

SUNRISE TERRACE SUBDIVISION, UNIT IV

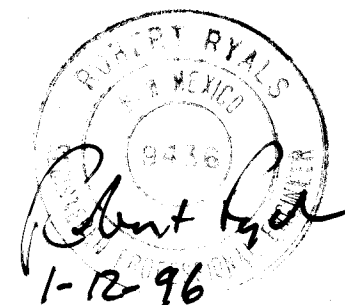
ALBUQUERQUE, NEW MEXICO

IMPROVEMENTS FOR GRADING, PAVING, AND UTILITIES

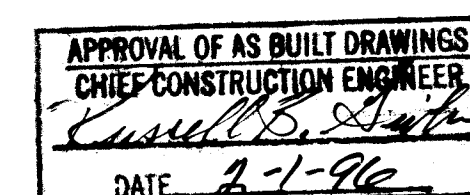
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I, ROBERT B. RYALS, A REGISTERED PROFESSIONAL ENGINEER HEREBY CERTIFY THAT I HAVE FIELD INSPECTED THE GRADING AND DRAINAGE IMPROVEMENTS CONSTRUCTED FOR THIS SITE AND, EXCEPT AS NOTED, HAVE FOUND THEM TO BE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN.



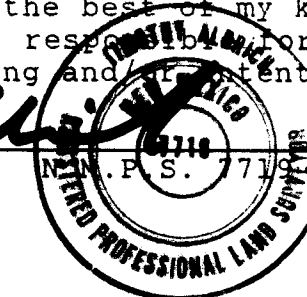
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SURVEYOR'S CERTIFICATION

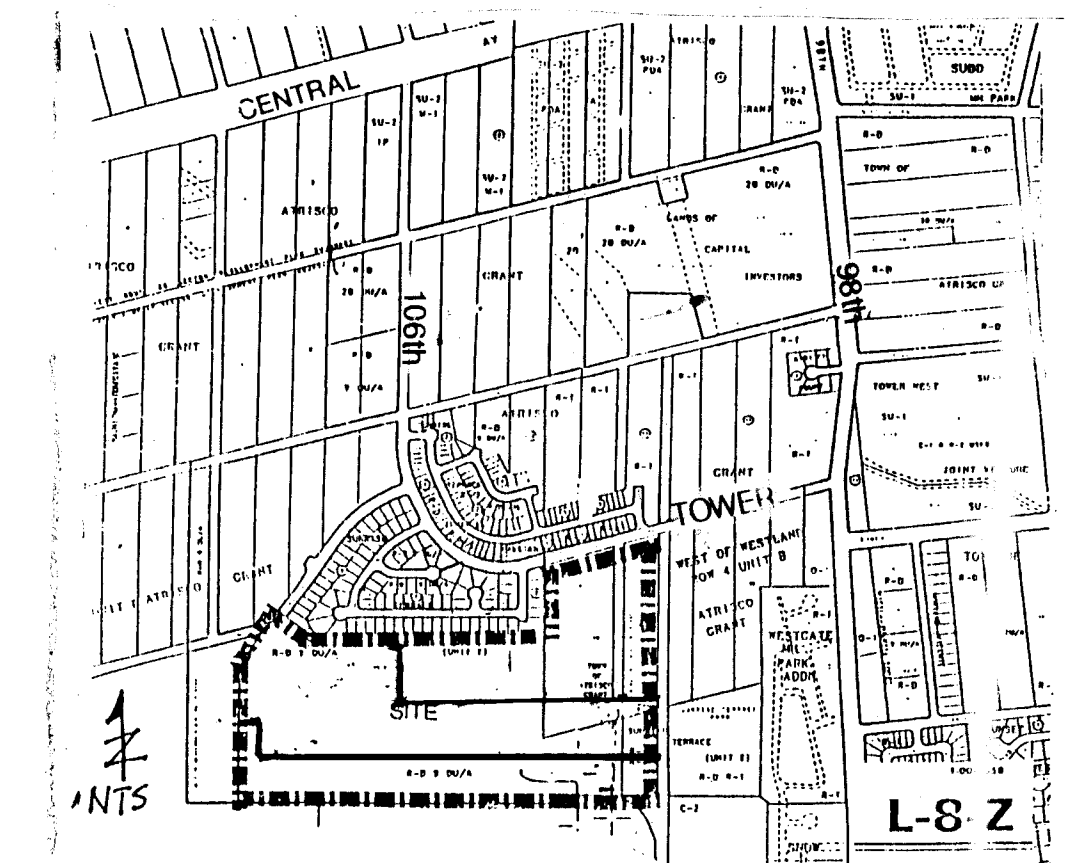
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the Laws of the State of New Mexico, do hereby certify that the "as-built" information shown on these drawings was obtained from field construction and "as-built" surveys performed by me, or under my supervision, that the "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, Inc., is not responsible for any of the design concepts, calculations, engineering and design of the record drawings.

