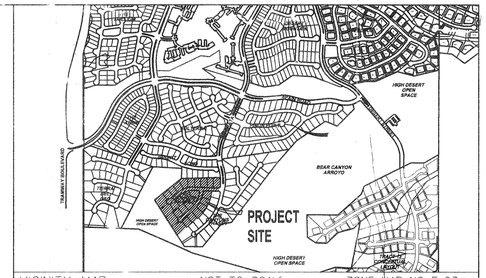
RECORD DRAWING

CONSTRUCTION PLANS FOR UNIT 2 – THE CANYONS AT HIGH DESERT

(TRACT 5A–1A–2 HIGH DESERT)

ALBUQUERQUE, NEW MEXICO

INDEX



VICINITY MAP: NOT TO SCALE ZONE MAP NO. F-23

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY
2. 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 REVISED THROUGH UPDATE No.6
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY CONSTRUCTION COORDINATION ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
6. ALL WORK EFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
7. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED W/ PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING, OR AS INDICATED BY THIS PLAN SET.
8. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
9. CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWING. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED
10. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY
11. CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE WATER SYSTEMS DIVISION (857-8200) FIVE WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER OR SEWER UTILITIES. EXISTING VALVES TO BE OPERATED BY CITY PERSONNEL ONLY. CONTRACTOR SHALL CONTACT THE WATER SYSTEMS DIVISION THREE (3) DAYS PRIOR TO NEEDING VALVES TURNED ON OR OFF

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

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

SURVEYOR'S CERTIFICATION

I, Charles G. Cala, Jr., 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 and that I am not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.

CHARLES G. CALA, JR. NEW MEXICO 11184 REGISTERED PROFESSIONAL SURVEYOR

09-06-2000

Charles G. Cala, Jr., NMPS 11184 — Date

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Peter Chang
DATE 11-2-00

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
2	5A,6A,8&9		08/00				
1	5,6,8&9						

ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE
KEVIN G. PATTON NEW MEXICO 13675 REGISTERED PROFESSIONAL ENGINEER 4.25.00	DRC Chairman		4/25/00
	Transportation		4/25/00
	Water/Wastewater		4/25/00
	Hydrology		4-25-00
	CIP		
	Const. Mngmt.		
	Const. Coord.		4/25/00

APPROVED FOR CONSTRUCTION

5/25/00

City Engineer — Date

DRB Case Number	City Project No.	Sheet	Of
98-168	594482	1	11

J.M.A. # 2000.040.1

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

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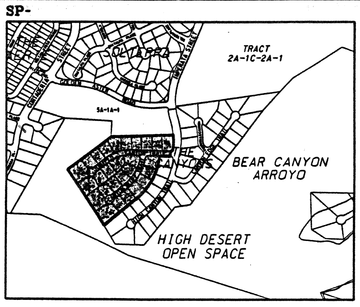

LOCATION MAP

ZONE ATLAS INDEX MAP No. F-23-Z

NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index No. F-23-Z.
3. Gross Subdivision Acreage: 9.6052 Acres.
4. Total Number of Lots/Tracts created: Twenty-seven (27) Lots and One (1) Tract.
5. This Plat shows existing easements.
6. Date of Survey: September, 1999
7. Total mileage of full width streets created: 0.2395 Acre.
8. Plat is located within the Elena Gallegos Grant, within Projected Section 35, T11N, R4E, NMPM.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide Tract A of the PLAT OF THE CANYONS AT HIGH DESERT, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on October 22, 1998 in Book 98C, Page 310 as Document No. 1998134990 into Twenty-seven (27) Lots and One (1) Tract and to grant easements.

PUBLIC UTILITY EASEMENTS

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

A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.

B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. U.S. West for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

D. Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool, (above ground or suburface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

DESCRIPTION

A certain tract of land situate within the Elena Gallegos Grant, within the northwest one-quarter (NW1/4) of projected Section 35, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, said tract being and comprising all of Tract A of the PLAT OF THE CANYONS AT HIGH DESERT, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on October 22, 1998 in Book 98C, Page 310 as Document No. 1998134990 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927 Datum) and ground distances as follows:

BEGINNING at the northeast corner of said Tract A, a point on a curve on the westerly right-of-way line of High Canyon Trail (Private) thence, from the Albuquerque City Survey (ACS) Monument "1-024 (Reset) 1995" a 3-1/4 inch aluminum cap cemented in top of a 2-1/2 inch pipe (having New Mexico State Plane Coordinates Central Zone NAD27 of X=431,318.50 and Y=1,513,365.05 bears N28°38'23"E, a distance of 6421.65 feet and from said point of beginning running thence along the easterly boundary line of said Tract A and along said right-of-way line,
-123.58 feet along the arc of a curve to the right having a radius of 661.00 feet and a chord which bears S09°19'39"W, a distance of 123.40 feet to a point of compound curvature thence,
37.62 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord which bears S48°48'14"W, a distance of 34.17 feet to a point of non-tangency; thence,
S02°34'50"E, a distance of 46.14 feet to a point, thence leaving said right-of-way line and running thence along the easterly boundary line of said Tract A,
N88°04'54"W, a distance of 52.21 feet to a point thence,
S11°00'19"W, a distance of 55.02 feet to a point of curvature thence,
386.70 feet along the arc of a curve to the right having a radius of 557.00 feet and a chord which bears S30°53'40"W, a distance of 378.58 feet to a point of tangency thence,
S50°47'00"W, a distance of 370.05 feet to the most southerly corner of said Tract A, thence running along the southwesterly boundary line of said Tract A,
N33°07'39"W, a distance of 585.37 feet to the most westerly corner of said Tract A, thence running along the northwesterly boundary line of said Tract A,
N52°05'37"E, a distance of 480.00 feet to a point thence,
N88°13'46"E, a distance of 549.75 feet to the point and place of beginning.

Tract contains 9.6052 acres, more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 Datum also being the same as Bearing shown on the plat of THE CANYONS AT HIGH DESERT, Albuquerque, New Mexico, recorded October 22, 1998 Book 98C, Page 310 as Document No. 1998134990.
2. Distances are ground distances.
3. All easements of record are shown or referenced.
4. Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision 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# 6544".
5. No more than 13 wood burning fireplaces are permitted in UNIT 2 OF THE CANYONS AT HIGH DESERT. There is no limit to the number of gas fired fireplaces in the plan area.
6. This subdivision lies within the City of Albuquerque. Water and sanitary sewer capabilities are based on the City of Albuquerque's facilities. Water and sanitary sewer infrastructure improvements must be approved by the City of Albuquerque.
7. Tract A (1.4941 acres) is granted as a public sanitary sewer, water and subsurface storm drain easement and a permanent access easement. Tract A is to be reserved for and granted to the High Desert Residential Owners Association by separate document.
8. Building setbacks shall be in accordance with High Desert/City zoning. SU-2 HD-R-T, and SU-2 HD RLT.
9. A Temporary Blanket Public Sanitary and Storm Sewer Easement was granted to the City of Albuquerque within Tract SA-1A by Plat filed December 22, 1995 in Volume 95C, Folio 150 as Document No. 95130679 and shall be further defined and confined upon future dedication of Right-of-Way and/or Permanent Public Sanitary/Storm Sewer Easements granted within Tracts SA-1A-1 and SA-2A-2.

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in February 1994 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Bohannan Huston
Courtyard I
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109

A. Dwain Weaver
New Mexico Professional Surveyor 6544

Date:

A. DWAIN WEAVER NEW MEXICO 6544 REGISTERED PROFESSIONAL SURVEYOR

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Elena Gallegos Grant, within the northwest one-quarter (NW 1/4) of projected Section 35, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract A of the PLAT OF CANYONS AT HIGH DESERT, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on October 22, 1998 in Book 98C, Page 310 as Document No. 1998134990, now comprising Lots 39 through 65 inclusive and Tract A of UNIT 2, THE CANYONS AT HIGH DESERT, is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant all access, Utility and Drainage Easements hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, and pipes for underground Utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantees Property at any time and perform shoreline inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or Encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or Encroachments, the Grantee shall, at its own expense, take shoreline protective measures are required to safeguard the improvements or Encroachments. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

HIGH DESERT INVESTMENT CORPORATION

BY: _____
Douglas M. Collister, President

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on _____ day of _____, 2000 by Douglas M. Collister, President of High Desert Investment Corporation.

My Commission Expires: _____ _____
Notary Public

PLAT OF UNIT 2 THE CANYONS AT HIGH DESERT

(A REPLAT OF TRACT A THE CANYONS AT HIGH DESERT)

ALBUQUERQUE, NEW MEXICO
MARCH, 2000

APPROVALS

PLAT NUMBER _____

PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE:
A.M.S.E.W.C.A.	DATE:
TRAFFIC ENGINEER	DATE
CITY SURVEYOR	DATE:
PROPERTY MANAGEMENT	DATE:
UTILITY DEVELOPMENT DEPARTMENT	DATE:
PLANNING & POLICY SECTION, CIP	DATE:
U.S. WEST COMMUNICATIONS	DATE:
JONES INTERCABLE	DATE:
PNM ELECTRIC SERVICES	DATE:
PNM GAS SERVICES	DATE:
HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION, INC.	DATE:

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
UPC #

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE _____ DATE

PNM STAMP

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

SHEET 1 OF 2

BHMAIN:99496\SURVEY\GRAPHIC
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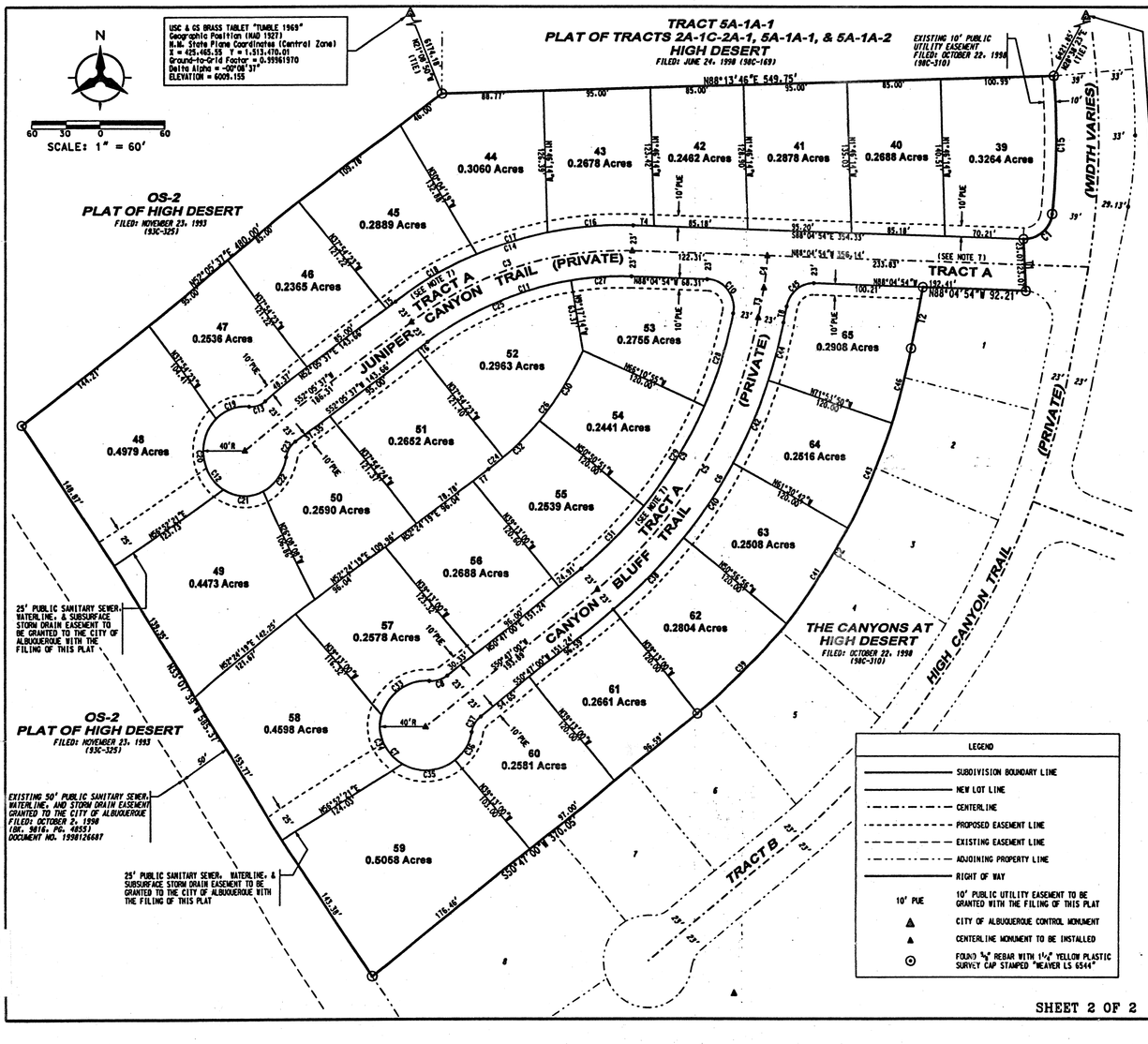
JOB NO. 00352B 02

RECORD DRAWING



PLAT OF UNIT 2 THE CANYONS AT HIGH DESERT

(A REPLAT OF TRACT A THE CANYONS AT HIGH DESERT)

ALBUQUERQUE, NEW MEXICO
MARCH, 2000

ACS Aluminum Tablet stamped "1-024 reset 1995"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 431,318.50 Y= 1,513,365.05
Ground-to-Grid Factor = 0.9996059
Delta Alpha= -00°07'56"

CURVE DATA

No.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	86°13'45"	23.41	37.62	25.00	34.17	S 48°48'14" W
C2	39°46'41"	201.51	386.70	557.00	378.98	S 30°53'40" W
C3	39°49'30"	108.67	208.52	300.00	204.35	S 72°00'21" W
C4	9°05'16"	14.31	28.55	180.00	28.52	S 6°27'41" W
C5	39°46'41"	149.78	287.48	414.00	281.93	S 30°53'40" W
C6	39°46'41"	158.10	303.39	437.00	297.33	S 30°53'40" W
C7	266°55'41"	====	186.35	40.00	56.06	N 39°13'00" W
C8	43°27'51"	8.77	16.69	22.00	16.29	N 72°30'06" E
C9	39°38'45"	140.95	270.55	391.00	265.19	N 30°57'37" E
C10	99°13'08"	29.38	43.29	25.00	38.08	N 38°28'00" W
C11	39°49'30"	100.34	192.54	277.00	188.68	S 72°00'21" W
C12	266°55'41"	====	186.35	40.00	56.06	N 37°54'19" W
C13	43°27'51"	8.77	16.69	22.00	16.29	N 73°49'32" E
C14	39°49'30"	117.00	224.51	323.00	220.02	N 72°00'21" E
C15	10°42'44"	30.97	61.37	323.00	61.27	S 0°13'59" W
C16	13°36'55"	38.56	76.76	323.00	76.58	S 85°06'37" W
C17	11°36'57"	32.85	65.48	323.00	65.37	S 72°29'39" W
C18	14°35'34"	41.36	82.27	323.00	82.04	S 59°23'23" W
C19	49°10'38"	18.30	34.33	40.00	33.29	S 70°18'08" E
C20	105°27'07"	52.56	73.62	40.00	63.66	S 6°20'45" E
C21	57°03'49"	21.75	39.84	40.00	38.21	S 87°36'13" E
C22	55°14'06"	20.53	38.56	40.00	37.09	N 36°14'49" E
C23	43°27'50"	8.77	16.69	22.00	16.29	S 30°21'41" W
C24	3°25'48"	8.11	16.22	271.00	16.22	S 50°41'26" W
C25	28°37'08"	70.66	138.36	277.00	136.93	N 66°24'11" E
C26	25°09'24"	60.47	118.99	271.00	118.04	S 36°23'41" W
C27	11°12'21"	27.17	54.11	277.00	54.02	N 46°18'56" E
C28	12°40'49"	43.44	86.53	391.00	86.36	S 17°28'39" W
C29	15°20'06"	52.64	104.65	391.00	104.34	S 31°29'06" W
C30	15°20'06"	36.48	72.53	271.00	72.32	N 31°29'06" E
C31	11°37'51"	39.82	79.37	391.00	79.23	N 44°58'06" W
C32	13°15'10"	31.48	62.68	271.00	62.54	N 45°46'44" E
C33	10°36'12"	32.74	54.88	40.00	50.67	S 54°56'45" W
C34	64°42'34"	30.54	52.16	40.00	48.54	S 21°42'50" E
C35	70°34'24"	28.31	49.27	40.00	46.21	N 85°38'29" E
C36	43°02'01"	15.77	30.04	40.00	29.34	N 28°50'13" E
C37	43°27'50"	8.77	16.69	22.00	16.29	S 29°03'05" W
C38	11°43'51"	44.90	89.48	437.00	89.33	N 44°55'02" E
C39	11°43'51"	57.23	114.06	557.00	113.86	S 44°55'02" W
C40	10°25'06"	40.10	79.87	437.00	79.86	N 33°48'31" E
C41	10°30'06"	51.15	102.09	557.00	101.95	S 33°48'00" W
C42	10°33'01"	40.35	80.47	437.00	80.35	N 23°17'27" E
C43	10°30'53"	51.25	102.22	557.00	102.08	S 23°17'31" W
C44	7°00'38"	26.77	53.67	437.00	53.44	N 14°30'38" E
C45	60°54'41"	31.32	35.31	29.00	32.44	N 51°27'43" W
C46	7°01'45"	34.21	68.33	557.00	68.29	S 14°31'12" W

TANGENT DATA

No.	BEARING	DISTANCE
T1	S 2°34'50" E	46.14
T2	S 11°00'19" W	55.02
T3	S 11°00'19" W	26.65
T4	N 88°04'54" W	1.37
T5	S 52°05'37" E	10.29
T6	N 52°05'37" E	11.11
T7	S 52°24'19" E	17.25
T8	S 11°00'19" W	14.51

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- RIGHT OF WAY
- 10' PUE — 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- ⊙ FOUND ½" REBAR WITH 1¼" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

