PUBLIC IMPROVEMENT PLANS
FOR
COTTONWOOD TRAILS
ALBUQUERQUE, NEW MEXICO

OCTOBER 2001

PREPARED FOR:
GARRETT GROUP, INC.
P.O. BOX 10285
ALBUQUERQUE, NM 87184

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

INDEX TO DRAWINGS

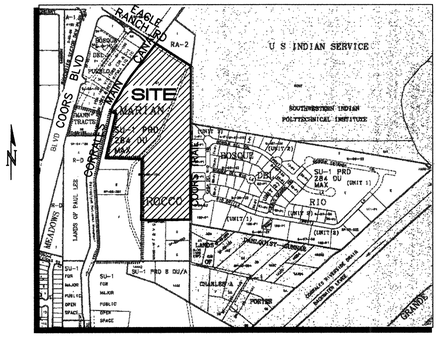
SURVEYOR'S CERTIFICATION

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

10-07-02

Timothy Aldrich, P.S. No. 7719 — Date

NEW MEXICO TIMOTHY A. ALDRICH 7719 REGISTERED



D-13 — 1"=750'±

VICINITY MAP

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE NO. 6.

2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE NM ONE CALL SYSTEMS, INC. @ 260–1990 FOR LOCATION OF EXISTING UTILITIES.

5. CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 6.

6. THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

7. TRAFFIC CONTROL: FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768–2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.

8. WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.

9. EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.

10. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 90% MAXIMUM DENSITY PER ASTM D–1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.

11. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT–OF–WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.

12. PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6"–12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"–16").

13. ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.

14. CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATER–LINE AND/OR SEWERLINE COSTS.

15. CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.

16. THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER 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.

17. PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.

18. WARNING––EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

    THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

19. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.

20. CONTRACTOR SHALL MAINTAIN A GRAFFITI–FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

APPROVAL OF RECORD DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Gilbert Chang
DATE 6/29/04

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

DRB NO.
1000493

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque *New Mexico*
147CVR.DWGksh 12/20/01

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

ENGINEERS STAMP & SIGNATURE

GENEVIEVE L. DONAT NEW MEXICO 15088 12-20-01 LICENSED PROFESSIONAL ENGINEER

Genevieve 1-28 Revised GLD

APPROVALS	ENGINEER	DATE
DRC Chairman		12-21-01
Transportation		12-20-01
Water/Wastewater	Nancy D. Hasinek	12/20/2001
Hydrology	Charles A. Montoya	12-20-01
AMAFCA	See sheets 6, 13, 14, 15	
Constr. Mngmt.		
Constr. Coord.		12-21-01

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APPROVED FOR CONSTRUCTION

Roger L. Green
City Engineer — Date 2-15-02

City Project No. 674781

Sheet 1 Of 23

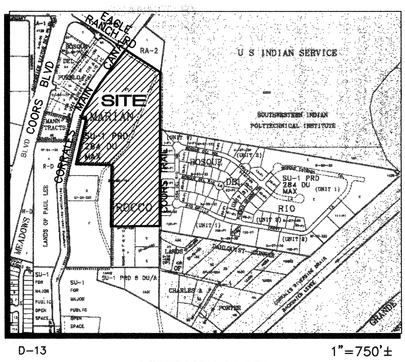
TALOS LOG NO.: 20 01 48 05 06

SCANNED BY MESA REPRO

PLAT
FOR
COTTONWOOD TRAILS SUBDIVISION

BEING A REPLAT OF TRACT E-1, MARIAN ROCCO SUBDIVISION
SECTION 19, T. 11 N, R. 3 E, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2001



VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 1
2. Total Number of Lots created: 62
3. Total Number of Tracts created: 4
4. Gross Subdivision Acreage: 25.9395 Ac.
5. Total Mileage of Private Roadway Created: 0.49
6. Bearings are New Mexico State Plane Grid Bearings – Central Zone.
7. Distances are ground distances.
8. Bearings and distances in parenthesis are record.
9. Basis of boundary are the following plats (and documents) of record entitled:

"REPLAT OF TRACT E, MARIAN ROCCO SUBDIVISION" (5–31–88, C36–145),
"PLAT OF MARIAN ROCCO SUBDIVISION" (10–24–86, C31–184),
"PLAT OF LANDS OF W.F. MANN AND V. GWEN MANN" (12–1–76, C11–142),
"SUBDIVISION PLAT FOR STOUT SUBDIVISION" (3–1–84, C23–73),
"REPLAT OF TRACT 2, MANN TRACTS" (5–31–88, C36–146),

all being records of Bernalillo County, New Mexico.

10. Field Survey performed by Aldrich Land Surveying October 2001.
11. Title Report by Rio Grande Title Co., Inc. File Number 02000586–COM effective 11/16/01
12. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
13. City Standard Utility Note II: "City of Albuquerque Water and Sanitary Sewer Service to subject property must be verified and coordinated with the Public Works Department, City of Albuquerque."
14. 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 street improvements and will consist of a standard four–inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #7719".
15. The roadways herein described are comprised of both public and private access easements (see Easement Notes).
16. Private access easements are to the benefit of the owners of Cottonwood Trails, Bosque del Rio and the Coors Trail neighbors only, as provided herein and by settlement agreement dated January 12, 1996. Tract PR is granted as a private easement to provide primary circulation to the Cottonwood Trails Subdivision and as a secondary emergency access to the benefit of the entire area surrounding the Cottonwood Trails Subdivision (Easement Note 4). Tract PR improvements will be the responsibility of the developers. The maintenance of Tract PR and Tract C improvements will become the responsibility of a homeowners association.

17. All open space requirements are met on the lot with the dwelling.

LEGAL DESCRIPTION

A tract of land lying and situate within Section 19, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of Tract E–1, of the Marian Rocco Subdivision, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 31, 1988, in Volume C36, Folio 145, being more particularly described as follows:

LEGAL DESCRIPTION CONTINUED ON SHEET 5 OF 5

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tract into 62 residential lots, to create a City of Albuquerque Open Space tract (Tract A), and three (3) Cottonwood Trails H.O.A. tracts as follows:

1) drainage tract (Tract B)
2) Coors Trail – a permanent access & utility easement (Tract C)
3) private roadway and public utility easement (Tract PR);

and to grant those easements necessary to serve the residential development.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNER

CITY OF ALBUQUERQUE

Jay J. Czar, C.A.O. — Date
City of Albuquerque

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on _____, 2001, by Jay J. Czar as C.A.O. of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires: _____

Notary Public

APPROVALS

DRB PROJECT NO. 1000493
APPLICATION NO.

PUBLIC SERVICE CO. OF NM––GAS SERVICES DIVISION AND ELECTRIC SERVICES DIVISION	DATE
QWEST CORPORATION	DATE
COMCAST CABLE	DATE
CITY SURVEYOR, ENGR. DIV., P.W.D.	DATE
TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D.	DATE
PARKS AND RECREATION	DATE
UTILITY DEVELOPMENT DIV., P.W.D.	DATE
REAL PROPERTY DIVISION, D.F.M.	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER, PUBLIC WORKS DEPT.	DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14, ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M, 1994.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION — DATE

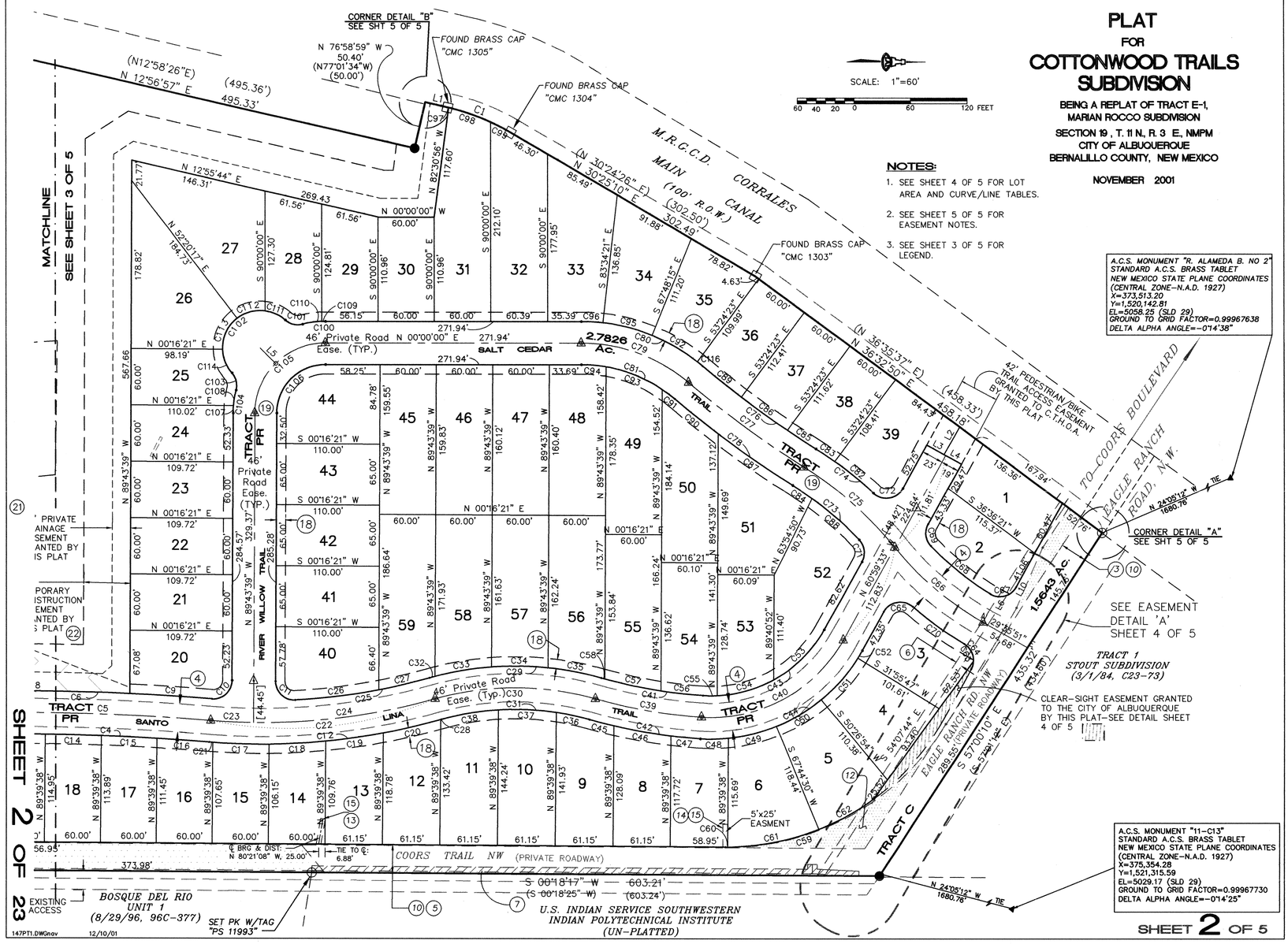
SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, Chapter 14, Article 14, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief".

Timothy Aldrich, P.S. No. 7719 — Date

147PT1.DWGnov 12/10/01

SHEET 1 OF 5



SHEET 2 OF 23

147PT1.DWG

NOTES:

1. SEE SHEET 4 OF 5 FOR LOT AREA AND CURVE/LINE TABLES.
2. SEE SHEET 5 OF 5 FOR EASEMENT NOTES.

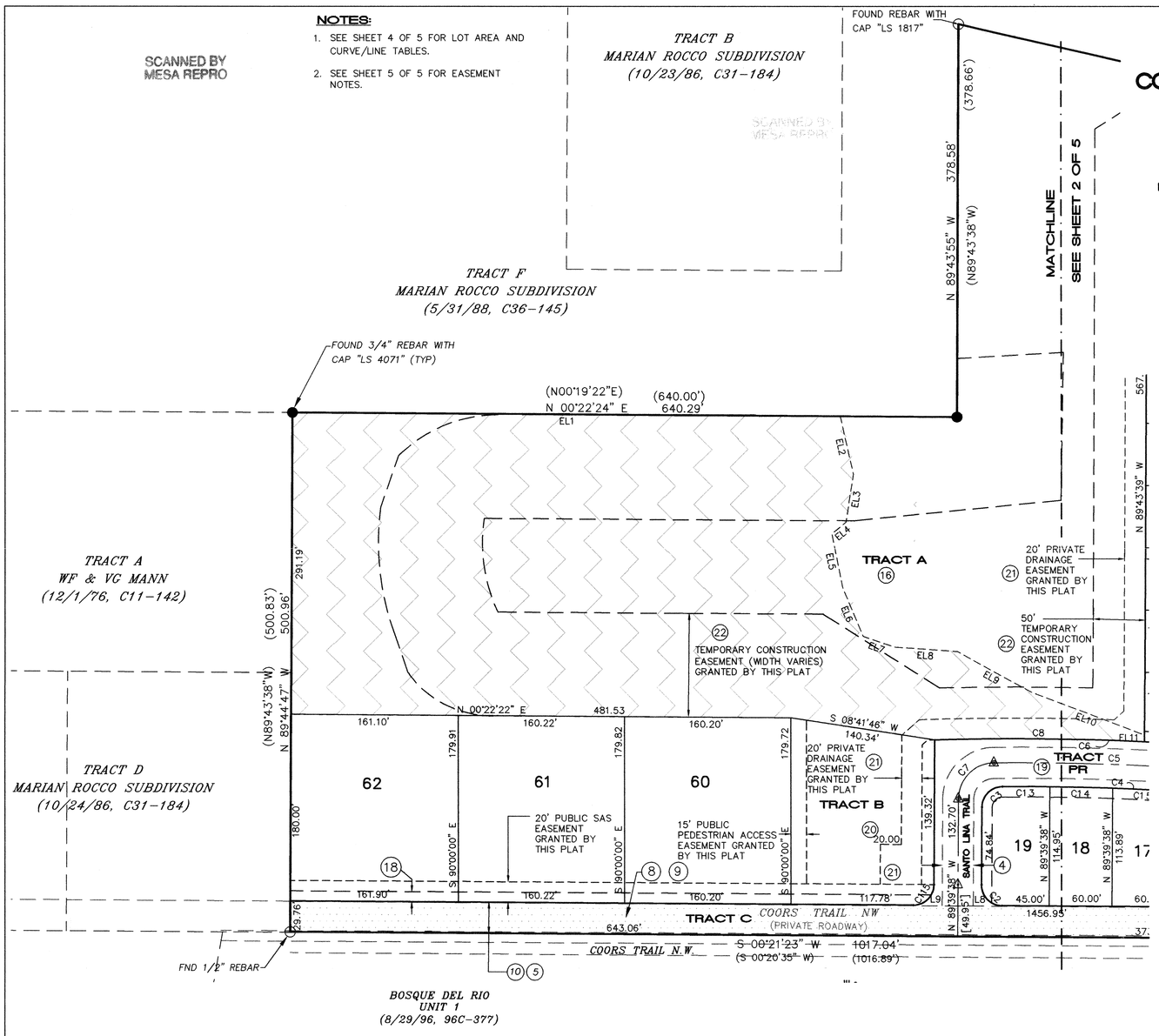
PLAT
FOR
COTTONWOOD TRAILS SUBDIVISION

BEING A REPLAT OF TRACT E-1,
MARIAN ROCCO SUBDIVISION
SECTION 19, T. 11 N., R. 3 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2001

SCALE: 1"=60'

60 40 20 0 60 120 FEET



LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE MONUMENT
- (4) ESM'T KEYED NOTE (SEE SHT 5 OF 5)
- ESM'T DEDICATED BY THIS PLAT
- EXISTING EASEMENT
- FOUND CORNER
- SET CORNER
- BLANKET DRAINAGE EASEMENT

147PT1.DWGnav 12/10/01

SHEET 3 OF 5

CURVE TABLE

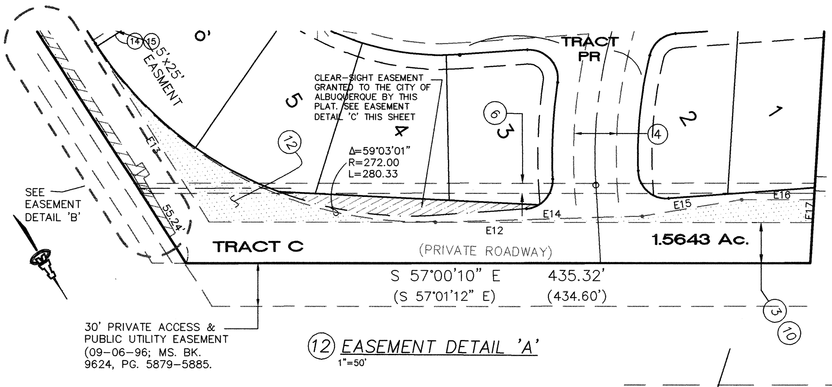
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1*	236.50	72.00	36.28	71.72	S 21°41'54" W	17°26'32"
C2	20.00	31.42	20.00	28.28	N 45°20'22" E	90°00'00"
C3	20.00	31.20	19.78	28.13	S 44°58'30" E	89°22'16"
C4	2623.76	221.36	110.74	221.29	S 02°07'39" W	04°50'02"
C5	2646.76	231.31	115.73	231.24	S 02°02'26" W	05°00'26"
C6	2669.76	289.87	145.08	289.72	S 01°25'11" W	06°13'15"
C7	35.00	54.49	34.51	49.15	S 45°03'43" E	89°11'52"
C8	2669.76	201.48	100.79	201.43	S 00°28'16" W	04°19'26"
C9	2669.76	88.39	44.20	88.39	S 03°34'54" W	01°53'49"
C10	20.00	32.90	21.54	29.32	N 42°35'55" W	94°15'27"
C11	20.00	32.60	21.22	29.11	N 43°34'55" E	93°22'52"
C12	705.35	249.51	126.07	248.21	N 05°35'23" W	20°16'05"
C13	2623.76	45.22	22.61	45.22	S 00°12'15" W	00°59'15"
C14	2623.76	60.01	30.01	60.01	S 01°21'12" W	01°18'38"
C15	2623.76	60.05	30.03	60.05	S 02°39'51" W	01°18'41"
C16	2623.76	56.08	28.04	56.07	S 03°55'55" W	01°13'28"
C17	705.35	60.04	30.04	60.02	N 01°46'38" E	04°52'37"
C18	705.35	60.13	30.08	60.11	N 03°06'12" W	04°53'03"
C19	705.35	61.83	30.94	61.81	N 08°03'24" W	05°01'22"
C20	705.35	62.90	31.47	62.88	N 13°07'21" W	05°06'33"
C21	705.35	4.05	2.02	4.05	N 04°22'48" E	00°19'43"
C22	682.35	241.38	121.96	240.12	N 05°35'23" W	20°16'05"
C23	682.35	45.58	22.80	45.57	N 02°37'50" E	03°49'39"
C24	682.35	195.80	98.58	195.12	N 07°30'12" W	16°26'26"
C25	659.35	145.17	72.88	144.88	N 09°24'58" W	12°36'54"
C26	659.35	89.61	44.87	89.54	N 07°00'07" W	07°47'13"
C27	659.35	55.56	27.80	55.55	N 13°18'35" W	04°49'41"
C28	705.35	0.57	0.29	0.57	N 15°42'02" W	00°02'47"
C29	336.14	184.50	94.64	182.19	S 00°00'00" W	31°26'51"
C30	313.14	171.87	88.16	169.72	S 00°00'00" W	31°26'51"
C31	290.14	159.25	81.69	157.26	S 00°00'00" W	31°26'51"
C32	336.15	6.23	3.12	6.23	S 15°11'33" E	01°03'45"
C33	336.15	60.96	30.56	60.88	S 09°27'57" E	10°23'27"
C34	336.15	60.08	30.12	60.00	S 00°51'00" W	10°14'28"
C35	336.15	57.22	28.68	57.15	S 10°50'50" W	09°45'11"
C36	290.14	36.30	18.17	36.27	S 12°08'24" W	07°10'03"
C37	290.14	61.31	30.77	61.19	S 02°30'11" W	12°06'24"
C38	290.14	61.65	30.94	61.53	S 09°38'13" E	12°10'24"
C39	548.68	115.11	57.77	114.90	N 09°42'48" E	12°01'14"
C40	160.00	180.66	101.33	171.22	N 28°38'41" W	64°41'44"
C41	525.68	110.29	55.35	110.08	N 09°42'48" E	12°01'14"
C42	571.68	119.94	60.19	119.72	N 09°42'48" E	12°01'14"
C43	137.00	154.69	86.77	146.61	N 28°38'41" W	64°41'44"
C44	183.00	206.63	115.90	195.83	N 28°38'41" W	64°41'44"
C45	571.68	26.44	13.22	26.44	N 14°23'56" E	02°38'59"
C46	571.68	62.05	31.06	62.02	N 09°57'51" E	06°13'09"
C47	571.68	31.44	15.73	31.44	N 05°16'44" E	03°09'06"
C48	183.00	29.91	14.99	29.88	N 00°58'45" W	09°21'53"
C49	183.00	53.01	26.69	52.82	N 13°57'36" W	16°35'49"
C50	183.00	55.23	27.83	55.02	N 30°54'18" W	17°17'36"
C51	183.00	59.15	29.83	58.89	N 48°48'40" W	18°31'06"
C52	183.00	9.33	4.67	9.33	N 59°31'53" W	02°55'20"
C53	137.00	76.45	39.25	75.46	N 45°00'22" W	31°58'22"
C54	137.00	63.01	32.07	62.45	N 15°50'39" W	26°21'04"
C55	137.00	15.23	7.63	15.23	N 00°31'02" E	06°22'17"
C56	525.68	45.02	22.53	45.01	N 06°09'24" E	04°54'27"
C57	525.68	61.30	30.69	61.27	N 11°57'05" E	06°40'54"
C58	525.68	3.96	1.98	3.96	N 15°30'29" E	00°25'54"
C59	262.00	167.64	86.80	164.79	N 17°59'26" W	36°39'35"
C60	262.00	2.24	1.12	2.24	N 00°05'39" E	00°29'25"
C61	262.00	99.21	50.21	98.62	N 10°59'58" W	21°41'49"
C62	262.00	66.18	33.27	66.00	N 29°05'03" W	14°28'21"
C63	20.00	21.73	12.08	20.67	S 61°41'04" W	62°14'38"
C64	20.00	30.82	19.41	27.86	S 74°42'08" W	88°16'47"
C65	20.00	35.72	24.84	31.16	S 09°49'48" E	102°19'29"
C66	329.81	123.80	62.64	123.08	N 40°21'06" E	21°30'29"
C67	20.00	32.23	20.83	28.85	N 14°59'25" W	92°20'07"
C68	299.81	81.26	40.88	81.01	N 38°56'33" E	15°31'48"
C69	20.00	25.24	14.61	23.60	N 82°51'27" E	72°18'00"
C70	359.81	67.63	33.92	67.53	N 35°56'50" E	10°46'12"
C71	20.00	25.34	14.69	23.68	S 82°42'52" W	72°35'10"
C72	20.00	36.26	25.55	31.50	N 09°02'50" W	103°53'26"
C73	368.72	91.18	45.82	90.95	S 39°20'13" W	14°10'07"
C74	414.72	77.05	38.64	76.94	S 37°34'31" W	10°38'43"
C75	391.72	128.89	65.03	128.31	S 41°40'45" W	18°51'10"
C76	1071.45	149.13	74.68	149.01	N 36°14'24" E	07°58'28"
C77	1094.45	152.33	76.29	152.20	N 36°14'24" E	07°58'28"
C78	1117.45	155.53	77.89	155.40	N 36°14'24" E	07°58'28"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C79	177.00	124.27	64.82	121.73	S 20°06'49" W	40°13'38"
C80	200.00	140.42	73.24	137.55	S 20°06'49" W	40°13'38"
C81	154.00	108.12	56.40	105.92	S 20°06'49" W	40°13'38"
C82	414.72	53.09	26.58	53.05	S 39°13'52" W	07°20'02"
C83	414.72	23.97	11.99	23.97	S 33°54'30" W	03°18'41"
C84	368.72	24.71	12.36	24.71	S 34°10'21" W	03°50'24"
C85	1071.45	36.13	18.06	36.12	N 33°13'07" E	01°55'54"
C86	1071.45	60.01	30.01	60.01	N 35°47'21" E	03°12'33"
C87	1117.45	95.93	47.99	95.90	N 34°42'43" E	04°55'07"
C88	368.72	66.47	33.33	66.38	S 41°15'25" W	10°19'44"
C89	1071.45	52.99	26.50	52.98	N 38°48'38" E	02°50'01"
C90	1117.45	59.60	29.81	59.59	N 38°41'57" E	03°03'22"
C91	154.00	16.65	8.33	16.64	S 37°07'50" W	06°11'37"
C92	200.00	55.88	28.12	55.69	S 30°11'58" W	16°00'27"
C93	154.00	65.04	33.01	64.56	S 21°56'03" W	24°11'55"
C94	154.00	26.43	13.25	26.40	S 04°55'03" W	09°50'06"
C95	200.00	54.41	27.38	54.25	S 14°24'06" W	15°35'17"
C96	200.00	23.06	11.55	23.05	S 03°18'14" W	06°36'27"
C97	236.50	1.52	0.76	1.52	S 13°09'42" W	00°22'10"
C98	236.50	47.36	23.76	47.28	S 19°04'59" W	11°28'24"
C99	236.50	23.11	11.57	23.10	S 27°37'11" W	05°35'58"
C100	98.00	24.56	12.35	24.50	S 07°10'47" E	14°21'35"
C101	20.00	19.59	10.66	18.82	N 13°42'23" E	56°07'56"
C102	40.00	120.97	680.55	79.86	S 44°51'49" E	173°16'21"
C103	20.00	19.59	10.66	18.82	S 76°33'58" W	56°07'56"
C104	98.00	24.56	12.35	24.50	S 82°32'51" E	14°21'35"
C105	75.00	117.45	74.64	105.81	S 44°51'49" E	89°43'39"
C106	52.00	81.43	51.75	73.36	S 44°51'49" E	89°43'39"
C107	98.00	7.67	3.84	7.67	S 87°29'02" E	04°29'12"
C108	98.00	16.89	8.46	16.87	S 80°18'15" E	09°52'21"
C109	98.00	3.85	1.92	3.85	S 01°07'30" E	02°15'00"
C110	98.00	20.71	10.40	20.67	S 08°18'17" E	12°06'35"
C111	40.00	23.76	12.24	23.41	S 24°45'26" W	34°01'51"
C112	40.00	31.70	16.73	30.87	S 14°57'36" E	45°24'13"
C113	40.00	37.92	20.52	36.51	S 64°49'07" E	54°18'48"
C114	40.00	27.59	14.37	27.05	N 68°15'45" E	39°31'29"
C115	20.00	31.42	20.00	28.28	N 44°39'38" W	90°00'00"
C116	200.00	7.07	3.53	7.06	S 39°12'55" W	02°01'26"

