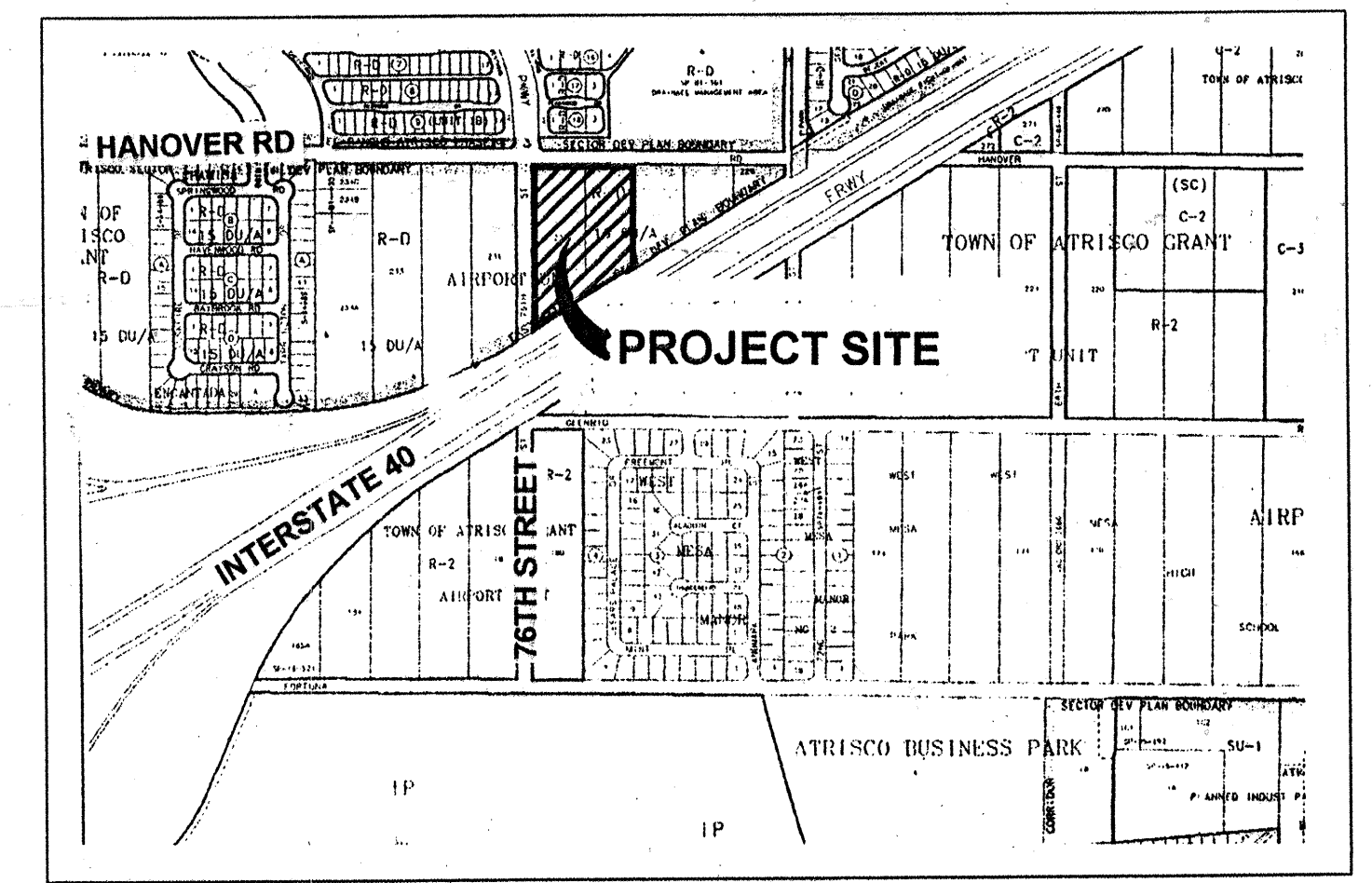


PUBLIC IMPROVEMENT PLANS
FOR THE
ROSEWOOD II SUBDIVISION
TOWN OF ATRISCO GRANT, AIRPORT UNIT
APRIL, 1997



VICINITY MAP
Scale : 1"=750'

J-10

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 1988 Edition as amended with Update No. 8.
- 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 New Mexico One Call System, Inc @ 280-1900 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, 1988, as amended with Update No. 8.
- 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: Three (3) 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 the Barricade Engineer (768-2551) 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 the same location as existing or shown in this plan set at no additional cost to the owner.
- 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, s/w, pavement, w/c ramps etc. 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, and per city standards.
- All final backfill for trenches shall be compacted to a minimum 90% maximum density per ASTM D-1557 and as directed by section 701.14.2 and standard drawing number 2315.
- All existing signs, markers, delineators, etc. within the construction limits shall be removed, stored and re-set by the Contractor.
- The Contractor shall promptly clean up any material excavated within the public right of way 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 waterline 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 is responsible for protecting and maintaining all existing monumentation controls. In the event of inadvertent destruction or alteration, the Contractor must immediately notify the City Chief Surveyor.
- PNM will provide at no cost to the City or the Contractor the required personnel for observation or inspection 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 "New Mexico One Call System" procedures, or otherwise.
- The Contractor shall notify the Engineer not less than seven (7) days prior to starting work in order that the Engineer may take necessary measures to insure the preservation of survey monuments. Contractor shall not disturb permanent survey monuments without the consent of the Engineer and shall notify the Engineer and bear the expense of replacing any that may be disturbed without permission. Replacement shall be done only by the City Surveyor. When a change is made in the finished elevations of the pavement of any roadway in which a permanent survey monument is located, Contractor shall, at his own expense adjust the monument cover to the new grade unless otherwise specified. Refer to section 4.4 of the General Conditions of the Standard Specifications.
- Any work occurring within an arterial roadway requires 24 hours construction.

PREPARED FOR:

ADIL RIZVI
7049 LUELLA ANNE DRIVE, NE
ALBUQUERQUE, NEW MEXICO 87109

PREPARED BY:

PROTEC CONSULTING
P.O. BOX 27007
ALBUQUERQUE, NEW MEXICO 87125

INDEX TO DRAWINGS

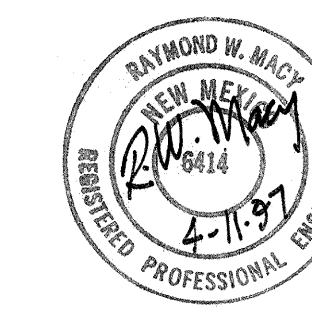
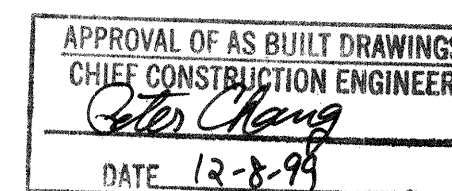
SHEET NO.	TITLE
1	TITLE SHEET
2	SUBDIVISION PLAT
3	GRADING AND DRAINAGE PLAN
PAVING DRAWINGS	
4	MASTER PAVING PLAN
5	MESA WOOD PLACE, NW
6	BEAVER WOOD COURT, NW
UTILITY DRAWINGS	
7	MASTER UTILITY PLAN
8	MESA WOOD PLACE, NW
9	MESA WOOD PLACE and BEAVER WOOD COURT, NW

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." Aldrich Land Surveying is not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.

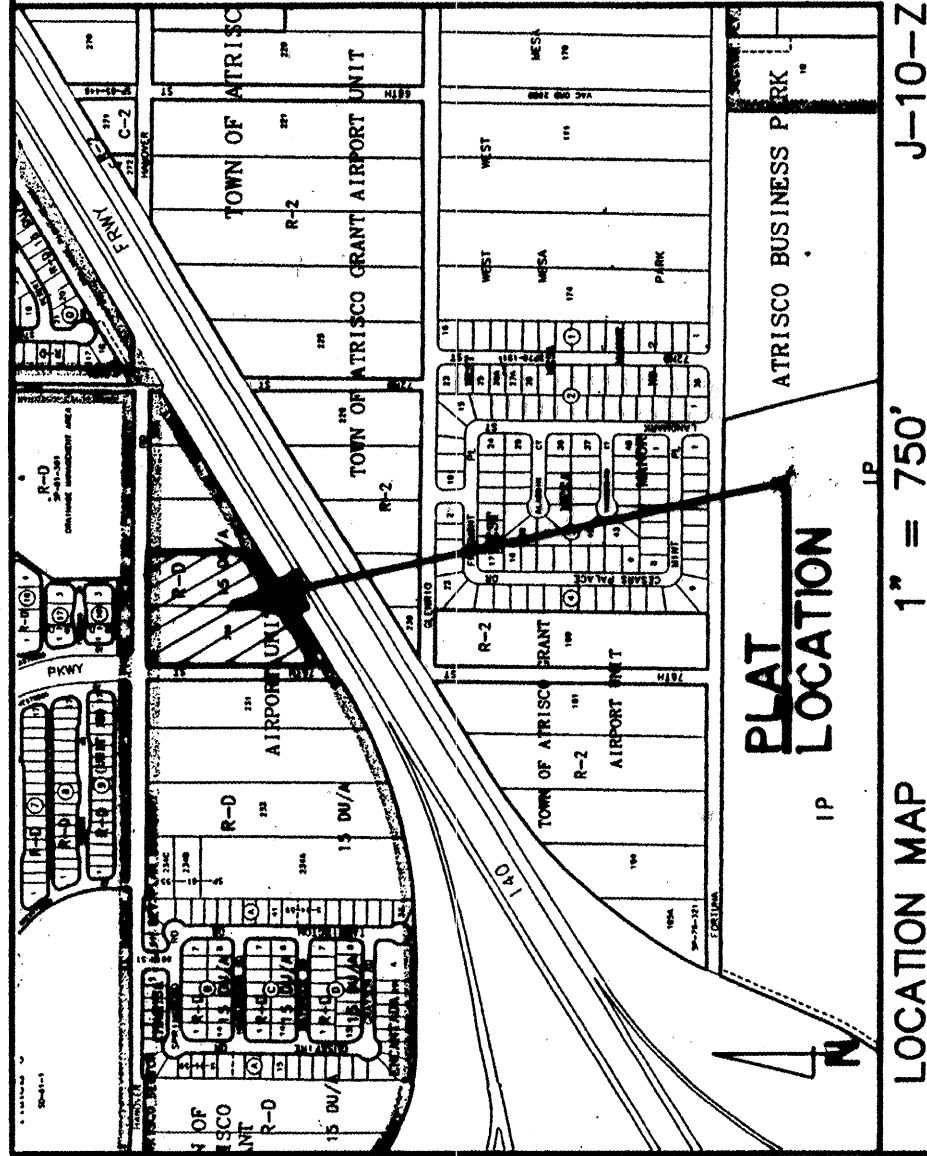
Timothy Aldrich, P.S. No. 7719

06-16-99



DRB CASE NO. 96-313

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LOCATION MAP 1" = 750' J-10-2

PURPOSE OF PLAT

- To grant public pedestrian right-of-way & public drainage right-of-way as shown hereon.
- To grant public utility easement as shown hereon.
- To grant public landscape easements as shown hereon.
- To create 26 lots as shown hereon.
- To dedicate street right-of-way as shown hereon.
- To vacate street right-of-way as shown hereon (V-97-18).
- To eliminate tract line as shown hereon.