SHEET 2 OF 2

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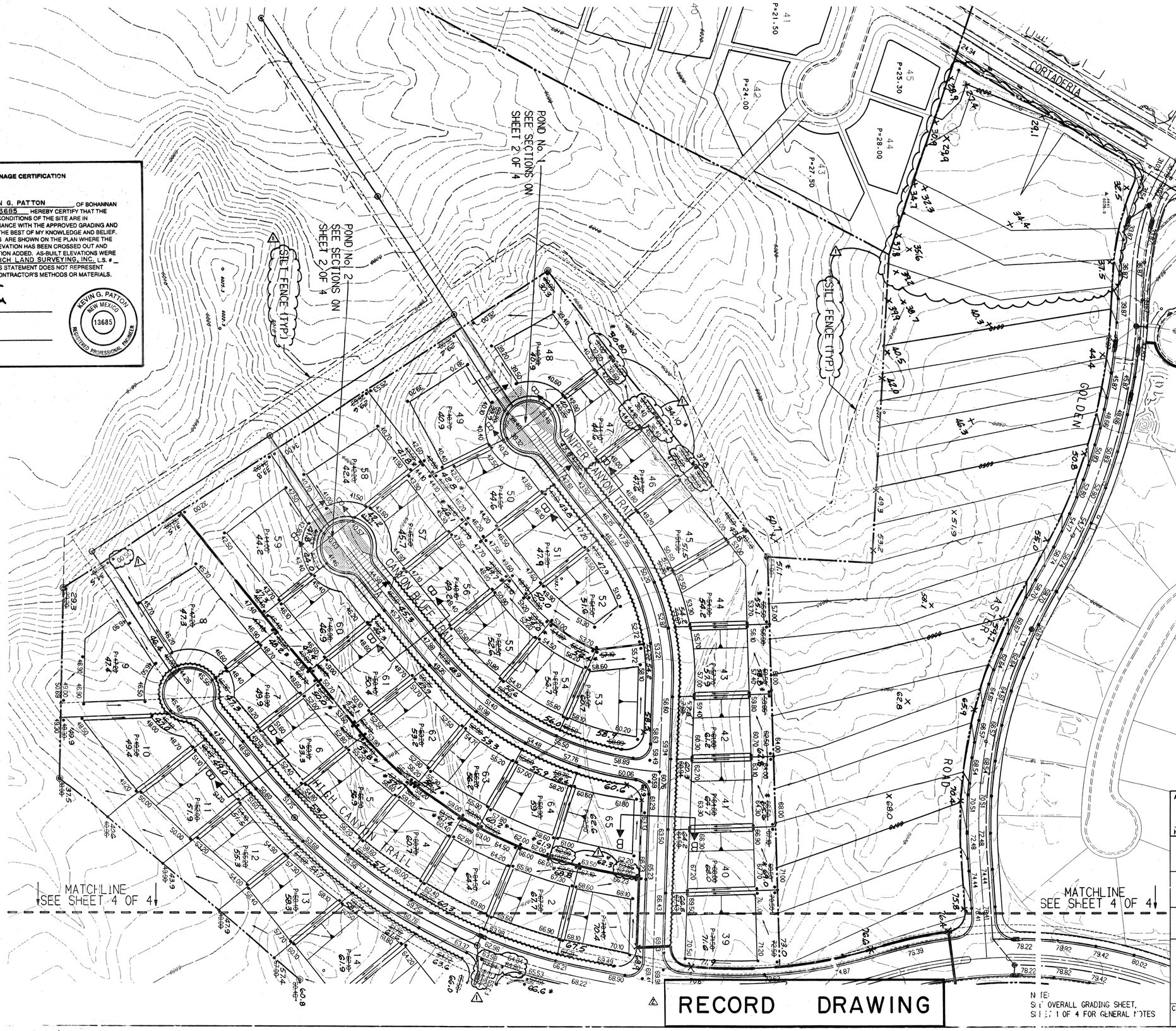


DRAINAGE CERTIFICATION

I KEVIN G. PATTON OF BOHANNAN HUSTON, N.M.P.E. # 13685 HEREBY CERTIFY THAT THE AS-BUILT DRAINAGE CONDITIONS OF THE SITE ARE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN, TO THE BEST OF MY KNOWLEDGE AND BELIEF. AS-BUILT ELEVATIONS ARE SHOWN ON THE PLAN WHERE THE ORIGINAL DESIGN ELEVATION HAS BEEN CROSSED OUT AND THE AS-BUILT ELEVATION ADDED. AS-BUILT ELEVATIONS WERE VERIFIED BY ALDRICH LAND SURVEYING, INC. L.S. # 7719. THIS STATEMENT DOES NOT REPRESENT CERTIFICATION OF CONTRACTOR'S METHODS OR MATERIALS.

NAME

DATE 7/8/99

KEVIN G. PATTON NEW MEXICO 13685 REGISTERED PROFESSIONAL ENGINEER

SCANNED BY MESA REPRO

LEGEND

PROJECT BOUNDARY	
EXISTING CONTOUR	
EXISTING SPOT ELEVATION	○25.5
PROPOSED SPOT ELEVATION	●36.6
DIRECTION OF FLOW	S=2.564%
BASIN BOUNDARY	
SUB-BASIN BOUNDARY	
PROPOSED 2.5' FILLED CMU WALL	
EXISTING GARDEN WALL	
EXISTING STORM DRAIN LINE	—SD—
EXISTING STORM DRAIN MANHOLE	
EXISTING STORM DRAIN INLET	
PROPOSED STORM DRAIN LINE	—SD—
PROPOSED STORM DRAIN MANHOLE	
PROPOSED STORM DRAIN INLET	
TOE OF SLOPE	
EROSION CONTROL BERM	
SILT FENCE	
AS-BUILT ELEVATION	55.62 or X 21.90

AS-BUILT INFORMATIO

BENCH MARKS	
STATION IS A STANDARD UCC & GS BRASS	CONTRACTOR
	WORK STAKED BY
GEOLOGICAL SURVEY BENCH MARK. TOP	STAKED BY
TABLET STAMPED "TUMBLE 1969" SET IN	ACCEPTANCE BY — DATE
CONCRETE PROJECTING 0.2 FEET ABOVE	FIELD VERIFICATION BY — DATE
GROUND. LOCATED 489 FEET WEST OF	DRAWINGS CORRECTED BY — DATE
THE INTERSECTION OF SAN ANTONIO	MICRO-FILM INFORMATION
DRIVE AND TENNYSON STREET, AND 35	RECORDED BY — DATE
FEET NORTH OF RIGHT-OF-WAY LINE	
OF SAN ANTONIO DR. ELEV.=6009.155	NO.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

JAMES L. BLACK 10084 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
1	6/29/98	RECORD DRAWING	C.G.C.
2	9/12/98	REVISED GRADES, ADDED SILT FENCE & BERM	KAP

REVISIONS

DESIGN		
DESIGNED BY	KP, TG	DATE 5/98
DRAWN BY	BS, SAR	DATE 5/98
CHECKED BY	KP	DATE 5/98

APPROVED FOR ROUGH GRADING (± 1')

HYDROLOGY ENGINEER DATE

BOHANNAN-HUSTON INC.
ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

THE CANYONS AT HIGH DESERT
OVERALL GRADING AND DRAINAGE PLAN

DESIGN REVIEW BOARD NO.	APPROVAL DATE	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
98-168	6/22/98			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
594482	F-23	3A	11

RECORD DRAWING

NOTE:
SEE OVERALL GRADING SHEET, SHEET 1 OF 4 FOR GENERAL NOTES

FILENAME: CDP_SHEET

MATCHLINE
SEE SHEET 3 OF 4

MATCHLINE
SEE SHEET 3 OF 4

IMPERATA

FOOTHILLS CANYON

CANYON EDGE TRAIL

SCALE: 1" = 60'

LEGEND

PROJECT BOUNDARY	
EXISTING CONTOUR	
EXISTING SPOT ELEVATION	○25.5
PROPOSED SPOT ELEVATION	●36.6
DIRECTION OF FLOW	S=2.564%
BASIN BOUNDARY	
SUB-BASIN BOUNDARY	
PROPOSED 2.5' FILLED CMU WALL	
EXISTING GARDEN WALL	
EXISTING STORM DRAIN LINE	—SD—
EXISTING STORM DRAIN MANHOLE	
EXISTING STORM DRAIN INLET	
PROPOSED STORM DRAIN LINE	—SD—
PROPOSED STORM DRAIN MANHOLE	
PROPOSED STORM DRAIN INLET	
TOE OF SLOPE	
EROSION CONTROL BERM	
SILT FENCE	
AS-BUILT ELEVATION	● 73.00 ~~72.00~~ or x 93.9

NOTE:
SEE OVERALL GRADING SHEET,
SHEET 1 OF 4 FOR GENERAL NOTES

RECORD DRAWING

DRAINAGE CERTIFICATION

I, KEVIN G. PATTON, OF BOHANNAN HUSTON, N.M.P.E. # 13685 HEREBY CERTIFY THAT THE AS-BUILT DRAINAGE CONDITIONS OF THE SITE ARE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN, TO THE BEST OF MY KNOWLEDGE AND BELIEF. AS-BUILT ELEVATIONS ARE SHOWN ON THE PLAN WHERE THE ORIGINAL DESIGN ELEVATION HAS BEEN CROSSED OUT AND THE AS-BUILT ELEVATION ADDED. AS-BUILT ELEVATIONS WERE VERIFIED BY ALDRICH LAND SURVEYING, INC. L.S. # 7719. THIS STATEMENT DOES NOT REPRESENT CERTIFICATION OF CONTRACTOR'S METHODS OR MATERIALS.

NAME

DATE 7/8/99

KEVIN G. PATTON
NEW MEXICO
13685
REGISTERED PROFESSIONAL ENGINEER

APPROVED FOR ROUGH GRADING (± 1')

HYDROLOGY ENGINEER DATE

AS-BUILT INFORMATION

CONTRACTOR
WORK STAKED BY
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION
RECORDED BY — DATE
FEET NORTH OF RIGHT-OF-WAY LINE
NO.

BENCH MARKS

STATION IS A STANDARD UCC & GS BRASS
GEOLOGICAL SURVEY BENCH MARK. TOP TABLET STAMPED "TUNBLE 1969" SET IN CONCRETE PROJECTING 0.2 FEET ABOVE GROUND. LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AND TENNYSON STREET. AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV.=6009.155

SEAL SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

GARY L. MAY — NEW MEXICO — 9784 — PROFESSIONAL ENGINEER — 7-23

NO.	DATE	REMARKS	BY
1	6/26/98	RECORD DRAWING.	CGC
2	9/2/98	SEE FIELD CHANGES, ADDED SILT FENCE, CHANGES	KGP

REVISIONS

DESIGN

DESIGNED BY	KP, TG	DATE 5/98
DRAWN BY	BS, SAR	DATE 5/98
CHECKED BY	KP	DATE 5/98

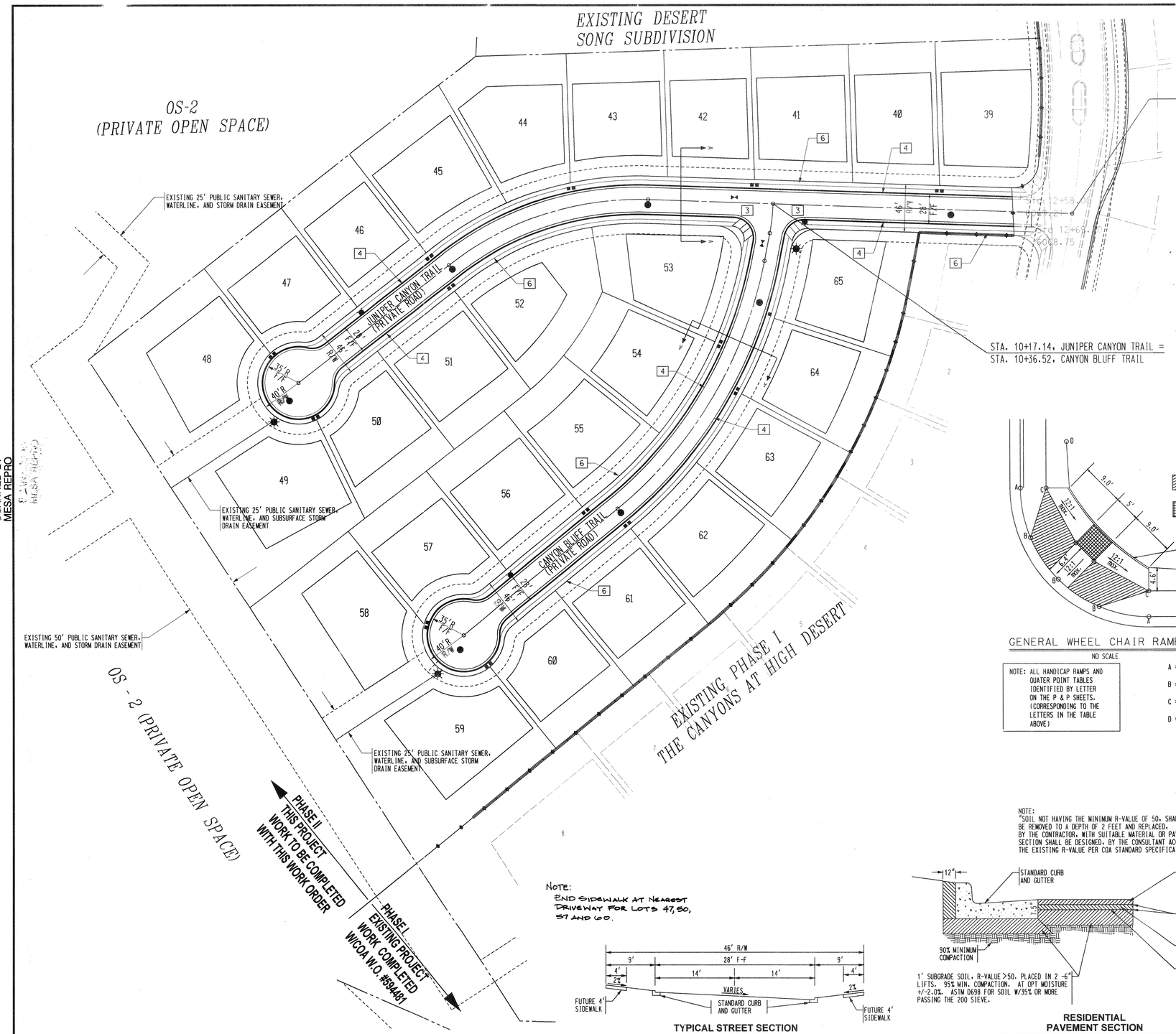
BOHANNAN-HUSTON INC.
ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

THE CANYONS AT HIGH DESERT
OVERALL GRADING AND DRAINAGE PLAN

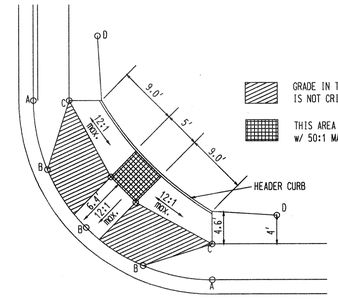
DESIGN REVIEW BOARD NO.	APPROVAL DATE	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
98-168	6/22/98			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
594482	F-23	3B	11



NOTE:
END SIDEWALK AT NEAREST DRIVEWAY FOR LOTS 47, 50, 57 AND 60.

TYPICAL STREET SECTION
LOCAL RESIDENTIAL
NOT TO SCALE



GENERAL WHEEL CHAIR RAMP DETAIL

NO SCALE

NOTE: ALL HANDICAP RAMPS AND QUATER POINT TABLES IDENTIFIED BY LETTER ON THE P & P SHEETS. (CORRESPONDING TO THE LETTERS IN THE TABLE ABOVE)

A = CURB RETURN POINT

B = QUARTER POINTS

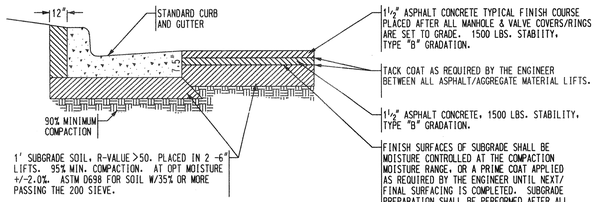
C = 5' BEHIND FACE OF CURB RETURN

D = RIGHT OF WAY RETURN POINT

GRADE IN THESE AREAS IS NOT CRITICAL.

THIS AREA IS 5'x 5' w/ 50:1 MAX. SLOPE

NOTE:
"SOIL NOT HAVING THE MINIMUM R-VALUE OF 50, SHALL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED, BY THE CONTRACTOR, WITH SUITABLE MATERIAL OR PAVEMENT SECTION SHALL BE DESIGNED, BY THE CONSULTANT ACCOMMODATING THE EXISTING R-VALUE PER COA STANDARD SPECIFICATIONS."



1' SUBGRADE SOIL, R-VALUE >50. PLACED IN 2 -6" LIFTS. 95% MIN. COMPACTION. AT OPT MOISTURE +/-2.0%. ASTM D698 FOR SOIL W/35% OR MORE PASSING THE 200 SIEVE.

RESIDENTIAL
PAVEMENT SECTION

(REFER TO COA STD. DWG. 2405)
(EXCEPT TYPE "B" GRADATION SHALL BE USED)
NOT TO SCALE

N

SCALE: 1"=100
(HORIZ.)

RECORD DRAWING

KEYED GENERAL NOTES

1. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
2. INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421
3. INSTALL WHEELCHAIR RAMP AS PER DETAIL THIS SHEET
4. STD. CURB & GUTTER AS PER STD. DWG. 2415
5. ROLL CURB & GUTTER AS PER STD. DWG. 2415
6. FUTURE 4' SIDEWALK
7. BUILD 4' SIDEWALK

LEGEND

- PROJECT PHASE BOUNDARY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- FUTURE CURB AND GUTTER
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- PROPOSED STREET LIGHT
- 10' ASPHALT TRAIL
- CROWN FLATTENING

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

NO.	DATE	REMARKS	BY
4	RECORDED DRAWING		C.G.C.
		REVISIONS	
		DESIGN	

DESIGNED BY YOP/KGP/ORO DATE 4/00
DRAWN BY BS/YOP/ORO DATE 4/00
CHECKED BY KGP DATE 4/00

ENGINEER'S SEAL

KEVIN G. PATTON
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
4.25.00

AS-BUILT INFORMATION

CONTRACTOR
SURVEYED BY
INSPECTOR'S ACCEPTANCE BY
FIELD VERIFICATION BY
DRAWINGS CORRECTED BY

DATE
DATE
DATE

MICRO-FILM INFORMATION

RECORDED BY
DATE
NO.

