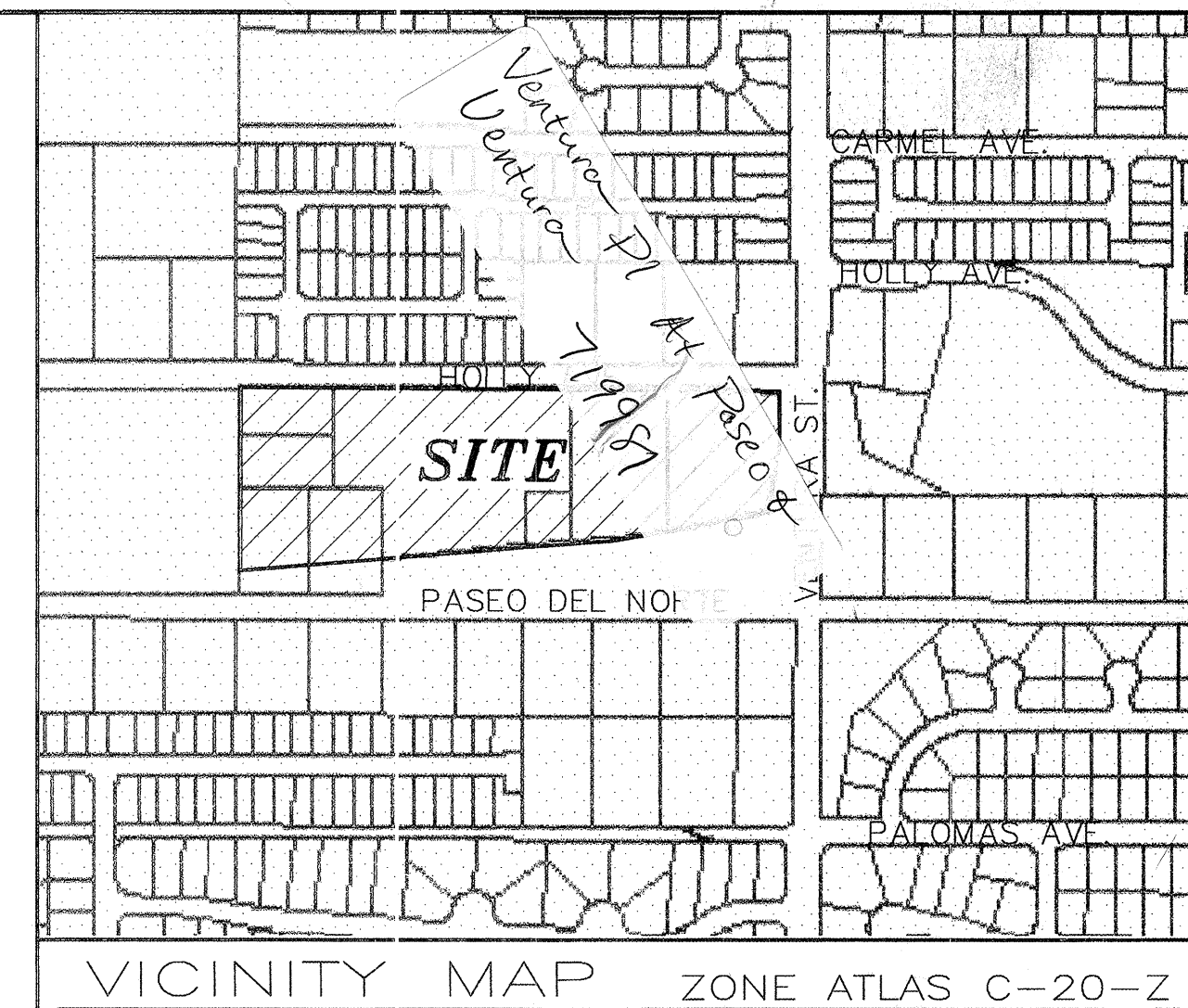


4
4
NE



VICINITY MAP ZONE ATLAS C-20-Z

N.T.S. NOTICE TO CONTRACTORS SCALE NONE

1. 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 (UPDATE #7)

2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-9990) FOR LOCATION OF EXISTING UTILITIES.

3. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24-HOUR CONSTRUCTION.

4. 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.

5. FIVE (5) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO 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 STANDARD SPECIFICATIONS.

6. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.

7. 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 3 PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND REPAIR THE EFFECT OF RE-ALIGNING ANY MONUMENTS 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 BE RESPONSIBLE TO 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 PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THE SUBJECT THAT IS NOT SHOWN ON THE PLAN AND IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE DESIGNERS EXPENSE.

8. 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 DESIGN 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.

*CITY OF ALBUQUERQUE
NEW MEXICO
MARCH 2004*

APPROVED AS RECORD DRAWING
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 2/3/88

RECORD DRAWING

I, SHAHAB KHAN, OF THE FIRM OF, ADVANCED ENGINEERING
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
CAPABLE AND LICENSED PROFESSIONAL SURVEYOR, 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
THE INFORMATION PROVIDED TO ME BY THE CITY INSPECTION
AND SURVEY INFORMATION PROVIDED BY LEONARD MARTINEZ
OF ADVANCED ENGINEERING , NMP# NUMBER 8901.

SHAHAB BIAZAR, PE
NMPE NO. 13479

DATE
Advanced Eng. & Cons., L.L.C.

TRAFFIC CONTROL PLAN

USE COA TRAFFIC CONTROL PLAN.
LANE CLOSURES ON VENTURA AND
PASEO WILL ONLY BE ALLOWED THE
HOURS FROM 9:00 a.m. TO 3:00 p.m.
DAILY.

Arterial/Collector road usage fees of \$0.01/SF of barricaded area per day will be assessed on all lane closures in Ventura Street.

INDEX TO DRAWINGS

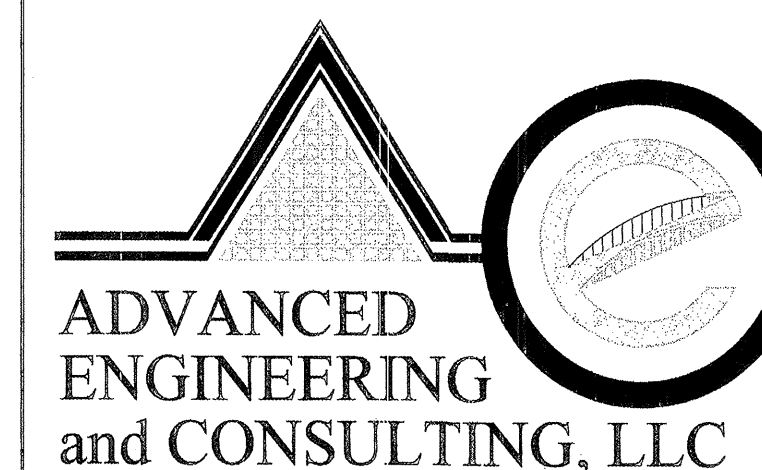
1. TITLE SHEET
2. PLAT
3. GRADING AND DRAINAGE PLAN
4. GRADING AND DRAINAGE PLAN
5. GRADING AND DRAINAGE PLAN

PAVING IMPROVEMENTS

6. HOLLY AVENUE
7. VENTURA STREET

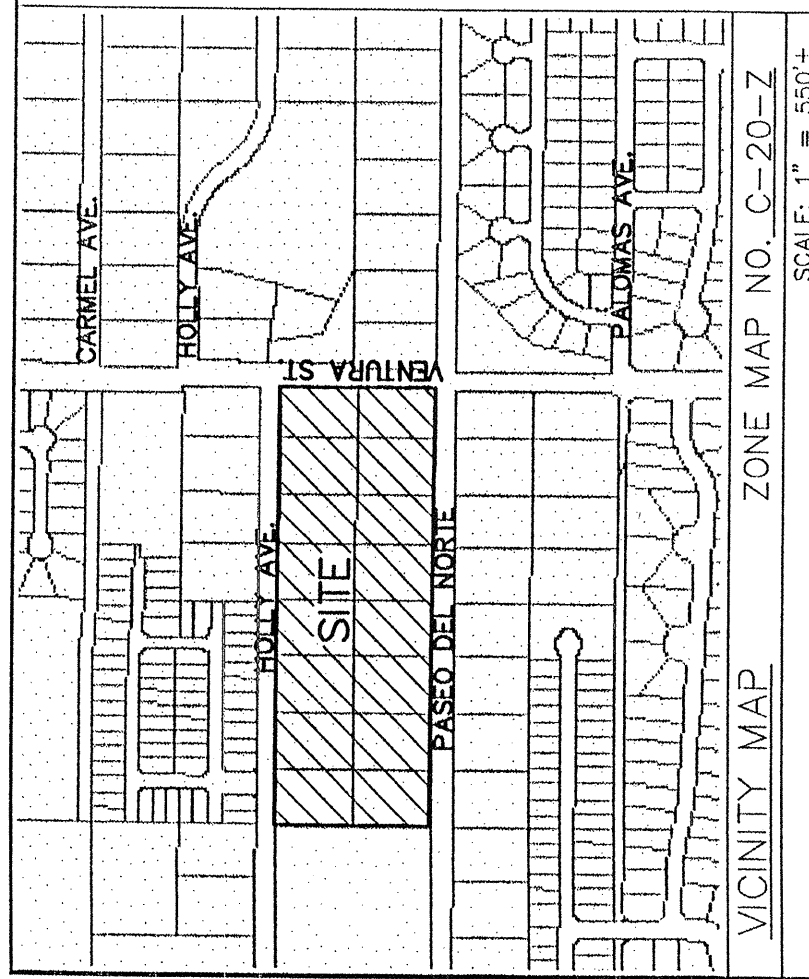
STORM SEWER AND UTILITY IMPROVEMENTS

8. HOLLY AVENUE.
9. PASEO DEL NORTE & SOUTH PROPERTY LINE



4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

WTD SAS		ONAS													
02/22/07															
REV.	SHEETS	CITY ENGINEER		DATE		USER DEPT.		DATE		USER DEPT.		DATE			
ENGINEERS STAMP & SIGNATURE				APPROVALS		ENGINEER		DATE		*****					
				DRC Chairman		<i>[Signature]</i>		4-14-08		APPROVED FOR CONSTRUCTION					
				Transportation		<i>[Signature]</i>		4-5-08							
				Water/Wastewater		<i>[Signature]</i>		4/02/08							
				Hydrology		<i>[Signature]</i>		3-22-08							
				C.I.P.											
				Constr. Coord.		<i>[Signature]</i>		4-14-08		<i>[Signature]</i> City Engineer Date					
CITY PROJECT NO.								SHEET							
719981								1 OF 9							



VICINITY MAP ZONE MAP NO. C-20-Z
SCALE: 1" = 550'

