

PUBLIC IMPROVEMENT PLANS
FOR
DESERT FLOWER SUBDIVISION
UNIT FOUR

ALBUQUERQUE, NEW MEXICO

NOVEMBER 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

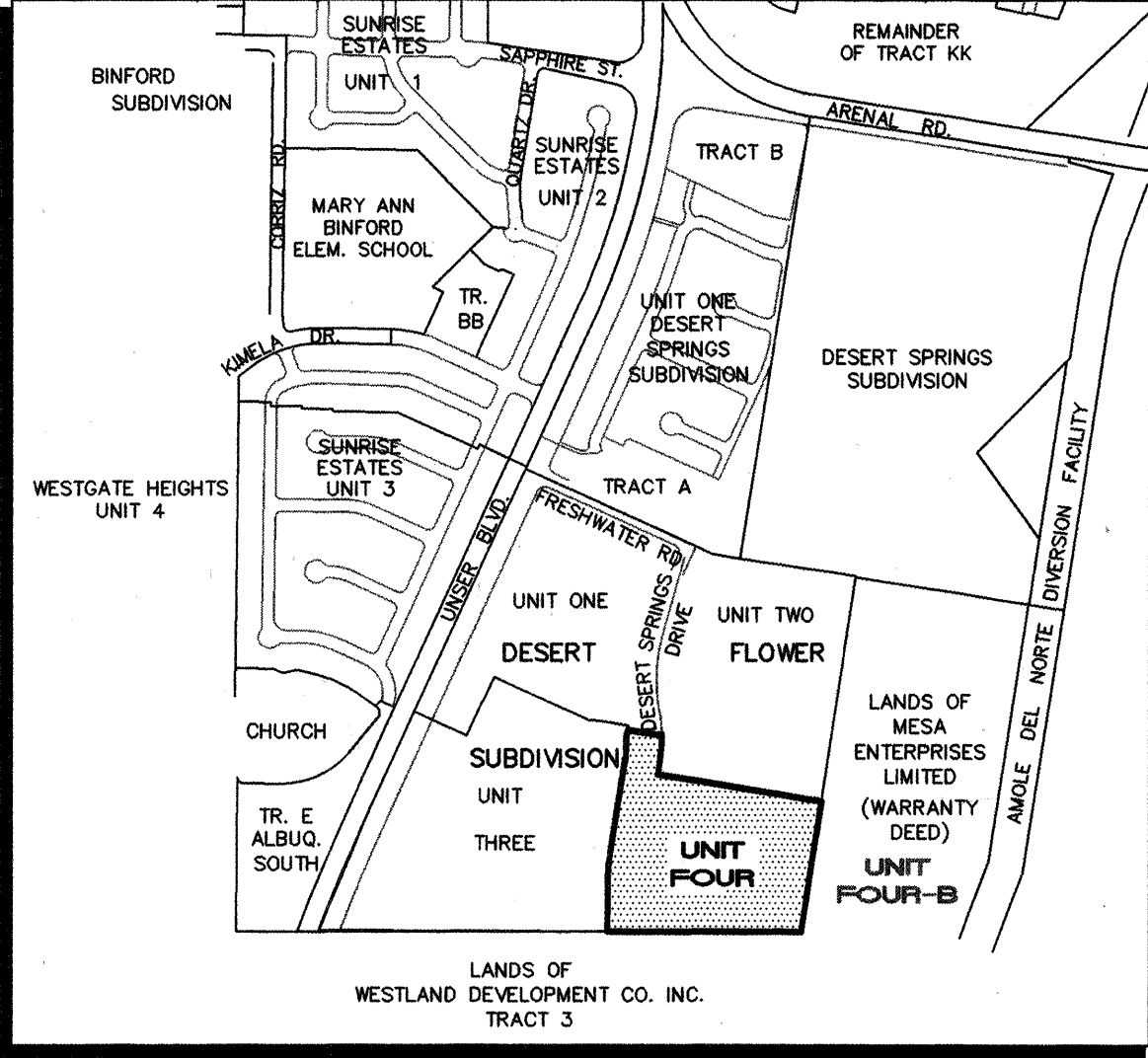
INDEX TO DRAWINGS

SHEET NO.	TITLE
1	COVER SHEET
2-3	PLAT
4	GRADING & DRAINAGE PLAN
5	GRADING DETAILS
	<u>PAVING PLAN & PROFILE SHEETS</u>
6	MASTER PAVING PLAN & PAVINGS SECTION & DETAILS
7	DESERT SPRINGS DRIVE & SPRING FLOWER ROAD
8	SPRING FLOWER ROAD
9	PURPLE CANYON DRIVE
10	COSMOS DRIVE
	<u>PAVING PLAN & PROFILE SHEETS</u>
11	MASTER UTILITY PLAN
12	DESERT SPRINGS DRIVE & SPRING FLOWER ROAD
13	SPRING FLOWER ROAD
14	PURPLE CANYON DRIVE
15	COSMOS DRIVE
16	OFFSITE SAS UTILITY
17	SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS
18	TYPICAL TRAFFIC CONTROL AND SIGNING EXAMPLES

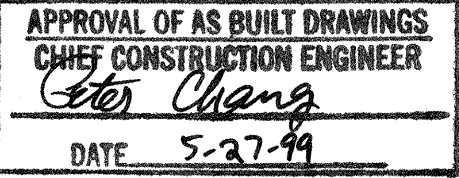
GENERAL NOTES

- 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 SAFETY DEVICES 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.



VICINITY MAP



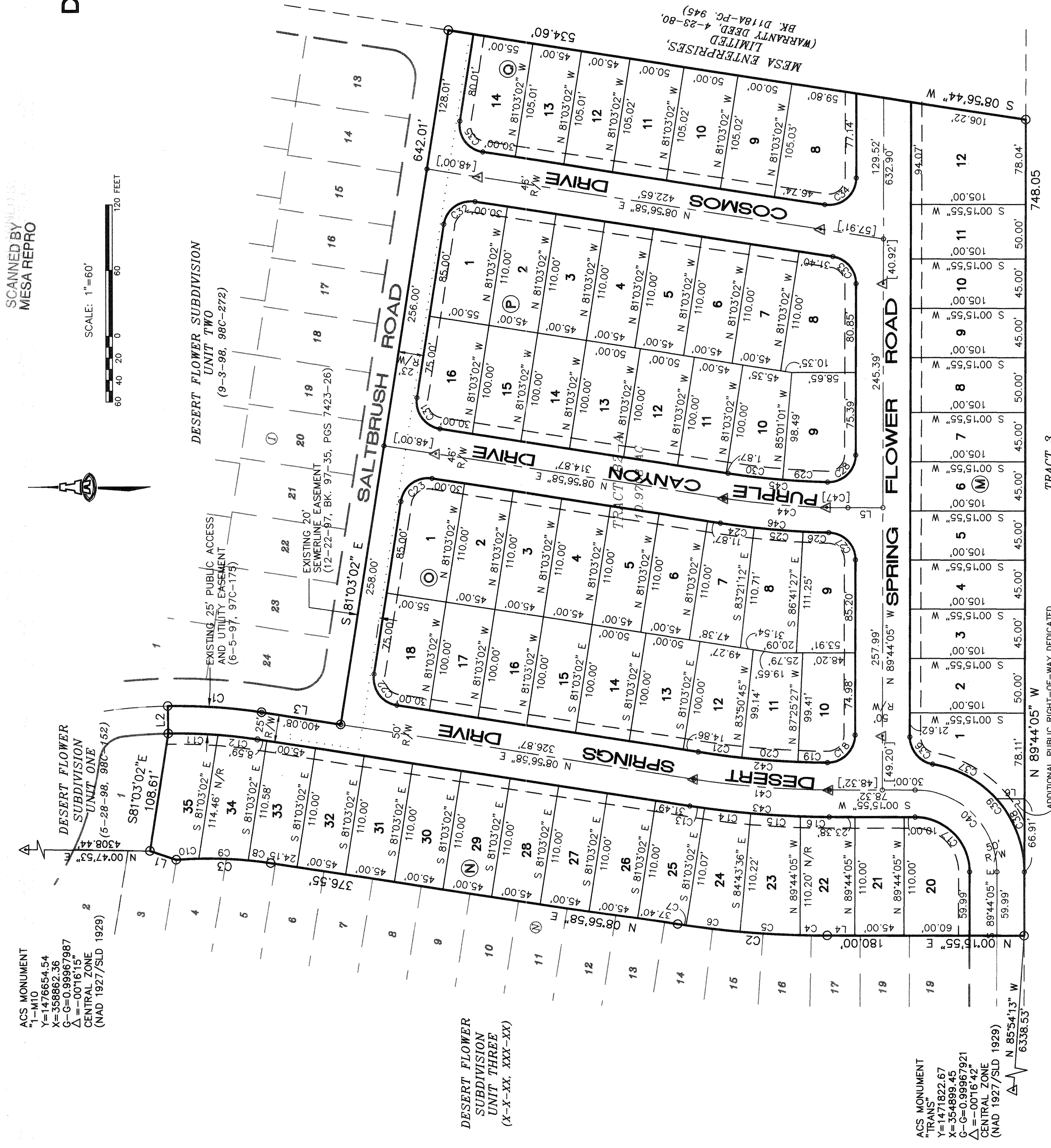
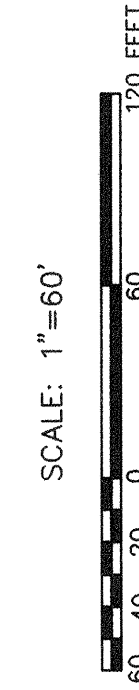
DRB NO. 98-5

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
023CVR.DWGems 11/23/98

REV.	SHEETS	CITY	ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER	DATE	*****				
		DRC Chairman		<i>John P. Arfman</i>	12-8-98	APPROVED FOR CONSTRUCTION <i>John P. Arfman</i> City Engineer Date				
		Transportation		<i>John P. Arfman</i>	12-8-98					
		Water/Wastewater		<i>R.W. Kane</i>	12-8-98					
		Hydrology		<i>John P. Arfman</i>	12-8-98					
		CIP		<i>John P. Arfman</i>	12-8-98					
Constr. Mngmt.		<i>John P. Arfman</i>	12-3-98							
Constr. Coord.		<i>John P. Arfman</i>	12-3-98							
City Project No.		6026.81		Sheet		1		Of 18		

PLAT
FOR
DESERT FLOWER SUBDIVISION
UNIT FOUR
BEING A REPLAT OF
TRACT B2-A
DESERT FLOWER SUBDIVISION
UNIT THREE
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34, T. 10 N. R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 1998

NOTES
1. DISTANCES IN BRACKETS REFER TO
§. MONUMENTS.
2. N/R - NON-RADIAL LINE
3. SEE SHEET 3 OF 3 FOR CURVE AND
LINE TABLES.



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BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 1998

APPROVALS S- DRB NO. 98-5

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

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

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION
DATE

SURVEYOR'S CERTIFICATION

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

LEGAL DESCRIPTION

A tract of land situated 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 B2-A, DESERT FLOWER SUBDIVISION, UNIT THREE, 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 May 28, 1998, in Volume 98C, Folio 152, and further being common with the northwesterly corner of said TRACT B2-A from whence the Albuquerque Control Survey Monument "1-M10" bears N 00°47'53" E, 4308.44 feet and continuing around the boundary of said TRACT B2-A as follows:

BEGINNING at the northwest corner of the herein described tract, said point being in common with the southwest corner of LOT 1, BLOCK N, DESERT FLOWER SUBDIVISION, UNIT ONE, as the same is shown and designated of said plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 28, 1998, in Volume 98C, Folio 152, and further being common with the northwesterly corner of said TRACT B2-A from whence the Albuquerque Control Survey Monument "1-M10" bears N 00°47'53" E, 4308.44 feet and continuing around the boundary of said TRACT B2-A as follows:

THENCE S 81°03'02" E, 108.61 feet to a point;
THENCE N 89°04'50" E, 25.00 feet to a point of non-tangent curvature;

LEGAL DESCRIPTION CONTINUED ON SHEET 3

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tract (Tract B2-A) into 69 residential lots, to dedicate public rights-of-way, and to grant those easements necessary to serve the residential development.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain road, water, gas, electric, telephone, and communication lines, overhead and buried distribution lines, conduits, and pipes for underground and/or 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.

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on 1998, by Charles Hoegelin, President of Curb Inc., a New Mexico Corporation, on behalf of said corporation.

My Commission Expires: _____

Notary Public

VICINITY MAP

(M-10)

SUBDIVISION DATA / NOTES

- Total Number of Existing Tracts: 1
- Total Number of Lots created: 69
- Gross Subdivision Acreage: 10.9708 Ac.
- Total Mileage of Full Width Streets Created: 0.42 mi.
- Total Mileage of Half Width Streets Created: 0.15 mi.
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Basis of boundary are the following plots (and documents) of record entitled:
"DESERT FLOWER SUBDIVISION, UNIT THREE", (_____)
"DESERT FLOWER SUBDIVISION, TRACT B1 & B2", (03-11-98, 98C-66)
"DESERT FLOWER SUBDIVISION, UNIT TWO", (09-03-98, 98C-272)
"DESERT FLOWER SUBDIVISION, UNIT ONE", (05-28-98, 98C-152)
"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-PG. 945)
all being records of Bernalillo County, New Mexico.
- Field Survey performed November, 1998.
- 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 Four, must be verified and coordinated with the Public Works Department, City of Albuquerque."
- Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #7719".

CPN 602681 2 of 18

LOT AREA TABLE

BLOCK LOT AREA (SF)		BLOCK LOT AREA (SF)		BLOCK LOT AREA (SF)	
(N)	20	6063	(M)	1	6266
	21	4950		2	5250
	22	5503		3	4725
	23	5536		4	4725
	24	5086		5	4725
	25	4950		6	4725
	26	4950		7	4725
	27	4950		8	5250
	28	4950		9	4725
	29	4950		10	4725
	30	4950		11	4725
	31	4950		12	9036
(P)	1	5916	(Q)	1	5916
	2	4950		2	4950
	3	4950		3	4950
	4	4950		4	4950
	5	4950		5	4950
	6	4950		6	4950
	7	4950		7	4950
(R)	8	5384		8	6384
	9	6131		9	6131
	10	4852		10	4852
	11	4852		11	4852
	12	5000		12	5000
	13	5000		13	5000
	14	5000		14	5000
	15	4500		15	4500
	16	4500		16	5366
	17	4500		17	4500
	18	5366		18	5366

LEGAL DESCRIPTION (Cont. from Sht. 1 of 3)

THENCE 86.12 feet along a curve to the right whose radius is 500.00 feet through a central angle of 09°52'08" and whose long chord bears S 04°00'54" W, 86.02 feet to a point of tangency;

THENCE S 08°56'58" W, 73.21 feet to a point;

THENCE S 81°03'02" E, 642.01 feet to the northeast corner, said point being common with the northeast corner of said TRACT B2-A;

THENCE S 08°56'44" W, 534.60 feet to the southeast corner, said point being common with the southeast corner of said TRACT B2-A;

THENCE N 89°44'05" W, 748.05 feet to the southwest corner of said TRACT B2-A, said point being on the southerly right-of-way line of SPRING FLOWER ROAD from whence a tie to Albuquerque Central Survey Monument "TRANS" bears N 85°54'13" W, 6338.53 feet;

THENCE leaving said southerly right-of-way N 00°15'55" E, 180.00 feet to a point of tangency;

THENCE 137.36 feet along the arc of a curve to the right whose radius is 906.26 feet and whose long chord bears N 04°36'26" E, 137.23 feet through a central angle of 08°41'03" to a point of tangency;

THENCE N 08°56'58" E, 376.55 feet to a point of tangency;

THENCE 86.63 feet along the arc of a curve to the left whose radius is 373.00 feet and whose long chord bears N 02°17'46" E, 86.43 feet through a central angle of 13°18'23" feet to a point of non-tangency;

THENCE N 18°52'09" E, 25.38 to the point of beginning and containing 10.9708 acres more or less.

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LINE TABLE		
LINE	BEARING	DISTANCE
1	N18°52'09" E	25.38
2	N89°04'50" E	25.00
3	S08°56'58" W	73.21
4	N00°15'55" E	25.00
5	N00°15'55" E	31.95
6	N00°15'55" E	25.67

CURVE	CURVE TABLE				DELTA
	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	500.00	86.12	43.17	86.02	N04°00'54"E
C2	906.26	137.36	68.81	137.23	S04°36'26"W
C3	373.00	86.63	43.51	86.43	N02°17'46"E
C4	906.26	23.00	12.50	23.00	S07°03'20"W
C5	906.26	35.03	27.53	35.04	S03°35'11"W
C6	906.26	49.70	24.86	49.69	S08°53'51"W
C7	906.26	7.60	3.80	7.60	S08°42'32"W
C8	373.00	20.86	10.43	20.86	N07°20'50"E
C9	373.00	45.34	22.70	45.31	N02°15'47"E
C10	373.00	20.43	10.22	20.43	N02°47'17"W
C11	475.00	45.37	22.70	45.35	N01°49'00"E
C12	475.00	36.45	18.23	36.44	N06°45'04"E
C13	875.00	42.63	21.32	42.63	S06°40'09"W
C14	875.00	45.42	22.72	45.42	S03°47'10"W
C15	875.00	45.42	22.72	45.42	S03°47'10"W
C16	875.00	26.63	13.31	26.62	S01°25'38"W
C17	50.00	78.55	50.01	70.72	N45°16'18"E
C18	25.00	39.46	25.19	35.49	S44°31'05"E
C19	825.00	27.03	13.52	27.03	S01°38'14"W
C20	825.00	51.52	26.77	51.51	S04°21'54"W
C21	825.00	40.25	20.13	40.24	S07°33'08"W
C22	25.00	39.27	25.00	35.36	S53°58'58"W
C23	25.00	39.27	25.00	35.36	N36°03'02"W
C24	773.00	31.07	15.54	31.06	S07°47'53"W
C25	773.00	45.03	22.52	45.02	S04°58'41"W
C26	773.00	23.58	11.79	23.58	S02°26'07"W
C27	25.00	38.70	24.44	34.95	N45°54'48"E
C28	25.00	39.91	25.65	35.81	S43°59'53"E
C29	727.00	41.17	20.59	41.16	S03°21'39"W
C30	727.00	50.33	25.17	50.32	S06°57'58"W
C31	25.00	39.27	25.00	35.36	S53°58'58"W
C32	25.00	39.27	25.00	35.36	N36°03'02"W
C33	25.00	35.48	21.47	32.58	N49°36'26"E
C34	25.00	43.06	29.11	37.93	S40°23'34"E
C35	25.00	39.27	25.00	35.36	S53°58'58"W
C36	25.00	35.25	21.27	32.40	S49°52'07"W
C37	100.00	67.72	35.22	66.44	N28°52'22"E
C38	100.00	73.30	38.38	71.67	N69°16'23"E
C39	100.00	141.02	85.11	129.62	N49°52'19"E
C40	75.00	117.82	75.01	106.07	N45°16'11"E
C41	850.00	124.46	62.34	124.35	S04°45'17"W
C42	825.00	118.60	59.50	118.70	S04°49'27"W
C43	875.00	128.19	64.21	128.07	S04°45'09"W
C44	750.00	113.67	56.95	113.57	S04°36'26"W
C45	727.00	91.49	45.81	91.43	S05°20'38"W
C46	773.00	99.68	49.91	99.61	S05°15'19"W
[C47]	750.00	19.28	9.64	19.28	S01°00'07"W
					01°28'24"

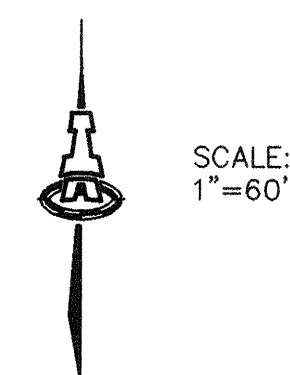
- PUBLIC UTILITY EASEMENTS**
- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, 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 OVERHEAD CABLES, AND OTHER FACILITIES, INCLUDING UNDERGROUND AND OVERHEAD FACILITIES, INCLUDING NECESSARY ERECTION, REPAIR, MAINTENANCE, 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, RECONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, REPAIR, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENT, NOR SHALL ANY OTHER VIOLATION OF ANY APPLICABLE FEDERAL, STATE, OR LOCAL LAWS, ORDINANCES, OR REGULATIONS BE PERMITTED. THE PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

