

SCANNED
BY PLAN

CONSTRUCTION PLANS FOR VENTANA MESA UNIT 2 AT VENTANA RANCH WEST ALBUQUERQUE, NEW MEXICO

INDEX

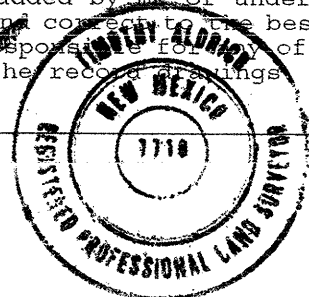
SHEET
NUMBER DESCRIPTION

- 1 TITLE SHEET
- 2 SITE DESCRIPTION PLAN / SURVEY CONTROL SHEET
- 3 PLAT
- 4A-4F FINAL GRADING PLAN
- 5 OVERALL PAVING PLAN
- PAVING PLAN AND PROFILE SHEETS
- 6 SUNSHINE MESA DRIVE 1+00 - 10+21.45
- 7 CERRO LARGO PLACE 0+00 - 11+25.93
- 8 OVERALL UTILITY PLAN
- UTILITY PLAN AND PROFILE SHEETS
- 9 SUNSHINE MESA DRIVE 1+00 - 10+21.45
- 10 CERRO LARGO PLACE 0+00 - 11+25.93

SURVEYOR'S CERTIFICATION

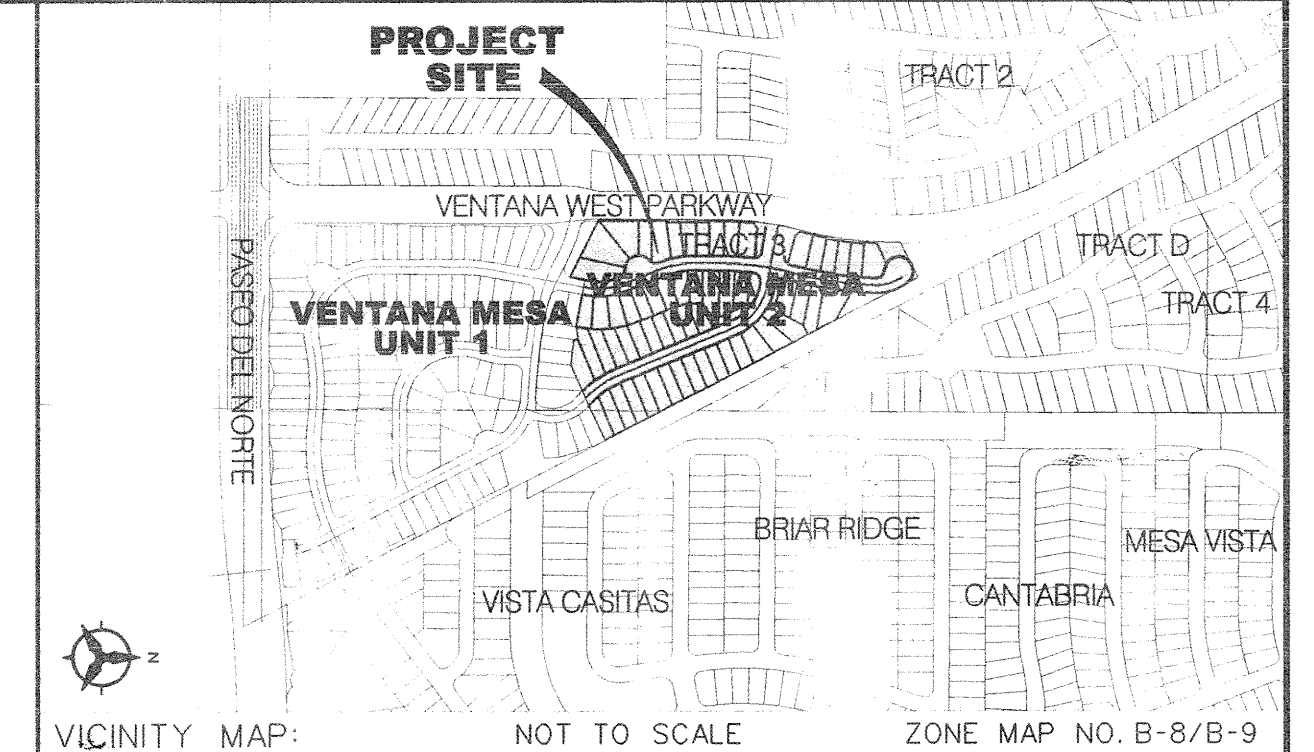
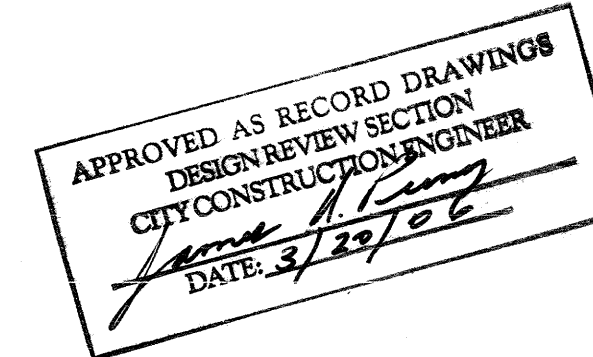
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that the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

Timothy Aldrich, P.S. No. 7719



RECORD DRAWINGS

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



NOTICE TO CONTRACTORS

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 AND SHALL INCLUDE UPDATE No. 7.
 2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
 3. 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.
 4. FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
 5. ALL PERMANENT STREET STRIPING, ALTERED OR DESTROYED, SHALL BE REPLACED W/ PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
 6. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
 7. ANY WORK WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
 8. ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH NEW MEXICO UTILITIES, INC. SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS).
 9. THE CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES, (898-2661) THREE WORKING DAYS PRIOR TO BEGINNING THE CONSTRUCTION OF THE UTILITIES.
 10. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
 11. FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
- THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED**
- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☒ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

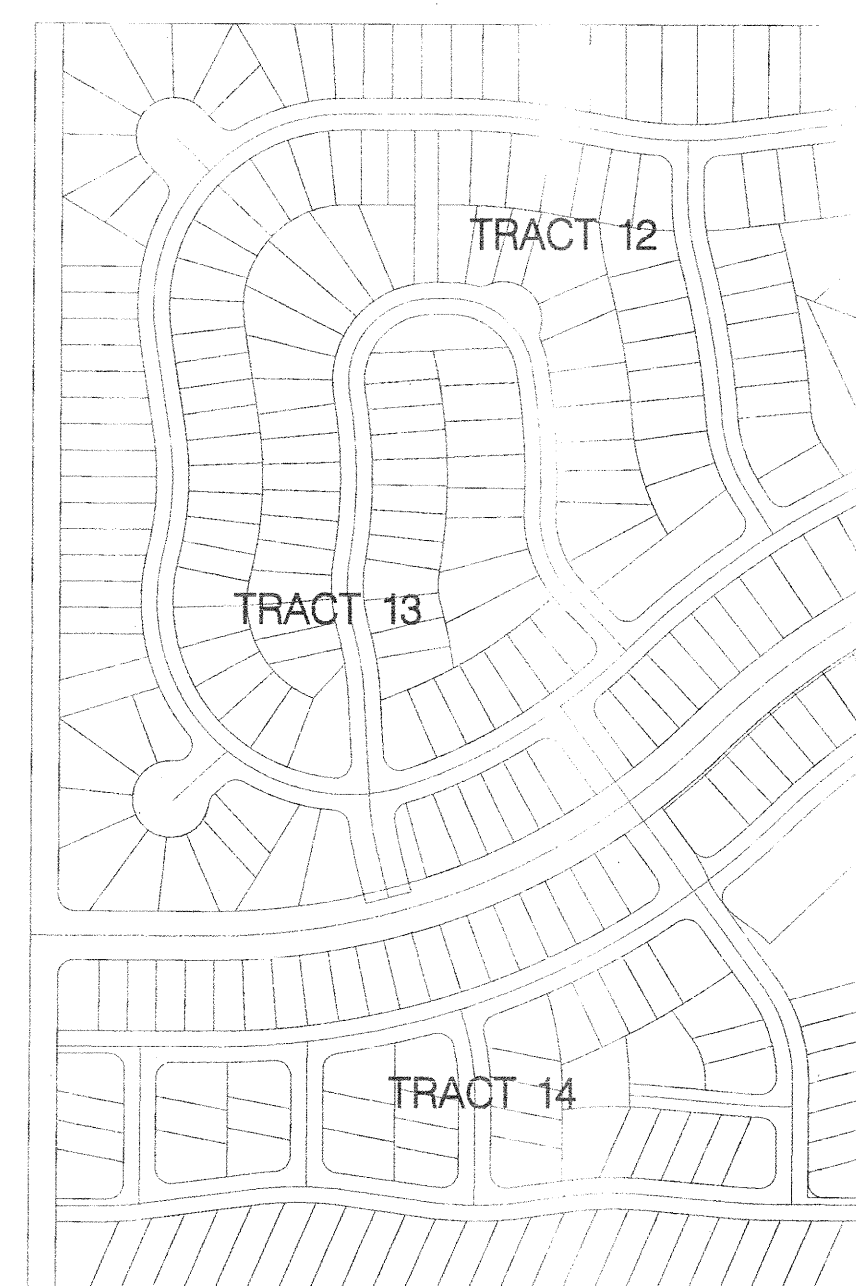
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Bohannon & Huston

Courtyard I 7600 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

SCANNED
BY PLS

WEST BRANCH
CALABACILLAS ARROYO



NOTES:

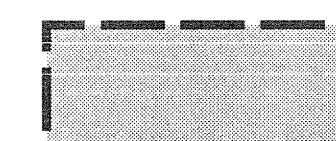
- 1) TIED TO CITY OF ALBUQUERQUE GEODETIC CONTROL SYSTEM (AGRS) NAD 27, NGVD 29
- 2) AGRS POINTS LISTED IN PROJECT CONTROL WERE USED FOR GPS SITE CALIBRATION
- 3) PROJECT GROUND TO GRID SCALE FACTOR = 0.999663255
- 4) ADDITIONAL PROJECT CONTROL SET SEPTEMBER 3, 2004
- 5) SET CONTROL POINTS ARE A 2" ALUMINUM CAP STAMPED BH-XXX

PROJECT CONTROL

PT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1-B8	1527516.89	351769.05	5555.39	AGRS
1-A8	1523234.01	350270.20	5570.04	AGRS
UNION	1523954.14	353328.07	—	AGRS
CC TA16/15	1521526.44	357568.38	5414.97	AGRS
2-B10	1528491.19	357664.17	5429.35	AGRS
SANDBERN	1534726.10	361976.18	5456.92	AGRS
BH-21	1524871.96	351646.39	5540.92	ALUMINUM CAP
BH-22	1526241.54	352299.28	5527.61	ALUMINUM CAP
BH-23	1527332.39	351811.18	5553.86	ALUMINUM CAP
BH-24	1528844.08	352309.02	5533.87	ALUMINUM CAP



NOT TO SCALE



SUBDIVISION TO
BE DEVELOPED

Bohannon & Huston

Courtyard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



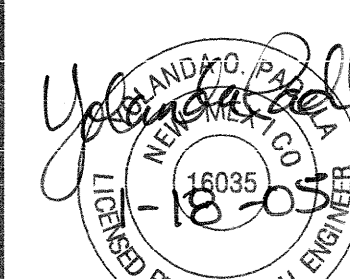
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

VENTANA MESA UNIT 2 SUBDIVISION AT VENTANA RANCH WEST
SITE DESCRIPTION PLAN / SURVEY CONTROL SHEET

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED JAN 2 1 2005 DESIGN REVIEW COMMITTEE			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
749485	B-8/B-9	2	10

BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
ACS BRASS TABLE STAMPED "1-A8 1980"	DATE	FIELD NOTES	BY	NO.	BY
CONTRACTOR: <u>Suburban</u>	DATE: <u>1/10/05</u>	NO.	BY	NO.	BY
WORK BY: <u>AS</u>	DATE: <u>1/10/05</u>	NO.	BY	NO.	BY
INSPECTED BY: <u>AS</u>	DATE: <u>1/10/05</u>	NO.	BY	NO.	BY
FIELD NOTES BY: <u>AS</u>	DATE: <u>1/10/05</u>	NO.	BY	NO.	BY
CORRECTED BY: <u>AS</u>	DATE: <u>1/10/05</u>	NO.	BY	NO.	BY
RECORDED BY: <u>AS</u>	DATE: <u>1/10/05</u>	NO.	BY	NO.	BY
NO.	DATE	NO.	BY	NO.	BY



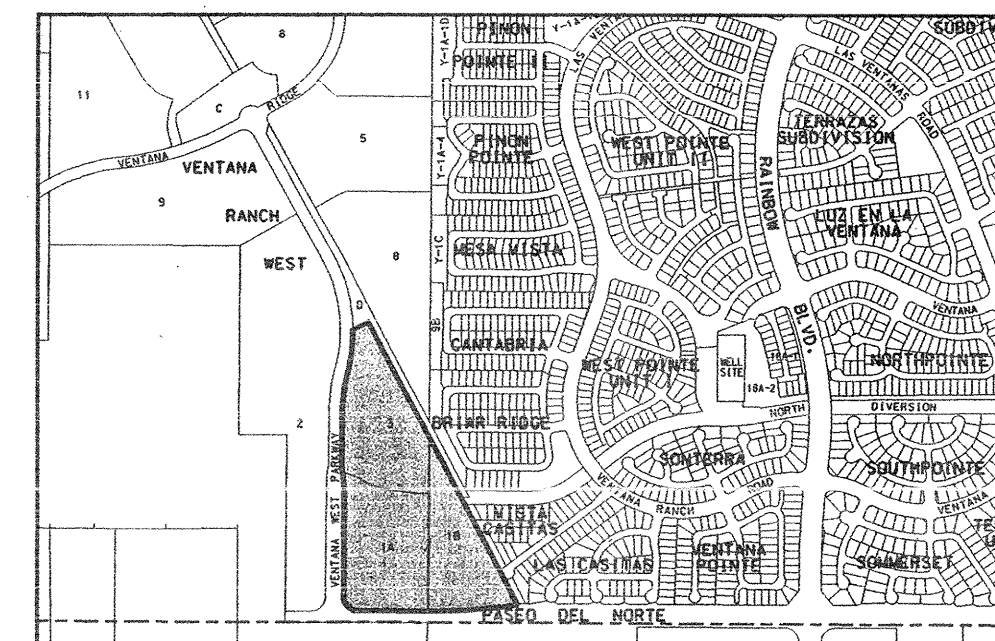
DESIGNED BY	DATE	YOP
DRAWN BY	DATE	YOP
CHECKED BY	DATE	YOP

SCANNED BY PLU

SHADED AREAS DESIGNATE
ADDITIONAL PUBLIC STREET
RIGHT-OF-WAY TO BE DEDICATED
TO THE CITY OF ALBUQUERQUE
FOR PASO DEL NORTE NW

SHADED AREA DESIGNATES
ADDITIONAL PUBLIC STREET
RIGHT-OF-WAY TO BE DEDICATED
TO THE CITY OF ALBUQUERQUE
FOR PASO DEL NORTE NW

NCS BRASS TABLET STAMPED "UNION 1969"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=353,409.02 Y=1,523,440.96
GROUND TO GRID FACTOR = 0.9996044
DELTA ALPHA = -00°16'58"
NGVD 1929 ELEVATION = 5522.0 (TRIG)



LOCATION MAP

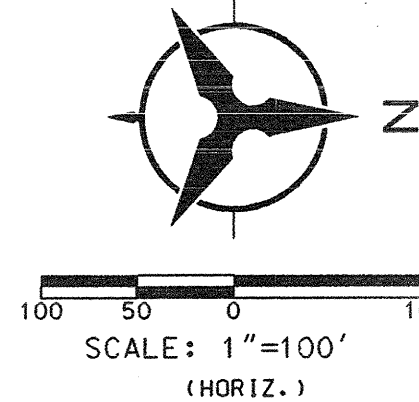
ZONE ATLAS MAP NOS. B-9
NOT TO SCALE

SHADED AREAS DESIGNATE
ADDITIONAL PUBLIC STREET
RIGHT-OF-WAY TO BE DEDICATED
TO THE CITY OF ALBUQUERQUE
FOR VENTANA WEST PARKWAY NW

TRACT 2
VENTANA RANCH WEST
FILED: MARCH 11, 2004
(2004C-84)

SHADED AREAS DESIGNATE
ADDITIONAL PUBLIC STREET
RIGHT-OF-WAY TO BE DEDICATED
TO THE CITY OF ALBUQUERQUE
FOR VENTANA WEST PARKWAY NW

EXISTING 5' PUBLIC ACCESS
EASEMENT GRANTED TO THE
CITY OF ALBUQUERQUE
FILED: MARCH 11, 2004 (2004C-84)



ACS BRASS TABLET STAMPED "1-A8 1980"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=350,152.25 Y=1,531,818.60
GROUND TO GRID FACTOR = 0.9996593
DELTA ALPHA = -00°17'21"
NGVD 1929 ELEVATION = 5570.04

LEGAL DESCRIPTION
TRACTS 1A, 1B, & 3 OF VENTANA WEST
FILED MARCH 11, 2004 (2004C-84)

- EXISTING ZONING: RL
PROPOSED ZONING: RL
PROPOSED DEVELOPMENT:
SINGLE FAMILY DETACHED RESIDENTIAL
- TOTAL ACREAGE: 31.8341 ACRES
TOTAL NUMBER OF LOTS: 188 LOTS
PROPOSED DENSITY: 0.0000 D.U. PER ACRE
5.9064
- MINIMUM LOT DIMENSIONS 40' x 103'
- ALL STREETS AND DRAINAGE IMPROVEMENTS ARE TO BE
PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE
CITY OF ALBUQUERQUE.
- THIS SUBDIVISION LIES WITHIN THE NEW MEXICO
UTILITIES, INC. (NMUI) FRANCHISE AREA. WATER
AND SANITARY SEWER CAPABILITIES AREA BASED ON
NMUI'S FACILITIES, AND NOT ON THE CITY OF
ALBUQUERQUE'S. WATER AND SANITARY SEWER
INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED
BY BOTH THE CITY OF ALBUQUERQUE AND NMUI.
- ALL SANITARY AND WATER UTILITIES IN THE STREET
R/W ARE TO BE OWNED AND MAINTAINED BY NMUI.
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS
TO PASO DEL NORTE OR VENTANA WEST PARKWAY AND
TRACT D, VENTANA RANCH WEST.
- LOT SETBACKS SHALL CONFORM TO RL ZONE REGULATIONS.
REQUIRED SETBACKS SHALL INCLUDE:
FRONT YARD: 20'(TYP.)
(15' w/20' TO GARAGE MIN.)
SIDE YARD: 5' (MIN.)
BACK YARD: 15' (MIN.)
CORNER SIDEYARD: 10' TO R/W
- PARK DEDICATION REQUIREMENTS HAVE BEEN MET WITH PARK
SITE WITHIN TRACT C AND IN ACCORDANCE WITH THE PARK
DEDICATION AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE
AND VENTANA WEST, LLC DATED: MARCH 10, 2004, DOCUMENT
NO. 2004031336.
- TRACTS A THRU L ARE TO BE DEDICATED TO AND
MAINTAINED BY THE VENTANA RANCH WEST COMMUNITY
ASSOCIATION BY SEPARATE DEED SOLELY AS PRIVATE
OPEN SPACE, PEDESTRIAN ACCESS AND COMMUNITY
LANDSCAPING.
- TRACT 1A, 1B, & 3 IS SUBJECT TO A THIRTY FOOT WIDE FLOATING
PUBLIC STORM DRAIN EASEMENT (TO BE LOCATED
PERPENDICULAR TO EXISTING PIPELINES) THAT HAS BEEN
GRANTED TO THE CITY OF ALBUQUERQUE. THIS EASEMENT
SHALL BE CONFINED AND DEFINED TO WITHIN FUTURE
PUBLIC RIGHT-OF-WAY DEDICATED BY FUTURE PLATTING.
FILED: MARCH 11, 2004 (2004C-84)
TO BE VACATED BY VACATION ACTION AND SHOWN ON
FINAL PLAT
- TRACT 1A, 1B, & 3 IS SUBJECT TO A THIRTY FOOT WIDE FLOATING
PUBLIC SANITARY SEWER EASEMENT THAT HAS BEEN
GRANTED TO NEW MEXICO UTILITIES, INC. AND THE CITY
AND DEFINED TO WITHIN FUTURE PUBLIC RIGHT-OF-WAY
DEDICATED BY FUTURE PLATTING.
FILED: MARCH 11, 2004 (2004C-84)
TO BE VACATED BY VACATION ACTION AND SHOWN ON
FINAL PLAT.
- A BLANKET SANITARY SEWER EASEMENT WILL BE GRANTED TO NEW MEXICO UTILITIES
INC., AND THE CITY OF ALBUQUERQUE WITH THE FINAL PLAT OVER TRACTS B AND C
- A BLANKET STORM DRAIN AND DRAINAGE EASEMENT WILL BE GRANTED TO THE CITY
OF ALBUQUERQUE WITH THE FINAL PLAT OVER TRACTS B, C, K AND L.

