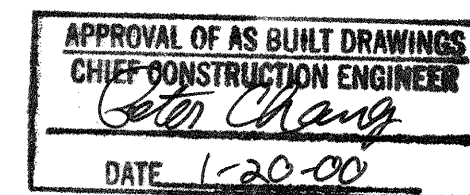


MARCH 1999

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

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 & STORM DRAIN PLAN
7	PAVING & CHANNEL CONNECTION DETAILS & SECTIONS
8	APRIL FLOWER PLACE
9	PURPLE CONE ROAD
10	DESERT BREEZE DRIVE
	<u>UTILITY PLAN & PROFILE SHEETS</u>
11	MASTER UTILITY PLAN
12	APRIL FLOWER PLACE
13	PURPLE CONE ROAD
14	DESERT BREEZE DRIVE
15	SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARD
16	TYPICAL TRAFFIC CONTROL AND SIGNING EXAMPLES

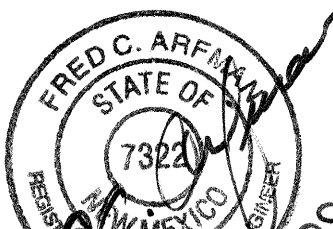


1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE NO. 6.
2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE ☎ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
5. CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 6.
6. THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
7. TRAFFIC CONTROL: FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A 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.
8. WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
9. EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTR WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
10. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MIN 90% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
11. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
12. PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
13. ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING.
14. ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.

1"=750'± (M-10)

15. CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATER-LINE AND/OR SEWERLINE COSTS.
16. CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
17. THE CONTRACTOR 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.
18. PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
19. WARNING—EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

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

REVISED											
REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE		
ENGINEERS' STAMP & SIGNATURE			APPROVALS	ENGINEER	DATE	*****					
 <i>Fred C. Arfink</i> 04-05-99			DRC Chairman	<i>Billy F. Arfink</i>	5-6-99	APPROVED FOR CONSTRUCTION <i>Fred C. Arfink</i> 6-4-99 City Engineer Date					
			Transportation	<i>Billy F. Arfink</i>	4-5-99						
			Water/Wastewater	<i>R.W. Rowe</i>	4-5-99						
			Hydrology	<i>Brian Calagris</i>	4-4-99						
			CIP	<i>Brian Calagris</i>	4-4-99						
			Constr. Mngmt.	<i>Brian Calagris</i>	4-7-99						
			Constr. Coord.	<i>Brian Calagris</i>	4-7-99						
City Project No.			612881			Sheet 1 of 16					

DRB NO. 98-391



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico
 048CVR.DWGems 03/24/99

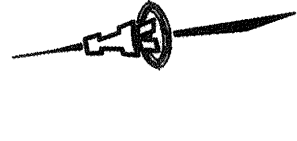
ACS MONUMENT
"1-M10"
Y=1476654.54
X=358862.36
G=0.99967987
CENTRAL ZONE
(NAD 1927/SLD 1929)

TRACT C-1
DESERT SPRINGS SUBDIVISION
UNIT TWO
(2-24-99, 99C-34)

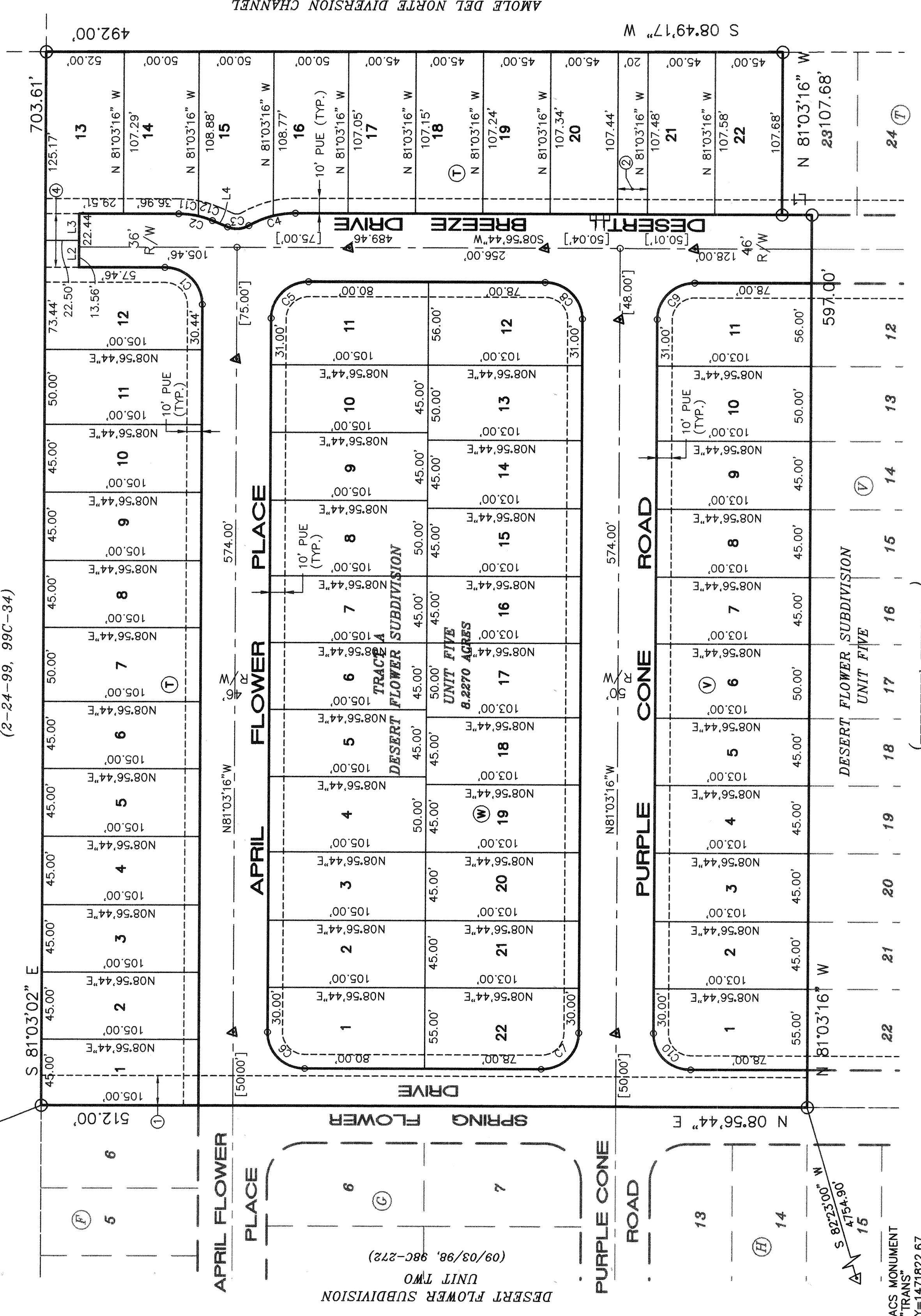
N 12°37'41" W
3789.07'

PLAT
FOR
DESERT FLOWER SUBDIVISION
UNIT SIX

A REPLAT OF
TRACT A
DESERT FLOWER SUBDIVISION
UNIT FIVE
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34, T. 10 N. R. 2 E. NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 1999



SCALE: 1"=50'
50' 25' 0' 50' 100 FEET

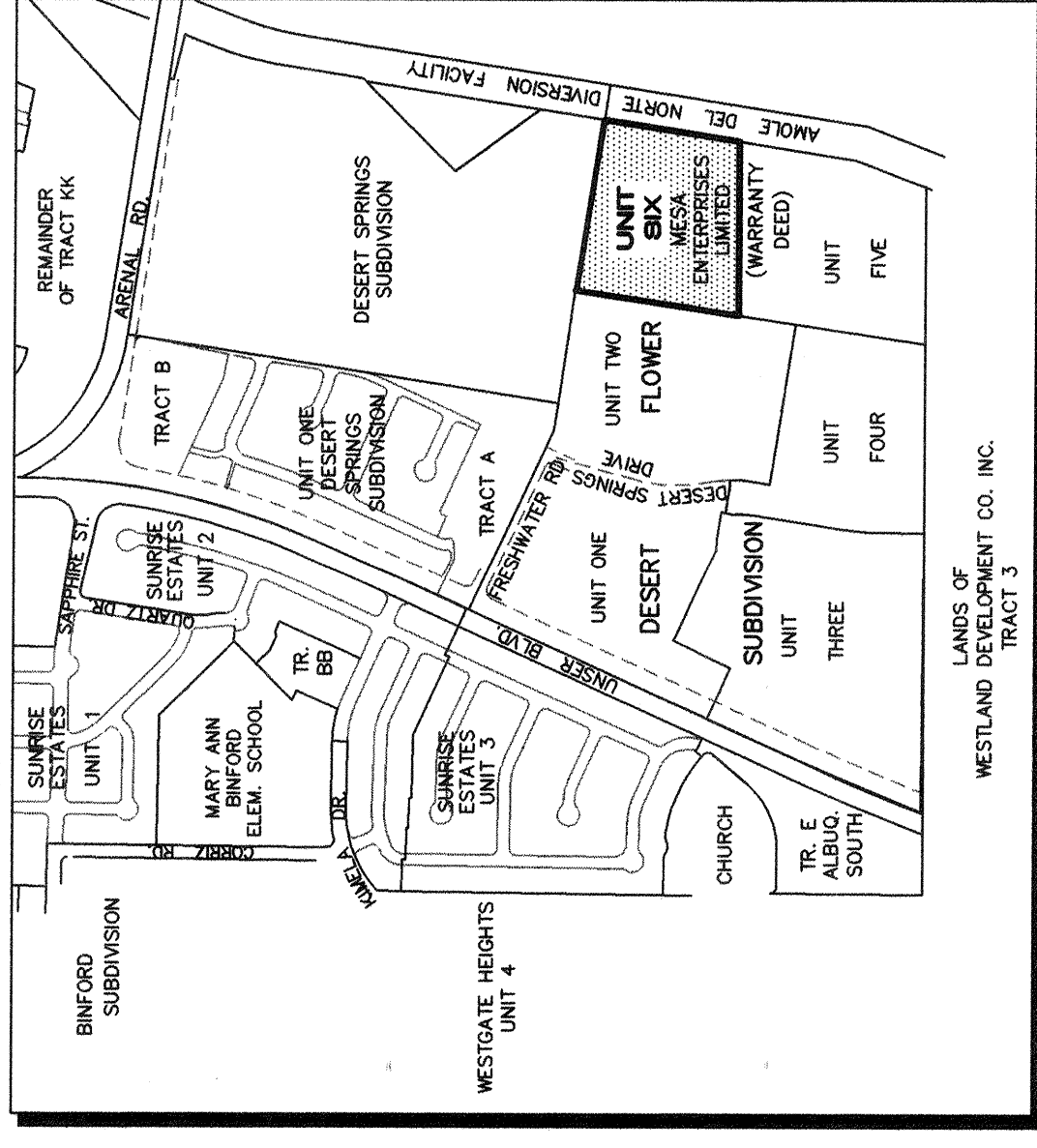


- NOTES
- DISTANCES IN BRACKETS REFER TO MONUMENT TIES.
 - N/R - NON-RADIAL LINE
 - SEE SHEET 3 OF 3 FOR BOUNDARY LINE TABLE.
 - SEE SHEET 3 OF 3 FOR EASEMENT INFORMATION.
 - SEE SHEET 3 OF 3 FOR TRACT A BOUNDARY INFORMATION.

046PTLDWG6V 03/12/99

SHEET 2 OF 3

UTILITY COUNCIL LOG NO.: XX



1"=750'±

SUBDIVISION DATA / NOTES

- Total Number of Existing Tracts: 1
- Total Number of Lots created: 55
- Gross Subdivision Acreage: 8.2270 Ac.
- Total Mileage of Full Width Streets Created: 0.29 mi.
- Total Mileage of Half Width Streets Created: 0.07 mi.
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Basis of boundary are the following plats (and documents) of record entitled:
"DESERT FLOWER SUBDIVISION, UNIT TWO", (09-03-98, 98C-272)
"DESERT FLOWER SUBDIVISION, UNIT FIVE", (-----)
"DESERT SPRINGS SUBDIVISION, UNIT TWO", (02-24-99, 99C-34)
cap "ALS LS 7719".
- City Standard Utility Note II:
"City of Albuquerque Water and Sanitary Sewer Service to Desert Flower Subdivision, Unit Six, 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 standard 4" aluminum alloy cap stamped "City of Albuquerque Monumentation", Survey Marker, "Do Not Disturb", "PLS #7719".

Proj# 612881

046PTLDWG6V 03/12/99

Notary Public

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 a portion of TRACT A, DESERT FLOWER SUBDIVISION, UNIT FIVE, as the same is shown and designated on said subdivision filed for record in the office of the Bernalillo County Clerk, New Mexico, on XXXX, in Book XXXX, Folio XXX, and being more particularly described as follows:

Beginning at the northeast corner of the herein described tract, said point being common with the northeast corner of DESERT FLOWER SUBDIVISION, UNIT TWO, and running on said line and line of record in the office of the County Clerk of Bernalillo County, New Mexico, South 81°03'16" W. 597.00' to the northeast corner of the herein described tract, said point being on the westerly right-of-way line of the Amole Del Norte Diversion Channel;

THENCE S 08°49'17" W. 492.00 feet along said right-of-way to the southeast corner of the herein described tract;

LEGAL DESCRIPTION CONTINUED ON SHEET 3

DISCLOSURE STATEMENT

The intent of this plat is to subdivide Tract A, Desert Flower Subdivision, Unit Five, into 55 lots, and 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 facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead buried distribution lines, conduits, and pipes for underground and/or overhead utility lines and structures including the right of ingress and egress for construction and maintenance and the right of ingress and egress to trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNER

CURB INC.
BY:

Charles A. Haegelin, President
Curb Inc. Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on 1999, by Charles A. Haegelin, President of Curb Inc., a New Mexico Corporation, on behalf of said corporation.

