

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

JUNE 1998

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

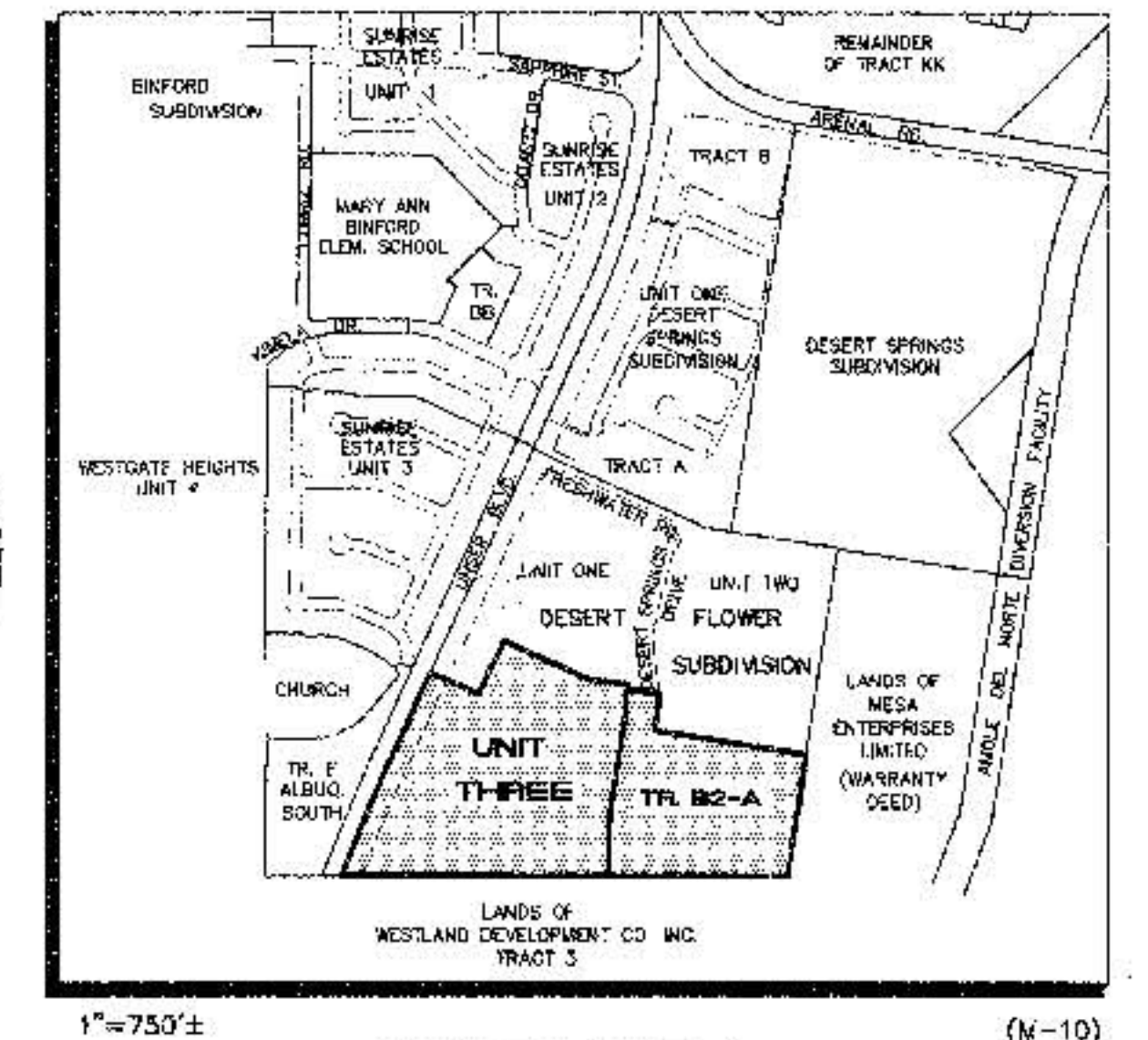
PREPARED BY:  
ISAACSON & ARFMAN, P.A.  
128 MONROE ST. NE  
ALBUQUERQUE, NM 87108

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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 @ 280-1990 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 BARRICADE 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 AN ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART 9.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.



APPROVED AS PUBLIC DRAWING  
By: [Signature]  
Date: 5-11-98

DRB NO. 98-5

ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
800-451-0630 07/24/98

|                             |        |                  |         |                 |         |                                                                                 |      |
|-----------------------------|--------|------------------|---------|-----------------|---------|---------------------------------------------------------------------------------|------|
| REV.                        | SHEETS | CITY ENGINEER    | DATE    | USER DEPARTMENT | DATE    | USER DEPARTMENT                                                                 | DATE |
| ENGINEERS STAMP & SIGNATURE |        | APPROVALS        |         | ENGINEER        | DATE    | *****                                                                           |      |
|                             |        | DRC Chairman     |         | [Signature]     | 9-22-98 | APPROVED FOR CONSTRUCTION<br><br>[Signature]<br>City Engineer<br>Date: 10/16/98 |      |
|                             |        | Transportation   |         | [Signature]     | 9-22-98 |                                                                                 |      |
|                             |        | Water/Wastewater |         | [Signature]     | 9-22-98 |                                                                                 |      |
|                             |        | Hydrology        |         | [Signature]     | 9-22-98 |                                                                                 |      |
|                             |        | CIP              |         | [Signature]     | 9-22-98 |                                                                                 |      |
| Consulr. Mgmt.              |        | [Signature]      | 9-22-98 |                 |         |                                                                                 |      |
| Consulr. Coord.             |        | [Signature]      | 9-22-98 |                 |         |                                                                                 |      |
| City Project No.            |        | 5739.84          |         | Sheet           |         | 1 of 25                                                                         |      |

$$\{M_{11} - iC\}$$

## SUBMISSION DATA / NOTES

1. Total Number of Existing Tracts: 1

SEPARATION OF ROADS

TRACT B

SEPARATION OF ROADS

BANK OF SEPARATION

BANK OF SEPARATION

A detailed street map of the area around the intersection of Highway 101 and Highway 102 in Westborough, Massachusetts. The map shows several streets including Main St, Elm St, and others. Key locations marked include the 'BERRY SPRINGS SCHOLARSHIP' area, 'UNION LINE DEPOT', 'FACTORY A', 'FACTORY B', 'FACTORY C', and 'FACTORY D'. A 'PARKING LOT' is also indicated. The map is oriented with North at the top.

[illegible][illegible]

LANDS OF

WESTLAND DEVELOPMENT CO. INC.  
TRACT 3

**SUBDIVISION DATA / NOTES**

2. Total Number of Tracts Created: 113
3. Total Number of Tracts created: 1
4. Gross Subdivision Acreage: 30.9835 Ac.

## 6. Total Mileage of Half-Width Streets Created: 0.179

7. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).

8. Distances are ground distances.

9. Basis of boundary are the following plats of record entries:

"DESERT FLOWER SUBDIVISION, TRACT B1 & B2", (03-11-93, 94C-661)

"DESERT FLOWER SUBDIVISION, UNIT TWO", ()

"DESERT FLOWER SUBDIVISION, UNIT ONE", (05-28-93, 94C-152)

"DESERT FLOWER SUBDIVISION", (06-30-97, 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)

(04-23-80, BK. 018A-PC. 945)  
all being records of Bernalillo County, New Mexico.

2. Field Survey performed November, 1996.

1. Unless otherwise noted all points are "SET 5/8" REBAR with cap "ALS LS 7719"

"City of Albuquerque Water and Sanitary Sewer Service to Desert Flower Subdivision, Unit Three, must be verified and coordinated with the Public Works Department, City of Albuquerque."

3. Centerline (in lieu of R/W) monumentation to be installed at all centerline PT's, angle points and street intersections prior to acceptance of subgrade.

Not Disturb: \*PLS #719\*

DATE 5/28/05

IGen# 6/26/85

IGen# 6/26/85

Centerline (in lieu of R/W) monumentation to be installed at all centerline intersections, and at all centerline intersections with R/W intersections. P.T.s, angle points and street intersections prior to acceptance of submittal improvements and will consist of a standard four-inch (4") aluminum die-cast monument stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker Not Disturb", "PLS #7719".

FOR  
DESERT FLOWER SUBDIVISION  
UNIT THREE

[illegible]

## PUBLIC UTILITY EASEMENTS

|     |       |       |      |     |
|-----|-------|-------|------|-----|
| L3  | 2.46  | 5.63  | 2.15 | 5.5 |
| L4  | 16.04 | 4.1   | 1.5  | 5.5 |
| L5  | 38.41 | 5.2   | 2.2  | 5.5 |
| L6  | 54.35 | 5.2   | 2.2  | 5.5 |
| L7  | 54.35 | 5.2   | 2.2  | 5.5 |
| L8  | 26.01 | 5.5   | 0.6  | 5.5 |
| L9  | 35.36 | 8.8   | 0.1  | 5.5 |
| L10 | 35.36 | 8.8   | 0.1  | 5.5 |
| L11 | 4.12  | 0.2   | 0.2  | 5.5 |
| L12 | 12.40 | 0.1   | 0.07 | 5.5 |
| L13 | 12.40 | 0.1   | 0.07 | 5.5 |
| L14 | 15.84 | 0.1   | 0.07 | 5.5 |
| L15 | 15.84 | 0.1   | 0.07 | 5.5 |
| L16 | 18.06 | 0.1   | 0.07 | 5.5 |
| L17 | 17.05 | 0.07  | 0.5  | 5.5 |
| L18 | 2.65  | 0.5   | 2.58 | 5.5 |
| L19 | 2.65  | 0.5   | 2.58 | 5.5 |
| L20 | 0.57  | 0.001 | 0.4  | 5.5 |
| L21 | 5.10  | 5.62  | 2.50 | 5.5 |
| L22 | 5.10  | 5.62  | 2.50 | 5.5 |
| L23 | 5.10  | 5.62  | 2.50 | 5.5 |
| L24 | 5.10  | 5.62  | 2.50 | 5.5 |
| L25 | 5.10  | 5.62  | 2.50 | 5.5 |
| L26 | 5.10  | 5.62  | 2.50 | 5.5 |
| L27 | 5.10  | 5.62  | 2.50 | 5.5 |
| L28 | 5.10  | 5.62  | 2.50 | 5.5 |
| L29 | 5.10  | 5.62  | 2.50 | 5.5 |
| L30 | 5.10  | 5.62  | 2.50 | 5.5 |
| L31 | 5.10  | 5.62  | 2.50 | 5.5 |
| L32 | 5.10  | 5.62  | 2.50 | 5.5 |
| L33 | 5.10  | 5.62  | 2.50 | 5.5 |
| L34 | 5.10  | 5.62  | 2.50 | 5.5 |
| L35 | 5.10  | 5.62  | 2.50 | 5.5 |
| L36 | 5.10  | 5.62  | 2.50 | 5.5 |
| L37 | 5.10  | 5.62  | 2.50 | 5.5 |
| L38 | 5.10  | 5.62  | 2.50 | 5.5 |
| L39 | 5.10  | 5.62  | 2.50 | 5.5 |
| L40 | 5.10  | 5.62  | 2.50 | 5.5 |
| L41 | 5.10  | 5.62  | 2.50 | 5.5 |
| L42 | 5.10  | 5.62  | 2.50 | 5.5 |
| L43 | 5.10  | 5.62  | 2.50 | 5.5 |
| L44 | 5.10  | 5.62  | 2.50 | 5.5 |
| L45 | 5.10  | 5.62  | 2.50 | 5.5 |
| L46 | 5.10  | 5.62  | 2.50 | 5.5 |
| L47 | 5.10  | 5.62  | 2.50 | 5.5 |
| L48 | 5.10  | 5.62  | 2.50 | 5.5 |
| L49 | 5.10  | 5.62  | 2.50 | 5.5 |
| L50 | 5.10  | 5.62  | 2.50 | 5.5 |

## 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 OVERHEAD AND UNDERGROUND POWER LINES, AND THE INSTALLATION, MAINTENANCE, AND SERVICE OF ELECTRICAL 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, REWASH, REPAIR, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED HEREIN, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENT, INCLUDING SUFFICIENT EGRESS AND EGRESS THEREFROM TO AND FROM THE EASEMENT, AND THE PRIVILEGE TO TRIM AND REMOVE ANY 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. NO STRUCTURE SHALL BE DRILLED OR OPERATED THEREON. NO SIGN, NO SHALL ANY WELL BE DRILLED FOR CONNECTION ANY STRUCTURE OR STRUCTURES SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF ANY OF THE ABOVE. NO STRUCTURES, INCLUDING CONSTRUCTION OF POOLS, SHOWING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REWASH, REPAIR, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED HEREIN, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENT, INCLUDING SUFFICIENT EGRESS AND EGRESS THEREFROM TO AND FROM THE EASEMENT, AND THE PRIVILEGE TO TRIM AND REMOVE ANY 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. NO STRUCTURE SHALL BE DRILLED OR OPERATED THEREON. NO SIGN, NO SHALL ANY WELL BE DRILLED FOR CONNECTION ANY STRUCTURE OR STRUCTURES SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF ANY OF THE ABOVE. NO STRUCTURES, INCLUDING CONSTRUCTION OF POOLS, SHOWING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

REVISED: 10/1/10

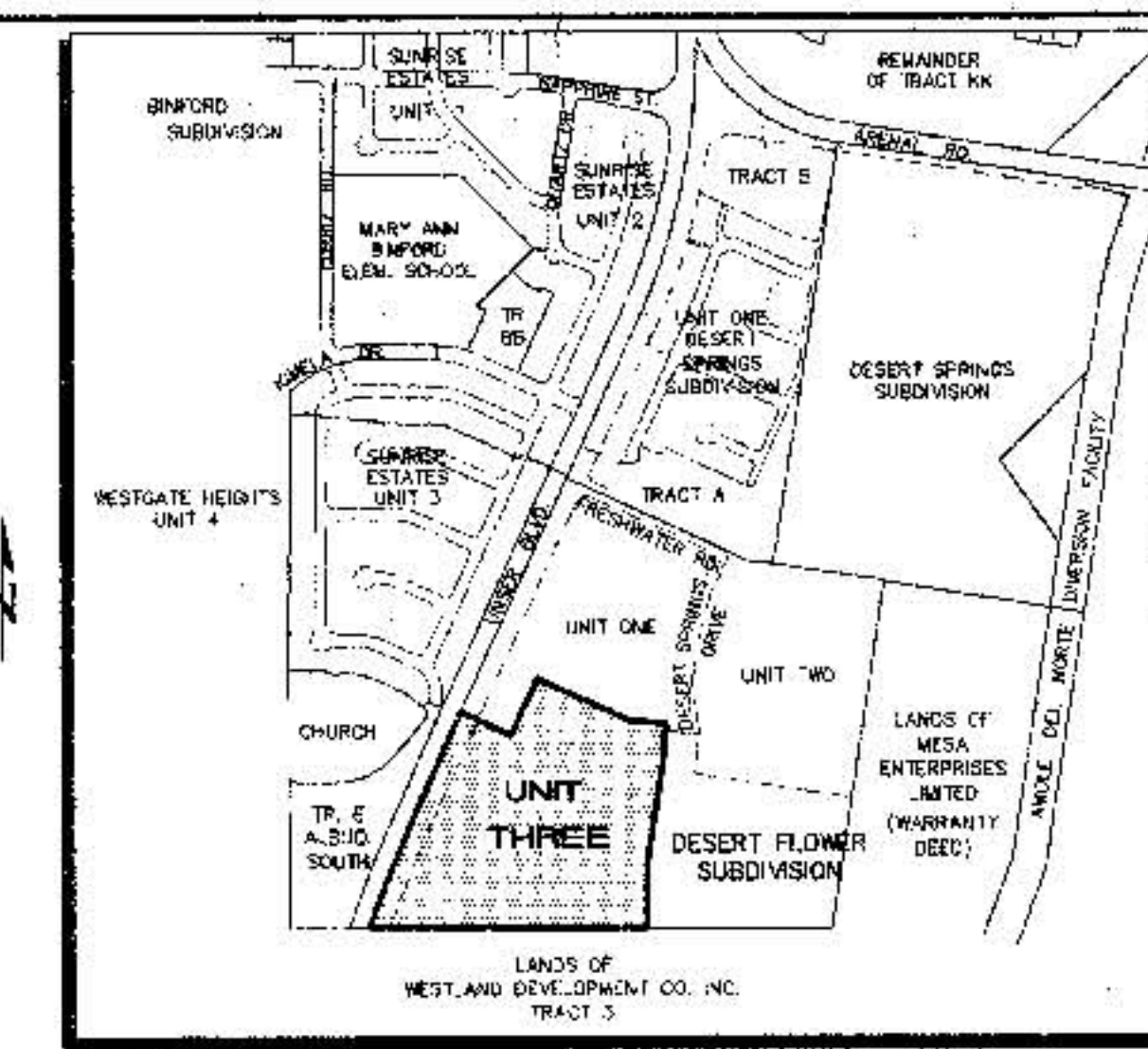
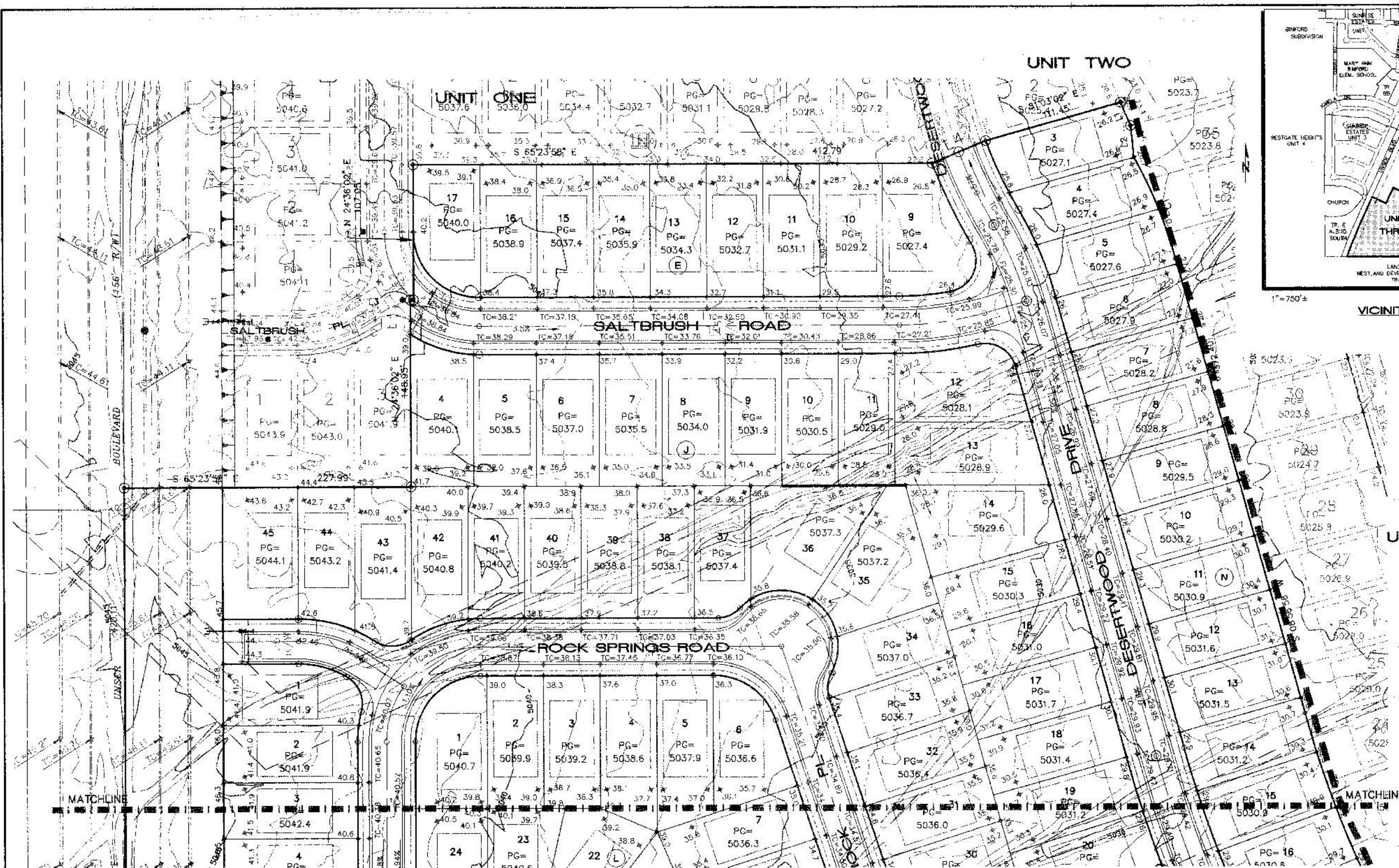
| Block | LOT  | AREA (sq. ft.) | Block | LOT | AREA (sq. ft.) | Block | LOT  | AREA (sq. ft.) | Block | LOT | AREA (sq. ft.) | Block | LOT  | AREA (sq. ft.) | Block | LOT | AREA (sq. ft.) |
|-------|------|----------------|-------|-----|----------------|-------|------|----------------|-------|-----|----------------|-------|------|----------------|-------|-----|----------------|
| 1     | 8212 | 11             | 4732  | 28  | 4894           | 1     | 5593 | 18             | 4500  | 1   | 3068           | 3     | 4926 |                |       |     |                |
| 2     | 5254 | 12             | 5244  | 29  | 4113           | 2     | 4882 | 19             | 4500  | 2   | 3461           | 4     | 1392 |                |       |     |                |
| 3     | 4725 | 13             | 4725  | 30  | 4725           | 3     | 4725 | 20             | 4489  | 3   | 4655           | 5     | 4551 |                |       |     |                |
| 4     | 4725 | 14             | 4725  | 31  | 4485           | 4     | 4725 | 21             | 4598  | 4   | 4725           | 6     | 4725 |                |       |     |                |
| 5     | 4725 | 15             | 4725  | 32  | 4575           | 5     | 4725 | 22             | 4598  | 5   | 4725           | 7     | 4725 |                |       |     |                |
| 6     | 4725 | 16             | 4725  | 33  | 4575           | 6     | 4725 | 23             | 4598  | 6   | 4725           | 8     | 4725 |                |       |     |                |
| 7     | 4725 | 17             | 4725  | 34  | 4725           | 7     | 4725 | 24             | 4598  | 7   | 4725           | 9     | 4725 |                |       |     |                |
| 8     | 4725 | 18             | 4725  | 35  | 4725           | 8     | 4725 | 25             | 4598  | 8   | 4725           | 10    | 4725 |                |       |     |                |
| 9     | 4725 | 19             | 4725  | 36  | 4725           | 9     | 4725 | 26             | 4598  | 9   | 4725           | 11    | 4725 |                |       |     |                |
| 10    | 4725 | 20             | 4725  | 37  | 4725           | 10    | 4725 | 27             | 4598  | 10  | 4725           | 12    | 4725 |                |       |     |                |
| 11    | 4725 | 21             | 4725  | 38  | 4725           | 11    | 4725 | 28             | 4598  | 11  | 4725           | 13    | 4725 |                |       |     |                |
| 12    | 4725 | 22             | 4725  | 39  | 4725           | 12    | 4725 | 29             | 4598  | 12  | 4725           | 14    | 4725 |                |       |     |                |
| 13    | 4725 | 23             | 4725  | 40  | 4725           | 13    | 4725 | 30             | 4598  | 13  | 4725           | 15    | 4725 |                |       |     |                |
| 14    | 4725 | 24             | 4725  | 41  | 4725           | 14    | 4725 | 31             | 4598  | 14  | 4725           | 16    | 4725 |                |       |     |                |
| 15    | 4725 | 25             | 4725  | 42  | 4725           | 15    | 4725 | 32             | 4598  | 15  | 4725           | 17    | 4725 |                |       |     |                |
| 16    | 4725 | 26             | 4725  | 43  | 4725           | 16    | 4725 | 33             | 4598  | 16  | 4725           | 18    | 4725 |                |       |     |                |
| 17    | 4725 | 27             | 4725  | 44  | 4725           | 17    | 4725 | 34             | 4598  | 17  | 4725           | 19    | 4725 |                |       |     |                |
| 18    | 4725 | 28             | 4725  |     |                | 18    | 4725 |                |       | 18  | 4725           | 20    | 4725 |                |       |     |                |
| 19    | 4725 | 29             | 4725  |     |                | 19    | 4725 |                |       | 19  | 4725           | 21    | 4725 |                |       |     |                |
| 20    | 4725 | 30             | 4725  |     |                | 20    | 4725 |                |       | 20  | 4725           | 22    | 4725 |                |       |     |                |
| 21    | 4725 | 31             | 4725  |     |                | 21    | 4725 |                |       | 21  | 4725           | 23    | 4725 |                |       |     |                |
| 22    | 4725 | 32             | 4725  |     |                | 22    | 4725 |                |       | 22  | 4725           | 24    | 4725 |                |       |     |                |
| 23    | 4725 | 33             | 4725  |     |                | 23    | 4725 |                |       | 23  | 4725           | 25    | 4725 |                |       |     |                |
| 24    | 4725 | 34             | 4725  |     |                | 24    | 4725 |                |       | 24  | 4725           | 26    | 4725 |                |       |     |                |
| 25    | 4725 | 35             | 4725  |     |                | 25    | 4725 |                |       | 25  | 4725           | 27    | 4725 |                |       |     |                |
| 26    | 4725 | 36             | 4725  |     |                | 26    | 4725 |                |       | 26  | 4725           | 28    | 4725 |                |       |     |                |
| 27    | 4725 | 37             | 4725  |     |                | 27    | 4725 |                |       | 27  | 4725           | 29    | 4725 |                |       |     |                |
| 28    | 4725 | 38             | 4725  |     |                | 28    | 4725 |                |       | 28  | 4725           | 30    | 4725 |                |       |     |                |
| 29    | 4725 | 39             | 4725  |     |                | 29    | 4725 |                |       | 29  | 4725           | 31    | 4725 |                |       |     |                |
| 30    | 4725 | 40             | 4725  |     |                | 30    | 4725 |                |       | 30  | 4725           | 32    | 4725 |                |       |     |                |
| 31    | 4725 | 41             | 4725  |     |                | 31    | 4725 |                |       | 31  | 4725           | 33    | 4725 |                |       |     |                |
| 32    | 4725 | 42             | 4725  |     |                | 3     |      |                |       |     |                |       |      |                |       |     |                |

