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26-1114-81107

SCANNED BY
PLANNING

PUBLIC IMPROVEMENT PLANS FOR VENTANA SQUARE NORTH ALBUQUERQUE, NEW MEXICO

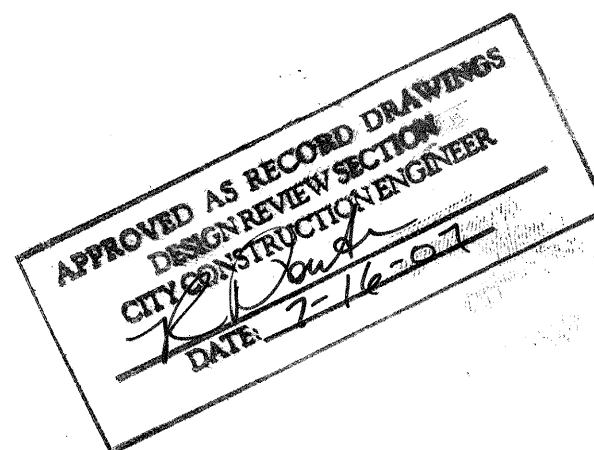
MAY 2006

PREPARED FOR:
GRADY RENTALS
5805 MCLEOD NE, STE. P
ALBUQUERQUE, NM 87109

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

INDEX TO DRAWINGS

SHEET NO.	TITLE
1	COVER SHEET
2	PLAT
3-4	GRADING AND DRAINAGE PLAN
5	PARADISE BLVD & UNIVERSE BLVD PAVING PLAN
6	PAVING DETAILS



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Amy L. D. Niese, PE, 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 Dan Graney of the firm Survey Southwest number 11224.



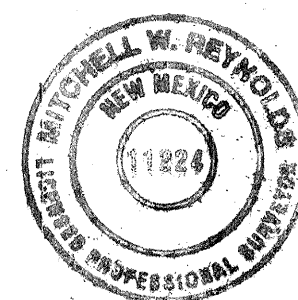
Amy L. D. Niese

NMPE No. 15334

SURVEYOR'S CERTIFICATION

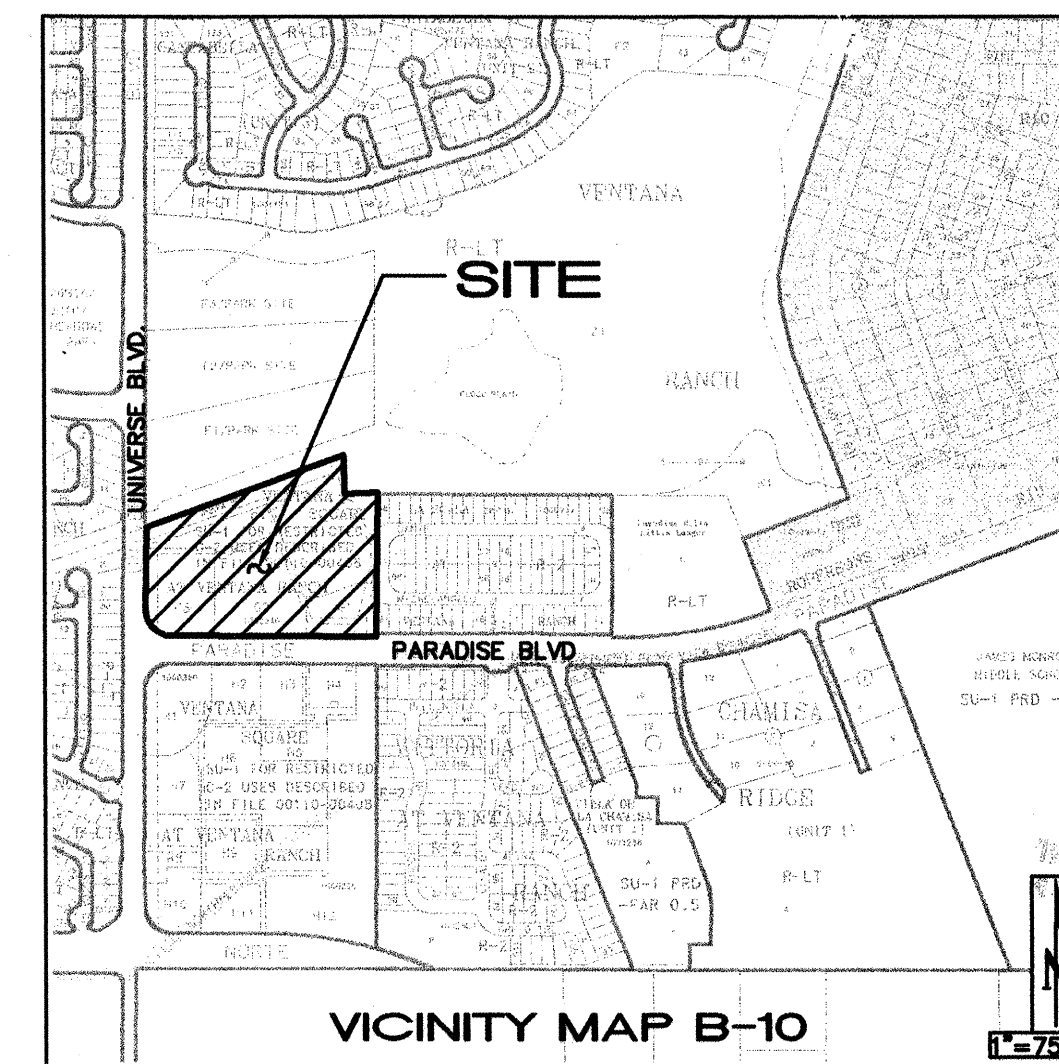
"I Mitchell W. Reynolds, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that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

Mitchell W. Reynolds 03-27-07
MITCHELL W. REYNOLDS, NMLS 11224 DATE



DRB PROJECT NO. 1002346

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1474CVR.DWG:rh 05/23/06

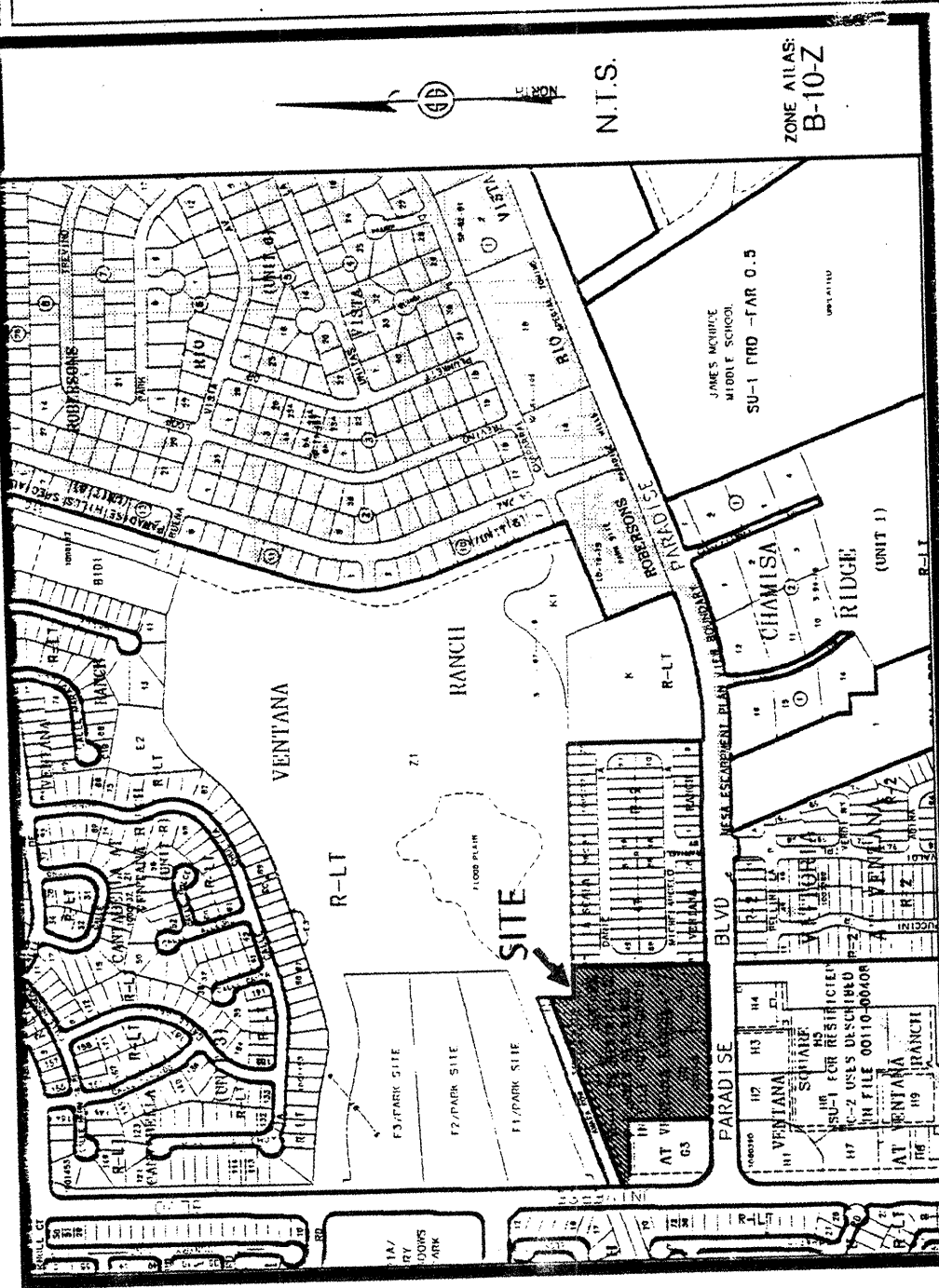


GENERAL NOTES

- 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, INCLUDING AMENDMENT 1.
- 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 95% 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.
- PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
- ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
- 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 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.
- ANY WORK OCCURRING WITHIN A FULLY DEVELOPED ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.
- 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.

REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE		*****	
DRB Chairman		Transportation		Amy L. D. Niese		6-6-06		APPROVED FOR CONSTRUCTION	
Water/Wastewater		Hydrology		Bradley D. Bixler		6-8-06		City Engineer Date	
Constr. Mgmt.		Constr. Coord.							
City Project No.		777481		Sheet		1		Of 6	

PLAS LOG # 2005490856



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAN WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL MONUMENT 28 B 0, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAN SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENT LINES (1) PER THE PLAT OF VENTANA SQUARE AT VENTANA RANCH, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 15, 2003 IN VOLUME 2003C, FOLIO 51.
6. GROSS AREA: 8.1965 ACRES
7. NUMBER OF EXISTING TRACTS: 3
8. NUMBER OF TRACTS CREATED: 5
9. PROPERTY IS ZONED SU-1-C-2.
10. TRACTS G-1-A, G-2-A, G-2-B, G-2-C & G-4-A ARE SUBJECT TO A RECIPROCAL PRIVATE CROSS-LOT DRAINAGE, ACCESS AND PARKING EASEMENT GRANTED BY THIS PLAT AND IS TO BE MAINTAINED BY SAID TRACTS
11. TRACTS G-1-A, G-2-A, G-2-B, G-2-C & G-4-A & G-3 ARE SUBJECT TO A NONEXCLUSIVE PERPETUAL DRAINAGE, ACCESS AND PARKING EASEMENT UNDER, THROUGH, OVER AND ACROSS THE TRACTS FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PRIVATE STORM WATER DRAINAGE AND UTILITIES FOR THE BENEFIT OF ALL TRACTS. (SEE EXISTING REFERENCE CITY STORM DRAIN EASEMENT ACROSS TRACTS G-1 AND G-2, RECORDING #2001146903, RECORDED DECEMBER 7, 2001, BK. A28, PG. 4088, FOR CITY STORM DRAIN DETAILS, AND IS TO BE MAINTAINED BY SAID TRACTS)
12. TRACTS G-1-A, G-2-A, G-2-B, G-2-C, G-2-C & G-4-A ARE SUBJECT TO A NONEXCLUSIVE PERPETUAL EASEMENT FOR ACCESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC OVER AND ACROSS THAT PORTION OF THE COMMON AREA THAT LIES BETWEEN SAID TRACTS, WHICH EASEMENT IS FOR THE BENEFIT OF ALL TRACTS, AND IS TO BE MAINTAINED BY SAID TRACTS.
13. DEVELOPER OF TRACT G-2-A TO COORDINATE WITH A.M.A.F.C.A. FOR ACCESS TO THE MAINTENANCE ROAD AND LANDSCAPING AS IT RELATES TO ADJACENT TO THE DEVELOPER OF TRACT G-2-A, PRIOR TO CONSTRUCTION OF SHOPPING CENTER.
14. NOTES 11, 12 AND 13 ARE FURTHER DEFINED IN THE FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS AFFECTIVE THE LAND FILED JANUARY 7, 2004 IN BOOK A71, PAGE 1863.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC # 161005001518018-1010050510030704
PROPERTY NUMBER OF RECORD: 0000050813780181
GRADY DOR
BERNALILLO COUNTY TREASURER'S OFFICE
JANUARY 2005 3-15-00

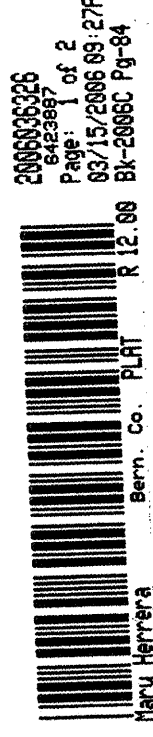
PLAT OF
TRACTS G-1-A, G-2-A, G-2-B, G-2-C & G-4-A
VENTANA SQUARE AT VENTANA RANCH
PROJECTED SECTION 10, T. 11 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2005
SHEET 1 OF 2

LEGAL DESCRIPTION:
TRACTS G-1, G-2 AND G-4 OF VENTANA SQUARE AT VENTANA RANCH 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 15, 2003 IN BOOK 2003C, PAGE 51.

THREE CONSENT:
THE UNDERSIGNED OWNERS AND PROPERTY OWNERS OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATING OF THE PROPERTY AS SHOWN HEREON AND THE SAME WITH THE FREE CONSENT AND WITHOUT COERCION OR UNLAWFUL INFLUENCE, AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND UNDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNERS(S) SIGNATURE: *Donna G. Gentry* DATE: 11/28/05
OWNERS(S) PRINT NAME: *Donna G. Gentry*
ADDRESS: *P.O. Box 35801 Albuquerque NM 87170*
ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
JSS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF November 2005.
BY: *Donna G. Gentry*
MY COMMISSION EXPIRES: 3-11-2006
NOTARY PUBLIC

CITY APPROVALS: PROJECT NO.: 10023346 APPLICATION NO. 05-002-01792
CITY SURVEYOR: *John E. Gritsko* DATE: 11-28-05
CITY ENGINEER: *Christine S. Sandoval* DATE: 3-13-06
CITY PLANNING DEPARTMENT: *Kevin A. Sandoval* DATE: 3-13-06
CITY UTILITIES DEPARTMENT: *Mark A. Sandoval* DATE: 12-15-05
A.M.A.F.C.A. *Bradley B. Bingham* DATE: 3/18/06
CITY ENGINEER: *Andrew Jarvis* DATE: 3/13/06
DRB CHAIRPERSON, PLANNING DEPARTMENT



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SURVEYORS CERTIFICATION

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows the location of the property as shown on the plat of record or made known to me by the owners and proper persons, and that the same meets the minimum requirements for monumentation and surveys of the Albuquerque and Bernalillo Counties, New Mexico, and that the same meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Gary E. Gritsko Nov. 28, 2005
Gary E. Gritsko
New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST LTD.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

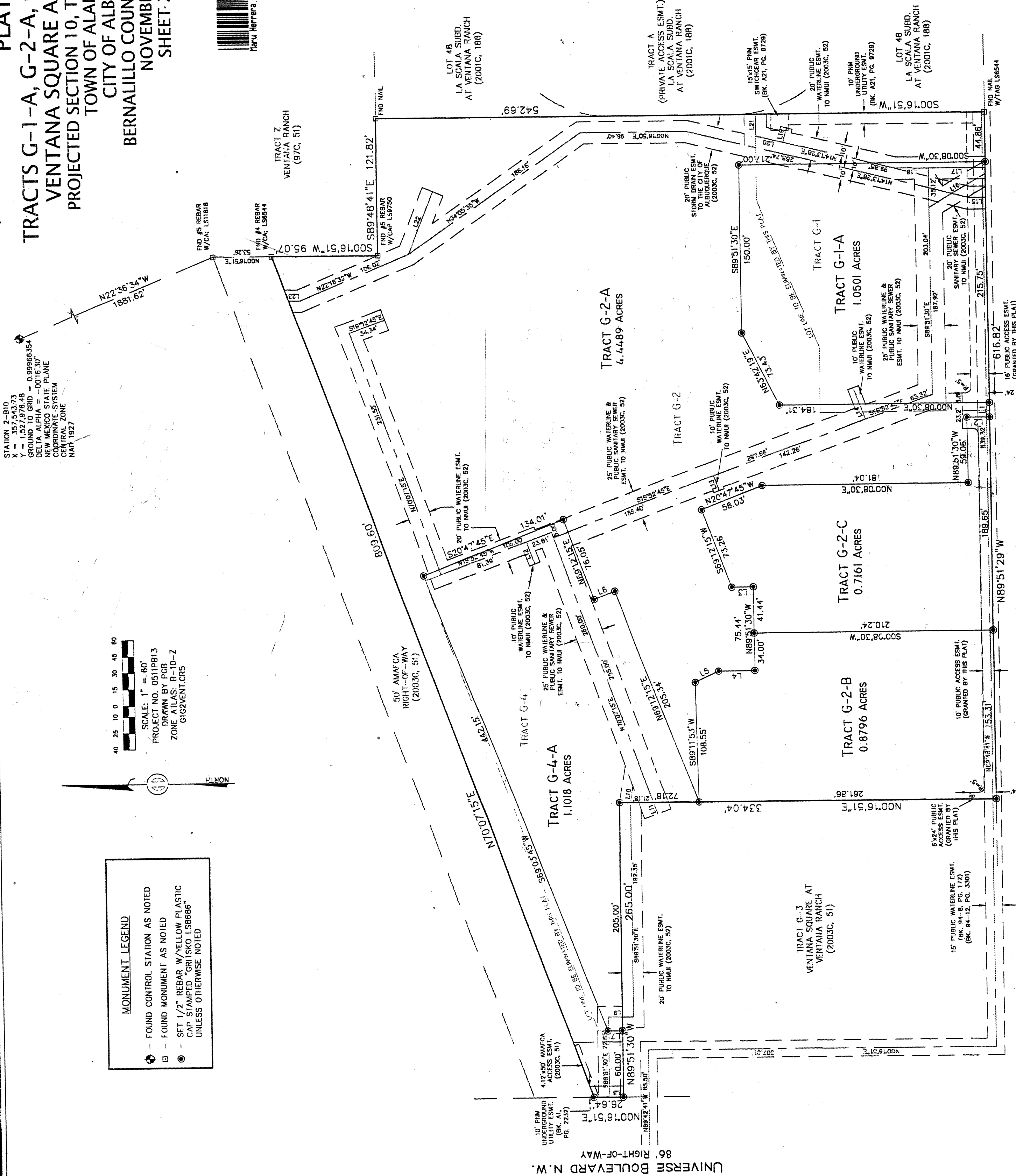
PHONE: (505) 998-0303
FAX: (505) 998-0306

T11N R2E SEC. 10

PLAT OF
TRACTS G-1-A, G-2-A, G-2-B, G-2-C & G-4-A
VENTANA SQUARE AT VENTANA RANCH
PROJECTED SECTION 10, T. 11 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2005
SHEET 2 OF 2



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LINE	BEARING	LENGTH
L-1	N88°51'30"W	13.25
L-2	N00°08'27"E	20.00
L-3	S00°08'27"E	20.00
L-4	S00°08'27"E	20.00
L-5	N25°12'38"W	23.67
L-6	N20°17'45"W	20.00
L-7	S00°16'35"W	13.19
L-8	N00°15'57"E	12.80
L-9	S00°15'57"E	14.81
L-10	S70°07'15"W	11.27
L-11	S70°07'15"W	20.69
L-12	S70°07'15"W	14.36
L-13	N70°07'15"E	30.43
L-14	N00°08'27"E	13.80
L-15	N00°08'27"E	31.00
L-16	N00°16'51"E	30.00
L-17	N00°16'51"E	13.95
L-18	N75°45'32"E	24.51
L-19	N75°45'32"E	59.95
L-20	N75°45'32"E	59.95
L-21	N75°45'32"E	59.95
L-22	N00°17'23"E	9.77

PARADISE BOULEVARD N.W.
106' RIGHT-OF-WAY

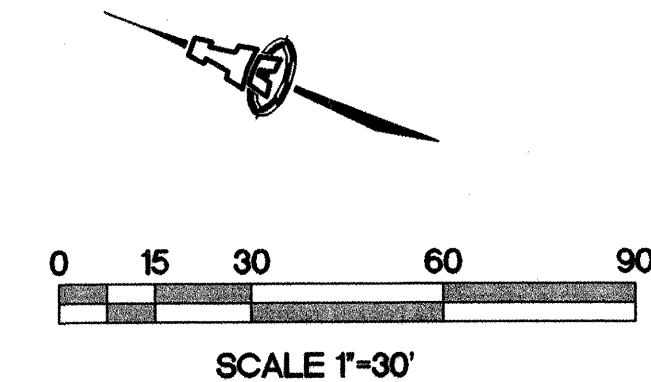
SURVEYS SOUTHWEST LTD.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 998-0303
FAX: (505) 998-0306

T11N R2E SEC. 10

CITY PROJECT # 777481

SHEET 2 OF 6



PROJECT DATA

SCOPE:
THE PROPOSED IMPROVEMENTS INCLUDE 41500 SF AND 10500 SF (APPROX. FOOTPRINTS) COMMERCIAL BUILDINGS WITH ASSOCIATED PAVED WALKWAYS, PARKING AREAS, LANDSCAPED AREAS, GENERAL SITE WORK AND SITE REGRADING.

THE PRESENT SITE SLOPES AT APPX. 2% TO THE NORTH. PARADISE BLVD. BORDERS THE PROPERTY TO THE SOUTH. AN AMAFCA R.O.W. BORDERS THE PROPERTY TO THE NORTH. THE PROPERTY TO THE WEST IS DEVELOPED COMMERCIAL PROPERTIES AND TO THE EAST IS DEVELOPED RESIDENTIAL.

