

PUBLIC IMPROVEMENT PLANS
FOR
DESERT FLOWER SUBDIVISION
UNIT TWO
ALBUQUERQUE, NEW MEXICO

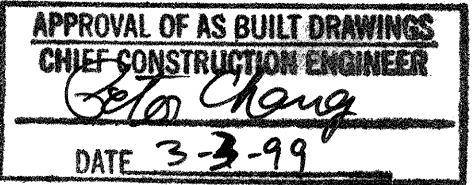
MAY 1998

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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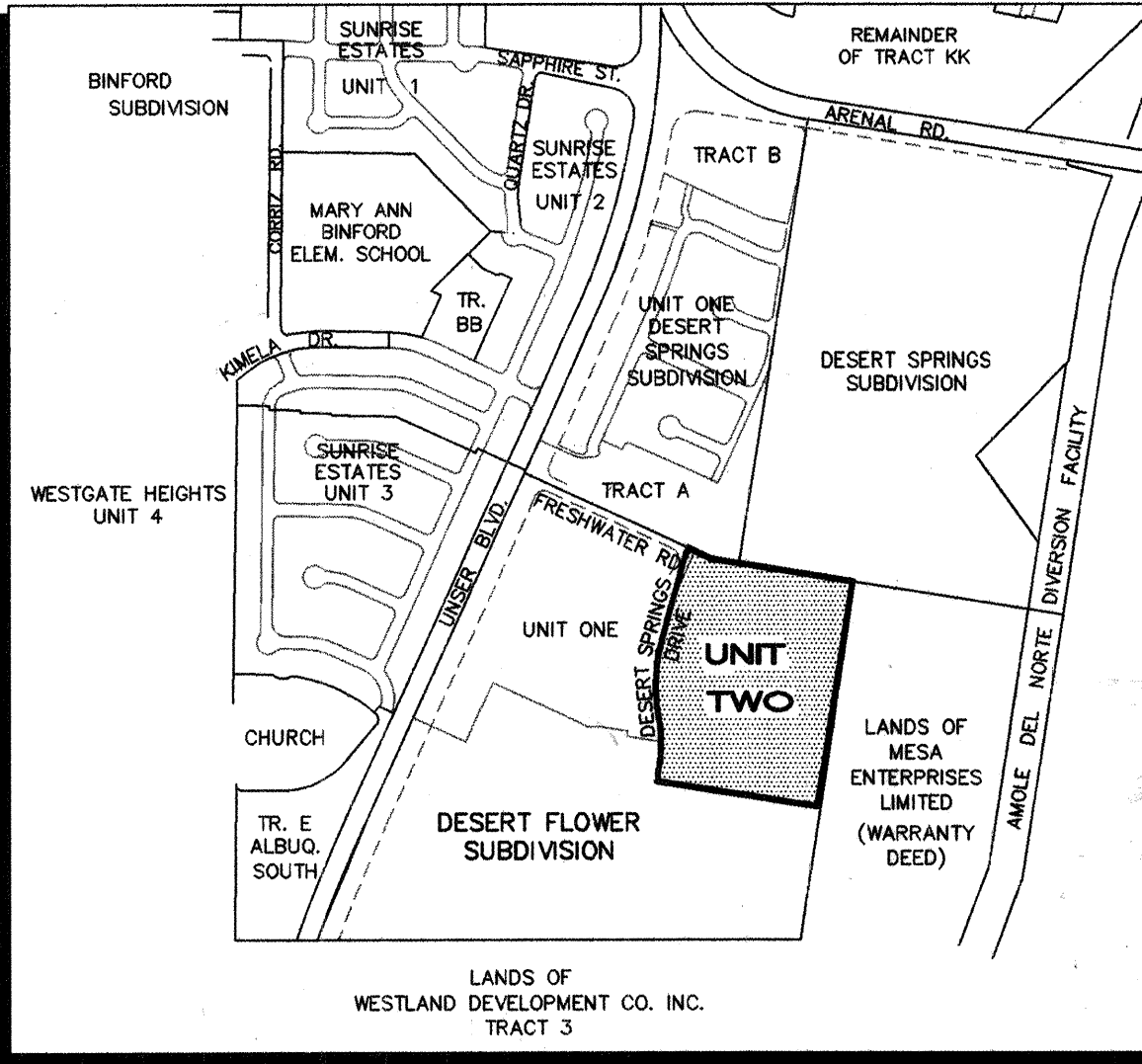
SHEET NO.	TITLE
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5	GRADING & DRAINAGE DETAILS
6	MASTER PAVING & STORM DRAIN PLAN
7	PAVING DETAILS
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8	APRIL FLOWER PL
9	PURPLE CONE RD
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12	DESERT SPRINGS DR
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17	PURPLE CONE RD
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GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE NO. 6.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 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.
- 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.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 90% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
- ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
- CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATER-LINE AND/OR SEWERLINE COSTS.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- WARNING--EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
- ANY WORK OCCURRING WITHIN A FULLY DEVELOPED ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.



1"=750'±

VICINITY MAP

(M-10)

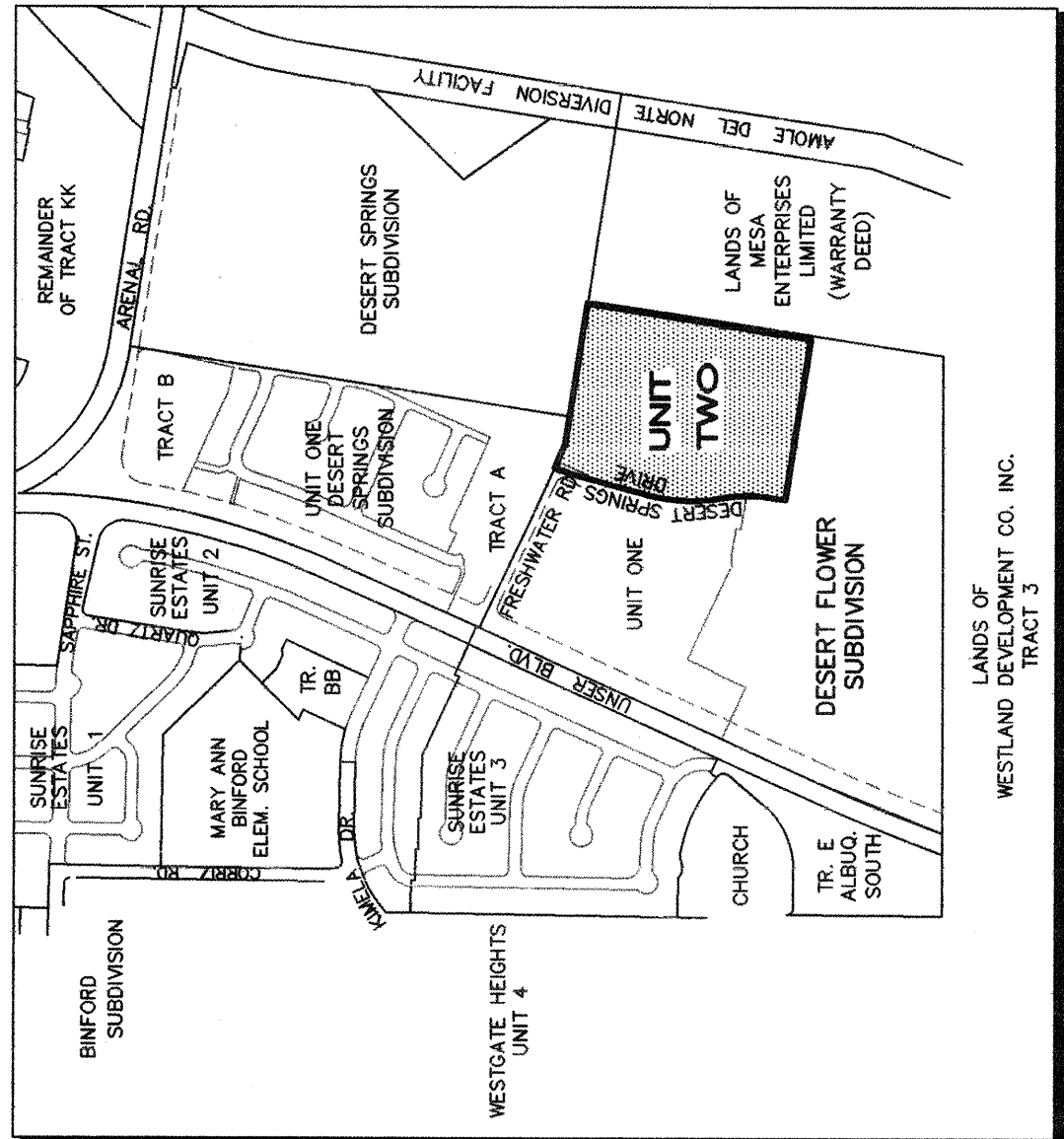
AS BUILT DRAWING

DRB NO. 98-5

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
8300VR2.DWG
05/19/98

REV.	4, 6, 8, 9, 10, 11, 13, 14, 21	DATE	9-28-98	USER	DEPARTMENT	DATE	9-1-98	USER	DEPARTMENT	DATE	9-21-98
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE		*****			
		DRC Chairman		<i>[Signature]</i>		6-11-98		APPROVED FOR CONSTRUCTION			
		Transportation		<i>[Signature]</i>		5-26-98					
		Water/Wastewater		<i>[Signature]</i>		5-26-98					
		Hydrology		<i>[Signature]</i>		5-26-98					
		CIP		<i>[Signature]</i>		5-21-98					
Constr. Mngmt.		<i>[Signature]</i>						City Engineer			
Constr. Coord.		<i>[Signature]</i>						Date			
City Project No.		5739.83						Sheet 1 of 23			

UTILITY COUNCIL LOG NO.:



(M-10)

VICINITY MAP

1"=750±

SUBDIVISION DATA / NOTES

- Total Number of Existing Tracts: 1
- Total Number of Lots created: 76
- Total Number of Tracts created: 0
- Gross Subdivision Acreage: 14.0605 Ac.
- Total Mileage of Full-Width Streets Created: 0.3395
- Total Mileage of Half-Width Streets Created: 0.4683
- Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
- Distances are ground distances.
- Basis of boundary are the following plats of record entitled:
"DESERT FLOWER SUBDIVISION, UNIT ONE", ()
"DESERT FLOWER SUBDIVISION", (06-05-97, 97C-175)
"DESERT SPRINGS SUBDIVISION, UNIT ONE", (03-30-98, 98C-86)
"DESERT SPRINGS SUBDIVISION", (02-20-97, 97C-55)
"DESERT SPRINGS SUBDIVISION, UNIT ONE", (03-30-98, 98C-86)
WARRANTY DEED "MESA ENTERPRISES, LIMITED",
(04-23-80, BK. D118A-PC. 945)
all being records of Bernalillo County, New Mexico.
- Field Survey performed November, 1996.
- Unless otherwise noted all points are "SET 5/8" REBAR with cap "ALS LS 7719".
- City Standard Utility Note II:
"City of Albuquerque Water and Sanitary Sewer Service to Desert Flower Subdivision, Unit Two, must be verified and coordinated with the Public Works Department, City of Albuquerque."
- △ = 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 B1, 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 March 11, 1998, in Volume 98C, Folio 66, and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract, said point being common with the northeast corner of said TRACT B1 from whence the Albuquerque Control Survey Monument "1-M10" bears N 12°37'42" W, 3789.07 feet;

THENCE along the easterly line of said TRACT B1 S 08°56'44" W, 896.00 feet to the southeast corner, said point being common with the southeast corner of said TRACT B1;

THENCE leaving said easterly line and continuing along the southerly line of said TRACT B1 N 81°03'02" W, 642.01 feet to the southwest corner, said point being common with the southwest corner of said TRACT B1;

THENCE leaving said southerly line and continuing along the westerly line of said TRACT B1 N 08°56'58" E, 73.21 feet to a point of tangent curvature;

LEGAL DESCRIPTION CONTINUED ON SHEET 3

DISCLOSURE STATEMENT

The purpose of this plat is to subdivide said Tract B1 of the Desert Flower Subdivision into 76 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 herein 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, fee simple with the understanding that the City of Albuquerque shall have the right to adopt 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. Hoegelin, President
Curb Inc. Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on _____, a New Mexico Corporation, on behalf of said corporation.

My Commission Expires: _____

Notary Public

PLAT FOR DESERT FLOWER SUBDIVISION UNIT TWO

BEING A REPLAT OF
TRACT B1, 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
MAY 1998

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 / OP 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 and made 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

SHEET 1 OF 3

PLAT FOR DESERT FLOWER SUBDIVISION UNIT TWO

BEING A REPLAT OF
TRACT B1, 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
MAY 1998

SCALE:
1"=100'

100 50 0 100 200 FEET

NOTE: DISTANCES IN
BRACKETS REFER TO
MONUMENTS.

TRACT C
DESERT SPRINGS SUBDIVISION
(2-20-97, 97C-66)

TRACT A
DESERT SPRINGS SUBDIVISION
UNIT ONE
(3-30-98, 98C-86)

EXISTING PUBLIC ROADWAY,
"SAL TRUEN" (11-13-97, BK. B097-31,
PGS. 7630-7632)

EXISTING 5"X15" PUE
(3-11-98, 98C-66)

EXISTING 5"X15" PUE
(3-11-98, 98C-66)

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(3-11-98, 98C-66)

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EXISTING 5"X15" PUE
(3-11-98, 98C-66)

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD
C1	33.06	675.00	203.42°	159.40	S 20°05'56" W	310.26
C2	54.93	350.00	08°58'34"	27.52	S 20°05'56" W	54.88
C3	33.06	675.00	203.42°	159.40	S 20°05'56" W	310.26
C4	93.99	98.00	54°57'07"	50.96	S 18°31'36" E	90.43
C5	171.36	500.00	94°21'18"	86.84	N 0°05'41" W	171.11
C6	1.87	500.00	00°12'53"	0.94	N 10°21'17" W	1.87
C7	278.57	675.00	23°58'46"	141.30	S 0°05'19" W	278.60
C8	36.86	25.00	84°28'15"	22.70	S 48°31'13" E	33.61
C9	117.81	75.00	90°00'00"	75.00	S 90°03'02" E	193.37
C10	71.40	525.00	08°50'37"	36.76	N 01°02'45" W	73.34
C11	54.88	525.00	05°58'28"	27.47	N 08°37'15" E	54.87
C12	36.86	25.00	90°00'00"	64.41	S 90°03'02" E	193.37
C13	36.86	25.00	90°00'00"	64.41	S 90°03'02" E	193.37
C14	81.00	650.00	07°08'37"	40.60	S 04°36'32" W	81.05
C15	81.00	650.00	07°08'37"	40.60	S 04°36'32" W	81.05
C16	81.00	650.00	07°08'37"	40.60	S 04°36'32" W	81.05
C17	81.00	650.00	07°08'37"	40.60	S 04°36'32" W	81.05
C18	81.00	650.00	07°08'37"	40.60	S 04°36'32" W	81.05
C19	81.00	650.00	07°08'37"	40.60	S 04°36'32" W	81.05
C20	81.00	650.00	07°08'37"	40.60	S 04°36'32" W	81.05
C21	81.00	650.00	07°08'37"	40.60	S 04°36'32" W	81.05
C22	51.01	273.00	10°42'20"	26.58	N 88°24'12" W	50.93
C23	29.66	227.00	07°28'08"	14.85	N 84°47'37" W	29.64
C24	29.66	227.00	07°28'08"	14.85	N 84°47'37" W	29.64
C25	21.03	213.00	04°50'07"	11.50	N 83°28'03" W	23.02
C26	39.59	777.00	02°55'11"	19.80	S 79°35'27" E	39.59
C27	35.93	823.00	02°45'58"	18.76	S 79°35'27" E	35.93
C28	37.51	777.00	02°45'58"	18.76	S 79°35'27" E	37.51
C29	2.08	777.00	00°09'12"	1.04	S 80°38'26" E	2.08
C30	36.27	25.00	90°00'14"	25.00	N 53°26'51" E	35.36
C31	36.27	25.00	90°00'14"	25.00	N 53°26'51" E	35.36
C32	36.27	25.00	90°00'14"	25.00	N 53°26'51" E	35.36
C33	36.27	25.00	90°00'14"	25.00	N 53°26'51" E	35.36
C34	36.27	25.00	90°00'14"	25.00	N 53°26'51" E	35.36
C35	36.27	25.00	90°00'14"	25.00	N 53°26'51" E	35.36
C36	36.27	25.00	90°00'14"	25.00	N 53°26'51" E	35.36
C37	36.27	25.00	90°00'14"	25.00	N 53°26'51" E	35.36
C38	61.68	52.00	90°00'00"	52.00	S 36°03'02" E	73.54
C39	37.77	38.00	27°53'07"	19.13	S 27°53'07" E	37.77
C40	37.77	38.00	27°53'07"	19.13	S 27°53'07" E	37.77
C41	34.48	675.00	02°45'37"	17.24	S 14°08'21" W	34.48
C42	153.94	95.00	90°00'00"	95.00	S 36°03'02" E	138.59
C43	67.35	250.00	15°24'32"	33.36	N 88°24'12" W	67.34
C44	67.35	250.00	15°24'32"	33.36	N 88°24'12" W	67.34
C45	93.05	800.00	08°58'31"	46.58	S 77°43'07" E	93.00

LINE	LENGTH	BEARING
L1	25.00	S85°23'58" E
L2	18.65	N43°59'51" E
L3	33.93	S88°39'58" E

MESA ENTERPRISES, LIMITED
(WARRANTY DEED, 4-23-80,
BK. D118A-PC. 945)

EXISTING 50' SEWERLINE EASEMENT
(08-09-73, BK. D947,
PGS. 888-901)

EXISTING 20' SEWERLINE EASEMENT
(04-23-80, BK. 97-35,
PGS. 7432-26)

EXISTING 20' SEWERLINE EASEMENT
(04-23-80, BK. 97-35,
PGS. 7432-26)

EXISTING 20' SEWERLINE EASEMENT
(04-23-80, BK. 97-35,
PGS. 7432-26)

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(04-23-80, BK. 97-35,
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PGS. 7432-26)

EXISTING 20' SEWERLINE EASEMENT
(04-23-80, BK. 97-35,
PGS. 7432-26)

EXISTING 20' SEWERLINE EASEMENT
(04-23-80, BK. 97-35,
PGS. 7432-26)

EXISTING 20' SEWERLINE EASEMENT
(04-23-80, BK. 97-35,
PGS. 7432-26)

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(04-23-80, BK. 97-35,
PGS. 7432-26)

EXISTING 20' SEWERLINE EASEMENT
(04-23-80, BK. 97-35,
PGS. 7432-26)

CPN 573983

SHEET 2 OF 23

SHEET 2 OF 3

93012P71.DWG 05/19/98

**PLAT
FOR
DESERT FLOWER SUBDIVISION
UNIT TWO**

BEING A REPLAT OF
TRACT B1, DESERT FLOWER SUBDIVISION.

WITHIN THE
TOWN OF ATRISCO GRANT

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 1998

MAY 1998

PUBLIC UTILITY EASEMENTS

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

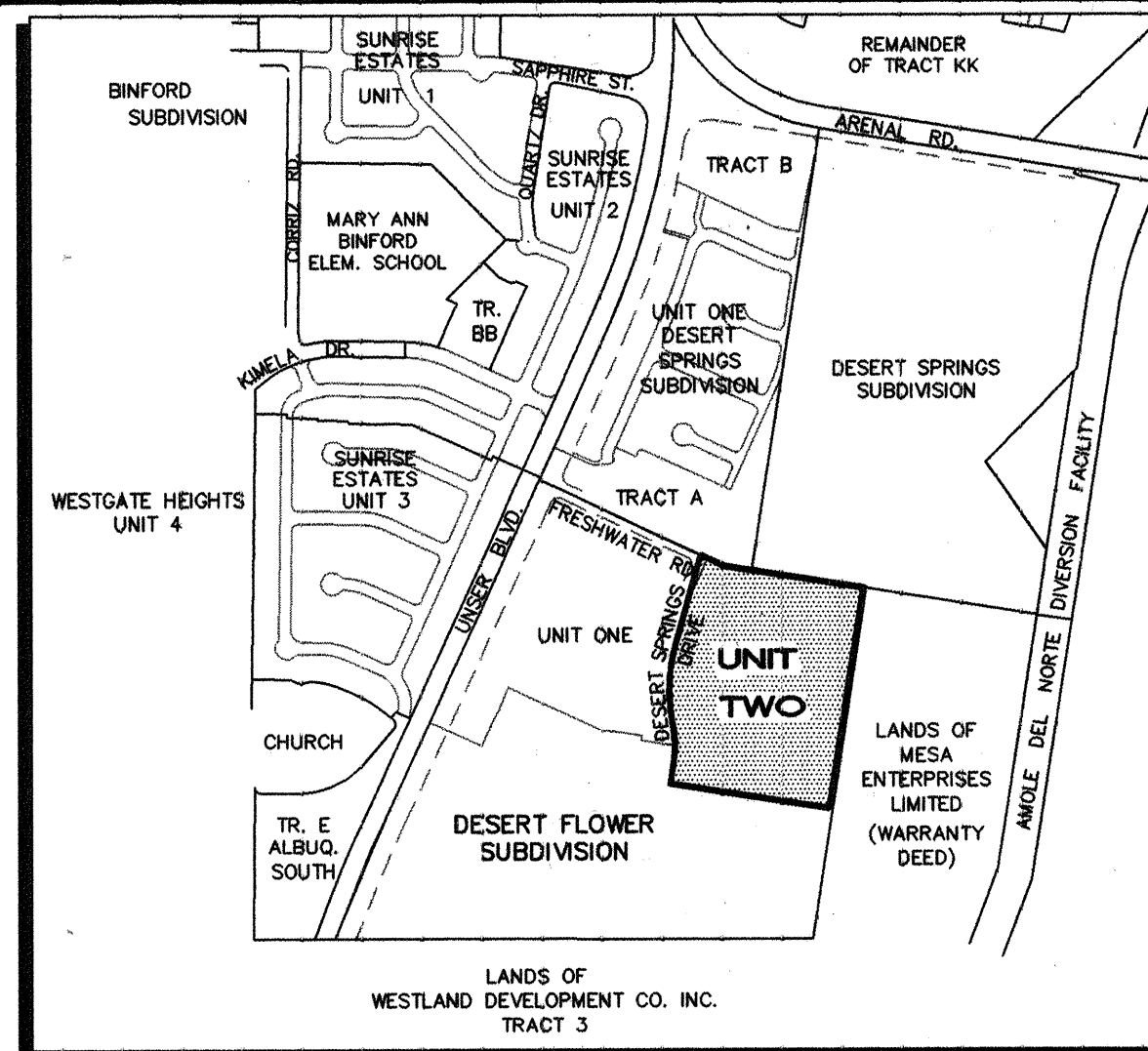
1. THE PUBLIC SERVICE CO. OF NH.—ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES; TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. JONES INTERGABLE 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 NH.—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 ANY STRUCTURE, INCLUDING BUT NOT LIMITED TO, ANY 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 EASEMENT. NOR SHALL ANY WELL BE DRILLED OR OPERATED CONCERNING ANY PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR SAFETY CODE CAUSED BY ANY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

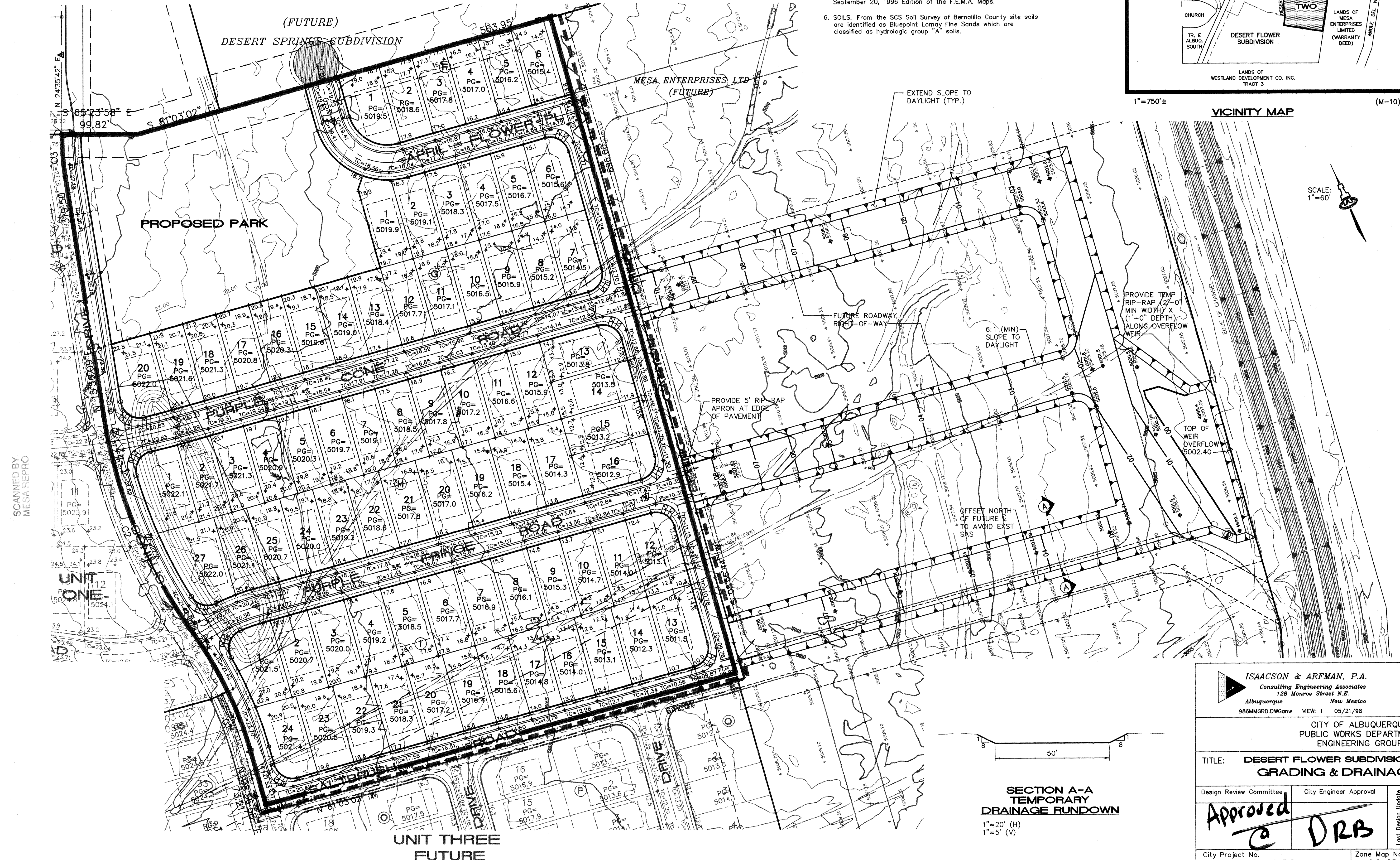
BOUNDARY CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD. DIR.	CHORD
C1	173.83	500.00	19°55'11"	87.80	N 01°00'38" W	172.96
C2	313.06	675.00	26°34'23"	159.40	S 02°18'58" W	310.26
C3	54.93	350.00	08°59'34"	27.52	S 20°05'56" W	54.88

LEGEND		EARTHWORK QUANTITIES		
5012	EXISTING CONTOUR	CUT (CY)	FILL (CY)	NET (CY)
15	PROPOSED CONTOUR	BANK VOL. 13331	9029	4302
78.3	EXISTING SPOT ELEVATION	LOOSE VOL. 13331	11286	2045
78.3	PROPOSED SPOT ELEVATION	SUBSIDENCE FACTOR(S) @ 0.1'=2100 CY		
PG=	FLOW ARROW	@ 0.2'=4200 CY		
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			

- NOTES**
- LEGAL DESCRIPTION: A PORTION OF TRACT B, DESERT FLOWER SUBDIVISION, filed June 5, 1997, Vol. 97C, Folio 175.
 - BENCHMARK: ACS MONUMENT "1-M10" ELEV = 5079.88
 - ENGINEER: ISAACSON & ARFMAN, P.A. 128 Monroe Street NE, Albuquerque, NM Attn: Fred Arfman
 - SURVEYOR: ALS, Inc. P.O. Box 30701, Albuquerque, NM Attn: Tim Aldrich
 - FLOOD HAZARD STATEMENT: No part of this development is affected nor contributes to a flood hazard area as determined by Panel No. (35001C03360-3371) of the September 20, 1996 Edition of the F.E.M.A. Maps.
 - 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.



