

CONSTRUCTION PLANS FOR VENTURA VILLAGE SUBDIVISION LOTS 1 Thru 32

(IMPROVEMENTS WITHIN THE CITY OF ALBUQUERQUE)

LEGEND

+24.0	EXIST. SPOT ELEVATION
NG	NATURAL GROUND
RBR	REBAR
---	CENTERLINE
---	EXIST. EDGE OF ROAD
O PP	EXISTING POWER POLE
-5770-	EXISTING CONTOUR
EA	EXISTING EDGE OF ASPHALT
NEW CONCRETE	
F-F	FACE TO FACE OF CURB
-12-	NEW CONTOUR
24.0	NEW SPOT ELEVATION
NEW CURB & GUTTER	
TRANSITION TO NO CROWN (50' MIN. TRANSITION LENGTH)	
NEW SWALE	
DRAINAGE DIRECTION	
EG	EDGE OF GRAVEL
EROSION CONTROL BERM	
-8" W-	EXISTING WATER LINE
EXISTING WATER VALVE	
-W-	NEW WATER LINE
NEW GATE VALVE	
FH	NEW FIRE HYDRANT
-SD-	EXISTING STORM DRAIN
-54" SD-	NEW STORM DRAIN LINE (By Others)
-SD-	24" STORM DRAIN LATERAL W/ INLET
-SAS-	EXIST. SANITARY SEWER
-SAS-	NEW SANITARY SEWER
MH	NEW MANHOLE

PUBLIC WATER, SANITARY & STORM SEWER, SERVICES, AND PUBLIC ROADWAY IMPROVEMENTS

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VENTURA STREET & MISCELLANEOUS - PLAN & PROFILES
VILLAGE AVENUE - PLAN & PROFILES
SECTIONS AND DETAILS
TRAFFIC CONTROL PLANS

AS-CONSTRUCTED

I, PHILIP W. CLARK, OF CLARK CONSULTING ENGINEERS, 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 OBSERVED BY ME OR BY A QUALIFIED PERSON UNDER MY DIRECT SUPERVISION AND HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS 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 UPON INSPECTIONS BY ME OR PERSONNEL UNDER MY DIRECTION AND SUPERVISION PROVIDED BY Philip W. Turner NMPS # 10204

10265
5-6-05
Clark Consulting Engineers

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING
☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 6999.81 020

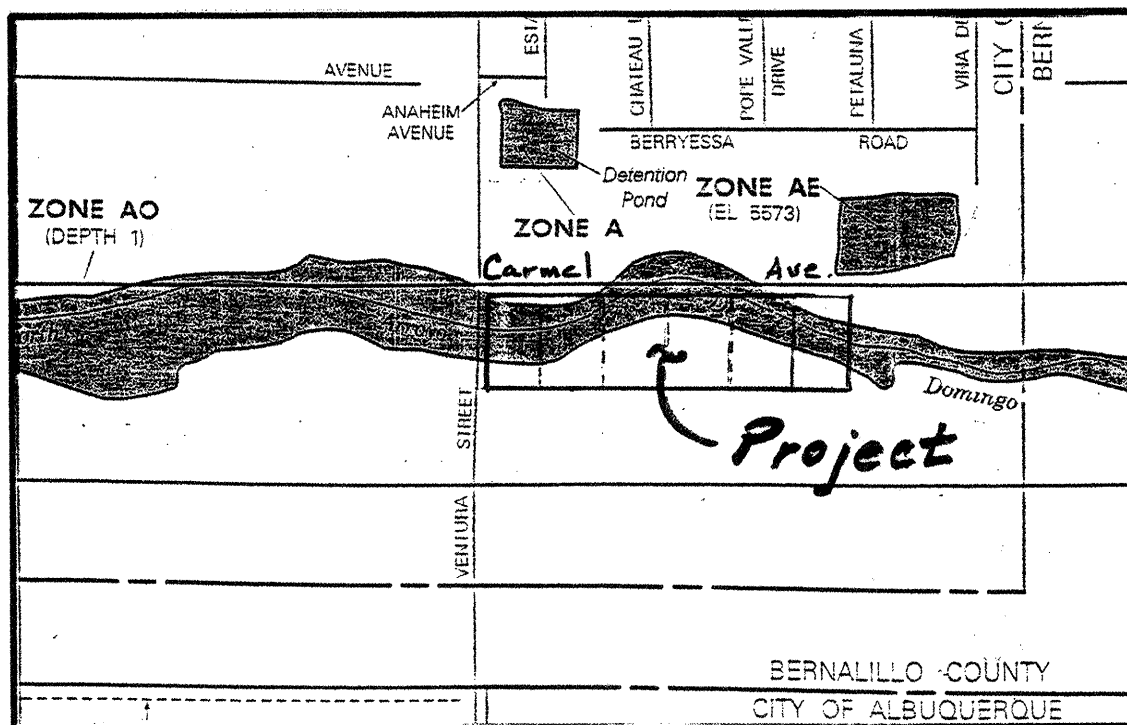
Clark Consulting Engineers
19 Ryan Road Edgewood, New Mexico 87015
(505) 281-2444 FAX (505) 281-2444

REV	SHEET	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
		DRG Chairman	<i>[Signature]</i>	6-14-03	APPROVED FOR CONSTRUCTION		
		Transportation	<i>[Signature]</i>	3/11/03			
		Water/Wastewater	<i>[Signature]</i>	3/11/03			
		Hydrology	<i>[Signature]</i>	3/11/03			
		Parks	<i>[Signature]</i>	3/11/03			
		Constr. Mgmt.	<i>[Signature]</i>	6-16-03	City Engineer Fred Aguirre, P.E. Date		
		Constr. Coord.	<i>[Signature]</i>	6-16-03			
		City Project No.	6999.81		Sheet 1 OF 10		

CITY OF
Albuquerque

NEW MEXICO - USA

DRB#1001463



FIRM MAP PANEL # 141 E
MAP REVISION OF APRIL 2, 2002
 (DOES NOT REFLECT LOMR RECENTLY APPROVED TO MID-BLOCK BARSTOW & VENTURA STREETS.)

GRADING & DRAINAGE PLAN

THE SINGLE-FAMILY RESIDENTIAL HOME PROJECT IS LOCATED WITHIN THE LA CUEVA SECTOR PLAN AREA OF NORTH ALBUQUERQUE ACRES WITHIN THE CITY OF ALBUQUERQUE, NM. THE GRADING AND DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD HAZARD ORDINANCE, NO. 88-46, AND CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR SUBDIVISION PLAT APPROVAL. THE PLAN SHOWS:

1. EXISTING CONTOURS, SPOT ELEVATIONS, AND EXISTING DRAINAGE PATTERNS AND IMPROVEMENTS.
2. PROPOSED IMPROVEMENTS: 32 RESIDENTIAL LOTS, DEVELOPMENT OF ADJACENT STREETS, A PUBLIC INTERNAL STREET AND SIDEWALKS, NEW PERIMETER SOLID WALL, AND NEW GRADE ELEVATIONS.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
4. QUANTIFICATION AND ACCEPTANCE OF UPSTREAM OFFSITE FLOWS WHICH CONTRIBUTE TO THE DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS.

THE PROJECT IS LOCATED WITHIN AN AREA CURRENTLY PLANNED & DESIGNED FOR STORM DRAINAGE IMPROVEMENTS. A CLOMR (Conditional Letter Of Map Revision) HAS BEEN PREPARED BY JEFF MORTENSEN & ASSOC.(JMA), AND SUBMITTED ON JUNE 27, 2002, (Ref. C20/D36) BY THE COUNTY FLOOD PLAIN ADMINISTRATOR. IF CONSTRUCTED IMPROVEMENTS (City Project 6934.81) ARE ACCEPTED THE FLOOD PLAIN AS SHOWN WILL BE ELIMINATED.

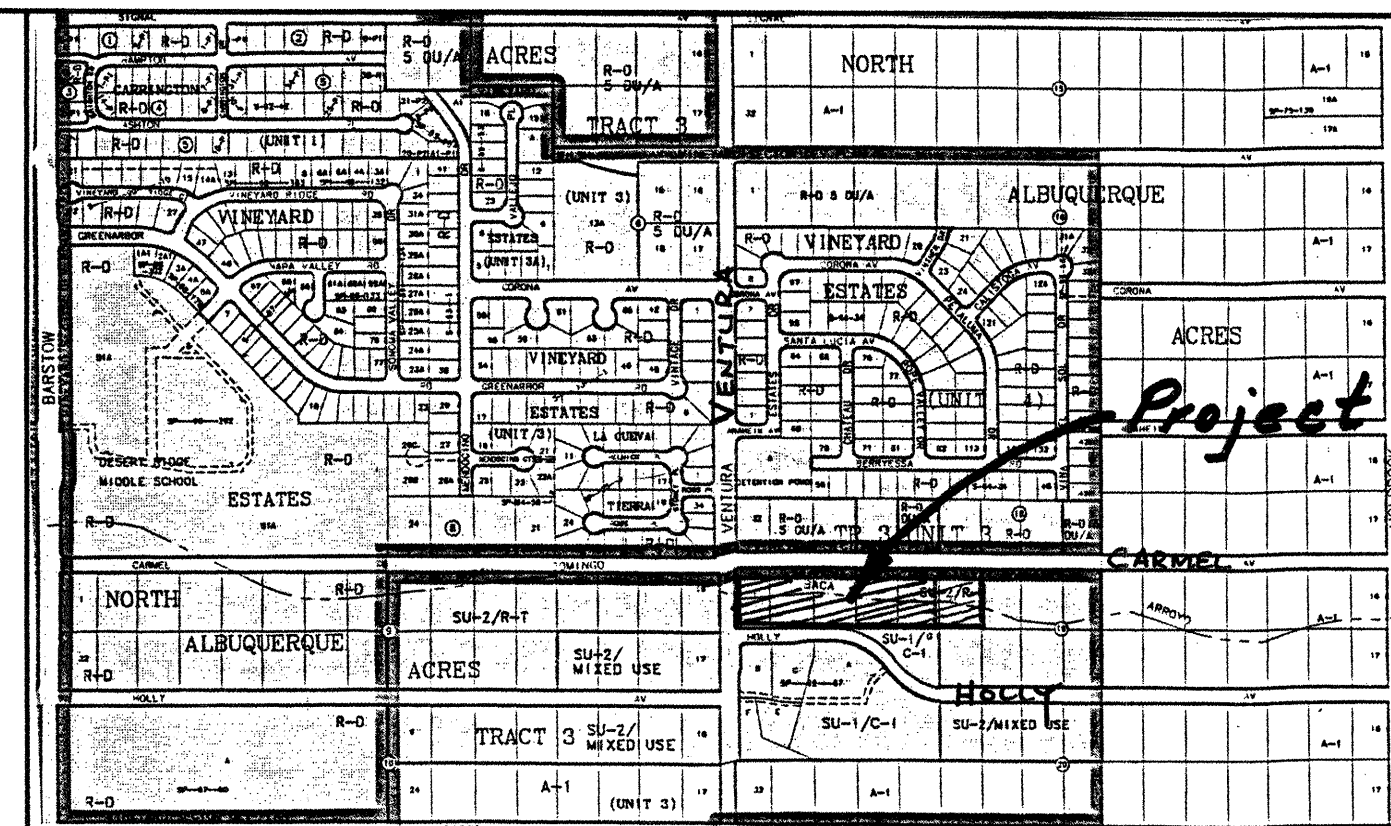
CURRENTLY, THE SITE IS IMPACTED AND PARTIALLY TRAVERSED BY THE NORTH DOMINGO BACA ARROYO. THE AREA OF THE CLOMR EXTENDS FROM MID-BLOCK BETWEEN VENTURA AND BARSTOW AVES. EASTERLY TO THE EXISTING NORTH BACA DAM AT EUBANK. RELATIVE TO THIS 32-LOT PROJECT, THE CLOMR DESIGN ENTAILS THE CONSTRUCTION OF A 78" DIAMETER STORM SEWER WITHIN CARMEL AVE. FROM VENTURA TO HOLBROOK AVENUE.

THE PURPOSE OF THE PLAN IS TO ESTABLISH CRITERIA FOR CONTROLLING STORM RUNOFF AND EROSION. PRESENTLY, THE SITE IS BOUNDED ON THE EAST BY UNDEVELOPED PROPERTY ALSO IN THE PLANNING STAGES TO BE DEVELOPED. PROPERTY TO THE SOUTH IS DEVELOPED FOR COMMERCIAL USES. CARMEL AVENUE ON THE NORTH IS AN UNIMPROVED, GRAVEL ROADWAY ALONG THE PROJECT FRONTAGE. A STANDARD 32" WIDE PAVED, RESIDENTIAL ROADWAY SECTION WILL BE EXTENDED. THE SITE GENERALLY FALLS FROM EAST TO WEST AT APPROXIMATELY 3 PERCENT. EXISTING OFFSITE FLOWS ARE QUANTIFIED ON THE PLAN, AND WILL BE INTERCEPTED BY THE PROPOSED STORM SEWER PROJECT.

SITE RUNOFF WILL BE PERMITTED FREE DISCHARGE OF DEVELOPED FLOW CONDITIONAL UPON FEMA ACCEPTANCE OF THE FOREMENTIONED MAP REVISION, INCLUDING LOCAL REGULATING AGENCIES APPROVAL. SINCE DOWNSTREAM CAPACITY WILL EXIST. DROP INLETS AND STORM DRAIN LATERALS REQUIRED DUE TO THIS SITE DEVELOPMENT WILL BE COORDINATED AND SIZED WITH JMA.

LEGEND

- +24.0 EXIST. SPOT ELEVATION
- CENTERLINE OF STREET
- EXIST. EDGE OF ROAD
- OPP EXISTING POWER POLE
- EXISTING CONTOUR
- EA EXISTING EDGE OF ASPHALT
- F-F NEW CONCRETE
- 24.0 FACE TO FACE OF CURB
- 24.0 NEW SPOT ELEVATION
- NEW CURB & GUTTER
- EXISTING FIRE HYDRANT
- 8" W EXISTING WATER LINE
- SD EXISTING WATER VALVE
- SD EXISTING STORM DRAIN
- 54" SD NEW STORM DRAIN LINE (By Others)
- SD 24" STORM DRAIN LATERAL W/ INLET
- SAS EXIST. SANITARY SEWER

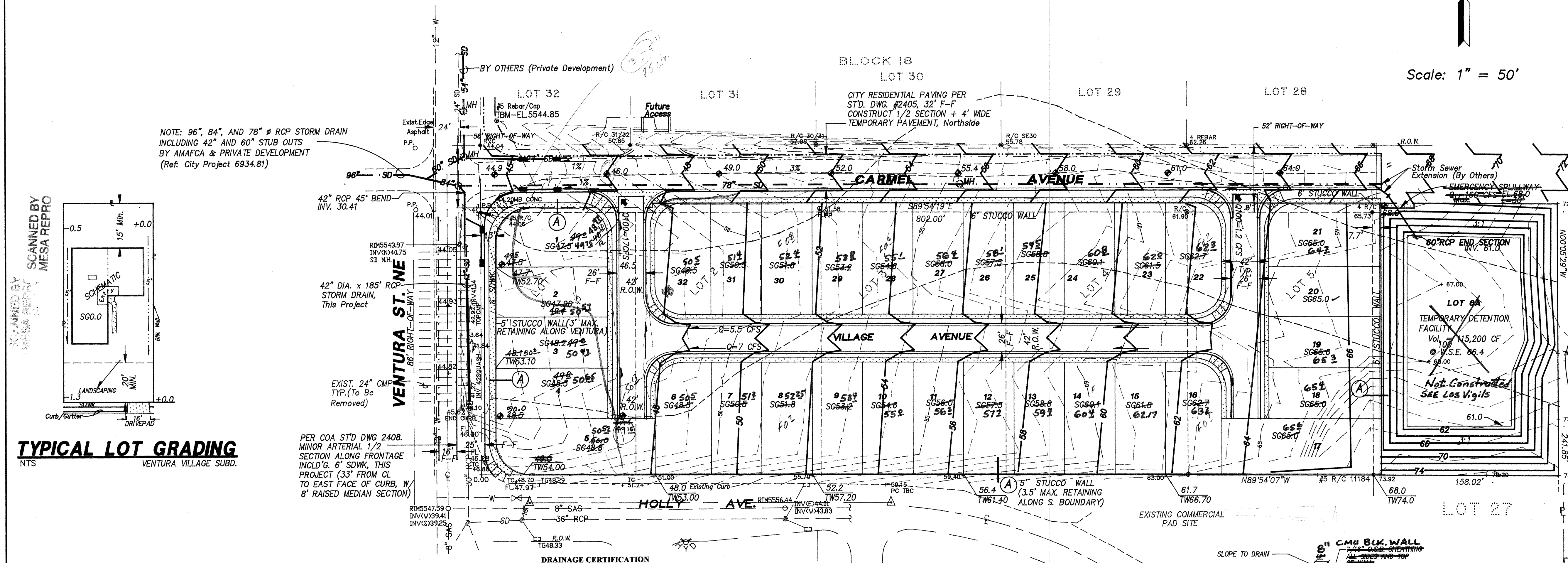


VICINITY MAP ZONE C-20
 Scale: 1" = 750'

NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 6TH EDITION W/ UPDATES.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
5. AREAS DISTURBED DUE TO CONSTRUCTION SHALL BE RE-VEGETATED PER CITY OF ALBUQ. SPEC. 1011, NATIVE SEED MIX.
6. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL, 3:1.