Timothy Aldrich
Timothy Aldrich



01-10-96
Date

SCANNED BY
BY LASON



VICINITY MAP

GENERAL NOTES

- All work detailed on these plans to be performed under contract shall, except as otherwise stated or provided for hereon, be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction 1986 Edition as amended with Update No. 5.4.
- Prior to construction, the Contractor shall excavate & verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the Contractor shall notify the Engineer so that the conflict can be resolved with minimum delay.
- Two (2) working days prior to any excavation, Contractor must contact Line Locating Service @ 260 - 1990 for location of existing utilities.
- 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 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.

- TRAFFIC CONTROL: Three (3) working days prior to beginning construction the contractor shall submit to the Construction Co-ordination Division a detailed construction schedule. Two (2) working days prior to construction the contractor shall obtain a barricading permit from the Construction Co-ordination 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 by contractor to location and in kind as existing at no additional cost to the owner.
- The contractor shall promptly clean up any material excavated within the public right-of-way so that the excavated material is not susceptible to being washed down the street.
- The contractor is responsible for protecting and maintaining all existing monumentation controls. In the event of inadvertent destruction or alteration the contractor must immediately notify the City Chief Surveyor.

* REVISE TO STANDARD SPECIFICATIONS UPDATE NO. 4

10, 11, 12, 17A	12A, 17, 17A	12A, 17, 17A	12A, 17, 17A	12A, 17, 17A	12A, 17, 17A
10, 11, 12, 17A	12A, 17, 17A	12A, 17, 17A	12A, 17, 17A	12A, 17, 17A	12A, 17, 17A
10, 11, 12, 17A	12A, 17, 17A	12A, 17, 17A	12A, 17, 17A	12A, 17, 17A	12A, 17, 17A
REV. SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT
ENGINEER'S SEAL		R Y A L Engineering & Construction Services		APPROVED FOR CONSTRUCTION	
		5301 CENTRAL N.E. Albuquerque, NM 87108 (505) 256-4701 239-4726 mobile telephone		CITY ENGINEER DATE	
PROJECT NO.		4970.91		SHEET OF	
				1 25	

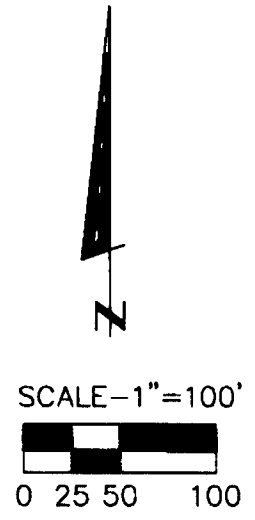
KEYED NOTES:

1. CREATED, DEDICATED OR GRANTED BY PLAT OF SUNRISE TERRACE UNIT III, RECORDED ON AUGUST 5, 1994 IN VOL. 94C, FOLIO 260.
2. R.O.W. DEDICATED AND EASEMENTS GRANTED BY SUNRISE TERRACE UNIT II, PHASE A, RECORDED ON APRIL 5, 1983, VOL. C21 FOLIO 25.
3. R.O.W. DEDICATED AND EASEMENTS GRANTED BY PLAT OF SUNRISE TERRACE UNIT II, PHASE A-1 RECORDED JANUARY 8, 1987, VOL. C32 FOLIO 130.
4. EXISTING 10' OVERHEAD UTILITY EASEMENT RECORDED 4-1-87, BK. 469A, P.879 VACATED BY THIS PLAT.
5. TEMPORARY EASEMENT AND COVENANT RECORDED 11-12-86, MISC. BOOK 417A, PAGES 578-587.

