PUBLIC IMPROVEMENT PLANS

FOR

DESERT FLOWER SUBDIVISION UNIT ONE

ALBUQUERQUE, NEW MEXICO

SEPTEMBER 1997

PREPARED FOR:
CURB, INC
6301 INDIAN SCHOOL RD, NE
SUITE 680
ALBUQUERQUE, NM 87110

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

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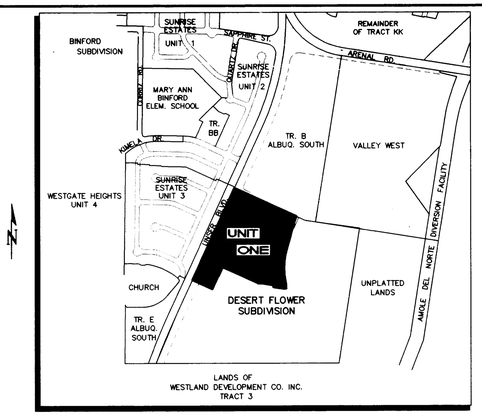
APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Peter Chang
DATE 8/26/98



1"=750'± (M-10)

VICINITY MAP

GENERAL NOTES

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 AS AMENDED WITH UPDATE NO. 6.

2. 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.

3. 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.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.

5. 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. 6.

6. 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.

7. 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 (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 LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.

8. 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.

9. 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.

10. 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.

11. 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.

12. PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").

13. ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING.

14. ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.

15. 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.

16. 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.

17. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL EXISTING MONUMENTATION CONTROLS. IN THE EVENT OF IN-ADVERTENT DESTRUCTION OR ALTERATION, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE CITY CHIEF SURVEYOR.

18. 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.

19. 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.

20. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.

21. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.

26 5739.81 / M10

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

ENGINEERS STAMP & SIGNATURE

10.29.97

APPROVALS	ENGINEER	DATE
DRC Chairman	Billy J. Goldsby	1-16-98
Transportation	[illegible]	11-25-97
Water/Wastewater	R.W. Korte	11-18-97
Hydrology	[illegible]	11-18-97
CIP		
Constr. Mngmt.		

* * * * * * * * * * * * * * *

APPROVED FOR CONSTRUCTION

Richard B. Rogoff 3/2/98
City Engineer Date

City Project No. 5739 81

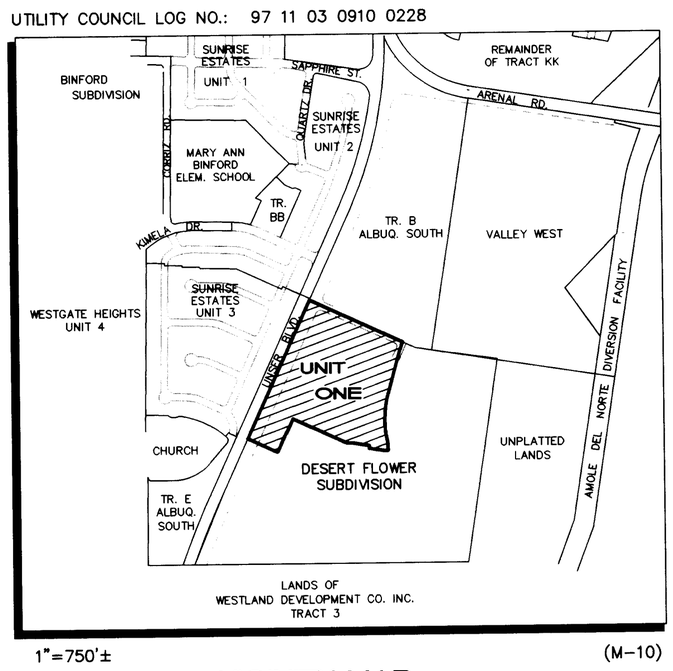
Sheet 1 Of 24

DRB NO. 96-532

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
930CVR.DWGanw 10/28/97

SCANNED BY LASON

UTILITY COUNCIL LOG NO.: 97 11 03 0910 0228



1"=750'± (M-10)

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 1
2. Total Number of Lots created: 85
3. Total Number of Tracts created: 0
4. Gross Subdivision Acreage: 15.7766 Ac.
5. Total Mileage of Full Width Streets Created: 1.034
6. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
7. Distances are ground distances.
8. Basis of boundary are the following plats of record entitled:

   "DESERT FLOWER SUBDIVISION, UNIT 1", (06-05-97, 97C-175)

   "SUNRISE ESTATES, UNIT 2", (5-21-97, 97C-162)

   "ALBUQUERQUE SOUTH, UNIT 1" ,(08-03-87, C34-74)

   "VALLEY WEST", (04-17-80, C16-144)

   "LANDS OF WESTLAND DEVELOPMENT CO. INC.", (09-08-83, C22-21)

   WARRANTY DEED "MESA ENTERPRISES, LIMITED", (04-23-80, BK. D118A-PG. 945)

   all being records of Bernalillo County, New Mexico.
9. Field Survey performed November, 1996.
10. Unless otherwise noted all points are "SET 5/8" REBAR with cap "ALS LS 7719".
11. City Standard Utility Note II: "City of Albuquerque Water and Sanitary Sewer Service to Desert Flower Subdivision, Unit One, must be verified and coordinated with the Public Works Department, City of Albuquerque."
12. △ = Set four inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", PLS #7719.

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 34, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A, DESERT FLOWER SUBDIVISION, 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 June 5, 1997, in Volume 97C, Folio 175, and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described tract, said point being common with the northwest corner of said TRACT A, and further being common with the southwest corner of TRACT B, ALBUQUERQUE SOUTH, UNIT 1, 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 August 3, 1987, in Volume C34, Folio 74, from whence the Albuquerque Control Survey Monument "1-M10" bears N 08°07'14" E, 3304.87 feet;

THENCE S 65°23'58" E, 712.00 feet along a line common with the northerly line of said TRACT A to a point of non-tangent curvature;

LEGAL DESCRIPTION CONTINUED ON SHEET 3

DISCLOSURE STATEMENT

The purpose of this plat is to subdivide said Tract A of the Desert Flower Subdivision into 85 residential lots (Unit One), to dedicate public rights-of-way to the City of Albuquerque, and to grant those easements necessary to serve the residential development.

FREE CONSENT AND DEDICATION

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: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and buried distribution lines, conduits, and pipes for underground and/or overhead 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

CURB INC.
BY:

_____
Charles A. Haegelin, President — Date
Curb Inc.

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on _____, 1997, by Charles A. Haegelin, President of Curb Inc., a New Mexico Corporation, on behalf of said corporation.

My Commission Expires: _____

_____
Notary Public

PLAT
FOR
DESERT FLOWER SUBDIVISION UNIT ONE

BEING A REPLAT OF
TRACT A, DESERT FLOWER SUBDIVISION
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34, T. 10 N., R. 2 E., NMPM

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 1997

APPROVALS S- DRB NO. 96-532

PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIV.	DATE
PUBLIC SERVICE CO. OF NM--GAS SERVICES DIV.	DATE
US WEST COMMUNICATIONS	DATE
JONES INTERCABLE	DATE
CITY SURVEYOR, ENGR. DIV., P.W.D.	DATE
TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D.	DATE
PARKS DESIGN & DEVELOPMENT / CIP	DATE
UTILITY DEVELOPMENT DIV., P.W.D.	DATE
REAL PROPERTY DIVISION, D.F.M.	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER, PUBLIC WORKS DEPT.	DATE

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

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE

SURVEYOR'S CERTIFICATION

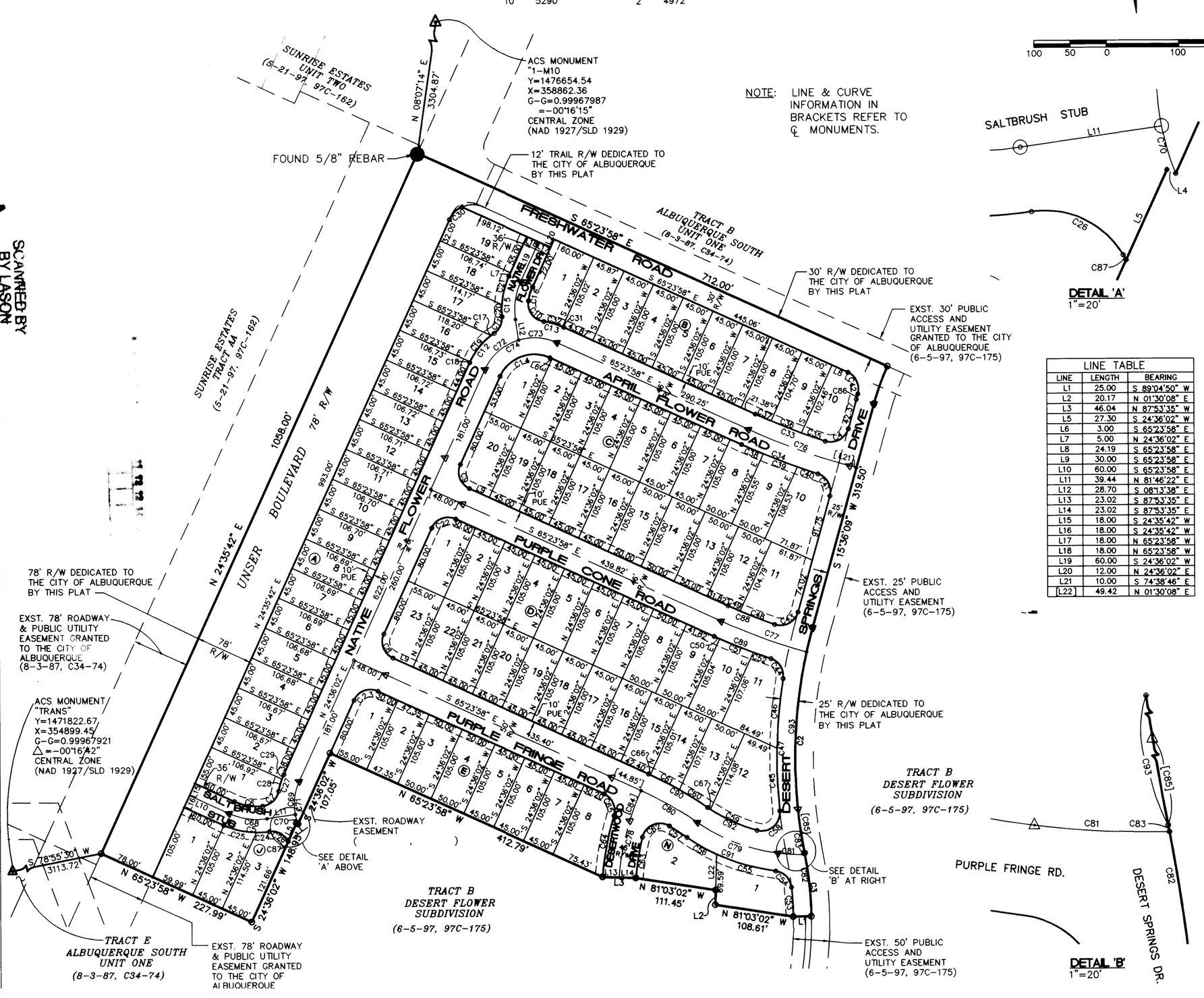
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or 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 December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief".

_____
Timothy Aldrich, P.S. No. 7719 — Date

930U1PT1.DWGanw 11/3/97

LOT AREA TABLE

BLOCK	LOT	AREA (SF)
A	1	5698
	2	4801
	3	4800
	4	4800
	5	4801
	6	4801
	7	4801
	8	4801
	9	4801
	10	4802
	11	4802
	12	4802
	13	4802
	14	4802
	15	4803
A	16	4974
	17	5446
	18	4901
	19	5808
B	1	6329
	2	4816
	3	4725
	4	4725
	5	4725
	6	4725
	7	4725
	8	4723
	9	4669
	10	5073
C	1	5195
	2	4725
	3	4725
	4	4725
	5	4725
	6	4725
	7	4725
	8	5256
	9	5341
	10	6896
	11	7027
	12	5249
	13	5250
	14	5250
	15	5250
C	16	4725
	17	4725
	18	4725
	19	4725
	20	5641
D	1	5641
	2	4725
	3	4725
	4	4725
	5	4725
	6	4725
	7	4725
	8	5250
	9	5250
	10	5290
D	11	6941
	12	8631
	13	5512
	14	4759
	15	4725
	16	4725
	17	4725
	18	4725
	19	4725
	20	4725
	21	4725
	22	4725
	23	5641
E	1	5641
	2	4972
E	3	5250
	4	5250
	5	4725
	6	4725
	7	4725
	8	6354
J	1	6299
	2	4865
	3	5538
N	1	6376
	2	7188



LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	N 89°04'50" W
L2	20.17	N 01°30'08" E
L3	46.04	N 87°53'35" W
L5	27.30	S 24°36'02" W
L6	3.00	S 65°23'58" E
L7	5.00	N 24°36'02" E
L8	24.19	S 65°23'58" E
L9	30.00	S 65°23'58" E
L10	60.00	S 65°23'58" E
L11	39.44	N 81°46'22" E
L12	28.70	S 08°13'38" E
L13	23.02	S 87°53'35" E
L14	23.02	S 87°53'35" E
L15	18.00	S 24°35'42" W
L16	18.00	S 24°35'42" W
L17	18.00	N 65°23'58" W
L18	18.00	N 65°23'58" W
L19	60.00	S 24°36'02" W
L20	12.00	N 24°36'02" E
L21	10.00	S 74°38'46" E
[L22]	49.42	N 01°30'08" E

PLAT
FOR
DESERT FLOWER SUBDIVISION UNIT ONE
BEING A REPLAT OF
TRACT A, DESERT FLOWER SUBDIVISION
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34, T. 10 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 1997

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD. DIR.	CHORD
C1	54.93	350.00	08°59'33"	27.52	S 20°05'56" W	54.88
C2	313.06	675.00	26°34'23"	159.40	S 02°18'58" W	310.26
C3	87.71	500.00	10°03'03"	43.97	N 05°56'42" W	87.60
C4	40.40	25.00	92°35'51"	26.16	N 61°54'05" E	36.15
C5	64.22	111.30	33°03'43"	33.03	S 81°55'50" E	63.34
C6	39.86	75.30	30°19'52"	20.41	S 80°33'54" E	39.40
C7	32.22	25.00	73°50'29"	18.78	N 47°20'56" E	30.04
C8	39.27	25.00	90°00'00"	25.00	S 20°23'58" E	35.36
C9	39.27	25.00	90°00'00"	25.00	S 20°23'58" E	35.36
C10	39.92	25.00	91°29'13"	25.66	S 36°18'32" E	35.81
C11	26.52	25.00	60°46'44"	14.66	N 25°23'57" E	25.29
C12	53.34	98.00	31°11'17"	27.35	S 40°11'40" W	52.69
C13	28.48	98.00	16°39'10"	14.34	N 73°43'33" W	28.38
C14	81.68	52.00	90°00'00"	52.00	S 69°36'02" W	73.54
C15	57.48	111.30	29°35'27"	29.40	S 09°48'18" W	56.84
C16	24.70	93.30	15°09'57"	12.42	S 17°01'03" W	24.62
C16	19.93	75.30	15°09'57"	10.02	S 17°01'03" W	19.87
C17	5.46	98.00	03°11'37"	2.73	S 54°11'31" W	5.46
C18	1.00	98.00	00°35'05"	0.50	S 24°53'34" W	1.00
C19	46.88	98.00	27°24'36"	23.90	S 38°53'25" W	46.44
C20	16.57	111.30	08°31'40"	8.30	S 00°43'35" E	16.55
C21	40.92	111.30	21°03'47"	20.69	S 14°04'08" W	40.69
C22	39.27	25.00	90°00'00"	25.00	S 69°36'02" W	35.36
C23	39.27	25.00	90°00'00"	25.00	S 69°36'02" W	35.36
C24	17.90	111.30	09°12'49"	8.97	N 86°08'43" E	17.88
C25	46.33	111.30	23°50'54"	23.50	S 77°19'25" E	45.99
C26	29.64	25.00	67°55'11"	16.84	N 64°30'06" W	27.93
C27	24.24	98.00	14°10'21"	12.18	S 17°30'52" W	24.18
C28	17.23	98.00	10°04'35"	8.64	S 15°27'59" W	17.21
C29	7.01	98.00	04°05'46"	3.50	S 22°33'09" W	7.00
C30	25.10	35.00	41°05'16"	13.12	S 45°08'20" W	24.56
C31	2.00	98.00	01°10'10"	1.00	N 65°59'03" W	2.00
C32	26.48	98.00	15°29'00"	13.32	N 74°18'38" W	26.40
C33	103.55	927.00	06°24'02"	51.83	S 68°35'59" E	103.50
C34	112.94	973.00	06°39'02"	56.53	S 68°43'29" E	112.88
C35	34.87	927.00	02°09'20"	17.44	S 70°43'20" E	34.87
C36	45.06	927.00	02°47'06"	22.53	S 68°15'07" E	45.06
C37	23.62	927.00	01°27'36"	11.81	S 66°07'46" E	23.62
C38	32.76	973.00	01°55'44"	16.38	S 66°21'50" E	32.75
C39	50.09	973.00	02°56'59"	25.05	S 68°48'12" E	50.09
C40	30.09	973.00	01°46'19"	15.05	S 71°09'51" E	30.09
C41	38.25	25.00	87°39'09"	24.00	N 28°13'25" W	34.62
C42	35.82	25.00	82°05'32"	21.77	N 24°21'12" W	32.83
C43	40.97	25.00	93°53'28"	26.76	N 62°32'53" E	36.54
C44	35.09	25.00	80°25'43"	21.14	N 31°02'30" W	32.28
C45	86.07	700.00	07°02'42"	43.09	S 02°15'32" E	86.02
C46	96.63	700.00	07°54'32"	48.39	S 05°13'05" W	96.55
C47	182.70	700.00	14°57'14"	91.87	S 01°41'44" W	182.18
C48	51.07	777.00	03°45'58"	25.55	S 68°37'23" E	51.06
C49	18.18	777.00	01°20'26"	9.09	S 66°04'11" E	18.18
C50	8.18	823.00	00°34'10"	4.09	S 65°41'03" E	8.18
C51	50.05	823.00	03°29'03"	25.03	S 67°42'40" E	50.04
C52	25.89	823.00	01°48'10"	12.95	S 70°21'16" E	25.89
C53	40.69	475.00	04°54'28"	20.36	N 03°22'24" W	40.67
C54	33.54	25.00	76°51'58"	19.84	N 44°15'37" W	31.08
C55	85.07	275.00	17°43'29"	42.88	S 73°49'52" E	84.73
C56	46.93	275.00	09°46'40"	23.52	S 60°04'48" E	46.87
C57	28.87	475.00	03°28'57"	14.44	N 56°55'56" W	28.87
C58	48.58	25.00	111°19'50"	36.60	N 49°53'02" E	41.29
C59	71.01	225.00	18°05'00"	35.80	S 65°24'33" E	70.72
C60	45.87	525.00	05°00'23"	22.95	N 57°41'39" W	45.86
C61	45.07	525.00	04°55'06"	22.55	N 62°39'24" W	45.05
C62	46.62	25.00	106°51'08"	33.69	S 67°54'01" W	40.15
C63	56.93	327.00	09°58'33"	28.54	S 09°29'11" W	56.86
C64	85.80	373.00	13°10'48"	43.09	S 10°47'36" W	85.61
C65	36.12	25.00	82°46'59"	22.03	N 24°00'29" W	33.06
C66	2.60	525.00	00°17'02"	1.30	N 65°15'27" W	2.60
C67	4.62	225.00	01°10'35"	2.31	S 55°46'45" E	4.62
C68	53.46	93.30	32°49'40"	27.48	S 81°48'48" E	52.73
C69	46.68	75.00	35°39'28"	24.12	S 06°46'18" W	45.93
C70	13.68	75.00	10°26'51"	6.86	S 16°16'52" E	13.66
C71	60.35	75.00	46°06'20"	31.92	S 01°32'52" W	58.74
C72	63.69	75.00	48°39'22"	33.91	S 48°55'43" W	61.79
C73	54.12	75.00	41°20'38"	28.30	N 86°04'17" W	52.95
C74	117.81	75.00	90°00'00"	75.00	S 69°36'02" W	106.07
C75	53.46	93.30	32°49'41"	27.48	S 08°11'13" W	52.73
C76	158.31	950.00	09°32'53"	79.34	S 70°10'25" E	158.13
C77	125.48	800.00	08°59'13"	62.87	S 69°53'35" E	125.35
C78	123.76	350.00	20°15'34"	62.53	S 14°28'15" W	123.11
C79	120.00	250.00	27°30'08"	61.18	S 68°56'32" E	118.85
C80	89.09	500.00	10°12'30"	44.66	N 60°17'43" W	88.97
C81	37.27	250.00	08°32'29"	18.67	S 86°57'51" E	37.23
C82	85.84	500.00	09°50'10"	43.02	N 05°50'16" W	85.73
[C83]	1.87	500.00	00°12'53"	0.94	N 10°51'47" W	1.87
[C84]	44.09	350.00	07°13'01"	22.07	S 20°59'31" W	44.06
[C85]	61.13	675.00	05°11'20"	30.59	S 08°22'33" E	61.11
C86	7.14	375.00	01°05'25"	3.57	S 16°08'52" W	7.14
C87	1.64	98.00	00°57'34"	0.82	S 31°01'17" E	1.64
C88	69.25	777.00	05°06'24"	34.65	S 67°57'10" E	69.23
C89	84.12	823.00	05°51'23"	42.10	S 68°19'40" E	84.09
C90	93.54	525.00	10°12'30"	46.89	N 60°17'43" W	93.42
C91	132.00	275.00	27°30'08"	67.30	S 68°56'32" E	130.74
C92	75.63	225.00	19°15'35"	38.18	S 64°49'15" E	75.28
C93	217.44	675.00	18°27'26"	109.67	S 03°26'50" W	216.50

SCANNED BY BY LASON

CPN 573981

2 of 2

PLAT
FOR
DESERT FLOWER SUBDIVISION UNIT ONE

BEING A REPLAT OF
TRACT A, DESERT FLOWER SUBDIVISION
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34, T. 10 N., R. 2 E., NMPM

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 1997

LEGAL DESCRIPTION (Cont. from Sht. 1)

THENCE along a line common with the easterly line of said TRACT A, 54.93 feet along a curve to the left, whose radius is 350.00 feet through a central angle of 08°59'33" and whose chord bears S 20°05'56" W, 54.88 feet to a point of tangency;

THENCE continuing along the easterly line of said TRACT A, S 15°36'09" W, 319.50 feet to a point of tangent curvature;

THENCE along said easterly line 313.06 feet along a curve to the left, whose radius is 675.00 feet through a central angle of 26°34'23" and whose chord bears S 02°18'58" W, 310.26 feet to a point of tangent reverse curvature;

THENCE continuing along said easterly line 87.71 feet along a curve to the right, whose radius is 500.00 feet through a central angle of 10°03'03" and whose long chord bears S 05°56'52" E, 87.60 feet to a point of non-tangency, said point being common with the southeast corner of said TRACT A;

THENCE leaving said easterly line S 89°04'50" W, 25.00 feet to a point;

THENCE N 81°03'02" W, 108.61 feet to a point;

THENCE N 01°30'08" E, 20.17 feet to a point;

THENCE N 81°03'02" W, 111.45 feet to a point;

THENCE N 87°53'35" W, 46.04 feet to a point;

THENCE N 65°23'58" W, 412.79 feet to a point;

THENCE S 24°36'02" W, 107.05 feet to a point;

THENCE N 65°23'58" W, 2.66 feet to a point;

THENCE S 24°36'02" W, 148.95 feet to a point;

THENCE N 65°23'58" W, 227.99 feet to a point, said point being common with the southwest corner of said TRACT A;

THENCE N 24°35'42" E, 1058.00 feet to the point of beginning and containing 15.7766 acres more or less.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

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

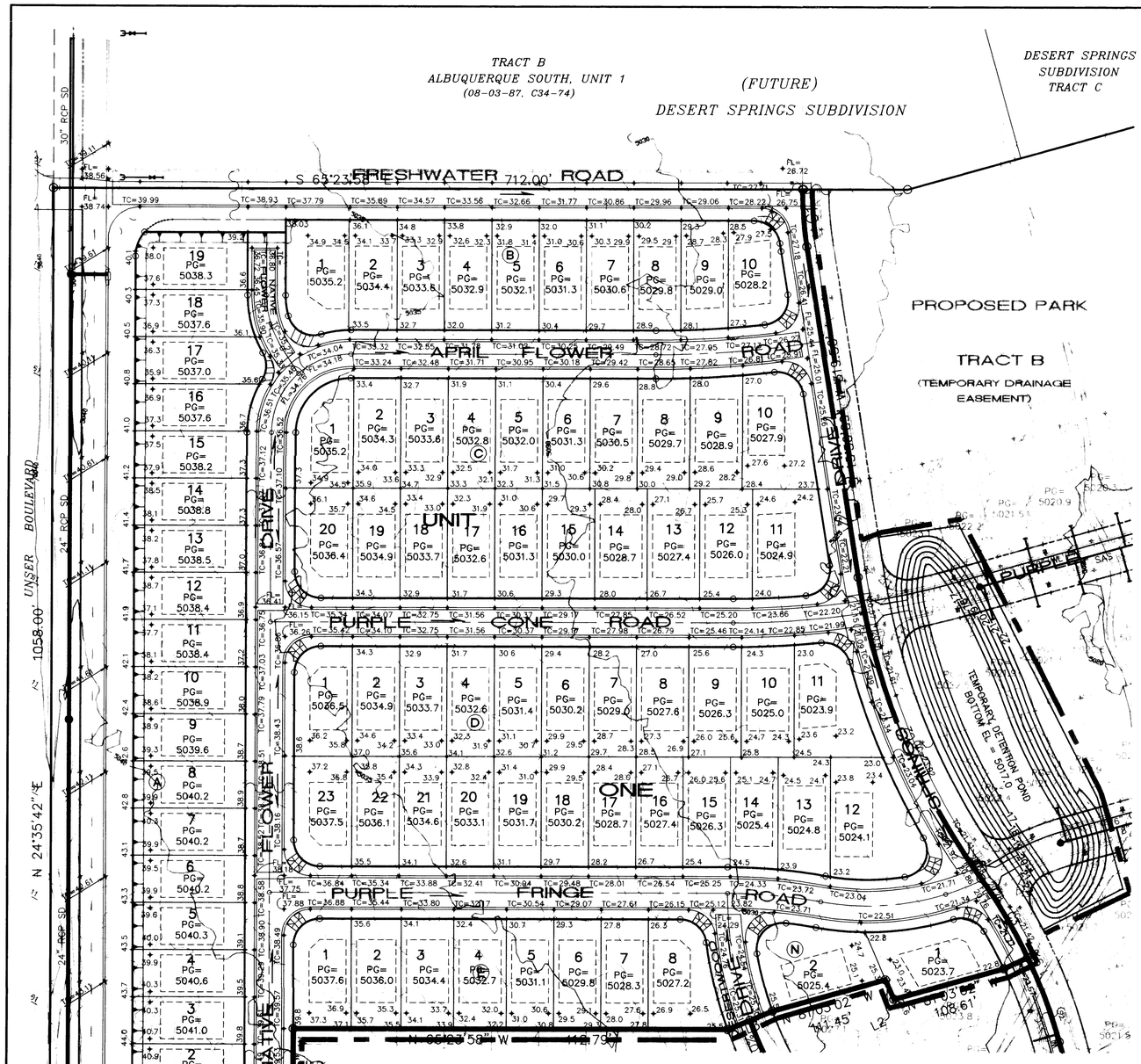
3. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, 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, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

SCANNED BY
BY LASON

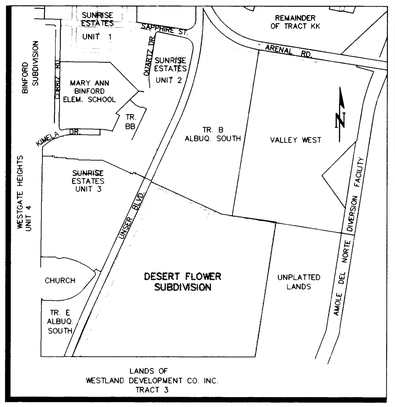
CPN 5739981 3 of 24



LEGEND

5012	EXISTING CONTOUR
15	PROPOSED CONTOUR
78.3	PROPOSED SPOT ELEVATION
	FLOW ARROW
PG= 5022.0	PAD GRADE ELEVATION
TC=25.74	PROPOSED TOP OF CURB ELEVATION
FL=24.07	PROPOSED FLOW LINE ELEVATION
	UNIT BOUNDARY
	EROSION CONTROL BERM

SCALE 1"=60'



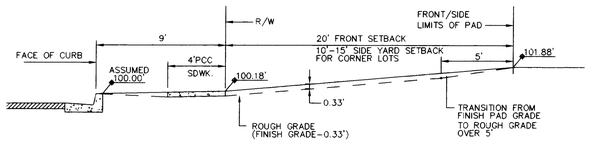
1"=750'±

VICINITY MAP

(M-10)

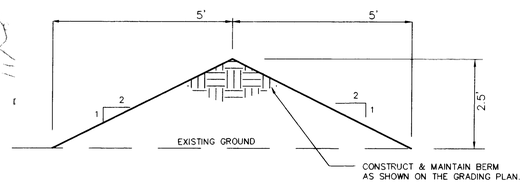
GRADING NOTES:

1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
2. ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
3. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
4. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3± FEET.
5. SCARIFY AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE (±2%) CONTENT.
6. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
7. MAXIMUM SLOPES SHALL BE 3:1; MINIMUM SLOPES SHALL BE 1%.
8. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
9. 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 CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF 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 ITS 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.
10. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT ERODED AND WASHED DOWN THE STREET.
11. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHALL COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.
12. OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS.
13. ISAACSON & ARFMAN, P.A. (THE ENGINEER) HAS PREPARED THIS GRADING PLAN TO ESTABLISH FINAL SURFACE GRADES FOR BOTH THE PROPOSED INDIVIDUAL RESIDENTIAL LOTS AND THE PUBLIC RIGHTS-OF-WAY.
14. THE EARTHWORK CONTRACTOR (CONTRACTOR) IS REQUIRED TO REVIEW THE FOLLOWING: GEOTECHNICAL ENGINEERING EVALUATION FOR TRACT 3B HIGH DESERT DEVELOPMENT, PREPARED BY GEO-TEST, DATED DECEMBER 19, 1994, FOR CHAMA DEVELOPMENT CORP. COPIES OF THIS DOCUMENT MAY BE REVIEWED AT THE OFFICE OF ISAACSON & ARFMAN, P.A., 128 MONROE STREET NE, ALBUQUERQUE, NEW MEXICO, (505) 268-8828. THE EARTHWORK CONTRACTOR'S BID SHALL INCLUDE ALL COSTS ASSOCIATED WITH THE IMPLEMENTATION OF ALL RECOMMENDATIONS CONTAINED IN THESE STUDIES.



