PUBLIC IMPROVEMENT PLANS

FOR THE

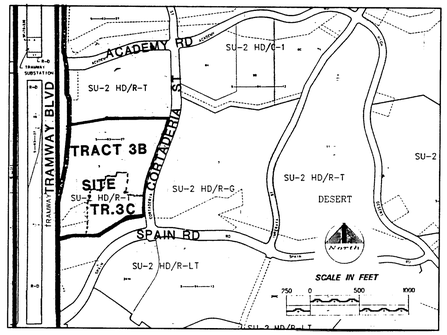
THE TRILLIUM AT HIGH DESERT-UNIT ONE

ALBUQUERQUE, NEW MEXICO

JULY 1995

PREPARED FOR:
CHAMA DEVELOPMENT CO.
1401 CENTRAL AVENUE NW
ALBUQUERQUE, NM 87102

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



1"=750'± **VICINITY MAP** E-23

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GENERAL NOTES

1. All work detailed on these plans to be performed under contract shall, except as otherwise stated or provided for hereon, be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction 1986 Edition as amended with Update No. 5.

2. 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.

3. 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.

4. Two (2) working days prior to any excavation, Contractor must contact Line Locating Service @ 260-1990 for location of existing utilities.

5. Contractor shall conduct his operations in a manner which will minimize interference with local traffic. Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public body having jurisdiction for the safety of persons or property, and to protect them from damage, injury, or loss. Contractor shall erect and maintain, as required by the conditions and progress of the work, all necessary safeguards for safety continuously and not limited to normal working hours, throughout the duration of the project. Contractor shall adhere to Section 19 of the General Conditions of the City of Albuquerque Standard Specifications for Public Works Construction, 1986, as amended with Update No. 5.

6. 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.

7. TRAFFIC CONTROL: Three (3) working days prior to beginning construction the Contractor shall submit to the Construction Coordination Division a detailed construction schedule. Two (2) working days prior to construction, the Contractor shall obtain a barricading permit from the Construction Coordination 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 at no additional cost to the Owner.

8. When abutting existing pavement to new, sawcut existing pavement to a straight edge and at a right angle, or as approved by the field Engineer. Removal of broken or cracked pavement will also be required.

9. 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.

10. All final backfill for trenches shall be compacted to a minimum 90% maximum density per ASTM D-1557 and as directed by section 701.14.2 and standard drawing number 2315.

11. The Contractor shall promptly clean up any material excavated within the public right-of-way or private roadway easements so that the excavated material is not susceptible to being washed down the street or into any public drainage facility.

12. Proposed waterline materials shall be either PVC pipe meeting AWWA C900 requirements (6"-12") or ductile iron pipe, thickness class 50 (6"-16").

13. All sanitary sewer line stationing refers to sanitary sewer centerline stationing.

14. All fittings on waterlines shall have restrained joints as noted on the plans.

15. 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.

16. 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.

17. 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.

18. 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.

19. WARNING--EXISTING UTILITY LINE LOCATIONS are shown in an approximate manner only, and such lines may exist where none are shown. The location of any such existing lines is based upon information provided by the utility company, the Owner, or by others, and the information may be incomplete or may be obsolete by the time construction commences.

    The Engineer has undertaken no field verification of the location, depth, size, or type of existing underground utility lines, makes no representation pertaining thereto, and assumes no responsibility or liability therefor. The Contractor shall inform itself of the location of any utility line in or near the area of the work in advance of and during excavation work. The Contractor is fully responsible for any and all damage caused by its failure to locate, identify, and preserve any and all existing utilities. The Contractor shall comply with State statutes, municipal and local ordinances, rules and regulations pertaining to the location of these lines and facilities, in planning and conducting excavation, whether by calling or notifying the utilities, complying with "Blue Stakes" procedures, or otherwise.

20. Any work occurring within an arterial roadway requires 24 hr. construction.

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the Laws of the State of New Mexico, do hereby certify that the "as-built" information shown on these drawings was obtained from field construction and "as-built" surveys performed by me, or under my supervision, that the "as-built" information shown on these drawings was added by me, or under my supervision and that this "as-built" information is true and correct to the best of my knowledge and belief." Aldrich Land Surveying, Inc., is not responsible for any of the design concepts, calculations, engineering and/or intent of the record drawings.

Timothy Aldrich N.M.P.S. 7719 05-06-96 Date

2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-5251.19d 01/97

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 4-3-97

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
7-24-95

SCANNED BY
BY LASON

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

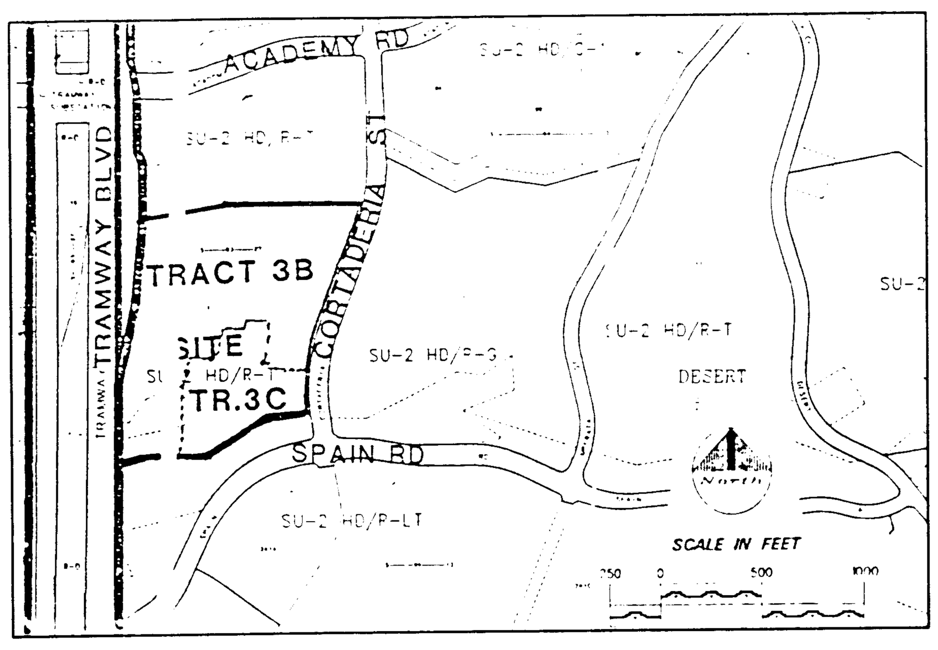
825CVR.DWGanw 7/25/95

APPROVED FOR CONSTRUCTION
9/26/95

PROJECT NO. 5251.90

SHEET 1 OF 19

UTILITY COUNCIL LOG NO.: 95081710040202



ZONE ATLAS E-23 **VICINITY MAP** SCALE: 1"=750'±

SUBDIVISION DATA / NOTES

1. BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS OF RECORD ENTITLED:
   "PLAT OF TRACTS 3A, 3B, 3C AND 3D, HIGH DESERT" (2-9-95, 95C-47)
   "PLAT OF HIGH DESERT" (11-23-93, 93C-325)
   ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. FIELD SURVEY PERFORMED APRIL 12, 1995.
6. GROSS ACREAGE: 25.0898 ACRES.
7. NUMBER OF EXISTING TRACTS: 2
8. NUMBER OF LOTS/TRACTS CREATED: 72 LOTS/2 TRACTS.
9. MILEAGE OF PUBLIC STREETS CREATED: 0 MILES.
10. MILEAGE OF PRIVATE ROADWAYS CREATED: 0.494 MILES.
11. CITY STANDARD UTILITY NOTE II: "CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO THE TRILLIUM SUBDIVISION, PHASE ONE, MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE."
12. CENTERLINE (IN LIEU OF R/W MONUMENTATION) TO BE INSTALLED AT ALL CENTER-LINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS #7719".
13. TITLE REPORT: NONE PROVIDED

FREE CONSENT / DEDICATION

THE UNDERSIGNED OWNER(S) AND PROPERIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND DO HEREBY GRANT THOSE EASEMENTS AS SHOWN HEREON IN ACCORDANCE WITH THEIR APPLICABLE DEDICATION AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIUAL(S) ARE AUTHORIZED TO SO ACT.

TRILLIUM DEVELOPMENT LTD., CO.

GREG ANIXTER, MANAGER OF TRILLIUM DEVELOPMENT LTD., CO. — DATE 8/22/95

825PT1.DWGanw 08/21/95

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
OCT 13 1995 10:22 o'clock A m. Recorded in Vol 95C
of records of said County Folio 369
Judy D. Woodward, Clerk & Recorder

95105009

1-023-062-093180-30201
HIGH DESERT INVESTMENT

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant in projected Section 26, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 3B AND 3C, HIGH DESERT as the same is shown on the plat entitled "TRACTS 3A, 3B, 3C AND 3D, HIGH DESERT" filed in the office of the County Clerk of Bernalillo County, New Mexico on February 9, 1995 in Volume 95C, Folio 47 and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described tract, said point being common with the southwest corner of said TRACT 3A, and further being on the east right-of-way line of Tramway Boulevard N.E. from whence the NGS/ACS Monument "TUMBLE" bears N 16°13'13" W, 3446.18 feet;

THENCE leaving said east right-of-way line along a line common with the south line of said TRACT 3A N 82°08'40" E, 359.98 feet to a point;

THENCE continuing along said south line N 89°07'30" E, 730.30 feet to the northeast corner, said point being common with the southeast corner of said TRACT 3A, and further being on the west right-of-way line of Cortaderia Street N.E.;

THENCE along said west right-of-way line 102.57 feet along a curve to the right, whose radius is 773.43 feet and whose long chord bears S 17°13'30" W, 102.49 feet through a central angle of 07°35'53" to a point of tangency;

THENCE continuing S 21°01'26" W, 490.92 feet to a point of curvature;

THENCE continuing 457.47 feet along a curve to the left, whose radius is 916.43 feet and whose long chord bears S 06°43'25" W, 452.73 feet through a central angle of 28°36'04" to the southeast corner, said point being common with the northeast corner of said TRACT 3D;

THENCE leaving said west right-of-way line along a line common with the north line of said TRACT 3D S 80°47'48" W, 229.89 feet to a point;

THENCE continuing along said north line S 57°37'18" W, 313.79 feet to a point;

THENCE continuing N 89°59'49" W, 275.02 feet to a point;

THENCE continuing S 73°36'48" W, 176.93 feet to southwest corner, said point being common with the northwest corner of said TRACT 3D and further being on the east right-of-way line of Tramway Boulevard N.E.;

THENCE along said east right-of-way line N 00°00'53" E, 484.98 feet to a point;

THENCE continuing N 13°40'07" E, 304.88 feet to a point;

THENCE continuing N 05°21'33" E, 217.57 feet to a point;

THENCE continuing N 06°08'45" E, 107.83 feet to a point;

THENCE continuing N 03°12'15" E, 95.20 feet to the point of beginning and containing 25.0898 acres more of less.

DISCLOSURE STATEMENT

THE INTENT OF THIS PLAT IS TO SUBDIVIDE TRACT 3B INTO 72 RESIDENTIAL LOTS, TO CREATE TRACT 3-B-1, TO GRANT EASEMENTS FOR PRIVATE ROADWAYS, OPEN SPACE, STORM DRAINAGE, LANDSCAPING AND PEDESTRIAN ACCESS AS SHOWN TO THE HIGH DESERT RESIDENTIAL HOME OWNERS ASSOCIATION INC., AND TO GRANT PUBLIC UTILITY EASEMENTS AS SHOWN.

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 22, 1995, BY GREG ANIXTER, AS MANAGER OF TRILLIUM DEVELOPMENT LTD., CO., A NEW MEXICO LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

MY COMMISSION EXPIRES: 4/22/99

OFFICIAL SEAL
Ruth T. Lozano
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 4/22/99

NOTARY PUBLIC

PLAT OF

THE TRILLIUM AT HIGH DESERT UNIT ONE

BEING A REPLAT OF TRACT 3B AND 3C
HIGH DESERT
WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 26
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 1995

APPROVALS S-95-8 DRB NO. 94-526

APPROVAL	DATE
PUBLIC SERVICE COMPANY OF NEW MEXICO	9-6-95
GAS COMPANY OF NEW MEXICO	9-6-95
U.S. WEST COMMUNICATIONS	10-3-95
JONES INTERCABLE	9/6/95
CITY SURVEYOR, ENGR. DIV., P.W.D.	082295
TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D.	10-4-95
PARKS & GENERAL SERVICES DEPARTMENT	8-29-95
UTILITY DEVELOPMENT DIV., P.W.D.	8-29-95
REAL PROPERTY DIVISION, D.E.M.	9/6/95
A.M.A.F.C.A.	10-9-95
CITY ENGINEER, PUBLIC WORKS DEPT.	10-9-95

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 10-12-95

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief".

Timothy Aldrich, P.S. No. 7719 — Date 08-21-95

SHEET 1 OF 4

825-2

PLAT OF

85105009

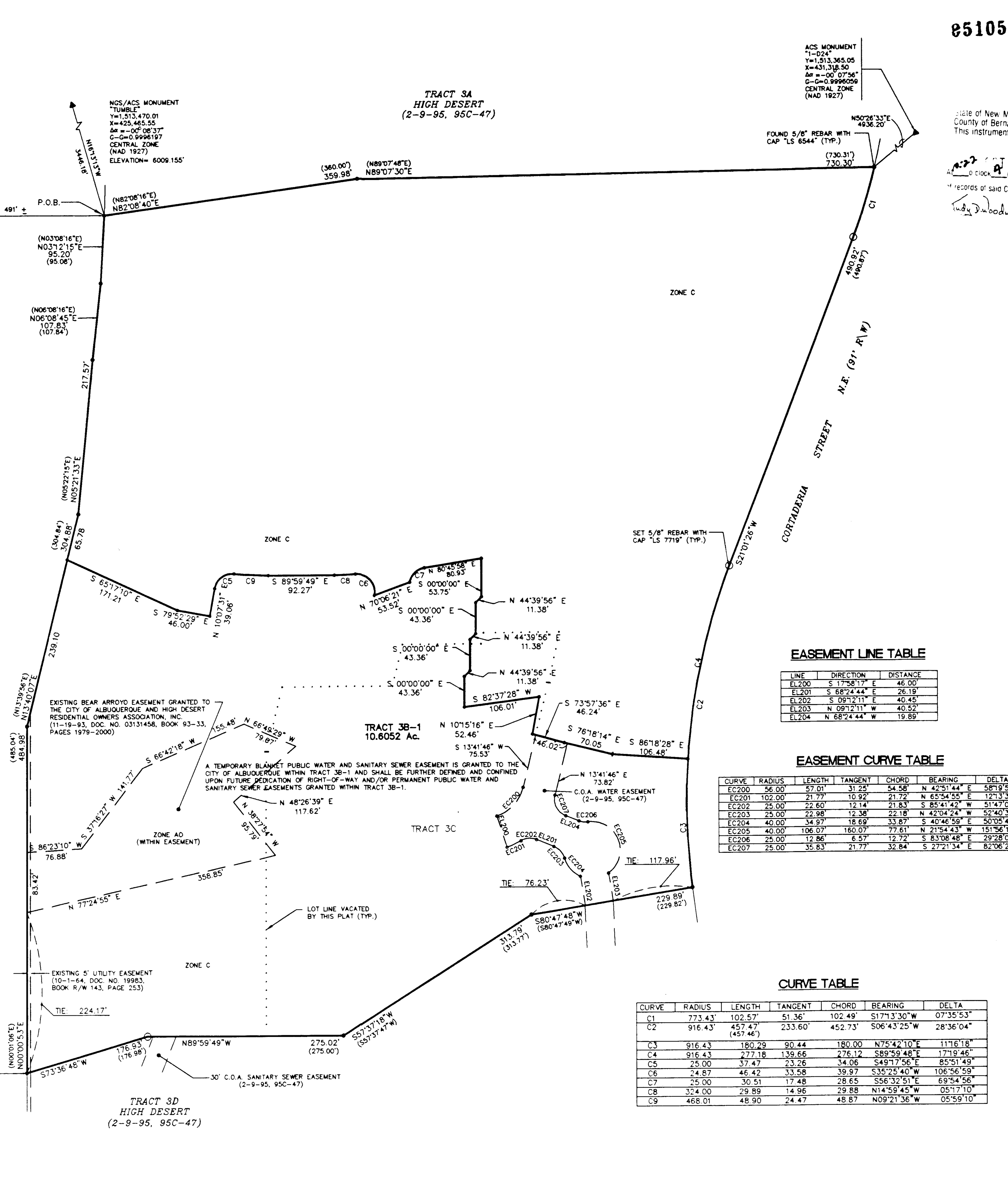
THE TRILLIUM AT HIGH DESERT UNIT ONE

BEING A REPLAT OF TRACT 3B AND 3C
HIGH DESERT
WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 26
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 1995

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
OCT 13 1995 10:22 o'clock A m. Recorded in Vol 95C
of records of said County Folio 369
Judy D. Woodward, Clerk & Recorder
Deputy Clerk

SCANNED BY LASON



EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
EL200	S 17°58'17" E	46.00'
EL201	S 68°24'44" E	26.19'
EL202	S 09°12'11" E	40.45'
EL203	N 09°12'11" W	40.52'
EL204	N 68°24'44" W	19.89'

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
EC200	56.00'	57.01'	31.25'	54.58'	N 42°51'44" E	58°19'57"
EC201	102.00'	21.77'	10.92'	21.72'	N 65°54'55" E	12°13'35"
EC202	25.00'	22.60'	12.14'	21.83'	S 85°41'42" W	51°47'09"
EC203	25.00'	22.98'	12.38'	22.18'	N 42°04'24" W	52°40'39"
EC204	40.00'	34.97'	18.69'	33.87'	S 40°46'59" E	50°05'49"
EC205	40.00'	106.07'	160.07'	77.61'	N 21°54'43" W	151°56'19"
EC206	25.00'	12.86'	6.57'	12.72'	S 83°08'48" E	29°28'09"
EC207	25.00'	35.83'	21.77'	32.84'	S 27°21'34" E	82°06'20"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	773.43'	102.57'	51.36'	102.49'	S17°13'30"W	07°35'53"
C2	916.43'	457.47' (457.46')	233.60'	452.73'	S06°43'25"W	28°36'04"
C3	916.43	180.29	90.44	180.00	N75°42'10"E	11°16'18"
C4	916.43	277.18	139.66	276.12	S89°59'48"E	17°19'46"
C5	25.00	37.47	23.26	34.06	S49°17'56"E	85°51'49"
C6	24.87	46.42	33.58	39.97	S35°25'40"W	106°56'59"
C7	25.00	30.51	17.48	28.65	S56°32'51"E	69°54'56"
C8	324.00	29.89	14.96	29.88	N14°59'45"W	05°17'10"
C9	468.01	48.90	24.47	48.87	N09°21'36"W	05°59'10"

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO TO PROVIDE ELECTRICAL SERVICE.
2. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. GAS COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID 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 OR NEAR EASEMENTS SHOWN ON THIS PLAT

In approving this plat, PNM GAS CO. did not conduct a Title Search of the properties shown hereon. Consequently, PNM GAS CO. do not waive or release any easement or easement rights which may have been granted by prior plat, replat, or other document which are not shown on this plat.

Sht 2 of 1

95105009

PLAT OF THE TRILLIUM AT HIGH DESERT UNIT ONE

BEING A REPLAT OF TRACT 3B AND 3C
HIGH DESERT
WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 26
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 1995

State of New Mexico } SS
County of Bernalillo
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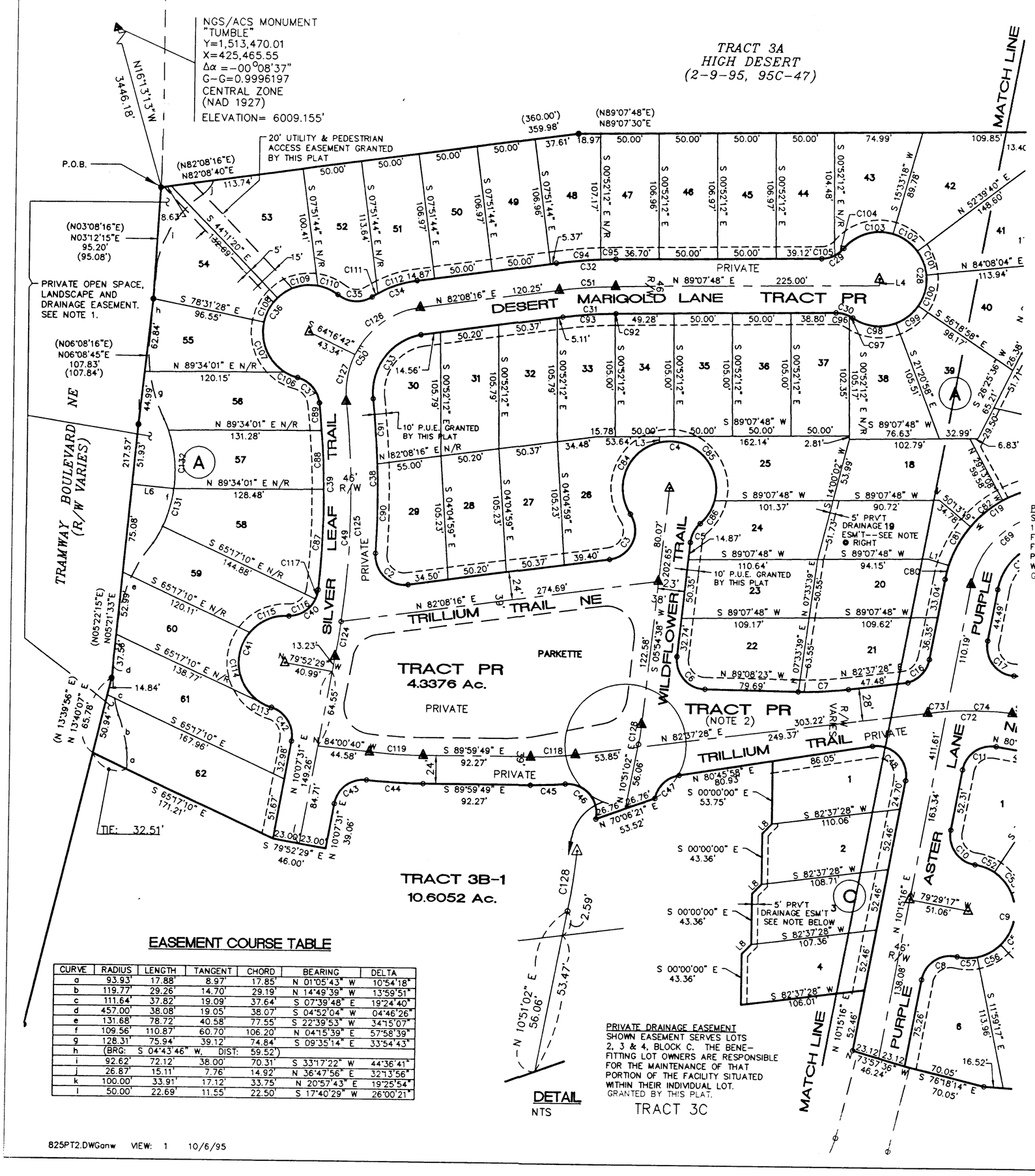
Judy D. Woodward Clerk & Recorder
Deputy Clerk



PRIVATE DRAINAGE EASEMENT
SHOWN EASEMENT SERVES LOTS 19, 20 & 21, BLOCK A. THE BENEFITTING LOT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE FACILITY SITUATED WITHIN THEIR INDIVIDUAL LOT. GRANTED BY THIS PLAT.

