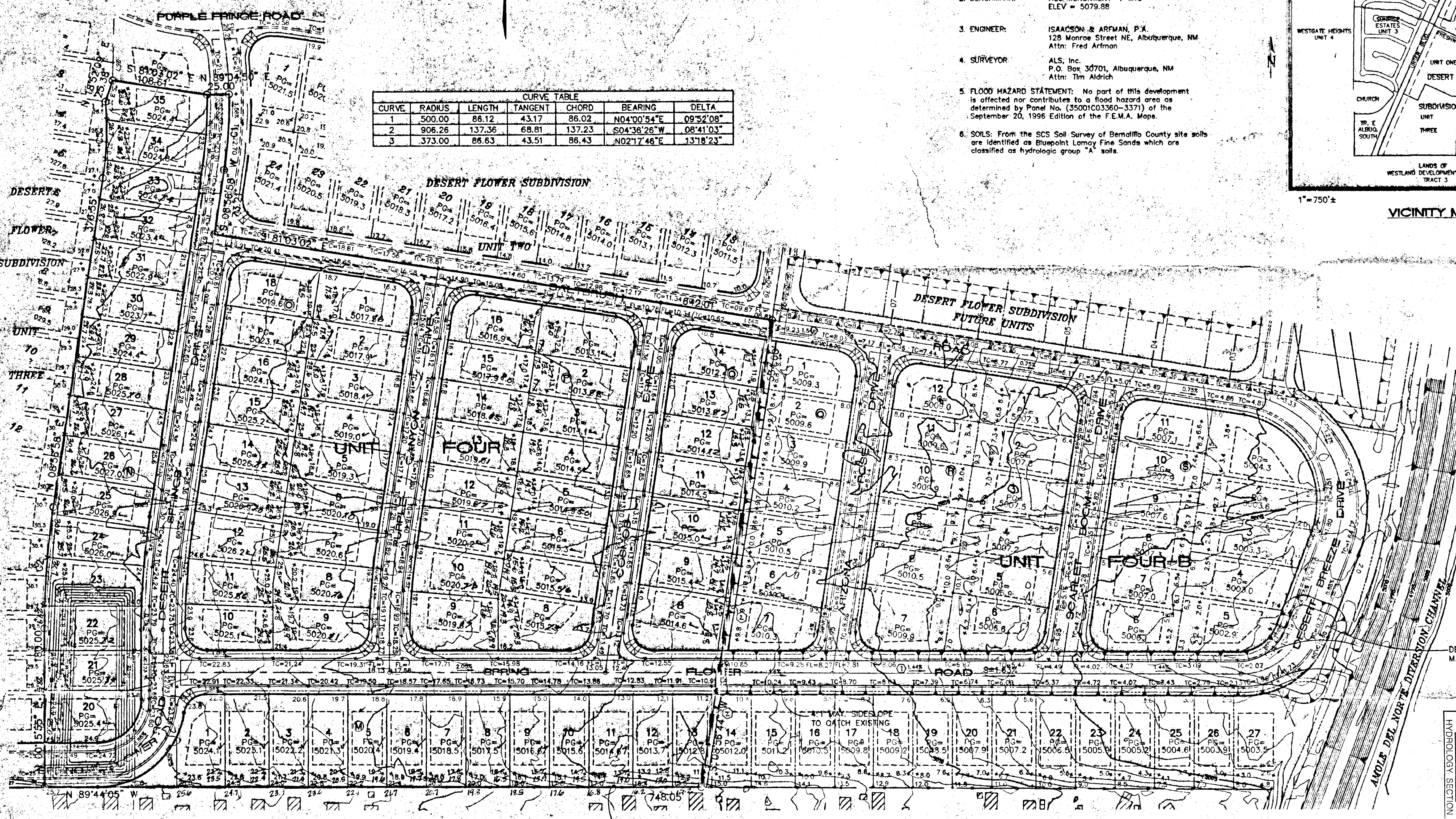
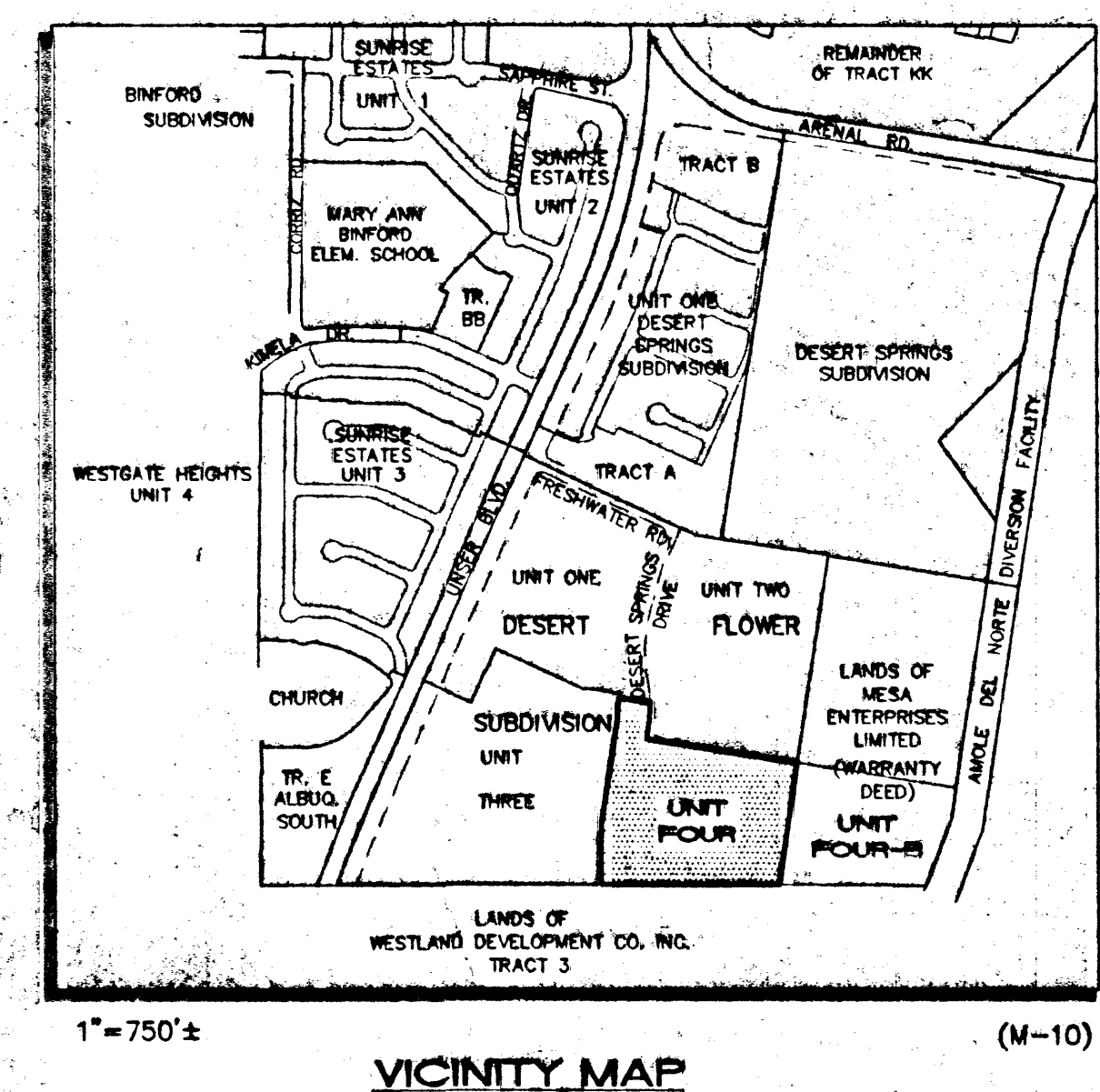




CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	500.00	86.12	43.17	86.02	N04°00'54"E
2	906.26	137.36	68.81	137.23	S04°38'26"W
3	373.00	86.63	43.51	86.43	N02°17'46"E

- NOTES**
- LEGAL DESCRIPTION: A portion of Tract B2-A, Desert Flower Subdivision, and a portion of Mesa Enterprises, Limited.
 - BENCHMARK: ACS MONUMENT "1-M10" ELEV = 5079.88
 - ENGINEER: ISAACSON & ARFMAN, P.A. 128 Monroe Street NE, Albuquerque, NM Attn: Fred Arfman
 - SURVEYOR: ALS, Inc. P.O. Box 30701, Albuquerque, NM Attn: Tim Aldrich
 - FLOOD HAZARD STATEMENT: No part of this development is affected nor contributes to a flood hazard area as determined by Panel No. (35001C03360-3371) of the September 20, 1996 Edition of the F.E.M.A. Maps.
 - SOILS: From the SCS Soil Survey of Bernalillo County site soils are identified as Bluepoint Lamoey Fine Sands which are classified as hydrologic group "A" soils.



