PUBLIC IMPROVEMENT PLANS

FOR

LAS CASITAS DEL RIO SUBDIVISION - UNIT 2

ALBUQUERQUE, NEW MEXICO

JUNE 2003

PREPARED FOR:

THE STROSNIDER COMPANY
6121 INDIAN SCHOOL RD NE, STE. 275
ALBUQUERQUE, NM 87110

PREPARED BY:

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

SCANNED BY
MESA REPRO

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CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, FRED C. ARFMAN of the firm of ISAACSON & ARFMAN P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction and survey information provided by SAV-TEK INC., NMPS number 9750.

FRED C. ARFMAN STATE OF NEW MEXICO 7320 REGISTERED PROFESSIONAL ENGINEER

Engineers Seal & Signature

Fred C. Arfman 05-29-03

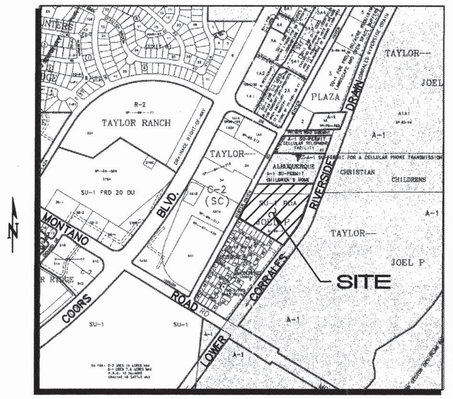
SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, Hereby Certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
MAY 3 2003

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
2 6 6 7 8 1 . 8 2 0 5



VICINITY MAP

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 (924-3400) 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 FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.
20. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
21. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 4/7/05

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

DRB NO.
1002377

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1232CVR.DWGanw 6/16/03

ENGINEERS STAMP & SIGNATURE

Fred C. Arfman 06.18.03

APPROVALS	ENGINEER	DATE
DRC Chairman		8-5-03
Transportation		6-27-03
Water/Wastewater		6/27/03
Hydrology		6/27/03
AMAFCA		
Constr. Mngmt.		
Constr. Coord.		8-5-03

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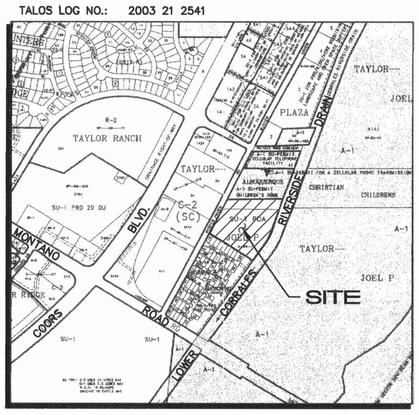
APPROVED FOR CONSTRUCTION

10/7/03
City Engineer Date

City Project No. 678182

Sheet 1 Of 18

TALOS LOG NO.: 2003 21 2541



VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 1
2. Total Number of Lots created: 31
3. Total Number of Tracts created: 1
4. Gross Subdivision Acreage: 6.7898 Ac.
5. Total Mileage of Full Width Streets Created: 0.2530
6. Bearings are New Mexico State Plane Grid Bearings (Central Zone–NAD 1927)
7. Distances are ground distances.
8. Basis of boundary are the following plats (and documents) of record entitled:

A. Plat entitled "TRACTS A AND B, ALBUQUERQUE CHRISTIAN CHILDREN'S HOME", filed February 14, 2003, in Volume 2003C, Folio 32, records of Bernalillo County, New Mexico.
B. Plat entitled "SUMMARY PLAT SHOWING TRACTS A–1–A AND A–1–B OF THE PLAT OF LANDS OF JOEL P. TAYLOR", filed March 11, 1980, in Volume C16, Folio 104, records of Bernalillo County, New Mexico.
C. Plat entitled "SUMMARY PLAT SHOWING TRACTS A–1–A–1, A–1–A–2 AND A–1–A–3 OF THE PLAT OF LANDS OF JOEL P. TAYLOR", filed March 31, 1983, in Volume C21, Folio 19, records of Bernalillo County, New Mexico.
D. Plat entitled "TRACTS B–1A AND B–1B, LANDS OF JOEL P. TAYLOR", filed March 12, 1997, in Volume 97C, Folio 75, records of Bernalillo County, New Mexico.
E. Plat entitled "LOTS 2 THRU 6 AND TRACTS 1 THRU 8, RIVERSIDE PLAZA", filed May 18, 1999, in Volume 99C, Folio 121, records of Bernalillo County, New Mexico.
F. Plat entitled "CORRECTED PLAT OF BOSQUE MONTANO SUBDIVISION", filed September 10, 2001, in Volume 2001C, Folio 257, records of Bernalillo County, New Mexico.
G. Unfiled survey entitled "TOPOGRAPHIC SURVEY, TRACT B–1B, LANDS OF JOEL P. TAYLOR", prepared by Precision Surveys, Inc., Albuquerque, New Mexico.
H. Warranty Deed from Joel P. Taylor and Nina Mae Taylor to Albuquerque Christian Childrens Home, Inc., Filed April 7, 1969, in Book D858, Page 820, records of Bernalillo County, New Mexico.
I. Warranty Deed, filed December 26, 1972, in Book D933, Page 382, records of Bernalillo County, New Mexico.
J. Special Warranty Deed, filed December 19, 1986, in Book D290A, Page 685, records of Bernalillo County, New Mexico.

9. Field Survey performed April 23, 2003.
10. Title Report: none provided
11. City Standard Utility Note II: "City of Albuquerque Water and Sanitary Sewer Service to Las Casitas del Rio, Unit 2 must be verified and coordinated with the Public Works Department, City of Albuquerque."
12. 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 #9750".
13. All open space requirements are met.

SURV TEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505–897–3366 Fax: 505–897–3377

1232PT1/DWGnov 05/20/03

SCANNED BY MESA REPRO

LEGAL DESCRIPTION

That certain parcel of land situate within Section 25, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising all of Tract B, Albuquerque Christian Children's Home, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 14, 2003, in Bk. 2003C, Pg. 32.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tract and vacated easement into 31 residential lots, to create 1 tract (Tract A), to dedicate public rights–of–way, and to grant those easements necessary to serve the residential development.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights–of–way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead 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

SANGRE DE CRISTO LIMITED LIABILITY COMPANY
a New Mexico limited liability company
BY: The Strosnider Company, a New Mexico corporation
Managing Member of Sangre de Cristo Limited Liability Company

Patrick Strosnider — Date
Vice President

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on _____, 2002, by Patrick Strosnider, Vice President of The Strosnider Company, a New Mexico corporation, as Managing Member of Sangre de Cristo Limited Liability Company, a New Mexico limited liability company.

My Commission Expires: _____

Notary Public

PLAT
FOR
LAS CASITAS DEL RIO SUBDIVISION, UNIT 2

BEING A REPLAT OF
TRACT B
ALBUQUERQUE CHRISTIAN CHILDREN'S HOME

PROJECTED SECTION 25 , T. 11 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2003

APPROVALS

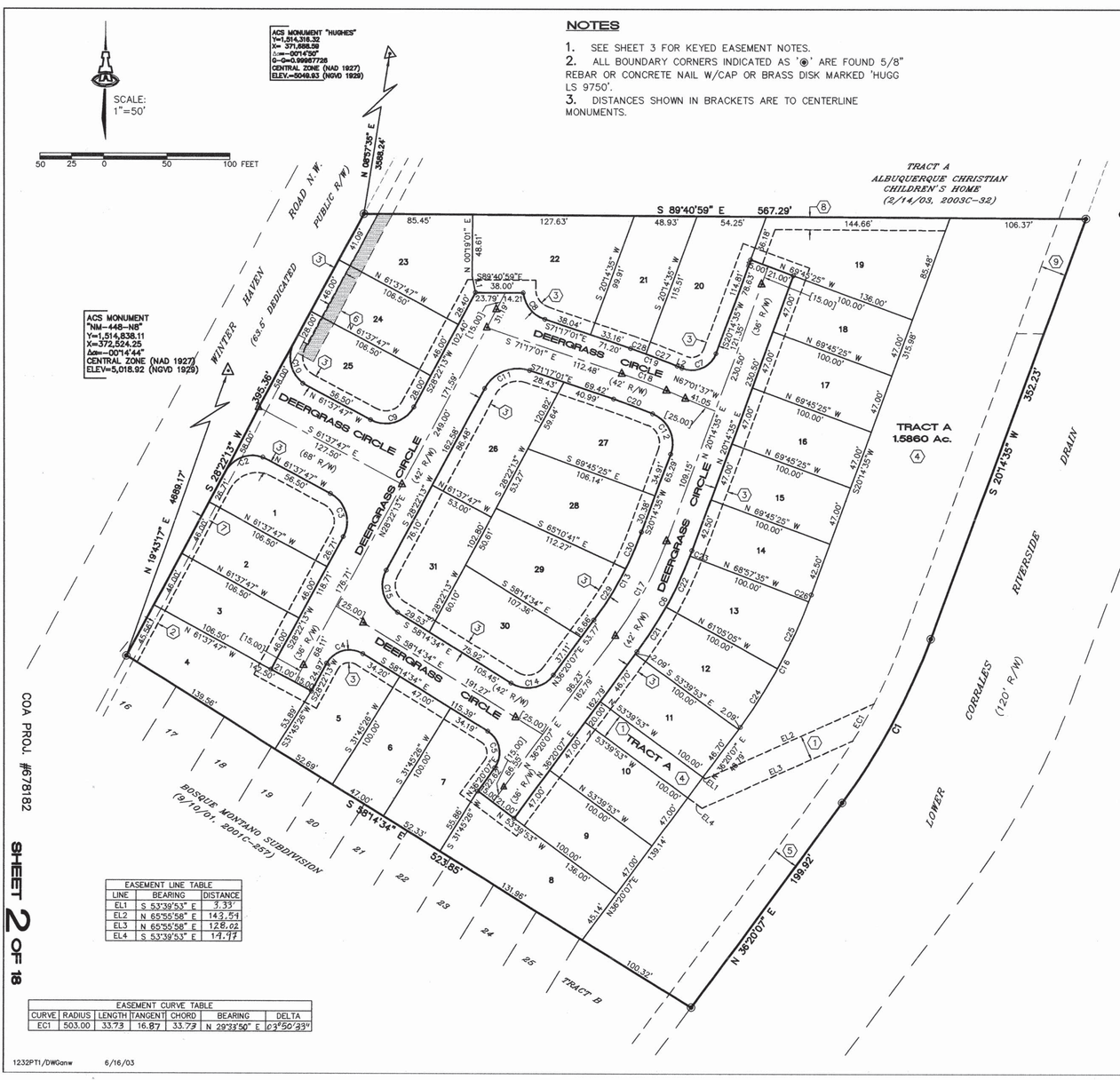
DRB PROJECT NO.
APPLICATION NO.
Utility Approvals

PNM ELECTRIC SERVICES DIVISION	DATE
PNM GAS SERVICES DIVISION	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE
CITY SURVEYOR, ENGR. DIV., P.W.D.	DATE
NEW MEXICO UTILITIES	DATE
City Approvals	
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEAPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

"I, Russ P. Hugg, 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, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief".

Russ P. Hugg, P.S. No. 9750 — Date



NOTES

1. SEE SHEET 3 FOR KEYED EASEMENT NOTES.
2. ALL BOUNDARY CORNERS INDICATED AS '◉' ARE FOUND 5/8" REBAR OR CONCRETE NAIL W/CAP OR BRASS DISK MARKED 'HUGG LS 9750'.
3. DISTANCES SHOWN IN BRACKETS ARE TO CENTERLINE MONUMENTS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 11°07'37" E	12.94

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	523.00	146.89	73.93	146.41	N 28°17'21" E	16°05'32"
C2	25.00	39.27	25.00	35.36	S 73°22'13" W	90°00'00"
C3	25.00	39.27	25.00	35.36	N 16°37'47" W	90°00'00"
C4	20.00	32.60	21.22	29.11	S 75°03'49" W	93°23'13"
C5	20.00	33.01	21.67	29.39	N 10°57'14" W	94°34'41"
C6	323.00	90.72	45.66	90.42	N 28°17'21" E	16°05'32"
C7	20.00	32.37	20.98	28.95	N 66°36'29" E	92°43'48"
C8	25.00	28.14	15.77	26.68	S 39°02'06" E	64°29'52"
C9	25.00	39.27	25.00	35.36	N 73°22'13" E	90°00'00"
C10	25.00	39.27	25.00	35.36	S 16°37'47" E	90°00'00"
C11	30.00	42.07	25.33	38.71	S 68°32'46" W	80°20'46"
C12	25.00	38.23	23.98	34.61	N 23°34'05" W	87°37'21"
C13	281.00	78.92	39.72	78.66	N 28°17'21" E	16°05'32"
C14	25.00	37.27	23.08	33.91	N 79°02'46" E	85°25'19"
C15	25.00	37.79	23.56	34.30	S 14°56'11" E	86°36'47"
C16	423.00	118.80	59.80	118.41	N 28°17'21" E	16°05'32"
C17	302.00	84.82	42.69	84.54	N 28°17'21" E	16°05'32"
C18	502.00	37.30	18.66	37.29	N 69°09'19" W	4°15'25"
C19	523.00	38.86	19.44	38.85	N 69°09'19" W	4°15'25"
C20	481.00	32.78	16.39	32.77	N 69°19'54" W	3°54'15"
C21	323.00	41.83	20.94	41.80	N 32°37'31" E	7°25'12"
C22	323.00	44.39	22.23	44.36	N 24°58'40" E	7°52'30"
C23	323.00	4.49	2.25	4.49	N 20°38'30" E	0°47'50"
C24	423.00	54.78	27.43	54.74	N 32°37'31" E	7°25'12"
C25	423.00	58.14	29.12	58.09	N 24°58'40" E	7°52'30"
C26	423.00	5.88	2.94	5.88	N 20°38'30" E	0°47'50"
C27	523.00	26.00	13.00	26.00	N 68°27'06" W	2°50'56"
C28	523.00	12.85	6.43	12.85	N 70°34'47" W	1°24'29"
C29	281.00	47.53	23.82	47.48	N 31°29'21" E	9°41'31"
C30	281.00	31.39	15.71	31.37	N 23°26'35" E	6°24'01"

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	S 53°39'53" E	3.33'
EL2	N 65°55'58" E	143.54'
EL3	N 65°55'58" E	128.02'
EL4	S 53°39'53" E	141.77'

EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
EC1	503.00	33.73	16.87	33.73	N 29°33'50" E	03°50'39"

LOT AREA TABLE

LOT	AREA (SF)	LOT	AREA (SF)
1	5239	17	4700
2	4899	18	4700
3	4899	19	8273
4	7007	20	6301
5	5233	21	4952
6	4700	22	8524
7	5207	23	6257
8	6755	24	4899
9	4700	25	5376
10	4700	26	6036
11	4679	27	5964
12	5040	28	6295
13	5127	29	6340
14	4769	30	6080
15	4700	31	5249
16	4700		

COA PROJ. #678182

1232PT1/DWGanw 6/16/03

SCANNED BY
MESA REPRO

PLAT
FOR
LAS CASITAS DEL RIO SUBDIVISION, UNIT 2

BEING A REPLAT OF
TRACT B
ALBUQUERQUE CHRISTIAN CHILDREN'S HOME

PROJECTED SECTION 25 , T. 11 N, R. 2 E, NMPM
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2003

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. QWEST 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. COMCAST 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.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

PUBLIC SERVICE COMPANY OF NEW MEXICO, FOR ITS ELECTRIC AND GAS SERVICES DIVISIONS, DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS (GRANTED BY PRIOR PLAT, REPLAT OR DOCUMENT) SHOWN TO BE VACATED ON THIS PLAT.

PNM ELECTRIC AND GAS SERVICES

BY: _____

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY _____ OF PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

EASEMENT NOTES

1. 20' PUBLIC SANITARY SEWER & ACCESS EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE.
2. 3.5' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
3. 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
4. TRACT A IS AN EXISTING 100' BUFFER PER THE COORS CORRIDOR PLAN. IT IS GRANTED AS A BLANKET PUBLIC DRAINAGE EASEMENT TO THE CITY OF ALBUQUERQUE OVER ALL OF TRACT A FOR A STORM WATER RETENTION POND (THE "POND"). TRACT A WILL BE CONVEYED TO AN INCORPORATED ASSOCIATION OF LOT OWNERS WITHIN THE SUBDIVISION (THE "ASSOCIATION"). SANGRE DE CRISTO, L.L.C. (THE "OWNER") AND THE CITY OF ALBUQUERQUE HAVE ENTERED INTO AN AGREEMENT AND COVENANT PURSUANT TO WHICH THE OWNER HAS AGREED TO MAINTAIN THE POND WHICH AGREEMENT AND COVENANT WAS FILED IN THE BERNALILLO COUNTY, NEW MEXICO REAL ESTATE RECORDS ON _____, IN BOOK ____, PAGE _____. THE AGREEMENT AND COVENANT SHALL BE ASSIGNED TO THE ASSOCIATION AND THE ASSOCIATION SHALL ASSUME THE OWNER'S OBLIGATIONS THEREUNDER. THE ASSOCIATION WILL FUND ITS OBLIGATIONS PURSUANT TO THE AGREEMENT AND COVENANT BY MANDATORY ASSESSMENTS OF OWNERS OF LOTS WITHIN THE SUBDIVISION. IN THE EVENT THAT THE ASSOCIATION FAILS TO FULFILL ITS OBLIGATIONS PURSUANT TO THE AGREEMENT AND COVENANT, THE CITY OF ALBUQUERQUE HAS THE RIGHT TO IMPOSE A LIEN AGAINST THE INDIVIDUAL LOTS WITHIN THE SUBDIVISION FOR THE COST OF SUCH OBLIGATIONS.
5. EXISTING 20' SANITARY SEWER EASEMENT FILED 09/29/69 IN BK Misc. 151, PP. 493-494.
6. EXISTING 10' PUBLIC UTILITY EASEMENT FILED 02/14/03 IN BK 2003C, PG. 32 VACATED BY THIS PLAT. (APPLICATION #03DRB-00416)
7. EXISTING 6.5' PUBLIC UTILITY EASEMENT FILED 03/12/97 IN BK 97C, PG. 75.
8. PROPOSED 10' PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT TO THE LAS CASITAS DEL RIO UNIT 2 HOME OWNERS' ASSOCIATION. THE EASEMENT SHALL BE MAINTAINED BY SAID HOME OWNERS' ASSOCIATION.
9. EXISTING 20' SANITARY SEWER EASEMENT FILED 02/14/03 IN BK 2003, PG. 32.