GENERAL NOTES:

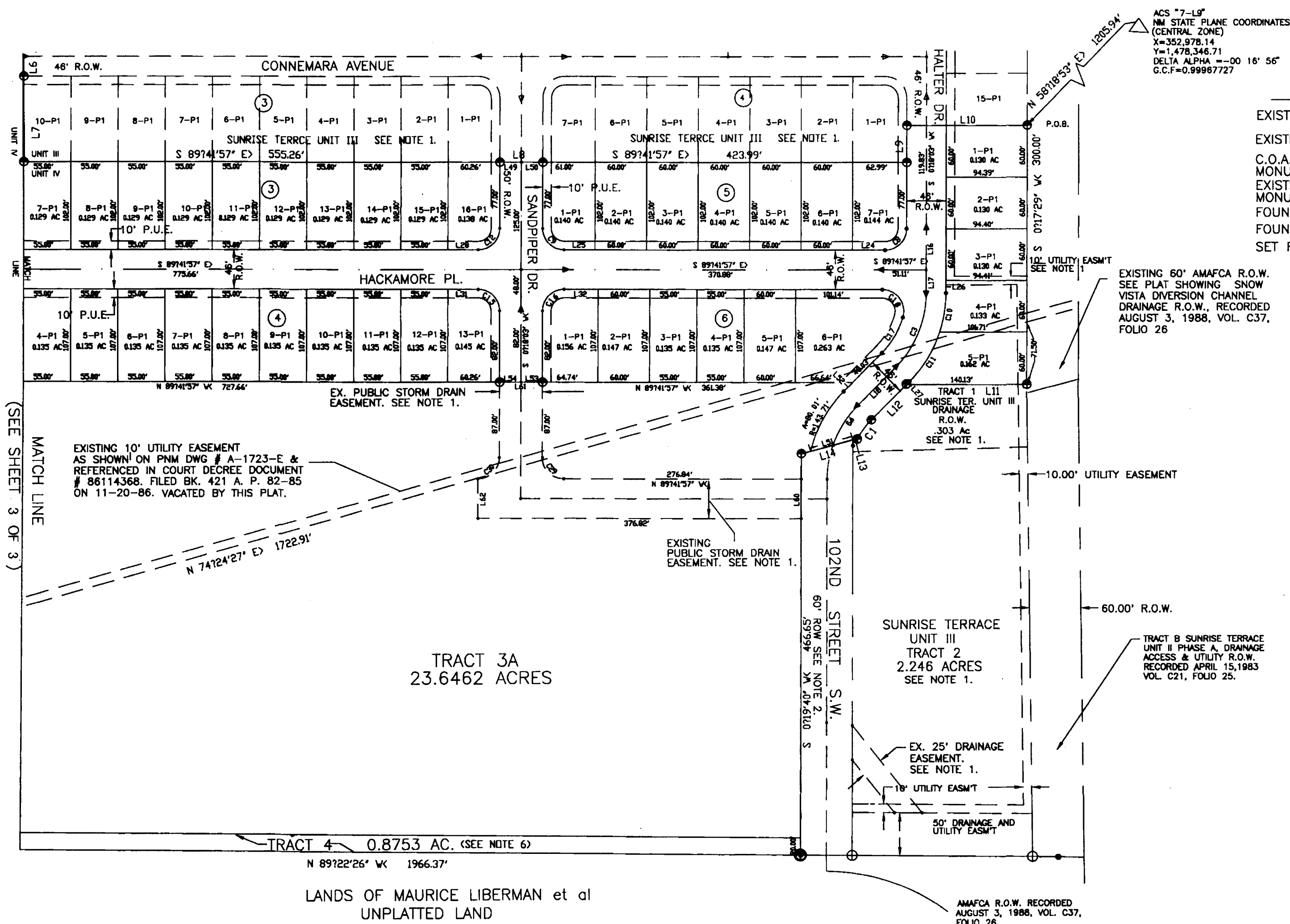
1. ALL SIDE LOTS ARE PERPENDICULAR OR RADIAL TO STREET RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
2. 10' UTILITY EASEMENTS ALONG THE FRONTAGE OF ALL LOTS ARE GRANTED BY THIS PLAT UNLESS OTHERWISE NOTED.
3. CENTERLINE (IN LIEU OF R.O.W.) MONUMENTATION TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "L.S.#7439".
4. SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLES.