BENCH MARKS

STATION NO. 4 STANDAR UCC & GS BRASS

GEOLOGICAL SURVEY BENCH MARK. TOP TABLET STAMPED "TUMBLE 1969" SET IN CONCRETE PROJECTING 0.2 FEET ABOVE GROUND. LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AN TENNYSON STREET, AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV. = 6009.155

ENGINEERING SURVEY INFORMATION

NO.	DATE	FIELD NOTES	BY

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

UNIT 2 – THE CANYONS AT HIGH DESERT
MASTER PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED APR 25 2000 DESIGN REVIEW COMMITTEE	APPROVED APR 25 2000 CITY ENGINEER			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
594482	F-23	4	11

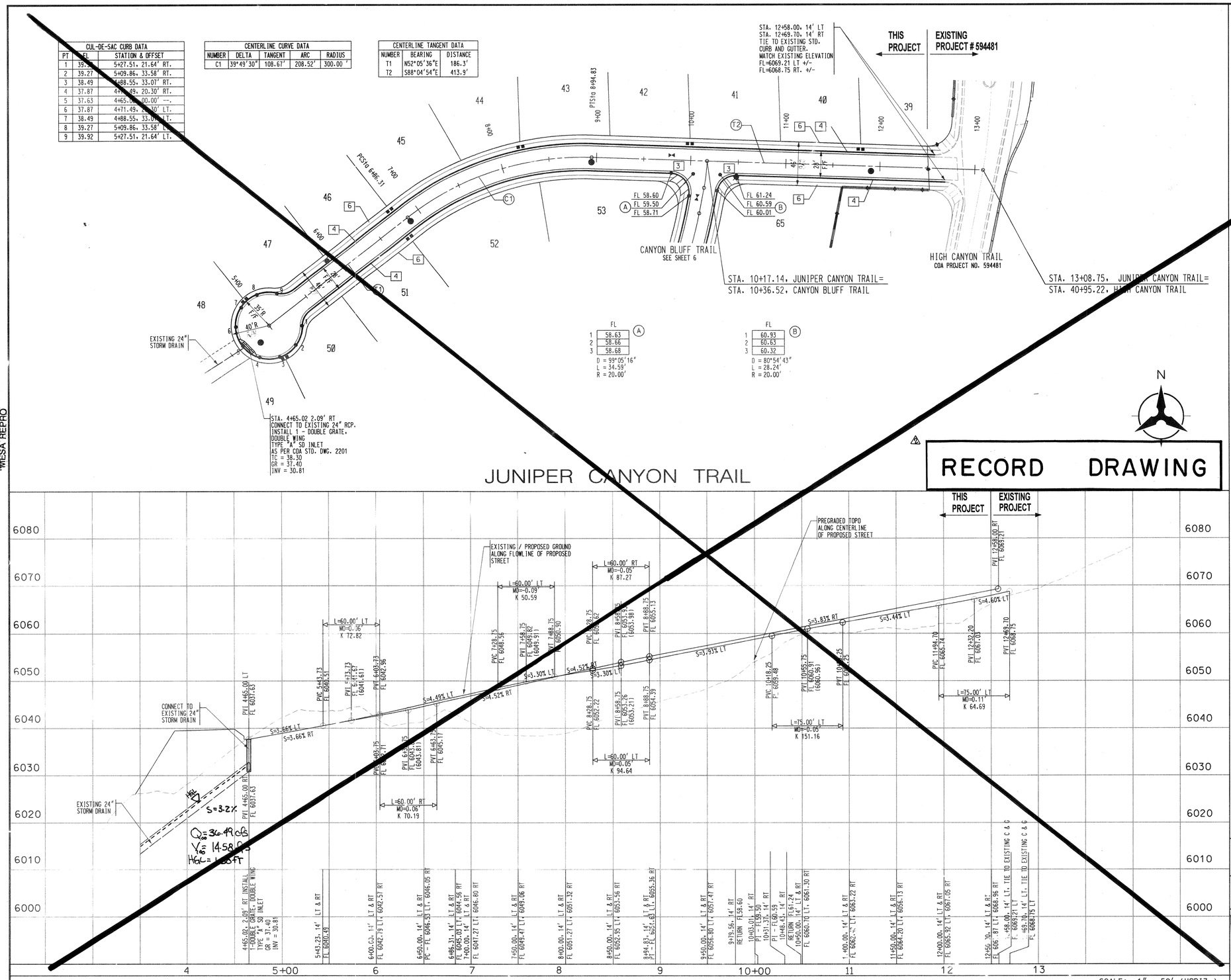
P:\00352/CDP/GENERAL/00352CPAVE.DGN

BHI JOB NO. 00352

CUL-DE-SAC CURB DATA		
PT	EL.	STATION & OFFSET
1	39.[illegible]	5+27.51, 21.64' RT.
2	39.27	5+09.86, 33.58' RT.
3	38.49	4+88.55, 33.07' RT.
4	37.87	4+[illegible]9, 20.30' RT.
5	37.63	4+65.0[illegible] 00.00' [illegible].
6	37.87	4+71.49, [illegible]30' LT.
7	38.49	4+88.55, 33.0[illegible] LT.
8	39.27	5+09.86, 33.58' L[illegible]
9	39.92	5+27.51, 21.64' LT.

CENTERLINE CURVE DATA					
NUMBER	DELTA	TANGENT	ARC	RADIUS
C1	39°49'30"	108.67'	208.52'	300.00'

CENTERLINE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	N52°05'36"E	186.3'
T2	S88°04'54"E	413.9'



NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF OF ANY DISCREPANCIES.
2. ALL CURB RETURN RADII SHALL BE 20' UNLESS OTHERWISE SPECIFIED.
3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
4. GRADE ELEVATIONS, WHERE NOTED, ARE ALONG FLOWLINE OF CURB UNLESS OTHERWISE SPECIFIED.
5. CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND EMBOSSED AT THE END OF EACH SANITARY SEWER SERVICE.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
7. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
8. CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
9. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
10. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER), PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
11. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
12. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

KEYED GENERAL NOTES

* [1] INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
* [2] INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421
[3] INSTALL WHEELCHAIR RAMP AS PER DETAIL ON SHEET 4
[4] STD. CURB & GUTTER AS PER STD. DWG. 2415
* [5] MODIFIED MEDIAN CURB & GUTTER AS PER DETAIL ON SHEET 6
[6] FUTURE 4' SIDEWALK
* [7] BUILD 4' SIDEWALK

* = NOT APPLICABLE THIS SHEET

AS-BUILT INFORMATION

BENCH MARKS	
STATION IS A STANDAR UCC & GS BRASS	CONTRACTOR
GEOLOGICAL SURVEY BENCH MARK. TOP	STAKE BY
TABLET STAMPED "TUMBLE 1969" SET IN	INSPECTOR'S ACCEPTANCE BY DATE
CONCRETE PROJECTING 0.2 FEET ABOVE	VERIFICATION BY DATE
GROUND. LOCATED 489 FEET WEST OF	CORRECTIONS BY DATE
THE INTERSECTION OF SAN ANTONIO	MICRO-FILM INFORMATION
DRIVE AN TENNYSON STREET, AND 35	RECORDED BY DATE
FEET NORTH OF RIGHT-OF-WAY LINE	
OF SAN ANTONIO DR. ELEV. = 6009.155	NO.

ENGINEER'S SEAL

KEVIN G. PATTON NEW MEXICO 15295 PROFESSIONAL ENGINEER
4-25-00

NO.	DATE	BY
		CCC
1	8-29-00	KGP

RECORD DRAWING, THIS SHEET REPLACED BY SHEET 5A

REMARKS
REVISIONS
DESIGN

DESIGNED BY	INITIALS	DATE	MON/YR
DRAWN BY	INITIALS	DATE	MON/YR
CHECKED BY	INITIALS	DATE	MON/YR

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

UNIT 2 – THE CANYONS AT HIGH DESERT
PAVING PLAN & PROFILE
JUNIPER CANYON TRAIL

DESIGN REVIEW COMMITTEE: APPROVED APR 25 2000 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED CITY ENGINEER
LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
594482	F-23	5	11

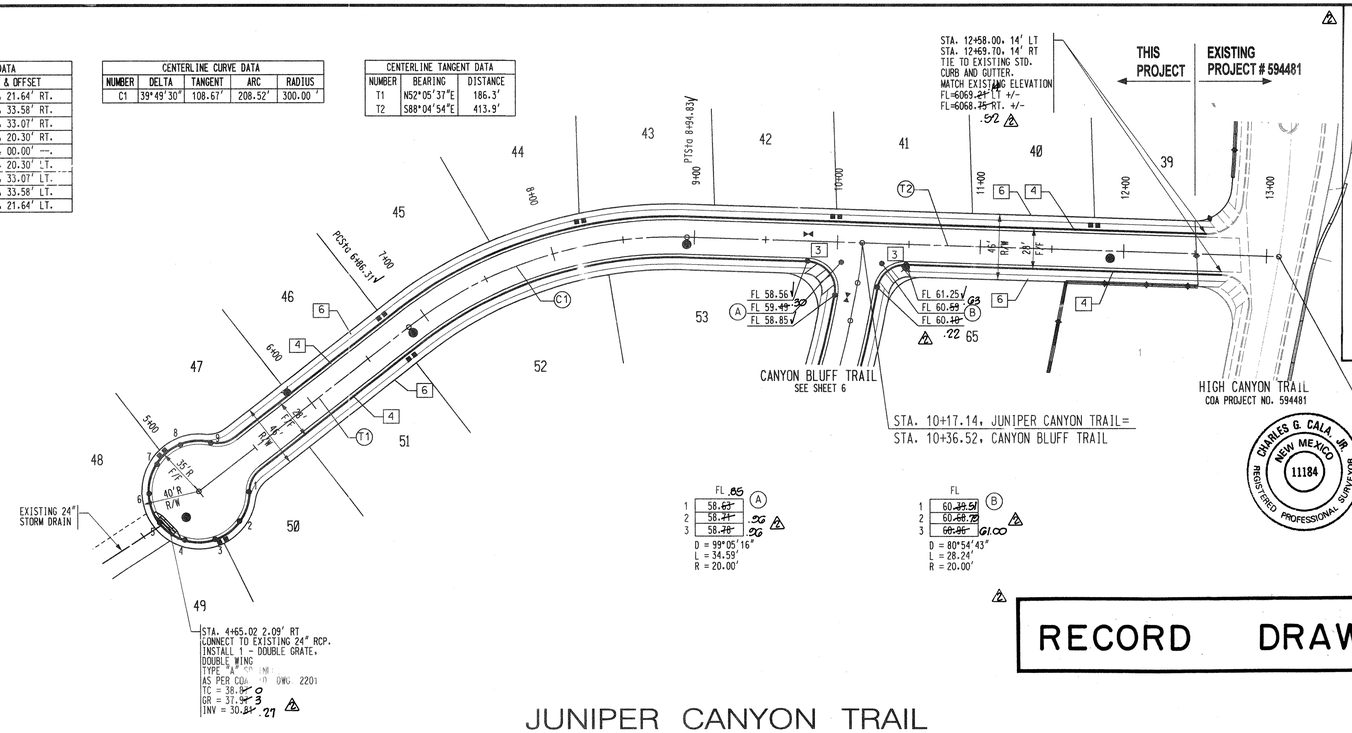
BHI JOB NO. 00 352 A01

P:00352\CDP\PNP
00352PPnp01.DGN

CUL-DE-SAC CURB DATA			
PT	FL	STATION & OFFSET	
1	40.~~56~~ .41	5+27.51, 21.64' RT.	
2	39.~~85~~ .78	5+09.86, 33.58' RT.	
3	~~39.08~~ .80	4+88.55, 33.07' RT.	
4	38.~~44~~ .37	4+71.49, 20.30' RT.	
5	38.~~20~~ .06	4+65.00, 00.00' —.	
6	38.~~44~~ .8	4+71.49, 20.30' LT.	
7	39.~~85~~ .10	4+88.55, 33.07' LT.	
8	39.~~85~~ .9	5+09.86, 33.58' LT.	
9	40.~~50~~ .50	5+27.51, 21.64' LT.	

CENTERLINE CURVE DATA				
NUMBER	DELTA	TANGENT	ARC	RADIUS
C1	39°49'30"	108.67'	208.52'	300.00 '

CENTERLINE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	N52°05'37"E	186.3'
T2	S88°04'54"E	413.9'



RECORD DRAWING

SURVEYOR'S CERTIFICATION

I, Charles G. Cala, Jr., 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 and that I am not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.

09-06-2000

Charles G. Cala, Jr., NMPS 11184 — Date

NOTES

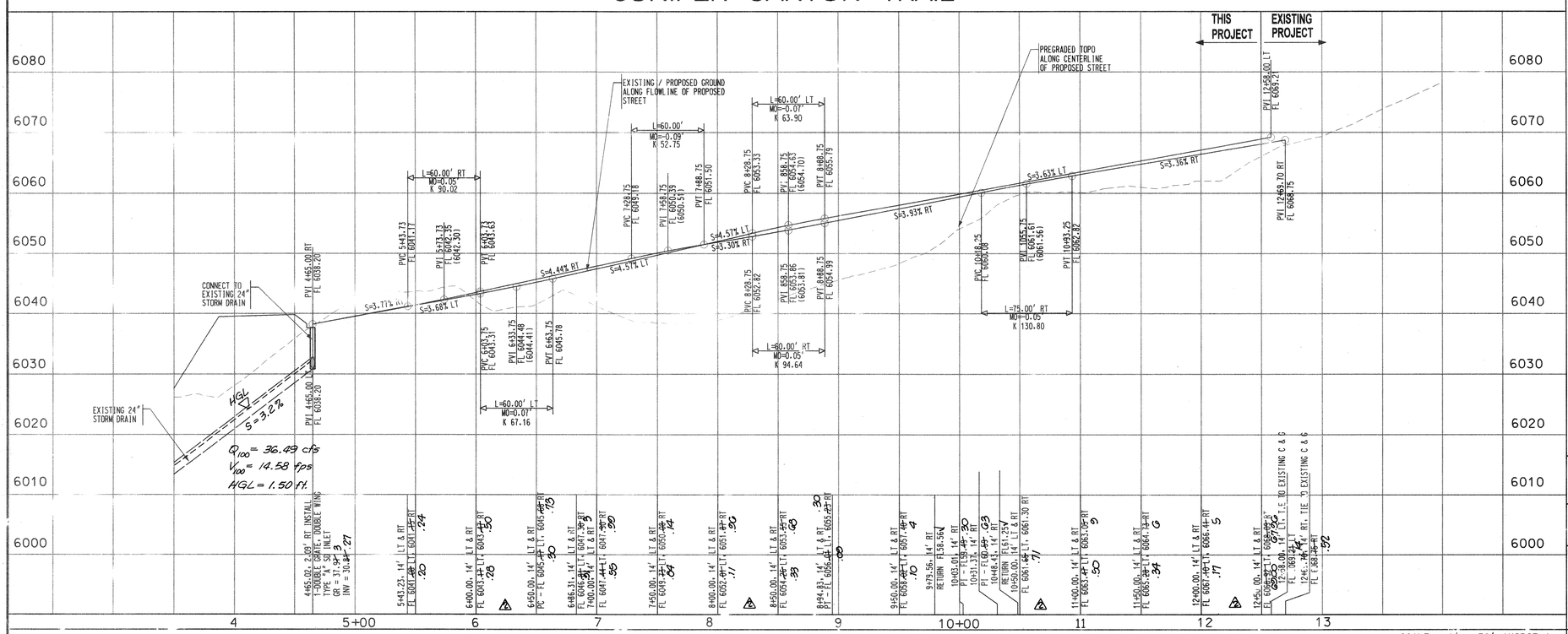
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF OF ANY DISCREPANCIES.
2. ALL CURB RETURN RADII SHALL BE 20' UNLESS OTHERWISE SPECIFIED.
3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
4. GRADE ELEVATIONS, WHERE NOTED, ARE ALONG FLOWLINE OF CURB UNLESS OTHERWISE SPECIFIED.
5. CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND EMD AT THE END OF EACH SANITARY SEWER SERVICE.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
7. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
8. CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
9. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
10. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER), PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
11. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
12. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

KEYED GENERAL NOTES

* [1] INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
* [2] INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421
[3] INSTALL WHEELCHAIR RAMP AS PER DETAIL ON SHEET 4
[4] STD. CURB & GUTTER AS PER STD. DWG. 2415
* [5] MODIFIED MEDIAN CURB & GUTTER AS PER DETAIL ON SHEET 6
[6] FUTURE 4' SIDEWALK
* [7] BUILD 4' SIDEWALK

* = NOT APPLICABLE THIS SHEET

JUNIPER CANYON TRAIL



SURVEY INFORMATION FIELD NOTES			BENCH MARKS	AS-BUILT INFORMATION
NO.	BY	DATE	STATION IS A STANDAR UCC & GS BRASS GEOLOGICAL SURVEY BENCH MARK. TOP TABLET STAMPED "TUMBLE 1969" SET IN CONCRETE PROJECTING 0.2 FEET ABOVE GROUND. LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AN TENNYSON STREET, AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV. = 6009.155	CONTRACTOR Universal Constructors; STAKED BY; INSPECTOR'S ACCEPTANCE BY B/H. Z 08-8-2000; FIELD VERIFICATION BY M.A. 08-2000; DRAWINGS CORRECTED BY M.A. 08-2000; DATE; MICRO-FILM INFORMATION; RECORDED BY; DATE; NO.