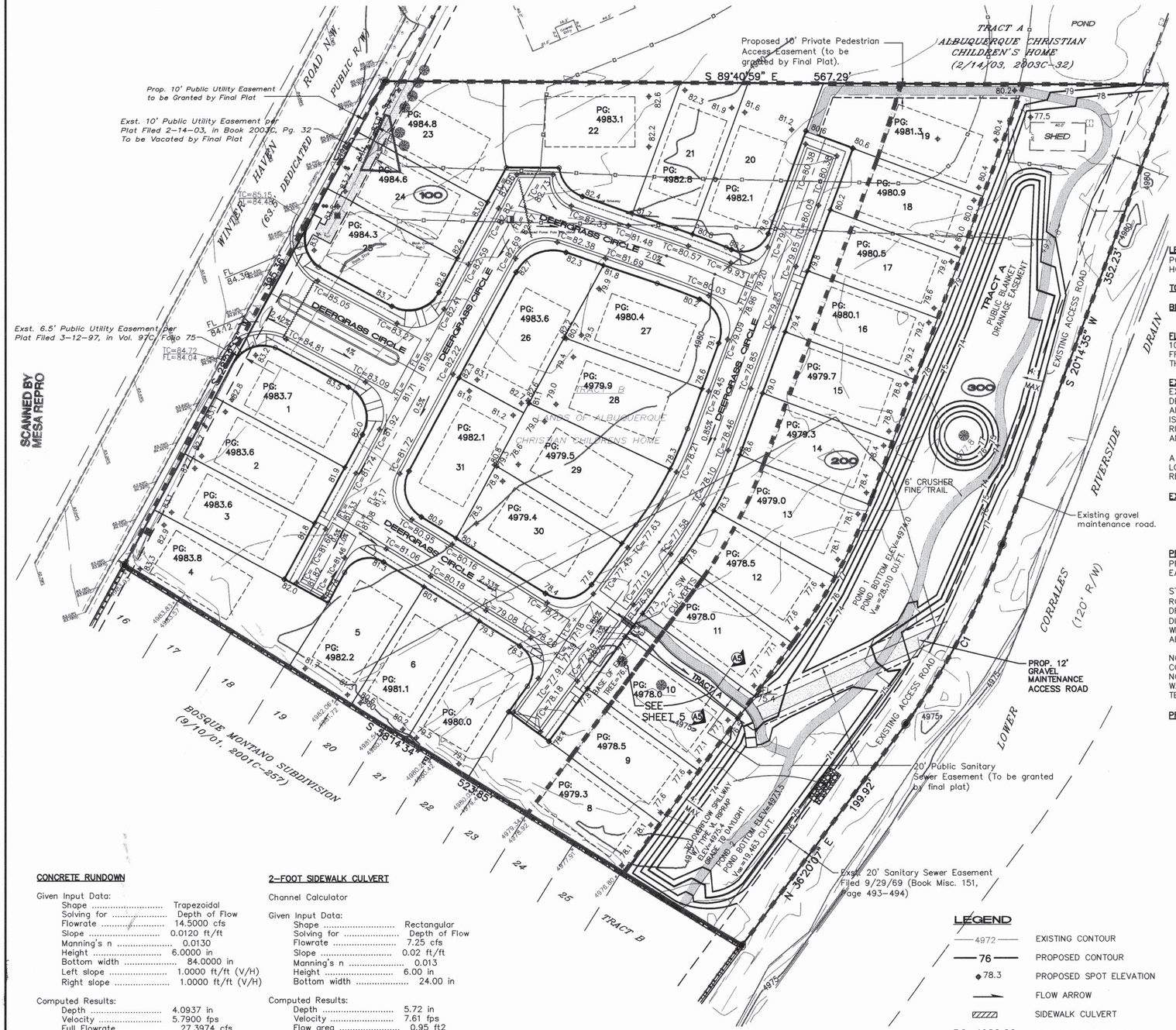
COA PROJ. #678182

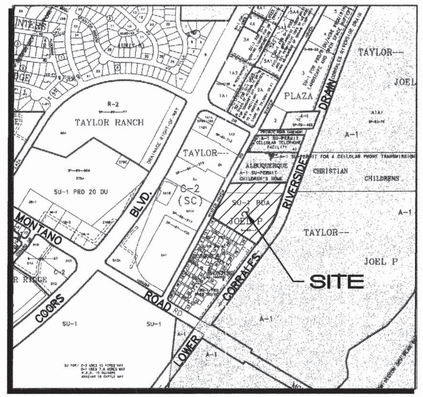
SHEET 3 OF 18

1232PT1/DWGnav 05/20/03

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	523.00'	146.89'	73.93'	146.41'	S28°17'21"W	16°05'32"





VICINITY MAP 1"=750'±

LEGAL DESCRIPTION: TRACT B1-A, LANDS OF JOEL P. TAYLOR, TOGETHER WITH PORTIONS OF THE UNPLATTED LANDS OF ALBUQUERQUE CHRISTIAN CHILDREN'S HOME.

TOTAL AREA: 6.8215 ACRES

BENCHMARK: ACS MONUMENT "NM 448-N8"
ELEVATION = 5018.92 (NGVD 1929)

FLOOD ZONE DESIGNATION: ALL PORTIONS OF THIS SITE ARE OUTSIDE OF THE 100-YEAR FLOODPLAIN OR ARE WITHIN FLOODPLAIN ZONE X - AREA PROTECTED FROM 100-YEAR FLOOD BY LEVEE - AS DESIGNATED ON PANEL #118 OF 825 OF THE FEMA FLOOD INSURANCE RATE MAP DATED SEPTEMBER 20, 1996.

EXISITNG CONDITIONS: THIS SITE IS CURRENTLY UNDEVELOPED, WITH THE EXCEPTION OF A SHED ON THE NORTHEAST CORNER THAT IS SCHEDULED TO BE DEMOLISHED. THE SITE SLOPES APPROXIMATELY 1%-2% FROM WEST TO EAST, AND HAS NATIVE GRASSES, SHRUBS, AND COTTONWOOD TREES. THE PROPERTY IS BOUNDED BY WINTERHAVEN RD TO THE WEST, THE LOWER CORRALES RIVERSIDE DRAIN TO THE EAST AND RESIDENTIAL DEVELOPMENT TO THE NORTH AND SOUTH.

A TOTAL OF 8.8 CFS (0.2502 AC-FT) OF STORM WATER SHEETS EAST TO THE LOWER CORRALES RIVERSIDE DRAIN IN THE 100-YEAR, 6-HOUR STORM, OR IS RETAINED ONSITE BY NATURAL FEATURES.

EXISTING HYDROLOGY: (Per the C.O.A. D.P.M., Sect. 22.2)
PRECIPITATION ZONE: 1
LAND TREATMENTS: 100% TYPE A
Q_{100} = 6.82 (1.29) = 8.8 CFS
V_{360} = 6.82 (0.44)/12 = 0.2501 AC-FT => 10,895 CU. FT.

PROPOSED CONDITIONS: A 31-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION IS PROPOSED FOR THIS SITE. A 100' LANDSCAPE BUFFER IS REQUIRED ON THE EAST SIDE OF THE SUBDIVISION WHERE IT IS ADJACENT TO THE RIVERSIDE DRAIN.

STORM WATERS FROM BASIN 100 SHALL BE DISCHARGED TO THE FRONT ROADWAYS, CONVEYED TO A ROCK RUNDOWN IN THE INDICATED 20' ACCESS AND DRAINAGE EASEMENT THROUGH TWO 2-FOOT SIDEWALK CULVERTS AND DISCHARGED INTO THE RETENTION POND IN BASIN 300 (TRACT A). BASIN 200 WILL DISCHARGE THE STORM WATER OUT OF THE REAR YARDS WHERE THEY ABUT THE DRAINAGE RETENTION POND.

NO DEVELOPED STORM WATERS ARE PLANNED FOR DISCHARGE INTO THE LOWER CORRALES RIVERSIDE DRAIN, THEREFORE AN MRGCD LICENSE AGREEMENT WILL NOT BE NECESSARY FOR THE SUBDIVISION DRAINAGE SOLUTION. THE STORM WATER BERMING THE LOW SIDE OF THE POND WILL CREATE A NATURAL BOSQUE TERRAIN.

PROPOSED HYDROLOGY: (Per the C.O.A. D.P.M., Sect. 22.2)
PRECIPITATION ZONE: 1
BASIN 100:
AREA = 4.11 AC
LAND TREATMENTS: 22% TYPE B = 0.904 AC
22% TYPE C = 0.904 AC
56% TYPE D = 2.30 AC
Q_{100} = 0.904(2.03) + 0.904(2.87) + 2.30(4.37) = 14.5 CFS
V_{360} = [0.904(0.67) + 0.904(0.99) + 2.30(1.97)]/12
= 0.5026 AC-FT => 21,893 CU. FT.
$V_{10\text{-day}} = V_{360} + A_D(P_{10\text{-day}} - P_{360})/12$
$P_{10\text{-day}}$ = 10.0 - [24.9/(P1440)1.4]
= 10.0 - [24.9/(2.62)1.4] = 3.53
P_{360} = 2.20
$V_{10\text{-day}}$ = 0.5026 + 2.30(3.53-2.20)/12
= 0.7575 AC-FT => 32,997 CU. FT.

BASIN 200:
AREA = 1.14 AC
LAND TREATMENTS: 22% TYPE B = 0.25 AC
22% TYPE C = 0.25 AC
56% TYPE D = 0.64 AC
Q_{100} = 0.25(2.03) + 0.25(2.87) + 0.64(4.37) = 4.0 CFS
V_{360} = [0.25(0.67) + 0.25(0.99) + 0.64(1.97)]/12
= 0.1397 AC-FT => 6,085 CU. FT.
$V_{10\text{-day}}$ = 0.1397 + 0.64(3.53-2.20)/12
= 0.2106 AC-FT => 9,174 CU. FT.

BASIN 300:
AREA = 1.54 AC
LAND TREATMENTS: 100% TYPE A
Q_{100} = 1.54 (1.29) = 2.0 CFS
V_{360} = 1.54 (0.44)/12 = 0.0565 AC-FT => 2,460 CU. FT.
A_D = 0.0, THEREFORE $V_{10\text{-day}} = V_{360}$
$V_{10\text{-day}}$ = 0.0565 AC-FT => 2,460 CU. FT.

POND VOLUME REQUIRED = 32,997+9,174+2,460 = 44,631 CU. FT.
POND VOLUME PROVIDED = 28,510+19,463= 47,974 CU. FT.

CONCRETE RUNDOWN

Given Input Data:
Shape ..... Trapezoidal
Solving for ..... Depth of Flow
Flowrate ..... 14.5000 cfs
Slope ..... 0.0120 ft/ft
Manning's n 0.0130
Height ..... 6.0000 in
Bottom width ..... 84.0000 in
Left slope ..... 1.0000 ft/ft (V/H)
Right slope ..... 1.0000 ft/ft (V/H)

Computed Results:
Depth ..... 4.0937 in
Velocity ..... 5.7900 fps
Full Flowrate ..... 27.3974 cfs
Flow area 2.5043 ft2
Flow perimeter ..... 95.5786 in
Hydraulic radius ..... 3.7731 in
Top width ..... 92.1873 in
Area 3.7500 ft2
Perimeter ..... 100.9706 in
Percent full ..... 68.2275 %

2-FOOT SIDEWALK CULVERT

Channel Calculator

Given Input Data:
Shape ..... Rectangular
Solving for ..... Depth of Flow
Flowrate ..... 7.25 cfs
Slope ..... 0.02 ft/ft
Manning's n 0.013
Height ..... 6.00 in
Bottom width ..... 24.00 in

Computed Results:
Depth ..... 5.72 in
Velocity ..... 7.61 fps
Flow area 0.95 ft2
Flow perimeter ..... 35.44 in
Hydraulic radius ..... 3.87 in

LEGEND

4972	EXISTING CONTOUR
76	PROPOSED CONTOUR
◆78.3	PROPOSED SPOT ELEVATION
→	FLOW ARROW
▨	SIDEWALK CULVERT
PG=4982.20	PAD GRADE ELEVATION
TC=81.95	TOP OF CURB ELEVATION
FL=81.45	FLOW LINE ELEVATION
∿∿	WATER BAR
(100)	BASIN ID
▬ ▬ ▬	BASIN BOUNDARY

SURVEY INFORMATION
FIELD NOTES
1 SURV-TEK 4/03

BENCH MARKS
NMSHC BRASS TABLET STAMPED "STA NM448-N8" SET IN TOP OF CONC. POST FLUSH WITH THE GROUND ON THE EAST SIDE OF COORS ROAD N. (STATE ROAD 448) APPROXIMATELY 800 FT. SOUTH OF EL MALECON ROAD NW. NM STATE PLANE COORDINATES, CENTRAL ZONE (NAD 1927)
GRID TO GROUND FACTOR= 0.999667854
X=372524.25, Y=1514838.11
ELEV.= 5018.922' (NGVD 1929)

AS-BUILT INFORMATION
CONTRACTOR Sundance Mech. Inc. DATE 5/03
WORK STAKED BY Sun-Tek Inc. DATE 5/03
ACCEPTANCE BY City Inspection DATE 5/04
FIELD REVISION BY Sun-Tek Inc. DATE 5/04
DRAWINGS CORRECTED BY Sun-Tek Inc. DATE 5/04
MICRO-FILM INFORMATION
RECORDED BY DATE

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7326 LICENSED PROFESSIONAL ENGINEER
6.02.03

NO.	DATE	REVISIONS	BY
		DESIGN	
		DESIGNED BY ÂNW	DATE 5/03
		DRAWN BY ÂNW	DATE 5/03
		CHECKED BY FCA	DATE 5/03

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1232GRD.DWGanw 6/16/03

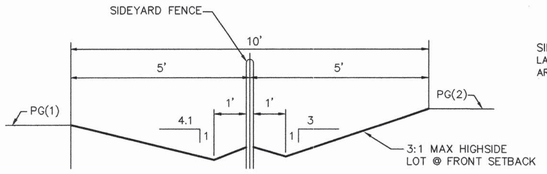
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LAS CASITAS DEL RIO SUBDIVISION, UNIT 2
GRADING & DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
For Information Only				

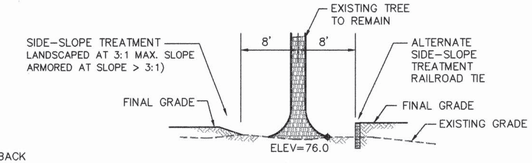
City Project No. 678182 | Zone Map No. E-12-Z | Sheet 4 Of 18

SCANNED BY MESA REPRO



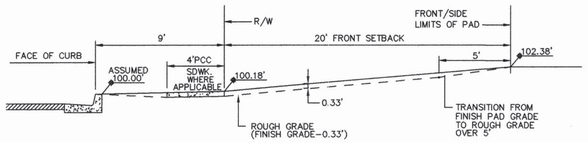
SIDEYARD DRAINAGE SWALE

NOT TO SCALE



GRADING DETAIL A
EXISTING TREE ON LOT 10

1"=10'

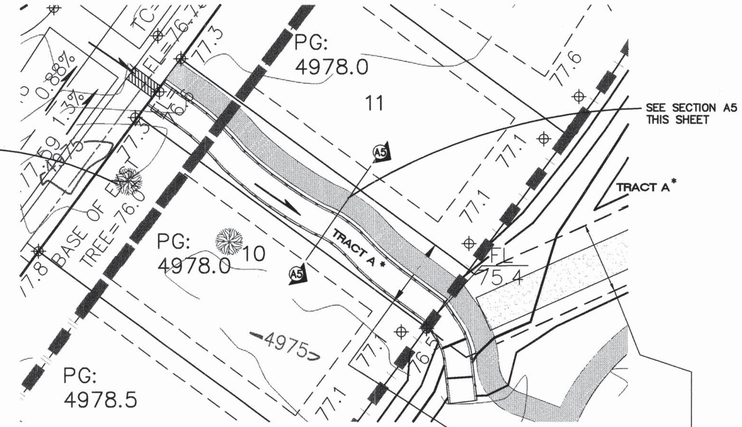


FRONT/SIDE YARD GRADING

SCALE: 1"=5'-0"

GRADING NOTES:

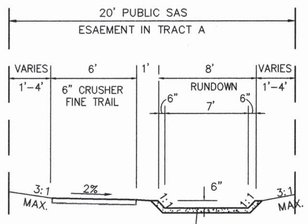
1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
2. ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
3. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
4. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3± FEET.
5. SCARIFY AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH. MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE (±2%) CONTENT.
6. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
7. MAXIMUM SLOPES SHALL BE 3:1 MINIMUM SLOPES SHALL BE 1%.
8. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
9. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATIONS IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE 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.
13. FOR EROSION CONTROL SEE STORM WATER POLLUTION PREVENTION PLAN.



SAS EASEMENT IN TRACT A

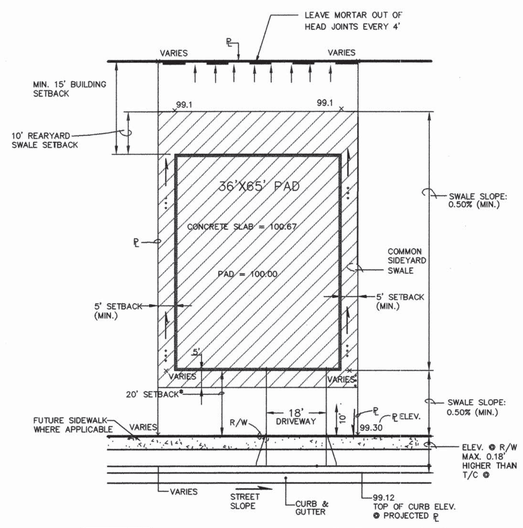
1"=20'

* TRACT A IS A PUBLIC BLANKET DRAINAGE EASEMENT WHICH WILL BE MAINTAINED BY AN INCORPORATED ASSOCIATION OF LOT OWNERS.