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	01°31'09"	60.70'	121.39'	4578.00'	121.39'	S84°26'27"W
C2	06°30'20"	251.31'	502.08'	4422.00'	501.81'	S86°56'02"W
C3	90°06'43"	100.20'	157.27'	100.00'	141.56'	N44°45'27"W
C4	12°47'30"	2.80'	5.58'	25.00'	5.57'	N06°05'50"W
C5	14°16'56"	132.30'	263.23'	1096.00'	262.55'	N07°26'23"E
C6	15°34'05"	156.38'	310.84'	1144.00'	309.89'	N06°47'49"E

Tangent Data		
ID	BEARING	DISTANCE
T1	N06°05'50"W	129.08'
T2	N62°43'12"E	123.94'

SURVEY NOTES:

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

CITY SURVEYOR

DATE

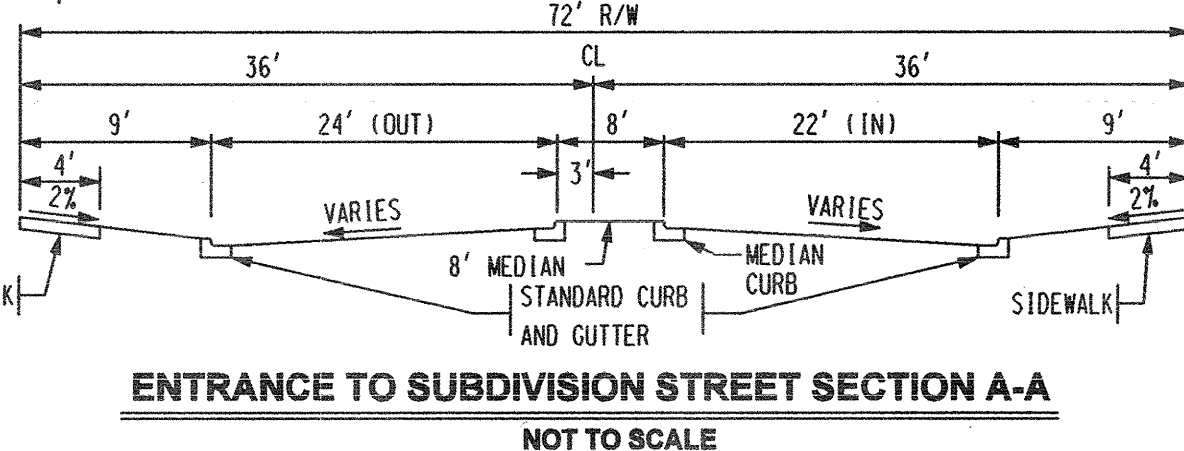
VENTANA WEST, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY

ROBERT M. MURPHY, PRESIDENT
SANDIA PROPERTIES LTD. CO
MANAGING PARTNER

DATE:

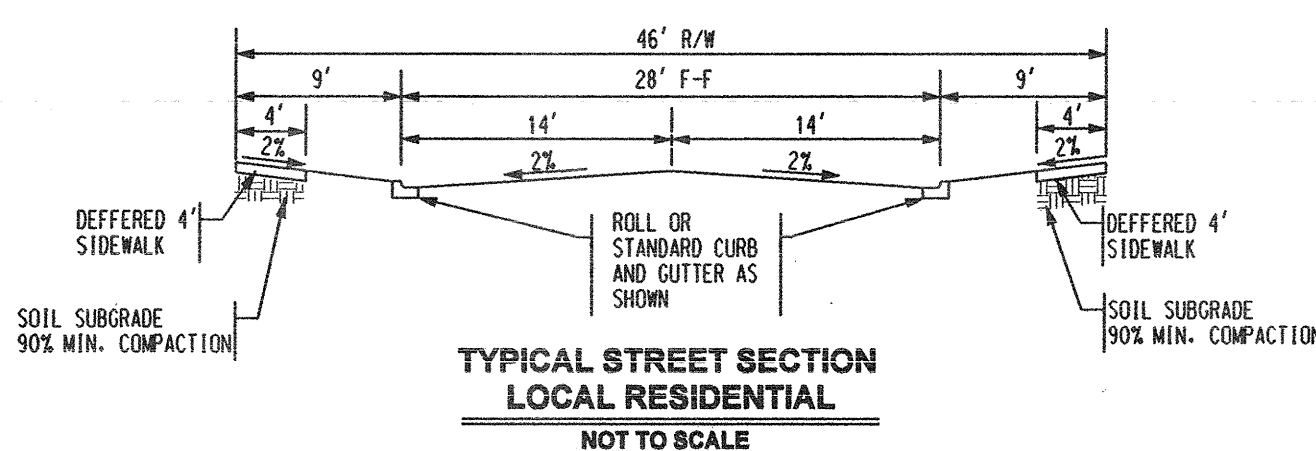
PHASE BOUNDARY

5' DRAINAGE EASEMENT



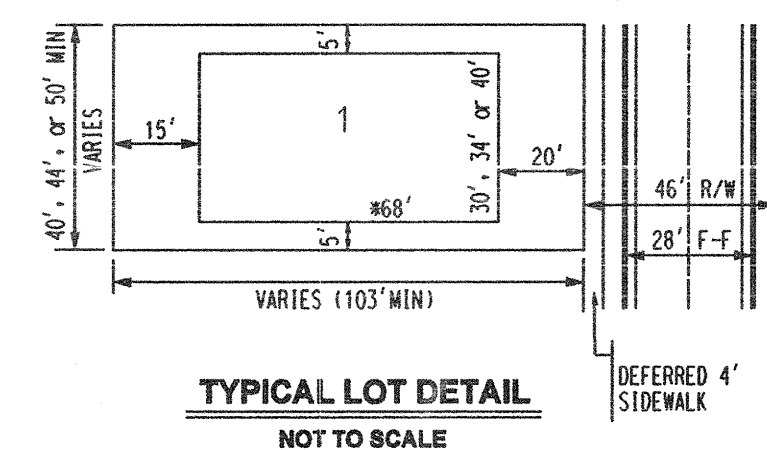
ENTRANCE TO SUBDIVISION STREET SECTION A-A

NOT TO SCALE



TYPICAL STREET SECTION
LOCAL RESIDENTIAL

NOT TO SCALE



TYPICAL LOT DETAIL

NOT TO SCALE

PRELIMINARY PLAT VENTANA MESA SUBDIVISION

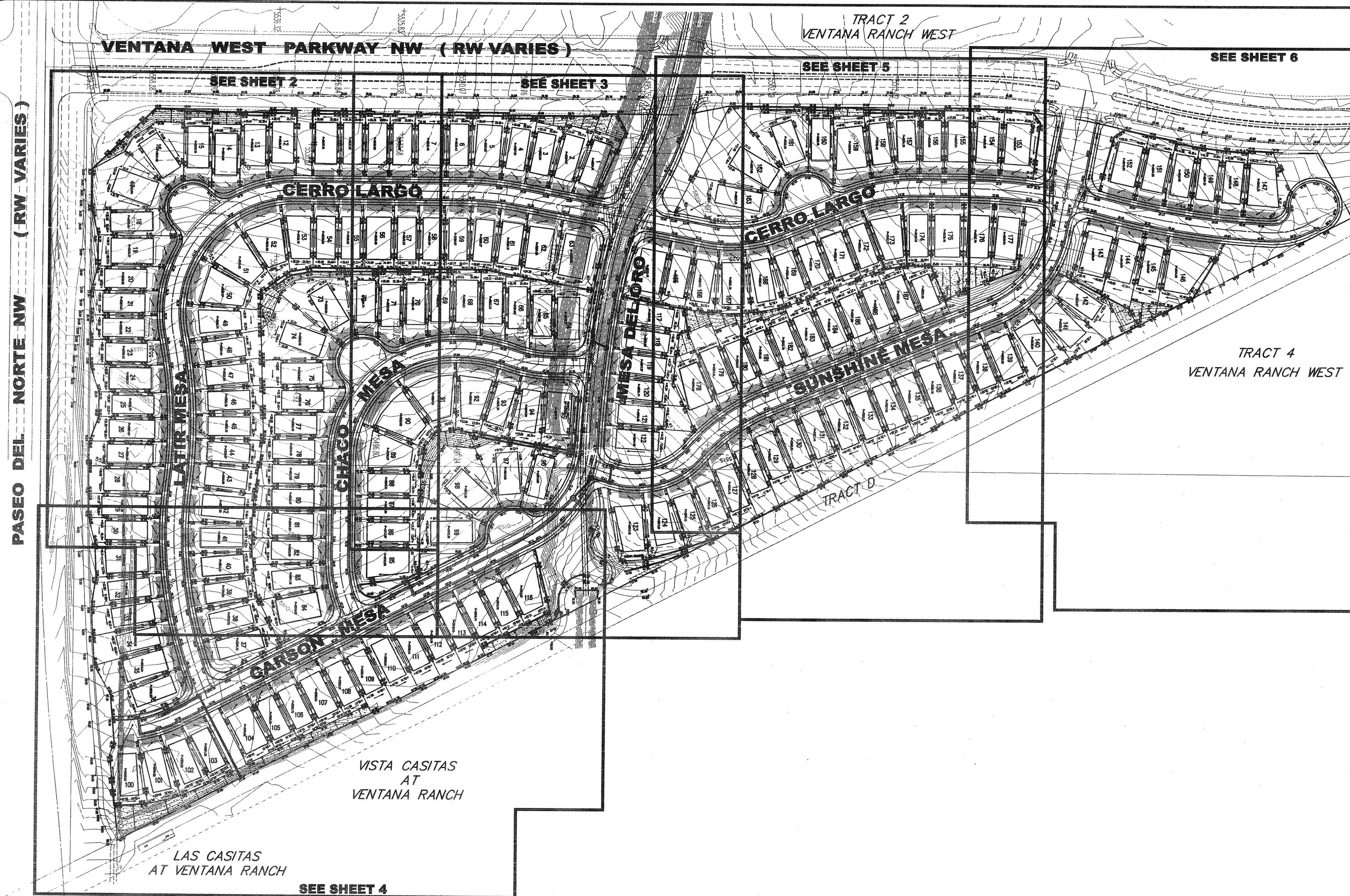
(REPLAT OF TRACTS 1A, 1B & 3
VENTANA RANCH WEST)

ALBUQUERQUE, NEW MEXICO
AUGUST, 2004

Bohannon & Huston

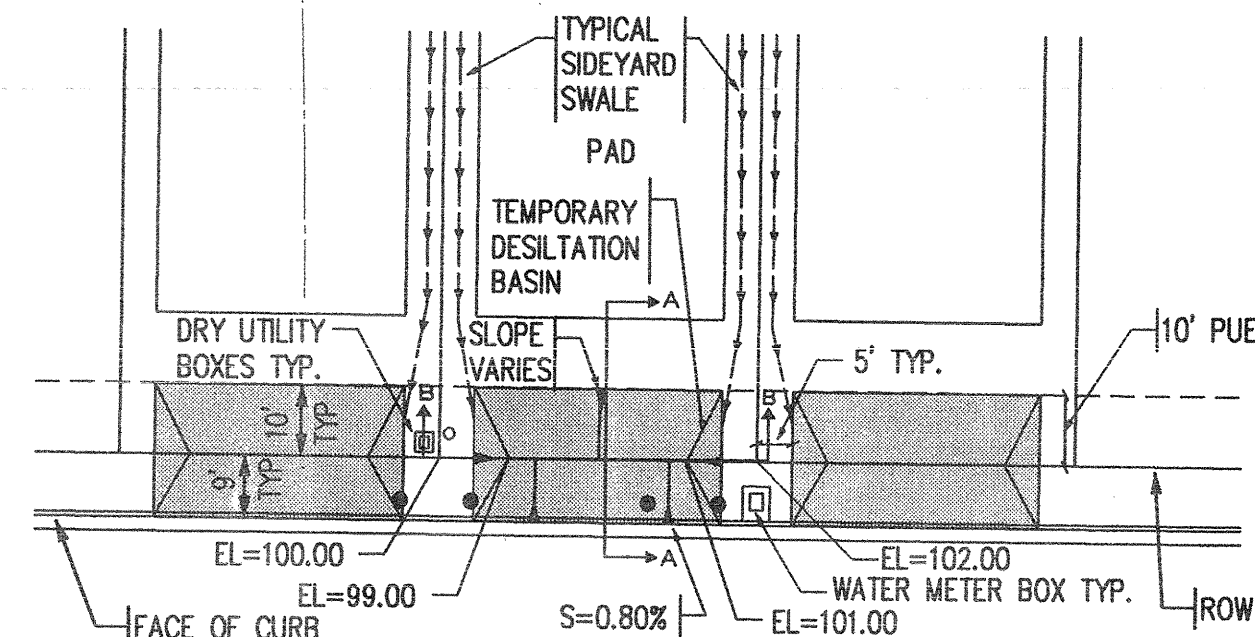
Courtyard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

SCANNED
BY PLW



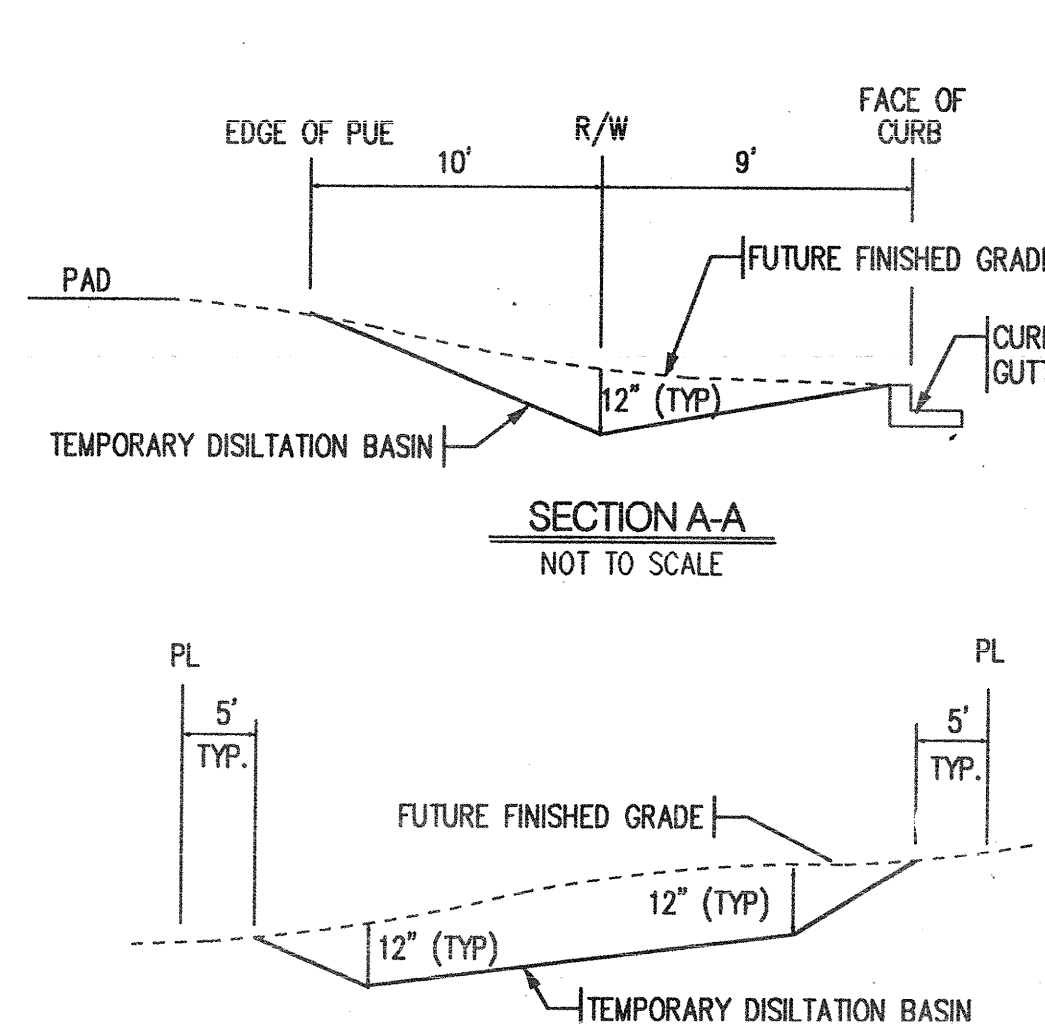
GENERAL NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION, PRIOR TO CONSTRUCTION. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY VINYARD & ASSOC. ALL OTHER WORK UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.
5. PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
6. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
7. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
8. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
9. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
10. PAVING AND ROADWAY GRADES SHALL BE $\pm 0.1'$ FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE $\pm 0.05'$ FROM BUILDING PLAN ELEVATIONS.
11. ALL SPOT ELEVATIONS ARE TO TOP OF CURB UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.