1"=750'±
VICINITY MAP (M-10)



SECTION A-A
TEMPORARY
DRAINAGE RUNDOWN
1"=20' (H)
1"=5' (V)

AS-BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	DATE	BY	DATE	CONTRACTOR	DATE	BY	DATE	FIELD NOTES	DATE	BY	DATE	SEAL	DATE	BY	DATE
WORK	DATE	BY	DATE	WORK	DATE	BY	DATE	1	5/96	ALS	5/96	FRED C. ARFMAN	5/96	ALS	5/96
DESIGN	DATE	BY	DATE	DESIGN	DATE	BY	DATE								
REVISIONS	DATE	BY	DATE	REVISIONS	DATE	BY	DATE								
DESIGNED BY MJC	DATE 12/97	BY		DESIGNED BY MJC	DATE 12/97	BY									
DRAWN BY ANW	DATE 12/97	BY		DRAWN BY ANW	DATE 12/97	BY									
CHECKED BY FCA	DATE 12/97	BY		CHECKED BY FCA	DATE 12/97	BY									

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87102
986MMGRD.DWG and VIEW: 1 05/21/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

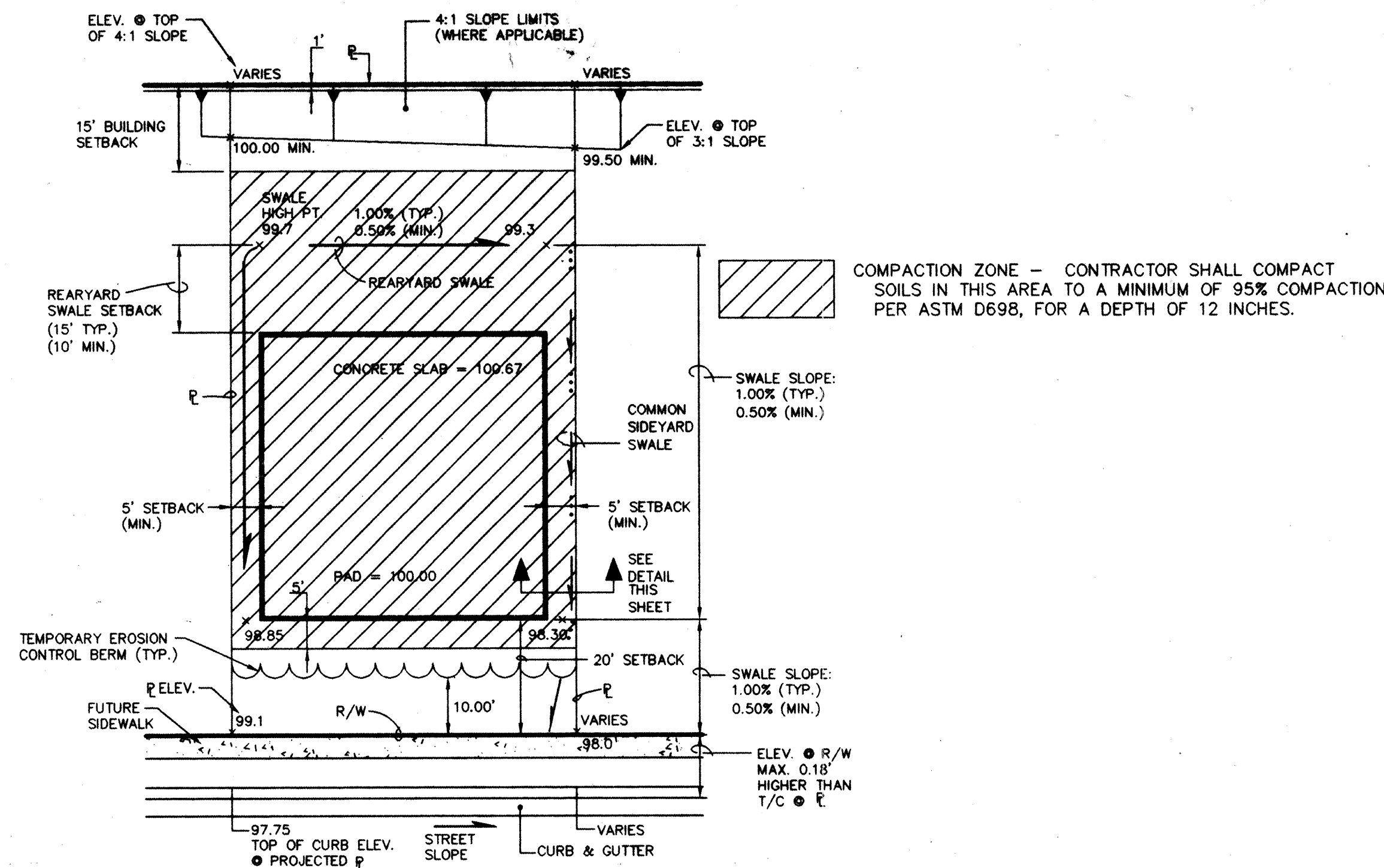
TITLE: DESERT FLOWER SUBDIVISION--UNIT TWO
GRADING & DRAINAGE PLAN

Design Review Committee City Engineer Approval

Approved [Signature] DRB

City Project No. 5739.83 Zone Map No. M-10 Sheet 4 Of 23

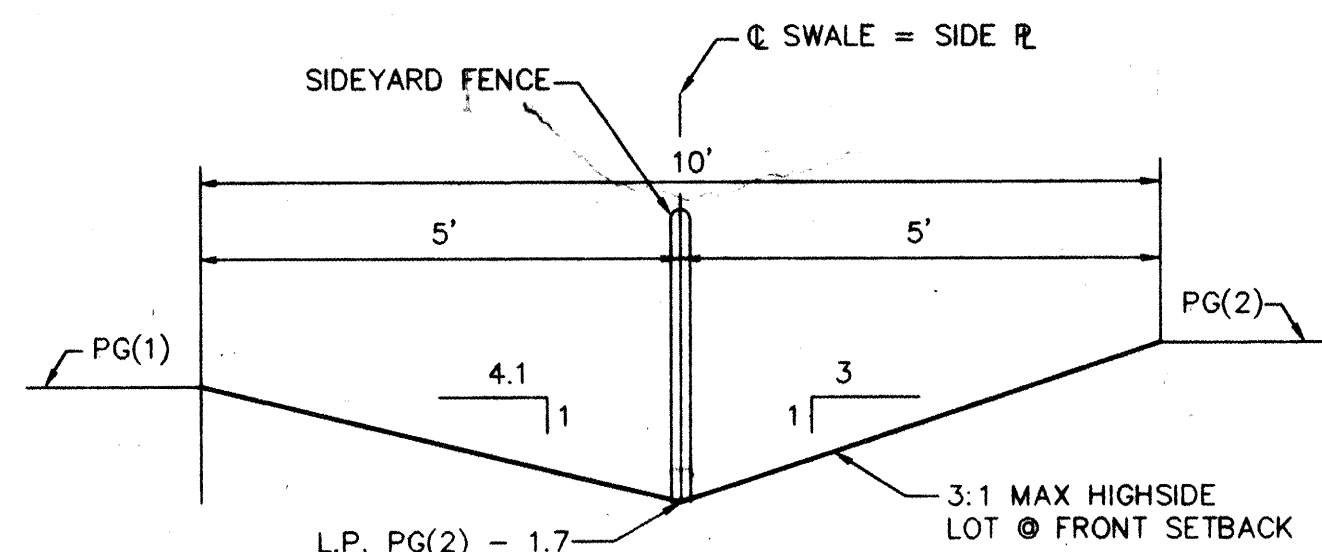
SCANNED BY
MESA REPRO



**TYPICAL LOT GRADING SHOWING
COMPACTION ZONE**
1"=20'

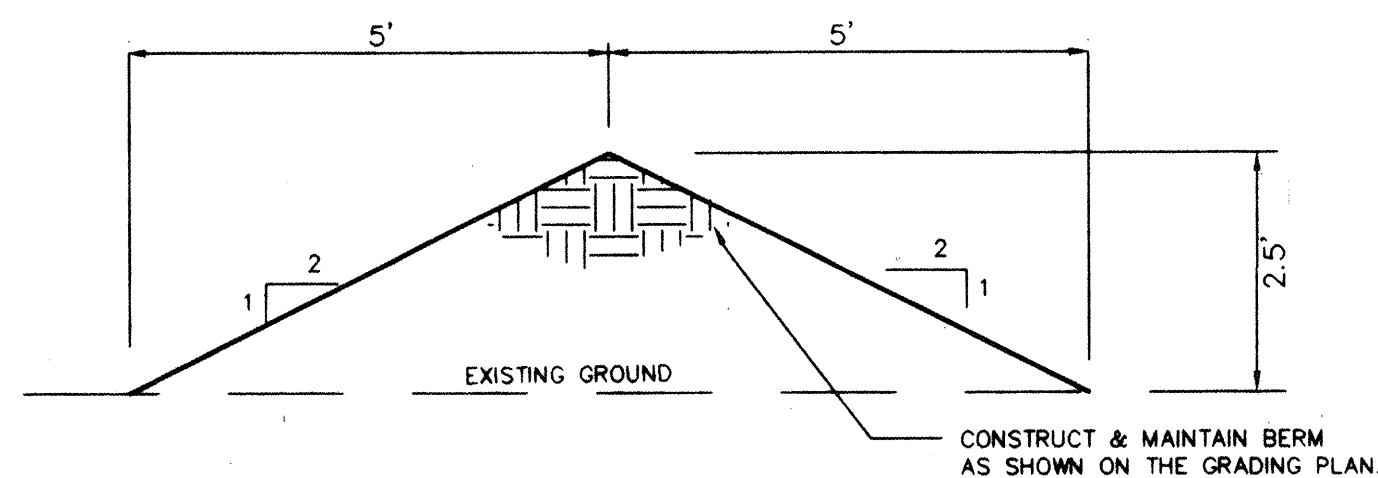
GRADING NOTES:

- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
- ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
- EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
- CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3± FEET.
- 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.
- 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.
- MAXIMUM SLOPES SHALL BE 3:1; MINIMUM SLOPES SHALL BE 1%.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- 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 THEREFOR. 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.
- 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.
- 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.
- 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.
- 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.
- THE EARTHWORK CONTRACTOR (CONTRACTOR) IS REQUIRED TO REVIEW THE FOLLOWING: GEOTECHNICAL ENGINEERING EVALUATION FOR TRACT 38 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.



**COMMON SIDEYARD
DRAINAGE SWALE AT
FRONTYARD SETBACK**
SCALE: NTS

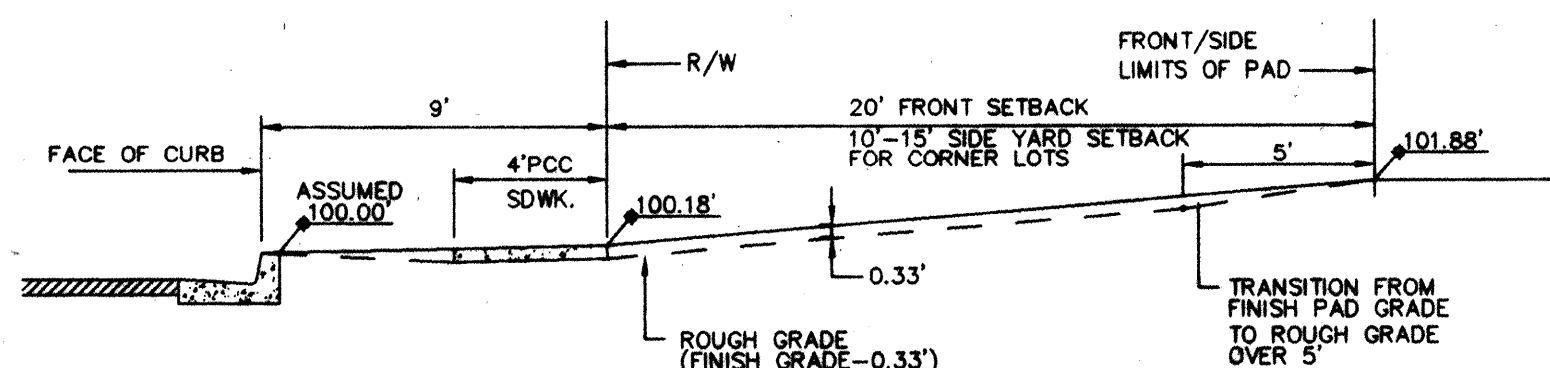
(FOR MAX Δ PG=0.6)



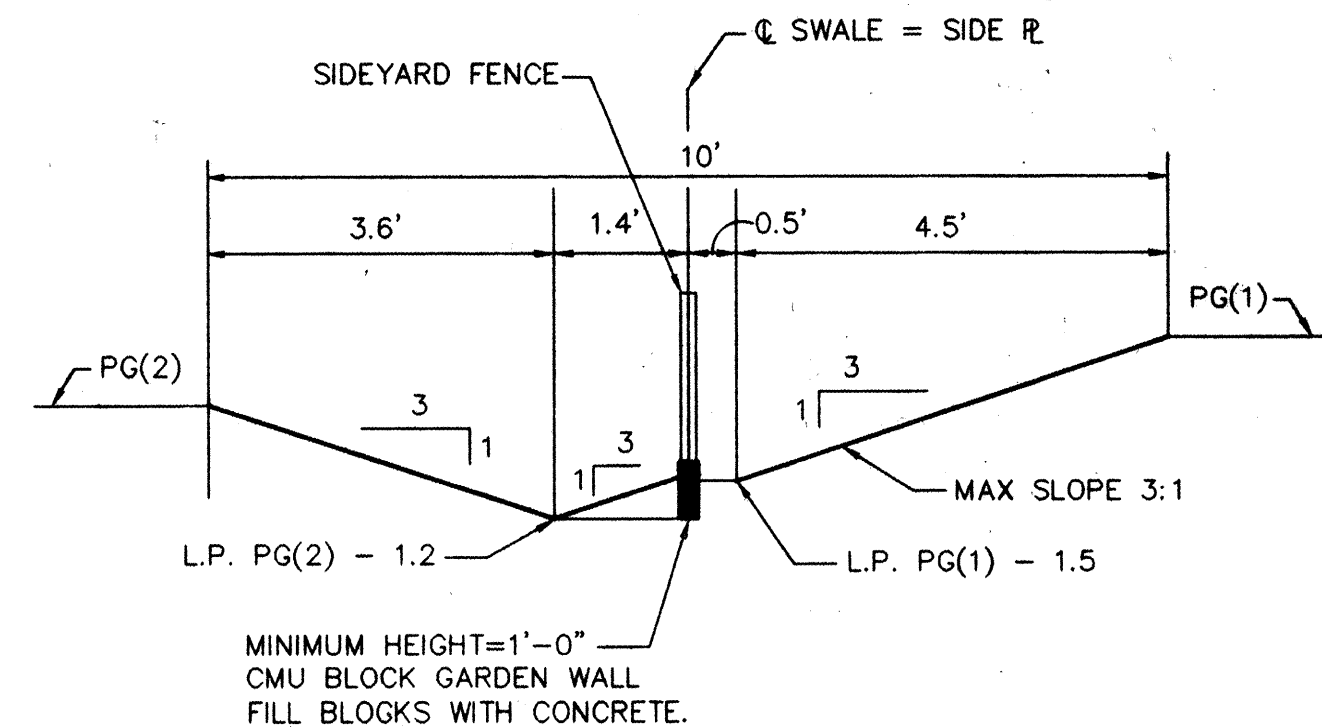
EROSION CONTROL BERM
SCALE: 1"=2'

EROSION CONTROL

- 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 BELOW) AS SHOWN ON THE PLAN AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- 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.
- SEE GRADING NOTES.



FRONT/SIDE YARD GRADING
1"=5'-0"



**GARDEN WALL
BETWEEN LOTS AT
FRONTYARD SETBACK**
SCALE: NTS

(FOR Δ PG>0.6)

ESTIMATED EARTHWORK QUANTITIES

EXCAVATION =
FILL =

NOTE:
THE ENGINEER ASSUMES NO LIABILITY AS TO THE CORRECTNESS OF THE ABOVE ESTIMATED QUANTITIES. THE CONTRACTOR SHALL MAKE HIS OWN TAKE-OFF FOR BIDDING PURPOSES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROVIDING OF ANY ADDITIONAL FILL MATERIAL OR THE REMOVAL OF EXCESS EXCAVATED MATERIAL IN ORDER TO ACHIEVE A BALANCED JOB.

PNM GRADING:
THE GRADING CONTRACTOR SHALL PROVIDE FOR THE PROPER GRADING OF ALL PNM EASEMENTS WHERE INDICATED ON THE GRADING PLAN. THE EASEMENTS SHALL BE GRADED AS FOLLOWS:

- TO PROVIDE A 10' WIDE TRENCHING PATH ON THE CORRESPONDING LOT LINE.
- ±6" (5% MAX. CROSS SLOPE) ACROSS THE PATH'S WIDTH.
- NO GRADE BREAKS (BENCHES) AT LOT LINES OR AT EASEMENT INTERSECTIONS.
- IN AREAS WHERE THE 10' TRENCHING PATH ENCLOSES UPON PONDING AREAS, THOSE PONDS ARE NOT TO BE EXCAVATED OR FORMED UNTIL SUCH TIME THAT ALL UTILITIES HAVE BEEN INSTALLED AND THE TRENCHES PROPERLY BACKFILLED.
- WHERE THE 10' TRENCHING PATH ENCLOSES UPON A DWELLING UNIT'S PAD, THE PATH SHALL BE AT THE SAME ELEVATION AS THE PAD TO INSURE THE PAD'S CERTIFICATION.

