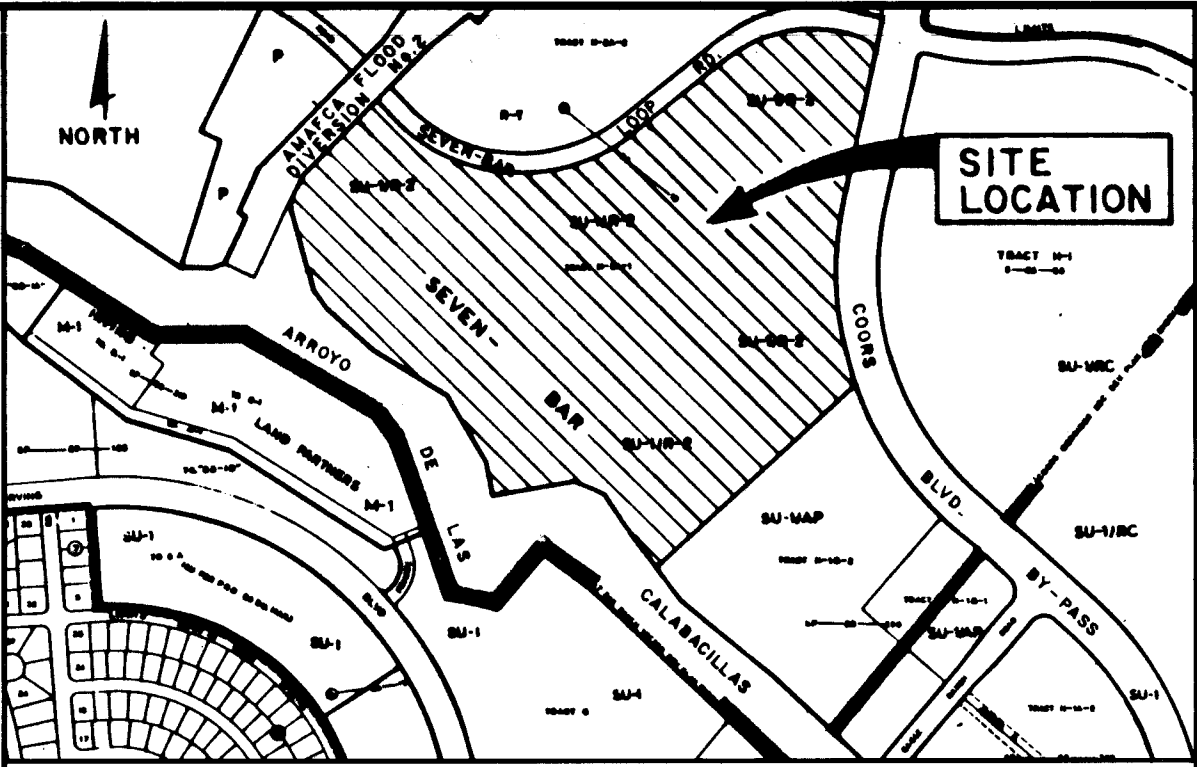


CONSTRUCTION PLANS
FOR
THE TRAILS AT SEVEN BAR SOUTH
SUBDIVISION - PHASE III
ALBUQUERQUE, NEW MEXICO

INDEX

SHEET NUMBER	DESCRIPTION
1	TITLE SHEET
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7	UTILITY PLAN
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8	SEVEN BAR LOOP ROAD STA.46+24.58 TO STA.51+00.00
9	BLUESTEM COURT AND LANCELEAF COURT
10	DAYFLOWER DRIVE
11	AUTUMN SAGE DRIVE
12	SAND SAGE ROAD STA.1+00.00 TO STA.5+46.84
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13	SEVEN BAR LOOP ROAD STA.46+24.58 TO STA.51+00.00
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15	DAYFLOWER DRIVE
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18	COORS BLVD BYPASS - LEFT TURN BAY ADDITION
	CONCEPTUAL LANDSCAPE PLAN
19	STREETSCAPE CONCEPT - SEE SHEET #24 OF UNIT 1 PLANS (4727.90)



VICINITY MAP
NOT TO SCALE
B-13

NOTICE TO CONTRACTORS

- 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 (THROUGH UPDATE #4) AND NEW MEXICO UTILITIES, INC. SPECIFICATIONS FOR WATER & WASTEWATER FACILITIES.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES, INC. (898-2661) THREE WORKING DAYS PRIOR TO BEGINNING THE CONSTRUCTION OF THE UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED IN KIND BY CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- 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 CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYING SECTION. 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.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☐ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☒ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Kenneth B. Smith
DATE 3-3-95

REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

APPROVAL OF REVISIONS

		APPROVED FOR CONSTRUCTION <i>[Signature]</i> C.E.
	BOHANNAN HUSTON INC. ALBUQUERQUE, NEW MEXICO ENGINEERS PLANNERS PHOTOGRAMMETRISTS	
PROJECT NUMBER 4727.92		SHEET 1 OF 19

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 4727.92 195

BH1 JOB NO. 92292.40

SP NO. -----

LOCATION MAP

ZONE ATLAS INDEX MAP No. B-13-Z
NOT TO SCALE

SUBDIVISION DATA

1. DRB No. 93-
2. Zone Atlas Index No. B-13-Z.
3. Gross Subdivision Acreage: 12.9032 Acres.
4. Total number of parcels created: 63 lots.
5. This plat shows existing easements.
6. Date of Survey: March, 1994.
7. Record bearings and distances are shown in parentheses.
8. Dedicated Street Right-of-Way: 2.6153 Acres.

NOTES

1. Site is located within projected Section 7, T11N, R3E, N.M.P.M.
2. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
3. Distances are ground distances.
4. This subdivision is within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and sanitary sewer system capabilities are based on NMU, INC.'s facilities not the City of Albuquerque's. Water and sanitary sewer infrastructure improvements must, however, be approved by both the City of Albuquerque and NMU, INC.

DISCLOSURE STATEMENT

The purpose of the Replat is to subdivide Tract L-2-A into Lots 1 thru 63, to grant new easements, and to dedicate additional street rights-of-way to the City of Albuquerque.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are ten (10) feet wide and are for the common joint use of:

- A. The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- B. The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. U.S. West for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- D. Jones Interchange for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

DESCRIPTION

A certain tract of land situate within Section 6, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, said tract being and comprising all of Tract L-2-A of Plat of Tract L-2-A Lots 78 Thru 116 148 Thru 177 Phase II THE TRAILS AT SEVEN-BAR SOUTH SEVEN-BAR RANCH as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 00, 1994 in Volume 94C, Folio 000, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the northeast corner of said Tract L-2-A, a on the southerly right-of-way line of the A.M.A.F.C.A. Flood Diversion No. 2 Drainage Easement, whence the Section Corner common to Section 1, Township 11 North, Range 2 East, Section 6, Township 11 North, Range 3 East, Section 31, Township 12 North, Range 3 East, and Section 36, Township 12 North, Range 2 East, a 31/4" Brass Cap set in a pipe, having New Mexico State Plane Grid Coordinates Central Zone X=373,325.28 and Y=1,534,792.13 bears N20°13'46"W, a distance of 6721.84 feet and from said point of beginning running thence along the easterly boundary line of said Tract L-2-A, S44°43'00"E, a distance of 100.36 feet to a point of curvature; thence, 460.74 feet along the arc of a curve to the left having a radius of 668.00 feet and a chord which bears S64°28'33"E, a distance of 451.66 feet to a point of non-tangency; thence, S05°56'22"W, a distance of 195.91 feet to a point; thence, S10°08'14"W, a distance of 111.78 feet to a point; thence, S21°08'39"W, a distance of 237.71 feet to a point; thence, S09°52'34"W, a distance of 187.87 feet to a point on a curve on the southerly right-of-way line of Sand Sage Drive, thence running along the easterly boundary of said Tract L-2-A and also along said right-of-way line, 32.74 feet along the arc of a curve to the left having a radius of 525.00 feet and a chord which bears S81°54'40"E, a distance of 32.74 feet to a point of non-tangency; thence, S06°01'48"W, a distance of 141.33 feet to the southwest corner of said Tract L-2-A, a point on the easterly right-of-way line of Arroyo De Las Culebrecillas, thence running along the westerly boundary line of said Tract L-2-A and also along said easterly right-of-way line, N80°51'26"W, a distance of 68.97 feet to a point; thence, N59°59'25"W, a distance of 238.59 feet to a point; thence, N58°44'32"W, a distance of 90.78 feet to a point; thence, N48°33'33"W, a distance of 245.38 feet to a point; thence, N36°30'21"W, a distance of 93.83 feet to a point; thence, N14°55'00"W, a distance of 329.85 feet to the northwest corner of said Tract L-2-A, a point on the southerly right-of-way line of the A.M.A.F.C.A. Flood Diversion No. 2 Drainage Easement, thence running along the northerly boundary line of said Tract L-2-A and also along said right-of-way line, N25°17'00"E, a distance of 116.00 feet to a point; thence, N45°17'00"E, a distance of 405.42 feet to the point and place of beginning.

Tract contains 12.9047 acres, more or less.

FREE CONSENT AND DEDICATION

Ronald D. Brown, President, Brown & Associates, Inc., Managing Partner,
Brown/NZD (Development) Joint Venture

State of New Mexico)
County of Bernalillo) ss

This instrument was acknowledged before me on _____, 1993 by Ronald D. Brown,
Brown/NZD (Development) Joint Venture.

My Commission Expires _____ Notary

PLAT OF
LOTS 1 THRU 63
THE TRAILS AT SEVEN-BAR SOUTH
SEVEN-BAR RANCH
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH, 1994

APPROVALS

PLAT NUMBER _____

PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
U.S. WEST COMMUNICATIONS	DATE
GAS COMPANY OF NEW MEXICO	DATE
NEW MEXICO UTILITIES, INC.	DATE
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID	
ON UPC# _____	
PROPERTY OWNER OF RECORD	
BERNALILLO COUNTY TREASURER'S OFFICE	DATE

SURVEYOR'S CERTIFICATION

I, A. Dwein Weaver, a registered Professional New Mexico Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors in November, 1989 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Bohannon-Huston, Inc. A. Dwein Weaver
Courtyard I New Mexico Professional Surveyor 6544
7500 Jefferson Street, N.E. Date: _____
Albuquerque, New Mexico 87109

JOB NO. 92292-80



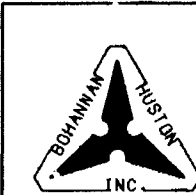
SHEET 1 OF 2

C:\9229280\PHASE III\1\SHSHEET1.GRF

2

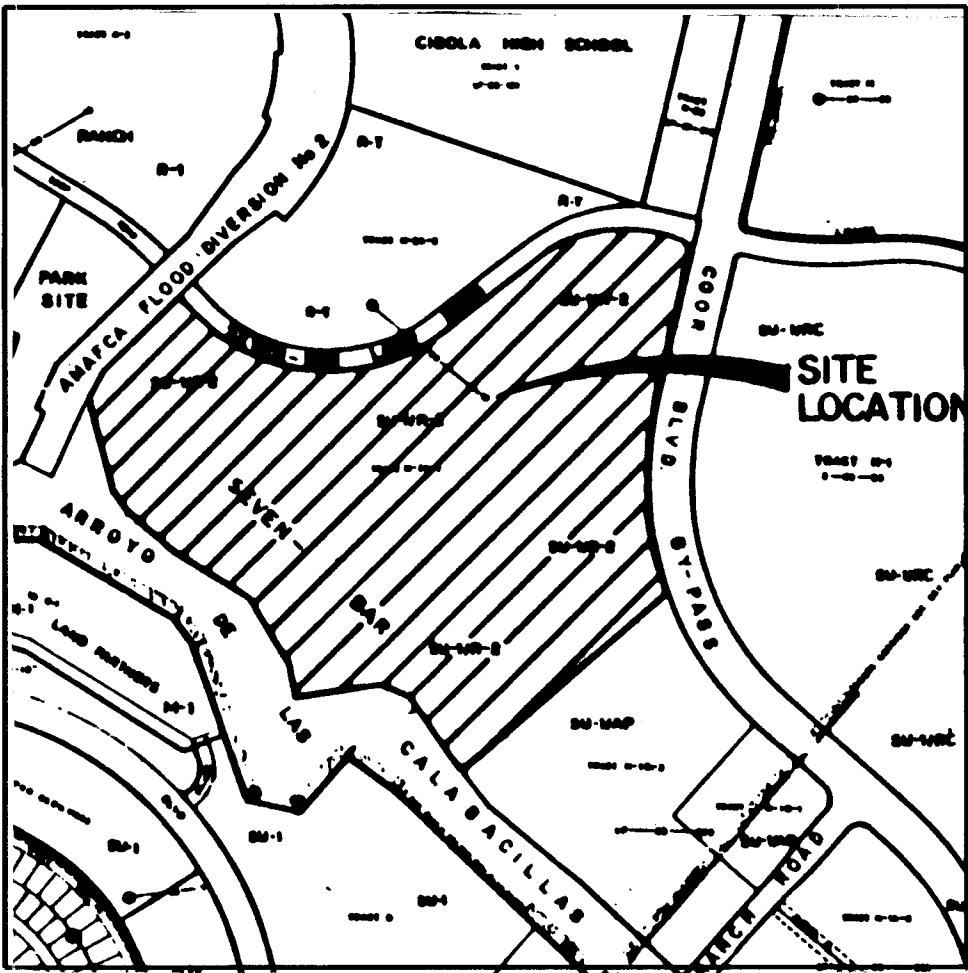
26 4727.920295

THE TRAILS AT SEVEN BAR SOUTH SUBDIVISION - PHASE III
CoA PROJECT #4727.92 SHEET 2 OF 19



SCANNED BY
BY LASON





VICINITY MAP
ZONE ATLAS MAP B-13
NOT TO SCALE

TRACT N-2A-2



KEYMAP
NO SCALE

LEGEND

- PROJECT BOUNDARY
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- BASIN BOUNDARY
- SUB-BASIN BOUNDARY
- PROPOSED RETAINING WALL
- EXISTING STORM DRAIN LINE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED WATER BLOCK

26 4727.92 49.5

APPROVED FOR ROUGH GRADING (± 1')

[Signature] 3-14-94
HYDROLOGY ENGINEER

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

THE TRAILS AT SEVEN BAR SOUTH
PHASE II & III GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRG CHAIRMAN	<i>[Signature]</i>	4-19-94	WATER	N/A RWK	3-28-94
TRANSPORTATION	<i>[Signature]</i>	4-19-94	WASTE WATER	N/A RWK	3-28-94
HYDROLOGY	<i>[Signature]</i>	4-19-94	N.M.U.I.		

