

E-12

VICINITY MAP

1" = 750' ±

1. All work detailed on these plans to be performed under contract shall, except as otherwise stated or provided for herein, be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction 1986, as amended through Update #5.
2. 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.
3. Two (2) working days prior to any excavation, Contractor must contact Line Locating Service @ 260-1990 for location of existing utilities.
4. 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.
5. All water line stationing refers to survey centerline stationing.
6. 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 through Update #5.
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.
8. Proposed utility line materials shall be as follows:
Waterline: PVC (AWWA C900) 6"-12" or DI Class 50 6"-16"
Sanitary Sewer: PVC SDR 35
Storm Drain: Reinforced Concrete Pipe Class III
9. There are existing walls located adjacent to this project. Any walls damaged or removed by the Contractor during the construction activities shall be reinstalled or replaced by the Contractor to the equal or better condition at no additional cost to the Owner.
10. TRAFFIC CONTROL: Three (3) working days prior to beginning construction the Contractor shall submit to the Construction Co-ordination Division a detailed construction schedule. Two (2) working days prior to construction the Contractor shall obtain a barricading permit from the Construction Co-ordination Division. Contractor shall notify Barricade Engineer (768-2551) prior to occupying an intersection. See section 19 of the specifications. All Street striping altered or destroyed shall be replaced by Contractor to location and in kind as existing.
11. The Contractor shall promptly clean up any material excavated within the public right-of-way so that the excavated material is not susceptible to being washed down a public street.
12. 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.
13. 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.
14. 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.
15. All fittings on waterlines shall have pipe to fitting restrained joints. All caps shall have poured in place PCC blocking per Dwg. No. 2320. In addition, pipe to pipe restrained joints measured each way from fittings are required as follows, unless noted otherwise on plans:

LINE SIZE	BENDS 90°	BENDS 45°	22 1/2°	RDCRS	VALVES, & FIRE HYDRANT TEE BRANCHES
6"	20'	9'	4'	6x8: 22'	46' (FH LEGS TO BE FULLY
8"	26'	11'	5'	10x8: 21'	60' RESTRAINED FROM TEE
10"	32'	13'	6'	10x6: 49'	72' THROUGH FLANGE)
16. The Contractor is responsible for protecting and maintaining all existing monumentation controls. In the event of inadvertent destruction or alteration, the Contractor must immediately notify the City Chief Surveyor.
17. 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.
18. 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 Stokes" procedures, or otherwise.
19. Contractor is responsible for contacting Water Systems (857-8200) for operation of water valves.

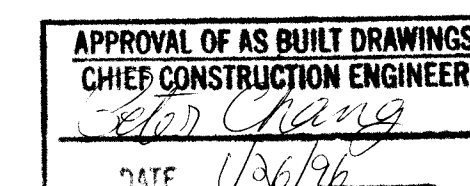
Sheet	Title
1.	VICINITY MAP & GENERAL NOTES
2.-4.	SUBDIVISION PLAT
5.	GRADING & DRAINAGE PLAN TRACT C
6.	GRADING & DRAINAGE PLAN TRACT E
7.	MASTER PAVING & UTILITY PLAN TRACT E
8.	MASTER PAVING & UTILITY PLAN TRACT C
9.	TRES VISTAS RD & CT PAVING
10.	APOLLO DRIVE PAVING
11.	APOLLO CT & PEGASUS DR PAVING
12.	TRES VISTAS RD & CT UTILITY
13.	APOLLO DRIVE UTILITY
14.	APOLLO CT & PEGASUS DR UTILITY

"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, engineering, or intent of the record drawings.

Timothy Aldrich

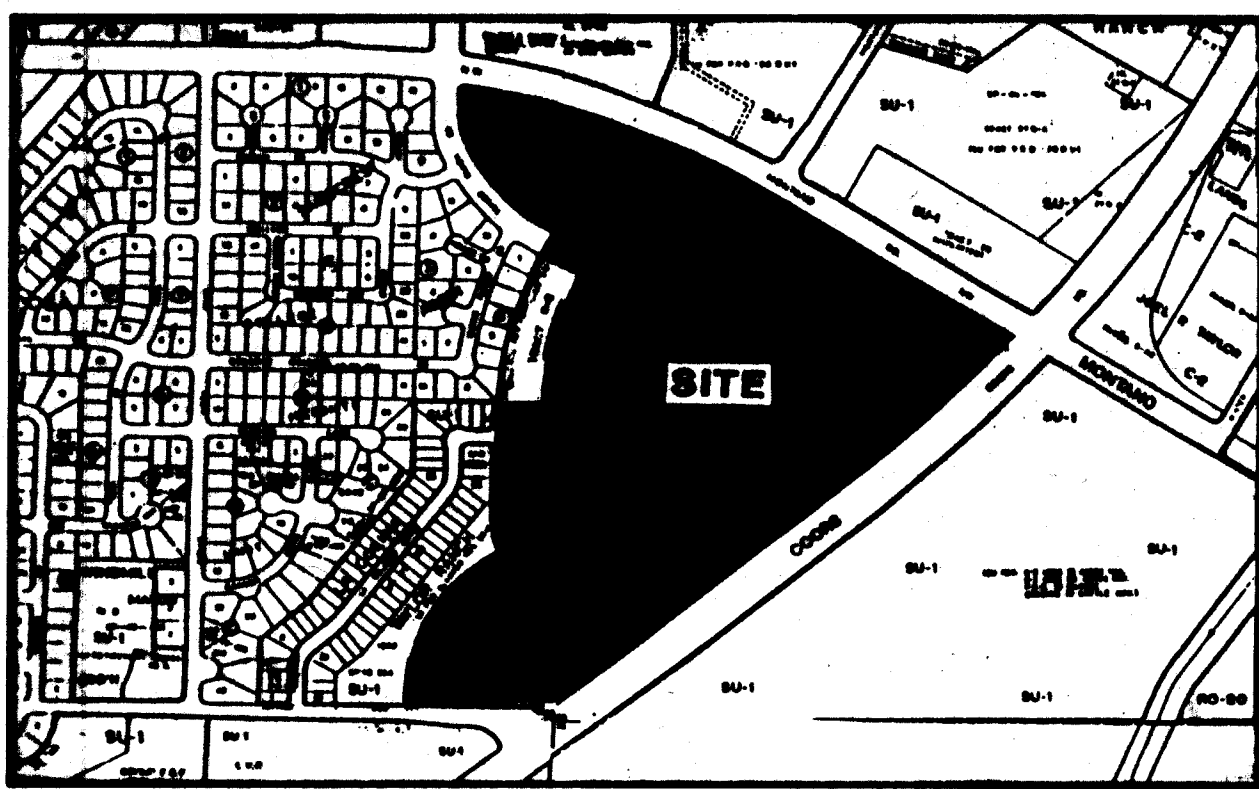
Timothy Aldrich, P.S. No. 7719

SCANNED BY
BY LASON



26-4918.92 0196

[illegible]



E-12 LOCATION MAP SCALE: 1"=750'±

SUBDIVISION DATA / NOTES

- ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND CAP STAMPED "LS 3243", UNLESS OTHERWISE NOTED.
- ROTATE BEARINGS COUNTER-CLOCKWISE 00°00'22" TO ADJUST TO NEW MEXICO STATE PLANE COORDINATE SYSTEM, GRID BEARINGS.
- DISTANCES ARE GROUND DISTANCES.
- FIELD BEARINGS AND DISTANCES MATCH RECORD EXCEPT WHERE FIGURES ARE SHOWN IN PARENTHESIS (RECORD).
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- GROSS ACREAGE: 62.5411 ACRES, MORE OR LESS.
- NUMBER OF EXISTING TRACTS: 1 TRACT.
- NUMBER OF TRACTS CREATED: 9 TRACTS TOTAL INCLUDING 1 FOR DRAINAGE R.O.W. & 3 FOR CITY PARK.
- MILEAGE OF STREETS CREATED: 0.76 MI.
- BASIS OF BEARINGS: EAST LINE (S 51°58'50" W) OF PLAT OF TRACTS R-1 & R-2 TAYLOR RANCH FILED: AUGUST 8, 1984, IN VOL. C24, FOLIO 155.
- DELETED

- ALL STREET CENTERLINE POINTS SHOWN THUS Δ WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENTATION, PS #719".
- SEE SHEET 4 FOR BULK LAND VARIANCE AND TEMPORARY DRAINAGE EASEMENT NOTES AND SURVEYOR'S CERTIFICATION.

FREE CONSENT / DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE, WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

CITIBANK (ARIZONA)

Daniel R. Porth 2.16.94
DANIEL R. PORTH
CORPORATE VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2/16/94, BY DANIEL R. PORTH, AS CORPORATE VICE PRESIDENT OF CITIBANK (ARIZONA), AN ARIZONA CORPORATION, ON BEHALF OF SAID CORPORATION.

MY COMMISSION EXPIRES: 4/22/95

Ruth T. Lozano
RUTH T. LOZANO
NOTARY PUBLIC - NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires: 4/22/95

746PT1.DWG 2/10/94

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTIONS 25 & 26, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERQUE, NEW MEXICO, AND LABELED TRACT R-1 ON THE PLAT OF "TRACTS R-1 AND R-2, TAYLOR 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 AUGUST 8, 1984, IN VOLUME C24, FOLIO 155 ALONG WITH A VACATED PORTION OF DELLYNE AVENUE RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COORS ROAD NW, FROM WHENCE THE ACS SURVEY MONUMENT "NM 448-N5B" (NEW MEXICO STATE PLANE GRID COORDINATES FOR THE CENTRAL ZONE: X=365147.72, Y=1504660.04) BEARS S 35°47'26" W, 4,718.10 FEET AND PROCEEDING FROM SAID BEGINNING POINT N 89°45'19" W, 4.84 FEET;
THENCE PROCEEDING ALONG THE WEST RIGHT-OF-WAY LINE OF COORS ROAD NW S 51°58'50" W, 118.33 FEET TO A POINT OF CURVATURE;
THENCE 40.17 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 92°04'11" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 172.00 FEET THENCE NORTHWESTERLY 135.25 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°03'10", TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DELLYNE AVENUE NW; THENCE PROCEEDING ALONG THE NORTH RIGHT-OF-WAY LINE OF DELLYNE AVENUE N 89°45'19" W, 228.05 FEET;
THENCE LEAVING SAID RIGHT-OF-WAY LINE & PROCEEDING N 00°01'22" E, 65.39 FEET TO A POINT OF CURVATURE;
THENCE 628.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 600'00" FEET THROUGH A CENTRAL ANGLE OF 60°00'00",
THENCE N 60°01'22" E, 50.00 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 225.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S 60°00'00" W;
THENCE NORTHERLY 117.81 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°00'00";
THENCE N 00°00'00" E, 375.00 FEET TO A POINT OF CURVATURE;
THENCE 113.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,490.00 FEET THROUGH A CENTRAL ANGLE OF 04°21'33";
THENCE S 89°46'41" E, 150.44 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1,340.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N 85°10'36" W;
THENCE NORTHERLY 545.81 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°20'17";
THENCE ALONG A NON-RADIAL LINE N 59°58'45" W, 150.11 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1,490.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N 61°38'01" W;
THENCE NORTHEASTERLY 43.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'16";
THENCE N 30°01'15" E, 78.00 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 25.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S 59°58'45" E;
THENCE WESTERLY 39.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TAYLOR RANCH DRIVE NW;
THENCE PROCEEDING ALONG SAID EASTERLY RIGHT-OF-WAY LINE N 59°58'45" W, 100.00 FEET TO A POINT OF CURVATURE;
THENCE 285.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 746.95 FEET THROUGH A CENTRAL ANGLE OF 21°55'54" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 338.31 FEET; THENCE NORTHERLY 224.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°04'06";
THENCE N 00°01'15" E, 106.19 FEET TO A POINT OF CURVATURE;
THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF TAYLOR RANCH DRIVE NW AND PROCEEDING 42.75 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 97°59'04" TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MONTANO ROAD NW SAID POINT ALSO BEING THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2,828.53 FEET;
THENCE PROCEEDING SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MONTANO ROAD NW 1,170.76 FEET THROUGH A CENTRAL ANGLE OF 23°42'56";
THENCE S 58°16'45" E, 1,133.06 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COORS ROAD NW SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5,654.58 FEET AND TO WHICH POINT A RADIAL LINE BEARS S 48°17'12";
THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF MONTANO ROAD AND PROCEEDING SOUTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY OF COORS ROAD NW 1,013.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°16'02"; THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF COORS ROAD NW S 51°58'50" W, 1,292.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,724,295 SQ FT OF LAND (62.5411 ACRES) MORE OR LESS.

PLAT OF
TAYLOR RIDGE
SUBDIVISION

BEING A REPLAT OF TRACT R-1, TAYLOR RANCH
AS FILED 8-8-84, VOL C24, FOLIO 155

ALBUQUERQUE, NEW MEXICO
FEBRUARY, 1994

APPROVALS S-93-20 DRB NO: 92-295

Rub. Phil 4-19-94
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE

Donna Bera 2-18-94
GAS COMPANY OF NEW MEXICO DATE

Donna Bera 2-23-94
U.S. WEST COMMUNICATIONS DATE

Donna Bera 2-18-94
JONES INTERCABLE DATE

Donna Bera 02-22-94
CITY SURVEYOR, ENGR. DIV., P.W.D. DATE

Donna Bera 3-01-99
TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D. DATE

Donna Bera 3-1-94
PARKS & RECREATION DEPARTMENT DATE

Donna Bera 3-1-94
UTILITY DEVELOPMENT DIV., P.W.D. DATE

Donna Bera 3-3-94
REAL PROPERTY DIVISION, D.F.M. DATE

A.M.A.F.C.A. DATE

CITY ENGINEER, PUBLIC WORKS DEPT. DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION DATE

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT R-1, TO DEDICATE AND VACATE PUBLIC ROADWAYS AS SHOWN, DRAINAGE RIGHTS-OF-WAY (TRACT F), AND PARK LAND (TRACT P-1) TO THE CITY OF ALBUQUERQUE, AND TO CREATE 2 PARCELS (TRACTS P-2 & P-3) FOR ACQUISITION BY THE CITY OF ALBUQUERQUE FOR A CITY PARK AND TO GRANT THOSE EASEMENTS SHOWN.