CPN 602681

3 of 18

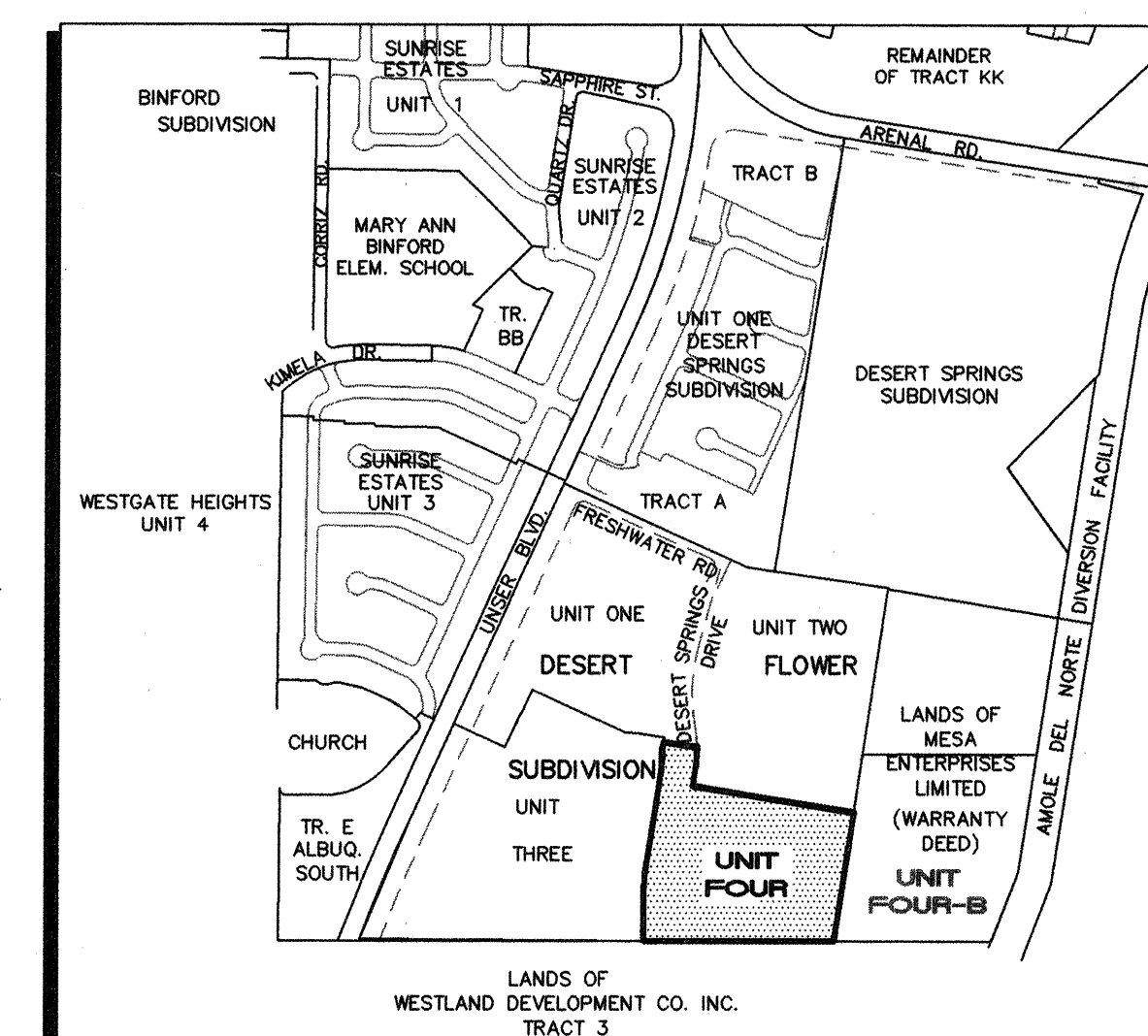
SCANNED BY
MESA REPRO



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	500.00	86.12	43.17	86.02	N04°00'54"E	09°52'08"
2	906.26	137.36	68.81	137.23	S04°36'26"W	08°41'03"
3	373.00	86.63	43.51	86.43	N02°17'46"E	13°18'23"

NOTES

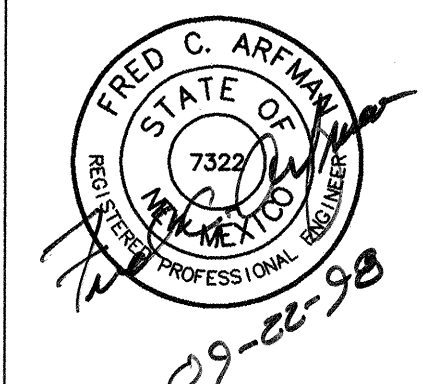
1. LEGAL DESCRIPTION: A portion of Tract 82-A, Desert Flower Subdivision, and a portion of Mesa Enterprises, Limited.
2. BENCHMARK: ACS MONUMENT "1-M10"
ELEV = 5079.88
3. ENGINEER: ISAACSON & ARFMAN, P.A.
128 Monroe Street NE, Albuquerque, NM
Attn: Fred Arfman
4. SURVEYOR: ALS, Inc.
P.O. Box 30701, Albuquerque, NM
Attn: Tim Aldrich
5. FLOOD HAZARD STATEMENT: No part of this development is affected nor contributes to a flood hazard area as determined by Panel No. (35001C03360-3371) of the September 20, 1996 Edition of the F.E.M.A. Maps.
6. SOILS: From the SCS Soil Survey of Bernalillo County site soils are identified as Blueprint Lomay Fine Sands which are classified as hydrologic group "A" soils.


$$1'' = 750' \pm$$

VICINITY MAP

(M-10)

SURVEY INFORMATION		BENCH MARKS	AS-BUILT INFORMATION
	FIELD NOTES		
1	ALS	ACS MONUMENT "1"-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD. ELEV. = 5079.88	CONTRACTOR <i>New Concepts</i> STAKED BY <i>C.O.A.</i> DATE <i>2/19/99</i> INSPECTOR'S FIELD VERIFICATION BY <i>L. Romero</i> DATE <i>5/19/99</i> APPROVED BY <i>C.O.A.</i> DATE <i>5/19/99</i> RECORDED BY <i>C.O.A.</i> DATE <i>5/19/99</i>
		TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD. ELEV. = 5035.84	MICRO-FILM INFORMATION
			RECORDED BY DATE
			NO.



REVISIONS				DESIGN			
NO.	DATE	REMARKS	BY	DESIGNED BY	MJC	DATE	07/98
				DRAWN BY	EMS	DATE	07/98
				CHECKED BY	FCA	DATE	07/98



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico
 0236RD.DWGms 11/30/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

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

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
<i>Approved</i> <i>@ DRB</i> <i>10-20-98</i>				
City Project No.	6026.81	Zone Map No. M-10	Sheet 4	Of 18

- NOTE: BACKYARD GRADES ARE TO MATCH EXISTING COVER GRADES AT FOOTINGS

- ① TEMPORARY EARTHEN RUNDOWN TO BE BUILT IF THIS SITE IS DEVELOPED IN TWO PHASES.
- ② MAX SLOPE AT 3:1 TO MATCH EXISTING GRADE. ONLY TO BE BUILT IF UNIT FOUR IS DEVELOPED IN TWO PHASES.

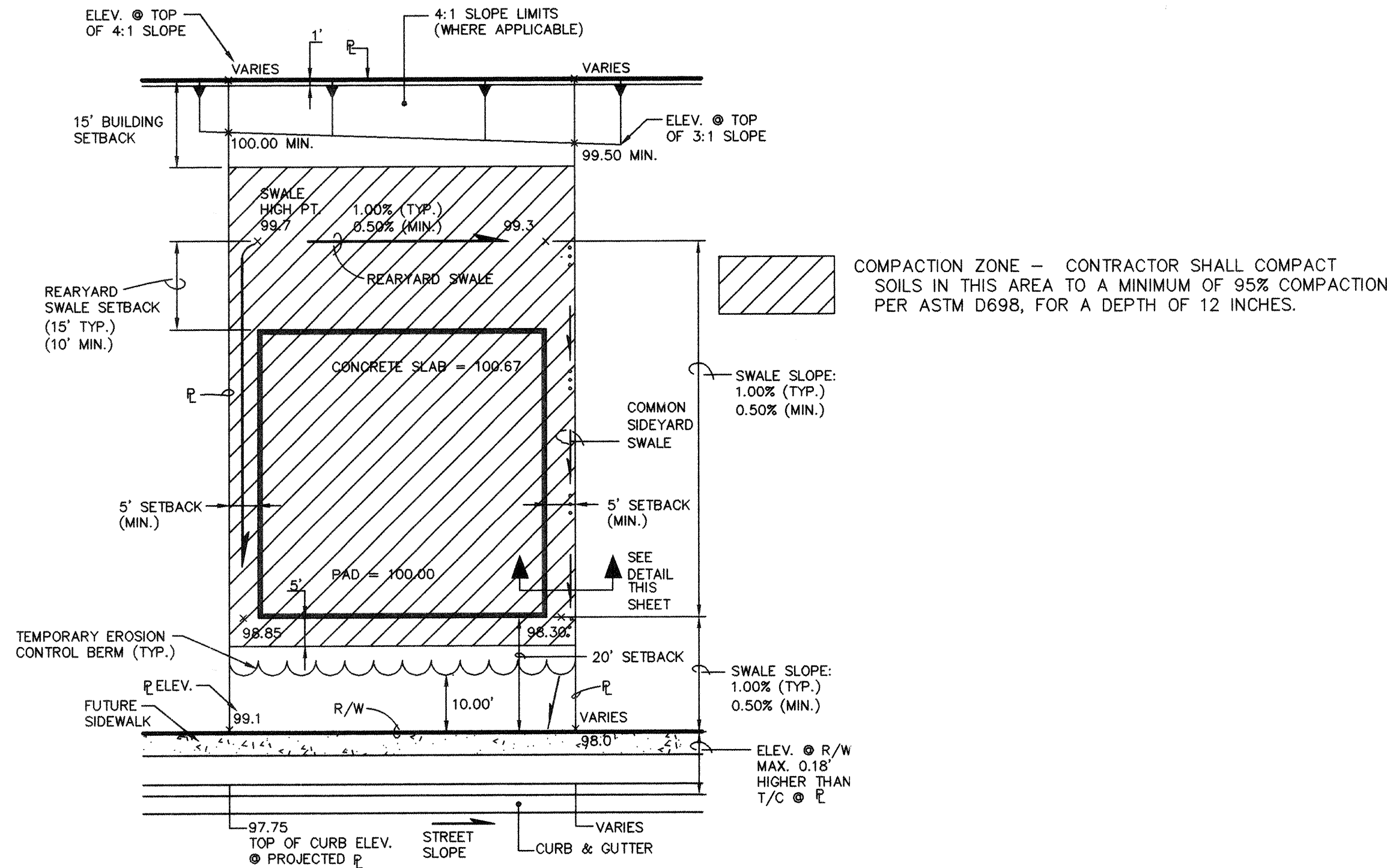
LEGEND

	501.2	EXISTING CONTOUR
	15	PROPOSED CONTOUR
	78.3	PROPOSED SPOT ELEVATION
		FLOW ARROW
	PG=5022.0	PAD GRADE ELEVATION
	TC=25.74	PROPOSED TOP OF CURB ELEVATION
	FL=24.07	PROPOSED FLOW LINE ELEVATION
		PHASE LINE

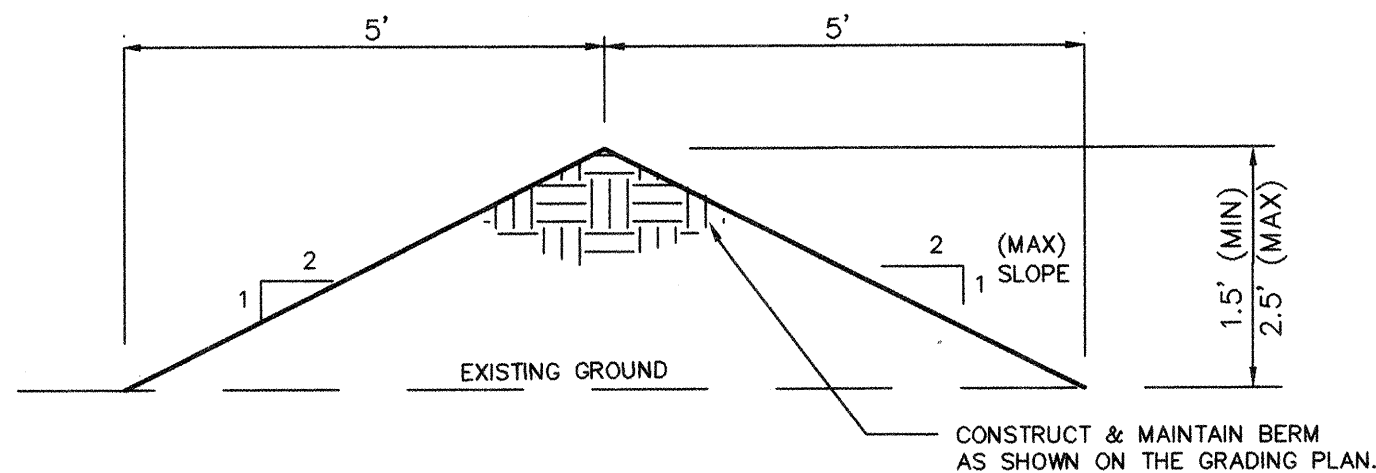
SCANNED BY
MESA REPRO

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 THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- 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 INVESTIGATION FOR UNSER BOULEVARD ADJACENT TO HAEGELIN TRACT F, PREPARED FOR BOKAY CONSTRUCTION, INC., MAY 1, 1997, AND GEOTECHNICAL INVESTIGATION FOR HAEGELIN TRACT F, PREPARED FOR CURB, INC., MARCH 17, 1997. 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.



TYPICAL LOT GRADING SHOWING
COMPACTION ZONE
1"=20'

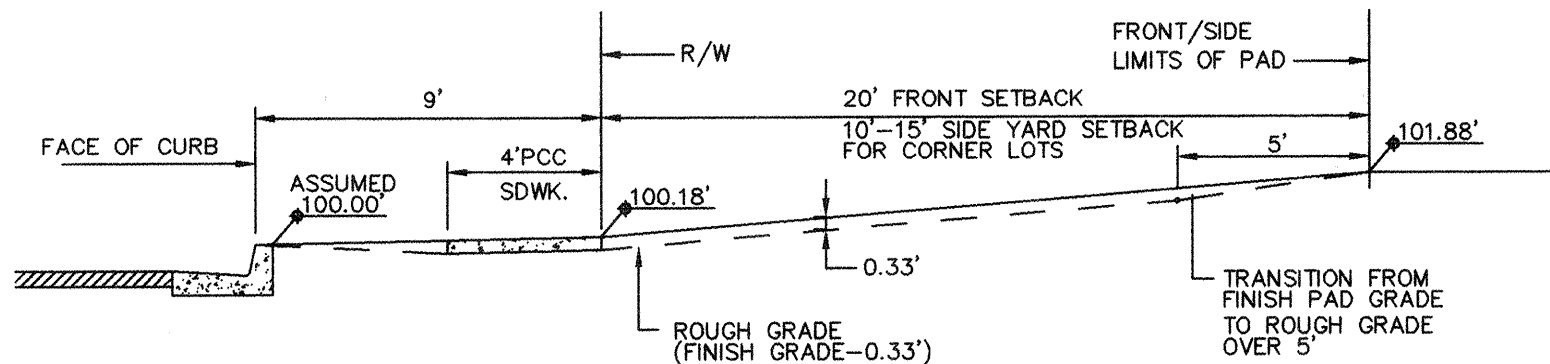


EROSION CONTROL BERM

SCALE: 1"=2'

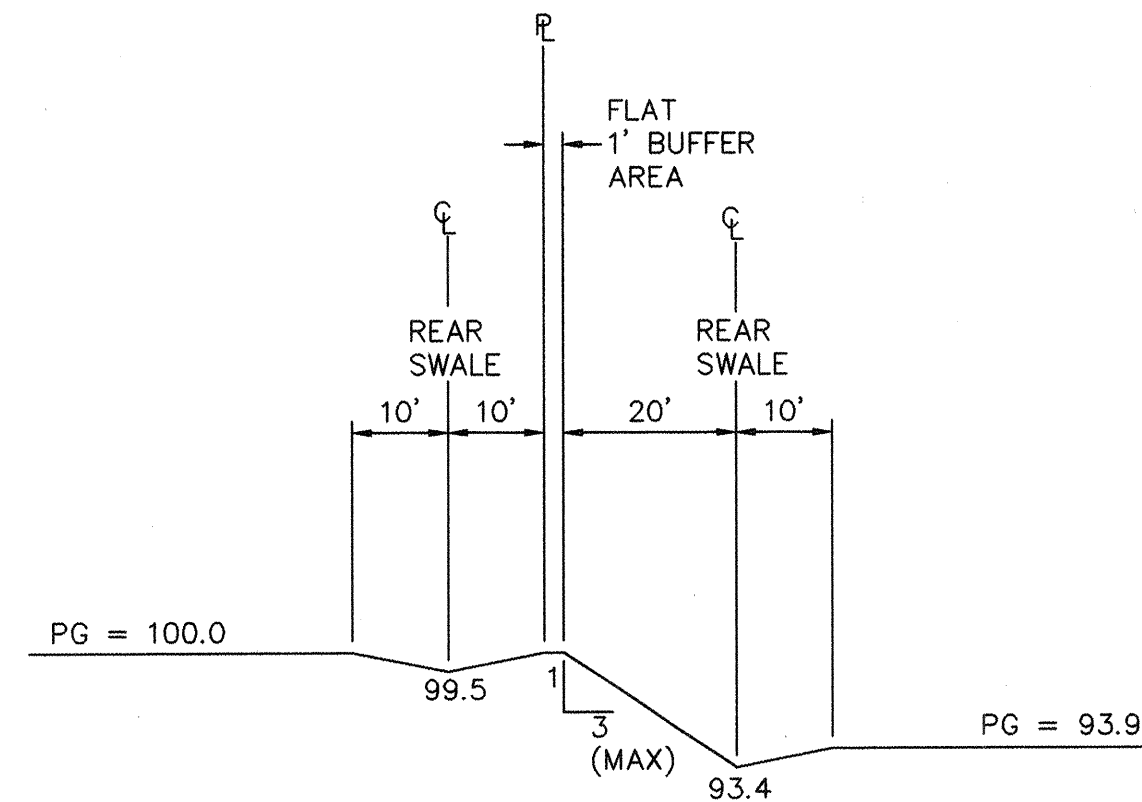
EROSION CONTROL

- 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"



TYPICAL REAR YARD CROSS-SECTION

SCALE:
1" = 20' HORIZONTAL
1" = 10' VERTICAL

ESTIMATED EARTHWORK QUANTITIES

EXCAVATION = 14024.41 CY*
FILL = 17530.52 CY*
* INCLUDES SUBSIDENCE AND SHRINK

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.

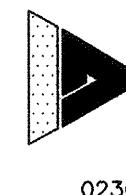
ENGINEER'S CERTIFICATION

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

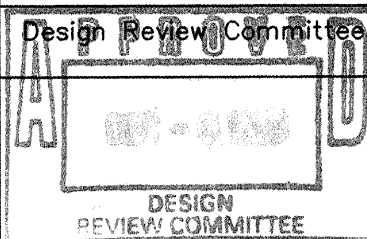
DATE



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
023GRD.LDWGems 11/30/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

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



City Engineer Approval

Last Design Update

Mo./Day/Yr. Mo./Day/Yr.

City Project No.

6026.81

Zone Map No.