DRAWING NO.	4727.92	MAP NO.	B-13	SHEET	4 OF 19
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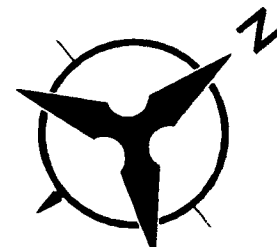
DATE: NOVEMBER 4, 1993

PHASE I SUBDIVISION
TEMP. RETENTION POND
FILL, POND, REMOVE AND
DISPOSE OF ASPHALT

MATCHLINE SEE
SHEET 4 OF 19

TRACT L-3
(TO BE DEDICATED TO
THE CITY AS OPEN SPACE)

CALABACILLAS ARROYO
GRADED SWALE



SCALE: 1" = 50'

ARROYO BANK FROM
1987 TOPOGRAPHIC
MAPPING

EXISTING SOIL
CEMENT STRUCTURE
(AMAFCA)

GRADED SWALE TO
DRAIN INTO MANHOLE
W/ VENTED COVER
RIM=5082.92

EDGE OF ARROYO AS
SURVEYED IN FEBRUARY,
1983 TO REFLECT
RECENT BANK EROSION

PHASE II STORM
DRAIN OUTFALL

GRADED SWALE

PUBLIC STORM
DRAIN EASEMENT

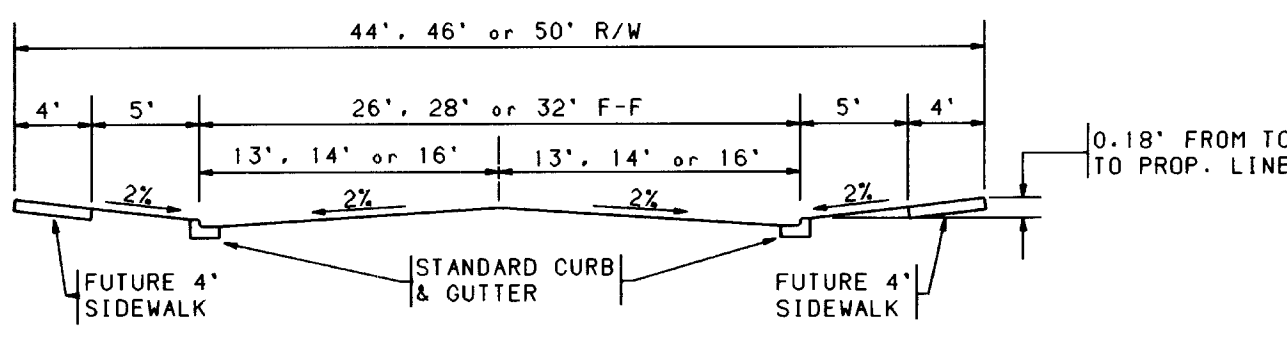
35' PUBLIC STORM DRAIN AND
NON-VEHICULAR ACCESS/
TRAIL EASEMENT

GRADED SWALE TO
DRAIN INTO MANHOLE
RIM=5078.50

35' PUBLIC STORM DRAIN AND
NON-VEHICULAR ACCESS/
TRAIL EASEMENT

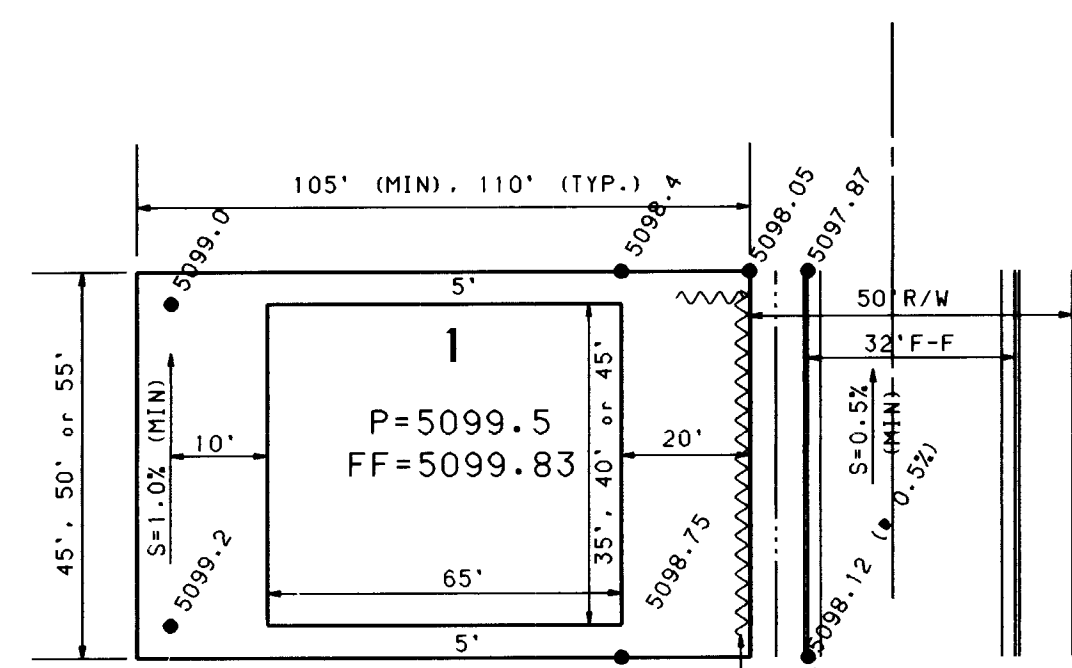
TRACT L-1

SEE "CALABACILLAS CT. STORM
DRAIN PLAN AND PROFILE" SHEET



TYPICAL STREET SECTION A-A
NO SCALE

TRACT L-3 GRADED SWALE
SECTION B-B
NO SCALE



TYPICAL LOT GRADING PLAN
SCALE: 1"=30'

EROSION CONTROL PLAN
NO SCALE

A BERM WITH THE DIMENSIONS SHOWN SHALL
BE MAINTAINED DURING CONSTRUCTION UNTIL
COMPLETION OF INDIVIDUAL HOMES WITHIN
THE PROJECT.

MAX. 3:1 GRADE TO
MATCH NEW GRADES TO
EXISTING GRADES

SECTION C-C
NO SCALE

SUBDIVISION

MIN. SWALE DEPTH/
WIDTH=6"/20"

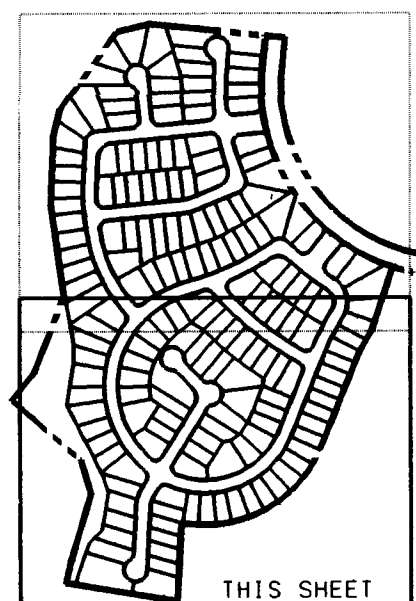
EXISTING GROUND
SEE INVERT
ELEVATIONS ON PLAN

SUBDIVISION

BLOCK WALL TO BE
BUILT BY BUILDER
ALONG PROPERTY LINE

GENERAL NOTES:

1. CONTRACTOR MUST OBTAIN A TOPSOIL
DISTURBANCE PERMIT FROM THE EN-
VIRONMENTAL HEALTH DIVISION PRIOR
TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EAR-
THWORK SPECIFICATION AS NOTED IN
THE SOILS REPORT PREPARED BY
VINYARD AND ASSOCIATES DATED
APRIL 5, 1993.
3. THE CONTRACTOR SHALL CONFORM TO
ALL CITY, COUNTY, STATE, AND FEDERAL
DUST CONTROL MEASURES AND RE-
QUIREMENTS AND WILL BE RESPONSIBLE
FOR PREPARING AND OBTAINING ALL
NECESSARY APPLICATIONS AND AP-
PROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT
NO SOIL ERODES FROM THE LOTS INTO
PUBLIC RIGHT-OF-WAY. THIS CAN BE
ACHIEVED BY CONSTRUCTING TEM-
PORARY BERMS AS PER DETAIL ON
SHEET 5 AND WETTING THE SOIL TO KEEP
IT FROM BLOWING.
5. ALL SPOT ELEVATIONS ARE TO TOP OF
CURB UNLESS OTHERWISE NOTED. VALLEY
GUTTER ELEVATIONS ARE SHOWN AT
PROJECTED TOP OF CURB ELEVATIONS.



KEYMAP
NO SCALE

LEGEND

- PROJECT BOUNDARY
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- BASIN BOUNDARY
- SUB-BASIN BOUNDARY
- PROPOSED RETAINING WALL
- EXISTING STORM DRAIN LINE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- EROSION CONTROL BERM

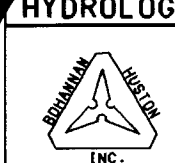
3 4 5 6 7 8 9 10 11
26 47 27 92 05 95

LEGAL DESCRIPTION

THE TRAILS AT SEVEN BAR SOUTH
SUBDIVISION (LOTS 1-177)

APPROVED FOR ROUGH GRADING (± 1')

John P. Platten 3-14-94
HYDROLOGY ENGINEER DATE

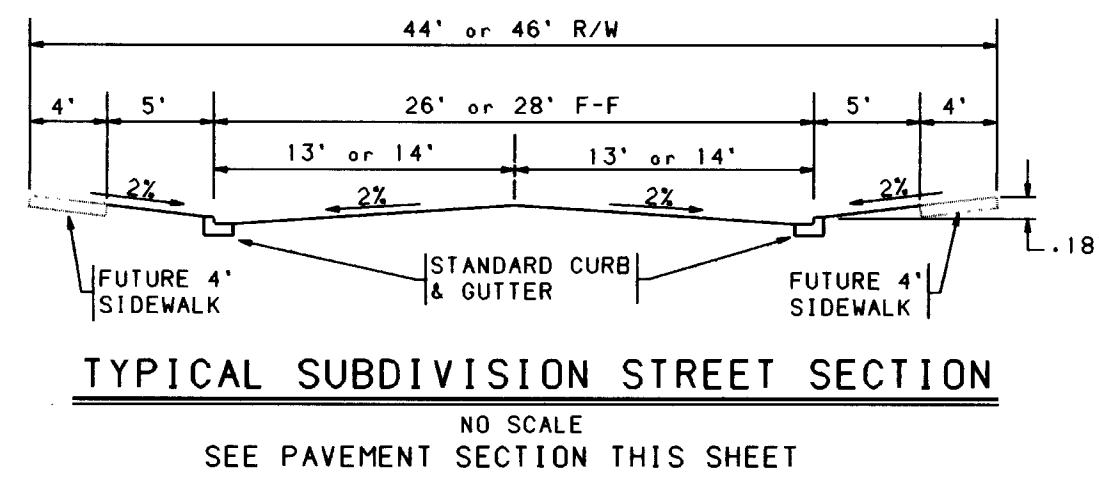
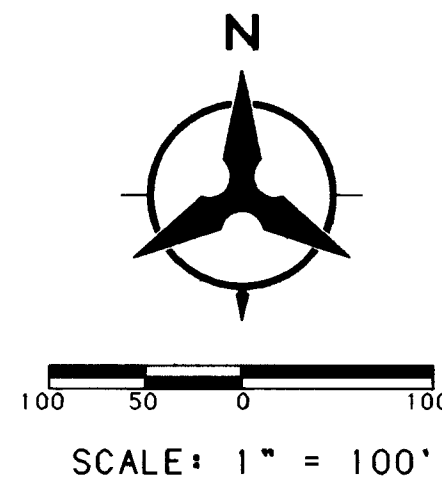


CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

THE TRAILS AT SEVEN BAR SOUTH PHASE II & III GRADING PLAN

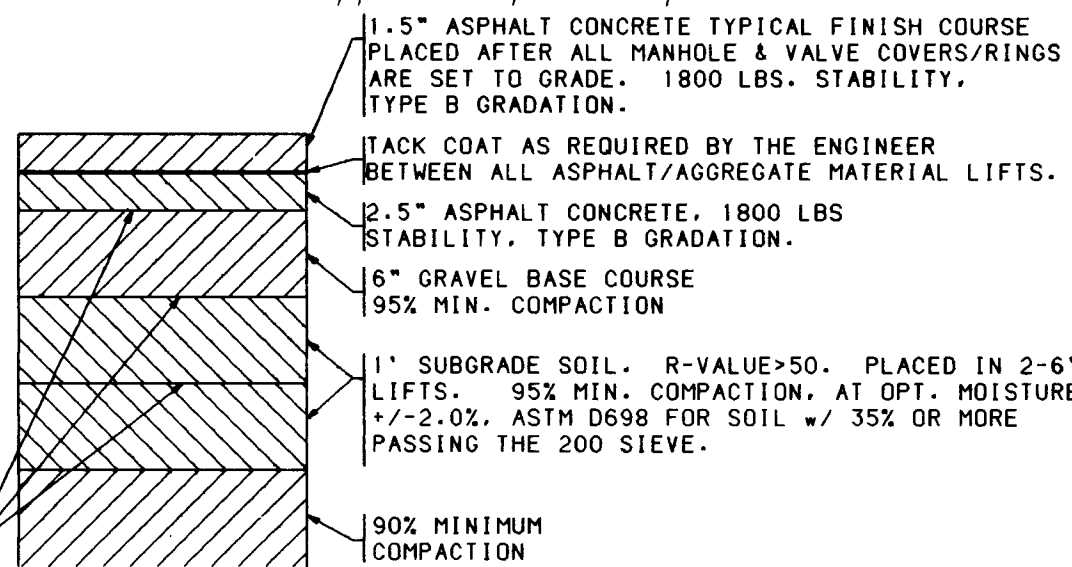
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>John P. Platten</i>	4-19-94	WATER	N/A RWK	3-28-94
TRANSPORTATION	N/A EHD	4-20-94	WASTE WATER	N/A RWK	3-28-94
HYDROLOGY	<i>John P. Platten</i>	4-7-94	N.M.U.I.		