Scale: 1" = 50'



TYPICAL LOT GRADING

NTS VENTURA VILLAGE SUBD.

CALCULATIONS

DESIGN CRITERIA

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) REVISED JANUARY 1983 FOR CITY OF ALBUQUERQUE, ADOPTED BY THE COUNTY OF BERNALILLO
 DISCHARGE RATE: $Q = Q_{PEAK} \times AREA$, "Peak Discharge Rates For Small Watersheds"
 VOLUMETRIC DISCHARGE: $VOLUME = E \times WEIGHTED \times AREA$
 $P100 = 2.60$ inches, Zone 3
 Time of Concentration, $T_C = 10$ Minutes
 DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [] = 10 YEAR VALUES

EXISTING CONDITIONS (To Proposed R.O.W.)

PROJECT AREA = 4.3 ACRES, WHERE EXCESS PRECIP. "A" = 0.66 in. [0.19]
 PEAK DISCHARGE, $Q100 = 8.2$ CFS [2.49], WHERE UNIT PEAK DISCHARGE "A" = 1.9 CFS/AC. [0.60]
 THEREFORE: $VOLUME 100 = 10302$ CF [2965]

DEVELOPED CONDITIONS DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA - USE DPM TABLE A-5, MAX. IMPERVIOUS "D"

$N = 7.4$ D.U.s Per Acre (67% "D")

UNDEVELOPED	AREA	LAND TREATMENT	Q Peak	E
LANDSCAPING - 10% SL	0.70 Ac.	A	1.87 [0.58]	0.66 [0.19]
COMPACTED SOIL & Slopes > 2.9 Ac.	0.70 Ac.	B	2.60 [1.19]	0.92 [0.36]
ROOF - PAVEMENT	4.3 Ac.	C	3.43 [2.00]	1.29 [0.62]
		D	5.02 [3.39]	2.36 [1.50]

THEREFORE: $E_{Weighted} = 1.95$ in. [1.17]
 $Q100 = 18.9$ CFS
 $Q10 = 12$ CFS

UNIT DISCHARGE = 18.9 CFS/4.3 AC. = 4.37 CFS/AC.
 AND... 18.9 CFS/32 LOTS = 0.59 CFS PER LOT

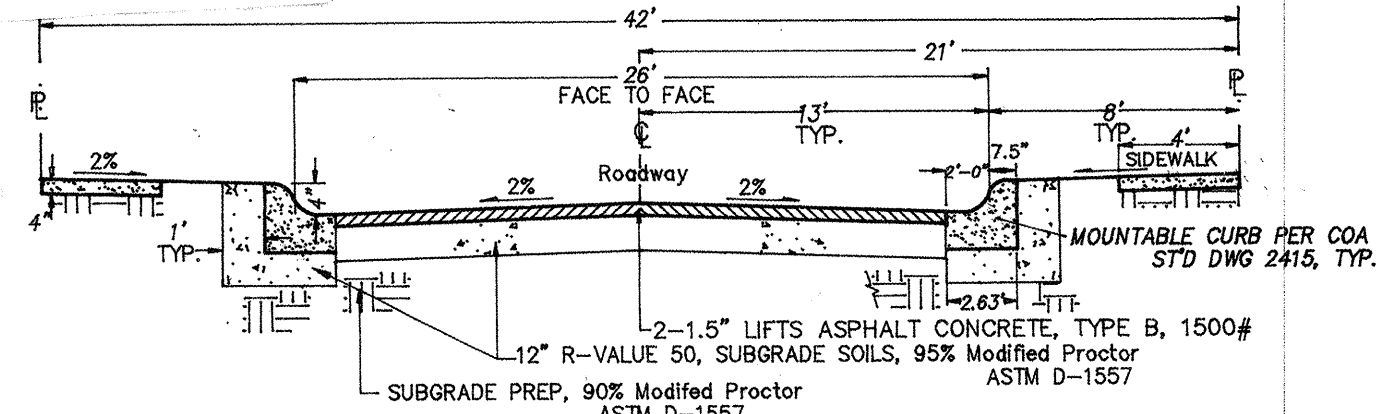
UPSTREAM / DOWNSTREAM ANALYSIS

A COMPREHENSIVE DRAINAGE SUBMITTAL IS ON FILE WITH CITY HYDROLOGY, Ref. C20/D36 ASSOCIATED WITH THE JMA CLOMR. A DETAILED DESIGN ANALYSIS WILL BE SUBMITTED FOR THIS SUBDIVISION TO CITY HYDROLOGY FOR BUILDING PERMIT PRIOR TO PREPARATION OF CONSTRUCTION DRAWINGS & DRC APPLICATION. STREET HYDRAULICS, CATCH BASIN AND STORM DRAIN LATERALS WILL BE ANALYZED AND SIZED AT THAT TIME. UPSTREAM RESIDUAL STREET FLOWS HAVE NOT BEEN FINALIZED BY JMA @ THIS TIME.

I, Philip W. Clark, NMPE #10265, OF THE FIRM Clark Consulting, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 02-01-02. THE RECORD INFORMATION EDITED INTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY PHILIP W. CLARK, OF THE FIRM Clark Consulting, I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 02-01-02 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR RELEASE OF FINANCIAL GUARANTEE (Final Acceptance).

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Signature of Engineer
 5-6-05
 Date

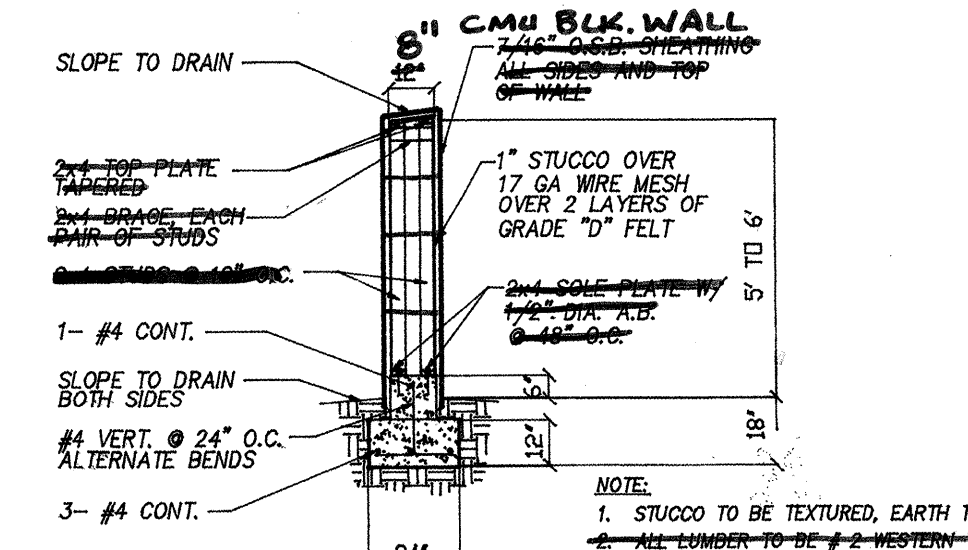


INTERNAL STREET SECTION

NTS PER COA STD DWG 2405

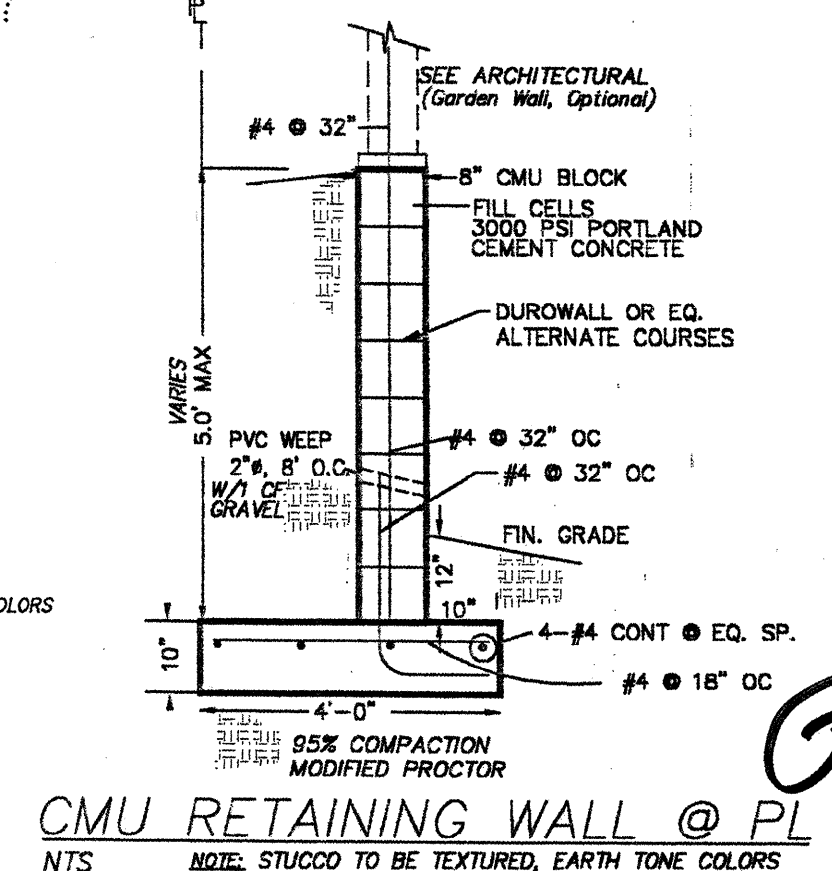
I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK OF ANY KIND, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

Signature of Engineer
 10-8-02
 PHILIP W. CLARK NMPE #10265



GARDEN WALL DETAIL

NOT TO SCALE



CMU RETAINING WALL @ PL

NTS NOTE: STUCCO TO BE TEXTURED, EARTH TONE COLORS

PROJECT DATA

LEGAL DESCRIPTION (CONCURRENT PLATTING)

LOTS 1 THRU 32, VENTURA VILLAGE SUBDIVISION ALBUQUERQUE, NEW MEXICO

PROJECT BENCHMARK

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 5-C20, ELEVATION OF WHICH IS 5552.71. BENCHMARK IS LOCATED AT THE INTERSECTION OF VENTURA ST. AND ANAHEIM AVE.

TOPOGRAPHIC DESIGN SURVEY

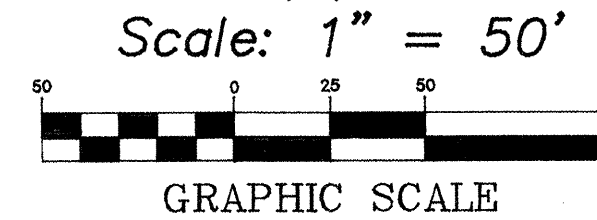
COMPILED BY CLARK CONSULTING ENGINEERS FROM DESIGN SURVEYS BY PHILIP W. TURNER, P.S. & JEFF MORTENSEN & ASSOC.

Clark Consulting Engineers
 19 Ryan Road
 Edgewood, New Mexico 87015

DATE	REVISION	LOTS 1 THRU 32, BLK. 19, TR. 3, UNIT 3
10-8-02	Added Hydrology	NORTH ALBUQ. ACRES, ALBUQ. NEW MEXICO
5-6-05	As-Built From 3/24 Survey	VENTURA VILLAGE
GRADING & DRAINAGE PLAN		
DESIGNED BY: PWC	DRAWN BY: CCE	JOB #: VentV
CHECKED BY: PWC	DATE: 8/24/02	FILE #: G/D
		SHEET 3 OF 10

