# PUBLIC IMPROVEMENT PLANS

FOR

# DESERT SPRINGS SUBDIVISION
# UNIT FIVE

## ALBUQUERQUE, NEW MEXICO

## APRIL 2000

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

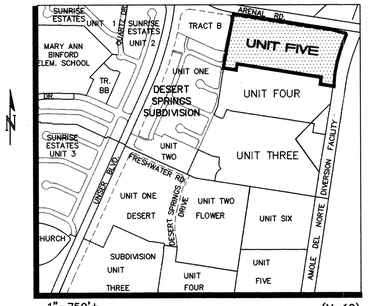
PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108



## INDEX TO DRAWINGS



APPROVAL OF AN SUBMITTAL
CHIEF CONSTRUCTION ENGINEER
Alan Chang
DATE 9/14/00




1"=750'±

VICINITY MAP

(M–10)

## 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.

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.

| 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
04-16-00

| APPROVALS | ENGINEER | DATE |
|---|---|---|
| DRC Chairman | | 4-18-00 |
| Transportation | | 4/18/00 |
| Water/Wastewater | | 4/18/00 |
| Hydrology | | 4-14-00 |
| CIP | | |
| Constr. Mngmt. | | |
| Constr. Coord. | | 4-18-00 |

City Project No. 635981

* * * * * * * * * * * * * * *

APPROVED FOR CONSTRUCTION

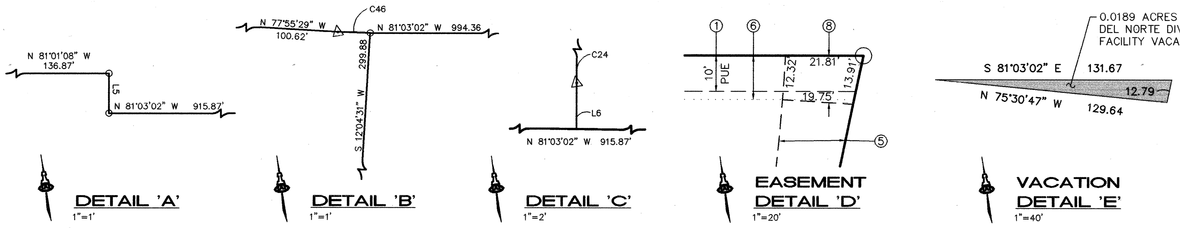
5/9/00

City Engineer Date

Sheet 1 Of 21

DRB NO. 98–185

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
104CVR.DWGrfh 0/21/00




# PLAT
## FOR
# DESERT SPRINGS SUBDIVISION UNIT FIVE

BEING A REPLAT OF
TRACT A-1, DESERT SPRINGS SUBDIVISION
AND A PORTION OF
PARCEL A-2-1, AMOLE DEL NORTE
DIVERSION FACILITY
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34, T. 10 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL 2000

## EASEMENT NOTES

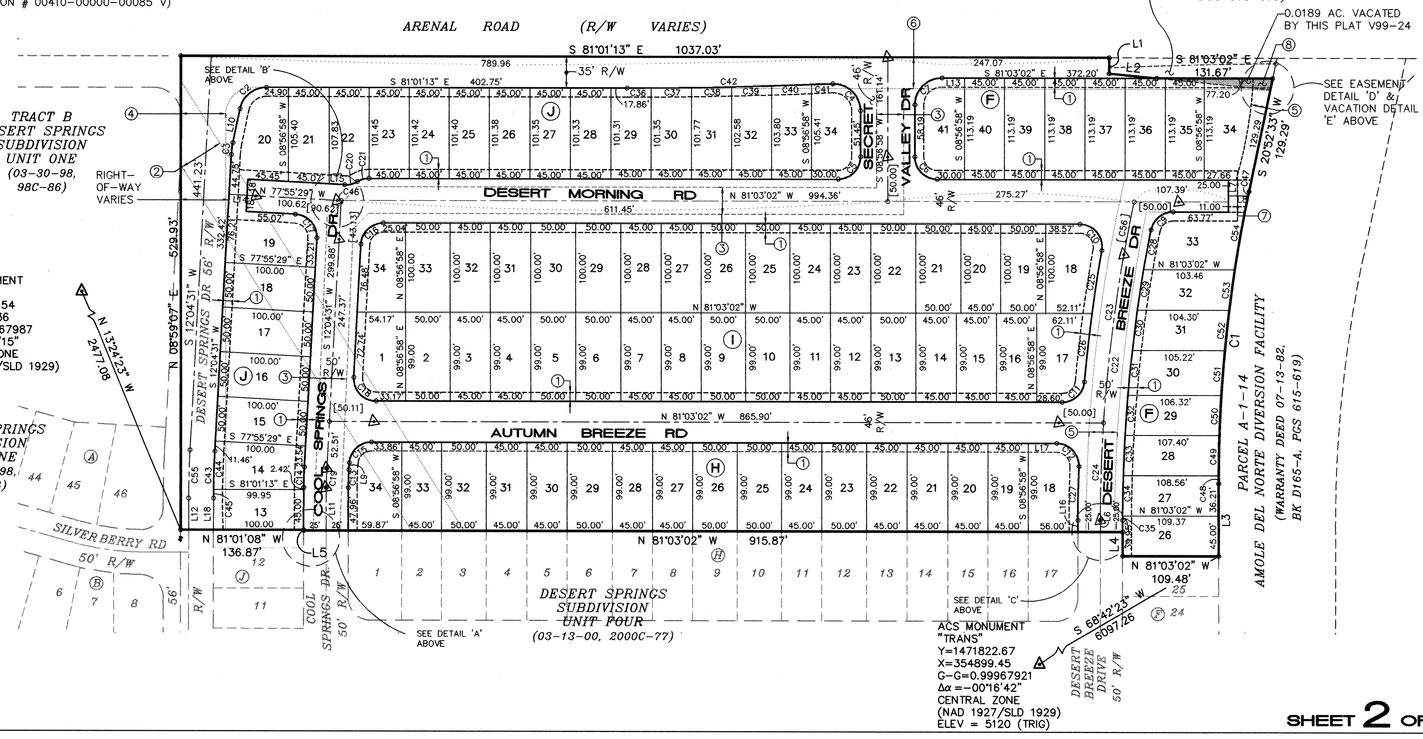
1. 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
2. EXISTING 50' TEMPORARY DRAINAGE EASEMENT (07-10-87, BK MS509A, PGS 241-244) VACATED BY THIS PLAT, (APPLICATION # 00410-00000-00085 V)
3. EXISTING 30' TEMPORARY SANITARY SEWER EASEMENT (12-04-97, BK BCR97-34, PGS 336-339)
4. EXISTING 50' TEMPORARY PUBLIC ROADWAY EASEMENT (02-20-97, 97C-55) VACATED BY THIS PLAT, (APPLICATION # 00410-00000-00085 V)
5. EXISTING SANITARY SEWER EASEMENT (WIDTH VARIES) (02-29-00, BK A2, PG 9475)
6. EXISTING 35' PUBLIC ROADWAY & UTILITY EASEMENT (02-20-97, 97C-55) VACATED BY THIS PLAT, (APPLICATION # 00410-00000-00085 V)
7. 36' STORM DRAIN/PEDESTRIAN RIGHT-OF-WAY EASEMENT (GRANTED BY THIS PLAT)
8. SANITARY SEWER EASEMENT (WIDTH VARIES) GRANTED BY THIS PLAT

## NOTES:

1. DISTANCES IN BRACKETS ARE ℄ MONUMENT DISTANCES.
2. FOR LINE & CURVE TABLES SEE SHEET #3.
3. FOR LOT AREA TABLE SEE SHEET #3.
4. N/R DESIGNATES NON-RADIAL LINE.

SCALE: 1"=80'

80 60 40 20 0 80 160 FEET




104PT1.DWGrfh 04/14/00



| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
| C48 | 1563.00 | 8.79 | 4.40 | 8.79 | S 08°58'58" W | 00°19'21" |
| C47 | 1563.00 | 4.80 | 2.40 | 4.80 | S 20°47'16" W | 00°10'33" |
| C46 | 77.00 | 4.20 | 2.10 | 4.20 | S 79°29'16" E | 03°07'33" |
| C1 | 1563.00 | 328.84 | 165.03 | 328.23 | S 14°50'55" W | 12°03'16" |
| C2 | 30.00 | 41.04 | 24.46 | 37.92 | S 59°47'14" W | 78°23'06" |
| C3 | 90.00 | 13.38 | 6.70 | 13.37 | S 16°20'06" W | 08°31'11" |
| C4 | 30.00 | 48.47 | 31.38 | 43.37 | N 37°20'17" W | 92°34'29" |
| C5 | 25.00 | 39.27 | 25.00 | 35.36 | N 53°56'58" E | 90°00'00" |
| C6 | 25.00 | 39.27 | 25.00 | 35.36 | S 36°03'02" E | 90°00'00" |
| C7 | 30.00 | 47.12 | 30.00 | 42.43 | S 53°56'58" W | 90°00'00" |
| C9 | 25.00 | 34.37 | 20.53 | 31.73 | S 59°33'32" W | 78°46'52" |
| C10 | 25.00 | 43.68 | 29.85 | 38.33 | N 31°00'00" W | 100°06'04" |
| C11 | 25.00 | 37.02 | 22.84 | 33.73 | N 56°31'52" E | 84°50'11" |
| C12 | 25.00 | 40.14 | 25.89 | 35.97 | N 35°02'53" W | 92°00'18" |
| C13 | 375.00 | 20.26 | 10.13 | 20.26 | S 10°31'39" W | 03°05'44" |
| C14 | 425.00 | 22.96 | 11.48 | 22.96 | S 10°31'39" W | 03°05'44" |
| C15 | 25.14 | 37.41 | 23.15 | 34.06 | S 56°11'17" W | 85°16'32" |
| C16 | 25.00 | 37.91 | 23.67 | 34.38 | S 55°30'44" W | 86°52'27" |
| C17 | 25.00 | 39.27 | 25.00 | 35.36 | N 32°55'29" W | 90°00'00" |
| C18 | 25.00 | 40.63 | 26.40 | 36.31 | S 34°28'16" E | 93°07'33" |
| C19 | 400.00 | 21.61 | 10.81 | 21.61 | S 10°31'39" W | 03°05'44" |
| C20 | 25.00 | 15.10 | 7.79 | 14.87 | N 84°46'31" E | 34°36'00" |
| C21 | 25.00 | 13.73 | 7.04 | 13.56 | S 83°12'44" W | 31°28'27" |
| C22 | 1695.00 | 358.72 | 180.03 | 358.05 | S 15°00'44" W | 12°07'33" |
| C23 | 1695.00 | 249.60 | 125.02 | 249.37 | S 16°51'24" W | 08°26'13" |
| C24 | 1695.00 | 109.13 | 54.58 | 109.11 | S 10°47'37" W | 03°41'20" |
| C25 | 1720.00 | 71.48 | 35.75 | 71.48 | S 17°51'36" W | 02°22'52" |
| C26 | 1720.00 | 76.74 | 38.38 | 76.73 | S 15°23'28" W | 02°33'23" |
| C27 | 1720.00 | 60.19 | 30.10 | 60.19 | S 09°57'07" W | 02°00'18" |
| C28 | 1670.00 | 45.62 | 22.81 | 45.62 | S 19°23'09" W | 01°33'55" |
| C29 | 1670.00 | 45.55 | 22.77 | 45.54 | S 17°49'19" W | 01°33'46" |
| C30 | 1670.00 | 45.37 | 22.69 | 45.37 | S 16°15'44" W | 01°33'24" |
| C31 | 1670.00 | 50.25 | 25.13 | 50.25 | S 14°37'19" W | 01°43'26" |
| C32 | 1670.00 | 45.11 | 22.56 | 45.11 | S 12°59'10" W | 01°32'52" |
| C33 | 1670.00 | 45.04 | 22.52 | 45.04 | S 11°26'22" W | 01°32'43" |
| C34 | 1670.00 | 45.01 | 22.51 | 45.01 | S 09°53'41" W | 01°32'39" |
| C35 | 1670.00 | 5.05 | 2.53 | 5.05 | S 09°02'10" W | 00°10'24" |
| C36 | 5078.00 | 27.14 | 13.57 | 27.14 | S 81°10'24" E | 00°18'23" |
| C37 | 5078.00 | 45.00 | 22.50 | 45.00 | S 81°34'50" E | 00°30'28" |
| C38 | 5078.00 | 45.01 | 22.50 | 45.01 | S 82°05'18" E | 00°30'28" |
| C39 | 5078.00 | 45.02 | 22.51 | 45.02 | S 82°35'46" E | 00°30'29" |
| C40 | 5078.00 | 45.03 | 22.51 | 45.03 | S 83°06'15" E | 00°30'29" |
| C41 | 5078.00 | 23.67 | 11.84 | 23.67 | S 83°29'30" E | 00°16'02" |
| C42 | 5078.00 | 230.87 | 115.46 | 230.85 | S 82°19'22" E | 02°36'18" |
| C43 | 972.00 | 52.52 | 26.26 | 52.51 | S 10°31'39" W | 03°05'44" |
| C44 | 972.00 | 42.86 | 21.43 | 42.86 | S 10°48'43" W | 02°31'36" |
| C45 | 972.21 | 9.65 | 4.83 | 9.65 | S 09°15'51" W | 00°34'08" |
| C49 | 1563.00 | 45.01 | 22.51 | 45.01 | S 08°58'08" W | 01°39'00" |
| C50 | 1563.00 | 45.05 | 22.53 | 45.05 | S 11°37'10" W | 01°39'05" |
| C51 | 1563.00 | 50.15 | 25.08 | 50.15 | S 13°21'52" W | 01°50'18" |
| C52 | 1563.00 | 45.26 | 22.63 | 45.26 | S 15°08'48" W | 01°39'33" |
| C53 | 1563.00 | 45.42 | 22.71 | 45.42 | S 16°46'32" W | 01°39'55" |
| C54 | 1563.00 | 84.34 | 42.18 | 84.33 | S 19°09'14" W | 03°05'31" |
| C55 | 1000.00 | 54.03 | 27.02 | 54.02 | S 10°31'39" W | 03°05'44" |
| C56 | 1695.00 | 59.90 | 29.95 | 59.89 | S 20°03'46" W | 02°01'29" |

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 0.56 | S 08°58'47" W |
| L1 | 17.63 | S 08°58'47" W |
| L2 | 53.72 | S 75°30'47" E |
| L3 | 81.21 | S 08°49'17" W |
| L4 | 27.00 | N 08°58'58" E |
| L5 | 0.56 | N 08°58'47" E |
| L6 | 12.95 | S 08°56'58" W |
| L7 | 18.00 | S 08°56'58" W |
| L8 | 21.84 | N 81°03'02" W |
| L9 | 7.68 | N 12°04'31" E |
| L10 | 38.73 | S 20°35'42" W |
| L11 | 47.97 | N 08°58'47" E |
| L12 | 35.34 | N 08°58'47" E |
| L13 | 25.00 | N 81°03'02" W |
| L14 | 19.93 | N 77°55'29" W |
| L15 | 17.56 | S 77°55'29" E |
| L16 | 12.95 | S 08°56'58" W |
| L17 | 32.07 | S 81°03'02" E |
| L18 | 35.34 | N 08°58'47" E |

## LEGAL DESCRIPTION CON'D

THENCE continuing S 20°52'33" W, 129.29 feet to a point;

THENCE continuing along the easterly line of said TRACT A-1 328.84 feet along a curve to the left whose radius is 1563.00 feet and whose long chord bears S 14°50'55" W, 328.23 feet through a central angle of 12°03'16" to a point of tangency;

THENCE continuing S 08°49'17" W, 81.21 feet to the southeast corner, said point also being common with the southeast corner of said TRACT A-1, and further being common with the northeast corner of LOT 25, BLOCK F, DESERT SPRINGS SUBDIVISION UNIT FOUR, as the same is shown and designated on said plat filed for record on March 13, 2000 in the office of the Bernalillo County Clerk in Volume 2000C, Folio 77;

THENCE continuing along the southerly line of said TRACT A-1 N 81°03'02" W, 109.48 feet to a point, said point being on the easterly right-of-way line of Desert Breeze Drive;

THENCE continuing N 08°56'58" E, 27.00 feet to a point;

THENCE continuing N 81°03'02" W, 915.87 feet to a point;

THENCE continuing N 08°58'47" E, 0.56 feet to a point;

THENCE continuing N 81°01'08" W, 136.87 to a point, said point being the point of beginning and containing 14.3672 acres more or less.

