

PUBLIC IMPROVEMENT PLANS FOR VENTANA RANCH APARTMENTS ALBUQUERQUE, NEW MEXICO

20 NOV 2003

PREPARED FOR:
VENTANA RANCH LTD. PARTNERSHIP
2164 SW PARK PLACE
PORTLAND, OR 97205

PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

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SURVEYOR'S CERTIFICATION

I, STEPHEN E. WALKER, 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 SURVEYS PERFORMED BY ME OR UNDER MY SUPERVISION, AND THAT THIS "AS-BUILT" INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. WALKER SURVEYING COMPANY IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING OR INTENT OF THE RECORD DRAWINGS.

Stephen E. Walker
STEPHEN E. WALKER, NMBS NO. 6401
REGISTERED PROFESSIONAL SURVEYOR

3-07-06
DATE

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

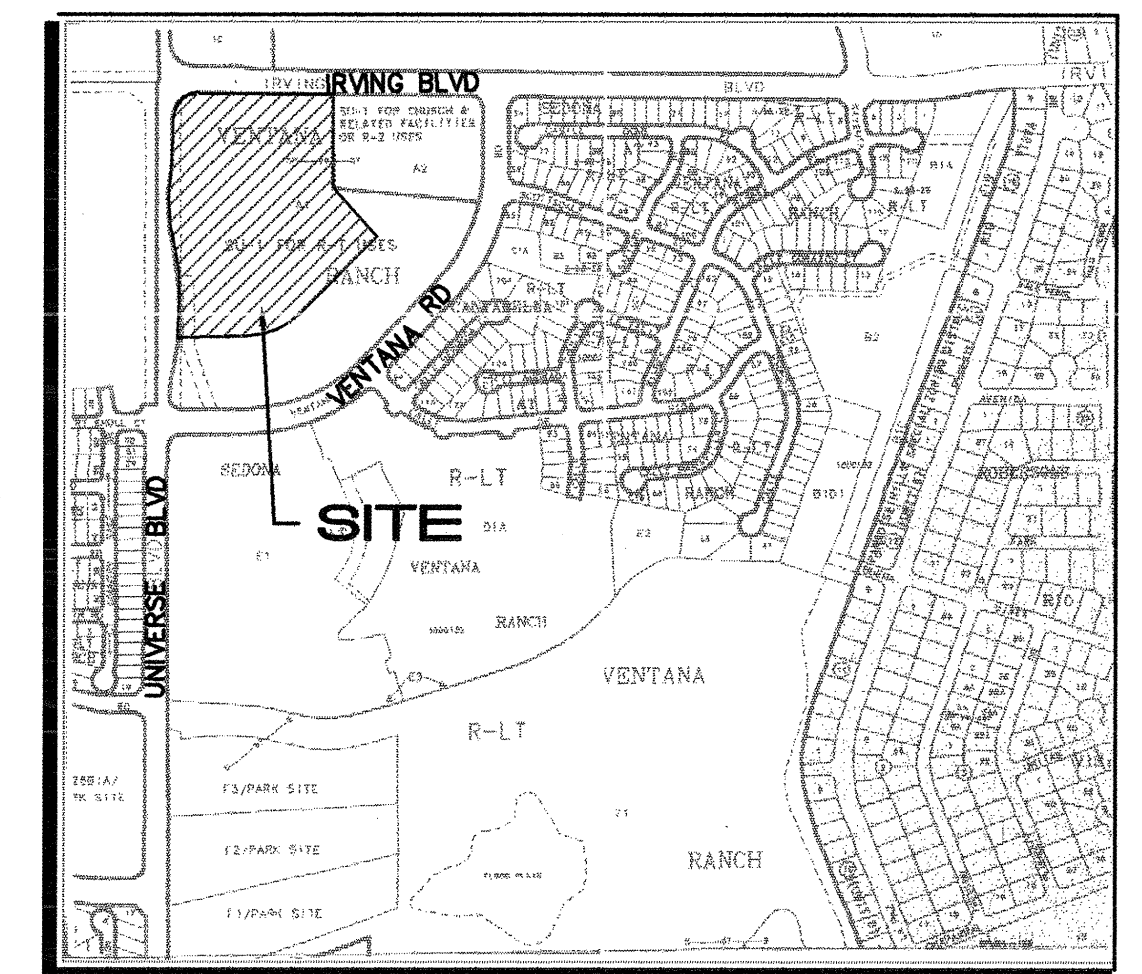
I, Scott M. McGee of the firm of Isaacson & Arfman, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications 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 Stephen E. Walker, NMPS number 6401.

Scott M. McGee
SCOTT M. MCGEE
10519
REGISTERED PROFESSIONAL ENGINEER
3/06/06

GENERAL NOTES

- 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 AS AMENDED WITH UPDATE NO. 7.
- 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.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE NM ONE CALL SYSTEMS, INC. @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 7.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- TRAFFIC CONTROL: 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 CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 90% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH NEW MEXICO UTILITIES, INC. SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS).
- ALL FITTINGS ON WATERLINES SHALL HAVE CONCRETE BLOCKING AS NOTED ON THE PLANS. ALL FIRE HYDRANT LEGS SHALL BE 6" DI PIPE AND SHALL HAVE RESTRAINED JOINTS AS NOTED ON PLANS.
- THREE (3) WORKING DAYS BEFORE CONSTRUCTION OF THE UTILITIES, THE CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES.
- CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATER-LINE AND/OR SEWERLINE COSTS.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER 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.
- PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- WARNING--EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM 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.



B10 VICINITY MAP 1"=750'

REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE		*****	
 		DRC Chairman		<i>[Signature]</i>		1-27-04		APPROVED FOR CONSTRUCTION	
		Transportation		<i>[Signature]</i>		12/23/03			
		Water/Wastewater		<i>[Signature]</i>		1/22/2004			
		Hydrology		<i>[Signature]</i>		1/22/04			
		NMUI		<i>[Signature]</i>		1-6-04			
Constr. Mngmt.		<i>[Signature]</i>				1-27-04		City Engineer	
Constr. Coord.		<i>[Signature]</i>				1-27-04		Date	
BCPWD									
City Project No.						702382		Sheet 1 Of 13	

SCANNED
BY PLN

1	25.82	25.15
2	25.22	25.40
3	25.90	25.40

BUILD 36' PRIVATE
ENTRY PER CITY
STD. DWG. NO. 2426

(TC=25.49)

(TC=26.75)

(TC=28.01)

(TC=29.36)

TC	FL
1	29.30
2	28.80
3	28.99

BUILD 24' PRIVATE
ENTRY PER CITY
STD. DWG. NO. 2426

TC	FL
1	29.30
2	28.85
3	29.40

ID	BETA	TANGENT	ARC	RADIUS	CHORD	CHORD BEG
C10	01.3501	8.64	17.28	825.00	17.28	17.28
C11	01.3501	8.64	17.28	825.00	17.28	17.28
C12	01.3501	8.64	17.28	825.00	17.28	17.28
C13	01.3501	8.64	17.28	825.00	17.28	17.28
C14	01.3501	8.64	17.28	825.00	17.28	17.28
C15	01.3501	8.64	17.28	825.00	17.28	17.28
C16	01.3501	8.64	17.28	825.00	17.28	17.28
C17	01.3501	8.64	17.28	825.00	17.28	17.28
C18	01.3501	8.64	17.28	825.00	17.28	17.28
C19	01.3501	8.64	17.28	825.00	17.28	17.28
C20	01.3501	8.64	17.28	825.00	17.28	17.28
C21	01.3501	8.64	17.28	825.00	17.28	17.28
C22	01.3501	8.64	17.28	825.00	17.28	17.28
C23	01.3501	8.64	17.28	825.00	17.28	17.28
C24	01.3501	8.64	17.28	825.00	17.28	17.28
C25	01.3501	8.64	17.28	825.00	17.28	17.28
C26	01.3501	8.64	17.28	825.00	17.28	17.28
C27	01.3501	8.64	17.28	825.00	17.28	17.28
C28	01.3501	8.64	17.28	825.00	17.28	17.28
C29	01.3501	8.64	17.28	825.00	17.28	17.28
C30	01.3501	8.64	17.28	825.00	17.28	17.28
C31	01.3501	8.64	17.28	825.00	17.28	17.28
C32	01.3501	8.64	17.28	825.00	17.28	17.28
C33	01.3501	8.64	17.28	825.00	17.28	17.28
C34	01.3501	8.64	17.28	825.00	17.28	17.28
C35	01.3501	8.64	17.28	825.00	17.28	17.28
C36	01.3501	8.64	17.28	825.00	17.28	17.28
C37	01.3501	8.64	17.28	825.00	17.28	17.28
C38	01.3501	8.64	17.28	825.00	17.28	17.28
C39	01.3501	8.64	17.28	825.00	17.28	17.28
C40	01.3501	8.64	17.28	825.00	17.28	17.28
C41	01.3501	8.64	17.28	825.00	17.28	17.28
C42	01.3501	8.64	17.28	825.00	17.28	17.28
C43	01.3501	8.64	17.28	825.00	17.28	17.28
C44	01.3501	8.64	17.28	825.00	17.28	17.28
C45	01.3501	8.64	17.28	825.00	17.28	17.28
C46	01.3501	8.64	17.28	825.00	17.28	17.28
C47	01.3501	8.64	17.28	825.00	17.28	17.28
C48	01.3501	8.64	17.28	825.00	17.28	17.28
C49	01.3501	8.64	17.28	825.00	17.28	17.28
C50	01.3501	8.64	17.28	825.00	17.28	17.28
C51	01.3501	8.64	17.28	825.00	17.28	17.28
C52	01.3501	8.64	17.28	825.00	17.28	17.28
C53	01.3501	8.64	17.28	825.00	17.28	17.28
C54	01.3501	8.64	17.28	825.00	17.28	17.28
C55	01.3501	8.64	17.28	825.00	17.28	17.28
C56	01.3501	8.64	17.28	825.00	17.28	17.28
C57	01.3501	8.64	17.28	825.00	17.28	17.28
C58	01.3501	8.64	17.28	825.00	17.28	17.28
C59	01.3501	8.64	17.28	825.00	17.28	17.28
C60	01.3501	8.64	17.28	825.00	17.28	17.28
C61	01.3501	8.64	17.28	825.00	17.28	17.28
C62	01.3501	8.64	17.28	825.00	17.28	17.28
C63	01.3501	8.64	17.28	825.00	17.28	17.28
C64	01.3501	8.64	17.28	825.00	17.28	17.28
C65	01.3501	8.64	17.28	825.00	17.28	17.28
C66	01.3501	8.64	17.28	825.00	17.28	17.28
C67	01.3501	8.64	17.28	825.00	17.28	17.28
C68	01.3501	8.64	17.28	825.00	17.28	17.28
C69	01.3501	8.64	17.28	825.00	17.28	17.28
C70	01.3501	8.64	17.28	825.00	17.28	17.28
C71	01.3501	8.64	17.28	825.00	17.28	17.28
C72	01.3501	8.64	17.28	825.00	17.28	17.28
C73	01.3501	8.64	17.28	825.00	17.28	17.28
C74	01.3501	8.64	17.28	825.00	17.28	17.28
C75	01.3501	8.64	17.28	825.00	17.28	17.28
C76	01.3501	8.64	17.28	825.00	17.28	17.28
C77	01.3501	8.64	17.28	825.00	17.28	17.28
C78	01.3501	8.64	17.28	825.00	17.28	17.28
C79	01.3501	8.64	17.28	825.00	17.28	17.28
C80	01.3501	8.64	17.28	825.00	17.28	17.28
C81	01.3501	8.64	17.28	825.00	17.28	17.28
C82	01.3501	8.64	17.28	825.00	17.28	17.28
C83	01.3501	8.64	17.28	825.00	17.28	17.28
C84	01.3501	8.64	17.28	825.00	17.28	17.28
C85	01.3501	8.64	17.28	825.00	17.28	17.28
C86	01.3501	8.64	17.28	825.00	17.28	17.28
C87	01.3501	8.64	17.28	825.00	17.28	17.28
C88	01.3501	8.64	17.28	825.00	17.28	17.28
C89	01.3501	8.64	17.28	825.00	17.28	17.28
C90	01.3501	8.64	17.28	825.00	17.28	17.28
C91	01.3501	8.64	17.28	825.00	17.28	17.28
C92	01.3501	8.64	17.28	825.00	17.28	17.28
C93	01.3501	8.64	17.28	825.00	17.28	17.28
C94	01.3501	8.64	17.28	825.00	17.28	17.28
C95	01.3501	8.64	17.28	825.00	17.28	17.28
C96	01.3501	8.64	17.28	825.00	17.28	17.28
C97	01.3501	8.64	17.28	825.00	17.28	17.28
C98	01.3501	8.64	17.28	825.00	17.28	17.28
C99	01.3501	8.64	17.28	825.00	17.28	17.28
C100	01.3501	8.64	17.28	825.00	17.28	17.28