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 14 LOTS, INTO 6 (SIX) LOTS, GRANT NEW EASEMENTS AND DEDICATE RIGHT-OF-WAY AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #801 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TALOS LOG NO. 2003480463
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE GRID COORDINATES (NAD 83) AND BASIS OF BEARING: BETWEEN ACES MONUMENTS 72-C20 AND 72-C19.
- 5: BEARINGS ARE GRID, DISTANCES ARE GROUND.
- 6: THIS PROPERTY LIES WITHIN PROJECTED SECTION 17, T.11N. R.4E. S.17N. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- 7: CITY DATA: ZONING IS SJ-1 MIXED USE.
- 8: CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THESE LOTS MUST BE VERIFIED AND COORDINATE WITH THE WATER RESOURCES DEPARTMENT, CITY OF ALBUQUERQUE.
- 9: NUMBER OF EXISTING TRACTS/LOTS.....14 LOTS
- 10: NUMBER OF TRACTS/LOTS CREATED.....0.0604 ACRES
- 11: DATE OF SURVEY.....MAY 2003
- 12: A BLANKET PRIVATE DRAINAGE, UTILITY, ACCESS AND PARKING EASEMENT IS GRANTED BY THIS PLAT ACROSS LOTS 1, 2, 3, 4, 5 & 6. THE PROPERTY OWNERS FOR ALL EASEMENTS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENTS.
- 13: CERTAIN DECLARATION OF REPRODUCTION EASEMENTS AND RESTRICTIVE COVENANTS FOR VENTURA PLACE AT PASEO PLACED OF RECORD IN THE OFFICE OF THE COUNTY CLERK FOR BERNALILLO COUNTY, NEW MEXICO.
- 14: OWNER COVENANTS AND AGREES THAT:
 1. APPROVAL OF THE SUBDIVISION PLAT AND SITE PLAN FOR A SUBMITTED SUBDIVISION PLAT AND IS CONTINGENT ON A RESUBMITTED SUBDIVISION PLAT AND SITE PLAN FOR DRB APPROVAL AND APPROVAL SHOWING ALL OF LOTS 9-24, BLOCK 10, PER EDITIONS OF THE SUBDIVISION PLAT AND SITE PLAN, SHALL BE SUBMITTED WITHIN 30 DAYS OF THE DRB APPROVAL.
 2. NO CONSTRUCTION OR ISSUANCE OF BUILDING PERMIT CAN OCCUR ON LOTS 9-24, BLOCK 10, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, UNTIL THE APPLICANT SUBMITS A REVISED SUBDIVISION PLAT AND REVISED SITE PLAN FOR SUBDIVISION SHOWING ALL OF LOTS 9-24, BLOCK 10, FOR DRB APPROVAL. A NOTE TO THIS EFFECT SHALL BE ON THE SUBDIVISION PLAT AND SITE PLAN FOR SUBDIVISION.
 3. IF APPLICANT FAILS TO SUBMIT A REVISED SUBDIVISION PLAT AND REVISED SITE PLAN FOR SUBDIVISION WITHIN 30 DAYS OF DRB APPROVAL, THE APPLICANT SHALL SUBMIT A WRITTEN REQUEST TO VOID THE SITE PLAN APPROVAL AND AGREES TO SUBMIT A VACATION REQUEST, VACATING THE SUBDIVISION PLAT, IN WHICH EVENT APPLICANT AGREES TO COMPLY WITH ALL TERMS AND CONDITIONS NECESSARY FOR VACATION APPROVAL AND THE FILING OF THE SUBDIVISION REPLAT.

DRAWING: 2002-52-PLAT, DRAWN BY: SHI, DATE: 11-23-03

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 17, T. 11 N. R. 4 E. N.M.P.M., WITHIN ELENA GARCÉS GRANT, IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DESCRIBED TRACT COMPRISING OF THE FOLLOWING:

LOTS NUMBERED NINE (9) THROUGH SIXTEEN (16), BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO, ON MARCH 10, 1937, IN VOLUME D, FOLIO 121;

TOGETHER WITH THE REMAINING NORTHERLY PORTIONS OF LOTS SEVENTEEN (17) THROUGH TWENTY-TWO (22), BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO, ON MARCH 17, 1937, IN VOLUME D, FOLIO 129, SAID REMAINING PORTIONS ACQUIRED BY THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT AS RIGHT OF WAY UNDER NEW MEXICO PROJECT NUMBER TPJ-4045 (2), WITH SAID TRACTS TO POSSIBLY BE SOLD AS EXCESS RIGHT OF WAY;

SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT A POINT ON THE WEST OF RIGHT-OF-WAY LINE OF VENTURA STREET, S 1/4 SEC. 17, T. 11 N. R. 4 E. N.M.P.M., FROM WHENCE A TIE TO ACS MONUMENT "3-C20" BEARS N 01°03'03" E, 2644.16 FEET DISTANT; THENCE,

FROM SAID POINT OF BEGINNING S 00°12'18" W, 115.06 FEET ALONG WEST OF RIGHT-OF-WAY LINE OF VENTURA TO A POINT; THENCE,

S 09°59'33" W, 71.06 FEET TO AN ANGLE POINT; THENCE,

S 00°10'50" W, 61.48 FEET TO AN ANGLE POINT; THENCE,

S 29°02'24" W, 38.42 FEET TO AN ANGLE POINT AND TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE, ALONG THE NORTH OF RIGHT-OF-WAY LINE OF PASEO DEL NORTE, S 79°44'45" W, 366.45 FEET TO A POINT; THENCE,

S 85°41'53" W, 203.75 FEET TO A POINT; THENCE,

S 85°28'33" W, 330.98 FEET TO AN ANGLE POINT; THENCE,

N 00°10'38" E, 158.19 FEET TO AN ANGLE POINT; THENCE,

N 89°42'41" W, 330.21 FEET TO A POINT; THENCE,

N 00°10'04" W, 234.56 FEET TO AN ANGLE POINT AND TO NORTHWEST CORNER OF SAID TRACT; THENCE, ALONG THE SOUTH OF RIGHT-OF-WAY LINE OF HOLLY AVE., S 89°38'43" E, 1254.17 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; CONTAINING 9.0513 AC. (394274.88 SF.), MORE OR LESS.

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREET AND PUBLIC RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANT COVENANTS, EASEMENTS, AND ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS OF SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

OWNER SIGNATURE: Richard LeVedick DATE: 11/24/03

OWNER PRINT NAME: RICHARD LEVEDICK AS MANAGER-DELEGEE FOR NM-VENTURA PLACES LLC, OWNER

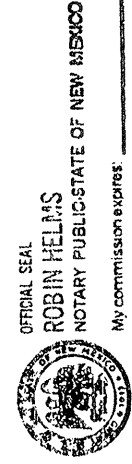
ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF November

20 03 BY Richard LeVedick

DM MY COMMISSION EXPIRES: 8/12/07
NOTARY



OFFICIAL SEAL
ROBIN HELIAS
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 8/12/07

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC # SEE ATTACH

PROPERTY OWNER OF RECORD: SPADAY, William H., Jr.
NEAS, Joseph F., Susan S.
BERNALILLO CO. TREASURER'S OFFICE: DO NOTED

SHEET 1 OF 2

EASEMENTS:

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

2. THE PNM GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

3. REQUEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

4. COMCAST CABLE COMMUNICATION, INC. FOR THE INSTALLATION, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS, EGRESS, AND OVER SAID EASEMENTS INCLUDING SUFFICIENT WORKING AREA SPACE FOR TREE TRIMMING, LOGGING, AND REMOVAL OF OBSTRUCTIONS TO BUILDING, STRUCTURES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREON. THE BUILDING, STRUCTURES, SHRUBS OR BUSHES SUBSURFACED, HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, THE UTILITY COMPANIES DO NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES INVOLVED HEREON. CONSEQUENTLY, THE UTILITY COMPANIES DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENTS THAT MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

PLAT OF LOTS 1 THRU 6 VENTURA PLACE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO NOVEMBER, 2003

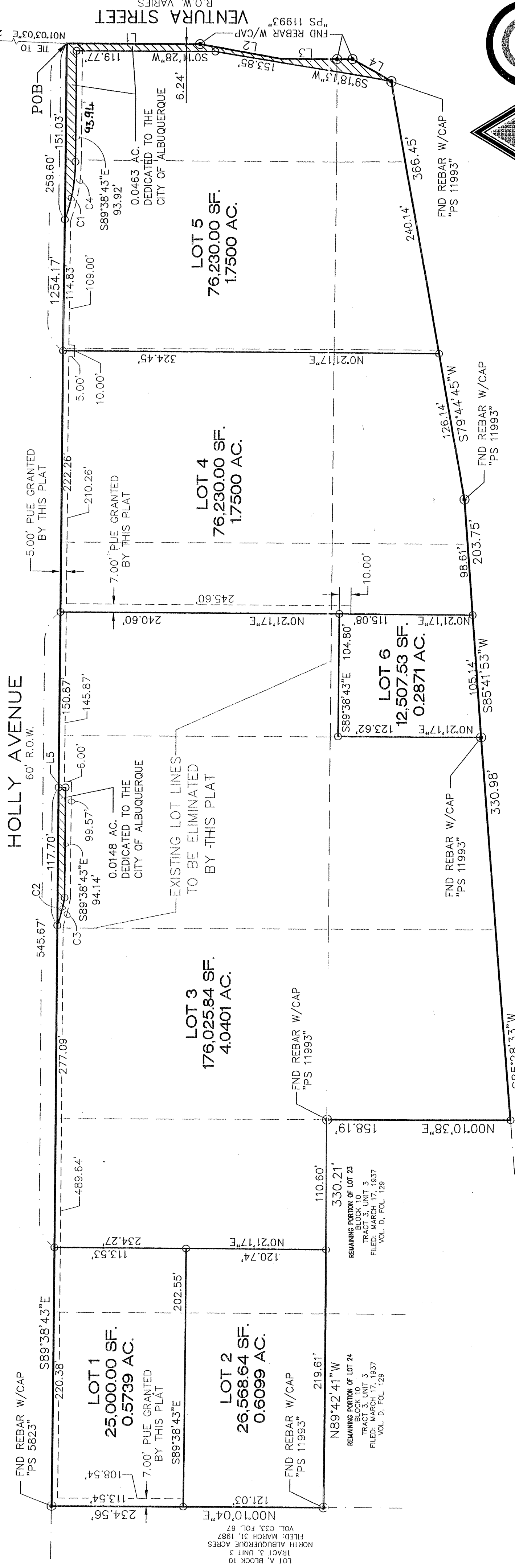
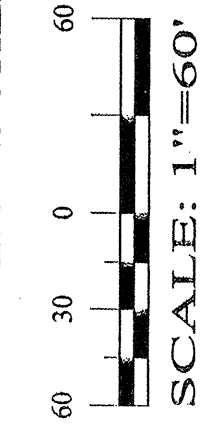
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CORD	CORD DIRECTION
C1	51.82	156.50	18°58'13"	26.15	51.38	S80°09'36"E
C2	24.34	156.50	08°54'39"	12.19	24.32	S75°21'34"E
C3	24.72	161.50	08°46'11"	12.38	24.70	S75°35'02"E
C4	52.63	161.50	18°40'18"	26.55	52.40	S80°18'34"E

LINE	LENGTH	BEARING
L1	115.06	S00°12'18"W
L2	71.06	S09°59'33"W
L3	61.48	S00°10'50"W
L4	38.42	S29°02'24"W
L5	6.00	N00°21'17"E

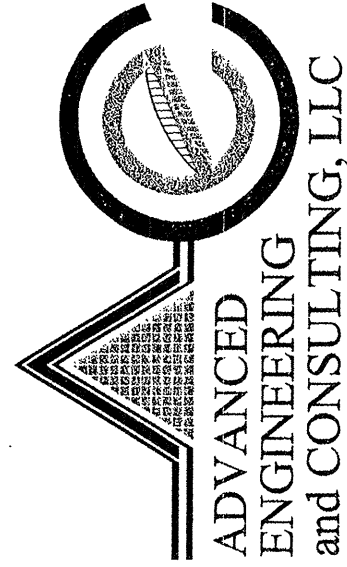
ACS MONUMENT "7-C19-1998"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 412,819.69
Y = 1,521,808.47-NAD 1927
EL. = 5556.886-NGVD 1929
G-G = 0.999643369

ACS MONUMENT "3-C20-1998"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 412,819.69
Y = 1,521,808.47-NAD 1927
EL. = 5556.886-NGVD 1929
G-G = 0.999643369

