

PUBLIC IMPROVEMENT PLANS
FOR
TRILLIUM AT HIGH DESERT, UNIT 3
ALBUQUERQUE, NEW MEXICO

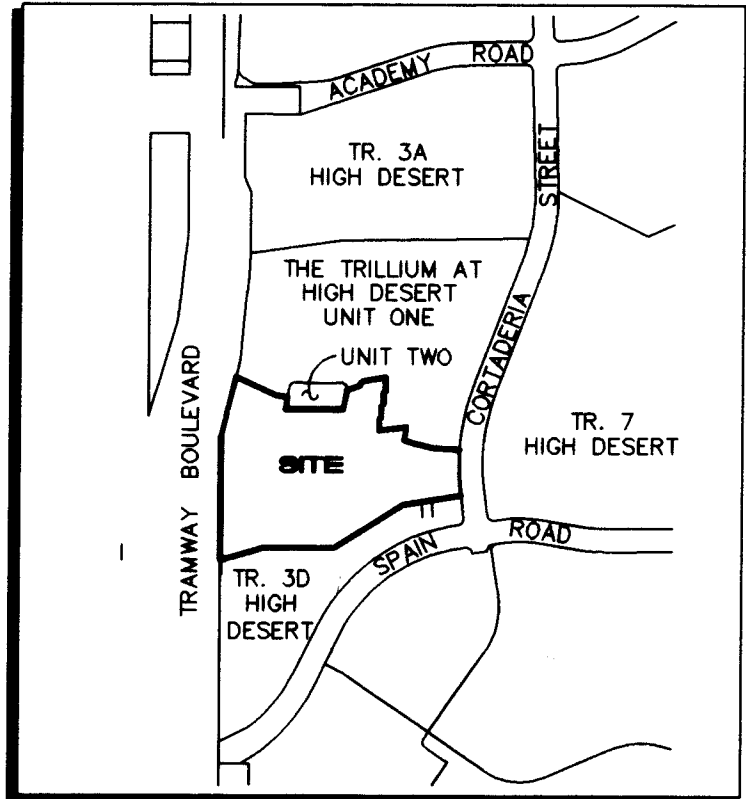
JUNE 1997

PREPARED FOR:
TRILLIUM DEVELOPMENT LTD., CO.
1401 CENTRAL AVENUE NW
ALBUQUERQUE, NM 87104

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

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E-23
VICINITY MAP
1"=750'

GENERAL NOTES

- 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. 6.
- 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.
- 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.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- 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. 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.
- TRAFFIC CONTROL: FIVE (5) 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 WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.
- 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.
- 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.
- 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.
- 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.
- PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
- ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
- 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.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL EXISTING MONUMENTATION CONTROLS. IN THE EVENT OF IN-ADVERTENT DESTRUCTION OR ALTERATION, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE CITY CHIEF SURVEYOR.
- 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.
- 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.
- ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.
- THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, CURB AND GUTTER, DRIVEPADS, PAVEMENT MARKINGS, WHEELCHAIR RAMPS AND SIDEWALKS DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON PLANS AND SHALL REPAIR/REPLACE PER COA STANDARDS AT HIS OWN EXPENSE.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.

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 is not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.

Timothy Aldrich, P.S. No. 7719

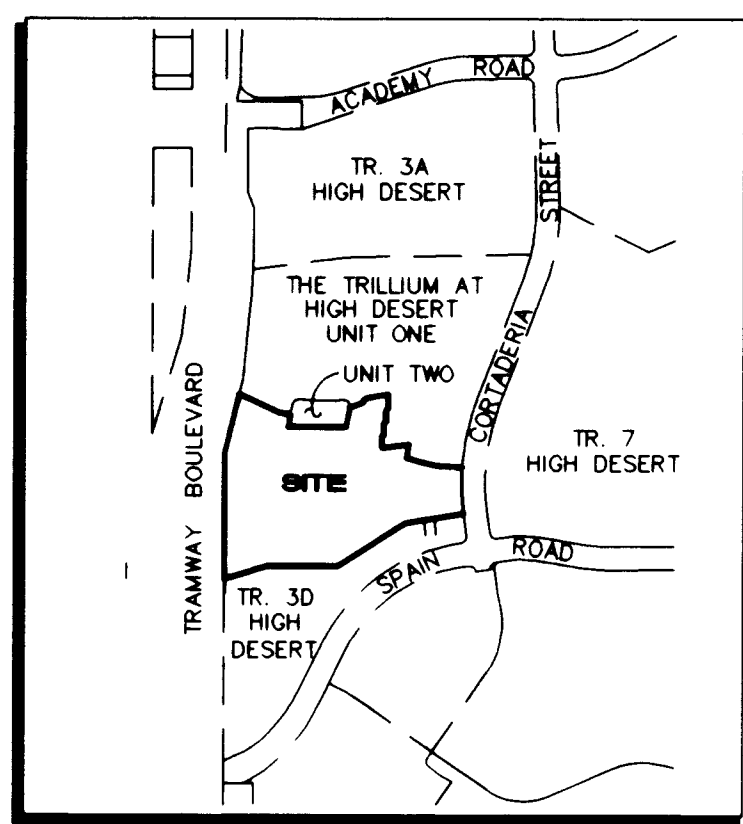
06-03-98
Date

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 6-29-98

DRB NO. 97-87

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
82530-VR.DWcma 06/25/97

REV.	SHEETS	CITY	ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER	DATE	*****				
		DRC Chairman		7-1-97	APPROVED FOR CONSTRUCTION					
		Transportation		7-1-97						
		Water/Wastewater		7-1-97						
		Hydrology		7-1-97						
		CIP		7-1-97						
Constr. Mngmt.		David Cates	7-1-97							
City Project No.						SCANNED BY 5251.92 BY LASON				
Sheet 1						Of 13				



VICINITY MAP

SUBDIVISION DATA / NOTES

- BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
- DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.
- 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)
 - "PLAT OF THE TRILLIUM AT HIGH DESERT, UNIT ONE" (10-13-96, 95C-369)
 - "PLAT OF THE TRILLIUM AT HIGH DESERT, UNIT TWO" (1-23-97, 97C-27)
 ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- FIELD SURVEY PERFORMED APRIL 12, 1995.
- GROSS ACREAGE: 10.0672 ACRES.
- NUMBER OF EXISTING TRACTS: 1
- NUMBER OF LOTS CREATED: 43 LOTS
- MILEAGE OF PUBLIC STREETS CREATED: 0 MILES.
- MILEAGE OF PRIVATE ROADWAYS CREATED: 0.84 MILES.
- CITY STANDARD UTILITY NOTE II:
 - "CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO THE TRILLIUM SUBDIVISION, PHASE THREE, MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE"
- CENTERLINE (IN LIEU OF R/W MONUMENTATION) TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'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"
- TITLE REPORT: NONE PROVIDED

FREE CONSENT / DEDICATION

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(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 INDIVIDUAL(S) ARE AUTHORIZED TO SO ACT

TRILLIUM DEVELOPMENT LTD., CO.

GREG ANIXTER, MANAGER OF
TRILLIUM DEVELOPMENT LTD., CO.

DATE 5/6/97

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 Tract 3B-1-A, The Trillium at High Desert, Unit Two as the same is shown on the plat entitled "PLAT OF THE TRILLIUM AT HIGH DESERT, UNIT TWO" filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 23, 1997, in Volume 97C, Folio 27 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 LOT 62, BLOCK A, THE TRILLIUM AT HIGH DESERT, UNIT ONE, and further being on the east right-of-way line of Tramway Boulevard NE from whence the NGS/ACS Monument "Tumble" bears N 13°29'38" W, 389.44 feet;

THENCE leaving said east right-of-way line along a line common with the south line of said Lot 62, S 65°17'10" E, 171.21 feet to a point on the west right-of-way easement line of Silver Leaf Trail;

THENCE continuing S 79°52'29" E, 46.00 feet to a point on the east right-of-way easement line of Silver Leaf Trail;

THENCE continuing along said east right-of-way easement line of Silver Leaf Trail S 10°07'31" W, 48.39 feet to a point common with the southwest corner of LOT 1, BLOCK E, THE TRILLIUM AT HIGH DESERT, UNIT TWO;

THENCE leaving said east right-of-way easement line along a line common with the south line of LOTS 1-3, BLOCK E, THE TRILLIUM AT HIGH DESERT, UNIT TWO, S 89°59'49" E, 225.85 feet to a point on the west right-of-way easement line of Wildflower Trail and common with the southeast corner of said Lot 3;

THENCE continuing along said west right-of-way easement line of Wildflower Trail, N 10°51'02" E, 77.16 feet to a point;

THENCE leaving said west right-of-way easement line N 70°06'21" E, 53.52 feet to a point of non-tangent curvature on the east right-of-way easement line of Wildflower Trail;

THENCE along the southeast right-of-way easement return of Trillium Trail and Wildflower Trail 30.51 feet along a curve to the right, whose radius is 25.00 feet and whose long chord bears N 45°48'30" E, 28.65 feet through a central angle of 69°54'56" to a point of tangent being common with a point on the south right-of-way easement line of Trillium Trail;

THENCE continuing along said right-of-way easement line N 80°45'58" E, 80.93 feet to a point being common with the northwest corner of LOT 1, BLOCK C, THE TRILLIUM AT HIGH DESERT, UNIT ONE;

THENCE continuing S 00°00'00" E, 53.75 feet to a point;

THENCE continuing S 44°39'56" W, 11.38 feet to a point

LEGAL DESCRIPTION CONTINUED ON SHEET 4

DISCLOSURE STATEMENT

THE INTENT OF THIS PLAT IS TO SUBDIVIDE TRACT 3B-1-A INTO 43 RESIDENTIAL LOTS, TO GRANT EASEMENTS FOR PRIVATE ROADWAYS, OPEN SPACE, PEDESTRIAN ACCESS, STORM DRAINAGE AND LANDSCAPE, AND TO GRANT PUBLIC UTILITY EASEMENTS AS SHOWN

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 22, 1997, 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

Ruth J. Lopez
NOTARY PUBLIC

In approving this plat, PNM Electric Services and Gas Services (PNM) do not conduct a Title Search of the property shown hereon. Consequently, PNM does not warrant that there are no easements or other rights which may have been granted by prior plat, replat, or other document which are not shown on this plat.

APPROVALS

S-

DRB NO. 97-087

PUBLIC SERVICE CO. OF NM - ELECTRIC SERVICES DIV.

DATE 6-6-97

PUBLIC SERVICE CO. OF NM - GAS SERVICES DIV.

DATE 6-6-97

US WEST COMMUNICATIONS

DATE 6-4-97

JONES INTERCABLE

DATE 6-4-97

CITY SURVEYOR, ENGR. DIV., P.W.D.

DATE 05-27-97

TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D.

DATE 6-02-97

PARKS DESIGN & DEVELOPMENT / CIP

DATE 6-2-97

UTILITY DEVELOPMENT DIV., P.W.D.

DATE

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

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, No. 7719

DATE 05-23-97

SHEET 1 OF 4

PLAT FOR THE TRILLIUM AT HIGH DESERT UNIT THREE

BEING A REPLAT OF TRACT 3B-1-A THE TRILLIUM AT HIGH DESERT, UNIT TWO 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

MAY 1997

PROPERTY CORNERS
ALL CORNERS SHALL BE SET WITH 5/8" REBAR W/CAP OR PK NAIL AND TAG MARKED "LS 7719"

ACS MONUMENT
"1-D24"
Y=1,513,365.05
X=431,318.50
Δα=0°07'56"
G-G=0.9996059
CENTRAL ZONE
(NAD 1927)

PRIVATE DRAINAGE AND LANDSCAPE EASEMENTS ARE GRANTED BY THIS PLAT TO THE HIGH DESERT RESIDENTIAL HOME OWNERS ASSOCIATION, INC. AND THEY ARE RESPONSIBLE FOR THE MAINTENANCE OF THE SHOWN PARCELS.

