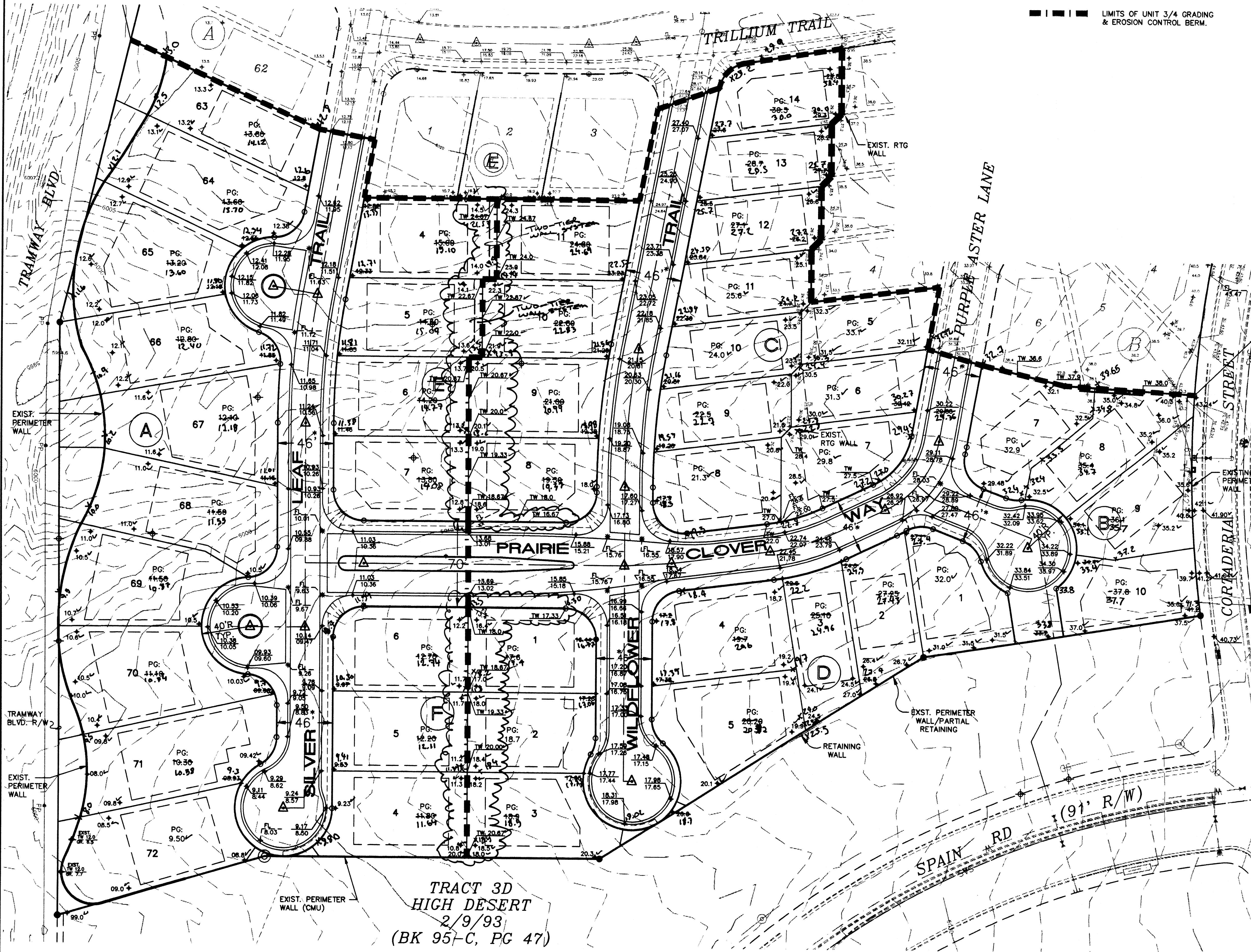
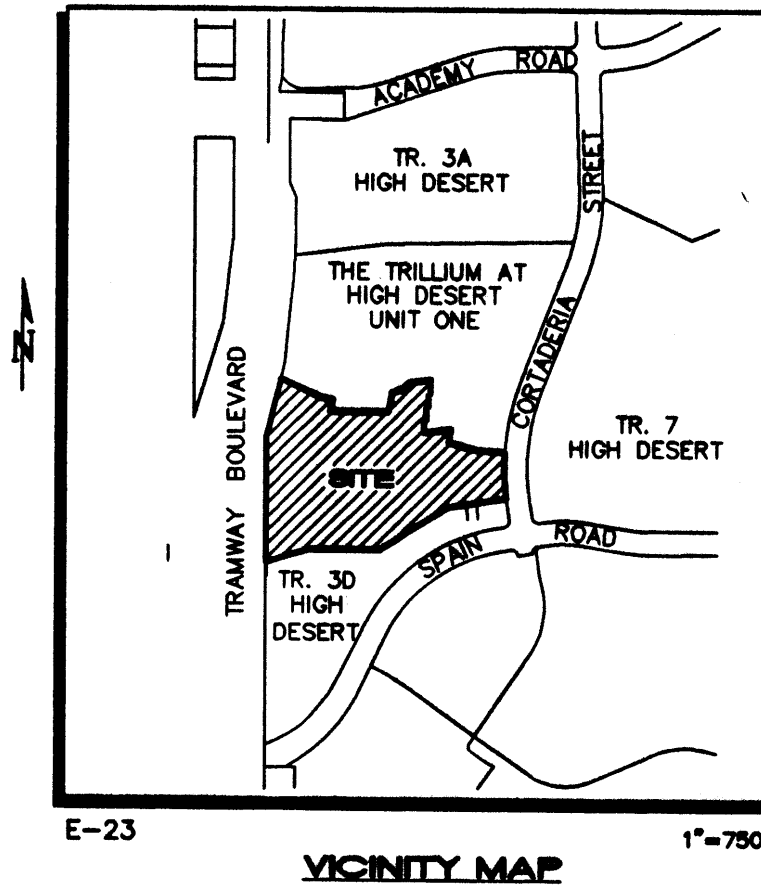


- LEGEND**
- 59.05 — EXISTING CONTOUR
 - — PROPOSED CONTOUR
 - ◆ 78.3 PROPOSED SPOT ELEVATION
 - FLOW ARROW
 - SIDEWALK CULVERT
 - TC 81.9
FL 81.4 TOP OF CURB
FLOWLINE ELEVATION
 - ▬▬▬ LIMITS OF UNIT 3/4 GRADING
& EROSION CONTROL BERM.