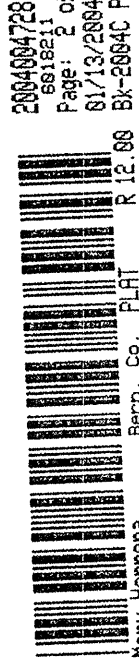
GRAPHIC SCALE



PASEO DEL NORTE
R.O.W. VARIES



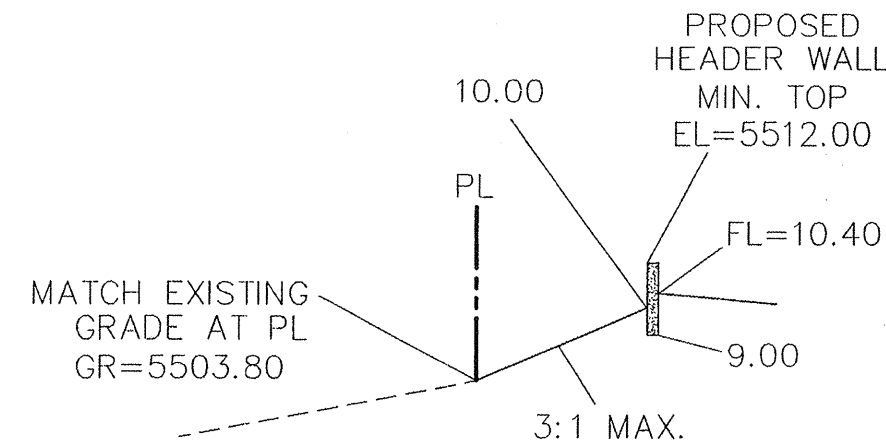
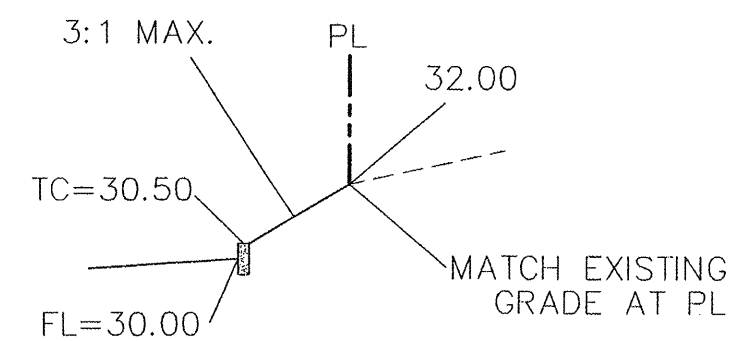
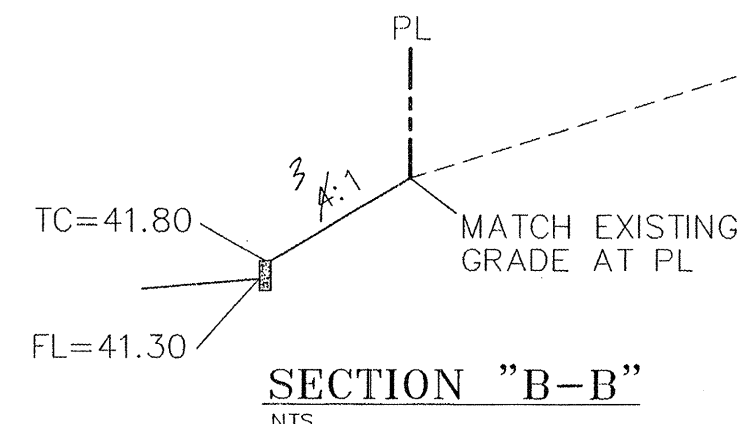
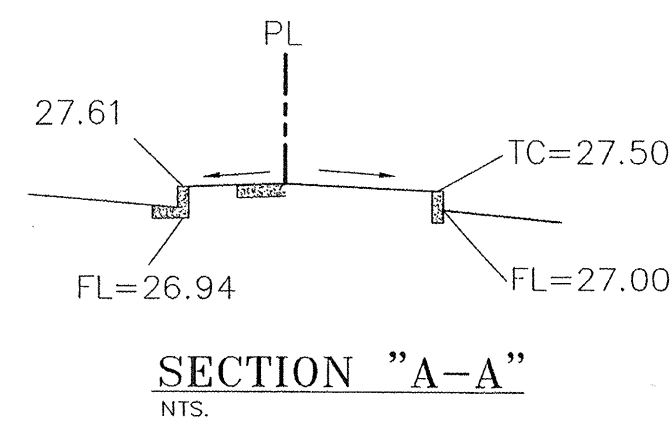
ADVANCED
ENGINEERING
and CONSULTING, LLC
1005 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)999-5570



ABBREVIATIONS:
R.O.W. RIGHT-OF-WAY
AC. ACRES
SF. SQUARE FEET

DRAWING: 2002-52-PLAT, DRAWN BY: SHI, DATE: 11-23-03

SHEET 2 OF 2



NOTICE TO CONTRACTORS

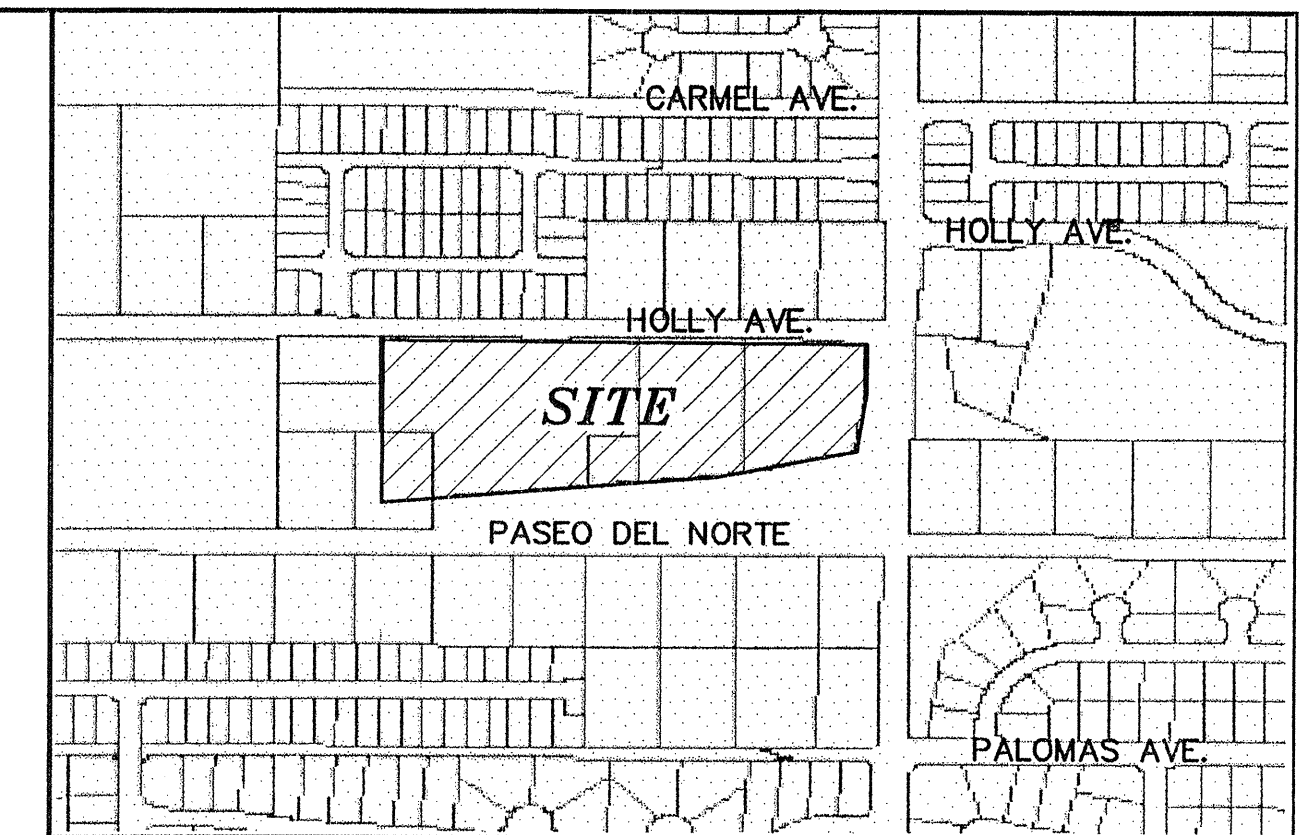
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

GENERAL NOTES:

1. ADD 5500 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
2. CONTOUR INTERVAL IS ONE (1) FOOT.
3. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION HAVING AN ELEVATION OF 5569.886 FEET ABOVE SEA LEVEL.
4. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
5. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
6. SLOPES ARE AT 3:1 MAXIMUM.

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.



VICINITY MAP:

C-20-Z

LEGAL DESCRIPTION:

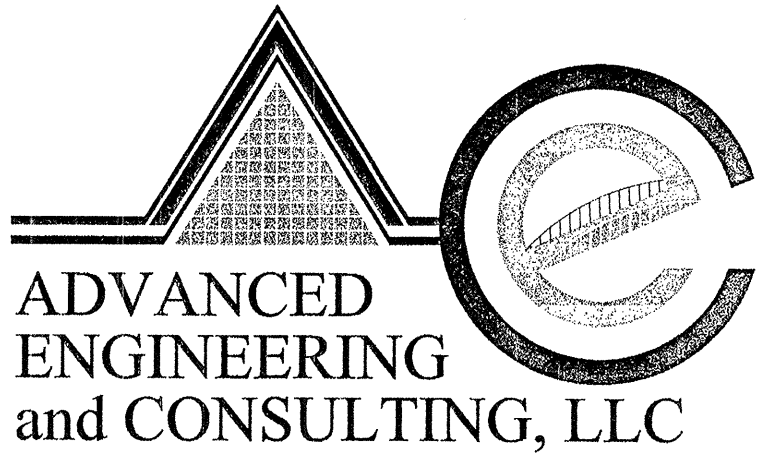
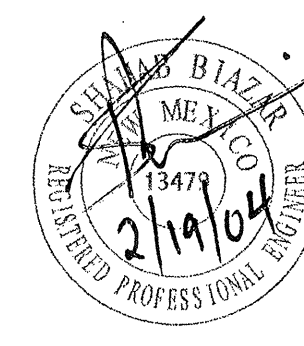
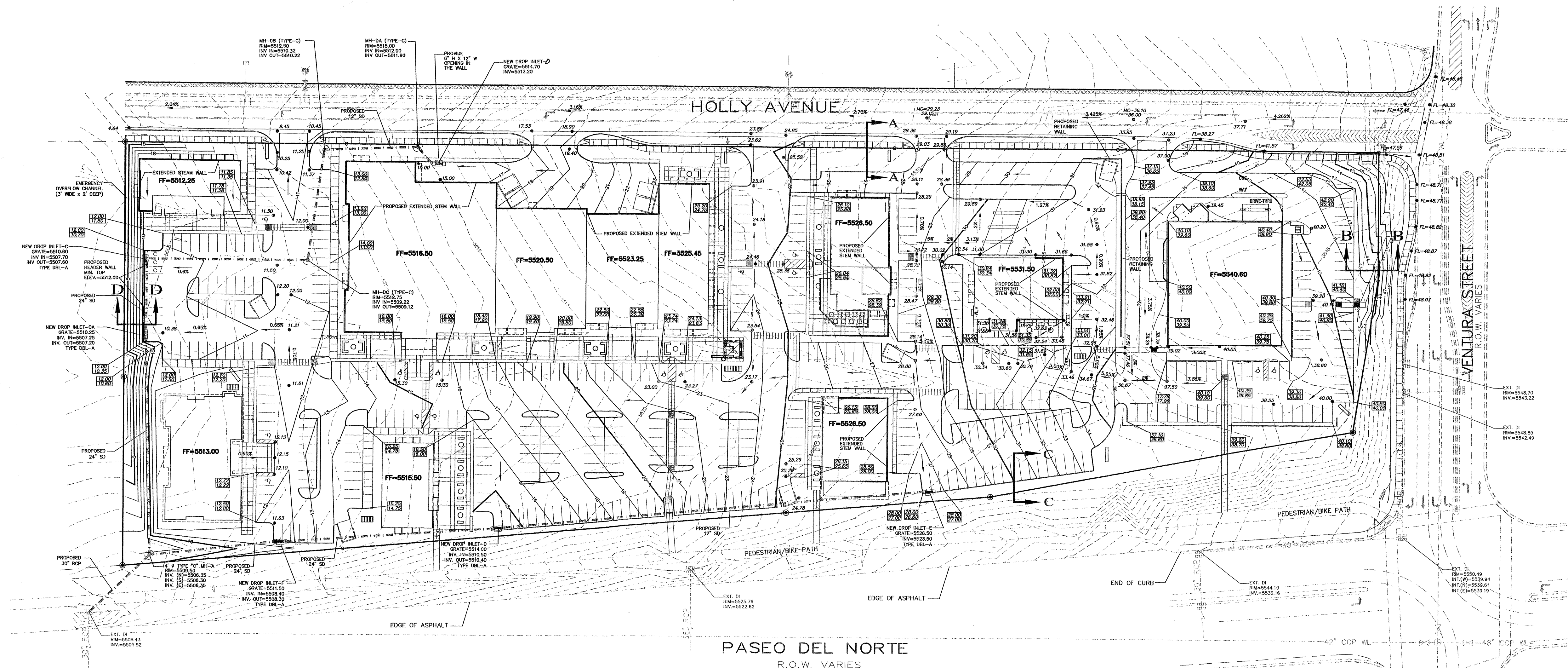
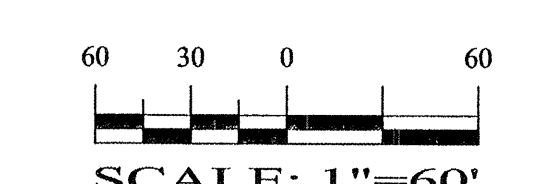
LOTS 9-15 AND REMAINING PORTIONS OF LOTS 16-24, BLOCK 10, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, CONTAINING 449,389.14 S.F. (10.31655 ACRE). ZONING SU-1 MIXED USED.