DRAWING NO. 4727.92 MAP NO. B-13 SHEET 5 OF 19



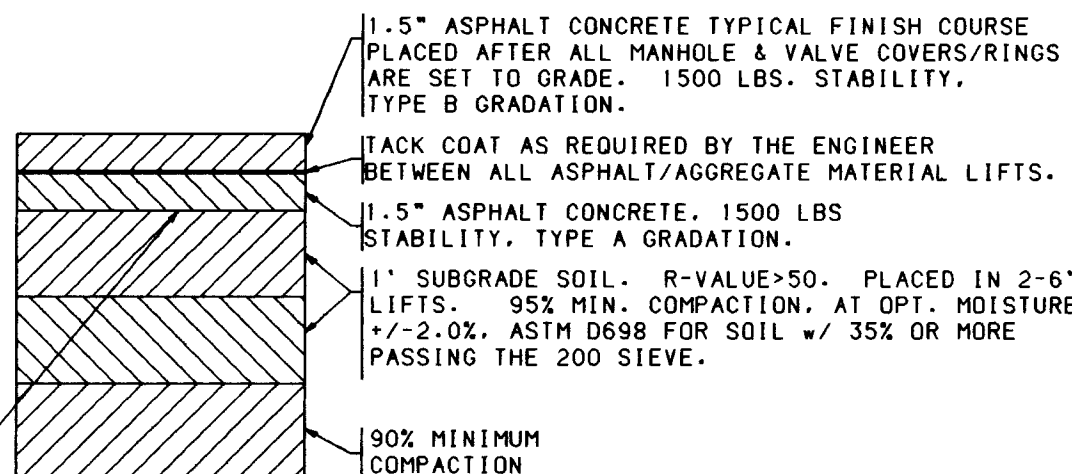
TRACT N-2A-2

TRACT L-1
FUTURE MULTI-FAMILY SITE



SEVEN BAR LOOP ROAD PAVEMENT SECTION
NO SCALE
NOTE: REFER TO COA STD DWG 2407

TRACT N-1B-2



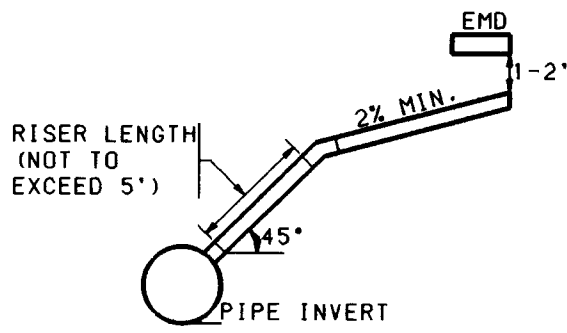
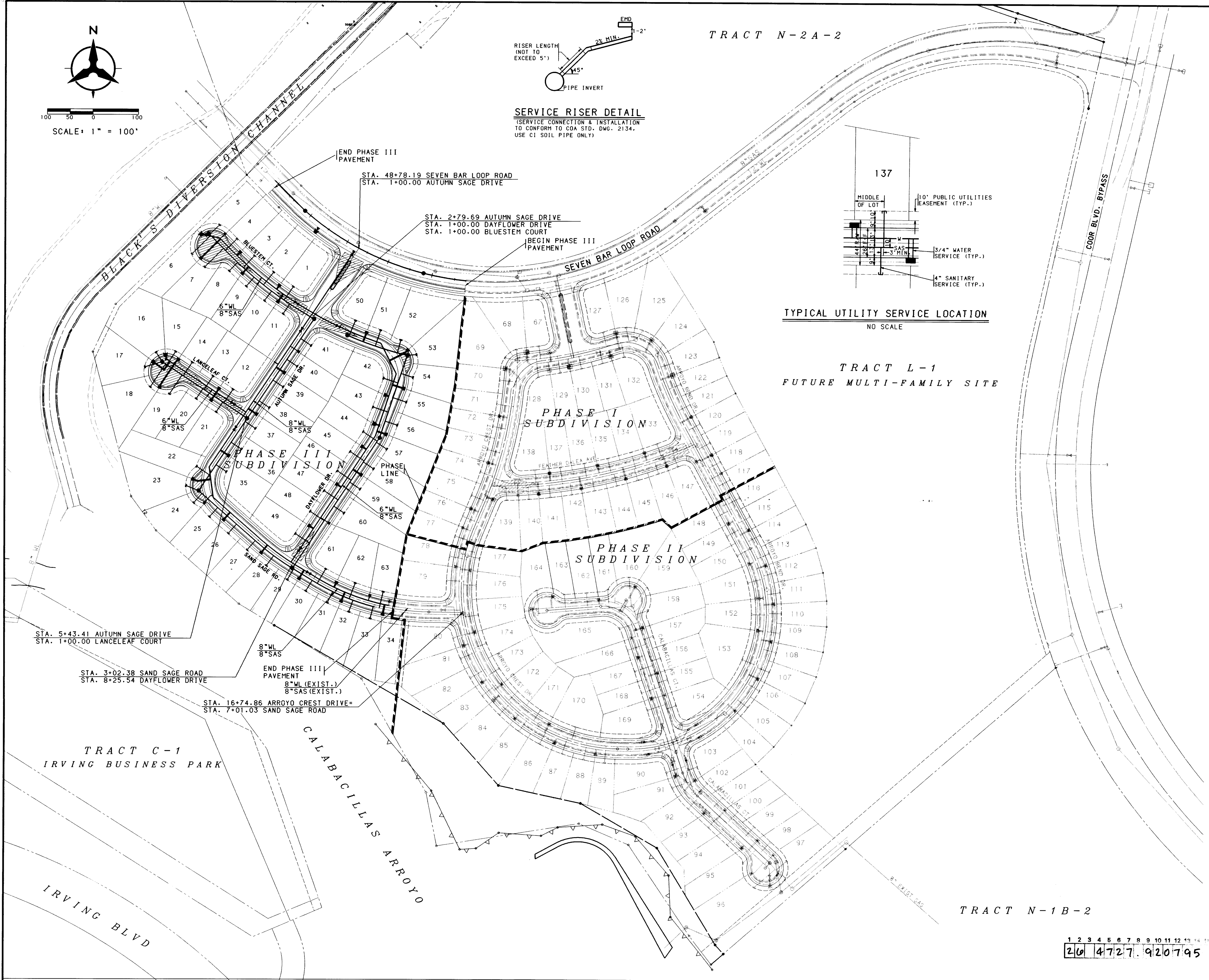
TYPICAL SUBDIVISION PAVEMENT SECTION
NO SCALE
NOTE: REFER TO COA STD DWG 2405

- NOTES**
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 2. ALL CURB RETURN RADIUS SHALL BE 25' TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 4. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
 5. CONTRACTOR IS TO INSTALL A 4"x4"x5' POST AND EMD AT THE END OF EACH SANITARY SEWER SERVICE.
 6. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
 7. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
 8. CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
 9. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
 10. ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
 11. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
 12. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

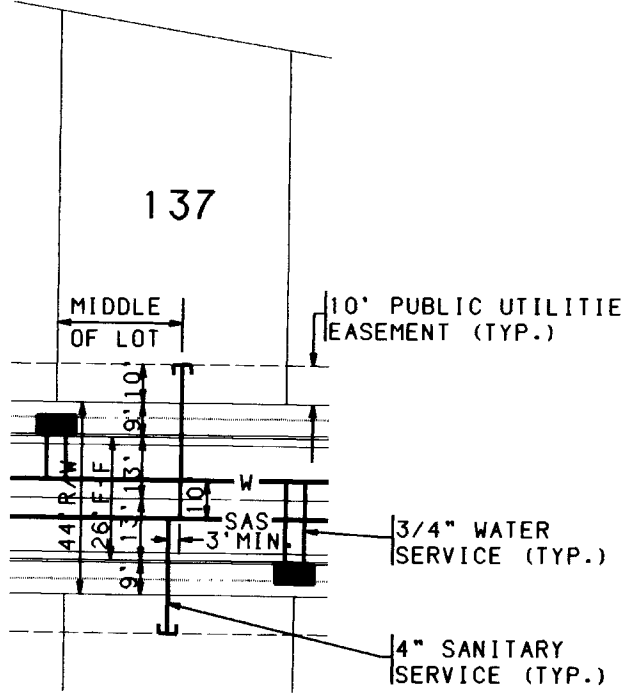
LEGEND	
PROJECT BOUNDARY	---
PROPOSED CURB & GUTTER	---
FUTURE CURB & GUTTER	---
FUTURE SIDEWALK	---
PROPOSED SANITARY SEWER MANHOLE	●
EXISTING SANITARY SEWER MANHOLE	○
PROPOSED FIRE HYDRANT	●
EXISTING FIRE HYDRANT	○
PROPOSED GATE VALVE	⊗
EXISTING GATE VALVE	⊙
PROPOSED STORM DRAIN LINE	SD
PROPOSED STORM DRAIN MANHOLE	⊗
PROPOSED STORM DRAIN INLET	⊙
EXISTING STORM DRAIN LINE	SD
EXISTING STORM DRAIN MANHOLE	⊗
EXISTING STORM DRAIN INLET	⊙
CROWN FLATTENING	---
PROPOSED CONDUIT PIPE	---
EXISTING CONDUIT PIPE	---
PROPOSED STREET LIGHT	★
EXISTING STREET LIGHT	★

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING			
THE TRAILS AT SEVEN BAR SOUTH PHASE III PAVING PLAN			
APPROVALS	ENGINEER	DATE	APPROVALS
DRC CHAIRMAN	<i>[Signature]</i>	4-19-94	WATER
TRANSPORTATION	<i>[Signature]</i>	4-01-94	WASTE WATER
HYDROLOGY	<i>[Signature]</i>	4-7-94	N.H.U.I.
DRAWING NO. 4727.92		MAP NO. B-13	SHEET 6 OF 19

SCANNED BY
BY LASON



SERVICE RISER DETAIL
(SERVICE CONNECTION & INSTALLATION
TO CONFORM TO COA STD. DWG. 2134,
USE C1 SOIL PIPE ONLY)



TYPICAL UTILITY SERVICE LOCATION
NO SCALE

TRACT L-1
FUTURE MULTI-FAMILY SITE

- NOTES**
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 4. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
 5. CONTRACTOR IS TO INSTALL A 4"x4"x5" POST AND EMD AT THE END OF EACH SANITARY SEWER SERVICE.
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 12. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

LEGEND

PROJECT BOUNDARY	---
PROPOSED CURB & GUTTER	---
FUTURE CURB & GUTTER	---
FUTURE SIDEWALK	---
PROPOSED SANITARY SEWER MANHOLE	●
EXISTING SANITARY SEWER MANHOLE	○
PROPOSED FIRE HYDRANT	●
EXISTING FIRE HYDRANT	○
PROPOSED GATE VALVE	⊗
EXISTING GATE VALVE	⊙
PROPOSED STORM DRAIN LINE	SD
PROPOSED STORM DRAIN MANHOLE	⊗
PROPOSED STORM DRAIN INLET	■
EXISTING STORM DRAIN LINE	SD
EXISTING STORM DRAIN MANHOLE	⊗
EXISTING STORM DRAIN INLET	■
PROPOSED SANITARY SEWER LINE	SAS
EXISTING SANITARY SEWER LINE	SAS
PROPOSED WATER LINE	W
EXISTING WATER LINE	W
PROPOSED SANITARY SEWER SERVICE	---
PROPOSED WATER METER SERVICE	---

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
CONTRACTOR: J.R. Hark Co., Inc.	DATE: 09/09/94	THE BENCH MARK IS A STANDARD NMSH BRASS CAP	DATE: 09/09/94	NO. 1	BY: J.R. Hark
DESIGNED BY: J.R. Hark	DATE: 09/09/94	SET IN TOP OF A CONCRETE TABLET PROJECTING 0.3' ABOVE GROUND AND STAMPED "NM448-N12"	DATE: 09/09/94	NO. 2	BY: J.R. Hark
DRAWN BY: J.R. Hark	DATE: 09/09/94	THE BENCH MARK IS LOCATED APPROX. 60' WEST AND 550' SOUTH OF THE INTERSECTION OF COORS ROAD AND CORRALES ROAD, N.W.	DATE: 09/09/94	NO. 3	BY: J.R. Hark
CHECKED BY: J.R. Hark	DATE: 09/09/94	ELEVATION = 5023.411'	DATE: 09/09/94	NO. 4	BY: J.R. Hark