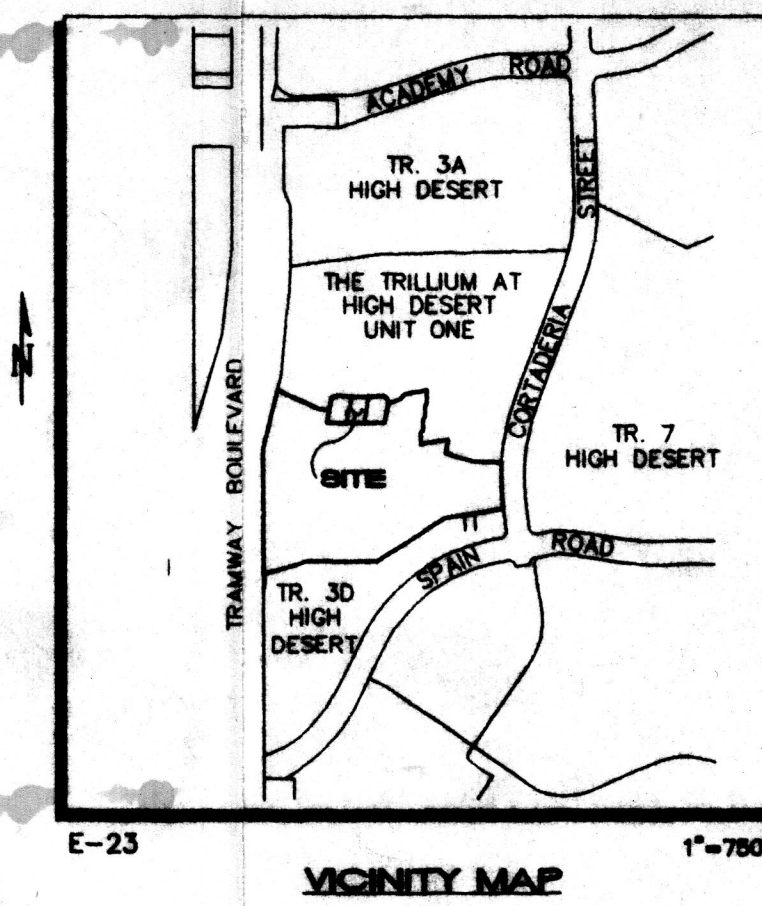
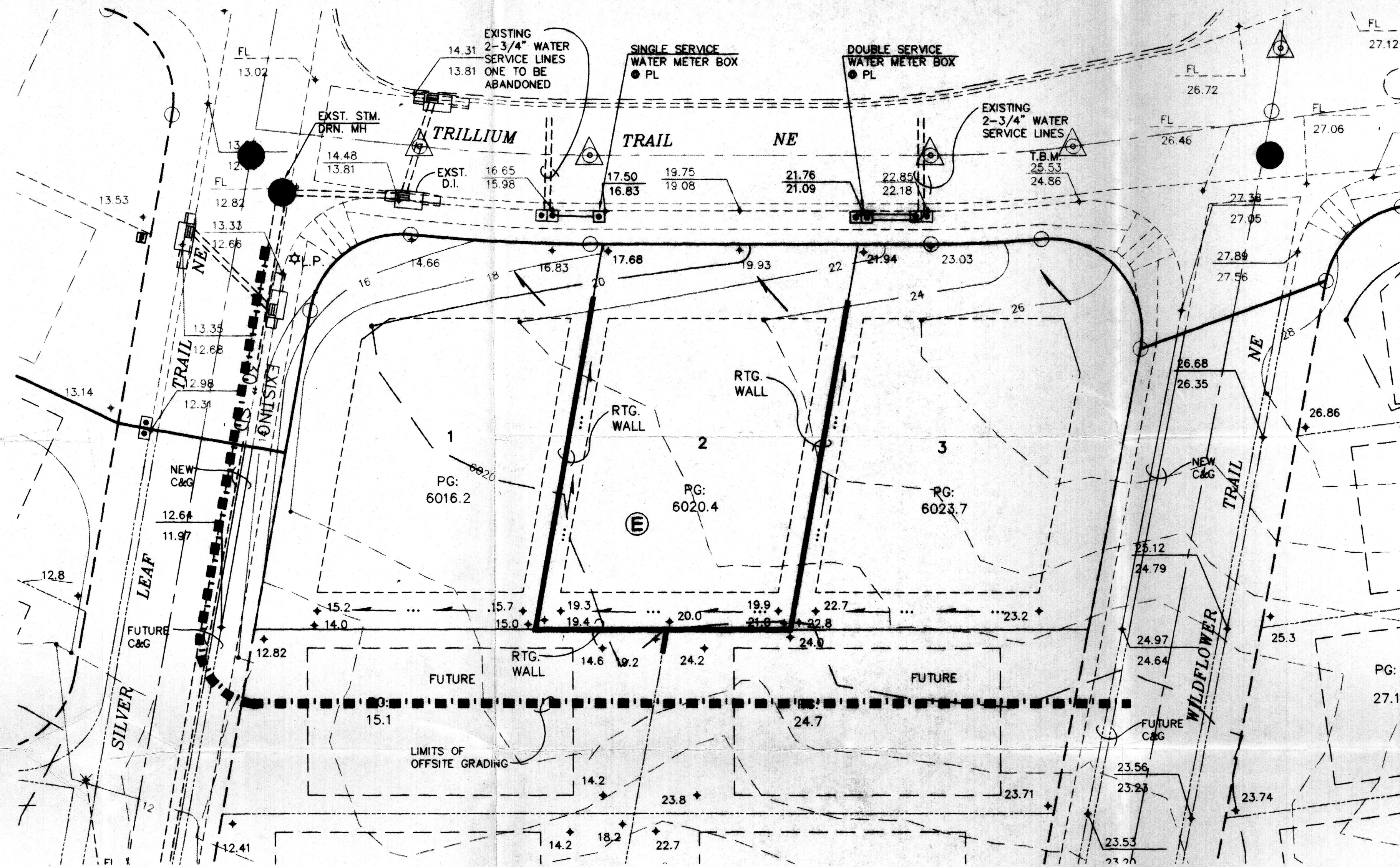


AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NGS/ACS BRASS TABLET 'TUMBLE' NW OF ACADEMY ROAD AND TRAYWAY BOULEVARD.	DATE	FIELD NOTES	ALS	1	
WORK BY	DATE	ELEVATION = 6008.155	DATE				
ACCEPTANCE BY	DATE		DATE				
REVISION BY	DATE		DATE				
DRAWN BY	DATE		DATE				
CHECKED BY	DATE		DATE				
RECORDED BY	DATE		DATE				

REVISIONS	DATE	BY	REMARKS
DESIGN	05/97		
DESIGN	05/97		
DESIGN	05/97		

DESIGNED BY	MJC	DATE	05/97
DRAWN BY	EMS	DATE	05/97
CHECKED BY	FCA	DATE	05/97

<p>ENGINEER'S CERTIFICATION I, FRED C. ARFMAN, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE GRADING SHOWN WITH AS-BUILT ELEVATIONS WAS COMPLETED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADES AS FIELD VERIFIED BY ALDRICH LAND SURVEYING (NMLS NO. 7719 DURING JULY 1997 IN ACCORDANCE WITH THE "NEW MEXICO ENGINEERING AND SURVEYING ACT" SECTION 61-23-1 THROUGH 61-23-32 NMSD (1978). THE BUILDING PADS ARE CERTIFIED FOR ELEVATION & THE ASSOCIATED "CLOUDED" RETAINING WALLS ARE HEREBY DEFERRED PER MODIFIED PROCEDURE 'B' AGREEMENT FOR NON-WORK ORDER ITEMS (PRIVATE RETAINING WALLS).</p>	<p>DATE: 073098 DATE: 080698</p>
<p>APPROVAL FOR ROUGH CONDITION: TOP SOIL DISTURBANCE PERMITTED REQUIRED PRIOR TO COMMENCING EARTHWORK OPERATIONS</p>	<p>DATE: _____</p>
<p>HYDROLOGY DIVISION PUBLIC WORKS DEPARTMENT CITY OF ALBUQUERQUE</p>	<p>DATE: _____</p>
<p>ISAACSON & ARFMAN, P.A. Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque New Mexico 8253GRD.DWGems 06/30/97</p>	<p>DATE: _____</p>
<p>CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP</p>	<p>DATE: _____</p>
<p>TITLE: TRILLIUM AT HIGH DESERT, HYDROLOGY SECTION GRADING AND DRAINAGE PLAN</p>	<p>DATE: AUG 6 1999</p>
<p>Design Review Committee City Engineer Approval</p>	<p>Mo./Day/Yr. No./Day/Yr.</p>
<p>City Project No. 5251.92</p>	<p>Zone Map No. E-23</p>
<p>Sheet 4 Of 13</p>	<p>Approved @ DRB</p>



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

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

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

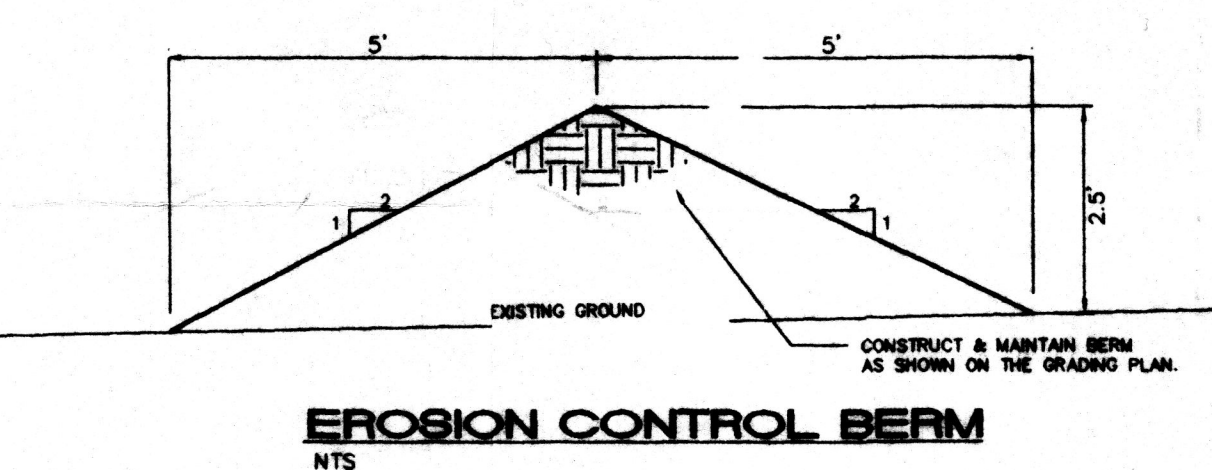
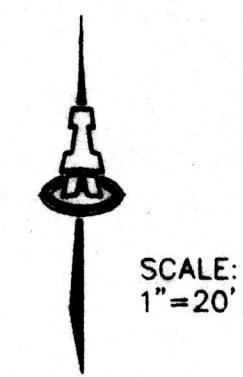
BENCHMARK: NGS/ACS brass tablet "Tumble" NW of Academy Road NE.