ENGINEER'S SEAL: KEVIN G. PATTON, NEW MEXICO, 13695, REGISTERED PROFESSIONAL ENGINEER, SIGNATURE, 7/7/00

NO.	DATE	REMARKS	BY
1	8-29-00	AS-BUILT & CERTIFY THIS SHEET REPLACES SHEET 5	CGC
	7-7-00	REVISIONS	KGP
		DESIGN	

DESIGNED BY INITIALS DATE MON/YR
DRAWN BY INITIALS DATE MON/YR
CHECKED BY INITIALS DATE MON/YR

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

UNIT 2 – THE CANYONS AT HIGH DESERT
PAVING PLAN & PROFILE
JUNIPER CANYON TRAIL

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
594482	F-23	5A	11

BHI JOB NO. 00 352 A01

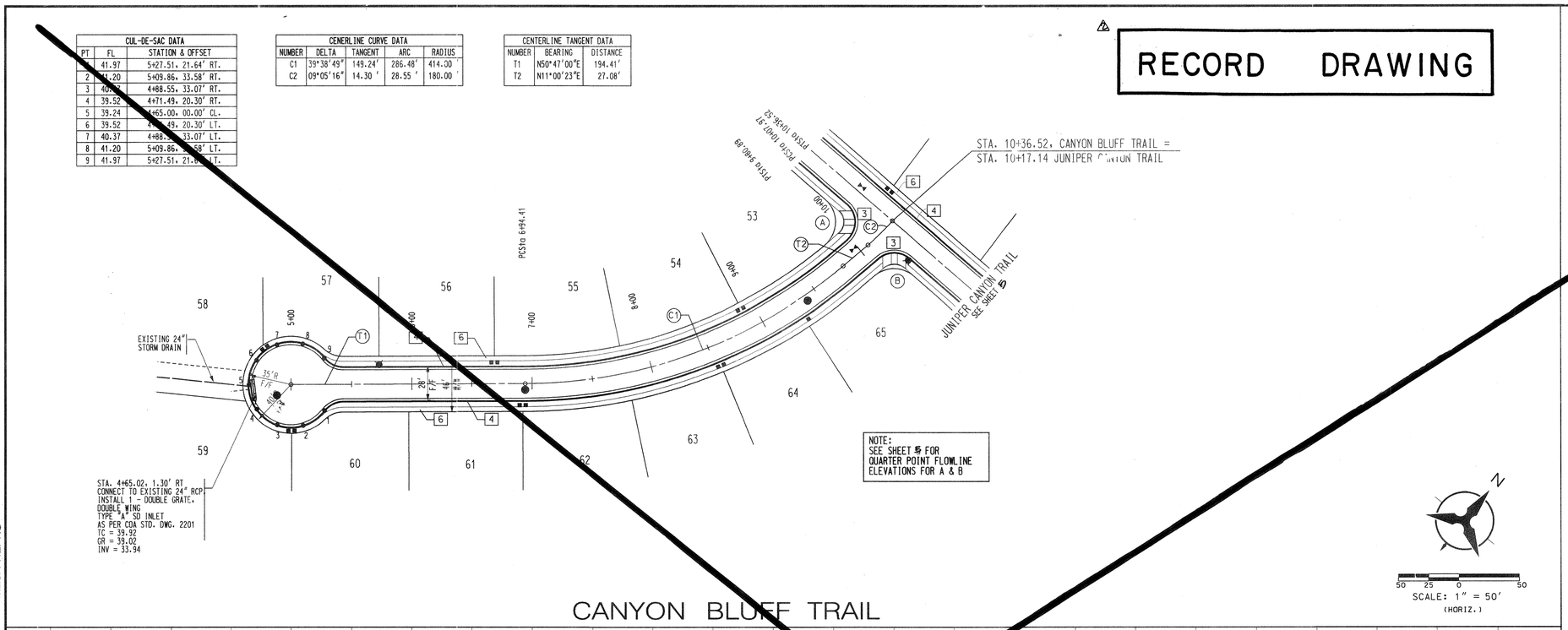
P:\00352\CDP\PNP
00352PppO1.DGN

RECORD DRAWING

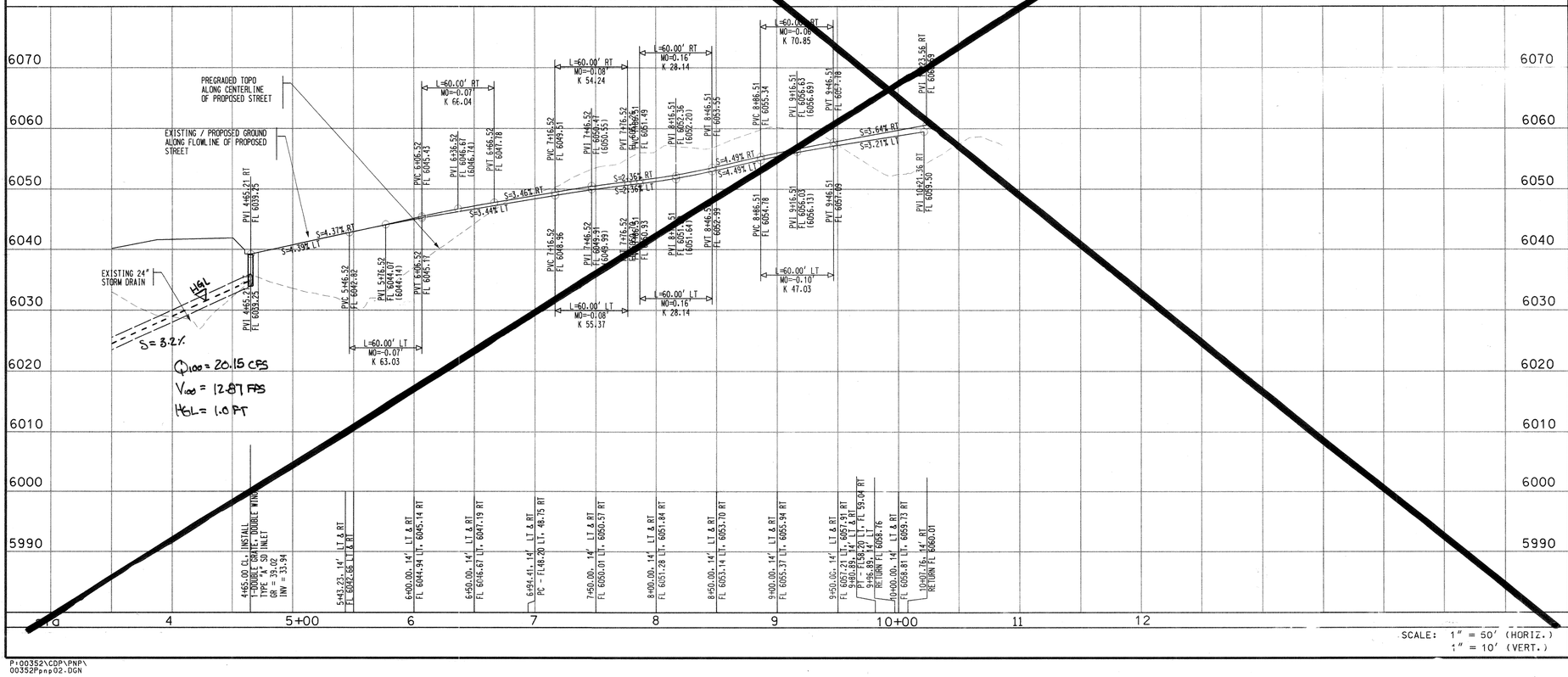
CUL-DE-SAC DATA		
PT	FL	STATION & OFFSET
1	41.97	5+27.51, 21.64' RT.
2	41.20	5+09.86, 33.58' RT.
3	40.37	4+88.55, 33.07' RT.
4	39.52	4+71.49, 20.30' RT.
5	39.24	4+65.00, 00.00' CL.
6	39.52	4+71.49, 20.30' LT.
7	40.37	4+88.55, 33.07' LT.
8	41.20	5+09.86, 33.58' LT.
9	41.97	5+27.51, 21.64' LT.

CENERLINE CURVE DATA				
NUMBER	DELTA	TANGENT	ARC	RADIUS
C1	39°38'49"	149.24'	286.48'	414.00'
C2	09°05'16"	14.30'	28.55'	180.00'

CENTERLINE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	N50°47'00"E	194.41'
T2	N11°00'23"E	27.08'



CANYON BLUFF TRAIL



NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF OF ANY DISCREPANCIES.
2. ALL CURB RETURN RADII SHALL BE 20' UNLESS OTHERWISE SPECIFIED.
3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
4. GRADE ELEVATIONS, WHERE NOTED, ARE ALONG FLOWLINE OF CURB UNLESS OTHERWISE SPECIFIED.
5. CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND EMBOSS AT THE END OF EACH SANITARY SEWER SERVICE.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
7. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
8. CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
9. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
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11. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
12. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

KEYED GENERAL NOTES

* [1] INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
* [2] INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421
[3] INSTALL WHEELCHAIR RAMP AS PER DETAIL ON SHEET 4
[4] STD. CURB & GUTTER AS PER STD. DWG. 2415
* [5] MODIFIED MEDIAN CURB & GUTTER AS PER DETAIL ON SHEET 6
[6] FUTURE 4' SIDEWALK
* [7] BUILD 4' SIDEWALK

* NOT APPLICABLE TO THIS SHEET

AS-BUILT INFORMATION

BENCH MARKS	
STATION IS A STANDAR UGC & GS BRASS	CONTRACTOR
GEOLOGICAL SURVEY BENCH MARK. TOP	WORK STAKED BY
TABLET STAMPED "TUMBLE 1969" SET IN	INSPECTOR'S ACCEPTANCE BY
CONCRETE PROJECTING 0.2 FEET ABOVE	FIELD VERIFICATION BY
GROUND. LOCATED 489 FEET WEST OF	DRAWINGS REVIEWED BY
THE INTERSECTION OF SAN ANTONIO	MICRO-FILM INFORMATION
DRIVE AN TENNYSON STREET, AND 35	RECORDED BY
FEET NORTH OF "RIGHT-OF-WAY LINE	NO.
OF SAN ANTONIO DR. ELEV. = 6009.155	

SEAL SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE

ENGINEER'S SEAL

KEVIN G. PATTON, NEW MEXICO, REGISTERED PROFESSIONAL ENGINEER
4.25.00

NO.	DATE	REMARKS	BY
2	8.29.00	RECORD DRAWING.	CGC
1	7-7-00	THIS SHEET REPLACED BY SHEET 6A	KGP

REVISIONS

DESIGN		
DESIGNED BY	YDP/KGP/ORO	DATE 04/00
DRAWN BY	BS/YDP/ORO	DATE 04/00
CHECKED BY	KGP	DATE 04/00

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHUTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

UNIT 2 – THE CANYONS AT HIGH DESERT
PAVING PLAN & PROFILE
CANYON BLUFF TRAIL

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED APR 25 2000 DESIGN REVIEW COMMITTEE	APPROVED APR 25 2000 CITY ENGINEER	LAST DESIGN UPDATE	

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
594482	F-23	6	11

BHI JOB NO. 00 352 A01

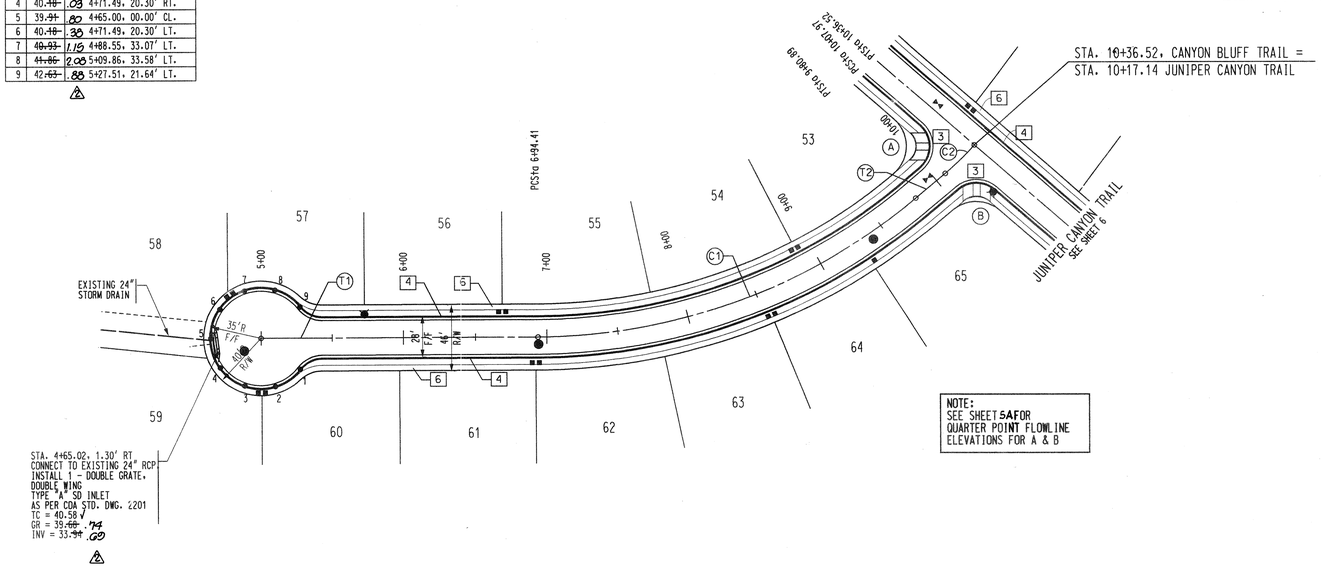
P:\00352\CDP\PNP\
00352Ppnp02.DGN

RECORD DRAWING

CUL-DE-SAC DATA			
PT	FL	STATION & OFFSET	
1	42.~~63~~ .37	5+27.51, 21.64' RT.	
2	41.~~86~~ .53	5+09.86, 33.58' RT.	
3	40.~~93~~ .72	4+88.55, 33.07' RT.	
4	40.~~48~~ .03	4+71.49, 20.30' RT.	
5	39.~~91~~ .80	4+65.00, 00.00' CL.	
6	40.~~48~~ .30	4+71.49, 20.30' LT.	
7	40.~~93~~ 1.15	4+88.55, 33.07' LT.	
8	41.~~86~~ 2.05	5+09.86, 33.58' LT.	
9	42.~~63~~ .88	5+27.51, 21.64' LT.	

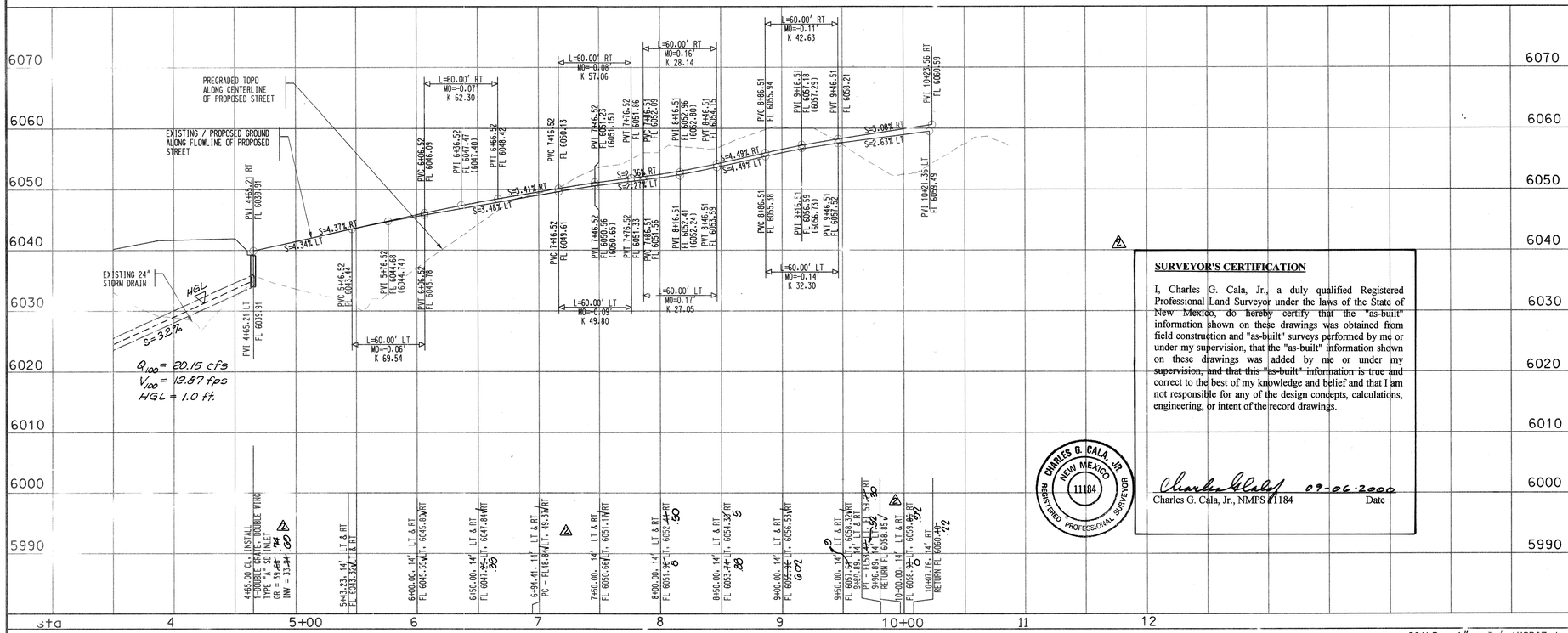
CENERLINE CURVE DATA				
NUMBER	DELTA	TANGENT	ARC	RADIUS
C1	39°46'41"	149.77'	287.41'	414.00 '
C2	09°05'16"	14.30 '	28.55 '	180.00 '

CENTERLINE TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	N50°47'00"E	193.89'
T2	N11°00'19"E	26.66'



SCALE: 1" = 50' (HORIZ.)

CANYON BLUFF TRAIL



SCALE: 1" = 5' (HORIZ.)
1" = 10' (VERT.)

SURVEYOR'S CERTIFICATION

I, Charles G. Cala, Jr., 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 and that I am not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.