THE INTENT OF THIS PLAN IS TO SHOW:

1. GRADING RELATIONSHIPS BETWEEN THE EXISTING GROUND ELEVATIONS AND PROPOSED FINISHED ELEVATIONS IN ORDER TO FACILITATE POSITIVE DRAINAGE TO DESIGNATED DISCHARGE POINTS.
2. THE EXTENT OF PROPOSED SITE IMPROVEMENTS, INCLUDING BUILDINGS, WALKS AND PAVEMENT.
3. THE FLOW RATE/VOLUME OF RAINFALL RUNOFF ACROSS OR AROUND THESE IMPROVEMENTS AND METHODS OF HANDLING THESE FLOWS TO MEET CITY OF ALBUQUERQUE REQUIREMENTS FOR DRAINAGE MANAGEMENT.
4. THE RELATIONSHIP OF ON-SITE IMPROVEMENTS WITH EXISTING NEIGHBORING PROPERTY TO INSURE AN ORDERLY TRANSITION BETWEEN PROPOSED AND SURROUNDING GRADES.

DRAINAGE PLAN CONCEPT
PER THE APPROVED CONCEPTUAL GRADING AND DRAINAGE PLAN. FLOWS FROM TRACTS G-1A AND G-2A ARE TO BE ROUTED NORTH FOR COLLECTION INTO THE EXISTING MASTER STORM SEWER (SS) SYSTEM. BASED ON THE PROPOSED GRADING DESIGN OF THIS PROPERTY, INTERNAL SUB-BASINS HAVE BEEN IDENTIFIED. THE SUB-BASIN FLOWS WILL BE PICKED UP BY INTERNAL STORM DRAIN INLETS AND ROUTED TO THE MASTER STORM DRAIN SYSTEM.

GENERAL NOTES:

LEGAL: TRACTS G-1A AND G-2A, VENTANA SQUARE AT VENTANA RANCH, ALBUQUERQUE, NEW MEXICO.

B.M.: THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 3-B9, THE PUBLISHED ELEVATION OF WHICH IS 5434.50. BENCHMARK IS LOCATED IN THE SOUTH/SOUTHWEST CURB RETURN AT THE INTERSECTION OF UNIVERSE BLVD. NW & VENTANA RD. NW. (M.S.L.D.)

FLOOD HAZARD: PER F.I.R.M. PANEL 103 OF 825, THE PROPERTY IS LOCATED IN ZONE 'X' AND OUTSIDE THE 500-YEAR FLOOD PLAIN

OFF-SITE DRAINAGE: OFFSITE FLOW IS ACCEPTED ONSITE FROM THE WALGREEN'S SITE (Q=8.3 CFS) AND WILL BE PASSED THROUGH THE SITE TO DISCHARGE TO THE AMAFCA DRAINAGE FACILITY ALONG THE NORTH SIDE OF THE SITE. DRAINAGE FROM THE REMAINING COMMERCIAL TRACTS (NOTED AS 'FUTURE') WILL ALSO BE ACCEPTED INTO THE PROPOSED INTERNAL STORM DRAIN INLETS AND IS FULLY ACCOUNTED FOR IN DEVELOPED RUNOFF CALCULATIONS.

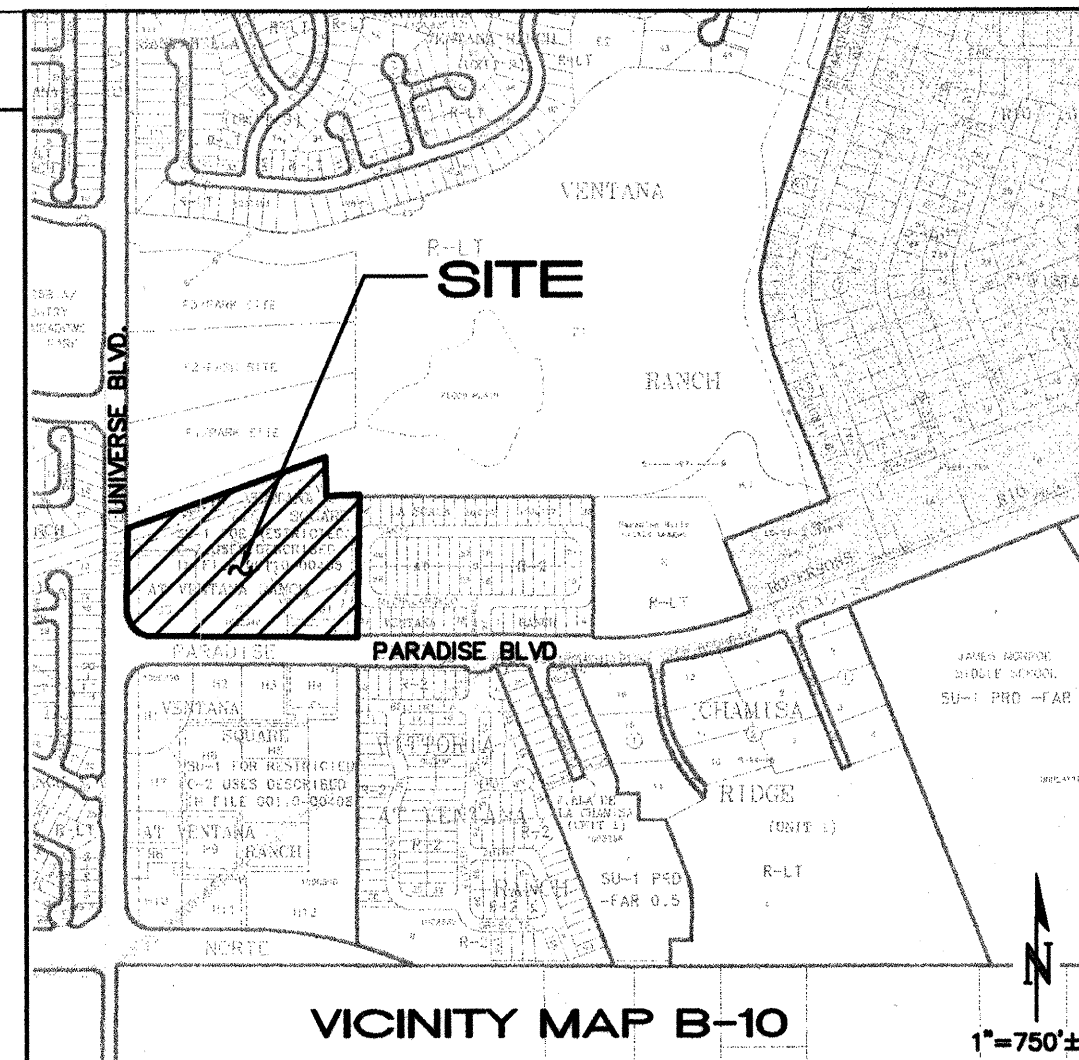
EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AT THE LOW POINTS ON THE NORTH PROPERTY LINE.

GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS AND THE LOCATIONS OF ALL ITEMS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.
- TRANSITIONS TO EXISTING SHALL BE SMOOTH.
- GRADES SHOWN WITHIN LANDSCAPED AREAS INDICATE TOP OF LANDSCAPE MATERIAL. SUBGRADE TO BE GRADED TO ELEVATION SHOWN MINUS LANDSCAPE MATERIAL THICKNESS.
- ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. TYPICAL CONTRACTOR TO FIELD VERIFY AND PROTECT ALL EXISTING UTILITIES WITHIN AREA TO BE IMPROVED.

LEGEND

- EXISTING CONTOUR
- 13- PROPOSED CONTOUR
- ◆ 14.0 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 5414.0 FINISH FLOOR ELEVATION



KEYED NOTES

1. CONSTRUCT NEW PRIVATE ENTRANCE DRIVE WITH CONCRETE VALLEY GUTTER AND HANDICAP RAMPS EACH SIDE PER C.O.A. STD. DWGS. 2426 AND 2441 (SIM.). SAWCUT EXISTING AS REQUIRED TO PROVIDE CLEAN BONDING EDGE. MATCH EXISTING TOP OF ASPHALT / CONCRETE CURB / CONCRETE WALK FOR SMOOTH RIDING TRANSITION.
2. PROPOSED ASPHALT PAVING. CONSTRUCT AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR INFORMATION REGARDING PARKING LAYOUT, DIMENSIONS, STRIPING, PAVING SECTION, ETC. PAVING SLOPE VARIES WITH 1% MINIMUM AND 8% MAXIMUM.
3. CONSTRUCT TURNED DOWN CONCRETE WALK THIS AREA. SEE ARCHITECTURAL FOR WALK DETAILS AND HANDICAP ACCESS RAMP LOCATIONS.
4. NOT USED
5. PROPOSED PEDESTRIAN PATH TO BE CONSTRUCTED FLUSH WITH ADJACENT PAVEMENT. SEE ARCHITECTURAL.
6. NOT USED
7. ALL PROPOSED SPOT ELEVATIONS WITHIN PAVEMENT AREAS REPRESENT TOP OF PAVING UNLESS NOTED. ADD 6" TYPICAL FOR TOP OF CURB / TOP OF WALK ELEVATIONS UNLESS NOTED.
8. CONSTRUCT 6" HIGH CURB WITH 12" GUTTER THROUGHOUT.
9. ROOF FLOWS TO DRAIN IN DIRECTIONS INDICATED. ALL ROOF FLOWS TO BE RELEASED THROUGH DOWNSPOUTS DIRECTLY ONTO PAVED PARKING LOT.
10. FOR HANDICAP PARKING SPACES ADJACENT TO CONCRETE WALKS, CONTRACTOR TO RAMP ASPHALT PAVING FLUSH WITH TOP OF WALK OVER ONE ADJACENT PARKING SPACE.
11. HIGH POINT IN PAVEMENT THIS AREA AS SHOWN.
12. INSTALL TYPE 'D' STORM SEWER INLET(S) WITH C.O.A. ALBUQUERQUE GRATE (STD. DWGS. 2206 AND 2220). SEE STORM DRAIN DESIGN DETAIL ON SHEET C-2.
13. INSTALL STORM PIPE TO DIRECT FLOWS TO MASTER STORM DRAIN MANHOLE. NOTE: ALL STORM PIPE SHALL BE ADS N-12 WATERTIGHT STORM SEWER PIPE. SEE INSET PLAN FOR LENGTHS AND SLOPES.
14. MAKE WATERTIGHT CONNECTION TO EXISTING MASTER STORM DRAIN MANHOLE. SEE STORM DRAIN DETAIL SHEET C-2.
15. MAKE WATERTIGHT CONNECTION TO EXISTING MASTER STORM STUB. SEE STORM DRAIN DETAIL SHEET C-2.
16. ADJUST EXISTING STORM DRAIN MANHOLE RIM TO NEW GRADE. SEE GENERAL NOTE D.
17. LIMITS OF CONSTRUCTION.
18. CONSTRUCT TEMPORARY ASPHALT 6" HIGH CURB ALONG EDGE OF ASPHALT PAVING. SEE ARCHITECTURAL FOR EXTENTS.
19. THIS BUILDING (SAME OWNER) AND ASSOCIATED PAVING TO BE CONSTRUCTED UNDER SEPARATE BUILDING PERMIT (SUBMITTED CONCURRENTLY). SEE ARCHITECTURAL FOR SPECIFIC LIMITS OF CONSTRUCTION FOR THIS PHASE.
20. CONSTRUCT ASPHALT 'OFF-SITE RUNDOWN' TO DIRECT FLOW FROM WALGREENS TO NEW PAVED ROAD. SEE C-2 FOR SECTION.