My Commission Expires: _____

PLAT

FOR

DESERT FLOWER SUBDIVISION
UNIT SIX

A REPLAT OF

DESERT FLOWER SUBDIVISION
UNIT FIVE

WITHIN THE

TOWN OF ATRISCO GRANT
PROJECTED SECTION 34, T. 10 N. R. 2 E. NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 1999

APPROVALS S- DRB NO. XXXX

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 and that I am a duly qualified Registered Professional Land Surveyor, expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief."

Timothy Aldrich, P.S. No. 7719

046PTLDWG6V 03/12/99

SHEET 1 OF 3

2 of 16

LOT AREA TABLE

BLOCK LOT AREA (SF)		BLOCK LOT AREA (SF)		BLOCK LOT AREA (SF)	
①		⑦		⑩	
1	4725	1	5531	1	5641
2	4725	2	4635	2	4725
3	4725	3	4635	3	4725
4	4725	4	4635	4	5250
5	4725	5	4635	5	4725
6	4725	6	5150	6	4725
7	4725	7	4635	7	4725
8	4725	8	4635	8	4725
9	4725	9	4635	9	4725
10	4725	10	5150	10	4725
11	5250	11	5634	11	5746
12	6091			12	5634
13	5981			13	5150
14	5374			14	4635
15	5550			15	4635
16	5350			16	4635
17	4824			17	5150
18	4824			18	4635
19	4828			19	4635
20	4833			20	4635
21	4839			21	4635
22	4843			22	5531

LEGAL DESCRIPTION (Cont. from Sht 1 of 3)

THENCE N 81°03'16" W, 107.68 feet to a point;
THENCE S 08°56'44" W, 19.95 feet to a point;
THENCE N 81°03'16" W, 597.00 feet to the southwest corner of the herein described tract;
THENCE continuing N 08°56'44" E, 512.00 feet to the Point of Beginning and containing 8.2270 acres more or less.

EASEMENTS

- EXISTING 20' SANITARY SEWER, STORM DRAIN AND ROADWAY EASEMENT (BCR BK97-32, PGS 9629-9632) TO BE VACATED BY FINAL PLAT.
- 20' STORM DRAIN/PEDESTRIAN RIGHT-OF-WAY TO BE DEDICATED BY FINAL PLAT.
- NOT USED
- 36' PUBLIC WATERLINE AND SANITARY SEWER EASEMENT GRANTED BY FINAL PLAT.

LINE AND CURVE DATA TABLES

LINE TABLE			
LINE	BEARING	LENGTH	
L1	S08°56'44"W	19.95	
L2	S81°03'02"E	18.00	
L3	S81°03'02"E	18.00	
L4	N31°42'00"E	4.85	

CURVE	CURVE TABLE				DELTA
	RADIUS	LENGTH	TANGENT	CHORD	
C1	25.00	39.27	25.00	35.35	N53°56'51"E 89°59'46"
C2	58.00	23.03	11.67	22.88	N20°19'29"E 22°45'01"
C3	16.00	15.65	8.51	15.03	S03°41'03"W 56°01'53"
C4	34.00	19.75	10.16	19.47	N07°41'35"W 33°16'37"
C5	25.00	39.27	25.00	35.36	N36°03'16"W 90°00'00"
C6	25.00	39.27	25.00	35.36	S53°56'51"W 90°00'14"
C7	25.00	39.27	25.00	35.36	S36°03'16"E 90°00'00"
C8	23.00	39.27	25.00	35.36	N53°56'44"E 90°00'00"
C9	25.00	39.27	25.00	35.36	N36°03'16"W 90°00'00"
C10	25.00	39.27	25.00	35.36	S53°56'44"W 90°00'00"
C11	58.00	13.16	6.61	13.13	N15°26'50"E 12°59'44"
C12	58.00	9.87	4.95	9.86	N26°49'21"E 09°45'17"

PROJ# 612881

3 of 16

PLAT
FOR
DESERT FLOWER SUBDIVISION
UNIT SIX

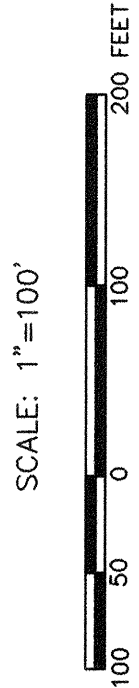
A REPLAT OF

TRACT A
DESERT FLOWER SUBDIVISION
UNIT FIVE

WITHIN THE

TOWN OF ATRISCO GRANT
PROJECTED SECTION 34, T. 10 N. R. 2 E. NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH 1999



PUBLIC UTILITY EASEMENTS

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

- 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.
- 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.
- JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF CABLE TELEVISION LINES, AND RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
- THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

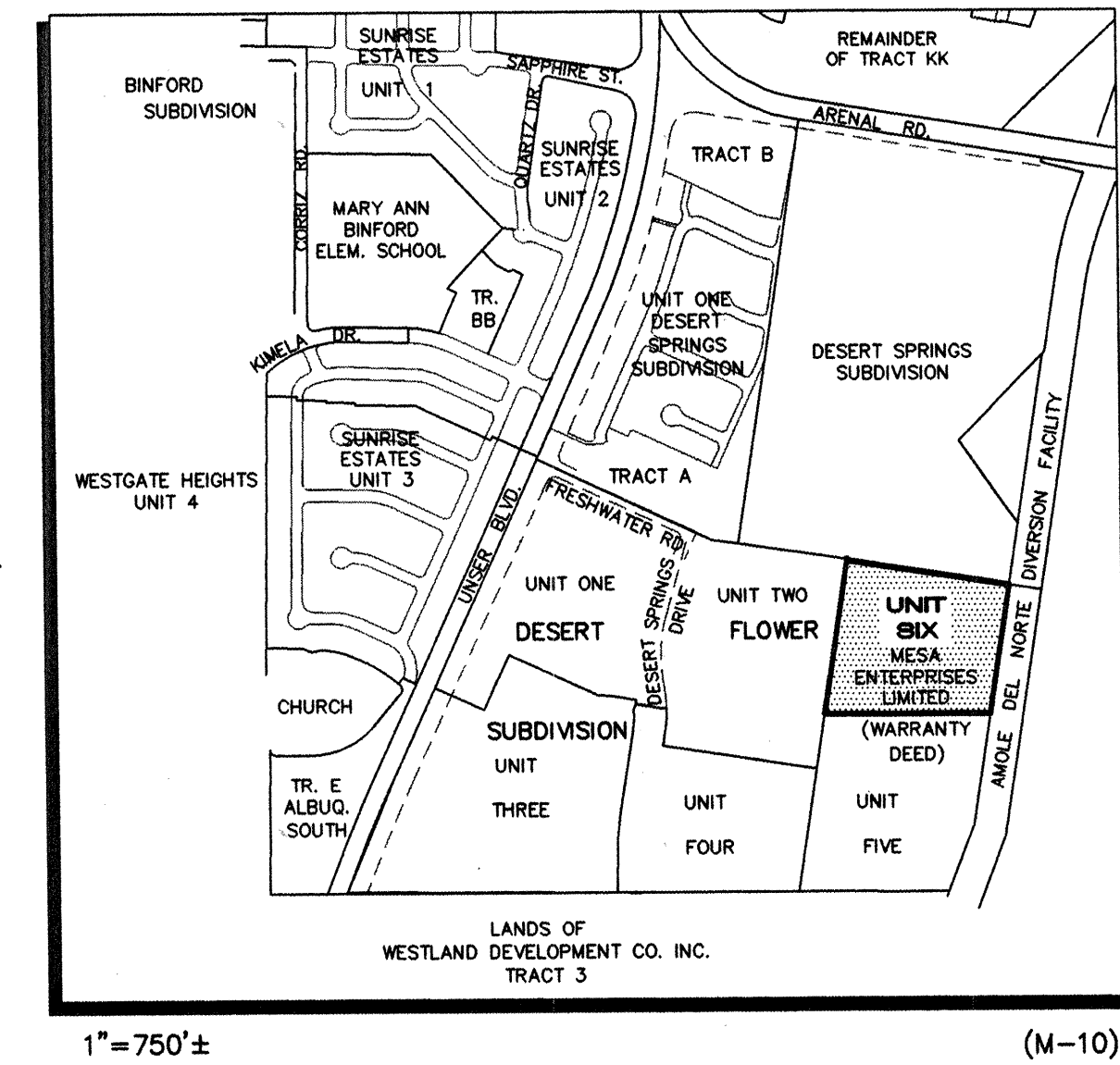
INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE INSTALLATION, MAINTENANCE, OR OPERATION OF ANY OTHER STRUCTURE SHOWN HEREON, INCLUDING THE ERECTION, MAINTENANCE, OR OPERATION OF ANY WELL BEING DRILLED OR OPERATED THEREON. EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

LINE	BEARING	LENGTH
L1	S 08°56'44" W	19.95'



SCALE:
1"=40'

1. LEGAL DESCRIPTION: TRACT A, proposed DESERT FLOWER SUBDIVISION
UNIT FIVE
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 Lomamy Fine Sands which are
classified as hydrologic group "A" soils.



LEGEND

- | | | |
|---|-----------|----------------------------|
|  | 78.3 | EXISTING SPOT ELEVATION |
|  | | PROPOSED CONTOUR |
|  | 78.3 | PROPOSED SPOT ELEVATION |
|  | TC=8.10 | TOP OF CURB ELEVATION |
|  | FL=7.43 | FLOWLINE ELEVATION |
|  | 0.5% | FLOW ARROW |
|  | PG=5002.0 | PAD GRADE ELEVATION |
|  | | FUTURE CONTOUR |
|  | 78.3 | FUTURE SPOT ELEVATION |
|  | PG=5002.0 | FUTURE PAD GRADE ELEVATION |
|  | | PROPOSED STORM DRAIN |
|  | | STORM DRAIN INLET |
|  | | BASIN BOUNDARY |
|  | | BASIN ID NUMBER |

FUTURE 10'
ASPHALT
TRAIL

3:1 SLOPE (TYP.)

EMERGENCY OVERFLOW
& 6' PEDESTRIAN ACCESS

— REMOVE TEMPORARY
DESILTATION POND, RUNDOWN
AND ~~RIPRAP~~.

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

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

Design Review Committee	City Engineer Approval
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APPROVED @ DRB

City Project No.

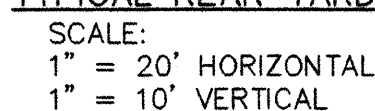
Zone Map No. 440

Sheet 1 Of 2

4 of 5

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1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
2. ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
3. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
4. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3± FEET.
5. SCARIFY AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH. MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE (±2%) CONTENT.
6. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
7. MAXIMUM SLOPES SHALL BE 3:1 MINIMUM SLOPES SHALL BE 1%.
8. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
9. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATIONS IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
10. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT ERODED AND WASHED DOWN THE STREET.
11. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHALL COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.
12. OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS.



EXCAVATION =
FILL =
* 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.

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

HYDROLOGY DIVISION
PUBLIC WORKS DEPARTMENT
CITY OF ALBUQUERQUE

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:

1. TO PROVIDE A 10' WIDE TRENCHING PATH ON THE CORRESPONDING LOT LINE
2. $\pm 6"$ (5% MAX. CROSS SLOPE) ACROSS THE PATH'S WIDTH.
3. NO GRADE BREAKS (BENCHES) AT LOT LINES OR AT EASEMENT INTERSECTIONS.
4. 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.
5. 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 SEAL	SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION
				FIELD NOTES			CONTRACTOR
							DRAWN BY <i>MW Benavente</i>
							INSPECTOR'S DATE <i>City of Albany 12/89</i>
							DATE BY <i>m n Tencati</i>
							CHECKED BY <i>City of Albany 12/89</i>
							DATE <i>Micro-Film</i>
							RECORDED BY
							DATE
							NO.