## LOT AREA TABLES

| BLOCK (F) | |
|---|---|
| LOT | AREA |
| 26 | 4924 |
| 27 | 4907 |
| 28 | 4859 |
| 29 | 4808 |
| 30 | 5288 |
| 31 | 4714 |
| 32 | 4674 |
| 33 | 6967 |
| 34 | 7813 |
| 35 | 5094 |
| 36 | 5094 |
| 37 | 5094 |
| 38 | 5094 |
| 39 | 5094 |
| 40 | 5094 |
| 41 | 5898 |

| BLOCK (H) | |
|---|---|
| LOT | AREA |
| 18 | 5459 |
| 19 | 4455 |
| 20 | 4455 |
| 21 | 4455 |
| 22 | 4455 |
| 23 | 4950 |
| 24 | 4455 |
| 25 | 4950 |
| 26 | 4950 |
| 27 | 4455 |
| 28 | 4455 |
| 29 | 4950 |
| 30 | 4455 |
| 31 | 4455 |
| 32 | 4950 |
| 33 | 4455 |
| 34 | 5760 |

| BLOCK (I) | |
|---|---|
| LOT | AREA |
| 1 | 5478 |
| 2 | 4950 |
| 3 | 4455 |
| 4 | 4455 |
| 5 | 4950 |
| 6 | 4950 |
| 7 | 4455 |
| 8 | 4455 |
| 9 | 4950 |
| 10 | 4950 |
| 11 | 4455 |
| 12 | 4455 |
| 13 | 4950 |
| 14 | 4455 |
| 15 | 4455 |
| 16 | 4455 |
| 17 | 5471 |
| 18 | 5786 |
| 19 | 5000 |
| 20 | 4500 |
| 21 | 5000 |
| 22 | 5000 |
| 23 | 4500 |
| 24 | 4500 |
| 25 | 5000 |
| 26 | 5000 |
| 27 | 4500 |
| 28 | 4500 |
| 29 | 5000 |
| 30 | 5000 |
| 31 | 4500 |
| 32 | 4500 |
| 33 | 5000 |
| 34 | 5026 |

| BLOCK (J) | |
|---|---|
| LOT | AREA |
| 13 | 4492 |
| 14 | 5159 |
| 15 | 5000 |
| 16 | 5000 |
| 17 | 5000 |
| 18 | 5000 |
| 19 | 6045 |
| 20 | 6367 |
| 21 | 4798 |
| 22 | 4792 |
| 23 | 4565 |
| 24 | 4564 |
| 25 | 4562 |
| 26 | 4561 |
| 27 | 4560 |
| 28 | 4559 |
| 29 | 4559 |
| 30 | 4569 |
| 31 | 4596 |
| 32 | 4642 |
| 33 | 4706 |
| 34 | 5515 |

## PUBLIC UTILITY EASEMENTS

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

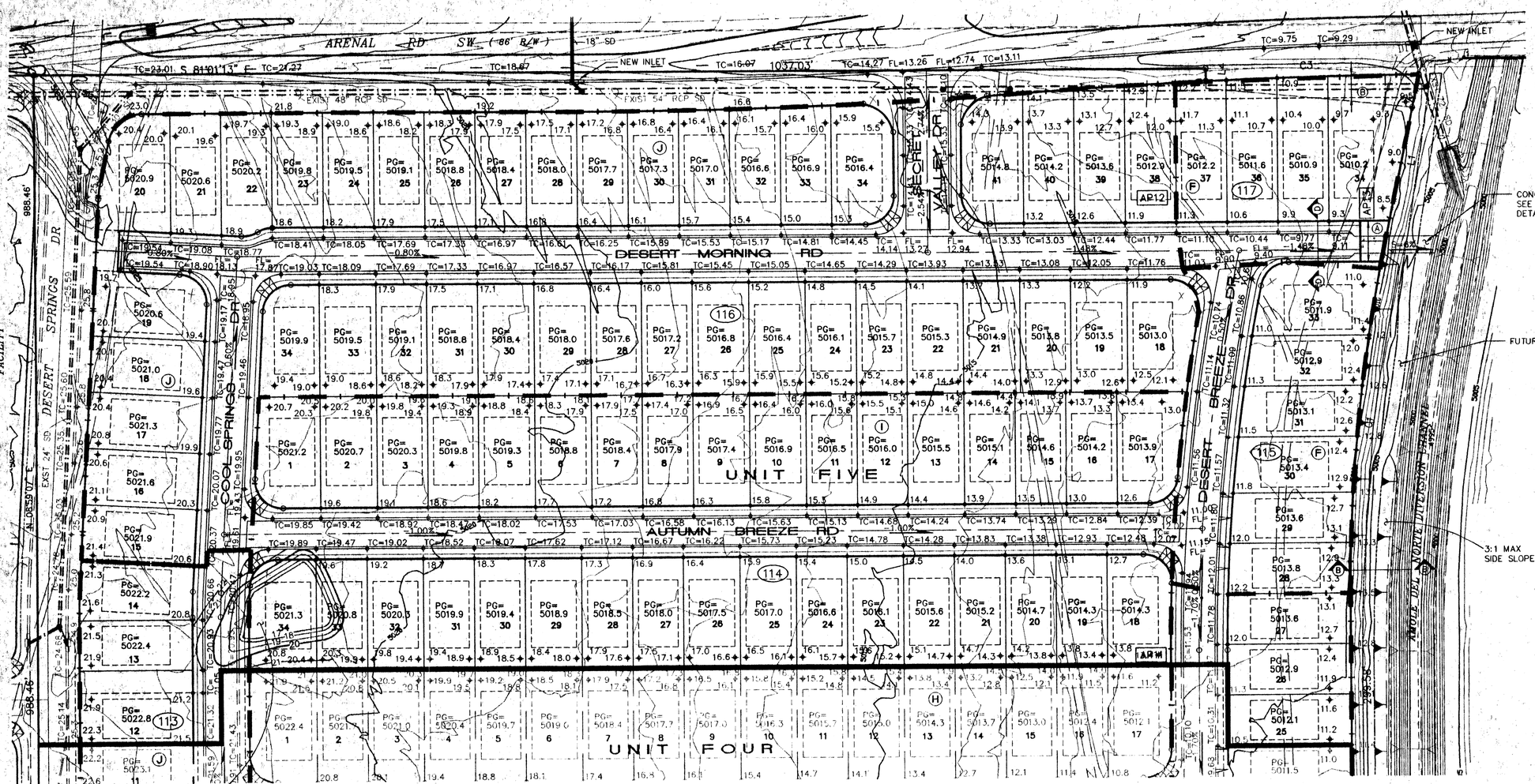
1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
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.

PLAT
FOR
DESERT SPRINGS SUBDIVISION UNIT FIVE
BEING A REPLAT OF
TRACT A-1, DESERT SPRINGS SUBDIVISION
AND A PORTION OF
PARCEL A-2-1, AMOLE DEL NORTE
DIVERSION FACILITY
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34, T. 10 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2000

104PT1.DWGrfh 04/14/00

SCALE:
1"=50'




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

(A) 36' PUBLIC DRAINAGE & PEDESTRIAN RIGHT-OF-WAY.

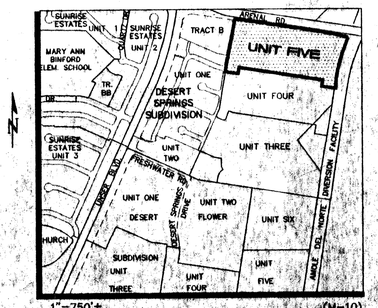
(B) DRAINAGE EASEMENT (WIDTH VARIES) TO BE GRANTED WITH FINAL PLAT.

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 146.09 | S 20°52'33" W |
| L4 | 11.08 | S 08°58'47" W |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
| 1 | 1563.00 | 328.84 | 165.03 | 328.23 | S 14°50'55" W | 12°03'16" |
| 3 | 4922.00 | 188.68 | 94.35 | 188.67 | N 82°28'38" W | 02°11'47" |

## LEGEND

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




1"=750'± VICINITY MAP (N-10)

SHEET 3 OF 4

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
052GRD3.DWGems 04/02/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

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

| Design Review Committee | City Engineer Approval | Date |
|---|---|---|
| Approved @ DRB 4-13-99 | | |

City Project No. 635981 | Zone Map No. M-10 | Sheet 4 Of 21

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

DESIGN — DATE
DESIGNED BY GLD
DRAWN BY — DATE
CHECKED BY — DATE

ENGINEER'S SEAL

| SURVEY INFORMATION | | |
|---|---|---|
| FIELD NOTES | | |
| 1 | ALS | 1/97 |

BENCH MARKS
A.C.S. Monument "1-M10" Located at the southeast corner of Sage Rd & Unser Blvd
Elev. = 5079.88
Thru: Rim of southwestern manhole at Sagebrush St & Unser Blvd
Elev. = 5035.94

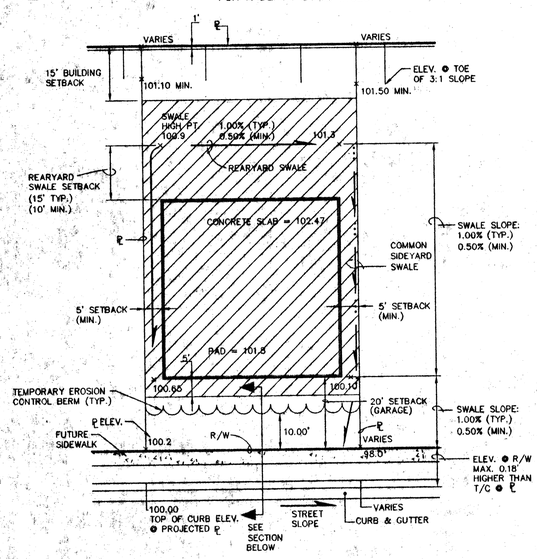
AS-BUILT INFORMATION
CONTRACTOR Hac-Cecilia
SERVED BY C.O.A. DATE 5/96
ACCEPTANCE BY S. Marx DATE 5/96
RECEIVED BY S. Marx DATE 5/96
VERIFICATION BY C.O.A. DATE 5/96
COMPUTED BY C.O.A.
MICRO-FILM INFORMATION
PROCESSED BY DATE
NO. DATE

## GRADING NOTES:

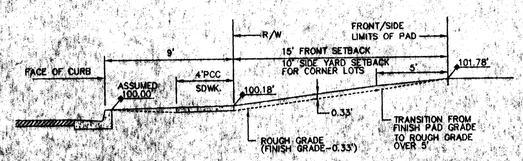
1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
2. ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 95% ASTM D-1557.
3. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
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.



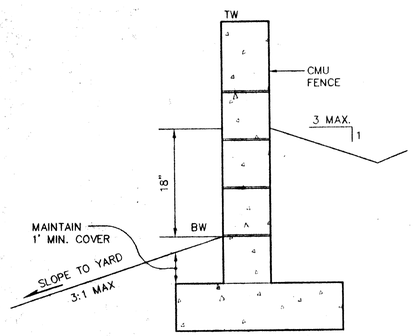
COMPACTION ZONE- CONSTRACTOR SHALL COMPACT SOILS IN THIS AREA TO A MINIMUM OF 95% COMPACTION PER ASTM D698, FOR A DEPTH OF 12 INCES.



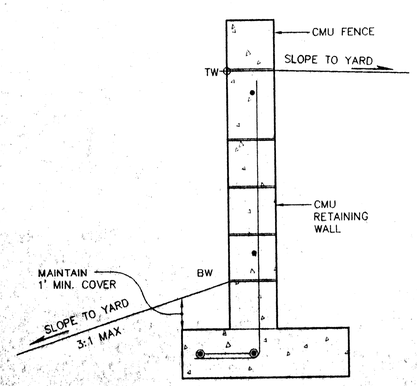

### TYPICAL LOT GRADING SHOWING COMPACTION ZONE
1"=20'




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

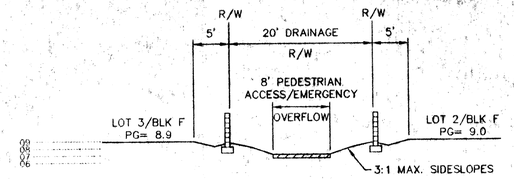



### FUTURE - BY OTHERS REAR LOT LINE PRIVACY WALL DETAIL
SCALE: 1"=1'

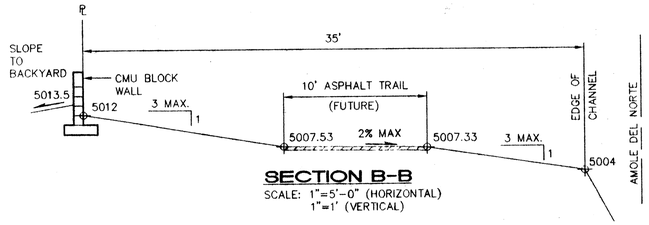



### REAR/SIDE LOT LINE RETAINING WALL DETAIL
SCALE: 1"=1'

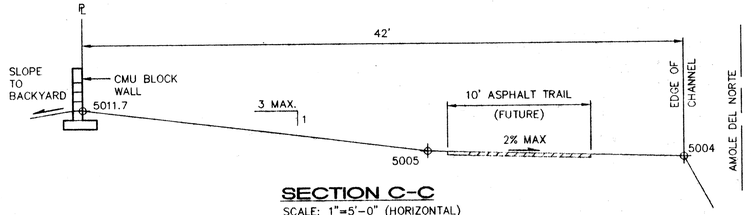
• SEE GRADING PLAN FOR TOP & BOTTOM OF PROPOSED WALLS



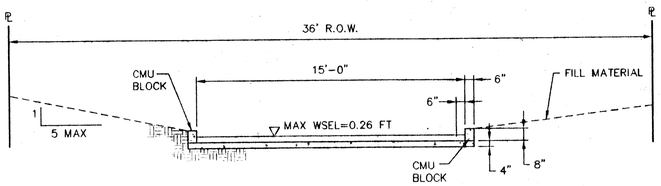

### SECTION A-A EMERGENCY OVERFLOW
SCALE: 1"= 10'




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

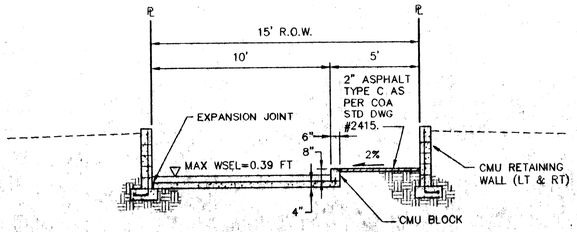



### SECTION C-C
SCALE: 1"=5'-0" (HORIZONTAL)
1"=1' (VERTICAL)



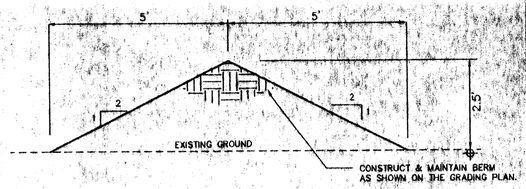

### CONCRETE RUNDOWN CROSS-SECTION (AP13) SECTION D-D
1"=4'-0"

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




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

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




### 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.

### 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.

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

SHEET 4 OF 4

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
052GDTL1.DWGdiv 04/05/99

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

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

| Design Review Committee | City Engineer Approval | Lot Design Updater | |
|---|---|---|---|
| Approved @ DRB 7-13-99 | | | |

City Project No. 635981 | Zone Map No. M-10 | Sheet 5 of 21

AS-BUILT INFORMATION
CONTRACTOR Zia Concrete SIGN DATE 9/20
REVIEWED BY C.O.A. DATE 9/20
ACCEPTANCE BY S.Tapia DATE 9/20
TERM DATE BY S.Tapia DATE 9/20
COMPLETED BY C.O.A. DATE 9/20
MICRO-FILM INFORMATION
RECORDED BY BOOK
NO. PAGE

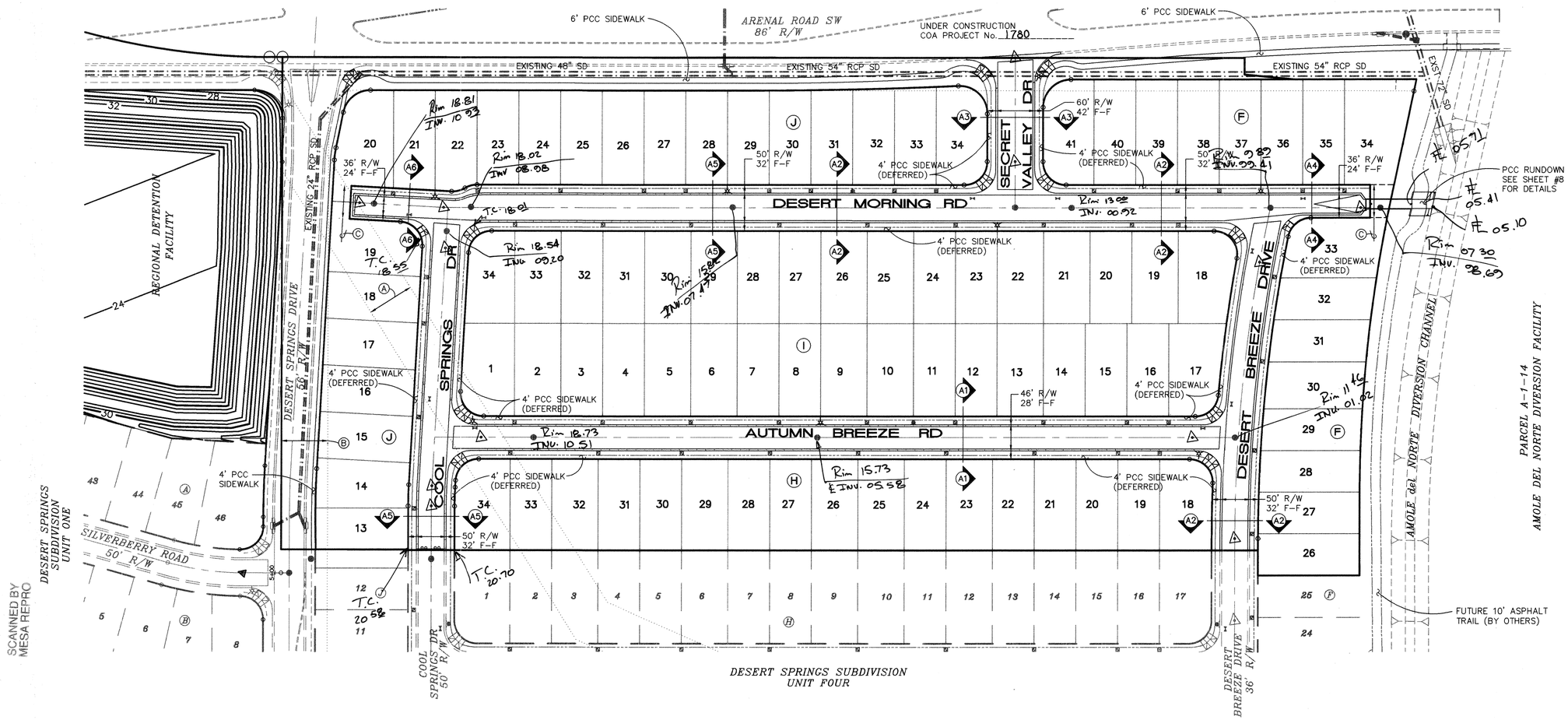
BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD. ELEV. = 5079.85
TBM:- RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD. ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES 1/97 ALS

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

| NO. | DATE | REMARKS | BY |
|---|---|---|---|
| | | REVISIONS | |
| | | DESIGN | |

DESIGNED BY M.J.C. DATE 2/99
DRAWN BY JMW DATE 2/99
CHECKED BY FCA DATE 2/99




## LEGEND

- EXISTING STREET IMPROVEMENTS
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- FUTURE STREET IMPROVEMENTS
- WHEEL CHAIR RAMP
- VALLEY GUTTER
- (A) BLOCK NO.
- 20 LOT NO.
- SIDEWALK BY OTHERS
- SIDEWALK THIS CONTRACT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- CENTERLINE MONUMENT

## EASEMENTS

(A) EXISTING 50' TEMPORARY DRAINAGE EASEMENT TO BE VACATED BY FINAL PLAT.

