

PLANS FOR CONSTRUCTION OF

INFRASTRUCTURE IMPROVEMENTS

CANYON BREEZE SUBDIVISION

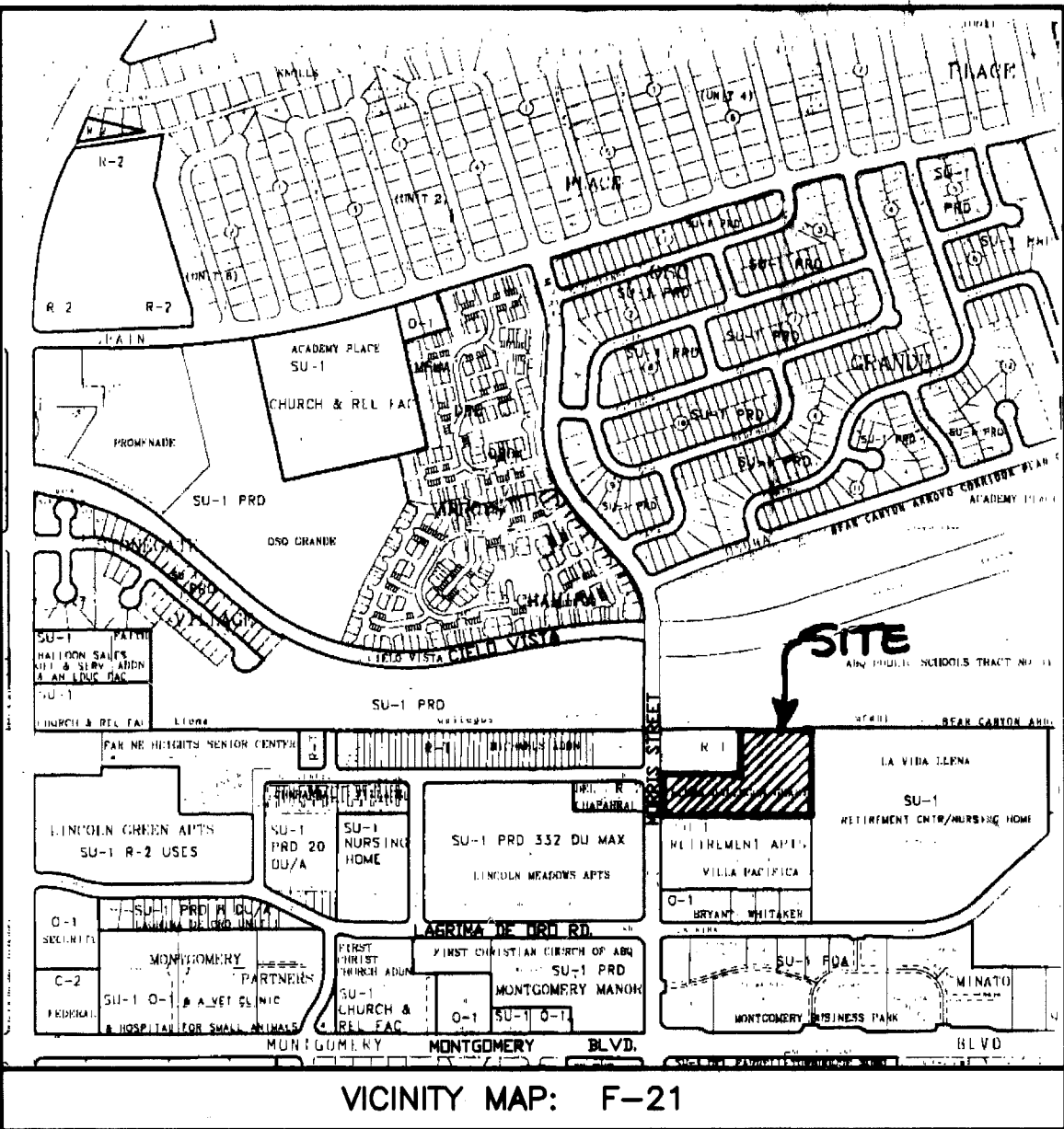
LOTS 1-45

JANUARY 1997

COA PROJECT NO.:
MEI PROJECT NO.: MAC0196L

INDEX TO DRAWINGS

<u>SHEET</u>	<u>TITLE</u>
1	TITLE SHEET & VICINITY MAP
2	PLAT SHEETS 1 & 2
3	GRADING PLAN
4	OVERALL UTILITY AND PAVING PLAN
5	PAVING PLAN AND PROFILE
6	WATER, SANITARY SEWER AND STORM DRAIN



GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HERON, BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF ALBUQUERQUE, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986" (COA STND) WITH UPDATES THROUGH #6.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- 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 SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL INFORM HIMSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- THE CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE OWNERS FOR THE PREPARATION OF "RECORD DRAWINGS". THE CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- REFERENCE MADE TO STANDARD DRAWINGS REFER TO CITY OF ALBUQUERQUE STANDARD DRAWINGS.
- ELECTRONIC MARKER DISCS SHALL BE PLACED IN ACCORDANCE WITH SECTION 170 OF THE CITY OF ALBUQUERQUE, STANDARD SPECIFICATIONS, PUBLIC WORKS CONSTRUCTION.
- ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY OR EASEMENTS MUST BE DONE FROM APPROVED WORK ORDER DOCUMENTS FROM THE CITY OF ALBUQUERQUE AND PREPARED BY MCDOWELL ENGINEERING, INC.
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING, IN ADVANCE OF HIS CONSTRUCTION, IF OVERHEAD UTILITY LINES SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS TO SUPPORT AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES, AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED EVERY 15' (MINIMUM). CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.
- THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION CO-ORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION CO-ORDINATION DIVISION. CONTRACTOR SHALL NOTIFY 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 MARKING BY CONTRACTOR TO EXISTING LOCATION OR AS INDICATED BY THIS PLAN SET.
- ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24 HOUR CONSTRUCTION.