ENGINEER'S CERTIFICATION

APPROVAL FOR ROUGH GRADING (±0.1')

CONDITION: TOP SOIL DISTURBANCE PERMIT
REQUIRED PRIOR TO COMMENCING
EARTHWORK OPERATIONS

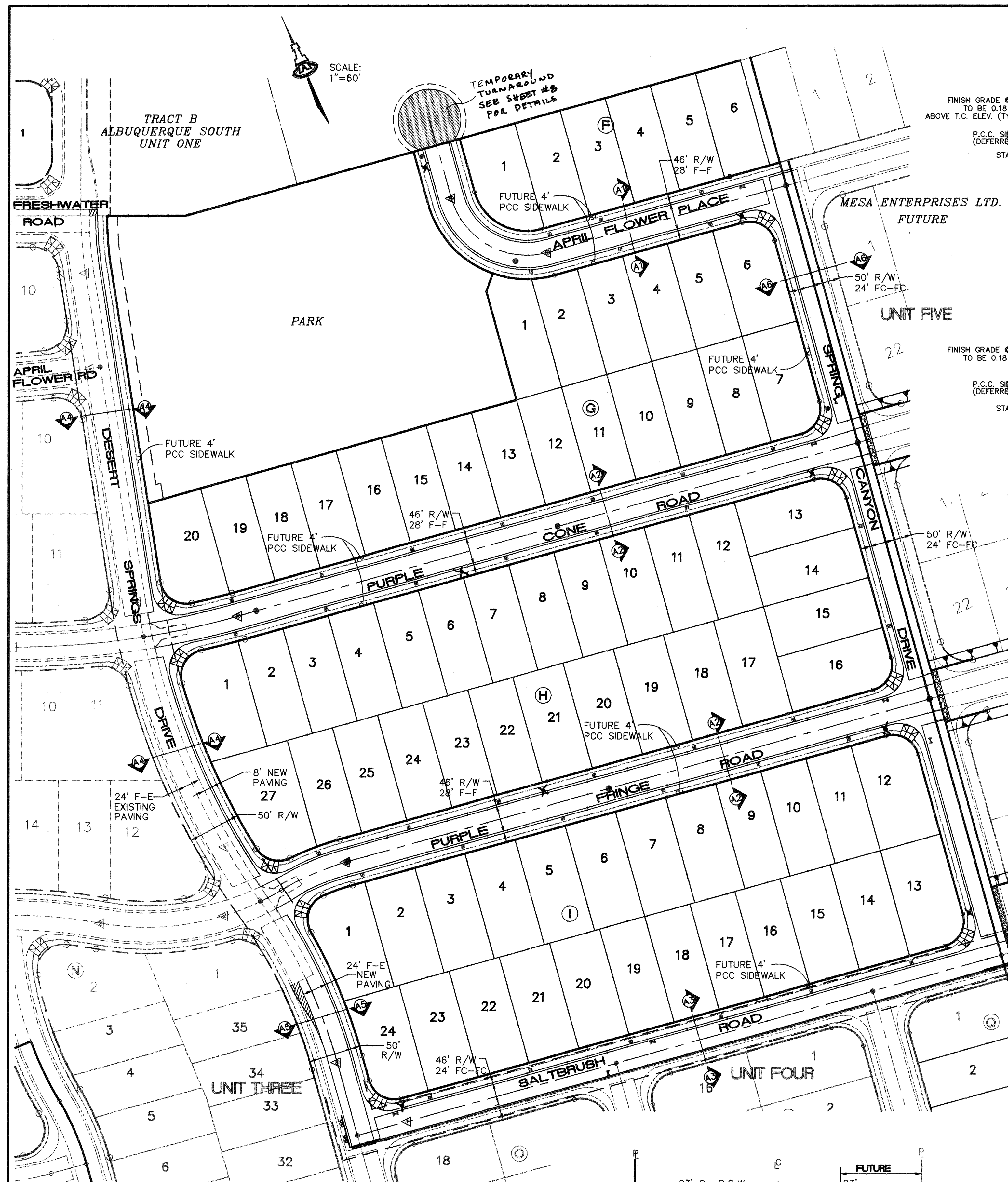
HYDROLOGY DIVISION
PUBLIC WORKS DEPARTMENT
CITY OF ALBUQUERQUE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
930GR02.DWGonw VIEW: 2 12/19/97

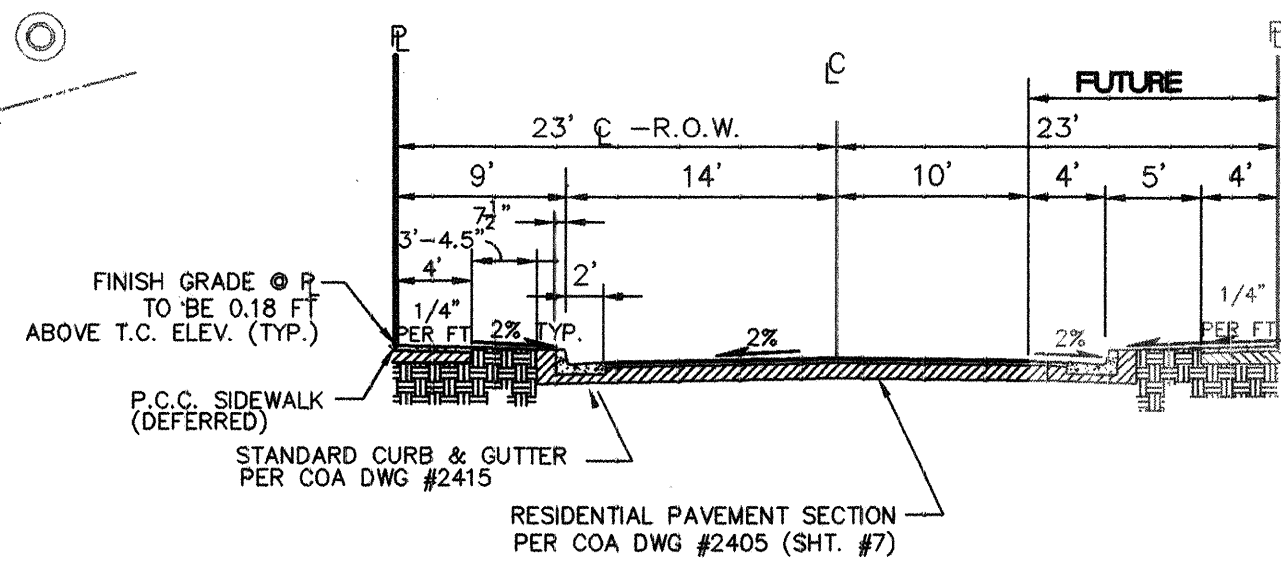
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

**TITLE: DESERT FLOWER SUBDIVISION--UNIT TWO
GRADING & DRAINAGE DETAILS**

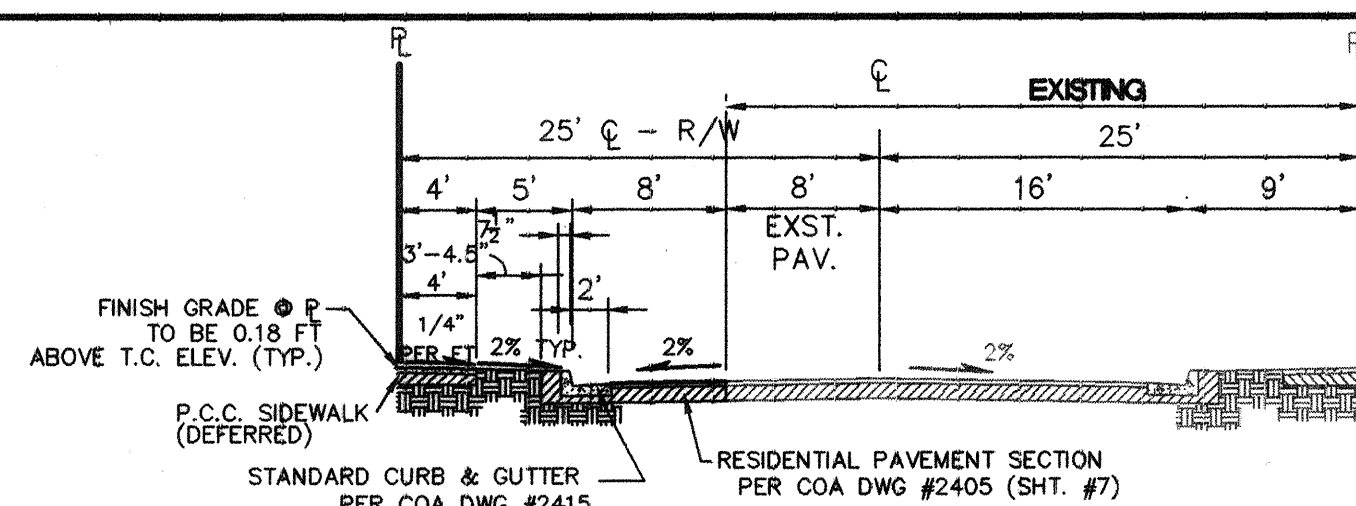
Design Review Committee	City Engineer Approval	Update	Ms./Pg./Tr.	Ms./Pg./Tr.
Approved @ DRB		Update		
City Project No. 573983	Zone Map No. M-10	Sheet 5 of 23		



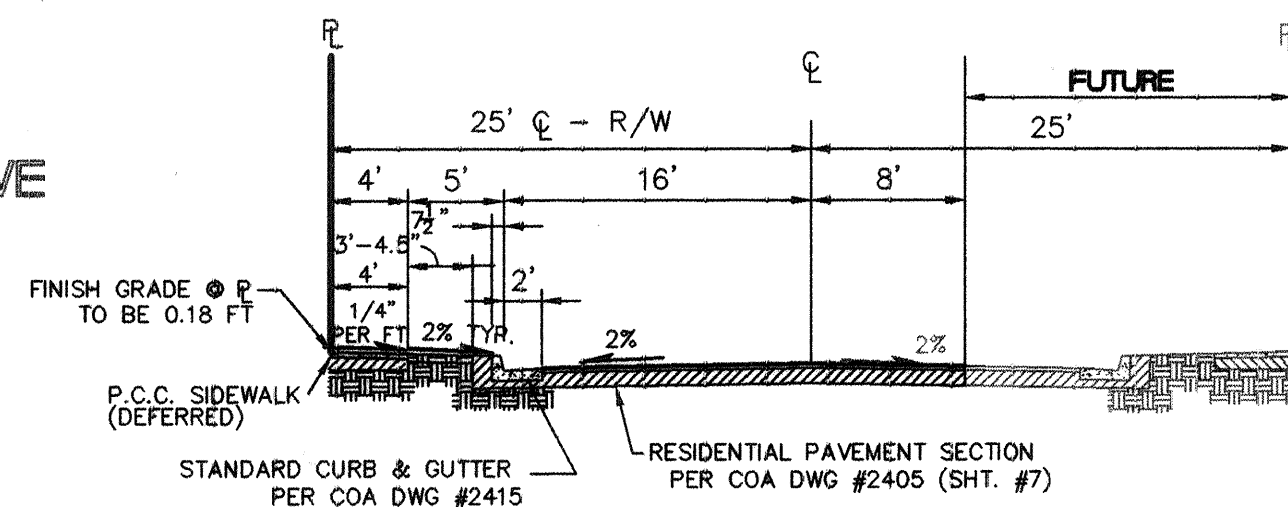
SCANNED BY
MESA REPRO



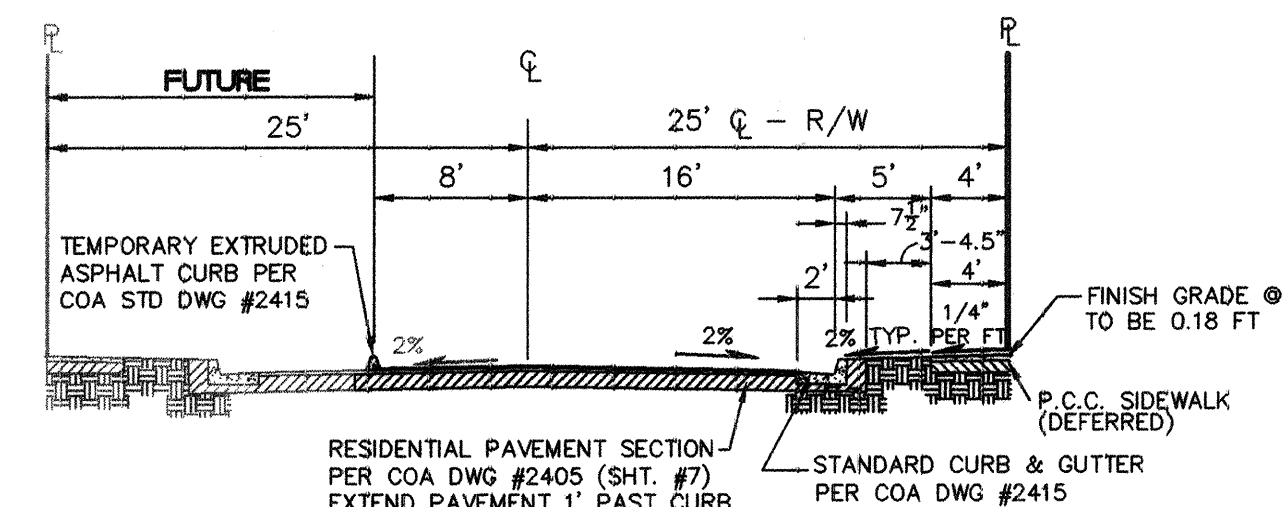
SECTION A3
23' R.O.W.-C RESIDENTIAL STREET SECTION
1"=10'



SECTION A4
25' R.O.W.-C RESIDENTIAL STREET SECTION
1"=10'



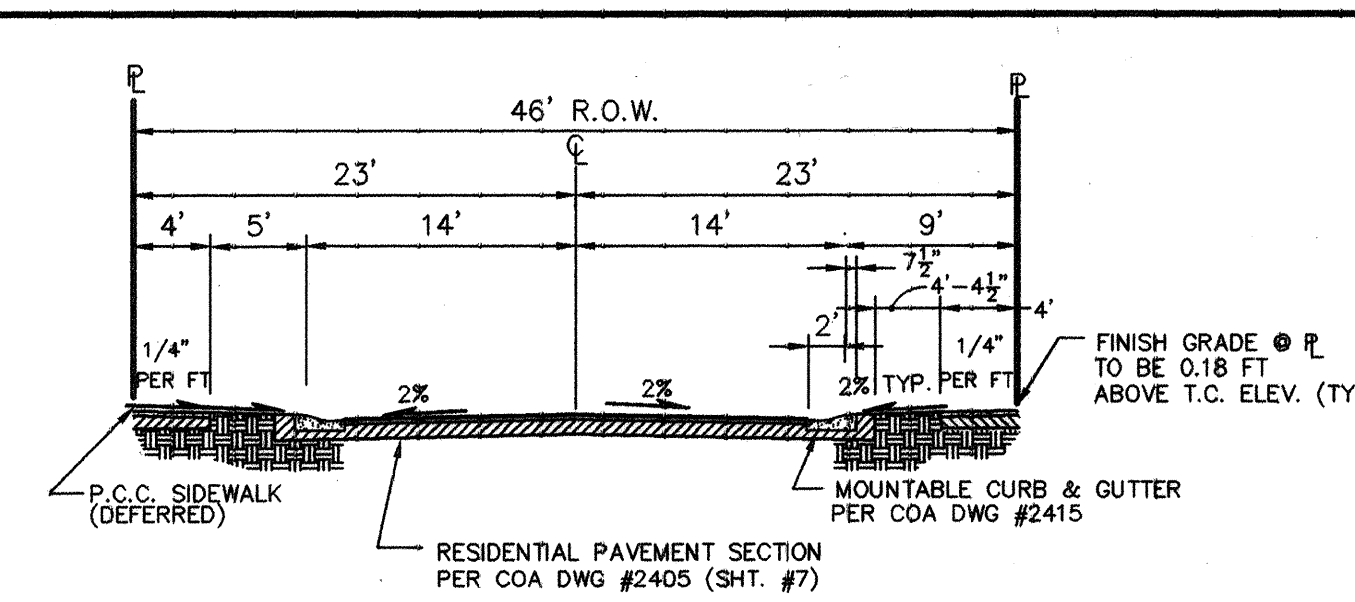
SECTION A5
25' R.O.W.-C RESIDENTIAL STREET SECTION
1"=10'



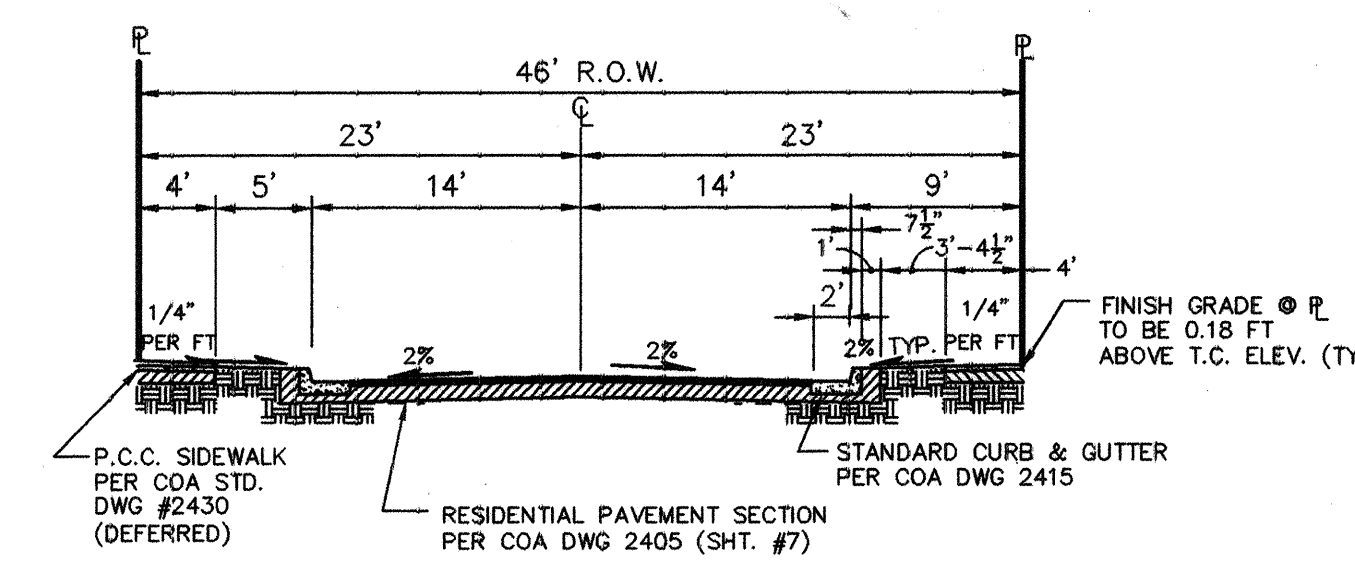
SECTION A6
25' R.O.W.-C RESIDENTIAL STREET SECTION
1"=10'

LEGEND

- ===== EXISTING STREET IMPROVEMENTS
- ===== PROPOSED STREET IMPROVEMENTS
- ===== FUTURE STREET IMPROVEMENTS
- WHEEL CHAIR RAMP
- VALLEY GUTTER
- BLOCK NO.
- LOT NO.
- PROPOSED STREET LIGHT
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- SIDEWALK BY OTHERS
- PHASE LINE



SECTION A1
TYPICAL 46' R.O.W. RESIDENTIAL STREET SECTION
1"=10'

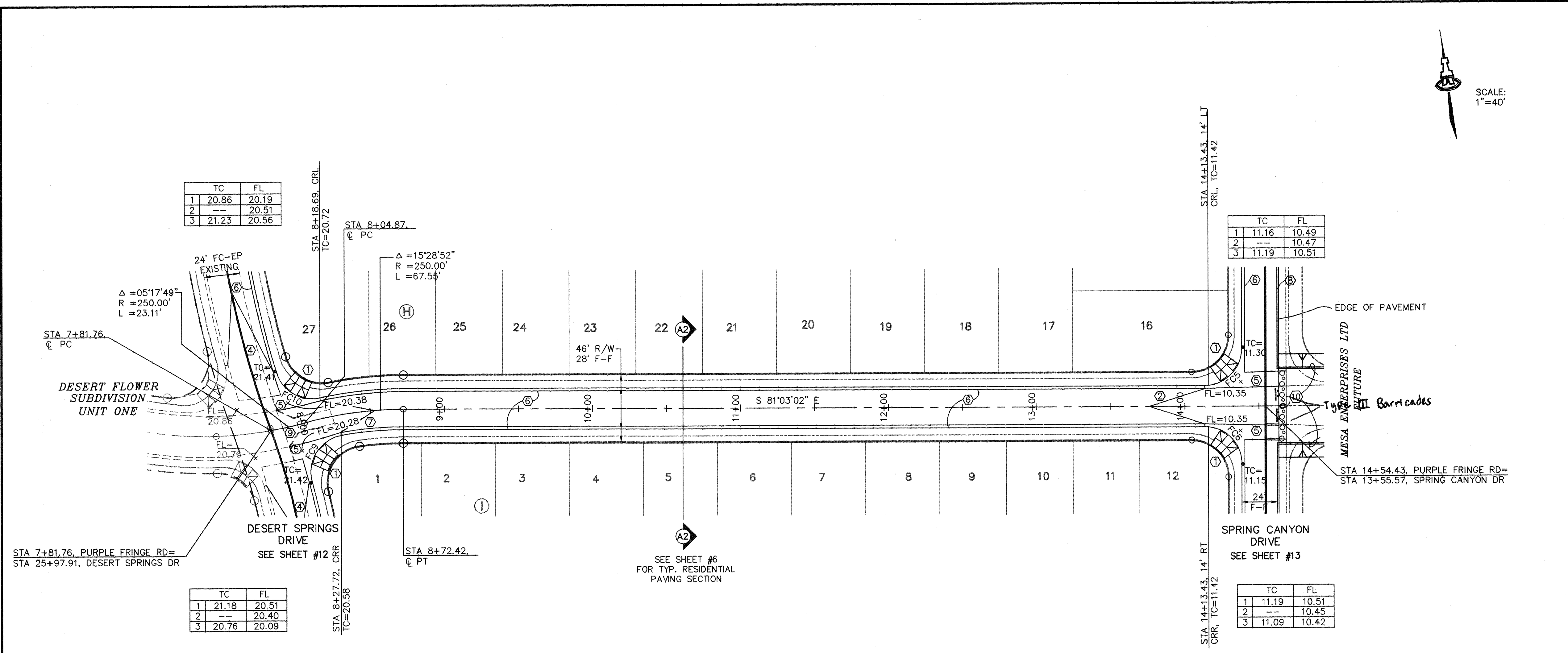


SECTION A2
46' R.O.W. RESIDENTIAL STREET SECTION
SCALE: 1"=10'

AS BUILT DRAWING

ISAACSON & ARFMAN, P.A. Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque, New Mexico 87102 986U2PMS.DWGems 08/26/98	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: DESERT FLOWER SUBDIVISION--UNIT TWO MASTER PAVING & STORM DRAIN PLAN	
Design Review Committee 	City Engineer Approval
City Project No. 5739.83	Zone Map No. M-10
Sheet 6 Of 21	No. 6

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACCS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.	DATE	FIELD NOTES	REVISIONS	DESIGN	REMARKS
ISAACSON	08/26/98	ELEV. = 5079.88	05/96	1 ALS	1	1	1
DESIGNED BY	DATE	TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPHIRE ST. & UNSER BLVD.	DATE				
DRAWN BY	DATE	ELEV. = 5035.84					
CHECKED BY	DATE						

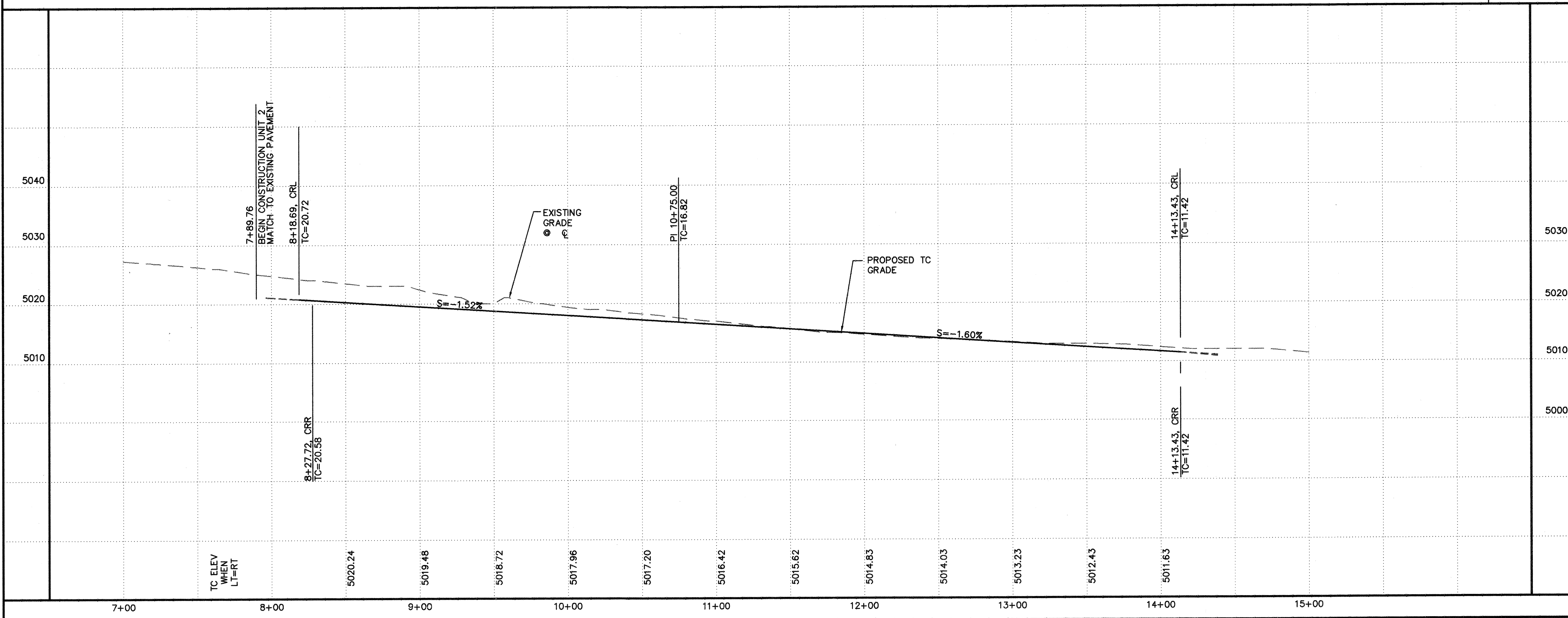


- KEYED CONSTRUCTION NOTES**
1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #7.
 2. CROWN TO QUARTER CROWN TRANSITION 37.5' MIN. LENGTH.
 3. CONSTRUCT PCC VALLEY GUTTER 6" WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
 4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
 5. CONSTRUCT PCC VALLEY GUTTER 10' WIDE, 3/4" INVERT PER COA STD DWG #2422.
 6. STANDARD CURB & GUTTER PER COA STD DWG #2415.
 7. HALF-CROWN TO FULL-CROWN TRANSITION, 25' MIN. LENGTH.
 8. TEMPORARY EXTRUDED ASPHALT CURB PER COA STD DWG #2415.
 9. REMOVE RIPRAP AND 73 LF TEMPORARY CURB FROM EXISTING RUNDOWN.
 10. PROVIDE 30 LF TEMPORARY EXTRUDED ASPHALT CURB FOR RUNDOWN. Place 5' of riprap at pavement edge.