M-10

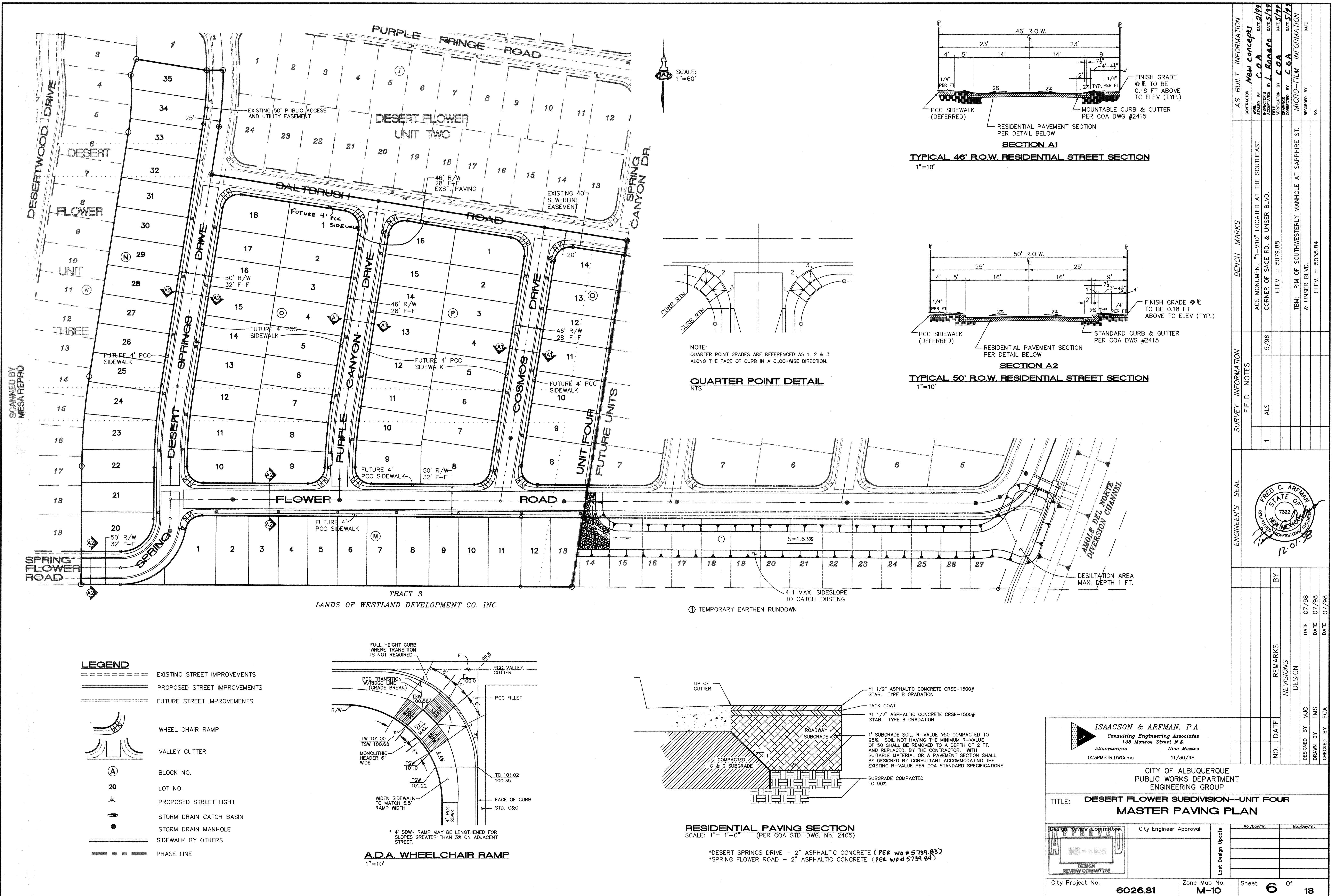
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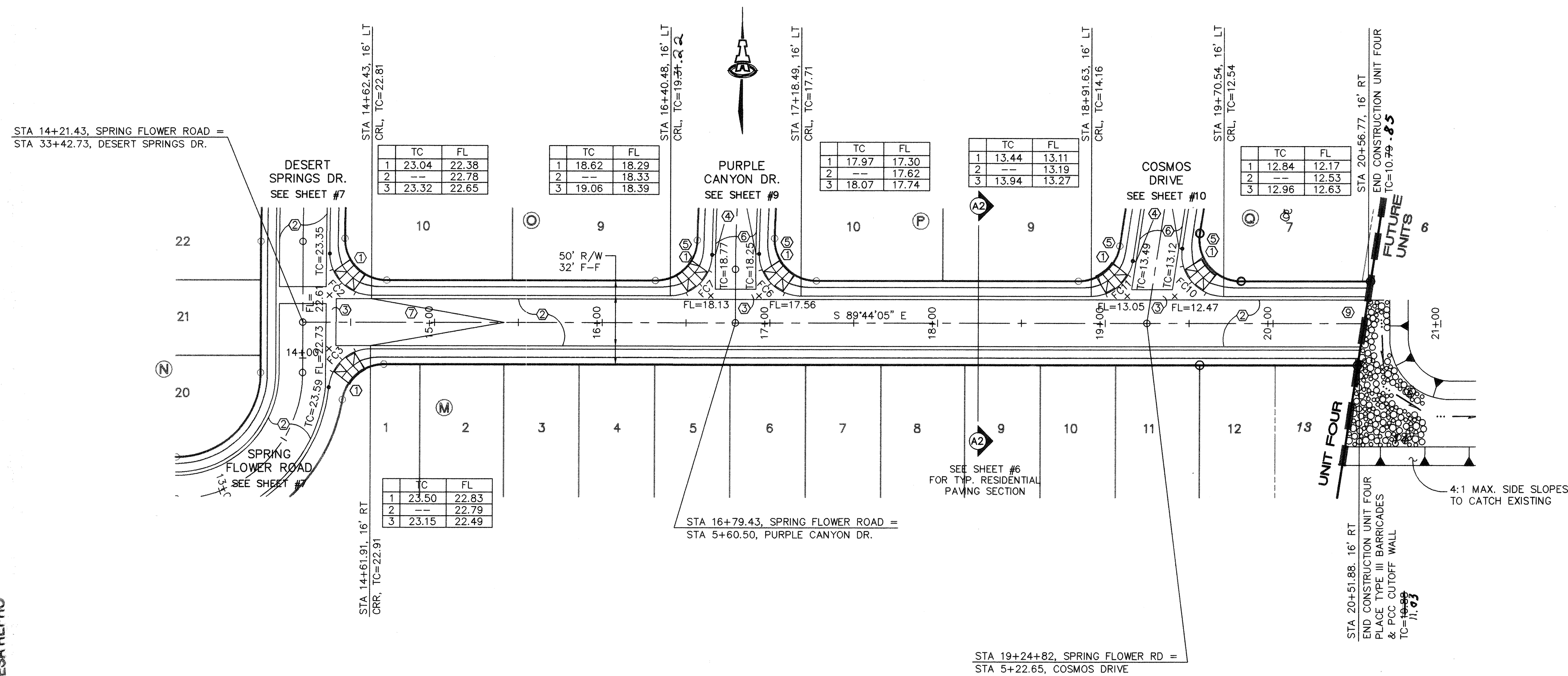
Of

18

AS-BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	NEW CONCEPT	DATE	2/99	WORK	SPREAD BY	DATE	5/96	FIELD	NOTES	1	ALS				
BY	C.O.A.	DATE	5/99	ADJUSTED	BY	DATE	5/99	REMARKS	DESIGN	BY	DATE				
REVISIONS	BY	DATE	5/99	REVISIONS	BY	DATE	5/99	DESIGNED BY	MJC	DATE	07/98				
CORRECTED BY	C.O.A.	DATE	5/99	REVISIONS	BY	DATE	5/99	DRAWN BY	EMS	DATE	07/98				
RECORDED BY	C.O.A.	DATE	5/99	REVISIONS	BY	DATE	5/99	CHECKED BY	FCA	DATE	07/98				
NO.		DATE		REVISIONS	BY	DATE									

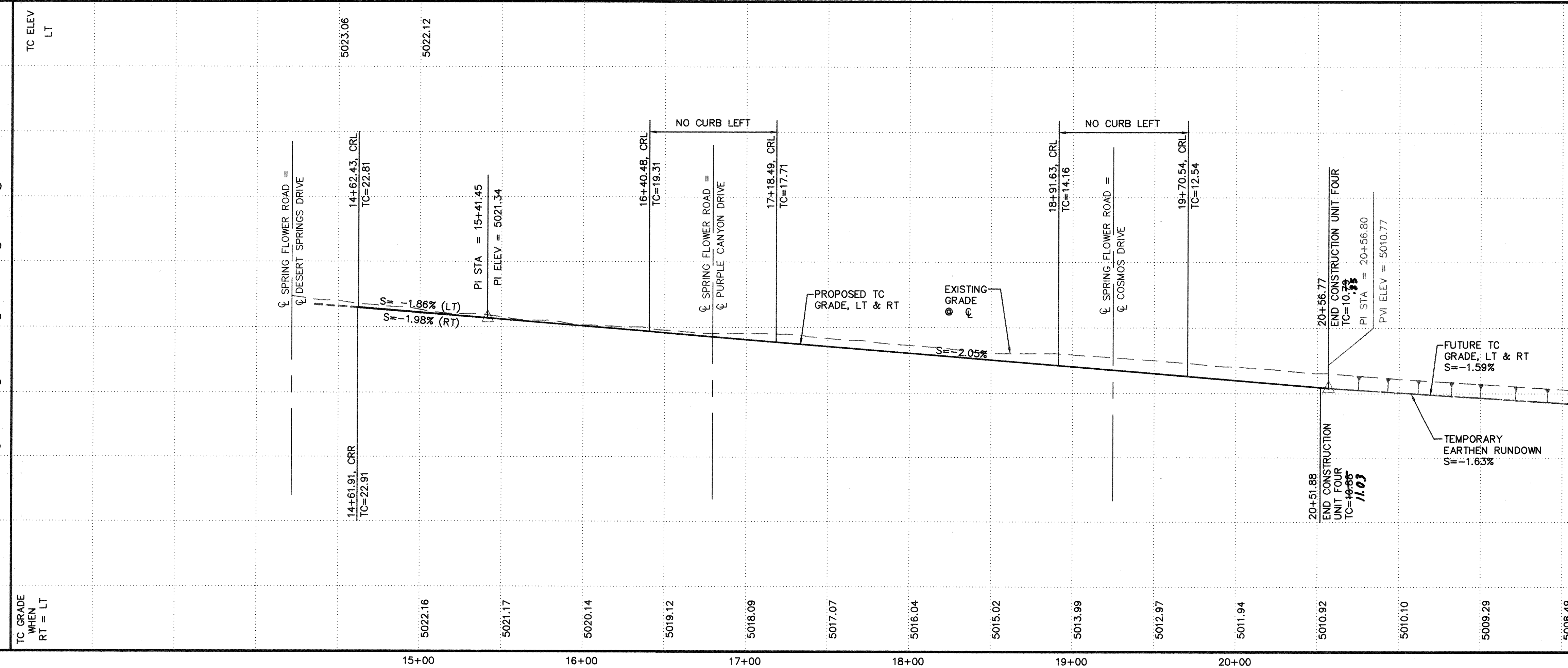


SCANNED BY
MESA REPRO



SPRING FLOWER ROAD

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

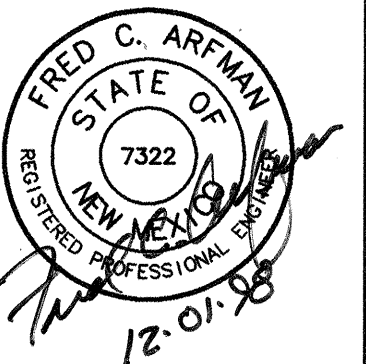


KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER
DETAIL ON SHEET #6.
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.
7. STA 14+37.43 TO STA 15+41.45
TRANSITION FROM CROSS SLOPE TO
NORMAL CROWN.
8. TEMPORARY EARTHEN RUNDOWN.
9. PLACE TYPE III BARRICADES.

FACE OF CURB CURVE TABLE

SURVEY INFORMATION		BENCH MARKS	AS-BUILT INFORMATION	
FIELD	NOTES		CONTRACTOR	INFORMATION
1	ALS 5/96	ACS MONUMENT "1-MIO" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD. ELEV. = 5079.88	WORK INSTALLED BY DATE 5/96	CONTRACTOR <i>New Concepts</i> C.O.A.
			FIELD MEASUREMENTS DATE 5/1/99	BY <i>L. Romero</i> DATE 5/1/99
			TRAINING CORRECTED BY DATE 5/1/99	BY <i>C.O.A.</i> DATE 5/1/99
		TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPHIRE ST. & UNSER BLVD. ELEV. = 5035.84	RECORDED BY	MICRO-FILM INFORMATION DATE
			NO.	



 **ISAACSON & ARFMAN, P.A.**
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
023PV3.DWGems 11/30/98

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

Design Review Committee

APPROVED

DEC - 1994

DESIGN
REVIEW COMMITTEE

City Engineer Approval

Last Design Update

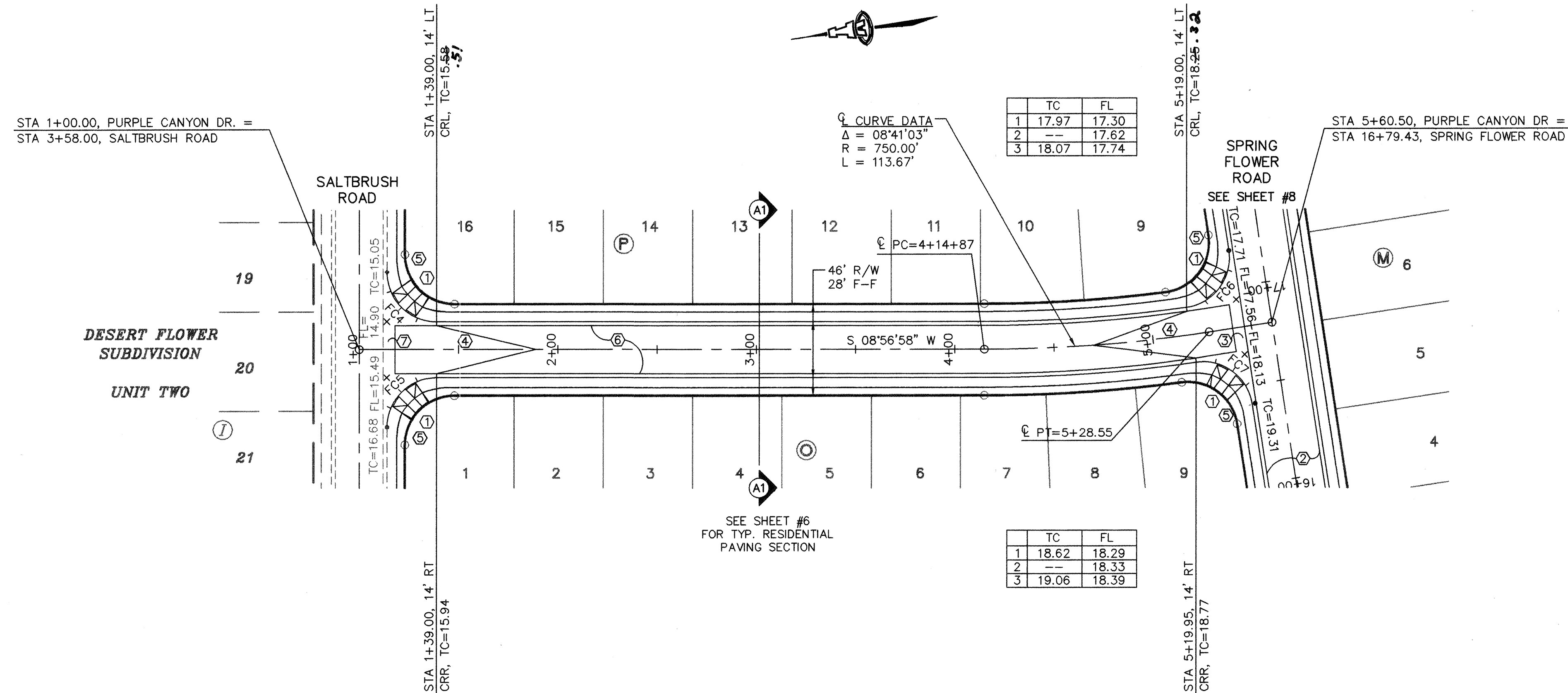
Mo./Day/Yr.	Mo./Day/Yr.
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City Project No. 602681

Zone Map No.
M-10

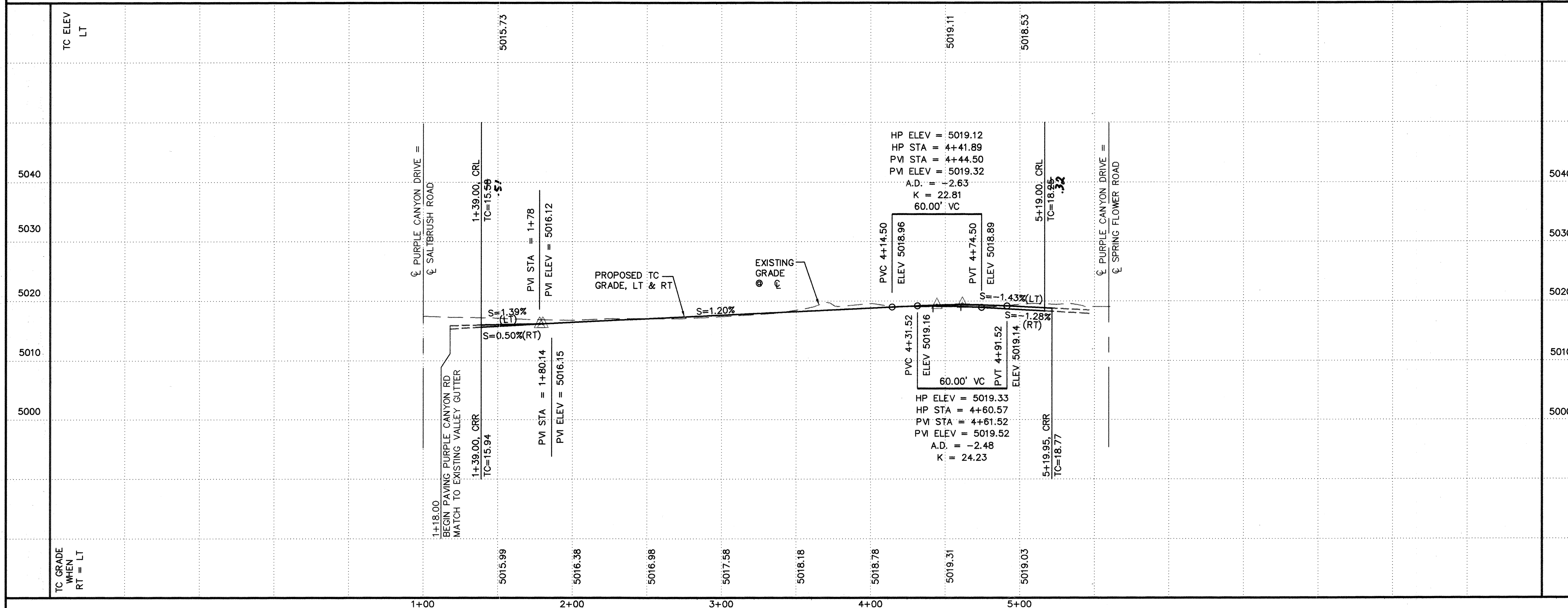
Sheet **8** Of **18**

SCANNED BY
MESA REPRO



PURPLE CANYON DRIVE

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



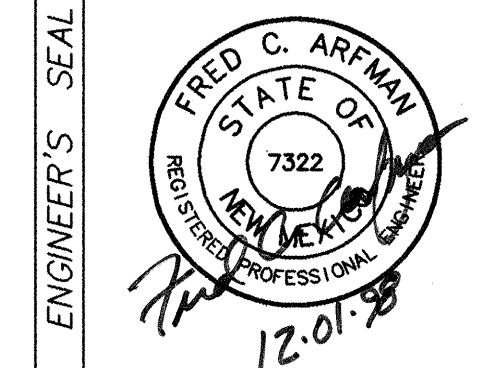
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DWG #2420.
- CROWN TO NO CROWN TRANSITION
50' MIN. LENGTH.
- TRANSITION FROM STANDARD TO
MOUNTABLE CURB PER COA STD DWG
#2418.
- MOUNTABLE CURB & GUTTER PER
COA STD DWG #2415.
- EXISTING PCC VALLEY GUTTER AND
FILLET.
- NOT USED

FACE OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
FC4	39.27	25.00	90°00'00"
FC5	39.27	25.00	90°00'00"
FC6	39.59	25.00	90°43'45"
FC7	38.98	25.00	89°20'34"

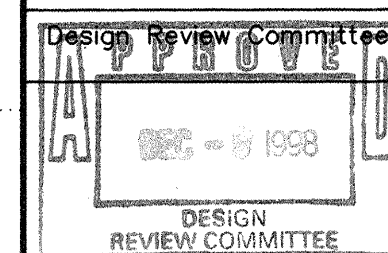
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES	
CONTRACTOR	NEW CONCEPTS	DATE	5/2/98	INSPECTOR'S	COA	DATE	5/19/98
STANDARD	COA	DATE	5/19/98	FIELD	COA	DATE	5/19/98
VERIFICATION	COA	DATE	5/19/98	CORRECTED	COA	DATE	5/19/98
RECORDED	COA	DATE	5/19/98	RECORDED	COA	DATE	5/19/98
NO.		NO.		NO.		NO.	