EASEMENT CURVE AND LINE TABLES

LINE	DIRECTION	DISTANCE
EC9	S 00°00'00" E	53.75
EC10	S 44°39'56" W	11.38
EC11	S 00°00'00" E	43.36
EC12	S 44°39'56" W	11.38
EC13	S 00°00'00" E	43.36
EC14	S 44°39'56" W	11.38
EC15	S 00°00'00" E	43.36
EC16	S 44°39'56" W	11.38
EC17	S 00°00'00" E	43.36
EC18	S 44°39'56" W	11.38
EC19	S 00°00'00" E	43.36
EC20	S 44°39'56" W	11.38
EC21	S 00°00'00" E	43.36
EC22	S 44°39'56" W	11.38

LINE DIRECTION DISTANCE
E66 N 21°31'50" W 9.88

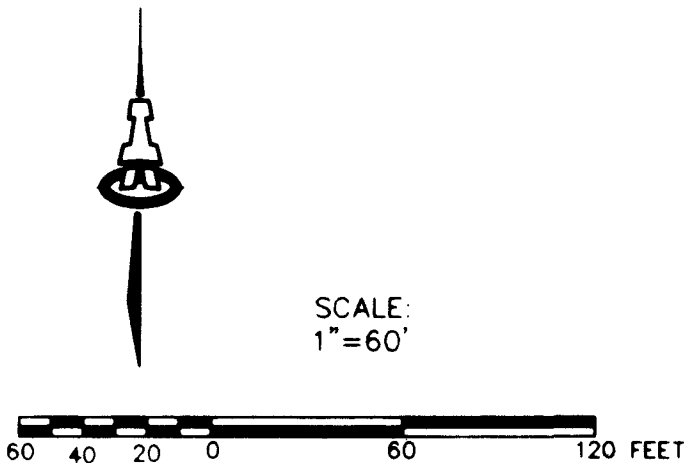
SHEET 2 OF 4

PLAT
FOR
THE TRILLIUM AT HIGH DESERT
UNIT THREE

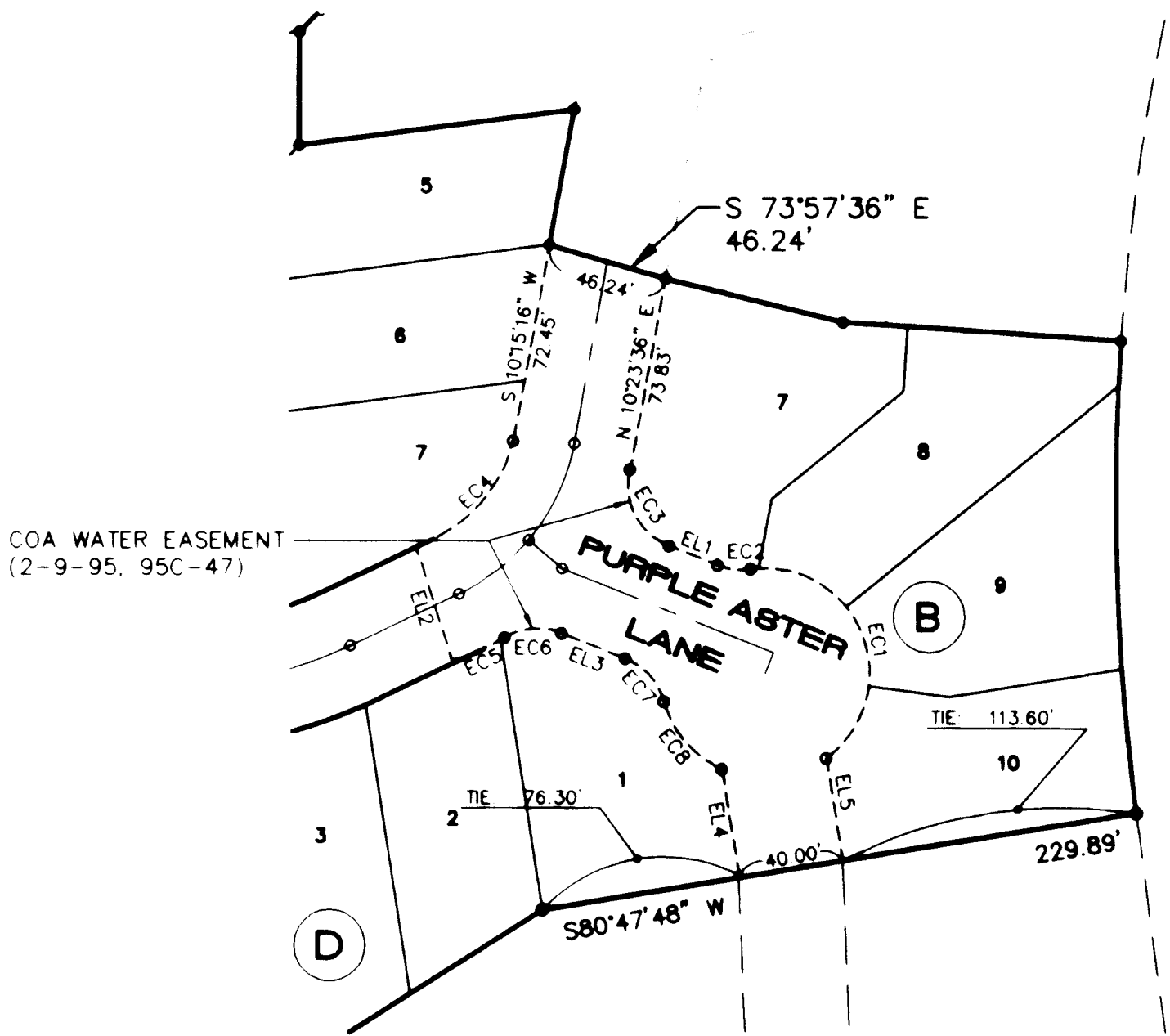
BEING A REPLAT OF TRACT 38-1-A
THE TRILLIUM AT HIGH DESERT, UNIT TWO
WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 28
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY 1997



EASEMENT DETAIL



EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
EL1	N 68°24'44" W	20.03'
EL2	S 17°57'21" E	46.00'
EL3	S 68°24'44" E	26.23'
EL4	S 09°12'11" E	41.68'
EL5	N 09°12'11" W	39.36'

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
EC1	40.00'	106.07'	160.07'	77.61'	N 21°54'43" W	151°56'19"
EC2	25.00'	12.86'	6.57'	12.72'	S 83°08'48" E	29°28'08"
EC3	25.00'	35.80'	21.75'	32.82'	S 27°22'58" E	82°03'51"
EC4	56.00'	60.39'	33.51'	57.51'	N 41°08'58" E	61°47'23"
EC5	102.00'	21.91'	10.99'	21.86'	N 65°53'31" E	12°18'17"
EC6	25.00'	22.62'	12.15'	21.86'	S 85°39'49" W	51°50'54"
EC7	25.00'	22.98'	12.38'	22.18'	N 42°04'25" W	52°40'39"
EC8	40.00'	34.97'	18.69'	33.87'	S 40°46'59" E	50°05'49"

SHEET 3 OF 4

PLAT
FOR
THE TRILLIUM AT HIGH DESERT
UNIT THREE

BEING A REPLAT OF TRACT 38-1-A
THE TRILLIUM AT HIGH DESERT, UNIT TWO
WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 28
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY 1997

LEGAL DESCRIPTION—Continued from Sheet 1

THENCE continuing S 00°00'00" E, 43.36 feet to a point;

THENCE continuing S 44°39'55" W, 11.38 feet to a point;

THENCE continuing S 00°00'00" E, 43.36 feet to a point;

THENCE continuing S 44°39'55" W, 11.38 feet to a point;

THENCE continuing S 00°00'00" E, 43.36 feet to a point being common with the southwest corner of LOT 4, BLOCK C, THE TRILLIUM AT HIGH DESERT, UNIT ONE;

THENCE along the south line of said Lot 4 N 82°37'28" E, 106.01 feet to a point being common with the southeast corner of said Lot 4 and further being on the west right-of-way easement line of Purple Aster Lane;

THENCE along said west right-of-way easement line of Purple Aster Lane S 10°15'16" W, 52.46 feet to a point;

THENCE leaving said right-of-way easement line S 73°57'36" E, 46.24 feet to a point on the east right-of-way easement line of Purple Aster Lane and common to the southwest corner of LOT 6, BLOCK B, THE TRILLIUM AT HIGH DESERT, UNIT ONE;

THENCE along the south line of said Lot 6 S 76°18'14" E, 70.05 feet to a point;

THENCE continuing S 86°18'28" E, 106.48 feet to a point of non-tangent curvature being common with the northeast corner of TRACT 38-1-A, THE TRILLIUM AT HIGH DESERT, UNIT TWO, and further being on the west right-of-way line of Cortaderia Street NE;

THENCE along said westerly right-of-way line of Cortaderia Street NE, 180.29 feet along a curve to the left whose radius is 916.43 feet, and whose long chord bears S 01°56'29" E, 180.00 feet through a central angle of 11°16'18" to the southeast corner, said point being common with the southeast corner of said Tract 38-1-A;

THENCE along the south line of said Tract 38-1-A S 80°47'48" W, 229.89 feet to a point;

THENCE continuing along said south 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 the southwest corner, said point being common with the southwest corner of said Tract 38-1-A and further being on the east right-of-way line of Tramway Boulevard NE;

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

THENCE continuing N 13°40'07" E, 239.10 feet to THE POINT OF BEGINNING and containing 10.0672 acres more or less

LOT AREA TABLE

BLOCK (A)		BLOCK (D)	
LOT	AREA	LOT	AREA
63	8642	1	6572
64	10604	2	5890
65	10192	3	5875
66	10346	4	8403
67	11753	5	8923
68	12107		
69	9445	BLOCK (E)	
70	11141	LOT	AREA
71	11570	4	7466
72	10682	5	7445
BLOCK (B)		6	7148
LOT	AREA	7	7615
7	7359	8	7254
8	7059	9	7140
9	7274	10	7122
10	6310	11	7187
BLOCK (C)		BLOCK (F)	
LOT	AREA	LOT	AREA
5	5440	1	7216
6	5372	2	6697
7	6551	3	7661
8	7223	4	8042
9	5527	5	7215
10	5568	6	7636
11	5478		
12	5382		
13	5286		
14	5992		

PUBLIC UTILITY EASEMENTS

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

- THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- 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.
- 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.
- THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREIN. 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.

EASEMENT NOTES (PRIVATE)

- THE PRIVATE OPEN SPACE, PEDESTRIAN ACCESS, DRAINAGE AND LANDSCAPE EASEMENTS ARE GRANTED TO THE HIGH DESERT RESIDENTIAL HOME OWNERS ASSOCIATION, INC. AND THEY ARE RESPONSIBLE FOR THE MAINTENANCE OF THE SHOWN PARCELS.
- SHOWN ROADS ARE PRIVATE FOR VEHICULAR AND PEDESTRIAN ACCESS AND FOR THE CONVEYANCE OF SURFACE AND SUBSURFACE STORM WATERS AND ARE GRANTED TO THE HIGH DESERT RESIDENTIAL HOME OWNERS ASSOCIATION, INC. AND THEY ARE RESPONSIBLE FOR THE MAINTENANCE OF THE SHOWN ROADWAYS.

