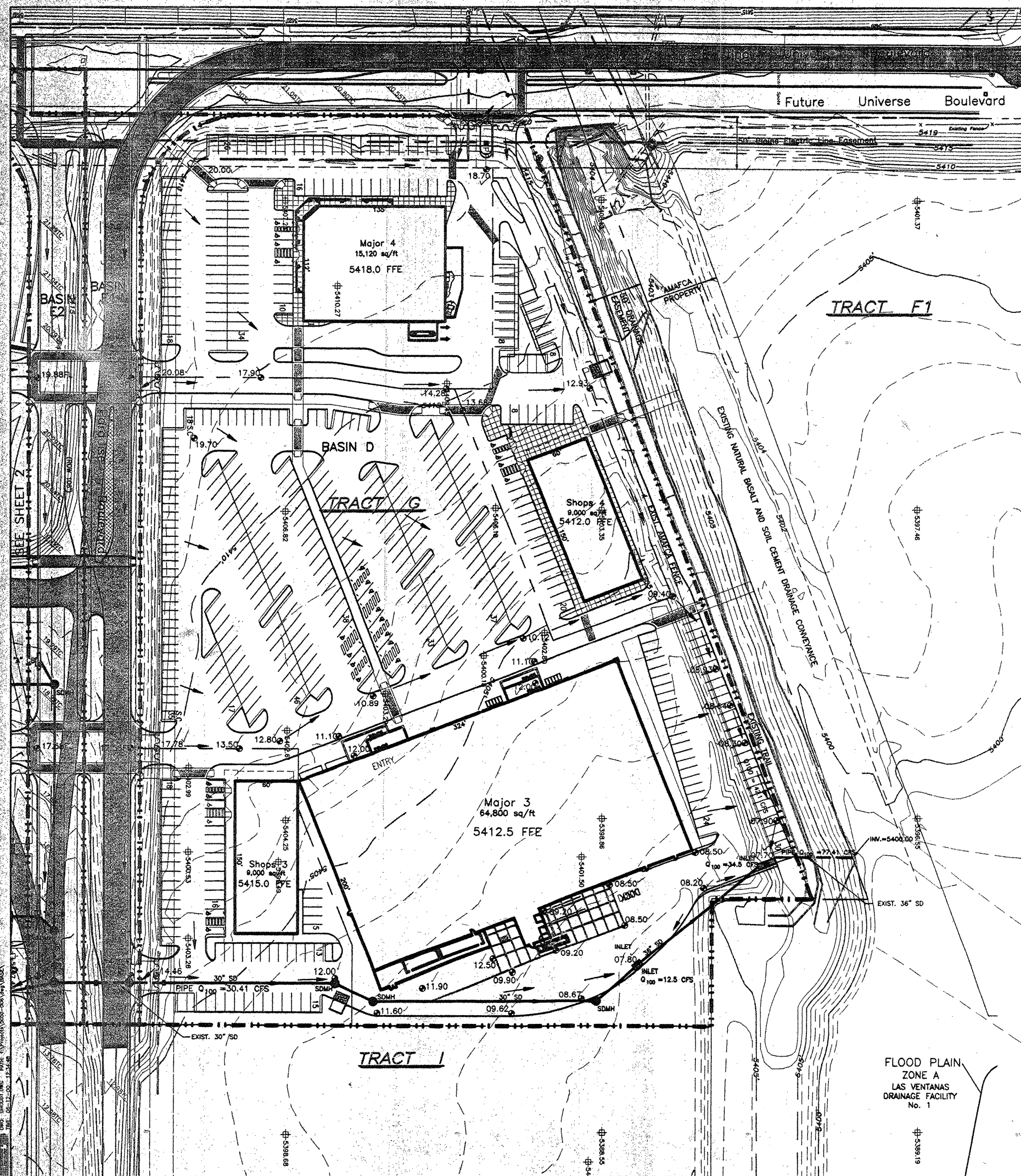
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
PARADISE AND UNIVERSE BLVD. STREETSCAPES

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED DEC 2 0 2001	APPROVED JAN 24 2002		
DESIGN REVIEW COMMITTEE	CITY ENGINEER	LAST DESIGN UPDATE	
CITY PROJECT NO. 670981 XXXXXX	ZONE MAP NO. B-9	SHEET 24	OF 28

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	STARTED BY	NO.	DATE	NO.	DATE	NO.	DATE
INSPECTED BY	FIELD BY						
DATE	DATE						
VERIFIED BY	CORRECTED BY						
DATE	DATE						
MICRO-FILM INFORMATION							
RECORDED BY	NO.						