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

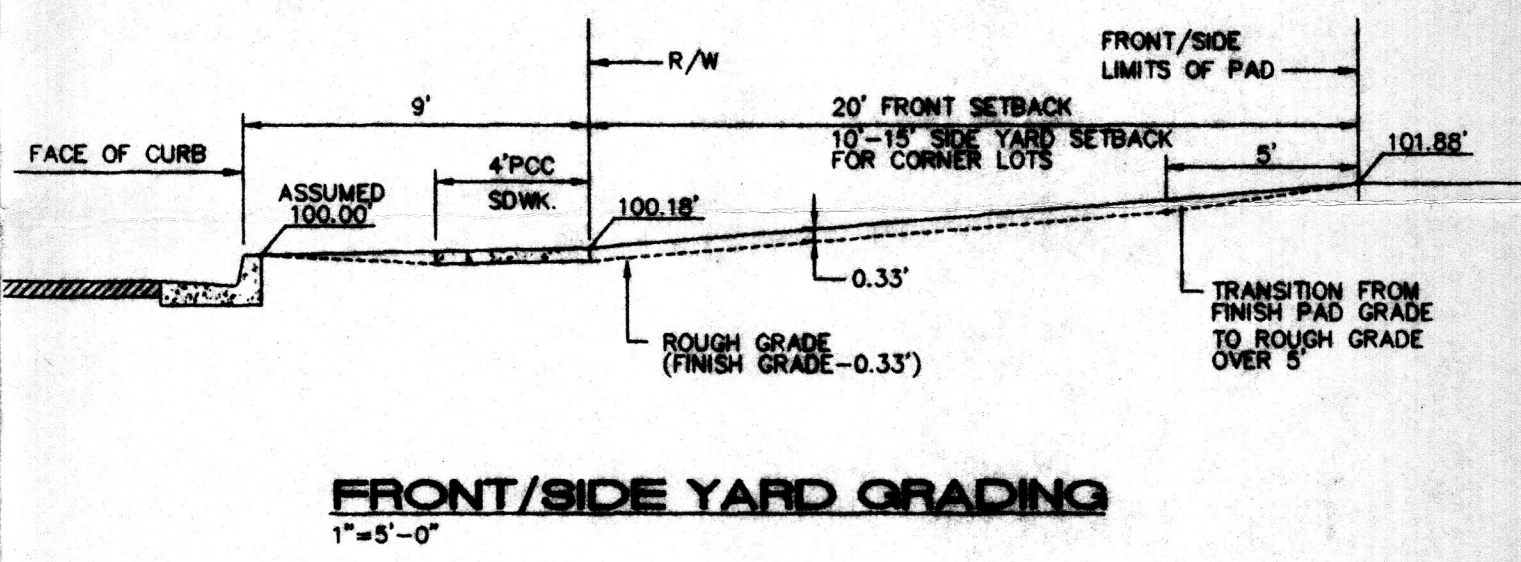
FLOOD HAZARD STATEMENT: No part of this development is affected by a flood hazard area as defined by FEMA and shown on their Panel No. 35001C0161D.

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

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



- EROSION CONTROL**
- CONTRACTOR SHALL BUILD EROSION CONTROL BERM ALONG PROPERTY LINES AS SHOWN AS PART OF THE GRADING PROCESS.
 - 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.



- GRADING/DRAINAGE NOTES:**
- ISAACSON & ARFMAN, P.A. (THE ENGINEER) HAS PREPARED THIS GRADING PLAN TO ESTABLISH FINAL SURFACE GRADES FOR BOTH THE PROPOSED INDIVIDUAL RESIDENTIAL LOTS AND THE PUBLIC RIGHTS-OF-WAY.
 - THE EARTHWORK CONTRACTOR (CONTRACTOR) IS REQUIRED TO REVIEW THE FOLLOWING: GEOTECHNICAL ENGINEERING EVALUATION FOR TRACT 3B HIGH DESERT DEVELOPMENT, PREPARED BY GEO-TEST, DATED DECEMBER 19, 1994, FOR CHAMA DEVELOPMENT CORP. COPIES OF THIS DOCUMENT MAY BE REVIEWED AT THE OFFICE OF ISAACSON & ARFMAN, P.A., 128 MONROE STREET NE, ALBUQUERQUE, NEW MEXICO, (505) 268-8828. THE EARTHWORK CONTRACTOR'S BID SHALL INCLUDE ALL COSTS ASSOCIATED WITH THE IMPLEMENTATION OF ALL RECOMMENDATIONS CONTAINED IN THESE STUDIES.

- LEGEND**
- 88.96 --- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - ◆ 78.3 PROPOSED SPOT ELEVATION
 - FLOW ARROW
 - SIDEWALK CULVERT
 - TC 81.9
FL 81.4 TOP OF CURB ELEVATION FLOWLINE
 - LIMITS OF UNIT TWO GRADING & EROSION CONTROL BERM.

ENGINEER'S CERTIFICATION

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

HYDROLOGY DIVISION
PUBLIC WORKS DEPARTMENT
CITY OF ALBUQUERQUE

DATE

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

825U2GRD.DWGrev 12/9/96

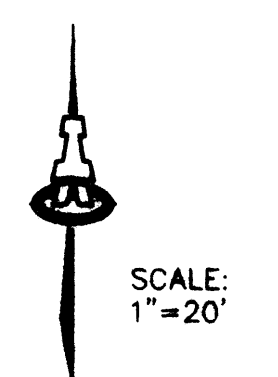
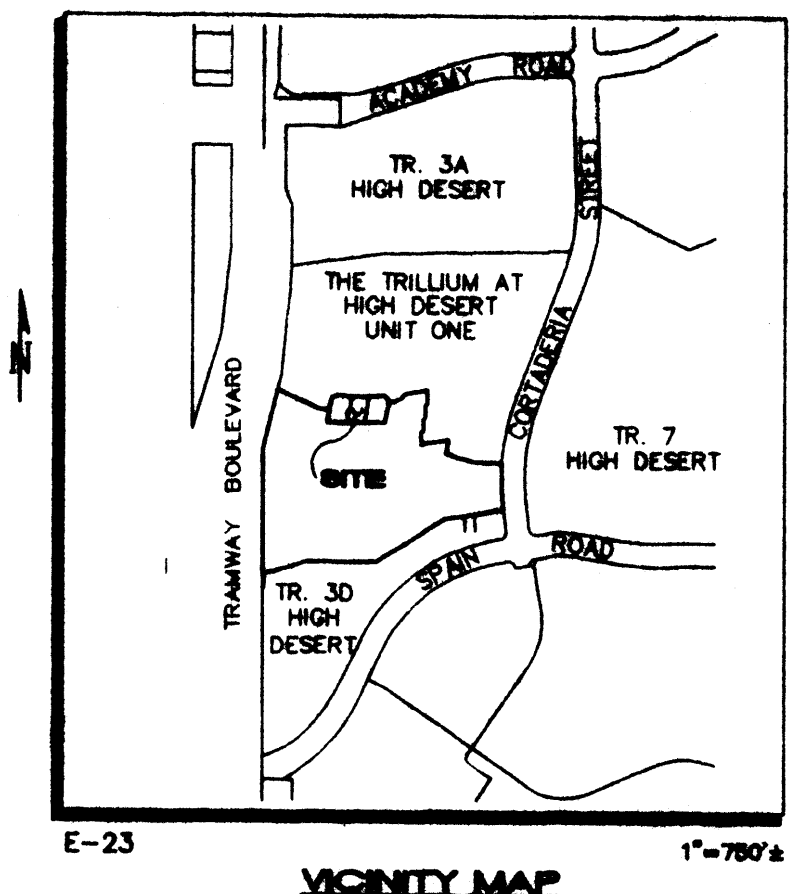
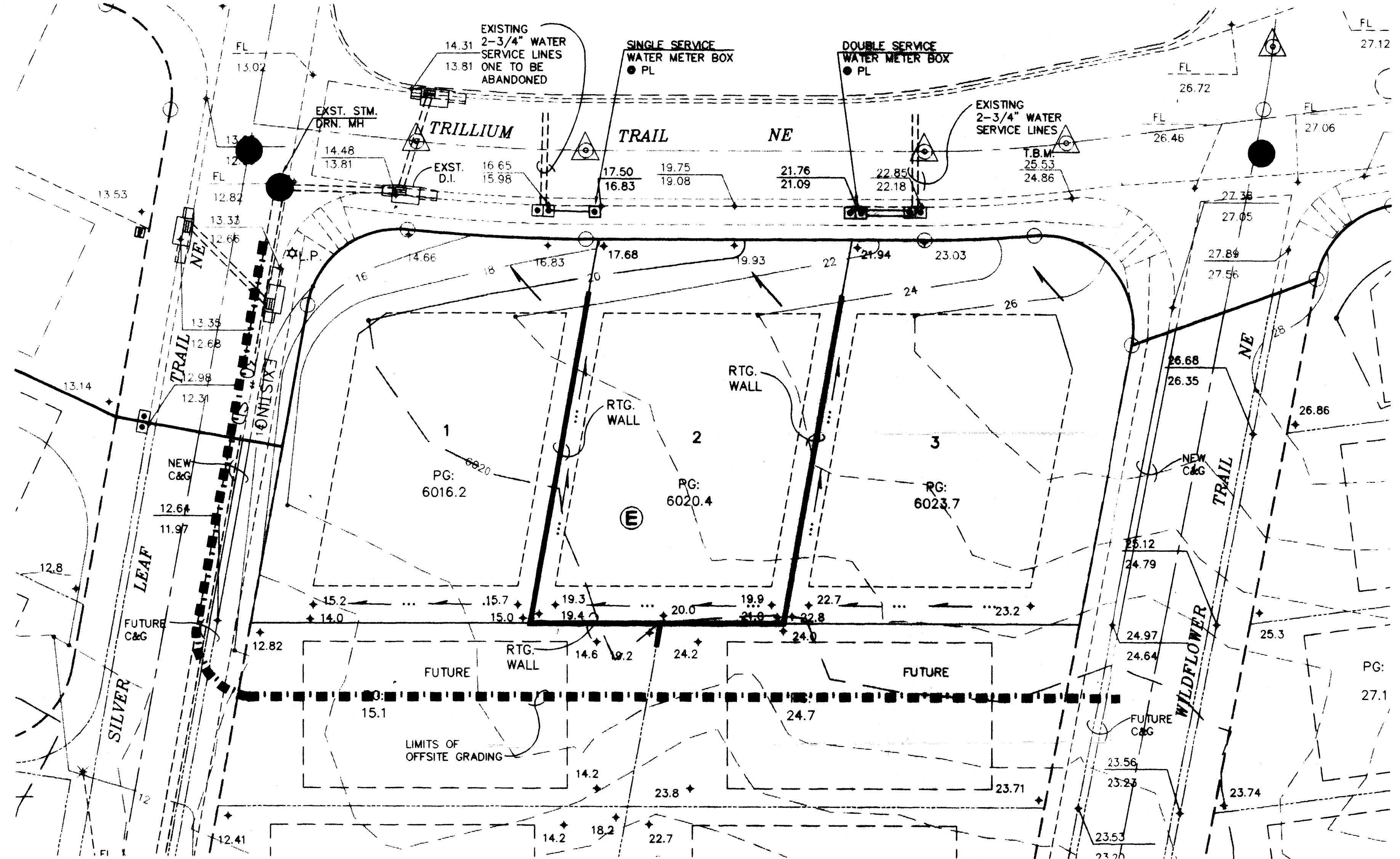
**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP**