SHOWN ROADWAYS ARE ALSO THE LIMITS OF PUBLIC WATER AND SANITARY SEWER EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

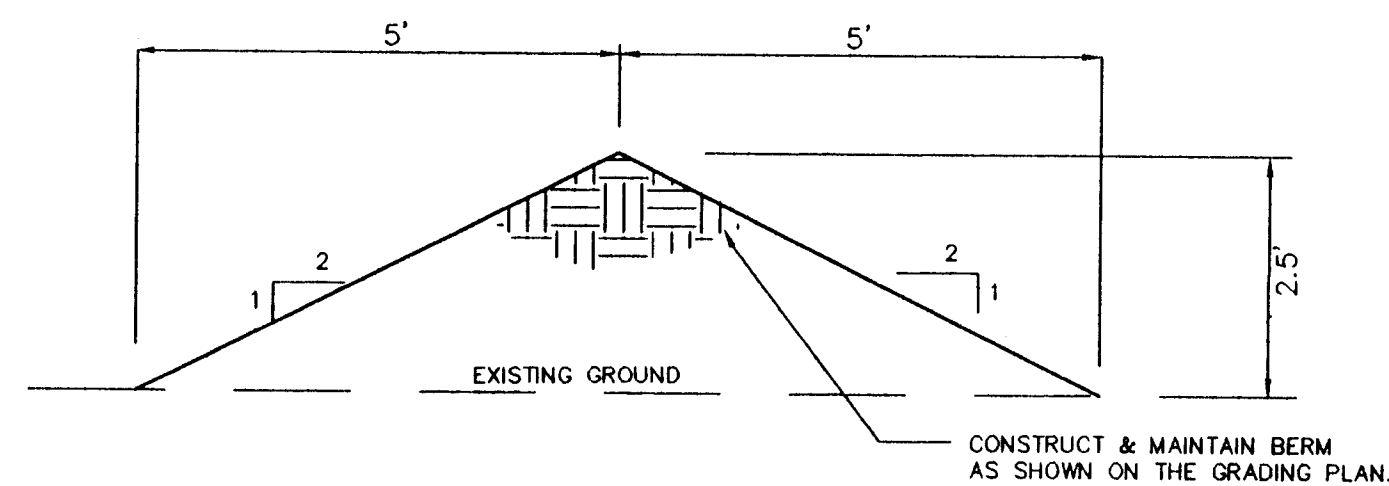
SHEET 4 OF 4

GRADING NOTES:

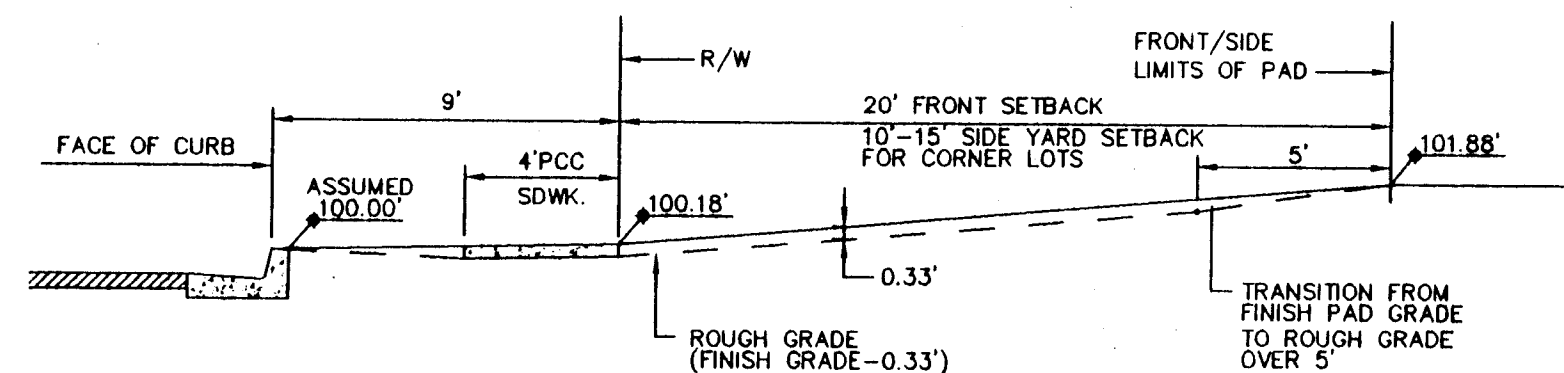
- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
- ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
- EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
- CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3± FEET.
- SCARIFY AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH. MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE (±2%) CONTENT.
- UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
- MAXIMUM SLOPES SHALL BE 3:1; MINIMUM SLOPES SHALL BE 1%.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- 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.
- OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHALL COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.
- OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS.
- ISAACSON & ARFMAN, P.A. (THE ENGINEER) HAS PREPARED THIS GRADING PLAN TO ESTABLISH FINAL SURFACE GRADES FOR BOTH THE PROPOSED INDIVIDUAL RESIDENTIAL LOTS AND THE PUBLIC RIGHTS-OF-WAY.
- THE EARTHWORK CONTRACTOR (CONTRACTOR) IS REQUIRED TO REVIEW THE FOLLOWING: GEOTECHNICAL 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.

EROSION CONTROL

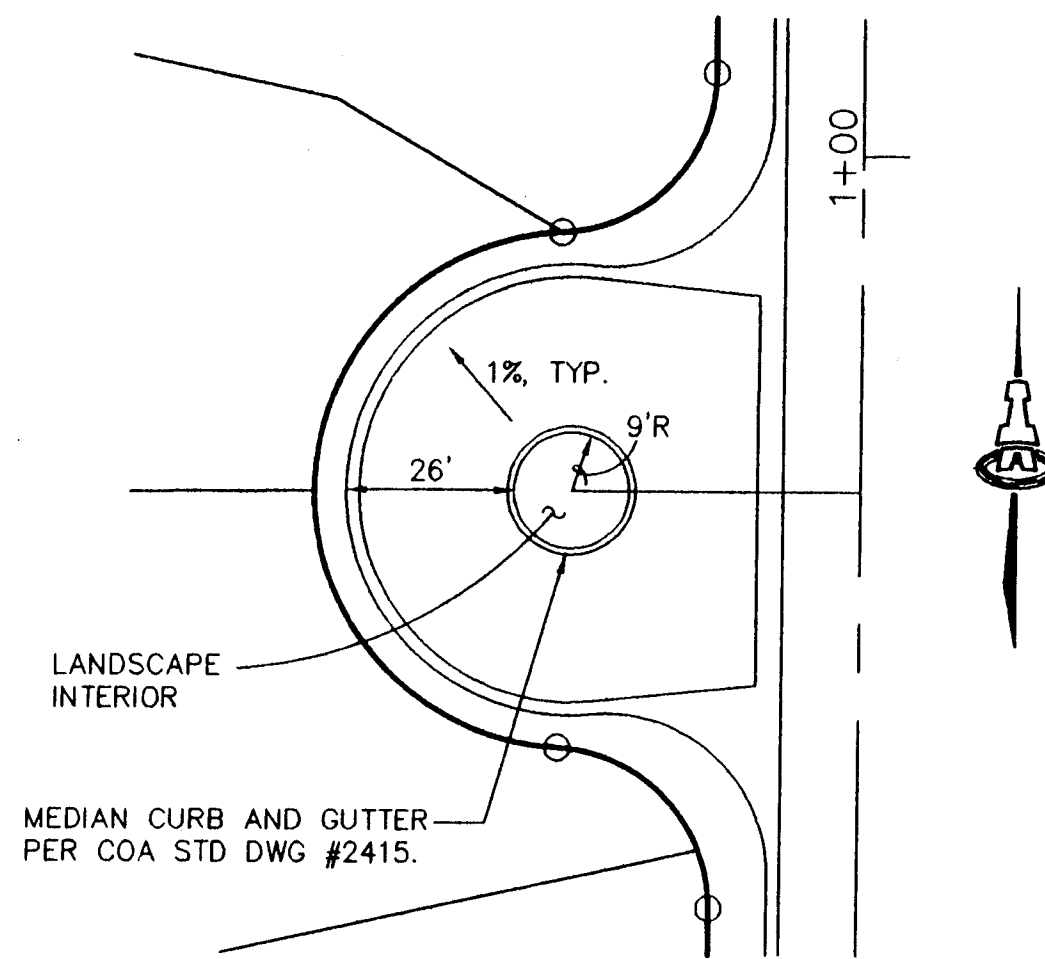
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO THE PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING EROSION CONTROL BERMS (AS DETAILED AT RIGHT) AS SHOWN ON THE PLAN AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL SECURE "TOPSOIL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



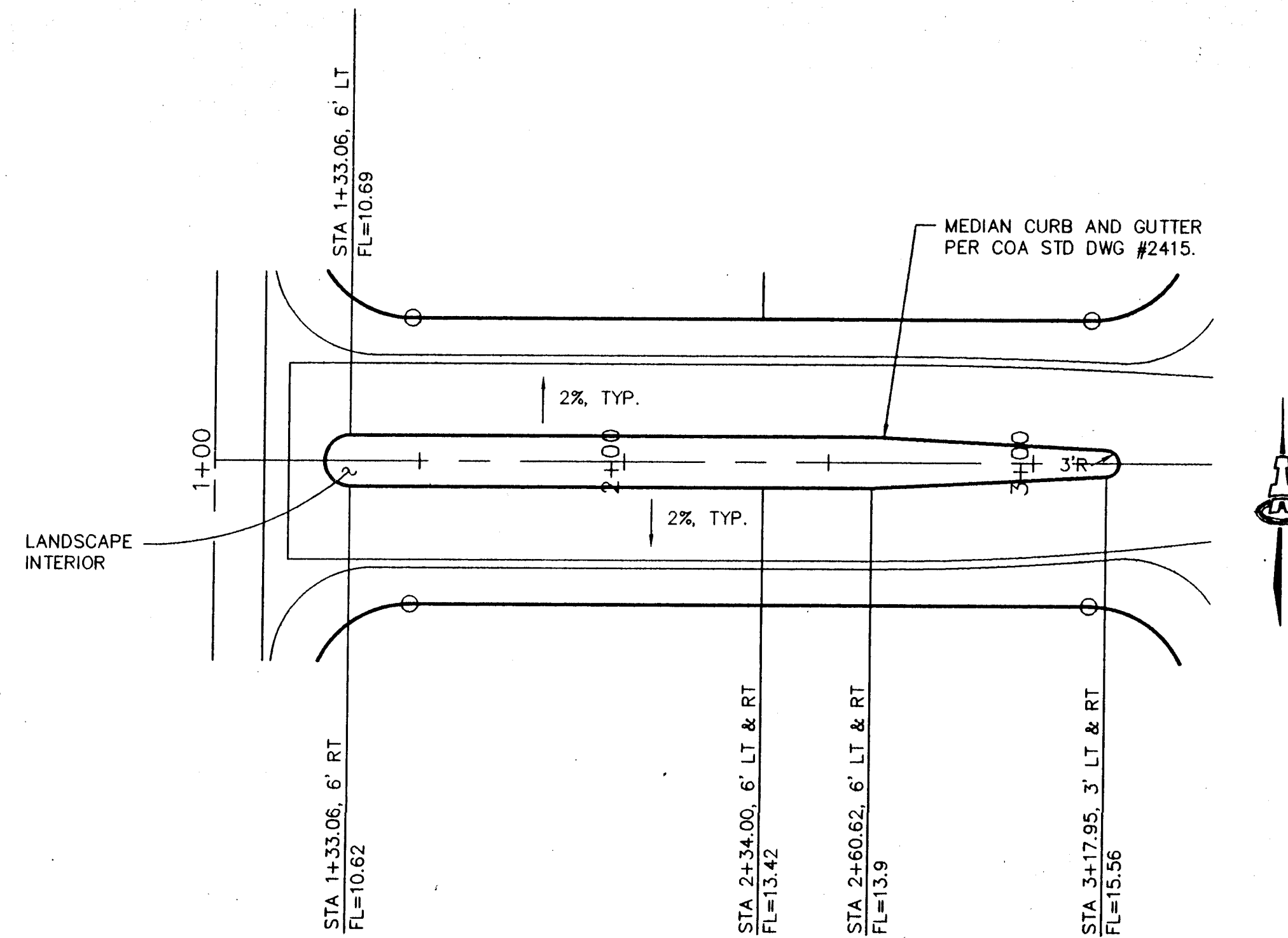
EROSION CONTROL BERM
SCALE: 1"=2'