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
023P V4.DWGems 11/24/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT FOUR
PURPLE CANYON DRIVE
PAVING PLAN & PROFILE



City Engineer Approval

Last Design Update

Mo./Day/Yr.	Mo./Day/Yr.

City Project No.

6026.81

Zone Map No.

M-10

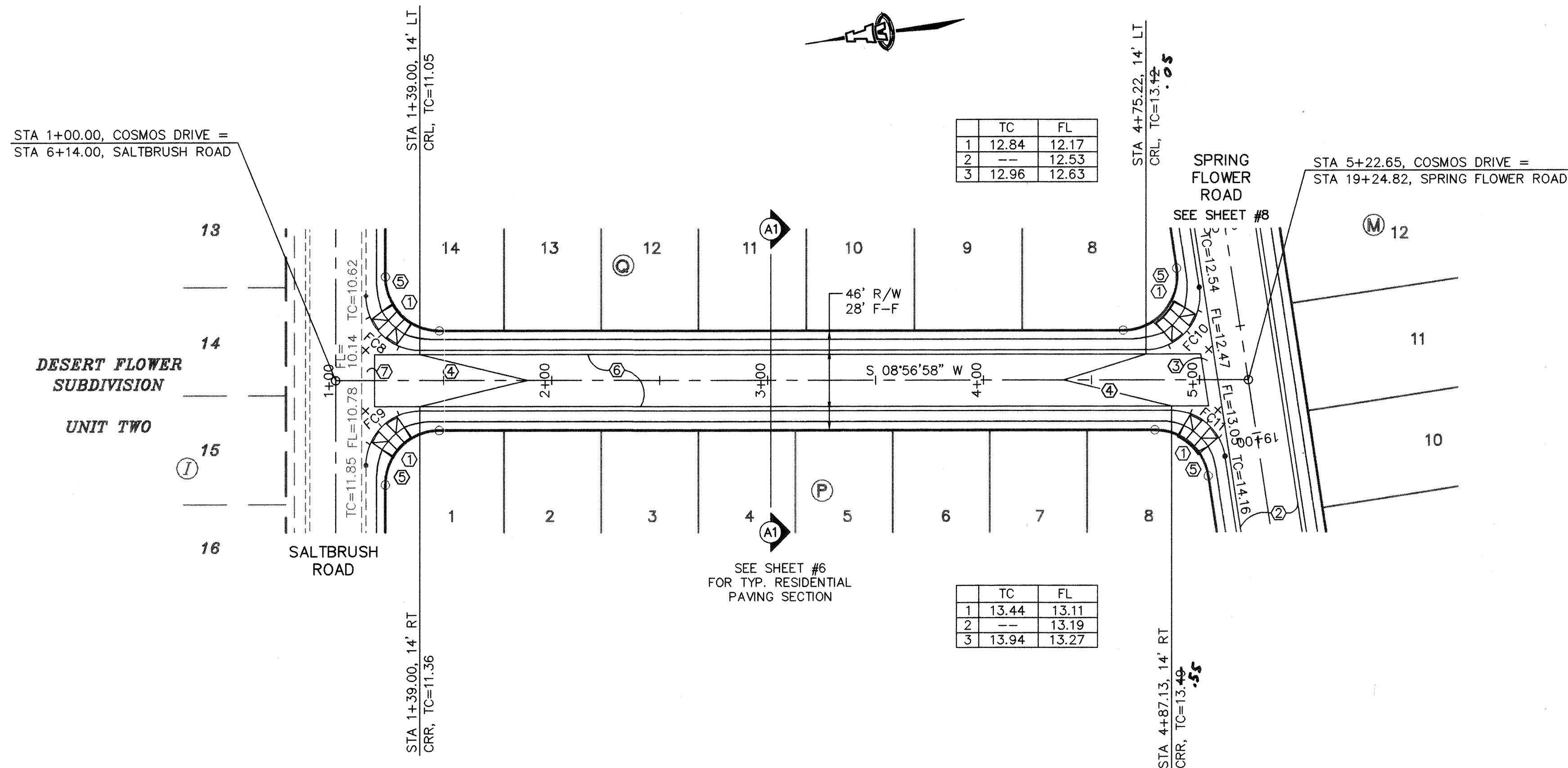
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Of

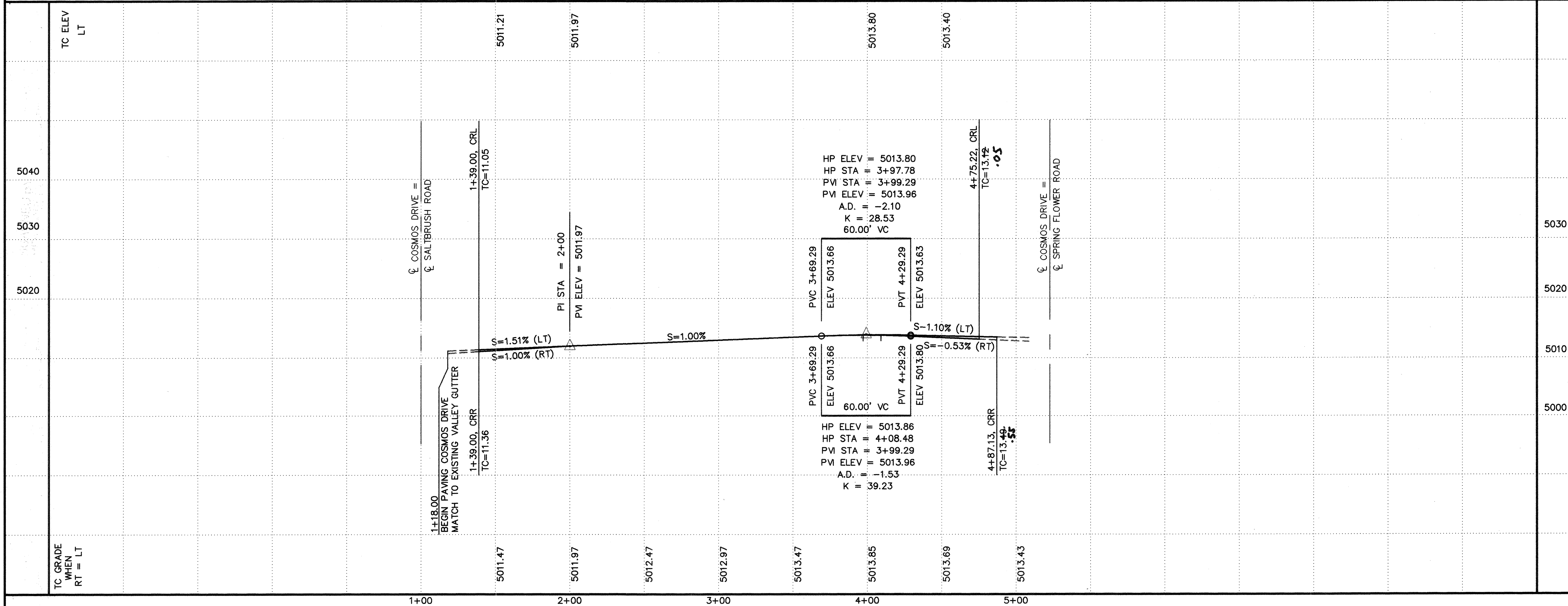
18

SCANNED BY
MESA REPRO



COSMOS DRIVE

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



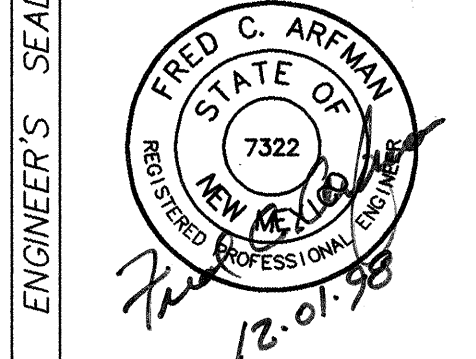
KEYED CONSTRUCTION NOTES

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- 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.
- TRANSITION FROM STANDARD TO
MOUNTABLE CURB PER COA STD DWG
#2418.
- MOUNTABLE CURB & GUTTER PER
COA STD DWG #2415.
- EXISTING PCC VALLEY GUTTER AND
FILLETS.
- NOT USED

FACE OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
FC8	39.27	25.00	90°00'00"
FC9	39.27	25.00	90°00'00"
FC10	43.06	25.00	98°41'03"
FC11	35.48	25.00	81°18'57"

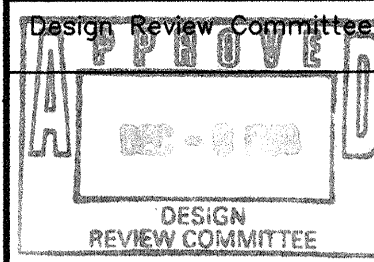
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
CONTRACTOR	NEW CONCEPTS	ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.	5/96	FIELD NOTES	1
DATE	02/21/98	ELEV. = 5079.88			
INSPECTOR'S SIGNATURE	L. Romero				
DATE	05/19/98				
FIELD VERIFICATION BY	C.O.A.				
DATE	05/19/98				
CORRECTED BY	C.O.A.				
DATE	05/19/98				
MICRO-FILM INFORMATION		TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.			
RECORDED BY		ELEV. = 5035.84			
NO.					



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
023PV5.DWGems 11/24/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT FOUR
COSMOS DRIVE
PAVING PLAN & PROFILE



City Engineer Approval

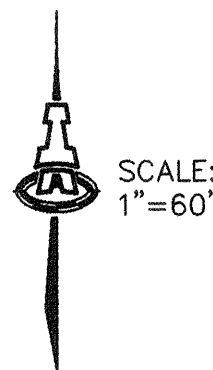
City Project No.

6026.81

Zone Map No.

M-10

Sheet 10 Of 18



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

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

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

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

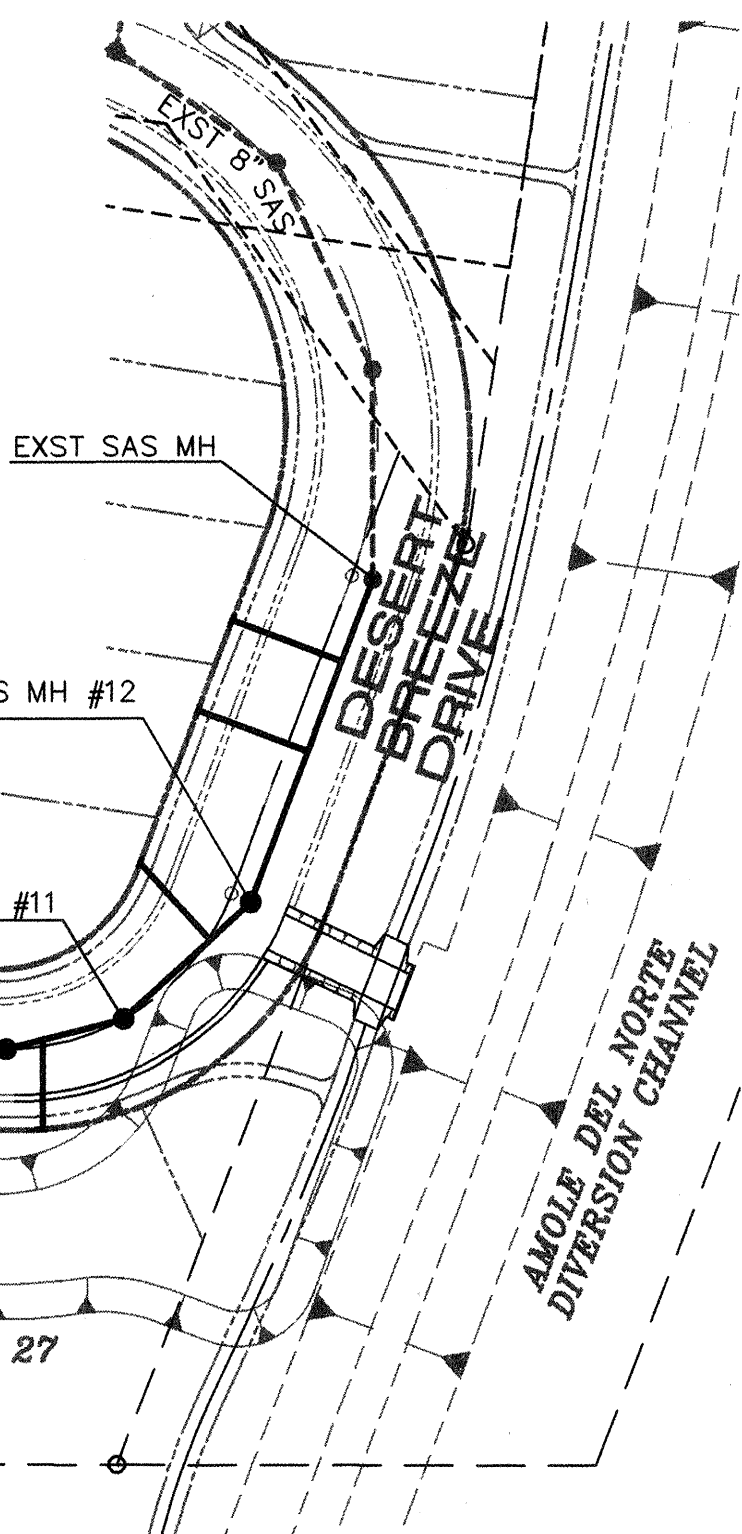
RESTRAINED JOINT LENGTHS, L _r , FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)					
SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
12	30	12	6	3	85
10	26	11	5	3	72
8	22	9	4	2	60
6	17	7	3	2	46
4	12	5	2	1	32

RESTRAINED JOINT LENGTHS, L _r , FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.					
SIZE	LARGE SIDE		SIZE	SMALL SIDE	
12x10	25	30	10x6	44	73
12x8	45	68	10x4	58	141
12x6	62	121	8x6	25	33
12x4	74	213	8x4	43	83
10x8	24	30	6x4	24	35

RESTRAINED JOINT LENGTHS
FOR WATERLINE FITTINGS

WATER SHUT-OFF PLAN

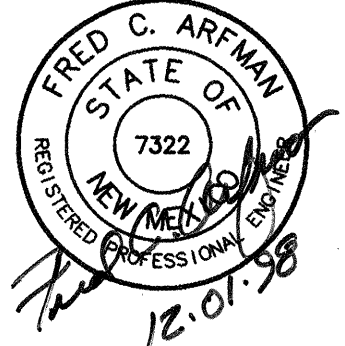
SHUT-OFF VALVES (1), (2) & (3) TO PROVIDE NON-PRESSURE
CONNECTION. THE CONTRACTOR SHALL CONTACT
WATER SYSTEMS DIVISION (857-8200) 5 WORKING
DAYS PRIOR TO SHUT-OFF OR TURN-ON AT VALVES.
ONLY CITY PERSONNEL ARE ALLOWED TO OPERATE
VALVES.



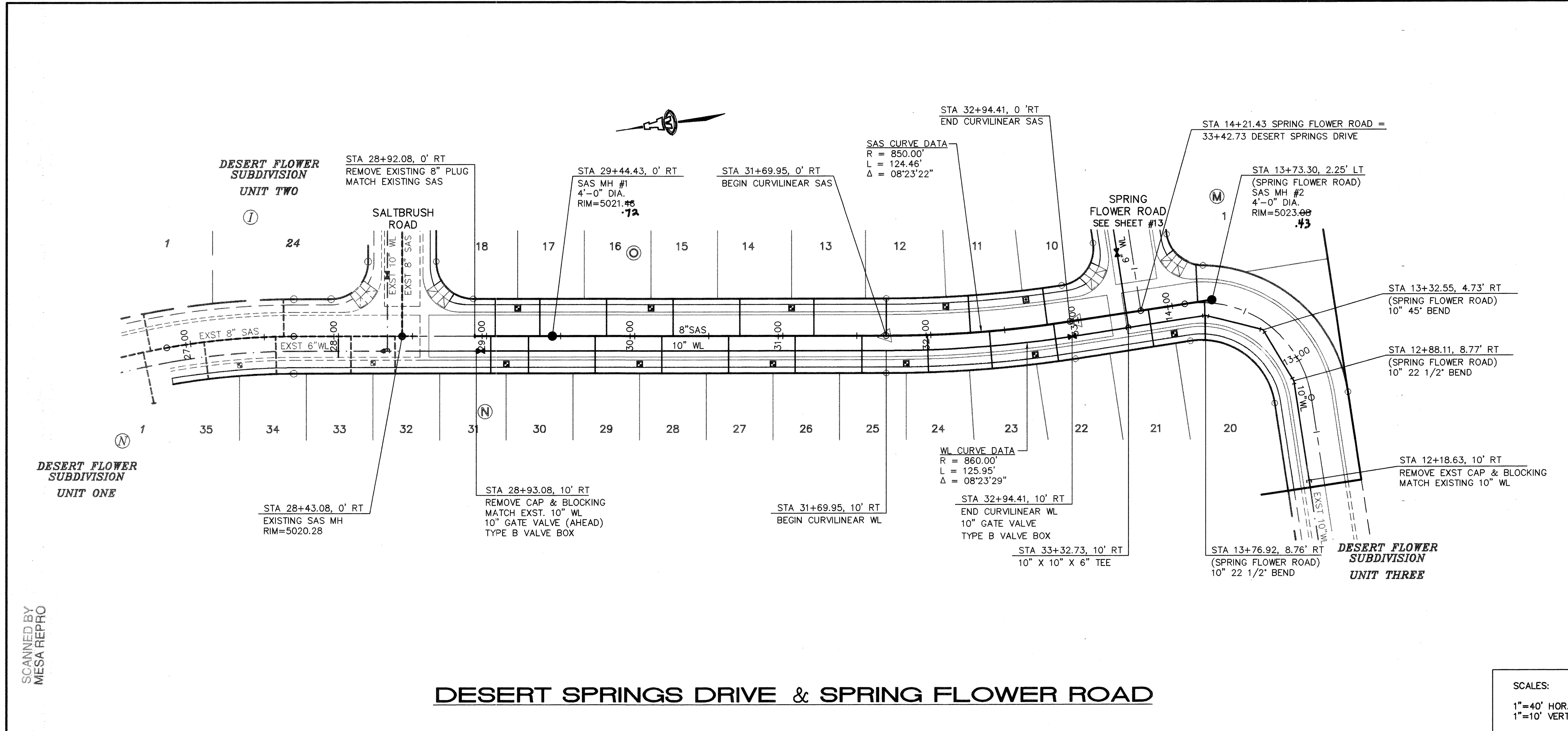
LEGEND

- 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

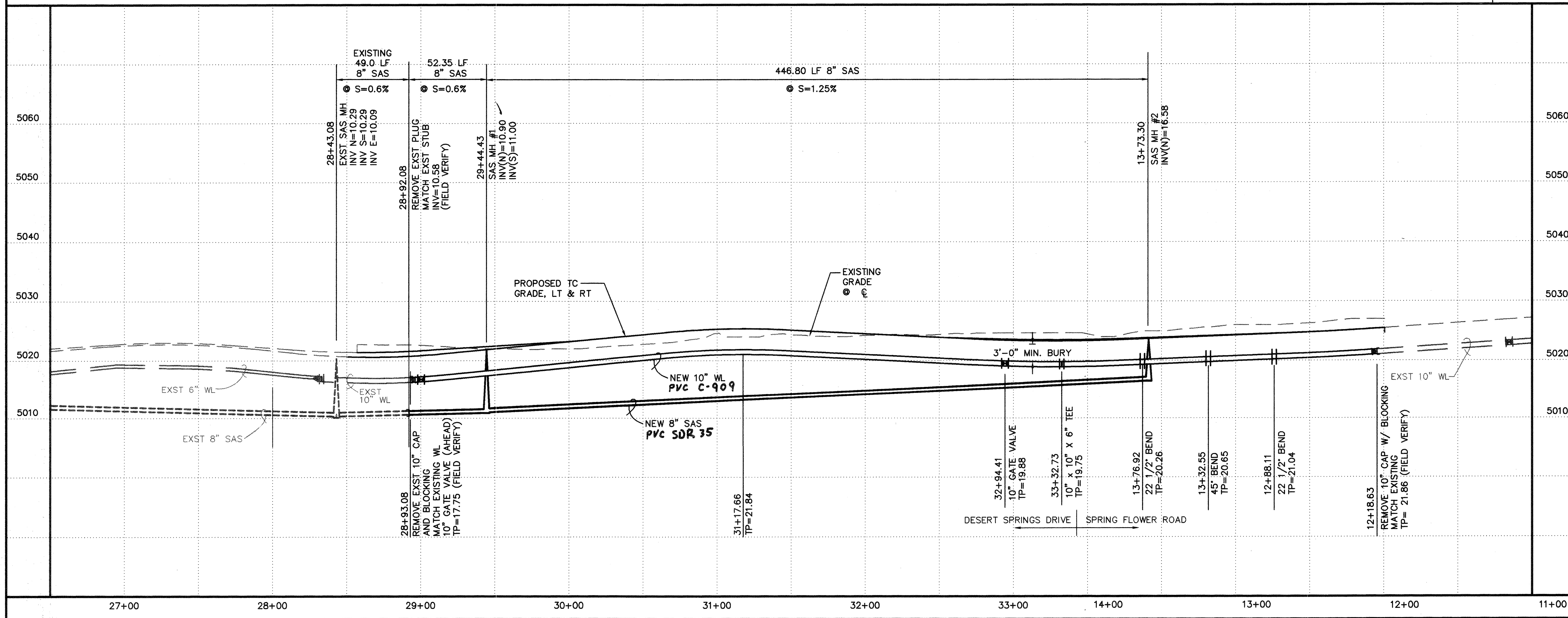
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	WORK	ACCS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.	5/96	FIELD NOTES	1	ALB	
DESIGNED BY	DATE	ELEV. = 5079.88					
DRAWN BY	DATE	TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPHIRE ST. & UNSER BLVD.					
CHECKED BY	DATE	ELEV. = 5035.84					
RECORDED BY	DATE						
NO.							