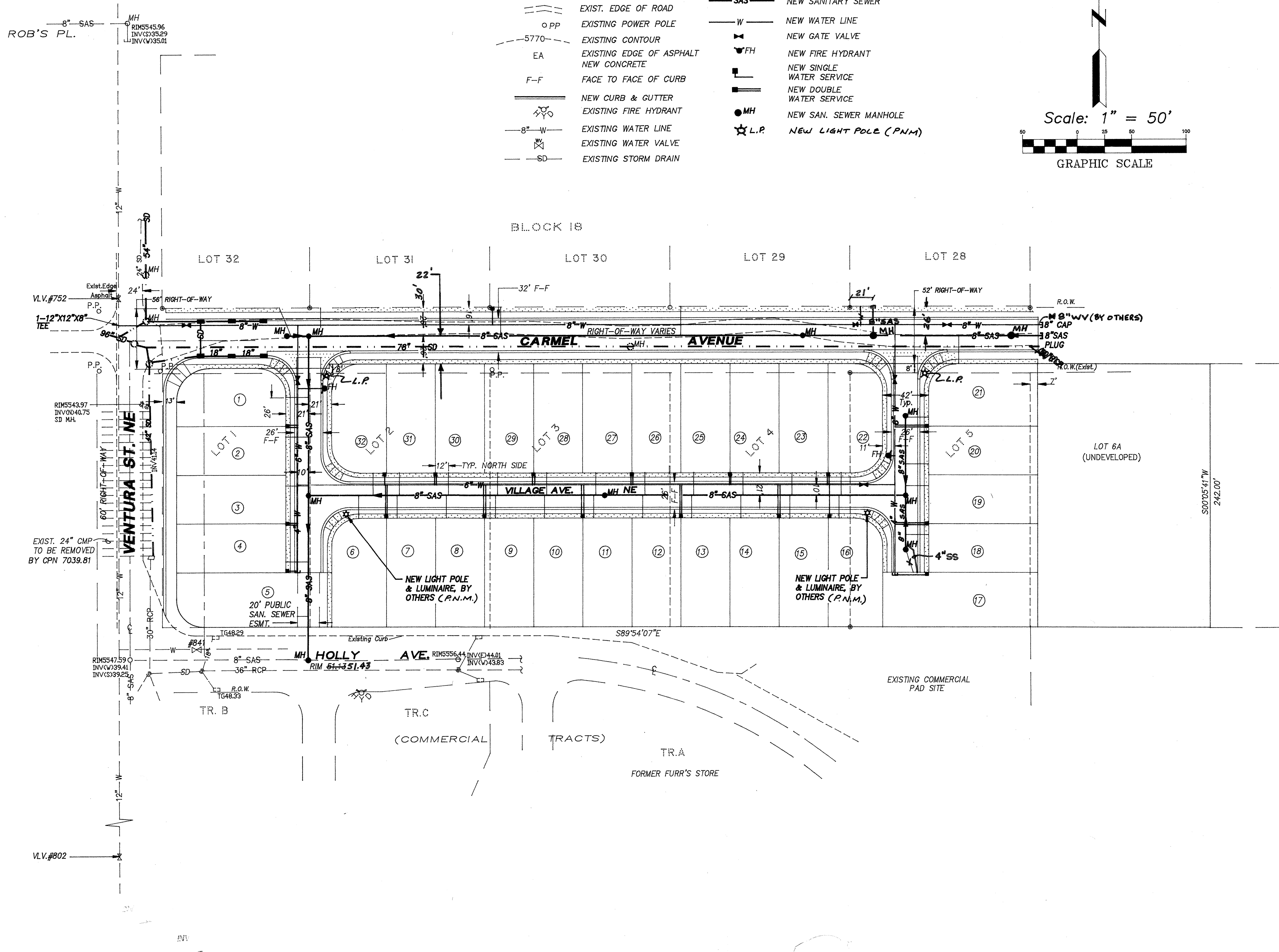
LEGEND

- CENTERLINE OF STREET
- - - EXIST. EDGE OF ROAD
- o PP EXISTING POWER POLE
- 5770- EXISTING CONTOUR
- EA EXISTING EDGE OF ASPHALT NEW CONCRETE
- F-F FACE TO FACE OF CURB
- NEW CURB & GUTTER
- EXISTING FIRE HYDRANT
- 8" W EXISTING WATER LINE
- EXISTING WATER VALVE
- SD EXISTING STORM DRAIN
- SAS NEW SANITARY SEWER
- W NEW WATER LINE
- NEW GATE VALVE
- FH NEW FIRE HYDRANT
- NEW SINGLE WATER SERVICE
- NEW DOUBLE WATER SERVICE
- MH NEW SAN. SEWER MANHOLE
- L.P. NEW LIGHT POLE (P.N.M.)



NOTES

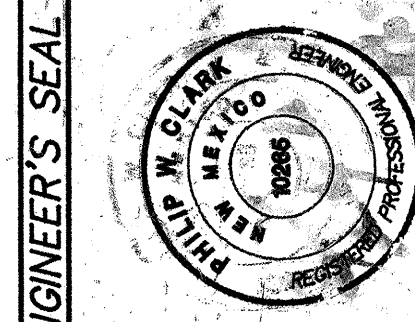
- ALL LOTS WILL GAIN 3/4" WATER SERVICE FROM THE NEW INTERNAL 6" LOOPED WATER LINE IN THE SUBDIVISION.
 - THE 78", 54", AND 96" RCP STORM DRAIN MAINLINES WILL BE CONSTRUCTED BY OTHERS. REFERENCE FEMA Conditional Letter of Map Revision (CLOMR) ON FILE WITH CITY HYDROLOGY.
 - A 10' PUBLIC UTILITY EASEMENT (P.U.E.) ALONG THE FRONTAGE OF ALL INTERNAL SUBDIVISION LOTS WILL BE GRANTED BY CONCURRENT PLATTING ACTION.
 - REFERENCE CITY PROJECT # 6934.81 CARMEL AVE. NE PUBLIC STORM DRAIN EXTENSION.
 - WATER SHUT-OFF PLAN- SEE FAC. MAP C-20
CLOSE VALVE AT NW CORNER OF CARMEL/VENTURA, # 752
CLOSE VALVE AT HOLLY/VENTURA, #802
- CONTRACTOR SHALL NOTIFY CITY UTILITIES AT PINO YARDS 7 DAYS PRIOR TO REQUESTING THE SHUT-OFF. TELE: 857-8200.
- ONLY CITY PERSONNEL MAY PERFORM SHUT-OFF AND OPENING OPERATIONS



BENCH MARKS

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 3-C20, AN ALUMINUM CAP LOCATED AT THE NE INTERSECTION OF VENTURA AND SIGNAL MSL ELEVATION 5569.89, NGVD 1929.

SURVEY INFORMATION



NO.	DATE	REMARKS	BY
1	3-15-04	As-Built SAS/HW	BY
DESIGN			
DESIGNED BY: PWC			
DRAWN BY: OCE			
CHECKED BY: PWC			

Clark Consulting Engineers, Inc.
18 Ryan Road
Edgewood, New Mexico 87015
Tel: (505) 281-2444 Fax: (505) 281-2444

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP

VENTURA VILLAGE SUBDIVISION OVERALL WATER & SANITARY SEWER PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JUN 1 2004	APPROVED JUN 17 2004 CITY ENGINEER		
City Project No. 6999.81		Zone Map No. C-20	
		SHEET 4 OF 10	

NOTES

- STATIONING BASED ON CENTER LINE OF ROADWAY AND CORRELATES TO COA PROJ. 6934.81
OFFSET DISTANCES ARE DETERMINED FROM THE CENTER LINE OF NEW ROADWAY (26' SOUTH OF THE EXISTING NORTH RIGHT-OF-WAY).
 - ALL WATER VALVES, ASSOCIATED VALVE BOXES, AND WATER SERVICES SHALL BE INSTALLED PER DETAILS ON SHEET 8.
 - WATER SHUT-OFF PLAN- SEE FAC. MAP C-20
CLOSE VALVE AT NW CORNER OF CARMEL/VENTURA, # 252
CLOSE VALVE AT HOLLY/VENTURA, #802
- CONTRACTOR SHALL NOTIFY CITY UTILITIES AT PINO YARDS 7 DAYS PRIOR TO REQUESTING THE SHUT-OFF. TELE: 857-8200.
ONLY CITY PERSONNEL MAY PERFORM SHUT-OFF AND OPENING OPERATIONS

Scale: 1" = 50'
1" = 5' (VERT.)

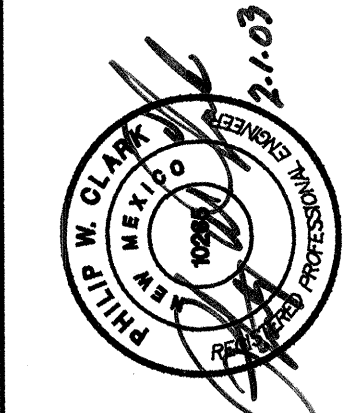
AS-BUILT INFORMATION

Contractor: Albur, Excavators, Inc.
As-Built SAs: 1-14-04, Clark Consulting
From: 1-14-04, Clark Consulting
As-Built SAs: 5-6-05, Clark Consulting
As-Built SAs: 5-6-05, Clark Consulting

BENCH MARKS

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS AGS
BENCHMARK 3-220, AN ALUMINUM CAP LOCATED AT
THE NE INTERSECTION OF VENTURA AND SIGNAL
MSL ELEVATION 5588.86, NGVD 1929

SURVEY INFORMATION



ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
1	5-6-05	As-Built SAs	OC
2	5-6-05	As-Built SAs	OC
3	5-6-05	As-Built SAs	OC
4	5-6-05	As-Built SAs	OC
5	5-6-05	As-Built SAs	OC
6	5-6-05	As-Built SAs	OC
7	5-6-05	As-Built SAs	OC
8	5-6-05	As-Built SAs	OC
9	5-6-05	As-Built SAs	OC
10	5-6-05	As-Built SAs	OC

DESIGN

DESIGNED BY:	DRAWN BY:	CHECKED BY:
PWC	OC	PWC
PWC	OC	PWC
PWC	OC	PWC
PWC	OC	PWC
PWC	OC	PWC
PWC	OC	PWC
PWC	OC	PWC
PWC	OC	PWC
PWC	OC	PWC
PWC	OC	PWC

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

VENTURA VILLAGE SUBDIVISION
PUBLIC WATER, SANITARY SEWER, AND ROADWAY
CARMEL AVENUE IMPROVEMENTS - PLAN & PROFILES

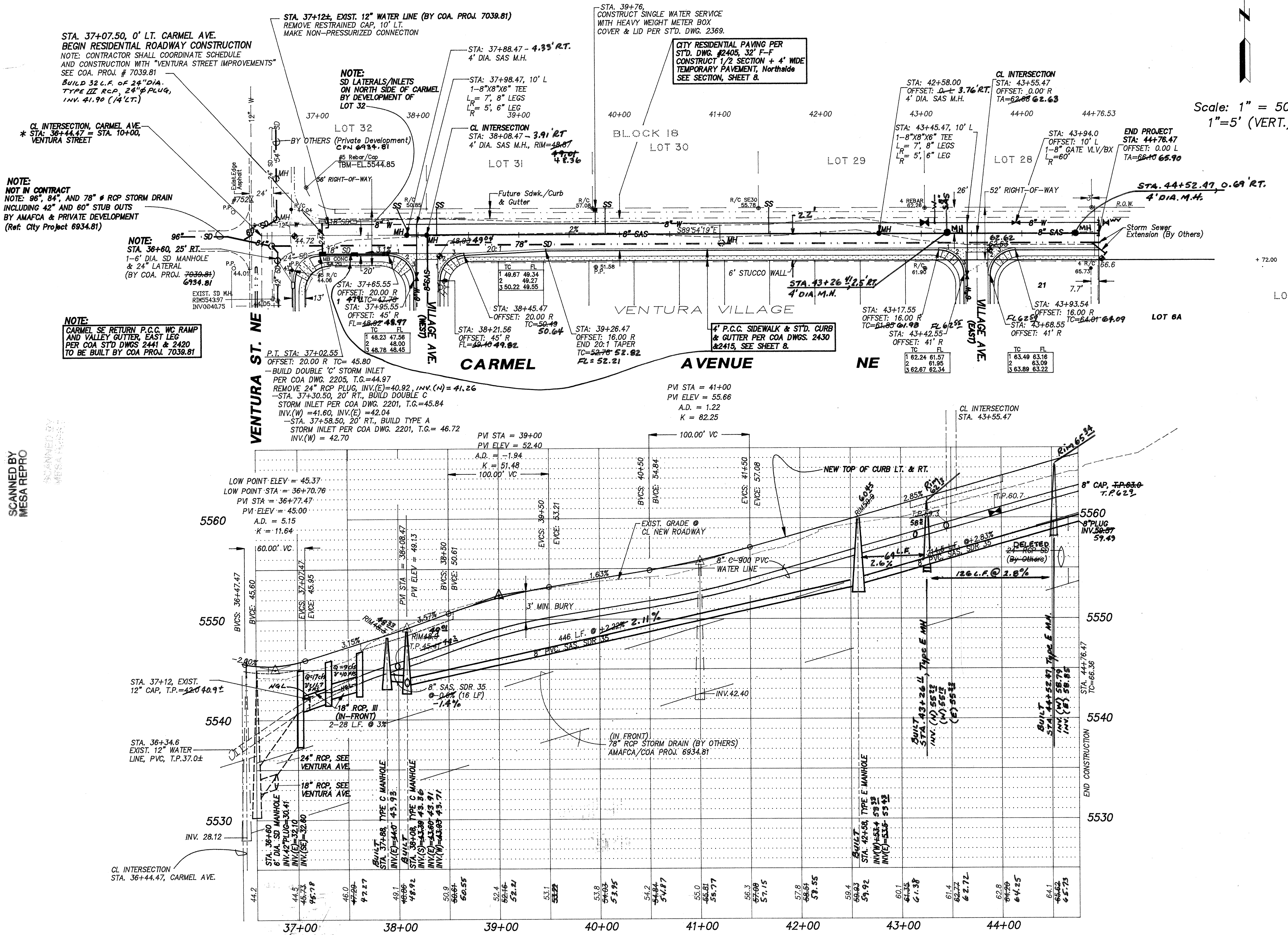
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED	APPROVED		
DESIGN	CITY ENGINEER		
City Project No.	Zone Map No.	SHEET	OF

DRB PROJ. #1001463

6999.81

C-20

5 OF 10



PERMANENT SIGNAGE LOCATION

STREET	STATION	FACE TO	MUTCD DESIG.
CARMEL AVE.	36+96, 23' LT	EAST	R1-1
	39+26, 17.5' RT	WEST	R2-1
	43+94, 12' LT	EAST	R2-1

STA. 7+36, 57' RT BUILD 6" P.C.C. SDWK.
57' RT. THIS PROJECT
CONSTRUCT P.C.C. W.C. RAMPS
PER COA STD. DWG. #2441, CASE II.

CL INTERSECTION-VENTURA ST.
STA: 7+07.20 OFFSET: 0.00 R

BEGIN ROADWAY STA: 10+80.18
OFFSET: 0.00 R, CONSTRUCT P.C.C.
CUT-OFF WALL PER COA STD. DWG.
2415, TA=50+41.50, L_R=32'
INSTALL 4" CAP- BEGIN 4" WATER
LINE, 10' LT, L_R=32'

STA: 10+00.00, 0' RT.
BUILT 4" DIA. SAS MH- REMOVE AND REPLACE
PAVEMENT SECTION PER STD. DWG. 2465

STA: 10+31.18
BEGIN 4" P.C.C. SDWK.
CONSTRUCTION, 17' RT.

(COMMERCIAL TRACTS)

FORMER FURN'S STORE

EXISTING PAD SITE

BUILT
BEGIN ROADWAY STA: 10+00.00
OFFSET: 0.00 R, CONSTRUCT P.C.C.
CUT-OFF WALL PER COA STD. DWG. 2415
INSTALL 4" WATER LINE & CAP, 10' LT.
L_R=32'

BUILT
4" DIA. SAS MH
STA: 10+21.00
OFFSET: 0.00 R

BUILT
4" DIA. SAS MH
STA: 10+21.00
OFFSET: 0.00 R

BUILT
4" DIA. SAS MH
STA: 11+45.00
OFFSET: 0.00 L

NOT IN CONTRACT
REF. COA PROJ. 7039.81
PER COA STD. DWG. 2408.
MINOR ARTERIAL 1/2
SECTION ALONG FRONTAGE

NOTE: 96", 84", AND 78" RCP STORM DRAIN
INCLUDING 42" AND 60" STUB OUTS
BY AMAFCA & PRIVATE DEVELOPMENT
(Ref. City Project 6934.81)

6" DIA. SD MANHOLE
STA: 7+95.99
BY CPN 7039.81

VENTURA ST. NE

VILLAGE AVE. (WEST)

VILLAGE AVE. (EAST)

CARMEL AVE.

CL R.O.W. VENTURA ST.
STA: 10+00.00
OFFSET: 0.00 L
= CL ROADWAY CARMEL AVE.
STA: 36+44.47

BY OTHERS (Private Development)

BUILD 6" P.C.C. VALLEY GUTTER
PER COA STD. DWG. 2420. (TYA)

CL INTERSECTION STA: 12+93.4
STA: 12+08.18, 4" DIA. SAS MH
OFFSET: 0.00 L
= STA. 38+08.47, CARMEL AVE.