ID	BEGINNING	ENDING	DISTANCE
T1	100.00	100.00	0.00
T2	100.00	100.00	0.00
T3	100.00	100.00	0.00
T4	100.00	100.00	0.00
T5	100.00	100.00	0.00
T6	100.00	100.00	0.00
T7	100.00	100.00	0.00
T8	100.00	100.00	0.00
T9	100.00	100.00	0.00
T10	100.00	100.00	0.00
T11	100.00	100.00	0.00
T12	100.00	100.00	0.00
T13	100.00	100.00	0.00
T14	100.00	100.00	0.00
T15	100.00	100.00	0.00
T16	100.00	100.00	0.00
T17	100.00	100.00	0.00
T18	100.00	100.00	0.00
T19	100.00	100.00	0.00
T20	100.00	100.00	0.00
T21	100.00	100.00	0.00
T22	100.00	100.00	0.00
T23	100.00	100.00	0.00
T24	100.00	100.00	0.00
T25	100.00	100.00	0.00
T26	100.00	100.00	0.00
T27	100.00	100.00	0.00
T28	100.00	100.00	0.00
T29	100.00	100.00	0.00
T30	100.00	100.00	0.00
T31	100.00	100.00	0.00
T32	100.00	100.00	0.00
T33	100.00	100.00	0.00
T34	100.00	100.00	0.00
T35	100.00	100.00	0.00
T36	100.00	100.00	0.00
T37	100.00	100.00	0.00
T38	100.00	100.00	0.00
T39	100.00	100.00	0.00
T40	100.00	100.00	0.00
T41	100.00	100.00	0.00
T42	100.00	100.00	0.00
T43	100.00	100.00	0.00
T44	100.00	100.00	0.00
T45	100.00	100.00	0.00
T46	100.00	100.00	0.00
T47	100.00	100.00	0.00
T48	100.00	100.00	0.00
T49	100.00	100.00	0.00
T50	100.00	100.00	0.00
T51	100.00	100.00	0.00
T52	100.00	100.00	0.00
T53	100.00	100.00	0.00
T54	100.00	100.00	0.00
T55	100.00	100.00	0.00
T56	100.00	100.00	0.00
T57	100.00	100.00	0.00
T58	100.00	100.00	0.00
T59	100.00	100.00	0.00
T60	100.00	100.00	0.00
T61	100.00	100.00	0.00
T62	100.00	100.00	0.00
T63	100.00	100.00	0.00
T64	100.00	100.00	0.00
T65	100.00	100.00	0.00
T66	100.00	100.00	0.00
T67	100.00	100.00	0.00
T68	100.00	100.00	0.00
T69	100.00	100.00	0.00
T70	100.00	100.00	0.00
T71	100.00	100.00	0.00
T72	100.00	100.00	0.00
T73	100.00	100.00	0.00
T74	100.00	100.00	0.00
T75	100.00	100.00	0.00
T76	100.00	100.00	0.00
T77	100.00	100.00	0.00
T78	100.00	100.00	0.00
T79	100.00	100.00	0.00
T80	100.00	100.00	0.00
T81	100.00	100.00	0.00
T82	100.00	100.00	0.00
T83	100.00	100.00	0.00
T84	100.00	100.00	0.00
T85	100.00	100.00	0.00
T86	100.00	100.00	0.00
T87	100.00	100.00	0.00
T88	100.00	100.00	0.00
T89	100.00	100.00	0.00
T90	100.00	100.00	0.00
T91	100.00	100.00	0.00
T92	100.00	100.00	0.00
T93	100.00	100.00	0.00
T94	100.00	100.00	0.00
T95	100.00	100.00	0.00
T96	100.00	100.00	0.00
T97	100.00	100.00	0.00
T98	100.00	100.00	0.00
T99	100.00	100.00	0.00
T100	100.00	100.00	0.00

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FINISH FLOOR ELEVATION
- SIDEWALK CULVERT
- DRAIN PIPE
- TOP OF CURB
- WATERBAR
- CARPORT

OFFSITE GRADING APPROVAL

TRACT A-1-B

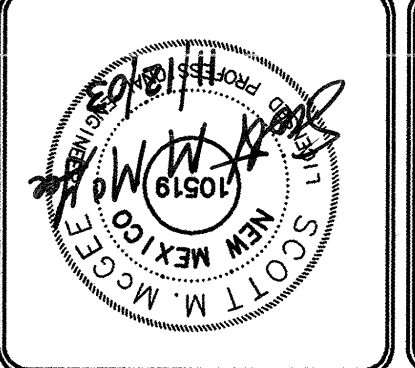
OWNER TRACT A-1-B
PARTIAL FOR LAS VENTANAS LIMITED PARTNERSHIP (LVP) DATE 11/29/03
SCHOOL PROJECT'S MARKING PER AGENT, BETWEEN 65L HONOLULU, HI & LVP

FOR INFORMATION ONLY
SCALE: 1"=30'
60 FEET

revisions
06/12/02
12/12/02

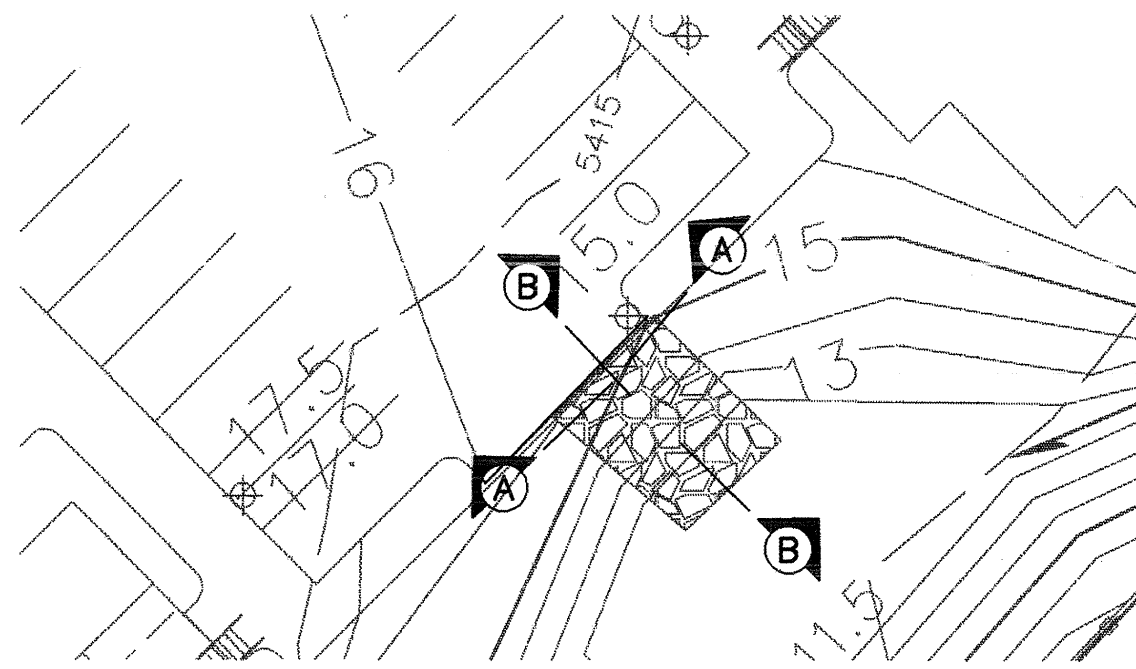
PROJECT MANAGER	JOB NO	DATE
ALBUQUERQUE, NEW MEXICO	22025	09/10/03
GRADING & DRAINAGE PLAN	BY	SM
SOUTH		

de la torre arquitectura, p.a. a.d.a.
2400 boulevard blvd ne
albuquerque n.m. 87110 / 505.883.7918
Sheet - C4
of - x

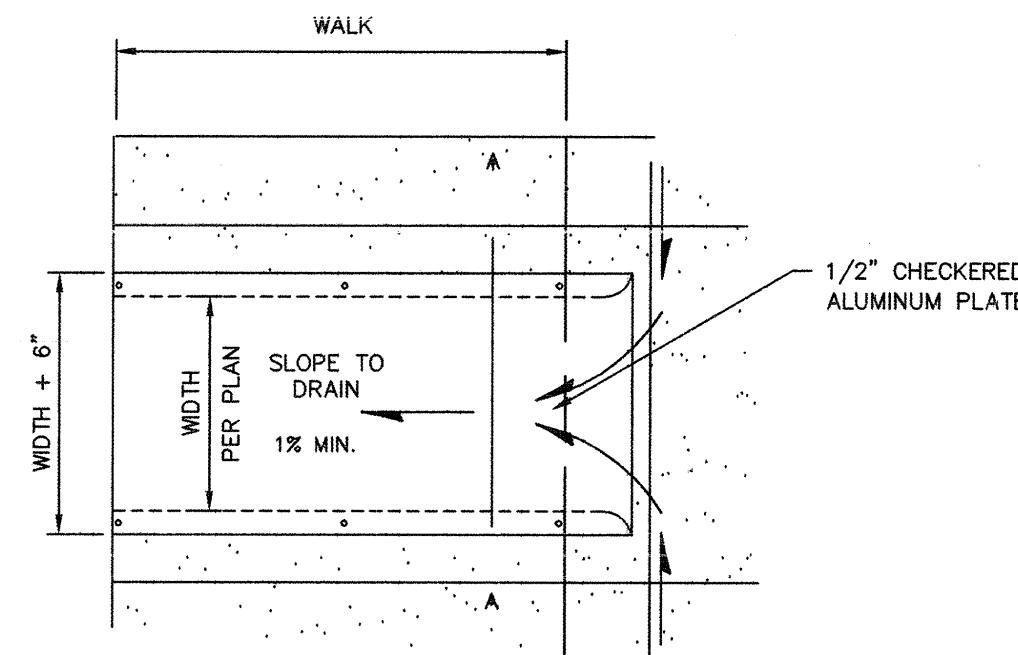


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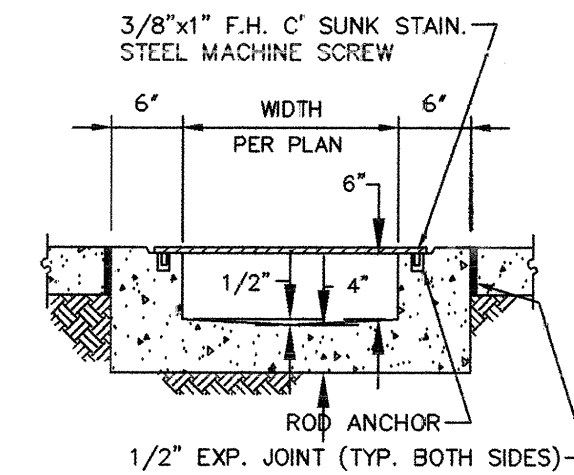
SCANNED BY PLN



PLAN
1"=20'