ISAACSON & ARFMAN, P.A. Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque New Mexico 023UMST.DWGems 11/30/98		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: DESERT FLOWER SUBDIVISION--UNIT FOUR MASTER UTILITY PLAN		DESIGN REVIEW COMMITTEE	
City Project No. 6026.81		Zone Map No. M-10	
Sheet 11		Of 18	



DESERT SPRINGS DRIVE & SPRING FLOWER ROAD



- 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 #11 FOR WATER SHUT-OFF PLAN.
 4. SEE SHEET #11 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
 5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
 6. SEE COA STANDARD DRAWING #2328 FOR VALVE RING AND COVER DETAILS.

UTILITY SERVICE TABLE

LOT NO.	STATION		SAS INV @ R/W
	WATER, LENGTH	SAS, LENGTH	
1/M		*13+82.76, 25'	19.0
20/N	*14+01.43, 9'	*13+76.25, 27'	19.1
21/N		*14+16.43, 25'	18.7
22/N	32+68.61, 9'	32+83.25, 25'	18.9
23/N		32+39.56, 25'	19.3
24/N	31+83.07, 9'	31+97.71, 25'	19.8
25/N		31+53.46, 25'	20.4
26/N	30+93.46, 9'	31+08.46, 25'	20.7
27/N		30+63.46, 25'	20.1
28/N	30+03.46, 9'	30+18.46, 25'	19.0
29/N	29+73.46, 25'	29+73.46, 25'	18.1
30/N	29+28.46, 25'	29+28.46, 25'	17.4
31/N	29+13.46, 9'	29+03.06, 25'	16.6
10/O	32+64.50, 29'(S)	32+78.86, 25'	18.8
11/O	32+11.42, 29'	32+26.83, 25'	19.5
12/O		31+70.10, 25'	20.2
13/O	31+06.08, 29'	31+21.08, 25'	20.7
14/O		30+71.08, 25'	20.2
15/O	30+26.08, 25'	30+26.08, 25'	19.1
16/O	30+11.08, 29'	29+81.08, 25'	18.0
17/O	29+36.08, 25'	29+36.08, 25'	16.9
18/O	29+21.08, 29'	29+06.06, 25'	16.2

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.
*STATIONING BASED ON SPRING FLOWER ROAD

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
023UTL2.DWGems 11/24/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **DESERT FLOWER SUBDIVISION--UNIT FOUR**
DESERT SPRINGS DR. & SPRING FLOWER RD.
UTILITY PLAN & PROFILE

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
DESIGN REVIEW COMMITTEE			
City Project No.	Zone Map No.	Sheet	Of
6026.81	M-10	12	18

AS-BUILT INFORMATION

CONTRACTOR: **New Concept**

STANDARD: **COA**

DATE: **2/2/99**

DESIGNED BY: **L. Romero**

DATE: **5/5/98**

DRAWN BY: **COA**

DATE: **5/5/98**

CHECKED BY: **COA**

DATE: **5/5/98**

RECORDED BY: **MICRO-FILM**

DATE: **5/5/98**

NO.

FIELD NOTES

1

ALS

5/96

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

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

ENGINEER'S SEAL

FRED C. ARFMAN

STATE OF NEW MEXICO

7322

REGISTERED PROFESSIONAL ENGINEER

12.10.98

REVISIONS

DESIGN

DATE 07/98

DATE 07/98

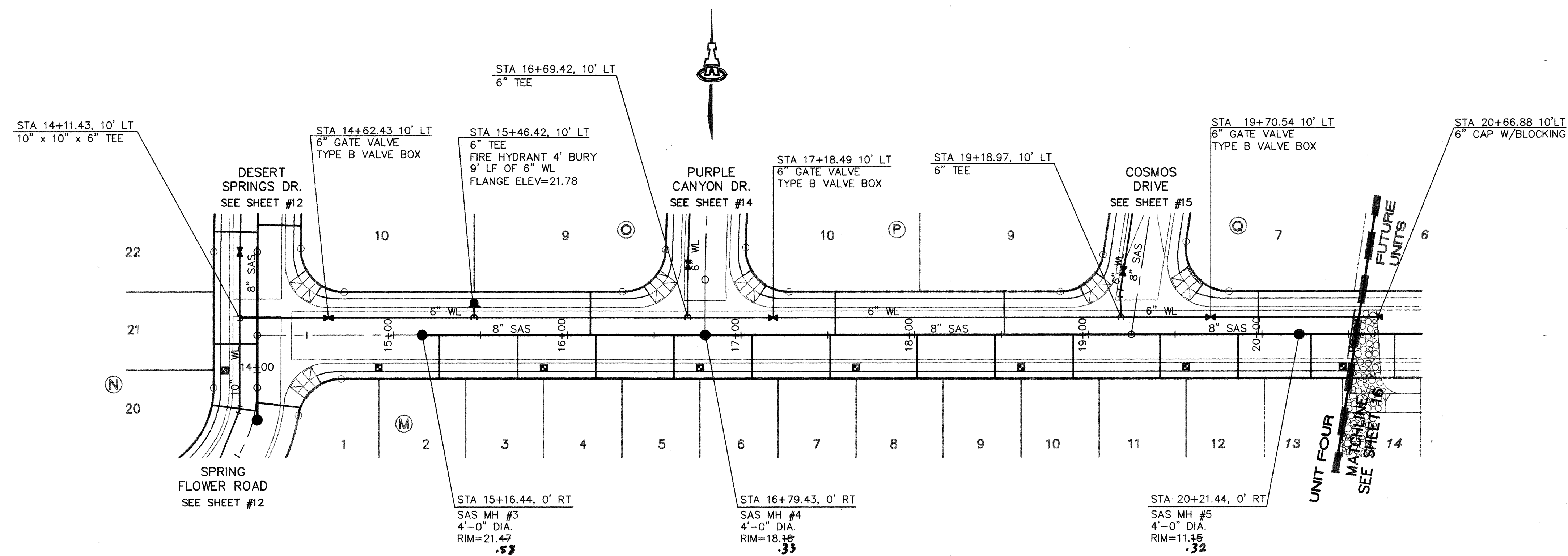
DATE 07/98

DESIGNED BY: MJC

DRAWN BY: EMS

CHECKED BY: FCA

SCANNED BY
MESA REPRO



SPRING FLOWER ROAD

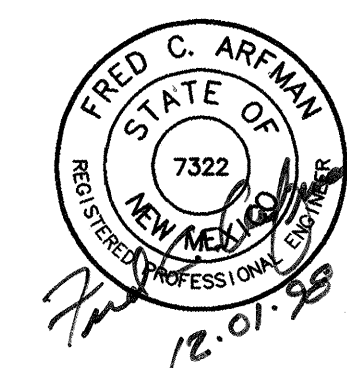
SCALES:
1"=40' HOR.
1"=10' VERT.

UTILITY SERVICE TABLE

LOT NO.	STATION		SAS INV @ R/W
	WATER, LENGTH	SAS, LENGTH	
1/M	14+91.44, 29'	15+26.44, 25'	16.9
2/M		15+71.44, 25'	16.0
3/M		16+16.44, 25'	15.1
4/M		16+61.44, 25'	14.2
5/M		17+06.44, 25'	13.2
6/M	17+56.44, 29'	17+51.44, 25'	12.3
7/M		18+01.44, 25'	11.3
8/M		18+46.44, 25'	10.4
9/M		18+91.44, 25'	9.4
10/M		19+41.44, 25'	8.4
11/M	19+56.44, 29'	19+86.44, 23'	7.5
12/M		20+31.44, 25'	6.6
13/M*			
14/M*			
9/O		16+13.44, 25'	15.2
9/P	18+51.64, 25'	10.1	
10/P	17+54.44, 25'	12.2	
7/Q	19+98.05, 25'	7.1	

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

* FUTURE LOT



SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
FIELD NOTES				CONTRACTOR <i>New Concepts</i>	
1	ALS	5/96	ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD. ELEV. = 5079.88	WORK STAINED BY <i>COA</i> INSPECTOR'S FIELD VERIFICATION BY <i>L. Romero</i> DATE <i>5/19/98</i> WORK CORRECTED BY <i>COA</i> DATE <i>5/19/98</i>	DATE
			TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD. ELEV. = 5035.84	MICRO-FILM INFORMATION RECORDED BY NO.	

[illegible]

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

023UTL3.DWGems 11/24/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

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

Design Review Committee

APPROVED

002-1150

DESIGN
REVIEW COMMITTEE

City Engineer Approval

Last Design Update

Mo./Day/Yr.	Mo./Day/Yr.
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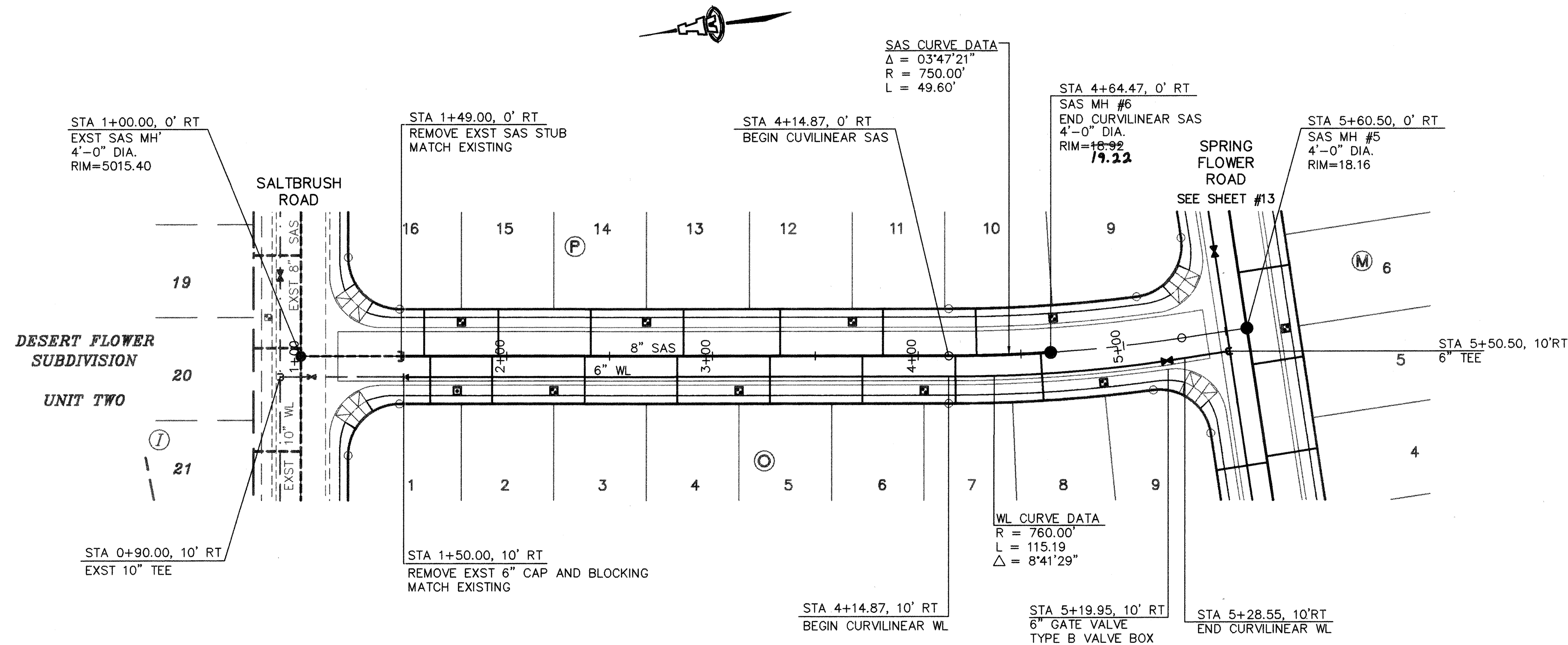
City Project No.

Zone Map No.	
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Sheet 10 Of

10 Of

SCANNED BY
MESA REPRO



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 #11 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #11 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STANDARD DRAWING #2328 FOR VALVE RING AND COVER DETAIL.

UTILITY SERVICE TABLE

LOT NO.	STATION		SAS INV @ R/W
	WATER, LENGTH	SAS, LENGTH	
1/O	1+78.00, 7' (S)	1+63.00, 23'	11.3
2/O	2+23.00, 7'	1+93.00, 23'	11.6
3/O		2+38.00, 23'	12.1
4/O	3+13.00, 7'	2+83.00, 23'	12.6
5/O		3+28.00, 23'	13.2
6/O	4+03.00, 7'	3+73.00, 23'	13.7
7/O		4+18.00, 23'	14.2
8/O	4+88.70, 7'	4+59.61, 23'	14.6
9/O			
9/P	4+66.79, 27'		
10/P		4+28.38, 23'	14.4
11/P	3+68.00, 27'	3+83.00, 23'	13.8
12/P		3+33.00, 23'	13.2
13/P	2+68.00, 27'	2+86.00, 23'	12.7
14/P		2+41.00, 23'	12.2
15/P	1+78.00, 27'	1+96.00, 23'	11.6
16/P		1+60.00, 23'	11.1

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

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

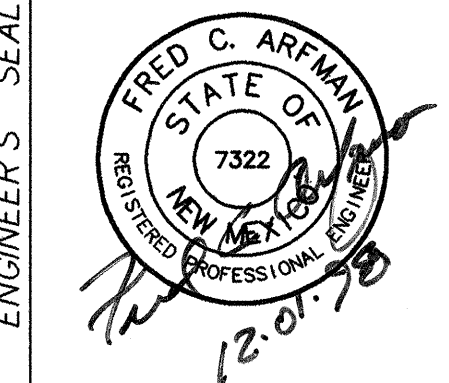
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
023UTL4.DWGems 11/24/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT FOUR
PURPLE CANYON DRIVE
PAVING PLAN & PROFILE

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
DESIGN REVIEW COMMITTEE			
DESIGN REVIEW COMMITTEE			
DESIGN REVIEW COMMITTEE			
DESIGN REVIEW COMMITTEE			
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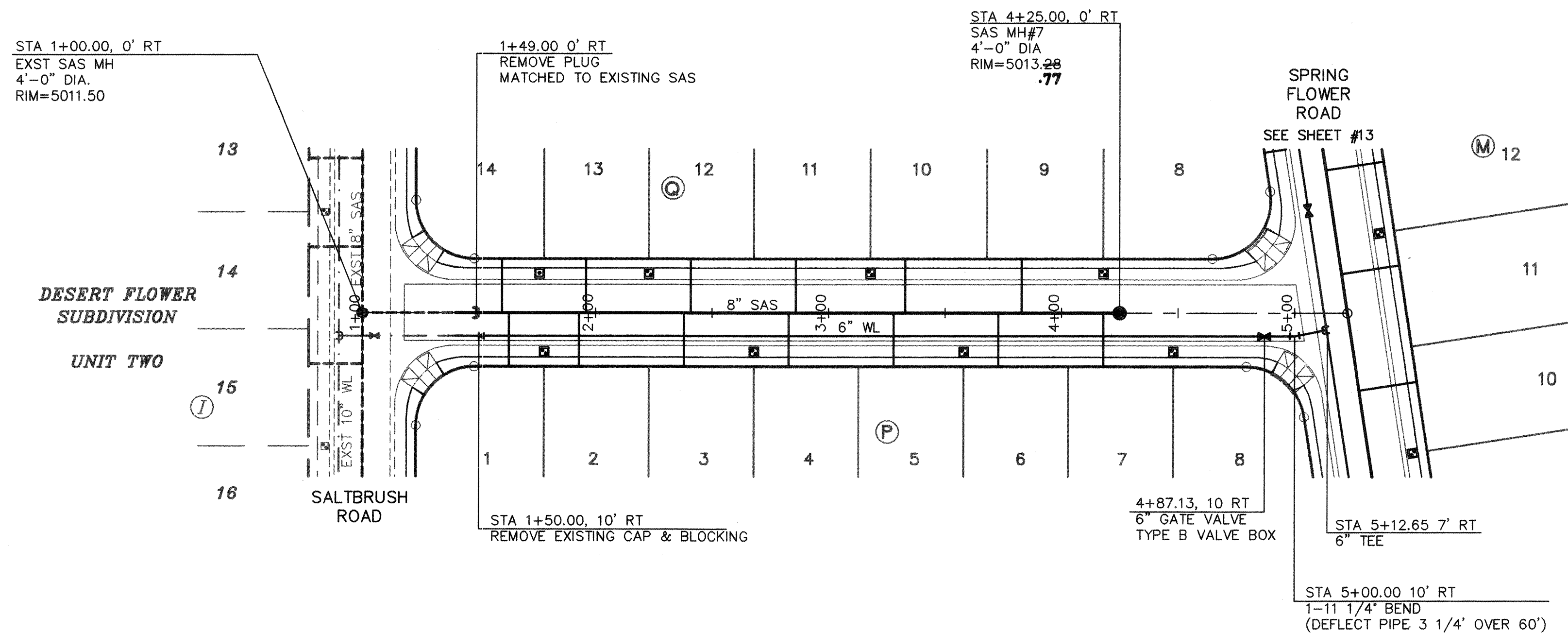
City Project No. 6026.81 Zone Map No. M-10 Sheet 14 Of 18



NO.	DATE	REMARKS	BY
		DESIGN	
		REVISIONS	
		DESIGN	
		DESIGN	
		DESIGN	
		DESIGN	
		DESIGN	
		DESIGN	
		DESIGN	

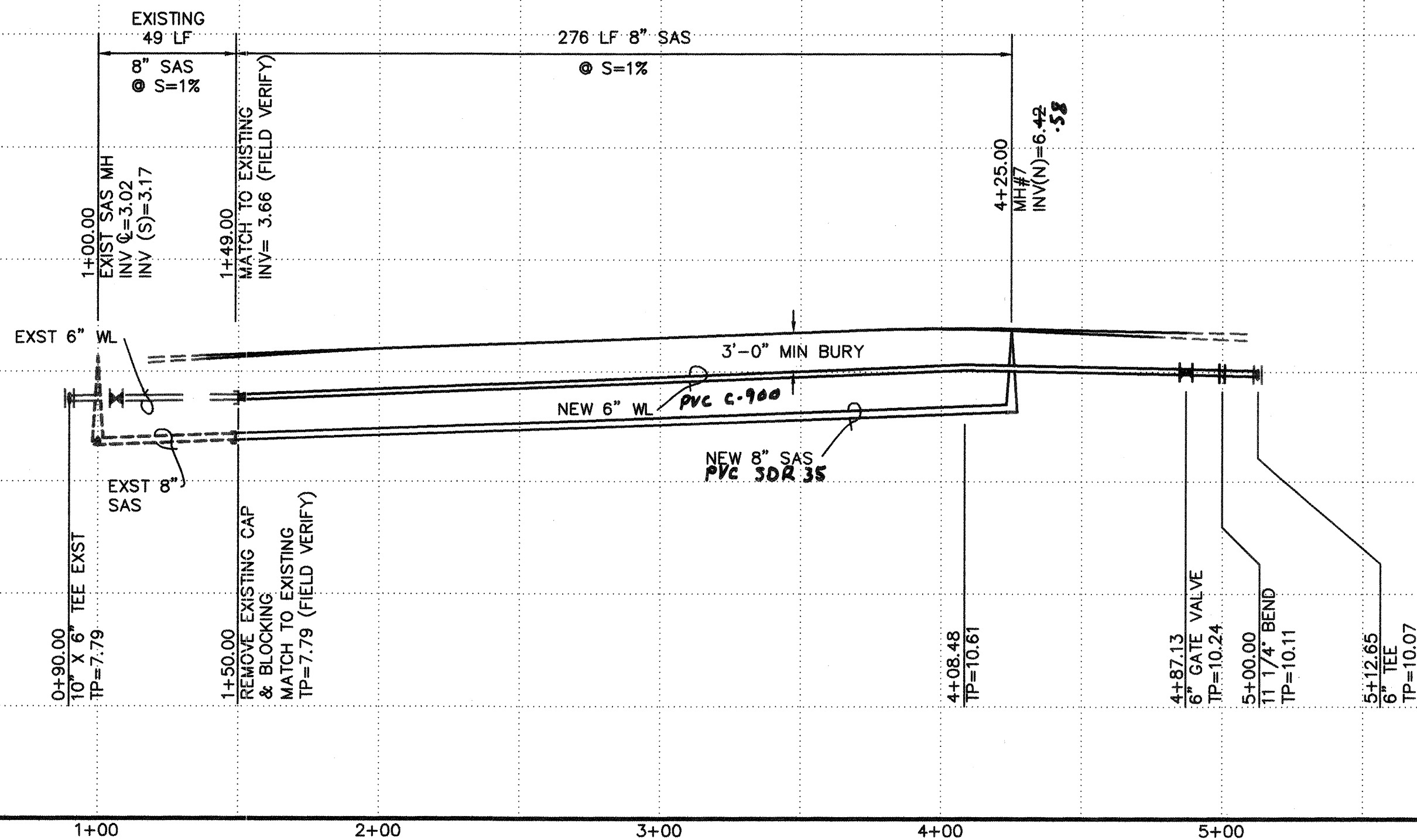
DESIGNED BY MJC DATE 07/98
DRAWN BY EMS DATE 07/98
CHECKED BY FCA DATE 07/98

SCANNED BY
MESA REPRO



COSMOS DRIVE

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



GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
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3. SEE SHEET #11 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #11 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STANDARD DRAWING #2328 FOR RING AND COVER DETAILS.