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico
 046GRD1.DWGems VEW: 2 02/16/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT SIX
GRADING DETAILS & SECTIONS

City Engineer Approval

Fast Design Update

Mo. /

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Zone Map No.	
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612881

Zone Map No.	
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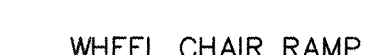
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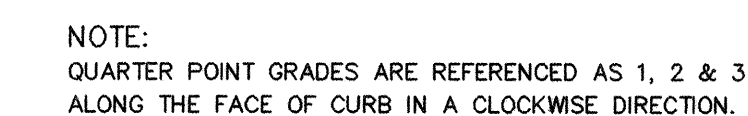
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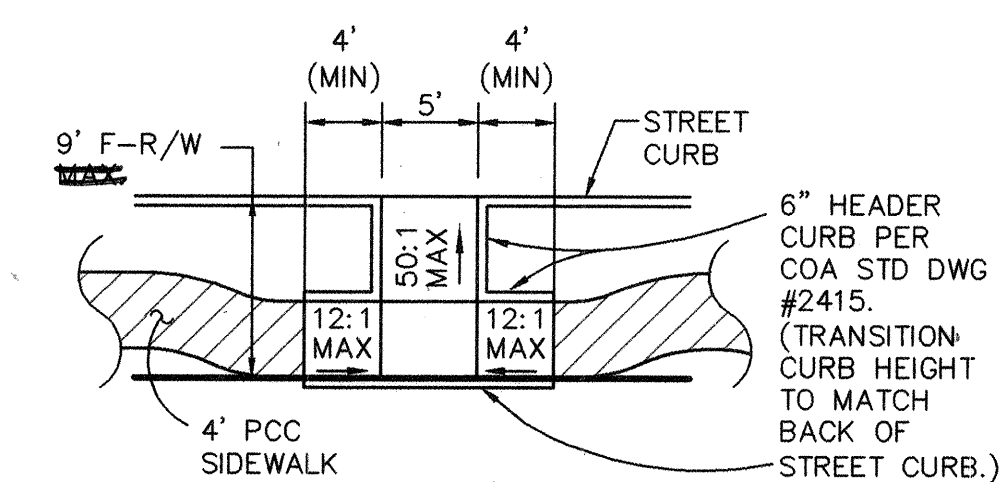
- EXISTING STREET IMPROVEMENTS
PROPOSED STREET IMPROVEMENTS
FUTURE STREET IMPROVEMENTS



- VALLEY GUTTER
BLOCK NO.
LOT NO.
PROPOSED STREET LIGHT
STORM DRAIN CATCH BASIN
STORM DRAIN MANHOLE
SIDEWALK BY OTHERS



A.D.A. WHEELCHAIR RAMP
1"=10'



WHEELCHAIR RAMP
TYPE 'A'
SCALE: 1"=10'

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Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
046PMSTR.DWGrfh 03/22/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT SIX
MASTER PAVING & STORM DRAIN PLAN