REMARKS	BY	DATE
DESIGN		
DESIGNED BY	DATE	11/01
DRAWN BY	DATE	11/01
CHECKED BY	DATE	11/01



HYDROLOGY SUMMARY

PROJECT NAME: VENTANA RANCH TRACTS G & H		JOB NUMBER: 5050.006		AREA		LAND TREATMENTS		2 YEAR		10 YEAR		100 YEAR	
STATION	CONDITIONS	DESCRIPTION	AREA (acres)	A	B	C	D	Q	VOLUME (cu.ft.)	Q	VOLUME (cu.ft.)	Q	VOLUME (cu.ft.)
A	UNDEVELOPED	TRACT H	14.8350	97.0%	0.0%	0.0%	3.0%	0.75	0.0267	0.0341	4.74	0.1533	20.51
B	UNDEVELOPED	TRACT H	4.2380	93.0%	0.0%	0.0%	7.0%	0.50	0.0178	0.0227	1.80	0.0569	0.0645
C	UNDEVELOPED	TRACT H	1.5880	100.0%	0.0%	0.0%	0.0%	0.00	0.0000	0.0000	0.38	0.0108	0.0108
D	UNDEVELOPED	TRACT G	10.1800	100.0%	0.0%	0.0%	0.0%	0.00	0.0000	0.0000	2.44	0.0679	0.0679
E	UNDEVELOPED	PARADISE BLVD.	2.2440	97.0%	0.0%	0.0%	3.0%	0.11	0.0040	0.0052	0.72	0.0215	0.0232
F	DEVELOPED	TRACT H	14.8350	0.0%	12.0%	0.0%	88.0%	22.30	0.7912	1.0101	38.40	1.3229	17.944
G	DEVELOPED	TRACT H	3.9440	0.0%	20.0%	0.0%	80.0%	5.38	0.1929	0.2437	7.77	0.2433	15.47
H	DEVELOPED	TRACT H	1.7420	0.0%	36.0%	0.0%	64.0%	1.90	0.0674	0.0880	3.70	0.1287	0.1582
I	DEVELOPED	TRACT G	10.1800	0.0%	10.0%	0.0%	90.0%	15.31	0.5506	0.7030	27.25	0.9854	1.1997
J	DEVELOPED	PARADISE BLVD.	1.1220	0.0%	0.0%	0.0%	100.0%	1.90	0.0675	0.0880	3.24	0.1159	0.1446
K	DEVELOPED	PARADISE BLVD.	1.1220	0.0%	0.0%	0.0%	100.0%	1.90	0.0675	0.0880	3.24	0.1159	0.1446
L	DEVELOPED	UNIVERSE BLVD.	1.048	0.0%	0.0%	0.0%	100.0%	1.77	0.0629	0.0805	3.02	0.1086	0.1353

INPUT DATA:

PRECIP.	1 HOUR	6 HOUR	24 HOUR	4 DAY	10 DAY
ZONE	1.87	2.20	2.66	3.12	3.67

TEXT

EXISTING CONDITIONS

Tract G consists of approximately 10.18 acres. The site is mostly undeveloped and generally drains from southwest to the northeast. The site is bounded by Universe Blvd. to the west, Ventana Detention Facility to the north, undeveloped Tract I to the east, and Paradise Blvd. to the south. Existing condition runoff will pond at the northeast corner of the site. No significant offsite flow impacts the site.

Tract H

Tract H consists of approximately 20.66 acres. The site is mostly undeveloped, with the exception of interim Paradise Blvd., which bisects the site. The site has a high point, which runs east-west and is located approximately 200 feet south of Paradise Blvd. All area north of the high point drains to the north. Approximately 1/3 of that runoff will pond in the northwest corner. The remainder will pond in an existing depression at the northeast corner of the site. All area south of the high point generally drains to the southeast corner of the site. From here, the runoff will migrate onto Tract J, where it will pond in an existing depression located along the southern edge of Tract J. The site is bounded by future Universe Blvd. to the west, future Paseo del Norte Blvd. to the south, Paradise Blvd. to the north and undeveloped Tract J to the east. No significant offsite flow impacts the site.

DEVELOPED CONDITIONS

General

The grading and drainage plans submitted are for conceptual approval. Each phase/tract will be required to submit an individual grading and drainage plan prior to issuance of a building permit.

Tract G

It is proposed to develop Tract G for commercial use, in accordance with the Las Ventanas Subdivision Drainage Master Plan and the Final Design Analysis Report for Las Ventanas Detention Dam and Outfall Pipe. Runoff from Tract G will be collected in the northeast corner of the site and discharged into the Las Ventanas Drainage Facility No. 1, via an existing reinforced concrete pipe storm drain.

Tract H

It is proposed to develop Tract H for commercial use, in accordance with the Las Ventanas Subdivision Drainage Master Plan and the Final Design Analysis Report for Las Ventanas Detention Dam. Runoff from the northern portion of the site, including the south half of future Paradise Blvd., will be collected in a storm drain at the northeast corner of the site, and routed north through the Tract G storm drain to the Las Ventanas Drainage Facility No. 1. The runoff from the southern portion of Tract H will collect at the southeast corner of the site and convey to a temporary detention facility on Tract J. This facility will remain until the future Paseo del Norte system is constructed.

EROSION CONTROL

All disturbed areas shall be surfaced, landscaped or revegetated upon the completion of each phase of site development. Temporary swales, ponds, earth berms, straw bales and silt fencing shall be implemented as necessary during construction to prevent sediment erosion from site.