SHEET 1 OF 4

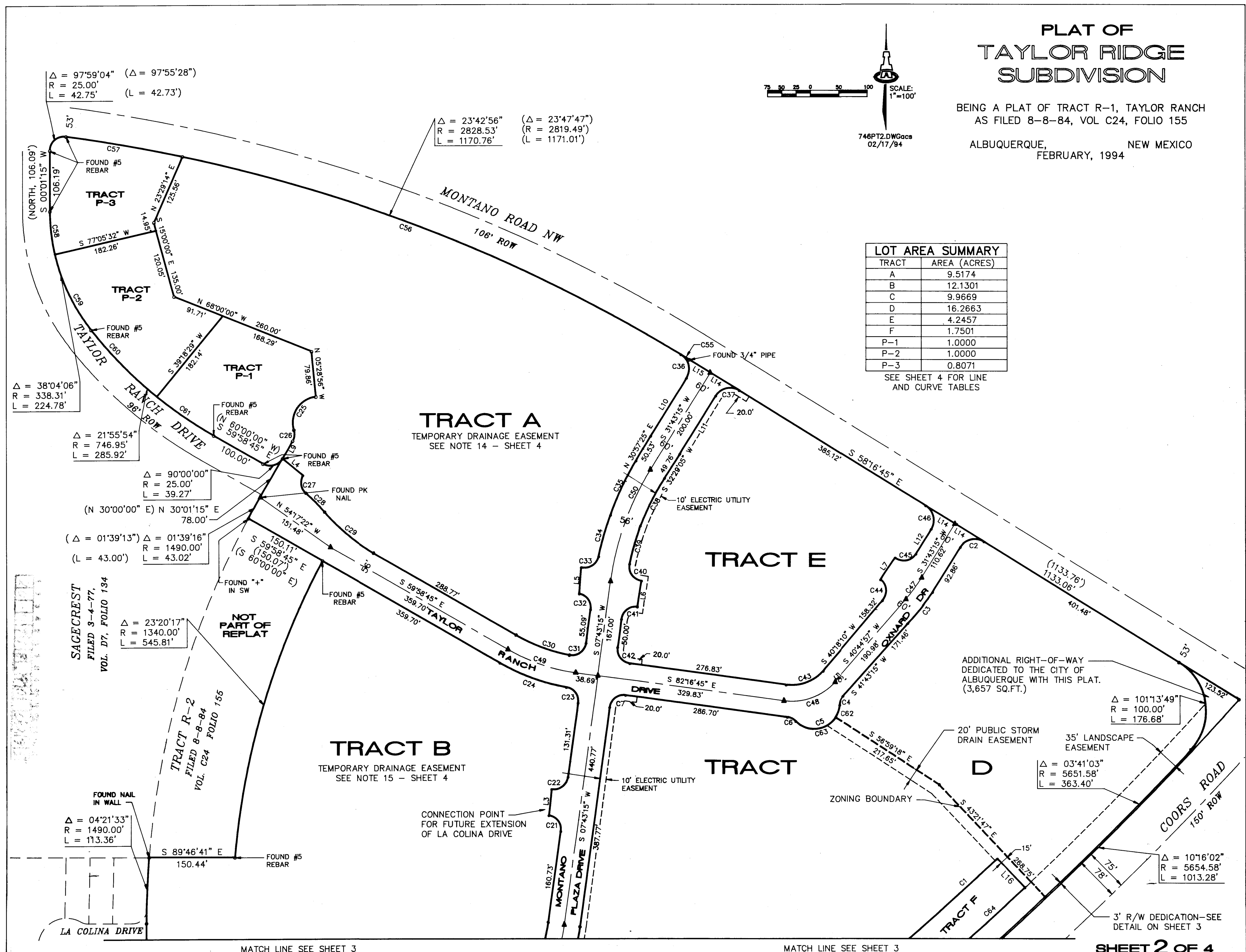
PLAT OF
TAYLOR RIDGE
SUBDIVISION

BEING A PLAT OF TRACT R-1, TAYLOR RANCH
AS FILED 8-8-84, VOL C24, FOLIO 155

ALBUQUERQUE, NEW MEXICO
FEBRUARY, 1994

TRACT	AREA (ACRES)
A	9.5174
B	12.1301
C	9.9669
D	16.2663
E	4.2457
F	1.7501
P-1	1.0000
P-2	1.0000
P-3	0.8071

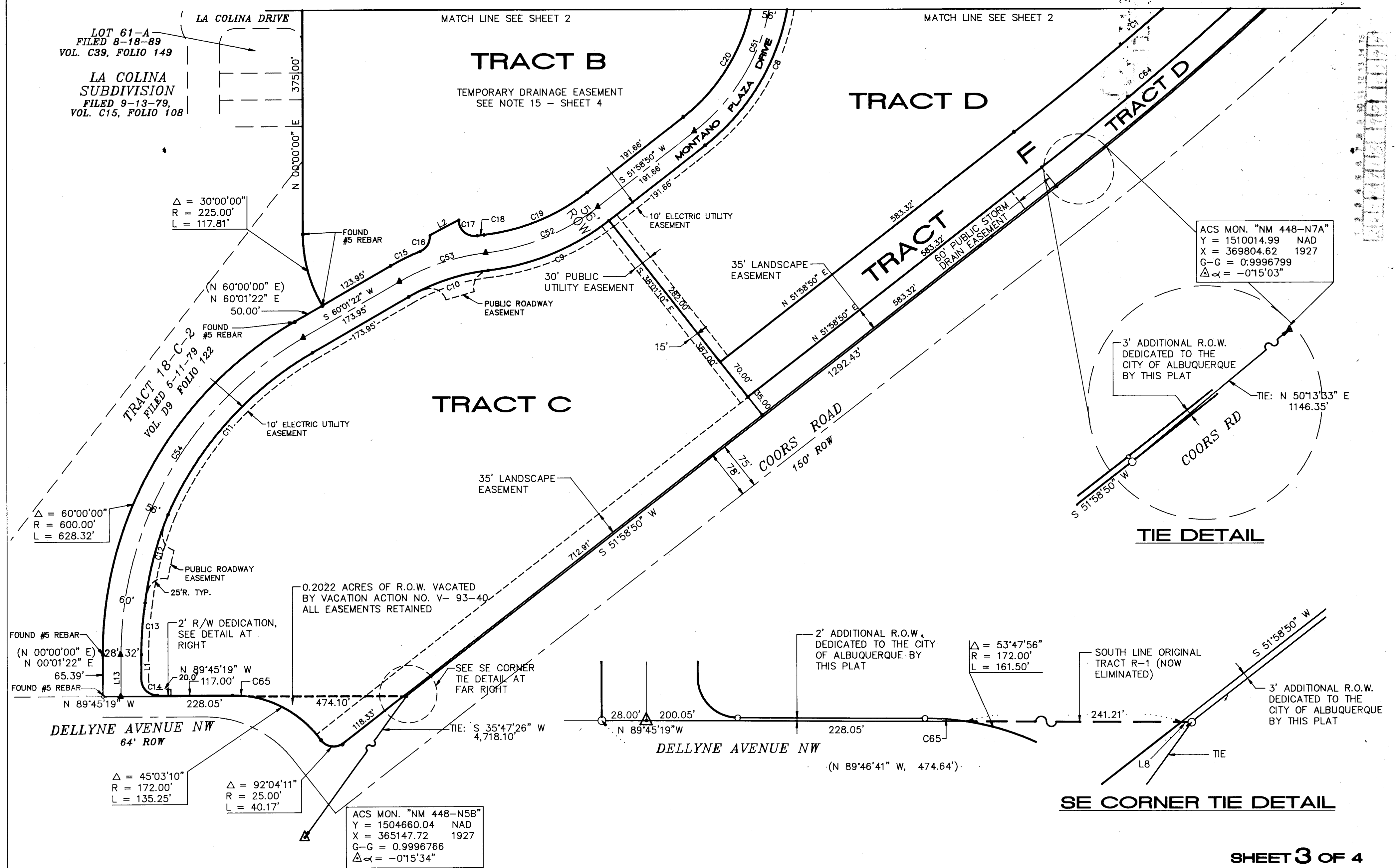
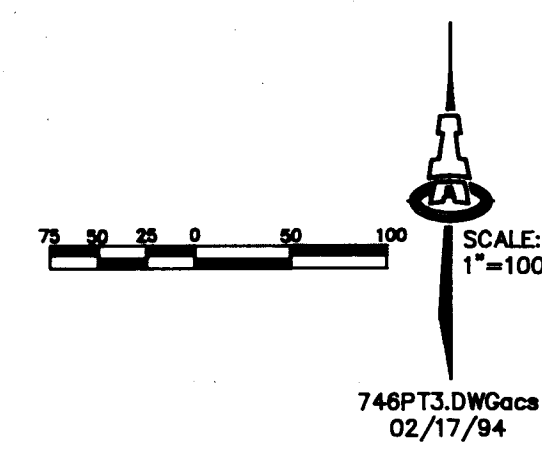
SEE SHEET 4 FOR LINE
AND CURVE TABLES



PLAT OF TAYLOR RIDGE SUBDIVISION

BEING A PLAT OF TRACT R-1, TAYLOR RANCH,
AS FILED 8-8-84, VOL C24, FOLIO 155

ALBUQUERQUE, NEW MEXICO
FEBRUARY, 1994



SHEET 3 OF 4

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- 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.
- 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.
- 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 (aboveground 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 Electrical Safety Code caused by construction of pools, decking, or any structures adjacent to, within or near easements shown on this plat.

SUBDIVISION NOTES (CONTINUED)

- A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT. DETAILS OF THE VARIANCE OR WAIVER WERE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON _____, 199____, IN _____ PAGE _____

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; PARK STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

- TRACT A IS GRANTED BY THIS PLAT AS A TEMPORARY DRAINAGE EASEMENT FOR TRACTS P-1, P-2, & P-3.
- TRACT B IS GRANTED BY THIS PLAT AS A TEMPORARY DRAINAGE EASEMENT FOR TRACT R-2.

CERTIFICATION

I, THOMAS O. ISAACSON, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; SHOWS ALL EASEMENTS OF RECORD; COMPLIES WITH THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; AND IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE BOUNDARY SURVEY OF THE PLAT WAS PERFORMED BY WILLIAM P. PETTIT, LS #3243.

ISAACSON & ARFMAN, P.A.

Thomas O. Isaacson 2-22-94
THOMAS O. ISAACSON
N.M.P.E. & L.S. #3895
128 MONROE ST NE
(505) 268-8828



P.N.M. DISCLAIMER

By approving this document, P.N.M. does NOT waive or release any easement or easement rights which may have been granted by prior plat, replat or document.

PLAT OF TAYLOR RIDGE SUBDIVISION

BEING A REPLAT OF TRACT R-1, TAYLOR RANCH
AS FILED 8-8-84, VOL C24, FOLIO 155

ALBUQUERQUE, NEW MEXICO
FEBRUARY, 1994

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 00°01'22" E	38.72'
L2	S 81°31'54" W	51.18'
L3	S 07°43'15" W	46.00'
L4	N 50°11'44" W	46.68'
L5	S 04°01'51" W	46.51'
L6	S 09°08'57" W	46.01'
L7	N 38°17'41" E	46.19'
L8	N 89°45'19" W	4.84'
L9	N 30°01'15" E	35.43'
L10	S 31°43'15" W	119.95'
L11	S 31°43'15" W	120.00'
L12	S 31°43'15" W	55.36'
L13	N 00°01'22" E	65.49'
L14	S 58°16'45" W	60.00'
L15	S 58°16'45" W	42.94'
L16	S 43°21'47" E	70.00'

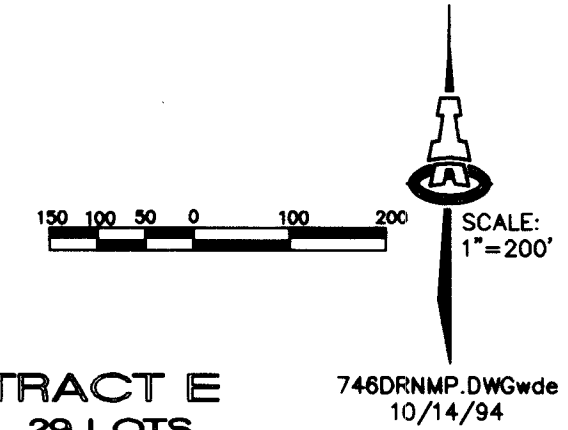
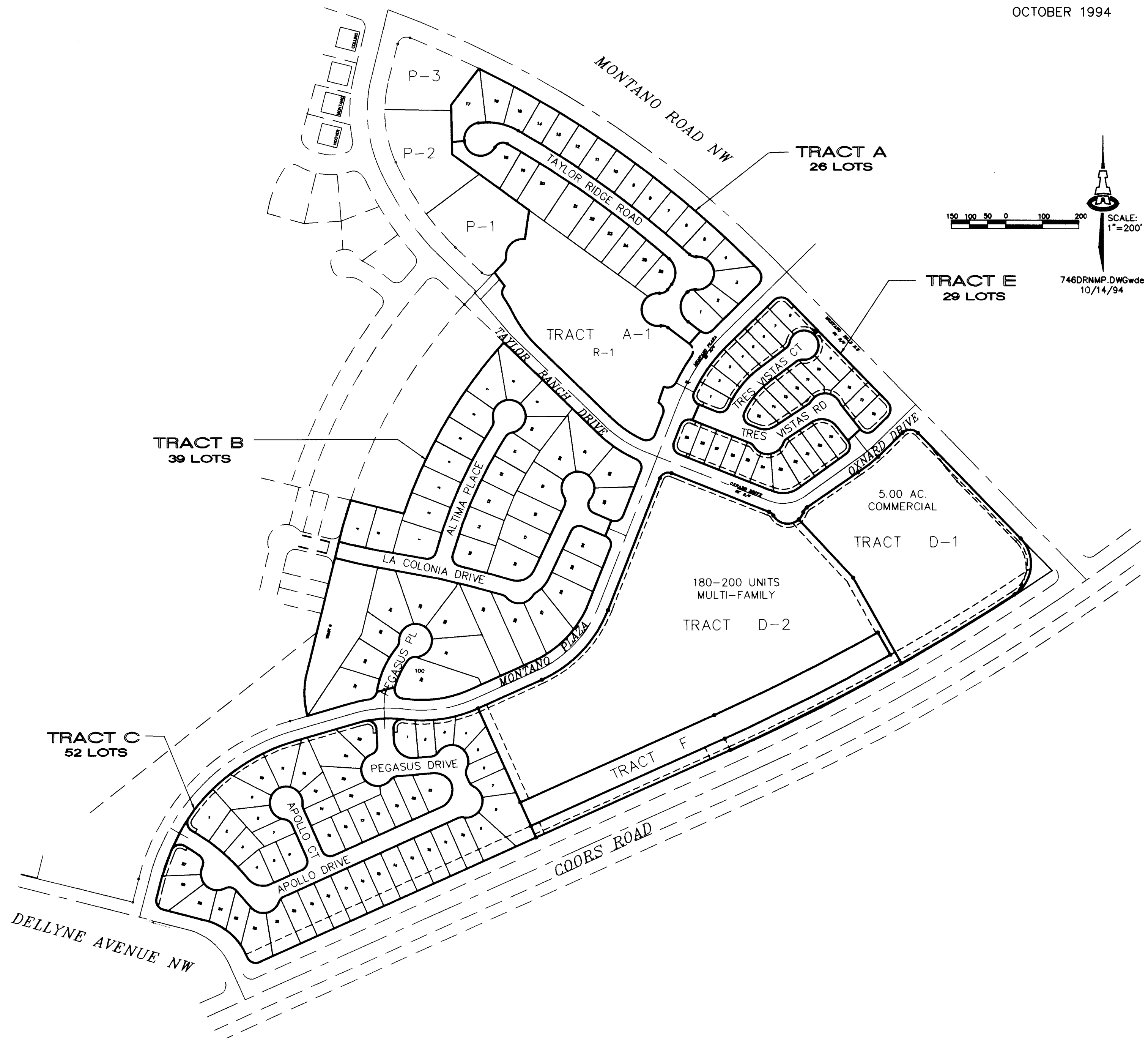
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	05°11'25"	5546.58'	502.46'	502.29'	N 49°23'08" E
C2	90°00'00"	30.00'	47.12'	42.43'	S 78°43'15" W
C3	09°47'55"	407.71'	69.73'	69.64'	S 38°21'57" E
C4	38°12'48"	25.00'	16.67'	16.37'	S 22°36'51" W
C5	132°25'35"	45.00'	104.01'	82.35'	N 69°43'15" E
C6	38°12'48"	25.00'	16.67'	16.37'	S 63°10'21" W
C7	90°00'00"	25.00'	39.27'	35.36'	S 52°43'15" W
C8	44°15'35"	348.00'	268.82'	262.19'	N 29°51'02" E
C9	31°27'01"	378.00'	207.49'	204.89'	N 67°42'21" E
C10	23°24'29"	322.00'	131.58'	130.64'	S 71°43'37" W
C11	36°18'39"	544.00'	344.76'	339.01'	S 41°52'03" W
C12	15°01'51"	542.00'	142.19'	141.78'	S 14°35'49" W
C13	08°39'52"	540.00'	81.66'	81.58'	S 04°21'18" W
C14	89°46'41"	25.00'	39.17'	35.29'	S 44°51'59" E
C15	07°43'54"	378.00'	51.01'	50.87'	S 63°53'19" W
C16	72°37'08"	25.00'	31.65'	29.58'	N 31°29'12" E
C17	99°00'21"	25.00'	43.20'	38.02'	S 48°42'12" E
C18	01°38'14"	378.00'	10.80'	10.80'	S 82°36'44" W
C19	31°27'01"	322.00'	176.75'	174.54'	N 67°42'21" E
C20	44°15'35"	285.00'	225.56'	220.00'	N 29°51'02" E
C21	90°00'00"	25.00'	39.27'	35.36'	N 37°16'45" W
C22	90°00'00"	25.00'	39.27'	35.36'	N 52°43'15" E
C23	67°50'33"	25.00'	38.33'	34.68'	N 36°13'01" W
C24	20°08'28"	355.00'	124.78'	124.15'	S 70°02'58" E
C25	101°12'18"	45.00'	79.49'	69.55'	N 33°54'55" E
C26	46°42'29"	25.00'	20.38'	19.82'	N 06°40'00" E
C27	78°09'24"	25.00'	34.10'	31.52'	S 09°03'26" E
C28	07°38'59"	350.00'	46.73'	46.69'	N 44°18'39" W
C29	18°31'00"	350.00'	113.11'	112.62'	S 49°44'40" E
C30	19°18'20"	299.00'	100.75'	100.27'	S 69°38'01" E
C31	92°59'34"	25.00'	40.58'	36.27'	N 54°13'02" E
C32	88°15'16"	25.00'	37.64'	34.18'	N 35°13'01" W
C33	92°10'06"	25.00'	40.22'	36.02'	S 57°42'47" E
C34	08°37'58"	528.00'	79.55'	79.48'	S 15°56'43" W
C35	11°28'58"	525.00'	105.22'	105.04'	S 25°14'34" W
C36	90°00'00"	30.00'	47.12'	42.43'	S 132°11'47" W
C37	90°00'00"	30.00'	47.12'	42.43'	S 78°43'15" W
C38	11°24'05"	475.00'	94.52'	94.37'	S 26°48'50" W
C39	08°26'08"	472.00'	69.49'	69.43'	S 16°02'38" W
C40	94°06'19"	25.00'	36.60'	36.60'	S 35°13'58" E
C41	90°00'00"	25.00'	39.27'	35.36'	S 52°43'15" W
C42	90°00'00"	25.00'	39.27'	35.36'	S 37°16'45" W
C43	56°00'00"	74.00'	72.33'	69.48'	N 69°43'15" E
C44	98°40'11"	25.00'	42.18'	37.35'	N 08°00'59" W
C45	91°54'44"	25.00'	40.16'	35.94'	S 77°40'37" W
C46	90°00'00"	30.00'	47.12'	42.43'	N 13°16'45" W
C47	09°01'42"	300.00'	47.22'	47.22'	N 36°14'08" E
C48	56°58'18"	101.97'	101.39'	97.27'	N 69°13'08" E
C49	22°18'00"	327.00'	126.47'	126.47'	S 71°01'23" W
C50	24°00'00"	500.00'	208.44'	207.91'	S 19°43'15" W
C51	44°15'35"	320.00'	247.19'	241.09'	N 29°51'02" E
C52	31°27'01"	350.00'	199.12'	199.72'	N 67°42'21" E
C53	23°24'29"	350.00'	142.00'	142.00'	N 79°53'49" W
C54	60°00'00"	572.00'	599.00'	572.00'	S 30°01'22" W
C55	00°20'58"	2828.53'	17.25'	17.25'	S 58°27'02" E
C56	19°10'15"	2828.53'	946.40'	942.00'	N 68°13'50" W
C57	04°11'43"	2828.53'	207.11'	207.07'	N 79°53'49" W
C58	12°55'42"	338.31'	76.34'	76.18'	S 06°26'36" E
C59	25°08'24"	338.31'	148.44'	147.25'	S 25°28'39" E
C60	12°38'39"	746.95'	164.84'	164.51'	S 44°22'11" E
C61	09°17'15"	746.95'	121.06'	120.95'	S 55°20'00" E
C62	29°29'09"	45.00'	23.16'	22.90'	N 18°15'02" E
C63	102°56'26"	45.00'	80.85'	70.41'	N 84°27'50" E
C64	05°11'32"	5816.58'	508.99'	508.82'	S 49°23'04" W
C65	08°44'46"	172.00'	26.26'	26.23'	S 85°22'56" E