LEGEND

- EXISTING CURB & GUTTER
- NEW CURB & GUTTER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- PROPOSED GRADE
- PROPOSED SPOT ELEVATION
- EXISTING GRADE
- EXISTING POWER LINES
- PROPOSED STORM SEWER PIPE
- EXISTING CURB AND GUTTER



GRAPHIC SCALE



SHAHAB BIAZAR
P.E. #13479

4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5370

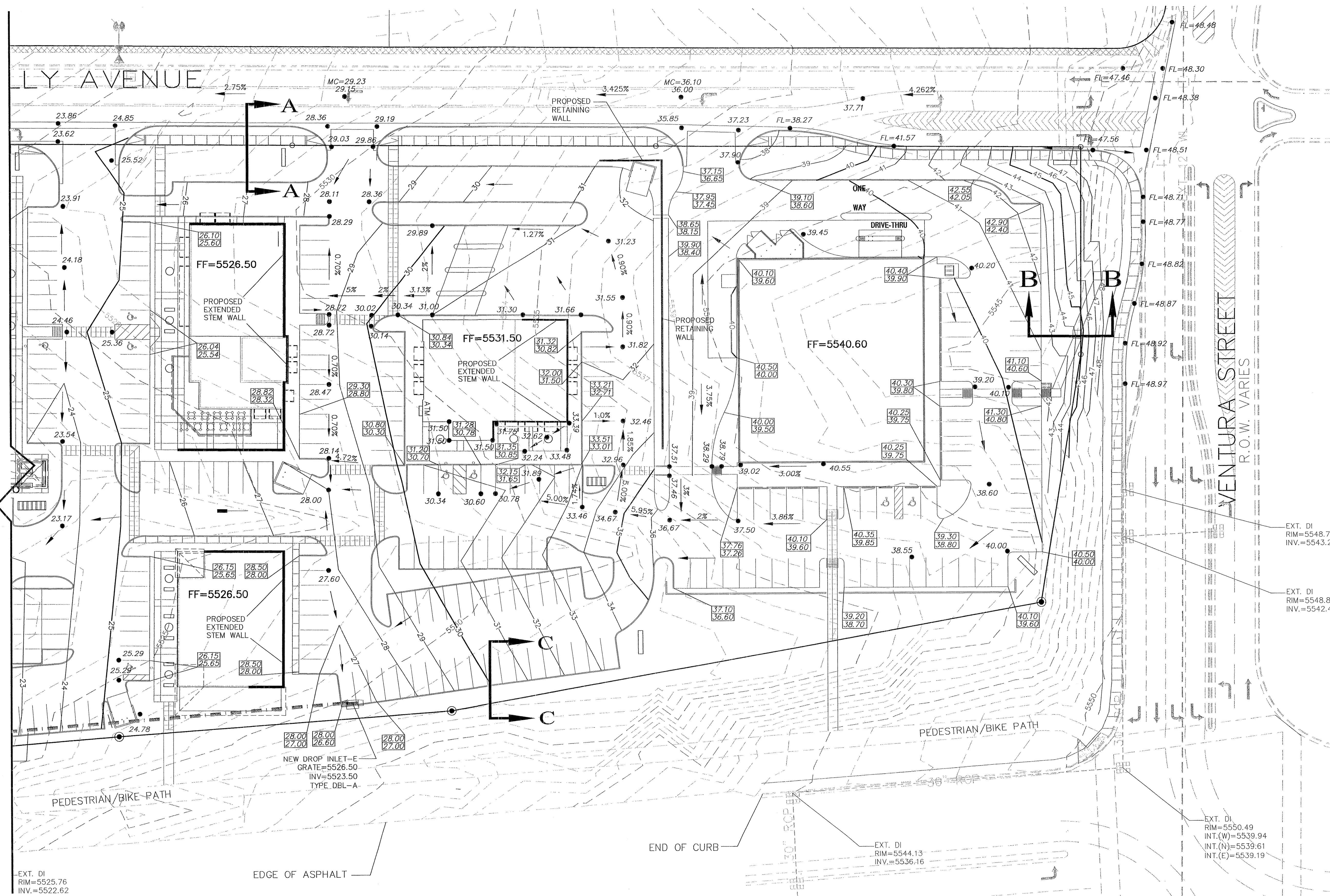
ROUGH GRADING APPROVAL _____ DATE _____

VENTURA PLACE OVERALL GRADING PLAN			
DRAWING: 200250-GR.DWG	DRAWN BY: SBB	DATE: 04-28-03	SHEET # 3 OF 9

LAST REVISION: 02-19-04

719981

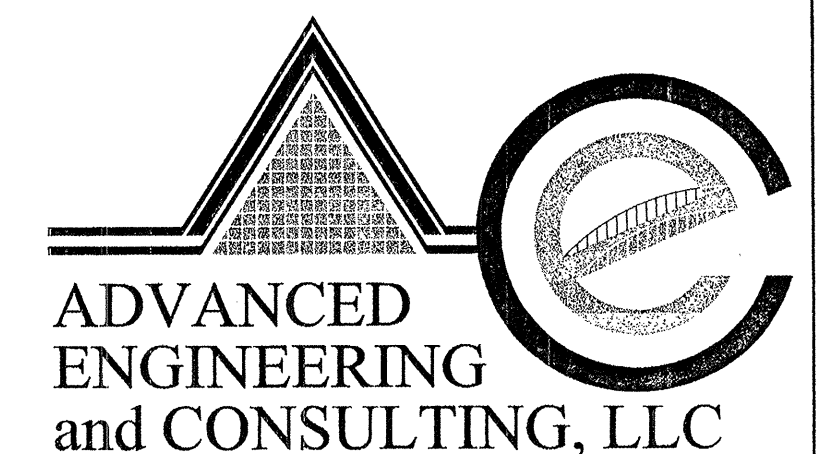
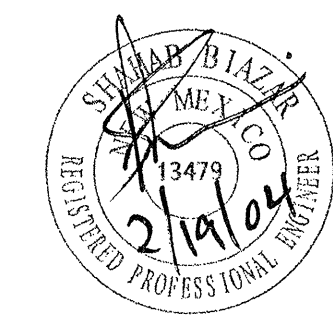
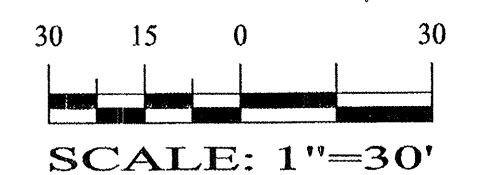
FOR CONTINUATION SEE SHEET 5 OF 9



LEGEND	
	EXISTING CURB & GUTTER
	NEW CURB & GUTTER
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	PROPOSED GRADE
	PROPOSED SPOT ELEVATION
	EXISTING GRADE
	EXISTING POWER LINES
	PROPOSED STORM SEWER PIPE
	EXISTING CURB AND GUTTER



GRAPHIC SCALE



SHAHAB BIAZAR
P.E. #13479

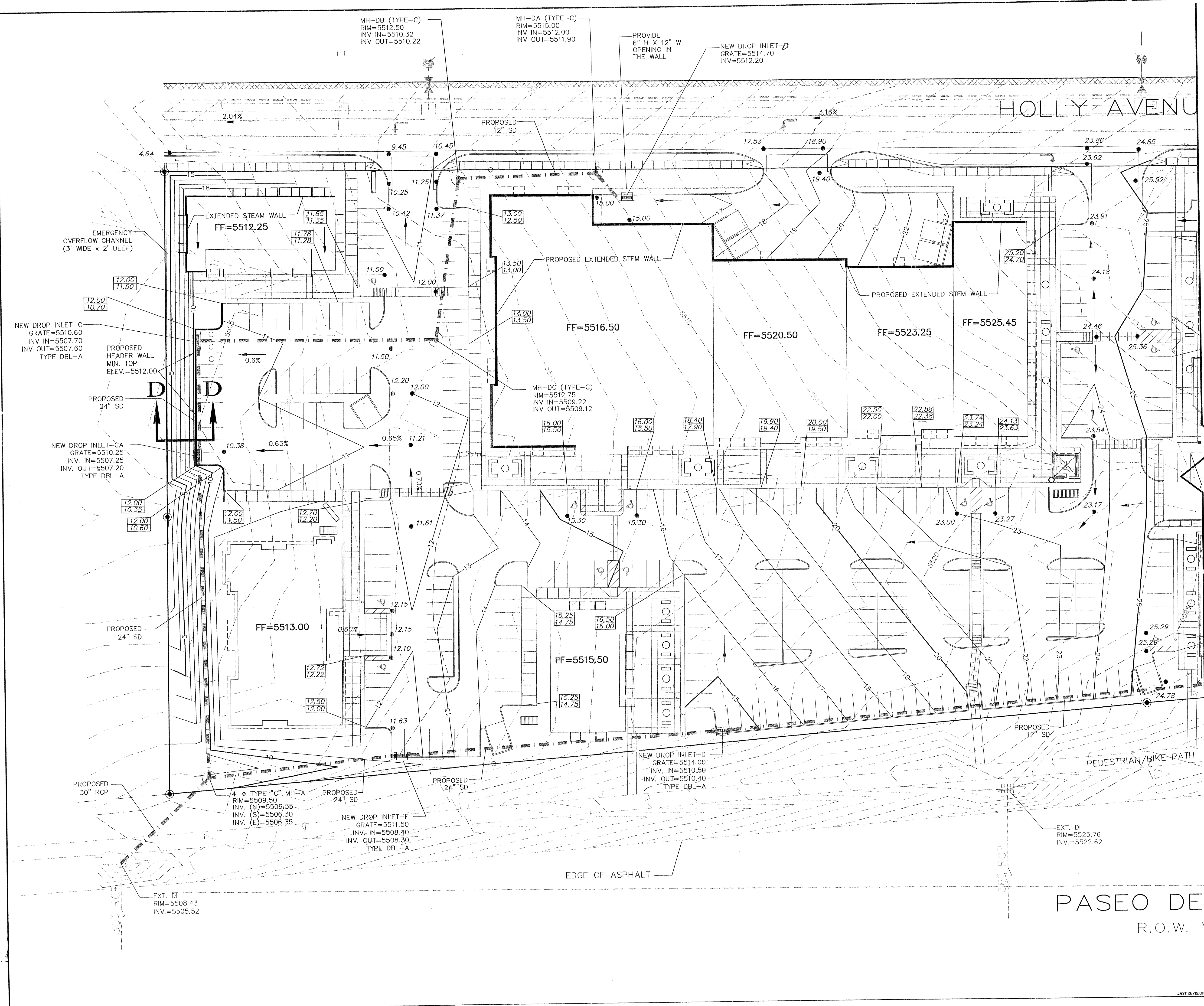
4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

