

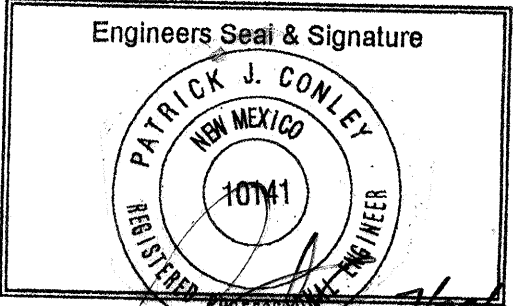
CONSTRUCTION PLANS
FOR
COUNTRY MEADOWS UNIT IV
AT VENTANA RANCH
ALBUQUERQUE, NEW MEXICO

INDEX

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RECORD DRAWINGS

I, Patrick J. Conley of the firm of Smith Engineering Co.
A Registered Professional Engineer in the State of New Mexico, do hereby certify, to
the best of my knowledge and belief, that the infrastructure installed as part of this
project has been inspected by me or by a qualified person under my direct supervision
and has been constructed in accordance with the plans and specifications, while
someone from Smith Engineering Company was onsite, approved by the City Engineer
and that the original design intent of the approved plans has been met, except as noted
by me on the as-built construction drawings. This Certification is based on site
inspections by me or personnel under my direction and survey information provided by
Tim Aldrich (Surveyor Name) NMPS number 7719 (PS #).
Aldrich Land
Surveying



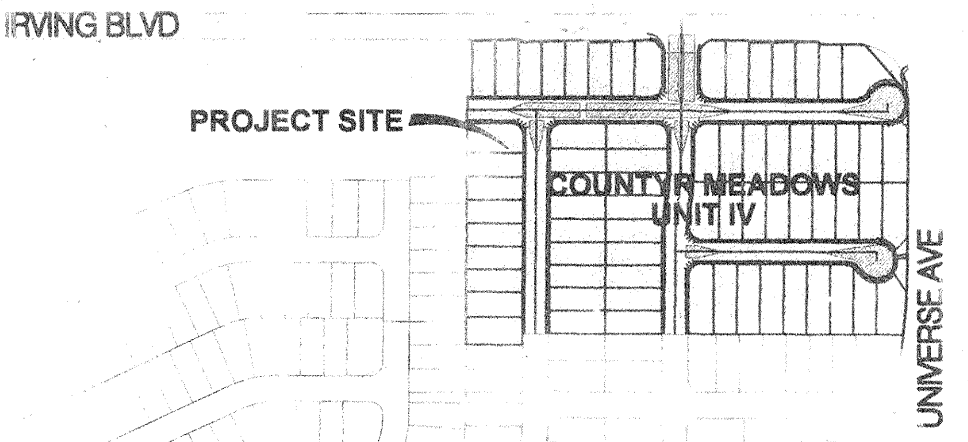
SURVEYOR'S CERTIFICATION
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under
the laws of the State of New Mexico, do hereby certify that the 'as-built'
information shown on these drawings was obtained from field construction and 'as-
built' surveys performed by me or under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

Timothy Aldrich, S. No. 7719 Date 07-29-04

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY ENGINEER
DATE: 11/11/04

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6888 82 01/04

Bohannon & Huston
Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



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, 2003 EDITION AND SHALL INCLUDE UPDATE No. 7.
- 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 THE CONSTRUCTION COORDINATION DIVISION, A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) 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 (3) 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 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	<u>Y. S. Padilla</u>	<u>3-30-04</u>	APPROVED FOR CONSTRUCTION <u>Richard D. Dente</u> 4-09-04 City Engineer Date		
		Transportation	<u>Y. S. Padilla</u>	<u>3/19/04</u>			
		Water/Wastewater	<u>Y. S. Padilla</u>	<u>3/12/04</u>			
		Hydrology	<u>Brady J. Byrnes</u>	<u>3/29/04</u>			
		CIP					
		Const. Mngmt.	<u>Y. S. Padilla</u>	<u>3-30-04</u>			
		Const. Coord.					
DRB CASE NUMBER 1003217		CITY PROJECT NO. 688882		SHEET 1		OF 17	

1. EXISTING ZONING: RLT
PROPOSED ZONING: RLT
PROPOSED DEVELOPMENT:
SINGLE FAMILY DETACHED RESIDENTIAL

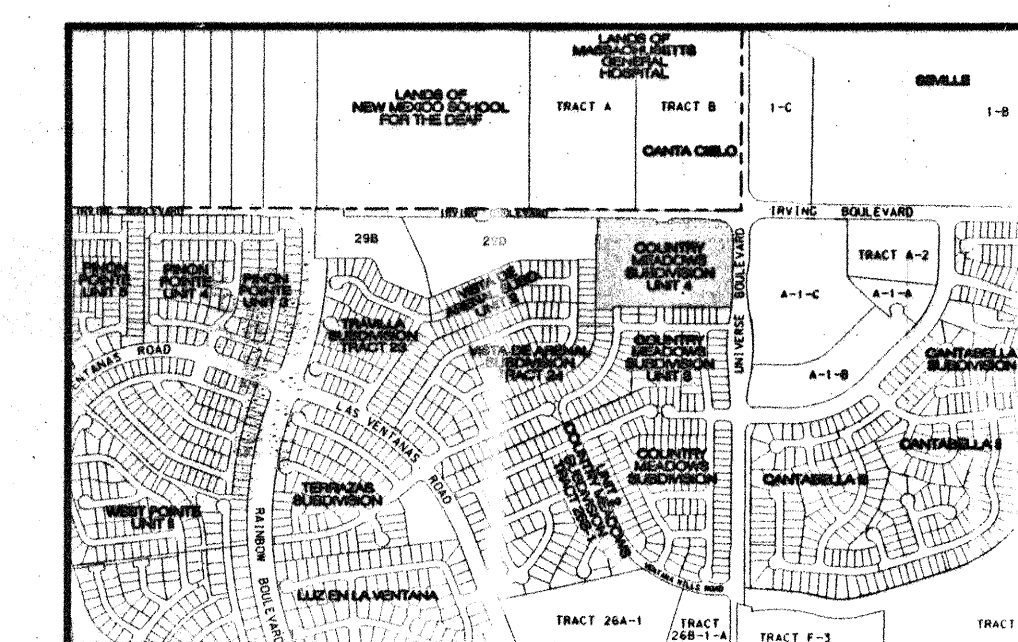
2. TOTAL ACREAGE: 11,104.4 ACRES
TOTAL NUMBER OF LOTS: 69 LOTS
PROPOSED DENSITY: 6.21 D.U. PER ACRE
3. MINIMUM LOT DIMENSIONS 45' x 102'
4. ALL STREETS AND DRAINAGE IMPROVEMENTS TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
5. THIS SUBDIVISION LIES WITHIN THE NEW MEXICO UTILITIES, INC. (NMUI) FRANCHISE AREA. WATER AND SANITARY SEWER CAPABILITIES AREA BASED ON NMUI'S FACILITIES, AND NOT ON THE CITY OF ALBUQUERQUE'S.
6. ALL SANITARY AND WATER UTILITIES ARE TO BE DEDICATED FOR MAINTENANCE TO NMUI.
7. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO IRVING BOULEVARD OR UNIVERSE BOULEVARD.
8. LOT SETBACKS SHALL CONFORM TO RLZ ZONE REGULATIONS. REQUIRED SETBACKS SHALL INCLUDE:
FRONT YARD: 20'(TYP.)
(15' W/20' TO GARAGE MIN.)
SIDE YARD: 5' (MIN.)
BACK YARD: 15' (MIN.)
CORNER SIDEYARD: 10' TO R/W
9. PARK DEDICATION REQUIREMENTS SHALL BE MET WITH THE PARK SITE WITHIN TRACT 26-B-1 (COUNTRY MEADOWS PARK COMPLETED IN ACCORDANCE WITH THE PARK DEDICATION CREDIT AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND LAS VENTANAS LIMITED PARTNERSHIP DATED: OCTOBER 23, 1995. DOCUMENT NO. 95114157, OR AS OTHERWISE AGREED TO.
10. THAT PORTION OF THE EXISTING TOWNSHIP BLANQUET DRAINAGE EASEMENT OVER LOTS 1-65 TO BE VACATED BY VACATION ACTION.

LAS VENTANAS LIMITED PARTNERSHIP
A NEW MEXICO LIMITED PARTNERSHIP
[Signature]
ROBERT W. MURPHY, PRESIDENT
SANDIA PROPERTIES LTD. CO.
MANAGING PARTNER

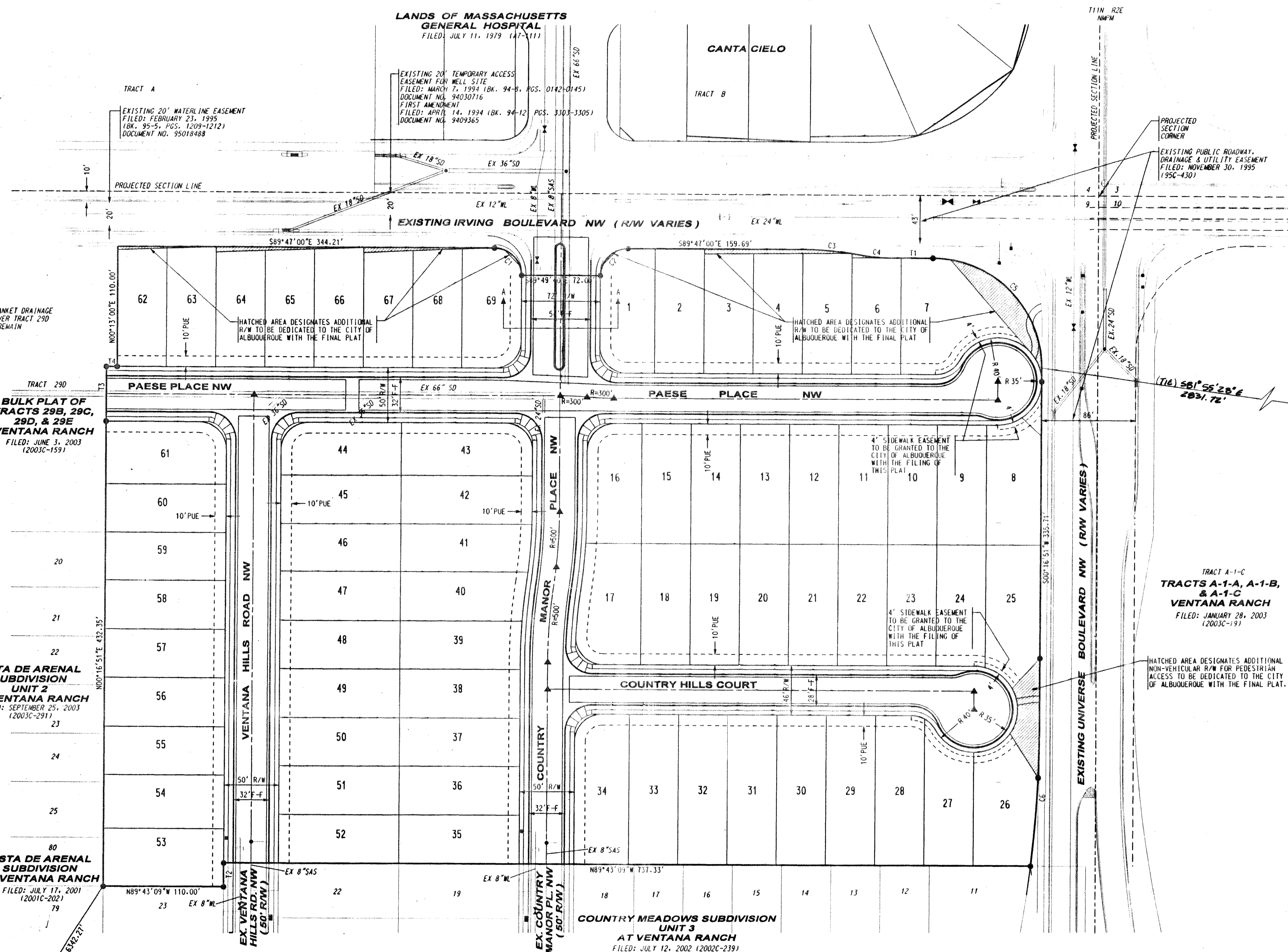
1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "WEAVER LS 6544".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALTERNATING 45° AND 135° ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 6544".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE; POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR _____ DATE _____



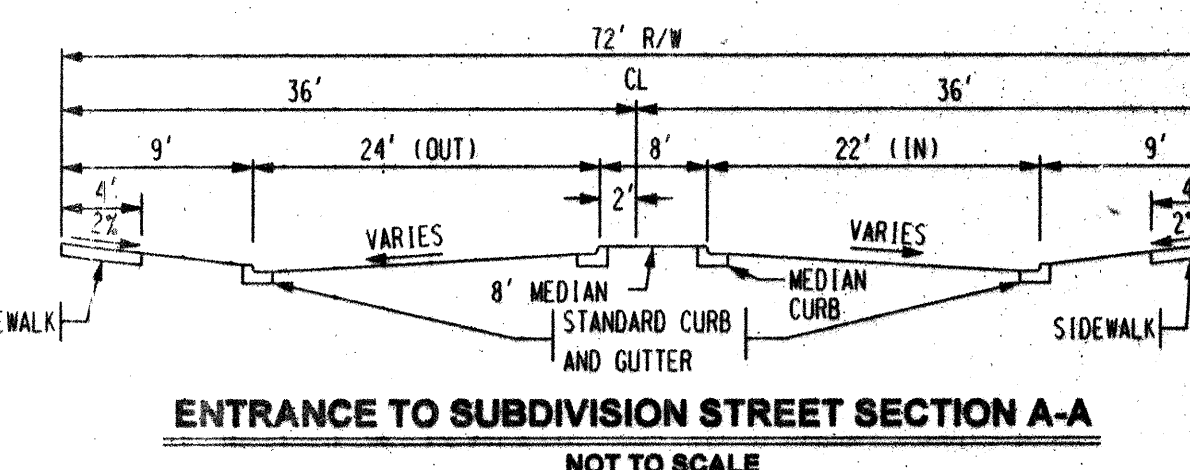
ZONE ATLAS MAP NO. 8-9
NOT TO SCALE



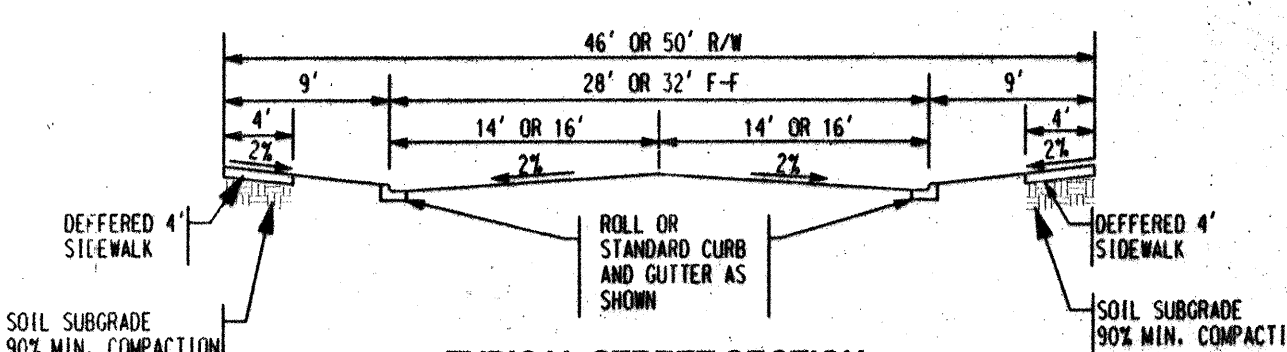
CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BR
C1	90°03'51"	25.03	39.30	25.00	35.38	\$444'45" 0
C2	89°56'09"	24.97	39.24	25.00	35.34	\$445'14" 55
C3	10°35'53"	26.53	52.90	286.00	52.83	\$84'29" 03
C4	10°35'54"	14.93	29.78	161.00	29.74	\$84'29" 03
C5	90°03'51"	100.11	157.19	100.00	141.50	\$444'45" 0
C6	06°43'22"	64.32	128.48	1095.00	128.41	\$30'38" 32

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S89°47'00"E	37.00
T2	S00°16'51"W	21.67
T3	N00°13'00"E	50.00
T4	S89°47'00"E	9.79

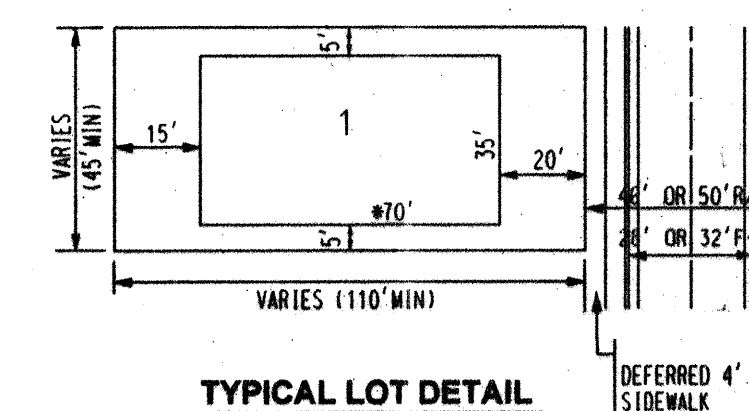
ACS BRASS TABLET STAMPED *3-B10 1980
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL
X=360,239.42 Y=1,529,014.85
GROUND) TO GRID FACTOR = 0.9996639
DELTA ALPHA = -00°16'11"
NGVD 1929 ELEVATION = 5404.40