SECTION A5-A5

NTS

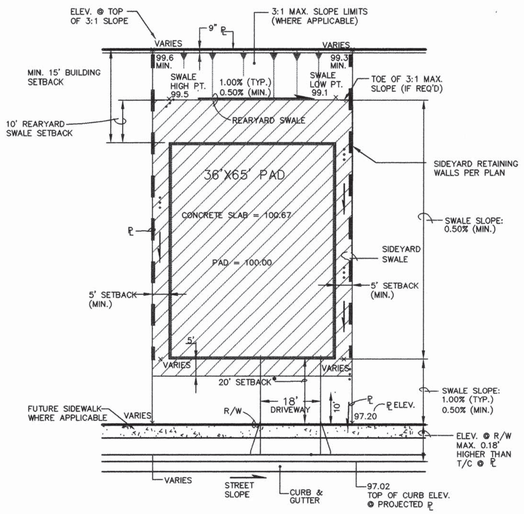


COMPACTION ZONE - CONTRACTOR SHALL COMPACT SOILS IN THIS AREA TO A MINIMUM OF 95% COMPACTION PER ASTM D698, FOR A DEPTH OF 12 INCHES.

TYPICAL LOT GRADING SHOWING COMPACTION ZONE
LOTS DRAINING TO THE BACK (LOTS 8-19)

NTS

* GARAGE SETBACK 15'
HOUSE SETBACK 20'



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

TYPICAL LOT GRADING SHOWING COMPACTION ZONE
LOTS DRAINING TO STREET

NTS

* GARAGE SETBACK 15'
HOUSE SETBACK 20'

SCANNED BY
MESA REPRO

AS-BUILT INFORMATION

CONTRACTOR Sundance Mesa

WORK STAKED BY Sierra Tek Inc. DATE 10/03

SURVEYED BY Sierra Tek DATE 04/04

ACCEPTANCE BY [illegible] DATE 04/04

FIELD VERIFICATION BY Sierra Tek DATE 05/04

DRAWINGS CORRECTED BY Sierra Tek DATE 05/04

MICRO-FILM INFORMATION

RECORDED BY DATE

NO.

BENCH MARKS

NMSHC BRASS TABLET STAMPED "STA NM448-N8" SET IN TOP OF CONC. POST FLUSH WITH THE GROUND ON THE EAST SIDE OF COORS ROAD N. (STATE ROAD 448) APPROXIMATELY 800 FT. SOUTH OF EL MALECON ROAD NW. NM STATE PLANE COORDINATES, CENTRAL ZONE (NAD 1927)

GRID TO GROUND FACTOR= 0.99967854

X=372524.25, Y=1514838.11

ELEV.= 5018.922' (NGVD 1929)

SURVEY INFORMATION

FIELD NOTES

NO.	DATE	REMARKS
1	4/03	SURV-TEK

REVISIONS

DESIGN DATE 5/03

DESIGNED BY ANW DATE 5/03

DRAWN BY ANW DATE 5/03

CHECKED BY FCA DATE 5/03

ENGINEER'S SEAL

FRED C. ARFMAN NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER

06-02-03

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1232GRD.DWGanw 6/16/03

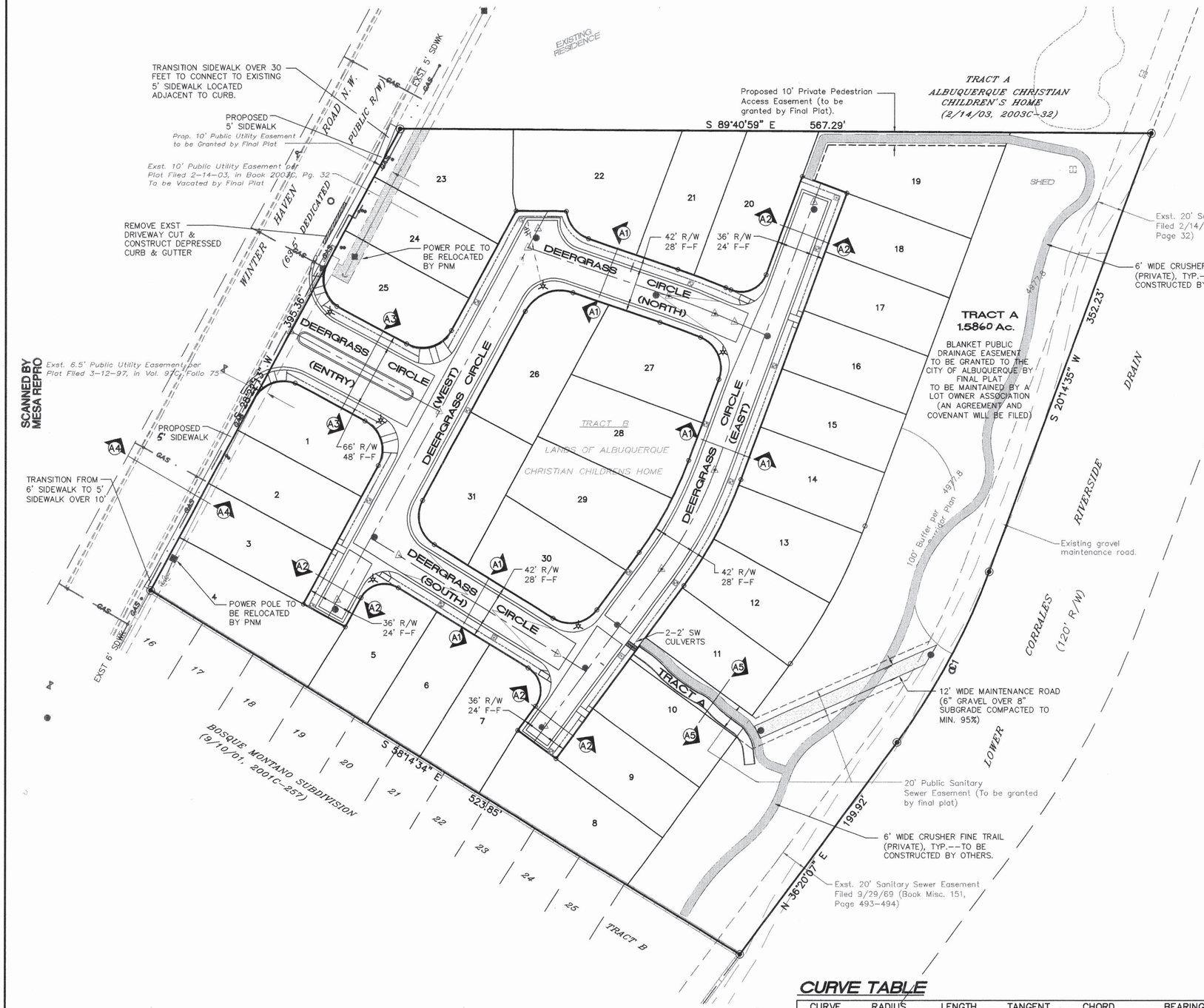
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LAS CASITAS DEL RIO SUBDIVISION, UNIT 2

GRADING DETAILS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
For Information Only				

City Project No. 678182 | Zone Map No. E-12-Z | Sheet 5 Of 18



NOTE

SEE SHEET 7 FOR SECTIONS.

LEGEND

- 20 — LOT NO.
- EXISTING STREET IMPROVEMENTS
- PROPOSED STREET IMPROVEMENTS
- 4' SIDEWALK DEFERRED
- 5' SIDEWALK THIS CONTRACT
- PROPOSED HANDICAP RAMPS
- PROPOSED VALLEY GUTTERS
- PROPOSED 2' SIDEWALK CULVERTS
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED CENTERLINE MONUMENT
- PROPOSED STREET LIGHT

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	523.00'	146.89'	73.93'	146.41'	S28°17'21"W	16°05'32"

SCANNED BY MESA REPRO

AS-BUILT INFORMATION
CONTRACTOR Sundance Mech.
WORK STAKED BY Surv-Tek DATE 4/03
SURVEY WORK ACCEPTANCE BY ZVA DATE 05/04
FIELD VERIFICATION BY Surv-Tek DATE 05/04
DRAWINGS CORRECTED BY Surv-Tek DATE 05/04
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

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ELEV.= 5018.922' (NGVD 1929)

SURVEY INFORMATION
FIELD NOTES
1 SURV-TEK 4/03

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
06.16.03

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY ANW DATE 5/03	
		DRAWN BY ANW DATE 5/03	
		CHECKED BY FCA DATE 5/03	

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1232PMSTR.DWGanw 6/16/03

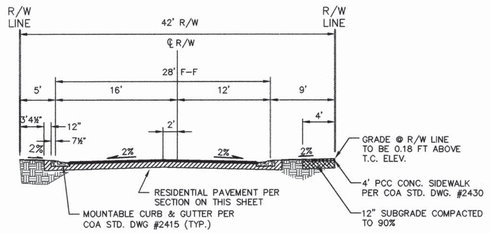
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LAS CASITAS DEL RIO SUBDIVISION, UNIT 2

MASTER PAVING PLAN

Design Review Committee: APPROVED AUG - 5 2003 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED AUG 13 2003 CITY ENGINEER
Last Design Update: Mo./Day/Yr.

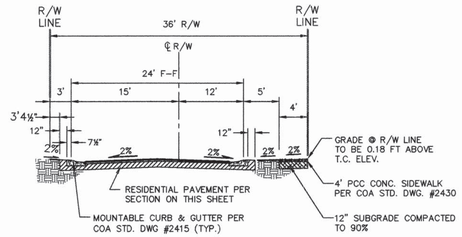
City Project No. 678182
Zone Map No. E-12-Z
Sheet 6 Of 18



SECTION A1-A1

42' R.O.W. RESIDENTIAL STREET

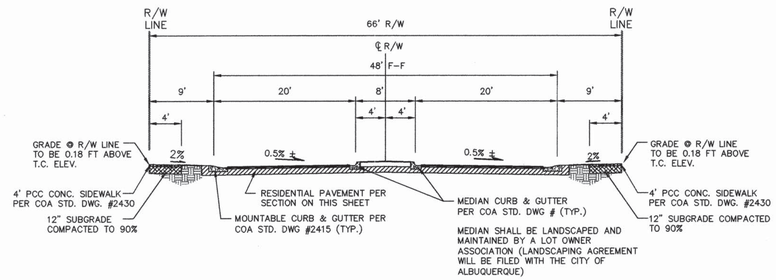
1"=10'



SECTION A2-A2

36' R.O.W. RESIDENTIAL STREET

1"=10'

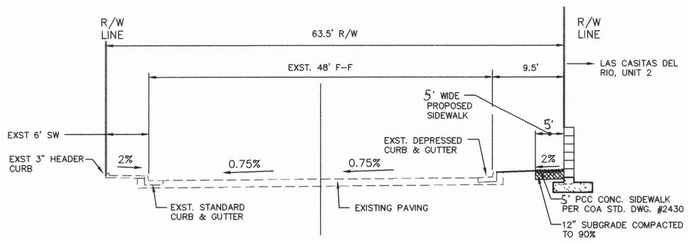


SECTION A3-A3

66' R.O.W. DEERGRASS CIRCLE ENTRY

1"=10'

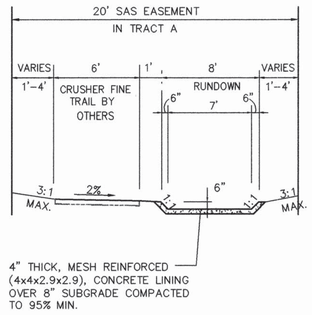
SCANNED BY MESA REPRO



SECTION A4-A4

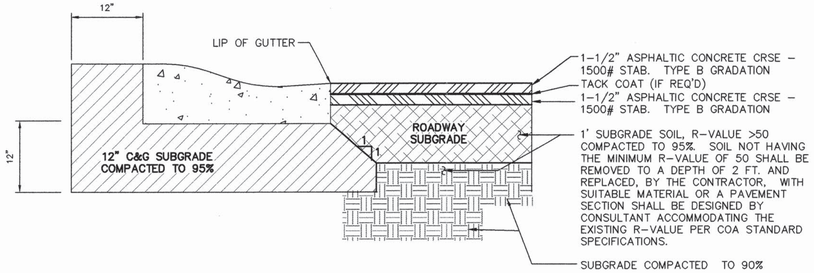
WINTERHAVEN RD. R/W

1"=10'



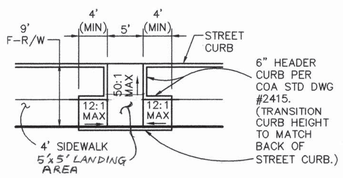
SECTION A5-A5

NTS



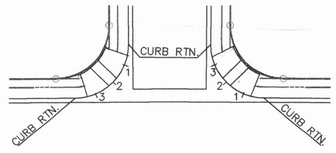
RESIDENTIAL PAVING SECTION

SCALE: 1"= 1'-0" (PER COA STD. DWG. No. 2405)



WHEELCHAIR RAMP

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: Sundance Mech. DATE 4/03
WORK STAKED BY: Saco Tek DATE 4/03
SURVEY ACCEPTANCE BY: [illegible] DATE [illegible]
FIELD VERIFICATION BY: DATE
DRAWINGS CORRECTED BY: DATE

MICRO-FILM INFORMATION

RECORDED BY: DATE
NO.

BENCH MARKS

NMSHC BRASS TABLET STAMPED "STA NM448-N8" SET IN TOP OF CONC. POST FLUSH WITH THE GROUND ON THE EAST SIDE OF COORS ROAD N. (STATE ROAD 448) APPROXIMATELY 800 FT. SOUTH OF EL MALECON ROAD NW.

NM STATE PLANE COORDINATES, CENTRAL ZONE (NAD 1927)

GRID TO GROUND FACTOR= 0.999677854
X=372524.25, Y=1514838.11
ELEV.= 5018.922' (NGVD 1929)

SURVEY INFORMATION

FIELD NOTES

1	SURV-TEK	4/03

ENGINEER'S SEAL

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
06.02.03

REVISIONS

NO.	DATE	REMARKS	BY
		DESIGN	
		DESIGNED BY ÂNW DATE 5/03	
		DRAWN BY ÂNW DATE 5/03	
		CHECKED BY FCA DATE 5/03	

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1232PVDTL.DWGonw 6/16/03

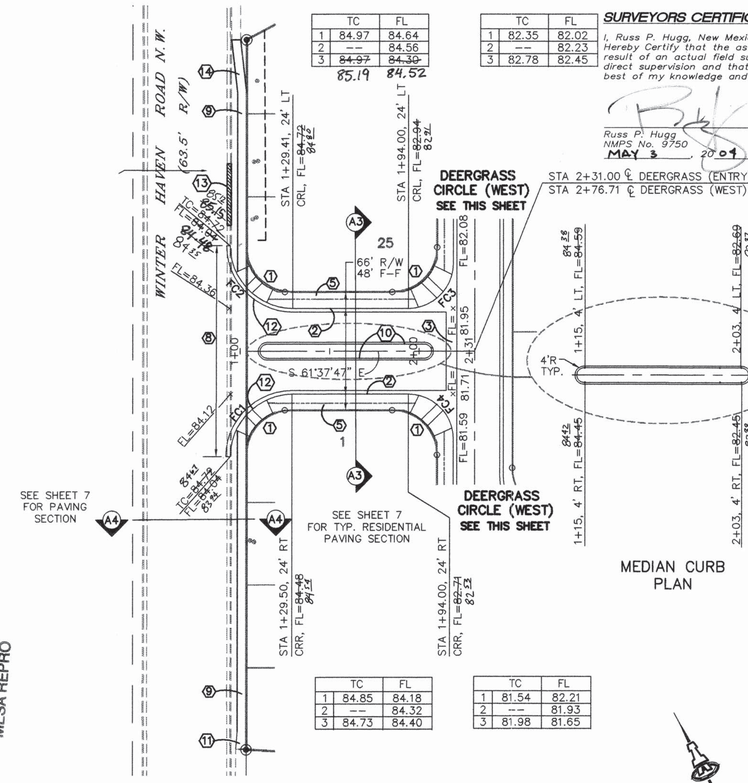
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LAS CASITAS DEL RIO SUBDIVISION, UNIT 2

PAVING SECTIONS & DETAILS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED DESIGN	APPROVED JUN 13 2003 CITY ENGINEER			

City Project No. 678182 | Zone Map No. E-12-Z | Sheet 7 Of 18



TC	FL
1	84.97	84.64
2	--	84.56
3	~~84.97~~ 85.19	~~84.30~~ 84.52

TC	FL
1	82.35	82.02
2	--	82.23
3	82.78	82.45

TC	FL
1	84.85	84.18
2	--	84.32
3	84.73	84.40

TC	FL
1	81.54	82.21
2	--	81.93
3	81.98	81.65

SURVEYORS CERTIFICATION

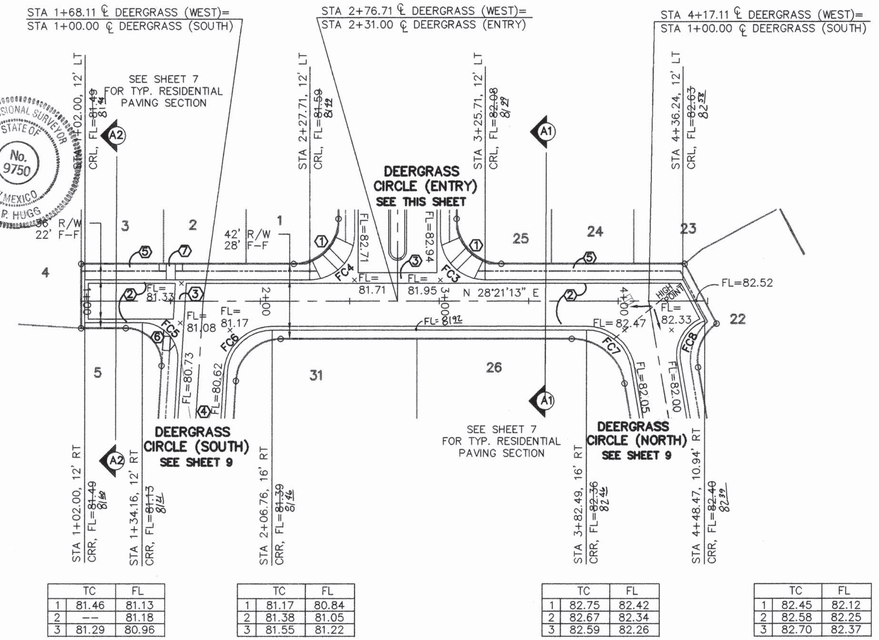
I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, Hereby Certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
MAY 5, 2004

