

PUBLIC IMPROVEMENT PLANS
FOR
PETROGLYPH PARK
ALBUQUERQUE, NEW MEXICO
JANUARY 2004

PREPARED FOR:

JAMES CRABTREE
6436 MOJAVE NW
ALBUQUERQUE, NM 87120

PREPARED BY:

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

INDEX TO DRAWINGS

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1	COVER SHEET
2	PLAT
3	GRADING & DRAINAGE PLAN
4	PAVING & UTILITY PLAN & PROFILE SHEETS
5	CRABTREE COURT
6	SANTO DOMINGO STREET

AS-BUILT CERTIFICATION

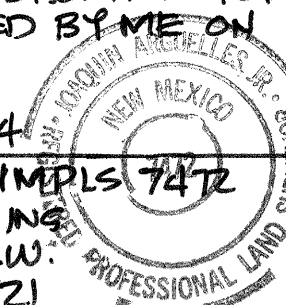
I, SCOTT M. MCGEE, A DULY QUALIFIED REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE 'AS-BUILT' INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND 'AS-BUILT' SURVEYS PERFORMED BY JOAQUIN ARGUELLES SURVEYING, NMLS NO. 7472, THAT THE 'AS-BUILT' INFORMATION SHOWN ON THESE DRAWINGS WAS ADDED BY ME OR UNDER MY SUPERVISION, AND THAT THIS 'AS-BUILT' INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott M. McGee
SCOTT M. MCGEE, NMPE NO. 10519



10/20/04
DATE

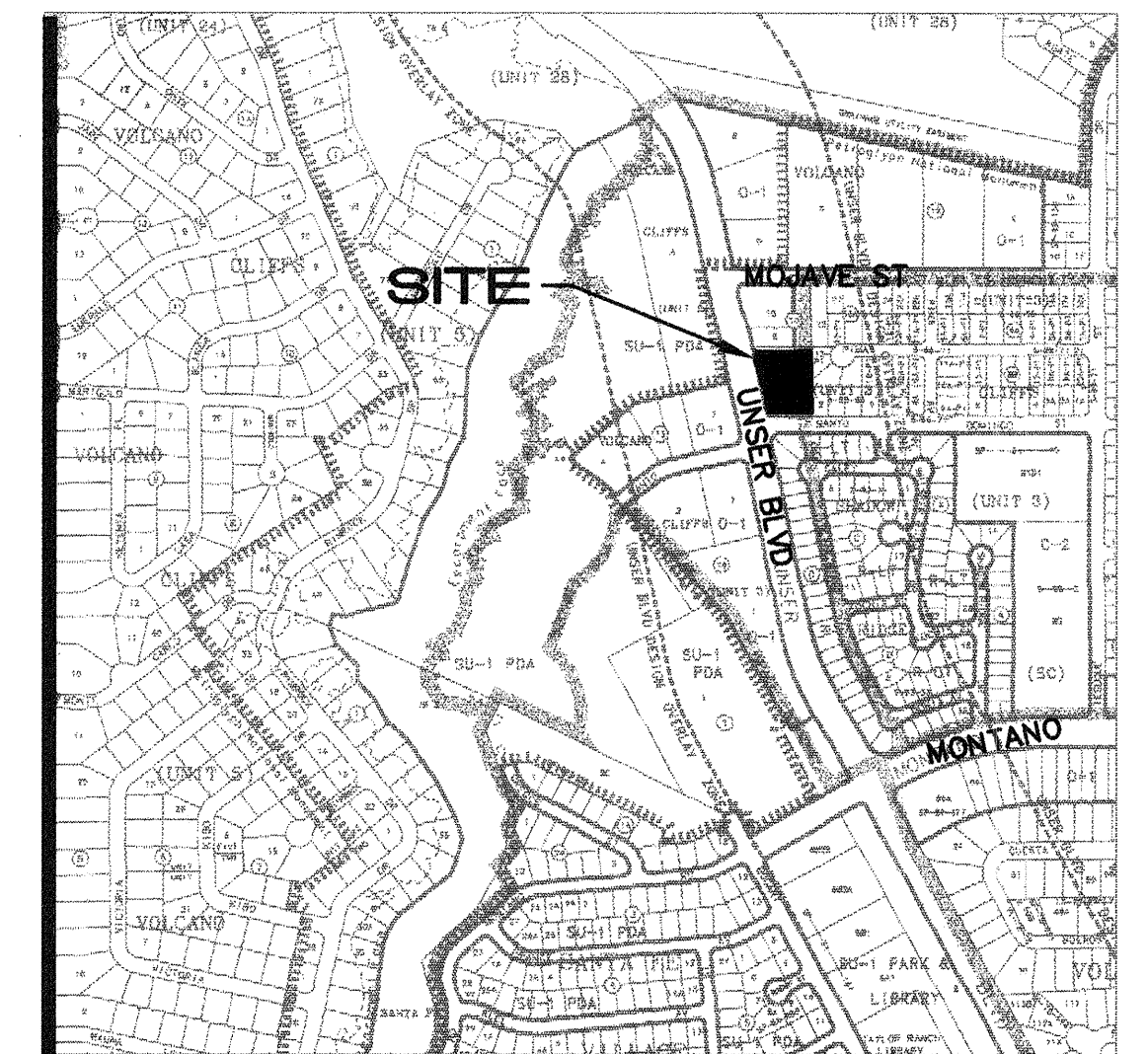
AS-BUILT INFORMATION SHOWN IS PER
FIELD SURVEY PERFORMED BY ME ON
OCTOBER 7, 2004
JOAQUIN ARGUELLES JR. NMLS NO. 7472
ARGUELLES LAND SURVEYING INC.
2912 SAN YGNACIO RD. S.W.
ALBUQUERQUE, N.M. 87121
(505) 975-0948



GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE NO. 7.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY 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. 7.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- TRAFFIC CONTROL: FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (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.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 90% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C900 REQUIREMENTS (4"-12").
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
- CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATER-LINE AND/OR SEWERLINE COSTS.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DURING NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- WARNING--EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
- ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.