SCALE:  
1"=100'

1331 1002 001 03 001



SHEET 2 OF 3



VICINITY MAP

SCALE: 1"=40'

| CURVE | LENGTH | RADIUS  | DELTA   |
|-------|--------|---------|---------|
| C1    | 86.63  | 373.00  | 127.82° |
| C2    | 137.36 | 906.36  | 164.10° |
| C3    | 526.81 | 7717.46 | 53.94°  |

| LINE | LENGTH | BEARING       |
|------|--------|---------------|
| L1   | 20.17  | N 01°00'00" E |
| L2   | 25.38  | S 18°52'00" W |
| L3   | 2.88   | S 89°23'59" E |
| L4   | 46.04  | S 87°43'38" E |

- LEGEND**
- 5022 — EXISTING CONTOUR
  - 15 — PROPOSED CONTOUR
  - + 78.3 — PROPOSED SPOT ELEVATION
  - FLOW ARROW
  - PG= 5022.0 — PAD GRADE ELEVATION
  - \* TC=26.74 — PROPOSED TOP OF CURB ELEVATION
  - \* FL=24.07 — PROPOSED FLOW LINE ELEVATION
  - — — — — EROSION CONTROL BERM
  - — — — — RETAINING WALL

**NOTES**

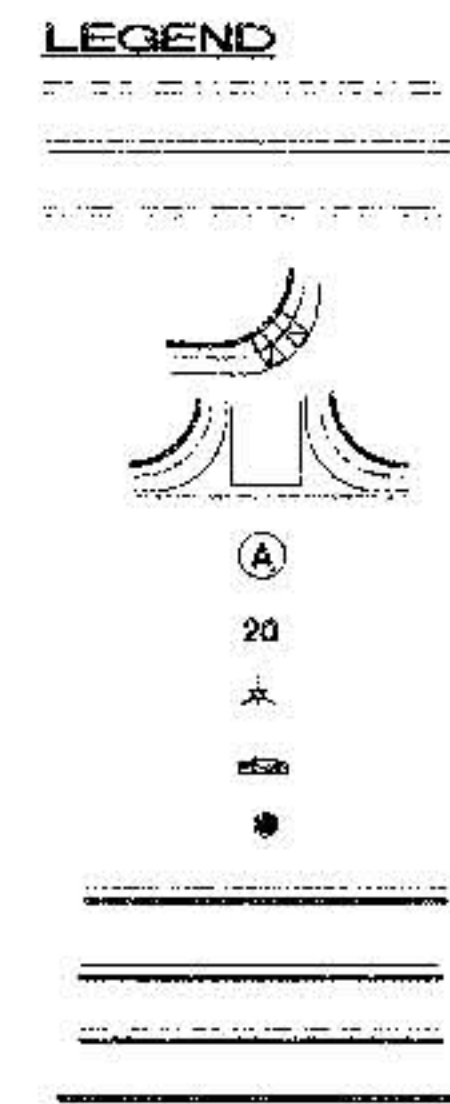
- LEGAL DESCRIPTION: A PORTION OF TRACT B2, DESERT FLOWER SUBDIVISION, filed March 17, 1998, Vol. 98C, Folio 66.
- BENCHMARK: ACS MONUMENT "1-MID" ELEV = 5079.88
- ENGINEER: ISAACSON & ARFMAN, P.A. 128 Monroe Street NE, Albuquerque, NM Attn: Fred Arfman
- SURVEYOR: ALS, Inc. P.O. Box 30701, Albuquerque, 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. (39001003360-3371) of the September 20, 1996 Edition of the F.E.M.A. Maps.
- SOILS: From the SGS Soil Survey of Bernalillo County site soils are identified as Dunpoint Lomay Fine Sands which are classified as hydrologic group "A" soils.

|                                                                                                                                          |                          |
|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>ISAACSON &amp; ARFMAN, P.A.</b><br>Consulting Engineering Associates<br>128 Monroe Street NE<br>Albuquerque, New Mexico<br>87102-2500 |                          |
| CITY OF ALBUQUERQUE<br>PUBLIC WORKS DEPARTMENT<br>ENGINEERING GROUP                                                                      |                          |
| <b>TITLE: DESERT FLOWER SUBDIVISION--UNIT THREE<br/>GRADING &amp; DRAINAGE PLAN</b>                                                      |                          |
| Design Review Committee                                                                                                                  | City Engineer Approval   |
| City Project No. <b>5739.8/4</b>                                                                                                         | Zone Map No. <b>M-10</b> |
| Sheet <b>25</b>                                                                                                                          | Of <b>25</b>             |

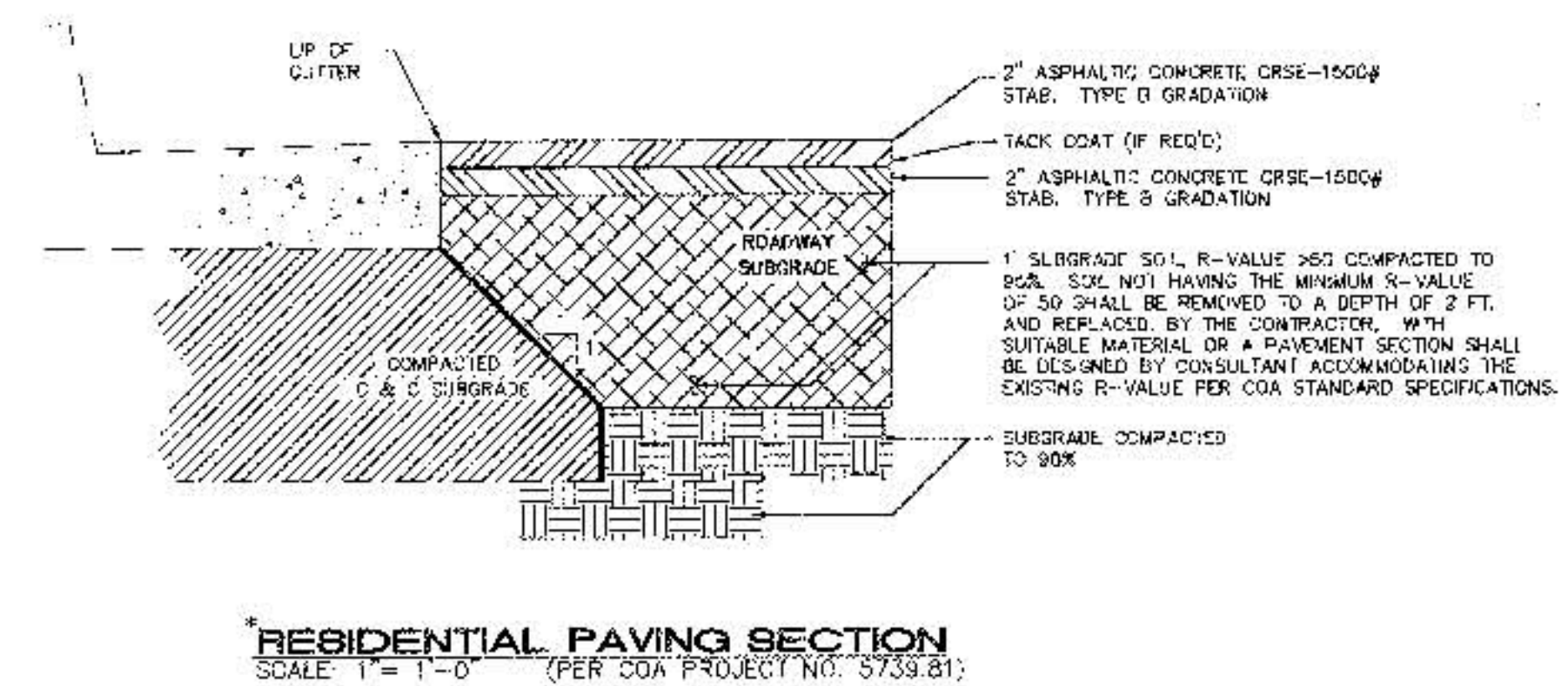
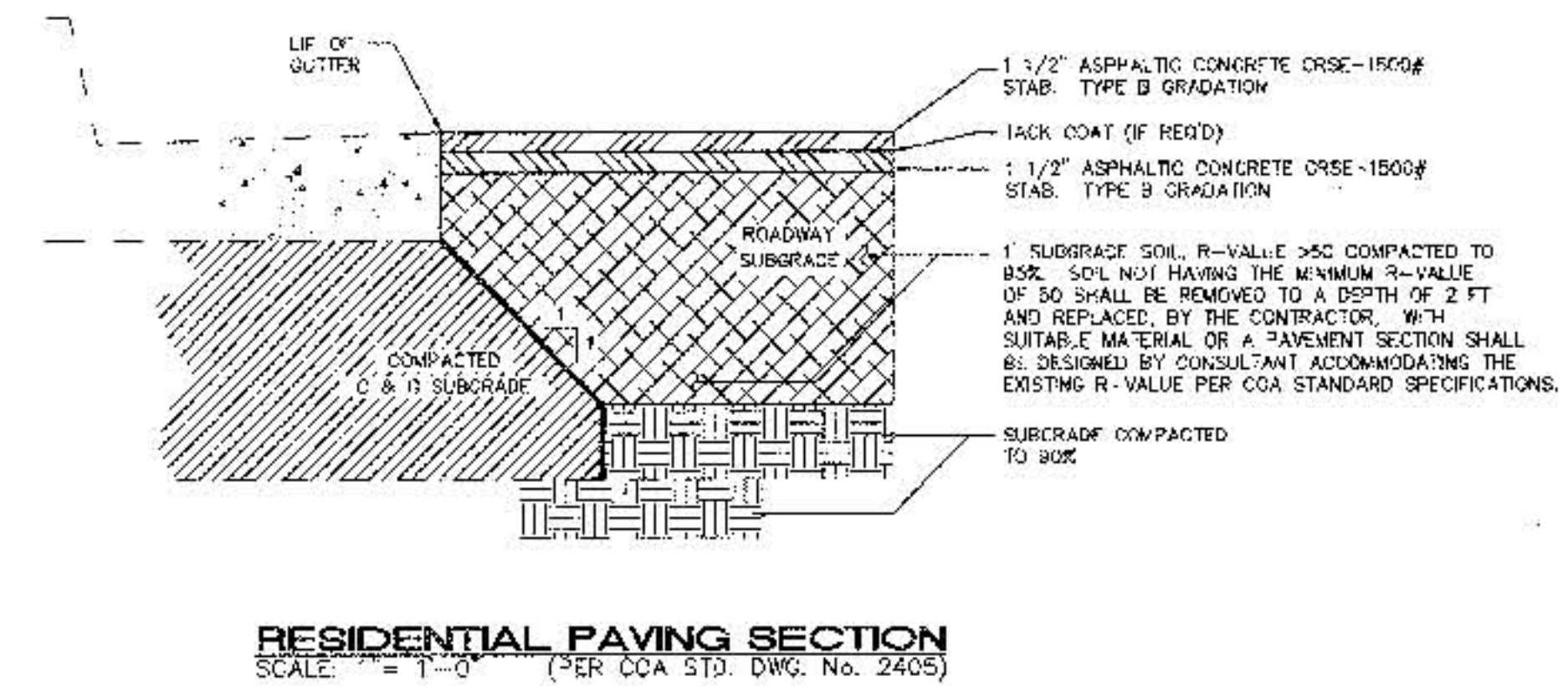
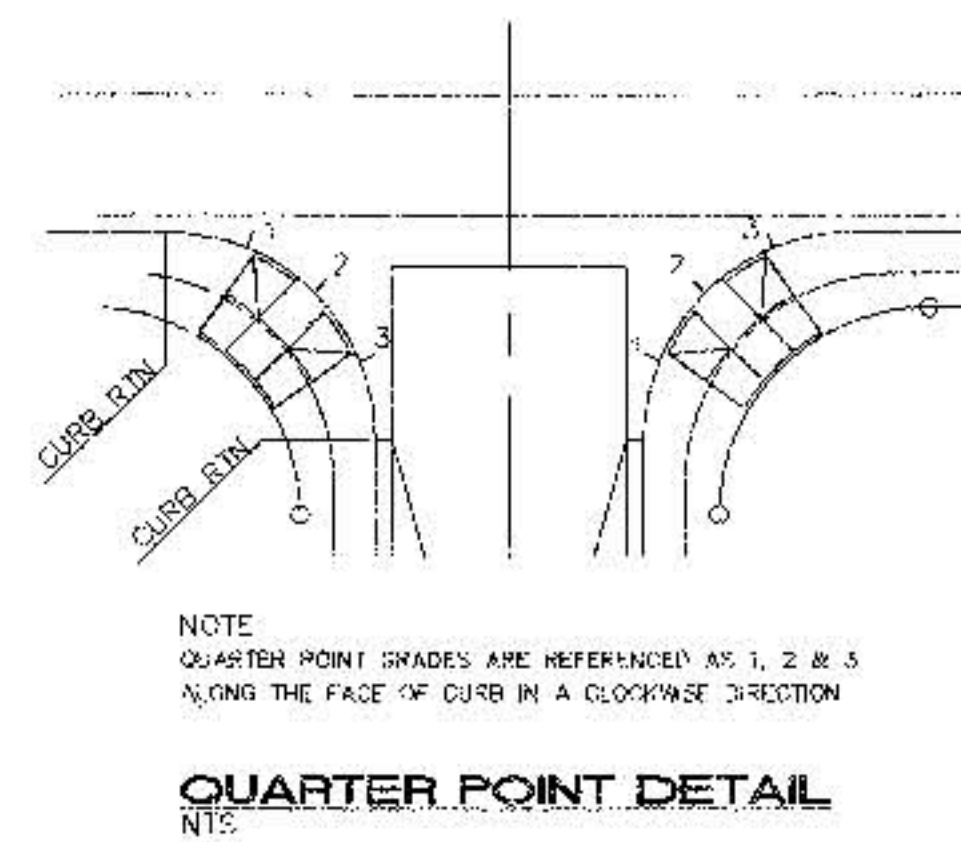
|                                                                                                                                                                                                                                                                      |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>AS-BUILT INFORMATION</b><br>CONTRACTOR: <b>NEW CONCEPTS</b><br>DATE: <b>1/19</b><br>CHECKED BY: <b>C.A.</b><br>DATE: <b>5/19</b><br>VERIFIED BY: <b>L. Remora</b><br>DATE: <b>5/19</b><br>MICRO-FILM INFORMATION<br>RECORDED BY: <b>C.A.</b><br>DATE: <b>5/19</b> |  |
| <b>BENCH MARKS</b><br>ACS MONUMENT "1-MID" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.<br>ELEV. = 5079.88<br>TBM: RM OF SOUTHWESTERN MANHOLE AT SAPHIRE ST. & UNSER BLVD.<br>ELEV. = 5035.84                                                           |  |
| <b>SURVEY INFORMATION</b><br>FIELD NOTES<br>1 ALS<br>5/98                                                                                                                                                                                                            |  |
| <b>ENGINEER'S SEAL</b><br>                                                                                                                                                                                                                                           |  |

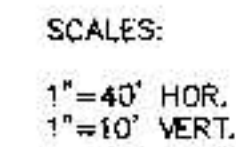






|              |            |          |                    |             |             |                    |              |                 |              |                   |              |                                                                                                             |                                                        |                                                                                                                                                                    |                                                                                                                                                       |
|--------------|------------|----------|--------------------|-------------|-------------|--------------------|--------------|-----------------|--------------|-------------------|--------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE<br>5/98 | SHEET<br>7 | OF<br>25 | UNIT THREE<br>PLAN | No./Day/Tr. | No./Day/Tr. | DESIGNED BY<br>N/C | DATE<br>5/98 | DRAWN BY<br>AWW | DATE<br>5/98 | CHECKED BY<br>FCA | DATE<br>5/98 | ENGINEER'S SEAL<br><br> | SURVEY INFORMATION<br><br>FIELD NOTES<br>1 ALS<br>5/96 | BENCH MARKS<br><br>ACS MONUMENT "1-WIC" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.<br><br>FIELD MARKED BY L. Romero<br>DATE 5/97<br>FLEV. ± 5079.88 | AS-BUILT INFORMATION<br>CONTRACTOR<br>NEW Concepts<br>WORKS DONE BY<br>C.O.A.<br>DATE 5/97<br>CHECKED BY<br>C.O.A.<br>DATE 5/97<br>REMOVED BY<br>DATE |
|              |            |          |                    |             |             |                    |              |                 |              |                   |              |                                                                                                             |                                                        |                                                                                                                                                                    |                                                                                                                                                       |

[illegible]



