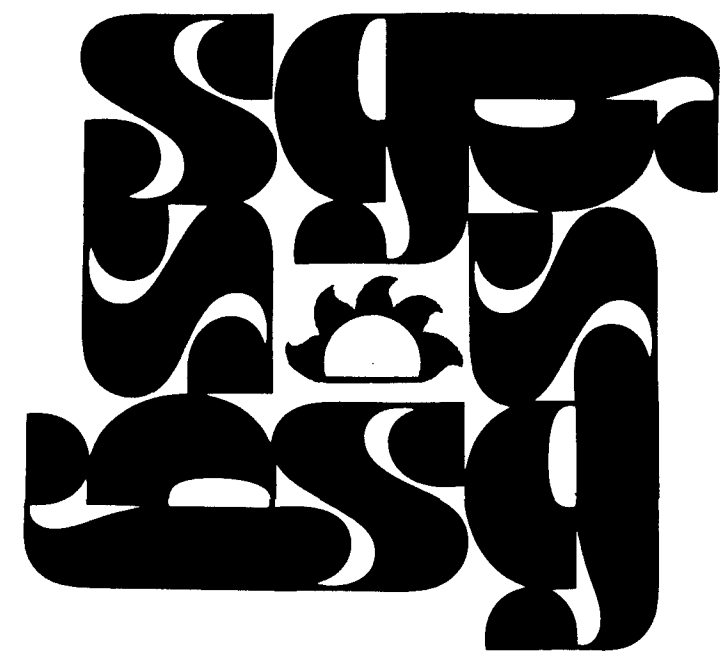


VICINITY MAP

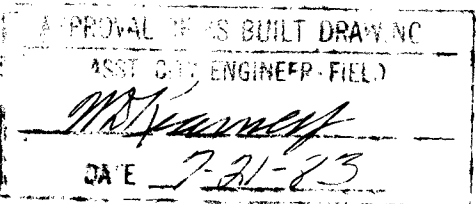


SUNSET GARDENS TOWNHOMES

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3	GRADING / DRAINAGE PLAN
4	MASTER PAVING AND UTILITY PLAN
5-7	PAVING PLAN & PROFILES
8-10	UTILITY PLAN & PROFILES
11	GRADING DETAILS

26 10/4 0183

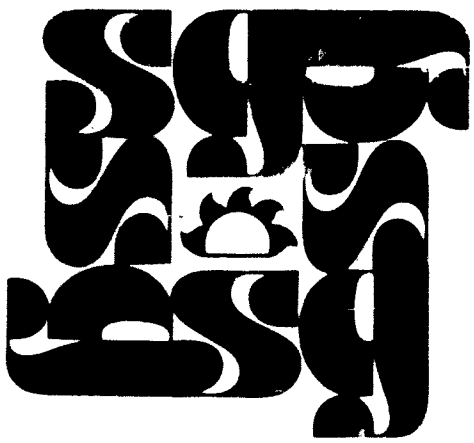


REV. ⚠ SHEET 6 APPROVED BY : CITY ENGINEER
WATER RESOURCES

2.5.46/10- by *Richard S. Hill* 2/11/61
Richard S. Hill 2/11/61

APPROVED BY: *Richard S. Hill*
CITY ENGINEER

5/18/81
DATE



SUNSET GARDENS TOWNHOMES

Filed March 27, 1981

-12

Fe. 136

#81-122-6

PLAT NO. S-60-51

APPROVED _____

ZONE ATLAS NO. K-II B L-II

DATE OF SURVEY 10-6-80

DEVELOPER: SANCHEZ CONSTRUCTION INC.
9998 MONTGOMERY N.E.
ALBUQUERQUE, N. MEX.
292-4363

TOTAL ACREAGE

TOTAL ACREAGE 4.7131

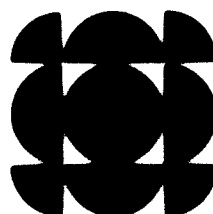
NO. OF LOTS 71

MILES OF STREET CREATED

FULL WIDTH STREETS 0.1507

HALF WIDTH STREETS NONE

1 0.0620
2 0.0505
3-5 0.0507
6-7 0.0570
8-11 0.0507
12-13 0.0687
14-17 0.0507
18-19 0.0570
20 0.0514
21 0.0535
22 0.0569
23 0.0508
24 0.0537
25 0.0803
26 0.0549
27-30 0.0507
31 0.0549
32-33 0.0612
34-36 0.0507
37 0.0760
38 0.0660
39-41 0.0513
42-44 0.0513
45-46 0.0612
47-50 0.0513
51 0.0533
52 0.0633
53-56 0.0507
57 0.0533
58 0.0533
59-62 0.0513
63-64 0.0612
65-70 0.0513
71 0.0660
DEDICATED
POND AREA 0.0681



PLAT PREPARED BY:
Consultant
terrad inc.

FREE CONSENT AND DEDICATION

THE SUBDIVISION OF THE LAND HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS THEREOF, AND SAID OWNERS AND PROPRIETORS DO HEREBY DEDICATE THE PUBLIC RIGHTS-OF-WAY SHOWN HEREON, TOGETHER WITH ALL EASEMENTS SHOWN ON THIS PLAT. POWER, COMMUNICATION EASEMENTS ARE RESERVED WHERE SHOWN BY DASHED LINES, BEING 14 FEET IN WIDTH CENTERED ON REAR LOT LINES AND 10 FEET IN WIDTH CENTERED ON THE SIDE LOT LINES EXCEPT AS NOTED, INCLUDING THE RIGHT OF INGRESS AND EGRESS, AND THE RIGHT TO TRIM INTERFERING TREES.