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING

THE TRAILS AT SEVEN BAR SOUTH
PHASE III
UTILITY PLAN

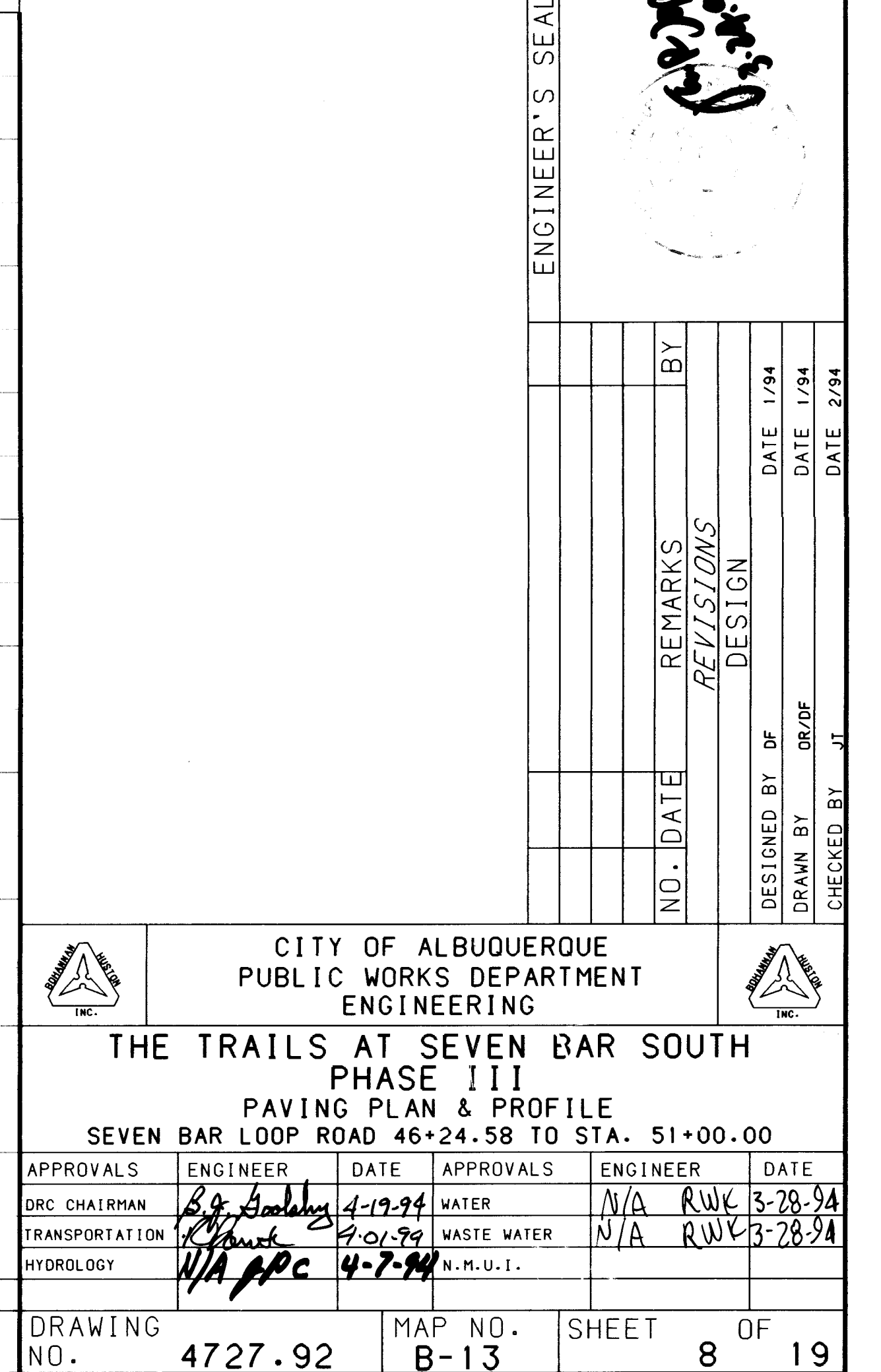
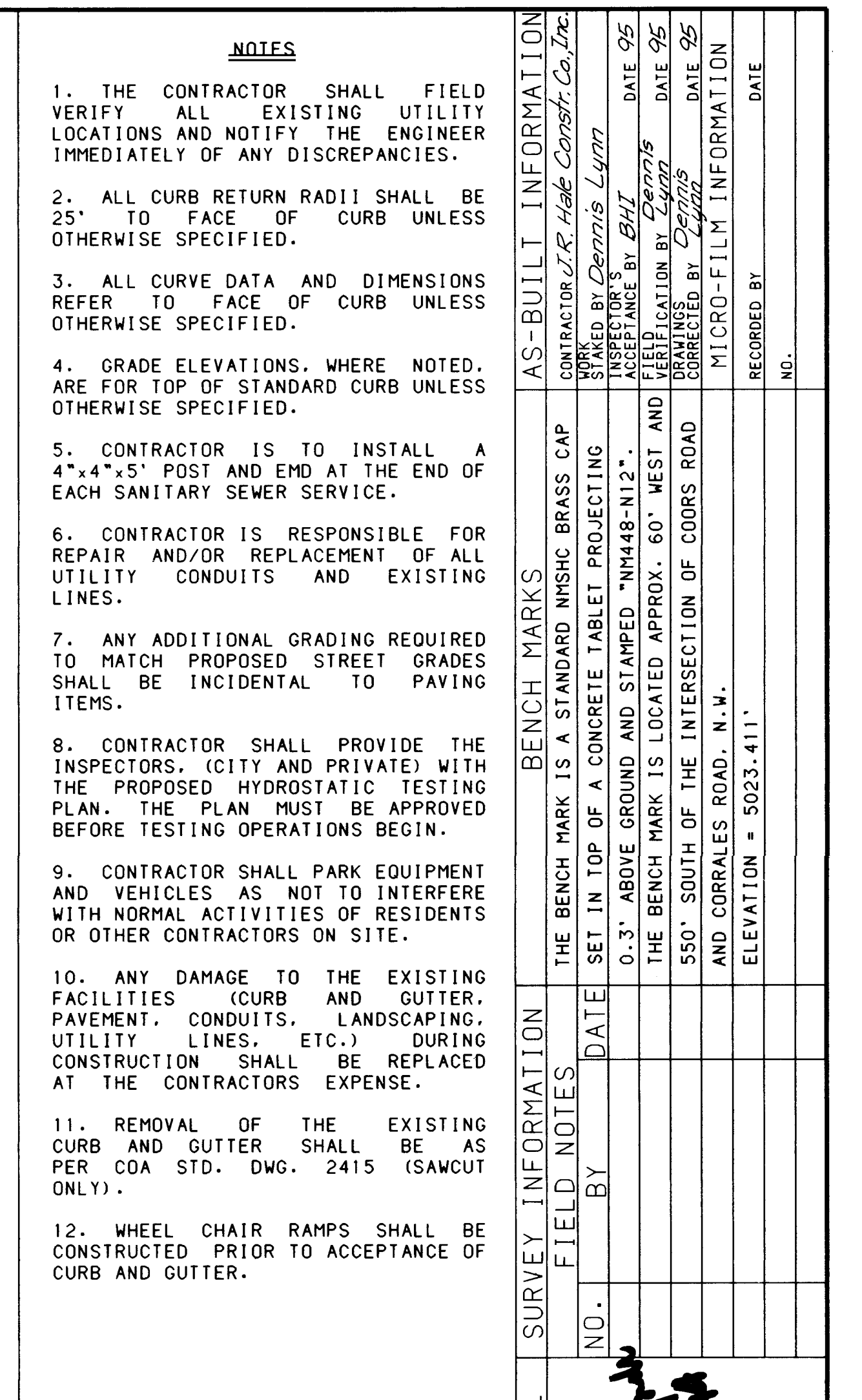
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.G. Baskley	1-19-94	WATER	N/A	RWK 3-28-94
TRANSPORTATION	J.R. Hark	4-02-94	WASTE WATER	N/A	RWK 3-28-94
HYDROLOGY	N/A	4-7-94	N.M.U.I.	J.R. Hark	3-22-94

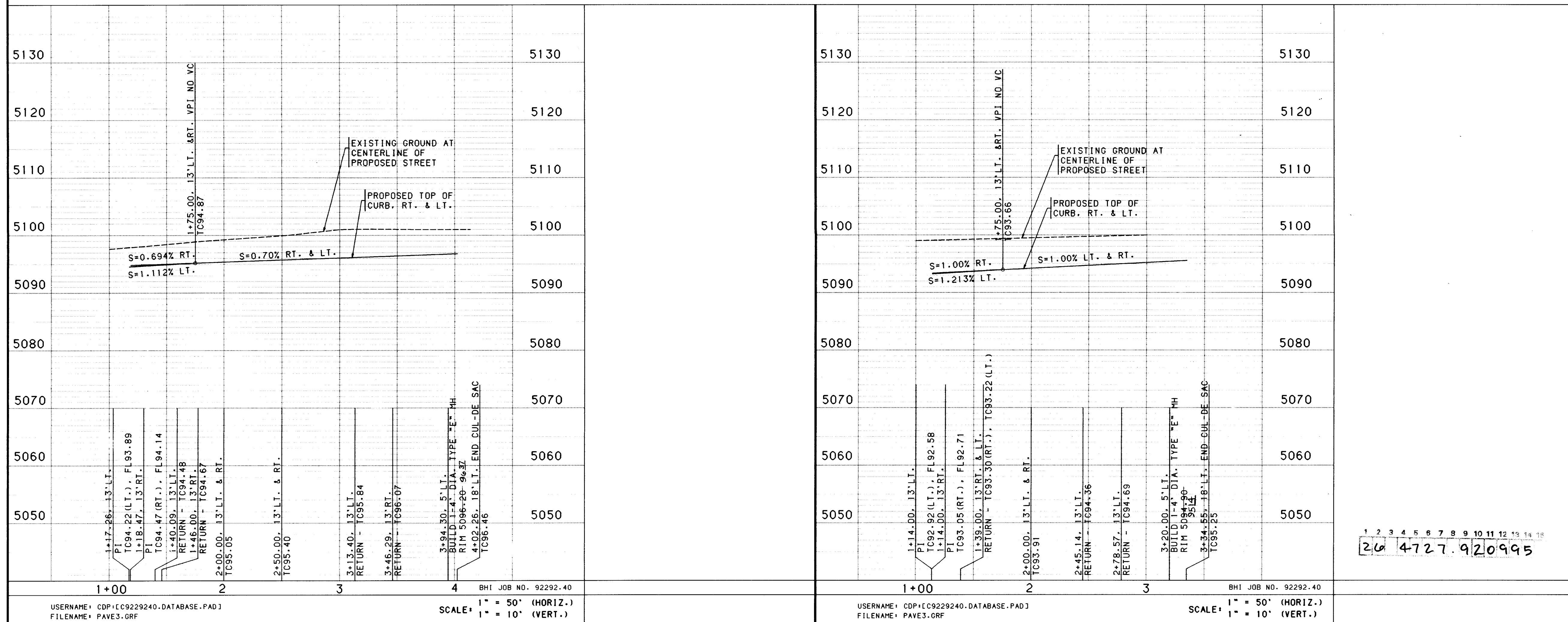
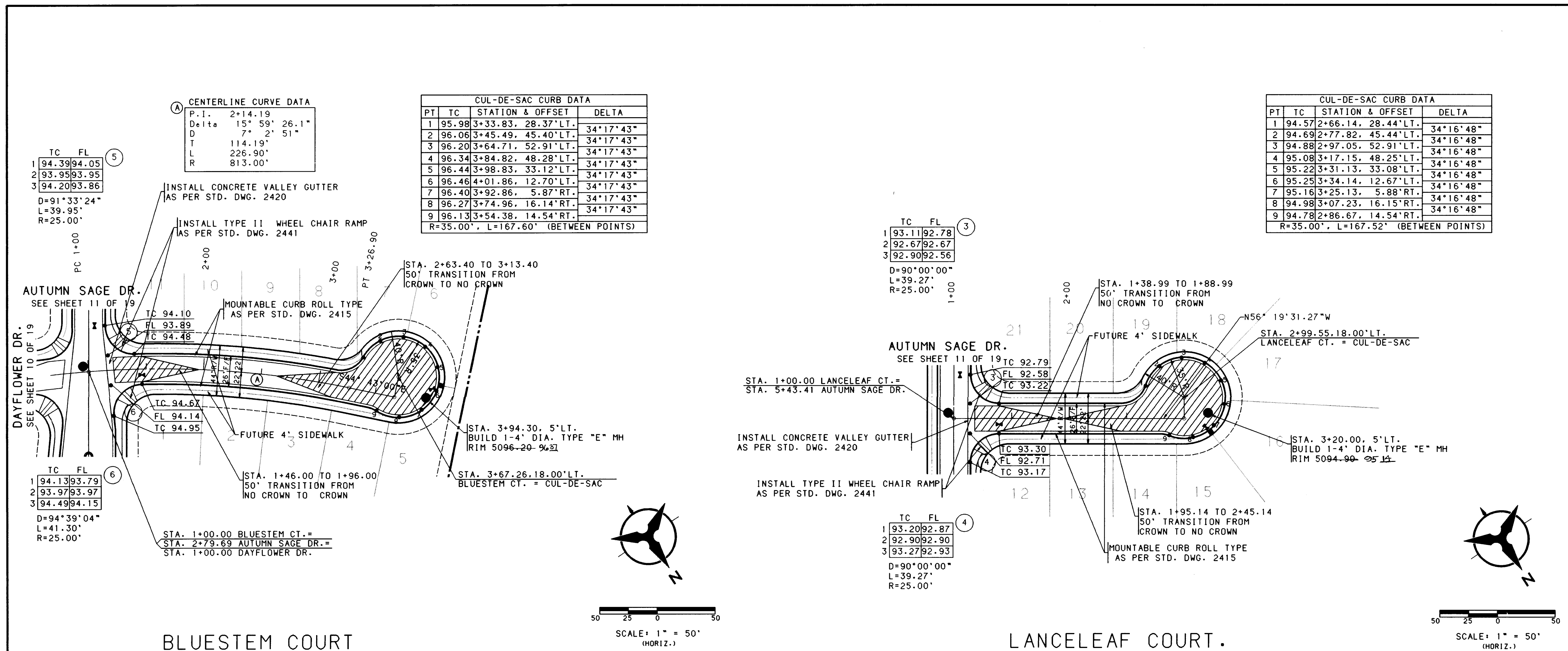
DRAWING NO. 4727.92 MAP NO. B-13 SHEET 7 OF 19

USERNAME: CDP\EC9229240.DATABASE.PAD
FILENAME: UTILITY.GRF

BH1 JOB NO. 92292.40

SCANNED BY
BY LASON





NOTES, RECORD DRAWING, and project information section. Includes revision table, approvals, and project details for 'THE TRAILS AT SEVEN BAR SOUTH PHASE III PAVING PLAN & PROFILE'.

MOUNTABLE CURB ROLL TYPE
PER STD. DWG. 2415

MOUNTABLE CURB ROLL TYPE
PER STD. DWG. 2415

STA 5+02.80 TO 5+12.80
10' TRANSITION FROM MOUNTABLE
CURB ROLL TYPE TO STD.
CURB & GUTTER.