FRONT/SIDE YARD GRADING

1"=5'-0"

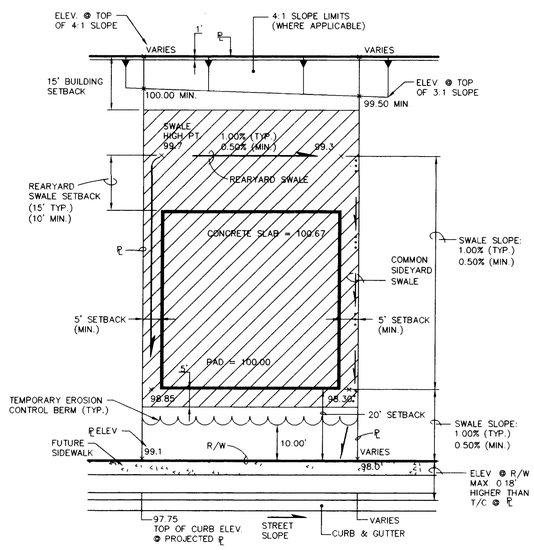


EROSION CONTROL BERM

SCALE: 1"=2'

EROSION CONTROL

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO THE PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING EROSION CONTROL BERMS (AS DETAILED AT LEFT) AS SHOWN ON THE PLAN AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
2. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.
3. SEE GRADING NOTES.



COMPACTION ZONE – CONTRACTOR SHALL COMPACT SOILS IN THIS AREA TO A MINIMUM OF 95% COMPACTION PER ASTM D698, FOR A DEPTH OF 12 INCHES.

TYPICAL LOT GRADING SHOWING COMPACTION ZONE

1"=20'

NOTES

1. LEGAL DESCRIPTION: TRACT A, DESERT FLOWER SUBDIVISION, filed June 5, 1997, Vol. 97C, Folio 175.
2. BENCHMARK: ACS MONUNMENT "1-M10" ELEV = 5079.88
3. ENGINEER: ISAACSON & ARFMAN, P.A. 128 Monroe Street NE, Albuquerque, NM Attn: Fred Arfman
4. SURVEYOR: ALS, Inc. P.O. Box 30701, Albuquerque, NM Attn: Tim Aldrich
5. FLOOD HAZARD STATEMENT: No part of this development is affected nor contributes to a flood hazard area as determined by Panel No. (35001C0336D-3371) of the September 20, 1996 Edition of the F.E.M.A. Maps.
6. SOILS: From the SCS Soil Survey of Bernalillo County site soils are identified as Bluepoint Lomay Fine Sands which are classified as hydrologic group "A" soils.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe N.E.
Albuquerque New Mexico

930GRD1.DWGems 10/29/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **DESERT FLOWER SUBDIVISION--UNIT ONE**
GRADING & DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
Approved @ DRB				

City Project No.	Zone Map No.	Sheet	Of
5739.81	M-10	4	24

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY JMN DATE 9/97
DRAWN BY ANW DATE 9/97
CHECKED BY FCA DATE 9/97

ENGINEER'S SEAL

Approved @ DRB

AS-BUILT INFORMATION
CONTRACTOR
WORK STAKED BY
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
MAP CORRECTED BY DATE

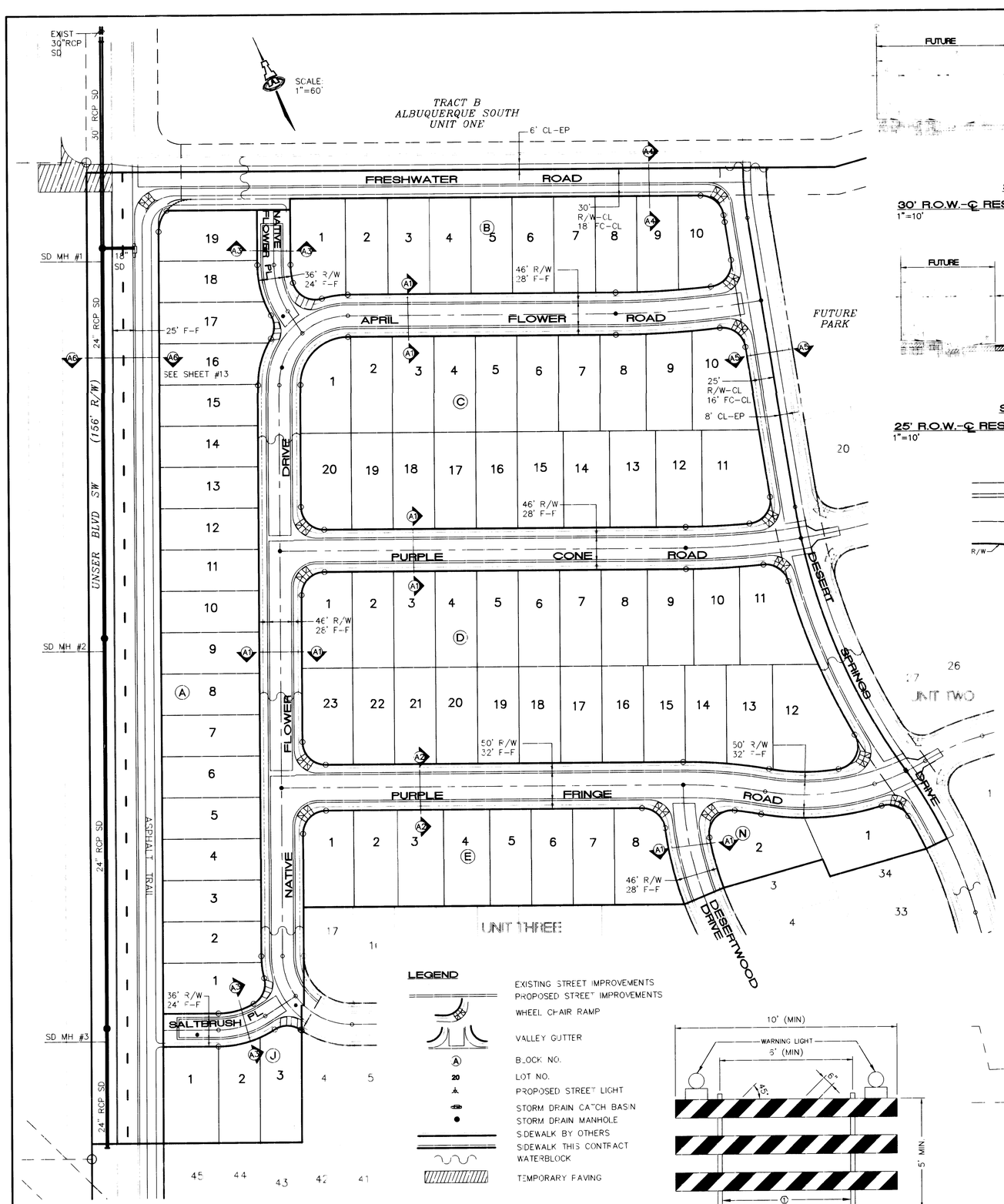
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

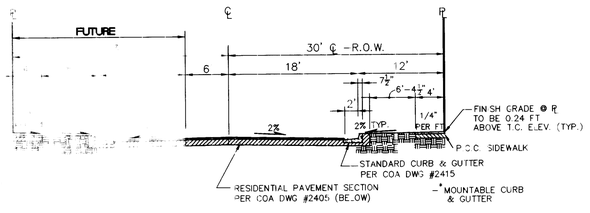
BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES

1	ALS	5/96

SCANNED BY
BY LESOT

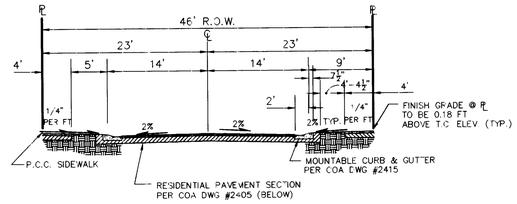




SECTION A4

30' R.O.W.-℄ RESIDENTIAL STREET SECTION

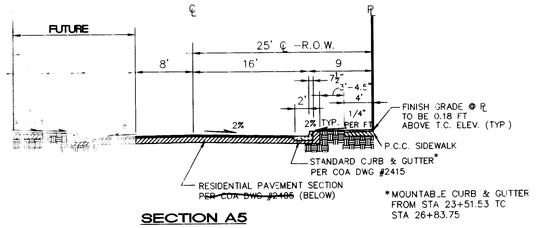
1"=10'



SECTION A1

TYPICAL 46' R.O.W. RESIDENTIAL STREET SECTION

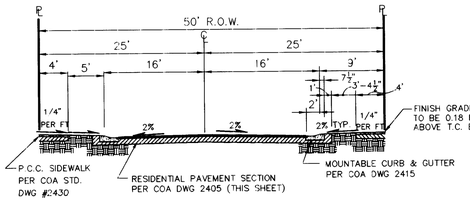
1"=10'



SECTION A5

25' R.O.W.-℄ RESIDENTIAL STREET SECTION

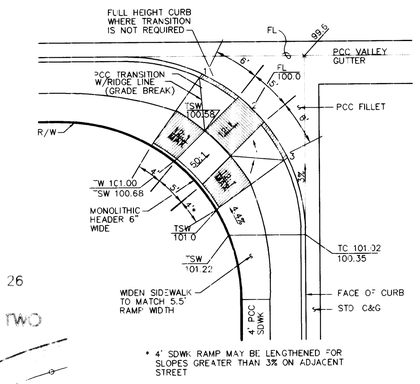
1"=10'



SECTION A2

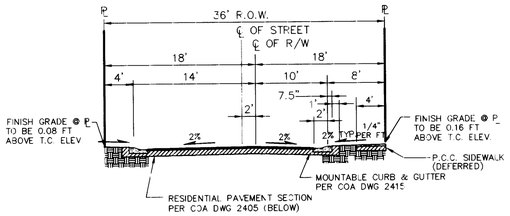
TYPICAL 50' R.O.W. RESIDENTIAL STREET SECTION

1"=10'



A.D.A. WHEELCHAIR RAMP

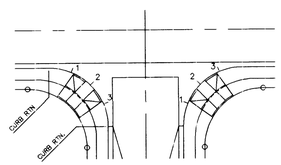
1"=10'



SECTION A3

TYPICAL 36' R.O.W. RESIDENTIAL STREET SECTION

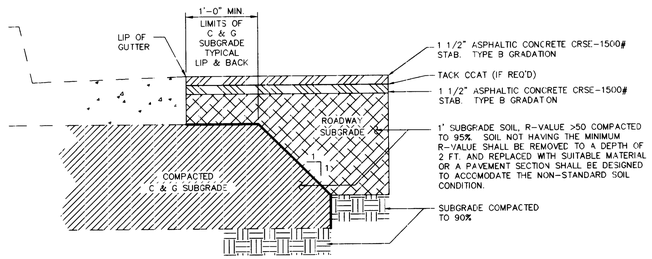
1"=10'



NOTE:
QUARTER POINT GRADES ARE REFERENCED AS 1, 2 & 3 ALONG THE FACE OF CURB IN A CLOCKWISE DIRECTION.

QUARTER POINT DETAIL

NTS

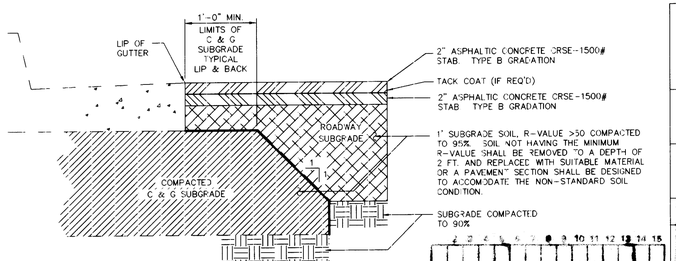


RESIDENTIAL PAVING SECTION

SCALE: 1"= 1'-0" (PER COA STD. DWG. No. 2405)

TYPE III BARRICADE
NTS

① SQUARE TUBE SUPPORT ASSEMBLE. MOVEABLE WITH TEMPORARY SANDBAGS (8 MIN.) COUNTER WEIGHT.



RESIDENTIAL PAVING SECTION
DESERT SPRINGS DRIVE & FRESHWATER DRIVE

SCALE: 1"= 1'-0" (PER COA STD. DWG. No. 2405)

SCANNED BY
BY LASON

AS-BUILT INFORMATION
CONTRACTOR New Concepts
WORK STAKED BY C.C.A. DATE 4/98
ACCEPTANCE BY C.C.A. DATE 6/98
FIELD VERIFICATION BY C.C.A. DATE 7/98
DRAWINGS CORRECTED BY LASON/DECHAMP DATE 7/98

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES

1	ALS	5/96

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
11-20-97

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY JMN DATE 9/97
DRAWN BY ANW DATE 9/97
CHECKED BY FCA DATE 9/97

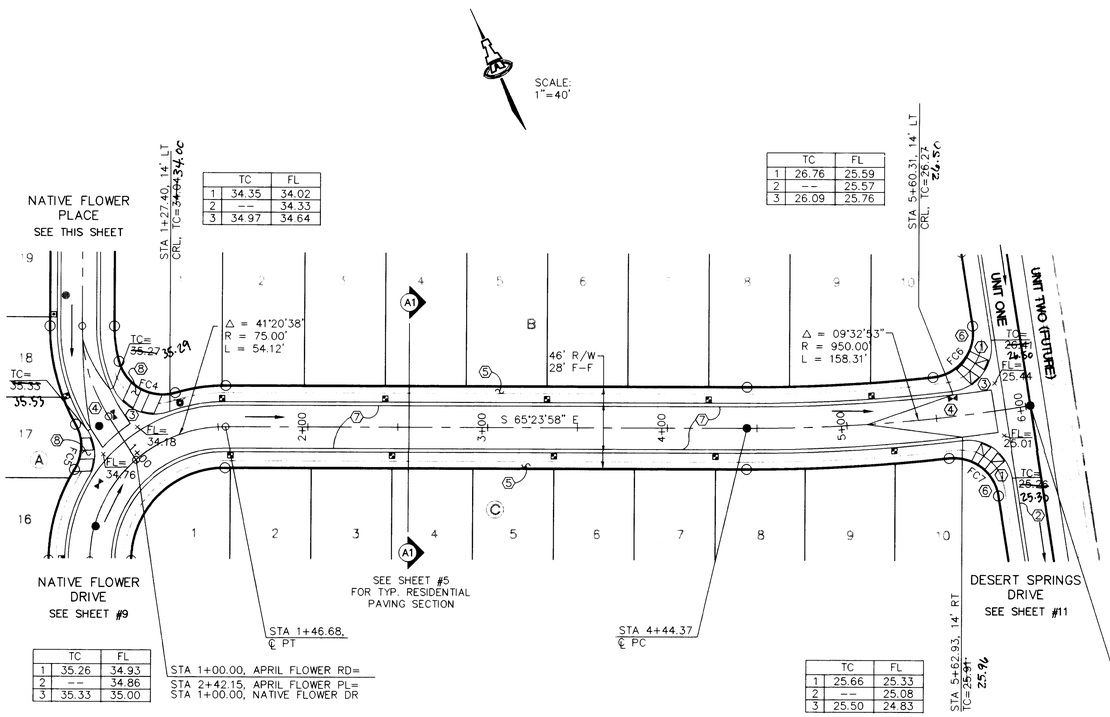
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
930PMSTR.DWGems 11/18/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT ONE
MASTER PAVING PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
5739.81	M-10	5	24



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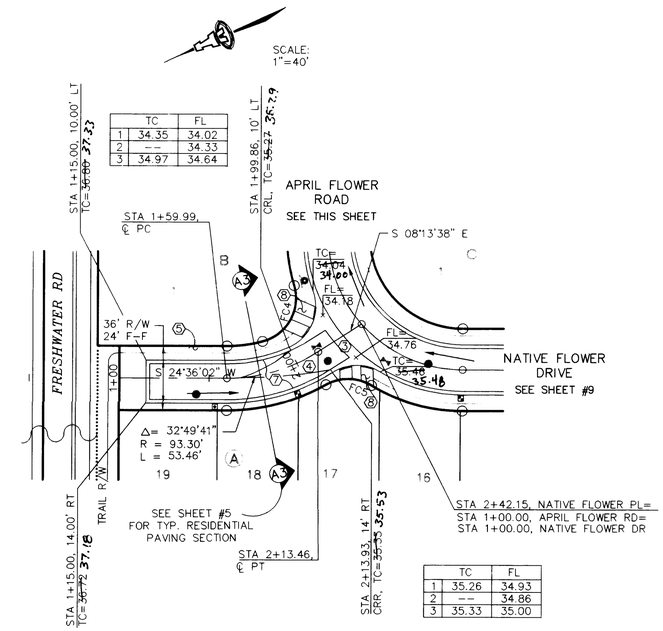
2	--	34.33
3	34.97	34.64

	TC	FL
1	26.76	25.59
2	--	25.57
3	26.09	25.76

	TC	FL
1	35.26	34.93
2	--	34.86
3	35.33	35.00

	TC	FL
1	25.66	25.33
2	--	25.08
3	25.50	24.83

APRIL FLOWER ROAD

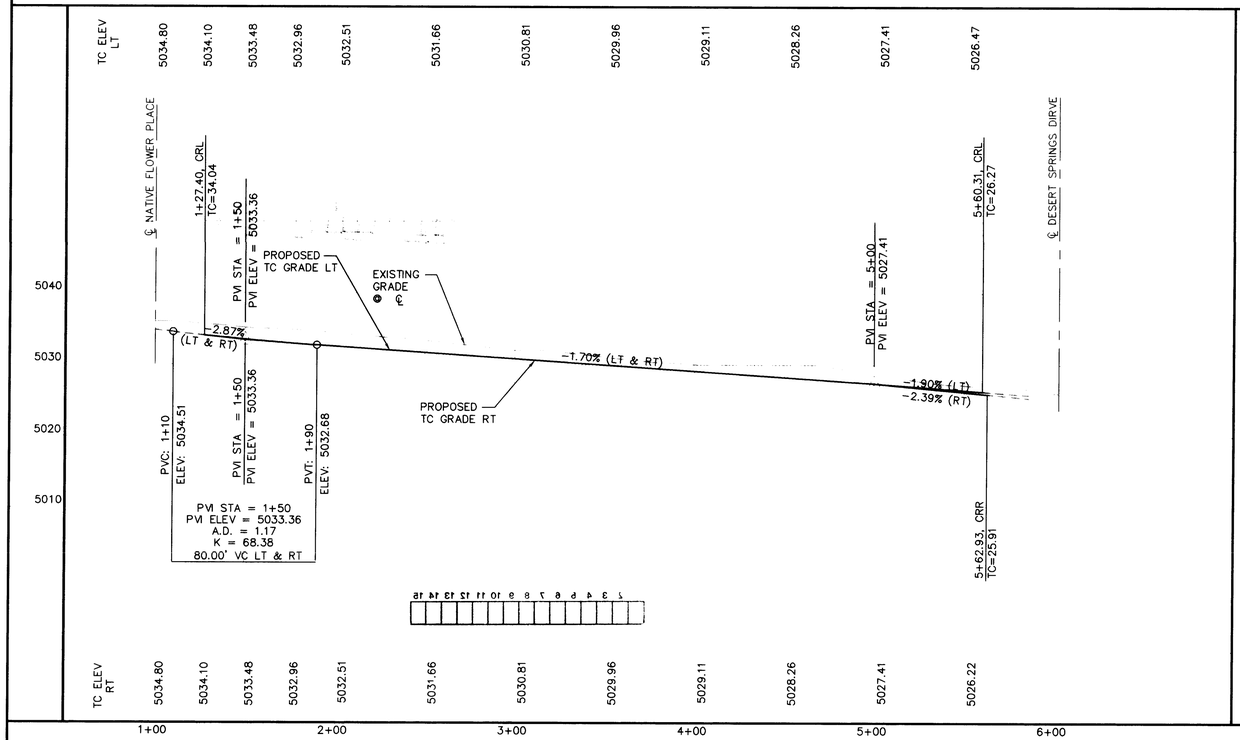


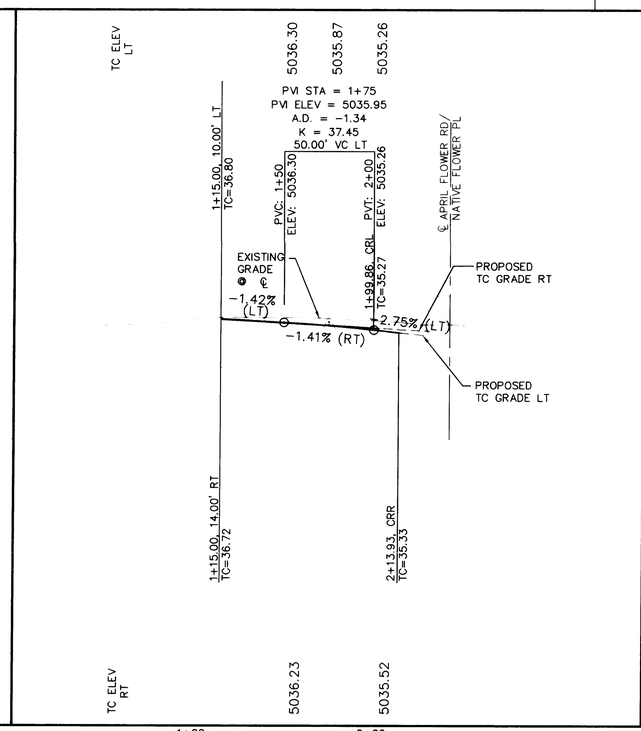
	TC	FL
1	34.35	34.02
2	--	34.33
3	34.97	34.64

	TC	FL
1	35.26	34.93
2	--	34.86
3	35.33	35.00

NATIVE FLOWER PLACE

SCALES:
1"=40' HOR.
1"=10' VERT.





KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #5.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. FUTURE 4' SIDEWALK PER COA STD DWG #2430.
6. TRANSITION FROM MOUNTABLE TO STANDARD CURB PER COA STD DWG #2418.
7. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
8. CONSTRUCT HANDICAP RAMP PER COA STD DWG #2441, CASE I.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC4	25.00'	37.49'	85°55'52"
FC5	25.00'	27.89'	63°56'34"
FC6	25.00'	40.14'	92°00'19"
FC7	25.00'	38.46'	88°09'10"

AS-BUILT INFORMATION
CONTRACTOR NEW CONCEPTS
WORK STAKED BY C.C.A. DATE 4/98
SURVEYING ACCEPTANCE BY C.O.A. DATE 6/99
FIELD VERIFICATION BY C.O.A. DATE 7/98
DRAWINGS CORRECTED BY ISAACSON & ARFMAN DATE 4/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES

1	ALS	5/96

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
10-27-97

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN
DESIGNED BY JMN DATE 9/97
DRAWN BY ANW DATE 9/97
CHECKED BY FCA DATE 9/97

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
930PV1 DWGanw 10/28/97

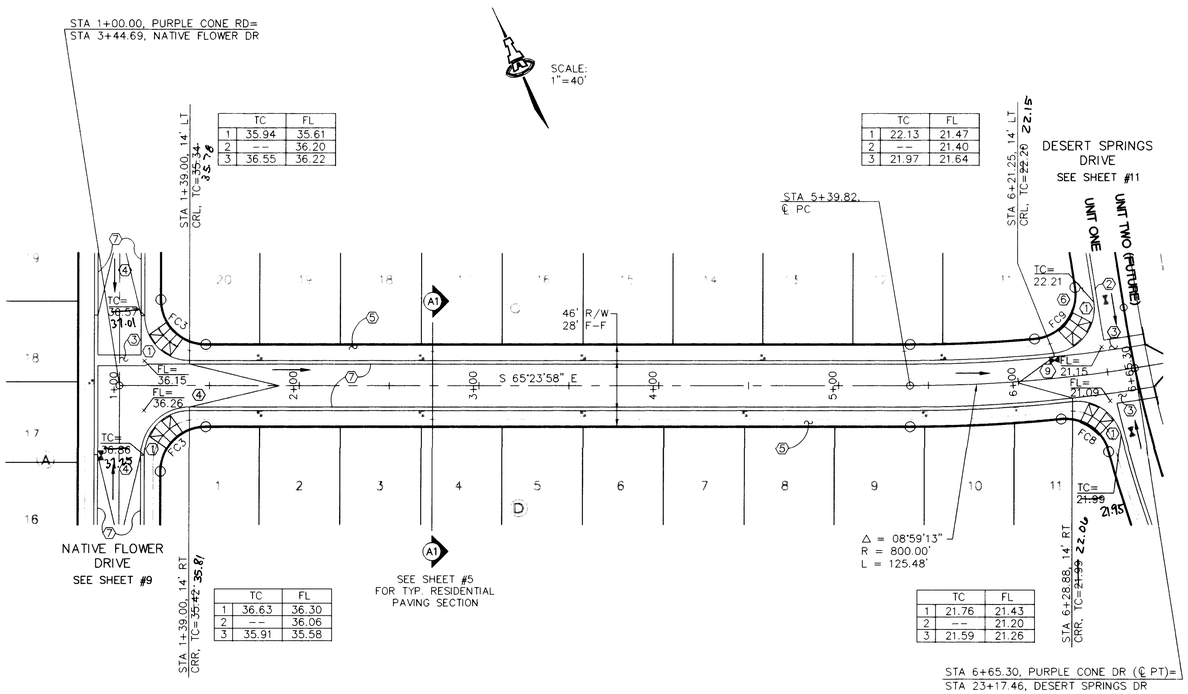
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT ONE
APRIL FLOWER RD & NATIVE FLOWER PLACE
PAVING PLAN & PROFILE

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.
DESIGN REVIEW COMMITTEE

City Project No. 5739.81 | Zone Map No. M-10 | Sheet 6 Of 24

SCANNED BY
BY LASON



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3	36.55	36.22

	TC	FL
1	36.63	36.30
2	--	36.06
3	35.91	35.58

	TC	FL
1	22.13	21.47
2	--	21.40
3	21.97	21.64

	TC	FL
1	21.76	21.43
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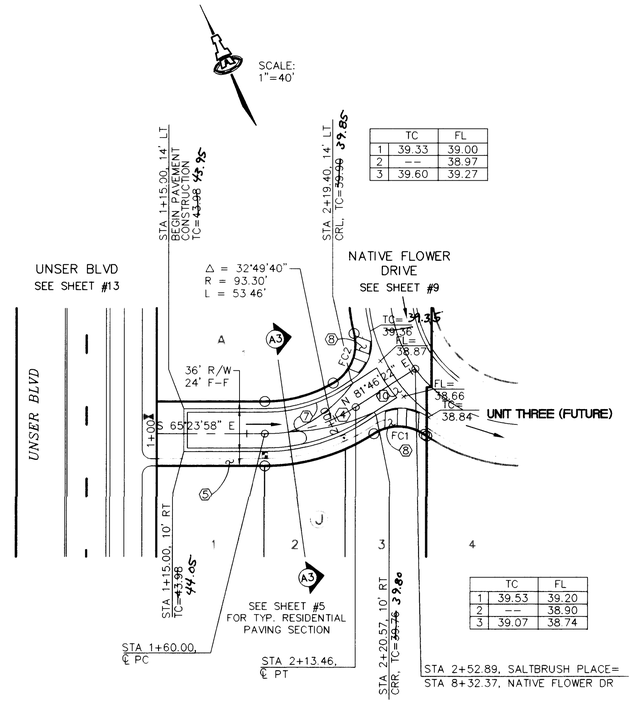

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3	39.60	39.27

	TC	FL
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2	--	38.90
3	39.07	38.74

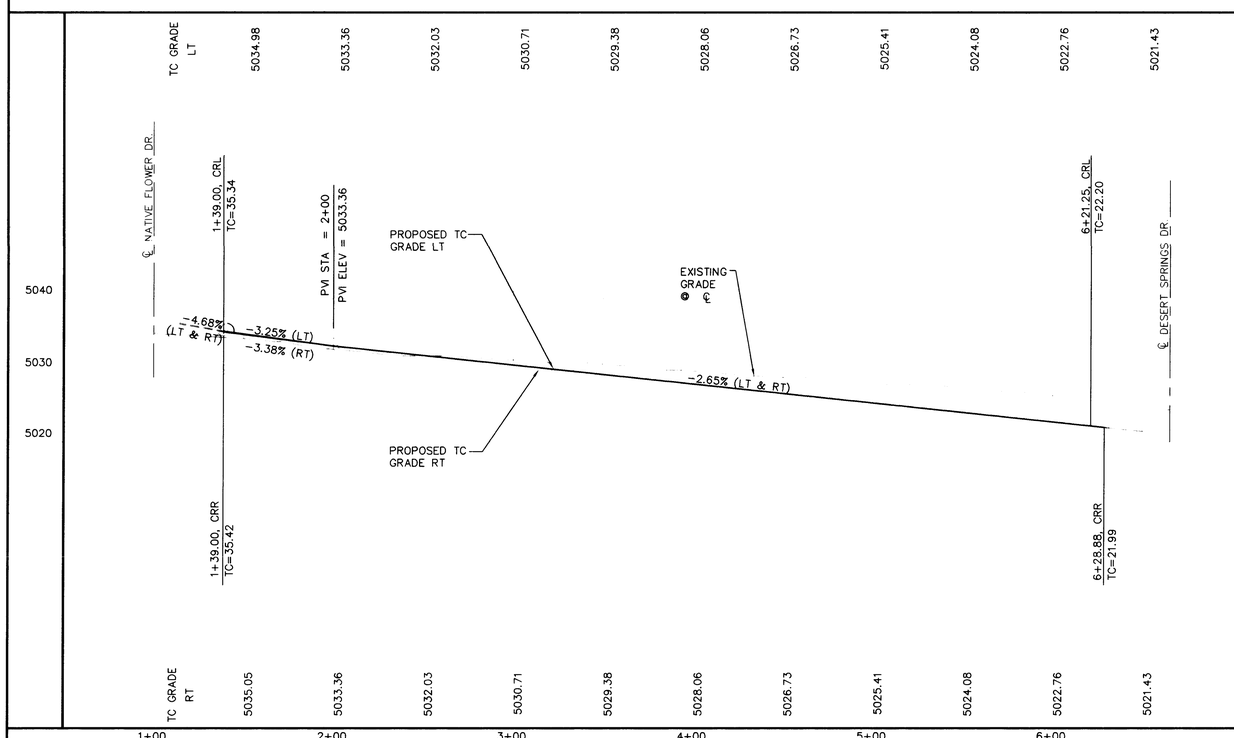
KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #5.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 10' WIDE, 3/4" INVERT PER COA STD DWG #2422.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. FUTURE 4' SIDEWALK PER COA STD DWG #2430.
6. TRANSITION FROM MOUNTABLE TO STANDARD CURB PER COA STD DWG #2418.
7. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
8. CONSTRUCT HANDICAP RAMP PER COA STD DWG #2441, CASE I.
9. CROWN TO HALF CROWN TRANSITION 25' MIN. LENGTH.
10. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.

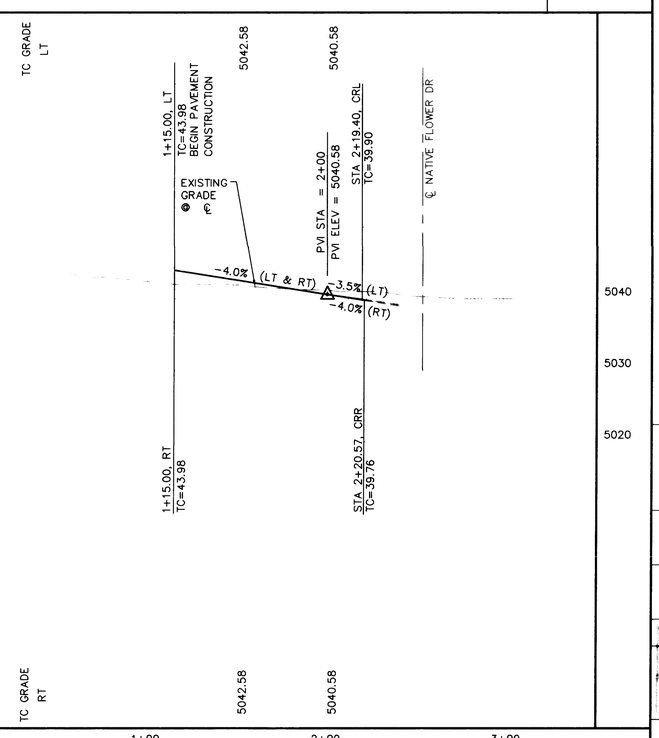
FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC1	25.00'	30.61'	70°09'14"
FC2	25.00'	31.40'	71°57'49"
FC3	25.00'	39.27'	90°00'00"
FC8	25.00'	35.59'	81°33'42"
FC9	25.00'	40.65'	93°09'59"

PURPLE CONE ROAD



SALTBRUSH PLACE



SCALES:
1"=40' HOR.
1"=10' VERT.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
930PV2.DWGems 10/22/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT ONE
PURPLE CONE RD & SALTBRUSH PLACE
PAVING PLAN & PROFILE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
5739.81	M-10	7	24

AS-BUILT INFORMATION
CONTRACTOR NEW CONCEPTS
WORK STAKED BY CCA DATE 4/98
INSPECTOR'S ACCEPTANCE BY CCA DATE 6/98
FIELD VERIFICATION BY CCA DATE 7/98
DRAWINGS CORRECTED BY ISAACSON & ARFMAN, P.A. DATE 7/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES

1	ALS	5/96

ENGINEER'S SEAL
FRED C. ARFMAN
STATE OF NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER

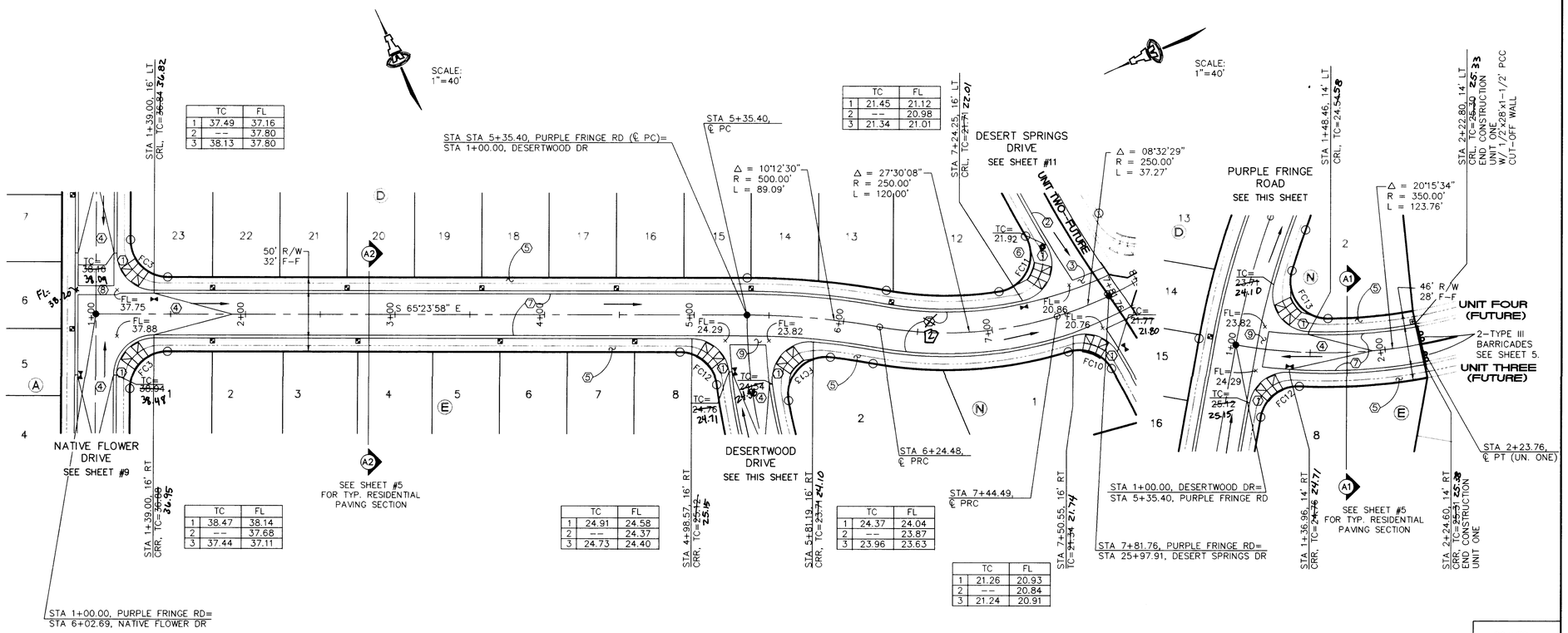
NO.	DATE	REMARKS	BY
1			

REVISIONS

DESIGN

		DATE
DESIGNED BY	JMN	9/97
DRAWN BY	ANW	9/97
CHECKED BY	FCA	9/97

SCANNED BY
BY LASON



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2	--	37.68
3	37.44	37.11

	TC	FL
1	24.91	24.58
2	--	24.37
3	24.73	24.40

	TC	FL
1	21.45	21.12
2	--	20.98
3	21.34	21.01

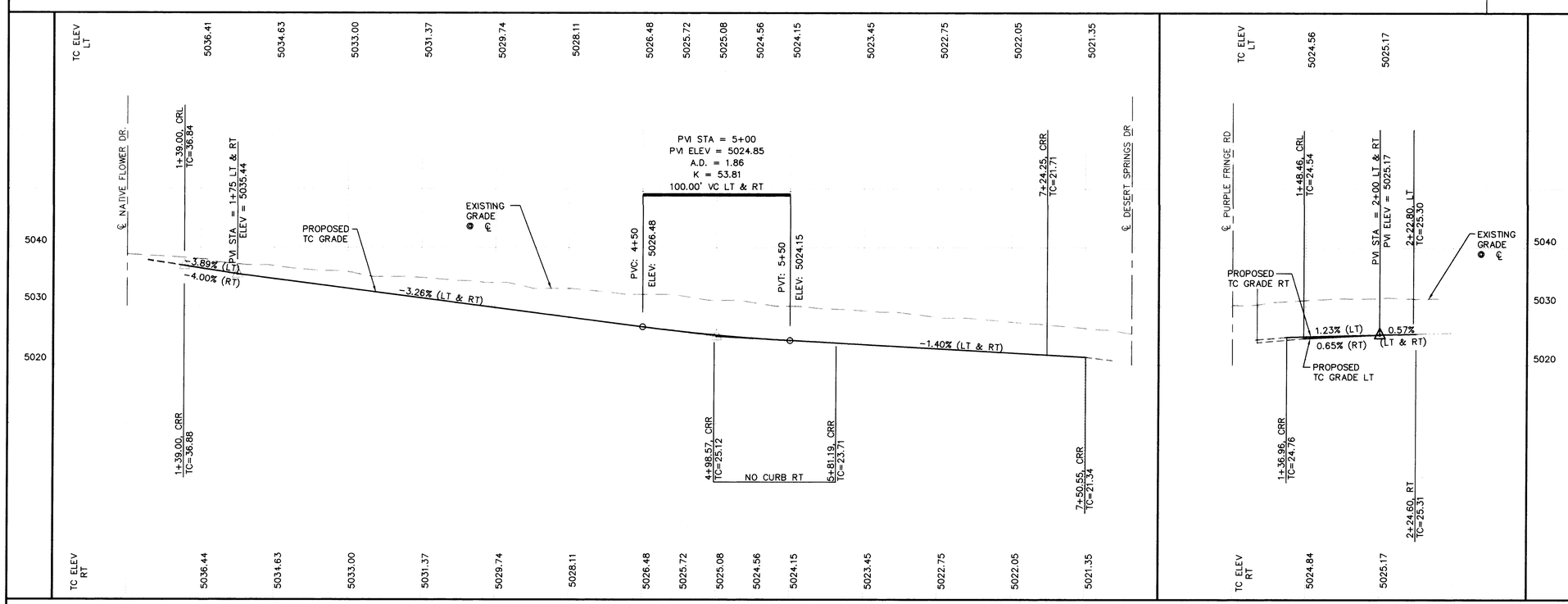
	TC	FL
1	24.37	24.04
2	--	23.87
3	23.96	23.63

	TC	FL
1	21.26	20.93
2	--	20.84
3	21.24	20.91

PURPLE FRINGE ROAD

DESERTWOOD DRIVE

SCALES:
1"=40' HOR.
1"=10' VERT.



KEYED CONSTRUCTION NOTES ⬡

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #5.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 10' WIDE, 3/4" INVERT PER COA STD DWG #2422.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. FUTURE 4' SIDEWALK PER COA STD DWG #2420.
6. TRANSITION FROM MOUNTABLE TO STANDARD CURB PER COA STD DWG #2418.
7. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
8. CONSTRUCT PCC VALLEY GUTTER 10' WIDE, 3/4" INVERT PER COA STD DWG # 2422.
9. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC3	25.00'	39.27'	90°00'00"
FC10	25.00'	33.75'	77°21'09"
FC11	25.00'	47.45'	108°44'53"
FC12	25.00'	36.63'	83°57'00"
FC13	25.00'	45.02'	103°10'49"

AS-BUILT INFORMATION
CONTRACTOR NEW CONCEPTS
WORK STAKED BY COA DATE 4/98
INSPECTOR BY
ACCEPTANCE BY COA DATE 6/99
FIELD VERIFICATION BY COA DATE 7/01
DRAWINGS CORRECTED BY ISAACSON & ARFMAN, P.A. DATE 7/01
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES
1 ALS 5/96

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
10-29-97

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY JMN DATE 9/97
DRAWN BY ANW DATE 9/97
CHECKED BY FCA DATE 9/97

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
930PV3.DWGanw 10/28/97

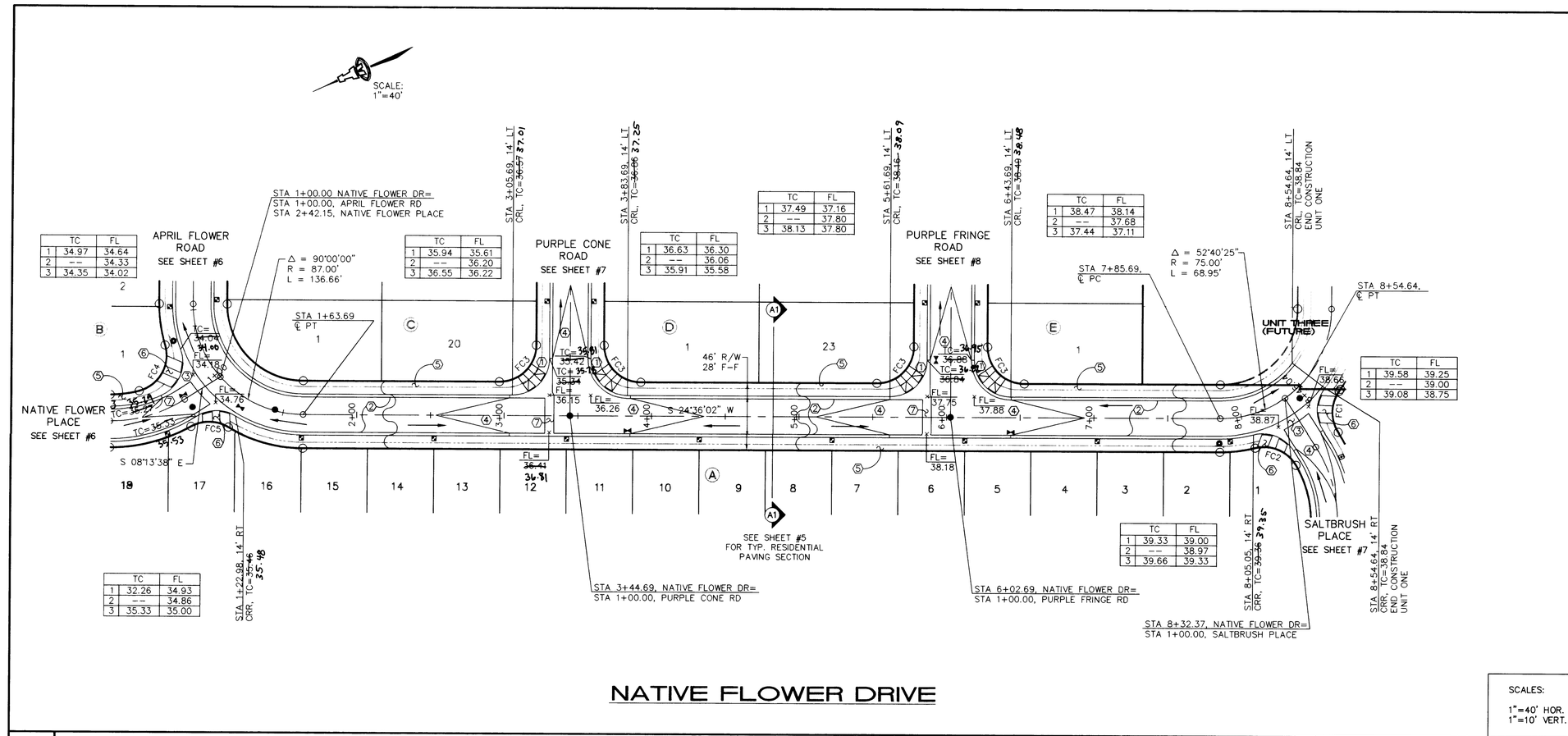
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT ONE
PURPLE FRINGE RD & DESERTWOOD DR
PAVING PLAN & PROFILE

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 5739.81 | Zone Map No. M-10 | Sheet 8 Of 24

SCANNED BY BY LASON



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3	34.35	34.02

	TC	FL
1	35.94	35.61
2	--	36.20
3	36.55	36.22

	TC	FL
1	36.63	36.30
2	--	36.06
3	35.91	35.58

	TC	FL
1	37.49	37.16
2	--	37.80
3	38.13	37.80

	TC	FL
1	38.47	38.14
2	--	37.68
3	37.44	37.11

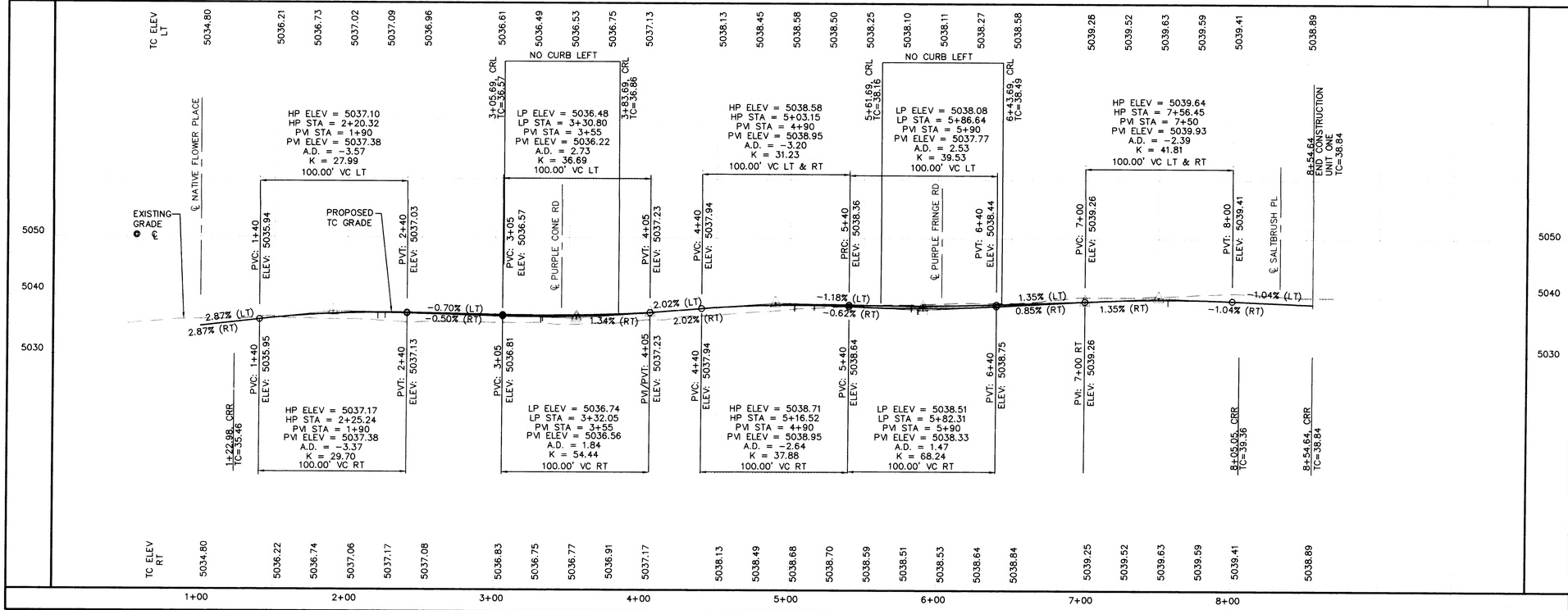
	TC	FL
1	39.58	39.25
2	--	39.00
3	39.08	38.75

	TC	FL
1	32.26	34.93
2	--	34.86
3	35.33	35.00

	TC	FL
1	39.33	39.00
2	--	38.97
3	39.66	39.33

NATIVE FLOWER DRIVE

SCALES:
1"=40' HOR.
1"=10' VERT.



KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #5.
2. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. FUTURE 4' SIDEWALK PER COA STD DWG #2430.
6. CONSTRUCT HANDICAP RAMP PER COA STD DWG #2441, CASE I.
7. CONSTRUCT PCC VALLEY GUTTER 10' WIDE, 3/4" INVERT PER COA STD DWG #2422.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC1	25.00'	30.61'	70°09'14"
FC2	25.00'	31.38'	71°55'26"
FC3	25.00'	39.27'	90°00'00"
FC4	25.00'	37.49'	85°55'52"
FC5	25.00'	27.89'	63°55'34"

AS-BUILT INFORMATION
CONTRACTOR NEW CONCEPTS DATE 4/99
WORK STAKED BY COA DATE 6/99
INSPECTOR'S ACCEPTANCE BY COA DATE 7/99
FIELD VERIFICATION BY COA DATE 7/99
DRAWINGS CORRECTED BY [illegible] DATE 7/99

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES
1 ALS 5/96

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
10-27-97

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY JMN DATE 9/97
DRAWN BY ANW DATE 9/97
CHECKED BY FCA DATE 9/97

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
930PV5.DWGanw 10/28/97

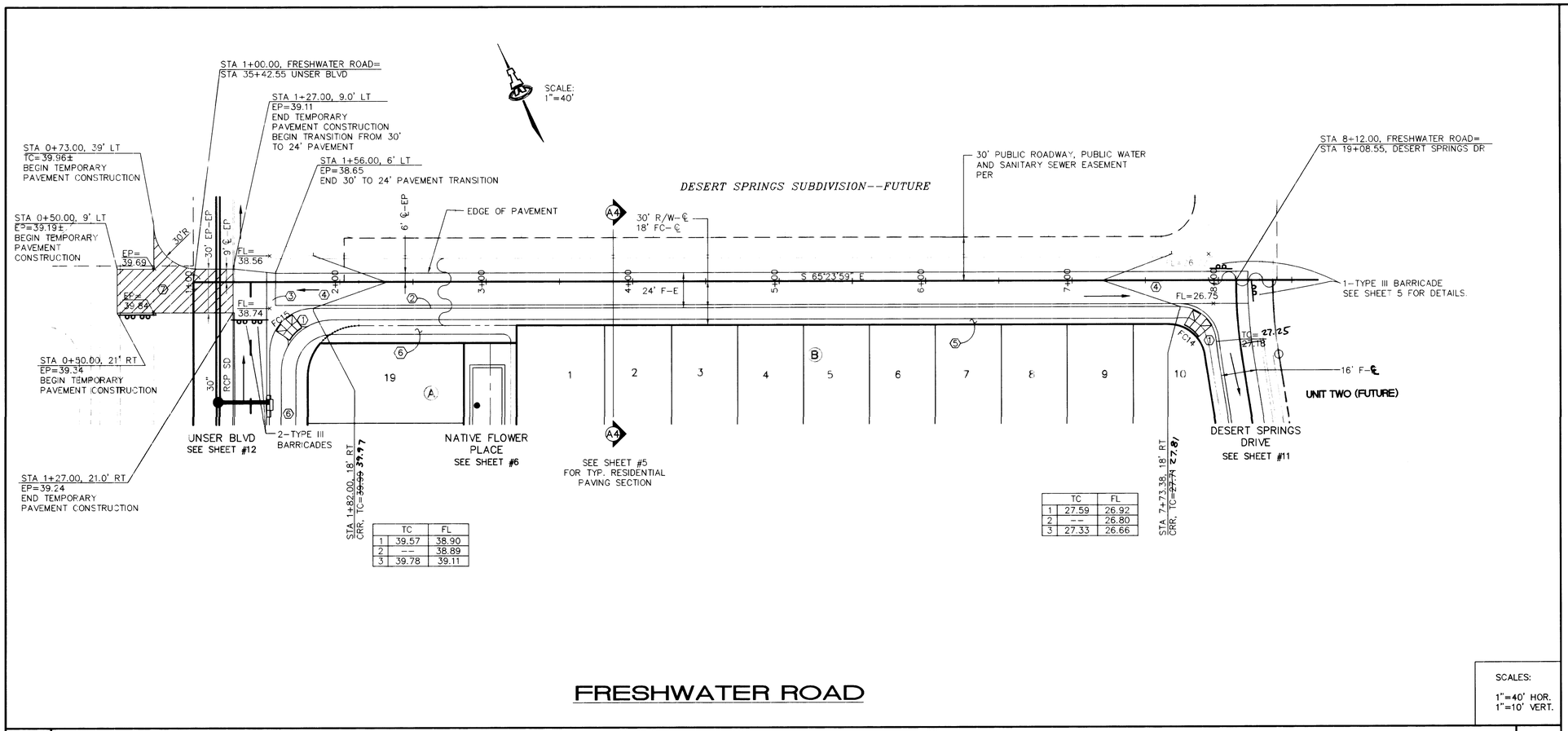
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT ONE
NATIVE FLOWER DR
PAVING PLAN & PROFILE

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.
REVIEW COMMITTEE

City Project No. 5739.81 | Zone Map No. M-10 | Sheet 9 Of 24

SCANNED BY BY I ASON



	TC	FL
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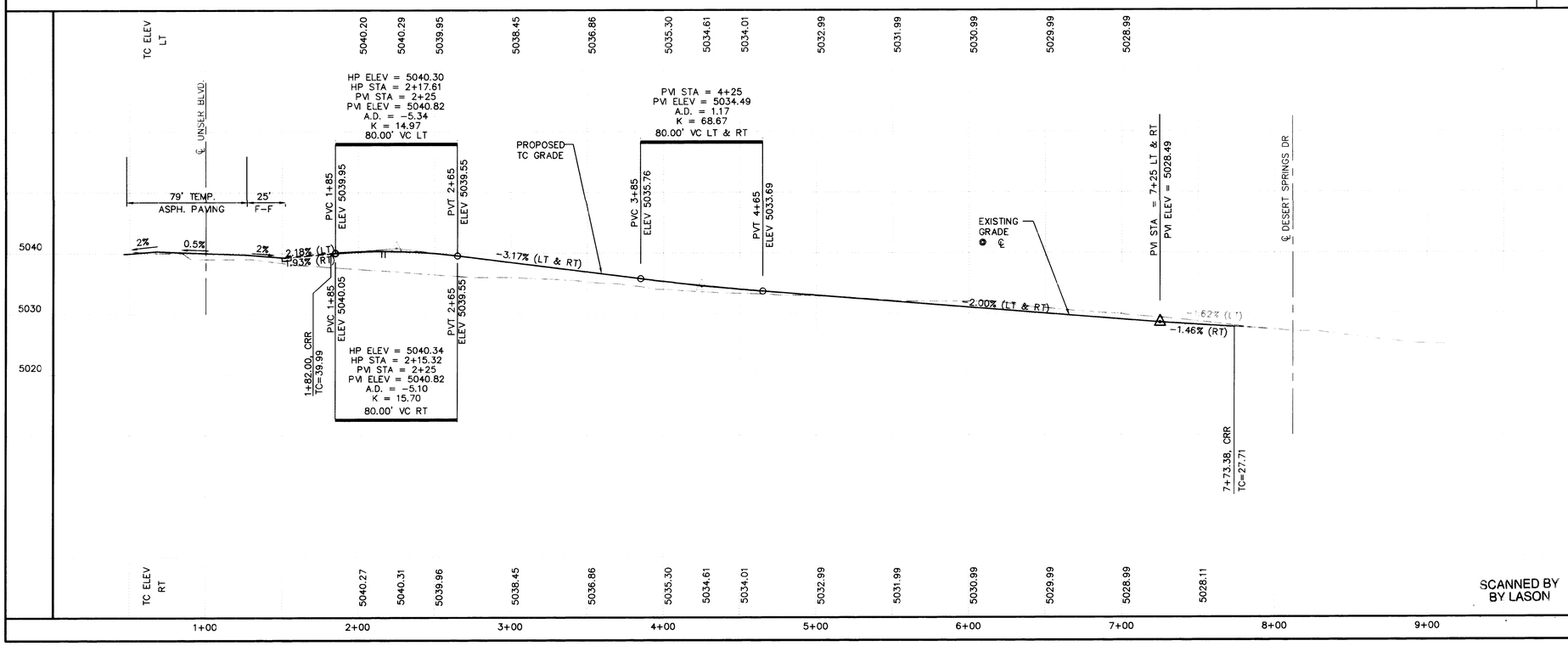
2	--	38.89
3	39.78	39.11

	TC	FL
1	27.59	26.92
2	--	26.80
3	27.33	26.66

FRESHWATER ROAD

SCALES:
1"=40' HOR.
1"=10' VERT.



SCANNED BY BY LASON

KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #5.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 3/4" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. 4' SIDEWALK PER COA STD DWG #2430.
6. 10' ASPHALT TRAIL
7. 288 SY OF TEMPORARY PAVING. SEE SHEET 12 FOR PAVING SECTION.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC14	25.00'	36.51'	83°40'54"
FC15	30.00'	47.13'	90°00'19"

AS-BUILT INFORMATION
CONTRACTOR View Concrete
WORK STAKED BY COA DATE 4/99
MOISTENING & MOISTENING BY COA DATE 6/99
FIELD VERIFICATION BY COA DATE 8/99
DRAWINGS CORRECTED BY Tarlton & Arman DATE 7/99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES
1 ALS 5/96

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
11-20-97

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY JMN DATE 9/97
DRAWN BY ANW DATE 9/97
CHECKED BY FCA DATE 9/97

AS BUILT

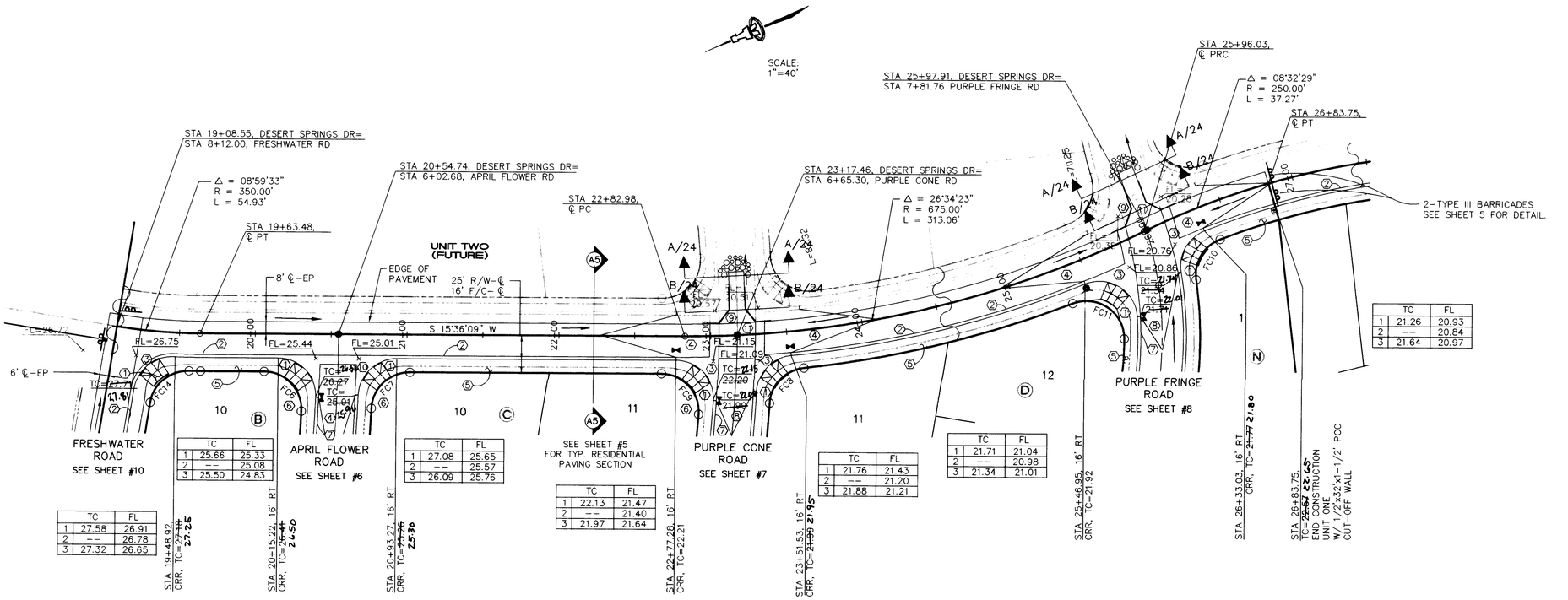
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
930PV4.DWGems 11/20/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT ONE
FRESHWATER RD
PAVING PLAN & PROFILE

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 5739.81 | Zone Map No. M-10 | Sheet 10 Of 24



	TC	FL
1	27.58	26.91
2	--	26.78
3	27.32	26.65

	TC	FL
1	25.66	25.33
2	--	25.08
3	25.50	24.83

	TC	FL
1	27.08	25.65
2	--	25.57
3	26.09	25.76

	TC	FL
1	22.13	21.47
2	--	21.40
3	21.97	21.64

	TC	FL
1	21.76	21.43
2	--	21.20
3	21.88	21.21

	TC	FL
1	21.71	21.04
2	--	20.98
3	21.34	21.01

	TC	FL
1	21.26	20.93
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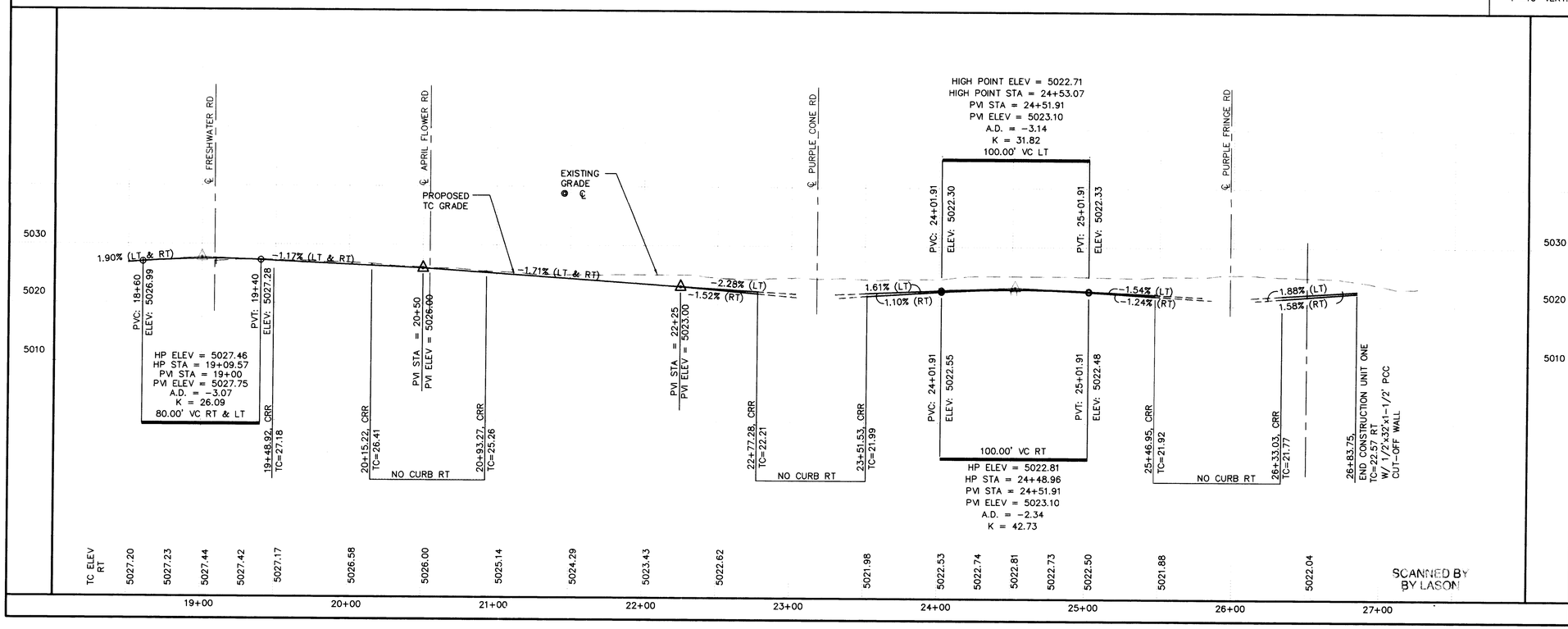
3	21.64	20.97

DESERT SPRINGS DRIVE

SCALES:
1"=40' HOR.
1"=10' VERT.



SCANNED BY BY LASON

KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #5.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 10' WIDE, 3/4" INVERT PER COA STD DWG #2422.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. FUTURE 4' SIDEWALK PER COA STD DWG #2430.
6. TRANSITION FROM MOUNTABLE TO STANDARD CURB PER COA STD DWG #2418.
7. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
8. CROWN TO HALF CROWN TRANSITION 25' MIN. LENGTH.
9. 10' MIN LENGTH TEMPORARY 6" ASPHALT HEADER CURB.
10. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT, PER COA STD DWG 2420.
11. PLACE WOODEN BOLLARDS WITH REFLECTORIZED RED DELINEATORS @ 5' O.C.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC6	25.00'	40.14'	92°00'19"
FC7	25.00'	38.46'	88°09'10"
FC8	25.00'	35.59'	81°33'42"
FC9	25.00'	40.65'	93°09'59"
FC10	25.00'	33.75'	77°21'09"
FC11	25.00'	47.45'	108°44'57"
FC14	25.00'	36.51'	83°40'54"

AS-BUILT INFORMATION
CONTRACTOR NEW CONCEPTS DATE 4/99
STAKED BY COA DATE 6/99
INSPECTOR'S ACCEPTANCE BY COA DATE 9/96
FIELD VERIFICATION BY COA DATE 9/96
DRAWINGS CORRECTED BY ISAACSON & ARFMAN DATE 7/99

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST & UNSER BLVD.
ELEV. = 5035.84

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

SURVEY INFORMATION
FIELD NOTES

1	ALS	5/96

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7021 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY JMN DATE 9/97
DRAWN BY ANW DATE 9/97
CHECKED BY FCA DATE 9/97

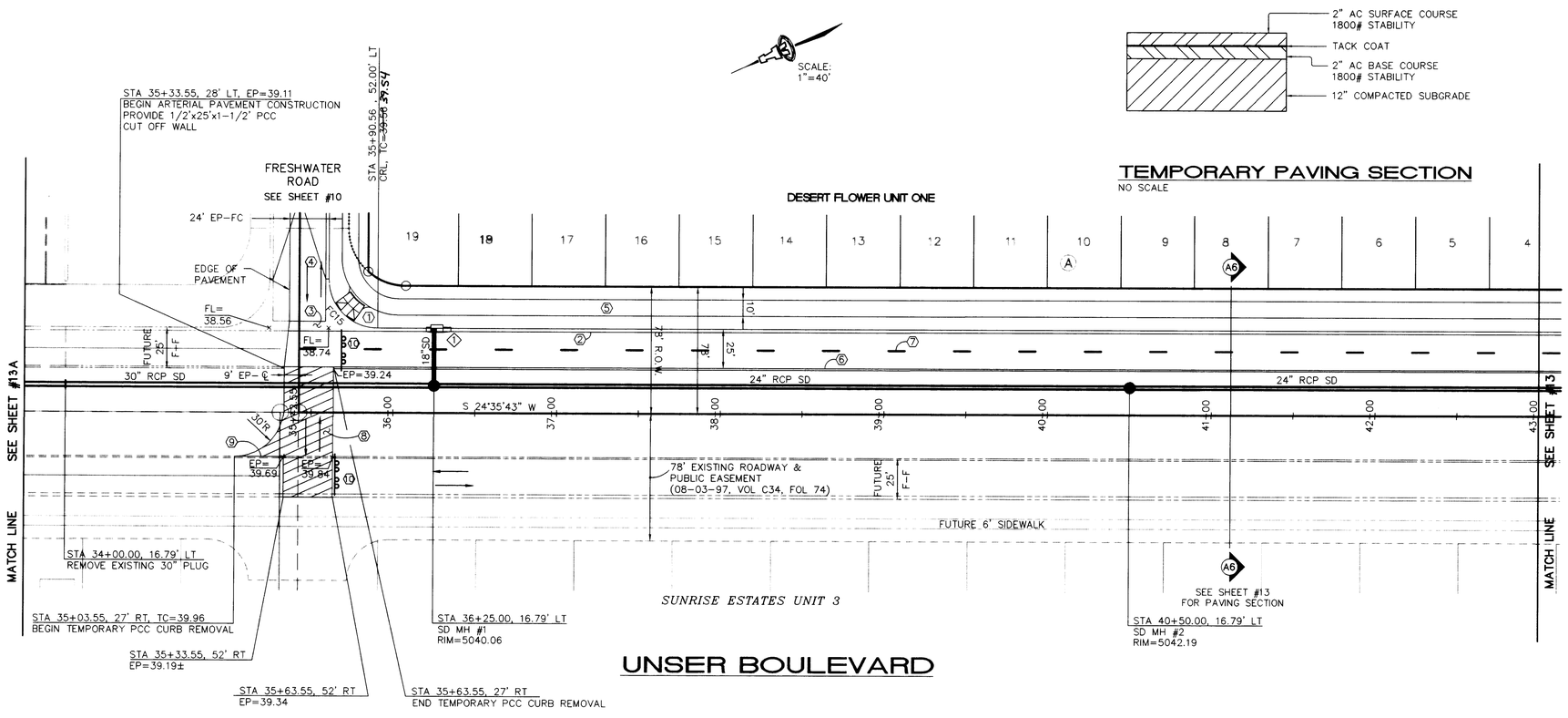
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
930PV6.DWGems 10/28/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

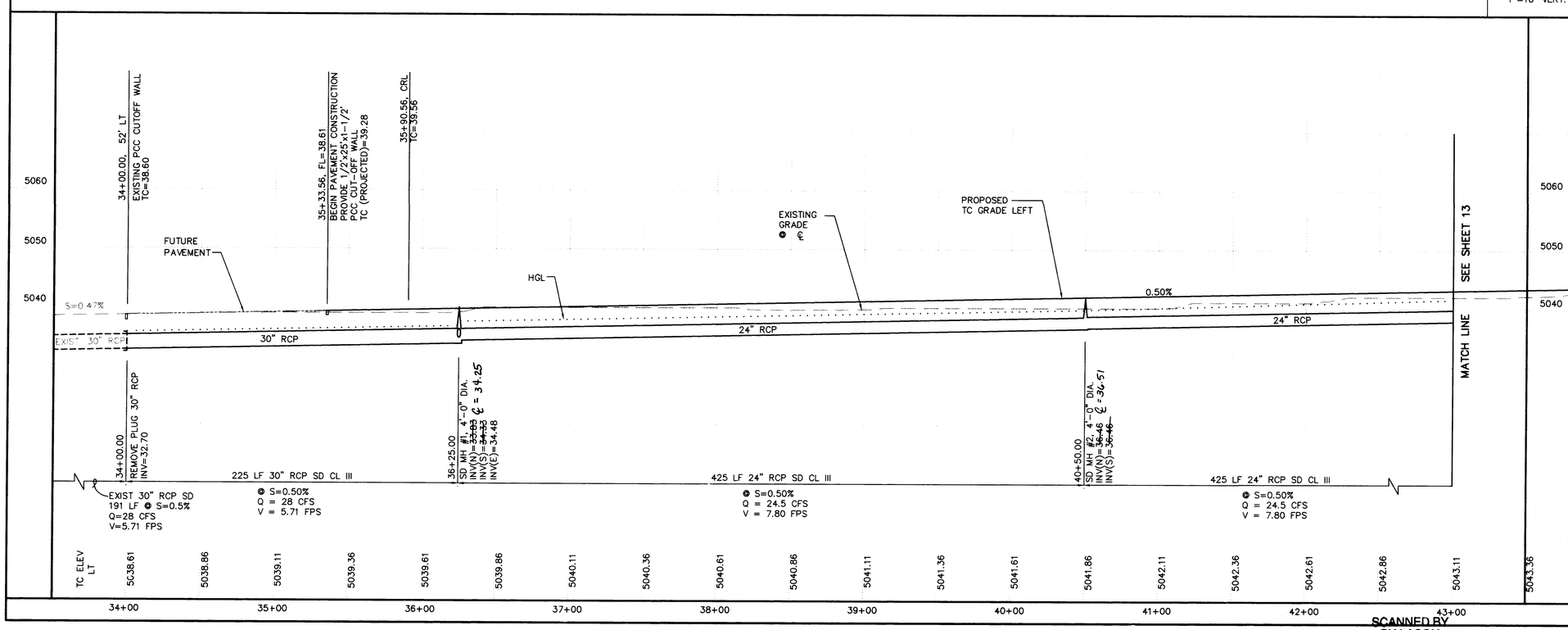
TITLE: DESERT FLOWER SUBDIVISION--UNIT ONE
DESERT SPRINGS DR
PAVING PLAN PROFILE

DRB Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 5739.81 | Zone Map No. M-10 | Sheet 11 Of 24



SCALES:
1"=40' HOR.
1"=10' VERT.



KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #5.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 3/4" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. 10' ASPHALT TRAIL.
6. TEMPORARY ASPHALT EXTRUDED CURB PER COA STD DWG #2415.
7. DASHED 4" WHITE PLASTIC REFLECTORIZED PAVEMENT STRIPING PER MUTCD. 10' STRIPE W/30' GAP BETWEEN STRIPES.
8. 288 SY TEMPORARY PAVING FOR TEMPORARY CONNECTION TO UNSER BOULEVARD. SEE DETAIL THIS SHEET.
9. REMOVE AND DISPOSE OF 28 LF TEMPORARY PCC EXTRUDED CURB.
10. PLACE TYPE III BARRICADES PER DETAIL ON SHEET 5.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC15	30.00'	47.13'	90°00'19"

STORM DRAIN INLET INFORMATION

INLET NO. ◇	INLET TYPE	STATION* & OFFSET	TOP GR. EL.	INV. OUT
1	A, SG	36+25.00, 52' LT	~~38.83~~ 38.84	~~34.80~~ 34.96

*STATIONING IS TO MIDPOINT OF GRATE @ FACE OF CURB

CONNECTOR PIPE INFORMATION

FROM INLET NO. ◇	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	18	32	0.01

AS-BUILT INFORMATION
CONTRACTOR NEW CONCEPTS
WORK STAKED BY COA DATE 4/97
STAKING CHECKED BY COA DATE 6/97
ACCEPTANCE BY COA DATE 7/98
FIELD VERIFICATION BY COA DATE 7/98
DRAWINGS CORRECTED BY [illegible] DATE 9/98

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88

SURVEY INFORMATION
FIELD NOTES
5/96 ALS 1

TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
10-23-97

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN
DESIGNED BY JMN DATE 9/97
DRAWN BY ANW DATE 9/97
CHECKED BY FCA DATE 9/97

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
930PV7.DWGanw VIEW: 1 10/23/97

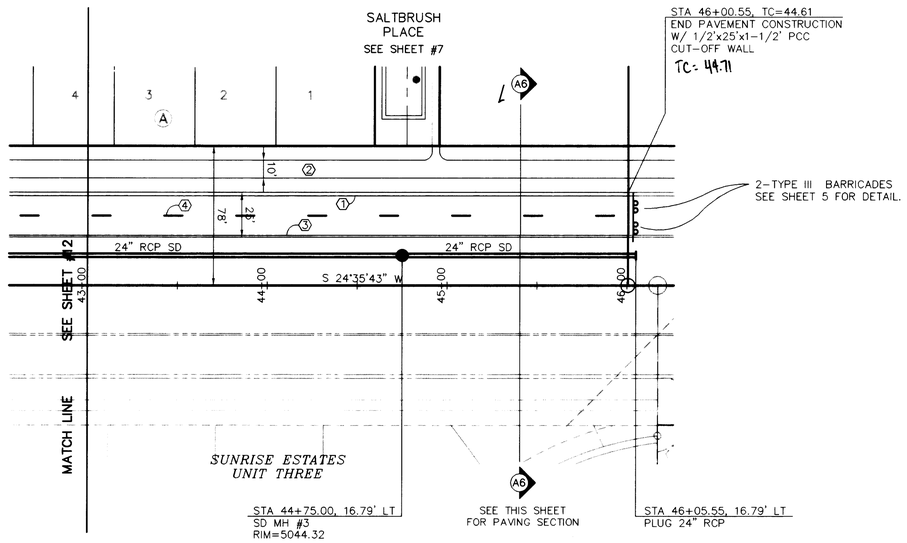
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT ONE
UNSER BOULEVARD
PAVING & STORM DRAIN PLAN & PROFILE

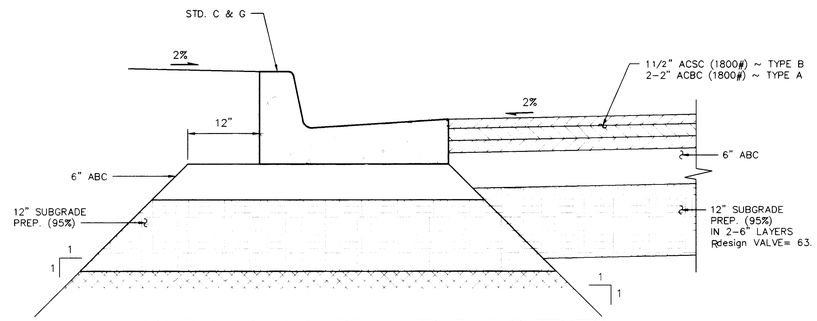
DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update Mo./Day/Yr. Mo./Day/Yr.