**TITLE: THE TRILLIUM AT HIGH DESERT, UNIT TWO
GRADING & DRAINAGE PLAN**

Design Review Committee	City Engineer Approval	By	Date

City Project No. _____ Zone Map No. **E-23** Sheet _____ Of _____

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES		ENGINEER'S SEAL	
CONTRACTOR	DATE	NSG/ACS BRASS TABLET "TUMBLE" NW OF ACADEMY ROAD AND TRAMWAY BLVD.	ELEV. = 6009.155	DATE	BY	REVISIONS	DATE	NO.	DATE
DESIGNED BY	DATE					DESIGN	11/96		
DRAWN BY	DATE						11/96		
CHECKED BY	DATE						11/96		



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

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

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

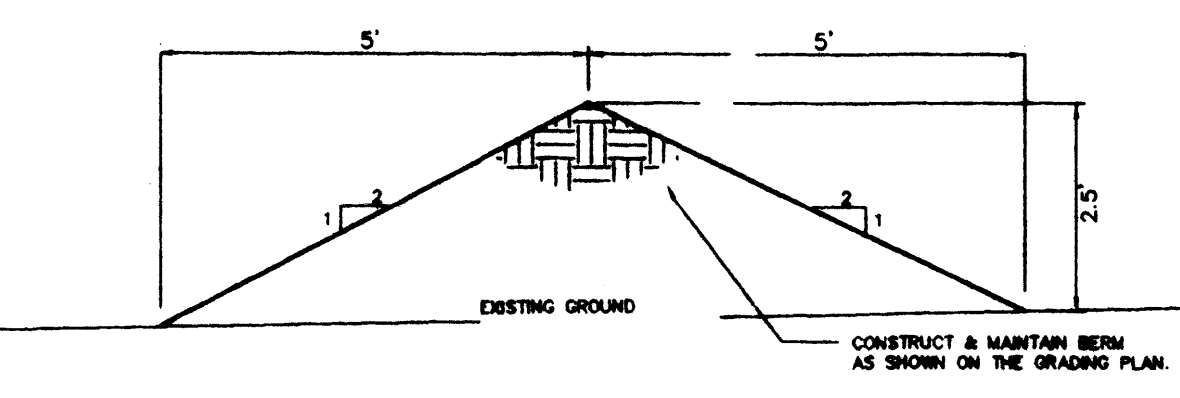
BENCHMARK: NGS/ACS brass tablet "Tumble" NW of Academy Road NE.

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

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

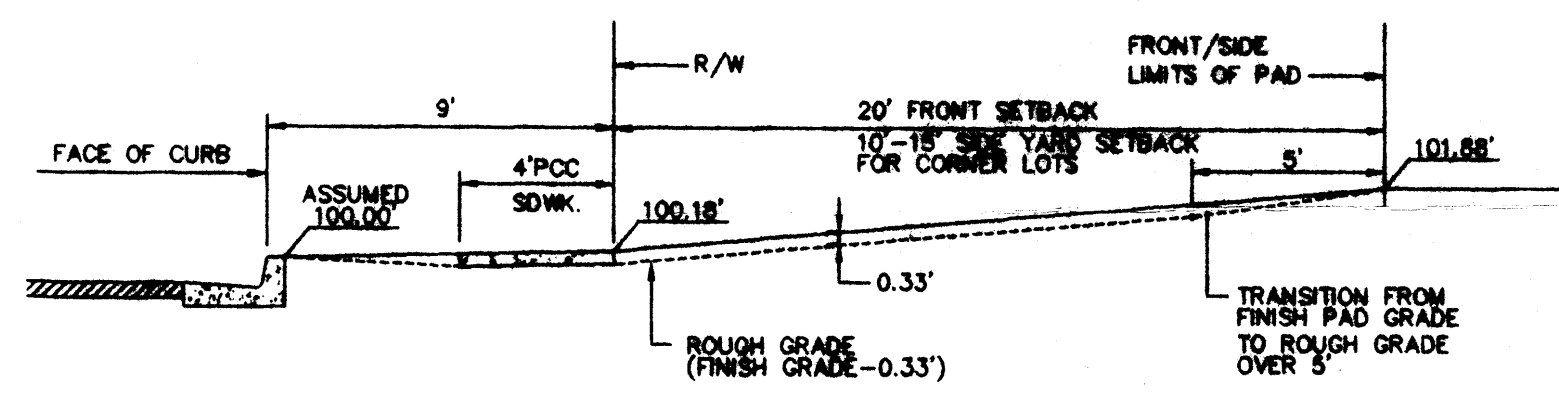
DRAINAGE MASTERPLAN: An approved drainage study entitled "Grading Plan for The Trillium at High Desert" (E23/D3D) on file at City Hydrology. This plan covers the subject lots and allows for all storm waters to discharge the lots and onto the private roads where they are then accepted by the existing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

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



EROSION CONTROL BERM
NTS

- EROSION CONTROL**
- CONTRACTOR SHALL BUILD EROSION CONTROL BERM ALONG PROPERTY LINES AS SHOWN AS PART OF THE GRADING PROCESS.
 - 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.