SHEET 4 OF 4

TAYLOR RIDGE TRACTS A, B, C & E SUBDIVISION MASTER PLAN

OCTOBER 1994



SCANNED BY
BY LASON

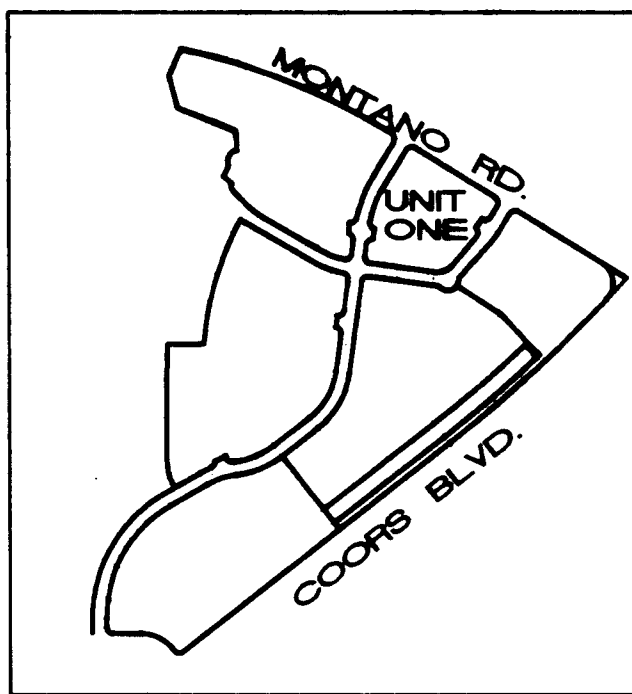
4918.92

SHEET 2 OF 14

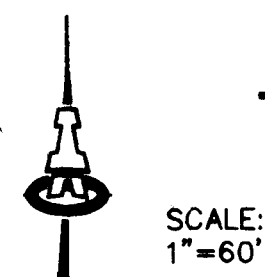
26-4918.92.92.029C

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTIONS 25 & 26, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERQUE, NEW MEXICO, AND LABELED TRACT A, B, C, & E ON THE PLAT OF "TAYLOR RIDGE SUBDIVISION," AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 6, 1994, IN VOLUME 94C, FOLIO 186.



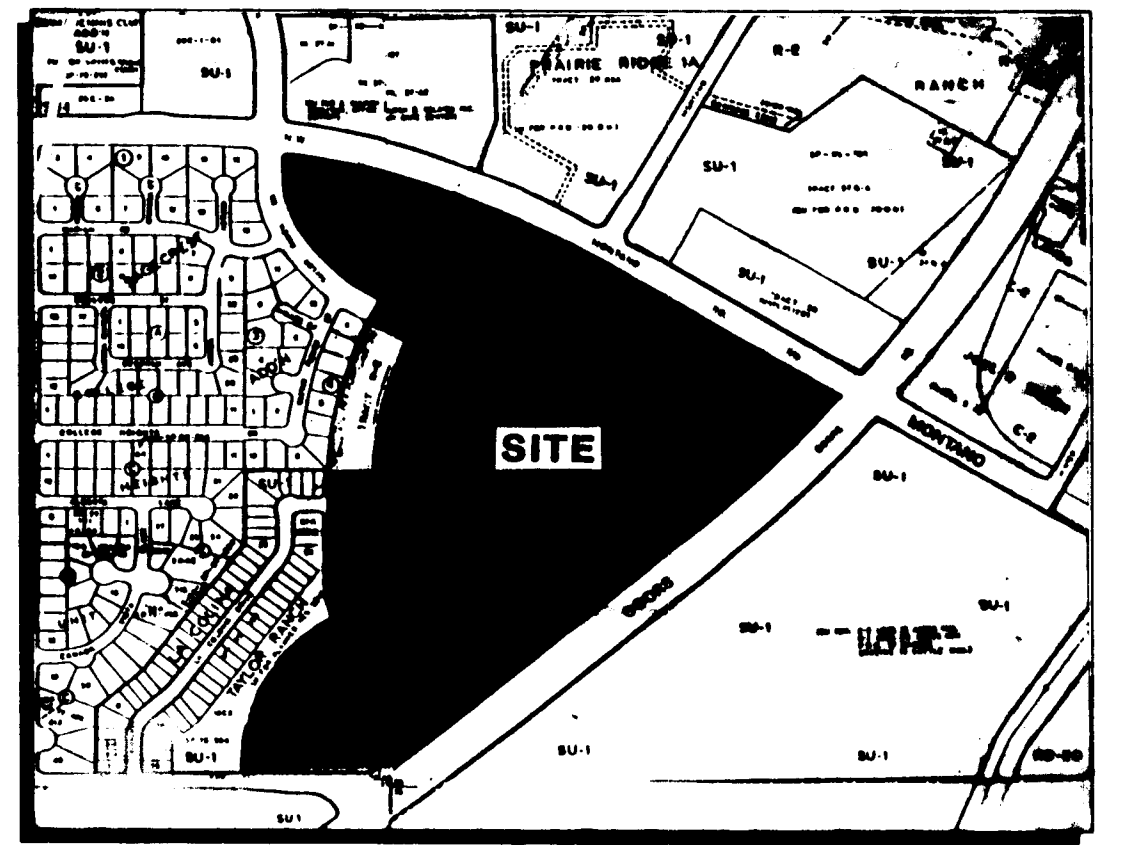
LOCATION MAP
1"=800'



SCALE:
1"=60'

PRELIMINARY PLAT TAYLOR RIDGE, TRACT E

BEING A REPLAT OF
TAYLOR RIDGE, TRACT E
ALBUQUERQUE, NEW MEXICO
JULY 1994



VICINITY MAP
E-12

NOTES

1. AREA : 4.2457 AC.
2. ZONING : RT
3. NUMBER OF LOTS
PROPOSED : 29
4. ROADWAYS ARE PUBLIC
5. LOTS 10-15 FRONT ON TRES VISTAS CT.

ACS MON. "NM 448-N7A"
Y=1510014.99 NAD
X=369804.82 1927
G=0.9996799
Δα=-0°15'03"

TE: S66°40'17"E, 752.96'

SITE DATA

1. Total subdivision acreage is 35.8601 acres.
2. Number of existing tracts is 4.
3. Number of proposed residential lots is 144.
4. Current zoning: Tr. A & B: RT
Tr. C & E: RT
5. All streets will meet City standards and will be public by plat dedication and be maintained by the City of Albuquerque.
6. All streets have rights-of-way and paving widths per DPM Standards.
7. City of Albuquerque water and sanitary sewer services to this development must be verified and coordinated with the Public Works Department, City of Albuquerque.

NOTES

1. Unless otherwise noted, all boundary corners shown thus © will be marked by a No. 5 iron rebar with plastic cap stamped "PLS #7719".
2. All street centerline points shown thus Δ will be marked by a 4" aluminum disk stamped "Centerline Monument, PLS #7719".
3. Boundary will be tied to the New Mexico State Plane Coordinate System as shown.
4. Basis of bearings will be NMSF Grid Bearings.
5. Distances will be ground distances.
6. Manholes will be offset at all points of curvature, points of tangency, street intersections and all other angle points to allow use of centerline monumentation.
7. All lots shall front on proposed interior streets.
8. No access will be allowed from individual lots to Coors, Montano, or Dellyne Ave. NW.

APPROVED FOR MONUMENTATION AND STREET NAMES

Neil Clark 072994
City Surveyor Date

TAYLOR RIDGE LIMITED PARTNERSHIP
ARGUS DEVELOPMENT CO., GENERAL PARTNER
OWNERSHIP

Ben Spencer 7/29/94
Ben Spencer, President Date
Argus Development Company

ACS BENCHMARK

ACS Benchmark "NM 448-N7A", an aluminum tablet set in the concrete median nose of Coors Road NW, 62 feet north of the centerline of Montano Rd. NW.

Elevation: 5006.41

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

791PT.DWGwds

7/28/94

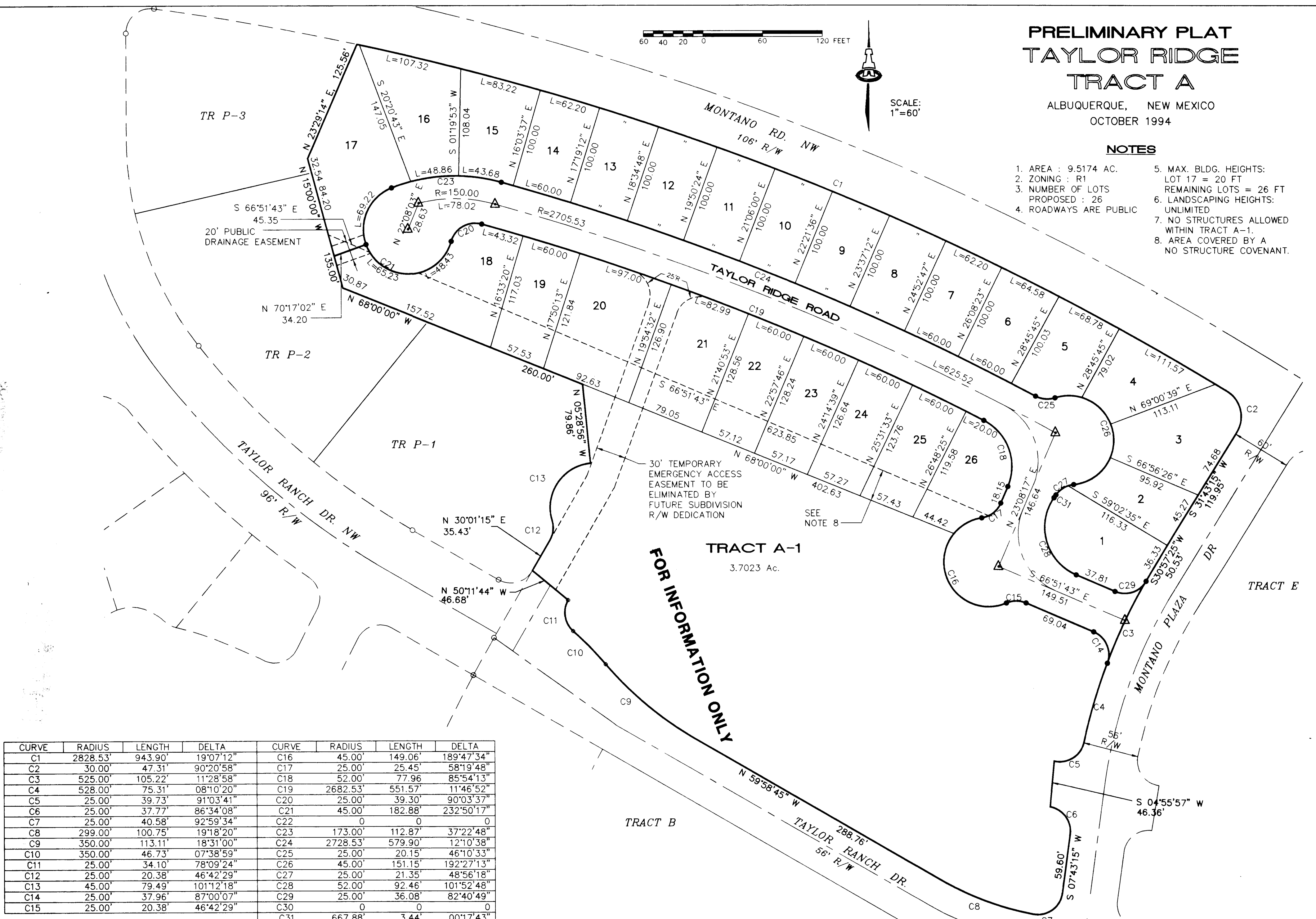
SHEET 1 OF 4

PRELIMINARY PLAT TAYLOR RIDGE TRACT A

ALBUQUERQUE, NEW MEXICO
OCTOBER 1994

NOTES

1. AREA : 9.5174 AC.
2. ZONING : R1
3. NUMBER OF LOTS
PROPOSED : 26
4. ROADWAYS ARE PUBLIC
5. MAX. BLDG. HEIGHTS:
LOT 17 = 20 FT
REMAINING LOTS = 26 FT
6. LANDSCAPING HEIGHTS:
UNLIMITED
7. NO STRUCTURES ALLOWED
WITHIN TRACT A-1.
8. AREA COVERED BY A
NO STRUCTURE COVENANT.



4918.92

SHEET 2 OF 4

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

785PLA.DWGwds 10/11/94

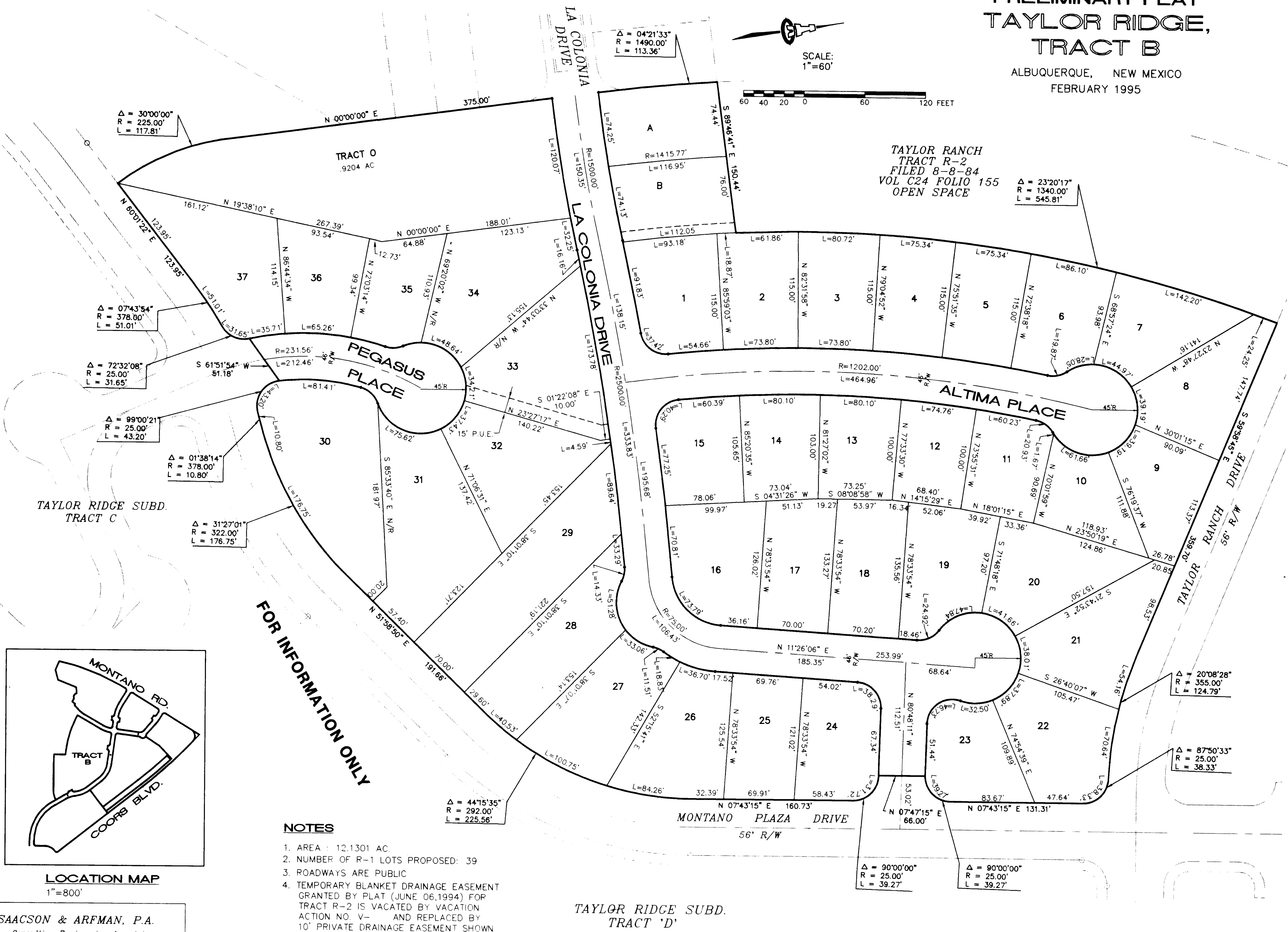
SHEET 2 OF 4

PRELIMINARY PLAT TAYLOR RIDGE, TRACT B

ALBUQUERQUE, NEW MEXICO
FEBRUARY 1995

TAYLOR RANCH
TRACT R-2
FILED 8-8-84
VOL C24 FOLIO 155
OPEN SPACE

SCALE:
1"=60'