LEGEND

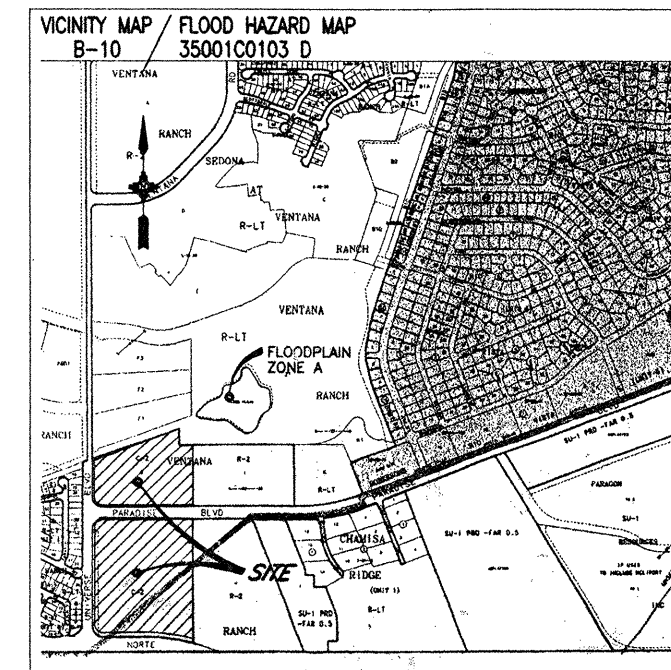
+ 5398.30'	ROCK ELEVATION
~~~~~	WATER BLOCK
→	NEW SURFACE FLOW
● 16.20	NEW SPOT ELEVATION
—●—	NEW STORM DRAIN
—●—	NEW CATCH BASIN
---	DRAINAGE BOUNDARY
~~~~~	EXISTING CONTOUR
▨	EXISTING PAVEMENT
▨	EXISTING MEDIAN
X 18.92TC	DESIGN ROAD GRADE

BENCHMARK

1-B10
N 1,525,682.2074
E 357,647.1265
ELEV. 5419.52
BRASS TABLET LOCATED 67.7' EAST OF UNIVERSE BLVD. CENTERLINE AND 329.4' SOUTH OF THE PARADISE BLVD. CENTERLINE.

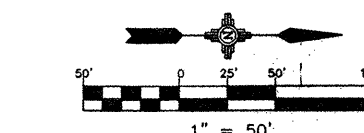
LEGAL DESCRIPTION

VENTANA RANCH
TRACTS G & H
ALBUQUERQUE
BERNALILLO COUNTY
NEW MEXICO



ALTERNATE USE

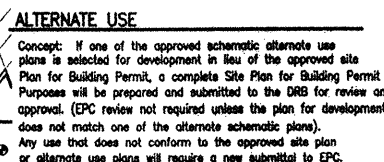
Concept: If one of the approved schematic alternate use plans is selected for development in lieu of the approved site plan for Building Permit, a complete Site Plan for Building Permit Purpose will be prepared and submitted to the DRB for review and approval. (EPC review not required unless the plan for development does not match one of the alternate schematic plans). Any use that does not conform to the approved site plan or alternate use plans will require a new submittal to EPC.



Easterling & Associates, Inc.
CONSULTING ENGINEERS
2600 The American Rd., SE, Suite 100
Rio Rancho, New Mexico 87124
(505) 898-8021 FAX (505) 898-8501
E-Mail: ead_engr@comp.com

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
VENTANA SQUARE AT VENTANA RANCH, TRACTS G & H CONCEPTUAL GRADING & DRAINAGE PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
LAST DESIGN UPDATE	NO. DATE
CITY PROJECT NO.	ZONE MAP NO.
SHEET	C1

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CONSULTING ENGINEERS
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Rio Rancho, New Mexico 87124
(505) 898-8021 FAX (505) 898-8501
Easterling and Associates, Inc.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

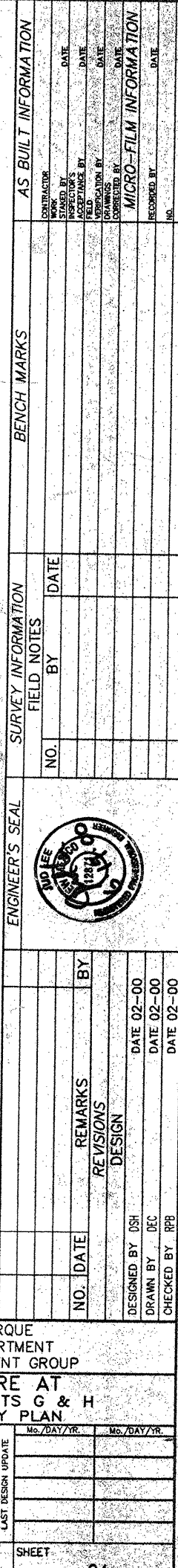
VENTANA SQUARE AT
VENTANA RANCH, TRACTS G & H
CONCEPTUAL GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST DESIGN UPDATE	Mo. /DAY/ YR.	Mo. /DAY/ YR.
						
CITY PROJECT No.		ZONE MAP NO. B-10		SHEET C2		

670981 sheet 26 of 28
FOR INFORMATION ONLY

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TIME: 07-17-02 14:23:25



FOR INFORMATION ONLY