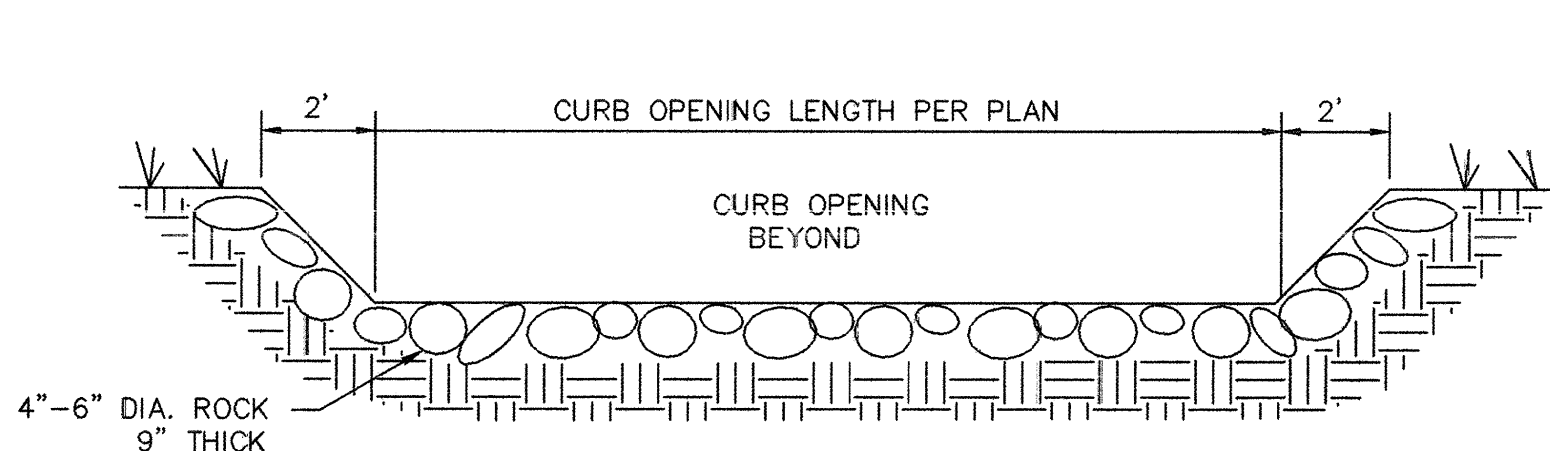


PLAN

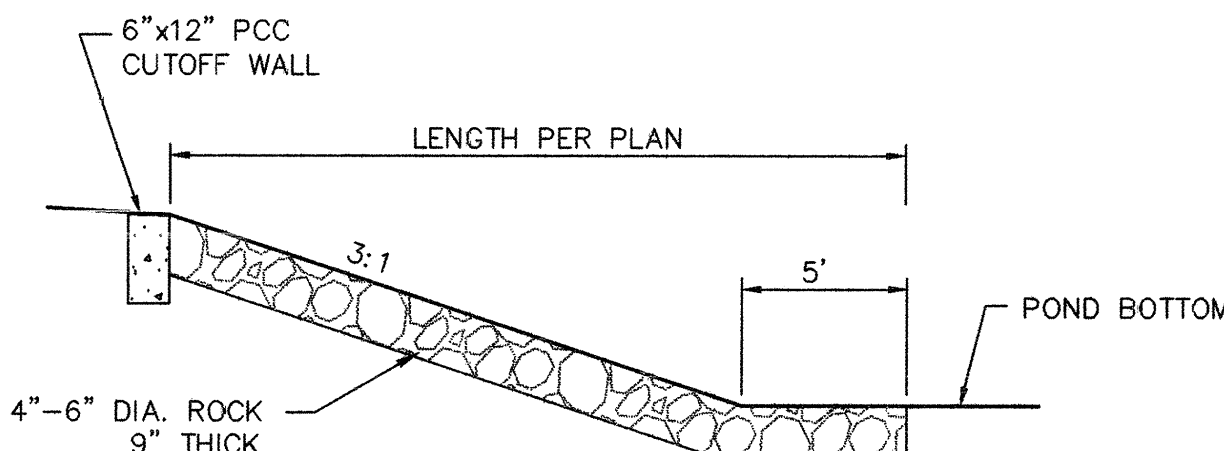


SECTION A-A

SIDWALK CULVERT
NTS

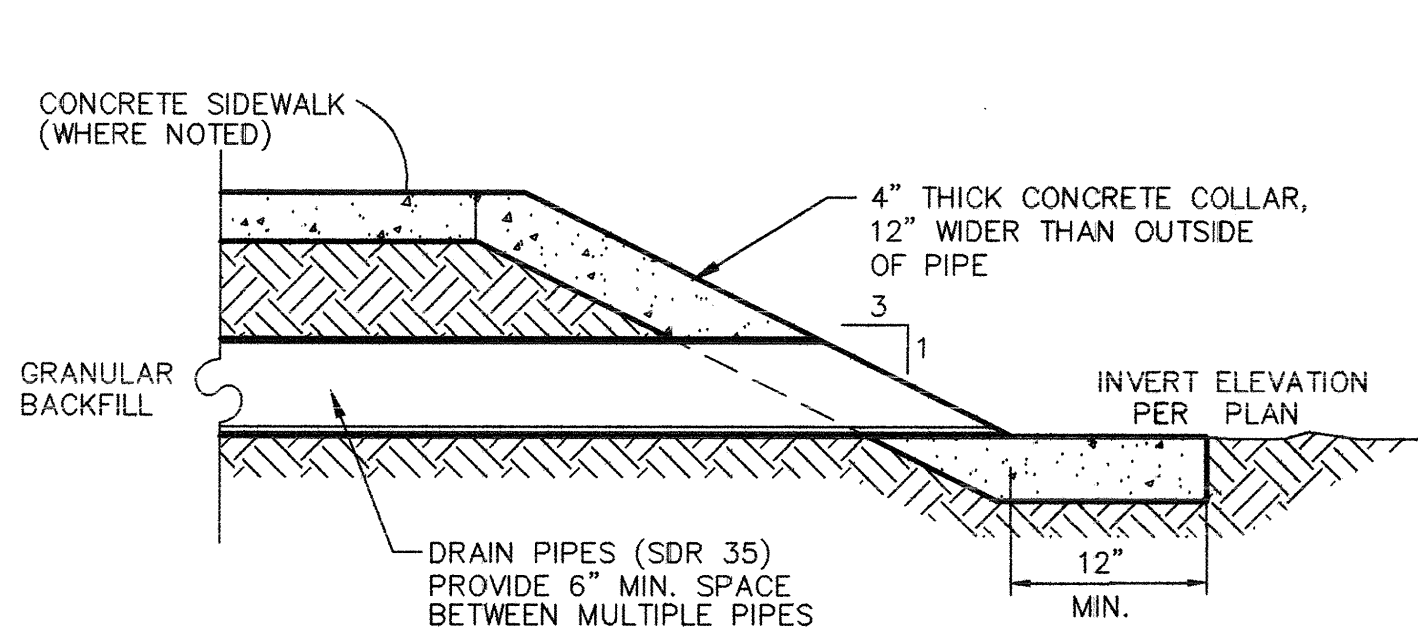


SECTION A-A
NTS

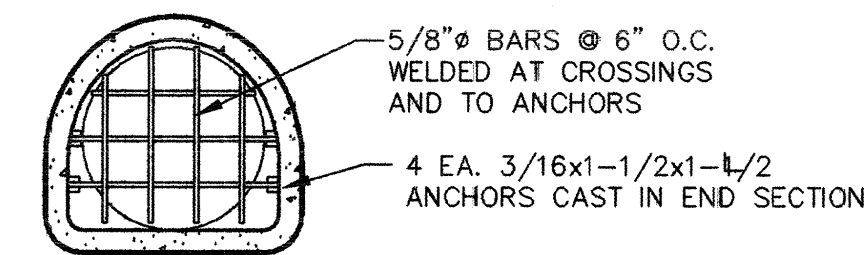
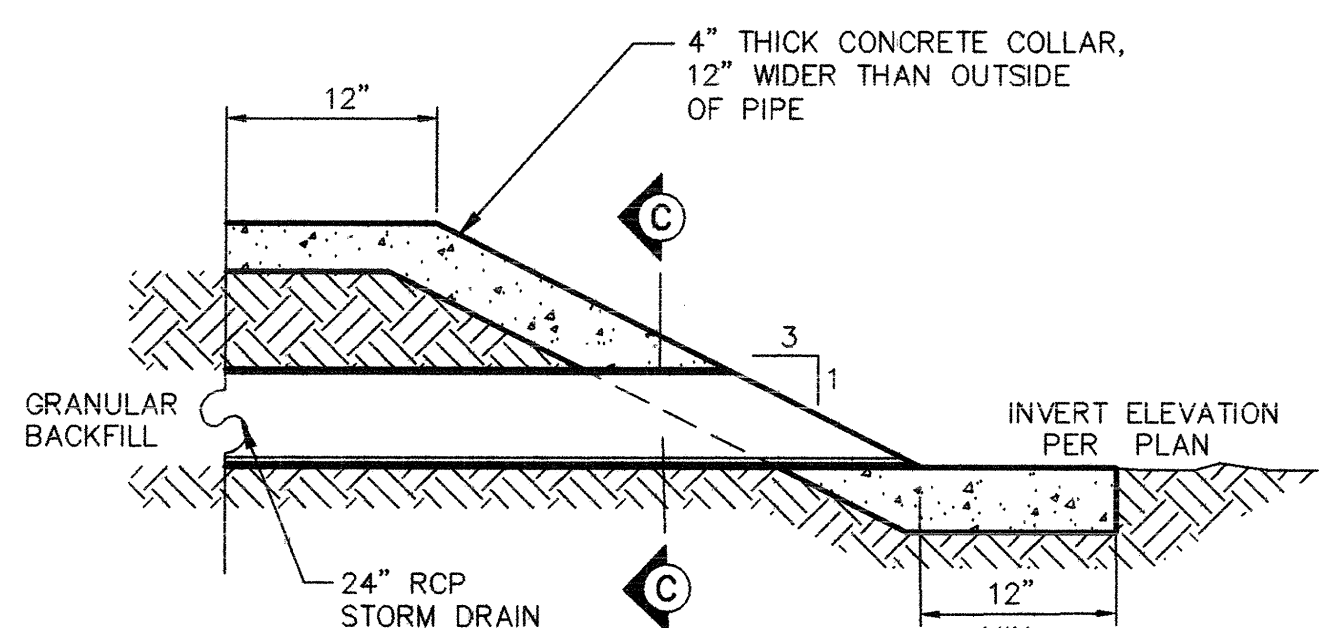


SECTION B-B
NTS

CURB OPENING AND RUNDOWN
NTS

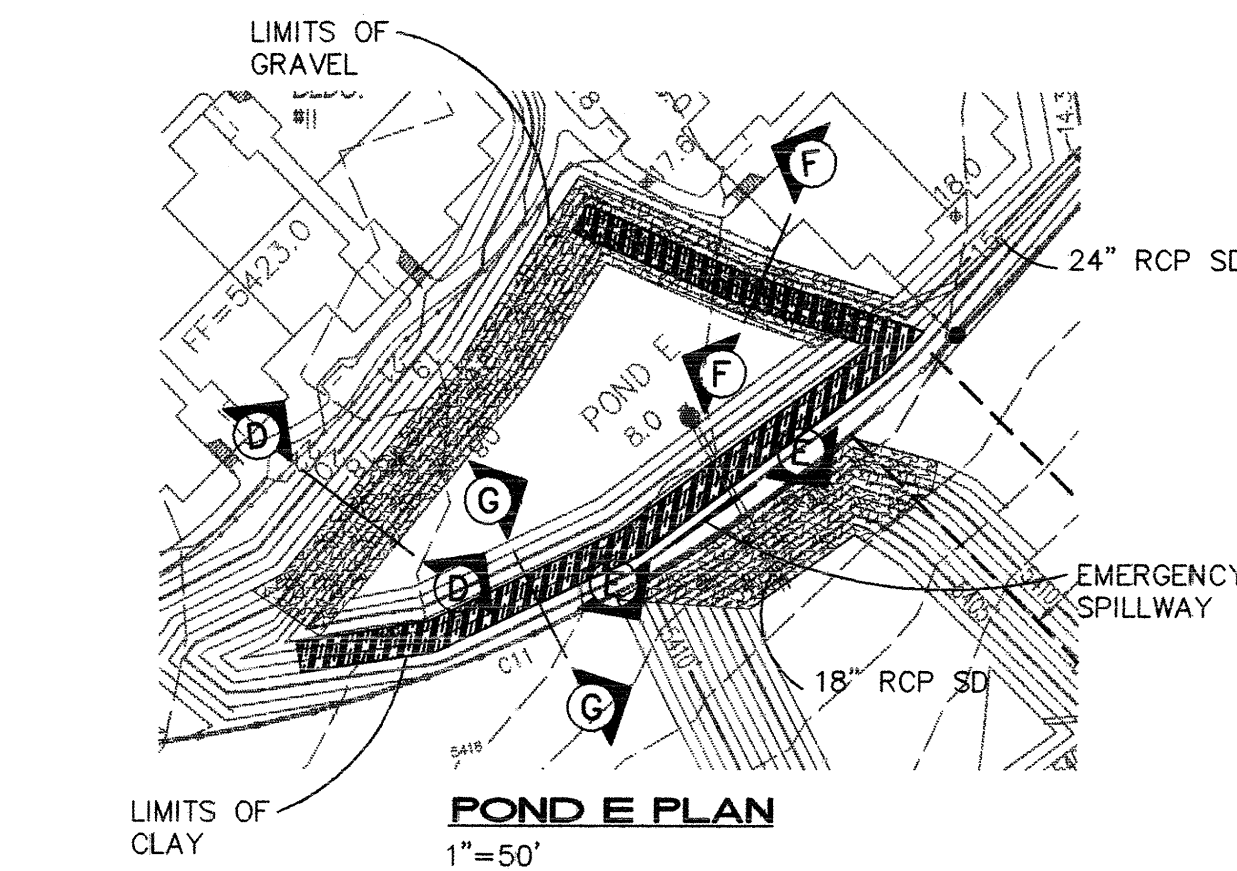


PIPE CULVERT DETAIL
NTS

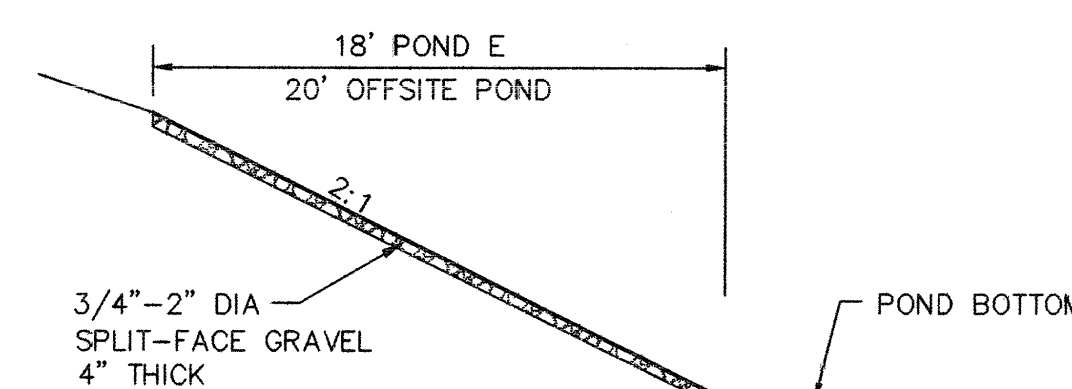


SECTION C-C
NTS

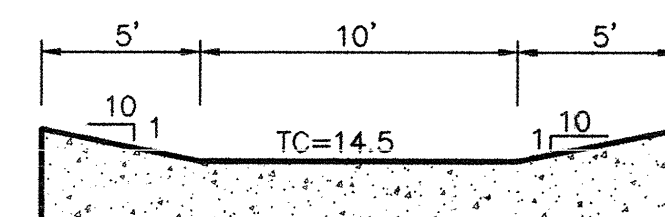
24-INCH RCP STORM DRAIN
INLET & OUTLET
NTS



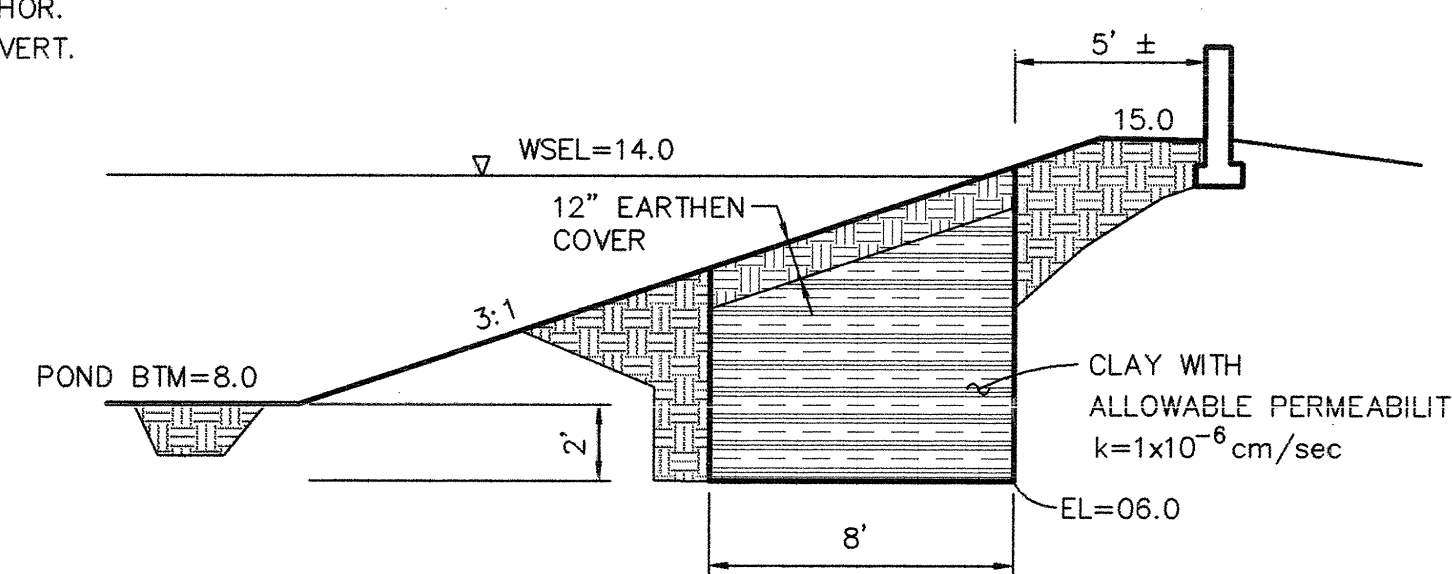
POND E PLAN
1"=50'



SECTION D-D: GRAVEL TREATMENT
NTS



SECTION E-E: EMERGENCY SPILLWAY
1"=6' HOR.
1"=3' VERT.