UTILITY SERVICE TABLE

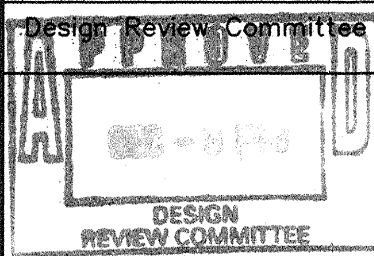
LOT NO.	STATION		SAS INV @ R/W
	WATER, LENGTH	SAS, LENGTH	
1/P	1+78.00, 7'	1+63.00, 23'	6.9
2/P		1+93.00, 23'	7.2
3/P	2+68.00, 7'	2+38.00, 23'	7.6
4/P		2+83.00, 23'	8.1
5/P	3+58.00, 7'	3+28.00, 23'	8.5
6/P		3+73.00, 23'	8.8
7/P	4+48.00, 7'	4+18.00, 23'	9.1
8/P			
14/Q	1+78.00, 27'(S)	1+60.00, 23'	6.6
13/Q		1+96.00, 23'	7.1
12/Q	2+23.00, 27'	2+41.00, 23'	7.6
11/Q	3+18.00, 27'	2+86.00, 23'	8.1
10/Q		3+33.00, 23'	8.6
9/Q	4+18.00, 27'	3+83.00, 23'	9.0
8/Q			

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

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Albuquerque, New Mexico 87102
023UTLS.DWGems 11/24/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **DESERT FLOWER SUBDIVISION--UNIT FOUR**
COSMOS DRIVE
UTILITY PLAN & PROFILE



City Engineer Approval

Last Design Update

City Project No.

6026.81

Zone Map No.

M-10

Sheet

15

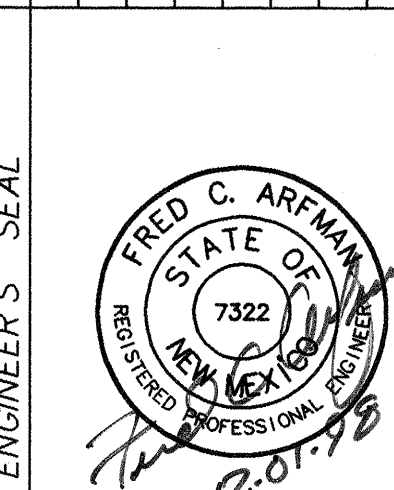
Of

18

AS-BUILT INFORMATION	
CONTRACTOR	New Concepts
WORK STARTED BY	COA
DATE	2/99
FIELD ACCEPTANCE BY	L. Romero
DATE	5/99
FIELD DRAWN BY	COA
DATE	5/99
REVISIONS	COA
DATE	5/99
MICRO-FILM INFORMATION	
RECORDED BY	
NO.	

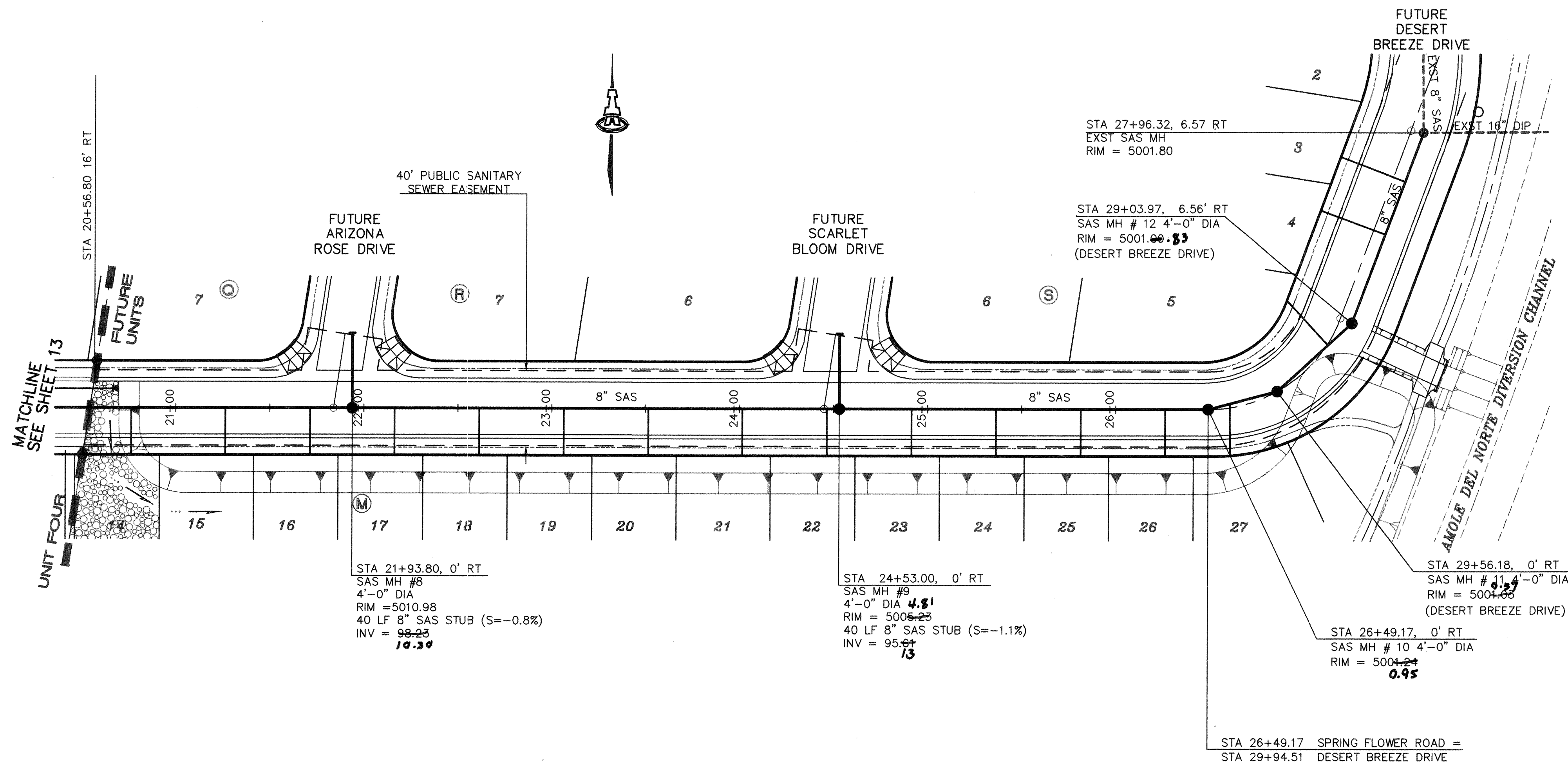
BENCH MARKS	
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.	
ELEV. = 5079.88	
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.	
ELEV. = 5035.84	

SURVEY INFORMATION	
FIELD NOTES	
1	ALS
5/96	



ENGINEER'S SEAL	
NO.	DATE
REVISIONS	BY
DESIGN	
DATE	07/98
DRAWN BY	EMS
CHECKED BY	FCA
DATE	07/98

SCANNED BY
MESA REPRO



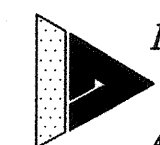
OFFSITE SAS UTILITY

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

UTILITY SERVICE TABLE

LOT NO.	STATION		SAS INV @ R/W
	WATER, LENGTH	SAS, LENGTH	
14/M		20+76.44, 25'	5.7
15/M		21+26.44, 25'	4.9
16/M		21+71.44, 25'	4.2
17/M		22+16.44, 25'	3.5
18/M		22+61.44, 25'	2.9
19/M		23+06.44, 25'	2.2
20/M		23+51.44, 25'	1.6
21/M		24+01.44, 25'	0.9
22/M		24+46.44, 25'	0.2
23/M		24+91.44, 25'	99.6
24/M		25+36.44, 25'	98.9
25/M		25+81.44, 25'	98.2
26/M		26+26.44, 25'	97.6
27/M		*29+82.66, 28'	96.9
5/S		*29+19.43, 32'	96.4
4/S		*28+53.80, 37'	96.8
3/S		*28+23.80, 37'	97.3

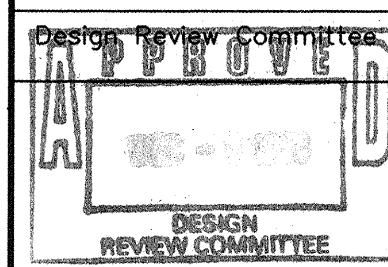
* STATIONING BASED ON DESERT BREEZE DRIVE



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87102
023UTL3A.DWGems 11/30/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **DESERT FLOWER SUBDIVISION--UNIT FOUR
OFFSITE SAS
UTILITY PLAN & PROFILE**



City Engineer Approval

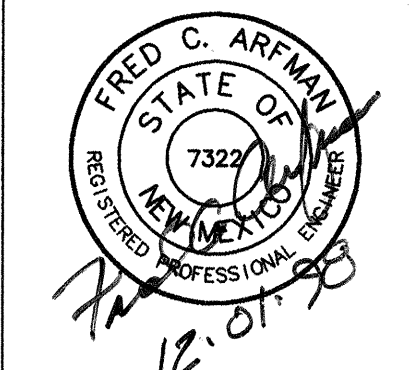
Last Design Update

City Project No.

6026.81

Zone Map No.
M-10

Sheet 16 Of 18



NO.	DATE	REVISIONS	BY
DESIGNED BY	MJC	DATE	07/98
DRAWN BY	EMS	DATE	07/98
CHECKED BY	FCA	DATE	07/98

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.

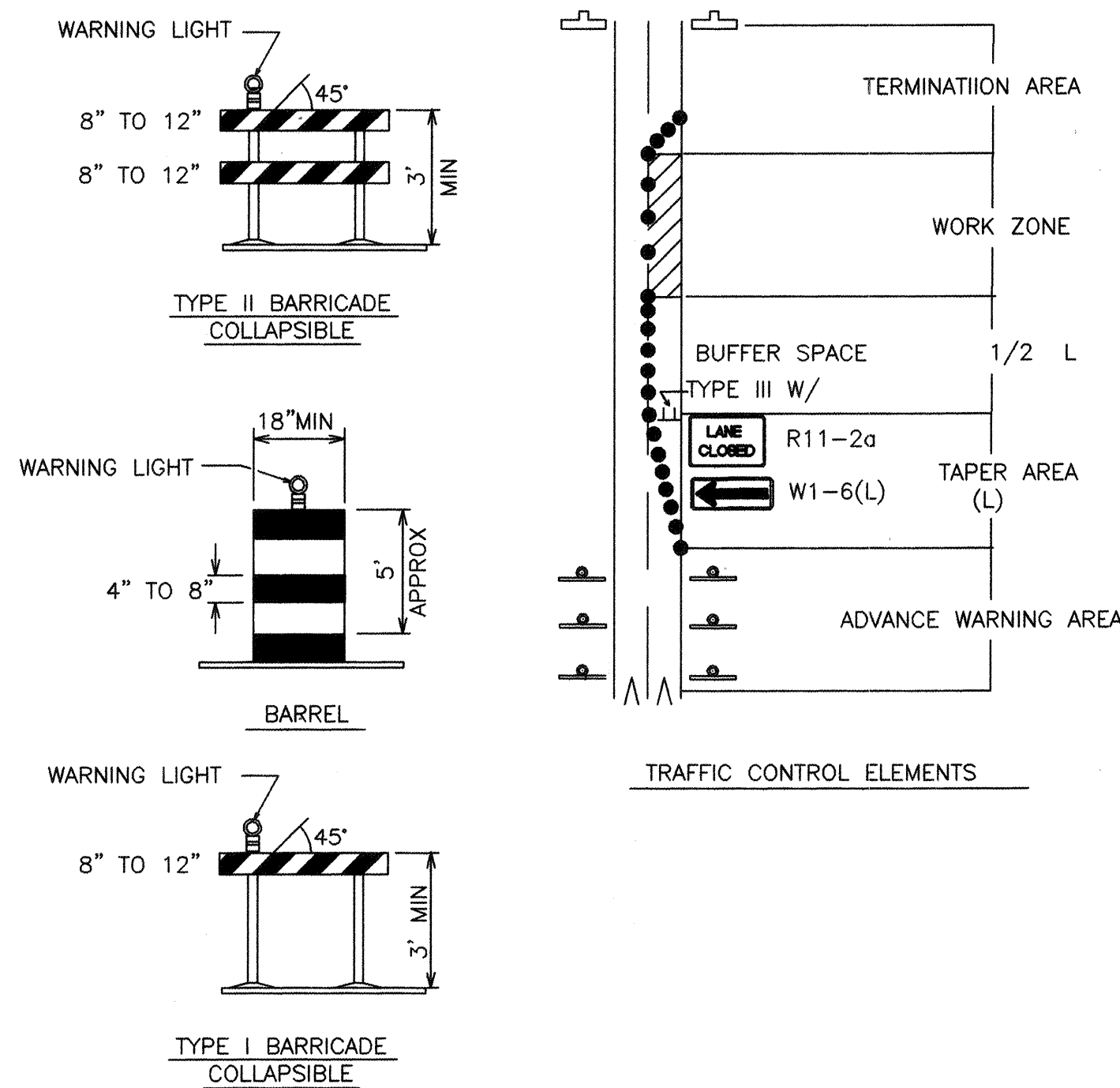
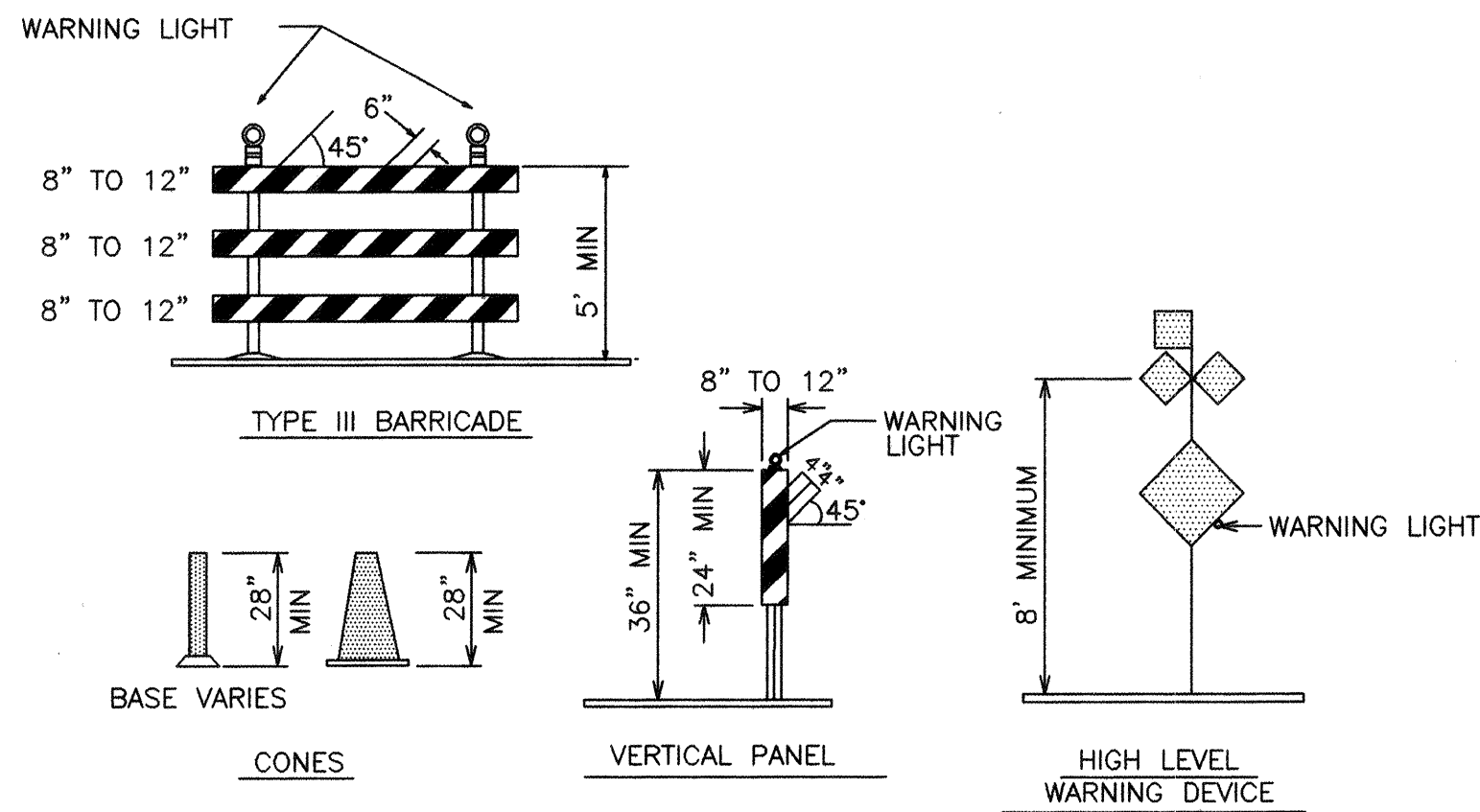
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