SUBDIVISION DATA

- DNR Case No.: 98-313
- Zone Atlas Index No.: J-10-2
- Total Number of Existing Lots: 0
- Total Number of Existing Tracts: 2
- Total Number of Lots created: 26
- Total Number of Tracts created: 0
- Gross Subdivision Acreage: 4.5182
- Total Mileage of Full Width Streets Created: 0.1502
- Total Mileage of Half Width Streets Created: 0

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parentheses are record.
- Base of boundary are the following plat(s) and document(s) of record entitled:
"TOWN OF ATRISCO GRANT, AIRPORT UNIT", (12-05-44, D-118)
"WARRANTY DEED, AMAFCA PARCEL", (02-03-97, BK-97-3, PG. 7655)
"WARRANTY DEED, AMAFCA PARCEL", (02-03-97, BK-97-3, PG. 7656)
all being records of Bernalillo County, New Mexico.
- Field Survey performed March, 1997.
- UNRRI Council Location System Log No.: 9703308080122
- Title Report: Rio Grande Title Company
Commitment No.: 07-963785-1 GP 32, 0022 106 1409
- The property is apparently affected by reservations, restrictions or encumbrances as listed within the above mentioned Title Report.
- Centrality (to line of D/W) measurement to be included at all cornerline P.C.s, P.T.s, angle points and street intersections as shown hereon, and will consist of a four inch (4") aluminum alloy cap stamped "City of Albuquerque, Centrifuge Monument", "Do Not Disturb", PLS # 7719".
- City of Albuquerque vector and surveying service to be provided by the City of Albuquerque.
- 2400 Sq. Ft. of open usable space shall be provided on each lot.
- All lot corners shall be set 5/8" rebar with cap marked "ALS LS 7719".

DESCRIPTION

A tract of land situated within the Town of Atrisco Grant, Projected Section 15, Township 10 North, Range 2 East, New Mexico Precinct Meridian, City of Albuquerque, Bernalillo County, New Mexico, being a portion of TRACTS 229 and 230 TOWN OF ATRISCO GRANT, AIRPORT UNIT, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944 in Volume D, Folio 118 together with a portion of VACATED HANOVER right-of-way (V-97-16) and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract, said point being on the south right-of-way line of Hanover Road N.W. from whence the Albuquerque Control Survey Monument "6-10" bears N 89°10'00" E, 1069.21 feet

THENCE leaving said south right-of-way line S 00°35'24" W, 338.33 feet along a line common with the west line of TRACT 228, TOWN OF ATRISCO GRANT, AIRPORT UNIT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944 in Volume D, Folio 118 to the southeast corner, said point being common with the northeast corner of an AMAFCA PARCEL as described in WARRANTY DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 3, 1997 in BK. 97-3, Pg. 7655;

THENCE S 88°49'04" W, 494.23 feet along a line common with the northerly line of said AMAFCA PARCEL and an AMAFCA PARCEL as described in WARRANTY DEED filed in the office of the County Clerk of Bernalillo County, New Mexico on February 3, 1997 in BK. 97-3, Pg. 7656 to the southwest corner, said point being common with the northwest corner of said AMAFCA PARCEL and further being on the east right-of-way line of 76th Street N.W.;

THENCE N 00°35'24" E, 598.49 feet along said east right-of-way line to the northwest corner, said point being on said south right-of-way line of Hanover Road N.W.;

THENCE along said south right-of-way line S 89°25'13" E, 420.17 feet to the point of beginning and containing 4.5182 acres more or less.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
1. PNM Electric Services Division for the installation, maintenance, and repair of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electric services.
2. PNM Gas Services Division for the installation, maintenance, and repair of underground gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. U.S. West 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 enclosures.
4. Jones Interiors for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV services.

US WEST COMMUNICATION QUITCLAIM

KNOW ALL MEN BY THESE PRESENTS, that US WEST COMMUNICATIONS, INC., a Colorado Corporation, hereinafter called "Company" for and in the name and on behalf of its subsidiaries, hereinafter called "US West", do hereby release, remise and quitclaim all the right, title and interest acquired by the Company or its subsidiaries under that certain right of grant, recorded in the office of Bernalillo County Clerk and recorded in Book 112, page 290 on May 17, 1930, AND a modification of this instrument in Book 130, page 635, filed for record January 31, 1973, AND Assignment of the Easement in Book 130, page 926, dated December 15, 1977 unto the present owner of owners, as their representative interest may appear therein, in the following described property to wit:

A tract of land situated in the Town of Atrisco Grant, Projected Section 15, Township 10 North, Range 2 East, NMPM, City of Albuquerque, Bernalillo County, New Mexico.

It is the intent of this Quitclaim Deed to vacate any portion of the above stated documents which may be located in the remaining portion of TRACTS 228 & 230, Town of Atrisco Grant, Airport Unit as recorded in Volume D, Folio 118 and recorded December 25, 1944.

And hereby expressly excepting and reserving to the Company, any and all interest otherwise acquired in said property, except as above stated.

IN WITNESS WHEREOF, The Company has caused these presents to be executed by its duly authorized officer _____ 199__

US WEST COMMUNICATIONS, INC.
BY: _____
Manager - Network and Technology Services

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
SS. _____
This instrument was acknowledged before me on _____ 19__ by _____
a Colorado Corporation, on behalf of the corporation.

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 consent to the granting of public utility and public landscape easements, and the dedication of street right-of-way, public pedestrian right-of-way and public drainage right-of-way to the City of Albuquerque, New Mexico, and the City of Albuquerque, New Mexico, and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed.

Owner, _____
Ted R. Martinez
ANDREA E. MARTINEZ, ITS MOTHER
STATE OF NEW MEXICO)
BERNALILLO COUNTY)
This instrument was acknowledged before me on _____ 1997, by Ted R. Martinez
and Andrea E. Martinez, L.L.C., a New Mexico limited liability company, on behalf of the limited liability company.
Notary Public _____
My Commission Expires _____

Manager - Network and Technology Services
US WEST COMMUNICATIONS, INC.
BY: _____
Manager - Network and Technology Services

Notary Public _____
My Commission Expires _____

PLAT FOR ROSEWOOD II SUBDIVISION WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 15 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO APRIL, 1997

APPROVED AND ACCEPTED BY:

Subdivision Case No. _____ S-97-3

Planning Director, City of Albuquerque, N.M.	Date
City Engineer, Div., City of Albuquerque, N.M.	Date
Albuquerque Metropolitan Arroyo Flood Control Authority	Date
Traffic Div., City of Albuquerque, N.M.	Date
Water Utilities Dept., City of Albuquerque, N.M.	Date
Design and Development, CIP, City of Albuquerque, N.M.	Date
City Surveyor, City of Albuquerque, N.M.	Date
Property Management, City of Albuquerque, N.M.	Date
County Treasurer, Bernalillo County, N.M.	Date
PNM Gas Services Division	Date
PNM Electric Services Division	Date
U.S. West Telecommunications	Date
Jones Int'l Cable, Inc.	Date

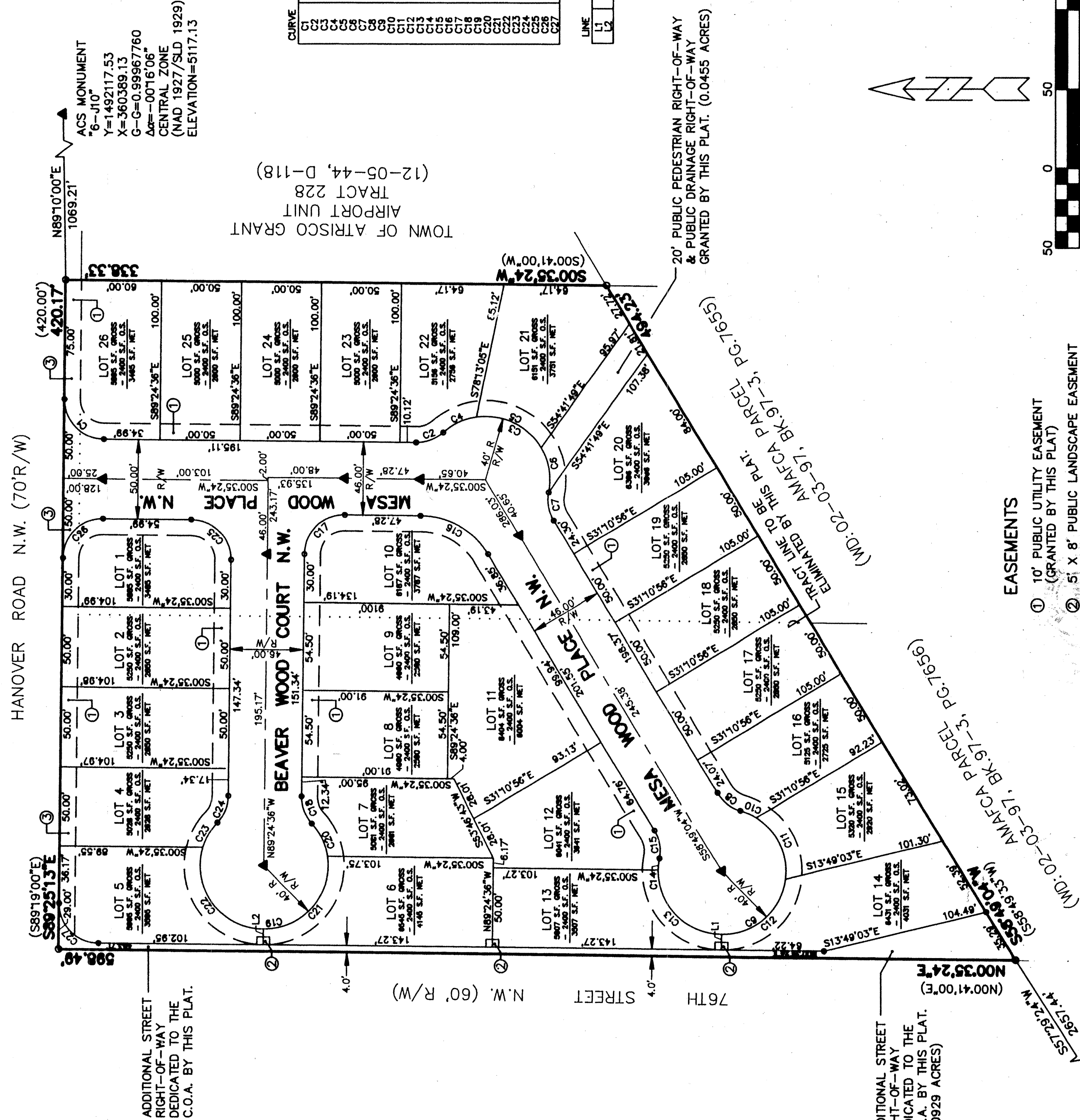
SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective November 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief."