Design Review Committee

MAY 1999

1007 - 6 000

DESIGN
REVIEW COMMITTEE

City Engineer Approval

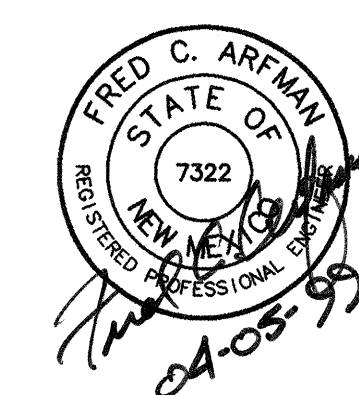
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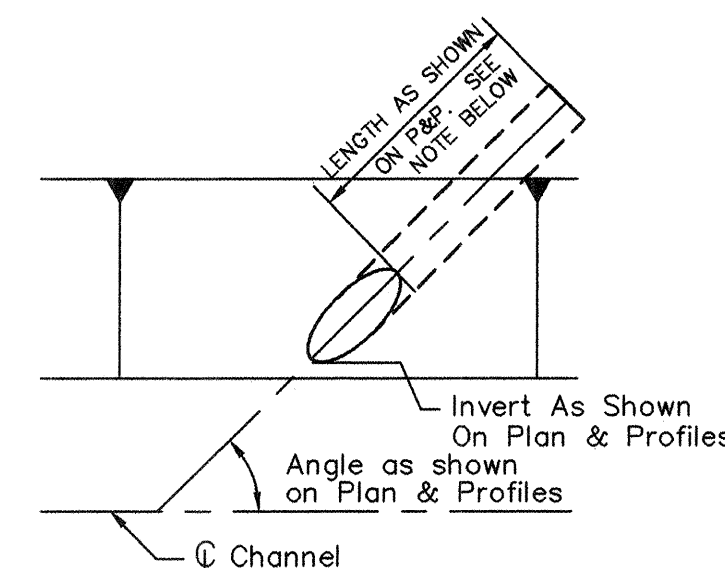
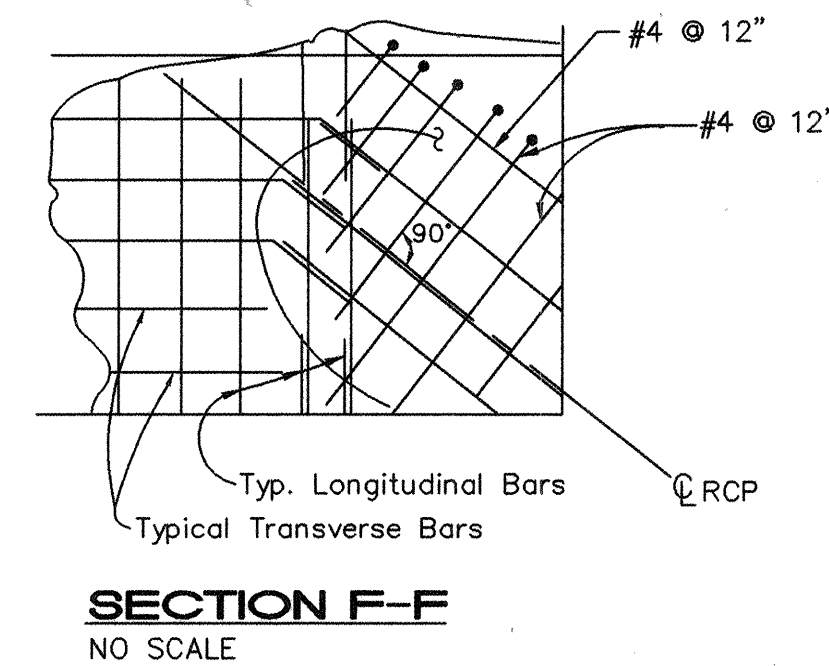
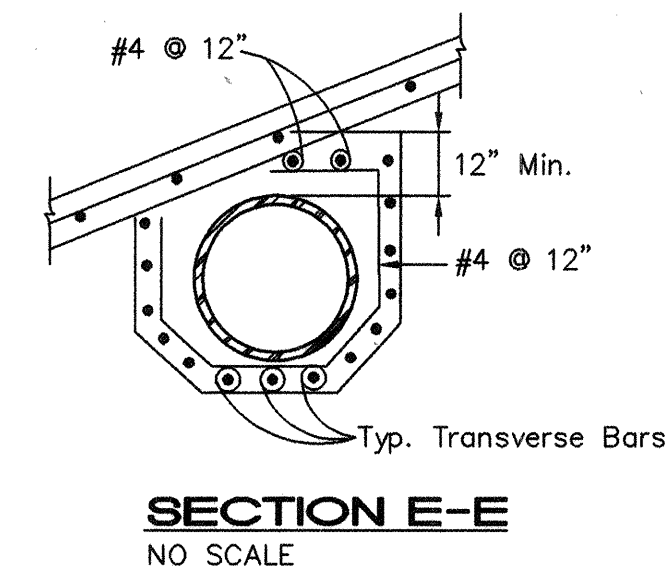
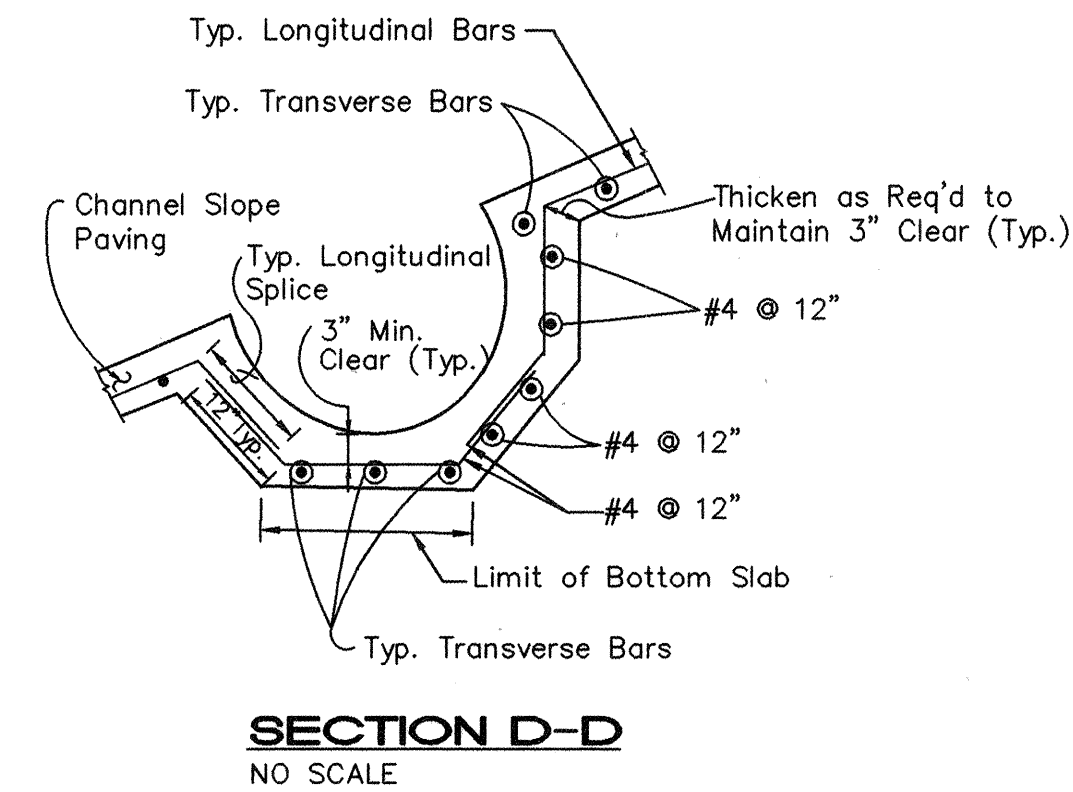