**VENTURA PLACE
GRADING PLAN**

DRAWING:	DRAWN BY:	DATE:	SHEET #
200250-GR.DWG	SBB	04-28-03	4 OF 9

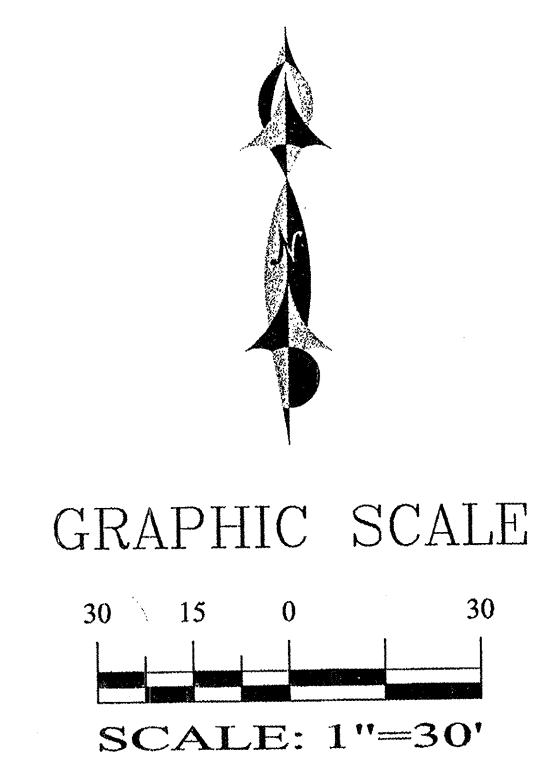
LAST REVISION: 02-19-04

719981



- LEGEND**
- EXISTING CURB & GUTTER
 - NEW CURB & GUTTER
 - EXISTING CONTOUR (MAJOR)
 - EXISTING CONTOUR (MINOR)
 - BOUNDARY LINE
 - EASEMENT
 - PROPOSED SIDEWALK
 - PROPOSED GRADE
 - PROPOSED SPOT ELEVATION
 - EXISTING GRADE
 - EXISTING POWER LINES
 - PROPOSED STORM SEWER PIPE
 - EXISTING CURB AND GUTTER

FOR CONTINUATION SEE SHEET 4 OF 9



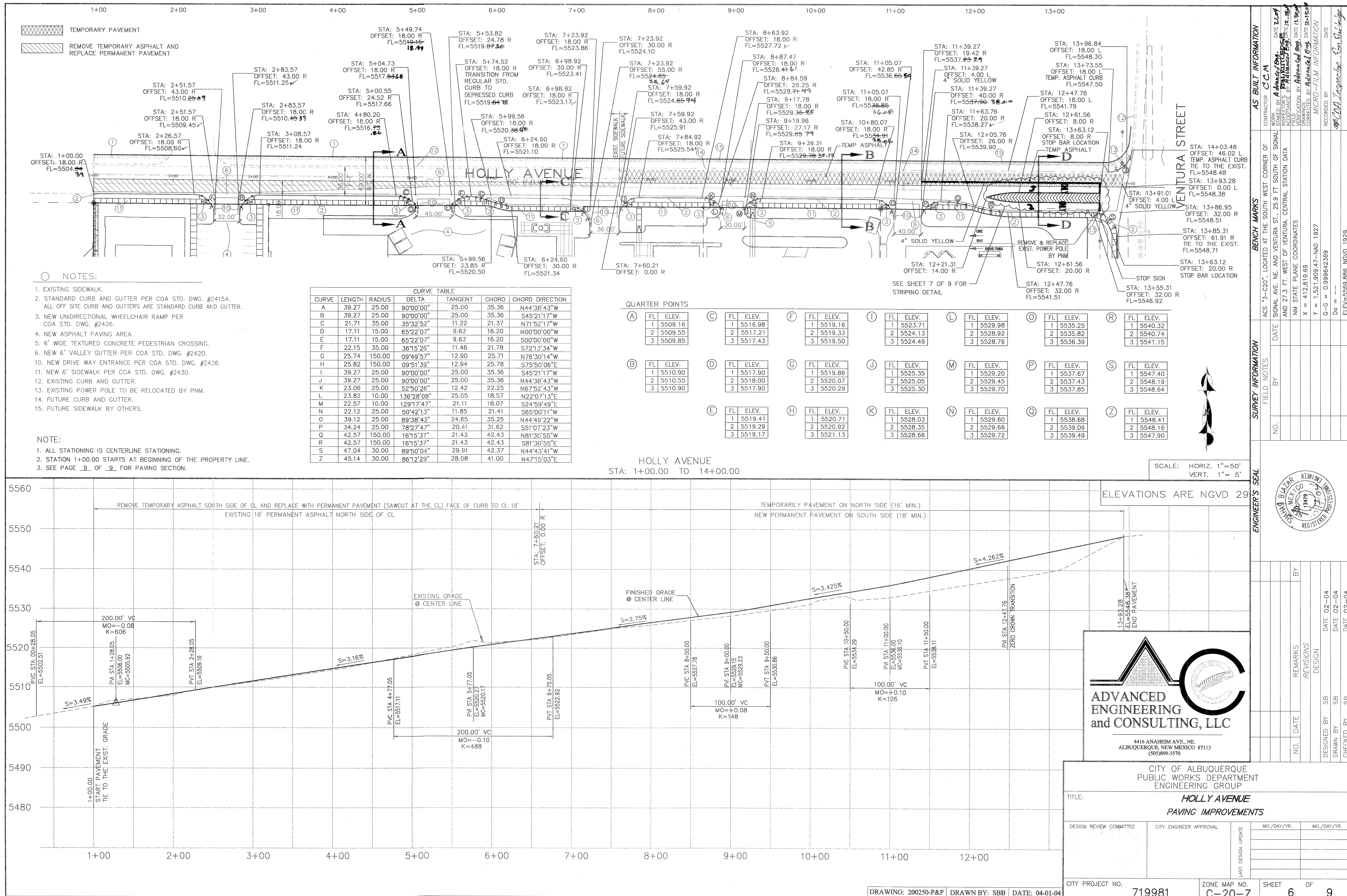
SHAHAB BIAZAR
P.E. #13479

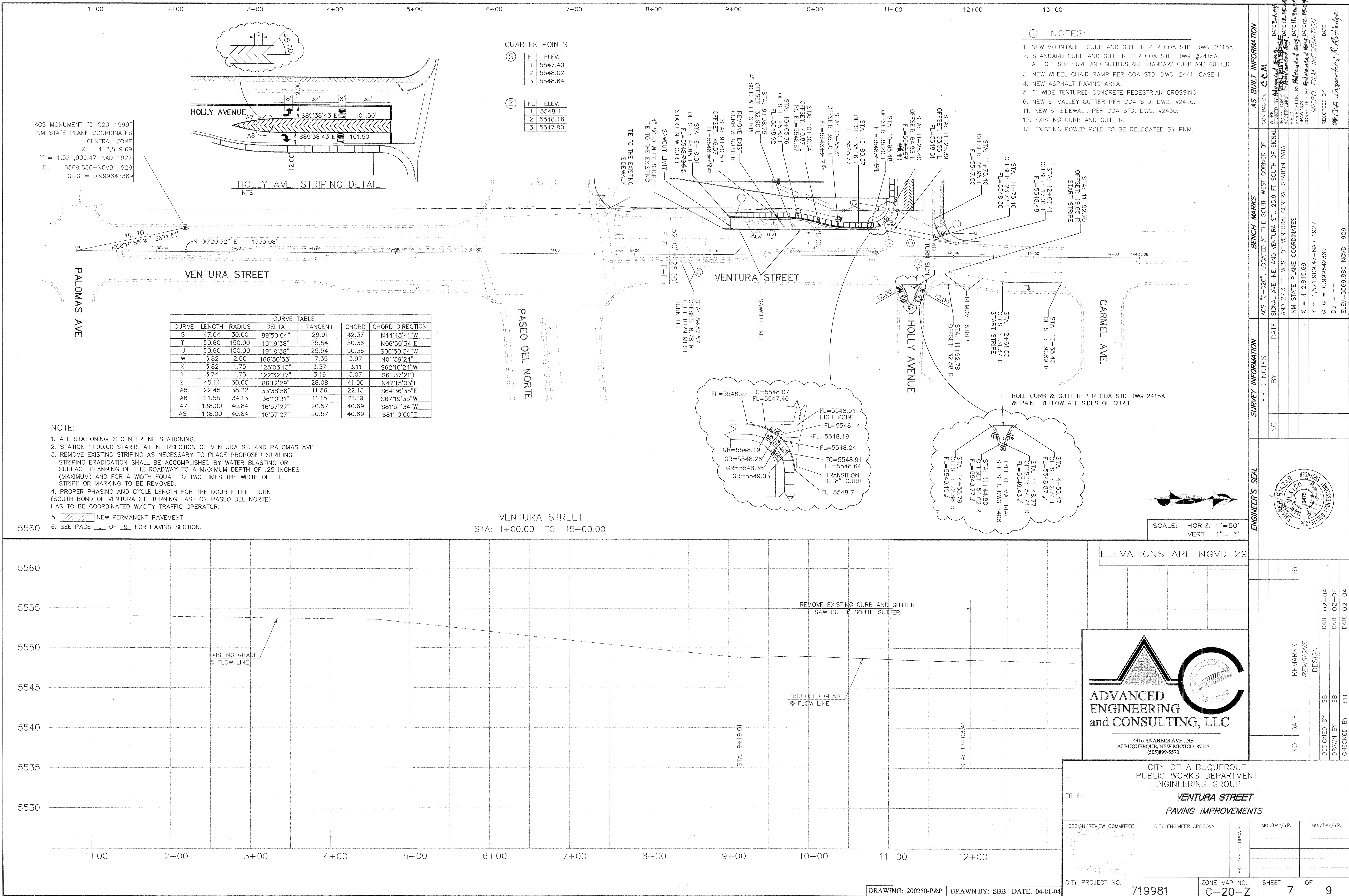
**ADVANCED
ENGINEERING
and CONSULTING, LLC**

