PUBLIC IMPROVEMENT PLANS
FOR
DESERT SPRINGS SUBDIVSION
UNIT THREE
ALBUQUERQUE, NEW MEXICO
JULY 1999

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

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE NO. 6.

2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.

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

5. CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 6.

6. THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

7. TRAFFIC CONTROL: FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768–2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.

8. WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.

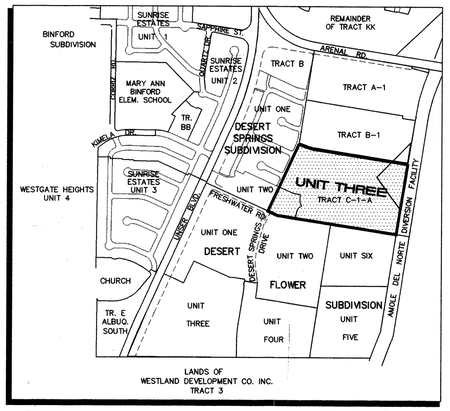
9. EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.

10. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 90% MAXIMUM DENSITY PER ASTM D–1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.

11. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT–OF–WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.

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

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



1"=750'± (M–10)

VICINITY MAP

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

15. CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATER–LINE AND/OR SEWERLINE COSTS.

16. CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.

17. THE CONTRACTOR 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 THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

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

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

22. CONTRACTOR SHALL MAINTAIN A GRAFFITI–FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Gates Chang
DATE 6-15-00

DRB NO. 98–185

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
079CVR.DWGems 06/18/99

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

ENGINEERS STAMP & SIGNATURE

FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER 07-07-99

APPROVALS	ENGINEER	DATE
DRC Chairman	Billy J. Gonzales	7-12-99
Transportation	[illegible]	7-12-99
Water/Wastewater	R.W. Kane	7-12-99
Hydrology	[illegible]	7-12-99
CIP		
Constr. Mngmt.		
Constr. Coord.	[illegible]	7-13-99

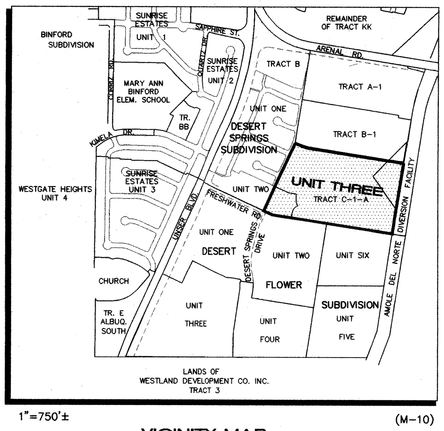
City Project No. 618281

APPROVED FOR CONSTRUCTION

Fred C. Arfman 10/8/99
City Engineer Date

Sheet 1 Of 25

UTILITY COUNCIL LOG NO.: 99 05 24 11 10 04 43



1"=750'±

(M-10)

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 1
2. Total Number of Lots created: 137
3. Total Number of Tracts created: 0
4. Gross Subdivision Acreage: 21.5519 Ac.
5. Total Mileage of Full Width Streets Created: 0.81 mi.
6. Bearings are New Mexico State Plane Grid Bearings Central Zone).
7. Distances are ground distances.
8. Bearings and distances in parenthesis are record.
9. Basis of boundary are the following plats (and documents) of record entitled:

   "TRACTS A-1, B-1, C-1-A, DESERT SPRINGS SUBDIVISION" (_____)

   "DESERT SPRINGS SUBDIVISION" (02-20-97, 97C-55)

   "DESERT SPRINGS SUBDIVISION, UNIT ONE" (03-30-98, 98C-86)

   "DESERT SPRINGS SUBDIVISION, UNIT TWO" (02-24-99, 99C-34)

   "DESERT FLOWER SUBDIVISION, UNIT TWO" (09-03-98, 98C-272)

   "DESERT FLOWER SUBDIVISION, UNIT SIX" (_____)"

   WARRANTY DEED "PARCEL A-1-14, AMOLE DEL NORTE DIVERSION FACILITY" (07-13-82, BK D165-A, PGS 615-619)

   all being records of Bernalillo County, New Mexico.
10. Field survey performed November 1996.
11. Unless otherwise noted all point are "SET 5/8" REBAR with cap "ALS LS 7719".
12. Title Report: Provided by Albuquerque Title Company, Commitment No. 143188VM, Effective Date: 09-17-96 (Portion of Valley West)

    Commitment No. 144484VM Effective Date: 08-07-96 (Tract B, Albuquerque South, Unit 1)
13. Existing Temporary Blanket Drainage easement on all of A PORTION OF VALLEY WEST (04-24-95, BK BCR95-9, PGS 9716-9734) (01-20-94, BK BCR94-2, PGS 9787-9794)
14. City Standard Utility Note II: "City of Albuquerque Water and Sanitary Sewer Service to Desert Springs Subdivision must be verified and coordinated with the Public Works Department, City of Albuquerque."
15. 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".

079PT1.DWGems 05/25/99

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 34, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT C-1-A, DESERT SPRINGS SUBDIVISION, as the same is shown and designated on said plat filed for record on _____, in the office of the County Clerk of Bernalillo County, New Mexico, in Volume ____, Folio ____, and being more particularly described as follows:

BEGINNING at the southwest corner of the herein described tract, said point being the northwest corner of DESERT FLOWER SUBDIVISION, UNIT TWO as the same is shown and designated on said plat filed for record on September 3, 1998, in the office of the County Clerk of Bernalillo County, New Mexico, in Volume 98C, Folio 272, said point also being the southwest corner of said TRACT C-1-A, and further being a point on the centerline of Desert Springs Drive, from whence a tie to Albuquerque Control Station monument "TRANS" bears S 74°29'12" W, 4510.31 feet;

THENCE continuing along said centerline of DESERT SPRINGS DRIVE N 24°35'42" E, 751.31 feet to a point of tangent curvature;

THENCE continuing along said centerline of DESERT SPRINGS DRIVE 23.76 feet along the arc of a curve to the left whose radius is 400.00 feet and whose long chord bears N 22°53'35" E, 23.76 feet through a central angle of 03°24'16" to the northwest corner of the herein described tract, said point being common with the northwest corner of said TRACT C-1-A, DESERT SPRINGS SUBDIVISION and further being common with the southwest corner of TRACT B-1, DESERT SPRINGS SUBDIVISION as the same is shown and designated on said plat filed for record on _____, in the office of the County Clerk of Bernalillo County, New Mexico, in Volume ____, Folio ____;

LEGAL DESCRIPTION CONTINUED ON SHEET 3

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tract (TRACT C-1-A) and the vacated easements into 137 residential lots, to dedicate public rights-of-way, to dedicate a public park (xxxx Ac.) and to grant those easements necessary to serve the residential development.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNER

CURB INC.

_____

Charles A. Haegelin, President — Date
Curb Inc.

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
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: _____

_____
Notary Public

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

SCANNED BY MESA REPRO

PLAT
FOR
DESERT SPRINGS SUBDIVISION UNIT THREE

BEING A REPLAT OF
TRACT C-1-A, DESERT SPRINGS SUBDIVISION
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34, T. 10 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY 1999

APPROVALS S- DRB NO.

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

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

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief".

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

CPN 618281

NOTE:

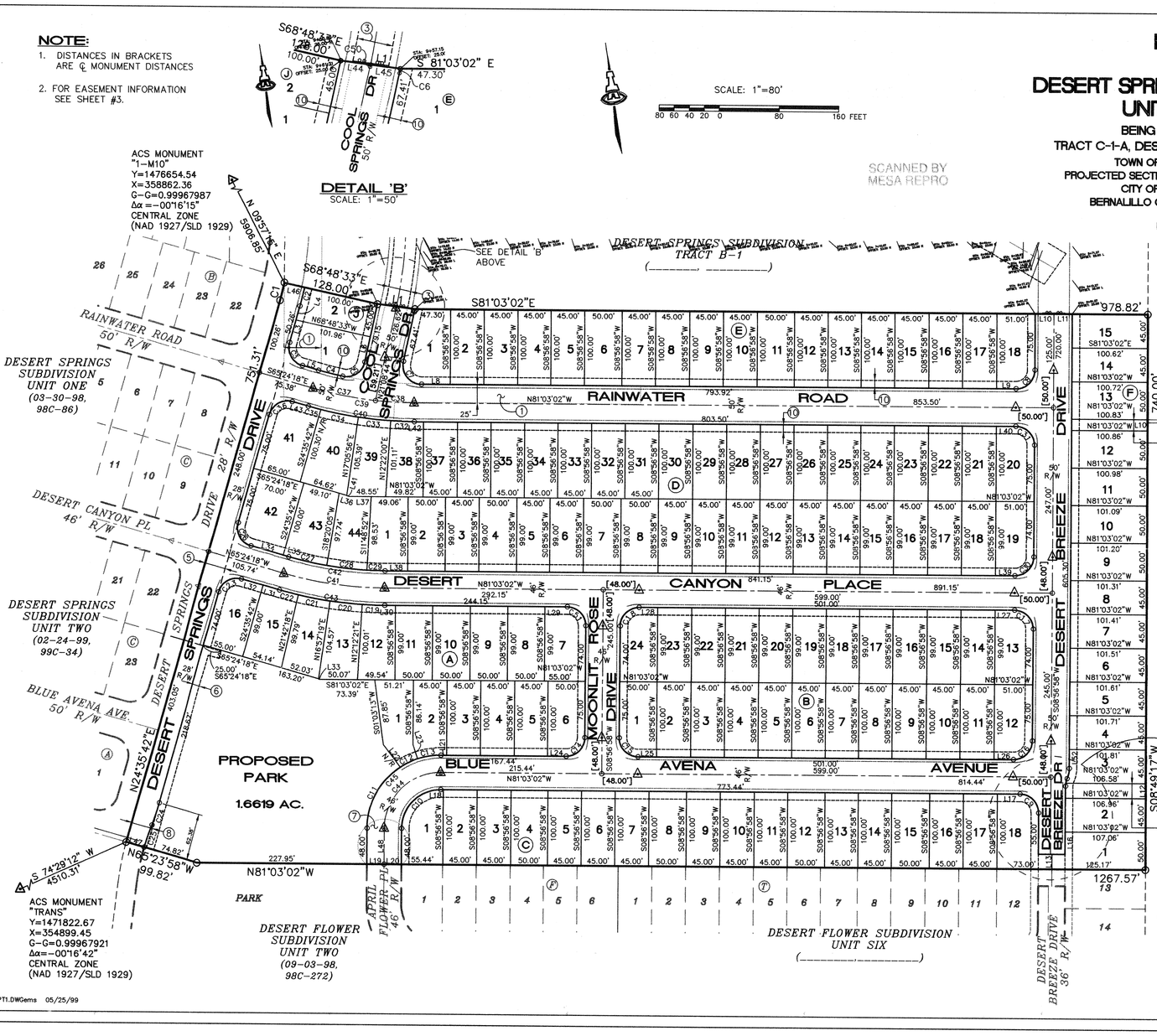
1. DISTANCES IN BRACKETS ARE ℄ MONUMENT DISTANCES
2. FOR EASEMENT INFORMATION SEE SHEET #3.

PLAT
FOR
DESERT SPRINGS SUBDIVISION UNIT THREE

BEING A REPLAT OF
TRACT C-1-A, DESERT SPRINGS SUBDIVISION
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34, T. 10 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY 1999

SCANNED BY MESA REPRO



079PT1.DWGems 05/25/99

SHEET 2 OF 3

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	400.00	23.77	11.89	23.76	N22°53'35"E	03°24'16"
C2	428.00	25.43	12.72	25.43	N22°53'35"E	03°24'16"
C3	25.00	39.27	25.00	35.36	S20°24'18"E	90°00'00"
C4	475.00	33.28	16.64	33.27	S67°24'42"E	04°00'50"
C5	25.00	39.02	24.75	35.18	N65°51'49"E	89°26'08"
C6	578.00	3.92	1.96	3.92	N20°57'05"E	00°23'18"
C7	25.00	44.59	30.98	38.91	S29°57'09"E	102°11'47"
C8	25.00	39.27	25.00	35.36	N53°56'58"E	90°00'00"
C9	25.00	39.27	25.00	35.36	N36°03'02"W	90°00'00"
C10	52.00	81.68	52.00	73.54	S53°56'58"W	90°00'00"
C11	98.00	96.33	52.46	92.50	S37°06'32"W	56°19'08"
C12	98.00	25.86	13.01	25.79	S72°49'45"W	15°07'19"
C13	98.00	31.74	16.01	31.61	S89°40'11"W	18°33'33"
C14	25.00	39.27	25.00	35.36	N53°56'58"E	90°00'00"
C15	25.00	39.27	25.00	35.36	S36°03'02"E	90°00'00"
C16	25.00	39.27	25.00	35.36	N53°56'58"E	90°00'00"
C17	25.00	39.27	25.00	35.36	N36°03'02"W	90°00'00"
C18	25.00	39.27	25.00	35.36	S53°56'58"W	90°00'00"
C19	523.00	29.72	14.87	29.72	S79°25'21"E	03°15'23"
C20	523.00	43.35	21.69	43.34	S75°25'10"E	04°44'59"
C21	523.00	43.35	21.69	43.34	S70°40'11"E	04°44'59"
C22	523.00	26.38	13.19	26.38	S66°51'00"E	02°53'25"
C23	25.00	39.27	25.00	35.36	S69°35'42"W	90°00'00"
C24	325.00	31.24	15.63	31.22	N27°20'55"E	05°30'25"
C25	325.00	31.24	15.63	31.23	S27°20'55"W	05°30'25"
C26	25.00	39.27	25.00	35.36	S20°24'18"E	90°00'00"
C27	477.00	52.12	26.09	52.09	S68°32'06"E	06°15'37"
C28	477.00	54.28	27.17	54.26	S74°55'32"E	06°31'14"
C29	477.00	23.85	11.93	23.85	S79°37'05"E	02°51'54"
C30	25.00	39.27	25.00	35.36	N53°56'58"E	90°00'00"
C31	25.00	39.27	25.00	35.36	N36°03'02"W	90°00'00"
C32	525.00	31.31	15.66	31.31	S79°20'31"E	03°25'02"
C33	525.00	43.36	21.69	43.35	S75°16'02"E	04°43'56"
C34	525.00	51.06	25.55	51.04	S70°06'53"E	05°34'22"
C35	525.00	17.63	8.81	17.62	S66°22'00"E	01°55'25"
C36	25.00	39.27	25.00	35.36	S69°35'42"W	90°00'00"
C37	500.00	84.64	42.42	84.54	S70°15'16"E	09°41'58"
C38	500.00	51.89	25.97	51.87	S78°04'39"E	05°56'47"
C39	500.00	136.54	68.69	136.11	S73°13'40"E	15°38'45"
C40	525.00	143.36	72.13	142.92	S73°13'40"E	15°38'45"
C41	500.00	136.54	68.69	136.11	S73°13'40"E	15°38'45"
C42	477.00	130.25	65.54	129.85	S73°13'40"E	15°38'45"
C43	523.00	142.82	71.85	142.37	S73°13'40"E	15°38'45"
C44	75.00	117.81	75.00	106.07	S53°56'58"W	90°00'00"
C45	98.00	153.94	98.00	138.59	S53°56'58"W	90°00'00"
C46	25.00	4.09	2.05	4.08	S13°38'07"W	09°22'19"
C47	25.00	6.28	3.16	6.26	S25°30'52"W	14°23'11"
C48	25.00	10.37	5.26	10.29	S20°49'42"W	23°45'29"
C49	34.00	14.10	7.15	14.00	N20°49'42"E	23°45'29"
C50	553.00	1.75	0.88	1.75	N21°03'18"E	00°10'53"
C51	25.00	39.27	25.00	35.36	N36°03'02"W	90°00'00"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S73°48'30"E	50.17
L2	S81°03'02"E	50.00
L3	N24°35'42"E	30.64
L4	N24°35'42"E	19.62
L5	S65°24'18"E	22.38
L6	N21°08'44"E	34.15
L8	S81°03'02"E	37.92
L9	S81°03'02"E	26.00
L10	S08°49'17"W	15.00
L10	S81°03'02"E	25.00
L11	S81°03'02"E	25.00
L12	S08°56'58"W	20.00
L13	S08°56'58"W	20.00
L14	S81°03'02"E	18.00
L15	N81°03'02"W	18.00
L16	N08°56'58"E	30.00
L17	N81°03'02"W	30.00
L18	S81°03'02"E	3.44
L19	S81°03'02"E	23.00
L20	S81°03'02"E	23.00
L21	S81°03'02"E	7.44
L22	S28°15'49"E	36.96
L23	S09°36'36"E	20.00
L24	N81°03'02"W	25.00
L25	S81°03'02"E	25.00
L26	S81°03'02"E	26.00
L27	N81°03'02"W	26.00
L28	S81°03'02"E	25.00
L29	S81°03'02"E	30.00
L30	S81°03'02"E	14.15
L31	N65°24'18"W	22.74
L32	N65°24'18"W	30.00
L33	S65°24'18"E	2.02
L34	S65°24'18"E	45.00
L35	S65°24'18"E	7.74
L36	S65°24'18"E	14.15
L37	S81°03'02"E	29.31
L38	S81°03'02"E	30.15
L39	S81°03'02"E	26.00
L40	N81°03'02"W	26.00
L41	N65°24'18"W	3.63
L42	N81°03'02"W	12.50
L43	S65°24'18"E	22.38
L44	S73°48'30"E	25.09
L45	S73°48'30"E	25.08
L46	N68°48'33"W	28.00
L47	S65°23'58"E	25.00
L48	S08°56'58"W	48.00
L49	S81°03'02"E	16.00
L50	S81°03'02"E	20.00
L51	N08°56'58"E	15.93
L52	N08°52'25"E	25.30

LEGAL DESCRIPTION CON'D

THENCE S 68°48'33" E, 128.00 feet along a line common to the northerly tract line of said TRACT C-1-A, DESERT SPRINGS SUBDIVISION and the southerly tract line of said TRACT B-1, DESERT SPRINGS SUBDIVISION to a point;

THENCE continuing along said common tract line S 73°48'30" E, 50.17 feet to a point;

THENCE continuing along said common tract line S 81°03'02" E, 978.82 feet to the northeast corner of the herein described tract, said point being common with the northeast corner of said TRACT C-1-A, DESERT SPRINGS SUBDIVISION and further being a point on the westerly line of TRACT A-1-14, AMOLE DEL NORTE DIVERSION FACILITY as the same is shown and designated on Warranty Deed filed for record on July 13, 1982 in the office of the County Clerk of Bernalillo County, New Mexico in Book D165-A, Pages 615-619;

THENCE continuing S 08°49'17" W, 740.00 feet along a line common to the easterly tract line of said TRACT C-1-A, DESERT SPRINGS SUBDIVISION and the westerly line of said TRACT A-1-14, AMOLE DEL NORTE DIVERSION FACILITY to the southeast corner of the herein described tract, said point being common with the southeast corner of said TRACT C-1-A, DESERT SPRINGS SUBDIVISION and also being the northeast corner of DESERT FLOWER SUBDIVISION, UNIT SIX as the same is shown and designated on said plat filed for record on _____ in the office of the County Clerk of Bernalillo County, New Mexico in Volume _____, Folio ____;

THENCE continuing N 81°03'02" W, 1267.57 feet along a line common to the southerly tract line of said TRACT C-1-A, DESERT SPRINGS SUBDIVISION and the northerly line of said DESERT FLOWER SUBDIVISION, UNIT SIX to a point on the northerly tract line of said DESERT SPRINGS SUBDIVISION, UNIT TWO;

THENCE continuing N 65°23'58" W, 99.82 feet along said common tract line to the POINT OF BEGINNING and containing 21.5519 acres more or less.

LOT AREA TABLES

BLOCK (A)

LOT	AREA
1	4741 SF
2	4524 SF
3	4500 SF
4	4500 SF
5	4500 SF
6	4866 SF
7	5311 SF
8	4950 SF
9	4950 SF
10	4950 SF
11	4950 SF
12	4634 SF
13	4863 SF
14	4844 SF
15	5119 SF
16	5311 SF

BLOCK (B)

LOT	AREA
1	4866 SF
2	4500 SF
3	4500 SF
4	4500 SF
5	4500 SF
6	4500 SF
7	4500 SF
8	4500 SF
9	4500 SF
10	4500 SF
11	4500 SF
12	4966 SF
13	4915 SF
14	4455 SF
15	4455 SF
16	4455 SF
17	4455 SF
18	4455 SF
19	4455 SF
20	4455 SF
21	4455 SF
22	4455 SF
23	4455 SF
24	4816 SF

BLOCK (C)

LOT	AREA
1	4964 SF
2	4500 SF
3	4500 SF
4	5000 SF
5	4500 SF
6	4500 SF
7	4500 SF
8	5000 SF
9	4500 SF
10	4500 SF
11	4500 SF
12	5000 SF
13	4500 SF
14	4500 SF
15	5000 SF
16	4500 SF
17	4500 SF
18	5726 SF

BLOCK (D)

LOT	AREA
1	5098 SF
2	4950 SF
3	4455 SF
4	4950 SF
5	4455 SF
6	4455 SF
7	4950 SF
8	4950 SF
9	4455 SF
10	4455 SF
11	4455 SF
12	4455 SF
13	4455 SF
14	4455 SF
15	4455 SF
16	4455 SF
17	4455 SF
18	4455 SF
19	4915 SF
20	4966 SF
21	4500 SF
22	4500 SF
23	4500 SF
24	4500 SF
25	4500 SF
26	4500 SF
27	4500 SF
28	4500 SF
29	4500 SF
30	4500 SF
31	4500 SF
32	4500 SF
33	4500 SF
34	4500 SF
35	4500 SF
36	4500 SF
37	4500 SF
38	4694 SF
39	4922 SF
40	5906 SF
41	6368 SF
42	6866 SF
43	5409 SF
44	4741 SF

BLOCK (E)

LOT	AREA
1	5592 SF
2	4500 SF
3	4500 SF
4	4500 SF
5	4500 SF
6	5000 SF
7	4500 SF
8	4500 SF
9	4500 SF
10	4500 SF
11	5000 SF
12	4500 SF
13	4500 SF
14	4500 SF
15	4500 SF
16	4500 SF
17	4500 SF
18	4966 SF

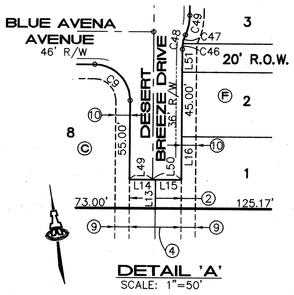
BLOCK (F)

LOT	AREA
1	5716 SF
2	4815 SF
3	4620 SF
4	4579 SF
5	4575 SF
6	4570 SF
7	4566 SF
8	4561 SF
9	5063 SF
10	5057 SF
11	5052 SF
12	5046 SF
13	5039 SF
14	4530 SF
15	4526 SF

BLOCK (J)

LOT	AREA
1	5757 SF
2	4533 SF

PARK
1.6619 AC



PLAT
FOR
DESERT SPRINGS SUBDIVISION UNIT THREE

BEING A REPLAT OF
TRACT C-1-A, DESERT SPRINGS SUBDIVISION
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34, T. 10 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY 1999

EASEMENT NOTES

1. EXISTING 50' TEMPORARY PUBLIC ROADWAY EASEMENT (02-20-97, 97C-55) VACATED BY THIS PLAT.
2. 36' PUBLIC WATERLINE, SANITARY SEWER AND PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT.
3. EXISTING 30' TEMPORARY SANITARY SEWER EASEMENT (12-04-97, BK BCR97-34, PGS 336-339)
4. EXISTING 36' PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (_____)
5. EXISTING 28' PUBLIC ROADWAY & UTILITY EASEMENT (03-30-98, 98C-86)
6. EXISTING 10' PUE (03-30-98, 98C-86)
7. EXISTING 35' RADIUS TEMPORARY ROADWAY EASEMENT (07-29-98, BK 9813, PG 2886) VACATED BY THIS PLAT.
8. EXISTING PUBLIC ROADWAY, PUBLIC WATER AND SEWER EASEMENT (11-13-97, BK CVR97-31, PGS 7630-7632), PORTION OF SOUTHERLY 62.38' FEET OF EASEMENT IS BEING RETAINED OUTSIDE OF DEDICATED RIGHT-OF-WAY.
9. EXISTING 10' PUBLIC UTILITY EASEMENT (_____)
10. 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.