(B) EXISTING 50' TEMPORARY PUBLIC ROADWAY EASEMENT TO BE VACATED BY FINAL PLAT.

(C) 36' DRAINAGE & PEDESTRIAN RIGHT-OF-WAY. TO BE GRANTED BY FINAL PLAT.

SCALE: 1"=60'

60 40 20 0 60 120 FEET

AS-BUILT INFORMATION
CONTRACTOR New Concepts DATE 4/00
WORK STAKED BY C.O.A. DATE 4/00
INSPECTOR'S CERTIFICATION BY S. Mayo DATE 5/00
FIELD VERIFICATION BY S. Mayo DATE 5/00
DRAWINGS CORRECTED BY C.O.A. DATE 5/00
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
REGISTERED PROFESSIONAL ENGINEER
FRED C. ARFMAN
STATE OF NEW MEXICO
7392

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

DESIGN
DESIGNED BY GLD DATE 10/99
DRAWN BY RFH DATE 10/99
CHECKED BY FCA DATE 10/99

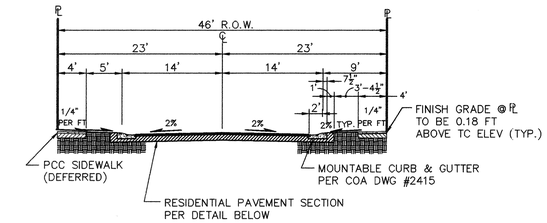
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
104PMSTR.DWGdlv VIEW: 1 04/06/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **DESERT SPRINGS SUBDIVISION, UNIT FIVE**
**MASTER PAVING PLAN**

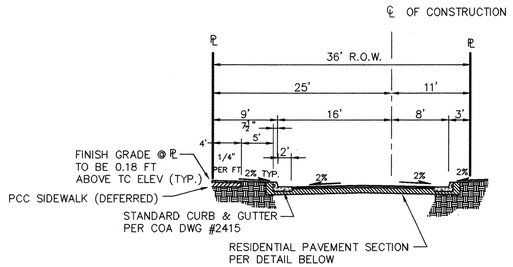
Design Review Committee: APPROVED APR 1 6 2000 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED MAY - 2000 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 635981 | Zone Map No. M-10 | Sheet 6 Of 21



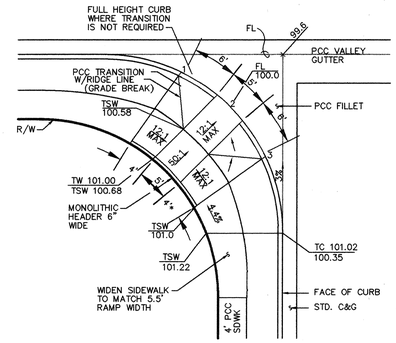

**SECTION A1**

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



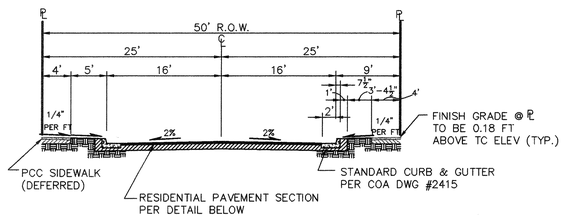

**SECTION A4**

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



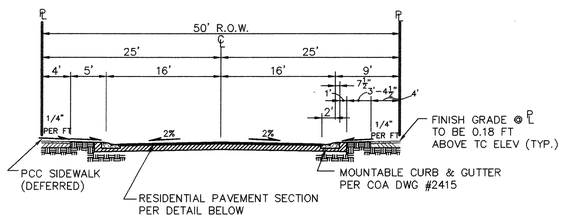

* 4' SDWK RAMP MAY BE LENGTHENED FOR SLOPES GREATER THAN 3% ON ADJACENT STREET.

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



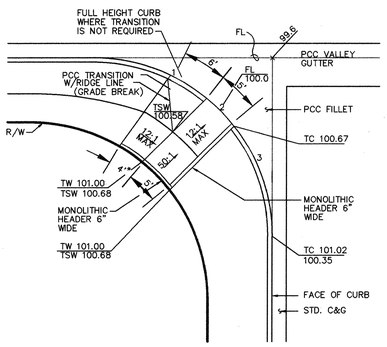

**SECTION A2**

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



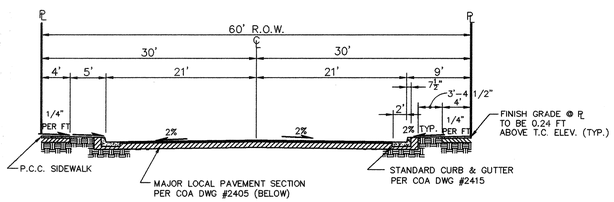

**SECTION A5**

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



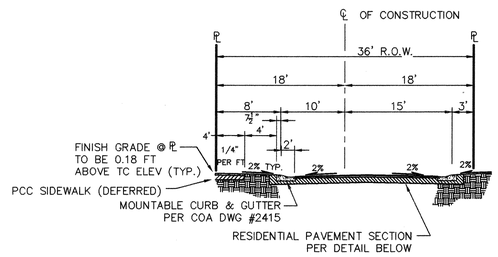

* 4' SDWK RAMP MAY BE LENGTHENED FOR SLOPES GREATER THAN 3% ON ADJACENT STREET.

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



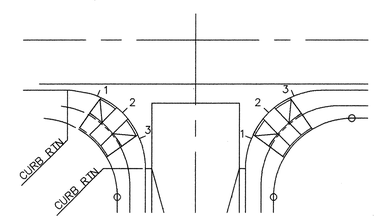

**SECTION A3**

**TYPICAL 60' R.O.W. RESIDENTIAL STREET SECTION**
1"=10'



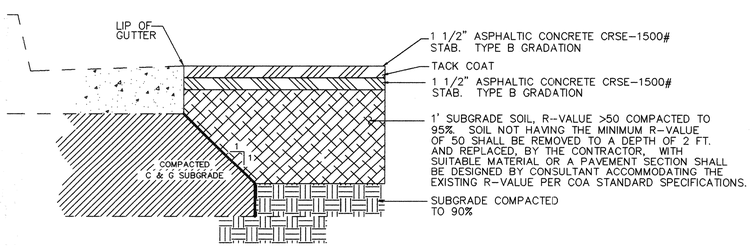

**SECTION A6**

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

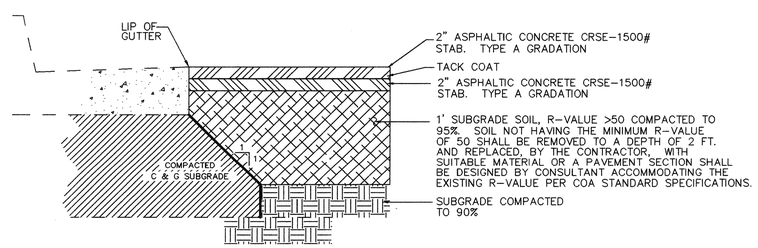



NOTE:
QUARTER POINT GRADES ARE REFERENCED AS 1, 2 & 3 ALONG THE FACE OF CURB IN A CLOCKWISE DIRECTION.

**QUARTER POINT DETAIL**
NTS




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




**MAJOR LOCAL PAVING SECTION**
NTS (PER COA STD. DWG. No. 2405)



AS-BUILT INFORMATION
CONTRACTOR: New Concepts
WORK STAKED BY: C.A. DATE: 4/00
ACCEPTANCE BY: S. Moya DATE: 8/00
FIELD VERIFICATION BY: S. Moya DATE: 8/00
DRAWINGS CORRECTED BY: C.A. DATE: 8/00
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 | |
| | | DESIGN | |

| | | |
|---|---|---|
| DESIGNED BY | GLD | DATE 10/99 |
| DRAWN BY | RFH | DATE 10/99 |
| CHECKED BY | FCA | DATE 10/99 |

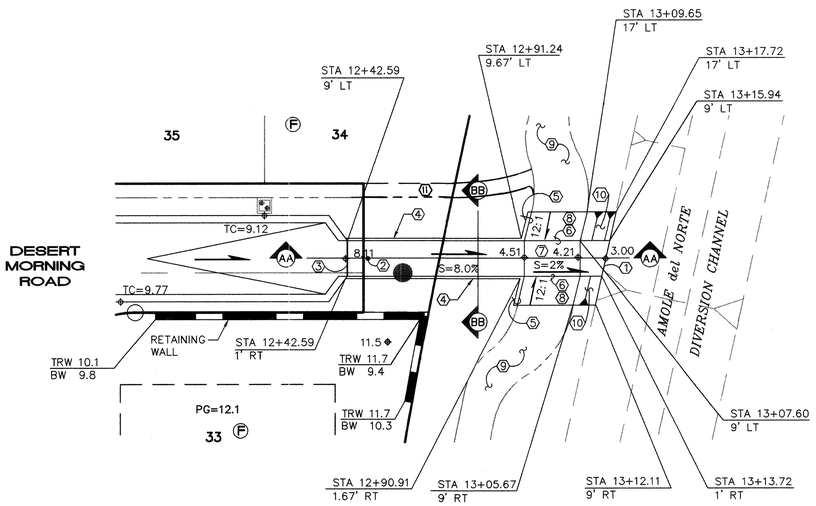
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
104PMSTR.DWGrfh VIEW: 2 03/28/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT FIVE
# PAVING DETAILS & SECTIONS

Design Review Committee: APPROVED APR 1 0 2000 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED MAR - 9 2000 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 635981 | Zone Map No. M-10 | Sheet 7 Of 21



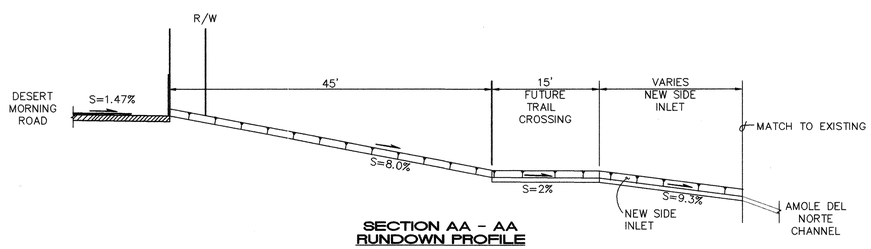

ALL STATIONING BASED ON DESERT MORNING ROAD ℄

## AMOLE DEL NORTE RUNDOWN CONNECTION

SCALE: H = 1"=20'

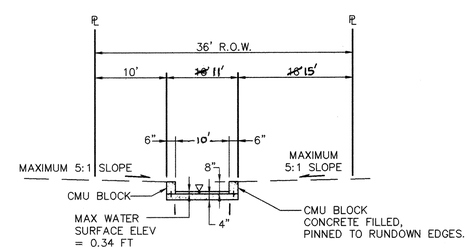
### KEYED CONSTRUCTION NOTES

1. SAW CUT, REMOVE AND DISPOSE CONCRETE TO 8" BELOW TOP OF EXISTING CHANNEL AND MATCH SIDE INLET INVERT. PLACE EXPANSION JOINT BETWEEN THE CHANNEL AND PROPOSED SIDE INLET.
2. PLACE REMOVABLE YELLOW BOLLARD WITH RED REFLECTORIZED TAPE CENTERED ACROSS CHANNEL OPENING.
3. PLACE TACK COAT BETWEEN ASPHALT AND CONCRETE RUNDOWN CONNECTION.
4. 8" CMU BLOCK WALL (TYP).
5. FUTURE CMU BLOCK WALL DECREASES FROM 1 FT TO 0 FT BETWEEN THE BOTTOM OF THE CHANNEL AND THE TOP OF THE TRAIL CROSSING.
6. TEMPORARY EXTRUDED ASPHALT CURB PER COA STD DWG #2415.
7. TRAIL CROSSING 2% MAX SLOPE.
8. FUTURE 12:1 HANDICAP RAMPS FROM CHANNEL BOTTOM TO FUTURE TRAIL.
9. FUTURE 10' ASPHALT TRAIL BY OTHERS.
10. PLACE 8' WIDE CONCRETE SLOPE TO RUNDOWN INVERT FOR SIDE INLET.
11. FUTURE TRAIL BY OTHERS, TO BE BUILT PER A.D.A. STANDARDS.




## SECTION AA - AA RUNDOWN PROFILE

SCALE: H = 1"=10'
V = 1"=5'




## SECTION BB - BB RUNDOWN PROFILE

1"=10'-0"

NOTE:
SHEETS 4 & 5 WERE APPROVED AT DRB AND ARE INCLUDED FOR INFORMATION ONLY.

SCANNED BY
MESA REPRO

AS-BUILT INFORMATION
CONTRACTOR New Concepts
WORK STAKED BY C.O.A. DATE 4/00
INSPECTOR'S ACCEPTANCE BY S. Mora DATE 8/00
FIELD VERIFICATION BY S. Mora DATE 8/00
DRAWINGS CORRECTED BY C.O.A. DATE 8/00
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
7332
REGISTERED PROFESSIONAL ENGINEER
04-10-00

| NO. | DATE | REMARKS | BY |
|---|---|---|---|
| | | | |

REVISIONS
DESIGN
DESIGNED BY GLD DATE 10/99
DRAWN BY RFH DATE 10/99
CHECKED BY FCA DATE 10/99

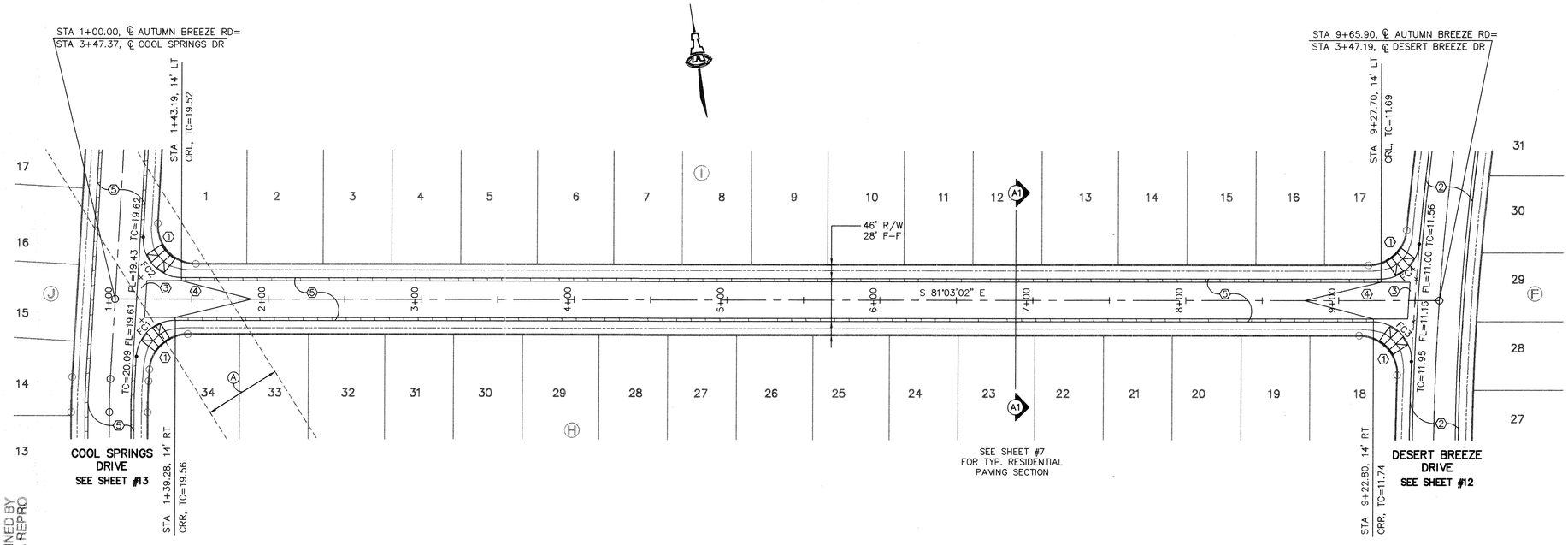
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
104PMSTR.DWGrfh VIEW: 3 03/21/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT FIVE
# RUNDOWN DETAILS & SECTIONS

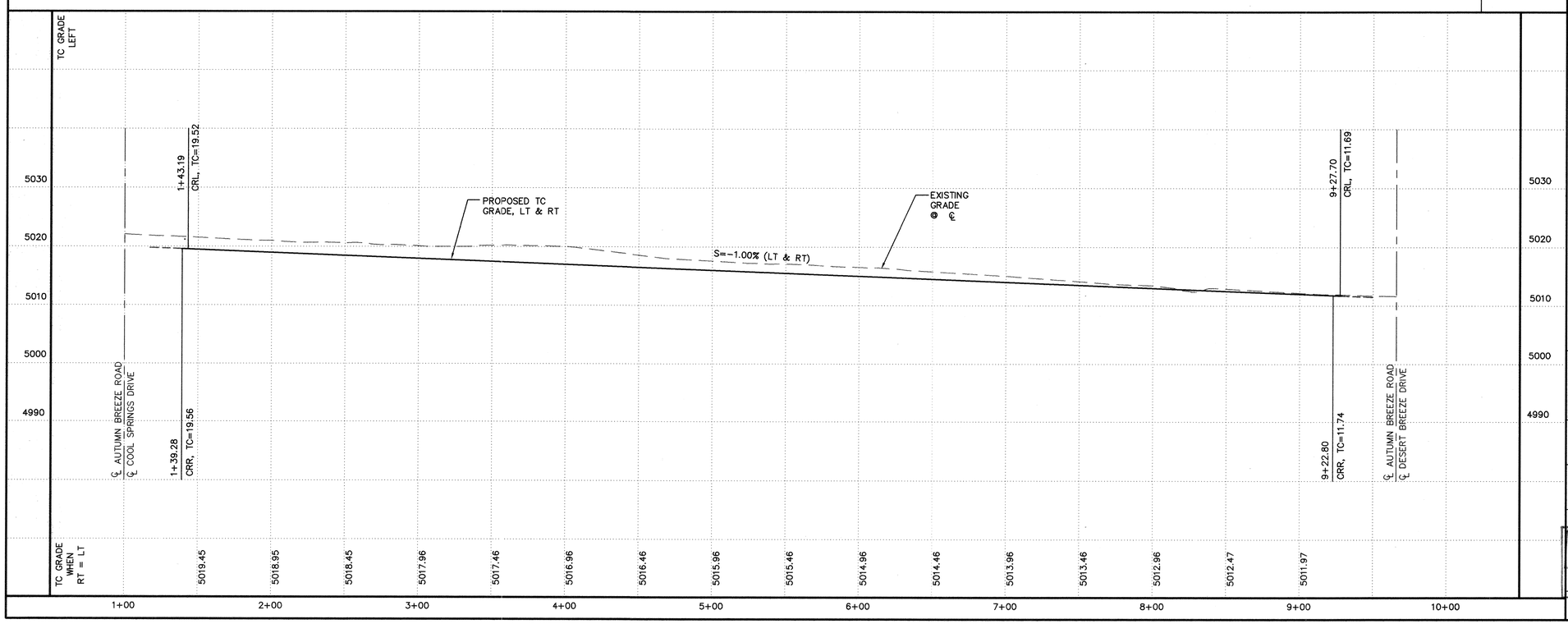
Design Review Committee: APPROVED APR 18 2000 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED MAY 9 2000 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 635981 | Zone Map No. M-10 | Sheet 8 Of 21




# AUTUMN BREEZE ROAD

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




## KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL 'A' 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. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.