[illegible]

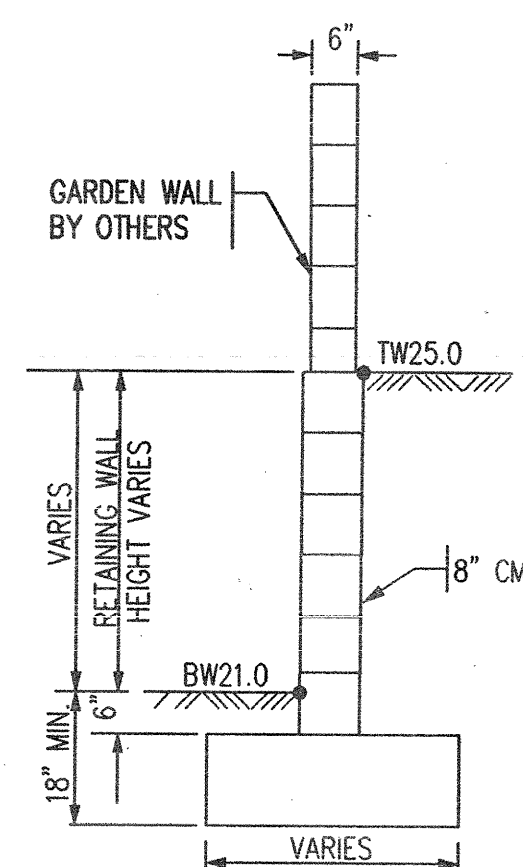
TEMPORARY DESILTATION BASIN

** BOTTOM OF BASIN IS 1' BELOW PROPERTY LINE
ELEVATION SEE GRADING PLANS FOR EXACT
ELEVATIONS



SECTION B-B

NOT TO SCALE

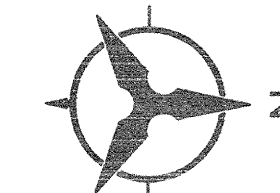


TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL
BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL

TYPICAL RETAINING WALL NOMENCLATURE
NOT TO SCALE
 (RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN
 FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)

LEGEND

PROPOSED SPOT		29.20	FLOW DIRECTION ARROW	
EXISTING SPOT			PAD	
TEMP. DESILTATION BASIN			TURNED BLOCK	TB
PROPOSED CONTOUR		5910	RETAINING WALL	
LIMITS OF GRADING			GARDEN WALL	
EXISTING CONTOUR			RIBBON CHANNEL	
HIGH POINT			SWALE	
SLOPE (3:1 MAX)				



100 50 0 100
SCALE: 1"=100'
(HORIZ.)

BHI JOB NO. 050118

Bohannon  **Huston**
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGY



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TRACT 1A, 1B & 3 AT VENTANA RANCH WEST
OVERALL GRADING PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

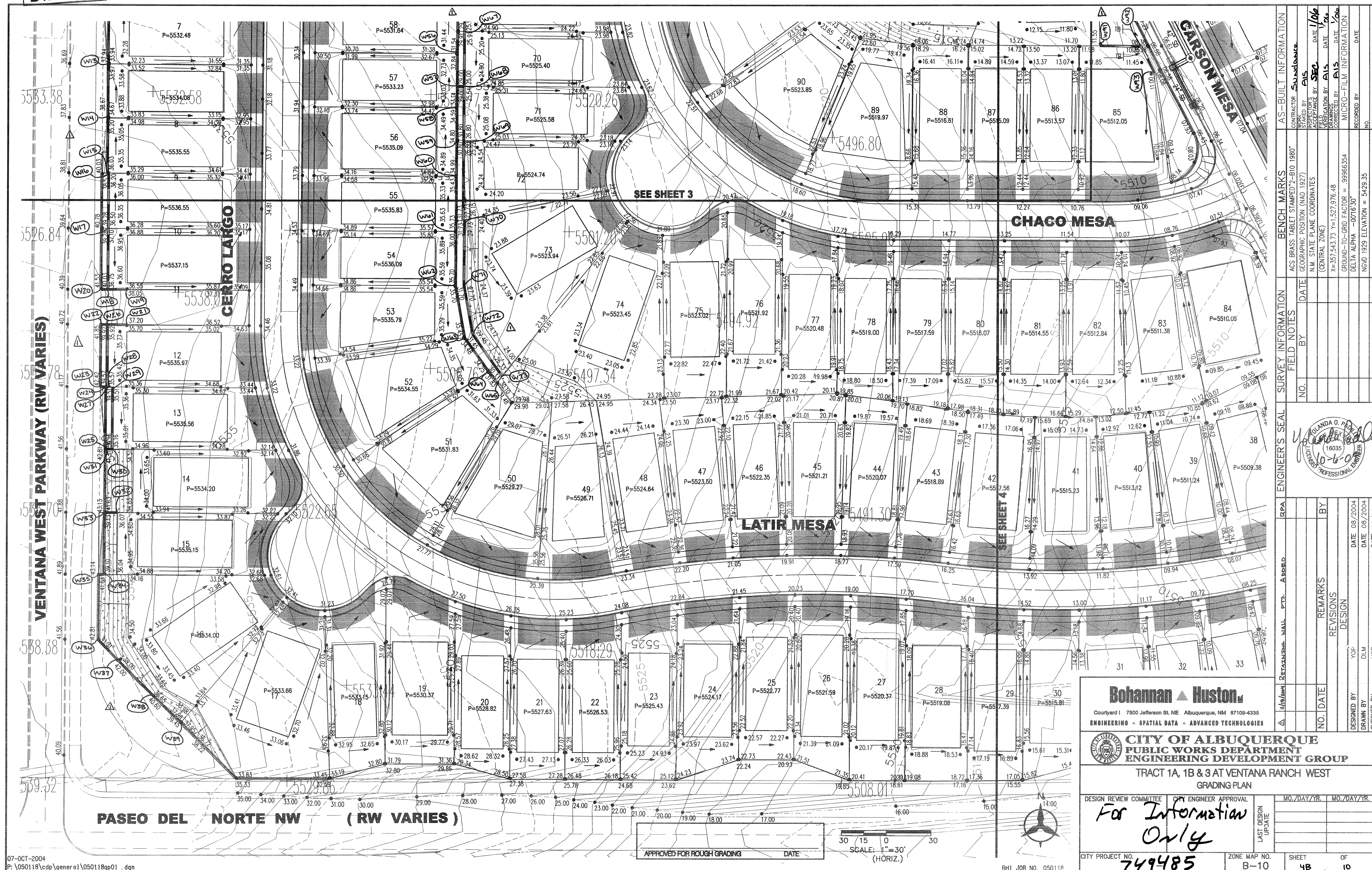
For Information
Only

CITY PROJECT NO. 749485

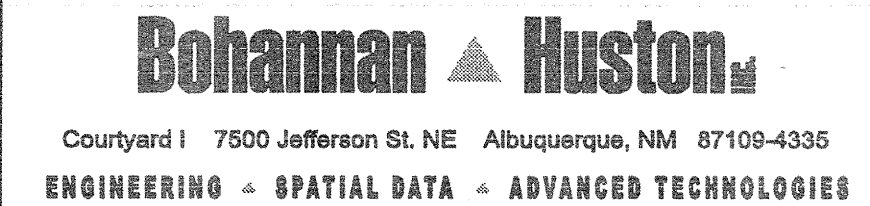
ZONE MAP NO
B-10

SHEET	OF
4A	1

SCANNED
BY PLN



VENTANA WEST PARKWAY NW (RW VARIES)



 **CITY OF ALBUQUERQUE**
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT

TRACT 1A, 1B & 3 AT VENTANA
GRADING PLAN

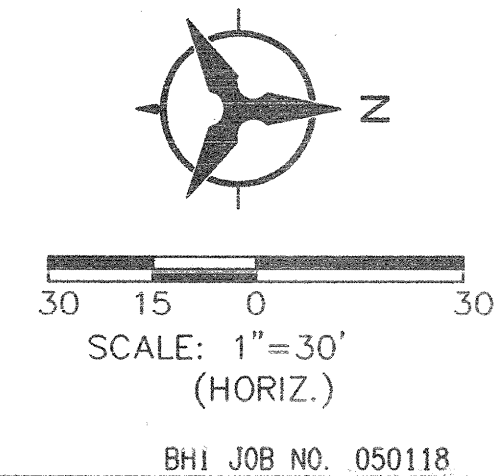
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	
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For Information
Only

CITY PROJECT NO.	74 9485	ZONE MAP NO.	B-10
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07-OCT-2004
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SCANNED BY PLN

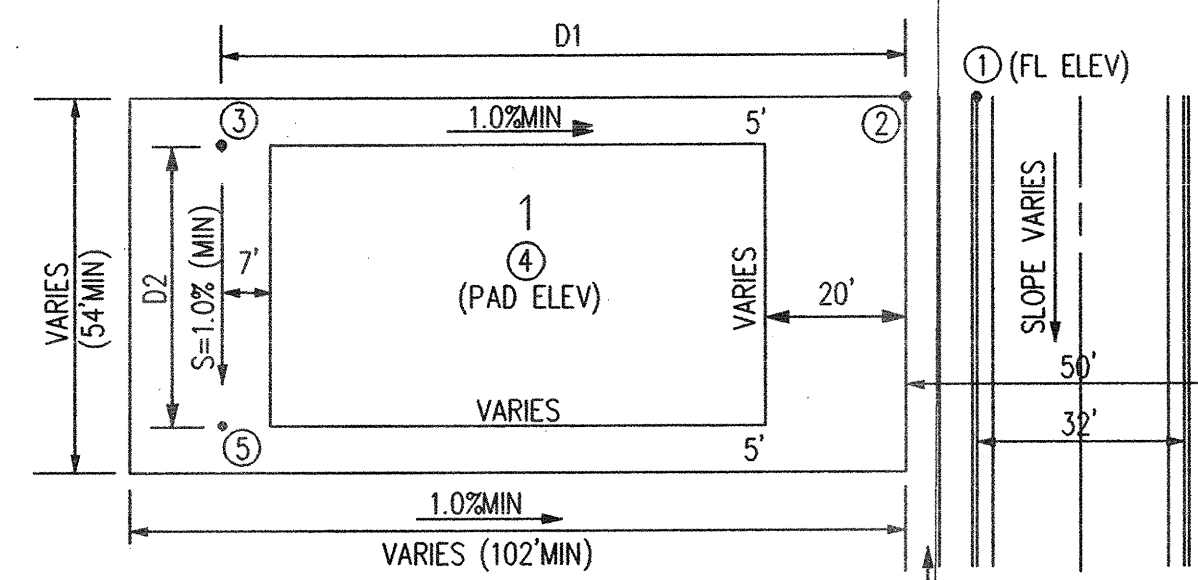
TRACT 2
VENTANA RANCH WEST

VENTANA WEST PARKWAY NW (RW VARIES)

CERRO LARGO

TRACT 4
VENTANA RANCH WEST

SUNSHINE MESA

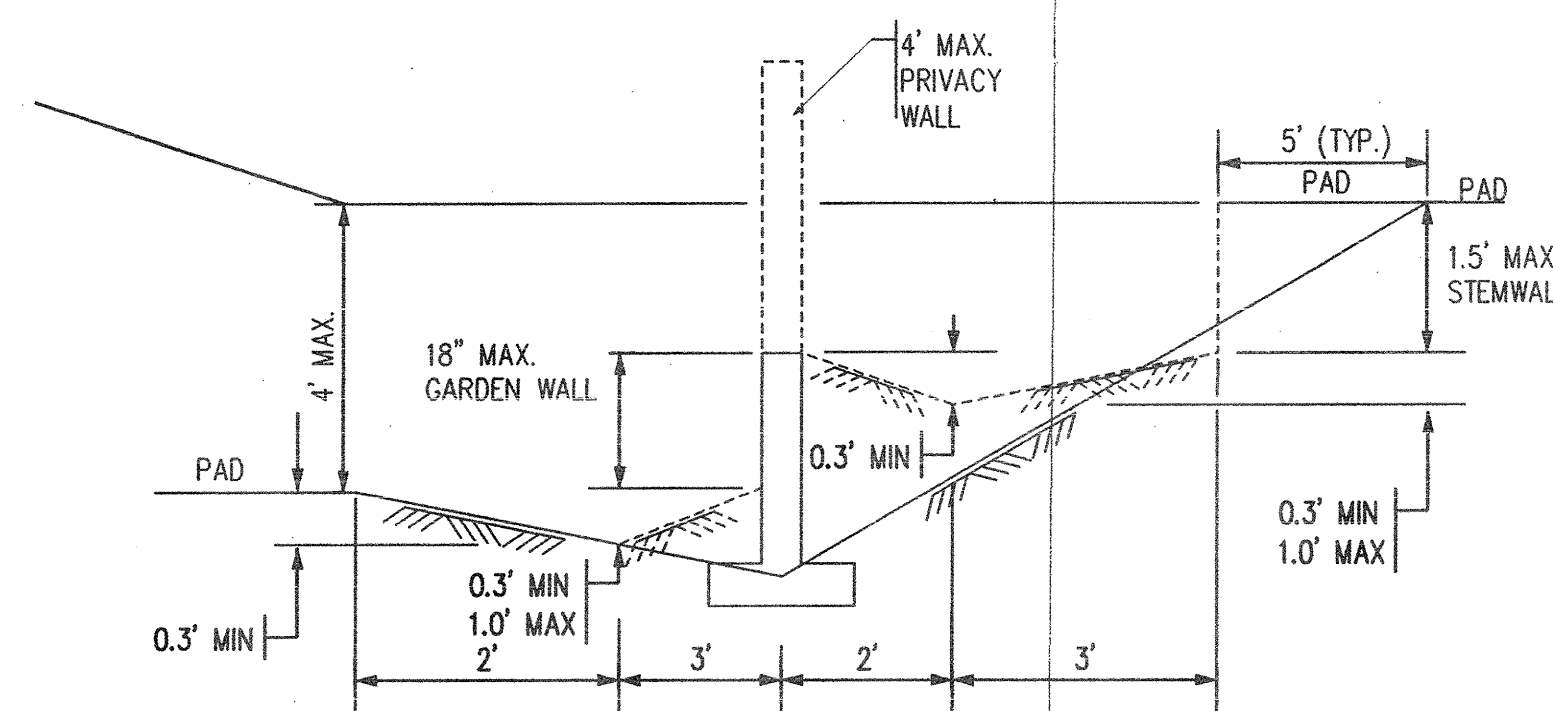


NOTE: 1.0% SLOPE MUST NOT BE IMPEDED TO STREET
NOTE: SEE TABLE THIS SHEET FOR EXACT LOT AND PAD DIMENSIONS

TYPICAL LOT GRADING PLAN
NOT TO SCALE

TO SET SPOT ② - ADD 0.85' TO SPOT ①
TO SET SPOT ③ - MULTIPLY D1 BY 1.0% AND ADD TO SPOT ②
TO SET SPOT ④ - MULTIPLY D1 BY 1.0% AND ADD TO SPOT ②
TO SET SPOT ⑤ - ADD 0.2' TO SPOT ③
TO SET SPOT ⑥ - MULTIPLY D2 BY 1.0% AND SUBTRACT FROM SPOT ③

+ 5501.92'



TYPICAL SIDE LOT LINE SECTION
NOT TO SCALE

NOTE: DASHED LINES IN TYP. SIDE LOT LINE SECTIONS REPRESENT THE FINAL CONDITION AFTER THE GARDEN, STEM, AND PRIVACY WALLS HAVE BEEN CONSTRUCTED. THE INTERIM CONDITION, WHICH IS TO BE CONSTRUCTED BY THE GRADING CONTRACTOR AND CERTIFIED BY THE ENGINEER, IS REPRESENTED BY THE SOLID LINES. RETAINING WALLS WILL BE CONSTRUCTED PRIOR TO GRADING CERTIFICATION.

+ 5500.00'

LOT 40 x 103 MIN PAD 30 X 68	LOT 44 x 103 MIN PAD 35 X 68	LOT 50 x 103 MIN PAD 40 X 68
3, 4, 6, 8-10, 18	11-13, 14-16, 24	5, 7, 17, 19, 31
20-23, 25, 30	35, 42, 61, 64, 68	56, 62, 63, 84
32-34, 36, 38-41	73-75, 81, 97, 99	85, 95, 98, 104
43-55, 57-60	107, 116, 123	143, 146, 147, 152
65-67, 69-72	139-141, 144, 151	153, 159, 164, 175
76-80, 82, 83	154, 155, 161, 167	
86-94, 96, 100-103	171, 176, 177	
105, 106, 108-115		
117-120, 122		
124-126, 137, 138		
142, 145, 148-150		
155-158, 160, 165		
166, 168-170	LOT 44 x 109 MIN PAD 35 X 74	LOT 50 x 88 MIN PAD 30 X 53
172-174, 178	28, 162	188
180-187		
LOT 40 x 109 MIN PAD 30 X 74		
1, 2, 26, 27, 29		
37, 121, 127-136		
163, 179		

NOTE: LOTS 49-53, 89-92, 116, 123, 146, 147, 173, 178 ALL HAVE WIDER FRONT YARDS THAN LISTED ABOVE. THEY ALL HAVE MIN OF 5' SIDEYARD SETBACK.