SECTION F-F: CLAY TREATMENT
1"=5'

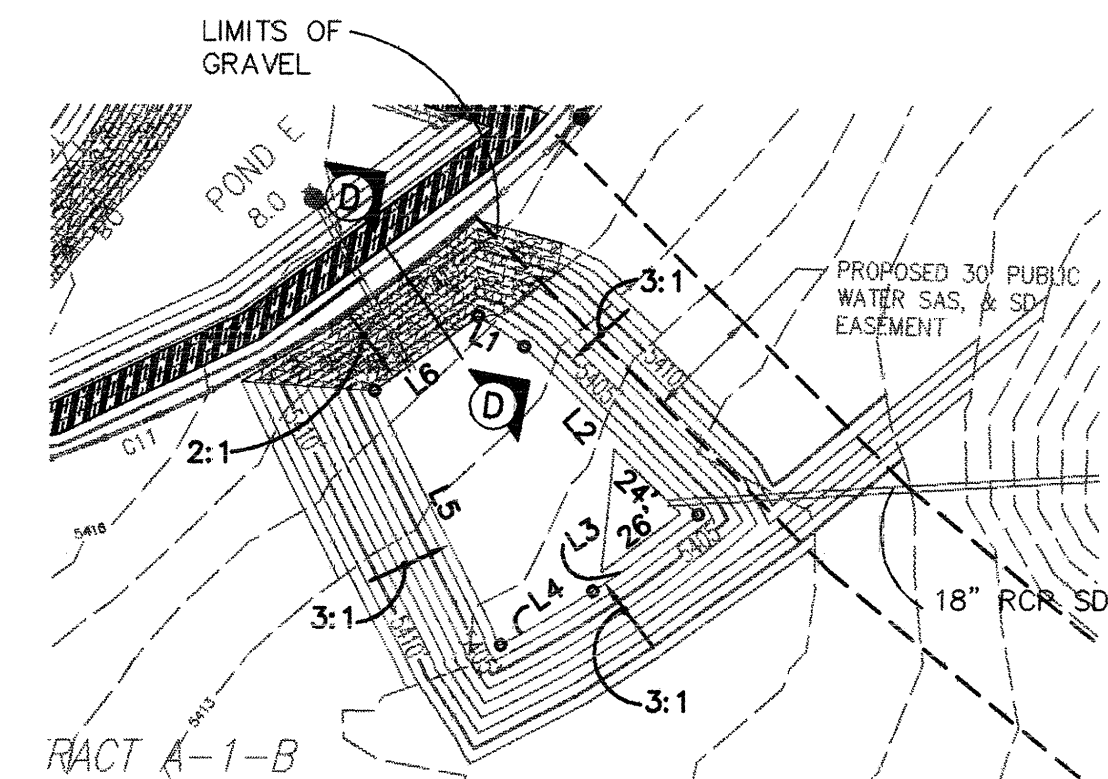
PONDS-GRAVEL TREATMENT,
CLAY TREATMENT & EMERGENCY SPILLWAY

GRADING NOTES:

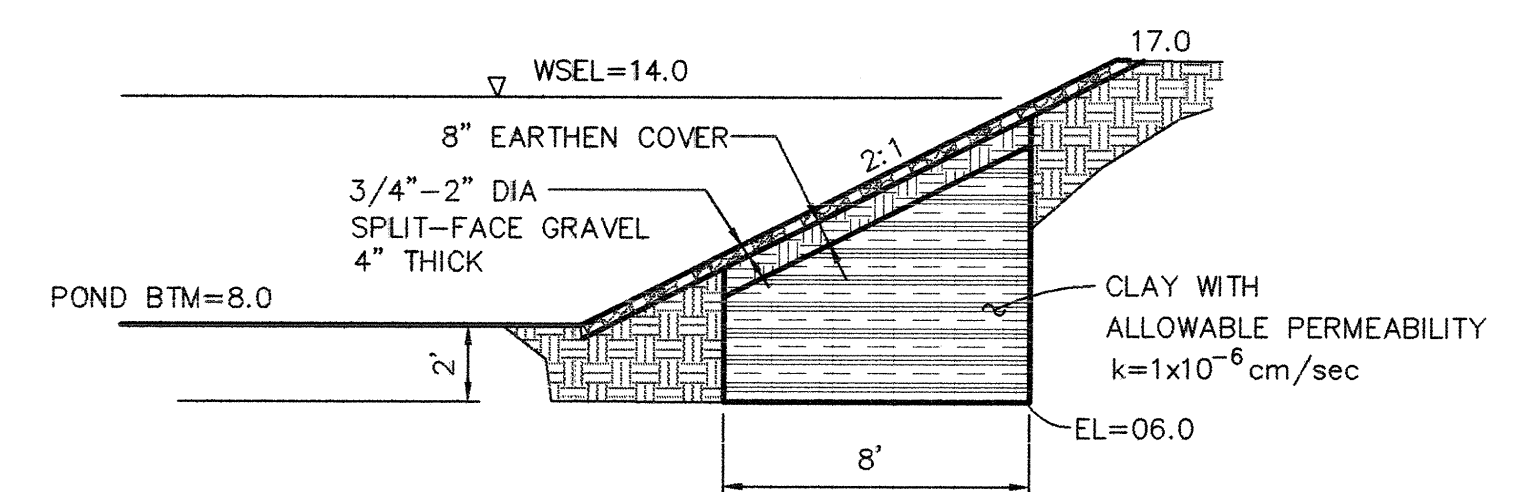
1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
2. ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
3. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
4. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3± FEET.
5. SCARIFY AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH. MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE (±2%) CONTENT.
6. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
7. MAXIMUM SLOPES SHALL BE 3:1 MINIMUM SLOPES SHALL BE 1%.
8. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
9. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
10. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT ERODED AND WASHED DOWN THE STREET.
11. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHALL COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.
12. OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS.
13. SEE STORM WATER POLLUTION PREVENTION PLAN FOR EROSION CONTROL MEASURES.

OFFSITE POND

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 56°24'58" E	14.37
L2	S 46°11'13" E	63.66
L3	S 53°49'09" W	30.48
L4	S 59°05'07" W	31.55
L5	N 26°46'54" W	74.64
L6	N 54°26'12" E	33.68



OFFSITE POND PLAN
1"=50'



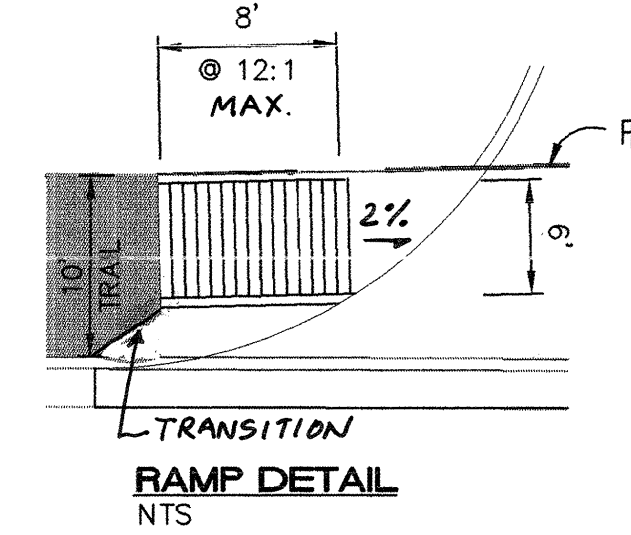
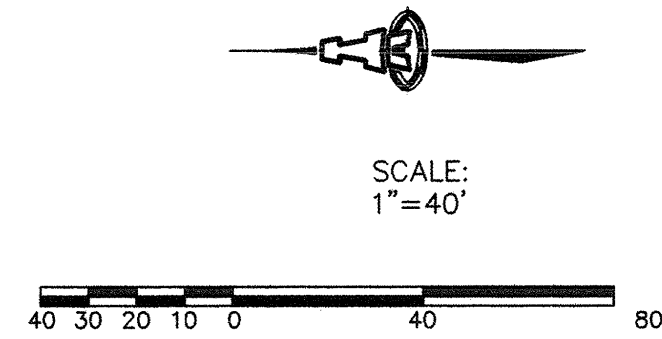
SECTION F-F: CLAY AND GRAVEL TREATMENT
1"=5'

FOR INFORMATION ONLY

revisions	job title	SCOTT M. MCGEE NEW MEXICO 10519 12/03 01/05/04
12/12/02	VENTANA RANCH APTS.	
06/12/03	UNIVERSE NW	
09/23/03	ALBUQUERQUE, NEW MEXICO	
PROJECT MANAGER	job no	date
NICK PIRKL	22025	09/10/03
sheet title	by	
GRADING & DRAINAGE DETAILS	SMM	
de la torre architecte, p.a.lla		
2400 luleana blvd ne		
building 3 suite 110		
albuquerque nm 87110 / 505.883.7918		
sheet- C5 of- x		

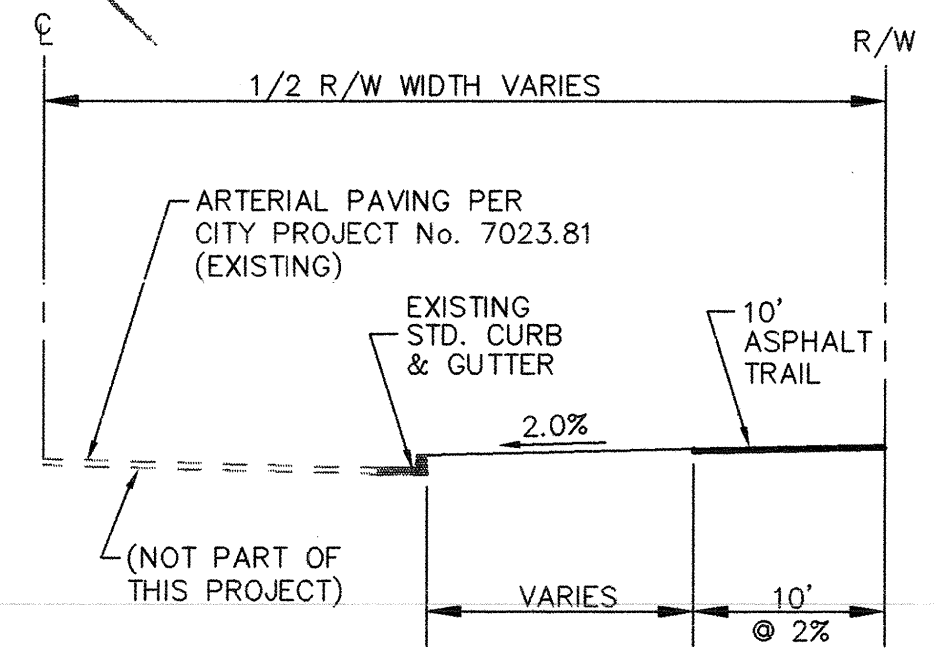
702382

SCANNED
BY PLN

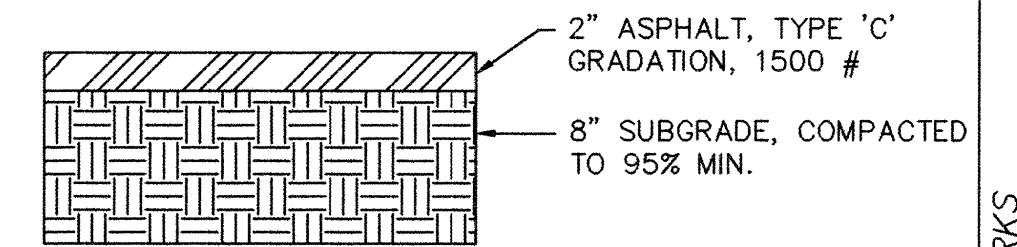


KEYED CONSTRUCTION NOTES

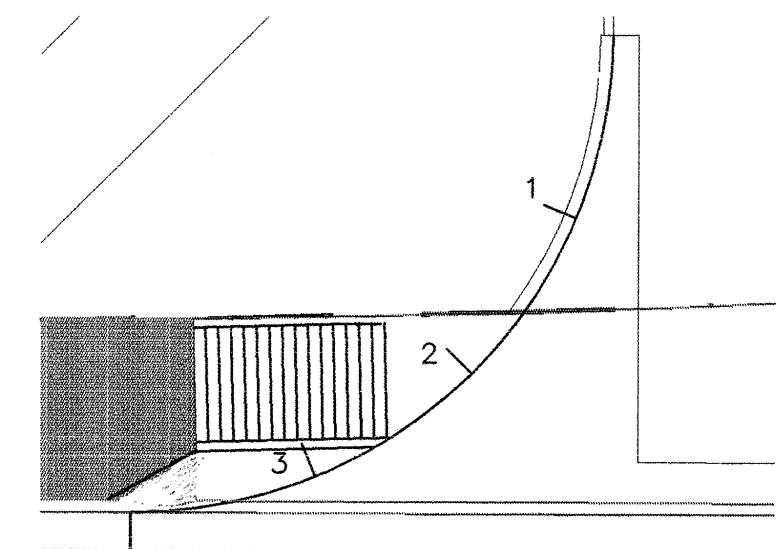
1. BUILD 24' PRIVATE ENTRY PER CITY STD DWG NO. 2426 AS MODIFIED WITH 6' WIDE RAMP AS DETAILED ON THIS SHEET.
2. BUILD 36' PRIVATE ENTRY PER CITY STD DWG NO. 2426 AS MODIFIED WITH 6' WIDE RAMP AS DETAILED ON THIS SHEET.