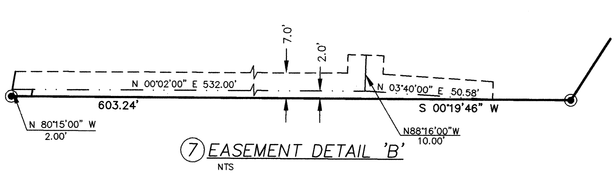
* RECORD R=236.50; L=71.96; CHD B&D=N21°41'14"E, 71.72'; Δ=17°26'00"

LOT AREA TABLE

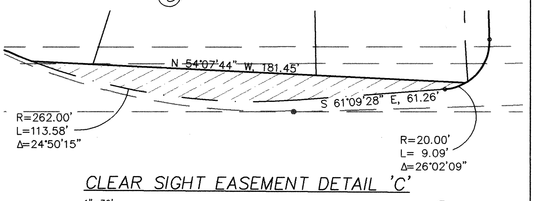
LOT NO.	SQ.FT.	LOT NO.	SQ.FT.
1	7577	34	8665
2	7105	35	7578
3	7737	36	6685
4	7848	37	6738
5	8539	38	6597
6	8930	39	8359
7	7074	40	8054
8	7481	41	7150
9	8286	42	7150
10	8815	43	7150
11	8558	44	8723
12	7682	45	9581
13	6960	46	9598
14	6451	47	9616
15	6388	48	9613
16	6580	49	10134
17	6767	50	9638
18	6872	51	9834
19	7298	52	10437
20	7588	53	7360
21	6583	54	8388
22	6583	55	9639
23	6583	56	10025
24	6584	57	9662
25	6447	58	9951
26	11671	59	10784
27	13203	60	28799
28	7805	61	28818
29	7071	62	29062
30	6657	TR. A	337470
31	12452	TR. B	23356
32	11809	TR. C	69631
33	10512	TR. PR	121184



(12) EASEMENT DETAIL 'A'
1"=50'



(7) EASEMENT DETAIL 'B'
NTS



CLEAR SIGHT EASEMENT DETAIL 'C'
1"=30'

PLAT
FOR
COTTONWOOD TRAILS SUBDIVISION

BEING A REPLAT OF TRACT E-1,
MARIAN ROCCO SUBDIVISION
SECTION 19, T. 11 N., R. 3 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2001

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 12°58'37" E*	23.99
L2	S 60°59'33" E	33.64
L3	S 29°00'27" W	21.00
L4	N 29°00'27" E	21.00
L5	N 45°08'11" E	23.15
L6	S 61°09'28" E	50.37
L7	S 61°09'28" E	49.69
L8	S 00°20'22" W	43.00
L9	S 00°20'22" W	43.00
L10	N 61°09'28" W	201.59

* RECORD BRG=N 77°01'34" W

BLANKET DRAINAGE COURSE TABLE
(along elevation contour 4981)

LINE	BEARING	DISTANCE
EL1	S 89°33'04" E	527.61
EL2	S 12°48'03" E	56.65
EL3	S 08°48'17" W	46.77
EL4	S 51°14'17" W	17.51
EL5	S 11°09'58" E	52.62
EL6	S 22°53'59" E	51.43
EL7	S 71°10'06" E	31.80
EL8	S 85°55'00" E	61.00
EL9	S 61°19'58" E	82.14
EL10	S 69°06'42" E	115.43
EL11	S 00°16'21" W	6.47

(12) PUBLIC ROAD AND UTILITY EASEMENT COURSE TABLE

LINE	BEARING	DISTANCE
EL12	S 57°00'10" E	420.10
EL13	S 00°19'27" W	148.63
EL14	N 58°43'34" E	145.24
EL15	N 66°30'36" W	70.00
EL16	N 57°00'10" W	50.00
EL17	N 36°37'13" E	16.03

SHEET 4 OF 5

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SHEET 3 OF 23

67478

PLAT
FOR
COTTONWOOD TRAILS SUBDIVISION

BEING A REPLAT OF TRACT E-1,
MARIAN ROCCO SUBDIVISION
SECTION 19 , T. 11 N, R. 3 E, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2001

LEGAL DESCRIPTION (continued)

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT, LYING ON THE EAST RIGHT OF WAY LINE OF M.R.G.C.D. CORRALES MAIN CANAL, AND MARKED BY A SET NO. 5 REBAR WITH CAP "LS 7719", FROM WHENCE A TIE TO ACS MONUMENT "R. ALEMEDA B-2" BEARS N 24°05'12" W, A DISTANCE OF 1680.76 FEET;

THENCE LEAVING SAID EAST RIGHT OF WAY LINE S 57°00'10" E, A DISTANCE OF 435.32 FEET TO THE NORTHWEST CORNER OF SAID TRACT MARKED BY A FOUND 3/4" REBAR WITH CAP "LS 4071";

THENCE S 00°18'17" W, A DISTANCE OF 603.21 FEET TO AN ANGLE POINT MARKED BY A FOUND 2" PIPE WITH CAP "NO. 21";

THENCE S 00°21'23" W, A DISTANCE OF 1017.04 FEET TO THE SOUTHEAST CORNER OF SAID TRACT MARKED BY A FOUND 1/2" REBAR;

THENCE N 89°44'47" W, A DISTANCE OF 500.96 FEET TO A FOUND 3/4" REBAR WITH CAP "LS 4071";

THENCE N 00°22'24" E, A DISTANCE OF 640.29' TO AN ANGLE POINT MARKED BY A FOUND 3/4" REBAR WITH CAP "LS 4071";

THENCE N 89°43'55" W, A DISTANCE OF 378.58 FEET TO AN ANGLE POINT MARKED BY A SET 5/8" REBAR WITH CAP "LS 7719";

THENCE N 12°56'57" E, A DISTANCE OF 495.33 FEET TO AN ANGLE POINT MARKED BY A FOUND 3/4" REBAR WITH CAP "LS 4071";

THENCE N 76°58'59" W, A DISTANCE OF 50.40 FEET TO A POINT LYING ON THE EAST RIGHT OF WAY LINE OF M.R.G.C.D. CORRALES MAIN CANAL, MARKED BY A SET 5/8" REBAR WITH CAP "LS 7719";

THENCE N 12°58'37" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 23.99 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND A.M.A.F.C.A. MONUMENT;

THENCE ALONG AN ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 236.50 FEET, A CENTRAL ANGLE OF 17°26'32", AN ARC LENGTH OF 72.00 FEET, A CHORD BEARING OF N 21°41'54" E AND DISTANCE OF 71.72 FEET TO A POINT OF TANGENCY, MARKED BY A FOUND A.M.A.F.C.A MONUMENT;

THENCE N 30°25'10" E, A DISTANCE OF 302.49 FEET TO AN ANGLE POINT ON SAID EAST RIGHT OF WAY LINE, MARKED BY A FOUND BRASS CAP "CMC 1303";

THENCE N 36°32'50" E, A DISTANCE OF 458.18 FEET TO THE POINT OF BEGINNING CONTAINING 25.9395 ACRES MORE OR LESS.

PUBLIC UTILITY EASEMENTS

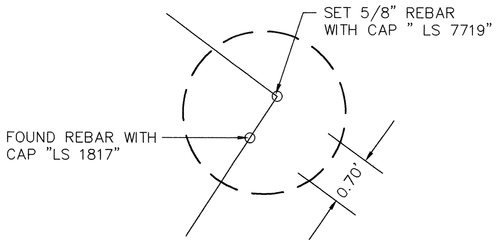
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

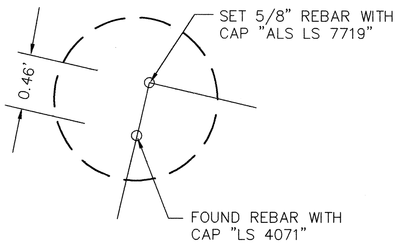
INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

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.



BOUNDARY DETAIL 'A'
NTS



BOUNDARY DETAIL 'B'
NTS

EASEMENT NOTES

1. Reservations contained in Patent from the United States of America, Recorded in Book 77, Page 186, records of Bernalillo County, New Mexio. (AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE)
2. Any and all rights, liens claims, assessments, or equities in favor of the Middle Rio Grande Conservancy District which may affect the insured premises. (AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE)
3. Thirty foot (30') wide public roadway easements granted to the United States of America by document recorded April 11, 1956 in Book D347, Page 586 as document no. 91736, records of Bernalillo County, New Mexico and as shown on those plats recorded in Map Book C26, folio 10 and Map Book C36, folio 145, records of Bernalillo County, New Mexico.
4. Easements, Covenants and Restrictions recorded as documents no. 96 099778 (09–06–96, BK. 96–24, PP. 5979–5982) records of Bernalillo County, New Mexico. Includes a condition that the final platted developments shall provide a twenty–eight foot (28') wide non–exclusive emergency access easement.
5. Grant of thirty foot (30') wide private access easement recorded as document no. 88 73457 (08–12–88, MS653A, pp. 909–910) records of Bernalillo County, New Mexico.
6. Seven foot (7') wide public utility easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company by document recorded as document no. 89 48624, records of Bernalillo County, New Mexico. (6/1/89, BK. 354A, PG. 203)
7. Five foot (5') wide public utility easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company by document recorded in Book Misc. 407, Page 213 on 02–11–75, records of Bernalillo County, New Mexico.
8. Thirty foot (30') wide public sanitary sewer easement recorded as document no. 90 70738 (09–10–90, BK. 90–15, PP.926–933), records of Bernalillo County, New Mexico.
9. Thirty foot (30') wide public sanitary sewer easement recorded as document no. 90 74621 (09–25–90, BK. 90–15, PP. 8582–8590), records of Bernalillo County, New Mexico.
10. Grant of thirty foot (30') wide public water, sanitary sewer, storm drain and utility easement and Restrictive Covenants recorded as document no. 90 79534 (10–12–90, BK. 90–16, PP. 8598–8612), Bernalillo County, New Mexico.
11. Not used
12. Public access and utility easement Agreement and Dedication of Public Right of Way Easement recorded as document no. 96 099762 (09–06–96, BK. 96–24, PP. 5874–5878), records of Bernalillo County, New Mexico.
13. Five foot (5') wide public utility easement granted to Public Service Company of New Mexico by document recorded as document no. 97 035975 (04–10–97, BK. 97–9, PP. 8623–8625), records of Bernalillo County, New Mexico.
14. Five foot (5') wide public utility easement granted to Public Service Company of New Mexico by document recorded as document no. 97 035976 (04–10–97, BK. 97–9, PP. 8626–8628), records of Bernalillo County, New Mexico.
15. Five foot (5') wide public utility easement Grant recorded as document no. 97 035979 (04–10–97, BK. 97–9, PP. 8635–8642), records of Bernalillo County, New Mexico.
16. A portion of Tract A shall be encumbered by a private blanket drainage easement below exst. contour interval 4981. The City of Albuquerque open space tract is accessible via Tract F, Marian Rocco Subdivision, which is adjacent open space land.
17. Not used
18. Ten foot (10') wide public utility easement granted by this plat on Lots 60, 61 & 62.
19. Tract PR shall be deeded to and maintained by the Cottonwood Trails Homeowners' Association as a private access easement for the benefit of lots 1–62.
20. Tract B shall be deeded to and maintained by the Cottonwood Trails Homeowners' Association as a private drainage easement for the benefit of lots 1–62.
21. Private drainage easement to be granted to & maintained by the Cottonwood Trails Homeowner's Association to the benefit of Lots 1–62 by this plat.
22. Temporary construction easement granted to Garrett Group, Inc. for duration of 2 years from time of recording of Cottonwood Trails final plat.

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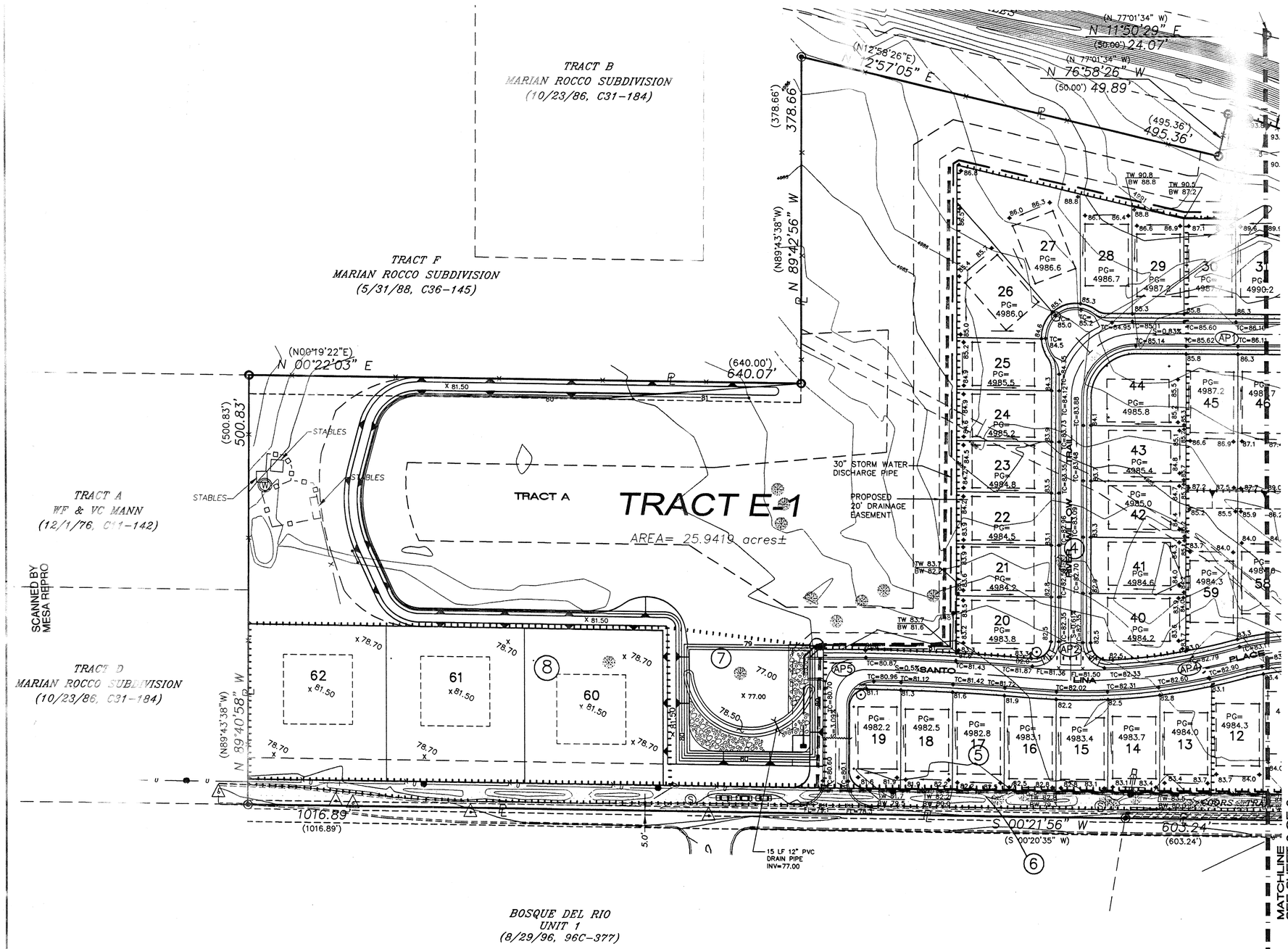
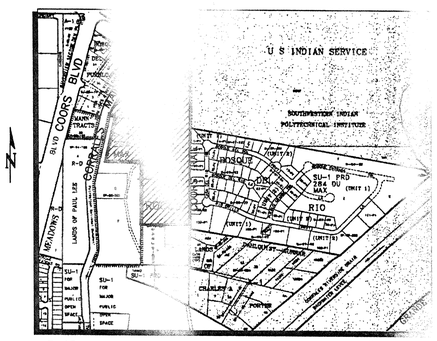




VICINITY MAP

SCALE: 1"=60'

LEGEND

4900	EXISTING CONTOUR
78.3	PROPOSED SPOT ELEVATION
	FLOW ARROW
PG=4984.3	PAD GRADE ELEVATION
TC 81.95	TOP OF CURB ELEVATION
FL 81.45	FLOWLINE ELEVATION
TW 88.2 / BW 86.4	TOP OF / BOTTOM OF RETAINING WALL
	WATER BAR
	PROPOSED RETAINING WALL
INV=77.0	INVERT ELEVATION
AP1	ANALYSIS POINT
2	BASIN ID
	BASIN BOUNDARY
	EROSION CONTROL BERM

AS-BUILT INFORMATION
CONTRACTOR
WORK STAKED BY
INSPECTOR'S ACCEPTANCE BY
FIELD VERIFIED BY
DRAWINGS CORRECTED BY
MICRO-FILM INFORMATION
RECORDED BY
NO. DATE
City Inspector's Stamp

SURVEY INFORMATION
FIELD NOTES

1	PRECISION SURVEYING	01/00

BENCH MARKS
U.S. COE STA. "R. ALAMEDA B-2" NM
COORDINATES (CENTRAL ZONE) BY ACS
ELEV=5,085.25

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY FCA DATE 12/00
DRAWN BY ANW DATE
CHECKED BY FCA DATE /00

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
147GRD.DWGanw 12/22/00

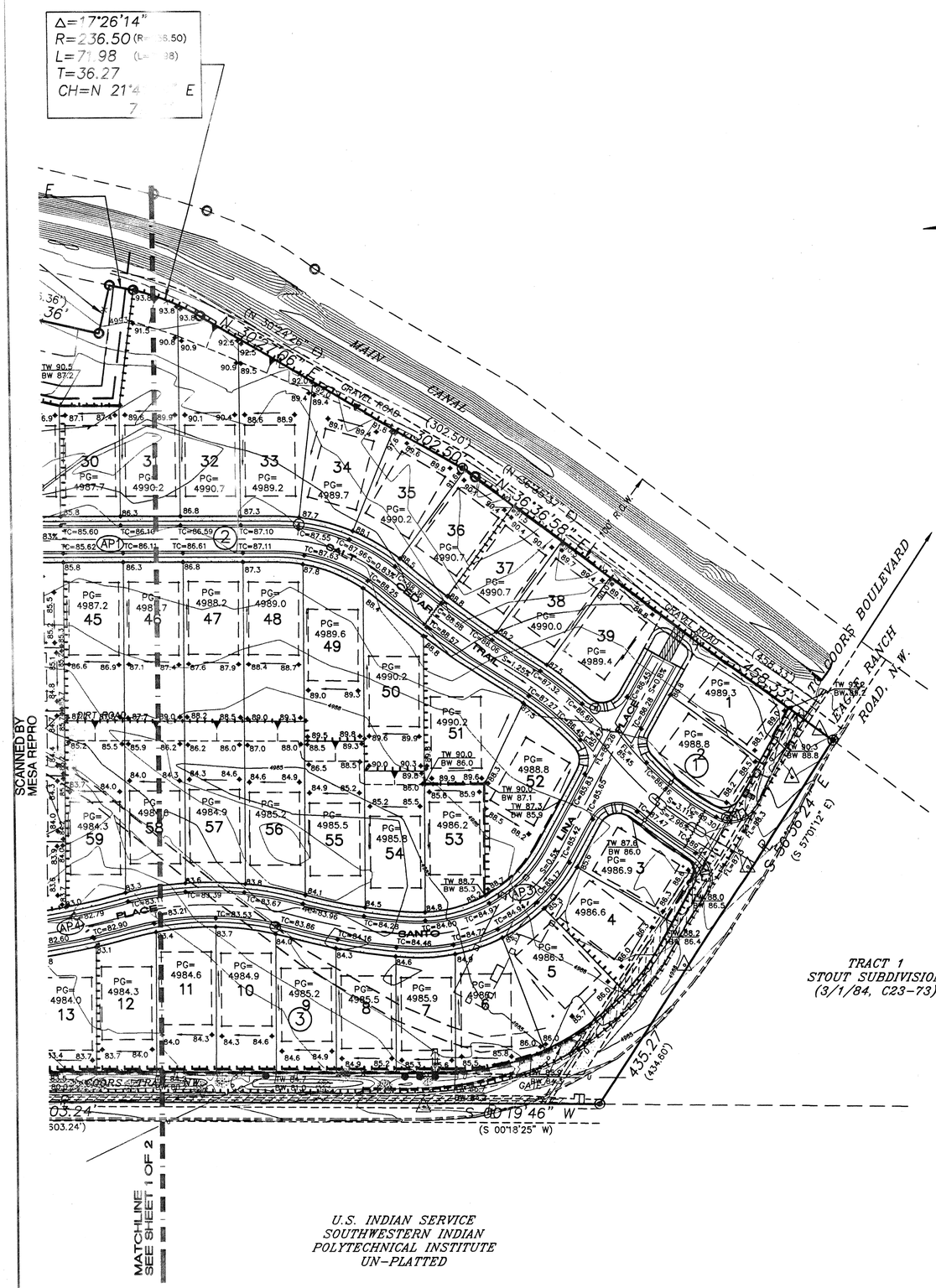
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: COTTONWOOD TRAILS SUBDIVISION
GRADING & DRAINAGE PLAN

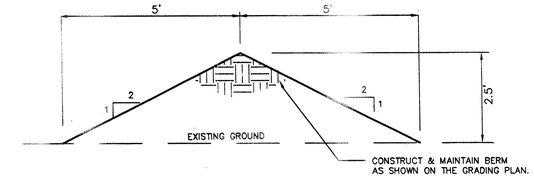
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
DRB APPROVED 2-12-01				

City Project No.	Zone Map No.	Sheet	Of
674781	D-13	1	2

SHEET 4 OF 23



SCALE:
1"=60'



EROSION CONTROL BERM

SCALE: 1"=2'

EROSION CONTROL

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

GRADING NOTES:

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

LEGEND

—4900—	EXISTING CONTOUR
◆78.3	PROPOSED SPOT ELEVATION
——→	FLOW ARROW
PG=4984.3	PAD GRADE ELEVATION
TC 81.95	TOP OF CURB ELEVATION
FL 81.45	FLOWLINE ELEVATION
TW 88.2 / BW 86.4	TOP OF / BOTTOM OF RETAINING WALL
∿∿∿	WATER BAR
— — —	PROPOSED RETAINING WALL
INV=77.0	INVERT ELEVATION
(AP1)	ANALYSIS POINT
(2)	BASIN ID
¦¦¦¦¦¦¦¦¦¦¦¦	BASIN BOUNDARY
▬▬▬	EROSION CONTROL BERM

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
147GRD.DWGanw 12/22/00

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: COTTONWOOD TRAILS SUBDIVISION
GRADING & DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
DRB APPROVED 2-12-01				

City Project No. 674781 | Zone Map No. D-13 | Sheet 2 Of 2

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

		DATE
DESIGNED BY	FCA	12/00
DRAWN BY	ANW	12/00
CHECKED BY	FCA	12/00

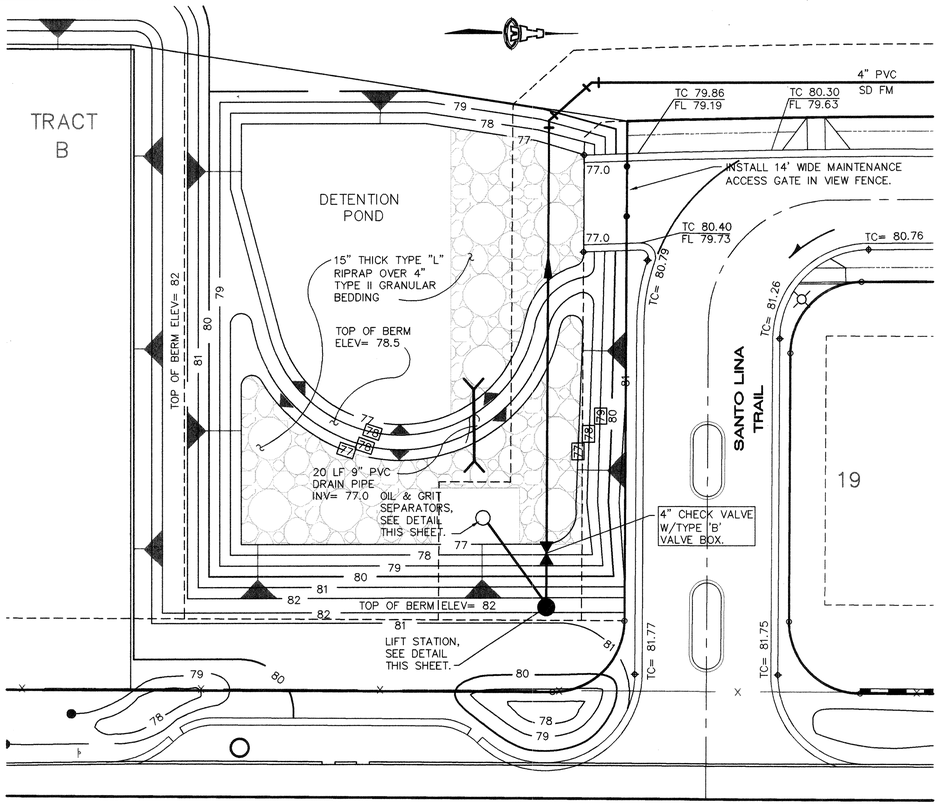
AS-BUILT INFORMATION
CONTRACTOR Sundance DATE 9/02
WORK STAKED BY Ats Inc. DATE 9/02
INSPECTOR'S ACCEPTANCE BY James Arfman DATE 10/02
FIELD VERIFICATION BY Ats Inc. DATE 9/02
DRAWINGS CORRECTED BY Ats Inc. DATE 9/02
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.
City Inspector: G. Skeels

BENCH MARKS
U.S. COE STA. "R. ALAMEDA B-2" NM STATE PLANE COORDINATES (CENTRAL ZONE) BY ACS
ELEV=5,085.25

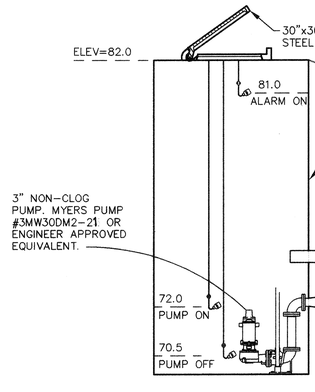
SURVEY INFORMATION
FIELD NOTES
1. PRECISION SURVEYING 01/00

ENGINEER'S SEAL
FRED C. ARFMAN
NEW MEXICO
12-22-00

SHEET 5 OF 23

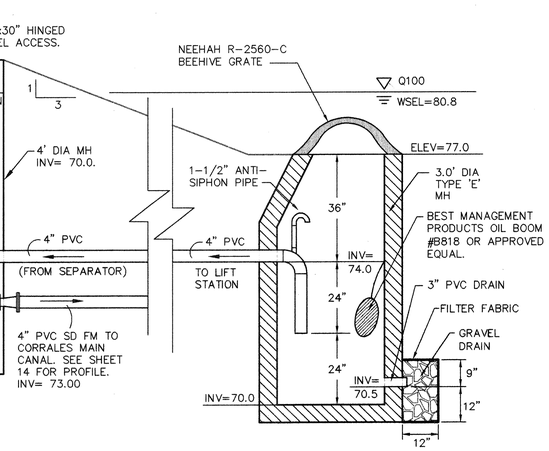


SANTO LINA TR. RUNDOWN AND DETENTION POND DETAIL



LIFT STATION DETAIL

N.T.S.