ENTRANCE TO SUBDIVISION STREET SECTION A-A
NOT TO SCALE



**TYPICAL STREET SECTION
LOCAL RESIDENTIAL**

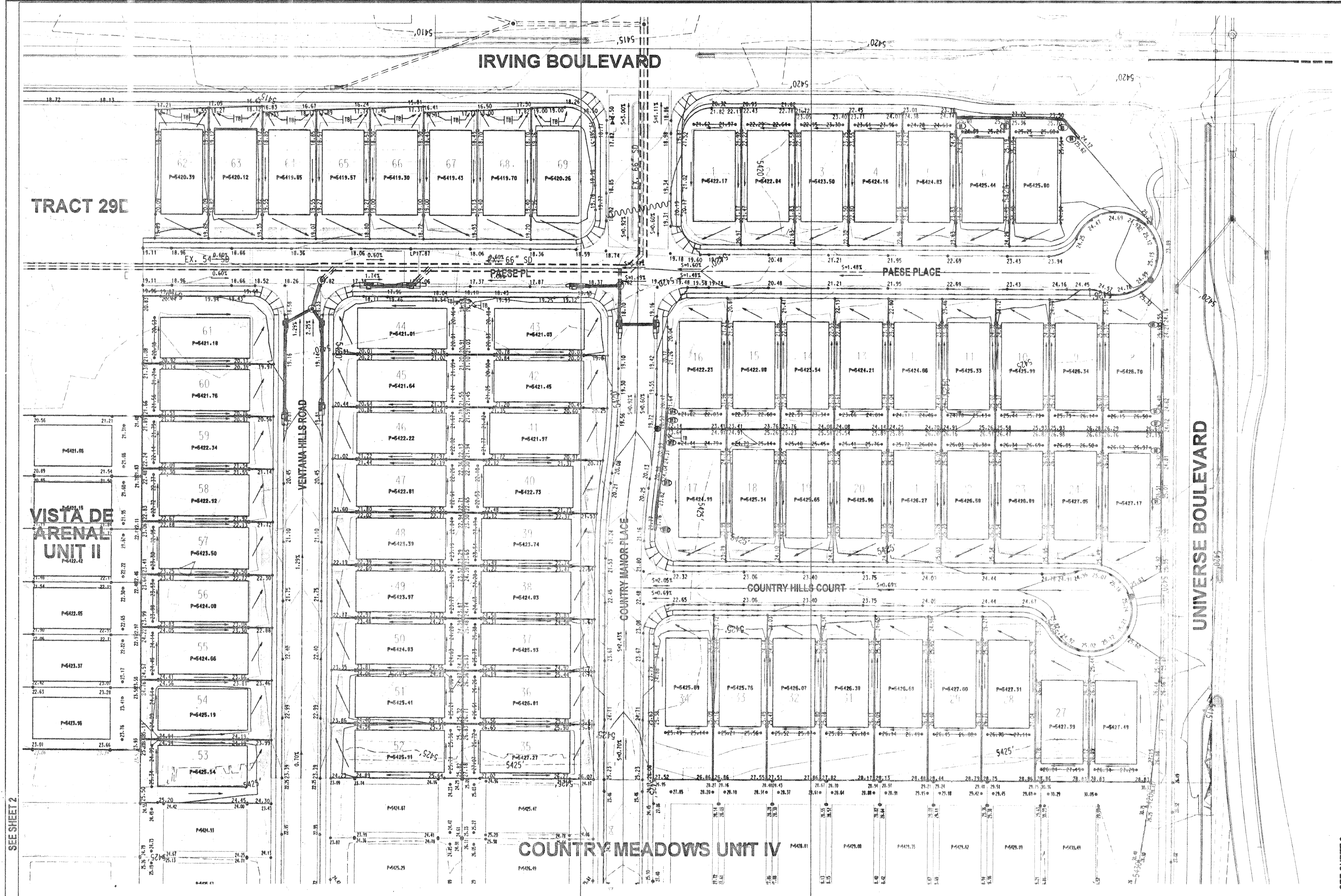


TYPICAL LOT DETAIL
NOT TO SCALE

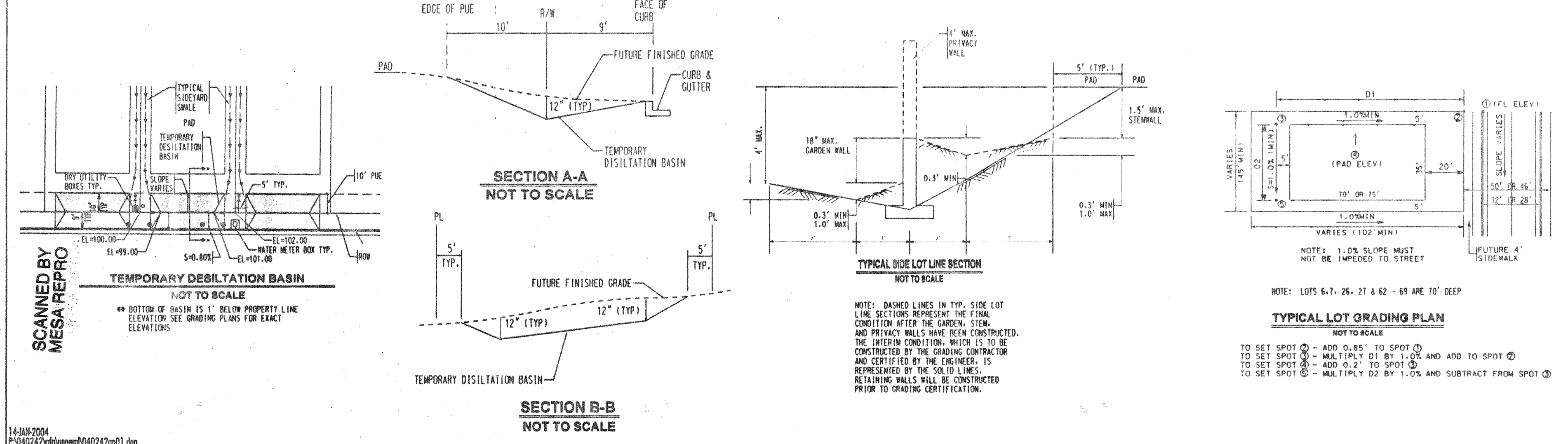
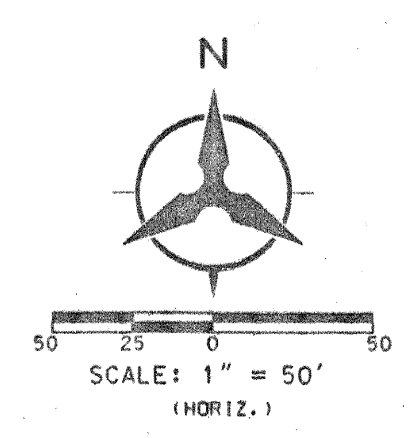
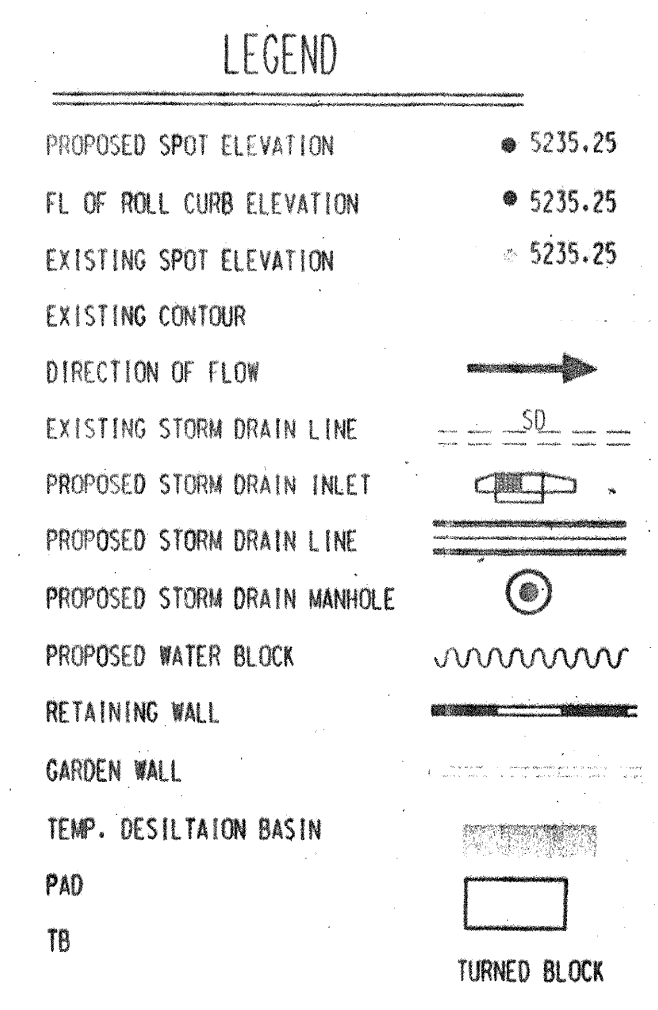
ALBUQUERQUE, NEW MEXICO
NOVEMBER, 2003

Bohannon ▲ Huston.

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ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES



- GENERAL NOTES:
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
 - CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION. PRIOR TO CONSTRUCTION, THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 - ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY VINYARD & ASSOCIATES, INC., DATED SEPTEMBER, 2003. ALL OTHER WORK, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
 - TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (1765-1264) FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO GRADING, ALL VEGETATION DEBRIS AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
 - EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
 - IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
 - CONTRACTOR SHALL RESEED ALL DISTURBED AREAS PER COA STANDARD SPECIFICATION 1012.
 - THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES PER DETAIL 1012.2 AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
 - A DISPOSAL SITE FOR ALL EXCESS EXCAVATION AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAIL THERE TO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
 - PAVING AND ROADWAY GRADES SHALL BE $\pm 0.1'$ FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE $\pm 0.05'$ FROM BUILDING PLAN ELEVATIONS.
 - ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY CUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.
 - ALL INTERIOR CURBS ARE STANDARD CURB AND GUTTER UNLESS OTHERWISE NOTED.



RETAINING WALL TABLE									
Wall Point	Top Elev	Bottom Elev	Top of Footer	Wall Ht	Approx Wall Length	Average Wall Height	Average Wall Type		
1	25.01	23.16	22.55	2.67	45.33	3.33	C		
2	25.36	23.22	22.30	3.33	45.33	3.33	C		
3	25.70	23.30	22.38	3.33	16.00	3.33	C		
4	25.62	24.12	23.51	2.67	75.33	2.67	B		
5	25.62	24.16	23.55	2.67	18.67	3.33	C		
6	26.40	24.62	24.01	2.67	18.67	3.33	C		
7	27.13	24.72	23.80	3.33	37.33	3.33	C		
8	26.92	24.81	23.89	3.33	16.67	4.67	C		
9	26.51	25.01	24.40	2.67	18.00	3.33	C		
10	27.77	21.76	21.15	2.00	42.67	3.33	C		
11	24.04	20.98	20.06	4.00	26.67	4.67	C		
12	24.31	20.69	19.77	4.67	16.67	4.67	C		
13	23.64	20.57	19.65	4.00	18.00	3.33	C		
14	21.64	20.47	19.86	2.00					

26 6888.82 3A04
Bradd L. Blynn 3/5/04
Approved for Rough Grading Date
BHI JOB NO. 040242

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Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4336
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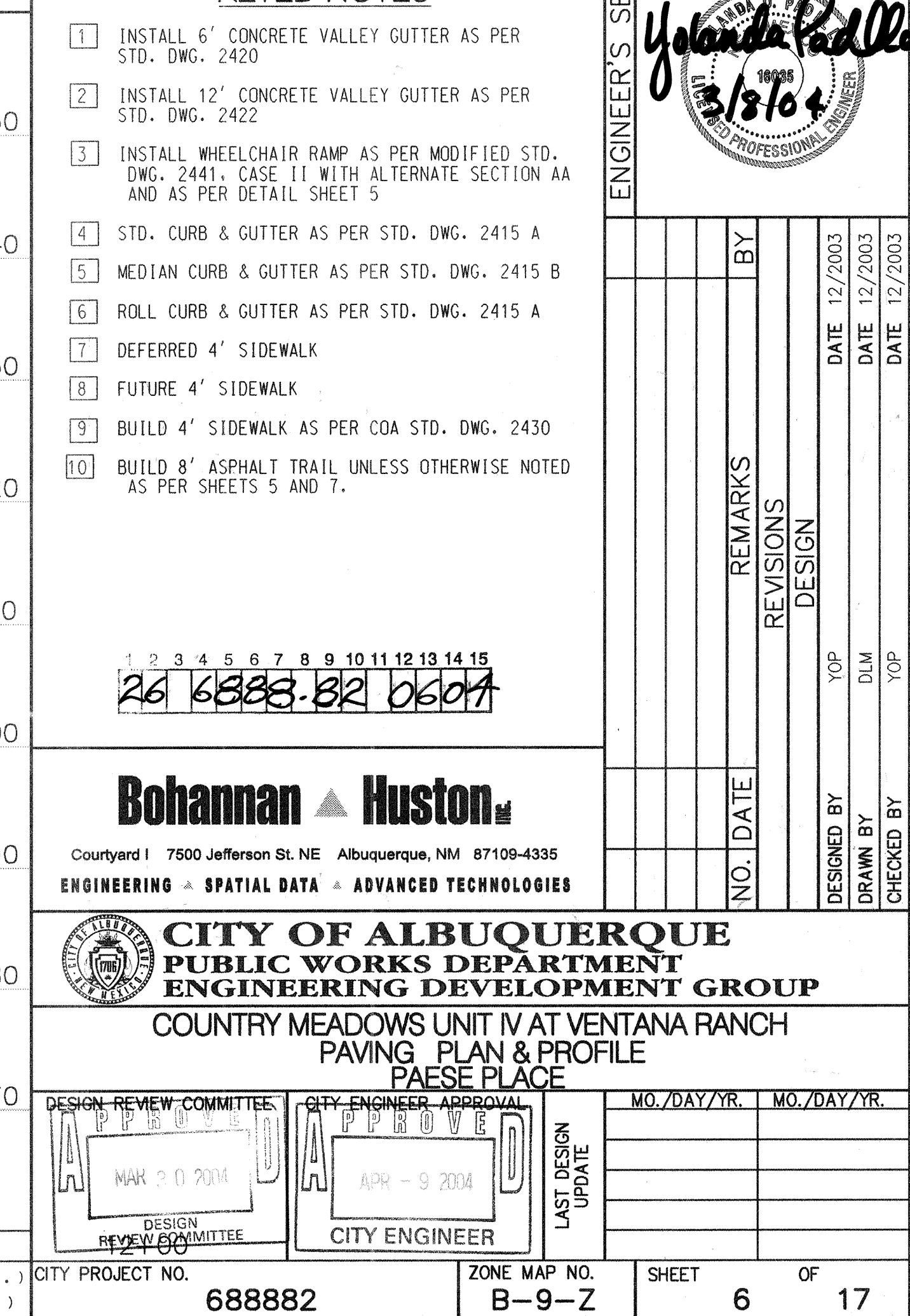
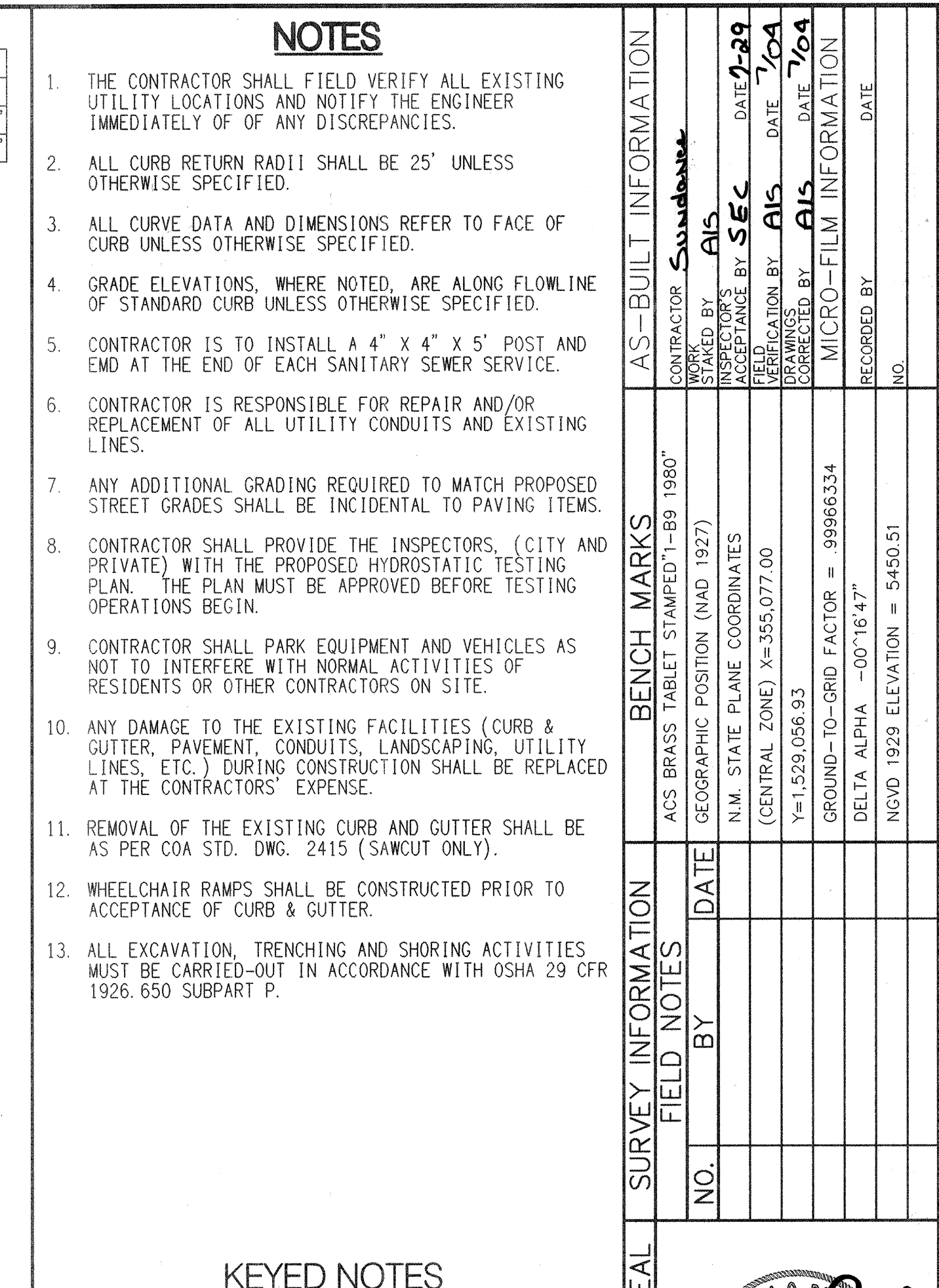
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
COUNTRY MEADOWS UNIT IV AT VENTANA RANCH
OVERALL GRADING PLAN

DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
MO./DAY/YR.
MO./DAY/YR.