PUBLIC UTILITY EASEMENTS

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

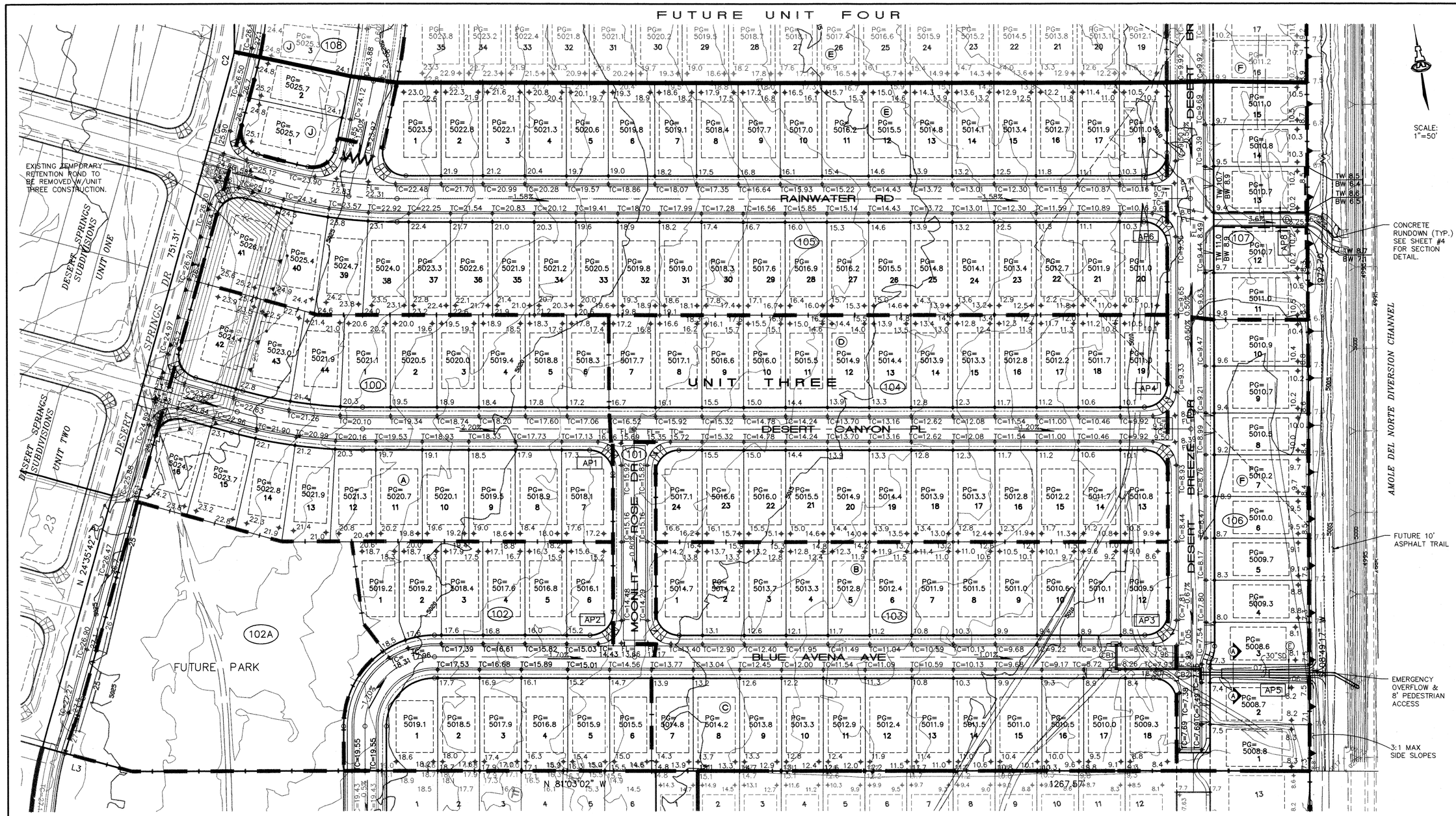
1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

079PT1.DWGems 05/25/99

SHEET 3 OF 3

CPN 618281 SHEET 3 OF 25



SCALE: 1"=50'

EASEMENTS & RIGHT-OF-WAY (TO BE GRANTED BY FINAL PLAT)

(D) 15' PUBLIC DRAINAGE RIGHT-OF-WAY

(E) 20' PUBLIC DRAINAGE & PEDESTRIAN RIGHT-OF-WAY

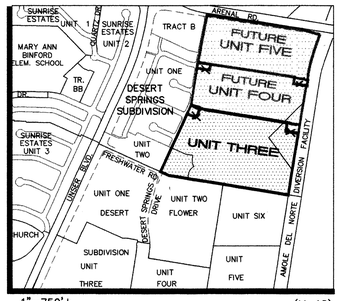
SCANNED BY MESA REPRO

LINE TABLE		
LINE	LENGTH	BEARING
L3	99.82	N 65°23'58" W

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2	400.00	24.42	12.21	24.42	N 22°50'46" E	03°29'52"

LEGEND

PG= 5014.9	PAD GRADE ELEVATION	(119)	BASIN ID NUMBER
+ TC=19.42	TOP OF CURB ELEVATION		BASIN BOUNDARY
+ FL=19.22	FLOW LINE ELEVATION		WATER BAR
+ 21.5	PROPOSED SPOT ELEVATION	AP12	ANALYSIS POINT
	EXISTING CONTOUR		
	PROPOSED CONTOUR		
+ 20.1	EXISTING SPOT ELEVATION		
-1.51%	FLOW ARROW		
	UNIT BOUNDARY		
TW 10.5 / BW 6.0	RETAINING WALL		



1"=750'± (M-10)

VICINITY MAP

SHEET 1 OF 4

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
052GRD1.DWGems 06/17/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT THREE-FIVE
UNIT THREE
GRADING & DRAINAGE PLAN

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

City Project No.	Zone Map No.	Sheet	Of
618281	M-10	—	

AS-BUILT INFORMATION
CONTRACTOR Mesa Concrete DATE 8/6/99
WORK STAKED BY C.O.A. DATE 8/6/99
INSPECTOR'S ACCEPTANCE BY S. Moore DATE 8/6/99
FIELD VERIFICATION BY S. Moore DATE 8/6/99
DRAWINGS CORRECTED BY M. Sedillo DATE 8/6/99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. DATE

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/97

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
06-17-99

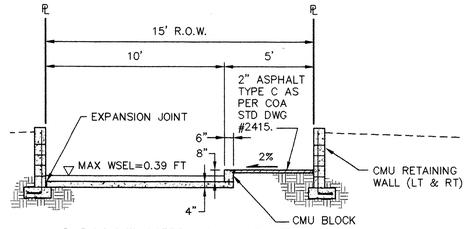
REVISIONS
NO. DATE REMARKS BY
DESIGN
DESIGNED BY DATE
DRAWN BY DATE
CHECKED BY DATE

SCANNED BY MESA REPRO

SHEET 4 of 25

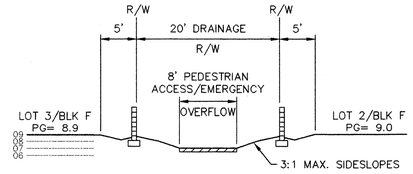
GRADING NOTES:

1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
2. ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 95% 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 STATUES, 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.

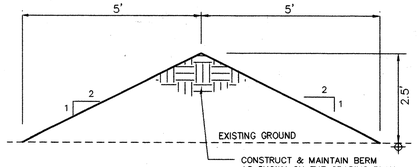


CONCRETE RUNDOWN CROSS-SECTION (AP8 & AP10)
1"=4'-0"

* FINAL DESIGN TO BE DETERMINED @ D.R.C.



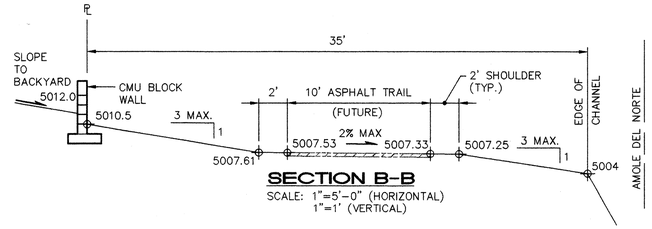
SECTION A-A EMERGENCY OVERFLOW
SCALE: 1"= 10'



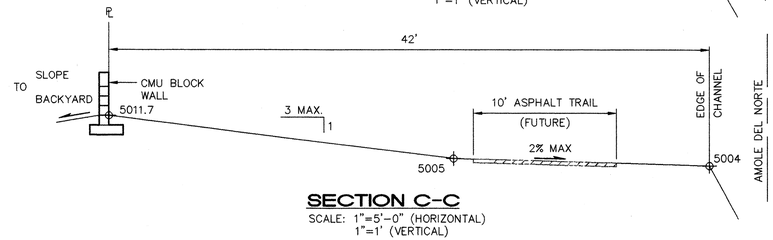
EROSION CONTROL BERM
SCALE: 1"=2'

EROSION CONTROL

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



SECTION B-B
SCALE: 1"=5'-0" (HORIZONTAL)
1"=1' (VERTICAL)



SECTION C-C
SCALE: 1"=5'-0" (HORIZONTAL)
1"=1' (VERTICAL)

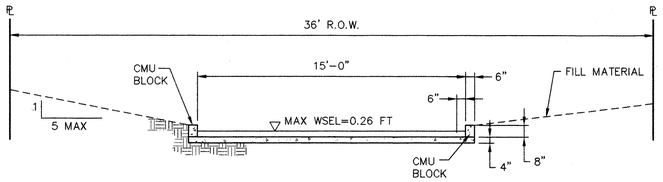
ESTIMATED EARTHWORK QUANTITIES

EXCAVATION = 48280*
FILL = 60215*
* 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:

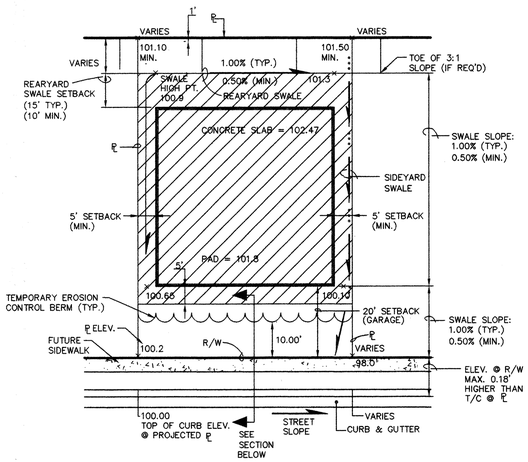
1. TO PROVIDE A 10' WIDE TRENCHING PATH ON THE CORRESPONDING LOT LINE
2. ±6" (5% MAX. CROSS SLOPE) ACROSS THE PATH'S WIDTH.
3. NO GRADE BREAKS (BENCHES) AT LOT LINES OR AT EASEMENT INTERSECTIONS.
4. IN AREAS WHERE THE 10' TRENCHING PATH ENCROACHES UPON PONDING AREAS, THOSE PONDS ARE NOT TO BE EXCAVATED OR FORMED UNTIL SUCH TIME THAT ALL UTILITIES HAVE BEEN INSTALLED AND THE TRENCHES PROPERLY BACKFILLED.
5. WHERE THE 10' TRENCHING PATH ENCROACHES UPON A DWELLING UNIT'S PAD, THE PATH SHALL BE AT THE SAME ELEVATION AS THE PAD TO INSURE THE PAD'S CERTIFICATION.



CONCRETE RUNDOWN CROSS-SECTION (AP13) SECTION D-D
1"=4'-0"

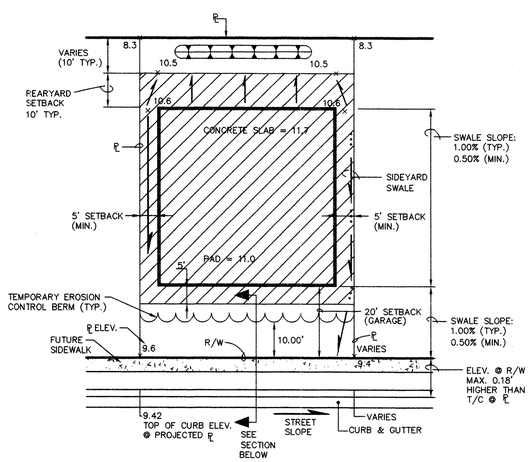
* FINAL DESIGN TO BE DETERMINED @ D.R.C.

COMPACTION ZONE- CONSTRACTOR SHALL COMPACT SOILS IN THIS AREA TO A MINIMUM OF 95% COMPACTION PER ASTM D698, FOR A DEPTH OF 12 INCES.

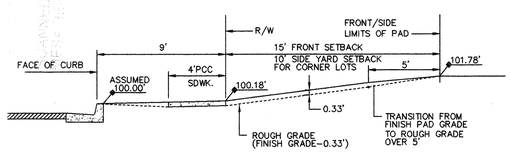


TYPICAL LOT GRADING SHOWING COMPACTION ZONE
1"=20'

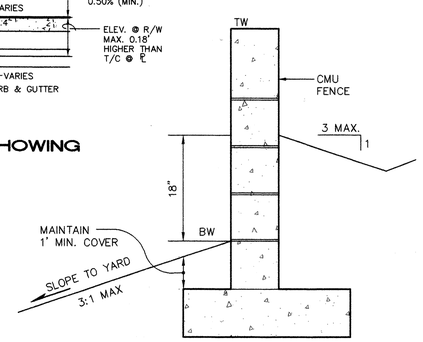
COMPACTION ZONE- CONSTRACTOR SHALL COMPACT SOILS IN THIS AREA TO A MINIMUM OF 95% COMPACTION PER ASTM D698, FOR A DEPTH OF 12 INCES.



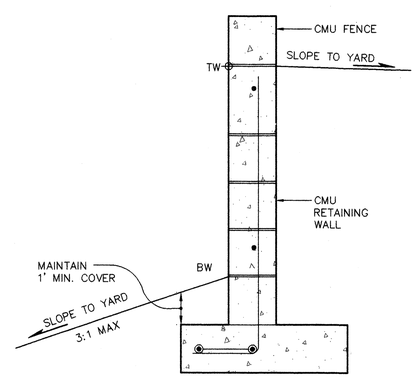
TYPICAL LOT GRADING SHOWING COMPACTION ZONE
1"=20'
*ALONG DESERT BREEZE DRIVE ONLY



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



FUTURE - BY OTHERS REAR LOT LINE PRIVACY WALL DETAIL
SCALE: 1"=1'



REAR/SIDE LOT LINE RETAINING WALL DETAIL
SCALE: 1"=1'

* SEE GRADING PLAN FOR TOP & BOTTOM OF PROPOSED WALLS

AS-BUILT INFORMATION
CONTRACTOR Flow Concepts DATE 1/00
WORK STAKED BY K.O.A. DATE 1/00
INSPECTOR'S ACCEPTANCE BY S. Maes DATE 1/00
FIELD VERIFICATION BY S. Maes DATE 1/00
MAP CORRECTED BY M.E. Sedillo DATE 6/00

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 1/97

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
6-17-99

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

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY	M.J.C.	DATE 2/99
DRAWN BY	A.N.W.	DATE 2/99
CHECKED BY	F.C.A.	DATE 2/99

SHEET 4 OF 4

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
052GDTL1.DWGems 06/17/99

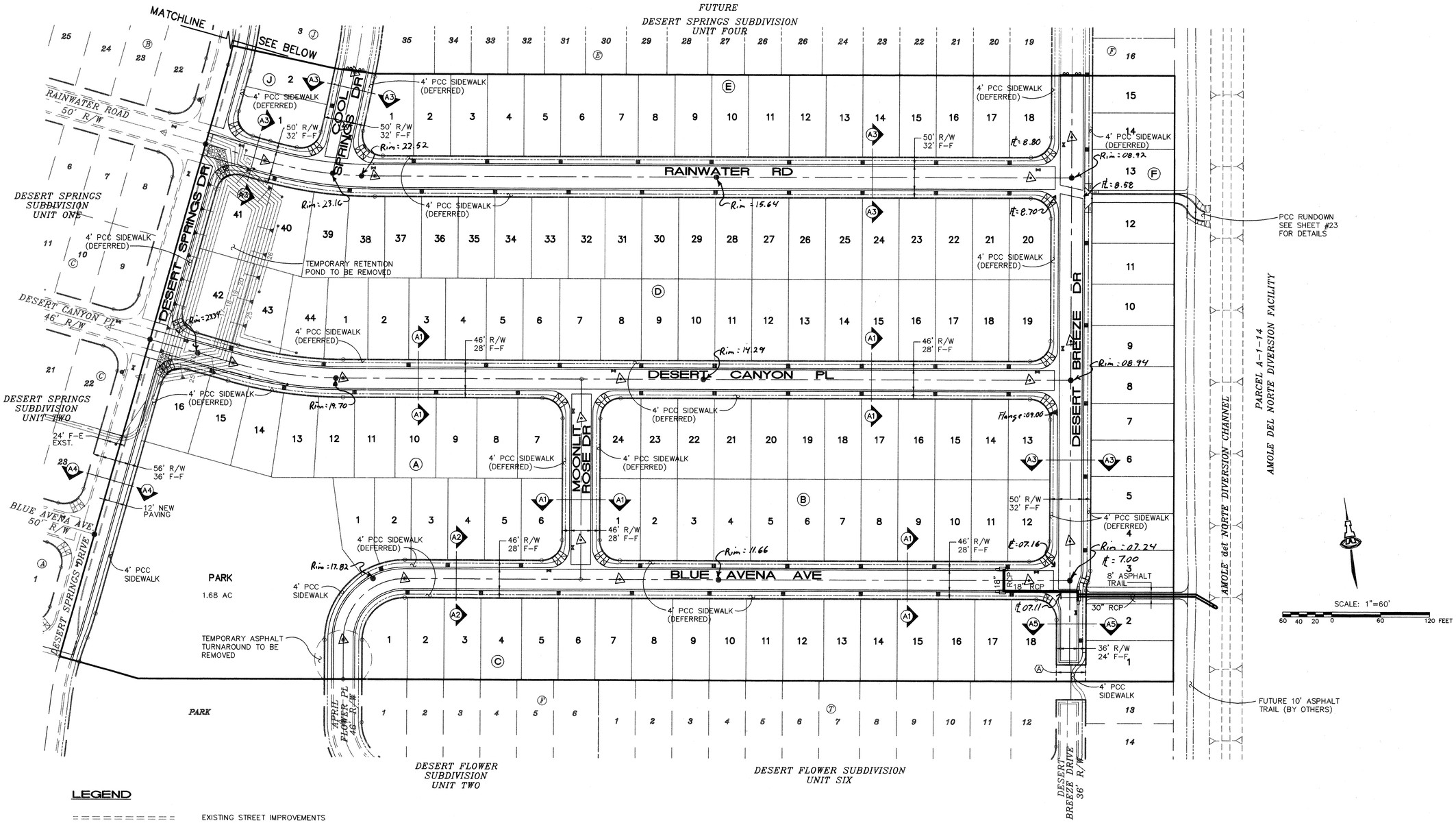
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT THREE-FIVE
GRADING DETAILS & SECTIONS

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

City Project No. 618281 | Zone Map No. M-10 | Sheet — Of

Sheet 5 of 25

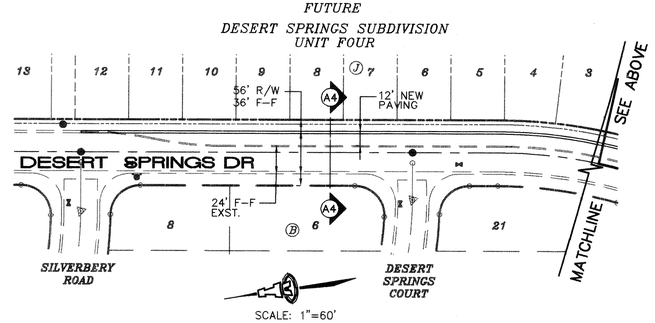


LEGEND

- EXISTING STREET IMPROVEMENTS
- PROPOSED STREET IMPROVEMENTS
- FUTURE STREET IMPROVEMENTS
- WHEEL CHAIR RAMP
- VALLEY GUTTER
- (A) BLOCK NO.
- 20 LOT NO.
- STORM DRAIN
- STORM DRAIN CATCH BASIN
- SIDEWALK BY OTHERS
- SIDEWALK THIS CONTRACT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT

EASEMENTS

(A) 36' PUBLIC WATER, SANITARY SEWER AND PEDESTRIAN ACCESS EASEMENT TO BE GRANTED BY FINAL PLAT.



SCANNED BY MESA REPRO

AS-BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY		DATE
INSPECTOR'S ACCEPTANCE	BY	DATE
FIELD VERIFICATION	BY	DATE
DRAWINGS CORRECTED	BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

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

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

SURVEY INFORMATION

FIELD NOTES	
ALS	1/97

ENGINEER'S SEAL

FRED C. ARFMAN — STATE OF NEW MEXICO — 7382 — REGISTERED PROFESSIONAL ENGINEER — 06-22-99

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	MJC	DATE 2/99
DRAWN BY	RFH	DATE 2/99
CHECKED BY	FCA	DATE 2/99

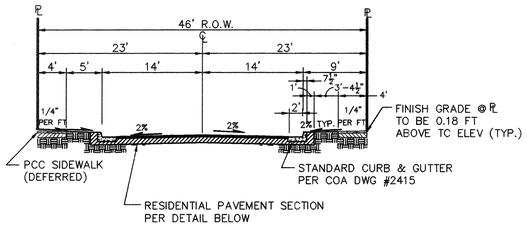
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
079PMSTR.DWGems 06/18/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT THREE
MASTER PAVING PLAN
PAVING PLAN & PROFILE

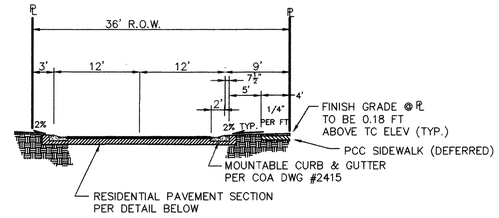
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED REVIEW & APPROVAL COMMITTEE	APPROVED 1999 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
618281	M-10	6	25



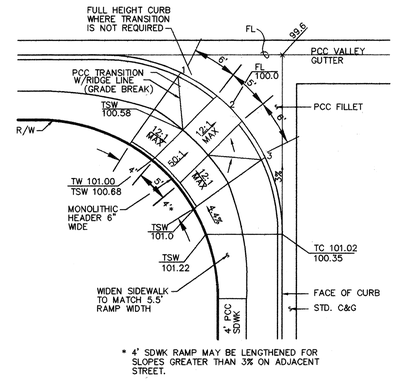
SECTION A1

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

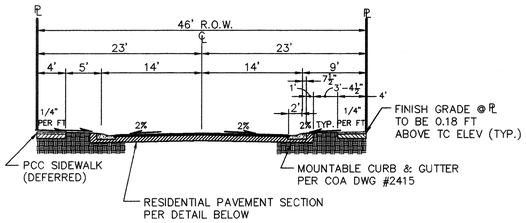


SECTION A5

TYPICAL 36' R.O.W. RESIDENTIAL STREET SECTION
1"=10'

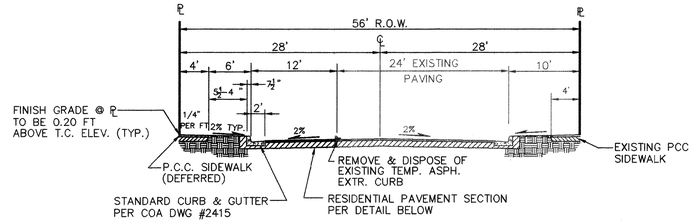


A.D.A. WHEELCHAIR RAMP
DETAIL 'A'
SCALE: 1"=10'



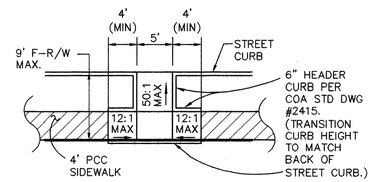
SECTION A2

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

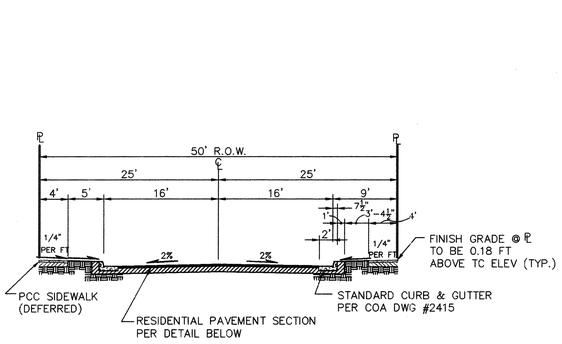


SECTION A4

TYPICAL 56' R.O.W. RESIDENTIAL STREET SECTION
1"=10'

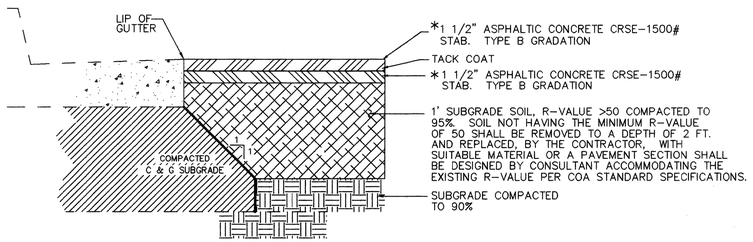


WHEELCHAIR RAMP
DETAIL 'B'
SCALE: 1"=10'