THE OWNER CERTIFIES THAT HE IS AWARE THAT AMAFCA'S APPROVAL HEREIN IS SUBJECT TO THE CONDITION THAT ANY AND ALL DEVELOPMENT OF THE PROPERTY WITHIN THIS SUBDIVISION, AND ANY AND ALL CONSTRUCTION TO BE UNDERTAKEN THEREON, SHALL BE SUBJECT TO OBTAINING THE FURTHER AND PRIOR APPROVAL OF AMAFCA, AND THAT SUCH DEVELOPMENT AND CONSTRUCTION IS IN FULL CONFORMITY WITH ALL APPLICABLE RULES, REGULATIONS AND REQUIREMENTS OF AMAFCA.

WILLIAM SANCHEZ, PRESIDENT
SANCHEZ CONSTRUCTION INC

DATE

SECRETARY
SANCHEZ CONSTRUCTION INC

DATE

ATTEST

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

ON THIS 14th DAY OF January, 1981, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME.

MY COMMISSION EXPIRES August 25, 1984

Margaret Wright
NOTARY PUBLIC

8-25-84

SURVEYOR'S CERTIFICATE

I, STEPHEN E. WALKER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, AND THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION, AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THIS PLAT INCLUDES ALL EASEMENTS OF RECORD.

Stephen E. Walker
STEPHEN E. WALKER, N.M.L.S. NO. 6401

1/12/81
DATE

Sheet 2 of 2



SUBDIVISION PLAT

SUNSET GARDENS TOWNHOMES

ALBUQUERQUE, NEW MEXICO
January, 1981

LEGAL DESCRIPTION

A tract of land situate within the City of Albuquerque, Bernalillo County, New Mexico, being a portion of Tract "A" of the Redivision of Tract 156; Unit No. 6; Portions of Tracts Allotted from the Town of Atrisco Grant, filed April 19, 1973, Book A4-117; together with a previously dedicated portion of Bataan Drive right-of-way no longer required by the City of Albuquerque, and being more particularly described as follows:

Beginning at the northeast corner of the parcel herein described; said northeast corner being identical to the northeast corner of said Tract "A" and also the northwest corner of Lot 1, Block "A" of the Alamosa Addition; filed December 21, 1961, Bk C-5, Pg. 94 and also being a point on the southerly right-of-way line of Gonzales Road SW; thence S15°06'00"E; 594.00 feet to a point; thence S74°54'00"W; 61.00 feet to a point; thence S15°06'00"E; 100.00 feet to the southeast corner of the parcel herein described, said southeast corner being identical to the southeast corner of said Tract "A"; and also being a point on the northerly right-of-way line of Sunset Gardens Road SW; thence S74°54'00"W; 219.00 feet along said right-of-way line to a point of curvature; thence 39.27 feet along the arc of a curve to the right, having a radius of 25.00 feet through a central angle of 90-00-00 to a point of tangency; said point being on the easterly right-of-way line of Bataan Drive SW; thence N15°06'00"W; 644.00 feet along said right-of-way to a point of curvature; thence 39.27 feet along the arc of a curve to the right, having a radius of 25.00 feet, through a central angle of 90-00-00 to a point of tangency; said point being on the southerly right-of-way of Gonzales Road SW; thence N74°54'00"E, 280.00 feet along said right-of-way line to the northeast and beginning corner of the parcel herein described and containing 4.7131 acres, more or less.