AS-BUILT INFORMATION		BEACH MARKS		SURVEY INFORMATION	
CONTRACT NO.	DATE	CONTRACT NO.	DATE	FIELD NOTES	DATE
NO.	DATE	NO.	DATE	1	5/98
NO.	DATE	NO.	DATE	2	5/98
NO.	DATE	NO.	DATE	3	5/98
NO.	DATE	NO.	DATE	4	5/98
NO.	DATE	NO.	DATE	5	5/98
NO.	DATE	NO.	DATE	6	5/98
NO.	DATE	NO.	DATE	7	5/98
NO.	DATE	NO.	DATE	8	5/98
NO.	DATE	NO.	DATE	9	5/98
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NO.	DATE	NO.	DATE	11	5/98
NO.	DATE	NO.	DATE	12	5/98
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NO.	DATE	NO.	DATE	98	5/98
NO.	DATE	NO.	DATE	99	5/98
NO.	DATE	NO.	DATE	100	5/98

ENGINEER'S SEAL	BY	DATE
FRED C. ARFMAN STATE OF NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 7322		09-22-98
REVISIONS	DATE	DESIGNED BY
DESIGN	07/98	MJC
	07/98	DRN
	07/98	CHK
	07/98	BY

ENGINEER'S CERTIFICATION

I, FRED C. ARFMAN, P.E., LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THOSE GRADES AND IMPROVEMENT SHOWN HEREON AS FIELD VERIFIED BY WALKER SURVEYING COMPANY ON FEBRUARY 5, 1999, IN ACCORDANCE WITH THE "NEW MEXICO ENGINEERING AND SURVEYING ACT", SECTION 61-23-1 THROUGH 61-23-32 NMSD (1979).

NO RETAINING WALLS WERE REQUIRED ON THE APPROVED FINAL GRADING PLAN, DATED 09-22-98 AND NONE WERE CONSTRUCTED AS PART OF THE DESERT FLOWER SUBDIVISION UNIT FOUR (M10/D120).

Fred C. Arfman
FRED C. ARFMAN, PE
NMPE NO. 7322
DATE 02-09-99

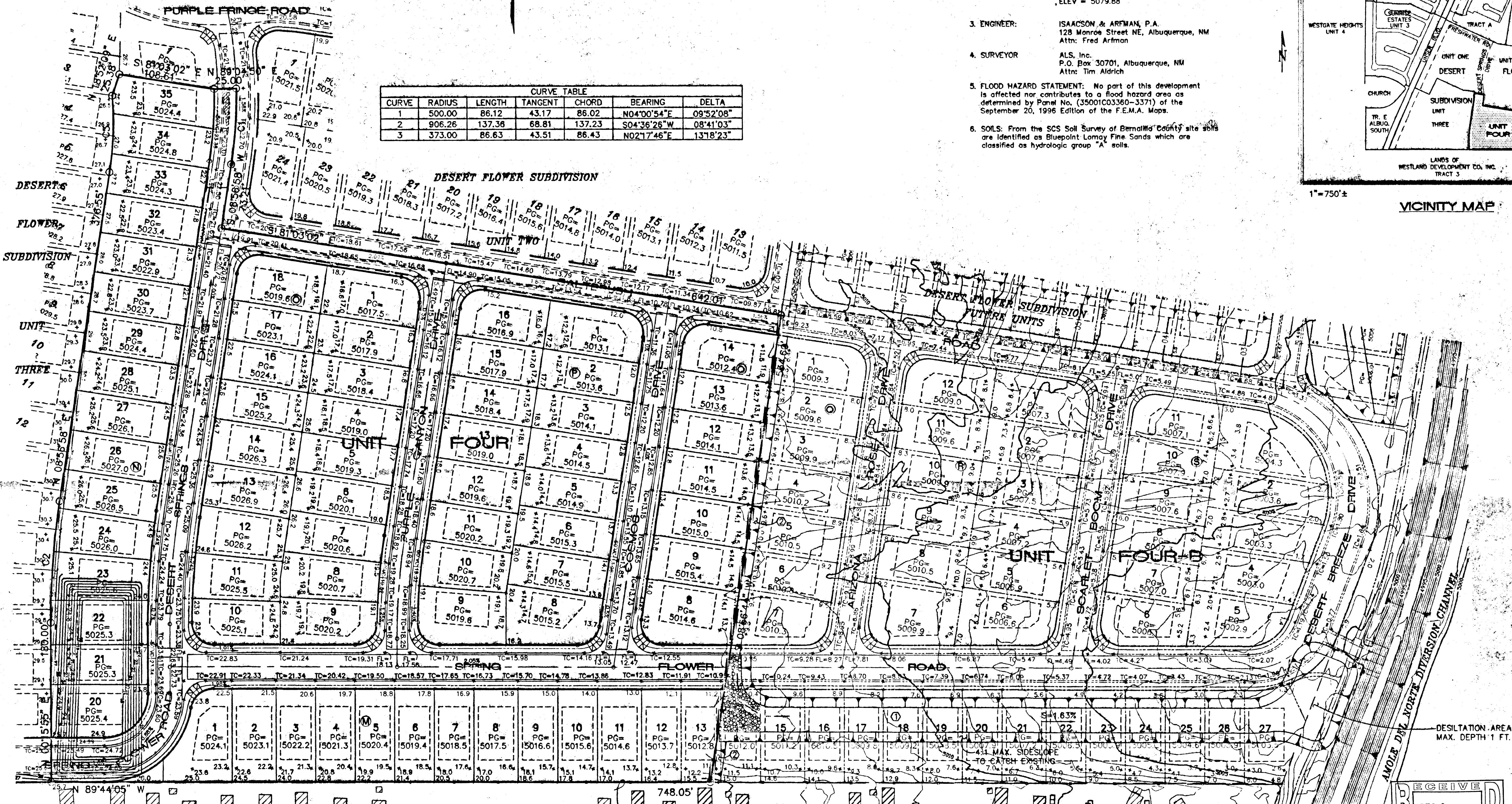
- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION
 - FLOW ARROW
 - PAD GRADE ELEVATION
 - PROPOSED TOP OF CURB ELEVATION
 - PROPOSED FLOW LINE ELEVATION
 - PHASE LINE
- NOTE: BACKYARD GRADES ARE TO MATCH EXISTING COVER GRADES AT FOOTINGS.
- 1 TEMPORARY EARTHEN RUNDOWN TO BE BUILT IF THIS SITE IS DEVELOPED IN TWO PHASES.
- 2 MAX SLOPE AT 3:1 TO MATCH EXISTING GRADE ONLY TO BE BUILT IF UNIT FOUR IS DEVELOPED IN TWO PHASES.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
023CRD.DWGems 09/21/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT FOUR
GRADING & DRAINAGE PLAN