City Project No. 5739.81
Zone Map No. M-10
Sheet 12 Of 24

SCANNED BY
BY LASON

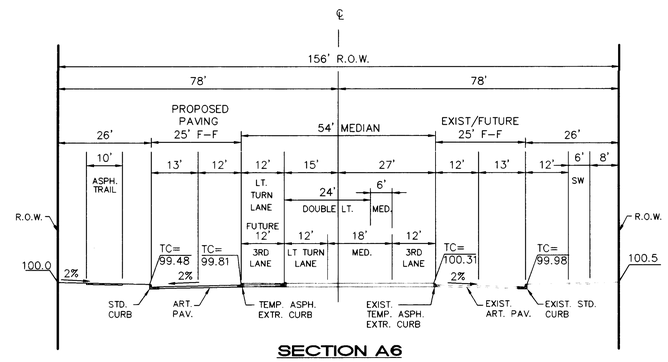


UNSER BOULEVARD



UNSER BLVD. AND ARENAL RD. PAVING SECTION
CURB / ASPHALT PAVEMENT MODULE

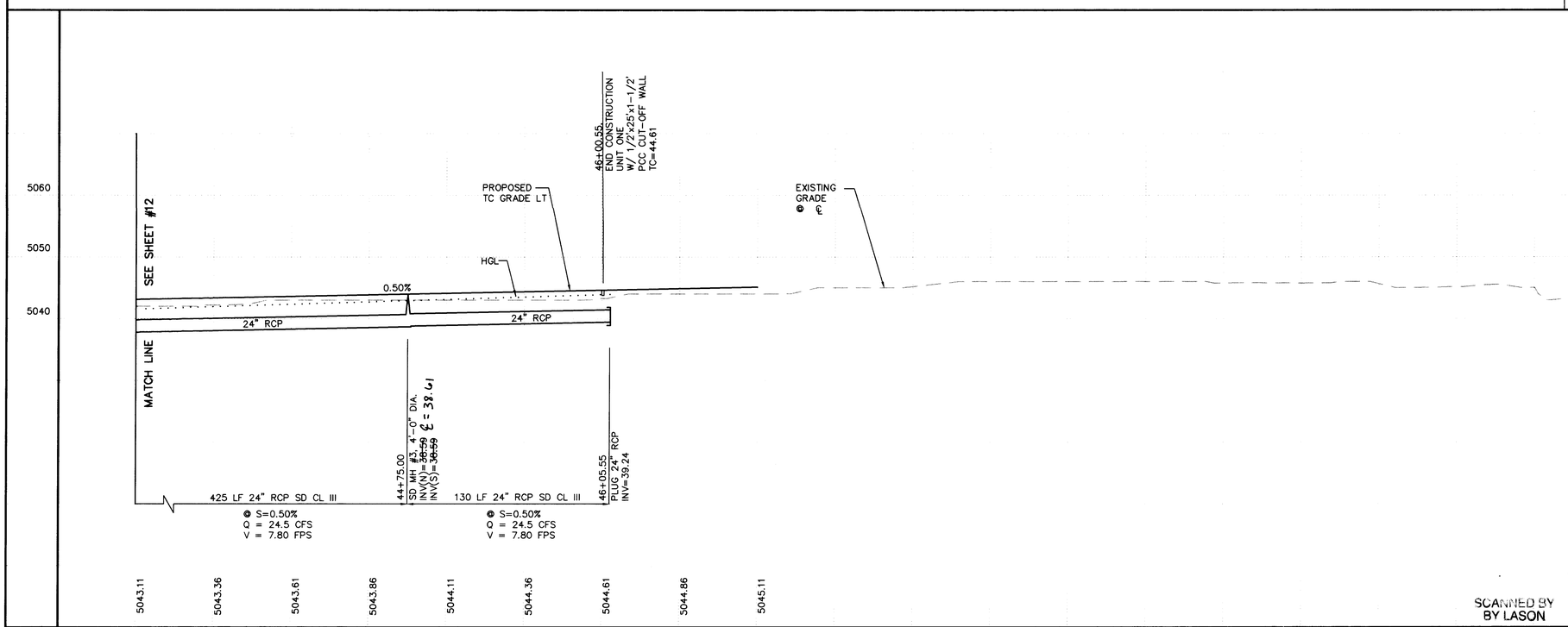
SCALE: 1"=1'-0" APPROVED PER COA PROJ. #5057.91



SECTION A6
UNSER BLVD

1"=20'

SCALES:
1"=40' HOR.
1"=10' VERT.



SCANNED BY
BY LASON

KEYED CONSTRUCTION NOTES

1. STANDARD CURB & GUTTER PER COA STD DWG #2415.
2. 10' ASPHALT TRAIL.
3. TEMPORARY EXTRUDED ASPHALT CURB PER COA STD DWG #2415.
4. DASHED 4" WHITE PLASTIC REFLECTORIZED PAVEMENT STRIPING PER MUTCD. 10' STRIPE W/30' GAP BETWEEN STRIPES.

AS-BUILT INFORMATION

CONTRACTOR New Concepts
WORK STAKED BY COA DATE 8/11
INSPECTOR'S ACCEPTANCE BY COA DATE 6/12
FIELD VERIFICATION BY COA DATE 7/12
DRAWINGS CORRECTED BY Isaacson & Arfman DATE 7/12
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88

TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION

FIELD NOTES

1	ALS	5/96

ENGINEER'S SEAL

FRED C. ARFMAN
STATE OF NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER
10-29-97

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY JMN DATE 9/97
DRAWN BY ANW DATE 9/97
CHECKED BY FCA DATE 9/97

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
930PV7.DWGanw VIEW: 2 10/23/97

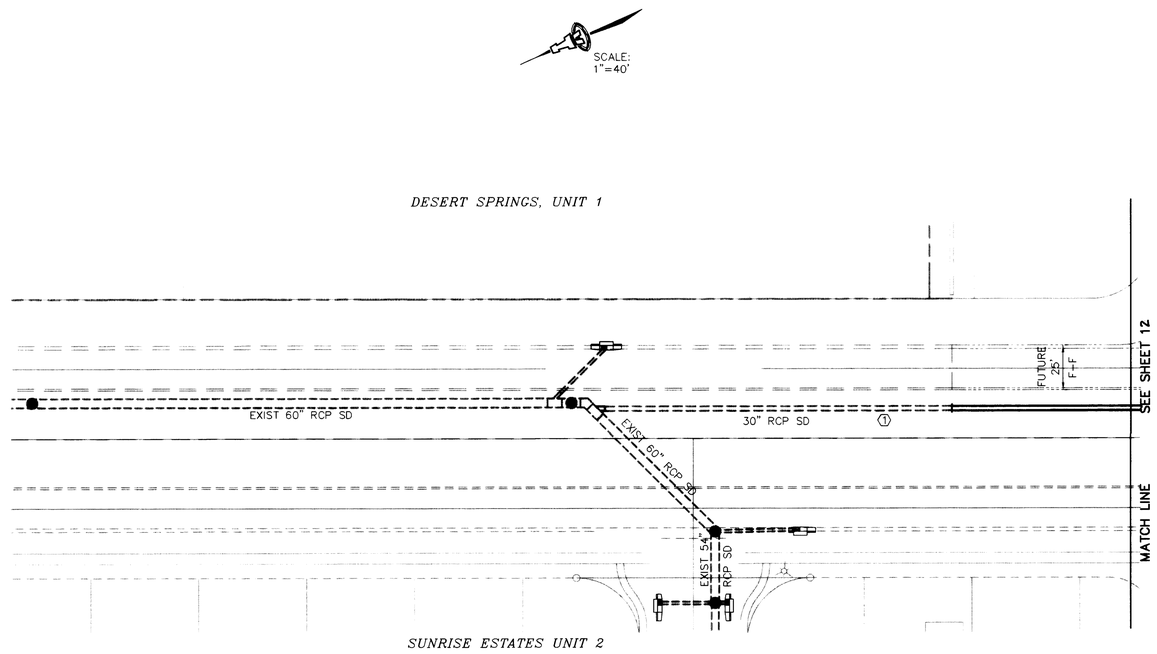
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT ONE
UNSER BOULEVARD
PAVING & STORM DRAIN PLAN & PROFILE

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

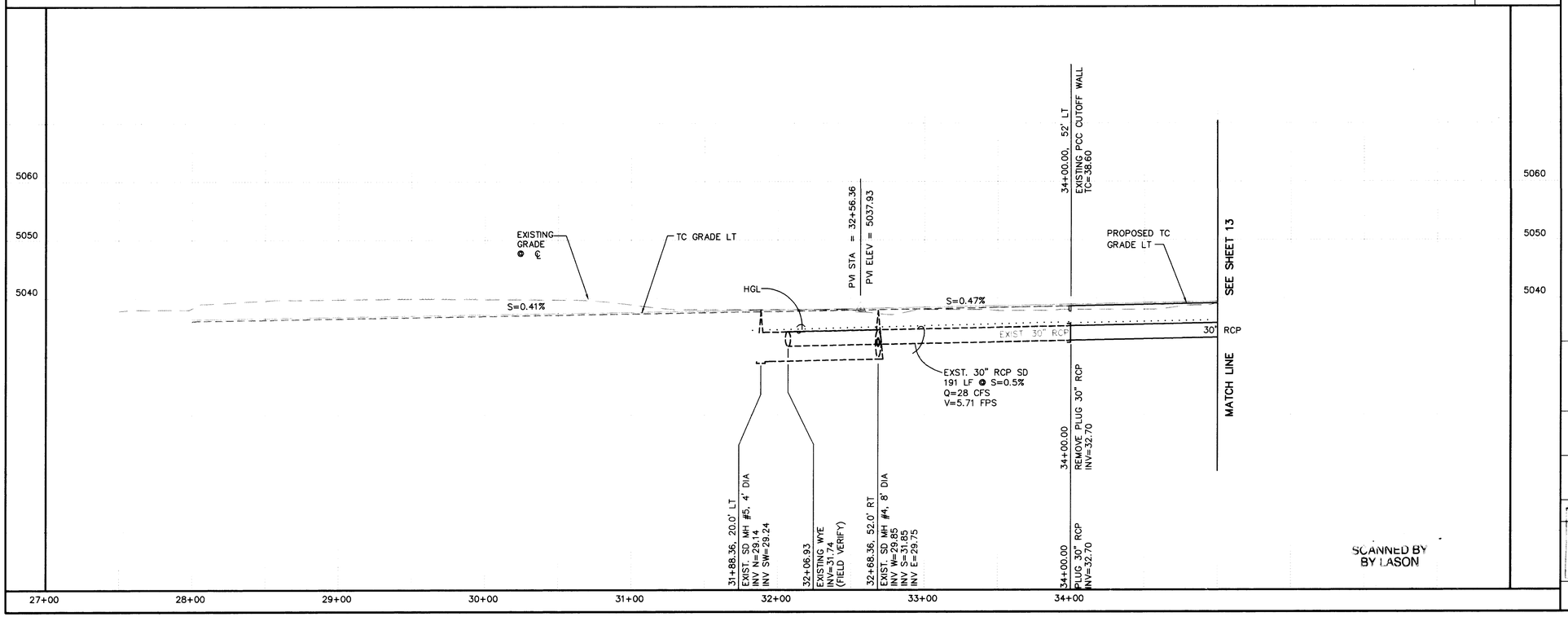
DESIGN REVIEW COMMITTEE

City Project No. 5739.81 | Zone Map No. M-10 | Sheet 13 Of 24



UNSER BOULEVARD

SCALES:
1"=40' HOR.
1"=10' VERT.



SCANNED BY
BY LASON

KEYED CONSTRUCTION NOTES

1. IF DESERT FLOWER SUBDIVISION CONSTRUCTION PRECEDES DESERT SPRINGS UNIT ONE, INSTALL 30" DIAMETER STORM DRAIN FROM STA 34+00 TO STA 32+06.93.

AS BUILT DRAWING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
930PV7.DWGanw VIEW: 3 10/28/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT ONE
UNSER BOULEVARD
PAVING & STORM DRAIN PLAN & PROFILE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 5739.81 | Zone Map No. M-10 | Sheet 13A Of 24

AS-BUILT INFORMATION
CONTRACTOR NEW CONCEPTS DATE 5/98
WORK STAKED BY CoA DATE 5/98
INSPECTOR'S ACCEPTANCE BY CoA DATE 5/98
FIELD VERIFICATION BY CoA DATE 5/98
DRAWINGS CORRECTED BY TERRON ARFMAN DATE 5/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

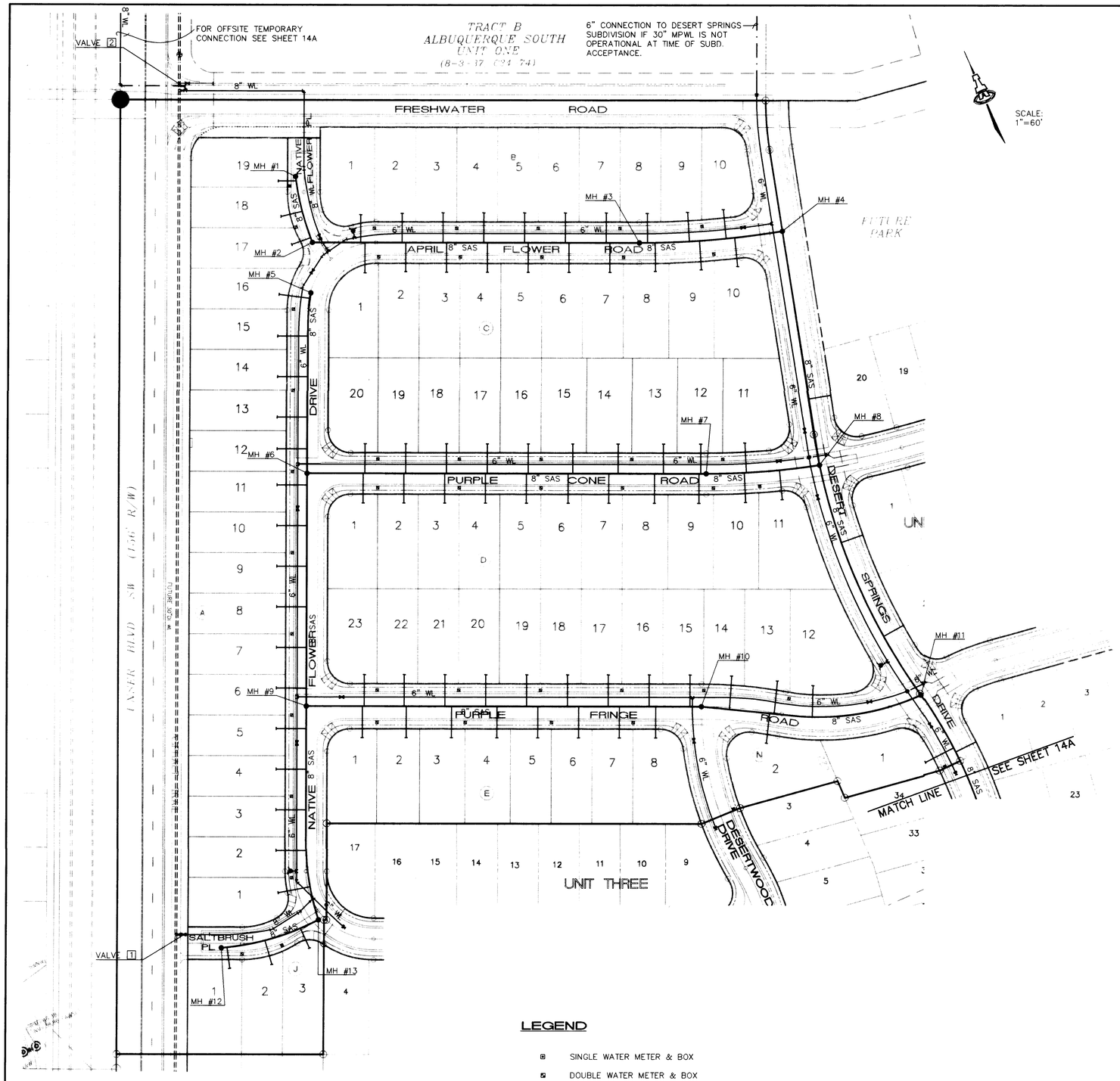
BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES
1 ALS 5/96

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
10-29-97

NO.	DATE	REMARKS	BY

REVISIONS
DESIGN
DESIGNED BY JMN DATE 9/97
DRAWN BY ANW DATE 9/97
CHECKED BY FCA DATE 9/97



RESTRAINED JOINT LENGTHS, L_T, FOR TEES, (FT.) ALL JOINTS AT THE TEE MUST BE RESTRAINED.		
SIZE	RUN	BRANCH
12x12x12	15	17
12x12x10	10	18
12x12x8	6	19
12x12x6	3	19
12x12x4	1	19
10x10x10	12	18
10x10x8	8	15
10x10x6	4	16
10x10x4	2	4
8x8x8	9	20
8x8x6	5	17
8x8x4	2	15
6x6x6	6	20
6x6x4	2	20

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY 3.0 FT. MINIMUM
FACTOR OF SAFETY 1.25
MATERIAL PVC PIPE
SOIL TYPE: GM/SM – SILTY GRAVELS AND SILTY SANDS, GRAVEL–SAND–SILT MIXTURES.
TEST PRESSURE 150 PSI
TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., DUCTILE IRON PIPE, GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

RESTRAINED JOINT LENGTHS, L_T, FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)					
SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 14°	11 1/4°	
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_T, FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN 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 FOR WATERLINE FITTINGS

WATER SHUT-OFF PLAN

IF THE 30" MPWL IS OPERATIONAL, SHUT OFF VALVES 1 & 2 TO PROVIDE NON-PRESSURE CONNECTION. IF TEMPORARY CONNECTIONS NEED TO BE MADE, SHUT OFF VALVES 3 (KIMELA DR AT SUMMERFIELD PL) & 4 (DESERT SPRINGS @ DESERT CANYON PL) TO PROVIDE A NON-PRESSURE CONNECTION. THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) 3 WORKING DAYS PRIOR TO SHUT-OFF OR TURN-ON AT VALVES. ONLY CITY PERSONNEL ARE ALLOWED TO OPERATE VALVES.

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING
- WATER PRESSURE RELIEF VALVE

SCANNED BY BY LASON

AS-BUILT INFORMATION

CONTRACTOR NEW CONCEPTS DATE 9/97
WORK STAKED BY CoA DATE 6/97
SUPERVISOR ACCEPTANCE BY CoA DATE 7/97
FIELD VERIFICATION BY CoA DATE 7/97
DRAWINGS CORRECTED BY Isaacson & Arfman DATE 7/97

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88

TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES

1	ALS	5/96

ENGINEER'S SEAL

FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
10-25-97

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY	JMN	DATE 9/97
DRAWN BY	ANW	DATE 9/97
CHECKED BY	FCA	DATE 9/97

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

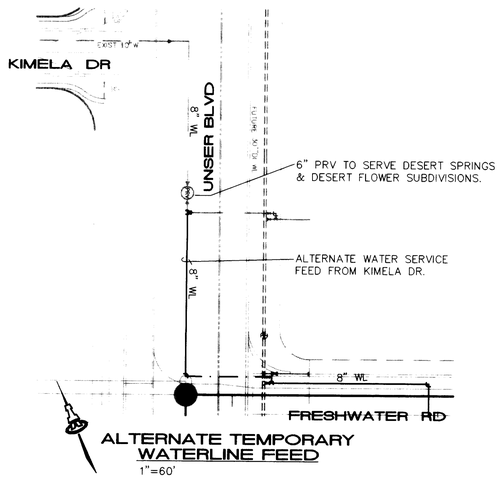
930UMSTR.DWGems VIEW: 1 10/27/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT ONE
MASTER UTILITY PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
5739.81	M-10	14	24

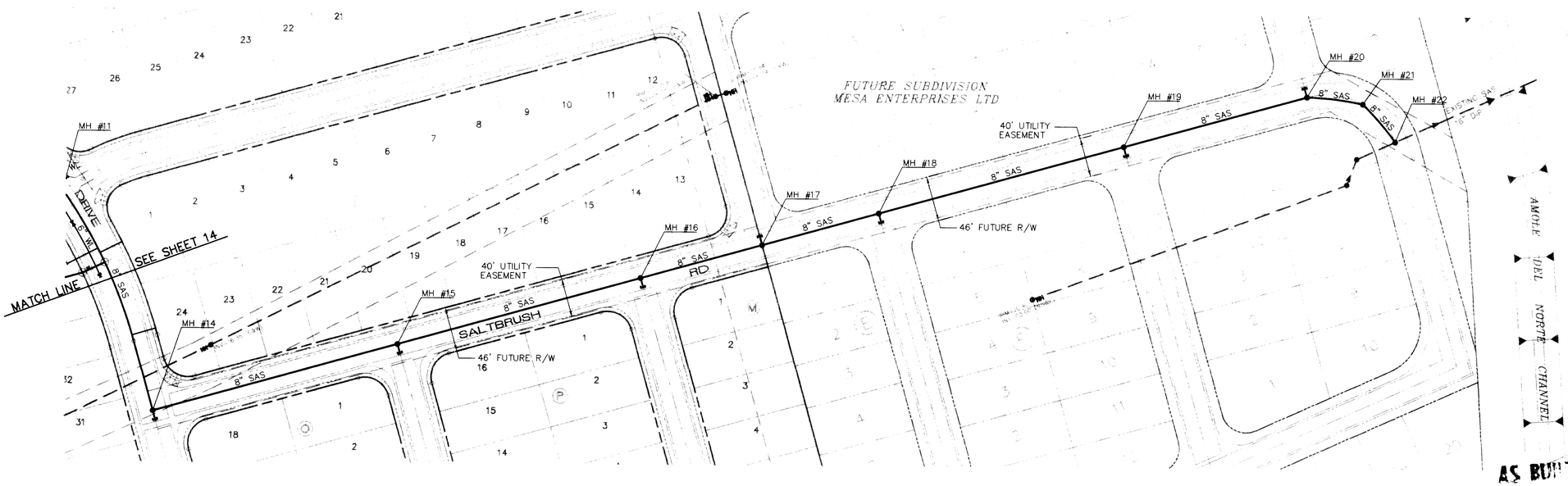


ALTERNATE TEMPORARY WATERLINE FEED
1"=60'

SCALE: 1"=60'

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING
- WATER PRESSURE RELIEF VALVE



AS BUILT DRAWING

SCANNED BY BY LASON

SURVEY INFORMATION			BENCH MARKS	AS-BUILT INFORMATION
FIELD NOTES			ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD. ELEV. = 5079.88	CONTRACTOR STAKED BY NEW CONCEPTS DATE 5/98
ALS	5/96			INSPECTOR'S ACCEPTANCE BY COA DATE 6/98
				FIELD VERIFICATION BY COA DATE 7/98
				DRAWINGS CORRECTED BY [illegible] DATE 7/98
			TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD. ELEV. = 5035.84	MICRO-FILM INFORMATION
				RECORDED BY DATE
				NO.

ENGINEER'S SEAL

FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
10-28-97

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY JMN DATE 9/97
DRAWN BY ANW DATE 9/97
CHECKED BY FCA DATE 9/97

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

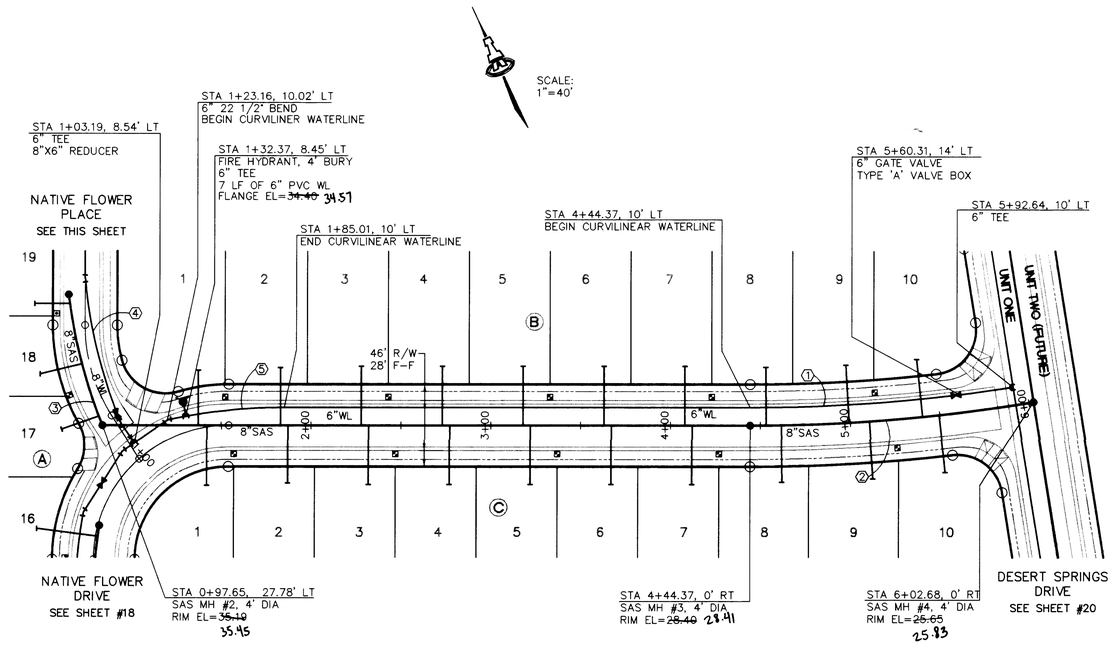
930UMSTR.DWGems VIEW: 2 10/28/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

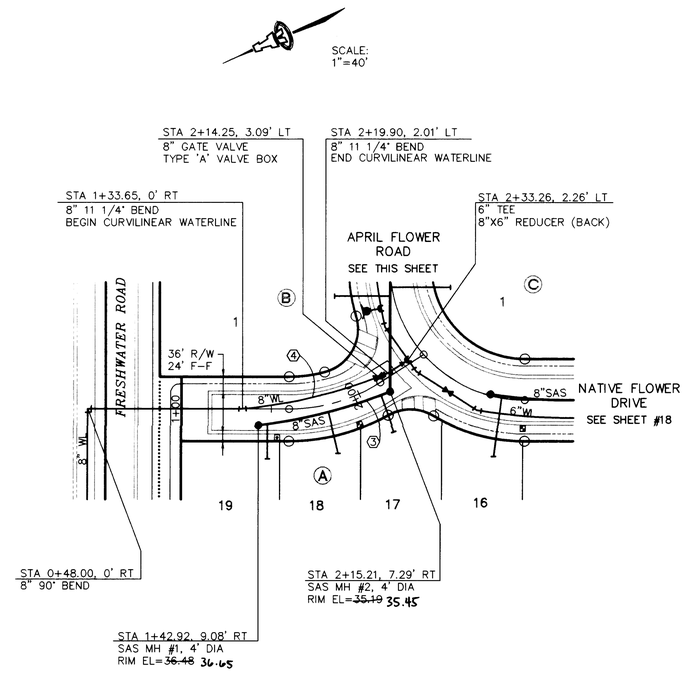
TITLE: **DESERT FLOWER SUBDIVISION--UNIT ONE**
OFFSITE UTILITY PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
5739.81	M-10	14A	24