LEGEND

- PROPOSED SPOT ● 29.20
- EXISTING SPOT ○
- TEMP. DESILTATION BASIN
- PROPOSED CONTOUR — 5910 —
- LIMITS OF GRADING
- EXISTING CONTOUR
- HIGH POINT
- FLOW DIRECTION ARROW
- PAD
- TURNED BLOCK TB
- RETAINING WALL
- GARDEN WALL
- RIBBON CHANNEL
- SWALE
- SLOPE (3:1 MAX)

APPROVED FOR ROUGH GRADING DATE

Bohannon & Huston
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

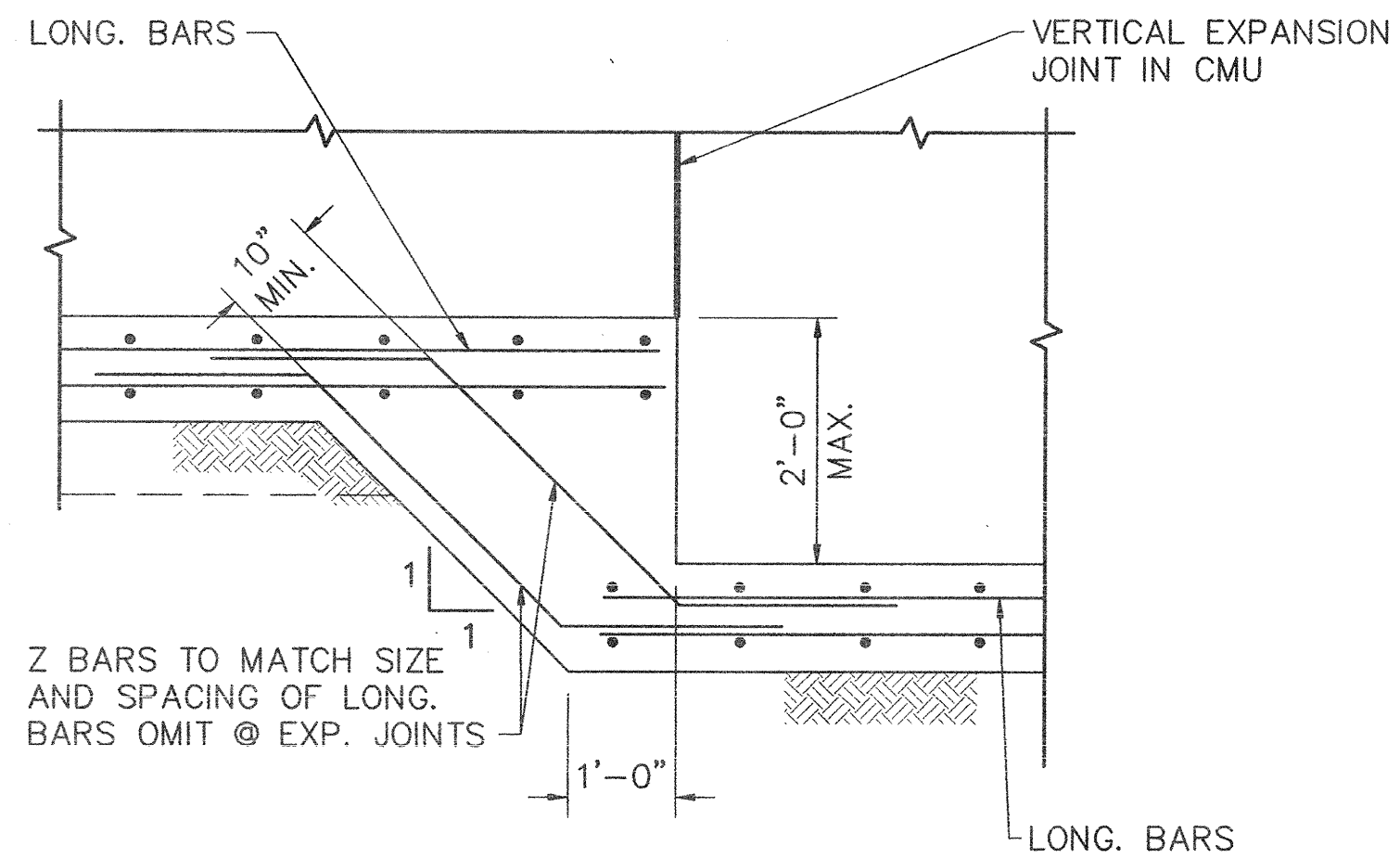
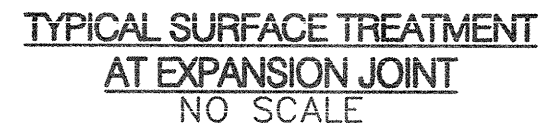
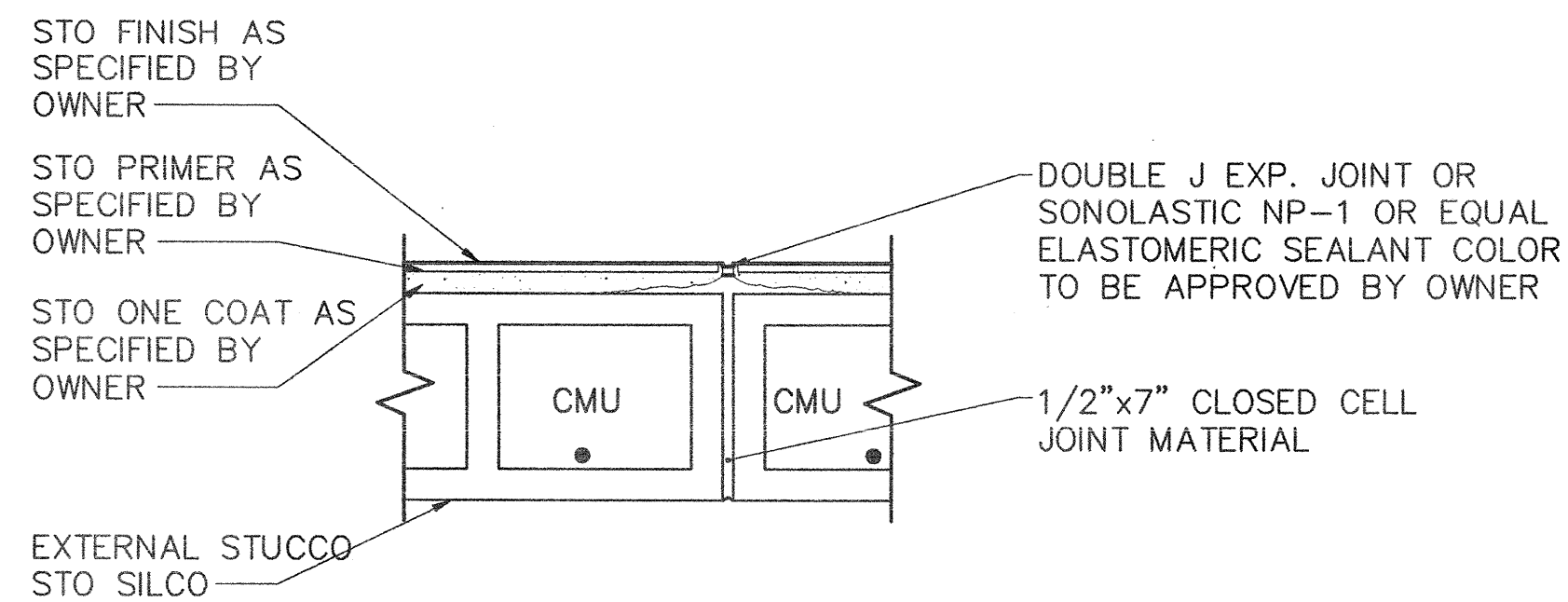
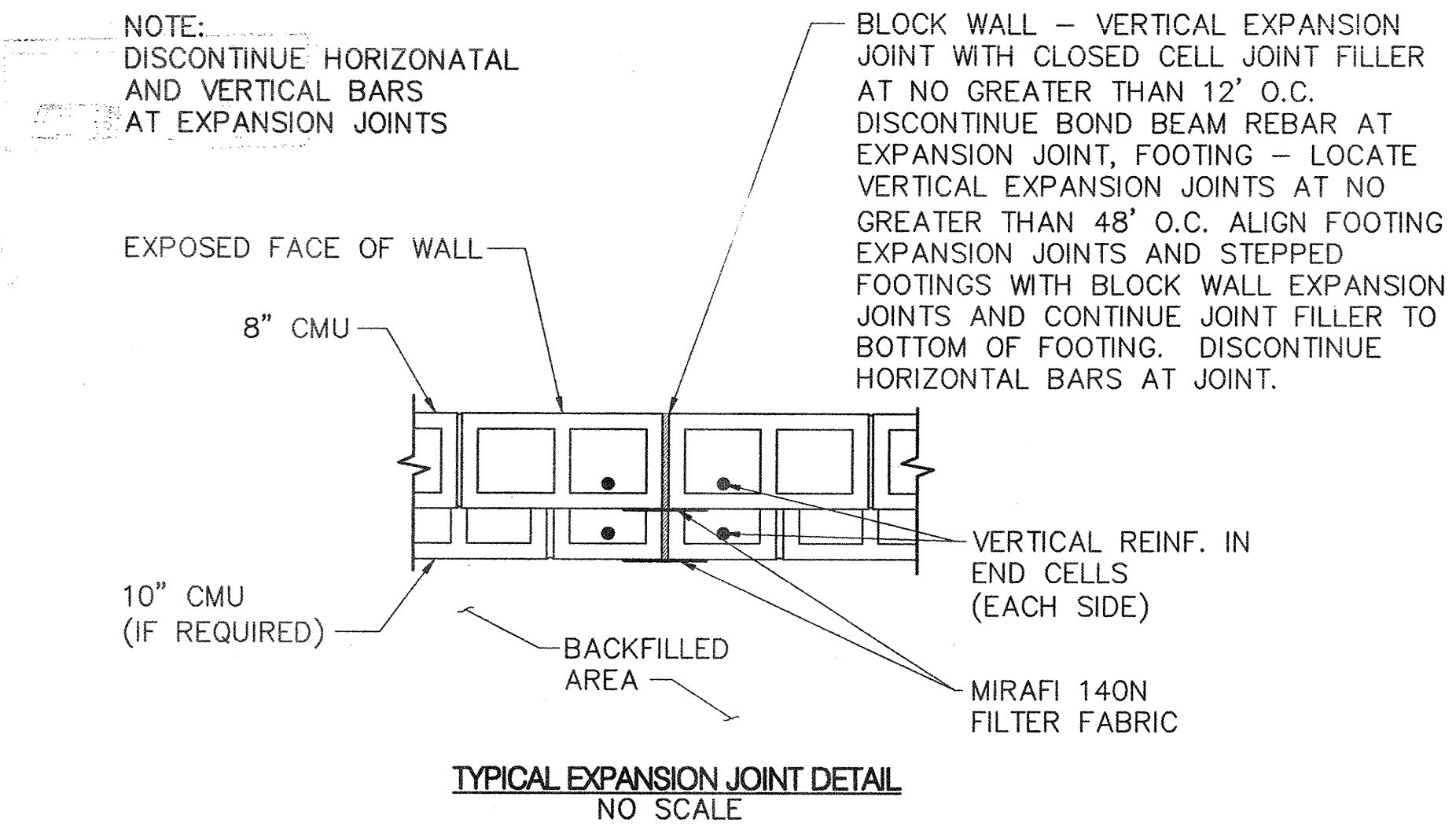
TRACT 1A, 1B & 3 AT VENTANA RANCH WEST
GRADING PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