FOR INFORMATION ONLY

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1474GRD.DWG.B 12.20.05

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VENTANA SQUARE NORTH

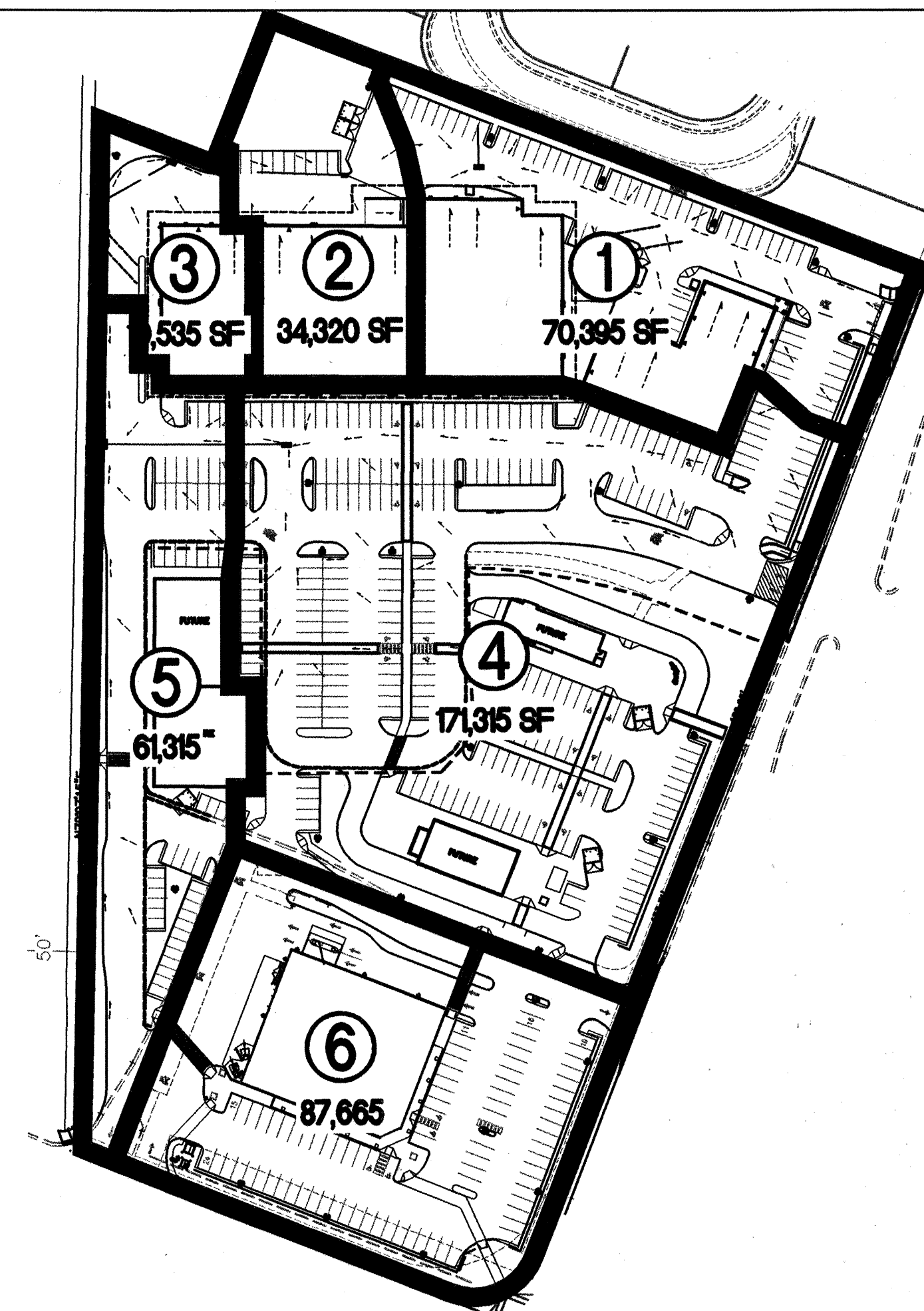
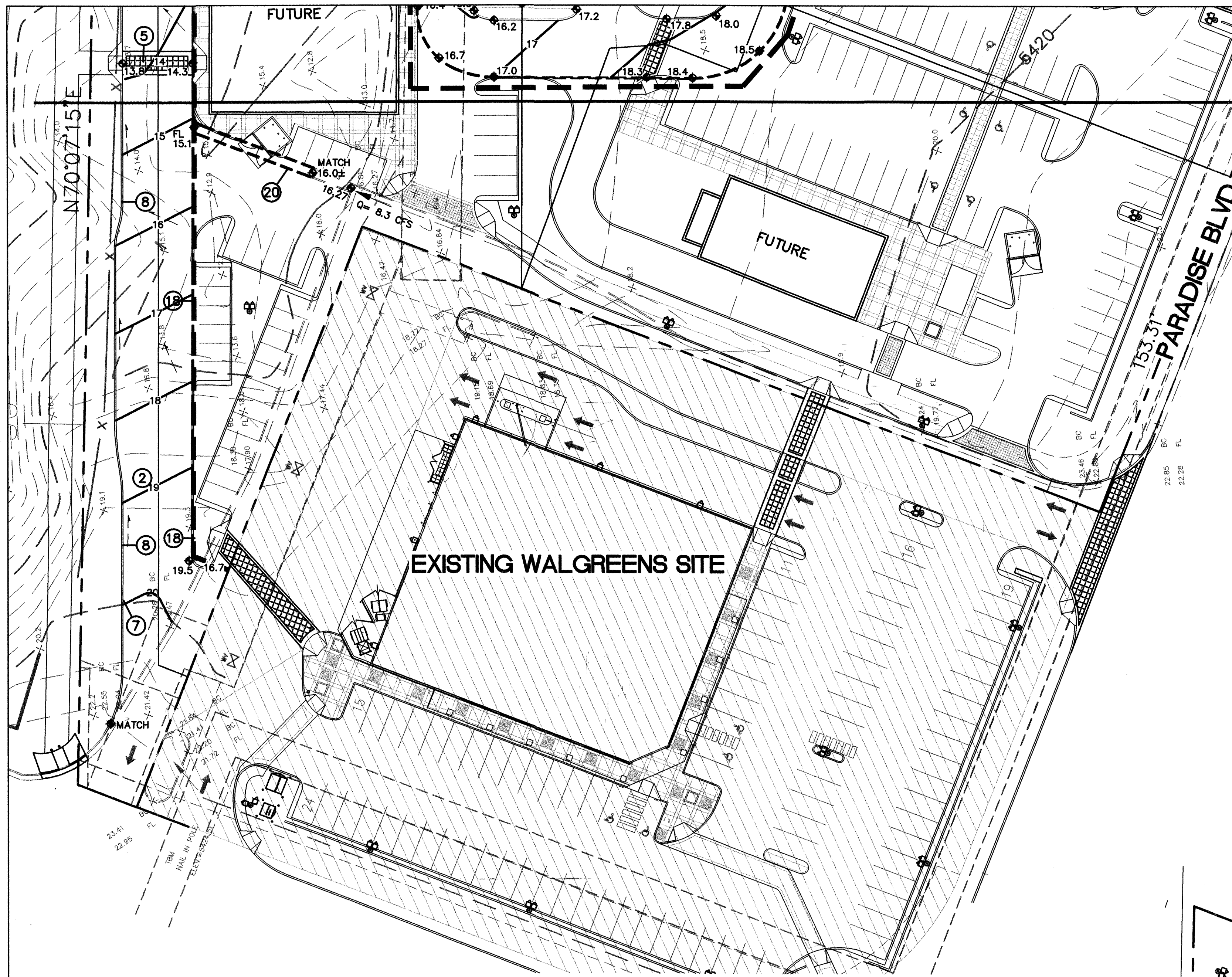
DRAINAGE AND GRADING PLAN

Checked By	Drawn By	No.	Revision	
SMM	BJB			C-1
Date:	Job Number:			SH. OF
12.20.05	1474			

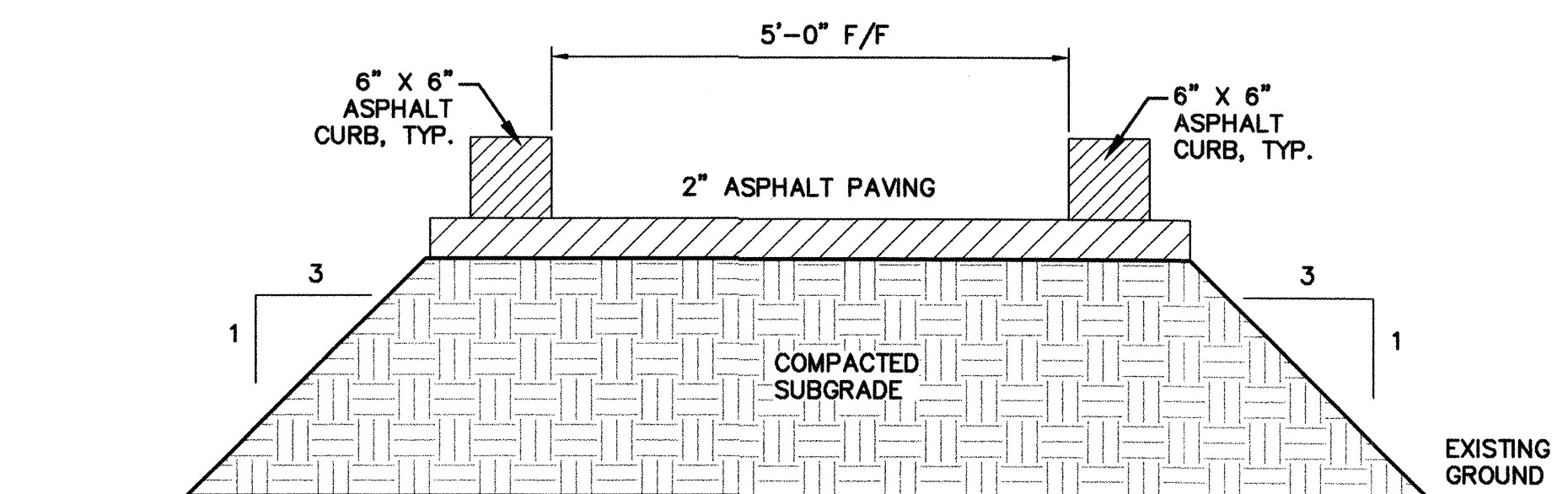
CITY PROJECT # 777481 SHEET 3 OF 6

AMAFCA R.O.W.