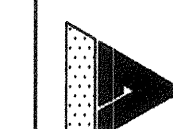
VICINITY MAP

E-10

1"=750'

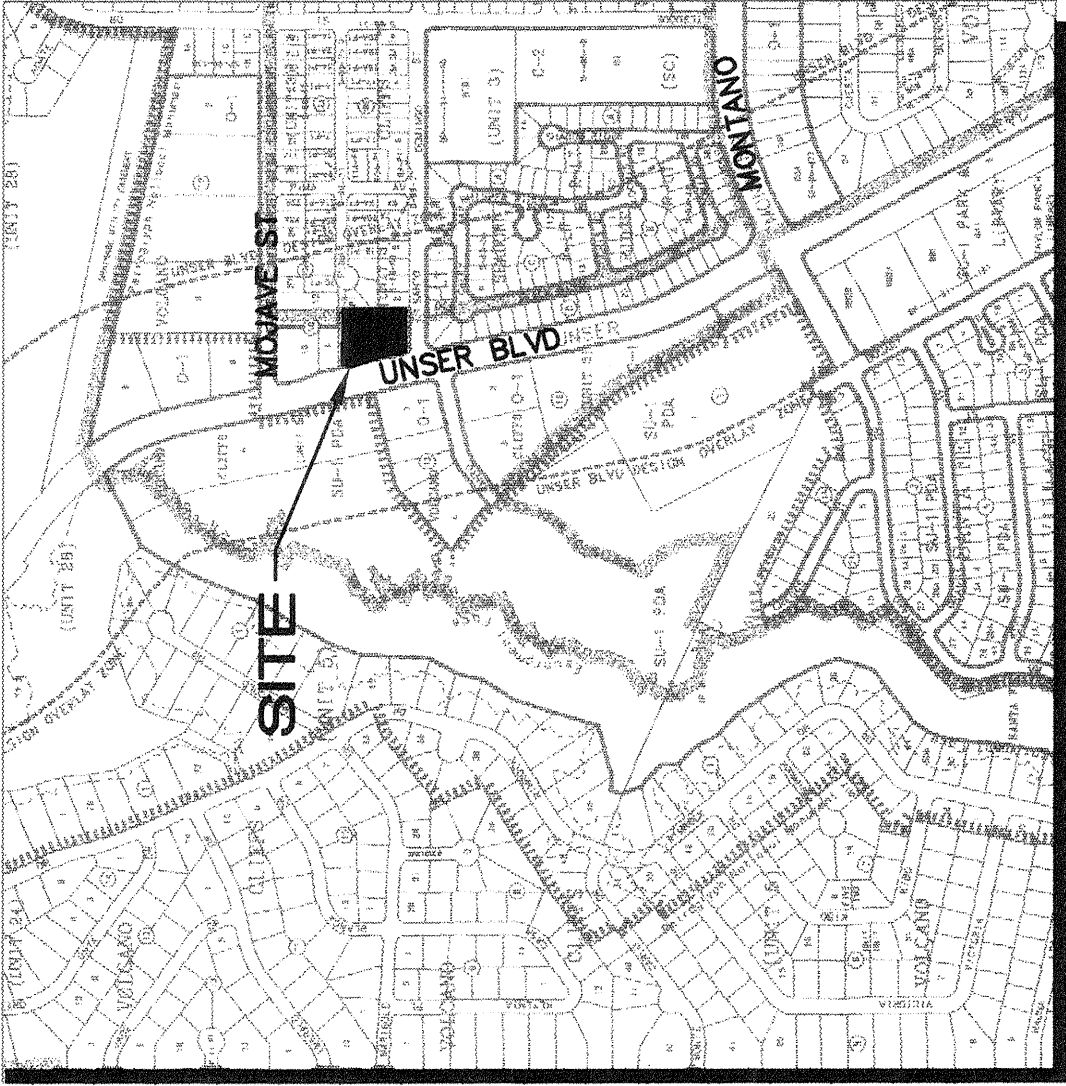
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 725 1.81 65

DRB NO.
1002949



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1286CVR.DWG108 1/12/04

REV.	SHEETS	CITY	ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE		*****		
		DRC Chairman		10/22/04		10/22/04		APPROVED FOR CONSTRUCTION		
		Transportation		10/22/04		10/22/04				
		Water/Wastewater		10/22/04		10/22/04				
		Hydrology		10/22/04		10/22/04				
		AMAFCA		10/22/04		10/22/04				
Constr. Mngmt.		10/22/04		10/22/04		10/22/04				
Constr. Coord.		10/22/04		10/22/04		10/22/04				
City Project No.		720181		Sheet		1		Of		5



VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Lots: 1
2. Total Number of Lots created: 8
3. Gross Subdivision Acreage: 1.1954 Ac.
4. Total Mileage of Full Width Streets Created: .023
5. Bearings are New Mexico State Plane Grid Bearings (Central Zone--NAD 1927).
6. Distances are ground distances.
7. Bearings and distances in parenthesis are record.
8. Basis of boundary are the following plats (and documents) of record entitled:
PLAT OF BLOCKS 7-A, 8-A, 8-B, 8-C, 9-A, 9-B AND 10-A VOLCANO CLIFFS SUBDIVISION, UNIT 3, (12/10/98, 98C-346)
9. Field Survey performed August 2003.
10. Unless otherwise noted all corner points are Set 1/2" Rebar with cap "LS 7472"
11. City Standard Utility Note is:
"City of Albuquerque Water and Sanitary Sewer Service to Petroglyph Park 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 #7472".

JAKE ARGUELLES, JR. - LAND SURVEYING
2912 SAN YGNACIO RD SW
ALBUQUERQUE, NM 87121
(505)975-0998

LEGAL DESCRIPTION

A tract of land situate in Section 27, Township 11 North, Range 2 East, New Mexico Meridian, containing all of LOT 1, BLOCK 10A, VOLCANO CLIFFS SUBDIVISION, UNIT 3, as the same is shown and designated on PLAT OF BLOCKS 7-A, 8-A, 8-B, 8-C, 9-A, 9-B AND 10-A, VOLCANO CLIFFS SUBDIVISION, UNIT 3, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on December 10, 1998, in Volume 98C, Folio 346.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject lot into eight residential lots, to dedicate public right-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 to and from the subdivision for maintenance, and the right of the City of Albuquerque to use the easements and facilities shown hereon for their free act and deed.