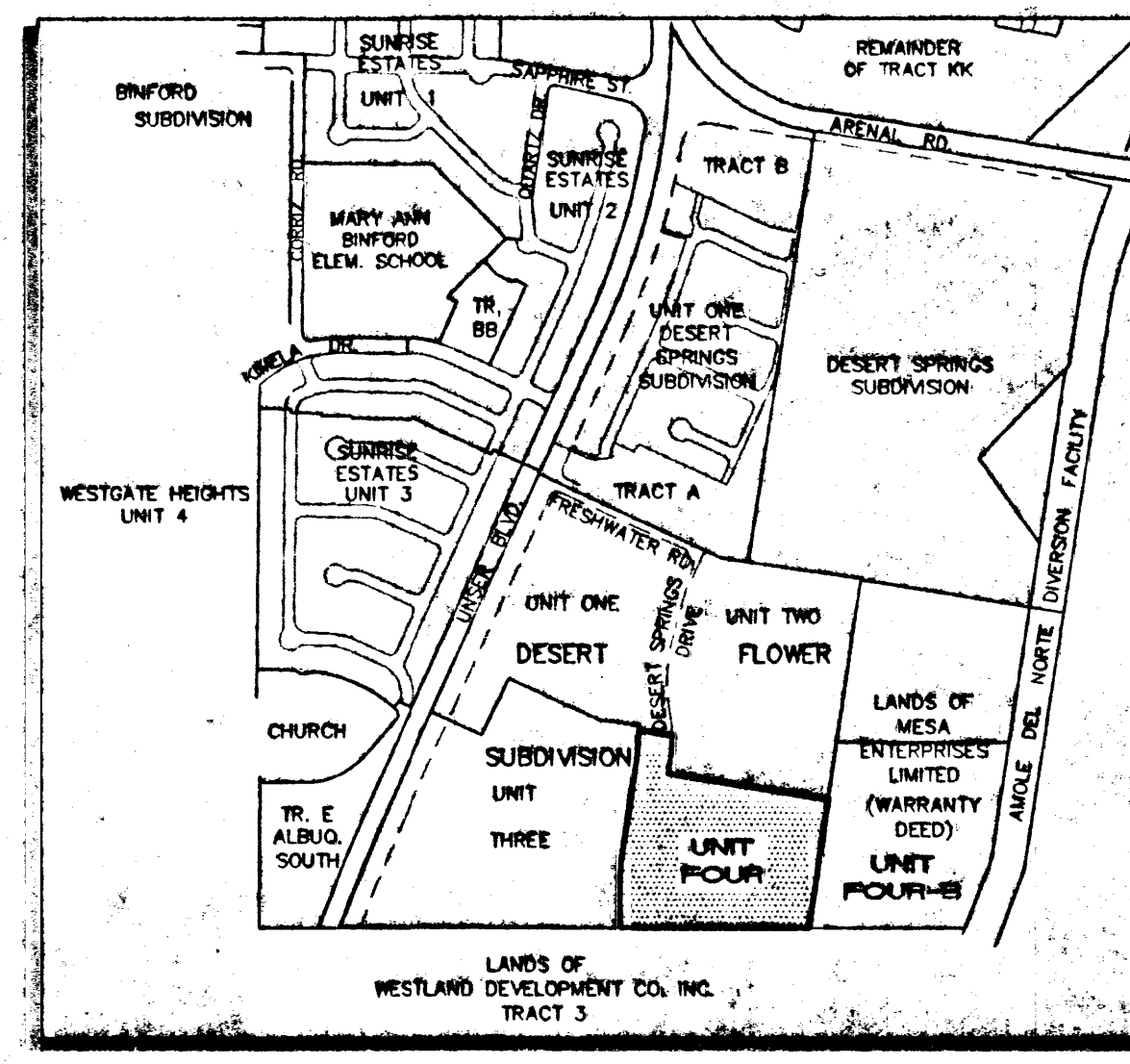
Design Review Committee	City Engineer Approval	W.S./B.S./T.C.	W.S./B.S./T.C.
Approved C.D.R.B.	10-20-98		
City Project No.	Zone Map No.	Sheet 1	Of 1



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	500.00	86.12	43.17	86.02	N04°00'54"E
2	906.26	137.36	68.81	137.23	S04°36'26"W
3	373.00	86.63	43.51	86.43	N02°17'46"E

NOTES

- LEGAL DESCRIPTION: A portion of Tract B2-A, Desert Flower Subdivision, and a portion of Mesa Enterprises, Limited.
- BENCHMARK: ACS MONUMENT "I-M10" ELEV = 5079.88
- ENGINEER: ISAACSON & ARFMAN, P.A. 128 Monroe Street NE, Albuquerque, NM Attn: Fred Arfman
- SURVEYOR: ALS, Inc. P.O. Box 30701, Albuquerque, NM Attn: Tim Aldrich
- FLOOD HAZARD STATEMENT: No part of this development is affected nor contributes to a flood hazard area as determined by Panel No. (35001C03360-3371) of the September 20, 1996 Edition of the F.E.M.A. Maps.
- SOILS: From the SCS Soil Survey of Bernalillo County site soils are identified as Bluepoint Lomay Fine Sands which are classified as hydrologic group "A" soils.



VICINITY MAP

(M-10)

NOTE: BACKYARD GRADES ARE TO MATCH EXISTING COVER GRADES AT FOOTINGS.

① TEMPORARY EARTHEN RUNDOWN TO BE BUILT IF THIS SITE IS DEVELOPED IN TWO PHASES.

② MAX SLOPE AT 3:1 TO MATCH EXISTING GRADE. ONLY TO BE BUILT IF UNIT FOUR IS DEVELOPED IN TWO PHASES.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- PAV GRADE ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLOW LINE ELEVATION
- PHASE LINE

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS	
CONTRACTOR	DATE	CONTRACTOR	DATE	FIELD NOTES	DATE	BY	DATE	NO.	DATE
DATE	DATE	DATE	DATE	1	5/96	ALS	5/96		
DATE	DATE	DATE	DATE						
DATE	DATE	DATE	DATE						
DATE	DATE	DATE	DATE						

CONTRACTOR	DATE	CONTRACTOR	DATE	FIELD NOTES	DATE	BY	DATE	NO.	DATE
DATE	DATE	DATE	DATE	1	5/96	ALS	5/96		
DATE	DATE	DATE	DATE						
DATE	DATE	DATE	DATE						
DATE	DATE	DATE	DATE						

CONTRACTOR	DATE	CONTRACTOR	DATE	FIELD NOTES	DATE	BY	DATE	NO.	DATE
DATE	DATE	DATE	DATE	1	5/96	ALS	5/96		
DATE	DATE	DATE	DATE						
DATE	DATE	DATE	DATE						
DATE	DATE	DATE	DATE						

CONTRACTOR	DATE	CONTRACTOR	DATE	FIELD NOTES	DATE	BY	DATE	NO.	DATE
DATE	DATE	DATE	DATE	1	5/96	ALS	5/96		
DATE	DATE	DATE	DATE						
DATE	DATE	DATE	DATE						
DATE	DATE	DATE	DATE						

CONTRACTOR	DATE	CONTRACTOR	DATE	FIELD NOTES	DATE	BY	DATE	NO.	DATE
DATE	DATE	DATE	DATE	1	5/96	ALS	5/96		
DATE	DATE	DATE	DATE						
DATE	DATE	DATE	DATE						
DATE	DATE	DATE	DATE						

CONTRACTOR	DATE	CONTRACTOR	DATE	FIELD NOTES	DATE	BY	DATE	NO.	DATE
DATE	DATE	DATE	DATE	1	5/96	ALS	5/96		
DATE	DATE	DATE	DATE						
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RECEIVED
DEC 02 1998
HYDROLOGY SECTION