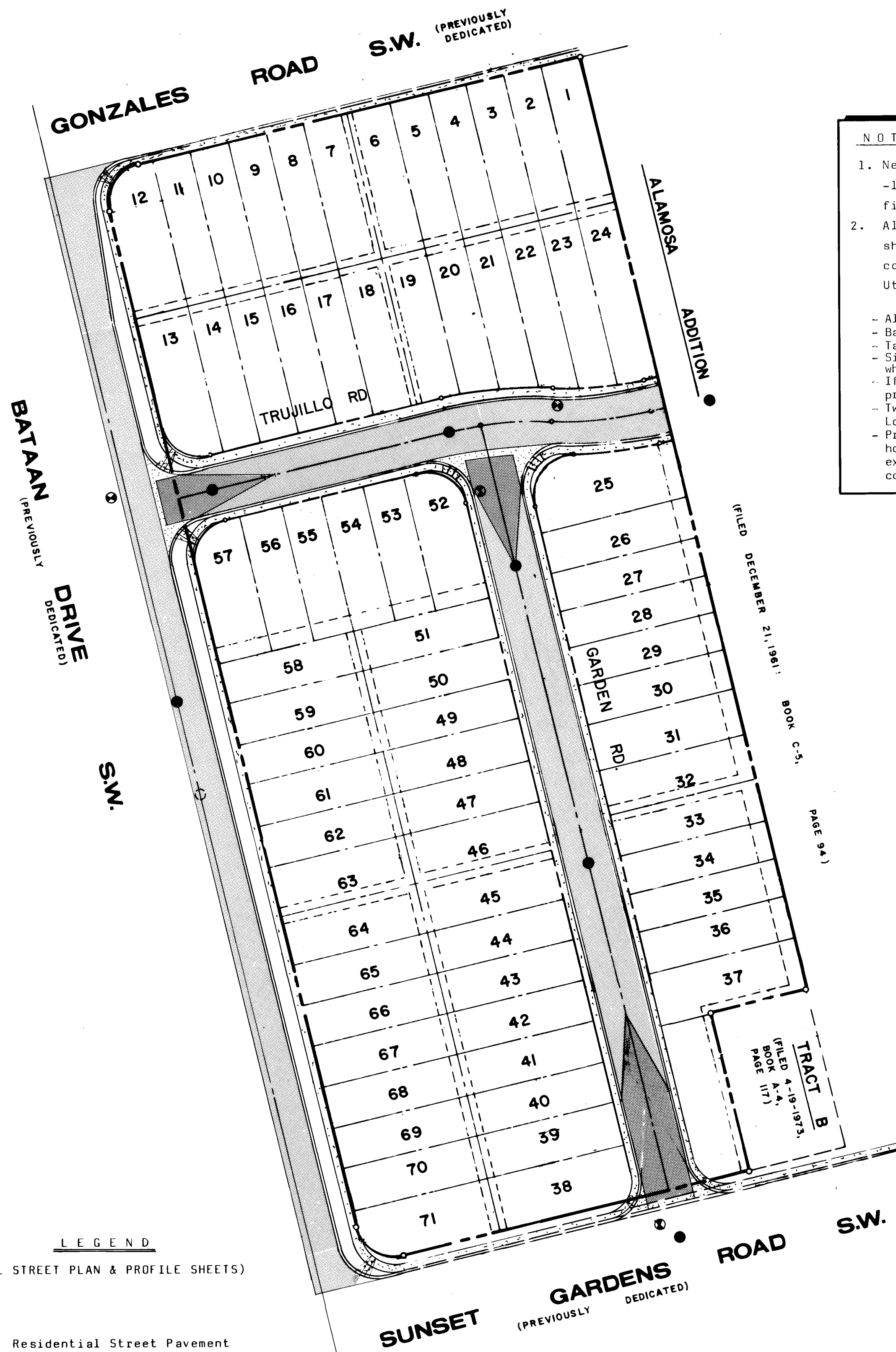
NOTES

① Set Brass Cap at P.I.
X = 363,075.61
Y = 1,481,755.21
Δα = 0°15'47"
C Factor = 0.9996808

② "RADIO"
X = 360,609.79
Y = 1,479,147.45
Δα = 0°16'03"
C Factor = 0.9996788

③ Rotate Local Bearings Shown Clockwise 0°07'27" To State Plane Bearing System

Sheet 1 of 2



MASTER PAVING PLAN

GENERAL NOTES

- All curb returns have 25' radii unless otherwise noted. Std. curb & gutter, Type I
- All sidewalks are 48" wide except where otherwise shown and at wheel chair ramps.
- All street grades shown are to top of curb and referred to centerline stationing unless specifically noted otherwise.
- All paving and associated work shall be constructed in accordance with City of Albuquerque Paving Construction Schedule, P-1,2,3,4, City Standard Drawings.
- The "Interim Procedures for Street and Utility Design and Construction" (Jan. 21, 1977) requires that the water and sewer main alignments be checked for proximity to the curb alignments before proceeding with curb and gutter construction.

NOTICE TO CONTRACTORS

- New Mexico Standard Specifications for Public Construction -1979 Edition will be referred to hereon as the "Standard Specification".
- 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 "Contract Documents for City-Wide Utilities and Cash Paving No.29 and the Standard Specification."

- All utilities and utility service lines shall be installed prior to paving.
- Backfill compaction shall be according to specified street use.
- Lack coat requirements shall be determined by the City Engineer.
- Sidewalks and wheelchair ramps within the curb returns shall be constructed wherever a new curb return is constructed.
- If curb is depressed for a driveway, the driveway shall be constructed prior to acceptance of the curb and gutter.
- Two working days prior to any excavation, contractor must contact line locating Service, 765-1234, for location of existing utilities.
- Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer or surveyor so that the conflict can be resolved with a minimum amount of delay.

LEGEND

(All Utility Plan & Profile Sheets)

- Existing Sewer Manhole
- New Sewer Manhole
- Existing Water Valve
- New Water Valve
- New Fire Hydrant
- Existing Fire Hydrant
- Existing Watermain
- New Watermain - A.C. Unless Otherwise Shown
- Existing Sewer Main
- New Sewer Main - V.C.P. Unless Otherwise Shown
- W/4" Service Connection - extended to R. and located 10' from side lot line.
- New Water Main
- W/3/4" Service Connection/Single Meter
- Double Meter Connection