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

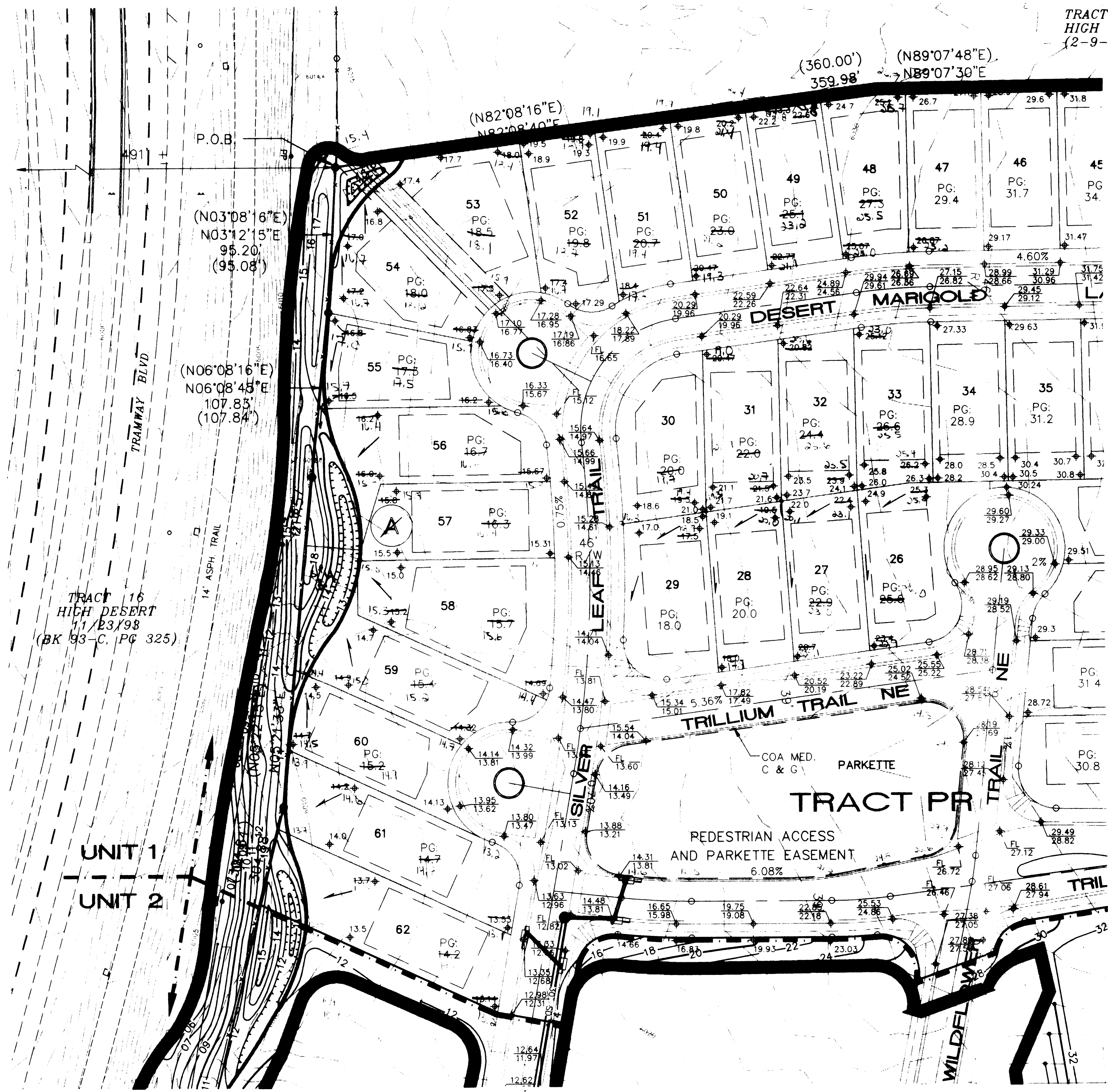
- GRADING/DRAINAGE NOTES:**
- ISAACSON & ARFMAN, P.A. (THE ENGINEER) HAS PREPARED THIS GRADING PLAN TO ESTABLISH FINAL SURFACE GRADES FOR BOTH THE PROPOSED INDIVIDUAL RESIDENTIAL LOTS AND THE PUBLIC RIGHTS-OF-WAY.
 - THE EARTHWORK CONTRACTOR (CONTRACTOR) IS REQUIRED TO REVIEW THE FOLLOWING: GEOTECHNICAL ENGINEERING EVALUATION FOR TRACT 3B HIGH DESERT DEVELOPMENT, PREPARED BY GEO-TEST, DATED DECEMBER 19, 1994, FOR CHAMA DEVELOPMENT CORP. COPIES OF THIS DOCUMENT MAY BE REVIEWED AT THE OFFICE OF ISAACSON & ARFMAN, P.A., 128 MONROE STREET NE, ALBUQUERQUE, NEW MEXICO (505) 268-8828. THE EARTHWORK CONTRACTOR'S BID SHALL INCLUDE ALL COSTS ASSOCIATED WITH THE IMPLEMENTATION OF ALL RECOMMENDATIONS CONTAINED IN THESE STUDIES.

LEGEND

- 89.6 --- EXISTING CONTOUR
- PROPOSED CONTOUR
- ◆ 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- SIDEWALK CULVERT
- TC 81.9 TOP OF CURB ELEVATION
FL 81.4 FLOWLINE
- ▬▬▬▬ LIMITS OF UNIT TWO GRADING & EROSION CONTROL BERM.

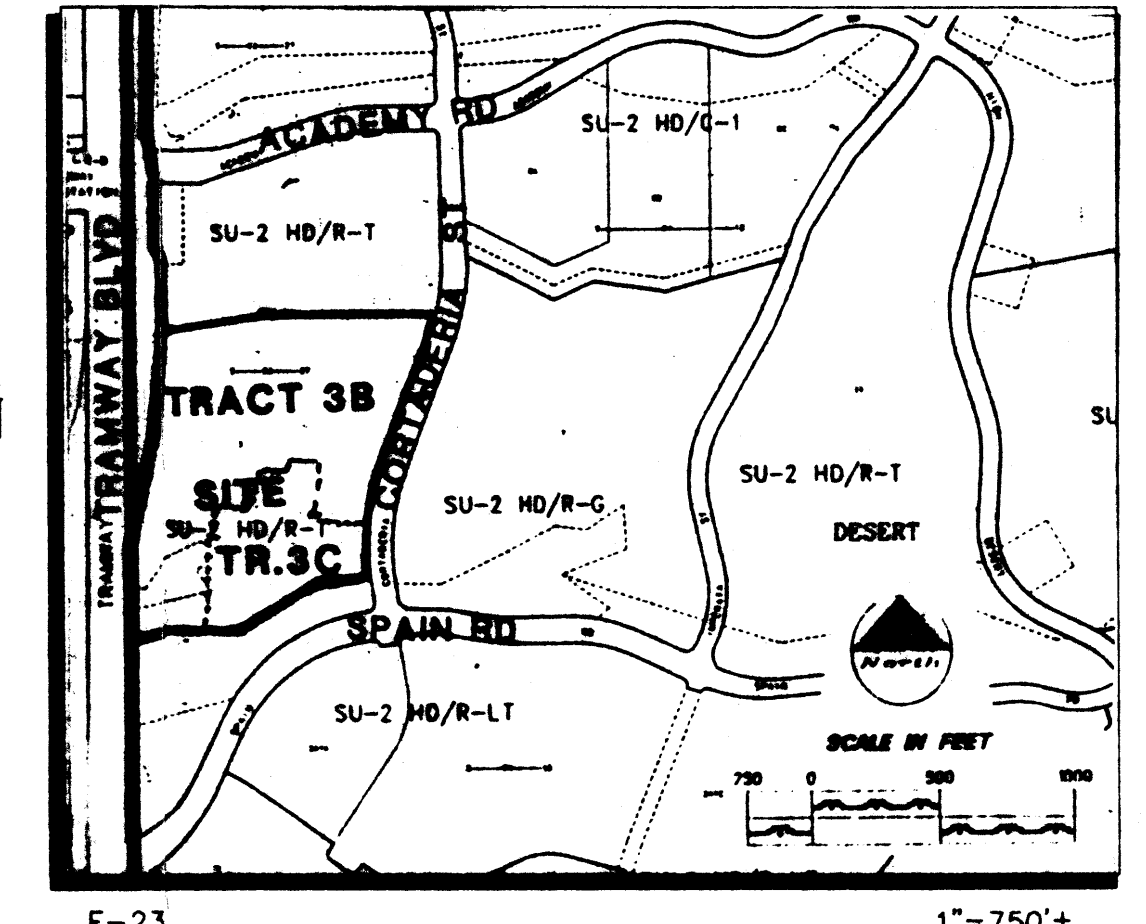
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES	
DATE	BY	NO.	DATE	REMARKS	BY	NO.	DATE
MGS/ACS BRASS TABLET "TUMBLE" NW OF ACADEMY ROAD AND TRAMWAY BLVD. ELEV. = 6008.155 E-23 = 6008.155				ENGINEER'S SEAL 			
DESIGNED BY	DATE	REVISIONS	DESIGNED BY	DATE	REVISIONS	DESIGNED BY	DATE
ENGINEER'S CERTIFICATION I, the undersigned, being a duly Licensed Professional Engineer in the State of New Mexico, do hereby certify that I am the author of the foregoing and that I am a duly Licensed Professional Engineer in the State of New Mexico.		ISAACSON & ARFMAN, P.A. Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque, New Mexico					
APPROVAL FOR ROUGH GRADING (+0.1') CONDITION: TOP SOIL DISTURBANCE PERMIT REQUIRED PRIOR TO COMMENCING EARTHWORK OPERATIONS		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
HYDROLOGY DIVISION PUBLIC WORKS DEPARTMENT CITY OF ALBUQUERQUE		DATE _____		TITLE: THE TRILLIUM AT HIGH DESERT, UNIT TWO GRADING & DRAINAGE PLAN			
Design Review Committee	City Engineer Approval						
City Project No.	Zone Map No.	Sheet	Of				
	E-23						