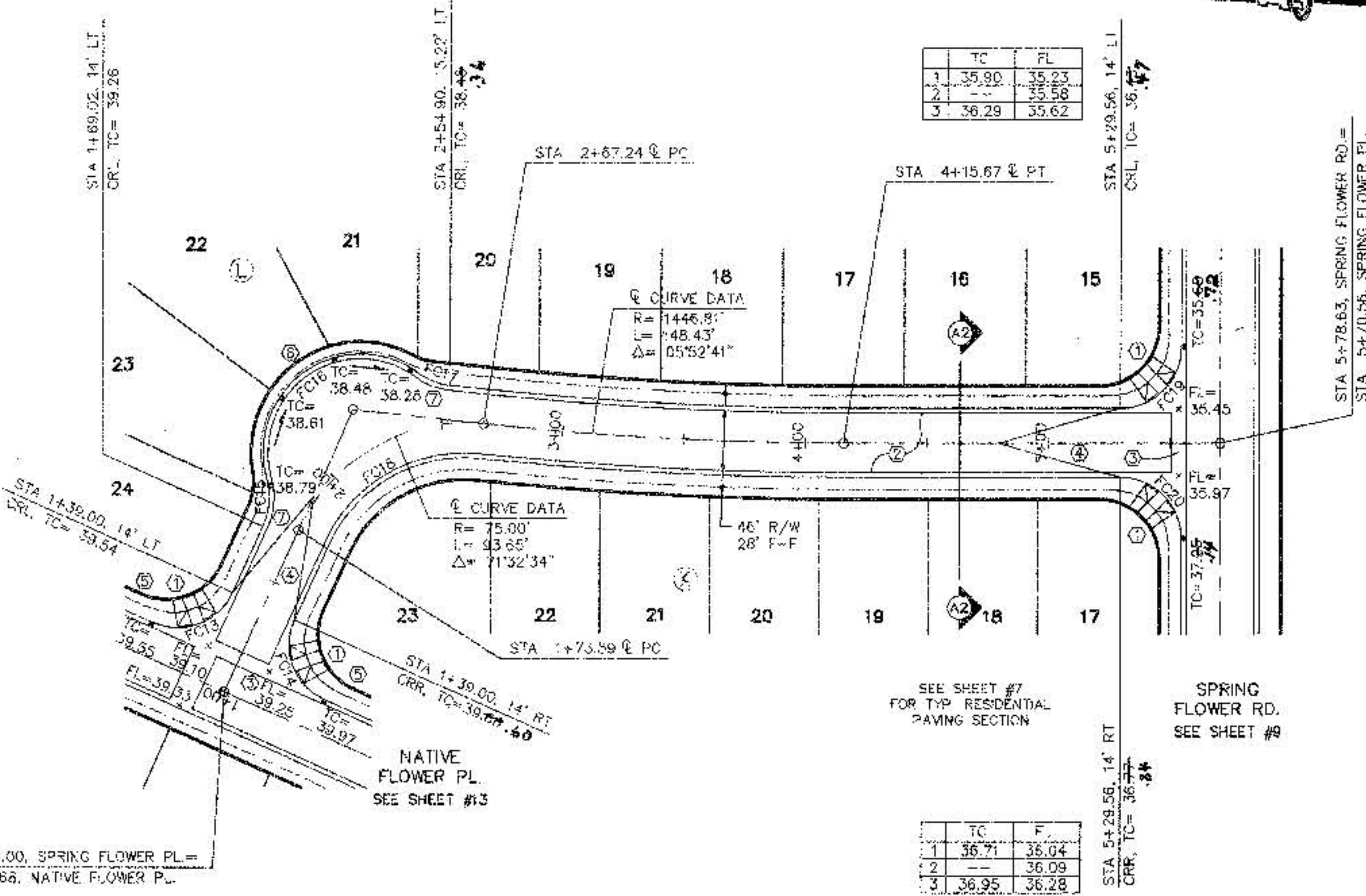
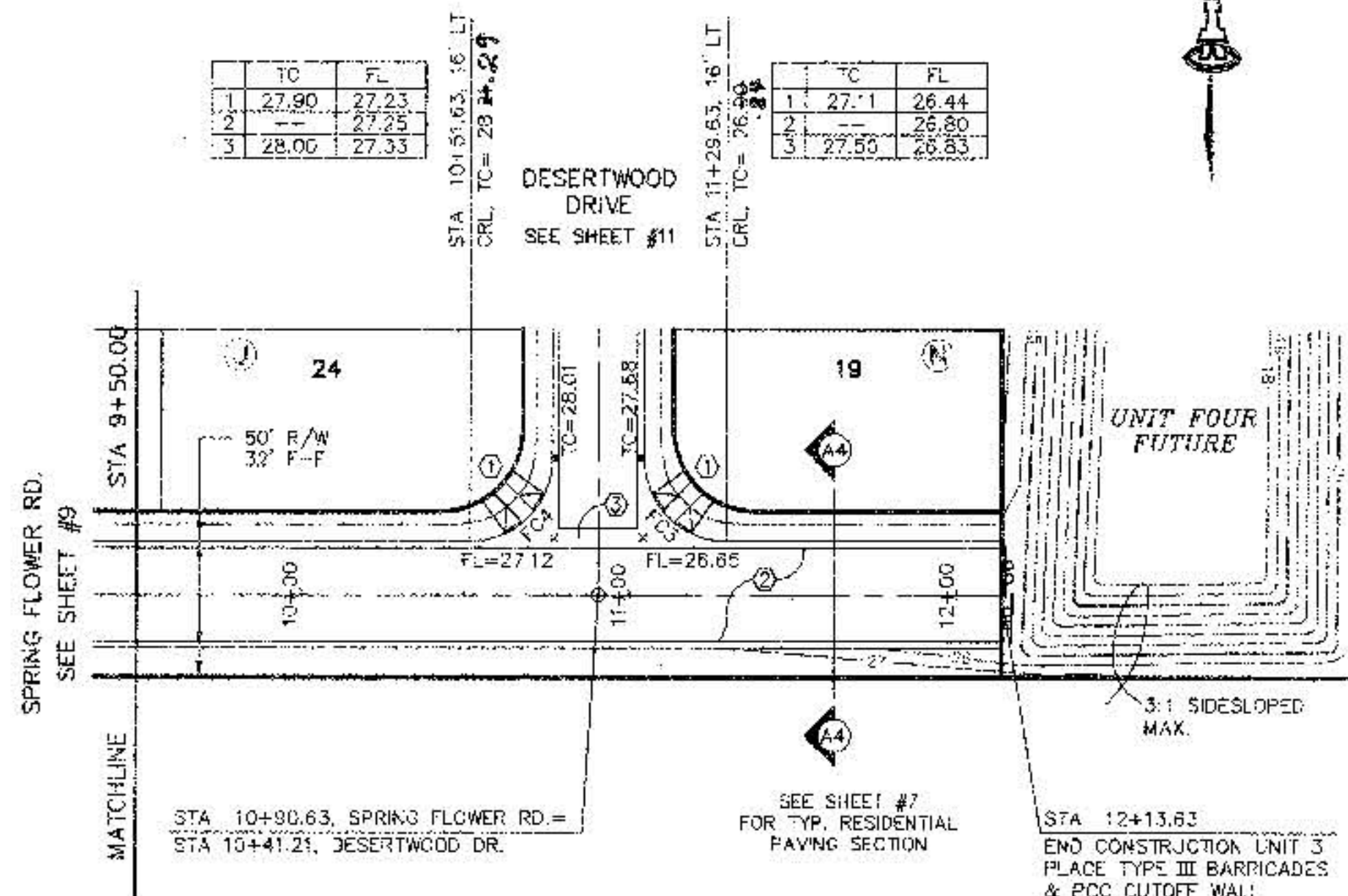
|                  |              |       |    |
|------------------|--------------|-------|----|
| City Project No. | Zone Map No. | Sheet | Of |
| 573984           | M-10         | 9     | 25 |

| NO.         |  | DATE | REMARKS   | BY   |
|-------------|--|------|-----------|------|
|             |  |      | REVISIONS |      |
|             |  |      | DESIGN    |      |
| DESIGNED BY |  | MJC  | DATE      | 5/98 |
| DRAWN BY    |  | ANW  | DATE      | 5/98 |

| TC      | FL    |
|---------|-------|
| 1 27.90 | 27.23 |
| 2 27.90 | 27.23 |
| 3 28.00 | 27.33 |

| TC      | FL    |
|---------|-------|
| 1 27.1  | 26.44 |
| 2 27.55 | 26.80 |
| 3 27.55 | 26.83 |

| TC      | FL    |
|---------|-------|
| 1 35.90 | 35.23 |
| 2 36.29 | 35.62 |
| 3 36.29 | 35.62 |



# KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #8.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1/2" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. TRANSITION FROM MOUNTABLE TO STANDARD CURB PER COA STD DWG #2418.
6. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
7. STA 1+69.02 TO STA 1+77.91 (LT) & STA 2+44.38 TO STA 2+50.86 (LT), TRANSITION FROM STANDARD TO MOUNTABLE CURB & GUTTER OVER 10 FEET.

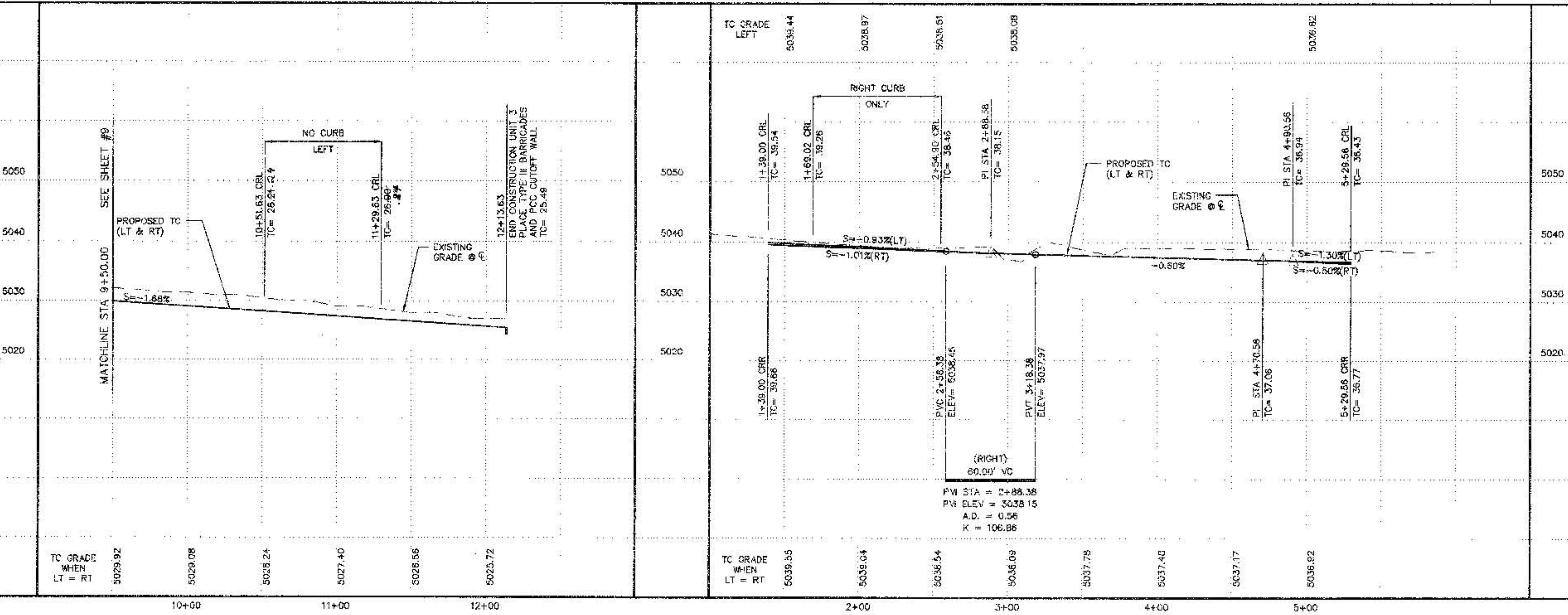
## FACE OF CURB CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA      |
|-------|--------|--------|------------|
| FC3   | 25.00  | 39.27  | 90°00'00"  |
| FC4   | 25.00  | 39.27  | 90°00'00"  |
| FC13  | 25.00  | 39.27  | 90°00'00"  |
| FC14  | 25.00  | 39.27  | 90°00'00"  |
| FC15  | 29.00  | 20.15  | 38°48'54"  |
| FC16  | 40.00  | 98.49  | 141°04'27" |
| FC17  | 29.00  | 14.73  | 29°08'28"  |
| FC18  | 61.00  | 76.17  | 71°32'34"  |
| FC19  | 25.00  | 39.27  | 90°00'00"  |
| FC20  | 25.00  | 39.27  | 90°00'00"  |

## SPRING FLOWER ROAD

## SPRING FLOWER PLACE

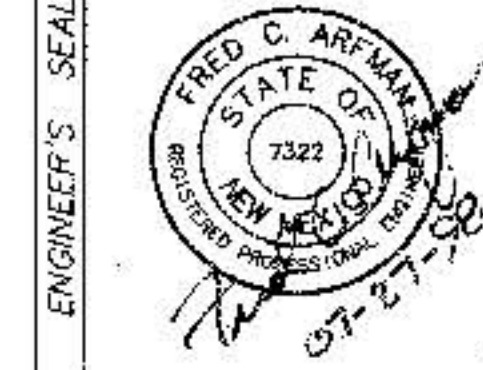
SCALES:  
1"=40' HOR.  
1"=10' VERT.



ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
133 Monroe Street, N.E.  
Albuquerque, New Mexico 87102  
009P13 DWG.dwg 07/24/98

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP  
TITLE: DESERT FLOWER SUBDIVISION--UNIT THREE  
SPRING FLOWER ROAD & PLACE  
PAVING PLAN & PROFILE

|                          |                        |           |           |
|--------------------------|------------------------|-----------|-----------|
| Design Review: Cognizant | City Engineer Approval | No. 10/11 | No. 10/11 |
| DESIGNED BY: JAC         | DATE: 5/98             | NO.       | DATE      |
| DRAWN BY: JAW            | DATE: 5/98             | NO.       | DATE      |
| CHECKED BY: FCA          | DATE: 5/98             | NO.       | DATE      |



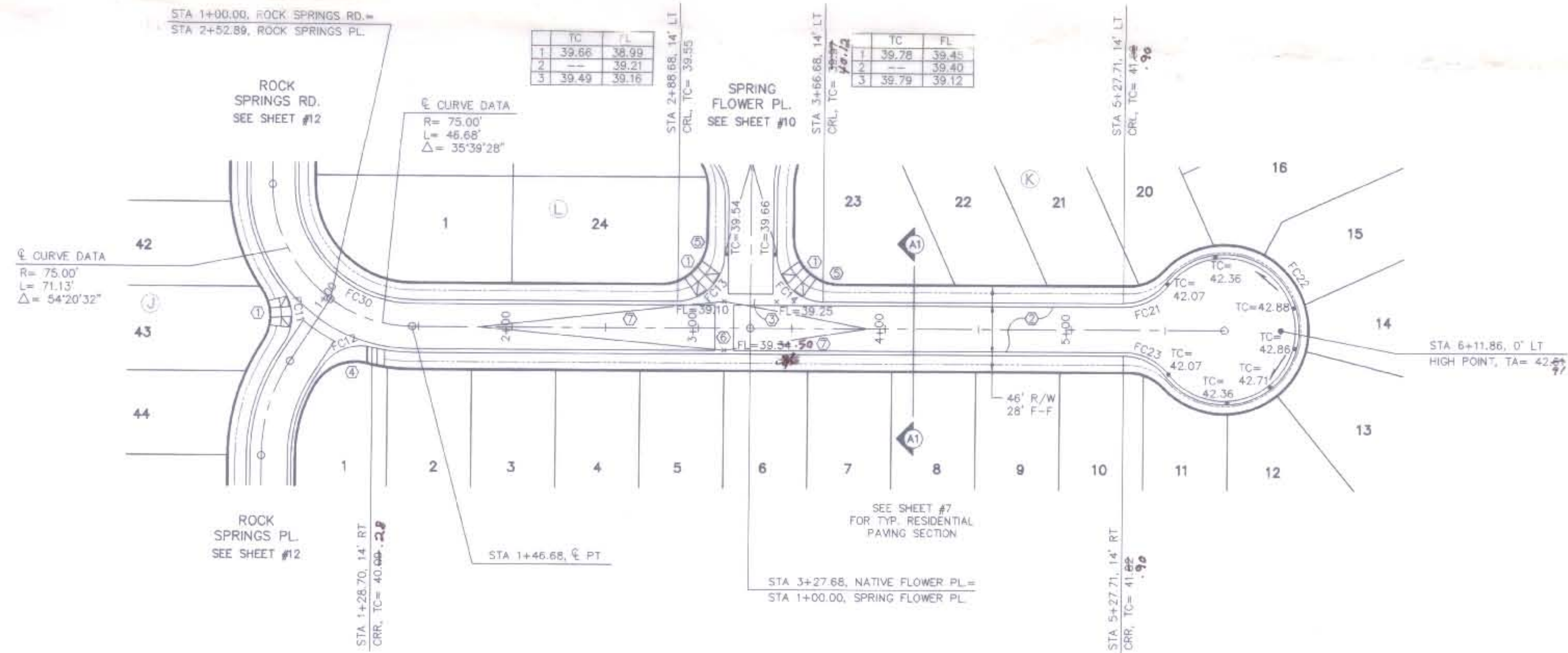
| NO. | DATE | REVISIONS | BY |
|-----|------|-----------|----|
|     |      |           |    |
|     |      |           |    |
|     |      |           |    |

|                  |              |       |    |
|------------------|--------------|-------|----|
| City Project No. | Zone Map No. | Sheet | Of |
| 5739.84          | M-10         | 10    | 25 |



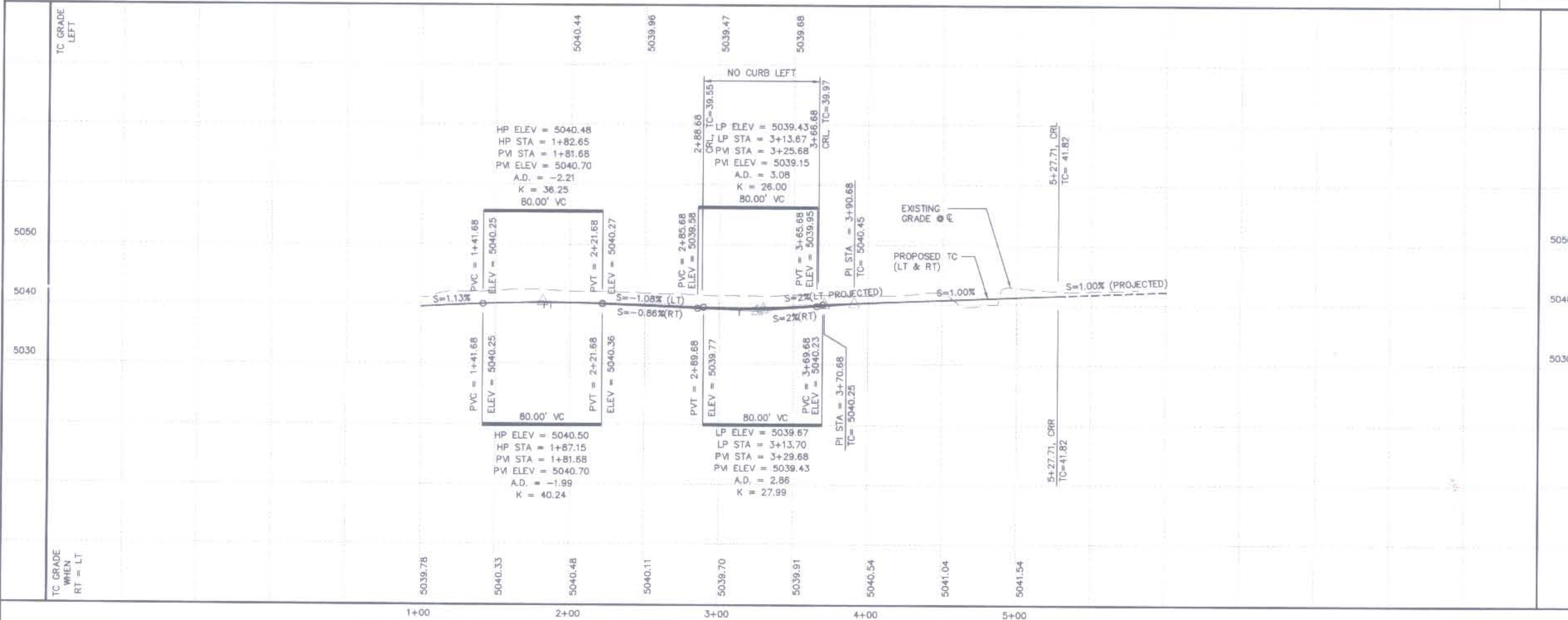






## NATIVE FLOWER PLACE

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



### KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #8.
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. CONSTRUCT HANDICAP RAMP PER DETAIL SHEET #12.
5. TRANSITION FROM MOUNTABLE TO STANDARD CURB PER COA STD DWG #2418.
6. CONSTRUCT PCC VALLEY GUTTER 10" WIDE, 3/4" INVERT PER COA STD DWG #2422.
7. STA 1+82.65 TO STA 3+13.68 AND STA 3+90.68 TO STA 3+13.68: TRANSITION FROM NORMAL CROWN TO 1% CROSS SLOPE.