SCALE: 1"=60'
60 40 20 0 60 120 FEET

EASEMENT NOTES (PRIVATE)

1. THE PRIVATE OPEN SPACE, LANDSCAPE AND DRAINAGE EASEMENT IS GRANTED TO THE HIGH DESERT RESIDENTIAL HOME OWNERS ASSOCIATION, INC. AND THEY ARE RESPONSIBLE FOR THE MAINTENANCE OF THE SHOWN PARCELS.
2. TRACT PR (PRIVATE ROADWAYS) IS GRANTED TO THE HIGH DESERT RESIDENTIAL HOME OWNERS ASSOCIATION, INC. FOR THE CONVEYANCE OF STORM WATERS.

   TRACT PR IS ALSO GRANTED TO THE CITY OF ALBUQUERQUE AS AN EASEMENT FOR PUBLIC WATER AND SANITARY SEWER FACILITIES.

LOT AREA TABLE

LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)
BLOCK (A)		26	6399	52	5611
1	6149	27	5289	53	7729
2	5934	28	5271	54	6551
3	6601	29	5982	55	5341
4	6841	30	5640	56	9022
5	5689	31	5271	57	6410
6	5624	32	5289	58	8495
7	5624	33	5264	59	8404
8	5624	34	5250	60	5847
9	5622	35	5250	61	8357
10	5240	36	5250	62	8479
11	7027	37	5240		
12	6957	38	5737	BLOCK (B)	
13	5613	39	6229	1	6608
14	5321	40	6311	2	7743
15	5326	41	7895	3	6497
16	5494	42	7546	4	6348
17	6194	43	5558	5	8321
18	7039	44	5340	6	6586
19	5690	45	5348		
20	5495	46	5348	BLOCK (C)	
21	6364	47	5349	1	6084
22	6467	48	5366	2	5643
23	5495	49	5348	3	5575
24	5434	50	5349	4	5508
25	6436	51	5426		

EASEMENT COURSE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
a	93.93'	17.88'	8.97'	17.85'	N 01°05'43" W	10°54'18"
b	119.77'	29.26'	14.70'	29.19'	N 14°49'39" W	13°59'51"
c	111.64'	37.82'	19.09'	37.64'	S 07°39'48" E	19°24'40"
d	457.00'	38.08'	19.05'	38.07'	S 04°52'04" W	04°46'26"
e	131.68'	78.72'	40.58'	77.55'	S 22°39'53" W	34°15'07"
f	109.56'	110.87'	60.70'	106.20'	N 04°15'39" E	57°58'39"
g	128.31'	75.94'	39.12'	74.84'	S 09°35'14" E	33°54'43"
h	(BRG: S 04°43'46" W, DIST: 59.52')					
i	92.62'	72.12'	38.00'	70.31'	S 33°17'22" W	44°36'41"
j	26.87'	15.11'	7.76'	14.92'	N 36°47'56" E	32°13'56"
k	100.00'	33.91'	17.12'	33.75'	N 20°57'43" E	19°25'54"
l	50.00'	22.69'	11.55'	22.50'	S 17°40'29" W	26°00'21"

825PT2.DWGanw VIEW: 1 10/6/95

SHEET 3 OF 4

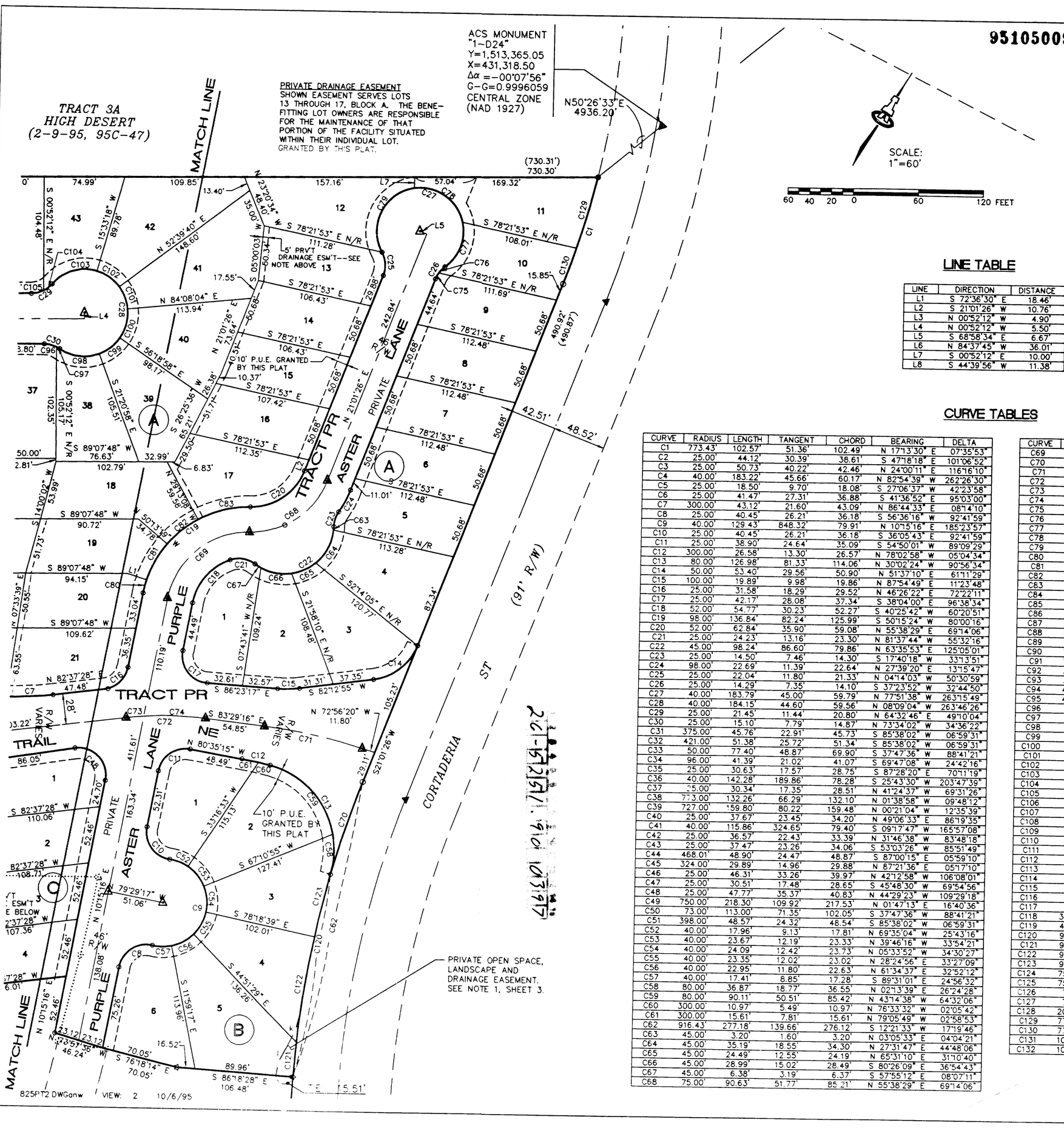
95105009

PLAT OF THE TRILLIUM AT HIGH DESERT UNIT ONE

BEING A REPLAT OF TRACT 3B AND 3C
HIGH DESERT
WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 26
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 1995

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
OCT 13 1995
at 10:22 o'clock A m. Recorded in Vol. 95C
of records of said County Folio 369
Judy D. Woodward Clerk & Recorder
Deputy Clerk



SCALE: 1"=60'
60 40 20 0 60 120 FEET

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 72°36'30" E	18.46'
L2	S 21°01'26" W	10.76'
L3	N 00°52'12" W	4.90'
L4	N 00°52'12" W	5.50'
L5	S 68°58'34" E	6.67'
L6	N 84°37'45" W	36.01'
L7	S 00°52'12" E	10.00'
L8	S 44°39'56" W	11.38'

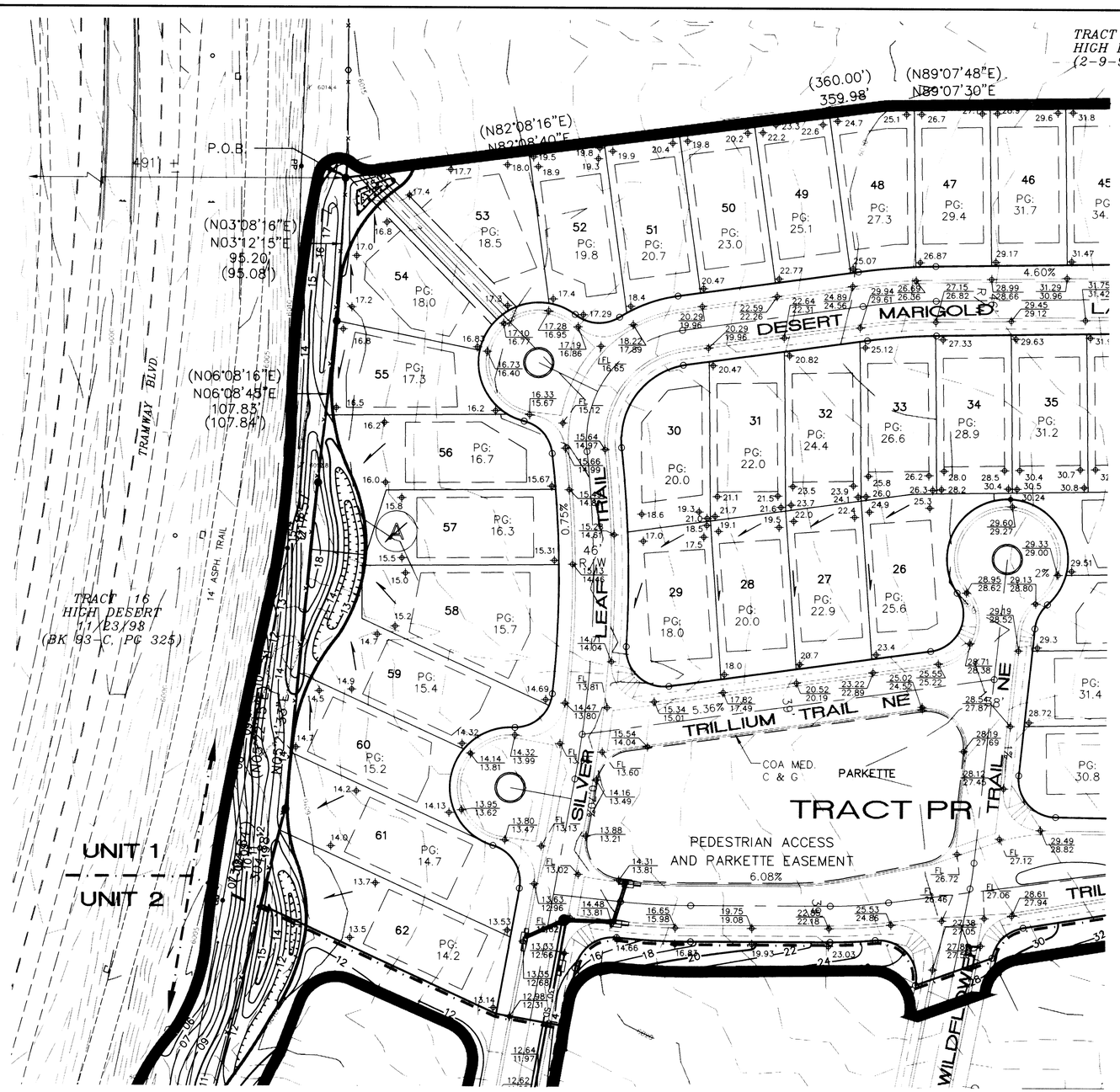
CURVE TABLES

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	773.43'	102.57'	51.36'	102.49'	N 17°13'30" E	07°35'53"
C2	25.00'	44.12'	30.39'	38.61'	S 47°18'18" E	101°06'52"
C3	25.00'	50.73'	40.22'	42.46'	N 24°00'11" E	116°16'10"
C4	40.00'	183.22'	45.66'	60.17'	N 82°54'39" W	262°26'30"
C5	25.00'	18.50'	9.70'	18.08'	S 27°06'37" W	42°23'58"
C6	25.00'	41.47'	27.31'	36.88'	S 41°36'52" E	95°03'00"
C7	300.00'	43.12'	21.60'	43.09'	N 86°44'33" E	08°14'10"
C8	25.00'	40.45'	26.21'	36.18'	S 56°36'16" W	92°41'59"
C9	40.00'	129.43'	848.32'	79.91'	N 10°15'16" E	185°23'57"
C10	25.00'	40.45'	26.21'	36.18'	S 36°05'43" E	92°41'59"
C11	25.00'	38.90'	24.64'	35.09'	S 54°50'01" W	89°09'29"
C12	300.00'	26.58'	13.30'	26.57'	N 78°02'58" W	05°04'34"
C13	80.00'	126.98'	81.33'	114.06'	N 30°02'24" W	90°56'34"
C14	50.00'	53.40'	29.56'	50.90'	N 51°37'10" E	61°11'29"
C15	100.00'	19.89'	9.98'	19.86'	N 87°54'49" E	11°23'48"
C16	25.00'	31.58'	18.29'	29.52'	N 46°26'22" E	72°22'11"
C17	25.00'	42.17'	28.08'	37.34'	S 38°04'00" E	96°38'34"
C18	52.00'	54.77'	30.23'	52.27'	S 40°25'42" W	60°20'51"
C19	98.00'	136.84'	82.24'	125.99'	S 50°15'24" W	80°00'16"
C20	52.00'	62.84'	35.90'	59.08'	N 55°38'29" E	69°14'06"
C21	25.00'	24.23'	13.16'	23.30'	N 81°37'44" W	55°32'16"
C22	45.00'	98.24'	86.60'	79.86'	N 63°35'53" E	125°05'01"
C23	25.00'	14.50'	7.46'	14.30'	S 17°40'18" W	33°13'51"
C24	98.00'	22.69'	11.39'	22.64'	N 27°39'20" E	13°15'47"
C25	25.00'	22.04'	11.80'	21.33'	N 04°14'03" W	50°30'59"
C26	25.00'	14.29'	7.35'	14.10'	S 37°23'52" W	32°44'50"
C27	40.00'	183.79'	45.00'	59.79'	N 77°51'38" W	263°15'49"
C28	40.00'	184.15'	44.60'	59.56'	N 08°09'04" W	263°46'26"
C29	25.00'	21.45'	11.44'	20.80'	N 64°32'46" E	49°10'04"
C30	25.00'	15.10'	7.79'	14.87'	N 73°34'02" W	34°36'22"
C31	375.00'	45.76'	22.91'	45.73'	S 85°38'02" W	06°59'31"
C32	421.00'	51.38'	25.72'	51.34'	S 85°38'02" W	06°59'31"
C33	50.00'	77.40'	48.87'	69.90'	S 37°47'36" W	88°41'21"
C34	96.00'	41.39'	21.02'	41.07'	S 69°47'08" W	24°42'16"
C35	25.00'	30.63'	17.57'	28.75'	S 87°28'20" E	70°11'19"
C36	40.00'	142.28'	189.86'	78.28'	S 25°43'30" W	203°47'39"
C37	25.00'	30.34'	17.35'	28.51'	N 41°24'37" W	69°31'26"
C38	773.00'	132.26'	66.29'	132.10'	N 01°38'58" W	09°48'12"
C39	727.00'	159.80'	80.22'	159.48'	N 00°21'04" W	12°35'39"
C40	25.00'	37.67'	23.45'	34.20'	N 49°06'33" E	86°19'35"
C41	40.00'	115.86'	324.65'	79.40'	S 09°17'47" W	165°57'08"
C42	25.00'	36.57'	22.43'	33.39'	N 31°46'38" W	83°48'18"
C43	25.00'	37.47'	23.26'	34.06'	S 53°03'26" W	85°51'49"
C44	468.01'	48.90'	24.47'	48.87'	S 87°00'15" E	05°59'10"
C45	324.00'	29.89'	14.96'	29.88'	N 87°21'36" E	05°17'10"
C46	25.00'	46.31'	33.26'	39.97'	N 42°12'58" W	106°08'01"
C47	25.00'	30.51'	17.48'	28.65'	S 45°48'30" W	69°54'56"
C48	25.00'	47.77'	35.37'	40.83'	N 44°29'23" W	109°29'18"
C49	750.00'	218.30'	109.92'	217.53'	N 01°47'13" E	16°40'36"
C50	73.00'	113.00'	71.35'	102.05'	S 37°47'36" W	88°41'21"
C51	398.00'	48.57'	24.32'	48.54'	S 85°38'02" W	06°59'31"
C52	40.00'	17.96'	9.13'	17.81'	N 69°35'04" W	25°43'16"
C53	40.00'	23.67'	12.19'	23.33'	N 39°46'16" W	33°54'21"
C54	40.00'	24.09'	12.42'	23.73'	N 05°33'52" W	34°30'27"
C55	40.00'	23.35'	12.02'	23.02'	N 28°24'56" E	33°27'09"
C56	40.00'	22.95'	11.80'	22.63'	N 61°34'37" E	32°52'12"
C57	40.00'	17.41'	8.85'	17.28'	S 89°31'01" E	24°56'32"
C58	80.00'	36.87'	18.77'	36.55'	N 02°13'39" E	26°24'28"
C59	80.00'	90.11'	50.51'	85.42'	N 43°14'38" W	64°32'06"
C60	300.00'	10.97'	5.49'	10.97'	N 76°33'32" W	02°05'42"
C61	300.00'	15.61'	7.81'	15.61'	N 79°05'49" W	02°58'53"
C62	916.43'	277.18'	139.66'	276.12'	S 12°21'33" W	17°19'46"
C63	45.00'	3.20'	1.60'	3.20'	N 03°05'33" E	04°04'21"
C64	45.00'	35.19'	18.55'	34.30'	N 27°31'47" E	44°48'06"
C65	45.00'	24.49'	12.55'	24.19'	N 65°31'10" E	31°10'40"
C66	45.00'	28.99'	15.02'	28.49'	S 80°26'09" E	36°54'43"
C67	45.00'	6.38'	3.19'	6.37'	S 57°55'12" E	08°07'11"
C68	75.00'	90.63'	51.77'	85.21'	N 55°38'29" E	69°14'06"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C69	75.00'	104.73'	62.94'	96.42'	S 50°15'24" W	80°00'16"
C70	916.43'	89.45'	44.76'	89.42'	S 18°13'39" W	05°35'33"
C71	500.00'	92.06'	46.16'	91.93'	N 78°12'48" W	10°32'56"
C72	300.00'	72.72'	36.54'	72.54'	S 89°34'06" W	13°53'16"
C73	300.00'	15.97'	7.98'	15.96'	S 84°08'56" W	03°02'57"
C74	300.00'	56.75'	28.46'	56.67'	N 88°54'26" W	10°50'19"
C75	25.00'	6.24'	3.13'	6.22'	S 28°10'11" W	14°17'30"
C76	25.00'	8.05'	4.06'	8.02'	S 44°32'37" W	18°27'20"
C77	40.00'	46.35'	26.17'	43.80'	N 20°34'31" E	66°23'33"
C78	40.00'	59.74'	37.02'	54.34'	N 55°24'27" W	85°34'22"
C79	40.00'	77.70'	58.53'	66.05'	S 26°09'25" W	111°17'54"
C80	98.00'	12.21'	6.11'	12.20'	S 13°49'23" W	07°08'14"
C81	98.00'	38.29'	19.39'	38.05'	S 28°35'06" W	22°23'11"
C82	98.00'	35.92'	18.17'	35.72'	S 50°16'47" W	21°00'11"
C83	98.00'	50.42'	25.78'	49.87'	S 75°31'12" W	29°28'40"
C84	40.00'	77.53'	58.27'	65.95'	S 21°23'55" W	111°03'37"
C85	40.00'	82.49'	66.79'	68.63'	N 43°59'23" W	118°09'47"
C86	40.00'	23.19'	11.93'	22.87'	N 31°42'03" E	33°13'05"
C87	727.00'	85.69'	42.89'	85.64'	N 02°34'09" E	06°45'12"
C88	727.00'	50.05'	25.04'	50.04'	N 02°46'47" W	03°56'41"
C89	727.00'	24.06'	12.03'	24.06'	N 05°42'00" W	01°53'47"
C90	773.00'	76.01'	38.03'	75.98'	N 00°26'07" E	05°38'01"
C91	773.00'	56.26'	28.14'	56.24'	N 04°27'59" W	04°10'11"
C92	375.00'	0.72'	0.36'	0.72'	S 89°04'30" W	00°06'35"
C93	375.00'	45.04'	22.55'	45.02'	S 85°34'44" W	06°52'56"
C94	421.00'	38.08'	19.05'	38.06'	S 84°43'44" W	05°10'55"
C95	421.00'	13.30'	6.65'	13.30'	S 88°13'29" W	01°48'37"
C96	25.00'	11.61'	5.91'	11.51'	N 77°33'59" W	26°36'27"
C97	25.00'	3.49'	1.75'	3.49'	N 60°15'48" W	07°59'54"
C98	40.00'	38.46'	20.86'	36.99'	S 83°48'24" E	55°05'07"
C99	40.00'	24.41'	12.60'	24.03'	N 51°10'02" E	34°58'00"
C100	40.00'	27.61'	14.38'	27.07'	N 13°54'33" E	39°32'58"
C101	40.00'	21.97'	11.27'	21.70'	N 21°36'08" W	31°28'23"
C102	40.00'	25.91'	13.43'	25.45'	N 55°53'31" W	37°06'22"
C103	40.00'	45.79'	25.77'	43.33'	S 72°45'31" W	65°35'34"
C104	25.00'	10.19'	5.17'	10.12'	N 51°38'39" E	23°21'51"
C105	25.00'	11.26'	5.73'	11.16'	N 76°13'41" E	25°48'13"
C106	40.00'	11.76'	5.92'	11.72'	S 67°44'59" E	16°50'41"
C107	40.00'	49.43'	28.43'	46.34'	S 23°55'34" E	70°48'11"
C108	40.00'	23.97'	12.36'	23.61'	S 28°38'36" W	34°20'08"
C109	40.00'	37.33'	20.15'	35.99'	S 72°32'49" W	53°28'17"
C110	40.00'	19.78'	10.10'	19.58'	N 66°32'52" W	28°20'22"
C111	96.00'	5.43'	2.72'	5.43'	S 59°03'13" W	03°14'26"
C112	96.00'	35.96'	18.19'	35.75'	S 71°24'21" W	21°27'50"
C113	40.00'	8.35'	4.19'	8.34'	S 67°41'56" E	11°57'43"
C114	40.00'	70.53'	48.54'	61.74'	S 11°12'21" E	101°01'26"
C115	40.00'	36.98'	19.93'	35.67'	S 65°47'21" W	52°57'59"
C116	25.00'	29.48'	16.72'	27.80'	N 58°29'35" E	67°33'31"
C117	25.00'	8.19'	4.13'	8.15'	N 15°19'47" E	18°46'04"
C118	300.00'	38.63'	19.34'	38.61'	N 86°18'49" E	07°22'43"
C119	444.01'	46.39'	23.21'	46.37'	S 87°00'15" E	05°59'09"
C120	916.43'	187.73'	94.19'	187.40'	S 09°33'47" W	11°44'12"
C121	916.43'	31.55'	15.78'	31.55'	S 04°40'51" W	01°58'22"
C122	916.43'	97.34'	48.72'	97.30'	S 08°42'37" W	06°05'09"
C123	916.43'	58.83'	29.43'	58.82'	S 13°35'32" W	03°40'41"
C124	750.00'	30.07'	15.04'	30.07'	N 08°58'36" E	02°17'50"
C125	750.00'	188.23'	94.61'	187.73'	N 00°38'18" E	14°22'46"
C126	73.00'	71.88'	39.16'	69.01'	S 53°55'47" W	56°24'58"
C127	73.00'	41.12'	21.12'	40.58'	S 09°35'07" W	32°16'23"
C128	200.00'	17.24'	8.63'	17.24'	N 08°22'50" E	04°56'24"
C129	773.43'	67.85'	33.95'	67.83'	N 15°56'21" E	05°01'35"
C130	773.43'	34.71'	17.36'	34.71'	N 19°44'18" E	02°34'16"
C131	109.56'	33.28'	16.77'	33.15'	N 15°58'49" E	17°24'15"
C132	109.56'	50.69'	25.80'	50.23'	N 05°58'29" W	26°30'21"