## FACE OF CURB CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| FC1 | 38.25 | 25.00 | 87°38'59" |
| FC2 | 40.63 | 25.00 | 93°07'33" |
| FC3 | 40.28 | 25.00 | 92°18'45" |
| FC4 | 37.14 | 25.00 | 85°06'28" |

## EASEMENTS

(A) EXISTING 50' TEMPORARY DRAINAGE EASEMENT TO BE VACATED/TERMINATED BY FINAL PLAT.

## 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

## AS-BUILT INFORMATION

| | | |
|---|---|---|
| CONTRACTOR | New Concepts | DATE 1/00 |
| SURVEY STAKED BY | C.O.A. | DATE 8/00 |
| INSPECTOR'S ACCEPTANCE BY | S. Moya | DATE 8/00 |
| FIELD INSPECTOR BY | S. Moya | DATE 8/00 |
| DRAWINGS CORRECTED BY | C.O.A. | DATE 9/00 |

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

| | | DATE |
|---|---|---|
| DESIGN | | |
| DESIGNED BY | GLD | 10/99 |
| DRAWN BY | RFH | 10/99 |
| CHECKED BY | FCA | 10/99 |

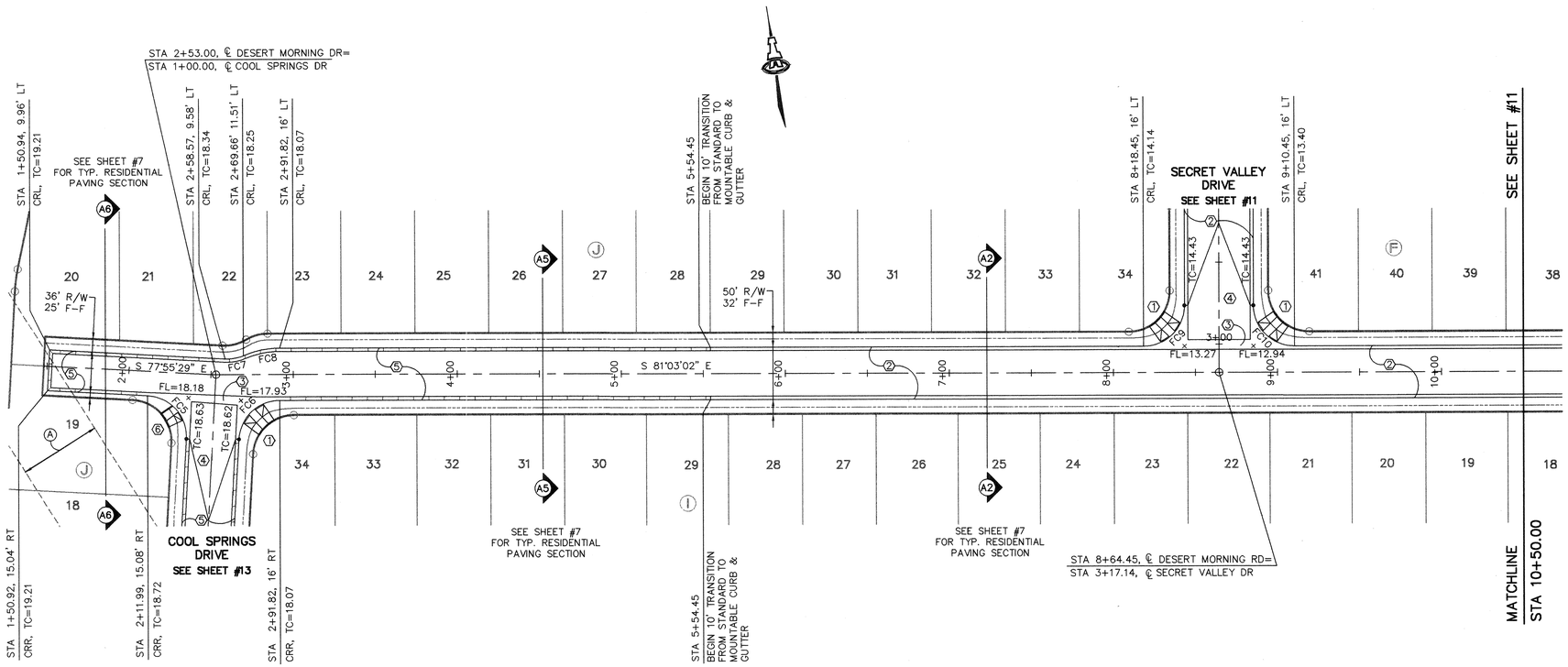
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
104PV1.DWGrfh 01/19/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT FIVE
AUTUMN BREEZE ROAD
STA 1+00.00 TO STA 9+65.90
PAVING PLAN & PROFILE

Design Review Committee: APPROVED APR 1 9 2000 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED MAY - 9 2000 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

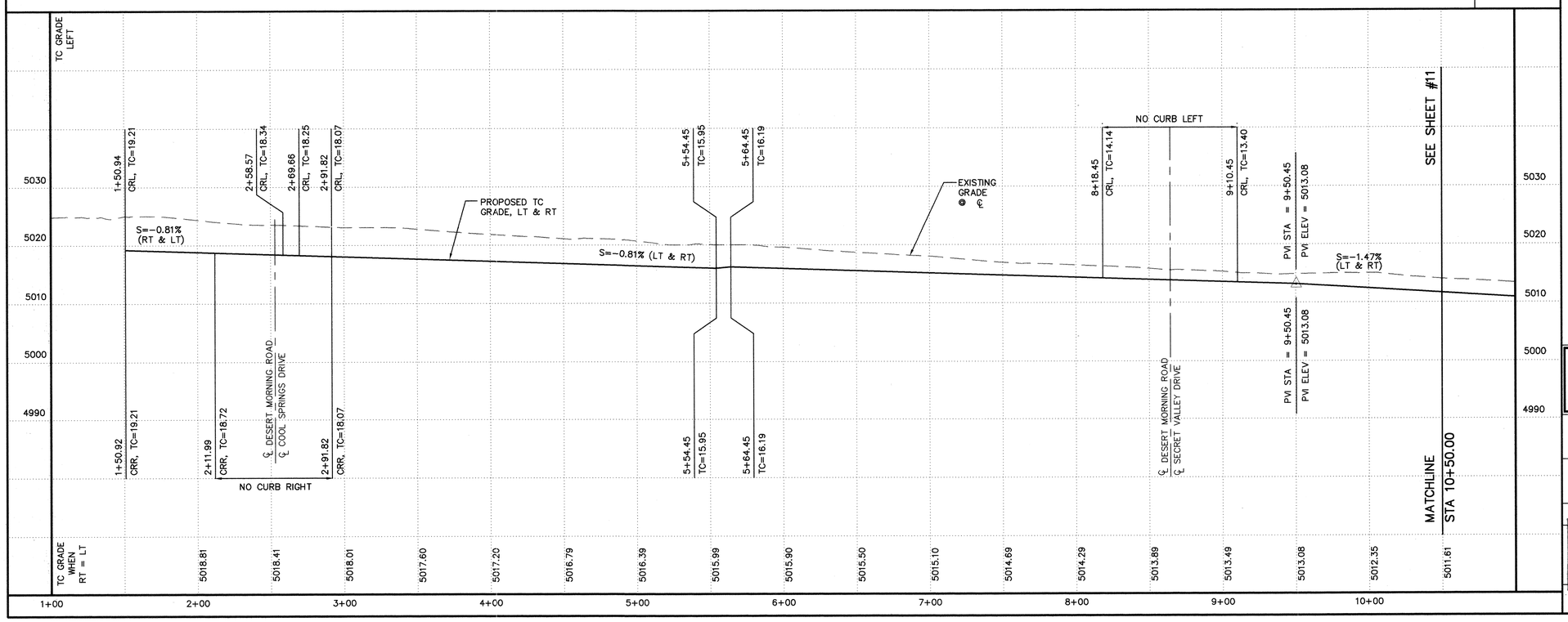
City Project No. 635981 | Zone Map No. M-10 | Sheet 9 Of 21




SCANNED BY
MESA REPRO

# DESERT MORNING ROAD

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




## KEYED CONSTRUCTION NOTES ⬡

1. CONSTRUCT HANDICAP RAMP PER DETAIL 'A' 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. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
6. CONSTRUCT HANDICAP RAMP PER DETAIL 'B' ON SHEET #7.

## FACE OF CURB CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| FC5 | 39.27 | 25.00 | 90°00'00" |
| FC6 | 37.91 | 25.00 | 86°52'27" |
| FC7 | 11.35 | 25.00 | 26°00'42" |
| FC8 | 22.77 | 57.00 | 22°53'08" |
| FC9 | 39.27 | 25.00 | 90°00'00" |
| FC10 | 39.27 | 25.00 | 90°00'00" |

## EASEMENTS

Ⓐ EXISTING 50' TEMPORARY DRAINAGE EASEMENT TO BE VACATED/TERMINATED BY FINAL PLAT.

AS-BUILT INFORMATION
CONTRACTOR Rio Concepts
WORK STAKED BY C.O.A. DATE 4/00
INSPECTOR'S ACCEPTANCE BY S. Mares DATE 4/00
FIELD VERIFICATION BY S. Mares DATE 4/00
DRAWINGS CORRECTED BY C.O.A. DATE 4/00
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 | |
| | | DESIGN | |

DESIGNED BY GLD DATE 10/99
DRAWN BY RFH DATE 10/99
CHECKED BY FCA DATE 10/99

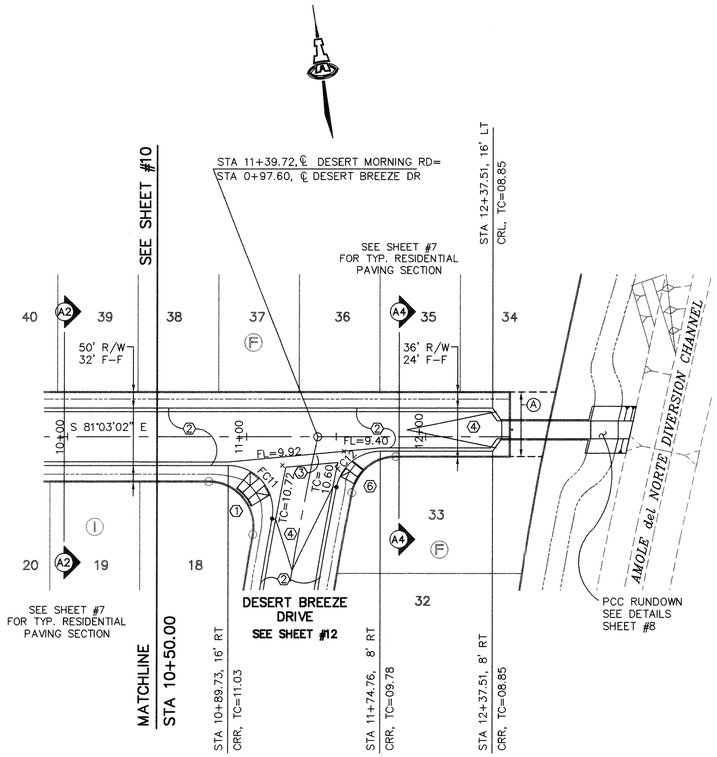
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
104PV2.DWGrfh 03/21/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

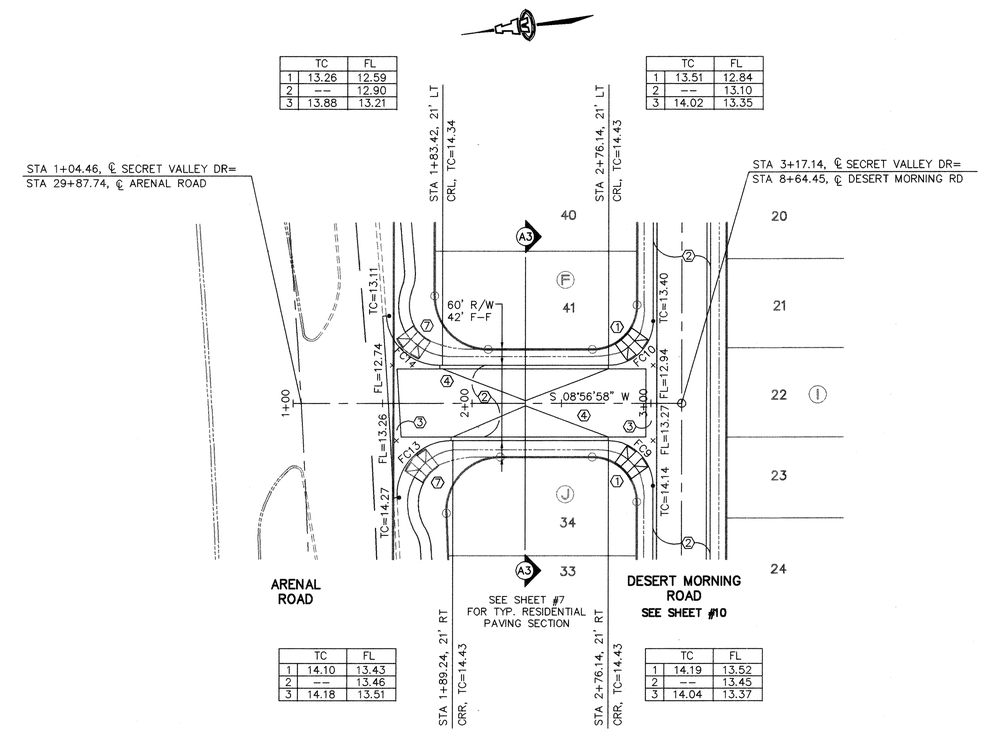
TITLE: DESERT SPRINGS SUBDIVISION, UNIT FIVE
DESERT MORNING ROAD
STA 1+50.92 TO STA 10+50.00
PAVING PLAN & PROFILE

Design Review Committee: APPROVED APR 15 2000 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED MAY - 9 2000 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 635981 | Zone Map No. M-10 | Sheet 10 Of 21