SECTION A-A NTS



TRAIL PAVING SECTION NTS



NOTE:
QUARTER POINT GRADES ARE REFERENCED AS 1, 2 & 3
ALONG THE FACE OF CURB IN A CLOCKWISE DIRECTION.

QUARTER POINT DETAIL NTS

KEYED QUARTER POINT ELEVATIONS

1	TC		FL	
	1	2	3	4
1	25.25	24.75	25.03	24.36
	2	24.60	2	24.53
	3	25.05	3	25.19
2	25.50	25.00	25.82	25.15
	2	24.72	2	25.22
	3	25.10	3	25.90
3	29.30	28.80	29.40	28.65
	2	29.15	2	29.35
	3	28.99	3	29.40

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street, N.E.
Albuquerque, New Mexico
1248EXH1.DWG
11/12/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: VENTANA RANCH APARTMENTS
PAVING MASTER PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED	APPROVED		
City Project No. 702382	Zone Map No. B-10	Sheet C6	Of 13



NO.	DATE	REMARKS	BY
1	06/12/03	DESIGN	ANW
2	06/12/03	REVISIONS	RFH
3	06/12/03	CHECKED BY	SWM

SCANNED BY 2024

CONNECT 12" PVC DRAIN LINE TO EXISTING DOUBLE "C" STORM INLET PER CITY STD DWG NO. 2237 INV=17.50

EXISTING 20' TEMPORARY ACCESS EASEMENT FOR WELL SITE
FILED: MARCH 7, 1994 (BK. 94-8, PGS. 142-145)
DOCUMENT NO. 94030716
FIRST AMENDMENT FILED: APRIL 14, 1994 (BK. 94-12, PGS. 3303-3305)
DOCUMENT NO. 94049365

(95C-430)
FILED: NOVEMBER 30, 1995
DRAINAGE, & UTILITY EASEMENT
EXISTING 43' PUBLIC ROADWAY

EXISTING 20' WATERLINE EASEMENT
FILED: FEBRUARY 23, 1995 (BK. 95-5, PGS. 1209-1212)
DOCUMENT NO. 95018488

RESTRAINED JOINT LENGTHS, L _r , FOR TEES, (FT.)		
ALL JOINTS AT THE TEE MUST BE RESTRAINED.		
SIZE	RUN	BRANCH
12x12x12	15	17
12x12x10	10	18
12x12x8	6	19
12x12x6	3	19
12x12x4	1	19
10x10x10	12	18
10x10x8	8	15
10x10x6	4	16
10x10x4	2	4
8x8x8	9	20
8x8x6	5	17
8x8x4	2	15
6x6x6	5	20
6x6x4	2	20

RESTRAINED JOINT LENGTHS, L _r , FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)					
SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
12	30	12	6	3	85
10	26	11	5	3	72
8	22	9	4	3	60
6	17	7	3	2	46
4	12	5	2	1	32

RESTRAINED JOINT LENGTHS, L _r , FOR REDUCERS, (FT.)					
MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.					
SIZE	LARGE SIDE		SIZE	SMALL SIDE	
	SMALL SIDE	LARGE SIDE		SMALL SIDE	LARGE SIDE
12x10	25	30	10x8	44	73
12x8	45	68	10x4	58	141
12x6	82	121	8x6	25	33
12x4	74	213	8x4	43	83
10x8	24	30	6x4	24	35

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

- DEPTH OF BURY 3.0 FT. MINIMUM
FACTOR OF SAFETY 1.25
MATERIAL PVC PIPE
SOIL TYPE GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES, 150 PSI
TEST PRESSURE 150 PSI
TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.
- DIFFERENT CRITERIA, E.G., DUCTILE IRON PIPE, GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

NOTES:

- 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 JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
- THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

GENERAL NOTES

- WATER LINES ARE PUBLIC WITHIN EASEMENTS SHOWN.
- SANITARY SEWER LINES AND STORM DRAINS ARE PRIVATE NORTH OF THE SOUTH PROPERTY LINE AND PUBLIC SOUTH OF THE SOUTH PROPERTY LINE.

PUBLIC WATERLINE EASEMENT NOTES

- 20' OR 15' WIDE EASEMENTS FOR MAIN WATERLINES (SEE PLAN).
- 10' WIDE EASEMENT FOR FIRE HYDRANTS AND METERED SERVICES.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street, N.E.
Albuquerque, New Mexico 87102
1248UMSTR.DWGanw VIEW 1 11/12/03

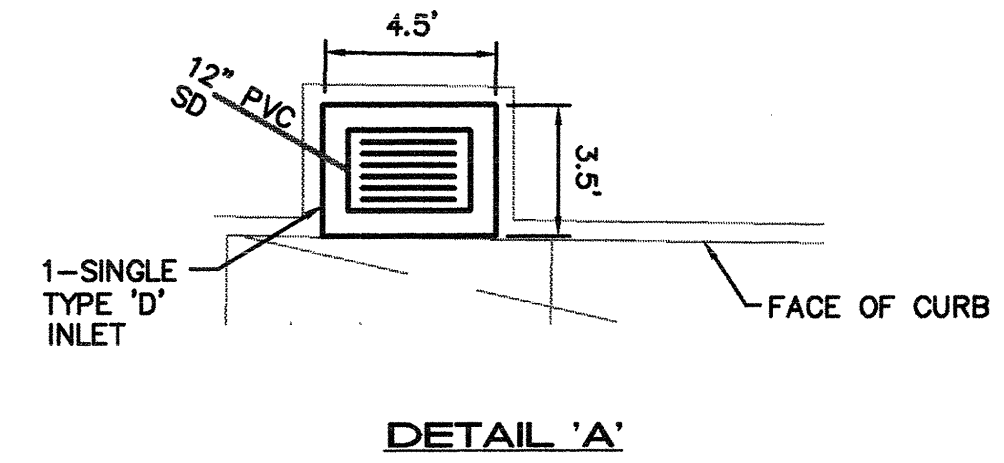
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: VENTANA RANCH APARTMENTS
NORTH UTILITY & STORM DRAIN PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED	APPROVED		
City Project No. 702382	Zone Map No. B-10	Sheet C7	Of 13

LEGEND

- EXISTING SAS
- EXISTING WATER LINE
- PROPOSED SAS
- PROPOSED SAS MANHOLE
- CO PROPOSED CLEANOUT
- WL PROPOSED WATER LINE
- FL PROPOSED FIRE LINE
- FH FIRE HYDRANT
- INV= INVERT ELEVATION
- WATER METER



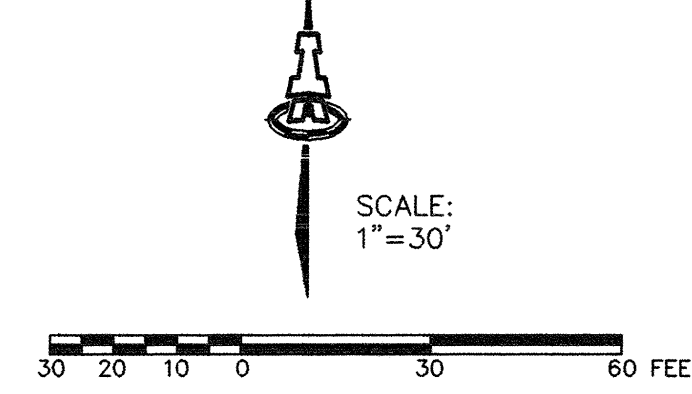
DOMESTIC WATER SERVICE CHART		
BUILDING	METER SIZE	SERVICE * LINE SIZE
OFFICE	1"	1"
2-STORY	1 1/2"	2"
3-STORY	2"	3"

*SERVICE LINES EXTEND FROM THE WATER METER TO 5 FEET FROM THE BUILDING. (SEE MECHANICAL PLANS FOR CONTINUATION.)

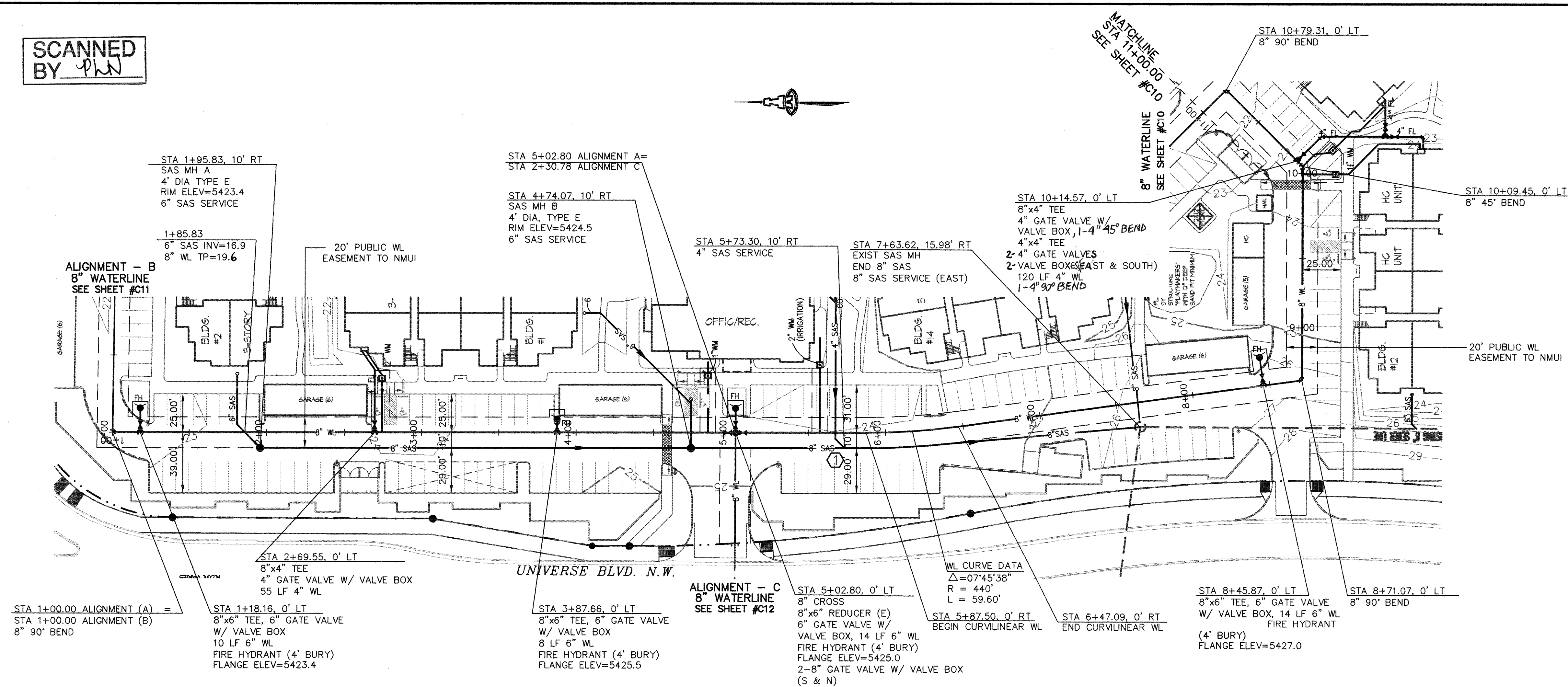
NOTE: ALL DOMESTIC SERVICES SHALL HAVE BACKFLOW PREVENTERS AS REQUIRED BY NMUI.

APPROVED FOR SANITARY SEWER CONSTRUCTION.
Randy C. Matting 1-16-04
CODE ENFORCEMENT DATE

APPROVED FOR WATER AND SANITARY SEWER CONSTRUCTION.
NEW MEXICO UTILITIES, INC. 1-5-04
DATE



SCANNED
BY phn



ALIGNMENT - A

SCALE:
1"=40' (HOR)
1"=10' (VERT)

KEYED CONSTRUCTION NOTES 

1. STA 5+87.50, 10' RT DEFLECT SAS LINE AS SHOWN TO TIE INTO EXISTING SAS MH @ STA 7+63.62, 15.98' RT.

BUILDING #	STATION	METER SIZE
1	2+74.44	2"
11	10+09.45	1½"
12	10+04.39	1½"
OFFICE	4+85.00	1"
IRRIGATION *	5+57.34	2"

* LOCATE IRRIGATION SERVICE AT HIGH POINT
IN MAIN WATERLINE.

LEGEND

-  WATER METER & BOX
 GATE VALVE W/ VALVE BOX
 FIRE HYDRANT W/ VALVED LEG
 SAS MANHOLE
 WATER LINE W/ FITTING

APPROVED FOR SANITARY SEWER CONSTRUCTION.

Rocky C. Manting 1/16/
CODE ENFORCEMENT DATE

APPROVED FOR WATER AND
SANITARY SEWER CONSTRUCTION.