LOT 31
STA: 12+53.18, 10' LT.
INSTALL 6" GATE VLV/BOX
L_R=48'

STA: 10+80.18, BEGIN RESID.
ROADWAY SECTION & 4" PVC
WATER LINE

LOT 30

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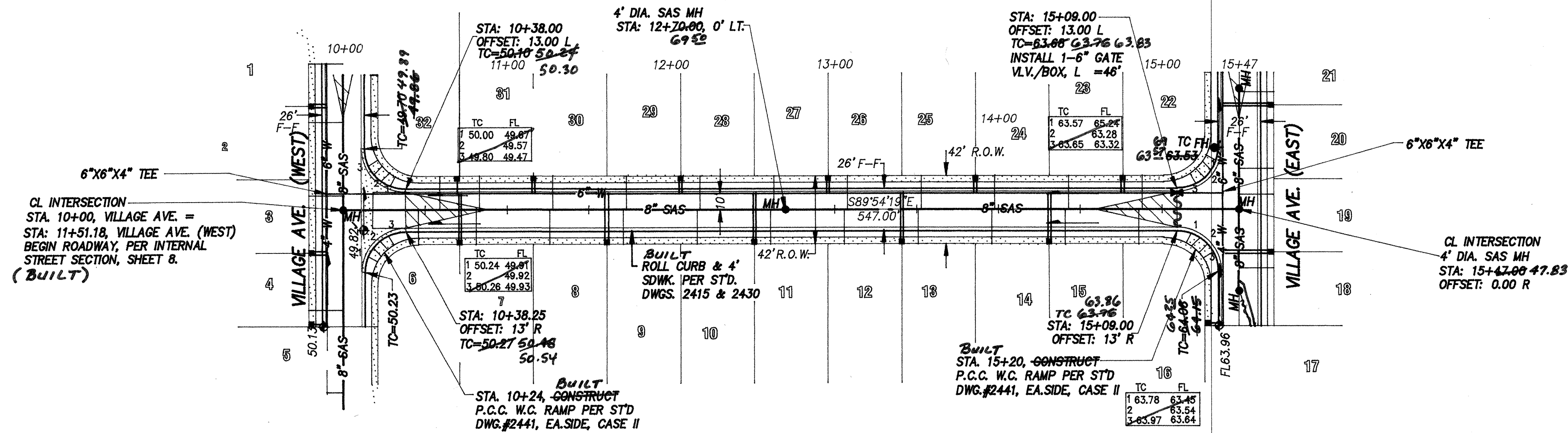
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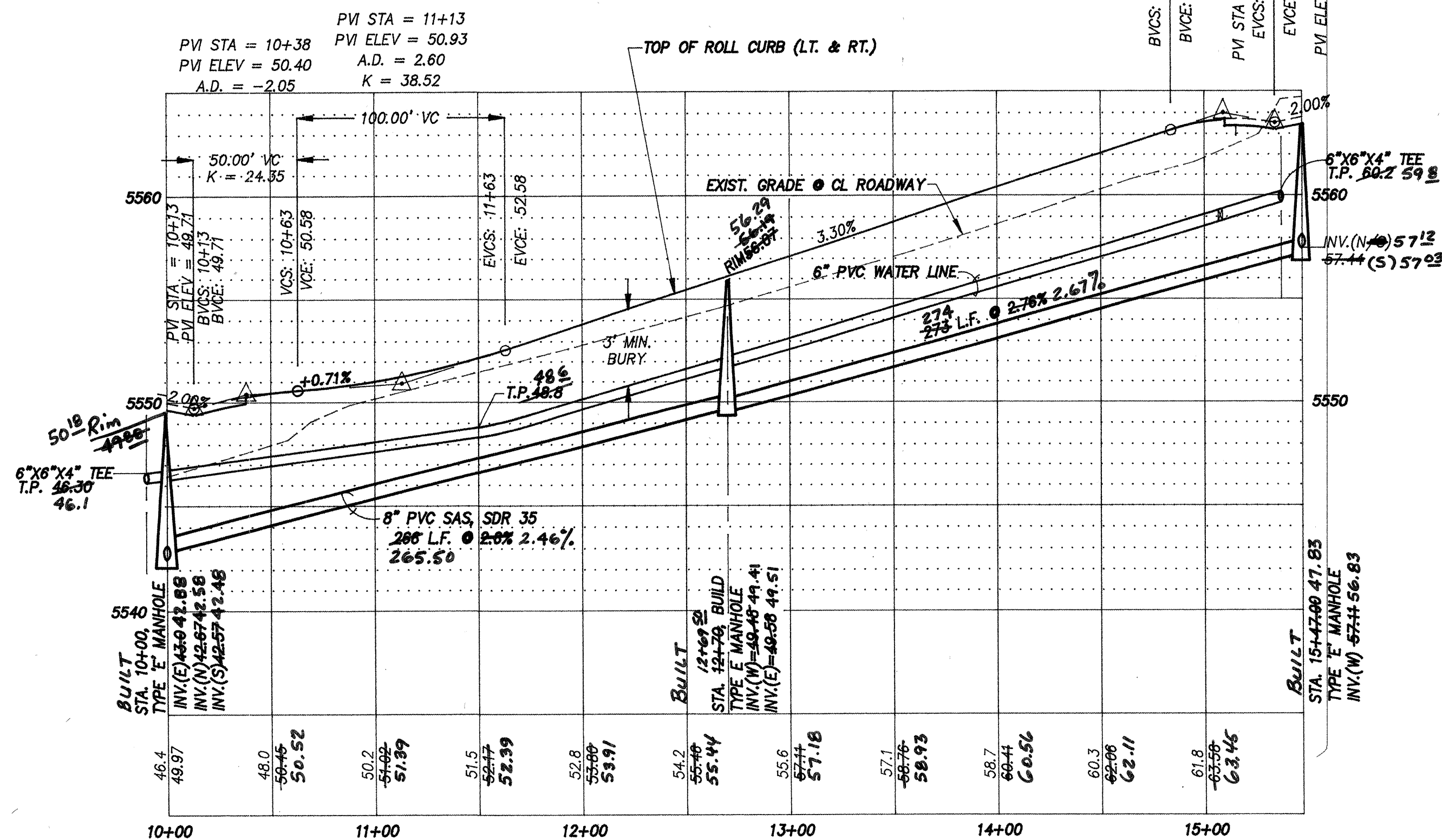
LOT -239

LOT -240

SCANNED BY
MESA REPRO



VILLAGE AVENUE NE



PERMANENT SIGNAGE LOCATION				
STREET	STATION	FACE TO	MUTCD DESIGN	
VILLAGE AVENUE	10+33, 15' LT.	EAST	R1-1	
	15+11, 15' RT.	WEST	R1-1	
	11+58, 15' RT.	EAST	R2-1	
	14+30, 15' LT.	EAST	R2-1	

Scale: 1" = 50'
1" = 5' VERT.

NOTES

- ALL STATIONING BASED ON CENTER LINE OF NEW ROADWAY AND RIGHT-OF-WAY.
- ALL WATER LINE SERVICES SHALL BE 3/4" DIAMETER, AND INSTALLED PER COA STD. DWG. #2362, SEE SHEET 8.

AS-BUILT INFORMATION
Contractor: Albur, Escay, Inc.
As-Built SAS: 1-14-04, Clark Consulting
From Terranomics of N.M. 12-03
From Rutledge - COA, 10-04
As-Built PISO: 5-6-05, Clark Consulting
Engr. Tri.

BENCH MARKS
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS
BENCHMARK 3-C20, AN ALUMINUM CAP LOCATED AT
THE NE INTERSECTION OF VENTURA AND SIGNAL
MSL ELEVATION 5566.89, NAD 1929

SURVEY INFORMATION

ENGINEER'S SEAL
CLARK CONSULTING ENGINEERS
19 RYAN ROAD
EDGWOOD, NEW MEXICO 87015
Tel: (505) 281-2444 Fax: (505) 281-2444

4" DIA. SAN. SEWER SERVICES							
LOT	STA.	OFFSET	INV. @ PL	LOT	STA.	OFFSET	INV. @ PL
1	12+41	21'	45.3	17	10+00	7'	59.5
2	12+05	21'	45.5	18	10+35	21'	59.9
3	11+60	21'	45.8	19	10+80	21'	59.5
4	10+90	21'	46.3	20	10+96	21'	59.4
5	10+40	10'	46.4	21	4+04	26'	60.3
6	10+48	21'	46.3	22	14+88	21'	59.3
7	10+81	21'	46.7	23	14+43	21'	57.8
8	11+28	21'	47.5	24	13+98	21'	56.3
9	11+71	21'	48.8	25	13+53	21'	54.7
10	12+18	21'	50.3	26	13+08	21'	53.3
11	12+61	21'	51.8	27	12+63	21'	51.8
12	13+06	21'	53.0	28	12+18	21'	50.4
13	13+51	21'	54.5	29	11+73	21'	48.8
14	13+96	21'	56.0	30	11+28	21'	47.5
15	14+41	21'	57.7	31	10+83	21'	46.5
16	14+86	21'	59.0	32	10+39	21'	45.5

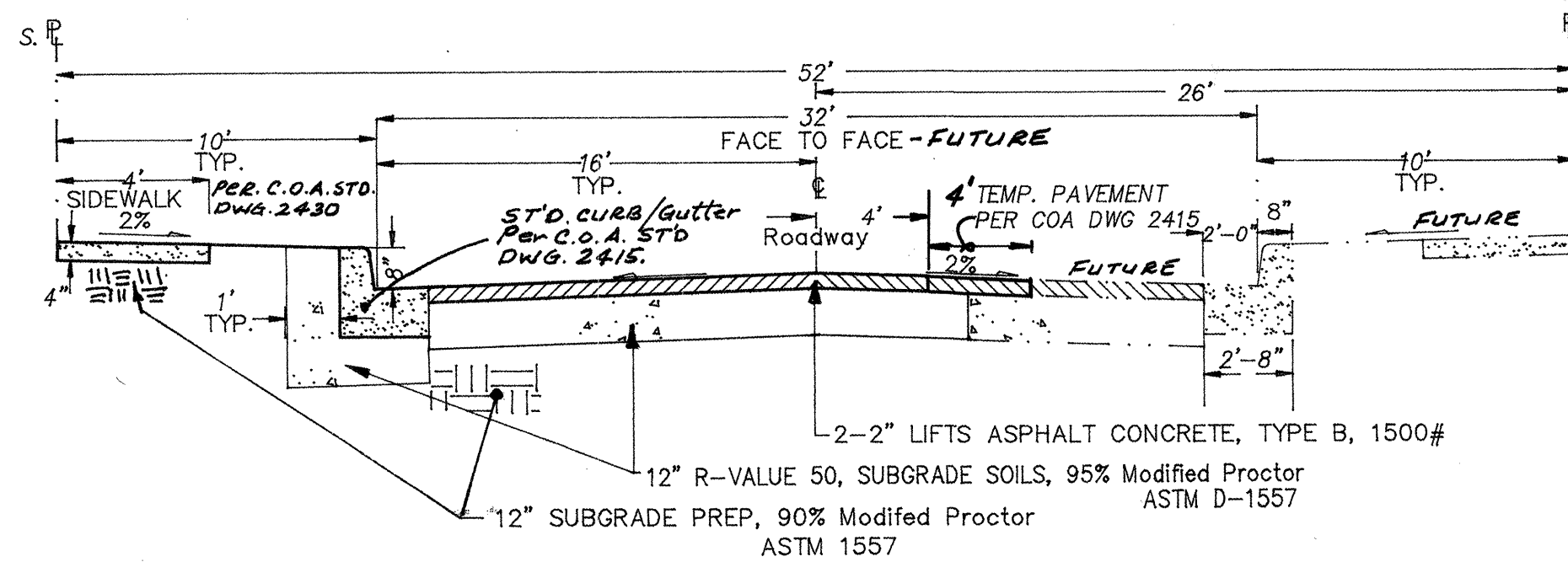
* LOT 17 - INSTALL SAS SVC. INTO M.H. PER STD. DWG. #10-1
Immediately DOWNSTREAM OF M.H.

Clark Consulting Engineers
19 RYAN ROAD
EDGWOOD, NEW MEXICO 87015
Tel: (505) 281-2444 Fax: (505) 281-2444

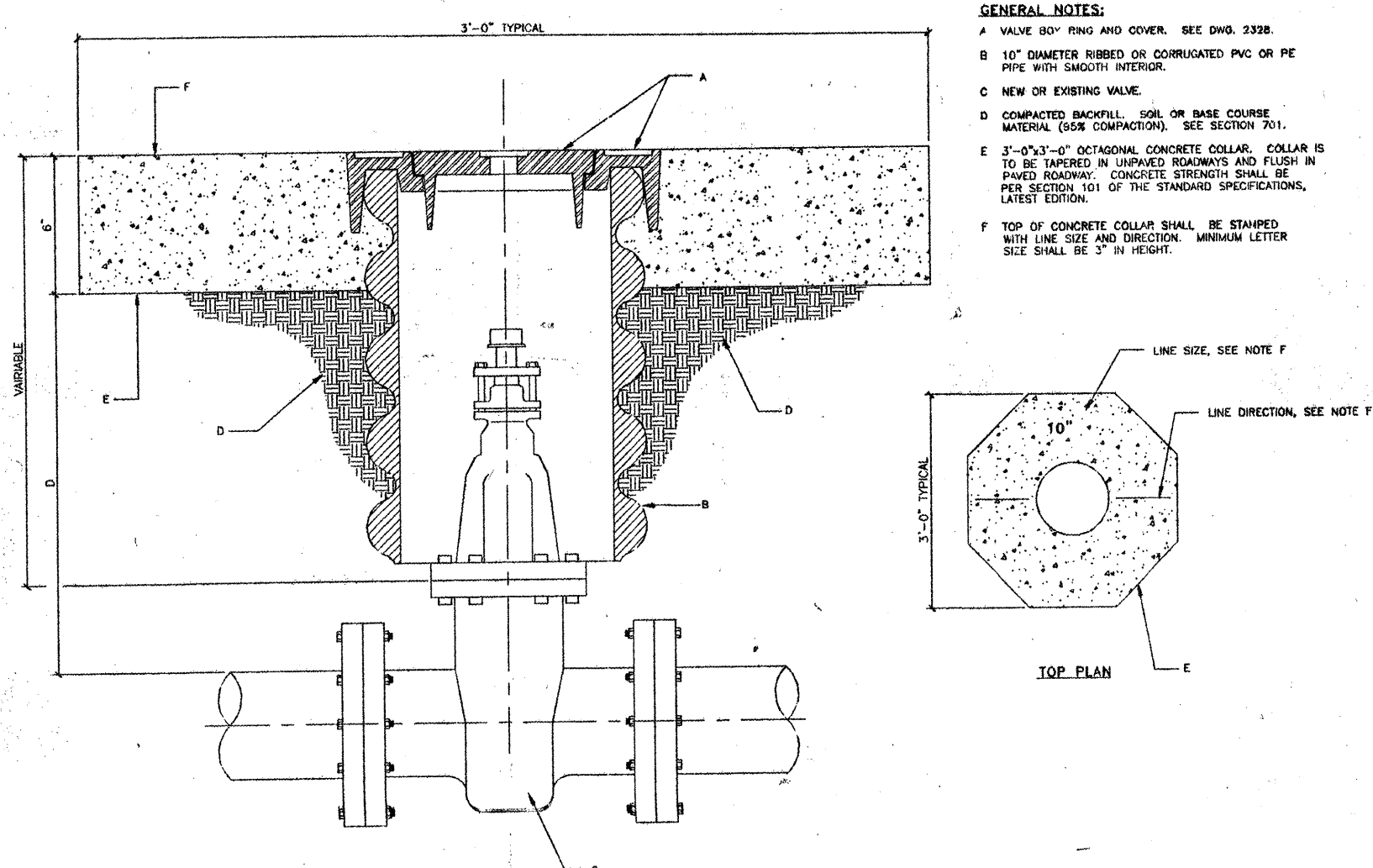
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
VENTURA VILLAGE SUBDIVISION PUBLIC WATER, SANITARY SEWER, AND ROADWAY VILLAGE AVENUE - PLAN & PROFILES	
Design Review Committee	City Engineer Approval
Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 6999.81	Zone Map No. C-20
SHEET 7 OF 10	