OWNER

James F. Crabtree Date

Diana K. Crabtree Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }
This instrument was acknowledged before me on _____
2004, by James F. Crabtree and Diana K. Crabtree.

My Commission Expires: _____

Notary Public _____

Notary Public _____

PLAT
FOR
PETROGLYPH PARK
BEING A REPLAT OF
LOT 1, BLOCK 10A,
VOLCANO CLIFFS SUBDIVISION, UNIT 3
SECTION 27, T. 11 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2004

SURVEYOR'S CERTIFICATION
"I, Jake Arguelles, a duly qualified Registered Professional Land Surveyor, 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".

Jake Arguelles, P.S. No. 7472

Date

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00	123.70	56.12	52.92	S 62°13'32" W	236°15'04"
C2	15.00	14.73	8.02	14.14	S 27°46'28" E	56°15'04"
C3	25.00	39.21	24.94	35.32	S 45°17'12" W	89°52'16"
C4	25.00	34.27	20.44	31.65	N 50°30'36" W	78°32'08"
C5	30.00	41.21	24.60	38.05	N 39°00'18" W	78°42'48"
C6	30.00	20.31	10.56	19.92	S 62°14'36" W	38°47'23"
C7	30.00	14.50	7.39	14.35	S 49°00'23" W	27°41'05"
C8	30.00	14.50	7.39	14.35	S 27°19'22" W	27°41'04"
C9	30.00	33.19	18.52	31.52	S 24°12'35" E	63°22'50"
C10	15.00	5.97	3.03	5.93	N 44°29'25" W	22°49'08"
C11	15.00	8.75	4.50	8.63	N 16°21'53" W	33°25'54"

LINE	BEARING	DISTANCE
L1	N 89°55'41" W	6.03
L2	S 89°38'56" E	10.00

LOT NO.	AREA (SF)
1-A	5,194
1-B	4,686
1-C	5,599
1-D	7,479
1-E	6,432
1-G	4,172
1-H	4,687



30' 20' 10' 0' 30' 60 FEET

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 ELECTRIC LINES, TRANSFORMERS, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL TELECOMMUNICATIONS AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE TELEPHONE, CABLE TV, AND OTHER SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF CABLE TELEVISION LINES 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.

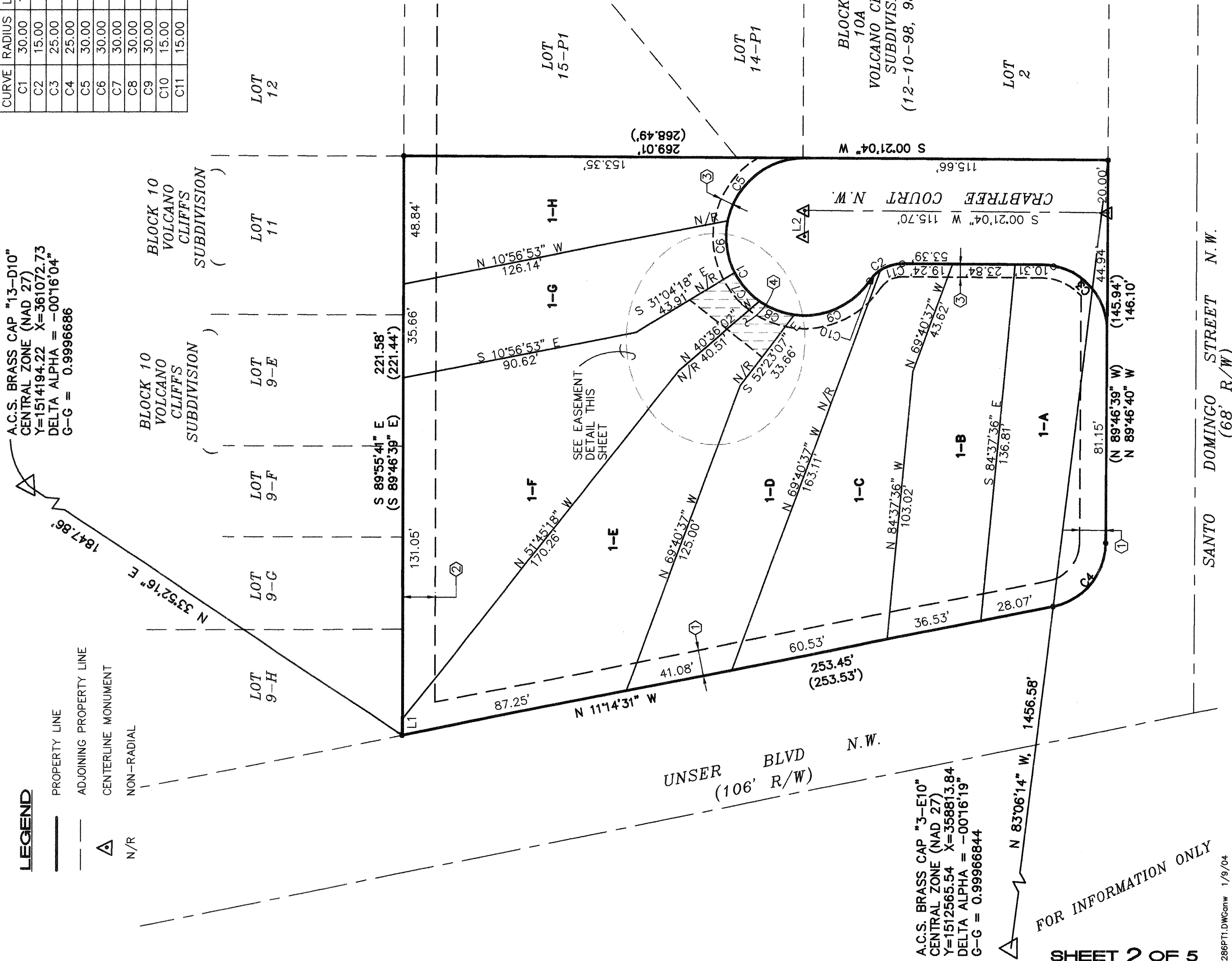
INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH THE RIGHT TO ERECT, REPAIR, REPLACE, MAINTAIN, REMOVE, OR DESTROY WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENT. THE PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