09-06-2000
Charles G. Cala, Jr., NMPS #11184 Date

CHARLES G. CALA, JR. NEW MEXICO 11184 REGISTERED PROFESSIONAL SURVEYOR

NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF OF ANY DISCREPANCIES.
2. ALL CURB RETURN RADII SHALL BE 20' UNLESS OTHERWISE SPECIFIED.
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KEYED GENERAL NOTES

* [1] INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
* [2] INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421
[3] INSTALL WHEELCHAIR RAMP AS PER DETAIL ON SHEET 4
[4] STD. CURB & GUTTER AS PER STD. DWG. 2415
* [5] MODIFIED MEDIAN CURB & GUTTER AS PER DETAIL ON SHEET 6
[6] FUTURE 4' SIDEWALK
* [7] BUILD 4' SIDEWALK
* NOT APPLICABLE TO THIS SHEET

AS-BUILT INFORMATION

CONTRACTOR Universal Contractors
WORK STAKED BY MA
INSPECTOR'S ACCEPTANCE BY B/H DATE 8-28-00
FIELD VERIFICATION BY FMA DATE 08-2000
DRAWINGS CORRECTED BY FMA DATE 08-2000

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

STATION IS A STANDAR UCC & GS BRASS	
GEOLOGICAL SURVEY BENCH MARK. TOP	
TABLET STAMPED "TUMBLE 1969" SET IN	
CONCRETE PROJECTING 0.2 FEET ABOVE	
GROUND. LOCATED 489 FEET WEST OF	
THE INTERSECTION OF SAN ANTONIO	
DRIVE AN TENNYSON STREET, AND 35	
FEET NORTH OF RIGHT-OF-WAY LINE	
OF SAN ANTONIO DR. ELEV. = 6009.155	

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

KEVIN G. PATTON NEW MEXICO 13688 REGISTERED PROFESSIONAL ENGINEER 7/7/00

NO.	DATE	REMARKS	BY
4	8-29-00	AS-BUILT & CERTIFY	CGC
1	7-7-00	THIS SHEET REPLACES SHEET 6	KGP

REVISIONS

		DATE
DESIGNED BY	YDP/KGP/DRE	04/00
DRAWN BY	BS/YDP/DRO	04/00
CHECKED BY	KGP	04/00

DESIGN

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

UNIT 2 – THE CANYONS AT HIGH DESERT
PAVING PLAN & PROFILE
CANYON BLUFF TRAIL

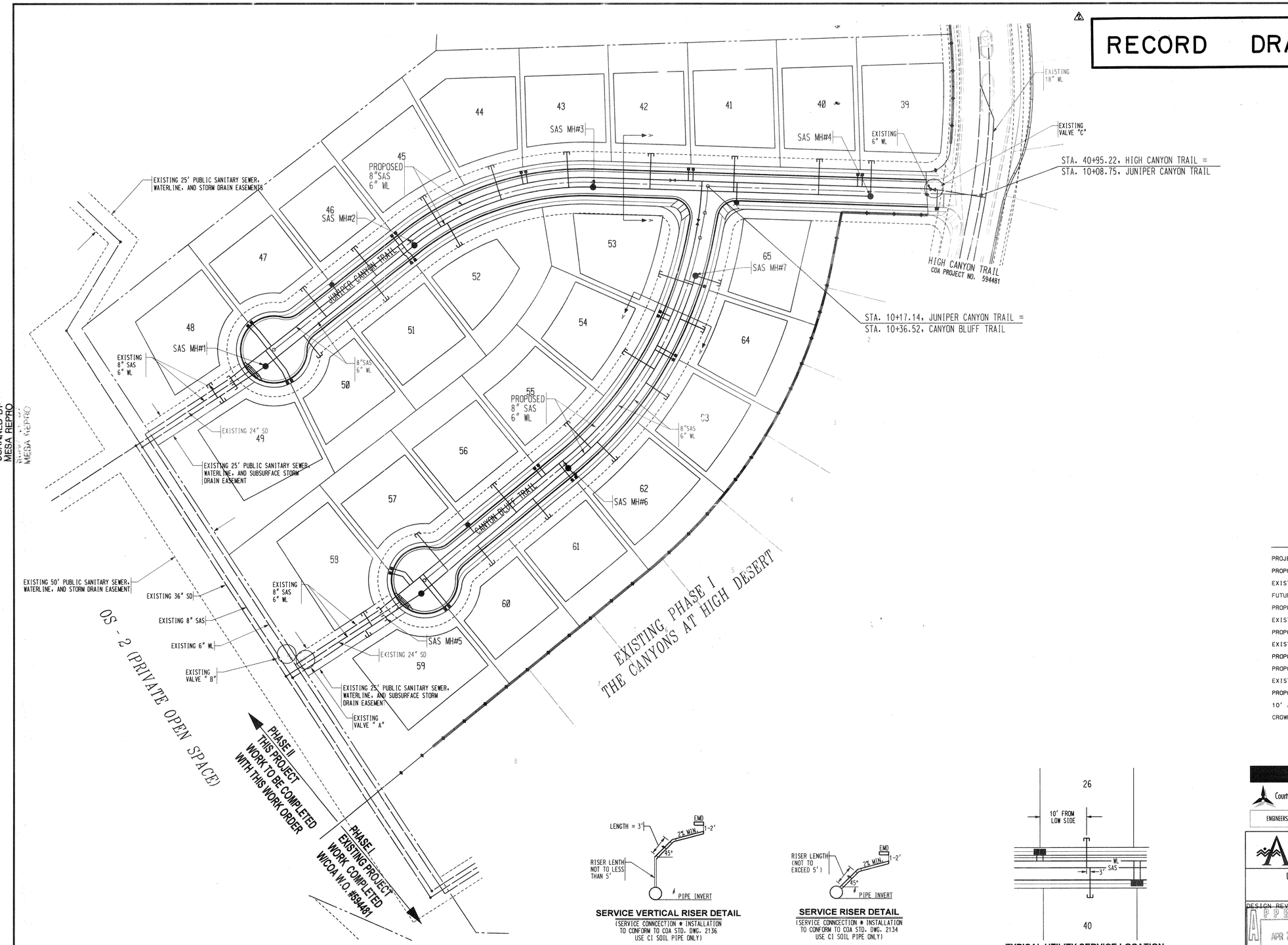
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

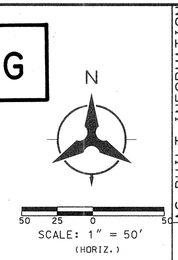
CITY PROJECT NO.	INL MAP NO.	SHEET	OF
594482	F-23	6A	11

BHI JOB NO. 00 352 A01

P:\00352\CDP\PNP\00352PNP02.DGN

RECORD DRAWING





CONTRACTOR WILL BE RESPONSIBLE FOR THE TIMING AND COORDINATION OF THE WATER SHUT-OFF REQUIREMENTS IN CONJUNCTION WITH THE COMPLETION OF THE PROJECT.

AT LEAST FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PWD/WATER SYSTEM DIV. (857-9200) TO INITIATE IMPLEMENTATION OF THIS WATER SHUT-OFF PLAN. CONTRACTOR SHALL NOT OPERATE CITY VALVES.

WATER SHUT-OFF PLAN:

	CLOSE VALVE
1. STUBOUT IN EASTMENT EAST END OF CANYON BLUFF TRAIL BETWEEN LOTS 58 AND 59	"A"
2. VALVE IN EASMENT EAST OF CANYON BLUFF TRAIL NORTH OF STUBOUT AT CANYON BLUFF TRAIL	"B"
3. STUBOUT ON JUNIPER CANYON TRAIL EAST OF HIGH CANYON TRAIL	"C"

NOTE: VALVES A, B, & C ARE NOT SHOWN ON THE COA AUTOMATED WATER DISTRIBUTION SYSTEM SECTIONAL MAPS, AND FOR THIS REASON ARE LABELED AS SUCH FOR THIS PLAN ONLY. THE CONTRACTOR SHALL COORDINATE THE SHUT-OFF PLAN WITH THE OWNER.

LEGEND

- PROJECT PHASE BOUNDARY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- FUTURE CURB AND GUTTER
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- PROPOSED STREET LIGHT
- 10' ASPHALT TRAIL
- CROWN FLATTENING

SERVICE VERTICAL RISER DETAIL

(SERVICE CONNECTION & INSTALLATION TO CONFORM TO COA STD. DWG. 2136 USE CI SOIL PIPE ONLY)

SERVICE RISER DETAIL

(SERVICE CONNECTION & INSTALLATION TO CONFORM TO COA STD. DWG. 2134 USE CI SOIL PIPE ONLY)

TYPICAL UTILITY SERVICE LOCATION

NO SCALE

AS-BUILT INFORMATION

CONTRACTOR WORK STAMPED "AS BUILT" BY TABLET STAMPED "TUMBLE 1969" SET IN CONCRETE PROJECTING 0.2 FEET ABOVE GROUND. LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AN TENNY'ON STREET, AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV. = 6009.155

DATE

BENCH MARKS

STATION IS A STANDAR UGC & GS BRASS GEOLOGICAL SURVEY BENCH MARK. "TOP"

DATE

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

KEVIN G. PATTON
NEW MEXICO
REGISTERED
PROFESSIONAL ENGINEER
4-25-00

CGC

MICRO-FILM INFORMATION

RECORDED BY DATE

NO. DATE

REMARKS

REVISIONS

DESIGN

		DATE
DESIGNED BY	YOP/KGP	4/00
DRAWN BY	BS	4/00
CHECKED BY	KGP	4/00

RECORD DRAWING

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

UNIT 2 – THE CANYONS AT HIGH DESERT
MASTER UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
APPROVED APR 25 2000 DESIGN REVIEW COMMITTEE	APPROVED APR 25 2000 CITY ENGINEER			

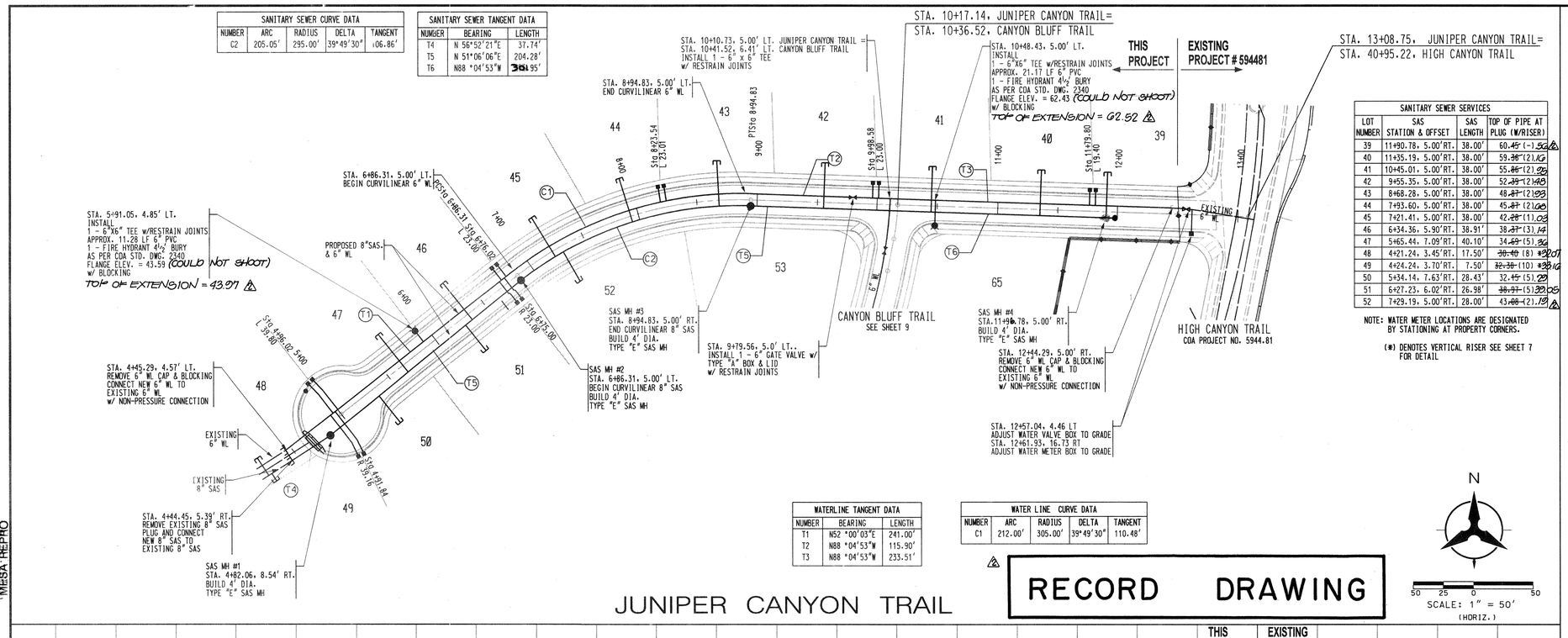
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
594482	F-23	7	11

BHI JOB NO. 00352

P100352/CDP/GENERAL/00352OUTIL.DGN

SANITARY SEWER CURVE DATA				
NUMBER	ARC	RADIUS	DELTA	TANGENT
C2	205.05'	295.00'	39°49'30"	106.86'

SANITARY SEWER TANGENT DATA		
NUMBER	BEARING	LENGTH
T4	N 56°52'21"E	37.74'
T5	N 51°06'06"E	204.28'
T6	N88 °04'53"W	361.95'



SANITARY SEWER SERVICES			
LOT NUMBER	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)
39	11+90.78, 5.00'RT.	38.00'	60.~~45~~ (-1.5)
40	11+35.19, 5.00'RT.	38.00'	59.~~36~~ (2)
41	10+45.01, 5.00'RT.	38.00'	55.~~86~~ (2)
42	9+55.35, 5.00'RT.	38.00'	52.~~39~~ (2)
43	8+68.28, 5.00'RT.	38.00'	48.~~87~~ (2)
44	7+93.60, 5.00'RT.	38.00'	45.~~87~~ (2)
45	7+21.41, 5.00'RT.	38.00'	42.~~28~~ (1)
46	6+34.36, 5.90'RT.	38.91'	38.~~37~~ (3)
47	5+65.44, 7.09'RT.	40.10'	34.~~69~~ (5)
48	4+21.24, 3.45'RT.	17.50'	~~30.40~~ (8) *
49	4+24.24, 3.70'RT.	7.50'	~~32.30~~ (10) *
50	5+34.14, 7.63'RT.	28.43'	32.~~45~~ (5)
51	6+27.23, 6.02'RT.	26.98'	~~30.97~~ (5)
52	7+29.19, 5.00'RT.	28.00'	43.~~08~~ (-2)

NOTE: WATER METER LOCATIONS ARE DESIGNATED BY STATIONING AT PROPERTY CORNERS.

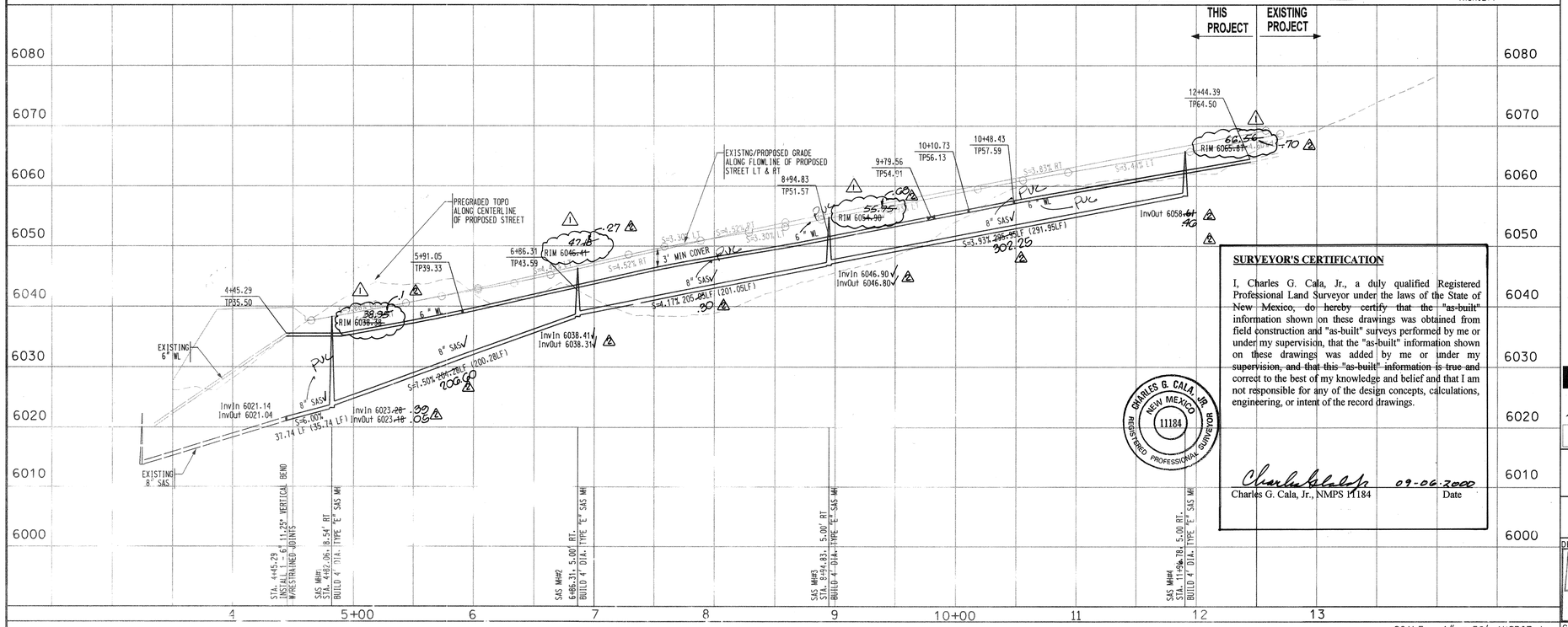
(*) DENOTES VERTICAL RISER SEE SHEET 7 FOR DETAIL

WATERLINE TANGENT DATA		
NUMBER	BEARING	LENGTH
T1	N52 °00'03"E	241.00'
T2	N88 °04'53"W	115.90'
T3	N88 °04'53"W	233.51'

WATER LINE CURVE DATA				
NUMBER	ARC	RADIUS	DELTA	TANGENT
C1	212.00'	305.00'	39°49'30"	110.48'

RECORD DRAWING

JUNIPER CANYON TRAIL



NOTES

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RESTRAINING JOINT TABLE

MECHANICAL JOINTS	LENGTH OF RESTRAINED JOINTS 6"		
GATE VALVE	55'		
11.25° VERT. BEND			
UPPER	5'		
LOWER	2'		
6"X6" TEE	1'		

NOTE:

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE POINTS WITHIN 20 LF OF MJ SHALL BE RESTRAINED AT THE CONTRACTORS EXPENSE.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ABOVE. (SEE NOTE 2 ABOVE).
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANTS JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
5. ALL CAPS SHALL UTILIZE PCC BLOCKING.