DRB PROJ. #1001463

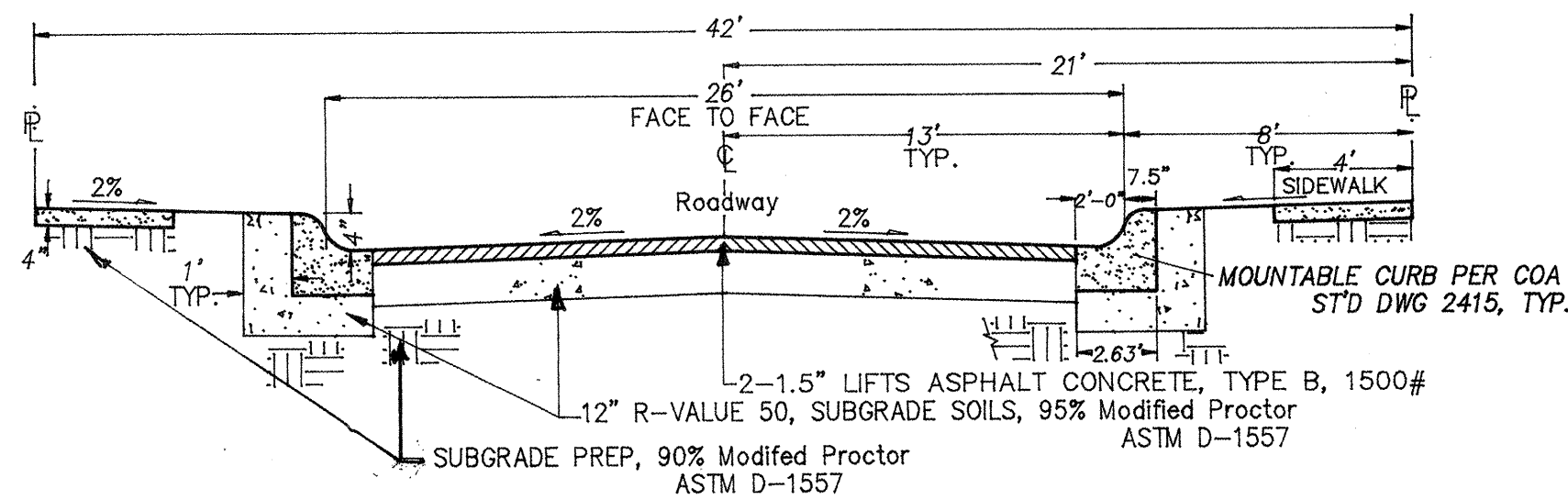
SCANNED BY
MESA REPRO



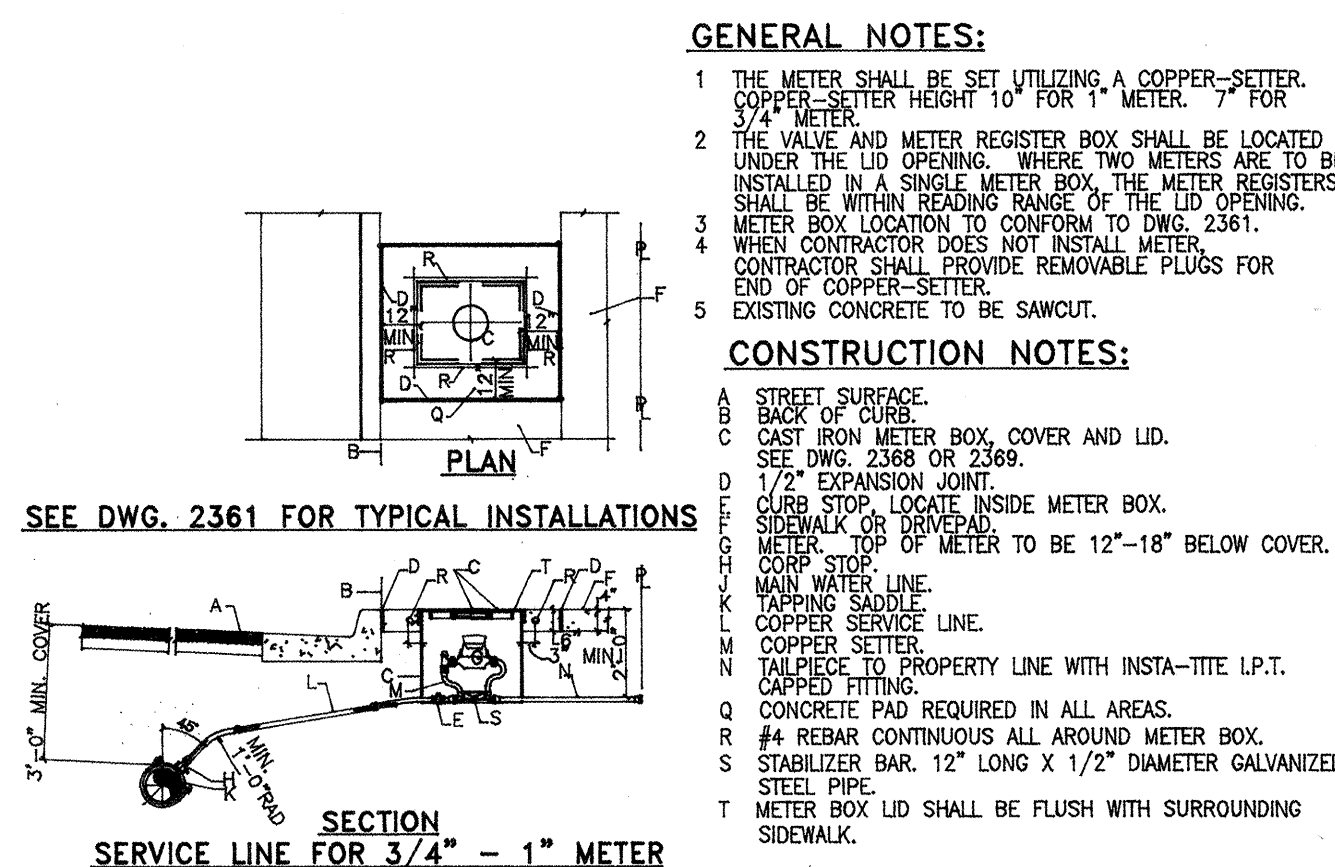
CARMEL STREET SECTION
NTS PER COA STD DWG 2405



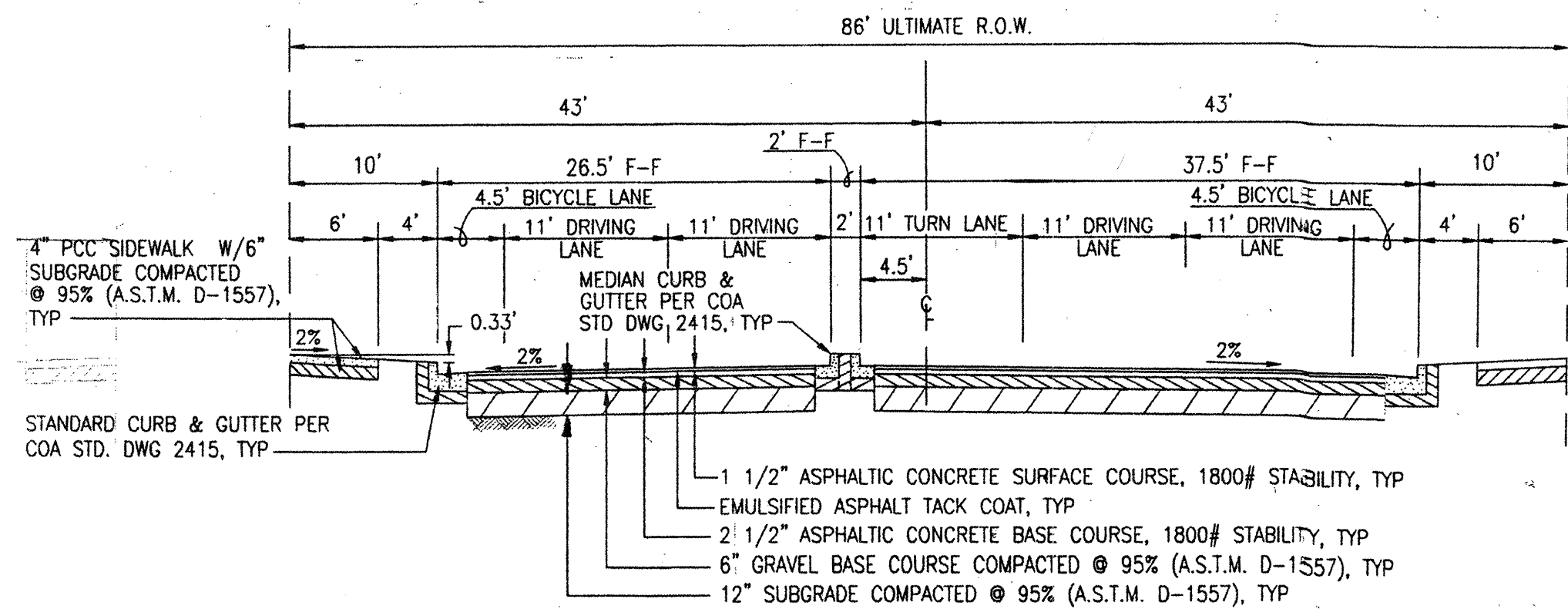
**CITY OF ALBUQUERQUE
WATER
VALVE BOX
DWG. 2326 JAN. 2002 DRAFT**



INTERNAL STREET SECTION
NTS PER COA STD DWG 2405

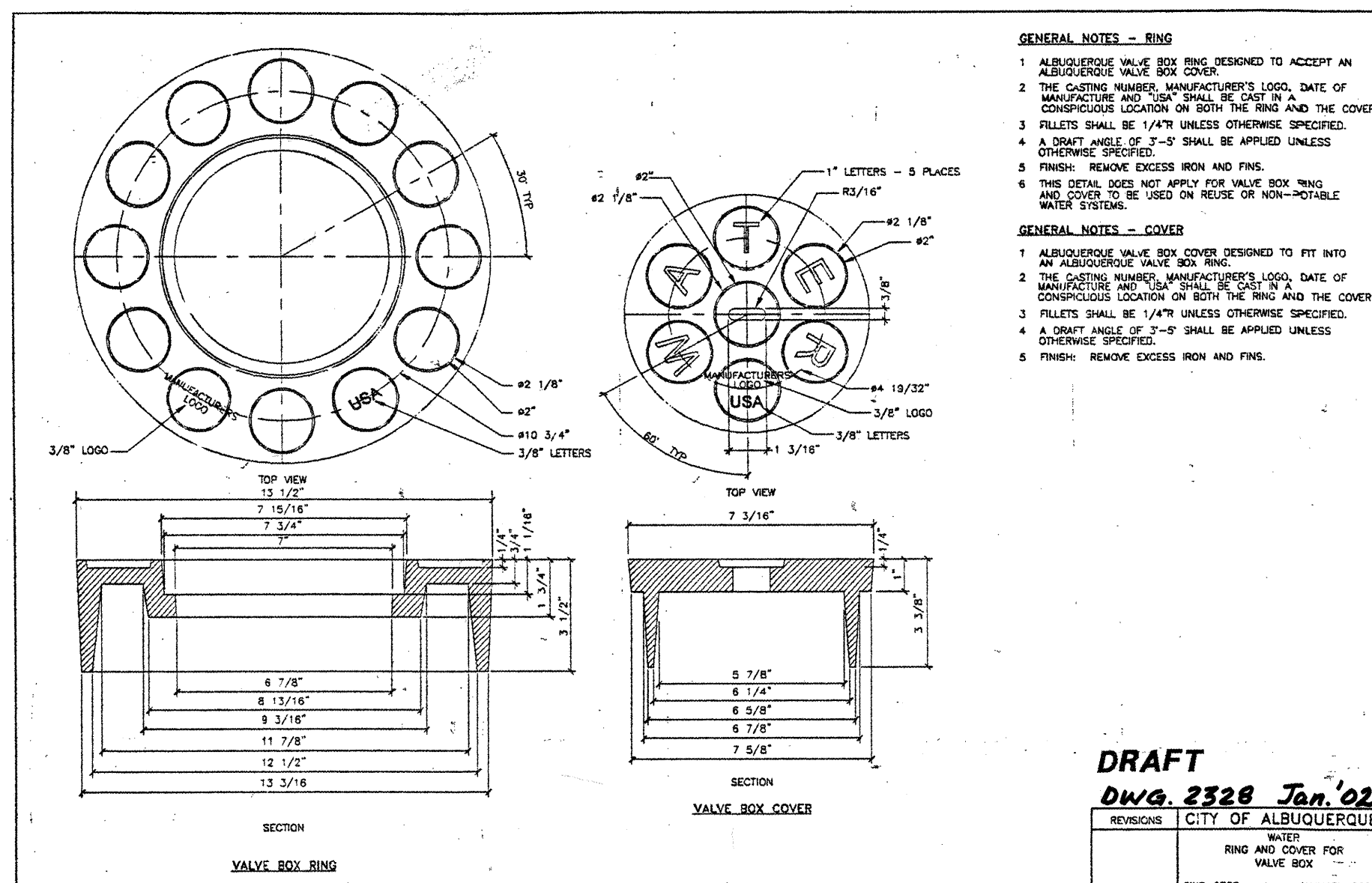


**CITY OF ALBUQUERQUE
WATER
3/4" - 1" METERED SERVICE
LINE INSTALLATION
DWG. 2362 MAR 2001 DRAFT**



VENTURA STREET SECTION
NTS

NOTE:
SHOWN FOR INFORMATION - TO BE BUILT BY
DESERT RIDGE PLACE, COA PROJ. # 7039.81
VENTURA STREET IMPROVEMENTS



**DRAFT
DWG. 2326 Jan. 02**
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
VENTURA VILLAGE SUBDIVISION
PUBLIC WATER, SANITARY SEWER, AND ROADWAY
DETAILS AND SECTIONS

NOTES

Clark Consulting Engineers
19 Ryan Road
Edgewood, New Mexico 87015
Tel: (505) 281-2444 Fax: (505) 281-2444

CITY OF ALBUQUERQUE				
PUBLIC WORKS DEPARTMENT				
ENGINEERING DEVELOPMENT GROUP				
VENTURA VILLAGE SUBDIVISION				
PUBLIC WATER, SANITARY SEWER, AND ROADWAY				
DETAILS AND SECTIONS				
Design Review Committee		City Engineer Approval		Last Design Update
APPROVED		APPROVED		
6 2003		11 7 2003		
DESIGN		CITY ENGINEER		
REVIEW COMMITTEE				
City Project No.		Zone Map No.		SHEET
6999.81		C-20		8 OF 10

CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

1. CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION AN EXCAVATION/BARRICADING PERMIT BEFORE ENGAGING IN ANY CONSTRUCTION, MAINTENANCE OR REPAIR WORK IN ANY OF THE CITY OF ALBUQUERQUE'S RIGHTS-OF-WAY. EMERGENCY WORK THAT WOULD PRESERVE LIFE OR PROPERTY IS EXCLUDED WITH THE UNDERSTANDING, THAT A PERMIT SHALL BE OBTAINED WITHIN 24 TO 48 HOURS.