TRACT 3A
HIGH DESERT
(2-9-95, 95C-47)



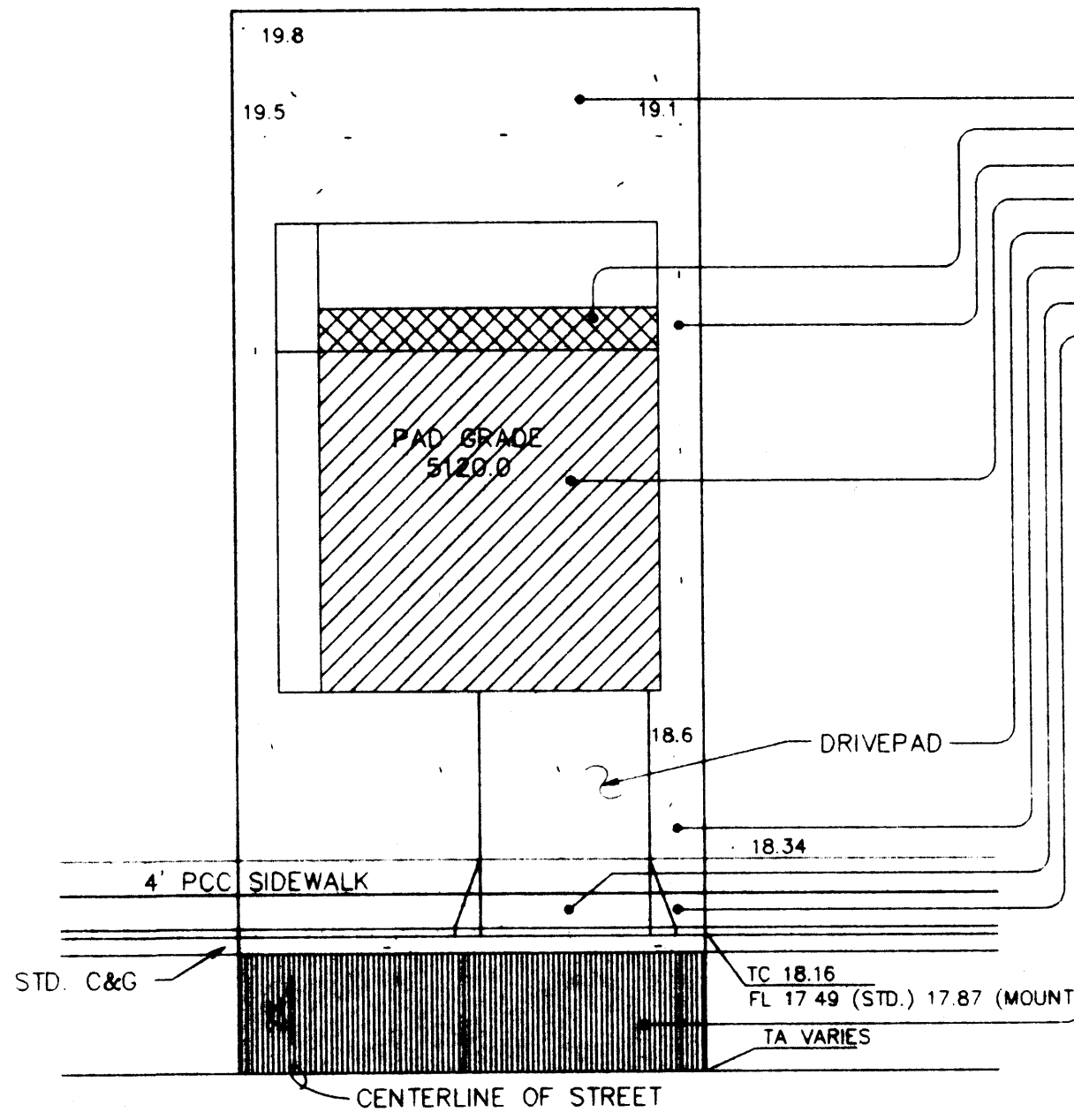
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- ◆ 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- SIDEWALK CULVERT
- TOP OF CURB ELEVATION FLOWLINE
- LIMITS OF UNIT ONE GRADING & EROSION CONTROL BERM

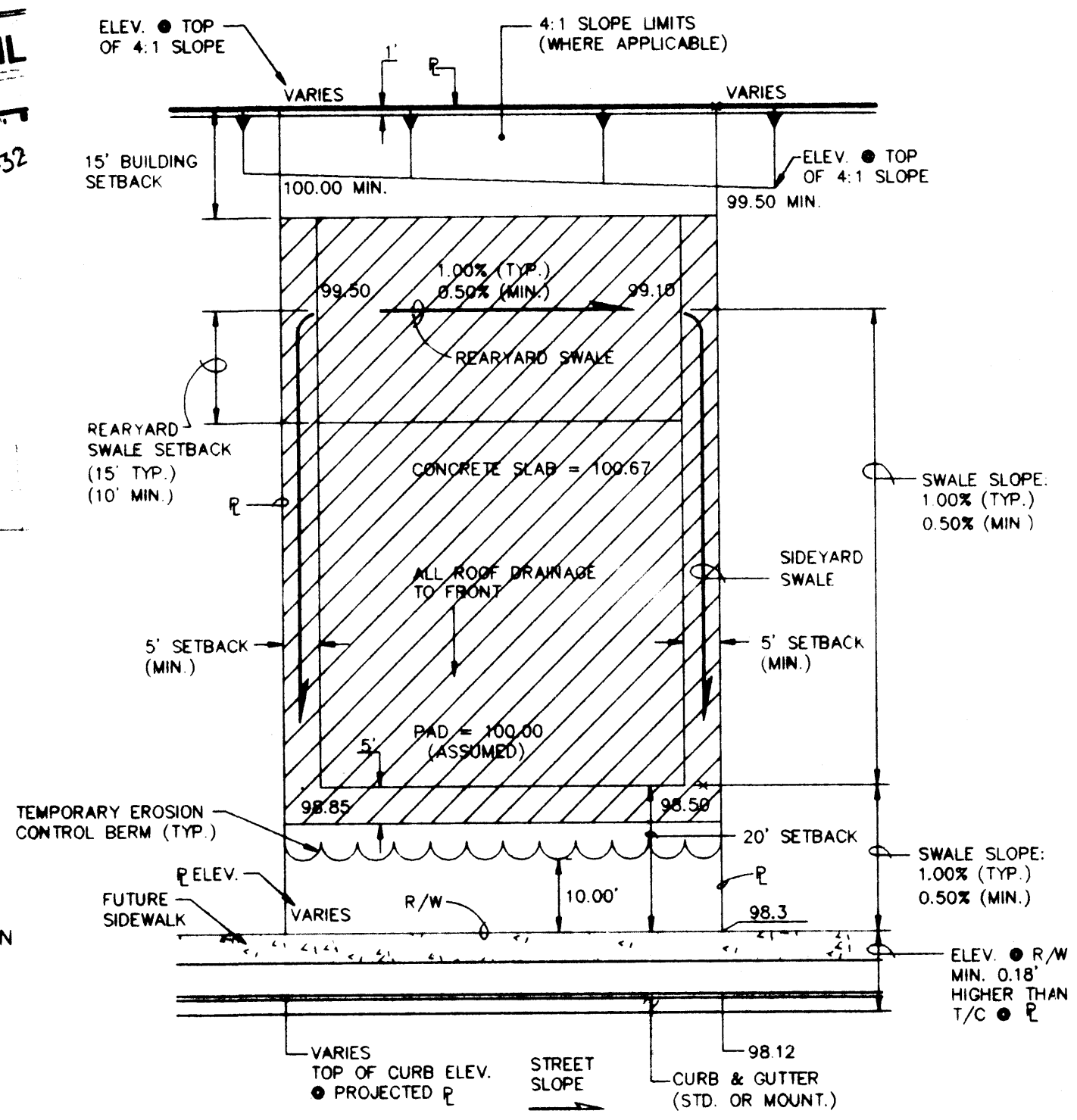


VICINITY MAP

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



LAND TREATMENTS AND TYPICAL LOT GRADING PLAN
1"=20'