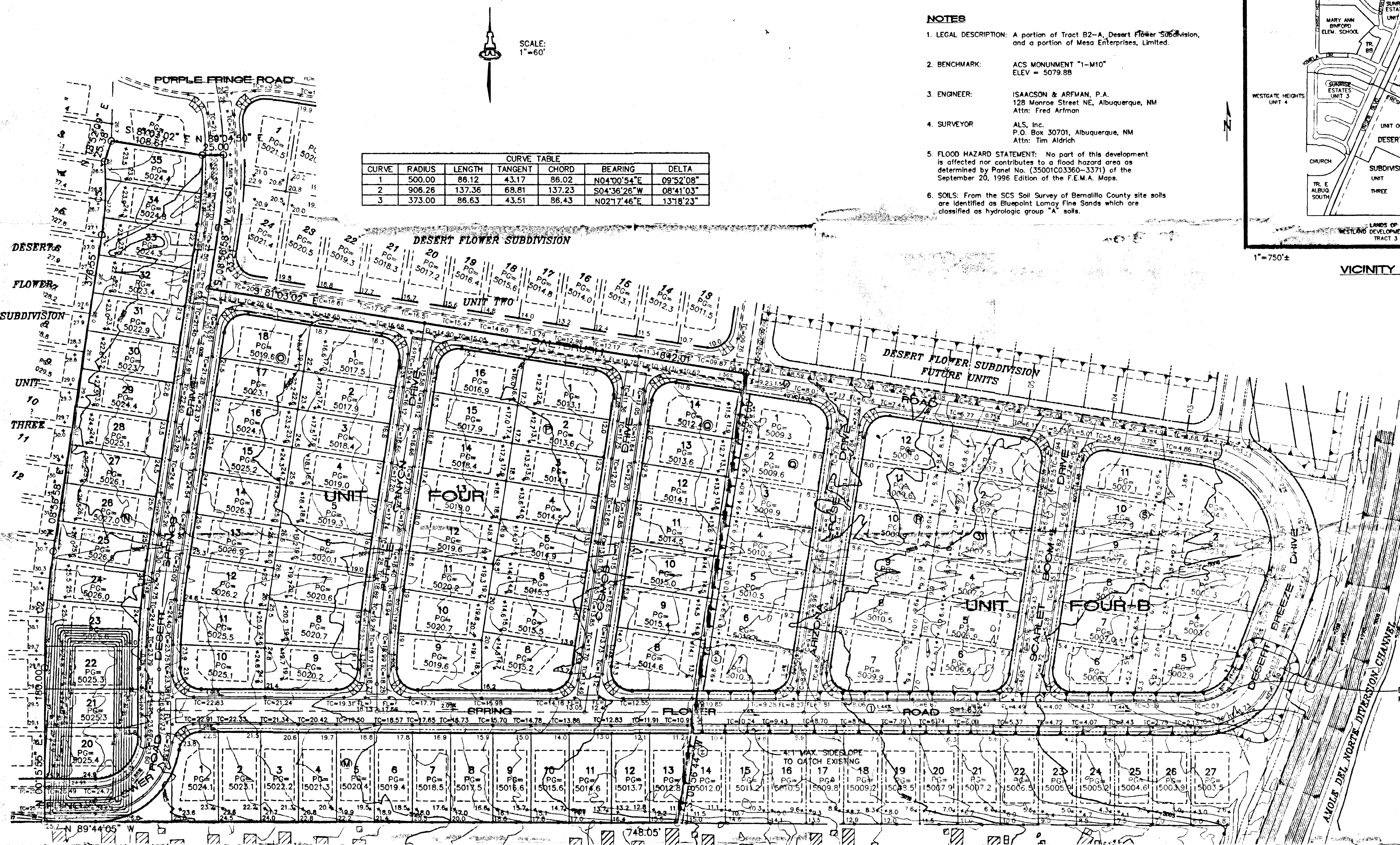
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87102
023GRD.DWGems 11/30/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT FOUR
GRADING & DRAINAGE PLAN

Design Review Committee City Engineer Approval

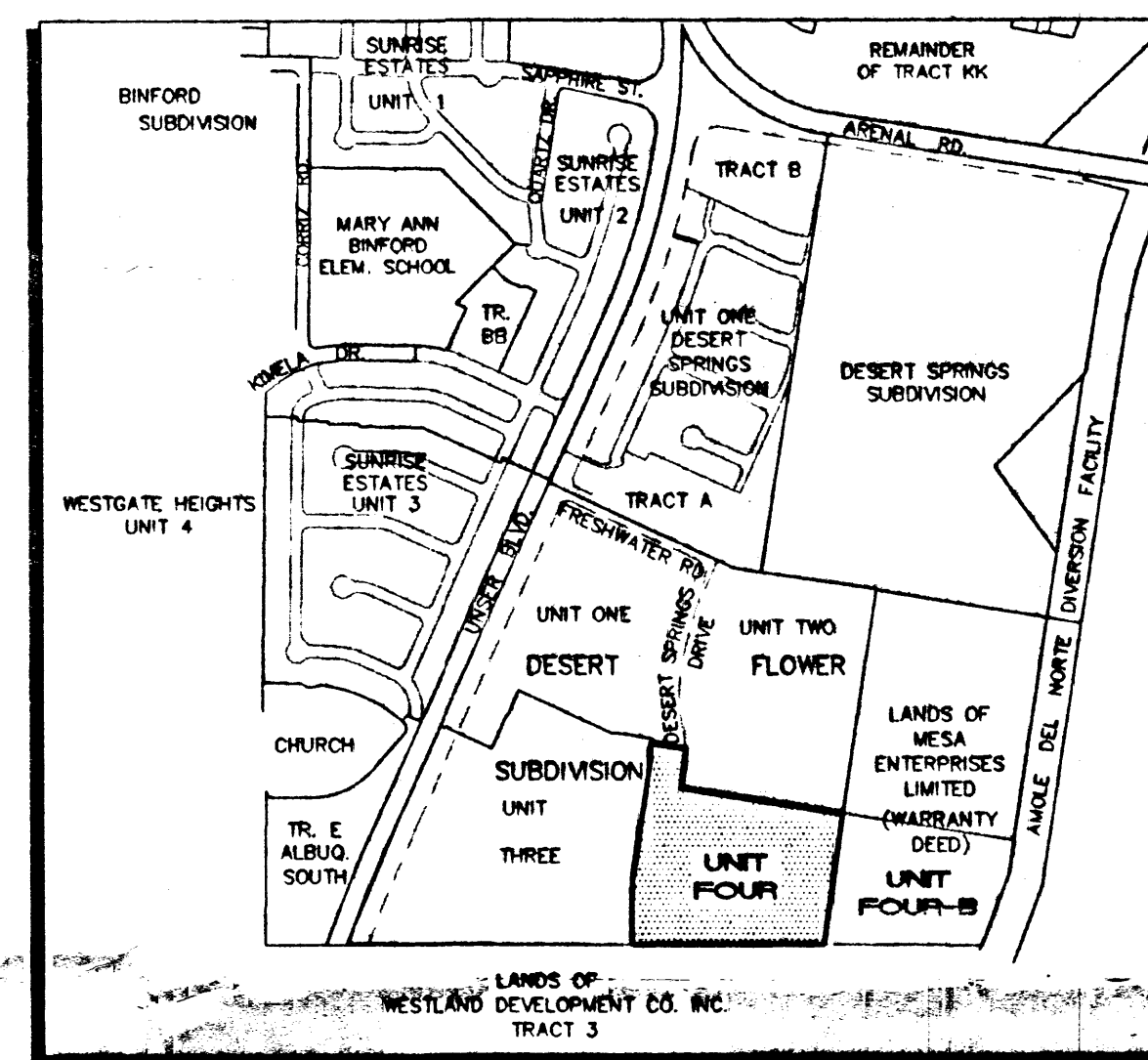
City Project No. 6026.81 Zone Map No. M-10 Sheet 1 Of 1



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	500.00	86.12	43.17	86.02	N04°00'54"E	09°52'08"
2	908.26	137.36	68.81	137.23	S04°36'26"W	08°41'03"
3	373.00	86.63	43.51	86.43	N02°17'46"E	13°18'23"

NOTES

1. LEGAL DESCRIPTION: A portion of Tract B2-A, Desert Flower subdivision, and a portion of Mesa Enterprises, Limited.
2. BENCHMARK: ACS MONUMENT "1-1M10"
ELEV = 5079.88
3. ENGINEER: ISAACSON & ARFMAN, P.A.
128 Monroe Street NE, Albuquerque, NM
Attn: Fred Arfman
4. SURVEYOR ALS, Inc.
P.O. Box 30701, Albuquerque, NM
Attn: Tim Aldrich
5. FLOOD HAZARD STATEMENT: No part of this development is affected nor contributes to a flood hazard area as determined by Panel No. (35001C03360-3371) of the September 20, 1996 Edition of the F.E.M.A. Maps.
6. SOILS: From the SGS Soil Survey of Bernalillo County site soils are identified as Bluepoint Lomay Fine Sands which are classified as hydrologic group "A" soils.