Timothy Aldrich
03-31-97
Aldrich Land Surveying
P.O. BOX 30701, ALBO., N.M. 87190
505-884-1990

Drawn By:	RJA	Date:	03-28-97
Checked By:	TA	Drawing Name:	97012PL1.DWG
Job No.:	97-012	Sheet:	1 of 2

PLAT FOR ROSEWOOD II SUBDIVISION WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 15 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO APRIL, 1997



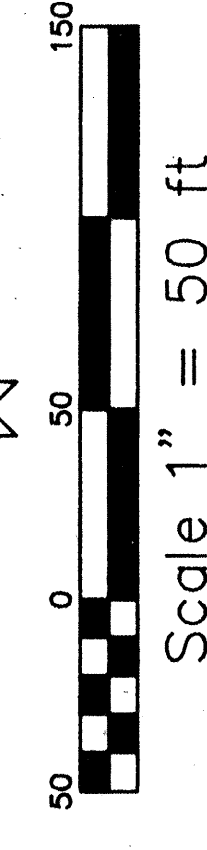
CURVE DATA

CURVE	LENGTH	DELTA	RADIUS	TANGENT	CHORD
C1	18.57	42.33	40.00	11.64	22.00
C2	18.57	42.33	40.00	11.64	22.00
C3	18.57	42.33	40.00	11.64	22.00
C4	18.57	42.33	40.00	11.64	22.00
C5	18.57	42.33	40.00	11.64	22.00
C6	18.57	42.33	40.00	11.64	22.00
C7	18.57	42.33	40.00	11.64	22.00
C8	18.57	42.33	40.00	11.64	22.00
C9	18.57	42.33	40.00	11.64	22.00
C10	18.57	42.33	40.00	11.64	22.00
C11	18.57	42.33	40.00	11.64	22.00
C12	18.57	42.33	40.00	11.64	22.00
C13	18.57	42.33	40.00	11.64	22.00
C14	18.57	42.33	40.00	11.64	22.00
C15	18.57	42.33	40.00	11.64	22.00
C16	18.57	42.33	40.00	11.64	22.00
C17	18.57	42.33	40.00	11.64	22.00
C18	18.57	42.33	40.00	11.64	22.00
C19	18.57	42.33	40.00	11.64	22.00
C20	18.57	42.33	40.00	11.64	22.00
C21	18.57	42.33	40.00	11.64	22.00
C22	18.57	42.33	40.00	11.64	22.00
C23	18.57	42.33	40.00	11.64	22.00
C24	18.57	42.33	40.00	11.64	22.00
C25	18.57	42.33	40.00	11.64	22.00
C26	18.57	42.33	40.00	11.64	22.00
C27	18.57	42.33	40.00	11.64	22.00

LINE	DIRECTION	DISTANCE
L1	N89°24'35" W	10.00'
L2	N89°24'35" W	10.00'

ALL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

Timothy Aldrich
03-31-97
Aldrich Land Surveying
P.O. BOX 30701, ALBO., N.M. 87190
505-884-1990



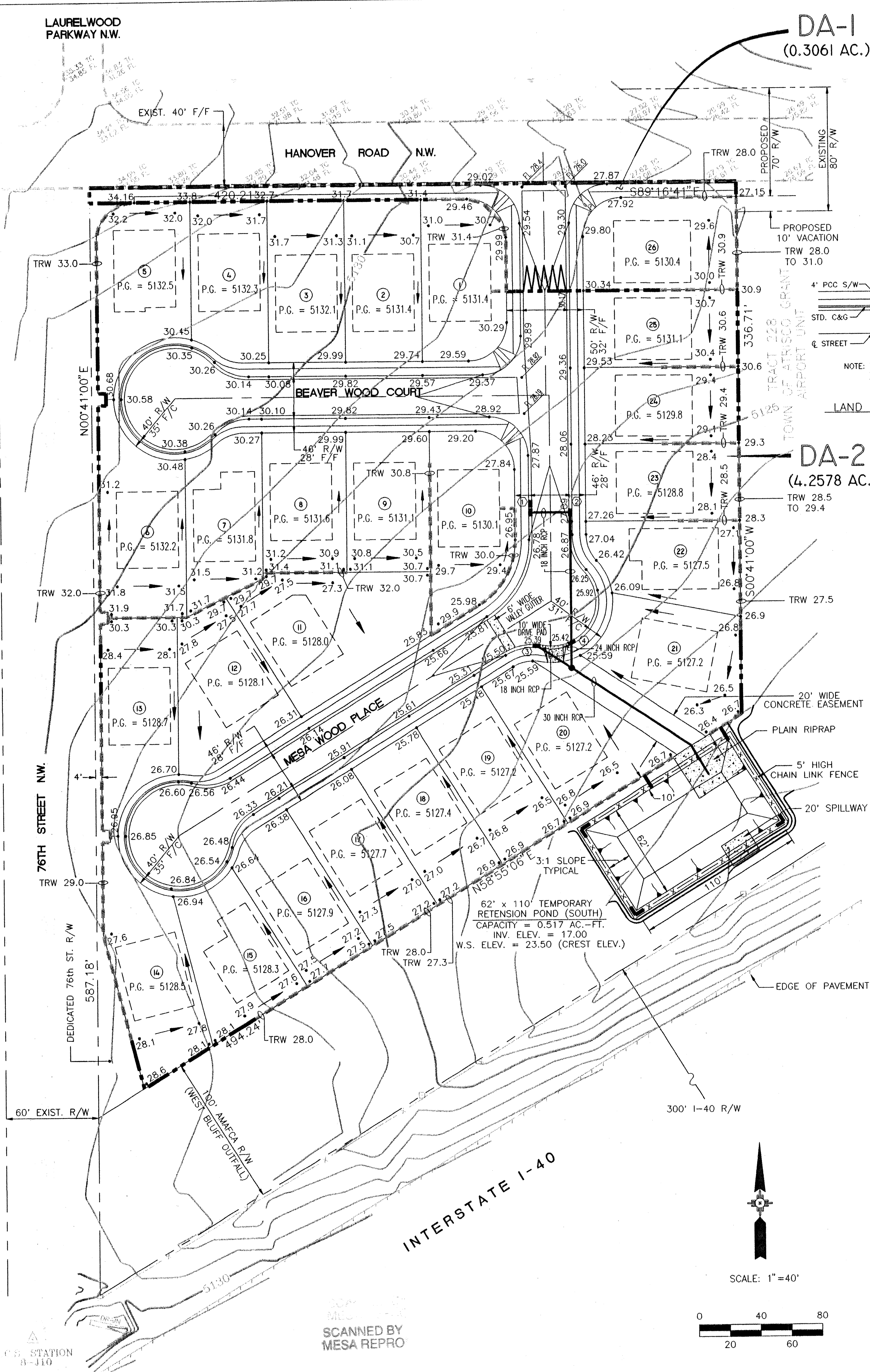
Drawn By:	RJA	Date:	03-28-97
Checked By:	TA	Drawing Name:	97012PL1.DWG
Job No.:	97-012	Sheet:	2 of 2

EASEMENTS

- 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- 5' X 8' PUBLIC LANDSCAPE EASEMENT (GRANTED BY THIS PLAT)
- 10' STREET RIGHT-OF-WAY VACATED BY (V-97-16)

ACS MONUMENT
1-JB
Y=1440080.20
X=356033.93
G=0.001632
AG=0071632
CENTRAL ZONE
(NAD 1927/SLD 1923)
ELEVATION=5199.19

LAURELWOOD
PARKWAY N.W.



DA-1
(0.3061 AC.)

DA-2
(4.2578 AC.)

- NOTES
1. THERE IS A WATER BLOCK ON MESAWOOD PLACE APPROXIMATELY 80' SOUTH OF HANOVER ROAD TO PREVENT STREET FLOW IN HANOVER ROAD FROM ENTERING MESAWOOD PLACE.
 2. C & G WITHIN THE "NO CROWN" AREA OF THE KNUCKLE ON MESA WOOD PLACE WILL BE STANDARD ALL OTHER C & G WILL BE MOUNTABLE. SPOT ELEVATIONS SHOWN AT CURB FACE ARE TOP OF CURB. SUBTRACT 0.33' TO DETERMINE FLOWLINE ELEVATION FOR MOUNTABLE CURB AND SUBTRACT 0.67' TO DETERMINE FLOWLINE ELEVATION FOR STANDARD CURB.

LAND TREATMENT (AREA S.F.)				COMMENTS
B	C	D		
1,540	250	250		REAR YARD
462	462	2,250		HOUSE/GARAGE
		450		DRYED & WALK
		320		FRONT YARD
148		770		DRYED & CRPD
2,252	860	3,790		PAVING/C&G
32.6	12.5	54.9		TOTAL AREA (S.F.)
				TOTAL AREA (AC)

LAND TREATMENTS and TYPICAL LOT
GRADING PLAN
N.T.S.

LEGEND

EXISTING CONTOURS	• 45.7
PROPOSED SPOT ELEVATIONS	TRW 46.5
TOP OF RETAINING WALL ELEVATION	x 50.1
EXISTING SPOT ELEVATIONS	x 50.1
FLOW LINE ELEVATIONS	FL
PAD GRADE	P.G.
FLOW DIRECTION	→
RETAINING WALL	=====
CHAIN LINE FENCE	x x x x
DRAINAGE BASIN BOUNDARY	=====
WATER BLOCK	WWW
SINGLE "A & C" INLET w/DESIGNATOR	①
SINGLE "A" INLET w/DESIGNATOR	②
STORM DRAIN MH	•

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND BEING AND COMPRISING PORTIONS OF TRACTS 229 AND 230, AIRPORT UNIT, TOWN OF ATRISCO GRANT, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 5, 1944, IN VOLUME D, FOLIO 118.