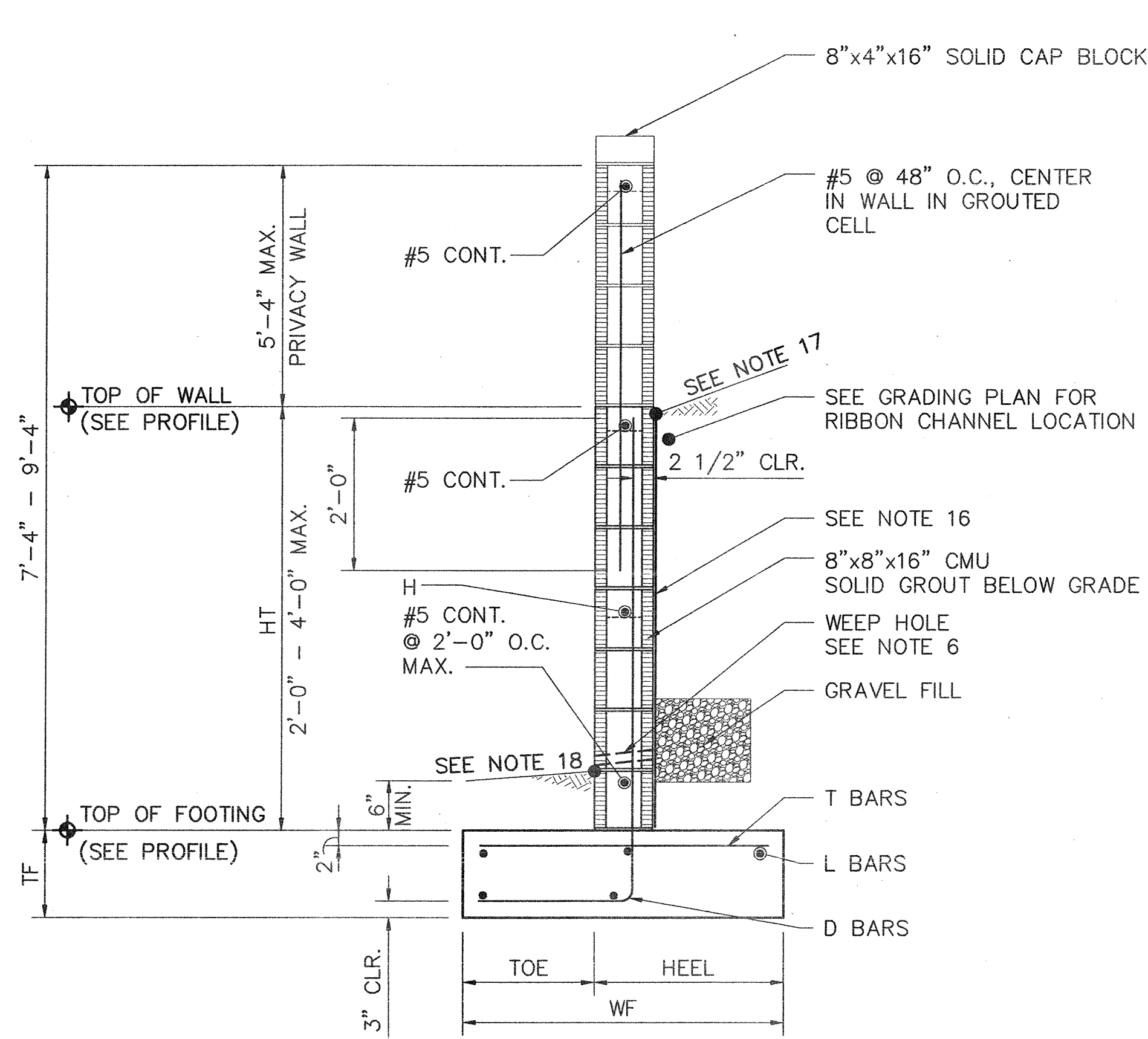
For Information Only
749485

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

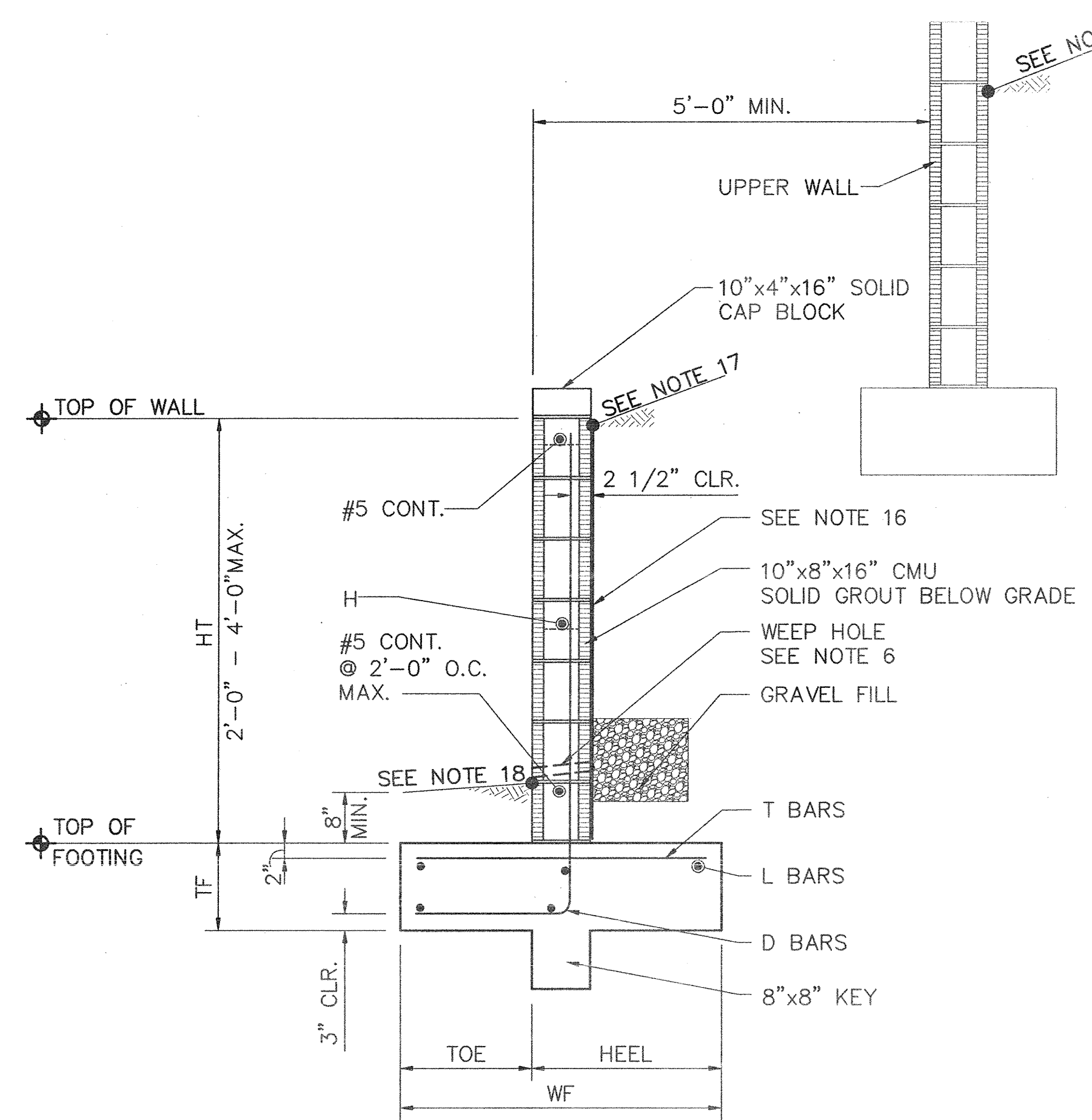
SCANNED
BY PLU



STEP FOOTING DETAIL
NO SCALE



TYPE 1 AND 2 RETAINING WALLS



TYPE 3 AND 4 RETAINING WALLS
NO SCALE TYPICAL RETAINING WALL 4'-0" MAX. HT

NOTES FOR RETAINING WALLS

1. EARTHWORK: SEE GEOTECHNICAL ENGINEERING SERVICES REPORT BY VINYARD & ASSOCIATES INC., PROJECT No. 04-1-169, ALBUQUERQUE, NEW MEXICO, DATED SEPTEMBER 23, 2004 FOR EARTHWORK INFORMATION AND REQUIREMENTS.
2. RETAINING WALL SHALL NOT BE BACK-FILLED UNTIL AT LEAST 7 DAYS AFTER PLACING OF FINAL GROUT LEVEL. CARE SHOULD BE TAKEN TO AVOID EXERTING IMPACT FORCES ON THE WALL AS COULD BE CAUSED BY A LARGE MASS OF MOVING EARTH. SLOPES UP AWAY FROM WALLS SHOULD NOT EXCEED 3:1.
3. VERTICAL CONTROL JOINTS IN THE WALL AND FOOTING SHALL BE PLACED AS SHOWN ON THE STEP FOOTING AND EXPANSION JOINT DETAILS.
4. MINIMUM LAP SPLICE ON REINFORCING BARS IN MASONRY WALLS SHALL BE 40 BAR DIAMETERS (2" -0" MINIMUM). REINFORCEMENT OF A SIZE AND SPACING OTHER THAN THAT GIVEN IN THE TABLES MAY BE USED PROVIDING SUCH OTHER REINFORCEMENT FURNISHES A STEEL AREA OF AT LEAST EQUAL TO THAT GIVEN IN THE TABLE.
5. CONSTRUCTION OF RETAINING WALLS SHALL CONFORM TO REQUIREMENTS OF THE 1997 UNIFORM BUILDING CODE, CHAPTER 21, MASONRY.
6. WEEP HOLES: PLACE A 2' x 1' PIECE OF MIRAFI 140N FILTER FABRIC ON THE BACK OF WALL AT EACH WEEP HOLE LOCATION. PROVIDE A 2"Ø WEEP HOLE AT 48" O.C., PROVIDE 1 CUBIC FOOT OF GRAVEL FILL AT EACH WEEP HOLE.
7. DESIGN DATA
 - BLOCK WEIGHT 12" = 135 PSF
 - BLOCK WEIGHT 10" = 105 PSF
 - BLOCK WEIGHT 8" = 85 PSF
 - SOIL WEIGHT = 105 PCF
 - EFP (ACTIVE) = 42 PCF
 - SOIL BEARING PRESSURE = 2000 PCF
 - (1/3 INCREASE FOR WIND/ SEISMIC)
 - COEFFICIENT OF FRICTION = 0.4
 - EFP (PASSIVE) = 300 PCF
 - CONCRETE F'C (28 DAYS) = 3000 PSI
 - GROUT STRENGTH = 2000 PSI
 - CMU GRADE N = 1500 PSI (GROUTED SOLID)
 - REINFORCEMENT = 60 ASTM A-615
8. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO CONCRETE FOOTING POUR FOR INSPECTION OF COMPACTION UNDER FOOTING, FOOTING DEPTH AND WIDTH AND WALL STEEL AND SPACING. FINAL INSPECTION OF FOOTING AND WALL WILL BE REQUIRED.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR CODE ADMINISTRATION APPROVAL AND FEES ASSOCIATED WITH IT.
10. ALL CELLS BELOW GRADE SHALL BE FULLY GROUTED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO SEE THAT ALL REBAR IS PROPERLY ALIGNED AND TIED IN PLACE BEFORE PLACING CONCRETE. ALL STEEL SHALL BE ACCURATELY LOCATED AND SECURED IN PLACE SO THAT IT REMAINS IN POSITION DURING THE PLACEMENT OF THE CONCRETE. ANY REBAR IMPROPERLY INSTALLED SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER. REBAR STAKES ARE NOT ACCEPTABLE.
12. THE FIRST COURSE OF CMU BLOCK MAY BE PLACED IN FRESH FOOTING CONCRETE. SUBSEQUENT COURSES OF CMU BLOCK SHALL NOT BE PLACED UNTIL 7 DAYS AFTER THE FOOTING IS CAST.
13. ALL EXPOSED CMU BLOCK TO BE STUCCO/PAINTED. THE CONTRACTOR SHALL COORDINATE COLOR/FINISH WITH THE OWNER.
14. ALL CMU BLOCK JOINTS SHALL BE TOOLED.
15. MIRAFI 140N FILTER FABRIC, 1 FOOT WIDE SHALL BE PLACED ON THE BACK OF THE WALL AT EACH EXPANSION JOINT. THE FABRIC SHALL EXTEND DOWN FROM THE TOP OF THE WALL EXTENDING 6" OVER THE TOP OF THE FOOTING.
16. WATERPROOFING: SONNEBORN HLM 5000 (T.S. OR R CONSTRUCTOR OPTION) WET MILL THICKNESS 55-65 MIL. USE SONNEBORN 50 MIL. PROTECTION COURSE II TO PROTECT WATERPROOFING DURING BACKFILLING.
17. MAX DESIGN FILL SLOPE IS 3:1.
18. MAX SLOPE AWAY FROM THE WALL @ THE TOE SIDE SHALL BE 3:1.

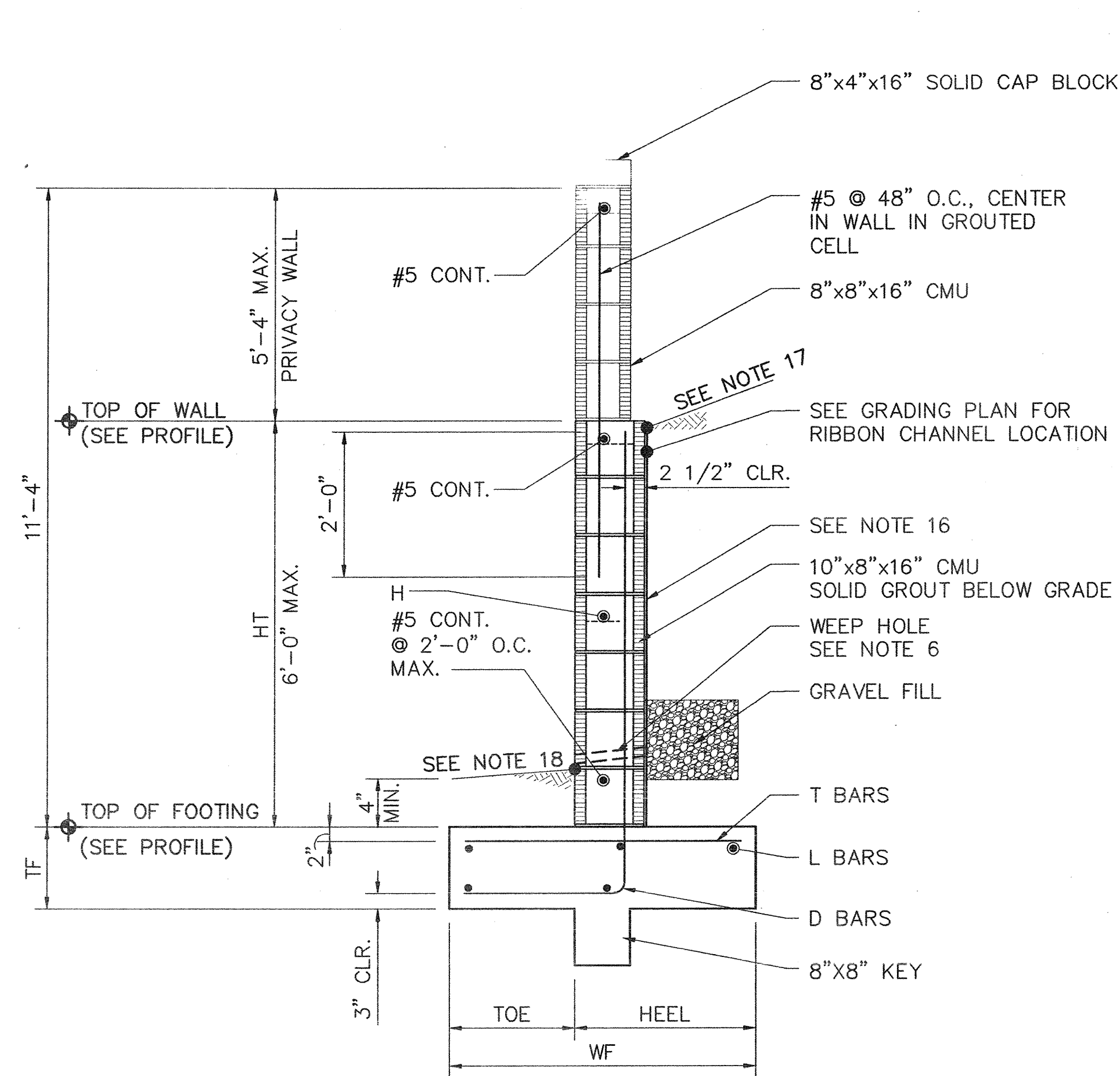
AS-BUILT INFORMATION		DATE	
CONTRACTOR	<i>Sundance</i>	DATE	<i>1/06</i>
WORK		DATE	<i>1/06</i>
ESTIMATED BY	<i>AIS</i>	DATE	
INSPECTOR'S	<i>SEA</i>	DATE	
FIELD	<i>AIS</i>	DATE	
DRAWINGS		DATE	<i>1/06</i>
CORRECTED BY	<i>AIS</i>	DATE	
MICRO-FILM INFORMATION		DATE	
RECORDED BY		DATE	
INC.			

[illegible][illegible]

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	
Designed By: GEL		DATE: 11/10/04	
Drawn By: KM		DATE: 11/10/04	
Checked By: GEL		DATE: 11/10/04	

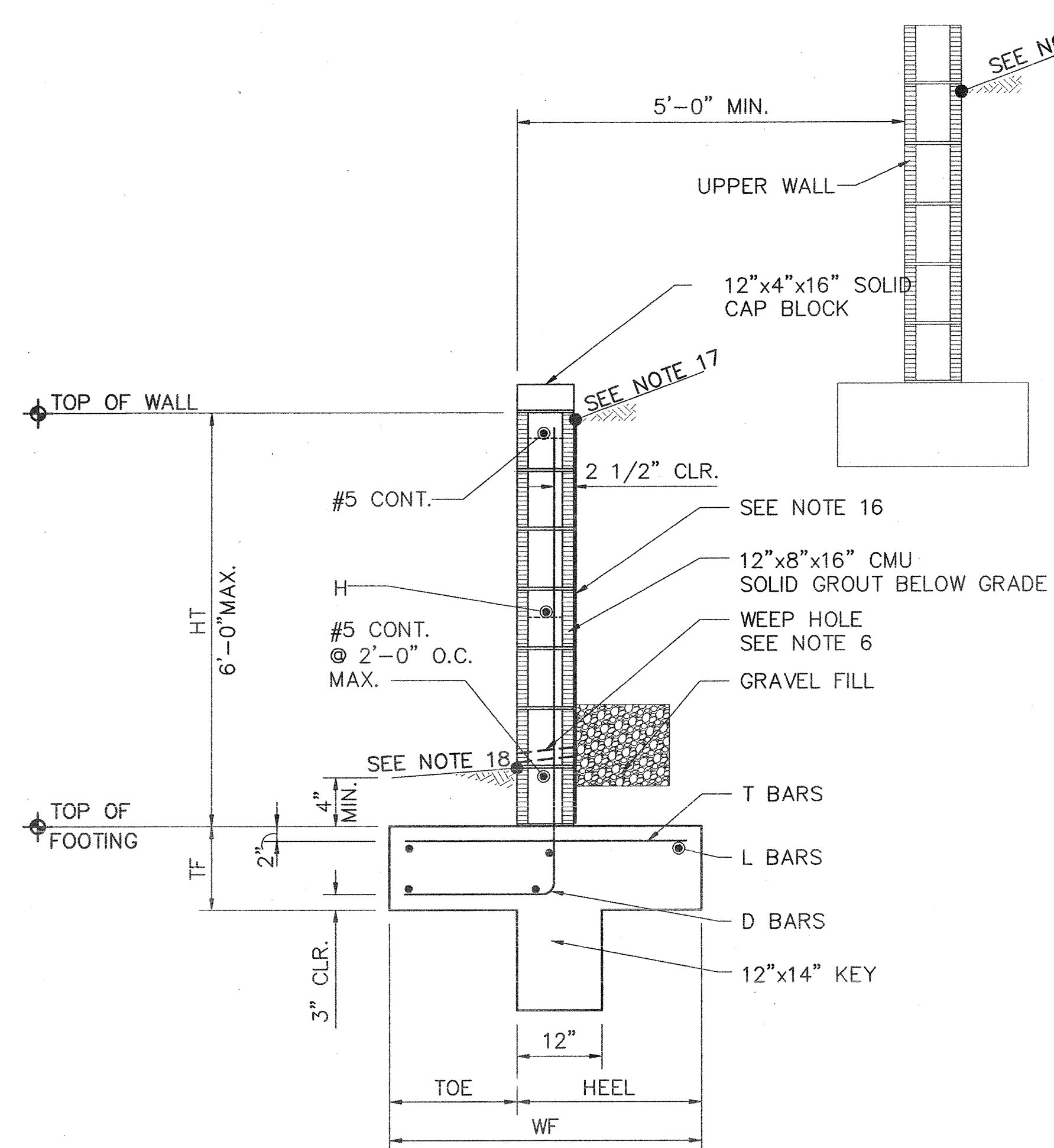
Bohannon & Hutton
 Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

	CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP																
	VENTANA MESA AT VENTANA RANCH WEST RETAINING WALL DETAILS																
Design Review Committee	City Engineer Approval	Last Design Update	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Mo./Day/Yr.</th> <th style="width: 50%;">Mo./Day/Yr.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	Mo./Day/Yr.	Mo./Day/Yr.												
Mo./Day/Yr.	Mo./Day/Yr.																
City Project No. 749485	Zone Map No.	Sheet 4G	Of 1D														



TYPE 5 RETAINING WALL

NO SCALE TYPICAL RETAINING WALL 6'-0" MAX HEIGHT W/ PRIVACY WALL



TYPE 6 RETAINING WALL
NO SCALE TYPICAL RETAINING WALL 6'-0" MAX. HT

REINFORCED CONCRETE
TENSION LAP SPLICES

BAR	LENGTH (IN)
4	18
5	22
6	26
7	44
8	54

NOTE: SEE RETAINING WALL
DETAILS, SHEET S15 FOR
RETAINING WALL NOTES.

DIMENSIONS

WALL TYPE	HT	TF (IN)	TOE (IN)	HEEL (IN)	WF (IN)
1	2'-0"	12	15	21	36
2	4'-0"	12	15	21	36
3	2'-0"	12	14	25	39
4	4'-0"	12	14	25	39
5	6'-0"	14	18	26	44
6	6'-0"	14	30	33	63

REINFORCING

WALL TYPE	D		L		T		H	
	SIZE	SPACE	SIZE	NO. REQ'D	SIZE	SPACE	SIZE	SPACE
1	5	24	4	5	4	18	5	24
2	5	24	4	5	4	18	5	24
3	5	32	4	5	4	18	5	24
4	5	32	4	5	4	18	5	24
5	5	16	4	6	4	16	5	24
6	5	16	5	6	4	16	5	24

AS-BUILT INFORMATION		DATE	
CONTRACTOR	<i>Sunderland</i>	DATE	
WORK OBTAINED BY	<i>AIS</i>	DATE	<i>1/26</i>
INSPECTOR'S ACCEPTANCE BY	<i>SEC</i>	DATE	<i>1/26</i>
VERIFICATION BY	<i>AIS</i>	DATE	<i>1/26</i>
RECORDED BY	<i>TRAININGS</i>	DATE	<i>1/26</i>
MICRO-FILM INFORMATION		DATE	
RECORDED BY		DATE	
NO.			

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No.	Sheet	Cost
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Bohannon & Hu-ton

 Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

 CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
VENTANA MESA AT VENTANA RANCH WEST RETAINING WALL DETAILS			
Design Review Committee	City Engineer Approval	Last Design Update Mo. / Day / Yr.	Mo. / Day / Yr.
For Information <i>Only</i>			
City Project No.	Zone Map No.	Sheet	Of
149485		111	12

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BY *PLN*

Ventana Mesa Retaining Wall Table										
Wall Point	TV Elev	BW Elev	Top of Footer	Wall Ht	Wall Ht	Approx Wall Length	Average Wall Height	Average Wall Type		
1	24.77	22.87	21.95	2.82	3.33	75.33	4.00	2		
2	28.09	24.50	23.58	4.51	4.67	15.33	5.33	5		
3	28.87	23.86	22.94	5.93	6.00	16.00	4.67	5		
4	29.69	28.21	27.29	2.40	2.67					
5	30.16	30.16	29.24	0.92	1.33	5.33	3.33	2		
6	30.16	26.68	25.76	4.40	4.67	47.33	5.33	6		
7	31.43	27.43	26.51	4.92	5.33	4.00	4.67	6		
8	31.43	28.41	27.49	3.94	4.00	58.67	4.67	6		
9	33.38	29.38	28.46	4.92	5.33	42.00	5.33	6		
10	34.73	30.73	29.81	4.92	5.33	6.00	4.00	2		
11	36.23	34.73	33.81	2.42	2.67					
12	36.23	32.23	31.31	4.92	5.33	62.00	5.33	5		
13	37.94	33.94	33.02	4.92	5.33	40.00	5.33	5		
14	38.67	34.67	33.75	4.92	5.33	40.00	5.33	5		
15	40.03	36.03	35.11	4.92	5.33					
16	38.53	36.20	35.28	3.25	3.33	40.00	4.00	4		
17	39.28	36.50	35.58	3.70	4.00	45.33	4.67	6		
18	40.03	36.75	35.83	4.20	4.67					
19	38.05	36.55	35.83	2.42	2.67	19.33	2.67	2		
20	41.53	40.03	39.11	2.42	2.67					
21	37.20	35.70	34.78	2.42	2.67	19.33	3.33	2		
22	41.85	39.92	39.00	2.85	3.33	45.33	4.00	2		
23	42.42	39.57	38.65	3.77	4.00	4.00	4.00	2		
24	42.42	39.51	38.59	3.83	4.00	46.00	4.67	5		
25	42.81	39.16	38.24	4.57	4.67					
26	39.92	35.92	35.00	4.92	5.33	45.33	5.33	6		
27	39.57	35.57	34.65	4.92	5.33	5.33	5.33	6		
28	39.51	35.57	34.65	4.86	5.33					

110	31.70	28.85	27.93	3.77	4.00	52.67	4.67	6		
111	32.55	28.55	27.63	4.92	5.33					
112	35.35	31.35	30.43	4.92	5.33	40.00	5.33	5		
113	36.47	32.47	31.55	4.92	5.33					
113	36.47	32.47	31.55	4.92	5.33	48.00	4.67	5		
114	37.80	35.43	34.51	3.29	3.33	4.00	4.67	5		
115	37.80	33.80	32.88	4.92	5.33	40.00	5.33	5		
116	38.93	34.93	34.01	4.92	5.33	52.00	5.33	5		
117	40.33	36.33	35.41	4.92	5.33	40.00	5.33	5		
118	41.28	37.28	36.36	4.92	5.33	4.67	5.33	5		
119	41.28	37.28	36.36	4.92	5.33	46.67	5.33	5		
120	42.25	38.25	37.33	4.92	5.33	50.00	5.33	5		
121	43.13	39.26	38.34	4.79	5.33	46.00	5.33	5		
122	43.75	39.94	39.02	4.73	5.33	20.67	5.33	5		
123	44.20	40.83	39.91	4.29	4.67	71.33	4.00	2		
124	42.60	40.40	39.48	3.12	3.33	11.67	2.67	2		
125	40.52	39.42	38.50	2.02	2.00					
CONTRACTOR TO BUILD GARDEN WALL (18" MAX) 5' EAST OF WALL POINTS 116 THRU 118 ON LOTS 166 AND 167										
126	31.59	31.35	30.43	1.16	1.33	5.33	2.00	1		
127	31.35	29.62	28.70	2.65	2.67	40.00	3.33	4		
128	32.47	29.53	28.61	3.86	4.00	5.33	3.33	2		
129	33.21	32.47	31.55	1.66	2.00					
130	33.80	32.07	31.15	2.65	2.67	40.00	3.33	4		
131	34.93	32.37	31.45	3.48	4.00					