For Information Only
LAST UPDATE

CITY PROJECT NO. 688882
ZONE MAP NO. B-9-Z
SHEET 3A OF 17

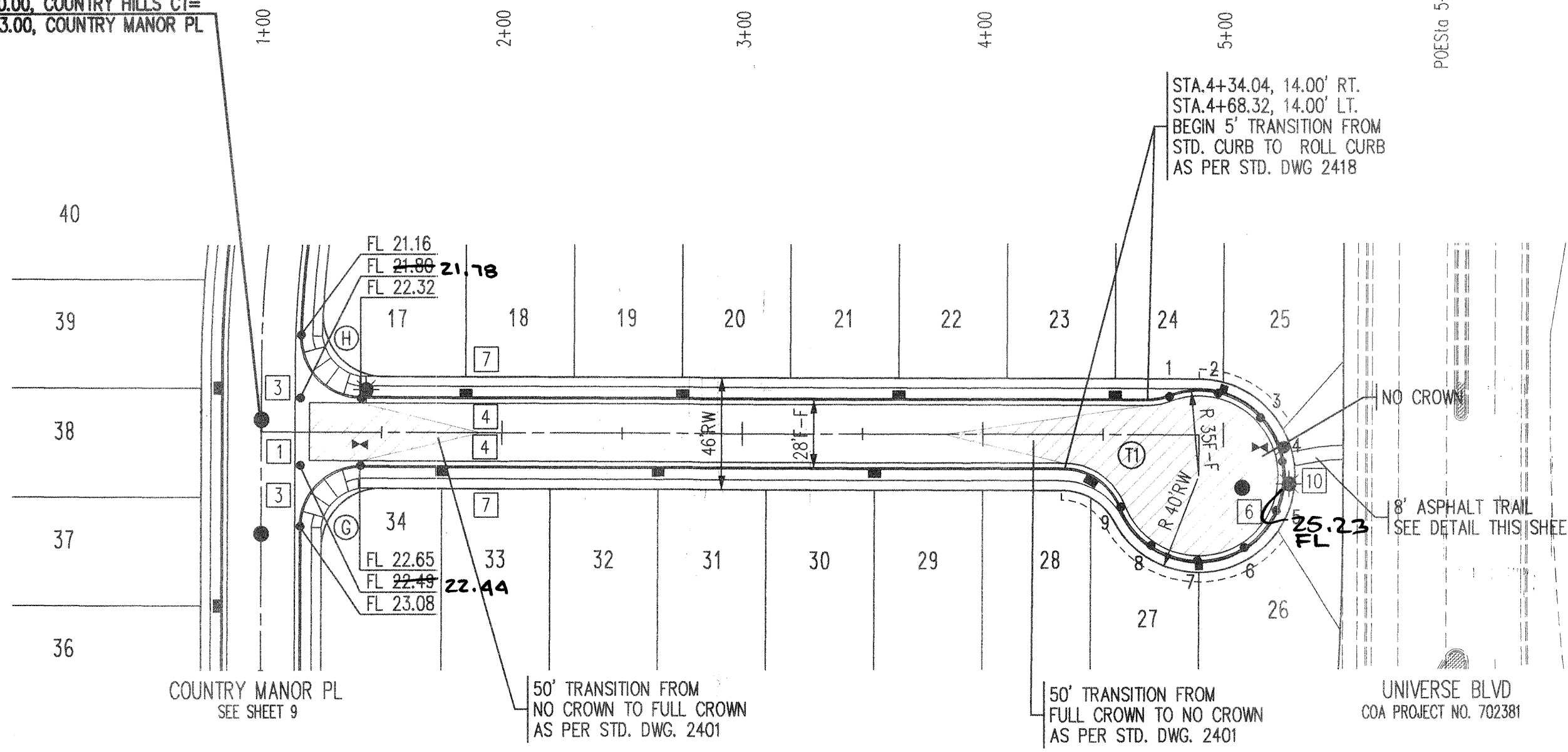




ID	BEARING	LENGTH
T1	S89°43'09"E	389.86'

STATION	OFFSET	ELEVATION
1	4+77.29	15.67' LT. 5424.96
2	4+97.52	17.15' LT. 5425.07
3	5+15.18	7.16' LT. 5425.18
4	5+24.33	10.94' RT. 5425.24
5	5+21.90	31.08' RT. 5425.21
6	5+08.70	46.49' RT. 5425.12
7	4+89.18	51.99' RT. 5425.02
8	4+69.88	45.74' RT. 5424.92
9	4+57.29	29.83' RT. 5424.82

STA. 1+00.00, COUNTRY HILLS CT= STA. 2+63.00, COUNTRY MANOR PL

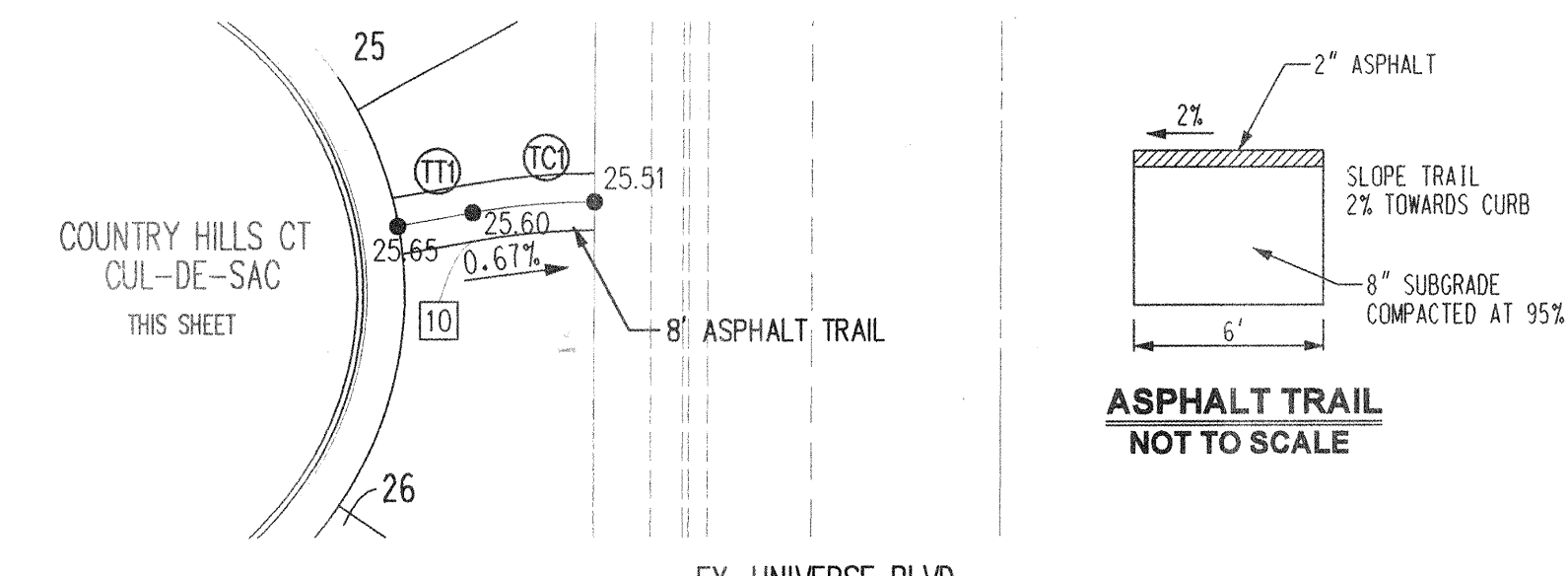


FL	FL
1 22.84	1 22.03
2 22.59	2 21.74
3 22.62	3 21.45

D = 90°00'00"
L = 39.27'
R = 25.00'

D = 91°44'53"
L = 40.03'
R = 25.00'

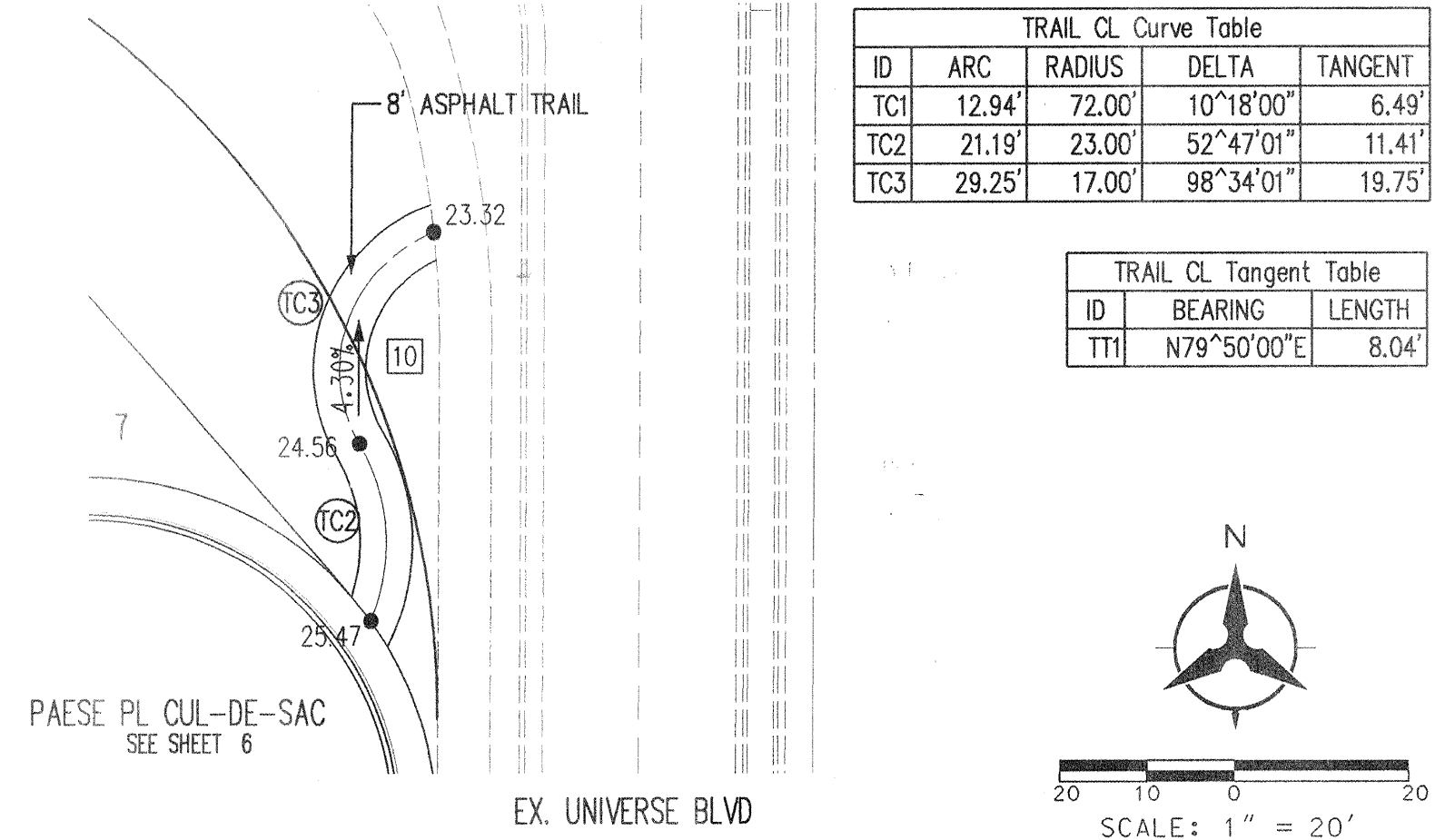
COUNTRY HILLS CT



COUNTRY HILLS CT TRAIL DETAIL

ID	ARC	RADIUS	DELTA	TANGENT
TC1	12.94'	72.00'	10°18'00"	6.49'
TC2	21.19'	23.00'	52°47'01"	11.41'
TC3	29.25'	17.00'	98°34'01"	19.75'

ID	BEARING	LENGTH
T1	N79°50'00"E	8.04'



PAESE PLACE TRAIL DETAIL

- ### NOTES
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 - ALL CURB RETURN RADI 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 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 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.
 - ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

KEYED NOTES

- INSTALL 6" CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
- INSTALL 12" CONCRETE VALLEY GUTTER AS PER STD. DWG. 2422
- INSTALL WHEELCHAIR RAMP AS PER MODIFIED STD. DWG. 2441, CASE 11 WITH ALTERNATE SECTION AA AND AS PER DETAIL SHEET 5
- STD. CURB & GUTTER AS PER STD. DWG. 2415 A
- MEDIAN CURB & GUTTER AS PER STD. DWG. 2415 B
- ROLL CURB & GUTTER AS PER STD. DWG. 2415 A
- DEFERRED 4' SIDEWALK
- FUTURE 4' SIDEWALK
- BUILD 4' SIDEWALK AS PER COA STD. DWG. 2430
- BUILD 8' ASPHALT TRAIL UNLESS OTHERWISE NOTED AS PER SHEETS 5 AND 7.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6888.82 0704

Bohannon & Huston

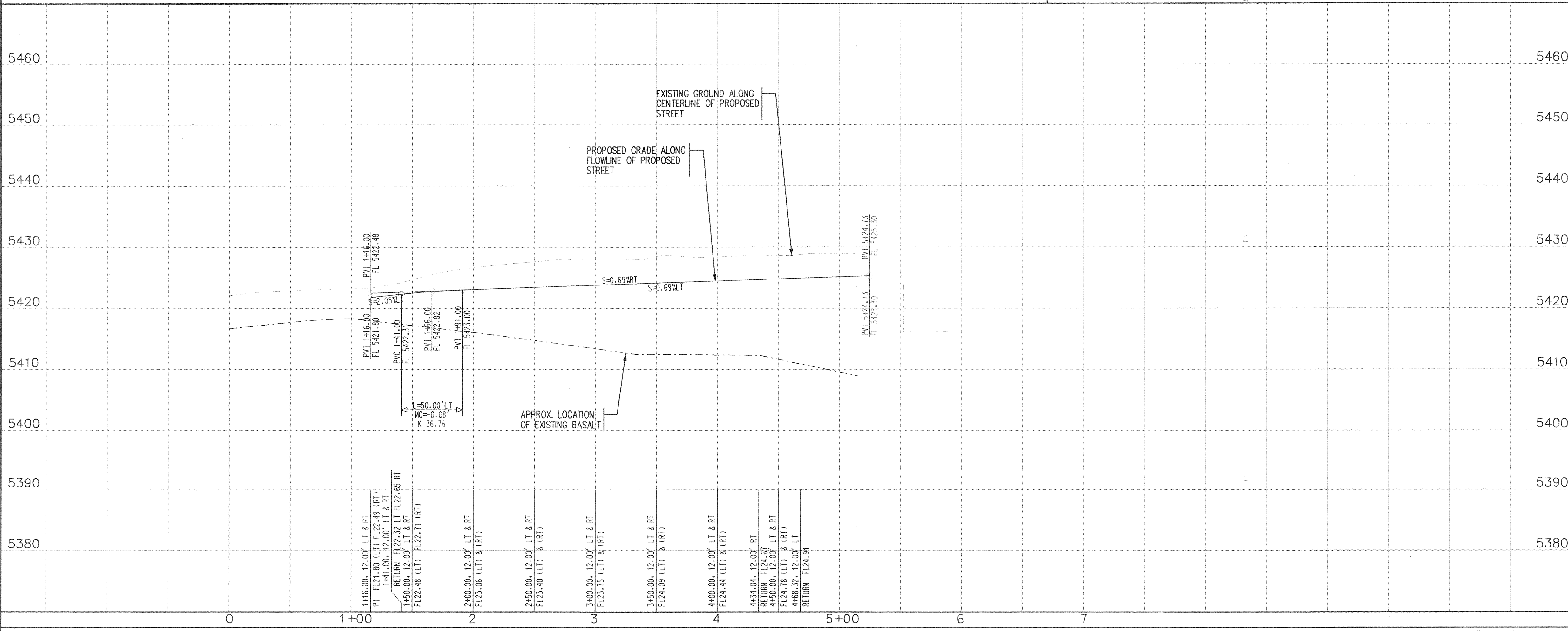
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