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

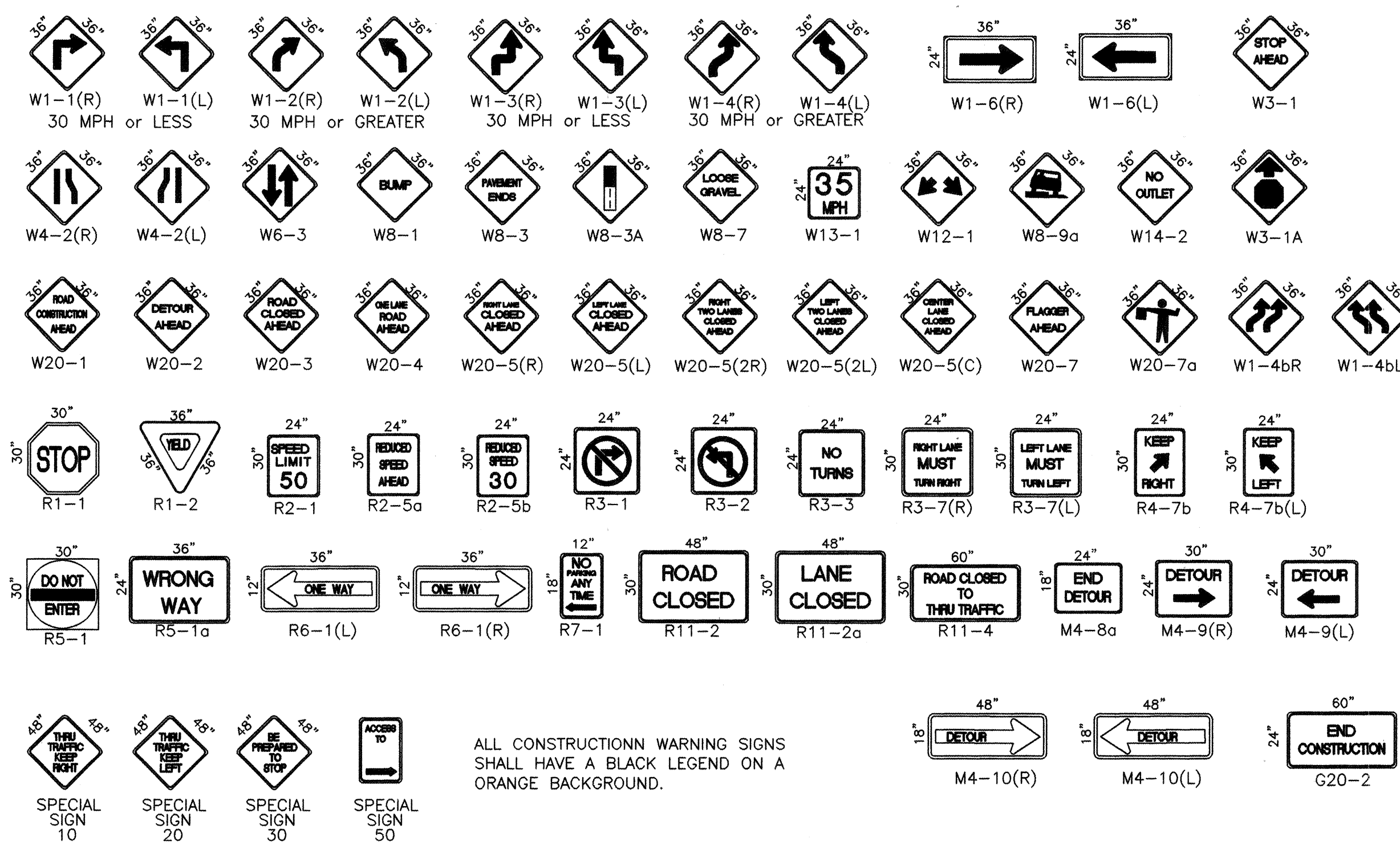
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

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
- L 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 MILES PER HOUR	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

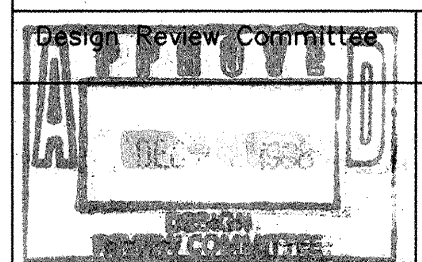
SPEED LIMIT	
40 MPH OR LESS	$L = \frac{WS^2}{60}$
40 MPH OR GREATER	$L = W \times S$

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

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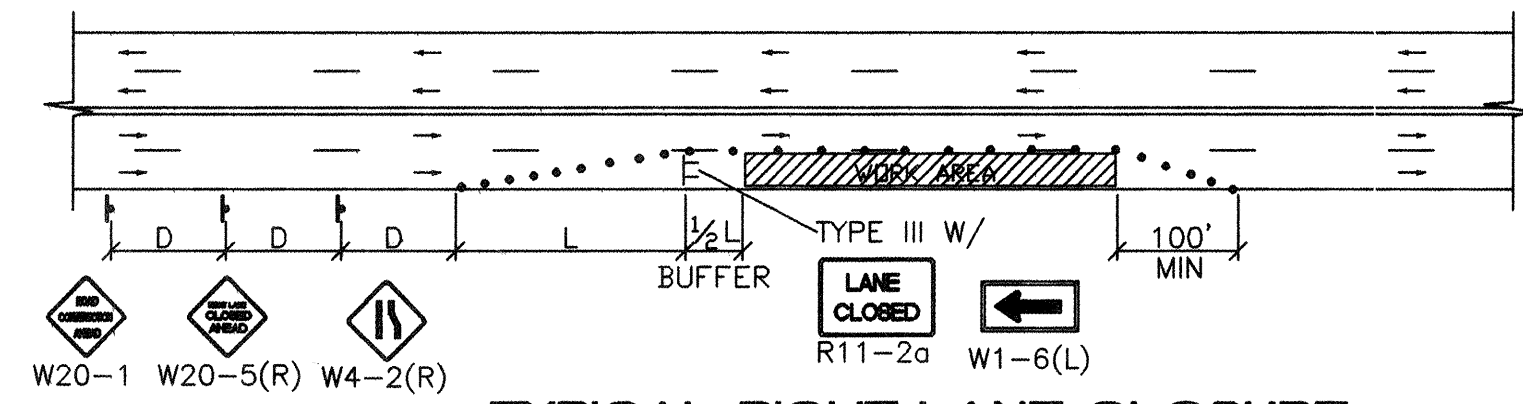
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

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

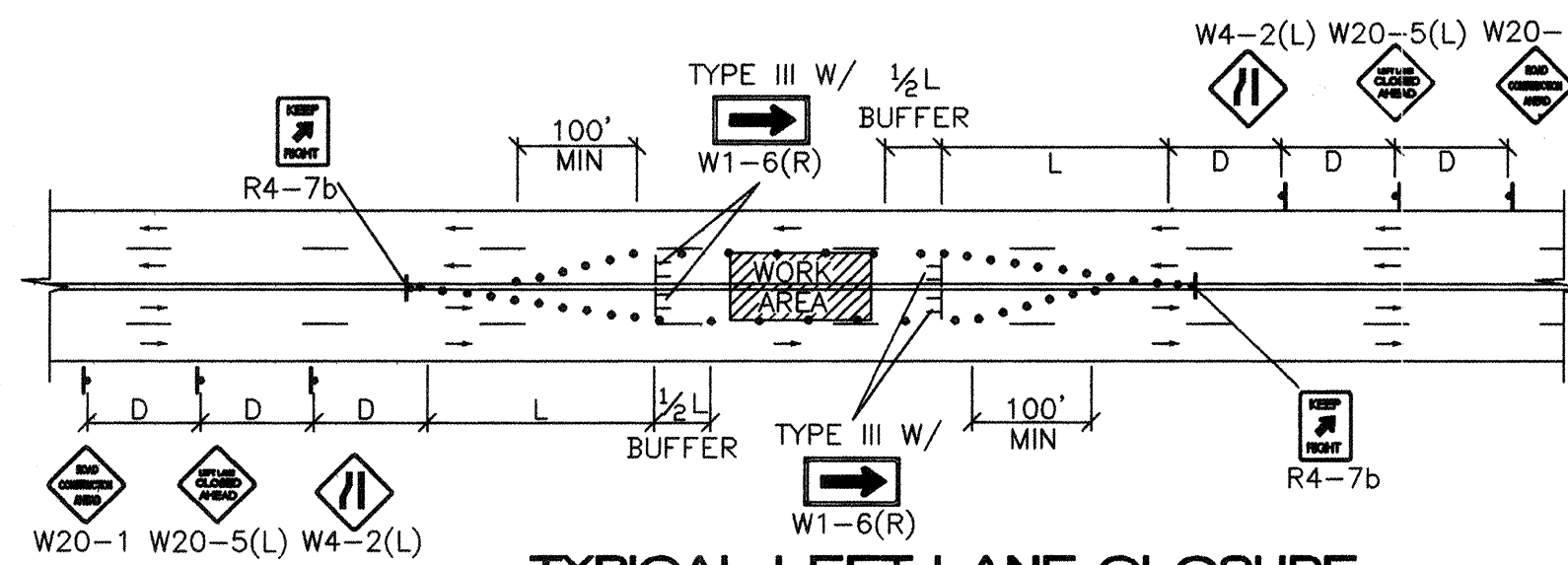


Design Review Committee	City Engineer Approval
Ms./day/tr	Ms./day/tr

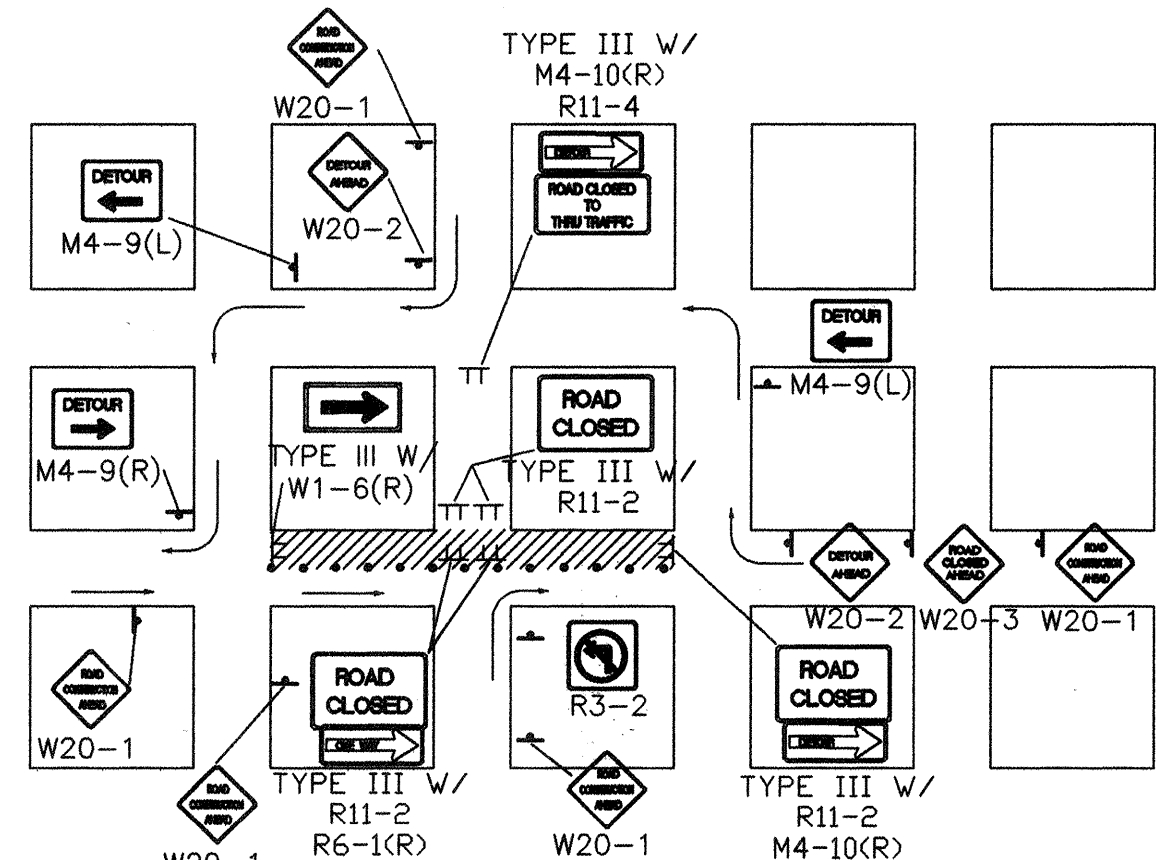
City Project No. 6026.81 Zone Map No. M-10 Sheet 17 Of 18



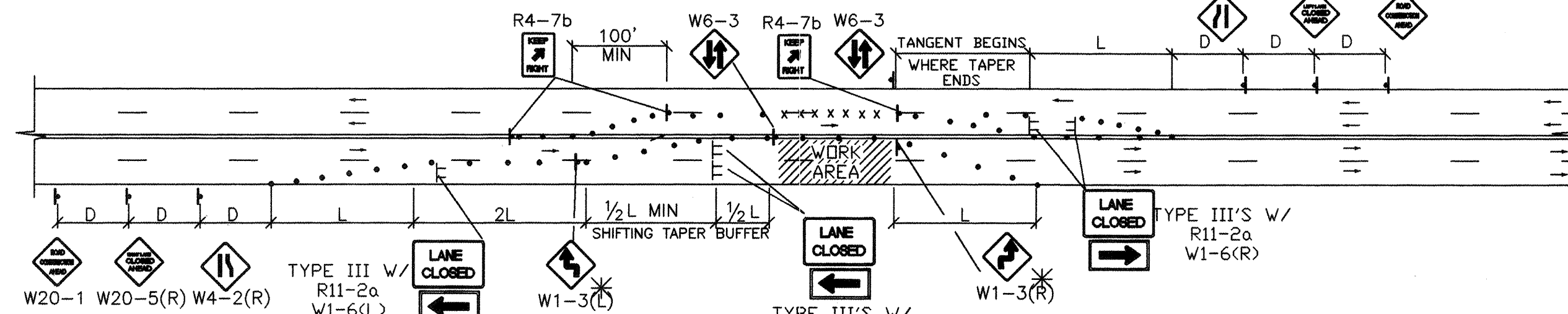
TYPICAL RIGHT LANE CLOSURE



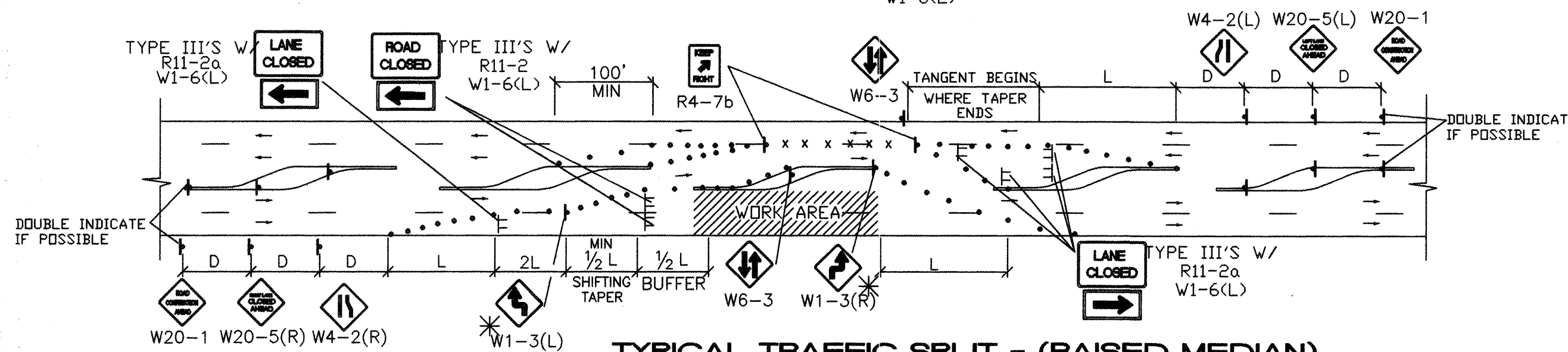
TYPICAL LEFT LANE CLOSURE



TYPICAL ONE DIRECTION DETOUR

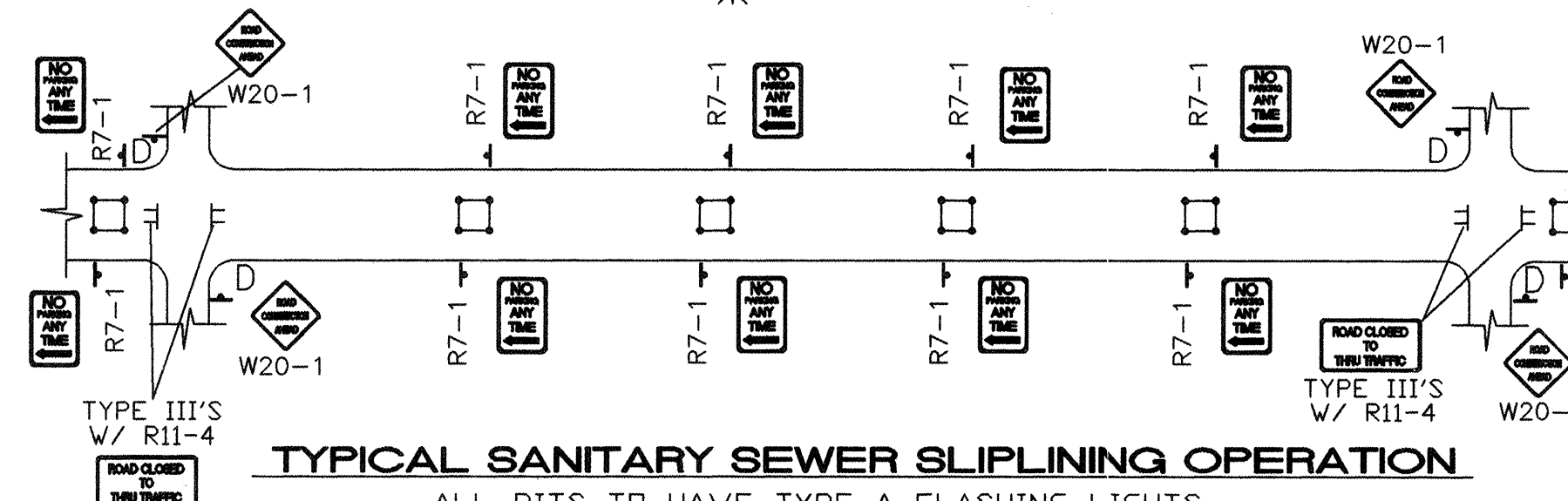


TYPICAL TRAFFIC SPLIT - (PAINTED MEDIAN)



TYPICAL TRAFFIC SPLIT - (RAISED MEDIAN)

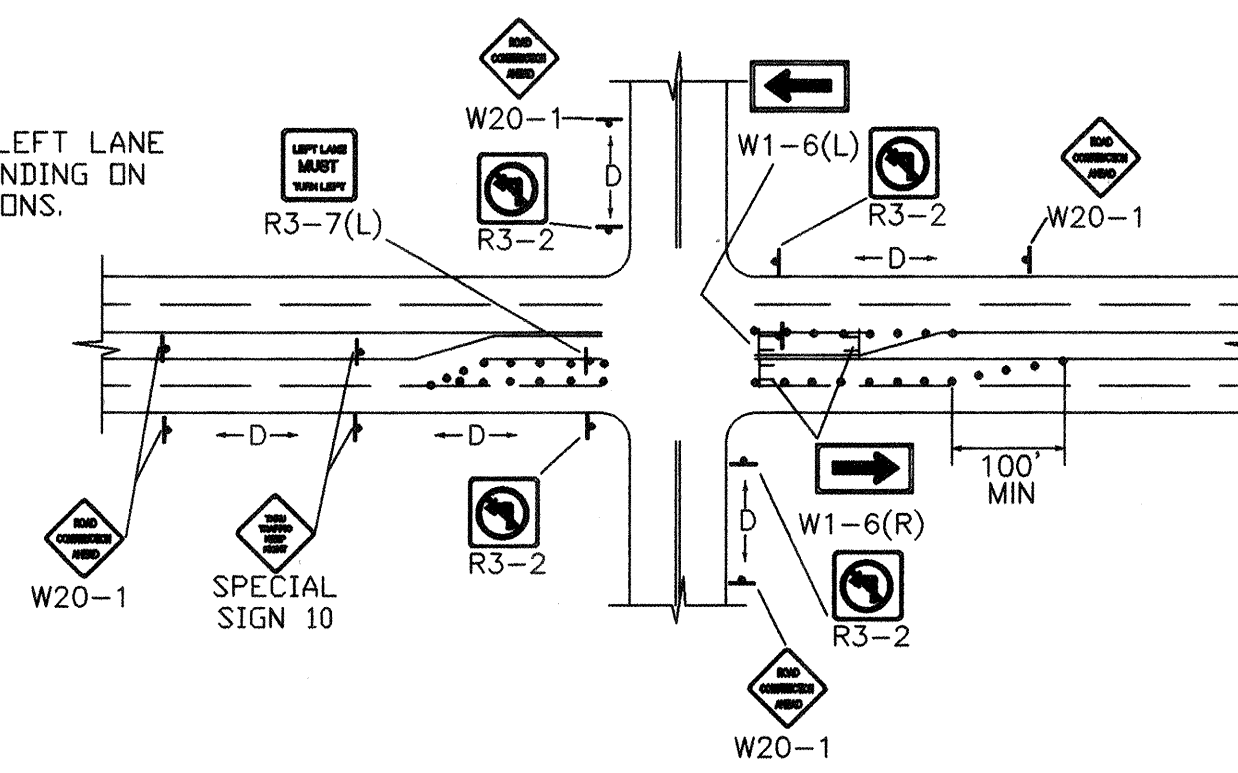
- TRAFFIC SPLIT NOTES:
1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
 2. 1/2 L IS THE MINIMUM DISTANCE FOR SHIFTING TAPERS.
 3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
 4. MEDIAN REMOVAL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