PROFESSIONAL SURVEYOR STATE OF No. 9750 NEW MEXICO RUSS P. HUGG

SCANNED BY MESA REPRO

DEERGRASS CIRCLE (ENTRY)



TC	FL
1	81.46	81.13
2	--	81.18
3	81.29	80.96

TC	FL
1	81.17	80.84
2	81.38	81.05
3	81.55	81.22

TC	FL
1	82.75	82.42
2	82.67	82.34
3	82.59	82.26

TC	FL
1	82.45	82.12
2	82.58	82.25
3	82.70	82.37

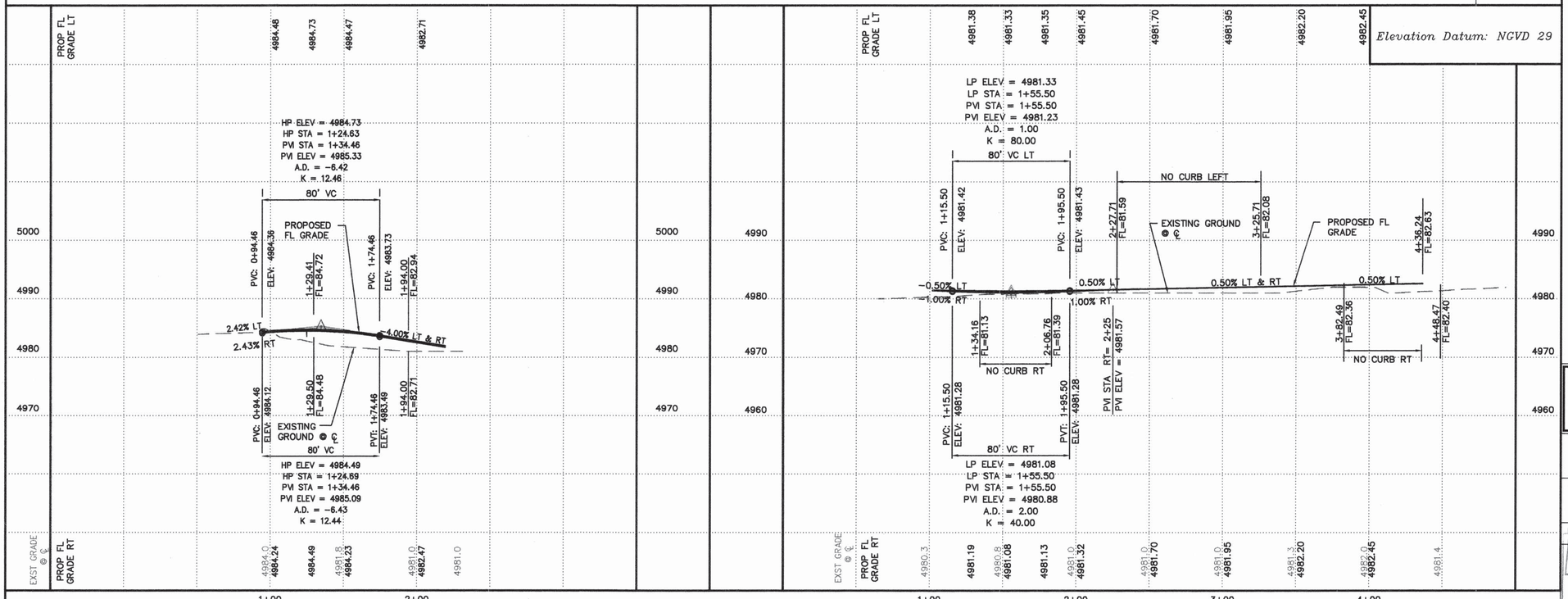
DEERGRASS CIRCLE (WEST)

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

KEYED CONSTRUCTION NOTES ⬡

1. CONSTRUCT HANDICAP RAMP PER COA STD DWG #2441, CASE II.
2. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH PER COA STD DWG #2401.
5. DEFERRED 4' PCC SIDEWALK PER COA STD DWG #2430.
6. CONSTRUCT UNIDIRECTIONAL HANDICAP RAMP PER COA STD DWG #2426.
7. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET 7.
8. REMOVE & DISPOSE OF 118 LF EXST PCC CURB.
9. CONSTRUCT 5' PCC SIDEWALK ON WINTERHAVEN FROM NW PROPERTY LINE TO SW PROPERTY LINE PER COA STD DWG #2430.
10. MEDIAN CURB & GUTTER PER COA STD DWG #2415.
11. TRANSITION FROM 6' SIDEWALK TO 5' SIDEWALK OVER 10'.
12. TRANSITION FROM DEPRESSED CURB & GUTTER TO MOUNTABLE CURB & GUTTER PER COA STD DWG #2418.
13. REMOVE & DISPOSE APPROX. 11 SY EXISTING CONCRETE DRIVEWAY CUT CONSTRUCT 35 LF DEPRESSED CURB & GUTTER PER COA STD DWG #2415.
14. TRANSITION SIDEWALK OVER 30 FEET TO MATCH EXISTING 5' SIDEWALK LOCATED ADJACENT TO CURB.

FACE OF CURB CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
FC1	35.00	54.95	89°57'42"
FC2	35.00	55.01	90°03'03"
FC3	25.00	39.27	90°00'00"
FC4	25.00	39.27	90°00'00"
FC5	20.00	32.60	93°23'13"
FC6	25.00	37.79	86°36'47"
FC7	25.00	35.06	80°20'46"
FC8	20.00	28.49	81°36'28"



SURVEY INFORMATION
FIELD NOTES

1	SURV-TEK	4/03

AS-BUILT INFORMATION

CONTRACTOR	Sundance Mech.
WORK STAKED BY	SURV-TEK DATE 8/03
CONSTRUCTION ACCEPTANCE BY	Joe Alsman DATE 5/04
FIELD REVISION BY	SURV-TEK DATE 7/04
DRAWINGS CORRECTED BY	SURV-TEK DATE 5/04
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

NMSHC BRASS TABLET STAMPED "STA NM448-N8" SET IN	
TOP OF CONC. POST FLUSH WITH THE GROUND ON THE	
EAST SIDE OF COORS ROAD N. (STATE ROAD 448)	
APPROXIMATELY 800 FT. SOUTH OF EL MALECON ROAD NW.	
NM STATE PLANE COORDINATES, CENTRAL ZONE (NAD 1927)	
GRID TO GROUND FACTOR= 0.99967854	
X=372524.25, Y=1514838.11	
ELEV.= 5018.922' (NGVD 1929)	

ENGINEER'S SEAL

FRED C. ARFMAN NEW MEXICO 7329 PROFESSIONAL ENGINEER
04.15.03

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
DESIGNED BY	ÂNW	DATE 5/03	
DRAWN BY	ÂNW	DATE 5/03	
CHECKED BY	F.C.A.	DATE 5/03	

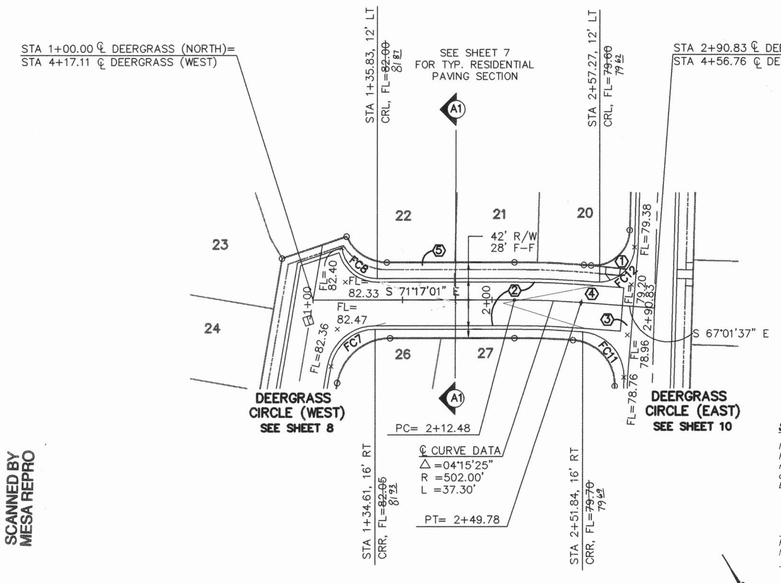
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1232PV1.DWGanw 6/16/03

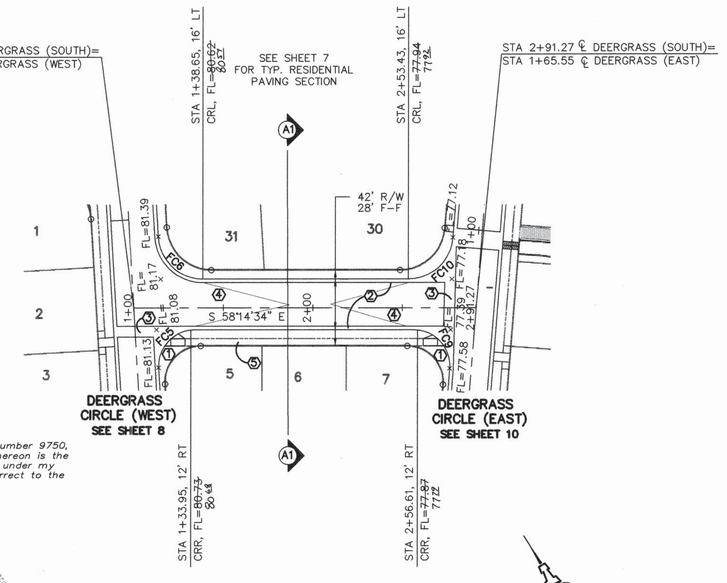
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LAS CASITAS DEL RIO SUBDIVISION, UNIT 2
DEERGRASS CIRCLE (ENTRY) & (WEST)
PAVING PLAN & PROFILE

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

City Project No.	Zone Map No.	Sheet	Of
678182	E-12-Z	8	18





SCANNED BY
MESA REPRO

KEYED CONSTRUCTION NOTES ⬡

1. CONSTRUCT UNIDIRECTIONAL HANDICAP RAMP PER COA STD DWG #2426.
2. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH PER COA STD DWG #2401.
5. DEFERRED 4' PCC SIDEWALK PER COA STD DWG #2430.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, Hereby Certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
MAY 3 2004

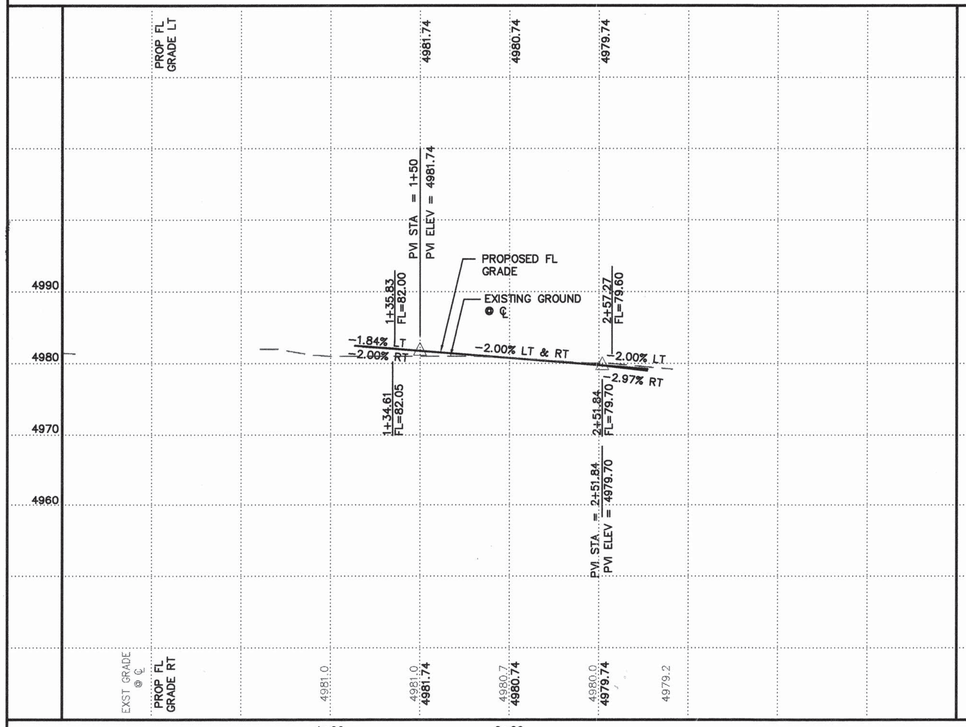
NEW MEXICO PROFESSIONAL SURVEYOR No. 9750 RUSS P. HUGG

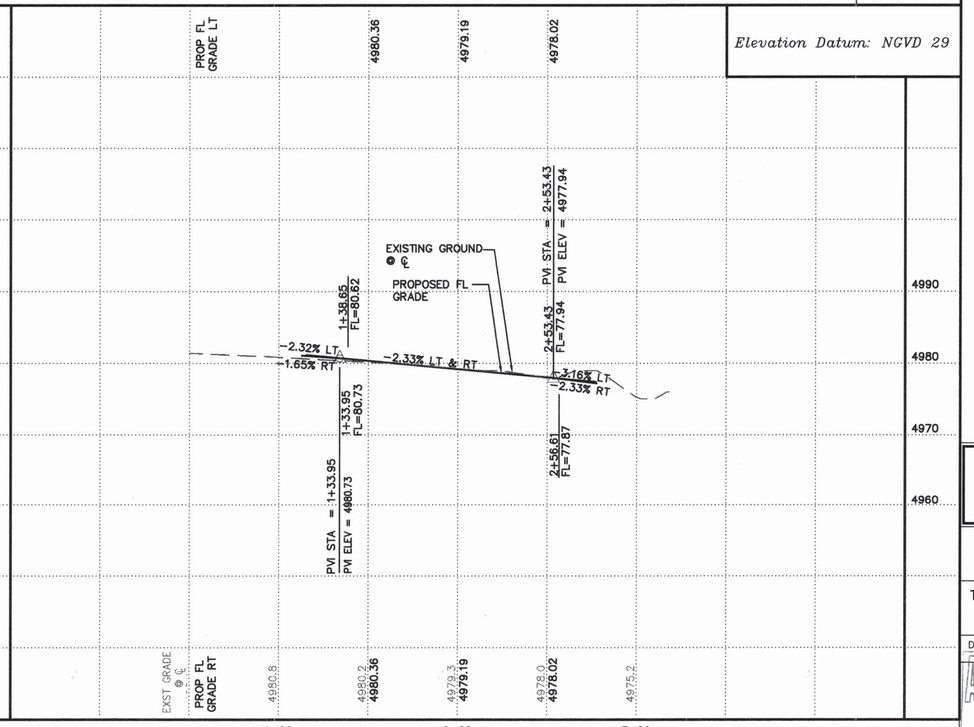
FACE OF CURB CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
FC5	20.00	32.60	93°23'13"
FC6	25.00	37.79	86°36'47"
FC7	25.00	35.06	80°20'46"
FC8	20.00	28.49	81°36'28"
FC9	20.00	33.01	94°34'41"
FC10	25.00	37.27	85°25'19"
FC11	25.00	37.97	87°01'34"
FC12	20.00	32.37	92°43'48"

DEERGRASS CIRCLE (NORTH)

DEERGRASS CIRCLE (SOUTH)

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





Elevation Datum: NGVD 29

AS-BUILT INFORMATION

CONTRACTOR: Sundance Mech.
WORK STAKED BY: SURV-TEK DATE 5/03
WORK COMPLETED DATE 5/04
FIELD ACCEPTANCE BY — DATE
FIELD REVISION BY SURV-TEK DATE 4/04
DRAWINGS CORRECTED BY SURV-TEK DATE 5/04

BENCH MARKS

NMSHC BRASS TABLET STAMPED "STA NM448-N8" SET IN TOP OF CONC. POST FLUSH WITH THE GROUND ON THE EAST SIDE OF COORS ROAD N. (STATE ROAD 448) APPROXIMATELY 800 FT. SOUTH OF EL MALECON ROAD NW.
NM STATE PLANE COORDINATES, CENTRAL ZONE (NAD 1927)
MICRO-FILM INFORMATION
DATE
RECORDED BY
NO.
GRID TO GROUND FACTOR= 0.99967854
X=372524.25, Y=1514838.11
ELEV.= 5018.922 (NGVD 1929)

SURVEY INFORMATION

FIELD NOTES
1 SURV-TEK 4/03

ENGINEER'S SEAL

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
6-18-03

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
DESIGNED BY ÅNW		DATE 5/03	
DRAWN BY ÅNW		DATE 5/03	
CHECKED BY FCA		DATE 5/03	