## DESERT MORNING ROAD




| | TC | FL |
|---|---|---|
| 1 | 13.26 | 12.59 |
| 2 | -- | 12.90 |
| 3 | 13.88 | 13.21 |

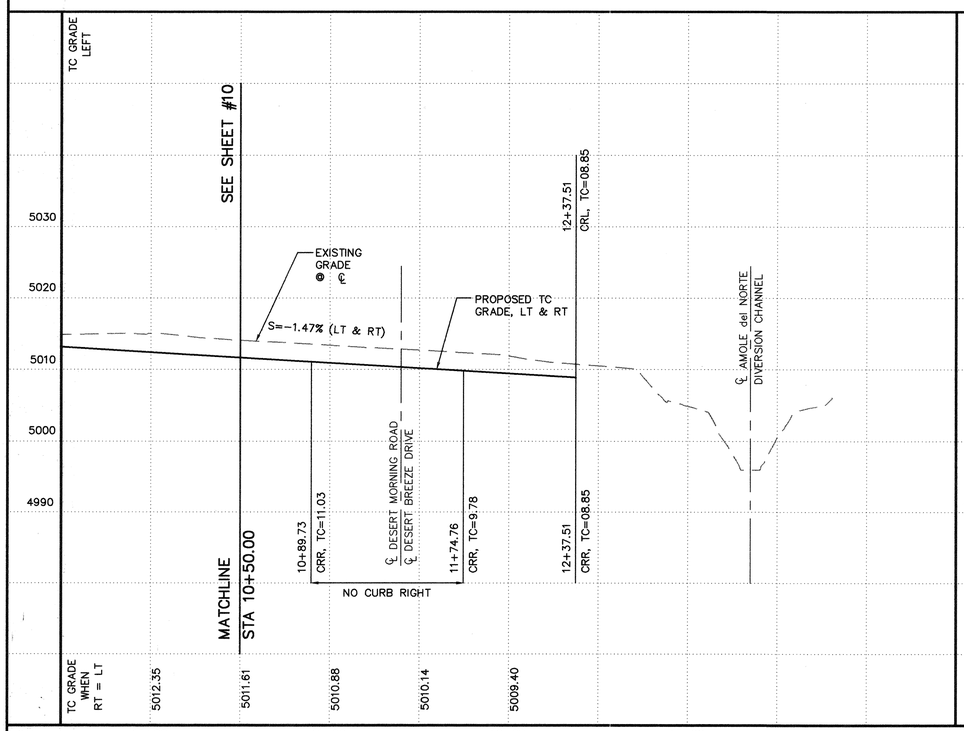
| | TC | FL |
|---|---|---|
| 1 | 13.51 | 12.84 |
| 2 | -- | 13.10 |
| 3 | 14.02 | 13.35 |

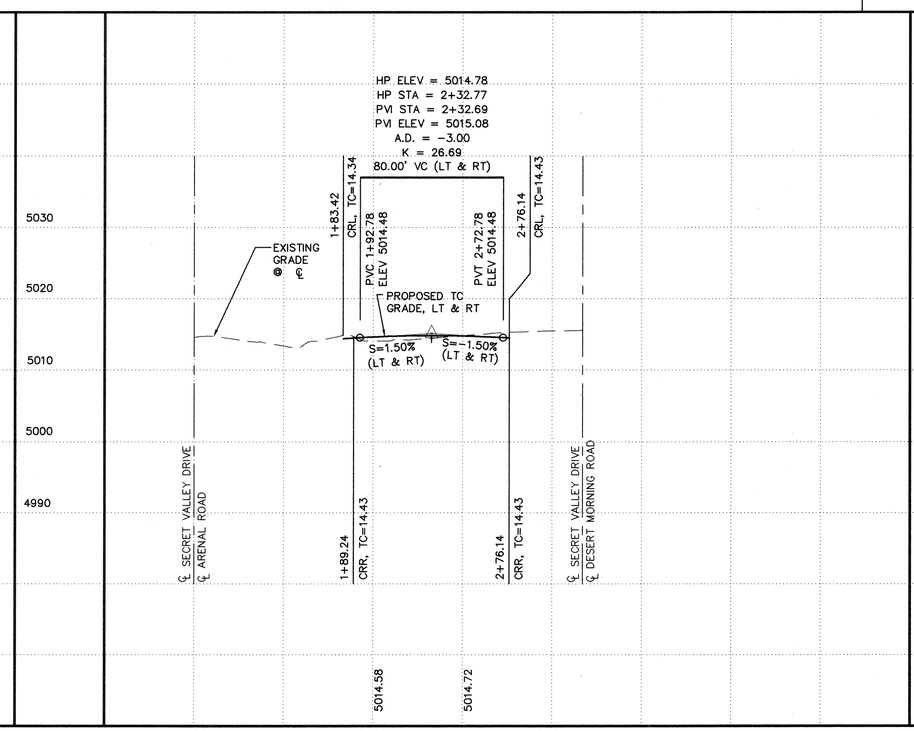
| | TC | FL |
|---|---|---|
| 1 | 14.10 | 13.43 |
| 2 | -- | 13.46 |
| 3 | 14.18 | 13.51 |

| | TC | FL |
|---|---|---|
| 1 | 14.19 | 13.52 |
| 2 | -- | 13.45 |
| 3 | 14.04 | 13.37 |

## SECRET VALLEY DRIVE

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




### KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL 'A' 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. CONSTRUCT HANDICAP RAMP PER DETAIL 'B' ON SHEET #7.
7. FUTURE HANDICAP RAMP.

### FACE OF CURB CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| FC9 | 39.27 | 25.00 | 90°00'00" |
| FC10 | 39.27 | 25.00 | 90°00'00" |
| FC11 | 43.83 | 25.00 | 100°27'22" |
| FC12 | 34.36 | 25.00 | 78°44'13" |
| FC13 | 48.67 | 30.00 | 92°56'37" |
| FC14 | 44.98 | 30.00 | 85°54'10" |

### EASEMENTS

(A) 36' DRAINAGE & PEDESTRIAN RIGHT-OF-WAY. TO BE GRANTED BY FINAL PLAT.

AS-BUILT INFORMATION
CONTRACTOR
WORK STAKED BY
INSPECTOR'S ACCEPTANCE BY
FIELD 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
04-10-00

| NO. | DATE | REMARKS | BY |
|---|---|---|---|
| | | | |

REVISIONS

| | | DATE |
|---|---|---|
| DESIGNED BY | GLD | 10/99 |
| DRAWN BY | RFH | 10/99 |
| CHECKED BY | FCA | 10/99 |

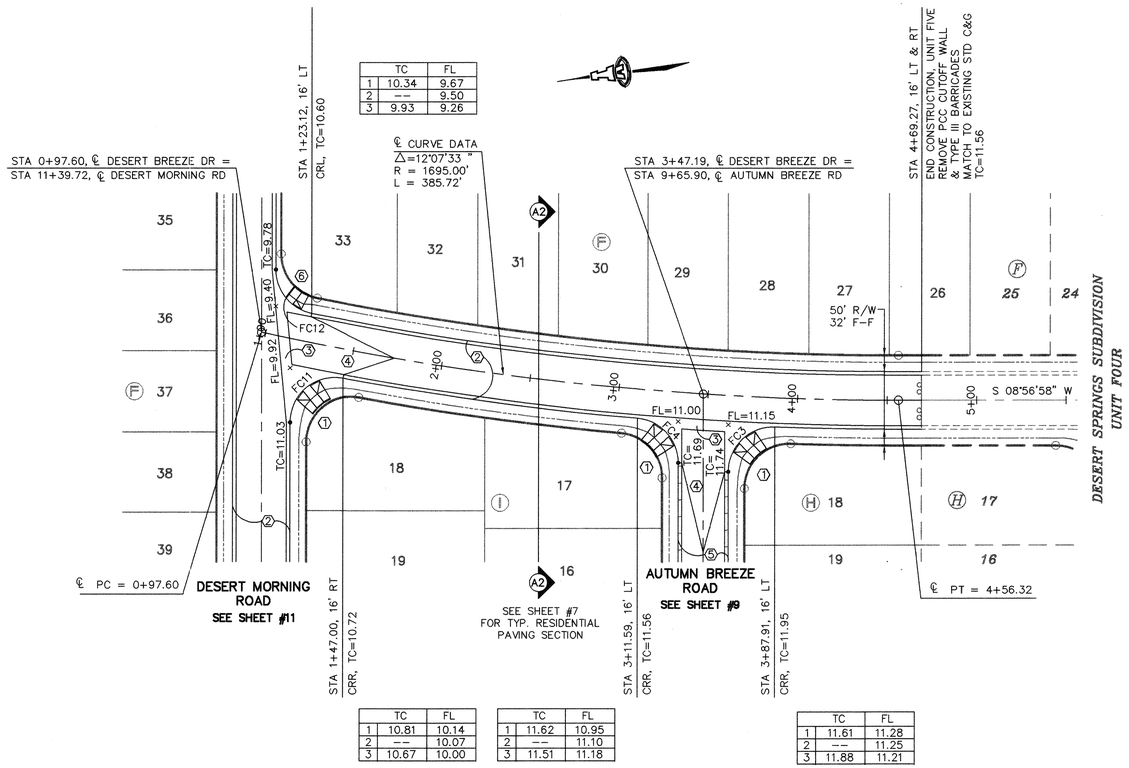
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
104PV3.DWGrfh 01/17/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT FIVE
# DESERT MORNING RD & SECRET VALLEY DR
STA 10+50.00 TO STA 12+37.51 STA 1+00.00 TO STA 3+17.14
PAVING PLAN & PROFILE

Design Review Committee: APPROVED APR 18 2000 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED MAY - 9 2000 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 635981 | Zone Map No. M-10 | Sheet 11 Of 21




| | TC | FL |
|---|---|---|
| 1 | 10.34 | 9.67 |
| 2 | -- | 9.50 |
| 3 | 9.93 | 9.26 |

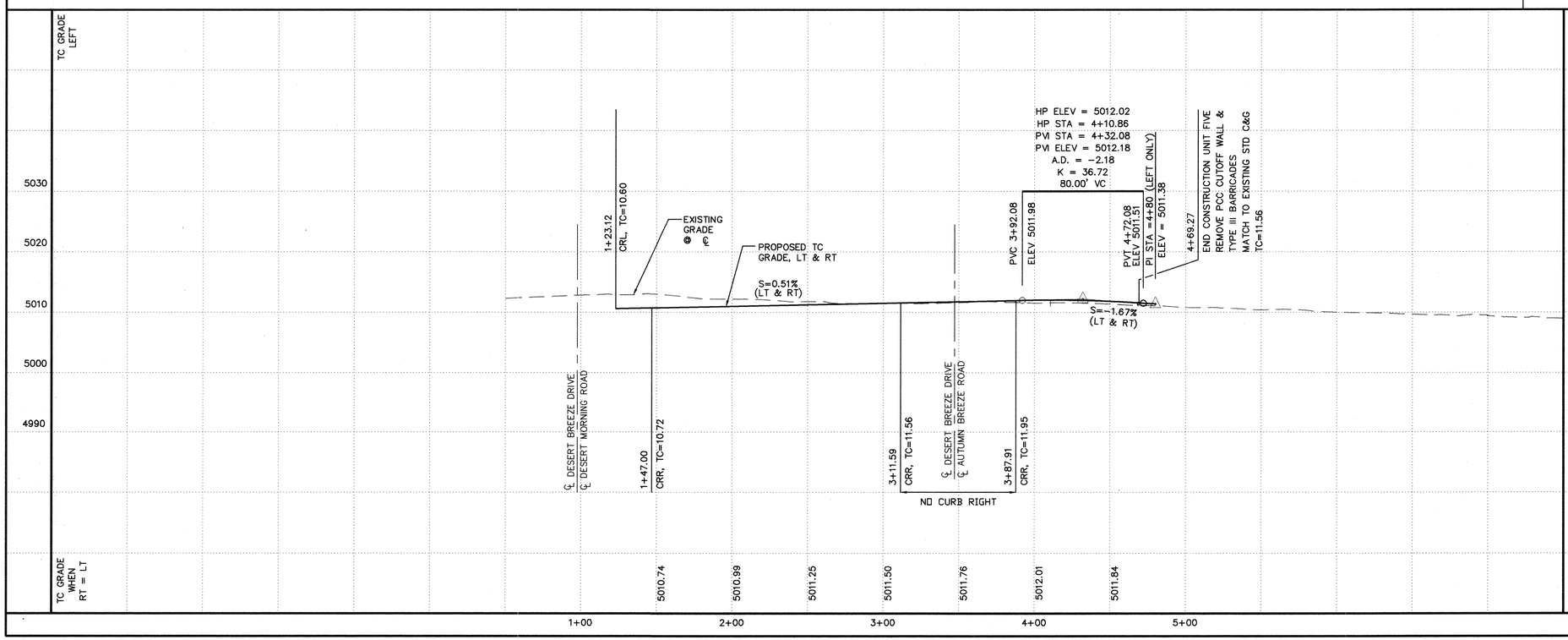
| | TC | FL |
|---|---|---|
| 1 | 10.81 | 10.14 |
| 2 | -- | 10.07 |
| 3 | 10.67 | 10.00 |

| | TC | FL |
|---|---|---|
| 1 | 11.62 | 10.95 |
| 2 | -- | 11.10 |
| 3 | 11.51 | 11.18 |

| | TC | FL |
|---|---|---|
| 1 | 11.61 | 11.28 |
| 2 | -- | 11.25 |
| 3 | 11.88 | 11.21 |

# DESERT BREEZE DRIVE

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




## KEYED CONSTRUCTION NOTES ⬡

1. CONSTRUCT HANDICAP RAMP PER DETAIL 'A' 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. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
6. CONSTRUCT HANDICAP RAMP PER DETAIL 'B' ON SHEET #7.

## FACE OF CURB CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| FC3 | 42.28 | 25.00 | 92°18'45" |
| FC4 | 37.14 | 25.00 | 85°06'28" |
| FC11 | 43.83 | 25.00 | 100°27'22" |
| FC12 | 34.36 | 25.00 | 78°44'13" |

AS-BUILT INFORMATION
CONTRACTOR
WORK STAKED BY / DATE
WORK INSPECTED BY / DATE
ACCEPTANCE / 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
1 ALS 1/97

ENGINEER'S SEAL
FRED C. ARFMAN
STATE OF NEW MEXICO
7336
REGISTERED PROFESSIONAL ENGINEER
04-21-00

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

DESIGN
DESIGNED BY GLD DATE 10/99
DRAWN BY RFH DATE 10/99
CHECKED BY FCA DATE 10/99

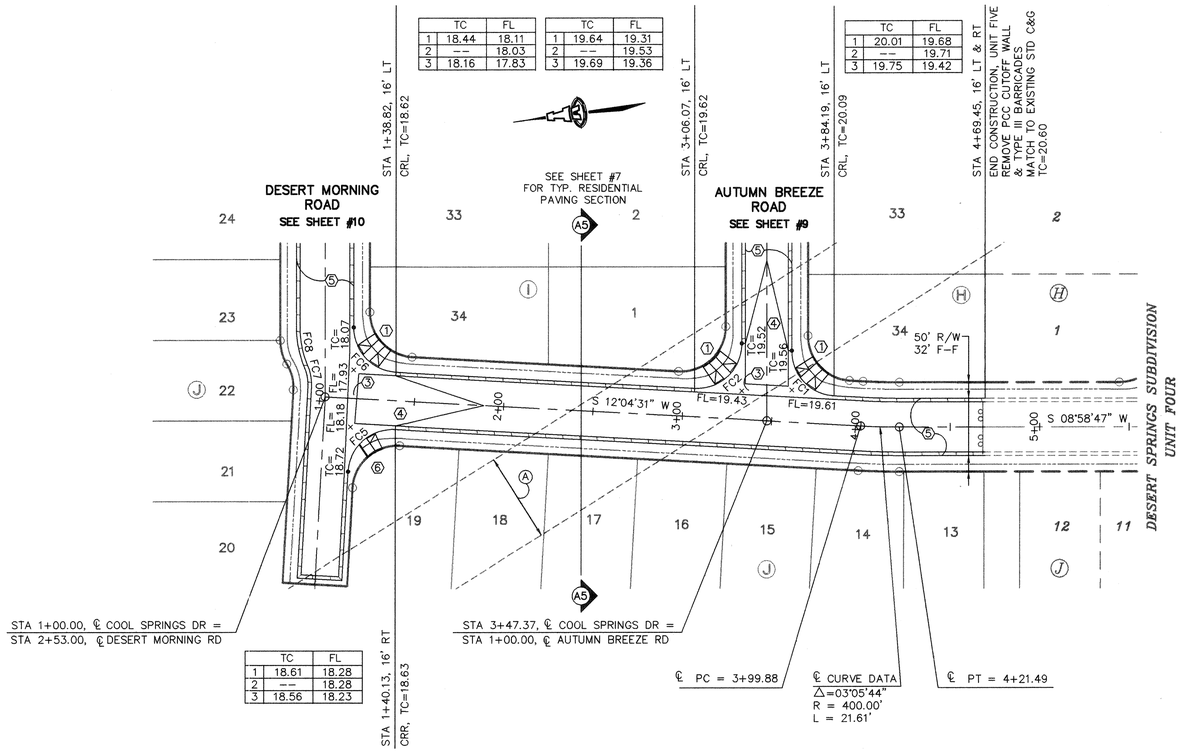
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
104PV4.DWGrfh 01/14/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT FIVE
DESERT BREEZE DRIVE
STA 0+97.60 TO STA 4+69.27
PAVING PLAN & PROFILE

Design Review Committee: APPROVED APR 1 6 2000 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED MAY - 9 2000 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 635981 | Zone Map No. M-10 | Sheet 12 Of 21




| | TC | FL |
|---|---|---|
| 1 | 18.44 | 18.11 |
| 2 | -- | 18.03 |
| 3 | 18.16 | 17.83 |

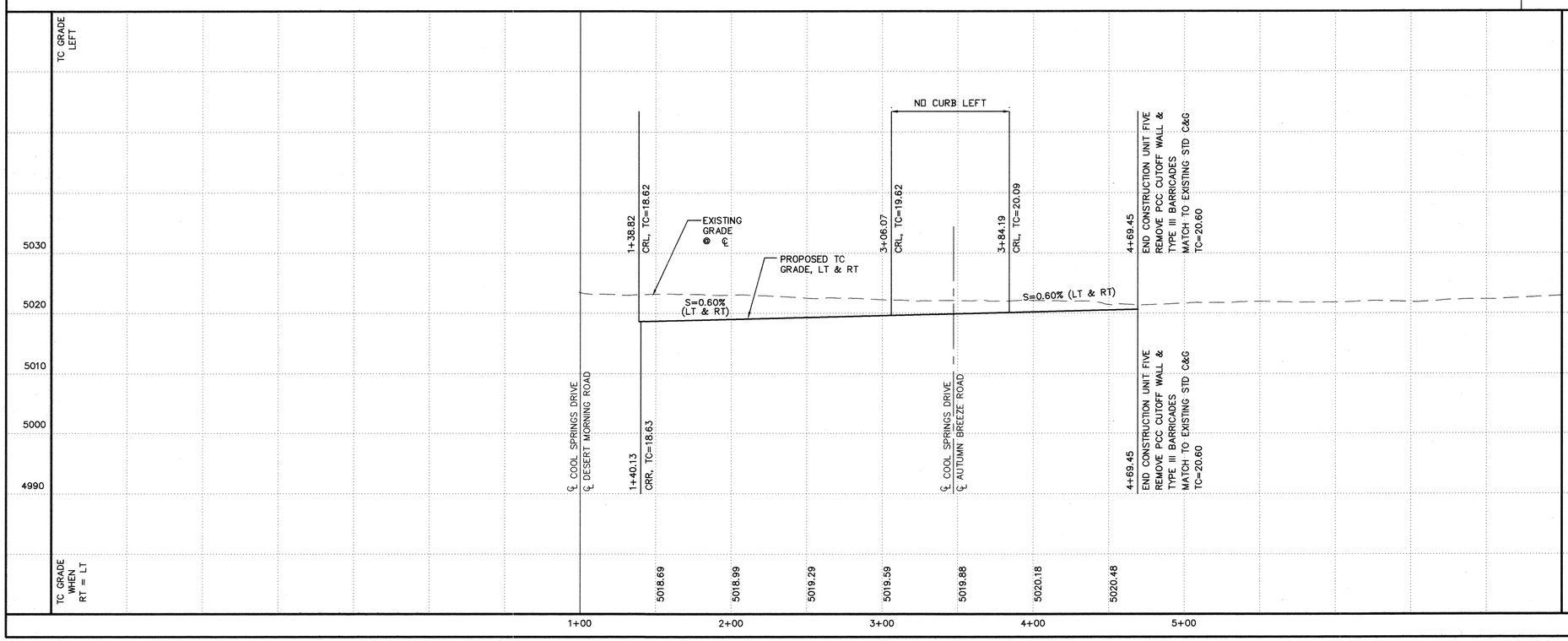
| | TC | FL |
|---|---|---|
| 1 | 19.64 | 19.31 |
| 2 | -- | 19.53 |
| 3 | 19.69 | 19.36 |

| | TC | FL |
|---|---|---|
| 1 | 20.01 | 19.68 |
| 2 | -- | 19.71 |
| 3 | 19.75 | 19.42 |

| | TC | FL |
|---|---|---|
| 1 | 18.61 | 18.28 |
| 2 | -- | 18.28 |
| 3 | 18.56 | 18.23 |

# COOL SPRINGS DRIVE

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




## KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL 'A' ON SHEET #7.
2. NOT USED.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
6. CONSTRUCT HANDICAP RAMP PER DETAIL 'B' ON SHEET #7.