VICINITY MAP

1"=750'±

(M-10)

SURVEY INFORMATION		BENCH MARKS	AS-BUILT INFORMATION	
FIELD NOTES			CONTRACTOR	
1	ALS	ACS MONUMENT "1-MIO" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD. ELEV. = 5079.88	WORK DONE BY	DATE
			INSPECTOR'S ACCEPTANCE BY	DATE
			VERIFICATION BY	DATE
			EXAMINER CORRECTED BY	DATE
		TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD. ELEV. = 5035.84	MICRO-FILM INFORMATION	
			RECORDED BY	DATE
			NO.	

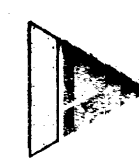
[illegible]

NOTE: BACKYARD GRADES ARE TO MATCH EXISTING COVER GRADES AT FOOTINGS.

- ① TEMPORARY EARTHEN RUNDOWN TO BE BUILT IF THIS SITE IS DEVELOPED IN TWO PHASES.
- ② MAX SLOPE AT 3:1 TO MATCH EXISTING GRADE ONLY TO BE BUILT IF UNIT FOUR IS DEVELOPED IN TWO PHASES.

LEGEND

- | | |
|---|--------------------------------|
|  | EXISTING CONTOUR |
|  | PROPOSED CONTOUR |
|  | PROPOSED SPOT ELEVATION |
|  | FLOW ARROW |
|  | PAD GRADE ELEVATION |
| PG= 5022.0 | |
|  TC= 25.74 | PROPOSED TOP OF CURB ELEVATION |
|  FL= 24.07 | PROPOSED FLOW LINE ELEVATION |
|  | PHASE LINE |

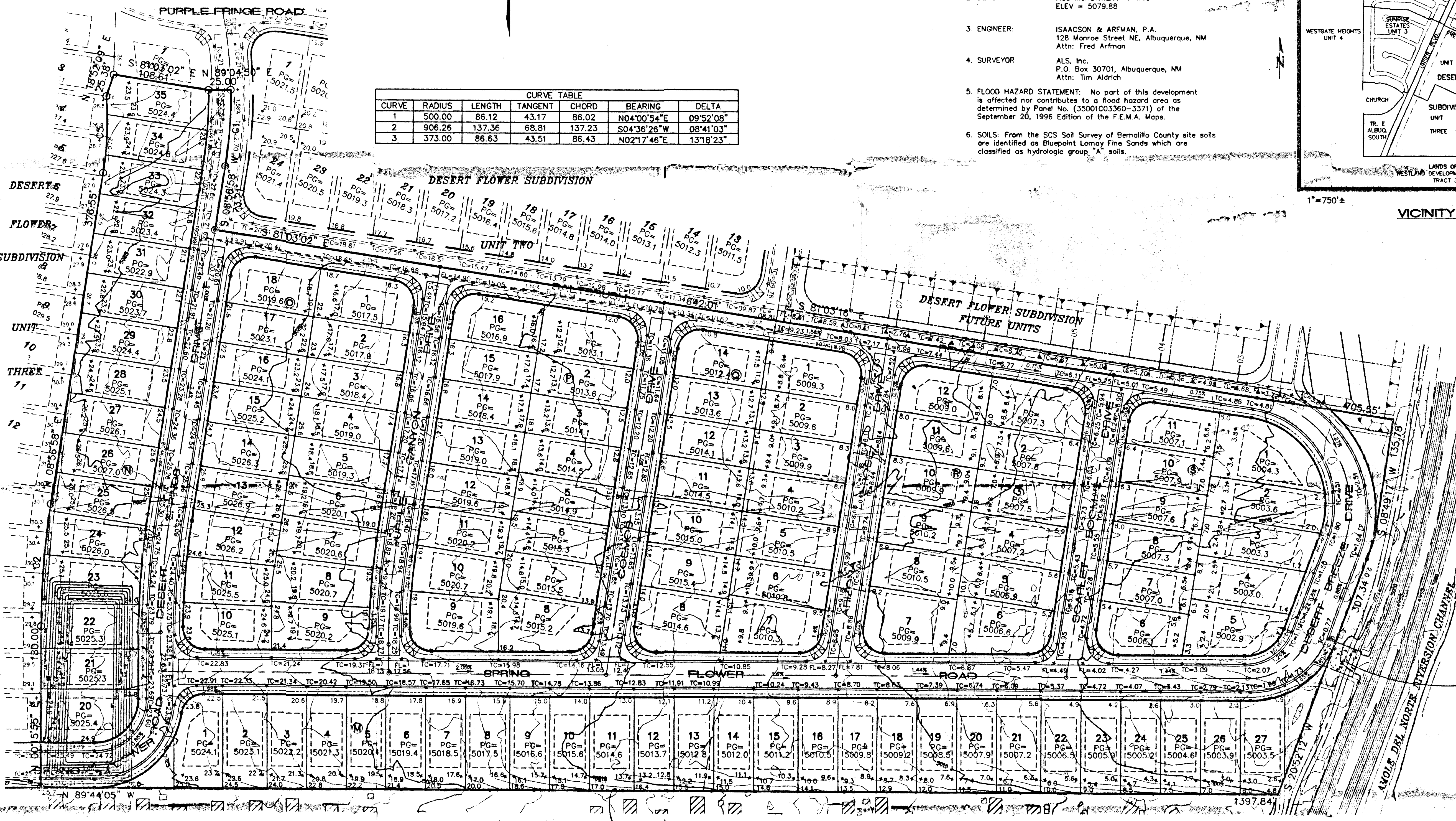


ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
023GRD.DWGems 09/21/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDMISION--UNIT FOUR
GRADING & DRAINAGE PLAN