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1232PV2.DWGanw 6/16/03

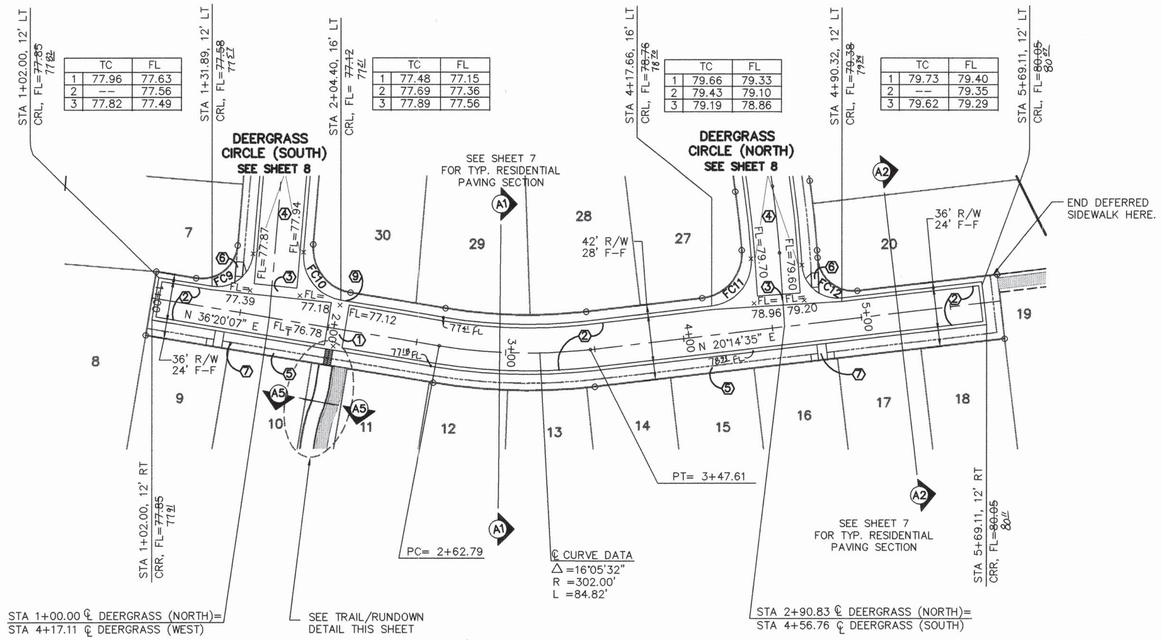
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LAS CASITAS DEL RIO SUBDIVISION, UNIT 2
DEERGRASS CIRCLE (NORTH) &(SOUTH)
PAVING PLAN & PROFILE

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

DESIGN REVIEW COMMITTEE
CITY ENGINEER

City Project No. 678182 | Zone Map No. E-12-Z | Sheet 9 Of 18



DEERGRASS CIRCLE (EAST)

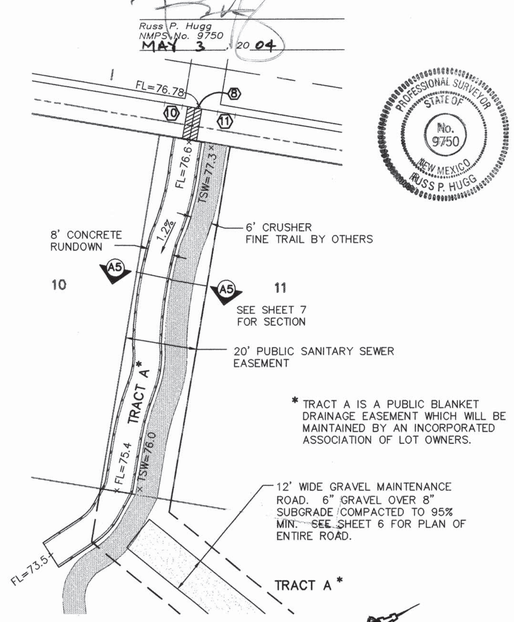
SCANNED BY MESA REPRO

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, Hereby Certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
MAY 3 20 04

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG



* TRACT A IS A PUBLIC BLANKET DRAINAGE EASEMENT WHICH WILL BE MAINTAINED BY AN INCORPORATED ASSOCIATION OF LOT OWNERS.

12' WIDE GRAVEL MAINTENANCE ROAD. 6" GRAVEL OVER 8" SUBGRADE COMPACTED TO 95% MIN. SEE SHEET 6 FOR PLAN OF ENTIRE ROAD.

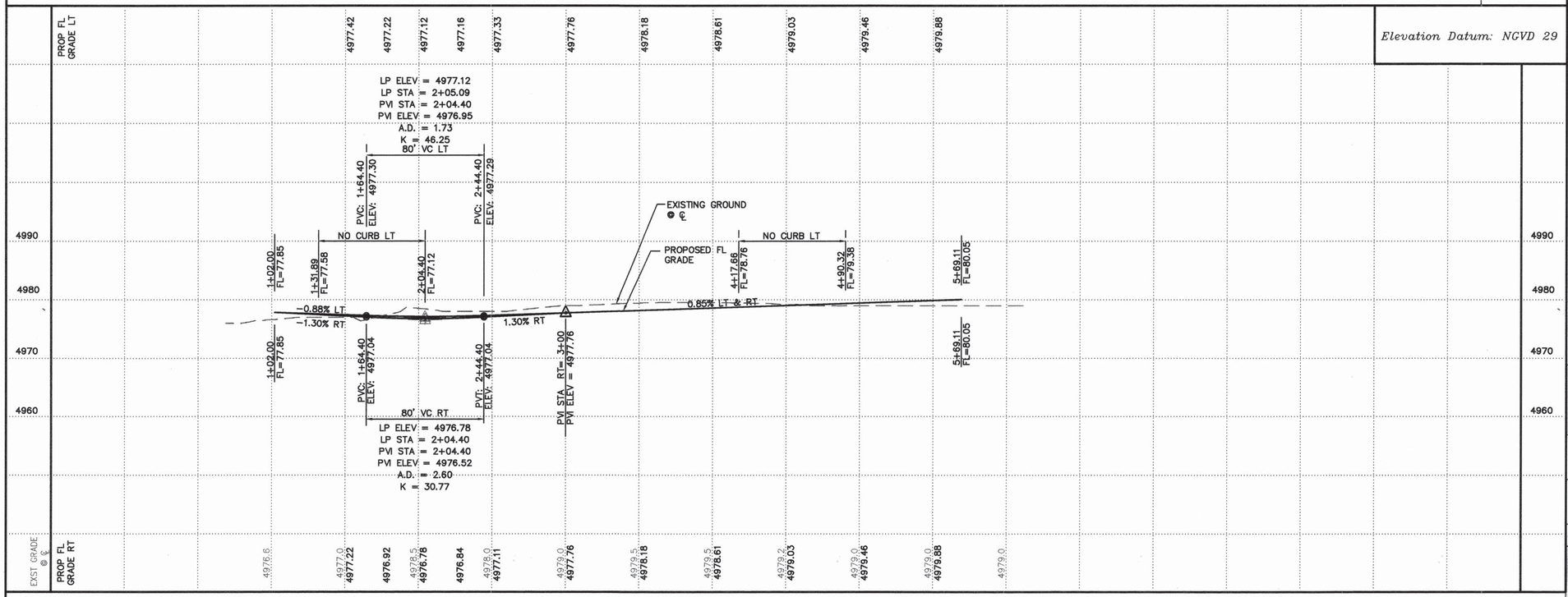
TRAIL/RUNDOWN DETAIL
1"=20'

KEYED CONSTRUCTION NOTES

1. CONSTRUCT PCC VALLEY GUTTER 10' WIDE, 3/4" INVERT PER COA STD DWG #2422.
2. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH PER COA STD DWG #2401.
5. DEFERRED 4' PCC SIDEWALK PER COA STD DWG #2430.
6. CONSTRUCT UNIDIRECTIONAL HANDICAP RAMP PER COA STD DWG #2426.
7. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET 7.
8. STA 2+02.50 CONSTRUCT 2-24" SIDEWALK CULVERTS PER COA STD DWG #2236.
9. DEPRESSED CURB & GUTTER.
10. STA 1+94-1+99 TRANSITION FROM MOUNTABLE TO STANDARD CURB.
11. STA 2+09-2+14 TRANSITION FROM STANDARD TO MOUNTABLE CURB.

FACE OF CURB CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
FC9	20.00	33.01	94°34'41"
FC10	25.00	37.27	85°25'19"
FC11	25.00	37.97	87°01'34"
FC12	20.00	32.37	92°43'48"

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



Elevation Datum: NGVD 29

AS-BUILT INFORMATION

CONTRACTOR: Sundance Mech
WORK STAKED BY: SURV-TEK DATE 4/03
WORK ACCEPTANCE BY: DATE
FIELD VERIFICATION BY: SURV-TEK DATE 4/04
DRAWINGS CORRECTED BY: SURV-TEK DATE 5/04

MICRO-FILM INFORMATION

RECORDED BY: DATE
NO.

BENCH MARKS

NMSHC BRASS TABLET STAMPED "STA NM448-N8" SET IN TOP OF CONC. POST FLUSH WITH THE GROUND ON THE EAST SIDE OF COORS ROAD N. (STATE ROAD 448) APPROXIMATELY 800 FT. SOUTH OF EL MALECON ROAD NW.
NM STATE PLANE COORDINATES, CENTRAL ZONE (NAD 1927)
GRID TO GROUND FACTOR= 0.99967854
X=372524.25, Y=1514838.11
ELEV.= 5018.922' (NGVD 1929)

SURVEY INFORMATION

FIELD NOTES: SURV-TEK 4/03

ENGINEER'S SEAL

FRED C. ARFMAN NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
06.18.03

NO.	DATE	REVISIONS	BY
		DESIGN	
		REMARKS	
		DESIGNED BY ÅNW	DATE 5/03
		DRAWN BY ÅNW	DATE 5/03
		CHECKED BY FCA	DATE 5/03

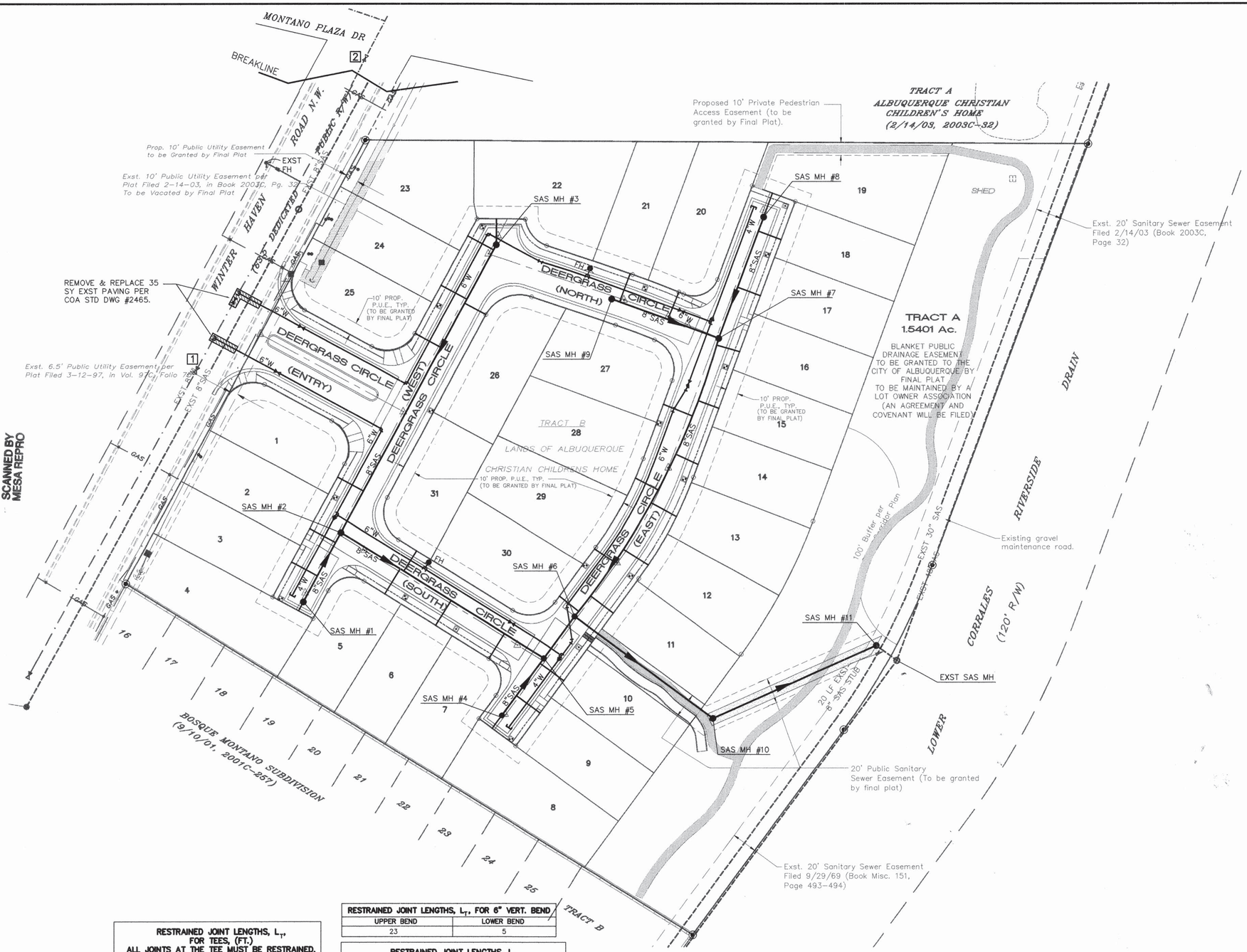
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1232PV3.DWGanw 6/16/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LAS CASITAS DEL RIO SUBDIVISION, UNIT 2
DEERGRASS CIRCLE (EAST)
PAVING PLAN & PROFILE

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

City Project No. 678182 | Zone Map No. E-12-Z | Sheet 10 Of 18



SCALE: 1"=40'

40 30 20 10 0 40 80

LEGEND

PROPOSED

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER LINE W/ MANHOLE
- WATERLINE W/ FITTING

EXISTING

- WATERLINE
- SANITARY SEWER LINE W/ MANHOLE
- OVERHEAD ELECTRIC
- TELEPHONE PEDESTAL
- POWER POLE
- GUY WIRE & ANCHOR
- GAS LINE

WATER SHUT-OFF PLAN

SHUT-OFF VALVES [1] & [2] TO PROVIDE NON-PRESSURE CONNECTION. THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) 7 WORKING DAYS PRIOR TO SHUT-OFF OR TURN-ON AT VALVES. ONLY CITY PERSONNEL ARE ALLOWED TO OPERATE VALVES.

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 FOR WATERLINE FITTINGS

RESTRAINED JOINT LENGTHS, L_T, FOR 6" VERT. BEND

UPPER BEND	LOWER BEND
23	5

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

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

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.

NOTES:

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

SCANNED BY MESA REPRO

AS-BUILT INFORMATION
CONTRACTOR Sandance Mesa
WORK STAKED BY Sun Tek DATE 05/03
INSPECTION ACCEPTANCE BY Sun Tek DATE 05/03
FIELD VERIFICATION BY Sun Tek DATE 05/03
DRAWINGS CORRECTED BY Sun Tek DATE 05/03

BENCH MARKS
NMSHC BRASS TABLET STAMPED "STA NM448-N8" SET IN TOP OF CONC. POST FLUSH WITH THE GROUND ON THE EAST SIDE OF COORS ROAD N. (STATE ROAD 448)
APPROXIMATELY 800 FT. SOUTH OF EL MALECON ROAD NW.
NM STATE PLANE COORDINATES, CENTRAL ZONE (NAD 1927)
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.
GRID TO GROUND FACTOR= 0.99967854
X=372524.25, Y=1514838.11
ELEV.= 5018.922 (NGVD 1929)

SURVEY INFORMATION
FIELD NOTES
1 SURV-TEK 4/03

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
06-18-03

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY ÅNW	DATE 5/03
		DRAWN BY ÅNW	DATE 5/03
		CHECKED BY FCA	DATE 5/03

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1232UMSTR.DWGanw 6/16/03

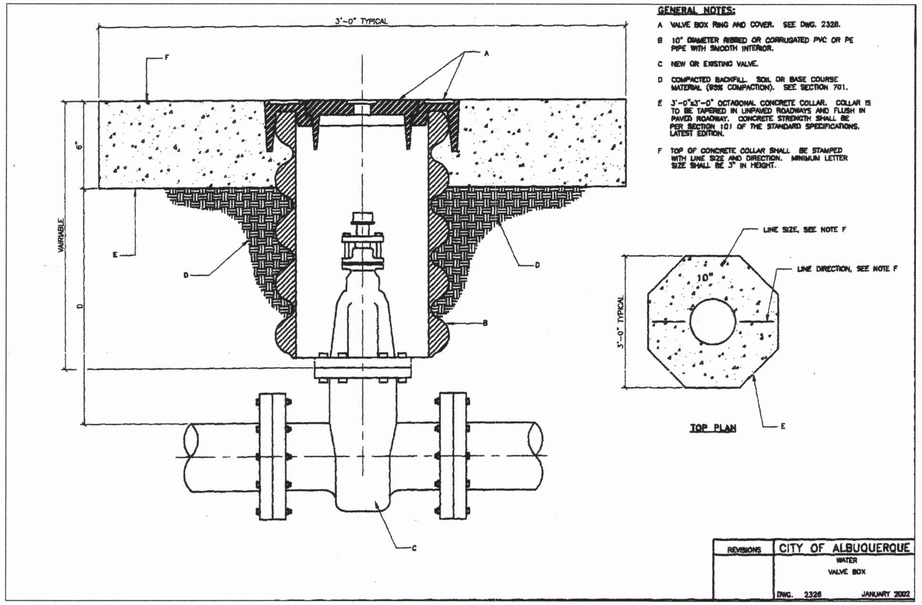
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LAS CASITAS DEL RIO SUBDIVISION, UNIT 2

MASTER UTILITY PLAN

Design Review Committee: APPROVED AUG - 5 2003 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED OCT 13 2003 CITY ENGINEER
Last Design Update: Mo./Day/Yr.

City Project No. 678182 | Zone Map No. E-12-Z | Sheet 11 Of 18



TOP PLAN

GENERAL NOTES:

A VALVE BOX RING AND COVER. SEE DWG. 2328.

B 10" DIAMETER RIBBED OR CORRUGATED PVC OR PE PIPE WITH SMOOTH INTERIOR.