### FACE OF CURB CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA      |
|-------|--------|--------|------------|
| FC11  | 25.00  | 31.08  | 71°13'07"  |
| FC12  | 25.00  | 30.94  | 70°54'11"  |
| FC13  | 25.00  | 39.27  | 90°00'00"  |
| FC14  | 25.00  | 39.27  | 90°00'00"  |
| FC21  | 29.00  | 26.04  | 51°27'02"  |
| FC22  | 40.00  | 197.50 | 282°54'05" |
| FC23  | 29.00  | 26.04  | 51°27'02"  |
| FC30  | 61.00  | 95.82  | 90°00'00"  |

|                        |      |                                                                                 |      |                    |           |                 |            |
|------------------------|------|---------------------------------------------------------------------------------|------|--------------------|-----------|-----------------|------------|
| 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 | DESIGNED BY     | CHECKED BY |
| NEW CONCEPTS           | 1/98 | ELEV. = 5079.88                                                                 | 5/96 | 1 ALS              | NO. DATE  | MJC             | FCA        |
| INVESTIGATOR           | DATE | DATE                                                                            | DATE | DATE               | DATE      | DATE            | DATE       |
| VERIFIED BY            | DATE | DATE                                                                            | DATE | DATE               | DATE      | DATE            | DATE       |
| CORRECTED BY           | DATE | DATE                                                                            | DATE | DATE               | DATE      | DATE            | DATE       |
| MICRO-FILM INFORMATION | DATE | DATE                                                                            | DATE | DATE               | DATE      | DATE            | DATE       |
| RECORDED BY            | DATE | DATE                                                                            | DATE | DATE               | DATE      | DATE            | DATE       |
| NO.                    | DATE | DATE                                                                            | DATE | DATE               | DATE      | DATE            | DATE       |

ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico  
009PV4.DWG Date 07/24/98

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP  
TITLE: DESERT FLOWER SUBDIVISION--UNIT THREE  
NATIVE FLOWER PLACE  
PAVING PLAN & PROFILE

|                         |                        |             |             |
|-------------------------|------------------------|-------------|-------------|
| Design-Review-Committee | City Engineer Approval | Wb./Day/yr. | Wb./Day/yr. |
| City Project No.        | Zone Map No.           | Sheet       | Of          |
| 5739.84                 | M-10                   | 13          | 25          |

STA 1+00.00, SALTBRUSH ROAD=  
STA 9+46.04, NATIVE FLOWER DRIVE

DESERT FLOWER  
SUBDIVISION  
UNIT ONE

STA 1+08.60, 0' RT  
BEGIN CONSTRUCTION UNIT THREE  
REMOVE BARRICADES & CUTOFF WALL  
TC=38.84

STA 1+57.46, 0' PT

SEE SHEET #7  
FOR TYP. RESIDENTIAL  
PAVING SECTION

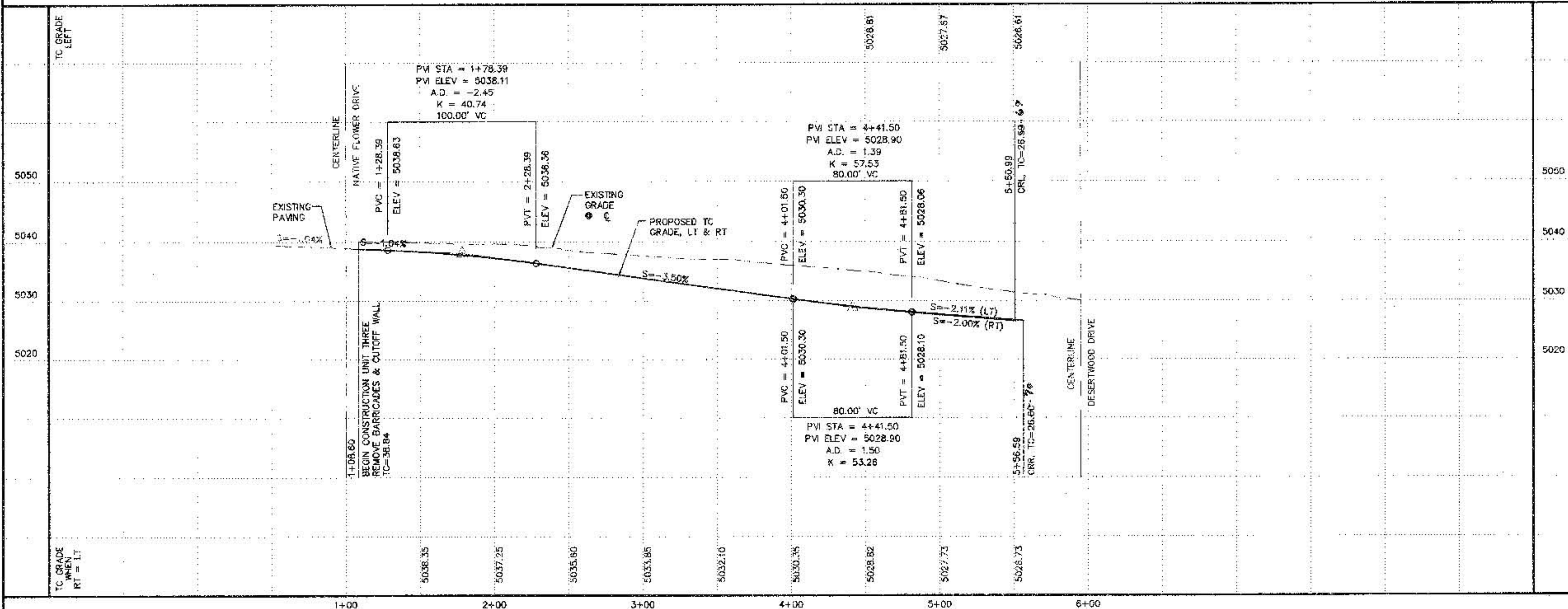
STA 5+60.00, 0' PT

DESERTWOOD  
DRIVE  
SEE SHEET #11

STA 5+95.06, SALTBRUSH RD.=  
STA 5+53.66, DESERTWOOD DR.

## SALTBRUSH ROAD

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



### KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #8.
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. TRANSITION FROM MOUNTABLE TO STANDARD CURB PER COA STD DWG #2418.
6. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.

### FACE OF CURB CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA      |
|-------|--------|--------|------------|
| FC1   | 25.00  | 44.84  | 102°46'18" |
| FC2   | 25.00  | 38.93  | 89°13'05"  |

| AS-BUILT INFORMATION   |              | BENCH MARKS                                                                     |      | SURVEY INFORMATION |   | ENGINEER'S SEAL |      |
|------------------------|--------------|---------------------------------------------------------------------------------|------|--------------------|---|-----------------|------|
| CONTRACTOR             | NEW CONCEPTS | AC'S MONUMENT "1-MID" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD. | 5/96 | FIELD NOTES        | 1 | ALB             | 5/96 |
| STARTED BY             | COA          | ELEV. = 5079.88                                                                 |      |                    |   |                 |      |
| ADJUSTED BY            | L. ROMERA    |                                                                                 |      |                    |   |                 |      |
| DESIGNED BY            | C. A. A.     |                                                                                 |      |                    |   |                 |      |
| CHECKED BY             | C. A. A.     |                                                                                 |      |                    |   |                 |      |
| RECORDED BY            |              |                                                                                 |      |                    |   |                 |      |
| DATE                   | 5/97         |                                                                                 |      |                    |   |                 |      |
| MICRO-FILM INFORMATION |              | TEMP. RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD                 |      | ELEV. = 5035.94    |   |                 |      |
| NO.                    |              |                                                                                 |      |                    |   |                 |      |

ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87102  
C38PV7.DWG

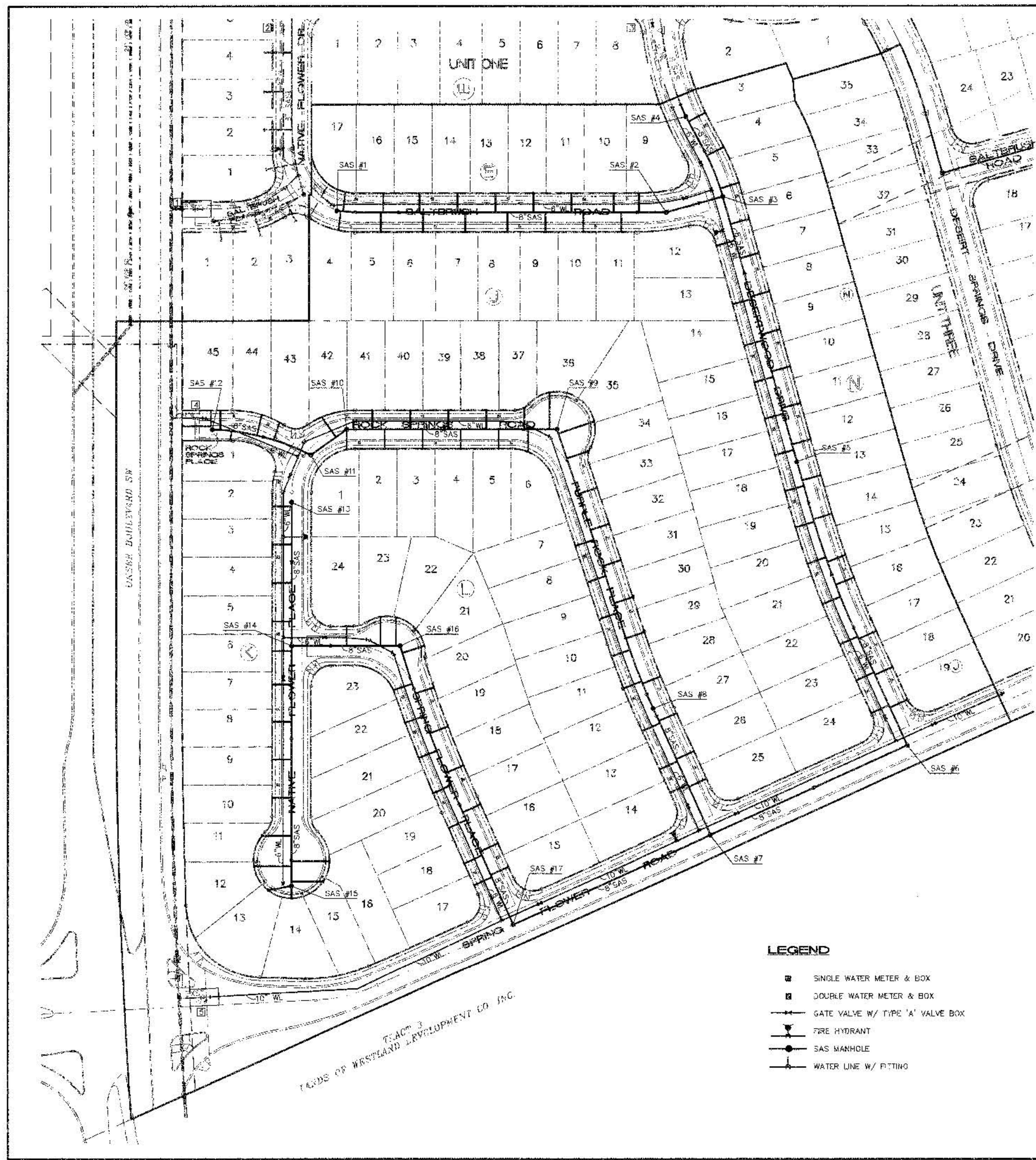
CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT THREE  
SALTBRUSH ROAD  
PAVING PLAN & PROFILE

|                         |                        |                 |                 |
|-------------------------|------------------------|-----------------|-----------------|
| Design Review Committee | City Engineer Approval | W. A. B. / 5/97 | W. A. B. / 5/97 |
|                         |                        |                 |                 |
|                         |                        |                 |                 |
|                         |                        |                 |                 |

City Project No. 5739.84 Zone Map No. M-10 Sheet 15 of 25





| RESTRAINED JOINT LENGTHS, L <sub>r</sub> ,<br>FOR TEES, (FT.)<br>ALL JOINTS AT THE TEE MUST BE RESTRAINED. |     |        |
|------------------------------------------------------------------------------------------------------------|-----|--------|
| SIZE                                                                                                       | RUN | BRANCH |
| 12x12x12                                                                                                   | 15  | 17     |
| 12x12x10                                                                                                   | 10  | 16     |
| 12x12x8                                                                                                    | 6   | 19     |
| 12x12x6                                                                                                    | 3   | 19     |
| 12x12x4                                                                                                    | 1   | 19     |
| 10x10x10                                                                                                   | 12  | 16     |
| 10x10x8                                                                                                    | 8   | 15     |
| 10x10x6                                                                                                    | 4   | 16     |
| 10x10x4                                                                                                    | 2   | 4      |
| 8x8x8                                                                                                      | 8   | 20     |
| 8x8x6                                                                                                      | 4   | 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  
PIPE: PVC PIPE  
MATERIAL: CM/SB - SILTY GRAVELS AND SILTY SANDS,  
SOL. TYPE: 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 <sub>r</sub> ,<br>FOR HORIZONTAL BENDS, VALVES,<br>AND DEAD ENDS, (FT.) |             |     |         |         |                       |
|-----------------------------------------------------------------------------------------------------|-------------|-----|---------|---------|-----------------------|
| SIZE                                                                                                | HORZ. BENDS |     |         |         | VALVES &<br>DEAD ENDS |
|                                                                                                     | 90°         | 45° | 22 1/2° | 11 1/4° |                       |
| 12                                                                                                  | 30          | 12  | 6       | 3       | 85                    |
| 10                                                                                                  | 25          | 11  | 5       | 3       | 75                    |
| 8                                                                                                   | 22          | 9   | 4       | 2       | 60                    |
| 6                                                                                                   | 17          | 7   | 3       | 2       | 46                    |
| 4                                                                                                   | 12          | 5   | 2       | 1       | 32                    |

| RESTRAINED JOINT LENGTHS, L <sub>r</sub> ,<br>FOR REDUCERS, (FT.)<br>MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH:<br>RESTRAIN OTHER LARGE PIPE, OR SMALL PIPE |            |     |      |            |     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|------|------------|-----|
| SIZE                                                                                                                                                        | LARGE SIDE |     | SIZE | SMALL SIDE |     |
|                                                                                                                                                             | 25         | 30  |      | 44         | 73  |
| 12x10                                                                                                                                                       | 25         | 30  | 10x8 | 44         | 73  |
| 12x8                                                                                                                                                        | 45         | 68  | 10x4 | 58         | 141 |
| 12x6                                                                                                                                                        | 62         | 121 | 8x6  | 75         | 32  |
| 12x4                                                                                                                                                        | 74         | 213 | 8x4  | 45         | 83  |
| 10x6                                                                                                                                                        | 24         | 30  | 6x4  | 24         | 32  |

RESTRAINED JOINT LENGTHS  
FOR WATERLINE FITTINGS

WATER SHUT-OFF PLAN

SHUT-OFF VALVES: [1]: SALTBRUSH PL., [2]: NATIVE FLOWER DR. &  
[3]: DESERTWOOD DR., [4]: ROCK SPRINGS PL., [5]: SPRING FLOWER RD.  
TO PROVIDE NON-PRESSURE CONNECTION. THE CONTRACTOR SHALL CONTACT  
WATER SYSTEMS DIVISION (857-8200) 5 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

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1225 Menorah Street N.E.  
Albuquerque, New Mexico 87106  
505/261-2000

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

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

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

City Project No. 5739.84 Zone Map No. M-10 Sheet 16 Of 25

NO. DATE

REVISIONS

DESIGN

DESIGNED BY: MJC DATE: 5/98

DRAWN BY: ANW DATE: 5/98

CHECKED BY: FCA DATE: 5/98

ENGINEER'S SEAL

SEAL OF FRED C. ARPMAN  
STATE OF NEW MEXICO  
7322  
REGISTERED PROFESSIONAL ENGINEER  
07-27-98

AS-BUILT INFORMATION

CONTRACTOR: New Concept  
DESIGNED BY: C.A.A. DATE: 5/98  
APPROVED BY: L. Romero DATE: 5/98  
REVISIONS: [ ]  
RECORDED BY: C.A.A. DATE: 5/98  
MICRO-FILM INFORMATION  
RECORDED BY: [ ] DATE: [ ]

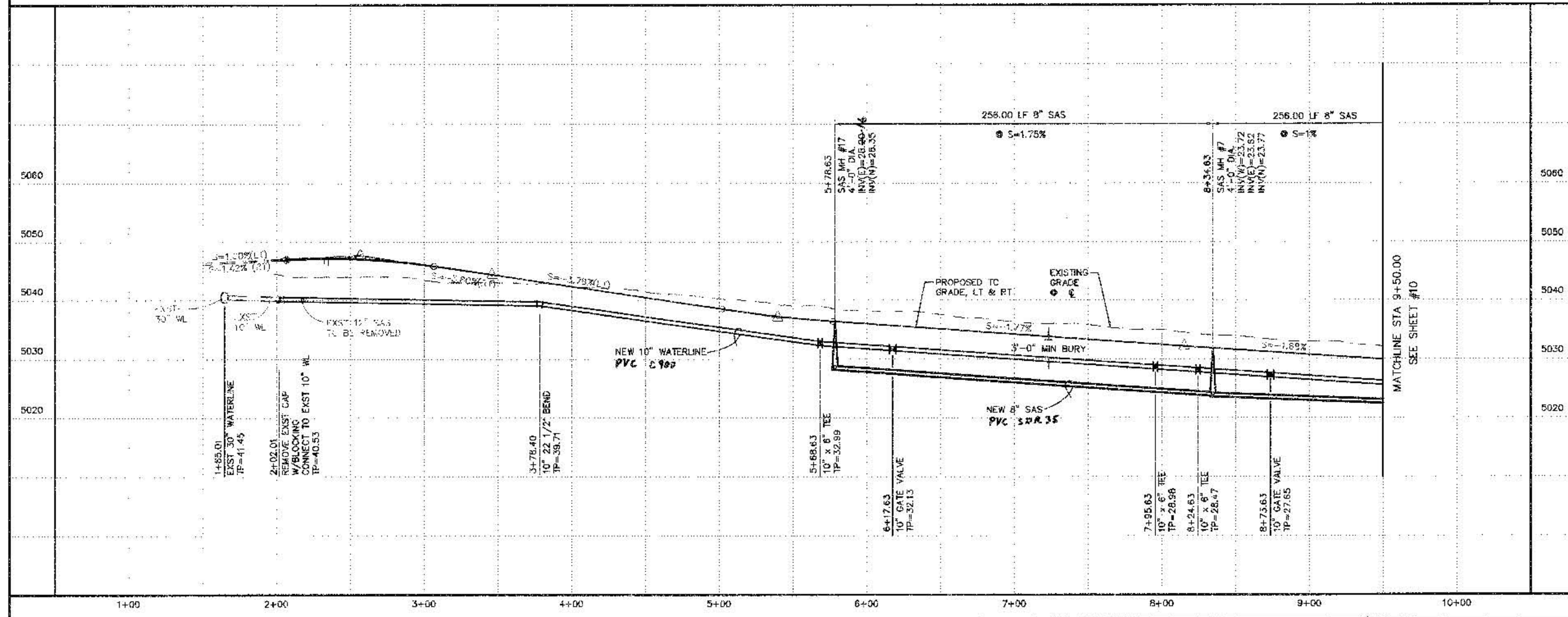
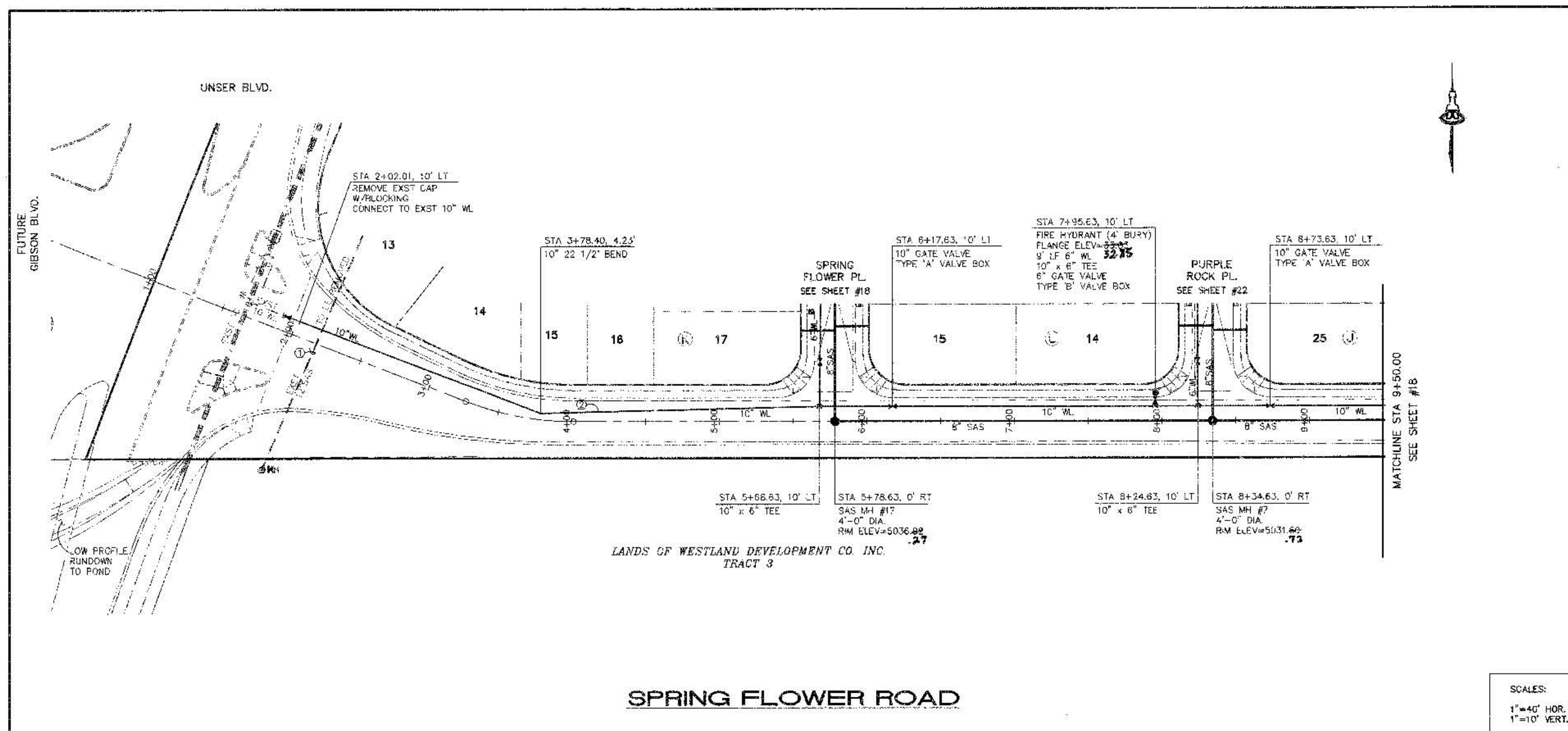
BENCH MARKS