In approving this plat, PNM Electric Services and Gas Services (PNM) do not warrant or certify that the properties shown hereon are free of any easements or other interests. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

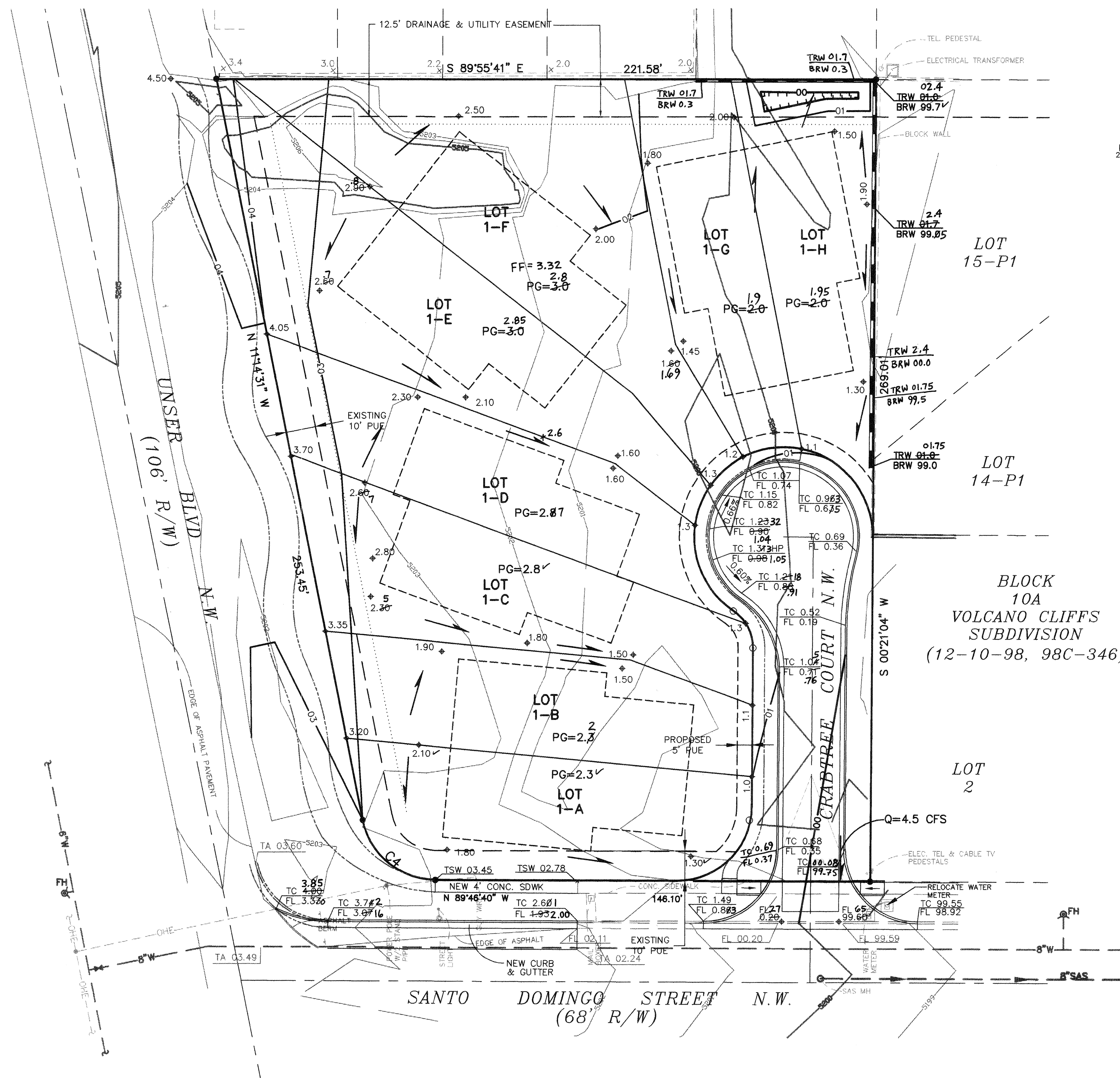
LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE MONUMENT
- NON-RADIAL