COUNTRY MEADOWS UNIT IV AT VENTANA RANCH
PAVING PLAN & PROFILE
COUNTRY HILLS CT

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED	APPROVED		
DESIGN REVIEW COMMITTEE	CITY ENGINEER		

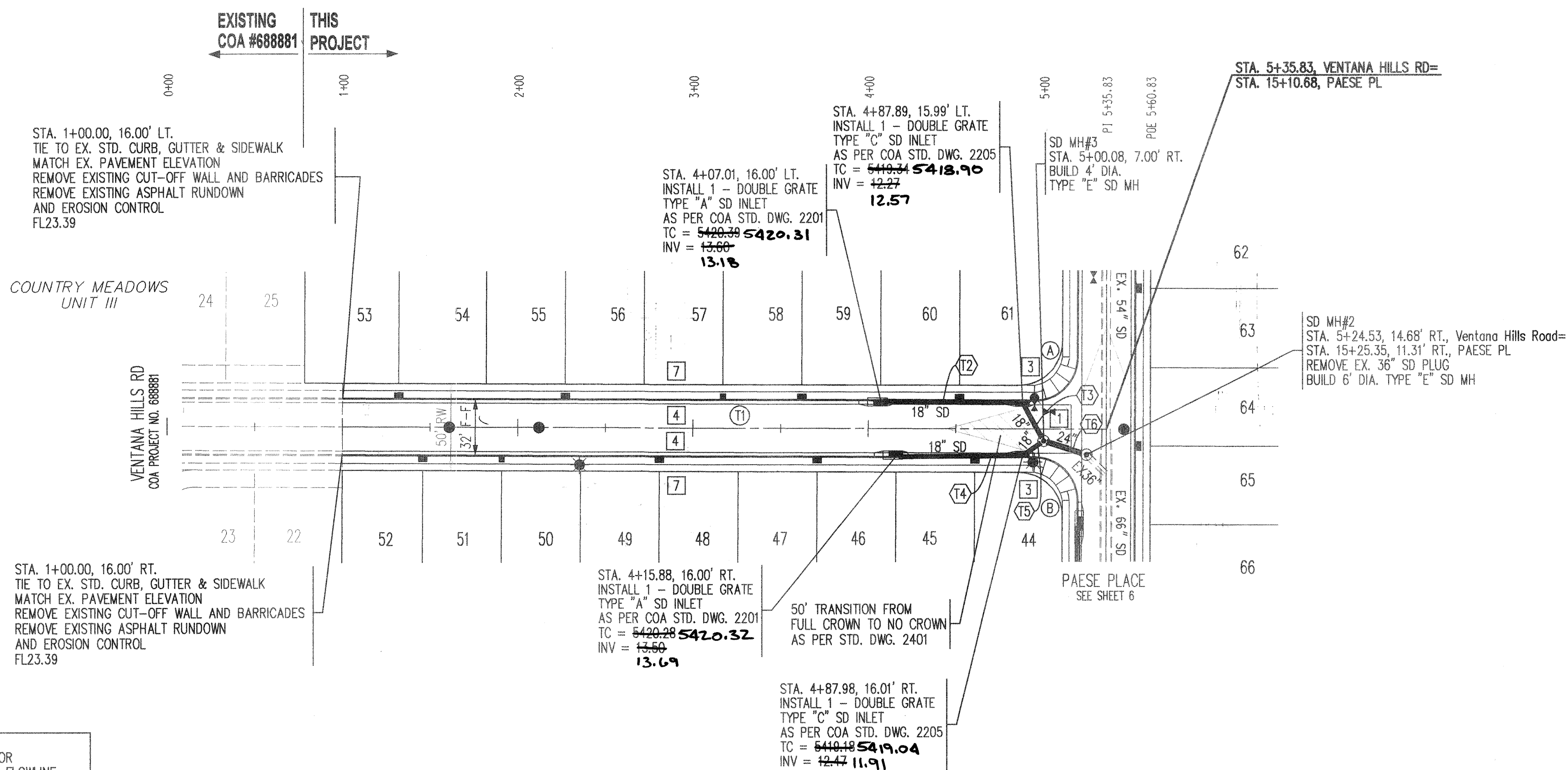
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
688882	B-9-Z	7	17



0 1+00 2 3 4 5+00 6 7

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

SCANNED BY
MESA REPRO

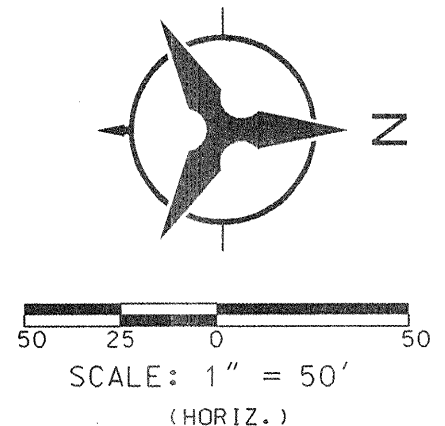


VENTANA HILLS RD

STORM DRAIN FLOW TABLE				
NUMBER	Q(cfs)	V(cfs)	DEPTH	LENGTH
T2	9.45	8.37	10.92'	80.87'
T3	16.40	22.43	7.80'	25.55'
T4	9.45	7.94	11.52'	72.10'
T5	16.75	29.62	6.48'	14.77'
T6	33.15	19.33	12.86'	25.63'

CL Tangent Table		
ID	BEARING	LENGTH
T1	N00°16'51"E	435.83'

SD Tangent Table		
ID	BEARING	LENGTH
T2	S00°32'54"W	80.87'
T3	S61°46'35"W	25.55'
T4	S00°16'38"E	72.10'
T5	S34°42'05"E	14.77'
T6	S17°43'07"W	25.63'



- ### NOTES
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
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 - REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
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 - ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

KEYED NOTES

- INSTALL 6" CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
- INSTALL 12" CONCRETE VALLEY GUTTER AS PER STD. DWG. 2422
- INSTALL WHEELCHAIR RAMP AS PER MODIFIED STD. DWG. 2441, CASE 11 WITH ALTERNATE SECTION AA AND AS PER DETAIL SHEET 5
- STD. CURB & GUTTER AS PER STD. DWG. 2415 A
- MEDIAN CURB & GUTTER AS PER STD. DWG. 2415 B
- ROLL CURB & GUTTER AS PER STD. DWG. 2415 A
- DEFERRED 4' SIDEWALK
- FUTURE 4' SIDEWALK
- BUILD 4' SIDEWALK AS PER COA STD. DWG. 2430
- BUILD 8' ASPHALT TRAIL UNLESS OTHERWISE NOTED AS PER SHEETS 5 AND 7.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6888.82 0504

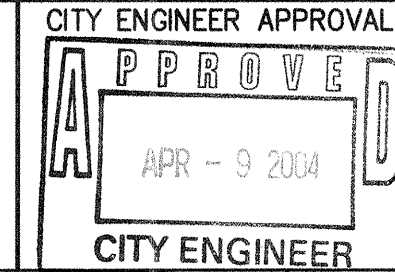
Bohannon & Huston

Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

COUNTRY MEADOWS UNIT IV AT VENTANA RANCH
PAVING PLAN & PROFILE
VENTANA HILLS ROAD



CITY PROJECT NO.

688882

ZONE MAP NO.

B-9-Z

SHEET

OF

17

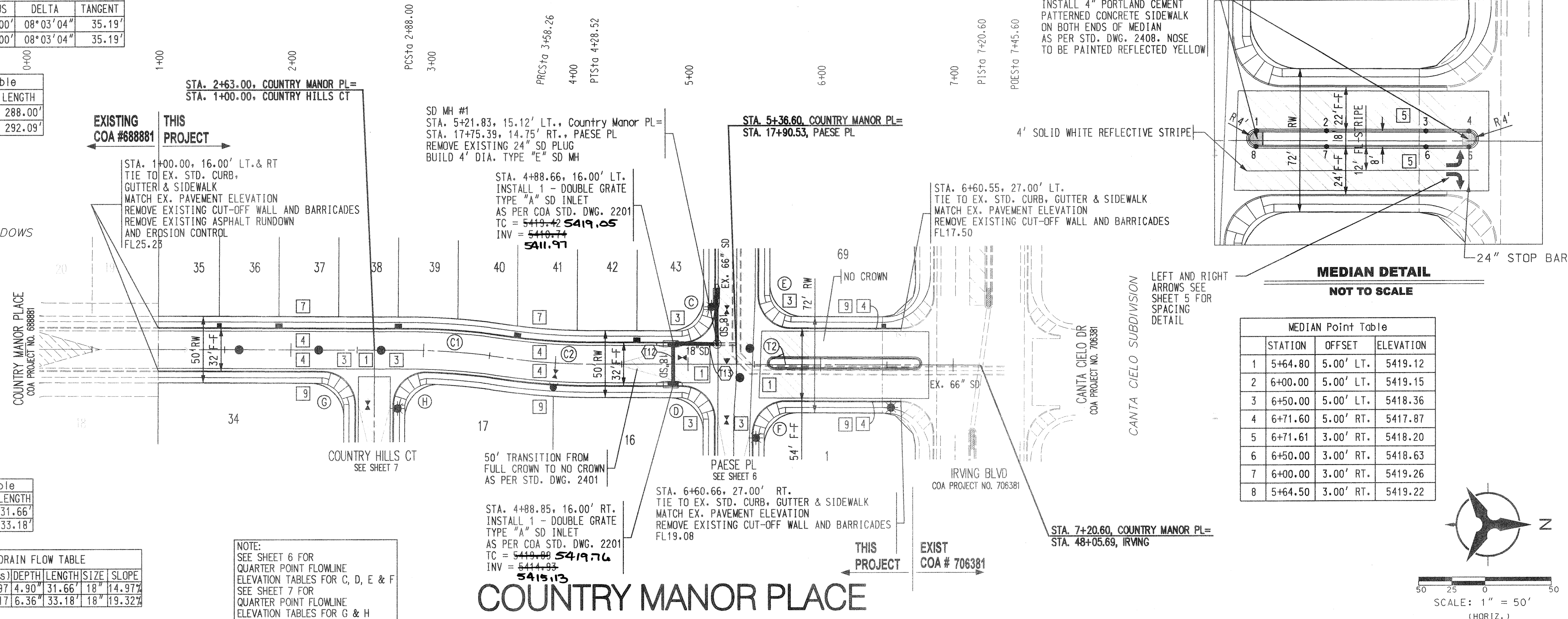
ID	BEARING	LENGTH
T1	S00°16'51"W	288.00'
T2	S00°16'51"W	292.09'

SCANNED BY
MESA REPRO

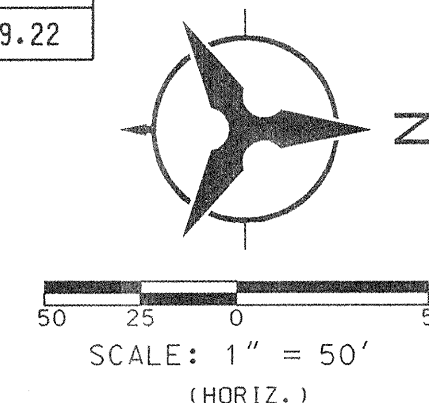
ID	BEARING	LENGTH
T12	N89°56'39"E	31.66'
T13	S01°29'13"W	33.18'

NUMBER	Q(cfs)	V(cfs)	DEPTH	LENGTH	SIZE	SLOPE
T12	6.60	16.97	4.90"	31.66'	18"	14.97%
T13	12.38	22.17	6.36"	33.18'	18"	19.32%

NOTE:
SEE SHEET 6 FOR
QUARTER POINT FLOWLINE
ELEVATION TABLES FOR C, D, E & F
SEE SHEET 7 FOR
QUARTER POINT FLOWLINE
ELEVATION TABLES FOR G & H



MEDIAN Point Table			
	STATION	OFFSET	ELEVATION
1	5+64.80	5.00' LT.	5419.12
2	6+00.00	5.00' LT.	5419.15
3	6+50.00	5.00' LT.	5418.36
4	6+71.60	5.00' RT.	5417.87
5	6+71.61	3.00' RT.	5418.20
6	6+50.00	3.00' RT.	5418.63
7	6+00.00	3.00' RT.	5419.26
8	5+64.50	3.00' RT.	5419.22



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3. INSTALL WHEELCHAIR RAMP AS PER MODIFIED STD. DWG. 2441, CASE 11 WITH ALTERNATE SECTION AA AND AS PER DETAIL SHEET 5
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5. MEDIAN CURB & GUTTER AS PER STD. DWG. 2415 B
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7. DEFERRED 4' SIDEWALK
8. FUTURE 4' SIDEWALK
9. BUILD 4' SIDEWALK AS PER COA STD. DWG. 2430
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2	6		6	8	8	8	.	8	2		0	9	0	4

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

COUNTRY MEADOWS UNIT IV AT VENTANA RANCH
PAVING PLAN & PROFILE
COUNTRY MANOR PLACE

DESIGN REVIEW COMMITTEE

APPROVED

MAR 30 2004

DESIGN
REVIEW COMMITTEE

CITY ENGINEER APPROVAL

A P P R O V E D

APR - 9 2004

CITY ENGINEER

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

08-MAR-2004
P:\040242\cdp\pnp\040242pnp04.dgn

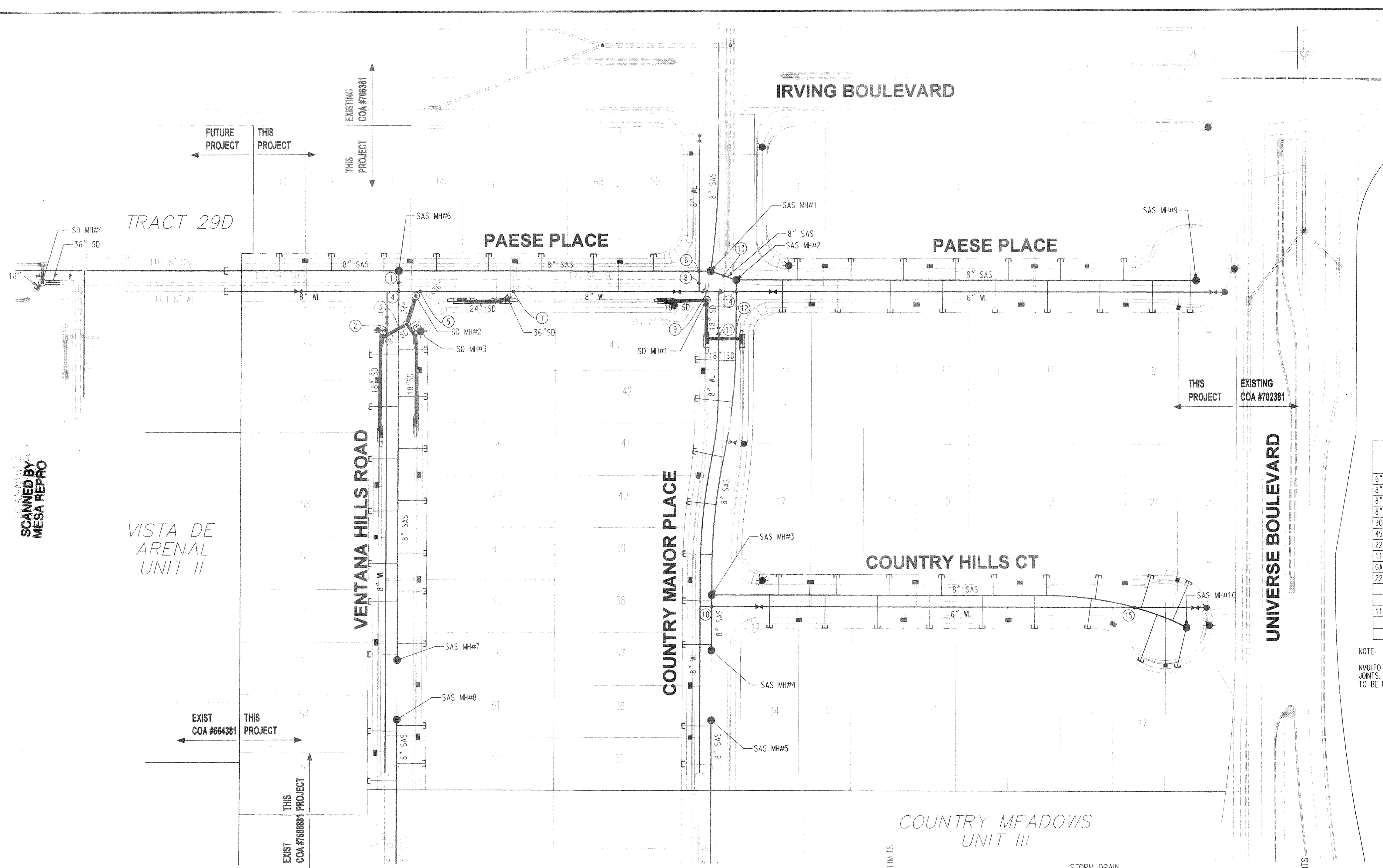
BHI JOB NO. 040242

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

CITY PROJECT NO.	688882
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ZONE MAP NO.
B-9-Z