GENERAL NOTES - UTILITY

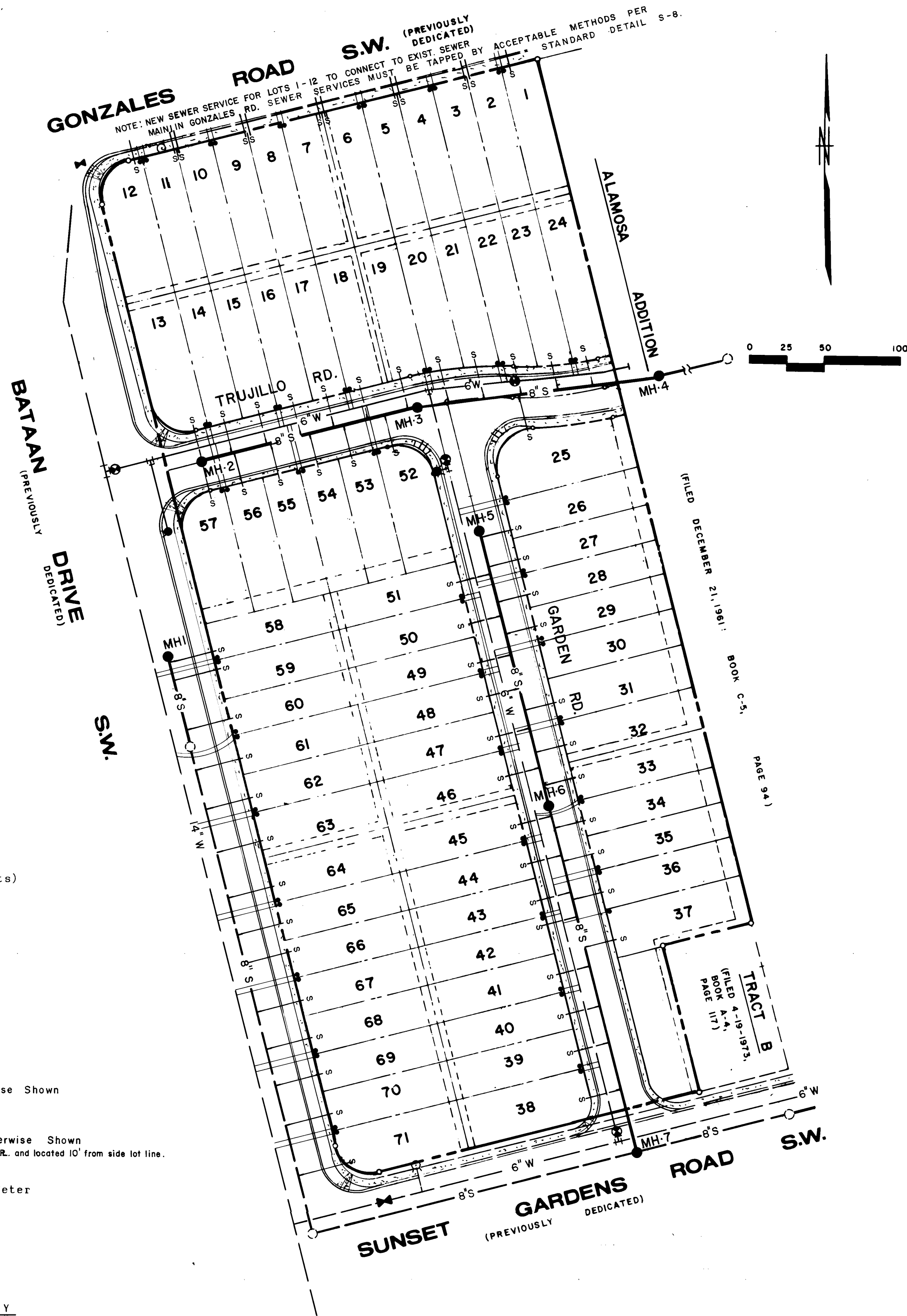
- All utility stationing is referred to street @ Stationing. See Note 1 of City Standard Drawing S-9 for water and sewer line proximity statement.

SEWER LINES

- All sanitary sewer mains shall be vitrified clay pipe conforming to A.S.T.M. C-700 and A.S.T.M. C-425, latest revision
- All sanitary sewer manholes shall be Type E, 48" diameter, unless otherwise shown on the Drawings.
- Lay sewer service at a 2% slope from main to R.

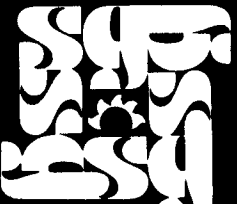
WATER LINES

- Water mains shall be located 10 feet north or west of street centerlines except as otherwise indicated on the Drawings. Except where lines cross, water mains shall not be located less than 10 feet away from sewer lines nor closer than 3 feet to the lip of the curb and gutter.
- Water mains shall be laid with a minimum cover of 3'-8" from top of main to top of the near curb.
- All fire hydrants, valves, and fittings shall be provided with concrete blocking as shown on the "City Standard Details".
- Fire hydrants shall be set with the bottom of the barrel flange 5" ± 3" above the top of curb.
- Install E.M.S. at all sewer services and water main horizontal bends, tees, valves and dead ends and as per City Standard Drawings S8 and S9.