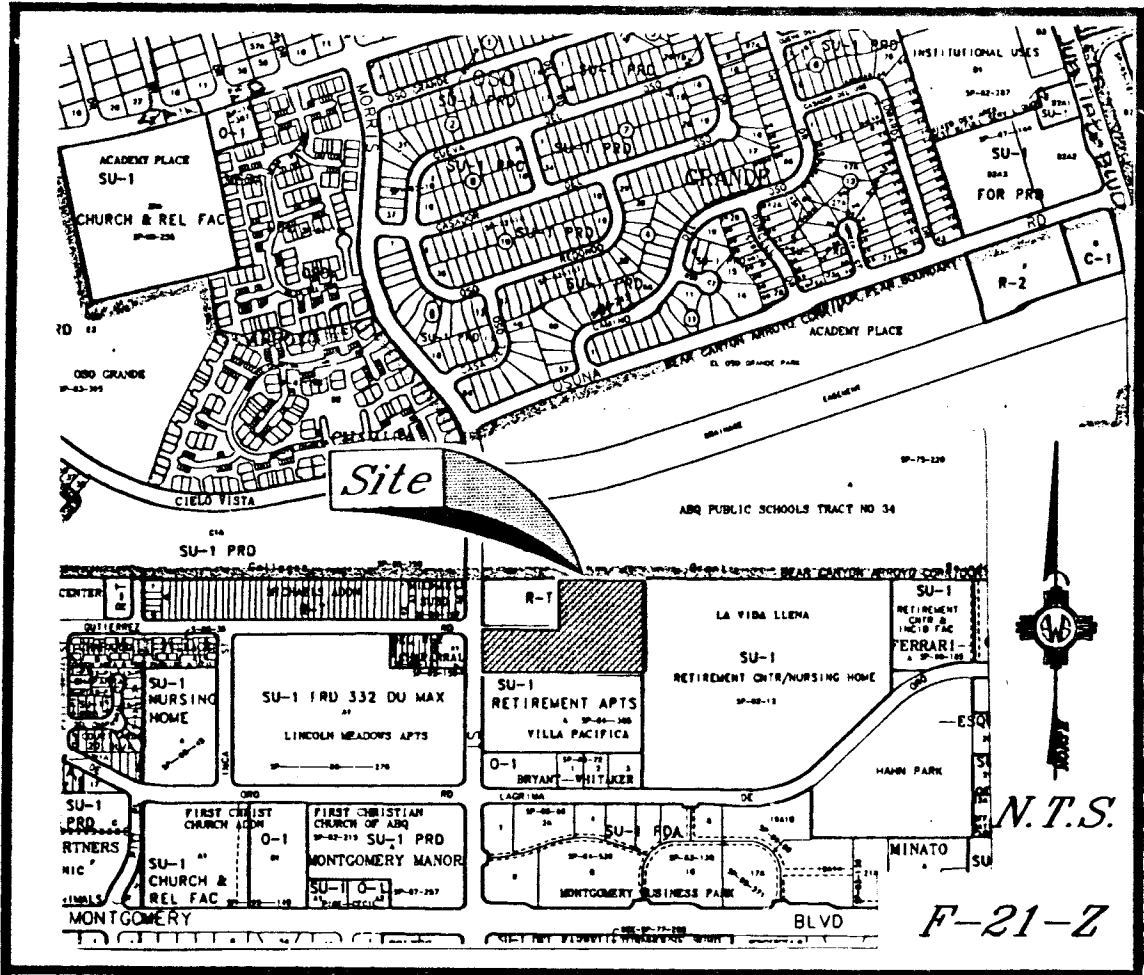
1 2 3 4 5 6 7 8 9 10 11 12 13 14
26-56391-281 0197

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 11-14-97

McDowell Engineering Inc.
1200 Valley Forge Pl. NE
Albuquerque, NM 87109 (505) 888-2430
THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR THE CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

© COPYRIGHT

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	
		DRC Chairman		Silly G. Sordley		5-7-97	
		Transportation		R.W. Kane		4-21-97	
		Water/Wastewater		R.W. Kane		3-18-97	
		Hydrology		R.W. Kane		4/29/97	
		CIP		R.W. Kane		4/29/97	
Constr. Mngmt.							
City Project No.		563981		Sheet		Of	
				1		6	



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. ALL CORNERS IDENTIFIED AS "SET" WERE SET WITH A NO. 4 REBAR & CAP STAMPED "LS6446", UNLESS OTHERWISE NOTED.
3. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS.
4. DISTANCES ARE GROUND DISTANCES.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. GROSS ACREAGE: 3.8338 ACRES
7. NUMBER OF EXISTING TRACTS: 3
8. NUMBER OF LOTS CREATED: 45
9. Δ = SET FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS #6446".
10. CITY STANDARD UTILITY NOTE II: "CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO CANYON BREEZE SUBDIVISION MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE."

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL 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, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO, WITHIN, OR NEAR EASEMENTS SHOWN ON THIS PLAT.
- JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC# 102-001-281-07-1050/102-001-301-05-1050/102-001-301-07-1050
PROPERTY OWNER OF RECORD:
Esquivel, Roy & Linda Rae
BERNALILLO COUNTY TREASURER'S OFFICE:
Chapman, L. Dean

LEGAL DESCRIPTION

A certain tract of land being and comprising of the N 1/2, NE 1/4, NW 1/4, SW 1/4, SE 1/4 TOGETHER WITH the S 1/2, NE 1/4, NW 1/4, SW 1/4, SE 1/4 AND a portion of the S 1/2, NW 1/4, NW 1/4, SW 1/4, SE 1/4, Section 33, T11N, R4E, N.M.P.M. Bernalillo County, New Mexico and being more particularly described as follows:
BEGINNING at the Northeast corner of said tract; whence, City Control Station: MARY bears N. 59° 46' 15" E., 2482.61 feet distant; thence, from said point of beginning S. 00° 15' 09" W., 191.47 feet; thence, S. 00° 03' 01" W., 165.06 feet to the Southeast corner; thence, N. 89° 53' 28" W., 627.97 feet to the Southwest corner a point on the East right-of-way of Morris Street Northeast; thence, N. 00° 09' 09" E., 165.65 feet along said right-of-way to the Northwest corner; thence, leaving said right-of-way S. 89° 50' 46" E., 298.01 feet; thence, N. 00° 07' 27" E., 191.53 feet; thence, S. 89° 49' 06" E., 330.10 feet to the point of beginning and continuing 3.8338 acres more or less.

FREE CONSENT

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

OWNER(S) SIGNATURE: Keith MacDuffee DATE: 9/19/96
OWNER(S) PRINT NAME: Keith MacDuffee
ADDRESS: P.O. Box 2243 TIGER, NM 87059 TRACT:

ACKNOWLEDGMENT
STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF SEPTEMBER 1996.
BY: Daniel M. Grady
MY COMMISSION EXPIRES: 8-8-99
NOTARY PUBLIC

APPROVALS:

9-96-97 DRB NO.: 96-287

Ruth P. Phil. 10-7-96
P.N.M. ELECTRIC SERVICES DATE
Ruth P. Phil. 10-7-96
P.N.M. GAS SERVICES DATE
Norma Carrillo 11-19-96
U.S. WEST COMMUNICATIONS DATE
Violet Watson 10/3/96
JONES INTERCABLE DATE
Whit Un. 042046
CITY SURVEYOR DATE
Ruth P. Phil. 2-18-97
TRAFFIC ENGINEERING DATE
Charles H. Hong 2-27-97
PARKS DESIGN & GENERAL DEVELOPMENT, C.P. DATE
John M. Hong 2-18-97
UTILITY DEVELOPMENT DIVISION DATE
Frank E. Wilson 2-28-97
REAL PROPERTY DIVISION DATE
Frank E. Wilson 2-28-97
A.M.A.F.C.A. DATE
Frank E. Wilson 2-28-97
CITY ENGINEER DATE

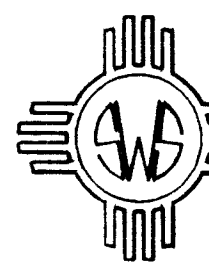
APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M.

