

SCANNED
BY *PLW*

PUBLIC IMPROVEMENT PLANS
FOR
VISTA FAISAN
ALBUQUERQUE, NEW MEXICO
SEPTEMBER 2004

PREPARED FOR:
MS DEV ONE, L.L.C.
6707 ACADEMY RD. N.E. STE. B
ALBUQUERQUE, NM 87109

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

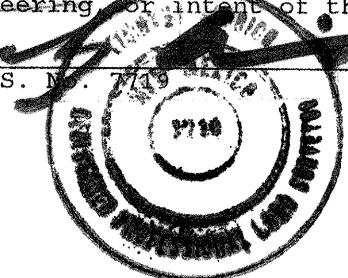
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SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, 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." Aldrich Land Surveying is not responsible for any of the design concepts, calculations, or engineering shown on the drawings.

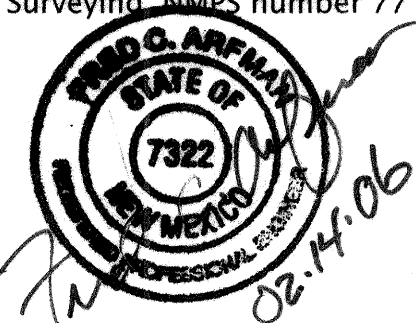
Timothy Aldrich, P.S.



06-08-05
Date

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

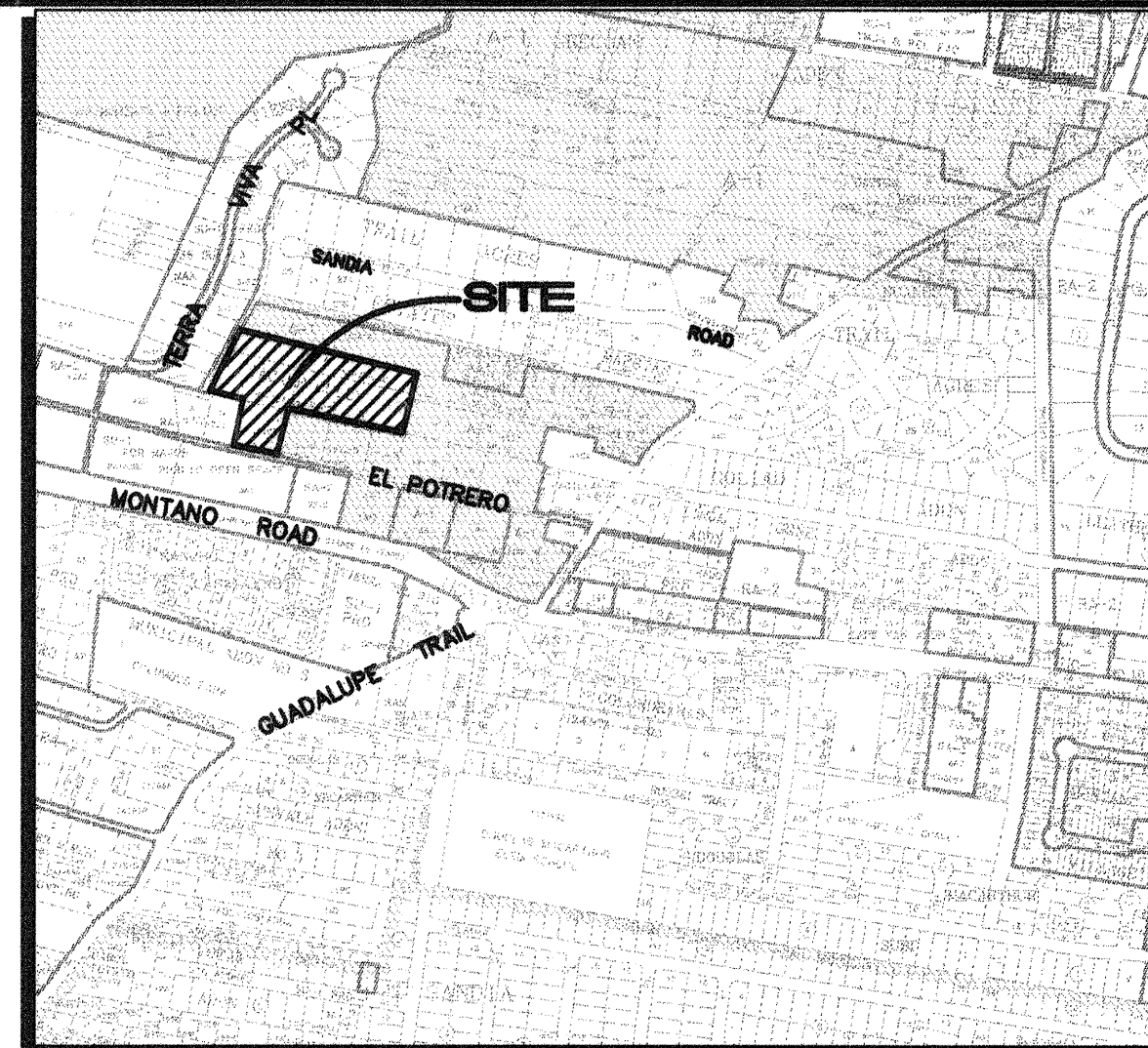
I, Fred C. Arfman of the firm of Isaacson & Arfman, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct 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 Aldrich Land Surveying, NMPS number 7719.



APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
[Signature]
DATE: 9/23/2004

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, NM ONE CALL SYSTEMS, INC. @ 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 BARRICADE 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 EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
- 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 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.
- 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 A FULLY DEVELOPED 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.



F-14-Z

VICINITY MAP

1"=750'

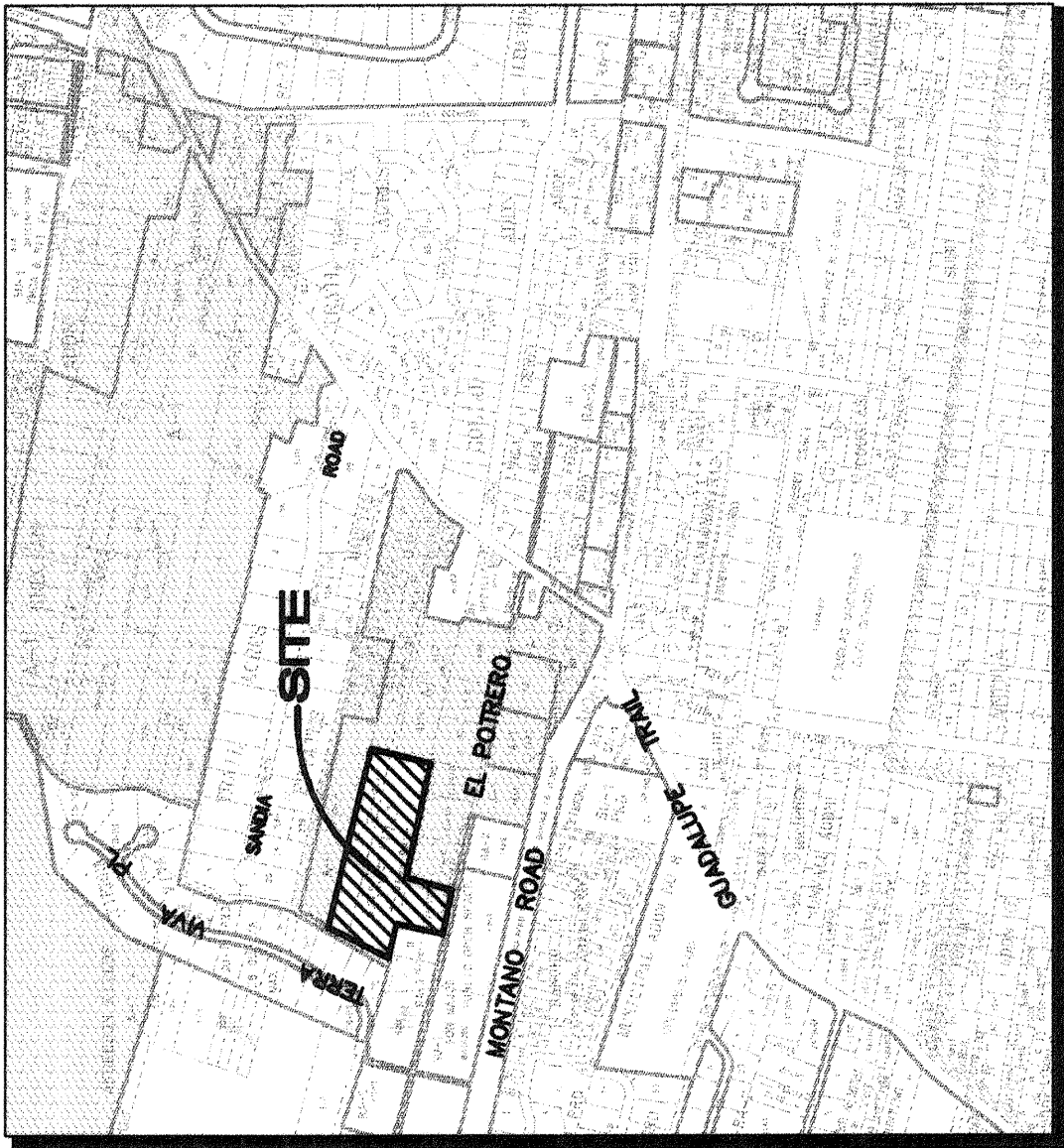
DRB NO. 1001209

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico 87109/04



REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE		*****	
		DRC Chairman		<i>[Signature]</i>		10-15-04		APPROVED FOR CONSTRUCTION	
		Transportation		<i>[Signature]</i>		9/28/04			
		Water/Wastewater		<i>[Signature]</i>		9/27/04			
		Hydrology		<i>[Signature]</i>		9/27/04			
		AMAFCA							
		Constr. Mngmt.							
		Constr. Coord.		<i>[Signature]</i>		10-15-04			
		City Project No.				747181			
		Sheet		1		Of		15	

TALOS LOG NO.: XX XX XX



F-14-Z 1"=750'±

SUBDIVISION DATA / NOTES

- Total Number of Existing Tracts: 4
- Total Number of Lots created: 15
- Total Number of Tracts created: 1
- Gross Subdivision Area: 5.1029 Ac.
- Total Mileage of Full Width Streets Created: 0.1469 (Central Zone).
- Bearings are New Mexico State Plane Grid Bearings

- Distances are ground distances.
- Bearings and distances in parenthesis are record.
9. Basis of boundary are the following plats (and documents) of record entitled:

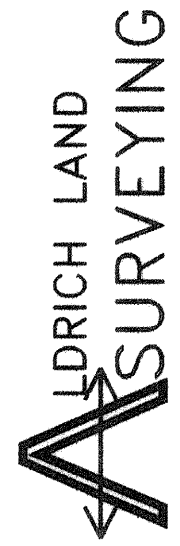
"PLAN OF TRACTS 171a1a, 171a1c, 171a1d AND 171a1e, LAND OF JACK F. CULLY, WITHIN PROJECTED SECTION 32, T. 11 N., R. 2 E., N.M.P.M., BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 24, 1993, IN PLAT BOOK 93C, FOLIO 177, 2.

"SURVEY OF TRACT 170A AND A PORTION OF 41C, M.R.G.C.D. PROPERTY MAP NO. 32, WITHIN THE ELENA GALLEGOS GRANT, IN SECTION 32, T. 11 N., R. 2 E., N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, NOW COMPRISING TRACTS A-1 AND A-2 OF LANDS OF JACK F. CULLY, WITHIN ELENA GALLEGOS GRANT, IN SECTION 32, T. 11 N., R. 2 E., N.M.P.M., BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 8, 1975 IN PLAT BOOK C10, FOLIO 154. ALL DATA SHOWN FROM THIS PLAT WILL BE IN SINGLE PARENTHESIS ().

"LAND DIVISION PLAT OF LAND OF JACK F. CULLY, LOTS 1 & 2 OF TRACT 41-b & TRACT 171a1, M.R.G.C.D. MAP 32, BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 1, 1976 IN PLAT BOOK C11, FOLIO 98. ALL DATA SHOWN FROM THIS PLAT WILL BE IN DOUBLE PARENTHESIS (()).

- Field Survey performed
- Title Report:
- This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.

- City Standard Utility Note 1i: "City of Albuquerque Water and Sanitary Sewer Service to VISTA FAISAN must be verified and coordinated with the Public Works Department, City of Albuquerque."



P.O. BOX 30701, ALBU., N.M. 87150
505-884-1990
09/15/04

1282PT1.DWG.rh

ACS MONUMENT
S-E13
Y= 1509162.62
X= 378476.45
G= 0.99967992
Δx= -0014'18"
CENTRAL ZONE
ELEVATION= 4974.152
(NAD 1927/SLD 1929)

Timothy Aldrich, P.S. No. 7719 Date

SHEET 1 OF 3

PLAT FOR VISTA FAISAN SUBDIVISION BEING A REPLAT OF ALL OF TRACT A-1, LOT 1, LOT 2, & TRACT 171A1A, LAND OF JACK F. CULLY WITHIN ELENA GALLEGOS GRANT SECTION 32, T. 11 N., R. 3 E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO SEPTEMBER 2003

SCALE: 1"=50'

50' 25' 0' 50' 100 FEET

LANDS OF CULLY, LOT A (04-01-86, C3)

TRACT 41C4 M.R.C.D. MAP 32 (01-09-79, D9-54)

TRACT 171a2 M.R.G.C.D. MAP 32

TRACT 171a1c M.R.G.C.D. MAP 32

TRACT 171a1d M.R.G.C.D. MAP 32

TRACT 171a1e M.R.G.C.D. MAP 32

TRACT 171a1f M.R.G.C.D. MAP 32

TRACT 171a1g M.R.G.C.D. MAP 32

TRACT 171a1h M.R.G.C.D. MAP 32

TRACT 171a1i M.R.G.C.D. MAP 32

TRACT 171a1j M.R.G.C.D. MAP 32

TRACT 171a1k M.R.G.C.D. MAP 32

TRACT 171a1l M.R.G.C.D. MAP 32

TRACT 171a1m M.R.G.C.D. MAP 32

TRACT 171a1n M.R.G.C.D. MAP 32

TRACT 171a1o M.R.G.C.D. MAP 32

TRACT 171a1p M.R.G.C.D. MAP 32

TRACT 171a1q M.R.G.C.D. MAP 32

TRACT 171a1r M.R.G.C.D. MAP 32

TRACT 171a1s M.R.G.C.D. MAP 32

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TRACT 171a1u M.R.G.C.D. MAP 32

TRACT 171a1v M.R.G.C.D. MAP 32

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TRACT 171a1x M.R.G.C.D. MAP 32

TRACT 171a1y M.R.G.C.D. MAP 32

TRACT 171a1z M.R.G.C.D. MAP 32

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TRACT 171a2d M.R.G.C.D. MAP 32

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TRACT 171a2q M.R.G.C.D. MAP 32

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TRACT 171a2u M.R.G.C.D. MAP 32

TRACT 171a2v M.R.G.C.D. MAP 32

TRACT 171a2w M.R.G.C.D. MAP 32

TRACT 171a2x M.R.G.C.D. MAP 32

TRACT 171a2y M.R.G.C.D. MAP 32

TRACT 171a2z M.R.G.C.D. MAP 32

TRACT 171a3a M.R.G.C.D. MAP 32

TRACT 171a3b M.R.G.C.D. MAP 32

TRACT 171a3c M.R.G.C.D. MAP 32

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TRACT 171a5z M.R.G.C.D. MAP 32

TRACT 171a6a M.R.G.C.D. MAP 32

TRACT 171a6b M.R.G.C.D. MAP 32

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TRACT 171a6z M.R.G.C.D. MAP 32

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TRACT 171a7k M.R.G.C.D. MAP 32

TRACT 171a7l M.R.G.C.D. MAP 32

TRACT 171a7m M.R.G.C.D. MAP 32

TRACT 171a7n M.R.G.C.D. MAP 32

TRACT 171a7o M.R.G.C.D. MAP 32

TRACT 171a7p M.R.G.C.D. MAP 32

TRACT 171a7q M.R.G.C.D. MAP 32

TRACT 171a7r M.R.G.C.D. MAP 32

TRACT 171a7s M.R.G.C.D. MAP 32

TRACT 171a7t M.R.G.C.D. MAP 32

TRACT 171a7u M.R.G.C.D. MAP 32

TRACT 171a7v M.R.G.C.D. MAP 32

TRACT 171a7w M.R.G.C.D. MAP 32

TRACT 171a7x M.R.G.C.D. MAP 32

TRACT 171a7y M.R.G.C.D. MAP 32

TRACT 171a7z M.R.G.C.D. MAP 32

TRACT 171a8a M.R.G.C.D. MAP 32

TRACT 171a8b M.R.G.C.D. MAP 32

TRACT 171a8c M.R.G.C.D. MAP 32

TRACT 171a8d M.R.G.C.D. MAP 32

TRACT 171a8e M.R.G.C.D. MAP 32

TRACT 171a8f M.R.G.C.D. MAP 32

TRACT 171a8g M.R.G.C.D. MAP 32

TRACT 171a8h M.R.G.C.D. MAP 32

TRACT 171a8i M.R.G.C.D. MAP 32

TRACT 171a8j M.R.G.C.D. MAP 32

TRACT 171a8k M.R.G.C.D. MAP 32

TRACT 171a8l M.R.G.C.D. MAP 32

TRACT 171a8m M.R.G.C.D. MAP 32

TRACT 171a8n M.R.G.C.D. MAP 32

TRACT 171a8o M.R.G.C.D. MAP 32

TRACT 171a8p M.R.G.C.D. MAP 32

TRACT 171a8q M.R.G.C.D. MAP 32

TRACT 171a8r M.R.G.C.D. MAP 32

TRACT 171a8s M.R.G.C.D. MAP 32

TRACT 171a8t M.R.G.C.D. MAP 32

TRACT 171a8u M.R.G.C.D. MAP 32

TRACT 171a8v M.R.G.C.D. MAP 32

TRACT 171a8w M.R.G.C.D. MAP 32

TRACT 171a8x M.R.G.C.D. MAP 32

PLAT FOR
VISTA FAISAN SUBDIVISION

BEGING A REPLAT OF
ALL OF TRACT A-1, LOT1, LOT 2, & TRACT 171A8A,
LAND OF JACK F. CULLY

WITHIN ELENA GALLEGOS GRANT
SECTION 32, T. 11 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2003

LINE	BEARING	DISTANCE
EL1	S 25°17' E	50.89
EL2	S 6°22'37" E	50.89
EL3	S 6°22'03" W	89.93

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 UNDERGROUND LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE 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, REPAIR, MAINTAIN, 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 EASEMENT. THE EASEMENT GRANTED HEREIN SHALL BE IN FULL PAYMENT OF 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.

LOT	AREA (SF)
1	21,776.40
2	10,895.31
3	10,900.20
4	10,890.53
5	10,899.32
6	10,893.81
7	10,894.54
8	10,890.02
9	10,889.86
10	10,890.00
11	10,878.86
12	10,895.35
13	10,907.66
14	12,313.14
15	13,478.84
TRACT PR	44,010.91

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	40.56	26.32	36.25	S 31°04'21" E	9°25'70"
C2	114.00	44.58	22.58	44.29	S 88°55'25" E	2°22'41"
C3	164.00	127.85	67.37	124.64	N 77°47'31" W	44°40'03"
C4	114.00	44.19	22.38	43.91	S 66°33'45" E	2°21'23"
C5	80.00	24.37	12.28	24.28	N 80°55'35" E	1°49'70"
C6	93.00	28.25	14.23	28.14	N 24°11'18" E	1°72'40"
C7	45.00	229.56	30.19	50.14	S 12°16'42" W	292°16'59"
C8	25.00	24.50	13.33	23.53	S 49°39'03" E	56°08'30"
C9	100.00	39.10	19.80	38.85	S 88°55'25" E	2°22'41"
C10	178.00	18.76	9.39	18.75	S 82°53'37" W	6°02'19"
C11	30.00	40.93	23.63	37.13	N 31°07'02" W	93°12'32"
C12	150.00	85.34	43.86	84.19	N 71°45'23" W	32°35'48"
C13	128.00	49.62	25.12	49.31	S 66°33'45" E	2°21'23"
C14	100.00	38.76	19.63	38.52	S 88°55'25" E	2°22'41"
C15	25.00	24.50	13.33	23.53	N 74°15'43" E	56°08'30"
C16	45.00	229.56	30.19	50.14	N 12°19'58" E	292°16'59"
C17	25.00	24.50	13.33	23.53	N 12°19'58" E	292°16'59"
C18	80.00	24.37	12.28	24.28	S 80°55'35" E	1°49'70"
C19	93.00	28.25	14.23	28.14	S 24°11'18" W	31°49'37"
C20	45.00	41.11	21.10	40.58	N 31°24'03" E	30°52'15"
C21	150.00	80.82	41.42	79.85	N 72°37'09" W	30°52'15"
C22	45.00	57.82	33.68	53.92	S 48°20'04" E	7°33'70"
C23	45.00	41.66	22.46	40.19	N 58°20'11" E	5°30'26"
C24	45.00	45.17	24.70	43.30	N 03°03'32" E	5°73'01"
C25	45.00	64.76	39.43	59.31	N 68°55'23" W	82°27'00"
C26	45.00	64.76	39.43	59.31	S 29°15'01" E	73°35'52"
C27	45.00	61.98	37.69	71.10	S 04°00'05" E	10°22'45"
C28	45.00	32.37	16.92	31.68	S 08°52'28" E	41°13'09"
C29	45.00	52.66	29.82	49.71	S 45°15'46" W	67°03'17"
C30	45.00	62.54	37.51	57.63	N 81°23'42" W	79°37'48"
C31	150.00	4.52	2.26	4.52	N 56°19'15" W	1°43'33"

SCANNED
BY PL

PROJECT INFORMATION:

LEGAL DESCRIPTION:

LOTS 1&2, TRACT 171a1b, LANDS OF JACK CULLY
(REC. BK. C-10, FOLIO 154, BK. C-11, FOLIO 99 AND BK. 93C, FOLIO 177)

AREA: 5.1020 AC (222,243 SF)

ENGINEER: ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE.
ALBUQUERQUE, NM 87108
(505) 258-8828
ATTN: FRED C. ARFMAN, P.E.