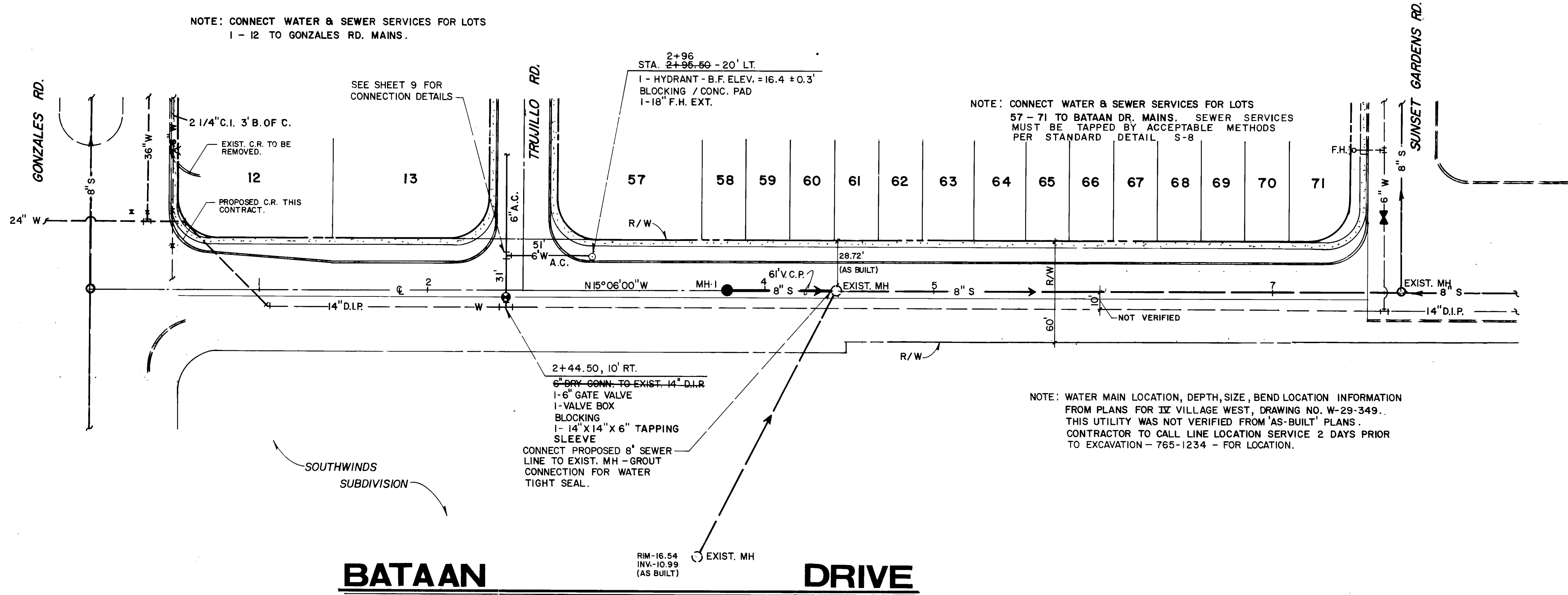


MASTER UTILITY PLAN

26 1014 0383

 SUNSET GARDENS TOWNHOMES		CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT ENGINEERING DIVISION			
TITLE: MASTER PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	5/16/81	Liquid Waste	<i>[Signature]</i>	5/16/81
A.C.E. - Design	<i>[Signature]</i>	5/16/81	Traffic	<i>[Signature]</i>	5/16/81
A.C.E. - Hydrology	<i>[Signature]</i>	5/16/81	Water	<i>[Signature]</i>	5/16/81
APPROVED FOR CONSTRUCTION <i>[Signature]</i> CITY ENGINEER DATE		DRAWING NO. 1014 SHEET 3 OF 6			

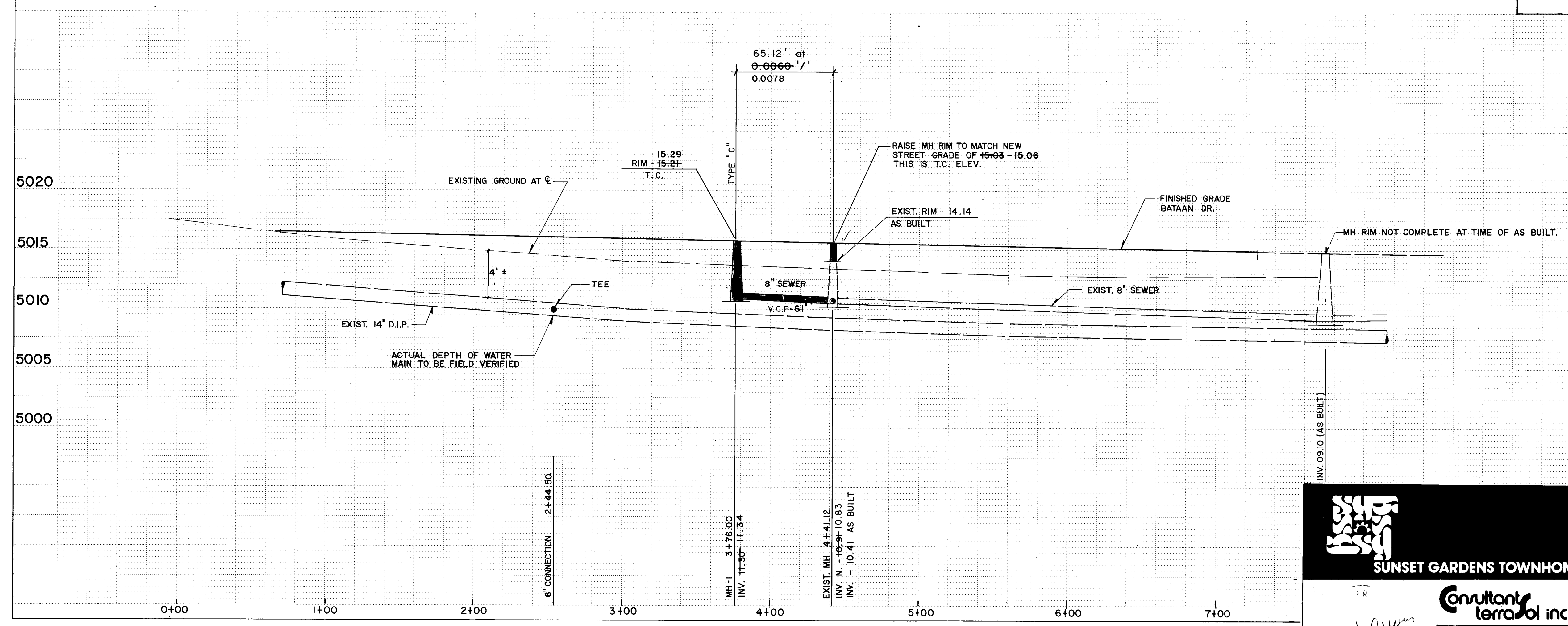
AS BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			REFERENCES			REVISIONS		
CONTRACTOR	WORK	DATE	L#11-K11:60 PENNY NAIL IN POWER POLE AT THE S.E. CORNER OF TRUJILLO AND MERILDA S.W. ELEVATION = 5011.63			FIELD NOTES			MAP NO. K-II & L-II			NO. DATE		
STATED BY	INSPECTED BY	DATE	2. ACS BM # 2-KIO EL. = 5057.432 x CHISELED IN THE TOP OF CURB AT THE WSW RETURN OF 68th ST. S.W. & GWIN RD. S.W.			BY			EST NO. W.O. NO.			DESIGN		
FIELD	DATE											DATE 11-80		
DATE												DATE 11-80		
												CHECKED BY C.L.W.		
												DATE 11-80		



HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 5'

ESTIMATED QUANTITIES

M.H.	1	EA.
8" SEWER LINE (V.C.P.)	66	L.F.
4" SEWER SERVICE	26	EA.
6" WATER MAIN (A.C.)	50	L.F.
3/4" WATER SERVICE	26	EA.
6" PRES. CONN. W/ 6" TAP SLV.	1	EA.
6" GATE VALVE W/ BOX	1	EA.
BLOCKING	1	YD ³
ADJ. EXIST. M.H. RIM	1	EA.



CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

SUNSET GARDENS TOWNHOMES

APPROVED FOR CONSTRUCTION
Richard S. Shuler
CITY ENGINEER

DATE 5/18/81

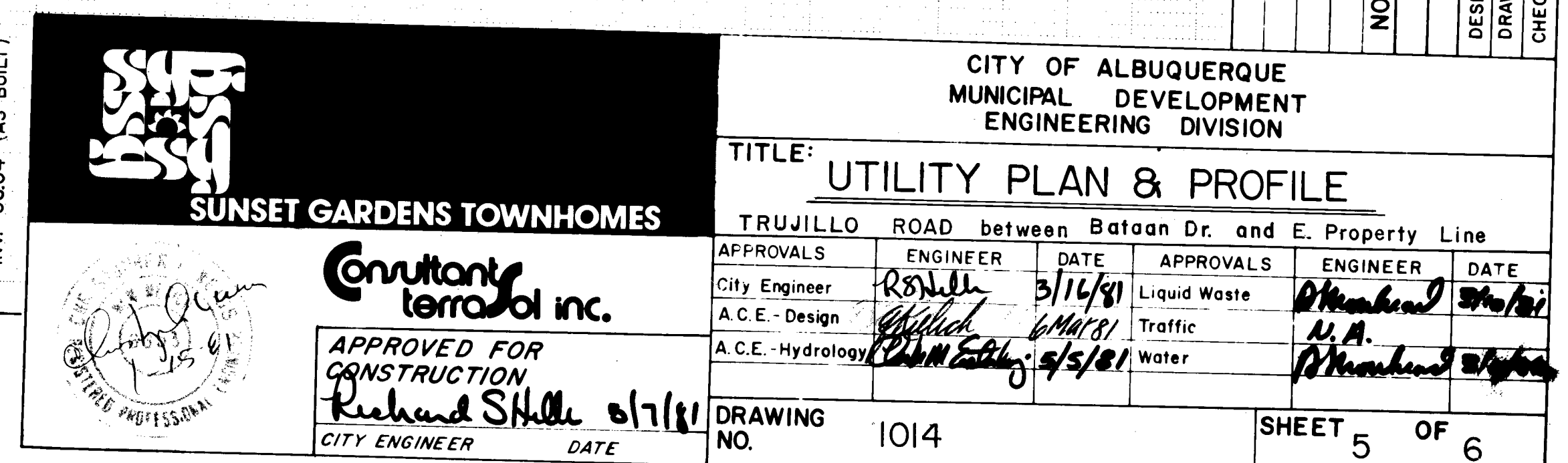
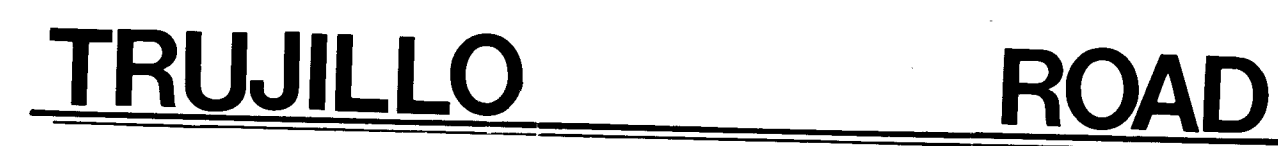
TITLE: **UTILITY PLAN & PROFILE**