FACE OF CURB CURVE TABLE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
FC5	39.27	25.00	90°00'14"
FC6	39.27	25.00	89°59'46"
FC9	41.37	25.00	94°48'07"
FC10	37.23	25.00	85°19'47"

PURPLE FRINGE ROAD



AS BUILT DRAWING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87102
986PV10.DWGems 08/26/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

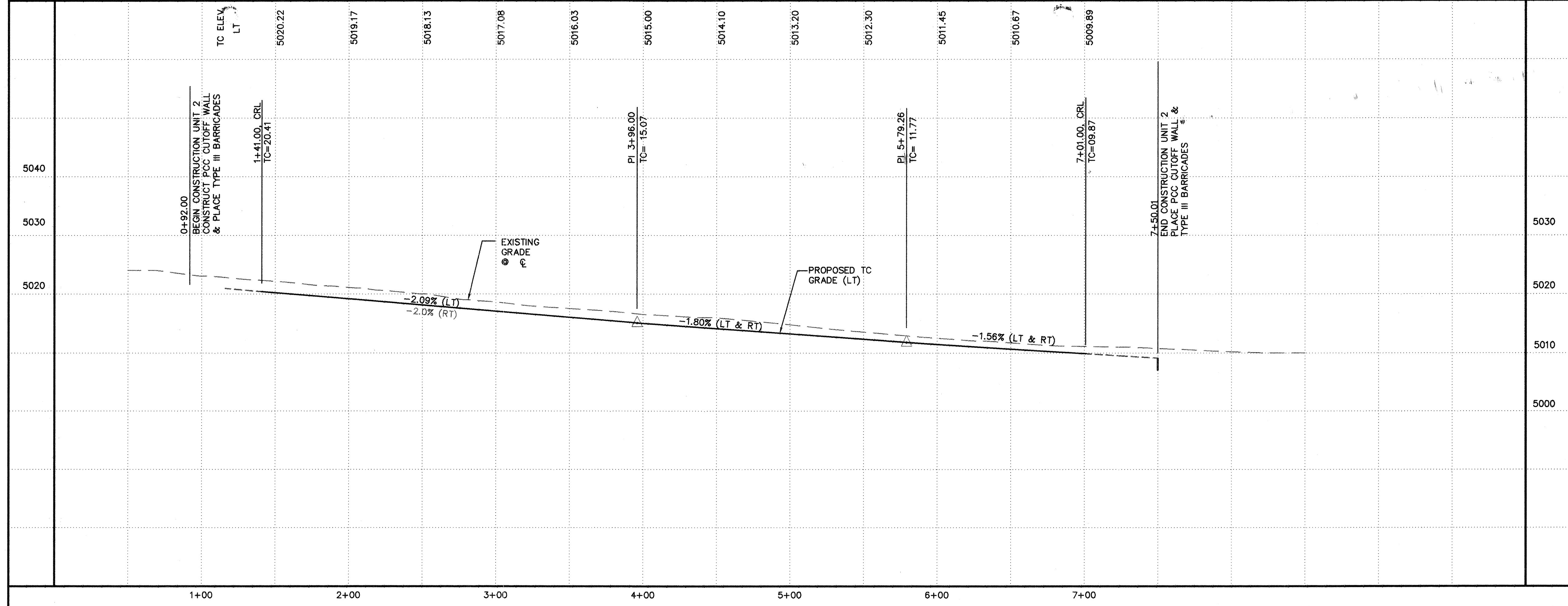
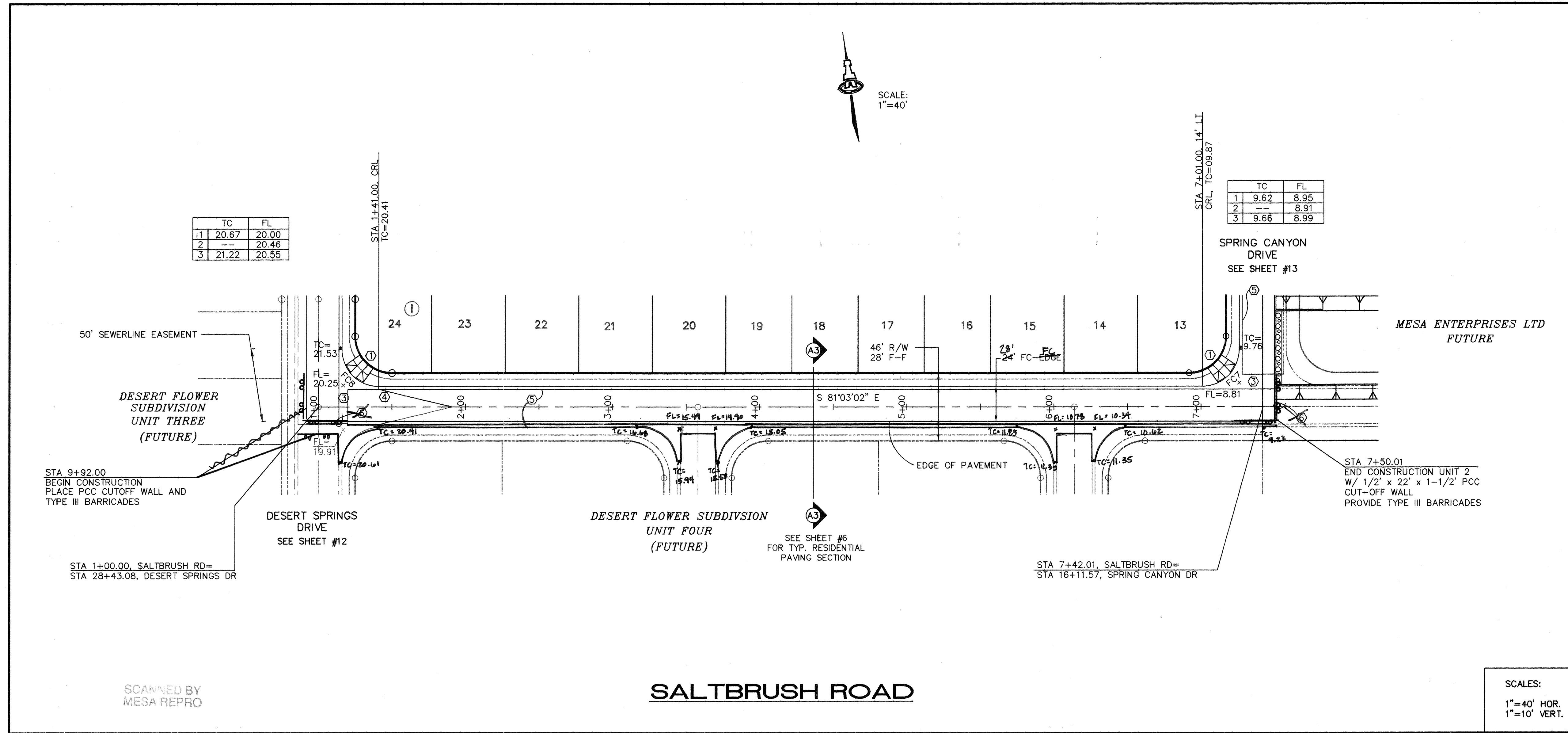
TITLE: DESERT FLOWER SUBDIVISION--UNIT TWO
PURPLE FRINGE RD.
PAVING PLAN & PROFILE

Design Review Committee: [Signature]
City Engineer Approval: [Signature]
Last Design Update: [Signature]

City Project No. **5739.83** Zone Map No. **M-10** Sheet **10** Of **21**

DESIGNED BY: MJC DATE: 12/97
DRAWN BY: ANW DATE: 12/97
CHECKED BY: FCA DATE: 12/97

REVISIONS
1. Replace by approved at 6/11/98
2. [Signature] 06/30/98



KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #7.
2. NOT USED
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. STANDARD CURB & GUTTER PER COA STD DWG #2415.
6. EXTRUDED ASPHALT CURB PER COA STD DWG #2415. STA 9+92.00, 10' RT TO STA 1+20.00, 10' R. AND STA 7+50.01, 10' RT TO STA 9+50.01, 12' LT.

FACE OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
FC7	39.27	25.00	90°00'14"
FC8	39.27	25.00	90°00'00"

AS-BUILT INFORMATION

CONTRACTOR: **New Concepts**

WORK BY: **PLS**

DATE: **10/98**

INSPECTOR: **J & A**

ACCEPTANCE BY: **PLS**

DATE: **10/98**

DESIGNED BY: **J & A**

DATE: **10/98**

RECORDED BY: **MICRO-FILM**

DATE: **10/98**

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 SAPHIRE 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

REVISIONS

DESIGN

DESIGNED BY: MJC

DATE: 12/97

DRAWN BY: ANW

DATE: 12/97

CHECKED BY: FCA

DATE: 12/97

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

128 Monroe Street N.E.

Albuquerque New Mexico

986PV11.DWGams 08/27/98

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

ENGINEERING GROUP

TITLE: **DESERT FLOWER SUBDIVISION--UNIT TWO**

SALTBRUSH RD.

PAVING PLAN & PROFILE

Design Review Committee

City Engineer Approval

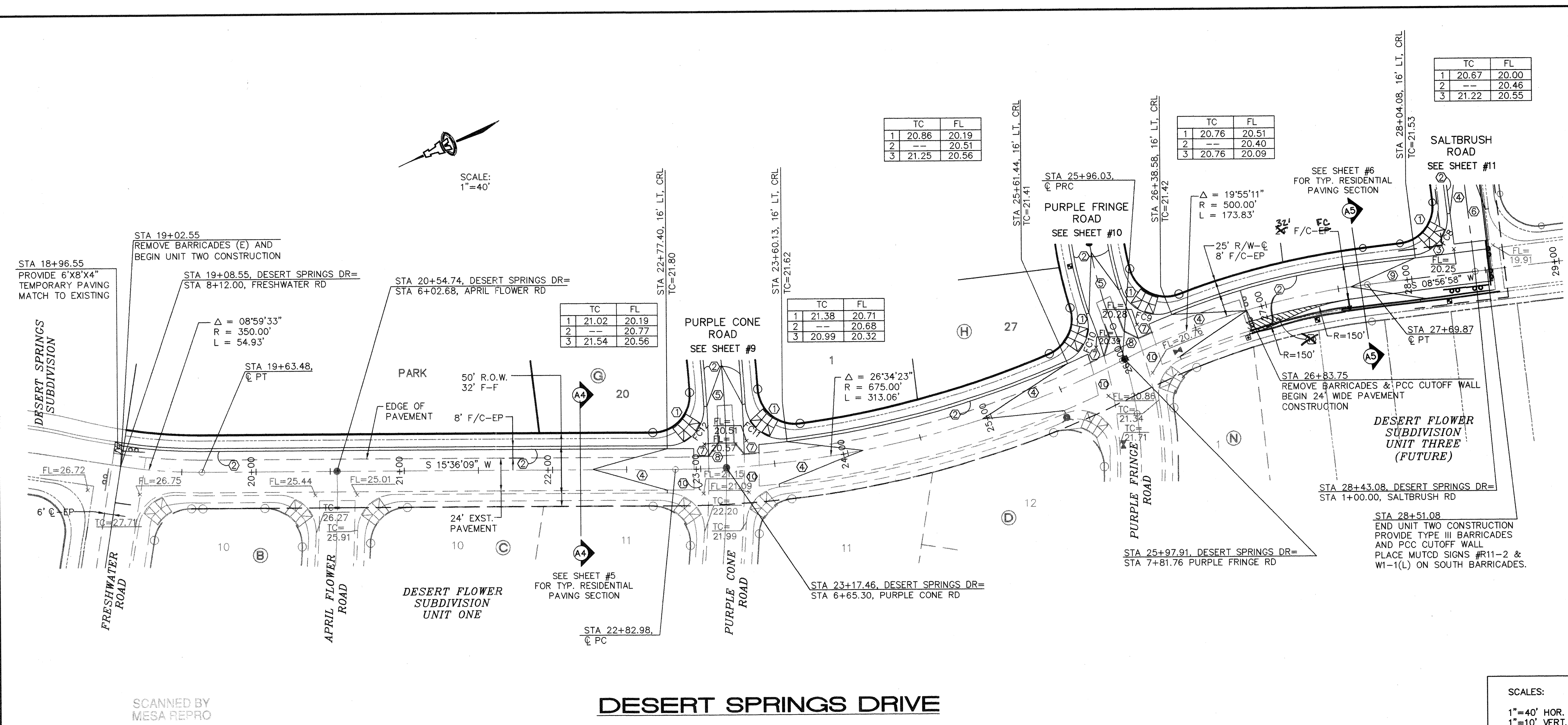
Ms./Day/Yr.

Ms./Day/Yr.

City Project No. 5739.83

Zone Map No. M-10

Sheet 11 Of 21



KEYED CONSTRUCTION NOTES

- CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #7.
- STANDARD CURB & GUTTER PER COA STD DWG #2415.
- CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
- CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
- CROWN TO HALF CROWN TRANSITION 25' MIN. LENGTH.
- TEMPORARY EXTRUDED ASPHALT CURB PER COA STD DWG #2415.
- CONSTRUCT PCC VALLEY GUTTER 10' WIDE, 3/4" INVERT, PER COA STD DWG #2422. MATCH TO EXISTING.
- REMOVE 146 LF OF TEMPORARY CURB AND RIPRAP FROM EXISTING RUN DOWN.
- CROWN TO 1% CROSS-SLOPE, 50' TRANSITION. SEE DETAIL ON SHEET 7.
- EXISTING 10' WIDE, 3/4" INVERT. VALLEY GUTTER.

FACE OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
FC8	39.27	25.00	90°00'00"
FC9	41.37	25.00	94°48'07"
FC10	37.23	25.00	85°19'47"
FC11	40.81	25.00	93°32'08"
FC12	40.58	25.00	93°00'38"

CONTRACTOR INFORMATION
CONTRACTOR: **ALS**
DATE: **10/98**
ACCEPTANCE BY: **ALS**
DATE: **10/98**
REVISION BY: **ALS**
DATE: **10/98**
REVISION BY: **ALS**
DATE: **10/98**

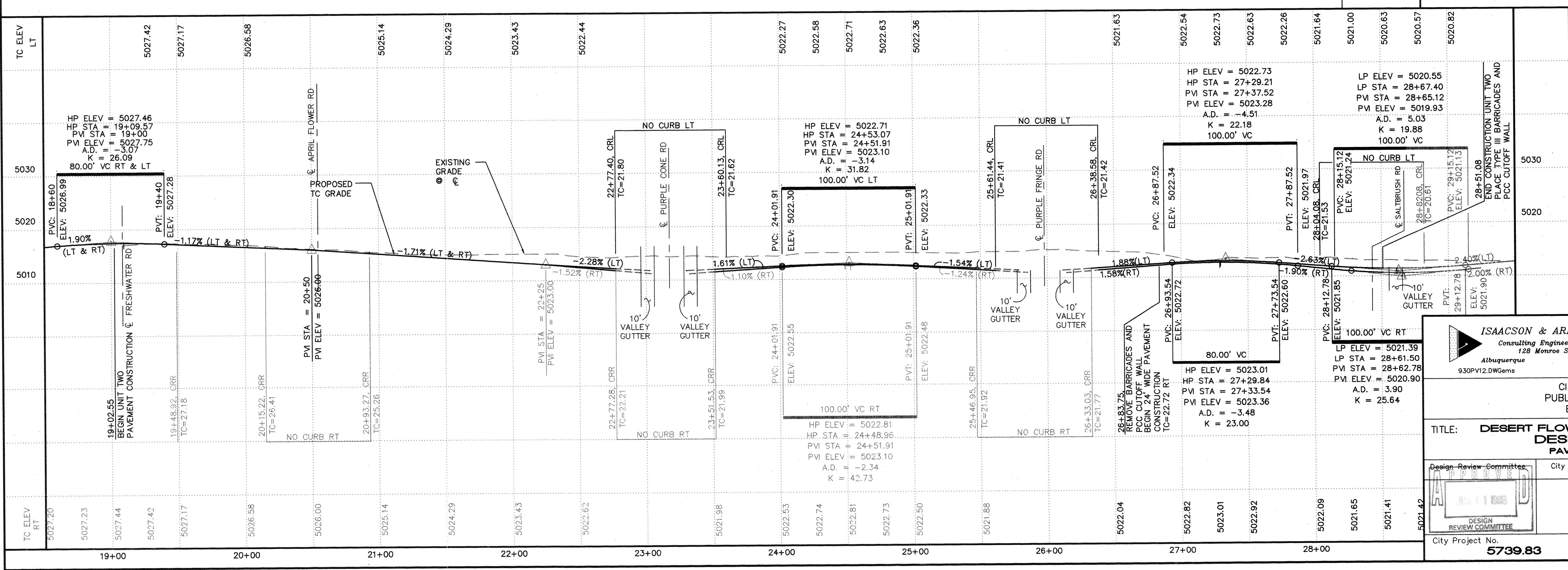
AS-BUILT INFORMATION
CONTRACTOR: **ALS**
DATE: **10/98**
ACCEPTANCE BY: **ALS**
DATE: **10/98**
REVISION BY: **ALS**
DATE: **10/98**
REVISION BY: **ALS**
DATE: **10/98**

ENGINEER'S SEAL
FRED C. ARFMAN
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
7322
05/15/98

DESIGN INFORMATION
DESIGNED BY: **MJC**
DATE: **12/97**
DRAWN BY: **ANW**
DATE: **12/97**
CHECKED BY: **FCA**
DATE: **12/97**

REVISIONS
NO. DATE REMARKS
1 12/97 DESIGN

DESIGN REVIEW COMMITTEE
City Project No. **5739.83**
Zone Map No. **M-10**
Sheet **12** Of **23**



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930PV12.DWGems 05/15/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

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

DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update

AS-BUILT DRAWING



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



CURVE	LENGTH	RADIUS	DELTA
FC2	39.27	25.00	89°59'46"
FC3	39.27	25.00	90°00'14"
FC4	39.27	25.00	89°59'46"
FC5	39.27	25.00	90°00'14"
FC6	39.27	25.00	89°59'46"
FC7	39.27	25.00	90°00'14"

AS BUILT DRAWING



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986PV13.DWGems 08/27/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT TWO
SPRING CANYON DR
PAVING PLAN & PROFILE

Design Review Committee

APPROVED

SEP 29 1998

DESIGN
REVIEW COMMITTEE

City Engineer Approval

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NO.
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City Project No. _____

Zone Map No.