OIL & GRIT SEPARATOR DETAIL

N.T.S.

NOTES:

1. AMAFCA Field Engineer shall be notified 48-hours prior to any work within the CORRALES MAIN CANAL R/W. Tel 884-2215 Jerry Lovato.
2. No work will be performed in the CORRALES MAIN CANAL R/W between March 1st and October 31st without written permission from AMAFCA and the MRGCD.
3. All subgrade, backfill and embankment shall be compacted to 95% (modified proctor) within the CORRALES MAIN CANAL R/W. Testing reports shall be provided to AMAFCA Field Engineer.
4. AMAFCA Field Engineer Will be notified 48-hours prior to final inspection of any facilities within the CORRALES MAIN CANAL R/W.

APPROVED FOR CONSTRUCTION WITHIN CORRALES MAIN CANAL R/W-WAY:

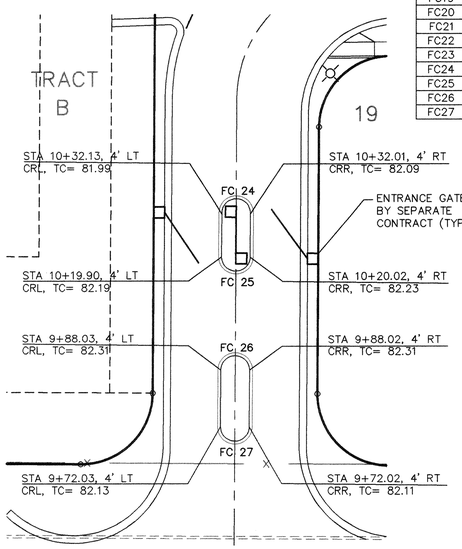
(for A.M.A.F.C.A.) 2-5-02 DATE

MRGCD CONSTRUCTION NOTES

1. Any work to be performed within the Middle Rio Grande Conservancy District (M.R.G.C.D.) Right-of-Way shall be closely coordinated with the M.R.G.C.D. Engineering Department and appropriate field office. Phone: (505) 247-0234.
2. No work is to be done on facilities or structures belonging to, or operated by, the M.R.G.C.D. between March 1 and October 31 inclusive. However, work may be permitted by the M.R.G.C.D. if it can be shown that the work will not interfere with operations of the M.R.G.C.D. facility. All Work to be done within the M.R.G.C.D. facilities must be approved by the M.R.G.C.D. Engineer prior to commencing work.
3. The Contractor shall not store equipment, new materials or debris within District right-of-way which may interfere with operations and maintenance of the M.R.G.C.D. facility.
4. The Contractor shall not service vehicles or equipment within M.R.G.C.D. Right-of-Way.
5. Seeding of disturbed areas within M.R.G.C.D. Right-of-Ways is required per the M.R.G.C.D. seeding specifications.
6. The Contractor must maintain a minimum cover of 3' over all culvert crossings used for access to the project site.
7. The Contractor is responsible for repairing and or replacement of any structures removed and or damaged due to the Contractors activities within the Districts right-of-way. Should any tunouts, culvert pipes and or structures require replacement due to leakge and or damage by the Contractor, new turnouts, and new culvert pipes and or new structures shall replace the damaged item. Repairs and or replacements within the Districts right-of-way must comply with the Districts specifications.
8. All damaged culvert crossings and culvert crossings removed and or disturbed must be restored and/or replaced to the satisfaction of the M.R.G.C.D. and comply with M.R.G.C.D. specifications.
9. All salvageable culverts, irrigation gates, etc. must be returned to the M.R.G.C.D.
10. The Contractor is responsible for executing a "Special Use License Agreement" with the M.R.G.C.D. prior to construction.

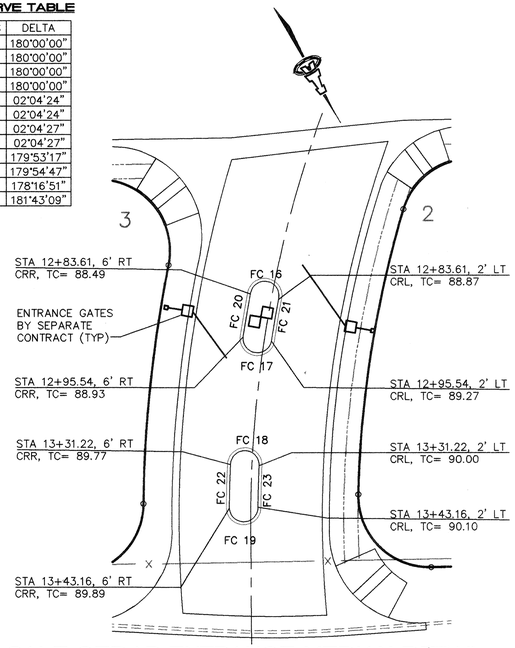
FACE OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
FC16	12.57	4.00	180°00'00"
FC17	12.57	4.00	180°00'00"
FC18	12.57	4.00	180°00'00"
FC19	12.57	4.00	180°00'00"
FC20	12.15	335.81	02°04'24"
FC21	11.86	327.81	02°04'24"
FC22	12.16	335.81	02°04'27"
FC23	11.87	327.81	02°04'27"
FC24	12.56	4.00	179°53'17"
FC25	12.56	4.00	179°54'47"
FC26	12.45	4.00	178°16'51"
FC27	12.69	4.00	181°43'09"



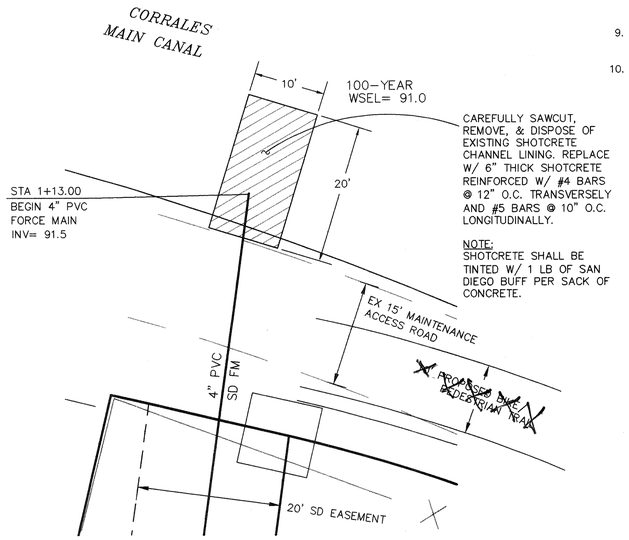
SANTO LINA ENTRANCE MEDIAN DETAIL

1"=20'



SALT CEDAR ENTRANCE MEDIAN DETAIL

1"=20'



STORM DRAIN OUTLET DETAIL

1"=10'

AS-BUILT INFORMATION
CONTRACTOR Sundance DATE 6/02
WORK STAKED BY Jaeco Inc. DATE 7/02
STAKING VERIFIED BY Jaeco DATE 7/02
ACCEPTANCE
VERIFICATION BY AIS Inc. DATE 8/02
DRAWINGS CORRECTED BY AIS Inc. DATE 8/02
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. A. Inspector's Stamp

BENCH MARKS
USCE BRASS TABLET STAMPED "MRGCD BM 5007.11, 6-D13" SET IN TOP OF CONCRETE POST, 0.6 FT ABOVE GROUND. LOCATED ON COORS ROAD 0.3 MILE SOUTHWEST OF THE ENTRANCE TO THE INDIAN POLY TECHNICAL INSTITUTE
NM STATE PLANE COORDINATES (CENTRAL ZONE-NAD 1929)
ELEV=5007.22

SURVEY INFORMATION
FIELD NOTES
1. PRECISION SURVEYING 01/00
2. ALDRICH SURVEYING 10/01

ENGINEER'S SEAL
12-20-01 Generoso L. Diaz
Revised 1-28-02 GLD

NO.	DATE	REMARKS	BY
		MINOR GRADE CHANGES DUE TO LOT LINE SHIFT ON SANTO LINA TRAIL	GLD
1	12/20/01	DETENTION POND BERM REALIGNMENT	GLD
2	1/28/02	ADDED NEW CATCH BASIN, REMOVED TRIPLE HANDICAP RAMPS	GLD

REVISIONS
DESIGN
DESIGNED BY GLD DATE 10/01
DRAWN BY KSH DATE 10/01

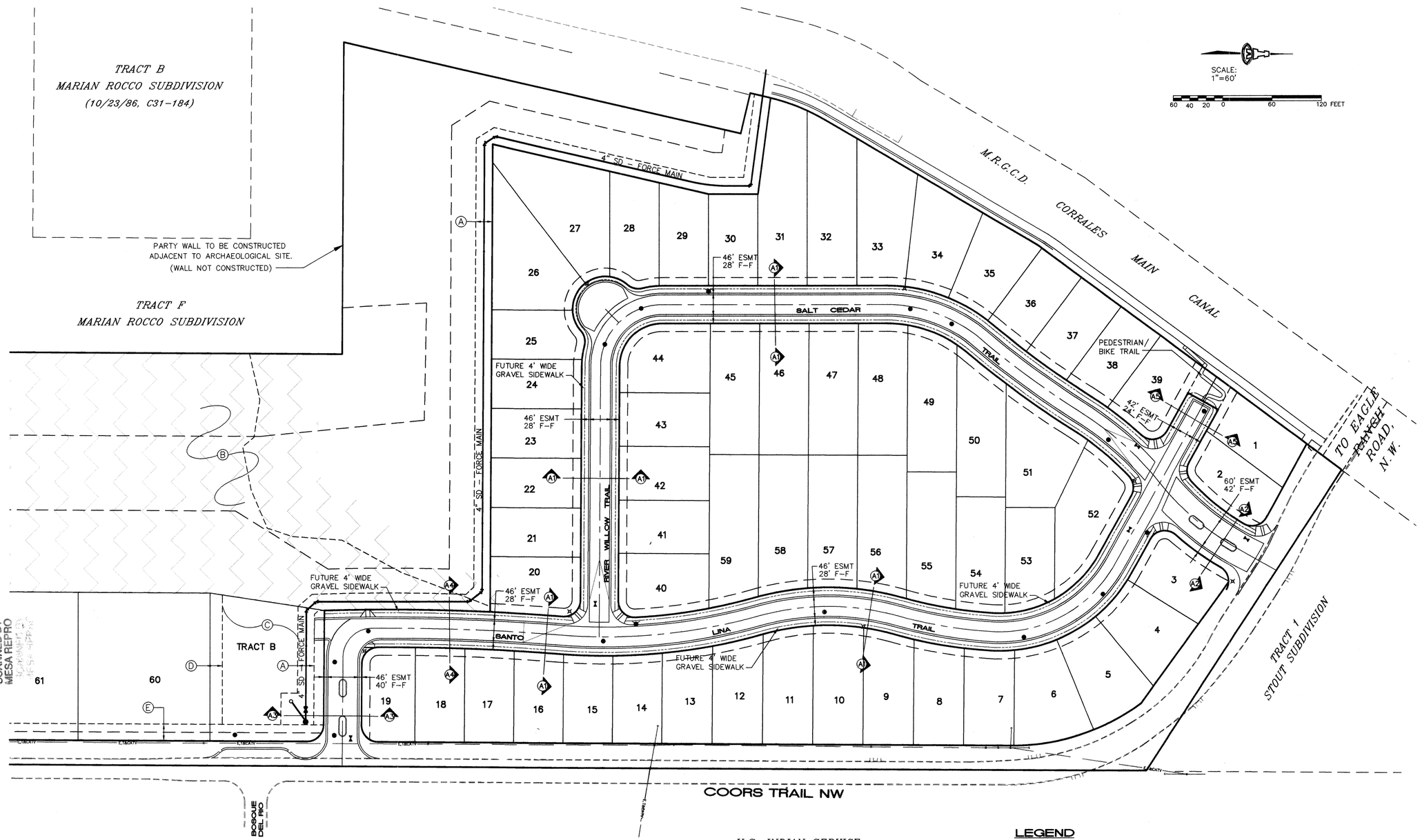
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
147DRDTL.DWGnav 01/24/02

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: COTTONWOOD TRAILS SUBDIVISION
DRAINAGE & PAVING DETAILS

Design Review Committee: APPROVED JAN 28 2002 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED FEB 15 2002 CITY ENGINEER
Last Design Update Mo./Day/Yr. Mo./Day/Yr.

City Project No. 674781 | Zone Map No. D-13 | Sheet 6 Of 23



EASEMENT NOTES

A. PROPOSED 20' PRIVATE DRAINAGE EASEMENT.

B. PROPOSED PRIVATE BLANKET DRAINAGE EASEMENT BELOW EXISTING CONTOUR INTERVAL 4981.

C. PROPOSED PRIVATE BLANKET DRAINAGE EASEMENT.

D. PROPOSED 15' PUBLIC PEDESTRIAN ACCESS EASEMENT.

E. PROPOSED 20' PUBLIC SAS EASEMENT.

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- WHEEL CHAIR RAMP
- VALLEY GUTTER
- 20 LOT NO.
- PROPOSED STREET LIGHT
- STORM DRAIN CATCH BASIN
- MANHOLE
- FUTURE 4' WIDE GRAVEL SIDEWALK

AS-BUILT INFORMATION

CONTRACTOR	Sundance	
WORK STAKED BY	ALS Inc.	DATE 9/02
INSPECTOR'S ACCEPTANCE BY	I+A	DATE 10/02
FIELD VERIFICATION BY	ALS Inc.	DATE 9/02
DRAWINGS CORRECTED BY	ALS Inc.	DATE 9/02
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

USCE BRASS TABLET STAMPED "MRGCD BM 5007.11, 6-D13" SET IN TOP OF CONCRETE POST, 0.6 FT ABOVE GROUND. LOCATED ON COORS ROAD 0.3 MILE SOUTHWEST OF THE ENTRANCE TO THE INDIAN POLY TECHNICAL INSTITUTE.

~~NM STATE PLANE COORDINATES (CENTRAL ZONE-NAD-1927)~~

ELEV=5007.22 (NGVD 1929)

SURVEY INFORMATION

FIELD NOTES

1.	PRECISION SURVEYING	01/00
2.	ALDRICH SURVEYING	10/01

ENGINEER'S SEAL

GENEVIEVE L. DONART, NEW MEXICO, 15088, LICENSED PROFESSIONAL ENGINEER, 12-20-01

REVISIONS

NO.	DATE	REMARKS	BY

		DATE
DESIGN		
DESIGNED BY	GLD	10/01
DRAWN BY	KSH	10/01
CHECKED BY	GLD	10/01

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
147PMSTR.DWGksh 12/20/01

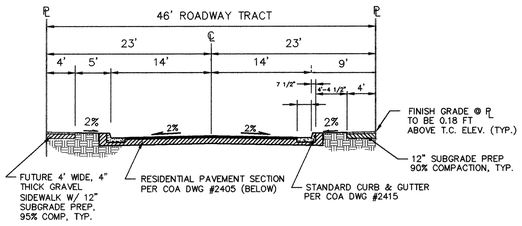
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: COTTONWOOD TRAILS SUBDIVISION

PAVING & STORM DRAIN MASTERPLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED NOV 21 2001 DESIGN REVIEW COMMITTEE	APPROVED FEB 15 2002 CITY ENGINEER			

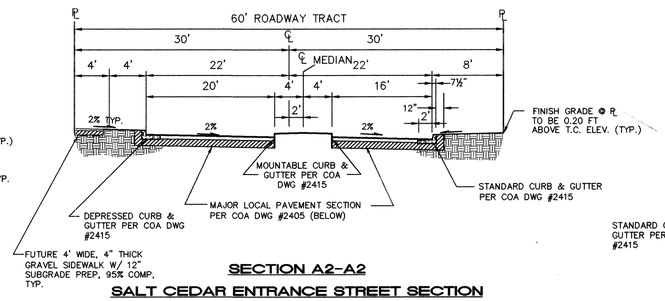
City Project No.	Zone Map No.	Sheet	Of
674781	D-13	7	23



SECTION A1-A1

TYPICAL RESIDENTIAL STREET SECTION

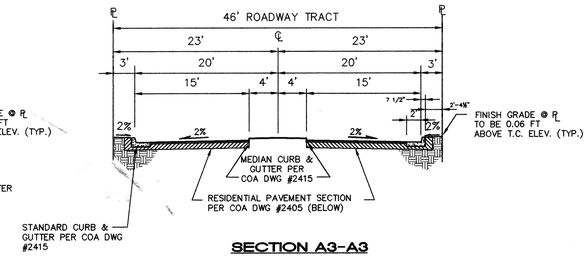
1"=10'



SECTION A2-A2

SALT CEDAR ENTRANCE STREET SECTION

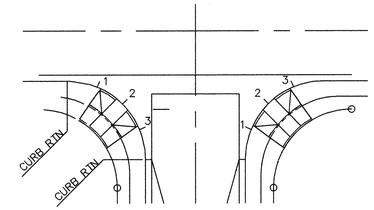
1"=10'



SECTION A3-A3

SANTO LINA ENTRANCE STREET SECTION

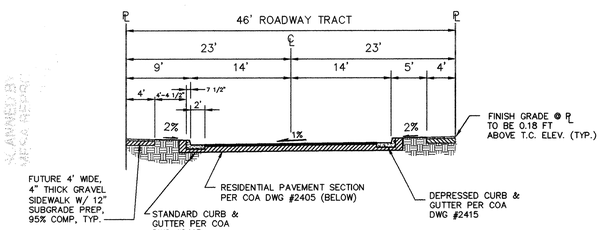
1"=10'



NOTE:
QUARTER POINT GRADES ARE REFERENCED AS 1, 2 & 3 ALONG THE FACE OF CURB IN A CLOCKWISE DIRECTION.

QUARTER POINT DETAIL

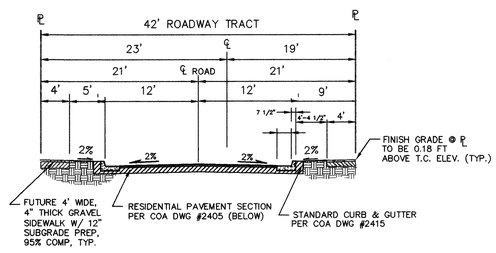
NTS



SECTION A4-A4

SANTO LINA STA 10+87 TO 13+08.50

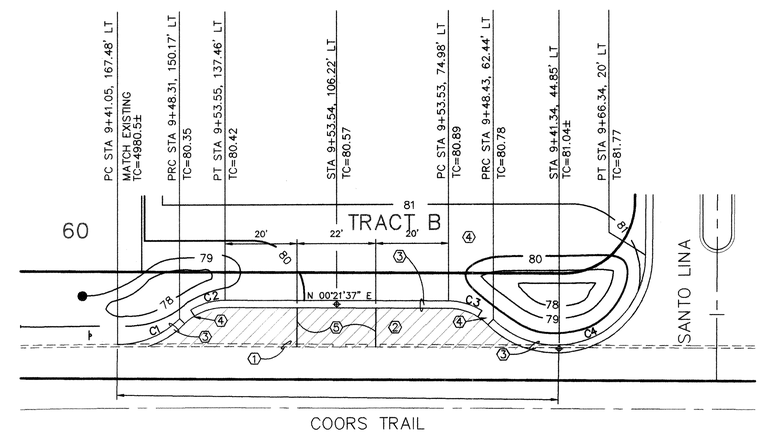
1"=10'



SECTION A5-A5

SANTO LINA STUB STREET SECTION

1"=10'



KEYED CONSTRUCTION NOTES ⬡

1. CAREFULLY REMOVE AND DISPOSE OF 122 LF EXISTING STANDARD CURB & GUTTER. THE CONTRACTOR SHALL REMOVE EXISTING CURB & GUTTER SO AS TO PREVENT DAMAGE TO EXISTING ASPHALT. THE CITY INSPECTOR MUST APPROVE THE ASPHALT CONDITION PRIOR TO PLACING NEW CONCRETE. IF THE CITY INSPECTOR DOES NOT APPROVE, 1' WIDTH OF EXISTING ASPHALT MUST BE SAWCUT, REMOVED & REPLACED.
2. 125 SY PAVEMENT PER MAJOR LOCAL PAVING SECTION ON THIS SHEET. MATCH EXISTING PAVEMENT.
3. STANDARD CURB & GUTTER PER COA STD DWG #2415.
4. 4' WIDE CURB CUT.
5. 11 LF, 4" WIDE SOLID WHITE THERMOPLASTIC STRIPING.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	25.00	19.25	44°07'38"
C2	18.00	14.10	44°52'48"
C3	18.00	13.89	44°11'54"
C4	25.00	58.56	134°13'09"

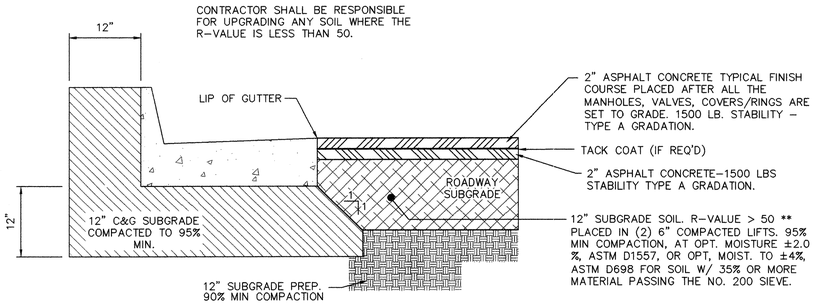
NOTE:
STATIONING IS PER SANTO LINA TR.

PARKING AREA DETAIL

1"=20'

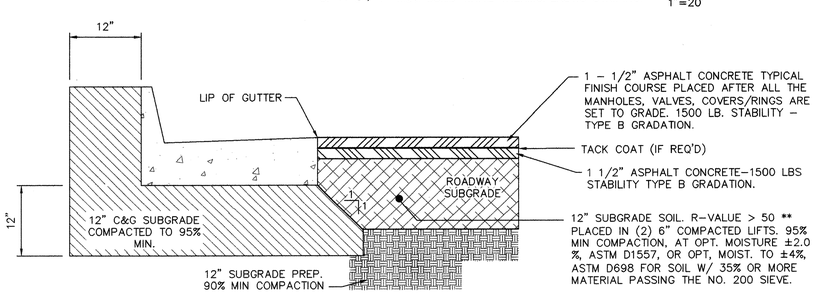
NOTE: **

CONTRACTOR SHALL BE RESPONSIBLE FOR UPGRADING ANY SOIL WHERE THE R-VALUE IS LESS THAN 50.



MAJOR LOCAL PAVING SECTION

SCALE: 1"= 1'-0" (PER COA STD. DWG. No. 2405)



NOTE: **

CONTRACTOR SHALL BE RESPONSIBLE FOR UPGRADING ANY SOIL WHERE THE R-VALUE IS LESS THAN 50.