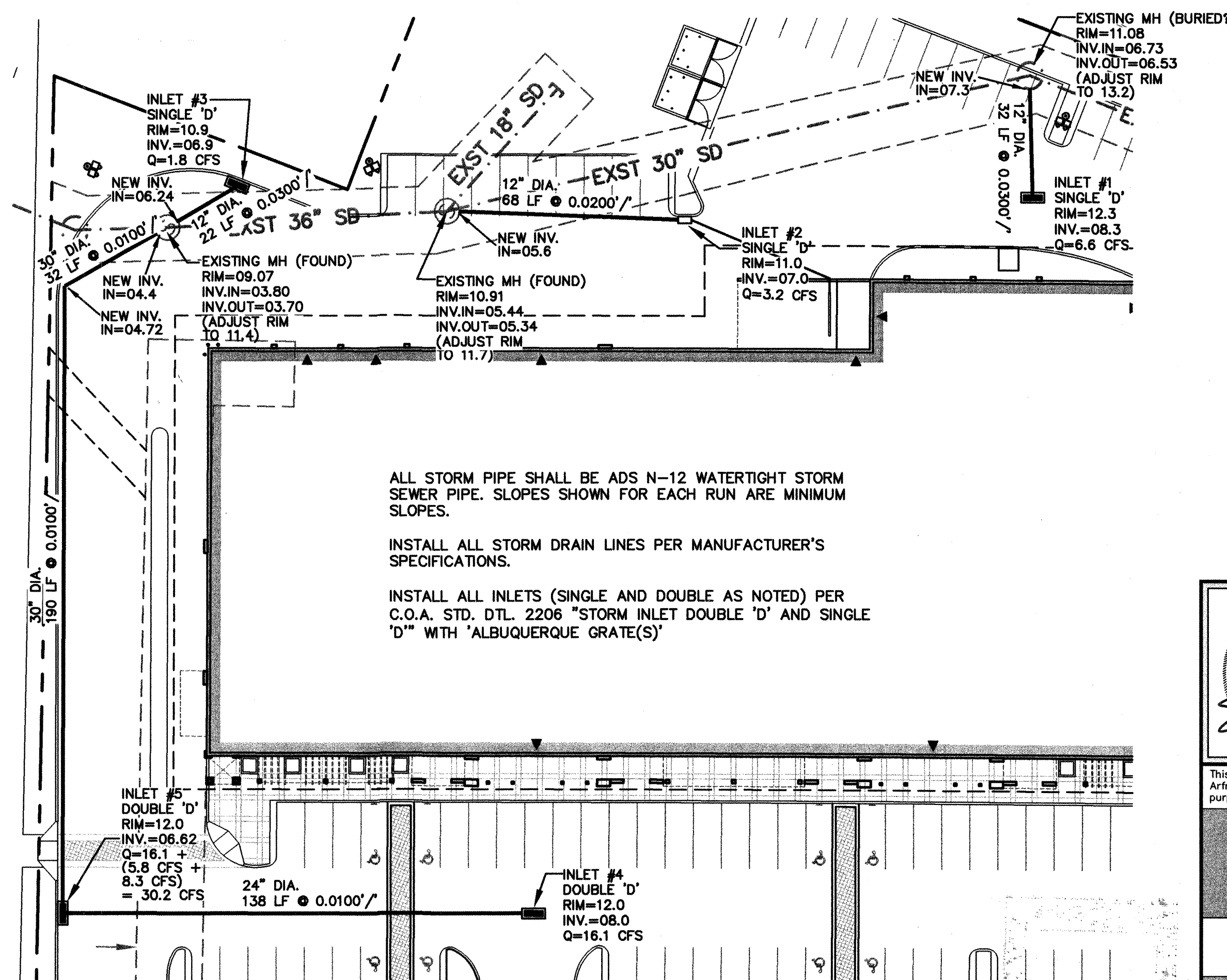
MATCHLINE
SEE SHEET C-2



SUB-BASIN KEY
SEE CALCULATIONS (SEPARATE)



OFFSITE RUNDOWN SECTION
SEE KEYED NOTE #20



PROPOSED STORM DRAIN DETAIL

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	Albuquerque, New Mexico 87108 Ph: 505-268-8828 Fax: 505-268-2632	

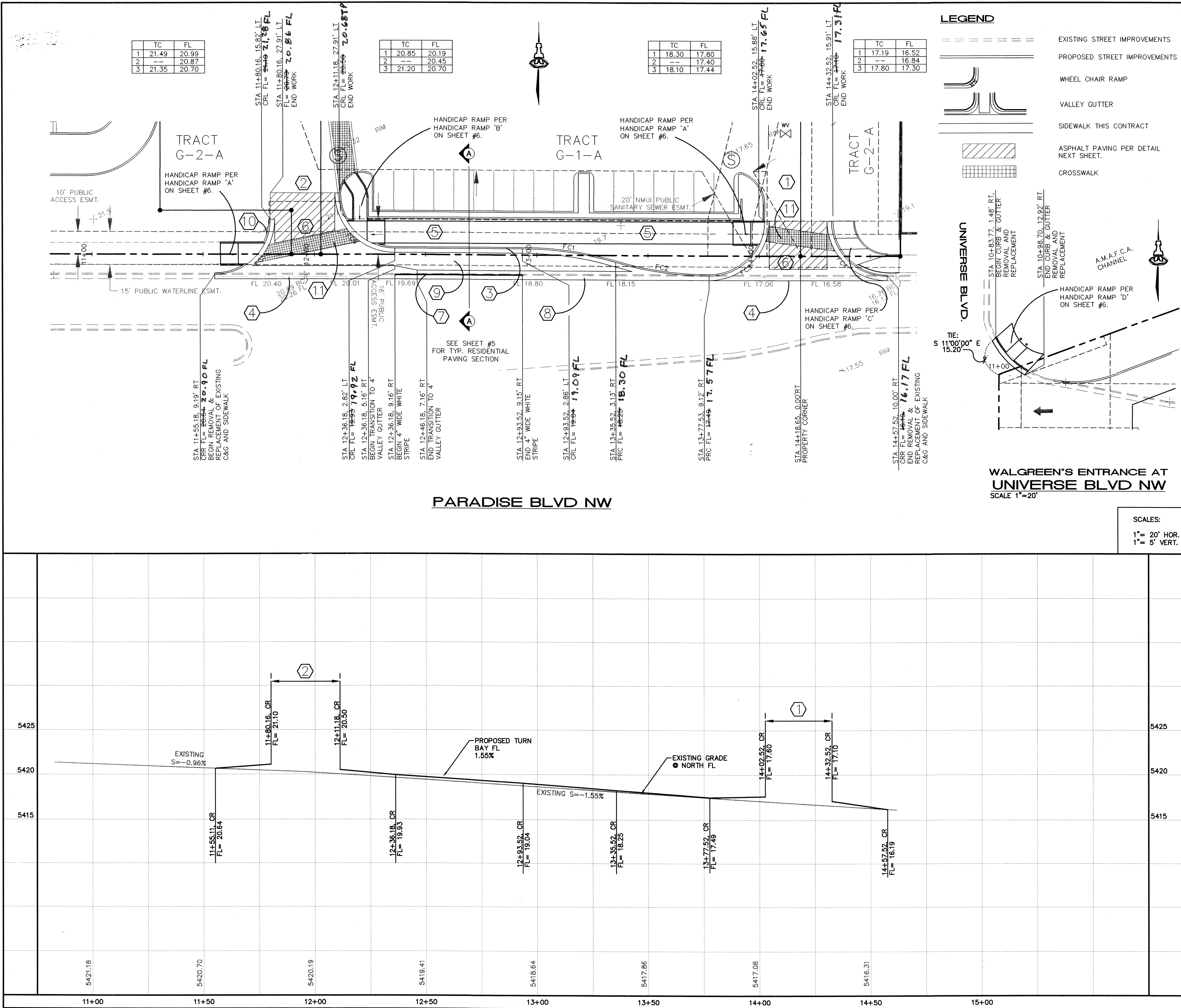
1474GRD.DWG:bjb 12.20.05

VENTANA SQUARE NORTH

DRAINAGE AND GRADING DETAILS

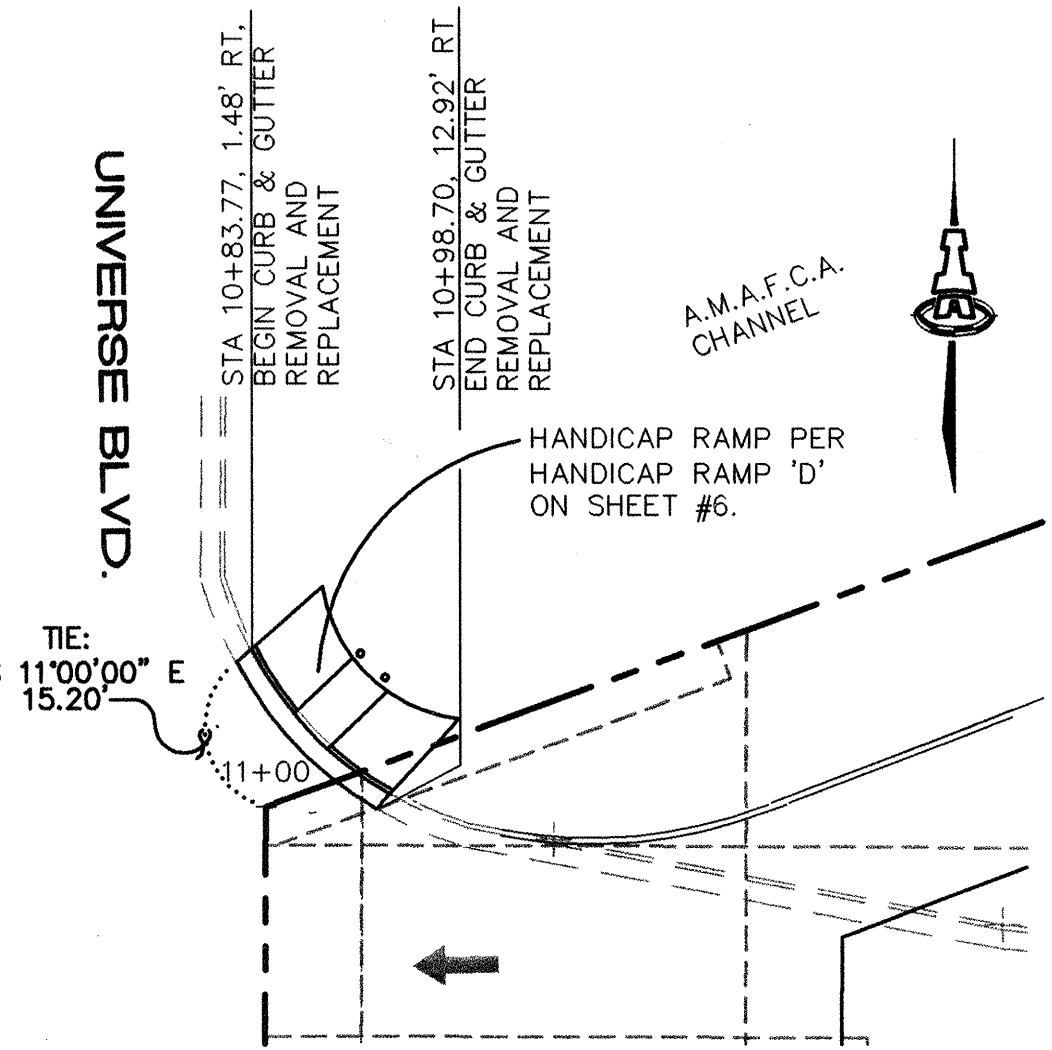
Checked By: SMM	Drawn By: BJB	No.	Revision	C-2
Date: 12.20.05	Job Number: 1474			SHEET OF

CITY PROJECT # 777481 SHEET 4 OF 6



LEGEND

	EXISTING STREET IMPROVEMENTS
	PROPOSED STREET IMPROVEMENTS
	WHEEL CHAIR RAMP
	VALLEY GUTTER
	SIDEWALK THIS CONTRACT
	ASPHALT PAVING PER DETAIL NEXT SHEET.
	CROSSWALK



WALGREEN'S ENTRANCE AT
UNIVERSE BLVD NW
SCALE 1"=20'

SCALES:
1"= 20' HOR.
1"= 5' VERT.