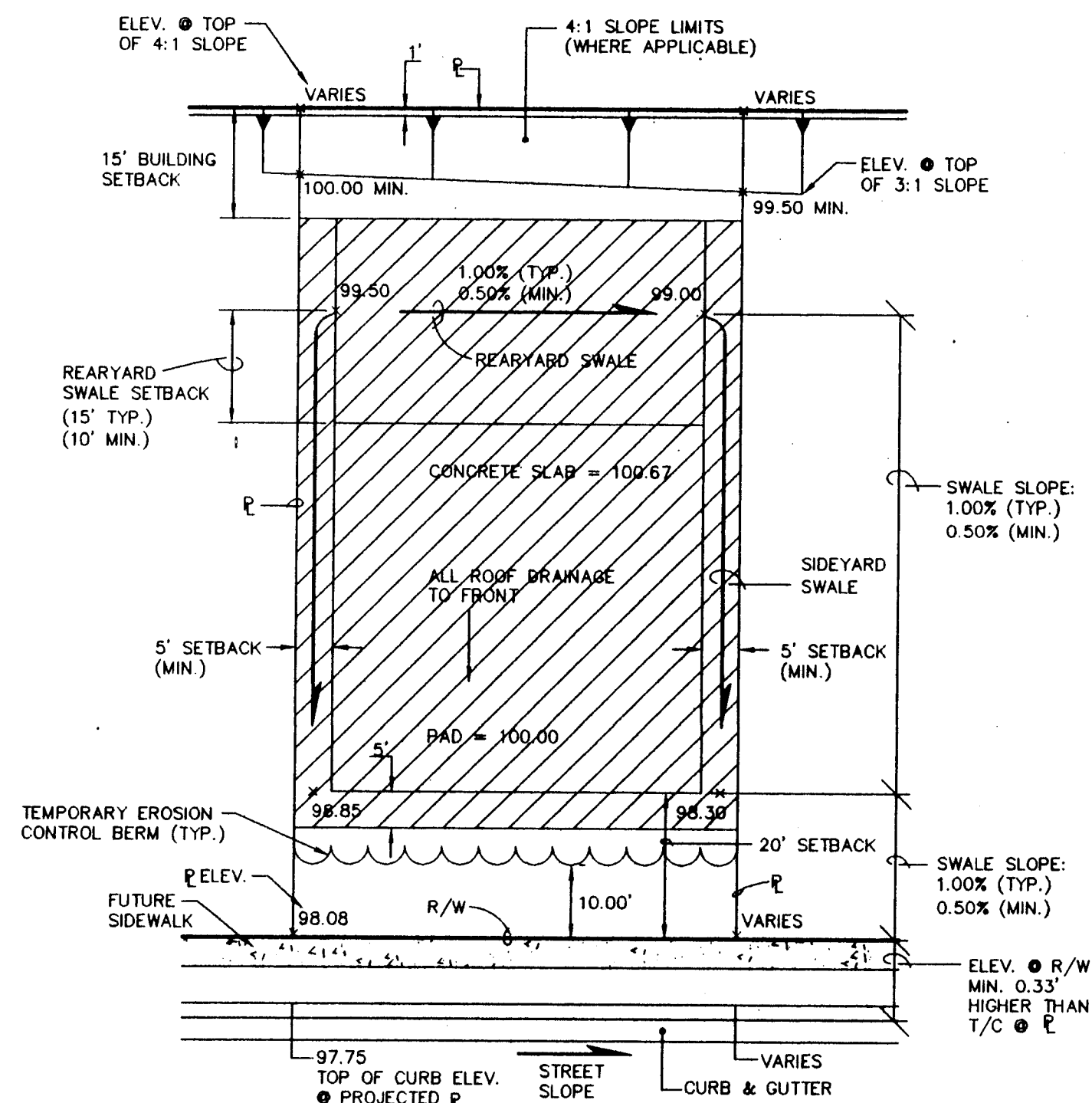
FRONT/SIDE YARD GRADING
1"=5'-0"



ROUND MEDIAN (TYPICAL)
SCALE: 1"=30'



PRAIRIE CLOVER WAY MEDIAN DETAIL
SCALE: 1"=30'



TYPICAL LOT GRADING SHOWING COMPACTION ZONE
1"=20'

LEGAL DESCRIPTION: A portion of Tract 3B-1-A, The Trillium at High Desert, Unit One.

ENGINEER: Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM 87108
(505) 268-8828

SURVEYOR: Aldrich Land Surveying, Inc.
Attn: Tim Aldrich
(505) 884-1990

BENCHMARK: NGS/ACS brass tablet "Tumble" NW of Academy Road NE.

T.B.M.: Top of curb at the west curb return point at the southwest quadrant of Trillium Trail and Wildflower Trail.

FLOOD HAZARD STATEMENT: No part of this development is affected by a flood hazard area as defined by FEMA and shown on their Panel No. 35001C0161D.

DRAINAGE MASTERPLAN: An approved drainage study entitled "Grading Plan for The Trillium at High Desert" (E23/D3D) on file at City Hydrology. This plan covers the subject lots and allows for all storm waters to discharge the lots and onto the private roads where they are then accepted by the existing storm drain system. (Private)

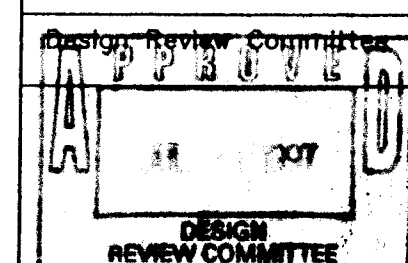
The remaining portion of Tract 3B-1-A is designated as a temporary blanket drainage easement by the original subdivision platting. All developed storm water volumes generated by the unimproved tract are accepted into the private storm drain system at a downstream manhole within a desiltation basin.

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

82536DTL.DWGems 06/25/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **TRILLIUM AT HIGH DESERT, UNIT 3**
GRADING & MEDIAN DETAILS



City Engineer Approval

Last Design Update

No./Day/Yr.

No./Day/Yr.

City Project No.

5251.92

Zone Map No.

E-23

Sheet

5

Of

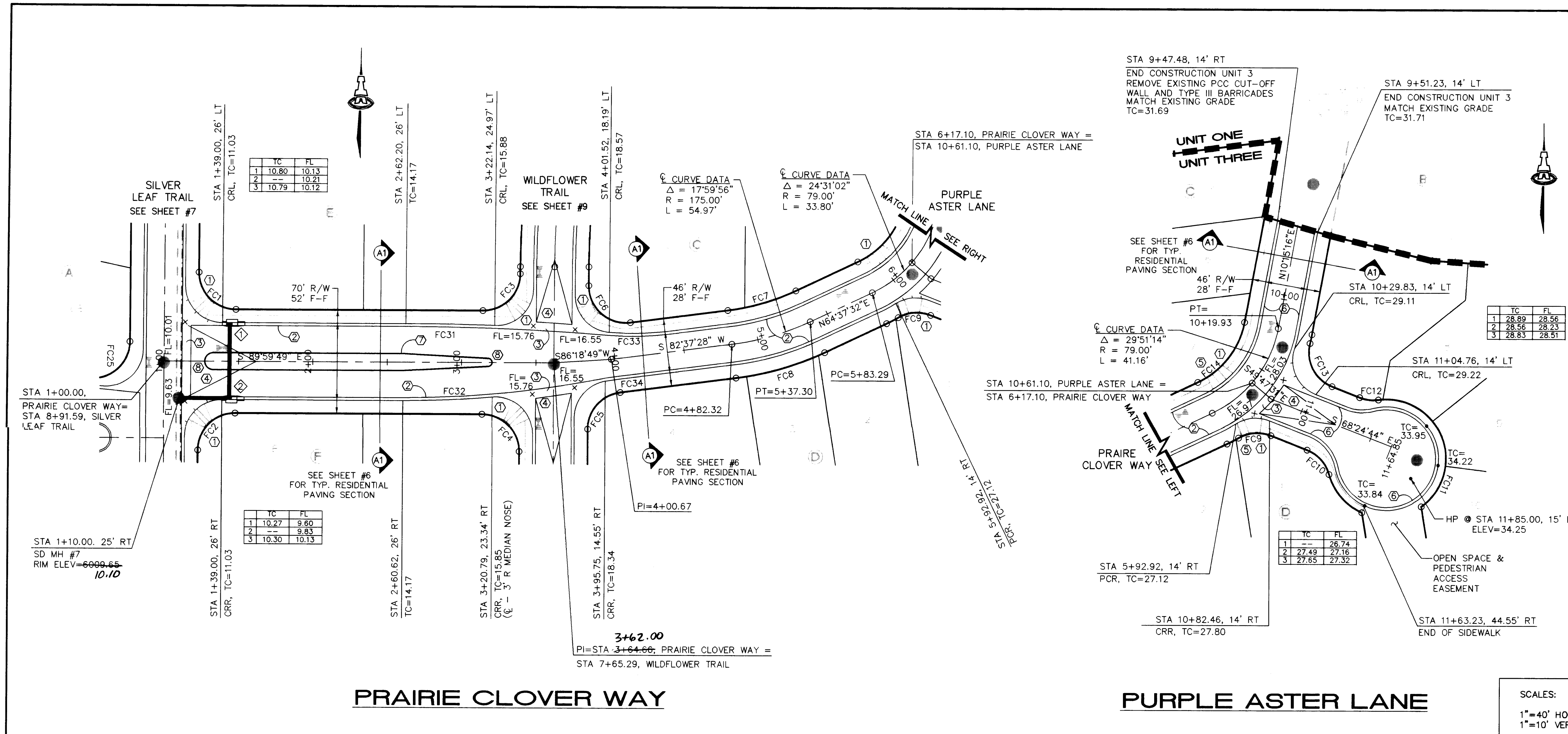
13

SCANNED BY
ALISON



- | | | | |
|------------------|--------------|-------|----|
| City Project No. | Zone Map No. | Sheet | Of |
| 525192 | E-23 | 7 | 13 |

[illegible]



- KEYED CONSTRUCTION NOTES**
- CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #6.
 - STANDARD CURB & GUTTER PER COA STD DWG #2415.
 - CONSTRUCT PCC VALLEY GUTTER 6" WIDE, 3/4" INVERT PER COA STD DWG #2420.
 - CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
 - TRANSITION FROM STANDARD TO MOUNTABLE CURB PER COA STD DWG #2418.
 - MOUNTABLE CURB AND GUTTER PER COA STD DWG #2415.
 - CONSTRUCT MEDIAN PER DETAIL ON SHEET #5.
 - PAINT MEDIAN NOSE YELLOW PER MUTCD.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC1	25.00'	39.27'	90°00'00"
FC2	25.00'	39.27'	90°00'00"
FC3	25.00'	40.13'	91°57'47"
FC4	25.00'	41.48'	95°03'44"
FC5	25.00'	34.90'	79°59'35"
FC6	25.00'	37.36'	85°37'43"
FC7	161.00'	50.58'	17°59'56"
FC8	189.00'	59.37'	17°59'56"
FC9	25.00'	23.54'	53°56'34"
FC10	29.00'	29.09'	57°28'34"
FC11	35.00'	167.23'	273°45'34"
FC12	29.00'	18.36'	36°17'00"
FC13	25.00'	37.46'	85°50'48"
FC14	65.00'	61.68'	54°22'15"
FC31	1750.00'	59.96'	01°57'47"
FC32	682.00'	60.26'	05°03'44"
FC33	200.00'	41.02'	11°45'00"
FC34	198.00'	9.08'	02°37'42"