## FACE OF CURB CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| FC1 | 38.25 | 25.00 | 87°38'59" |
| FC2 | 40.63 | 25.00 | 93°07'33" |
| FC5 | 39.27 | 25.00 | 90°00'00" |
| FC6 | 37.91 | 25.00 | 86°52'27" |
| FC7 | 11.35 | 25.00 | 26°00'42" |
| FC8 | 22.77 | 57.00 | 22°53'08" |

## EASEMENTS

(A) EXISTING 50' TEMPORARY DRAINAGE EASEMENT TO BE VACATED BY FINAL PLAT.

SCANNED BY MESA REPRO

AS-BUILT INFORMATION
CONTRACTOR
WORK STAKED BY
INSPECTOR'S ACKNOWLEDGMENT
FIELD 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

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

DESIGN
DESIGNED BY GLD DATE 10/99
DRAWN BY RFH DATE 10/99
CHECKED BY FCA DATE 10/99

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
104PV5.DWGrfh 01/19/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT FIVE
COOL SPRINGS DRIVE
STA 1+00.00 TO STA 4+69.45
PAVING PLAN & PROFILE

Design Review Committee: APPROVED APR 19 2000 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED MAY - 9 2000 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 635981 | Zone Map No. M-10 | Sheet 13 Of 21

| 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 |

## 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

SCALE: 1"=60'

60 40 20 0 60 120 FEET

| 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**

## EASEMENTS

(A) EXISTING 30' TEMPORARY SANITARY SEWER EASEMENT TO BE VACATED BY FINAL PLAT.

(B) EXISTING TEMPORARY SANITARY SEWER EASEMENT TO BE VACATED BY FINAL PLAT.

(C) EXISTING 20' SANITARY SEWER EASEMENT

(D) SANITARY SEWER EASEMENT TO BE GRANTED BY FINAL PLAT

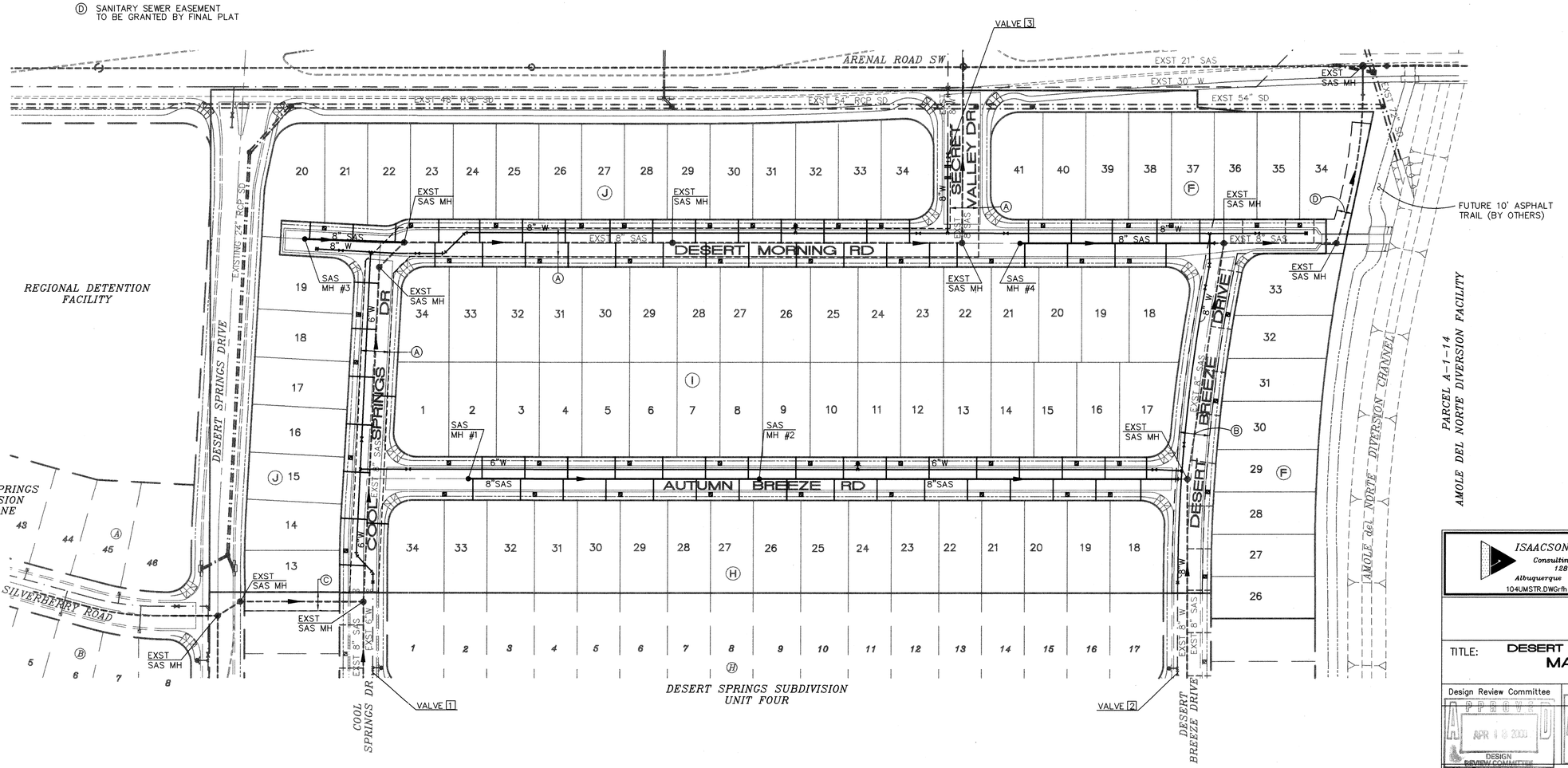
## WATER SHUT-OFF PLAN

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.

COOL SPRINGS DRIVE: SHUT–OFF VALVE [1] TO PROVIDE A NON–PRESSURE CONNECTION.

DESERT BREEZE DRIVE: SHUT–OFF VALVE [2] TO PROVIDE A NON–PRESSURE CONNECTION.

SECRET VALLEY DRIVE: SHUT–OFF VALVE [3] TO PROVIDE A NON–PRESSURE CONNECTION.




PARCEL A-1-14
AMOLE DEL NORTE DIVERSION FACILITY

SCANNED BY MESA REPRO

AS-BUILT INFORMATION
CONTRACTOR
WORK STAKED BY
WORK INSPECTED 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
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 GLD DATE 10/99
DRAWN BY RFH DATE 10/99
CHECKED BY FCA DATE 10/99

ISAACSON & ARFMAN, P.A.
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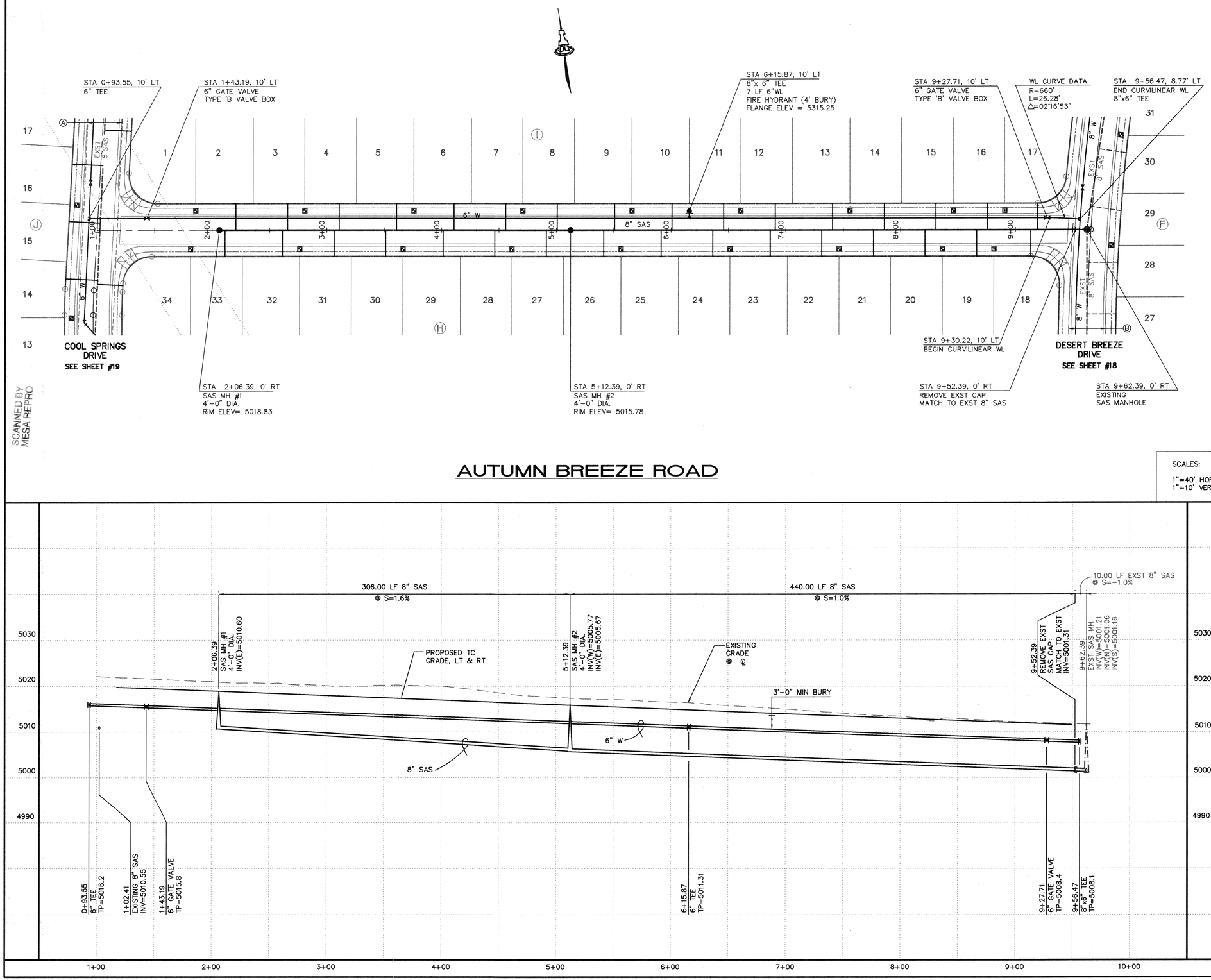
128 Monroe Street N.E.
Albuquerque New Mexico
104UMSTR.DWGrfh 04/06/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT FIVE
MASTER UTILITY PLAN

Design Review Committee: APPROVED APR 1 6 2000 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED MAY - 9 2000 CITY ENGINEER
Last Design Update Mo./Day/Yr. Mo./Day/Yr.

City Project No. 635981 Zone Map No. M-10 Sheet 14 Of 21




SCANNED BY MESA REPRO

# AUTUMN BREEZE ROAD

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




## GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
3. SEE SHEET #14 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #14 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.

## EASEMENTS

Ⓐ EXISTING 30' TEMPORARY SANITARY SEWER EASEMENT. TO BE VACATED BY FINAL PLAT.

Ⓑ EXISTING TEMPORARY SANITARY SEWER EASEMENT. TO BE VACATED BY FINAL PLAT.

## UTILITY SERVICE TABLE

| LOT NO./ BLOCK | STATION WATER, LENGTH | STATION SAS, LENGTH | SAS INV @ R/W |
|---|---|---|---|
| 18/H | 8+81.39, 27'(S) | 9+13.46, 23' | 6.8 |
| 19/H | 8+36.39, 27' | 8+66.39, 23' | 7.3 |
| 20/H | | 8+21.39, 23' | 7.7 |
| 21/H | 7+46.39, 27' | 7+76.39, 23' | 8.2 |
| 22/H | | 7+31.39, 23' | 8.6 |
| 23/H | 6+51.39, 27' | 6+86.39, 23' | 9.1 |
| 24/H | | 6+36.39, 23' | 9.6 |
| 25/H | 5+56.39, 27' | 5+91.39, 23' | 10.0 |
| 26/H | | 5+41.39, 23' | 10.5 |
| 27/H | 4+61.39, 27' | 4+91.39, 23' | 11.0 |
| 28/H | | 4+46.39, 23' | 11.5 |
| 29/H | 3+66.39, 27' | 4+01.39, 23' | 11.9 |
| 30/H | | 3+51.39, 23' | 12.4 |
| 31/H | 2+76.39, 27' | 3+06.39, 23' | 12.9 |
| 32/H | | 2+61.39, 23' | 13.3 |
| 33/H | 1+81.39, 27' | 2+11.39, 23' | 13.8 |
| 34/H | | SEE SHEET #19 | -- |
| 1/I | 1+85.87, 7' | SEE SHEET #19 | -- |
| 2/I | | 2+20.87, 23' | 13.7 |
| 3/I | 2+80.87, 7' | 2+65.87, 23' | 13.3 |
| 4/I | | 3+10.87, 23' | 12.8 |
| 5/I | 3+75.87, 7' | 3+60.87, 23' | 12.3 |
| 6/I | | 4+10.87, 23' | 11.8 |
| 7/I | 4+70.87, 7' | 4+55.87, 23' | 11.4 |
| 8/I | | 5+00.87, 23' | 10.9 |
| 9/I | 5+65.87, 7' | 5+50.87, 23' | 10.4 |
| 10/I | | 6+00.87, 23' | 9.9 |
| 11/I | 6+60.87, 7' | 6+45.87, 23' | 9.5 |
| 12/I | | 6+90.87, 23' | 9.0 |
| 13/I | 7+55.87, 7' | 7+40.87, 23' | 8.5 |
| 14/I | | 7+85.87, 23' | 8.1 |
| 15/I | 8+45.87, 7' | 8+30.87, 23' | 7.7 |
| 16/I | | 8+75.87, 23' | 7.2 |
| 17/I | 8+90.87, 7'(S) | 9+19.47, 23' | 6.7 |

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 "11-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.98
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
8-10-99

| NO. | DATE | REMARKS | BY |
|---|---|---|---|
| | | | |

REVISIONS

| | | |
|---|---|---|
| DESIGN | DATE 10/99 | |
| DESIGNED BY GLD | DATE 10/99 | |
| DRAWN BY RFH | DATE 10/99 | |
| CHECKED BY FCA | | |