RESIDENTIAL PAVING SECTION

SCALE: 1"= 1'-0" (PER COA STD. DWG. No. 2405)

AS-BUILT INFORMATION

CONTRACTOR: Sundance
WORK STAKED BY: ALS INC. DATE 9/02
INSPECTOR'S ACCEPTANCE BY: Tate DATE 10/02
FIELD VERIFICATION BY: ALS INC. DATE 9/02
DRAWINGS CORRECTED BY: ALS INC. DATE 9/02
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

USCE BRASS TABLET STAMPED "MRGCD BM 5007.11, 6-D13" SET IN TOP OF CONCRETE POST, 0.6 FT ABOVE GROUND. LOCATED ON COORS ROAD 0.3 MILE SOUTHWEST OF THE ENTRANCE TO THE INDIAN POLY TECHNICAL INSTITUTE	
~~NM STATE PLANE COORDINATES (CENTRAL ZONE NAD 1927)~~	
ELEV=5007.22 (NGVD 1929)	

SURVEY INFORMATION

FIELD NOTES

1.	PRECISION SURVEYING	01/00
2.	ALDRICH SURVEYING	10/01

ENGINEER'S SEAL

GENEVIEVE L. DONART NEW MEXICO 15088 LICENSED PROFESSIONAL ENGINEER 12/20/01

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

		DATE
DESIGNED BY	GLD	10/01
DRAWN BY	KSH	10/01
CHECKED BY	GLD	10/01

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
147PVDTL.DWGrfh 12/17/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: COTTONWOOD TRAILS SUBDIVISION

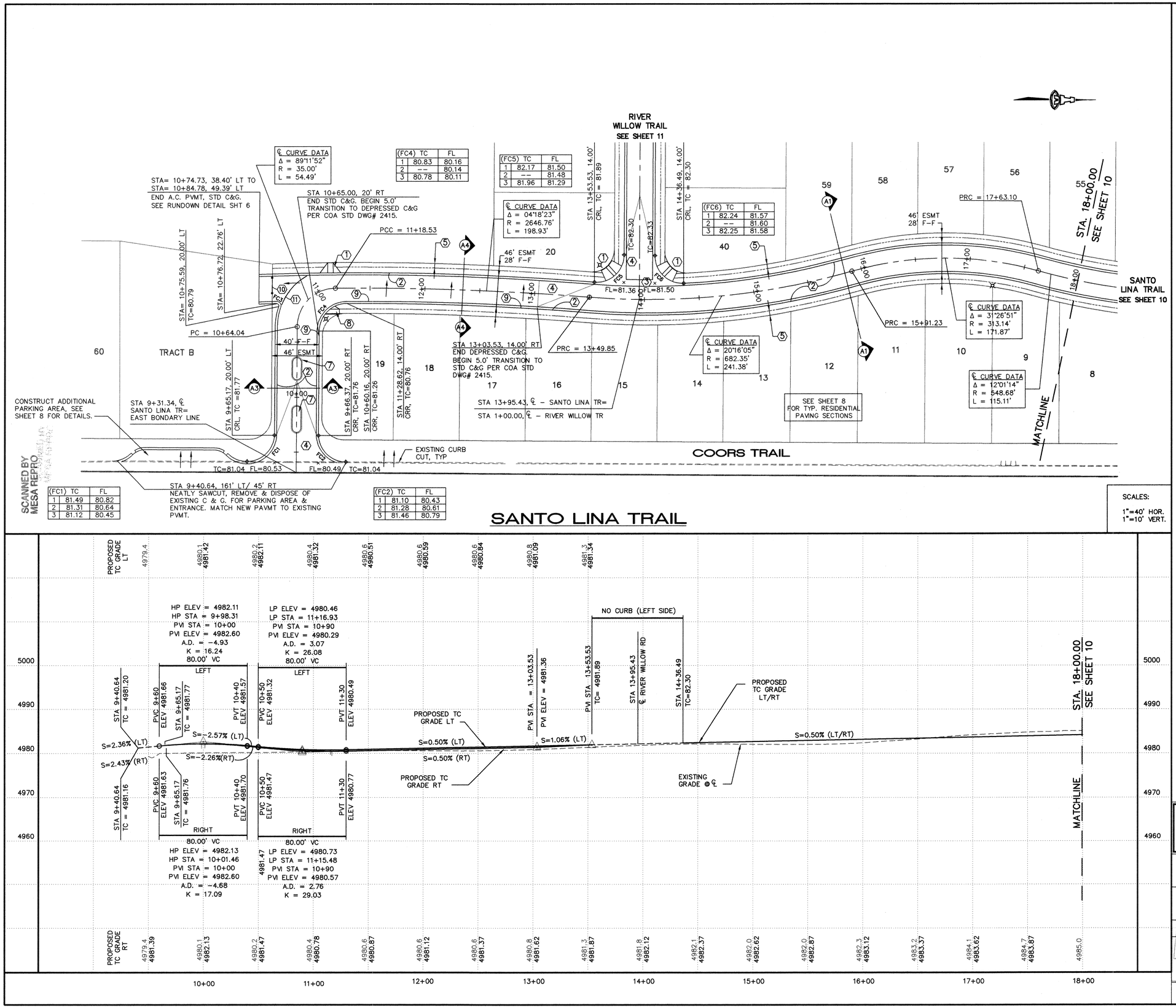
PAVING DETAILS & SECTIONS

Design Review Committee: APPROVED DEC 21 2001 Development Review Board REVIEW COMMITTEE

City Engineer Approval: APPROVED FEB 15 2002 CITY ENGINEER

Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 674781 | Zone Map No. D-13 | Sheet 8 Of 23



(FC1)	TC	FL
1	81.49	80.82
2	81.31	80.64
3	81.12	80.45

(FC2)	TC	FL
1	81.10	80.43
2	81.28	80.61
3	81.46	80.79

(FC4)	TC	FL
1	80.83	80.16
2	--	80.14
3	80.78	80.11

(FC5)	TC	FL
1	82.17	81.50
2	--	81.48
3	81.96	81.29

(FC6)	TC	FL
1	82.24	81.57
2	--	81.60
3	82.25	81.58

SANTO LINA TRAIL

KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER COA STD DWG# 2441, CASE II.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1-1/2" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH PER COA STD DWG #2401.
5. FUTURE 4' WIDE GRAVEL SIDEWALK.
6. CONSTRUCT PCC VALLEY GUTTER 4' WIDE, PER COA STD DWG# 2421.
7. BUILD MEDIAN CURB & GUTTER PER COA STD DWG# 2415. REFER TO SHEET 6 FOR CONSTRUCTION DATA.
8. CONSTRUCT HANDICAP RAMP PER COA STD DWG #2426.
9. BUILD DEPRESSED CURB & GUTTER PER COA STD DWG# 2415.
10. INSTALL 14' WIDE MAINTENANCE ACCESS GATE IN VIEW FENCING.
11. 4" WIDE SOLID WHITE THERMOPLASTIC STRIPING.

FACE OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
FC1	58.56'	25.00	134°13'09"
FC2	39.29'	25.00	90°02'49"
FC3	3.84	2.00	110°03'27"
FC4	39.02	25.00	89°24'58"
FC5	41.17	25.00	94°20'58"
FC6	40.58	25.00	93°00'12"

AS-BUILT INFORMATION
CONTRACTOR: Sundance DATE 9/02
WORK STAKED BY: AIS Inc. DATE 10/02
INSPECTOR'S ACCEPTANCE BY: Sundance/AIS Inc. DATE 10/02
FIELD VERIFICATION BY: AIS Inc. DATE 9/02
DRAWINGS CORRECTED BY: AIS Inc. DATE 9/02
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
USCE BRASS TABLET STAMPED "MRGCD BM 5007.11, 6-D13" SET IN TOP OF CONCRETE POST, 0.6 FT ABOVE GROUND. LOCATED ON COORS ROAD 0.3 MILE SOUTHWEST OF THE ENTRANCE TO THE INDIAN POLY TECHNICAL INSTITUTE
~~NM STATE PLANE COORDINATES (CENTRAL ZONE-NAD 1929)~~
ELEV=5007.22 (NGVD 1929)

SURVEY INFORMATION
FIELD NOTES
1. PRECISION SURVEYING 01/00
2. ALDRICH SURVEYING 10/01

ENGINEER'S SEAL
GENEVIEVE L. DONART
NEW MEXICO
15088
REGISTERED PROFESSIONAL ENGINEER
12-20-01

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN
DESIGNED BY GLD DATE 10/01
DRAWN BY KSH DATE 10/01
CHECKED BY GLD DATE 10/01

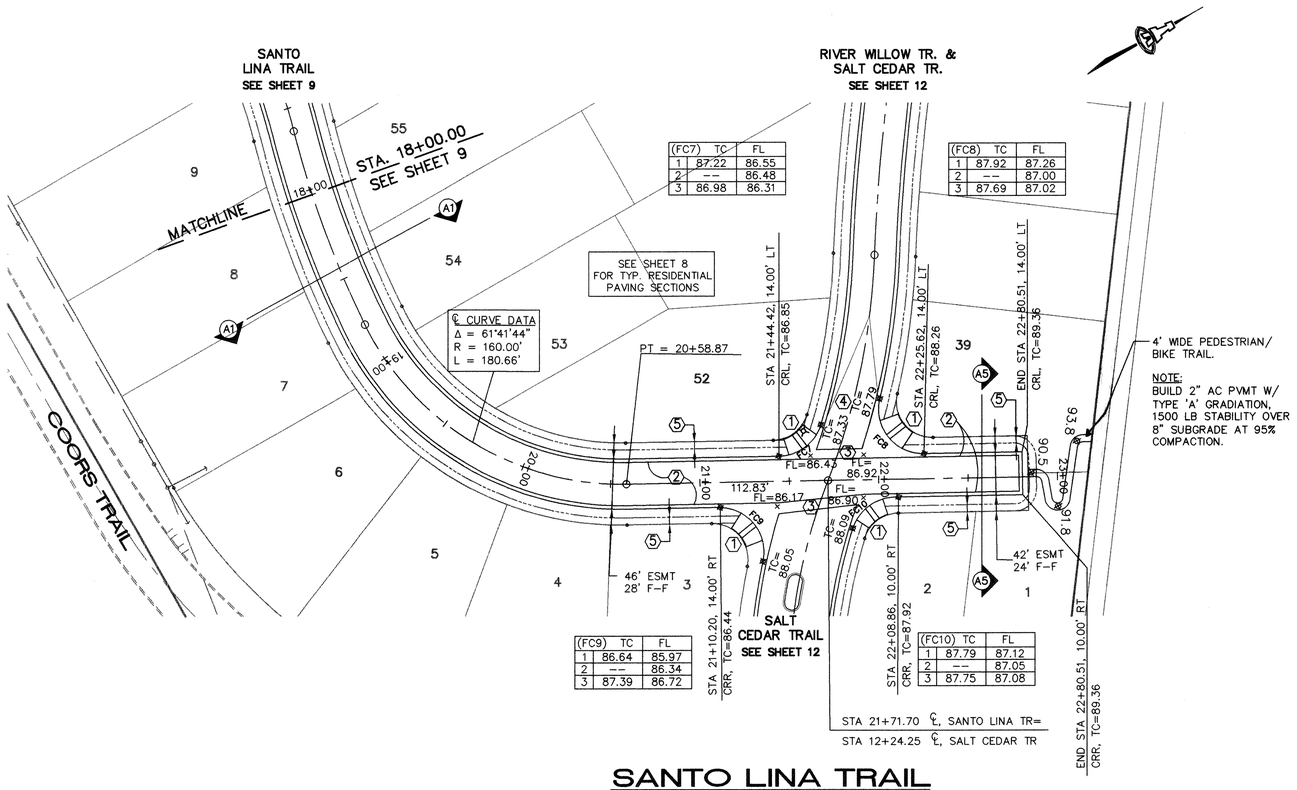
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
147PV3.DWGrfh 12/17/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: COTTONWOOD TRAILS SUBDIVISION
SANTO LINA TRAIL
STA 9+62 TO STA 18+00
PAVING PLAN & PROFILE

Design Review Committee: APPROVED DEC 21 2001 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED FEB 15 2002 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 674781 | Zone Map No. D-13 | Sheet 9 Of 23



(FC7)	TC	FL
1	87.22	86.55
2	--	86.48
3	86.98	86.31

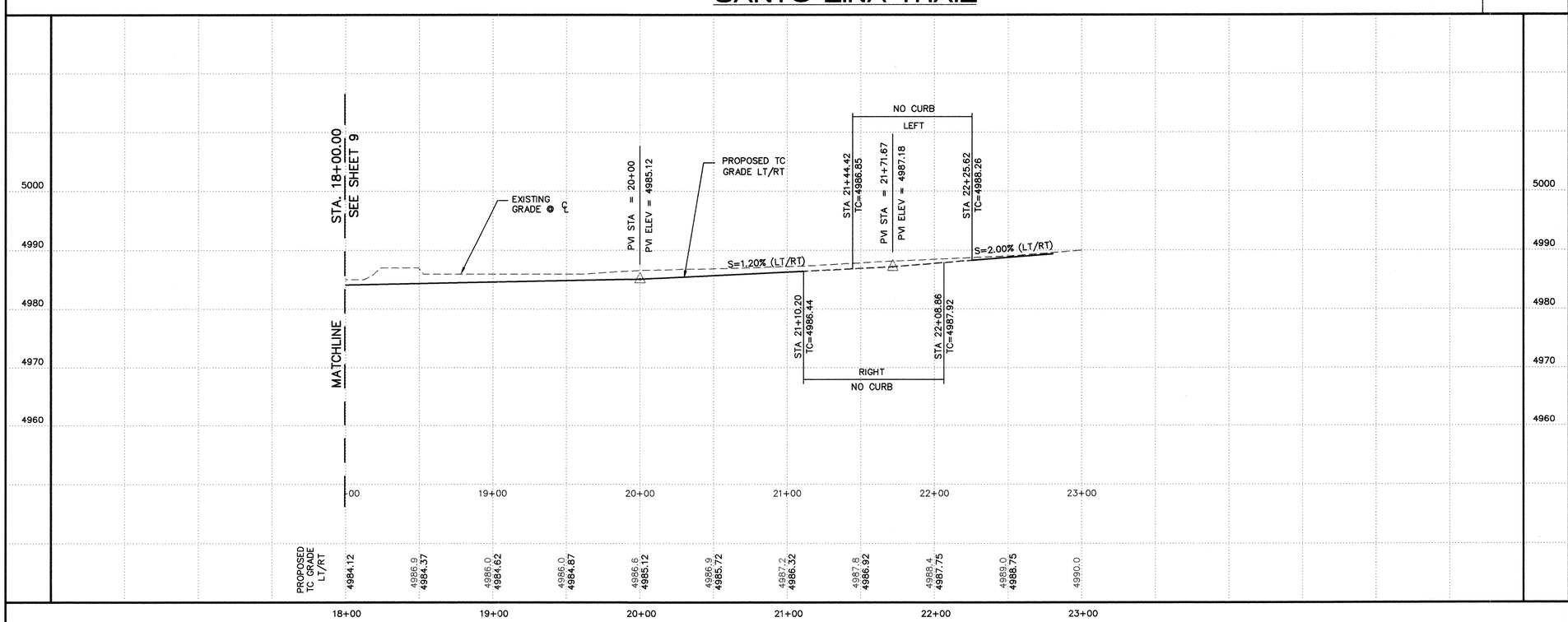
(FC8)	TC	FL
1	87.92	87.26
2	--	87.00
3	87.69	87.02

(FC9)	TC	FL
1	86.64	85.97
2	--	86.34
3	87.39	86.72

(FC10)	TC	FL
1	87.79	87.12
2	--	87.05
3	87.75	87.08

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

SANTO LINA TRAIL



KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER COA STD DWG# 2441, CASE II.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1-1/2" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH PER COA STD DWG #2401.
5. FUTURE 4' WIDE GRAVEL SIDEWALK.
6. CONSTRUCT PCC VALLEY GUTTER 4' WIDE, PER COA STD DWG# 2421.
7. BUILD MEDIAN CURB & GUTTER PER COA STD DWG# 2415. REFER TO SHEET 6 FOR CONSTRUCTION DATA.
8. CONSTRUCT HANDICAP RAMP PER COA STD DWG #2426.
9. BUILD DEPRESSED CURB & GUTTER PER COA STD DWG# 2415.
10. INSTALL 14' WIDE MAINTENANCE ACCESS GATE IN VIEW FENCING.
11. 4" WIDE SOLID WHITE THERMOPLASTIC STRIPING.

FACE OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
FC7	31.46	25.00	72°06'30"
FC8	45.63	25.00	104°34'17"
FC9	44.96	25.00	103°02'53"
FC10	31.26	25.00	71°38'31"

AS-BUILT INFORMATION
CONTRACTOR Sundance DATE 9/02
WORK STAKED BY AYS Inc. DATE 9/02
INSPECTOR'S ACCEPTANCE BY IYA DATE 9/02
FIELD VERIFICATION BY AYS Inc. DATE 9/02
DRAWINGS CORRECTED BY AYS Inc. DATE 9/02
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. DATE

BENCH MARKS
USCE BRASS TABLET STAMPED "MRGCD BM 5007.11, 6-D13" SET IN TOP OF CONCRETE POST, 0.6 FT ABOVE GROUND. LOCATED ON COORS ROAD 0.3 MILE SOUTHWEST OF THE ENTRANCE TO THE INDIAN POLY TECHNICAL INSTITUTE
~~NM STATE PLANE COORDINATES (CENTRAL ZONE NAD 1929)~~
ELEV=5007.22 (NGVD 1929)

SURVEY INFORMATION
FIELD NOTES
1. PRECISION SURVEYING 01/00
2. ALDRICH SURVEYING 10/01

ENGINEER'S SEAL
GENEVIEVE L. DONART
NEW MEXICO
15088
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGN		
DESIGNED BY	GLD	10/01
DRAWN BY	KSH	10/01
CHECKED BY	GLD	10/01

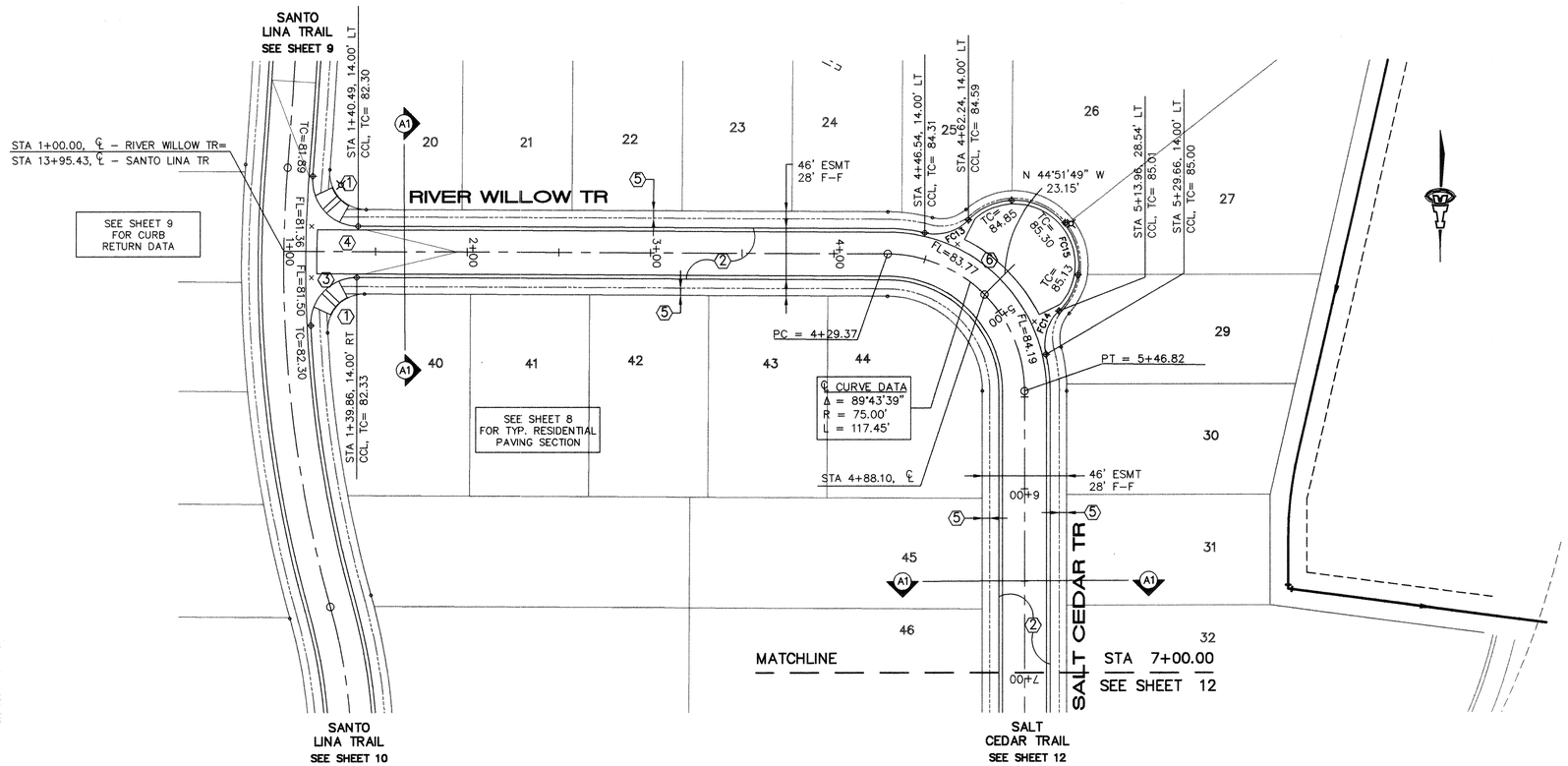
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
147PV4.DWGksh 11/29/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: COTTONWOOD TRAILS SUBDIVISION
SANTO LINA TRAIL
STA 18+00 TO END
PAVING PLAN & PROFILE

Design Review Committee: APPROVED DEC 21 2001 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED FEB 15 2002 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

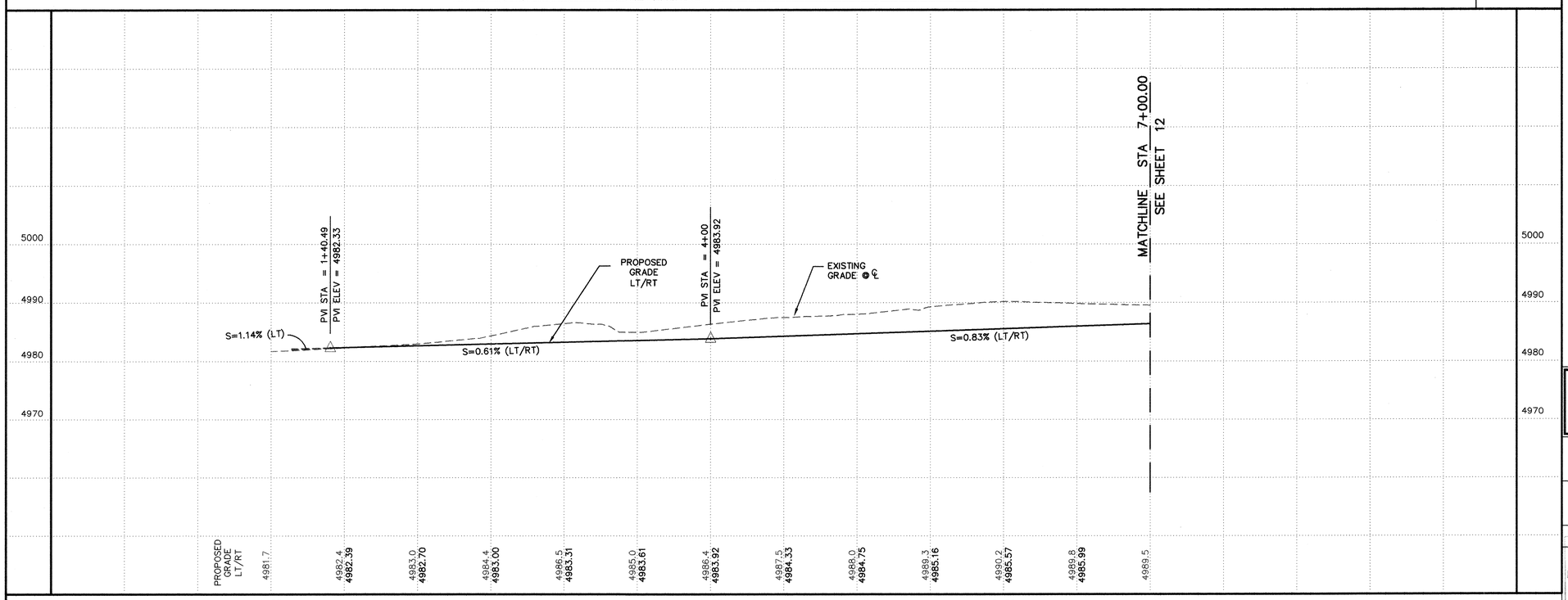
City Project No. 674781 | Zone Map No. D-13 | Sheet 10 Of 23



RIVER WILLOW TR & SALT CEDAR TR

SCALES:

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



KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER COA STD DWG# 2441, CASE II.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1-1/2" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH PER COA STD DWG #2401.
5. FUTURE 4' WIDE GRAVEL SIDEWALK.
6. CONSTRUCT PCC VALLEY GUTTER 4' WIDE, PER COA STD DWG# 2421.
7. BUILD MEDIAN CURB & GUTTER PER COA STD DWG# 2415. REFER TO SHEET 6 FOR CONSTRUCTION DATA.
8. CONSTRUCT HANDICAP RAMP PER COA STD DWG #2426.
9. BUILD DEPRESSED CURB & GUTTER PER COA STD DWG# 2415.
10. INSTALL 14' WIDE MAINTENANCE ACCESS GATE IN VIEW FENCING.
11. 4" WIDE SOLID WHITE THERMOPLASTIC STRIPING.