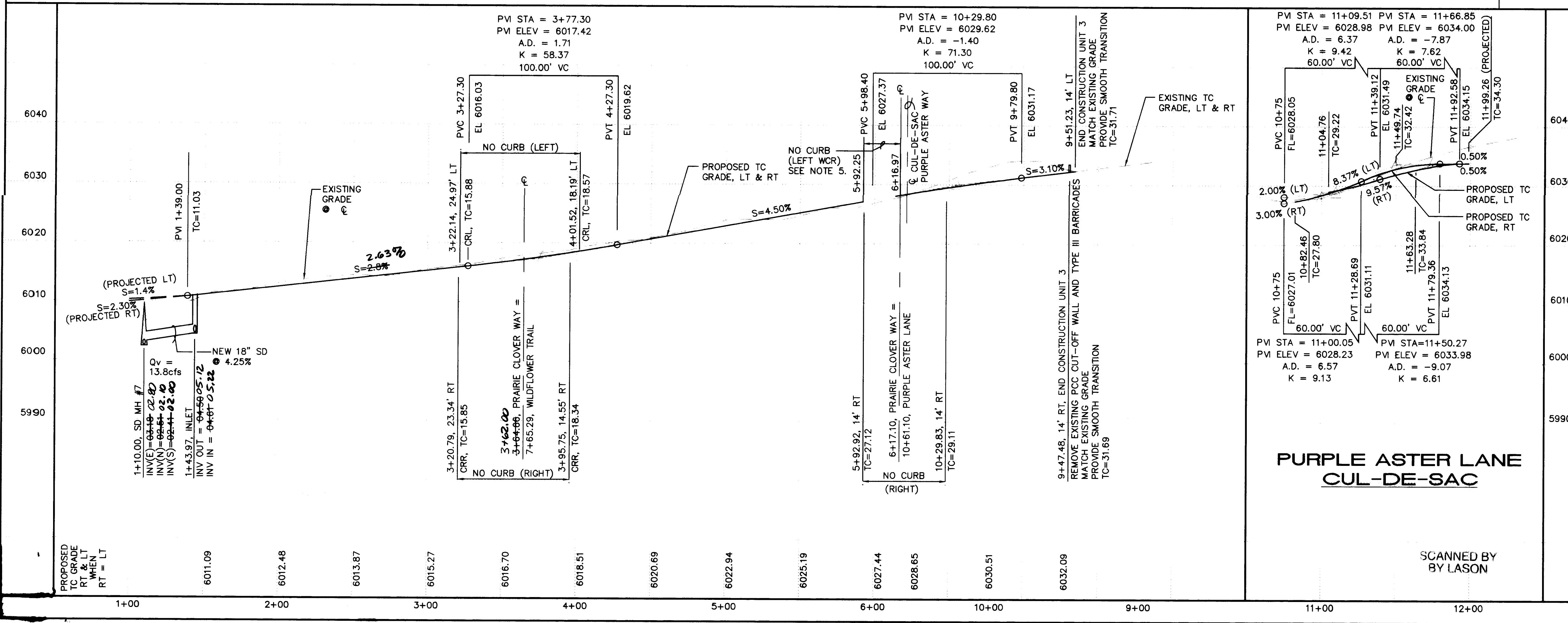
STORM DRAIN INLET INFORMATION

INLET NO.	INLET TYPE	STATION* & OFFSET	TOP GR. EL.	INV. OUT
1	A, SG, DBL THROAT	1+43.97, 26.00' LT	10.57	04.99
2	A, SG, DBL THROAT	1+43.97, 26.00' RT	10.57	05.12

*STATIONING IS TO MIDPOINT OF GRATE • FACE OF CURB

CONNECTOR PIPE INFORMATION

FROM INLET NO.	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	18	48'	0.8%
2	18	31'	4.25%



ENGINEER'S SEAL

REVISIONS

NO.	DATE	REMARKS
1	05/97	DESIGN
2	05/97	REVISIONS

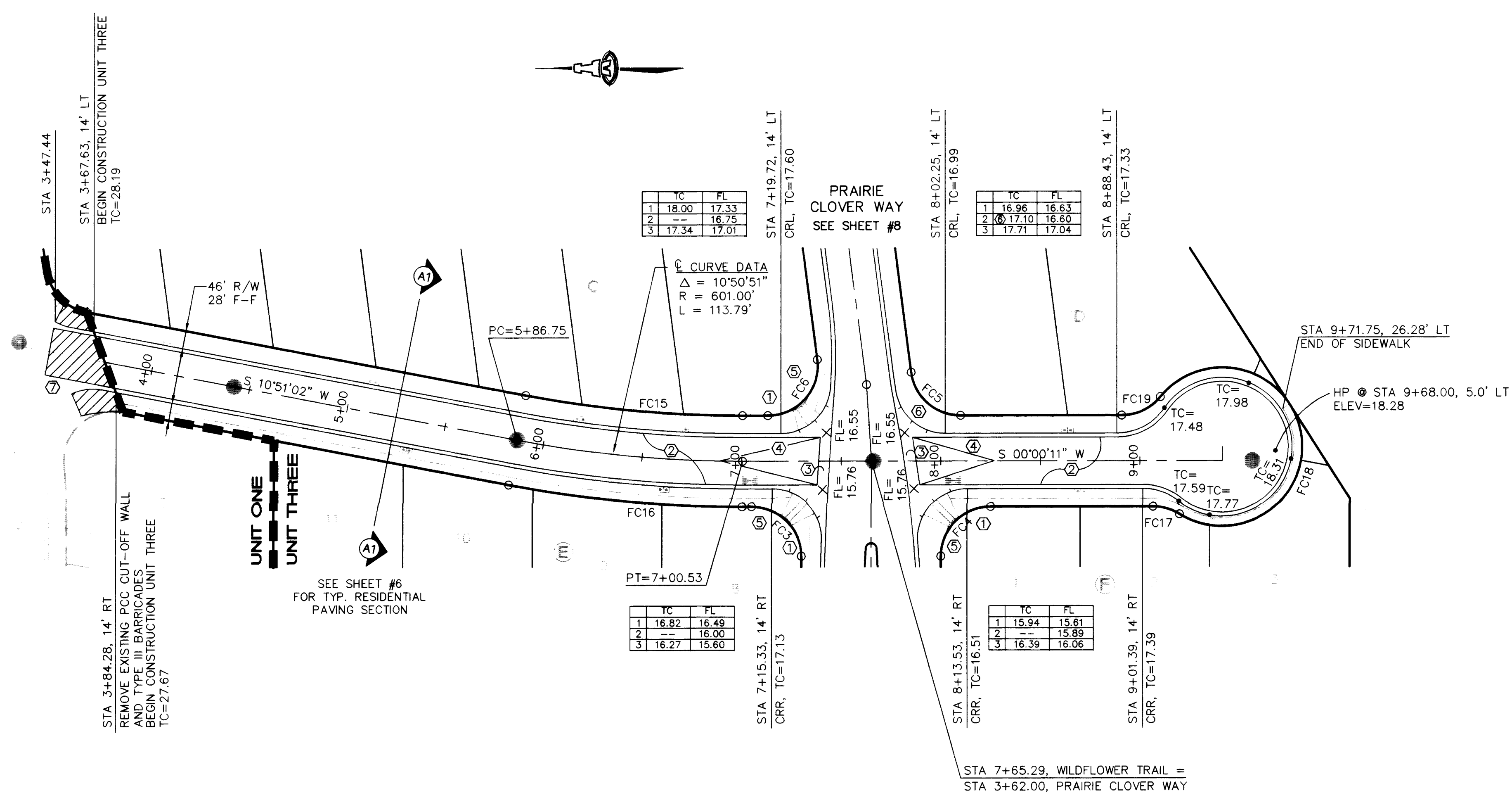
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87102

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP

TITLE: PRAIRIE CLOVER WAY & PURPLE ASTER LN. PAVING PLAN & PROFILE

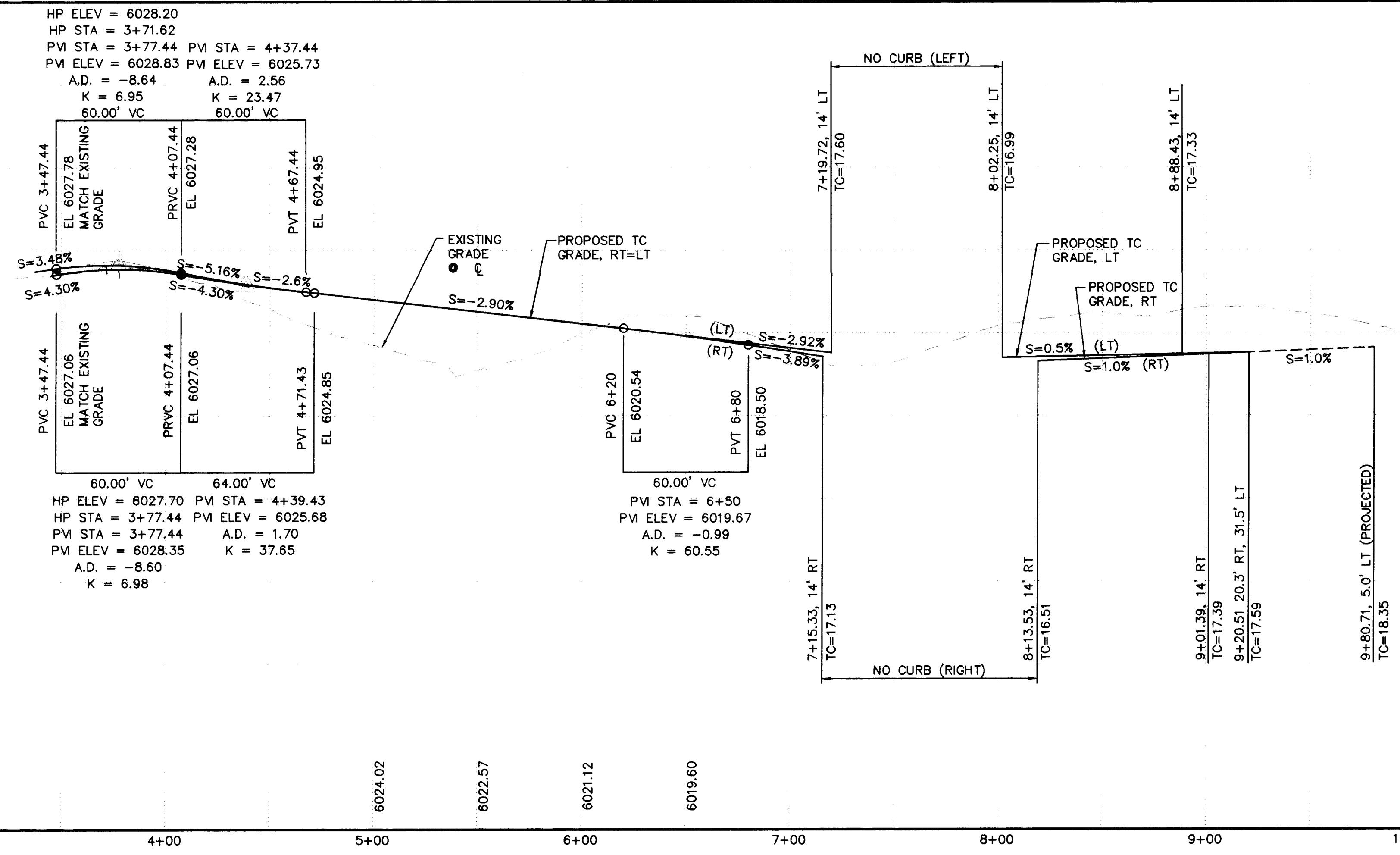
Design Review Committee

City Engineer Approval	City Project No.	Zone Map No.	Sheet	Of
	5251.92	E-23	8	13



WILDFLOWER TRAIL

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



KEYED CONSTRUCTION NOTES

- CONSTRUCT HANDICAP RAMP PER COA STD DWG #2441.
- MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
- CONSTRUCT PCC VALLEY GUTTER 6" WIDE, 3/4" INVERT PER COA STD DWG #2420.
- CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
- TRANSITION FROM MOUNTABLE TO STANDARD CURB PER COA STD DWG #2418.
- TRANSITION FROM MOUNTABLE TO STANDARD CURB. SEE CURB TRANSITION TABLE BELOW.
- REMOVE 19 LF OF EXISTING CURB AND GUTTER, 76 SY OF RESIDENTIAL ASPHALT PAVEMENT AND 45 SY SIDEWALK. REPLACE CURB AND GUTTER, RESIDENTIAL ASPHALT PAVEMENT AND SIDEWALK TO MATCH PROFILE.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC3	25.00'	40.13'	91°57'47"
FC4	25.00'	41.48'	95°03'44"
FC5	25.00'	31.31'	71°45'07"
FC6	25.00'	37.36'	85°37'43"
FC15	587.00'	134.99'	13°10'33"
FC16	615.00'	129.66'	12°04'45"
FC17	29.00'	19.55'	38°37'29"
FC18	35.00'	167.62'	274°23'45"
FC19	29.00'	28.23'	55°46'16"