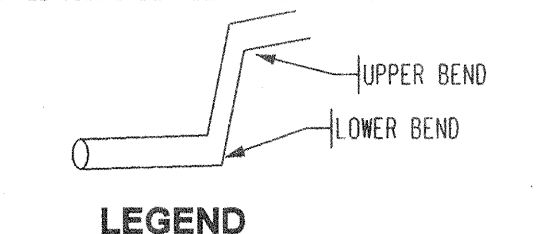
SHEET	OF
9	17



Crossings				
DES	SAS	SD	WL	Clearance
1	8" TP 13.20	54" TP 09.29	-----	1.21
2	8" BP 12.50	54" BP 03.75	-----	1.73
3	8" TP 13.56	18" TP 11.33	8" TP 14.98	1.45
4	8" BP 12.86	18" BP 09.49	-----	1.12
5	8" TP 13.27	-----	8" TP 15.12	1.12
6	8" BP 12.56	-----	8" BP 14.39	5.13
7	8" TP 11.44	36" TP 09.07	8" TP 14.92	2.32
8	8" BP 10.74	36" BP 05.27	8" BP 14.19	4.78
9	8" TP 13.32	18" TP 11.88	8" TP 14.97	4.80
10	8" BP 12.61	18" BP 10.05	8" BP 14.57	6.97
11	8" TP 11.98	66" TP 02.34	8" BP 13.85	1.50
12	8" BP 11.28	24" TP 07.06	8" TP 14.75	1.18
13	8" TP 12.82	24" BP 04.56	8" BP 14.03	0.80
14	8" BP 12.11	-----	6" TP 19.04	2.35
15	8" TP 19.15	-----	6" BP 18.50	1.61
16	8" BP 18.44	-----	6" TP 14.97	0.98
17	8" TP 18.44	-----	6" BP 20.13	-----

RESTRAINING JOINT TABLE	
MECHANICAL JOINTS	LENGTH OF RESTRAINED JOINTS
6" X 6" TEE	1
8" X 6" TEE	1
8" X 8" CROSS	1
8" X 6" REDUCER	30
90° HORIZ. BEND	20
45° HORIZ. BEND	8
22.5° HORIZ. BEND	4
11.25° HORIZ. BEND	2
GATE VALVE/CAP	55
22.5° VERT. BEND	11
UPPER	14
LOWER	2
11.25° VERT. BEND	5
UPPER	7
LOWER	1

- NOTE:
- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
 - THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE POINTS WITHIN 20 LF OF M SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ABOVE. (SEE NOTE 2 ABOVE).
 - THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
 - ALL CAPS SHALL UTILIZE PCC BLOCKING, UNLESS OTHERWISE NOTED.
 - RESTRAINED LENGTH IN ON LARGE SIDE ON ALL REDUCERS
 - RESTRAIN ALL JOINTS BETWEEN UPPER AND LOWER VERTICAL BENDS.



NOTE:
NMU TO ALLOW EITHER BLOCKING OR RESTRAINED JOINTS. HOWEVER RESTRAINED JOINTS ARE REQUIRED TO BE USED ON ALL FIRE HYDRANT LEGS.

- PROPOSED PHASE BOUNDARY
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED WATER METER SERVICE

APPROVED BY NMU DATE 2-23-04

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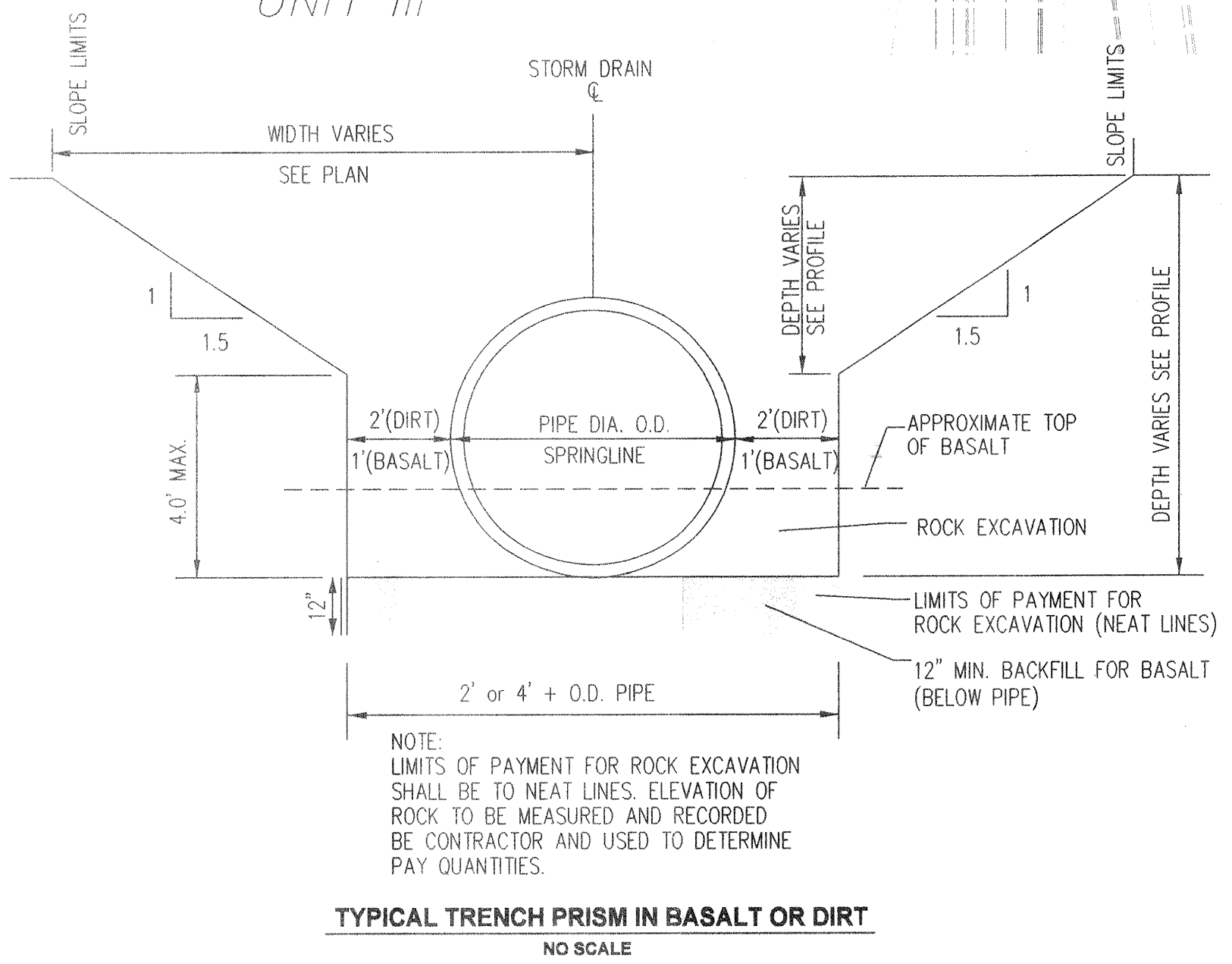
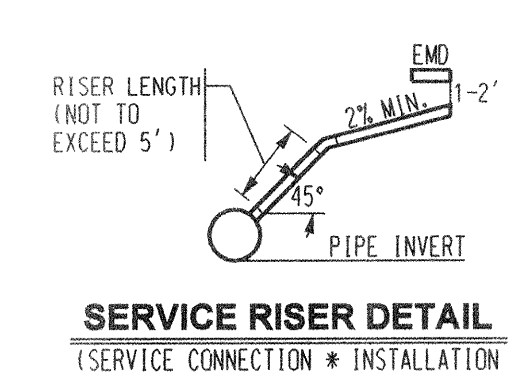
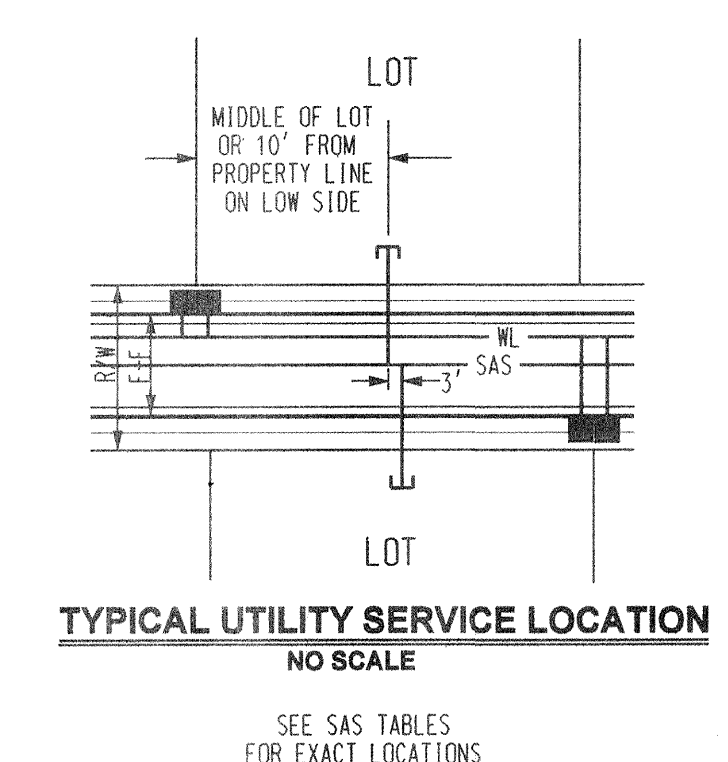
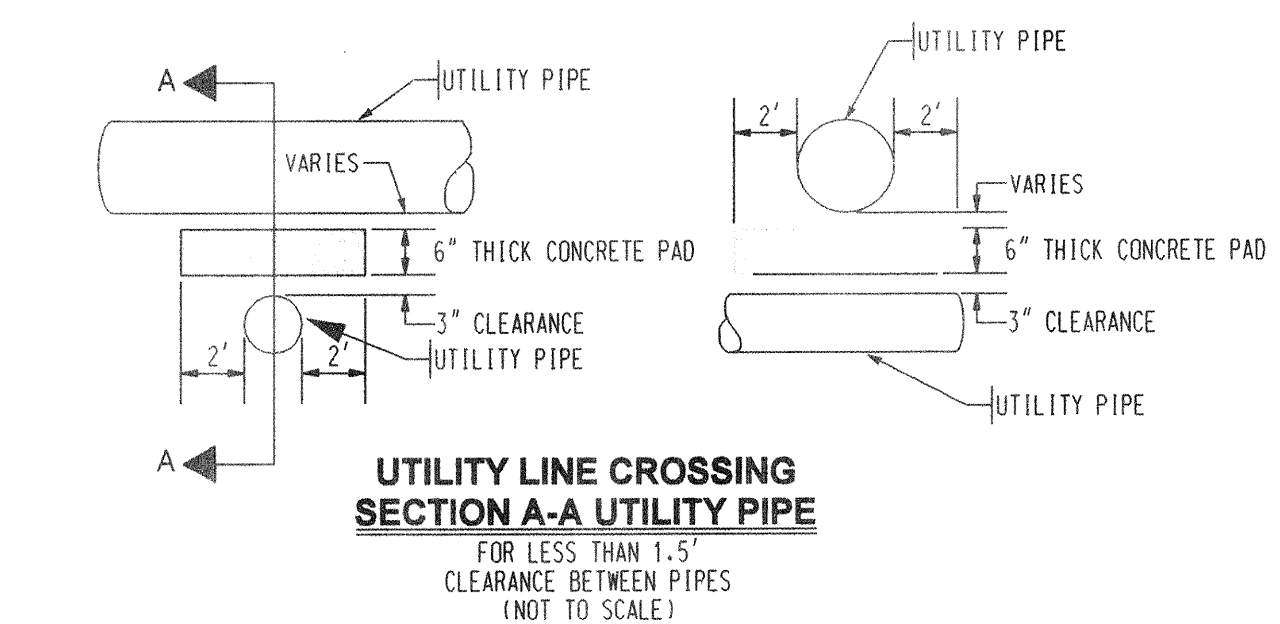
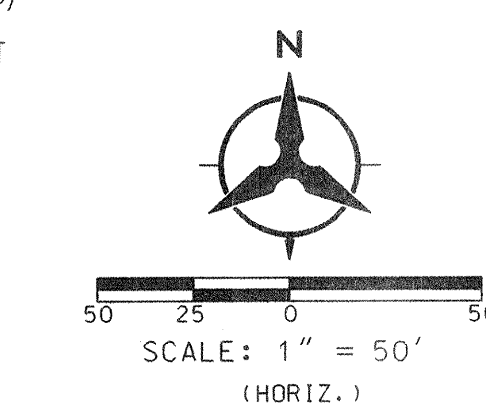
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

COUNTRY MEADOWS UNIT IV AT VENTANA RANCH
OVERALL UTILITY PLAN

DESIGN REVIEW COMMITTEE APPROVED MAR 3 0 2004
CITY ENGINEER APPROVED APR - 9 2004

QTY PROJECT NO. 688882
ZONE MAP NO. B-9-Z

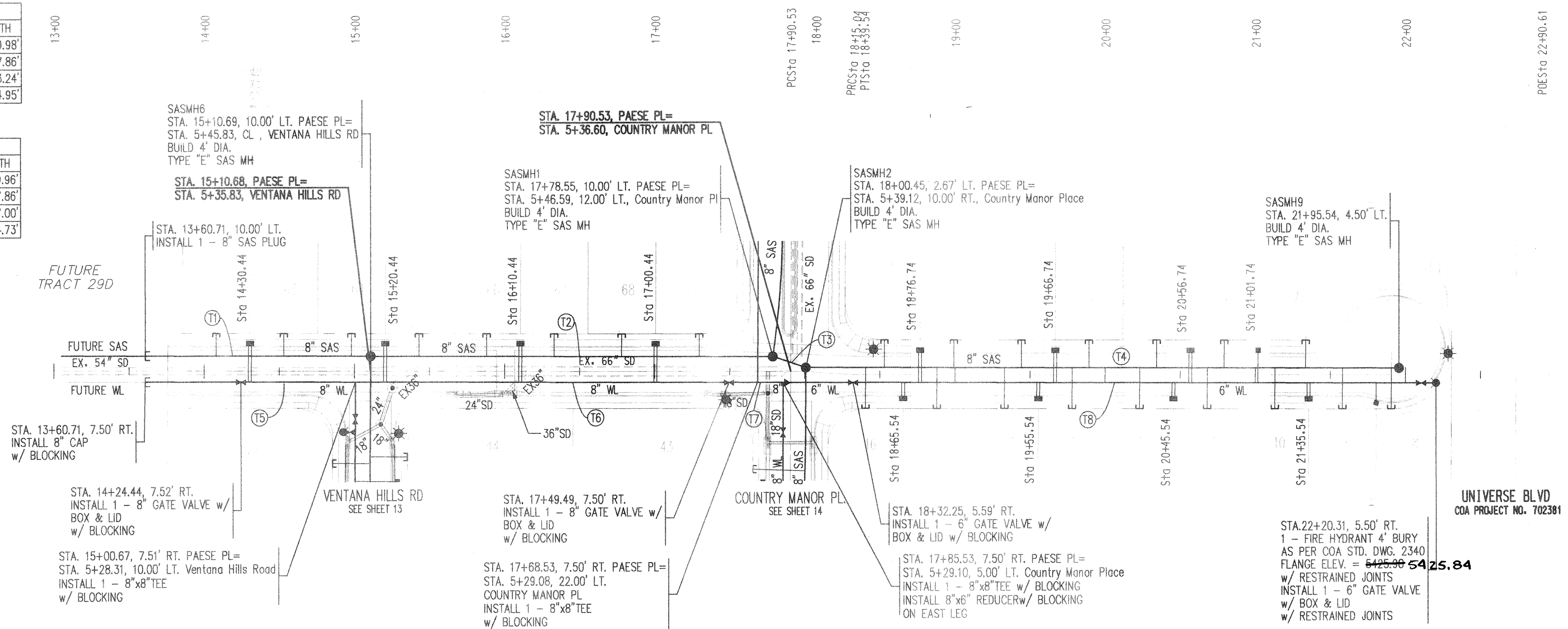
SHEET 10 OF 17



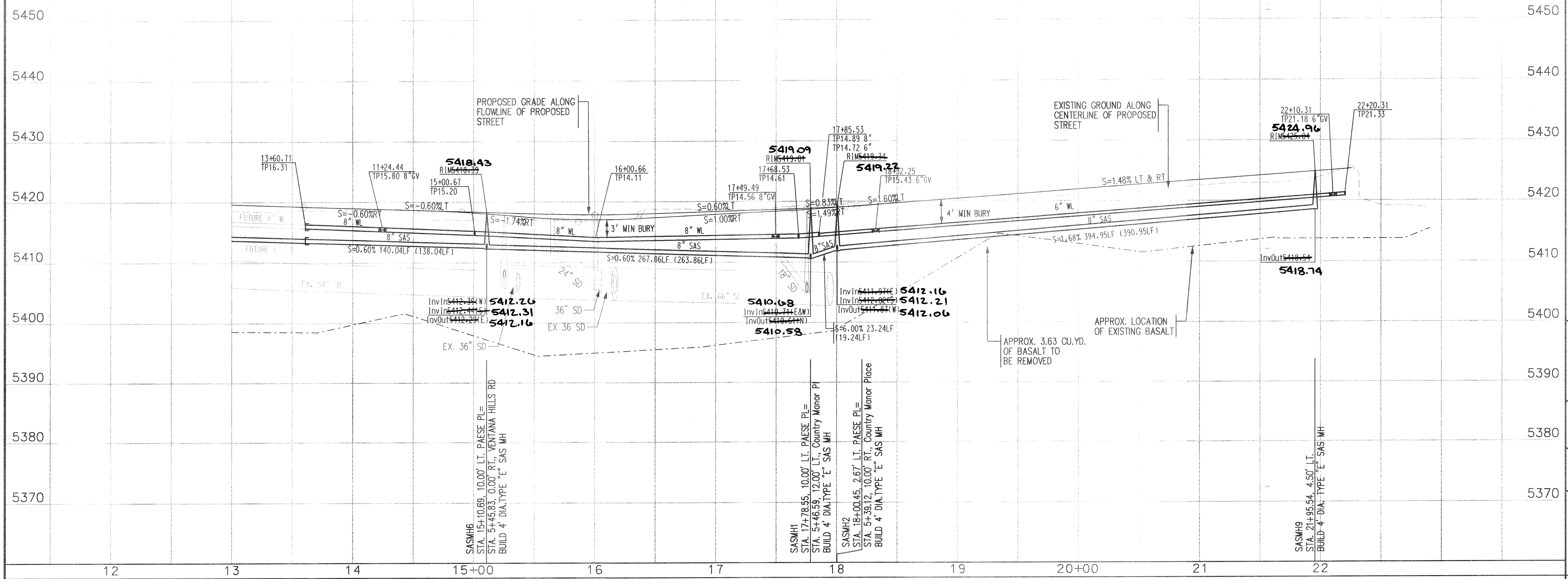
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
24 6888.82 1004