825PT2 DWGanw VIEW: 2 10/6/95

SHEET 4 OF 4



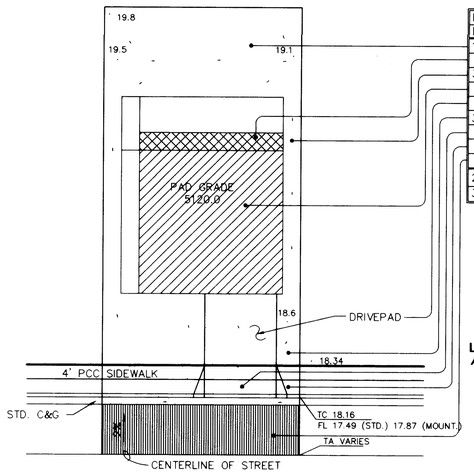
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- SIDEWALK CULVERT
- TC 81.9 / FL 81.4 — TOP OF CURB / FLOWLINE ELEVATION
- LIMITS OF UNIT ONE GRADING & EROSION CONTROL BERM.

SCALE: 1"=40'

E-23 1"=750'±

VICINITY MAP

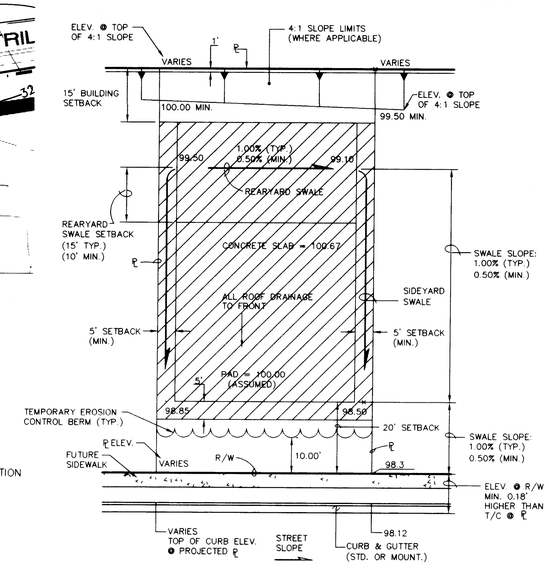


LAND TREATMENT (AREA S.F.)			
B	C	D	COMMENT
1,870			REAR YARD
		200	WALKS/PATIO
338	337		SIDE YARDS
		1,600	HOUSE/GARAGE
		400	DRVPD & WALK
350	350		FRONT YARD
		358	SDWK & DRPD.
	152		COMP. R/W
		920	PAVING/C&G
2,558	839	3,478	TOTALS (S.F.)
37.2%	12.2%	50.6%	% OF TOTAL AREA

LAND TREATMENTS AND TYPICAL LOT GRADING PLAN

1"=20'

2G-150104.901 4A97



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

TYPICAL LOT GRADING SHOWING COMPACTION ZONE

1"=20'

SCANNED BY BY LASON

ENGINEER'S CERTIFICATION

APPROVAL FOR ROUGH GRADING (±0.1')
CONDITION: TOP SOIL DISTURBANCE PERMIT REQUIRED PRIOR TO COMMENCING EARTHWORK OPERATIONS

HYDROLOGY DIVISION
PUBLIC WORKS DEPARTMENT
CITY OF ALBUQUERQUE

DATE

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

825GRD2.DWGwde 7/25/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: THE TRILLIUM AT HIGH DESERT
UNIT ONE
GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		8-21-95	WATER	N/A RWK	7-27-95
TRANSPORTATION		7-27-95	WASTE WATER	N/A RWK	7-27-95
HYDROLOGY		8-9-95			

PROJECT NO.	MAP NO.	SHEET
5251.90	E-23	4A OF 19

AS-BUILT INFORMATION
CONTRACTOR: CONCORE CONST. DATE 4/96
WORK STAKED BY: ACS, INC. DATE 4/96
INSPECTOR ACCEPTANCE: DATE 6/96
FIELD VERIFICATION BY: ACS, INC. DATE 4/96
DRAWINGS CORRECTED BY: ACS, INC. DATE 4/96
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

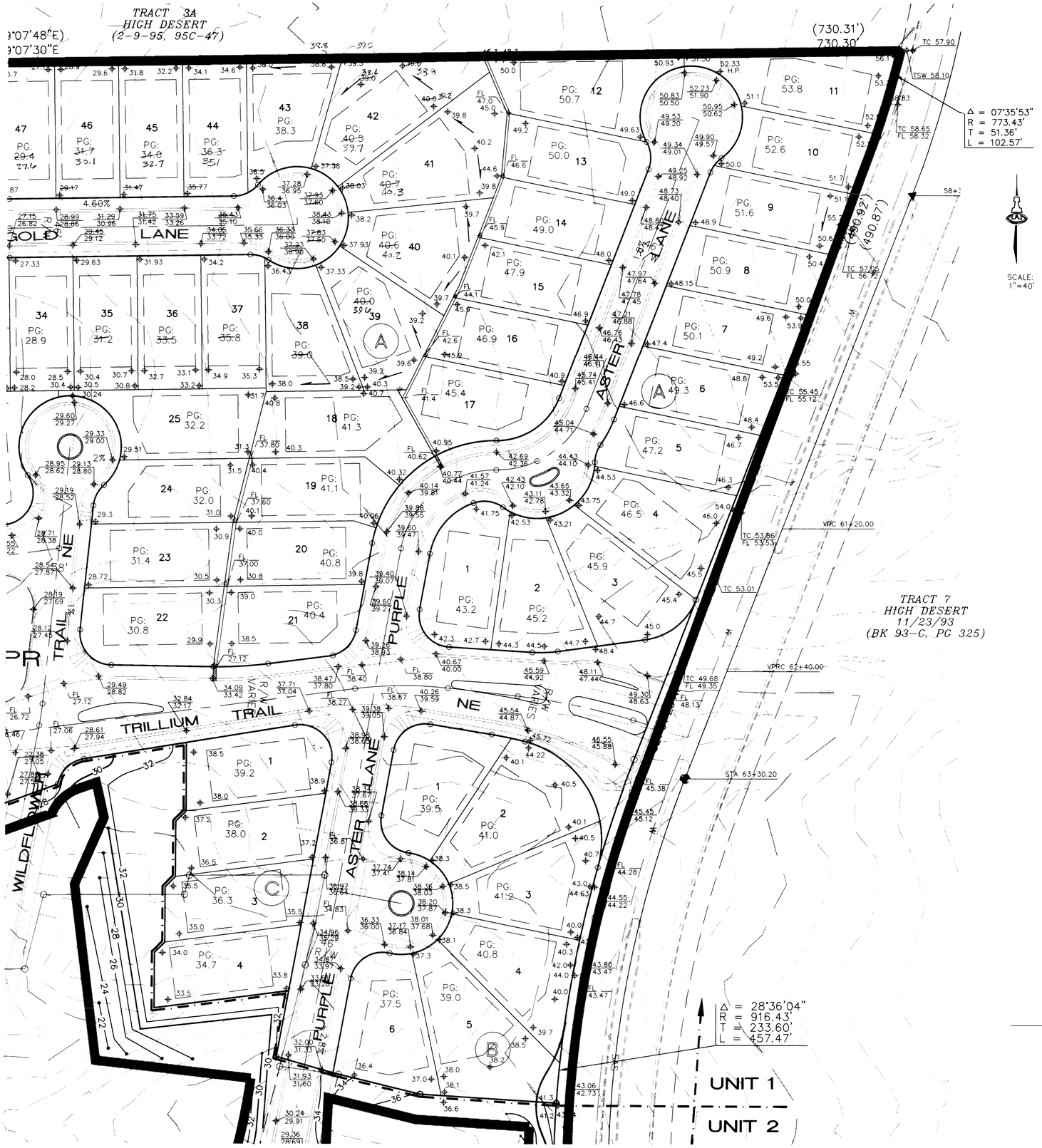
BENCH MARKS
NGS/ACS BRASS TABLET "TUMBLE" NW OF ACADEMY ROAD AND TRAMWAY BLVD.
ELEV. = 6009.155

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
FRED C. ARFMAN 7322 STATE OF NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 07-24-95

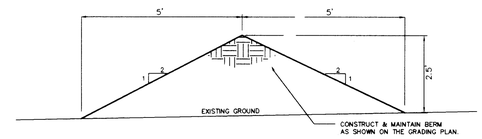
NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY JRL DATE 6/95
DRAWN BY WDE DATE 6/95
CHECKED BY I & A DATE 7/95



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- SIDEWALK CULVERT
- TC 81.9 / FL 81.4 — TOP OF CURB / FLOWLINE ELEVATION
- LIMITS OF UNIT ONE GRADING & EROSION CONTROL BERM.



EROSION CONTROL BERM

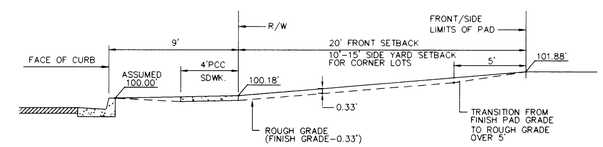
NTS

EROSION CONTROL

1. CONTRACTOR SHALL BUILD EROSION CONTROL BERM ALONG PROPERTY LINES AS SHOWN AS PART OF THE GRADING PROCESS.
2. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY ENVIORNMENTAL HEALTH DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.

GRADING/DRAINAGE NOTES:

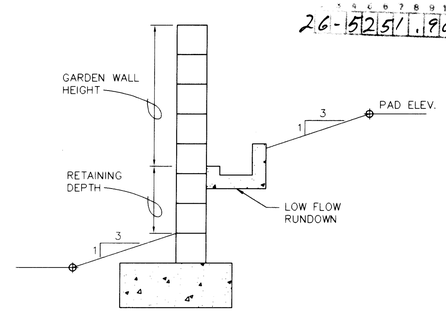
1. ISAACSON & ARFMAN, P.A. (THE ENGINEER) HAS PREPARED THIS GRADING PLAN TO ESTABLISH FINAL SURFACE GRADES FOR BOTH THE PROPOSED INDIVIDUAL RESIDENTIAL LOTS AND THE PUBLIC RIGHTS-OF-WAY.
2. THE EARTHWORK CONTRACTOR (CONTRACTOR) IS REQUIRED TO REVIEW THE FOLLOWING: GEOTECHNICAL ENGINEERING EVALUATION 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.



FRONT/SIDE YARD GRADING

1"=5'-0"

26-5251.90 14897



SIDEYARD SWALE

NTS

SCANNED BY
BY LASON

AS-BUILT INFORMATION

CONTRACTOR	Jacobs Const.	
WORK STAKED BY	ACS, INC.	DATE 4/96
INSPECTOR'S ACCEPTANCE BY	Ken Eng	DATE 6/96
FIELD VERIFICATION BY	ACS, INC.	DATE 4/96
DRAWINGS PREPARED BY	ACS, INC.	DATE 4/96
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

NGS/ACS BRASS TABLET "TUMBLE" NW OF ACADEMY ROAD AND TRAMWAY BLVD.
ELEV. = 6009.155

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

FRED C. ARFMAN, STATE OF NEW MEXICO, 7322, REGISTERED PROFESSIONAL ENGINEER
56-22-2.0

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY	JRL	DATE 6/95
DRAWN BY	WDE	DATE 6/95
CHECKED BY	I & A	DATE 7/95

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

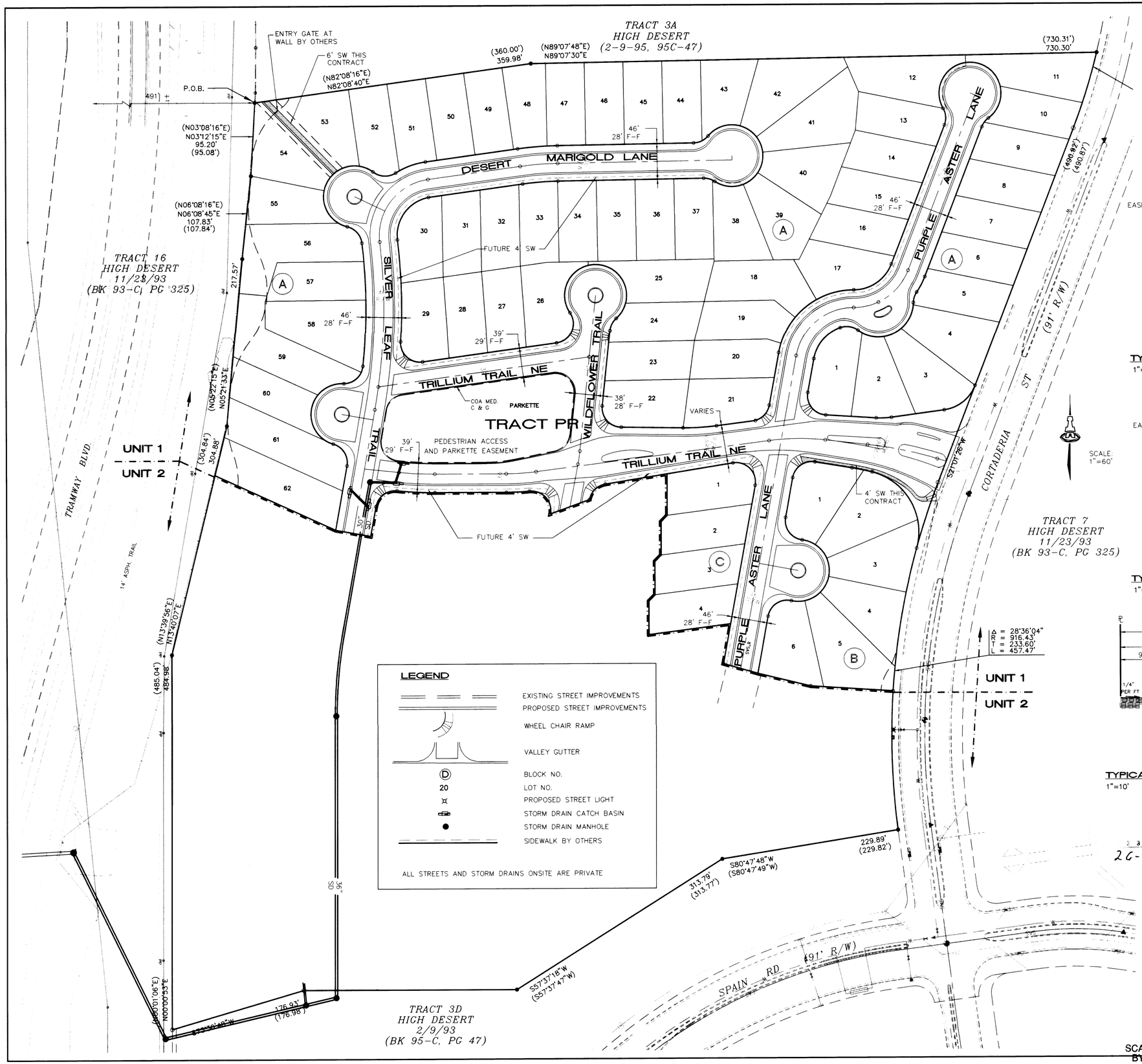
825GRD2B.DWGanw 8/1/95

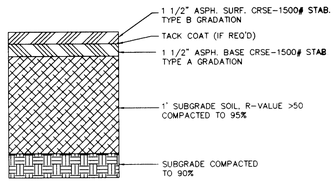
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: THE TRILLIUM AT HIGH DESERT
UNIT ONE
GRADING PLAN

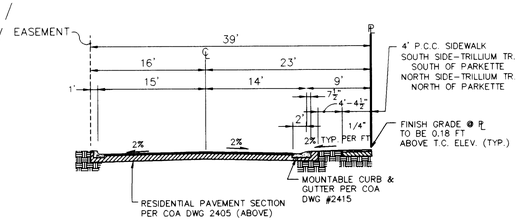
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.G. Scobby	8-21-95	WATER	N/A RWE	8-2-95
TRANSPORTATION	N/A RWO	8-03-95	WASTE WATER	N/A RWE	8-2-95
HYDROLOGY	dCalaque	8-9-95			

PROJECT NO.	MAP NO.	SHEET	OF
5251.90	E-23	4B	19

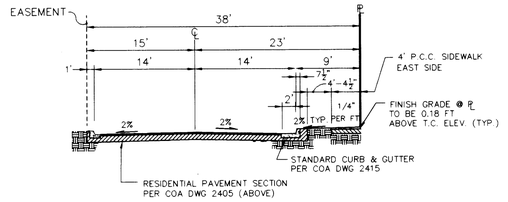




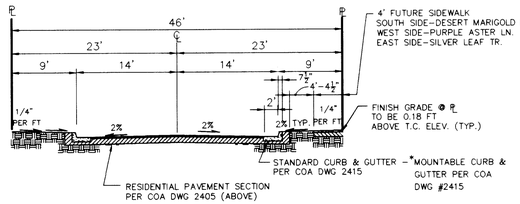
RESIDENTIAL PAVING SECTION
NTS



SECTION A1
TYPICAL 39' RESIDENTIAL STREET SECTION
1"=10' TRILLIUM TRAIL-WEST OF WILDFLOWER TR.