SURVEYOR: CLINT SHERRILL & ASSOC.
73 SAN MATEO BLVD. SE.
ALBUQUERQUE, NM 87108
(505) 258-7364
ATTN: CLINT SHERRILL

BENCHMARK: ALBUQUERQUE CITY SURVEY BRASS CAP MONUMENT "15-F13"
ELEVATION= 4974.72

ZONING: CITY OF ALBUQUERQUE RA-2

EXISTING NUMBER OF TRACTS: 4

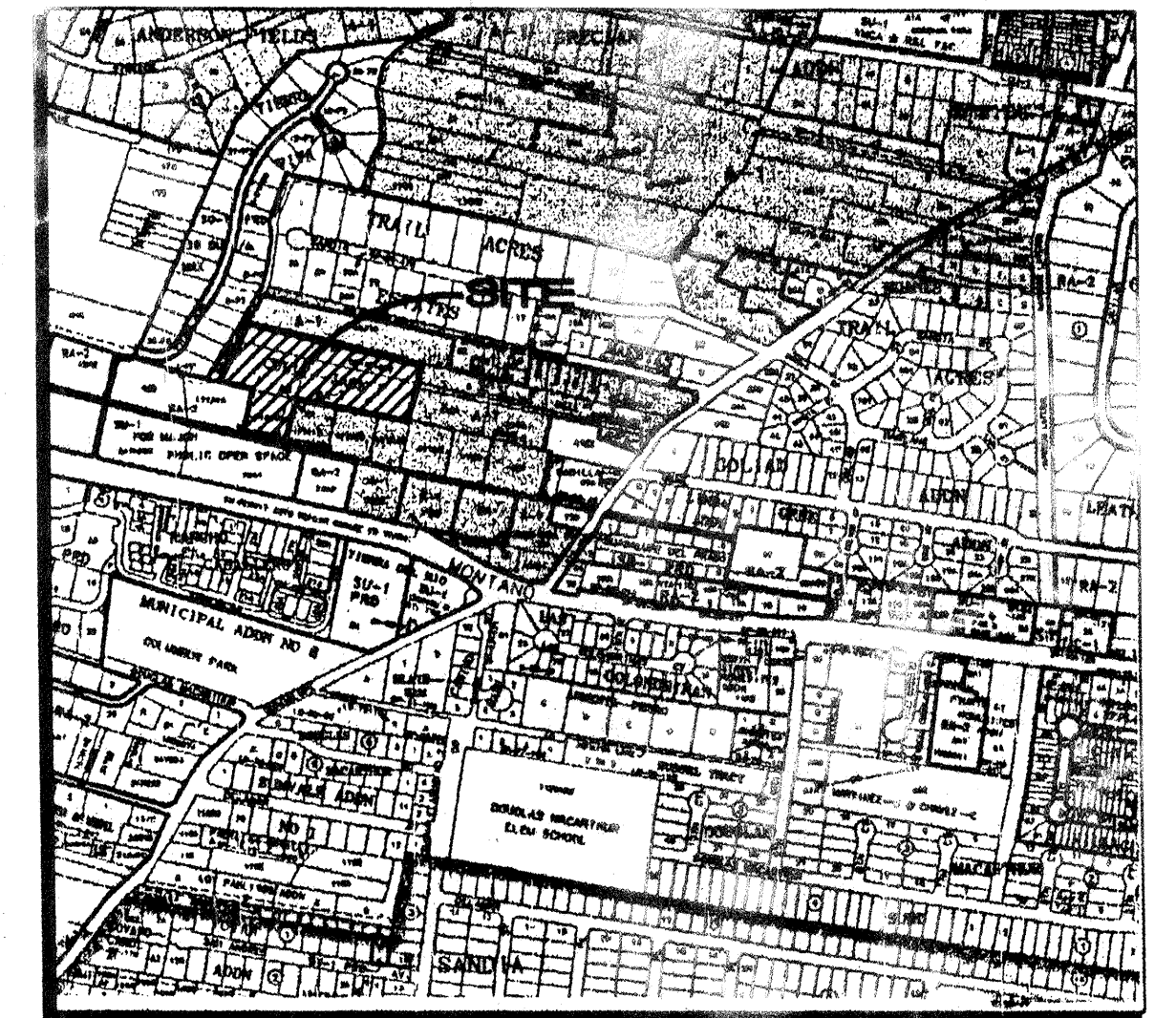
PROPOSED NUMBER OF LOTS: 15 LOTS AT 0.5 AC. MIN.

FLOOD HAZARD:

A PORTION OF TRACT 171a1b IS ENCUMBERED BY A ZONE AH (EL. 4973.5) INDICATED ON THE
FLOOD INSURANCE RATE MAP, EFFECTIVE DATE: SEPTEMBER 20, 1996.

GRADING NOTES:

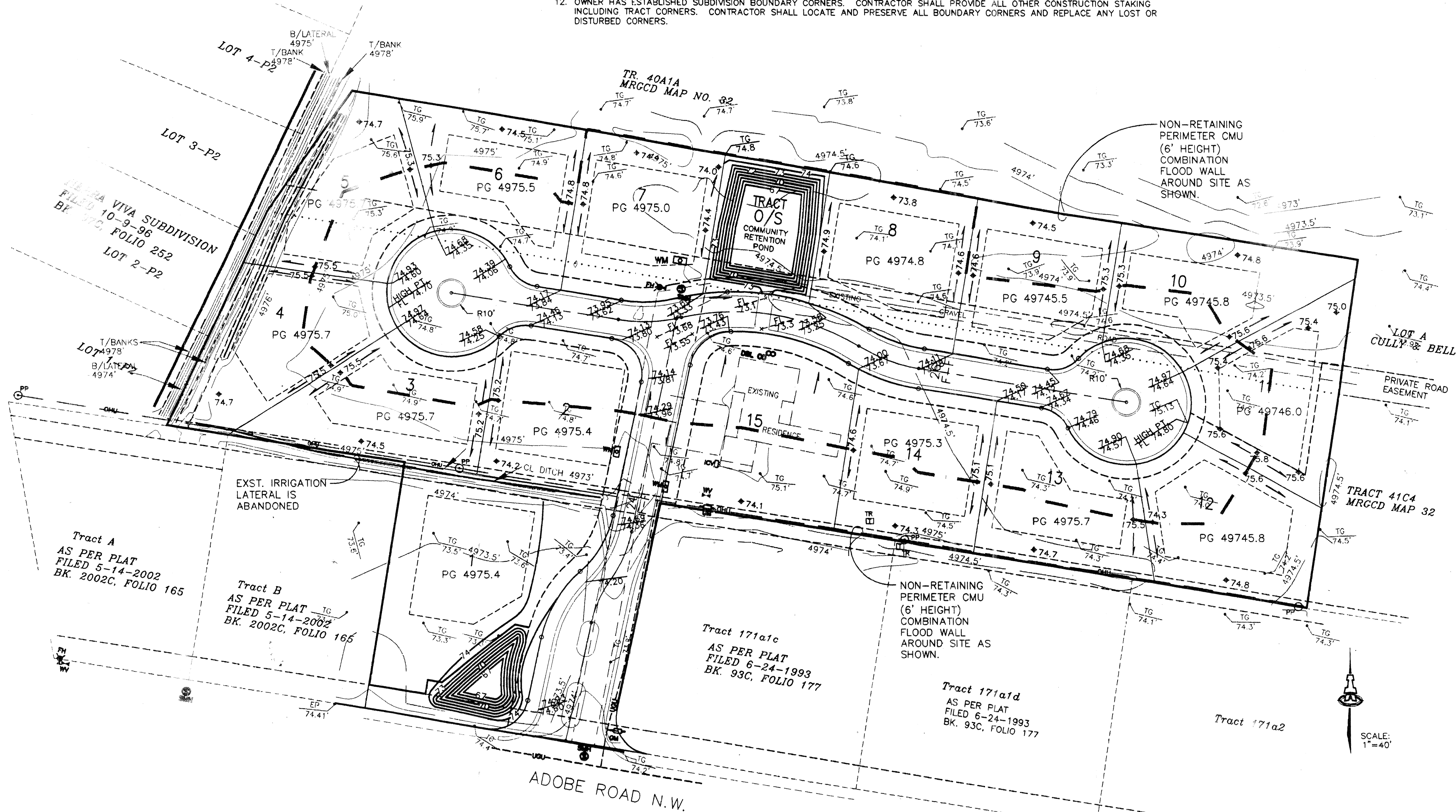
1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
2. ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
3. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
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 INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
10. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT ERODED AND WASHED DOWN THE STREET.
11. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. IF 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.



F-14-Z

VICINITY MAP

1"=750'



FLOOD HAZARD MAP

LEGEND

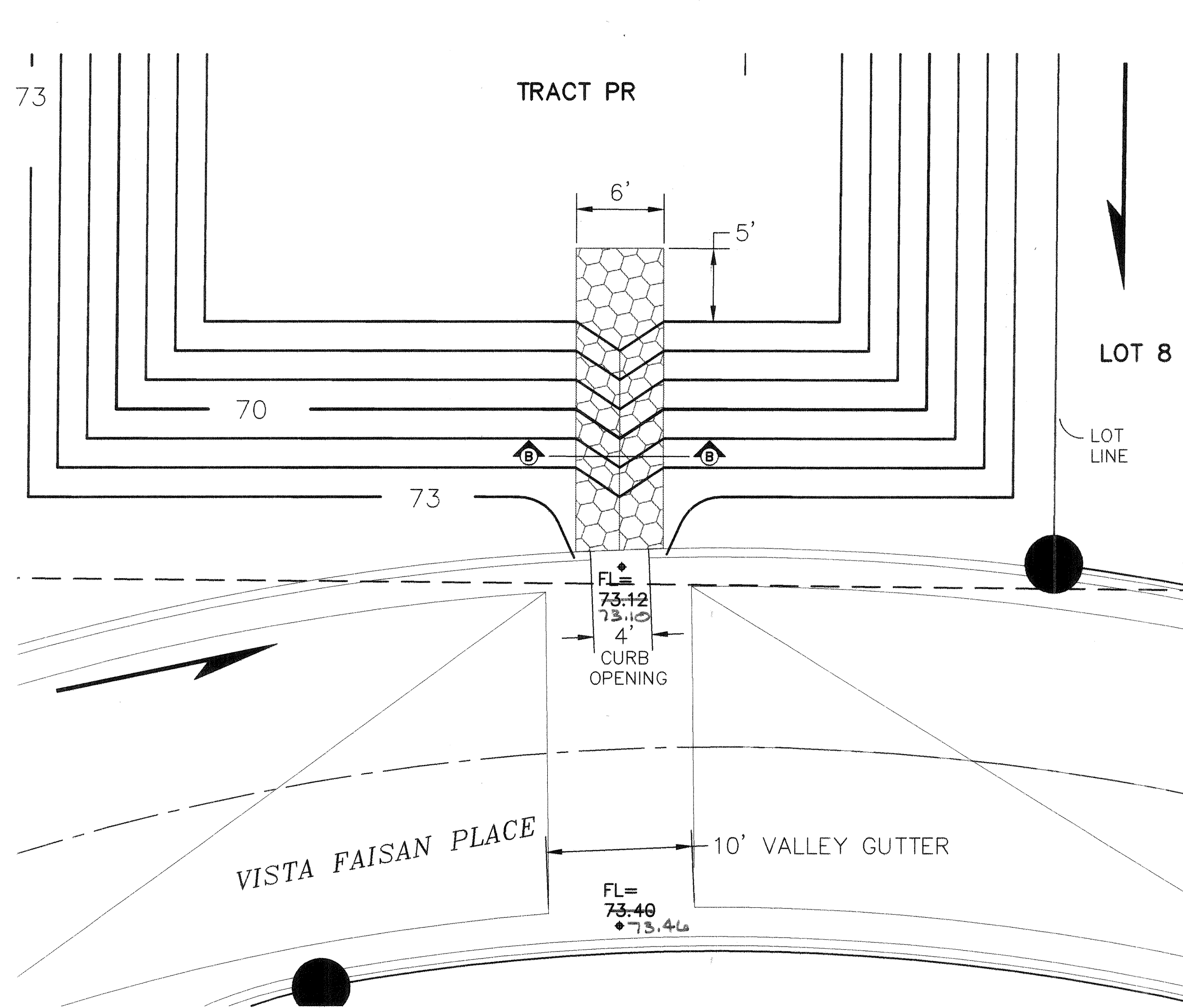
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 6881.0 FINISH FLOOR ELEVATION
- SIDEWALK CULVERT
- TOP OF CURB ELEVATION
- NON-RETAINING PERIMETER CMU WALL
- AREA DRAIN
- INVERT ELEVATION
- DRAIN LINE WITH SIZE
- STORM DRAIN MANHOLE

VISTA FAISÁN SUBDIVISION
GRADING & DRAINAGE PL

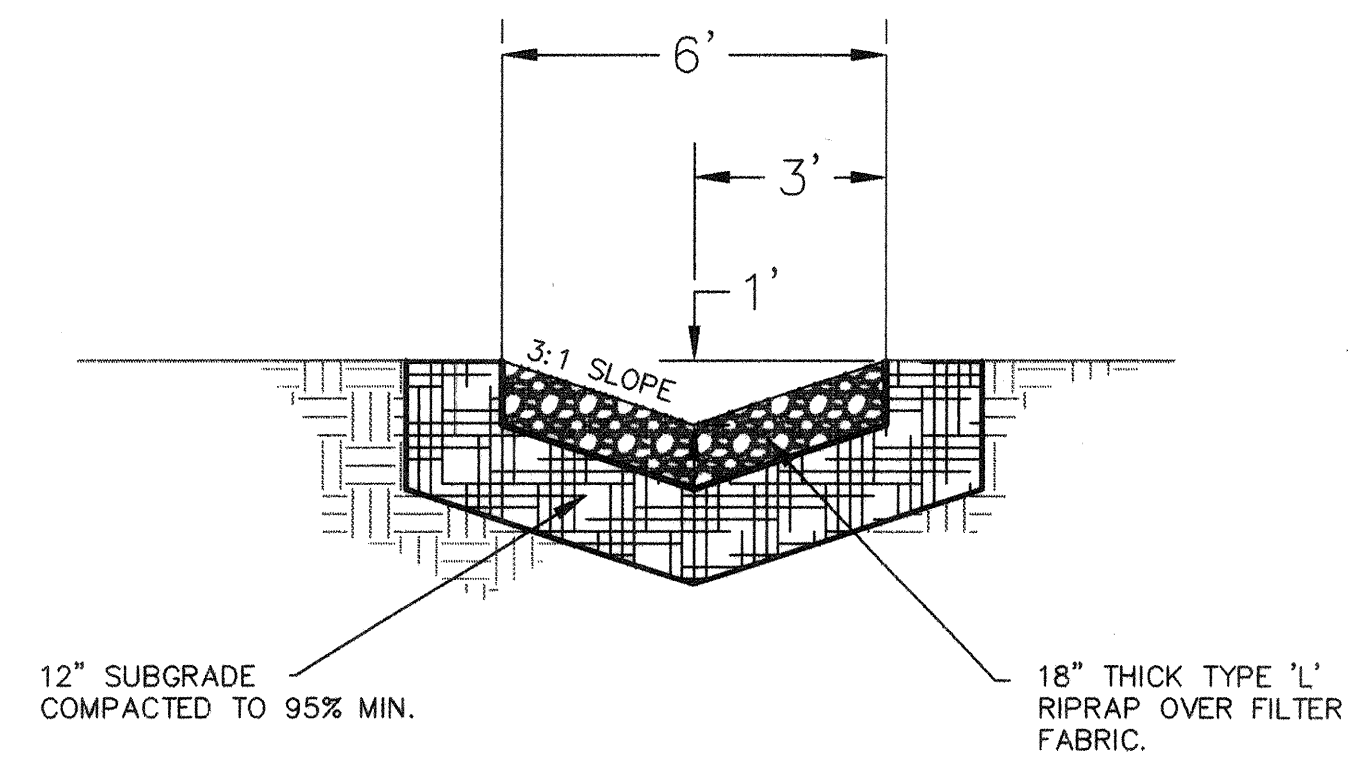
ISAACSON & ARFMAN
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
1282GRD.DWG/ps 09/05/03
SHEET 1 OF 1

747181

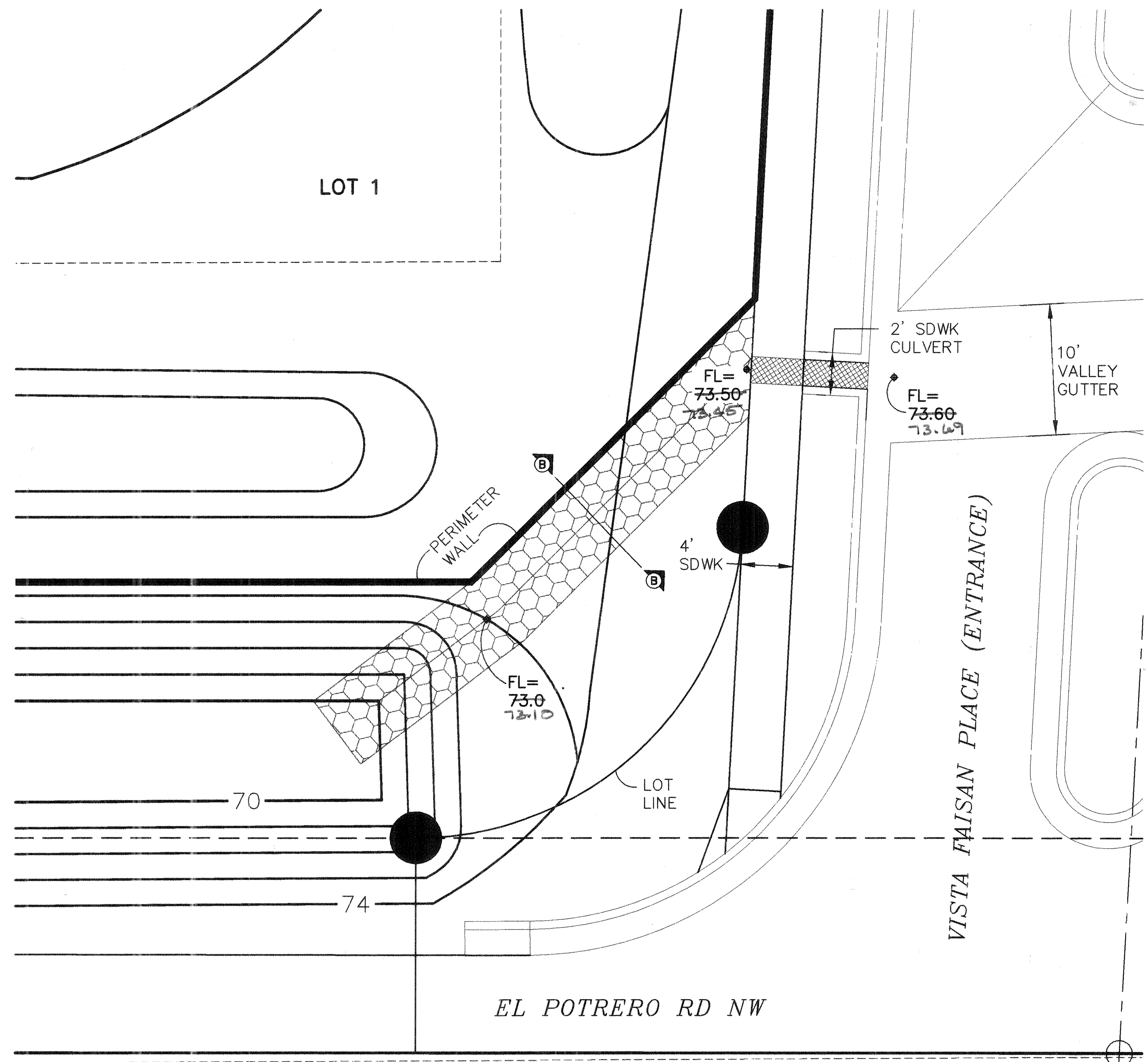
SCANNED BY PLR



POND DETAIL - TRACT PR
SCALE: 1"=6'