5739.83

M-10

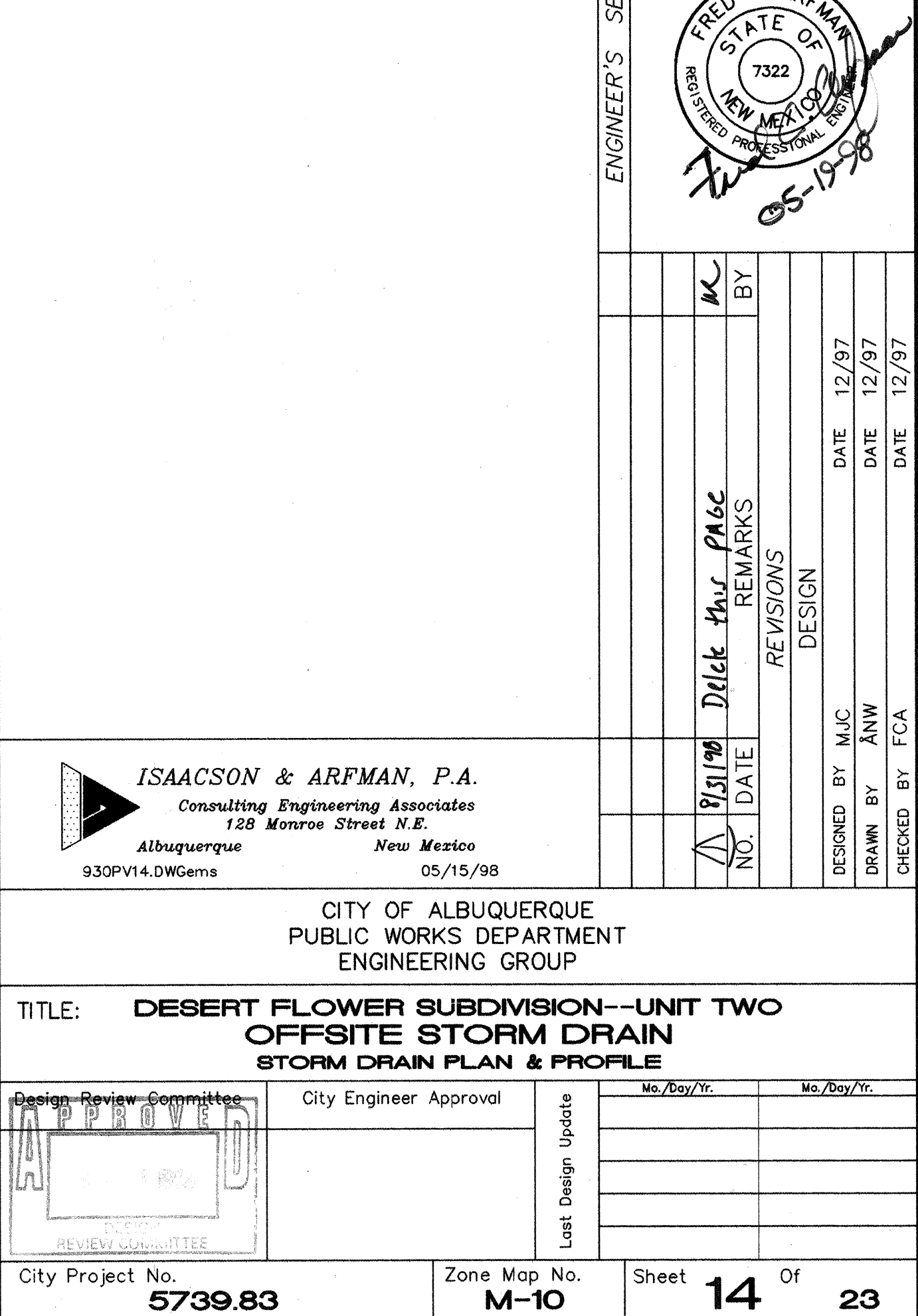
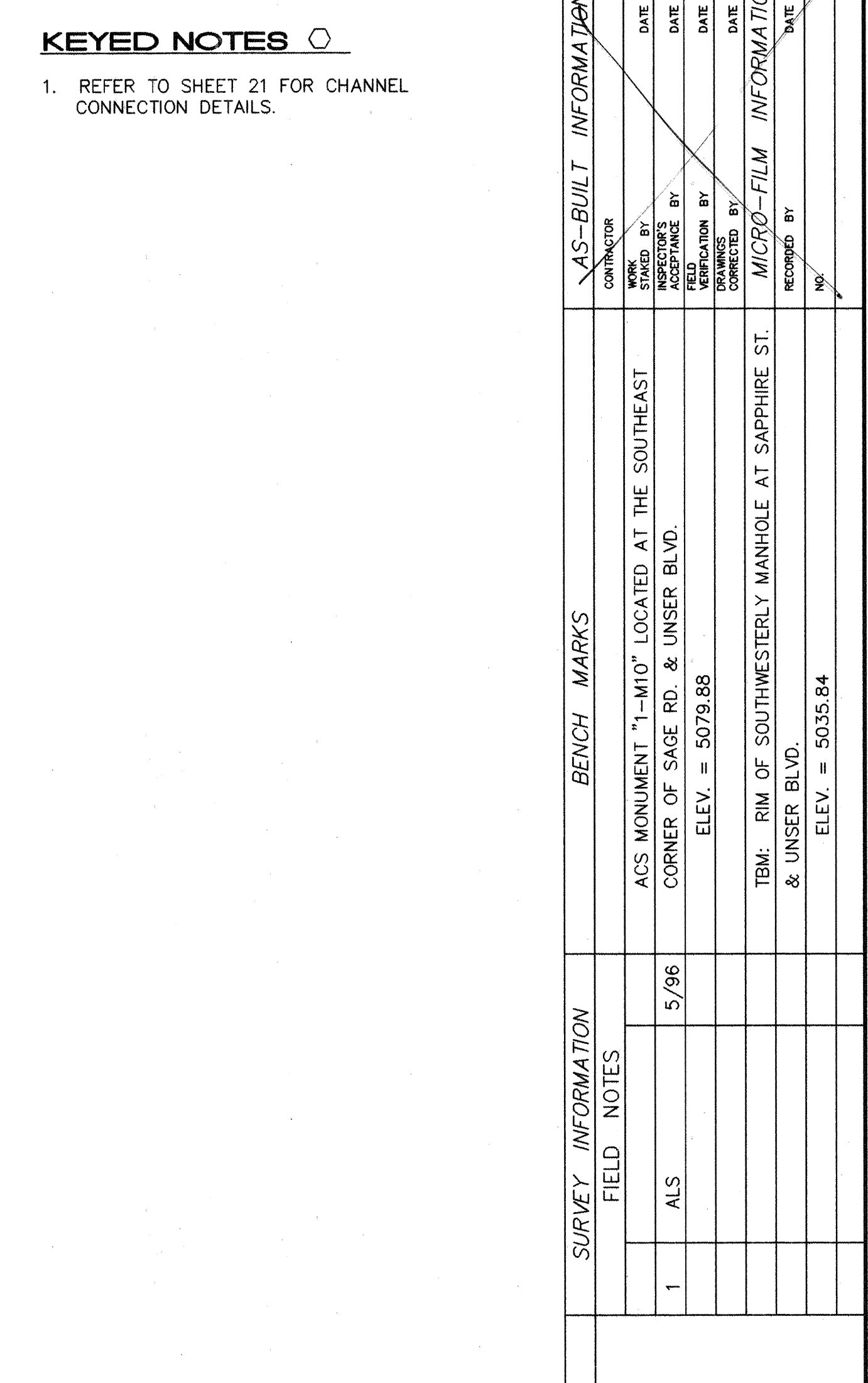
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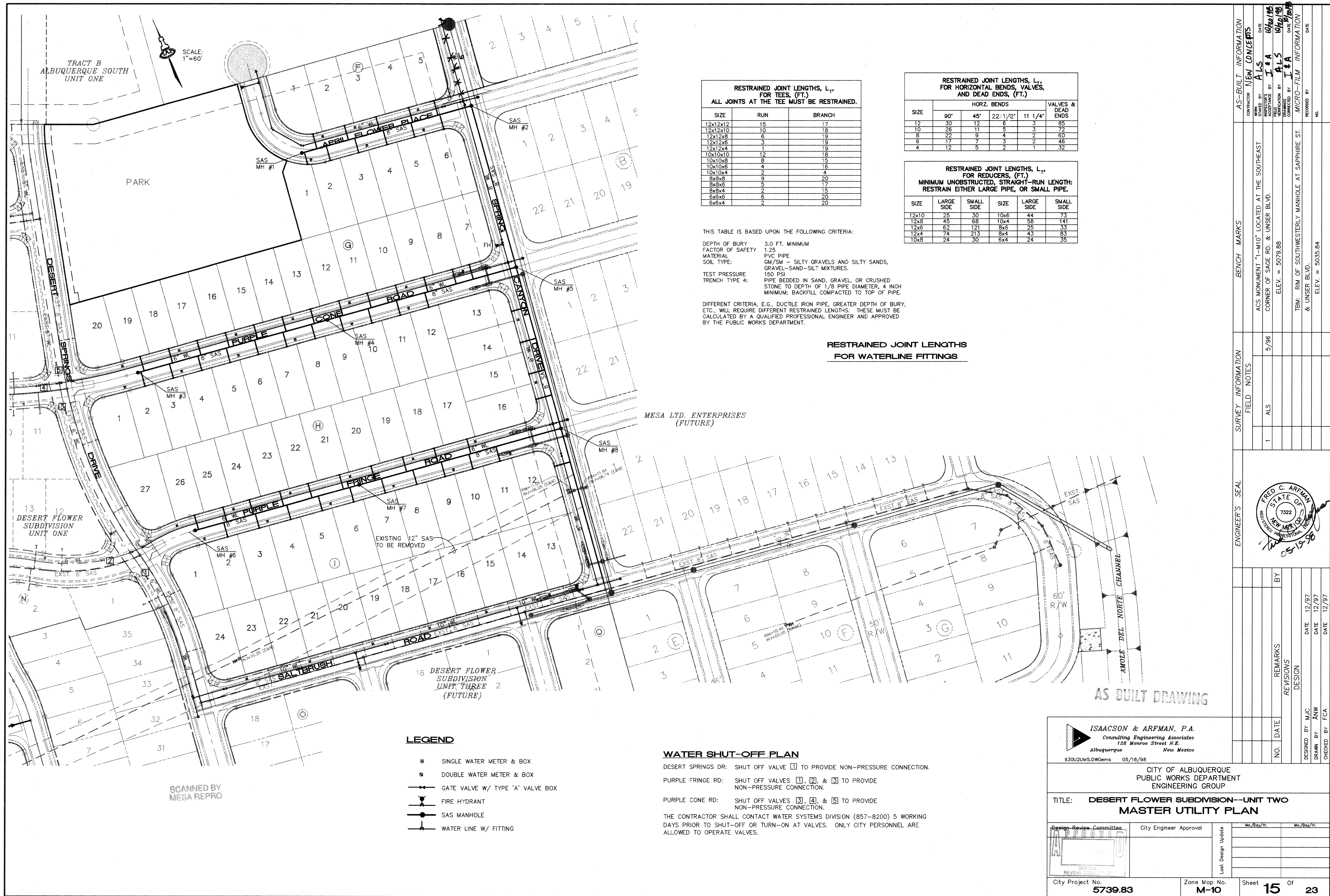
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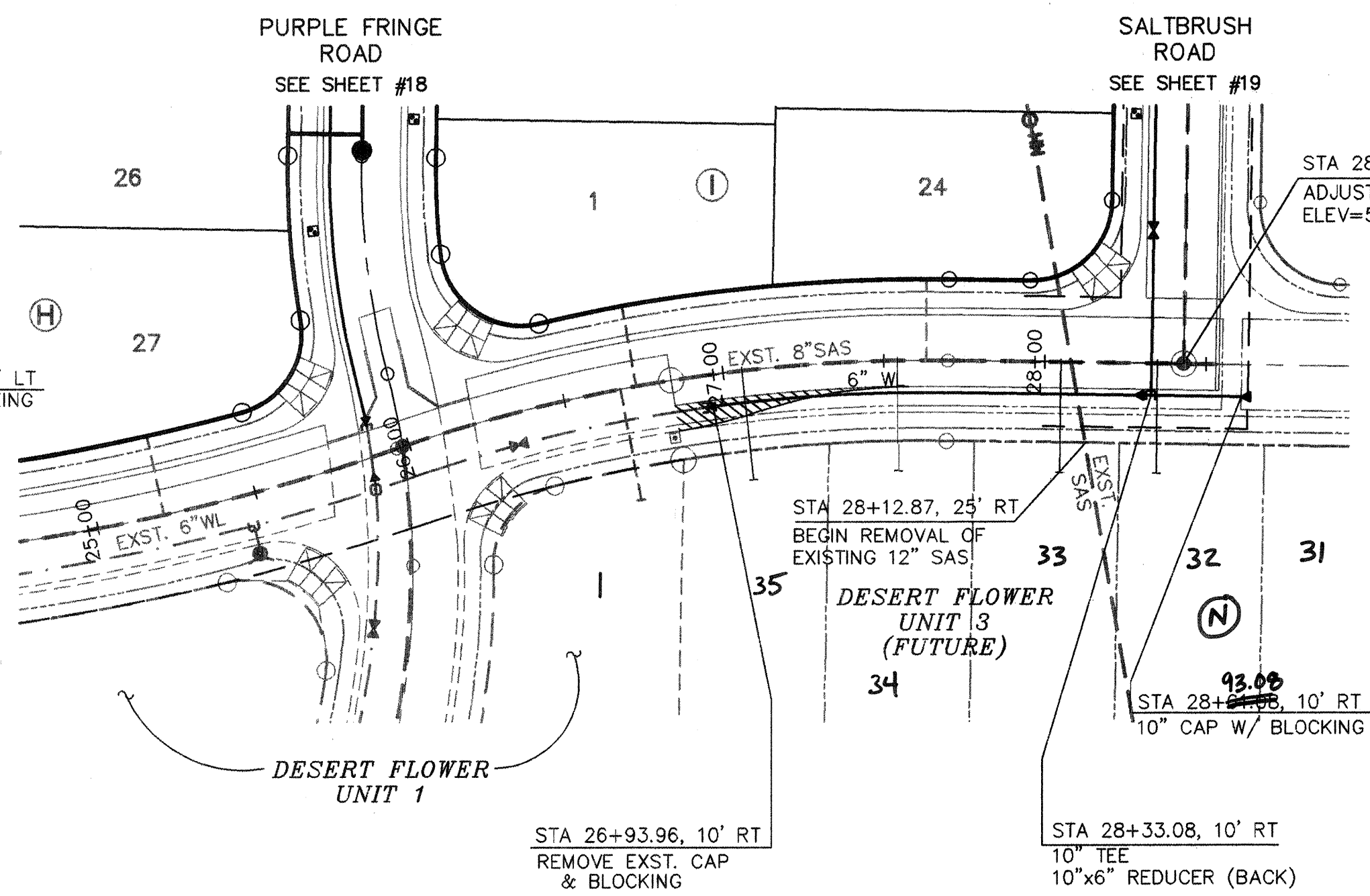
SURVEY INFORMATION		FIELD NOTES		BENCH MARKS		AS-BUILT INFORMATION	
1	ALS	5/96	ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD. ELEV. = 5079.88	CONTRACTOR: <i>New Concept</i> WORK: <i>PLS</i> STARTED BY: <i>LES</i> ACCEPTANCE BY: <i>LES</i> FIELD ACTION BY: <i>LES</i> DRAWINGS: <i>LES</i> CORRECTED BY: <i>LES</i>	DATE: <i>10/90</i> <i>10/90</i> <i>10/90</i> <i>10/90</i> <i>10/90</i>	MICRO-FILM INFORMATION RECORDED BY: _____ DATE: _____	
			TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPHIRE ST. & UNSER BLVD. ELEV. = 5035.84			NO. _____	

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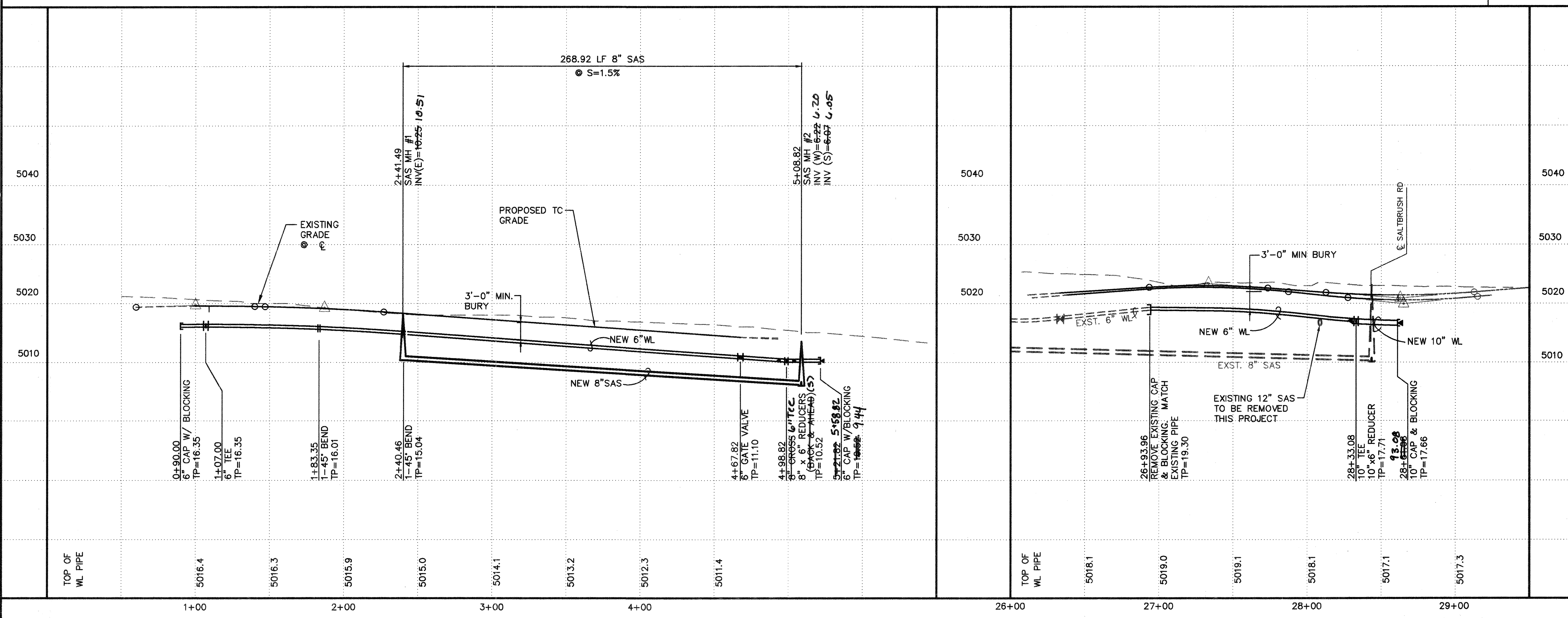
UNIT	
---UNIT TWO	
OR	
E	
Mo./Day/Yr.	Mo./Day/Yr.
Sheet	Of
13	21

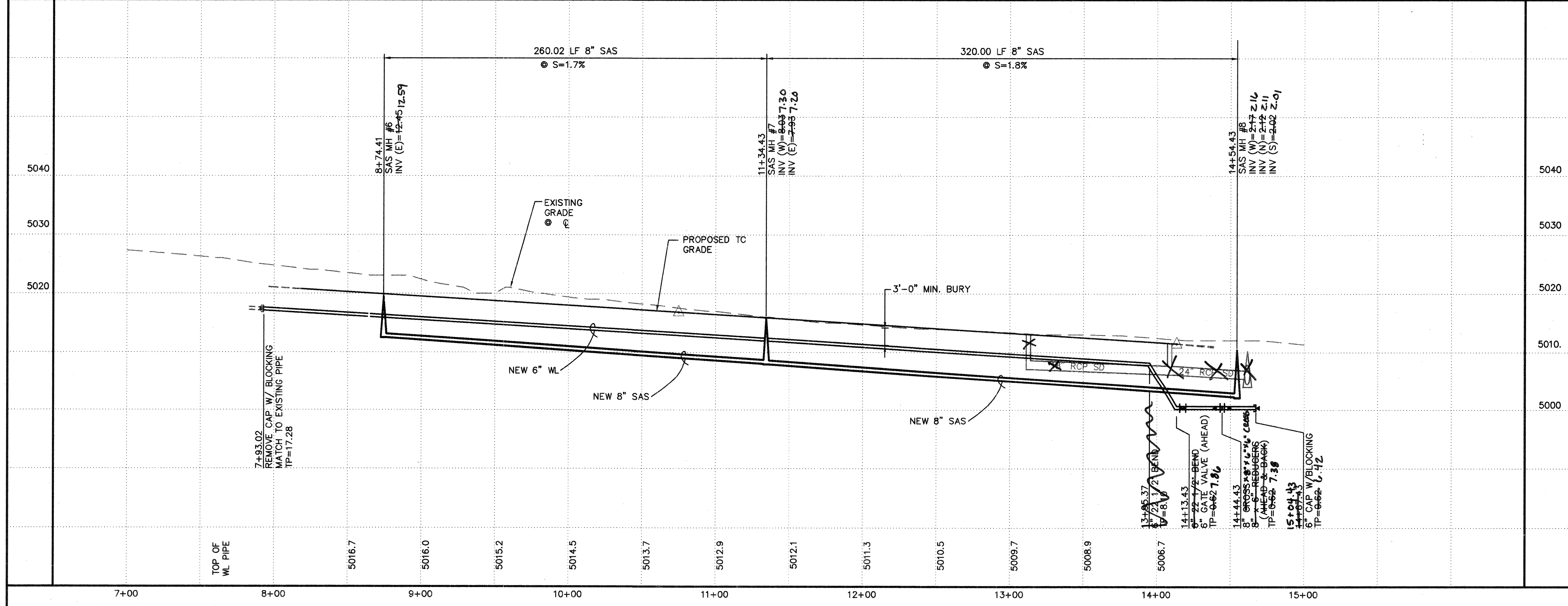
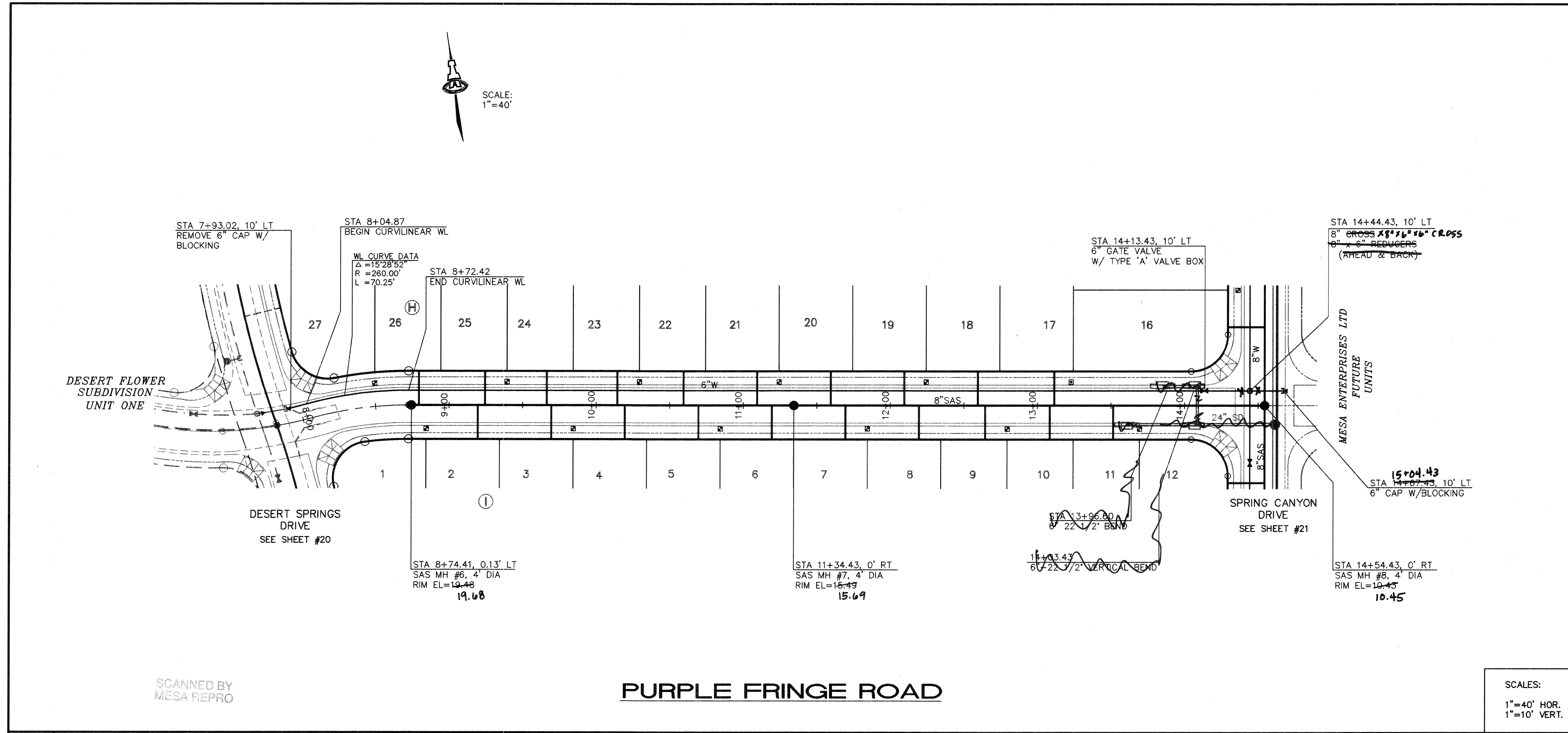






City Project No. 5739.83	Zone Map No. M-10	Sheet 16 Of 2
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- GENERAL NOTES**
1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
 2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
 3. SEE SHEET #15 FOR WATER SHUT-OFF PLAN.
 4. SEE SHEET #15 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
 5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

UTILITY SERVICE TABLE

BLOCK/ LOT NO.	STATION		SAS INV @ END
	WATER, LENGTH	SAS, LENGTH	
H 17	13+24.41, 6' (S)	13+11.43, 23'	7.8
H 18	12+24.41, 6'	12+59.41, 23'	8.7
H 19	12+24.41, 6'	12+09.41, 23'	9.5
H 20	11+24.41, 6'	11+59.41, 23'	10.3
H 21	11+24.41, 6'	11+09.41, 23'	11.1
H 22	10+24.41, 6'	10+59.41, 23'	11.9
H 23	10+24.41, 6'	10+14.41, 23'	12.4
H 24	9+39.41, 6'	9+66.41, 23'	13.4
H 25	9+39.41, 6'	9+24.41, 23'	13.8
H 26	8+94.41, 6'	8+79.41, 23'	14.5
H 27	EXST.	EXST.	---
I 1	8+84.43, 26'	9+19.43, 23'	14.1
I 2	8+84.43, 26'	9+69.43, 23'	13.3
I 3	9+84.43, 26'	10+19.43, 23'	12.5
I 4	10+84.43, 26'	10+69.43, 23'	11.8
I 5	11+84.43, 26'	11+19.43, 23'	11.0
I 6	11+84.43, 26'	11+69.43, 23'	10.2
I 7	12+79.43, 26'	12+19.43, 23'	9.4
I 8	12+79.43, 26'	12+64.43, 23'	8.7
I 9	13+69.43, 26'	13+08.43, 23'	8.0
I 10	13+69.43, 26'	13+51.43, 23'	7.2
I 11			
I 12			

LEGEND

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

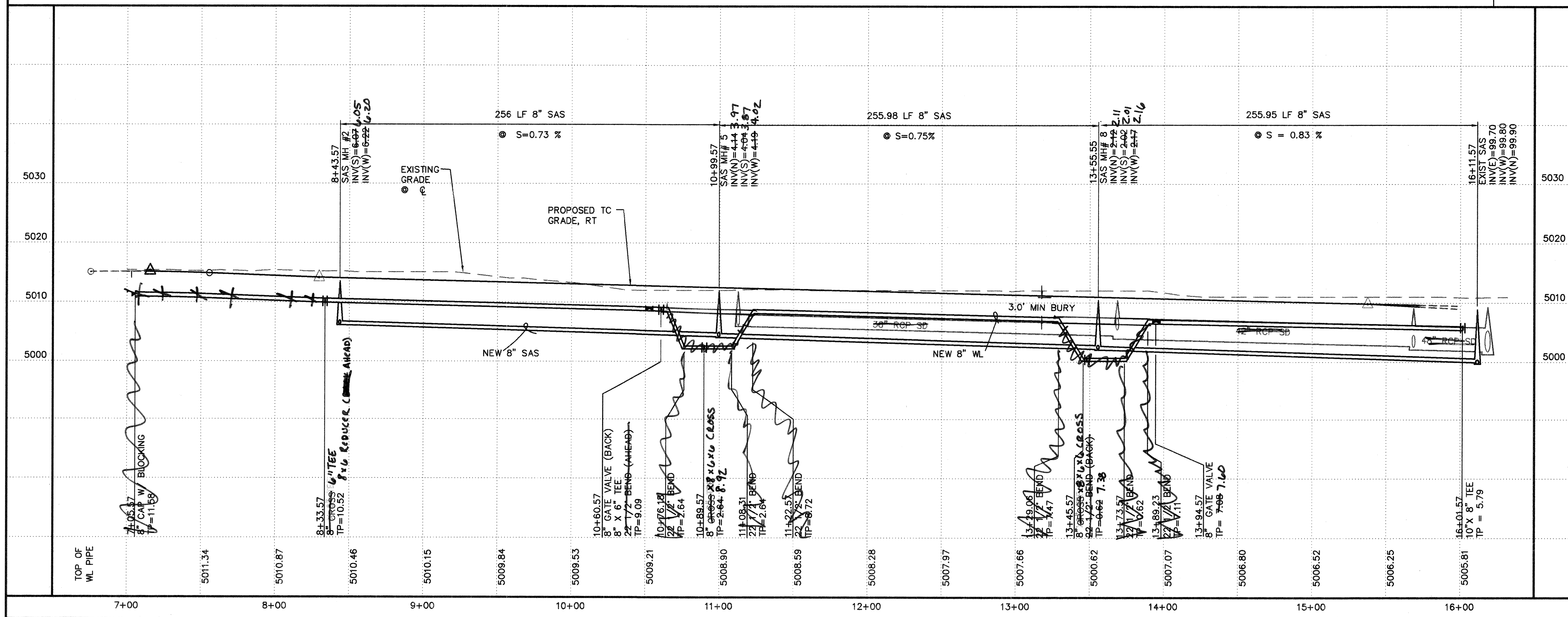
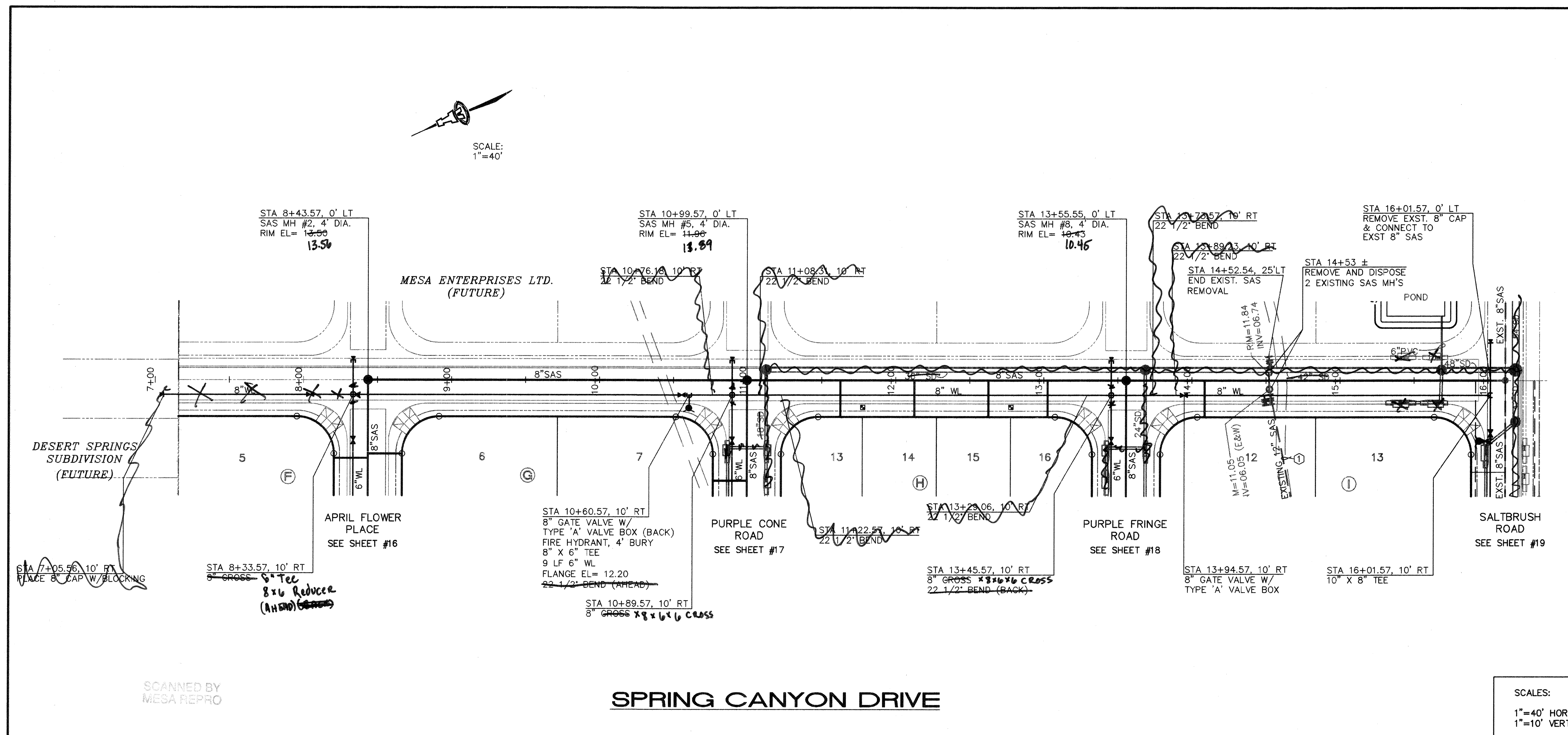
AS BUILT DRAWING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
228 Monroe Street N.E.
Albuquerque, New Mexico 87102
930UTL10.DWGems 05/18/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **DESERT FLOWER SUBDIVISION--UNIT TWO
PURPLE FRINGE RD.
UTILITY PLAN & PROFILE**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED			
DESIGN REVIEW COMMITTEE			
City Project No. 5739.83	Zone Map No. M-10	Sheet 18 Of 23	