SURVEYOR'S CERTIFICATION

I, Charles G. Cala, Jr., 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 and that I am not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.

CHARLES G. CALA, JR. NEW MEXICO 11184 REGISTERED PROFESSIONAL SURVEYOR

09-06-2000
Charles G. Cala, Jr., NMPS 11184 — Date

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

UNIT 2 – THE CANYONS AT HIGH DESERT
UTILITY PLAN & PROFILE
JUNIPER CANYON TRAIL

DESIGN REVIEW COMMITTEE — APPROVED APR 25 2000 — DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL — APPROVED — CITY ENGINEER
LAST DESIGN UPDATE — MO./DAY/YR. — MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
594482	F-23	8	11

AS-BUILT INFORMATION
CONTRACTOR Universal Contractors
WORK STAKED BY DMA
INSPECTOR'S ACCEPTANCE BY RLK DATE 8-2-00
VERIFICATION OF CONCRETE PROJECTING 0.2 FEET ABOVE GROUND. LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AN TENNYSON STREET, AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV. = 6009.155 DATE 8-2-00
VERIFICATION BY J.M.A. DATE 8-2-00
CHANGES MADE BY J.M.A. DATE 8-2-00
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
STATION IS A STANDAR UCC & GS BRASS TOP GEOLOGICAL SURVEY BENCH MARK. TABLET STAMPED "TUMBLE 1969" SET IN CONCRETE

ENGINEER'S SEAL
KEVIN G. PATTON NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 4-25-00

SURVEY INFORMATION
FIELD NOTES

NO.	DATE	BY
1	8-29-00	CGC
2	7-7-00	KGP

AS-BUILT & CERTIFY
REVISED NM RIM ELEVATIONS
REVISIONS
REMARKS
DESIGN

		DATE
DESIGNED BY	YOP/KGP/ORO	04/00
DRAWN BY	BS/YOP/ORO	04/00
CHECKED BY	KGP	04/00

SCANNED BY MESA REPRO

P:\ 00352\CDP\PNP\ 00352UPNP01.DGN

BHI JOB NO. 00 352 A01

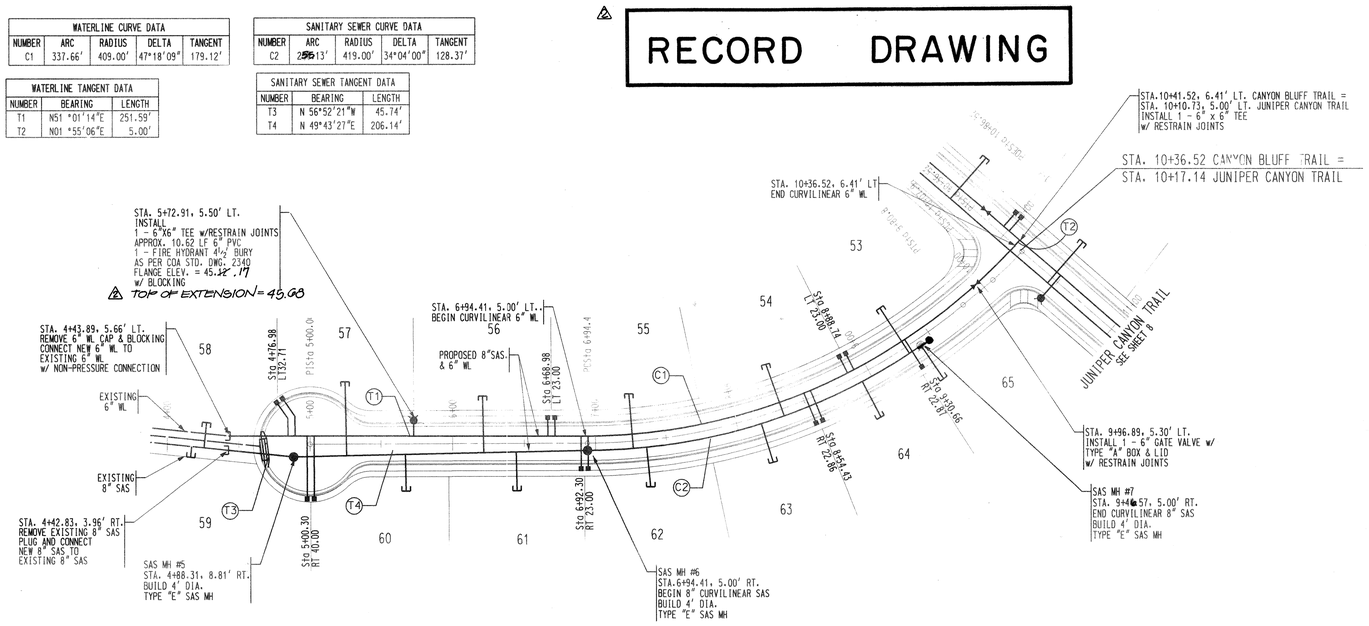
RECORD DRAWING

WATERLINE CURVE DATA				
NUMBER	ARC	RADIUS	DELTA	TANGENT
C1	337.66'	409.00'	47°18'09"	179.12'

WATERLINE TANGENT DATA		
NUMBER	BEARING	LENGTH
T1	N51 °01'14"E	251.59'
T2	N01 °55'06"E	5.00'

SANITARY SEWER CURVE DATA				
NUMBER	ARC	RADIUS	DELTA	TANGENT
C2	256.13'	419.00'	34°04'00"	128.37'

SANITARY SEWER TANGENT DATA		
NUMBER	BEARING	LENGTH
T3	N 56°52'21"W	45.74'
T4	N 49°43'21"E	206.14'



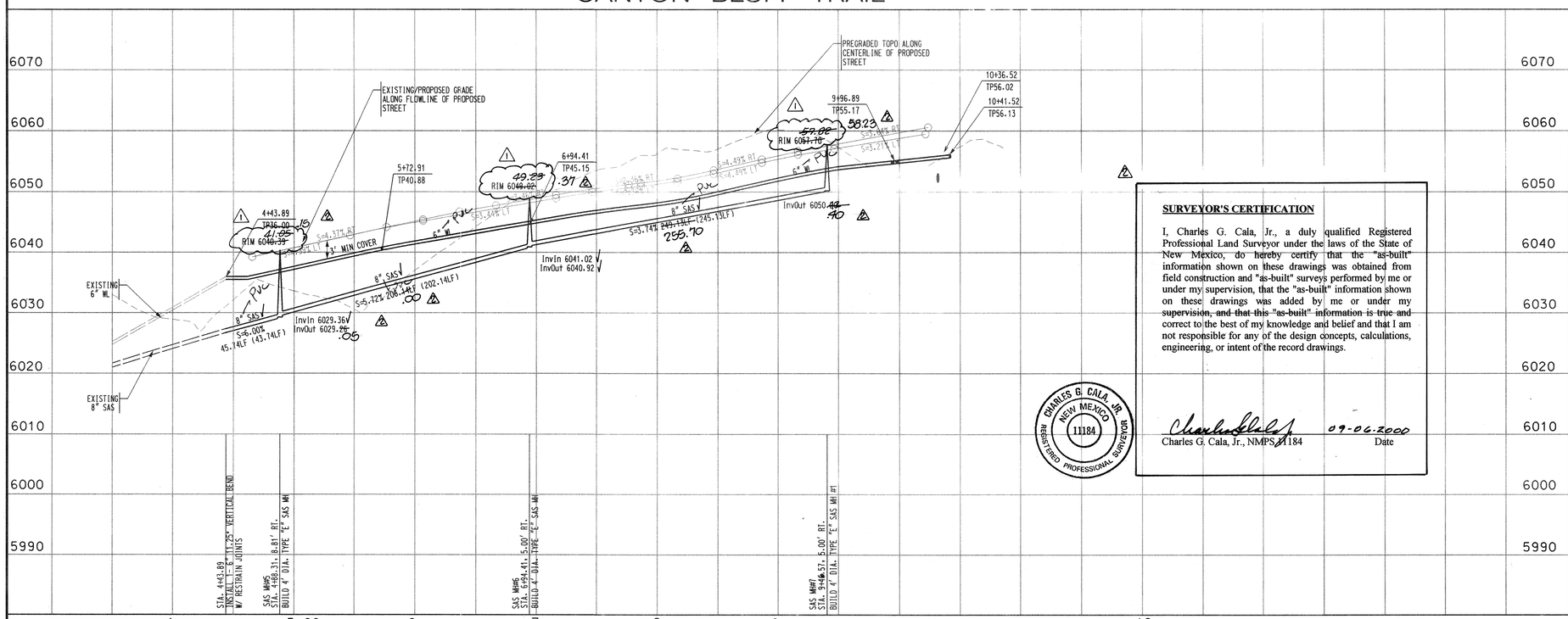
SANITARY SEWER SERVICES				
LOT NUMBER	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG (W/RISER)	
53	9+30.69, 5.00'RT.	38.00'	~~51.44~~ (-)	.87
54	8+33.22, 5.00'RT.	38.00'	~~48.27~~ (-)	.31
55	7+26.39, 5.00'RT.	38.00'	~~44.29~~ (-)	.23
56	6+21.66, 6.34'RT.	39.35'	~~40.70~~ (3)	.75
57	5+25.87, 8.12'RT.	51.47'	~~36.97~~ (5)	7.70
58	4+25.74, 2.14'RT.	17.50'	~~33.37~~ (5) *	4.36
59	4+17.14, 1.22'RT.	7.50'	~~35.65~~ (8) *	6.23
60	5+67.04, 7.35'RT.	25.65'	~~38.76~~ (5)	.81
61	6+44.34, 5.93'RT.	27.08'	~~41.73~~ (3)	.01
62	7+35.64, 5.00'RT.	28.00'	~~44.43~~ (-)	.50
63	8+16.64, 5.00'RT.	28.00'	~~47.45~~ (-)	.97
64	8+92.62, 5.00'RT.	28.00'	~~50.29~~ (-)	.25
65	9+40.57, 5.00'RT.	28.00'	~~52.08~~ (-)	.04

NOTE: WATER METER LOCATIONS ARE DESIGNATED BY STATIONING AT PROPERTY CORNERS.

(*) DENOTES VERTICAL RISER SEE SHEET 7 FOR DETAIL

SCALE: 1" = 50' (HORIZ.)

CANYON BLUFF TRAIL



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

SURVEYOR'S CERTIFICATION

I, Charles G. Cala, Jr., 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 and that I am not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.

CHARLES G. CALA, JR. NEW MEXICO 11184 REGISTERED PROFESSIONAL SURVEYOR

Charles G. Cala, Jr., NMPS #11184 — 09-06-2000 Date

NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF OF ANY DISCREPANCIES.
2. ALL CURB RETURN RADII SHALL BE 20' UNLESS OTHERWISE SPECIFIED.
3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
4. GRADE ELEVATIONS, WHERE NOTED, ARE ALONG FLOWLINE OF CURB UNLESS OTHERWISE SPECIFIED.
5. CONTRACTOR IS TO INSTALL A 4" X 4" X 5' POST AND EMD AT THE END OF EACH SANITARY SEWER SERVICE.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
7. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
8. CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
9. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
10. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER), PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS' EXPENSE.
11. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
12. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB & GUTTER.

RESTRAINING JOINT TABLE

MECHANICAL JOINTS	LENGTH OF RESTRAINED JOINTS		
	6"		
GATE VALVE	55'		
11.25° VERT. BEND			
UPPER	5'		
LOWER	2'		
6"X6" TEE	1'		

NOTE:

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE POINTS WITHIN 20 LF OF MJ SHALL BE RESTRAINED AT THE CONTRACTORS EXPENSE.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ABOVE. (SEE NOTE 2 ABOVE).
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANTS JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
5. ALL CAPS SHALL UTILIZE PCC BLOCKING.

AS-BUILT INFORMATION
CONTRACTOR Universal Constructors
WORK STAKED BY
INSPECTOR'S ACCEPTANCE BY — DATE
VERIFICATION BY J.M.A. — DATE 8-8-2000
COMPUTED BY — DATE
CONVERTED BY J.M.A. — DATE 8-8-2000
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
STATION IS A STANDAR UGC & GS BRASS
GEOLOGICAL SURVEY BENCH MARK. TOP TABLET STAMPED "TUMGS." 1969" SET IN CONCRETE PROJECTING 0.2 FEET ABOVE GROUND. LOCATED 489 FEET WEST OF THE INTERSECTION OF SAN ANTONIO DRIVE AN TEWNYSON STREET, AND 35 FEET NORTH OF RIGHT-OF-WAY LINE OF SAN ANTONIO DR. ELEV. = 6009.155

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
KEVIN G. PATTON NEW MEXICO 10201 REGISTERED PROFESSIONAL ENGINEER 4-25-00

NO.	DATE	REMARKS	BY
1	8-8-00	AS-BUILT & CERTIFY	CGC
2	9-7-00	REVISED WITH RIM ELEVATIONS	KGP

REVISIONS
DESIGN
DESIGNED BY YOP/KGP/ORO — DATE 04/00
DRAWN BY BS/YOP/ORO — DATE 04/00
CHECKED BY KGP — DATE 04/00

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

UNIT 2 – THE CANYONS AT HIGH DESERT
PAVING PLAN & PROFILE
CANYON BLUFF TRAIL

DESIGN REVIEW COMMITTEE: APPROVED APR 25 2000 DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL: APPROVED MAY 25 2000 CITY ENGINEER
LAST DESIGN UPDATE — MO./DAY/YR. — MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
594482	F-23	9	11

BH' OP NO 00 352 A01

P:* 00352*CDP*PNP* 00352UPNP02.DGN

CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

1. CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION AN EXCAVATION/BARRICADING PERMIT BEFORE ENGAGING IN ANY CONSTRUCTION, MAINTENANCE OR REPAIR WORK IN ANY OF THE CITY OF ALBUQUERQUE'S RIGHTS-OF-WAY. EMERGENCY WORK THAT WOULD PRESERVE LIFE OR PROPERTY IS EXCLUDED WITH THE UNDERSTANDING, THAT A PERMIT SHALL BE OBTAINED WITHIN 24 TO 48 HOURS.

2. CONTRACTOR SHALL AT THE TIME OF PERMIT REQUEST, SUBMIT FOR APPROVAL BY CONSTRUCTION COORDINATION, A TRAFFIC CONTROL PLAN DETAILING ALL EXISTING TOPOGRAPHY SUCH AS LANE WIDTHS, DRIVEWAYS, AND BUSINESS/RESIDENTIAL ACCESSES. THE TRAFFIC CONTROL PLAN SHALL INCLUDE ALL PHASES OF WORK AND SCHEDULES INVOLVED IN THE CONSTRUCTION PROJECT. ANY SEPERATE PHASES OF A CONSTRUCTION PROJECT SHALL BE GIVEN AN INDIVIDUAL PERMIT EACH. BLANKET PERMITS WILL NOT BE ISSUED.

3. THESE TYPICAL TRAFFIC CONTROL PLANS DO NOT REFLECT THE EXISTING TOPOGRAPHY SUCH AS DRIVEWAYS, LANE WIDTHS, AND BUSINESS/RESIDENTIAL ACCESSES. EVERY LOCATION THAT REQUIRES CONSTRUCTION TRAFFIC CONTROL SHALL HAVE A DETAILED TRAFFIC CONTROL PLAN SHOWING ALL EXISTING TOPOGRAPHY.

4. CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY CONSTRUCTION COORDINATION.

5. CONSTRUCTION COORDINATION SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY TRAFFIC CONTROL CHANGES NEEDED BY CONTRACTOR, THAT WERE NOT PREVIOUSLY APPROVED. THESE TRAFFIC CONTROL CHANGES SHALL BE REQUESTED IN WRITING ACCOMPANIED WITH A TRAFFIC CONTROL PLAN REFLECTING SUCH CHANGES.

6. ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL, SERVICE AND MAINTAIN ALL TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL NOT BE REMOVED OR ALTERED IN ANY WAY WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION, PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.

7. THE CONSTRUCTION TRAFFIC CONTROL INITIAL SET-UP SHALL BE BY AN AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA) CERTIFIED WORKSITE TRAFFIC SUPERVISOR. THE MAINTENANCE AND SERVICING SHALL ALSO BE DONE BY AN ATSSA CERTIFIED WORKSITE TRAFFIC SUPERVISOR OR EQUIVALENT.

8. CONTRACTOR IS RESPONSIBLE TO MAINTAIN AND SERVICE ALL TRAFFIC CONTROL DEVICES 24 HOURS A DAY, 7 DAYS A WEEK THROUGHOUT LENGTH OF PROJECT. CONTRACTOR IS RESPONSIBLE THAT ALL TRAFFIC CONTROL DEVICES COMPLY WITH THE MUTCD, LATEST EDITION.

9. ALL ADVANCE WARNING SIGNS SHALL BE DOUBLE INDICATED WHENEVER THERE ARE MULTI-LANE TRAFFIC IN ANY ONE GIVEN DIRECTION AND THERE IS SUFFICIENT MEDIAN SPACE.

10. ALL BARRICADES IN ALL TAPERS AND TANGENTS SHALL BE PLACED APART, A DISTANCE MEASURED IN FEET, EQUAL TO THAT OF THE POSTED SPEED LIMIT. NO EXCEPTIONS UNLESS APPROVED BY CONSTRUCTION COORDINATION PER MUTCD SECTION 6A-4.

11. ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24 HOUR PER DAY BASIS UNTIL COMPLETED.