SAS Tangent Table		
ID	BEARING	LENGTH
T1	N89°47'00"W	149.98'
T2	N89°47'00"W	267.86'
T3	S70°57'07"E	23.24'
T4	S89°47'00"E	394.95'

WL Tangent Table		
ID	BEARING	LENGTH
T5	S89°46'56"E	139.96'
T6	S89°47'00"E	267.86'
T7	S89°47'00"E	17.00'
T8	S89°47'00"E	434.73'



PAESE PLACE



NOTES

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CONTRACTOR INFORMATION

CONTRACTOR: **Sundance**
 WORK: **ALS**
 DATE: **1-29-04**
 ACCEPTANCE BY: **SEC**
 FIELD: **704**
 DRAWING: **704**
 CORRECTED BY: **ALS**
 MICRO-FILM INFORMATION: **DATE**

BENCH MARKS

ACS BRASS TABLE STAMPED "B9 1980"
 GEOGRAPHIC POSITION (NAD 1977)
 N.M. STATE PLANE COORDINATES
 (CENTRAL ZONE) X=355,077.00
 Y=1,529,058.93
 GROUND-TO-GRID FACTOR = .99966334
 DELTA ALPHA = 00°16'47"
 NGVD 1929 ELEVATION = 5450.51

FIELD NOTES

DATE: **2-23-04**
 BY: **Yolanda Padilla**
 NO. **3/8/04**

ENGINEER'S SEAL

Yolanda Padilla
3/8/04
 PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	BY	REMARKS
1	12/2003		DESIGN
2	12/2003		REVISIONS
3	12/2003		DESIGN

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CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP
 COUNTRY MEADOWS UNIT IV AT VENTANA RANCH
 UTILITY PLAN & PROFILE
 PAESE PLACE

DESIGN REVIEW COMMITTEE

DESIGN REVIEW COMMITTEE
 CITY ENGINEER
 LAST DESIGN UPDATE

MO./DAY/YR.

MO./DAY/YR. MO./DAY/YR.
 SHEET 11 OF 17

SCANNED BY
MESA REPRO

STA. 1+00.00, Country Hills CT=
STA. 2+63.00, Country Manor Place

SAS MH3
STA. 1+00.00, 5.00' LT. Country Hills CT=
STA. 2+68.00, CL, Country Manor Place
BUILD 4" DIA.
TYPE "E" SAS MH

STA. 3+89.66, 5.00' LT.
BEGIN CURVILINEAR 8" SAS

SAS MH10
STA. 5+07.87, 21.71' RT.
BUILD 4" DIA.
TYPE "E" SAS MH
END CURVILINEAR 8" SAS

STA. 0+90.00, 5.00' RT. Country Hills CT=
STA. 2+58.00, CL, Country Manor Pl
INSTALL 1 - 8" x 6" TEE
w/ BLOCKING

COUNTRY MANOR PL
SEE SHEET 14

STA. 1+41.00, 5.00' RT.
INSTALL 1 - 6" GATE VALVE w/
BOX & LID
w/ RESTRAINED JOINTS

STA. 5+25.14, 5.00' RT.
1 - FIRE HYDRANT 4" BURY
AS PER COA STD. DWG. 2340
FLANGE ELEV. = 5425.94
w/ RESTRAINED JOINTS
INSTALL 1 - 6" GATE VALVE w/
BOX & LID
w/ RESTRAINED JOINTS

UNIVERSE BLVD
COA PROJECT NO. 702381

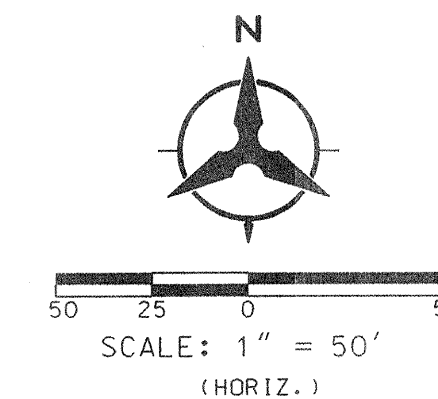
SAS Tangent Table		
ID	BEARING	LENGTH
T1	S89°43'09"E	289.66'

SAS Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C1	122.20'	275.00'	25°27'35"	62.12'

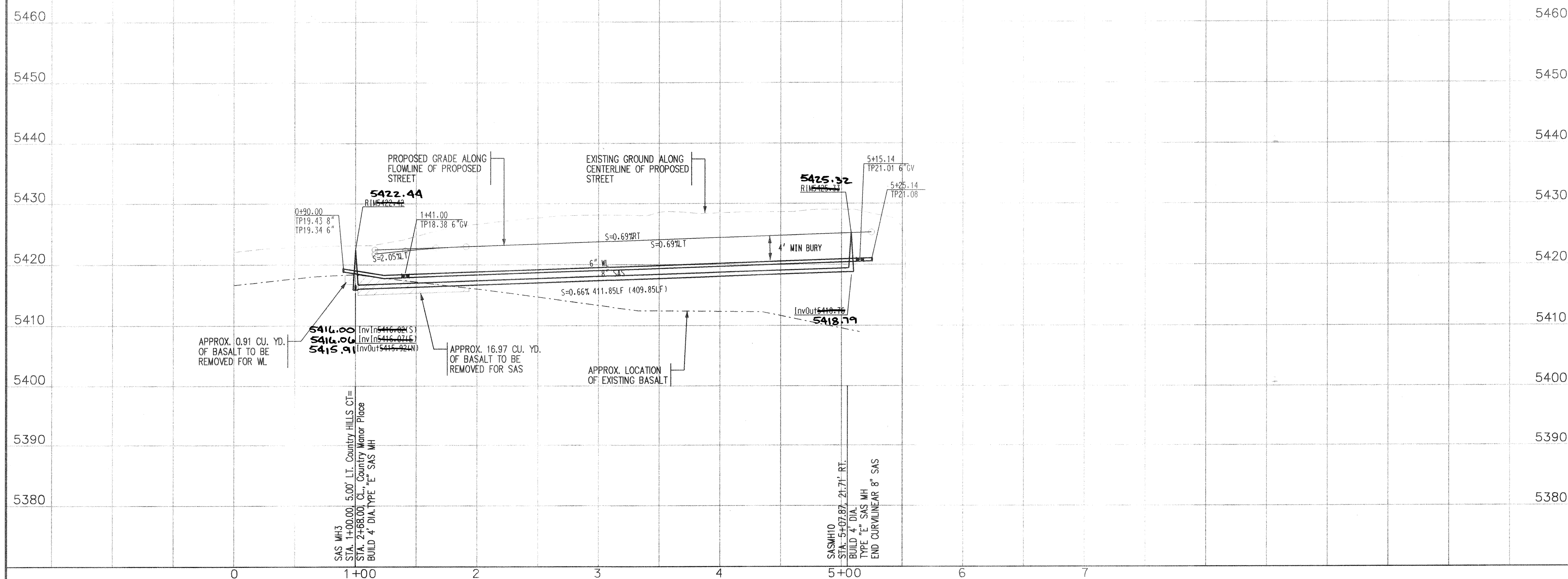
WL Tangent Table		
ID	BEARING	LENGTH
T2	S89°43'09"E	435.14'

SANITARY SEWER SERVICES			
LOT ID	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
17	1+57.77, 5.00' LT.	18.00'	5417.63
18	2+07.46, 5.00' LT.	18.00'	5417.97
19	2+52.46, 5.00' LT.	18.00'	5418.27
20	2+97.46, 5.00' LT.	18.00'	5418.58
21	3+42.46, 5.00' LT.	18.00'	5418.88
22	3+87.46, 5.00' LT.	18.00'	5419.19
23	4+29.41, 2.11' LT.	21.11'	5419.50
24	4+68.64, 6.59' RT.	30.89'	5419.96
25	4+96.00, 16.39' RT.	36.70'	5420.28
26	5+07.87, 21.71' RT.	35.15'	5418.44
27	4+82.58, 11.18' RT.	42.23'	5420.29
28	4+26.21, 2.56' LT.	25.79'	5420.07
29	3+77.50, 5.00' LT.	28.00'	5419.79
30	3+32.50, 5.00' LT.	28.00'	5419.50
31	2+87.50, 5.00' LT.	28.00'	5419.20
32	2+42.50, 5.00' LT.	28.00'	5418.90
33	1+97.50, 5.00' LT.	28.00'	5418.60
34	1+50.00, 5.00' LT.	28.00'	5418.29

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



COUNTRY HILLS CT



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- WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

APPROVED BY NMUI
DATE 2-22-04

Bohannon & Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
COUNTRY MEADOWS UNIT IV AT VENTANA RANCH
UTILITY PLAN & PROFILE
COUNTRY HILLS CT

DESIGN REVIEW COMMITTEE
APPROVE
DATE 2-22-04

CITY ENGINEER APPROVAL
APR - 9 2004
CITY ENGINEER

LAST DESIGN UPDATE

MO./DAY/YR. MO./DAY/YR.
DESIGNED BY YOP DATE 12/2003
DRAWN BY DLM DATE 12/2003
CHECKED BY YOP DATE 12/2003

23-FEB-2004
C:\040242\cdp\ep040242\dwg02.dgn

BHI JOB NO. 040242

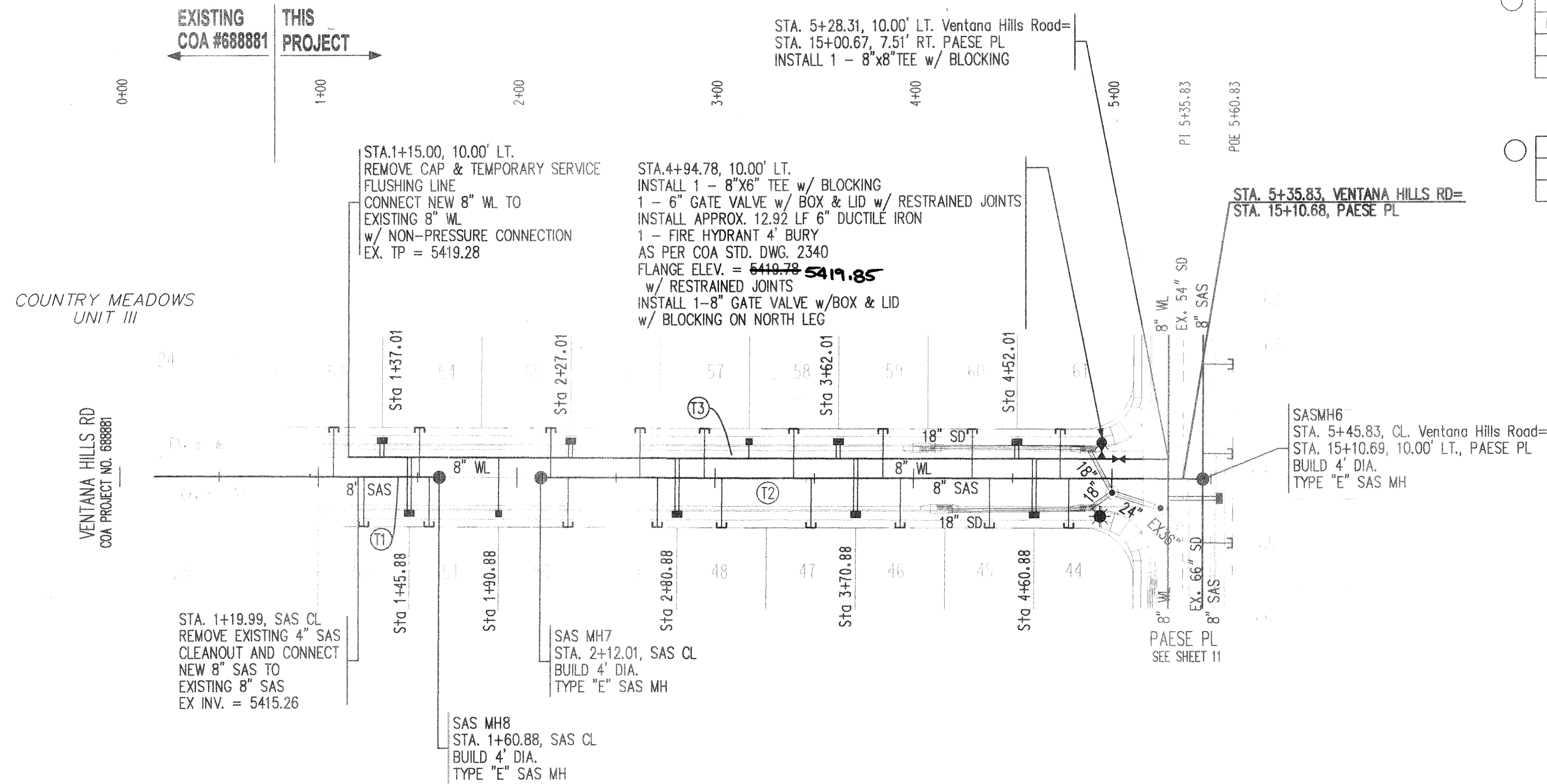
SCALE: 1" = 50' (HORIZ.)
1" = 10' (VERT.)

CITY PROJECT NO. 688882

ZONE MAP NO. B-9-Z

SHEET 12 OF 17

3 4 5 6 7 8 9 10 11 12 13 14 15
26 6888.82 1/204

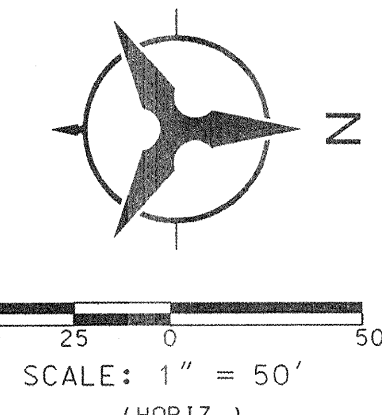


SAS Tangent Table		
ID	BEARING	LENGTH
T1	N00°16'51"E	40.89'
T2	S00°16'51"W	333.82'

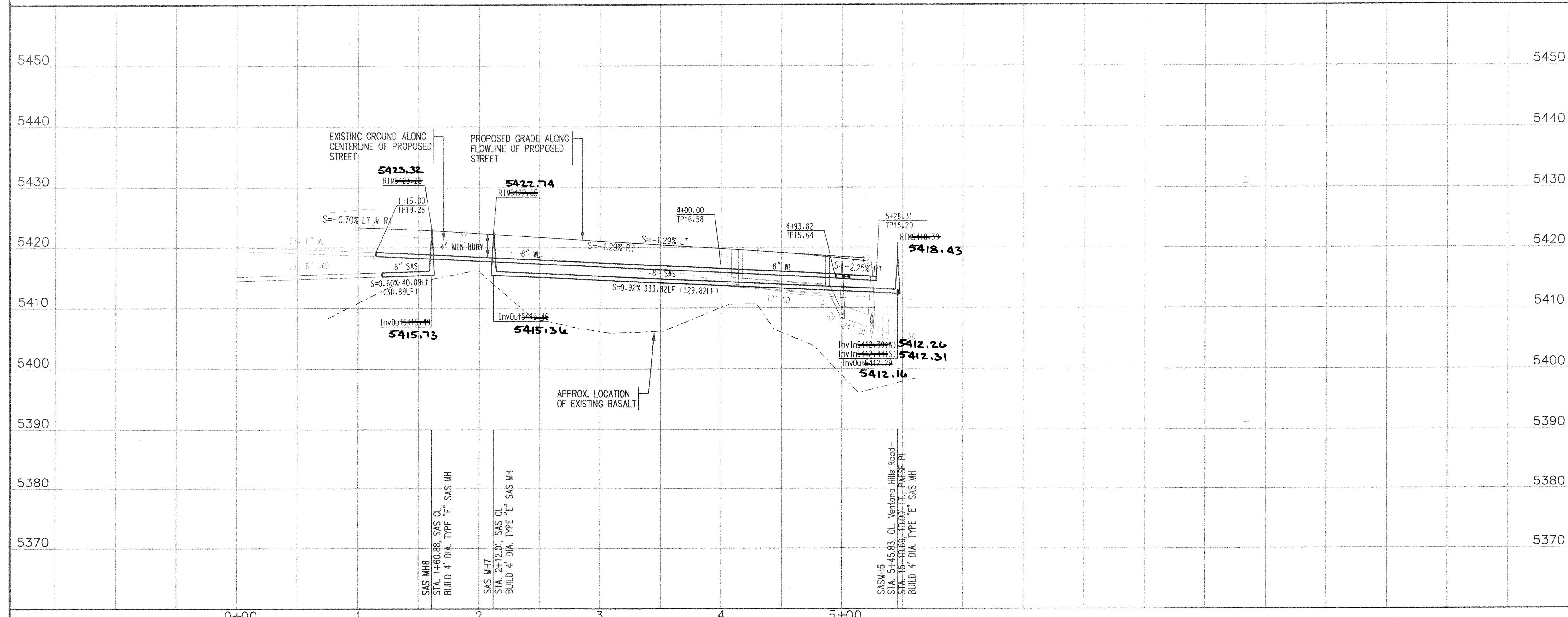
W. Tangent Table		
ID	BEARING	LENGTH
T3	N00°16'51"E	413.31'