APRIL FLOWER ROAD



NATIVE FLOWER PLACE

GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
3. SEE SHEET #14 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #14 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

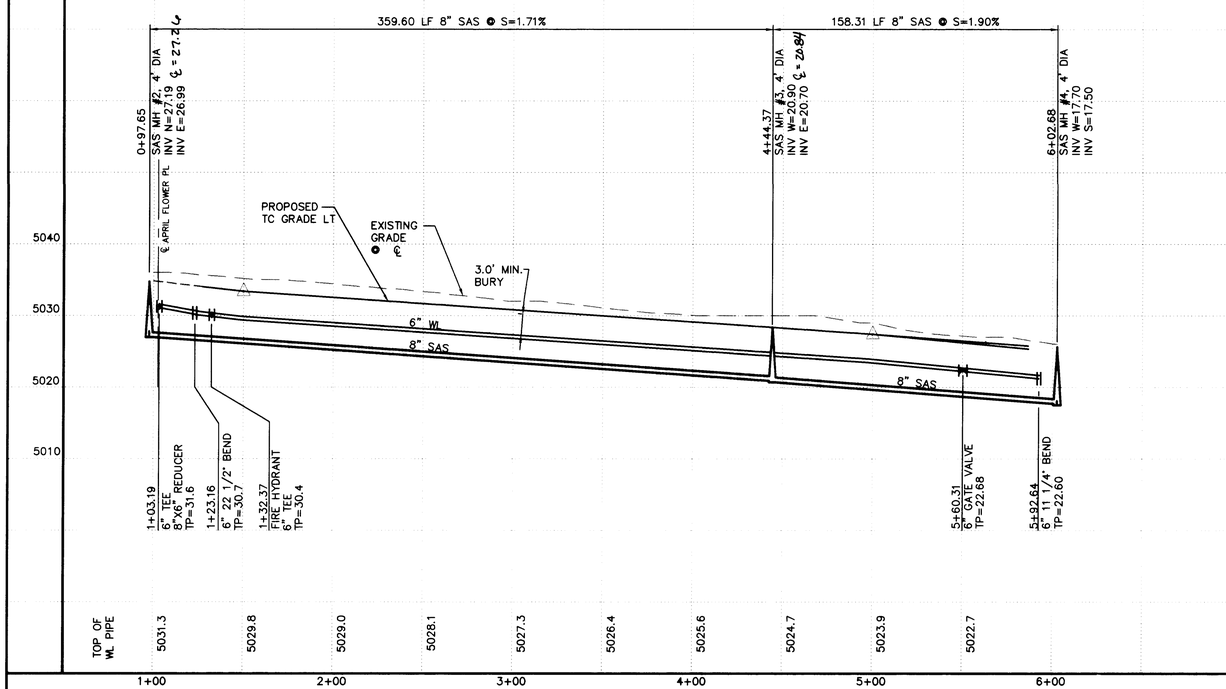
KEYED NOTES ⬡

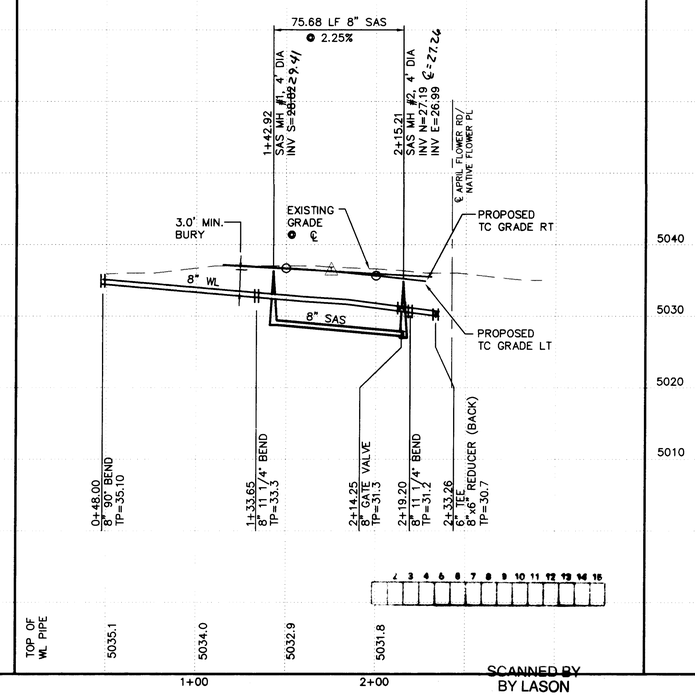
1. INSTALL CURVILINEAR WATERLINE FROM STA 4+44.37 TO 5+92.67 AS FOLLOWS:
   Δ =08°56'40"
   R =940.00'
   L =158.31'
2. INSTALL CURVILINEAR SANITARY SEWER BETWEEN MH 3 & 4 AS FOLLOWS:
   Δ =09°32'53"
   R =950.00'
   L =158.31'
3. INSTALL CURVILINEAR SANITARY SEWER BETWEEN MH 1 & 2 AS FOLLOWS:
   Δ =15°12'54"
   R =285.00'
   L =75.68'
4. INSTALL CURVILINEAR WATERLINE FROM STA 1+33.65, 0' RT TO STA 2+19.90, 2.01' LT AS FOLLOWS:
   Δ =17°30'20"
   R =275.00'
   L =84.02'
5. INSTALL CURVILINEAR WATERLINE FROM STA 1+23.16, 10.02' LT TO STA 1+85.01, 10' LT AS FOLLOWS:
   Δ =12°30'43"
   R =300.00'
   L =65.51'

UTILITY SERVICE TABLE

BLOCK/ LOT NO.	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ END
A 17	1+94.30, 22'	2+08.18, 20'	31.4
A 18		1+81.14, 24'	30.7
A 19	1+55.00, 19' (S)	1+48.00, 22'	30.4
B 1	1+52.69, 7'	1+37.40, 33'	28.8
B 2		1+82.99, 33'	27.8
B 3	2+42.99, 6'	2+27.99, 33'	27.0
B 4		2+72.99, 33'	26.3
B 5	3+32.99, 6'	3+17.99, 33'	25.5
B 6		3+62.99, 33'	24.7
B 7	4+22.99, 6'	4+07.99, 33'	24.0
B 8		4+53.20, 33'	23.2
B 9	5+14.75, 6'	4+99.35, 33'	22.4
B 10		5+40.25, 33'	21.6
C 1	1+57.12, 26'	1+42.22, 33'	28.7
C 2		1+87.12, 33'	27.7
C 3	2+47.12, 26'	2+32.12, 33'	27.0
C 4		2+77.12, 33'	26.2
C 5	3+37.12, 26'	3+22.12, 33'	25.4
C 6		3+67.12, 33'	24.7
C 7	4+27.12, 26'	4+12.12, 33'	23.9
C 8		4+61.71, 33'	23.1
C 9	5+25.26, 26'	5+10.57, 33'	22.2
C 10		5+49.52, 33'	21.5

SCALES:
1"=40' HOR.
1"=10' VERT.





SCANNED BY
BY LASON

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
930UTL1.DWGems 10/28/97

AS BUILT DRAWING

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY JMN DATE 9/97
DRAWN BY ANW DATE 9/97
CHECKED BY FCA DATE 9/97

AS-BUILT INFORMATION
CONTRACTOR NEW CONCEPTS DATE 5/98
WORK STAKED BY COA DATE 6/98
WORK ACCEPTANCE BY COA DATE 7/98
FIELD VERIFICATION BY COA DATE 7/98
DRAWINGS CORRECTED BY ISAACSON & ARFMAN, P.A. DATE 7/99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES
ALS 5/96
1

ENGINEER'S SEAL
FRED C. ARFMAN
STATE OF NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER
10-29-97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

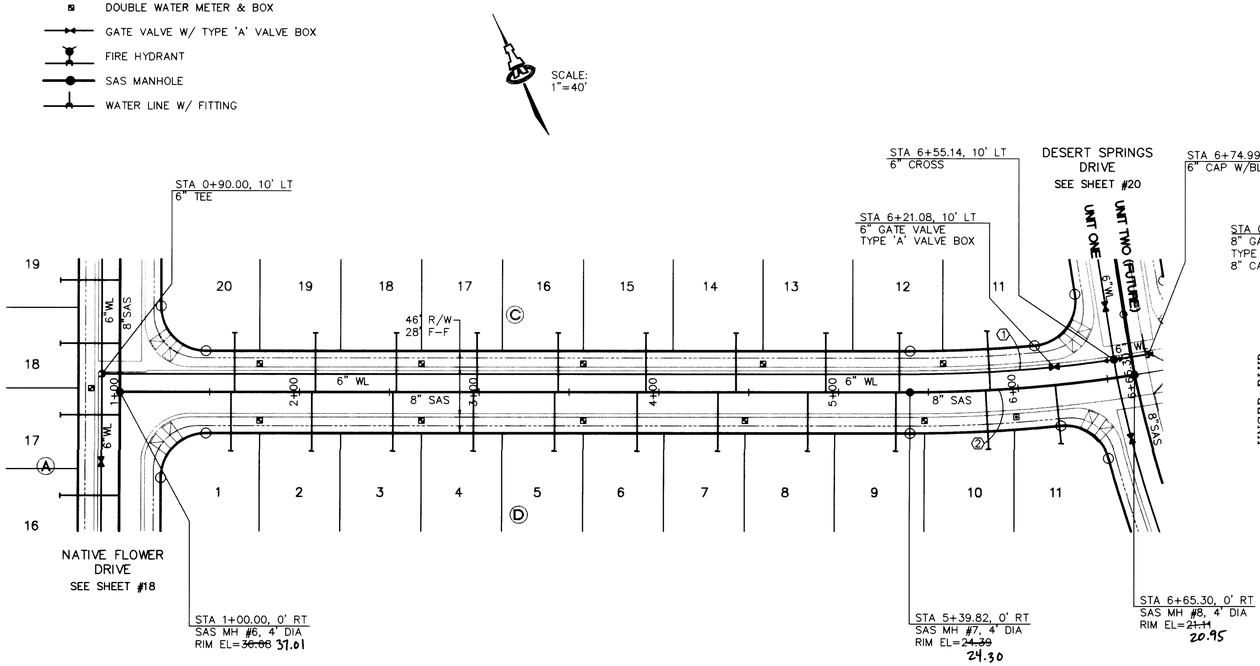
TITLE: DESERT FLOWER SUBDIVISION--UNIT ONE
APRIL FLOWER RD & NATIVE FLOWER PLACE
UTILITY PLAN & PROFILE

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

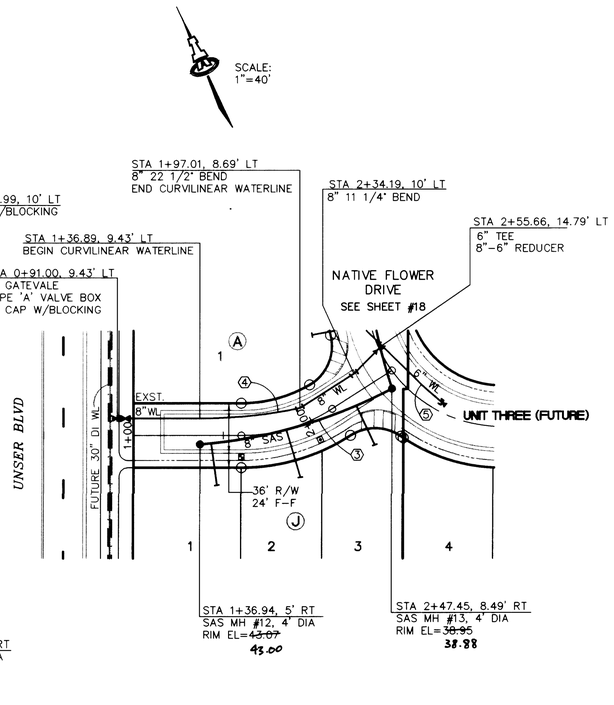
City Project No. 5739.81 | Zone Map No. M-10 | Sheet 15 Of 24

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING

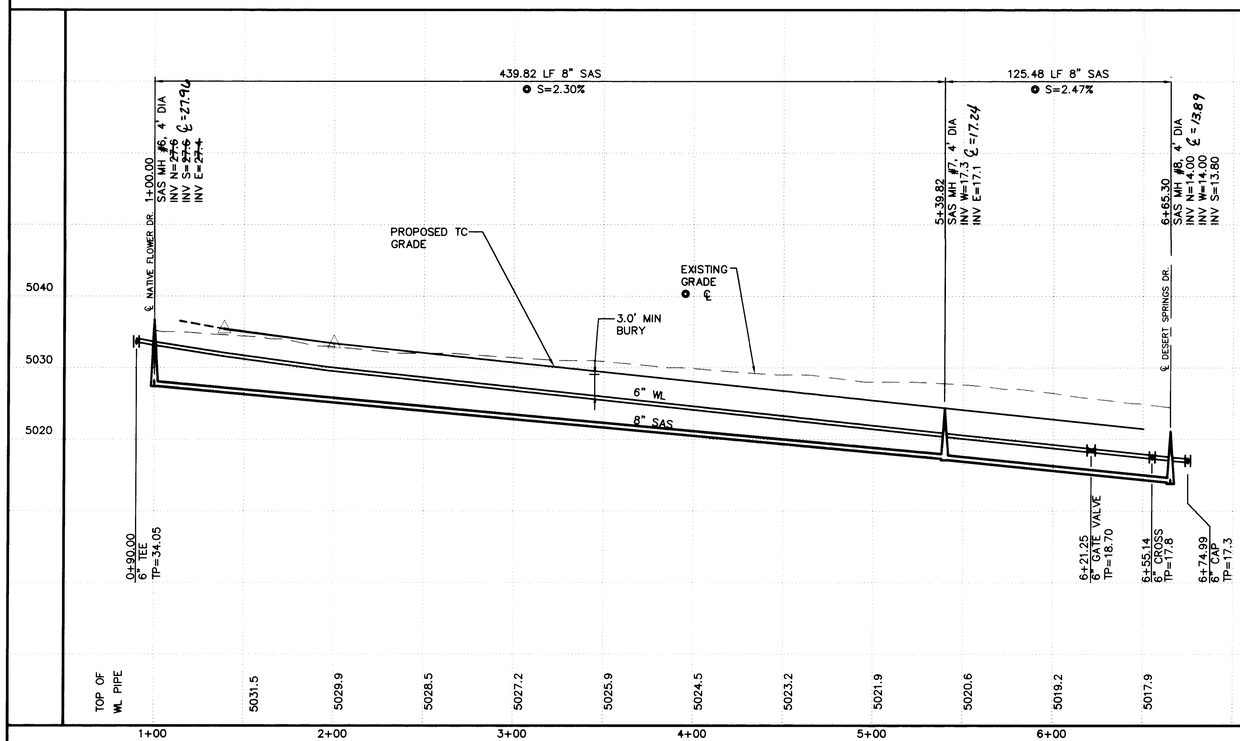


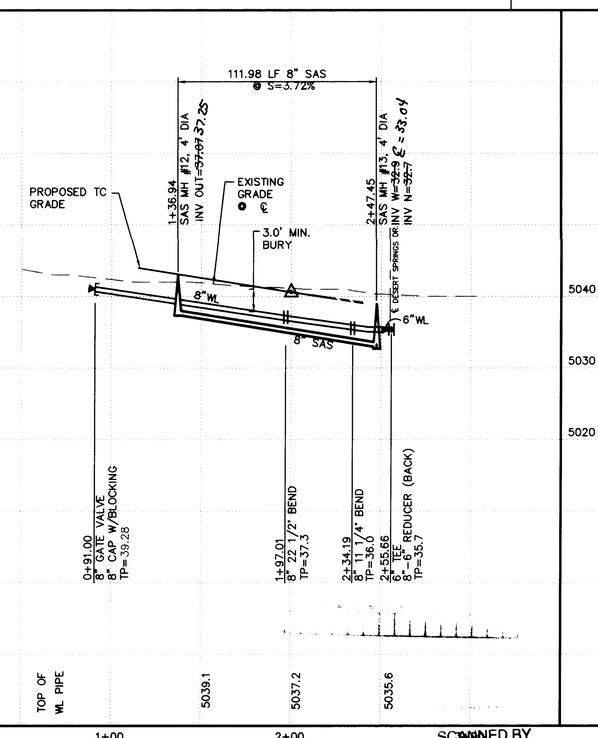
PURPLE CONE ROAD



SALTBRUSH PLACE

SCALES:
1"=40' HOR.
1"=10' VERT.





SCANNED BY
BY LASON

GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
3. SEE SHEET #14 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #14 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

KEYED NOTES

1. INSTALL CURVILINEAR WATERLINE FROM STA 5+39.82 TO 6+55.14 AS FOLLOWS:
   Δ =08°15'33"
   R =790.00'
   L =113.88'
2. INSTALL CURVILINEAR SANITARY SEWER BETWEEN MH 7 & 8 AS FOLLOWS:
   Δ =08°59'13"
   R =800.00'
   L =125.48'
3. INSTALL CURVILINEAR SANITARY SEWER BETWEEN MH 12 & 13 AS FOLLOWS:
   Δ =23°19'54"
   R =275.00'
   L =111.98'
4. INSTALL CURVILINEAR WATERLINE FROM STA 1+36.89, 9.43' LT TO STA 1+97.01, 8.69' LT AS FOLLOWS:
   Δ =11°57'10"
   R =270.00'
   L =56.33'
5. INSTALL CURVILINEAR WATERLINE FROM STA 8+45.41, 7.00' LT TO STA 8+66.80, 5.07' RT AS FOLLOWS:
   Δ =05°38'40"
   R =200.00'
   L =19.70'

UTILITY SERVICE TABLE

BLOCK/ LOT NO.	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ END
C 11	5+58.54, 6'	5+84.34, 33'	18.2
C 12		5+34.00, 33'	19.5
C 13	4+58.00, 6'	4+93.00, 33'	20.6
C 14		4+43.00, 33'	21.9
C 15	3+58.00, 6'	3+93.00, 33'	23.2
C 16		3+44.00, 33'	24.5
C 17	2+68.00, 6'	2+99.00, 33'	25.7
C 18		2+54.00, 33'	26.9
C 19	1+78.00, 6'	2+09.00, 33'	28.1
C 20		1+64.00, 33'	29.5
D 1	1+78.00, 26'	1+62.00, 33'	29.6
D 2		2+07.00, 33'	28.2
D 3	2+68.00, 26'	2+52.00, 33'	27.0
D 4		2+97.00, 33'	25.8
D 5	3+58.00, 26'	3+42.00, 33'	24.6
D 6		3+88.00, 33'	23.4
D 7	4+48.00, 26'	4+33.00, 33'	22.2
D 8		4+83.00, 33'	20.9
D 9	5+47.77, 26'	5+32.00, 33'	19.6
D 10		5+81.81, 33'	18.2
D 11	5+96.42, 26' (S)	6+20.75, 33'	17.2
J 1	1+60.00, 21'	1+43.15, 24'	30.2
J 2		1+85.17, 29'	28.8
J 3	1+98.83, 21' (S)	2+26.01, 27'	27.7

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
930UTL2.DWGems 10/28/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **DESERT FLOWER SUBDIVISION--UNIT ONE**
PURPLE CONE RD & SALTBRUSH PLACE
UTILITY PLAN & PROFILE

City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. **5739.81** | Zone Map No. **M-10** | Sheet **16** Of **24**

AS-BUILT INFORMATION
CONTRACTOR NEW CONCEPTS
WORK INSPECTED BY [illegible] DATE 8/97
INSPECTOR'S ACCEPTANCE BY COA DATE 6/97
FIELD VERIFICATION BY COA DATE 7/97
DRAWINGS CORRECTED BY [illegible] DATE 7/97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

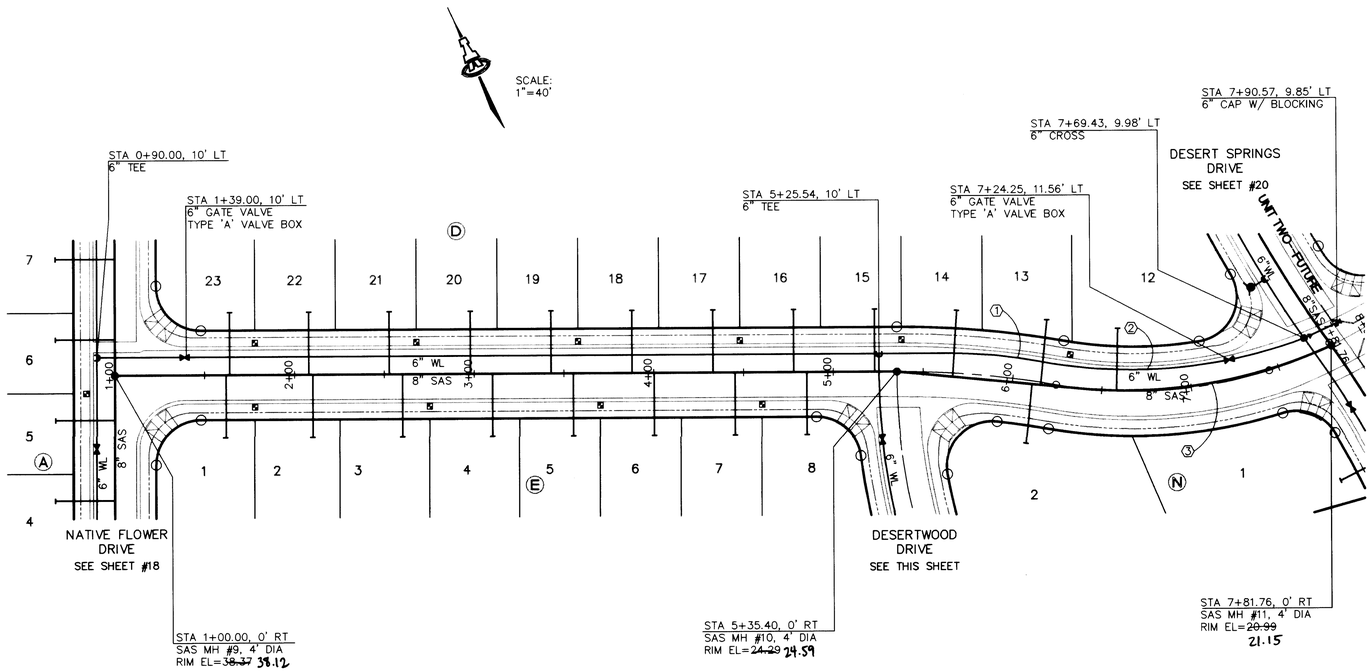
BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

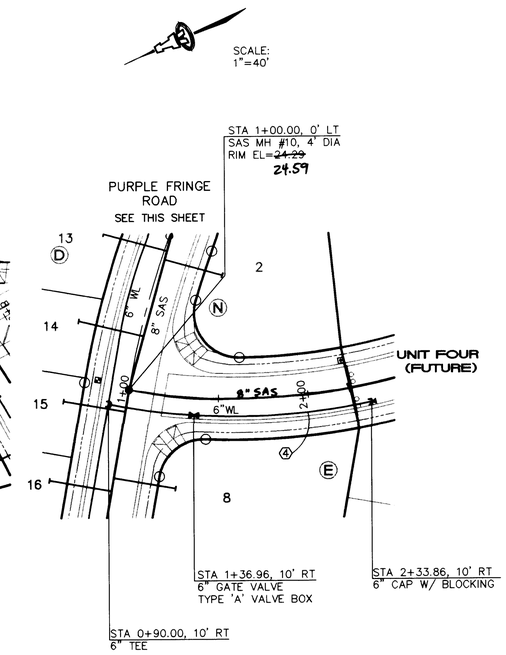
SURVEY INFORMATION
FIELD NOTES
1 ALS 5/96

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
10-29-97

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY JMN DATE 9/97
DRAWN BY ANW DATE 9/97
CHECKED BY FCA DATE 9/97

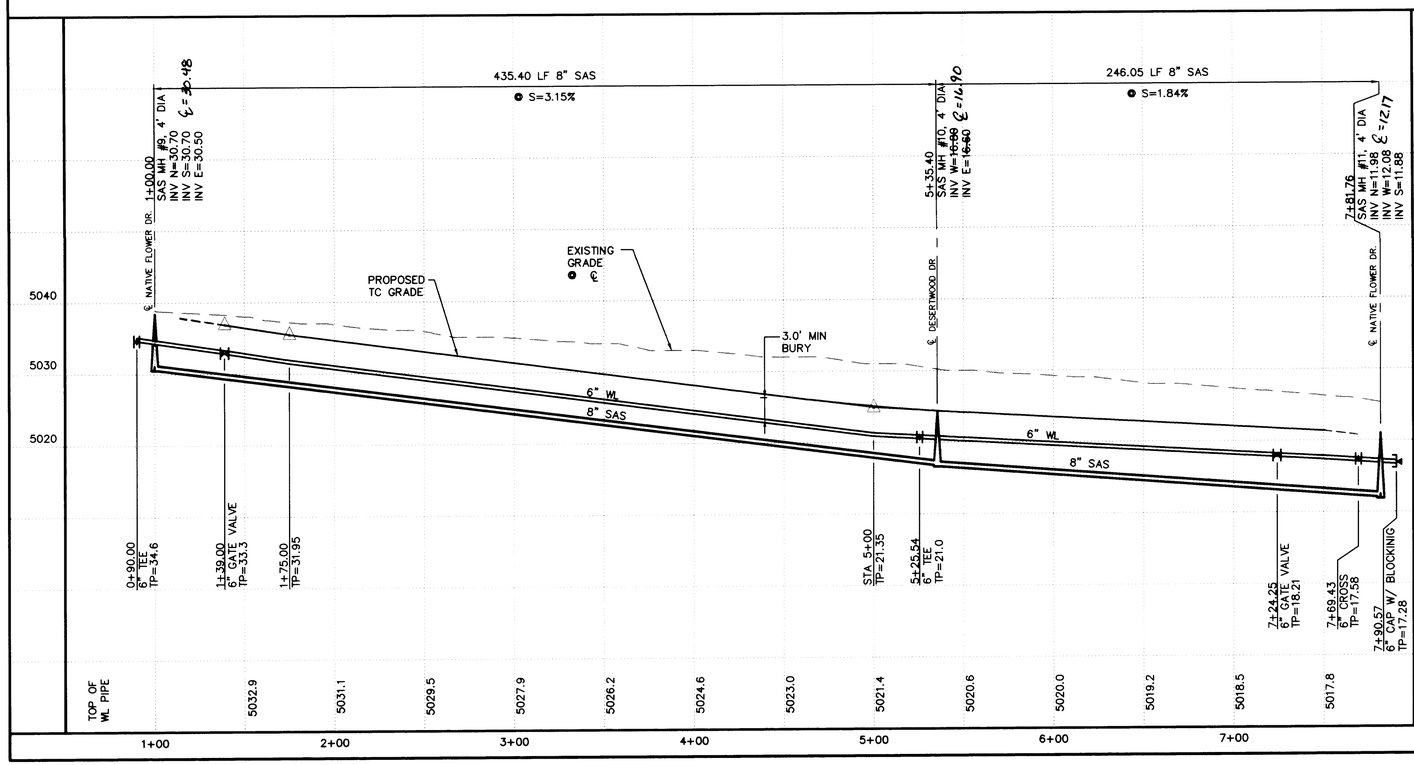


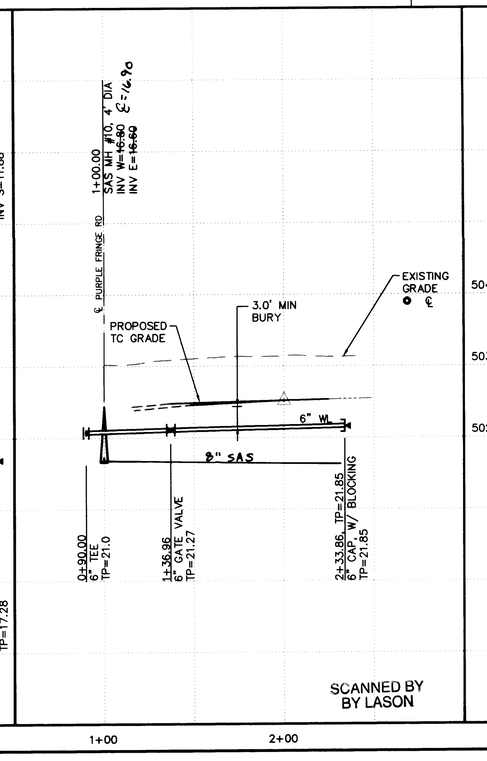


PURPLE FRINGE ROAD

DESERTWOOD DRIVE

SCALES:
1"=40' HOR.
1"=10' VERT.