2. CONTRACTOR SHALL AT THE TIME OF PERMIT REQUEST, SUBMIT FOR APPROVAL BY CONSTRUCTION COORDINATION, A TRAFFIC CONTROL PLAN DETAILING ALL EXISTING TOPOGRAPHY SUCH AS LANE WIDTHS, DRIVEWAYS, AND BUSINESS/RESIDENTIAL ACCESSES. THE TRAFFIC CONTROL PLAN SHALL INCLUDE ALL PHASES OF WORK AND SCHEDULES INVOLVED IN THE CONSTRUCTION PROJECT. ANY SEPARATE PHASES OF A CONSTRUCTION PROJECT SHALL BE GIVEN AN INDIVIDUAL PERMIT EACH. BLANKET PERMITS WILL NOT BE ISSUED.

3. THESE TYPICAL TRAFFIC CONTROL PLANS DO NOT REFLECT THE EXISTING TOPOGRAPHY SUCH AS DRIVEWAYS, LANE WIDTHS, AND BUSINESS/RESIDENTIAL ACCESSES. EVERY LOCATION THAT REQUIRES CONSTRUCTION TRAFFIC CONTROL SHALL HAVE A DETAILED TRAFFIC CONTROL PLAN SHOWING ALL EXISTING TOPOGRAPHY.

4. CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY CONSTRUCTION COORDINATION.

5. CONSTRUCTION COORDINATION SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY TRAFFIC CONTROL CHANGES NEEDED BY CONTRACTOR, THAT WERE NOT PREVIOUSLY APPROVED. THESE TRAFFIC CONTROL CHANGES SHALL BE REQUESTED IN WRITING ACCOMPANIED WITH A TRAFFIC CONTROL PLAN REFLECTING SUCH CHANGES.

6. ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL, SERVICE AND MAINTAIN ALL TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL NOT BE REMOVED OR ALTERED IN ANY WAY WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION, PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.

7. THE CONSTRUCTION TRAFFIC CONTROL INITIAL SET-UP SHALL BE BY AN AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA) CERTIFIED WORKSITE TRAFFIC SUPERVISOR. THE MAINTENANCE AND SERVICING SHALL ALSO BE DONE BY AN ATSSA CERTIFIED WORKSITE TRAFFIC SUPERVISOR OR EQUIVALENT.

8. CONTRACTOR IS RESPONSIBLE TO MAINTAIN AND SERVICE ALL TRAFFIC CONTROL DEVICES 24 HOURS A DAY, 7 DAYS A WEEK THROUGHOUT LENGTH OF PROJECT. CONTRACTOR IS RESPONSIBLE THAT ALL TRAFFIC CONTROL DEVICES COMPLY WITH THE MUTCD, LATEST EDITION.

9. ALL ADVANCE WARNING SIGNS SHALL BE DOUBLE INDICATED WHENEVER THERE ARE MULTI-LANE TRAFFIC IN ANY ONE GIVEN DIRECTION AND THERE IS SUFFICIENT MEDIAN SPACE.

10. ALL BARRICADES IN ALL TAPERS AND TANGENTS SHALL BE PLACED APART, A DISTANCE MEASURED IN FEET, EQUAL TO THAT OF THE POSTED SPEED LIMIT. NO EXCEPTIONS UNLESS APPROVED BY CONSTRUCTION COORDINATION PER MUTCD SECTION 6A-4.

11. ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24 HOUR PER DAY BASIS UNTIL COMPLETED.

12. CONTRACTOR IS RESPONSIBLE TO PROVIDE CONSTRUCTION COORDINATION, A WEEKLY LOG OF DAILY INSPECTIONS OF BARRICADE AND MAINTENANCE SCHEDULES ON PROJECTS THAT ARE OVER ONE WEEK DURATION.

13. EQUIPMENT OR MATERIALS SHALL NOT BE STORED WITHIN 15 FEET OF A TRAVELLED TRAFFIC LANE DURING NON-WORKING HOURS WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.

14. CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.

15. CONTRACTOR IS RESPONSIBLE FOR OBLITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.

16. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FACILITIES, BUSINESSES AND/OR RESIDENTS AT ALL TIMES.

17. CONTRACTOR SHALL PROVIDE ACCESS SIGNS FOR BUSINESSES LOCATED WITHIN THE CONSTRUCTION AREA UNDER THE SUPERVISION OF CONSTRUCTION COORDINATION. EACH ACCESS SIGN SHALL HAVE 5 INCH. WHITE OPAQUE LETTERING ON BLUE REFLECTORIZED BACKGROUND. ACCESS SIGNS SHALL BE CONSIDERED INCIDENTAL TO THE BID AND NOT PART OF THE CONTRACT UNLESS OTHERWISE STATED. NO MORE THAN 3 BUSINESSES SHALL BE LISTED ON A ACCESS SIGN. SHOPPING CENTERS AND MALLS SHALL BE LISTED AS SUCH.

18. ALL ADVANCE WARNING SIGNS SHALL MEET THE MINIMUM REFLECTIVE INTENSITY REQUIREMENTS SET FORTH BY THE CITY OF ALBUQUERQUE. CONSTRUCTION COORDINATION SHALL DETERMINE ALL REQUIREMENTS AND APPROVE OR DISAPPROVE ANY ADVANCE WARNING SIGN PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.

19. 48 HOURS PRIOR TO OCCUPYING OR CLOSING OF A RIGHT-OF-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITALS, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.

20. ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY CONSTRUCTION COORDINATION.

21. EXCAVATIONS SHALL BE PLATED, TEMPORARILY PATCHED OR RESURFACED PRIOR TO OPENING OF TRAFFIC. A MINIMUM OF 11 FEET SHALL BE PROVIDED FOR TRAFFIC IN ANY GIVEN DIRECTION. CONTRACTOR IS RESPONSIBLE FOR ANY WORK INVOLVED IN SATISFYING THESE REQUIREMENTS.

22. CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE FOLLOWING:
1. STANDARDS AND REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
2. THE CITY OF ALBUQUERQUE TRAFFIC CODE, LATEST EDITION.
3. SECTION 19 OF THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION, AS WELL AS OTHER SECTIONS.

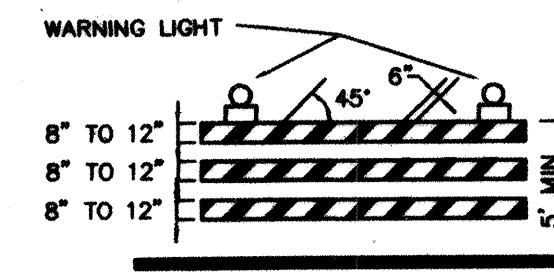
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

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

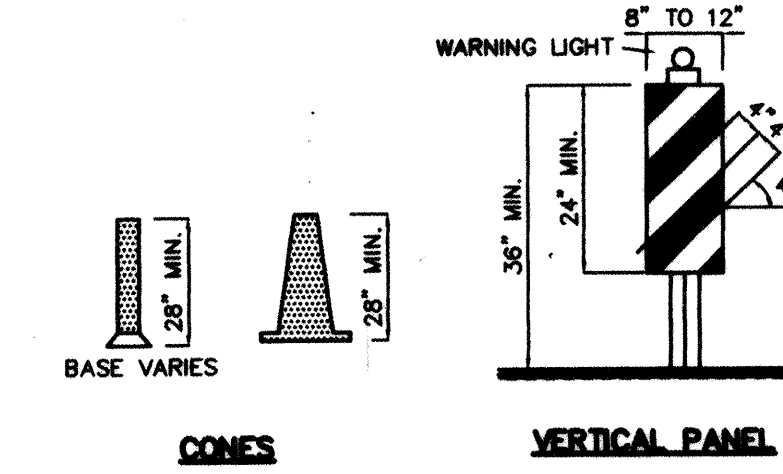
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

26. ADVANCE WARNING SIGNS SHALL BE 36"x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGHT AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D. 

27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY. 
• ALL LANE AND ROADWAY CLOSURES ON VENTURA STREET ARE SUBJECT TO ARTERIAL/ COLLECTOR BARRICADE PERMIT FEES OF \$0.01 PER SQUARE FOOT OF BARRICADED AREA PER DAY
• CONTRACTOR SHALL SUBMIT A DETAILED DETOUR AND TRAFFIC CONTROL PLAN TO THE CITY'S CONSTRUCTION COORDINATOR FOR APPROVAL ONE WEEK PRIOR TO ANY CLOSURE OF VENTURA STREET.



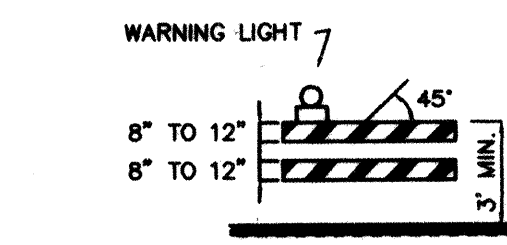
TYPE II BARRICADE



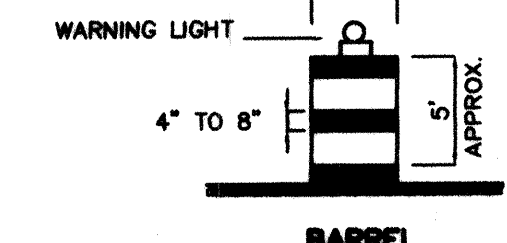
CONES

VERTICAL PANEL

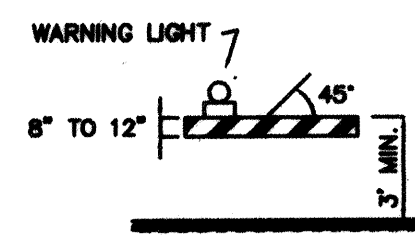
HIGH LEVEL WARNING DEVICE



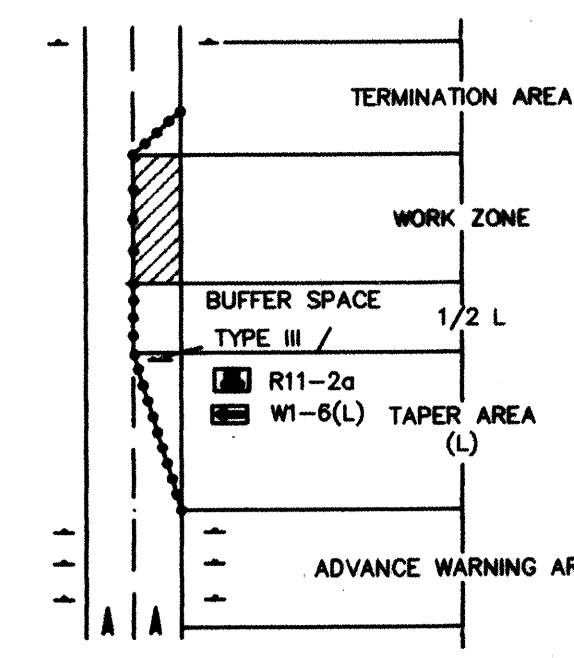
TYPE I BARRICADE COLLAPSIBLE



BARREL



TYPE I BARRICADE COLLAPSIBLE



TRAFFIC CONTROL ELEMENTS

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 SPEED LIMIT OF THE STREET
TAPER LENGTH - SEE CHART BELOW
THE TANGENT LENGTH IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET.

TAPER REQUIREMENTS

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

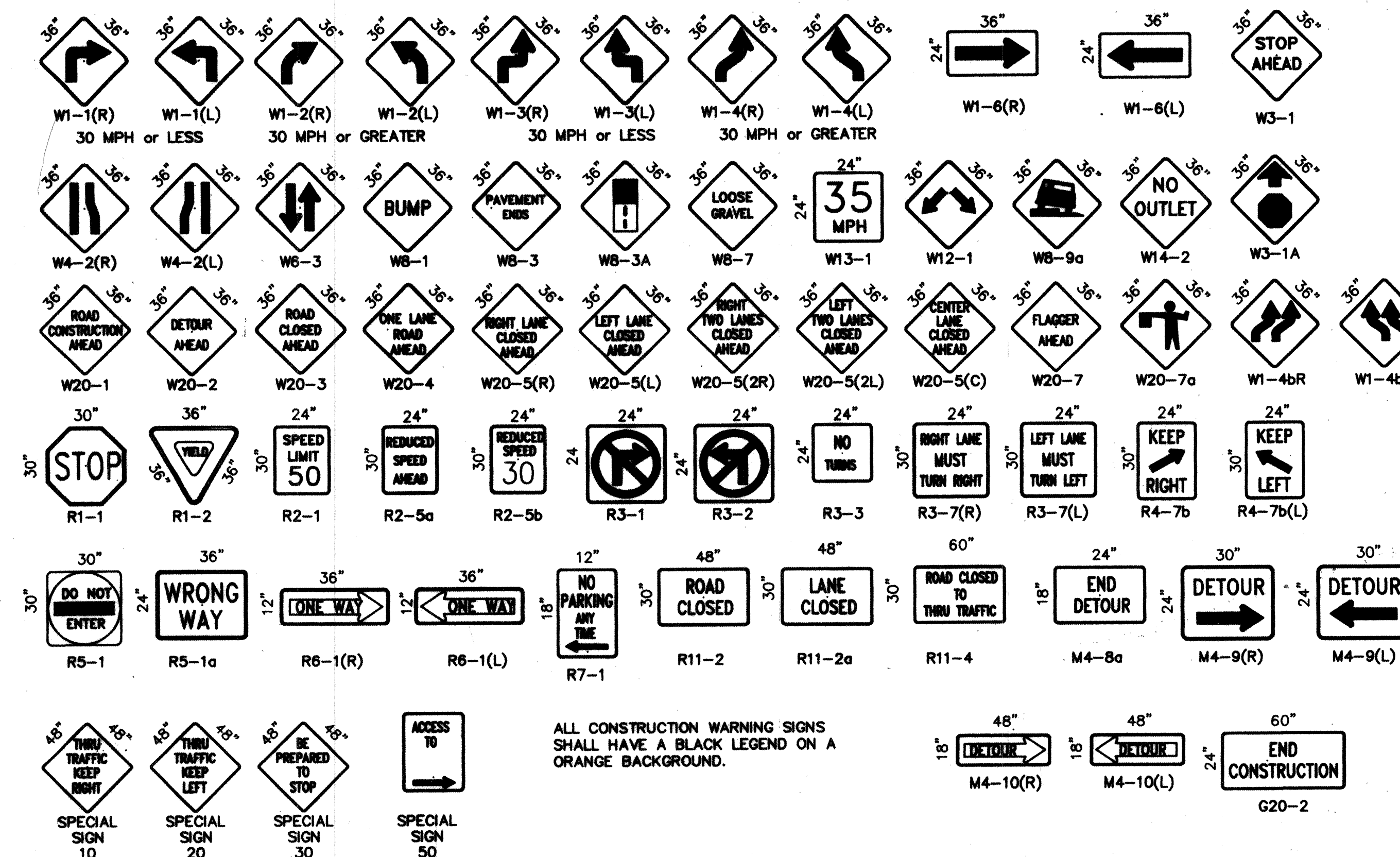
TAPER CRITERIA

TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTER 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	$L = \frac{WS^2}{60}$
45 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 A ORANGE BACKGROUND.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	BY	DATE	NO.	DATE	NO.	DATE	DATE
WORK	DATE	WORK	DATE	NO.	BY	DATE	NO.	DATE	NO.	DATE	DATE
FIELD	DATE	FIELD	DATE	NO.	BY	DATE	NO.	DATE	NO.	DATE	DATE
ACCEPTANCE	DATE	ACCEPTANCE	DATE	NO.	BY	DATE	NO.	DATE	NO.	DATE	DATE
REVISION	DATE	REVISION	DATE	NO.	BY	DATE	NO.	DATE	NO.	DATE	DATE
CORRECTED	DATE	CORRECTED	DATE	NO.	BY	DATE	NO.	DATE	NO.	DATE	DATE
RECORDED	DATE	RECORDED	DATE	NO.	BY	DATE	NO.	DATE	NO.	DATE	DATE
NO.		NO.		NO.		NO.		NO.		NO.	