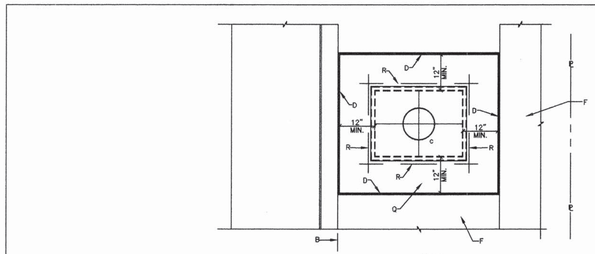
C NEW OR EXISTING VALVE.

D COMPACTED BACKFILL. SOIL OR BASE COURSE MATERIAL (95% COMPACTION). SEE SECTION 701.

E 3'-0"x3'-0" OCTAGONAL CONCRETE COLLAR. COLLAR IS TO BE TAPERED IN UNPAVED ROADWAYS AND FLUSH IN PAVED ROADWAY. CONCRETE STRENGTH SHALL BE PER SECTION 101 OF THE STANDARD SPECIFICATIONS, LATEST EDITION.

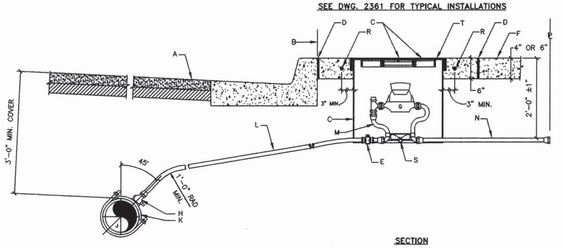
F TOP OF CONCRETE COLLAR SHALL BE STAMPED WITH LINE SIZE AND DIRECTION. MINIMUM LETTER SIZE SHALL BE 3" IN HEIGHT.

REVISIONS	CITY OF ALBUQUERQUE
	WATER VALVE BOX
	DWG. 2326 JANUARY 2002



PLAN

SEE DWG. 2361 FOR TYPICAL INSTALLATIONS



SECTION

SERVICE LINE FOR 3/4" - 1" METER

GENERAL NOTES:

1 THE METER SHALL BE SET UTILIZING A COPPER-SETTER. COPPER-SETTER HEIGHT 10" FOR 1" METER. 7" FOR 3/4" METER.

2 THE VALVE AND METER REGISTER BOX SHALL BE LOCATED UNDER THE LID OPENING. WHERE TWO METERS ARE TO BE INSTALLED IN A SINGLE METER BOX, THE METER REGISTERS SHALL BE WITHIN READING RANGE OF THE LID OPENING.

3 METER BOX LOCATION TO CONFORM TO DWG. 2361.

4 WHEN CONTRACTOR DOES NOT INSTALL METER, CONTRACTOR SHALL PROVIDE REMOVABLE PLUGS FOR END OF COPPER-SETTER.

5 EXISTING CONCRETE TO BE SAWCUT.

CONSTRUCTION NOTES:

A STREET SURFACE.

B BACK OF CURB.

C CAST IRON METER BOX, COVER AND LID. SEE DWG. 2368 OR 2369.

D 1/2" EXPANSION JOINT.

E CURB STOP, LOCATE INSIDE METER BOX.

F SIDEWALK OR DRIVEPAD.

G METER. TOP OF METER TO BE 12"-18" BELOW COVER.

H CORP STOP.

J MAIN WATER LINE.

K TAPPING SADDLE.

L COPPER SERVICE LINE.

M COPPER SETTER.

N TAILPIECE TO PROPERTY LINE WITH INSTA-TITE I.P.T. CAPPED FITTING.

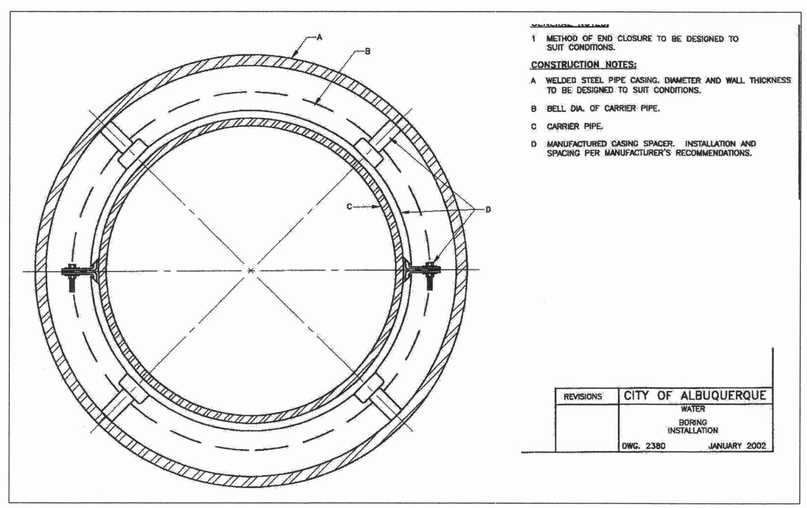
Q CONCRETE PAD REQUIRED IN ALL AREAS.

R #4 REBAR CONTINUOUS ALL AROUND METER BOX.

S STABILIZER BAR. 12" LONG X 1/2" DIAMETER GALVANIZED STEEL PIPE.

T METER BOX LID SHALL BE FLUSH WITH SURROUNDING SIDEWALK.

REVISIONS	CITY OF ALBUQUERQUE
	WATER 3/4" - 1" METERED SERVICE LINE INSTALLATION
	DWG. 2362 MAR 2001



GENERAL NOTES:

1 METHOD OF END CLOSURE TO BE DESIGNED TO SUIT CONDITIONS.

CONSTRUCTION NOTES:

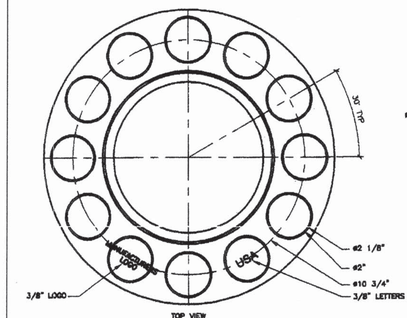
A WELDED STEEL PIPE CASING. DIAMETER AND WALL THICKNESS TO BE DESIGNED TO SUIT CONDITIONS.

B BELL DIA. OF CARRIER PIPE.

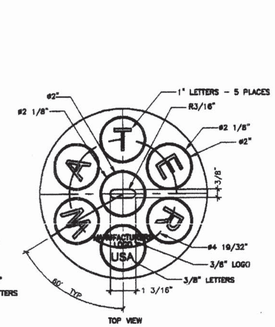
C CARRIER PIPE.

D MANUFACTURED CASING SPACER. INSTALLATION AND SPACING PER MANUFACTURER'S RECOMMENDATIONS.

REVISIONS	CITY OF ALBUQUERQUE
	WATER BORING INSTALLATION
	DWG. 2380 JANUARY 2002



VALVE BOX RING



VALVE BOX COVER

GENERAL NOTES - RING

1 ALBUQUERQUE VALVE BOX RING DESIGNED TO ACCEPT AN ALBUQUERQUE VALVE BOX COVER.

2 THE CASTING NUMBER, MANUFACTURER'S LOGO, DATE OF MANUFACTURE AND "USA" SHALL BE CAST IN A CONSPICUOUS LOCATION ON BOTH THE RING AND THE COVER.

3 FILLETS SHALL BE 1/4"R UNLESS OTHERWISE SPECIFIED.

4 A DRAFT ANGLE OF 3°-5° SHALL BE APPLIED UNLESS OTHERWISE SPECIFIED.

5 FINISH: REMOVE EXCESS IRON AND FINS.

6 THIS DETAIL DOES NOT APPLY FOR VALVE BOX RING AND COVER TO BE USED ON REUSE OR NON-POTABLE WATER SYSTEMS.

GENERAL NOTES - COVER

1 ALBUQUERQUE VALVE BOX COVER DESIGNED TO FIT INTO AN ALBUQUERQUE VALVE BOX RING.

2 THE CASTING NUMBER, MANUFACTURER'S LOGO, DATE OF MANUFACTURE AND "USA" SHALL BE CAST IN A CONSPICUOUS LOCATION ON BOTH THE RING AND THE COVER.

3 FILLETS SHALL BE 1/4"R UNLESS OTHERWISE SPECIFIED.

4 A DRAFT ANGLE OF 3°-5° SHALL BE APPLIED UNLESS OTHERWISE SPECIFIED.

5 FINISH: REMOVE EXCESS IRON AND FINS.

REVISIONS	CITY OF ALBUQUERQUE
	WATER RING AND COVER FOR VALVE BOX
	DWG. 2328 JANUARY 2002

NOTE: DETAILS 2326, 2328, 2362, AND 2380 ARE UNDER REVIEW AND IN DRAFT FORM UNTIL PUBLISHED IN THE NEXT EDITION OF C.O.A. STD. SPECS.

AS-BUILT INFORMATION

CONTRACTOR Sundance Mech.

WORK STAKED BY Sam Tek DATE 10/03

ACCEPTANCE BY [illegible] DATE 05/04

FIELD VERIFICATION BY Sam Tek DATE 05/04

DRAWINGS CORRECTED BY Sam Tek DATE 05/04

MICRO-FILM INFORMATION

RECORDED BY DATE

Per Corp. Inspector: Henry Blair

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

ENGINEER'S SEAL

CITY STANDARD DRAWINGS (DRAFT)

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY DATE

DRAWN BY DATE

CHECKED BY DATE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1232UDTL.DWGanw 6/16/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LAS CASITAS DEL RIO SUBDIVISION-UNIT 2

UTILITY DETAILS

Design Review Committee: APPROVED DESIGN REVIEW COMMITTEE

City Engineer Approval

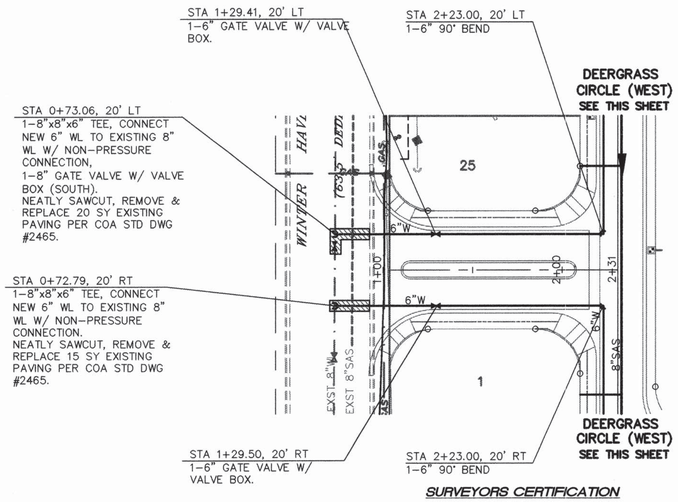
Last Design Update: Mo./Day/Yr. | Mo./Day/Yr.

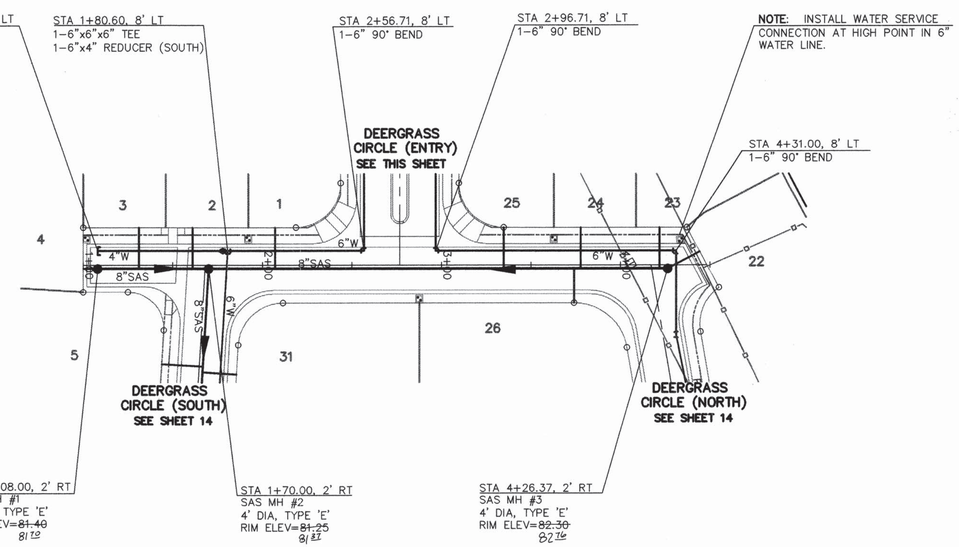
City Project No. 678182

Zone Map No. E-12

Sheet 12 Of 18

SCANNED BY MESA REPRO





GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2366. SEE SHEET 12 FOR DRAFT COA STD DWG 2362.
3. SEE SHEET 11 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET 11 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA DRAFT STD DWGS 2326 & 2328 ON SHEET 12 FOR VALVE BOX, RING & COVER DETAILS.

UTILITY SERVICE TABLE

LOT NO.	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ END
1	1+92.00, 13'	2+07.00, 23'	77.7
2		1+61.00, 23'	77.4
3	0+99.76, 9'	1+31.00, 23'	77.4
4		*, 8'	77.8
22	4+33.40, 5'	* 20'	78.8
23		4+23.71, 23'	78.8
24	3+62.71, 5'	3+77.71, 23'	78.6
25		3+34.71, 23'	78.4
26	2+89.57, 27'	3+74.05, 19'	78.6
31		SEE SHT 14	

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

* INSTALL SAS SERVICE INTO MH PER COA DWG #2118

SURVEYORS CERTIFICATION

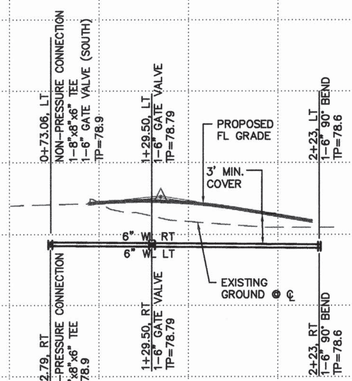
I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, Hereby Certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
MAY 3, 2004

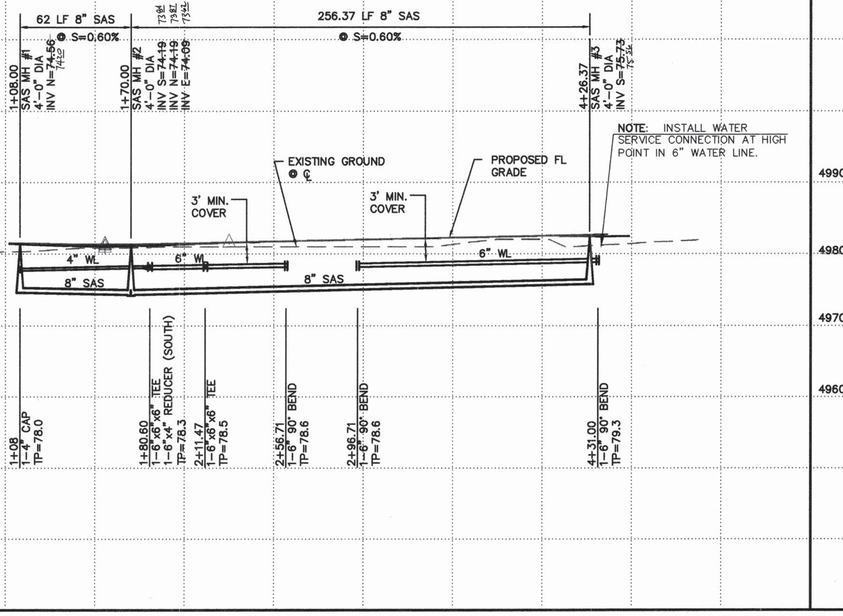
PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

SCANNED BY MESA REPRO

DEERGRASS CIRCLE (ENTRY)



DEERGRASS CIRCLE (WEST)



Elevation Datum: NGVD 29

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

AS-BUILT INFORMATION
CONTRACTOR Sundance Mech.
WORK STAKED BY SURV-TEK DATE 4/03
SURVEYED BY DATE
ACCEPTANCE BY DATE
FIELD INSPECTION BY SURV-TEK DATE 5/04
DRAWINGS CORRECTED BY SURV-TEK DATE 5/04
MICRO-FILM INFORMATION
DATE
RECORDED BY
NO.