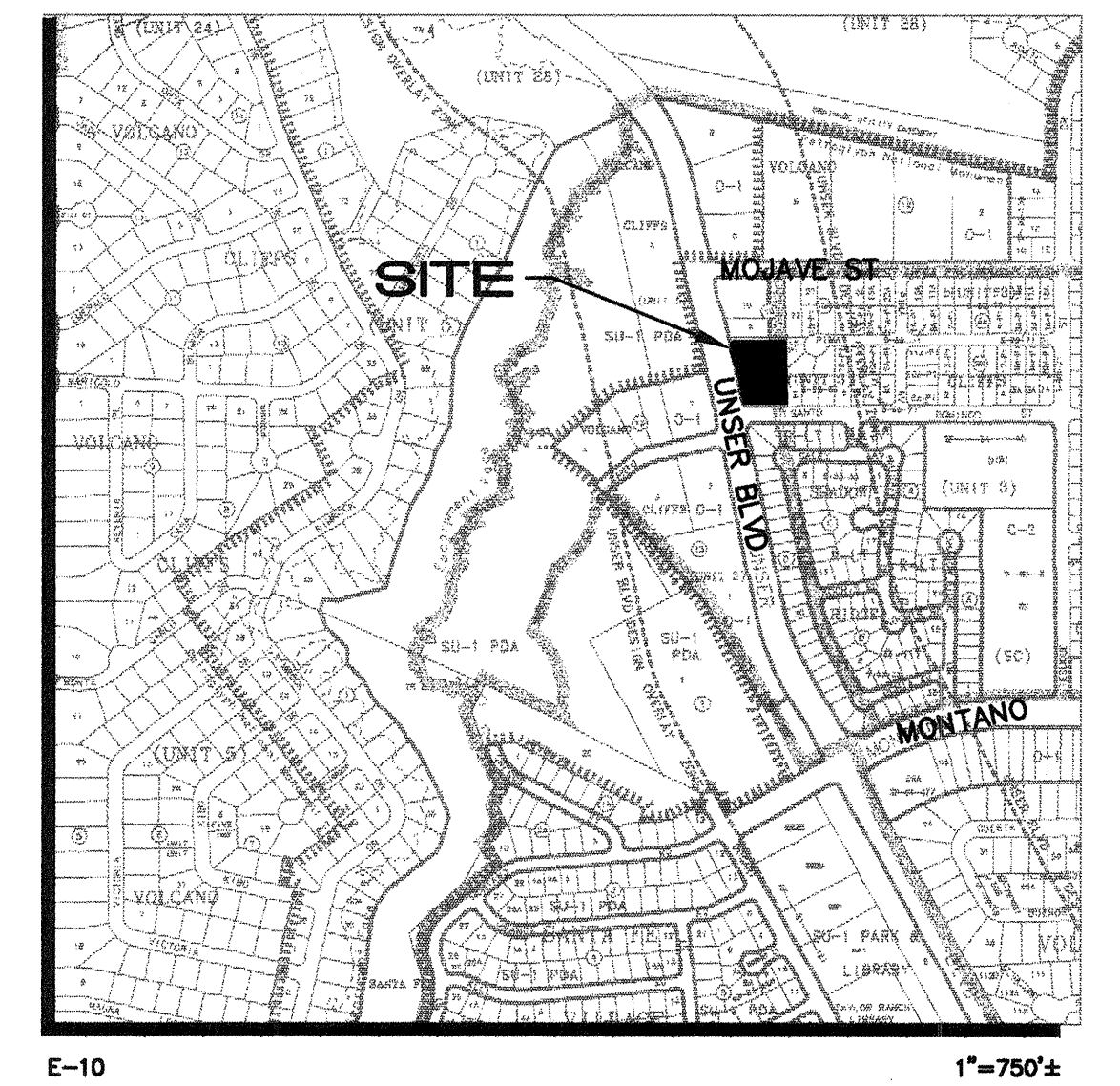
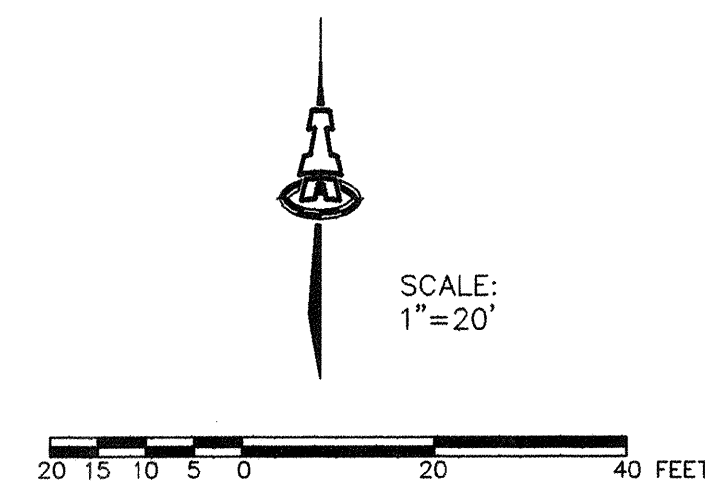


FOR INFORMATION ONLY
SHEET 2 OF 5

SCANNED BY
MESA REPRO



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	25.00	34.27	20.44	31.65	N 50°30'36" W	78°32'09"



LEGAL DESCRIPTION: LOT 1, BLOCK 10A, UNIT 3, VOLCANO CLIFFS SUBDIVISION.

AREA: 1.19 ACRES

BENCHMARK: ACS BM "3-E10" LOCATED WEST OF THE INTERSECTION OF UNSER BLVD. AND SANTO DOMINGO NW.
ELEV. = 5312.12

FLOOD ZONE DESIGNATION: PANEL 112 OF THE FEMA FLOODPLAIN MAP INDICATES THIS SITE IS WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE THE 500-YR FLOODPLAIN.

SITE SOILS: THE SCS SOIL SURVEY OF BERNALILLO COUNTY CLASSIFIES THIS SITE AS BLUEPOINT-KOKAN ASSOCIATION WHICH IS A LOAMY FINE SAND IN HYDROLOGIC SOIL GROUP 'A'.

EXISTING CONDITIONS: THE SITE IS UNDEVELOPED AND SLOPES TO THE EAST AT 3 PERCENT. RUNOFF ENTERS SANTO DOMINGO ST. AT THE SOUTHEAST CORNER AND IS CARRIED EAST TO TESUQUE DRIVE. SURFACE FLOW IS THEN CARRIED NORTH TO INLETS WHICH ROUTE STORM DRAIN FLOW TO THE BOCA NEGRA ARROYO.

EXISTING HYDROLOGY:
PRECIPITATION ZONE: 1
LAND TREATMENT: 100% A
 $Q_{100} = (1.29 \text{ CFS/AC})(1.19 \text{ AC}) = 1.5 \text{ CFS}$

PROPOSED CONDITIONS: EIGHT TOWNHOMES ARE PROPOSED WITH FOUR DUPLEX UNITS. AN IMPERVIOUS SURFACE IS PROPOSED FOR THE INTERNAL PUBLIC ACCESS EXTENDING TO THE NORTHERLY UNITS. RUNOFF WILL BE CARRIED SOUTH WITHIN THIS PUBLIC STREET AND WILL DISCHARGE TO SANTO DOMINGO NW. BACKYARD PONDING IS PROPOSED FOR LOT 1-H, WHILE ALL DEVELOPED FLOWS WILL BE REQUIRED TO DISCHARGE TO CRABTREE COURT NW.

PROPOSED HYDROLOGY:
LAND TREATMENT: 10% B, 25% C, 65% D
 $Q_{100} = (0.12)(2.03) + (0.30)(2.87) + (0.77)(4.37) = 4.5 \text{ CFS}$

STREET CAPACITY: SANTO DOMINGO ST. WAS COMPLETED BY SAD 219. USING A 38-FT WIDTH AND A 2.7% SLOPE, DPM PLATE 22.3 D-2 GIVES A HALF-STREET CAPACITY OF 23 CFS FOR 0.5 FT DEPTH. THE CONTRIBUTING AREA, FROM UNSER BLVD EAST TO TESUQUE DRIVE, ON THE SOUTH SIDE OF MOJAVE IS ONLY 3.5 ACRES. AT AN ESTIMATED RESIDENTIAL UNIT RUNOFF RATE OF 3.6 CFS/ACRE, THE MAXIMUM FLOW RATE IN THE NORTH GUTTER OF SANTO DOMINGO ST. IS 12.6 CFS.