SECTION B-B
RIPRAP SECTION
SCALE: 1"=3'

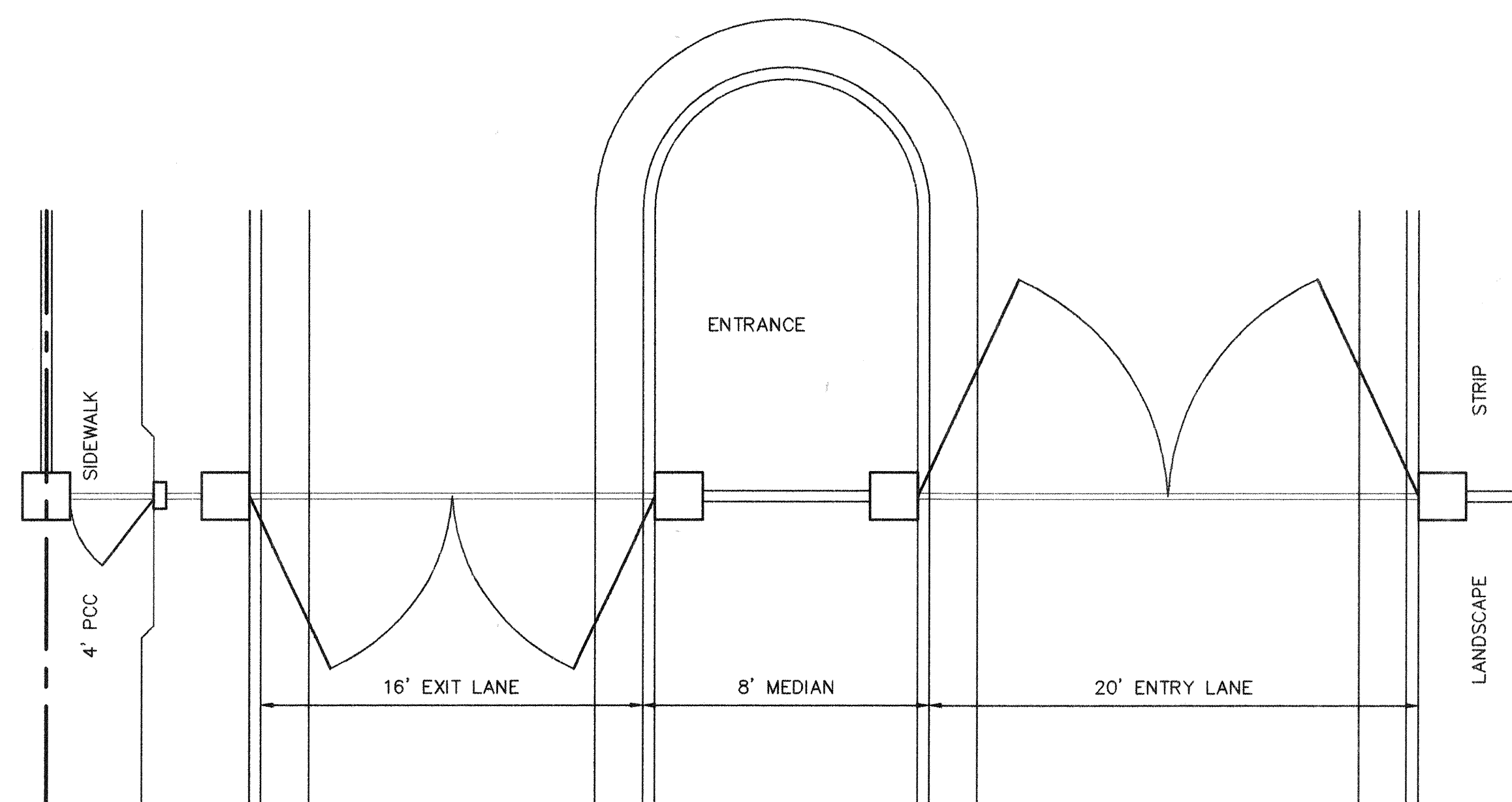
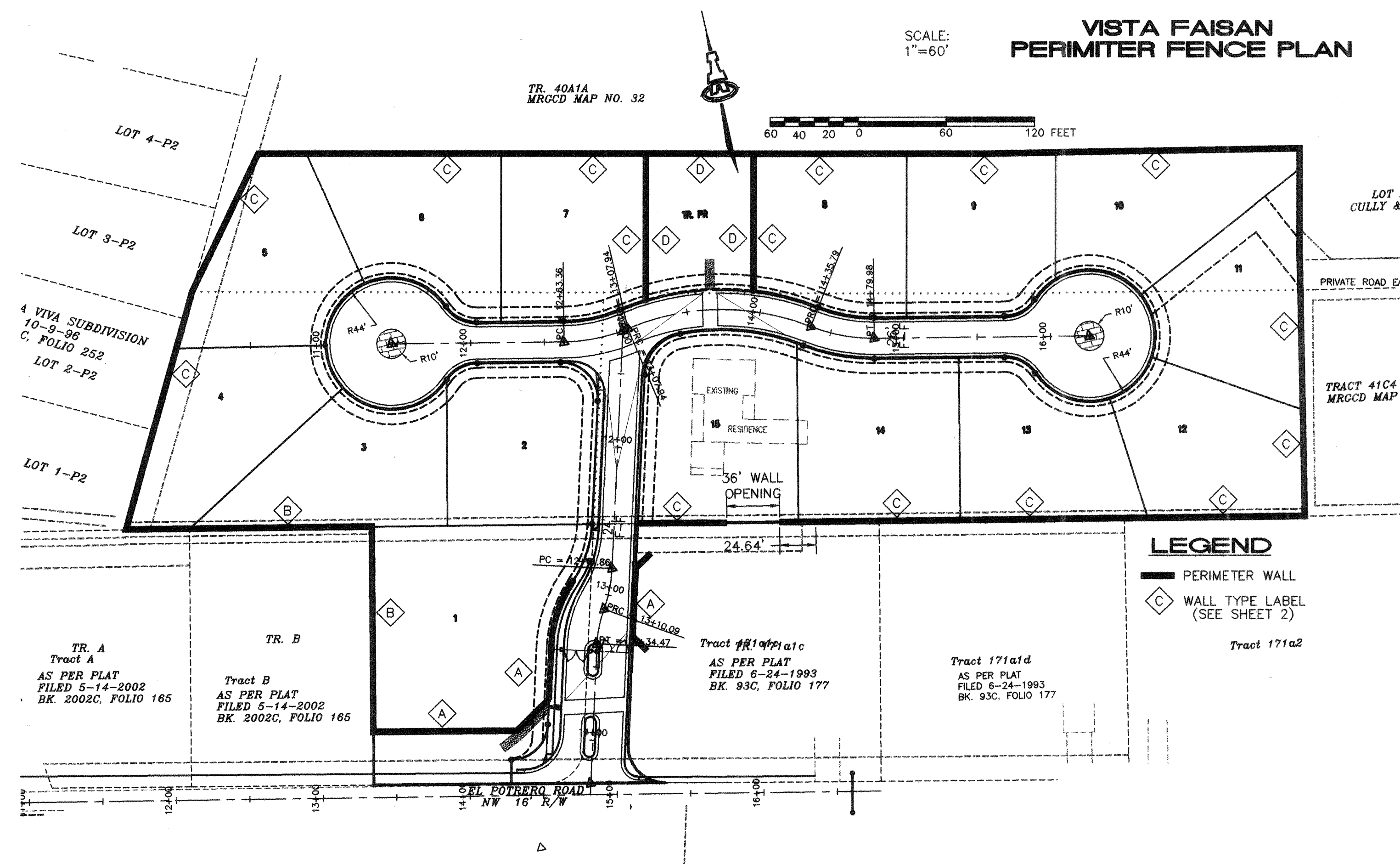


POND DETAIL - LOT 1
SCALE: 1"=6'

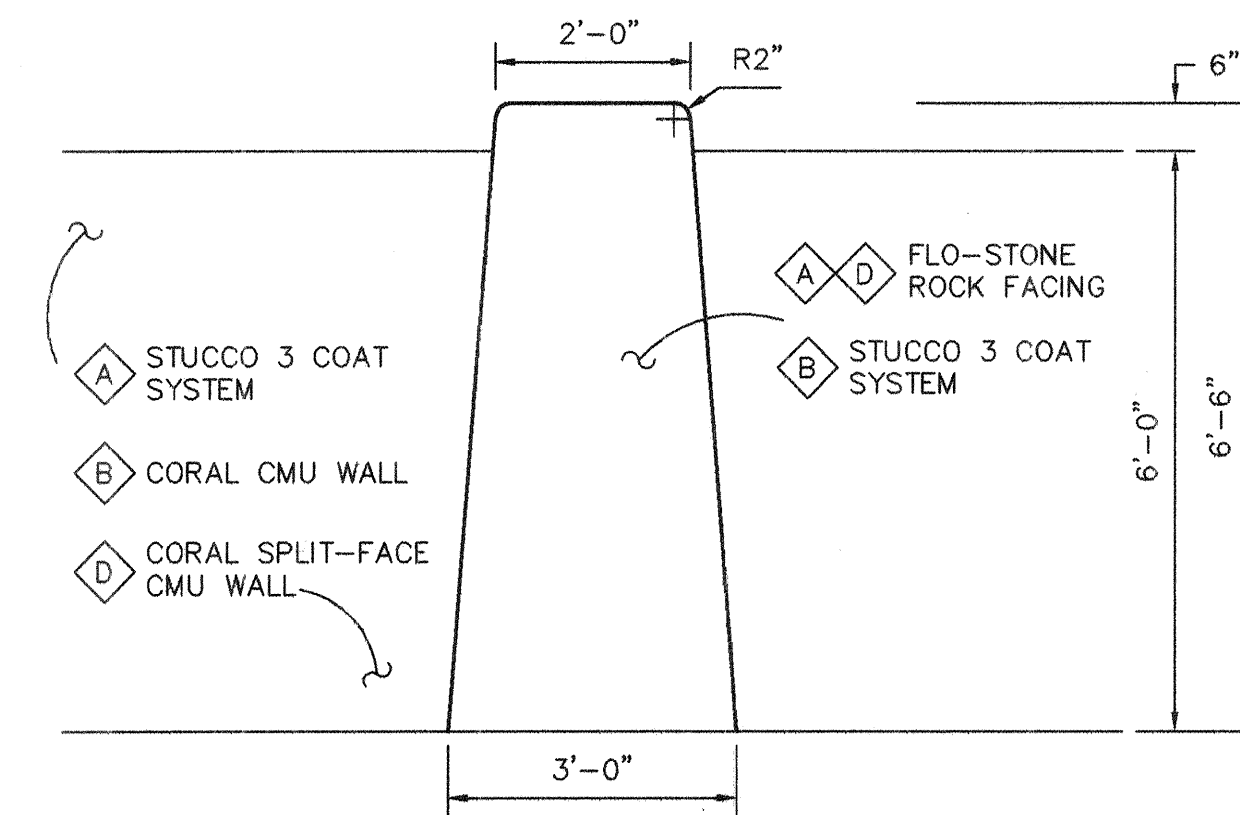
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico 87102
1282GDL.DWG/rfh 09/14/04

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: VISTA FAISAN SUBDIVISION POND DETAILS	
DESIGNED BY GLD	DATE 09/10/04
DRAWN BY RFH	DATE 09/10/04
CHECKED BY GLD	DATE 09/10/04
NO.	DATE
REVISIONS	REMARKS
DESIGN	
APPROVED	APPROVED
DESIGN REVIEW COMMITTEE	CITY ENGINEER
City Project No. 747181	Zone Map No. F-14
Sheet 5	Of 15

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		FIELD NOTES		ACS Brass Cap stamped "15-F13"		CONTRACTOR	
				Near the corner of Guadalupe Trail N.W. & Montano Road N.W.		WORK BY	
				Geographic Position (NAD 1927), in feet		INSPECTOR'S	
				N.M. State Plane Coordinates (Central Zone)		ACCEPTANCE	
				X=378,476.46, Y=1,506,857.51		DATE	
				Elevation=4974.72 (NGVD29) in feet		VERIFICATION BY	
						DATE	
						DRAWING	
						DATE	
						MICRO-FILM INFORMATION	
						RECORDED BY	
						DATE	



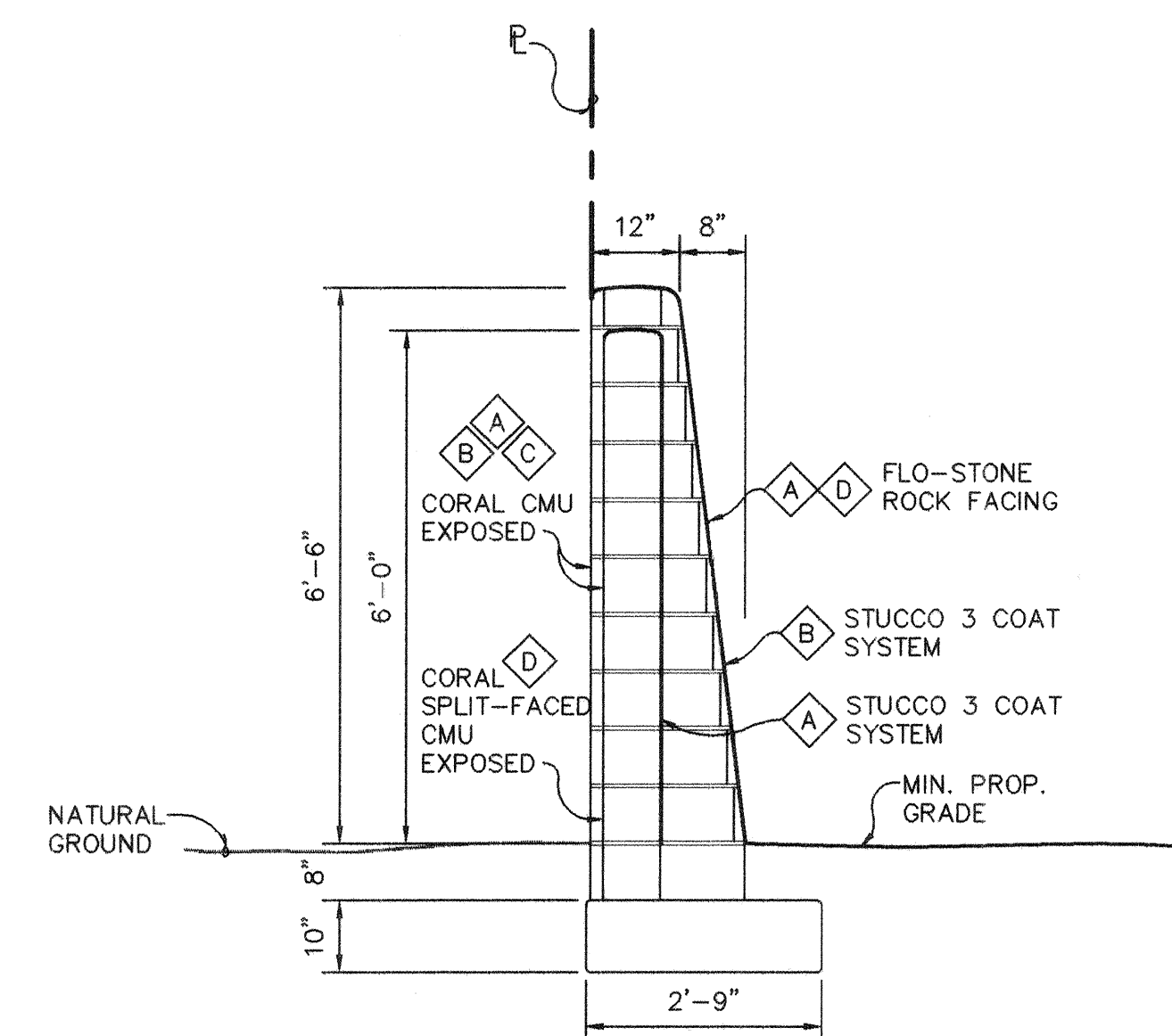
ENTRY GATES/WALLS



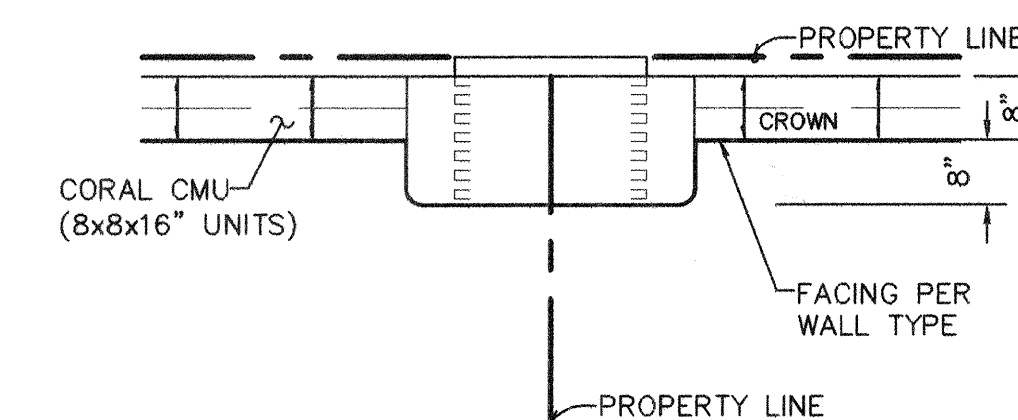
PILASTER ELEVATION

SCALE=1"=2' (H.&V.)

1. PILASTERS SHALL BE PLACED EQUALLY BETWEEN LOT LINE AND NOT MORE THAN 40 FEET APART.
2. VERTICAL EXPANSION JOINTS @ MIDPOINT OF PILASTERS

SECTION THROUGH TYPICAL PILASTER

SCALE 1"=2'



PILASTER PLAN

SCALE=1"=2'

NEAREST INTERSECTION:
MONTANO AND ADOBE RD
DRB PROJECT #1002948



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **VISTA FAISAN SUBDIVISION
PERIMETER FENCE PLAN**

Design Review Committee

City Engineer Approval

②

Mo.

Day/Yr

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Mo./Day

Yr.

City Project No.

[illegible]

Zone Map No.

[illegible]

Sho

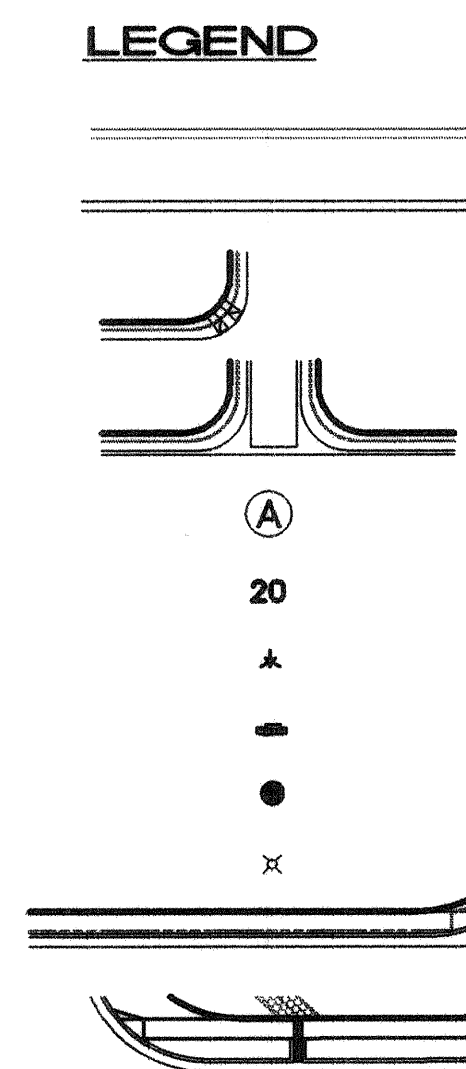
et

Of

F

SCANNED
BY P/A

SCANNED



EXISTING STREET IMPROVEMENTS

PROPOSED STREET IMPROVEMENTS

WHEEL CHAIR RAMP

VALLEY GUTTER

BLOCK NO.