12. CONTRACTOR IS RESPONSIBLE TO PROVIDE CONSTRUCTION COORDINATION, A WEEKLY LOG OF DAILY INSPECTIONS OF BARRICADE AND MAINTENANCE SCHEDULES ON PROJECTS THAT ARE OVER ONE WEEK DURATION.

13. EQUIPMENT OR MATERIALS SHALL NOT BE STORED WITHIN 15 FEET OF A TRAVELED TRAFFIC LANE DURING NON-WORKING HOURS WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.

14. CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.

15. CONTRACTOR IS RESPONSIBLE FOR OBLITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.

16. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FACILITIES, BUSINESSES AND/OR RESIDENTS AT ALL TIMES.

17. CONTRACTOR SHALL PROVIDE ACCESS SIGNS FOR BUSINESSES LOCATED WITHIN THE CONSTRUCTION AREA UNDER THE SUPERVISION OF CONSTRUCTION COORDINATION. EACH ACCESS SIGN SHALL HAVE 5 INCH, WHITE OPAQUE LETTERING ON BLUE REFLECTORIZED BACKGROUND. ACCESS SIGNS SHALL BE CONSIDERED INCIDENTAL TO THE BID AND NOT PART OF THE CONTRACT UNLESS OTHERWISE STATED. NO MORE THAN 3 BUSINESSES SHALL BE LISTED ON A ACCESS SIGN. SHOPPING CENTERS AND MALLS SHALL BE LISTED AS SUCH.

18. ALL ADVANCE WARNING SIGNS SHALL MEET THE MINIMUM REFLECTIVE INTENSITY REQUIREMENTS SET FORTH BY THE CITY OF ALBUQUERQUE. CONSTRUCTION COORDINATION SHALL DETERMINE ALL REQUIREMENTS AND APPROVE OR DISAPPROVE ANY ADVANCE WARNING SIGN PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.

19. 48 HOURS PRIOR TO OCCUPYING OR CLOSING OF A RIGHT-OF-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITALS, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.

20. ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY CONSTRUCTION COORDINATION.

21. EXCAVATIONS SHALL BE PLATED, TEMPORARILY PATCHED OR RESURFACED PRIOR TO OPENING OF TRAFFIC. A MINIMUM OF 11 FEET SHALL BE PROVIDED FOR TRAFFIC IN ANY GIVEN DIRECTION. CONTRACTOR IS RESPONSIBLE FOR ANY WORK INVOLVED IN SATISFYING THESE REQUIREMENTS.

22. CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE FOLLOWING:
    1. STANDARDS AND REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
    2. THE CITY OF ALBUQUERQUE TRAFFIC CODE, LATEST EDITION.
    3. SECTION 19 OF THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION, AS WELL AS OTHER SECTIONS.

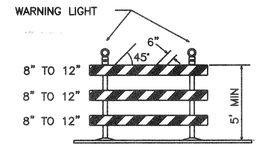
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION, WASHING OF EQUIPMENT IS INCIDENTAL TO IT'S PLACEMENT AND MAINTENANCE.

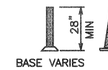
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

26. ADVANCE WARNING SIGNS SHALL BE 36"x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGHT AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D.

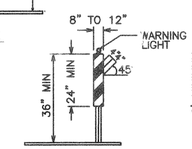
27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPTMENT, BOTH PERMANENT AND TEMPORARY.



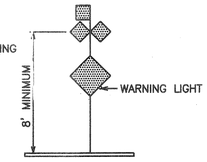
TYPE III BARRICADE



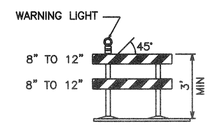
CONES



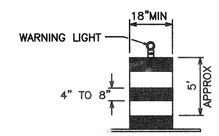
VERTICAL PANEL



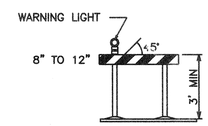
HIGH LEVEL WARNING DEVICE



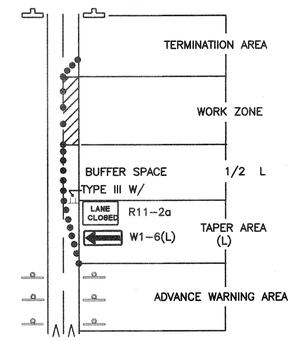
TYPE II BARRICADE COLLAPSIBLE



BARREL



TYPE I BARRICADE COLLAPSIBLE



TRAFFIC CONTROL ELEMENTS

LEGEND

- WORK AREA
- BARRICADE - TYPE I, TYPE II, OR BARREL
- BARRICADE - TYPE III
- VERTICAL PANEL
- WARNING SIGN
- D — DISTANCE BETWEEN SIGNS - A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET
- FLAGMAN POSITION
- S — SPACING BETWEEN BARRICADES - A DISTANCE MEASURED IN FEET EQUAL TO THE STREET LIMIT OF THE STREET
- L — TAPER LENGTH - SEE CHART BELOW

THE TANGENT LENGTH IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET.

TAPER REQUIREMENT

SPEED LIMIT (MPH)	TAPER LENGTH(L) (FEET)			MINIMUM NUMBER OF DEVICES FOR TAPER	MAXIMUM DEVICE SPACING IN FEET	
	10' LANE	11' LANE	12' LANE		ALONG TAPER	AFTER TAPER
20	70	75	80	5	20	20
25	105	115	125	6	25	25
30	150	165	180	7	30	30
35	205	225	245	8	35	35
40	270	295	320	9	40	40
45	450	495	540	13	45	45
50	500	550	600	13	50	50
55	550	605	660	13	55	55

RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

SPEED MILES PER HOUR	MINIMUM DISTANCE IN FEET BETWEEN SIGNS	FROM LAST SIGN TO TAPER
0-20	10 X SPEED LIMIT	10 X SPEED LIMIT
25-30	10 X SPEED LIMIT	10 X SPEED LIMIT
30-35	10 X SPEED LIMIT	10 X SPEED LIMIT
40-45	10 X SPEED LIMIT	10 X SPEED LIMIT
50-60	10 X SPEED LIMIT	10 X SPEED LIMIT

TAPER CRITERIA

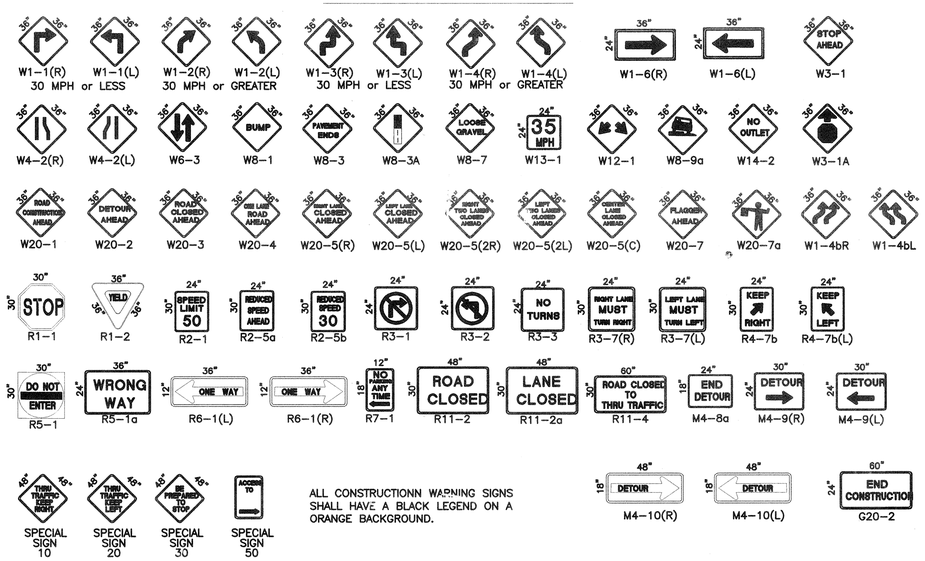
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

SPEED LIMIT	
40 MPH OR LESS	$L = \frac{WS^2}{60}$
40 MPH OR GREATER	$L = W \times S$

L = TAPER LENGTH
W = WIDTH OF OFFSET IN FEET
S = POSTED SPEED OR OFF-PEAK 85-PERCENTILE SPEED IN MPH

SIGN FACE DETAILS



ALL CONSTRUCTIONN WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

SCANNED BY MESA REPRO

AS-BUILT INFORMATION
CONTRACTOR — DATE
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY — DATE JAN/00
DRAWN BY C.O.A. STANDARDS — DATE JAN/00
CHECKED BY — DATE JAN/00

Bohannan Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

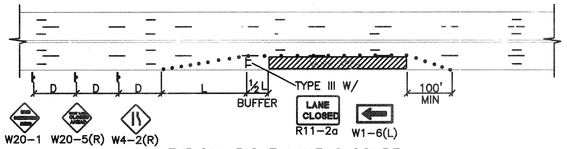
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: UNIT 2 - THE CANYONS AT HIGH DESERT
SIGNING AND CONSTRUCTION
TRAFFIC CONTROL STANDARDS

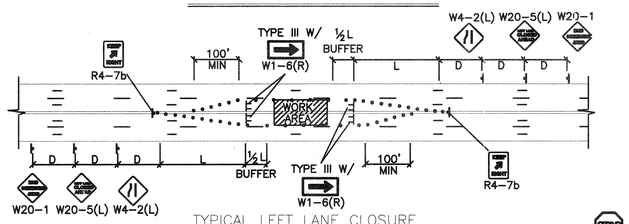
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
COA STD.				

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
594482	F-23	10	11

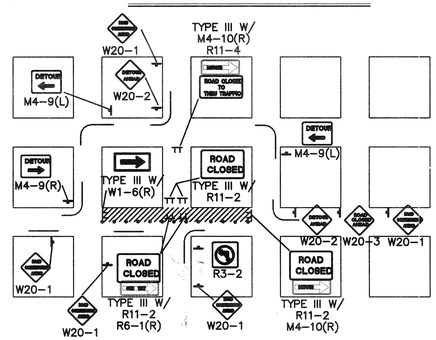
P:\00352\CDP\GENERAL\CITYSIGN.DWG



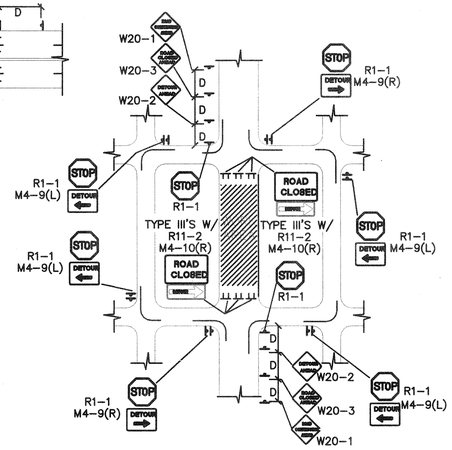
TYPICAL RIGHT LANE CLOSURE



TYPICAL LEFT LANE CLOSURE



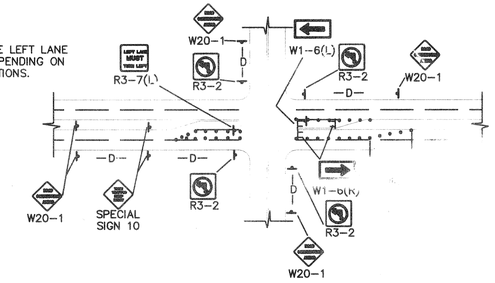
TYPICAL ONE DIRECTION DETOUR



TYPICAL STREET CLOSURE

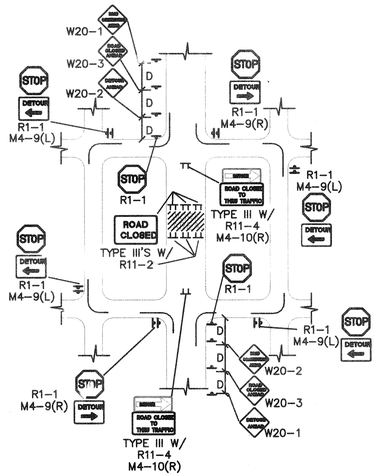
NOTE: (R1-1) BASED ON FIELD CONDITIONS.

NOTE:
MAY REQUIRE LEFT LANE CLOSURE DEPENDING ON FIELD CONDITIONS.



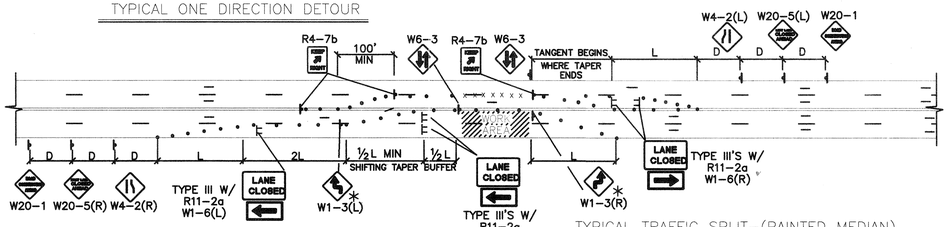
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION.

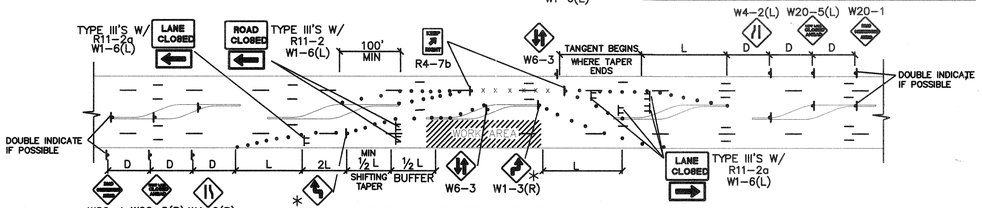


TYPICAL MID-BLOCK CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



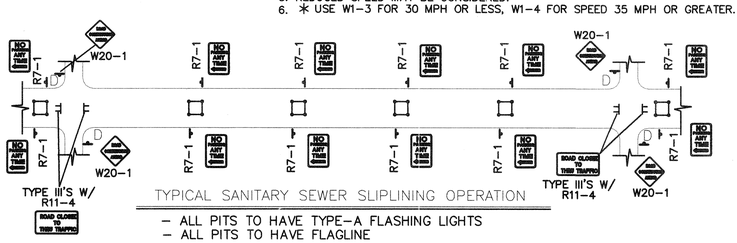
TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)



TYPICAL TRAFFIC SPLIT – (RAISED MEDIAN)

TRAFFIC SPLIT NOTES:

1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
2. 1/2 L IS THE MINIMUM DISTANCE FOR SHIFTING TAPERS.
3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
4. MEDIAN REMOVAL SHALL BE REQUIRED IF 1/2 L OR REVERSE CURVE IS NOT SUFFICIENT. MEDIAN REMOVAL SHALL TAKE PLACE BEFORE SPLITS.
5. REDUCED SPEED MAY BE CONSIDERED.
6. * USE W1-3 FOR 30 MPH OR LESS, W1-4 FOR SPEED 35 MPH OR GREATER.



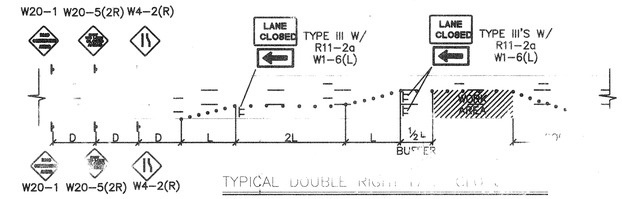
TYPICAL SANITARY SEWER SLIPLINING OPERATION

- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS
- ALL PITS TO HAVE FLAGLINE

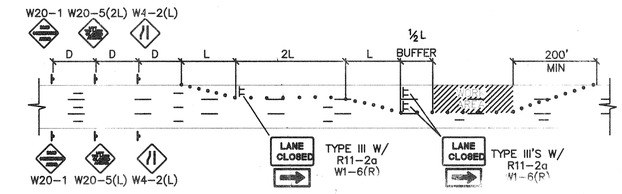
GENERAL NOTE:

ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

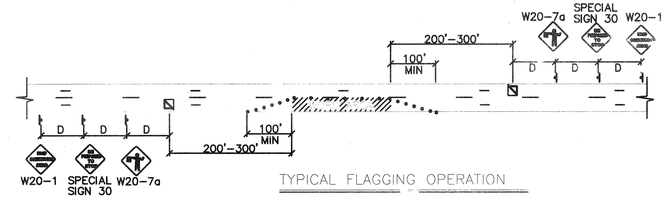
ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF 36" THIRTY SIX INCHES BY 36" THIRTY SIX INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT.



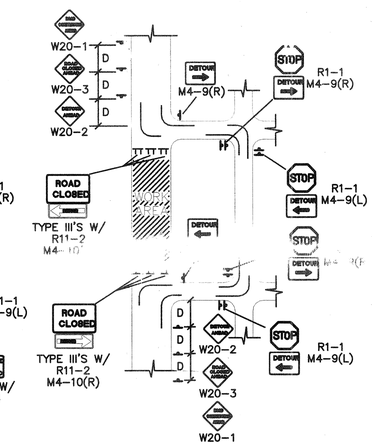
TYPICAL DOUBLE RIGHT LANE CLOSURE



TYPICAL DOUBLE LEFT LANE CLOSURE

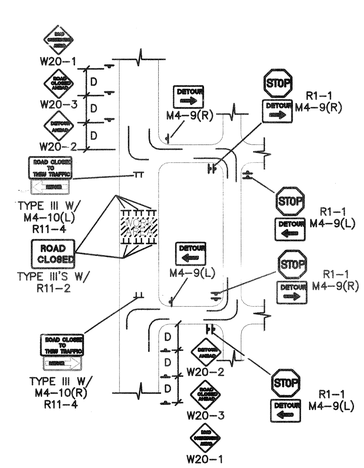


TYPICAL FLAGGING OPERATION



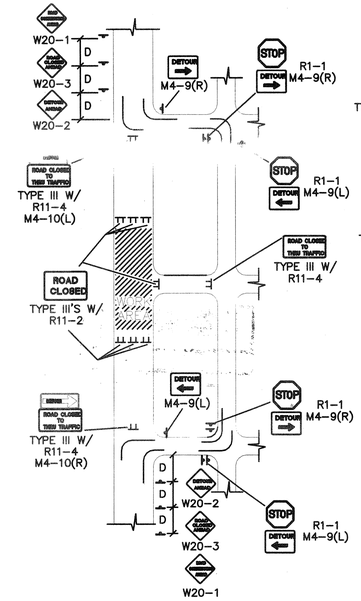
TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.