CONCLUSION: THIS SITE DEVELOPMENT WILL NOT ADVERSELY IMPACT ANY DOWNSTREAM FACILITIES AND SHOULD BE ALLOWED TO DISCHARGE FREELY TO SANTO DOMINGO NW.

ENGINEER'S CERTIFICATION

I, SCOTT M. MCGEE, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN DATED 01/12/04 AS-BUILT GRADES WERE FIELD VERIFIED BY JAKE ARGUELLES, JR., ON 09/21/04 IN ACCORDANCE WITH THE "NEW MEXICO ENGINEERING AND SURVEYING ACT" SECTION 61-23-1 THROUGH 61-23-32 NMSD (1978).

Scott M. McGee
SCOTT M. MCGEE, NMPE NO. 10519

12/29/04
DATE

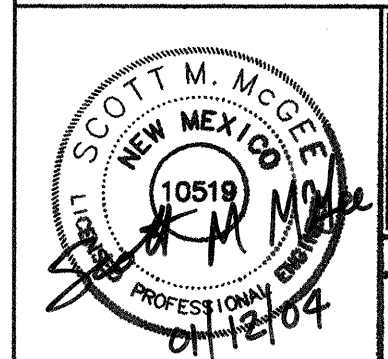


LEGEND

- 5200 — EXISTING CONTOUR
- 52 — PROPOSED CONTOUR
- ◆ 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- PG=01.2 PAD GRADE ELEVATION
- TC= TOP OF CURB ELEVATION
- FL= FLOWLINE
- INV=72.5 INVERT ELEVATION
- PROPOSED RETAINING WALL
- TRW= TOP OF RETAINING WALL
- BRW= BOTTOM OF RETAINING WALL
- x 0.69 AS-BUILT ELEVATION

PETROGLYPH PARK

GRADING & DRAINAGE PLAN

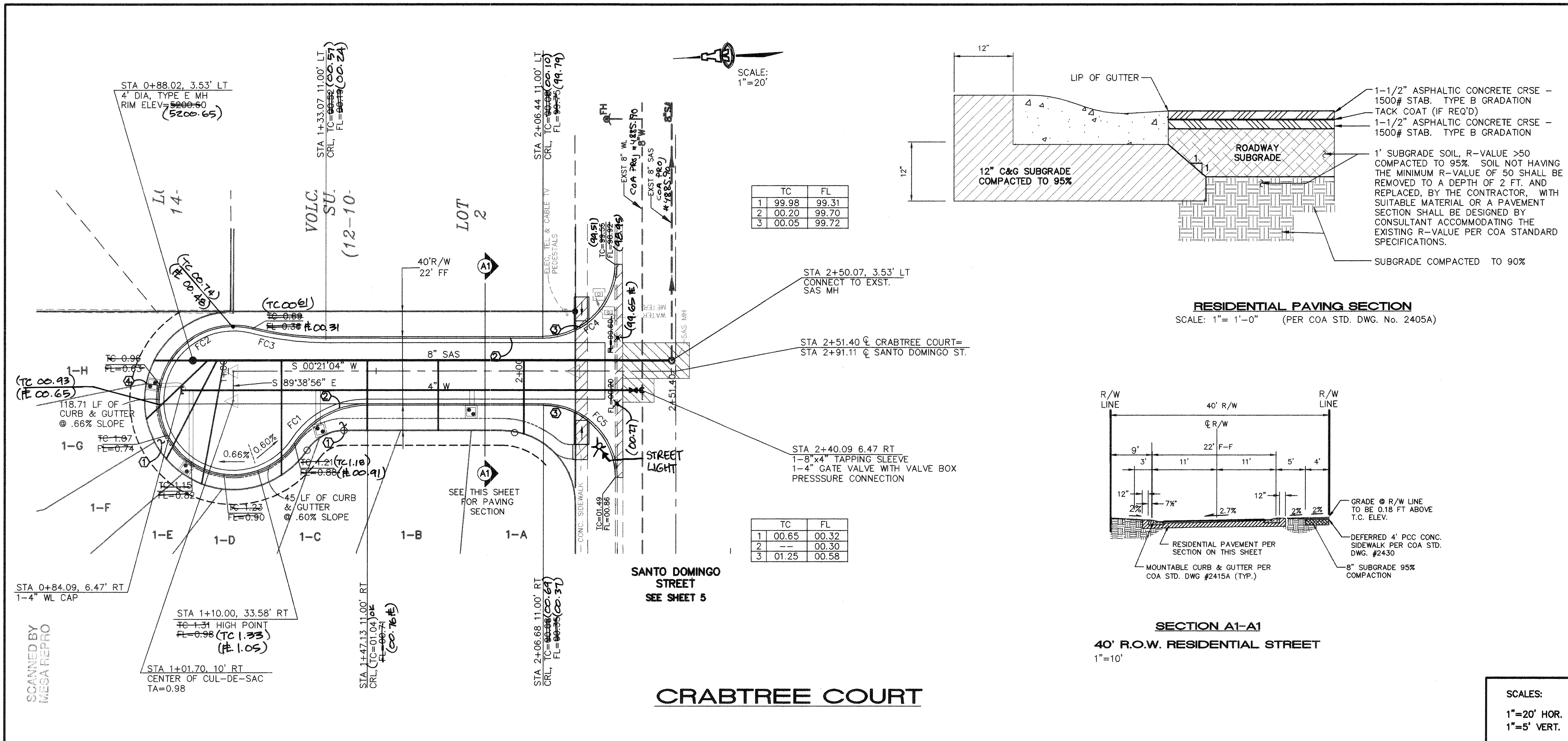


ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

1286GRD.DWGanw 1/12/04

SHEET 3 OF 5

720181



KEYED CONSTRUCTION NOTES

- DEFERRED 4" PCC SIDEWALK (COA STD DWG #2430).
- MOUNTABLE CURB & GUTTER PER COA STD DWG #2415A.
- TRANSITION FROM MOUNTABLE TO STANDARD CURB PER COA STD DWG #2418.
- STA 0+72.28, 4.13' RT BEGIN 4" DEFERRED PCC SIDEWALK (COA STD DWG #2430).