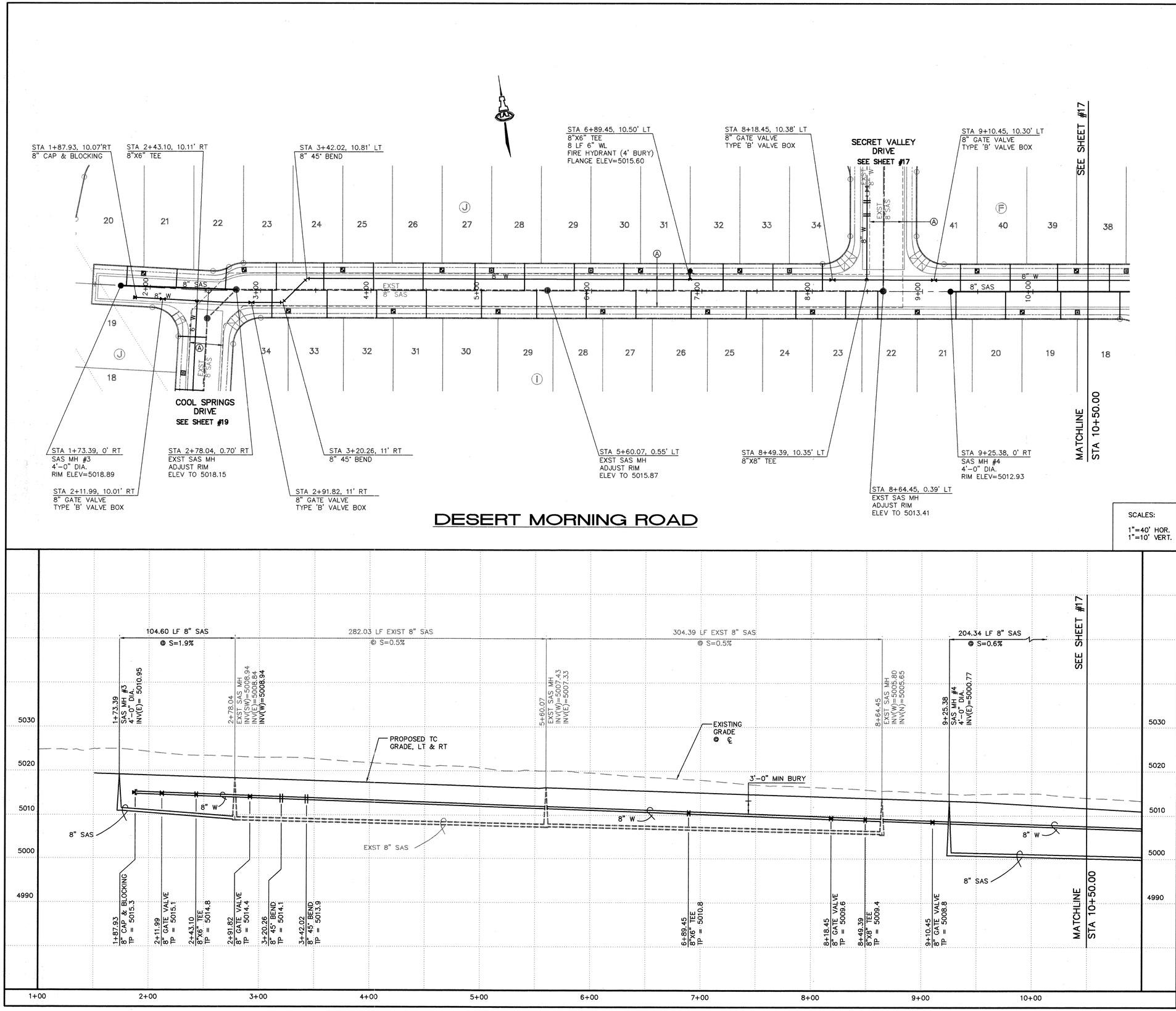
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
104UTL1.DWGrfh 03/21/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT FIVE
AUTUMN BREEZE ROAD
UTILITY PLAN & PROFILE

Design Review Committee: APPROVED APR 18 2000 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED MAY - 1 2000 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 635981 | Zone Map No. M-10 | Sheet 15 Of 21




## 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 #14 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #14 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.

## EASEMENTS

Ⓐ EXISTING 30' TEMPORARY SANITARY SEWER EASEMENT. TO BE VACATED BY FINAL PLAT.

## UTILITY SERVICE TABLE

| LOT NO./ BLOCK | STATION WATER, LENGTH | STATION SAS, LENGTH | SAS INV @ R/W |
|---|---|---|---|
| 38/F | 10+39.45, 9' | 10+69.45, 25' | 6.3 |
| 39/F | | 10+22.38, 25' | 7.0 |
| 40/F | 9+49.45, 9' | 9+79.45, 25' | 7.6 |
| 41/F | | 9+34.45, 25' | 8.2 |
| 18/I | 10+40.38, 30'(S) | 10+78.95, 25' | 6.2 |
| 19/I | 9+90.38, 30' | 10+25.38, 25' | 7.0 |
| 20/I | | 9+75.38, 25' | 7.7 |
| 21/I | 8+95.38, 30' | 9+30.38, 25' | 8.2 |
| 22/I | | 8+59.46, 25' | 8.8 |
| 23/I | 8+00.38, 30' | 8+30.38, 25' | 9.0 |
| 24/I | | 7+85.38, 25' | 9.4 |
| 25/I | 7+05.38, 30' | 7+40.38, 25' | 9.8 |
| 26/I | | 6+90.38, 25' | 10.2 |
| 27/I | 6+10.38, 30' | 6+40.38, 25' | 10.6 |
| 28/I | | 5+95.38, 25' | 10.9 |
| 29/I | 5+15.38, 30' | 5+50.38, 25' | 11.0 |
| 30/I | | 5+00.38, 25' | 11.4 |
| 31/I | 4+20.38, 30' | 4+50.38, 25' | 11.8 |
| 32/I | | 4+05.38, 25' | 12.1 |
| 33/I | 3+25.38, 30' | 3+60.38, 25' | 12.5 |
| 34/I | | 3+10.38, 25' | 12.9 |
| 20/J | 1+93.40, 23' | 1+78.40, 18' | 13.9 |
| 21/J | | 2+23.47, 18 | 13.6 |
| 22/J | 2+84.45, 31' | 2+69.16, 21' | 13.2 |
| 23/J | | 3+14.45, 25' | 12.9 |
| 24/J | 3+74.45, 9' | 3+57.38, 25' | 12.5 |
| 25/J | | 4+02.38, 25' | 12.2 |
| 26/J | 4+64.45, 9' | 4+47.38, 25' | 11.8 |
| 27/J | | 4+94.45, 25' | 11.4 |
| 28/J | 5+09.45, 9' (S) | 5+39.45, 25' | 11.0 |
| 29/J | 5+99.45, 9' (S) | 5+84.45, 25' | 11.0 |
| 30/J | 6+44.45, 9' | 6+29.45, 25' | 10.7 |
| 31/J | | 6+74.45, 25' | 10.3 |
| 32/J | 7+34.45, 9' | 7+19.45, 25' | 9.9 |
| 33/J | | 7+64.45, 25' | 9.6 |
| 34/J | 7+79.45, 9'(S) | 8+09.45, 25' | 9.2 |

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

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

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 1/97

ENGINEER'S SEAL

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

| NO. | DATE | REMARKS | BY |
|---|---|---|---|

REVISIONS

DESIGN

DESIGNED BY GLD DATE 10/99
DRAWN BY RFH DATE 10/99
CHECKED BY FCA DATE 10/99

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
104UTL2.DWGrfh 03/21/00

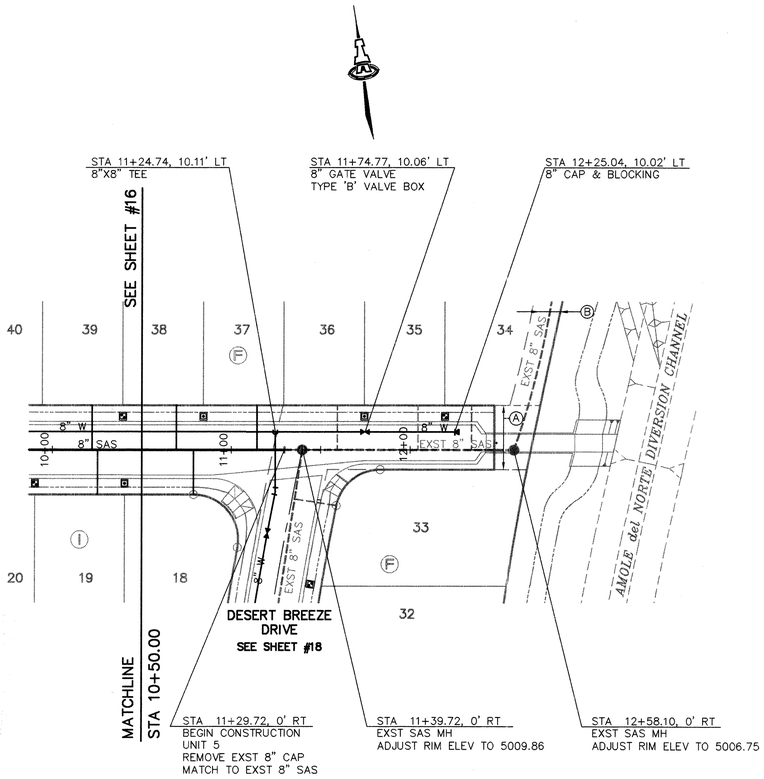
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT FIVE
# DESERT MORNING ROAD
STA 1+50.92 TO STA 10+50.00
UTILITY PLAN & PROFILE

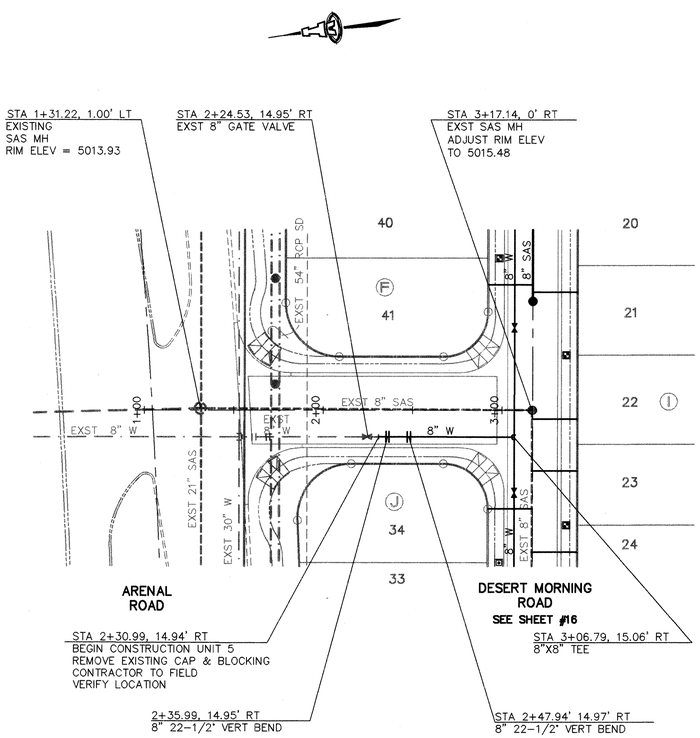
Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

APPROVED DESIGN | APPROVED CITY ENGINEER

City Project No. 635981 | Zone Map No. M-10 | Sheet 16 Of 21




## DESERT MORNING ROAD




## SECRET VALLEY DRIVE

### 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 #14 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #14 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.

### EASEMENTS

Ⓐ 36' DRAINAGE & PEDESTRIAN RIGHT-OF-WAY. (TO BE GRANTED BY FINAL PLAT).

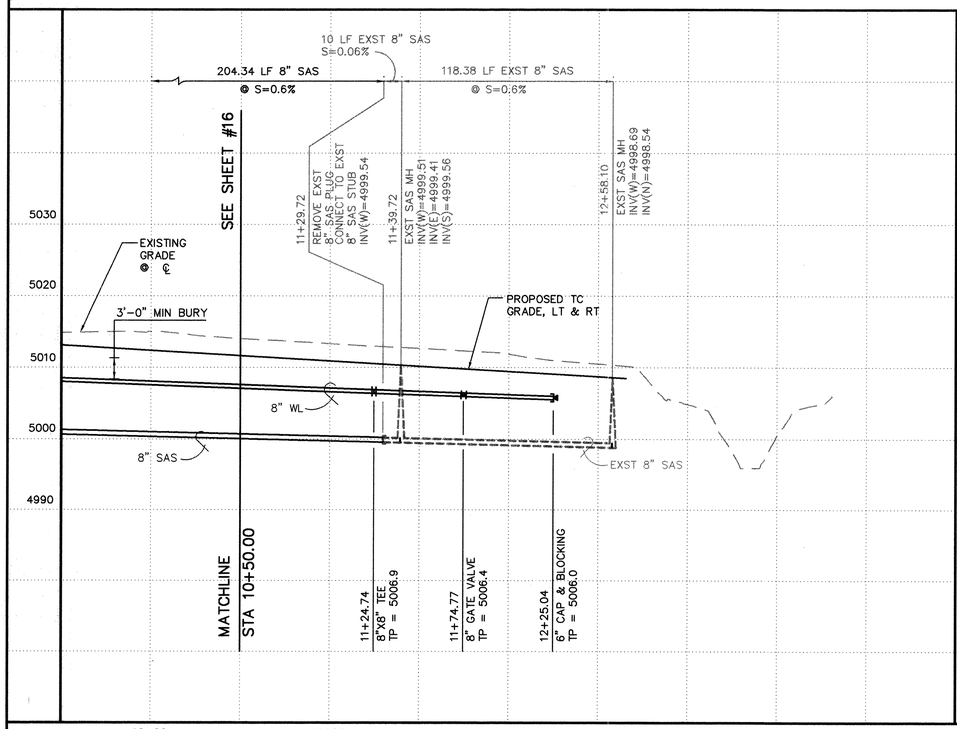
Ⓑ PUBLIC SANITARY SEWER EASEMENT.

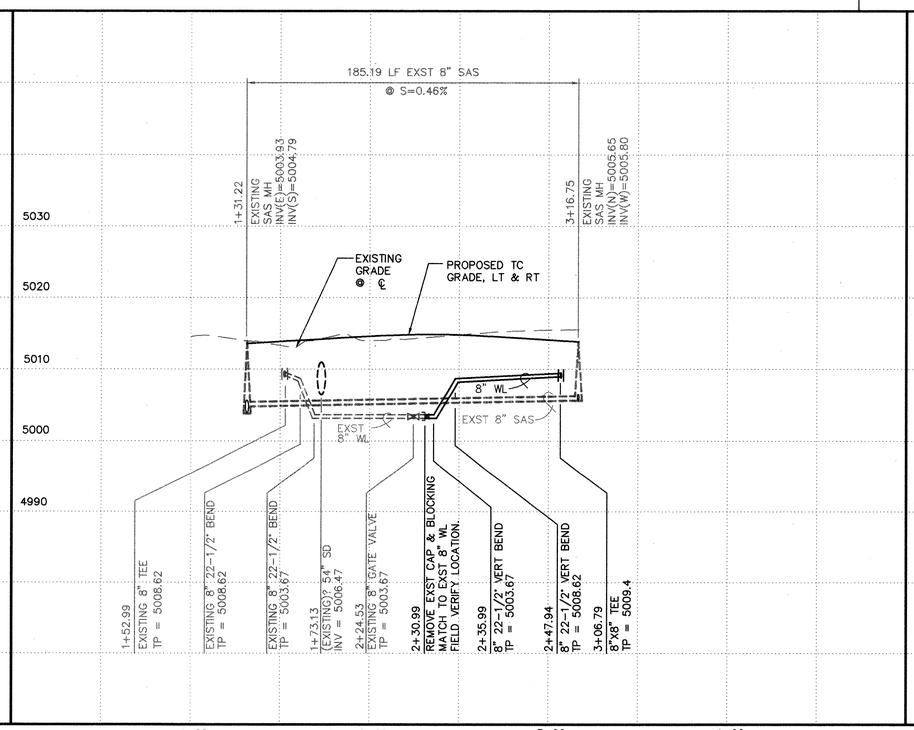
### UTILITY SERVICE TABLE

| LOT NO. | STATION WATER, LENGTH | STATION SAS, LENGTH | SAS INV @ R/W |
|---|---|---|---|
| 34/F | 12+19.45, 9' | (EXISTING) | 3.6 |
| 35/F | | (EXISTING) | 4.1 |
| 36/F | 11+74.45, 9' (S) | (EXISTING) | 4.8 |
| 37/F | 10+84.45' 9' (S) | 11+14.45, 25' | 5.7 |
| 38/F | 10+39.45, 9' | 10+69.45, 25' | 6.3 |
| 39/F | | 10+22.38, 25' | 7.0 |
| 18/I | 10+40.38, 29'(S) | 10+78.95, 25' | 6.2 |

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

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




AS-BUILT INFORMATION
CONTRACTOR
WORK STAKED BY
INSPECTOR'S ACCEPTANCE BY
FIELD VERIFICATION BY
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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
ALS 1/97
1

ENGINEER'S SEAL
FRED C. ARFMAN
STATE OF NEW MEXICO
7932
REGISTERED PROFESSIONAL ENGINEER

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

DESIGN
DESIGNED BY GLD DATE 10/99
DRAWN BY RFH DATE 10/99
CHECKED BY FCA DATE 10/99

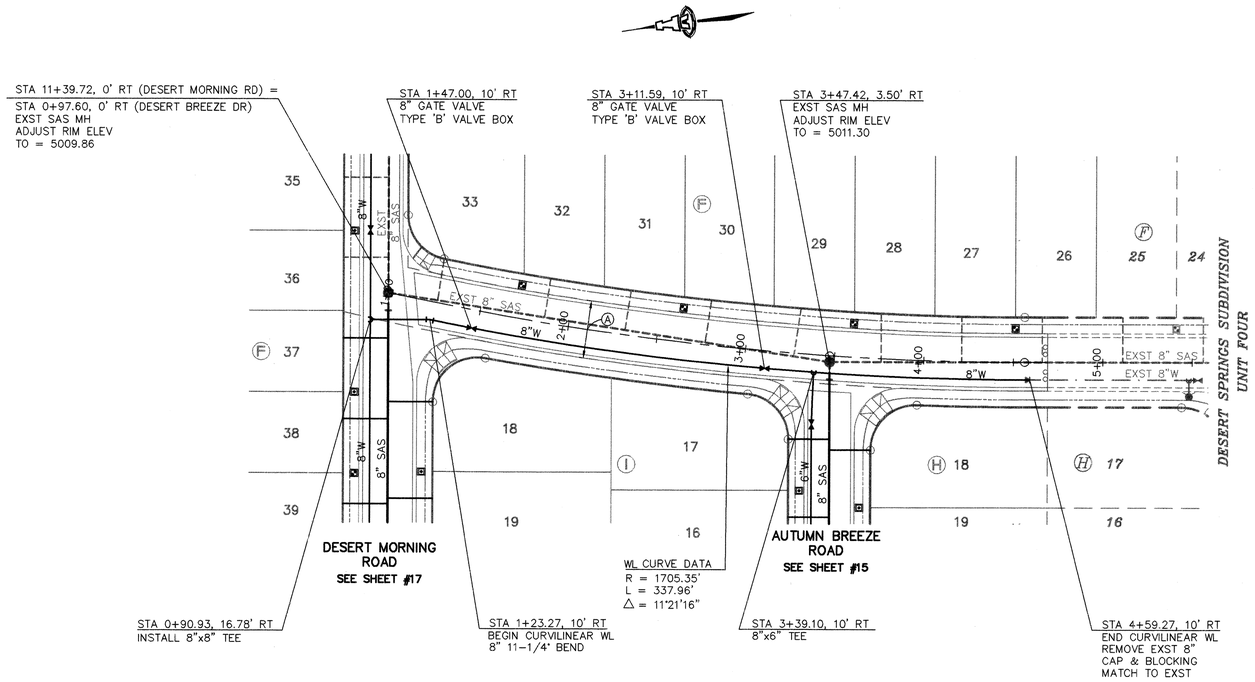
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
104UTL3.DWGrfh 03/21/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT FIVE
# DESERT MORNING RD & SECRET VALLEY DR
STA 10+50.00 TO STA 12+37.51 STA 1+00.00 TO STA 3+17.14
UTILITY PLAN & PROFILE