SECTION A2
TYPICAL 38' RESIDENTIAL STREET SECTION
1"=10' WILDFLOWER TRAIL



SECTION A
TYPICAL 46' RESIDENTIAL STREET SECTION
1"=10'
DESERT MARIGOLD LANE *
PURPLE ASTER LANE
SILVER LEAF TRAIL STD. C & G SOUTH OF TRILLIUM TRAIL
MOUNTABLE C & G NORTH OF TRILLIUM TRAIL

2 3 4 5 6 7 8 9 10 11 12 13 14
26-5251.90 01597

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

825PMSTR.DWGanw 8/1/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **THE TRILLIUM AT HIGH DESERT**
MASTER PAVING & STORM DRAINAGE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		8-21-95	WATER	N/A RWK	8-2-95
TRANSPORTATION		8-03-95	WASTE WATER	N/A RWK	8-2-95
HYDROLOGY		8-2-95			

PROJECT NO.	MAP NO.	SHEET	OF
5251.90	E-23	5	19

AS-BUILT INFORMATION
CONTRACTOR CONCORE CONST. DATE 4/96
WORK STAKED BY AAS, INC. DATE 4/96
INSPECTOR'S ACCEPTANCE BY R.W. Kng DATE 5/96
FIELD VERIFICATION BY AAS, INC. DATE 4/96
DRAWINGS CORRECTED BY AAS, INC. DATE 4/96
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
NGS/ACS BRASS TABLET "TUMBLE" NW OF ACADEMY ROAD AND TRAMWAY BLVD.
ELEV. = 6009.155

SURVEY INFORMATION
FIELD NOTES

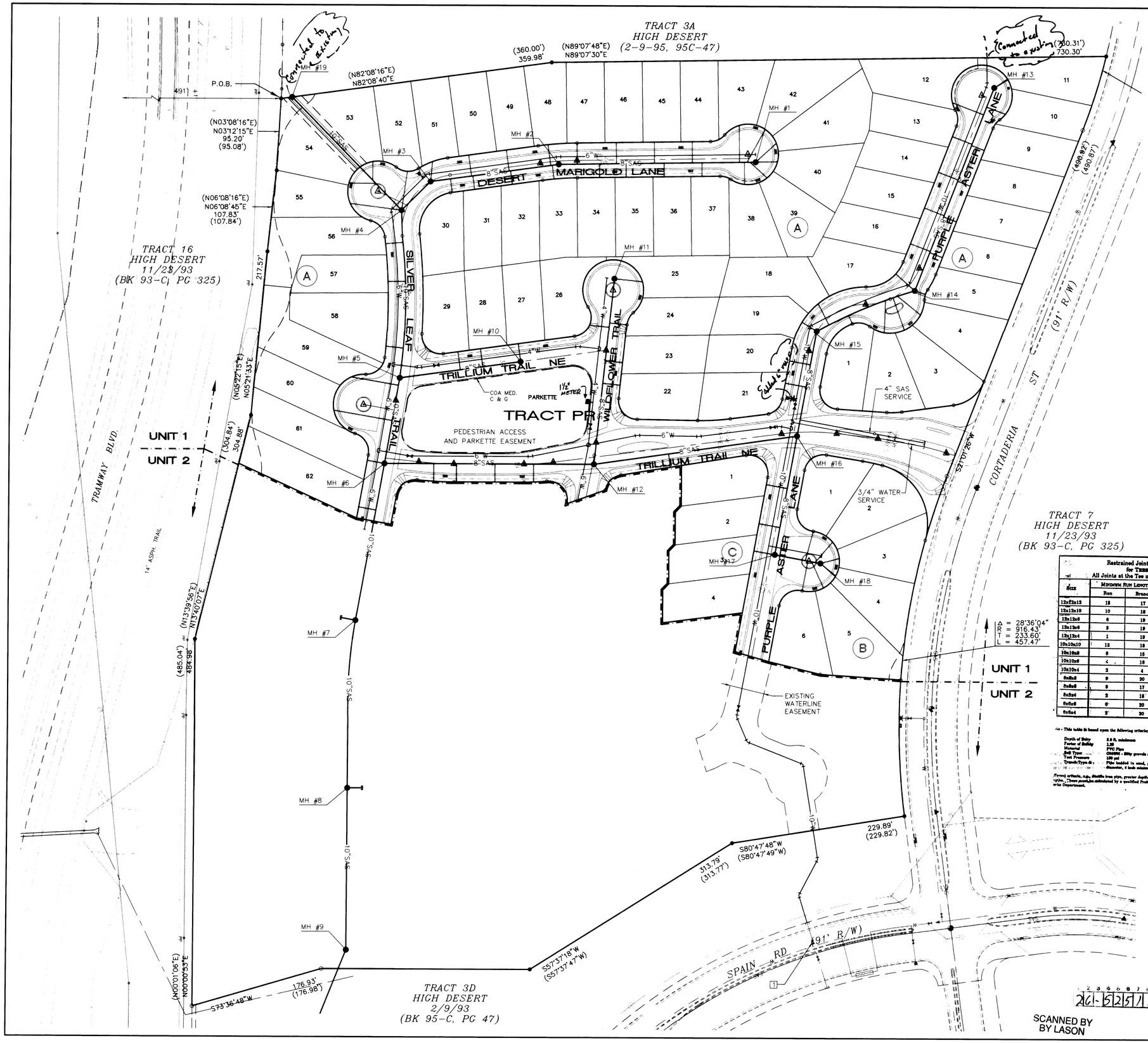
NO.	BY	DATE

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
SC-142-L0

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY JRL DATE 6/95
DRAWN BY WDE DATE 6/95
CHECKED BY I & A DATE 7/95

SCANNED BY BY LASON



LEGEND

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

WATER SHUT-OFF

SHUT OFF VALVE [1] TO PROVIDE NON-PRESSURE CONNECTIONS.

THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) 3 WORKING DAYS PRIOR TO NEEDING SHUT-OFF OR TURN-ON OF VALVES. ONLY CITY WATER SYSTEMS PERSONNEL ARE ALLOWED TO OPERATE VALVES.

LANDSCAPE IRRIGATION

CONTRACTOR TO COORDINATE WITH OWNER & LANDSCAPE CONTRACTOR FOR SIZE AND PLACEMENT OF LANDSCAPE IRRIGATION METER(S).

Restrained Joint Lengths, L_r for Tees, (ft.)
All Joints at the Tee must be restrained.

Size	Minimum Run Length		Maximum Branch Length	
	Run	Branch	Run	Branch
12x12x12	15	17	18	3
12x12x10	10	18	12	1
12x12x8	6	19	8	5
12x12x6	3	19	5	1
12x12x4	1	19	2	6
10x10x10	12	18	15	5
10x10x8	8	15	10	4
10x10x6	4	16	6	1
10x10x4	2	4	3	1
8x8x8	9	20	12	3
8x8x6	5	17	7	5
8x8x4	2	18	3	7
6x6x6	6	20	10	2
6x6x4	2	20	4	7

- This table is based upon the following criteria:

Depth of Bury	3.0 ft. minimum
Factor of Safety	1.50
Material	PVC Pipe
Soil Type	GW/GM - Silty gravels and silty sands, gravel-sand-silt mixtures.
Test Pressure	150 psi
Trench/Type-B	Pipe bedded in sand, gravel, or crushed stone to depth of 1/4 pipe diameter, 4 inch minimum; backfill compacted to top of pipe.

Varied criteria, e.g., ductile iron pipe, greater depth of bury, etc., will require different restrained styles. These styles are calculated by a qualified Professional Engineer and approved by the Public Works Department.

Restrained Joint Lengths, L_r, for Horizontal Bends, Valves, and Dead Ends, (ft.)

Size	Horz. Bends				Valves & Dead Ends
	90°	45°	22½°	11¼°	
12	30	12	6	3	86
10	26	11	5	3	72
8	22	9	4	2	60
6	17	7	3	2	48
4	12	5	2	1	32

Restrained Joint Lengths, L_r, for Reducers, (ft.)
Minimum, unobstructed, straight-run length: Restrain either large pipe, or small pipe.

Size	Large Side	Small Side	Size	Large Side	Small Side
12 x 10	26	30	10 x 8	44	72
12 x 8	45	65	10 x 6	88	141
12 x 6	82	121	8 x 6	36	33
12 x 4	74	213	8 x 4	42	53
10 x 8	24	30	6 x 4	24	36

RESTRAINED JOINT LENGTHS
FOR WATERLINE FITTINGS

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

825UMSTR.DWGanw 8/1/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: THE TRILLIUM AT HIGH DESERT
MASTER UTILITY PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		8-21-95	WATER	R.W. Kane	8-2-95
TRANSPORTATION	N/A	8-03-95	WASTE WATER	R.W. Kane	8-2-95
HYDROLOGY	N/A	8-9-95			

PROJECT NO. 5251.90 | MAP NO. E-23 | SHEET 6 OF 19

AS-BUILT INFORMATION
CONTRACTOR CA/DOE DATE
WORK STAKED BY ALS, INC. DATE
SUPERVISOR ACCEPTANCE BY Fred Arfman DATE
FIELD VERIFICATION BY ALS, INC. DATE
DRAWINGS CORRECTED BY ALS, INC. DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
NGS/ACS BRASS TABLET "TUMBLE" NW OF ACADEMY ROAD AND TRAMWAY BLVD.
ELEV. = 6009.155

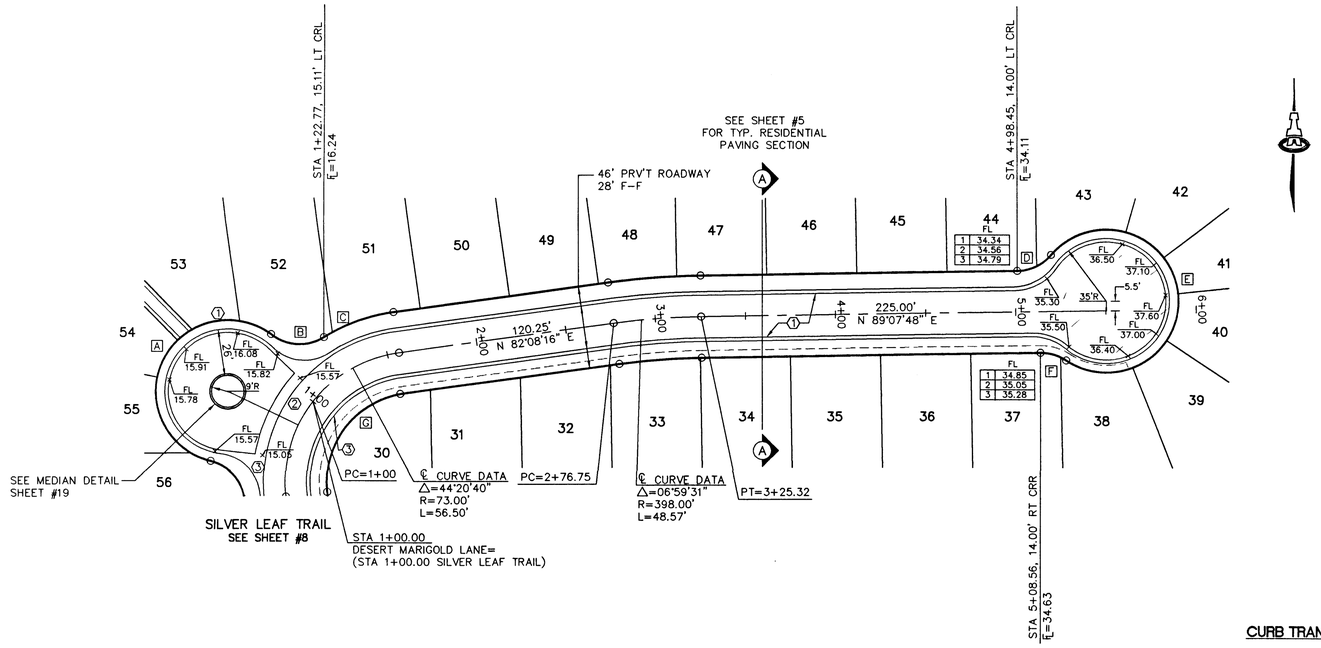
SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
8-2-95

REVISIONS
NO. | DATE | REMARKS | BY

DESIGN
DESIGNED BY JRL DATE 6/95
DRAWN BY WDE DATE 6/95
CHECKED BY I & A DATE 7/95

SCANNED BY
BY LASON



KEYED CONSTRUCTION NOTES

1. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
2. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 3/4" INVERT PER COA STD DWG #2420.
3. TRANSITION FROM MOUNTABLE TO STD CURB & GUTTER.

CURB TRANSITIONS

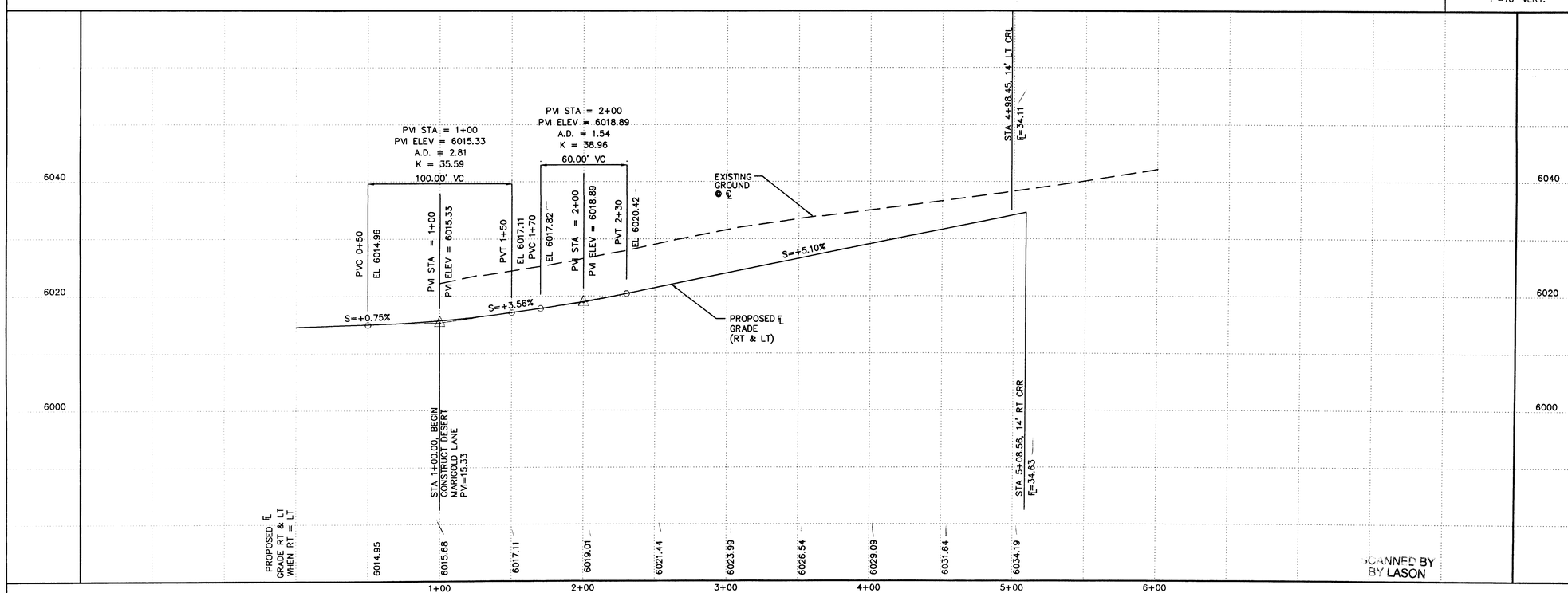
STA	OFFSET	TYPE	METHOD
1+00.00	14.00' RT	STANDARD TO MOUNTABLE	10' TRANSITION CENTERED ● MIDDLE OF CURVE G

FACE OF CURB CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
A	217°14'59"	35.00'	132.71'
B	76°40'02"	25.00'	33.45'
C	24°58'19"	87.00'	37.92'
D	54°07'51"	29.00'	27.40'
E	274°51'32"	35.00'	167.90'
F	40°43'42"	29.00'	20.61'
G	88°41'21"	59.00'	91.33'

DESERT MARIGOLD LANE

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



SCANNED BY
BY LASON

AS-BUILT INFORMATION
CONTRACTOR CONCORE CONST.
WORK STAKED BY ALS, INC DATE 9/96
WORK INSPECTED BY RWB DATE 6/96
ACCEPTANCE
FIELD VERIFICATION BY ALS, INC DATE 4/96
DRAWINGS CORRECTED BY ALS, INC DATE 4/96
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
NGS/ACS BRASS TABLET "TUMBLE" NW OF ACADEMY ROAD AND TRAMWAY BLVD.
ELEV. = 6009.155

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
FRED C. ARFMAN
STATE OF NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER
07-27-95

NO.	DATE	REMARKS	BY

REVISIONS
DESIGN

		DATE
DESIGNED BY	JRL	6/95
DRAWN BY	WDE	6/95
CHECKED BY	I & A	7/95

26-15251.910 0797

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

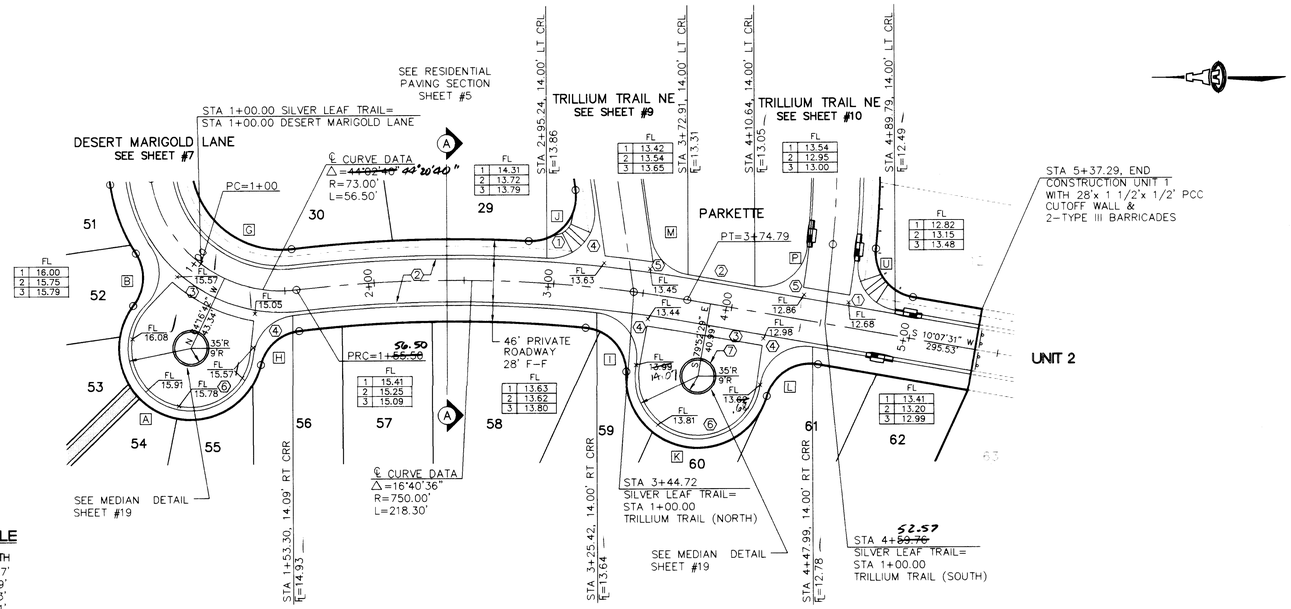
825PV3.DWGanw 7/25/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: THE TRILLIUM AT HIGH DESERT
DESERT MARIGOLD LANE
PAVING PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	[illegible]	8-21-95	WATER	N/A RWK	7-27-95
TRANSPORTATION	[illegible]	7-27-95	WASTE WATER	N/A RWK	7-27-95
HYDROLOGY	N/A Sme	8-9-95			

PROJECT NO. 5251.90 | MAP NO. E-23 | SHEET 7 OF 19



SILVER LEAF TRAIL

FACE OF CURB CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
A	218°19'38"	35.00'	133.37'
B	78°48'19"	25.00'	34.39'
G	88°41'21"	59.00'	91.33'
H	76°33'32"	25.00'	33.41'
I	94°11'51"	25.00'	41.10'
J	101°54'36"	25.00'	44.47'
K	182°19'21"	35.00'	111.37'
L	91°53'48"	25.00'	40.10'
M	72°00'45"	25.00'	31.42'
P	93°45'37"	25.00'	40.91'
U	86°51'15"	25.00'	37.90'

KEYED CONSTRUCTION NOTES

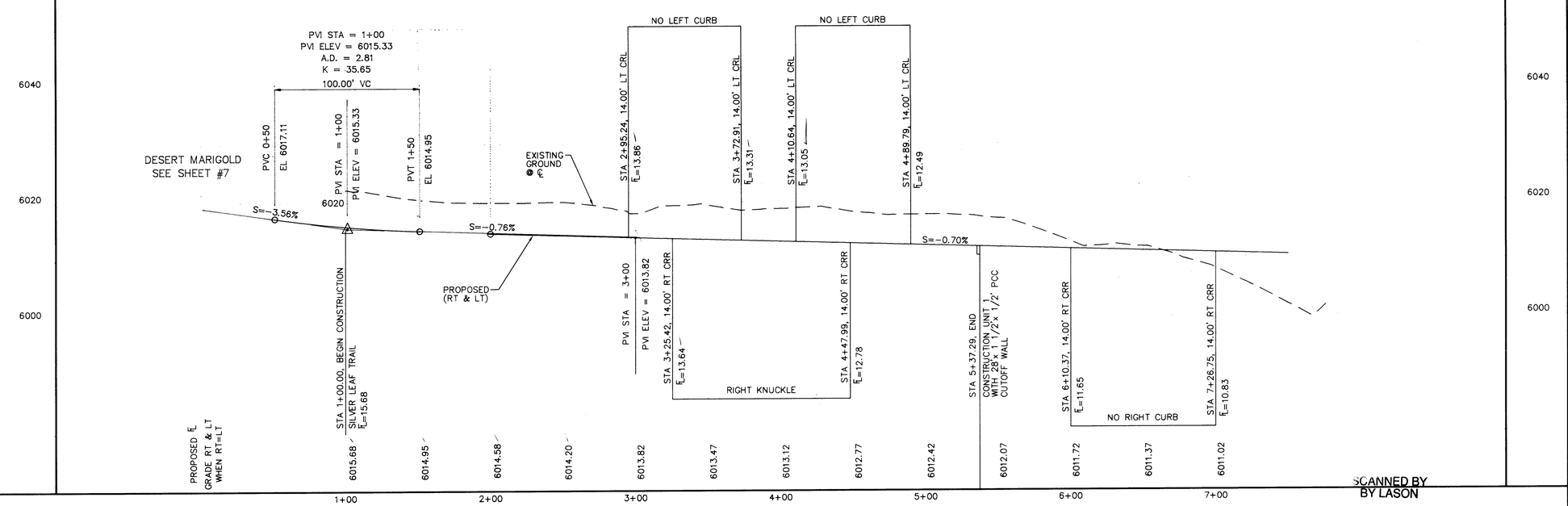
1. CONSTRUCT HANDICAP RAMPS PER SW DETAIL SHEET #19.
2. STD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 3/4" INVERT PER COA STD DWG #2420.
4. TRANSITION FROM MOUNTABLE TO STD. CURB & GUTTER.
5. TRANSITION FROM MEDIAN CURB TO STD. CURB & GUTTER.
6. MOUNTABLE CURB & GUTTER PER COA STD. DWG #2415.
7. MEDIAN CURB & GUTTER PER COA STD DWG #2415.