FACE OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
FC13	25.92	25.00	59°24'11"
FC14	25.92	25.00	59°24'11"
FC15	111.36	35.00	182°18'20"

AS-BUILT INFORMATION

CONTRACTOR Sundance DATE 9/02
WORK STAKED BY AIS, Inc. DATE 10/02
INSPECTOR'S ACCEPTANCE BY IYA DATE 10/02
FIELD VERIFICATION BY AIS, Inc. DATE 9/02
DRAWINGS CORRECTED BY AIS, Inc. DATE 9/02
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

USCE BRASS TABLET STAMPED "MRGCD BM 5007.11, 6-D13" SET IN TOP OF CONCRETE POST, 0.6 FT ABOVE GROUND. LOCATED ON COORS ROAD 0.3 MILE SOUTHWEST OF THE ENTRANCE TO THE INDIAN POLY TECHNICAL INSTITUTE
~~NM STATE PLANE COORDINATES (CENTRAL ZONE NAD 1929)~~
ELEV=5007.22 (NGVD 1929)

SURVEY INFORMATION

FIELD NOTES

1. PRECISION SURVEYING 01/00
2. ALDRICH SURVEYING 10/01

ENGINEER'S SEAL

GENEVIEVE L. DOMART
NEW MEXICO
15088
LICENSED PROFESSIONAL ENGINEER
12-20-01

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY GLD DATE 10/01
DRAWN BY KSH DATE 10/01
CHECKED BY GLD DATE 10/01

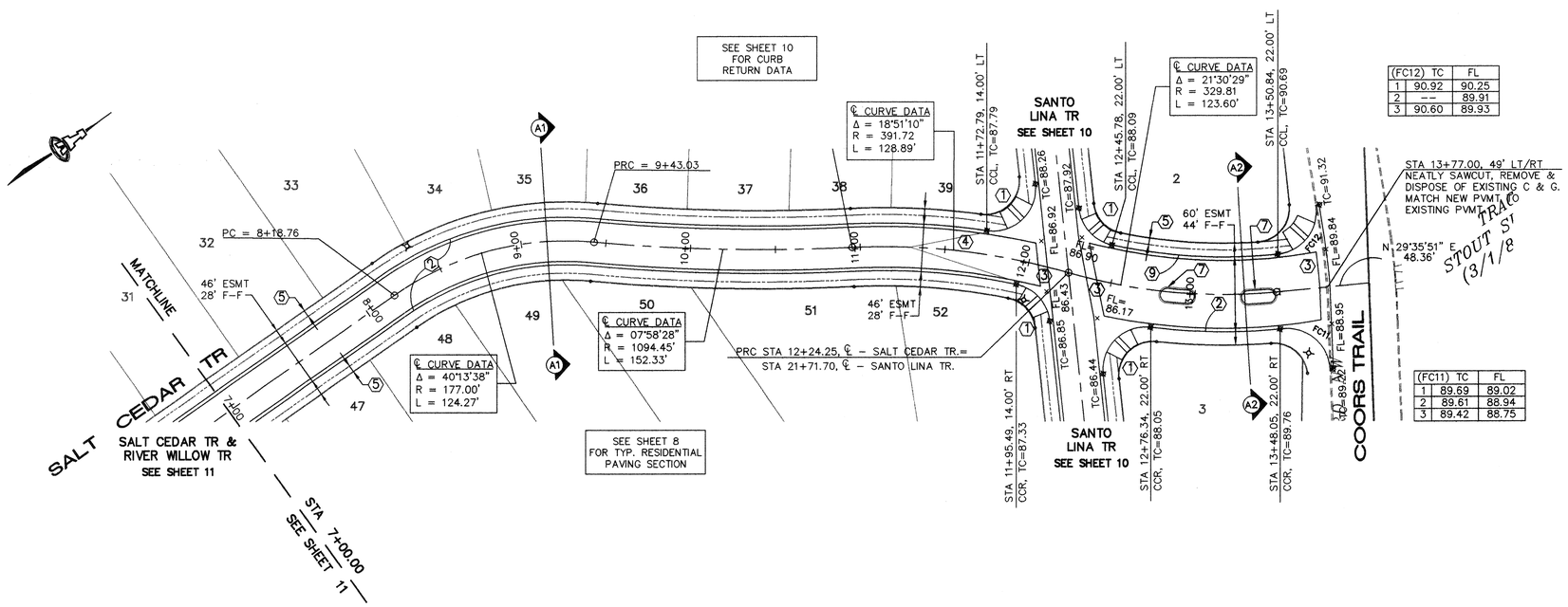
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
147PV5.DWGksh 11/29/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: COTTONWOOD TRAILS SUBDIVISION
RIVER WILLOW TR. & SALT CEDAR TR.
STA 1+00 TO STA 7+00
PAVING PLAN & PROFILE

Design Review Committee: DEC 21 2001 DESIGN REVIEW COMMITTEE
City Engineer Approval: FEB 15 2002 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 674781 | Zone Map No. D-13 | Sheet 11 Of 23



(FC12)	TC	FL
1	90.92	90.25
2	--	89.91
3	90.60	89.93

(FC11)	TC	FL
1	89.69	89.02
2	89.61	88.94
3	89.42	88.75

KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER COA STD DWG# 2441, CASE II.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1-1/2" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH PER COA STD DWG #2401.
5. FUTURE 4' WIDE GRAVEL SIDEWALK.
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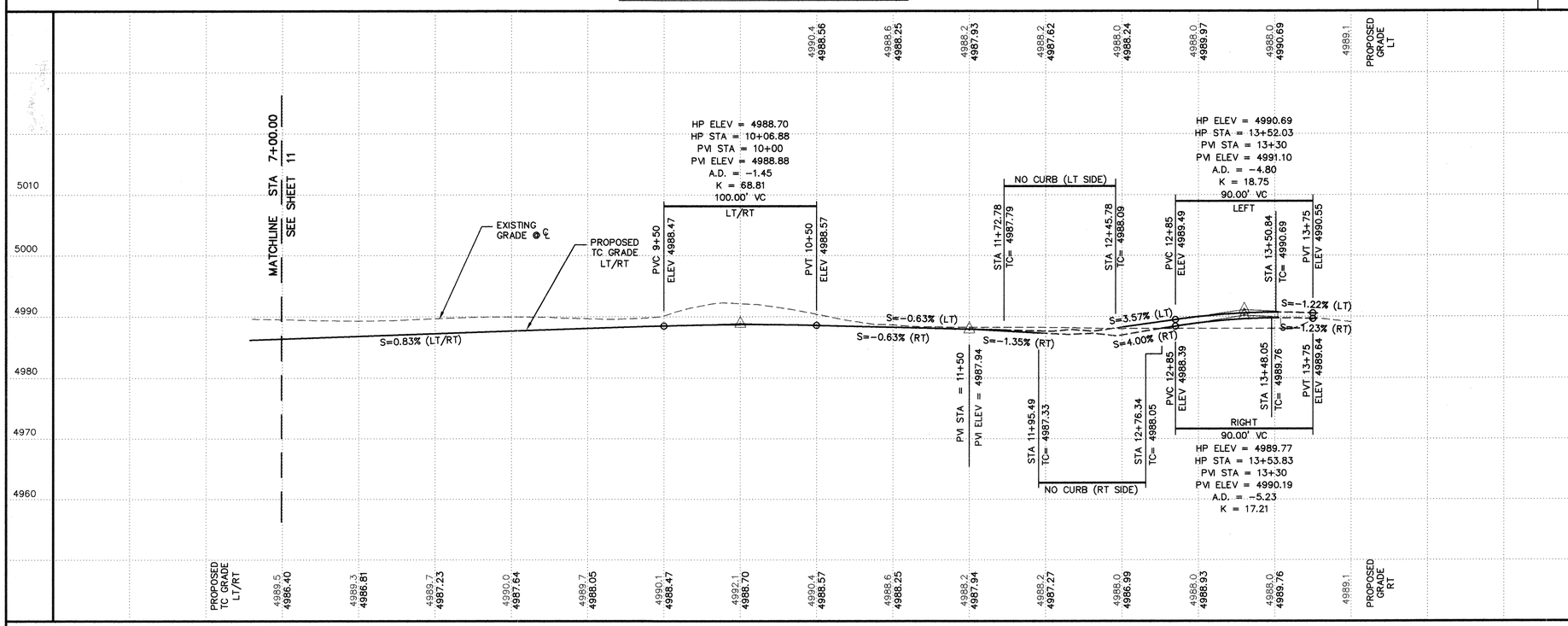
9. BUILD DEPRESSED CURB & GUTTER PER COA STD DWG# 2415.
10. INSTALL 14' WIDE MAINTENANCE ACCESS GATE IN VIEW FENCING.
11. 4" WIDE SOLID WHITE THERMOPLASTIC STRIPING.

FACE OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
FC11	40.67'	25.00	93°12'44"
FC12	40.99'	25.00	93°56'02"

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

SALT CEDAR TRAIL



SCANNED BY MESA REPRO

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY GLD DATE 10/01
DRAWN BY KSH DATE 10/01
CHECKED BY GLD DATE 10/01

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
147PV6.DWGksh 11/29/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: COTTONWOOD TRAILS SUBDIVISION
RIVER WILLOW TR & SALT CEDAR TR
STA 7+00 TO END
PAVING PLAN & PROFILE

Design Review Committee: DEC 2 1 2001 DESIGN REVIEW COMMITTEE
City Engineer Approval: FEB 1 5 2002 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

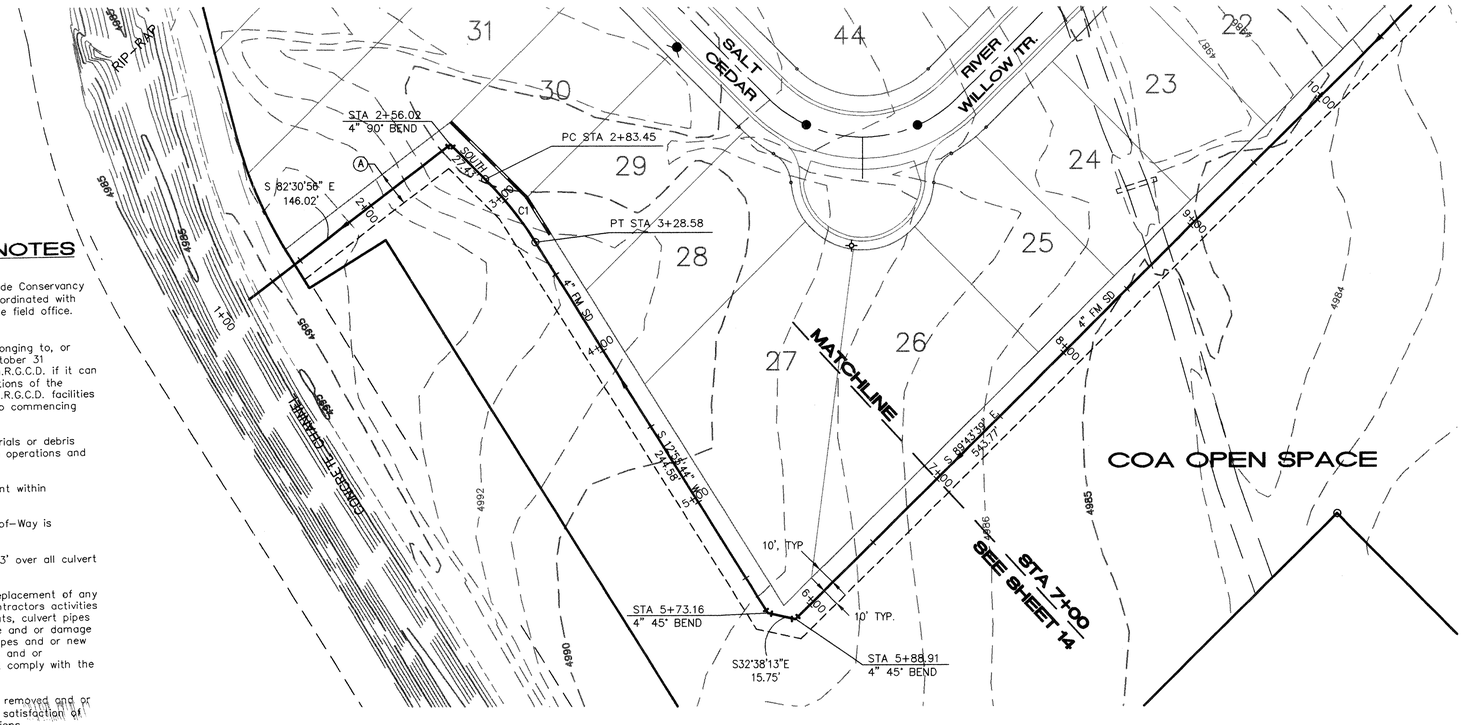
City Project No. 674781 | Zone Map No. D-13 | Sheet 12 Of 23

AS-BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY AIS Inc. DATE 9/02
INSPECTOR'S ACCEPTANCE BY J.A.K. DATE 10/02
FIELD VERIFICATION BY AIS Inc. DATE 9/02
DRAWINGS CORRECTED BY AIS Inc. DATE 9/02
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
USCE BRASS TABLET STAMPED "MRGCD BM 5007.11, 6-D13" SET IN TOP OF CONCRETE POST, 0.6 FT ABOVE GROUND. LOCATED ON COORS ROAD 0.3 MILE SOUTHWEST OF THE ENTRANCE TO THE INDIAN POLY TECHNICAL INSTITUTE
~~NM STATE PLANE COORDINATES (CENTRAL ZONE-NAD 1929)~~
ELEV=5007.22 (NGVD 1929)

SURVEY INFORMATION
FIELD NOTES
1. PRECISION SURVEYING 01/00
2. ALDRICH SURVEYING 10/01

ENGINEER'S SEAL
GENEVIEVE L. DONART
NEW MEXICO
15088
12-20-01
PROFESSIONAL ENGINEER



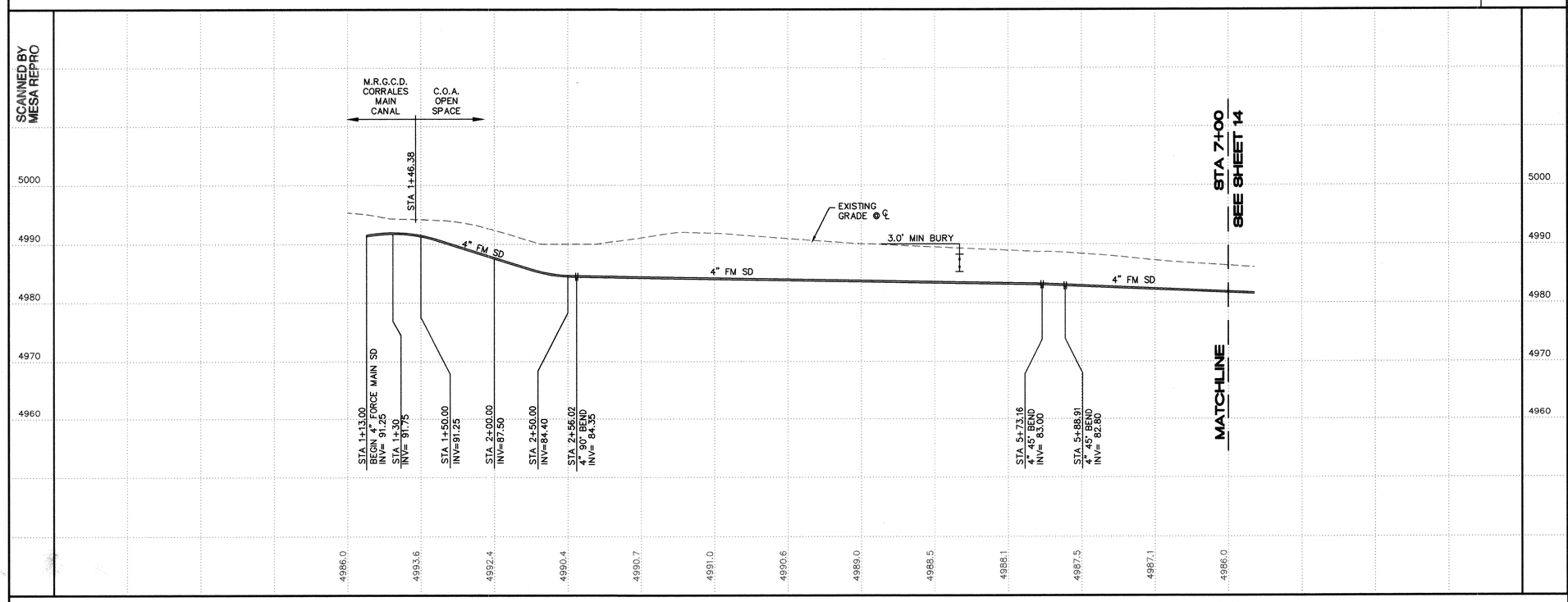
MRGCD CONSTRUCTION NOTES

1. Any work to be performed within the Middle Rio Grande Conservancy District (M.R.G.C.D.) Right-of-Way shall be closely coordinated with the M.R.G.C.D. Engineering Department and appropriate field office. Phone: (505) 247-0234.
2. No work is to be done on facilities or structures belonging to, or operated by, the M.R.G.C.D. between March 1 and October 31 inclusive. However, work may be permitted by the M.R.G.C.D. if it can be shown that the work will not interfere with operations of the M.R.G.C.D. facility. All Work to be done within the M.R.G.C.D. facilities must be approved by the M.R.G.C.D. Engineer prior to commencing work.
3. The Contractor shall not store equipment, new materials or debris within District right-of-way which may interfere with operations and maintenance of the M.R.G.C.D. facility.
4. The Contractor shall not service vehicles or equipment within M.R.G.C.D. Right-of-Way.
5. Seeding of disturbed areas within M.R.G.C.D. Rights-of-Way is required per the M.R.G.C.D. seeding specifications.
6. The Contractor must maintain a minimum cover of 3' over all culvert crossings used for access to the project site.
7. The Contractor is responsible for repairing and or replacement of any structures removed and or damaged due to the Contractors activities within the Districts right-of-way. Should any tunouts, culvert pipes and or structures require replacement due to leakge and or damage by the Contractor, new turnouts, and new culvert pipes and or new structures shall replace the damaged item. Repairs and or replacements within the Districts right-of-way must comply with the Districts specifications.
8. All damaged culvert crossings and culvert crossings removed and or disturbed must be restored and/or replaced to the satisfaction of the M.R.G.C.D. and comply with M.R.G.C.D. specifications.
9. All salvageable culverts, irrigation gates, etc. must be returned to the M.R.G.C.D.
10. The Contractor is responsible for executing a "Special Use License Agreement" with the M.R.G.C.D. prior to construction.

STORM DRAIN - FORCE MAIN

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

SCANNED BY MESA REPRO



GENERAL NOTES

1. STORM DRAIN STATIONING FOLLOWS CENTERLINE OF SD PIPE.
2. REFER TO SHEET 6 FOR DRAINAGE DETAILS.

EASEMENT NOTES:

A. 20' PRIVATE DRAINAGE EASEMENT, DEDICATED BY FINAL PLAT.

SD CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	45.13'	200.00'	12°55'44"

NOTES:

1. AMAFCA Field Engineer shall be notified 48-hours prior to any work within the CORRALES MAIN CANAL R/W. Tel 884-2215 Jerry Lovato.
2. No work will be performed in the CORRALES MAIN CANAL R/W between March 1st and October 31st without written permission from AMAFCA and the MRGCD.
3. All subgrade, backfill and embankment shall be compacted to 95% (modified proctor) within the CORRALES MAIN CANAL R/W. Testing reports shall be provided to AMAFCA Field Engineer.
4. AMAFCA Field Engineer Will be notified 48-hours prior to final inspection of any facilities within the CORRALES MAIN CANAL R/W.

APPROVED FOR CONSTRUCTION WITHIN CORRALES MAIN CANAL RIGHT-OF-WAY:

Lynn M. Mayer 12-20-01
(for A.M.A.F.C.A.) DATE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
147PV2.DWGrfh VIEW: 1 12/18/01

AS-BUILT INFORMATION

CONTRACTOR	S. Quintana		
WORK STAKED BY	AJS Inc.	DATE	9/02
INSPECTOR'S ACCEPTANCE BY	F.H.	DATE	10/02
FIELD VERIFICATION BY	AJS Inc.	DATE	9/02
DRAWINGS CORRECTED BY	AJS Inc.	DATE	9/02
MICRO-FILM INFORMATION			
RECORDED BY		DATE	
NO.			

BENCH MARKS

USCE BRASS TABLET STAMPED "MRGCD BM 5007.11, 6-D13" SET IN TOP OF CONCRETE POST, 0.6 FT ABOVE GROUND. LOCATED ON COORS ROAD 0.3 MILE SOUTHWEST OF THE ENTRANCE TO THE INDIAN POLY TECHNICAL INSTITUTE.	
~~NM STATE PLANE COORDINATES (CENTRAL ZONE, NAD 1929)~~	
ELEV=5007.22 (NGVD 1929)	

SURVEY INFORMATION

FIELD NOTES

1.	PRECISION SURVEYING	01/00
2.	ALDRICH SURVEYING	10/01

ENGINEER'S SEAL

GENEVIEVE L. DONART
NEW MEXICO
15088
12-19-01
LICENSED PROFESSIONAL ENGINEER

ADDED MRGCD NOTES

NO.	DATE	REMARKS	BY
1	12/18/01		GLD

REVISIONS

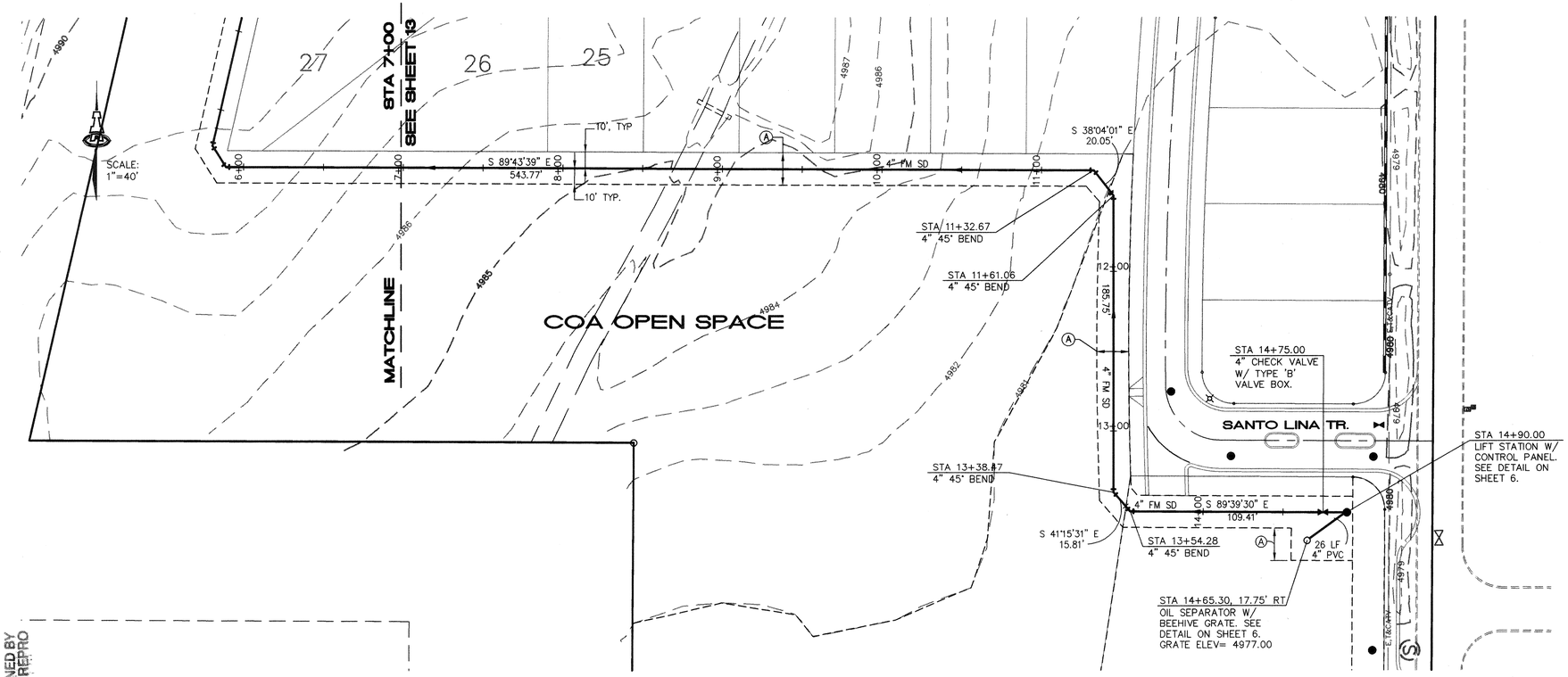
DESIGN			
DESIGNED BY	GLD	DATE	10/01
DRAWN BY	KSH	DATE	10/01
CHECKED BY	GLD	DATE	10/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: COTTONWOOD TRAILS SUBDIVISION
STORM DRAIN - FORCE MAIN
STA 1+00 TO STA 7+00
DRAINAGE PLAN & PROFILE

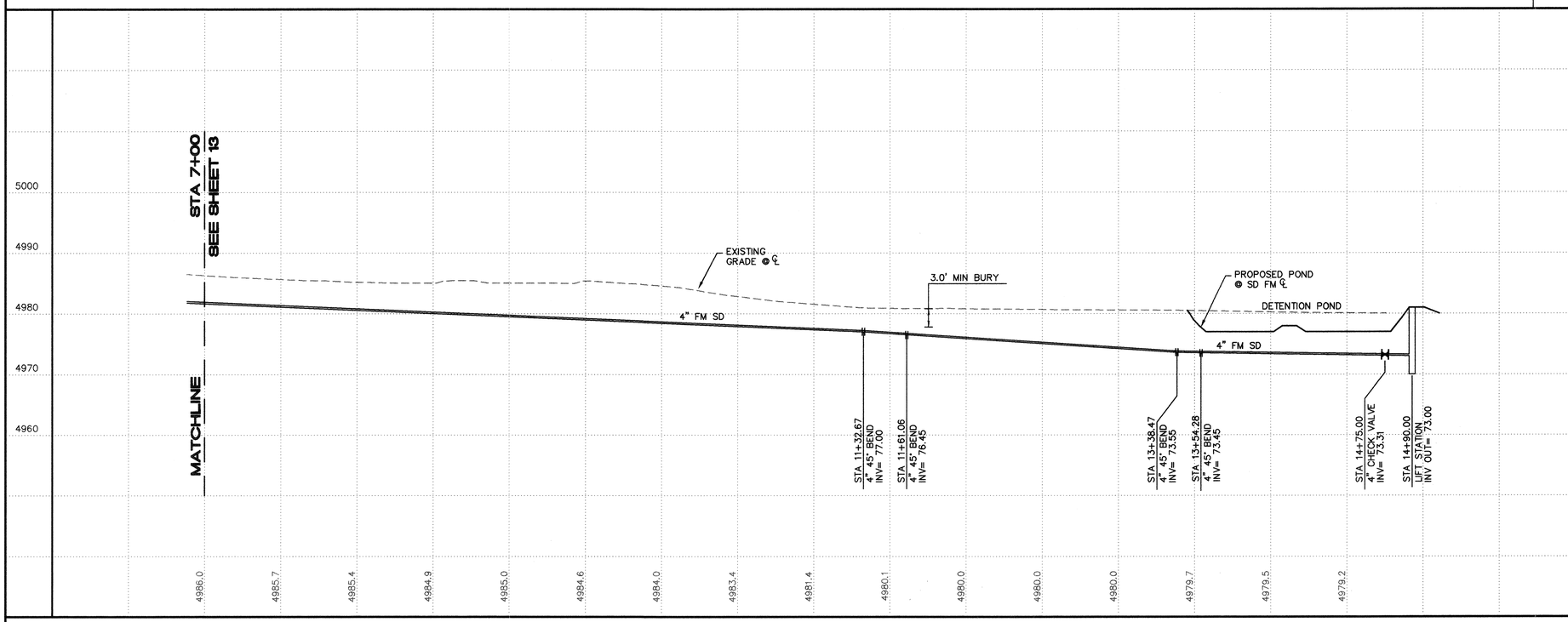
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED DEC 21 2001 DESIGN REVIEW COMMITTEE	APPROVED JAN 15 2002 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
674781	D-13	13	23



STORM DRAIN - FORCE MAIN

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



GENERAL NOTES

1. STORM DRAIN STATIONING FOLLOWS CENTERLINE OF SD PIPE.
2. REFER TO SHEET 6 FOR DRAINAGE DETAILS.

EASEMENT NOTES:

A. 20' PRIVATE DRAINAGE EASEMENT, DEDICATED BY FINAL PLAT.

NOTES:

1. AMAFCA Field Engineer shall be notified 48-hours prior to any work within the CORRALES MAIN CANAL R/W. Tel 884-2215 Jerry Lovato.
2. No work will be performed in the CORRALES MAIN CANAL R/W between March 1st and October 31st without written permission from AMAFCA and the MRGCD.
3. All subgrade, backfill and embankment shall be compacted to 95% (modified proctor) within the CORRALES MAIN CANAL R/W. Testing reports shall be provided to AMAFCA Field Engineer.
4. AMAFCA Field Engineer Will be notified 48-hours prior to final inspection of any facilities within the CORRALES MAIN CANAL R/W.