SANITARY SEWER SERVICES			
LOT ID	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISE)
44	4+78.38, CL	25.00'	5415.25 (1)
45	4+38.38, CL	25.00'	5415.62 (1)
46	3+93.38, CL	25.00'	5415.65
47	3+48.38, CL	25.00'	5416.06
48	3+03.38, CL	25.00'	5416.47
49	2+70.88, CL	25.00'	5416.76
50	2+25.88, CL	25.00'	5417.17
51	1+55.88, CL	25.00'	5417.30
52	1+22.94, CL	25.00'	5417.10
53	1+07.67, CL	25.00'	5417.01
54	1+50.88, CL	25.00'	5417.27
55	2+17.01, CL	25.00'	5417.25
56	2+62.01, CL	25.00'	5416.84
57	2+94.51, CL	25.00'	5416.55
58	3+39.51, CL	25.00'	5416.14
59	3+84.51, CL	25.00'	5415.73
60	4+29.51, CL	25.00'	5415.70 (1)
61	4+73.89, CL	25.00'	5415.29 (1)

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



VENTANA HILLS RD



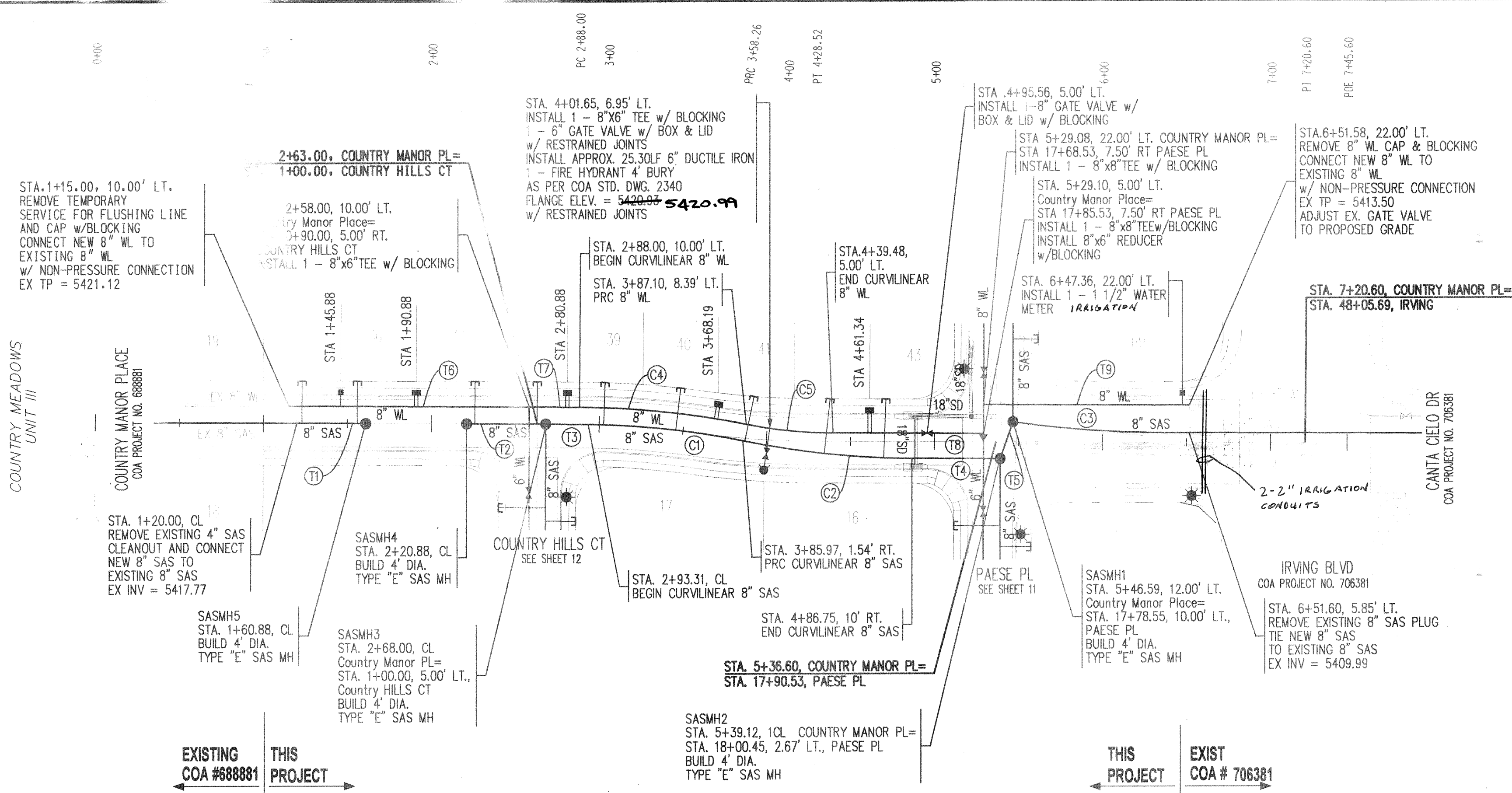
NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL CURB RETURN RADIUS 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 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.
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AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	BY	NO.	DATE
ALB	7-29	ALB	7-29				
INSPECTOR'S	DATE	INSPECTOR'S	DATE				
ACCEPTANCE BY	DATE	ACCEPTANCE BY	DATE				
VERIFICATION BY	DATE	VERIFICATION BY	DATE				
COPIES BY	DATE	COPIES BY	DATE				
MICRO-FILM INFORMATION		REVISIONS		DESIGNED BY		DATE	
RECORDED BY	DATE	NO.		YOP	DATE	12/2003	
				DLM	DATE	12/2003	
				CHECKED BY	DATE	12/2003	

Bohannon & Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE		COUNTRY MEADOWS UNIT IV AT VENTANA RANCH	
PUBLIC WORKS DEPARTMENT		UTILITY PLAN & PROFILE	
ENGINEERING DEVELOPMENT GROUP		VENTANA HILLS ROAD	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED	APPROVED		
MARK 3-0-2004	APR - 9-2004		
DESIGN REVIEW COMMITTEE	CITY ENGINEER		

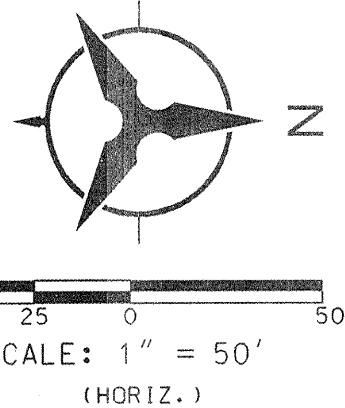


SAS Curve Table			
ID	ARC	RADIUS	DELTA
C1	92.75'	500.00'	10°37'40"
C2	101.55'	500.00'	11°38'14"
C3	90.30'	650.00'	07°57'36"

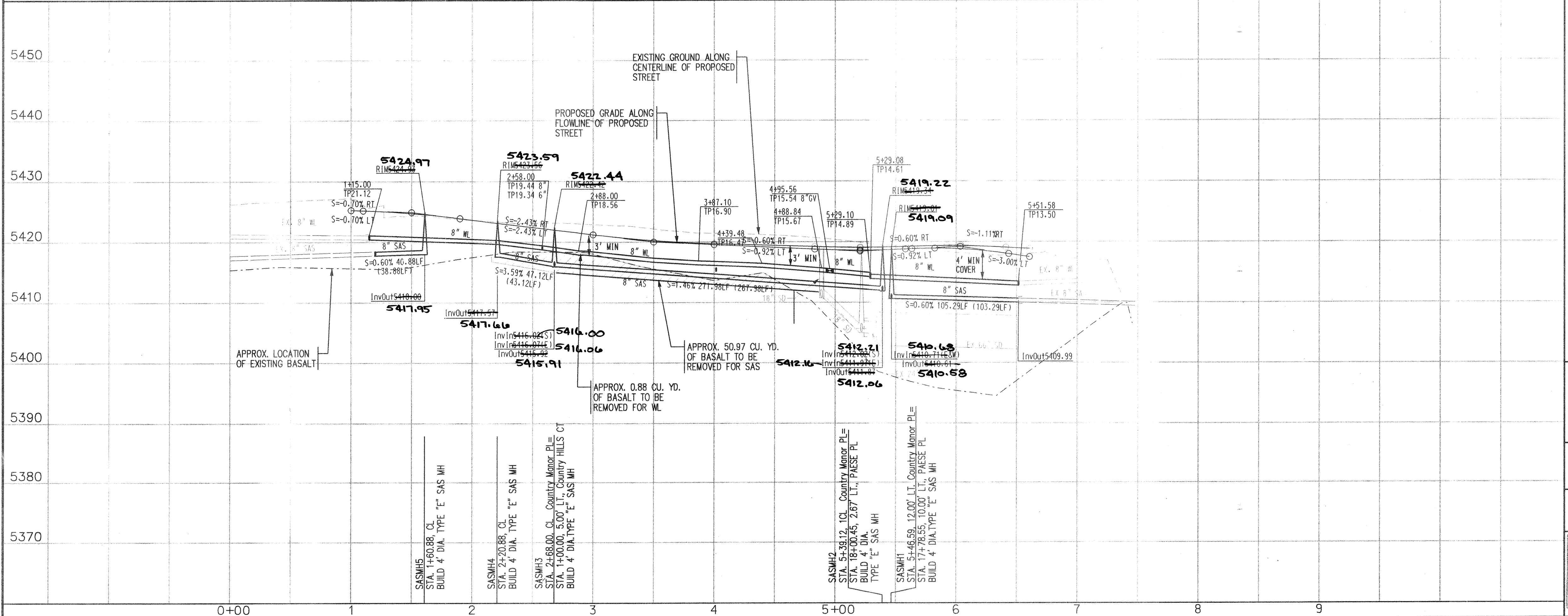
SAS Tangent Table		
ID	BEARING	LENGTH
T1	N00°16'51"E	40.88'
T2	S00°16'51"W	47.12'
T3	S00°20'40"W	25.31'
T4	S00°16'51"W	52.37'
T5	S70°57'07"E	23.24'

WL Curve Table			
ID	ARC	RADIUS	DELTA
C4	100.02'	510.00'	11°14'12"
C5	51.97'	265.00'	11°14'12"

WL Tangent Table		
ID	BEARING	LENGTH
T6	S00°16'51"W	143.00'
T7	S00°16'51"W	30.00'
T8	S00°16'51"W	88.62'
T9	S00°16'51"W	122.50'



COUNTRY MANOR PLACE



SANITARY SEWER SERVICES			
LOT	SAS	SAS	TOP OF PIPE AT
ID	STATION & OFFSET	LENGTH	PLUG (W/RISER)
35	1+22.94, CL	25.00'	5419.61
36	1+55.88, CL	25.00'	5421.11 (2')
37	2+25.88, CL	25.00'	5419.30
38	2+63.00, CL	25.00'	5417.97
39	3+02.66, CL	25.00'	5417.29
40	3+45.68, CL	25.00'	5416.66
41	3+87.26, 1.69' RT.	26.89'	5416.09
42	4+34.39, 7.25' RT.	32.43'	5415.51
43	4+69.83, 9.71' RT.	34.73'	5415.04

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

26 6888.82 1404

APPROVED BY NMU DATE 2/21/04

Bohannon & Huston
Court yard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

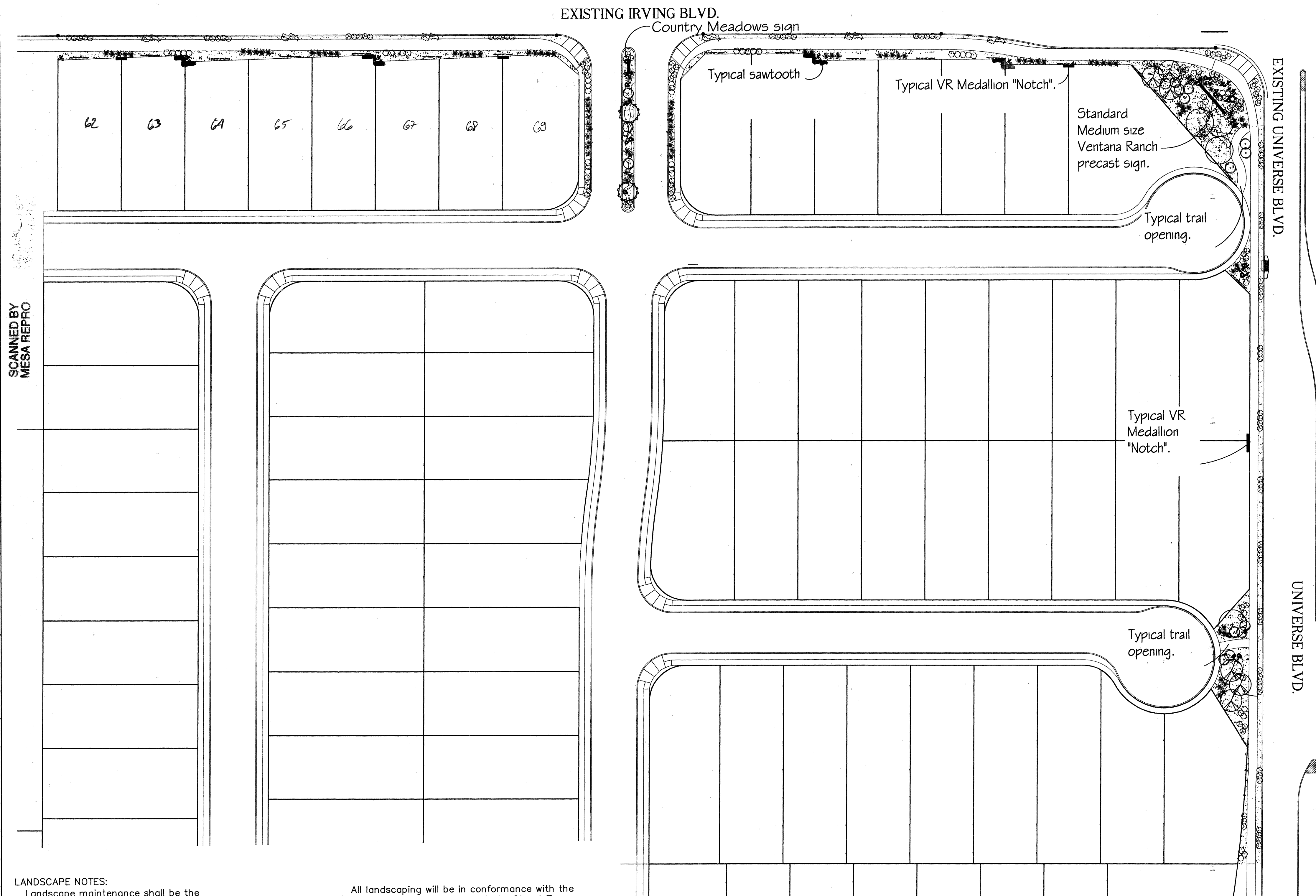
COUNTRY MEADOWS UNIT IV AT VENTANA RANCH
UTILITY PLAN & PROFILE
COUNTRY MANOR PLACE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED MAY 3 2004	APPROVED APR - 9 2004		
DESIGN REVIEW COMMITTEE	CITY ENGINEER		

- ### NOTES
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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 (SAW CUT ONLY).
 - WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
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AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACCS BRASS TABLET STAMPED-B9 1980"	DATE	FIELD NOTES	DATE	BY	DATE
INSPECTOR'S	DATE	GEOGRAPHIC POSITION (NAD 1927)	DATE	NO.	NO.	REMARKS	REVISIONS
STAKED BY	DATE	N.M. STATE PLANE COORDINATES	DATE				
FIELD VERIFICATION BY	DATE	(CENTRAL ZONE) X=355,077.00	DATE				
FIELD VERIFICATION BY	DATE	Y=1,529,056.93	DATE				
FIELD VERIFICATION BY	DATE	GROUND-TO-GRID FACTOR = .99966334	DATE				
FIELD VERIFICATION BY	DATE	DELTA ALPHA -00°16'47"	DATE				
FIELD VERIFICATION BY	DATE	NAD 1929 ELEVATION = 5450.51	DATE				

2

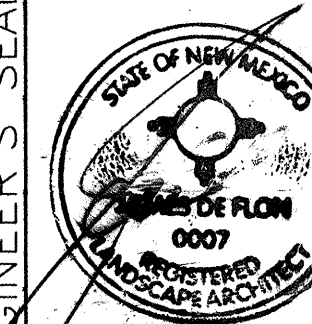


PLANTING LEGEND

SYMBOL	SIZE	NAME	HEIGHT	QTY.
	2" Cal.	FLOWERING PEAR	TO 35'	6
	6-8"	AUSTRIAN PINE	30-35'	4
	15 Gal.	DESERT WILLOW	16' TO 18'	2
	5 Gal.	ROSEMARY, RUSSIAN SAGE, APACHE PLUME, CHAMISA.	TO 3'	16
	5 Gal.	OCOTILLO, AGAVE, RED YUCCA	TO 3'	23
	5 Gal.	MAIDEN GRASS	TO 3'	98
	2 Gal.	AUTUMN SAGE, POTENTILLA	TO 3'	69
	1 Gal.	VINE	TO 1'	17
	1 Gal.	HONEYSUCKLE Symbol indicates 3 plants	TO 24"	27
	1 Gal.	THREADGRASS	18"-24"	145
		BASALT BOULDERS (23' & OVER) SIZE GRAVEL		

 SANTA FE BROWN GRAVEL WITH FF
ALONG STREET FRONTAGE

 SANTA ANA TAN GRAVEL WITH FF,
SIDEWALK TO PROPERTY LINE



LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Ventana Ranch Community Association, Inc.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

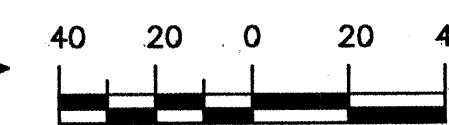
All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Santa Fe Brown/Santa Ana Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

Landscape planting is to be adjusted in the field so that no plant is within 3' off the walk when planted.