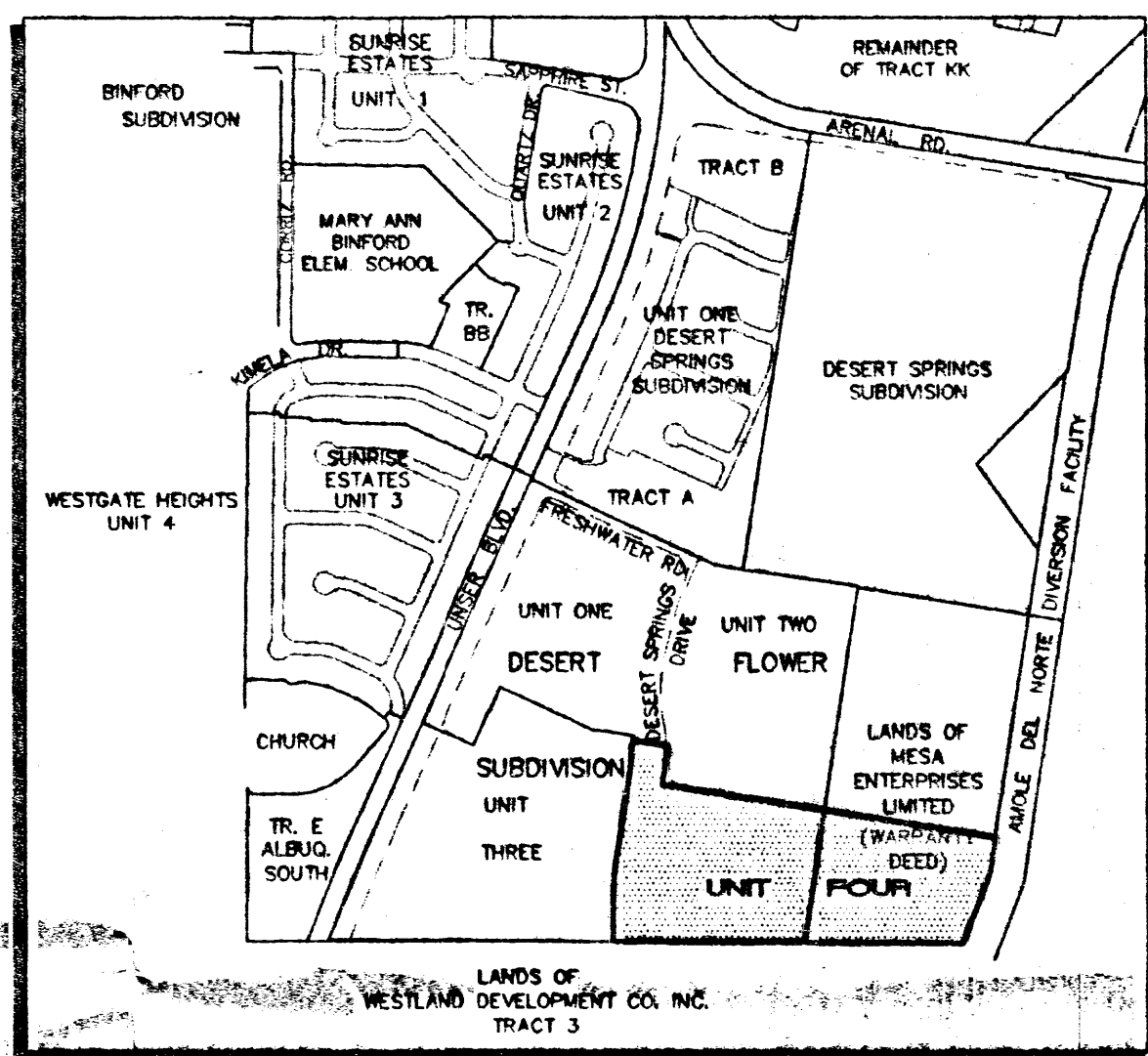
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
R DESIGN REVIEW SEP 28 1998 D				
City Project No.	Hydrology Section	Zone Map No.	Sheet 1	Of 1



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	500.00	86.12	43.17	86.02	N04°00'54"E
2	906.26	137.36	68.81	137.23	S04°36'26"W
3	373.00	86.63	43.51	86.43	N02°17'46"E

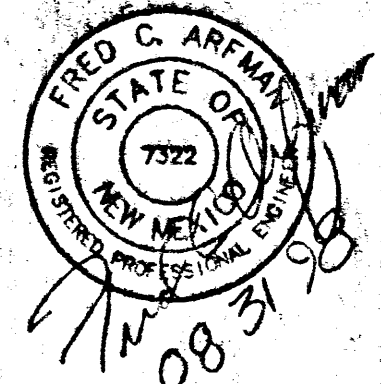
NOTES

- LEGAL DESCRIPTION: A portion of Tract B2-A, Desert Flower Subdivision, and a portion of Mesa Enterprises, Limited.
- BENCHMARK: ACS MONUMENT "1-M10" ELEV = 5079.88
- ENGINEER: ISAACSON & ARFMAN, P.A. 128 Monroe Street NE, Albuquerque, NM Attn: Fred Arfman
- SURVEYOR: ALS, Inc. P.O. Box 30701, Albuquerque, NM Attn: Tim Aldrich
- FLOOD HAZARD STATEMENT: No part of this development is affected nor contributes to a flood hazard area as determined by Panel No. (35001C03360-3371) of the September 20, 1996 Edition of the F.E.M.A. Maps.
- SOILS: From the SCS Soil Survey of Bernalillo County site soils are identified as Bluepoint Lomay Fine Sands which are classified as hydrologic group "A" soils.



VICINITY MAP

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	CONTRACTOR	DATE	FIELD NOTES	REVISIONS	BY	DATE
ISAACSON & ARFMAN, P.A.	08/31/98	ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.	5/96	1	ALS		
INSPECTOR	DATE	ELEV = 5079.88					
APPROVER	DATE	TBM: RIM OF SOUTH-WESTERN MANHOLE AT SAPPHIRE ST. & UNSER BLVD.					
RECORDED BY	DATE	ELEV = 5035.84					



LEGEND

- 5012 EXISTING CONTOUR
- 15 PROPOSED CONTOUR
- +78.3 PROPOSED SPOT ELEVATION
- PC=5022.0 PAD GRADE ELEVATION
- +TC=25.74 PROPOSED TOP OF CURB ELEVATION
- +FL=24.07 PROPOSED FLOW LINE ELEVATION
- EROSION CONTROL BERM
- RETAINING WALL

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
023GRD.DWGems 08/31/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT FLOWER SUBDIVISION--UNIT FOUR
GRADING & DRAINAGE PLAN

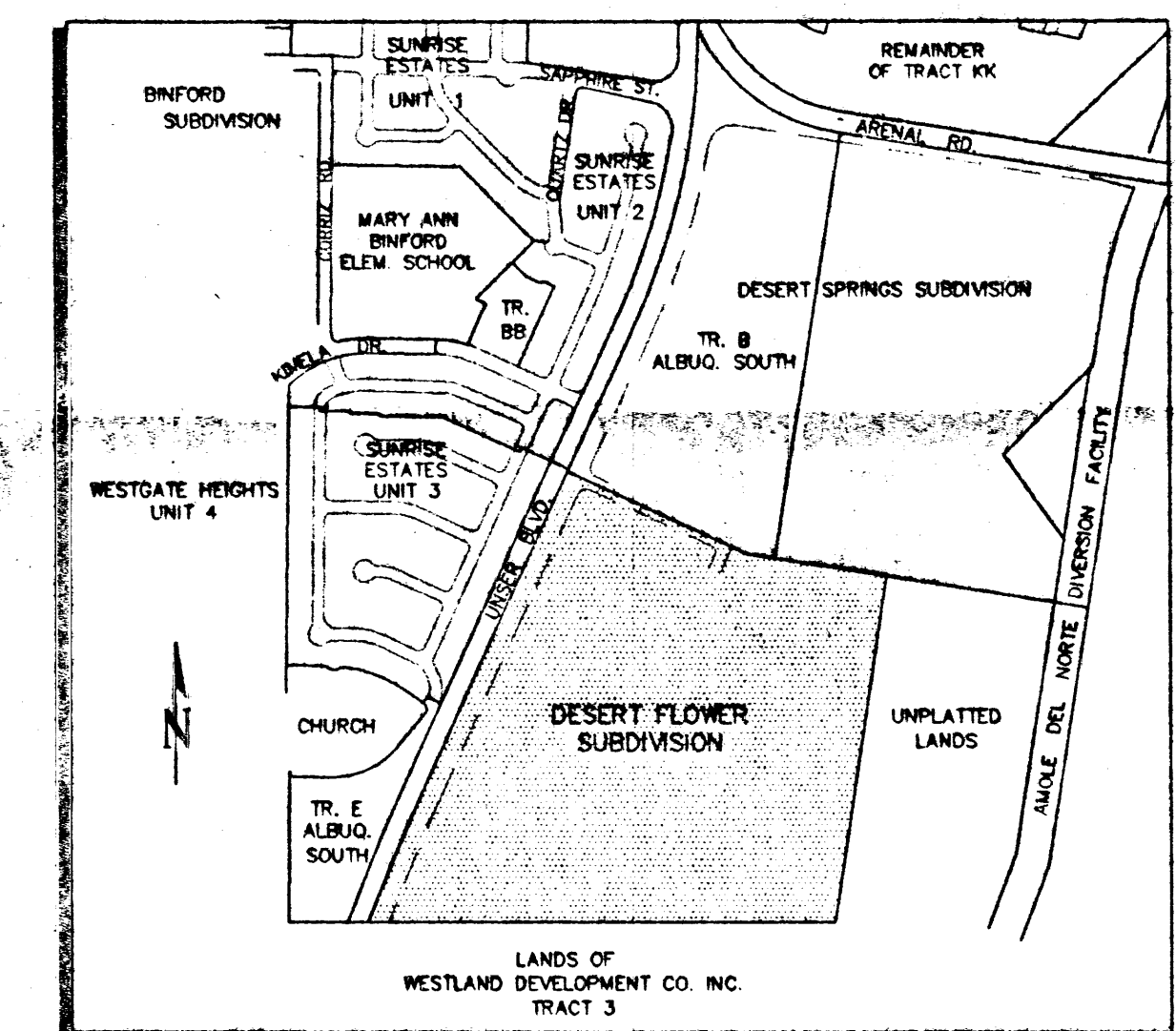
Design Review Committee	City Engineer Approval	Mo. Rev./Yr.	Mo. Rev./Yr.

