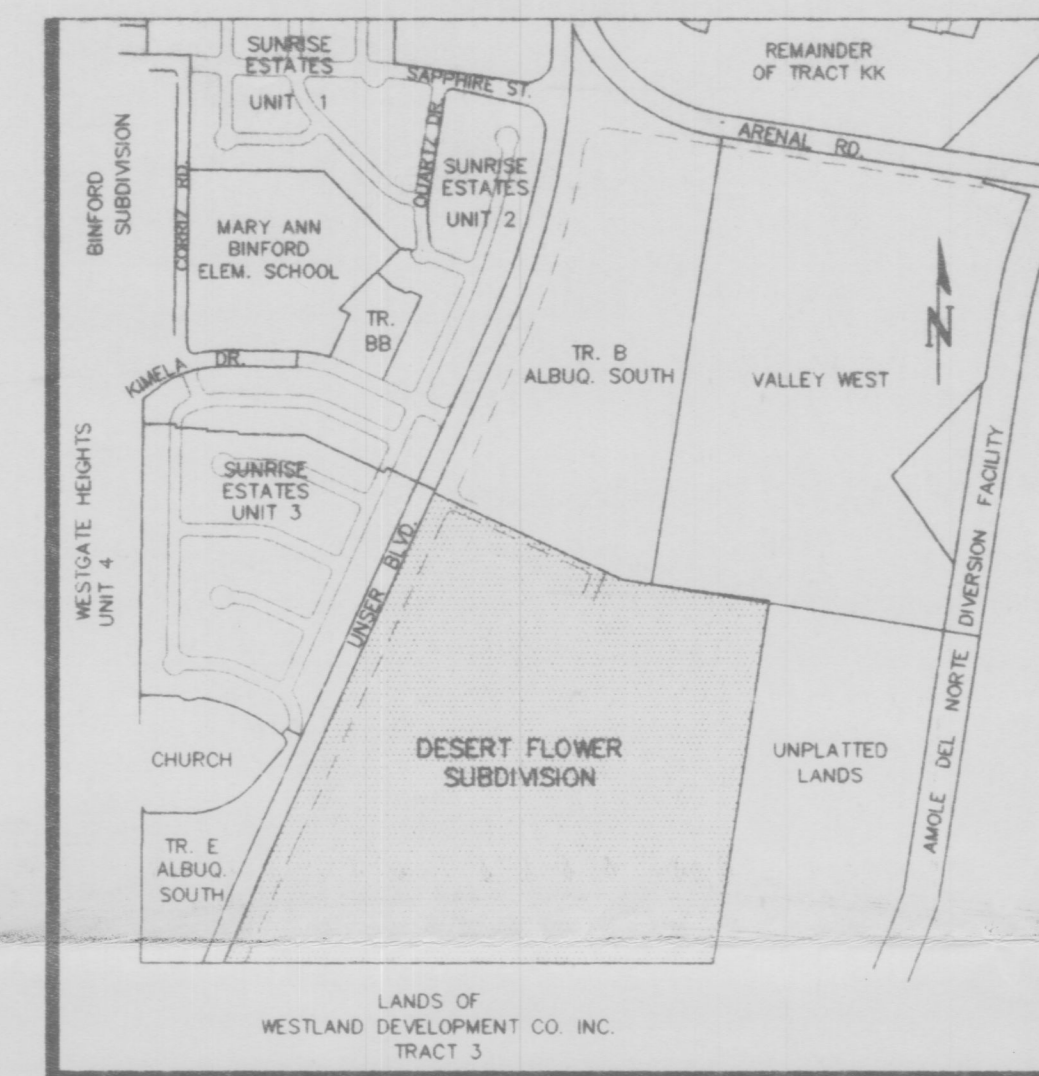




GRADING NOTES:

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 THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES IN PLANNING AND CONDUCTING EXCAVATION. THE CONTRACTOR SHALL COMPLY WITH STATE 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. 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 LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS.
13. ISAACSON & ARFMAN, P.A. (THE ENGINEER) HAS PREPARED THIS GRADING PLAN TO ESTABLISH FINAL SURFACE GRADES FOR BOTH THE PROPOSED INDIVIDUAL RESIDENTIAL LOTS AND THE PUBLIC RIGHTS-OF-WAY.
14. THE EARTHWORK CONTRACTOR (CONTRACTOR) IS REQUIRED TO REVIEW THE FOLLOWING: GEOTECHNICAL ENGINEERING EVALUATION FOR TRACT 3B HIGH DESERT DEVELOPMENT, PREPARED BY GEO-TEST, DATED DECEMBER 19, 1994, FOR CHAMA DEVELOPMENT CORP. COPIES OF THIS DOCUMENT MAY BE REVIEWED AT THE OFFICE OF ISAACSON & ARFMAN, P.A., 128 MONROE STREET NE, ALBUQUERQUE, NEW MEXICO, (505) 268-8828. THE EARTHWORK CONTRACTOR'S BID SHALL INCLUDE ALL COSTS ASSOCIATED WITH THE IMPLEMENTATION OF ALL RECOMMENDATIONS CONTAINED IN THESE STUDIES.



LEGEND

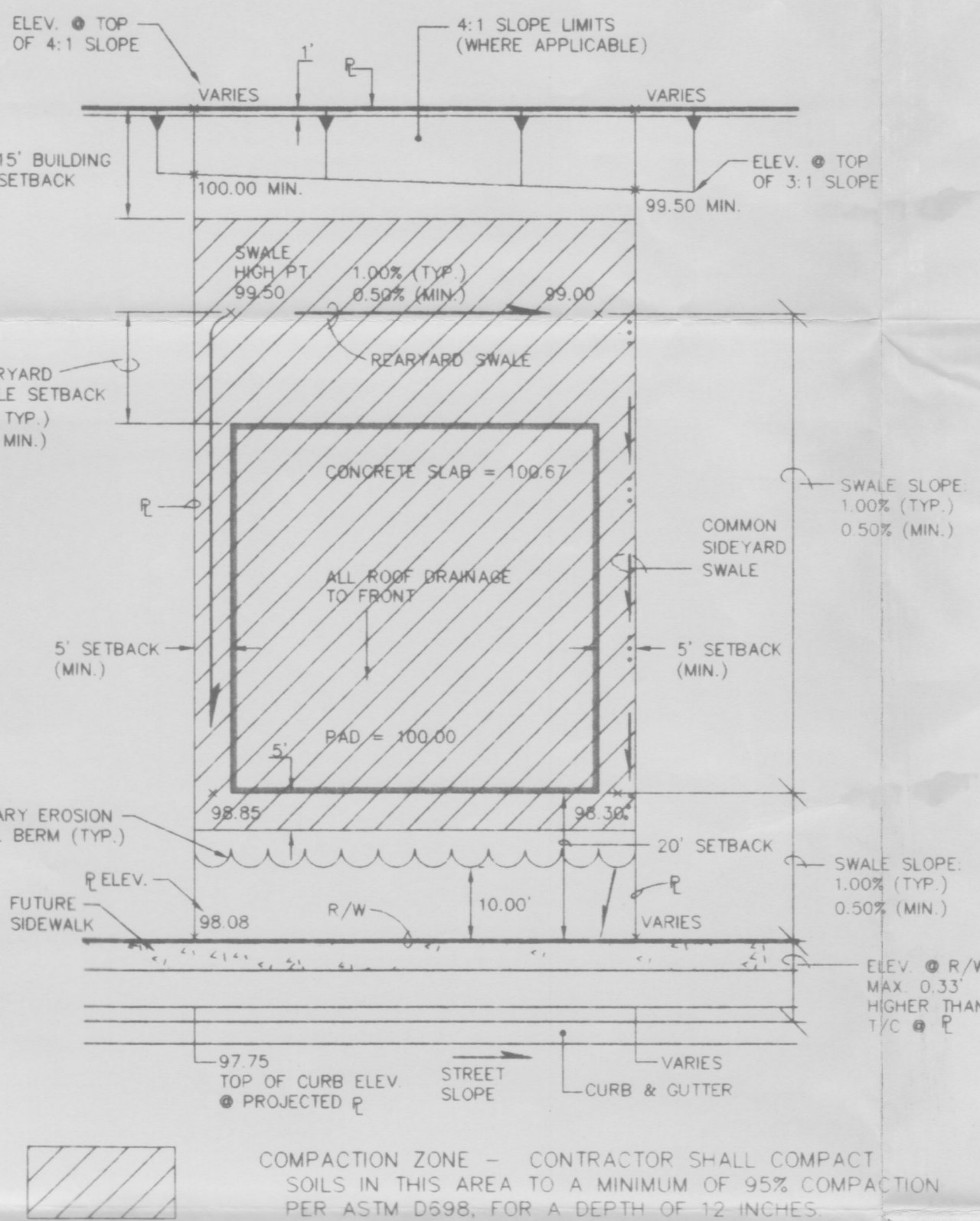
- 5012 EXISTING CONTOUR
- 15 PROPOSED CONTOUR
- 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- PG=5022.0 PAD GRADE ELEVATION
- TC=25.74 PROPOSED TOP OF CURB ELEVATION
- FL=24.07 PROPOSED FLOW LINE ELEVATION
- UNIT BOUNDARY
- EROSION CONTROL BERM