SCANNED BY MESA REPRO

P:\00352\CDP\GENERAL\CITYTRAF.DWG

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY DATE JAN/00
DRAWN BY C.O.A. STANDARDS DATE JAN/00
CHECKED BY DATE JAN/00

Bohannan ▲ Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: UNIT 2 – THE CANYONS AT HIGH DESERT
TYPICAL TRAFFIC CONTROL
& SIGNING EXAMPLES (REF M.U.T.C.D.)

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
COA STD.				

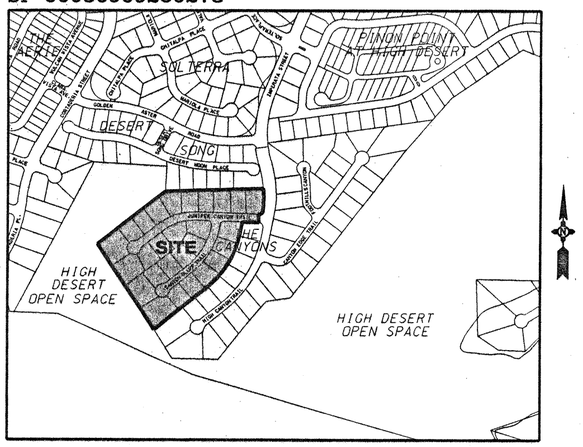
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
594482	F-23	11	11

SUBMITTED BY DATE
NO. DATE
ENGINEER'S SEAL
SUBMITTED BY DATE
CONTR. DATE
WORK STARTED DATE
ACCEPT. DATE
VERIF. DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-59441.82-20111

SCANNED BY PLANNING

SP-00050909260278



LOCATION MAP

ZONE ATLAS INDEX MAP No. F-23-Z

NOT TO SCALE

SUBDIVISION DATA

1. DRB No. 98-168, Project # 1000542; Application # 00410-00000-00680
2. Zone Atlas Index No. F-23-Z.
3. Gross Subdivision Acreage: 9.6052 Acres.
4. Total Number of Lots/Tracts created: Twenty-seven (27) Lots and One (1) Tract.
5. This Plat shows existing easements.
6. Date of Survey: September, 1999
7. Total mileage of full width streets created: 0.2546 Mile.
8. Plat is located within the Elena Gallegos Grant, within Projected Section 35, T11N, R4E, NMPM.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide Tract A of the PLAT OF THE CANYONS AT HIGH DESERT, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on October 22, 1998 in Book 98C, Page 310 as Document No. 1998134990 into Twenty-seven (27) Lots and One (1) Tract and to grant easements.

PUBLIC UTILITY EASEMENTS

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

A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.

B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. U.S. West for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, Locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool, (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

DESCRIPTION

A certain tract of land situate within the Elena Gallegos Grant, within the northwest one-quarter (NW1/4) of projected Section 35, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, said tract being and comprising all of Tract A of the PLAT OF THE CANYONS AT HIGH DESERT, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on October 22, 1998 in Book 98C, Page 310 as Document No. 1998134990 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927 Datum) and ground distances as follows:

BEGINNING at the northeast corner of said Tract A, a point on a curve on the westerly right-of-way line of High Canyon Trail (Private Street) whence the Albuquerque City Survey (ACS) Monument "1-D24 (Reset) 1995" a 3-1/4 inch aluminum cap cemented in top of a 2-1/2 inch pipe (having New Mexico State Plane Coordinates Central Zone NAD27 of X=431,318.50 and Y=1,513,365.05 bears N28°38'23"E, a distance of 6421.85 feet and from said point of beginning running thence along the easterly boundary line of said Tract A and also along said right-of-way line,
123.58 feet along the arc of a curve to the right having a radius of 661.00 feet and a chord which bears S00°19'59"W, a distance of 123.40 feet to a point of compound curvature; thence,
37.62 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord which bears S48°48'14"W, a distance of 34.17 feet to a point of non-tangency; thence,
S02°34'50"E, a distance of 46.14 feet to a point, thence leaving said right-of-way line and running thence along the easterly boundary line of said Tract A,
N88°04'54"W, a distance of 92.21 feet to a point; thence,
S11°00'19"W, a distance of 55.02 feet to a point of curvature; thence,
386.70 feet along the arc of a curve to the right having a radius of 557.00 feet and a chord which bears S30°53'40"W, a distance of 378.98 feet to a point of tangency; thence,
S50°47'00"W, a distance of 370.05 feet to the most southerly corner of said Tract A, thence running along the southwesterly boundary line of said Tract A,
N33°07'39"W, a distance of 585.37 feet to the most westerly corner of said Tract A, thence running along the northwesterly boundary line of said Tract A,
N52°05'37"E, a distance of 480.00 feet to a point; thence,
N88°13'46"E, a distance of 549.75 feet to the point and place of beginning.

Tract contains 9.6052 acres, more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 Datum also being the same as Bearings shown on the plat of THE CANYONS AT HIGH DESERT, Albuquerque, New Mexico, recorded October 22, 1998 Book 98C, Page 310 as Document No. 1998134990.
2. Distances are ground distances.
3. All easements of record are shown or referenced.
4. Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision 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# 6544".
5. No more than 13 wood burning fireplaces are permitted in UNIT 2 OF THE CANYONS AT HIGH DESERT. There is no limit to the number of gas fired fireplaces in the plan area.
6. This subdivision lies within the City of Albuquerque. Water and sanitary sewer capabilities are based on the City of Albuquerque's facilities. Water and sanitary sewer infrastructure improvements must be approved by the City of Albuquerque.
7. Tract A (1.4941 acres) is granted as a public sanitary sewer, water, and subsurface storm drain easement, to be operated and maintained by the City of Albuquerque. Tract A is also granted as a permanent private access easement, reserved for, granted to, and to be maintained by the High Desert Residential Owners Association.
8. Building setbacks shall be in accordance with the approved High Desert Sector Development Plan (zoned SU-2 HD/RT High Desert).

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in February 1994 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. DWAIN WEAVER NEW MEXICO 6544 REGISTERED PROFESSIONAL SURVEYOR

A. Dwain Weaver
New Mexico Professional Surveyor 6544

Date: May 18, 2000

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Elena Gallegos Grant, within the northwest one-quarter (NW 1/4) of projected Section 35, Township 11 North, Range 4 East,
New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract A of the PLAT OF CANYONS AT HIGH DESERT, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on October 22, 1998 in Book 98C, Page 310 as Document No. 1998134990, now comprising Lots 39 through 65 inclusive and Tract A of UNIT 2, THE CANYONS AT HIGH DESERT, is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: All access, Utility and Drainage Easements hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, and pipes for underground Utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Granted Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work affects any improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or Encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or Encroachments, The Grantee shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or Encroachments. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

HIGH DESERT INVESTMENT CORPORATION

BY: Douglas H. Collister
Douglas H. Collister, President

State of New Mexico)
) SS
County of Bernalillo)

This instrument was acknowledged before me on 22 day of MAY, 2000 by Douglas H. Collister, President of High Desert Investment Corporation.

My Commission Expires: 8/14/02 Sandra Miles
Notary Public

8/14/02

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Page: 1 of 2
06/08/2000 02:48P
Judy D. Woodward Bern. Co. PLAT R 12.00 Bk-2000C Pg-154

PLAT OF
UNIT 2
THE CANYONS AT HIGH DESERT

(A REPLAT OF TRACT A
THE CANYONS AT HIGH DESERT)

ALBUQUERQUE, NEW MEXICO
MAY, 2000

APPROVALS

PLAT NUMBER _____

	DATE
PLANNING DIRECTOR	6/8/00
CITY ENGINEER	5-31-00
A.M.A.F.C.A.	5-31-00
TRAFFIC ENGINEER	5-31-00
CITY SURVEYOR	5-23-00
UTILITY DEVELOPMENT DEPARTMENT	5/31/00
PARKS & RECREATION	5/31/00
U.S. WEST COMMUNICATIONS	05-30-00
COMCAST CABLE	5-30-00
PNM ELECTRIC SERVICES	5-30-00
PNM GAS SERVICES	5-30-00
HIGH DESERT RESIDENTIAL OWNERS ASSOCIATION, INC.	5/22/00

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC # 1-023-061-178457-20502

PROPERTY OWNER OF RECORD High Desert Investment Corp.

Pauline Rodriguez 6/8/2000
BERNALILLO COUNTY TREASURER'S OFFICE DATE

PNM STAMP

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

CRN # 594482

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

SHEET 1 OF 2

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00352FINALPLAT.DGN

JOB NO. 00352A1 02

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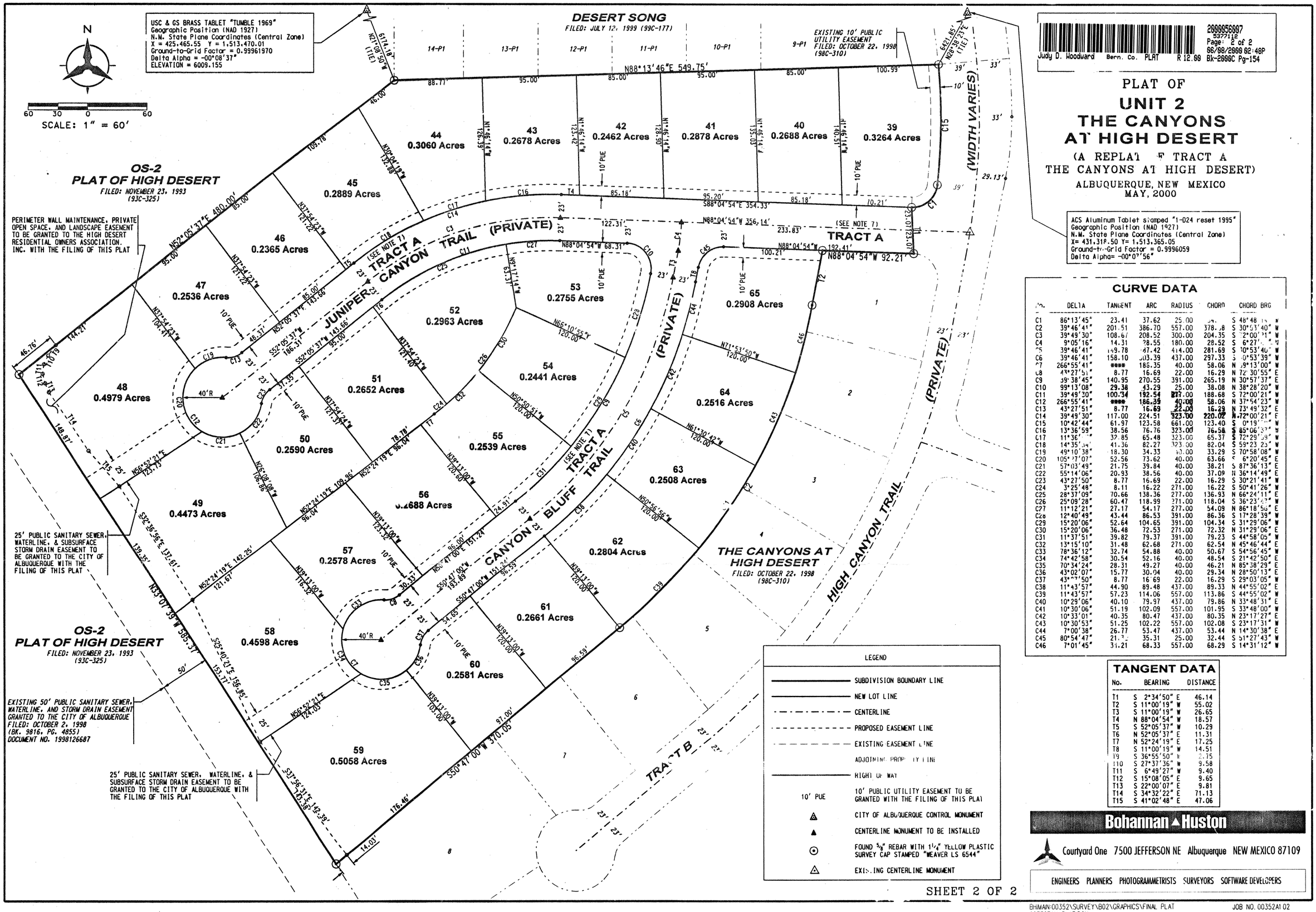
SCANNED BY
PLANNING



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Page: 2 of 2
06/08/2000 02:48P
Judy D. Woodward Bern. Co. PLAT R 12.00 Bk-2000C Pg-154

PLAT OF
UNIT 2
THE CANYONS AT HIGH DESERT

(A REPLAT OF TRACT A
THE CANYONS AT HIGH DESERT)

ALBUQUERQUE, NEW MEXICO
MAY, 2000

ACS Aluminum Tablet stamped "1-024 reset 1995"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 431,318.50 Y= 1,513,365.05
Ground-to-Grid Factor = 0.9996059
Delta Alpha= -00°07'56"

CURVE DATA

No.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	86°13'45"	23.41	37.62	25.00	[illegible]	S 48°48'[illegible]" W
C2	39°46'41"	201.51	386.70	557.00	378.[illegible]8	S 30°53'40" W
C3	39°49'30"	108.67	208.52	300.00	204.35	S [illegible]2°00'21" W
C4	9°05'16"	14.31	28.55	180.00	28.52	S 6°27'[illegible] W
C5	39°46'41"	149.78	287.42	414.00	281.69	S 30°53'40" W
C6	39°46'41"	158.10	303.39	437.00	297.33	S 30°53'39" W
C7	266°55'41"	****	186.35	40.00	58.06	N 59°13'00" W
C8	43°27'51"	8.77	16.69	22.00	16.29	N 72°30'55" E
C9	59°38'45"	140.95	270.55	391.00	265.19	N 30°57'37" E
C10	99°13'08"	29.38	43.29	25.00	38.08	N 38°28'20" W
C11	39°49'30"	100.34	192.54	277.00	188.68	S 72°00'21" W
C12	266°55'41"	****	186.35	40.00	58.06	N 37°54'23" W
C13	43°27'51"	8.77	16.69	22.00	16.29	N 73°49'32" E
C14	39°49'30"	117.00	224.51	323.00	220.02	N 72°00'21" E
C15	10°42'44"	61.97	123.58	661.00	123.40	S 0°19'[illegible]" W
C16	13°36'59"	38.56	76.76	323.00	76.58	S 85°06'37" W
C17	11°36'[illegible]	37.85	65.48	323.00	65.37	S 72°29'[illegible]" W
C18	14°35'34"	41.36	82.27	323.00	82.04	S 59°23'23" W
C19	49°10'38"	18.30	34.33	40.00	33.29	S 70°58'08" W
C20	105°17'07"	52.56	73.62	40.00	63.66	S 6°20'45" E
C21	57°03'49"	21.75	39.84	40.00	38.21	S 87°36'13" E
C22	55°14'06"	20.93	38.56	40.00	37.09	N 36°14'49" E
C23	43°27'50"	8.77	16.69	22.00	16.29	S 30°21'41" W
C24	3°25'48"	8.11	16.22	271.00	16.22	S 50°41'26" W
C25	28°37'09"	70.66	138.36	277.00	136.93	N 66°24'11" E
C26	25°09'28"	60.47	118.99	271.00	118.04	S 36°23'[illegible]" W
C27	11°12'21"	27.17	54.17	277.00	54.09	N 86°18'56" E
C28	12°40'49"	43.44	86.53	391.00	86.36	S 17°28'39" W
C29	15°20'06"	52.64	104.65	391.00	104.34	S 31°29'06" W
C30	15°20'06"	36.48	72.53	271.00	72.32	N 31°29'06" E
C31	11°37'51"	39.82	79.37	391.00	79.23	S 44°58'05" W
C32	13°15'10"	31.48	62.68	271.00	62.54	N 45°46'44" E
C33	78°36'12"	32.74	54.88	40.00	50.67	S 54°56'45" W
C34	74°42'58"	30.54	52.16	40.00	48.54	S 21°42'50" E
C35	70°34'24"	28.31	49.27	40.00	46.21	N 85°38'29" E
C36	43°02'07"	15.77	30.04	40.00	29.34	N 28°50'13" E
C37	43°[illegible]'50"	8.77	16.69	22.00	16.29	S 29°03'05" W
C38	11°43'57"	44.90	89.48	437.00	89.33	N 44°55'02" E
C39	11°43'57"	57.23	114.06	557.00	113.86	S 44°55'02" W
C40	10°29'06"	40.10	79.97	437.00	79.86	N 33°48'31" E
C41	10°30'06"	51.19	102.09	557.00	101.95	S 33°48'00" W
C42	10°33'01"	40.35	80.47	437.00	80.35	N 23°17'27" E
C43	10°30'53"	51.25	102.22	557.00	102.08	S 23°17'31" W
C44	7°00'38"	26.77	53.47	437.00	53.44	N 14°30'38" E
C45	80°54'47"	21.[illegible]	35.31	25.00	32.44	S 51°27'43" W
C46	7°01'45"	34.21	68.33	557.00	68.29	S 14°31'12" W

TANGENT DATA

No.	BEARING	DISTANCE
T1	S 2°34'50" E	46.14
T2	S 11°00'19" W	55.02
T3	S 11°00'19" W	26.65
T4	N 88°04'54" W	18.57
T5	S 52°05'37" W	10.29
T6	N 52°05'37" E	11.31
T7	N 52°24'19" E	17.25
T8	S 11°00'19" W	14.51
T9	S 36°55'50" W	2.75
T10	S 27°37'36" W	9.58
T11	S 6°49'27" W	9.40
T12	S 15°08'05" E	9.65
T13	S 22°00'07" E	9.81
T14	S 34°32'22" E	71.13
T15	S 41°02'48" E	47.06

Bohannan ▲ Huston

Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

SHEET 2 OF 2

BHMAIN:00352\SURVEY\B02\GRAPHICS\FINAL PLAT 00352FINALPLAT.DGN

JOB NO. 00352A102

2507