LOT NO.

PROPOSED STREET LIGHT

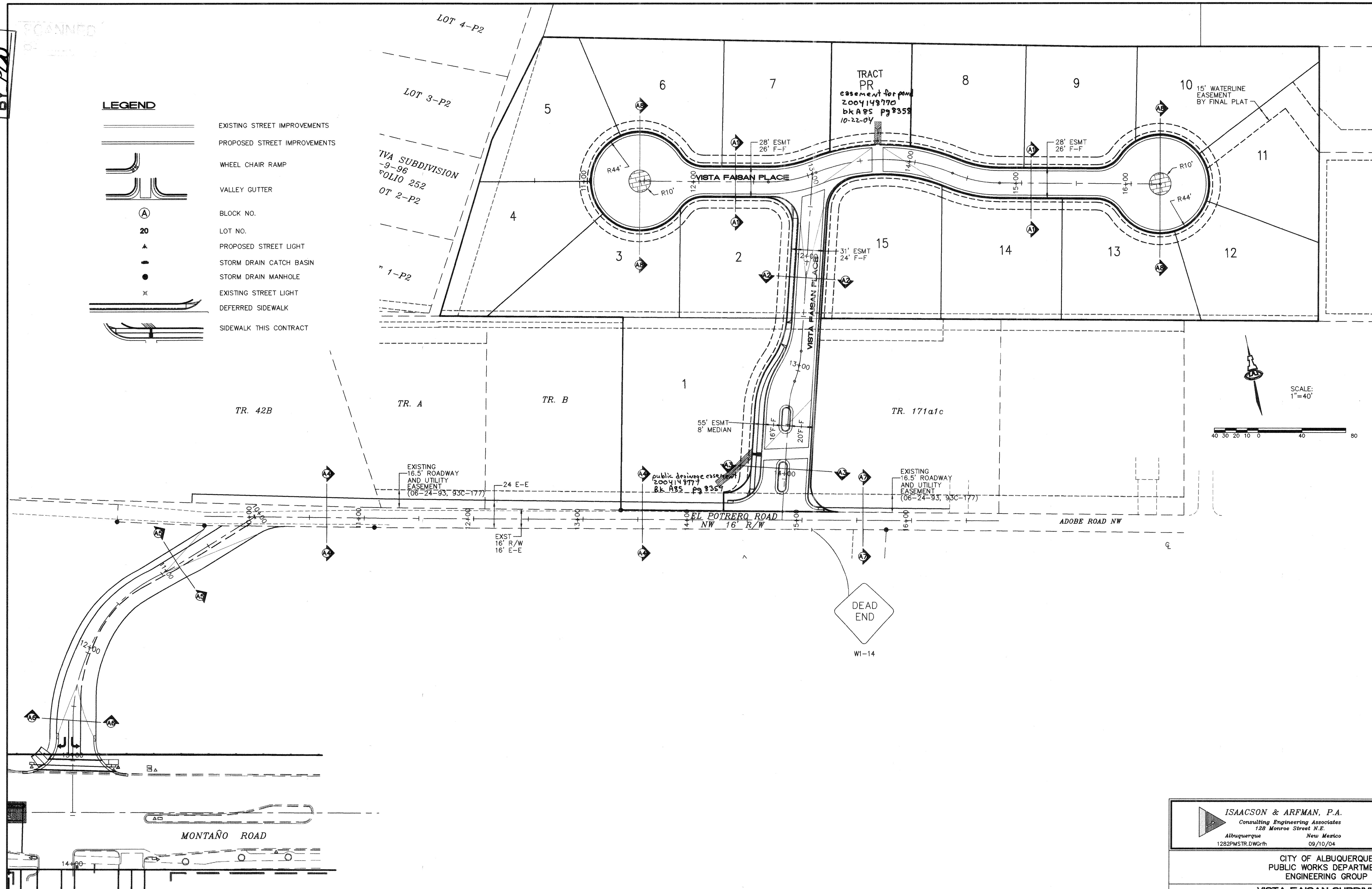
STORM DRAIN CATCH BASIN

STORM DRAIN MANHOLE

EXISTING STREET LIGHT

DEFERRED SIDEWALK

SIDEWALK THIS CONTRACT



SCALE:
1"=40'



A horizontal scale bar with alternating black and white segments. Below the bar, the number '40' is centered under the first black segment, and the number '80' is at the far right end of the bar.

AS-BUILT INFORMATION					
CONTRACTOR <u>Solis Bros.</u>					
WORKED BY	<u>AIS</u>	DATE			
INSPECTOR'S ASSISTANCE BY	<u>JYA</u>	DATE	<u>9/85</u>		
FIELD		DATE	<u>9/05</u>		
ORGANIZATIONS CONNECTED BY	<u>AIS</u>	DATE	<u>9/05</u>		
CORRECTED BY					
RECORDED BY					
NO.					

BENCH MARKS

ACS Brass Cap stamped "15-F13"
Near the corner of Guadalupe Trail N.W. & Montana Road N.W.
Geographic Position (NAD 1927), in feet
N.M. State Plane Coordinates (Central Zone)
X=378,476.46; Y=1,506,857.51
Elevation=4974.72 (NGVD29) in feet

[illegible]

ENGINEER'S SEAL

15088
927154
GENEVEVE L. DOMART
NEW MEXICO
LICENSED PROFESSIONAL ENGINEER

Genevieve

[illegible]

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico
 1282PMSTR.DWGrlh 09/10/04

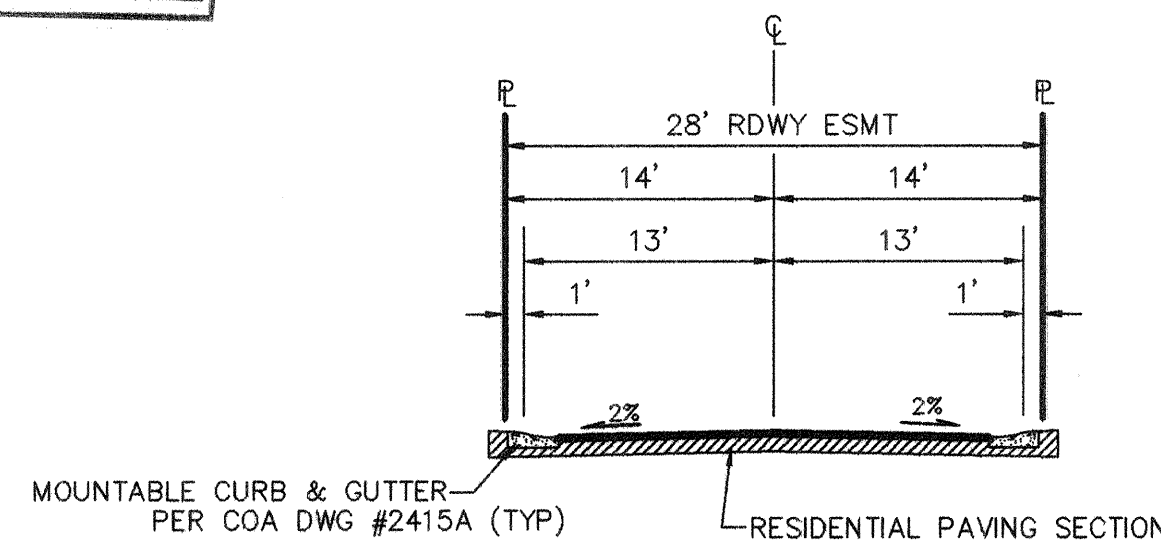
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: VISTA FAISAN SUBDMISION
MASTER PAVING & STORM DRAIN PLAN

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

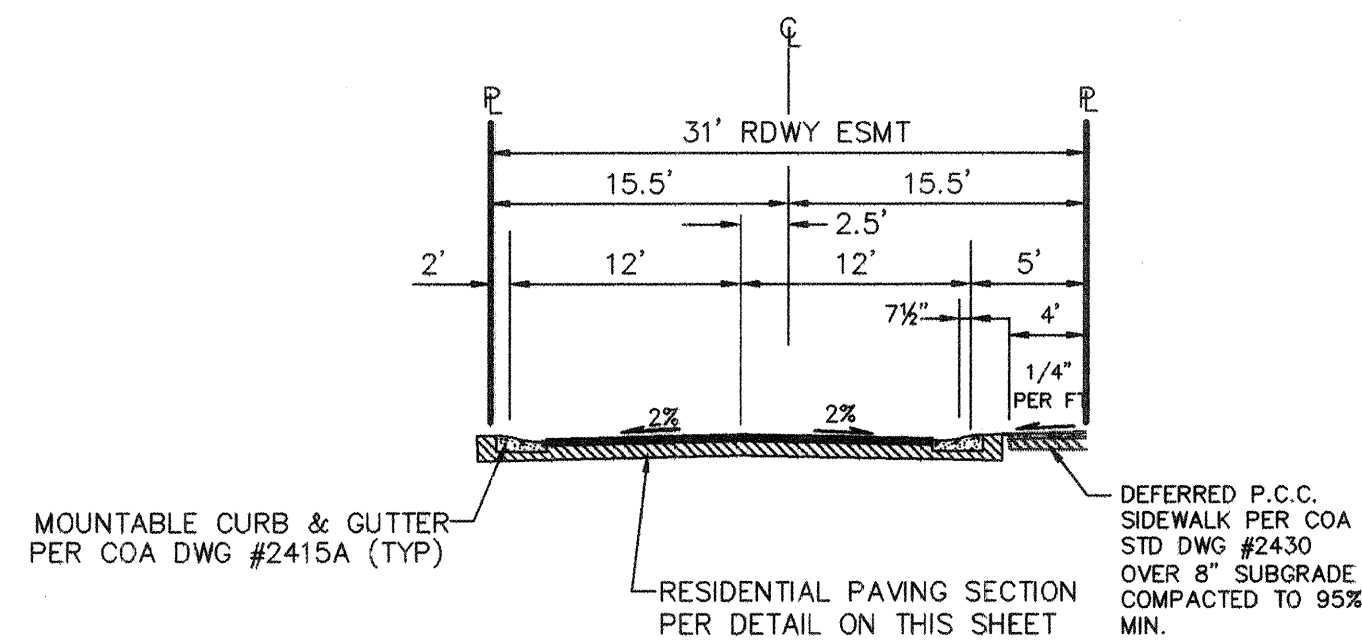
City Project No.	747181	Zone Map No.	F-14	Sheet	7	Of	15
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SCANNED BY *PLS*



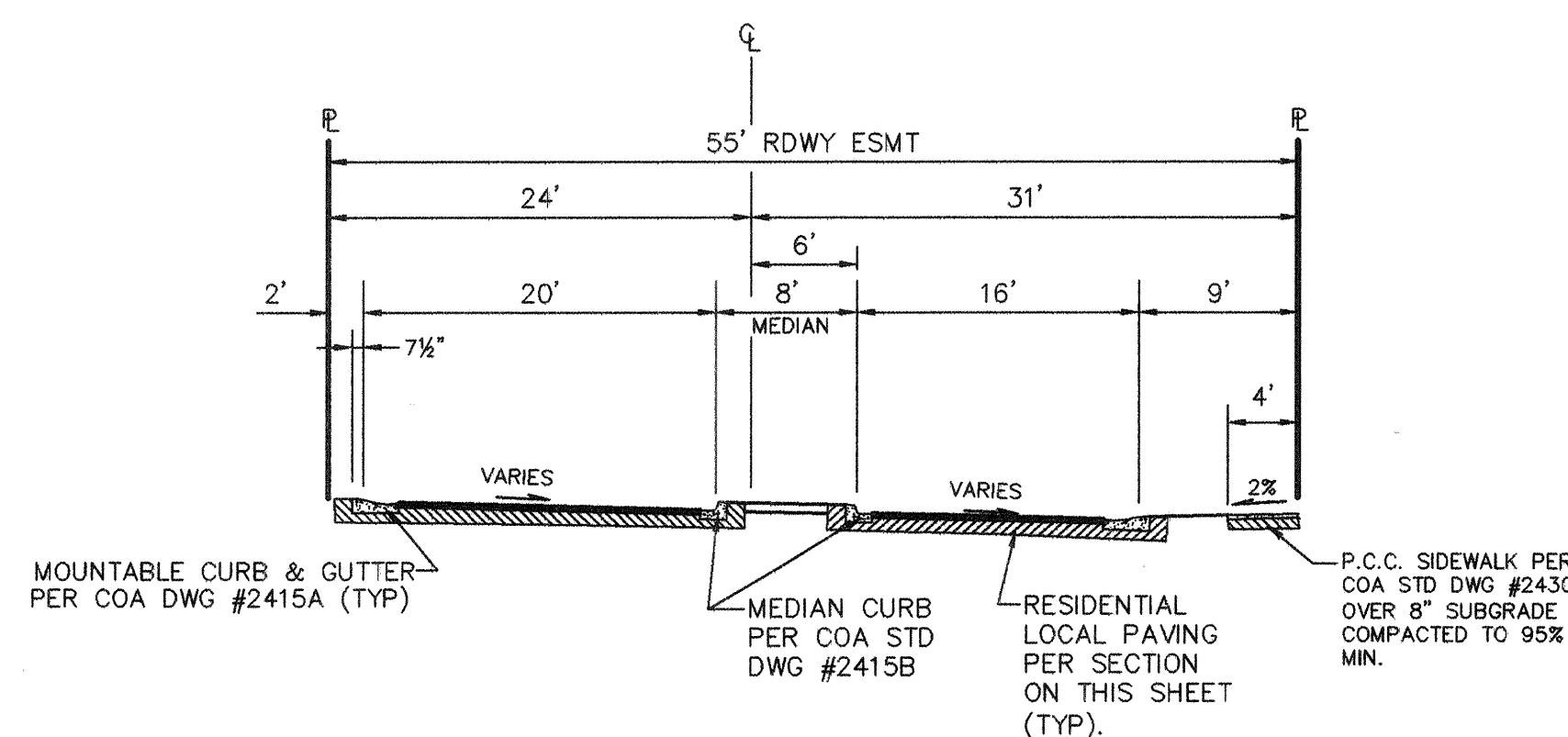
SECTION A1

28' RDWY ESMT RESIDENTIAL STREET SECTION
1"=10'



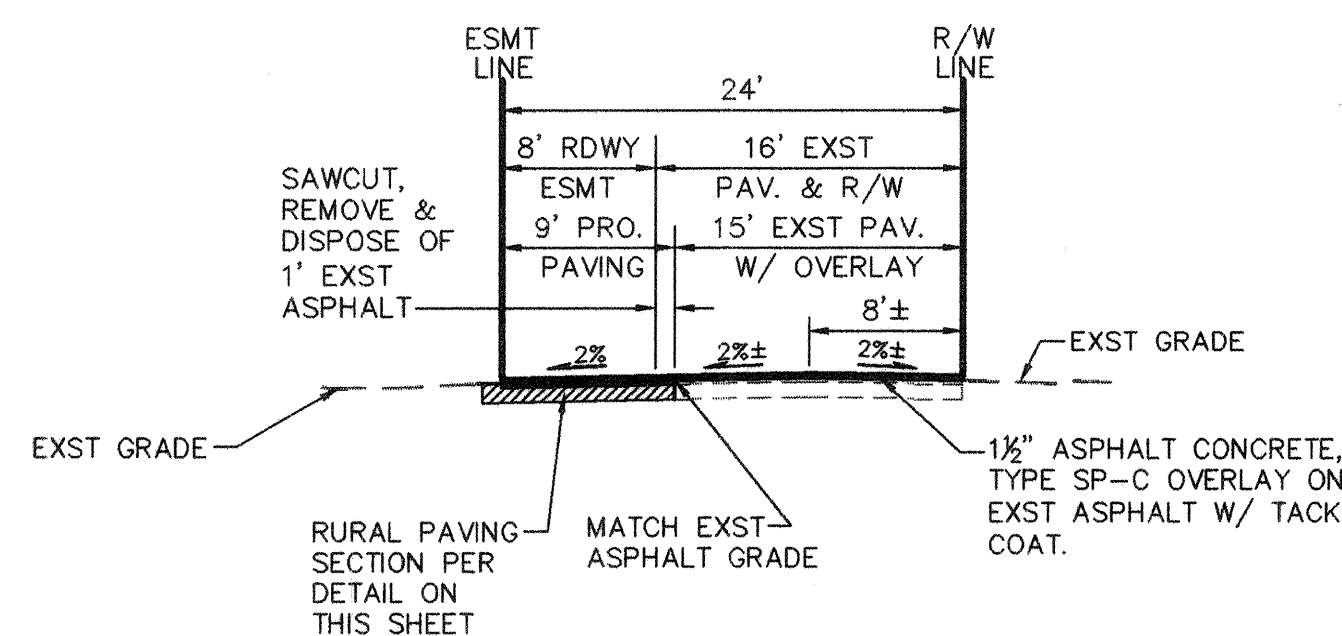
SECTION A2

31' RDWY ESMT RESIDENTIAL STREET SECTION
1"=10'



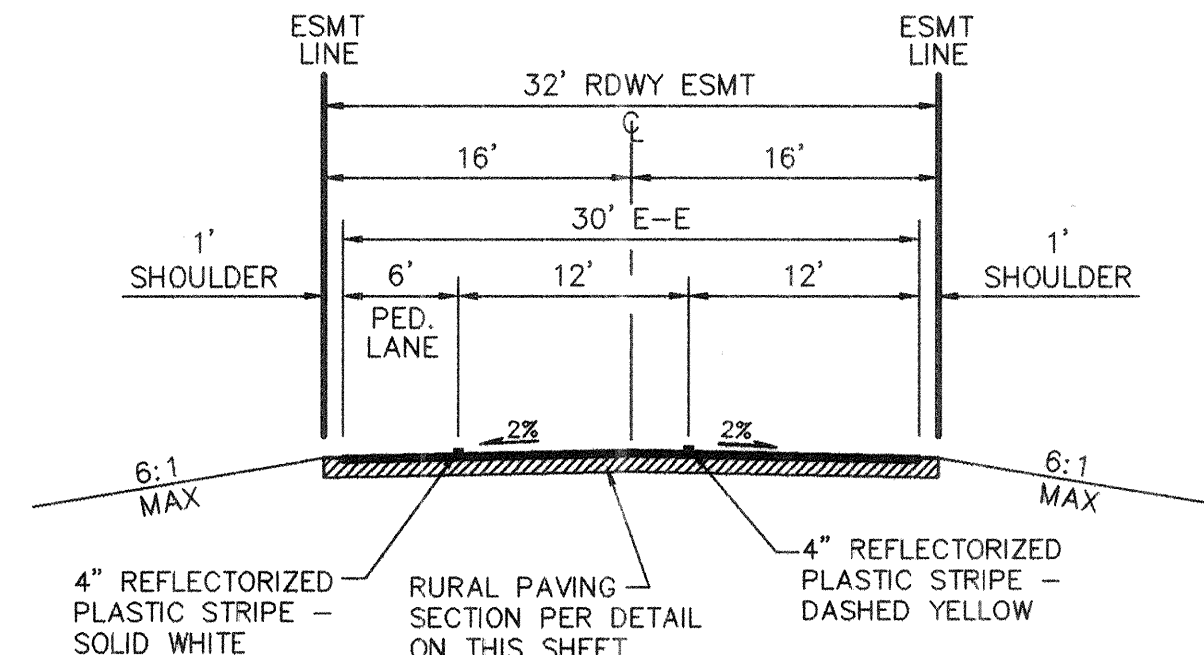
SECTION A3

55' RDWY ESMT RESIDENTIAL STREET SECTION
1"=10'