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC1	30.00	29.16	55°41'32"
FC2	25.00	109.18	250°13'34"
FC3	100.00	25.37	14°32'01"
FC4	25.00	39.29	90°02'27"
FC5	25.00	39.22	89°52'44"

GENERAL UTILITY NOTES

- CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
- CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
- SEE SHEET 5 FOR WATER SHUT-OFF PLAN.
- SEE SHEET 5 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
- ALL METER BOXES SHALL BE CONSTRUCTED WITH HEAVY BOX COVERS AND LIDS PER COA STD DWG #2369.

UTILITY SERVICE TABLE

LOT NO.	STATION		SAS INV @ R/W
	WATER, LENGTH	SAS, LENGTH	
1-A	1+82.19, 7'	2+00.00, 25'	95.7
1-B		1+71.00, 24'	95.9
1-C	1+30.85, 13'	1+47.00, 24'	96.0
1-D		1+18.00, 39'	96.3
1-E	0+84.57, 26'	0+91.00, 42'	96.2
1-F		0+79.00, 37'	96.1
1-G	0+72.28, 11'	0+72.00, 29'	96.0
1-H		0+74.93, 13'	95.9

ALL WATER SERVICES ARE DOUBLE.

* CONSTRUCT SAS SERVICE TO MANHOLE PER COA STD DWG #2118.

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128 Monroe Street, N.E.
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1286PVI.DWGonw 1/12/04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: PETROGLYPH PARK
CRABTREE COURT
PAVING & UTILITY PLAN & PROFILE

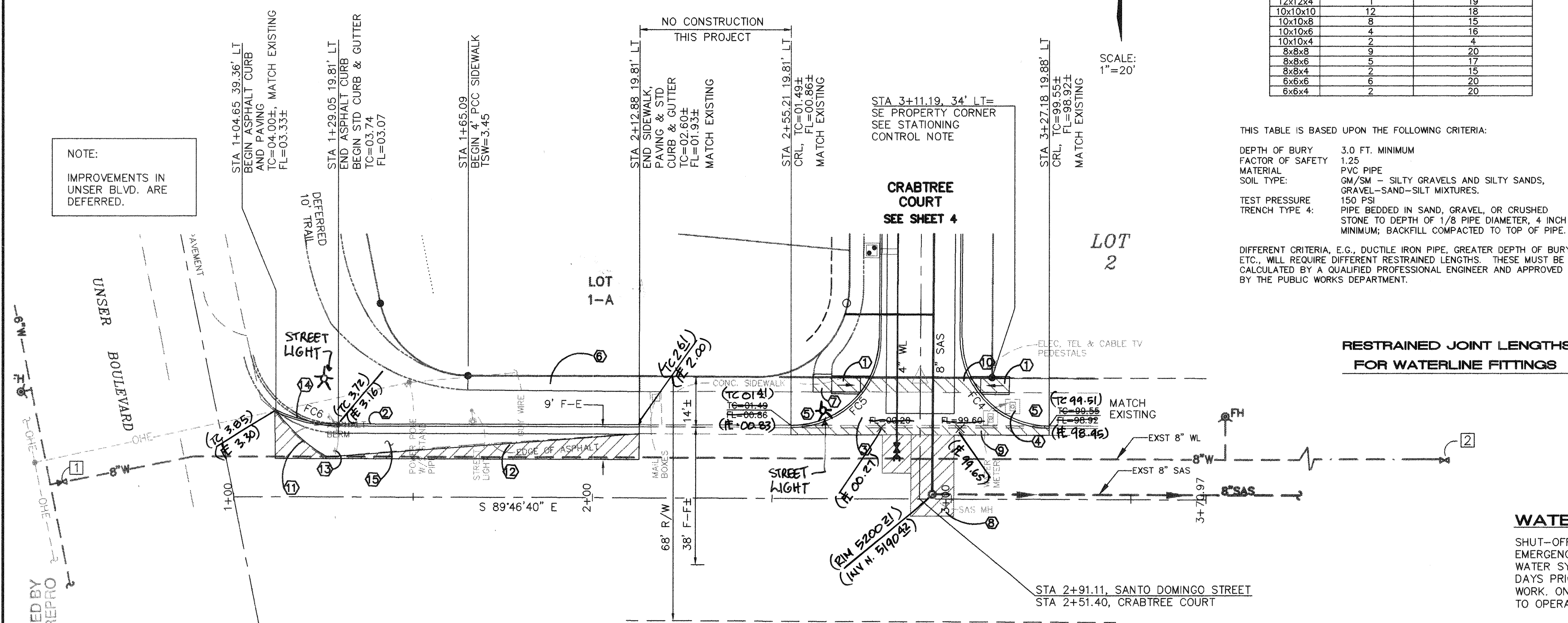
Design Review Committee City Engineer Approval
FEB 6 2004
CITY ENGINEER

City Project No. 720181 Zone Map No. E-10 Sheet 4 Of 5

AS-BUILT INFORMATION		HYDRO SYSTEMS		CONTRACTOR	
DATE	DATE	DATE	DATE	DATE	DATE
11/03	11/03	11/03	11/03	11/03	11/03
REVISIONS		REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE	NO.	DATE
1	11/03	1	11/03	1	11/03
DESIGNED BY: SWM		DESIGNED BY: SWM		DESIGNED BY: SWM	
DRAWN BY: ANW		DRAWN BY: ANW		DRAWN BY: ANW	
CHECKED BY: SWM		CHECKED BY: SWM		CHECKED BY: SWM	

A TIE FROM THE SOUTHEAST PROPERTY CORNER TO ACS BRASS CAP "3-E10" BEARS N 83°06'14" W, 1456.58'.