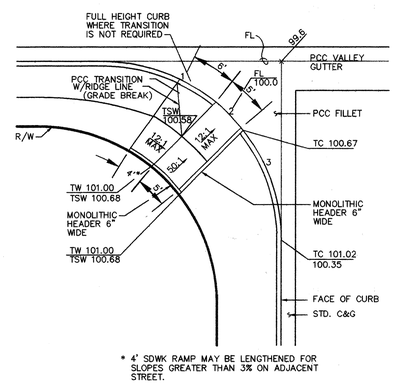
SECTION A3

TYPICAL 50' R.O.W. RESIDENTIAL STREET SECTION
1"=10'

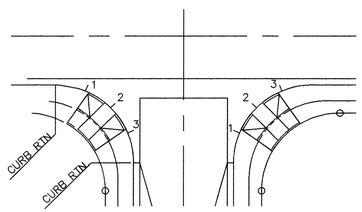


RESIDENTIAL PAVING SECTION
NTS (PER COA STD. DWG. No. 2405)

DESERT SPRINGS DRIVE
*2" ASPHALTIC CONCRETE COURSE
(PER WO #5785.81)



WHEELCHAIR RAMP
DETAIL 'C'
SCALE: 1"=10'



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

QUARTER POINT DETAIL
NTS

AS-BUILT INFORMATION
CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

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

SURVEY INFORMATION
FIELD NOTES
1 — ALS — 1/97

ENGINEER'S SEAL
FRED C. ARFMAN — STATE OF NEW MEXICO — 7322 — REGISTERED PROFESSIONAL ENGINEER
6-10-10

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY MJC DATE 2/99
DRAWN BY RFH DATE 2/99
CHECKED BY FCA DATE 2/99

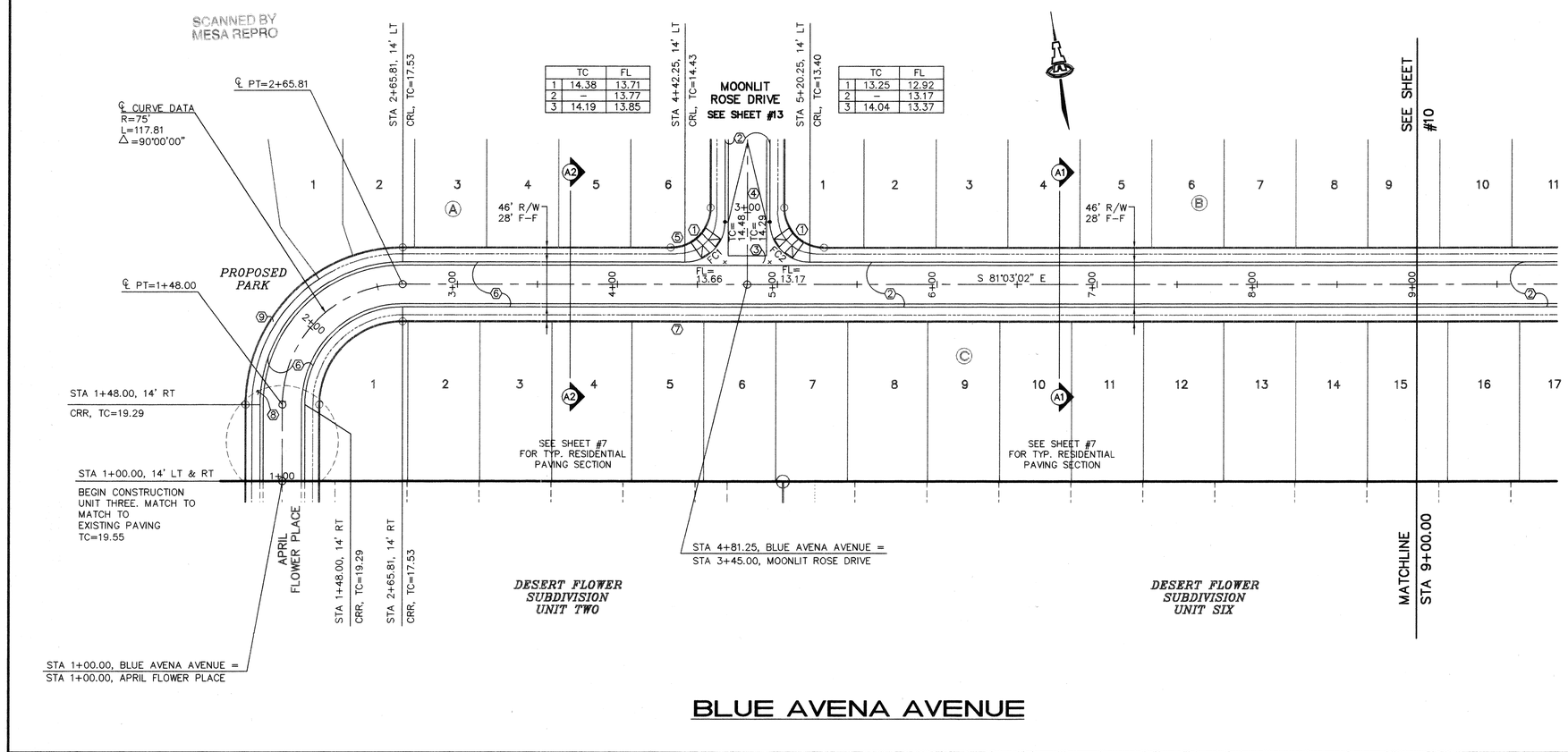
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
079PMSTR.DWGerns 06/04/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **DESERT SPRINGS SUBDIVISION, UNIT THREE**
PAVING DETAILS & SECTIONS
PAVING PLAN & PROFILE

Design Review Committee — City Engineer Approval — Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.
JUL - 1 1999 — OCT - 6 1999 — CITY ENGINEER

City Project No. 618281 — Zone Map No. M-10 — Sheet 7 Of 25

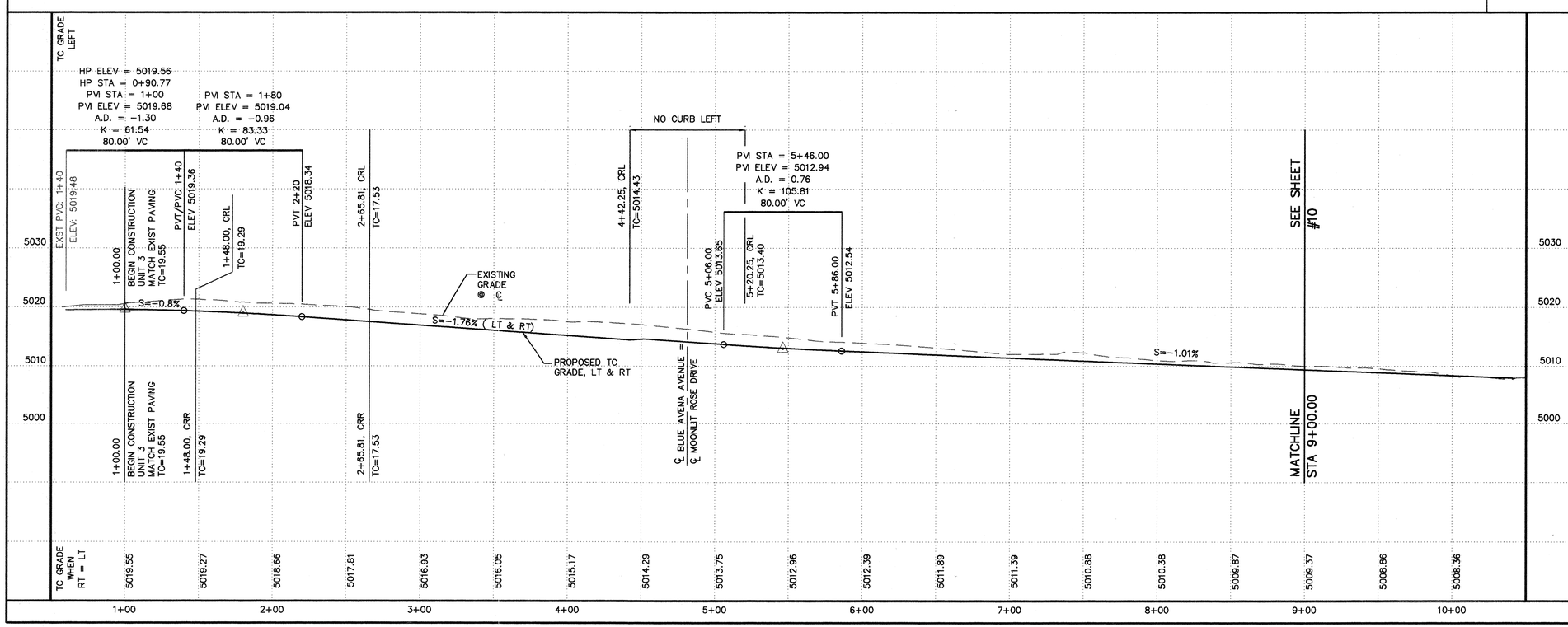


	TC	FL
1	14.38	13.71
2	–	13.77
3	14.19	13.85

	TC	FL
1	13.25	12.92
2	–	13.17
3	14.04	13.37

BLUE AVENA AVENUE

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



KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #7.
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 4+42.25, 14' RT TO STA 4+52.25, 14' RT; TRANSITION FROM MOUNTABLE TO STANDARD CURB & GUTTER.
8. REMOVE AND DISPOSE OF 302 SY OF TEMPORARY ASPHALT.
9. STA 1+00.00 TO STA 2+21.02 CONSTRUCT 4' PCC SIDEWALK PER COA STD DWG #2430.

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"

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

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

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/97

MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

ENGINEER'S SEAL
FRED C. ARFMAN
STATE OF NEW MEXICO
7332
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REVISIONS REMARKS	BY

		DATE
DESIGNED BY	MJC	2/99
DRAWN BY	RFH	2/99
CHECKED BY	FCA	2/99

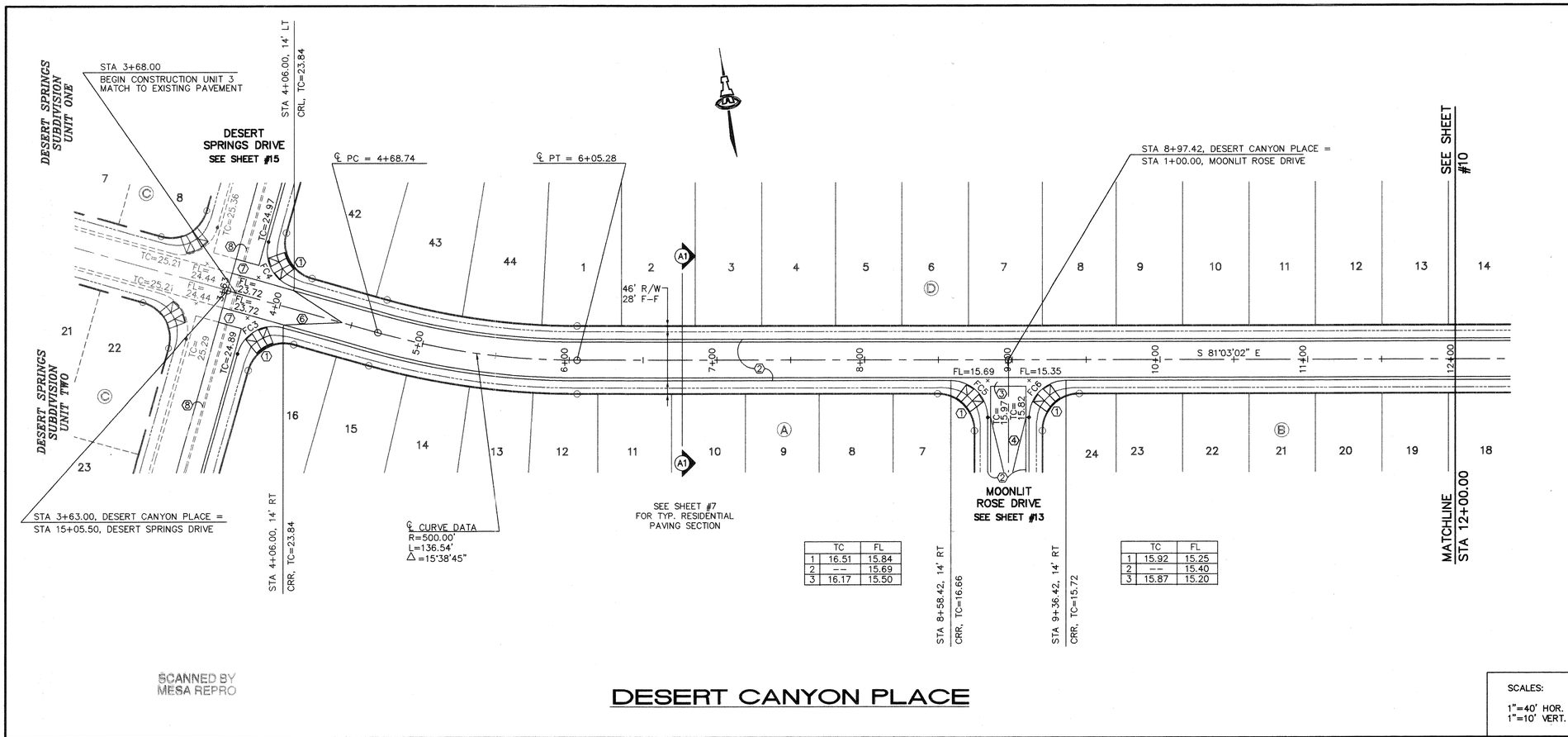
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
079PV1.DWGrfh 06/18/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT THREE
BLUE AVENA AVENUE
STA 1+00.00 TO STA 9+00.00
PAVING PLAN & PROFILE

Design Review Committee | City Engineer Approval: APPROVED OCT - 8 1999 CITY ENGINEER | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 618281 | Zone Map No. M-10 | Sheet 8 Of 25



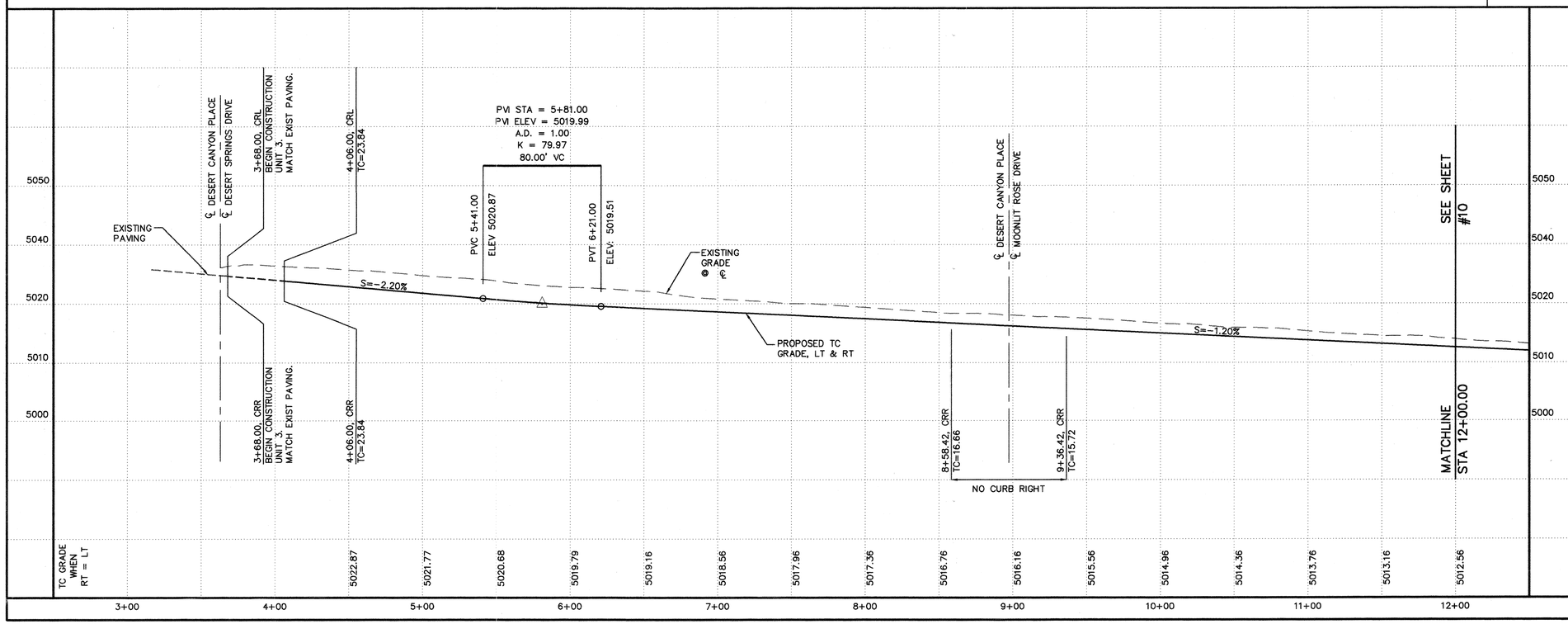
	TC	FL
1	16.51	15.84
2	--	15.69
3	16.17	15.50

	TC	FL
1	15.92	15.25
2	--	15.40
3	15.87	15.20

SCANNED BY
MESA REPRO

DESERT CANYON PLACE

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



KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #7.
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. NOT USED
6. CROWN TO QUARTER CROWN TRANSITION 37.5' MIN LENGTH. MAINTAIN 0.50% CROSS SLOPE THROUGH THE INTERSECTION.
7. CONSTRUCT PCC VALLEY GUTTER 10' WIDE, 3/4" INVERT PER COA STD DWG #2422. MATCH TO EXISTING.
8. REMOVE & DISPOSE OF EXTRUDED ASPHALT CURB.

FACE OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
FC3	39.27	25.00	90°00'00"
FC4	39.27	25.00	90°00'00"
FC5	39.27	25.00	90°00'00"
FC6	39.27	25.00	90°00'00"

AS-BUILT INFORMATION
CONTRACTOR
WORK STAKED BY
DATE
INSPECTOR'S ACCEPTANCE BY
DATE
FIELD VERIFICATION BY
DATE
DRAWINGS CORRECTED BY
DATE
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

BENCH MARKS
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ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/97

ENGINEER'S SEAL
FRED C. ARFMAN
STATE OF NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER
01-07-99

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY MJC DATE 2/99
DRAWN BY RFH DATE 2/99
CHECKED BY FCA DATE 2/99

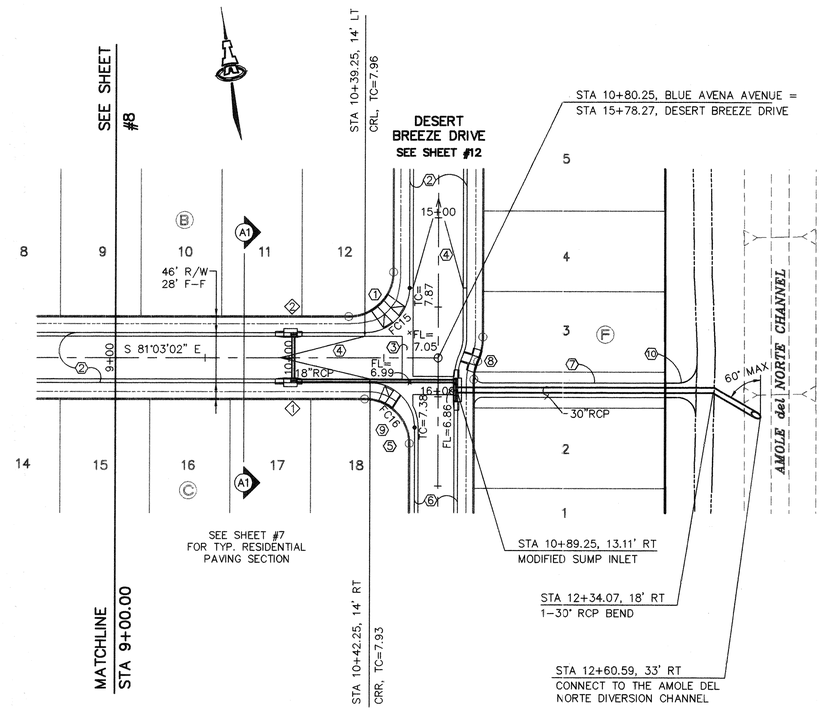
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
079PV2.DWGrfh 06/16/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

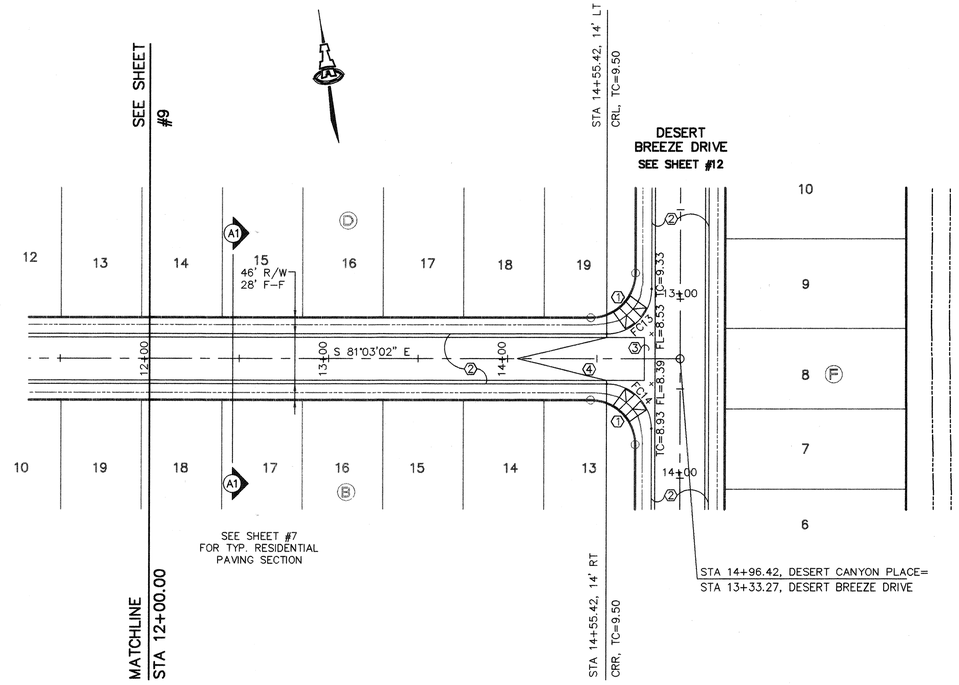
TITLE: DESERT SPRINGS SUBDIVISION, UNIT THREE
DESERT CANYON PLACE
STA 3+63.00 TO STA 12+00.00
PAVING PLAN & PROFILE

Design Review Committee: APPROVED JUL 14 1999 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED OCT - 8 1999 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 618281 | Zone Map No. M-10 | Sheet 9 Of 25



BLUE AVENA AVENUE

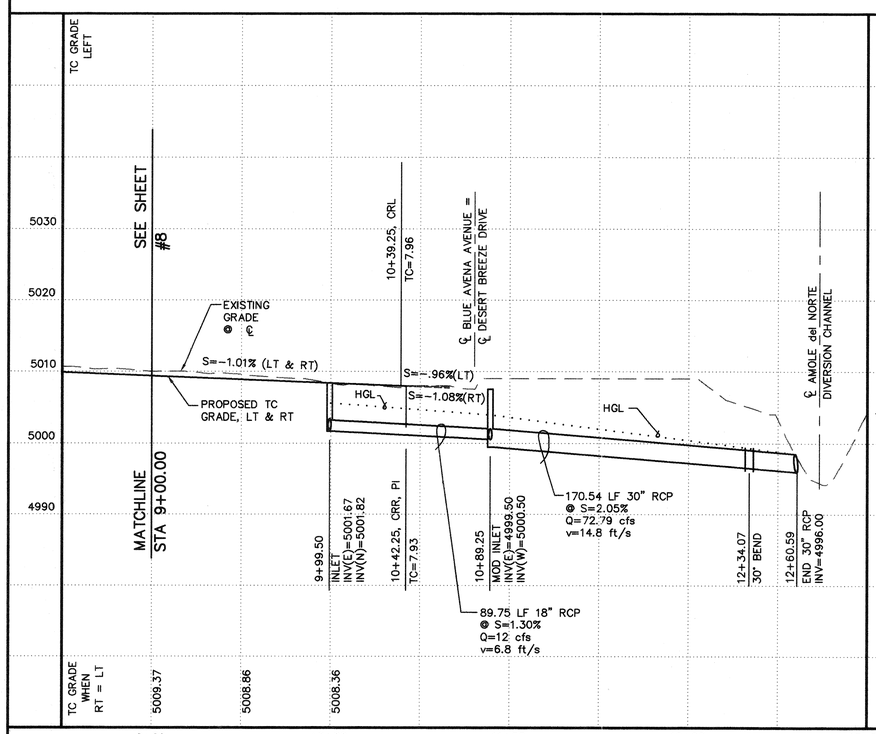


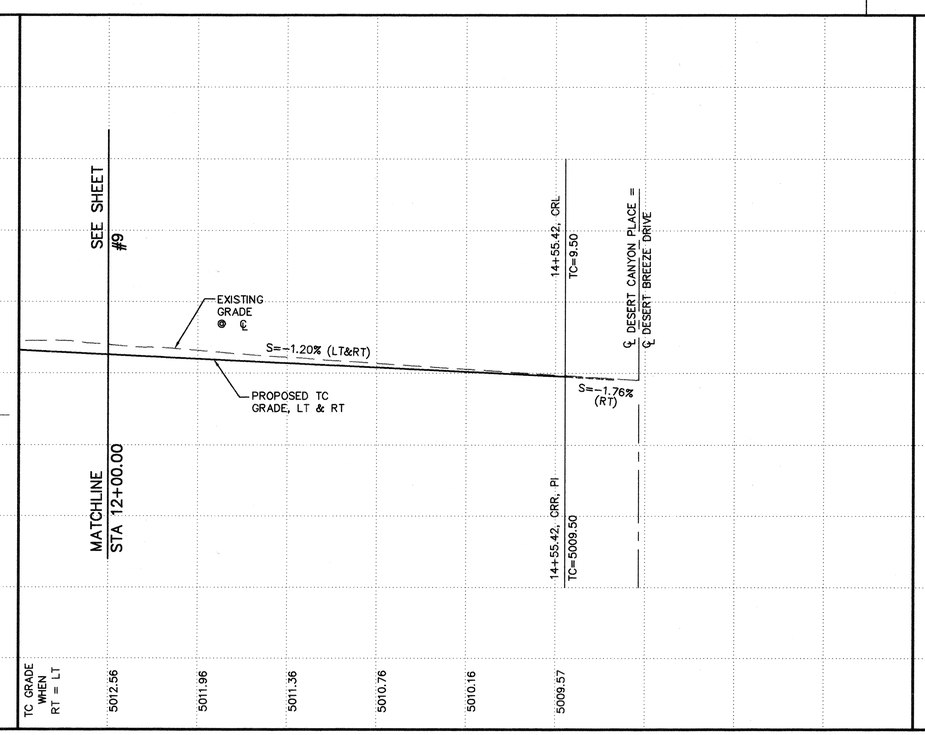
DESERT CANYON PLACE

SCANNED BY
MESA REPRO

SCALES:

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





KEYED CONSTRUCTION NOTES ⬡

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #7.
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. CONSTRUCT 8'-2" ASPHALT TRAIL PER COA STD DWG #2415.
8. CONSTRUCT HANDICAP RAMP PER DETAIL 'B' ON SHEET #7.
9. CONSTRUCT HANDICAP RAMP PER DETAIL 'C' ON SHEET #7.
10. TRAIL CONNECTION BY OTHERS.