NOTES

1. AREA : 12.1301 AC.
2. NUMBER OF R-1 LOTS PROPOSED: 39
3. ROADWAYS ARE PUBLIC
4. TEMPORARY BLANKET DRAINAGE EASEMENT GRANTED BY PLAT (JUNE 06,1994) FOR TRACT R-2 IS VACATED BY VACATION ACTION NO. V-10' PRIVATE DRAINAGE EASEMENT SHOWN

LOCATION MAP

1"=800'

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
789PT.DWGads 2/10/95

SHEET 3 OF 4

PRELIMINARY PLAT TAYLOR RIDGE, TRACT C

BEING A REPLAT OF
TAYLOR RIDGE, TRACT C
ALBUQUERQUE, NEW MEXICO
JULY 1994

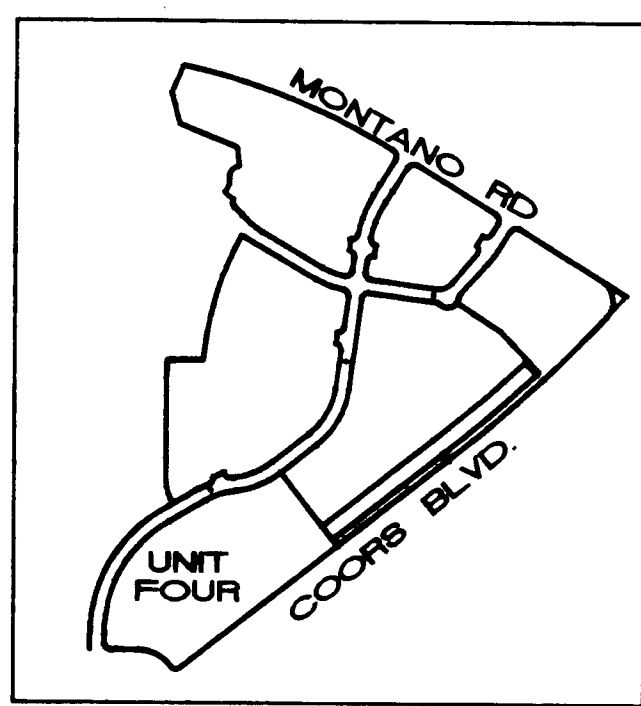
SCALE:
1"=60'

NOTES

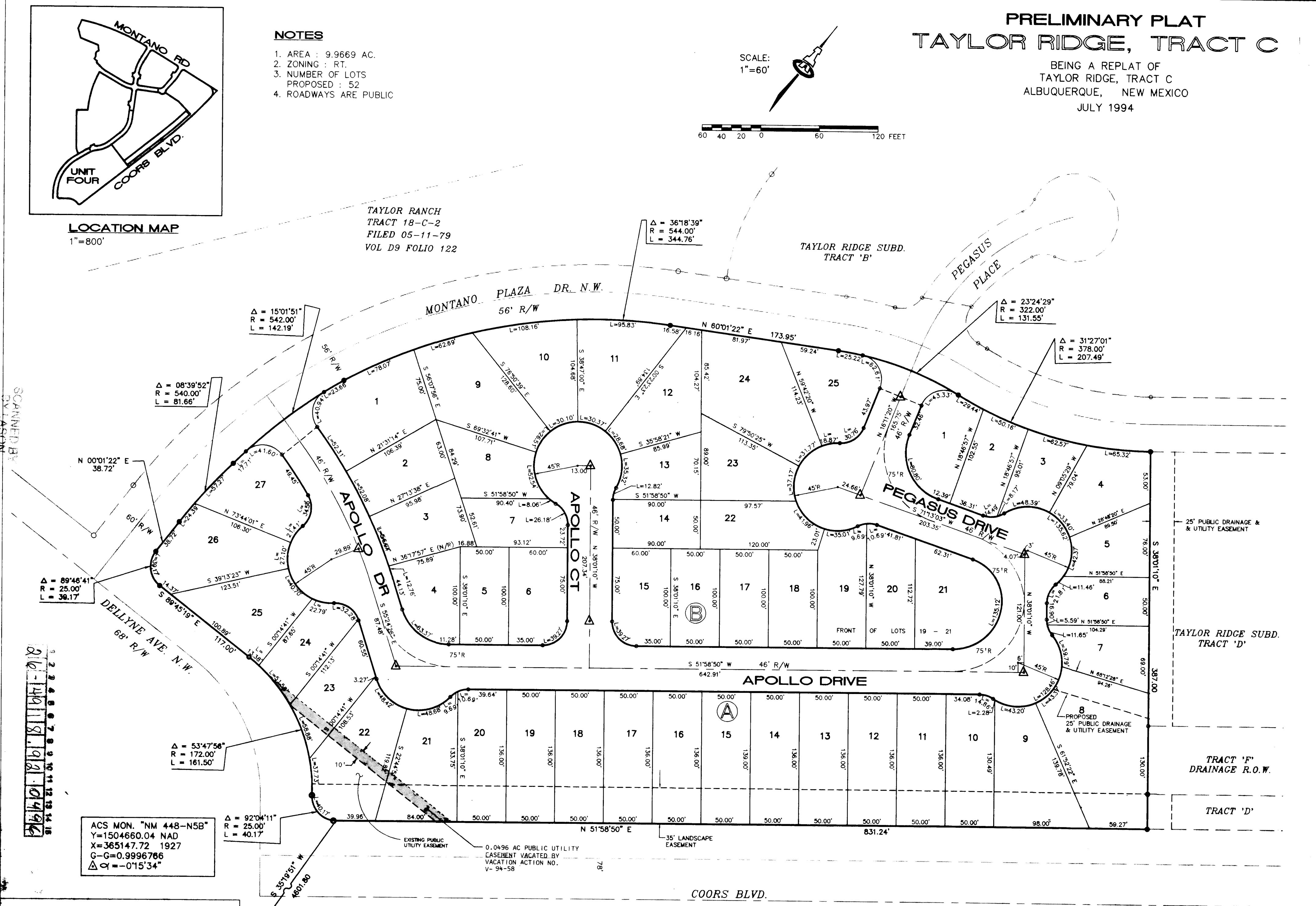
1. AREA : 9.9669 AC.
2. ZONING : RT.
3. NUMBER OF LOTS PROPOSED : 52
4. ROADWAYS ARE PUBLIC

LOCATION MAP

1"=800'

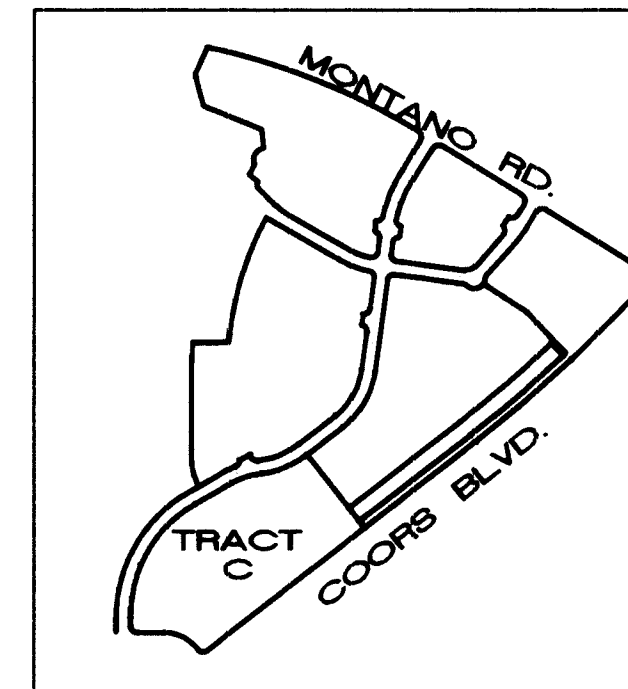
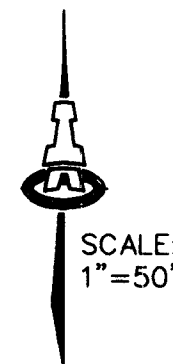


TAYLOR RANCH
TRACT 18-C-2
FILED 05-11-79
VOL D9 FOLIO 122



SHEET 4 OF 4

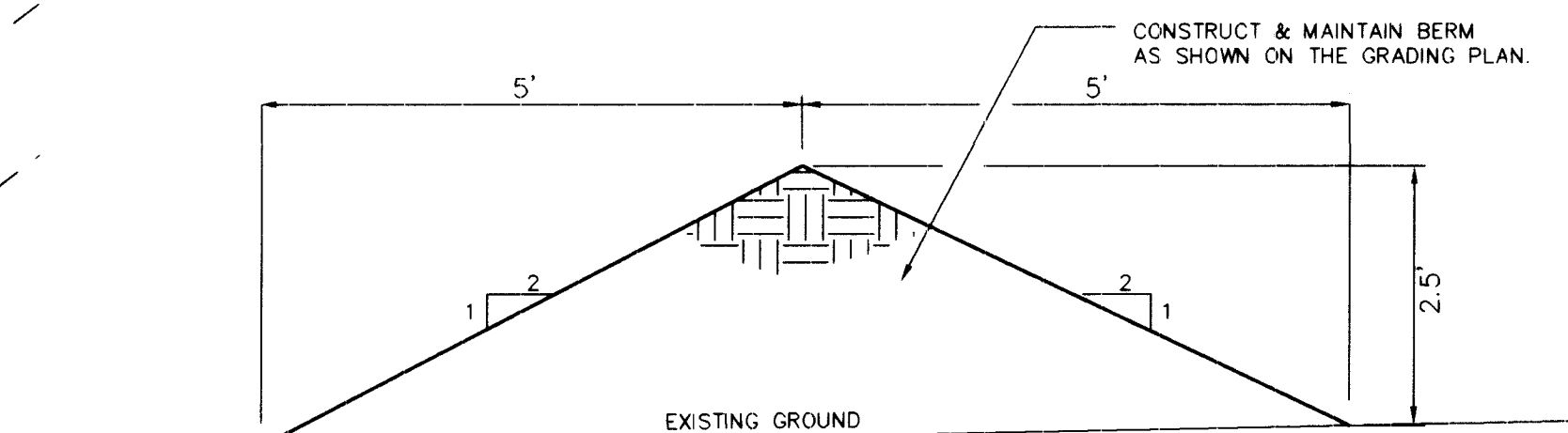
- LEGEND
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEV.
 - TC 61.4
FL 60.7
 - PROP. FLOW ARROW
 - 4-6' RETAINING WALL
 - 3:1 EARTH SLOPE
 - PROPOSED CATCH BASIN
 - EROSION CONTROL BERM



LOCATION MAP
1"=800'

GRADING & EROSION CONTROL NOTES

- ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557. HOUSE PADS SHALL BE COMPACTED AT 95% ASTM D-1557.
- THE PAD ELEVATIONS SHOWN HEREON ARE FOR ROUGH GRADING PURPOSES.
- EARTH EXCAVATED FOR HOUSE FOOTINGS SHALL BE PLACED ON THE PAD AREA & COMPACTED TO MIN. OF 95% ASTM D-1557. FINISHED PAD GRADES SHALL BE 0.4 FT HIGHER THAN THE ROUGH GRADES SHOWN.
- FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 11 INCHES ABOVE PAD ELEVATIONS SHOWN; ANY DEVIATION MUST BE BASED ON THE RECOMMENDATIONS AND/OR DESIGN OF A COMPETENT DESIGN PROFESSIONAL.
- RETAINING WALLS SHALL BE CONSTRUCTED BY THE DEVELOPER.
- YARD (GARDEN) WALLS SHALL BE CONSTRUCTED BY THE LOT OWNER OR ITS BUILDER.
- THE FINISHED GRADING OF EACH LOT SHALL BE ACCOMPLISHED BY THE LOT OWNER OR ITS BUILDER. ALL ROOF RUNOFF MUST BE DIRECTED TO THE STREETS.
- 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.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES (AS SHOWN) AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- 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.
- THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.



EROSION CONTROL BERM
SCALE: 1"=2'

AS-BUILT INFORMATION			
CONTRACTOR	DATA INC.	DATE	DATE
INSPECTOR'S NAME	ALS INC.	DATE	DATE
FIELD REPRESENTATIVE	ALS INC.	DATE	DATE
REVISIONS	ALS INC.	DATE	DATE
RECORDED BY	ALS INC.	DATE	DATE
NO.			

BENCH MARKS			
ACS BENCHMARK	"NM 448-N7A" LOCATED IN THE SOUTH END OF THE MEDIAN IN COORS RD NW NORTH OF MONTANO RD NW	DATE	DATE
ELEVATION	5006.41		
RECORDED BY		DATE	DATE
NO.			

SURVEY INFORMATION			
FIELD NOTES	DATE	DATE	DATE
NO.			

ENGINEER'S SEAL			
SCOTT M. WILSON	NEW MEXICO	10518	2-9-95
REGISTERED PROFESSIONAL			

REVISIONS			
NO.	DATE	REMARKS	BY
		DESIGN	
		SMM	DATE
		ACS	DATE
		I&A	DATE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
790GRD.DWGaca 2/2/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: TAYLOR RIDGE, TRACT C
GRADING & DRAINAGE PLAN