Kyle L. Torrey 2-28-97
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION DATE

SURVEYOR'S CERTIFICATION

I, FRANKLIN E. WILSON, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Franklin E. Wilson 9/19/96
FRANKLIN E. WILSON, N.M.L.S. NO. 6448 DATE

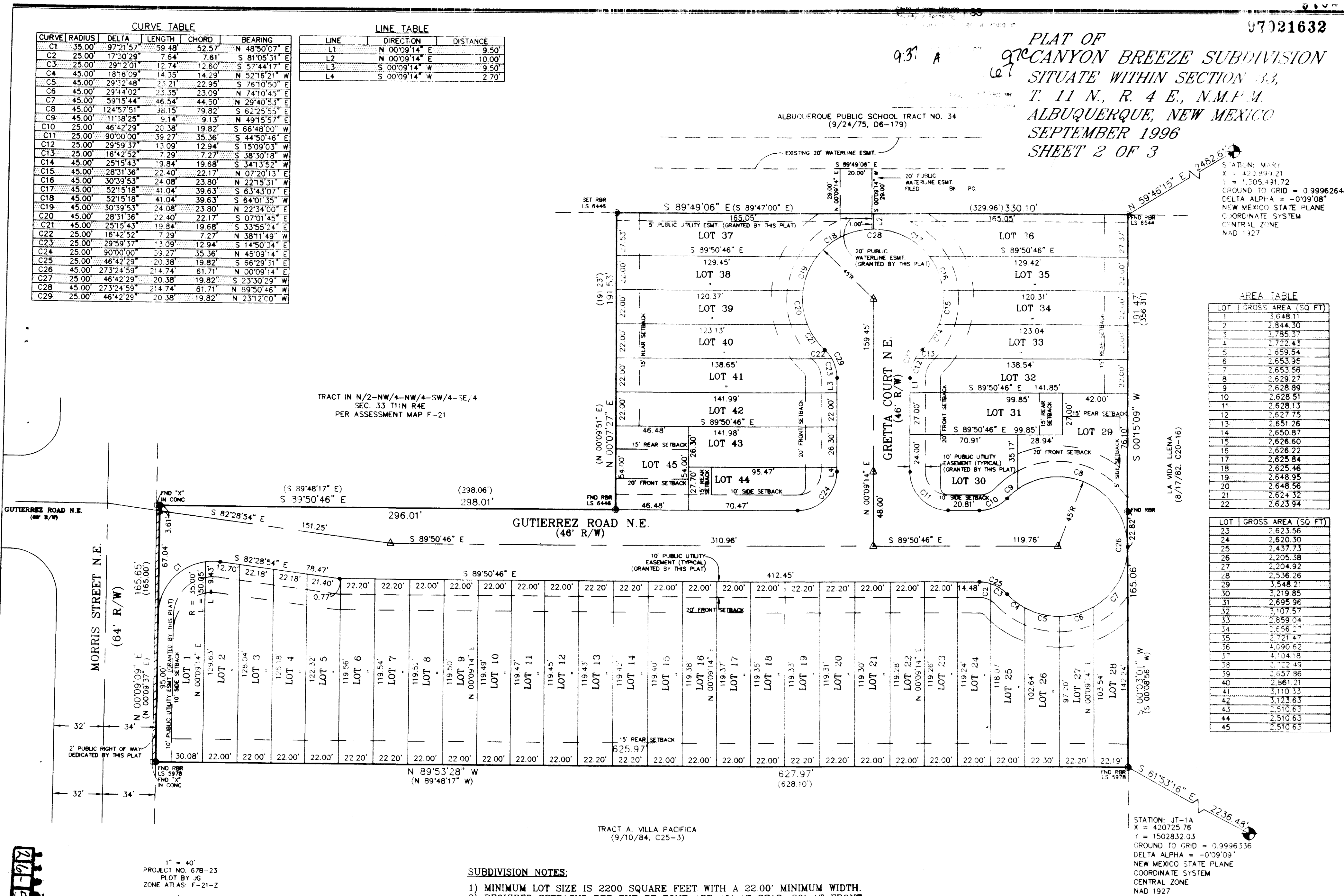


SOUTHWEST SURVEYING CO., INC.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 247-4444
FAX: (505) 242-8069

SHEET 1 OF 3

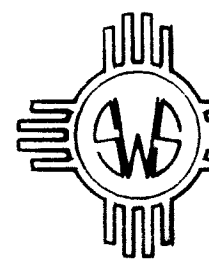
CURVE TABLE					LINE TABLE		
CURVE	RADIUS	DELTA	LENGTH	CHORD	LINE	DIRECTION	DISTANCE
C1	35.00	97°21'53"	59.48	52.51	L1	N 00°09'14" E	9.50
C2	25.00	17°30'29"	7.64	7.61	L2	N 00°09'14" E	10.00
C3	25.00	29°20'1"	12.74	12.60	L3	S 00°09'14" W	9.50
C4	45.00	18°16'09"	14.35	14.29	L4	S 00°09'14" W	2.70
C5	45.00	29°27'48"	23.25	22.95			
C6	45.00	29°14'02"	23.25	22.95			
C7	45.00	59°15'44"	46.54	44.50			
C8	45.00	124°57'51"	38.15	79.82			
C9	45.00	11°18'25"	9.14	9.13			
C10	25.00	46°42'28"	20.38	19.82			
C11	25.00	90°00'00"	39.27	35.36			
C12	25.00	29°59'37"	13.09	12.94			
C13	25.00	16°42'52"	7.29	7.27			
C14	45.00	25°15'43"	19.84	19.68			
C15	45.00	28°31'36"	22.40	22.17			
C16	45.00	30°39'53"	24.08	23.80			
C17	45.00	52°15'18"	41.04	39.63			
C18	45.00	48°01'18"	39.63	38.11			
C19	45.00	30°39'53"	24.08	23.80			
C20	45.00	28°31'36"	22.40	22.17			
C21	45.00	25°15'43"	19.84	19.68			
C22	25.00	16°42'52"	7.29	7.27			
C23	25.00	29°59'37"	13.09	12.94			
C24	25.00	90°00'00"	39.27	35.36			
C25	25.00	46°42'28"	20.38	19.82			
C26	45.00	27°32'45"	21.74	21.71			
C27	25.00	46°42'28"	20.38	19.82			
C28	45.00	27°32'45"	21.74	21.71			
C29	25.00	46°42'28"	20.38	19.82			