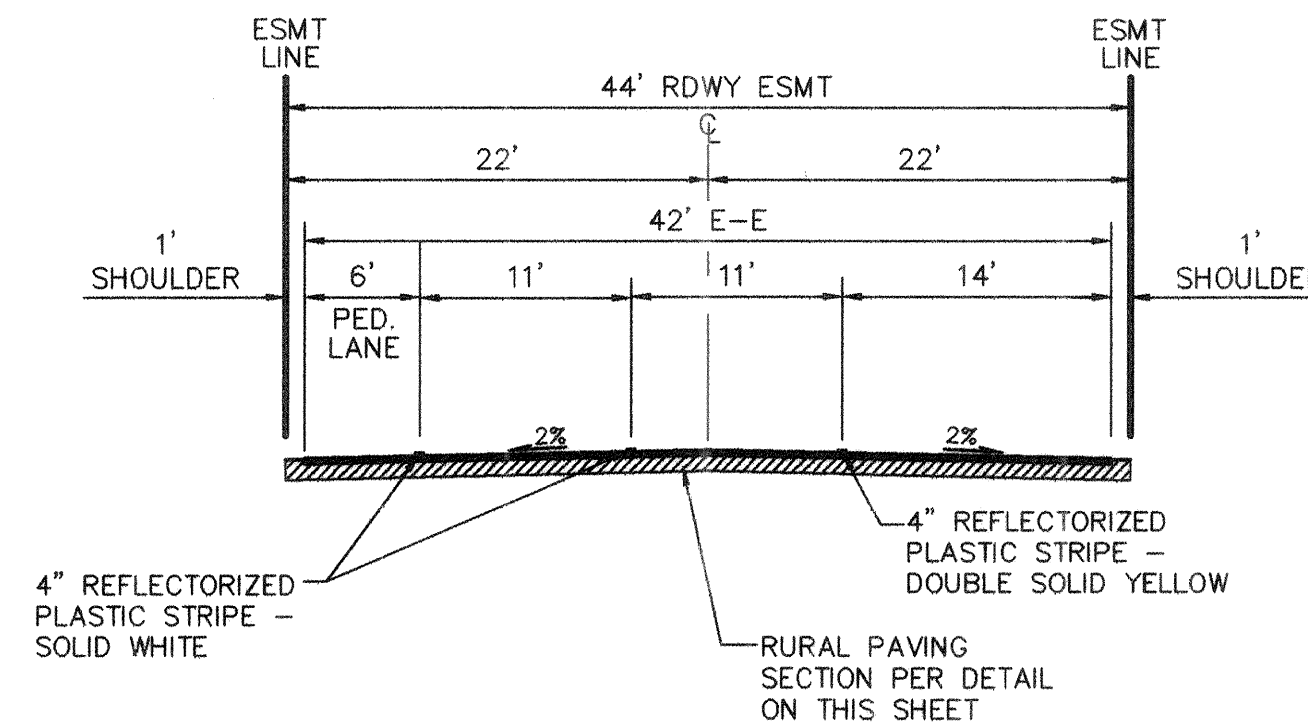
SECTION A4

24' RDWY ESMT RURAL STREET SECTION
1"=10'



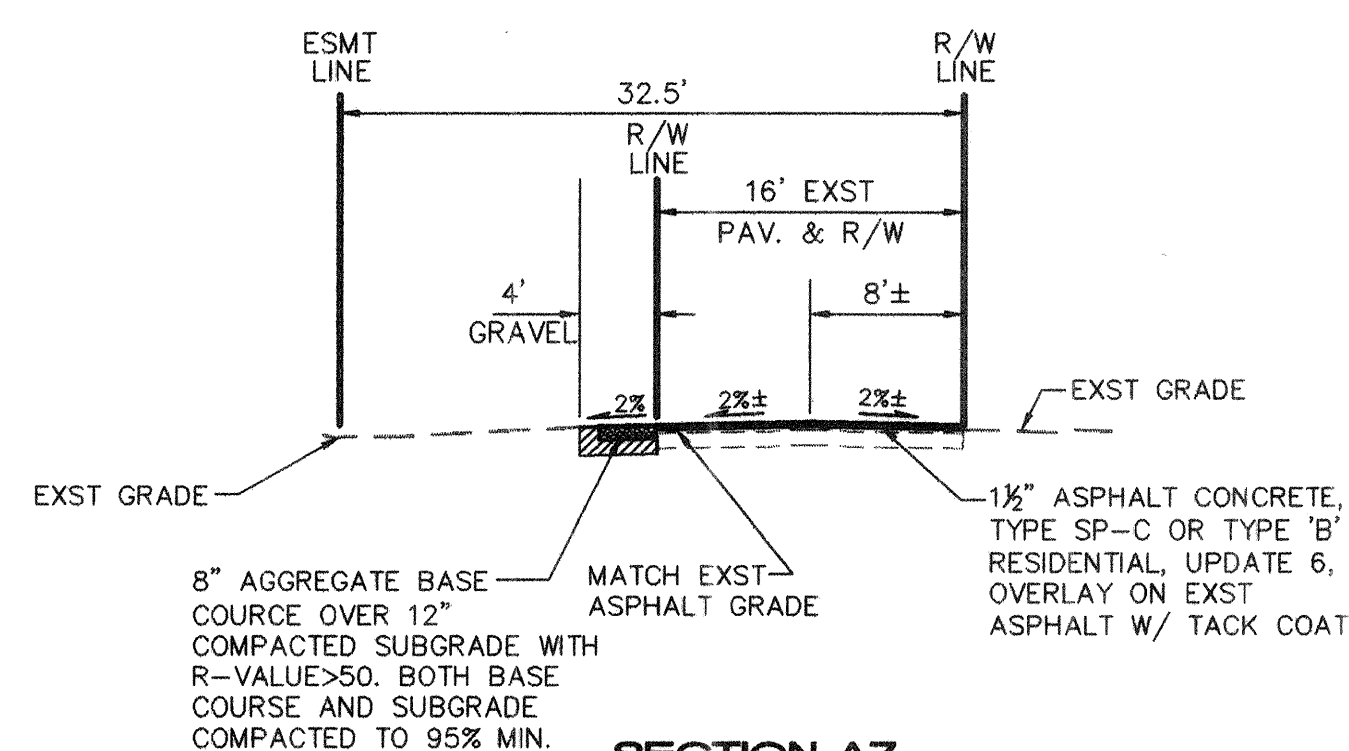
SECTION A5

32' RDWY ESMT RURAL STREET SECTION
1"=10'



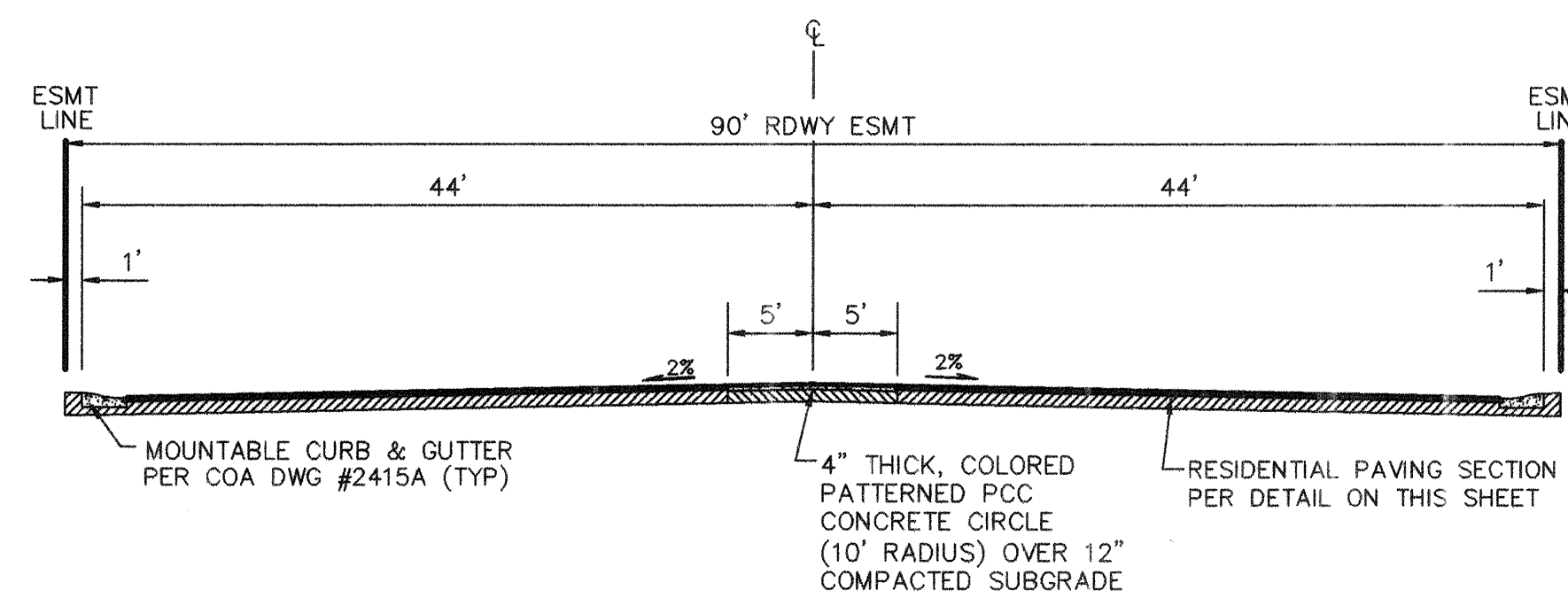
SECTION A6

44' RDWY ESMT RURAL STREET SECTION
1"=10'



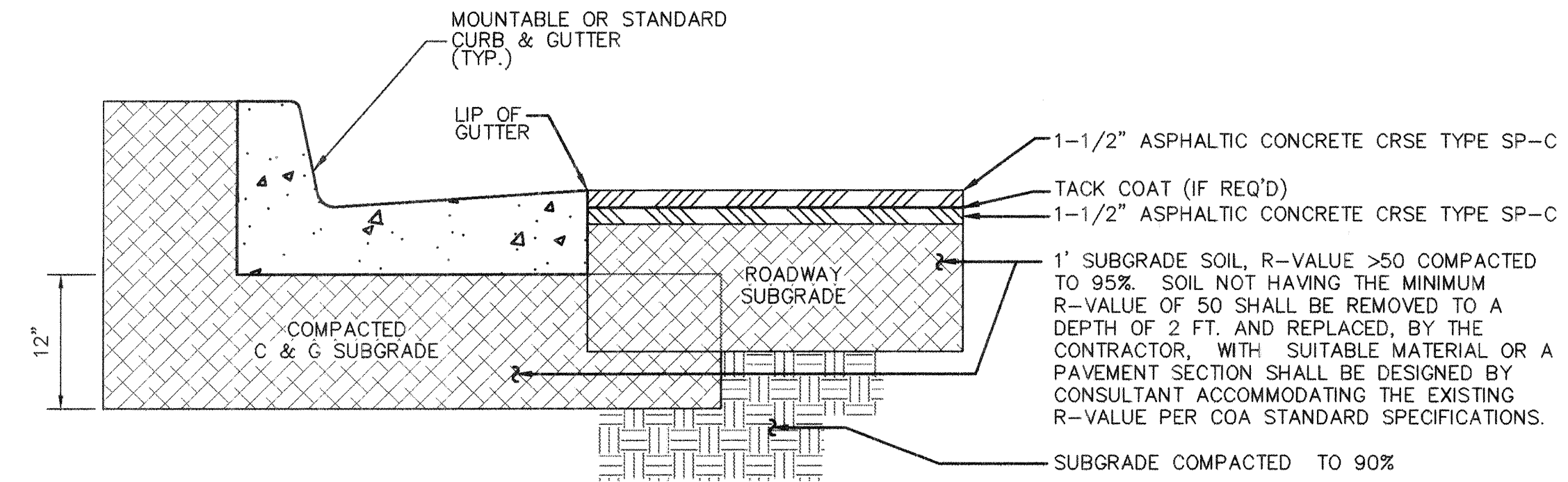
SECTION A7

24' RDWY ESMT RURAL STREET SECTION
1"=10'



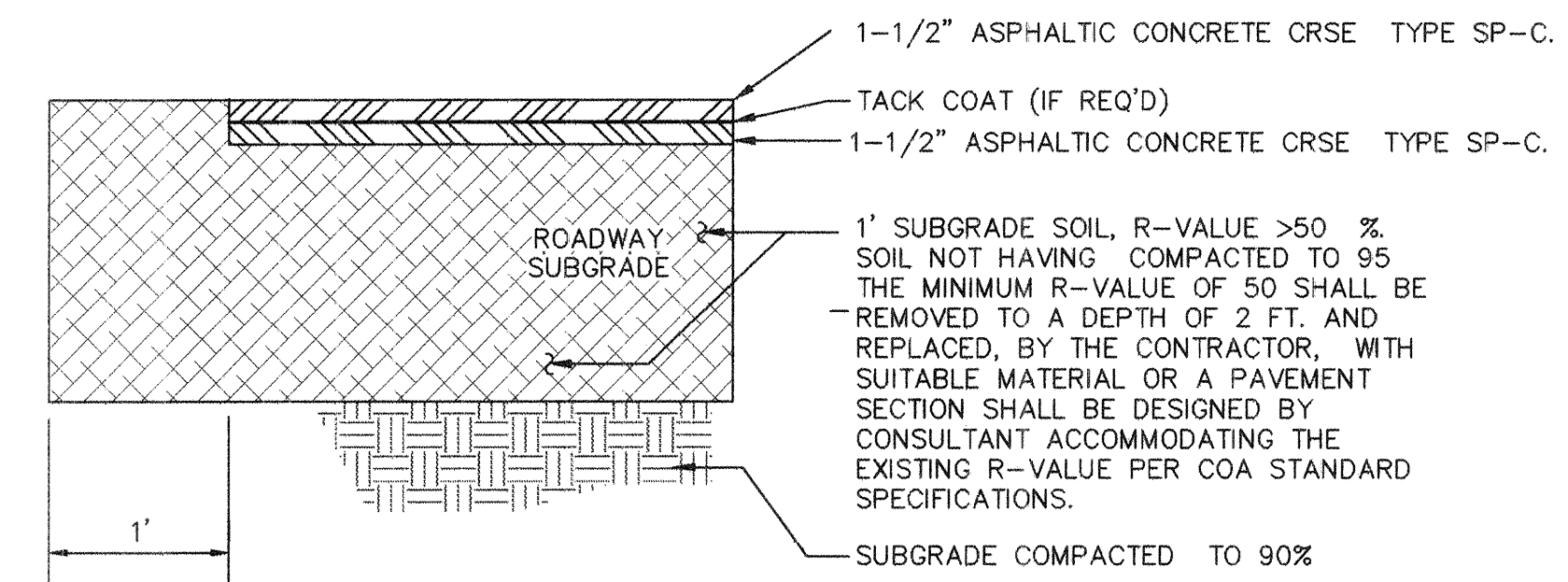
SECTION A8

CULT-DE-SAC BULB
1"=10'



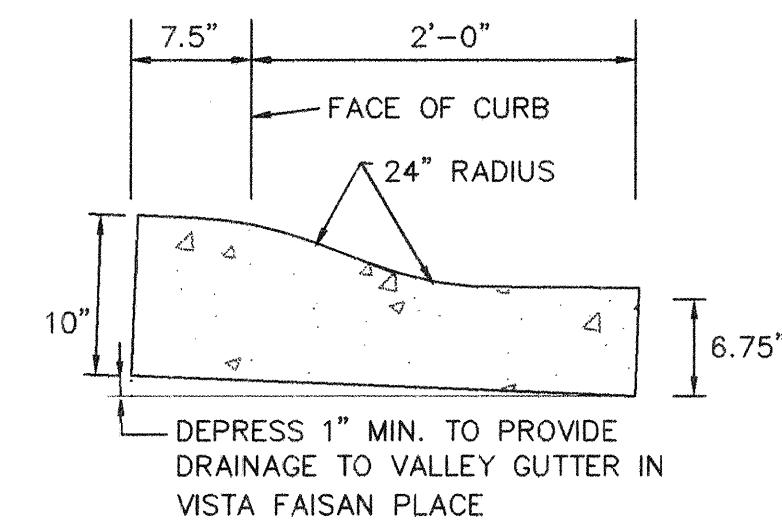
RESIDENTIAL PAVING SECTION

SCALE: 1"=1'-0"
(PER COA STD DWG # 2405A)



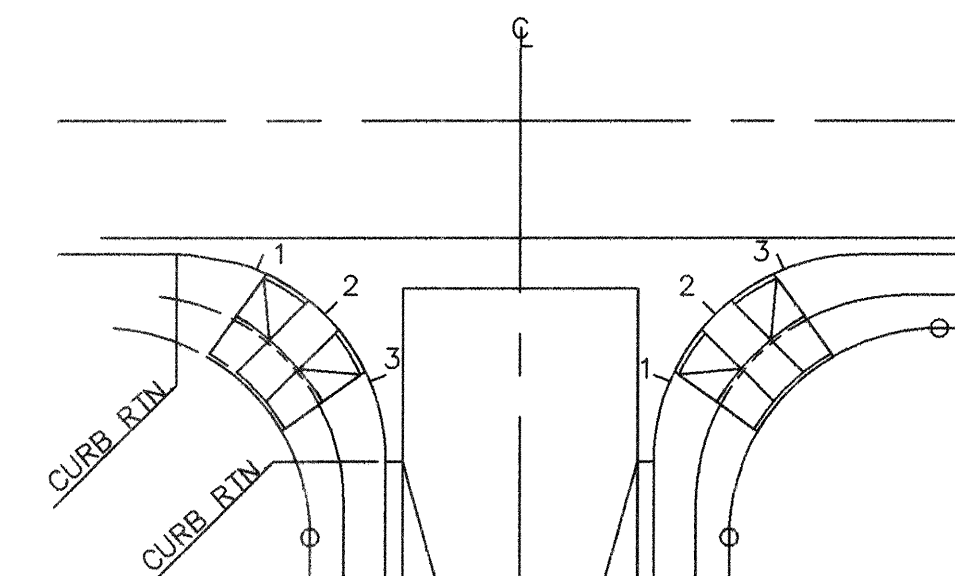
RURAL PAVING SECTION

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



MOUNTABLE CURB W/ DEPRESSED GUTTER

1"=1' MODIFIED MOUNTABLE CURB PER COA STD DWG #2415A



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

QUARTER POINT DETAIL

NTS

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
1282 PMSTR. DWRth
Albuquerque, New Mexico 87102
09/14/04

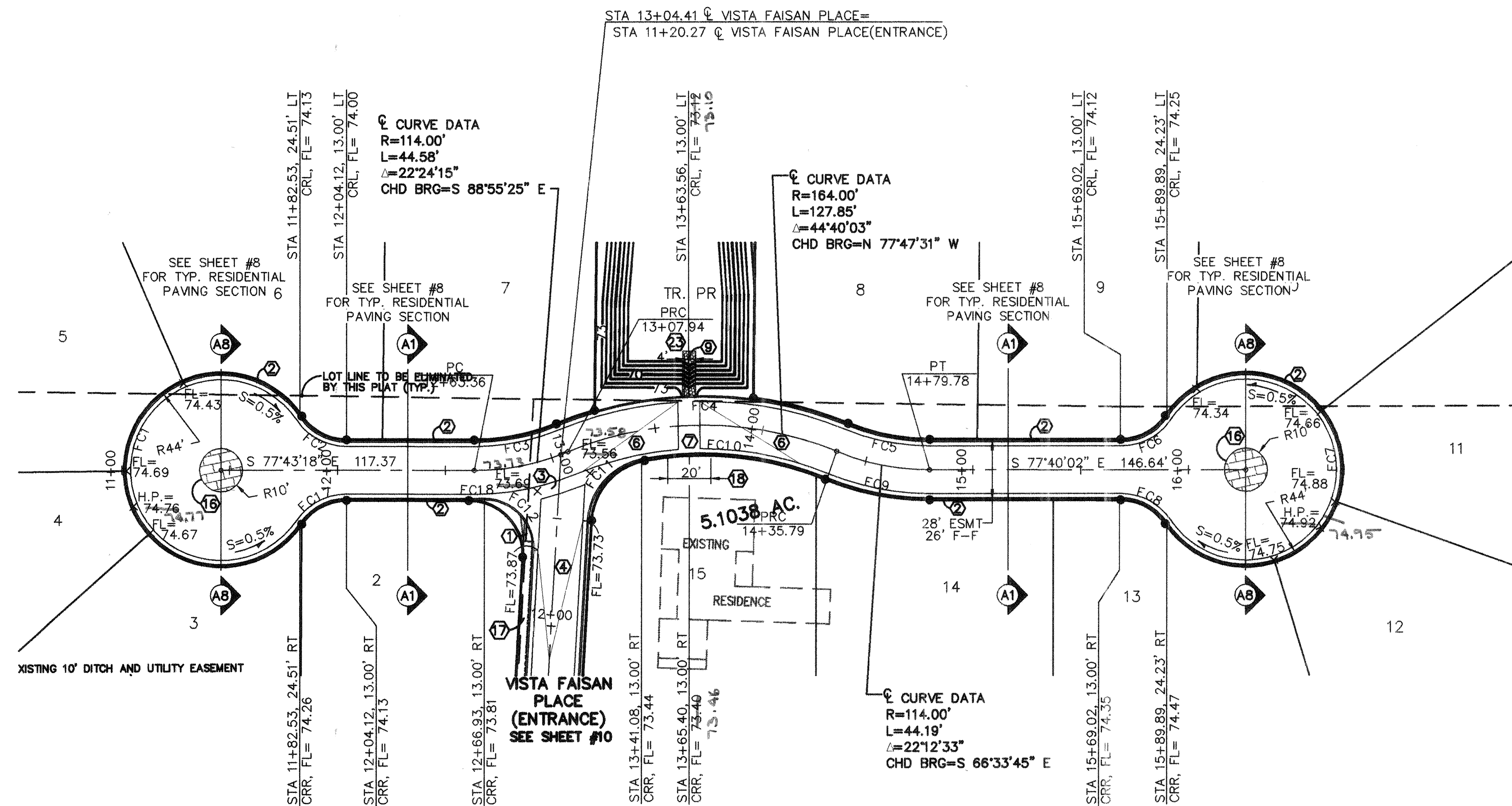
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: VISTA FAISAN SUBDIVISION
PAVING DETAILS