NOTES

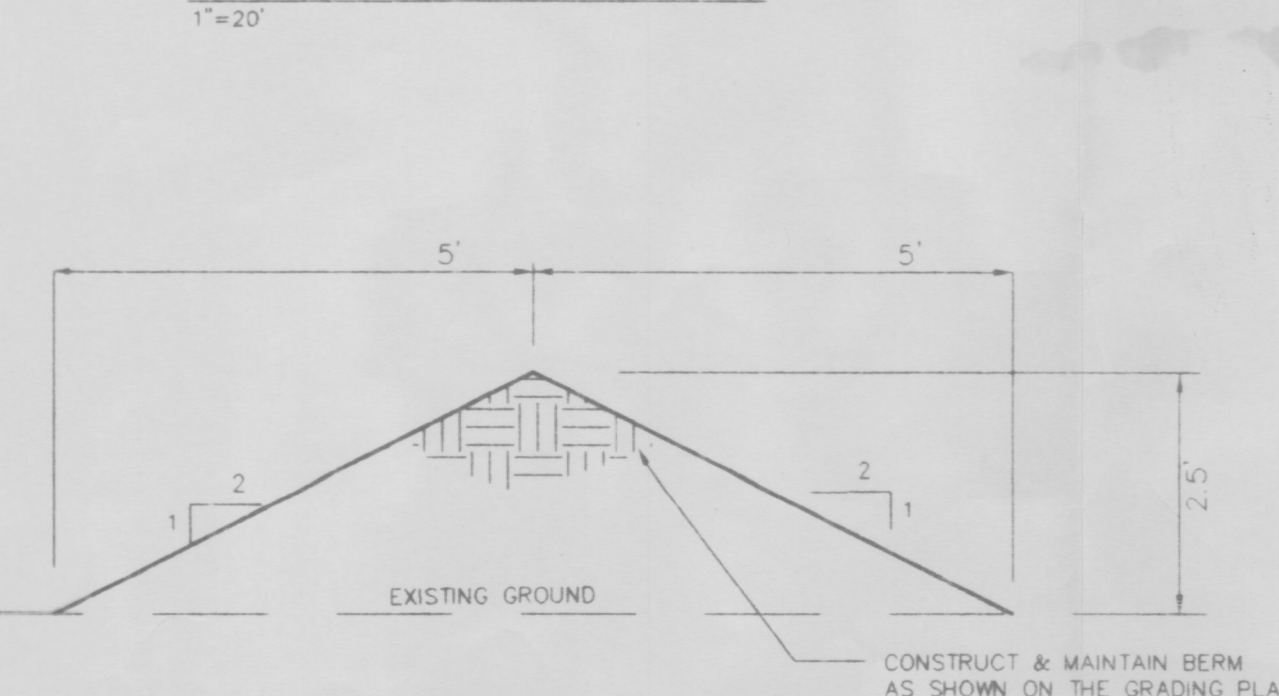
1. LEGAL DESCRIPTION: TRACT A, DESERT FLOWER SUBDIVISION, filed June 5, 1997, Vol. 97C, Folio 175.
2. BENCHMARK: ACS MONUMENT "1-M10" ELEV = 5079.88
3. ENGINEER: ISAACSON & ARFMAN, P.A., 128 Monroe Street NE, Albuquerque, NM Attn: Fred Arfman
4. SURVEYOR: ALS, Inc., P.O. Box 30701, Albuquerque, NM Attn: 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. 350002-0033 of the October 14, 1983 Edition of the F.E.M.A. Maps.
6. SOILS: From the SCS Soil Survey of Bernalillo County site soils are identified as Bluepoint Lomoy Fine Sands which are classified as hydrologic group "A" soils.