- KEYED CONSTRUCTION NOTES**
1. CONSTRUCT 30' PRIVATE ENTRY DRIVE PER COA STD. DWG #2426. TRANSITION FROM 8" TO 6" CURB HEIGHT THROUGH RETURNS.
 2. CONSTRUCT 31' PRIVATE ENTRY DRIVE PER COA STD. DWG #2426. TRANSITION FROM 8" TO 6" CURB HEIGHT THROUGH RETURNS.
 3. CONSTRUCT STANDARD DEPRESSED CURB & GUTTER PER COA STD DWG #2415.
 4. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, PER COA STD DWG #2420.
 5. CONSTRUCT 10' WIDE ASPHALT SIDEWALK PER DETAIL SHEET #6.
 6. ASPHALT PAVING PER DETAIL SHEET #6.
 7. 4" SOLID WHITE STRIPE PER COA SPECIFICATION 440.
 8. CONSTRUCT PCC VALLEY GUTTER 4' WIDE, PER COA STD DWG #2421.
 9. CONCRETE PAVING PER DETAIL SHEET #6.
 10. CONSTRUCT STANDARD CURB AND GUTTER PER COA STD DWG #2415.
 11. CROSSWALK PER DETAIL SHEET #6.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC1	150.00	42.57	16°15'37"
FC2	150.00	42.57	16°15'37"
FC3	25.00	39.26	89°59'08"
FC4	25.00	39.28	90°00'52"
FC5	25.00	39.26	89°58'25"
FC6	25.00	39.34	90°09'22"

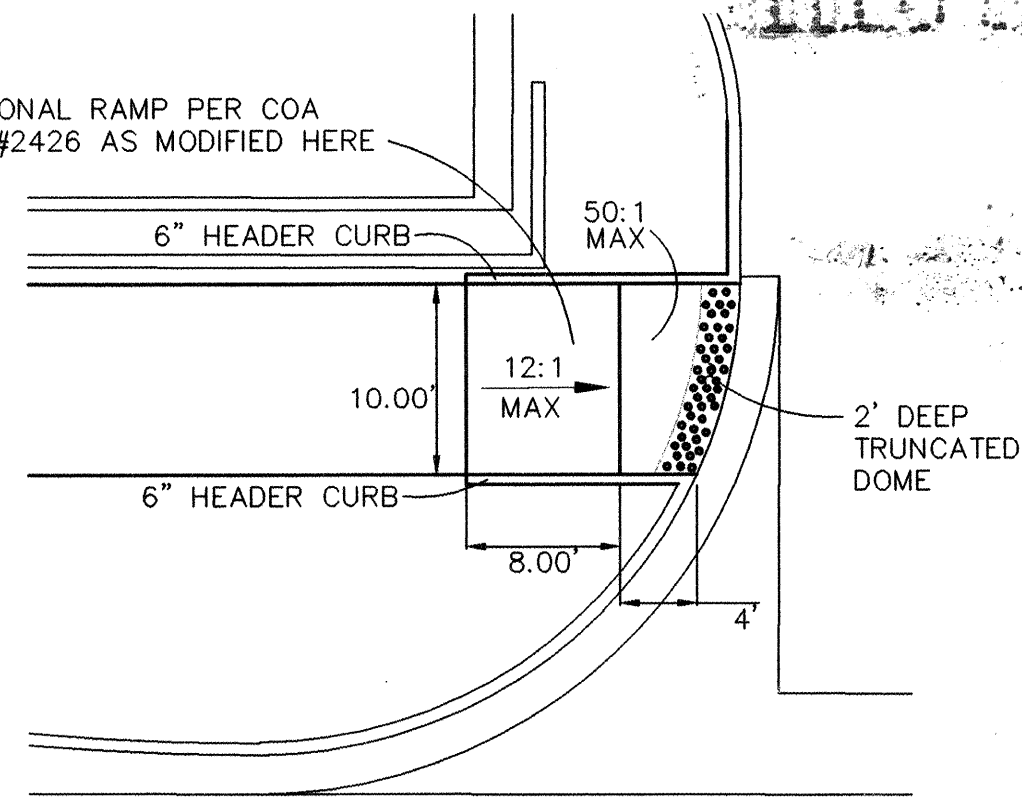
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1474PVI.DWGthor 06.14.06

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: VENTANA SQUARE NORTH PARADISE BLVD & UNIVERSE BLVD. NW PAVING PLAN & PROFILE	
Design Review Committee	City Engineer Approval
APPROVED JUN 29 2006 DESIGN ENGINEER	CITY ENGINEER
City Project No. 777481	Zone Map No. B-10
Sheet 5	Of 6

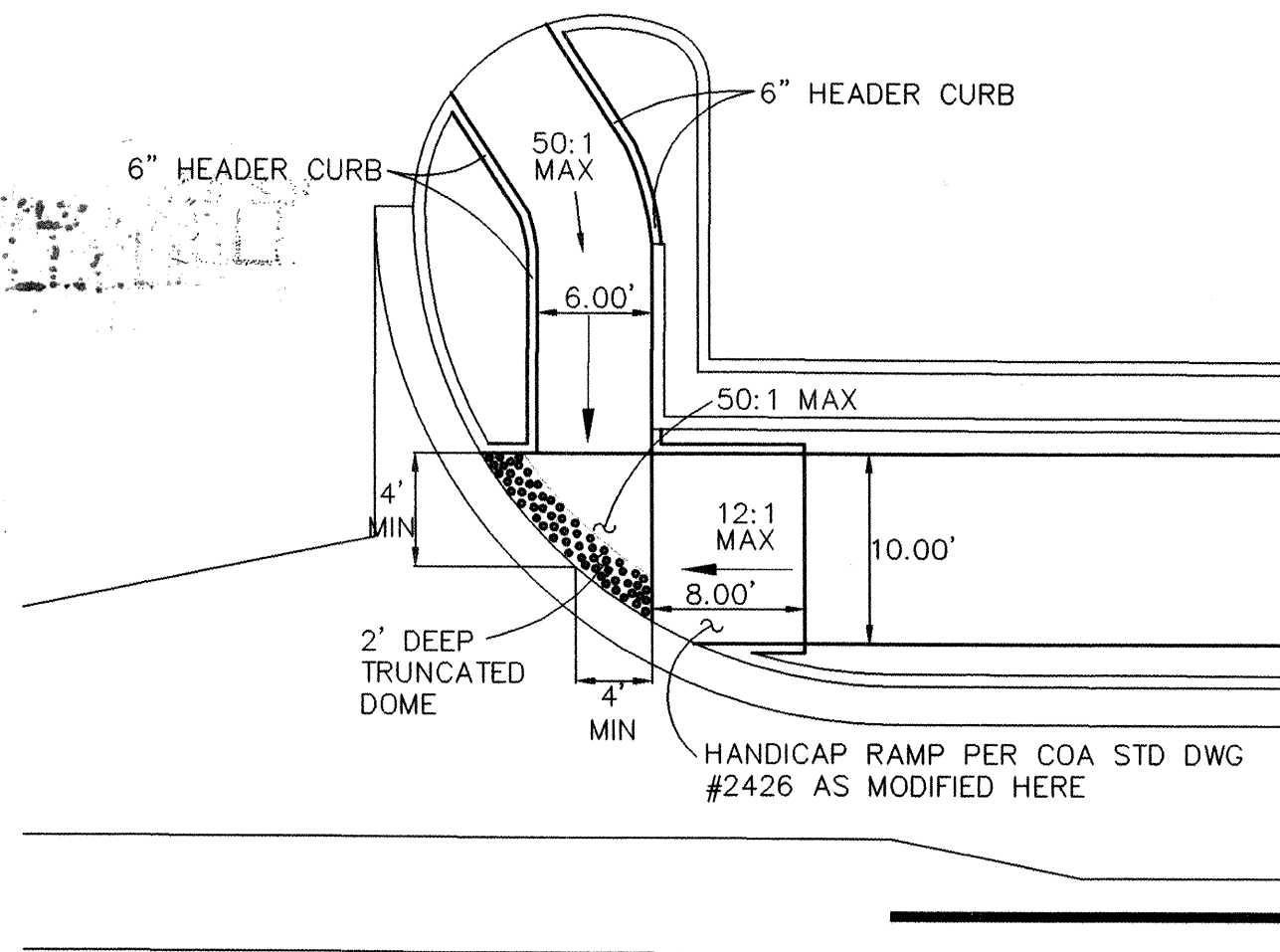
SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
01	11/05	THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS	CONTRACTOR	CONTRACTOR	CONTRACTOR
02	AS-BUILT SURVEY OF 11/05	BENCHMARK '2-B10' A STANDARD BRASS TABLET STAMPED '2-10 1980' SET .65 ft. ABOVE THE GROUND.	WORK BY	WORK BY	WORK BY
			DATE	DATE	DATE
			APPROVED BY	APPROVED BY	APPROVED BY
			DATE	DATE	DATE
			DESIGNED BY	DESIGNED BY	DESIGNED BY
			DATE	DATE	DATE
			DRAWN BY	DRAWN BY	DRAWN BY
			DATE	DATE	DATE
			CHECKED BY	CHECKED BY	CHECKED BY
			DATE	DATE	DATE



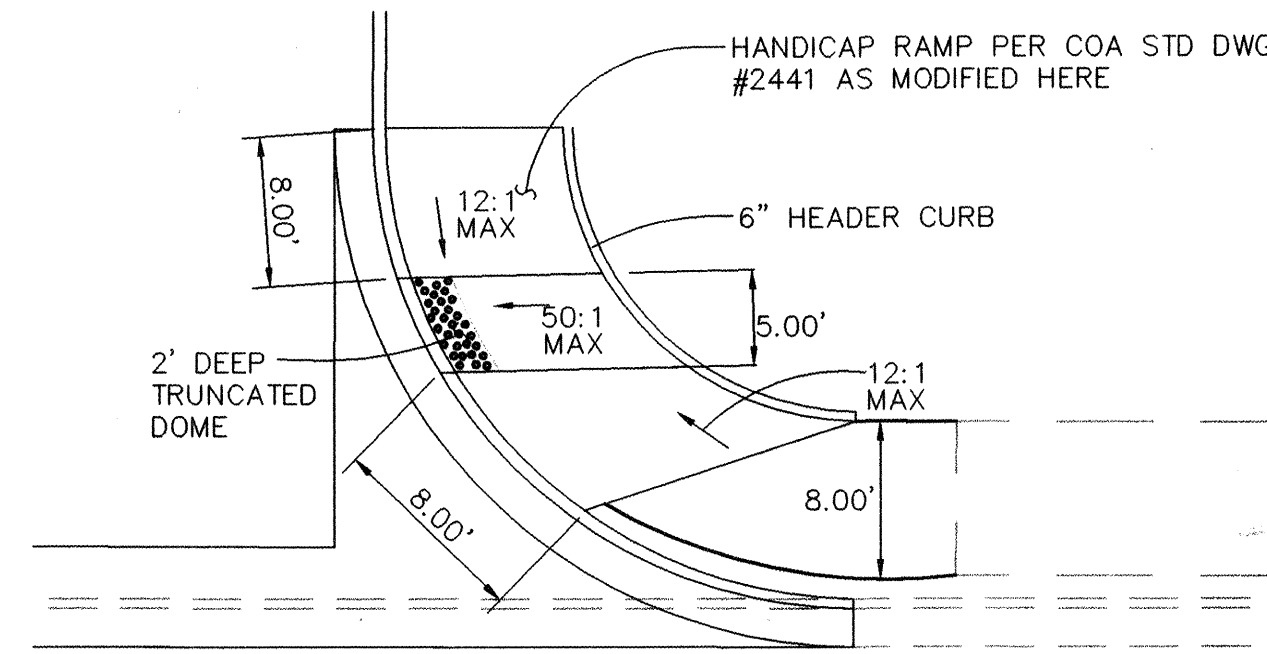
UNIDIRECTIONAL RAMP PER COA STD DWG #2426 AS MODIFIED HERE