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

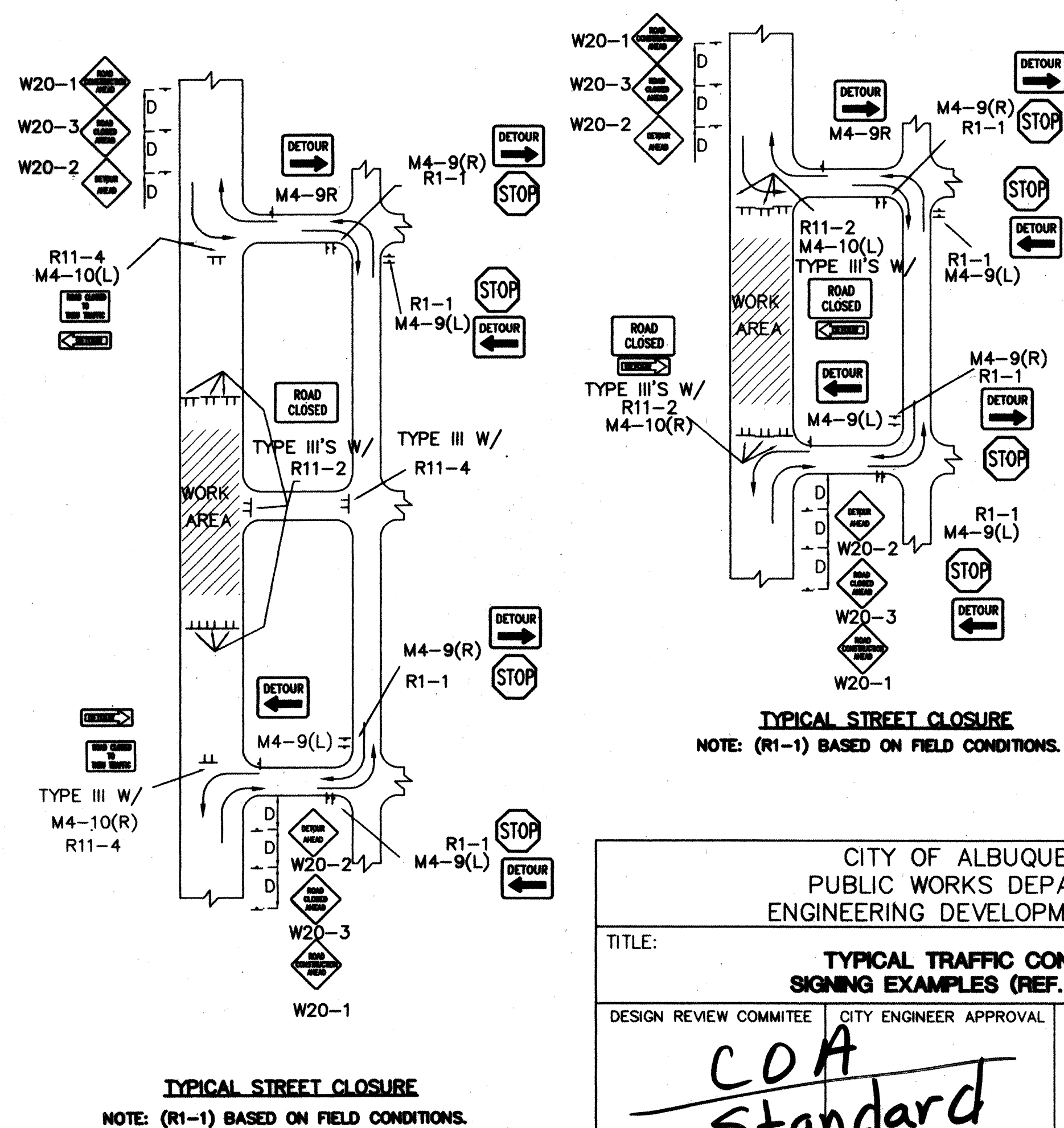
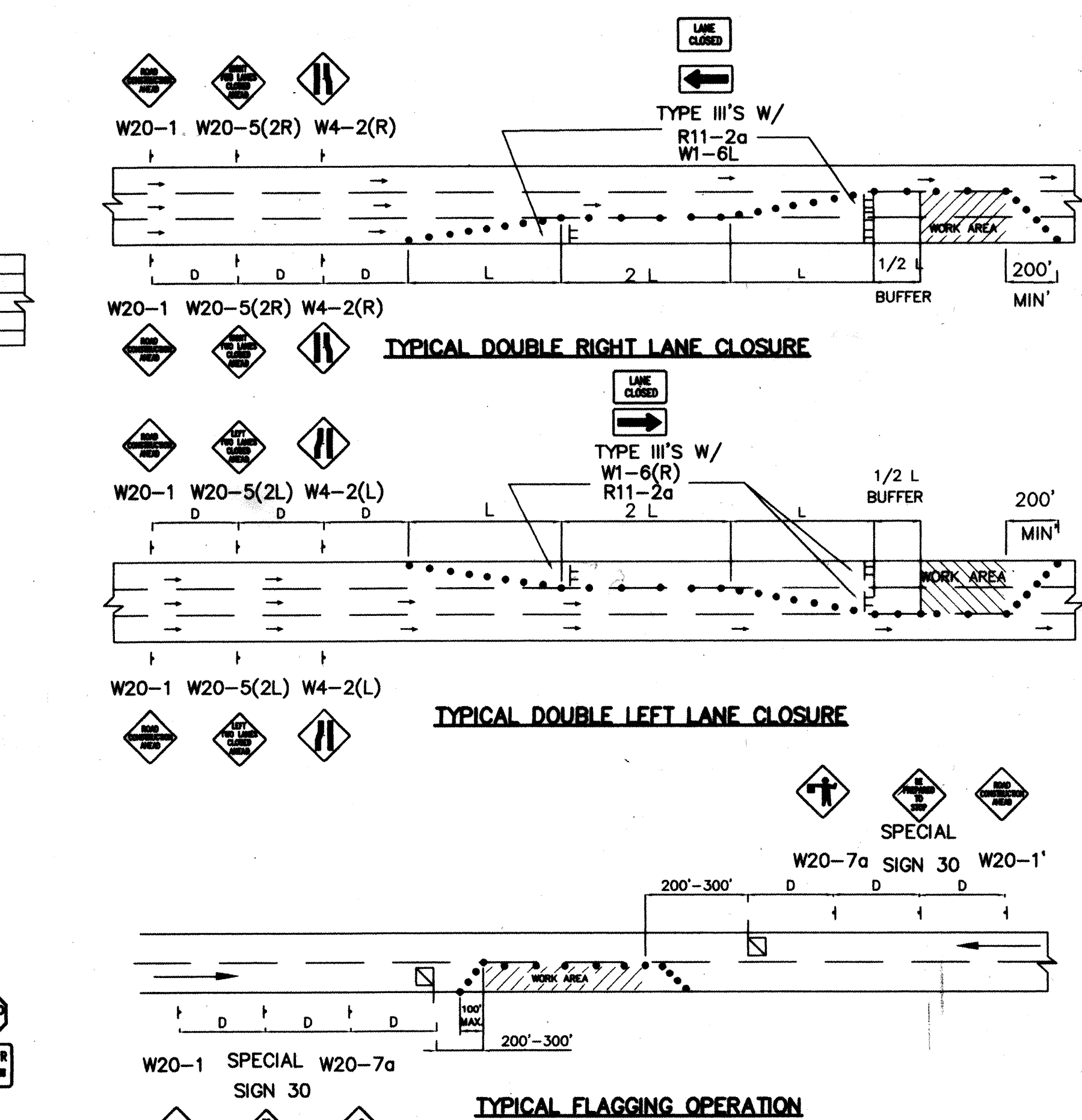
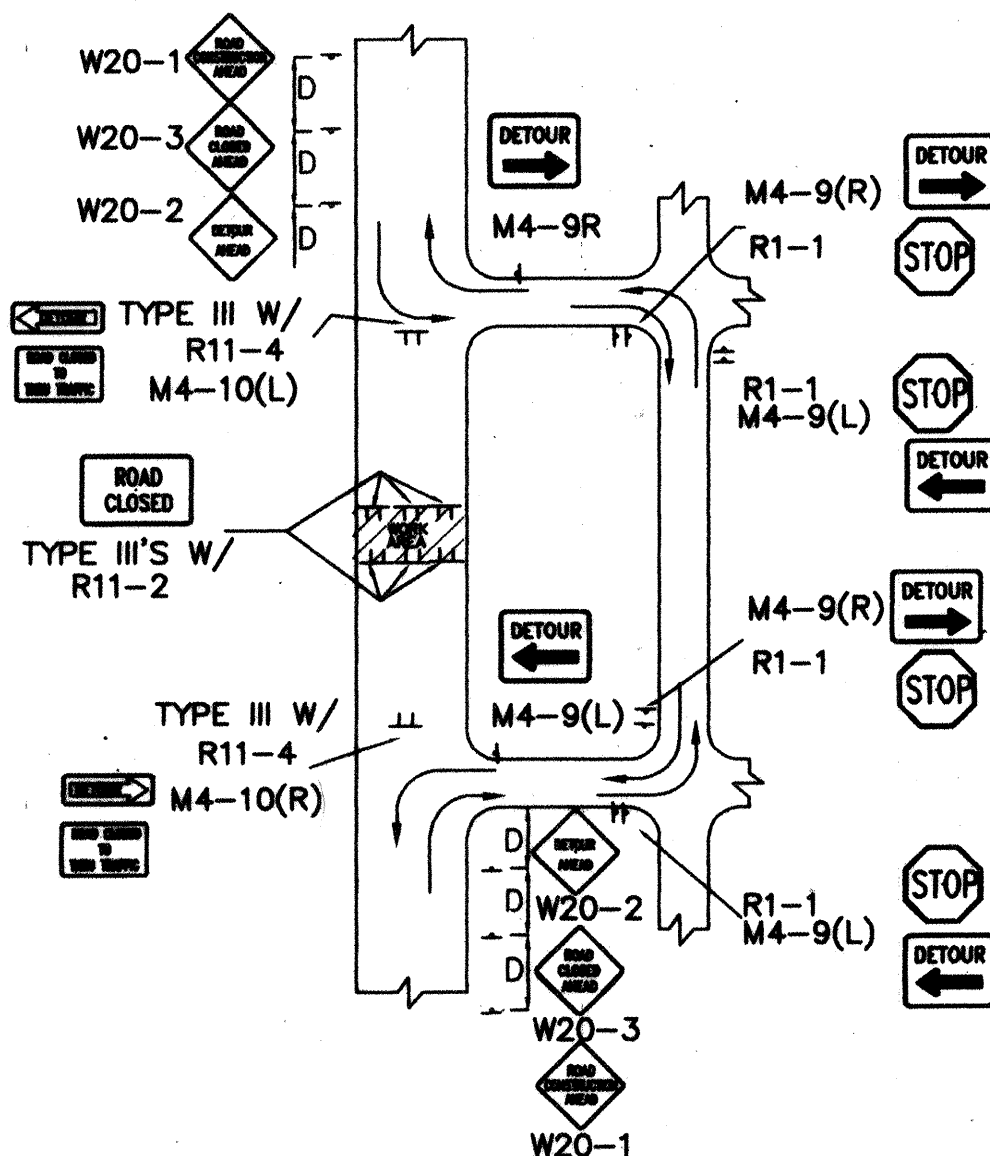
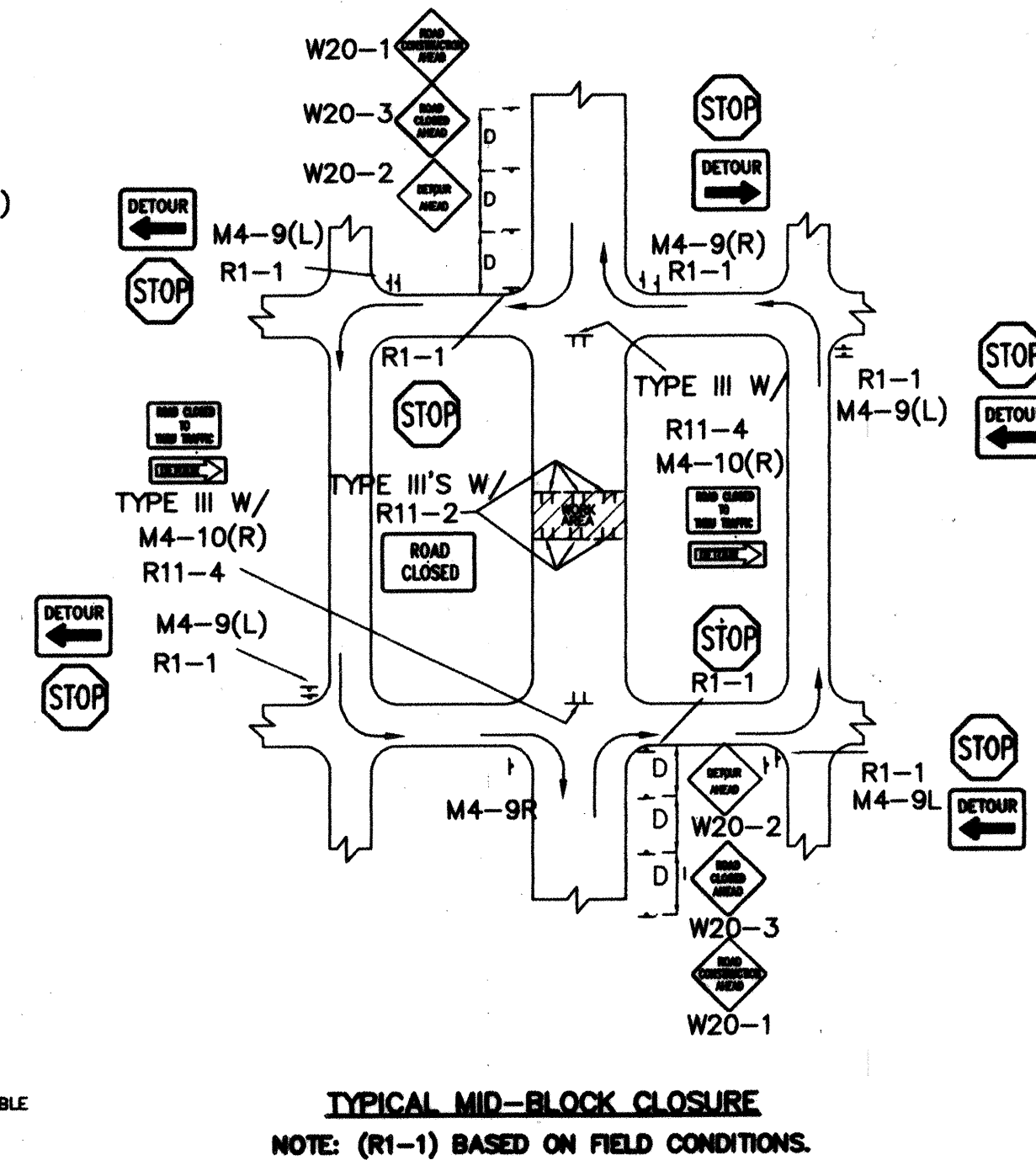
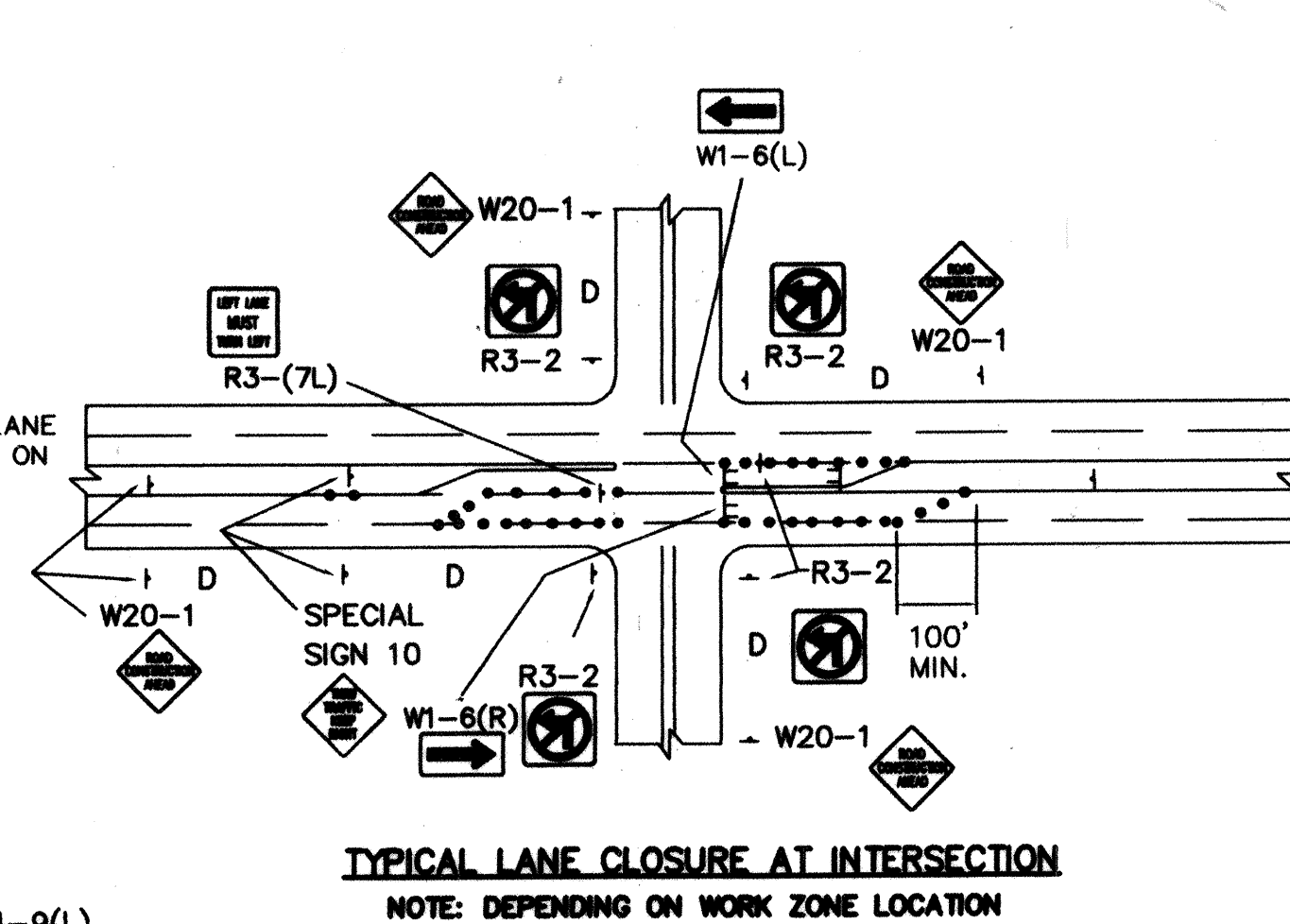
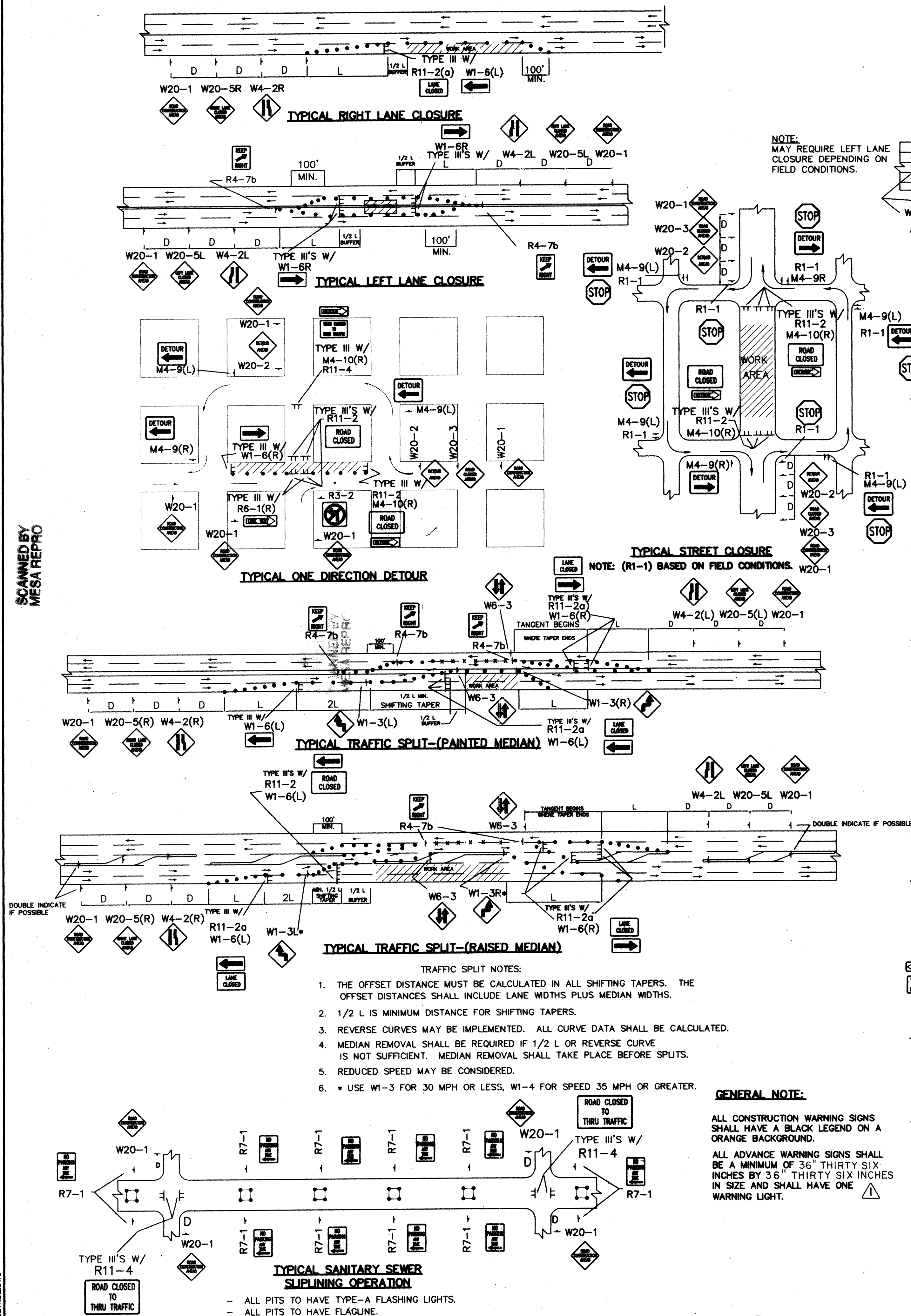
TITLE:
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