EROSION CONTROL

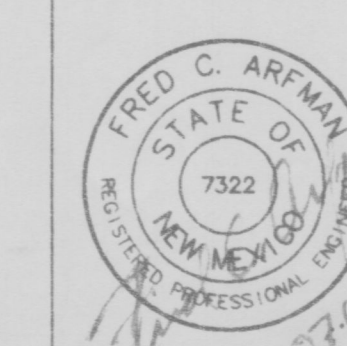
1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO THE PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING EROSION CONTROL BERMS (AS DETAILED AT RIGHT) AS SHOWN ON THE PLAN AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
2. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.
3. SEE GRADING NOTES.



EROSION CONTROL BERM



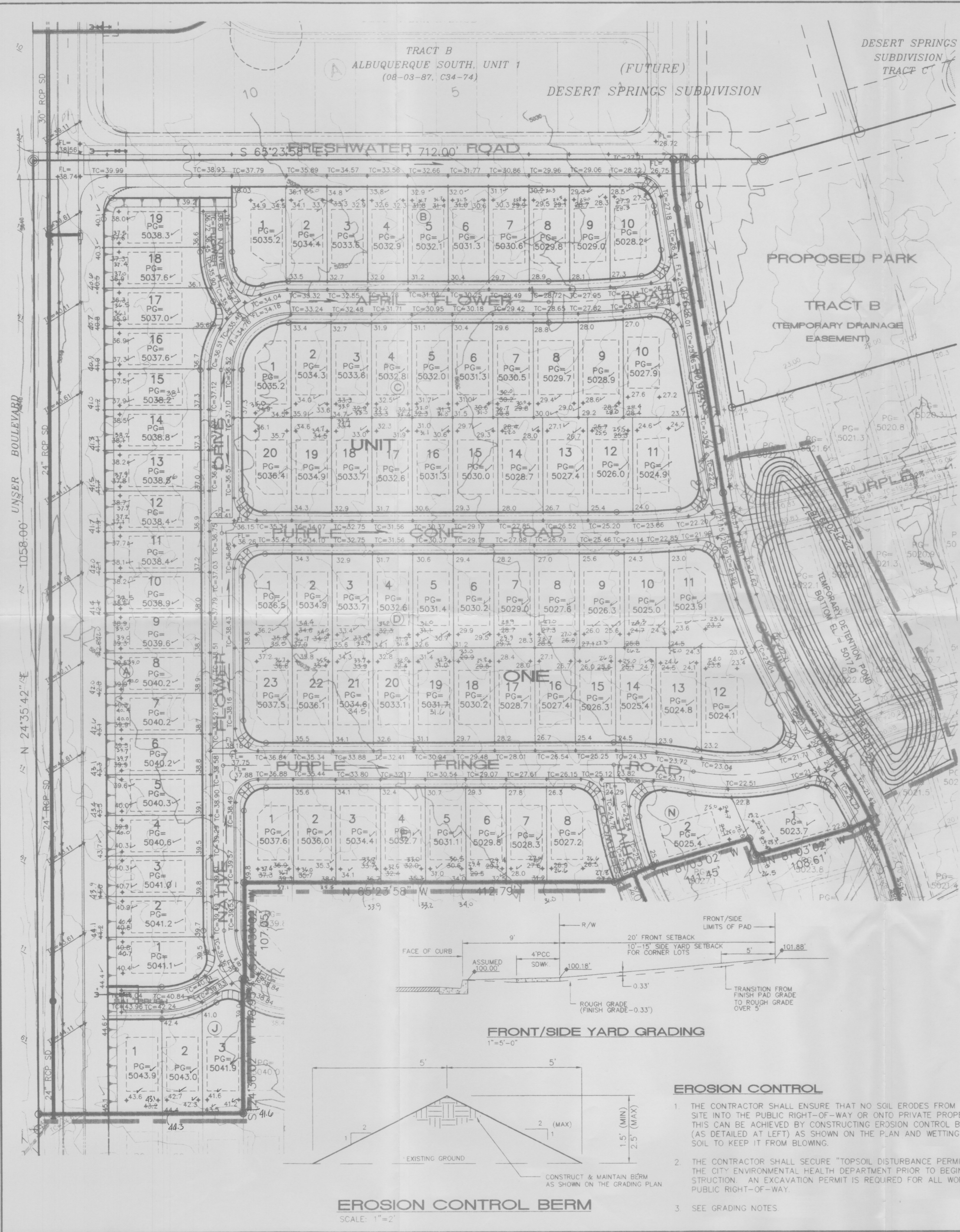
DESERT FLOWER SUBDIVISION UNIT ONE GRADING & DRAINAGE PLAN



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

930GRD1.DWGems 07/25/97

SHEET 1 OF 1



LEGEND

- 5012 EXISTING CONTOUR
- 15 PROPOSED CONTOUR
- 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- PG= 5022.0 PAD GRADE ELEVATION
- TC=25.74 PROPOSED TOP OF CURB ELEVATION
- FL=24.07 PROPOSED FLOW LINE ELEVATION
- UNIT BOUNDARY
- EROSION CONTROL BERM

GRADING NOTES:

- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
- ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
- EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
- CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3± FEET.
- SCAFFRY 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.
- 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.
- MAXIMUM SLOPES SHALL BE 3:1; MINIMUM SLOPES SHALL BE 1%.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
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- OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHALL COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.
- OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS.
- ISAACSON & ARFMAN, P.A. (THE ENGINEER) HAS PREPARED THIS GRADING PLAN TO ESTABLISH FINAL SURFACE GRADES FOR BOTH THE PROPOSED INDIVIDUAL RESIDENTIAL LOTS AND THE PUBLIC RIGHTS-OF-WAY.