ENGINEER

PROTEC CONSULTING
P.O. BOX 27007
ALBUQUERQUE, NEW MEXICO 87125

SURVEYOR

SOUTHWEST SURVEYING CO., INC.
333 LOMAS BOULEVARD, N.E.
ALBUQUERQUE, NEW MEXICO 87102

BENCHMARK

ASC MONUMENT "8-J10" LOCATED NORTH OF I-40 RIGHT-OF-WAY AT 76th STREET, N.W.
ELEVATION: 5130.013

TBM

NAIL IN POWER POLE AT SE CORNER OF HANOVER ROAD AND 76TH STREET
ELEVATION: 5135.31

ZONING

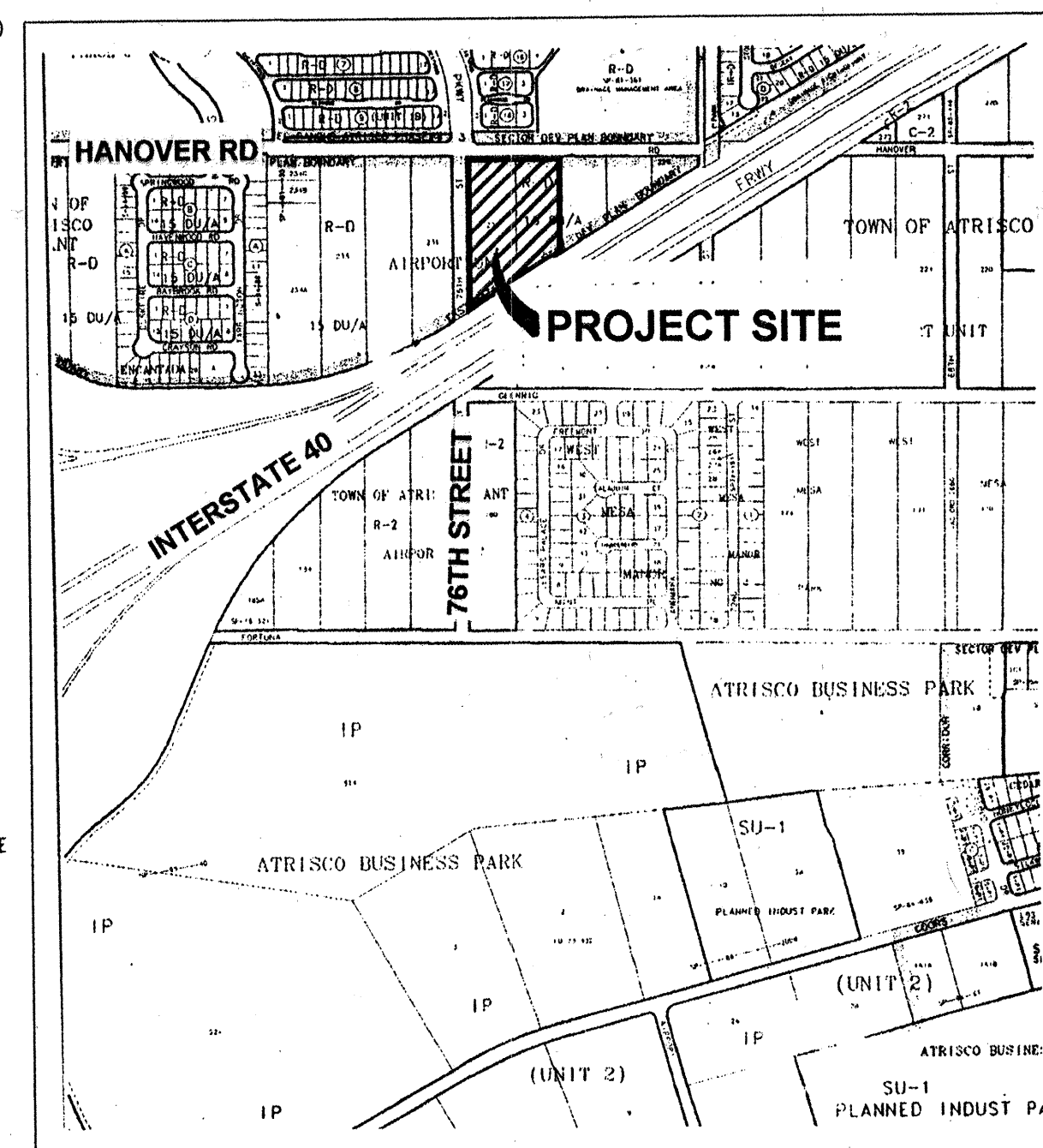
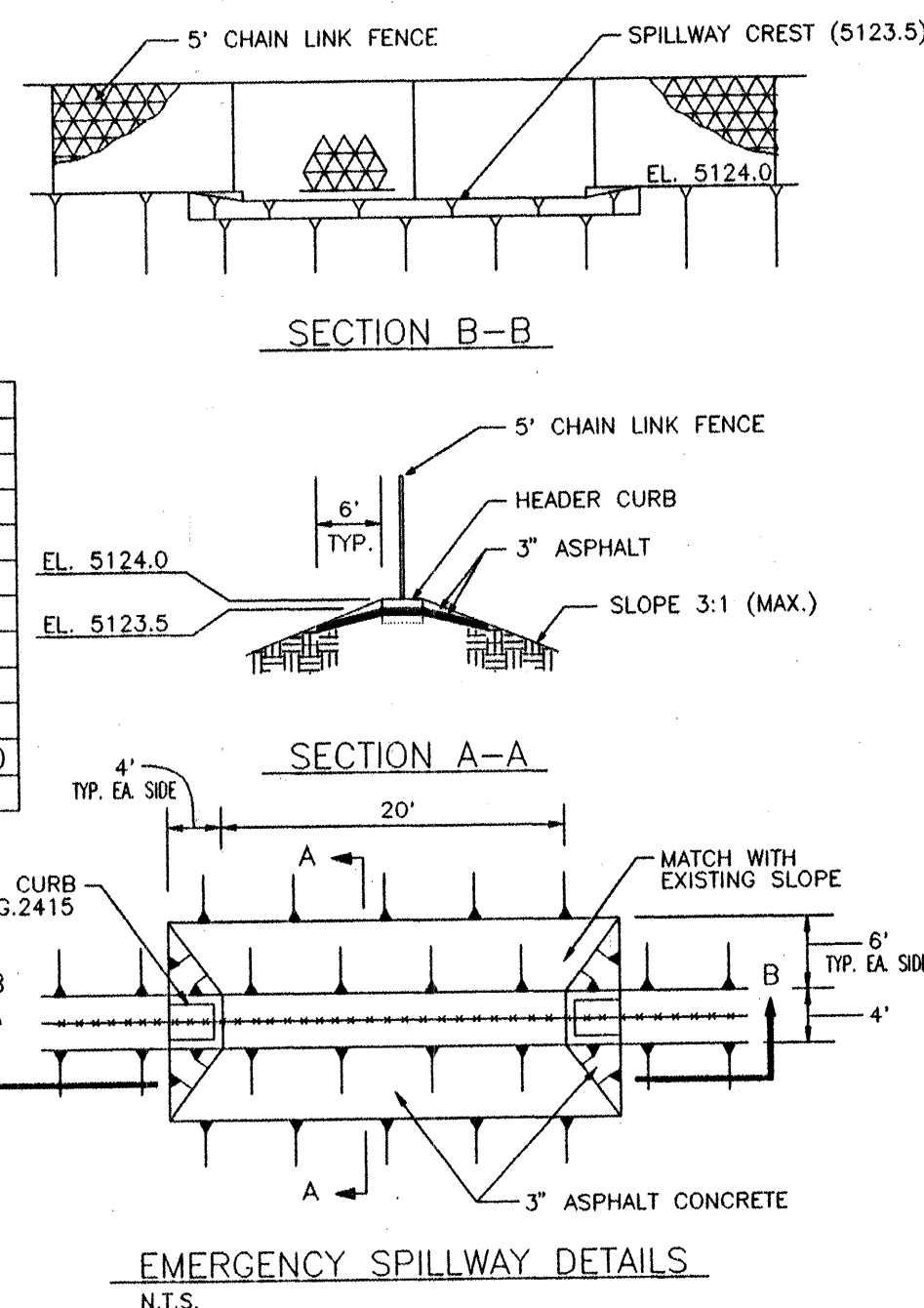
R-D (15 DU/AC MAX.)

PROPOSED

26 SINGLE FAMILY RESIDENTIAL LOTS.

AREA

5.54 ACRES FROM TRACTS 229 & 230
+ 0.0964 ACRES FROM HANOVER RD. (BY VACATION)
+ 0.1566 ACRES AT THE TEMPORARY RETENTION POND
- 1.1346 ACRES TO BE ACQUIRED BY AMAFCA
- 0.0945 ACRES TO BE DEDICATED FOR 76TH ST. R/W
4.5639 ACRES : DA-1 + DA-2



FLOOD HAZARD

THE PROPOSED SITE IS LOCATED WITHIN FLOOD HAZARD ZONE C (AREAS OF MINIMAL FLOODING) AS DESIGNATED ON PANEL NO. 350002-0027 OF THE OCTOBER 14, 1983 EDITION OF THE F.E.M.A. MAPS.

LOCATION AND DESCRIPTION

THE 4.4035 ACRE SITE IS UNDEVELOPED AND UNDISTURBED LAND WITH TYPICAL WEST SIDE GROUND COVER OF SAGE AND NATIVE GRASSES. HANOVER ROAD N.W. BORDERING ON THE NORTH IS FULLY DEVELOPED WHILE THE WEST BLUFF DIVERSION CHANNEL TO THE SOUTH IS UNDEVELOPED. THE ADJACENT TRACT TO THE EAST IS UNDEVELOPED. THE 76TH STREET R/W TO THE WEST IS UNDEVELOPED.

EXISTING CONDITIONS

THE SITE CONSISTS OF A SINGLE DRAINAGE BASIN WITH NATURAL RUNOFF DRAINING FROM NORTHWEST TO SOUTHEAST OVER A 2% GRADE. HANOVER ROAD INTERCEPTS OFFSITE FLOWS ORIGINATING FROM THE NORTH AND NORTHWEST. THESE FLOWS ARE CONVEYED TO THE EAST AS STREET FLOW TO THE LAURELWOOD PARK DRAINAGE MANAGEMENT AREA LOCATED AT THE NORTHWEST QUADRANT OF HANOVER ROAD AND 72ND STREET.