Design Review Committee
City Engineer Approval
City Project No. 747181
Zone Map No. F-14
Sheet 8 Of 15

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN		CHECKED BY		DATE	
CONTRACTOR	SALES	WORK BY	DATE	ACR Brass Cop stamped "15-F13"	Field Notes	GENIEVE L. DOMATI	15088	NO.	DATE	REMARKS	DESIGN	DESIGNED BY	GLD	09/10/04	09/10/04
WORK BY	DATE	CONTRACTOR	DATE	Near the corner of Guadalupe Trail N.W. & Montana Road N.W.		GENIEVE L. DOMATI	15088	NO.	DATE	REMARKS	DESIGN	DRAWN BY	RFH	09/10/04	09/10/04
CONTRACTOR	DATE	CONTRACTOR	DATE	Geographic Position (NAD 1927), in feet		GENIEVE L. DOMATI	15088	NO.	DATE	REMARKS	DESIGN	CHECKED BY	GLD	09/10/04	09/10/04
CONTRACTOR	DATE	CONTRACTOR	DATE	N.M. State Plane Coordinates (Central Zone)		GENIEVE L. DOMATI	15088	NO.	DATE	REMARKS	DESIGN				
CONTRACTOR	DATE	CONTRACTOR	DATE	X=378,476.46, Y=1,508,857.51		GENIEVE L. DOMATI	15088	NO.	DATE	REMARKS	DESIGN				
CONTRACTOR	DATE	CONTRACTOR	DATE	Elevation=4974.72 (NGVD29) in feet		GENIEVE L. DOMATI	15088	NO.	DATE	REMARKS	DESIGN				

SCANNED BY PLN



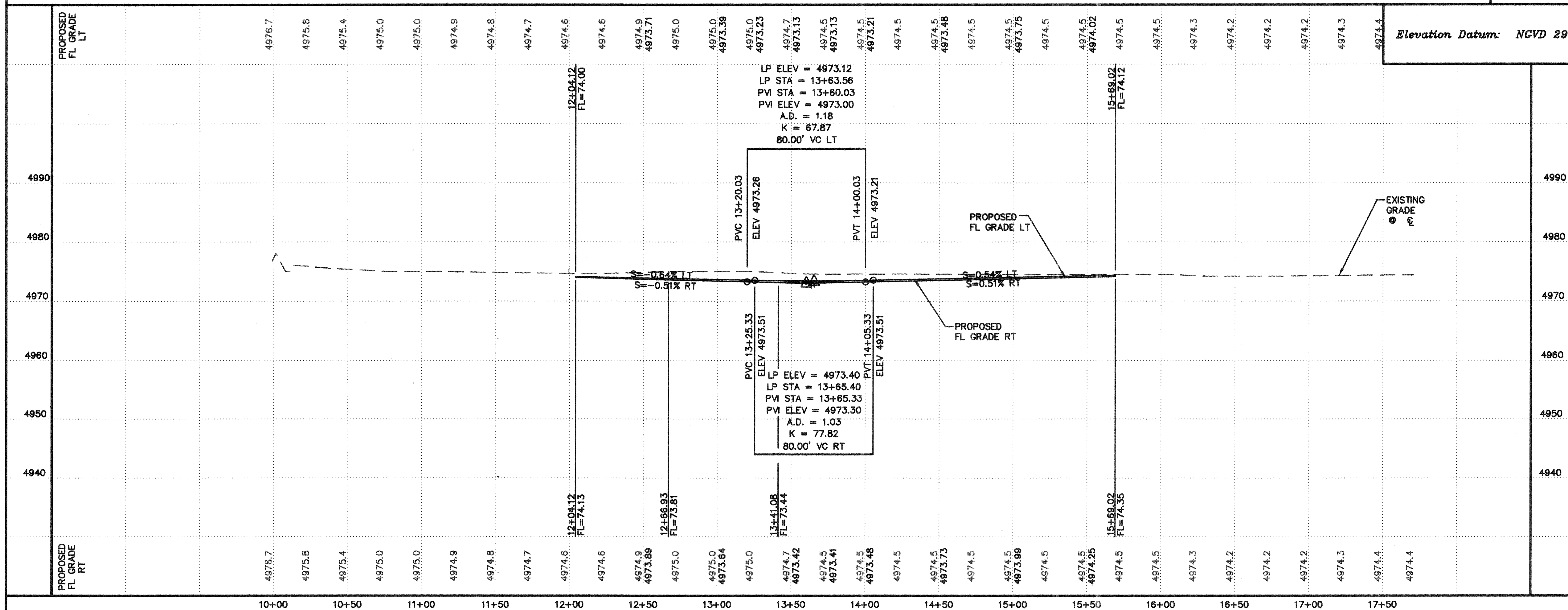
	TC	FL
1	74.08	73.75
2	74.11	73.77
3	74.11	73.78

	TC	FL
1	73.98	73.65
2	73.83	73.58
3	73.83	73.50

VISTA FAISAN PLACE

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

Elevation Datum: NGVD 29



KEYED CONSTRUCTION NOTES

- CONSTRUCT UNIDIRECTIONAL HANDICAP RAMP PER COA STD DWG # 2426.
- MOUNTABLE CURB & GUTTER PER COA STD DWG #2415A.
- CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
- CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH PER COA STD DWG # 2401.
- MEDIAN CURB PER COA STD DWG # 2415B.
- CROWN TO SUPERELEVATION TRANSITION, 50' MIN. LENGTH.
- CONSTRUCT PCC VALLEY GUTTER 10' WIDE 3/4" INVERT PER COA STD DWG #2422.
- CONSTRUCT 4' WIDE PCC SIDEWALK PER COA STD DWG # 2430.
- 4' WIDE CURB OPENING.
- 2' WIDE SIDEWALK CULVERT PER COA STD DWG # 2236.
- REFLECTORIZED PLASTIC STRIPING - 4" DASHED YELLOW (10' STRIPE, 30' GAP)
- REFLECTORIZED PLASTIC STRIPING - 4" SOLID DOUBLE YELLOW.
- REFLECTORIZED PLASTIC STRIPING - 4" SOLID WHITE.
- REFLECTORIZED PLASTIC STRIPING - 12" SOLID WHITE STOP BAR.
- REPAIR/REPLACE EXST IRRIGATION LINE.
- 4" THICK, COLORED, PATTERNED CONCRETE.
- 4' WIDE PCC SIDEWALK, DEFERRED.
- 20' OF DEPRESSED MOUNTABLE CURB & GUTTER PER DETAIL ON SHEET 8 TO BE CENTERED ON THE VALLEY GUTTER.
- REFLECTORIZED PLASTIC STRIPING LEFT TURN ARROW.
- REFLECTORIZED PLASTIC STRIPING RIGHT TURN ARROW.
- STANDARD CURB & GUTTER PER COA STD DWG #2415A.
- CONSTRUCT HANDICAP RAMP PER COA STD DWG #2441, CASE II
- 6' WIDE 18" THICK, TYPE 'L' RIPRAP WITH FILTER FABRIC.SEE SHEET 5 FOR POND DETAIL.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC1	44.00	224.46	292°16'59"
FC2	26.00	25.48	56°08'30"
FC3	101.00	39.49	22°24'15"
FC4	177.00	138.00	44°40'16"
FC5	101.00	39.15	22°12'33"
FC6	25.00	24.69	56°35'00"
FC7	44.00	225.14	293°09'59"
FC8	25.00	24.69	56°35'01"
FC9	127.00	49.23	22°12'33"
FC10	151.00	87.20	33°05'18"
FC11	31.00	41.10	75°57'59"
FC12	23.00	38.14	95°00'06"
FC17	26.00	25.48	56°08'30"
FC18	127.00	3.97	1°47'34"

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street, N.E.
Albuquerque, New Mexico 87102
1282PV1.DWG/rfh 09/10/04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: VISTA FAISAN SUBDIVISION
VISTA FAISAN PLACE
STA 12+04.12 TO STA 15+69.02
PAVING PLAN & PROFILE

DESIGN REVIEW COMMITTEE
DESIGN REVIEW COMMITTEE
CITY ENGINEER

City Engineer Approval
City Engineer Approval
City Engineer Approval

City Project No. 747181 Zone Map No. F-14

Sheet 9 Of 15

SCANNED
BY PLW



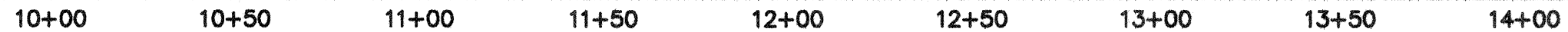
VISTA FAISAN PLACE (ENTRANCE)

	TC	FL
1	74.43	74.10
2	74.42	74.09
3	74.40	74.07

	TC	FL
1	74.16	73.83
2	--	73.90
3	74.30	73.97

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

Elevation Datum: NGVD 29



KEYED CONSTRUCTION NOTES

1. CONSTRUCT UNIDIRECTIONAL HANDICAP RAMP PER COA STD DWG # 2426.
2. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415A.
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. MEDIAN CURB PER COA STD DWG. # 2415B. PAINT MEDIAN NOSES WITH REFLECTIVE YELLOW PAINT.
6. CROWN TO SUPERELEVATION TRANSITION. 50' MIN. LENGTH.
7. CONSTRUCT PCC VALLEY GUTTER 10' WIDE 3/4" INVERT PER COA STD DWG #2422.
8. CONSTRUCT 4' WIDE PCC SIDEWALK PER COA STD DWG # 2430.
9. 4' WIDE CURB OPENING.
10. 2' WIDE SIDEWALK CULVERT PER COA STD DWG # 2236.
11. REFLECTORIZED PLASTIC STRIPING - 4" DASHED YELLOW (10' STRIPE, 30' GAP)
12. REFLECTORIZED PLASTIC STRIPING - 4" SOLID DOUBLE YELLOW.
13. REFLECTORIZED PLASTIC STRIPING - 4" SOLID WHITE.
14. REFLECTORIZED PLASTIC STRIPING - 12" SOLID WHITE STOP BAR.
15. REPAIR/REPLACE EXST IRRIGATION LINE.
16. 4" THICK, COLORED, PATTERNED CONCRETE.
17. 4' WIDE PCC SIDEWALK, DEFERRED.
18. 20' OF DEPRESSED MOUNTABLE CURB & GUTTER PER DETAIL ON SHEET 8 TO BE CENTERED ON THE VALLEY GUTTER.
19. REFLECTORIZED PLASTIC STRIPING LEFT TURN ARROW.
20. REFLECTORIZED PLASTIC STRIPING RIGHT TURN ARROW.
21. STANDARD CURB & GUTTER PER COA STD DWG #2415A.
22. CONSTRUCT HANDICAP RAMP PER COA STD DWG #2441, CASE II
23. 6' WIDE 18" THICK, TYPE 'L' RIPRAP WITH FILTER FABRIC.SEE SHEET 5 FOR POND DETAIL.

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS	AS-BUILT INFORMATION	
		FIELD NOTES			CONTRACTOR	DATE
				ACS Brass Cap stamped "15-F13"	WORK STARTED BY SALES	DATE 9/10/04
				Near the corner of Guadalupe Trail N.W. & Montana Road N.W.	FIELD OBSERVATION ACCEPTANCE BY JEA	DATE 9/10/04
				Geographic Position (NAD 1927), in feet	FIELD OBSERVATION BY ALS	DATE 9/10/04
				N.M. State Plane Coordinates (Central Zone)	DRAWINGS CORRECTED BY ALS	DATE 9/10/04
				X=378,476.46, Y=1,506,857.51	MICRO-FILM INFORMATION	
				Elevation=4974.72 (NGVD29) in feet	RECORDED BY	DATE
					NO.	

G. Donati

DESIGNED BY		GLD	DATE	09/10/04
DRAWN BY		RHF	DATE	09/10/04
BY				
REVISIONS				
DESIGN				

T

(ENTRANCE)

Mo./Day/Yr.		Mo./Day/Yr.	

Sheet **10** Of **15**

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC11	31.00	41.10	75°57'59"
FC12	23.00	38.14	95°00'06"
FC13	80.00	40.31	28°52'14"
FC14	80.00	40.43	28°52'19"
FC15	25.00	37.85	86°44'28"
FC16	10.00	16.22	92°57'00"
FC17	26.00	25.48	56°08'30"
FC18	127.00	3.97	1°47'34"
FC19	4.00	12.57	180°00'00"
FC20	4.00	12.57	180°00'00"
FC21	4.00	12.56	179°55'25"
FC22	4.00	12.57	180°00'00"



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1282PV1.DWGrlh 09/27/04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **VISTA FAISAN SUBDIVISION
VISTA FAISAN PLACE (ENTRANCE)
STA 11+20.27 TO STA 14+29.48
PAVING PLAN & PROFILE**

Design Review Committee

City Engineer Approval

Mo./Day/Yr.	Mo./Day/Yr.