TRACT IN N/2-NW/4-NW/4-SW/4-SE/4
SEC. 33 T11N R4E
PER ASSESSMENT MAP F-21



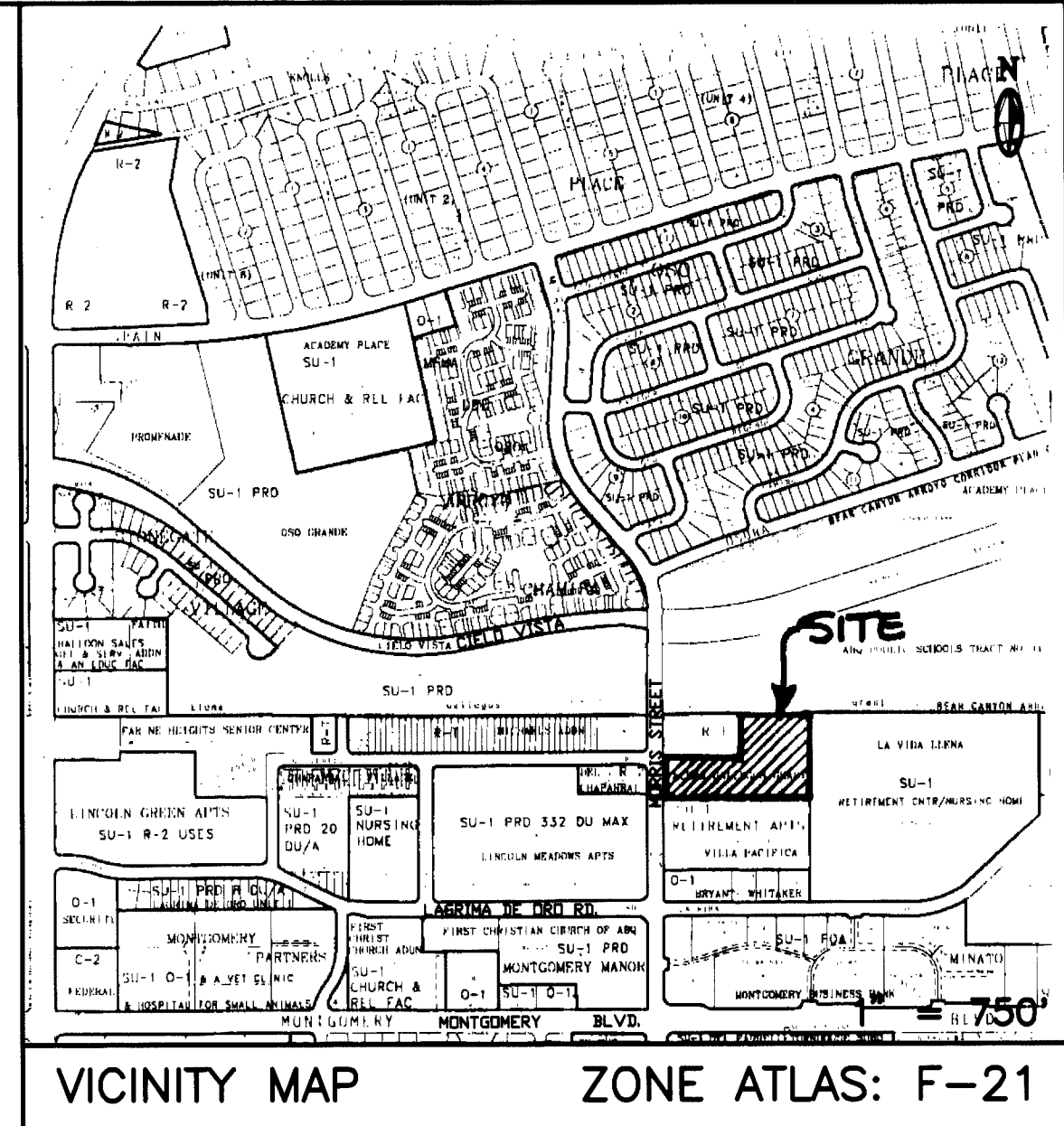
SUBDIVISION NOTES:

- 1) MINIMUM LOT SIZE IS 2200 SQUARE FEET WITH A 22'00" MINIMUM WIDTH.
- 2) REQUIRED SETBACKS PER THE RT ZONE ARE 15' AT REAR, 20' AT FRONT, AND AS SHOWN.
- 3) 750 SQUARE FEET OF USEABLE OPEN SPACE IS REQUIRED PER LOT.
- 4) TOWNHOUSES CAN NOT HAVE MORE THAN A GROUP OF 8 ATTACHED DWELLING UNITS. THERE IS A SETBACK BETWEEN EACH GROUP OF 10 FEET.



SOUTHWEST SURVEYING CO., INC.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 247-4444
FAX: (505) 242-8069

SHEET 2 OF 3



A north arrow pointing upwards, labeled with 'N' at the bottom. Below the arrow is a graphic scale bar with alternating black and white segments. The scale is marked with numbers 40, 0, 20, 40, 80, and 160. Below the scale bar, the text '(IN FEET)' is centered, followed by '1 inch = 40 ft.'.

GRADING NOTE:

EACH LOT SHALL HAVE A MINIMUM LANDSCAPED AREA OF 900 SF. EACH LOT SHALL HAVE A RETENTION Pond CONSTRUCTED IN THE BACK YARD 10' WIDE X 10' LONG X 0.28' (3.36") DEEP, TO BE LOCATED AT THE DOWNSTREAM END OF THE LOT TO INTERCEPT THE STORM WATER FROM THE BACK YARDS.

BENCH MARKS	AS BUILT INFORMATION
BASIS OF ELEVATIONS IS A.C.S. STATION 10-G21 WHOSE PUBLISHED ELEVATION IS 5636.111'. THE STATION IS LOCATED AT THE S.W. CORNER OF THE INTERSECTION OF MONTGOMERY BLVD. N.E. AND MORRIS ST. N.E.	CONTRACTOR _____ WORK STARTED BY _____ INSPECTOR'S NAME BY _____ FIELD _____ VERIFICATION BY _____ DATE _____ CHECKED BY _____ DATE _____ MICRO-FILM INFORMATION RECORDED BY _____ DATE _____ NO. _____

[illegible]

NO.		DATE	REMARKS	BY
Revisions				
DESIGN				
Designed By		J.S.M.	Date	2-97
Drawn By		STAFF	Date	2-97
Checked By		J.S.M.	Date	2-97

There is an existing 24" RCP storm drain located in Morris Street. The storm drain was designed by William Mataton & Associates in 1984 under Special Assessment District (SAD) Project No. 204 (SAD 204). In accordance with the study, the referenced property is allowed to free discharge storm water flow into the system which diverts the flow to the improved Bear linen channel. According to the proposed layout of 45 lots, the 100-year developed flowrate is 16.38 cfs.

All roof drainage from the proposed structures on the lots will drain to the front yard and flow down the street. The back yard landscaping drainage will be retained on each individual lot.

Supplemental calculations have been provided to the City of Albuquerque Hydrology Department identified as Attachment No. 1.

CALCULATIONS:

The calculations attached define the 100 year—6 hour design storm falling within the project area under existing and developed conditions. The Hydrology is per "Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque, New Mexico in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority.