APPROVED FOR CONSTRUCTION WITHIN CORRALES MAIN CANAL RIGHT-OF-WAY:

(for A.M.A.F.C.A.) DATE 12-20-01

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
147PV2.DWG/fh VIEW: 2 12/18/01

AS-BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY AIS Inc. DATE 9/02
INSPECTOR'S ACCEPTANCE BY DATE 10/02
FIELD VERIFICATION BY AIS Inc. DATE 9/02
DRAWINGS CORRECTED BY AIS Inc. DATE 9/02
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. DATE

BENCH MARKS
USCE BRASS TABLET STAMPED "MRGCD BM 5007.11, 6-D13" SET IN TOP OF CONCRETE POST, 0.6 FT ABOVE GROUND. LOCATED ON COORS ROAD 0.3 MILE SOUTHWEST OF THE ENTRANCE TO THE INDIAN POLY TECHNICAL INSTITUTE
~~NM STATE PLANE COORDINATES (CENTRAL ZONE-NAD 1929)~~
ELEV=5007.22 (NGVD 1929)

SURVEY INFORMATION
FIELD NOTES
1. PRECISION SURVEYING 01/00
2. ALDRICH SURVEYING 10/01

ENGINEER'S SEAL
GENEVIEVE L. DONART NEW MEXICO 15088 LICENSED PROFESSIONAL ENGINEER 12-20-01

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY GLD DATE 10/01
DRAWN BY KSH DATE 10/01
CHECKED BY GLD DATE 10/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

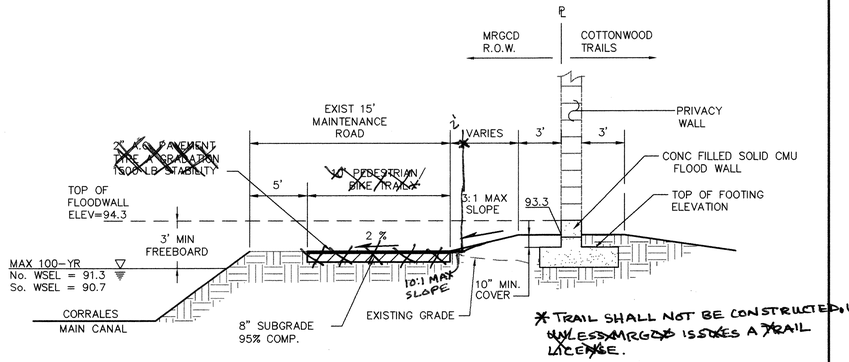
TITLE: COTTONWOOD TRAILS SUBDIVISION
STORM DRAIN - FORCE MAIN
STA 7+00 TO END
DRAINAGE PLAN & PROFILE

Design Review Committee: DEC 21 2001 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JAN 15 2002 CITY ENGINEER
Last Design Update Mo./Day/Yr. Mo./Day/Yr.

City Project No. 674781 | Zone Map No. D-13 | Sheet 14 Of 23

MRGCD CONSTRUCTION NOTES

1. Any work to be performed within the Middle Rio Grande Conservancy District (M.R.G.C.D.) Right-of-Way shall be closely coordinated with the M.R.G.C.D. Engineering Department and appropriate field office. Phone: (505) 247-0234.
2. No work is to be done on facilities or structures belonging to, or operated by, the M.R.G.C.D. between March 1 and October 31 inclusive. However, work may be permitted by the M.R.G.C.D. if it can be shown that the work will not interfere with operations of the M.R.G.C.D. facility. All Work to be done within the M.R.G.C.D. facilities must be approved by the M.R.G.C.D. Engineer prior to commencing work.
3. The Contractor shall not store equipment, new materials or debris within District right-of-way which may interfere with operations and maintenance of the M.R.G.C.D. facility.
4. The Contractor shall not service vehicles or equipment within M.R.G.C.D. Right-of-Way.
5. Seeding of disturbed areas within M.R.G.C.D. rights-of-way is required per the M.R.G.C.D. seeding specifications.
6. The Contractor must maintain a minimum cover of 3' over all culvert crossings used for access to the project site.
7. The Contractor is responsible for repairing and or replacement of any structures removed and or damaged due to the Contractors activities within the Districts right-of-way. Should any tunouts, culvert pipes and or structures require replacement due to leakge and or damage by the Contractor, new turnouts, and new culvert pipes and or new structures shall replace the damaged item. Repairs and or replacements within the Districts right-of-way must comply with the Districts specifications.
8. All damaged culvert crossings and culvert crossings removed and or disturbed must be restored and/or replaced to the satisfaction of the M.R.G.C.D. and comply with M.R.G.C.D. specifications.
9. All salvageable culverts, irrigation gates, etc. must be returned to the M.R.G.C.D.
10. The Contractor is responsible for executing a "Special Use License Agreement" with the M.R.G.C.D. prior to construction.

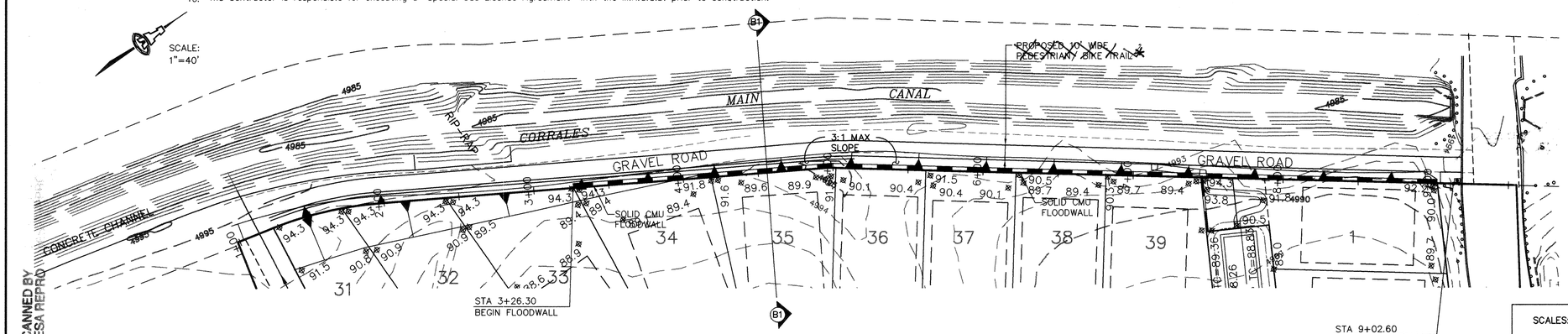


~~* TRAIL SHALL NOT BE CONSTRUCTED UNDER THIS WORK ORDER. UNLESS MRGCD ISSUES A TRAIL LICENSE.~~

SECTION B1-B1
SCALE 1"=5'

BASIS OF FLOODWALL STATIONING:

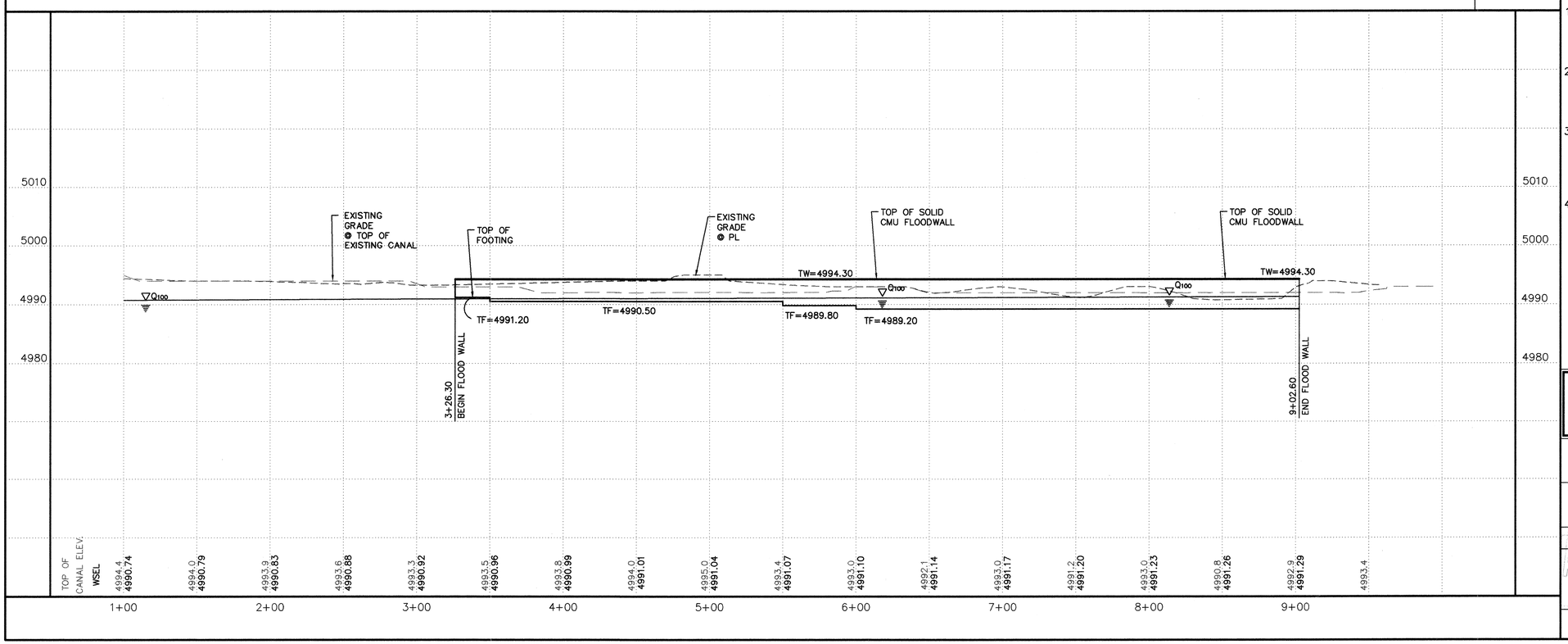
1. STA 1+00 IS THE SOUTHWEST CORNER OF TRACT A AND CONTINUES NORTH ALONG THE EAST R/W LINE OF THE CORRALES MAIN CANAL.



SCANNED BY MESA REPRO

CORRALES MAIN CANAL

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



NOTES:

1. AMAFCA Field Engineer shall be notified 48-hours prior to any work within the CORRALES MAIN CANAL R/W. Tel 884-2215 Jerry Lovato.
2. No work will be performed in the CORRALES MAIN CANAL R/W between March 1st and October 31st without written permission from AMAFCA and the MRGCD.
3. All subgrade, backfill and embankment shall be compacted to 95% (modified proctor) within the CORRALES MAIN CANAL R/W. Testing reports shall be provided to AMAFCA Field Engineer.
4. AMAFCA Field Engineer Will be notified 48-hours prior to final inspection of any facilities within the CORRALES MAIN CANAL R/W.

APPROVED FOR CONSTRUCTION WITHIN CORRALES MAIN CANAL RIGHT-OF-WAY:

Lynn M. Mazon 12-20-01
(for A.M.A.F.C.A.) DATE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
147PV1.DWGrfh 11/27/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: COTTONWOOD TRAILS SUBDIVISION
FLOOD WALL & TRAIL
DRAINAGE PLAN PROFILE

Design Review Committee: APPROVED DEC 21 2001 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED FEB 15 2002 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 674781 | Zone Map No. D-13 | Sheet 15 Of 23

AS-BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY AIS INC. DATE 9/02
INSPECTOR'S ACCEPTANCE BY [illegible] DATE 9/02
FIELD VERIFICATION BY AIS INC. DATE 9/02
DRAWINGS CORRECTED BY AIS INC. DATE 9/02
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
USCE BRASS TABLET STAMPED "MRGCD BM 5007.11, 6-D13" SET IN TOP OF CONCRETE POST, 0.6 FT ABOVE GROUND. LOCATED ON COORS ROAD 0.3 MILE SOUTHWEST OF THE ENTRANCE TO THE INDIAN POLY TECHNICAL INSTITUTE.
~~NM STATE PLANE COORDINATES (CENTRAL ZONE NAD 1929)~~
ELEV=5007.22 (NGVD 1929)

SURVEY INFORMATION
FIELD NOTES
1. PRECISION SURVEYING 01/00
2. ALDRICH SURVEYING 10/01

ENGINEER'S SEAL
GENEVIEVE L. DONART NEW MEXICO 15088 LICENSED PROFESSIONAL ENGINEER 12-20-01
Revised 1-28-02 GLD

NO.	DATE	REMARKS	BY
1	1/28/02	Added MRGCD NOTES	GLD

REVISIONS
DESIGN
DESIGNED BY GLD DATE 10/01
DRAWN BY KSH DATE 10/01
CHECKED BY GLD DATE 10/01

EASEMENT NOTES

A. PROPOSED PRIVATE 20' DRAINAGE EASEMENT.

B. PROPOSED PRIVATE BLANKET DRAINAGE EASEMENT BELOW EXISTING CONTOUR INTERVAL 4981.

C. PROPOSED PRIVATE BLANKET DRAINAGE EASEMENT (WIDTH VARIES).

D. PROPOSED TEMPORARY CONSTRUCTION EASEMENT.

E. PROPOSED 20' PUBLIC SAS EASEMENT.

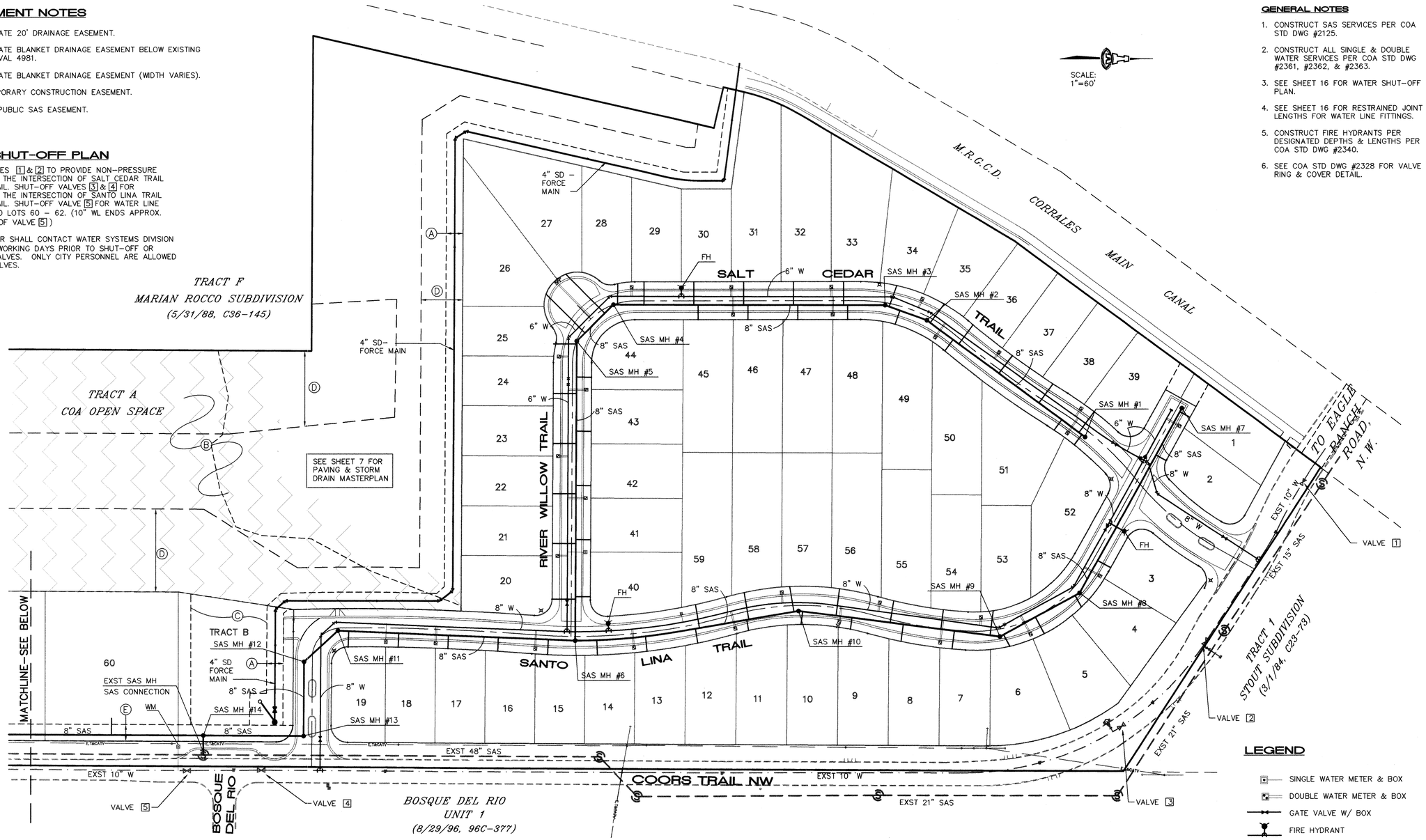
WATER SHUT-OFF PLAN

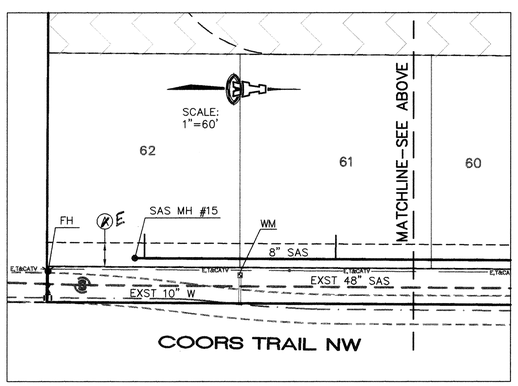
SHUT-OFF VALVES [1] & [2] TO PROVIDE NON-PRESSURE CONNECTION AT THE INTERSECTION OF SALT CEDAR TRAIL AND COORS TRAIL. SHUT-OFF VALVES [3] & [4] FOR CONNECTION AT THE INTERSECTION OF SANTO LINA TRAIL AND COORS TRAIL. SHUT-OFF VALVE [5] FOR WATER LINE CONNECTIONS TO LOTS 60 – 62. (10" WL ENDS APPROX. 950 FT SOUTH OF VALVE [5])

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

GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
3. SEE SHEET 16 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET 16 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.





RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

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

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

RESTRAINED JOINT LENGTHS, L_T, FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)

SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
12	30	12	6	3	85
10	26	11	5	3	72
8	22	9	4	2	60
6	17	7	3	2	46
4	12	5	2	1	32

RESTRAINED JOINT LENGTHS, L_T, FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.

SIZE	LARGE SIDE	SMALL SIDE	SIZE	LARGE SIDE	SMALL SIDE
12x10	25	30	10x6	44	73
12x8	45	68	10x4	58	141
12x6	62	121	8x6	25	33
12x4	74	213	8x4	43	83
10x8	24	30	6x4	24	35

RESTRAINED JOINT LENGTHS, L_T, FOR TEES, (FT.) ALL JOINTS AT THE TEE MUST BE RESTRAINED.

SIZE	RUN	BRANCH
12x12x12	15	17
12x12x10	10	18
12x12x8	6	19
12x12x6	3	19
12x12x4	1	19
10x10x10	12	18
10x10x8	8	15
10x10x6	4	16
10x10x4	2	4
8x8x8	9	20
8x8x6	5	17
8x8x4	2	15
6x6x6	6	20
6x6x4	2	20

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ TEE
- EXISTING SAS MANHOLE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
147UMSTR.DWGksh 12/20/01

AS-BUILT INFORMATION
CONTRACTOR: Sundance
WORK STAKED BY: ALS Inc. DATE 8/8
INSPECTION ACCEPTANCE BY: IFM DATE 10/02
FIELD VERIFICATION BY: ALS Inc. DATE 8/02
DRAWINGS CORRECTED BY: ALS Inc. DATE 9/02
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
USCE BRASS TABLET STAMPED "MRGCD BM 5007.11, 6-D13" SET IN TOP OF CONCRETE POST, 0.6 FT ABOVE GROUND. LOCATED ON COORS ROAD 0.3 MILE SOUTHWEST OF THE ENTRANCE TO THE INDIAN POLY TECHNICAL INSTITUTE
~~NM STATE PLANE COORDINATES (CENTRAL ZONE-NAD 1929)~~
ELEV=5007.22 (NGVD 1929)

SURVEY INFORMATION
FIELD NOTES
1. PRECISION SURVEYING 01/00
2. ALDRICH SURVEYING 10/01

ENGINEER'S SEAL
GENEVIEVE L. DONART NEW MEXICO 15088 LICENSED PROFESSIONAL ENGINEER 12-20-01

NO.	DATE	REMARKS	BY
		REVISIONS	

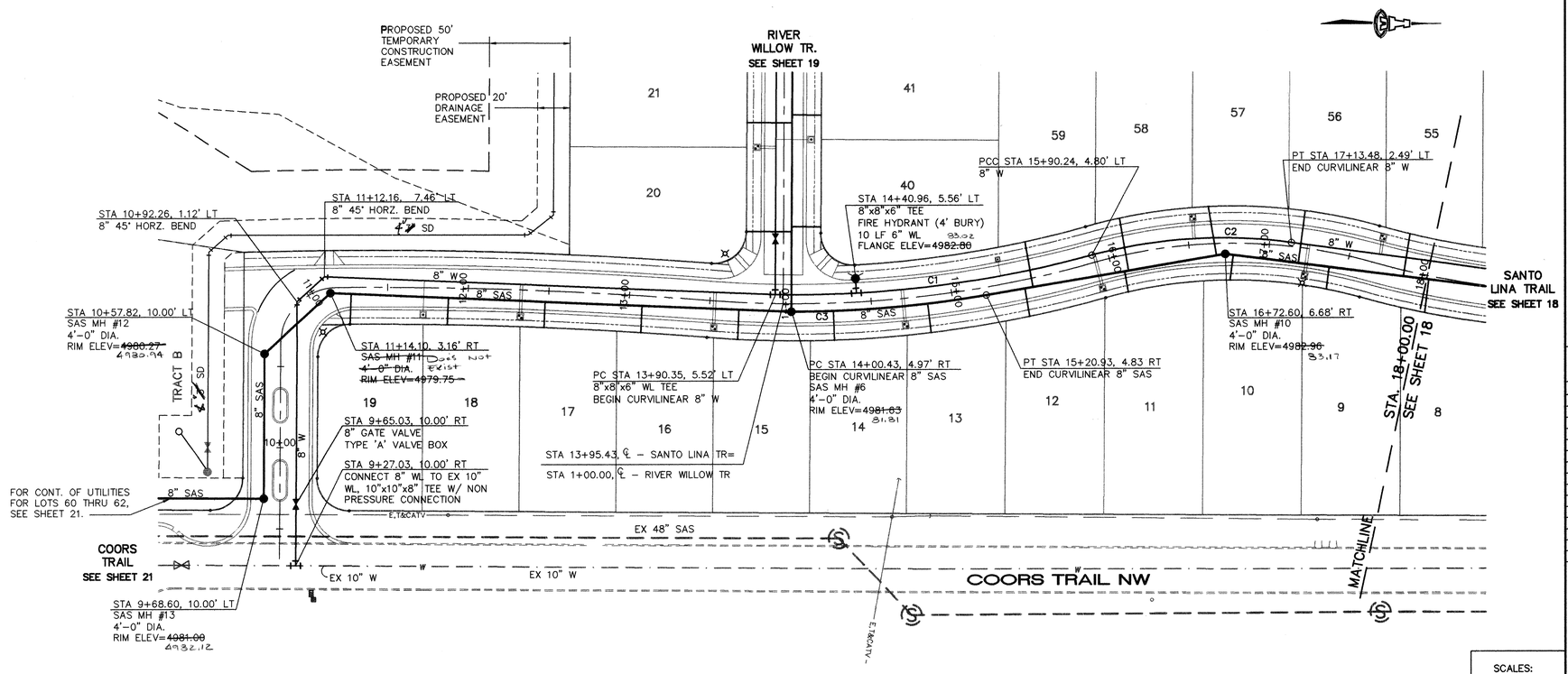
DESIGN
DESIGNED BY GLD DATE 10/01
DRAWN BY KSH DATE 10/01
CHECKED BY GLD DATE 10/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: COTTONWOOD TRAILS SUBDIVISION
UTILITY MASTERPLAN