SCANNED BY
BY LASON

GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
3. SEE SHEET #14 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #14 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

KEYED NOTES

1. INSTALL CURVILINEAR WATERLINE FROM STA 5+62.94, 10.77' LT TO 6+13.76, 11.36' LT AS FOLLOWS:
   Δ =10°50'09"
   R =275.00'
   L =52.01'
2. INSTALL CURVILINEAR WATERLINE FROM STA 6+13.76, 11.36' LT TO 7+69.43, 9.98' LT AS FOLLOWS:
   Δ =31°05'49"
   R =275.00'
   L =149.25'
3. INSTALL CURVILINEAR SANITARY SEWER FROM STA 6+37.33 TO 7+81.76 AS FOLLOWS:
   Δ =30°01'41"
   R =275.00'
   L =144.12'
4. INSTALL CURVILINEAR WATERLINE FROM STA 0+90.00, 10' RT TO 2+33.86, 10' RT AS FOLLOWS:
   Δ =23°30'19"
   R =360.00'
   L =147.69'

UTILITY SERVICE TABLE

BLOCK/ LOT NO.	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ END
D 12	6+29.62, 8'	6+58.11, 35'	17.6
D 13		6+15.97, 37'	18.2
D 14	5+37.88, 8'	5+66.40, 35'	18.9
D 15		5+23.00, 35'	19.6
D 16	4+48.00, 8'	4+78.00, 35'	20.6
D 17		4+33.00, 35'	22.0
D 18	3+58.00, 8'	3+88.00, 35'	23.5
D 19		3+43.00, 35'	25.0
D 20	2+68.00, 8'	2+98.00, 35'	26.4
D 21		2+53.00, 35'	27.9
D 22	1+78.00, 8'	2+08.00, 35'	29.3
D 23		1+64.00, 35'	30.9
E 1	1+78.00, 28'	1+62.00, 35'	30.9
E 2		2+10.35, 35'	29.3
E 3	2+75.35, 28'	2+60.35, 35'	27.7
E 4		3+10.35, 35'	26.0
E 5	3+70.35, 28'	3+55.35, 35'	24.6
E 6		4+00.35, 35'	23.1
E 7	4+60.35, 28'	4+45.35, 35'	21.6
E 8		4+85.35, 35'	20.4
N 2	2+22.80, 26' (S)	6+11.04, 35'	20.3

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING

AS BUILT

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
930UTL3.DWGems 10/28/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT ONE
PURPLE FRINGE RD & DESERTWOOD DR
UTILITY PLAN & PROFILE

DESIGN REVIEW COMMITTEE | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 5739.81 | Zone Map No. M-10 | Sheet 17 Of 24

AS-BUILT INFORMATION
CONTRACTOR NEW CONCEPTS
WORK STAKED BY COA DATE 4/97
INSPECTOR'S ACCEPTANCE BY COA DATE 6/98
FIELD VERIFICATION BY COA DATE 7/98
DRAWINGS CORRECTED BY Isaacson & Arfman DATE 7/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

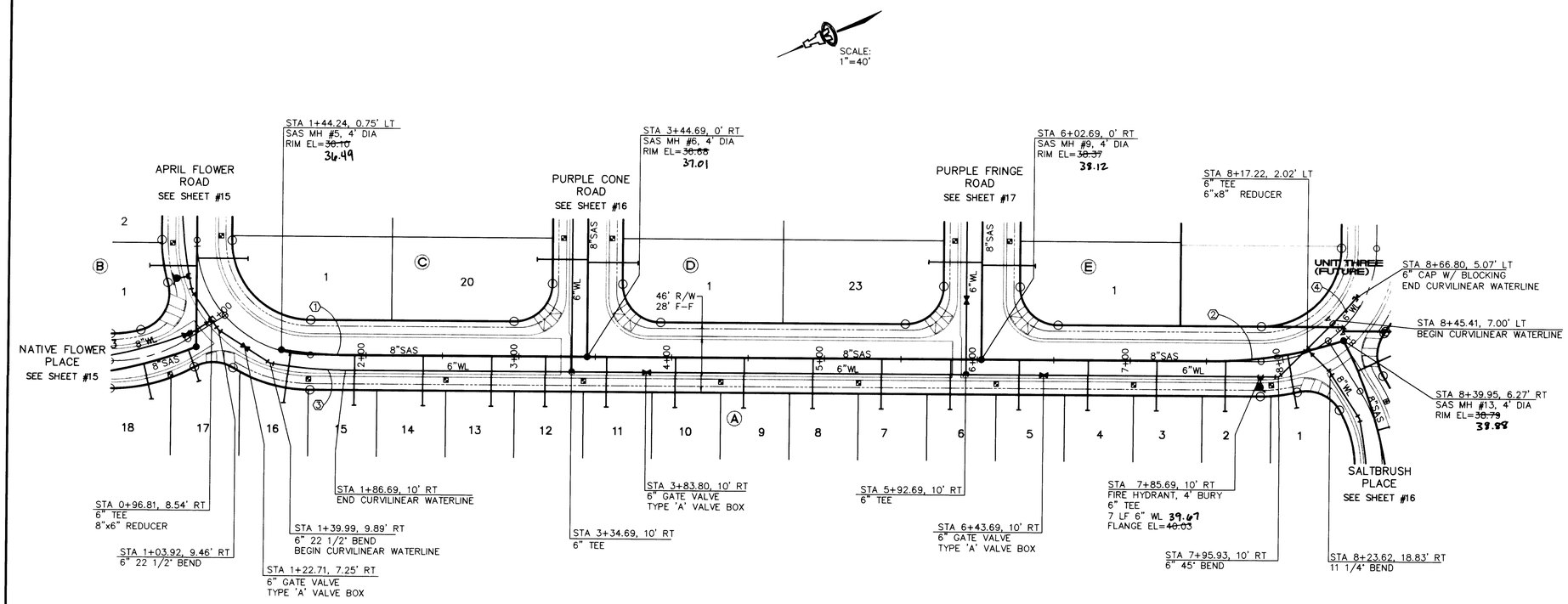
SURVEY INFORMATION
FIELD NOTES
5/96 ALS 1

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
10-22-97

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN
DESIGNED BY JMN DATE 9/97
DRAWN BY ANW DATE 9/97
CHECKED BY FCA DATE 9/97



NATIVE FLOWER DRIVE

GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
3. SEE SHEET #14 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #14 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

KEYED NOTES

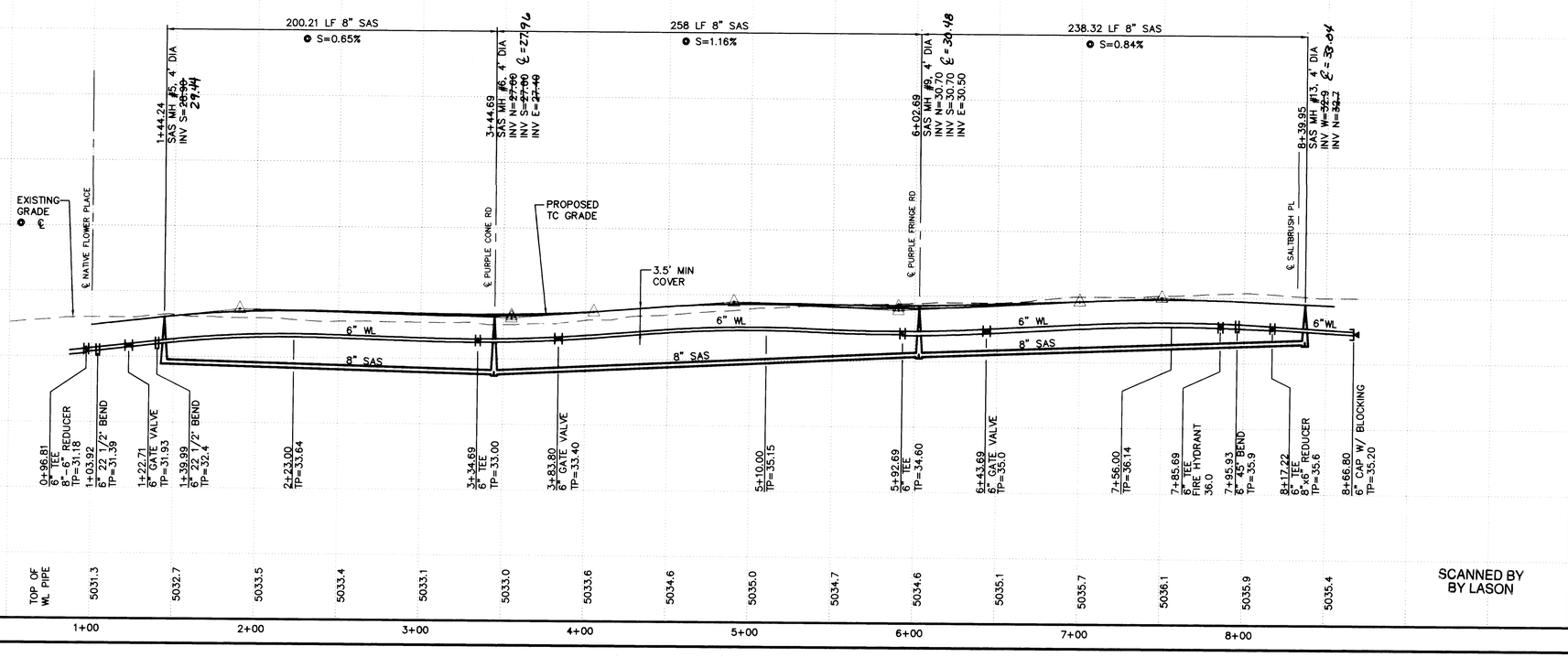
1. INSTALL CURVILINEAR SANITARY SEWER FROM STA 1+44.24, 0.75' LT TO 1+86.69, 0' LT AS FOLLOWS:
   Δ =08°47'37"
   R =275.00'
   L =42.21'
2. INSTALL CURVILINEAR SANITARY SEWER FROM STA 7+52.60, 0' RT TO 8+39.95, 6.27' RT AS FOLLOWS:
   Δ =18°25'09"
   R =275.00'
   L =88.41'
3. INSTALL CURVILINEAR WATERLINE FROM STA 1+39.99, 9.89' RT TO 1+86.69, 10' RT AS FOLLOWS:
   Δ =09°58'40"
   R =285.00'
   L =49.63'
4. INSTALL CURVILINEAR WATERLINE FROM STA 8+45.41, 7.00' LT TO 8+66.80, 5.07' RT AS FOLLOWS:
   Δ =05°38'40"
   R =200.00'
   L =19.70'

UTILITY SERVICE TABLE

BLOCK/ LOT NO.	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ END
A 1	7+91.05, 7'	8+02.67, 35'	34.4
A 2		7+62.69, 33'	34.6
A 3	7+02.69, 6'	7+17.69, 33'	34.4
A 4		6+72.69, 33'	39.0
A 5	6+12.69, 6'	6+27.69, 33'	33.7
A 6		5.82.69, 33'	33.5
A 7	5+22.69, 6'	5+37.69, 33'	33.6
A 8		4+92.69, 33'	33.6
A 9	4+32.69, 6'	4+47.69, 33'	33.1
A 10		4+02.69, 33'	32.2
A 11	3+42.69, 6'	3+57.69, 33'	31.8
A 12		3+17.69, 33'	31.8
A 13	2+52.69, 6'	2+82.36, 33'	31.9
A 14		2+37.64, 33'	32.1
A 15	1+62.93, 6'	1+92.69, 33'	32.0
A 16		1+51.39, 34'	31.2

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

SCALES:
1"=40' HOR.
1"=10' VERT.



SCANNED BY BY LASON

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

930UTL5.DWGems 10/27/97

AS-BUILT INFORMATION
CONTRACTOR NEW CONCEPTS DATE 5/97
WORK STAKED BY COA DATE 6/97
INSPECTOR'S ACCEPTANCE BY COA DATE 6/97
FIELD VERIFICATION BY COA DATE 7/97
DRAWINGS CORRECTED BY ISAACSON & ARFMAN DATE 7/98

BENCH MARKS
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TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

SURVEY INFORMATION
FIELD NOTES
ALS 5/96
1

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
10-27-97

NO.	DATE	REMARKS	BY

REVISIONS
DESIGN

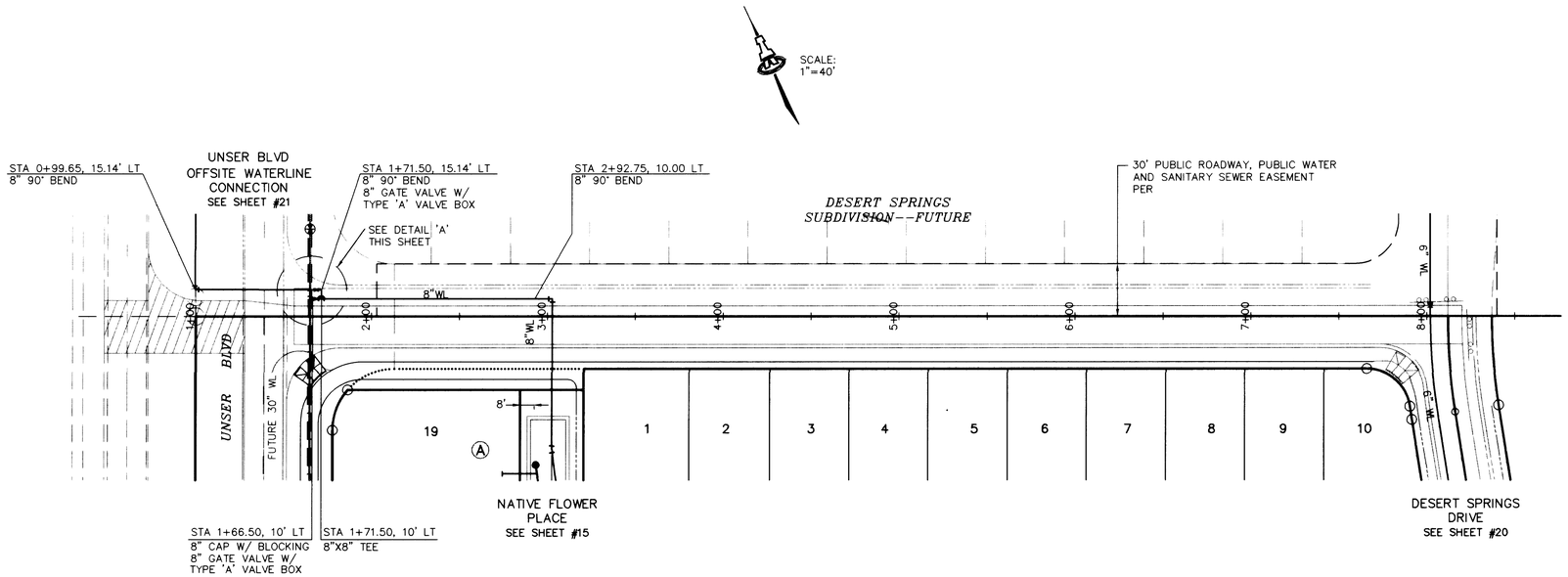
		DATE
DESIGNED BY	MN	9/97
DRAWN BY	ANW	9/97
CHECKED BY	FCA	9/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **DESERT FLOWER SUBDIVISION--UNIT ONE**
NATIVE FLOWER DR
UTILITY PLAN & PROFILE

Design Review Committee — DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update
Mo./Day/Yr.
Mo./Day/Yr.

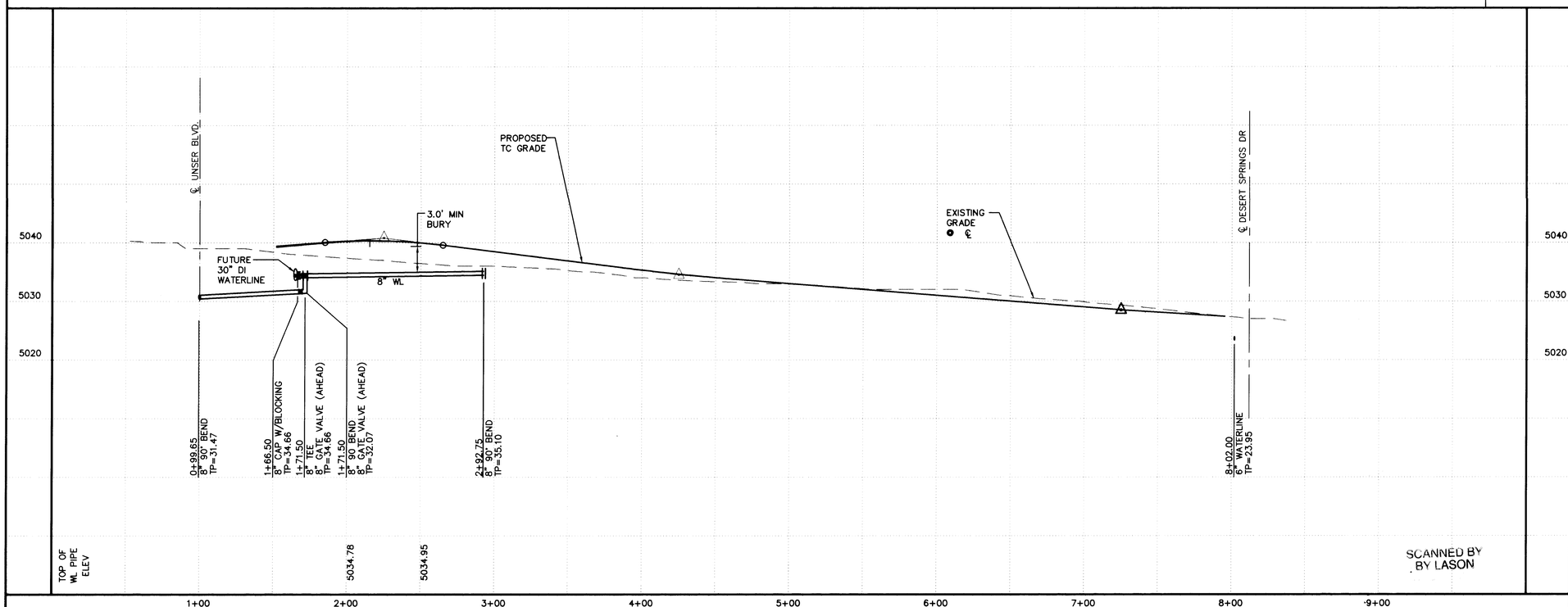
City Project No. 5739.81
Zone Map No. M-10
Sheet 18 Of 24



FRESHWATER ROAD

SCALES:

1"=40' HOR.
1"=10' VERT.



GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
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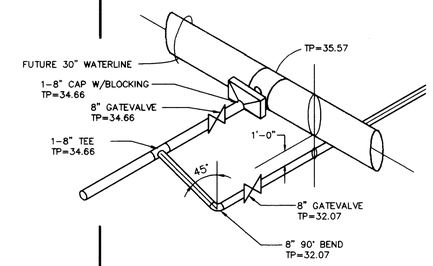
4. SEE SHEET #14 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. TEMPORARY CONNECTION ONLY TO BE INSTALLED IF 30" DI MASTERPLAN LINE IS NOT OPERATIONAL AT TIME OF WATER METER TURN ON.



DETAIL 'A'

SCALE: 1"=5'

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
930UTL4.DWGems 10/27/97

AS-BUILT INFORMATION
CONTRACTOR New Concepts
WORK STAKED BY COA DATE 9/97
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MICRO-FILM INFORMATION
RECORDED BY DATE
NO. DATE

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES
1 ALS 5/96

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
10-27-97

NO.	DATE	REMARKS	BY
		REVISIONS	

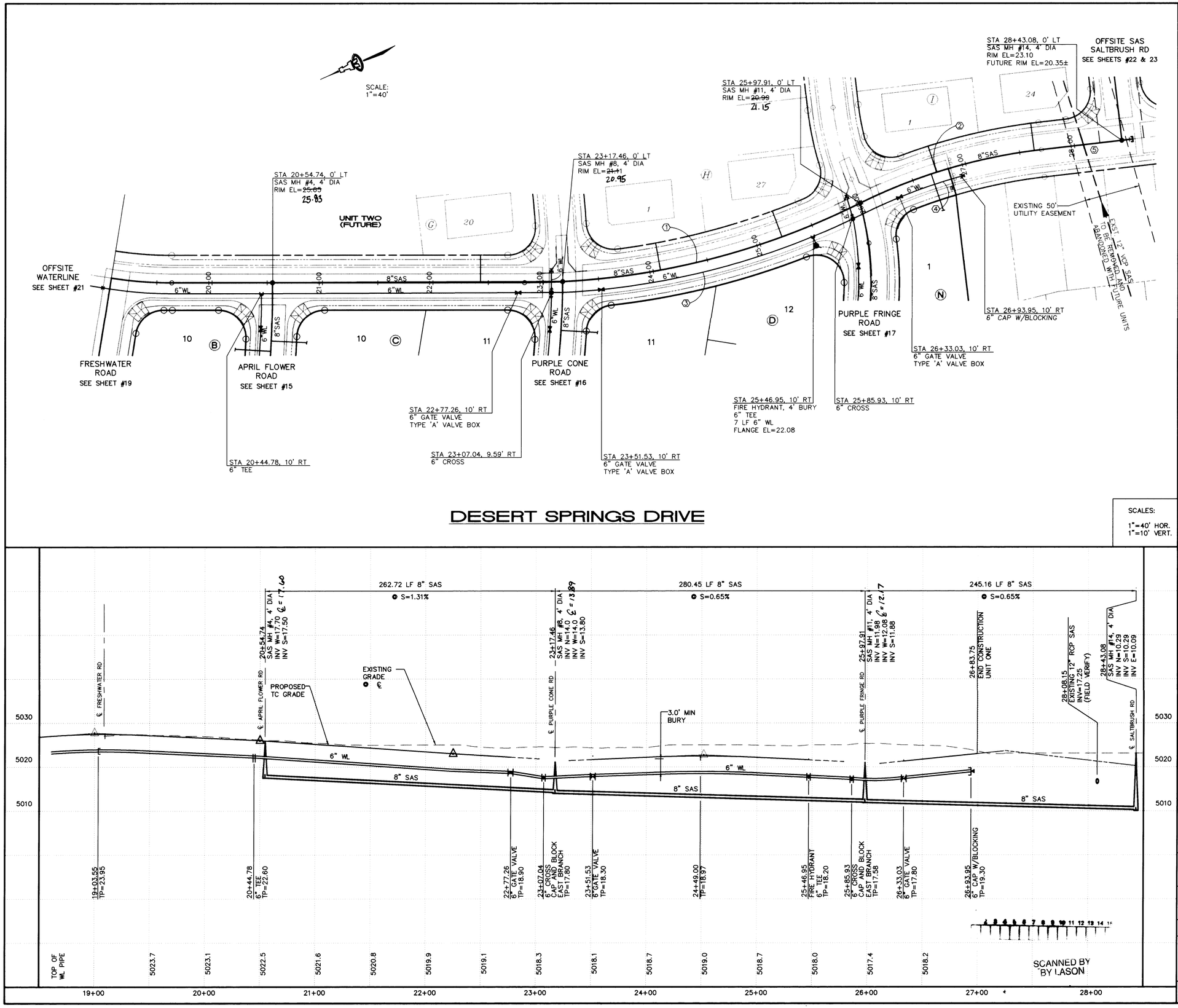
DESIGN
DESIGNED BY JMN DATE 9/97
DRAWN BY ANW DATE 9/97
CHECKED BY FCA DATE 9/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **DESERT FLOWER SUBDIVISION--UNIT ONE**
FRESHWATER RD
UTILITY PLAN & PROFILE

Design Review Committee — DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update
Mo./Day/Yr. Mo./Day/Yr.

City Project No. 5739.81
Zone Map No. M-10
Sheet 19 Of 24



DESERT SPRINGS DRIVE

SCALES:
1"=40' HOR.
1"=10' VERT.

GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
3. SEE SHEET #14 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #14 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

KEYED NOTES

1. INSTALL CURVILINEAR SANITARY SEWER FROM STA 23+17.46, 0' RT TO 25+97.91, 0' RT AS FOLLOWS:
   Δ =23°48'19"
   R =675.00'
   L =280.45'
2. INSTALL CURVILINEAR SANITARY SEWER FROM STA 25+97.91, 0' RT TO 27+69.88, 0' RT AS FOLLOWS:
   Δ =19°42'18"
   R =500.00'
   L =171.96'
3. INSTALL CURVILINEAR WATER LINE FROM STA 23+17.22, 10' RT TO 25+97.98, 10' RT AS FOLLOWS:
   Δ =23°49'31"
   R =685.00'
   L =284.84'
4. INSTALL CURVILINEAR WATER LINE FROM STA 25+97.98, 10' RT TO 26+93.95, 10' RT AS FOLLOWS:
   Δ =11°00'26"
   R =490.00'
   L =94.13'
5. CUT, REMOVE AND DISPOSE ABANDONED SANITARY SEWER 10' WEST AND EAST OF NEW SANITARY SEWER LINE.