FACE OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
FC13	39.27	25.00	90°00'00"
FC14	39.27	25.00	90°00'00"
FC15	39.27	25.00	90°00'00"
FC16	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	9+99.50, 14' RT	7.46	1.67
2	TYPE A	9+99.50, 14' LT	7.46	2.16

*STATIONING IS TO MIDPOINT OF GRATE @ FACE OF CURB

CONNECTOR PIPE INFORMATION

FROM INLET NO. ◇	Q (CFS)	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
2	6	18"	26'	0.013

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
079PV3.DWGrfh 07/06/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT THREE
BLUE AVENA AVE & DESERT CANYON PL
STA 9+00.00 TO STA 13+00.00 STA 12+00.00 TO STA 14+96.42
PAVING PLAN & PROFILE

Design Review Committee — City Engineer Approval — APPROVED OCT - 8 1999 CITY ENGINEER — Mo./Day/Yr. — Last Design Update — Mo./Day/Yr.

City Project No. 618281 | Zone Map No. M-10 | Sheet 10 Of 25

AS-BUILT INFORMATION
CONTRACTOR — WORK STAKED BY — INSPECTOR'S ACCEPTANCE BY — VERIFICATION BY — DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE — NO.

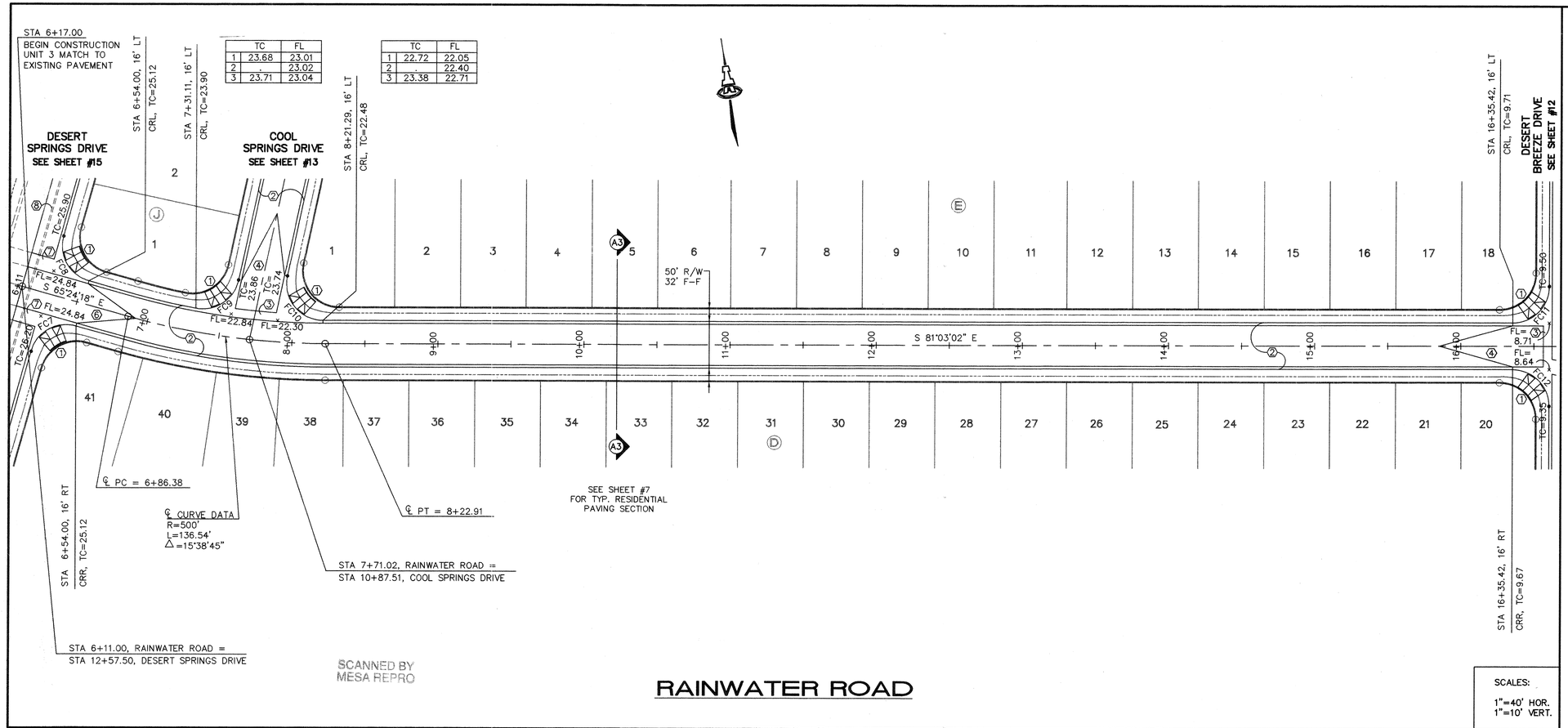
BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/97

ENGINEER'S SEAL
FRED C. ARFMAN — STATE OF NEW MEXICO — 7322 — REGISTERED PROFESSIONAL ENGINEER — 01-07-99

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY MJC DATE 2/99
DRAWN BY RFH DATE 2/99
CHECKED BY FCA DATE 2/99

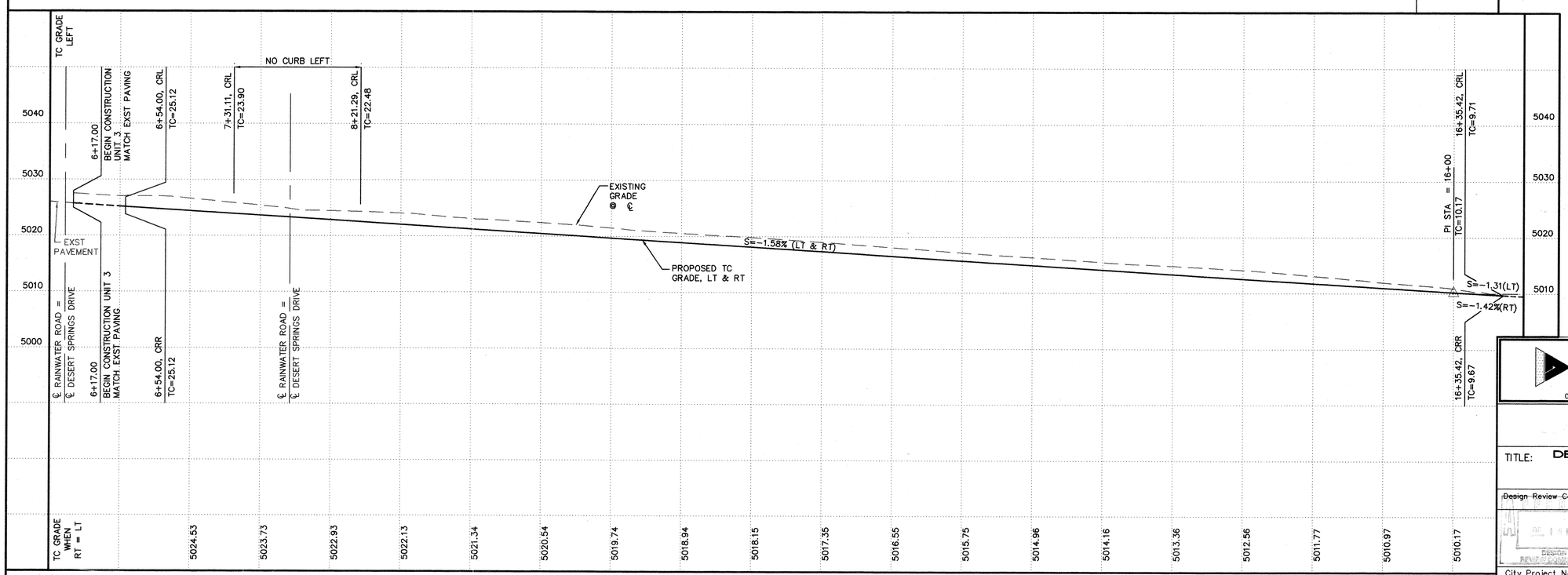


	TC	FL
1	23.68	23.01
2	.	23.02
3	23.71	23.04

	TC	FL
1	22.72	22.05
2	.	22.40
3	23.38	22.71

RAINWATER ROAD

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



KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #7.
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. NOT USED
6. CROWN TO QUARTER CROWN TRANSITION 37.5' MIN LENGTH. MAINTAIN 0.5% CROSS SLOPE THROUGH THE INTERSECTION.
7. CONSTRUCT PCC VALLEY GUTTER 10' WIDE, 3/4" INVERT PER COA STD DWG #2422. MATCH TO EXISTING.
8. REMOVE & DISPOSE OF EXTRUDED ASPHALT CURB.

FACE OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
FC7	39.27	25.00	90°00'00"
FC8	39.27	25.00	90°00'00"
FC9	38.54	25.00	88°19'23"
FC10	44.59	25.00	102°11'47"
FC11	39.27	25.00	90°00'00"
FC12	39.27	25.00	90°00'00"

AS-BUILT INFORMATION
CONTRACTOR
WORK STAKED BY / DATE
INSPECTOR'S ACCEPTANCE BY / DATE
FIELD VERIFICATION BY / DATE
DRAWINGS CORRECTED BY / DATE
MICRO-FILM INFORMATION
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BENCH MARKS
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ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/97

ENGINEER'S SEAL
FRED C. ARFMAN
STATE OF NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER
6-10-99

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY MJC DATE 2/99
DRAWN BY RFH DATE 2/99
CHECKED BY FCA DATE 2/99

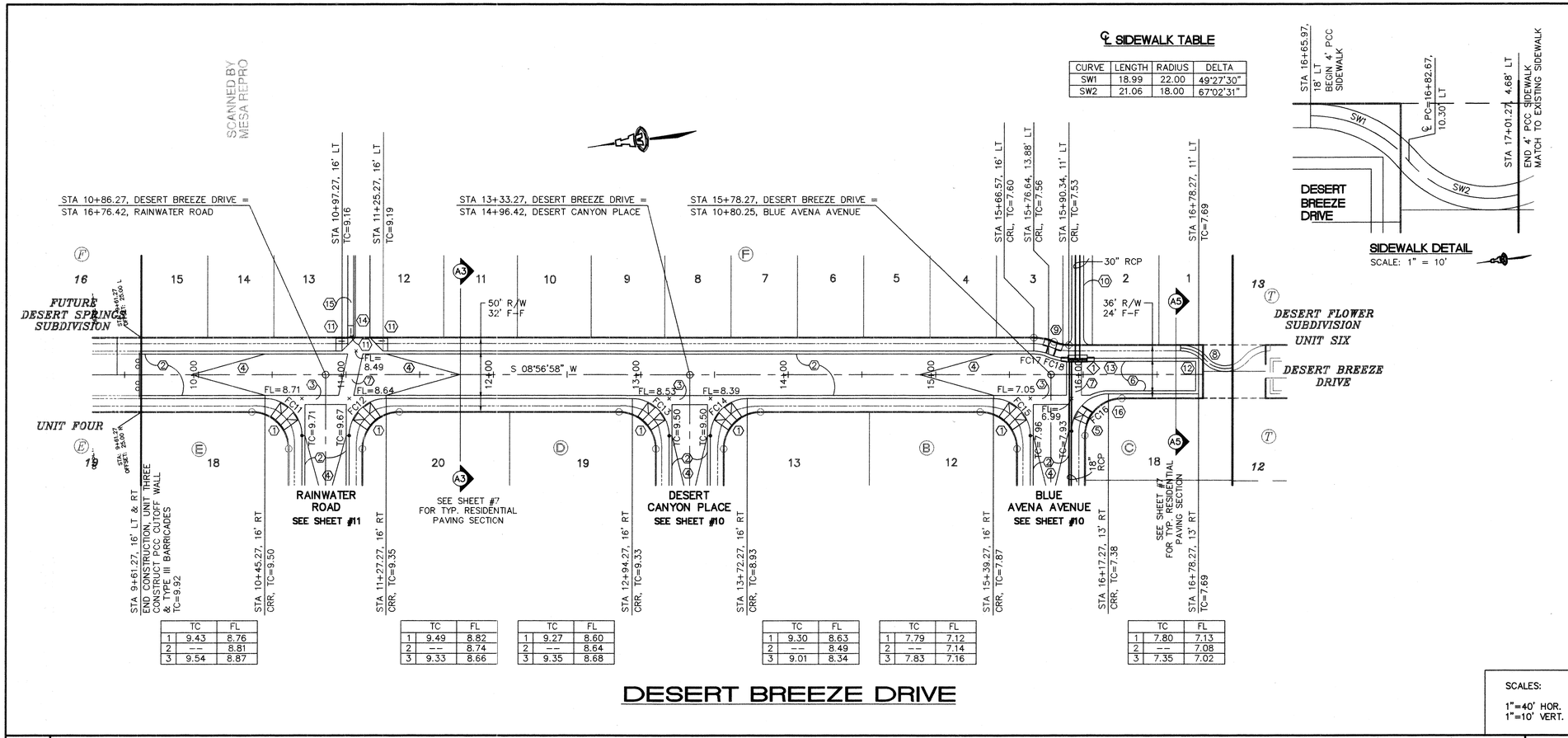
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
079PV4.DWGrfh 06/16/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT THREE
RAINWATER ROAD
STA 6+11.00 TO STA 16+35.42
PAVING PLAN & PROFILE

Design Review Committee: JUL 1 1999 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED OCT - 8 1999 CITY ENGINEER
Last Design Update: Mo./Day/Yr. Mo./Day/Yr.

City Project No. 618281 | Zone Map No. M-10 | Sheet 11 Of 25



	TC	FL
1	9.43	8.76
2	---	8.81
3	9.54	8.87

	TC	FL
1	9.49	8.82
2	---	8.74
3	9.33	8.66

	TC	FL
1	9.27	8.60
2	---	8.64
3	9.35	8.68

	TC	FL
1	9.30	8.63
2	---	8.49
3	9.01	8.34

	TC	FL
1	7.79	7.12
2	---	7.14
3	7.83	7.16

	TC	FL
1	7.80	7.13
2	---	7.08
3	7.35	7.02

℄ SIDEWALK TABLE

CURVE	LENGTH	RADIUS	DELTA
SW1	18.99	22.00	49°27'30"
SW2	21.06	18.00	67°02'31"

SIDEWALK DETAIL

SCALE: 1" = 10'

KEYED CONSTRUCTION NOTES

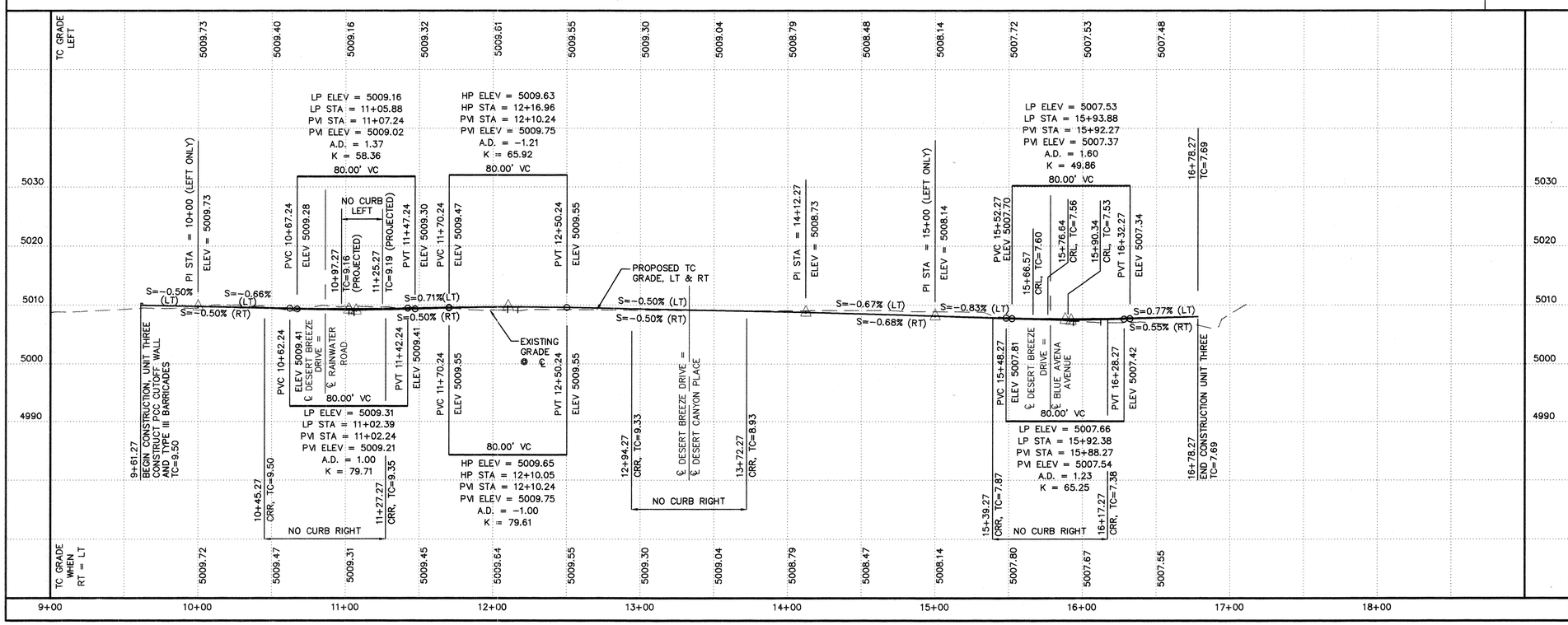
1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #7.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. TRANSITION FROM MOUNTABLE TO STANDARD CURB PER COA STD DWG #2418.
6. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
7. CONSTRUCT PCC VALLEY GUTTER 10' WIDE, 3/4" INVERT PER COA STD DWG #2422.
8. STA 16+65.97 TO STA 17+01.27 CONSTRUCT 4' PCC SIDEWALK PER COA STD DWG #2430. SEE SIDEWALK DETAIL LEFT.
9. CONSTRUCT HANDICAP RAMP PER DETAIL 'B' ON SHEET #7.
10. CONSTRUCT 8'-2" ASPHALT TRAIL PER COA STD DWG #2415.
11. CONSTRUCT HANDICAP RAMP PER COA STD DWG #2426.
12. 6" PCC HEADER CURB PER COA STD DWG #2415.
13. STA 16+10 TO STA 16+17.27 TRANSITION FROM STANDARD C&G TO MOUNTABLE C&G.
14. SEE SHEET #23 FOR RUNDOWN DETAILS.
15. CONSTRUCT 5'-2" ASPHALT TRAIL PER COA STD DWG #2415.
16. CONSTRUCT HANDICAP RAMP PER DETAIL 'C' ON SHEET #7.

FACE OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
FC11	39.27	25.00	90°00'00"
FC12	39.27	25.00	90°00'00"
FC13	39.27	25.00	90°00'00"
FC14	39.27	25.00	90°00'00"
FC15	39.27	25.00	90°00'00"
FC16	39.27	25.00	90°00'00"
FC17	10.37	25.00	23°45'29"
FC18	14.10	34.00	23°45'29"

DESERT BREEZE DRIVE

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



STORM DRAIN INLET INFORMATION

INLET NO. ◇	INLET TYPE	STATION* & OFFSET	TOP GR. EL.
1	TYPE A MOD THROAT 4 GRATES	15+96.27, 11' LT	5.96

*STATIONING IS TO MIDPOINT OF GRATE @ FACE OF CURB

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079PV5.DWGems 06/22/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT THREE
DESERT BREEZE DRIVE
STA 9+61.27 TO STA 17+01.27
PAVING PLAN & PROFILE

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

City Project No. 618281 | Zone Map No. M-10 | Sheet 12 Of 25

AS-BUILT INFORMATION
CONTRACTOR | DATE
WORK STAKED BY | DATE
INSPECTOR'S AS-BUILT MARKS BY | DATE
FIELD VERIFICATION BY | DATE
DRAWINGS CORRECTED BY | DATE
MICRO-FILM INFORMATION
RECORDED BY | DATE
NO.