NEW MEXICO UTILITIES, INC.



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico
 1248UTL1.DWGanw VIEW 1 11/12/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: VENTANA RANCH APARTMENTS
ALIGNMENT - A
STA 1+00.00 TO STA 11+00.00
UTILITY PLAN & PROFILE

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED MAY 27 2010	APPROVED MAY - 7 2010		
DESIGN REVIEW COMMITTEE	CITY ENGINEER	Last Design Update	

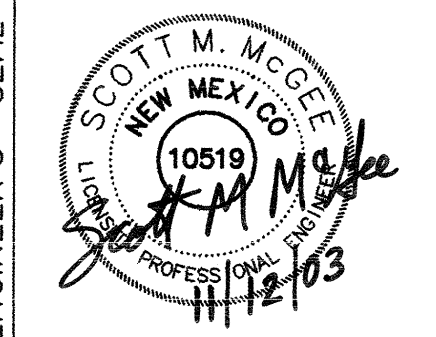
City Project No.	702382	Zone Map No.	B-10	Sheet	C9	Of	13
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AS-BUILT INFORMATION	
CONTRACTOR	WORK
STARTED BY	DATE
INSPECTOR'S NAME	DATE
BY	DATE
FIELD	DATE
VERIFICATION BY	DATE
DRAWINGS	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

1	BENCH MARKS
	ACS STATION "2-B10 1980" A BRASS TABLET SET UNDER PLAINS ELECTRIC CO-OP POWERLINES 300 FT SOUTH OF VENTANA ROAD NW.
	NGVD 1929 ELEVATION=5429.35

[illegible]

ENGINEER'S SEAL



NO.		DATE	REMARKS	BY
REVISIONS				
DESIGN				
DESIGNED BY		ANW	DATE	06/12/03
DRAWN BY		RFH	DATE	06/12/03
CHECKED BY		SWM	DATE	06/12/03

LEGEND

- WATER METER & BOX
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT W/ VALVED LEG
- SAS MANHOLE
- WATER LINE W/ FITTING

CROSSING TABLE						
DES	STATION	SAS	SD	WL	Clearance	
A	18+85.40, 10' RT	8" TP 00.48	18" TP 03.38	---	0.98'	
B	18+94.71, 0' LT	8" BP 99.75	18" BP 01.46	8" TP 04.56	0.59'	
C	18+99.86, 10.58' RT	8" TP 00.37	18" TP 01.36	8" BP 03.85	3.2'	
D	19+10.74, 0' LT	8" BP 99.66	---	8" BP 03.60	---	
E	19+12.13, 16.28' LT	8" TP 00.43	---	8" TP 04.5	3.37'	
F	17+66.66, 0' LT	8" BP 99.72	---	8" BP 03.8	---	
G	17+43.75, 0' LT	---	24" TP 11.05	8" TP 07.1	1.45'	
H	16+01.03, 6.26' LT	---	18" TP 03.23	8" TP 04.56	0.62'	
		---	18" BP 01.31	8" BP 03.85	---	

TP=OUTSIDE TOP OF PIPE
BP=OUTSIDE BOTTOM OF PIPE

WATER SERVICE TABLE

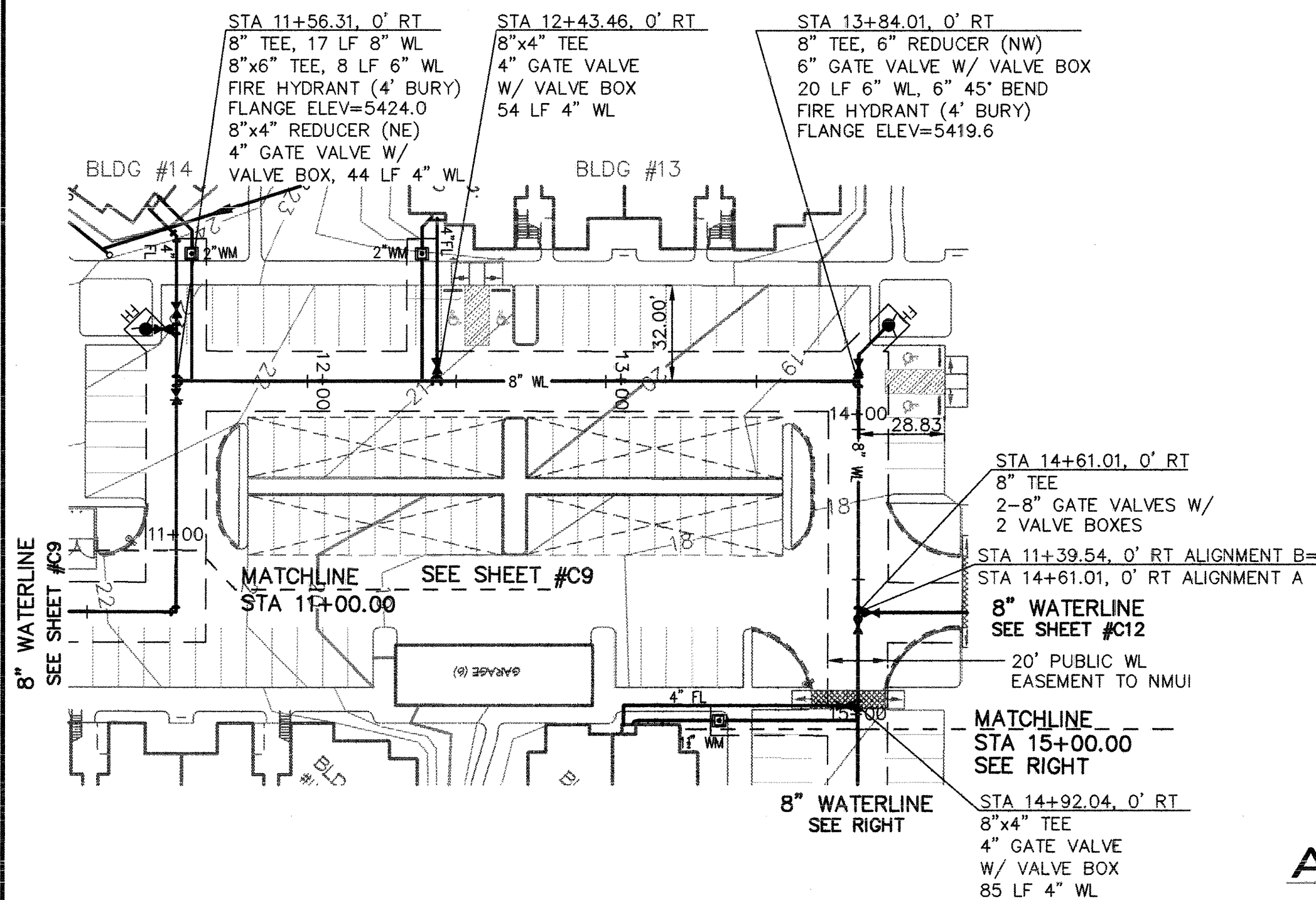
BUILDING #	STATION	METER SIZE
10	14+97.04	1 1/2"
13	12+38.46	2"
14 *	11+61.31	2"

* LOCATE WATER SERVICE AT HIGH POINT IN MAIN WATERLINE.

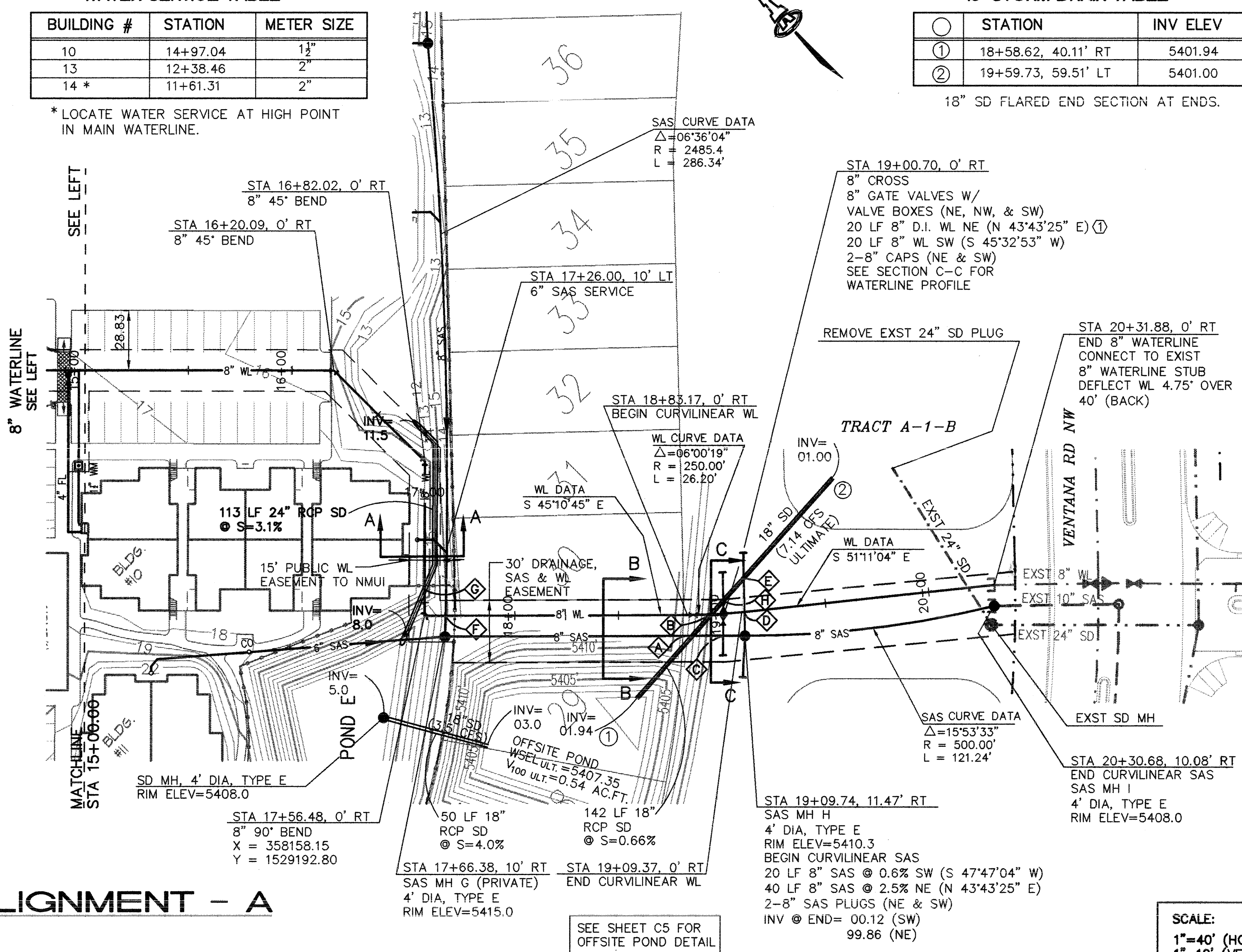
18" STORM DRAIN TABLE

STATION	INV ELEV
18+58.62, 40.11' RT	5401.94
19+59.73, 59.51' LT	5401.00

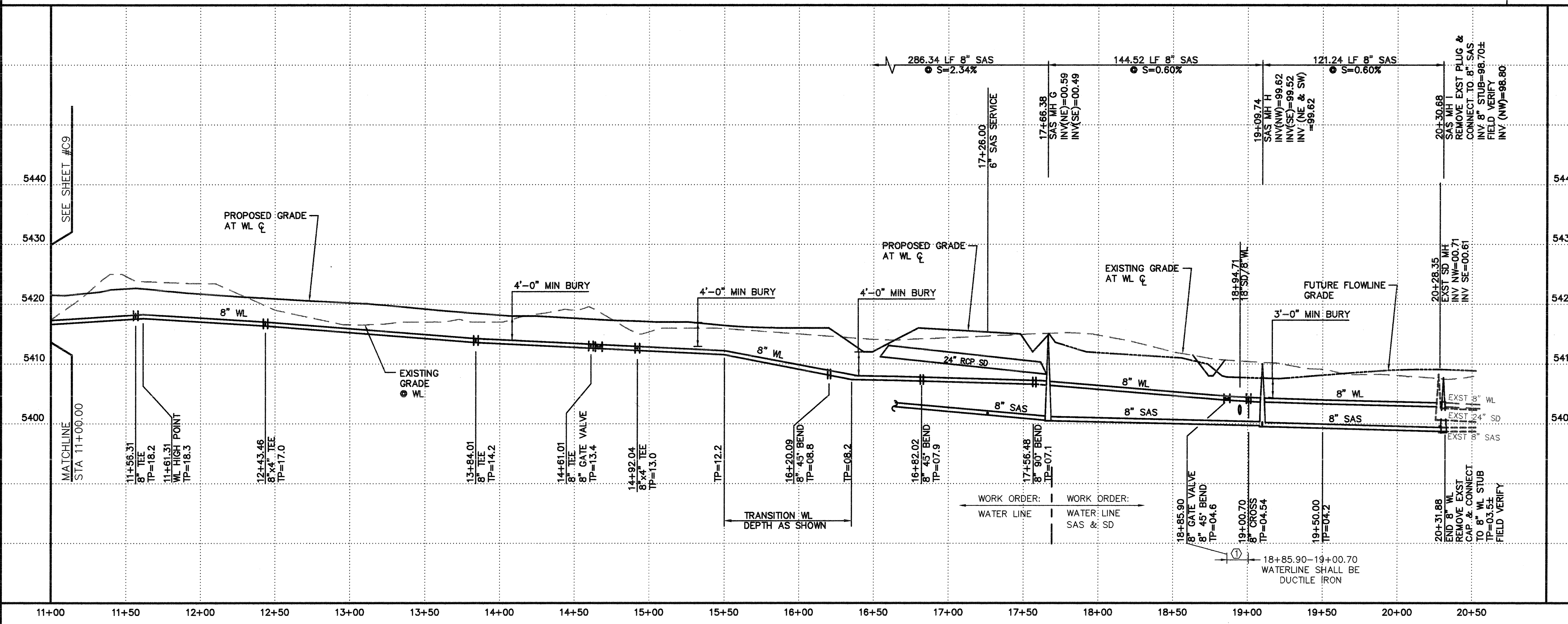
18" SD FLARED END SECTION AT ENDS.