ACS MONUMENT 1, NOT LOCATED AT THE SOUTHEAST  
CORNER OF SAGE RD. & UNSER BLVD.  
ELEV. = 5079.88  
TBM: RM OF SOUTHWESTERLY MANHOLE AT SAPHIRE ST.  
& UNSER BLVD.  
ELEV. = 5035.84

SURVEY INFORMATION

FIELD NOTES

1. ALS



- GENERAL NOTES**
1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
  2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
  3. SEE SHEET #16 FOR WATER SHUT-OFF PLAN.
  4. SEE SHEET #16 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
  5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

- KEYED CONSTRUCTION NOTES**
1. REMOVE AND DISPOSE OF 1515 LF 12" SAS AND EXISTING MANHOLES. END REMOVAL AT STA 2+14.93, 85.43' RT.
  2. STA 3+78.40, 4.23' LT. DEFLECT WATERLINE 01'00" 21" OVER 100 FEET.

| AS-BUILT INFORMATION                 |           | BENCH MARKS                          |           | SURVEY INFORMATION |           | ENGINEER'S SEAL |      |
|--------------------------------------|-----------|--------------------------------------|-----------|--------------------|-----------|-----------------|------|
| CONTRACT NO.                         | DATE      | CONTRACT NO.                         | DATE      | FIELD NOTES        | REVISIONS | NO.             | DATE |
| CONTRACT NO. 5739.84                 | DATE 5/98 | CONTRACT NO. 5739.84                 | DATE 5/98 | FIELD NOTES        | REVISIONS | NO.             | DATE |
| DESIGNED BY: ISAACSON & ARFMAN, P.A. | DATE 5/98 | DESIGNED BY: ISAACSON & ARFMAN, P.A. | DATE 5/98 | FIELD NOTES        | REVISIONS | NO.             | DATE |
| DRAWN BY: MUC                        | DATE 5/98 | DRAWN BY: MUC                        | DATE 5/98 | FIELD NOTES        | REVISIONS | NO.             | DATE |
| CHECKED BY: FCA                      | DATE 5/98 | CHECKED BY: FCA                      | DATE 5/98 | FIELD NOTES        | REVISIONS | NO.             | DATE |

**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87102  
009UTL2.DWG Date 07/24/98

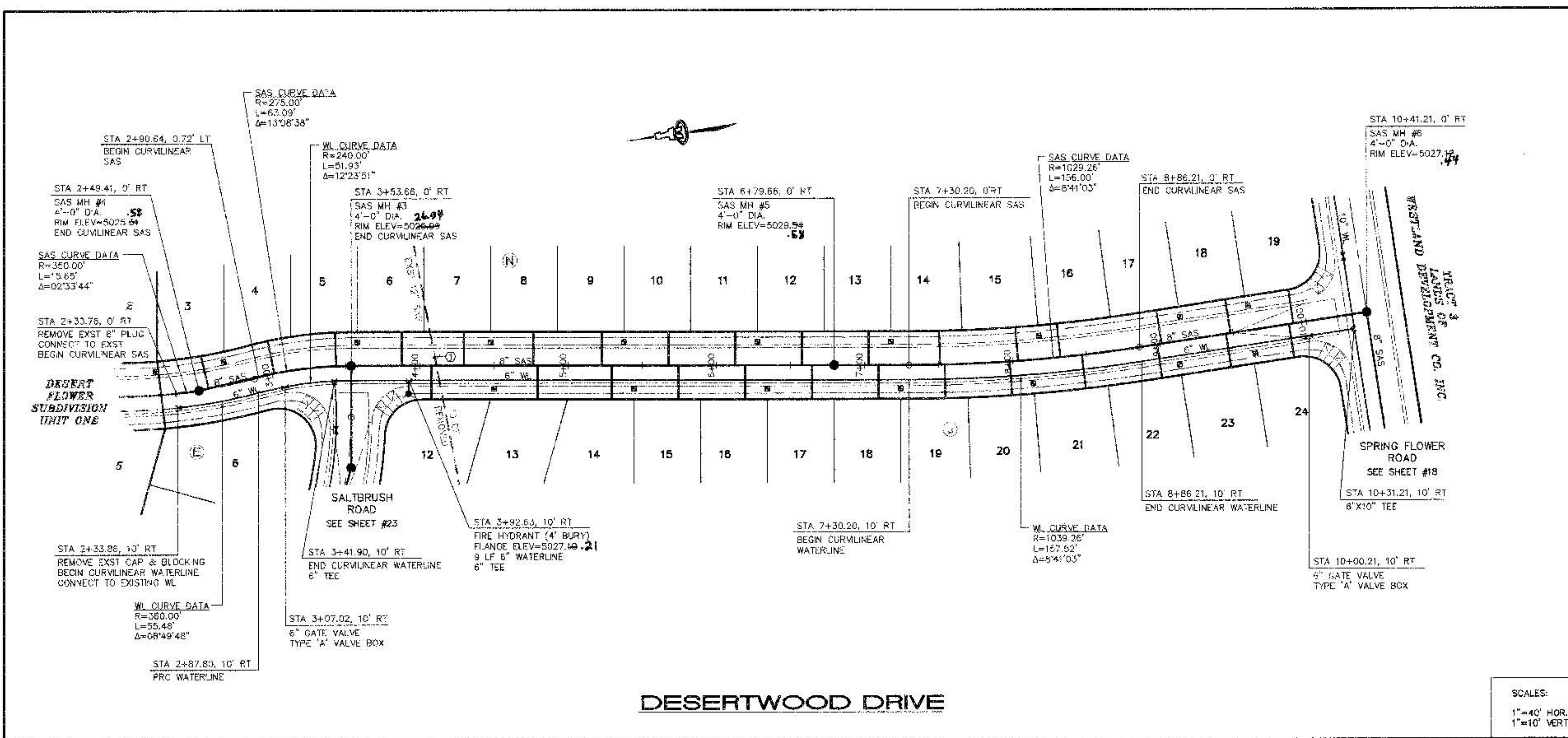
**CITY OF ALBUQUERQUE**  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

**TITLE: DESERT FLOWER SUBDIVISION--UNIT THREE  
SPRING FLOWER ROAD  
UTILITY PLAN & PROFILE**

Design Review: \_\_\_\_\_ City Engineer Approval: \_\_\_\_\_

City Project No. 5739.84 Zone Map No. M-10 Sheet 17 of 25





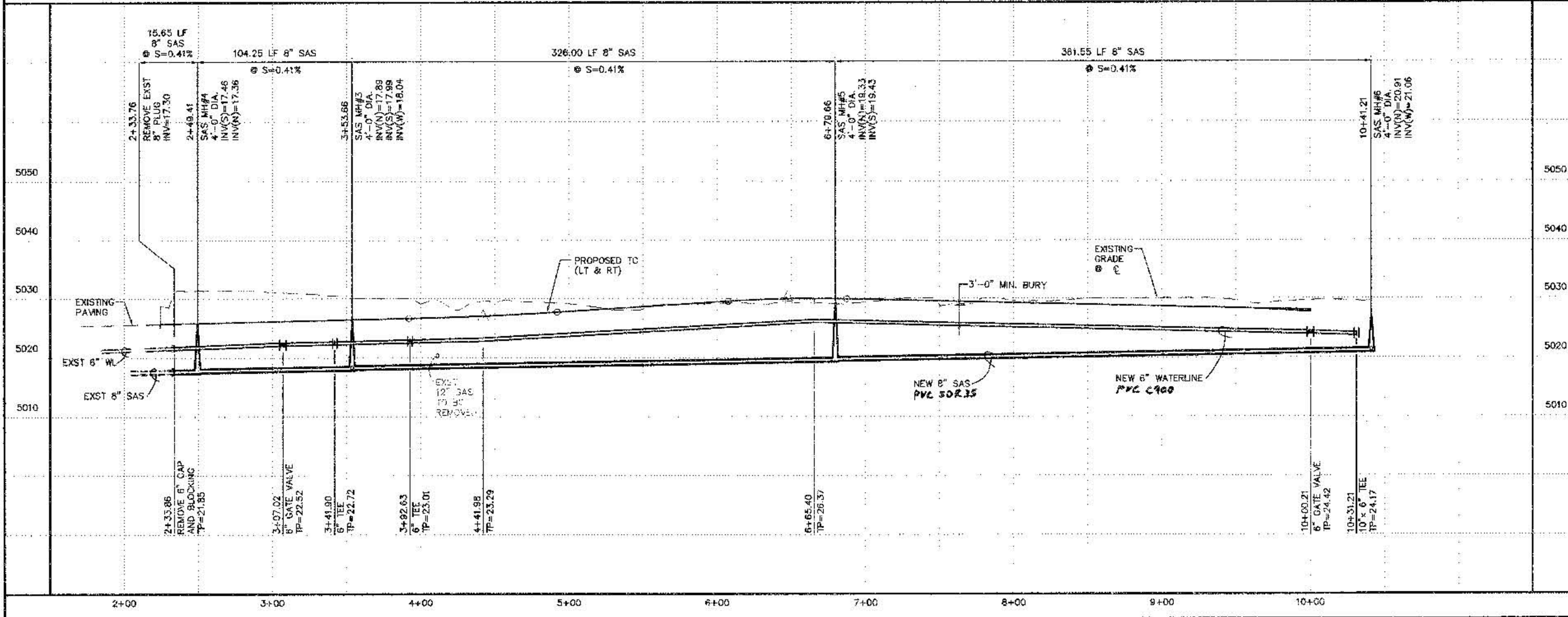
- GENERAL NOTES**
1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
  2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
  3. SEE SHEET #16 FOR WATER-SHUT-OFF PLAN.
  4. SEE SHEET #16 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
  5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

- KEYED CONSTRUCTION NOTES**
1. REMOVE 15' 5" LF EXISTING 12" SAS AND EXISTING MANHOLES. REMOVE TO STA 3+87.99, 123' LT.

**UTILITY SERVICE TABLE**

| LOT NO./BLOCK | STATION        |              | SAS INV @ R/W |
|---------------|----------------|--------------|---------------|
|               | WATER LENGTH   | SAS LENGTH   |               |
| 12/J          | 4+47.66, 6'    | 4+07.63, 23' | 21.5          |
| 13/J          | 4+47.66, 6'    | 4+79.59, 23' | 22.3          |
| 14/J          | 5+44.56, 6'    | 5+29.56, 23' | 23.0          |
| 15/J          | 6+34.66, 6'    | 5+74.56, 23' | 23.8          |
| 16/J          | 6+34.66, 6'    | 6+19.56, 23' | 24.5          |
| 17/J          | 6+34.66, 6'    | 6+64.56, 23' | 24.8          |
| 18/J          | 7+24.66, 6'    | 7+09.56, 23' | 24.6          |
| 19/J          | 7+24.66, 6'    | 7+54.14, 23' | 24.3          |
| 20/J          | 8+12.83, 6'    | 7+98.13, 23' | 24.0          |
| 21/J          | 8+12.83, 6'    | 8+47.05, 23' | 23.7          |
| 22/J          | 9+11.21, 6'    | 8+98.21, 23' | 23.4          |
| 23/J          | 9+11.21, 6'    | 9+45.21, 23' | 23.1          |
| 24/J          | 9+61.21, 6' S  | 9+88.21, 23' | 22.9          |
| 2/N           | 2+22.80, 26' S | EXIST        |               |
| 3/N           | 2+71.53, 26'   | 2+58.05, 23' | 20.6          |
| 4/N           | 3+43.58, 26'   | 3+01.41, 23' | 20.9          |
| 5/N           | 3+57.81, 26'   | 3+43.58, 23' | 21.1          |
| 6/N           | 4+29.66, 26'   | 3+87.81, 23' | 21.3          |
| 7/N           | 4+47.81, 26'   | 4+29.66, 23' | 21.6          |
| 8/N           | 5+22.81, 26'   | 4+76.59, 23' | 22.2          |
| 9/N           | 5+37.81, 26'   | 5+22.81, 23' | 23.0          |
| 10/N          | 6+27.81, 26'   | 5+67.81, 23' | 23.7          |
| 11/N          | 7+17.81, 26'   | 6+12.81, 23' | 24.4          |
| 12/N          | 7+17.81, 26'   | 6+57.81, 23' | 24.8          |
| 13/N          | 7+17.81, 26'   | 7+02.81, 23' | 24.6          |
| 14/N          | 8+19.17, 26'   | 7+51.14, 23' | 24.3          |
| 15/N          | 8+19.17, 26'   | 8+03.82, 23' | 24.0          |
| 16/N          | 9+16.21, 26'   | 8+32.37, 23' | 23.8          |
| 17/N          | 9+16.21, 26'   | 9+10.21, 23' | 23.4          |
| 18/N          | 9+16.21, 26'   | 9+48.21, 23' | 23.1          |
| 19/N          | 9+61.21, 26' S | 9+81.21, 23' | 22.9          |

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



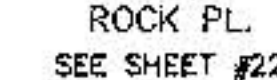
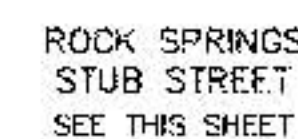
ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
120 Monroe Street N.E.  
Albuquerque, New Mexico 87102  
03931104/04/05 04/24/88

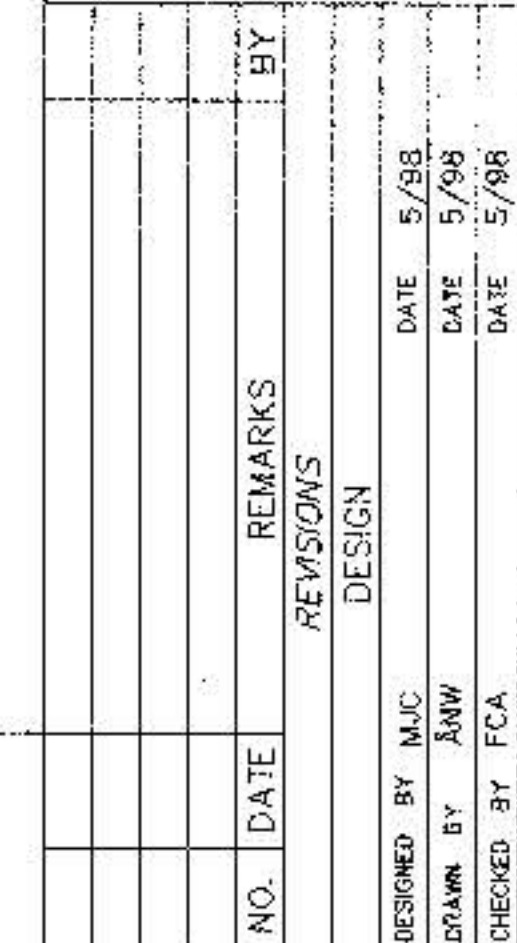
**CITY OF ALBUQUERQUE**  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

**TITLE: DESERT FLOWER SUBDIVISION--UNIT THREE**  
**DESERTWOOD DRIVE**  
**UTILITY PLAN & PROFILE**

|                         |                        |                   |                   |
|-------------------------|------------------------|-------------------|-------------------|
| Design Review Committee | City Engineer Approval | No./Date/Initials | No./Date/Initials |
|                         |                        |                   |                   |
|                         |                        |                   |                   |
|                         |                        |                   |                   |



ROCK SPRINGS ROAD



**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque New Mexico  
UOBU ILB.CWGems 07/24/88

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT THREE  
ROCK SPRINGS RD. & ROCK SPRINGS STUB ST.  
UTILITY PLAN & PROFILE

[illegible]

|                  |              |       |    |
|------------------|--------------|-------|----|
| City Project No. | Zone Map No. | Sheet | Of |
| 5739.84          | M-10         | 20    | 25 |

| LOT NO./<br>BLOCK | STATION        |              | SAS INV.<br># R/W |
|-------------------|----------------|--------------|-------------------|
|                   | WATER LENGTH   | SAS LENGTH   |                   |
| 3/1               | 1+76.23, 26'   | 1+61.38, 23' | 34.1              |
| 3/2               |                | 2+05.23, 23' | 33.4              |
| 3/3               |                | 2+51.23, 23' | 32.7              |
| 4/1               | 2+66.23, 26'   | 2+96.23, 23' | 32.1              |
| 5/1               |                | 3+12.23, 23' | 31.4              |
| 6/1               | 3+56.23, 26'   | 3+75.78, 23' | 30.9              |
| 36/1              |                | 3+95.94, 23' | 30.8              |
| 37/1              |                | 3+72.78, 23' | 30.9              |
| 38/1              | 3+41.48, 6'    | 3+26.48, 23' | 31.6              |
| 39/1              |                | 2+81.45, 23' | 32.2              |
| 40/1              | 2+51.48, 6'    | 2+36.48, 23' | 33.0              |
| 41/1              |                | 1+91.48, 23' | 33.6              |
| 42/1              | 1+63.73, 6'    | 1+46.33, 29' | 34.3              |
| 43/1              |                | 2+12.97, 22' | 35.1              |
| 44/1              | 1+98.81, 22'   | 1+81.29, 25' | 36.5              |
| 45/1              | 1+59.98, 16' S | 1+44.98, 23' | 36.1              |

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

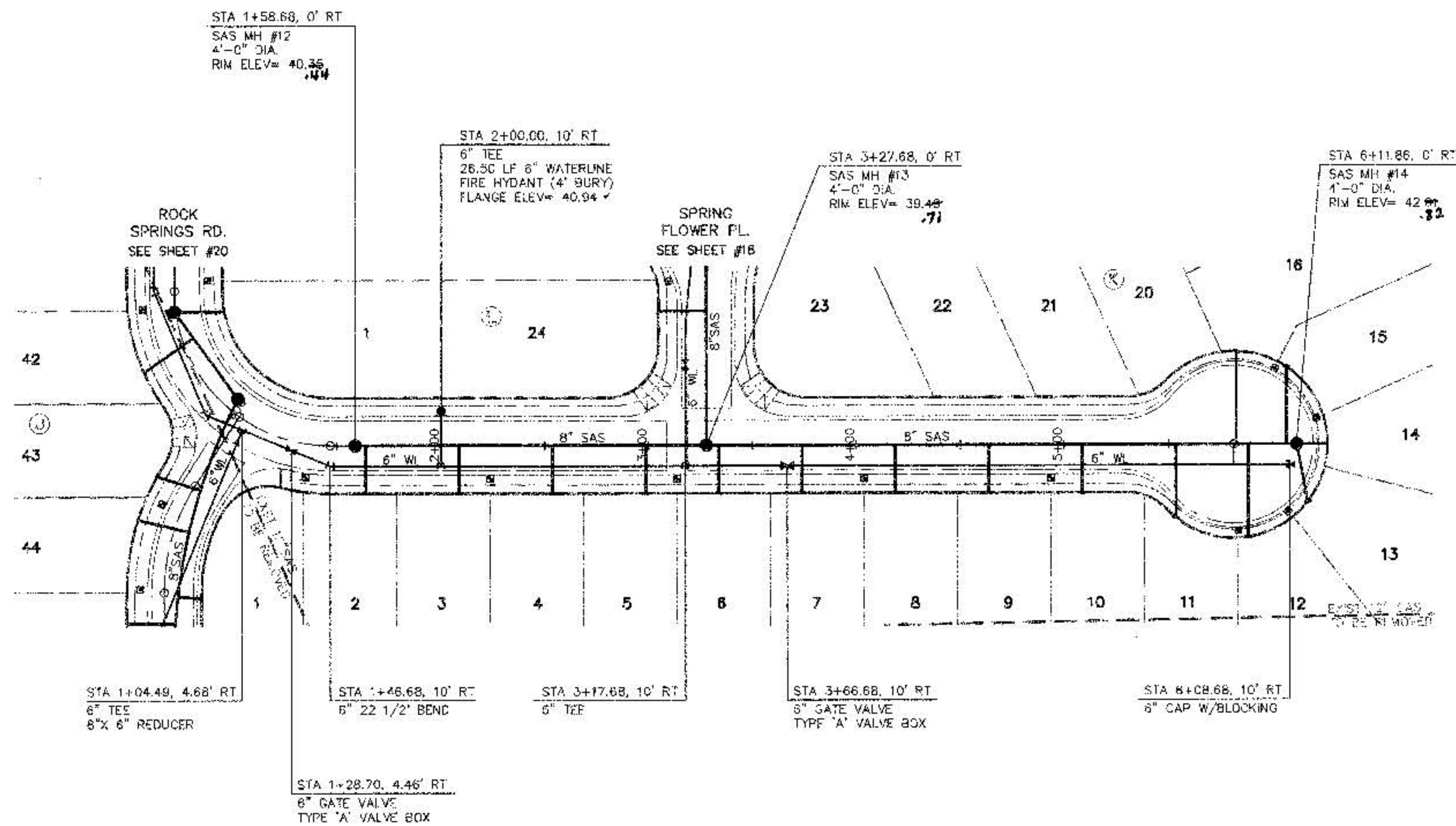
## GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
3. SEE SHEET #16 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #16 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