SURVEY:

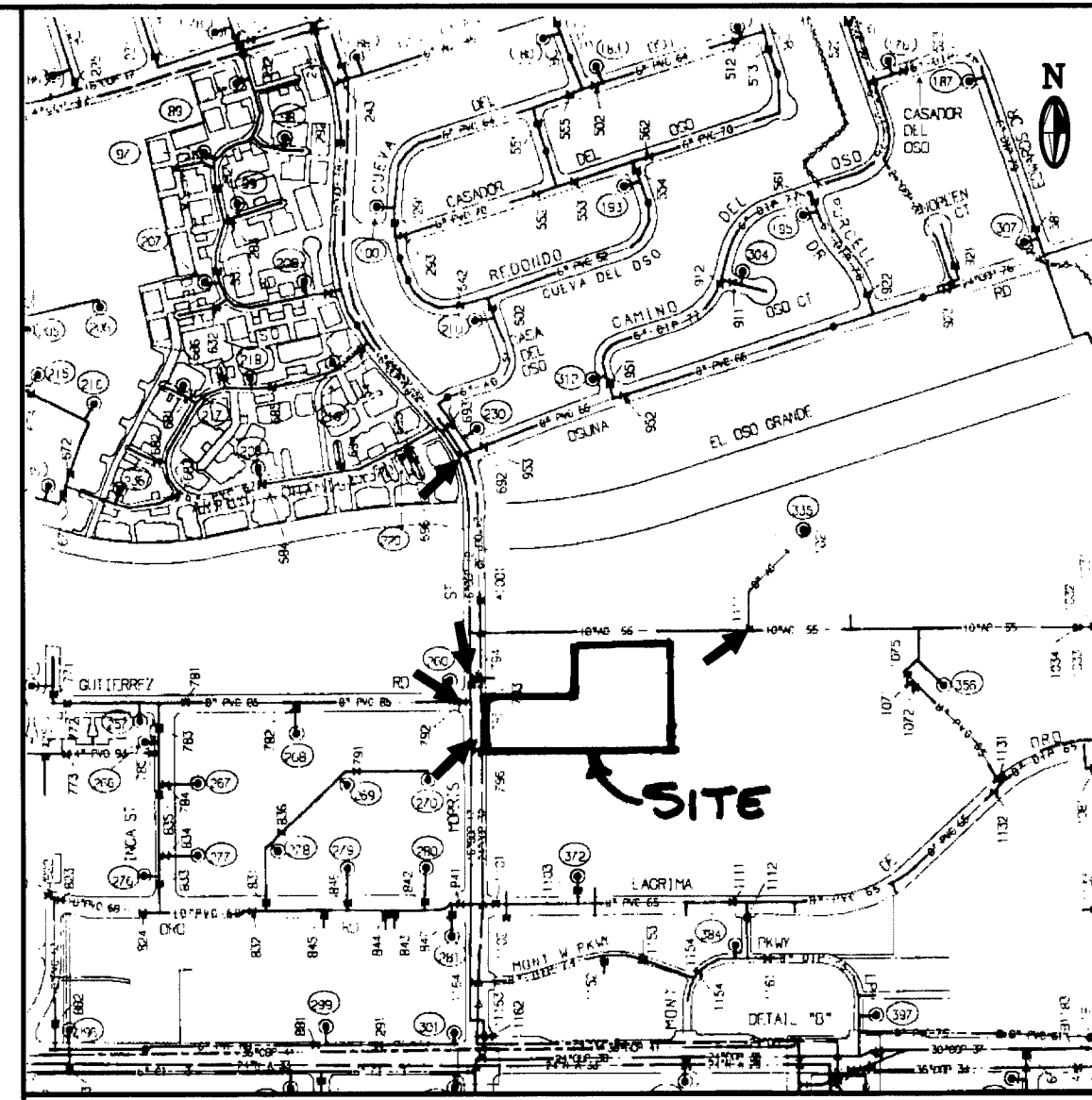
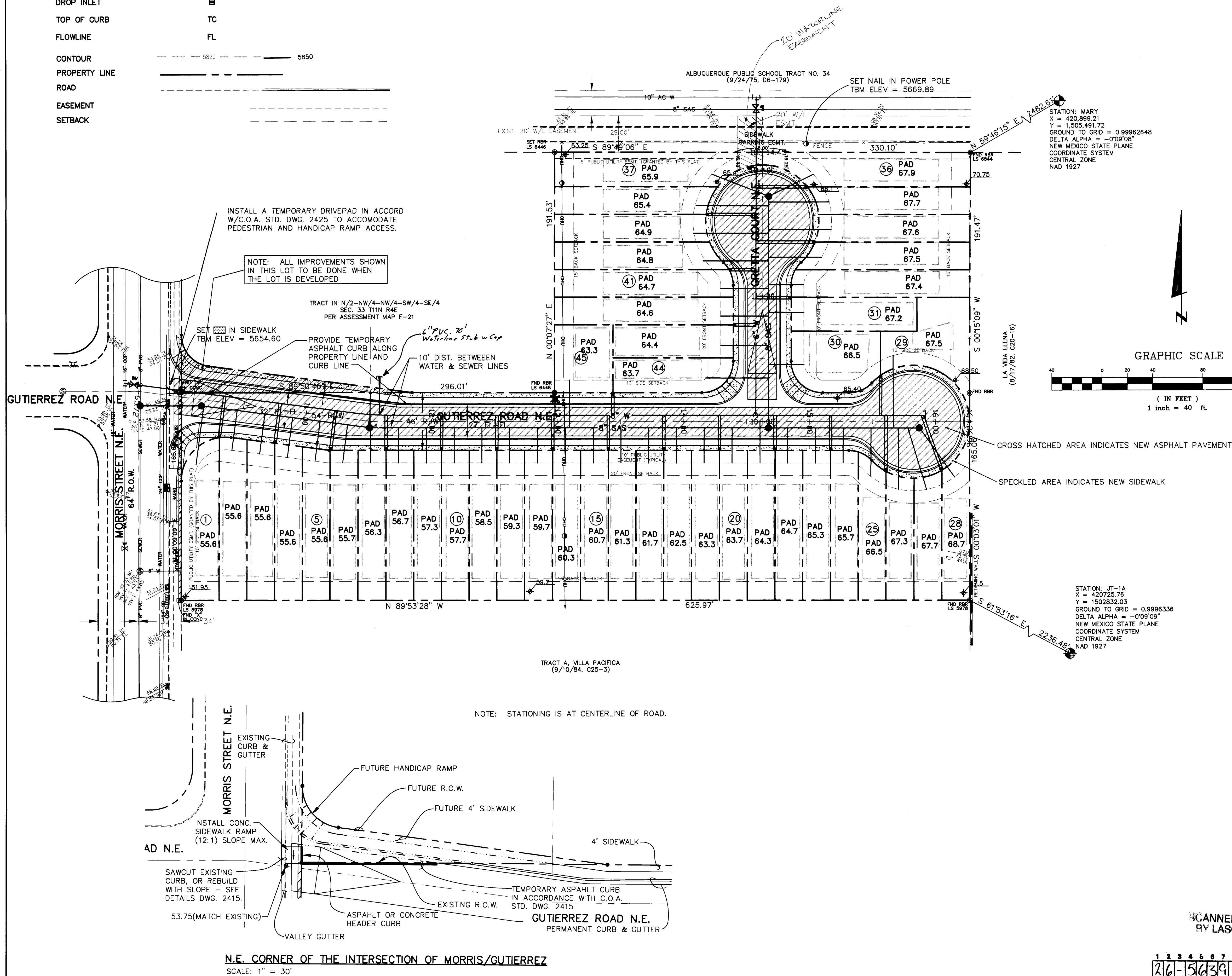
Topography prepared by Southwest Surveying Company, Inc. dated August, 1996.