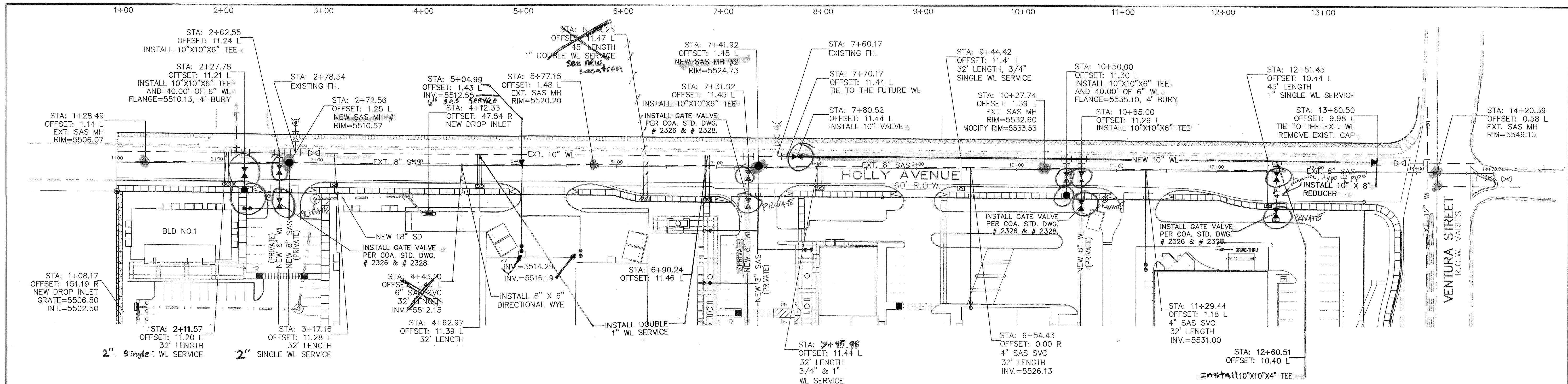
4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

VENTURA PLACE GRADING PLAN			
DRAWING:	DRAWN BY:	DATE:	SHEET #
200250-GR.DWG	SBB	04-28-03	5 OF 9

719981



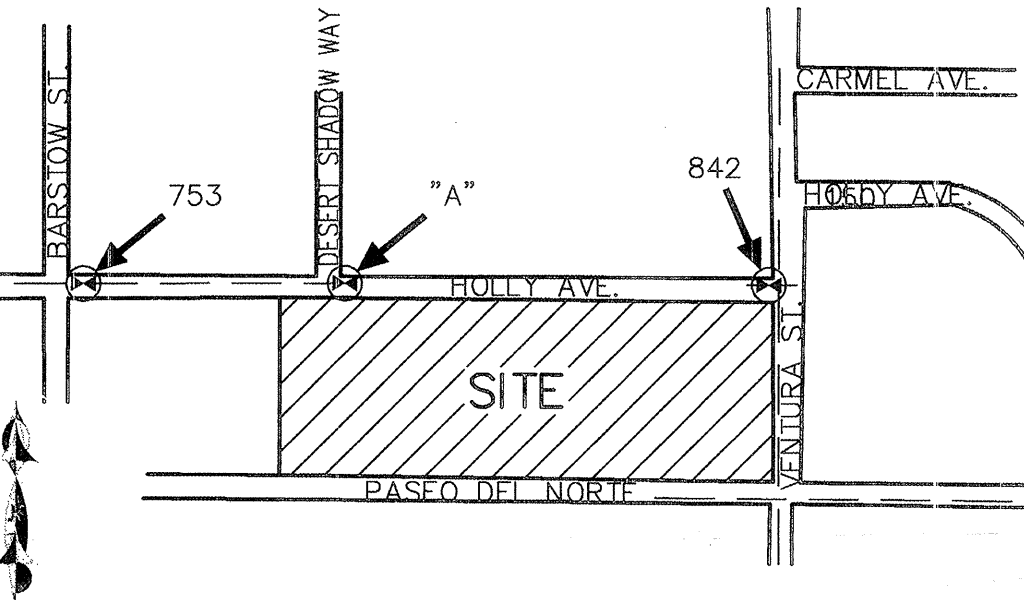




WATER SHUTOFF NOTES:

1. ONLY C.O.A. WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUTOFF PLAN
3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
4. SHUTOFF VALVES INDICATED ON THE PLAN BELOW (→).

WATER SHUTOFF PLAN



COA STANDARD DRAWING NUMBERS

- 1- WATER METER SERVICE LINE INSTALLATION PER COA. STD. DWG 2362 & 2363.
- 2- WATER VALVE BOXES PER COA. STD. DWG 2326 & 2328.
- 3- WATER METER BOX INSTALLATION PER COA. STD. DWG 2361.
- 4- WATER METER BOX PER COA. STD. DWG 2366 & 2367.
- 5- SAS SERVICE LINE CONNECTIONS AT MANHOLE PER COA. STD. DWG 2118.
- 6- FIRE HYDRANT PER COA. STD. DWG 2340, FULLY RESTRAINED.
- 7- SAS SVC LINE CONNECTION TO MAIN PER COA STD. DWG 2125, 4" SAS SVC. IF 6" SAS SVC, NEED TO INSERT 8" X 6" DIRECTIONAL WYE.

NOTE:

1. ALL STATIONING IS CENTERLINE STATIONING.
2. STATION 1+00.00 STARTS AT BEGINNING OF THE PROPERTY LINE.
3. THIS PROJECT WILL ONLY INCLUDE THE WORK WITHIN THE ROW.
4. THE SEWER SERVICE WILL BE EXTENDED 10' INTO THE PROPERTY.

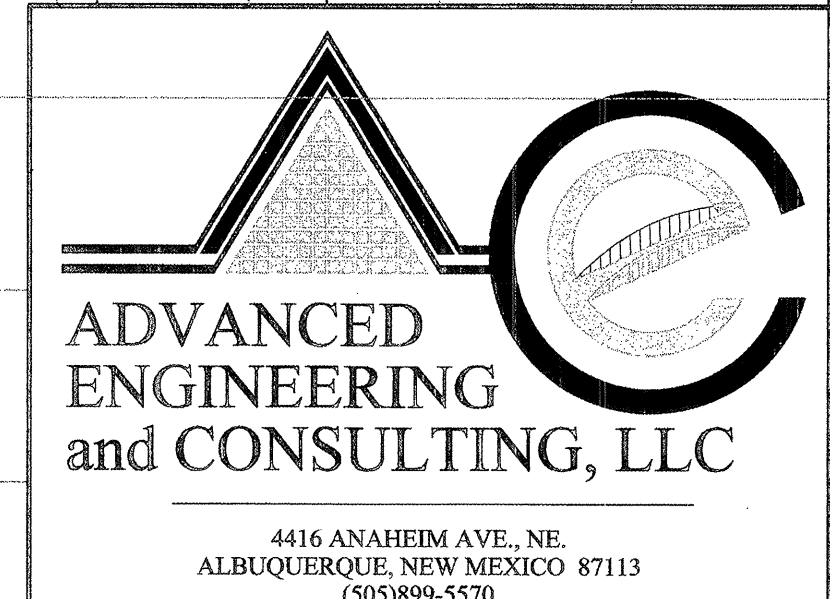
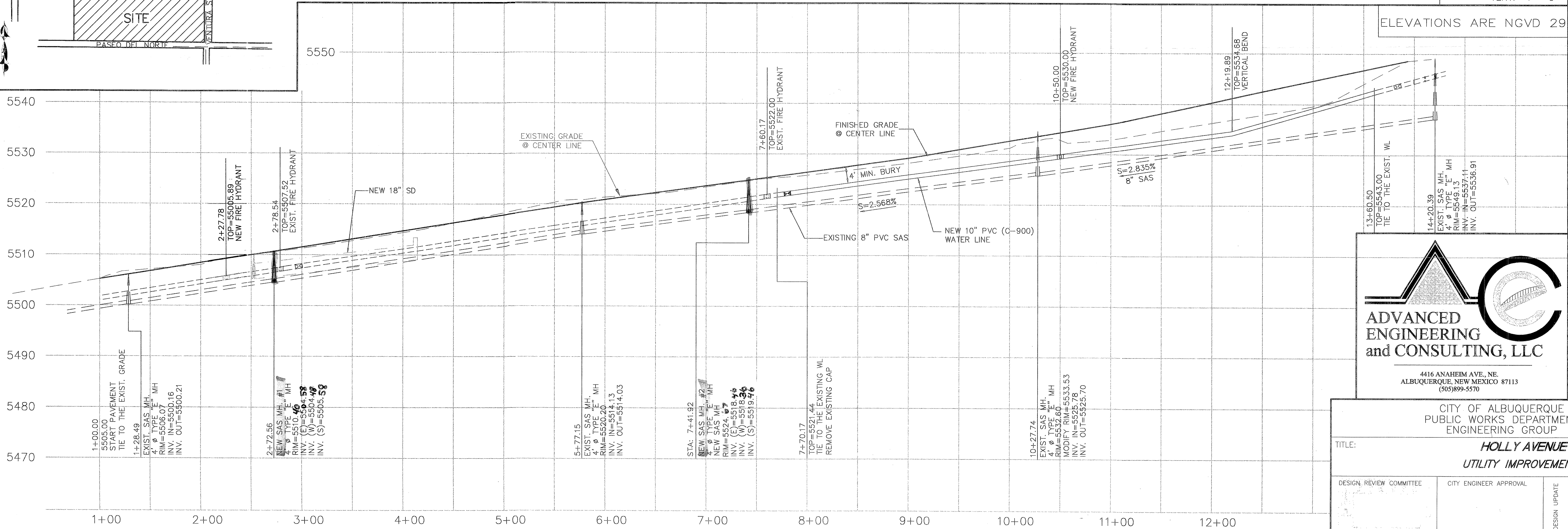
RESTRAINED JOINT LENGTH FOR TEES (FT.)		
PIPE SIZE	RUN	BRANCH
10"X10"X6"	4	16

RESTRAINED JOINT LENGTH FOR BENDS, VALVES, DEAD ENDS (FT.)				
PIPE SIZE	90°	45°	22.5°	11.25° VALVE & DEAD ENDS
10"	26	11	5	3 72

LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND. RESTRAIN BRANCH AT FITTING ONLY OF TEE: 10.00 FEET.