DESIGN REVIEW COMMITTEE: CITY ENGINEER APPROVAL

PROJECT NO. 6999.81

MAP NO. C-20

SHEET 9 OF 10

[illegible]

2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-6999.81-2012

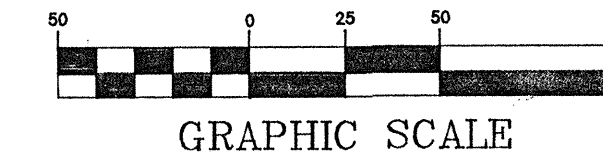
SCANNED BY
PLANNING

8" SAS
ROB'S PL.
MH
RMS545.96
INV(3)3829
INV(4)35.01

LEGEND

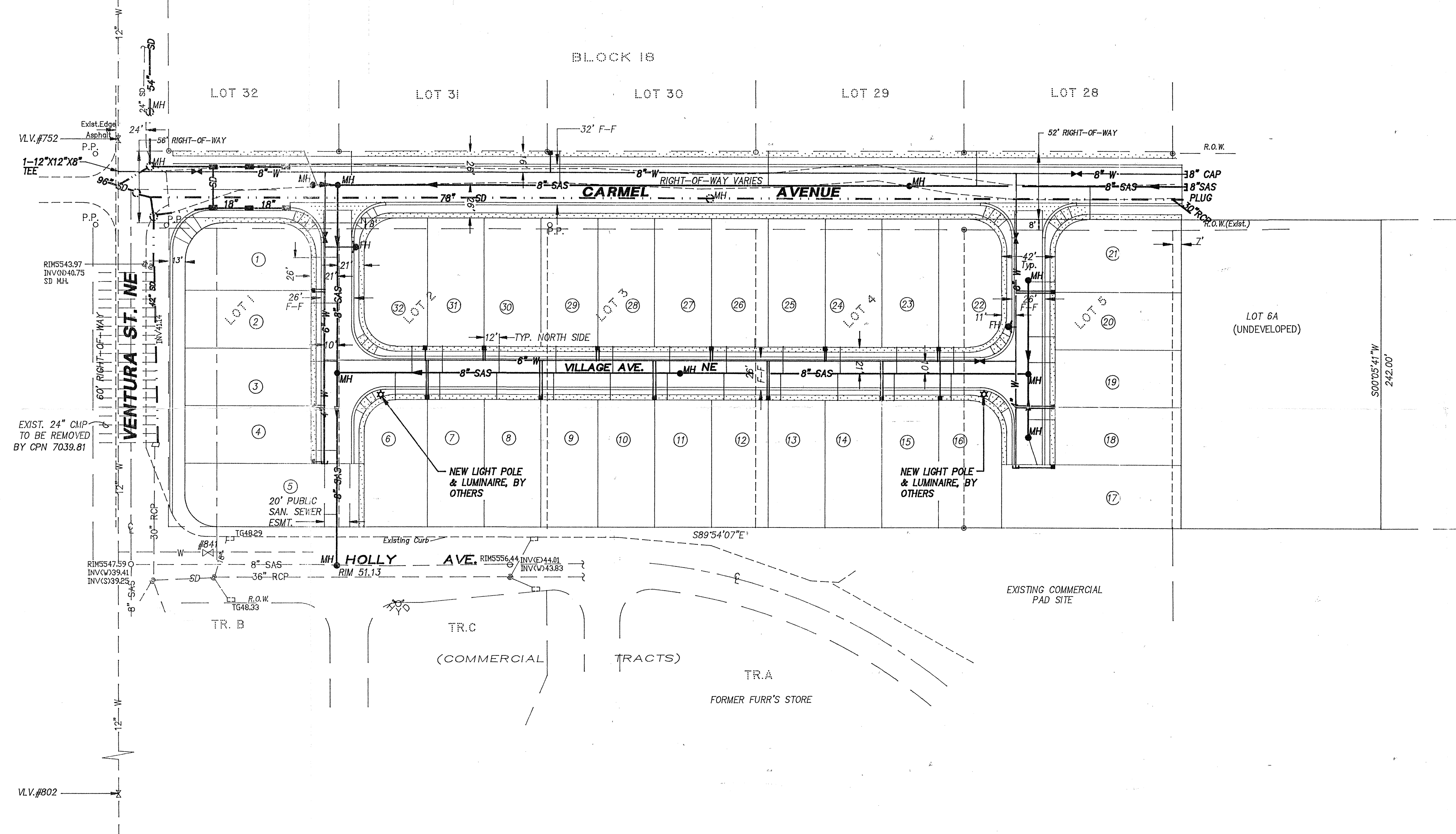
—	CENTERLINE OF STREET	— SAS —	NEW SANITARY SEWER
—	EXIST. EDGE OF ROAD	— W —	NEW WATER LINE
o p p	EXISTING POWER POLE	—	NEW GATE VALVE
- - -	EXISTING CONTOUR	— FH —	NEW FIRE HYDRANT
EA	EXISTING EDGE OF ASPHALT NEW CONCRETE	—	NEW SINGLE WATER SERVICE
F-F	FACE TO FACE OF CURB	—	NEW DOUBLE WATER SERVICE
—	NEW CURB & GUTTER	● MH	NEW SAN. SEWER MANHOLE
—	EXISTING FIRE HYDRANT		
— 8" W —	EXISTING WATER LINE		
—	EXISTING WATER VALVE		
— SD —	EXISTING STORM DRAIN		

Scale: 1" = 50'



NOTES

- ALL LOTS WILL GAIN 3/4" WATER SERVICE FROM THE NEW INTERNAL 6" LOOPED WATER LINE IN THE SUBDIVISION.
- THE 78", 54", AND 96" RCP STORM DRAIN MAINLINES WILL BE CONSTRUCTED BY OTHERS. REFERENCE FEMA Conditional Letter of Map Revision (CLOMR) ON FILE WITH CITY HYDROLOGY.
- A 10' PUBLIC UTILITY EASEMENT (P.U.E.) ALONG THE FRONTAGE OF ALL INTERNAL SUBDIVISION LOTS WILL BE GRANTED BY CONCURRENT PLATTING ACTION.
- REFERENCE CITY PROJECT # 6934.81 CARMEL AVE. NE PUBLIC STORM DRAIN EXTENSION.
- WATER SHUT-OFF PLAN— SEE FAC. MAP C-20
CLOSE VALVE AT NW CORNER OF CARMEL/VENTURA, # 752
CLOSE VALVE AT HOLLY/VENTURA, # 802
CONTRACTOR SHALL NOTIFY CITY UTILITIES AT PINO YARDS 7 DAYS PRIOR TO REQUESTING THE SHUT-OFF. TELE: 857-8200.
ONLY CITY PERSONNEL MAY PERFORM SHUT-OFF AND OPENING OPERATIONS

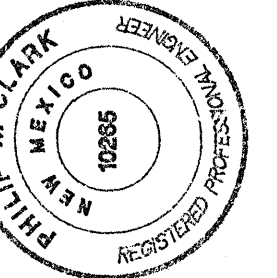


AS-BUILT INFORMATION

BENCH MARKS

SURVEY INFORMATION

ENGINEER'S SEAL



NO. DATE REMARKS BY

DESIGN

DESIGNED BY: PWC
DRAWN BY: CCE
CHECKED BY: PWC

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
R.C. March 3-11-03
SIGNATURE & DATE

Clark Consulting Engineers
19 Pine Street
Edgewood, New Mexico 87015
Tel: (505) 281-2444 Fax: (505) 281-2444

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
VENTURA VILLAGE SUBDIVISION
OVERALL WATER & SANITARY SEWER PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	SHEET	OF	
6999.81	C-20	4	10	