CURB TRANSITIONS

STA	OFFSET	TYPE	METHOD
1+37.68	36.96' RT	MOUNTABLE TO STANDARD	10' TRANSITION BEGINNING 10' BEFORE PC OF CURVE H
3+14.07	23.50' LT	STANDARD TO MOUNTABLE	THRU HC RAMP DWG #2416.
3+44.29	21.75' RT	STANDARD TO MOUNTABLE	10' TRANSITION CENTERED @ MIDDLE OF CURVE I
3+58.59	18.96' LT	MEDIAN TO STANDARD	10' TRANSITION CENTERED @ MIDDLE OF CURVE M
4+30.02	21.62' RT	MOUNTABLE TO STANDARD	10' TRANSITION CENTERED @ MIDDLE OF CURVE L
4+72.60	20.84' LT	STANDARD TO MEDIAN	10' TRANSITION CENTERED @ MIDDLE OF CURVE P

SCALES:

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



SCANNED BY BY LASON

AS-BUILT INFORMATION
CONTRACTOR: CONDORE CONST. DATE 4/96
STAKED BY: AIS, INC. DATE 4/96
INSPECTOR'S ACCEPTANCE BY: KJL INC. DATE 6/96
FIELD VERIFICATION BY: AIS, INC. DATE 4/96
DRAWINGS CORRECTED BY: AIS, INC. DATE 4/96
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS
NGS/ACS BRASS TABLET "TUMBLE" NW OF ACADEMY ROAD AND TRAMWAY BLVD.
ELEV. = 6009.155

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
7-27-95

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN
DESIGNED BY JRL DATE 6/95
DRAWN BY WDE DATE 6/95
CHECKED BY I. & A. DATE 7/95

2 3 4 5 6 7 8 9 10 11 12 13 14
20-5251.90 0897

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

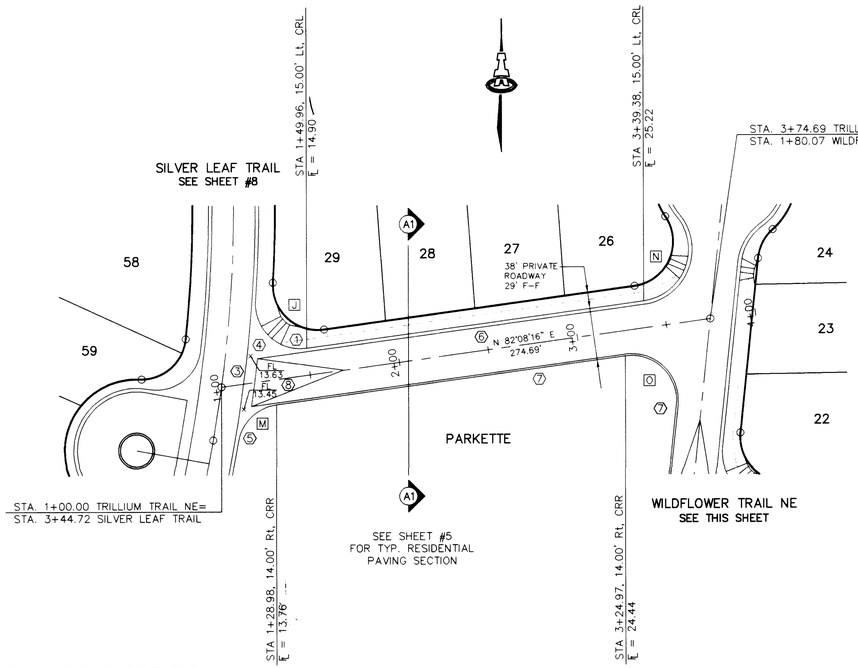
825PV4.DWGwde 07/25/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

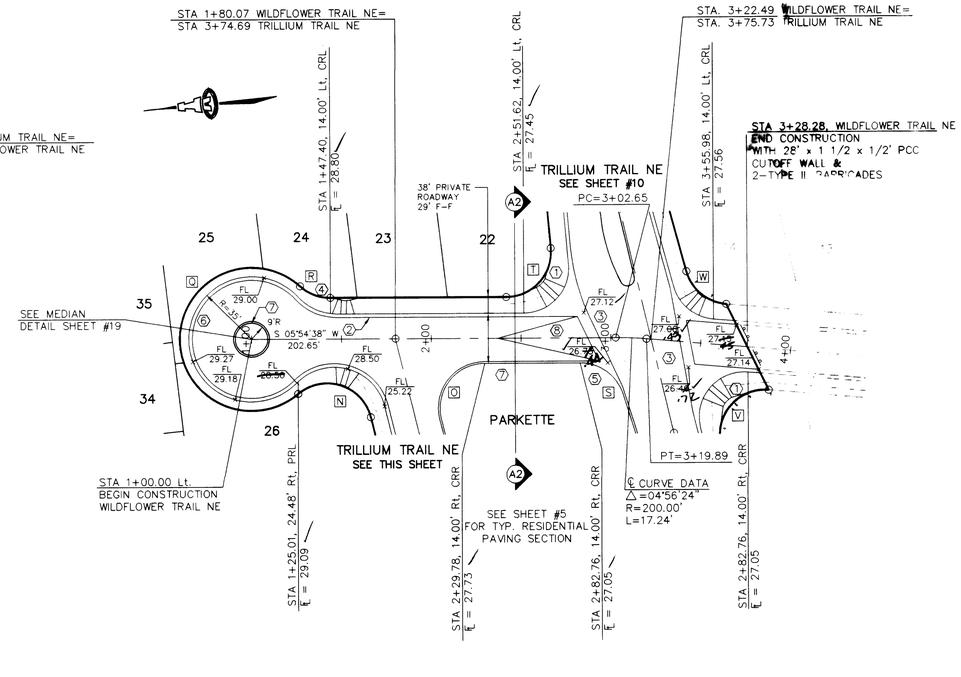
TITLE: THE TRILLIUM AT HIGH DESERT
SILVER LEAF TRAIL
PAVING PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	[illegible]	8-21-95	WATER	N/A RWK	7-27-95
TRANSPORTATION	R Louck	7-27-95	WASTE WATER	N/A RWK	7-27-95
HYDROLOGY	N/A SWC	8-9-95			

PROJECT NO. 5251.90 | MAP NO. E-23 | SHEET 8 OF 19



TRILLIUM TRAIL NE

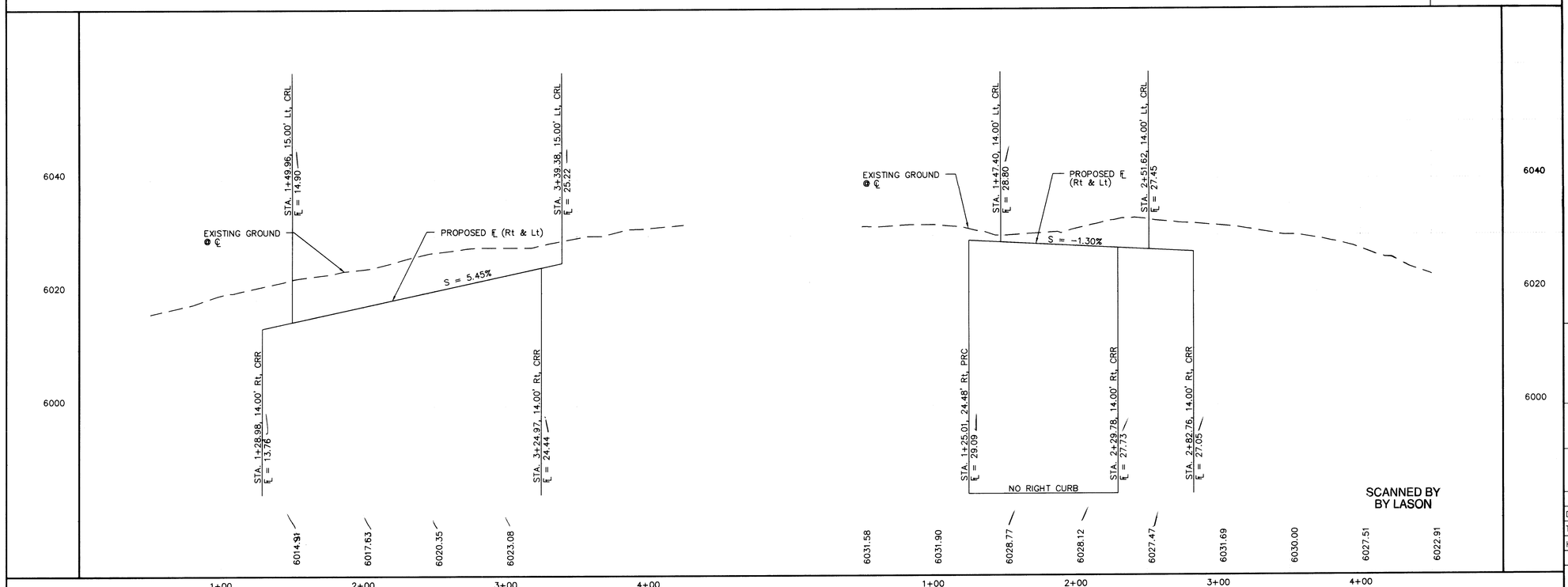


WILDFLOWER TRAIL NE

☐ **FACE OF CURB CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
J	101°54'36"	25.00'	44.47'
M	72°00'45"	25.00'	31.42'
N	121°50'45"	29.00'	61.67'
O	103°46'22"	25.00'	45.28'
Q	273°24'23"	35.00'	167.01'
R	47°47'17"	29.00'	24.19'
S	72°37'16"	25.00'	31.69'
T	95°03'00"	25.00'	41.47'
V	108°09'43"	25.00'	47.19'
W	69°54'56"	25.00'	30.51'

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



SCANNED BY BY LASON

1. CONST... TANT CAP RAMPS PER SW D... SHEET #19.
2. STD ... & GUTTER PER COA ST... DWG
3. 6' W... 4" INVERT PER COA STD
4. TRAN... FROM MOUNTABLE TO STD CURB & GUTTER PER COA STD DWG #2415.
5. TRANS... N FROM MEDIAN CURB TO STD CURB & GUTTER
6. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
7. MEDIAN CURB & GUTTER PER COA STD DWG #2415.
8. CROWN – NO CROWN TRANSITION 50' MIN LENGTH.

~~**KEYED CONSTRUCTION NOTES**~~

1. ~~CONSTRUCT HANDICAP RAMPS PER SW DETAIL SHEET #19.~~
2. ~~STD CURB & GUTTER PER COA STD DWG #2415.~~
3. ~~CONSTRUCT ROUTE VALLEY GUTTER 6' WIDE, 3/4" INVERT PER COA STD DWG #2415.~~
4. ~~TRANSITION FROM MOUNTABLE CURB TO STD. CURB & GUTTER~~
5. ~~TRANSITION FROM MEDIAN CURB TO STD. CURB & GUTTER~~
6. MOUNTABLE CURB & GUTTER PER COA STD. DWG #2415.
7. MEDIAN CURB & GUTTER PER COA STD DWG #2415.
8. CROWN – NO CROWN TRANSITION 50' MIN LENGTH.

CURB TRANSITIONS

STA	OFFSET	TYPE	METHOD
TRILLIUM TRAIL			
1+30.55	24.25' LT	STANDARD TO MOUNTABLE	THRU HC RAMP DWG #2416
1+14.28	18.78' RT	STANDARD TO MEDIAN	10' TRANSITION CENTERED @ MIDDLE OF CURVE M
WIDFLOWER TRAIL			
1+53.40	16.79' LT	MOUNTABLE TO STANDARD	10' TRANSITION CENTERED @ MIDDLE OF CURVE R
2+97.56	18.85' RT	MEDIAN TO STANDARD	10' TRANSITION CENTERED @ MIDDLE OF CURVE S

AS-BUILT INFORMATION
CONTRACTOR ... DATE
INSPECTOR'S ACCEPTANCE BY ... DATE
FIELD ... DATE
DRAWINGS BY ... DATE
MICRO-FILM INFORMATION
RECORDED BY ... DATE

MARKS BENCH MARKS
NGS/ACS BRASS TABLET "TUMBLE" NW OF ACADEMY AND TRAMWAY BLVD.
ELEV. = 6009.155

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
FRED C. STUCKY JR. 7322 NEW MEXICO REGISTERED PROFESSIONAL ENGINEER
8-25-95

NO.	DATE	REMARKS
		REVISIONS
		DESIGN

DESIGNED BY JRL DATE 6/95
DRAWN BY WDE DATE 6/95
CHECKED BY I & A DATE 7/95

2C-5251.90 0997

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

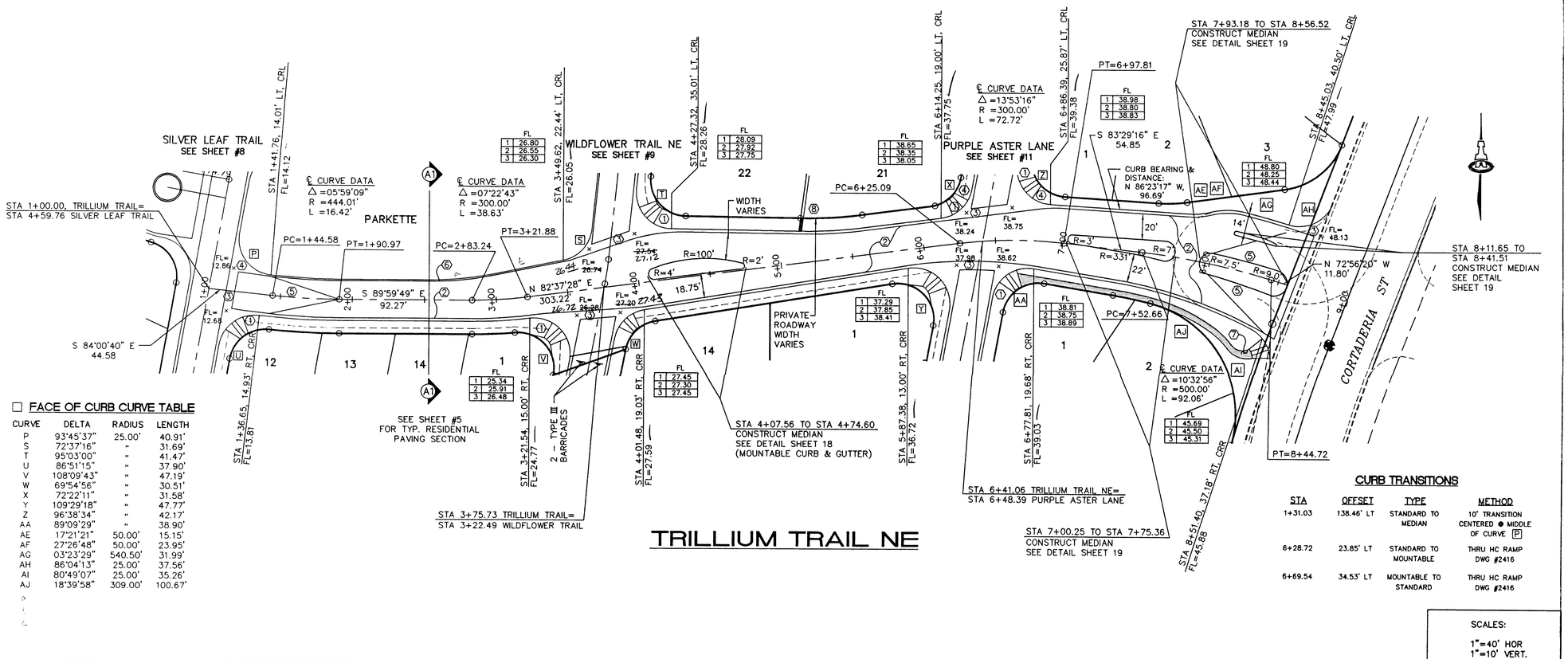
825PV2.DWGwde 07/25/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: THE TRILLIUM AT HIGH DESERT
TRILLIUM TRAIL AND WILDFLOWER TRAIL
PAVING PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		8-21-95	WATER	N/A RWK	7-27-95
TRANSPORTATION		7-25-95	WASTE WATER	N/A RWK	7-27-95
HYDROLOGY	N/A SMC	8-9-95			

PROJECT NO. 5251.90 | MAP NO. E-23 | SHEET 9 OF 19



☐ FACE OF CURB CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
P	93°45'37"	25.00'	40.91'
S	72°37'16"	"	31.69'
T	95°03'00"	"	41.47'
U	86°51'15"	"	37.90'
V	108°09'43"	"	47.19'
W	69°54'56"	"	30.51'
X	72°22'11"	"	31.58'
Y	109°29'18"	"	47.77'
Z	96°38'34"	"	42.17'
AA	89°09'29"	"	38.90'
AE	17°21'21"	50.00'	15.15'
AF	27°26'48"	50.00'	23.95'
AG	03°23'29"	540.50'	31.99'
AH	86°04'13"	25.00'	37.56'
AI	80°49'07"	25.00'	35.26'
AJ	18°39'58"	309.00'	100.67'

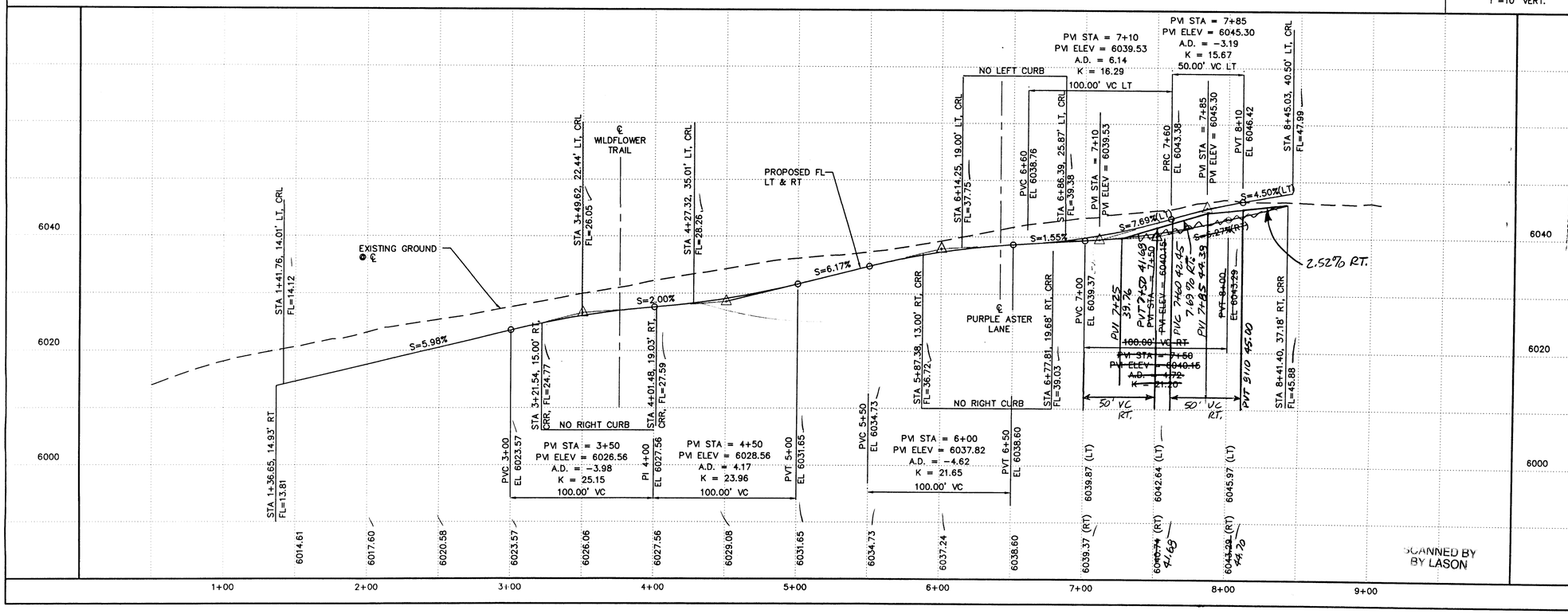
CURB TRANSITIONS

STA	OFFSET	TYPE	METHOD
1+31.03	138.46' LT	STANDARD TO MEDIAN	10' TRANSITION CENTERED ● MIDDLE OF CURVE [P]
6+28.72	23.85' LT	STANDARD TO MOUNTABLE	THRU HC RAMP DWG #2416
6+69.54	34.53' LT	MOUNTABLE TO STANDARD	THRU HC RAMP DWG #2416

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

KEYED CONSTRUCTION NOTES ⬡

1. CONSTRUCT HANDICAP RAMPS PER SW DETAIL SHEET #19.
2. STD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 3/4" INVERT PER COA STD DWG #2420.
4. TRANSITION FROM STD TO MOUNTABLE CURB.
5. CROWN – NO CROWN TRANSITION.
6. MEDIAN CURB & GUTTER PER COA STD DWG #2415.
7. CONTRACTOR TO COORDINATE FINAL ALIGNMENT OF PCC SIDEWALK WITH HIGH DESERT DEV. CORP. AND OWNER TO AVOID CONFLICT WITH PERIMETER WALLS AT ENTRANCE.



NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY JRL DATE 6/95
DRAWN BY WDE DATE 6/95
CHECKED BY I & A DATE 7/95

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
825PV1.DWGanw 7/25/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: THE TRILLIUM AT HIGH DESERT
TRILLIUM TRAIL NE
PAVING PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		8-21-95	WATER	N/A RWK	7-27-95
TRANSPORTATION		7-27-95	WASTE WATER	N/A RWK	7-27-95
HYDROLOGY	N/A	8-9-95			

PROJECT NO. 5251.90 | MAP NO. E-23 | SHEET 10 OF 19

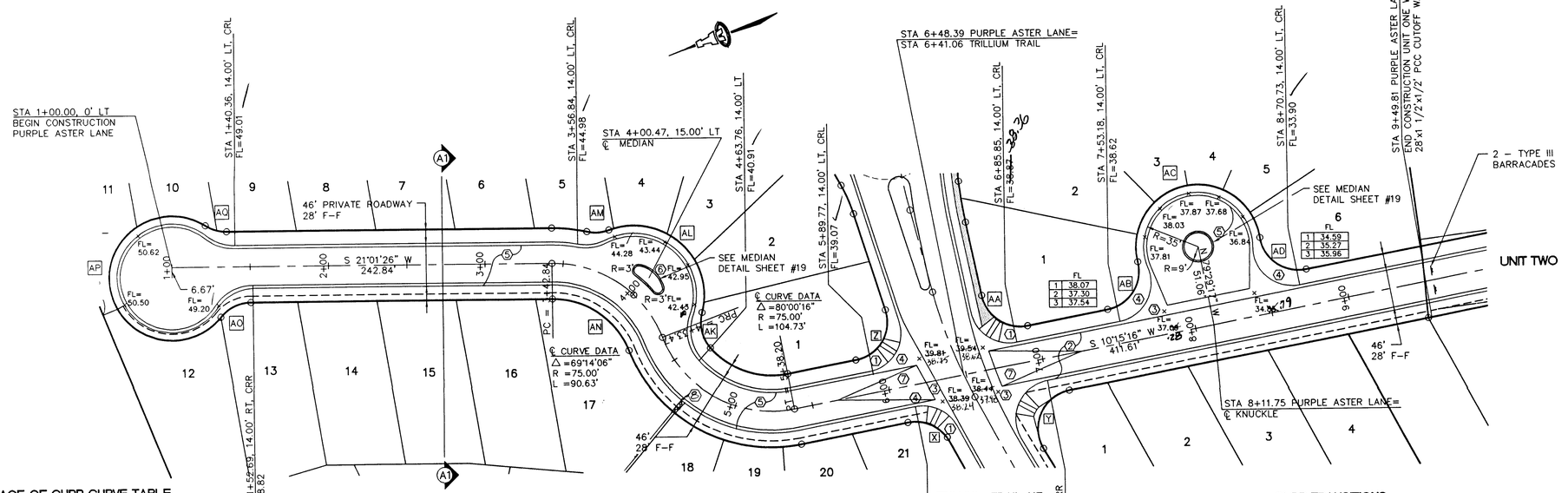
AS-BUILT INFORMATION
CONTRACTOR CONDORE CONST.
WORK STAKED BY ALS, TNC DATE 9/96
INSPECTOR'S ACCEPTANCE BY [illegible] DATE 6/96
FIELD VERIFICATION BY ALS, TNC DATE 9/96
DRAWINGS CORRECTED BY ALS, TNC DATE 9/96
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
NGS/ACS BRASS TABLET "TUMBLE" NW OF ACADEMY ROAD AND TRAMWAY BLVD.
ELEV. = 6009.155

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
EDWARD C. ARFMAN
STATE OF NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER
9-27-95



PURPLE ASTER LANE

☐ FACE OF CURB CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
AA	89°09'29"	25.00'	38.90'
AB	101°35'49"	25.00'	44.33'
AC	203°11'38"	35.00'	124.12'
AD	101°35'49"	25.00'	44.33'
AK	63°19'04"	29.00'	32.05'
AL	135°24'04"	40.00'	94.53'
AM	36°40'38"	29.00'	18.56'
AN	69°14'06"	61.00'	73.71'
AO	55°24'44"	29.00'	28.05'
AP	274°30'32"	35.00'	167.69'
AQ	39°05'49"	29.00'	19.79'
X	72°22'11"	25.00'	31.58'
Y	109°29'18"	25.00'	47.77'
Z	96°38'34"	25.00'	42.17'

CURB TRANSITIONS

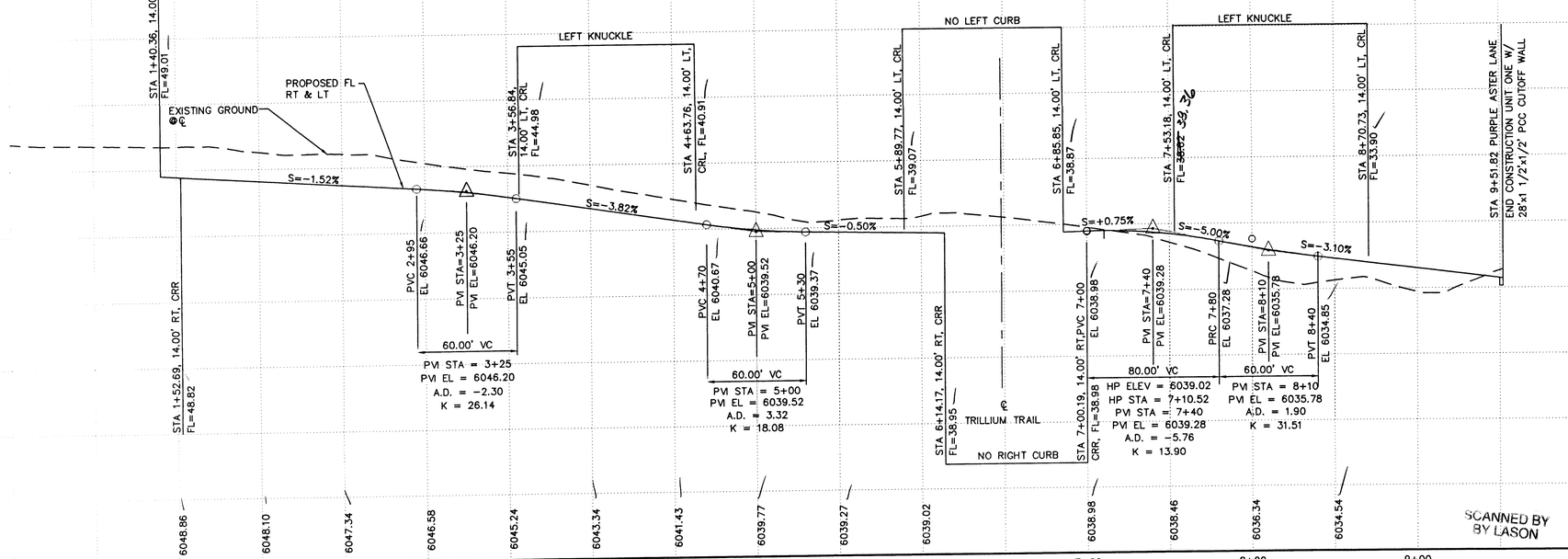
STA	OFFSET	TYPE	METHOD
6+08.44	22.38' LT	MOUNTABLE TO STANDARD	THRU HC RAMP DWG #2416
6+28.93	18.82' RT	MOUNTABLE TO STANDARD	THRU HC RAMP DWG #2416
7+72.56	23.20' LT	STANDARD TO MOUNTABLE	10' TRANSITION CENTERED @ MIDDLE OF CURVE AB
8+51.36	23.20' LT	MOUNTABLE TO STANDARD	10' TRANSITION CENTERED @ MIDDLE OF CURVE AD

SCALES:

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

KEYED CONSTRUCTION NOTES ⬡

1. CONSTRUCT HANDICAP RAMPS PER SW DETAIL SHEET #19.
2. STD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 3/4" INVERT PER COA STD DWG #2420.
4. TRANSITION FROM MOUNTABLE TO STD CURB & GUTTER.
5. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
6. MEDIAN CURB & GUTTER PER COA STD DWG #2415.
7. CROWN – NO CROWN TRANSITION 50' MIN. LENGTH.



SCANNED BY
BY LASON

AS-BUILT INFORMATION
CONTRACTOR: CANDARE CONST
WORK STAKED BY: ALS, INC DATE 7/96
INSPECTOR'S ACCEPTANCE BY: Kaseg DATE 6/96
FIELD VERIFICATION BY: ALS, INC DATE 9/96
DRAWINGS CORRECTED BY: ALS, INC DATE 9/96
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS
NGS/ACS BRASS TABLET "TUMBLE" NW OF ACADEMY ROAD
AND TRAMWAY BLVD.
ELEV. = 6009.155

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
FRED C. ARFMAN
STATE OF NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER
8-22-95

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY JRL DATE 6/95
DRAWN BY WDE DATE 6/95
CHECKED BY I & A DATE 7/95

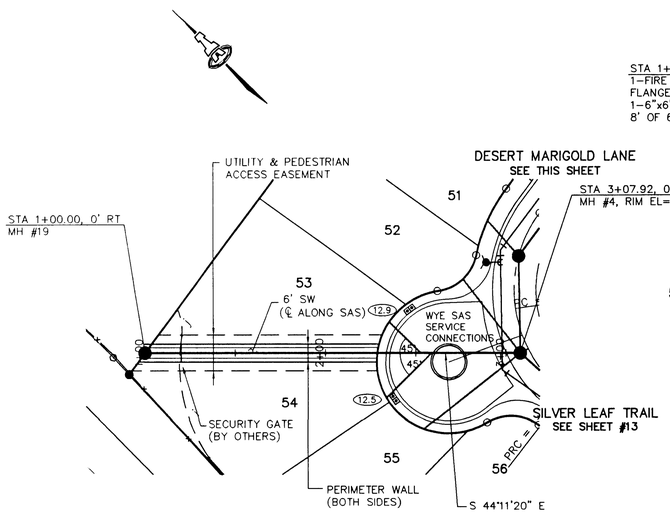
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
825PV7.DWGonw 7/25/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

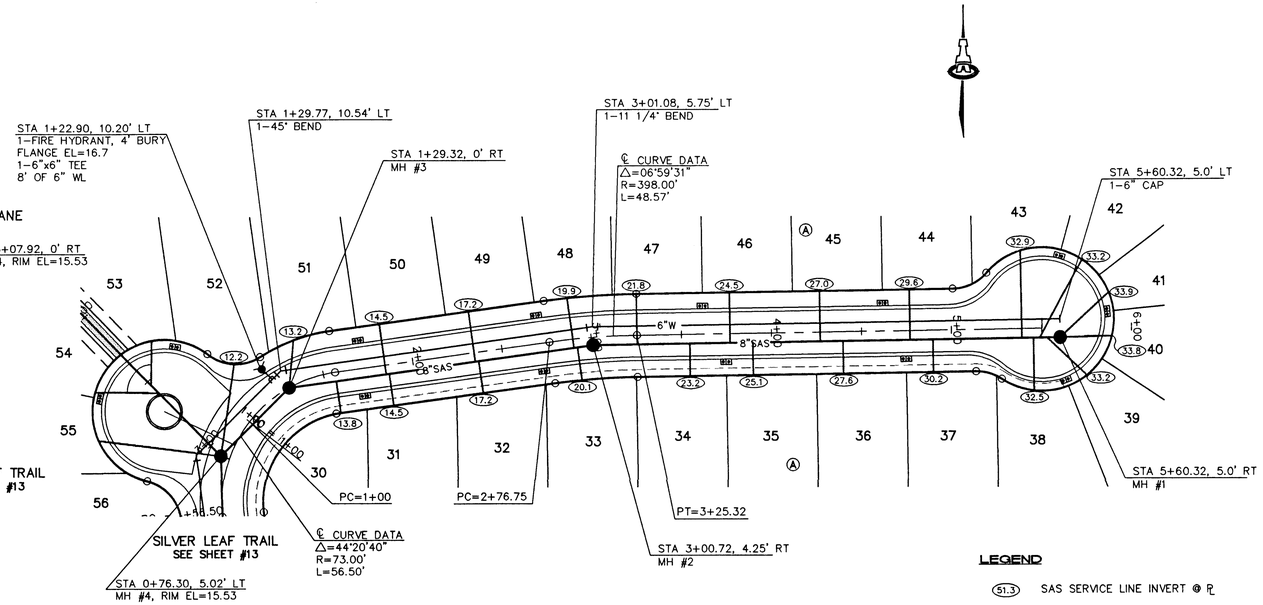
TITLE: THE TRILLIUM AT HIGH DESERT
PURPLE ASTER LANE
PAVING PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		8-21-95	WATER	N/A RWK	7-27-95
TRANSPORTATION		7-27-95	WASTE WATER	N/A RWK	7-27-95
HYDROLOGY	N/A SMC	8-9-95			

PROJECT NO. 5251.90 | MAP NO. E-23 | SHEET 11 OF 19



NW SAS CONNECTION



DESERT MARIGOLD LANE

LEGEND

- (51.3) SAS SERVICE LINE INVERT @ PL
- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING

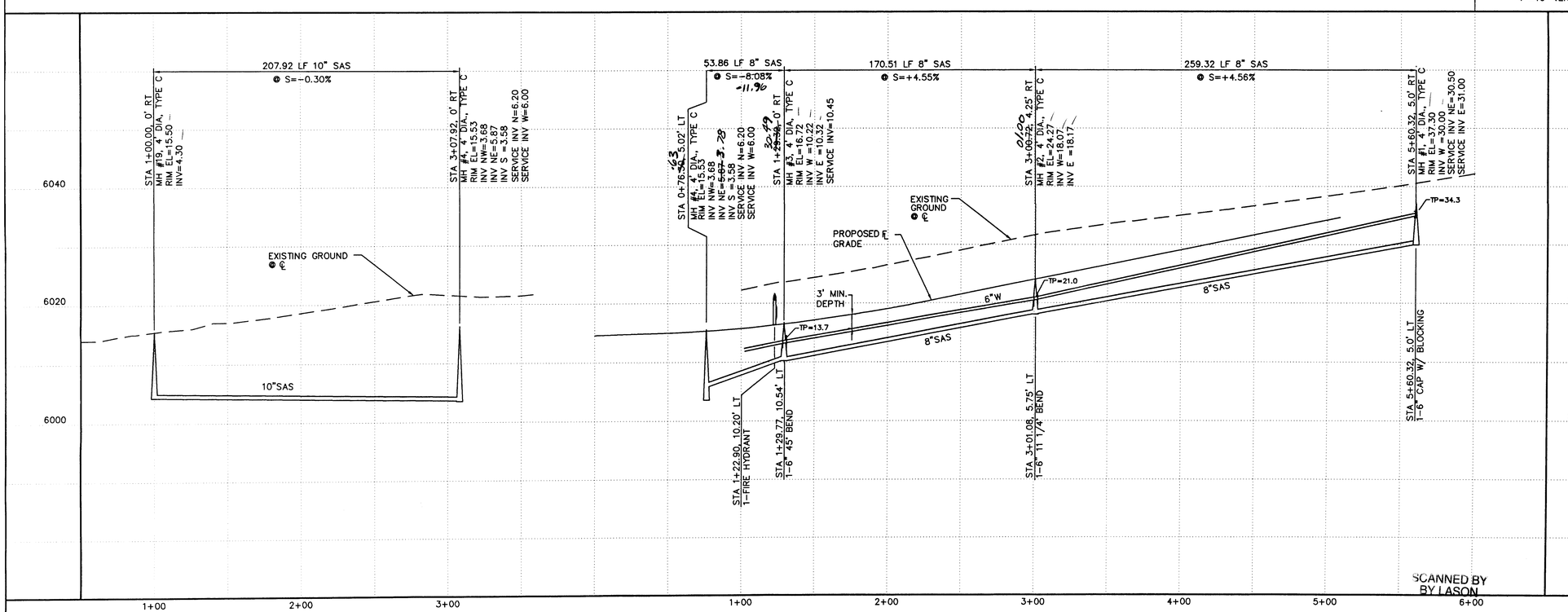
SCALES:
1"=40' HOR
1"=10' VERT.

GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
3. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
4. SEE SHEET #6 FOR WATER SHUT-OFF PLAN.
5. SEE SHEET #6 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.

SAS SERVICE TABLE

LOT NO.	STA.	INV. @ R/W
BLOCK (A)		
30	1+56.50	15.4
31	1+86.06	16.7
32	2+36.26	19.0
33	2+91.93	21.6
34	3+54.60	24.5
35	3+89.60	26.1
36	4+39.60	28.4
37	4+89.60	30.7
38	15' FROM PL	32.5
39	"	33.2
40	"	33.8
41	"	33.9
42	"	33.2
43	"	32.9
44	4+77.02	30.1
45	4+27.02	27.8
46	3+77.02	25.5
47	3+25.32	23.1
48	2+89.04	21.5
49	2+34.37	18.9
50	1+84.37	16.6
51	1+40.76	14.7
52	1+14.66	13.5
53	2+35.35	12.9
54	2+33.71	12.5



SCANNED BY BY LASON

AS-BUILT INFORMATION
CONTRACTOR CONDORE CONST
WORK STAKED BY ALS INC. DATE 9/96
INSPECTOR'S ACCEPTANCE BY [illegible] DATE 4/96
FIELD VERIFICATION BY ALS INC DATE 9/96
DRAWINGS CORRECTED BY ALS INC DATE 9/96
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
NGS/ACS BRASS TABLET "TUMBLE" NW OF ACADEMY ROAD AND TRAMWAY BLVD.
ELEV. = 6009.155

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
FRED G. ARFMAN, STATE OF NEW MEXICO, 7322, REGISTERED PROFESSIONAL ENGINEER
5-22-96

5251.90 1297

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY JRL DATE 6/95
DRAWN BY WDE DATE 6/95
CHECKED BY I & A DATE 7/95

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

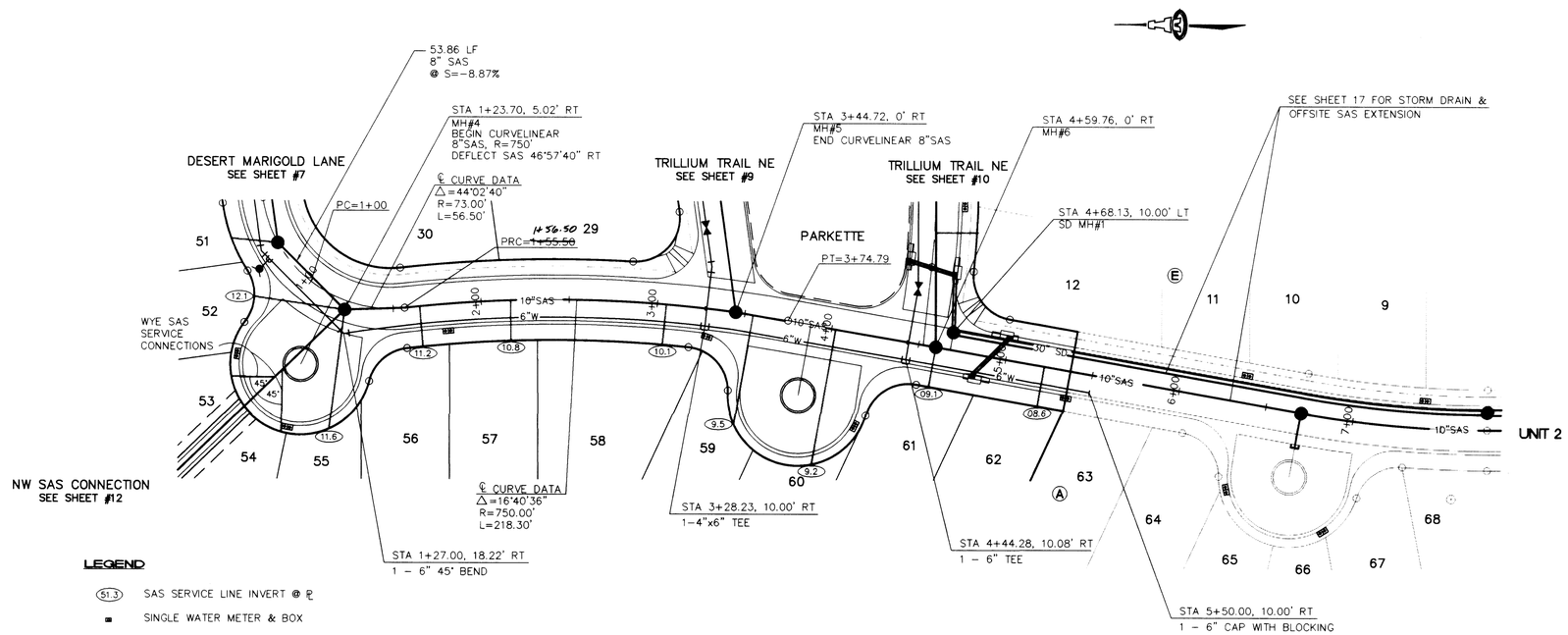
825UTL3.DWGonw 7/20/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: THE TRILLIUM AT HIGH DESERT
DESERT MARIGOLD LANE & NW SAS CONN.
UTILITY PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	[illegible]	8-21-95	WATER	R.W. Lowe	7-27-95
TRANSPORTATION	[illegible]	7-27-95	WASTE WATER	R.W. Lowe	7-27-95
HYDROLOGY	N/A Sec	8-9-95			

PROJECT NO. 5251.90 | MAP NO. E-23 | SHEET 12 OF 19



LEGEND

- (51.3) SAS SERVICE LINE INVERT @ ℄
- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING

SILVER LEAF TRAIL

SCALES:

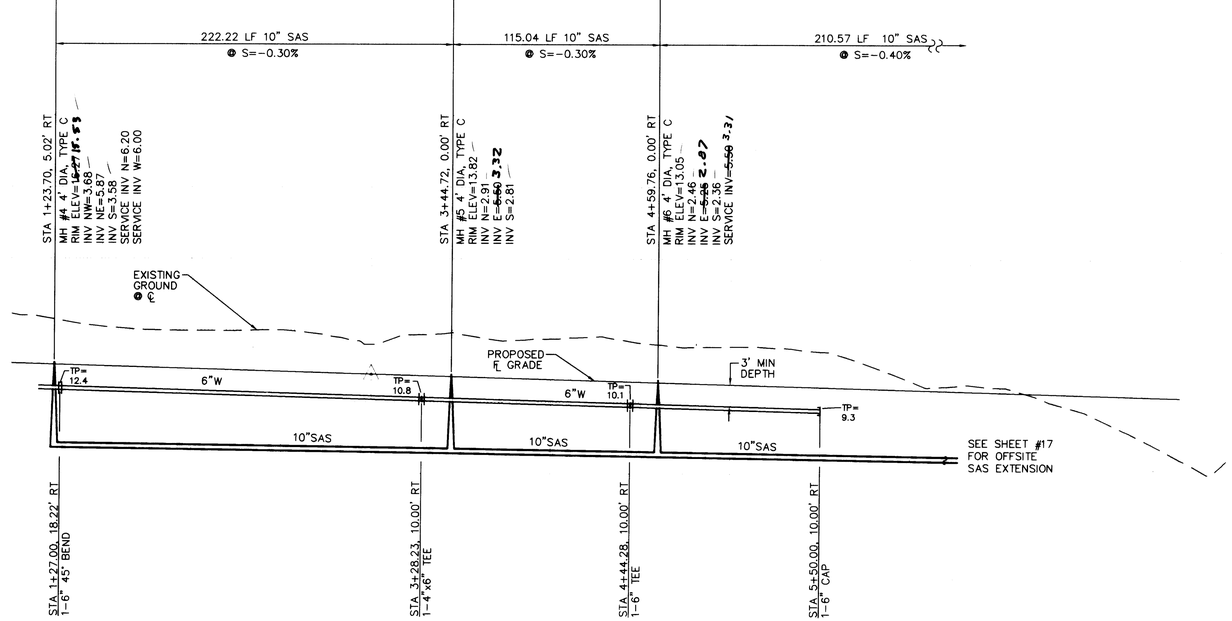
1"=40' HOR
1"=10' VERT.

GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
3. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
4. SEE SHEET #6 FOR WATER SHUT-OFF PLAN.
5. SEE SHEET #6 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.