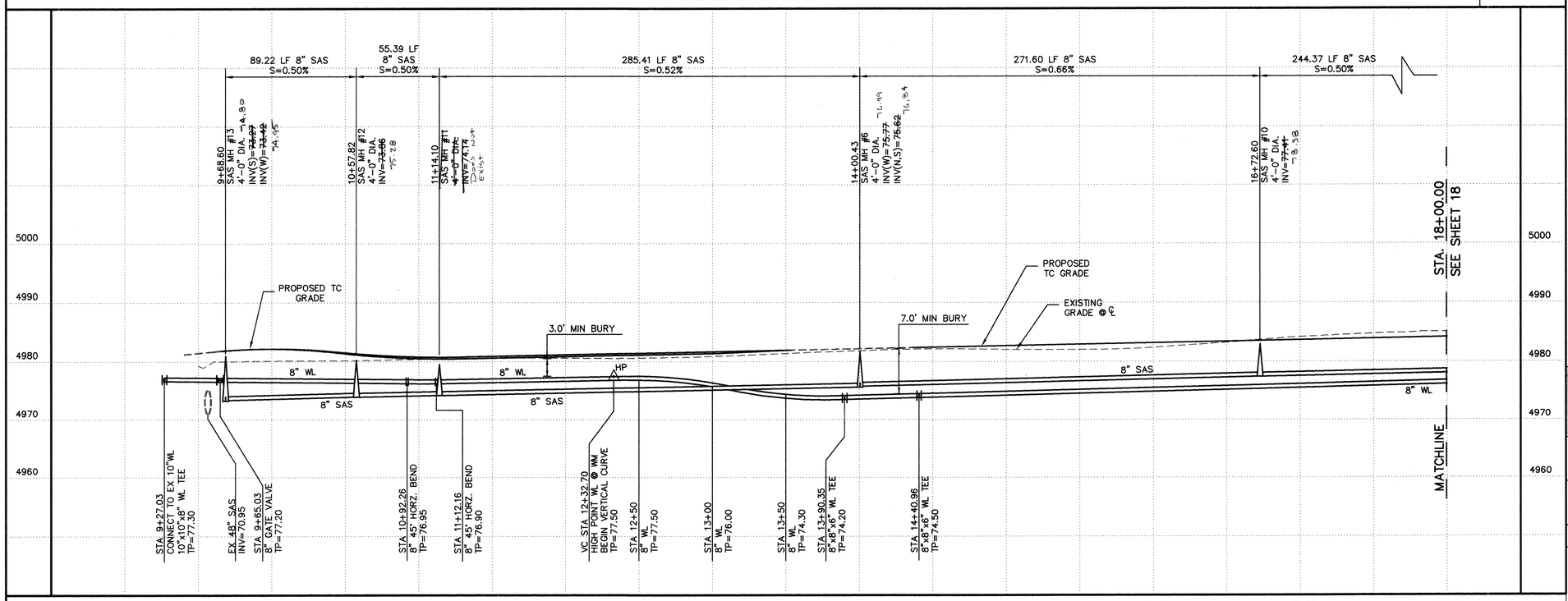
Design Review Committee: APPROVED DEC 2 1 2001 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED FEB 1 5 2002 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 674781 | Zone Map No. D-13 | Sheet 16 Of 23



SANTO LINA TRAIL

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



GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
3. SEE SHEET 16 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET 16 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

UTILITY SERVICE TABLE

LOT NO./ BLOCK	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ RW
9	17+23.92, 17.1'	17+40.13, 14.0'	79.32
10		16+75.51, 15.8'	79.00
11	15+90.67, 19.5'	16+06.76, 13.1'	78.65
12		15+44.34, 17.7'	78.34
13	14+70.00, 20.2'	14+84.52, 18.2'	78.04
14		14+26.35, 18.1'	77.75
15	13+53.76, 19.9'	13+68.27, 18.4'	77.46
16		13+08.41, 16.8'	77.16
17	12+32.70, 17.8'	12+47.84, 16.1'	76.86
18		11+87.30, 16.9'	76.56
19 (S)	11+72.16, 18.9'	11+26.55, 19.0'	76.25
55	17+67.24, 10.6'	17+83.38, 27.0'	79.54
56		17+19.10, 32.8'	79.22
57	16+53.82, 10.6'	16+63.10, 30.8'	78.94
58		16+11.41, 33.1'	78.68
59 (S)	15+33.72, 12.9'	15+51.22, 28.5'	78.38

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

WL CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	198.33'	705.00'	16°07'06"
C2	124.71'	310.00'	23°02'58"

SAS CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C3	121.36'	715.00'	09°43'30"

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ TEE
- EXISTING SAS MANHOLE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
147UT2.DWGksh 11/29/01

AS-BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY AVS INC. DATE 9/02
INSPECTOR ACCEPTANCE BY Isa DATE 9/02
FIELD VERIFICATION BY AVS INC. DATE 9/02
DRAWINGS CORRECTED BY AVS INC. DATE 9/02
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
USCE BRASS TABLET STAMPED "MRGCD BM 5007.11, 6-D13" SET IN TOP OF CONCRETE POST, 0.6 FT ABOVE GROUND. LOCATED ON COORS ROAD 0.3 MILE SOUTHWEST OF THE ENTRANCE TO THE INDIAN POLY TECHNICAL INSTITUTE
~~NM STATE PLANE COORDINATES (CENTRAL ZONE-NAD 1929)~~
ELEV=5007.22 (NGVD 1929)

SURVEY INFORMATION
FIELD NOTES
1. PRECISION SURVEYING 01/00
2. ALDRICH SURVEYING 10/01

ENGINEER'S SEAL
GENEVIEVE L. DONART NEW MEXICO 15088 LICENSED PROFESSIONAL ENGINEER 12-20-01

NO.	DATE	REMARKS	BY
		REVISIONS	

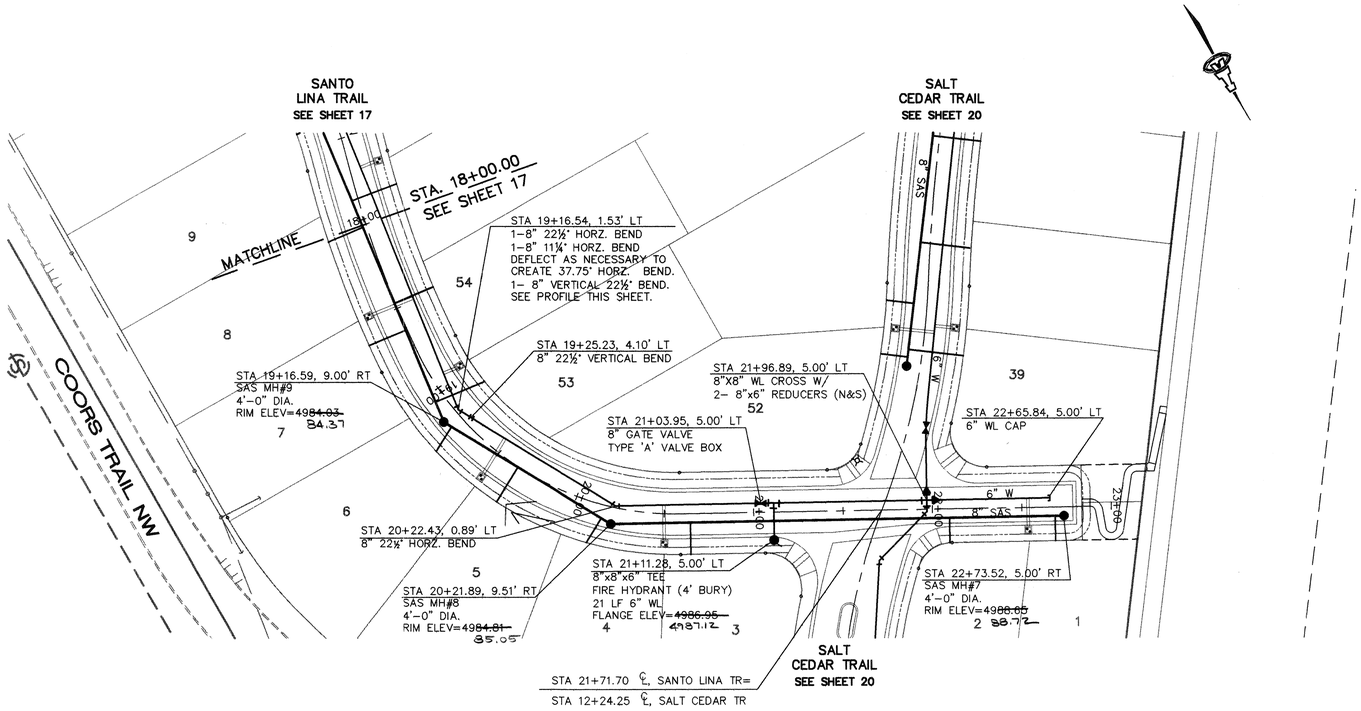
DESIGN
DESIGNED BY GLD DATE 10/01
DRAWN BY KSH DATE 10/01
CHECKED BY GLD DATE 10/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: COTTONWOOD TRAILS SUBDIVISION
SANTO LINA TRAIL
STA 9+62 TO STA 18+00
UTILITY PLAN & PROFILE

Design Review Committee: APPROVED DEC 21 2001 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED 1.5.2002 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

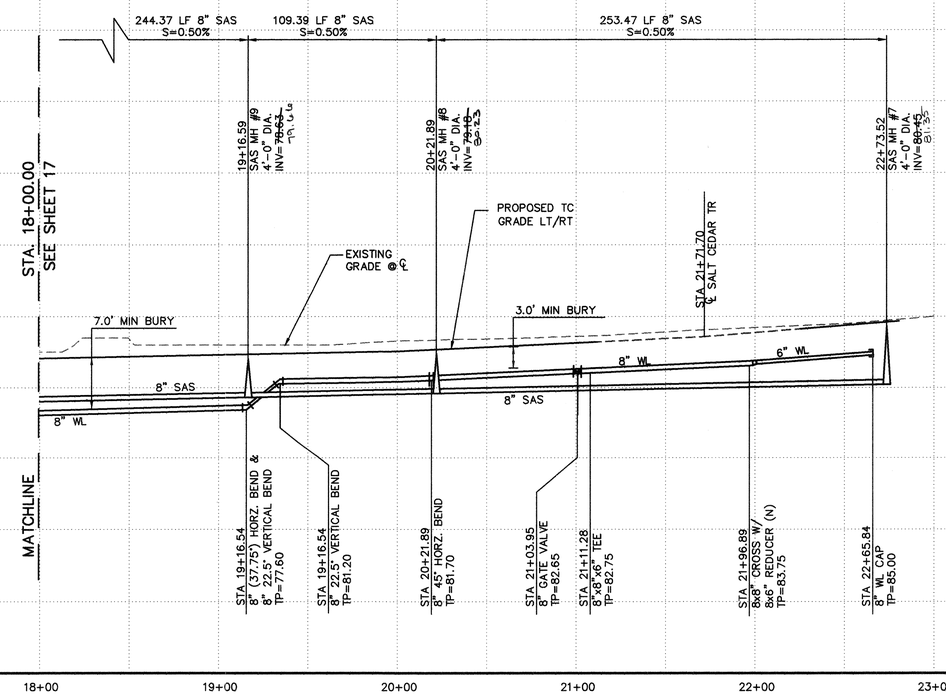
City Project No. 674781 | Zone Map No. D-13 | Sheet 17 Of 23



SCANNED BY
MESA REPRO

SANTO LINA TRAIL

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



GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
3. SEE SHEET 16 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET 16 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

UTILITY SERVICE TABLE

LOT NO.	STATION		SAS INV @ RW
	WATER, LENGTH	SAS, LENGTH	
1	22+54.05, 15.6'	22+68.52, 14.0'	84.62
2		22+09.48, 14.0'	83.44
3	20+50.71, 19.4'	20+64.55, 18.0'	81.39
4		20+12.13, 16.0'	80.77
5	19+50.70, 23.3'	19+63.84, 22.8'	80.44
6		19+25.25, 16.2'	80.25
7	18+48.03, 24.9'	18+62.43, 22.1'	79.73
8		18+02.67, 20.9'	79.63
53	18+96.00, 10.5'	19+13.63, 29.8'	80.69
54		18+47.01, 24.4'	80.36

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ TEE
- EXISTING SAS MANHOLE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1470T3.DWGksh 11/29/01

AS-BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY AIS INC. DATE 9/28
INSPECTOR'S ACCEPTANCE BY JOB DATE 10/02
FIELD VERIFICATION BY AIS INC. DATE 9/28
DRAWINGS CORRECTED BY AIS INC. DATE 9/02
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
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ELEV=5007.22 (NGVD 1929)

SURVEY INFORMATION
FIELD NOTES
1. PRECISION SURVEYING 01/00
2. ALDRICH SURVEYING 10/01

ENGINEER'S SEAL
GENEVIEVE L. DONART
NEW MEXICO
15088
12-28-01
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	

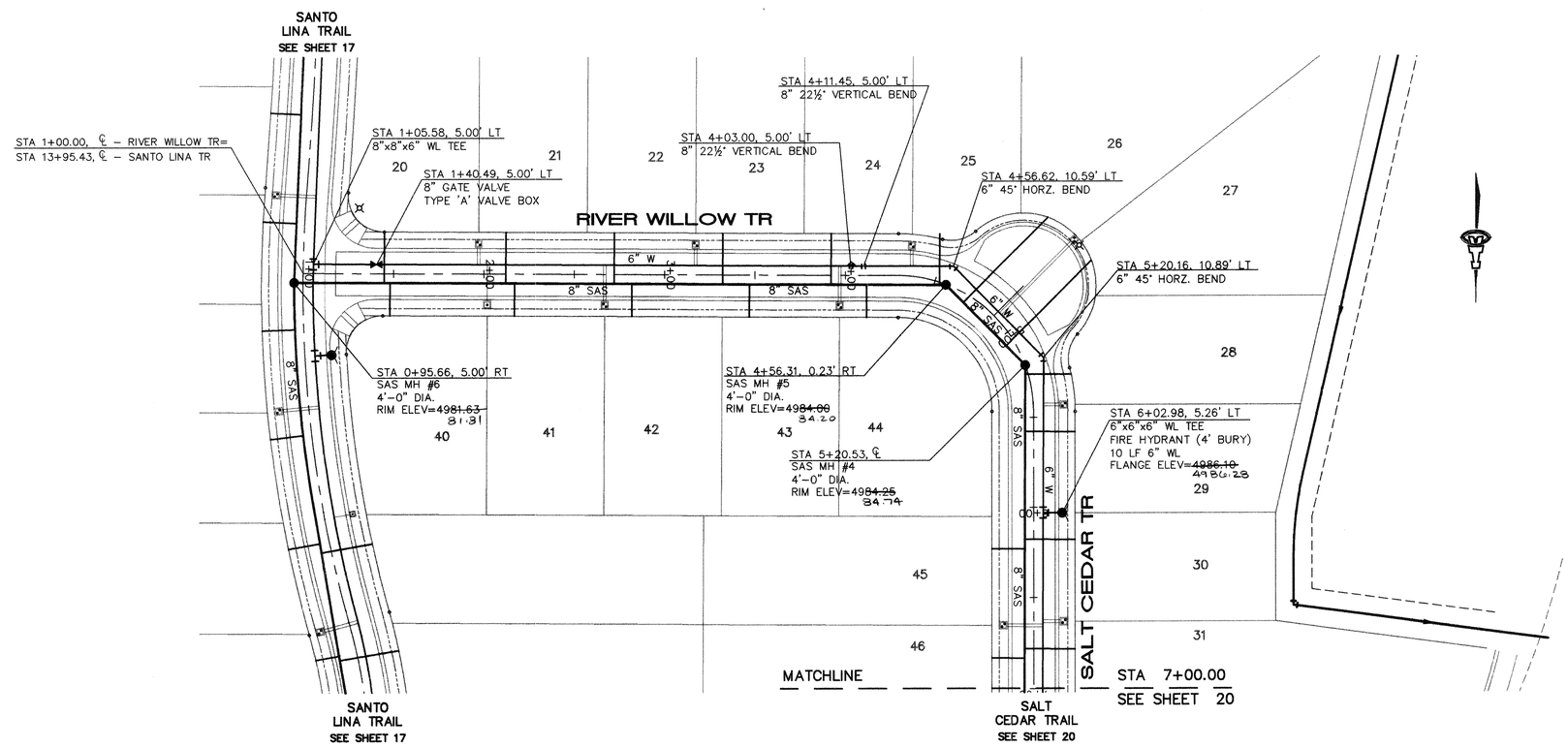
DESIGN
DESIGNED BY GLD DATE 10/01
DRAWN BY KSH DATE 10/01
CHECKED BY GLD DATE 10/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: COTTONWOOD TRAILS SUBDIVISION
SANTO LINA TRAIL
STA 18+00 TO END
UTILITY PLAN & PROFILE

Design Review Committee: APPROVED DEC 21 2001 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

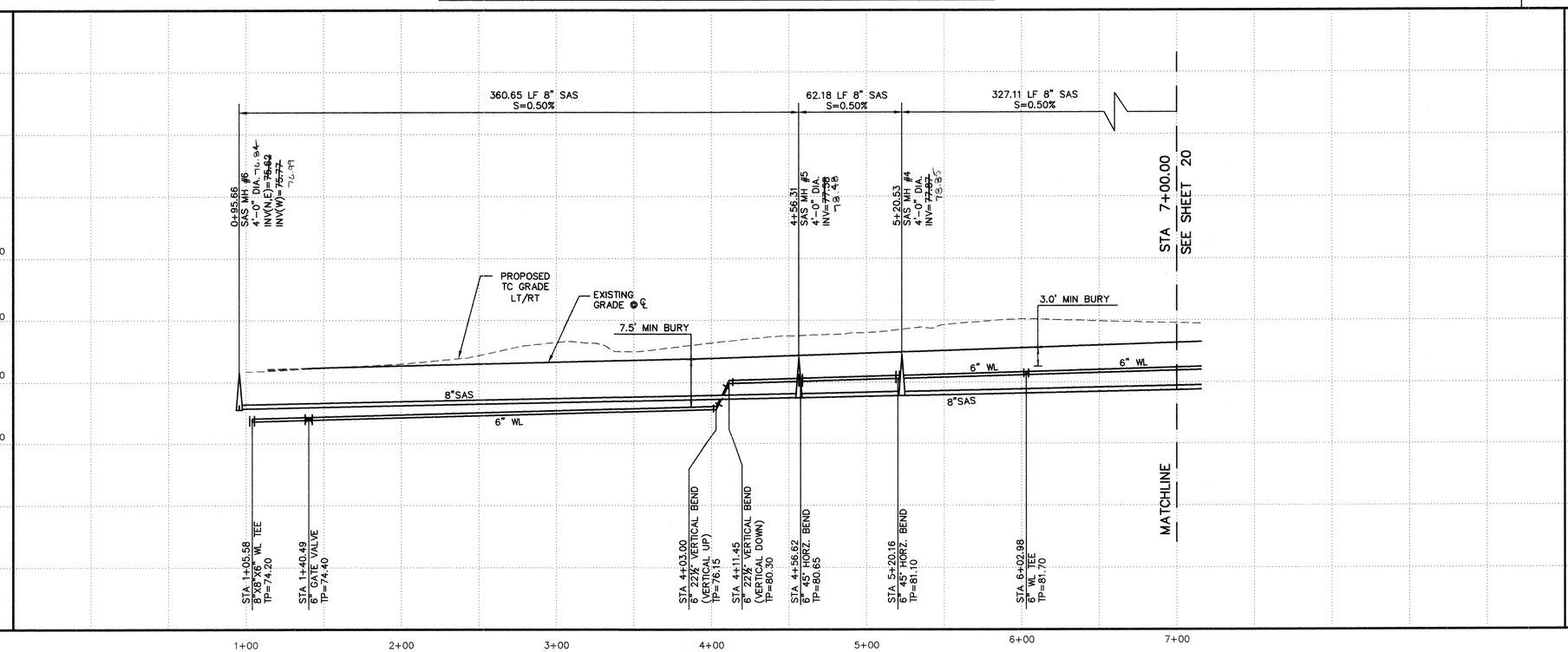
City Project No. 674781 | Zone Map No. D-13 | Sheet 18 Of 23



RIVER WILLOW TR & SALT CEDAR TR

SCALES:

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



GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
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UTILITY SERVICE TABLE

LOT NO./ BLOCK	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ RW
20	1+97.04, 11.6'	1+44.81, 28.0'	77.86
21		2+12.04, 28.0'	78.27
22	3+17.04, 11.6'	2+72.04, 28.0'	78.64
23		3+32.04, 28.0'	79.00
24	4+35.23, 11.3'	3+92.04, 28.0'	79.37
25		4+46.42, 28.0'	79.05
26	4+89.02, 57.6'	4+78.62, 66.2'	80.07
27		4+97.31, 66.4'	80.72
28	5+43.88, 11.2'	5+30.87, 25.4'	80.14
29		5+57.98, 27.6'	80.65
30	6+62.98, 11.5'	6+17.98, 27.9'	81.50
31		6+77.98, 27.9'	81.72
40 (S)	2+01.87, 21.6'	1+47.95, 18.0'	77.88
41	2+66.87, 21.6'	2+16.87, 18.0'	78.30
42		2+81.87, 18.0'	78.70
43	3+96.87, 21.6'	3+46.87, 18.0'	79.09
44		4+11.87, 18.0'	79.52
45	6+65.07, 21.7'	6+23.07, 18.3'	81.26
46		6+83.07, 18.1'	81.76

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ TEE
- EXISTING SAS MANHOLE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
147UT4.DWGksh 11/29/01

AS-BUILT INFORMATION
CONTRACTOR Sundance DATE 9/02
WORK STAKED BY AIS Inc. DATE 9/02
INSPECTOR'S ACCEPTANCE BY ITA DATE 9/02
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BENCH MARKS
USCE BRASS TABLET STAMPED "MRGCD BM 5007.11, 6-D13" SET IN TOP OF CONCRETE POST, 0.6 FT ABOVE GROUND. LOCATED ON COORS ROAD 0.3 MILE SOUTHWEST OF THE ENTRANCE TO THE INDIAN POLY TECHNICAL INSTITUTE
~~NM STATE PLANE COORDINATES (CENTRAL ZONE NAD 1929)~~
ELEV=5007.22 (NGVD 1929)

SURVEY INFORMATION
FIELD NOTES
1. PRECISION SURVEYING 01/00
2. ALDRICH SURVEYING 10/01

ENGINEER'S SEAL
GENEVIEVE L. DONAT NEW MEXICO 15088 LICENSED PROFESSIONAL ENGINEER
12-20-01

NO.	DATE	REMARKS	BY

REVISIONS

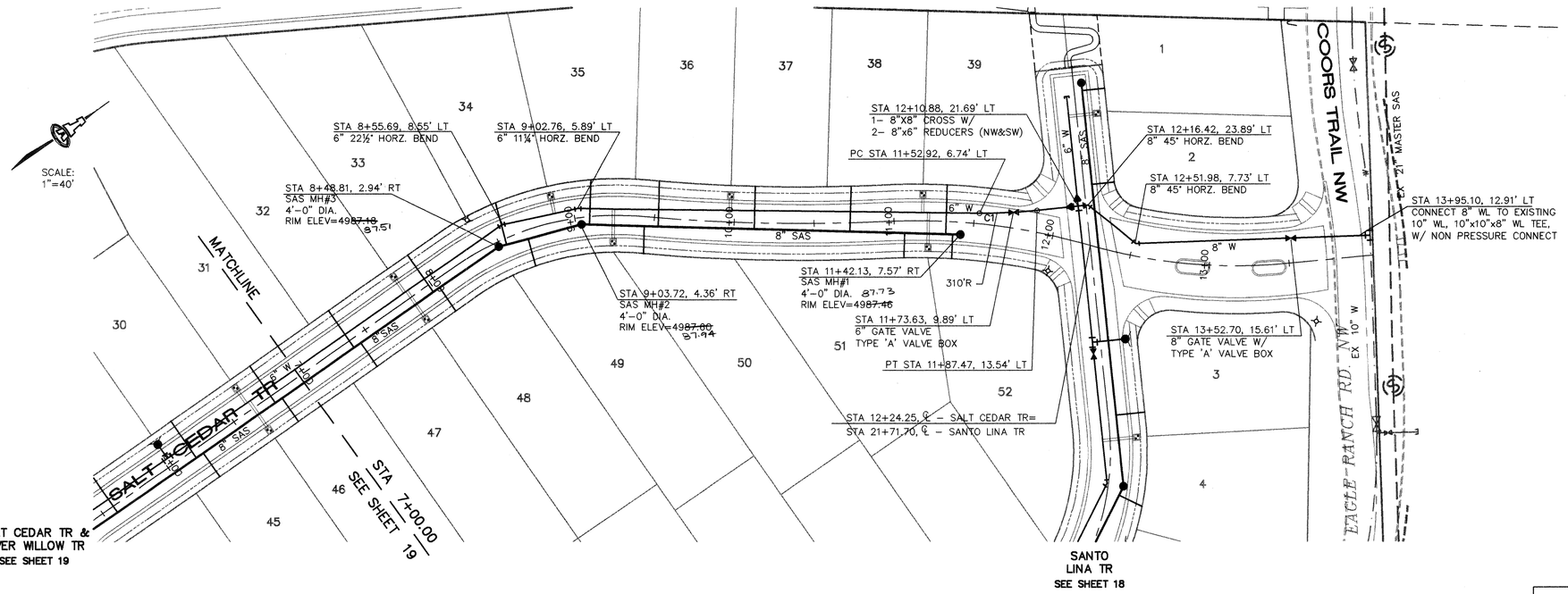
DESIGN		
DESIGNED BY GLD	DATE 10/01	
DRAWN BY KSH	DATE 10/01	
CHECKED BY GLD	DATE 10/01	

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: COTTONWOOD TRAILS SUBDIVISION
RIVER WILLOW TR. & SALT CEDAR TR.
STA 1+00 TO STA 7+00
UTILITY PLAN & PROFILE

Design Review Committee: APPROVED DEC 21 2001 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED FEB 15 2002 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

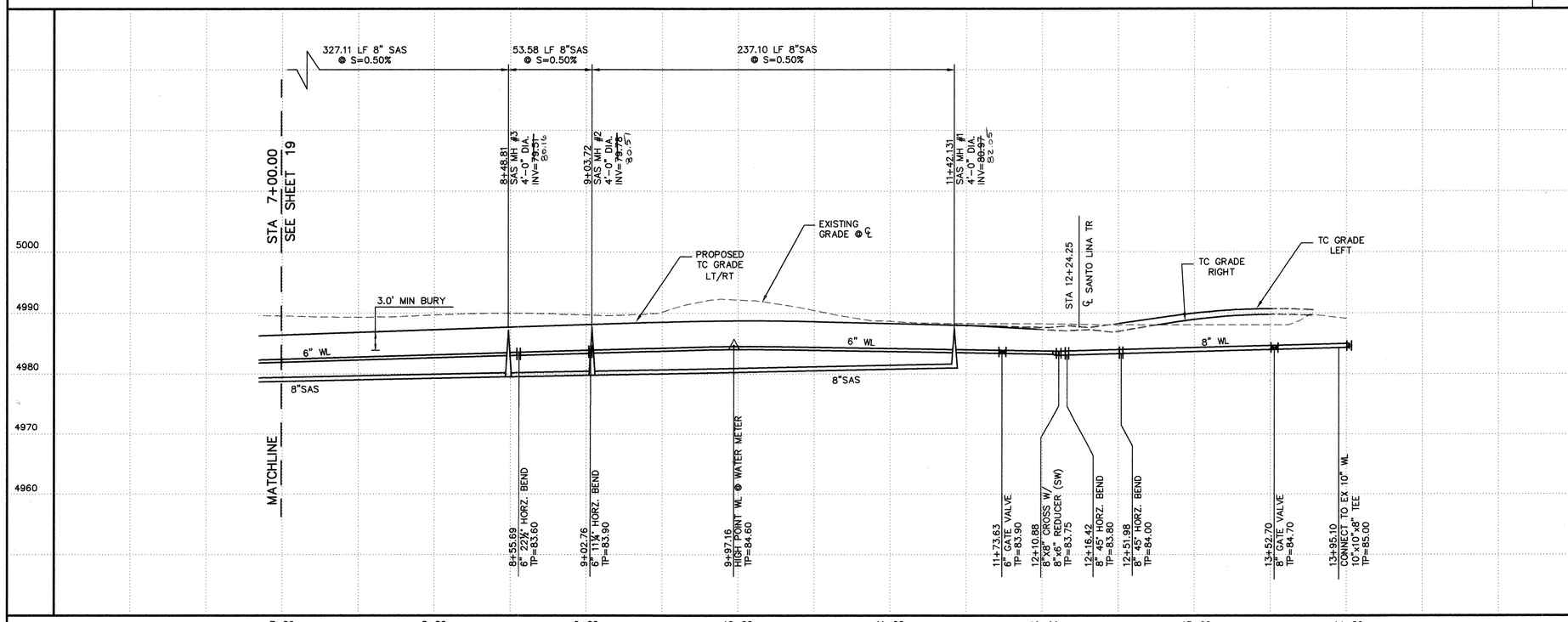
City Project No. 674781 | Zone Map No. D-13 | Sheet 19 Of 23



SCANNED BY MESA REPRO.