CURB TRANSITIONS

STA	OFFSET	TYPE	METHOD
8+02.07	14' L	MOUNTABLE TO STANDARD	10' TRANSITION CENTERED @ MIDDLE OF CURVE FC5

CONTRACTOR INFORMATION

CONTRACTOR: **CONRAD**

DATE: **98**

INSPECTOR'S: **ALB**

DATE: **6/18**

REVISIONS BY: **ALB**

DATE: **98**

REVISIONS BY: **ALB**

DATE: **98**

REVISIONS BY: **ALB**

DATE: **98**

REVISIONS BY: **ALB**

DATE: **98**

ENGINEER'S SEAL

FEED C. ARFMAN

STATE OF NEW MEXICO

REGISTERED PROFESSIONAL ENGINEER

NO. DATE

REMARKS

DESIGN

DESIGNED BY: MJC

DRAWN BY: EMS

CHECKED BY: FCA

DATE: 05/97

DATE: 05/97

DATE: 05/97

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

128 Monroe Street N.E.

Albuquerque New Mexico

8253PV2.DWGems 06/30/97

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

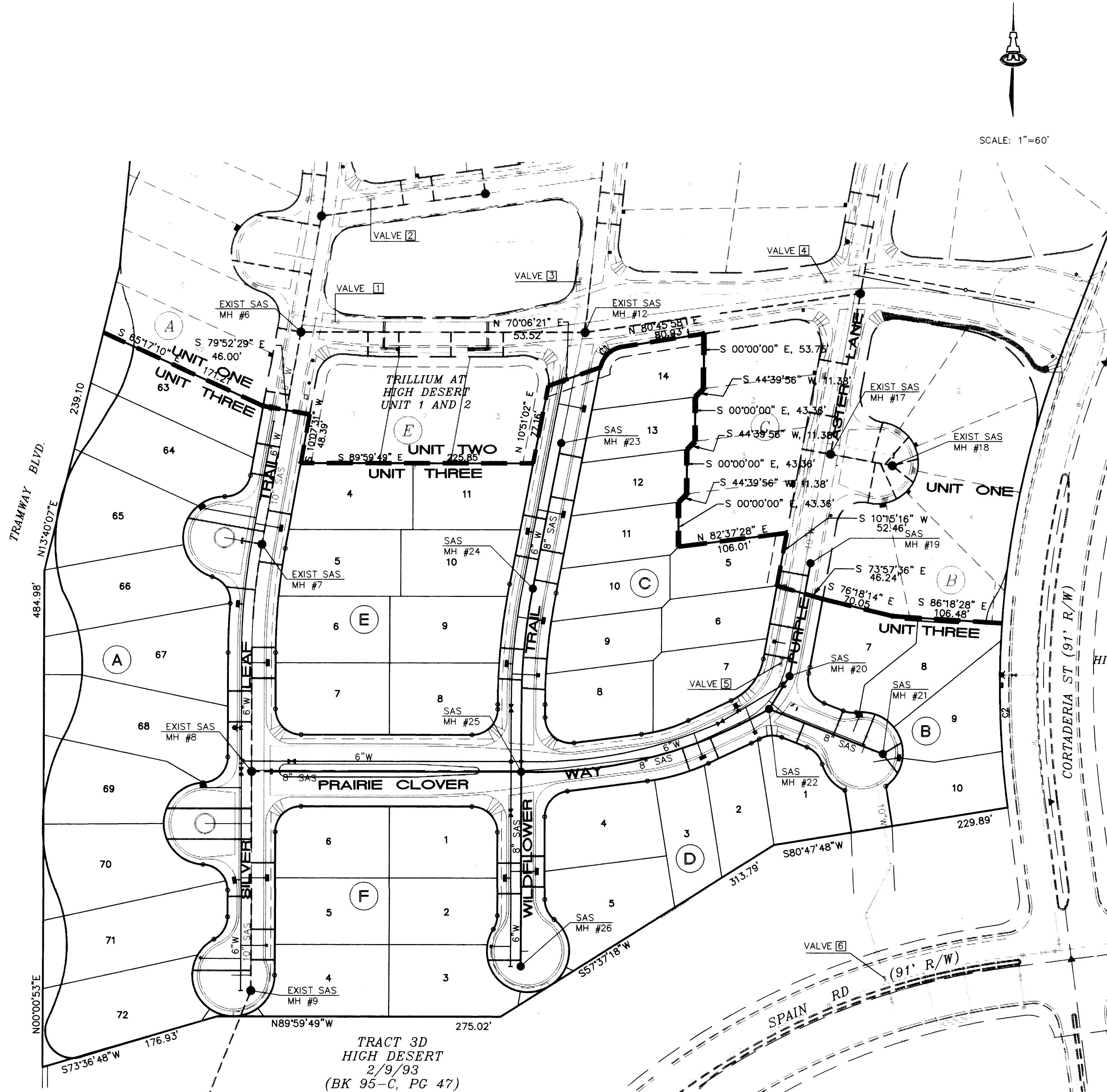
ENGINEERING GROUP

TITLE: TRILLIUM AT HIGH DESERT, UNIT 3 WILDFLOWER TRAIL PAVING PLAN & PROFILE

City Project No. **5251.92** Zone Map No. **E-23** Sheet **9** Of **13**

PROPOSED
NO GRADE
RT & LT
WHEN
RT = LT

SCANNED BY
BY LASON



SCALE: 1"=60'

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 PLAN

THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) 5 WORKING PRIOR DAYS PRIOR TO SHUT-OFF OR TURN-ON AT VALVES. ONLY CITY PERSONNEL ARE ALLOWED TO OPERATE VALVES.

SILVER LEAF TRAIL: SHUT-OFF VALVES 1 & 2 TO PROVIDE NON-PRESSURE CONNECTION.
WILDFLOWER TRAIL: SHUT-OFF VALVES 3 & 4 TO PROVIDE NON-PRESSURE CONNECTION.
PURPLE ASTER LANE: SHUT-OFF VALVES 5 & 6 TO PROVIDE NON-PRESSURE CONNECTION.

LANDSCAPE IRRIGATION

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

RESTRAINED JOINT LENGTHS, L _T , FOR TEES, (FT.) ALL JOINTS AT THE TEE MUST BE RESTRAINED.				
SIZE	MINIMUM RUN LENGTH		MINIMUM BRANCH LENGTH	
	RUN	BRANCH	RUN	BRANCH
12x12x12	15	17	18	3
12x12x10	10	18	13	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	13	3
8x8x6	5	17	7	5
8x8x4	2	15	3	7
6x6x6	6	20	10	2
6x6x4	2	20	4	7

RESTRAINED JOINT LENGTHS, L _T , FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)					
SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/4°	11 1/4°	
12	30	12	6	3	85
10	26	11	5	3	72
8	22	9	4	2	60
6	17	7	3	2	46
4	12	5	2	1	32

RESTRAINED JOINT LENGTHS, L _T , FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.					
SIZE	LARGE SIDE		SIZE	SMALL SIDE	
	SIZE	LENGTH		SIZE	LENGTH
12x10	25	30	10x8	44	73
12x8	45	68	10x4	58	141
12x6	62	121	8x6	25	33
12x4	74	213	8x4	43	83
10x8	24	30	6x4	24	35

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY: 3.0 FT. MINIMUM
FACTOR OF SAFETY: 1.25
MATERIAL: PVC PIPE
SOIL TYPE: GW/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
TEST PRESSURE: 150 PSI
TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., DUCTILE IRON PIPE, GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

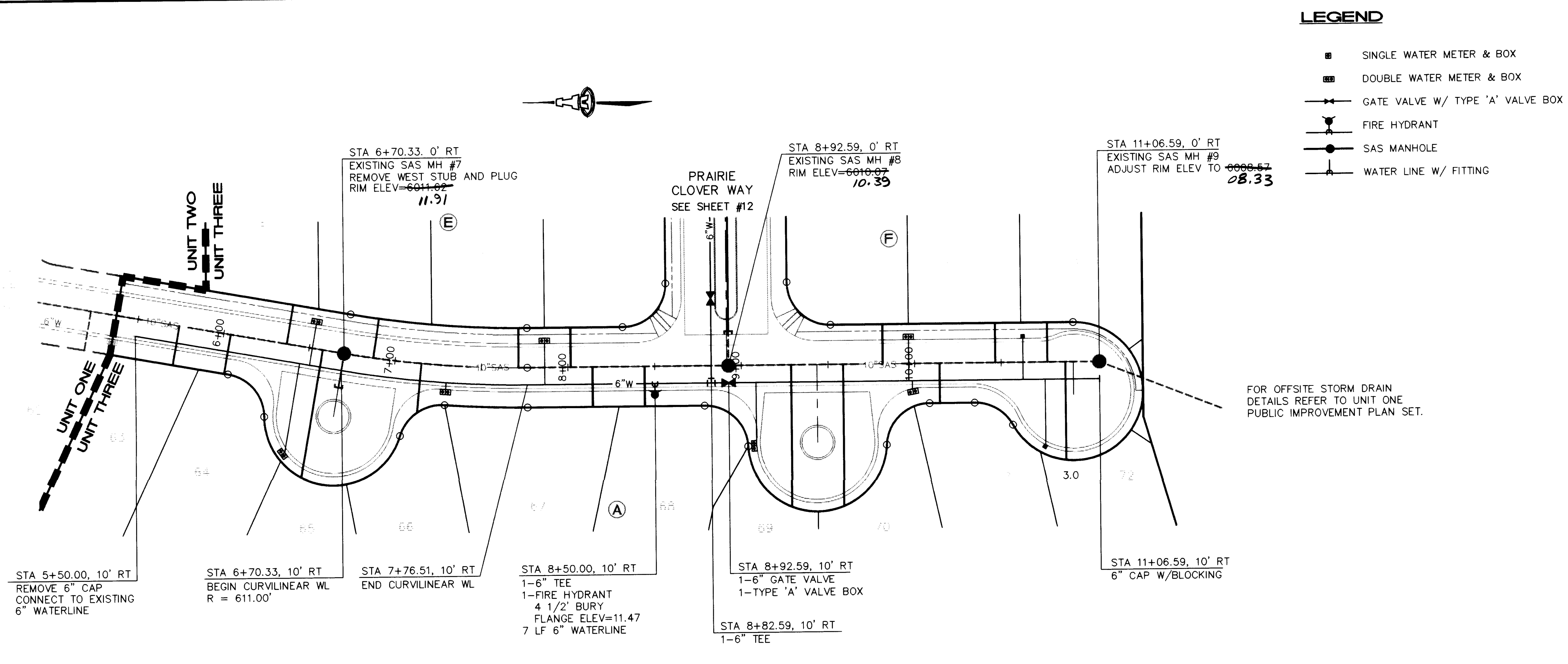
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