BENCH MARKS
NMSHC BRASS TABLET STAMPED "STA NM448-N8" SET IN TOP OF CONC. POST FLUSH WITH THE GROUND ON THE EAST SIDE OF COORS ROAD N. (STATE ROAD 448) APPROXIMATELY 800 FT. SOUTH OF EL MALECON ROAD NW.
NM STATE PLANE COORDINATES, CENTRAL ZONE (NAD 1927)
GRID TO GROUND FACTOR= 0.999687854
X=372524.25, Y=1514838.11
ELEV.= 5018.922' (NGVD 1929)

SURVEY INFORMATION
FIELD NOTES 4/03
1 SURV-TEK

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
06-18-03

NO.	DATE	REMARKS
		REVISIONS
		DESIGN
		DESIGNED BY ANW DATE 5/03
		DRAWN BY ANW DATE 5/03
		CHECKED BY FCA DATE 5/03

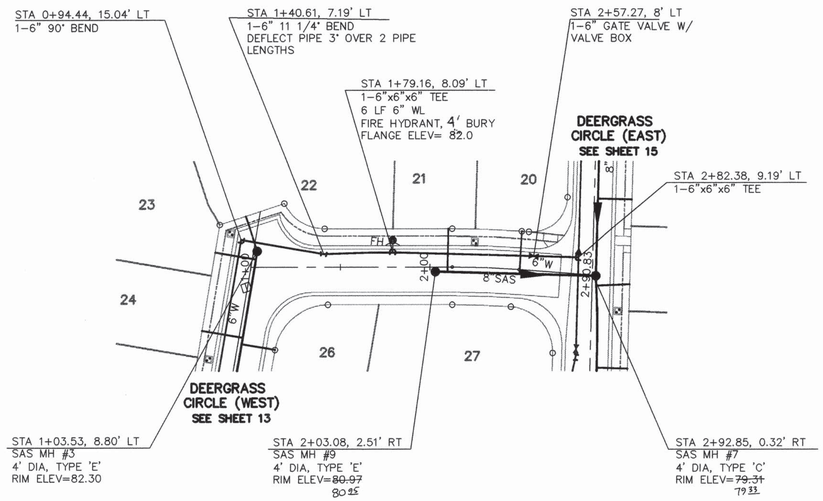
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1232UTL1.DWGanw 6/16/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

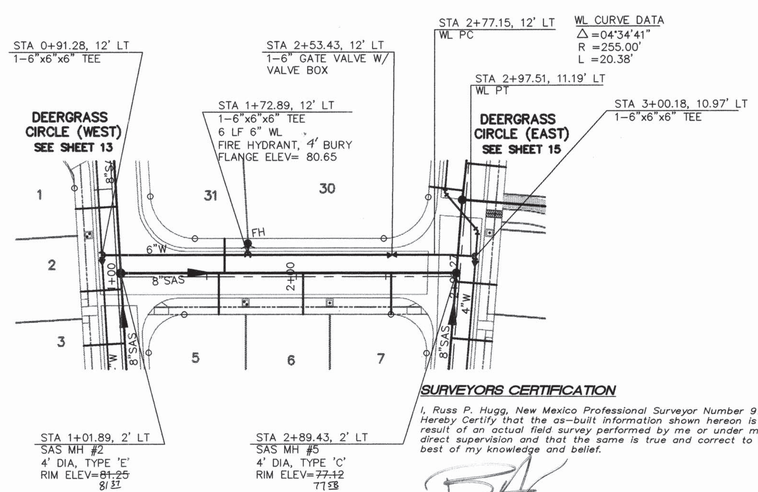
TITLE: LAS CASITAS DEL RIO SUBDIVISION, UNIT 2
DEERGRASS CIRCLE (ENTRY) & (WEST)
UTILITY PLAN & PROFILE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED MAY - 5 2004 DESIGN REVIEW COMMITTEE	APPROVED JUN 13 2003 CITY ENGINEER			

City Project No. 678182 | Zone Map No. E-12-Z | Sheet 13 Of 18



DEERGRASS CIRCLE (NORTH)



DEERGRASS CIRCLE (SOUTH)

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, Hereby Certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
MAY 3 2004

NEW MEXICO PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2366. SEE SHEET 12 FOR DRAFT COA STD DWG 2362.
3. SEE SHEET 11 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET 11 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA DRAFT STD DWGS 2326 & 2328 ON SHEET 12 FOR VALVE BOX, RING & COVER DETAILS.

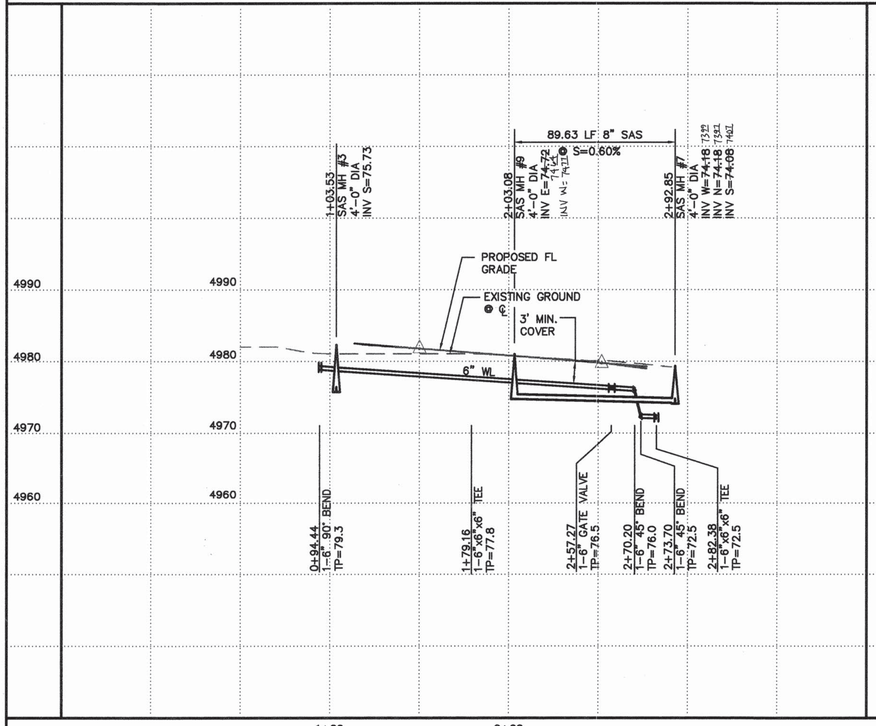
UTILITY SERVICE TABLE

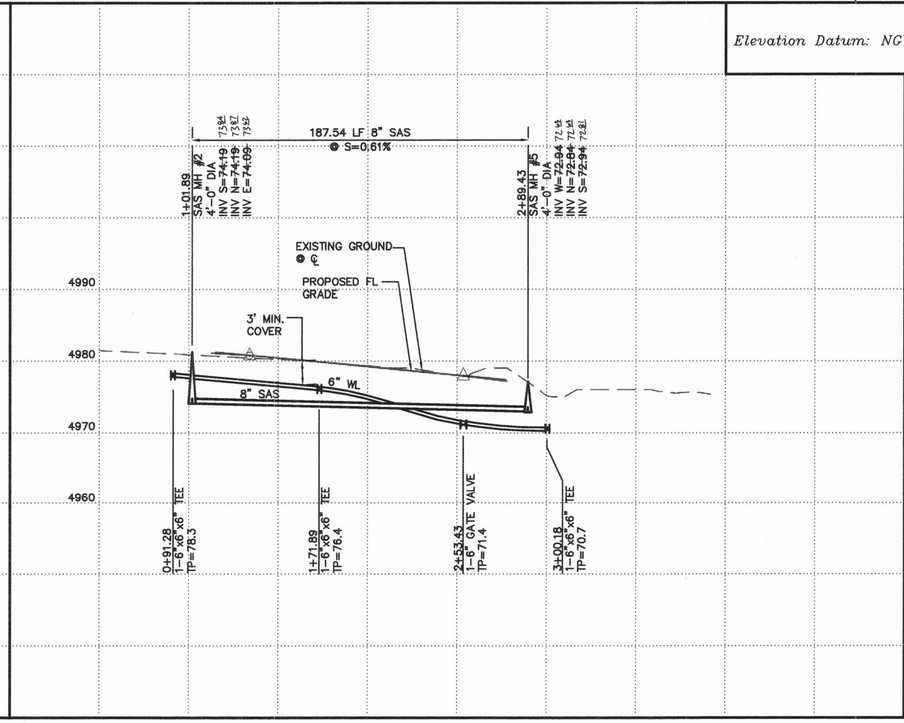
LOT NO.	STATION		SAS INV @ END
	WATER, LENGTH	SAS, LENGTH	
5	1+71.68, 33'	1+56.68, 23'	76.5
6		2+03.68, 23'	75.4
7	2+18.68, 33'(S)	2+52.88, 23'	74.2
20	2+24.82, 5'	2+49.78, 23'	76.0
21		2+10.33, 24'	76.8
31	SEE SHT 13	1+59.89, 19'	76.4

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

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

Elevation Datum: NGVD 29





AS-BUILT INFORMATION
CONTRACTOR: Sundance Mech.
WORK STARTED: BY SURV-TEK DATE 8/03
SUBSTANTIAL COMPLETION: BY [illegible] DATE 4/04
FINAL ACCEPTANCE: BY [illegible] DATE 4/04
FIELD REVISION: BY SURV-TEK DATE 5/04
DRAWINGS CORRECTED: BY SURV-TEK DATE 5/04
MICRO-FILM INFORMATION
DATE
RECORDED BY
NO.

BENCH MARKS
NMSHC BRASS TABLET STAMPED "STA NM448-N8" SET IN TOP OF CONC. POST FLUSH WITH THE GROUND ON THE EAST SIDE OF COORS ROAD N. (STATE ROAD 448) APPROXIMATELY 800 FT. SOUTH OF EL MALECON ROAD NW.
NM STATE PLANE COORDINATES, CENTRAL ZONE (NAD 1927)
GRID TO GROUND FACTOR= 0.99967854
X=372524.25, Y=1514838.11
ELEV.= 5018.922' (NGVD 1929)

SURVEY INFORMATION
FIELD NOTES
1 SURV-TEK 4/03

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL SURVEYOR
06.16.03

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY ÂNW	DATE 5/03
		DRAWN BY ÂNW	DATE 5/03
		CHECKED BY FCA	DATE 5/03

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1232UTL2.DWGanw 6/16/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

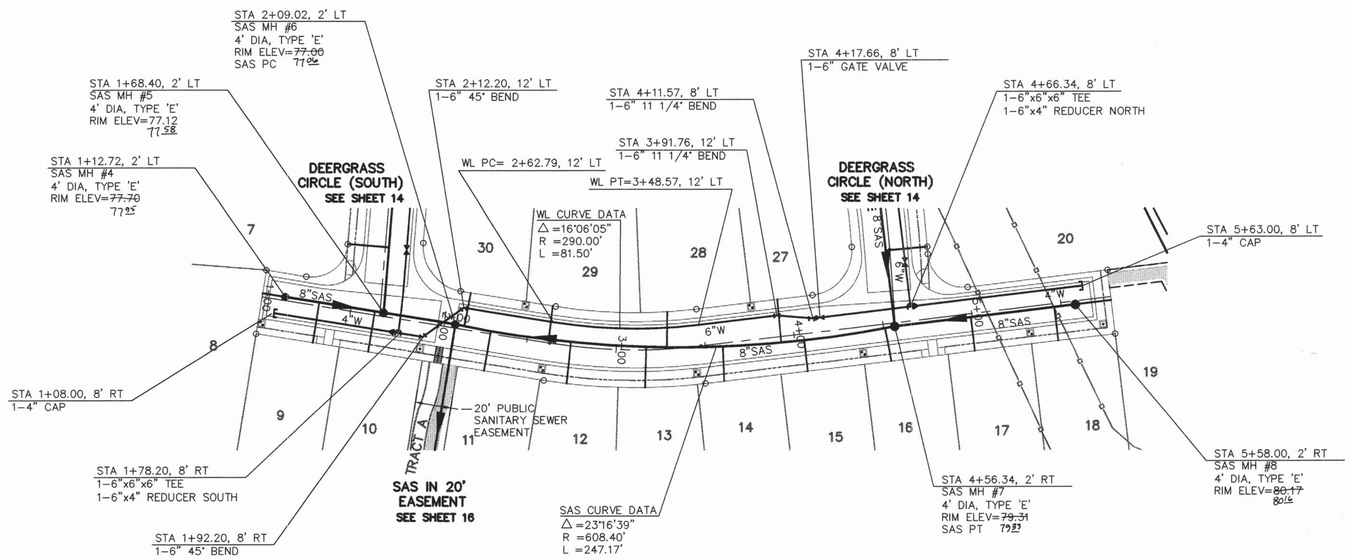
TITLE: LAS CASITAS DEL RIO SUBDIVISION, UNIT 2
DEERGRASS CIRCLE (NORTH) & (SOUTH)
UTILITY PLAN & PROFILE

Design Review Committee: APPROVED AUG 5 2003 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED MAY 13 2004 CITY ENGINEER
Last Design Update: Mo./Day/Yr.

City Project No. 678182 | Zone Map No. E-12-Z | Sheet 14 Of 18

SCANNED BY MESA REPRO

SCANNED BY
MESA REPRO



DEERGRASS CIRCLE (EAST)

SURVEYORS CERTIFICATION

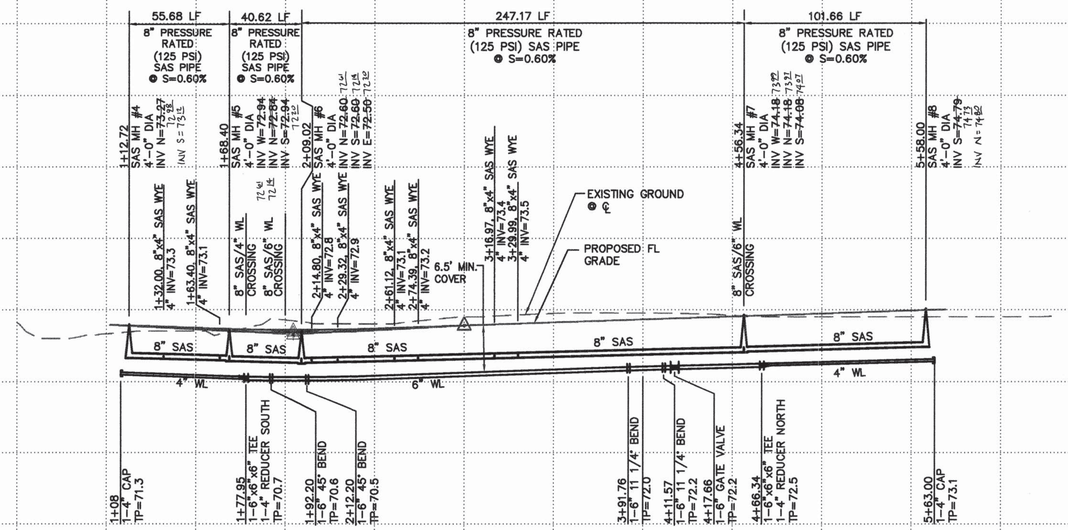
I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, Hereby Certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
MAY 3 20 04

NEW MEXICO PROFESSIONAL SURVEYOR
No. 9750
RUSS P. HUGG

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

Elevation Datum: NGVD 29



GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125. FOR LOTS 9-13 AND LOTS 28-30, USE 8"x4" DIRECTIONAL WYE FITTING.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2366. SEE SHEET 12 FOR DRAFT COA STD DWG 2362.
3. SEE SHEET 11 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET 11 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA DRAFT STD DWGS 2326 & 2328 ON SHEET 12 FOR VALVE BOX, RING & COVER DETAILS.

UTILITY SERVICE TABLE

LOT NO.	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ END
8	1+02.08 22'	*, 13'	74.2
9 **		1+32.00, 19'	73.7
10 **	1+91.72, 17'(S)	1+63.40, 23'	73.4
11 **	2+60.70, 20'	2+29.32, 22'	73.2
12 **		2+74.39, 23'	73.8
13 **	3+43.41, 25'	3+16.97, 23'	74.2
14		3+59.66, 19'	74.6
15	4+37.11, 21'	4+05.20, 17'	74.9
16		4+50.80, 19'	75.3
17	5+31.11, 21'	4+99.11, 19'	75.7
18		5+46.11, 19'	76.1
19	5+72.11, 23'(S)	*, 20'	76.3
27	3+77.99, 5'	3+92.99, 25'	74.8
28 **		3+29.99, 20'	74.3
29 **	2+46.12, 5'	2+61.12, 19'	73.7
30 **		2+14.80, 19'	73.4

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

* INSTALL SAS SERVICE INTO MH PER COA DWG #2118

** INSTALL SAS SERVICES WITH 8"x4" DIRECTIONAL WYE--SEE PROFILE FOR INVERTS.

AS-BUILT INFORMATION
CONTRACTOR Sundance Mech.
WORK STAKED BY SURV-TEK DATE 8/03
ACCEPTANCE BY _____ DATE _____
FIELD VERIFICATION BY SURV-TEK DATE 4/04
DRAWING CORRECTED BY SURV-TEK DATE 5/04
MICRO-FILM INFORMATION
DATE
RECORDED BY
NO.