SAS SERVICE TABLE

LOT NO.	STA.	INV. @ R/W
BLOCK (A)		
52	MH #4	13.5
55	MH #4	11.6
56	STA 1+64.58	11.2
57	STA 2+16.21	10.8
58	STA 3+04.61	10.4
59	STA 3+53.17	9.5
60	STA 4+02.57	9.2
61	MH #6	9.1
62	STA 5+22.29	8.6



SCANNED BY
BY LASON

AS-BUILT INFORMATION

CONTRACTOR CONCORE CONST.
WORK STAKED BY ALS, INC DATE 9-96
SURVEYED BY ALS, INC DATE 6-96
ACCEPTANCE BY [illegible] DATE 6-96
VERIFICATION BY ALS, INC DATE 4-96
DRAWINGS CORRECTED BY ALS, INC DATE 4-96
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

NGS/ACS BRASS TABLET "TUMBLE" NW OF ACADEMY ROAD AND TRAMWAY BLVD.
ELEV. = 6009.155

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

FRED C. ARFMAN
STATE OF NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER
7-21-95

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY JRL DATE 6/95
DRAWN BY WDE DATE 6/95
CHECKED BY I & A DATE 7/95

261-15215/1.90 1397

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

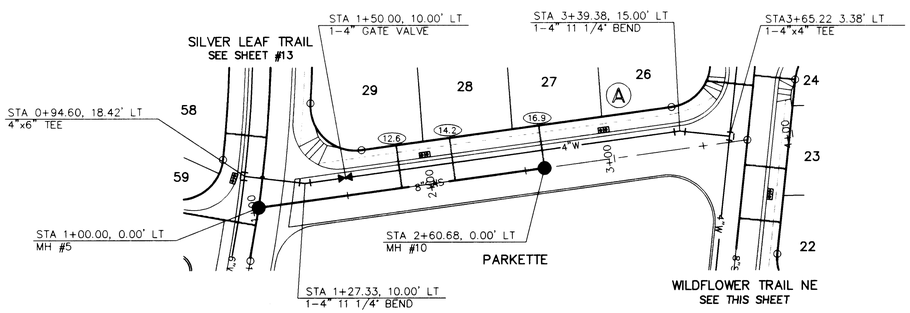
825UTL4.DWGanw 7/20/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

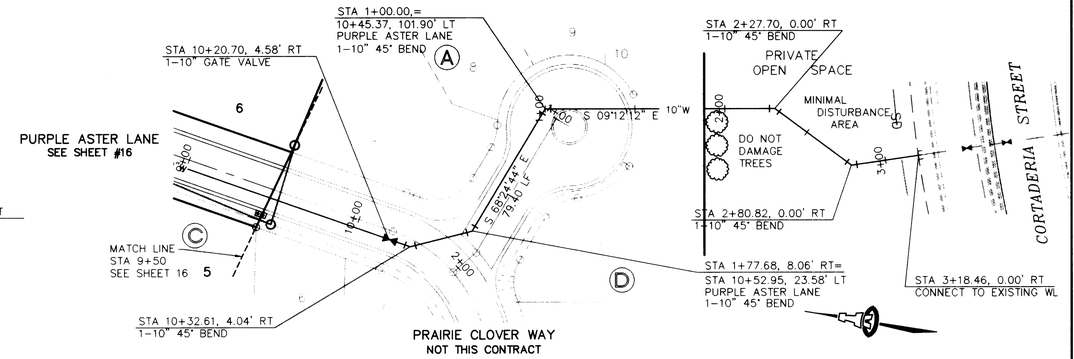
TITLE: THE TRILLIUM AT HIGH DESERT
SILVER LEAF TRAIL
UTILITY PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	[illegible]	8-21-95	WATER	R.W. Kane	7-27-95
TRANSPORTATION	N/A RHO	7-27-95	WASTE WATER	R.W. Kane	7-27-95
HYDROLOGY	N/A SMC	8-9-95			

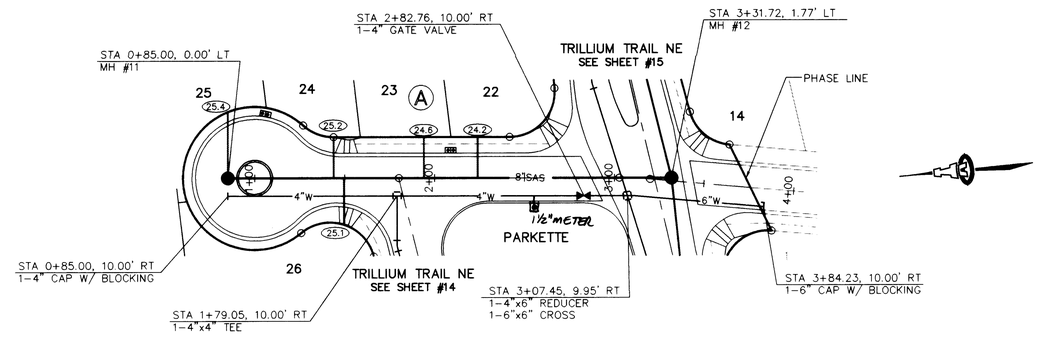
PROJECT NO. 5251.90 | MAP NO. E-23 | SHEET 13 OF 19



TRILLIUM TRAIL NE



SE WATER LINE CONNECTION



WILDFLOWER TRAIL NE

LEGEND

- (51.3) SAS SERVICE LINE INVERT @ P
- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING

SCALES:

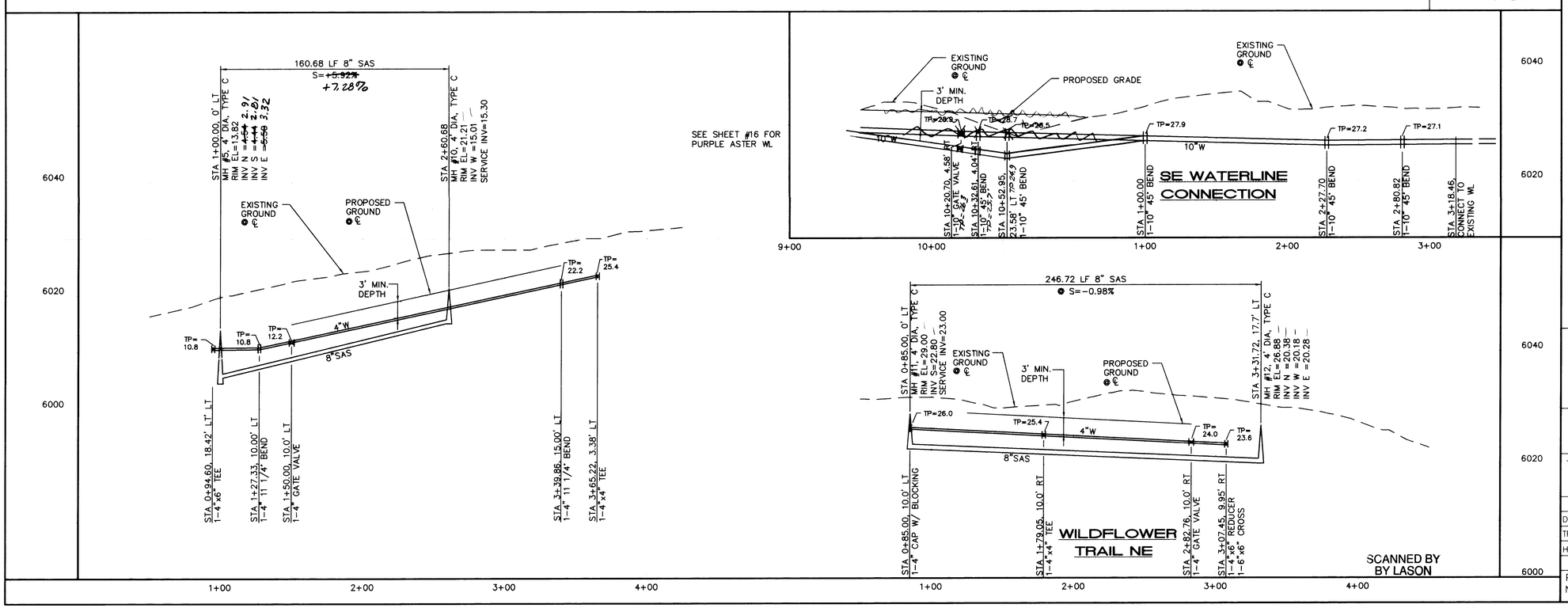
1"=40' HOR
1"=10' VERT.

GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
3. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
4. SEE SHEET #6 FOR WATER SHUT-OFF PLAN.
5. SEE SHEET #6 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.

SAS SERVICE TABLE

LOT NO.	STA.	INV. @ R/W
BLOCK (A)		
22	2+24.05	24.2
23	1+94.05	24.6
24	1+43.83	25.2
25	15' FROM PL	25.4
26	1+49.58	25.1
27	2+60.68	16.9
28	2+10.48	14.2
29	1+80.48	12.6



SCANNED BY BY LASON

AS-BUILT INFORMATION
CONTRACTOR CONDORE CONST.
STAKED BY ALS, INC DATE 9/6
INSPECTOR'S FIELD TAKE BY Ryan DATE 6/16
FIELD VERIFICATION BY ALS, INC DATE 4/96
DRAWINGS CORRECTED BY ALS, INC DATE 4/96
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
NGS/ACS BRASS TABLET "TUMBLE" NW OF ACADEMY ROAD AND TRAMWAY BLVD.
ELEV. = 6009.155

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7382 REGISTERED PROFESSIONAL ENGINEER
8-21-95

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY JRL DATE 6/95
DRAWN BY WDE DATE 6/95
CHECKED BY I & A DATE 7/95

2G-15215 1.90 1497

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

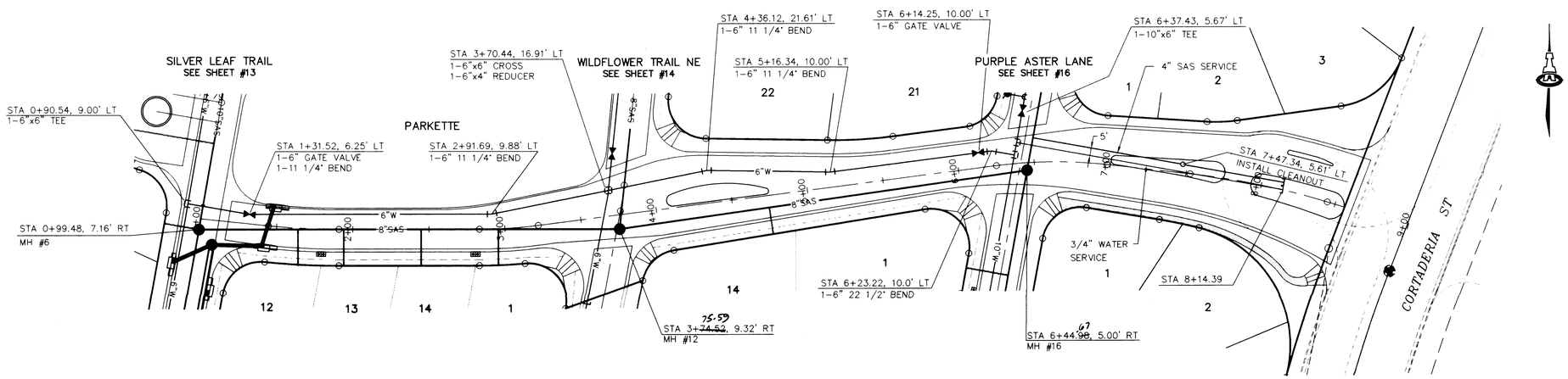
825UTL2.DWGanw 7/25/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: THE TRILLIUM AT HIGH DESERT
TRILLIUM TRAIL & WILDFLOWER TRAIL & SE WATER LINE
UTILITY PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	J.A. Lewis	8-21-95	WATER	R.W. Lane	7-27-95
TRANSPORTATION	N.A. Chio	7-27-95	WASTE WATER	R.W. Lane	7-27-95
HYDROLOGY	N/A Sue	8-9-95			

PROJECT NO. 5251.90 | MAP NO. E-23 | SHEET 14 OF 19



TRILLIUM TRAIL NE

LEGEND

- (51.3) SAS SERVICE LINE INVERT @ ℄
- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING

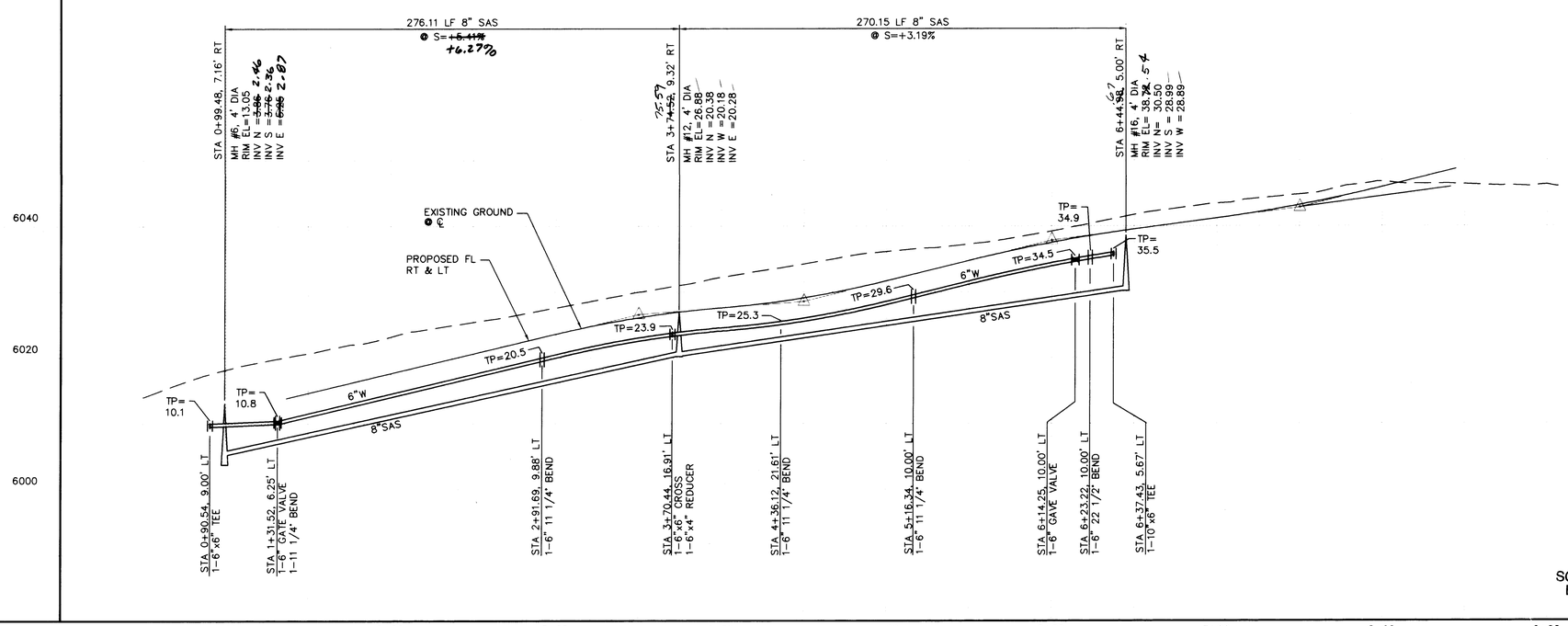
SCALES:
1"=40' HOR.
1"=10' VERT.

GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
3. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
4. SEE SHEET #6 FOR WATER SHUT-OFF PLAN.
5. SEE SHEET #6 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.

SAS SERVICE TABLE

LOT NO.	STA.	INV. @ R/W
BLOCK (E)		
1	2+94.75	19.6
12	1+65.52	11.9
13	1+94.12	13.6
14	2+44.88	16.6
BLOCK (C)		
14	4+73.71	26.5
GUARD SHACK	8+14.39	41.40



SCANNED BY
BY LASON

AS-BUILT INFORMATION
CONTRACTOR CONDOR CONST DATE 9/6
STAKED BY ALS, INC
INSPECTOR'S ACCEPTANCE BY Ross King DATE 6/96
FIELD VERIFICATION BY ALS, INC DATE 4/96
DRAWINGS CORRECTED BY ALS, INC DATE 4/96
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
NGS/ACS BRASS TABLET "TUMBLE" NW OF ACADEMY ROAD AND TRAMWAY BLVD.
ELEV. = 6009.155

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
FRED C. ARFMAN
STATE OF NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER
7-27-95

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY JRL DATE 6/95
DRAWN BY WDE DATE 6/95
CHECKED BY I & A DATE 7/95

2E-15 25 1.90 1597

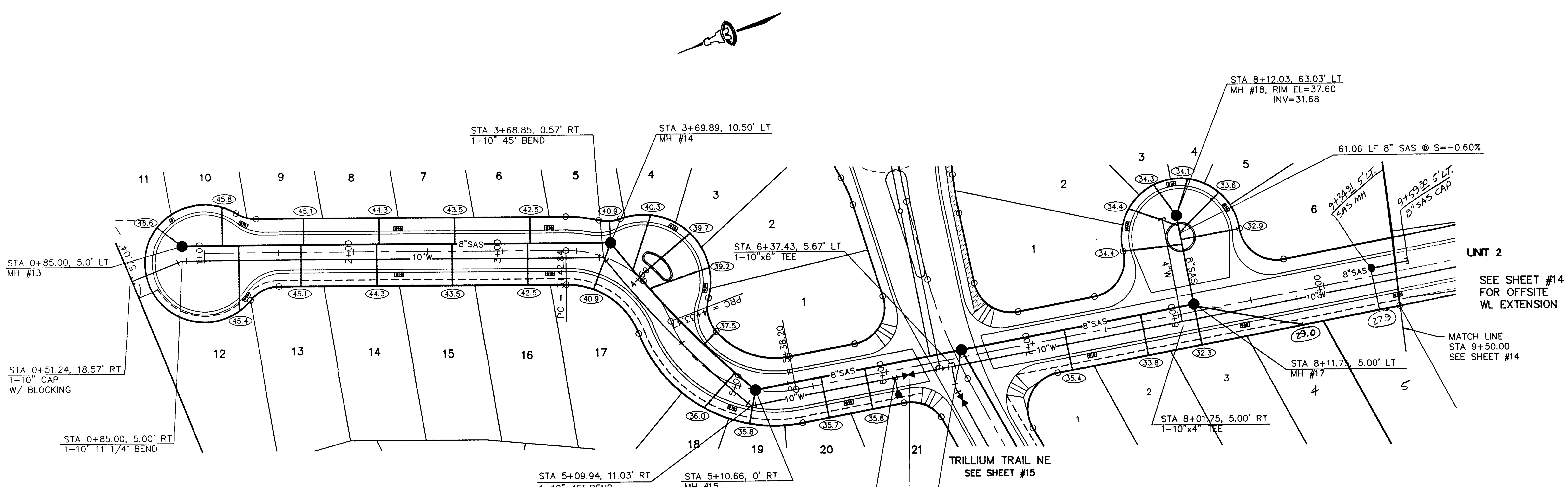
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
825UTL1.DWGanw 7/2/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: THE TRILLIUM AT HIGH DESERT
TRILLIUM TRAIL NE
UTILITY PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	J.P. Gadsby	8-21-95	WATER	R.W. Kane	7-27-95
TRANSPORTATION	N/A RHD	7-27-95	WASTE WATER	R.W. Kane	7-27-95
HYDROLOGY	N/A SMC	8-9-95			

PROJECT NO. 5251.90 | MAP NO. E-23 | SHEET 15 OF 19



PURPLE ASTER LANE

LEGEND

- (51.3) SAS SERVICE LINE INVERT @ PL
- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING

GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
3. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
4. SEE SHEET #6 FOR WATER SHUT-OFF PLAN.
5. SEE SHEET #6 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.

AS-BUILT INFORMATION: CONTRACTOR CONDORE CONST. DATE 7/96; WORK STAKED BY ALS INC DATE 6/96; INSPECTOR'S ACCEPTANCE BY [signature] DATE 4/96; FIELD VERIFICATION BY ALS INC DATE 4/96; DRAWINGS CORRECTED BY ALS INC DATE; MICRO-FILM INFORMATION: RECORDED BY; DATE; NO.

BENCH MARKS: NGS/ACS BRASS TABLET "TUMBLE" NW OF ACADEMY ROAD AND TRAMWAY BLVD. ELEV. = 6009.155

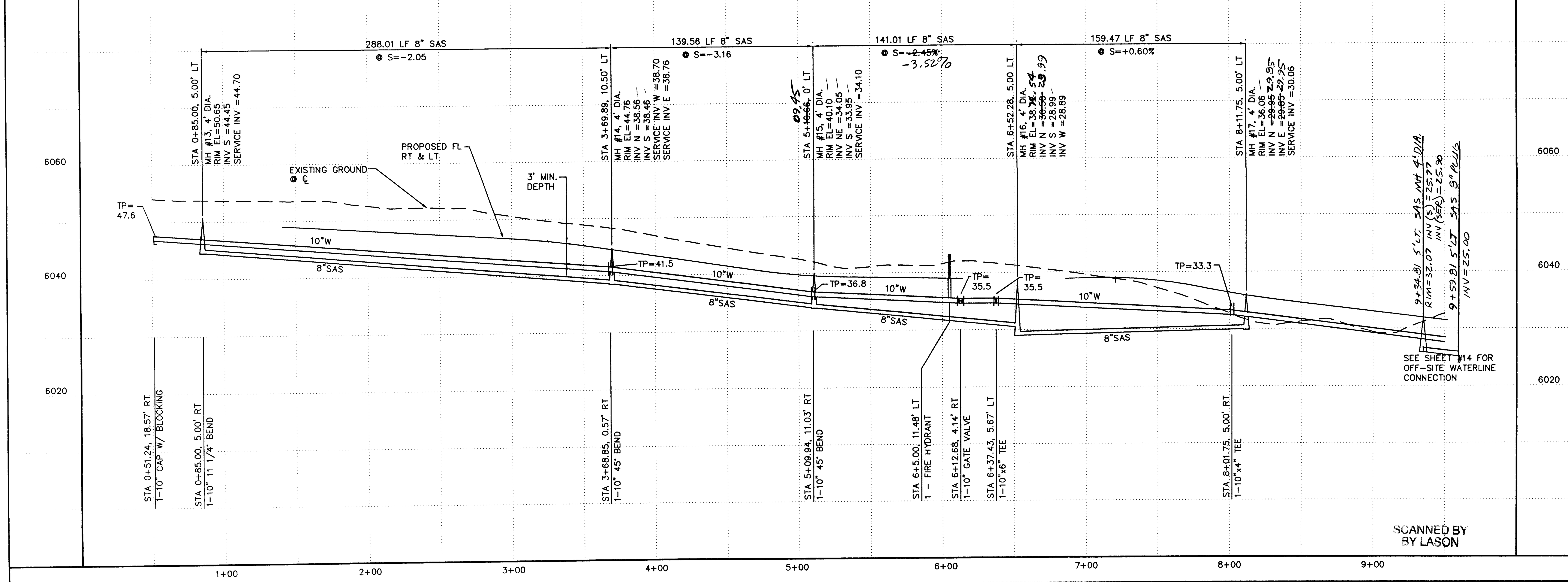
SURVEY INFORMATION: FIELD NOTES — NO. | BY | DATE