INSTALL 4' PCC SIDEWALK FROM
STA. 7+01.66 TO WHEEL CHAIR
RAMP PER STD DWG 2430

	TC	FL
1	90.42	89.75
2	89.85	89.85
3	90.62	89.95

$D = 92^\circ 25' 01''$
 $L = 40.32'$
 $R = 25.00'$

	TC	FL
1	90.42	89.75
2	89.85	89.85
3	90.62	89.95

$D = 92^\circ 25' 01''$
 $L = 40.32'$
 $R = 25.00'$

INSTALL CONCRETE VALLEY GUTTER
AS PER STD. DWG. 2420

INSTALL TYPE II WHEEL CHAIR RAMP
AS PER STD. DWG. 2441

SAND SAGE RD.
SEE SHEET 12 OF 19

	TC	FL
1	90.83	90.17
2	90.18	90.18
3	90.86	90.19

$D = 92^{\circ} 30' 12''$
 $L = 40.36'$
 $R = 25.00'$

	TC	FL
1	90.83	90.17
2	90.18	90.18
3	90.86	90.19

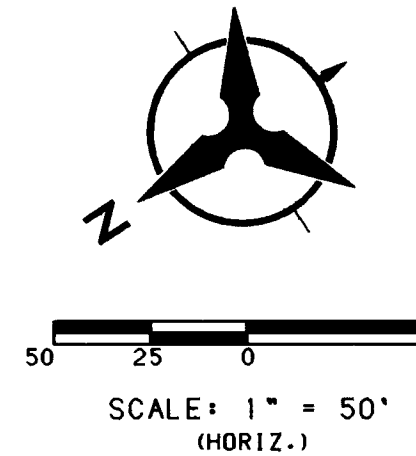
$D = 92^{\circ} 30' 12''$
 $L = 40.36'$
 $R = 25.00'$

STA. 1+00.00 DAYFLOWER DR. =
STA. 2+79.69 AUTUMN SAGE =
STA. 1+00.00 BLUESTEM CT.

CENTERLINE CURVE DATA	
P.I.	1+75.11
Delta	10° 33' 26.1"
D	7° 2' 51"
T	75.11'
L	149.80'
R	813.00'

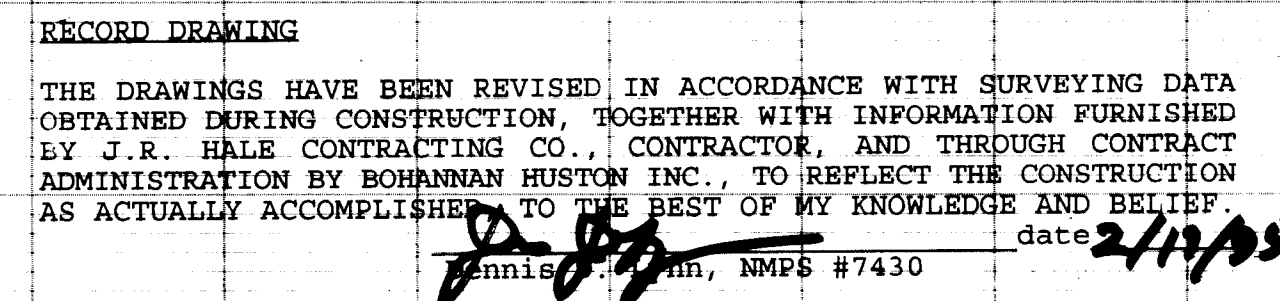
CENTERLINE CURVE DATA	
P.I.	3+27.89
Delta	92° 18' 46.4"
D	76° 23' 40"
T	78.09'
L	120.84'
R	75.00'

CENTERLINE CURVE DATA	
P.I.	4+89.63
Delta	12° 37' 34.5"
D	47° 44' 47"
T	13.28'
L	26.44'
R	120.00'



SCALE: 1" = 50'
(HORIZ.)

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RECORD DRAWING

THE DRAWINGS HAVE BEEN REVISED IN ACCORDANCE WITH SURVEYING DATA OBTAINED DURING CONSTRUCTION, TOGETHER WITH INFORMATION FURNISHED BY T. E. HALL'S CONTRACTING COMPANY, INC. AND THROUGH CONTRACT ADMINISTRATION BY BOHANNAN HUSTON INC., TO REFLECT THE CONSTRUCTION AS ACTUALLY ACCOMPLISHED, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Bohannon, NMPS #7430

date 2/19/93

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

BHI JOB NO. 92292.40

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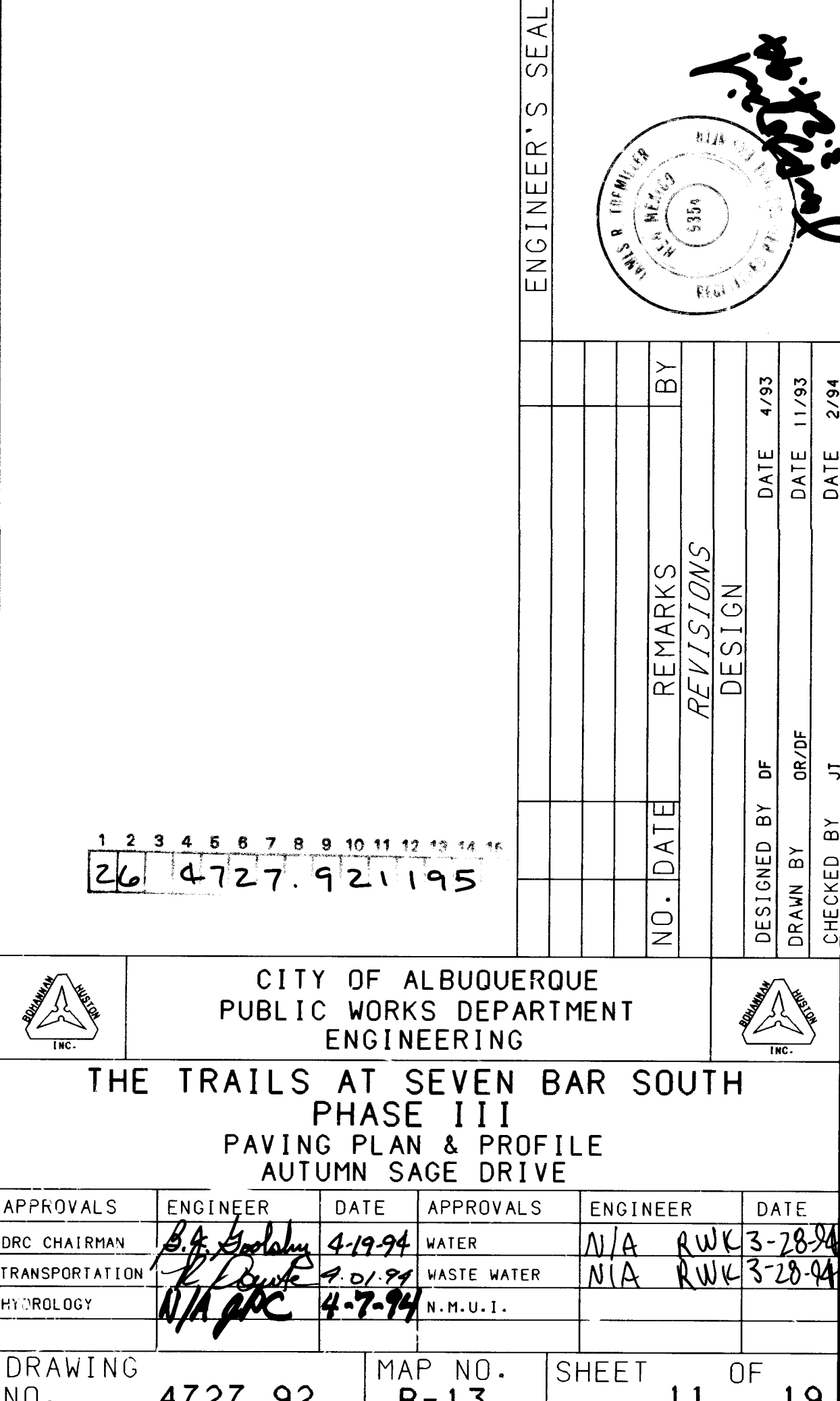
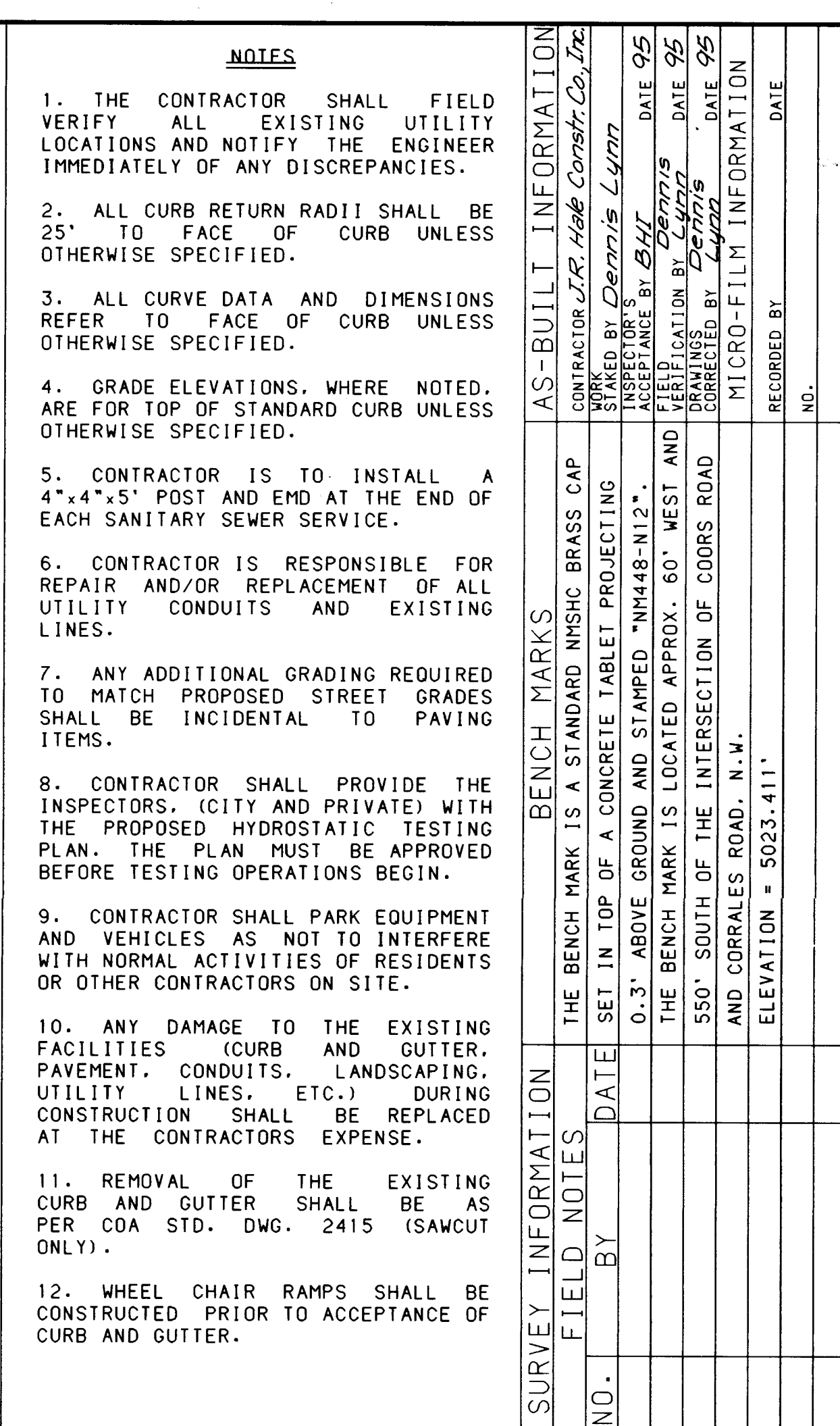
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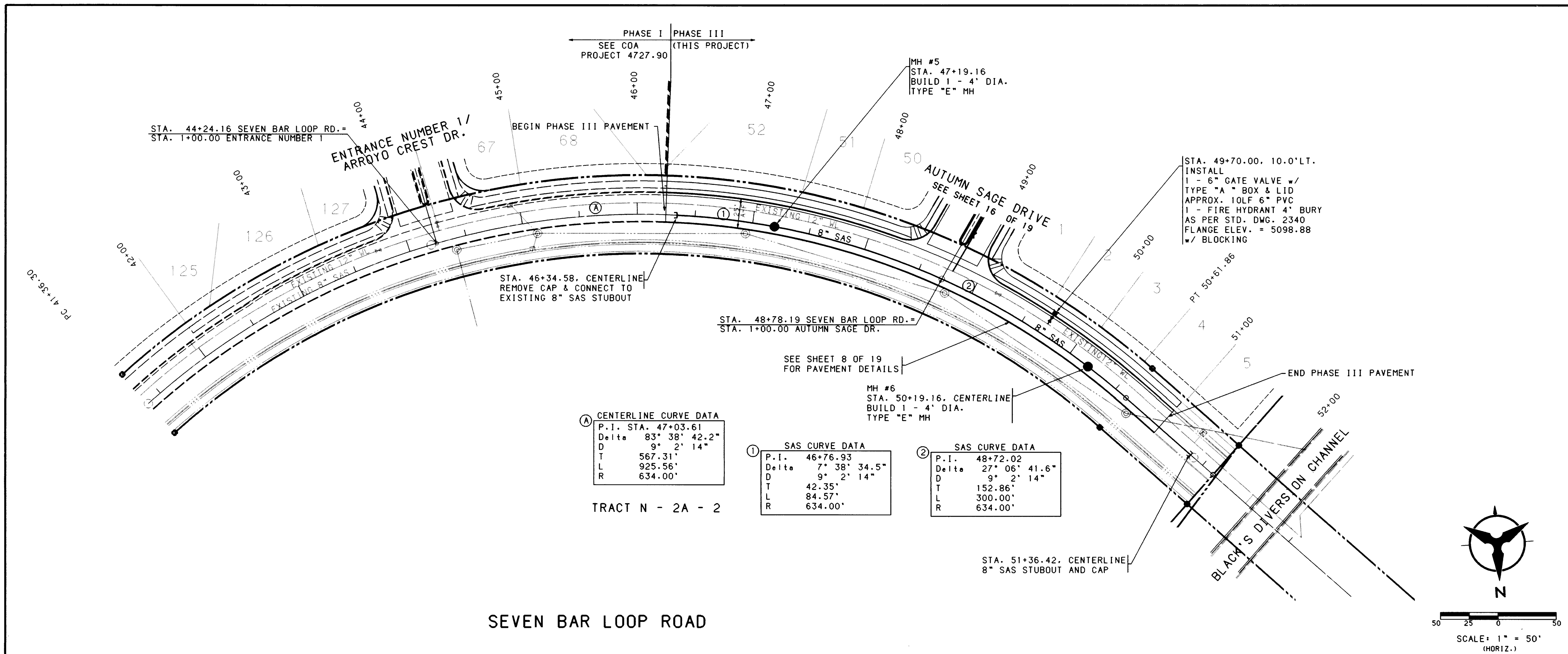
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SCALE: 1" = 50' (HORIZ.)
1" = 10' (VERT.)