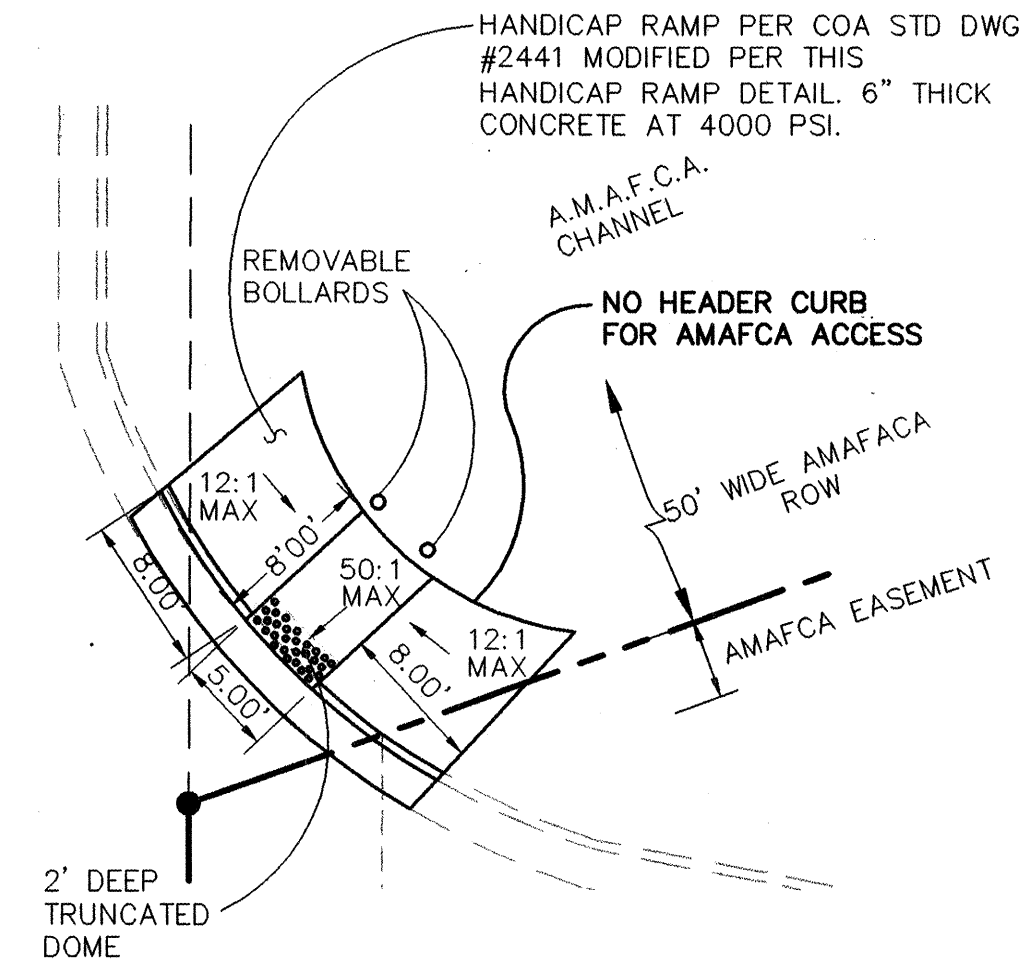
HANDICAP RAMP DETAIL A
SCALE 1"=10'



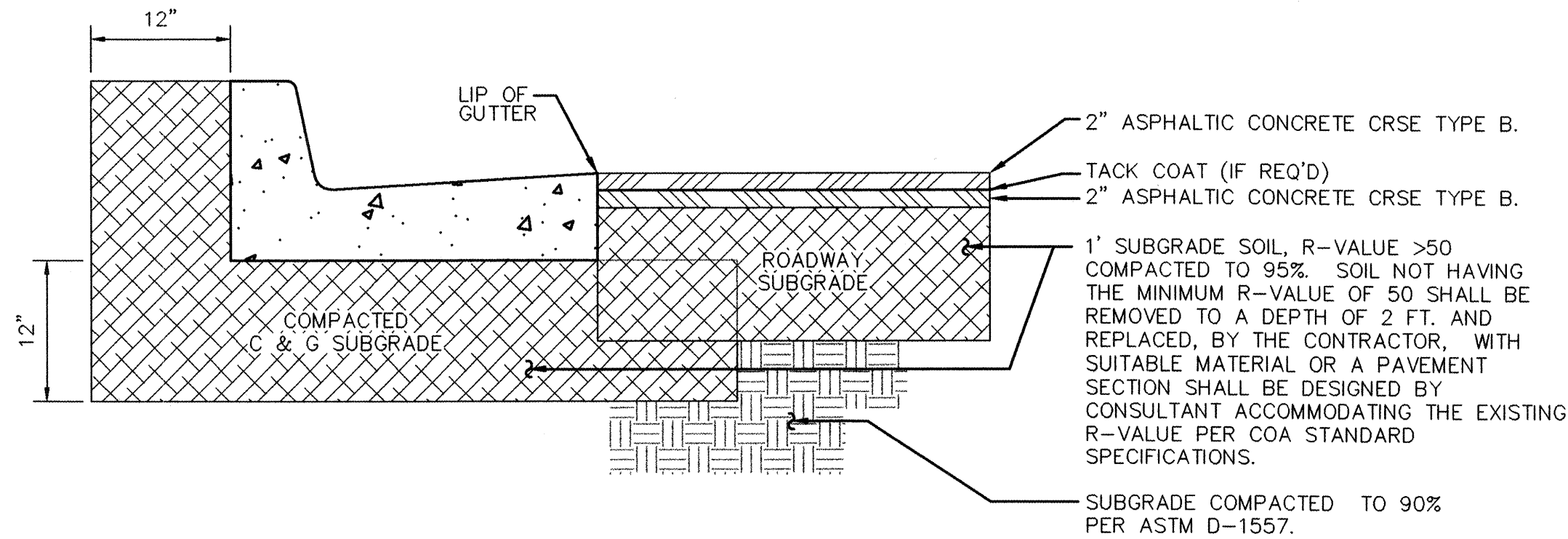
HANDICAP RAMP DETAIL B
SCALE 1"=10'



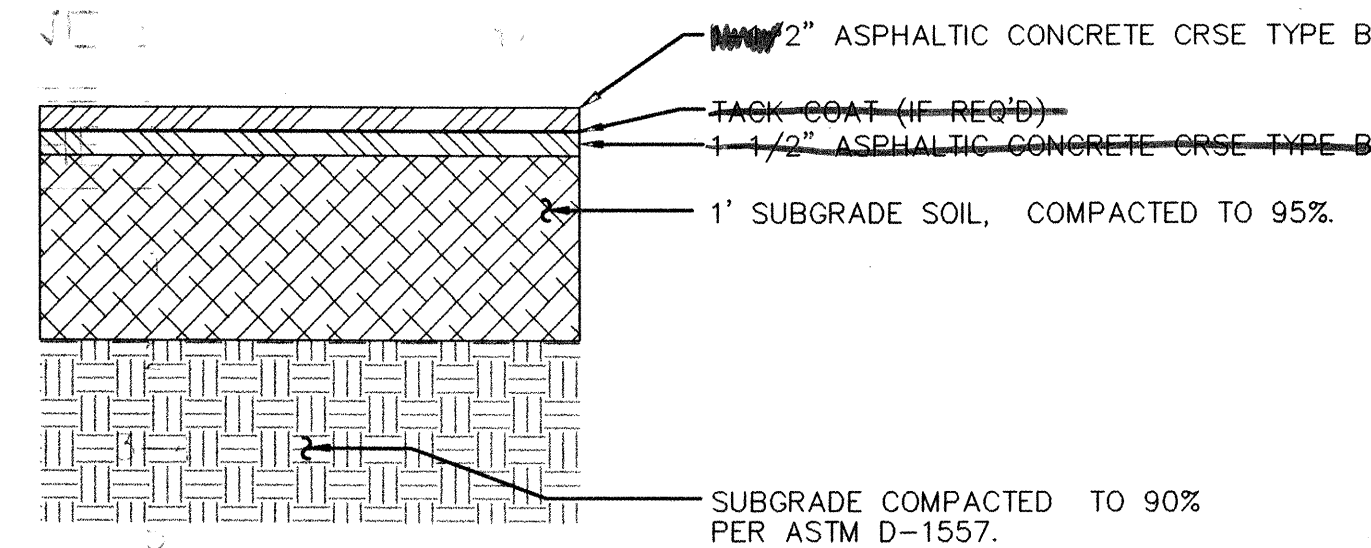
HANDICAP RAMP DETAIL C
SCALE 1"=10'



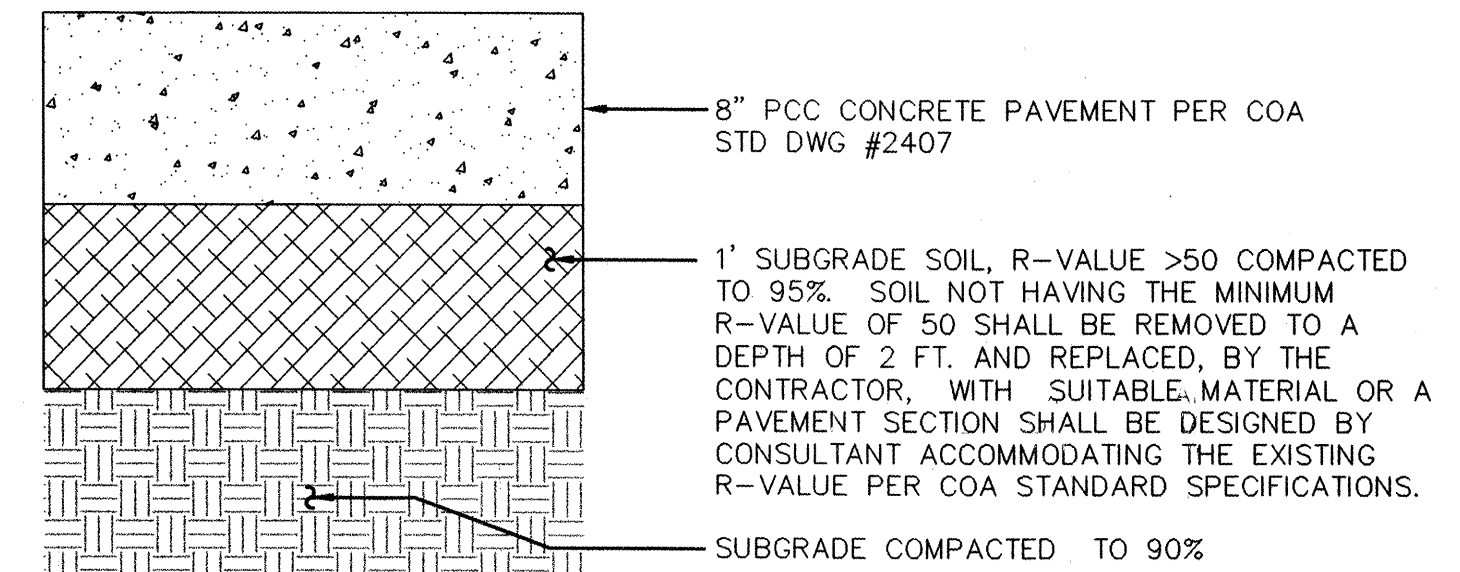
HANDICAP RAMP DETAIL D
SCALE 1"=10'