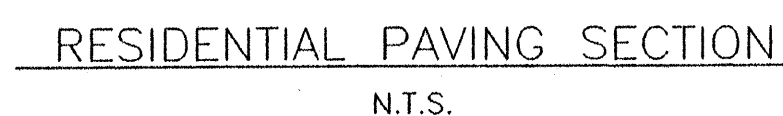
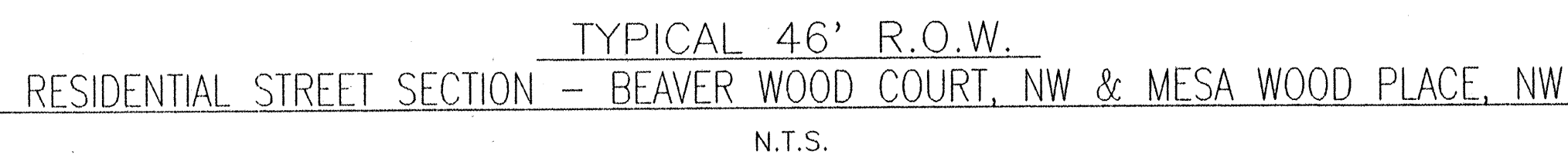
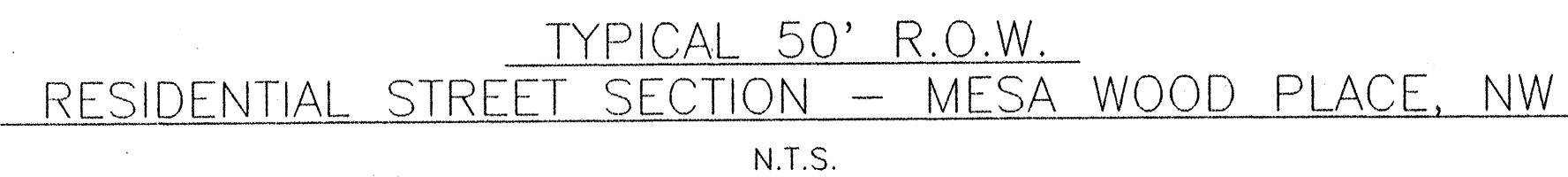
RUNOFF ORIGINATING ON SITE IS CONVEYED AS OVERLAND FLOW INTO THE I-40 RIGHT OF WAY WHERE A PORTION OF THE RUNOFF IS COLLECTED AND DRAINED UNDER THE INTERSTATE TO THE SOUTH THROUGH A 24-INCH CMP CULVERT. THE REMAINDER CONTINUES EASTWARD APPROXIMATELY 1900' ALONG THE NORTH EDGE OF THE INTERSTATE TO AN EXISTING DOUBLE 5'x3' CBC WHICH DRAINS SOUTHWARD UNDER I-40.

PROPOSED IMPROVEMENTS

THE 26 LOT SUBDIVISION SHALL BE DESIGNED FOR STORM WATER RUNOFF TO DRAIN FROM EACH LOT ONTO THE PUBLIC STREETS. LOT 26 WILL DRAIN NORTH ONTO HANOVER ROAD AND THEN EASTWARD TO THE LAURELWOOD PARK DRAINAGE MANAGEMENT AREA. ALL OTHER LOTS WILL DRAIN ONTO THE STREETS PROPOSED FOR DEVELOPMENT WITH THIS SUBDIVISION. STREET RUNOFF WILL BE CONVEYED TO A KNUCKLE IN MESAWOOD PLACE THEN TO A 20' WIDE CONCRETE LINED DRAINAGE EASEMENT. UNTIL THE WEST BLUFF DIVERSION CHANNEL IS BUILT, A TEMPORARY 0.517 ACRE-FT. RETENTION BASIN WILL BE CONSTRUCTED IN THE AMAFCA R/W TO COLLECT RUNOFF FROM THE DRAINAGE EASEMENT. THE RETENTION BASIN WILL BE EQUIPPED WITH 20' LONG EMERGENCY SPILLWAY, CHAIN LINK FENCING, AND RIPRAP EROSION PROTECTION AT THE DRAINAGE EASEMENT INLET. ULTIMATELY, THE 20' WIDE CONCRETE LINED DRAINAGE EASEMENT AND PEDESTRIAN ACCESS WILL BE CONSTRUCTED TO THE NORTH EDGE OF THE WEST BLUFF DIVERSION CHANNEL AND THE TEMPORARY RETENTION POND WILL BE REMOVED. THE WEST BLUFF DIVERSION CHANNEL IS PROGRAMMED FOR CONSTRUCTION IN 1997 OR 1998.

John Kelly 4-11-97
AMAFCA APPROVAL DATE

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: ROSEWOOD II SUBDIVISION GRADING AND DRAINAGE PLAN	
City Project No. 550282	Zone Map No. J-10
Sheet 3	of 9

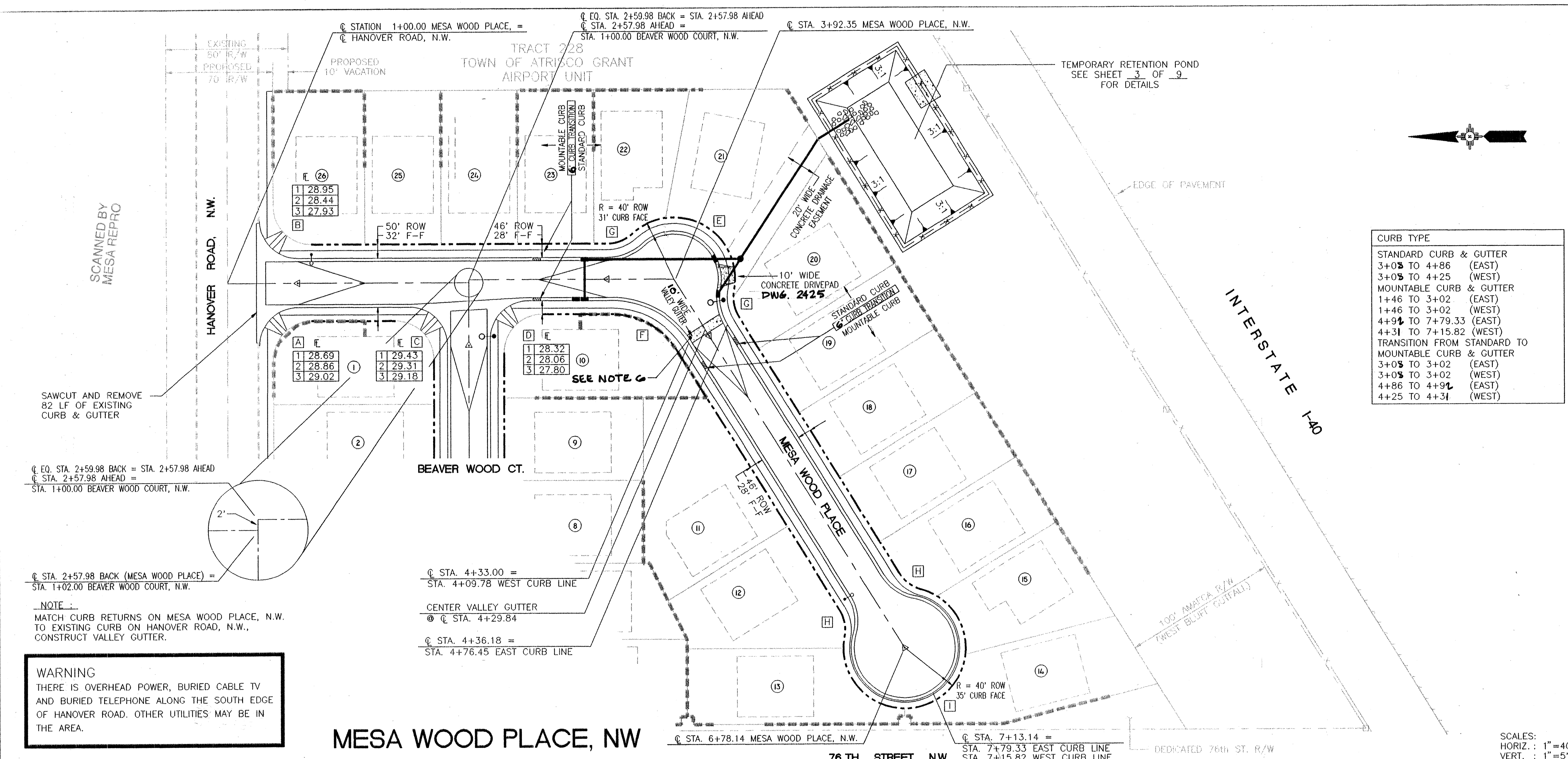


- ### LEGEND

NOTE:
SIDEWALK CONSTRUCTION IS NOT PART
OF THIS CONTRACT EXCEPT ON THE
SOUTH SIDE OF HANOVER ROAD, NW,
AND AT WHEELCHAIR RAMPS.

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: ROSEWOOD II SUBDIVISION MASTER PAVING PLAN			
	City Engineer Approval	Last Design Update	Mo./Day/Yr.
City Project No.	550282	Zone Map No.	Sheet of
		J-10	4 of 9

		ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
				FIELD NOTES		ASC MONUMENT "8-10" LOCATED NORTH OF I-40		CONTRACTOR <u>P&T MATHO</u>	
				NO.	BY	DATE	RIGHT-OF-WAY AT 76th STREET, N.W.	STARTED BY <u>HIS INC</u> DATE <u>09</u>	
							ELEVATION 5130.013	INSPECTOR'S FIELD VERIFICATION BY <u>1/20/97</u> DATE <u>77</u>	
								FIELD VERIFICATION BY <u>HIS INC</u> DATE <u>09</u>	
								APPROVED BY <u>HIS INC</u> DATE <u>5/99</u>	
						CORRECTED BY		MICRO-FILM INFORMATION	
						RECORDED BY		DATE	
								NO.	