- THE EARTHWORK CONTRACTOR (CONTRACTOR) IS REQUIRED TO REVIEW THE FOLLOWING: GEOTECHNICAL INVESTIGATION FOR UNSUBDIVIDED ADJACENT TO HAZELIN TRACT F, PREPARED FOR BOKAY CONSTRUCTION, INC. MAY 1, 1997, AND GEOTECHNICAL INVESTIGATION FOR HAZELIN TRACT F, PREPARED FOR CURS, INC. MARCH 17, 1997. COPIES OF THIS DOCUMENT MAY BE REVIEWED AT THE OFFICE OF ISAACSON & ARFMAN, P.A., 128 MONROE STREET NE, ALBUQUERQUE, NEW MEXICO, (505) 268-8828. THE EARTHWORK CONTRACTOR'S BID SHALL INCLUDE ALL COSTS ASSOCIATED WITH THE IMPLEMENTATION OF ALL RECOMMENDATIONS CONTAINED IN THESE STUDIES.

NOTES

- LEGAL DESCRIPTION: TRACT A, DESERT FLOWER SUBDIVISION, filed June 5, 1997, Vol. 97C, Folio 175.
- BENCHMARK: ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSUB BLVD. 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. (3500103360-3371) 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.

EROSION CONTROL

- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO THE PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING EROSION CONTROL BERMS (AS DETAILED AT LEFT) AS SHOWN ON THE PLAN AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.
- SEE GRADING NOTES.

TYPICAL LOT GRADING SHOWING COMPACTION ZONE

1"=20'

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

VICINITY MAP

1"=750'± (M-10)

ENGINEER'S CERTIFICATION

I, Fred C. Arfman, 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 improvements shown herein as field verified by Walker Surveying Company on April 3, 1998, in accordance with the New Mexico Engineering and Surveying Act, Section 61-23-1 through 61-23-32 NMSD (1978).