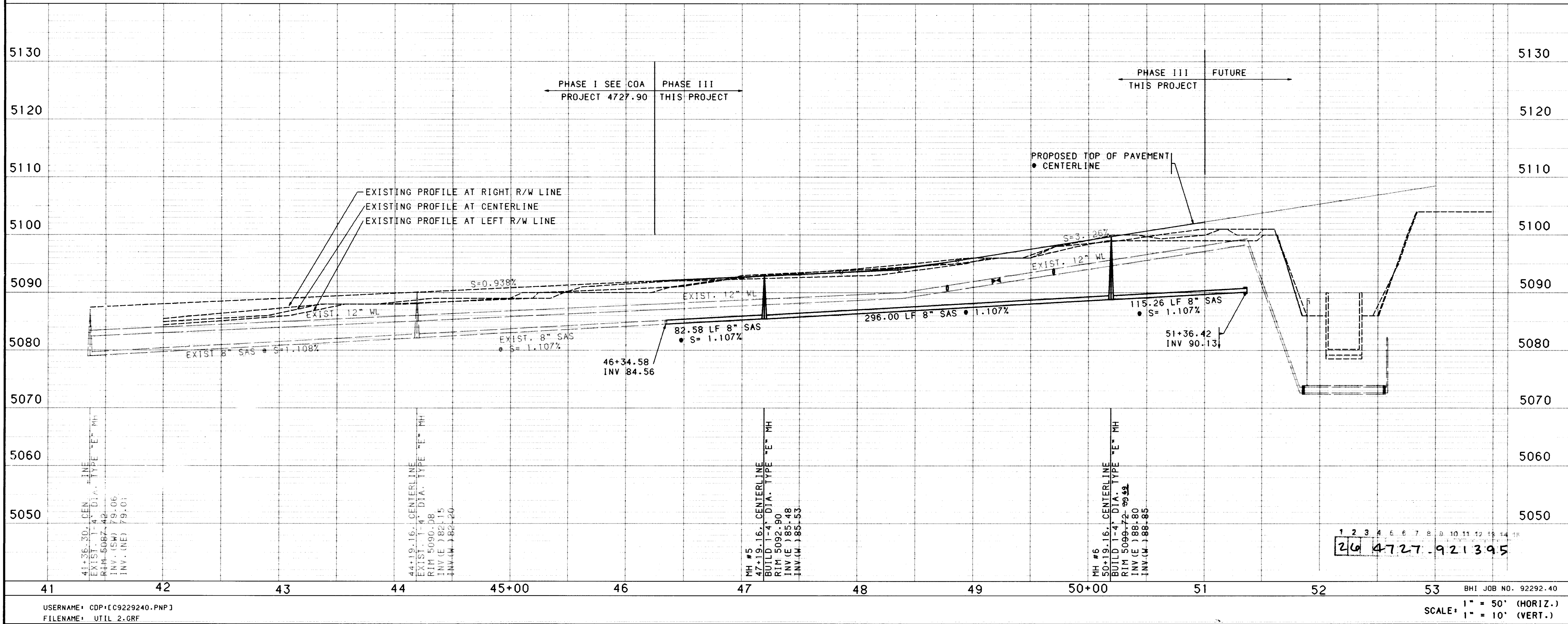
		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING					
THE TRAILS AT SEVEN BAR SOUTH PHASE III PAVING PLAN & PROFILE DAYFLOWER DRIVE							
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE		
DRC CHAIRMAN	<i>B.G. Smith</i>	<i>4-19-94</i>	WATER	<i>N/A</i>	<i>RWK</i>	<i>3-28-94</i>	
TRANSPORTATION	<i>J. Smith</i>	<i>4-01-94</i>	WASTE WATER	<i>N/A</i>	<i>RWK</i>	<i>3-28-94</i>	
HYDROLOGY	<i>J. Clinton 4-7-94</i>		MUI				
DRAWING NO.		4727.92	MAP NO.		B-13	SHEET 10 OF 19	

SCANNED BY
BY LASON





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Dennis D. Lynn, NWS #7430

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING

THE TRAILS AT SEVEN BAR SOUTH
PHASE III
UTILITY PLAN & PROFILE
SEVEN BAR LOOP ROAD 46+24.58 TO STA. 51+00.00

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRG CHAIRMAN	Bohannon	4-19-94	WATER	N/A	RWC 3-28-94
TRANSPORTATION	N/A	2-20-94	WASTE WATER	N/A	RWC 3-28-94
HYDROLOGY	N/A	4-22-94	N.M.U.I.	N/A	4-22-94

DRAWING NO. 4727.92 MAP NO. B-13 SHEET 13 OF 19

WATER & SANITARY SEWER SERVICES

WATER & SANITARY SEWER SERVICES						
LOT NUMBER	WL STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG	
1	2+00.63, 5.0' RT.	DOUBLE	*1+73.45, 5.0' LT.	37.00'	89.75	
2			*2+29.42, 5.0' LT.	37.00'	90.25	
3			*2+87.01, 5.0' LT.	37.00'	90.50	
4	3+15.80, 5.0' RT.	DOUBLE	*3+41.06, 5.0' LT.	37.00'	90.86	
5			*3+90.80, 5.0' LT.	31.11'	91.19	
6			*3+87.80, 5.0' LT.	58.59'	90.03	
7	3+67.26, 5.0' RT.	DOUBLE	3+47.66, 5.0' LT.	59.00'	89.78	
8			*3+04.27, 5.0' LT.	27.00'	90.22	
9			*2+55.79, 5.0' LT.	27.00'	89.90	
10	1+82.52, 5.0' RT.	DOUBLE	*2+06.90, 5.0' LT.	27.00'	89.57	
11			*1+58.60, 5.0' LT.	27.00'	89.25	
•BUILD 2' RISER						