CURB TYPE

STANDARD CURB & GUTTER	
3+08 TO 4+86	(EAST)
3+08 TO 4+25	(WEST)
MOUNTABLE CURB & GUTTER	
1+46 TO 3+02	(EAST)
1+46 TO 3+02	(WEST)
4+94 TO 7+79.33	(EAST)
4+31 TO 7+15.82	(WEST)
TRANSITION FROM STANDARD TO MOUNTABLE CURB & GUTTER	
3+08 TO 3+02	(EAST)
3+08 TO 3+02	(WEST)
4+86 TO 4+94	(EAST)
4+25 TO 4+31	(WEST)

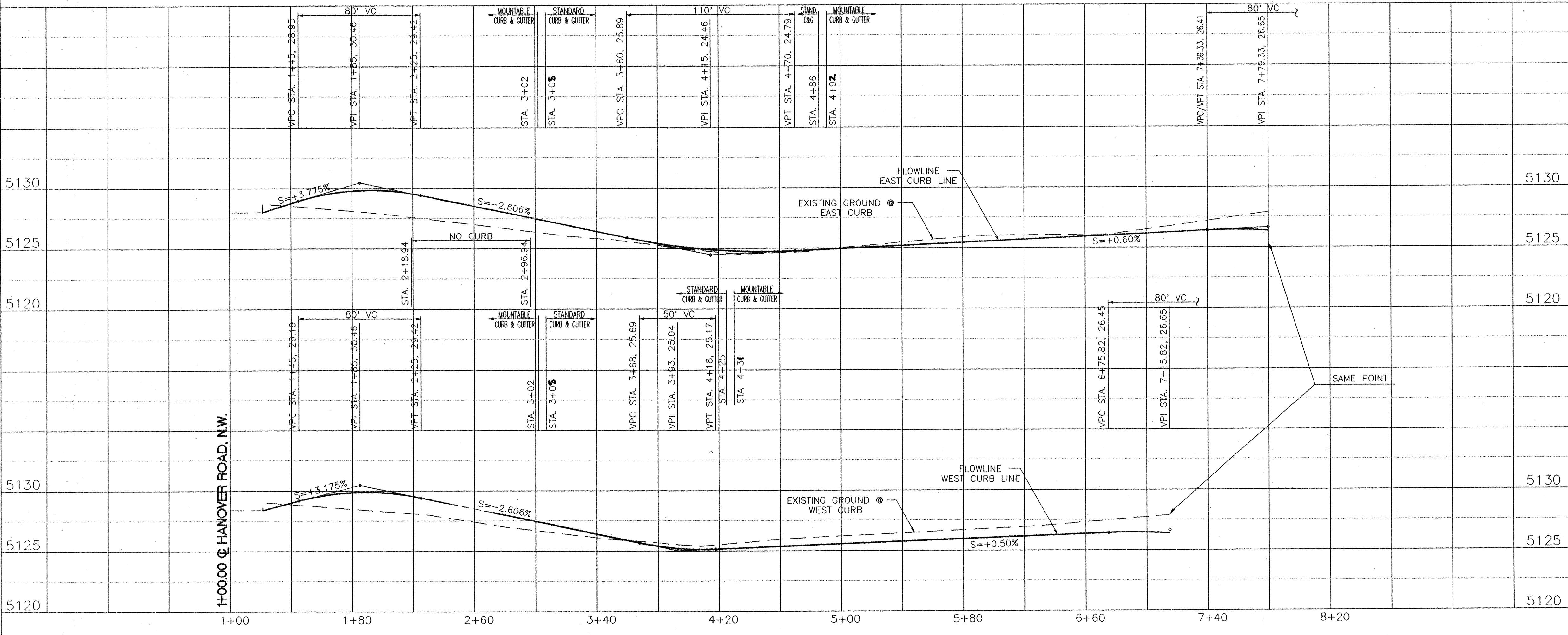
FACE OF CURB CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
A	89°57'41"	25.00'	39.25'
B	90°02'19"	25.00'	39.29'
C	90°02'59"	25.00'	39.29'
D	89°57'01"	25.00'	39.25'
E	143°02'16"	31.00'	77.39'
F	58°14'20"	59.00'	59.97'
G	42°23'58"	34.00'	25.16'
H	47°23'47"	30.00'	24.82'
I	274°47'34"	35.00'	167.86'

- GENERAL NOTES:
1. CONSTRUCT WHEELCHAIR RAMPS PER COA STD. DWG #2441, CASE II
 2. CONSTRUCT STANDARD OR MOUNTABLE CURB & GUTTER AS INDICATED PER COA STD. DWG #2415.
 3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 3/4" INVERT PER COA STD. DWG #2420.
 4. 50' MINIMUM TRANSITION LENGTH FROM CROWN TO NO-CROWN.
 5. ALL C&G PROFILE STATIONING AND GRADES ARE TAKEN ALONG FACE OF CURB.
 6. 10' WIDE VALLEY GUTTER SIMILAR TO SECTION A-A, STD DWG 2424-2422 W/ 3/4" INVERT

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ASC MONUMENT	LOCATED NORTH	FIELD NOTES	DATE		REVISIONS DESIGN
WORKS BY	DATE	RIGHT-OF-WAY	AT 76th STREET, N.W.	BY	DATE		
INSPECTOR'S	DATE	ELEVATION	5130.013	NO.	DATE		
ACCEPTANCE BY	DATE						
DRAWN BY		MICRO-FILM INFORMATION				NO. DATE	
RECORDED BY						DESIGNED BY	
						DRAWN BY	
						CHECKED BY	
						DATE	

- LEGEND
- EXISTING CURB & GUTTER OR SIDEWALK
 - PROPOSED CURB & GUTTER
 - WHEEL CHAIR RAMP & ADJACENT SIDEWALK
 - VALLEY GUTTER
 - LOT NUMBER
 - PROPOSED STREET LIGHT
 - SIDEWALK BY OTHERS
 - STREET @ MONUMENT
 - STREET
 - RETAINING WALL
 - STORM INLET
 - STORM MANHOLE



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: ROSEWOOD II SUBDIVISION
MESA WOOD PLACE, NW - PAVING

City Project No. 550282

Zone Map No. J-10

Sheet 5 of 9

City Engineer Approval

Mo./Day/Yr.

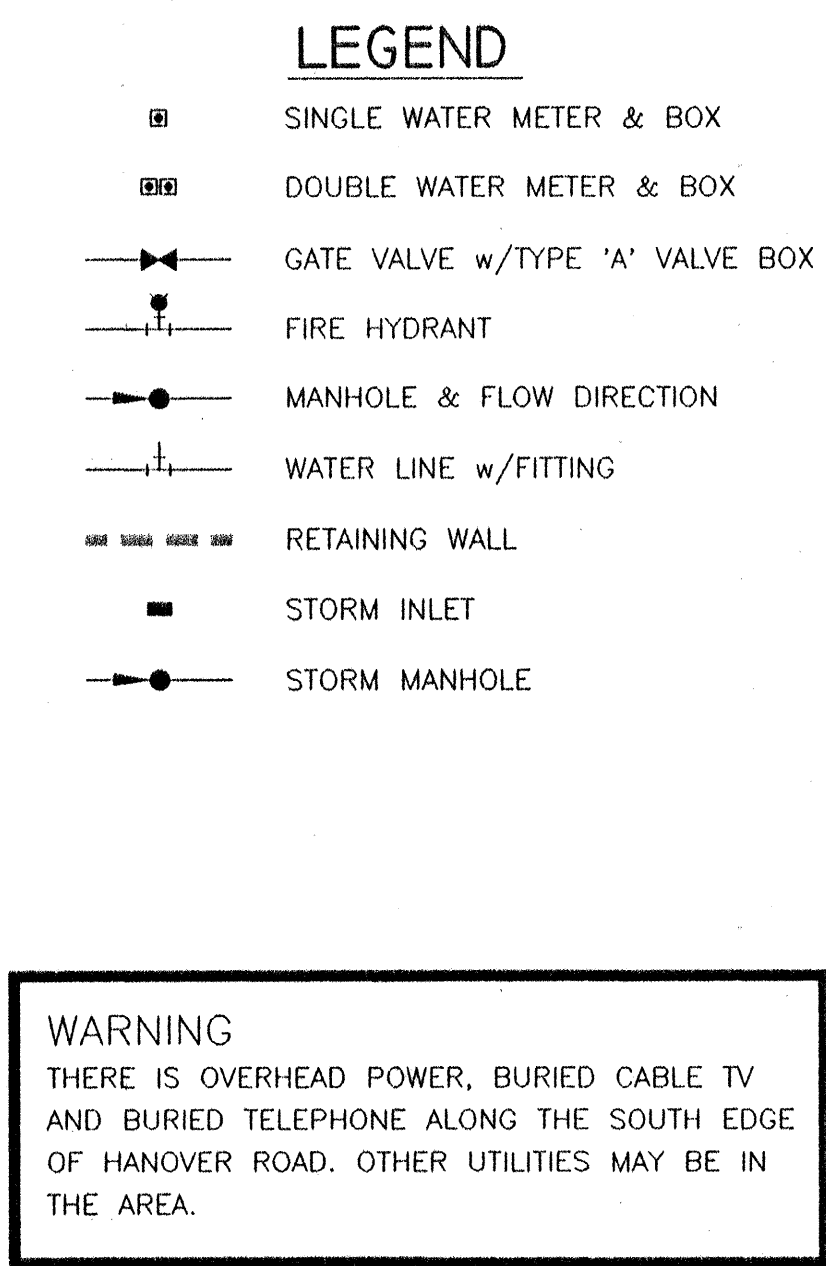
Mo./Day/Yr.