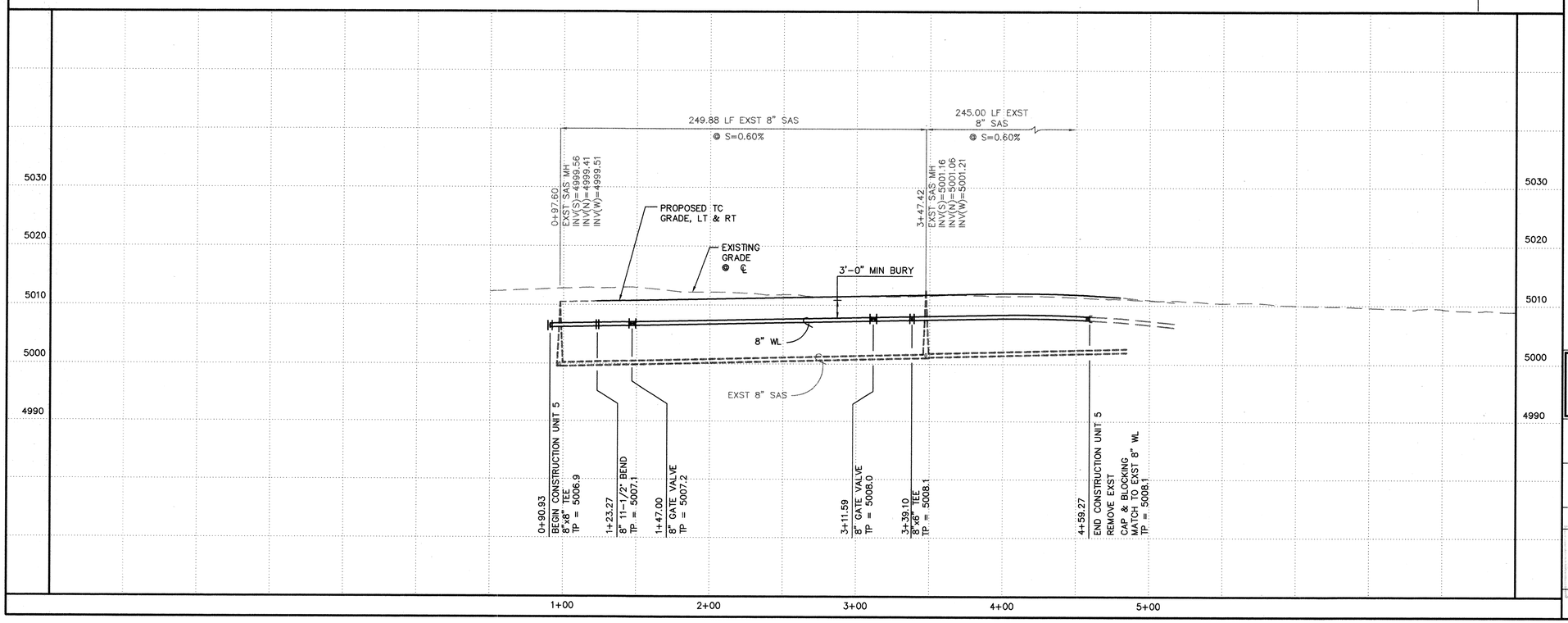
Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 635981 | Zone Map No. M-10 | Sheet 17 Of 21




# 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 #14 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #14 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.

## EASEMENTS

Ⓐ EXISTING TEMPORARY PUBLIC SANITARY SEWER EASEMENT. TO BE VACATED BY FINAL PLAT.

## UTILITY SERVICE TABLE

| LOT NO. | STATION WATER, LENGTH | STATION SAS, LENGTH | SAS INV @ R/W |
|---|---|---|---|
| 26/F | 4+51.19, 29' | (EXISTING) | 6.6 |
| 27/F | | (EXISTING) | 7.0 |
| 28/F | 3+59.79, 29' | (EXISTING) | 6.9 |
| 29/F | | (EXISTING) | 6.6 |
| 30/F | 2+63.01, 29' | (EXISTING) | 6.4 |
| 31/F | | (EXISTING) | 6.2 |
| 32/F | 1+70.73, 29' | (EXISTING) | 5.9 |
| 33/F | | (EXISTING) | 5.6 |

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

AS-BUILT INFORMATION
CONTRACTOR
WORK STAKED BY
INSPECTOR'S ACCEPTANCE
FIELD 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
1/97
ALS
1

ENGINEER'S SEAL
FRED C. ARFMAN
STATE OF NEW MEXICO
7532
REGISTERED PROFESSIONAL ENGINEER

| NO. | DATE | REMARKS | BY |
|---|---|---|---|
| | | | |

REVISIONS

DESIGN
DESIGNED BY GLD DATE 10/99
DRAWN BY RFH DATE 10/99
CHECKED BY FCA DATE 10/99

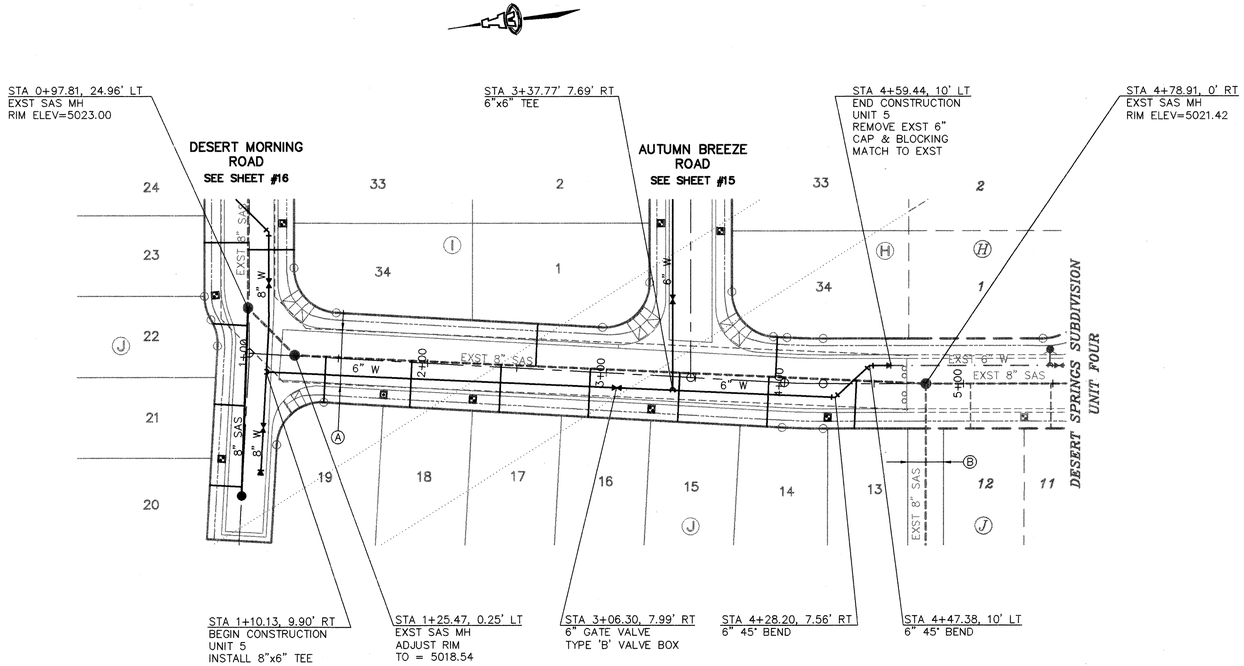
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
104UTL4.DWGrfh 01/17/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT FIVE
DESERT BREEZE DRIVE
STA 0+97.60 TO STA 4+69.27
UTILITY PLAN & PROFILE

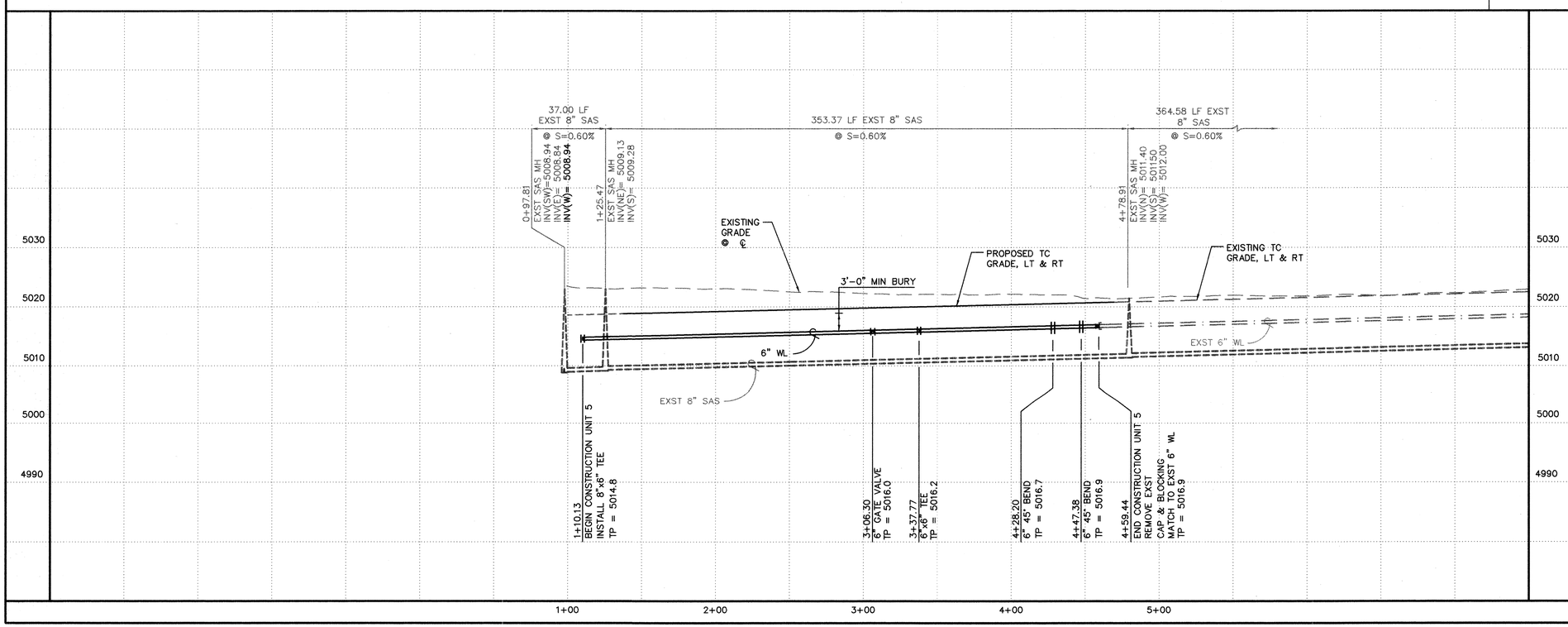
Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 635981 | Zone Map No. M-10 | Sheet 18 Of 21




# COOL SPRINGS 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 #14 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #14 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.

## EASEMENT NOTES

Ⓐ EXISTING 30' TEMPORARY SAS EASEMENT. TO BE VACATED BY FINAL PLAT.

Ⓑ EXISTING 20' PERMANENT SAS EASEMENT.

## UTILITY SERVICE TABLE

| LOT NO. | STATION WATER, LENGTH | STATION SAS, LENGTH | SAS INV @ R/W |
|---|---|---|---|
| 34/H | SEE SHEET #15 | 3+94.44, 23' | 15.2 |
| 1/I | SEE SHEET #15 | 2+60.19, 24' | 14.4 |
| 13/J | 4+23.91, 12' | 4+38.90, 27' | 15.4 |
| 14/J | | 3+91.33, 28' | 15.1 |
| 15/J | 3+26.34, 11' | 3+41.33, 28' | 14.8 |
| 16/J | | 2+91.33, 27' | 14.5 |
| 17/J | 2+26.34, 11' | 2+41.33, 27' | 14.2 |
| 18/J | | 1+91.33, 26' | 13.9 |
| 19/J | 1+76.34, 10'(S) | 1+43.13, 26' | 13.6 |

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

AS-BUILT INFORMATION
CONTRACTOR
WORK STAKED BY — DATE
ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
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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
2-4-00

| NO. | DATE | REMARKS | BY |
|---|---|---|---|
| | | REVISIONS | |
| | | DESIGN | |

DESIGNED BY GLD DATE 10/99
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
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TITLE: DESERT SPRINGS SUBDIVISION, UNIT FIVE
COOL SPRINGS DRIVE
STA 1+00.00 TO STA 4+69.45
UTILITY PLAN & PROFILE

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

City Project No. 635981 — Zone Map No. M-10 — Sheet 19 Of 21

## 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.

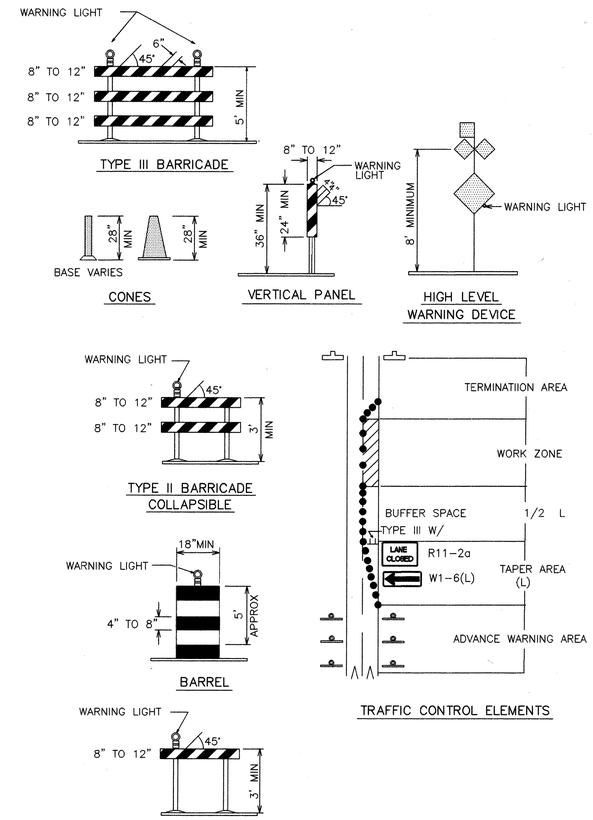
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

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.




## 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 SPEED 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

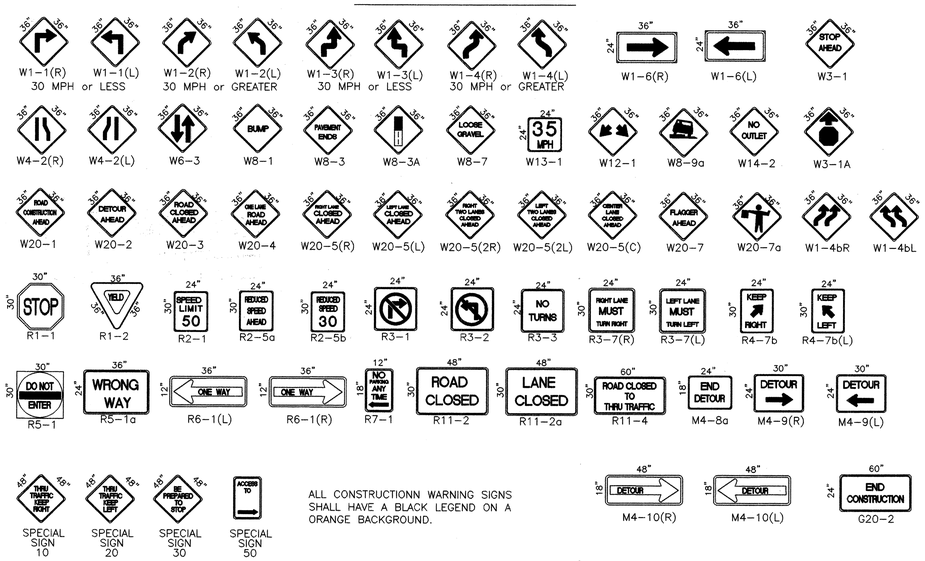
SPEED LIMIT

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

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

MICRO-FILM INFORMATION

RECORDED BY | DATE | NO.

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FIELD NOTES | 1 | ALS | 1/97

ENGINEER'S SEAL

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

| NO. | DATE | REMARKS | BY |
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

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

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

| City Project No. | Zone Map No. | Sheet | Of |
|---|---|---|---|
| 635981 | M-10 | 20 | 21 |