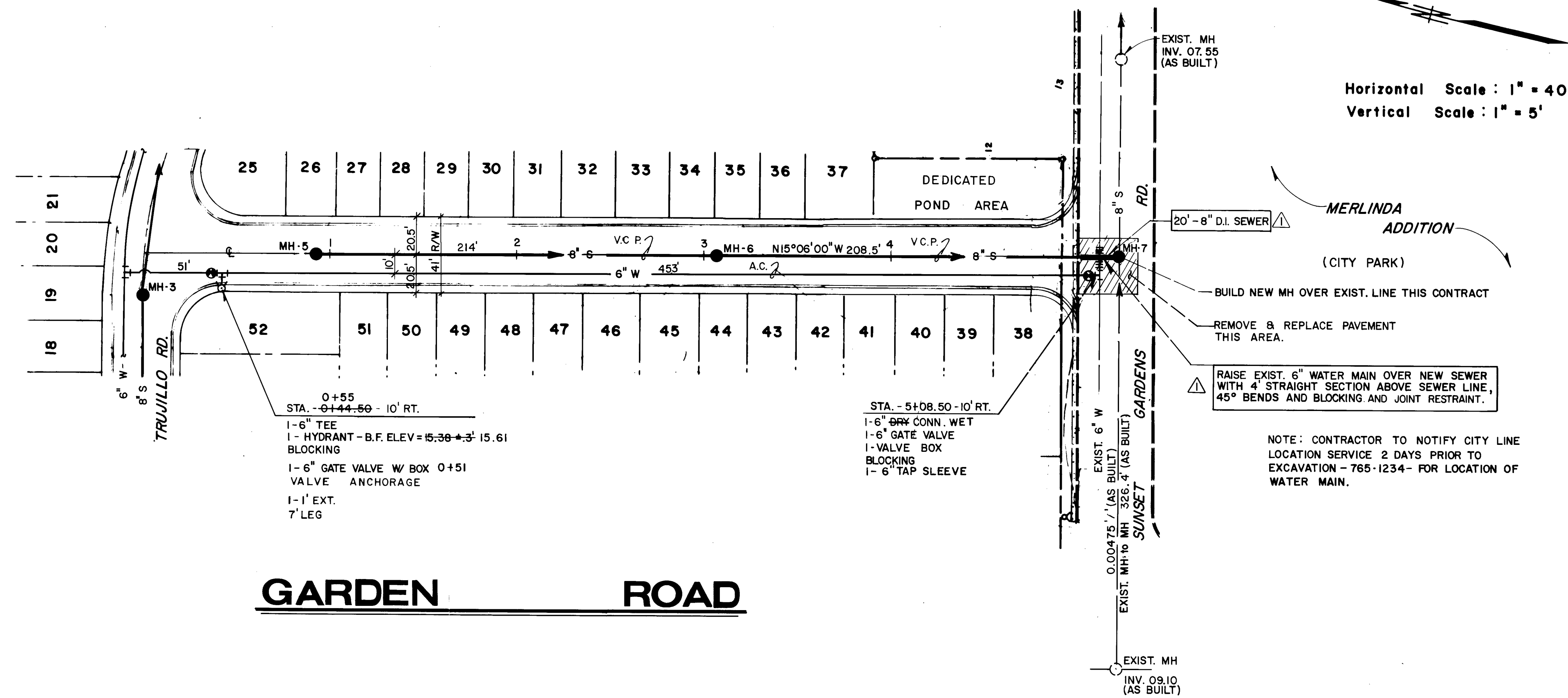
BATAAN DR. between Gonzales Rd. and Sunset Gardens Rd. S.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	3/16/80	Liquid Waste	<i>[Signature]</i>	<i>[Signature]</i>
A.C.E. - Design	<i>[Signature]</i>	4/18/80	Traffic	<i>[Signature]</i>	<i>[Signature]</i>
A.C.E. - Hydrology	<i>[Signature]</i>	5/5/81	Water	<i>[Signature]</i>	<i>[Signature]</i>