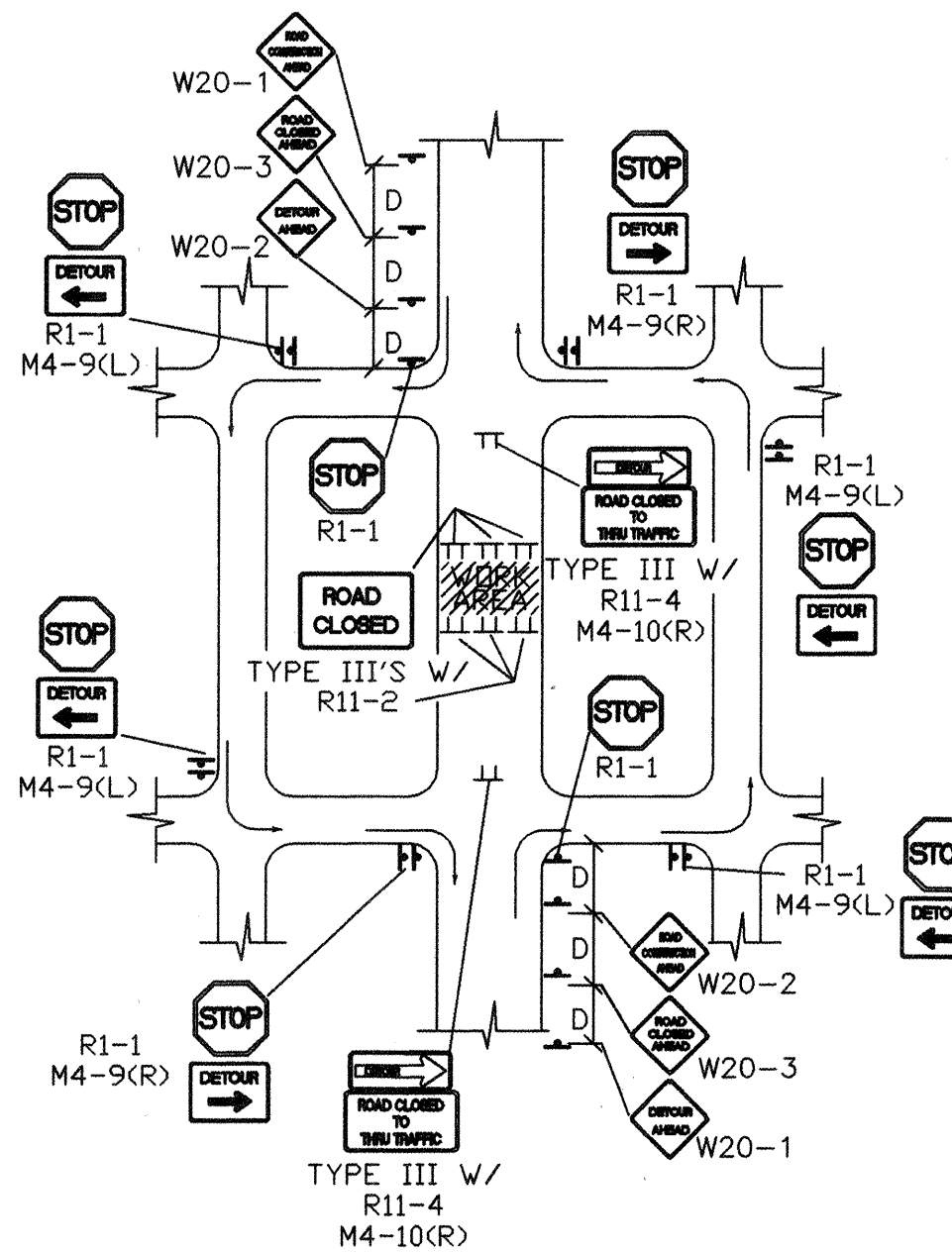
- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS
- ALL PITS TO HAVE FLAGLINE

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



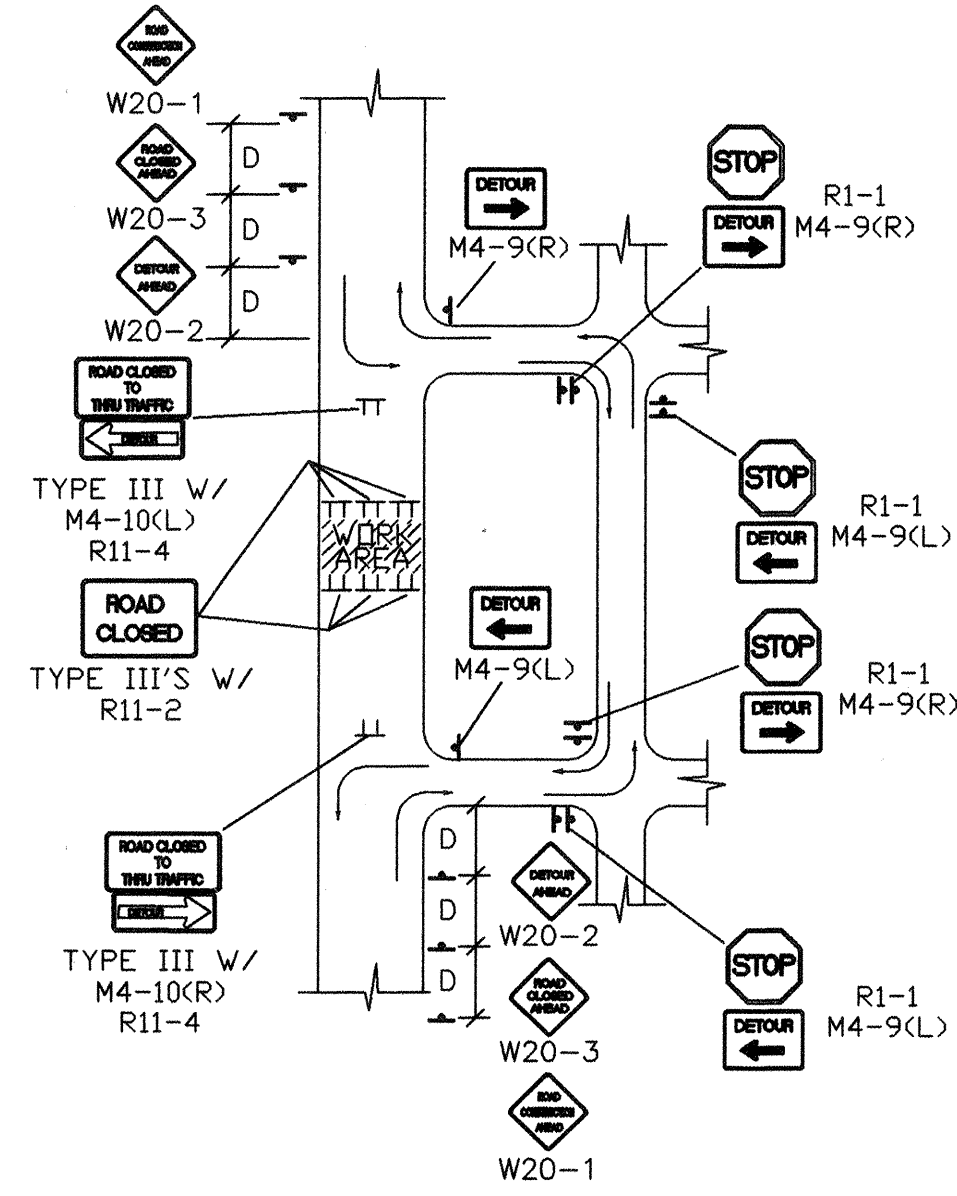
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION.



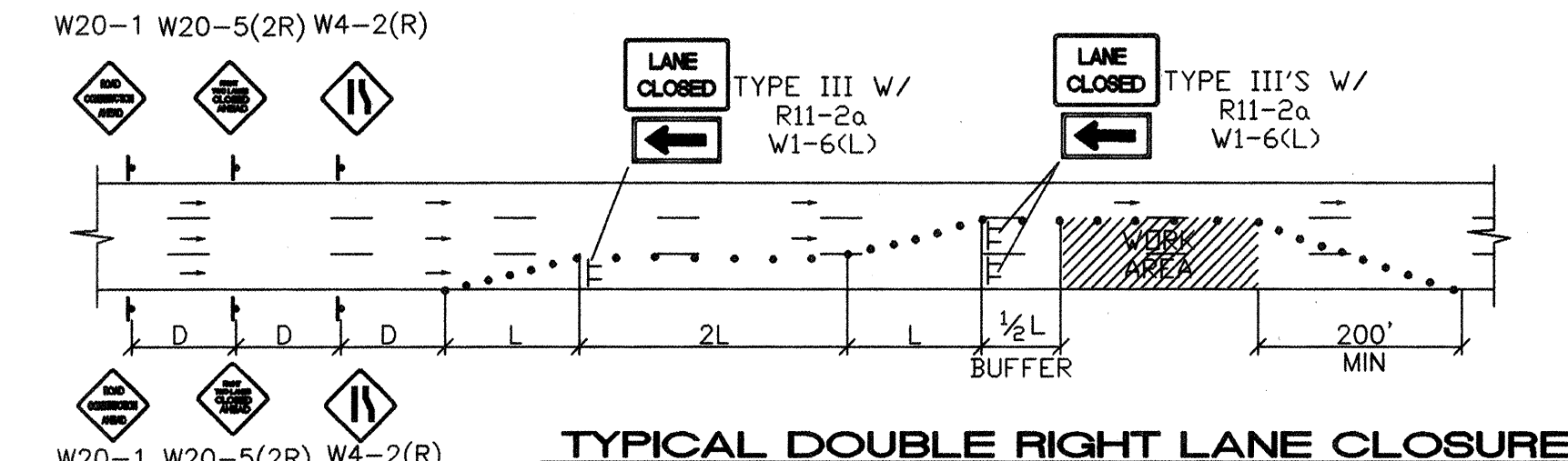
TYPICAL MID-BLOCK CLOSURE

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

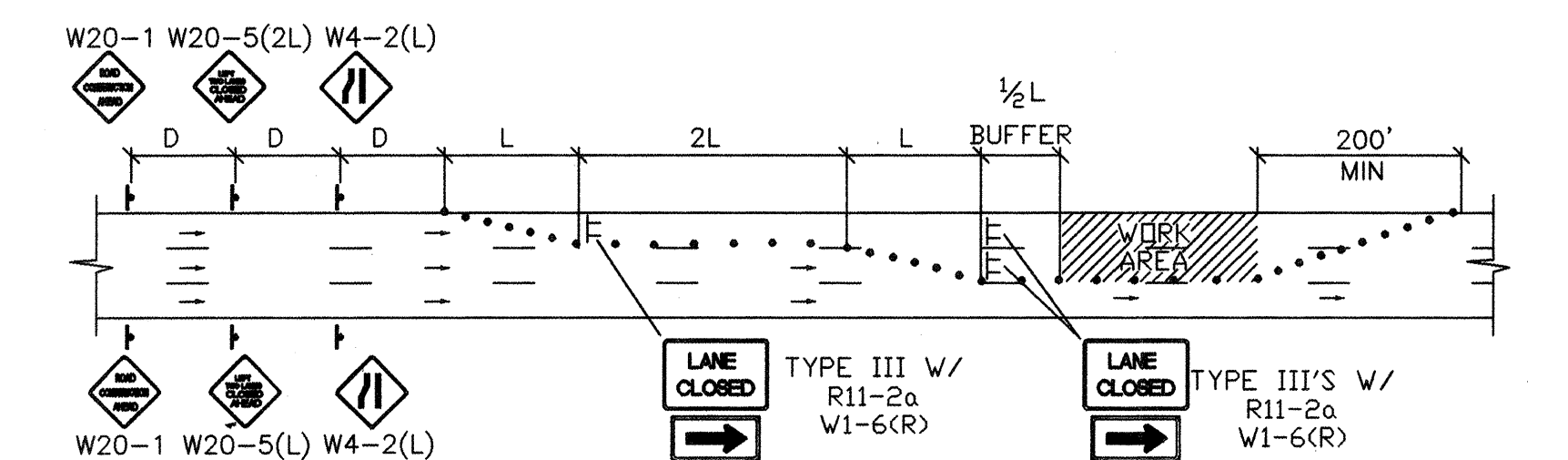


TYPICAL STREET CLOSURE

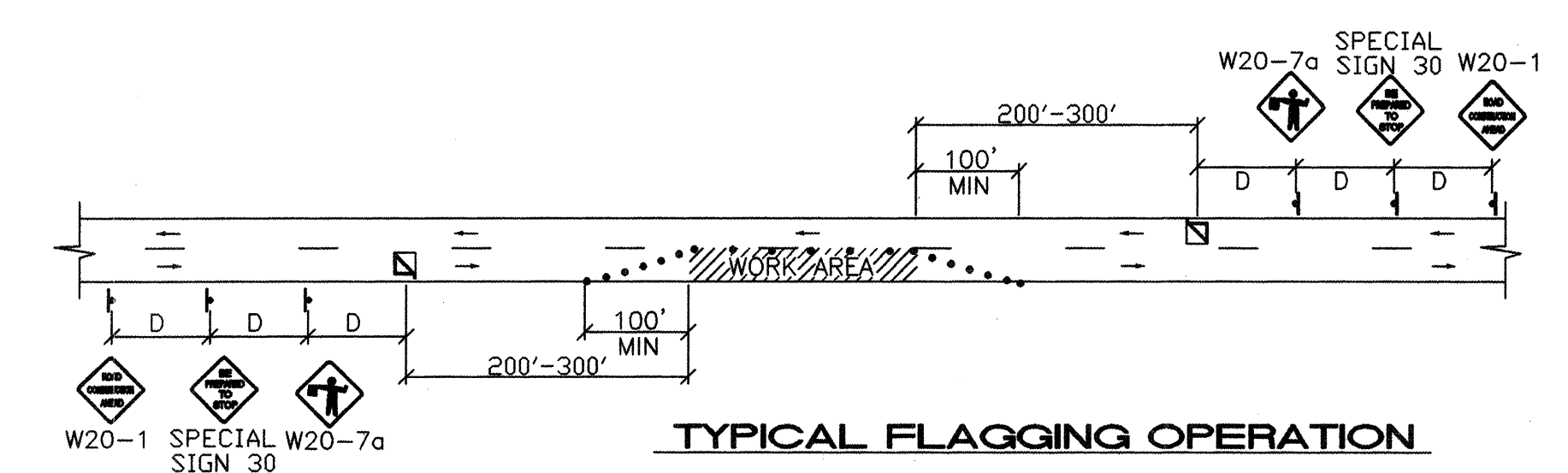
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



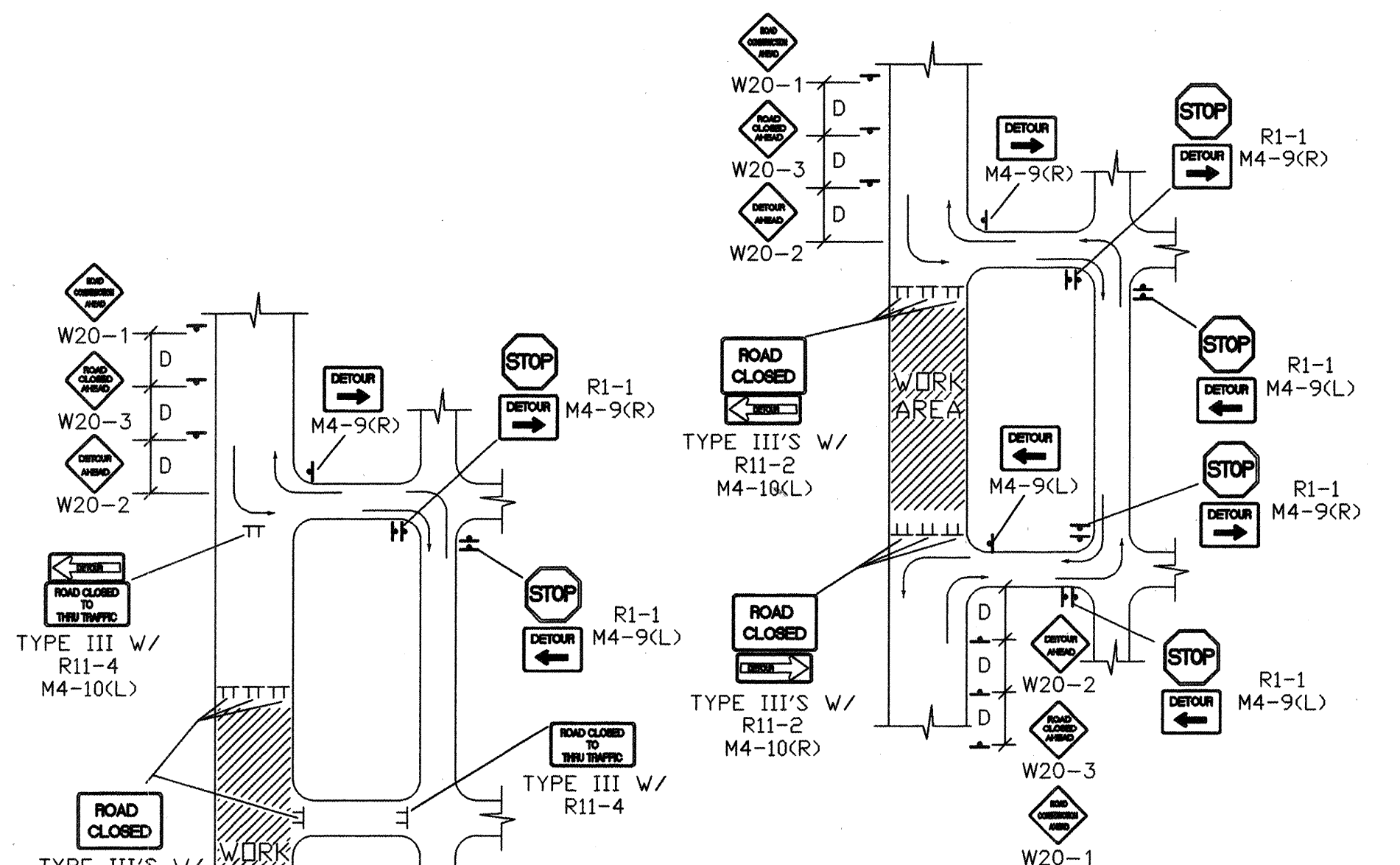
TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE



TYPICAL FLAGGING OPERATION



TYPICAL STREET CLOSURE

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

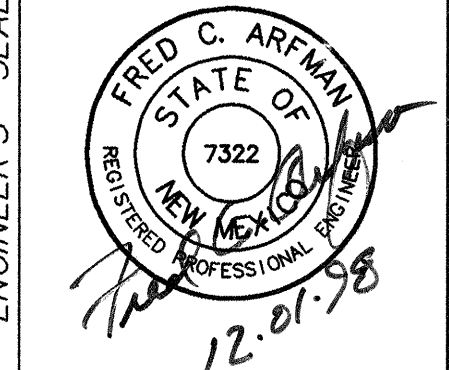
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TITLE: DESERT FLOWER SUBDIVISION--UNIT FOUR
TRAFFIC CONTROL & SIGNING EXAMPLES (REF MUTCD)

DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update

City Project No. 6026.81
Zone Map No. M-10
Sheet 18 Of 18



NO.	DATE	REVISIONS	DESIGN
1	9/24/97	REVISED GENERAL NOTE	J.D.L.
2		REMARKS	BY
3		DESIGNED BY	MJC
4		DRAWN BY	EMS
5		CHECKED BY	FCA
6		DATE	07/98
7		DATE	07/98
8		DATE	07/98