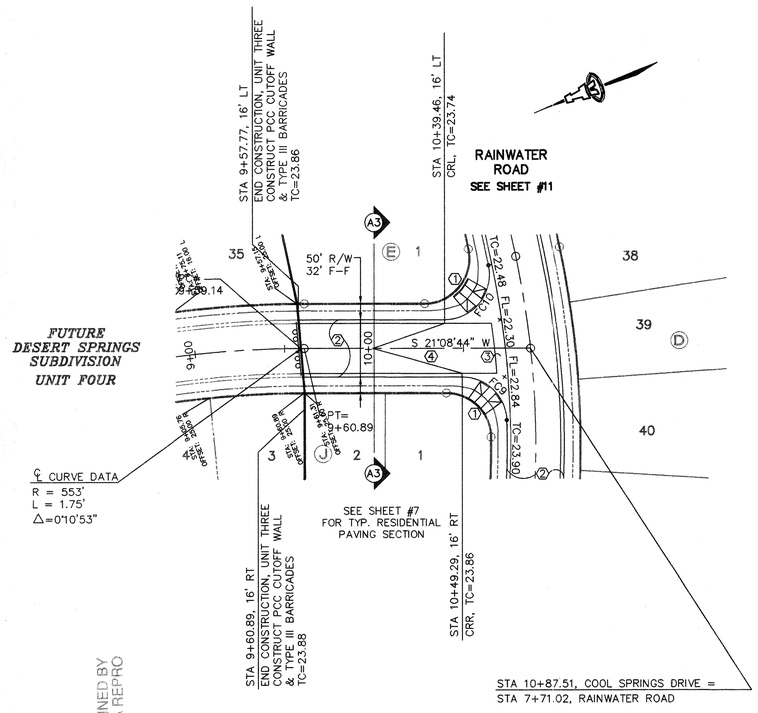
BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

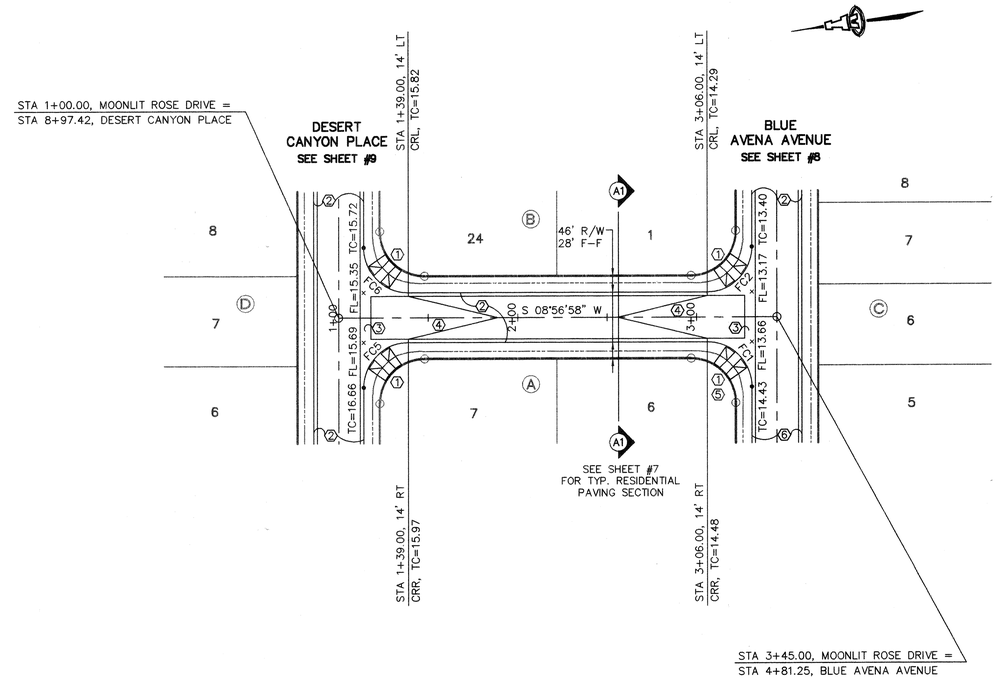
SURVEY INFORMATION
FIELD NOTES
1 | 1/97 | ALS

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7352 REGISTERED PROFESSIONAL ENGINEER
6-30-99

NO.	DATE	REMARKS	BY
		REVISIONS	

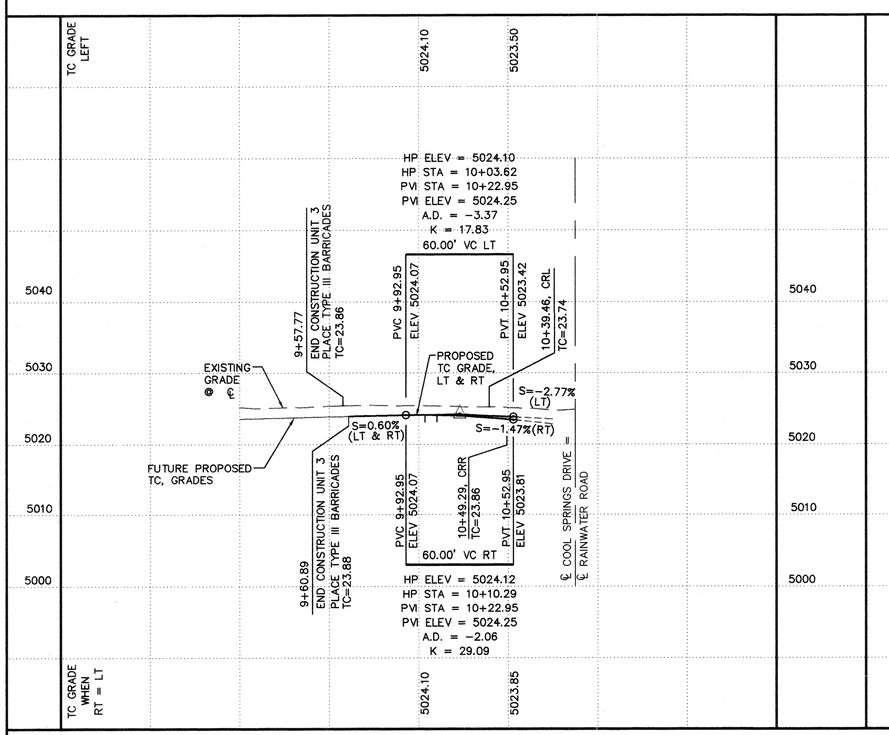
DESIGN
DESIGNED BY MJC DATE 2/99
DRAWN BY RFH DATE 2/99
CHECKED BY FCA DATE 2/99



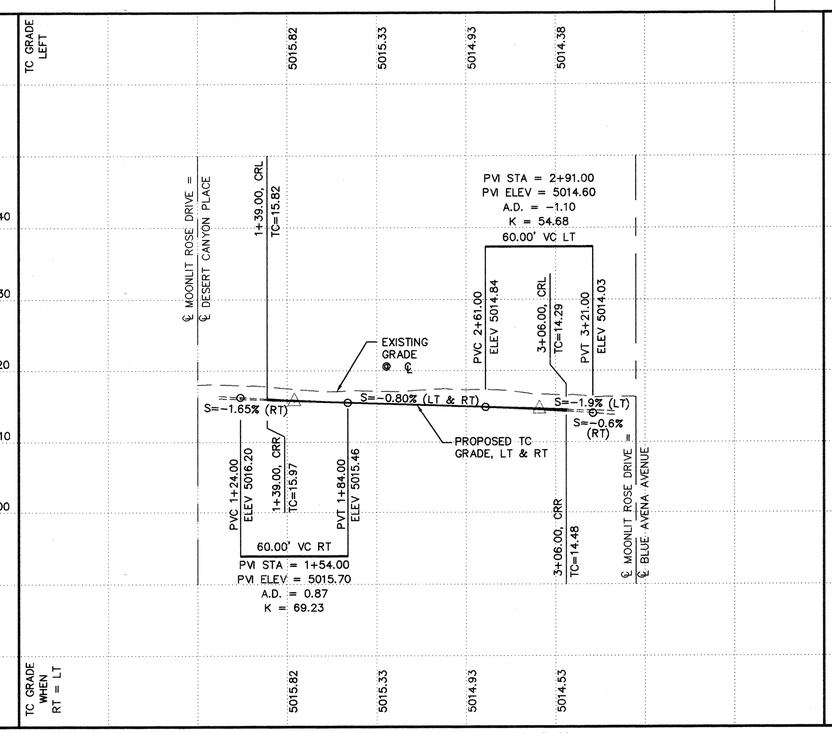


SCANNED BY
MESA REPRO

COOL SPRINGS DRIVE



MOONLIT ROSE DRIVE



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

KEYED CONSTRUCTION NOTES

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

FACE OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
FC1	39.27	25.00	90°00'00"
FC2	39.27	25.00	90°00'00"
FC5	39.27	25.00	90°00'00"
FC6	39.27	25.00	90°00'00"
FC9	38.54	25.00	88°19'23"
FC10	44.59	25.00	102°11'47"

AS-BUILT INFORMATION

CONTRACTOR
WORK STAKED BY
INSPECTOR'S ACCEPTANCE BY
DATE
RECORD VERIFICATION BY
DATE
DRAWINGS CORRECTED BY
DATE
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

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

SURVEY INFORMATION
FIELD NOTES

1	ALS	1/97

ENGINEER'S SEAL
FRED C. ARFMAN
STATE OF NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER
99-10-20

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

DESIGNED BY	MJC	DATE	2/99
DRAWN BY	RFH	DATE	2/99
CHECKED BY	FCA	DATE	2/99

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128 Monroe Street N.E.
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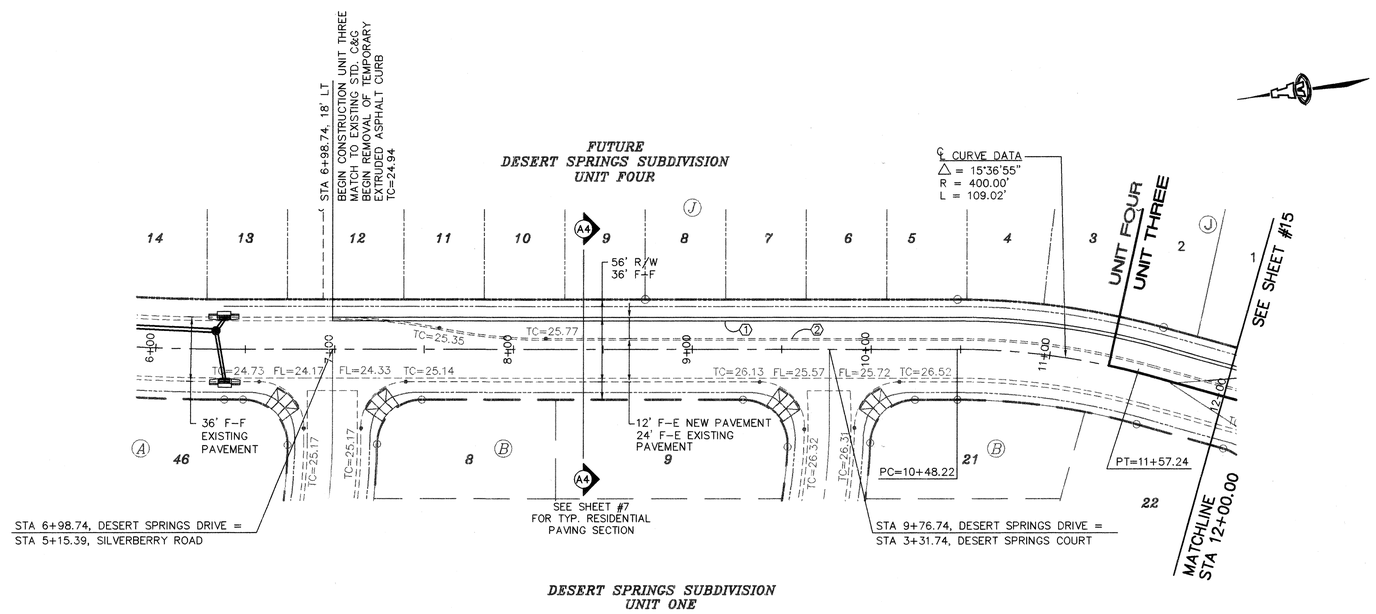
079PV6.DWGrfh 06/04/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT THREE
MOONLIT ROSE DR & COOL SPRINGS DR
STA 1+00.00 TO STA 3+45.00 STA 9+60.89 TO STA 10+87.51
PAVING PLAN & PROFILE

Design Review Committee — 1999 — DESIGN REVIEW COMMITTEE
City Engineer Approval — APPROVED — OCT - 8 1999 — CITY ENGINEER
Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

City Project No. 618281 | Zone Map No. M-10 | Sheet 13 Of 25

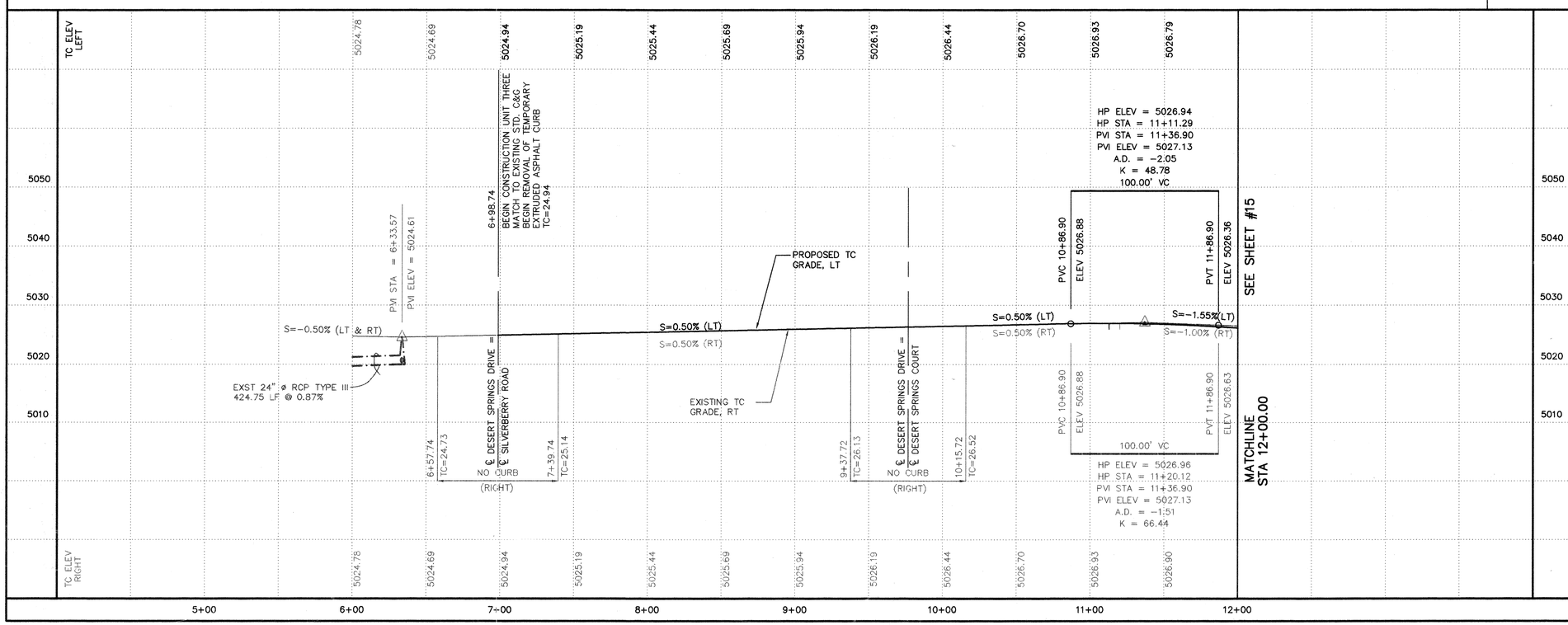


KEYED CONSTRUCTION NOTES

1. STANDARD CURB & GUTTER PER COA STD DWG #2415.
2. REMOVE & DISPOSE OF 504 LF OF TEMPORARY EXTRUDED ASPHALT CURB.

DESERT SPRINGS DRIVE

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



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MESA REPRO

SURVEY INFORMATION		
FIELD NOTES		
1	ALS	1/97

AS-BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

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

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

ENGINEER'S SEAL

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

NO.	DATE	REMARKS	BY
1			

REVISIONS

DESIGN		
DESIGNED BY	MJC	DATE 2/99
DRAWN BY	RFH	DATE 2/99
CHECKED BY	FCA	DATE 2/99

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
079PV7.DWGems VIEW: 2 06/16/99

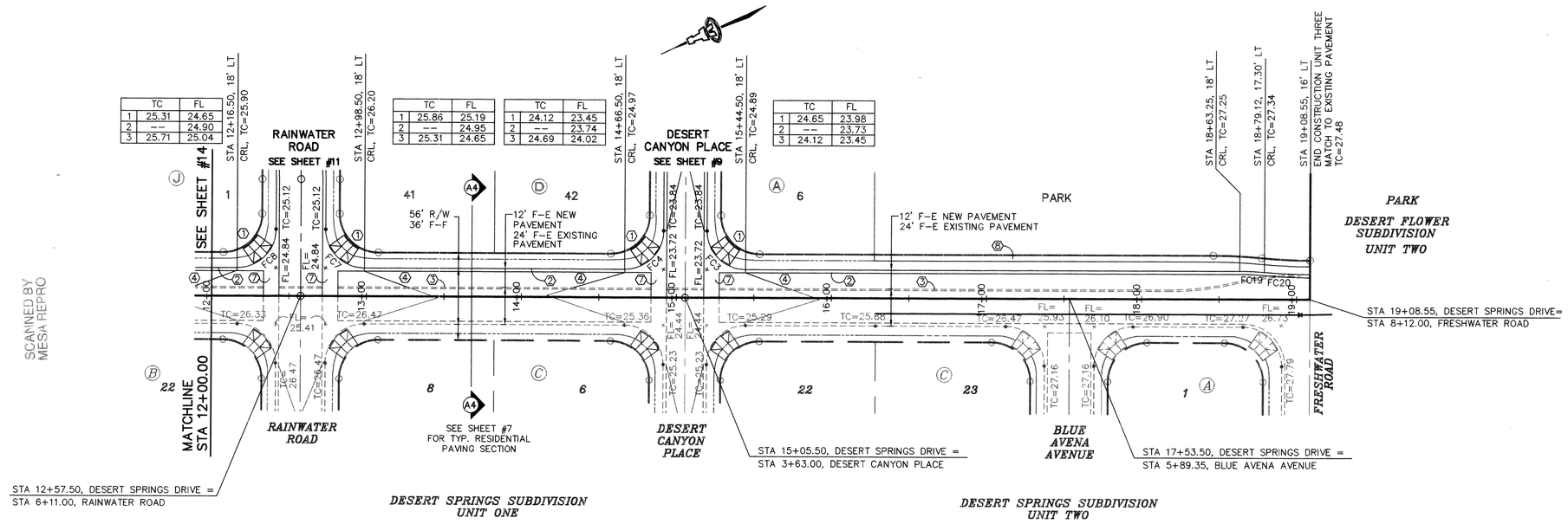
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT THREE
DESERT SPRINGS DRIVE
STA 6+98.74 TO STA 12+00.00
PAVING PLAN & PROFILE

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

APPROVED
OCT - 8
CITY ENGINEER

City Project No.	Zone Map No.	Sheet	Of
618281	M-10	14	25



SCANNED BY MESA REPRO

KEYED CONSTRUCTION NOTES

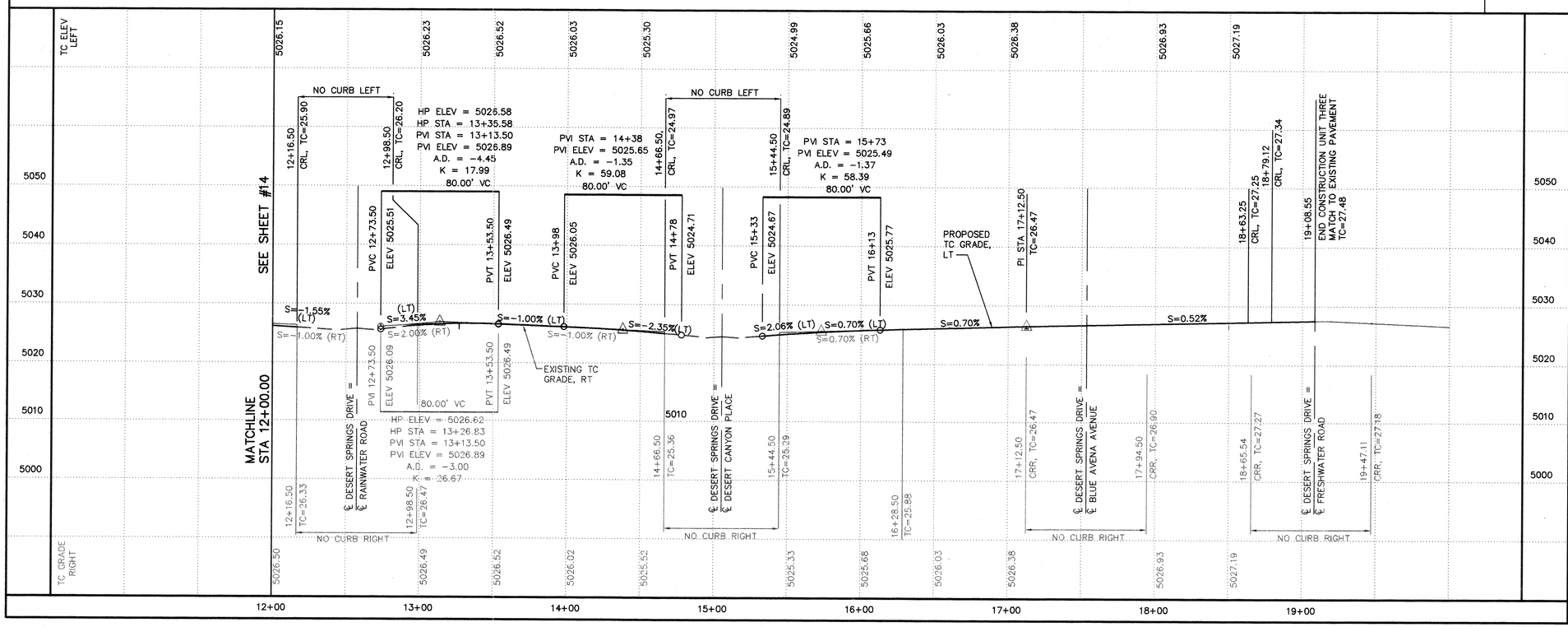
1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #7.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. REMOVE & DISPOSE OF 704 LF OF TEMPORARY EXTRUDED ASPHALT CURB.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. NOT USED
6. NOT USED
7. CONSTRUCT PCC VALLEY GUTTER 10' WIDE, 3/4" INVERT PER COA STD DWG #2422. MATCH TO EXISTING.
8. STA 16+27.50, 28' LT TO STA 19+08.55, 28' LT CONSTRUCT 4' PCC SIDEWALK PER COA STD DWG #2430.

FACE OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
FC3	39.27	25.00	90°00'00"
FC4	39.27	25.00	90°00'00"
FC7	39.27	25.00	90°00'00"
FC8	39.27	25.00	90°00'00"
FC19	15.88	180.00	05°03'22"
FC20	29.47	334.00	05°03'22"

DESERT SPRINGS DRIVE

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



AS-BUILT INFORMATION

CONTRACTOR | DATE
WORK STAKED BY | DATE
INSPECTOR'S ACCEPTANCE BY | DATE
FIELD VERIFICATION BY | DATE
DRAWINGS CORRECTED BY | DATE

BENCH MARKS

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

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

MICRO-FILM INFORMATION

RECORDED BY | DATE
NO.

SURVEY INFORMATION

FIELD NOTES

1	ALS	1/97

ENGINEER'S SEAL

FRED C. ARFMAN, STATE OF NEW MEXICO, 7322, REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY MJC DATE 2/99
DRAWN BY RFH DATE 2/99
CHECKED BY FCA DATE 2/99

ISAACSON & ARFMAN, P.A.
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Albuquerque New Mexico
079PV7.DWGems VIEW: 1 06/16/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT THREE
DESERT SPRINGS DRIVE
STA 12+00.00 TO STA 19+08.55
PAVING PLAN & PROFILE

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

OCT - 6 1999
CITY ENGINEER

City Project No. 618281 | Zone Map No. M-10 | Sheet 15 Of 25

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

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

RESTRAINED JOINT LENGTHS, L_T, 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

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

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.

RAINWATER: SHUT–OFF VALVES 1, 2 & 3 TO PROVIDE A NON–PRESSURE CONNECTION.

DESERT CANYON PLACE: SHUT–OFF VALVES 3, 4 & 5 TO PROVIDE A NON–PRESSURE CONNECTION.

BLUE AVENA AVENUE: SHUT–OFF VALVE 6 TO PROVIDE A NON–PRESSURE CONNECTION.

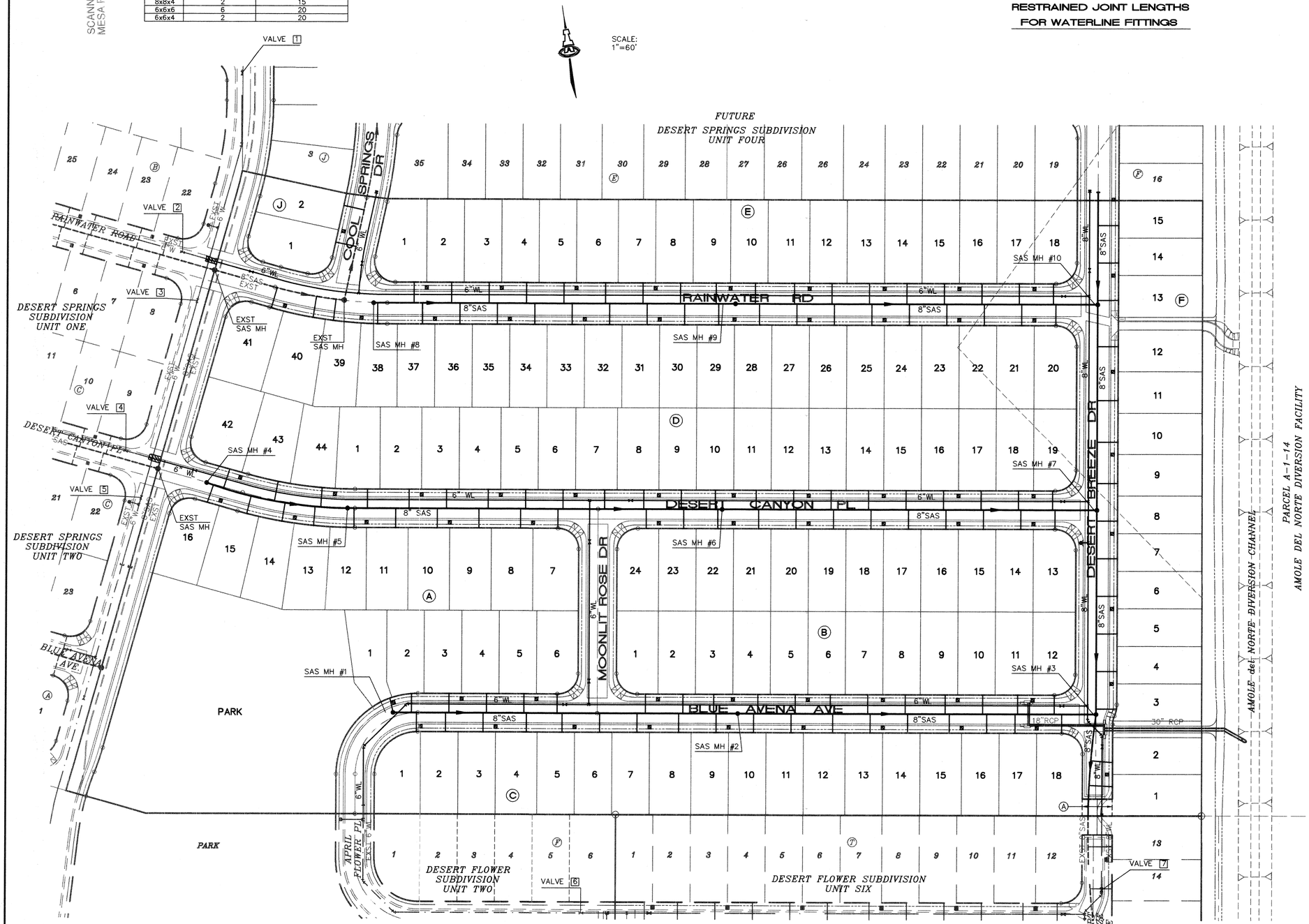
DESERT BREEZE DRIVE: SHUT–OFF VALVE 7 TO PROVIDE A NON–PRESSURE CONNECTION.