APPROVED
OCT 18 2001
DESIGN
REVIEW COMMITTEE

APPROVED
OCT 29 2006
CITY ENGINEER

City Project No. _____

Zone Mo

Sheet **10** Of

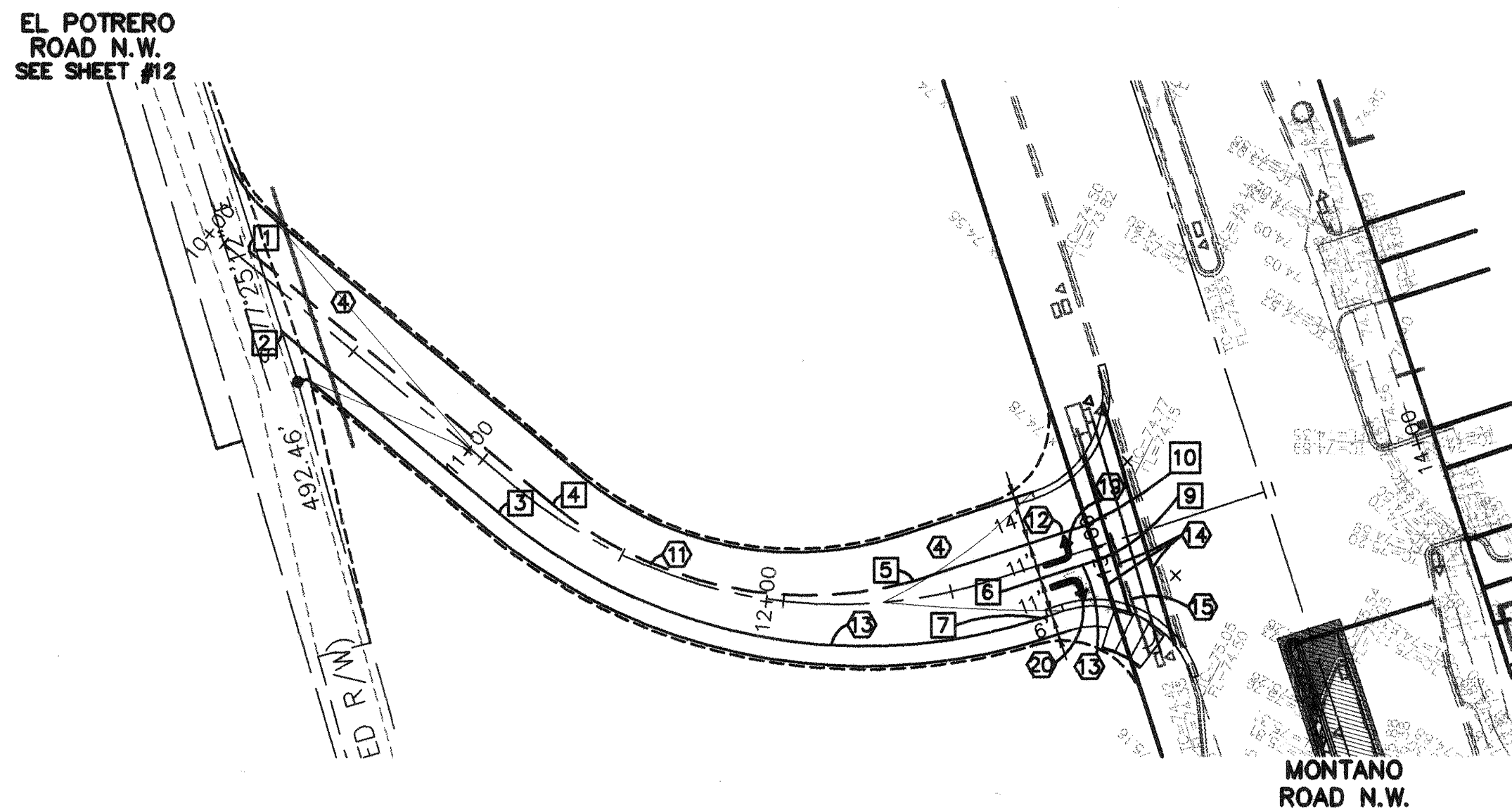
747181

one Map No.
F-14

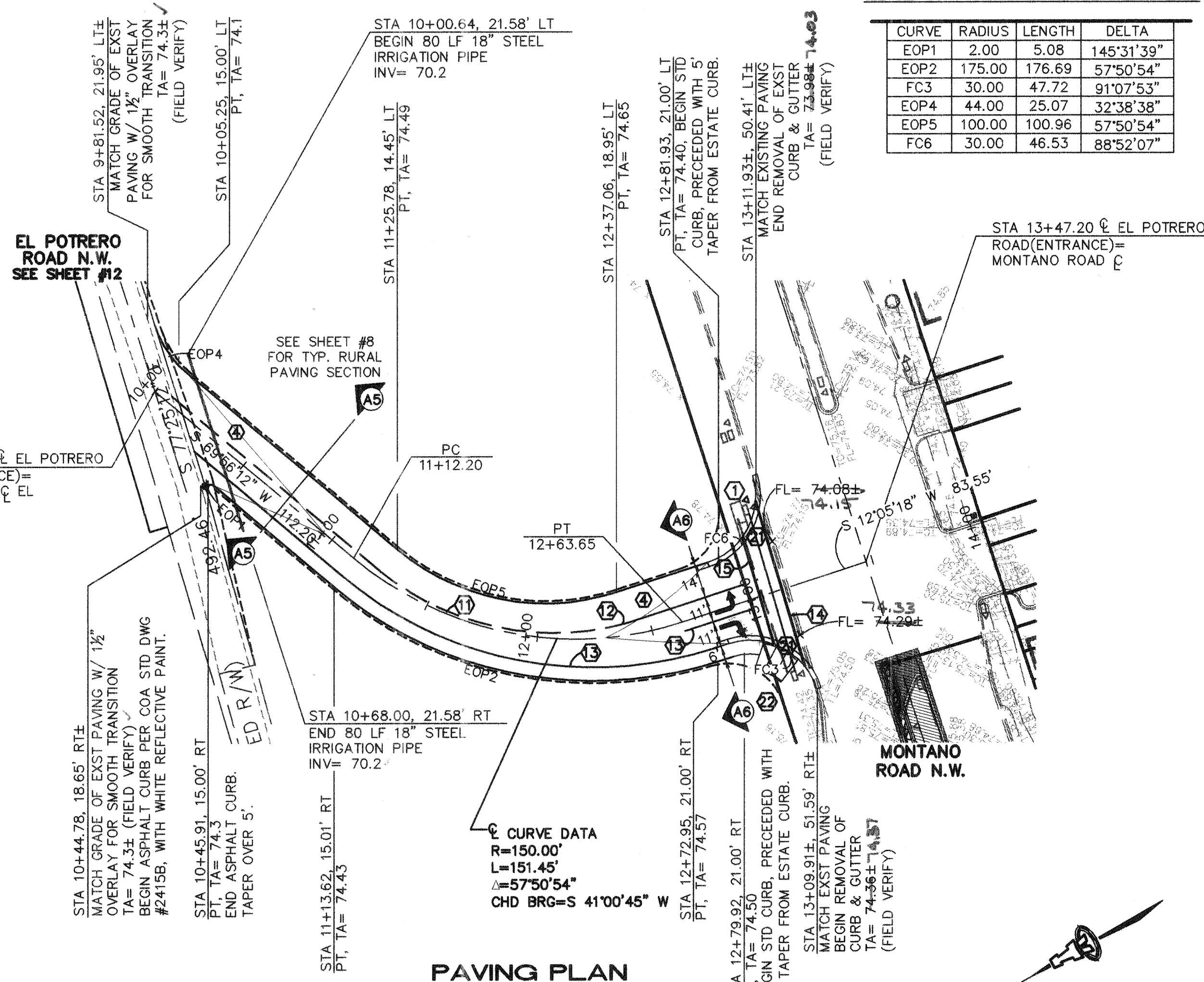
Sheet **10** Of **15**

SCANNED BY PLN

EL POTRERO ROAD N.W.
SEE SHEET #12



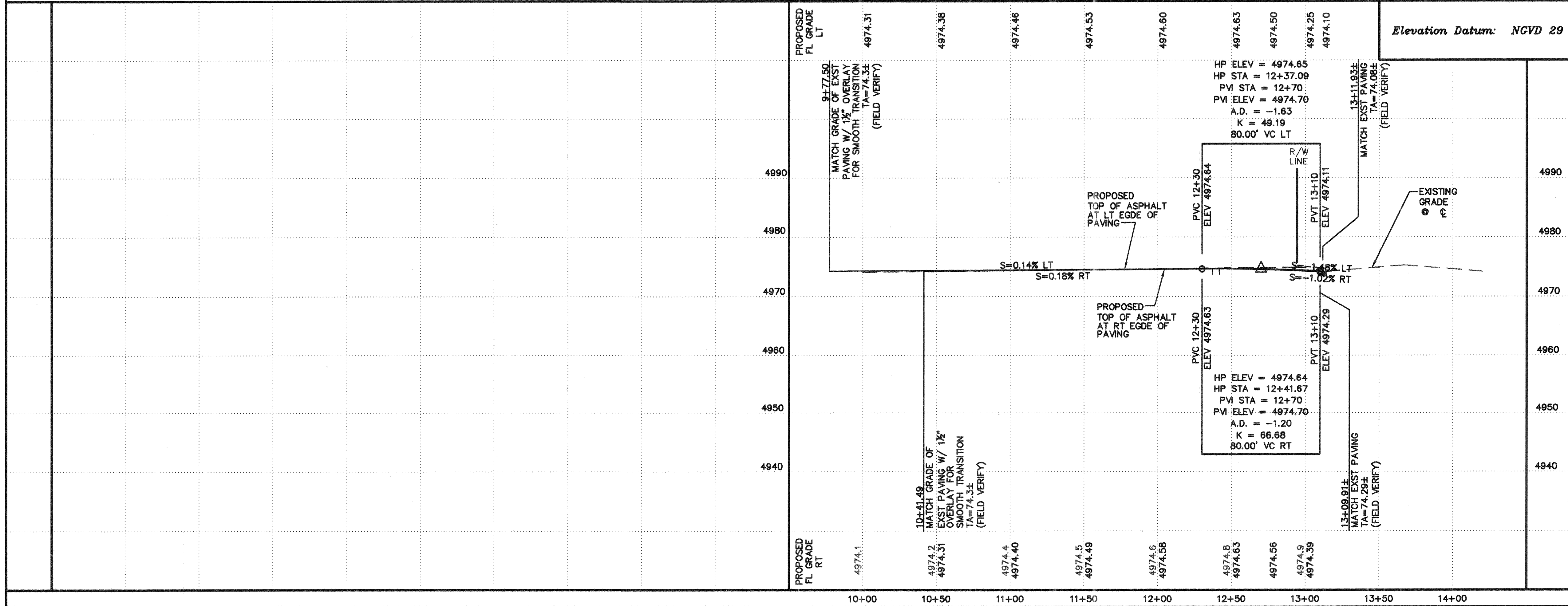
STRIPING PLAN



PAVING PLAN

EL POTRERO ROAD NW (ENTRANCE)

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



KEYED CONSTRUCTION NOTES

- CONSTRUCT UNIDIRECTIONAL HANDICAP RAMP PER COA STD DWG # 2426.
- MOUNTABLE CURB & GUTTER PER COA STD DWG #2415A.
- CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
- CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH PER COA STD DWG # 2401.
- MEDIAN CURB PER COA STD DWG # 2415B.
- CROWN TO SUPERELEVATION TRANSITION, 50' MIN. LENGTH.
- CONSTRUCT PCC VALLEY GUTTER 10' WIDE 3/4" INVERT PER COA STD DWG #2422.
- CONSTRUCT 4' WIDE PCC SIDEWALK PER COA STD DWG # 2430.
- 4' WIDE CURB OPENING.
- 2' WIDE SIDEWALK CULVERT PER COA STD DWG # 2236.
- REFLECTORIZED PLASTIC STRIPING - 4" DASHED YELLOW (10' STRIPE, 30' GAP)
- REFLECTORIZED PLASTIC STRIPING - 4" SOLID DOUBLE YELLOW.
- REFLECTORIZED PLASTIC STRIPING - 4" SOLID WHITE.
- REFLECTORIZED PLASTIC STRIPING - 12" SOLID WHITE STOP BAR.
- REPAIR/REPLACE EXIST IRRIGATION LINE.
- 4" THICK, COLORED, PATTERNED CONCRETE.
- 4' WIDE PCC SIDEWALK, DEFERRED.
- 20' OF DEPRESSED MOUNTABLE CURB & GUTTER PER DETAIL ON SHEET 8 TO BE CENTERED ON THE VALLEY GUTTER.
- REFLECTORIZED PLASTIC STRIPING LEFT TURN ARROW.
- REFLECTORIZED PLASTIC STRIPING RIGHT TURN ARROW.
- STANDARD CURB & GUTTER PER COA STD DWG #2415A.
- CONSTRUCT HANDICAP RAMP PER COA STD DWG #2441, CASE II

STRIPING STATION TABLE

STATION	STATION AND OFFSET	STATION TYPE
1	10+07.23, 3.00' LT	BEGIN
2	10+29.83, 9.00' RT	BEGIN
3	11+13.68, 9.01' RT	PC
4	11+24.68, 2.49' LT	PC
5	12+39.37, 5.11' LT	PT
6	12+63.65 4' RT	BEGIN
7	12+72.95, 15.00' RT	PT
8	NOT USED	
9	12+94.45, 4.00' RT	END
10	12+94.45, 7' LT	END

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128 Monroe Street N.E.
Albuquerque, New Mexico 87102
1282PV2.DWG/rh 09/14/04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: VISTA FAISAN SUBDIVISION
EL POTRERO ROAD NW (ENTRANCE)
STA 10+00.00 TO STA 14+00.00
PAVING PLAN & PROFILE

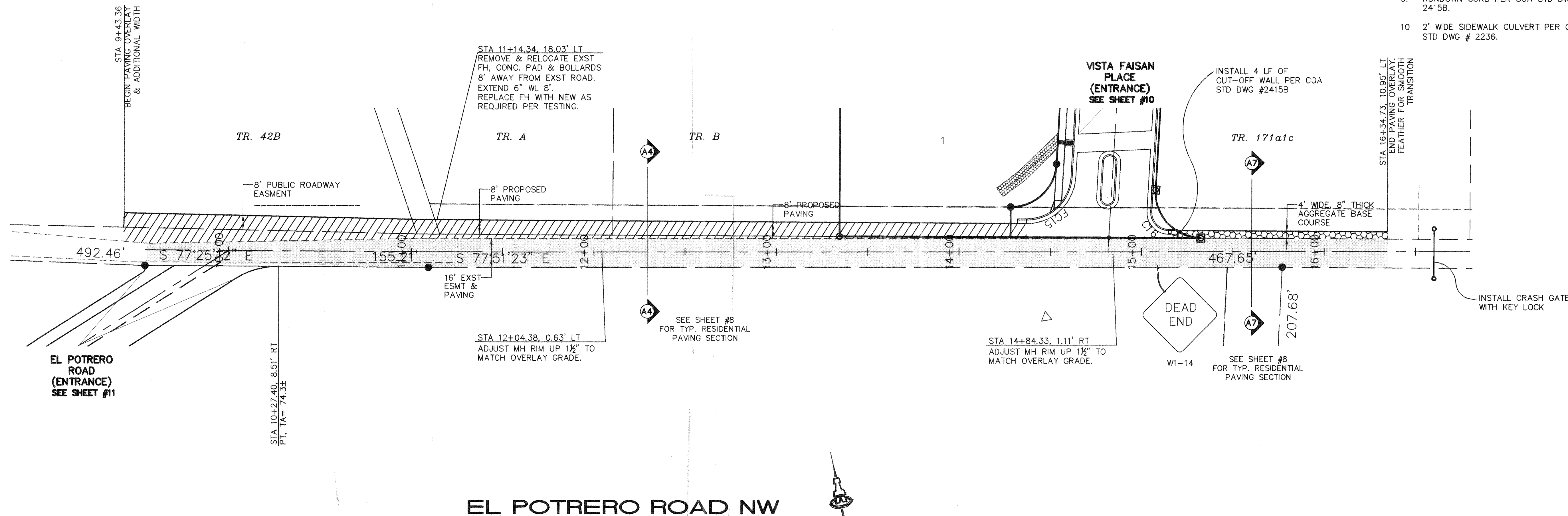
DESIGN REVIEW COMMITTEE
CITY ENGINEER
DESIGN REVIEW COMMITTEE
CITY ENGINEER

City Project No. 747181
Zone Map No. F-14
Sheet 11 Of 15

SCANNED BY 9/13/04

KEYED CONSTRUCTION NOTES

1. CONSTRUCT UNIDIRECTIONAL HANDICAP RAMP PER COA STD DWG # 2426.
2. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415A.
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. MEDIAN CURB PER COA STD DWG # 2415B.
6. CROWN TO SUPERELEVATION TRANSITION. 50' MIN. LENGTH.
7. CONSTRUCT PCC VALLEY GUTTER 10' WIDE 3/4" INVERT PER COA STD DWG #2420.
8. CONSTRUCT 4' WIDE PCC SIDEWALK PER COA STD DWG # 2430.
9. RUNDOWN CURB PER COA STD DWG # 2415B.
10. 2' WIDE SIDEWALK CULVERT PER COA STD DWG # 2236.



EL POTRERO ROAD NW

SCALE:
1"=30'

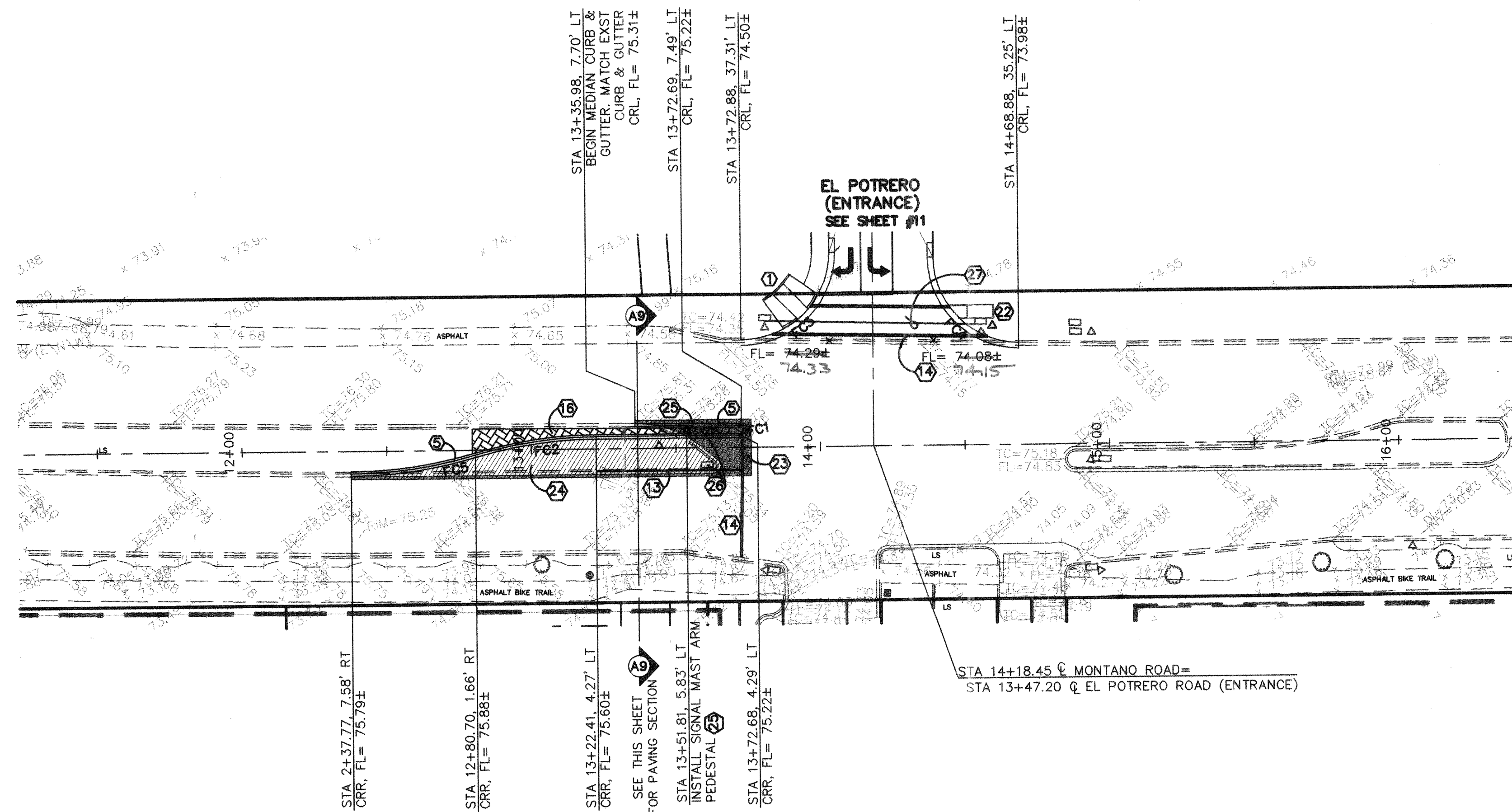
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	WORK	ACS Brass Cap stamped "15-F13"	Near the corner of Guadalupe Trail N.W. & Montano Road N.W.	FIELD NOTES		GENIEVE L. DONATI	
INSPECTOR	DATE	Geographic Position (NAD 1927), in feet				15088	
VERIFICATION BY	DATE	N.M. State Plane Coordinates (Central Zone)				9/27/04	
COMPLETED BY	DATE	X=378,476.46, Y=1,508,857.51					
MICRO-FILM INFORMATION		Elevation=4974.72 (NGVD29) in feet					
RECORDED BY	DATE						
NO.							

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87102
1282PV3.DWG/rth 9/13/04

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: VISTA FAISAN SUBDIVISION EL POTRERO ROAD NW STA 10+00.00 TO STA 14+00.00 PAVING PLAN & PROFILE	
Design Review Committee	City Engineer Approval
APPROVED	APPROVED
DESIGN REVIEW COMMITTEE	CITY ENGINEER
City Project No. 747181	Zone Map No. F-14
Sheet 12	Of 15

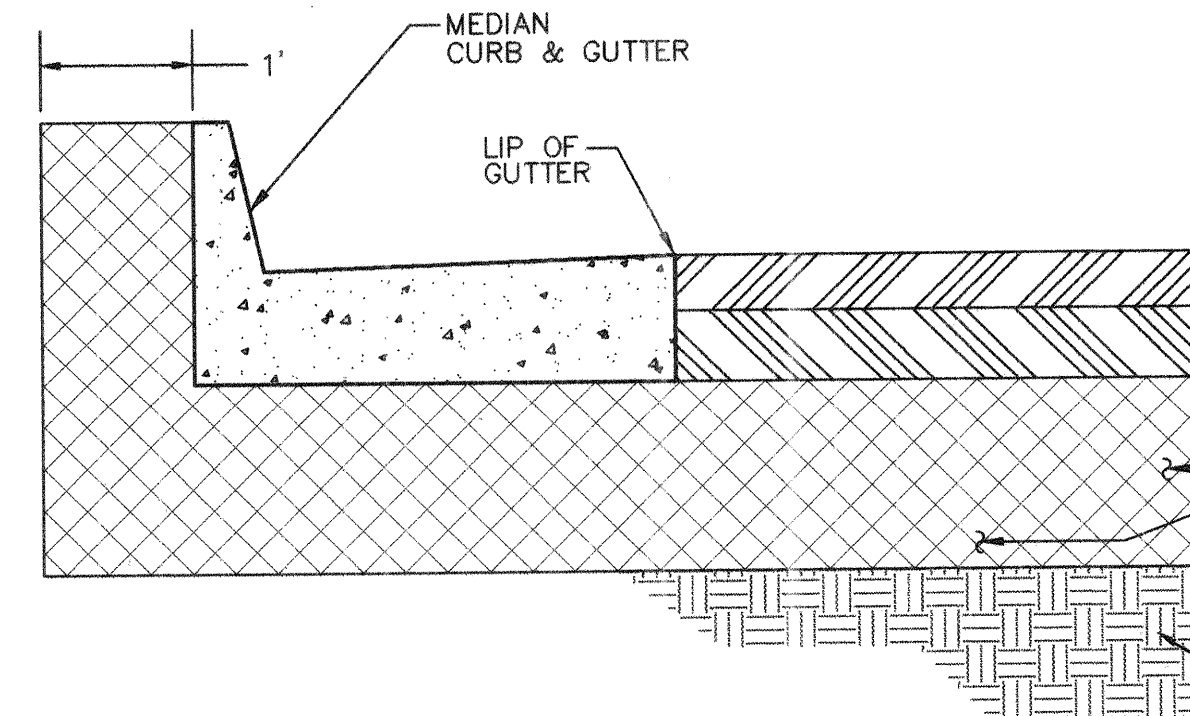
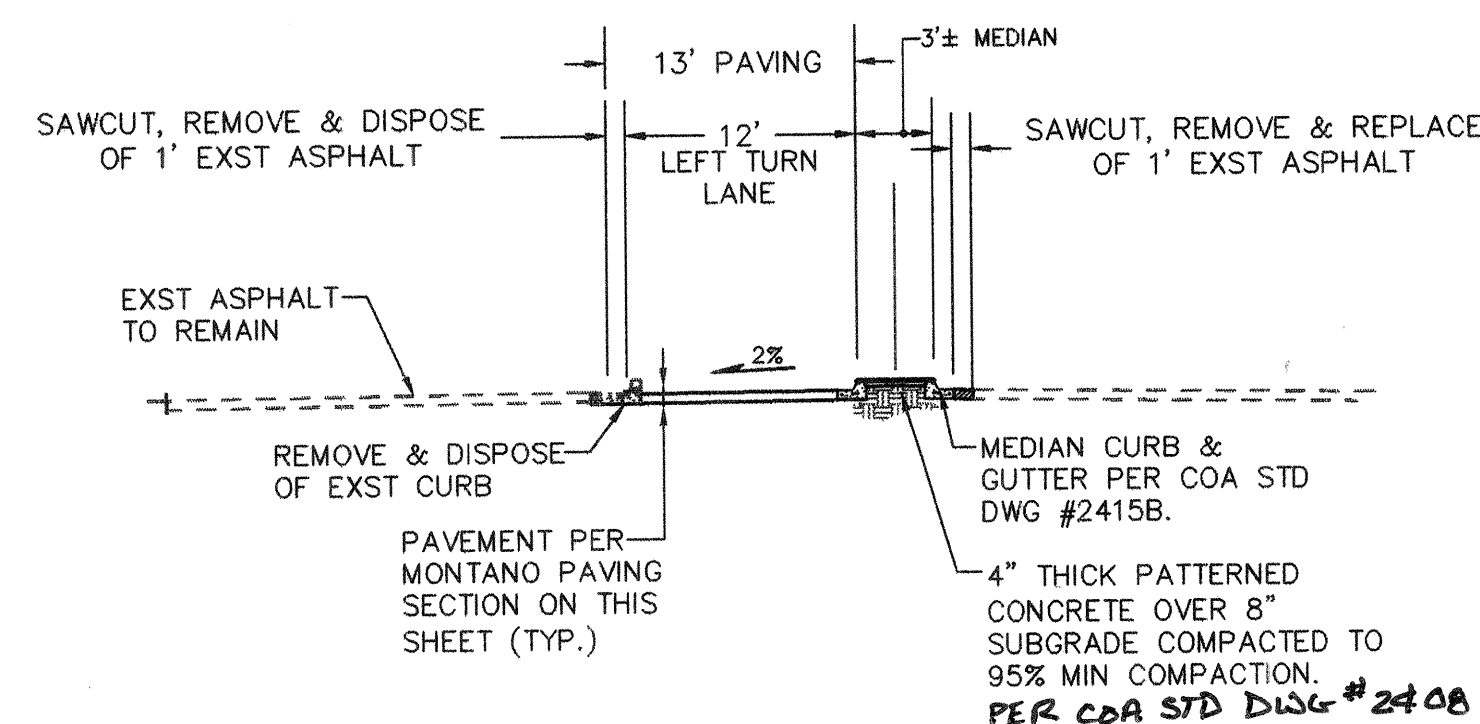
SCANNED
BY PLN

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
FC1	1.60	5.02	INFINITE	3.20	N 12°12'56" E
FC2	150.00	42.26	21.27	42.12	N 86°01'54" W
FC3	30.00	47.72	30.60	42.84	N 57°39'14" E
FC4	30.00	46.53	29.41	42.01	S 32°20'46" E
FC5	150.00	43.50	21.90	43.34	S 85°47'47" E



MONTANO ROAD N.W.