GENERAL NOTES

- CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
- CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
- SEE SHEET #15 FOR WATER SHUT-OFF PLAN.
- SEE SHEET #15 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

KEYED CONSTRUCTION NOTES

- REMOVE AND DISPOSE 670 LF OF EXISTING 12" SAS

UTILITY SERVICE TABLE

BLOCK/ LOT NO.	STATION		SAS INV @ END
	WATER, LENGTH	SAS, LENGTH	
I 12		14+08.57, 25'	5.5
H 13	11+77.57, 6.5'	11+62.57, 25'	6.9
H 14		12+12.57, 25'	6.7
H 15	12+77.57, 6.5'	12+62.57, 25'	6.4
H 16		13+02.57, 25'	6.1

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 & ARPMAN, P.A.
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Albuquerque, New Mexico 87102
930UTL13.DWGems 05/18/98

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

**TITLE: DESERT FLOWER SUBDIVISION--UNIT TWO
SPRING CANYON DR
UTILITY PLAN & PROFILE**

Design Review Committee City Engineer Approval

City Project No. **5739.83** Zone Map No. **M-10** Sheet **20** Of **23**

AS-BUILT INFORMATION

CONTRACTOR	DATE
ALS	04/01/98

NEW CONCEPTS

WORK BY	DATE
ALS	04/01/98

REVISIONS

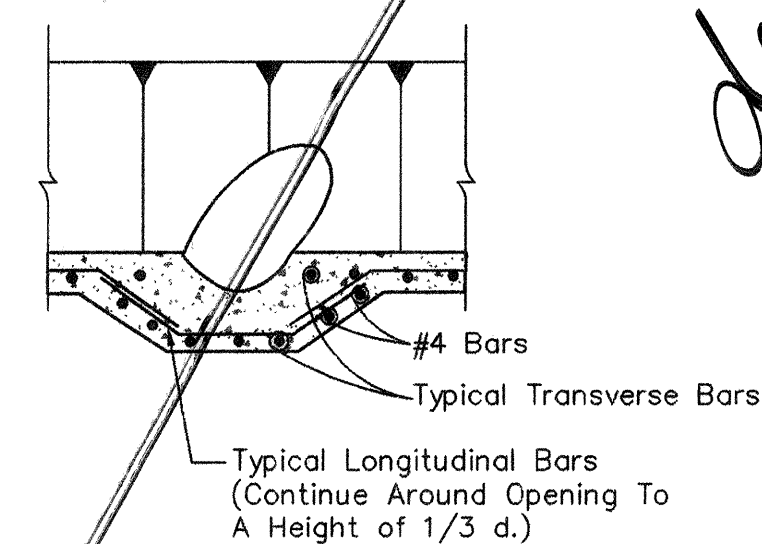
NO.	DATE	REMARKS
1	12/97	DESIGN
2	12/97	DESIGN
3	12/97	DESIGN

ENGINEER'S SEAL

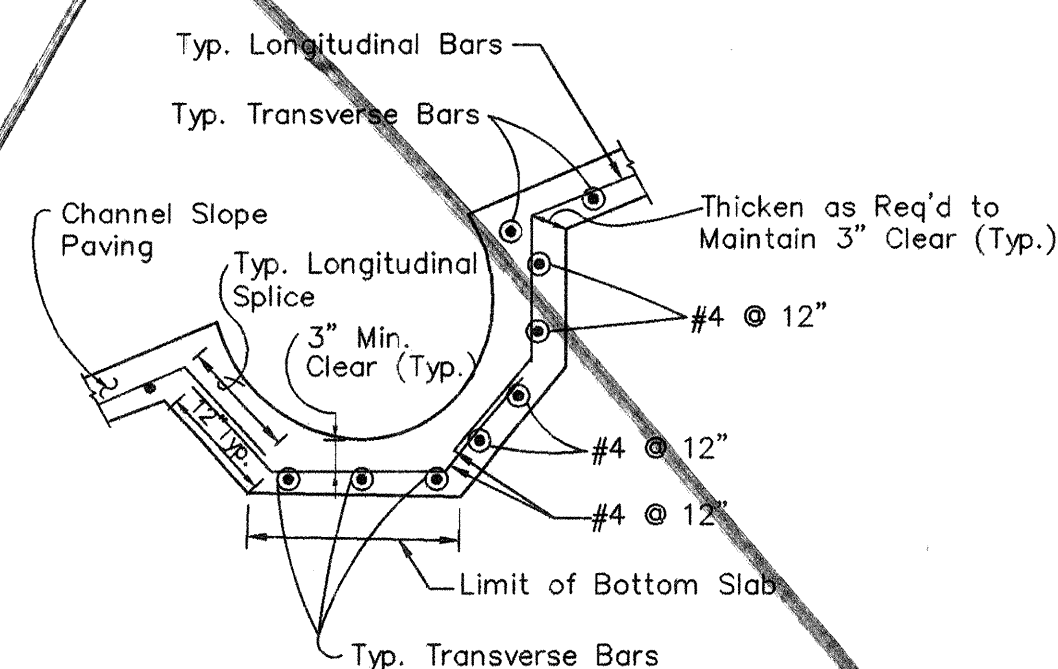
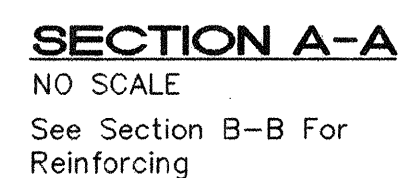
FRED C. ARPMAN
STATE OF NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER
05-19-98



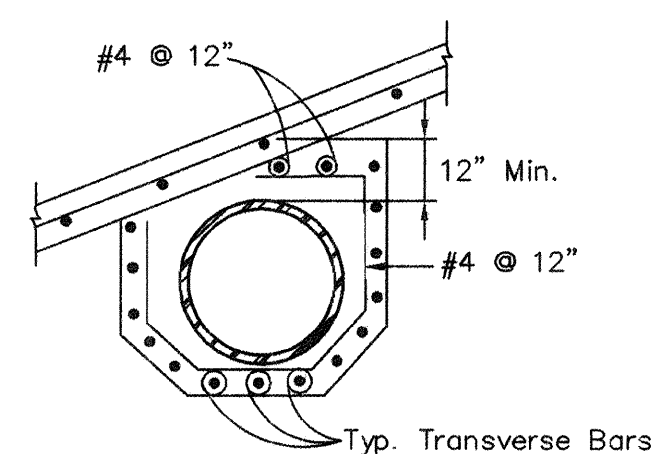
Note: For payment purposes all work for pipe penetration shall be considered RCP stubout and payment per LF will be made for the length as shown.



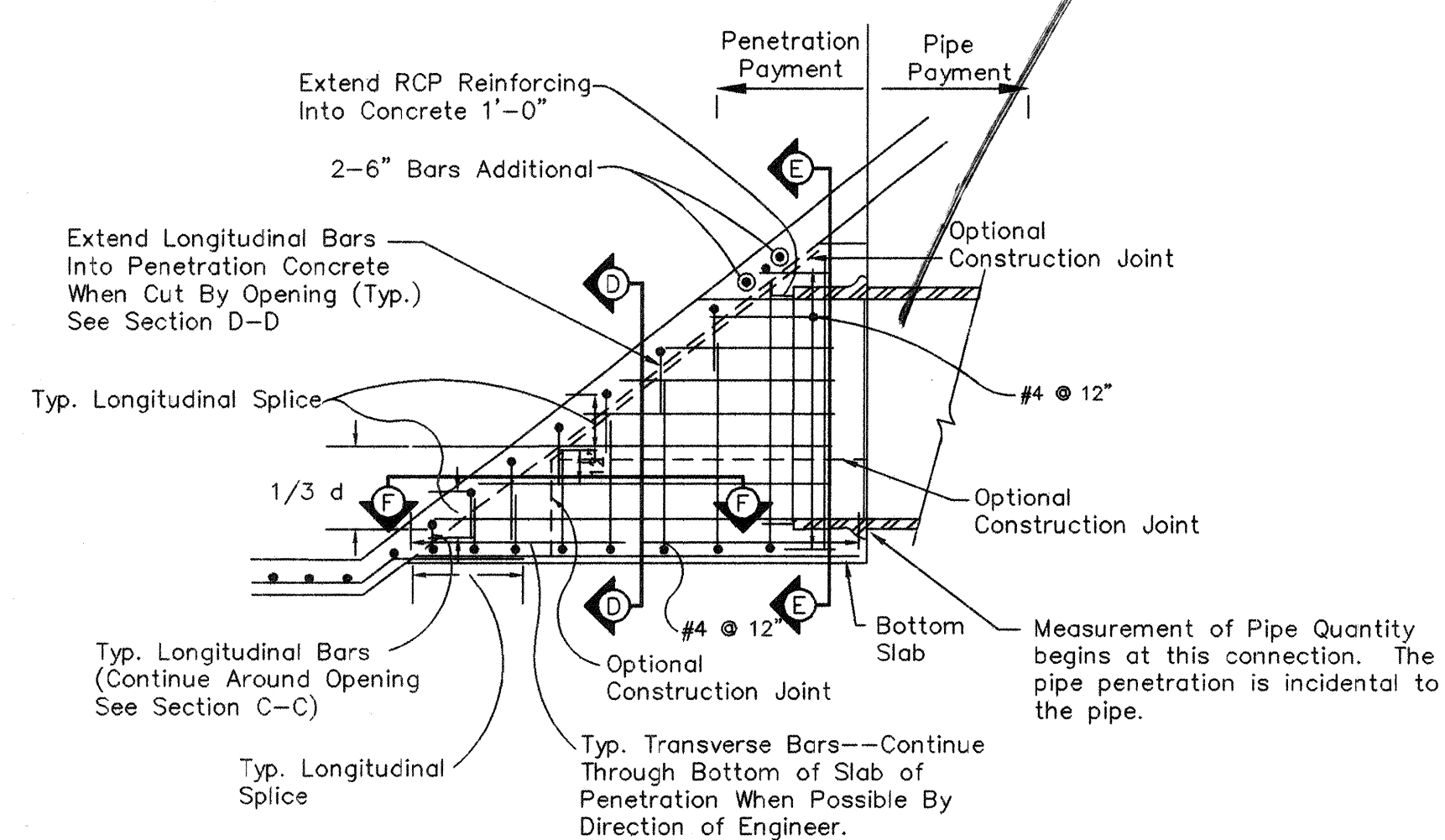
SECTION C-C
NO SCALE



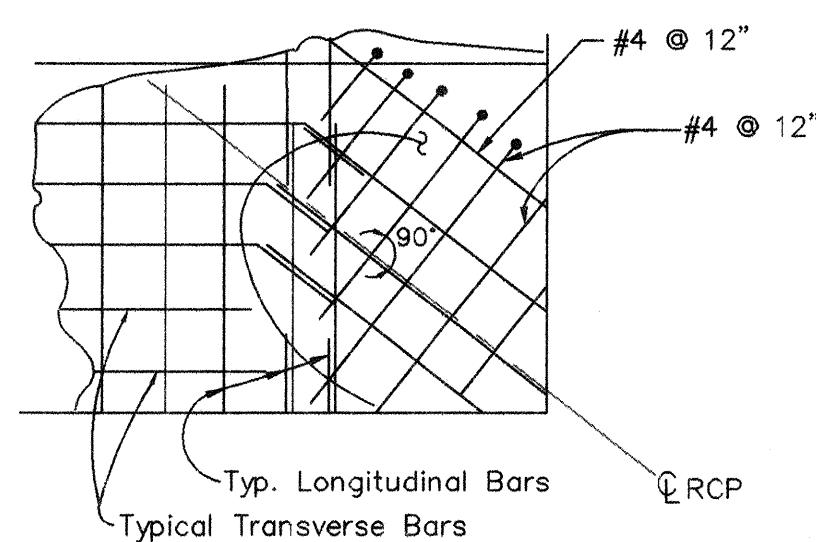
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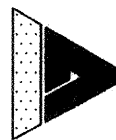
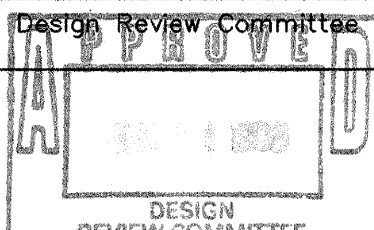
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NO SCALE



SECTION B-B
NO SCALE



SECTION F-F
NO SCALE

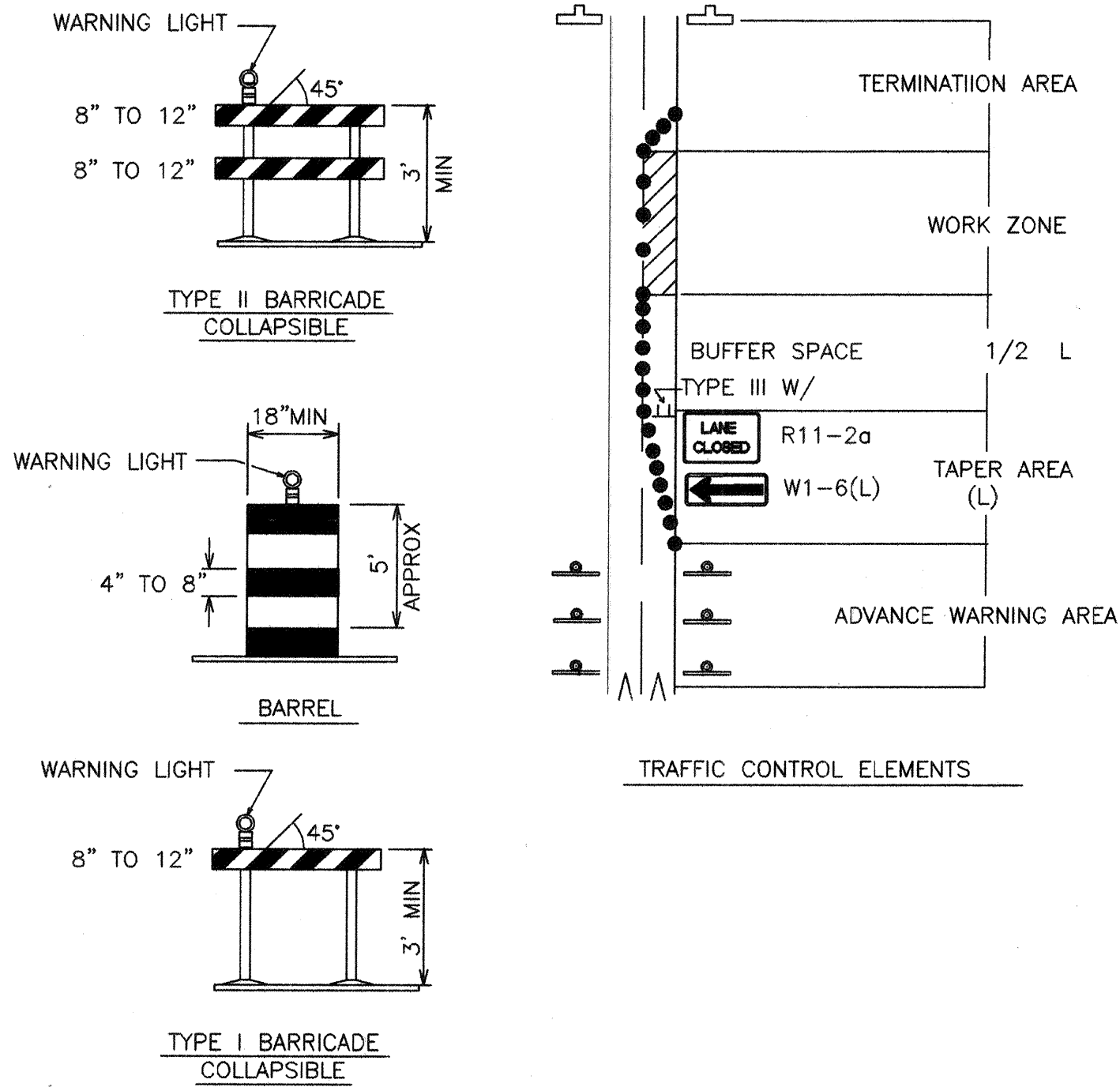
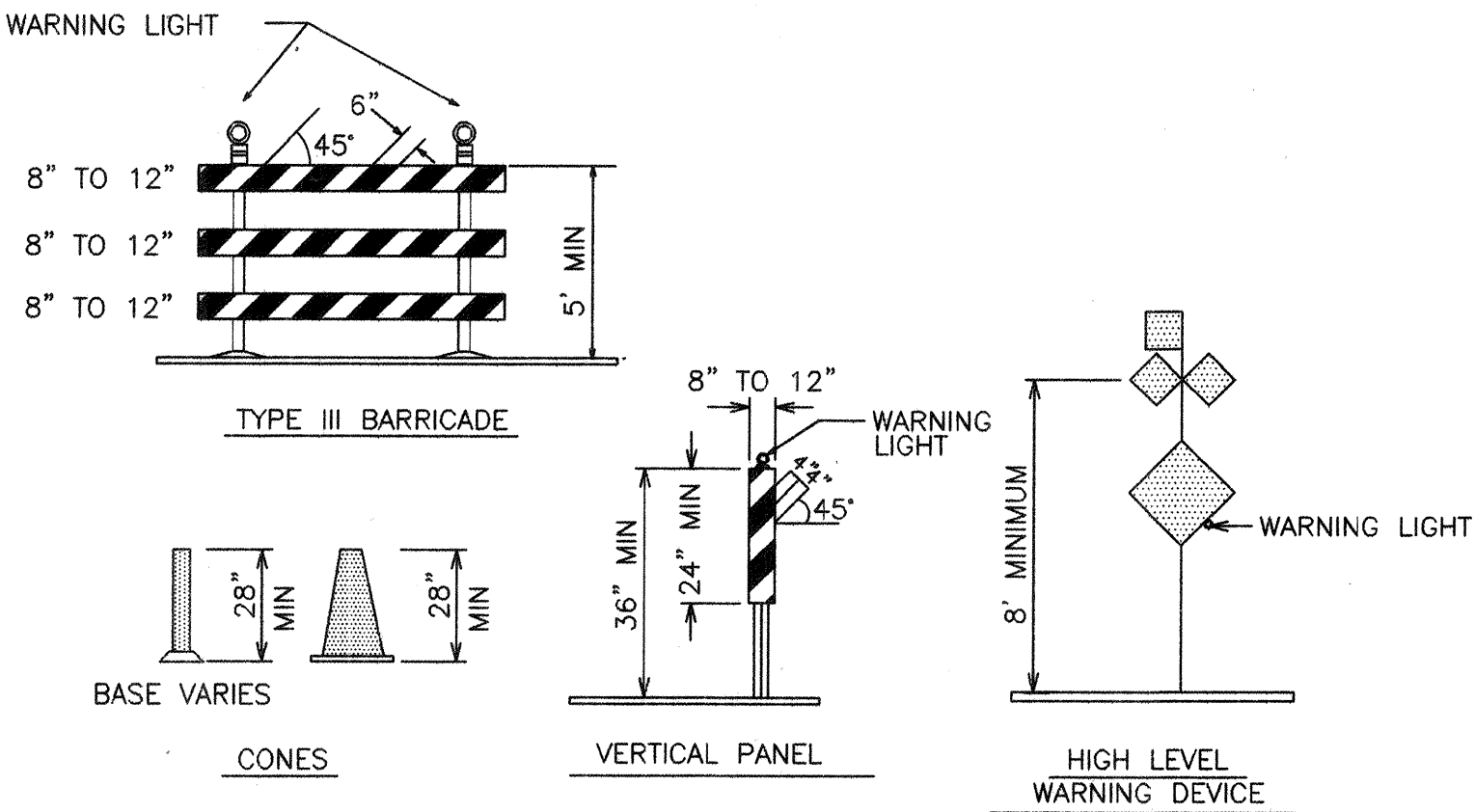
	ISAACSON & ARFMAN, P.A.														
	<i>Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque New Mexico</i>														
930CCD.LWGems		05/18/98													
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP															
TITLE: DESERT FLOWER SUBDIVISION--UNIT TWO CHANNEL CONNECTION DETAILS															
				City Engineer Approval				Last Design Update		Mo./Day/Yr.			Mo./Day/Yr.		
City Project No. 5739.83				Zone Map No. M-10				Sheet 21		Of 23					

CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

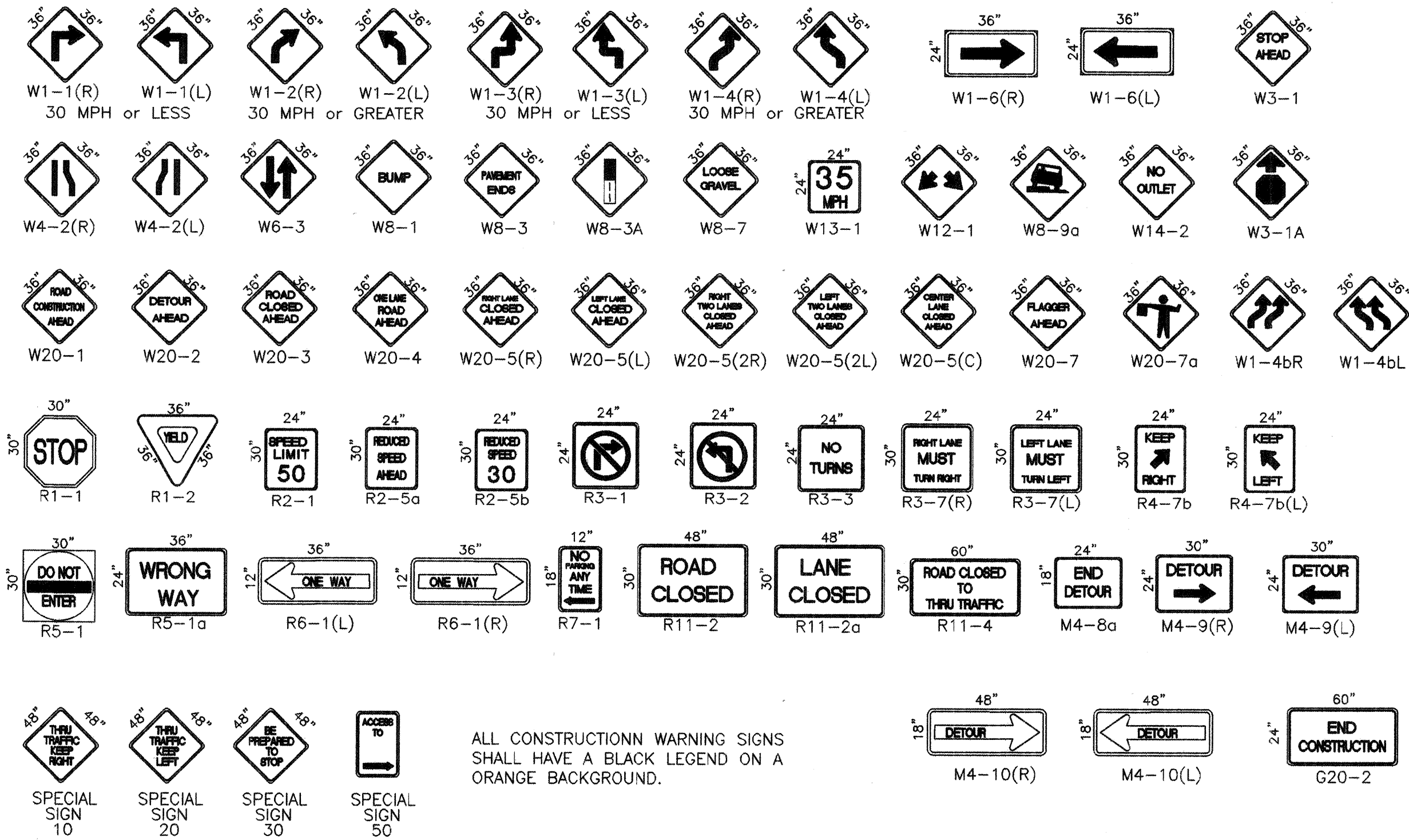
1. CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION AN EXCAVATION/BARRICADING PERMIT BEFORE ENGAGING IN ANY CONSTRUCTION, MAINTENANCE OR REPAIR WORK IN ANY OF THE CITY OF ALBUQUERQUE'S RIGHTS-OF-WAY. EMERGENCY WORK THAT WOULD PRESERVE LIFE OR PROPERTY IS EXCLUDED WITH THE UNDERSTANDING, THAT A PERMIT SHALL BE OBTAINED WITHIN 24 TO 48 HOURS.
2. CONTRACTOR SHALL AT THE TIME OF PERMIT REQUEST, SUBMIT FOR APPROVAL BY CONSTRUCTION COORDINATION, A TRAFFIC CONTROL PLAN DETAILING ALL EXISTING TOPOGRAPHY SUCH AS LANE WIDTHS, DRIVEWAYS, AND BUSINESS/RESIDENTIAL ACCESSES. THE TRAFFIC CONTROL PLAN SHALL INCLUDE ALL PHASES OF WORK AND SCHEDULES INVOLVED IN THE CONSTRUCTION PROJECT. ANY SEPERATE PHASES OF A CONSTRUCTION PROJECT SHALL BE GIVEN AN INDIVIDUAL PERMIT EACH. BLANKET PERMITS WILL NOT BE ISSUED.
3. THESE TYPICAL TRAFFIC CONTROL PLANS DO NOT REFLECT THE EXISTING TOPOGRAPHY SUCH AS DRIVEWAYS, LANE WIDTHS, AND BUSINESS/RESIDENTIAL ACCESSES. EVERY LOCATION THAT REQUIRES CONSTRUCTION TRAFFIC CONTROL SHALL HAVE A DETAILED TRAFFIC CONTROL PLAN SHOWING ALL EXISTING TOPOGRAPHY.
4. CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY CONSTRUCTION COORDINATION.
5. CONSTRUCTION COORDINATION SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY TRAFFIC CONTROL CHANGES NEEDED BY CONTRACTOR, THAT WERE NOT PREVIOUSLY APPROVED. THESE TRAFFIC CONTROL CHANGES SHALL BE REQUESTED IN WRITING ACCOMPANIED WITH A TRAFFIC CONTROL PLAN REFLECTING SUCH CHANGES.
6. ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL, SERVICE AND MAINTAIN ALL TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL NOT BE REMOVED OR ALTERED IN ANY WAY WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION, PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.
7. THE CONSTRUCTION TRAFFIC CONTROL INITIAL SET-UP SHALL BE BY AN AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA) CERTIFIED WORKSITE TRAFFIC SUPERVISOR. THE MAINTENANCE AND SERVICING SHALL ALSO BE DONE BY AN ATSSA CERTIFIED WORKSITE TRAFFIC SUPERVISOR OR EQUIVALENT.
8. CONTRACTOR IS RESPONSIBLE TO MAINTAIN AND SERVICE ALL TRAFFIC CONTROL DEVICES 24 HOURS A DAY, 7 DAYS A WEEK THROUGHOUT LENGTH OF PROJECT. CONTRACTOR IS RESPONSIBLE THAT ALL TRAFFIC CONTROL DEVICES COMPLY WITH THE MUTCD, LATEST EDITION.
9. ALL ADVANCE WARNING SIGNS SHALL BE DOUBLE INDICATED WHENEVER THERE ARE MULTI-LANE TRAFFIC IN ANY ONE GIVEN DIRECTION AND THERE IS SUFFICIENT MEDIAN SPACE.
10. ALL BARRICADES IN ALL TAPERS AND TANGENTS SHALL BE PLACED APART, A DISTANCE MEASURED IN FEET, EQUAL TO THAT OF THE POSTED SPEED LIMIT. NO EXCEPTIONS UNLESS APPROVED BY CONSTRUCTION COORDINATION PER MUTCD SECTION 6A-4.
11. ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24 HOUR PER DAY BASIS UNTIL COMPLETED.
12. CONTRACTOR IS RESPONSIBLE TO PROVIDE CONSTRUCTION COORDINATION, A WEEKLY LOG OF DAILY INSPECTIONS OF BARRICADE AND MAINTENANCE SCHEDULES ON PROJECTS THAT ARE OVER ONE WEEK DURATION.
13. EQUIPMENT OR MATERIALS SHALL NOT BE STORED WITHIN 15 FEET OF A TRAVELED TRAFFIC LANE DURING NON-WORKING HOURS WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.
14. CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.
15. CONTRACTOR IS RESPONSIBLE FOR OBLITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.
16. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FACILITIES, BUSINESSES AND/OR RESIDENTS AT ALL TIMES.
17. CONTRACTOR SHALL PROVIDE ACCESS SIGNS FOR BUSINESSES LOCATED WITHIN THE CONSTRUCTION AREA UNDER THE SUPERVISION OF CONSTRUCTION COORDINATION. EACH ACCESS SIGN SHALL HAVE 5 INCH, WHITE OPAQUE LETTERING ON BLUE REFLECTORIZED BACKGROUND. ACCESS SIGNS SHALL BE CONSIDERED INCIDENTAL TO THE BID AND NOT PART OF THE CONTRACT UNLESS OTHERWISE STATED. NO MORE THAN 3 BUSINESSES SHALL BE LISTED ON A ACCESS SIGN. SHOPPING CENTERS AND MALLS SHALL BE LISTED AS SUCH.
18. ALL ADVANCE WARNING SIGNS SHALL MEET THE MINIMUM REFLECTIVE INTENSITY REQUIREMENTS SET FORTH BY THE CITY OF ALBUQUERQUE. CONSTRUCTION COORDINATION SHALL DETERMINE ALL REQUIREMENTS AND APPROVE OR DISAPPROVE ANY ADVANCE WARNING SIGN PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.
19. 48 HOURS PRIOR TO OCCUPYING OR CLOSING OF A RIGHT-OF-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITALS, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.
20. ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY CONSTRUCTION COORDINATION.

21. EXCAVATIONS SHALL BE PLATED, TEMPORARILY PATCHED OR RESURFACED PRIOR TO OPENING OF TRAFFIC. A MINIMUM OF 11 FEET SHALL BE PROVIDED FOR TRAFFIC IN ANY GIVEN DIRECTION. CONTRACTOR IS RESPONSIBLE FOR ANY WORK INVOLVED IN SATISFYING THESE REQUIREMENTS.
22. CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE FOLLOWING:
1. STANDARDS AND REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 2. THE CITY OF ALBUQUERQUE TRAFFIC CODE, LATEST EDITION.
 3. SECTION 19 OF THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION, AS WELL AS OTHER SECTIONS.
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.
24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION, WASHING OF EQUIPMENT IS INCIDENTAL TO IT'S PLACEMENT AND MAINTENANCE.
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

26. ADVANCE WARNING SIGNS SHALL BE 36"x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGHT AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D.
27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY.



SIGN FACE DETAILS



ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

LEGEND

- WORK AREA
BARRICADE - TYPE I, TYPE II, OR BARREL
BARRICADE - TYPE III
VERTICAL PANEL
WARNING SIGN
DISTANCE BETWEEN SIGNS - A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET
FLAGMAN POSITION
SPACING BETWEEN BARRICADES - A DISTANCE MEASURED IN FEET EQUAL TO THE STREET LIMIT OF THE STREET
TAPER LENGTH - SEE CHART BELOW
THE TANGENT LENGTH IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET.

TAPER REQUIREMENT

SPEED LIMIT (MPH)	TAPER LENGTH(L) (FEET)			MINIMUM NUMBER OF DEVICES FOR TAPER	MAXIMUM DEVICE SPACING IN FEET	
	10' LANE	11' LANE	12' LANE		ALONG TAPER	AFTER TAPER
20	70	75	80	5	20	20
25	105	115	125	6	25	25
30	150	165	180	7	30	30
35	205	225	245	8	35	35
40	270	295	320	9	40	40
45	450	495	540	13	45	45
50	500	550	600	13	50	50
55	550	605	660	13	55	55

RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

SPEED LIMIT (MPH)	MINIMUM DISTANCE IN FEET BETWEEN SIGNS	FROM LAST SIGN TO TAPER
0-20	10 X SPEED LIMIT	10 X SPEED LIMIT
25-30	10 X SPEED LIMIT	10 X SPEED LIMIT
30-35	10 X SPEED LIMIT	10 X SPEED LIMIT
40-45	10 X SPEED LIMIT	10 X SPEED LIMIT
50-60	10 X SPEED LIMIT	10 X SPEED LIMIT

TAPER CRITERIA

TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

SPEED LIMIT	
40 MPH OR LESS	$L = \frac{WS^2}{60}$
40 MPH OR GREATER	$L = W \times S$
L = TAPER LENGTH W = WIDTH OF OFFSET IN FEET S = POSTED SPEED OR OFF-PEAK 85-PERCENTILE SPEED IN MPH	

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Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico 87102
930021F1.DWGams 05/18/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT TWO
TRAFFIC CONTROL
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

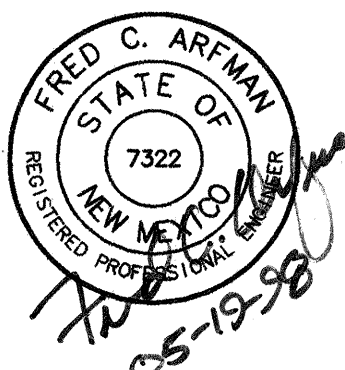
DESIGN REVIEW COMMITTEE
APPROVED
DESIGN REVIEW COMMITTEE

City Engineer Approval

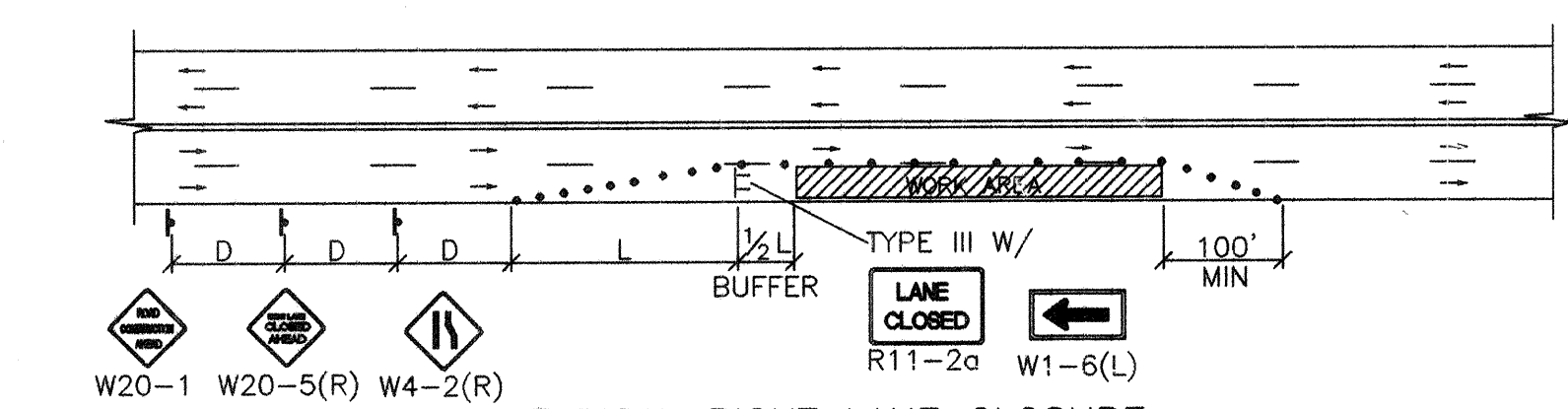
City Project No. 5739.83

Zone Map No. M-10

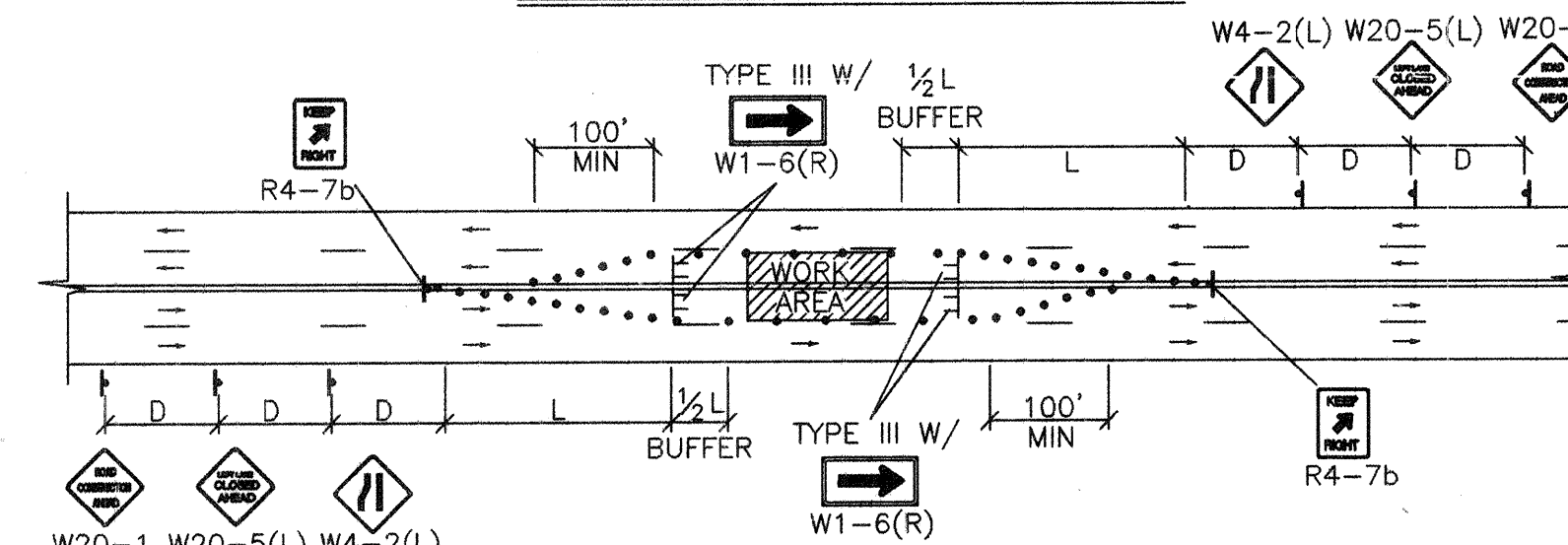
Sheet 22 Of 23



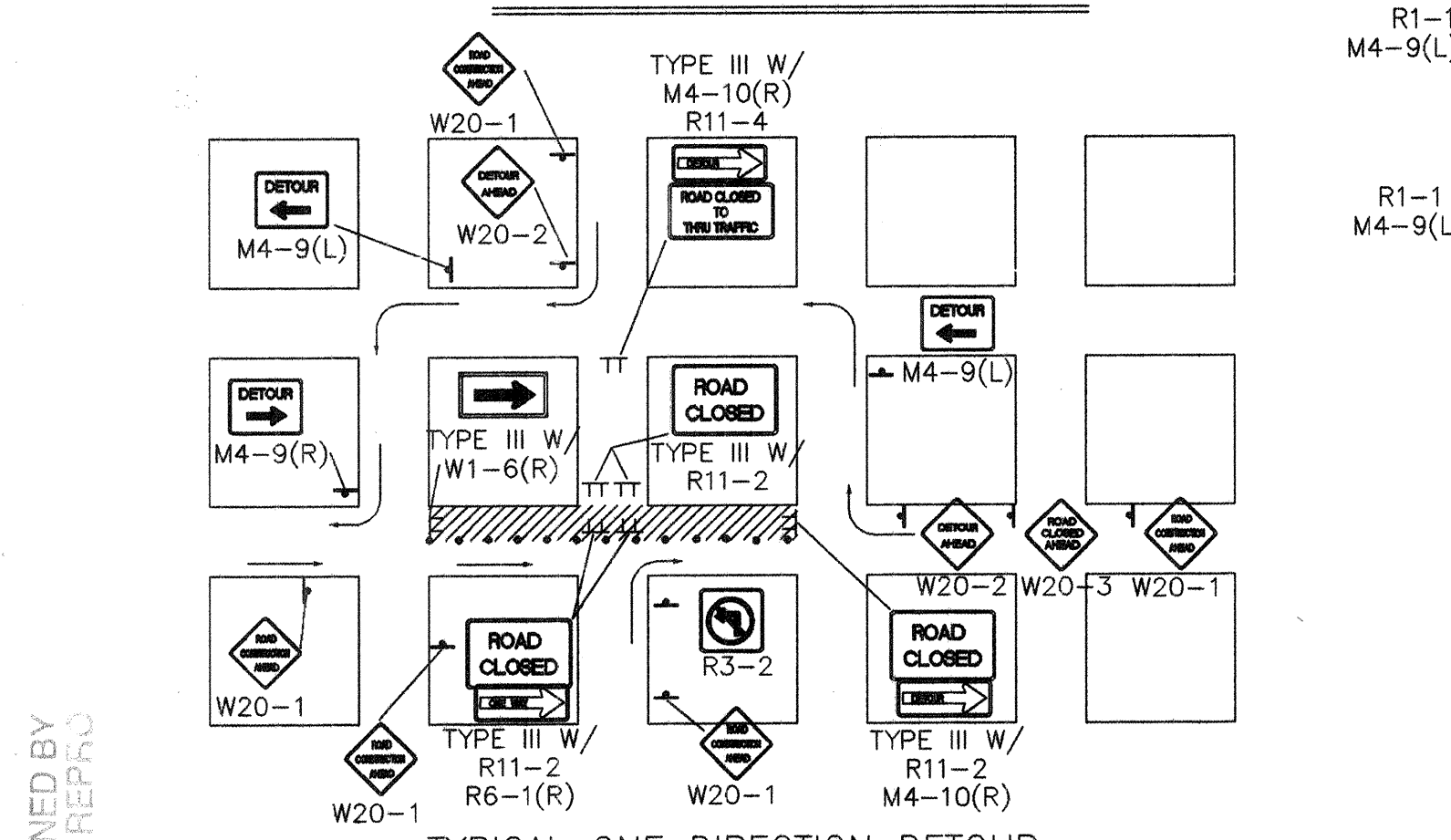
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MESA REPRO



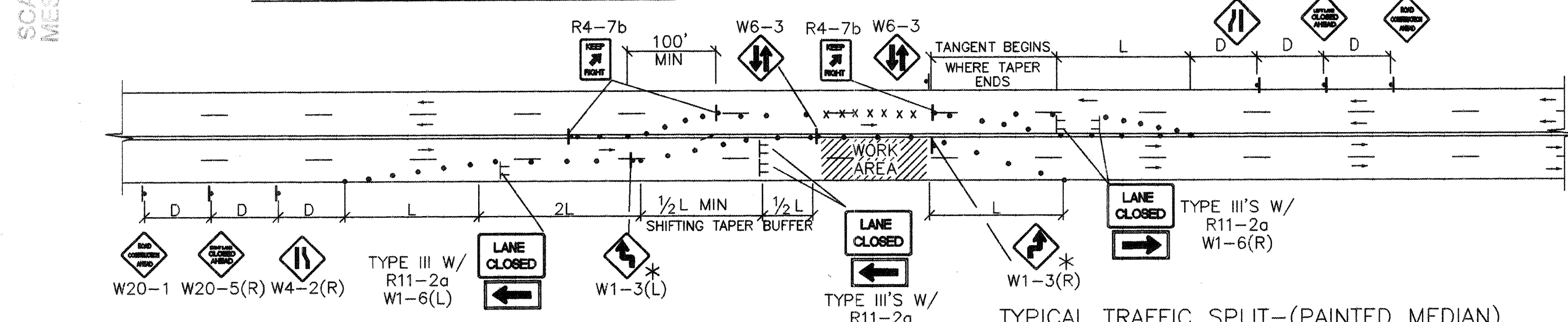
TYPICAL RIGHT LANE CLOSURE



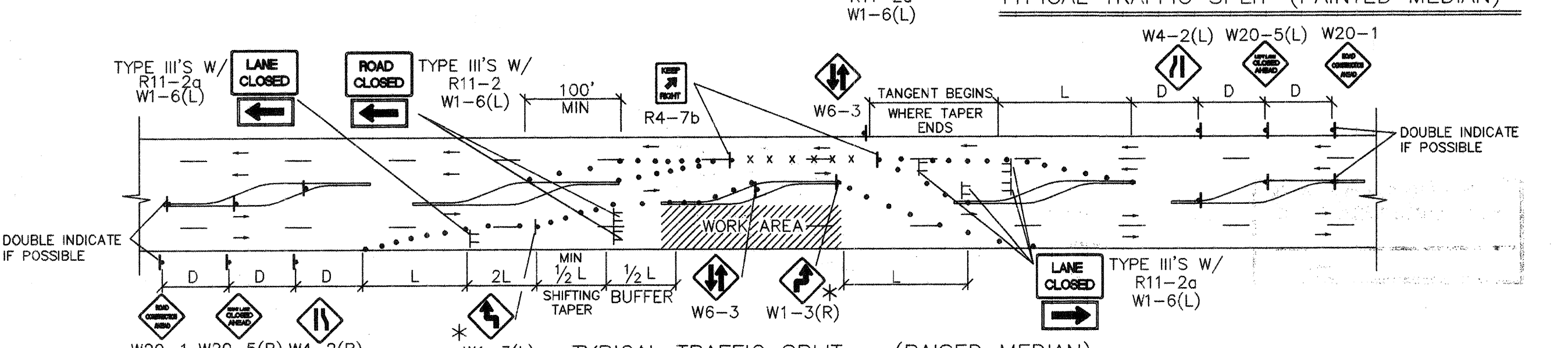
TYPICAL LEFT LANE CLOSURE



TYPICAL ONE DIRECTION DETOUR

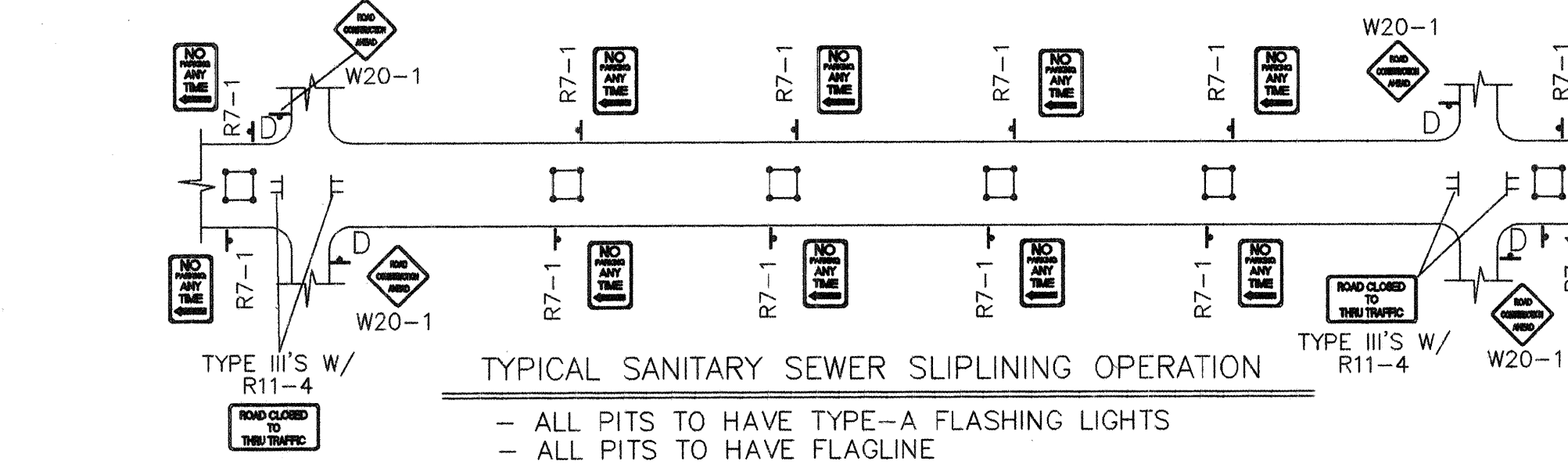


TYPICAL TRAFFIC SPLIT - (PAINTED MEDIAN)