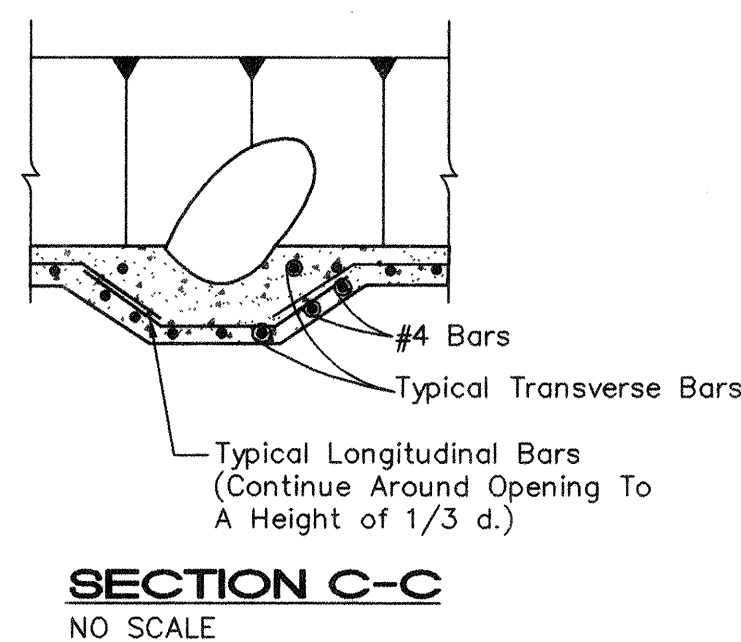
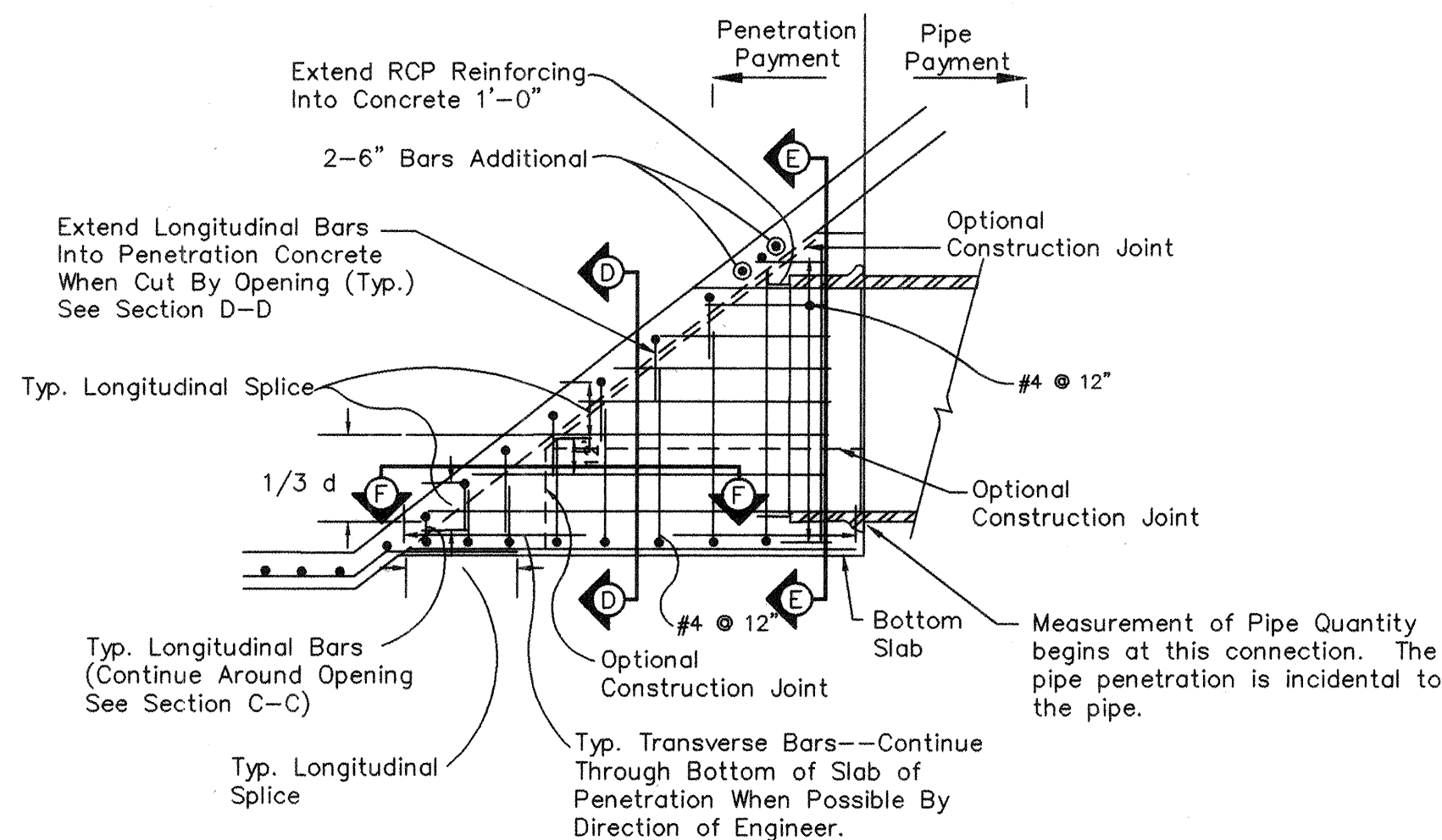
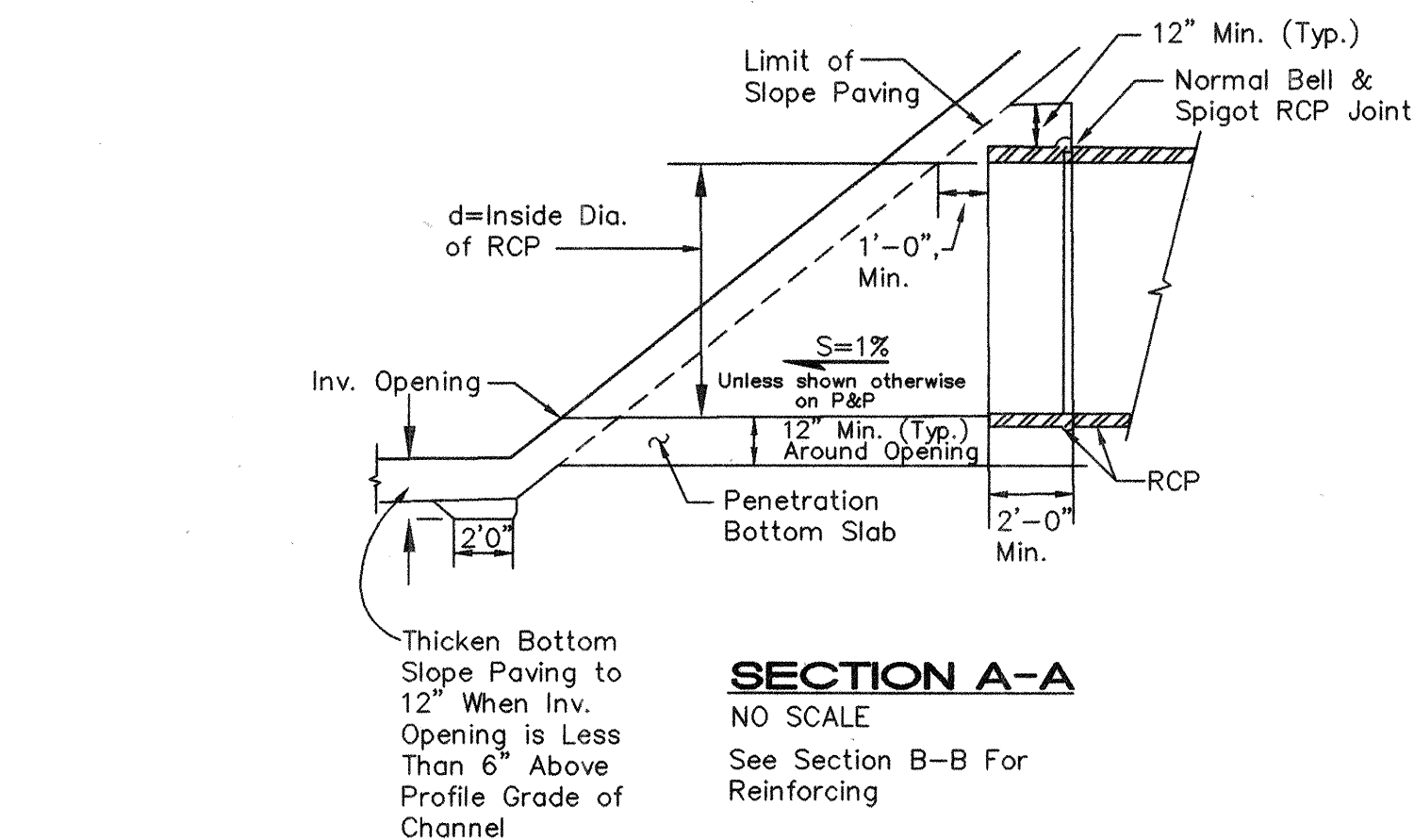
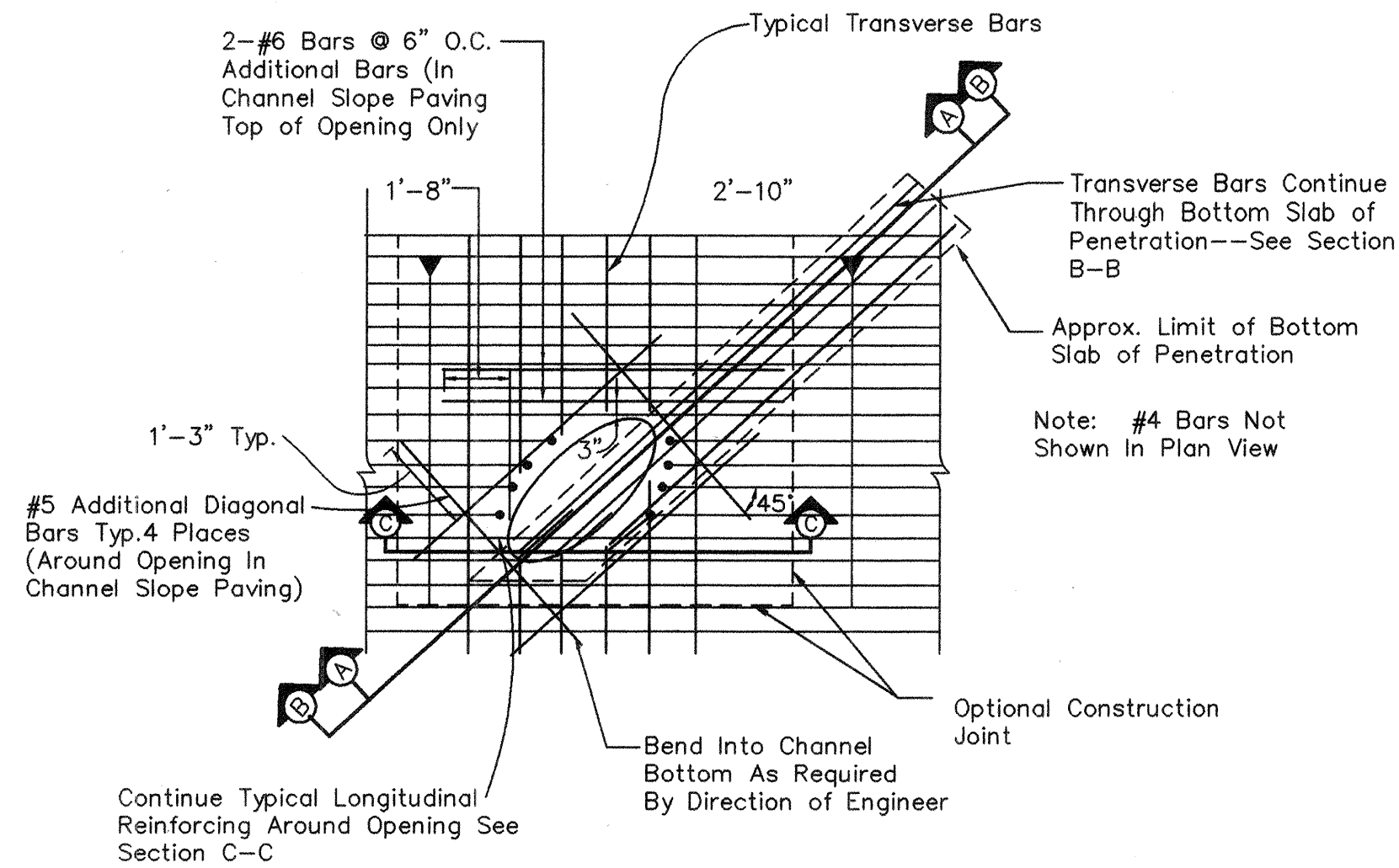
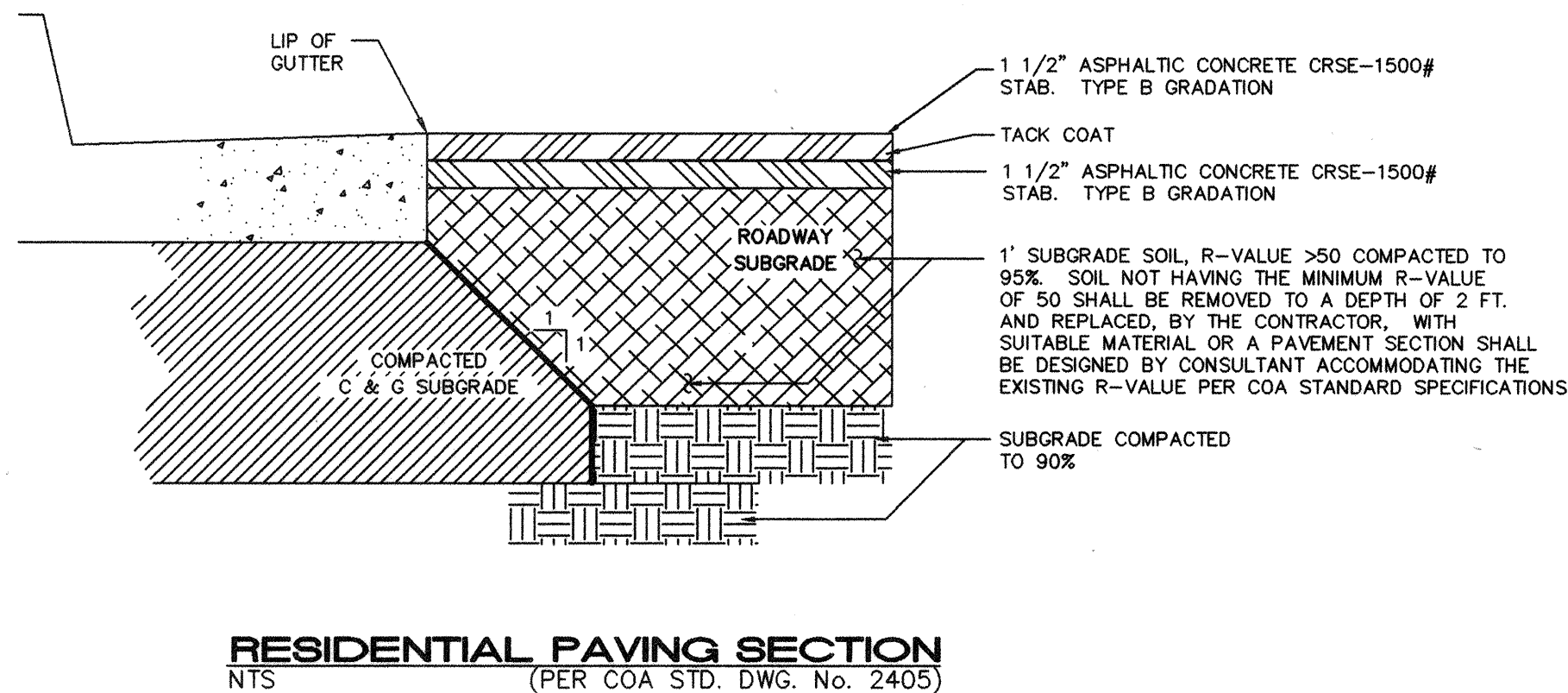
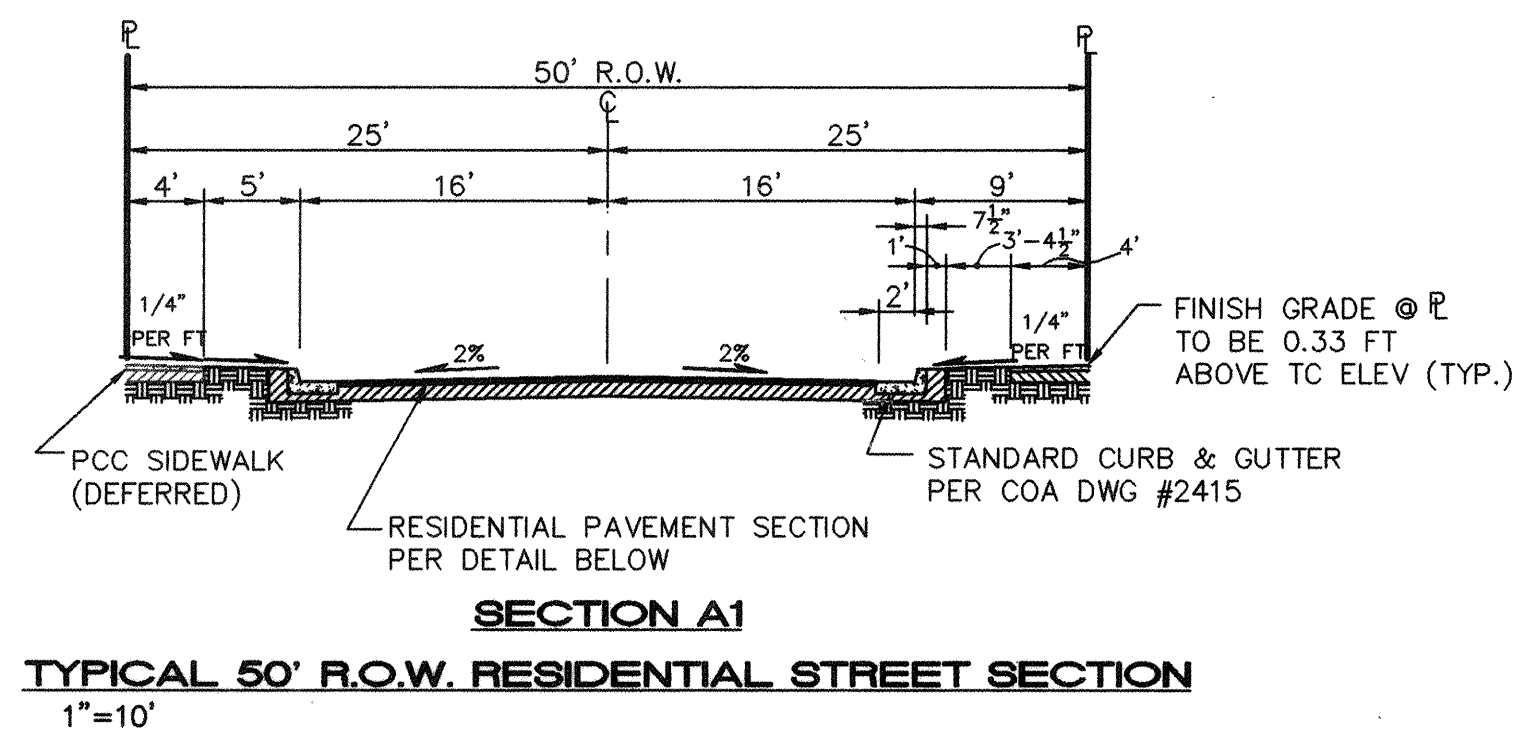
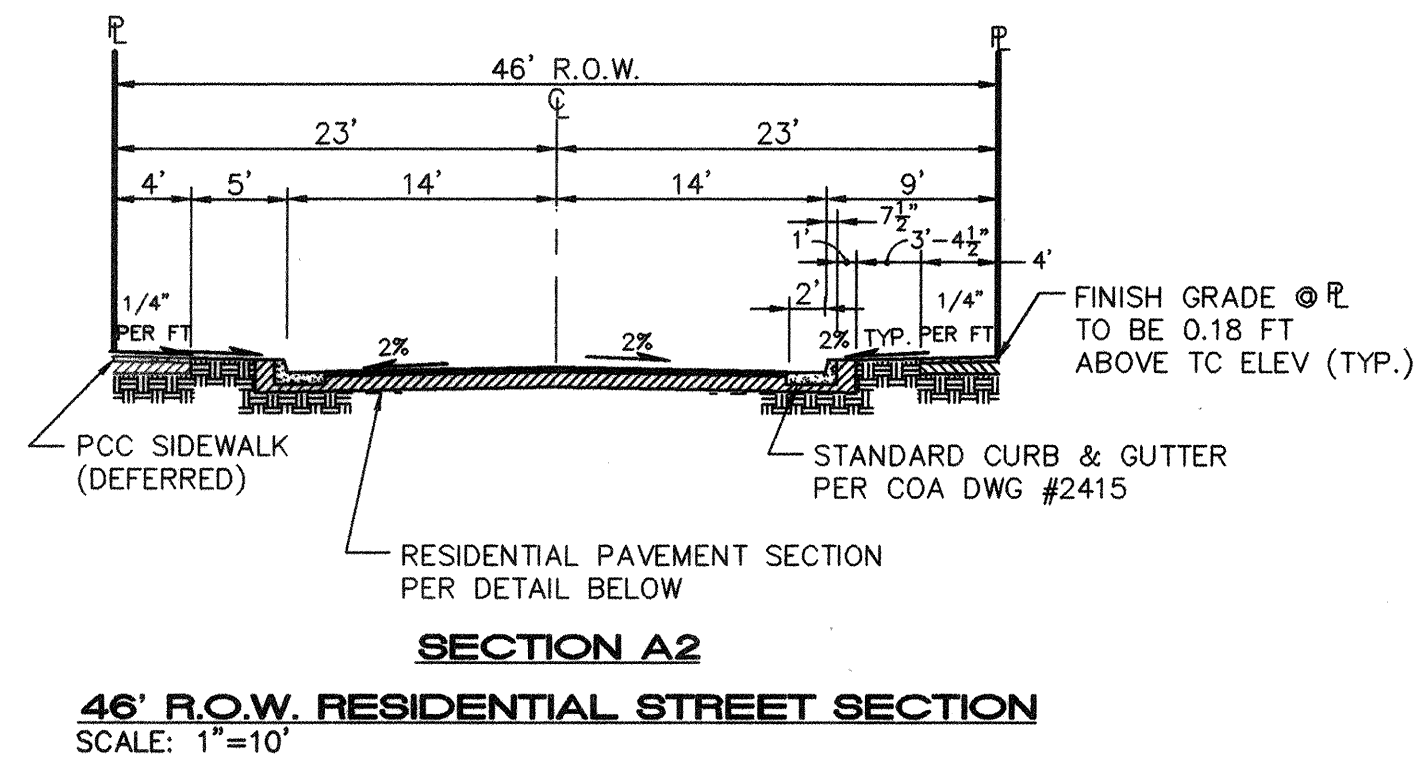
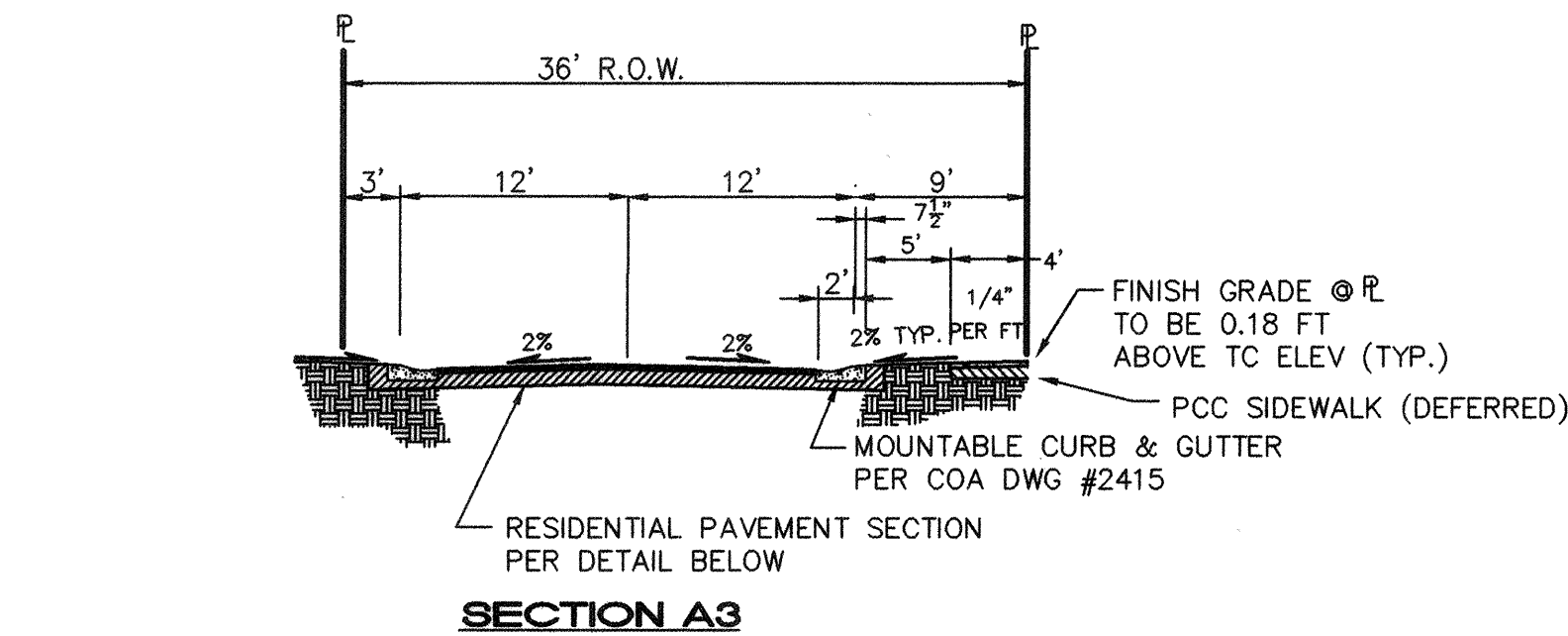
City Project No.