GRAPHIC SCALE



SCALE: 1"=40'

The Hilltop

LANDSCAPE ARCHITECTS & CONTRACTORS

Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737

All creative ideas contained herein remains the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.

	CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP
	COUNTRY MEADOWS UNIT 4 LANDSCAPE PLAN

DESIGN REVIEW COMMITTEE		CITY ENGINEER-APPROVAL		MO./DAY/YR.		7/MO./DAY/YR.	
APPROVE		APPROVE		LAST DESIGN UPDATE			
APR - 9 2011		APR - 9 2011					
CITY PROJECT NO.		ZONE MAP NO.		SHEET		OF	
706300		B-0		15		17	

SCANNED BY
MESA REPRO



IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive Bubblers and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

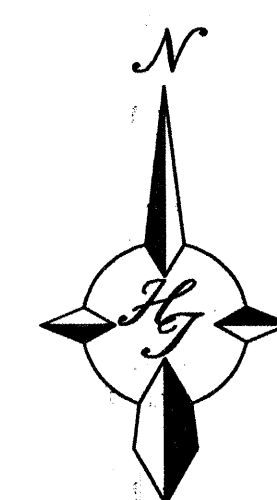
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Ventana Ranch Community Association, Inc.

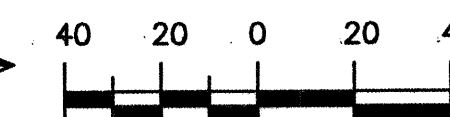
IRRIGATION LEGEND

- LATERAL, SIZE PER PLAN (UNSIZED PIPE TO BE 3/4").
- ~ DRIP LINE, SIZE PER PLAN (UNSIZED DRIP LINE TO BE 1/2").
- == SLEEVE, 2X PIPE TO BE SLEEVED.
- ☒ VALVE-EXISTING
- ☒ METER-EXISTING
- ☒ CONTROLLER-EXISTING

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 7063.00 1604



GRAPHIC SCALE



SCALE: 1"=40'

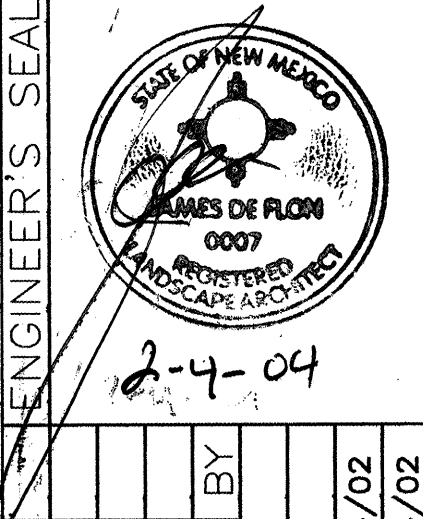
TheHilltop

LANDSCAPE ARCHITECTS & CONTRACTORS

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Ph. (505) 898-9690
Fax (505) 898-7737
cmd@hilltoplandscaping.com

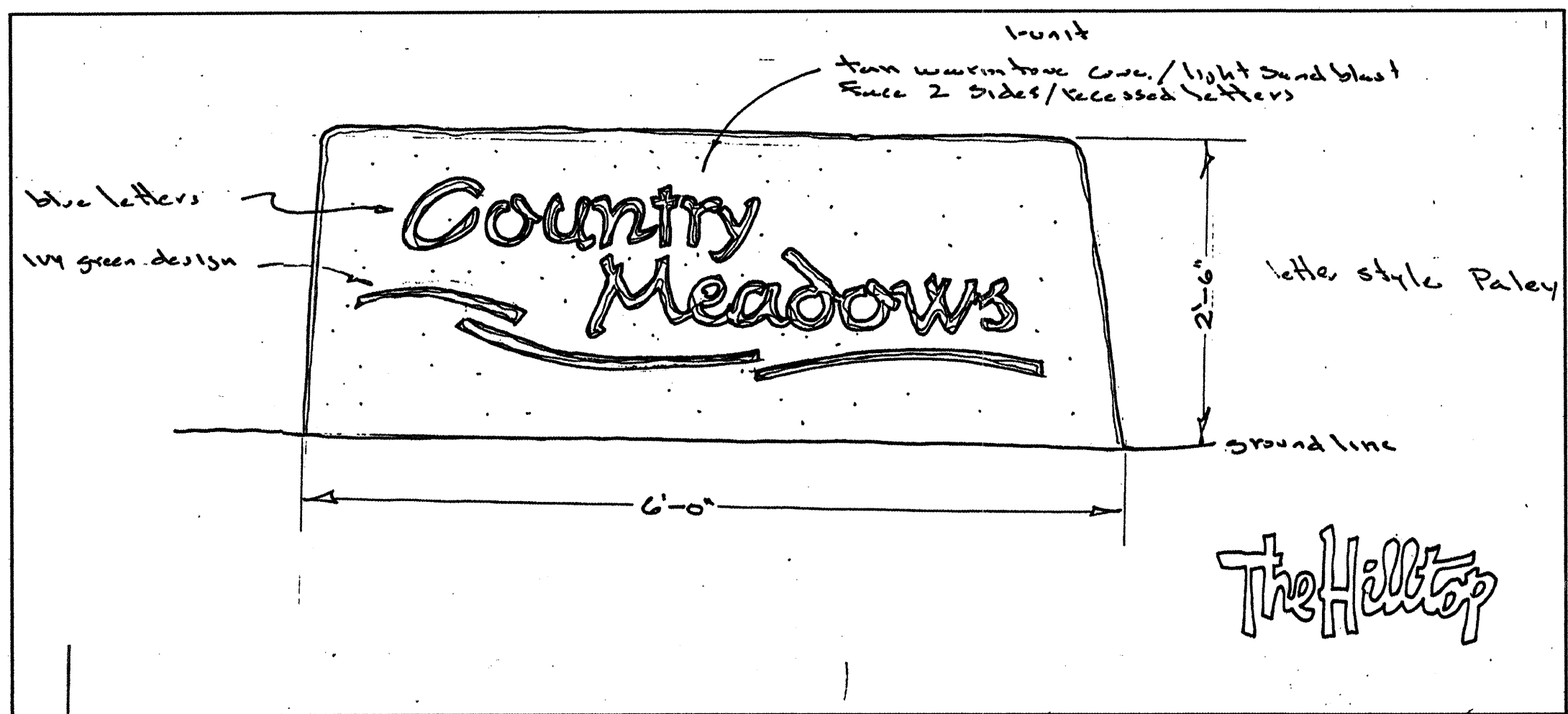
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		CITY OF ALBUQUERQUE	
		PUBLIC WORKS DEPARTMENT	
		ENGINEERING DEVELOPMENT GROUP	
COUNTRY MEADOWS UNIT 4			
IRRIGATION PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO. 706300		ZONE MAP NO. B-9	SHEET 16 OF 17

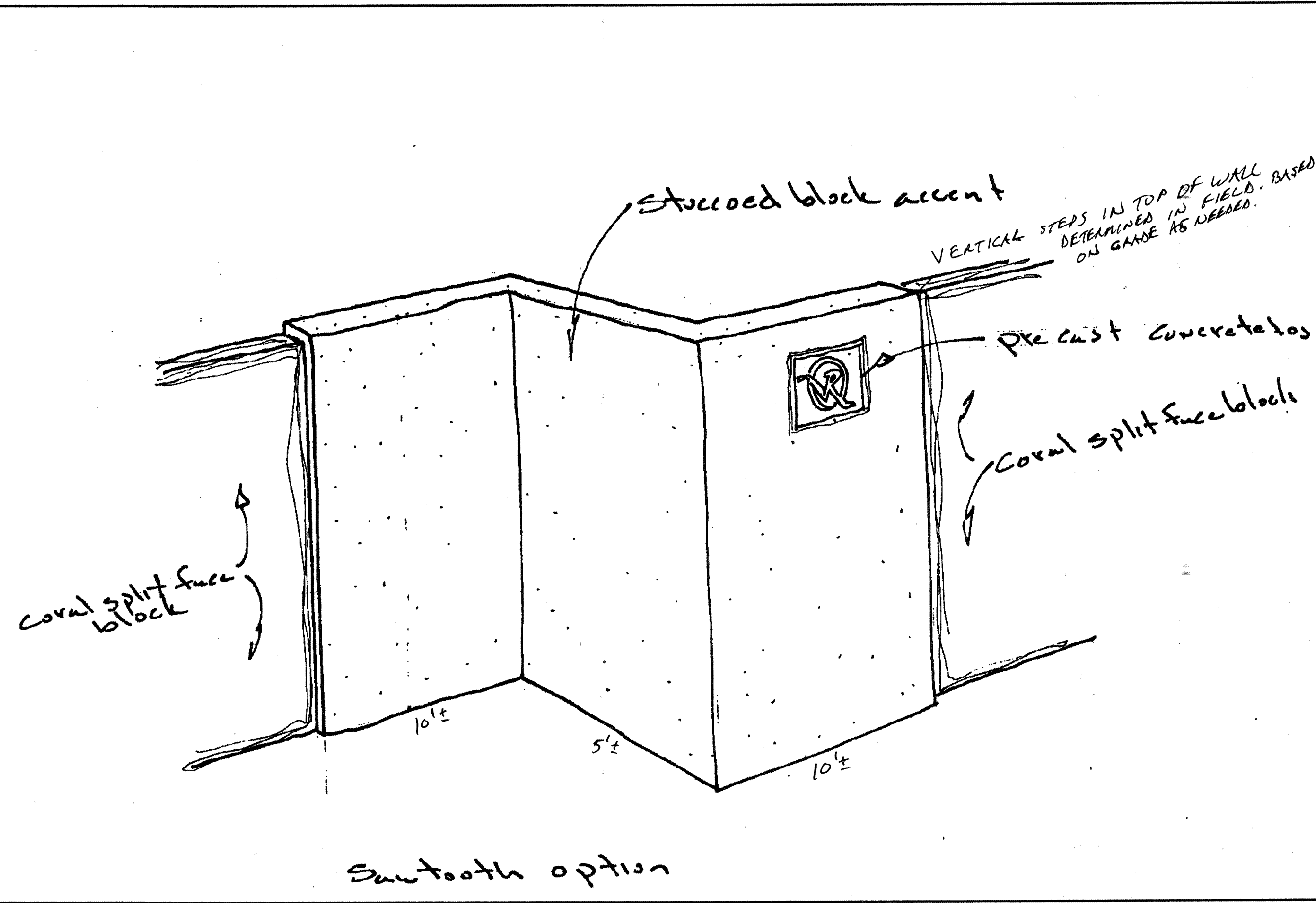
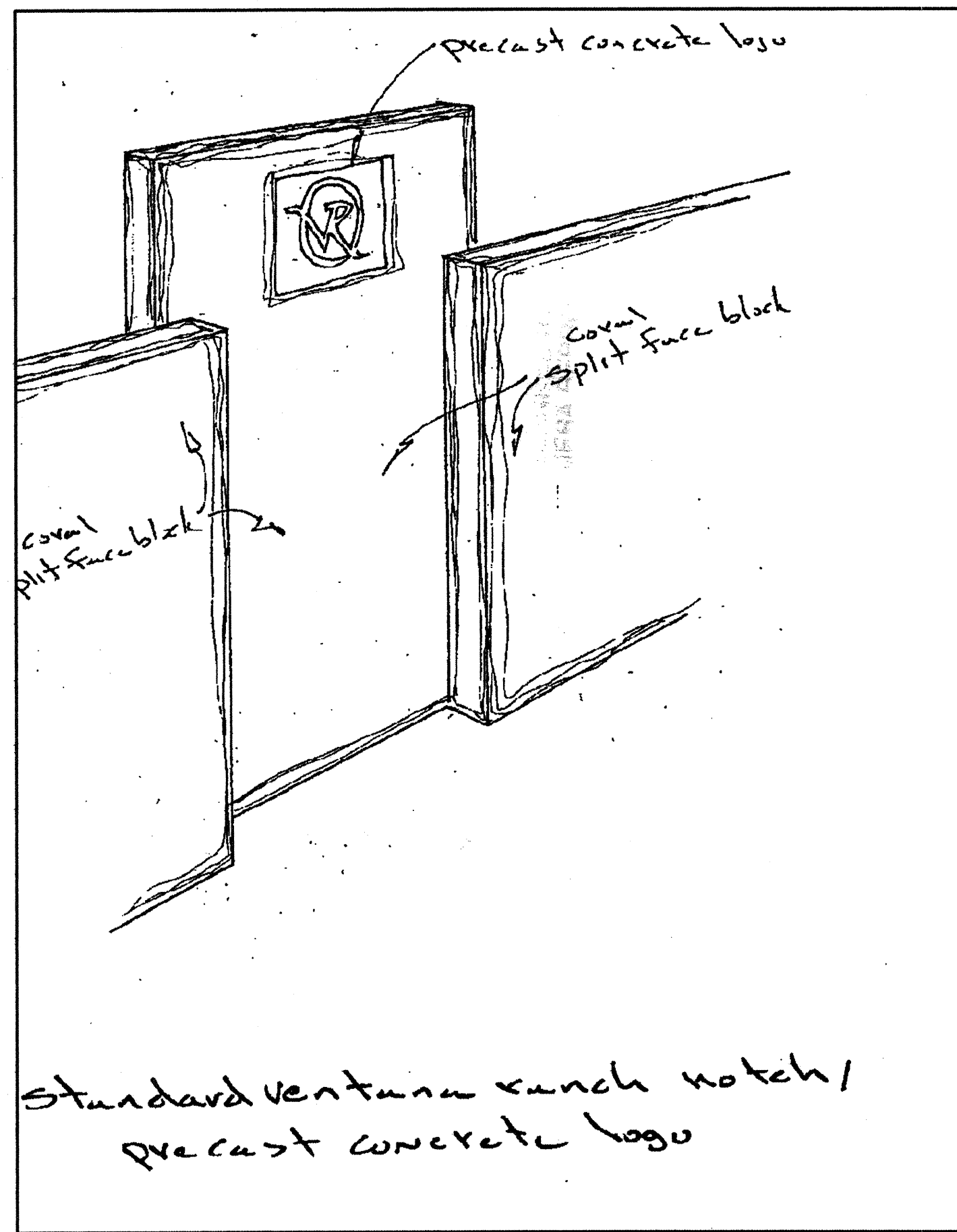


NO.	DATE	REMARKS	BY	DATE
1	4/02	DESIGN	Hilltop	4/02
2	4/02	REVISIONS	Hilltop	4/02
3	4/02	DESIGN	Hilltop	4/02

AS-BUILT INFORMATION	
CONTRACTOR	Sundata
DESIGNED BY	ALS
INSPECTED BY	SEC
DATE	7/04
FIELD VERIFICATION BY	ALS
DATE	7/04
CORRECTED BY	ALS
DATE	7/04
MICRO-FILM INFORMATION	
RECORDED BY	
DATE	
NO.	



Country Meadows Sign
scale 1"=1'



Ventana Ranch Wall Details
not to scale

The Hilltop
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Albuquerque, NM 87184
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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
COUNTRY MEADOWS UNIT 4 DETAILS	
DESIGN REVIEW COMMITTEE 	CITY ENGINEER APPROVAL
CITY PROJECT NO. 706300	ZONE MAP NO. B-9
SHEET 17	OF 17

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	BY	DATE			CONTRACTOR	DATE
						SIGNED BY	DATE
						INSPECTOR'S	DATE
						FIELD SPACE BY	DATE
						VERIFICATION BY	DATE
						CORRECTED BY	DATE
						MICRO-FILM INFORMATION	
						RECORDED BY	DATE
						NO.	