UTILITY SERVICE TABLE

BLOCK/ LOT NO.		STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ R/W
N 1		26+83.75, 8' (S)	26+67.67, 25'	18.2
G20	FUTURE		22+43.12, 24'	18.5
H1			24+06.77, 25'	17.9
H27			25+20.81, 25'	17.3
I1			26+72.67, 25'	17.9
I24			27+63.20, 25'	18.5

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING

AS BUILT DRAWING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
930UTL6.DWGems 10/28/97

NO.	DATE	REMARKS	BY
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AS-BUILT INFORMATION
CONTRACTOR NEW CONCEPTS DATE 4/98
WORK STAKED BY COA DATE 5/98
INSPECTOR'S ACCEPTANCE BY COA DATE 5/98
FIELD VERIFICATION BY COA DATE 8/98
DRAWINGS CORRECTED BY ISAACSON & ARFMAN DATE 8/99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. ELEV. = 5035.84

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SURVEY INFORMATION

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FIELD NOTES

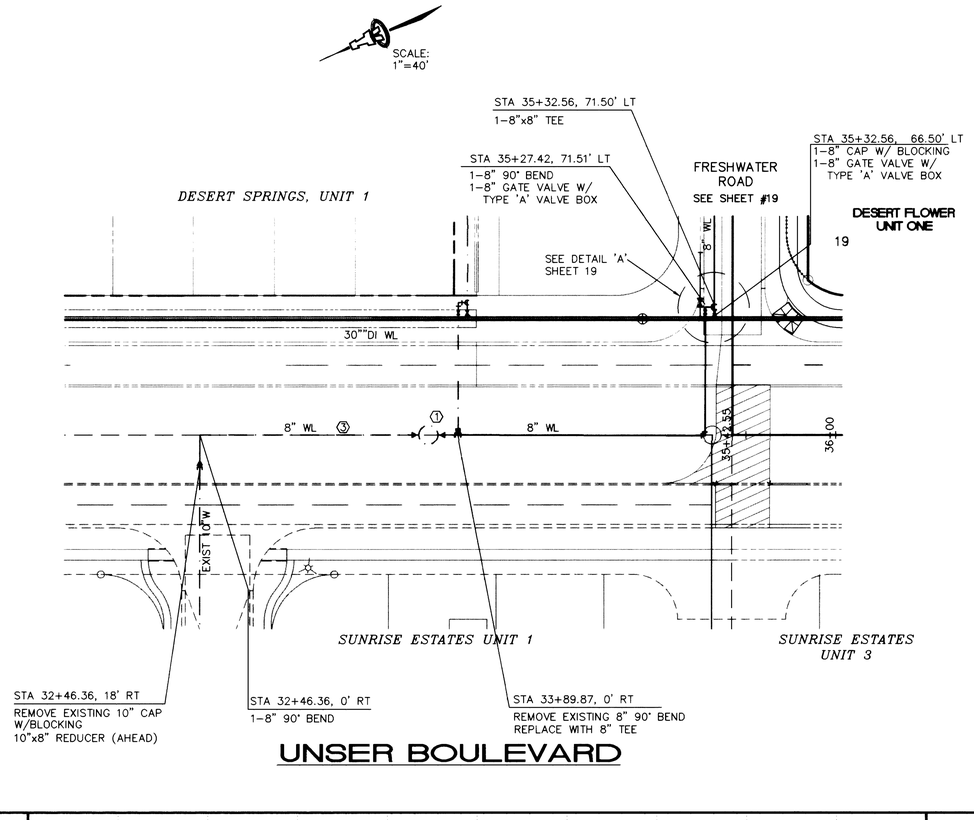
ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER 10-28-97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

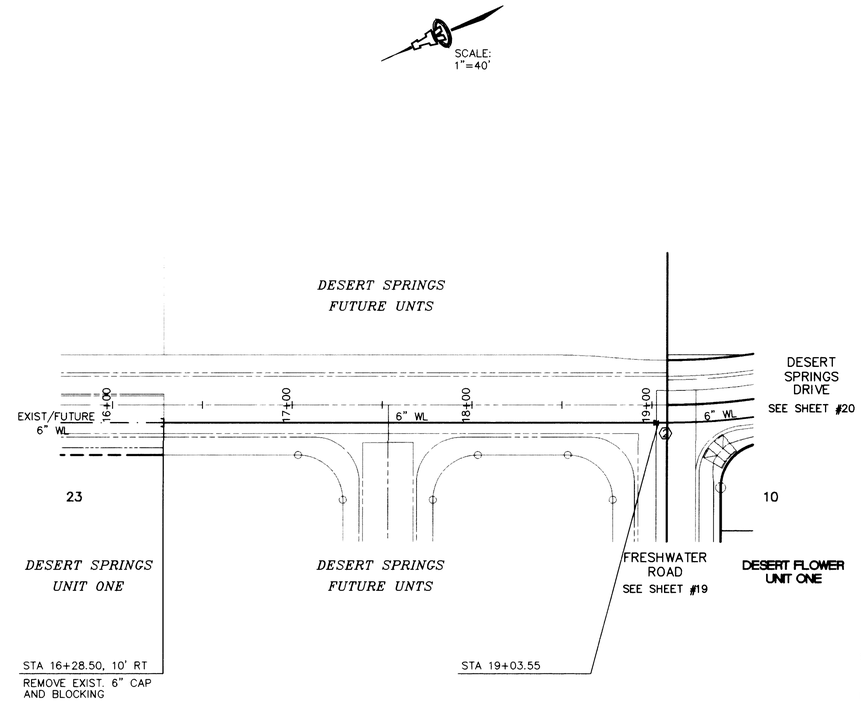
TITLE: DESERT FLOWER SUBDIVISION--UNIT ONE
DESERT SPRINGS DR
UTILITY PLAN & PROFILE

DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update Mo./Day/Yr. Mo./Day/Yr.

City Project No. 5739.81
Zone Map No. M-10
Sheet 20 Of 24



UNSER BOULEVARD



DESERT SPRINGS DRIVE

SCALES:

1"=40' HOR.
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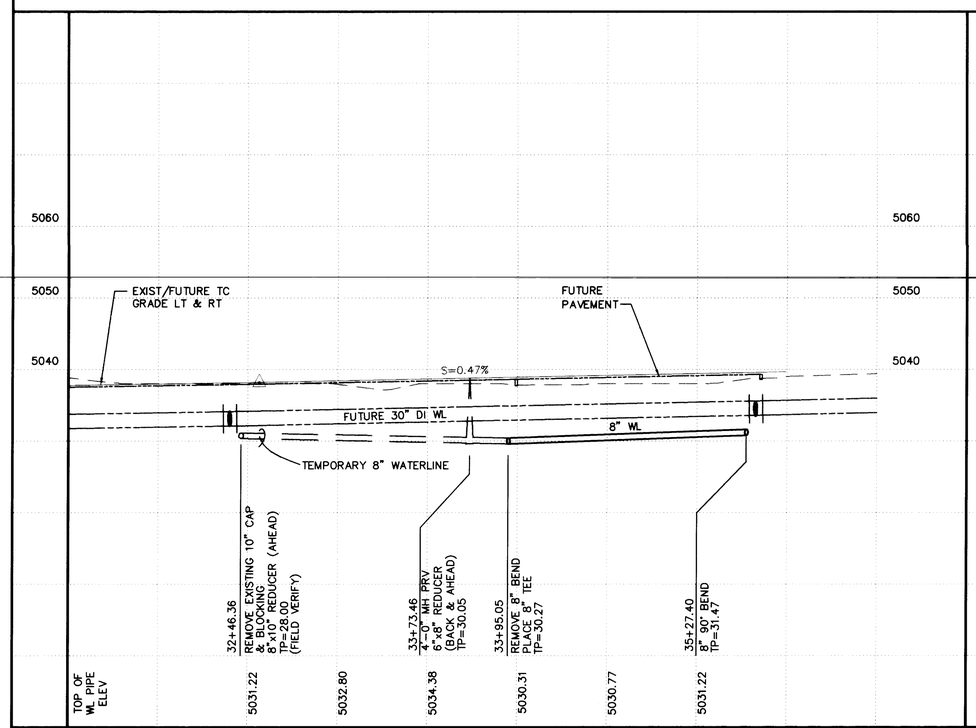

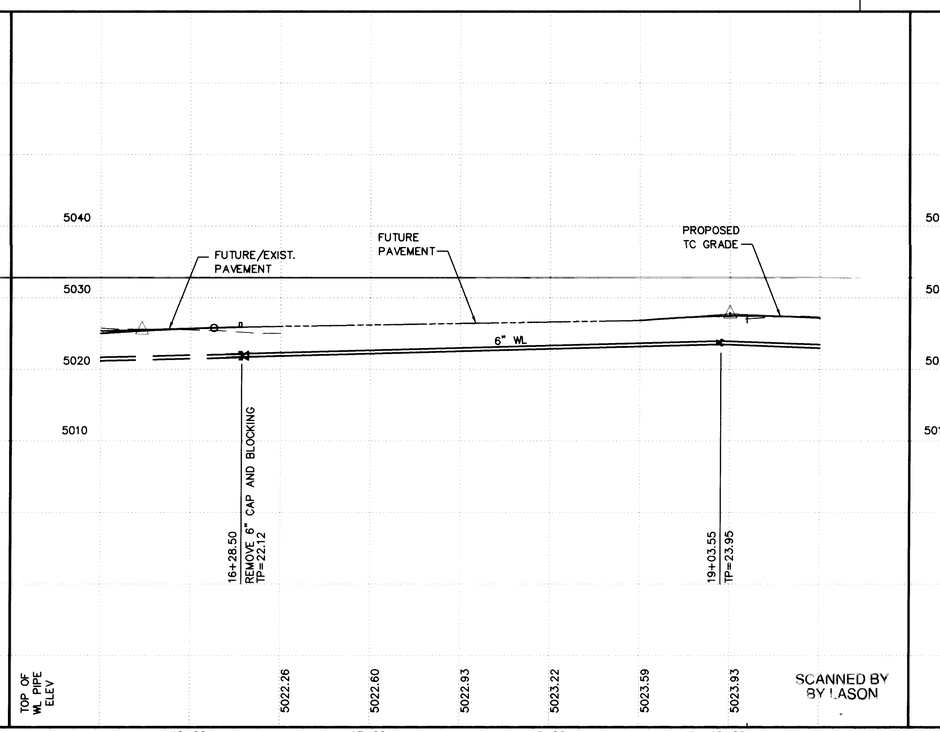

SCANNED BY BY JASON

GENERAL NOTES

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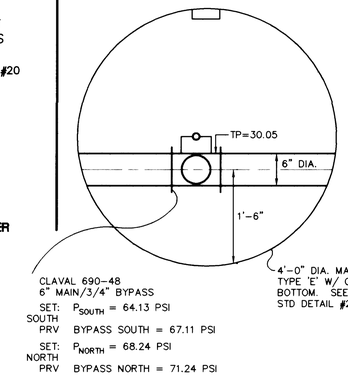
3. SEE SHEET #14 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #14 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. TEMPORARY CONNECTIONS ARE ONLY TO BE INSTALLED IF 30" DI MASTERPLAN LINE IS NOT OPERATIONAL AT TIME OF WATER METER TURN ON.



TEMPORARY PRV DETAIL

N.T.S.

KEYED CONSRUCTION NOTE ⬡

1. STA 33+73.46, 0' RT
   4' MH TEMPORARY PRV.
   SEE DETAIL THIS SHEET.
2. IF TEMPORARY CONNECTION DOES NOT NEED TO BE INSTALLED, PLACE A 6" CAP WITH BLOCKING AT STA 19+03.55.
3. IF THE TEMPORARY CONNECTION TO ZONE 2WR WATER MUST BE MADE AND DESERT FLOWER PROCEEDS DESERT SPRINGS IN DEVELOPMENT, THEN PROVIDE THE CONNECTION FROM STA 33+89.87, 0' RT TO STA 32+46.36, 18' RT.

AS BUILT DRAWING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
930UTL8.DWGems 10/28/97

NO.	DATE	REMARKS	BY
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CHECKED BY FCA DATE 9/97

AS-BUILT INFORMATION
CONTRACTOR NEW CONCEPTS DATE 4/98
WORK STAKED BY COA DATE 6/98
INSPECTOR'S ACCEPTANCE BY COA DATE 7/98
FIELD VERIFICATION BY COA DATE 7/98
DRAWINGS CORRECTED BY ISAACSON & ARFMAN DATE 7/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. ELEV. = 5035.84

BENCH MARKS
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SURVEY INFORMATION
FIELD NOTES
1 ALS 5/96

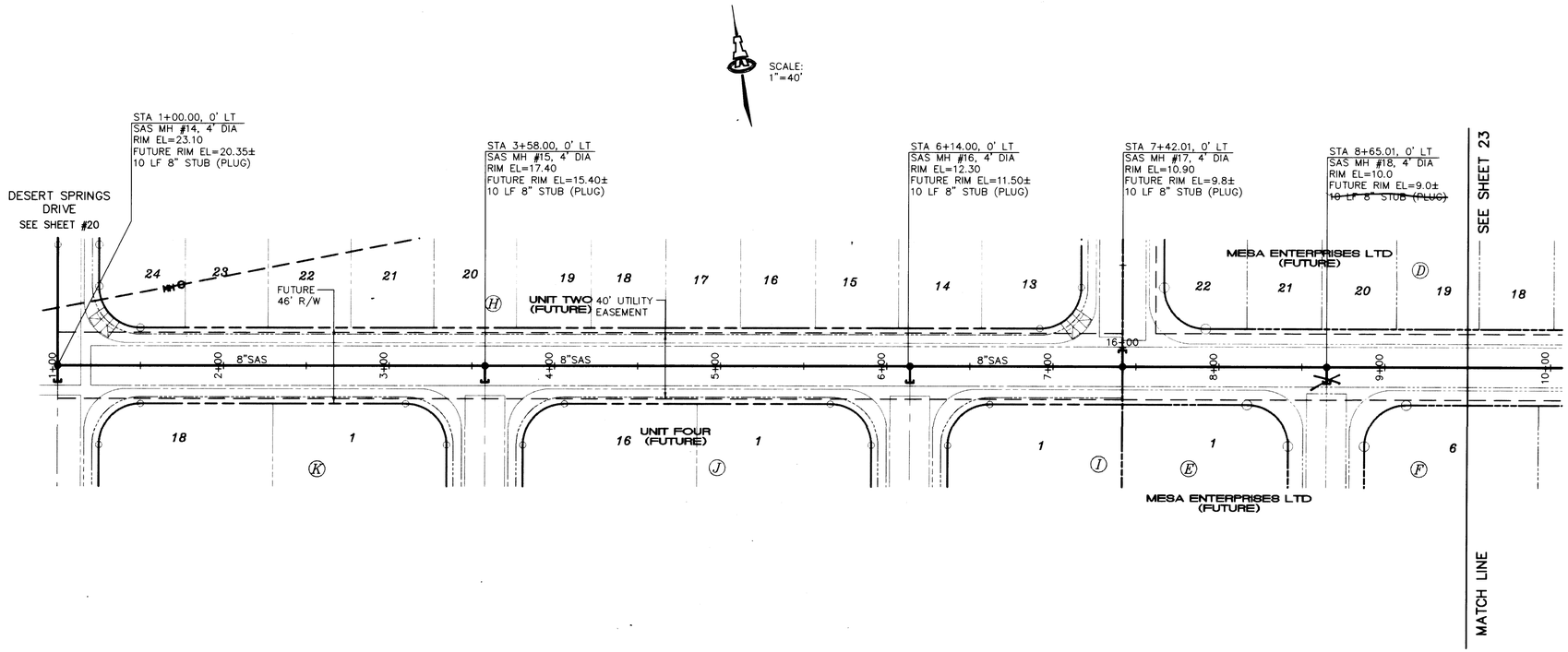
ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
10-28-97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT ONE
UNSER BOULEVARD & DESERT SPRINGS DR.
OFFSITE WATERLINE PLAN & PROFILE

Design Review Committee — DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

City Project No. 5739.81
Zone Map No. M-10
Sheet 21 Of 24



OFFSITE SANITARY SEWER

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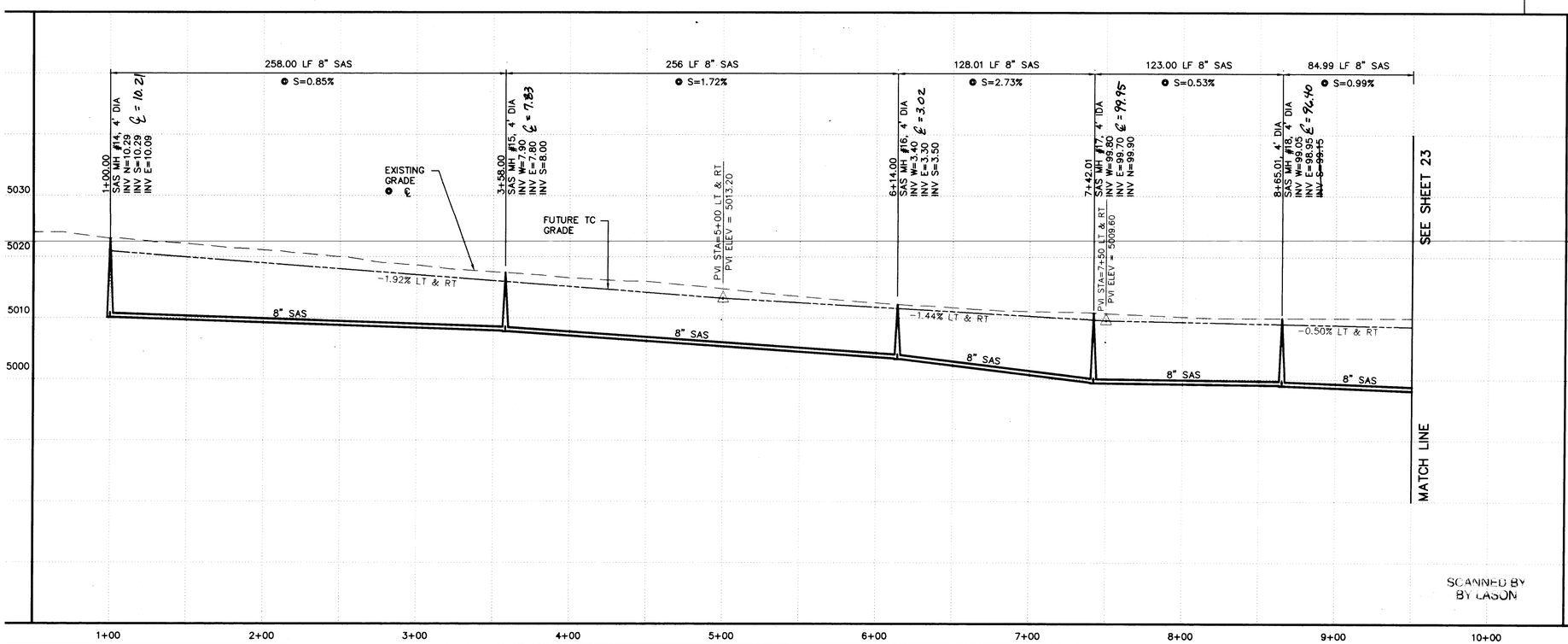
1"=10' VERT.



SCANNED BY
BY LASON

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- SAS MANHOLE
- WATER LINE W/ FITTING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

930UTL7.DWGems VIEW: 1 10/28/97

AS-BUILT INFORMATION
CONTRACTOR: New Concepts
WORK INSPECTOR'S: COA DATE 4/98
ACCEPTANCE BY: COA DATE 6/98
VERIFICATION BY: COA DATE 7/98
DRAWINGS CORRECTED BY: Jacquelyn Rodriguez DATE 7/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

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FIELD NOTES
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ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
10-27-97

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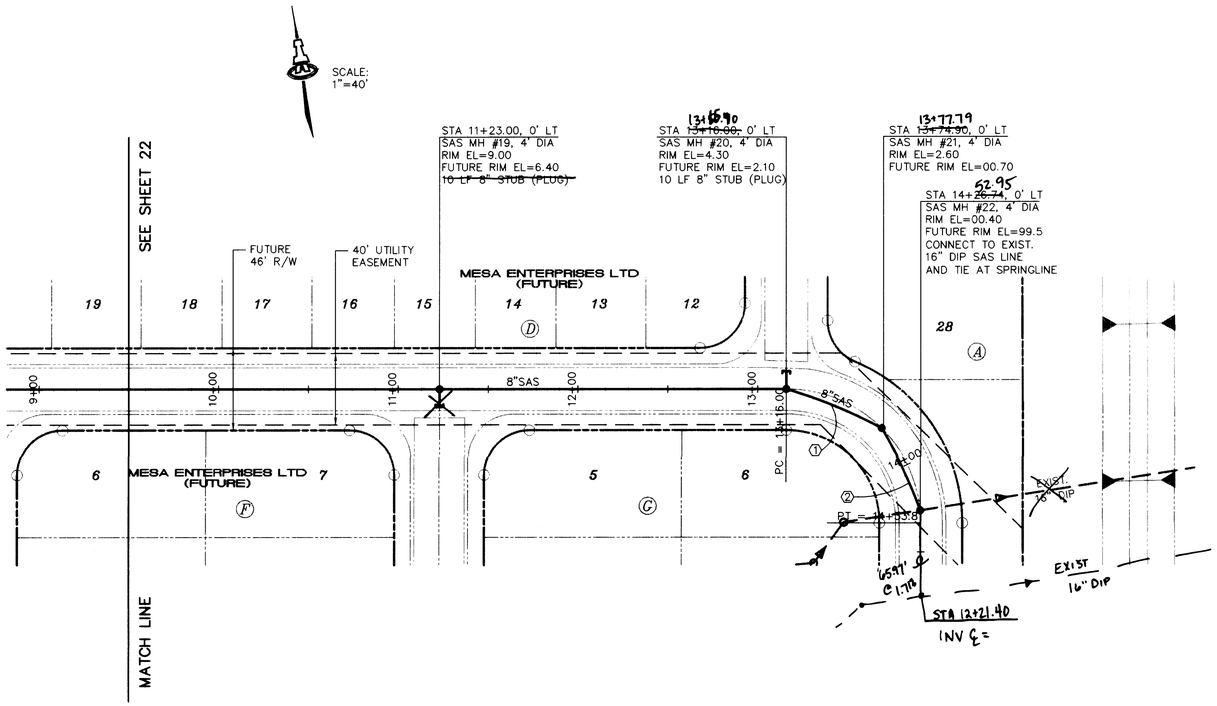
CHECKED BY FCA DATE 9/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT ONE
OFFSITE SAS CONNECTION
UTILITY PLAN & PROFILE

DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update Mo./Day/Yr. Mo./Day/Yr.

City Project No. 5739.81
Zone Map No. M-10
Sheet 22 Of 24



OFFSITE SANITARY SEWER

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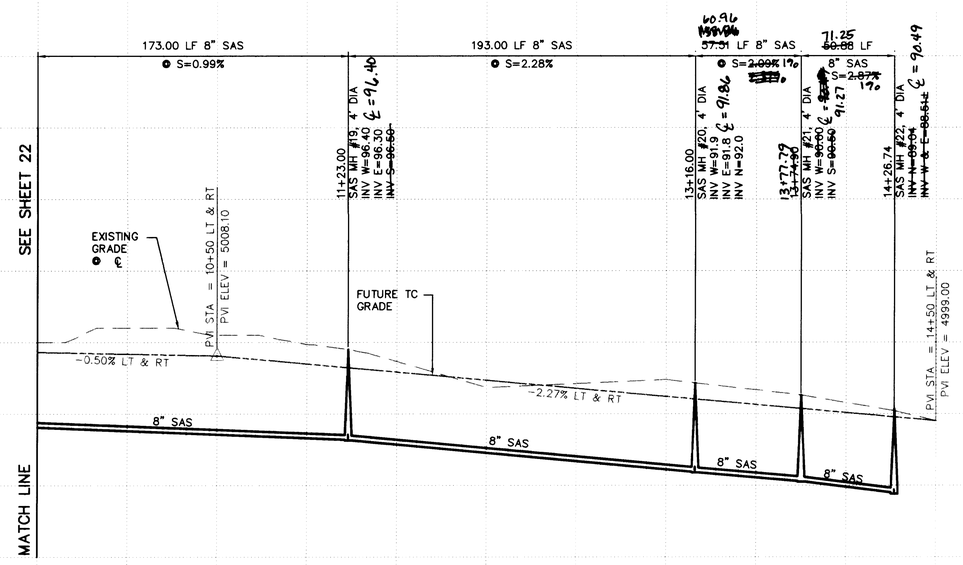

SCANNED BY
BY LASON

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5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

KEYED NOTES

1. INSTALL CURVILINEAR SANITARY SEWER FROM STA 13+16.00, 0' LT TO 13+74.90, 0' LT AS FOLLOWS:
   Δ =11°58'53"
   R =275.00'
   L =57.51'
2. INSTALL CURVILINEAR SANITARY SEWER FROM STA 13+74.90, 0' LT TO 14+26.74 0' LT AS FOLLOWS:
   Δ =10°36'03"
   R =275.00'
   L =50.88'

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING

AS-BUILT INFORMATION
CONTRACTOR: NEW CONCEPTS
WORK STAKED BY: COA DATE 4/99
WORK ACCEPTANCE BY: COA DATE 6/96
FIELD VERIFICATION BY: COA DATE 3/99
DRAWINGS CORRECTED BY: ISAACSON & ARFMAN DATE 2/99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. DATE

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128 Monroe Street N.E.
Albuquerque New Mexico
930UTL7.DWGems VIEW: 2 10/28/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT ONE
OFFSITE SAS CONNECTION
UTILITY PLAN & PROFILE

Design Review Committee: APPROVED DESIGN REVIEW COMMITTEE
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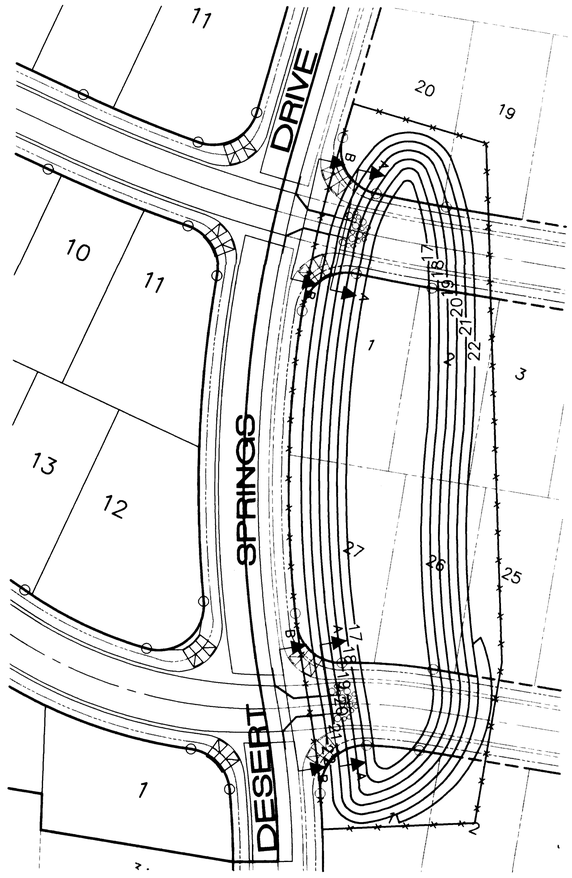
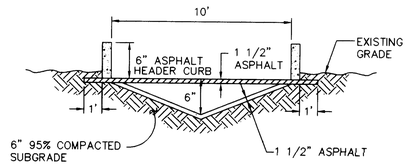
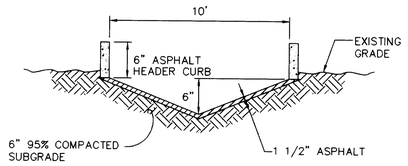
City Project No. 5739.81
Zone Map No. M-10
Sheet 23 Of 24



POND DETAIL
SCALE: 1"=40'



SECTION A-A
SCALE: 1"=4' (HORIZONTAL)
1"=2' (VERTICAL



SECTION B-B
SCALE: 1"=4' (HORIZONTAL)
1"=2' (VERTICAL)

AS-BUILT INFORMATION
CONTRACTOR NEW CONCEPTS
WORK STAKED BY COA DATE 4/98
INSPECTOR ACCEPTANCE BY COA DATE 5/98
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ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
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ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
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930DTL.DWGems 10/28/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT ONE
DRAINAGE DETAILS

Design Review Committee: APPROVED DESIGN REVIEW COMMITTEE
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Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 5739.81
Zone Map No. M-10
Sheet 24 Of 24

SCANNED BY BY LASON