8253UMST.DWGems 06/25/97

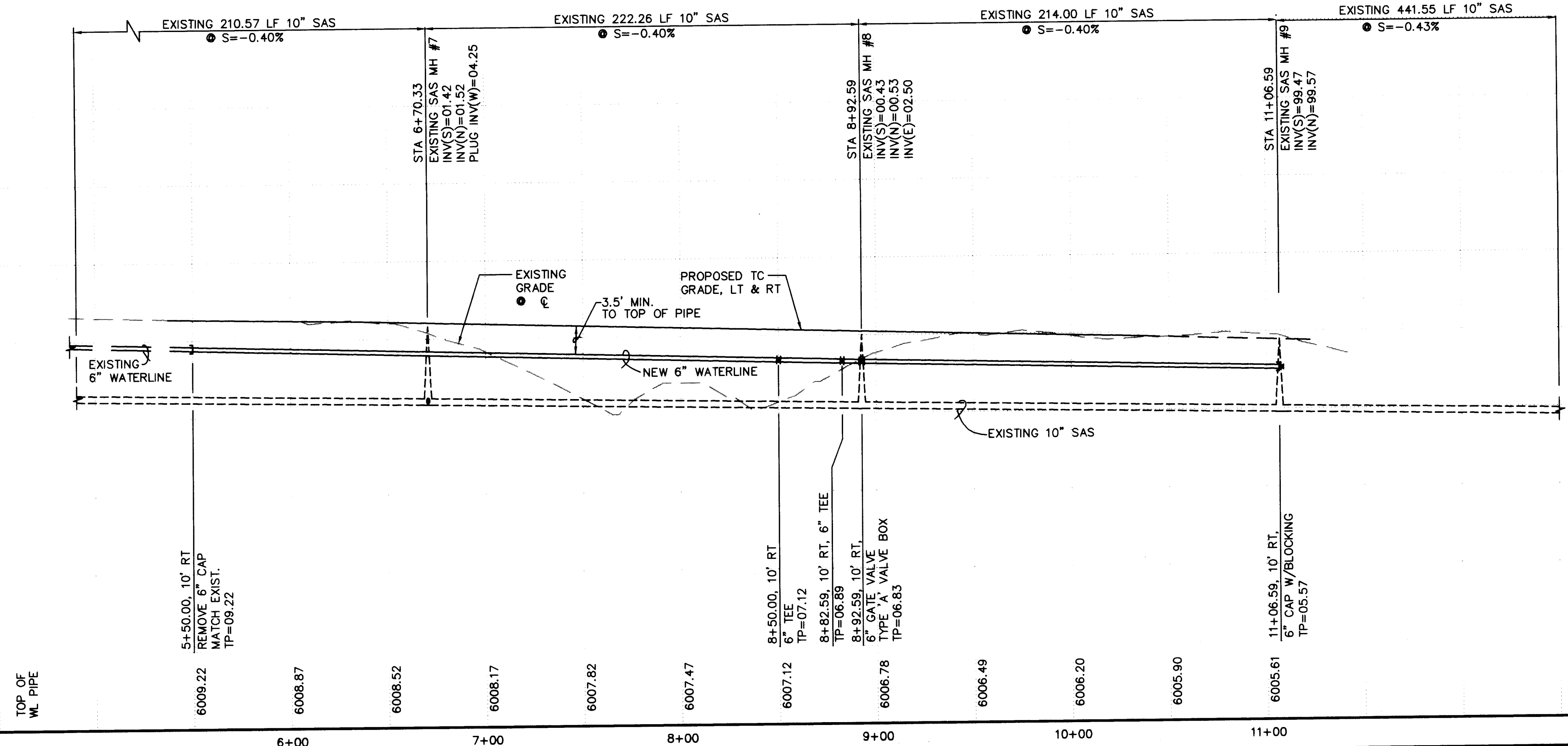
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: TRILLIUM AT HIGH DESERT, UNIT 3 UTILITY MASTER PLAN	
Design Review Committee	City Engineer Approval
City Project No. 5251.92	Zone Map No. E-23
Sheet 10	Of 13

SCANNED BY LASON

AS-BUILT INFORMATION	CONTRACTOR	CONVORE	DATE	9/98
WORK BY	ALC	DATE	9/98	
ACCEPTANCE BY	ALC	DATE	9/98	
REVISIONS	BY	DATE		
NO.	DATE			
DESIGNED BY	MJC	DATE	05/97	
DRAWN BY	EMS	DATE	05/97	
CHECKED BY	FCA	DATE	05/97	



SILVER LEAF TRAIL



SCANNED BY LASON

GENERAL NOTES

- CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
- CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
- SEE SHEET #10 FOR WATER SHUT-OFF PLAN.
- SEE SHEET #10 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
- REMOVE AND DISPOSE OF TYPE 'B' MANHOLE COLLAR AS NECESSARY. REPLACE WITH STANDARD COLLAR PER COA STD DWG #2101 OR #2102.

SAS SERVICE TABLE

LOT NO.	STA.	INV. @ R/W
BLOCK (A)		
63	5+73.95	6.6
64	6+03.95	6.3
65	6+57.87	6.6
66	7+15.27	5.8
67	8+14.12	4.9
68	8+44.12	4.7
69	9+28.76	4.7
70	9+58.76	4.6
71	10+14.47	3.5
72	10+87.00	3.0
BLOCK (E)		
4	6+36.70	6.1
5	6+87.36	5.8
6	7+71.39	5.2
7	8+01.59	5.0
BLOCK (F)		
4	10+76.59	3.0
5	10+46.59	3.2
6	9+81.59	3.7

WL SERVICE TABLE

LOT NO.	STA.	TYPE	LENGTH
BLOCK (A)			
64	6+44.52	DS	53'
65	7+30.19	DS	6'
66	9+03.57	DS	37'
67	9+98.59	DS	6'
68	10+72.00	SS	39'
BLOCK (E)			
4	6+51.70	DS	25'
5	7+86.59	DS	25'
6	7+86.59	DS	25'
BLOCK (F)			
4	10+61.59	SS	25'
5	9+96.59	DS	25'
6	9+96.59	DS	25'

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street, N.E.
Albuquerque, New Mexico
8253UTL3.DWGems 06/25/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
TRILLIUM AT HIGH DESERT, UNIT 3
SILVER LEAF TRAIL
UTILITY PLAN & PROFILE

City Project No. 5251.92 **Zone Map No.** E-23 **Sheet** 11 **Of** 13

AS-BUILT INFORMATION
CONTRACTOR: CONDORES
STATED BY: ALS, AL
INSPECTOR: J. L. AL
FIELD: J. L. AL
VERIFICATION BY: ALS, AL
CORRECTED BY: ALS, AL
MICRO-FILM INFORMATION
RECORDED BY: NO
DATE: NO

BENCH MARKS
NGS/ACS BRASS TABLE "TUMBLE" NW OF ACADEMY ROAD AND TRAMWAY BOULEVARD.
ELEVATION = 6009.155

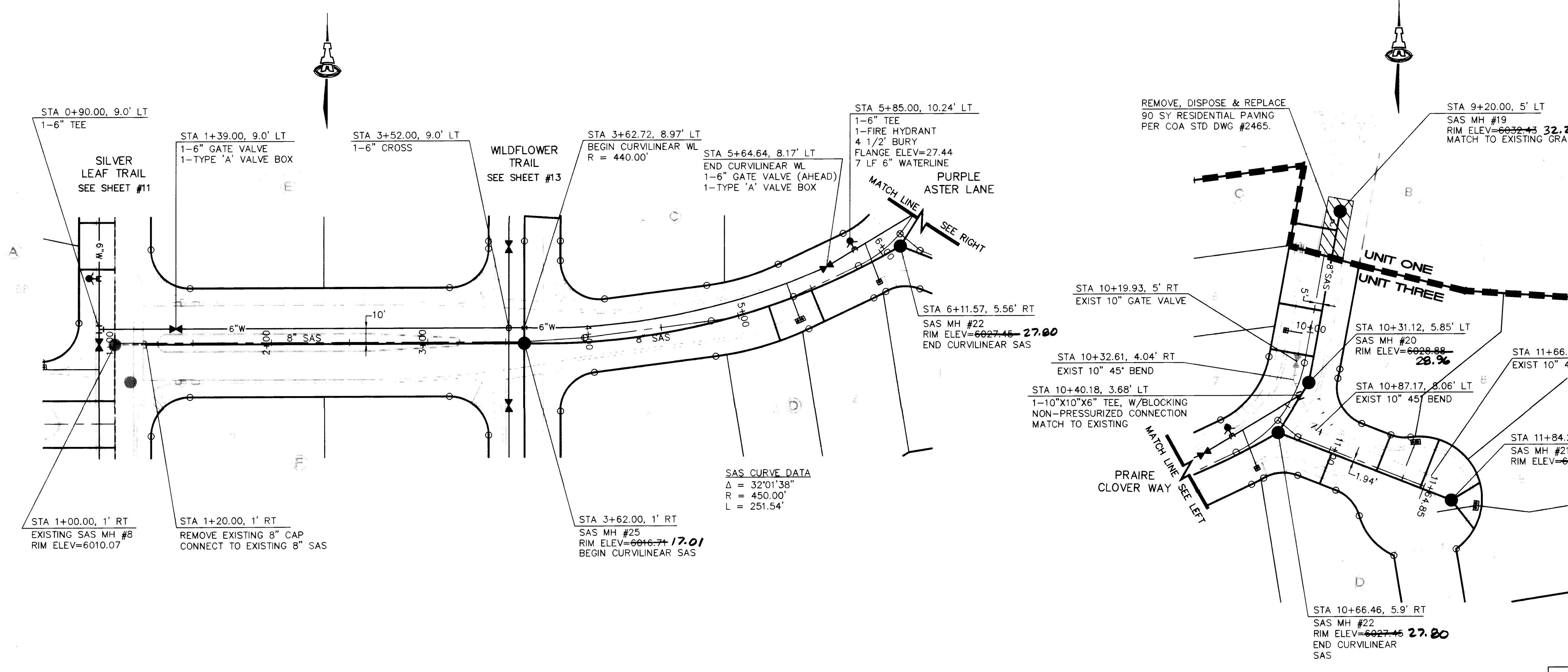
SURVEY INFORMATION
FIELD NOTES
1/96
ALS

ENGINEER'S SEAL
FRED C. ARFMAN
STATE OF NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
7392

REVISIONS

NO.	DATE	REMARKS
1	05/97	DESIGN

DESIGNED BY MJC **DATE** 05/97
DRAWN BY EWS
CHECKED BY FCA **DATE** 05/97



GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
3. SEE SHEET #10 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #10 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

SAS SERVICE TABLE

LOT NO.	STA.	INV. @ R/W
BLOCK (B)		
7	11+32.77	25.5
8	11+62.77	26.5
9	11+97.07	27.8
10	12+04.49	28.4
BLOCK (C)		
5	9+32.48	27.5
6	9+84.94	25.9
7	10+14.94	24.9
BLOCK (D)		
1	11+01.94	23.6
2	5+48.15	20.0
3	5+19.86	18.7