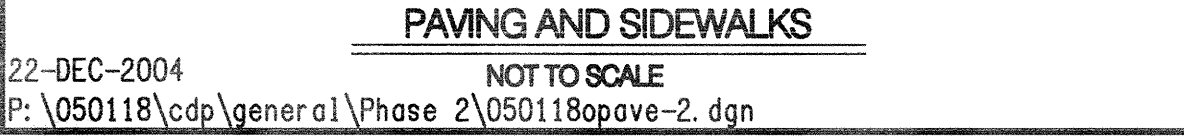
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29	39.51	35.51	34.59	4.92	5.33	46.00	5.33	6		
30	39.16	35.16	34.24	4.92	5.33	5.33	4.67	6		
31	41.31	39.16	38.24	3.07	3.33					
32	37.57	36.07	35.15	2.42	2.67	9.33	4.00	2		
33	43.13	39.13	38.21	4.92	5.33	46.00	5.33	5		
34	43.14	39.10	38.18	4.96	5.33	4.00	4.00	2		
35	43.14	41.64	40.72	2.42	2.67					
36	42.81	41.31	40.39	2.42	2.67	21.33	3.33	2		
37	42.00	39.00	38.08	3.92	4.00	36.67	4.67	5		
38	40.60	36.65	35.73	4.87	5.33	28.00	4.00	2		
39	39.45	37.98	37.06	2.39	2.67					
40	20.47	18.00	17.08	3.39	3.33	39.33	4.67	5		
41	24.54	20.68	19.76	4.78	5.33	40.67	5.33	5		
42	23.35	19.35	18.43	4.92	5.33	63.33	5.33	5		
43	21.83	18.13	17.21	4.62	4.67					
44	20.29	18.79	17.87	2.42	2.67	63.33	4.00	2		
44A	23.42	20.12	19.20	4.22	4.67	5.33	5.33	5		
45	24.13	21.12	20.20	3.93	5.33	35.33	4.67	5		
46	24.38	22.11	21.19	3.19	3.33	17.33	4.00	2		
47	25.78	22.74	21.82	3.96	4.00	24.00	4.00	2		
48	25.95	23.30	22.38	3.57	4.00	22.00	4.67	5		
49	27.87	24.19	23.27	4.60	4.67	12.67	4.67	5		
50	27.87	24.59	23.67	4.20	4.67	6.67	4.67	5		
51	28.02	24.59	23.67	4.35	4.67	20.00	5.33	5		
52	29.57	25.54	24.62	4.95	5.33	26.00	5.33	5		
53	29.78	25.74	24.82	4.96	5.33	6.00	4.67	5		
54	28.25	25.74	24.82	3.43	4.00					

132	41.93	40.43	39.51	2.42	2.67	62.67	4.00	2		
133	44.64	41.18	40.26	4.38	4.67	20.00	5.33	5		
134	45.27	41.27	40.35	4.92	5.33	41.33	5.33	5		
135	45.66	41.66	40.74	4.92	5.33	44.67	5.33	5		
136	46.06	42.06	41.14	4.92	5.33	3.33	5.33	5		
137	46.06	42.06	41.14	4.92	5.33	40.00	5.33	5		
138	46.42	42.42	41.50	4.92	5.33	40.00	5.33	5		
139	46.78	42.73	41.81	4.97	5.33	40.00	5.33	5		
140	47.15	43.15	42.23	4.92	5.33	4.00	5.33	5		
141	47.15	43.24	42.32	4.83	5.33	39.33	5.33	5		
142	47.51	43.76	42.84	4.67	4.67					
143	37.92	36.42	35.50	2.42	2.67	15.33	3.33	2		
144	37.17	34.17	33.25	3.92	4.00	50.00	3.33	2		
145	35.64	34.14	33.22	2.42	2.67					
146	29.24	28.57	27.65	1.59	2.00	9.33	3.33	2		
147	31.93	29.14	28.22	3.71	4.00	4.67	4.67	5		
148	33.43	29.43	28.51	4.92	5.33	48.00	5.33	5		
149	34.00	30.00	29.08	4.92	5.33	10.67	5.33	5		
150	35.40	31.40	30.48	4.92	5.33	38.67	5.33	5		
151	35.09	31.24	30.32	4.77	5.33	36.00	4.67	5		
152	32.37	29.43	28.51	3.86	4.00	15.33	4.00	2		
153	32.21	29.26	28.34	3.87	4.00	66.00	4.00	2		
154	31.51	28.58	27.66	3.85	4.00	10.00	3.33	2		
155	29.95	28.48	27.56	2.39	2.67					

55	31.43	29.91	28.99	2.44	2.67	16.00	4.00	2		
56	32.84	29.55	28.63	4.21	4.67	24.00	5.33	5		
57	33.02	29.00	28.08	4.94	5.33	16.00	5.33	5		
58	34.58	30.59	29.67	4.92	5.33	24.00	5.33	5		
59	34.80	30.80	29.88	4.92	5.33	26.00	5.33	5		
60	35.43	31.27	30.35	5.08	5.33	40.00	5.33	5		
61	36.00	32.00	31.08	4.92	5.33	40.00	5.33	5		
62	35.70	31.70	30.78	4.92	5.33	38.00	5.33	5		
63	35.45	31.45	30.53	4.92	5.33	30.00	5.33	5		
64	34.25	30.50	29.58	4.67	4.67	10.00	4.00	2		
65	31.83	30.33	29.41	2.42	2.67					
66	28.25	24.76	23.84	4.41	4.67	40.00	5.33	6		
67	29.91	25.91	24.99	4.92	5.33	40.00	5.33	6		
68	29.00	25.00	24.08	4.92	5.33	40.00	5.33	6		
69	30.80	26.80	25.88	4.92	5.33	59.33	5.33	6		
70	31.73	27.73	26.81	4.92	5.33	48.67	5.33	6		
71	31.70	27.70	26.78	4.92	5.33	36.00	5.33	6		
72	31.45	27.45	26.53	4.92	5.33	37.33	5.33	6		
73	30.33	28.33	25.41	4.92	5.33					
74	15.72	14.22	13.30	2.42	2.67	64.00	4.00	2		
75	16.90	13.05	12.13	4.77	5.33	26.00	5.33	5		
76	16.60	12.85	11.93	4.67	4.67					
77	19.48	17.98	17.06	2.42	2.67	48.67	3.33	2		
78	20.90	17.75	16.83	4.07	4.00	46.00	4.00	2		
79	23.67	20.67	19.75	3.92	4.00	19.33	3.33	2		
80	23.80	22.30	21.38	2.42	2.67					

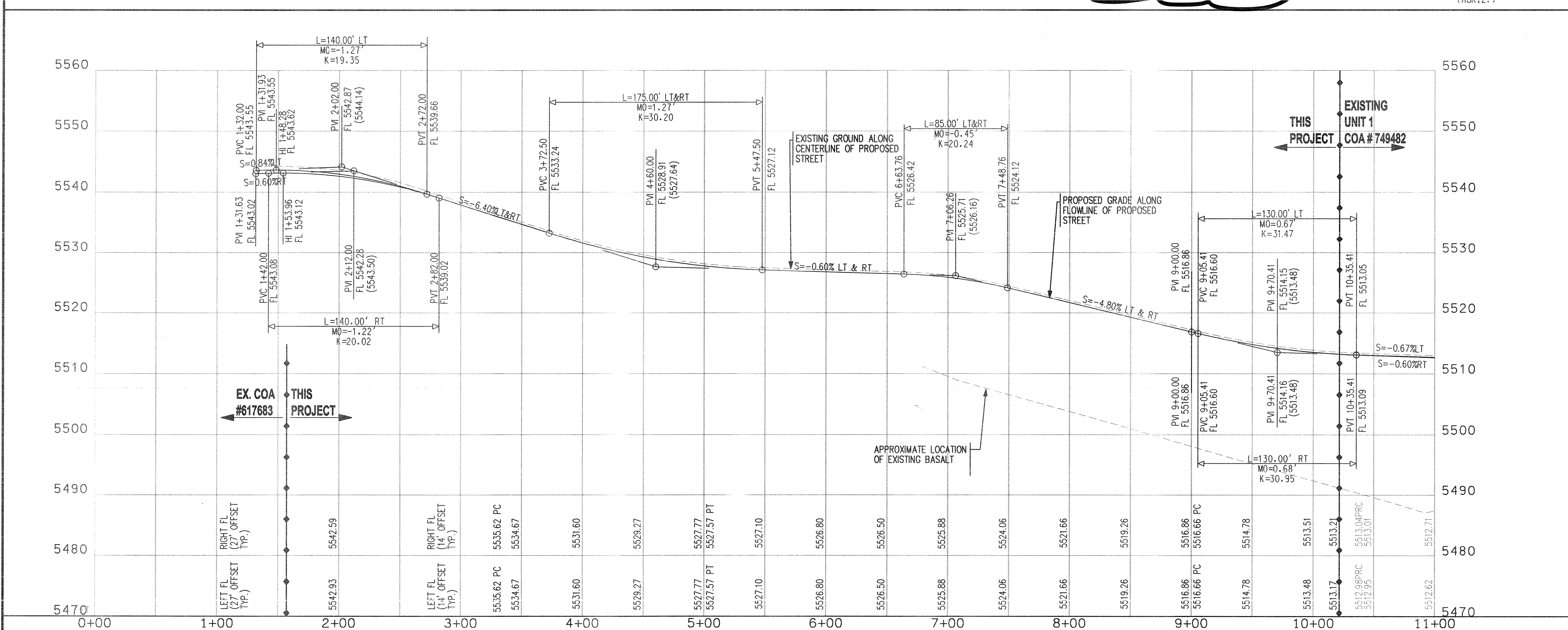
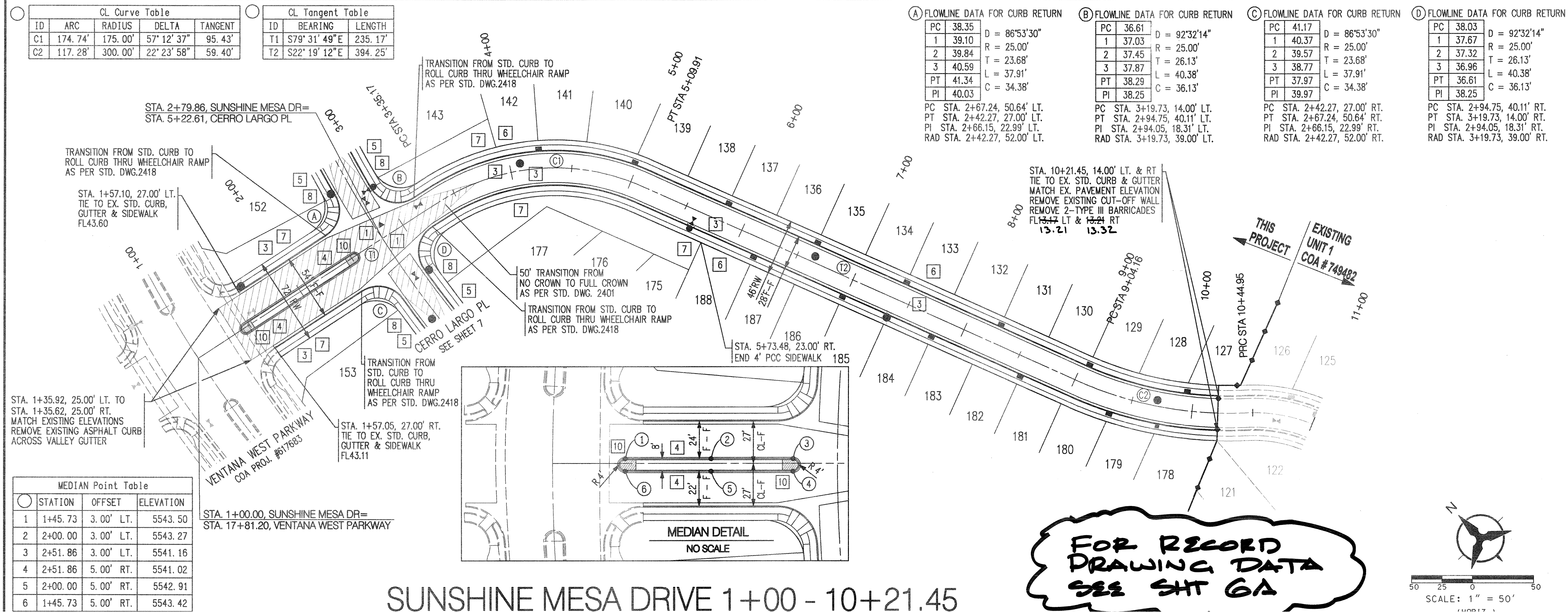
156	35.09	32.68	31.76	3.33	3.33			
157	34.93	32.52	31.60	3.33	3.33	16.00	3.33	2
						70.00	3.33	2
158	34.24	31.83	30.91	3.33	3.33	10.00	3.33	2
159	32.94	31.73	30.81	2.13	2.67			
160	40.64	39.14	38.22	2.42	2.67			
						72.67	4.00	2
161	41.37	37.37	36.45	4.92	5.33	4.00	5.33	5
						36.00	5.33	5
162	40.88	36.88	35.96	4.92	5.33	34.00	4.00	2
163	39.00	35.47	34.55	4.45	4.67			
164	35.71	34.21	33.29	2.42	2.67			
165	40.75	39.25	38.33	2.42	2.67	50.67	4.00	2
						55.33	5.33	5
166	40.28	36.55	35.63	4.65	4.67	8.00	4.00	2
167	37.04	33.04	32.12	4.92	5.33			
168	34.54	32.97	32.05	2.49	2.67			
169	34.38	33.00	32.08	2.30	2.67	23.33	3.33	2
						30.67	4.00	2
170	34.50	32.51	31.59	2.91	3.33	67.33	4.67	5
171	33.85	30.92	30.00	3.85	4.00	76.00	4.67	5
172	32.06	28.32	27.40	4.66	4.67	45.33	4.00	2
173	30.60	27.11	26.19	4.41	4.67			
174	29.40	27.62	26.70	2.70	2.67			



SCANNED
BY *PLU*

CL Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C1	174. 74'	175. 00'	57° 12' 37"	95. 43'
C2	117. 28'	300. 00'	22° 23' 58"	59. 40'

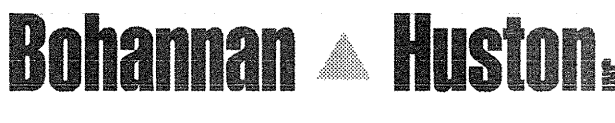
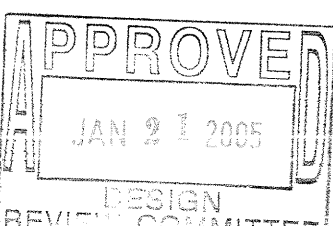
CL Tangent Table		
ID	BEARING	LENGTH
T1	S79° 31' 49"E	235.17'
T2	S22° 19' 12"E	394.25'



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BHI JOB NO. 050118

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

NOTES		AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
		CONTRACTOR STARTED BY INSPECTOR'S ACCEPTANCE BY VERIFICATION BY DRAWN BY CHECKED BY		ACS BRASS TABLET STAMPED "1-A-B 1980" GEOGRAPHIC POSITION (NAD 1927) N.M. STATE PLANE COORDINATES (CENTRAL ZONE) X=350,152.25 Y=1,531,818.60 GROUND-TO-GRID FACTOR = 0.9998593 DELTA ALPHA = -0017'21" NAD 1929 ELEVATION = 5570.04		FIELD NOTES NO. BY		NO. DATE	
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.									
2. ALL CURB RETURN RADII SHALL BE 25' UNLESS OTHERWISE SPECIFIED.									
3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.									
4. GRADE ELEVATIONS, WHERE NOTED, ARE ALONG FLOWLINE OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.									
5. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.									
6. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.									
7. CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.									
8. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.									
9. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.									
10. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.									
11. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.									
KEYED NOTES									
1. INSTALL 6" CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420									
2. INSTALL 4" CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421									
3. STD. CURB & GUTTER AS PER STD. DWG. 2415A									
4. MEDIAN CURB & GUTTER AS PER STD. DWG. 2415B									
5. ROLL CURB & GUTTER AS PER STD. DWG. 2415A									
6. DEFERRED 4' SIDEWALK									
7. BUILD 4' SIDEWALK AS PER STD. DWG. 2430									
8. INSTALL WHEELCHAIR RAMP AS PER DETAIL "A" SHEET 5.									
9. BUILD WHEEL CHAIR RAMP AS PER DETAIL "B" SHEET 5.									
10. INSTALL 4" TEXTURED & COLORED MEDIAN PAVEMENT FROM MEDIAN NOSE TO 10' FROM NOSE (BAJA RED) AS PER COA STD. DWG. 2408. MEDIAN NOSE TO BE PAINTED REFLECTIVE YELLOW.									
GENERAL NOTE: ALL STORM DRAIN MANHOLES SHALL BE 4' DIAMETER TYPE "E" AS PER STANDARD DRAWING 2102 UNLESS OTHERWISE NOTED.									
 Courtney 7500 Jefferson St. NE Albuquerque, NM 87109-4335 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES									
 CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP									
VENTANA MESA UNIT 2 SUBDIVISION AT VENTANA RANCH WEST PAVING PLAN & PROFILE SUNSHINE MESA DRIVE 1+00 - 10+21.45									
DESIGN REVIEW COMMITTEE 		CITY ENGINEER APPROVAL 		MO./DAY/YR. 		MO./DAY/YR. 		LAST DESIGN UPDATE 	
CITY PROJECT NO. 749485		ZONE MAP NO. B-8/B-9		SHEET 6 OF 10					

SCANNED BY *PLN*

CL Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C1	62.42'	120.00'	29°48'10"	31.93'
C2	269.38'	1280.00'	12°03'29"	135.19'
C3	229.33'	920.00'	14°16'56"	115.26'
C4	112.42'	300.00'	21°28'13"	56.88'
C5	111.23'	200.00'	31°51'51"	57.09'

CL Tangent Table		
ID	BEARING	LENGTH
T1	S27°16'48"E	24.79'
T2	S00°17'55"W	76.47'
T3	S21°10'18"E	126.46'
T4	S10°41'33"W	13.43'