TYPICAL LOT GRADING SHOWING COMPACTION ZONE
1"=20'

ENGINEER'S CERTIFICATION
I, Fred C. Arfman, licensed under the laws of the State of New Mexico, do hereby certify that this project was constructed in substantial compliance with those grades and improvements shown hereon as field verified by Aldrich Land Surveying, NMLS NO. 7719, on 10/12/95 in accordance with the "New Mexico Engineering and Surveying Act", Section 61-23-1 through 61-23-32 NMSD (1978). Perimeter retaining walls were required on the approved Final Grading Plan, dated 07/24/95 and were constructed as part of the program at High Desert, Unit One (E23/D3D)

Fred C. Arfman
Fred C. Arfman, NMPE No. 7322
Date: **MAY 15, 1996**



ENGINEER'S CERTIFICATION

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

HYDROLOGY DIVISION
PUBLIC WORKS DEPARTMENT
CITY OF ALBUQUERQUE

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

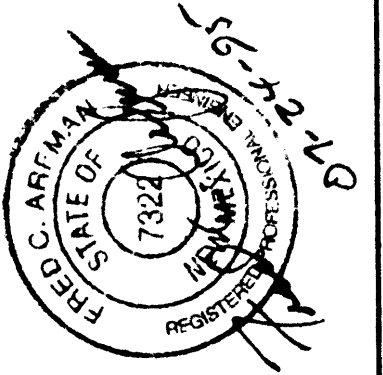
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: THE TRILLIUM AT HIGH DESERT UNIT ONE GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

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

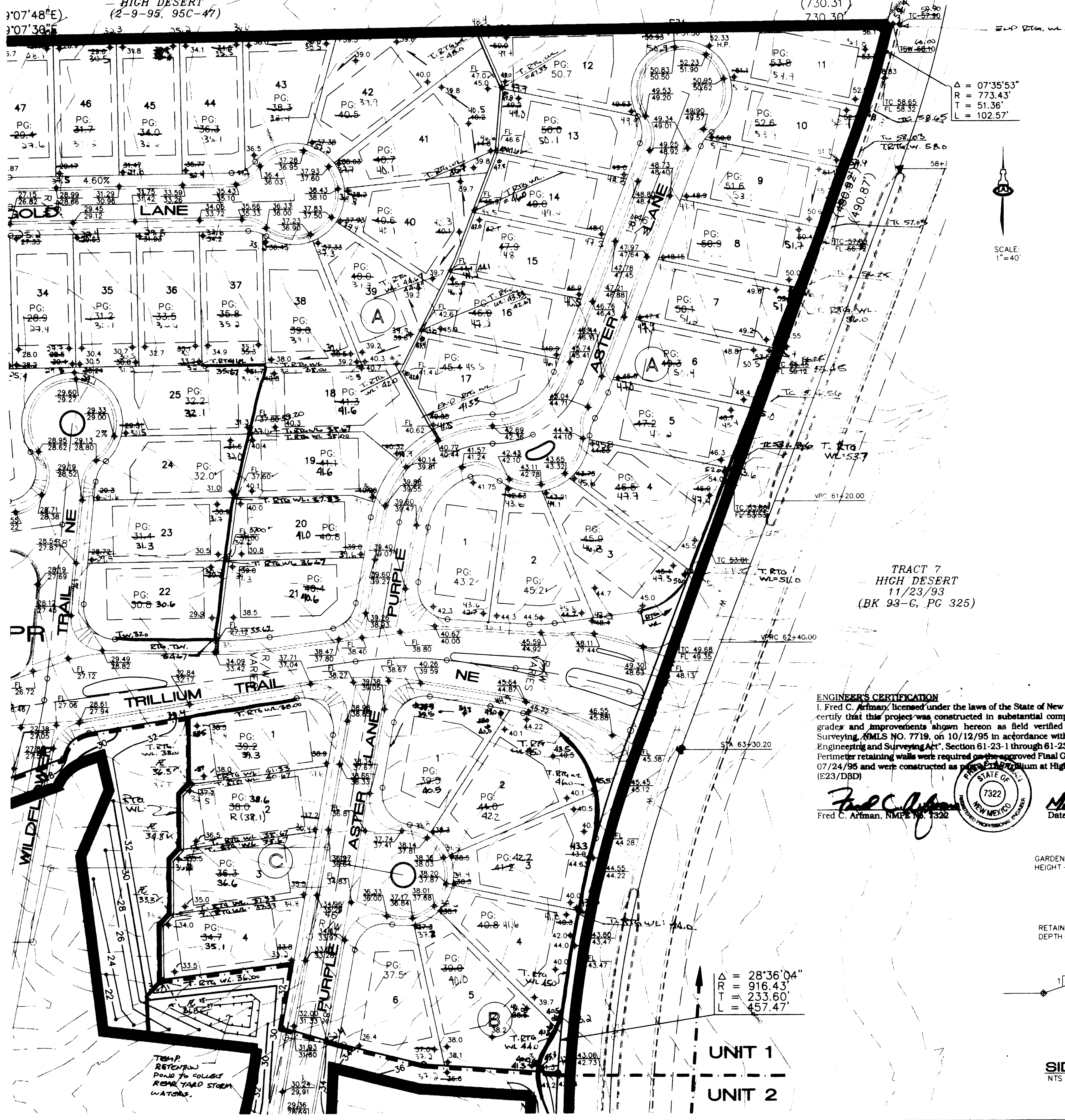
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES	
CONTRACTOR	DATE	MARK	DATE	NO.	BY	DATE	BY
ISAACSON & ARFMAN, P.A.		NGS/ACS BRASS TABLET "TUMBLE" NW OF ACADEMY ROAD AND TRAMWAY BLVD.					
STAMPED BY	DATE	ADJUSTED BY	DATE				
DESIGNED BY	DATE	CHECKED BY	DATE				
DRAWN BY	DATE	CONNECTED BY	DATE				
RECORDED BY	DATE	MICRO-FILM INFORMATION					



REVISIONS
NO. DATE BY
1 6/95
2 6/95
3 7/95

SIGNED BY: *ARL MOE*
DATE: **6 1996**
HYDROLOGY DIVISION

TRACT 3A
HIGH DESERT
(2-9-95, 95C-47)



TRACT 7
HIGH DESERT
11/23/93
(BK 93-G, PG 325)

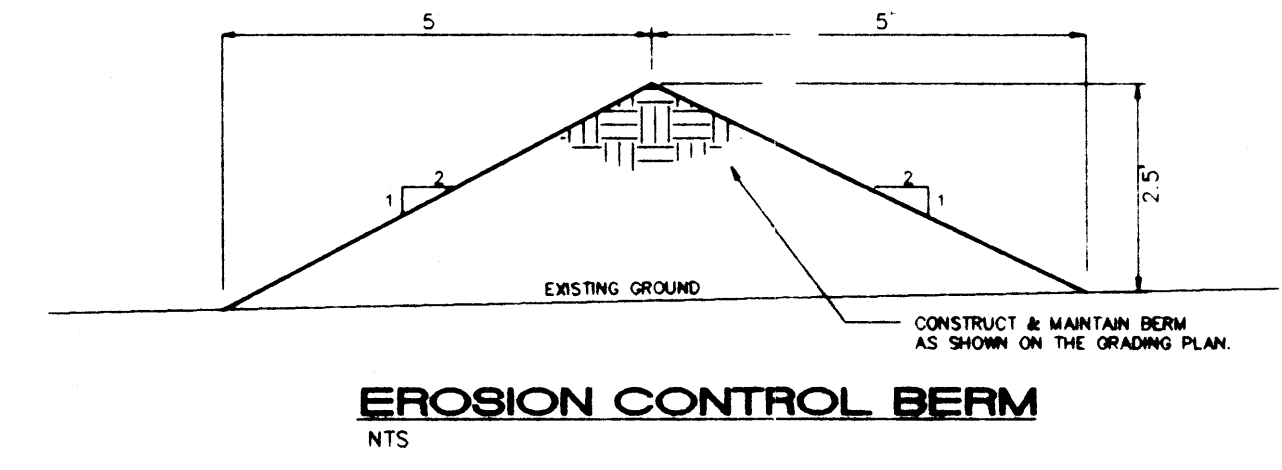
$\Delta = 28^{\circ}36'04''$
 $R = 916.43'$
 $T = 233.60'$
 $L = 457.47'$

UNIT 1
UNIT 2

LEGEND

- 99.5 --- EXISTING CONTOUR
- PROPOSED CONTOUR
- ◆ 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- ▬ SIDEWALK CULVERT
- TOP OF CURB ELEVATION
- FL 81.4 FLOWLINE
- ▬ LIMITS OF UNIT ONE GRADING & EROSION CONTROL BERM

$\Delta = 07^{\circ}35'53''$
 $R = 773.43'$
 $T = 51.36'$
 $L = 102.57'$



EROSION CONTROL

- CONTRACTOR SHALL BUILD EROSION CONTROL BERM ALONG PROPERTY LINES AS SHOWN AS PART OF THE GRADING PROCESS.
- 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.