McDowell Engineering Inc.

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: CANYON BREEZE SUBDIVISION GRADING PLAN			
Design Review Committee	City Engineering Approval	Last Design Update	Mo./Day/Yr.
APPROVED DRB			Mo./Day/Yr.
			Mo./Day/Yr.
			Mo./Day/Yr.
			Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
563981	F-21	3	6

LEGEND

EXISTING	PROPOSED
POWER POLE	●
SEWER MANHOLE	⊙
WATER VALVE	⊗
FIRE HYDRANT	⊕
DROP INLET	■
TOP OF CURB	TC
FLOWLINE	FL
CONTOUR	5820 5850
PROPERTY LINE	---
ROAD	---
EASEMENT	---
SETBACK	---



WATER SHUTOFF PLAN F-21

IF WATERLINE SHUT OFF IS NECESSARY, THE FOLLOWING WATER VALVE SHUT OFF SCHEME SHALL BE USED:

FOR THE CONNECTION IN MORRIS SHUT OFF VALVES 792, 793 & 795.

FOR THE CONNECTION IN TVI PROP. SHUT OFF VALVES 692, 793 & 1111.

STD. WATER SHUT OFF NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR TIMING AND COORDINATION OF WATER SHUT OFF.

AT LEAST FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION 1857-8200, TO INITIATE IMPLEMENTATION OF THE NON-PRESSURIZED CONNECTION PLAN. IN ORDER TO COMPLETE THIS CONNECTION, SEE NOTE ABOVE.

NOTE:

STREET LIGHTS WILL BE PROVIDED BY THE DEVELOPER PER TONY LLOYD'S DIRECTION AND COORDINATED WITH PNM.

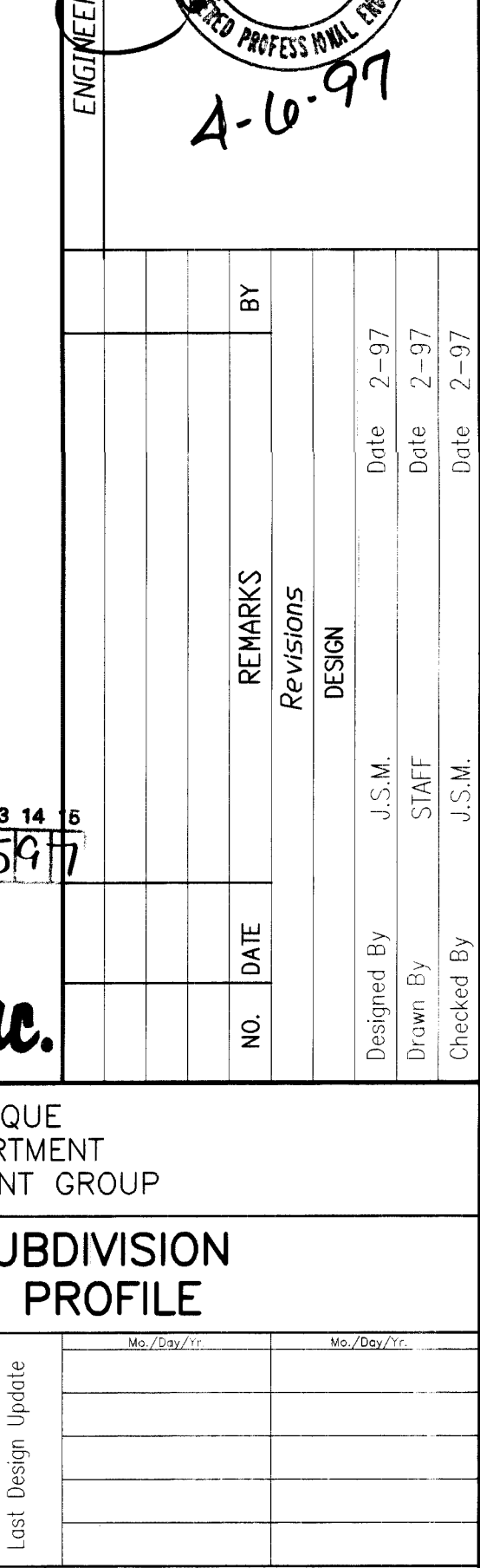
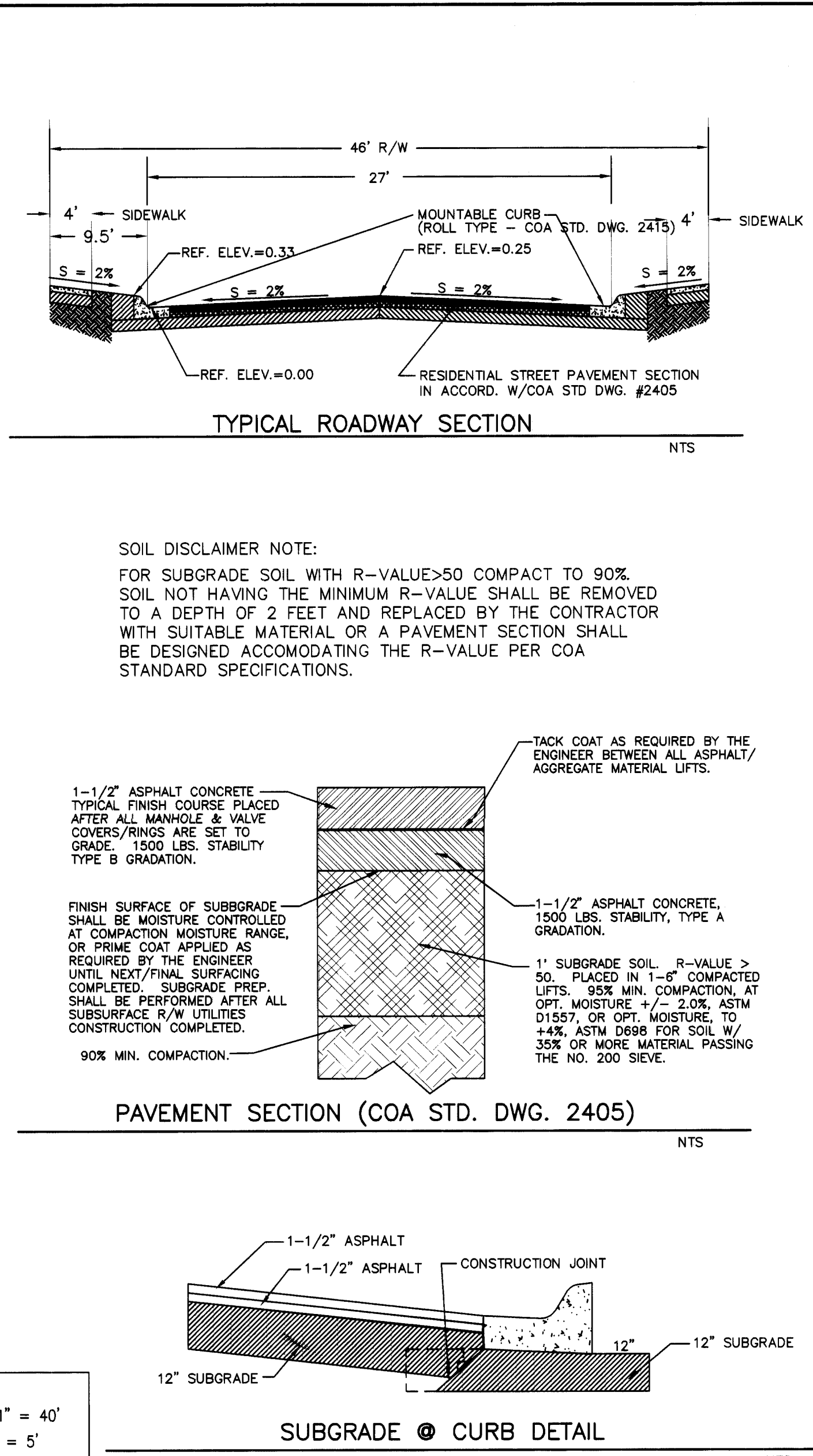
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CONTRACTOR	DATE	WORK	DATE	FIELD NOTES	DATE	NO.	BY
DESIGNED BY	DATE	DESIGNED BY	DATE				
DRAWN BY	DATE	DRAWN BY	DATE				
CHECKED BY	DATE	CHECKED BY	DATE				
APPROVED BY	DATE	APPROVED BY	DATE				
MICRO-FILM INFORMATION		MICRO-FILM INFORMATION		MICRO-FILM INFORMATION		MICRO-FILM INFORMATION	
REPRODUCED BY	DATE	REPRODUCED BY	DATE	REPRODUCED BY	DATE	REPRODUCED BY	DATE