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

EASEMENT NOTES

(A) 36' PUBLIC WATERLINE, SANITARY SEWER AND PEDESTRIAN ACCESS EASEMENT TO BE GRANTED BY FINAL PLAT.



AS–BUILT INFORMATION		
CONTRACTOR		
WORK STAKED BY		DATE
INSPECTOR'S ACCEPTANCE		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE
MICRO–FILM INFORMATION		
RECORDED BY		DATE
NO.		

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

SURVEY INFORMATION		
FIELD NOTES		
1	ALS	1/97

ENGINEER'S SEAL

FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER 07-07-99

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	MJC	2/99
DRAWN BY	RFH	2/99
CHECKED BY	FCA	2/99

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
079UMSTR.DWGems 06/16/99

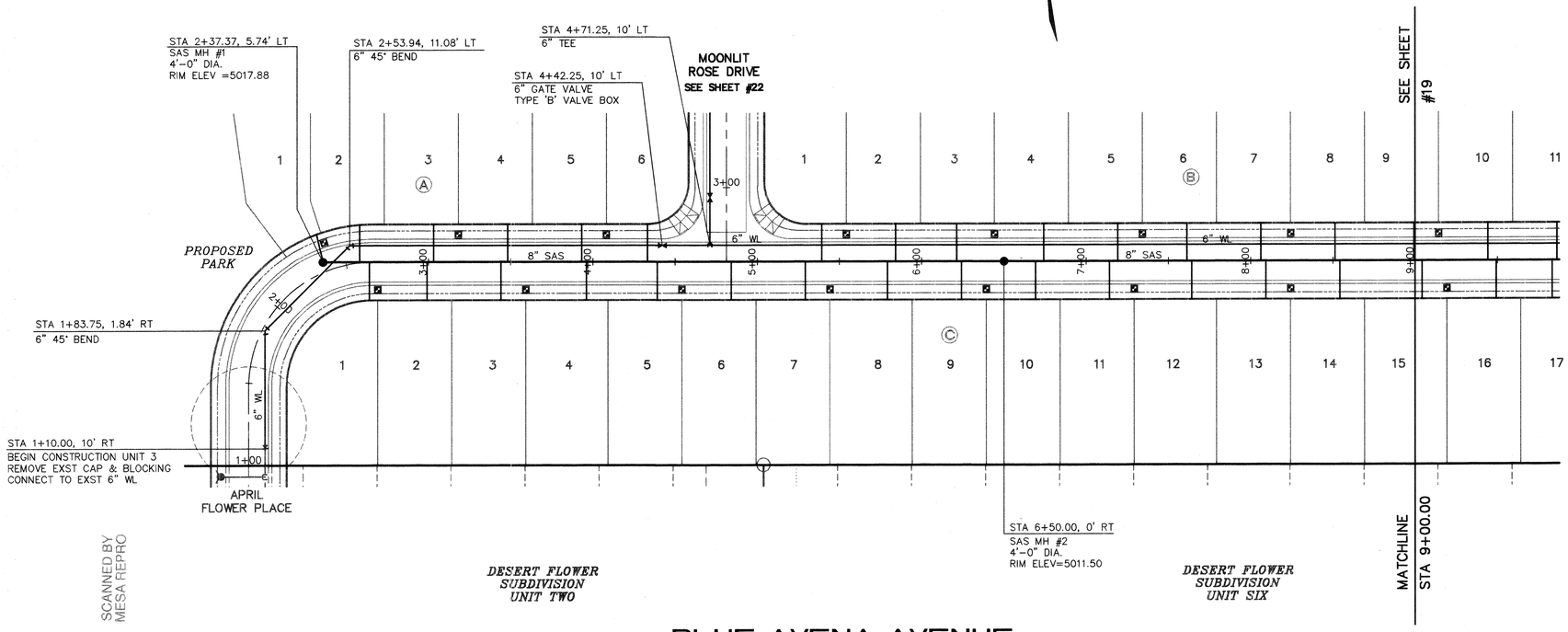
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT THREE

MASTER UTILITY PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
JUL 1999	APPROVED OCT – 8 1999 CITY ENGINEER			

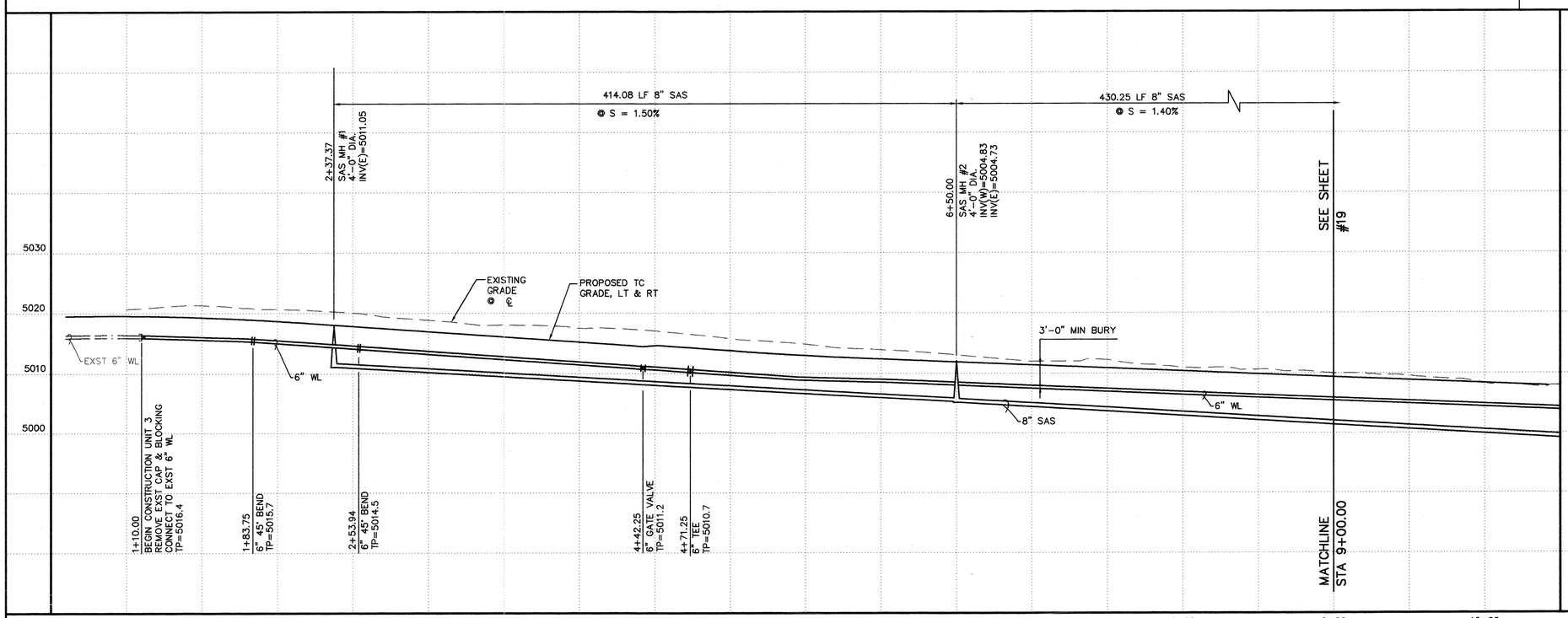
City Project No.	Zone Map No.	Sheet	Of
618281	M–10	16	25



SCANNED BY MESA REPRO

BLUE AVENA AVENUE

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 #16 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #16 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

UTILITY SERVICE TABLE

LOT NO./ BLOCK	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ R/W
1/A	2+41.52, 13'	2+39.33, 17'	13.1
2/A		2+60.02, 23'	12.6
3/A	3+18.25, 7'	3+03.25, 23'	11.9
4/A		3+48.25, 23'	11.1
5/A	4+08.25, 7'	3+93.25, 23'	10.3
6/A		4+33.25, 23'	9.6
1/B	5+54.25, 7'	5+39.25, 23'	8.1
2/B		5+84.25, 23'	7.6
3/B	6+44.25, 7'	6+21.25, 23'	7.2
4/B		6+74.25, 23'	6.6
5/B	7+34.25, 7'	7+19.25, 23'	6.2
6/B		7+61.25, 23'	5.8
7/B	8+24.25, 7'	8+06.25, 23'	5.3
8/B		8+51.25, 23'	4.9
9/B	9+14.25, 7'	8+99.25, 23'	4.4
1/C	2+69.25, 27'	2+63.56, 23'	12.6
2/C		2+99.25, 23'	12.0
3/C	3+59.25, 27'	3+44.25, 23'	11.2
4/C		3+96.25, 23'	10.2
5/C	4+54.25, 27'	4+39.25, 23'	9.5
6/C		4+84.25, 23'	9.0
7/C	5+44.25, 27'	5+29.25, 23'	8.2
8/C		5+79.25, 23'	7.6
9/C	6+39.25, 27'	6+24.25, 23'	7.2
10/C		6+69.25, 23'	6.7
11/C	7+29.25, 27'	7+14.25, 23'	6.2
12/C		7+64.25, 23'	5.7
13/C	8+24.25, 27'	8+09.25, 23'	5.3
14/C		8+54.25, 23'	4.8

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

AS-BUILT INFORMATION

CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS

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

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

SURVEY INFORMATION

FIELD NOTES		
ALS	1/97	
1		

ENGINEER'S SEAL

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

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

		DATE
DESIGNED BY	MJC	2/99
DRAWN BY	RFH	2/99
CHECKED BY	FCA	2/99

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
079UTL1.DWGrfh 06/15/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

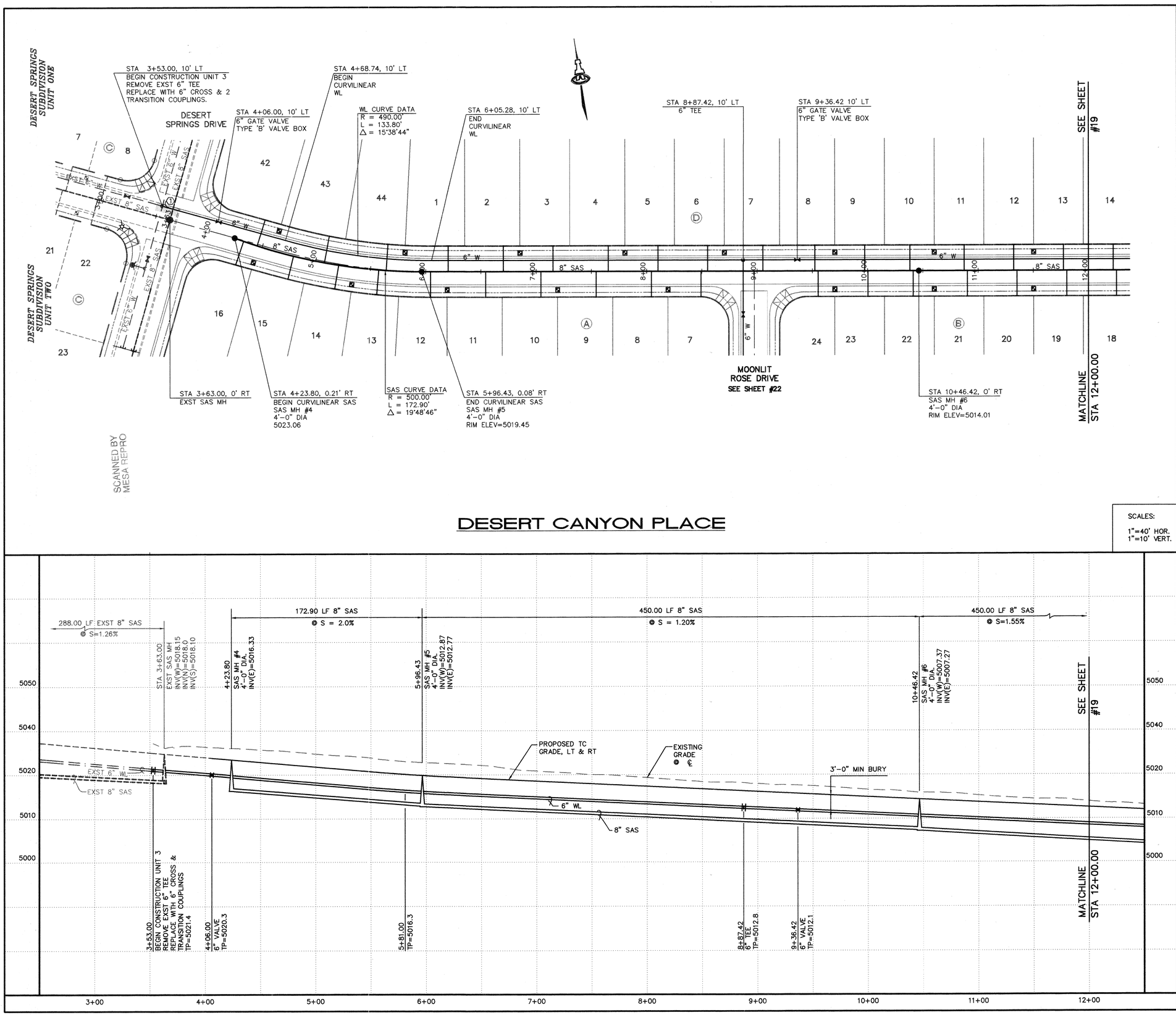
TITLE: DESERT SPRINGS SUBDIVISION, UNIT THREE
BLUE AVENA AVENUE
STA 1+00.00 TO STA 9+00.00
UTILITY PLAN & PROFILE

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

DESIGN REVIEW COMMITTEE

APPROVED 07-8-1999 CITY ENGINEER

City Project No.	Zone Map No.	Sheet	Of
618281	M-10	17	25



SCANNED BY MESA REPRO

DESERT CANYON PLACE

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 #16 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #16 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

KEYED CONSTRUCTION NOTES ⬡

1. REMOVE, DISPOSE & REPLACE 16 SY OF ASPHALT PER COA STD DWG #2465.

UTILITY SERVICE TABLE

LOT NO.	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ R/W
7/A	8+19.42, 7'	8+49.42, 23'	11.8
8/A		8+04.42, 23'	12.3
9/A	7+19.42, 7'	7+54.42, 23'	12.9
10/A		7+04.42, 23'	13.5
11/A	6+19.42, 7'	6+54.42, 23'	14.1
12/A		6+04.46, 23'	14.7
13/A	5+35.41, 7'	5+57.74, 23'	15.4
14/A		5+21.07, 23'	16.3
15/A	4+46.00, 7'	4+79.62, 23'	17.2
16/A		4+31.00, 23'	18.3
19/B	11+50.42, 7'	11+80.42, 23'	7.8
20/B		11+35.42, 23'	8.3
21/B	10+60.42, 7'	10+90.42, 23'	8.9
22/B		10+41.42, 23'	9.5
23/B	9+70.42, 7'	10+00.42, 23'	10.0
24/B		9+55.42, 23'	10.5
42/D	4+61.00, 27'	4+46.00, 23'	18.0
43/D		5+07.65, 23'	16.6
44/D	5+80.28, 27'	5+63.83, 23'	15.4
1/D		6+20.42, 23'	14.5
2/D	6+85.42, 27'	6+70.42, 23'	13.9
3/D		7+15.42, 23'	13.4
4/D	7+80.42, 27'	7+85.42, 23'	12.8
5/D		8+10.42, 23'	12.2
6/D	8+70.42, 27'	8+55.42, 23'	11.7
7/D		9+05.42, 23'	11.1
8/D	9+70.42, 27'	9+52.42, 23'	10.5
9/D		9+97.42, 23'	10.0
10/D	10+60.42, 27'	10+38.42, 23'	9.5
11/D		10+87.42, 23'	8.9
12/D	11+50.42, 27'	11+32.42, 23'	8.3
13/D		11+77.42, 23'	7.8

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

AS-BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
INSPECTOR ACCEPTANCE BY DATE
VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

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

SURVEY INFORMATION
FIELD NOTES
ALS 1/97
1

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

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY MJC DATE 2/99
DRAWN BY RFH DATE 2/99
CHECKED BY FCA DATE 2/99

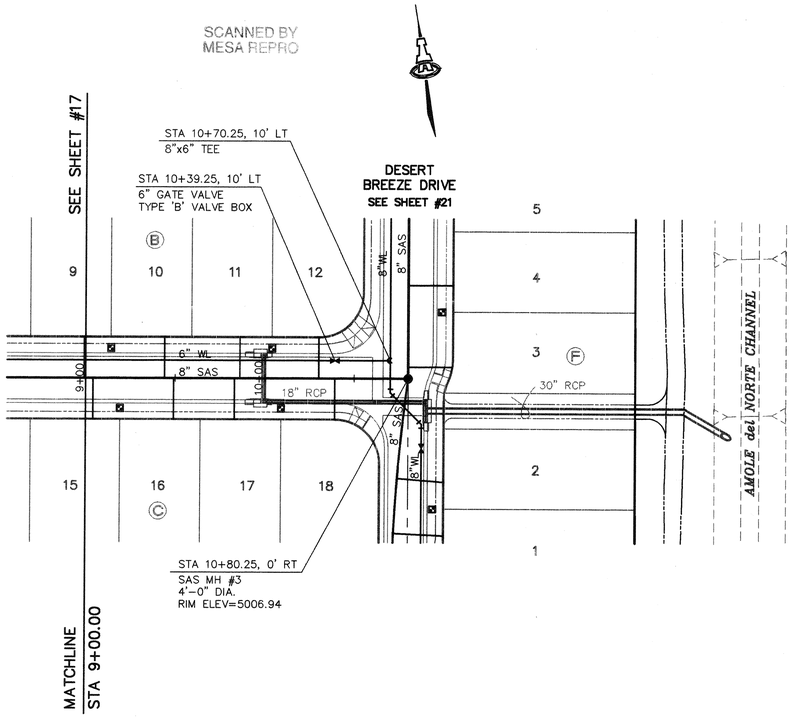
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
079UTL2.DWGrfh 06/15/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

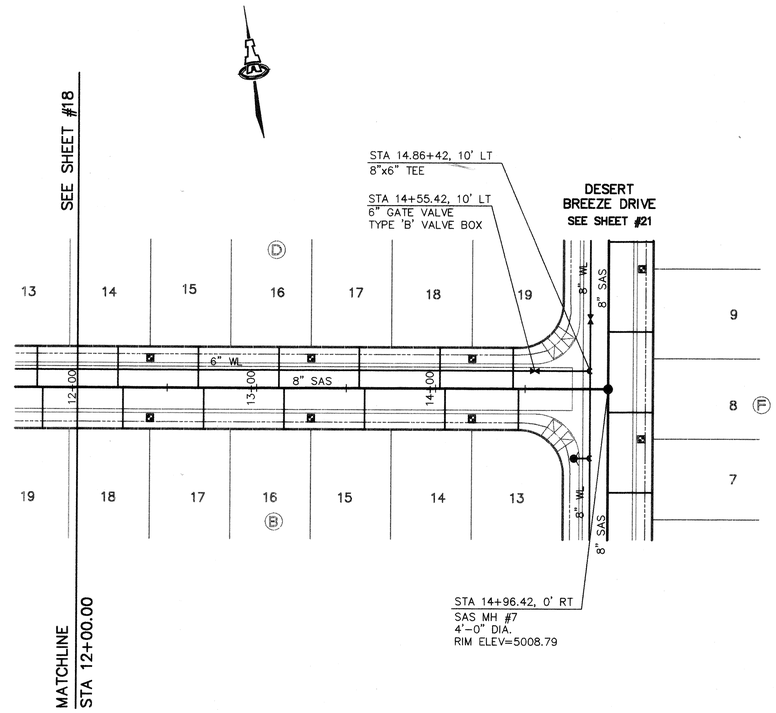
TITLE: DESERT SPRINGS SUBDIVISION, UNIT THREE
DESERT CANYON PLACE
STA 3+63.00 TO STA 12+00.00
UTILITY PLAN & PROFILE

Design Review Committee: APPROVED JUL 1999 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED OCT - 8 1999 CITY ENGINEER
Last Design Update Mo./Day/Yr. Mo./Day/Yr.

City Project No. 618281 | Zone Map No. M-10 | Sheet 18 Of 25

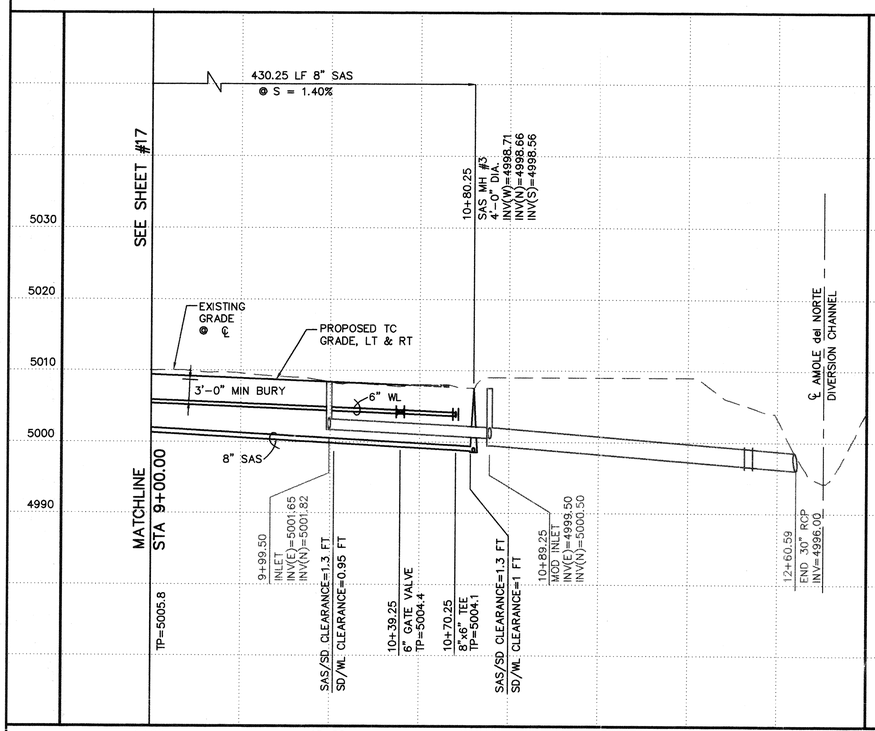


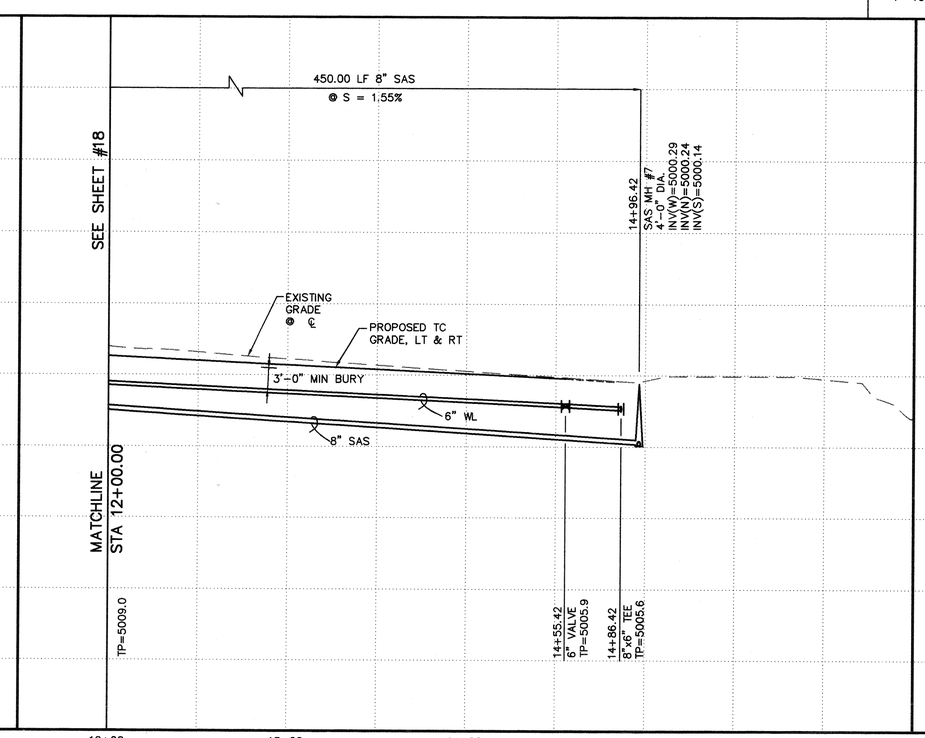
BLUE AVENA AVENUE



DESERT CANYON PLACE

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 #16 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #16 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