KEYED CONSTRUCTION NOTES 

1. REMOVE & DISPOSE OF 1515 LF  
OF 12" SAS AND EXISTING MANHOLES.

### UTILITY SERVICE TABLE



## NATIVE FLOWER PLACE

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

### GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2-25.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
3. SEE SHEET #16 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #16 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

### UTILITY SERVICE TABLE

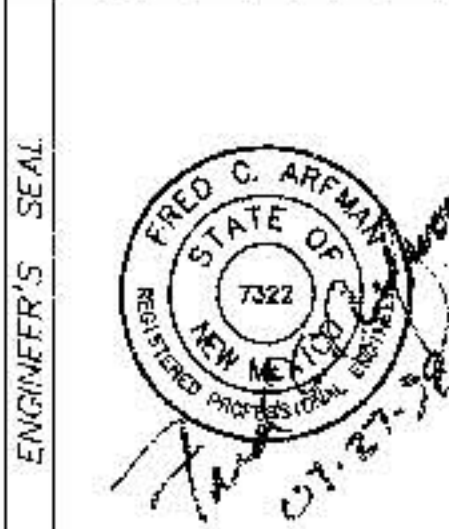
| LOT NO./BLOCK | STATION         |                 | SAS INV @ R/W |
|---------------|-----------------|-----------------|---------------|
|               | WATER, LENGTH   | SAS, LENGTH     |               |
| 1/K           | 1+36.68, 7'     | 1+63.68, 23'    | 35.8          |
| 2/K           |                 | 2+08.68, 23'    | 35.8          |
| 3/K           | 2+23.70, 6'     | 2+53.68, 23'    | 35.1          |
| 4/K           |                 | 2+98.68, 23'    | 34.6          |
| 5/K           | 3+13.68, 6'     | 3+33.68, 23'    | 34.4          |
| 6/K           |                 | 3+78.68, 23'    | 33.7          |
| 7/K           | 4+03.68, 6'     | 4+18.68, 23'    | 33.7          |
| 8/K           |                 | 4+63.68, 23'    | 33.0          |
| 9/K           | 4+93.68, 6'     | 5+03.68, 35'    | 32.1          |
| 10/K          |                 | 5+38.68, 44'    | 32.4          |
| 11/K          | 5+83.70, 31'    | 6+11.86, 20'    | 32.7          |
| 12/K          | 6+10.97, 22'(S) | 6+11.86, 15'    | 32.9          |
| 13/K          | 6+24.54, 26'    | 6+08.68, 37'    | 32.7          |
| 14/K          |                 | 6+02.73, 47'(S) | 32.4          |
| 15/K          |                 |                 |               |
| 16/K          |                 |                 |               |

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

| AS-BUILT INFORMATION |              |
|----------------------|--------------|
| CONTRACTOR           | NEW CONCEPTS |
| DESIGNED BY          | C.O.A.       |
| APPROVED BY          | L. Romero    |
| DATE                 | 05/19/98     |
| DESIGNED BY          | C.O.A.       |
| APPROVED BY          | C.O.A.       |
| DATE                 | 05/19/98     |
| DESIGNED BY          | C.O.A.       |
| APPROVED BY          | C.O.A.       |
| DATE                 | 05/19/98     |

| 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 |



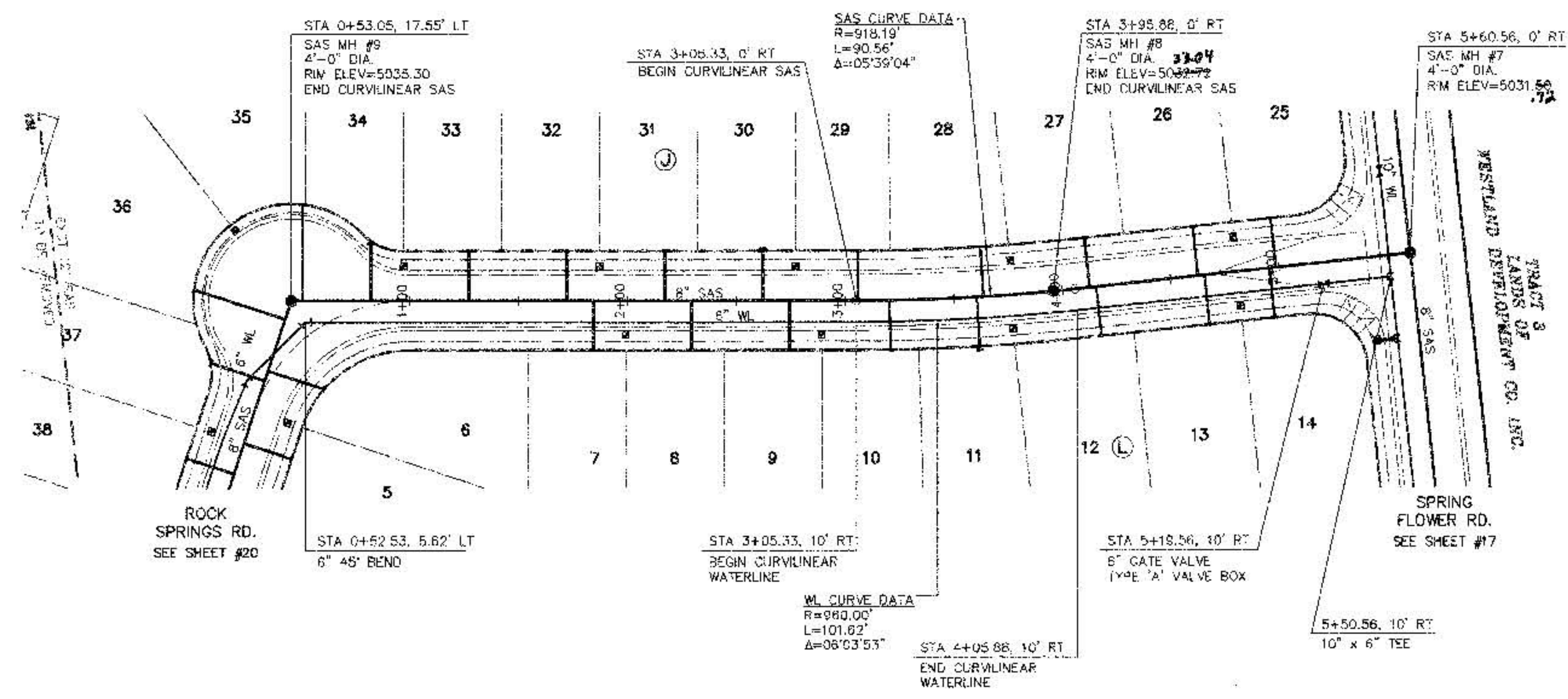
| REVISIONS |      |
|-----------|------|
| NO.       | DATE |
| 1         | 5/98 |
| 2         | 5/98 |
| 3         | 5/98 |
| 4         | 5/98 |
| 5         | 5/98 |
| 6         | 5/98 |
| 7         | 5/98 |
| 8         | 5/98 |
| 9         | 5/98 |
| 10        | 5/98 |

ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87102  
009014.DWGdlv 07/24/98

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT THREE  
NATIVE FLOWER PLACE  
UTILITY PLAN & PROFILE

|                         |                        |          |          |
|-------------------------|------------------------|----------|----------|
| Design Review Committee | City Engineer Approval | 10/20/98 | 10/20/98 |
| 10/20/98                | 10/20/98               | 10/20/98 | 10/20/98 |
| 10/20/98                | 10/20/98               | 10/20/98 | 10/20/98 |
| 10/20/98                | 10/20/98               | 10/20/98 | 10/20/98 |



# PURPLE ROCK PLACE

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

- GENERAL NOTES**
1. CONSTRUCT SAS SERVICES PER COA STD DWGS #2125 & #2118.
  2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
  3. SEE SHEET #16 FOR WATER SHUT-OFF PLAN.
  4. SEE SHEET #16 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
  5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

## UTILITY SERVICE TABLE

| LOT NO./BLOCK | STATION       |              | SAS INV @ R/W |
|---------------|---------------|--------------|---------------|
|               | WATER, LENGTH | SAS, LENGTH  |               |
| 7/L           | 1+99.48, 6'   | 1+54.48, 33' | 29.5          |
| 8/L           |               | 2+29.48, 33' | 29.2          |
| 9/L           | 2+89.48, 6'   | 2+74.48, 33' | 28.9          |
| 10/L          |               | 3+20.55, 33' | 28.6          |
| 11/L          | 3+76.26, 6'   | 3+60.52, 33' | 28.3          |
| 12/L          |               | 4+15.56, 33' | 27.9          |
| 13/L          | 4+80.56, 6'   | 4+65.56, 33' | 27.5          |
| 14/L          |               | 4+95.56, 33' | 27.3          |
| 25/J          | 4+80.56, 26'  | 4+98.56, 33' | 27.1          |
| 26/J          |               | 4+82.56, 33' | 27.5          |
| 27/J          | 3+76.85, 26'  | 4+12.56, 33' | 27.9          |
| 28/J          |               | 3+63.52, 33' | 28.3          |
| 29/J          | 2+77.30, 26'  | 3+06.02, 33' | 28.6          |
| 30/J          |               | 2+82.30, 33' | 28.9          |
| 31/J          | 1+87.30, 26'  | 2+17.30, 33' | 29.3          |
| 32/J          |               | 1+72.30, 33' | 29.6          |
| 33/J          | 0+97.93, 26'  | 1+27.30, 33' | 29.9          |
| 34/J          |               | 0+82.61, 33' | 30.1          |
| 35/J          |               | 0+86.44, 45' | 30.6          |

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

| AS-BUILT INFORMATION |              | BENCH MARKS |          | SURVEY INFORMATION |          | FIELD NOTES |          |
|----------------------|--------------|-------------|----------|--------------------|----------|-------------|----------|
| CONTRACTOR           | NEW CONCEPTS | DATE        | 05/19/98 | DATE               | 05/19/98 | DATE        | 05/19/98 |
| DRAWN BY             | C.O.A.       | DATE        | 05/19/98 | DATE               | 05/19/98 | DATE        | 05/19/98 |
| CHECKED BY           | C.O.A.       | DATE        | 05/19/98 | DATE               | 05/19/98 | DATE        | 05/19/98 |
| RECORDED BY          | C.O.A.       | DATE        | 05/19/98 | DATE               | 05/19/98 | DATE        | 05/19/98 |
| NO                   |              | NO          |          | NO                 |          | NO          |          |



| REVISIONS |      | DESIGN  |    |
|-----------|------|---------|----|
| NO.       | DATE | REMARKS | BY |
| 1         | 5/98 | DESIGN  | BY |
| 2         | 5/98 | DESIGN  | BY |
| 3         | 5/98 | DESIGN  | BY |
| 4         | 5/98 | DESIGN  | BY |
| 5         | 5/98 | DESIGN  | BY |
| 6         | 5/98 | DESIGN  | BY |
| 7         | 5/98 | DESIGN  | BY |
| 8         | 5/98 | DESIGN  | BY |
| 9         | 5/98 | DESIGN  | BY |
| 10        | 5/98 | DESIGN  | BY |

**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87102  
UOBU/LS.DWG Date: 07/24/98

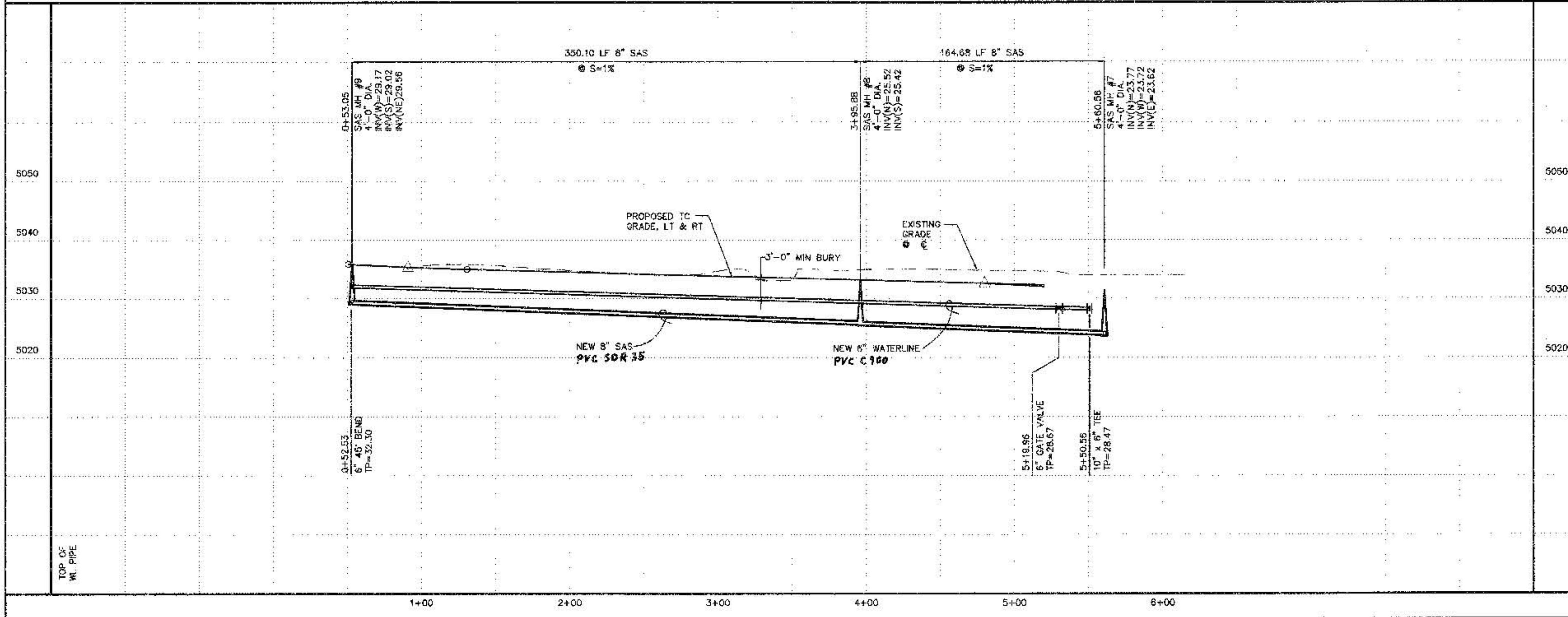
**CITY OF ALBUQUERQUE**  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

**TITLE: DESERT FLOWER SUBDIVISION--UNIT THREE**  
**PURPLE ROCK PLACE**  
**UTILITY PLAN & PROFILE**

City Project No. **5739.84** Zone Map No. **M-10** Sheet **22** of **25**

City Engineer Approval: [Signature] Date: 05/19/98

DESIGNED BY: MUC DATE: 5/98  
DRAWN BY: ANW DATE: 5/98  
CHECKED BY: FCA DATE: 5/98





# CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

1. CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION AN EXCAVATION/BARRICADE 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 SEPARATE 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 OBSLITERATION 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 OCCUPANCY 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.

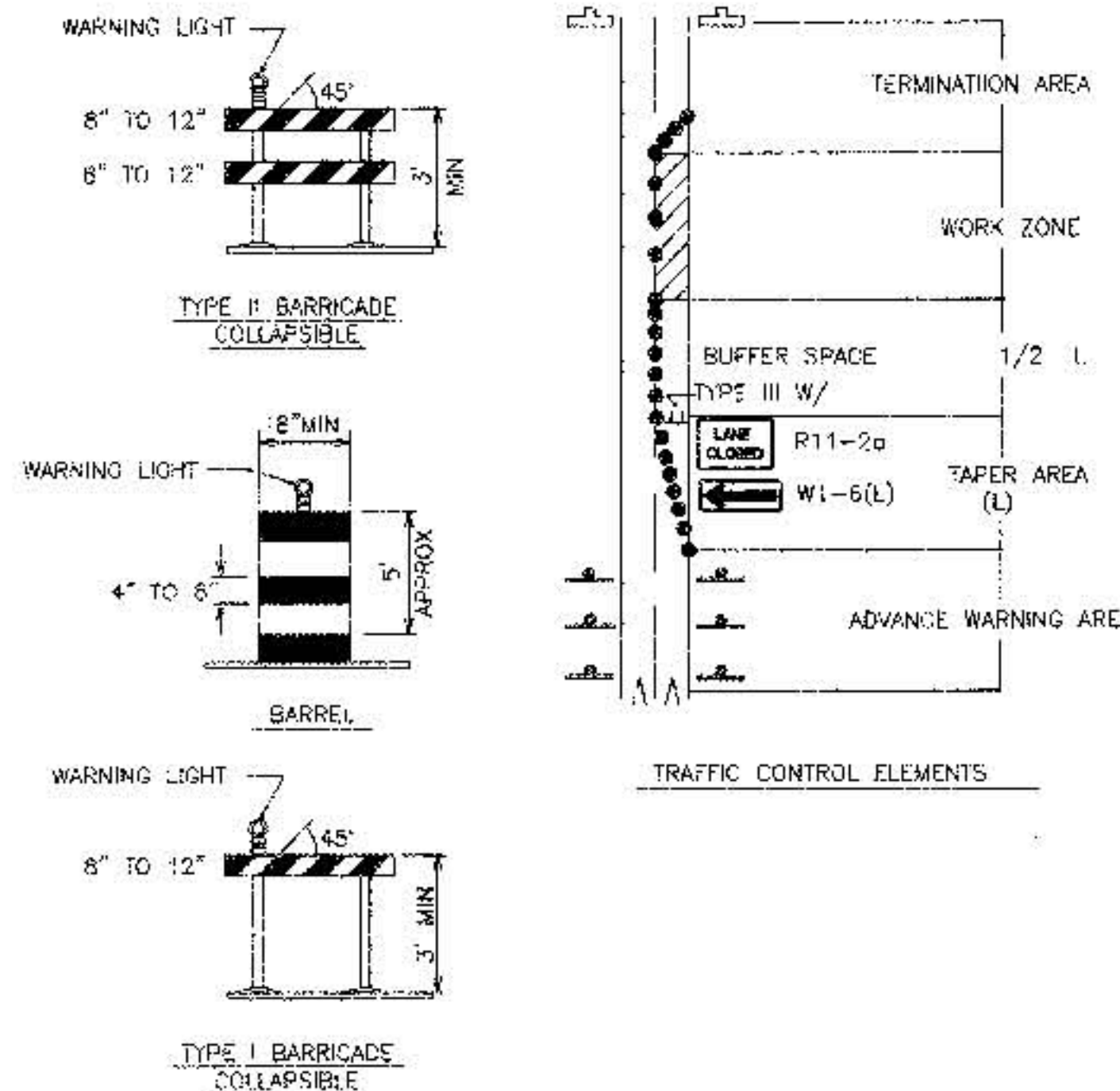
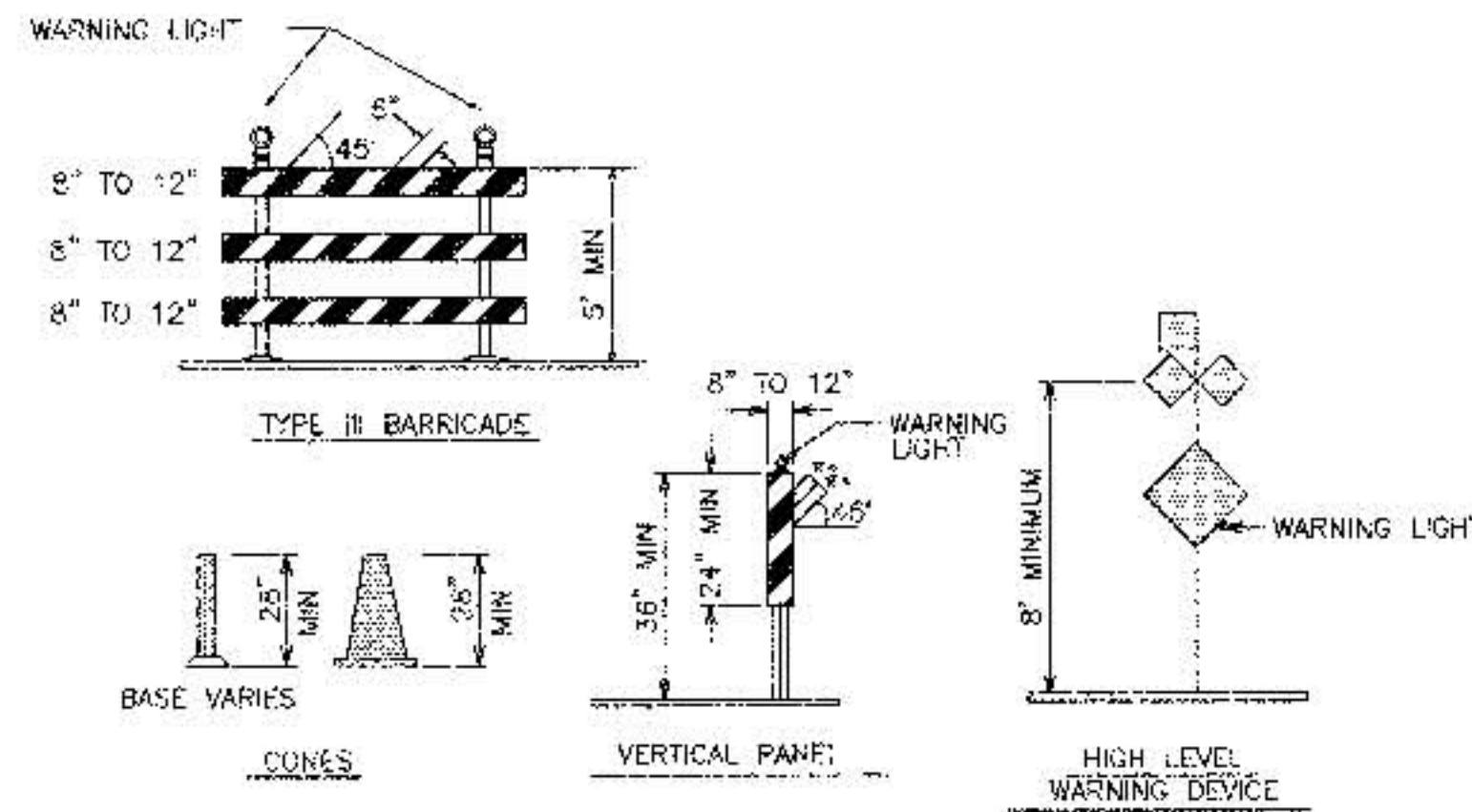
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION, WASHING OF EQUIPMENT IS INCIDENTAL TO ITS PLACEMENT AND MAINTENANCE.