Zone Map No.
M-10

Sheet **6** Of **16**

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 Chicago</i> WORK STARTED BY <i>Robert Minge</i> DATE <i>12-99</i> FIELD VERIFICATION BY <i>MM "Tancie"</i> DATE <i>"</i> FIELD CORRECTED BY <i>Robert Minge</i> DATE <i>12-99</i> MICRO-FILM INFORMATION RECORDED BY _____ DATE _____
		TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.	NO. _____ ELEV. = _____ NOTE 84

[illegible]

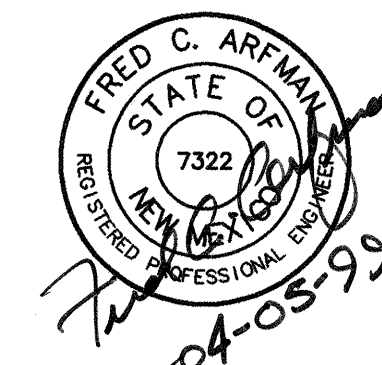


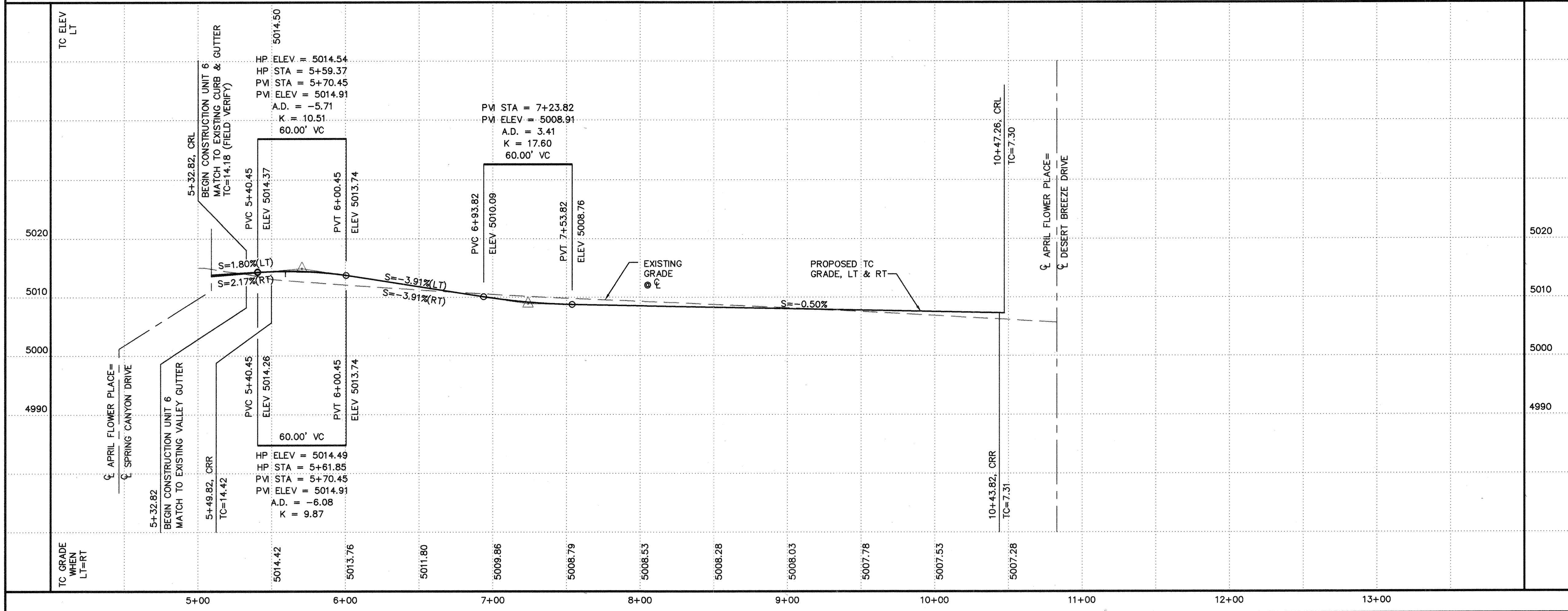
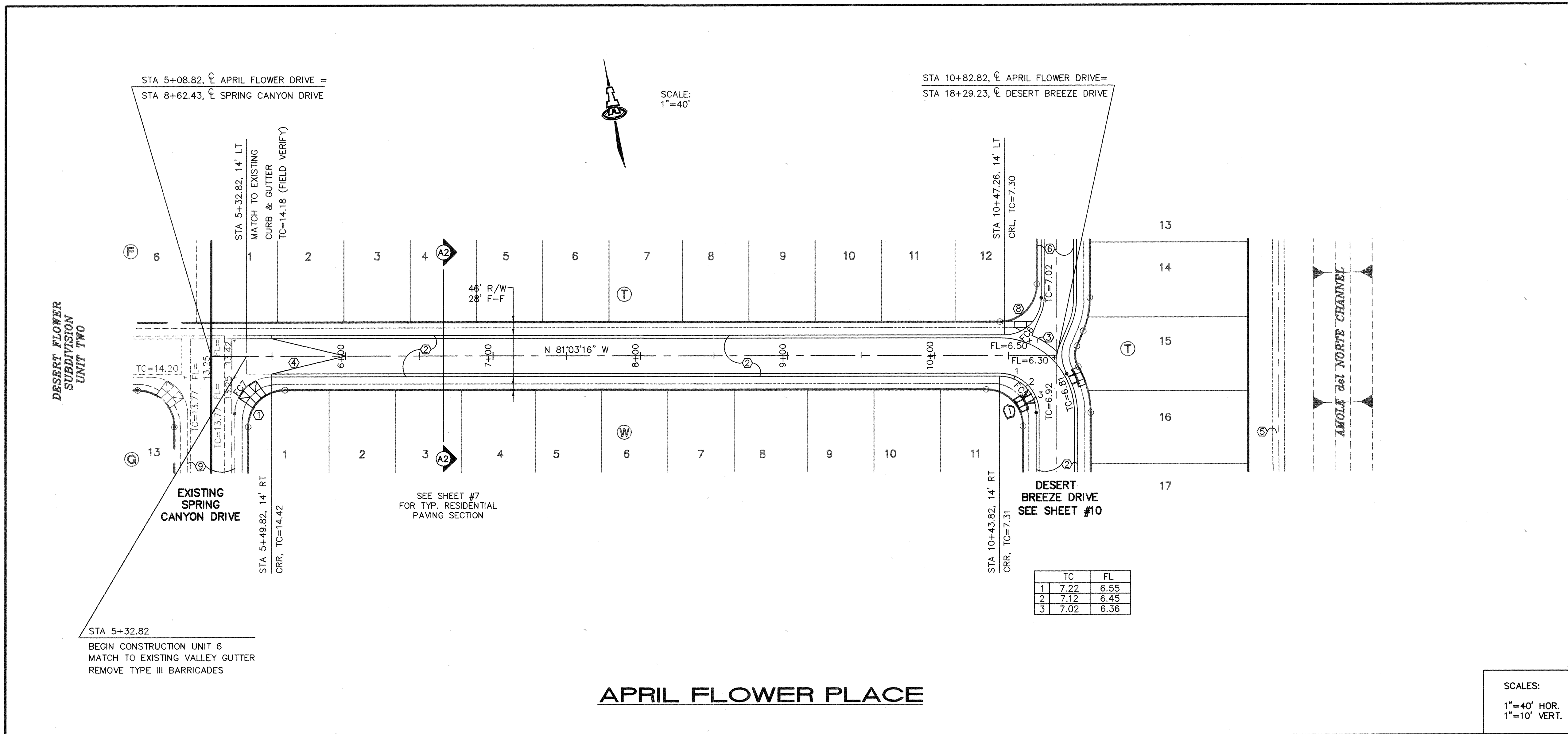
Note: For payment purposes all work for pipe penetration shall be considered RCP stubout and payment per LF will be made for the length as shown.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street, N.E.
Albuquerque, New Mexico 87102
046PMSTR.DWGth VIEW: 2 03/25/99

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP		DESERT FLOWER SUBDIVISION--UNIT SIX PAVING & CHANNEL CONNECTION DETAILS & SECTIONS	
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
MAY 1999			
DESIGN REVIEW COMMITTEE			
City Project No. 612881	Zone Map No. M-10	Sheet 7	Of 16

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES	
CONTRACTOR	NEW CONCEPTS	ACCS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.	5/96	1	ALS		
INSPECTOR	DATE 12/99						
FIELD	DATE						
VERIFIED BY	DATE						
CORRECTED BY	DATE						
MICRO-FILM INFORMATION		TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.					
RECORDED BY	DATE						
NO.							





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. FUTURE 10' ASPHALT TRAIL
6. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
7. QTR CROWN TO NO CROWN TRANSITION 37.5' MIN. LENGTH.
8. CONSTRUCT HANDICAP RAMP PER COA COA STD DWG #2426. (UNIDIRECTIONAL)
9. EXISTING STD CURB & GUTTER.

FACE OF CURB CURVE TABLE

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

ENGINEER'S SEAL

DESIGN REVIEW COMMITTEE

City Engineer Approval

Mo./Day/Yr.

Mo./Day/Yr.

DESIGNED BY MJC DATE 02/99

DRAWN BY RFH DATE 02/99

CHECKED BY FCA DATE 02/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

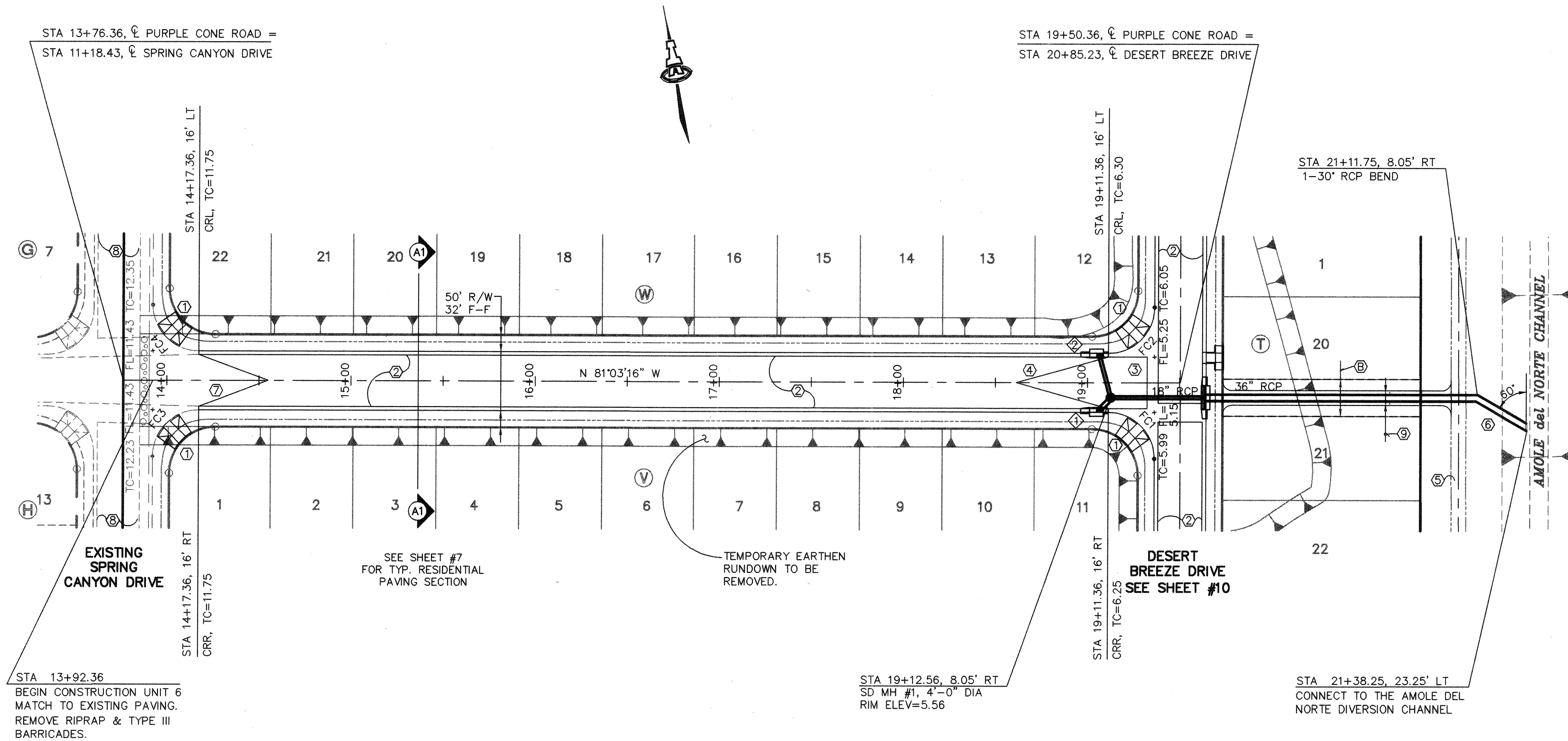
TITLE: DESERT FLOWER SUBDIVISION--UNIT SIX
APRIL FLOWER PLACE
PAVING PLAN & PROFILE

City Project No. 612981

Zone Map No. M-10

Sheet 8 Of 16

DESERT FLOWER
SUBDIVISION
UNIT TWO



PURPLE CONE 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. FUTURE 10' ASPHALT TRAIL
6. SEE SHEET #7 FOR CHANNEL CONNECTION DETAILS.
7. QTR CROWN TO FULL CROWN TRANSITION 37.5' MIN. LENGTH.
8. EXISTING STANDARD CURB AND GUTTER.
9. CONSTRUCT 8' ASPHALT TRAIL, 2" TYPE C ASPHALT PER COA STD DWG #2415.

KEYED EASEMENT NOTES

- A. NOT USED
- B. PROPOSED 20' STORM DRAIN AND PEDESTRIAN R/W.

FACE OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
FC1	39.27	25.00	90°00'00"
FC2	39.27	25.00	90°00'00"
FC3	39.27	25.00	90°00'00"
FC4	39.27	25.00	90°00'00"

STORM DRAIN INLET INFORMATION

INLET NO.	INLET TYPE	STATION* & OFFSET	TOP GR. EL.	INV. OUT
1	TYPE A	19+06.61, 16' RT	5.47	5000.06
2	TYPE A	19+06.61, 16' LT	5.43	4999.80

*STATIONING IS TO MIDPOINT OF GRATE @ FACE OF CURB

CONNECTOR PIPE INFORMATION

FROM INLET NO.	Q (CFS)	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	8	18"	8.42'	0.0525
2	8	18"	22.84'	0.0077

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87102
046FV1 DWGrh 03/19/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **DESERT FLOWER SUBDIVISION--UNIT SIX
PURPLE CONE ROAD
PAVING PLAN & PROFILE**

Design Review Committee
MAY 1999
DESIGN REVIEW COMMITTEE

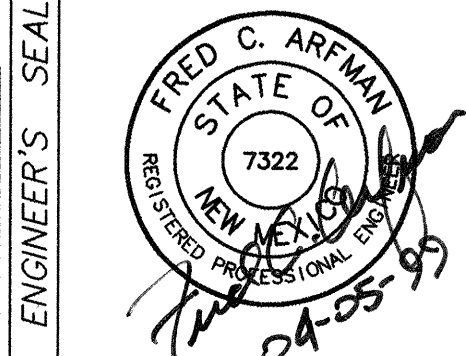
City Engineer Approval

Last Design Update

City Project No. 612881

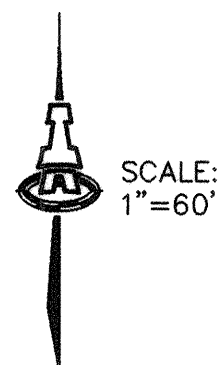
Zone Map No. M-10

Sheet 9 Of 16



NO.	DATE	REMARKS	BY
DESIGNED BY	MJC	DATE	02/99
DRAWN BY	RFH	DATE	02/99
CHECKED BY	FCA	DATE	02/99

FUTURE DESERT SPRINGS
SUBDIVISION UNIT THREE



DESERT FLOWER SUBDIVISION
UNIT FIVE

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	9	20
8x8x6	5	17
8x8x4	2	15
6x6x6	6	20
6x6x4	2	20

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	
	25	30		44	73
12x10	45	68	10x6	58	141
12x8	62	121	8x6	25	33
12x6	74	213	6x4	43	83
10x8	24	30	6x4	24	35

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
FOR WATERLINE FITTINGS

WATER SHUT-OFF PLAN

SHUT-OFF VALVES [1], [2], [3] & [4] 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
- WATER LINE W/ FITTING
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- EXISTING SAS MANHOLE
- PROPOSED SAS MANHOLE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
046UMSTR.DWG.rh 03/19/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

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

Design Review Committee
APPROVED
MAY - 6 1999
DESIGN REVIEW COMMITTEE

City Engineer Approval

Lost Design Update

City Project No.

612881

Zone Map No.