BENCH MARKS
NMSHC BRASS TABLET STAMPED "STA NM448-N8" SET IN TOP OF CONC. POST FLUSH WITH THE GROUND ON THE EAST SIDE OF COORS ROAD N. (STATE ROAD 448) APPROXIMATELY 800 FT. SOUTH OF EL MALECON ROAD NW. NM STATE PLANE COORDINATES, CENTRAL ZONE (NAD 1927)
GRID TO GROUND FACTOR= 0.99967854
X=372524.25, Y=1514838.11
ELEV.= 5018.922' (NGVD 1929)

SURVEY INFORMATION
FIELD NOTES
1 SURV-TEK 4/03

ENGINEER'S SEAL
FRED C. ARFMAN
NEW MEXICO
7322
LICENSED PROFESSIONAL ENGINEER
06-18-03

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	DATE 5/03
DESIGNED BY	ÅNW		
DRAWN BY	ÅNW		DATE 5/03
CHECKED BY	FCA		DATE 5/03

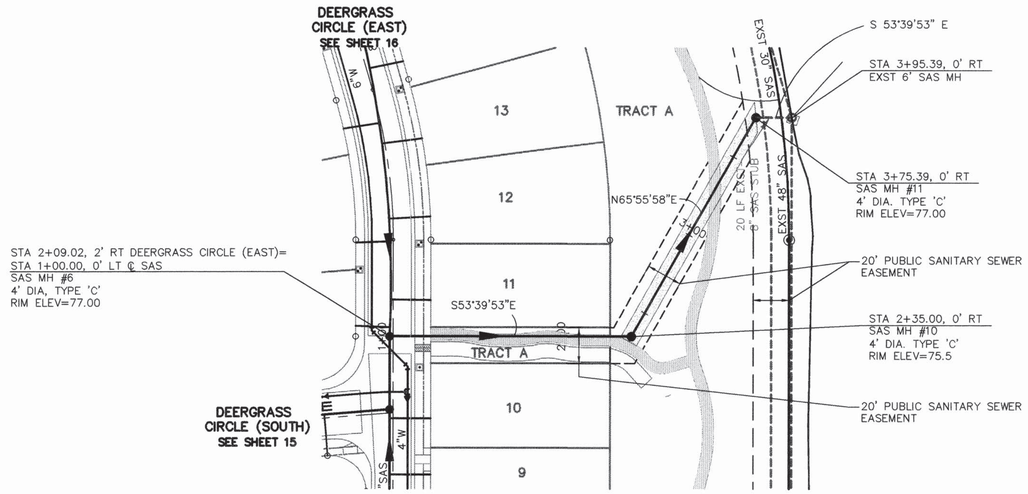
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1232UTL3.DWGanw 6/16/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

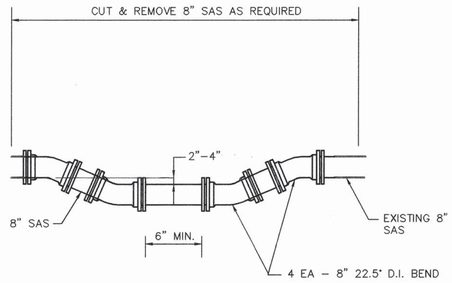
TITLE: LAS CASITAS DEL RIO SUBDIVISION, UNIT 2
DEERGRASS CIRCLE (EAST)
UTILITY PLAN & PROFILE

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

City Project No. 678182 | Zone Map No. E-12-Z | Sheet 15 Of 18



SAS IN 20' EASEMENT



INVERTED SIPHON
NTS

GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
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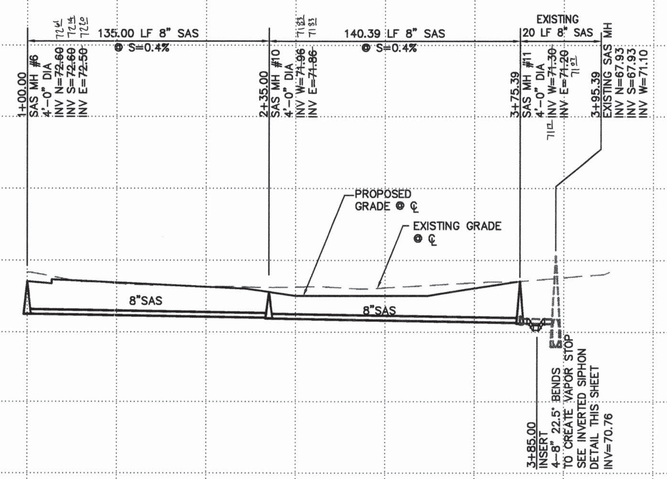
SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, Hereby Certify that the as–built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
MAY 3 2004

NEW MEXICO PROFESSIONAL SURVEYOR STATE OF No. 9750 RUSS P. HUGG

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



Elevation Datum: NGVD 29

SCANNED BY MESA REPRO

AS–BUILT INFORMATION
CONTRACTOR Sundance Mech. Inc.
WORK STAKED BY SURV-TEK DATE 8/03
WORK ACCEPTANCE BY [illegible] DATE 5/04
FIELD INSPECTION BY SURV-TEK DATE 9/04
DRAWINGS CORRECTED BY SURV-TEK DATE 5/04
MICRO–FILM INFORMATION
RECORDED BY DATE
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FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
06-18-03

NO.	DATE	REMARKS	BY
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DESIGNED BY	ÂNW	DATE 5/03	
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1232UTL4.DWGanw 6/16/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LAS CASITAS DEL RIO SUBDIVISION, UNIT 2
SAS IN 20' EASEMENT
UTILITY PLAN & PROFILE

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

City Project No. 678182 | Zone Map No. E–12–Z | Sheet 16 Of 18

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.

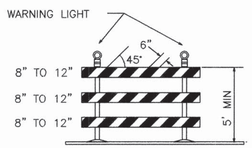
24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION, WASHING OF EQUIPMENT IS INCIDENTAL TO IT'S PLACEMENT AND MAINTENANCE.

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

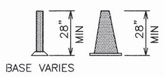
⚠3 26. ADVANCE WARNING SIGNS SHALL BE 36"x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGHT AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D.

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

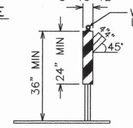
SCANNED BY
MESA REPRO



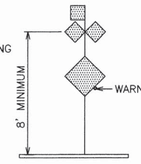
TYPE III BARRICADE



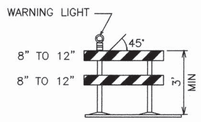
CONES



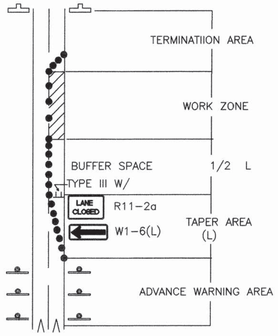
VERTICAL PANEL



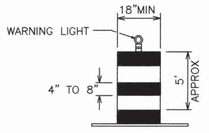
HIGH LEVEL WARNING DEVICE



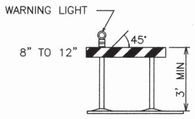
TYPE II BARRICADE COLLAPSIBLE



TRAFFIC CONTROL ELEMENTS



BARREL



TYPE I BARRICADE COLLAPSIBLE

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) 10' LANE	11' LANE	12' LANE	MINIMUM NUMBER OF DEVICES FOR TAPER	MAXIMUM DEVICE SPACING IN FEET 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

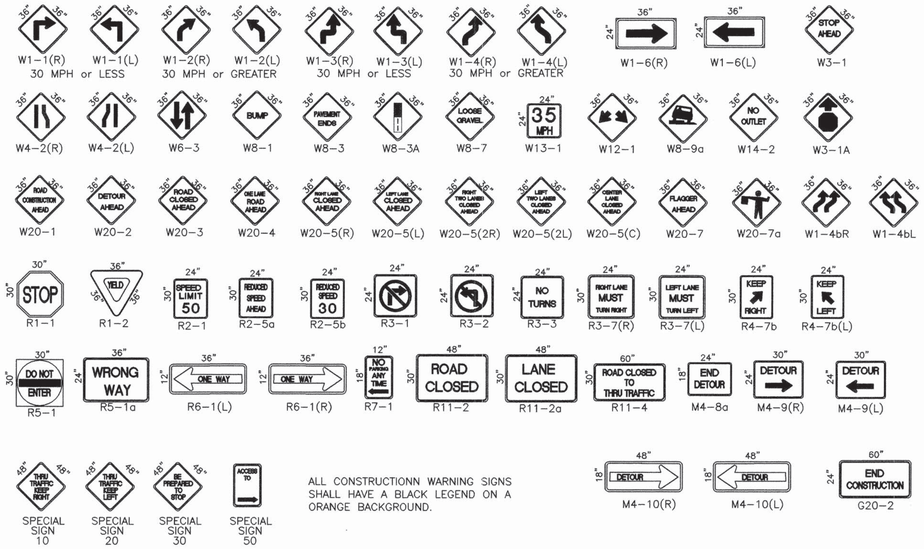
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

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

WORK STAKED BY: DATE

WORK ACCEPTANCE BY: DATE

FIELD VERIFICATION BY: DATE

DRAWING CORRECTED BY: DATE

MICRO-FILM INFORMATION

RECORDED BY: DATE

NO.:

ELEV.= 5018.922' (NGVD 1929)

BENCH MARKS

NMSHC BRASS TABLET STAMPED "STA NM448-N8" SET IN TOP OF CONC. POST FLUSH WITH THE GROUND ON THE EAST SIDE OF COORS ROAD N. (STATE ROAD 448) APPROXIMATELY 800 FT. SOUTH OF EL MALECON ROAD NW.

NM. STATE PLANE COORDINATES, CENTRAL ZONE (NAD 1927)

GRID TO GROUND FACTOR= 0.99967854

X=372524.25, Y=1514838.11

SURVEY INFORMATION

FIELD NOTES

1 SURV-TEK 4/03

ENGINEER'S SEAL

CITY STANDARD DRAWING

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
	DATE 5/03	DESIGNED BY ÅNW	
	DATE 5/03	DRAWN BY ÅNW	
	DATE 5/03	CHECKED BY FCA	

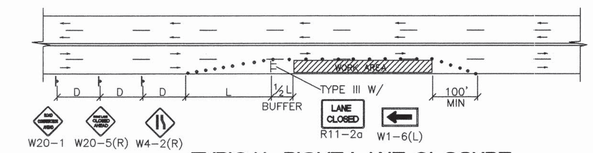
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1232TRF1.DWGanw 6/16/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

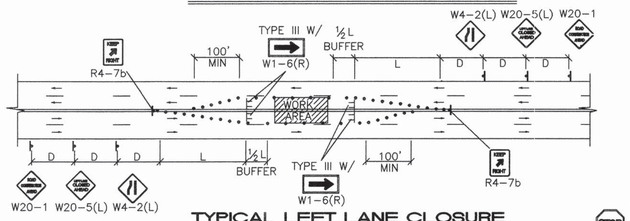
TITLE: LAS CASITAS DEL RIO SUBDIVISION, UNIT 2
TRAFFIC CONTROL
SIGNING & CONSTRUCTION TRAFFIC CONTROL STANDARDS

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

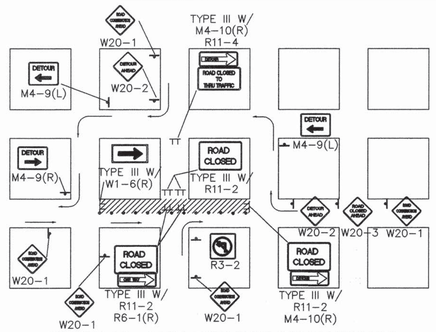
City Project No. 678182 | Zone Map No. E-12-Z | Sheet 17 Of 18



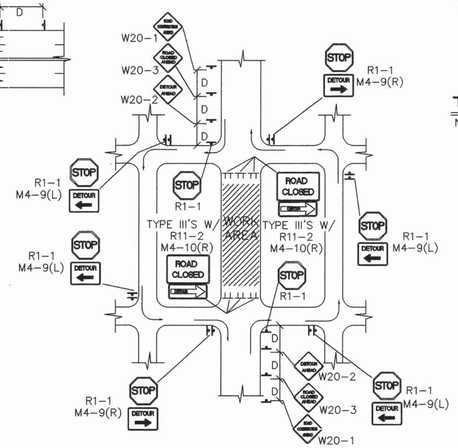
TYPICAL RIGHT LANE CLOSURE



TYPICAL LEFT LANE CLOSURE

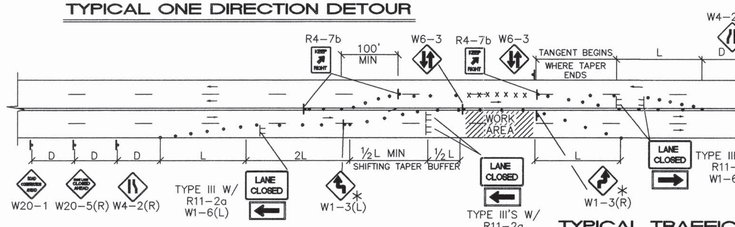


TYPICAL ONE DIRECTION DETOUR

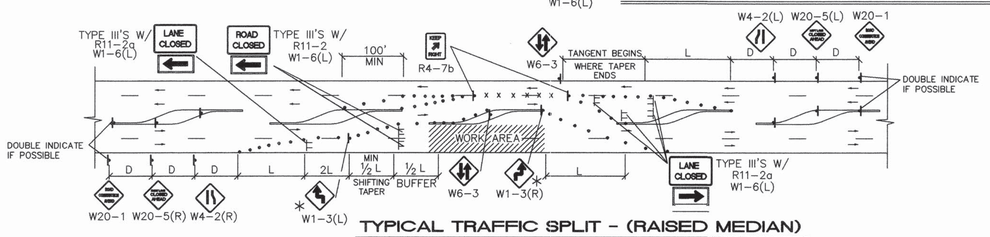


TYPICAL STREET CLOSURE

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



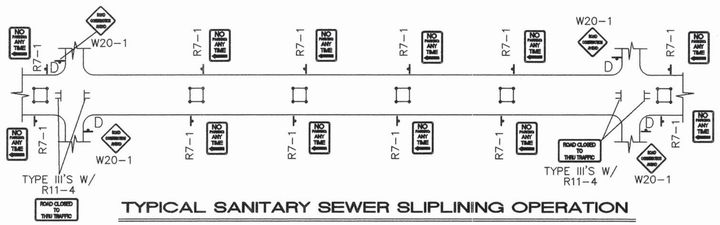
TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)



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

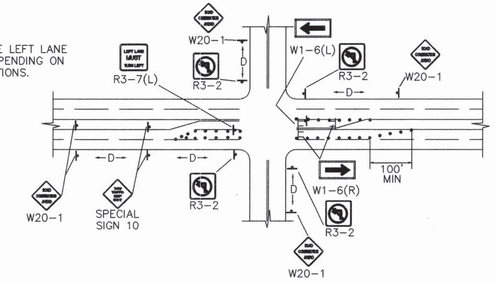
- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS
- ALL PITS TO HAVE FLAGLINE

GENERAL NOTE:

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

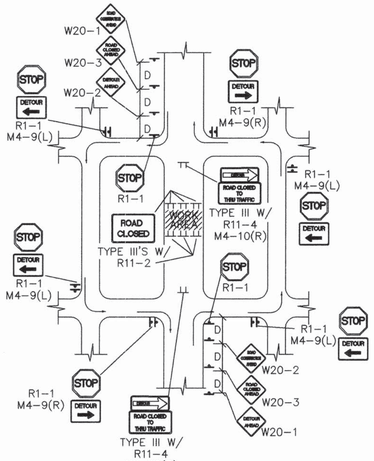
⚠ ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF 36" THIRTY SIX INCHES BY 36" THIRTY SIX INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT.

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



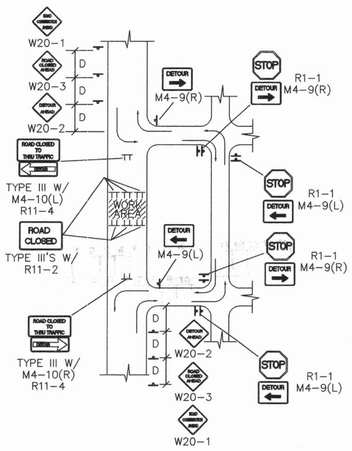
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION.



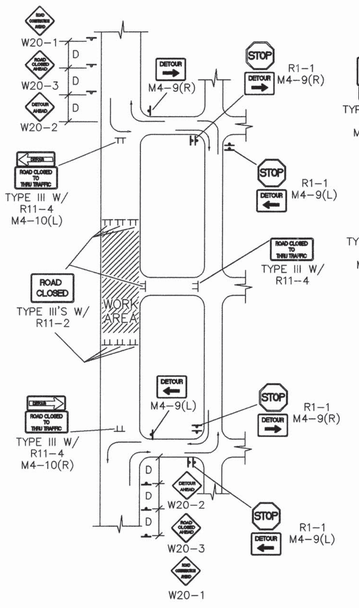
TYPICAL MID-BLOCK CLOSURE

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



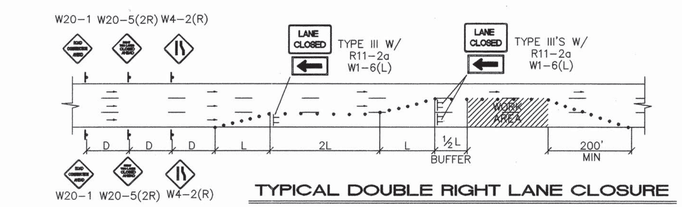
TYPICAL STREET CLOSURE

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

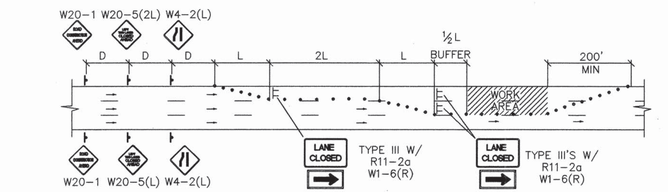


TYPICAL STREET CLOSURE

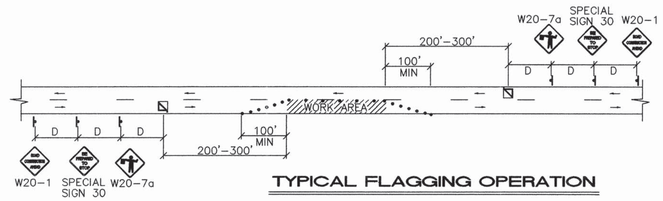
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



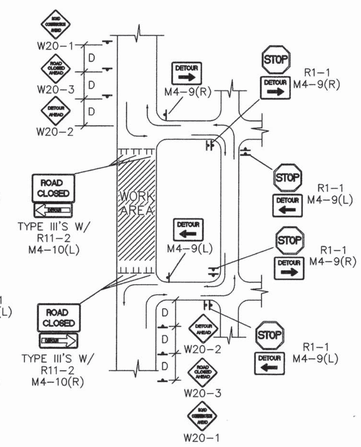
TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE



TYPICAL FLAGGING OPERATION



TYPICAL STREET CLOSURE

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

SCANNED BY MESA REPRO

SURVEY INFORMATION

FIELD NOTES

1	SURV-TEK	4/03

BENCH MARKS

NMSHC BRASS TABLET STAMPED "STA NM448-N8" SET IN TOP OF CONC. POST FLUSH WITH THE GROUND ON THE EAST SIDE OF COORS ROAD N. (STATE ROAD 448) APPROXIMATELY 800 FT. SOUTH OF EL MALECON ROAD NW. NM STATE PLANE COORDINATES, CENTRAL ZONE (NAD 1927)

GRID TO GROUND FACTOR= 0.99967854
X=372524.25, Y=1514838.11
ELEV.= 5018.922' (NGVD 1929)

AS-BUILT INFORMATION

CONTRACTOR
WORK STAKED BY — DATE
INSPECTION'S MADE BY — DATE
FIELD REVISIONS BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

ENGINEER'S SEAL

CITY STANDARD DRAWING

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
			DATE 5/03
DESIGNED BY		ÁNW	DATE 5/03
DRAWN BY		ÁNW	DATE 5/03
CHECKED BY		FCA	

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
12321RF2.DWGanw 6/16/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LAS CASITAS DEL RIO SUBDIVISION, UNIT 2
TRAFFIC CONTROL
TRAFFIC CONTROL & SIGNING EXAMPLES

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

City Project No. 678182 | Zone Map No. E-12-Z | Sheet 18 Of 18