SCALE:
1"=30'



(2)-3" AND (1)-2 1/2" LIFTS OF ASPHALT CONCRETE TYPE "SP-II" GRADATION TACK COAT BETWEEN LIFTS (IF REQ'D) (PER CPN#3255)

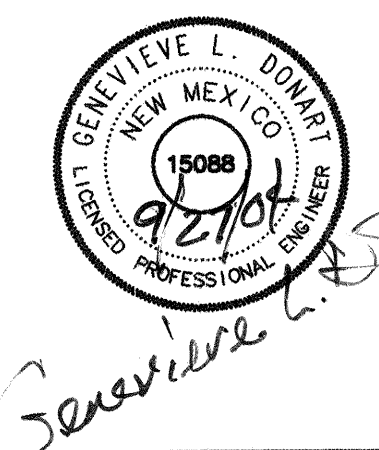
1' SUBGRADE SOIL, R-VALUE >50 COMPACTED TO 95% SOIL NOT HAVING THE MINIMUM R-VALUE OF 50 SHALL BE REMOVED TO A DEPTH OF 2 FT. AND REPLACED, BY THE CONTRACTOR, WITH SUITABLE MATERIAL OR A PAVEMENT SECTION SHALL BE DESIGNED BY CONSULTANT ACCOMMODATING THE EXISTING R-VALUE PER COA STANDARD SPECIFICATIONS.

SUBGRADE COMPACTED TO 90%

KEYED CONSTRUCTION NOTES

- CONSTRUCT UNIDIRECTIONAL HANDICAP RAMP PER COA STD DWG # 2426.
- MOUNTABLE CURB & GUTTER PER COA STD DWG #2415A.
- CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
- CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH PER COA STD DWG # 2401.
- MEDIAN CURB PER COA STD DWG # 2415B.
- CROWN TO SUPERELEVATION TRANSITION, 50' MIN. LENGTH.
- CONSTRUCT PCC VALLEY GUTTER 10' WIDE 3/4" INVERT PER COA STD DWG #2422.
- CONSTRUCT 4' WIDE PCC SIDEWALK PER COA STD DWG # 2430.
- 4' WIDE CURB OPENING.
- 2' WIDE SIDEWALK CULVERT PER COA STD DWG # 2236.
- REFLECTORIZED PLASTIC STRIPING - 4" DASHED WHITE (10' STRIPE, 30' GAP)
- REFLECTORIZED PLASTIC STRIPING - 4" SOLID DOUBLE YELLOW.
- REFLECTORIZED PLASTIC STRIPING - 4" SOLID WHITE.
- REFLECTORIZED PLASTIC STRIPING - 12" SOLID WHITE STOP BAR.
- REPAIR/REPLACE EXST IRRIGATION LINE.
- 4" THICK, COLORED, PATTERNED CONCRETE TO 10' WIDTH.
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- 20' OF DEPRESSED MOUNTABLE CURB & GUTTER PER DETAIL ON SHEET 8 TO BE CENTERED ON THE VALLEY GUTTER.
- REFLECTORIZED PLASTIC STRIPING LEFT TURN ARROW.
- REFLECTORIZED PLASTIC STRIPING RIGHT TURN ARROW.
- STANDARD CURB & GUTTER PER COA STD DWG #2415A.
- CONSTRUCT HANDICAP RAMP PER COA STD DWG #2441, CASE II
- SAWCUT, REMOVE, & DISPOSE OF EXISTING PAVING.
- 166 SY PAVING PER MONTANO PAVING SECTION ON THIS SHEET.
- CONSTRUCT SQUARE CONCRETE SIGNAL PEDESTAL PER COA STD DWG #2558.
- RELOCATE EXST. PULLBOX TO STA. 13+60.83, 5.89' LT, EXTEND CONDUIT, SIGNAL REALLOCATIONS TO BE COORDINATED WITH CITY TRAFFIC OPERATION SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
- INSTALL 2-3" CONDUITS & 1-2" ELECTRICAL CONDUIT. IF CONDUIT ALREADY EXISTS AT THIS LOCATION, DELETE THIS ITEM.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
CONTRACTOR	SALES	ACS Brass Cap stamped "15-F13"	Field Notes	Field Notes	Field Notes
DESIGNED BY	DATE	Near the corner of Guadalupe Trail N.W. & Montano Road N.W.	Field Notes	Field Notes	Field Notes
CHECKED BY	DATE	Geographic Position (NAD 1927), in feet	Field Notes	Field Notes	Field Notes
APPROVED BY	DATE	N.M. State Plane Coordinates (Central Zone)	Field Notes	Field Notes	Field Notes
RECORDED BY	DATE	X=378,476.46, Y=1,506,857.51	Field Notes	Field Notes	Field Notes
DATE	DATE	Elevation=4974.72 (NGVD29) in feet	Field Notes	Field Notes	Field Notes



REVISIONS	DATE	BY
DESIGN	09/10/04	
RFH	09/10/04	
GLD	09/10/04	

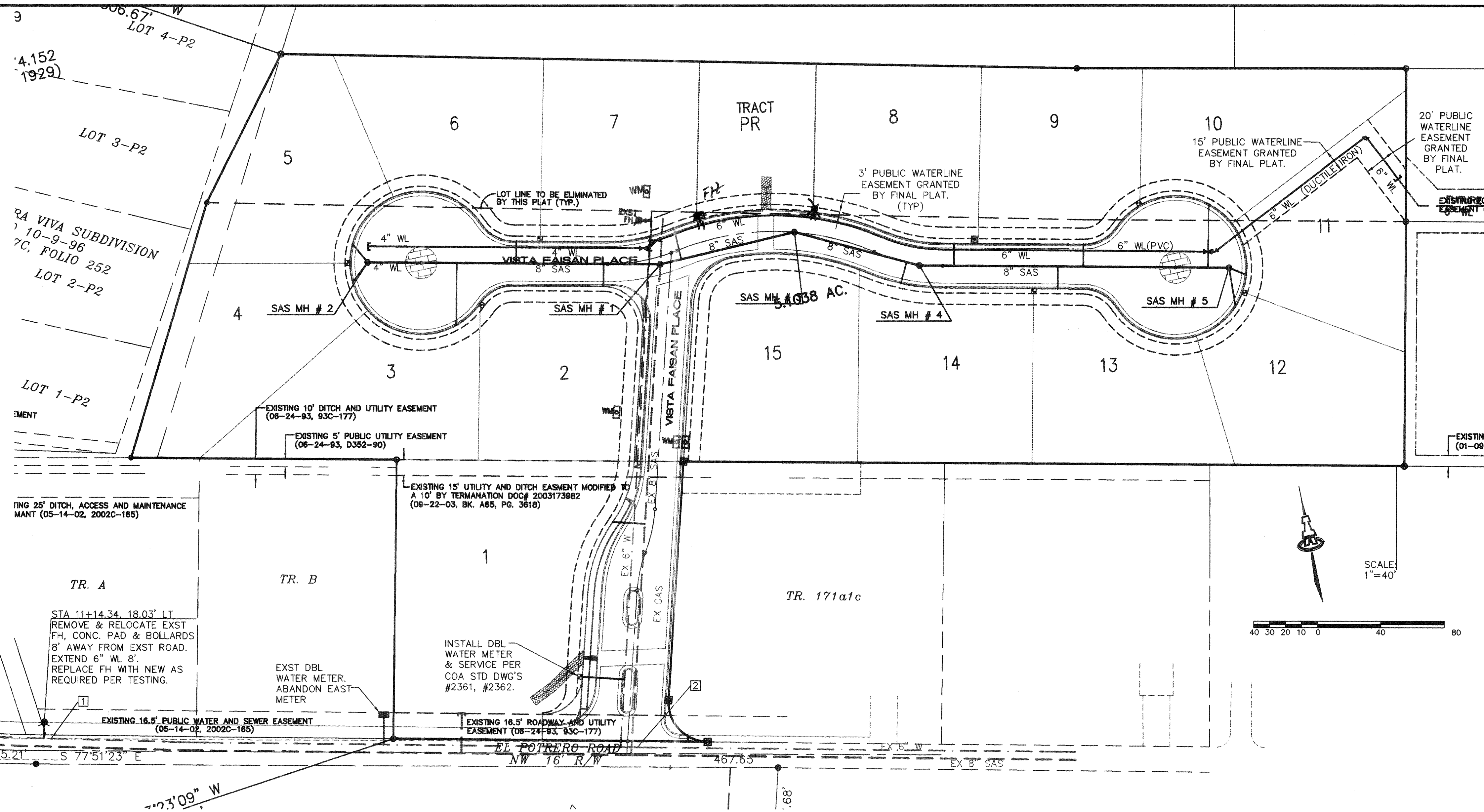
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87102
1282PV4.DWG/rth 09/24/04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: VISTA FAISAN SUBDIVISION
MONTANO ROAD NW
STA 10+00.00 TO STA 14+00.00
PAVING PLAN & PROFILE

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

SCANNED BY *PLN*



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.

NOTE:
EXISTING WATER & SAS
INSTALLED BY CPN #495693.

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: GW/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
TEST PRESSURE: 150 PSI
TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., DUCTILE IRON PIPE, GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

RESTRAINED JOINT LENGTHS, L_r, FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)

SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
12	30	12	6	3	85
10	26	11	5	3	72
8	22	9	4	2	60
6	17	7	3	2	46
4	12	5	2	1	32

RESTRAINED JOINT LENGTHS, L_r, FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.

SIZE	LARGE SIDE		SMALL SIDE	
	SIZE	LENGTH	SIZE	LENGTH
12x10	25	30	10x6	44
12x8	45	68	10x4	58
12x6	62	121	8x6	25
12x4	74	213	8x4	43
10x8	24	30	6x4	24

NOTES:

- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
- 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.
- 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.

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING

ISAACSON & ARFMAN, P.A.
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128 Monroe Street N.E.
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1282UMSTR.DWG.rh 09/13/04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

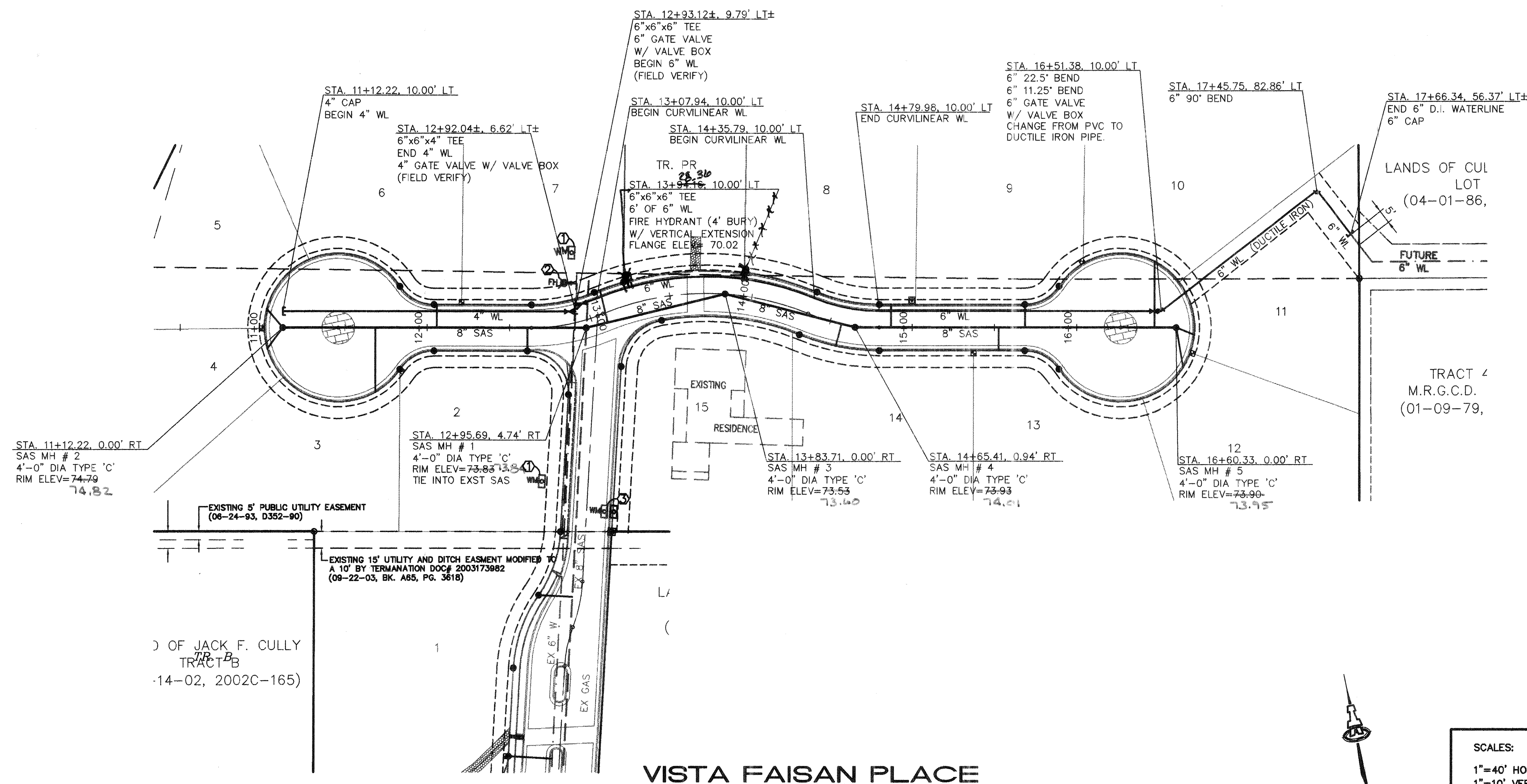
TITLE: **VISTA FAISAN SUBDIVISION
MASTER UTILITY PLAN**

Design Review Committee:
City Engineer Approval:
Last Design Update:

City Project No. **747181** Zone Map No. **F-14** Sheet **14** Of **15**

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACS Brass Cap stamped "15-F13"	NEAR THE CORNER OF GUADALUPE TRAIL N.W. & MONTANO ROAD N.W.	FIELD NOTES	REMARKS	NO.	DATE
INSPECTOR	DATE	Geographic Position (NAD 1927), in feet			DESIGN		
ACCEPTANCE BY	DATE	N.M. State Plane Coordinates (Central Zone)			REVISIONS		
VERIFICATION BY	DATE	X=378,476.46; Y=1,506,857.51					
CONNECTION BY	DATE	Elevation=4974.72 (NGVD29) in feet					
MICRO-FILM INFORMATION							
RECORDED BY	DATE						
NO.							

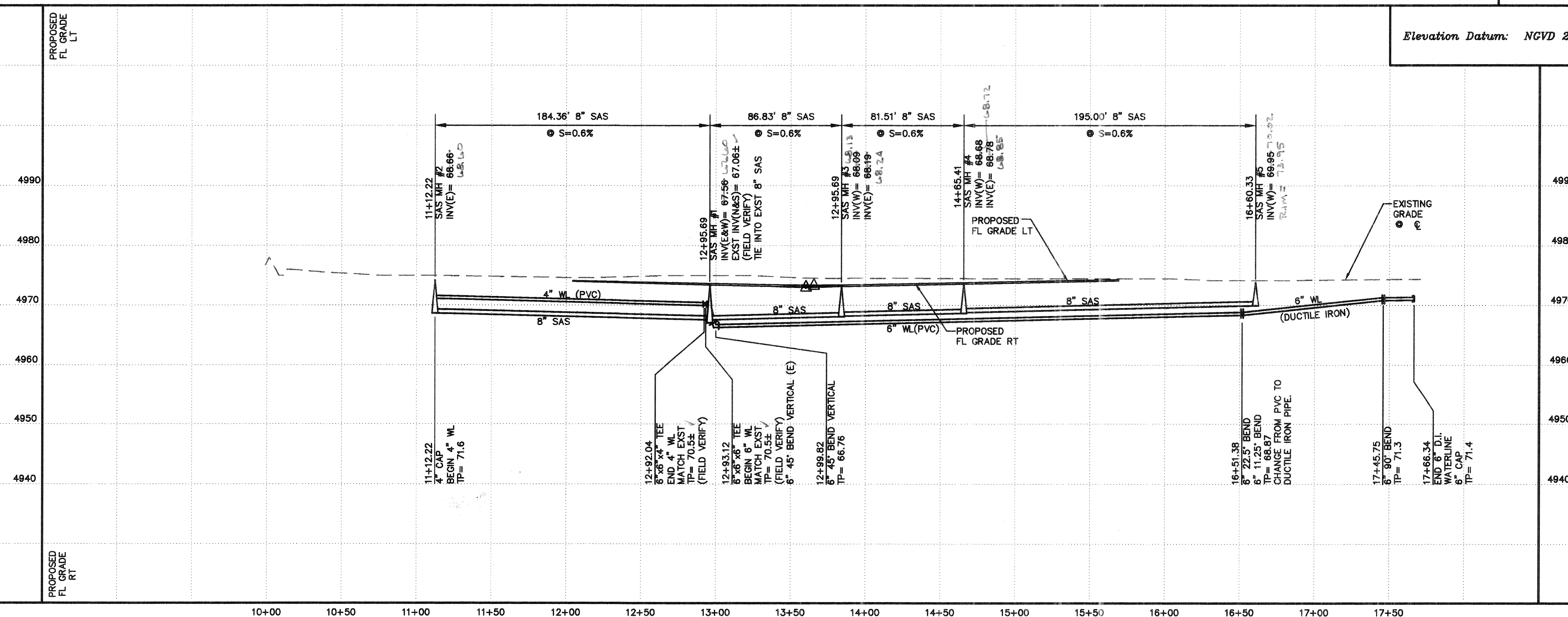
SCANNED
BY PLN



VISTA FAISAN PLACE

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

Elevation Datum: NGVD 29



GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES WITH $\frac{3}{4}$ " SERVICES PER COA STD DWG #2361 & #2362.
3. SEE SHEET #13 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #13 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

KEYED CONSTRUCTION NOTES

1. REMOVE EXST WATER METERS.
SALVAGE IF APPROPRIATE.
2. REMOVE & RELOCATE EXST FIRE
HYDRANT. REPLACE WITH NEW
FH AS REQUIRED BY TESTING.
3. REMOVE & RELOCATE EXST
WATER METER & BOX TO BEHIND
CURB. REPLACE SERVICE LINE

UTILITY SERVICE TABLE

	LOT NO.	STATION		SAS INV © R/W
		WATER, LENGTH	SAS, LENGTH	
	1 **	13+90.82, 31'	12+95.32, 21'	70.5
	2	11+83.36, 35'	12+60.87, 14'	70.4
	3		11+68.36, 39'	70.6
	4 *	11+00.99, 18'	11+02.84, 16'	72.9
	5 *		12+02.47, 15'	71.0
	6	12+20.80, 4'	12+05.80, 14'	70.3
	7	12+24.10, 4'	13+11.35, 20'	69.6
TR. PR	(5)	12+26.36, 4'	N/A	N/A
	8	14+99.85, 7'	14+87.03, 14'	70.0
	9	16+03.79, 29'	15+68.49, 14'	70.5
	10		16+47.08, 40'	71.9
	11 (1)	16+69.04, 33'	16+74.40, 12'	71.0
	12 * (1)		16+64.65, 25'	71.0
	13	15+37.39, 24'	15+52.39, 14'	70.4
	14	EXISTING	14+56.34, 14'	69.9
	15	EXISTING	EXISTING	EXISTING

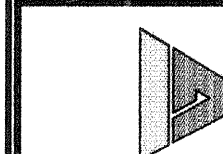
* INSTALL SAS SVC INTO MANHOLE PER STD
DWG No. 2118.

** STATIONING IS VISTA FAISAN PLACE (ENTRANCE)

(1) DOUBLE WATER SERVICE MUST BE CONNECTED TO MAIN WEST OF GATE VALVE.

LEGEND

- | | |
|---|--------------------------|
|  | SINGLE WATER METER & BOX |
|  | DOUBLE WATER METER & BOX |
|  | GATE VALVE W/ VALVE BOX |
|  | FIRE HYDRANT |
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|  | WATER LINE W/ FITTING |



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1282UTL1.DWGrfh 09/27/04

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PUBLIC WORKS DEPARTMENT
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TITLE: **VISTA FAISAN SUBDIVISION
VISTA FAISAN PLACE
STA 12+04.12 TO STA 15+69.02
UTILITY PLAN & PROFILE**

Design Review Committee

City Engineer Approval:

Mo./Day/Yr.	Mo./Day/Yr.
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APPROVED

APPROVED

IN 20

CITY ENGINEER

City Project No.

Zone Map No.

Sheet 15 Of

747181

Zone Map No.
F-14

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