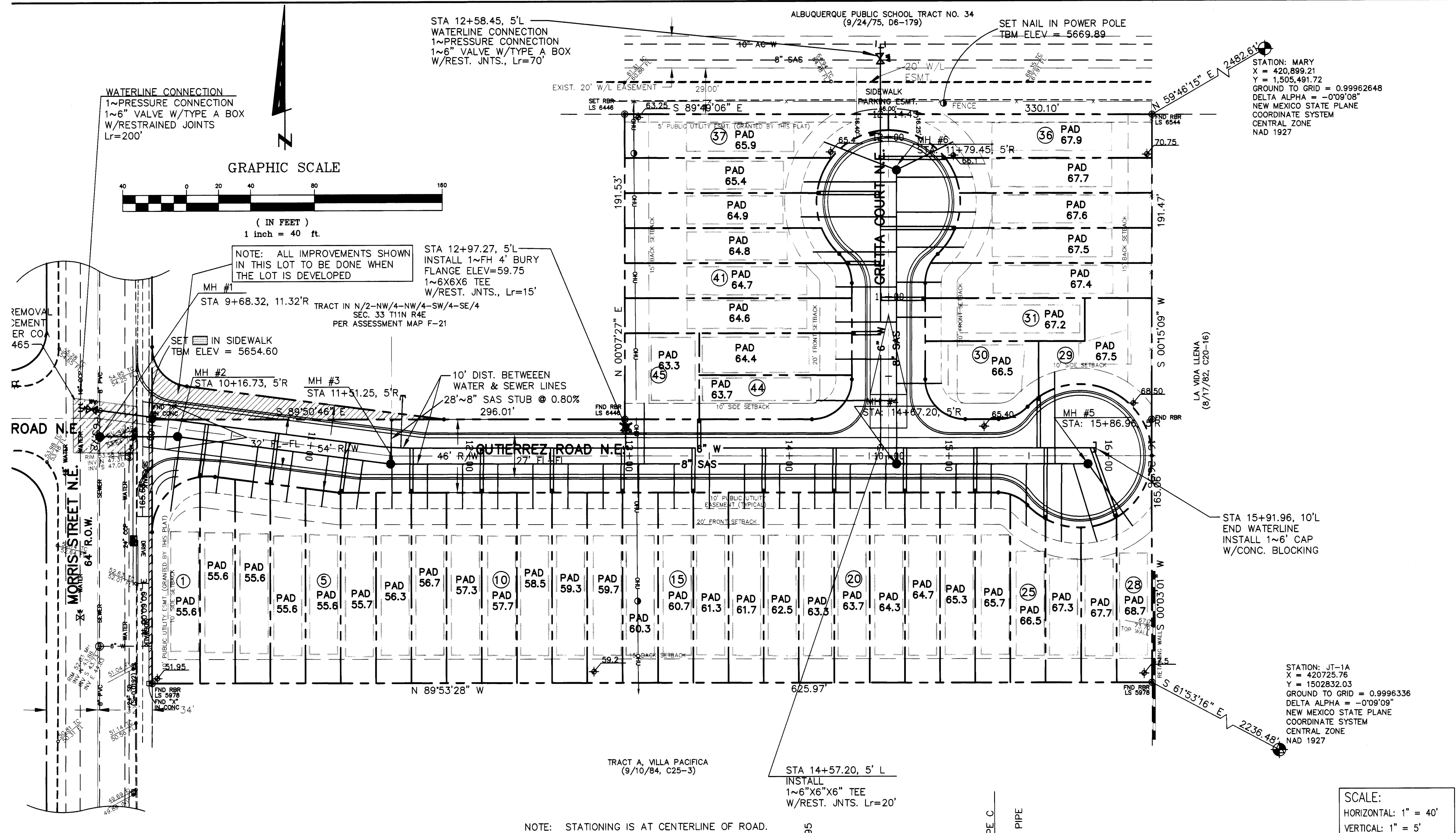
ENGINEER'S SEAL

4-6-97

McDowell Engineering Inc.