PLAT FOR SUNRISE TERRACE UNIT IV



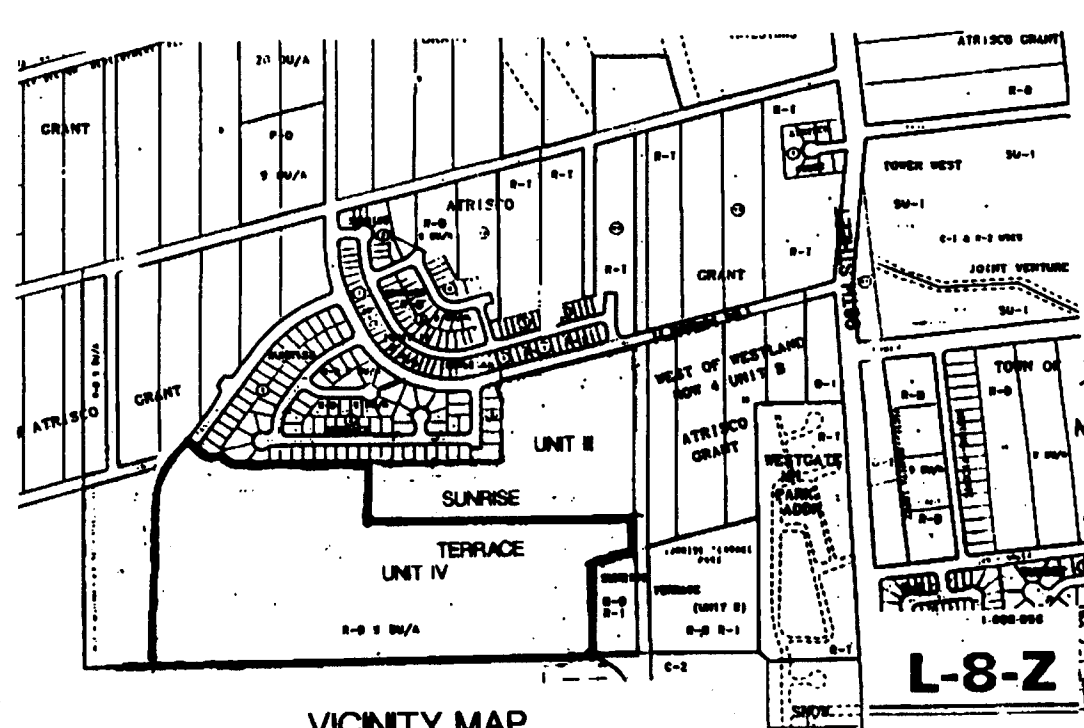
LEGEND

- EXISTING EASEMENTS
- EXISTING R.O.W.
- C.O.A. CENTERLINE MONUMENTS
- EXISTING C.O.A. C.I. MONUMENTS
- FOUND REBAR W/CAP
- FOUND AMAFCA BRASS CAP
- SET REBAR W/CAP LS 7439



RYALS engineering & construction services
4929 Idelwade S.E. Albuquerque, NM 87108
(505) 265-8267 270-0272 mobile telephone

SHEET NO. 2 OF 3



PURPOSE OF THE PLAT

1. Vacate existing easements, create lots, dedicate ROW and grant easements as shown hereon.

SUBDIVISION DATA

1. Case No.: DRB-93-419, V-94-21
2. Zone Atlas Index No.: L-8
3. Number of Lots Created: 103
4. Net Area: 44.053 acres
5. Date of Survey: June 1, 1994
6. .66 miles of street created.
7. Talos Log # 94111511060400

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances
3. Bearings and distances in parenthesis are record.
4. City of Albuquerque water and sanitary sewer service to Sunrise Terrace Unit IV must be verified and coordinated with the Public Works Department, City of Albuquerque.

OWNERS 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 dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and 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 buried distribution lines, conduits, and pipes for underground 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 (see note 8). 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.

American Southwest Homes, LTD Company
Bruce J. Shipman, Manager
Date 10/20/94

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
On this 20th day of DECEMBER, 1994, the foregoing instrument was acknowledged before me. My commission expires 10/18/97
Notary Public

PUBLIC UTILITY EASEMENTS:

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

1. The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. U.S. West for installation, maintenance and services of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestal and closures.
4. Jones Interchange for the installation, maintenance, and services of such lines, cable and other related facilities reasonably necessary to provide Cable TV Services.