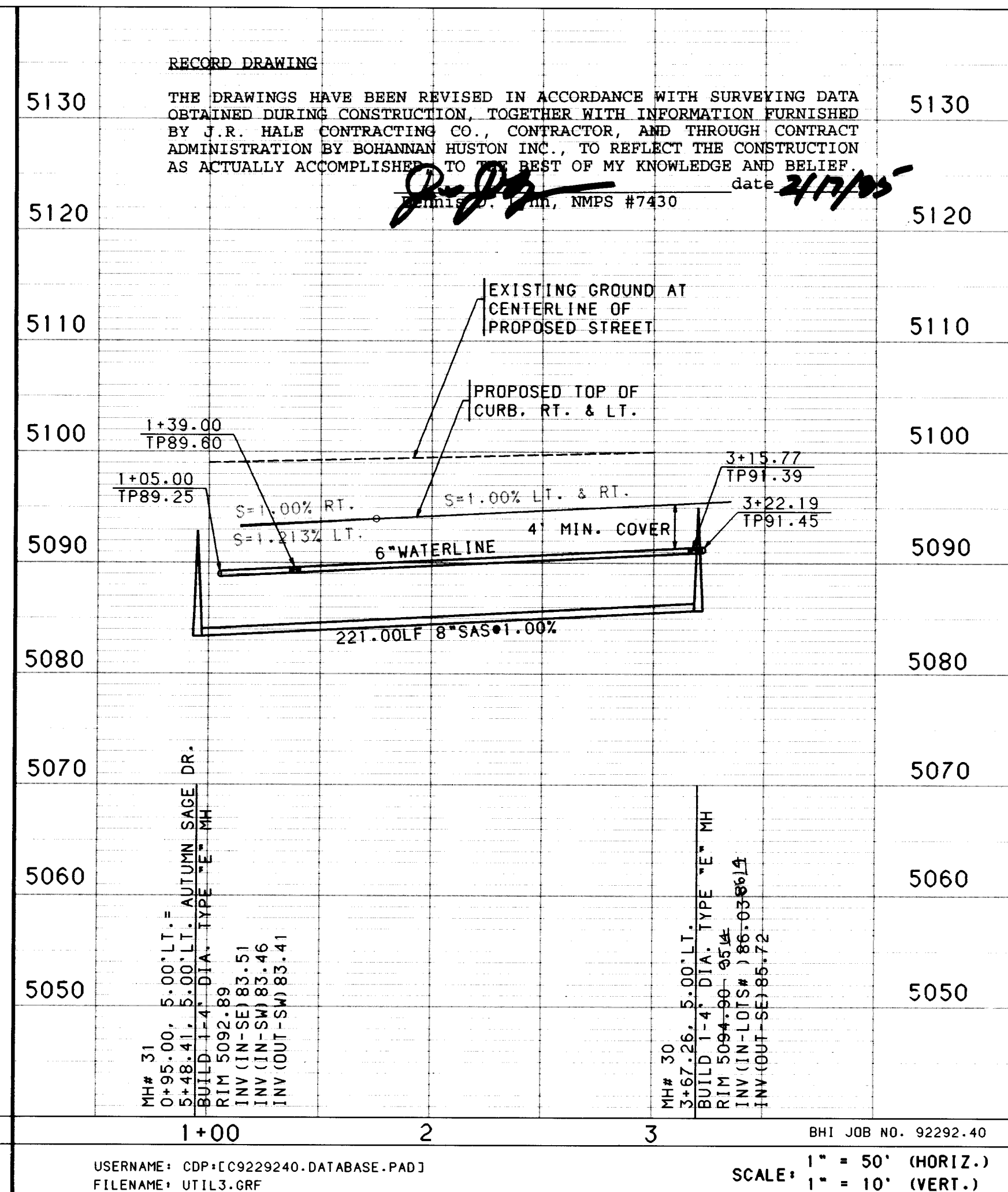
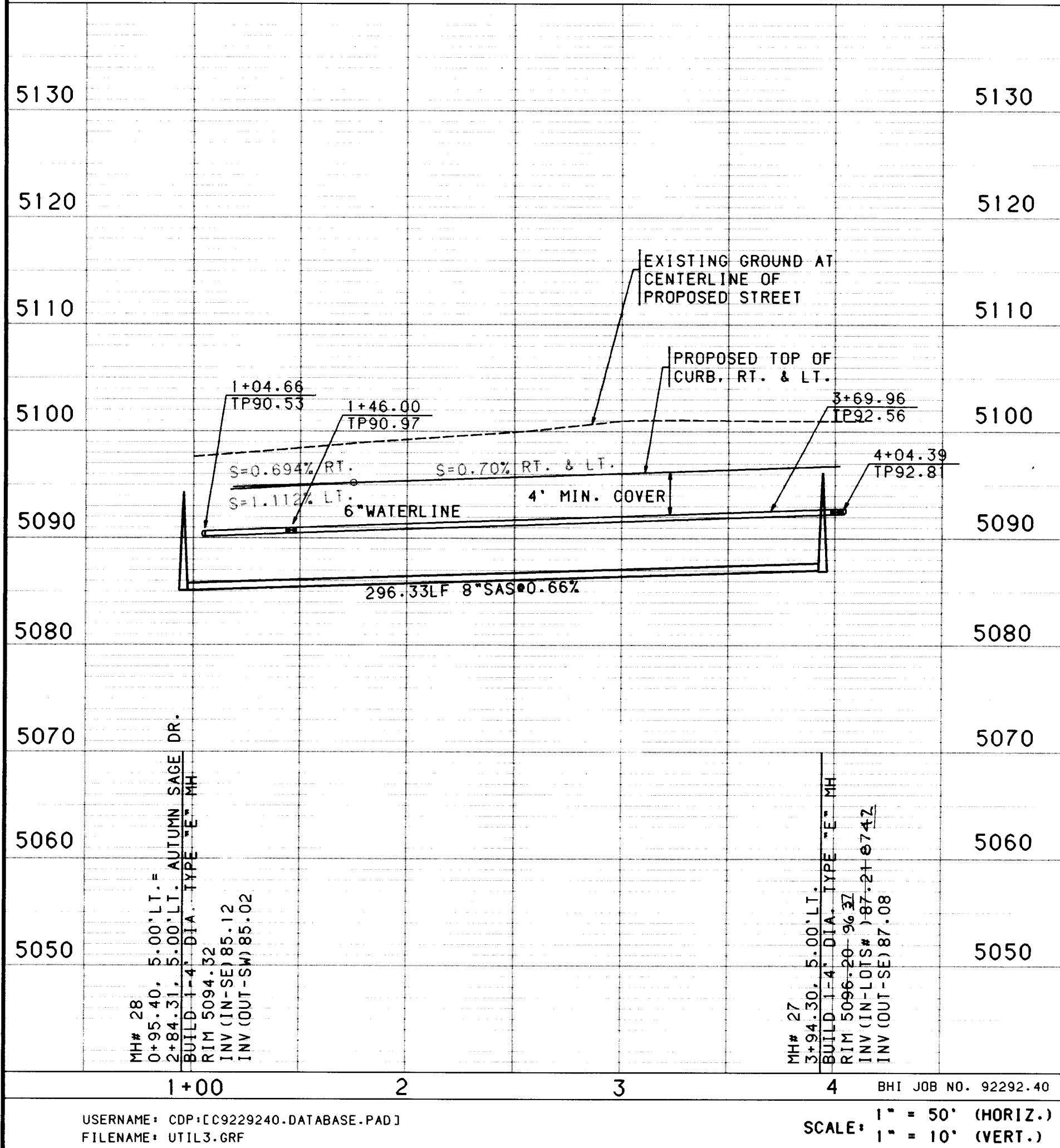
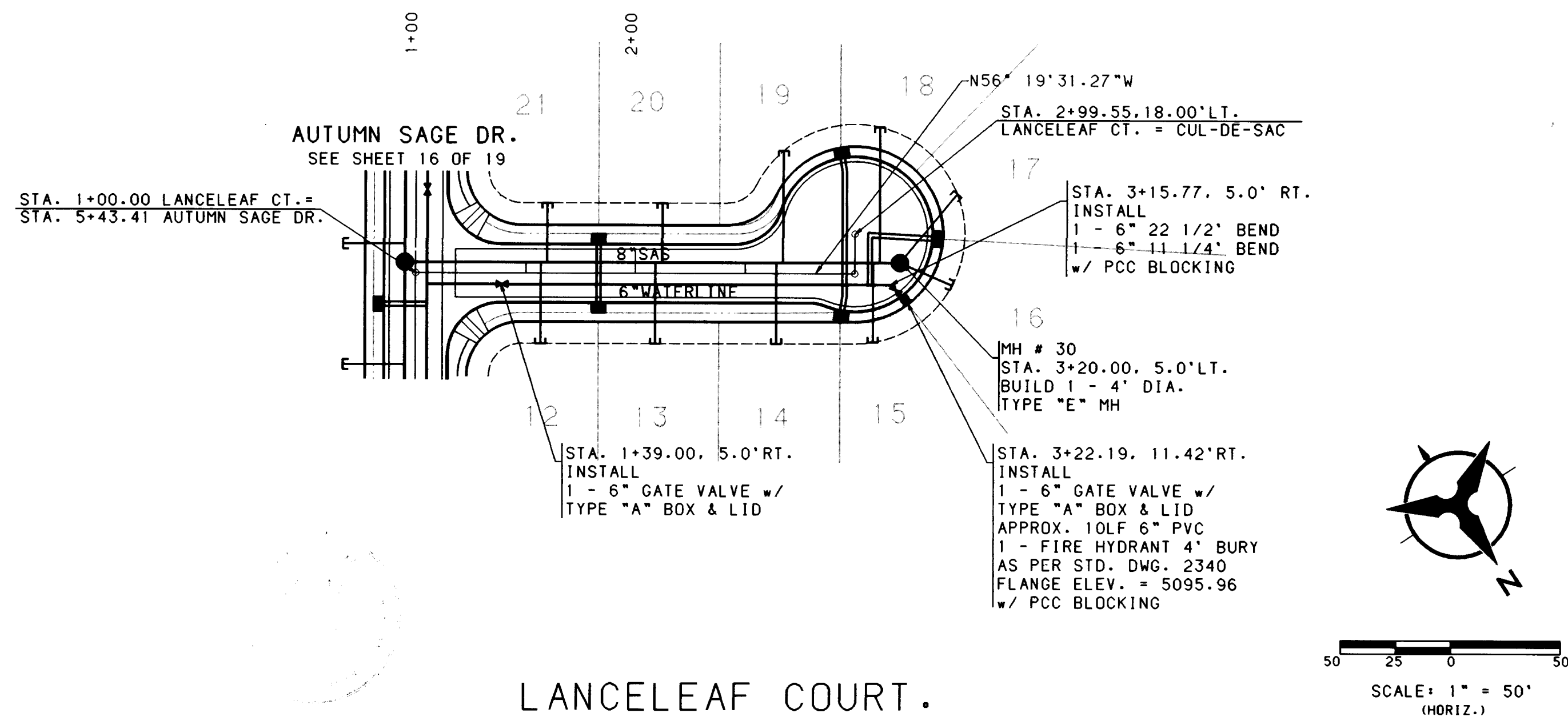
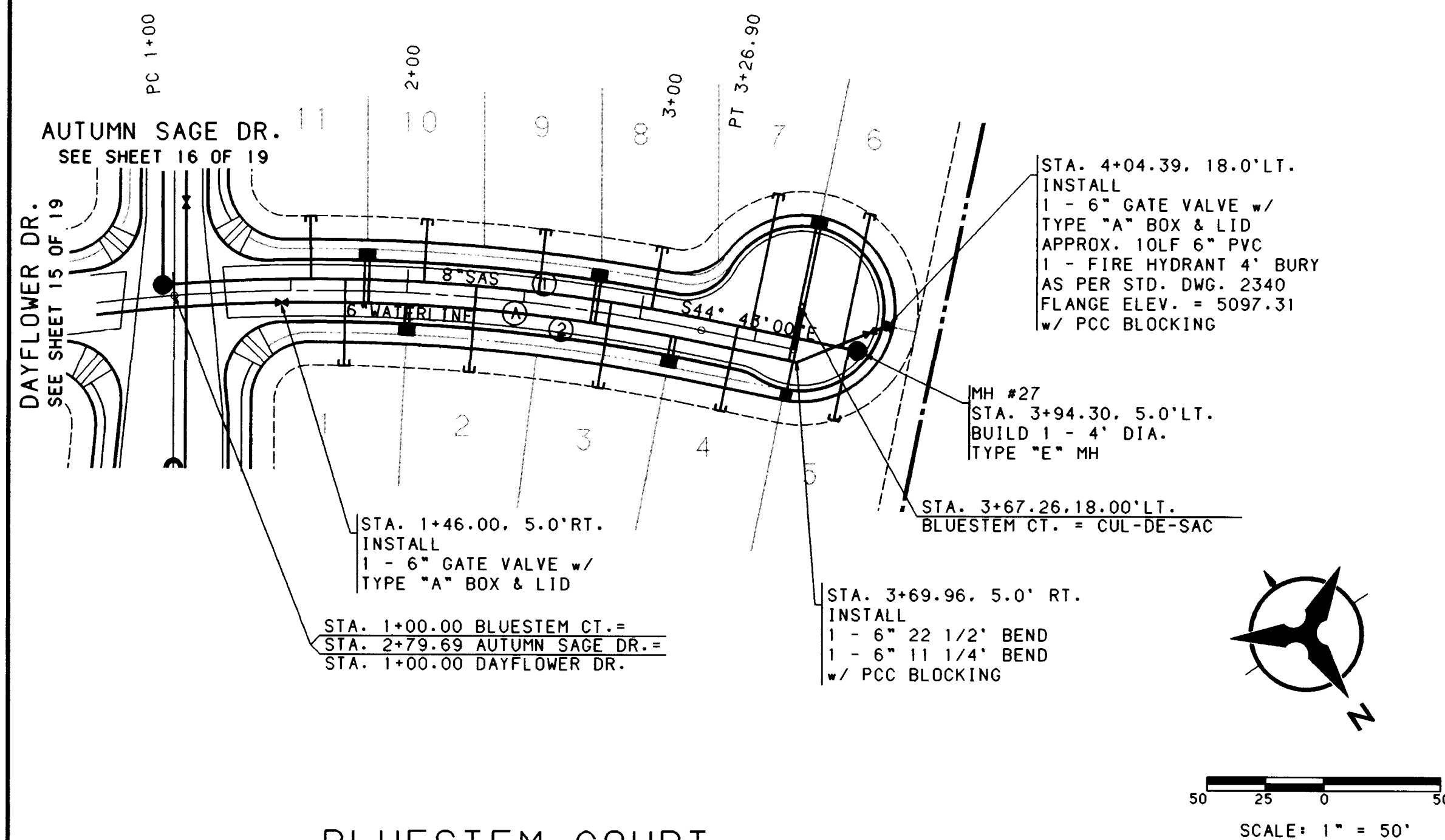
WATER & SANITARY SEWER SERVICES

WATER & SANITARY SEWER SERVICES						
LOT NUMBER	WL STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG	
12	1+83.00. 5.0' RT.	DOUBLE	•1+56.50. 5.0' LT.	37.00'	88.24	
13			•2+09.00. 5.0' LT.	37.00'	88.76	
14	2+93.00. 5.0' RT.	DOUBLE	•2+64.00. 5.0' LT.	37.00'	89.31	
15			•3+07.78. 5.0' LT.	36.32'	89.72	
16	3+39.49. 5.0' RT.	DOUBLE	3+20.00. MH	25.92'	87.07	
17			3+20.00. MH	40.80'	87.66	
18	2+93.00. 5.0' RT.	DOUBLE	3+10.78. 5.0' LT.	61.72'	88.77	
19			•2+67.00. 5.0' LT.	50.96'	89.90	
20	1+83.00. 5.0' RT.	DOUBLE	•2+12.00. 5.0' LT.	27.00'	88.39	
21			•1+59.50. 5.0' LT.	27.00'	87.87	
			•BUILD 2' RISER			

SAS CURVE DATA	
P.I.	2+11.15
Delta	16° 18' 54.2"
D	7° 0' 16"
T	117.26'
L	232.93'
R	818.00'

CENTERLINE CURVE DATA		
P.I.	2+14.19	
Delta	15° 59'	26.1"
D	7° 2'	51"
T	114.19'	
L	226.90'	
R	813.00'	

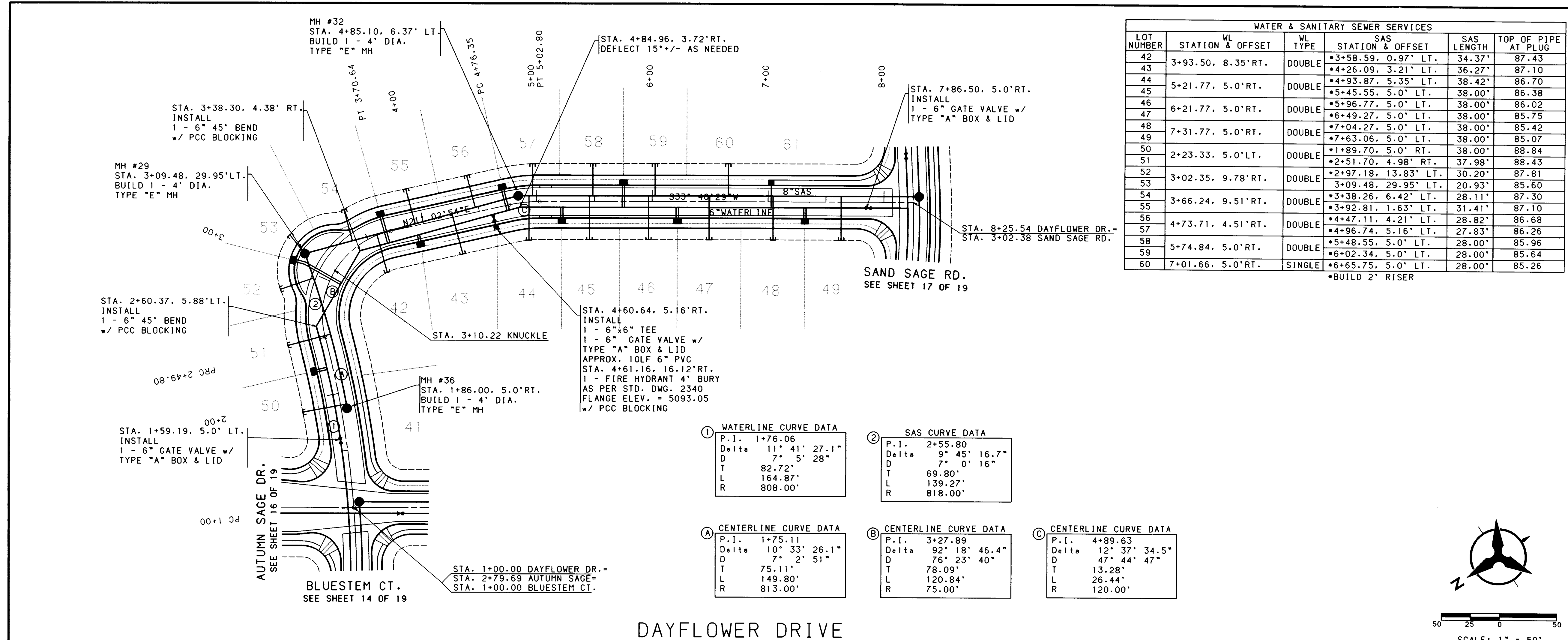
WATERLINE CURVE DATA		
P.I.	2+15.79	
Delta	15° 39'	44.0"
D	7° 5'	28"
T	111.13'	
L	220.87'	
R	808.00'	



NOTES

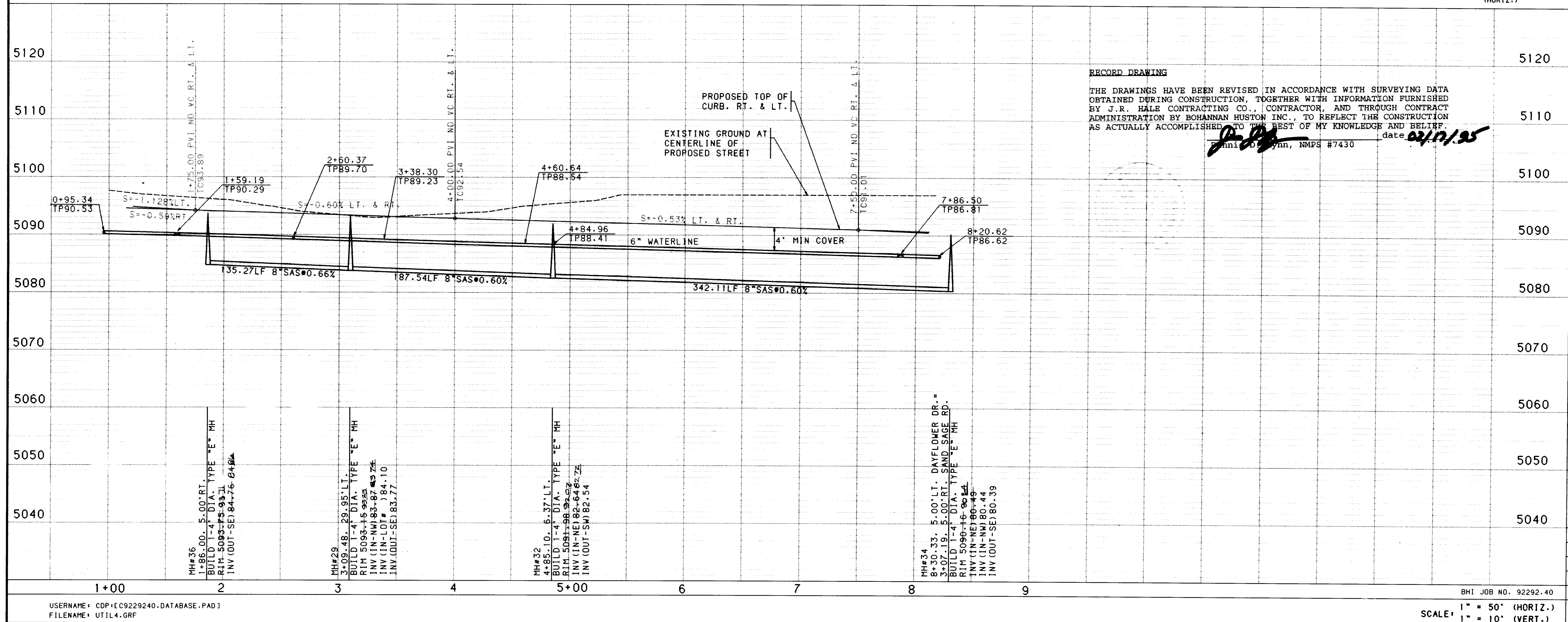
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[illegible]