SCALE: HORIZ. 1"=50'
VERT. 1"= 5'

HOLLY AVENUE
STA: 1+00.00 TO 14+20.39



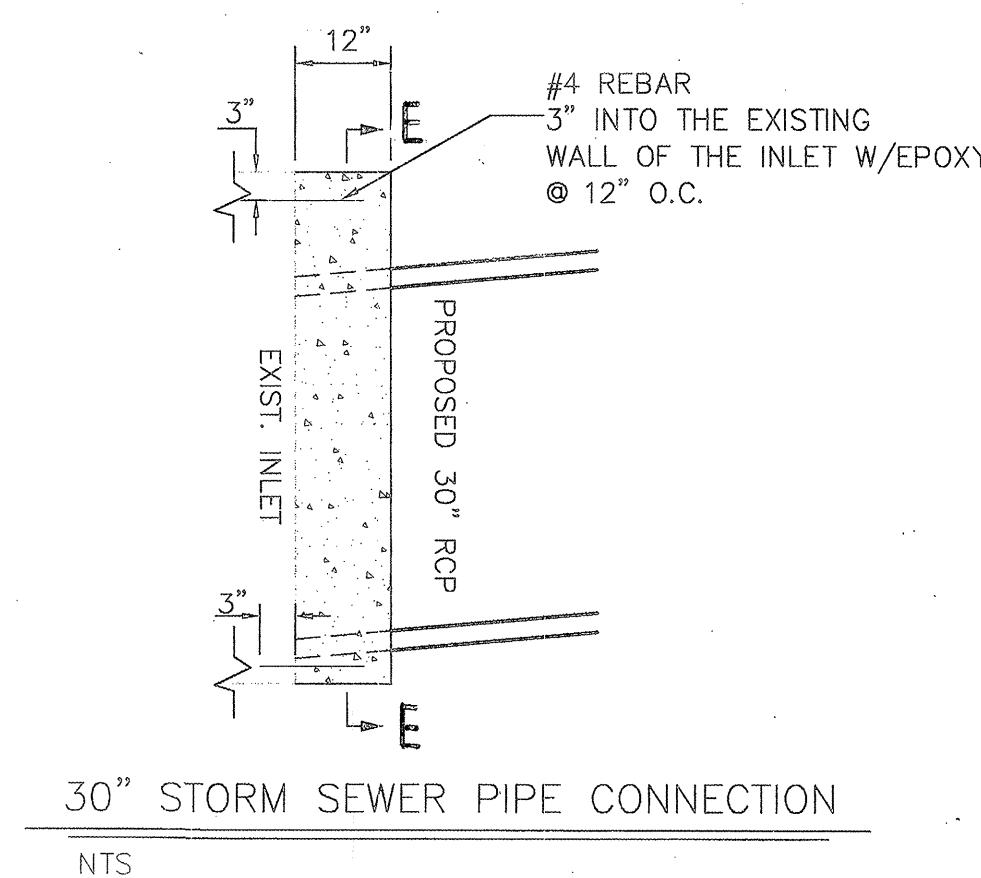
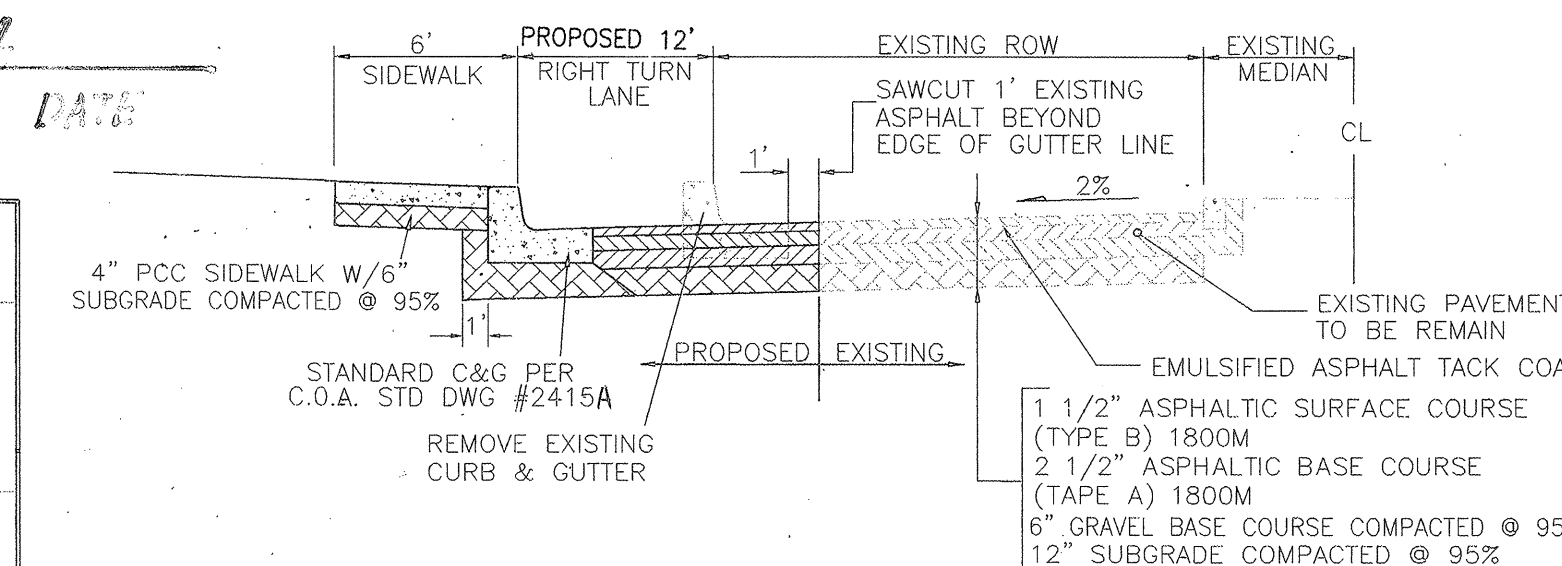
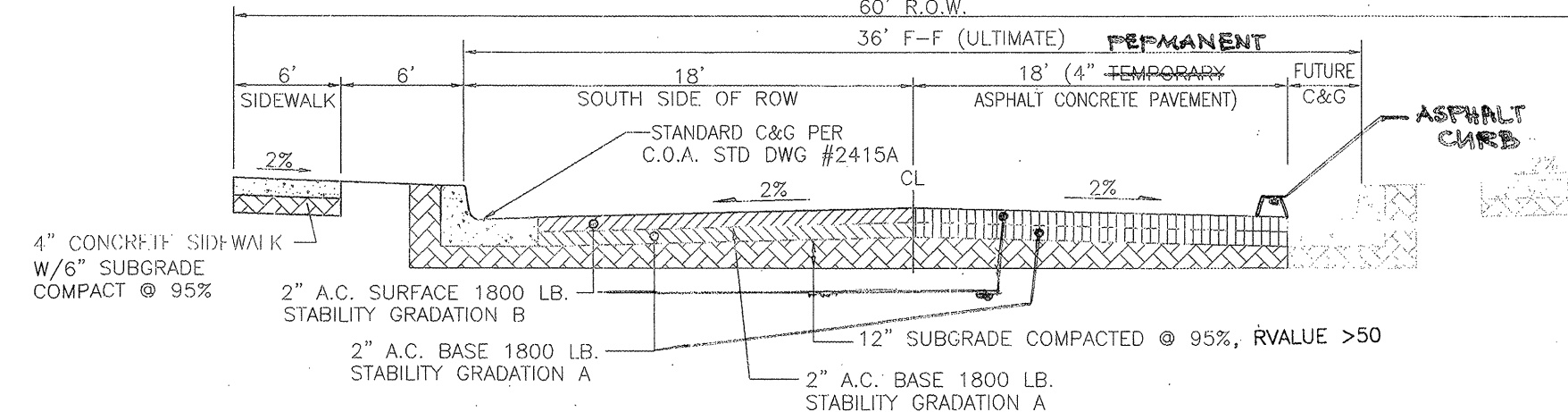
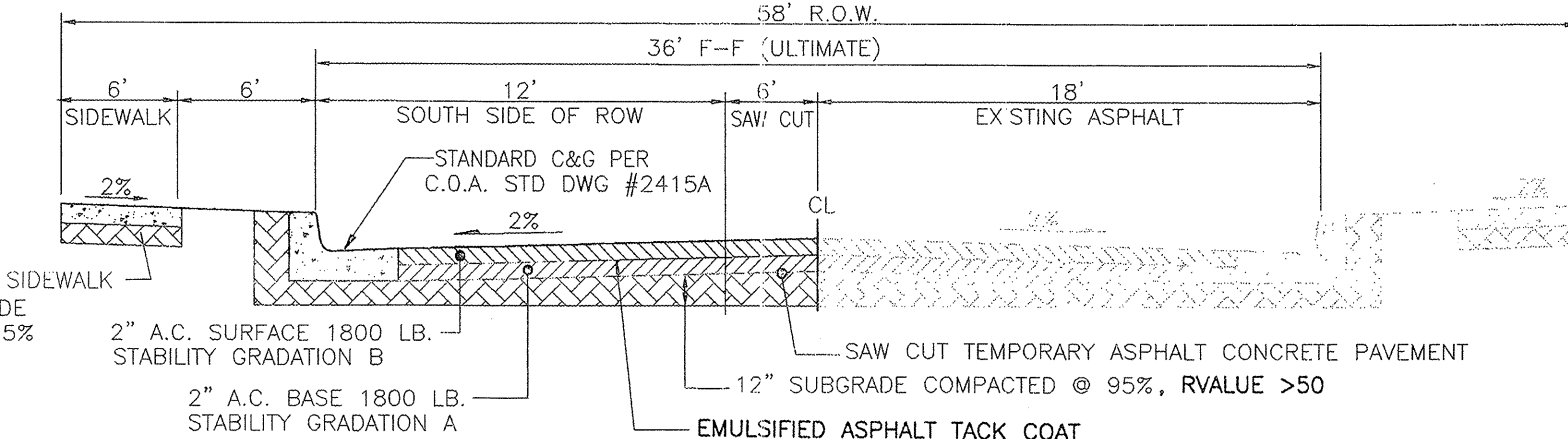
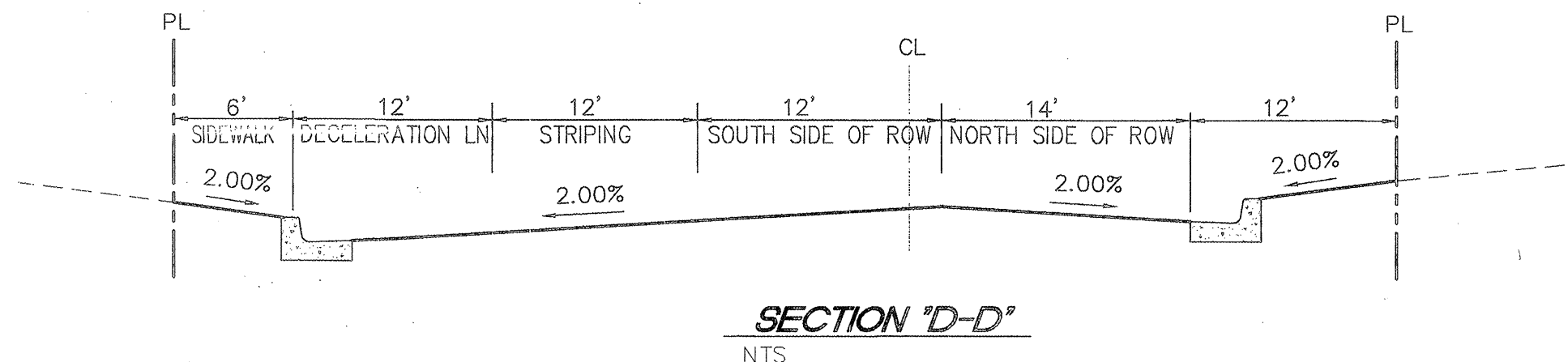
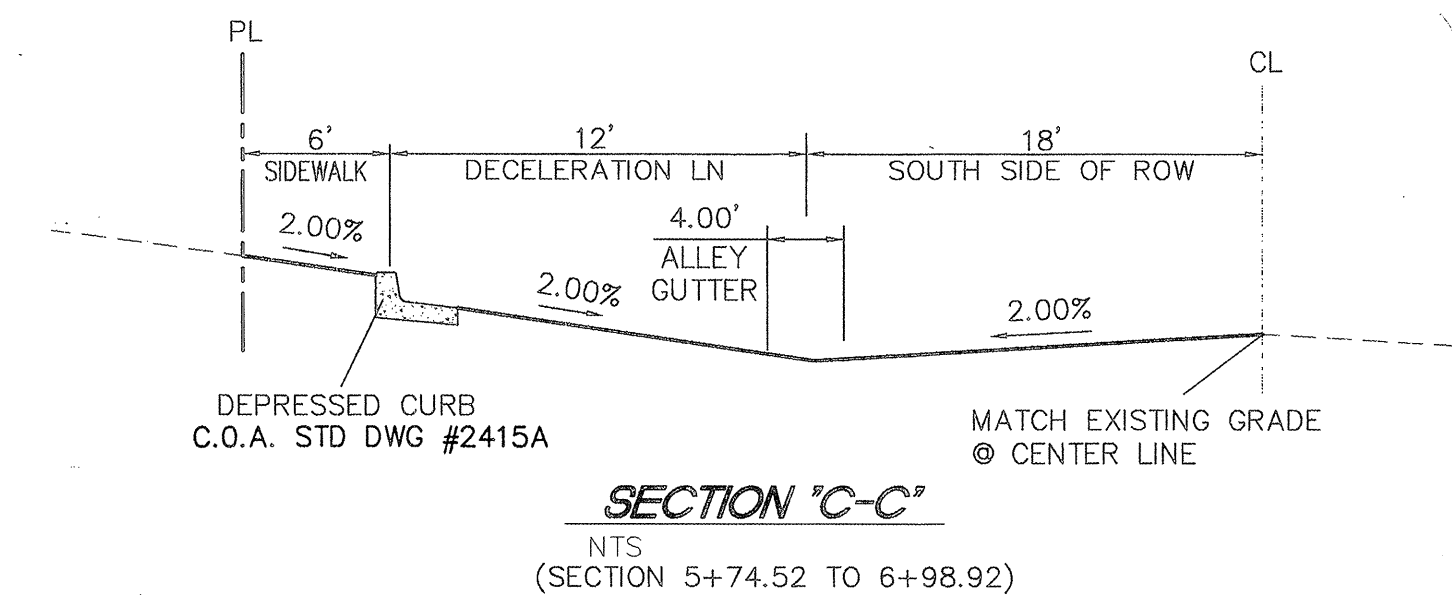
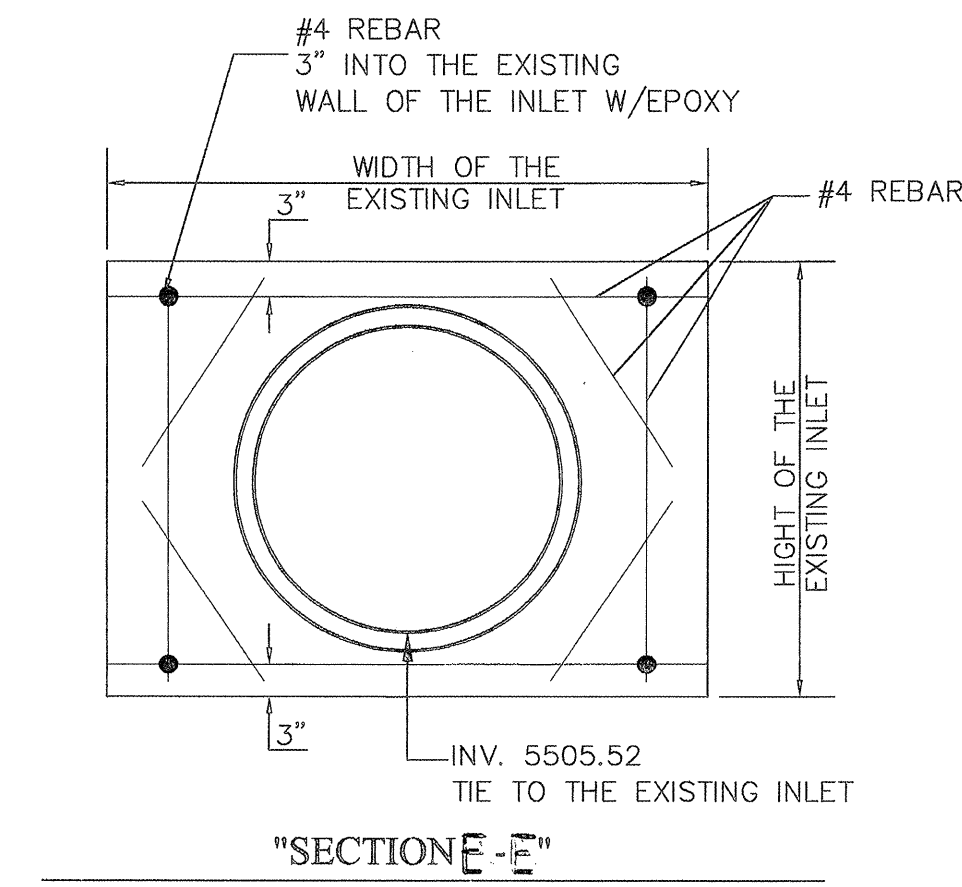
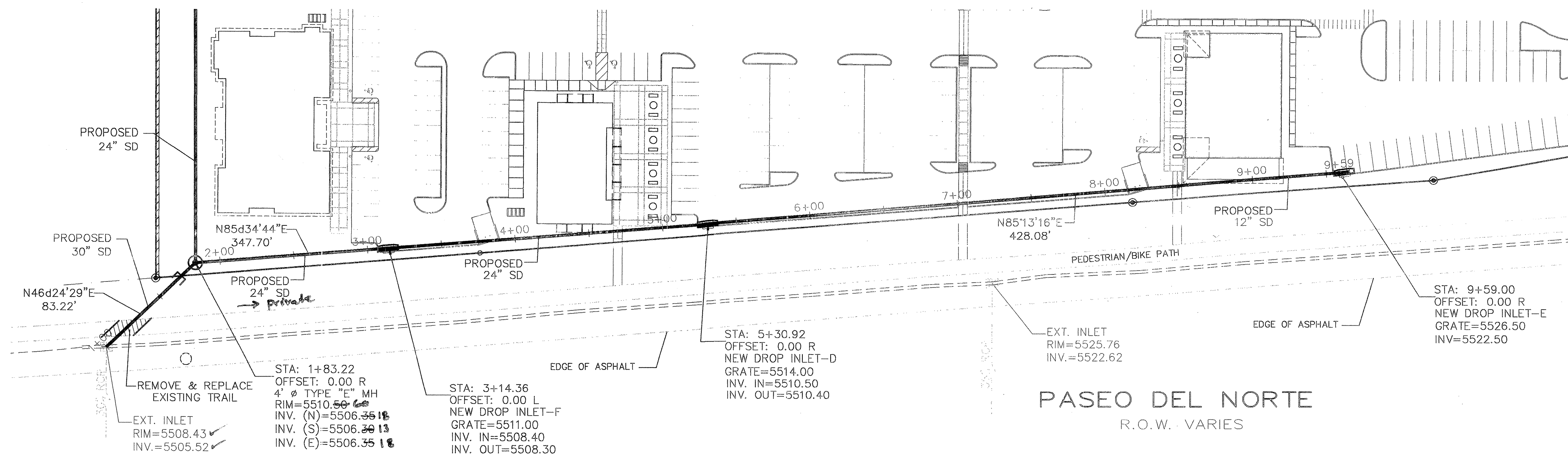
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **HOLLY AVENUE
UTILITY IMPROVEMENTS**