UTILITY SERVICE TABLE

LOT NO./ BLOCK	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ R/W
9/B	9+14.25, 7'	SEE SHEET #17	
10/B		9+44.25, 23'	3.9
11/B	10+04.25, 7'	9+86.25, 23'	3.5
12/B		10+30.25, 23'	3.0
13/B	12+40.42, 7'	14+46.42, 23'	4.6
14/B		14+05.42, 23'	5.2
15/B	13+30.42, 7'	13+60.42, 23'	5.7
16/B		13+15.42, 23'	6.2
17/B	14+20.42, 7'	12+70.42, 23'	6.8
18/B		12+25.42, 23'	7.3
15/C	9+19.25, 27'	9+04.25, 23'	4.3
16/C		9+49.25, 23'	3.8
17/C	10+09.25, 27'	9+83.25, 23'	3.5
18/C		10+39.25, 23'	2.9
14/D	12+40.42, 27'	12+22.42, 23'	7.3
15/D		12+67.42, 23'	6.8
16/D	13+30.42, 27'	13+12.42, 23'	6.2
17/D		13+57.42, 23'	5.7
18/D	14+20.42, 27'	14+02.42, 23'	5.2
19/D		14+43.42, 23'	4.6

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

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

MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

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

SURVEY INFORMATION
FIELD NOTES
1 — ALS — 1/97

ENGINEER'S SEAL
FRED C. ARFMAN — STATE OF NEW MEXICO — 7322 — REGISTERED PROFESSIONAL ENGINEER
10-8-99

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY MJC — DATE 2/99
DRAWN BY RFH — DATE 2/99
CHECKED BY FCA — DATE 2/99

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
079UTL3.DWGems 06/16/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT THREE
BLUE AVENA AVE & DESERT CANYON PL
STA 9+00.00 TO STA 13+00.00 STA 12+00.00 TO STA 14+96.42
UTILITY PLAN & PROFILE

Design Review Committee — APPROVED JUL 1999 — DESIGN REVIEW COMMITTEE
City Engineer Approval — APPROVED OCT - 8 1999 — CITY ENGINEER
Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

City Project No. 618281 | Zone Map No. M-10 | Sheet 19 Of 25

SCANNED BY
MESA REPRO

UTILITY SERVICE TABLE

LOT NO./ BLOCK	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ R/W
20/D	16+00.42, 29'	16+26.42, 25'	4.8
21/D		15+85.42, 25'	5.4
22/D	15+10.42, 29'	15+40.42, 25'	6.1
23/D		14+95.42, 25'	6.8
24/D	14+20.42, 29'	14+50.42, 25'	7.5
25/D		14+05.42, 25'	8.2
26/D	13+30.42, 29'	13+60.42, 25'	9.0
27/D		13+15.42, 25'	9.7
28/D	12+40.42, 29'	12+70.42, 25'	10.4
29/D		12+21.42, 25'	11.2
30/D	11+50.42, 29'	11+80.42, 25'	11.8
31/D		11+35.42, 25'	12.5

UTILITY SERVICE TABLE

LOT NO./ BLOCK	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ R/W
32/D	10+60.42, 29'	10+90.42, 25'	13.2
33/D		10+45.42, 25'	13.9
34/D	9+70.42, 29'	10+00.42, 25'	14.6
35/D		9+55.42, 25'	15.4
36/D	8+80.42, 29'	9+10.42, 25'	16.1
37/D		8+65.42, 25'	16.8
38/D	7+93.09, 29'	8+12.14, 25'	17.6
39/D		7+61.32, 25'	18.4
40/D	7+03.16, 29'	7+37.51, 25'	18.8
41/D		6+88.88, 25'	19.6

UTILITY SERVICE TABLE

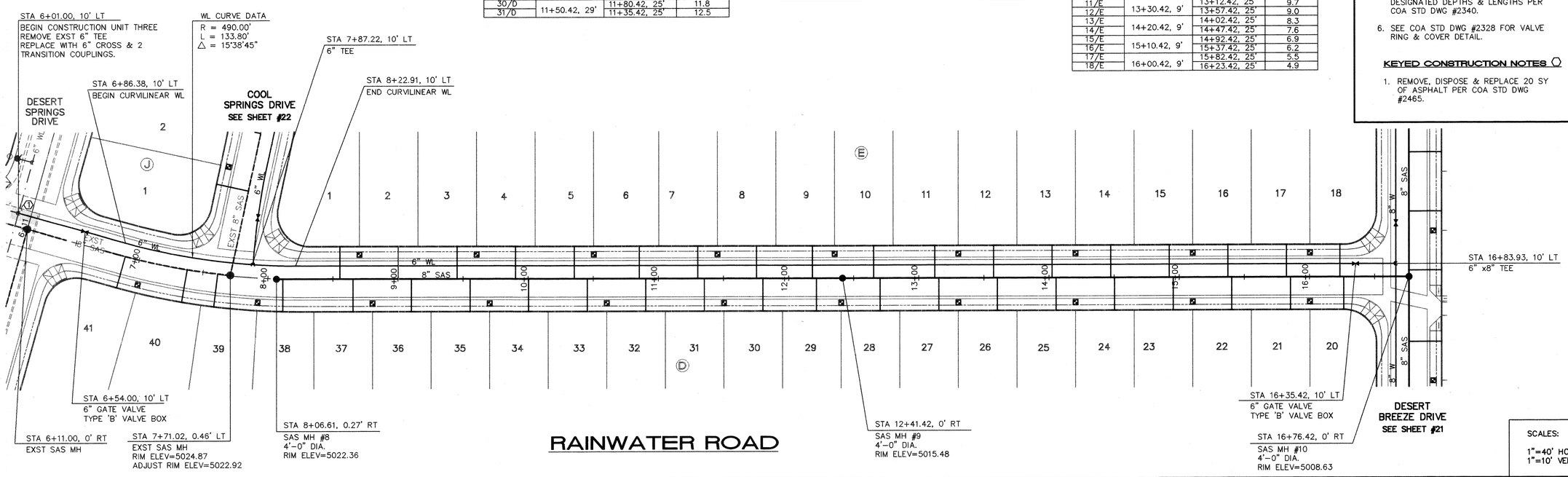
LOT NO./ BLOCK	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ R/W
1/E	8+70.42, 9'	8+55.42, 25'	16.9
2/E		9+00.42, 25'	16.2
3/E	9+60.42, 9'	9+45.42, 25'	15.5
4/E		9+90.42, 25'	14.8
5/E	10+50.42, 9'	10+35.42, 25'	14.1
6/E		10+85.42, 25'	13.3
7/E	11+45.42, 9'	11+30.42, 25'	12.6
8/E		11+75.42, 25'	11.9
9/E	12+35.42, 9'	12+18.42, 25'	11.2
10/E		12+65.42, 25'	10.5
11/E	13+30.42, 9'	13+12.42, 25'	9.7
12/E		13+57.42, 25'	9.0
13/E	14+20.42, 9'	14+02.42, 25'	8.3
14/E		14+47.42, 25'	7.6
15/E	15+10.42, 9'	14+92.42, 25'	6.9
16/E		15+37.42, 25'	6.2
17/E	16+00.42, 9'	15+82.42, 25'	5.5
18/E		16+23.42, 25'	4.9

GENERAL NOTES

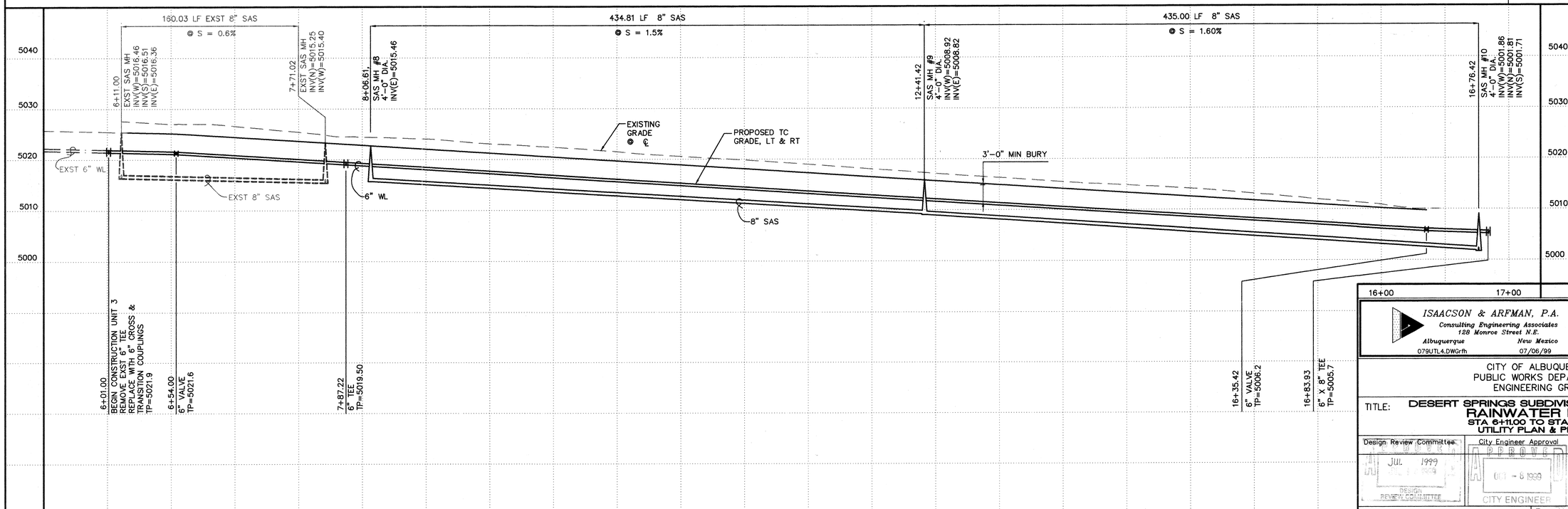
1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
3. SEE SHEET #16 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #16 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

KEYED CONSTRUCTION NOTES ⬡

1. REMOVE, DISPOSE & REPLACE 20 SY OF ASPHALT PER COA STD DWG #2465.



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



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
079UTL4.DWGrfh 07/06/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT THREE
RAINWATER ROAD
STA 6+11.00 TO STA 16+76.42
UTILITY PLAN & PROFILE

Design Review Committee: APPROVED JUL 1999 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED OCT - 6 1999 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 618281 | Zone Map No. M-10 | Sheet 20 Of 25

AS-BUILT INFORMATION
CONTRACTOR | DATE
WORK STAKED BY | DATE
ACCEPTANCE INSPECTION BY | DATE
FIELD VERIFICATION BY | DATE
DRAWINGS CORRECTED BY | DATE

MICRO-FILM INFORMATION
RECORDED BY | DATE
NO.

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

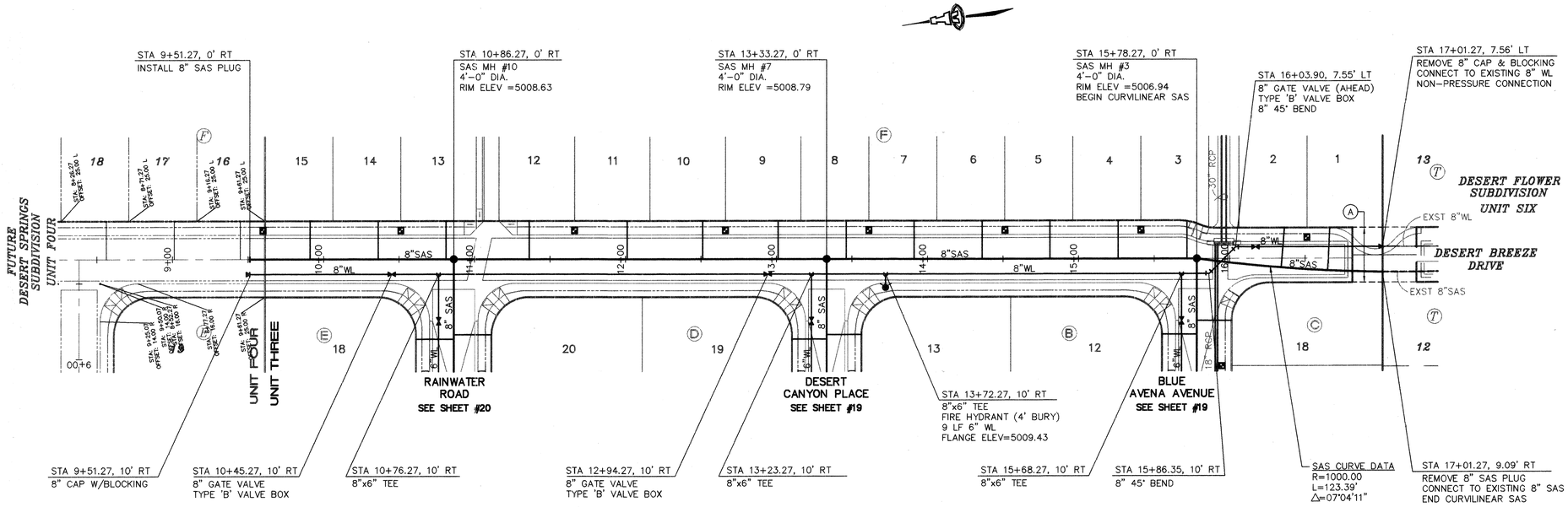
SURVEY INFORMATION
FIELD NOTES
1 ALS 1/97

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

NO.	DATE	REMARKS	BY

REVISIONS

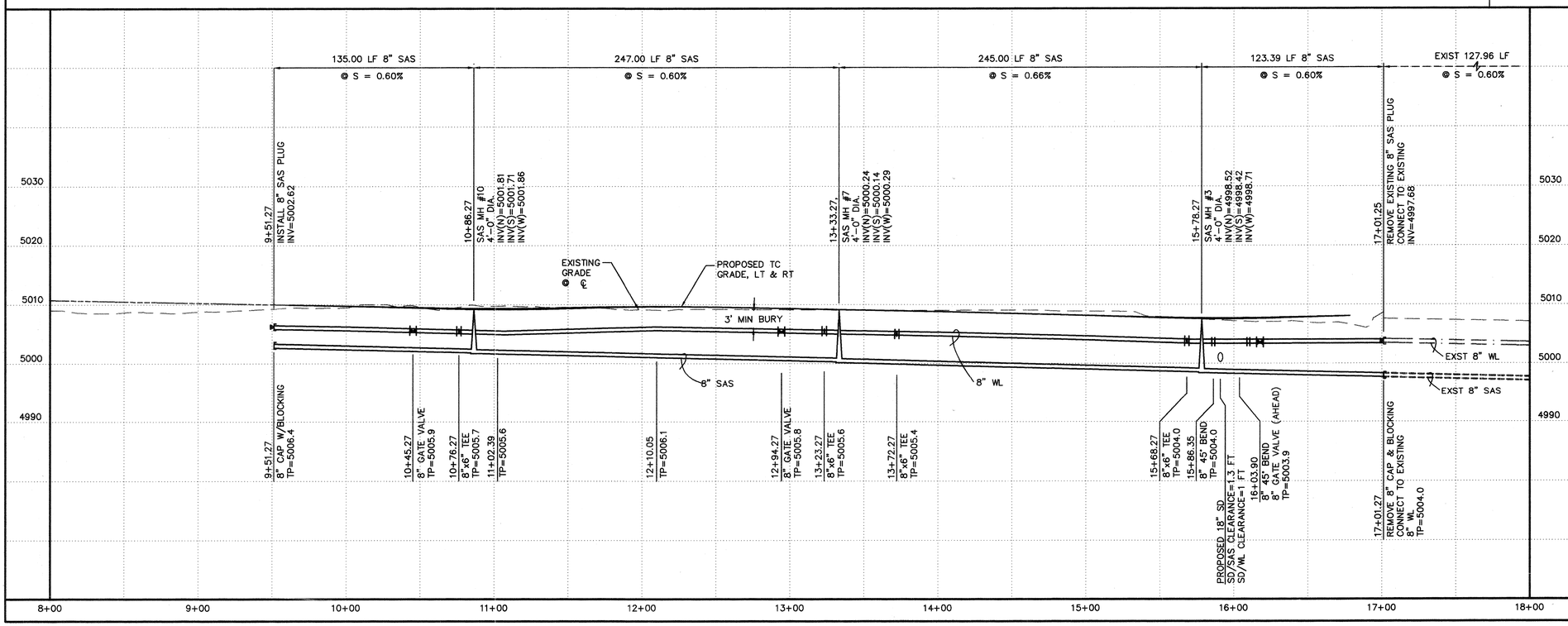
		DATE
DESIGNED BY	MJC	2/99
DRAWN BY	RFH	2/99
CHECKED BY	FCA	2/99



SCANNED BY MESA REPRO

DESERT BREEZE DRIVE

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



GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
3. SEE SHEET #16 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #16 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

UTILITY SERVICE TABLE

LOT NO./ BLOCK	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ R/W
1/F	16+51.27, 5'	16+64.91, 28'	2.9
2/F		16+34.20, 26'	2.7
3/F	15+41.27, 29'	15+71.88, 25'	2.6
4/F		15+26.27, 25'	2.9
5/F	14+51.27, 29'	14+81.27, 25'	3.3
6/F		14+36.27, 25'	3.6
7/F	13+61.27, 29'	13+91.27, 25'	3.8
8/F		13+46.27, 25'	4.1
9/F	12+66.27, 29'	13+01.27, 25'	4.3
10/F		12+51.27, 25'	4.4
11/F	11+66.27, 29'	12+01.27, 25'	4.6
12/F		11+36.27, 25'	4.4
13/F	10+51.27, 29'	10+81.27, 25'	4.2
14/F		10+36.27, 25'	4.5
15/F	9+60.03, 29'	9+91.27, 25'	4.8
16/F			

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

EASEMENT NOTES

(A) 36' PUBLIC WATERLINE, SANITARY SEWER AND PEDESTRIAN ACCESS EASEMENT TO BE GRANTED BY FINAL PLAT.

AS-BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY		DATE
INSPECTOR'S ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE
RECEIVED BY		DATE
NO.		

BENCH MARKS

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

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

SURVEY INFORMATION

FIELD NOTES		
ALS	1/97	1

ENGINEER'S SEAL

FRED C. ARFMAN, STATE OF NEW MEXICO, 7322, REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	MJC	DATE	2/99
DRAWN BY	RFH	DATE	2/99
CHECKED BY	FCA	DATE	2/99

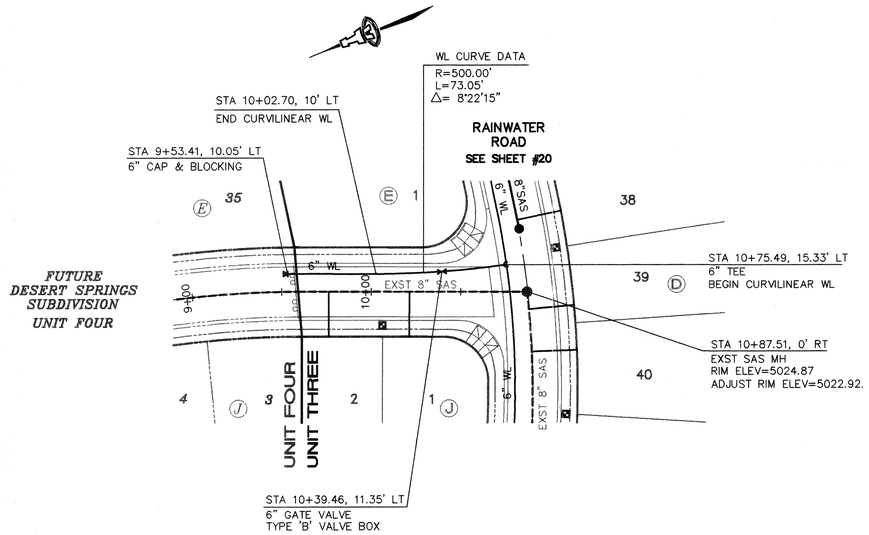
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
079UTL5.DWGems 06/14/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

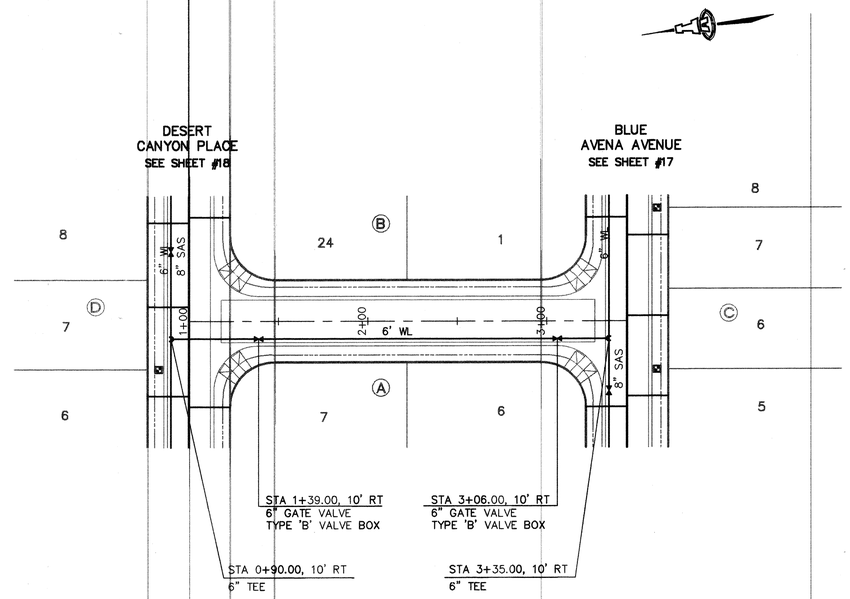
TITLE: DESERT SPRINGS SUBDIVISION, UNIT THREE
DESERT BREEZE DRIVE
STA 9+51.27 TO STA 17+01.27
UTILITY PLAN & PROFILE

Design Review Committee: JUL 1999 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED OCT - 6 1999 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 618281 | Zone Map No. M-10 | Sheet 21 Of 25

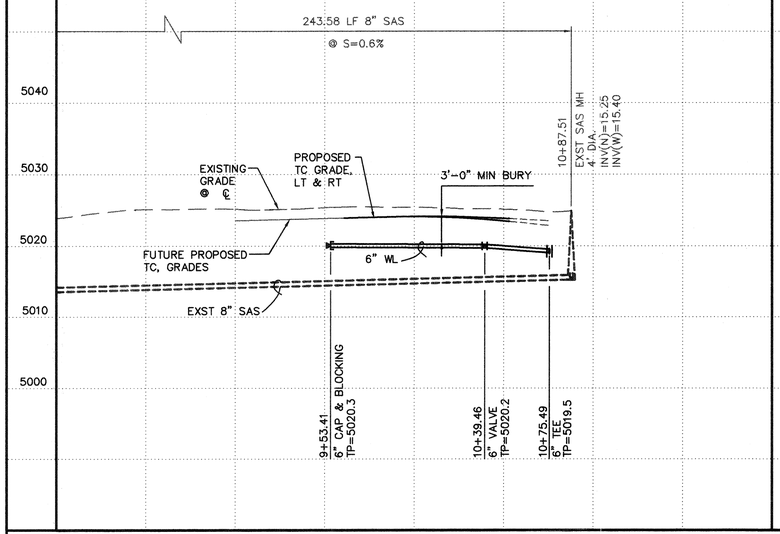


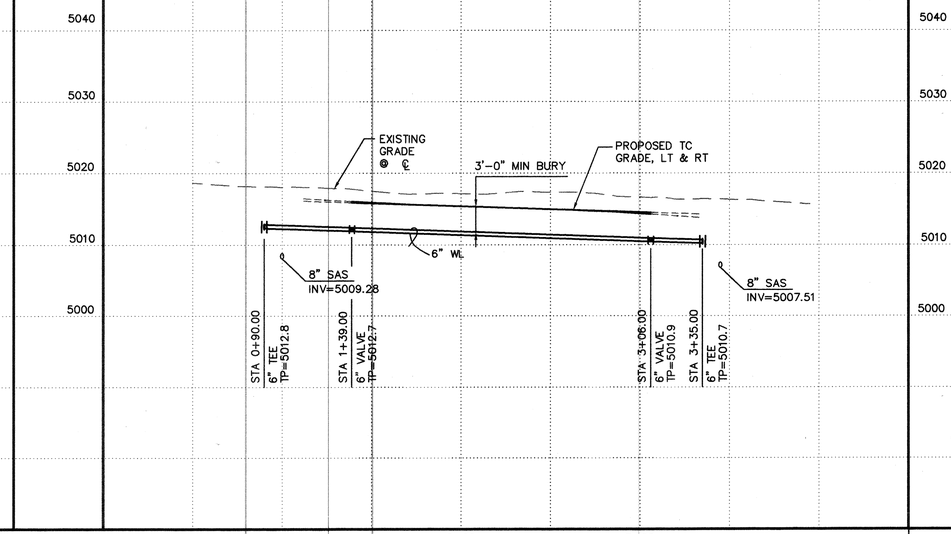
COOL SPRINGS DRIVE



MOONLIT ROSE DRIVE

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





GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
3. SEE SHEET #16 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #16 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