No retaining walls were required on the approved Final Grading Plan, dated 07-03-97 and none were constructed as part of the Desert Flower Subdivision, Unit One (M10/03).

Fred C. Arfman, P.E. 7322

4-30-98

Date

AS-BUILT INFORMATION

CONTRACTOR	DATE
WALKER SURVEYING COMPANY <td>4/3/98</td>	4/3/98

ENGINEER'S SEAL

FRED C. ARFMAN, P.E. 7322

07-03-97

REVISIONS

NO.	DATE	REMARKS
1	9/97	DESIGN
2	9/97	DESIGN
3	9/97	DESIGN

DESIGNED BY JMN **DATE** 9/97 **CHECKED BY** FCA **DATE** 9/97

DRAWN BY ANW **DATE** 9/97

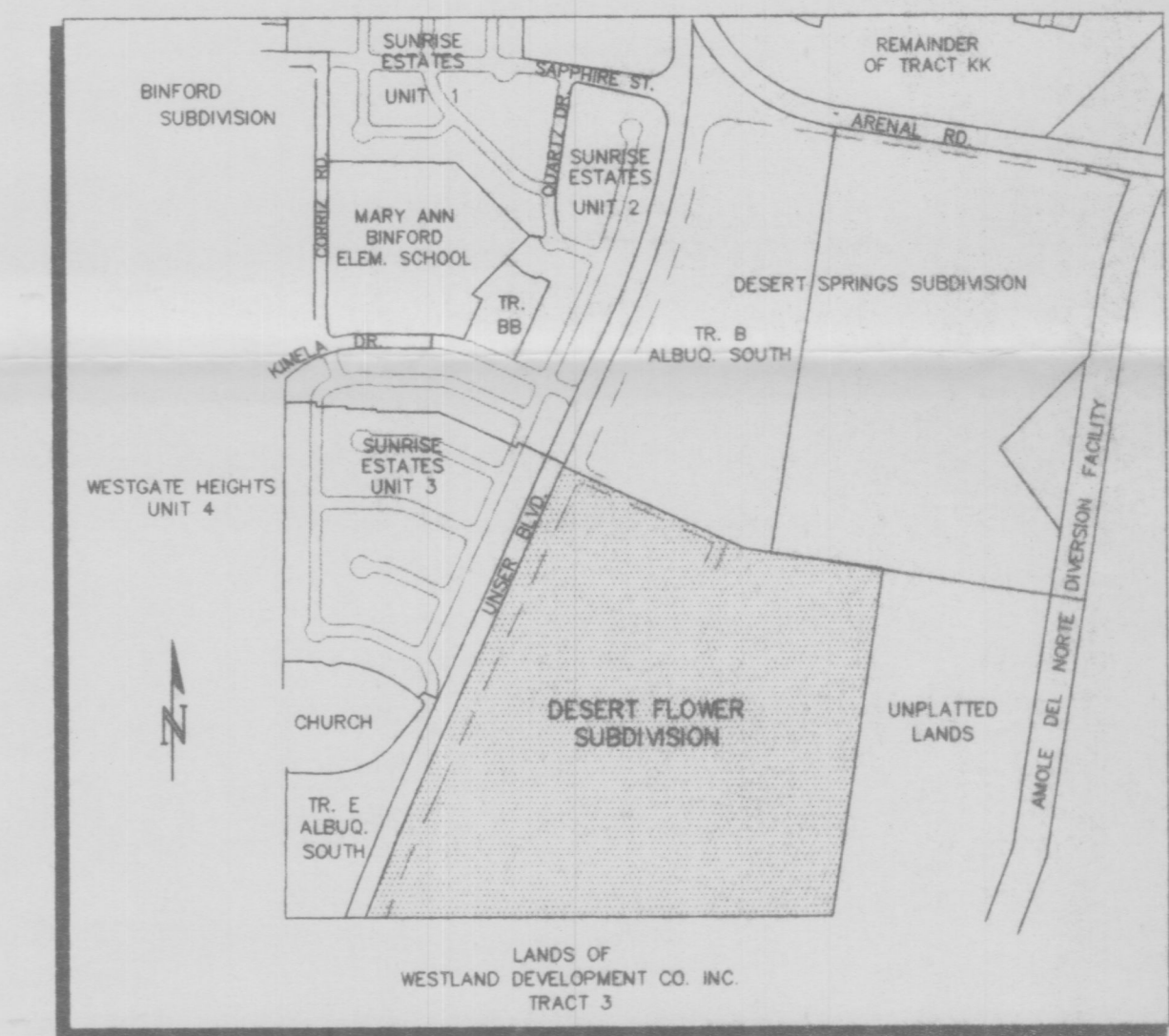
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