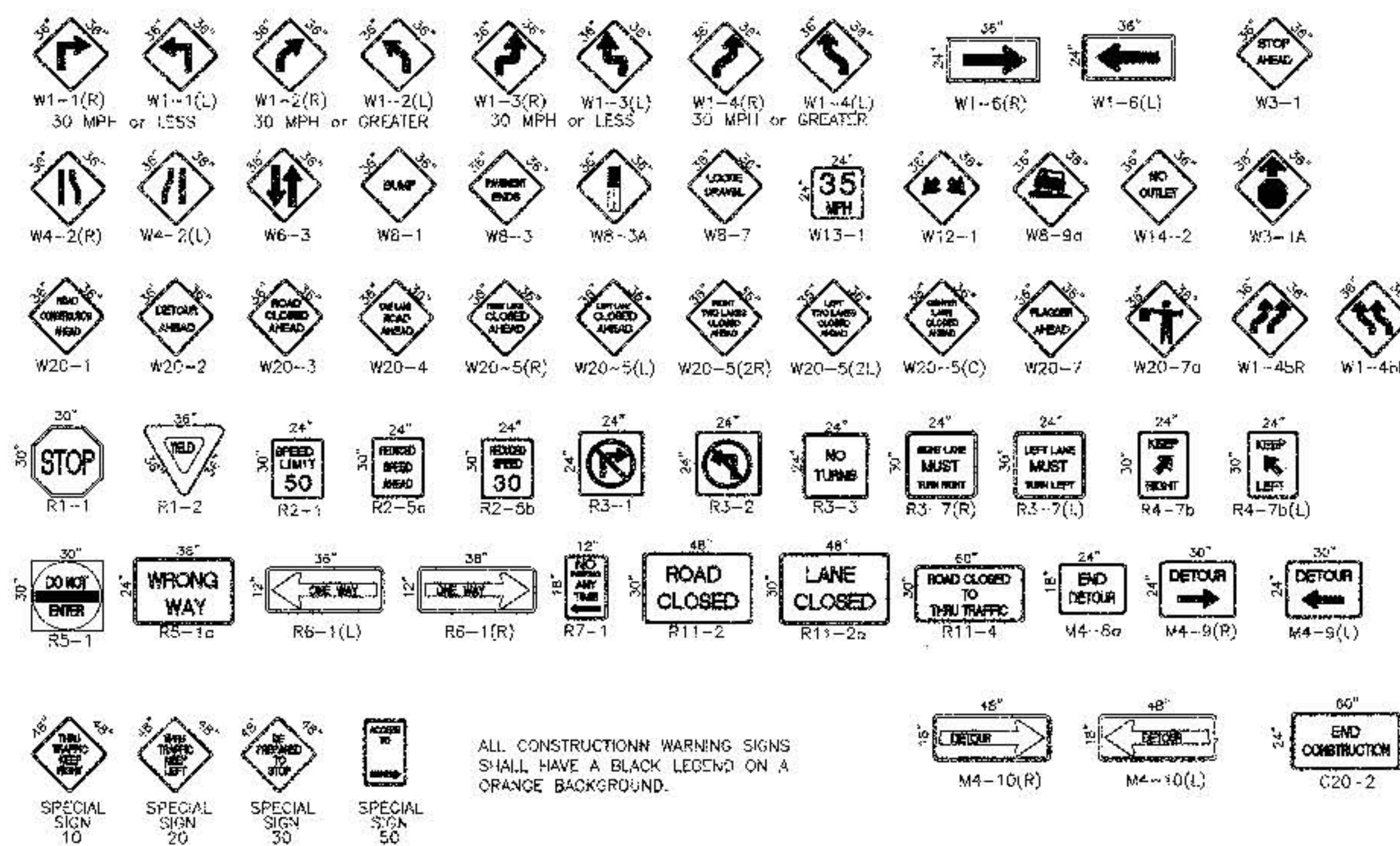
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

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 I:
- 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                | 600                     | 660      | 720      | 13                                  | 50                             | 50          |
| 55                | 550                     | 605      | 660      | 13                                  | 55                             | 55          |

## RECOMMENDED SIGN SPACING (D) FOR ADVANCE WARNING SIGN SERIES

| SPEED LIMIT (MPH) | MINIMUM DISTANCE 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        | L MINIMUM         |
| MERGING TAPER         | 1/2 L MINIMUM     |
| SHIFING TAPER         | 1/2 L MINIMUM     |
| SHOULDER TAPER        | 100 FEET MAXIMUM  |
| TWO-WAY TRAFFIC TAPER | 100 FEET PER LANE |
| DOWNSTREAM TAPERS     | 100 FEET PER LANE |

## TAPER LENGTH COMPUTATION

| SPEED LIMIT       | Formula               |
|-------------------|-----------------------|
| 40 MPH OR LESS    | $L = \frac{WS^2}{60}$ |
| 40 MPH OR GREATER | $L = W \times S$      |

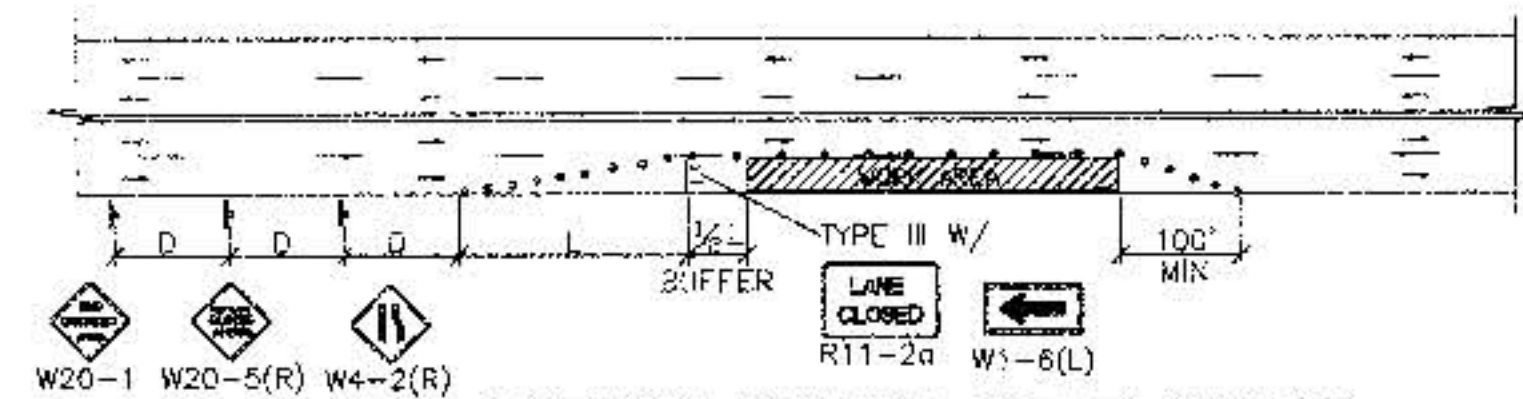
L = TAPER LENGTH  
W = WIDTH OF OFFSET IN FEET  
S = POSTED SPEED OR OFF-PEAK 85-PERCENTILE SPEED IN MPH

ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
120 Monroe Street N.E.  
Albuquerque, New Mexico 87102  
609 TRF1.DWG Date: 07/24/88

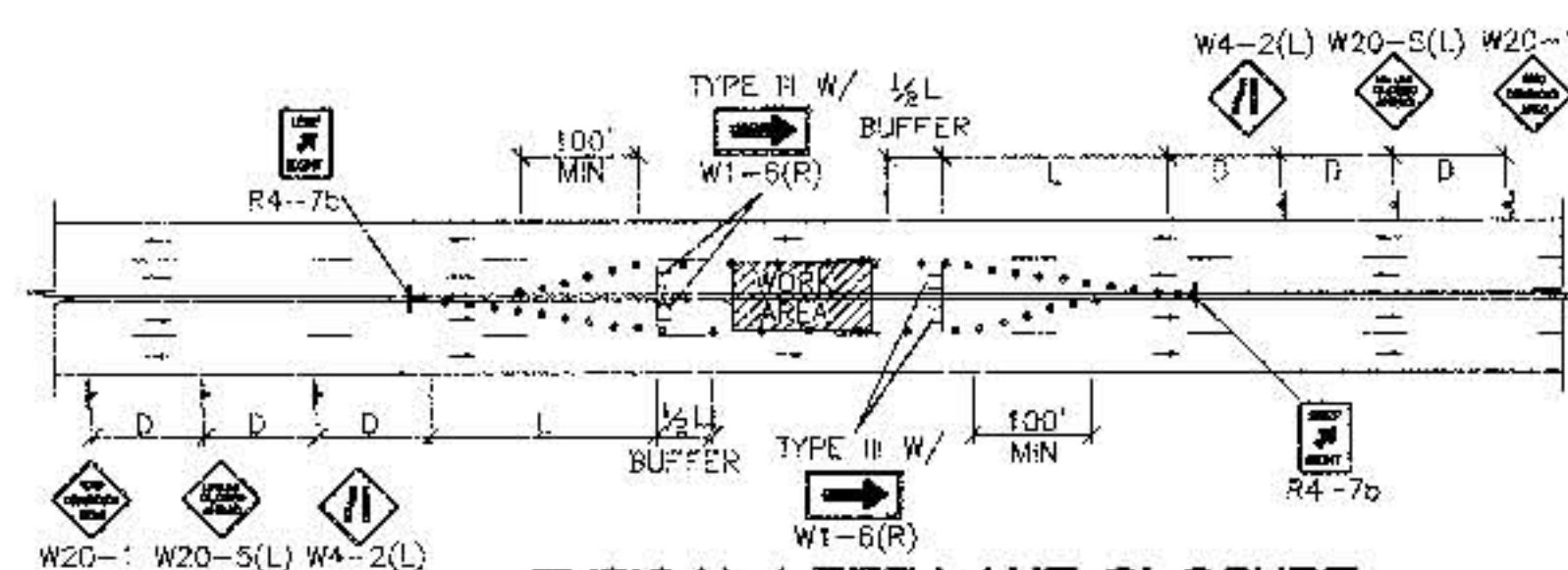
CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT THREE  
SIGNING & CONSTRUCTION TRAFFIC CONTROL STANDARDS

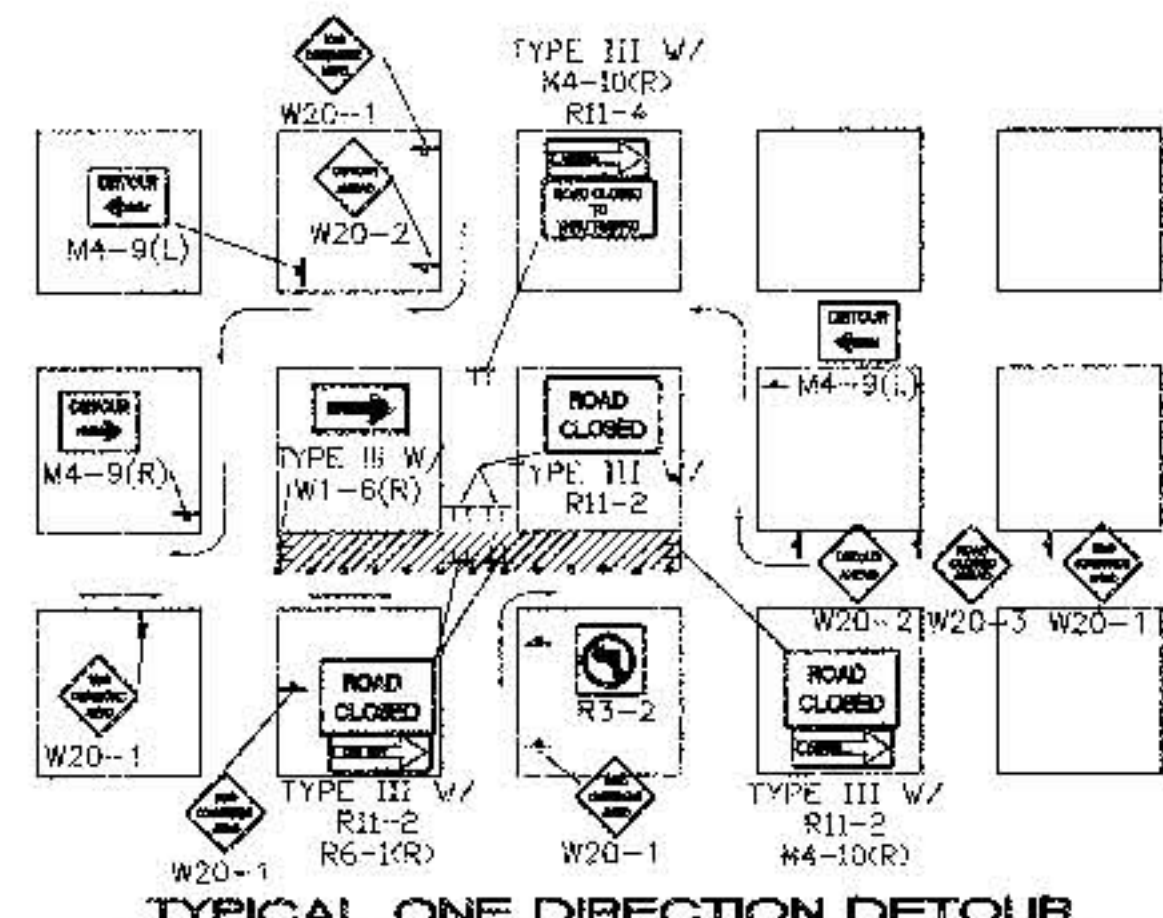
City Project No. 5739.84 Zone Map No. M-10 Sheet 24 Of 25



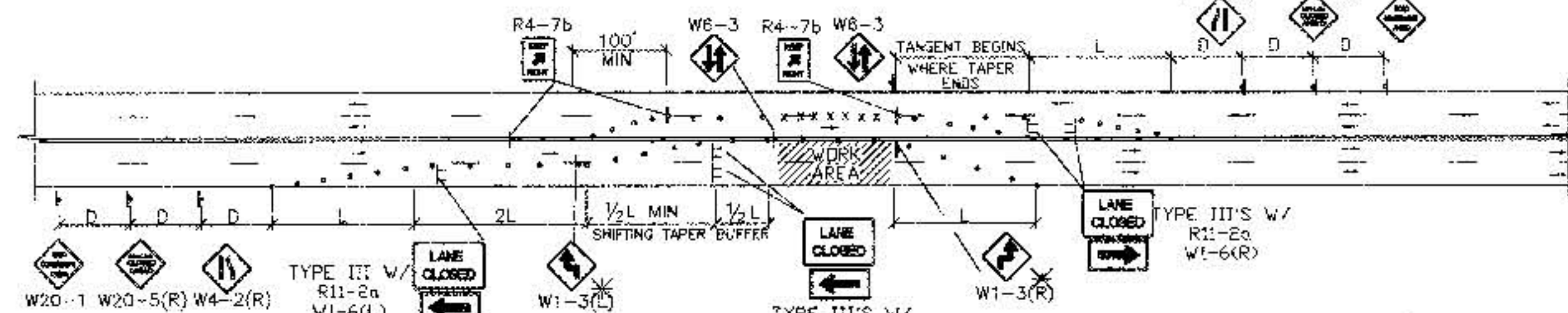
TYPICAL RIGHT LANE CLOSURE



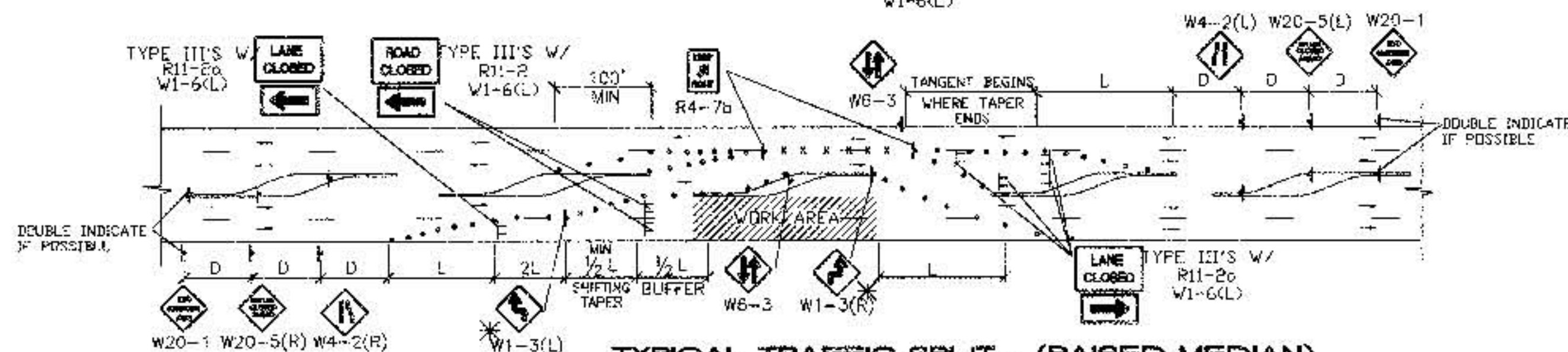
TYPICAL LEFT LANE CLOSURE



TYPICAL ONE DIRECTION DETOUR

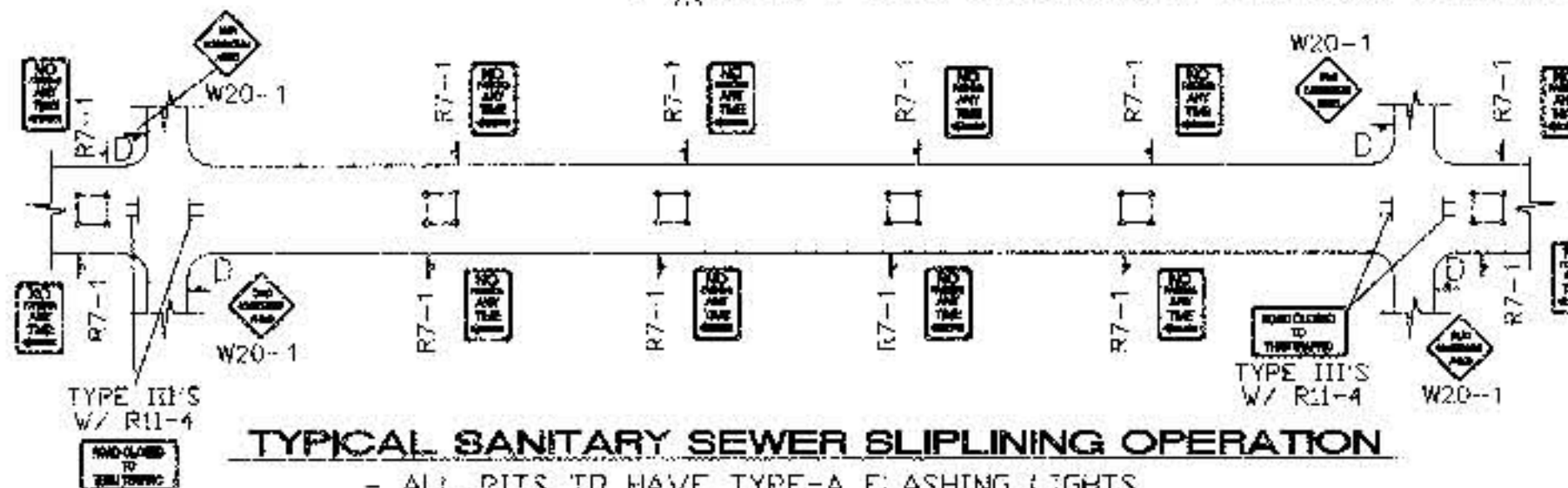


TYPICAL TRAFFIC SPLIT - (PAINTED MEDIAN)



TYPICAL TRAFFIC SPLIT - (RAISED MEDIAN)