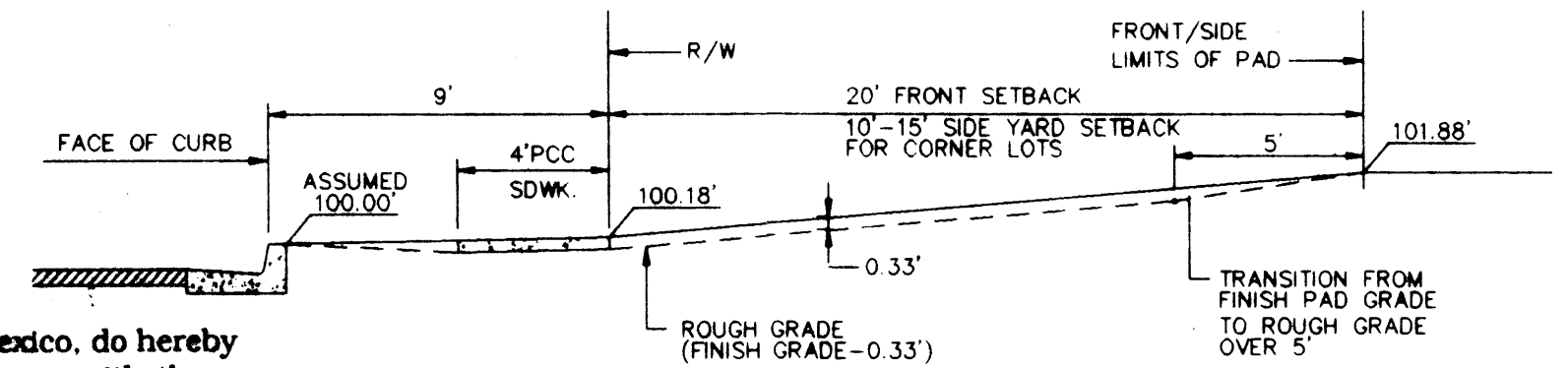
GRADING/DRAINAGE NOTES:

- ISAACSON & ARFMAN, P.A. (THE ENGINEER) HAS PREPARED THIS GRADING PLAN TO ESTABLISH FINAL SURFACE GRADES FOR BOTH THE PROPOSED INDIVIDUAL RESIDENTIAL LOTS AND THE PUBLIC RIGHTS-OF-WAY.
- THE EARTHWORK CONTRACTOR (CONTRACTOR) IS REQUIRED TO REVIEW THE FOLLOWING: GEOTECHNICAL ENGINEERING EVALUATION FOR TRACT 3B HIGH DESERT DEVELOPMENT, PREPARED BY GEO-TEST, DATED DECEMBER 19, 1994, FOR CHAMA DEVELOPMENT CORP. COPIES OF THIS DOCUMENT MAY BE REVIEWED AT THE OFFICE OF ISAACSON & ARFMAN, P.A., 128 MONROE STREET NE, ALBUQUERQUE, NEW MEXICO, (505) 268-8828. THE EARTHWORK CONTRACTOR'S BID SHALL INCLUDE ALL COSTS ASSOCIATED WITH THE IMPLEMENTATION OF ALL RECOMMENDATIONS CONTAINED IN THESE STUDIES.

ENGINEER'S CERTIFICATION

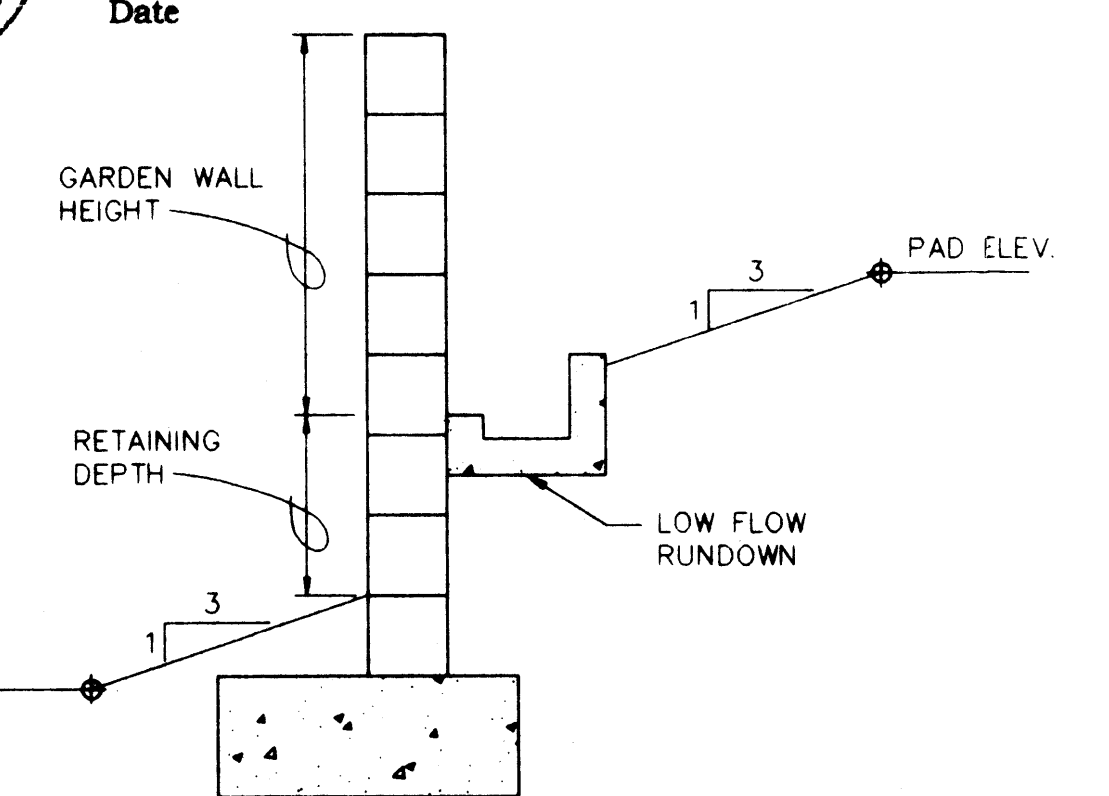
I, Fred C. Arfman, licensed under the laws of the State of New Mexico, do hereby certify that this project was constructed in substantial compliance with those grades and improvements shown hereon as field verified by Aldrich Land Surveying, AMLS NO. 7719, on 10/12/95 in accordance with the "New Mexico Engineering and Surveying Act", Section 61-23-1 through 61-23-32 NMSD (1978). Perimeter retaining walls were required on the approved Final Grading Plan, dated 07/24/95 and were constructed as per the Trillium at High Desert, Unit One (E23/DBD)

Fred C. Arfman, N.M.E.S. 7322
Date: **May 15, 1996**



FRONT/SIDE YARD GRADING

1"=5'-0"



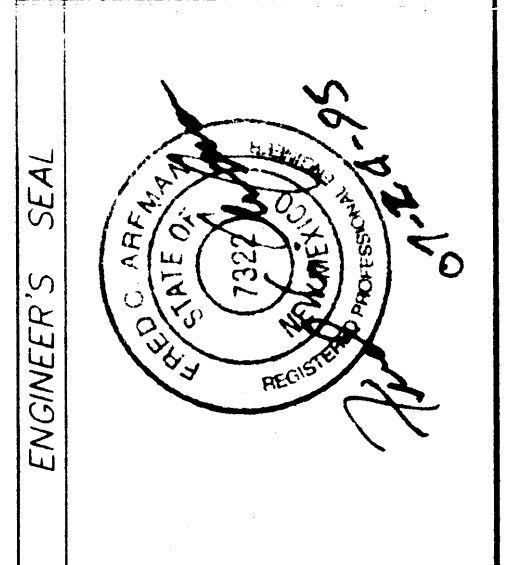
SIDEYARD SWALE

NTS

AS-BUILT INFORMATION	
CONTRACTOR	DATE

BENCH MARKS	
NGS/ACS BRASS TABLE 'TUMBLE' NW OF ACADEMY ROAD AND TRAMWAY BLVD.	DATE

SURVEY INFORMATION	
FIELD NOTES	DATE



REVISIONS	
NO.	DATE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
8256RD28.DWG
8/1/95

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **THE TRILLIUM AT HIGH DESERT UNIT ONE GRADING PLAN**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE

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

RECEIVED
MAY 16 1996