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

APPROVED @ DBB
07-03-97

City Project No. 5739.81 Zone Map No. M-10 Sheet 4 of 24

MASTER DRAINAGE PLAN
FOR
DESERT FLOWER SUBDIVISION
UNITS ONE THROUGH FOUR
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 1997



VICINITY MAP

LEGEND

- UNIT BOUNDARY
- UNIT BOUNDARY (FUTURE)
- 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

930MSDP.DWG Date 07/03/97

FIGURE 1

TRACT 3
LANDS OF
WESTLAND DEVELOPMENT CO. INC.
(9-8-83, C22-21)

TEMPORARY DETENTION POND
Q100 = 50 CFS
V = 78,125 CU. FT.
BOTTOM EL. = 5022.2

TEMPORARY
DETENTION/DESILTING POND
Q100 = 94 CFS
V = 136,125 CU. FT.
BOTTOM EL. = 5005.5

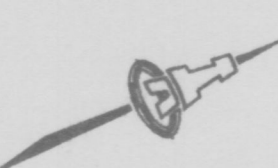
MESA ENTERPRISES, LIMITED
(WARRANTY DEED, 4-23-80, BK. D118A-PG. 945)

OUTFALL TO THE AMOLE DEL NORTE CHANNEL

SCALE: 1" = 100'

TRACT B
ALBUQUERQUE SOUTH
UNIT ONE
(8-3-87, C34-74)

DESERT SPRINGS SUBDIVISION
(02-20-97, 97C-55)



FUTURE R/W LINE
EXISTING WEST LIMIT OF
78' ROADWAY AND UTILITY EASEMENT
FUTURE 6' SIDEWALK
FUTURE 25' ARTERIAL PAVING

TRACT E
ALBUQUERQUE SOUTH, UNIT 1
(8-3-87, C34-74)

TRACT A
ALBUQUERQUE SOUTH, UNIT 1
(8-3-87, C34-74)

SUNRISE ESTATES UNIT THREE UNIT TWO

UNSER BLVD S.W.

1478.11' (1478.06')

(120.3) Q100=5.0cfs

(120.4) Q100=5.5cfs

(120.2) Q100=1.7cfs

UNIT

THREE

ROCK 102

101

103

105

104

106

107

111

FOR DETAILS SEE EXHIBIT A

UNIT

TWO

112

SUBD.

SPRINGS

PARK

DRIVE

1430.60' (1430.48')

20' DRAINAGE EASEMENT

40' DRAINAGE EASEMENT

308'56'44"W (308'40'05"W)

Q100=13.0cfs

Q100=15.2cfs

Q100=17.6cfs

Q100=19.8cfs

Q100=21.0cfs

Q100=22.2cfs

Q100=23.4cfs

Q100=24.6cfs

Q100=25.8cfs

Q100=27.0cfs

Q100=28.2cfs

Q100=29.4cfs

Q100=30.6cfs

Q100=31.8cfs

Q100=33.0cfs

Q100=34.2cfs

Q100=35.4cfs

Q100=36.6cfs

Q100=37.8cfs

Q100=39.0cfs

Q100=40.2cfs

Q100=41.4cfs

Q100=42.6cfs

Q100=43.8cfs

Q100=45.0cfs

Q100=46.2cfs

Q100=47.4cfs

Q100=48.6cfs

Q100=49.8cfs

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