2C 5251.90 16 7

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

SAS SERVICE TABLE

LOT NO.	STA.	INV. @ R/W
BLOCK (A)		
1	4+60.56	39.0
2	15' FROM PL	39.8
3	"	40.5
4	"	41.1
5	3+69.89	41.4
6	3+18.83	42.4
7	2+68.15	43.1
8	2+17.48	43.9
9	1+66.80	44.6
10	1+12.19	44.5
11	15' FROM PL	46.6
12	1+23.24	45.4
13	1+65.05	44.7
14	2+15.72	43.9
15	2+66.40	43.2
16	3+17.08	42.4
17	3+69.89	41.4
18	4+93.27	38.2
19	5+10.66	37.7
20	5+56.23	36.5
21	5+86.23	35.7
BLOCK (B)		
1	15' FROM PL	34.4
2	"	34.4
3	"	34.3
4	"	34.1
5	"	33.6
6	"	32.9
BLOCK (C)		
1	7+22.62	35.6
2	7.75.08	34.9
3	8+11.75	33.5



SCANNED BY
BY LASON

ENGINEER'S SEAL: FRED C. ARFMAN, STATE OF NEW MEXICO, 7329, REGISTERED PROFESSIONAL ENGINEER — 7-24-95

REVISIONS: NO. | DATE | REMARKS | BY

DESIGN: DESIGNED BY JRL DATE 6/95; DRAWN BY WDE DATE 6/95; CHECKED BY I & A DATE 7/95

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

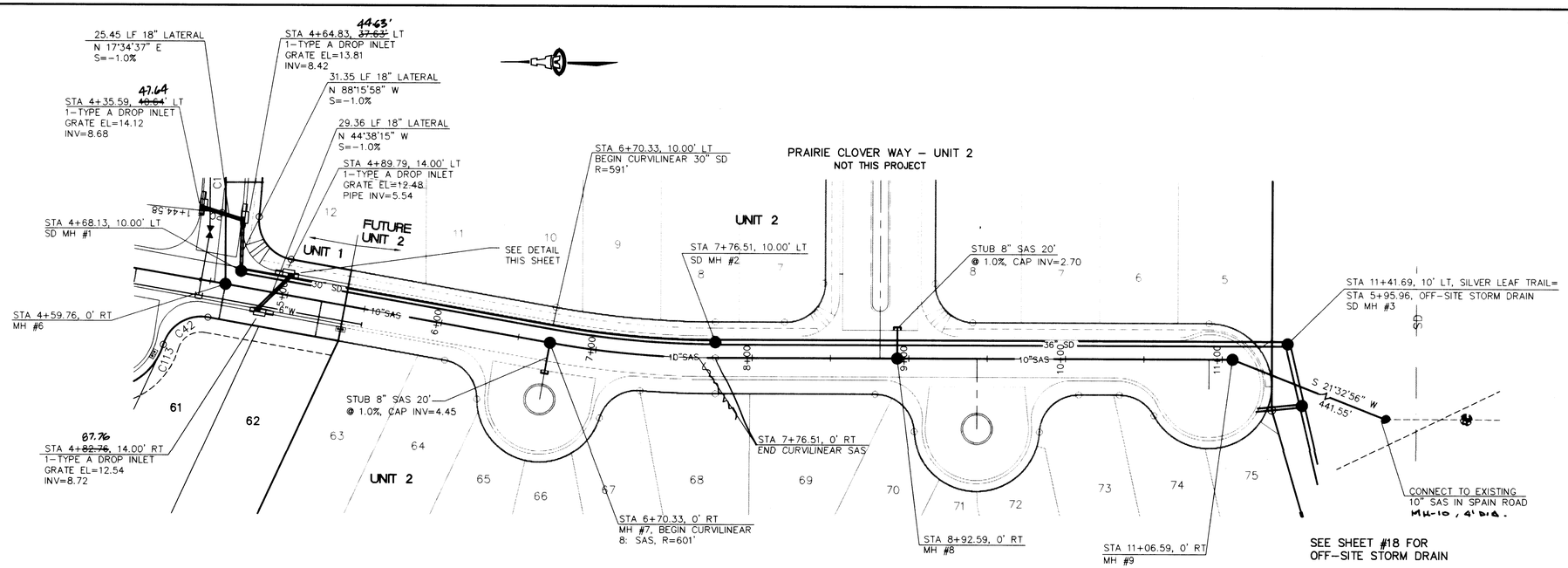
825UTL7.DWGanw 6/29/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: THE TRILLIUM AT HIGH DESERT
PURPLE ASTER LANE
UTILITY PLAN & PROFILE

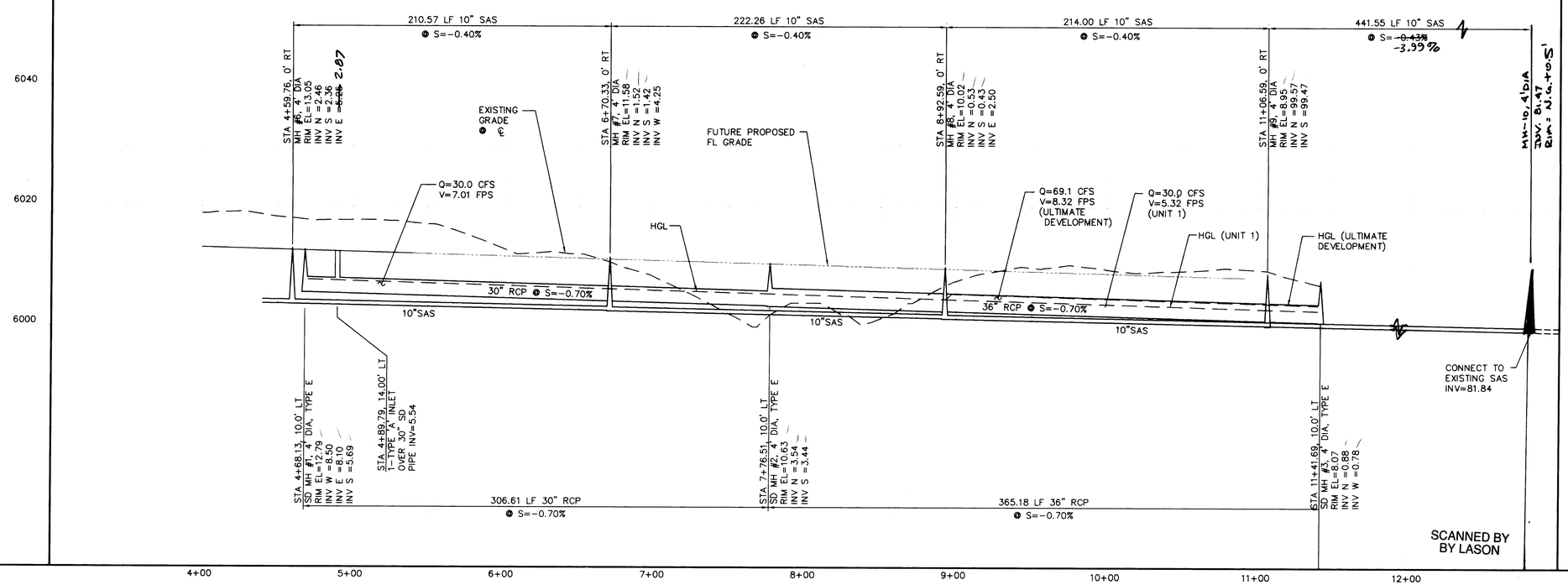
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.J. Goolsby	8-21-95	WATER	R.W. Kane	7-27-95
TRANSPORTATION	N/A RHO	7-27-95	WASTE WATER	R.W. Kane	7-27-95
HYDROLOGY	N/A Smc	8-9-95			

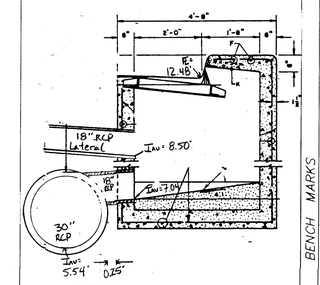
PROJECT NO. 5251.90 | MAP NO. E-23 | SHEET 16 OF 19



SILVER LEAF TRAIL-STORM DRAIN

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





STORM DRAIN DETAIL

AS-BUILT INFORMATION
CONTRACTOR: CENTURY CONST.
WORK STAKED BY: ALS, INC DATE 9/6
INSPECTOR'S ACCEPTANCE BY: Ralph Ens. DATE 6/96
FIELD VERIFICATION BY: ALS, INC DATE 7/96
DRAWINGS CORRECTED BY: ALS, INC DATE 7/96
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
NGS/ACS BRASS TABLET "TUMBLE" NW OF ACADEMY ROAD AND TRAMWAY BLVD.
ELEV. = 6009.155

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
FRED C. ARFMAN JR. STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
07-27-95

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY JRL DATE 6/95
DRAWN BY WDE DATE 6/95
CHECKED BY I & A DATE 7/95

26-15251.90.1797

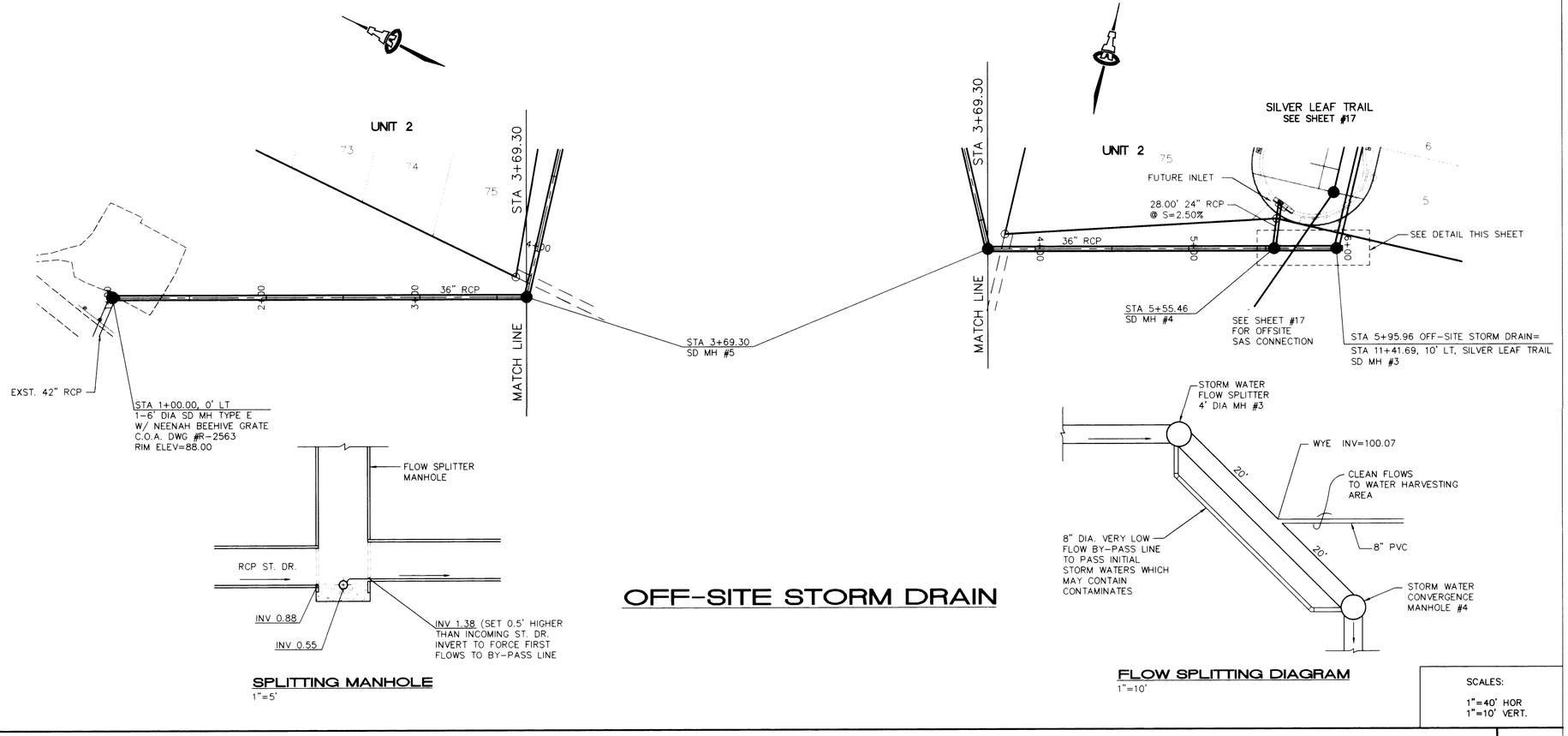
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
825UTL11.DWGanw 7/25/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: THE TRILLIUM AT HIGH DESERT
SILVER LEAF TRAIL - STORM DRAIN
UTILITY PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	J.G. Bradley	8-21-95	WATER	R.W. Kane	7-27-95
TRANSPORTATION	N/A RHD	7-27-95	WASTE WATER	R.W. Kane	7-27-95
HYDROLOGY	[illegible]	8-9-95			

PROJECT NO. 5251.90 | MAP NO. E-23 | SHEET 17 OF 19



OFF-SITE STORM DRAIN

SPLITTING MANHOLE

1"=5'

FLOW SPLITTING DIAGRAM

1"=10'

SCALES:

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

SCANNED BY
~~BY LASON~~

26-15251.90 1897

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

825UTL10.DWGonw 7/21/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **THE TRILLIUM AT HIGH DESERT**
OFF-SITE STORM DRAIN
UTILITY PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	J.A. Gallegos	8-21-95	WATER	N/A RWK	7-27-95
TRANSPORTATION	N/A EHD	7-27-95	WASTE WATER	N/A RWK	7-27-95
HYDROLOGY	J Gallegos	8-1-95			

PROJECT NO. 5251.90 | MAP NO. E-23 | SHEET 18 OF 19

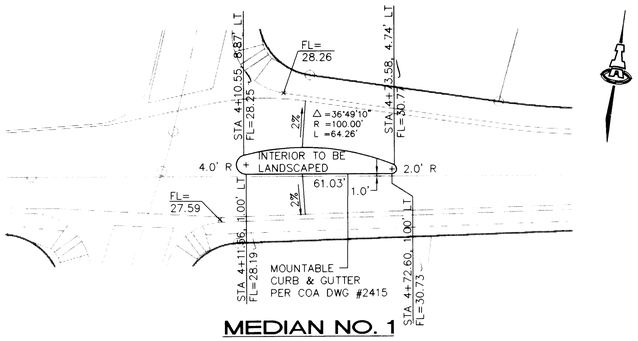
AS-BUILT INFORMATION
CONTRACTOR CENDARE CONST.
STAKED BY ALS, INC DATE 2-96
INSPECTOR'S ACCEPTANCE BY R.A.S. & G.S. DATE 4-96
FIELD VERIFICATION BY ALS, INC DATE 4-96
DRAWINGS CORRECTED BY ALS, INC DATE 4-96
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
NGS/ACS BRASS TABLET "TUMBLE" NW OF ACADEMY ROAD
AND TRAMWAY BLVD.
ELEV. = 6009.155

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

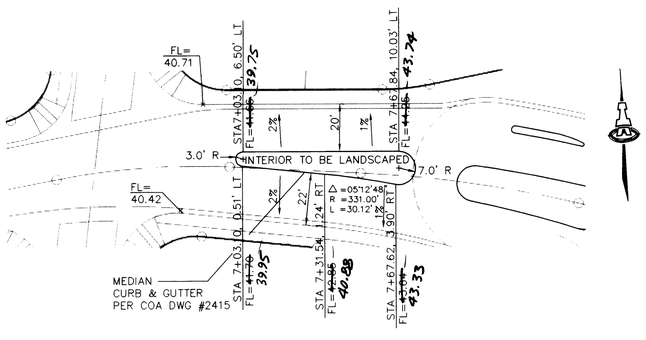
ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7326 Registered Professional Engineer
6-22-20

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY JRL	DATE 6/95
		DRAWN BY WDE	DATE 6/95
		CHECKED BY I & A	DATE 7/95



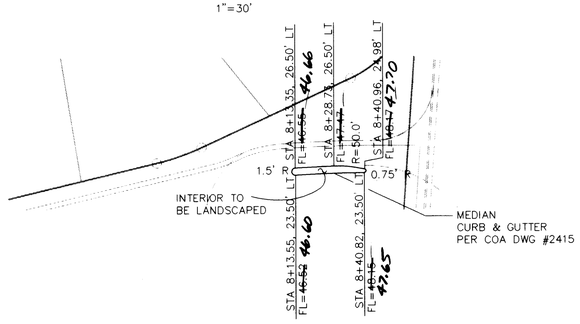
MEDIAN NO. 1

1"=30'



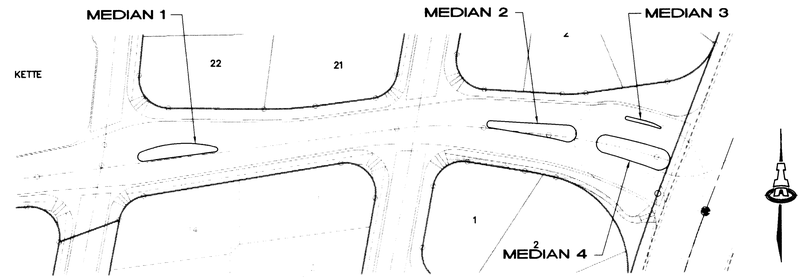
MEDIAN NO. 2

1"=30'



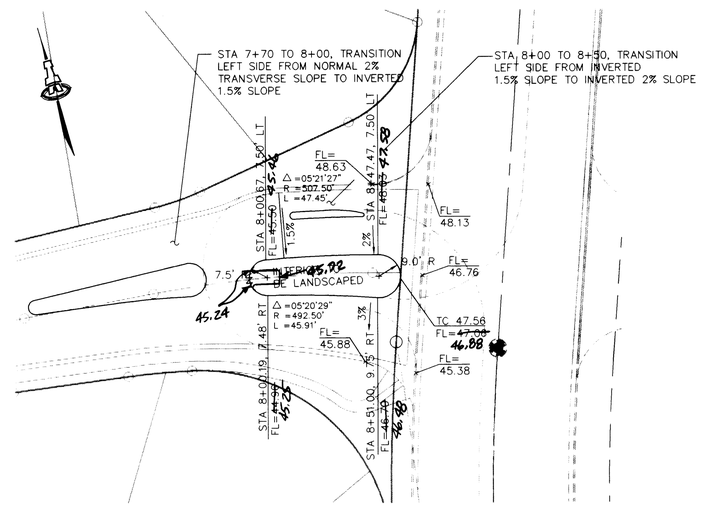
MEDIAN NO. 3

1"=30'



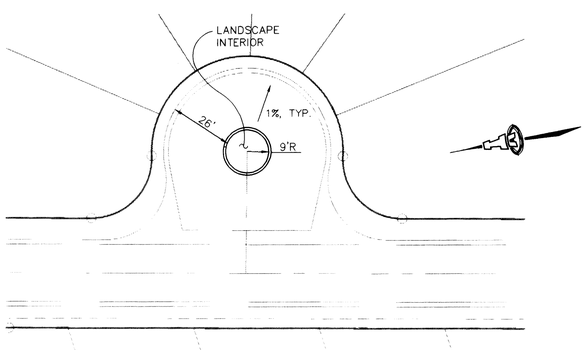
TRILLIUM TRAIL NE

1"=60'



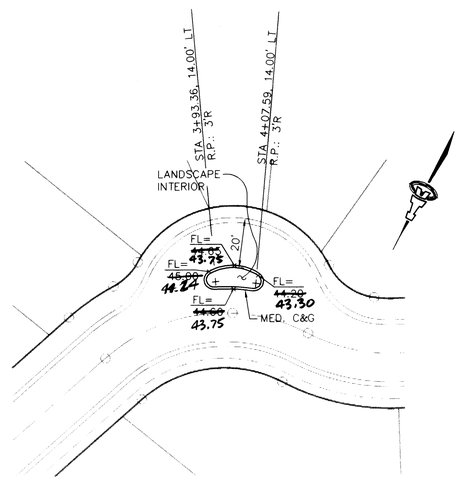
MEDIAN NO. 4

1"=30'



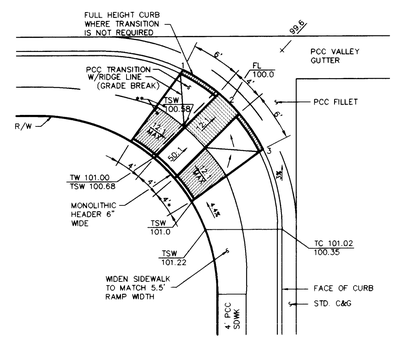
ROUND MEDIAN (TYPICAL)

1"=30'



OVAL MEDIAN IN PURPLE ASTER EYEBROW

1"=30'



* 4' SDWK RAMP MAY BE LENGTHENED FOR SLOPES GREATER THAN 3% ON ADJACENT STREET.

** SIDEWALK RAMP & TRANSITION NOT TO BE BUILT ON THE STREET SIDE WHERE THE SIDEWALKS HAVE BEEN PERMANENTLY DEFERRED. CONSTRUCT MONOLITHIC HEADER CURB ALONG RAMP EDGE.

A.D.A. WHEELCHAIR RAMP

1"=10'

SCANNED BY BY LASON

MEDIAN NOTES

1. ALL MEDIAN TO BE CONSTRUCTED WITH C.O.A. MEDIAN CURB & GUTTER DWG #2415.
2. ALL MEDIAN TO BE LANDSCAPED. NOT PART OF THIS CONTRACT.
3. CONTRACTOR TO COORDINATE WITH OWNER'S LANDSCAPE CONTRACTOR TO ENSURE ALL IRRIGATION AND POWER STUBS AND/OR CONDUIT IS PLACED TO SERVE MEDIANS.

AS-BUILT INFORMATION

CONTRACTOR: concrete const. DATE 7-96
WORK STAKED BY: AYS, INC DATE 6-96
INSPECTIONS BY: Kats ions DATE 6-96
FIELD VERIFICATION BY: ALS, INC DATE 4-96
DRAWINGS CORRECTED BY: ALS, INC DATE 4-96
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS

NGS/ACS BRASS TABLET "TUMBLE" NW OF ACADEMY ROAD AND TRAMWAY BLVD.
ELEV. = 6009.155

SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE

ENGINEER'S SEAL

FRED C. ARFMAN, STATE OF NEW MEXICO, 7322, REGISTERED PROFESSIONAL ENGINEER — 07-24-95

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY JRL DATE 6/95
DRAWN BY WDE DATE 6/95
CHECKED BY I & A DATE 7/95

26-5251.90 1997

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

825DTL.DWGanw 7/24/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: THE TRILLIUM AT HIGH DESERT
DETAILS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		8-21-95	WATER	N/A RWE	7-27-95
TRANSPORTATION		7-27-95	WASTE WATER	N/A RWE	7-27-95
HYDROLOGY	N/A Sac	8-9-95			

PROJECT NO. 5251.90 | MAP NO. E-23 | SHEET 19 OF 19