WATER & SANITARY SEWER SERVICES					
LOT NUMBER	STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG
42	3+93.50, 8.35' RT.	DOUBLE	3+58.59, 0.97' LT.	34.37'	87.43
43			4+26.09, 3.21' LT.	36.27'	87.10
44	5+21.77, 5.0' RT.	DOUBLE	4+93.87, 5.35' LT.	38.42'	86.70
45			5+45.55, 5.0' LT.	38.00'	86.38
46			5+96.77, 5.0' LT.	38.00'	86.02
47	6+21.77, 5.0' RT.	DOUBLE	6+49.27, 5.0' LT.	38.00'	85.75
48			7+04.27, 5.0' LT.	38.00'	85.42
49	7+31.77, 5.0' RT.	DOUBLE	7+63.06, 5.0' LT.	38.00'	85.07
50			8+96.77, 5.0' LT.	38.00'	85.07
51	2+23.33, 5.0' LT.	DOUBLE	1+89.70, 5.0' RT.	38.00'	88.84
52			2+51.70, 4.98' RT.	37.98'	88.43
53	3+02.35, 9.78' RT.	DOUBLE	2+97.18, 13.83' LT.	30.20'	87.81
54			3+09.48, 29.95' LT.	20.93'	85.60
55	3+66.24, 9.51' RT.	DOUBLE	3+38.26, 6.42' LT.	28.11'	87.30
56			3+92.81, 1.63' LT.	31.41'	87.10
57	4+73.71, 4.51' RT.	DOUBLE	4+47.11, 4.21' LT.	28.82'	86.68
58			4+96.74, 5.16' LT.	27.83'	86.26
59	5+74.84, 5.0' RT.	DOUBLE	5+48.55, 5.0' LT.	28.00'	85.96
60	7+01.66, 5.0' RT.	SINGLE	6+02.34, 5.0' LT.	28.00'	85.64
			6+65.75, 5.0' LT.	28.00'	85.26
			*BUILD 2' RISER		

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 10. ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
 11. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
 12. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.



RECORD DRAWING

THE DRAWINGS HAVE BEEN REVISED IN ACCORDANCE WITH SURVEYING DATA OBTAINED DURING CONSTRUCTION, TOGETHER WITH INFORMATION FURNISHED BY J.R. HALE CONTRACTING CO., CONTRACTOR, AND THROUGH CONTRACT ADMINISTRATION BY BOHANNAN HUSTON INC., TO REFLECT THE CONSTRUCTION AS ACTUALLY ACCOMPLISHED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Bohannan Huston, NMPS #7430 date 04/11/25

ENGINEER'S SEAL

REVISIONS

NO.	DATE	REMARKS
1	4/27/92	DESIGN

DESIGNED BY: DF
DRAWN BY: OR/DF
CHECKED BY: JT

DATE: 4/93
DATE: 11/93
DATE: 2/94

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING**

**THE TRAILS AT SEVEN BAR SOUTH
PHASE III
UTILITY PLAN & PROFILE
DAYFLOWER DRIVE**

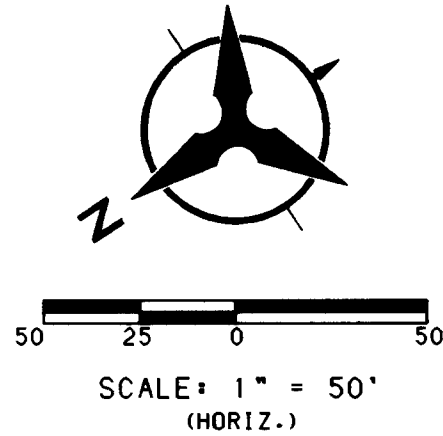
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
ORC CHAIRMAN	W. J. R. Hale	4-19-94	WATER	W. J. R. Hale	3-28-94
TRANSPORTATION	W. J. R. Hale	4-19-94	WASTE WATER	W. J. R. Hale	3-28-94
HYDROLOGY	W. J. R. Hale	4-19-94	MUNI	W. J. R. Hale	3-28-94

DRAWING NO. 4727.92 MAP NO. B-13 SHEET 15 OF 19

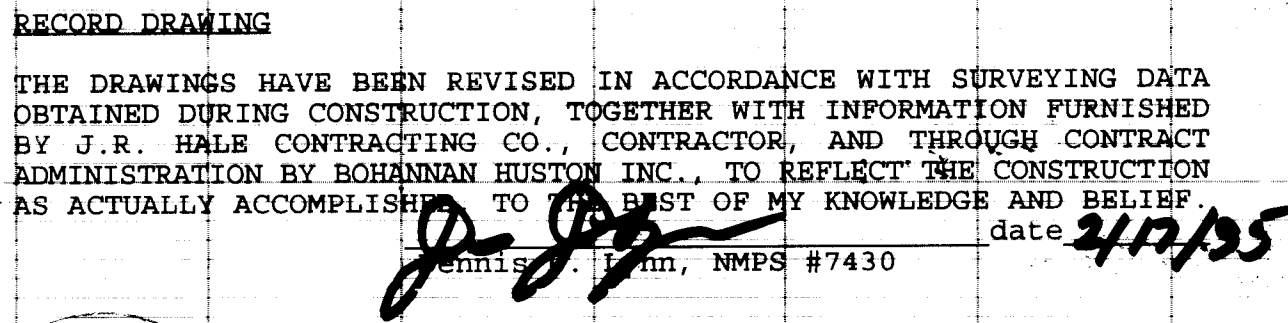
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SCALE: 1" = 50' (HORIZ.)
1" = 10' (VERT.)

SCANNED BY
BY LASON



- | WATER & SANITARY SEWER SERVICES | | | | | | |
|---------------------------------|--------------------|---------|----------------------|------------|---------------------|--|
| LOT NUMBER | STATION & OFFSET | WL TYPE | SAS STATION & OFFSET | SAS LENGTH | TOP OF PIPE AT PLUG | |
| 22 | 7+07.92, 3.67'LT. | DOUBLE | *6+98.24, 0.84'RT. | 34.44' | 87.49 | |
| 23 | | | 7+28.17, MH | 30.77' | 85.41 | |
| 24 | 7+46.54, 1.23'LT. | SINGLE | *7+34.33, 19.38'RT. | 28.00' | 86.95 | |
| 25 | SEE SHEET 17 OF 18 | ----- | *7+72.84, 5.08'LT. | 27.94' | 86.69 | |
| 35 | 6+39.20, 5.0'RT. | DOUBLE | *6+71.44, 4.95'LT. | 28.08' | 87.40 | |
| 36 | | | *6+11.70, 5.00'LT. | 28.00' | 87.76 | |
| 37 | 5+29.20, 5.0'RT. | DOUBLE | *5+56.70, 5.00'LT. | 28.00' | 88.09 | |
| 38 | | | *5+01.70, 5.00'LT. | 28.00' | 88.52 | |
| 39 | 4+19.20, 5.0'RT. | DOUBLE | *4+46.70, 5.00'LT. | 28.00' | 88.85 | |
| 40 | | | *3+91.70, 5.00'LT. | 28.00' | 89.18 | |
| 41 | 3+64.20, 5.0'RT. | SINGLE | *3+36.75, 5.00'LT. | 28.00' | 89.51 | |



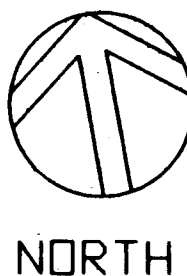
SCANNED BY
BY LASON

KEYED NOTE

1 RETENTION PONDS SHOWN ARE AS DESIGNED, APPROVED AND CONSTRUCTED UNDER COA PROJECT NO. 4727.90 AND THE "DRAINAGE REPORT FOR THE TRAILS AT SEVEN BAR SOUTH SUBDIVISION." ANY FUTURE CHANGES TO EITHER THE LOCATION, OR THE VOLUMETRIC OR HYDRAULIC CHARACTERISTICS, MUST BE APPROVED BY THE COA HYDROLOGY DEPARTMENT.

CMU WALL WITH SIGNAGE
NOT TO CONFLICT WITH POND -
SEE NOTE 1

DETENTION POND 2



MAIN ENTRY AND DETENTION POND 2

SCALE 1"=40'

SEVEN BAR LOOP ROAD

IRRIGATION
METER

DETENTION POND 2

MAIN ENTRY

COORS BLVD. BYPASS

PLANT LIST

Common Name	Botanical Name	Size
Trees		
HONEY LOCUST	Gleditsia triacanthos	2" cal.
MODESTO ASH	Fraxinus velutina 'Modesto'	2" cal.
WESTERN REDBUD	Cercis occidentalis	2" cal.
PINON PINE	Pinus edulis	5'-7' height
SCOTCH PINE	Pinus sylvestris	8'-10' height
ONE SEED JUNIPER	Juniperus monosperma	5 gal.
Shrubs		
CREOSOTE BUSH	Larrea tridentata	1 gal.
BLUE MIST	Caryopteris clandonensis	5 gal.
WOOD'S ROSE	Rosa woodii	5 gal.
WINTER JASMINE	Jasminum nudiflorum	5 gal.
BUTTERFLY WEED	Asclepias tuberosa	1 gal.
SEAGRASS	Neelma microcarpa	1 gal.
Ground Covers		
MULE'S EAR	Wyethia scabra	1 gal.
FIREWHEEL	Gaillardia aristata	1 gal.
PINELEAF PENSTEMON	Penstemon phacelia	1 gal.
CHERRY SAGE	Salvia greggii	1 gal.
BUSH MORNING GLORY	Ipomoea leptophylla	1 gal.
RAYED-COTA	Thlaspi perfoliatum	1 gal.
DWARF FEATHERTOP	Penstemon villosus	1 gal.
SAND LOVEGRASS	Eragrostis trichodes	1 gal.
DETENTION POND PLANTINGS		
CATTAILS	Typha spp.	1 gal.
GIANT SACATON	Spergulus wrightii	1 gal.

NOTES

- PLANTINGS**
- All plants shall be typical of their species or variety. All plants shall have normal, well developed branches and vigorous root systems.
 - All trees and shrubs shall be guaranteed for the period of one full year, beginning on the date of final contract acceptance.
- MULCH**
- Gravel in to be placed in areas that are designated as such, planters adjacent to walls, and all planters not labelled.
- IRRIGATION**
- An underground irrigation system is to be designed and installed for all plant materials in planting beds.
 - Unless otherwise indicated, the irrigation system shall comply with the requirements of the Uniform Plumbing Code.
 - All components installed as part of the underground irrigation system are to be new, in good working order and without flaws.
 - Bubbler heads and/or drip emitters shall be manufacturer's standard unit, designed to provide uniform coverage over the entire area.
 - Weatherproof automatic controller shall be furnished by the contractor. The controller shall be dual programming and be capable of automatic or manual operation; it is to have a master valve circuit as standard equipment and be circuit breaker protected.
- MAINTENANCE**
- Maintenance of both irrigation system and plant materials, and other landscaping, shall be the responsibility of the developer/owner of the site.

NOTE

THIS SHEET WAS
APPROVED UNDER
COA PROJECT NO.
4727.90 AND IS
INCLUDED FOR
REFERENCE ONLY



SCALE 1"=80'-0"

SEVEN BAR LOOP ROAD STREETSCAPE

SCALE 1"=80'

SUBDIVISION ENTRY

SUBDIVISION ENTRY

6" WIDE MEANDERING SIDEWALK PER COA STD 2430. SIDEWALK SHALL HAVE A MAXIMUM TANGENT LENGTH OF 20' AT THE BACK OF CURB, AN EQUAL TANGENT LENGTH AT THE PROPERTY LINE AS AT THE BACK OF CURB, AND A MINIMUM 90' RADIUS ON TANGENT TRANSITIONS.

DETENTION POND 1

GRAVEL

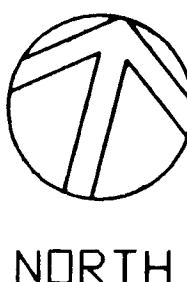
CMU WALL WITH SIGNAGE

TEXTURED
CONCRETE

PROVIDE PVC LINER
UNDER MEDIAN LANDSCAPING

BERM

DETENTION POND 1



DETENTION POND 1 & AREA PLANTINGS

SCALE 1"=20'

SUBDIVISION ENTRY - TYPICAL

SCALE 1"=20'



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: THE TRAILS AT SEVEN BAR SOUTH STREETSCAPE CONCEPT					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	8/1/93	10-11-93	WATER	N/A	9-15-93
TRANSPORTATION	8-12-93	8-12-93	WASTE WATER	N/A	9-15-93
HYDROLOGY	8-12-93	8-12-93			
PARKS					
DRAWING NO.	4727.92		MAP NO.	B-13	
			SHEET	OF	
				19	

SCANNED BY
BY LASON

BHI JOB NO. 92292.45