City Project No. Zone Map No. Sheet 1 Of 1

MASTER DRAINAGE PLAN FOR DESERT FLOWER SUBDIVISION UNITS ONE THROUGH FIVE

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL 1997



1"=750'±

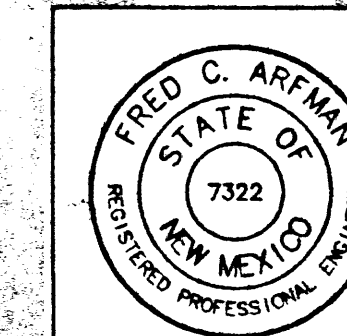
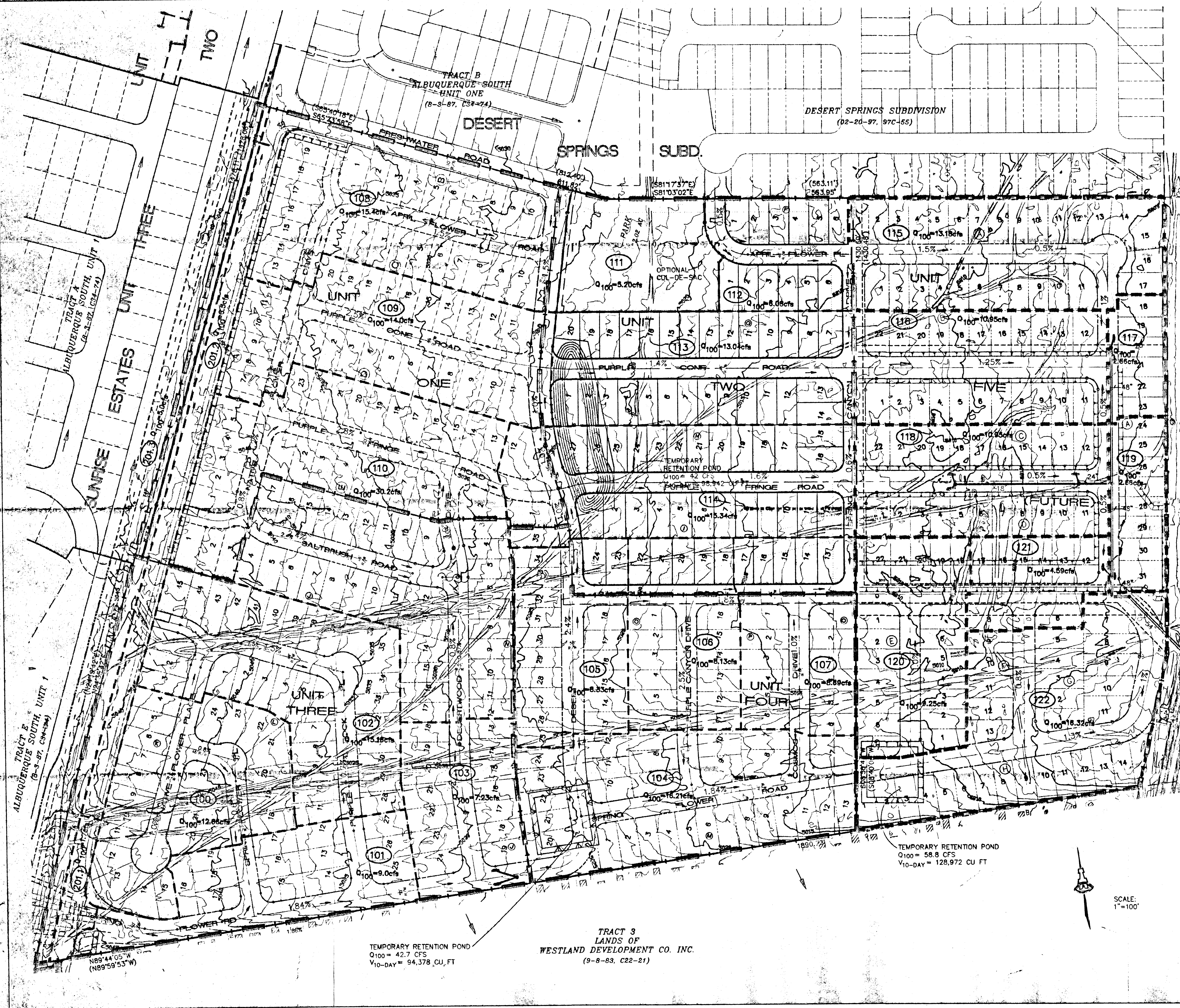
VICINITY MAP

(M-10)

LEGEND

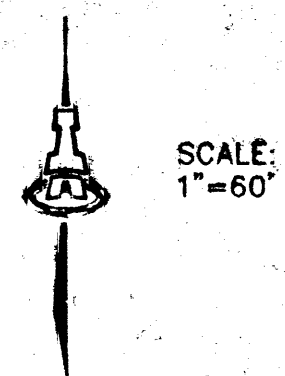
- UNIT BOUNDARY
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED DRAINAGE BASIN
- DRAINAGE BASIN BOUNDARY
- FLOW ARROW
- WATER BLOCK
- PROPOSED INLET
- PROPOSED STORM DRAIN MH
- PROPOSED STORM DRAIN
- FUTURE STORM DRAIN