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

CITY PROJECT NO. **719981** ZONE MAP NO. **C-20-Z** SHEET **8** OF **9**

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACCS "3-C20"	LOCATED AT THE SOUTH WEST CORNER OF	NO.	BY	NO.	BY
WORK	DATE	SIGNAL AVE. NE. AND VENTURA ST. 25.9 FT SOUTH OF SIGNAL	AND 27.3 FT. WEST OF VENTURA. CENTRAL STATION DATA				
FIELD	DATE	NM STATE PLANE COORDINATES	X = 412,819.69				
ACCEPTANCE	DATE	Y = 1,521,909.47 - NAD 1927	G-G = 0.999642369				
DRAWINGS	DATE	RECORDED BY	NO.				
CORRECTED BY	DATE	ELEV=5569.886 NGVD 1929					

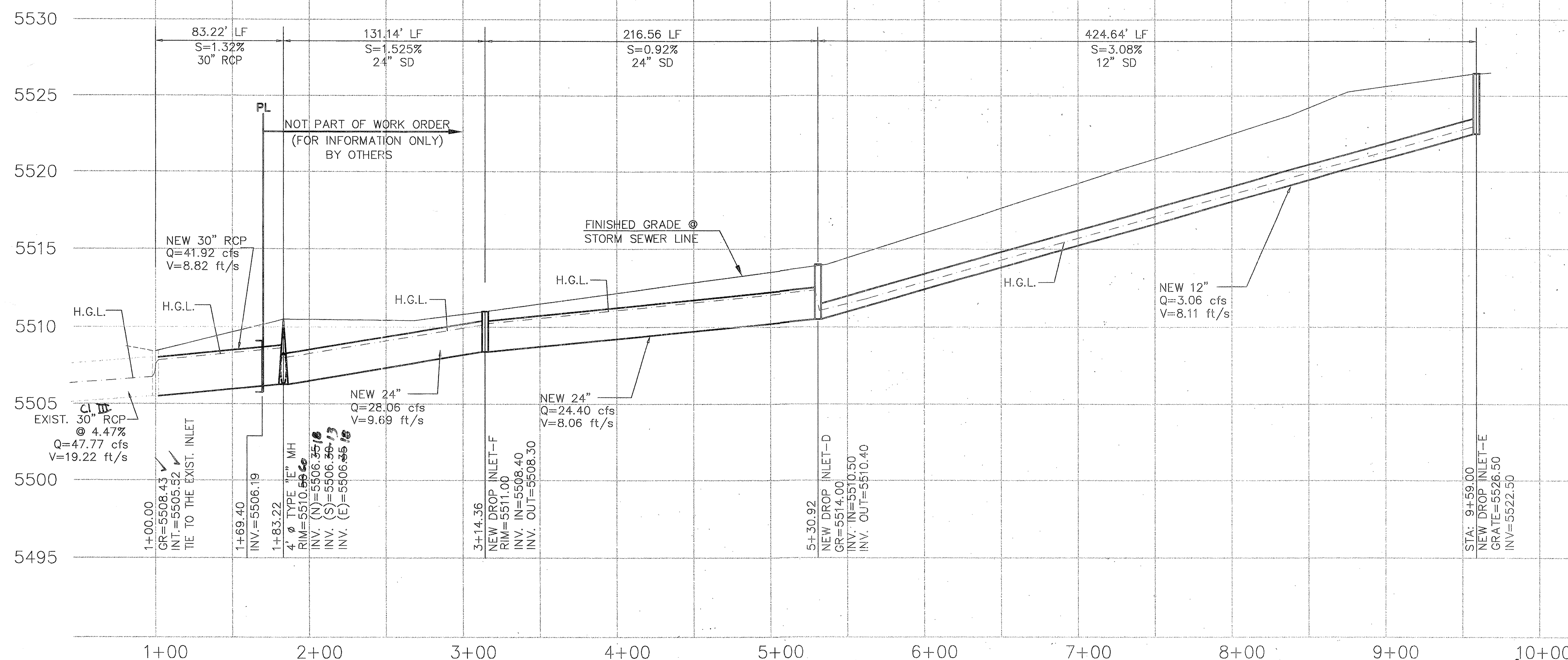


CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: PASEO DEL NORTE AND SOUTH PROPERTY LINE STORM SEWER IMPROVEMENTS			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			
CITY PROJECT NO. 719981	ZONE MAP NO. C-20-Z	SHEET 9	OF 9

NOTE:
ALL STATIONING IS CENTERLINE STORM SEWER.

STORM SEWER
STA: 1+00.00 TO 6+50.00

STATE HIGHWAY & TRANSPORTATION
DRAINAGE SECTION
DATE: 3/29/2004



DRAWING: 200250-P&P
DRAWN BY: SBB
DATE: 3-16-04