CUL-DE-SAC Point Table		
STATION	OFFSET	ELEVATION
1+42.28	36.53' RT.	5543.02
2+122.31	55.20' RT.	5543.93
3+140.32	62.00' RT.	5544.85
4+078.22	55.55' RT.	5545.76
5+063.34	37.99' RT.	5546.67
6+060.59	15.14' RT.	5546.07
7+070.90	5.44' LT.	5545.32
8+090.84	16.94' LT.	5544.57
9+143.82	15.54' LT.	5543.81

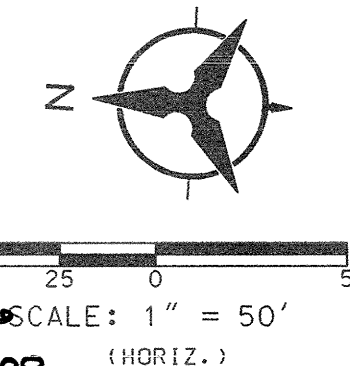
CERRO LARGO PLACE 0+00 - 11+25.93

STA. 5+22.61, CERRO LARGO PL=
STA. 2+79.86, SUNSHINE MESA DR

STA. 11+25.93, 14.00' LT. & RT
TIE TO EX. ROLL CURB & GUTTER
MATCH EX. PAVEMENT ELEVATION
REMOVE EXISTING CUT-OFF WALL
REMOVE 2-TYPE III BARRICADES
FL 23.06 LT & FL 23.03 RT

KNUCKLE Point Table		
STATION	OFFSET	ELEVATION
10	9+74.70	33.08' RT. 5525.35
11	9+64.50	51.50' RT. 5525.83
12	9+46.38	62.20' RT. 5526.29
13	9+25.30	62.20' RT. 5526.63
14	9+07.17	51.50' RT. 5526.85
15	8+96.97	33.08' RT. 5527.06
16	8+97.01	14.00' RT. 5527.19
17	9+74.66	14.00' RT. 5526.92

NOTE:
SEE SHEET 6 FOR
QUARTER POINT FLOWLINE
ELEVATION TABLES FOR A,B,C & D



NOTES

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- CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
- ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
- WHEELCHAIR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
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KEYED NOTES

- INSTALL 6" CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
- INSTALL 4" CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421
- STD. CURB & GUTTER AS PER STD. DWG. 2415A
- MEDIAN CURB & GUTTER AS PER STD. DWG. 2415B
- ROLL CURB & GUTTER AS PER STD. DWG. 2415A
- DEFERRED 4' SIDEWALK
- BUILD 4' SIDEWALK AS PER STD. DWG. 2430
- INSTALL WHEELCHAIR RAMP AS PER DETAIL "A" SHEET 5.
- BUILD WHEEL CHAIR RAMP AS PER DETAIL "B" SHEET 5.
- INSTALL 4" TEXTURED & COLORED MEDIAN PAVEMENT FROM MEDIAN NOSE TO 10' FROM NOSE (BAJA RED) AS PER COA STD. DWG. 2408. MEDIAN NOSE TO BE PAINTED REFLECTIVE YELLOW.

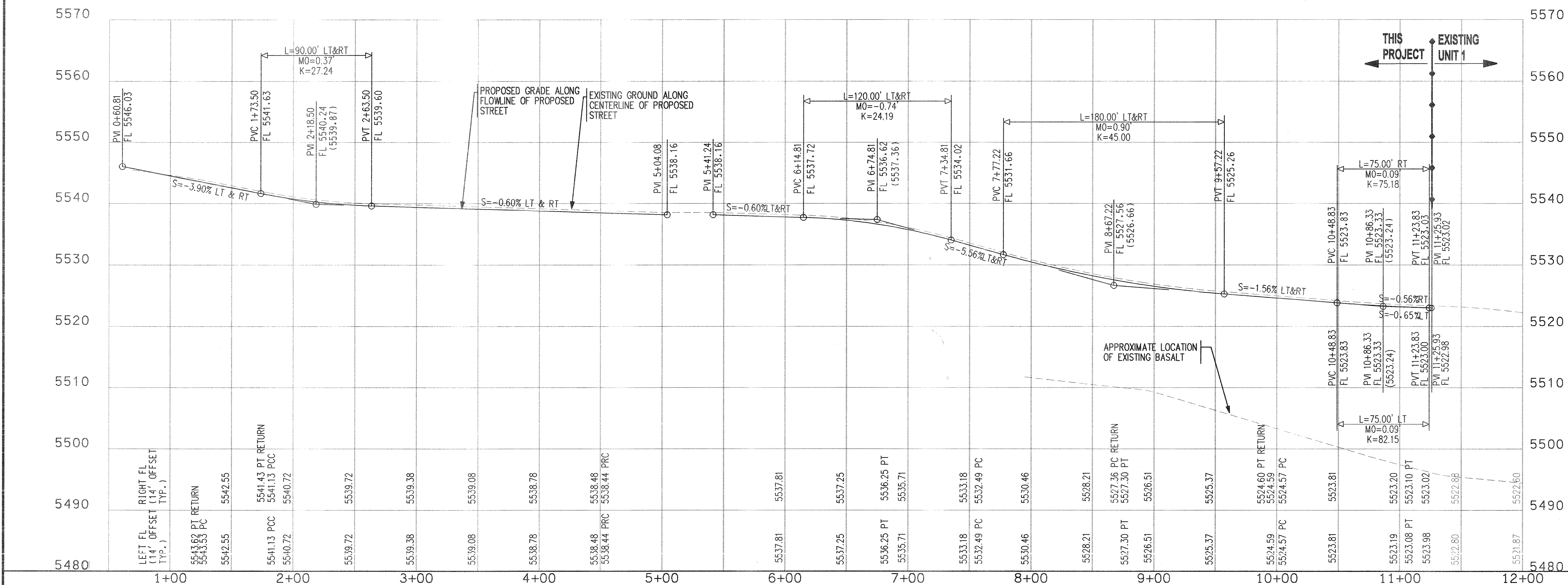
GENERAL NOTE:
ALL STORM DRAIN MANHOLES SHALL BE 4' DIAMETER TYPE "E" AS PER STANDARD DRAWING 2102 UNLESS OTHERWISE NOTED.

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
VENTANA MESA UNIT 2 SUBDIVISION AT VENTANA RANCH WEST
PAVING PLAN & PROFILE
CERRO LARGO PLACE 0+00 - 11+25.93

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED JAN 2 1 2005			
DESIGN REVIEW COMMITTEE			

CITY PROJECT NO. **749485** ZONE MAP NO. **B-8/B-9** SHEET **7** OF **10**

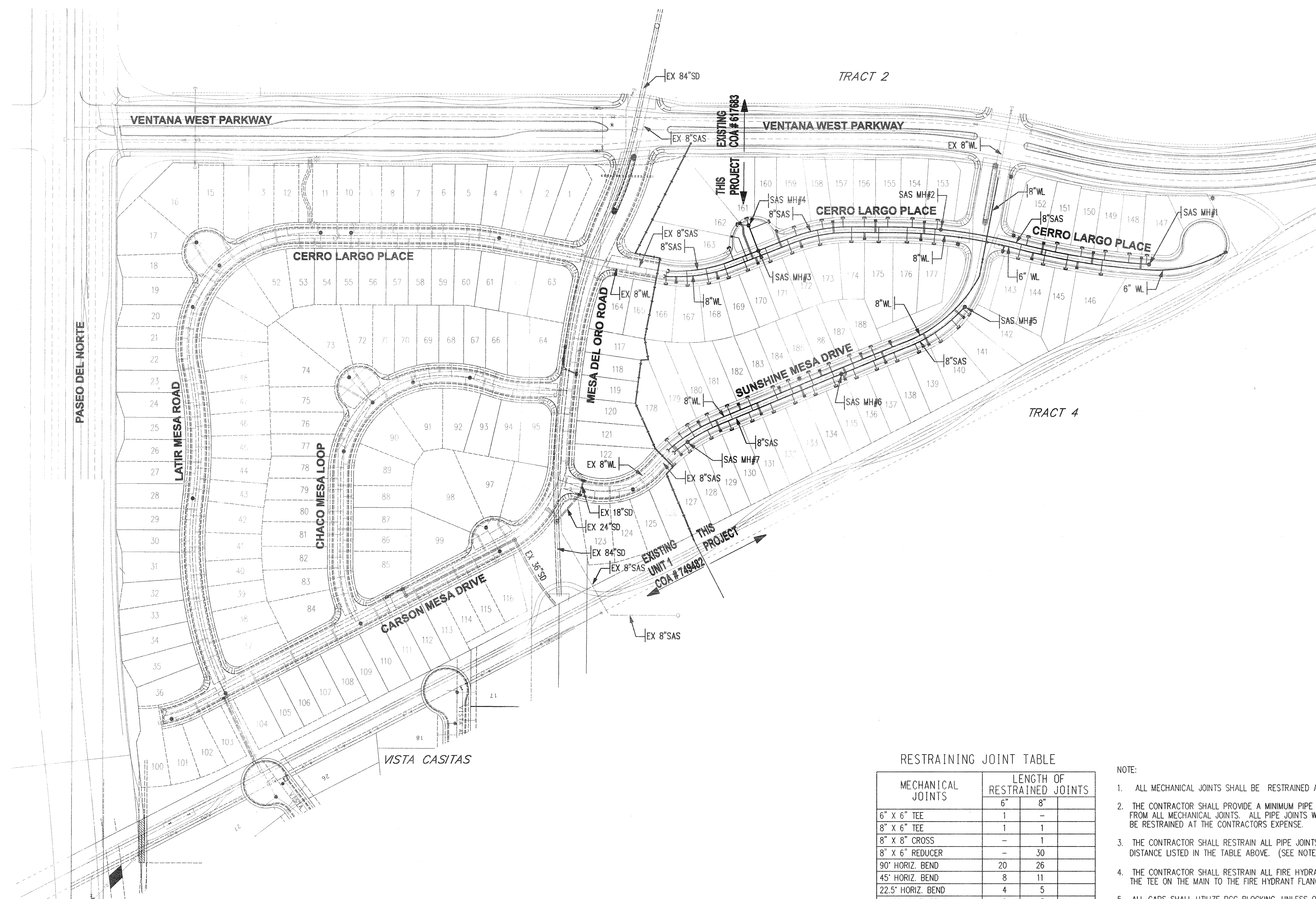


22-DEC-2004
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BHI JOB NO. 050118

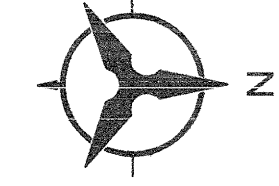
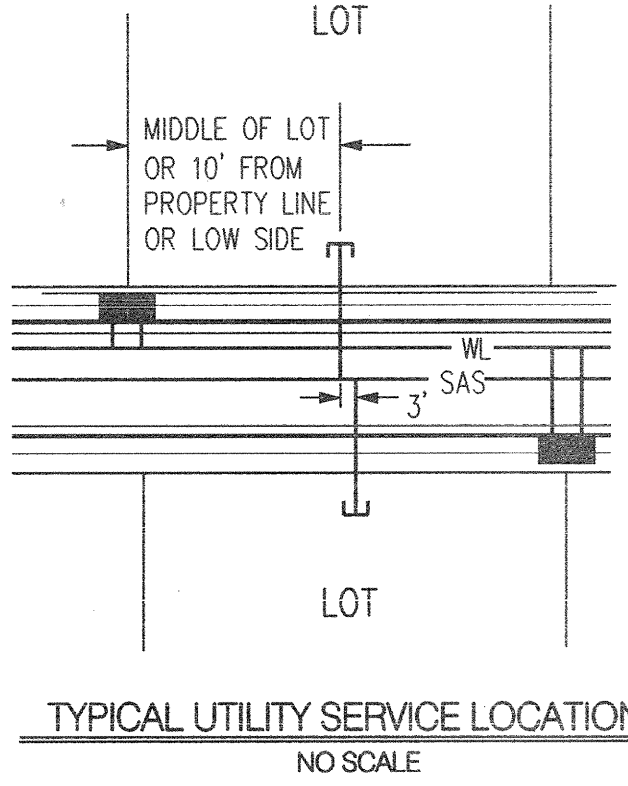
SCALE: 1" = 50' (HORIZ.)
1" = 10' (VERT.)

SCANNED BY *PLN*



LEGEND

PROPOSED STORM DRAIN MANHOLE	⊙
PROPOSED SANITARY SEWER MANHOLE	●
EXISTING SANITARY SEWER MANHOLE	⦿
PROPOSED FIRE HYDRANT	⦿
EXISTING FIRE HYDRANT	⦿
PROPOSED GATE VALVE	⋈
EXISTING GATE VALVE	⋈
PROPOSED SANITARY SEWER LINE	SAS
EXISTING SANITARY SEWER LINE	SAS
PROPOSED WATER LINE	WL
EXISTING WATER LINE	WL
PROPOSED SANITARY SEWER SERVICE	SS
PROPOSED STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE	SD
PROPOSED WATER METER SERVICE	WMS
PROPOSED STREET LIGHT	★

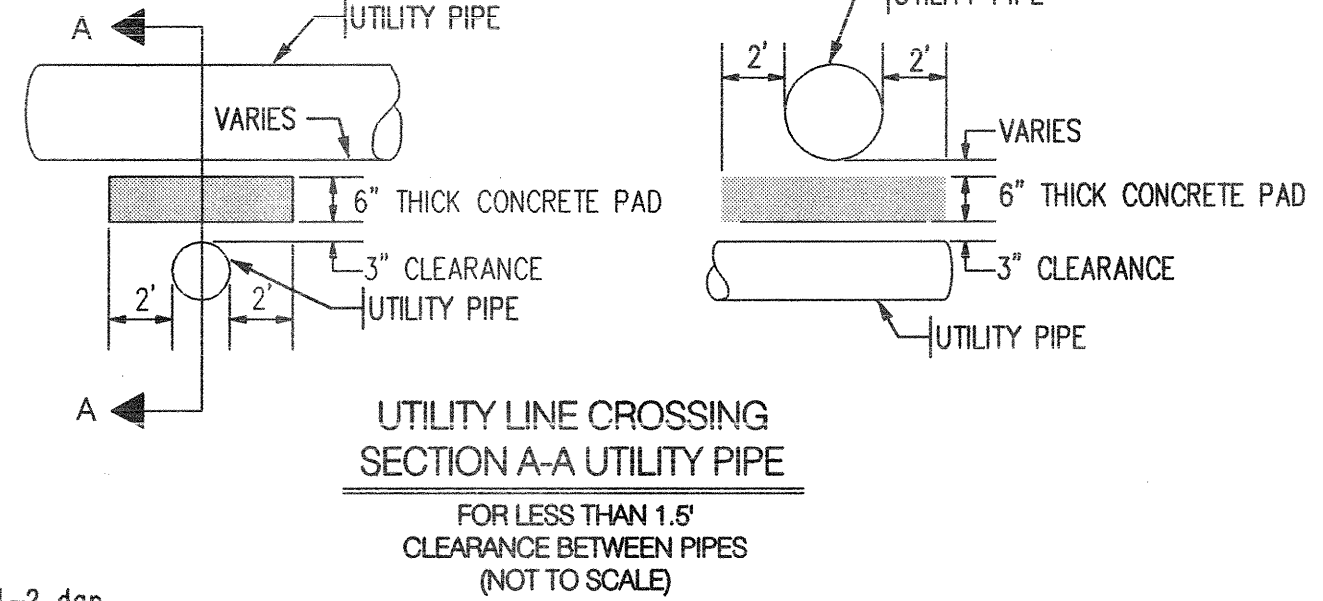
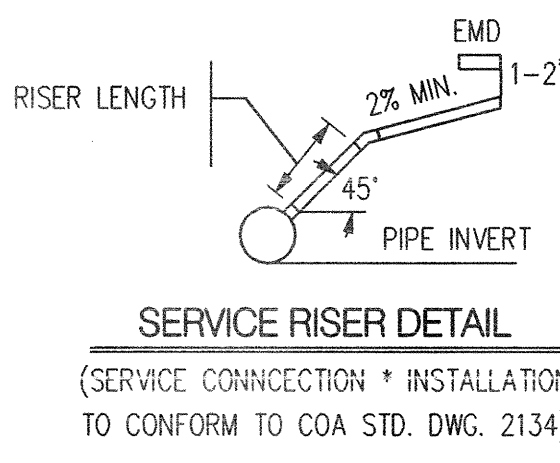
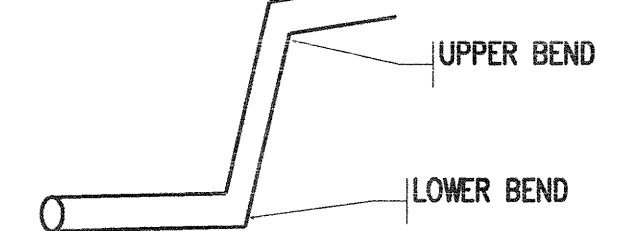


SCALE: 1" = 100'
(HORIZ.)