M-10

Sheet

11

Of

16

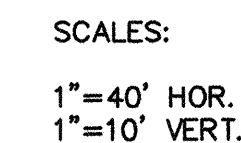
AS-BUILT INFORMATION
CONTRACTOR: New Concepts
DATE: 02/99
INSPECTOR: [Signature]
ACCEPTANCE: [Signature]
VERIFICATION: [Signature]
MICRO-FILM INFORMATION
RECORDED BY: [Signature]
NO.:

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

ENGINEER'S SEAL
FRED C. ARFMAN
STATE OF NEW MEXICO
7322
04-25-99

REVISIONS
NO. DATE REMARKS
BY
DESIGNED BY MJC DATE 02/99
DRAWN BY RFH DATE 02/99
CHECKED BY FCA DATE 02/99



UTILITY SERVICE TABLE

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

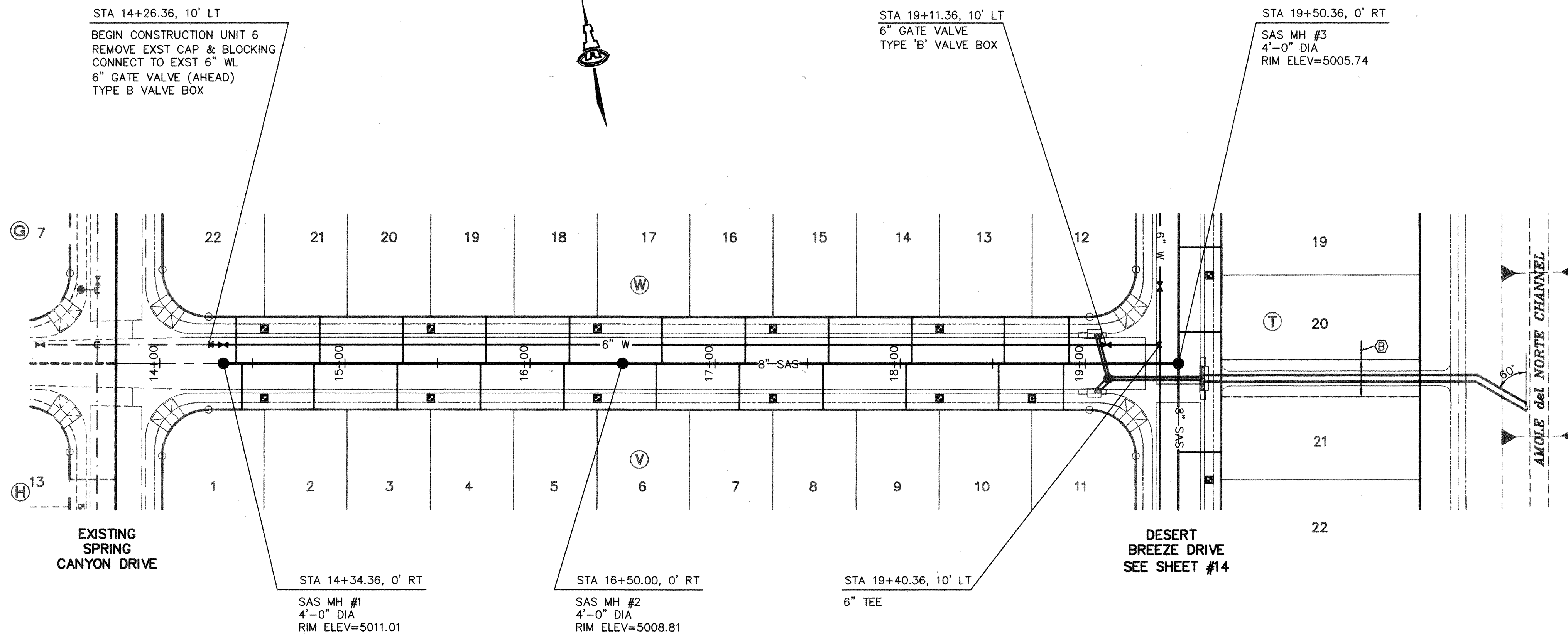
City Engineer Approval

Zone Map No
M-10

Sheet **12** Of **16**

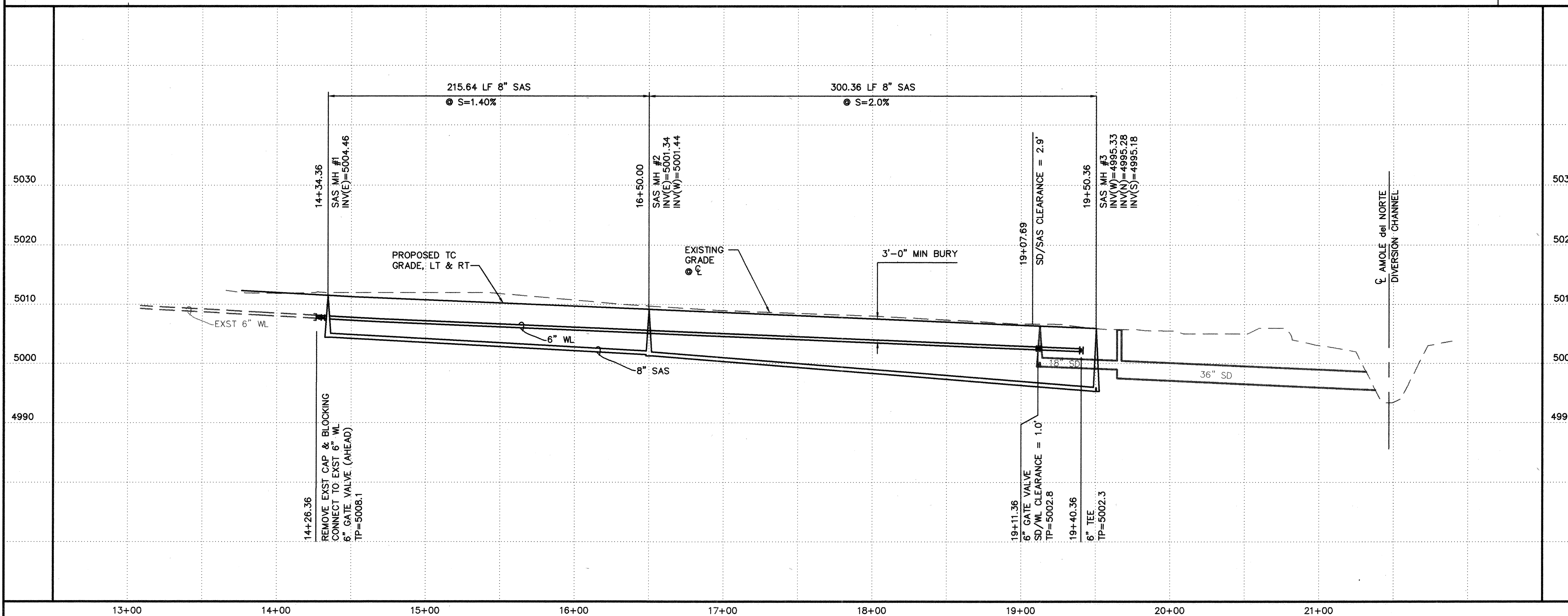
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DESERT FLOWER
SUBDIVISION
UNIT TWO



PURPLE CONE ROAD

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



GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #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 STD DWG #2328 FOR VALVE RING & COVER DETAIL.

KEYED EASEMENT NOTES

- A. NOT USED
- B. PROPOSED 20' STORM DRAIN AND PEDESTRIAN R/W.

UTILITY SERVICE TABLE

LOT NO.	STATION		SAS INV @ R/W
	WATER, LENGTH	SAS, LENGTH	
1/V	14+56.36, 29'	14+44.36, 25'	6.4
2/V	14+83.36, 25'	14+83.36, 25'	5.9
3/V	15+46.36, 29'	15+28.36, 25'	5.4
4/V	15+73.36, 25'	15+73.36, 25'	4.9
5/V	16+36.36, 29'	16+18.36, 25'	4.5
6/V	16+68.36, 25'	16+68.36, 25'	4.0
7/V	17+31.36, 29'	17+13.36, 25'	3.5
8/V	17+58.36, 25'	17+58.36, 25'	3.0
9/V	18+03.36, 25'	18+03.36, 25'	2.5
10/V	18+21.36, 29'	18+53.36, 25'	2.0
11/V	18+71.36, 29'(S)	18+88.36, 25'	1.6
12/W	SEE SHEET #14	18+91.36, 25'	1.6
13/W	18+21.36, 9'	18+56.36, 25'	2.0
14/W	18+06.36, 25'	18+06.36, 25'	2.5
15/W	17+31.36, 9'	17+61.36, 25'	3.0
16/W	17+16.36, 25'	17+16.36, 25'	3.5
17/W	16+36.36, 9'	16+71.36, 25'	3.9
18/W	16+21.36, 25'	16+21.36, 25'	4.5
19/W	15+46.36, 9'	15+76.36, 25'	4.9
20/W	15+31.36, 25'	15+31.36, 25'	5.4
21/W	14+56.36, 9'	14+86.36, 25'	5.9
22/W	14+41.36, 25'	14+41.36, 25'	6.4

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 87102
046UTL1.DWG/rh 03/19/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **DESERT FLOWER SUBDIVISION--UNIT SIX
PURPLE CONE ROAD
UTILITY PLAN & PROFILE**

Design Review Committee
MAY 1999
DESIGN REVIEW COMMITTEE

City Engineer Approval

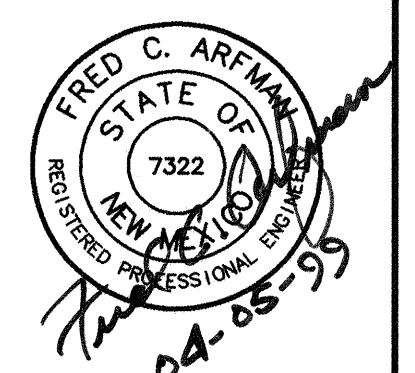
Last Design Update

City Project No. **612881**

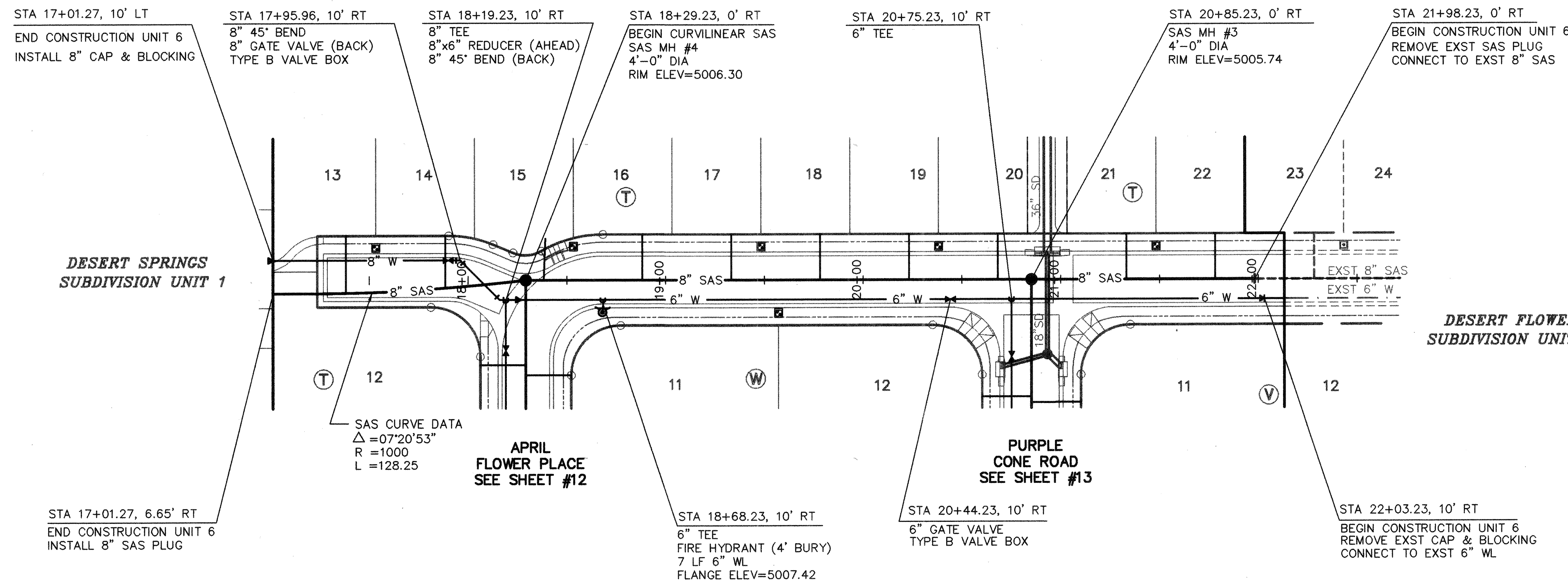
Zone Map No. **M-10**

Sheet **13** Of **16**

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
CONTRACTOR	DATE	ACCS MONUMENT "1"-W10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.	5/96	FIELD NOTES	1
INSPECTOR	DATE	ELEV. = 5079.88			
VERIFICATION BY	DATE				
COMPLETED BY	DATE				
MICRO-FILM INFORMATION	DATE	TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.			
RECORDED BY	DATE	ELEV. = 5035.84			