ALIGNMENT - A



SCALE:
1"=40' (HOR)
1"=10' (VERT)

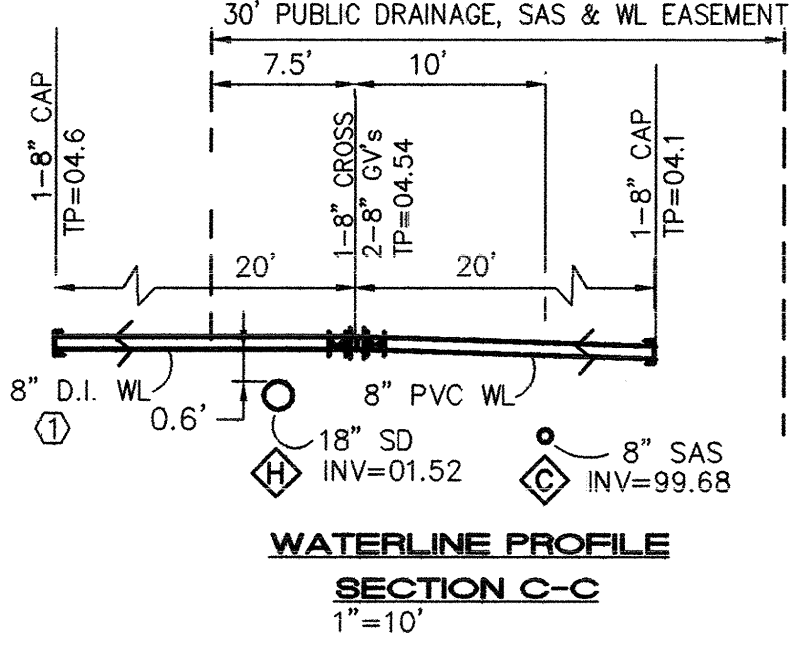
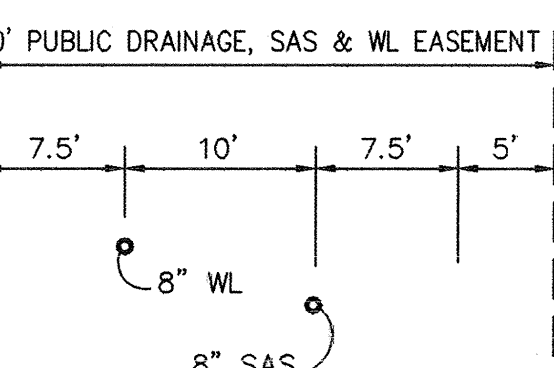
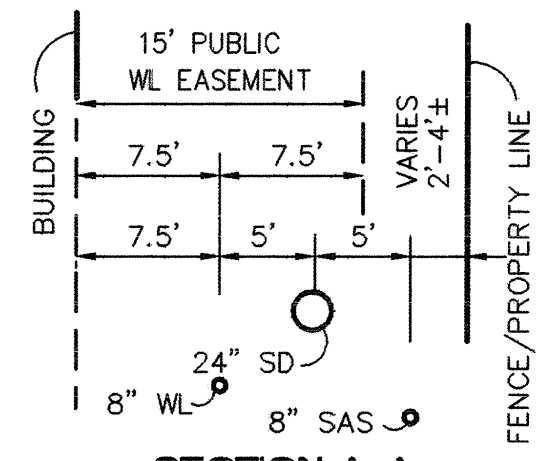


GENERAL NOTES

- CONSTRUCT SAS SERVICES PER COA STD DWG #2125 & NMUI SPECIFICATIONS FOR MATERIALS.
- CONSTRUCT ALL WATER SERVICES PER NMUI SPECIFICATIONS.
- SEE SHEET #C8 FOR WATER SHUT-OFF PLAN.
- CONSTRUCT CONCRETE BLOCKING FOR ALL WATERLINE JOINTS PER COA STD DWG #2320.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340. FIRE HYDRANT LEGS SHALL BE 6" DI PIPE AND SHALL HAVE RESTRAINED JOINTS AS NOTED IN TABLE ON SHEET #C7.
- CONSTRUCT VALVE RING & COVER PER NMUI SPECIFICATIONS.
- CONSTRUCT CONCRETE COLLARS FOR SAS MANHOLES PER NMUI SPECIFICATIONS.

KEYED NOTE

- WATERLINE MATERIAL BETWEEN STATIONS 18+85.90 AND 19+00.70 AND FOR 20 LF 8" WL STUB (NE) SHALL BE DUCTILE IRON AS NOTED IN SECTION C-C AND IN PROFILE.



APPROVED FOR SANITARY SEWER CONSTRUCTION.

Leahy C. M... 1/14/04
CODE ENFORCEMENT DATE

APPROVED FOR WATER AND SANITARY SEWER CONSTRUCTION.

NEW MEXICO UTILITIES, INC. DATE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street, N.E.
Albuquerque, New Mexico 87102
1248UTL1.DWG REV 2 1/5/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

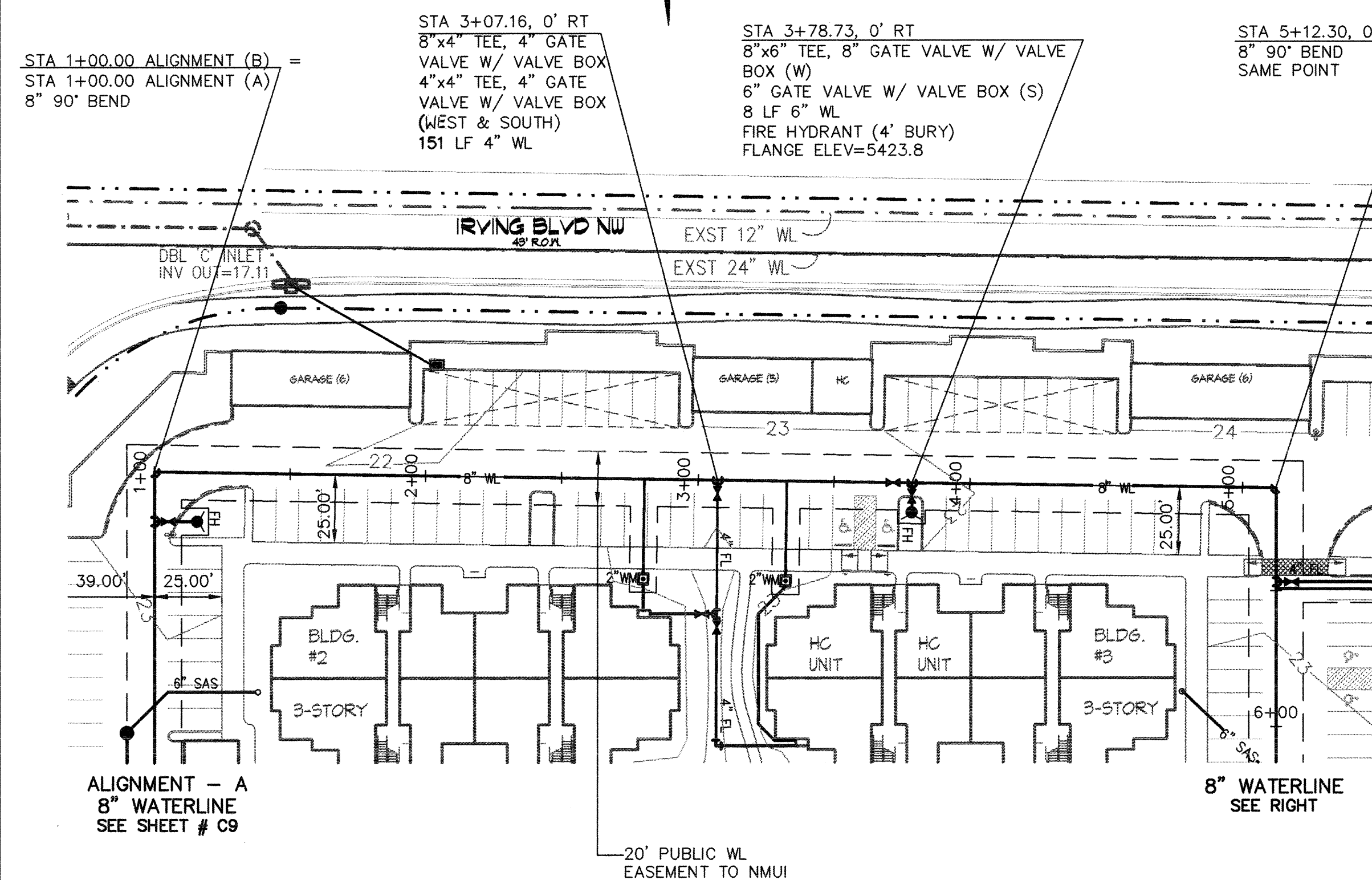
TITLE: VENTANA RANCH APARTMENTS
ALIGNMENT - A
STA 11+00.00 TO END
UTILITY & STORM DRAIN PLAN & PROFILE

Design Review Committee City Engineer Approval
APPROVED MAY - 7 2004
CITY ENGINEER

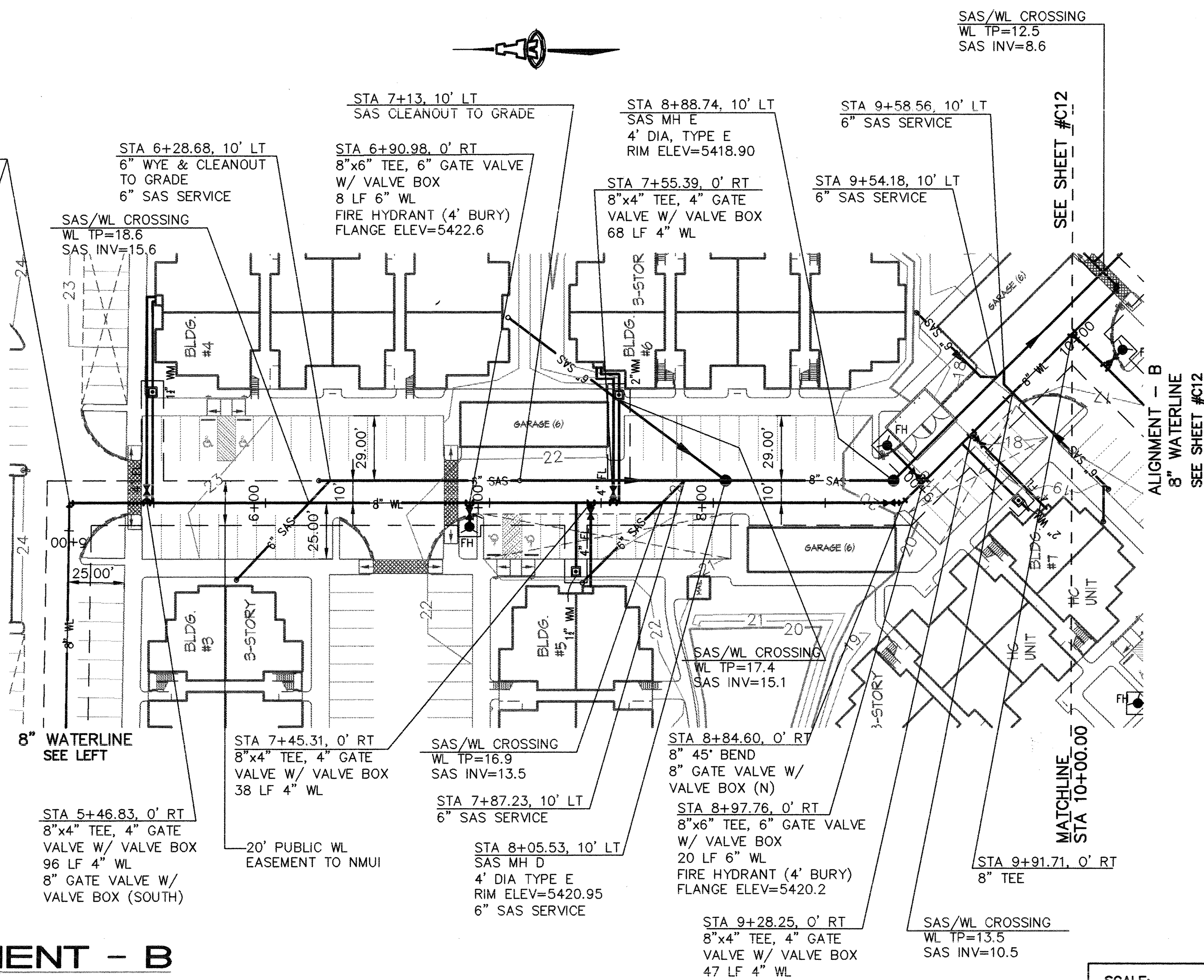
City Project No. 702382 Zone Map No. B-10 Sheet C10 of 13

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	INSPECTOR'S NAME	DATE	FIELD VERIFICATION BY	DATE	NO.	DATE
PLANS STAFFED BY	DATE	PLANS ELECTRIC CO-OP POWERLINES 300 FT SOUTH OF VENTANA ROAD NW.	DATE	REVISIONS	DATE	REMARKS	DATE
FIELD VERIFICATION BY	DATE	REVISIONS	DATE	DESIGNED BY ANW	DATE	DRAWN BY RPH	DATE
RECORDING BY	DATE	REVISIONS	DATE	CHECKED BY SWM	DATE		DATE

SCANNED BY *SLW*



ALIGNMENT - B



GENERAL NOTES

- CONSTRUCT SAS SERVICES PER COA STD DWG #2125 & NMUI SPECIFICATIONS FOR MATERIALS.
- CONSTRUCT ALL WATER SERVICES PER NMUI SPECIFICATIONS.
- SEE SHEET #C8 FOR WATER SHUT-OFF PLAN.
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WATER SERVICE TABLE

BUILDING #	STATION	METER SIZE
2	2+80.28	2"
3	3+32.69	2"
4	5+49.39	1 1/2"
5	7+38.69	1 1/2"
6	7+57.89	2"
7	9+22.04	2"

LEGEND

- WATER METER & BOX
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT W/ VALVED LEG
- SAS MANHOLE
- WATER LINE W/ FITTING

APPROVED FOR SANITARY SEWER CONSTRUCTION.