RESTRAINING JOINT TABLE

MECHANICAL JOINTS	LENGTH OF RESTRAINED JOINTS	
	6"	8"
6" X 6" TEE	1	-
8" X 6" TEE	1	1
8" X 8" CROSS	-	1
8" X 6" REDUCER	-	30
90° HORIZ. BEND	20	26
45° HORIZ. BEND	8	11
22.5° HORIZ. BEND	4	5
11.25° HORIZ. BEND	2	3
GATE VALVE/CAP	55	72
22.5° VERT. BEND	-	-
UPPER	-	14
LOWER	-	2

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



APPROVED FOR NMU *[Signature]* 12-22-04 DATE

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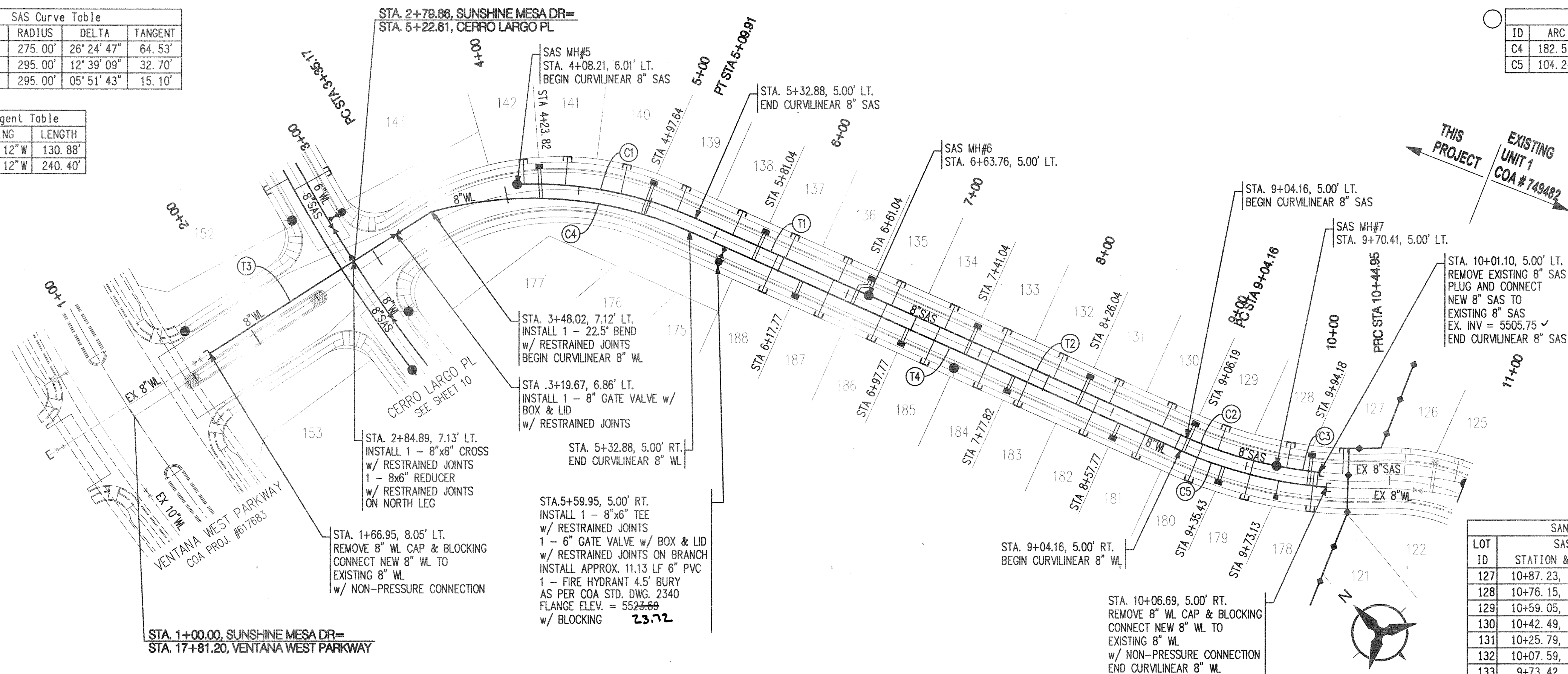
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
VENTANA MESA UNIT 2 SUBDIVISION AT VENTANA RANCH WEST
OVERALL UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED JAN 2 3 2005 DESIGN REVIEW COMMITTEE	LAST DESIGN UPDATE		
CITY PROJECT NO. 749485	ZONE MAP NO. B-8/B-9	SHEET 8	OF 10

SCANNED
BY PLN

SAS Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C1	126.77'	275.00'	26° 24' 47"	64.53'
C2	65.14'	295.00'	12° 39' 09"	32.70'
C3	30.18'	295.00'	05° 51' 43"	15.10'

SAS Tangent Table		
ID	BEARING	LENGTH
T1	N22° 19' 12" W	130.88'
T2	N22° 19' 12" W	240.40'



SUNSHINE MESA DRIVE 1+00 - 10+21.45

WL Curve Table				
ID	ARC	RADIUS	DELTA	TANGENT
C4	182.51'	265.00'	39° 27' 36"	95.04'
C5	104.24'	305.00'	19° 34' 53"	52.63'

WL Tangent Table		
ID	BEARING	LENGTH
T3	S79° 05' 03" E	181.58'
T4	N22° 19' 12" W	371.29'

SANITARY SEWER SERVICES			
LOT	SAS	SAS	TOP OF PIPE AT
ID	STATION & OFFSET	LENGTH	PLUG (W/RISE)
127	10+87.23, 336.67' LT.	18.00'	5507.34
128	10+76.15, 310.50' LT.	18.00'	5507.60
129	10+59.05, 286.42' LT.	18.00'	5509.30
130	10+42.49, 274.55' LT.	18.00'	5510.94
131	10+25.79, 267.21' LT.	18.00'	5512.51
132	10+07.59, 263.09' LT.	18.00'	5515.57 (2')
133	9+73.42, 262.00' LT.	18.00'	5517.25 (2')
134	9+33.42, 261.20' LT.	18.00'	5518.82 (2')
135	8+93.43, 260.40' LT.	18.00'	5520.40 (2')
136	7+57.29, 254.58' LT.	18.00'	5520.10

SANITARY SEWER SERVICES			
LOT	SAS	SAS	TOP OF PIPE AT
ID	STATION & OFFSET	LENGTH	PLUG (W/RISE)
137	7+20.37, 239.20' LT.	18.00'	5520.85
138	6+82.65, 223.81' LT.	18.00'	5521.59
139	6+33.35, 206.34' LT.	18.35'	5522.37
140	5+90.28, 183.16' LT.	20.63'	5523.19
141	5+56.67, 155.69' LT.	19.97'	5523.90
142	5+36.74, 132.89' LT.	17.11'	5524.37
178	10+81.90, 322.68' LT.	28.00'	5507.68
179	10+68.50, 297.82' LT.	28.00'	5508.48
180	10+54.83, 282.58' LT.	28.00'	5509.93
181	10+39.08, 272.77' LT.	28.00'	5511.46
182	10+22.27, 266.11' LT.	28.00'	5513.04
183	10+00.47, 262.55' LT.	28.00'	5516.38 (2')
184	9+70.15, 261.94' LT.	28.00'	5517.58 (2')
185	9+30.15, 261.14' LT.	28.00'	5519.15 (2')
186	8+90.16, 260.34' LT.	28.00'	5519.34
187	7+54.27, 253.32' LT.	28.00'	5520.36
188	7+15.37, 237.12' LT.	28.00'	5521.15

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

GENERAL NOTES:

ALL SANITARY SEWER MANHOLES SHALL BE 4' DIAMETER TYPE "E" AS PER STANDARD DRAWING 2102 UNLESS OTHERWISE NOTED.

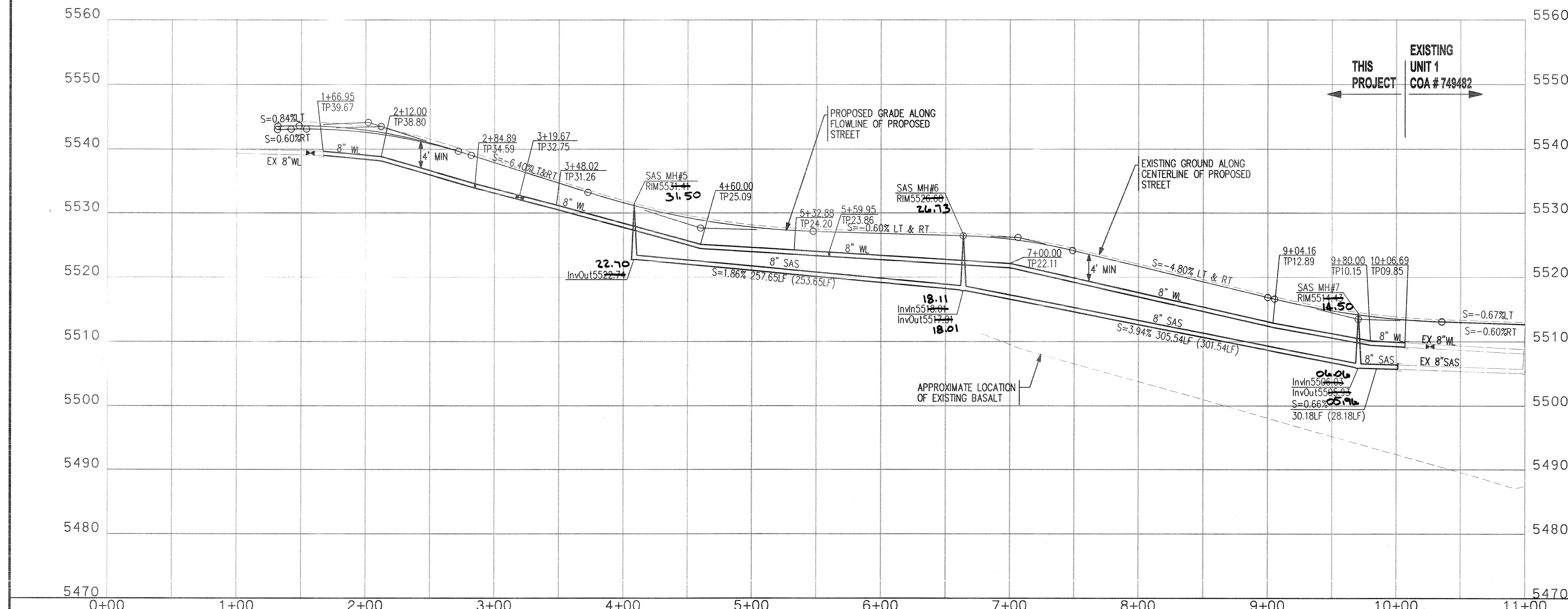
APPROVED FOR NMUI
DATE 10-22-07

Bohannon & Huston
Courtney 7500 Jefferson St. NE Albuquerque, NM 87109-4335
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
VENTANA MESA UNIT 2 SUBDIVISION AT VENTANA RANCH WEST
UTILITY PLAN & PROFILE
SUNSHINE MESA DRIVE 1+00 - 10+21.45

DESIGN REVIEW COMMITTEE
APPROVED
JAN 21 2005
REVIEW COMMITTEE

CITY PROJECT NO. 749485
ZONE MAP NO. B-8/B-9
SHEET 9 OF 10

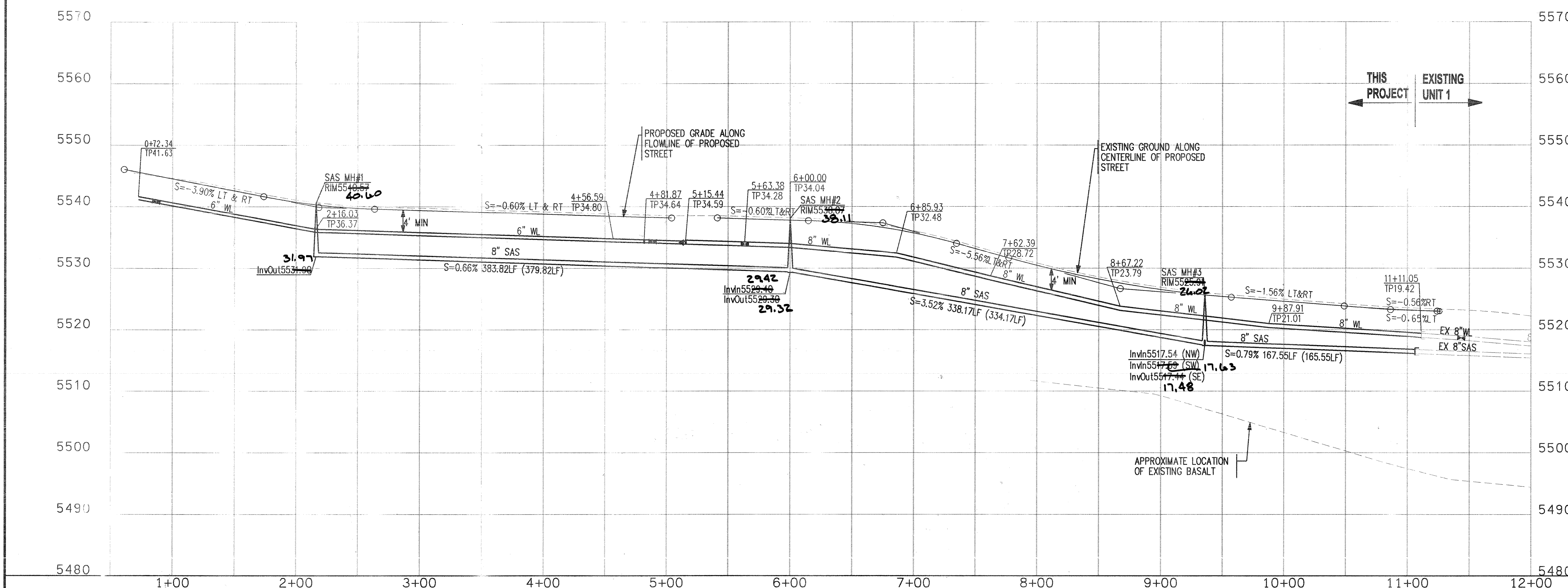
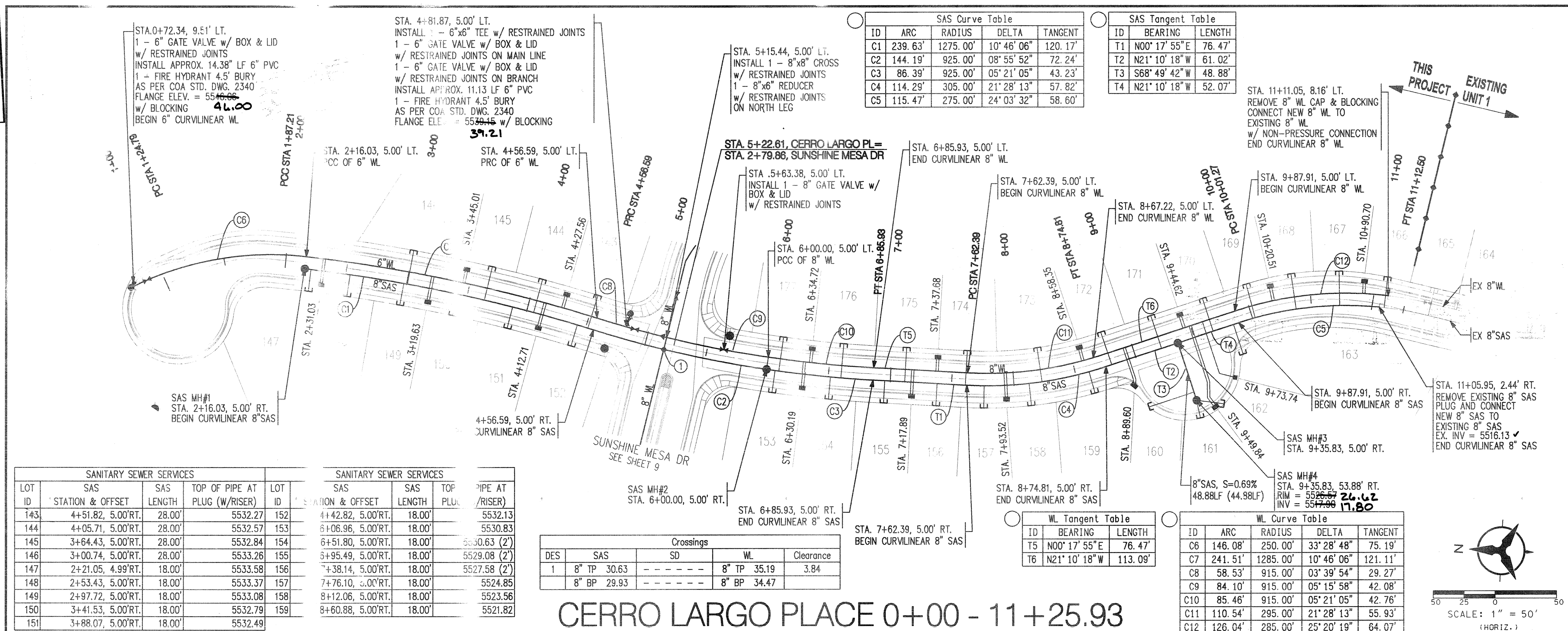


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BHI JOB NO. 050118

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

SCANNED
BY *PLA*



22-DEC-2004
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BHI JOB NO. 050118

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

NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL CURB RETURN RADII SHALL BE 25' UNLESS OTHERWISE SPECIFIED.
3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
4. GRADE ELEVATIONS, WHERE NOTED, ARE ALONG FLOWLINE OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
6. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
7. CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
8. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
9. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
10. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.
11. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

SANITARY SEWER SERVICES				
LOT	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)	
160	9+35.83, 46.88'RT.	38.52'		5519.98
161	9+35.83, 53.88'RT.	14.77'		5518.53
162	9+35.83, 53.88'RT.	22.61'		5518.66
163	9+83.53, 5.00'RT.	25.53'		5518.93
166	11+10.08, 2.01'RT.	25.14'		5517.94
167	10+73.52, 5.01'RT.	28.05'		5518.28
168	10+37.09, 6.10'RT.	29.10'		5518.55
169	10+02.22, 5.37'RT.	28.40'		5518.84
170	9+66.39, 5.00'RT.	28.00'		5519.11
171	9+22.12, 5.00'RT.	28.00'		5519.88
172	8+79.61, 5.00'RT.	28.00'		5521.31
173	8+22.52, 5.00'RT.	28.00'		5523.38
174	7+61.26, 5.00'RT.	28.00'		5525.58
175	7+11.80, 5.00'RT.	28.00'	5528.71 (2')	
176	6+60.33, 5.00'RT.	28.00'	5530.53 (2')	
177	6+09.97, 5.00'RT.	28.00'		5530.91

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

GENERAL NOTES:

ALL SANITARY SEWER MANHOLES SHALL BE 4' DIAMETER TYPE "E" AS PER STANDARD DRAWING 2102 UNLESS OTHERWISE NOTED.

APPROVED FOR NMUI 12-22-07
DATE

Bohannon ▲ **Huston**

Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4311

ENGINEERING ▲ **SPATIAL DATA** ▲ **ADVANCED TECHNOLOGY**


CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
 VENTANA MESA UNIT 2 SUBDIVISION AT VENTANA RANCH W
 UTILITY PLAN & PROFILE
 CERRO LARGO PLACE 0+00 - 11+25.93

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
749485	B-8/B-9	10	10

ENGINEER'S SEAL	SURVEY INFORMATION	BENCH MARKS	AS-BUILT INFORMATION
	FIELD NOTES	ACS BRASS TABLET STAMPED "1-A8 1980"	CONTRACTOR <u>Sundance</u>
	NO. BY DATE	GEOGRAPHIC POSITION (NAD 1927)	WORKED BY <u>ASB</u>
		N.M. STATE PLANE COORDINATES	INSPECTED BY <u>SEC</u> DATE <u>4/6/06</u>
		(CENTRAL ZONE)	FIELD LOCATION BY <u>ASB</u> DATE <u>4/6/06</u>
		X=350,152.25 Y=1,531,818.60	DRAWINGS CORRECTED BY <u>ASB</u> DATE <u>4/6/06</u>
	GROUND-TO-GRID FACTOR = 0.9996593	MICRO-FILM INFORMATION	
	DELTA ALPHA = -0017'21"	RECORDED BY	DATE
	NGVD 1929 ELEVATION = 5570.04	NO.	

[illegible]

ERQUE
MENT
MENT GROUP
MONTANA RANCH WEST
+25.93

MO./DAY/YR.	MO./DAY/YR.

NO. 9 SHEET 10 OF 10