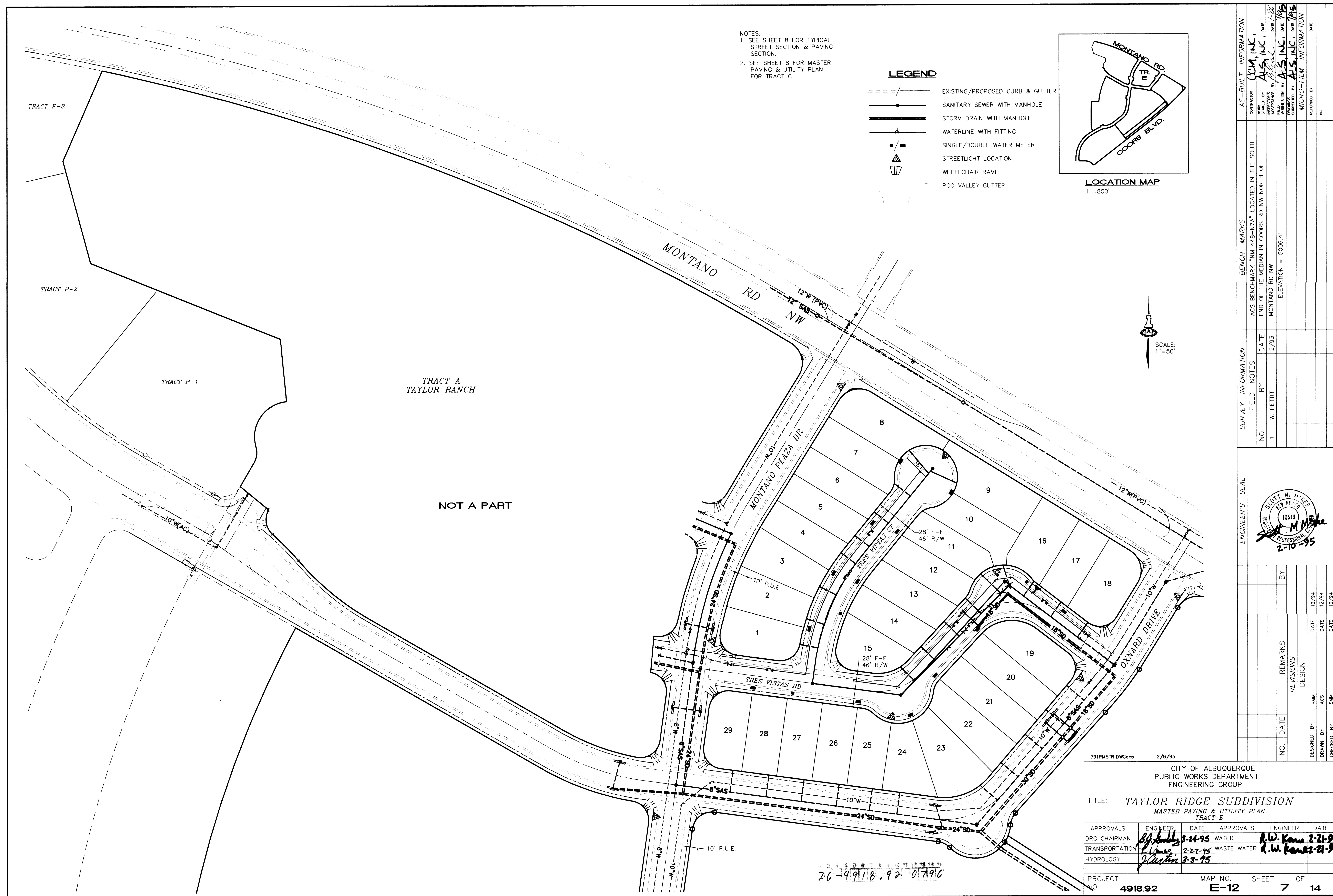
ROUGH GRADING APPROVAL

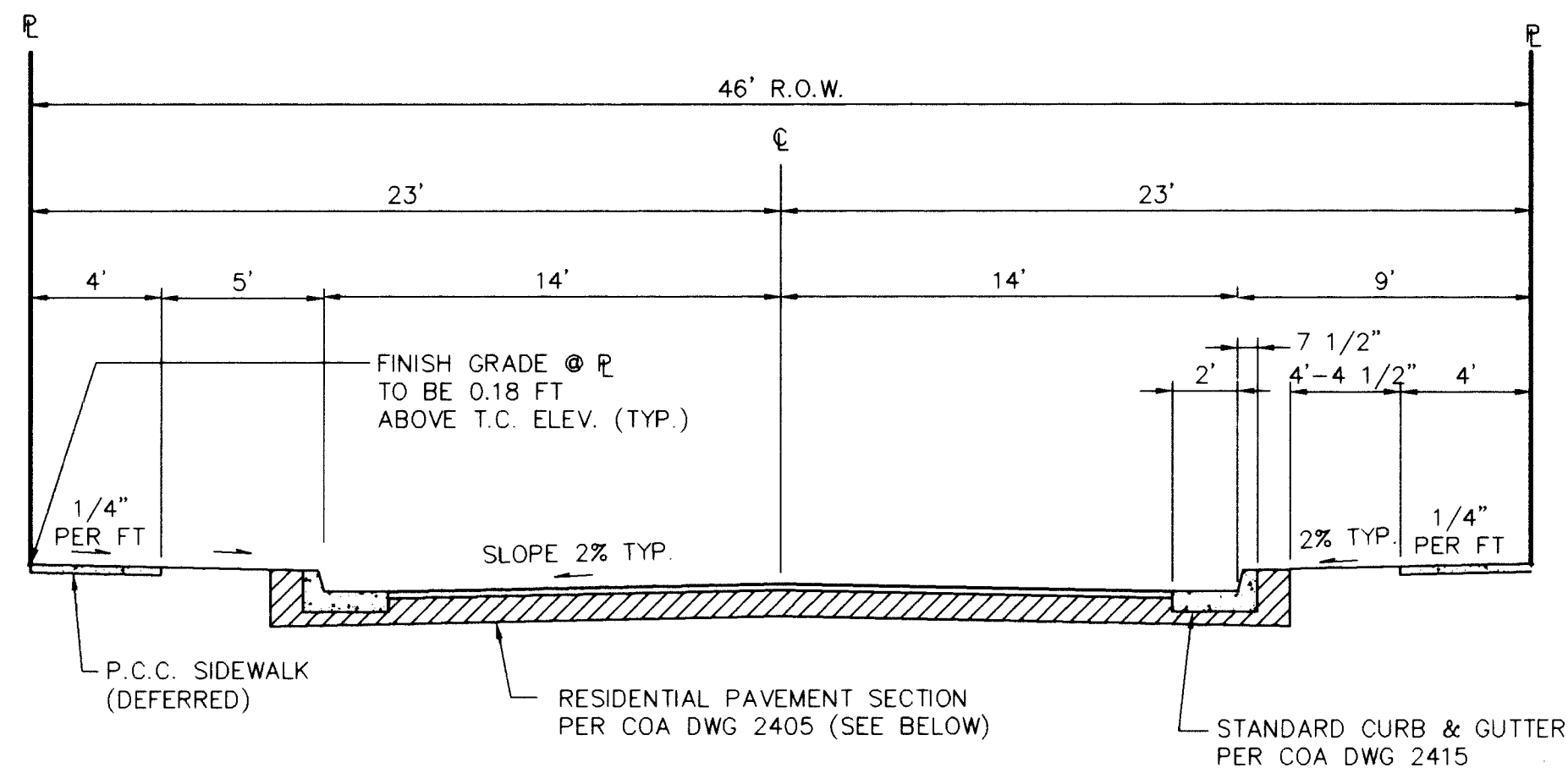
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	3-24-95	WATER	MA RWH	2-21-95	
TRANSPORTATION	3-24-95	WASTE WATER	MA RWH	2-21-95	
HYDROLOGY	3-24-95				

PROJECT NO.	4918.92	MAP NO.	E-12	SHEET	5	OF	14
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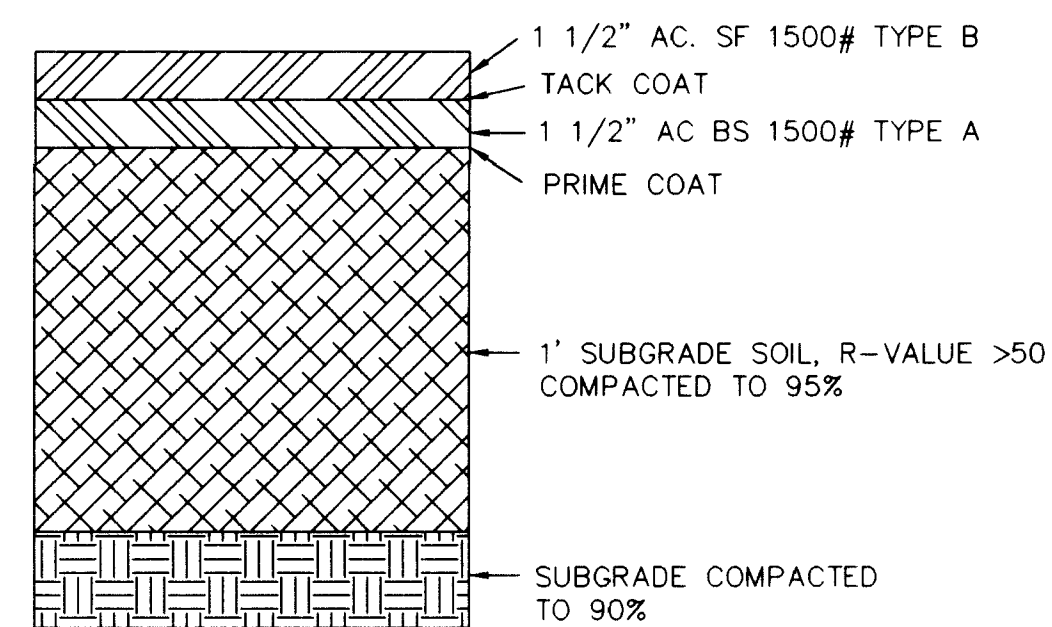
SCANNED BY
BY LASON

~~SCANNED BY~~
BY LASON

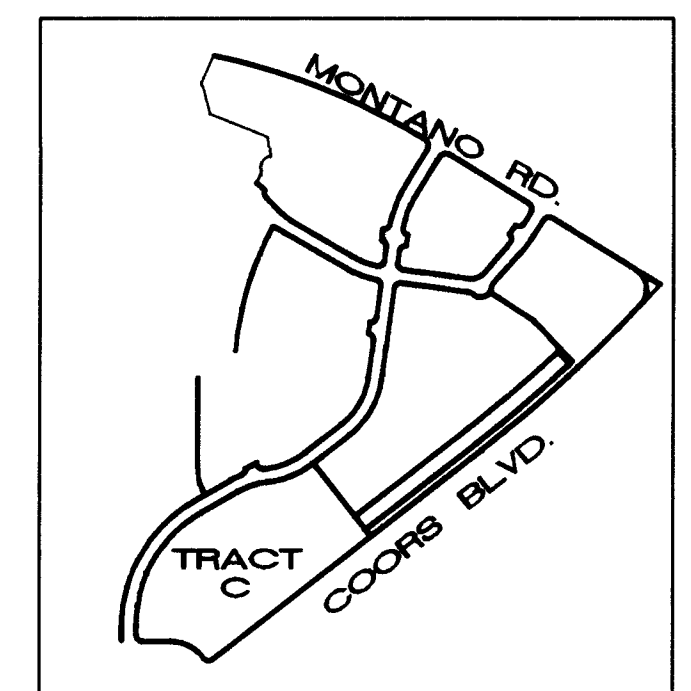
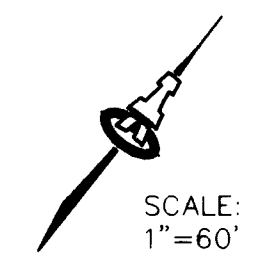
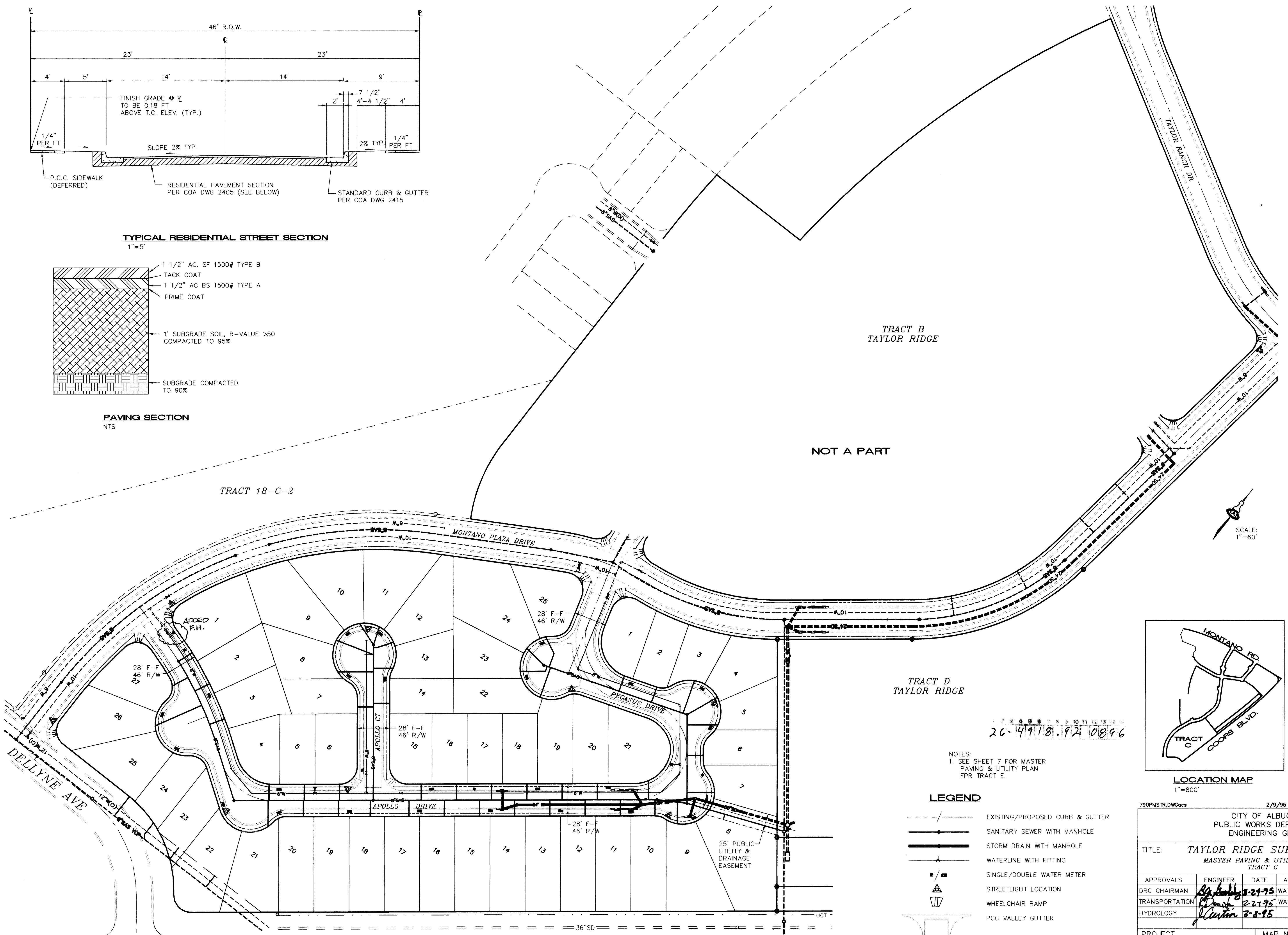




TYPICAL RESIDENTIAL STREET SECTION
1"=5'



PAVING SECTION
NTS



- LEGEND**
- EXISTING/PROPOSED CURB & GUTTER
 - SANITARY SEWER WITH MANHOLE
 - STORM DRAIN WITH MANHOLE
 - WATERLINE WITH FITTING
 - SINGLE/DOUBLE WATER METER
 - STREETLIGHT LOCATION
 - WHEELCHAIR RAMP
 - PCC VALLEY GUTTER

NOTES:
1. SEE SHEET 7 FOR MASTER
PAVING & UTILITY PLAN
FOR TRACT E.

790PMSTR.DWGacs 2/9/95

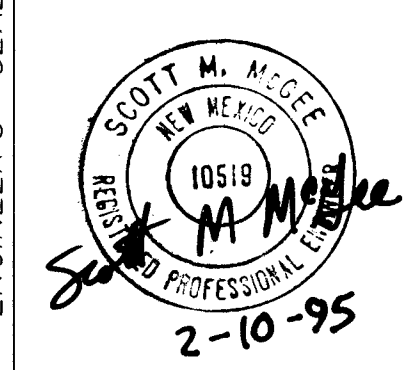
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

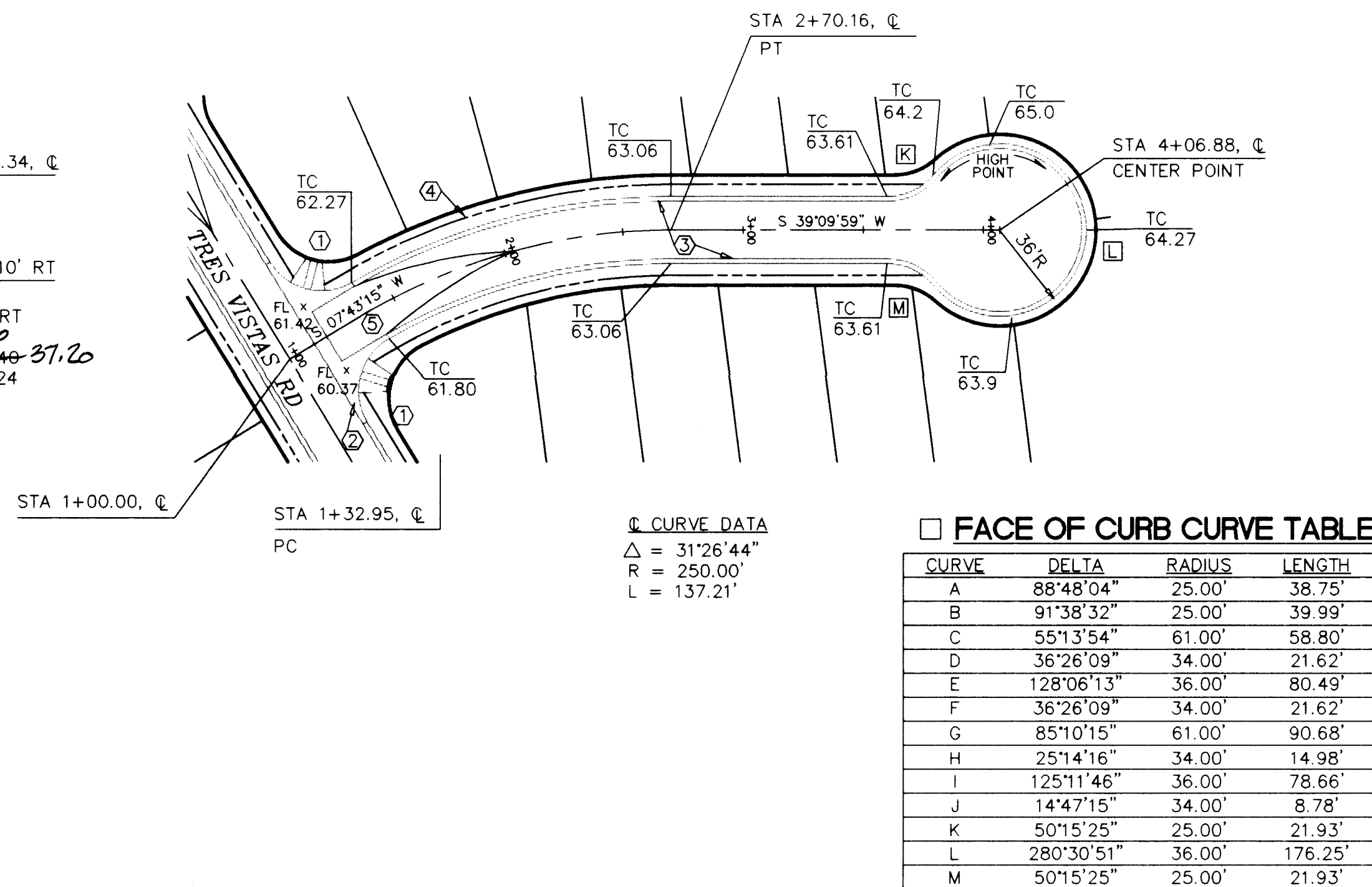
TITLE: **TAYLOR RIDGE SUBDIVISION**
MASTER PAVING & UTILITY PLAN
TRACT C

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>R. W. Kane</i>	2-24-95	WATER	<i>R. W. Kane</i>	2-24-95
TRANSPORTATION	<i>R. W. Kane</i>	2-27-95	WASTE WATER	<i>R. W. Kane</i>	2-27-95
HYDROLOGY	<i>R. W. Kane</i>	3-8-95			

PROJECT NO. **4918.92** MAP NO. **E-12** SHEET **8** OF **14**

SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	FIELD BY	DATE	ACS BENCHMARK "NM 448-N7A" LOCATED IN THE SOUTH END OF THE MEDIAN IN COORS RD NW NORTH OF MONTANO RD NW	CONTRACTOR	DATE
1	W. PETTIT	2/93	ELEVATION = 5006.41	COA INC.	2/93
				WORK BY	DATE
				ACCEPTANCE BY	DATE
				FIELD OPERATOR BY	DATE
				RECORDED BY	DATE
				NO.	