Looby C. McIntyre 1/16/04
CODE ENFORCEMENT DATE

APPROVED FOR WATER AND SANITARY SEWER CONSTRUCTION.

2/2 1-5-04
NEW MEXICO UTILITIES, INC. DATE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
1248UTL1.DWG Date 11/12/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: VENTANA RANCH APARTMENTS
ALIGNMENT B
STA 1+00.00 TO STA 10+00.00
UTILITY PLAN & PROFILE

Design Review Committee

City Engineer Approval

Mo./Day/Yr.

APPROVED
JAN 27 2004
DESIGN REVIEW COMMITTEE

APPROVED
MAY - 7 2004
CITY ENGINEER

Mo./Day/Yr.
Mo./Day/Yr.

City Project No.

702382

Zone Map No.

B-10

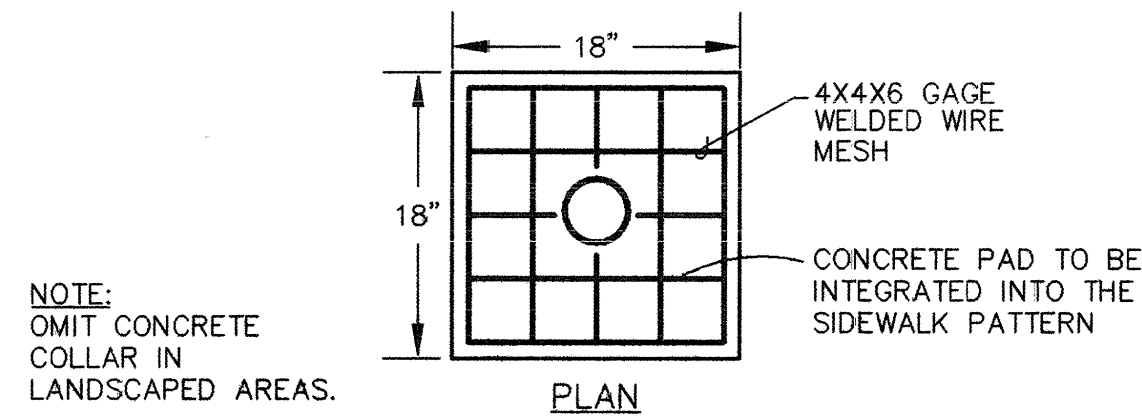
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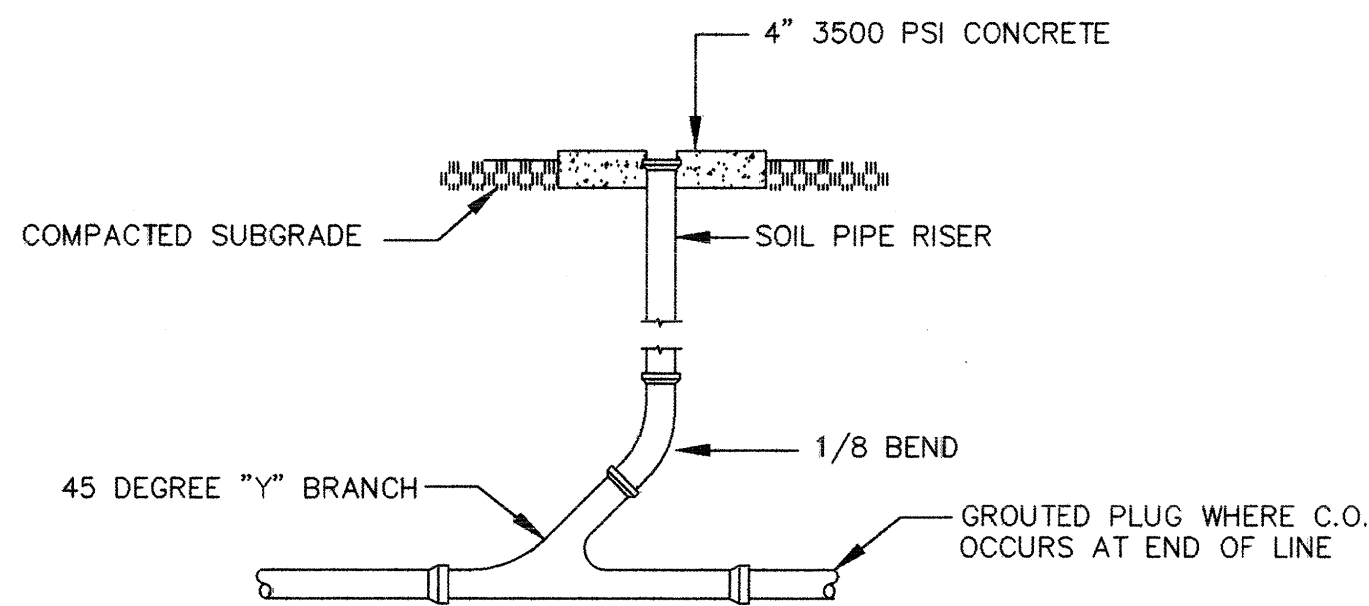
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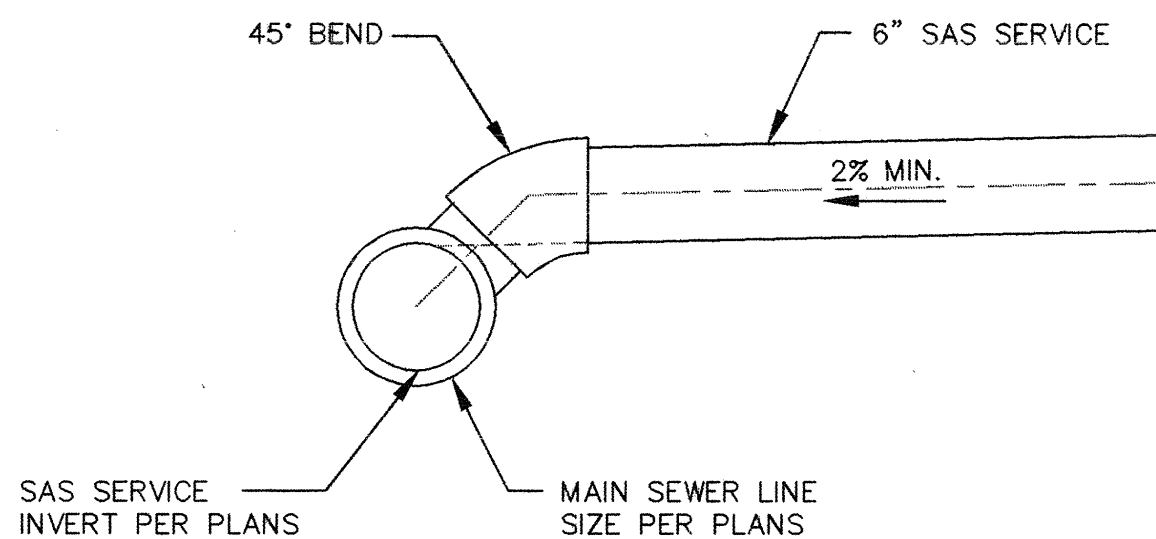
SCANNED
BY PLN



**CONCRETE PAD
FOR SAS CLEANOUT**
SCALE: 1"=1'



SINGLE CLEANOUT DETAIL
NTS



SAS SERVICE DETAIL
1"=1'

GENERAL UTILITY NOTES

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED. SERVICE LINES SHALL HAVE 3' MIN. BURY.
2. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS (CURRENT EDITION). CONCRETE COLLARS ARE TO BE OMITTED IN LANDSCAPED AREAS.
3. ALL UTILITY WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT 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.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE EXECUTION OF THE WATER VALVE SHUT-OFF PLAN WITH NEW MEXICO UTILITIES. ALL WATER VALVES TO BE SHUT OFF WILL BE OPERATED BY NEW MEXICO UTILITIES. CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES AT 898-2661 TWENTY FOUR (24) HOURS PRIOR TO WATERLINE CONSTRUCTION.
5. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE-CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
6. CONTRACTOR IS TO EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UTILITIES. IT SHALL BE HIS SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE UTILITY COMPANIES IN ORDER TO PREVENT ANY SERVICE DISRUPTION THAT MIGHT RESULT FROM PROJECT CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND PRESERVE UTILITY EQUIPMENT AFFECTED BY PROJECT CONSTRUCTION. SHOULD AN EXISTING UTILITY LINE BE DAMAGED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY REPAIR COSTS.
7. ALL EXISTING UTILITIES SHOWN HEREIN WERE TAKEN FROM RECORD DRAWINGS, FIELD SURVEYS, C.O.A. SYSTEMS UTILITIES MAPS AND INFORMATION PROVIDED BY THE UTILITY OWNERS AND ARE APPROXIMATE. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THEIR HORIZONTAL AND VERTICAL LOCATIONS AND PROVIDE PROTECTION FOR ALL UTILITIES WITHIN THE CONSTRUCTION AREA.
8. CONTRACTOR SHALL FIELD VERIFY LOCATION AND TYPE OF EXISTING UTILITIES TO BE ADJUSTED OR EXTENDED.
9. MANHOLE RIM ELEVATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND WILL VARY WITH THE FINISHED PAVEMENT ELEVATIONS.
10. CONTRACTOR TO VERIFY ALL EXISTING FIRE HYDRANT FLANGES, PADS, VALVE BOXES, MANHOLE RIMS AND TOP OF PIPE ELEVATIONS IN THE FIELD. ELEVATIONS SHALL BE ADJUSTED TO COMPLY WITH THE REQUIREMENTS OF STANDARD DETAILS.
11. ELEVATIONS FOR PROPOSED WATERLINE CONNECTIONS TO EXISTING WATERLINES SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD.
12. ALL WATER VALVE BOXES AND SEWER MANHOLES IN THE CONSTRUCTION AREA ARE TO BE ADJUSTED TO FINISH GRADE UNDER THIS CONTRACT WITH NO SEPARATE PAYMENT THEREFOR.
13. PLUMBING (UTILITY) CONTRACTOR SHALL BE PROVIDED ELECTRONIC FILE IN AUTOCAD FORMAT FOR GEOMETRIC LAYOUT OF SANITARY SEWER AND WATER MAINLINE INSTALLATION AS PART OF THIS CONTRACT.
14. CONTRACTOR SHALL OBTAIN NEW MEXICO UTILITIES SPECIFICATIONS FOR WATER & WASTEWATER FACILITIES, FOR STANDARD DRAWINGS, AND FOR WATER METERS.
15. SAS & WATER PIPES SHALL MAINTAIN A MIN. VERTICAL DISTANCE OF 18" AND A MIN. HORIZONTAL DISTANCE OF 10' AT ALL CROSSINGS.
16. THE EXISTING 8" SAS OWNED BY NEW MEXICO UTILITIES SHALL BE CAREFULLY PROTECTED AND PRESERVED DURING CONSTRUCTION.
17. CURVILINEAR PIPING SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. MIN. RADIUS SHALL BE 250'.
18. CONTRACTOR SHALL COORDINATE W/ NM UTILITIES FOR PLACEMENT OF METER BOXES PRIOR TO CONSTRUCTION.
19. BALL VALVES AT ALL BUILDINGS WILL BE INSTALLED PER YARD BOX SCHEDULE (SEE MECHANICAL).
20. ALL DOMESTIC WATER SERVICES SHALL HAVE BACKFLOW PREVENTERS (SEE MECHANICAL).

APPROVED FOR SANITARY SEWER
CONSTRUCTION.

Rocky C. Martinez 1/16/04
CODE ENFORCEMENT DATE

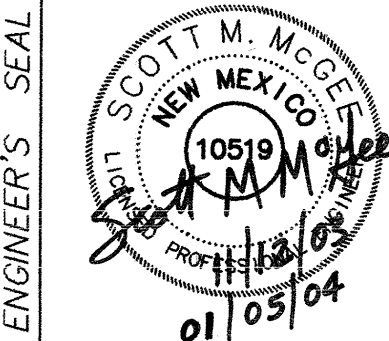
APPROVED FOR WATER AND
SANITARY SEWER CONSTRUCTION.

[Signature] 1-6-04
NEW MEXICO UTILITIES, INC. DATE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1248UDTL.DWGanw 1/5/04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
TITLE: **VENTANA RANCH APARTMENTS
UTILITY DETAILS**

Design/Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JAN 27 2004 DESIGN COMMITTEE	APPROVED MAY - 7 2004 CITY ENGINEER			
City Project No.	Zone-Map No.	Sheet	Of	
702382	B-10	C13		13



SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
FIELD NOTES	1	SURV-TEK	ACS STATION "2-B10 1980" A BRASS TABLET SET UNDER PLANS ELECTRIC CO-OP POWERLINES 300 FT SOUTH OF VENTANA ROAD NW.	CONTRACTOR	DATE
				INSPECTOR'S	DATE
				FIELD VERIFICATION BY	DATE
				DATE	DATE
				MICRO-FILM INFORMATION	DATE
				RECORDED BY	DATE
				NO.	