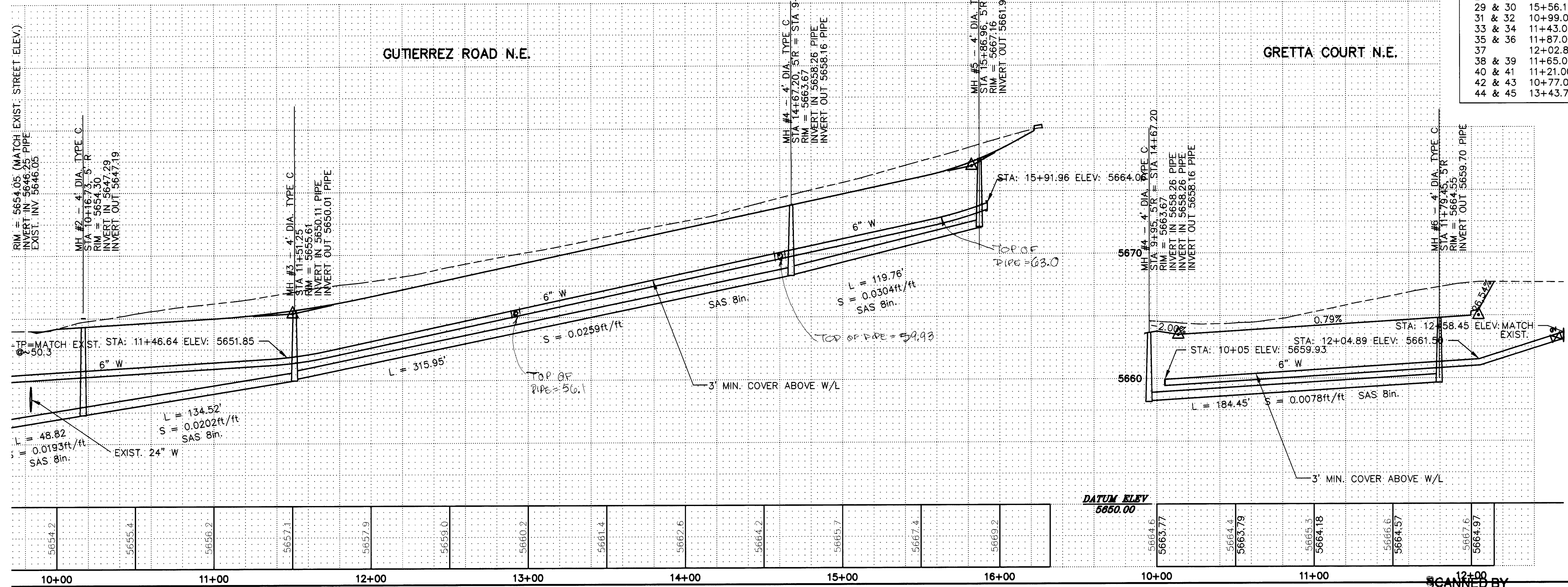
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: CANYON BREEZE SUBDIVISION OVERALL UTILITY AND PAVING PLAN	
City Project No. 563981	Zone Map No. F-21
Sheet 4	Of 6





SANITARY SEWER SERVICE TABLE				
LOT NO.	STATION	OFFSET (FT)	LENGTH (FT)	INV. @ EOL
1	10+18.51	51.79	46.79	5651.5
2	10+45.20	37.00	32.00	5651.5
3	10+67.39	37.00	32.00	5651.5
4	10+89.57	37.00	32.00	5651.5
5	11+11.75	37.00	32.00	5651.5
6	11+33.74	35.54	30.54	5651.7
7	11+51.53	33.00	28.00	5652.3
8	11+73.73	33.00	28.00	5652.7
9	11+95.73	33.00	28.00	5653.3
10	12+17.73	33.00	28.00	5653.7
11	12+39.73	33.00	28.00	5654.5
12	12+61.73	33.00	28.00	5655.3
13	12+83.73	33.00	28.00	5655.7
14	13+05.93	33.00	28.00	5656.3
15	13+28.13	33.00	28.00	5656.7
16	13+50.13	33.00	28.00	5657.3
17	13+72.13	33.00	28.00	5657.7
18	13+94.13	33.00	28.00	5658.5
19	14+16.13	33.00	28.00	5659.3
20	14+38.33	33.00	28.00	5659.7
21	14+60.53	33.00	28.00	5660.3
22	14+82.53	33.00	28.00	5660.7
23	15+04.53	33.00	28.00	5661.3
24	15+26.53	33.00	28.00	5661.7
25	15+48.53	43.67	38.67	5662.5
26	15+70.53	53.80	48.80	5663.3
27	15+92.83	53.92	51.16	5663.7
28	16+15.03	43.95	47.40	5664.7
29	16+37.03	-52.67	57.67	5665.5
30	10+45.49	33.21	28.21	5662.5
31	10+67.00	33.00	28.00	5663.2
32	11+09.00	33.01	28.01	5663.4
33	11+31.00	47.07	42.07	5663.5
34	11+53.00	54.62	49.62	5663.6
35	11+75.00	52.76	47.76	5663.7
36	11+97.00	40.19	39.32	5663.9
37	11+97.00	-40.19	48.48	5661.9
38	11+72.00	-52.76	57.76	5661.4
39	11+50.00	-54.62	59.62	5660.9
40	11+28.00	-47.07	52.07	5660.8
41	11+06.00	-33.01	38.01	5660.7
42	10+84.00	-33.00	38.00	5660.6
43	10+60.70	-33.00	38.00	5660.4
44	10+34.72	-45.00	50.00	5659.7
45	13+09.25	-33.00	38.00	5659.3

WATER SERVICE TABLE				
LOT NOS.	STATION	OFFSET (FT)	LENGTH (FT)	TYPE
1 & 2	10+33.99	28.26	33.26	DOUBLE
3 & 4	10+78.19	27.00	32.00	DOUBLE
5 & 6	11+22.55	26.90	31.90	DOUBLE
7 & 8	11+63.73	23.00	28.00	DOUBLE
9 & 10	12+07.73	23.00	28.00	DOUBLE
11 & 12	12+51.73	23.00	28.00	DOUBLE
13 & 14	12+95.93	23.00	28.00	DOUBLE
15 & 16	13+40.13	23.00	28.00	DOUBLE
17 & 18	13+84.13	23.00	28.00	DOUBLE
19 & 20	14+28.33	23.00	28.00	DOUBLE
21 & 22	14+72.53	23.00	28.00	DOUBLE
23 & 24	15+16.53	23.00	28.00	DOUBLE
25 & 26	15+60.53	39.57	44.57	DOUBLE
27 & 28	16+05.03	38.64	46.86	DOUBLE
29 & 30	15+56.11	-36.83	31.83	DOUBLE
31 & 32	10+99.00	23.00	27.97	DOUBLE
33 & 34	11+43.00	41.88	46.88	DOUBLE
35 & 36	11+87.00	35.58	40.58	DOUBLE
37	12+02.86	-11.85	5.36	SINGLE
38 & 39	11+65.00	-44.66	39.66	DOUBLE
40 & 41	11+21.00	-28.35	21.35	DOUBLE
42 & 43	10+77.00	-23.00	18.00	DOUBLE
44 & 45	13+43.73	-23.00	18.00	DOUBLE



McDowell Engineering Inc.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: CANYON BREEZE SUBDIVISION
WATER, SANITARY SEWER AND STORM DRAIN

APPROVE
MAY - 7 1997
DESIGN REVIEW COMMITTEE

City Project No. 563981

City Engineer Approval

Zone Map No. F-21

Sheet 6 of 6