REVISIONS		REMARKS	BY
NO.	DATE		
DESIGNED BY	MJC	DATE	02/99
DRAWN BY	RFH	DATE	02/99
CHECKED BY	FCA	DATE	02/99

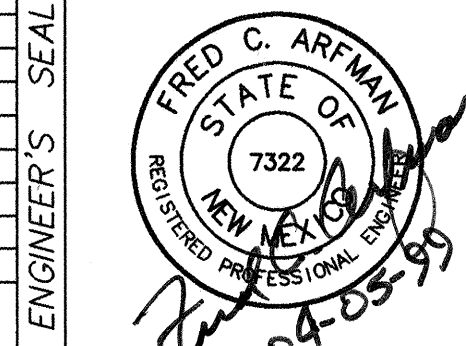


- GENERAL NOTES**
- CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
 - CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
 - SEE SHEET #11 FOR WATER SHUT-OFF PLAN.
 - SEE SHEET #11 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
 - CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
 - SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

UTILITY SERVICE TABLE

LOT NO.	STATION		SAS INV @ R/W
	WATER, LENGTH	SAS, LENGTH	
13/T	17+53.28, 27'	17+38.26, 29'	2.4
14/T	17+53.28, 27'	17+88.48, 27'	2.1
15/T	18+53.28, 27'	18+39.03, 21'	1.7
16/T	18+53.28, 27'	18+88.28, 23'	1.6
17/T	19+48.28, 27'	19+33.28, 23'	1.4
18/T	19+48.28, 27'	19+78.28, 23'	1.2
19/T	20+38.28, 27'	20+23.28, 23'	0.8
20/T	20+38.28, 27'	20+68.28, 23'	0.7
21/T	21+48.28, 27'	21+33.28, 23'	1.0
22/T	21+48.28, 27'	21+78.28, 23'	1.3
11/W	19+57.23, 7'	SEE SHEET #12	-
12/W	19+57.23, 7'	SEE SHEET #13	-

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



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
046UTL3.DWG/rh 03/19/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **DESERT FLOWER SUBDIVISION--UNIT SIX
DESERT BREEZE DRIVE
UTILITY PLAN & PROFILE**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
May 6 1999			
DESIGN REVIEW COMMITTEE			
City Project No.	Zone Map No.	Sheet	Of
612881	M-10	14	16

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 WITHIN 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 THE PROJECT SUPERVISOR. THE CONTRACTOR SHALL MAINTAIN THE 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.

219. 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.

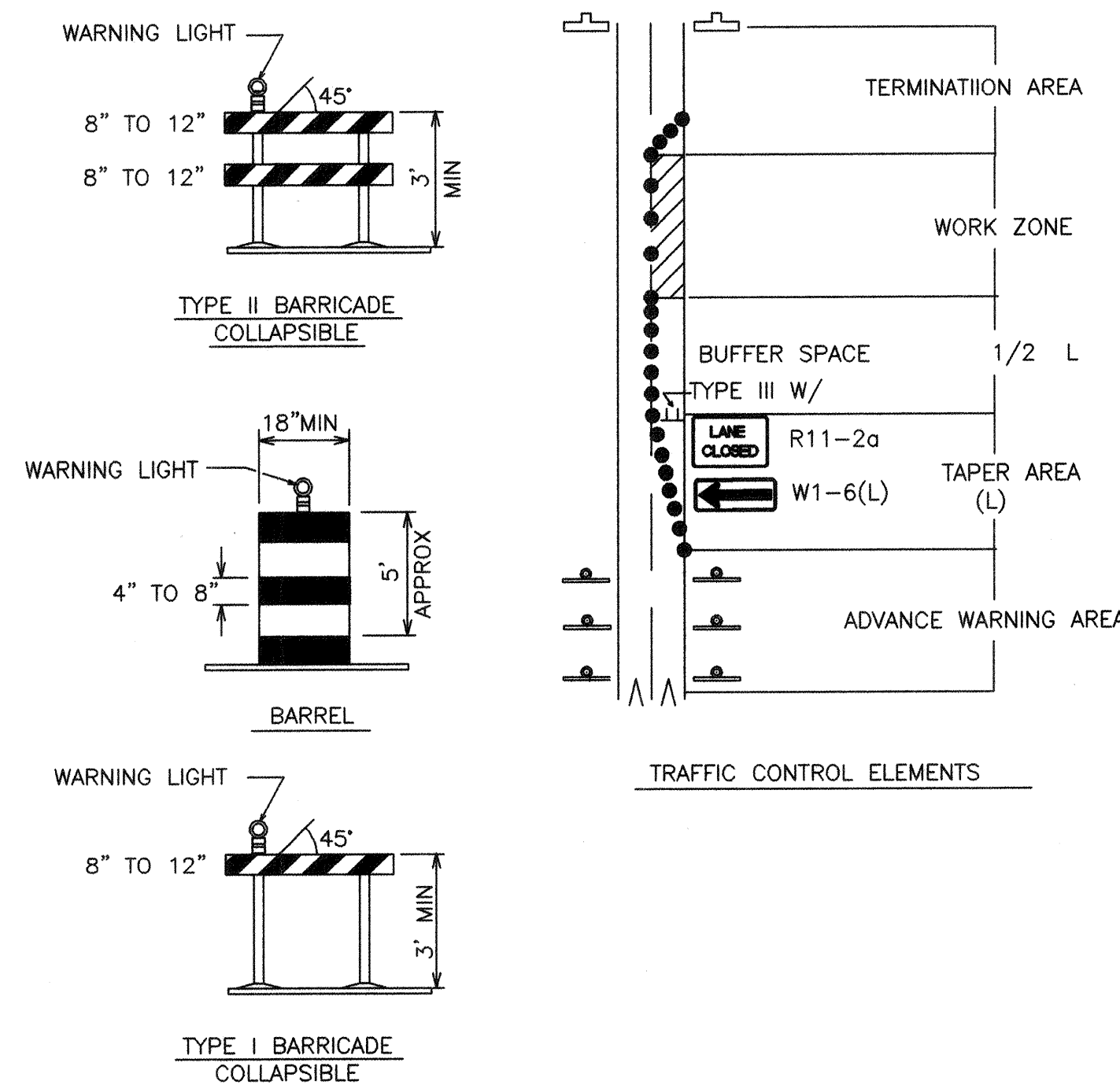
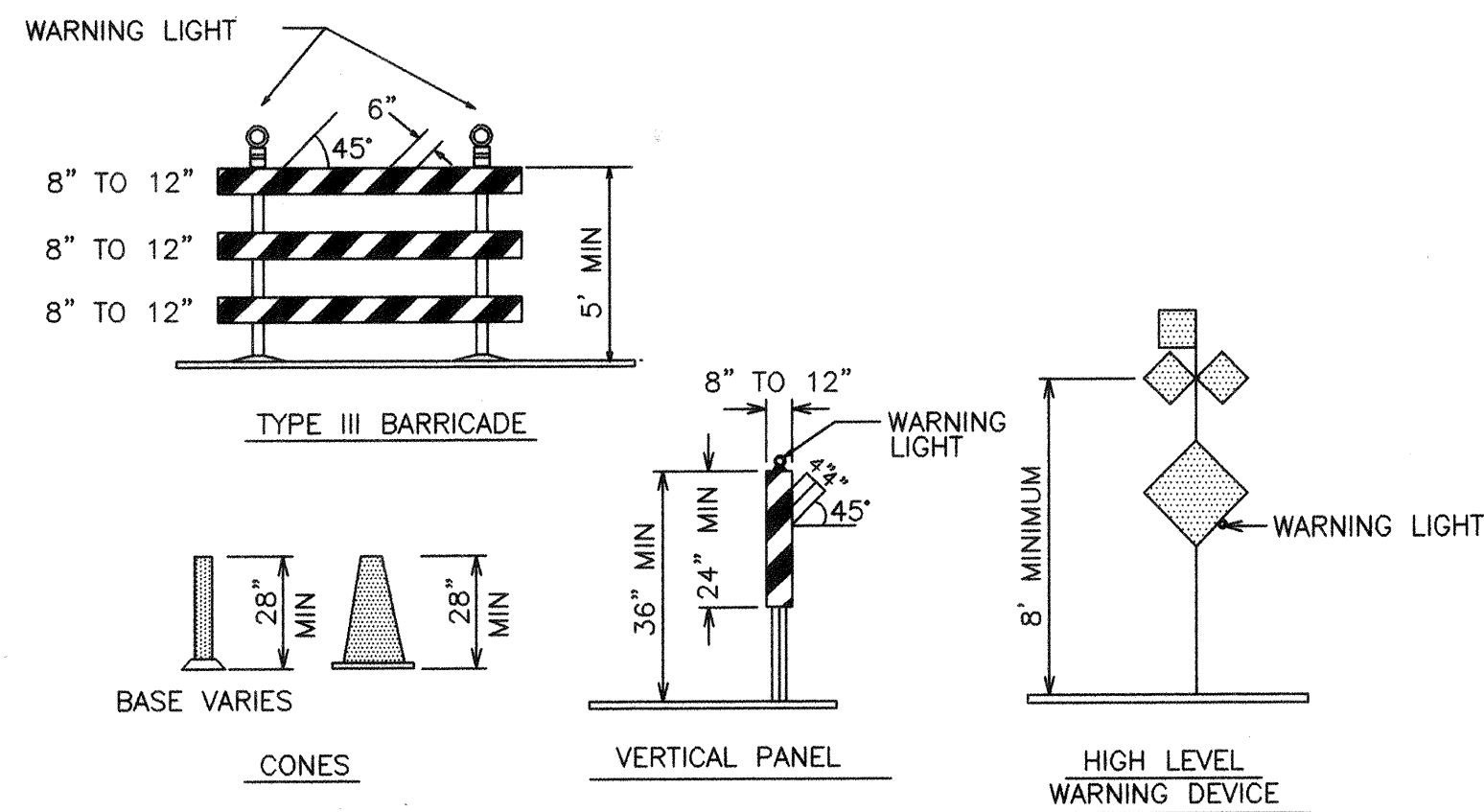
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

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.



 W1-1(R) 30 MPH or LESS	 W1-1(L) 30 MPH or LESS	 W1-2(R) 30 MPH or GREATER	 W1-2(L) 30 MPH or GREATER	 W1-3(R) 30 MPH or LESS	 W1-3(L) 30 MPH or LESS	 W1-4(R) 30 MPH or GREATER	 W1-4(L) 30 MPH or GREATER	 W1-6(R)	 W1-6(L)	 W3-1
 W4-2(R)	 W4-2(L)	 W6-3	 W8-1	 W8-3	 W8-3A	 W8-7	 W13-1	 W12-1	 W8-9a	 W14-2
 W20-1	 W20-2	 W20-3	 W20-4	 W20-5(R)	 W20-5(L)	 W20-5(2R)	 W20-5(2L)	 W20-5(C)	 W20-7	 W20-7a
 W1-4bR	 W1-4bL									
 R1-1	 R1-2	 R2-1	 R2-5a	 R2-5b	 R3-1	 R3-2	 R3-3	 R3-7(R)	 R3-7(L)	 R4-7b
 R4-7b(L)										
 R5-1	 R5-1a	 R6-1(L)	 R6-1(R)	 R7-1	 R11-2	 R11-2a	 R11-4	 M4-8a	 M4-9(R)	 M4-9(L)
 SPECIAL SIGN 10	 SPECIAL SIGN 20	 SPECIAL SIGN 30	 SPECIAL SIGN 50	ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON AN ORANGE BACKGROUND.				 M4-10(R)	 M4-10(L)	 G20-2

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

	WORK AREA
•	BARRICADE — TYPE I, TYPE II, OR BARREL
×	BARRICADE — TYPE III
X	VERTICAL PANEL
	WARNING SIGN
D	DISTANCE BETWEEN SIGNS — A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET
	FLAGMAN POSITION
S	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.

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

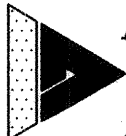
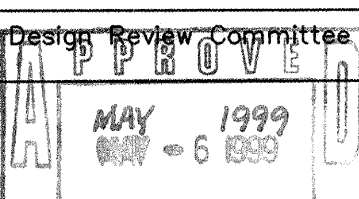
TAPER CRITERIA

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

 ISAACSON & ARFMAN, P.A. <i>Consulting Engineering Associates</i> 128 Monroe Street N.E. Albuquerque New Mexico 046TRF1.DWG/rfh 03/04/99	9/25/97 	9/24/97 	9/24/97 	9/24/97 	DATE NO.	DESIGNED BY DRAWN BY CHECKED BY
	CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
	TITLE: DESERT FLOWER SUBDIVISION--UNIT SIX TRAFFIC CONTROL					
	SIGNING & CONSTRUCTION TRAFFIC CONTROL STANDARDS					
	Design Review Committee 	City Engineer Approval	Last Design Update	Mo./Day/Yr. 	Mo./Day/Yr. 	
City Project No. 612881	Zone Map No. M-10	Sheet 15	Of 16			



- ## TYPICAL SANITARY SEWER SLIPLINING OPERATION

- GENERAL NOTE:

ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF 36" THIRTY SIX INCHES BY 36" THIRTY SIX INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT.



NOTE: DEPENDING ON WORK ZONE LOCATION



NOTE: (R1-1) BASED ON FIELD CONDITIONS



NOTE: (R1-1) BASED ON FIELD CONDITIONS



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

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

City Project No. 612881 Zone Map No. M-18 Sheet 16 Of 16