UTILITY SERVICE TABLE

LOT NO.	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ R/W
1/J	10+06.31, 29'	10+21.31, 25'	19.1
2/J		9+76.31, 25'	19.0

AS-BUILT INFORMATION
CONTRACTOR
WORK STAKED BY
INSPECTOR'S ACCEPTANCE BY
FIELD VERIFICATION BY
DRAWINGS CORRECTED BY
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

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

SURVEY INFORMATION
FIELD NOTES
ALS 1/97 1

ENGINEER'S SEAL
FRED C. ARFMAN
STATE OF NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER
10-20-99

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY MJC DATE 2/99
DRAWN BY RFH DATE 2/99
CHECKED BY FCA DATE 2/99

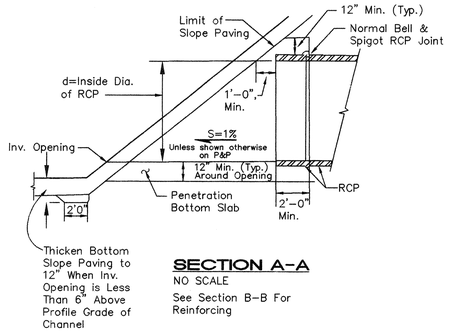
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
079UTL6.DWGrfh 06/15/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT THREE
MOONLIT ROSE DR & COOL SPRINGS DR
STA 1+00.00 TO STA 3+45.00 STA 9+60.89 TO STA 10+87.51
UTILITY PLAN & PROFILE

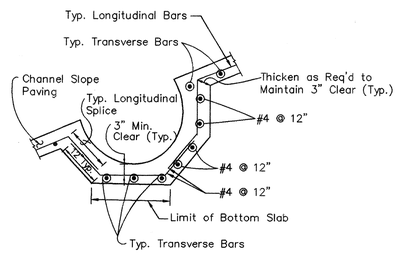
Design Review Committee: JUL 1999 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED OCT - 8 1999 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 618281 | Zone Map No. M-10 | Sheet 22 Of 25



SECTION A-A
NO SCALE

See Section B-B For Reinforcing



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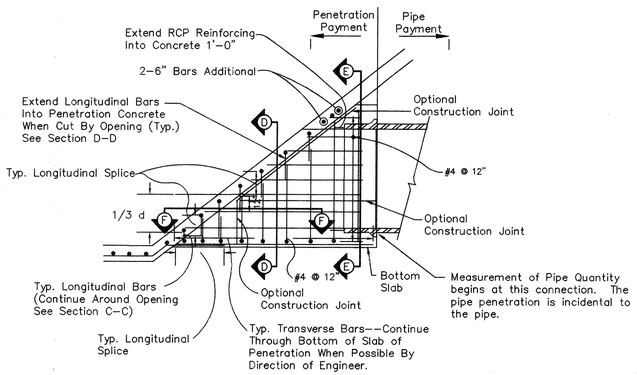

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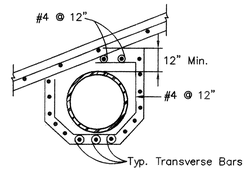

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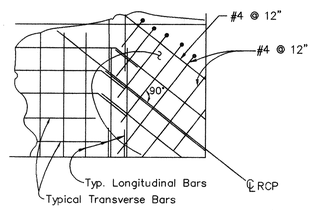

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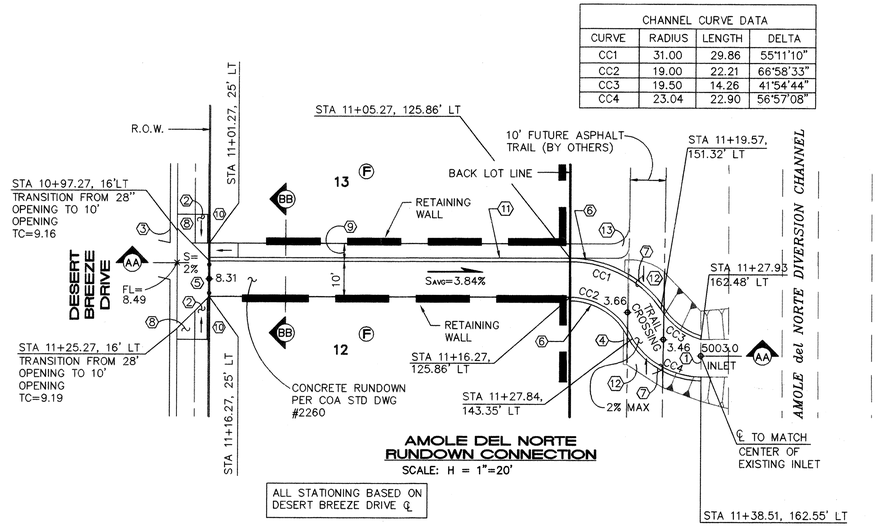


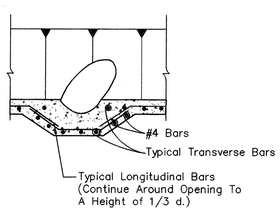
CHANNEL CURVE DATA			
CURVE	RADIUS	LENGTH	DELTA
CC1	31.00	29.86	55°11'10"
CC2	19.00	22.21	66°58'33"
CC3	19.50	14.26	41°54'44"
CC4	23.04	22.90	56°57'08"

AMOLE DEL NORTE RUNDOWN CONNECTION
SCALE: H = 1"=20'

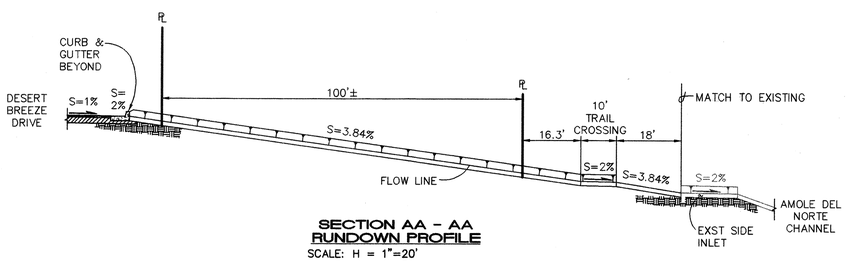
ALL STATIONING BASED ON DESERT BREEZE DRIVE ℄

KEYED CONSTRUCTION NOTES

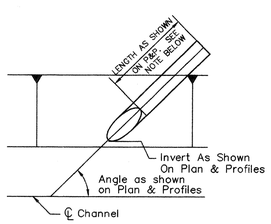
1. PLACE EXPANSION JOINT BETWEEN THE CHANNEL AND EXISTING SIDE INLET.
2. 12:1 MAXIMUM SLOPE, FROM BOTTOM OF THE CONCRETE CHANNEL CONTINUE 12:1 SLOPE TO MATCH EXISTING GRADE ALONG SIDEWALK ALIGNMENT.
3. PLACE TACK COAT BETWEEN ASPHALT AND CONCRETE RUNDOWN CONNECTION.
4. FUTURE CMU BLOCK WALL DECREASES FROM 1 FT TO 0 FT BETWEEN THE BOTTOM OF THE CHANNEL AND THE TOP OF THE TRAIL CROSSING.
5. PLACE YELLOW BOLLARDS WITH RED REFLECTORIZED TAPE @ 4'-0" ON CENTER ACROSS CHANNEL OPENING.
6. 1'-0" HIGH BLOCK WALL (TYP).
7. TEMPORARY EXTRUDED ASPHALT CURB PER COA STD DWG #2415.
8. CONSTRUCT 5' PCC SIDEWALK TRANSITION STONE PER COA STD DWG #2430.
9. 5' ASPHALT TRAIL. 2" ASPHALT PER COA STD DWG #2415.
10. 8" HEADER CURB PER COA STD DWG #2415.
11. 8" CMU BLOCK WALL (TYP).
12. FUTURE 8:1 HANDICAP RAMPS FROM CHANNEL BOTTOM TO FUTURE TRAIL.
13. FUTURE 5' ASPHALT TRAIL CONNECTION BY OTHERS.



SECTION C-C
NO SCALE

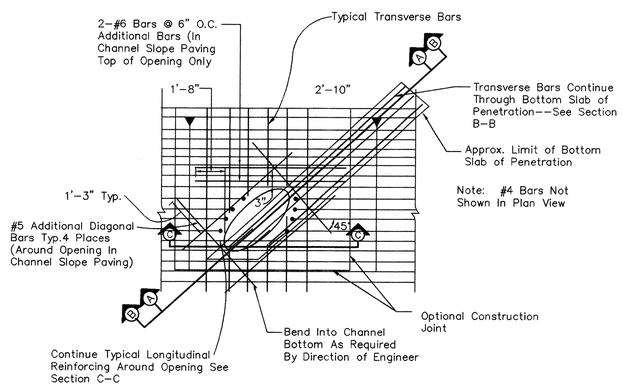


SECTION AA - AA RUNDOWN PROFILE
SCALE: H = 1"=20'
V = 1"=5'

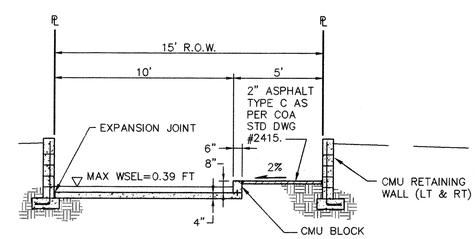


PIPE PENETRATION
PLAN VIEW NO SCALE

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.



TYPICAL PIPE PENETRATION
PLAN VIEW NO SCALE



SECTION BB - BB RUNDOWN PROFILE
1"=4'-0"

AS-BUILT INFORMATION
CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
REVISIONS CORRECTED BY — DATE
MICRO-FILM INFORMATION
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SURVEY INFORMATION
FIELD NOTES
1 ALS 1/97

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
21-07-99

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY MJC DATE 2/99
DRAWN BY RFH DATE 2/99
CHECKED BY FCA DATE 2/99

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
079PMSTR.DWGems 07/06/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT THREE
CHANNEL CONNECTION SECTIONS & DETAILS

Design Review Committee: APPROVED JUL 1999
City Engineer Approval: APPROVED OCT - 8 1999 CITY ENGINEER
Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

City Project No. 618281 | Zone Map No. M-10 | Sheet 23 Of 25

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.

△1 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.

△2 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.

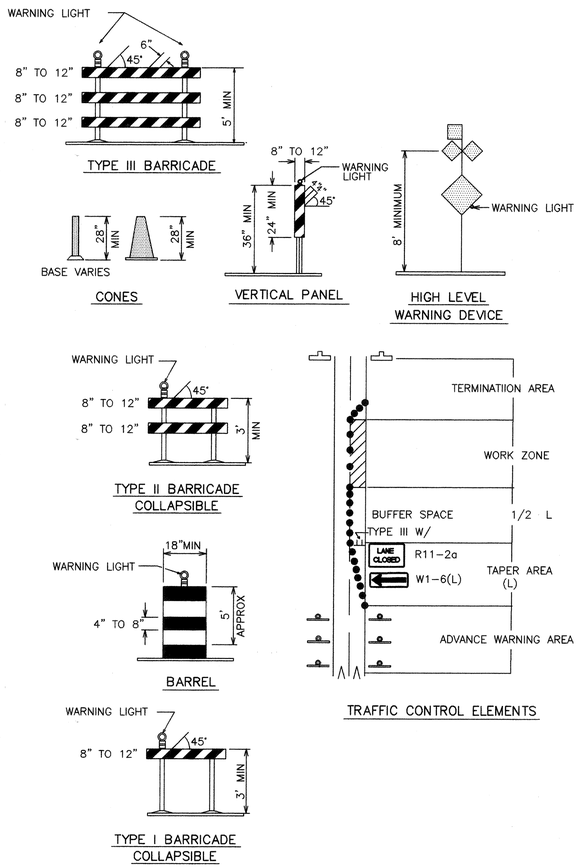
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

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.

△3 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.

△4 27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPTMENT, BOTH PERMANENT AND TEMPORARY.



TRAFFIC CONTROL ELEMENTS

LEGEND

- WORK AREA
- BARRICADE – TYPE I, TYPE II, OR BARREL
- BARRICADE – TYPE III
- 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.

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

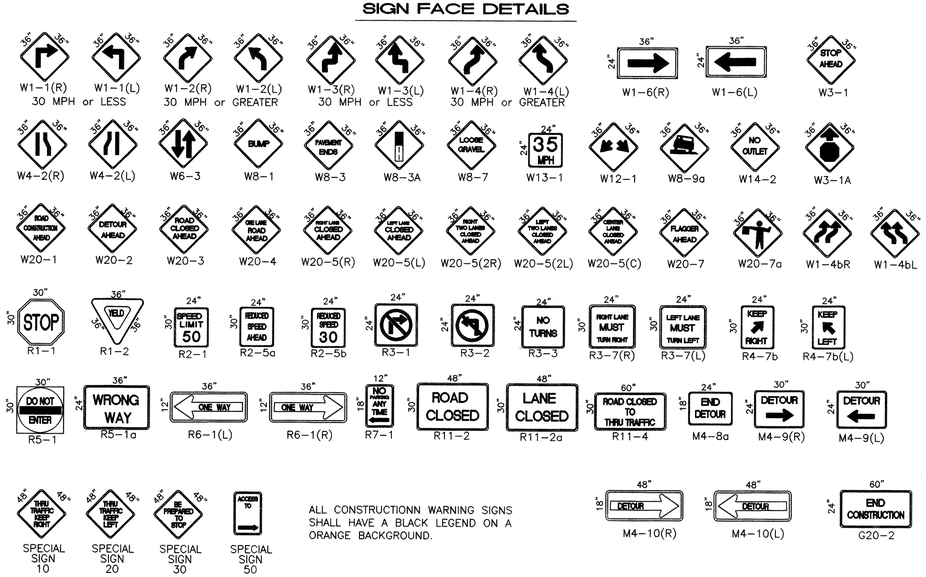
SPEED LIMIT

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

SIGN FACE DETAILS



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

AS-BUILT INFORMATION
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FIELD VERIFICATION BY
DRAWINGS CORRECTED BY
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SURVEY INFORMATION
FIELD NOTES
ALS 1/97
1

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

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN
DESIGNED BY MJC DATE 2/99
DRAWN BY RFH DATE 2/99
CHECKED BY FCA DATE 2/99

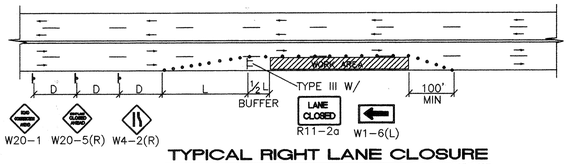
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
079TRF1.DWGrfh 06/08/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

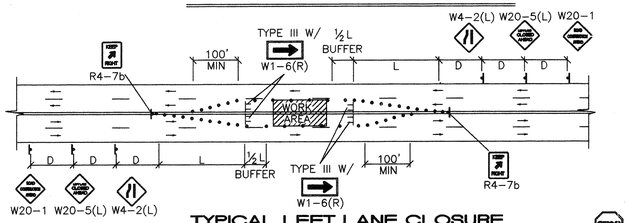
TITLE: DESERT SPRINGS SUBDIVISION, UNIT THREE
TRAFFIC CONTROL
SIGNING & CONSTRUCTION TRAFFIC CONTROL STANDARDS

Design Review Committee: JUL 1999 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

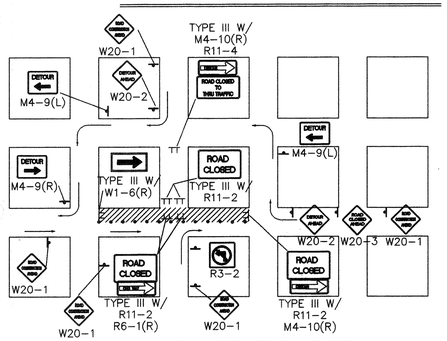
City Project No. 618281 | Zone Map No. M-10 | Sheet 24 Of 25



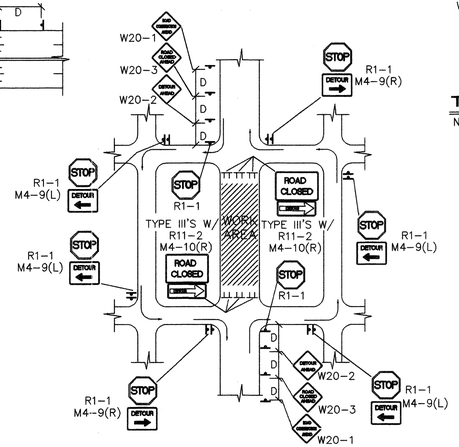
TYPICAL RIGHT LANE CLOSURE



TYPICAL LEFT LANE CLOSURE



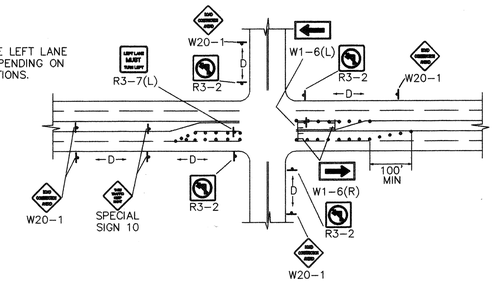
TYPICAL ONE DIRECTION DETOUR



TYPICAL STREET CLOSURE

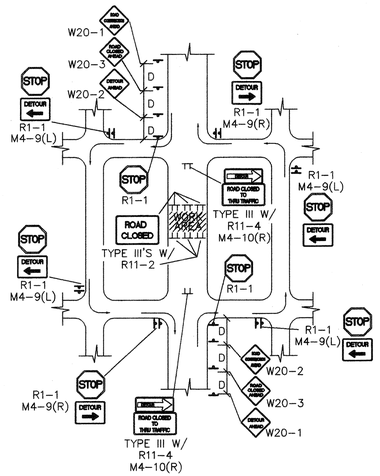
NOTE: (R1-1) BASED ON FIELD CONDITIONS.

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



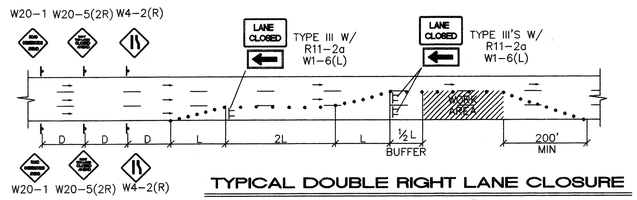
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION.

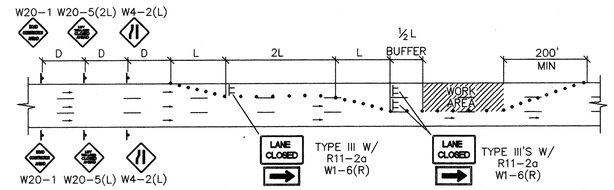


TYPICAL MID-BLOCK CLOSURE

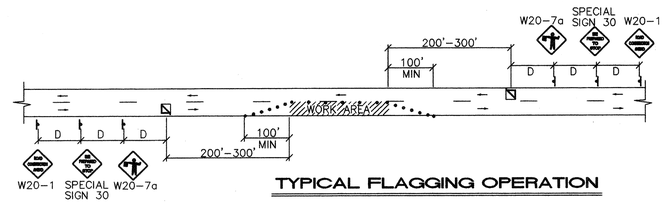
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



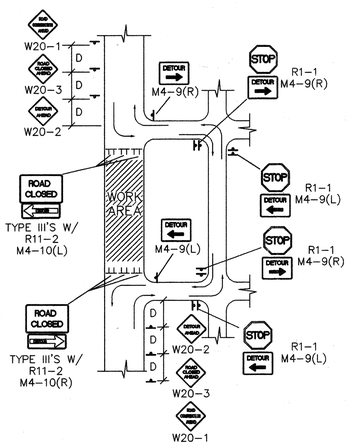
TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE

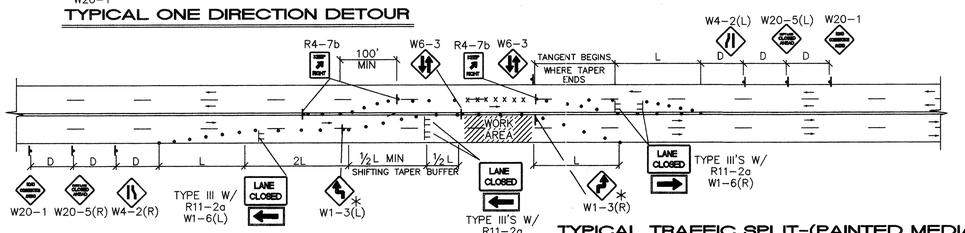


TYPICAL FLAGGING OPERATION

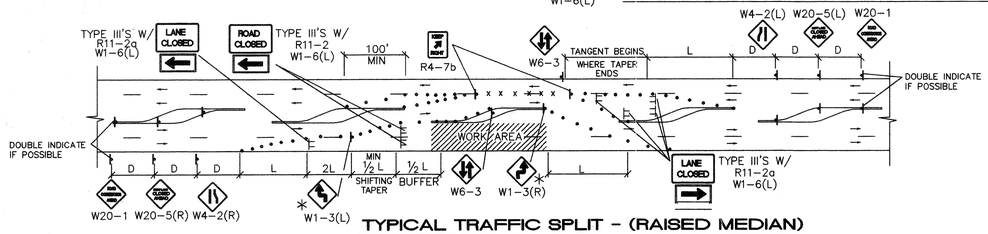


TYPICAL STREET CLOSURE

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



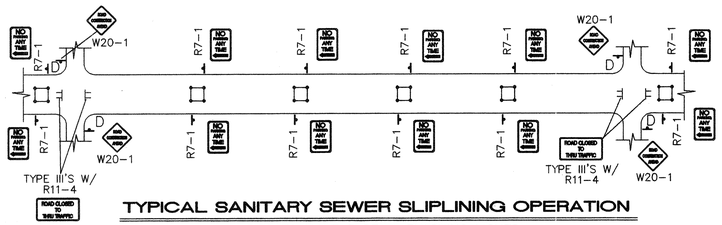
TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)



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.



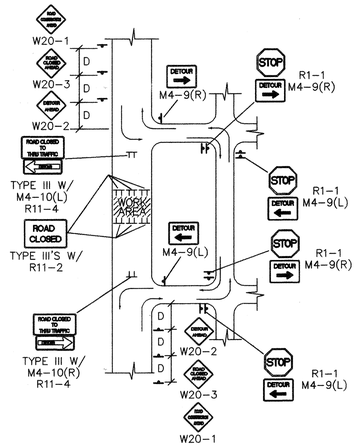
TYPICAL SANITARY SEWER SLIPLINING OPERATION

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

GENERAL NOTE:

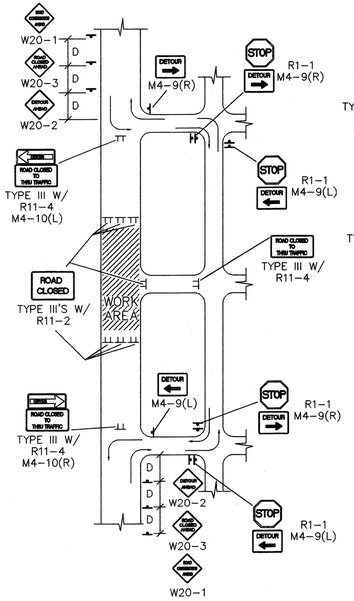
ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

⚠ 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.



TYPICAL STREET CLOSURE

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



TYPICAL STREET CLOSURE

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

AS-BUILT INFORMATION

CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

BENCH MARKS

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

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

SURVEY INFORMATION

FIELD NOTES		
1	ALS	1/97

ENGINEER'S SEAL

FRED C. ARFMAN — STATE OF NEW MEXICO — 7232 — REGISTERED PROFESSIONAL ENGINEER — 07-07-99

NO.	DATE	REVISIONS	BY
		REMARKS	

DESIGNED BY	MJC	DATE 2/99
DRAWN BY	RFH	DATE 2/99
CHECKED BY	FCA	DATE 2/99

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
079TRF2.DWGrfh 06/08/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT THREE
TRAFFIC CONTROL
TRAFFIC CONTROL & SIGNING EXAMPLES

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

APPROVED — JUN - 8 1999 — CITY ENGINEER

City Project No. 618281 — Zone Map No. M-10 — Sheet 25 Of 25