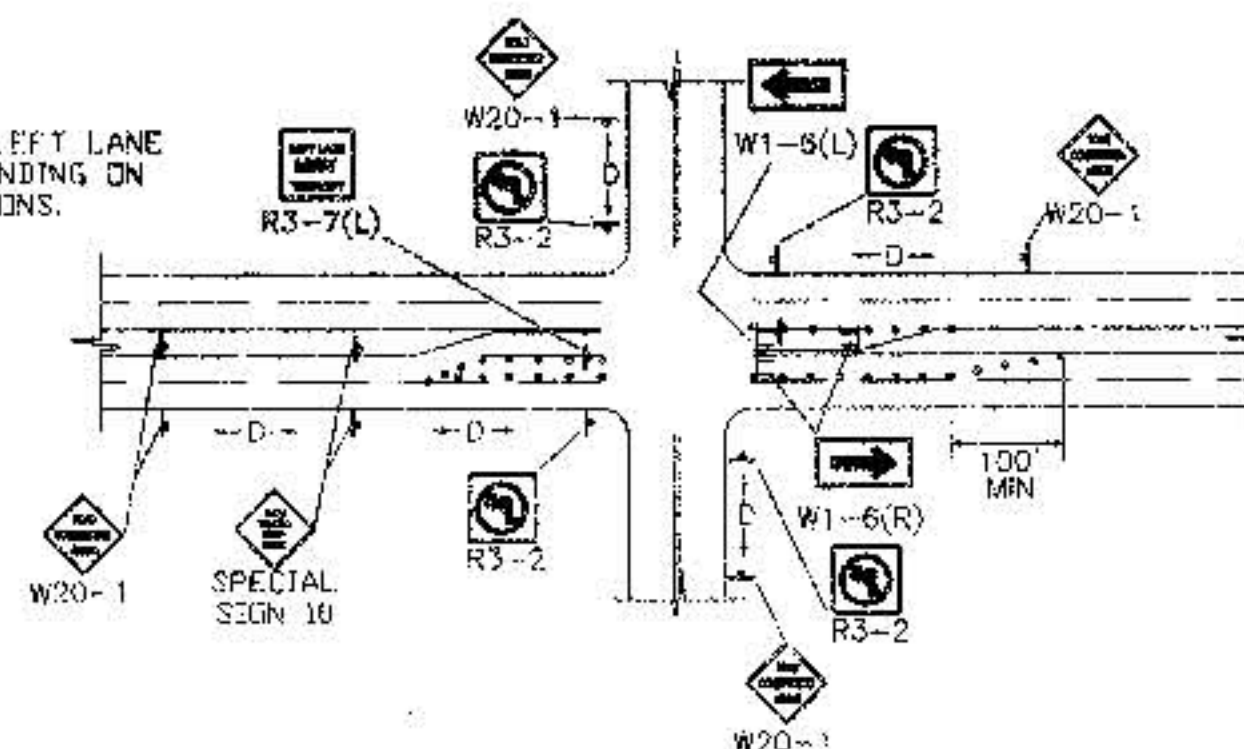
- TRAFFIC SPLIT NOTES:
1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
  2. 1/2 L IS THE MINIMUM DISTANCE FOR SHIFTING TAPERS.
  3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
  4. MEDIAN REMOVAL 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

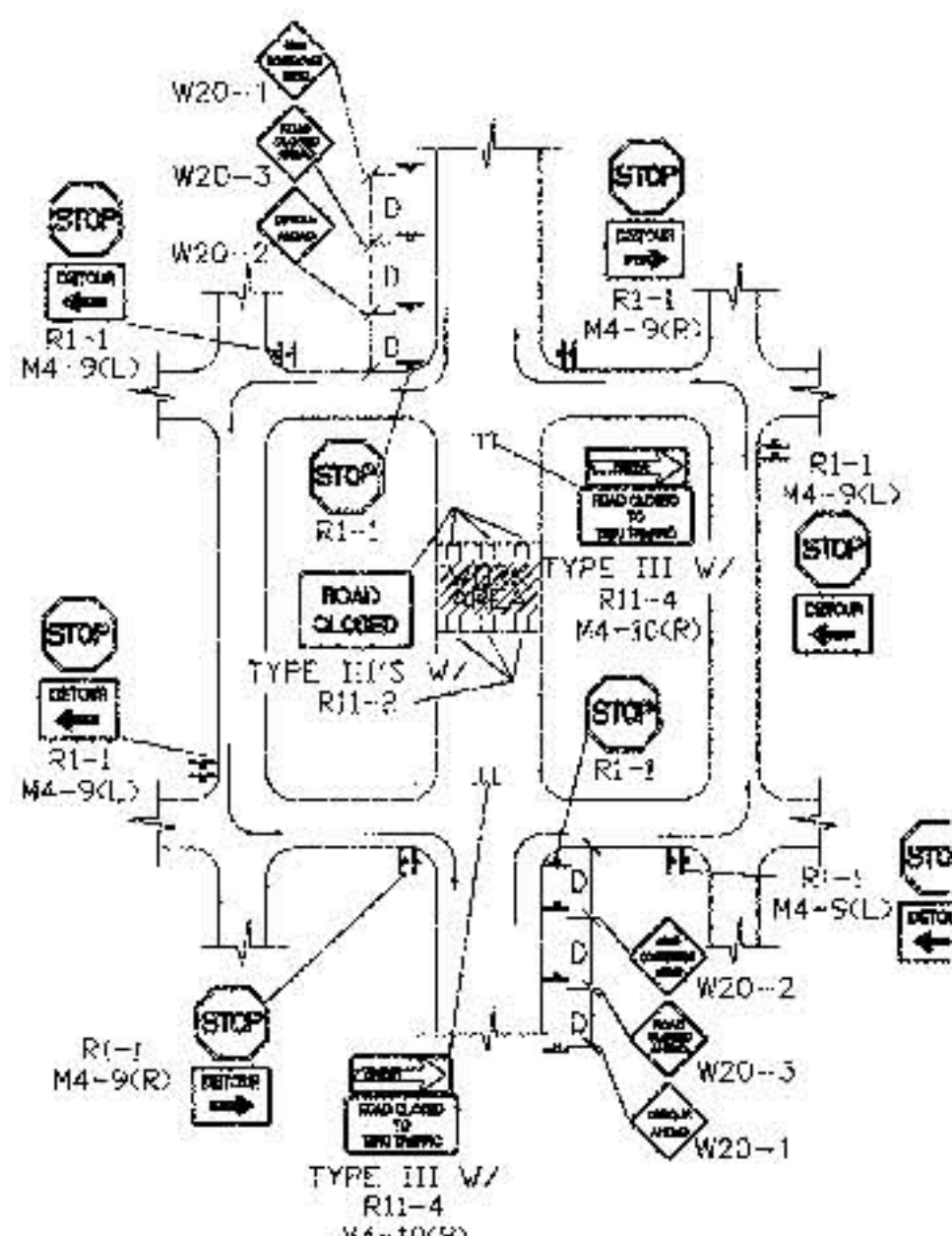
- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS
- ALL PITS TO HAVE FLAGLINE

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



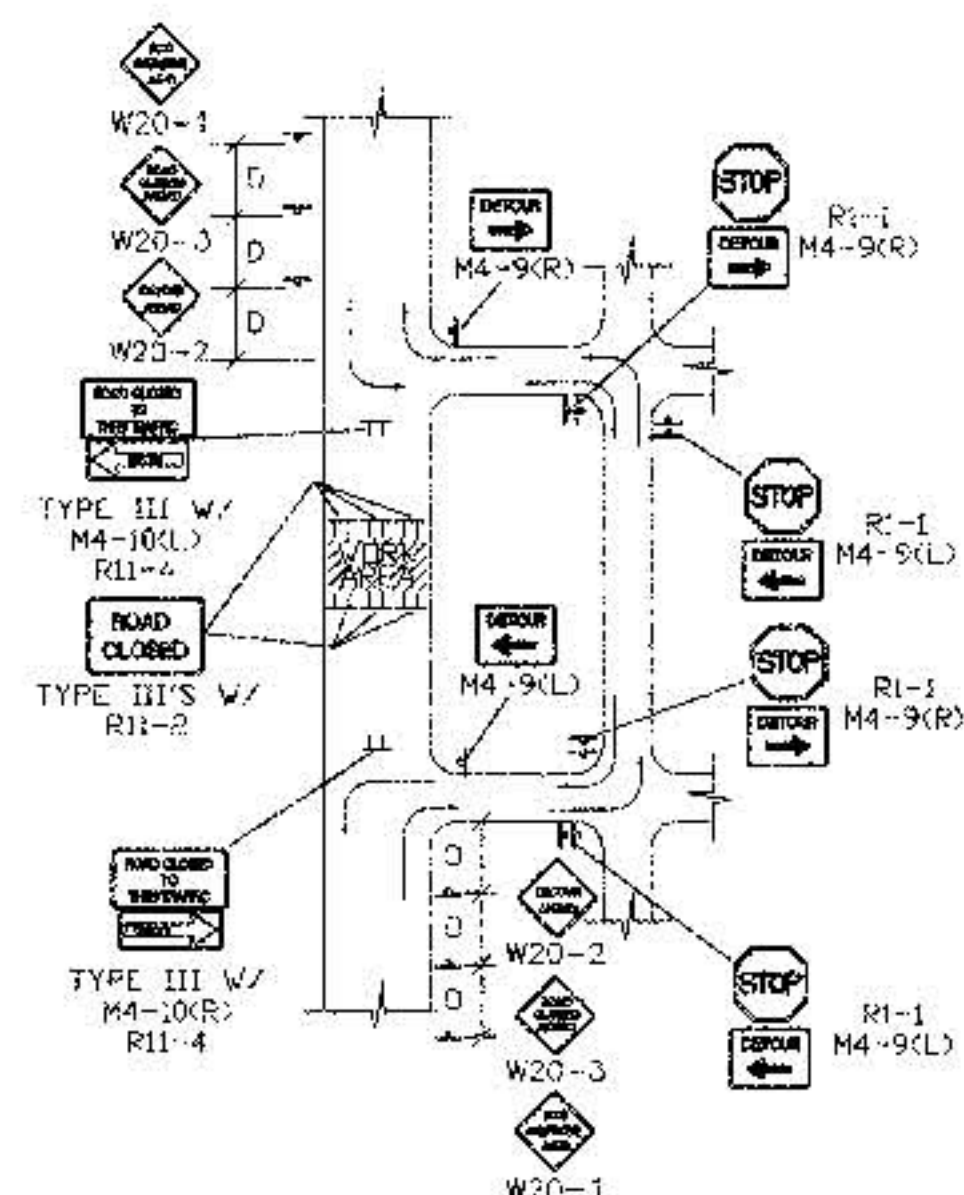
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION.



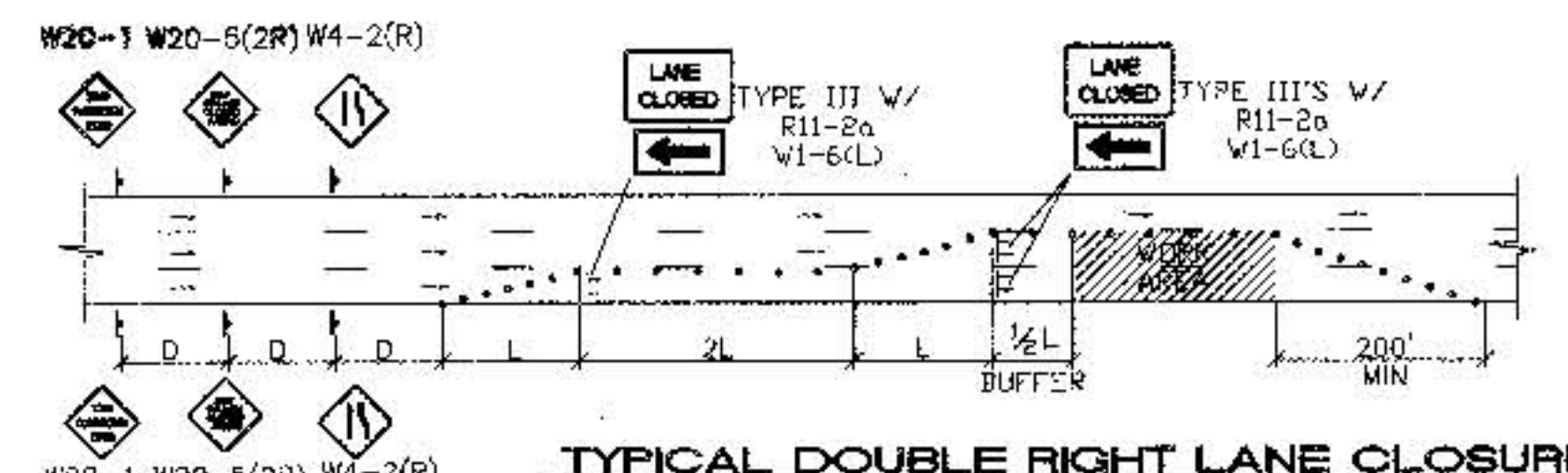
TYPICAL MID-BLOCK CLOSURE

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

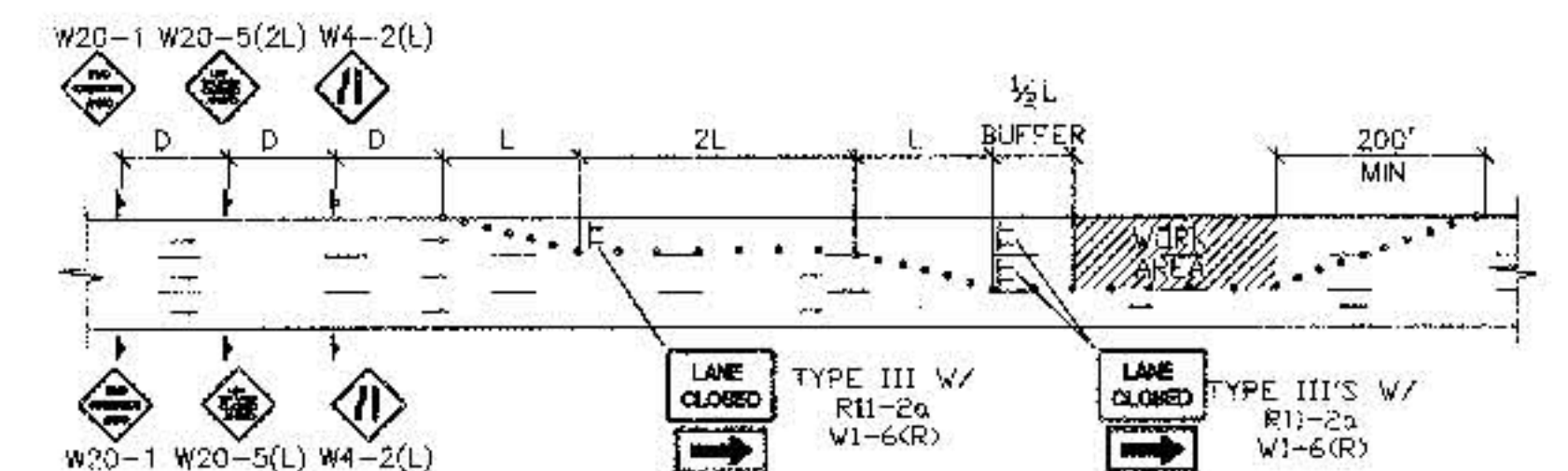


TYPICAL STREET CLOSURE

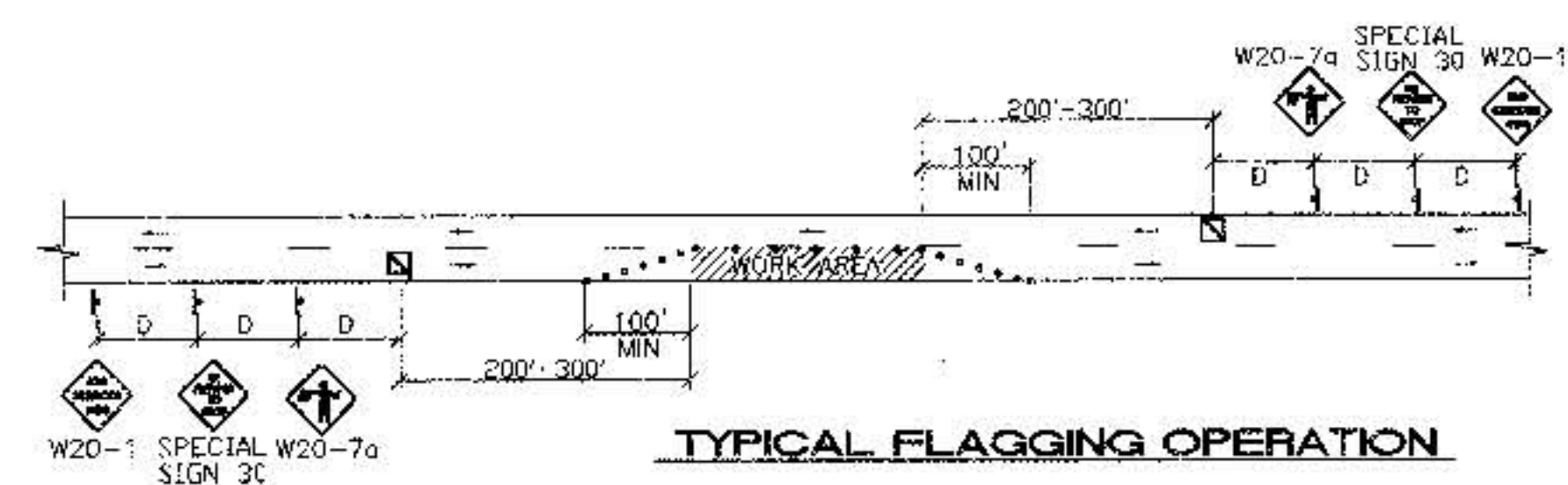
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



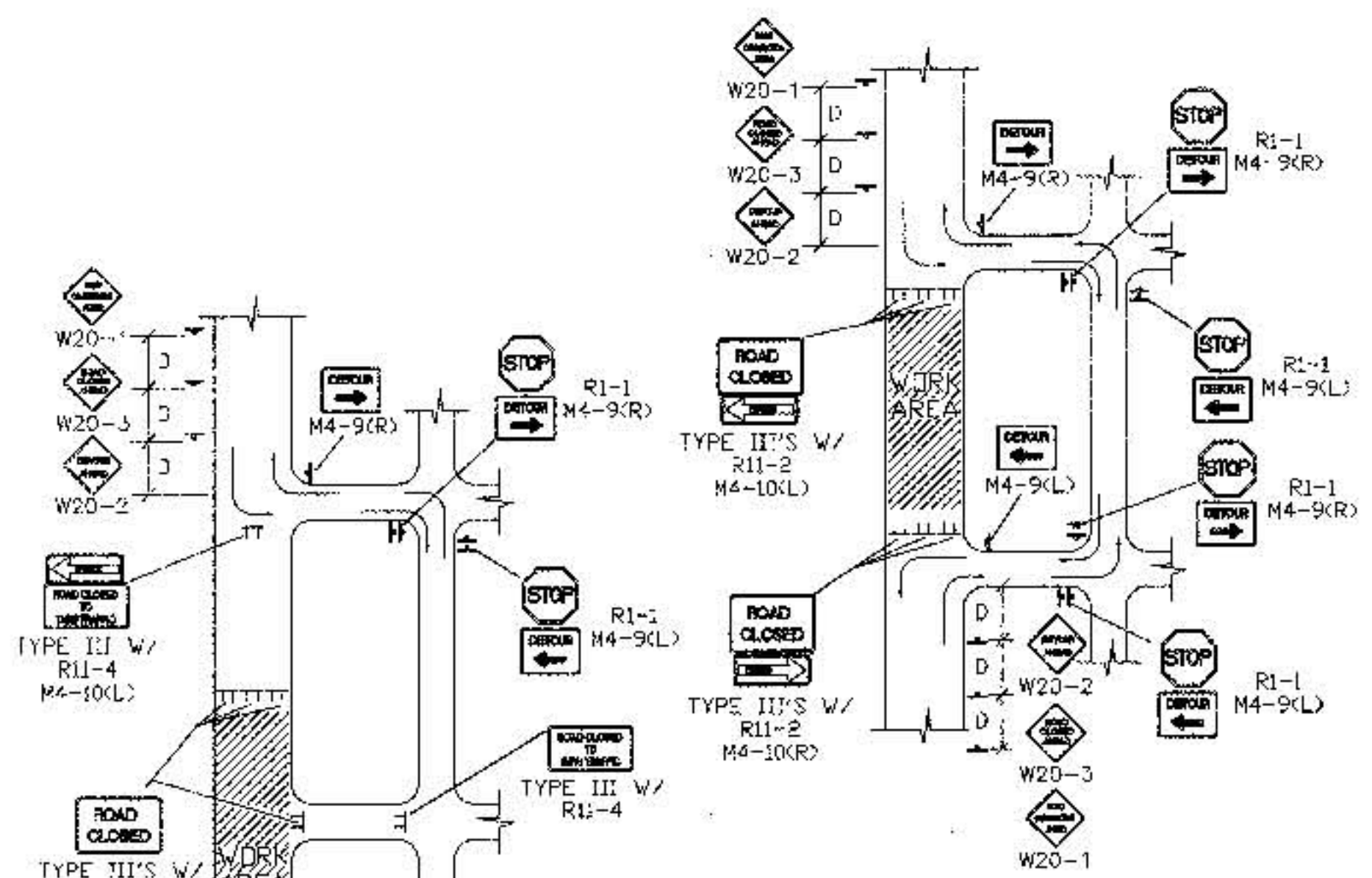
TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE



TYPICAL FLAGGING OPERATION



TYPICAL STREET CLOSURE

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

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120 Monroe Street N.E.  
Albuquerque, New Mexico  
505/262-0000

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

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

| DESIGNER'S SEAL | REVISIONS | DATE | BY  |
|-----------------|-----------|------|-----|
| 1               | REVISION  | 5/98 | ANW |
| 2               | DESIGN    | 5/98 | FCA |

| AS-BUILT INFORMATION                                                                                          | BENCH MARKS | SURVEY INFORMATION | FIELD NOTES |
|---------------------------------------------------------------------------------------------------------------|-------------|--------------------|-------------|
| CONTRACTOR: ACS MONUMENT "1" - M-10 LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNTER BLVD. ELEV. = 5079.88 | DATE: 5/98  | DATE: 5/98         | DATE: 5/98  |
| DESIGNED BY: MJC                                                                                              | DATE: 5/98  | DATE: 5/98         | DATE: 5/98  |
| DRAWN BY: ANW                                                                                                 | DATE: 5/98  | DATE: 5/98         | DATE: 5/98  |
| CHECKED BY: FCA                                                                                               | DATE: 5/98  | DATE: 5/98         | DATE: 5/98  |