DRAWING NO. 1014

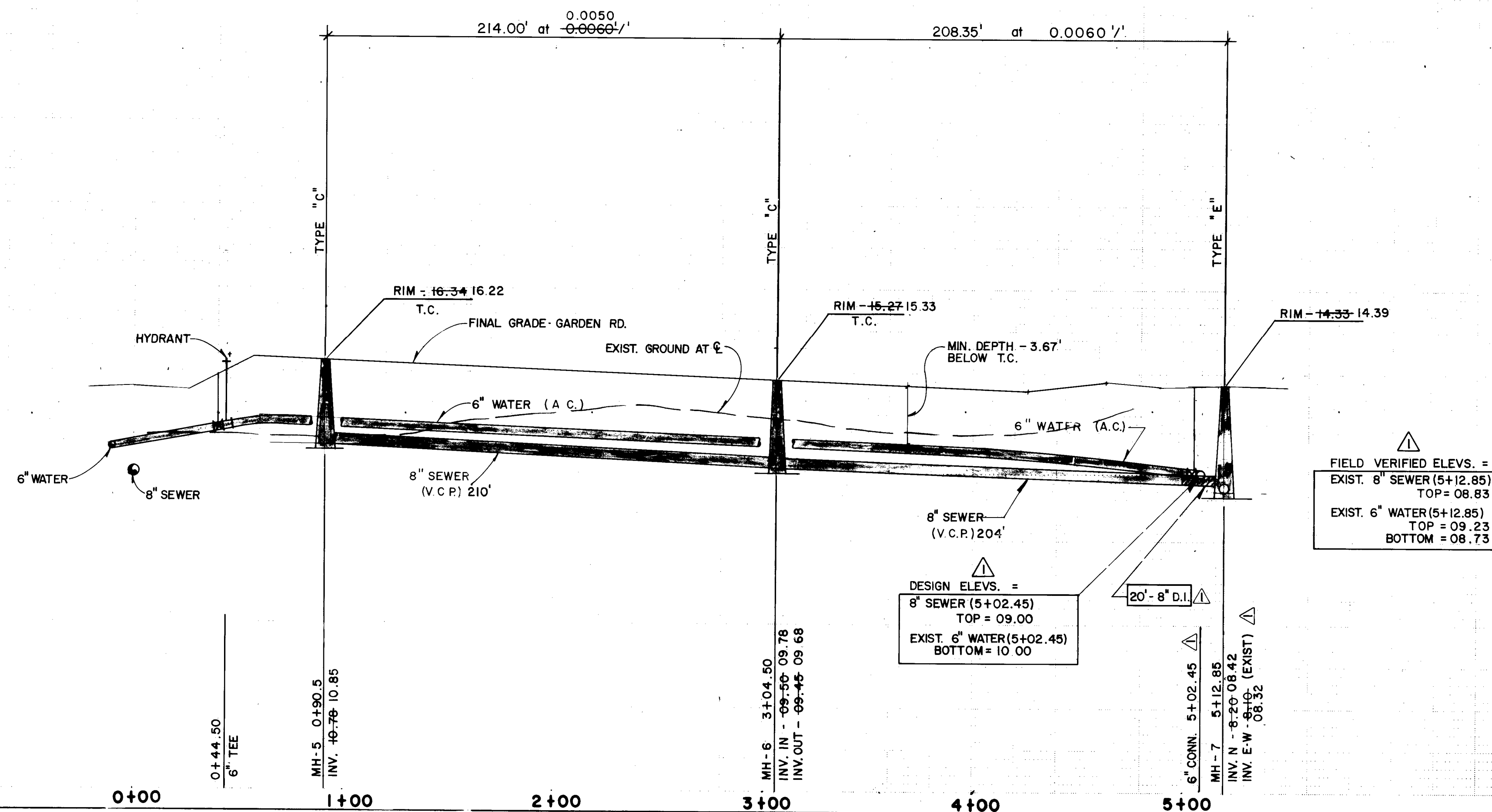
SHEET 4 OF 6





Horizontal Scale : 1" = 40'
Vertical Scale : 1" = 5'

GARDEN ROAD



SUNSET GARDENS TOWNHOUSES

Sewer Lateral Station Table

Note: All sewer lateral stubs to be held 4'-0" minimum below T.C. @ R.W.

Lot No.	Lateral Station
1	10' East of west property line lot 1
2-3	Ganged connection at lot line 2-3
4-5	" " " " " " " "
6-7	" " " " " " " "
8-9	" " " " " " " "
10-11	" " " " " " " "
12	10' West of east property line lot 12

Lot No.	Lateral Station	Lot No.	Lateral Station
13	0+54 Trujillo Rd.	42	3+65 Garden Rd.
14	0+75 " "	43	3+40 " "
15	0+98 " "	44	3+15 " "
16	1+22 " "	45	2+87 " "
17	1+47 " "	46	2+55 " "
18	1+70 " "	47	2+25 " "
19	1+97 " "	48	2+00 " "
20	2+27 " "	49	1+74 " "
21	2+50 " "	50	1+47 " "
22	2+75 " "	51	1+20 " "
23	3+00 " "	52	1+80 " "
24	3+23 " "	53	1+55 " "
25	2+70 " "	54	1+27 " "
26	0+91 Garden Rd.	55	1+00 " "
27	1+17 " "	56	0+74 " "
28	1+40 " "	57	0+54 " "
29	1+64 " "	58	3+77 Bataan Rd.
30	1+88 " "	59	4+03 " "
31	2+14 " "	60	4+30 " "
32	2+42 " "	61	4+57 " "
33	2+72 " "	62	4+82 " "
34	2+95 " "	63	5+14 " "
35	3+20 " "	64	5+44 " "
36	3+45 " "	65	5+70 " "
37	3+80 " "	66	5+95 " "
38	4+75 " "	67	6+22 " "
39	4+45 " "	68	6+48 " "
40	4+20 " "	69	6+74 " "
41	3+94 " "	70	7+00 " "
		71	7+34 " "

ESTIMATED QUANTITIES

ITEM	QUANTITY	UNIT
M.H.	3	EA.
8" SEWER LINE (V.C.P.)	423	L.F.
4" SEWER SERVICE	26	EA.
6" WATER MAIN (A.C.)	515	L.F.
3/4" WATER SERVICE	26	EA.
6" DRY CONNECTION	1	EA.
6" GATE VALVE W/ BOX	2	EA.
6" TEE	1	EA.
HYDRANT	1	EA.
BLOCKING	2	YD.
REMOVE & REPLACE PAVEMENT	450	YD.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		REFERENCES		REVISIONS		DESIGN	
CONTRACTOR	DATE	CONTRACTOR	DATE	NO.	BY	MAP NO. K-II & L-II	EST. NO.	NO.	BY	DESIGNED BY	DATE
INSPECTOR'S SIGNATURE	DATE	INSPECTOR'S SIGNATURE	DATE							C.L.W. / D.E.C.	11-80
FIELD BY	DATE	FIELD BY	DATE							DRAWN BY	DATE
FIELD BY	DATE	FIELD BY	DATE							CHECKED BY	DATE

REV. I APPROVED BY: CITY ENGINEER *[Signature]* WATER RESOURCES *[Signature]*

		CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT ENGINEERING DIVISION	
SUNSET GARDENS TOWNHOUSES		UTILITY PLAN & PROFILE	
GARDEN ROAD between Trujillo Road and Sunset Gardens Road		GARDEN ROAD between Trujillo Road and Sunset Gardens Road	
APPROVALS City Engineer <i>[Signature]</i> 5/14/81 A.C.E.-Design <i>[Signature]</i> 5/14/81 A.C.E.-Hydrology <i>[Signature]</i> 5/14/81	ENGINEER <i>[Signature]</i> 5/14/81	APPROVALS Liquid Waste <i>[Signature]</i> Traffic <i>[Signature]</i> Water <i>[Signature]</i>	ENGINEER <i>[Signature]</i>
DRAWING NO. 1014		SHEET 6 OF 6	