CURVE	DELTA	RADIUS	LENGTH
A	88°48'04"	25.00'	38.75'
B	91°38'32"	25.00'	39.99'
C	55°13'54"	61.00'	58.80'
D	36°26'09"	34.00'	21.62'
E	128°06'13"	36.00'	80.49'
F	36°26'09"	34.00'	21.62'
G	85°10'15"	61.00'	90.68'
H	25°14'16"	34.00'	14.98'
I	125°11'46"	36.00'	78.66'
J	14°47'15"	34.00'	8.78'
K	50°15'25"	25.00'	21.93'
L	280°30'51"	36.00'	176.25'
M	50°15'25"	25.00'	21.93'

KEYED CONSTRUCTION NOTES 

1. CONSTRUCT 4" THICK PCC SIDEWALK TRANSITIONS TO HANDICAP ACCESS RAMP & PCC RAMP PER STD. DWG. 2441.
2. CONSTRUCT PCC VALLEY GUTTER PER STD. DWG. 2420.
3. BUILD STD. PCC CURB & ACCESS PER STD. DWG. 2415.
4. ALL 4" PCC SIDEWALK IS FUTURE (NOT IN THIS CONTRACT) EXCEPT FOR SHOWN WHEELCHAIR RAMPS.
5. NO CROWN TRANSITION 75' MIN. LENGTH.
6. HANDICAP RAMPS, SIDEWALKS AND PAVING IMPROVEMENTS SHOWN IN MONTANO PLAZA DRIVE & OXNARD DRIVE ARE BEING BUILT AS PART OF CITY PROJECT NO. 4918.90.

AS-BUILT INFORMATION			
CONTRACTOR	CCH, INC.		
WORK	DATE 1-28-79		
INSTALLED BY	DATE	DATE	DATE
INSPECTOR'S	ALB, INC.		
ACCEPTANCE	VERIFICATION BY	DATE	DATE
DRAWINGS	ALB, INC.		
CORRECTED BY	ALB, INC.		
MICRO-FILM INFORMATION			
RECORDED BY	DATE		
NO.			

BENCH MARKS
ACS BENCHMARK "NW 448-A7A," AN ALUMINUM TABLE SET IN THE CONCRETE MEDIAN NOSE OF COORS ROAD NW, 62 FEET NORTH OF THE CENTERLINE OF MONTANO RD NW
ELEVATION = 5006.41

[illegible]

		NO.		DATE	REMARKS	BY
REVISIONS						
DESIGN						
DESIGNED BY		SWM		DATE	12/94	
DRAWN BY		ACS		DATE	12/94	
CHECKED BY		I&A		DATE	12/94	



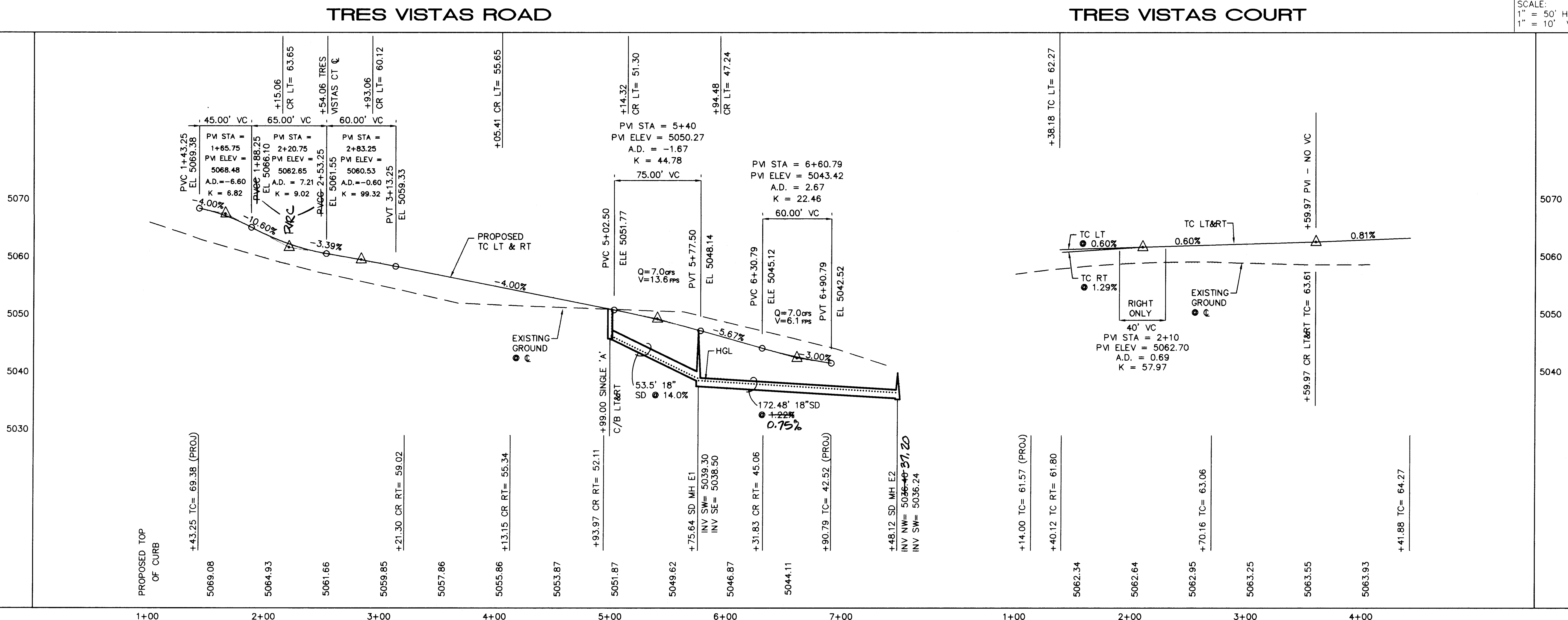
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
 128 Monroe Street NE
 Albuquerque New Mexico

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

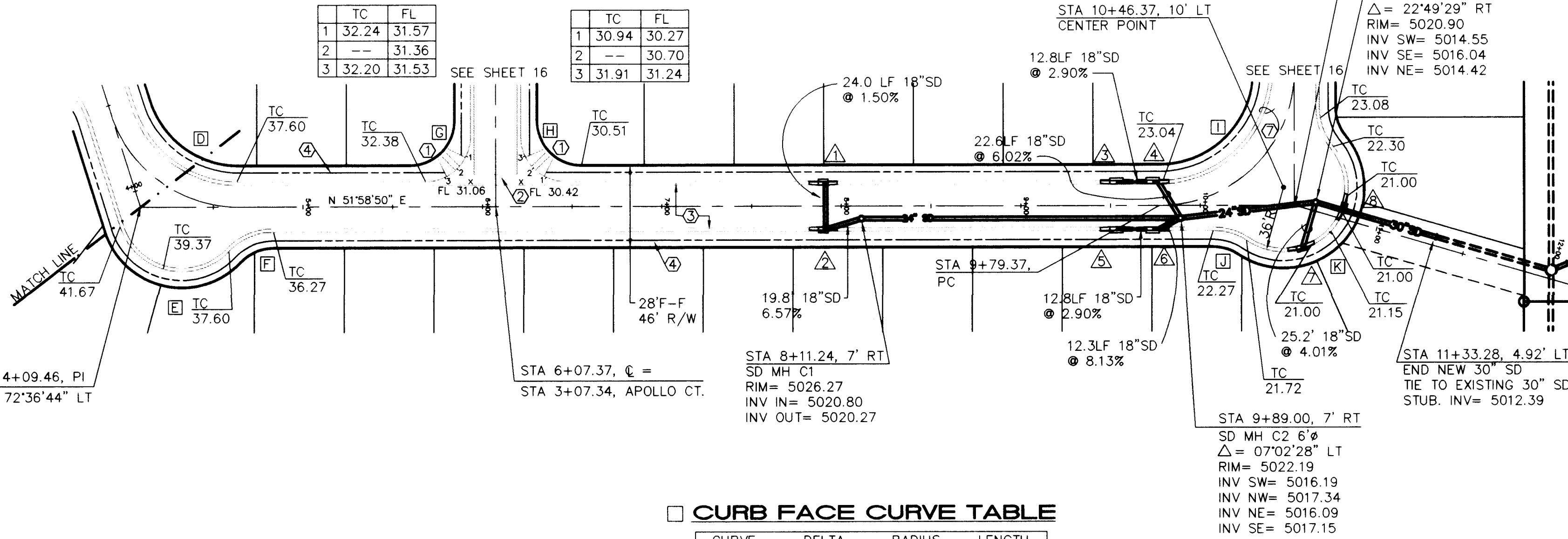
TITLE: *TAYLOR RIDGE TRACT E*
TRES VISTAS RD. AND TRES VISTAS C
PAVING PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>B. J. Gooding</i>	<i>3-24-95</i>	WATER	<i>MA RWE</i>	<i>2-21-95</i>
TRANSPORTATION	<i>JP Smith</i>	<i>2-27-95</i>	WASTE WATER	<i>NIA RWE</i>	<i>3-24-95</i>
HYDROLOGY	<i>J. C. Smith</i>	<i>3-3-95</i>			

PROJECT NO.	4918.92	MAP NO.	E-12	SHEET	9	OF	14
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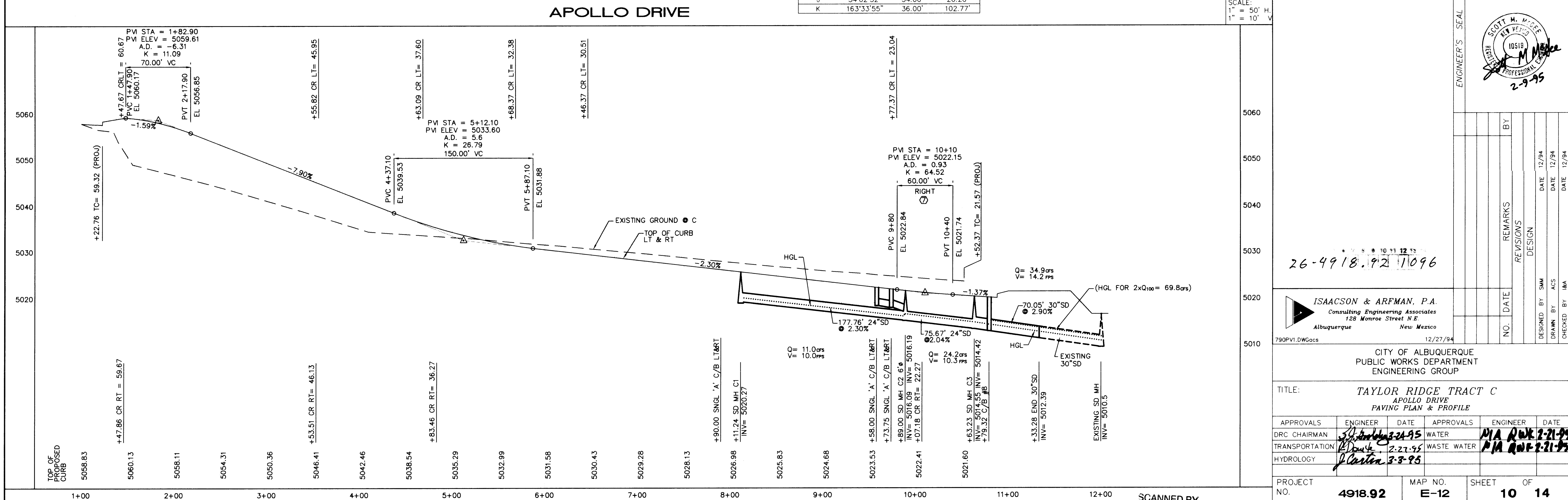
CATCH BASIN DATA						
BASIN △	INLET TYPE	TURB CURB	TOP GRATE	INV IN	INV OUT	
1	SNG'L 'A'	27.21	26.31	--	23.30	
2	"	27.21	26.31	22.94	22.10	
3	"	23.35	22.45		19.40	
4	" *	22.98	22.08	19.03	18.70	
5	"	23.35	22.45	--	19.40	
6	"	22.98	22.08	19.03	18.15	
7	" *	21.00	20.10	--	17.05	
8	" *	21.00	20.10	14.01	13.90	