NOTE:
IMPROVEMENTS IN
UNSER BLVD. ARE
DEFERRED.



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

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 BUR
ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE
CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED
BY THE PUBLIC WORKS DEPARTMENT.

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

RESTRAINED JOINT LENGTHS, L_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

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
3. RESTRAINED AT THE CONTRACTOR'S EXPENSE.

4. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.

THE CONTRACTOR SHALL RESTRAIN ALL FIRE
HYDRANT JOINTS FROM THE TEE ON THE MAIN
TO THE FIRE HYDRANT FLANGE.

WATER SHUT-OFF PLAN

SHUT-OFF VALVES [1] & [2] IN CASE OF AN EMERGENCY. THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) 7 WORKING DAYS PRIOR TO PROPOSED WATER CONNECTION WORK. ONLY CITY PERSONNEL ARE ALLOWED TO OPERATE VALVES.

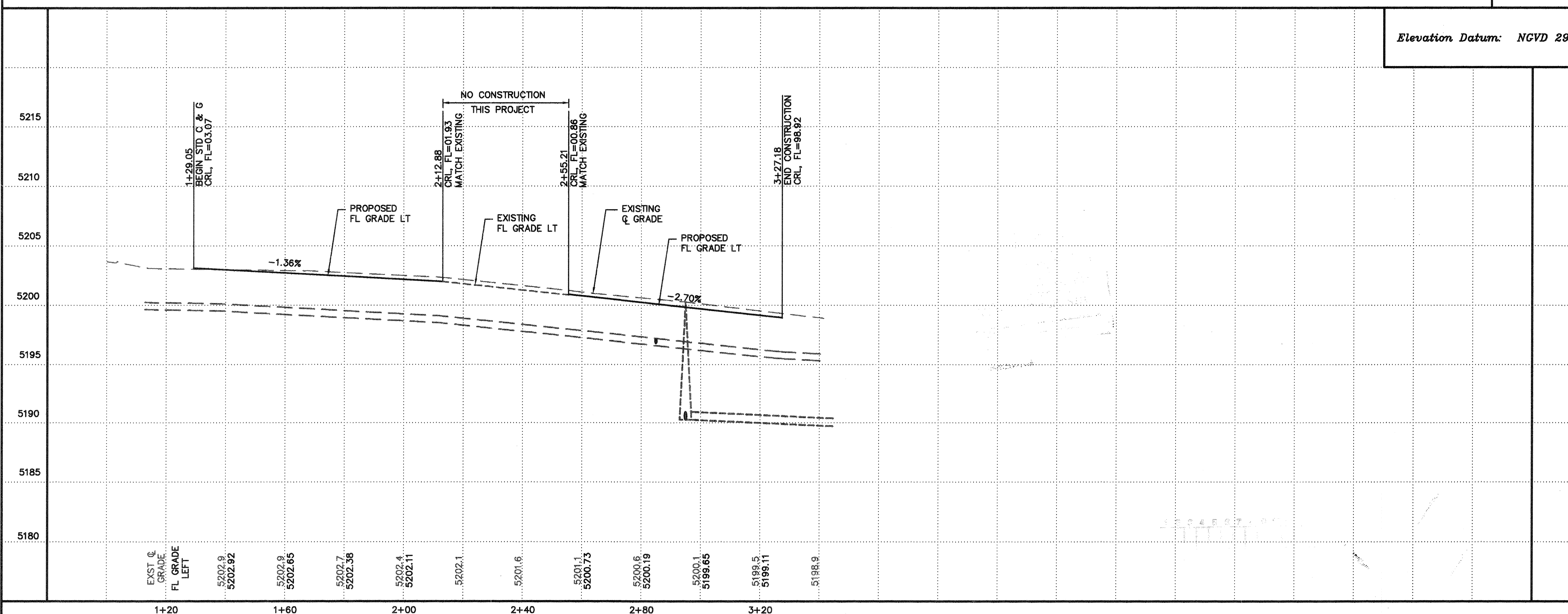
KEYED CONSTRUCTION NOTES

1. CONSTRUCT UNIDIRECTIONAL HANDICAP RAMP PER COA STD DWG. #2426.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415A.
3. CONSTRUCT PCC VALLEY GUTTER (68 SY) 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
4. RELOCATE EXISTING WATER METER/SERVICE.
5. TRANSITION FROM MOUNTABLE TO STANDARD CURB PER COA STD DWG #2418.
6. CONSTRUCT 21 SY 4' PCC SIDEWALK PER COA STD DWG #2430.
7. CONSTRUCT 5'x5' (3 SY) PCC SIDEWALK LANDING AREA AT TOP OF RAMP.
8. SAWCUT 65 LF AND REMOVE & REPLACE 40 SY ASPHALT PAVING PER COA STD DWG #2465.
9. REMOVE AND DISPOSE 72 LF CURB AND GUTTER.
10. REMOVE AND DISPOSE 25 SY PCC SIDEWALK.
11. REMOVE AND DISPOSE 20 LF ASPHALT CURB.
12. SAWCUT 122 LF AND REMOVE & REPLACE 48 SY ASPHALT PAVING.
13. RELOCATE EXISTING SIGN-INCIDENTAL COORDINATE WITH TRAFFIC OPERATIONS.
14. 18 LF EXTRUDED ASPHALT CURB PER COA STD DWG #2415B.
15. RESIDENTIAL PAVING PER SECTION ON SHEET 4.

CURVE	RADIUS	LENGTH	DELTA
FC4	25.00	39.29	90°02'27"
FC5	25.00	39.22	89°52'44"
FC6	40.00	18.33	26°15'20"

SCALES:
1"=20' HOR.
1"=5' VERT.

Elevation Datum: NGVD 29



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1286PV1.DWGanw 1/12/04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: PETROGLYPH PARK
SANTO DOMINGO STREET
PAVING & UTILITY PLAN & PROFILE

Design Review Committee	City Engineer Approval
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City Project No. 720181

Zone Map No.
E-10

Sheet **5** Of **5**

NO.	DATE	REMARKS	BY
<i>REVISIONS</i>			
<i>DESIGN</i>			
DESIGNED BY	SMM	DATE	11/03
DRAWN BY	ANW	DATE	11/03