TYPICAL TRAFFIC SPLIT - (RAISED MEDIAN)

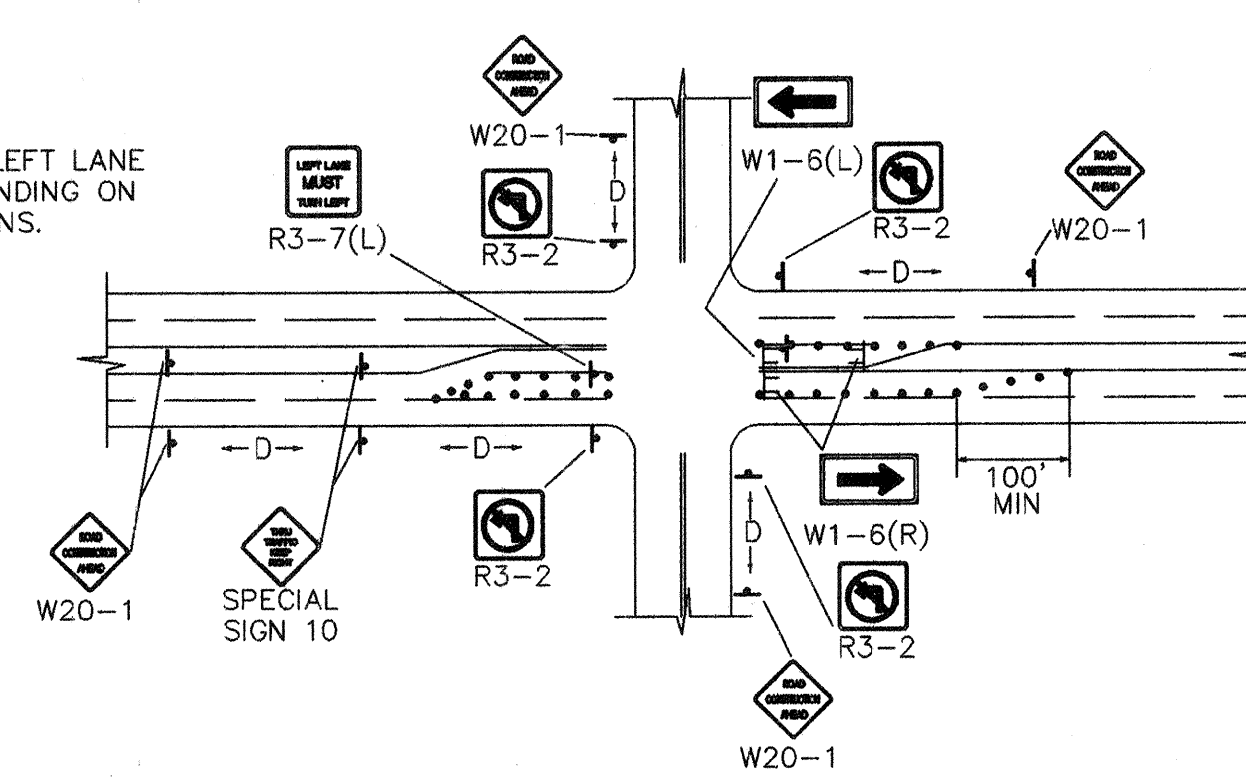
- TRAFFIC SPLIT NOTES:**
1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
 2. 1/2 L IS THE MINIMUM DISTANCE FOR SHIFTING TAPERS.
 3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
 4. MEDIAN REMOVAL SHALL BE REQUIRED IF 1/2 L OR REVERSE CURVE IS NOT SUFFICIENT. MEDIAN REMOVAL SHALL TAKE PLACE BEFORE SPLITS.
 5. REDUCED SPEED MAY BE CONSIDERED.
 6. * USE W1-3 FOR 30 MPH OR LESS, W1-4 FOR SPEED 35 MPH OR GREATER.



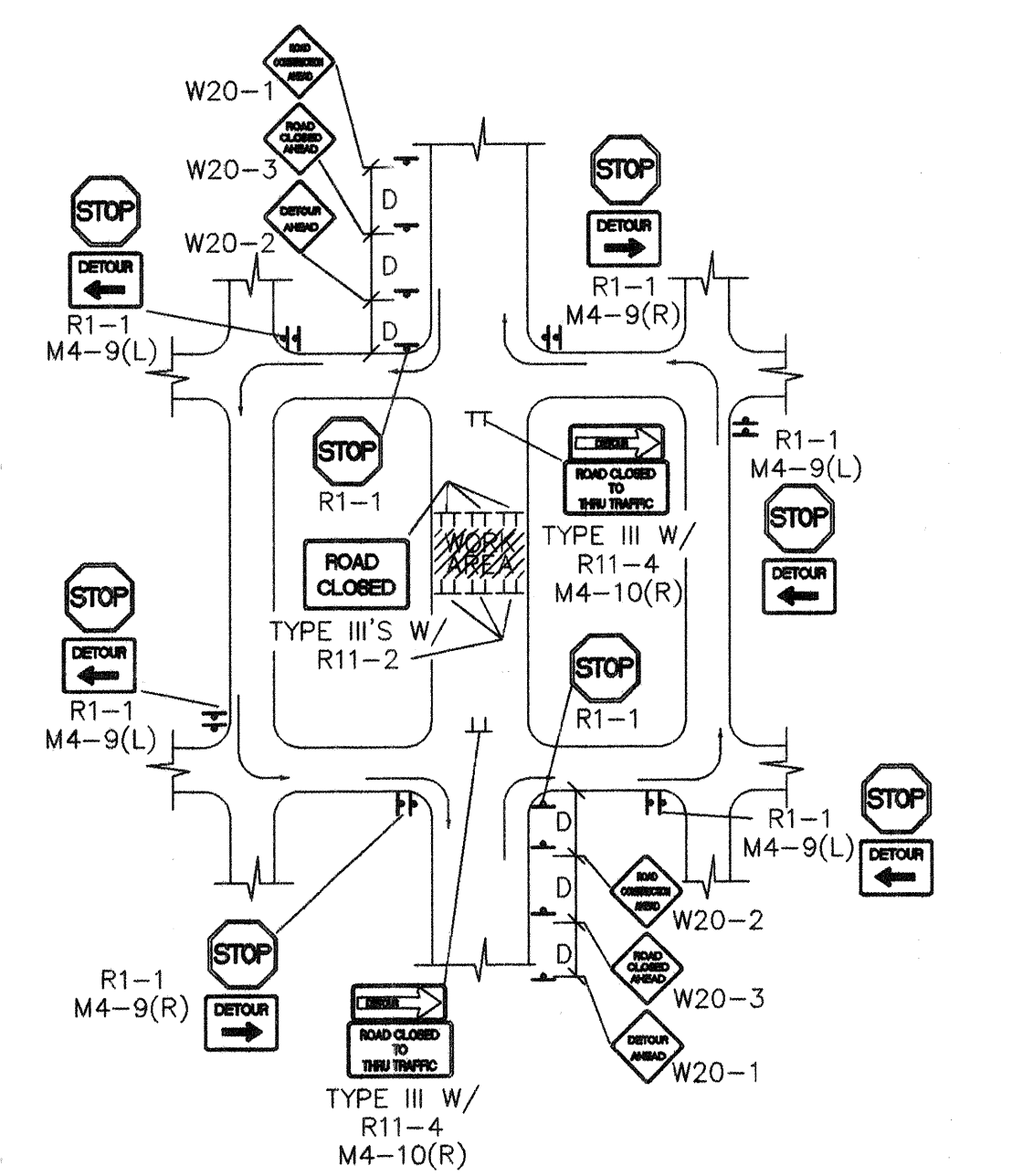
TYPICAL SANITARY SEWER SLIPLINING OPERATION

- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS
- ALL PITS TO HAVE FLAGLINE

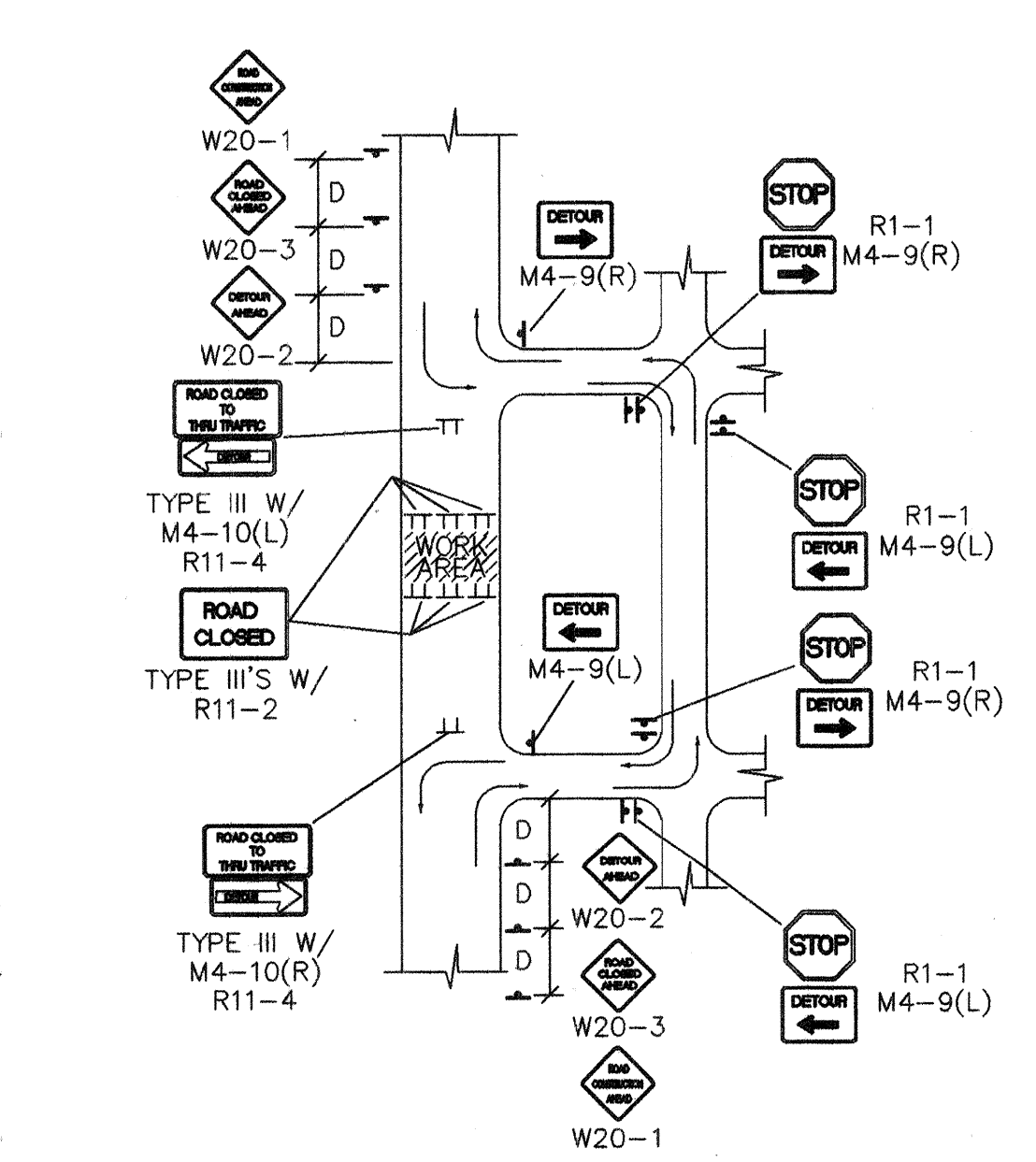
NOTE:
MAY REQUIRE LEFT LANE CLOSURE DEPENDING ON FIELD CONDITIONS.



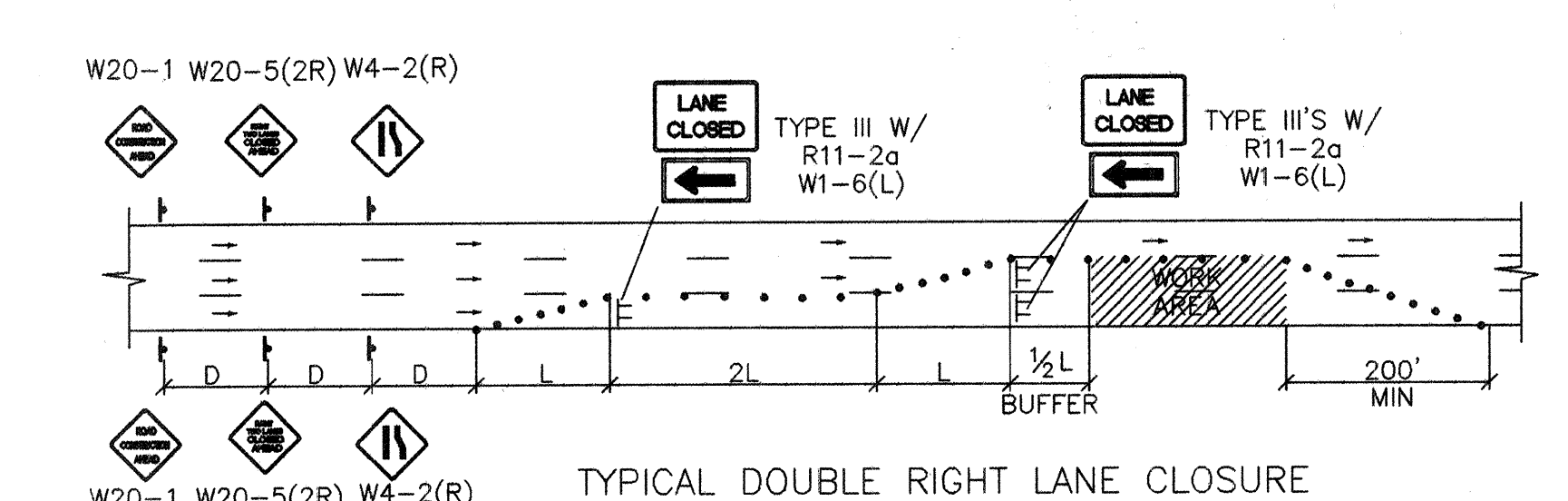
TYPICAL LANE CLOSURE AT INTERSECTION
NOTE: DEPENDING ON WORK ZONE LOCATION.



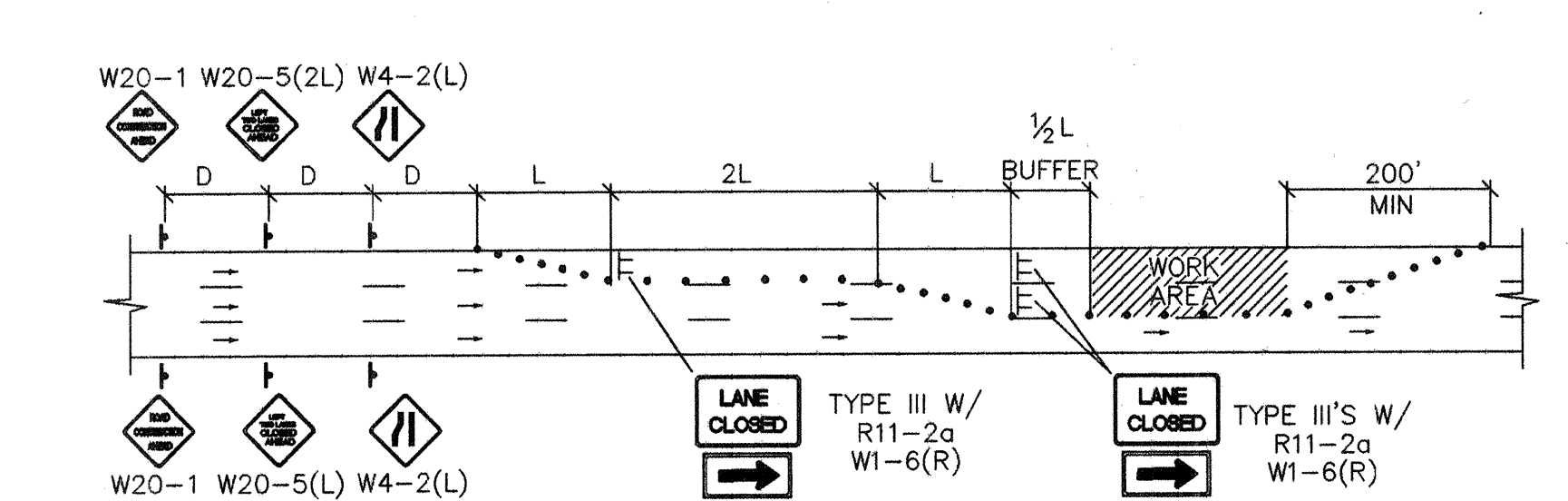
TYPICAL MID-BLOCK CLOSURE
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



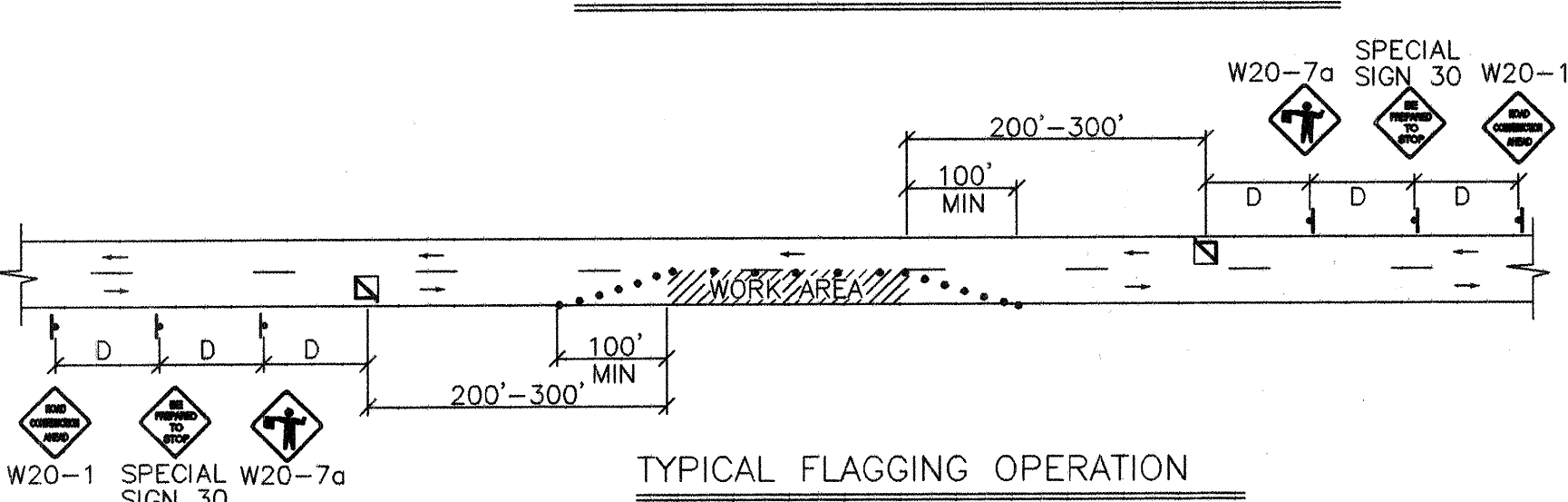
TYPICAL STREET CLOSURE
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



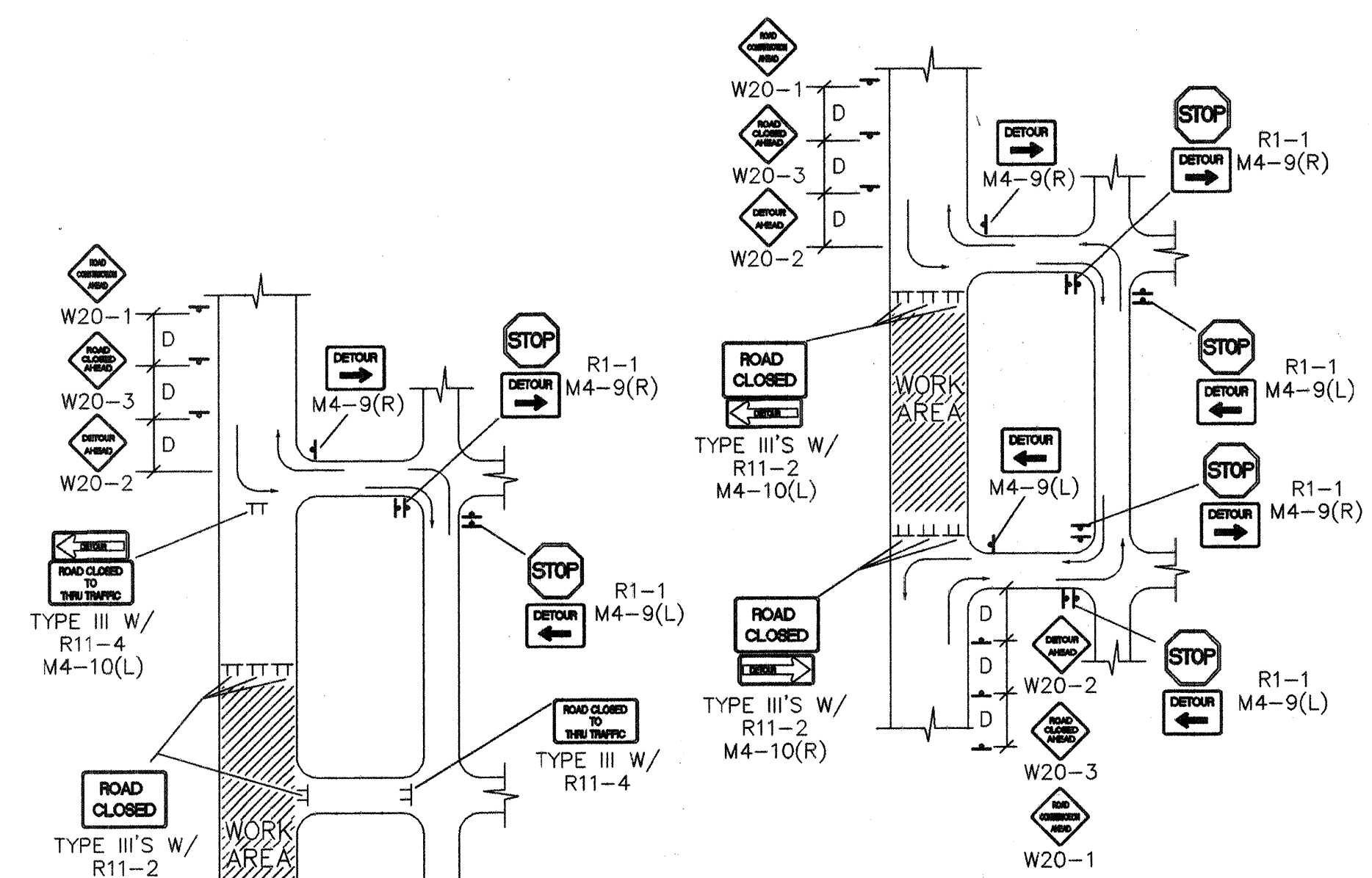
TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE



TYPICAL FLAGGING OPERATION



TYPICAL STREET CLOSURE
NOTE: (R1-1) BASED ON FIELD CONDITIONS.

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

**TITLE: DESERT FLOWER SUBDIVISION--UNIT TWO
TYPICAL TRAFFIC CONTROL
& SIGNING EXAMPLES (REF MUTCD)**

City Project No. **5739.83** Zone Map No. **M-10** Sheet **23** Of **23**

DESIGNED BY	EWS	DATE	05-98
DRAWN BY	MJC	DATE	05-98
CHECKED BY	FCA	DATE	05-98

AS-BUILT INFORMATION										BENCH MARKS										SURVEY INFORMATION										ENGINEER'S SEAL										REVISIONS										DESIGN										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98										DATE										05-98		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