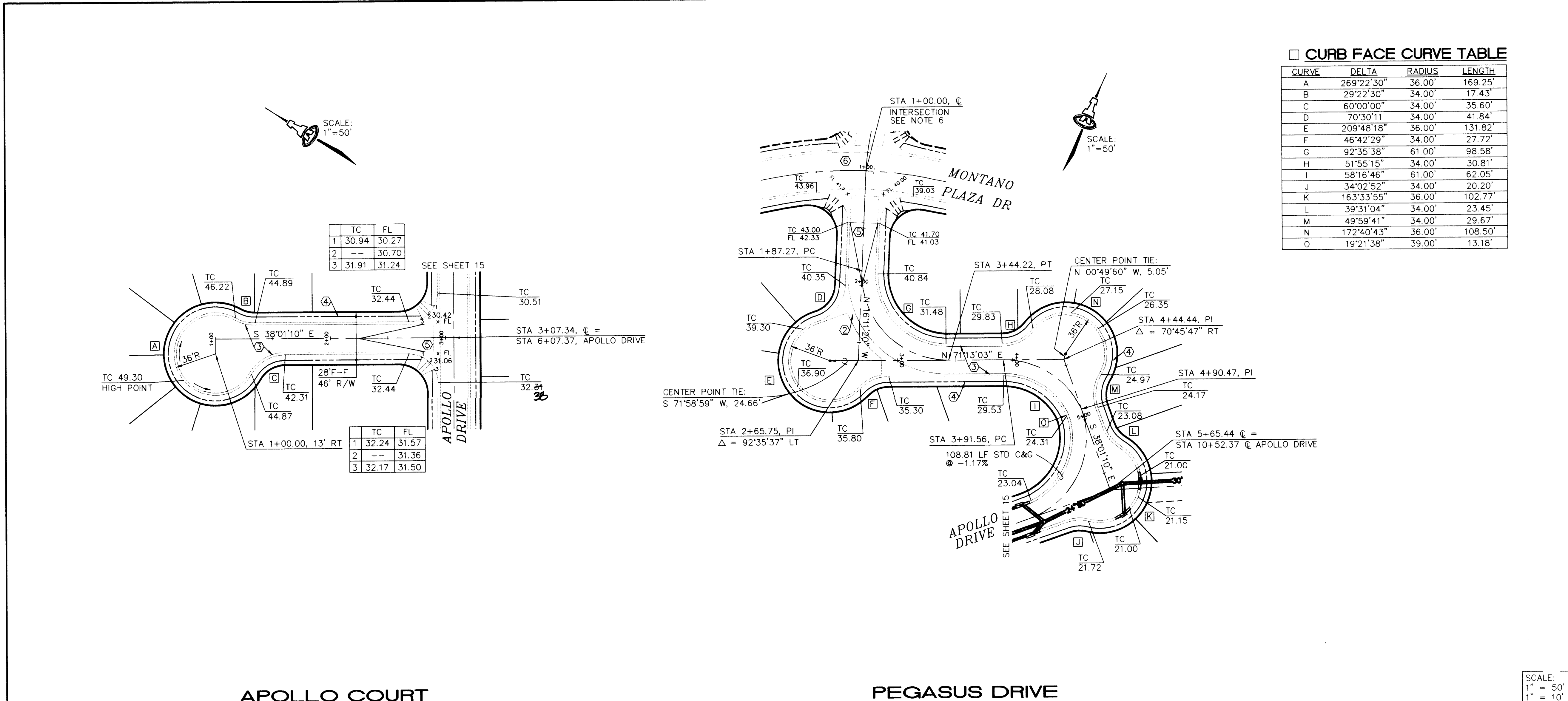
* "SUMP" TYPE WITH DOUBLE THROAT

	TC	FL
1	32.24	31.57
2	--	31.36
3	32.20	31.53

	TC	FL
1	30.94	30.27
2	--	30.70
3	31.91	31.24

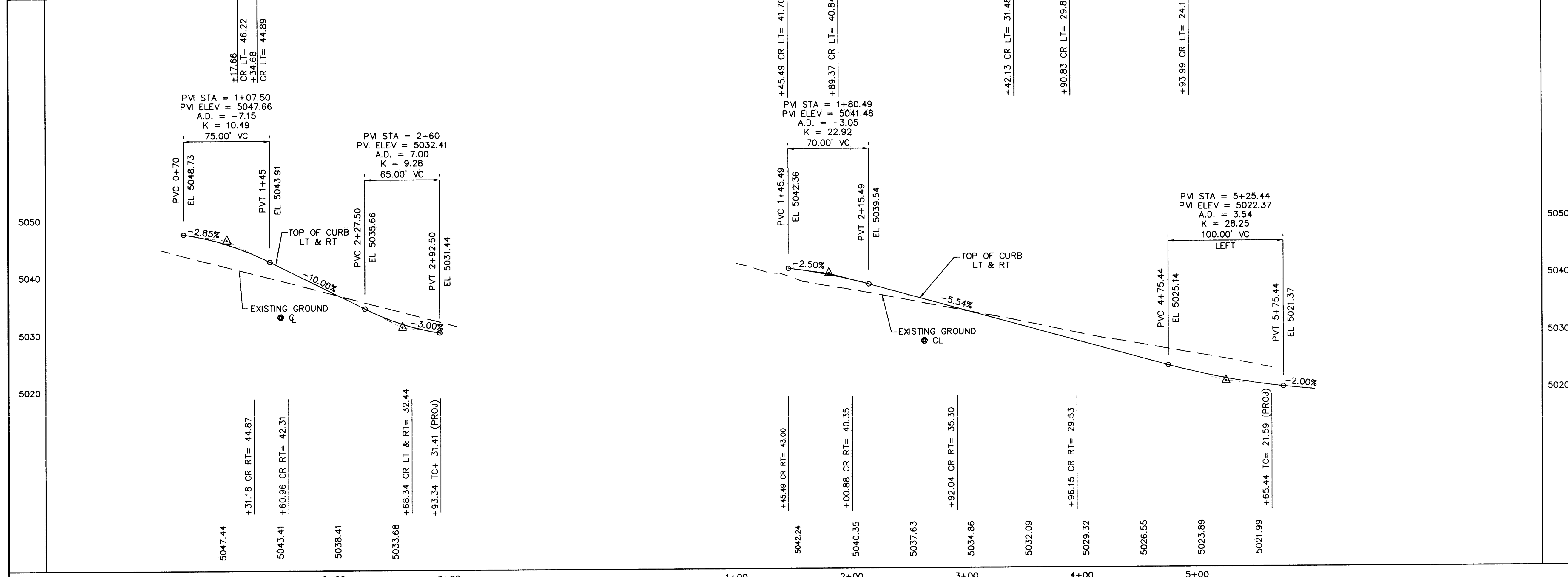
CURVE	DELTA	RADIUS	LENGTH
A	79'15"19"	34.00'	47.03'
B	142'35"53"	36.00'	89.60'
C	76'12"12"	34.00'	45.22'
D	72'36"44"	61.00'	77.31'
E	119'19"14"	36.00'	74.97'
F	46'42"29"	34.00'	27.72'
G	90'00"00"	25.00'	39.27'
H	90'00"00"	25.00'	39.27'
I	83'07"24"	61.00'	88.50'
J	34'02"52"	34.00'	20.20'
K	163'33"55"	36.00'	102.77'





CURB FACE CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
A	269°22'30"	36.00'	169.25'
B	29°22'30"	34.00'	17.43'
C	60°00'00"	34.00'	35.60'
D	70°30'11"	34.00'	41.84'
E	209°48'18"	36.00'	131.82'
F	46°42'29"	34.00'	27.72'
G	92°35'38"	61.00'	98.58'
H	51°55'15"	34.00'	30.81'
I	58°16'46"	61.00'	62.05'
J	34°02'52"	34.00'	20.20'
K	163°33'55"	36.00'	102.77'
L	39°31'04"	34.00'	23.45'
M	49°59'41"	34.00'	29.67'
N	172°40'43"	36.00'	108.50'
O	19°21'38"	39.00'	13.18'



- KEYED CONSTRUCTION NOTES
1. CONSTRUCT 4" THICK PCC SIDEWALK TRANSITIONS TO HANDICAP ACCESS RAMP & PCC RAMP PER STD. DWG. 2441.
 2. CONSTRUCT PCC VALLEY GUTTER PER STD. DWG. 2420.
 3. BUILD STD. PCC CURB & GUTTER PER STD. DWG. 2415.
 4. ALL 4' PCC SIDEWALK IS FUTURE (NOT IN THIS CONTRACT) EXCEPT FOR SHOWN WHEELCHAIR RAMPS.
 5. NO CROWN TRANSITION 75' MIN. LENGTH.
 6. HANDICAP RAMPS, SIDEWALKS, AND PAVING IMPROVEMENTS SHOWN IN MONTANO PLAZA DRIVE ARE BEING BUILT AS PART OF CITY PROJECT NO.4918.90

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	CM INC.	ACS BENCHMARK	NM 448-N7A, AN ALUMINUM TABLET SET IN THE CONCRETE MEDIAN NOSE OF COORS ROAD NW, 62 FEET NORTH OF THE CENTERLINE OF MONTANO RD NW	FIELD NOTES	NO. 1	ENGINEER'S SEAL	SCOTT M. MIDGE NEW MEXICO 10519 Professional Engineer 2-9-95
WORK STARTED BY	ALS INC.	DATE	2/93	DATE	2/93	REVISIONS	DESIGN
WORK ACCEPTED BY	ALS INC.	DATE	2/93	NO.	DATE	REVISIONS	DESIGN
WORK CORRECTED BY	ALS INC.	DATE	2/93	NO.	DATE	REVISIONS	DESIGN
WORK RECORDED BY	MICRO-FILM	DATE		NO.	DATE	REVISIONS	DESIGN
CONTRACTOR		CM INC.		ENGINEER		ISAACSON & ARFMAN, P.A. Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque New Mexico 790PV2.DWGacs 12/12/94	
PROJECT NO.		4918.92		MAP NO.		E-12	
SHEET		11		OF		14	

- KEYED CONSTRUCTION NOTES
1. DEFLECT WATERLINE A TOTAL OF 10'13"34" LEFT FROM STA 3+30 TO 4+30 USING A MAX OF 2" DEFLECTION PER LENGTH OF PIPE.
 2. DEFLECT WATERLINE A TOTAL OF 4'49"45" LEFT FROM STA 5+40 TO 6+00 USING A MAX. OF 2" DEFLECTION PER LENGTH OF PIPE.
 3. INSTALL WATERLINE ON A CURVE FROM STA. 1+32.95 TO 2+77.06 AS FOLLOWS:
 $\Delta = 31'26"44"$
 $R = 260.00'$
 $L = 142.70'$
 4. INSTALL SEWERLINE ON A CURVE FROM STA. 1+26.09 TO 2+77.02 AS FOLLOWS:
 $\Delta = 31'26"44"$
 $R = 275.00'$
 $L = 150.93'$

SAS SERVICE TABLE		INV @ R/W	
LOT NO.	STA.	PLAN	AS-BUILT
1	1+45.92	58.5	
2	1+77.04	58.8	
3	2+17.52	59.0	
4	2+64.45	59.5	
5	2+92.49	59.8	
6	3+31.13	60.0	
7	3+75.55	60.2	
8	4+12.31	60.5	
9	4+16.05	58.4	
10	SAS MH 3E	46.0	
11	5+48.37	46.5	
12	5+12.51	47.0	
13	4+72.58	48.0	
14	4+29.32	48.0	
15	3+92.54	51.0	
16	5+93.09	44.0	
17	6+36.46	41.0	
18	6+79.22	38.0	

LOTS 19-29 HAVE SAS SERVICE AT THE REAR OF THE LOTS AS PER CITY PROJECT NO. 4918.90.

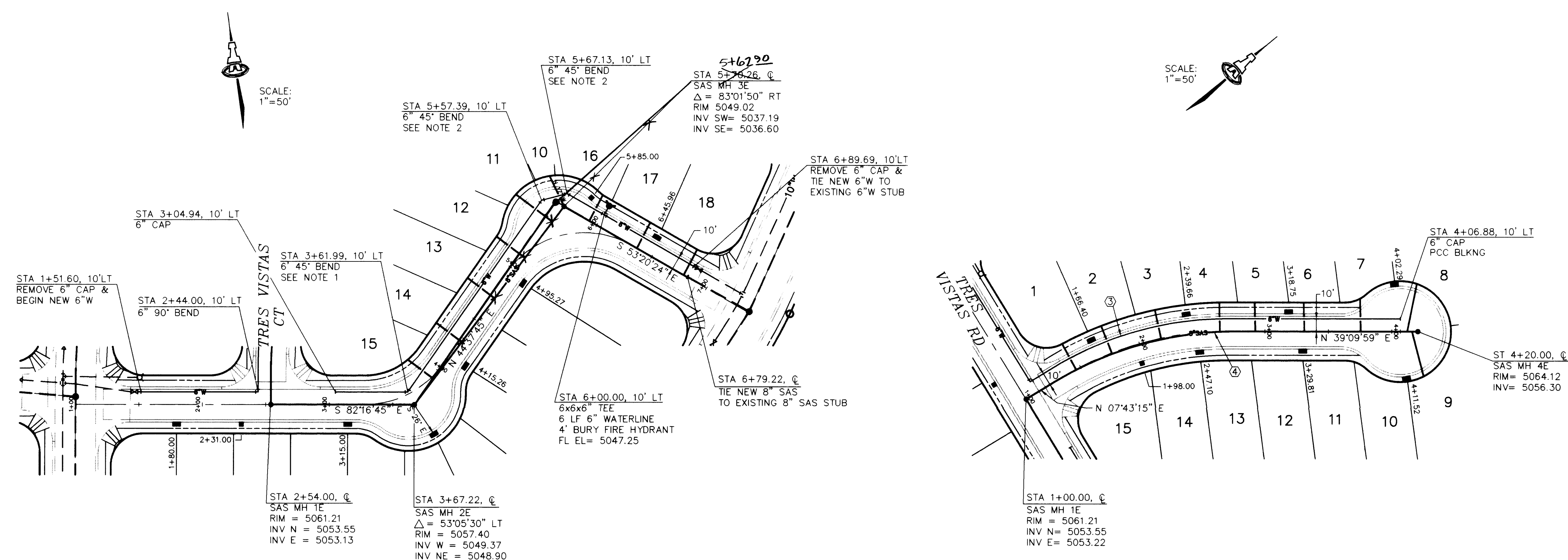
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: TAYLOR RIDGE TRACT E
TRES VISTAS RD. AND TRES VISTAS CT
UTILITY PLAN & PROFILE

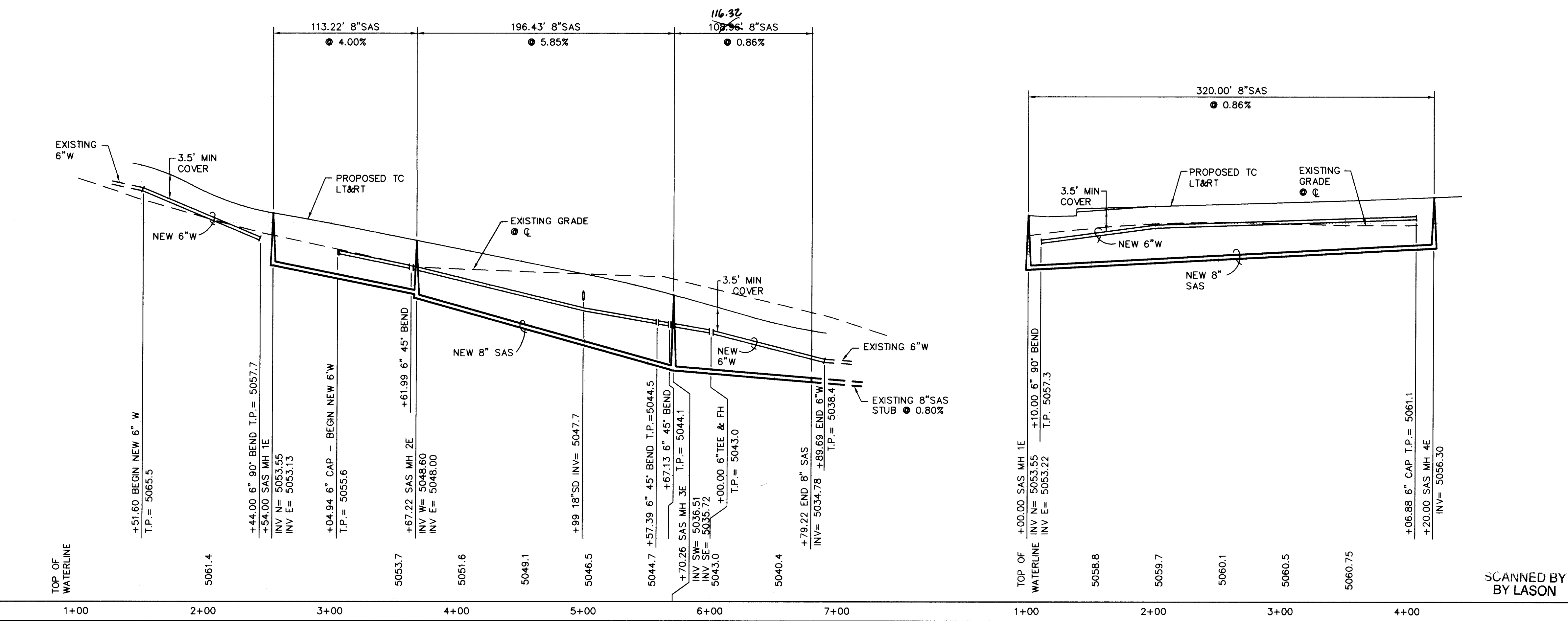
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>[Signature]</i>	3-24-95	WATER	<i>[Signature]</i>	2-21-95
TRANSPORTATION	<i>[Signature]</i>	2-27-95	WASTE WATER	<i>[Signature]</i>	2-21-95
HYDROLOGY	<i>[Signature]</i>	3-2-95			