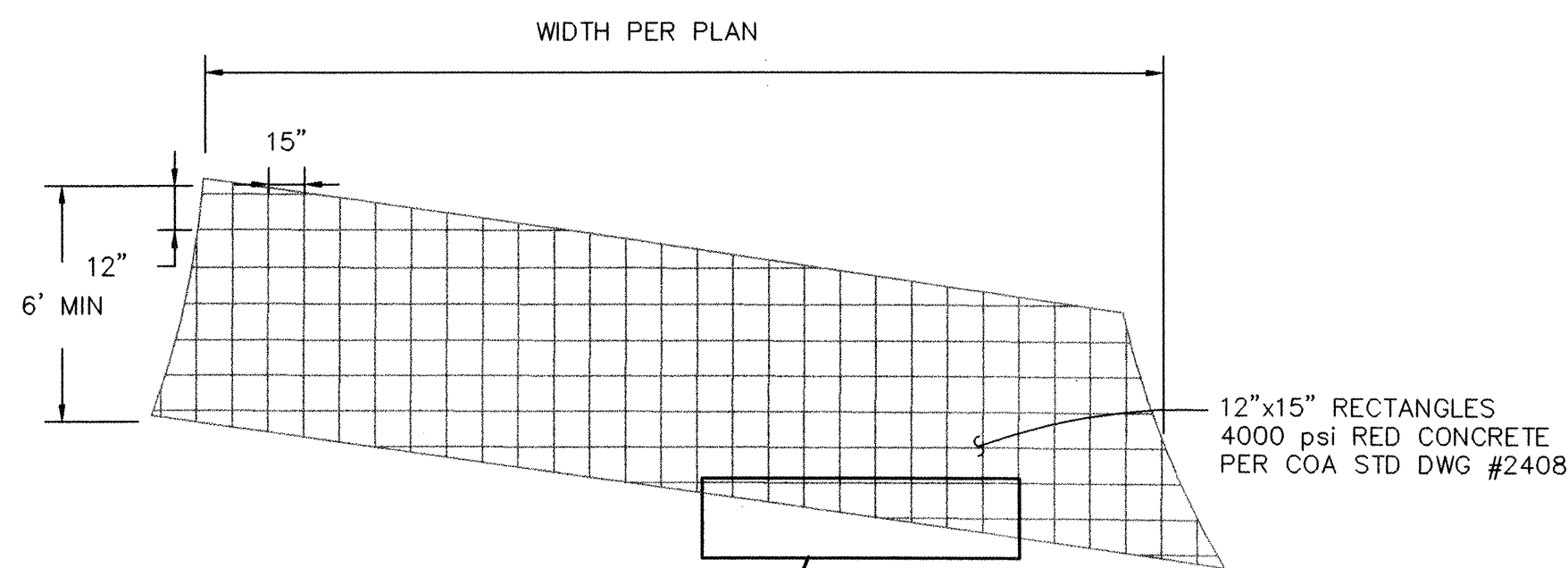
DRIVEWAY ASPHALT PAVING SECTION
SCALE: 1"= 1'-0"



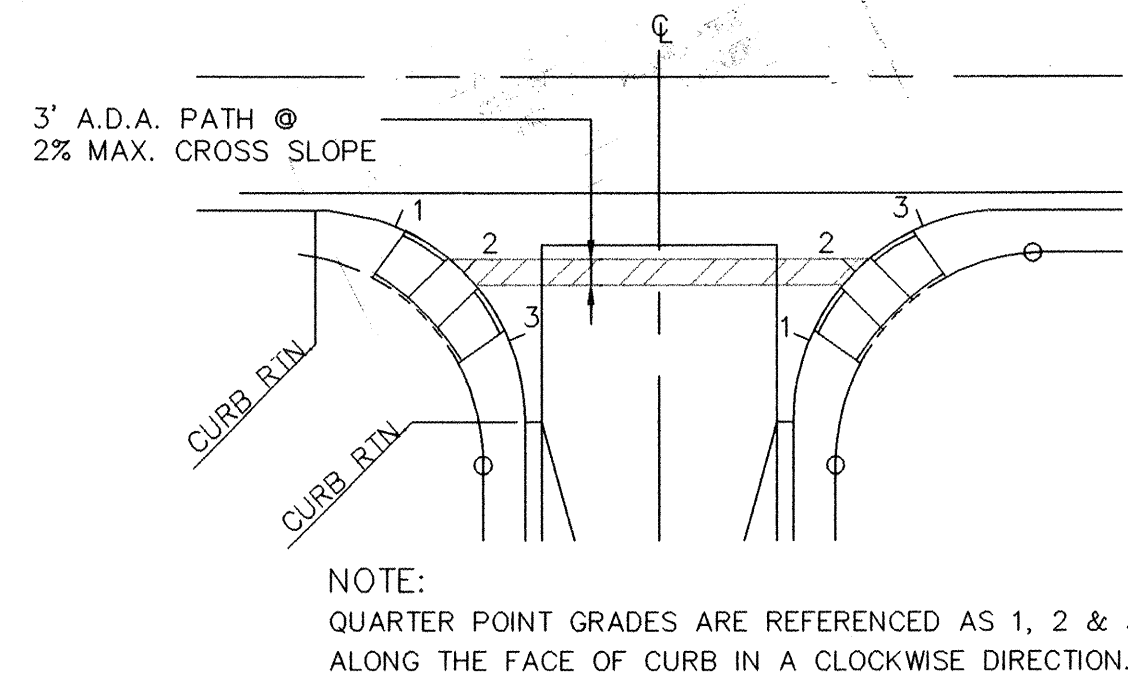
ASPHALT SIDEWALK
SCALE: 1"= 1'-0"



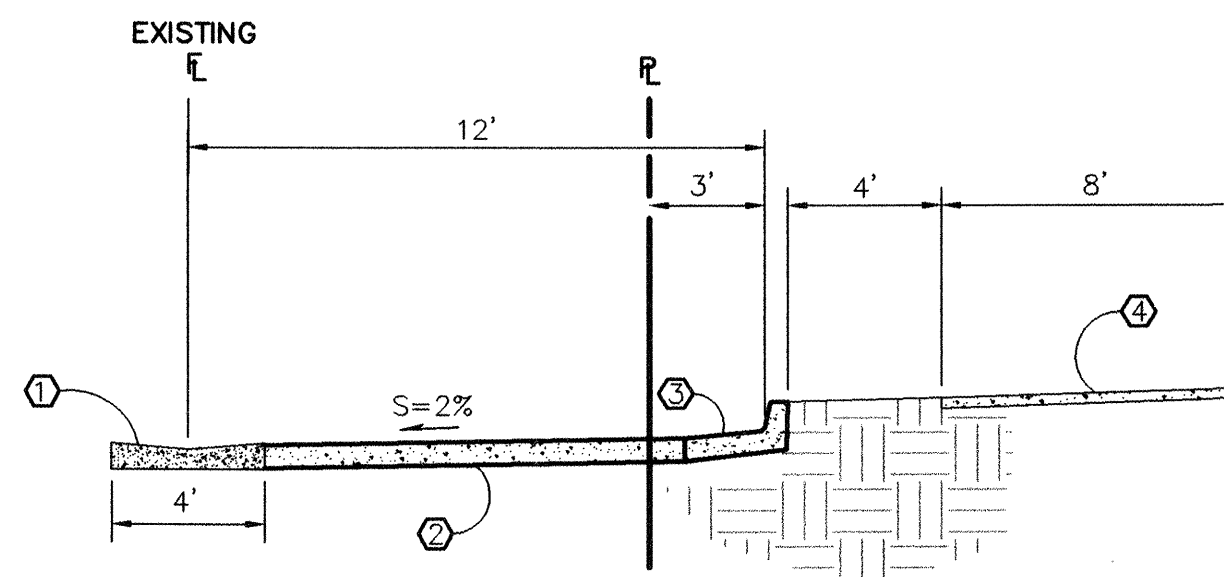
ARTERIAL CONCRETE PAVING SECTION
SCALE: 1"= 1'-0"



CROSSWALK DETAIL
NTS



QUARTER POINT & ADA PATH DETAIL
NTS



SECTION A-A
SCALE 1"=10'

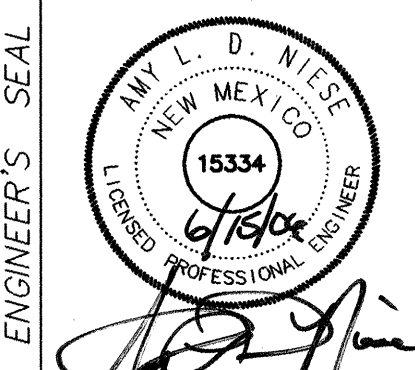
KEYED CONSTRUCTION NOTES

1. CONSTRUCT PCC VALLEY GUTTER 4' WIDE, PER COA STD DWG #2421.
2. CONCRETE PAVING PER DETAIL THIS SHEET.
3. CONSTRUCT STANDARD DEPRESSIONED CURB & GUTTER PER COA STD DWG #2415A.
4. CONSTRUCT 8' WIDE ASPHALT SIDEWALK PER DETAIL THIS SHEET.

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1474PV-DTL.DWGdlp 06.15.06

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
VENTANA SQUARE NORTH
PAVING DETAILS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./Day/Yr.	Mo./Day/Yr.
APPROVE	APPROVE		
DESIGN REVIEW COMMITTEE	CITY ENGINEER		
City Project No.	Zone Map No.	Sheet	Of
	B-10	6	6



AS-BUILT INFORMATION	BENCH MARKS	SURVEY INFORMATION	FIELD NOTES
CONTRACTOR	THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS	11/05	
WORK BY	BENCHMARK '2-BIG', A STANDARD BRASS TABLET STAMPED		
DATE	'2-10 '1980' SET 65 FT. ABOVE THE GROUND.		
DATE	X=357,543.73		
DATE	Y=1,527,976.48		
DATE	ELEV= 5429.35		
DATE	(SLD 1929)		