ONSITE MASTER DRAINAGE PLAN



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
830MSOP3.DWG.ms 6/4/95

FIGURE 1

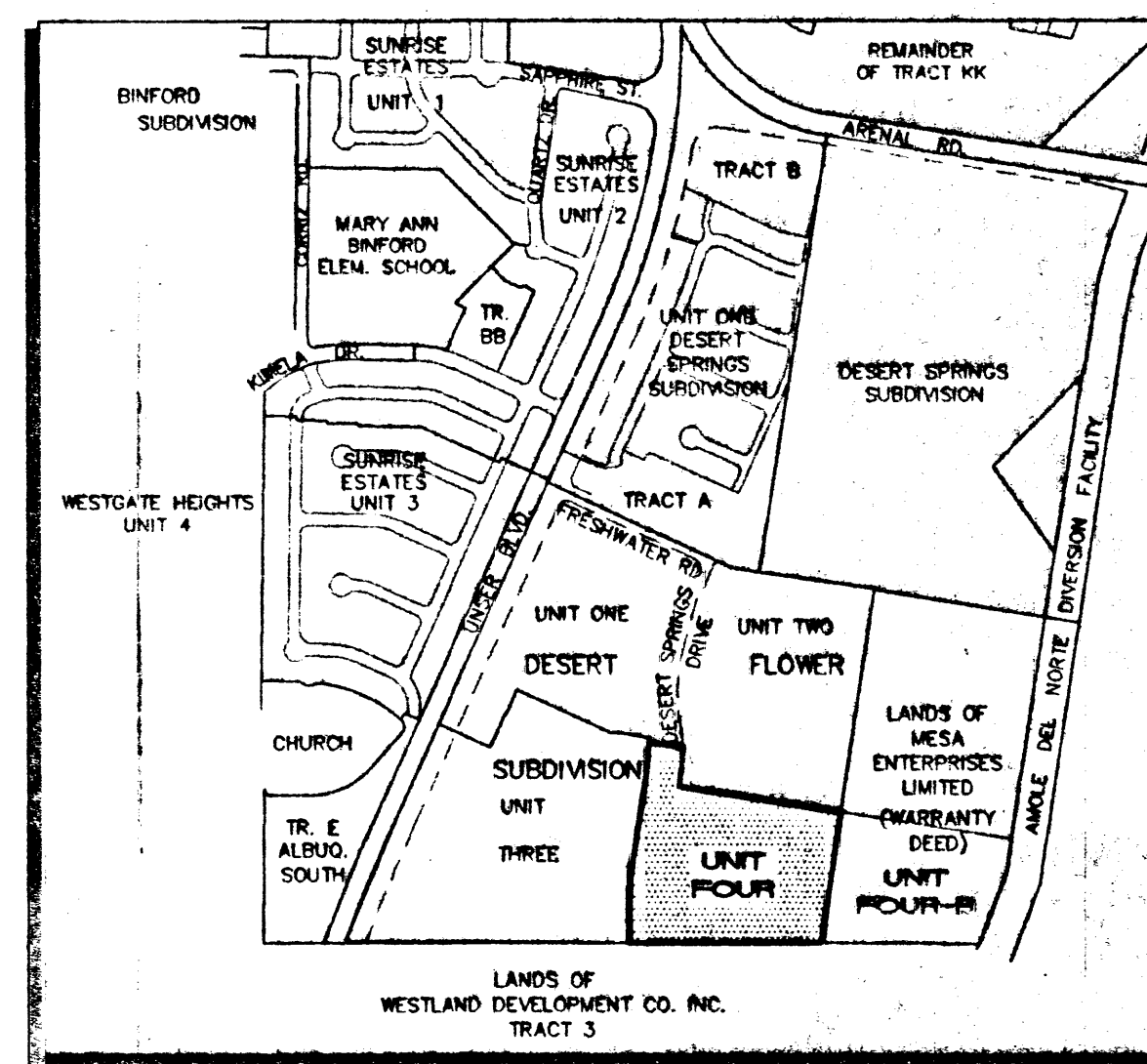


SCALE:
1"=60'

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	500.00	86.12	43.17	86.02	N04°00'54"E
2	906.26	137.36	68.81	137.23	S04°36'26"W
3	373.00	86.63	43.51	86.43	N02°17'46"E

NOTES

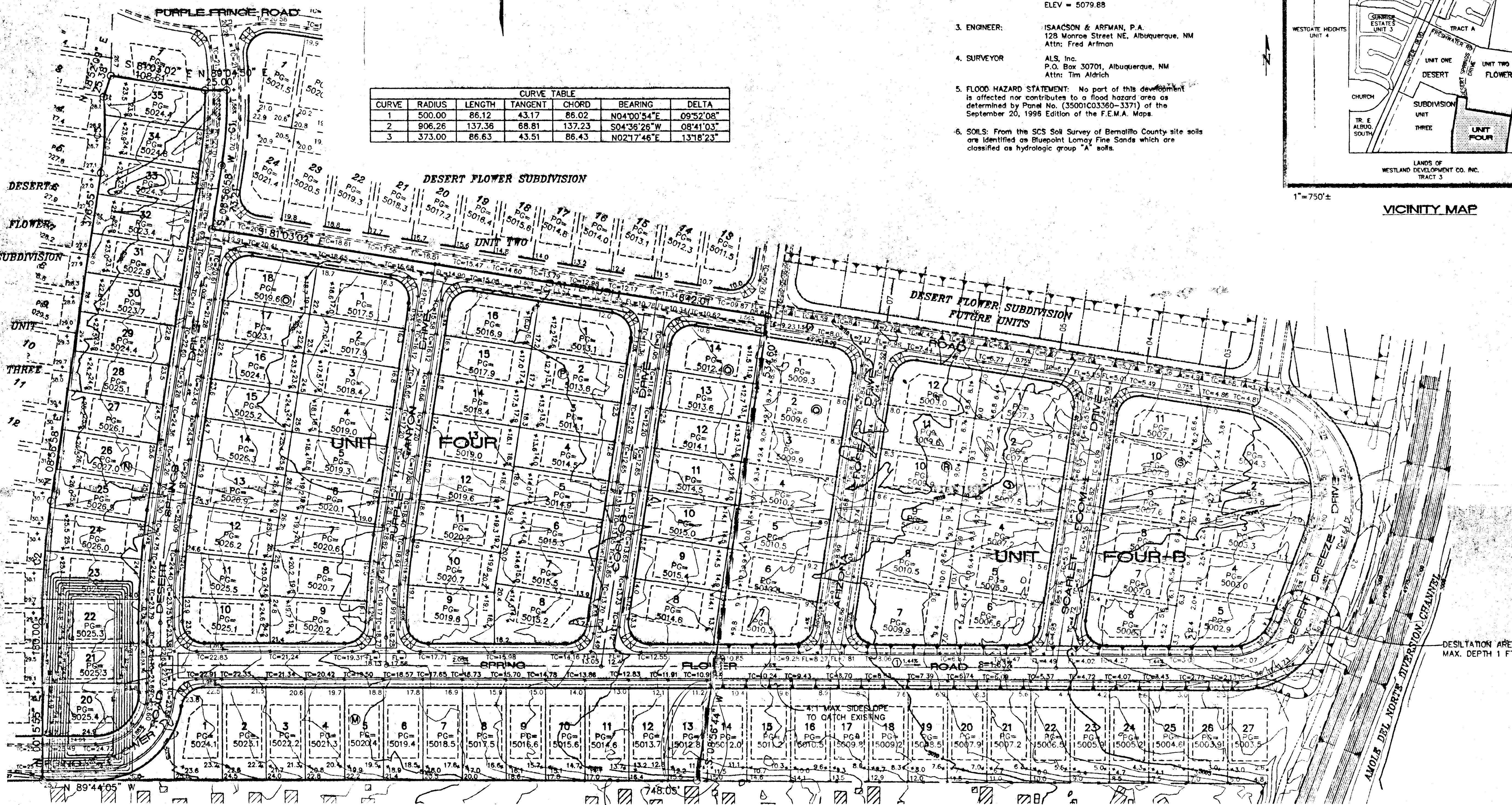
- LEGAL DESCRIPTION: A portion of Tract B2-A, Desert Flower Subdivision, and a portion of Mesa Enterprises, Limited.
- BENCHMARK: ACS MONUMENT "1-M10" ELEV = 5079.88
- ENGINEER: ISAACSON & ARFMAN, P.A.
128 Monroe Street NE, Albuquerque, NM
Attn: Fred Arfman
- SURVEYOR: ALS, Inc.
P.O. Box 30701, Albuquerque, NM
Attn: Tim Aldrich
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1"=750'±

VICINITY MAP

(M-10)



NOTE: BACKYARD GRADES ARE TO MATCH EXISTING COVER GRADES AT FOOTINGS.

① TEMPORARY EARTHEN ROUNDUP TO BE BUILT IF THIS SITE IS DEVELOPED IN TWO PHASES.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- PAD GRADE ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLOW LINE ELEVATION
- PHASE LINE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
023GRD.DWGems 09/21/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

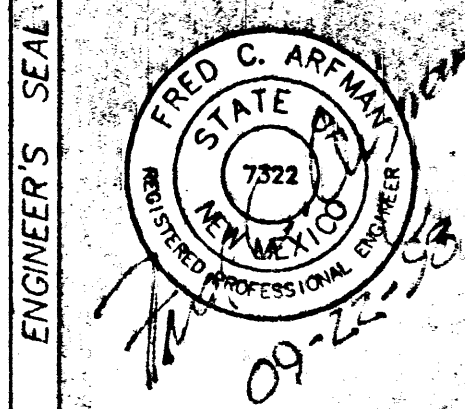
TITLE: DESERT FLOWER SUBDIVISION--UNIT FOUR
GRADING & DRAINAGE PLAN

Design Review Committee City Engineer Approval

City Project No.

Zone Map No.

Sheet 1 of 1



REVISIONS		NO.	DATE	REMARKS	BY
DESIGN	REVISION				
DESIGNED BY MJC	DATE 07/98				
DRAWN BY ELS	DATE 07/98				
CHECKED BY FCA	DATE 07/98				