DESIGN REVIEW COMMITTEE

APPROVED

DATE 2-2-07

DESIGN REVIEW COMMITTEE



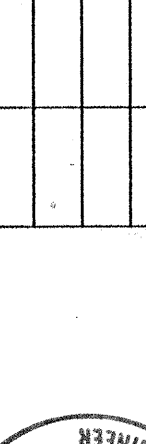
Restrained Joint Lengths, L,* for Horizontal Bends and Valves, (ft.)					
SIZE	HORIZ. BENDS				VALVES
	90°	45°	22.5°	11.25°	
12	30	12	6	3	85
10	26	11	5	3	72
8	22	9	4	2	60
6	17	7	3	2	46
4	12	5	2	1	32

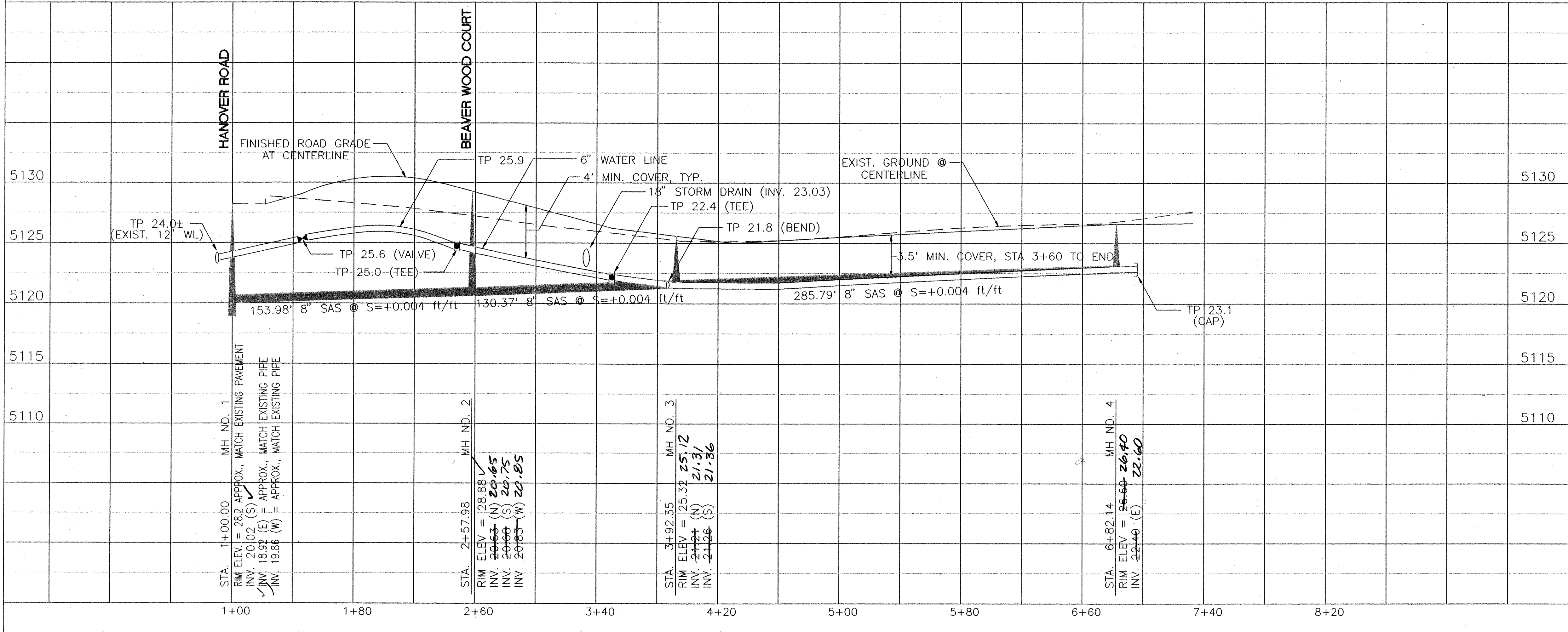
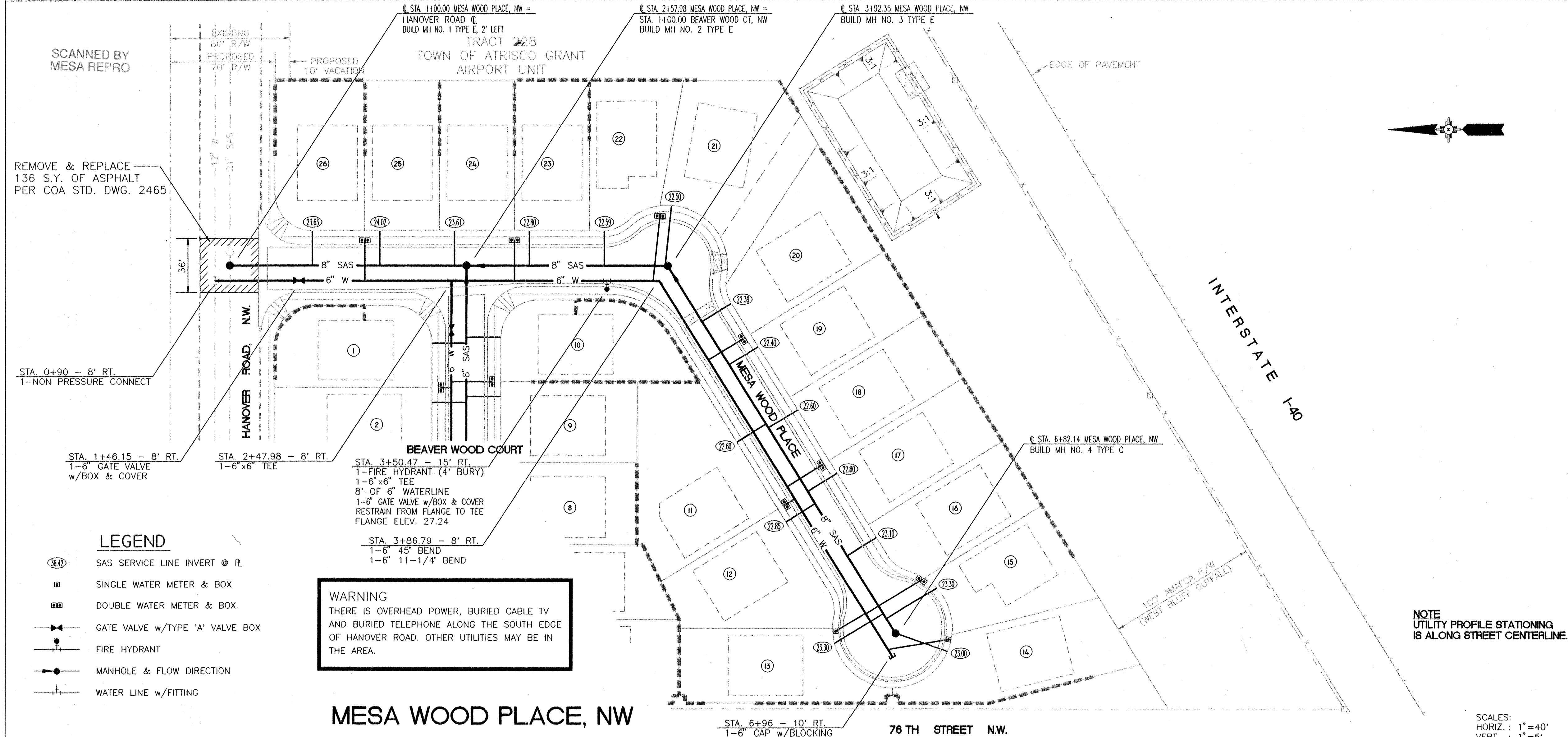
Restrained Joint Lengths, L,* for Reducers, (ft.) Minimum, unobstructed, straight-run length: Restrict either large pipe, or small pipe.					
SIZE	LARGE SIDE	SMALL SIDE	SIZE	LARGE SIDE	SMALL SIDE
12x10	25	30	10x6	44	73
12x8	45	68	10x4	58	141
12x6	62	121	8x6	25	33
12x4	74	213	8x4	43	83
10x8	24	30	6x4	24	35

Restrained Joint Lengths, L,* for TEES, (ft.) All Joints at the Tee must be restrained.					
SIZE	MINIMUM RUN LENGTH		MINIMUM BRANCH LENGTH		
	Run	Branch	Run	Branch	
12x12x12	15	17	18	3	
12x12x10	10	18	13	1	
12x12x8	6	19	8	5	
12x12x6	3	19	5	1	
12x12x4	1	19	2	6	
10x10x10	12	18	15	5	
10x10x8	8	15	10	4	
10x10x6	4	16	6	1	
10x10x4	2	4	3	1	
8x8x8	9	20	13	3	
8x8x6	5	17	7	5	
8x8x4	2	15	3	7	
6x6x6	6	20	10	2	
6x6x4	2	20	4	7	

CLOSE MAIN LINE VALVE NO. 27 IN HANOVER ROAD, NW
BEFORE CONNECTING THE 6-INCH WATERLINE IN
MESA WOOD PLACE, NW TO THE EXISTING 12-INCH
WATERLINE IN HANOVER ROAD.

THE CONTRACTOR SHALL CONTACT WATER SYSTEMS
DIVISION (857-8200) FIVE (5) WORKING DAYS PRIOR
TO THE CLOSING OR OPENING OF WATER LINE VALVES.
ONLY CITY WATER SYSTEMS PERSONNEL ARE
AUTHORIZED TO OPERATE VALVES.

No.		Sheet		7		of		9	
SECTION LAN MENT GROUP DATE Mo./Day/Yr. DATE Mo./Day/Yr.									
ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION			
		FIELD NOTES		ASC MONUMENT "B-J10" LOCATED NORTH OF I-40 RIGHT-OF-WAY AT 76th STREET, N.W. ELEVATION 5130.013		CONTRACTOR <i>Dot Martin</i>			
		BY		DATE		WORKED BY <i>AIS, Inc</i> <i>99</i>			
						INSPECTOR'S ACCEPTANCE BY <i>m.c. / 02/23</i> <i>99</i>			
						FIELD VERIFICATION BY <i>AIS, Inc</i> <i>99</i>			
NO. DATE		REMARKS		BY		DRAWINGS CHECKED BY <i>AIS, Inc</i> <i>5/99</i>			
		REVISIONS				CORRECTED BY <i>AIS, Inc</i> <i>5/99</i>			
		DESIGN				MICRO-FILM INFORMATION			
DESIGNED BY RM		DATE				RECORDED BY			
DRAWN BY		TERRA CAD SERVICES		DATE 03/31/97		NO.			
CHECKED BY RM		DATE							



- GENERAL NOTES:
- CONSTRUCT SAS SERVICES PER COA STD. DWG #2125
 - CONSTRUCT FIRE HYDRANT AT DESIGNATED DEPTHS & LENGTHS PER COA STD. DWG #2340
 - CONSTRUCT ALL SINGLE AND DOUBLE WATER SERVICES PER COA STD. DWG'S #2361, #2362, #2363.
 - SEE THE MASTER UTILITY PLAN DWG FOR RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS.
 - THE LENGTH AND SLOPE OF SAS SHOWN IN THE PROFILE IS BASED ON THE DISTANCE BETWEEN MANHOLE CENTERS LESS THE MANHOLE DIAMETER.
 - UNLESS SHOWN OTHERWISE, MH'S SHALL BE LOCATED ALONG STREET CENTERLINE.