SALT CEDAR TRAIL

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



GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
3. SEE SHEET 16 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET 16 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL.

UTILITY SERVICE TABLE

LOT NO./ BLOCK	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ RW
32	7+83.37, 11.9'	7+37.98, 28.1'	82.71
33		7+98.37, 28.3'	83.21
34	8+88.32, 11.3'	8+57.49, 27.0'	83.70
35		9+11.97, 28.3'	84.15
36	9+97.16, 9.2'	9+51.16, 28.6'	84.48
37		10+12.48, 27.0'	84.70
38	11+18.00, 9.4'	10+73.76, 27.7'	84.42
39		11+32.17, 30.9'	83.60
47	7+85.07, 21.4'	7+43.07, 17.9'	82.26
48		8+03.07, 17.8'	82.75
49	9+23.90, 20.6'	8+66.80, 17.7'	83.28
50		9+45.18, 17.0'	83.93
51	11+21.61, 19.8'	11+05.68, 15.2'	82.92
52		11+37.54, 15.0'	82.48

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

WL CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	36.10'	310.00'	06°40'22"

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ TEE
- EXISTING SAS MANHOLE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
147UT5.DWG/ksh 11/29/01

AS-BUILT INFORMATION
CONTRACTOR Sundance DATE 9/02
WORK STAKED BY AIS Inc. DATE 10/02
INSPECTOR ACCEPTANCE BY J.Y.K. DATE 9/02
FIELD VERIFICATION BY AIS Inc. DATE 9/02
DRAWINGS CORRECTED BY AIS Inc. DATE 9/02
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
USCE BRASS TABLET STAMPED "MRGCD BM 5007.11, 6-D13" SET IN TOP OF CONCRETE POST, 0.6 FT ABOVE GROUND. LOCATED ON COORS ROAD 0.3 MILE SOUTHWEST OF THE ENTRANCE TO THE INDIAN POLY TECHNICAL INSTITUTE
~~NM STATE PLANE COORDINATES (CENTRAL ZONE NAD 1929)~~
ELEV=5007.22 (NGVD 1929)

SURVEY INFORMATION
FIELD NOTES
1. PRECISION SURVEYING 01/00
2. ALDRICH SURVEYING 10/01

ENGINEER'S SEAL
GENEVIEVE L. DOMART NEW MEXICO 15088 LICENSED PROFESSIONAL ENGINEER
12-05-01

NO.	DATE	REMARKS	BY

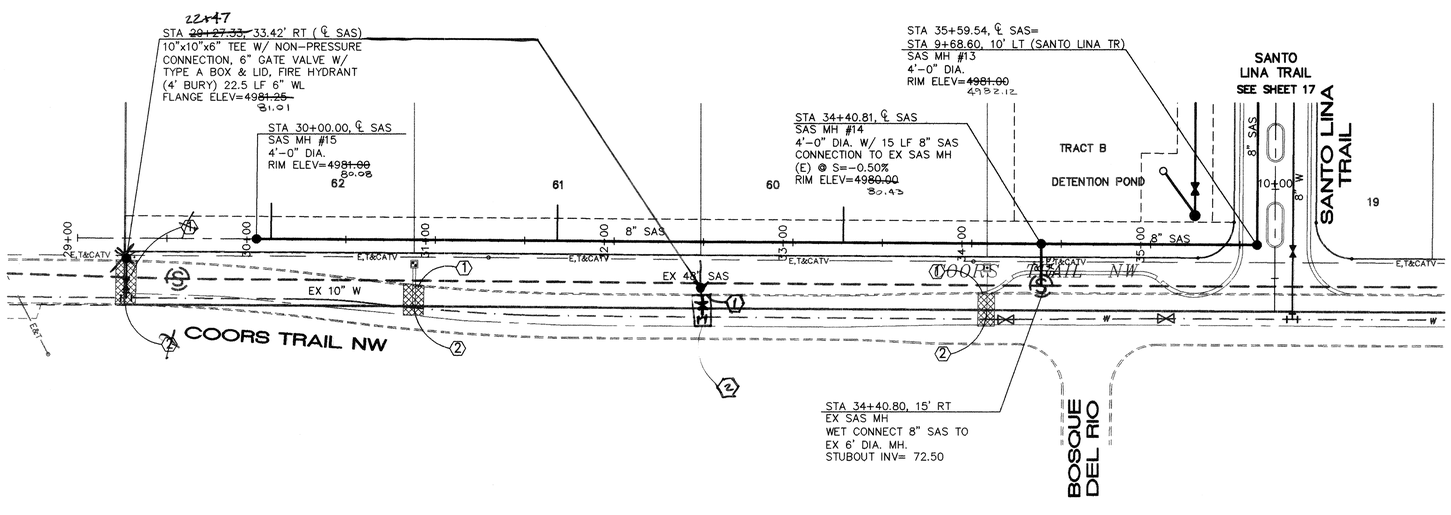
REVISIONS
DESIGN
DESIGNED BY GLD DATE 10/01
DRAWN BY KSH DATE 10/01
CHECKED BY GLD DATE 10/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: COTTONWOOD TRAILS SUBDIVISION
RIVER WILLOW TR & SALT CEDAR TR
STA 7+00 TO END
UTILITY PLAN & PROFILE

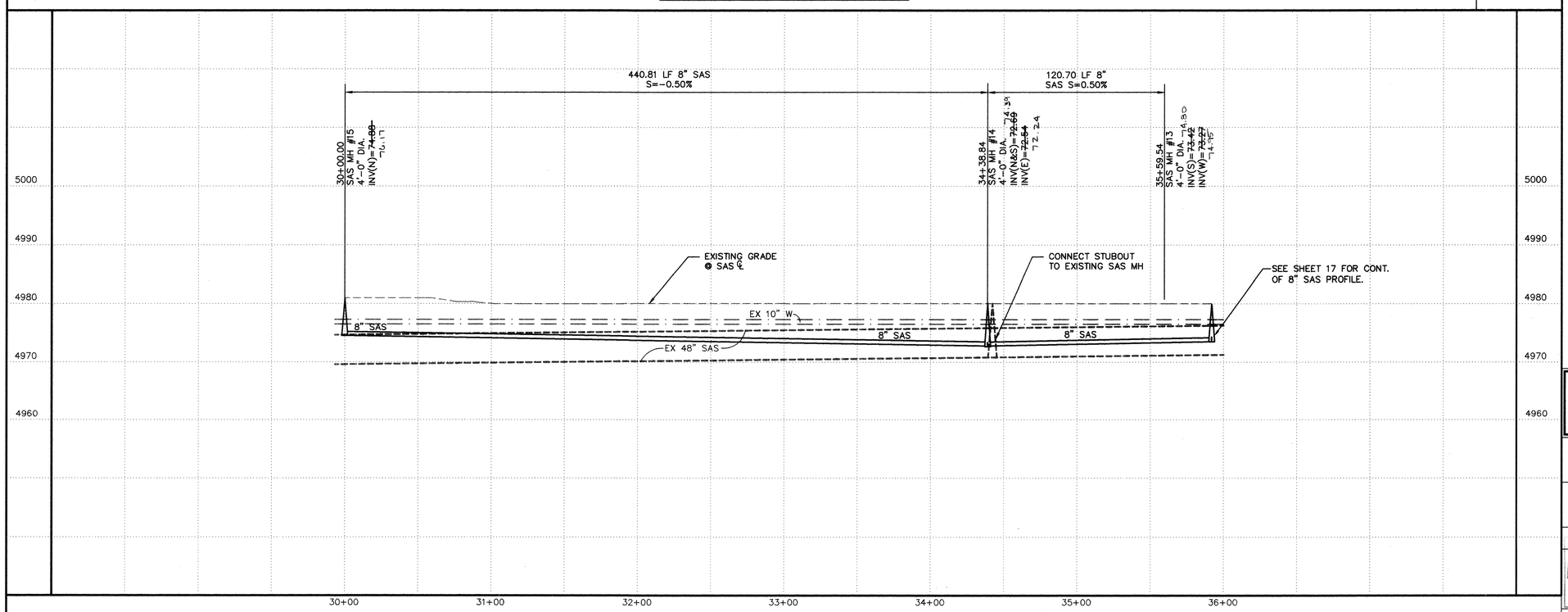
Design Review Committee: APPROVED DEC 21 2001 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED FEB 15 2002 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 674781 | Zone Map No. D-13 | Sheet 20 Of 23



COORS TRAIL NW

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



GENERAL NOTES

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2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
3. SEE SHEET 16 FOR WATER SHUT-OFF PLAN.
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UTILITY SERVICE TABLE

LOT NO.	STATION			SAS INV @ RW
	WATER, LENGTH	SAS,	LENGTH	
60 (S)	34+08.71, 20.8'	33+28.20,	20.0'	76.00
61	30+88.29, 20.1'	31+68.20,	20.0'	76.00
62		30+08.20,	20.0'	76.00

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

CONSTRUCTION NOTES

1. SAWCUT, REMOVE & REPLACE EXISTING STANDARD CURB & GUTTER PER COA STD DWG #2415.
2. SAWCUT, REMOVE & REPLACE EXISTING PAVEMENT WITH 2" ADDITIONAL THICKNESS AS PER COA STD DWG #2465.

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ TEE
- EXISTING SAS MANHOLE

AS-BUILT INFORMATION
CONTRACTOR: Sundance DATE 9/02
WORK STAKED BY: AIS Inc. DATE 10/02
WORK ACCEPTANCE BY: IYA DATE 10/02
FIELD VERIFICATION BY: AIS Inc. DATE 9/02
FIELD VERIFICATION BY: AIS Inc. DATE 9/02
DRAWINGS CORRECTED BY: AIS Inc. DATE 9/02
MICRO-FILM INFORMATION
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GENEVIEVE L. DONART
NEW MEXICO
15088
LICENSED PROFESSIONAL ENGINEER
12-20-01

NO.	DATE	REMARKS	BY

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DESIGN

		DATE
DESIGNED BY	GLD	10/01
DRAWN BY	KSH	10/01
CHECKED BY	GLD	10/01

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
147UT1.DWGksh 11/29/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: COTTONWOOD TRAILS SUBDIVISION
COORS TRAIL - LOTS #60-62
UTILITY PLAN & PROFILE

Design Review Committee: APPROVED DEC 21 2001 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED FEB 15 2002 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 674781 | Zone Map No. D-13 | Sheet 21 Of 23

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.

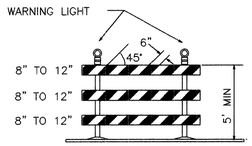
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

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

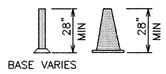
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

△3 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.

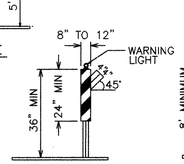
△3 27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPTMENT, BOTH PERMANENT AND TEMPORARY.



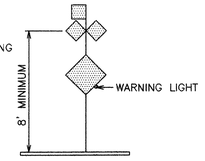
TYPE III BARRICADE



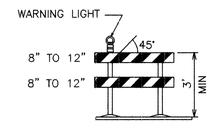
CONES



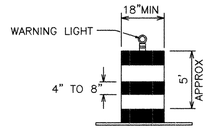
VERTICAL PANEL



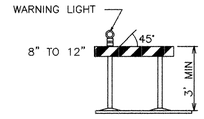
HIGH LEVEL WARNING DEVICE



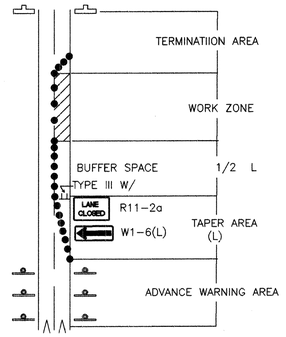
TYPE II BARRICADE COLLAPSIBLE



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 SPEED 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

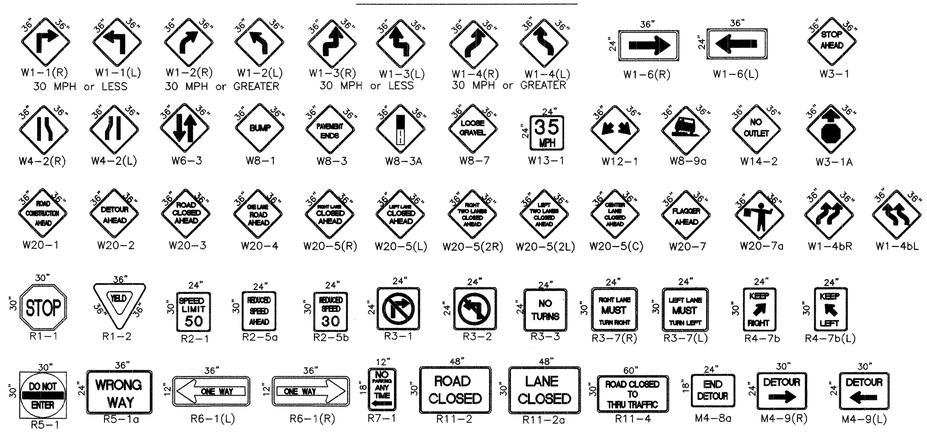
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

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.

AS-BUILT INFORMATION
CONTRACTOR Sundance DATE 9/02
WORK STAKED BY AVS Inc. DATE 10/02
FIELD INSPECTED BY I.V.A. DATE 9/02
FIELD VERIFICATION BY AVS Inc. DATE 9/02
DRAWINGS CORRECTED BY AVS Inc. DATE 7/02
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~~NM STATE PLANE COORDINATES (CENTRAL ZONE-NAD 1929)~~
ELEV=5007.22 (NGVD 1929)

SURVEY INFORMATION
FIELD NOTES
1. PRECISION SURVEYING 01/00
2. ALDRICH SURVEYING 10/01

ENGINEER'S SEAL

CITY STANDARD DRAWING

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY GLD DATE 10/01
DRAWN BY KSH DATE 10/01
CHECKED BY GLD DATE 10/01

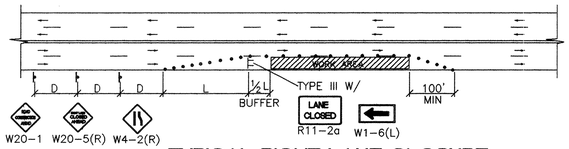
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
147TRF1.DWGrfh 11/18/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

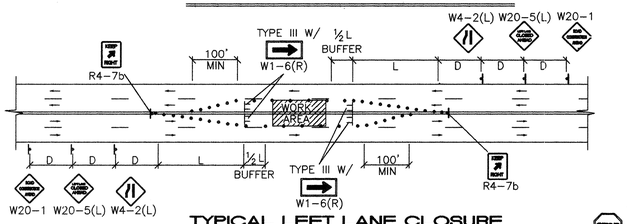
TITLE: COTTONWOOD TRAILS SUBDIVISION
TRAFFIC CONTROL
SIGNING & CONSTRUCTION TRAFFIC CONTROL STANDARDS

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

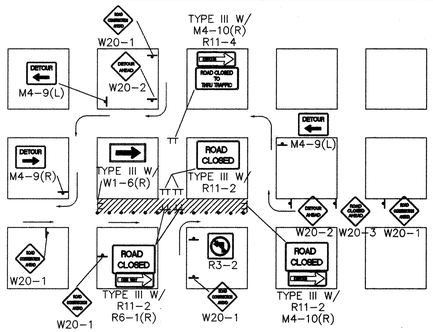
City Project No. 674781 | Zone Map No. D-13 | Sheet 22 Of 23



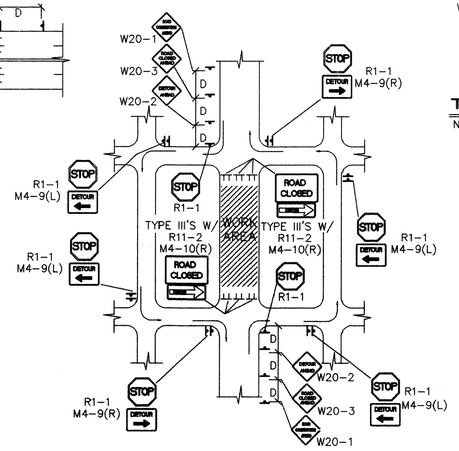
TYPICAL RIGHT LANE CLOSURE



TYPICAL LEFT LANE CLOSURE



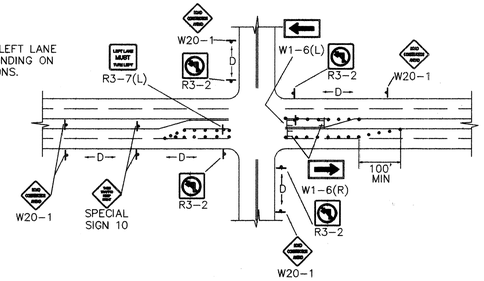
TYPICAL ONE DIRECTION DETOUR



TYPICAL STREET CLOSURE

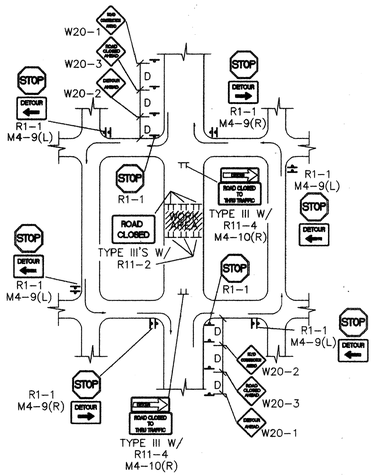
NOTE: (R1-1) BASED ON FIELD CONDITIONS.

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



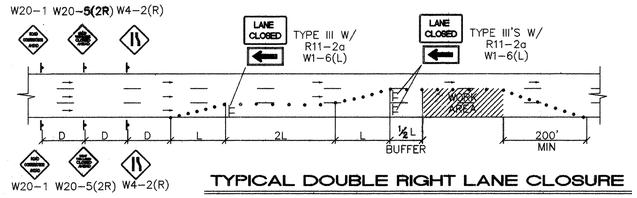
TYPICAL LANE CLOSURE AT INTERSECTION

NOTE: DEPENDING ON WORK ZONE LOCATION.

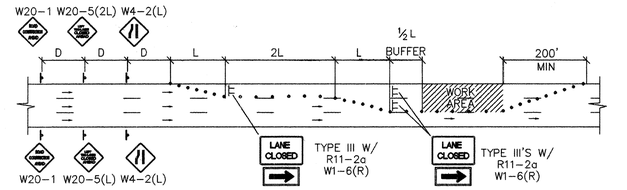


TYPICAL MID-BLOCK CLOSURE

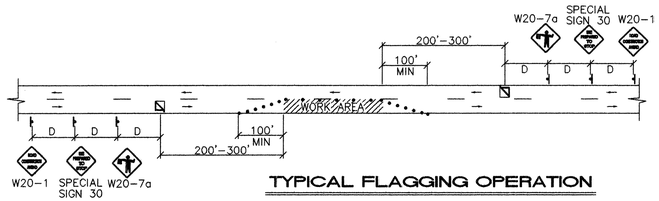
NOTE: (R1-1) BASED ON FIELD CONDITIONS.



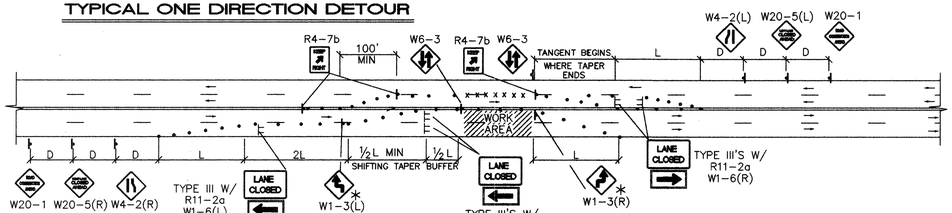
TYPICAL DOUBLE RIGHT LANE CLOSURE



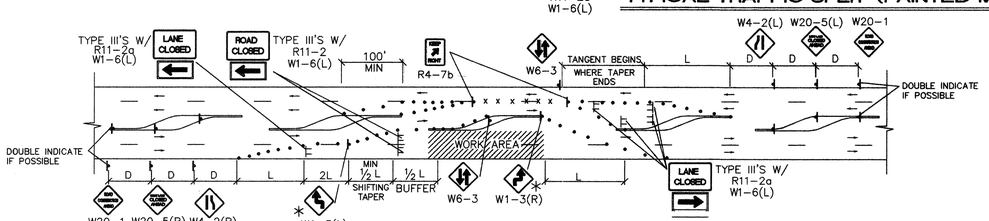
TYPICAL DOUBLE LEFT LANE CLOSURE



TYPICAL FLAGGING OPERATION



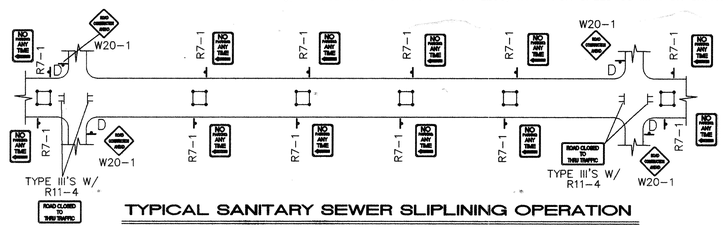
TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)



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.



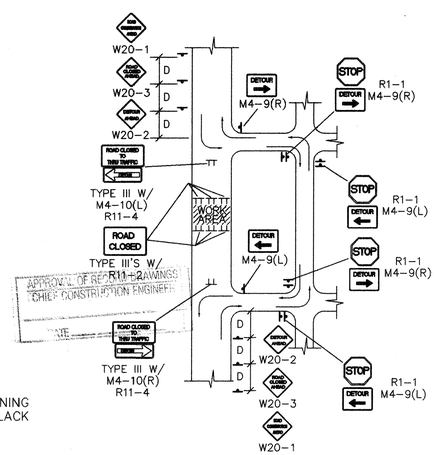
TYPICAL SANITARY SEWER SLIPLINING OPERATION

- 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 AN ORANGE BACKGROUND.

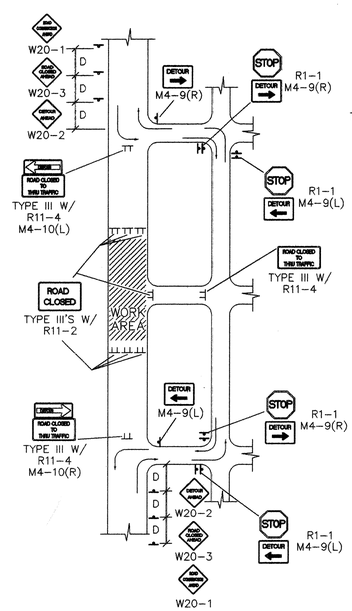
⚠ ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF 36" THIRTY SIX INCHES BY 36" THIRTY SIX INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT.



APPROVAL OF REPRO DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE

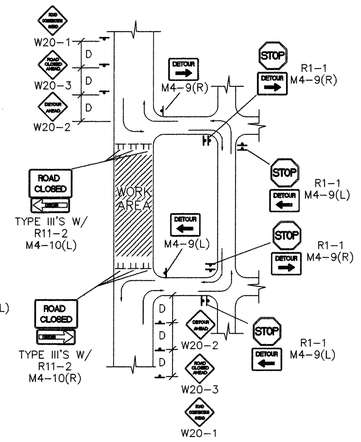
TYPICAL STREET CLOSURE

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

AS-BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY AS Inc. DATE 9/02
INSPECTOR'S ACCEPTANCE BY JJH DATE 10/02
FIELD VERIFICATION BY AS Inc. DATE 9/02
DRAWINGS CORRECTED BY AS Inc. DATE 9/02
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
USCE BRASS TABLET STAMPED "MRGCD BM 5007.11, 6-D13" SET IN TOP OF CONCRETE POST, 0.6 FT ABOVE GROUND, LOCATED ON COORS ROAD 0.3 MILE SOUTHWEST OF THE ENTRANCE TO THE INDIAN POLY TECHNICAL INSTITUTE
~~NM STATE PLANE COORDINATES (CENTRAL ZONE-NAD 1929)~~
ELEV=5007.22 (NGVD 1929)

SURVEY INFORMATION
FIELD NOTES
1. PRECISION SURVEYING 01/00
2. ALDRICH SURVEYING 10/01

ENGINEER'S SEAL

CITY STANDARD DRAWING

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY GLD DATE 10/01
DRAWN BY KSH DATE 10/01
CHECKED BY GLD DATE 10/01

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
147TRF2.DWGrfh 11/18/01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: COTTONWOOD TRAILS SUBDIVISION
TRAFFIC CONTROL
TRAFFIC CONTROL & SIGNING EXAMPLES

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 674781 | Zone Map No. D-13 | Sheet 23 Of 23