PROJECT NO. 4918.92 MAP NO. E-12 SHEET 12 OF 14

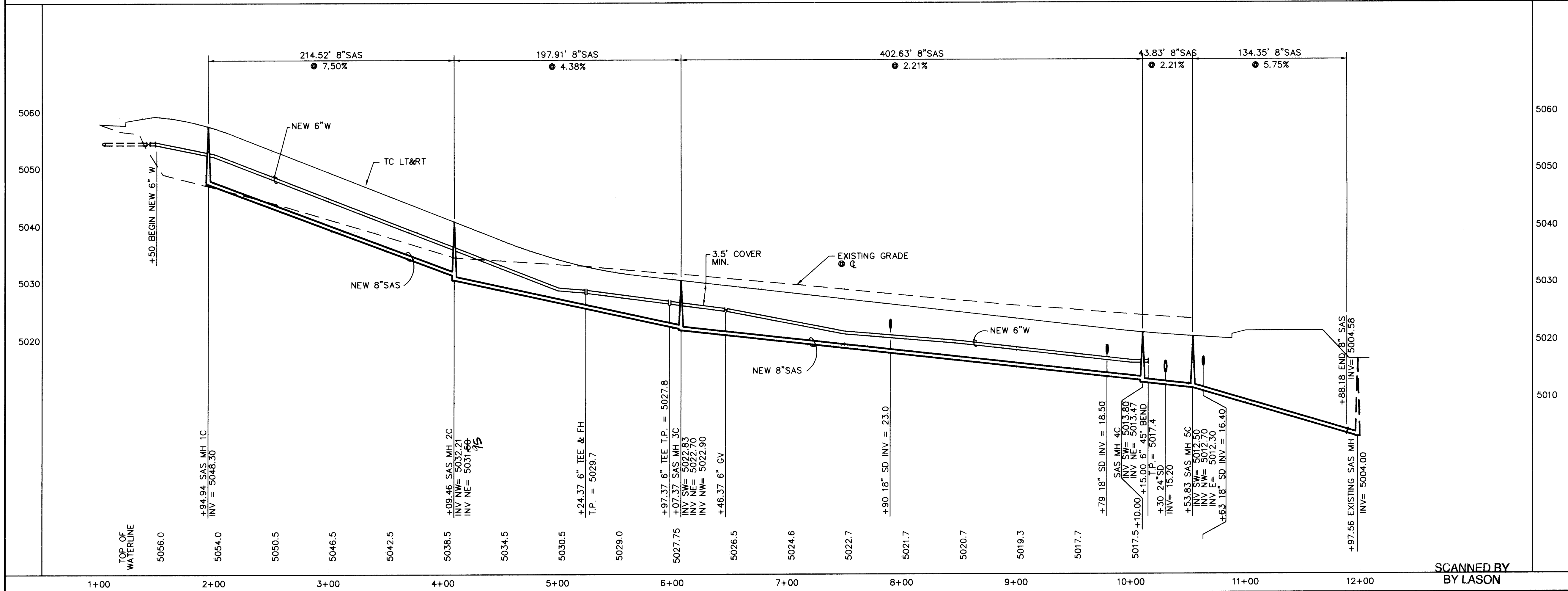
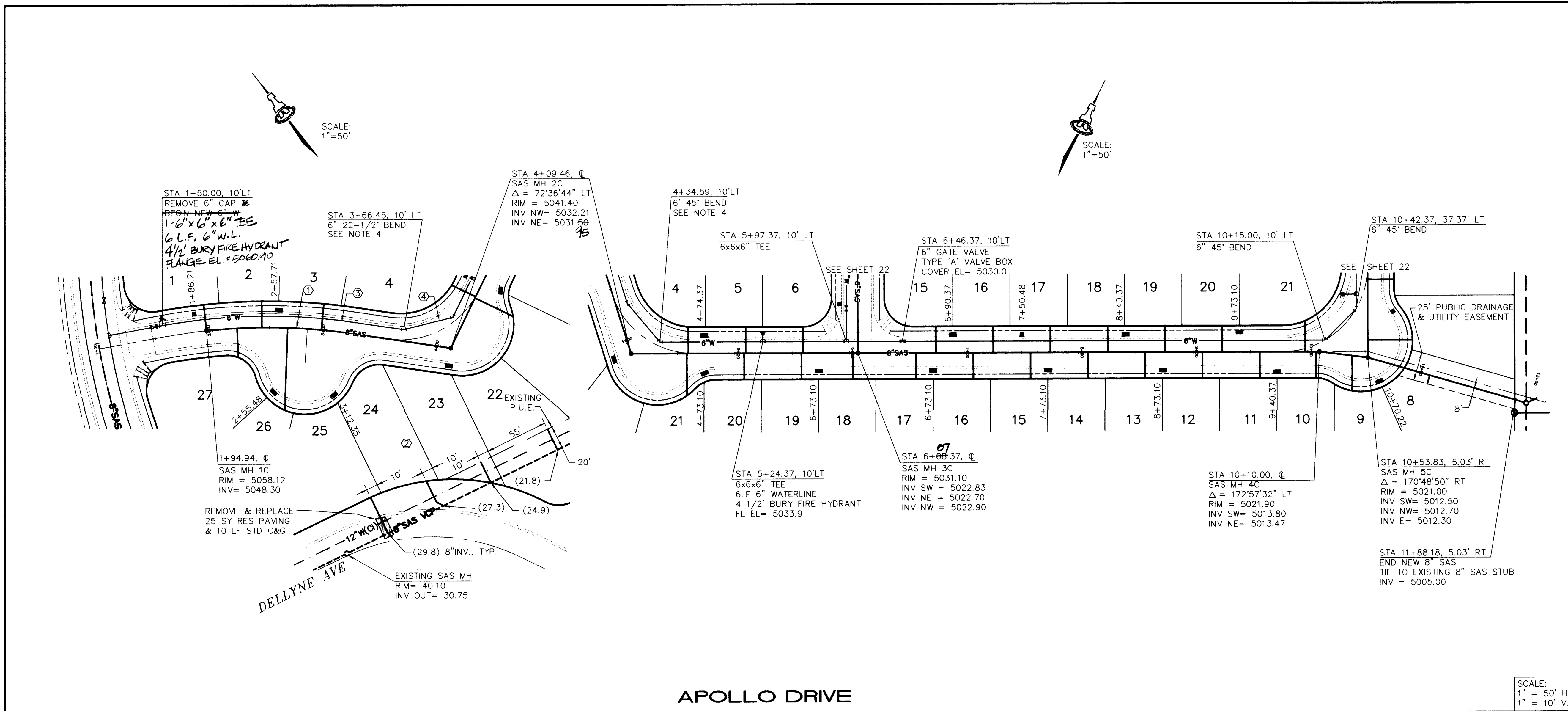


TRES VISTAS ROAD

TRES VISTAS COURT



SCANNED BY
BY LASON



KEYED CONSTRUCTION NOTES

- INSTALL SAS ON A CURVE FROM STA 1+94.94 TO 3+21.97 AS FOLLOWS:
 $\Delta = 13^\circ 45' 55''$
 $R = 499.94'$
 $L = 127.03'$
- LOTS 22-25 SHALL HAVE SAS SERVICE LINE BUILT OFF OF 8" SAS IN DELLYNE AVE.
- INSTALL WATERLINE ON A CURVE FROM STA 1+57.90 TO 3+21.97 AS FOLLOWS:
 $\Delta = 18^\circ 48' 15''$
 $R = 499.94'$
 $L = 164.08'$
- DEFLECT WATERLINE LEFT A TOTAL OF 5'06"44" FROM STA 3+70 TO 4+30 USING A MAX. OF 2' DEFLECTION PER LENGTH OF PIPE.
- SAS UTILITY INFORMATION ON 8" LINE IN DELLYNE FROM RECORD DRAWINGS. CONTRACTOR SHALL VERIFY HORIZONTAL & VERTICAL LOCATION PRIOR TO BUILDING SEWER SERVICES TO LOTS 22-25 AND CALL THE ENGINEER IF A CONFLICT EXISTS.

SAS SERVICE TABLE

LOT NO.	STA.	PLAN	INV @ R/W
1B	SAS MH 1C	53.0	
2B	2+43.37	49.3	
3B	2+95.40	45.3	
4B	4+59.37	32.5	
5B	5+09.37	28.5	
6B	5+59.37	27.0	
15B	6+75.37	26.0	
16B	7+25.37	25.0	
17B	7+75.37	24.0	
18B	8+25.37	22.6	
19B	8+75.37	21.2	
20B	9+25.37	20.0	
21B	9+97.79	18.5	
8A	11+10.00	16.5	
9A	10+38.77	16.8	
10A	10+05.00	17.6	
11A	9+58.10	17.8	
12A	9+08.10	19.8	
13A	8+58.10	20.9	
14A	8+06.00	22.1	
15A	7+58.10	23.2	
16A	7+08.10	24.4	
17A	6+58.10	25.5	
18A	6+03.10	26.7	
19A	5+58.10	27.8	
20A	5+08.10	29.0	
21A	4+58.10	33.2	
22A		28.0	
23A	SAS SERVICE AT		31.0
24A	REAR OF LOT		34.0
25A			37.0
26A	2+65.93		46.5
27A	2+21.55		47.5

ENGINEER'S SEAL

SCOTT M. MCGEE
REGISTERED PROFESSIONAL ENGINEER
NEW MEXICO
10518
2-9-95

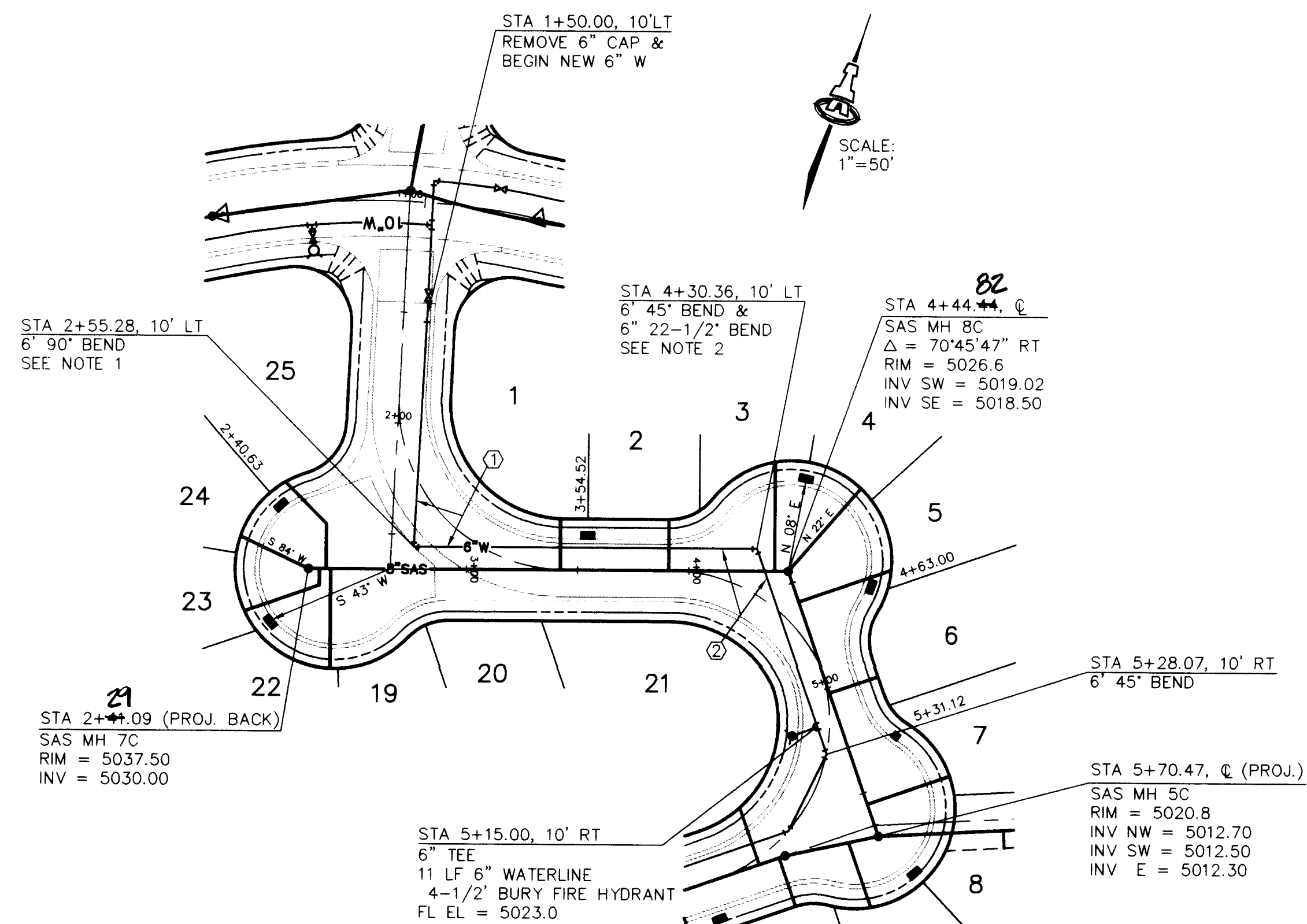
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
790UTL1.DWGacs 2/6/95

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP**

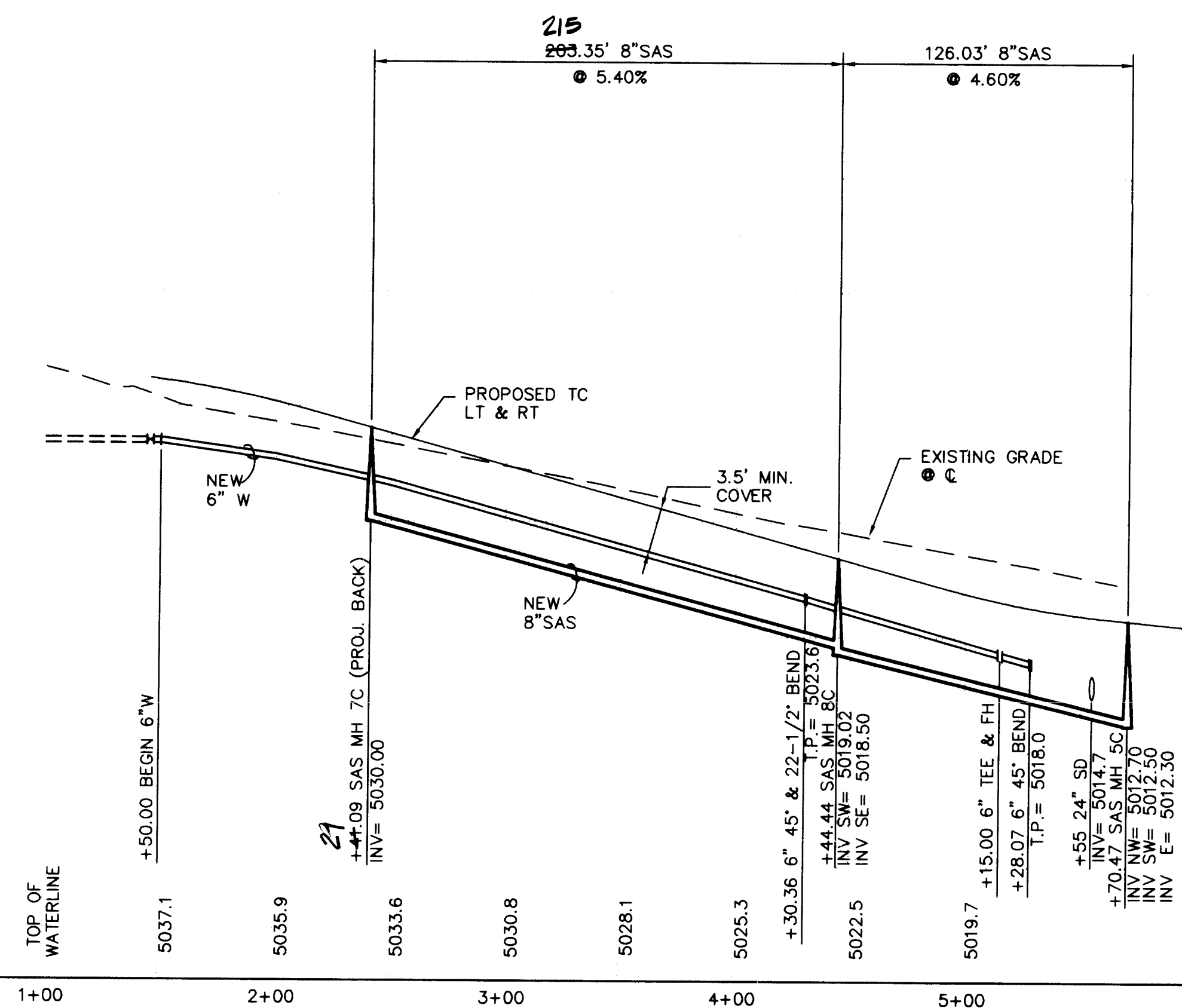
**TITLE: TAYLOR RIDGE TRACT C
APOLLO DRIVE
UTILITY PLAN & PROFILE**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>[Signature]</i>	3-24-95	WATER	<i>[Signature]</i>	2-21-95
TRANSPORTATION	<i>[Signature]</i>	2-27-95	WASTE WATER	<i>[Signature]</i>	2-21-95
HYDROLOGY	<i>[Signature]</i>	3-3-95			

PROJECT NO. **4918.92** MAP NO. **E-12** SHEET **13** OF **14**



PEGASUS DRIVE



SCANNED BY
BY LASON

KEYED CONSTRUCTION NOTES 

1. DEFLECT WATERLINE LEFT A TOTAL OF 02'35"37" FROM STA 2+40 TO 2+80 USING A MAX. DEFLECTION OF 2' PER LENGTH OF PIPE.
2. DEFLECT WATERLINE RIGHT A TOTAL OF 3'15"47" FROM STA 4+20 TO 4+60 USING A MAX. DEFLECTION OF 2' PER LENGTH OF PIPE.

AS-BUILT INFORMATION	CONTRACTOR	COM, INC.	
	DESIGNED BY	ALS, INC.	
	DATE		
	PERFORMED BY	ALS, INC.	
	DATE	7/2	
	FIELD	ALS, INC.	
	DATE	7/25	
	CHECKED BY	ALS, INC.	
	DATE	7/25	
	REMARKS	MICRO-FILM INFORMATION	
	RECORDED BY		
	DATE		

BENCH MARKS

ACS BENCHMARK "NW 448-N7A", AN ALUMINUM TABLET SET
IN THE CONCRETE MEDIAN NOSE OF COOKS ROAD NW, 62 FEET
NORTH OF THE CENTERLINE OF MONTANO RD NW.

ELEVATION = 5006.41

SURVEY INFORMATION		
NO.	FIELD NOTES	
	BY	DATE
1	W.P.	2/

[illegible]

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: *TAYLOR RIDGE TRACT C*
APOLLO COURT & PEGASUS DRIVE
UTILITY PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>[Signature]</i>	1-24-95	WATER	<i>[Signature]</i>	1-21-95
TRANSPORTATION	<i>[Signature]</i>	2-27-95	WASTE WATER	<i>[Signature]</i>	2-21-95
HYDROLOGY	<i>[Signature]</i>	3-2-95			

PROJECT NO.	4918.92	MAP NO.	E-12	SHEET	OF	14	14
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