SAS SERVICE TABLE

LOT NO.	STATION	INV. @ R/W
11	5+17	22.60
12	5+80	22.85
13	6+66.67	23.30
14	6+82 (MH)	23.00
15	6+70	23.30
16	6+20	23.10
17	5+70	22.80
18	5+20	22.60
19	4+70	22.40
20	4+36	22.39
21	3+88	22.50
22	3+50	22.59
23	3+00	22.80
24	2+50	23.61
25	2+00	24.02
26	1+55	23.63

NOTE: PROVIDE A PRESSURE REDUCING VALVE (PRV) ON EACH WATER SERVICE LINE, SUCH AS WATTS SERIES 223, OR OTHER PRV ACCEPTABLE TO THE CITY OF ALBUQUERQUE. LOCATE PRV IN THE WATER METER PIT AND SET FOR 115 PSI IN AND 60 PSI OUT.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: ROSEWOOD II SUBDIVISION
MESA WOOD PLACE, NW - UTILITIES

City Project No. 550282

Zone Map No. J-10

Sheet 8 of 9

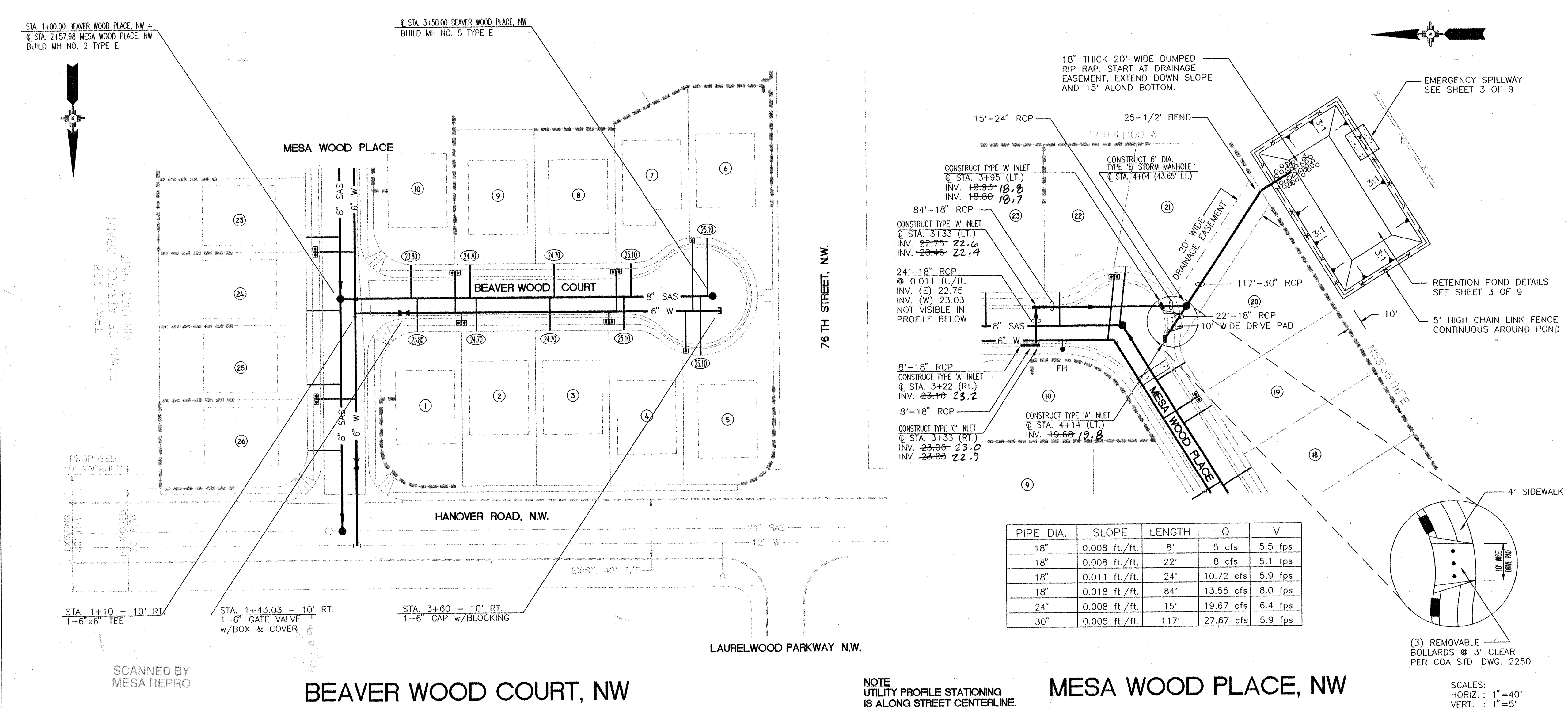
City Engineer Approval

Design Review Committee

REVISIONS

NO.	DATE	REMARKS	BY

DESIGNED BY RM DATE 04/01/97
DRAWN BY TERRA CAD SERVICES DATE 04/01/97
CHECKED BY RM DATE 04/01/97



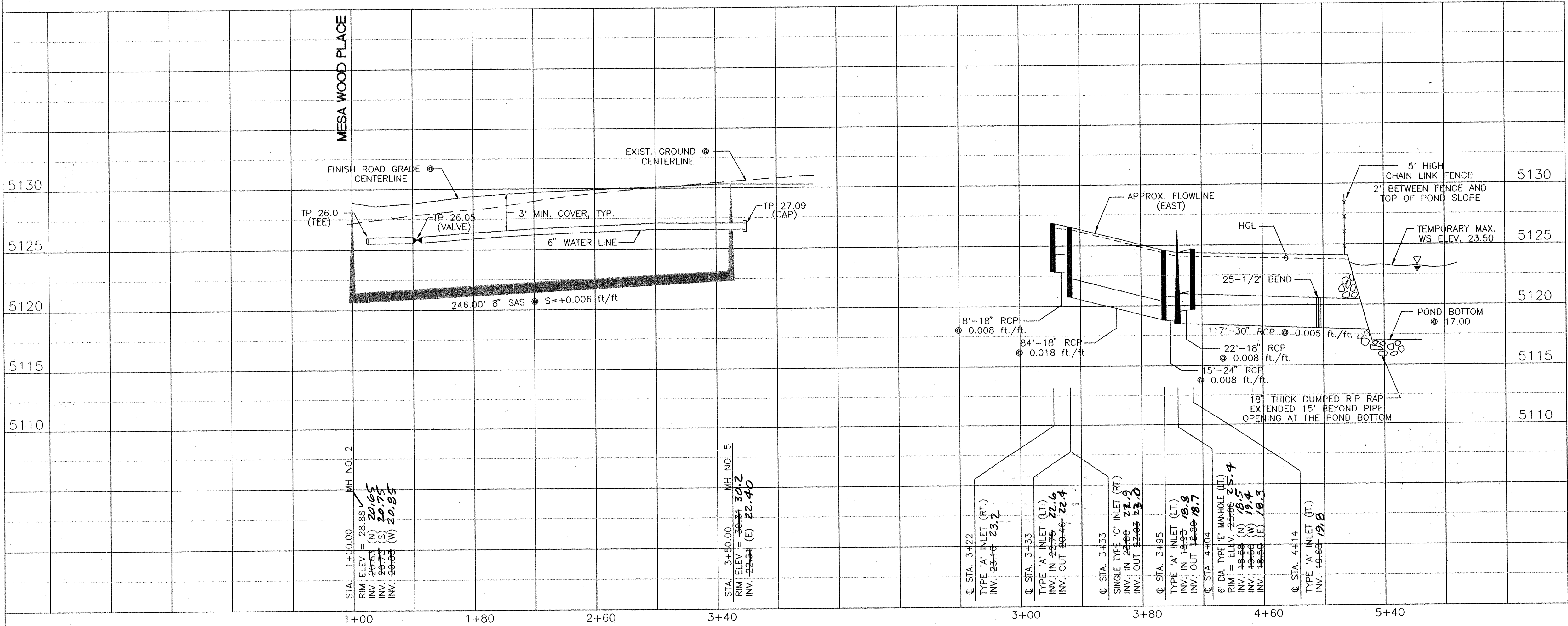
PIPE DIA.	SLOPE	LENGTH	Q	V
18"	0.008 ft./ft.	8'	5 cfs	5.5 fps
18"	0.008 ft./ft.	22'	8 cfs	5.1 fps
18"	0.011 ft./ft.	24'	10.72 cfs	5.9 fps
18"	0.018 ft./ft.	84'	13.55 cfs	8.0 fps
24"	0.008 ft./ft.	15'	19.67 cfs	6.4 fps
30"	0.005 ft./ft.	117'	27.67 cfs	5.9 fps

- GENERAL NOTES:
1. CONSTRUCT SAS SERVICES PER COA STD. DWG #2125
 2. CONSTRUCT FIRE HYDRANT AT DESIGNATED DEPTHS & LENGTHS PER COA STD. DWG #2340
 3. CONSTRUCT ALL SINGLE AND DOUBLE WATER SERVICES PER COA STD. DWG'S #2361, #2362, #2363.
 4. SEE THE MASTER UTILITY PLAN DWG FOR RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS.
 5. THE LENGTH AND SLOPE OF SAS SHOWN IN THE PROFILE IS BASED ON THE DISTANCE BETWEEN MANHOLE CENTERS LESS THE MANHOLE DIAMETER.
 6. UNLESS SHOWN OTHERWISE, MH'S SHALL BE LOCATED ALONG STREET CENTERLINE.
 7. CONSTRUCT 20' WIDE CONCRETE LINED DRAINAGE EASEMENT BETWEEN LOTS 20 & 21 PER COA STD. DWG. 2260 WITH A CHANNEL GRADE @ 0.5%.

SAS SERVICE TABLE

LOT NO.	Q STATION	INV. @ R/W
1	1+52	23.80
2	1+92	24.70
3	2+42	24.70
4	2+92	25.10
5	3+44	25.10
6	3+47	25.10
7	2+97	25.10
8	2+45	24.70
9	1+88	24.70
10	1+47-1+48	23.80

- LEGEND
- SAS SERVICE LINE INVERT @ R.
 - SINGLE WATER METER & BOX
 - DOUBLE WATER METER & BOX
 - ⊕ GATE VALVE w/TYPE 'A' VALVE BOX
 - ⊕ FIRE HYDRANT
 - ⊕ MANHOLE & FLOW DIRECTION
 - ⊕ WATER LINE w/FITTING
 - STORM INLET
 - ⊕ STORM MANHOLE



NOTE:

PROVIDE A PRESSURE REDUCING VALVE (PRV) ON EACH WATER SERVICE LINE, SUCH AS WATTS SERIES 223, OR OTHER PRV ACCEPTABLE TO THE CITY OF ALBUQUERQUE. LOCATE PRV IN THE WATER METER PIT AND SET FOR 115 PSI IN AND 60 PSI OUT.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: ROSEWOOD II SUBDIVISION
MESA WOOD PLACE and BEAVER WOOD COURT, NW - UTILITIES

City Project No. 550282

Zone Map No. J-10

Sheet 9 of 9

City Engineer Approval

Design Review Committee

REVISIONS

NO.	DATE	REVISIONS	BY

DESIGNED BY RM

DRAWN BY TERRA CAD SERVICES

CHECKED BY RM

DATE 04/01/97