WL SERVICE TABLE

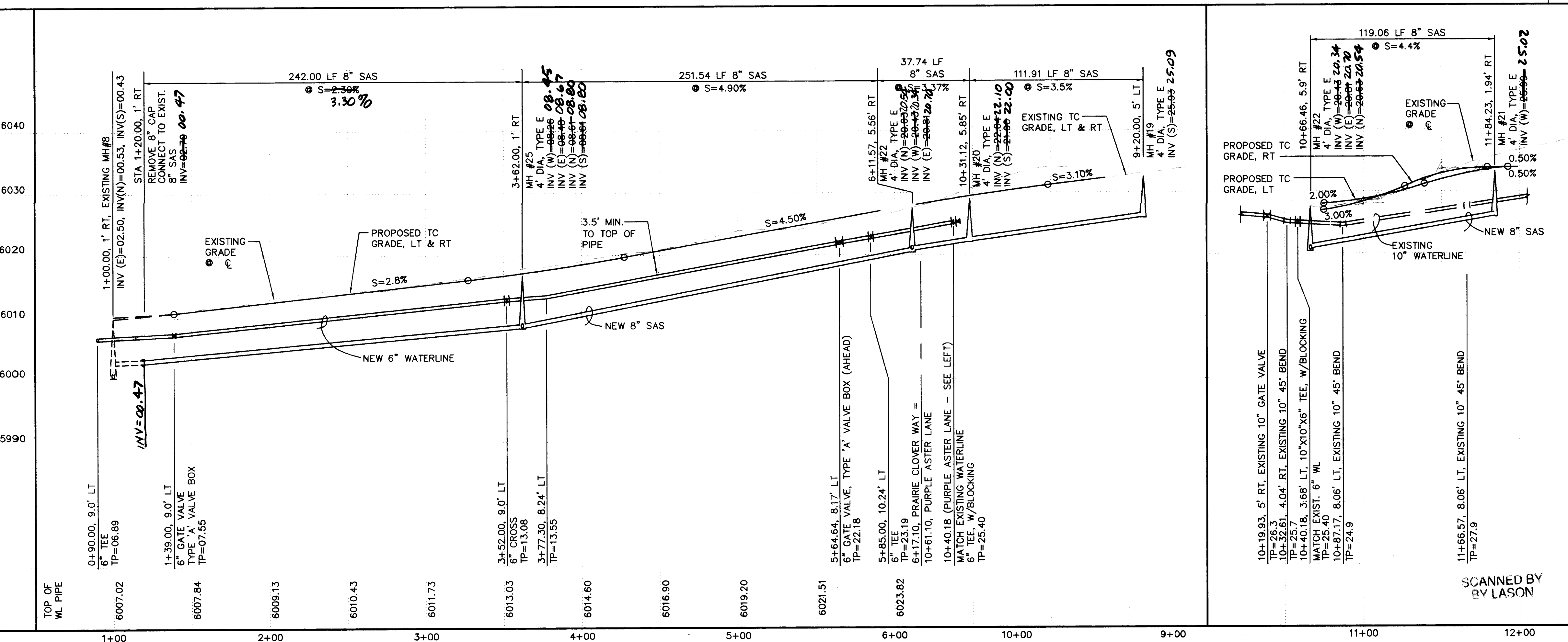
LOT NO.	STA.	TYPE	LENGTH
BLOCK (B)			
7	11+47.77	DS	16'
8			16'
9	12+03.61	DS	25'
10			25'
BLOCK (C)			
7	9+99.94	SS	11'
BLOCK (D)			
1	5+88.51	SS	27'
2			27'
3	5+33.30	DS	27'

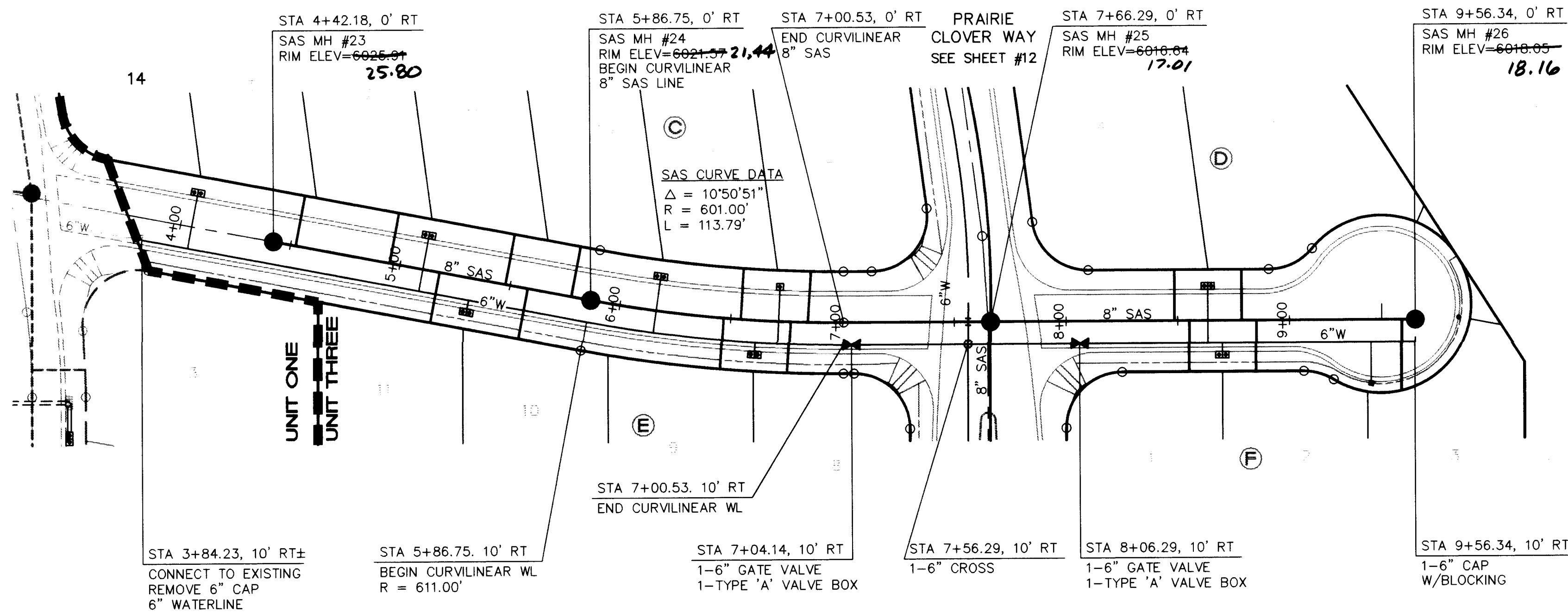
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
8253UTL1.DWGms 06/30/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **TRILLIUM AT HIGH DESERT, UNIT 3
PRAIRIE CLOVER WAY & PURPLE ASTER LN.
UTILITY PLAN & PROFILE**

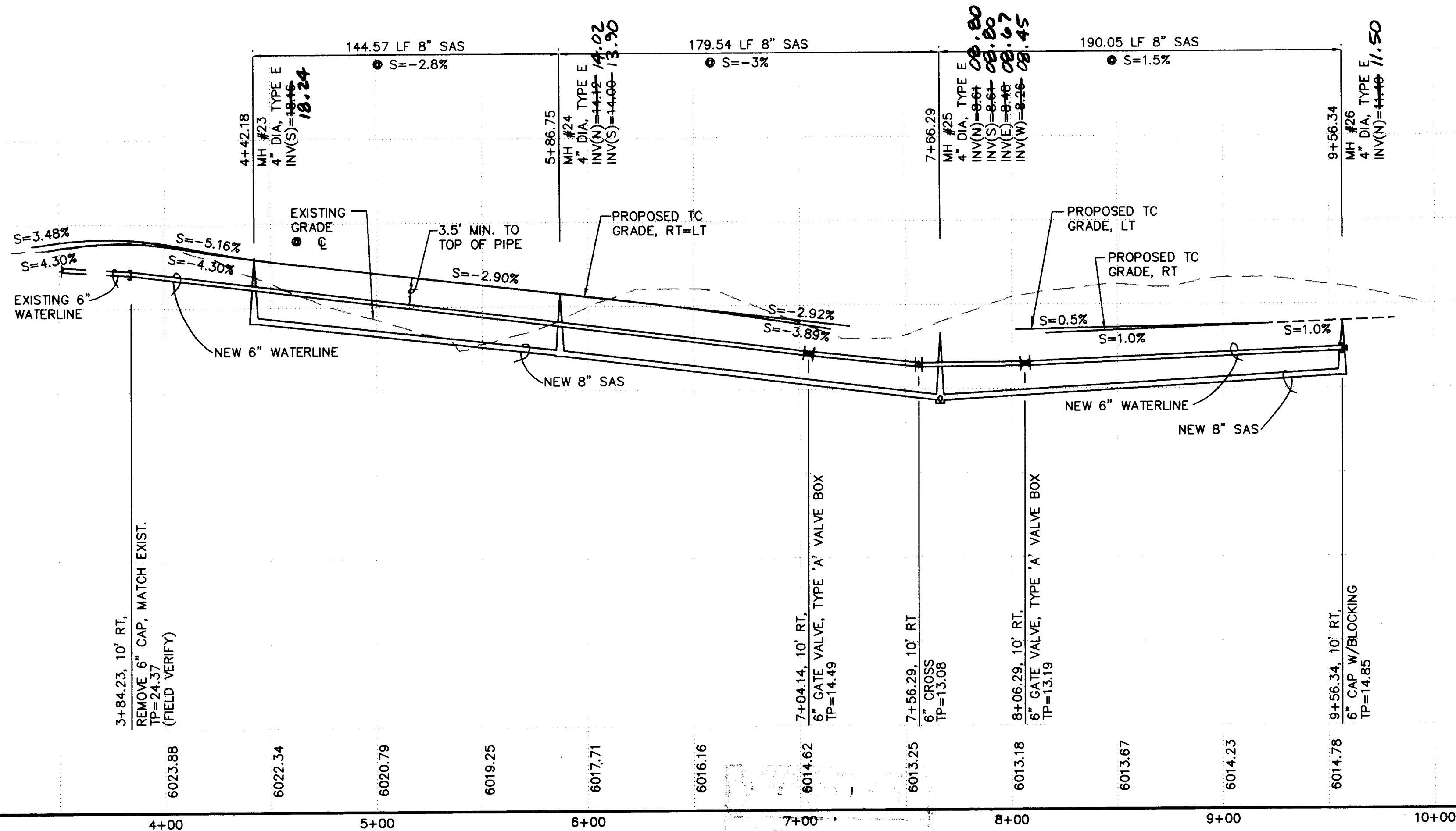
City Project No.	5251.92	Zone Map No.	E-23	Sheet	12	Of	13
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WILDFLOWER TRAIL

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



GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
3. SEE SHEET #10 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #10 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.

SAS SERVICE TABLE

LOT NO.	STA.	INV. @ R/W
BLOCK C		
8	6+85.34	13.5
9	6+54.15	14.4
10	5+77.85	16.7
11	5+47.35	17.6
12	4+95.21	19.2
13	4+52.39	20.5
BLOCK D		
4	8+48.64	10.2
5	8+78.64	11.7
BLOCK E		
8	6+76.19	13.8
9	6+47.29	14.6
10	5+57.98	17.3
11	5+17.98	18.5
BLOCK F		
1	8+55.29	11.6
2	8+85.29	12.0
3	9+50.29	12.8

WL SERVICE TABLE

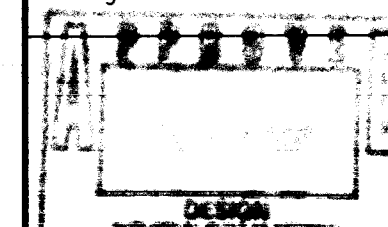
LOT NO.	STA.	TYPE	LENG. H
BLOCK C			
8	6+69.75	SS	25'
9	6+16.41	DS	25'
10			25'
11	5+10.21	DS	25'
12			25'
13	4+04.93	DS	25'
14			25'
BLOCK D			
4	8+63.64	DS	25'
5			25'
BLOCK E			
8	6+61.74	DS	6'
9			6'
10	5+32.98	DS	6'
11			6'
BLOCK F			
1	8+70.29	DS	6'
2			6'
3	9+35.29	SS	19'

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
8253UTL2.DWGems 06/25/97

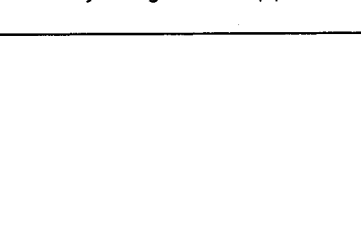
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **TRILLIUM AT HIGH DESERT, UNIT 3
WILDFLOWER TRAIL
UTILITY PLAN & PROFILE**

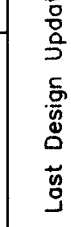
Design Review Committee



City Engineer Approval



Last Design Update



City Project No.

5251.92

Zone Map No.

E-23

Sheet

13

Of

13

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	CONDORE	NGS/ACS BRASS TABLET "TUMBLE" NW OF ACADEMY ROAD AND TRAMWAY BOULEVARD. ELEVATION = 6009.155	1/96	ALS	1		NO. DATE DESIGNED BY MJC DATE 05/97 DRAWN BY EMS DATE 05/97 CHECKED BY FCA DATE 05/97
WORKED BY	ALSY, INC						
INSPECTED BY	ALSY, INC						
ACCEPTANCE BY	ALSY, INC						
VERIFICATION BY	ALSY, INC						
DRAWINGS	CONDORE						
COMPILED BY	ALSY, INC						
MICRO-FILM INFORMATION							
RECORDED BY							
DATE							
NO.							