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

DESCRIPTION

A certain parcel of land situated within projected section 29, T. 10 N., R. 2 E., N.M.P.M., comprising all of Tract (3) Three, of SUNRISE TERRACE, UNIT III as the same is shown and designated on the CORRECTED AND AMENDED plat filed in the office of the County Clerk Bernalillo County, New Mexico, on NOV. 17, 1994, Vol. 94C, Folio 388, and being further described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the Northeast corner of the parcel herein described, being a 1/2" rebar w/survey cap stamped LS 7439. Whence the City of Albuquerque Survey Brass Cap "7-L" having New Mexico State Plane Coordinates (Central Zone) Y=1,478,346.71 and X=352,978.14 Bears N 58°18' 53" E, 1205.94 feet, also being the southeast corner of Lot 15-P1, Block (8) Six, of said SUNRISE TERRACE UNIT III, and a point on the westerly right of way of the SNOW VISTA DIVERSION CHANNEL;

THENCE S 00°17' 29" W, 300.00 feet along the said westerly right of way of the SNOW VISTA DIVERSION CHANNEL to the northeast corner of Tract (1) One, of said SUNRISE TERRACE UNIT III;

THENCE leaving the westerly right of way of said SNOW VISTA DIVERSION CHANNEL N 89°41' 57" W, 140.13 feet along the northerly boundary of said Tract (1) One, to a point;

THENCE S 45°19' 40" W, 57.67 feet to a point of curvature;

THENCE 27.09 feet along the arc of a curve to the left, having a radius of 97.71 feet, a central angle of 15°53' 04", and a chord bearing S 77°23' 08" W, 27.00 feet to a point;

THENCE S 74°59' 37" W, 67.75 feet to a point on the westerly right of way of 102nd St. S.W.;

THENCE S 00°19' 40" W, 466.85 feet along the westerly right of way of 102nd St. S.W. to the southeast corner said Tract (3) Three;

THENCE N 89°22' 26" W, 1966.37 feet along the southerly boundary of said Tract (3) Three, to the southwest corner, a found 5/8" rebar w/cap, also being the southwest corner of said Tract (3) Three;

THENCE leaving said southerly boundary and continuing N00°17' 55"E, 732.98 feet along the westerly boundary of the parcel herein described and the westerly boundary of said Tract (3) Three, to a point of curvature, said point being a found 1/2" rebar w/cap;

THENCE 250.82 feet along the arc of a curve to the right having a radius of 410.31 feet, a central angle of 35°01' 29" and a chord bearing N 17°48' 39" E, 246.93 feet, to a found 1/2" rebar w/cap;

THENCE N 35°19' 24" E, 253.60 feet to the northwest corner of the parcel herein described, and the northwest corner of said Tract (3) Three, being a found 1/2" rebar;

THENCE continuing along the northerly boundary of the Tract herein described and said Tract (3) Three, S 54°40' 12" E, 190.99 feet to a point;

THENCE N 65°01' 11" E, 38.08 feet to a point;

THENCE S 30°55' 33" E, 56.07 feet to a point;

THENCE S 89°41' 57" E, 180.00 feet to a point;

THENCE N 85°06' 23" E, 55.23 feet to a point;

THENCE S 89°41' 57" E, 385.00 feet to the northwest corner of Lot 10-P1, Block (2) Two of said SUNRISE TERRACE UNIT III;

THENCE N 00°18' 03" E, 102.00 feet the southwest corner of said Lot 10-P1, Block (2) Two;

THENCE S 00°56' 44" W, 23.00 feet to a point on the center line of Connemara Dr.;

THENCE S 00°18' 03" W, 122.00 feet to the southwest corner of Lot 10-P1, Block (3) Three;

THENCE S 89°41' 57" E, 1028.99 feet to the southeast corner of Lot 1-P1, Block (4) Four;

THENCE N 00°18' 03" E, 42.83 feet to a point on the westerly right of way of Halter Dr.;

THENCE S 89°41' 57" E, 140.38 feet to the point and place of beginning, and containing 44.0528 acres, more or less.

APPROVED AND ACCEPTED BY

Subdivision Case No. _____

Planning Director, City of Albuquerque, N.M. _____ Date _____

City Engineering Division, City of Albuquerque, N.M. _____ Date _____

Albuquerque Metropolitan Arroyo Flood Control Authority _____ Date _____

Traffic Division, City of Albuquerque, N.M. _____ Date 11-29-94

Robert W. Kane _____ Date 11-29-94

Water Utilities Department, City of Albuquerque, N.M. _____ Date _____

Parks and Recreation Department, City of Albuquerque, N.M. _____ Date 11/29/94

City Surveyor, City of Albuquerque, N.M. _____ Date 11/5/94

Property Management, City of Albuquerque N.M. _____ Date _____

County Treasurer, Bernalillo County, N.M. _____ Date _____

Gas Company of New Mexico _____ Date _____

U.S. West Telecommunications _____ Date _____

Public Service Company of New Mexico _____ Date _____

Jones Interchange, Inc. _____ Date _____

SURVEYOR'S CERTIFICATION

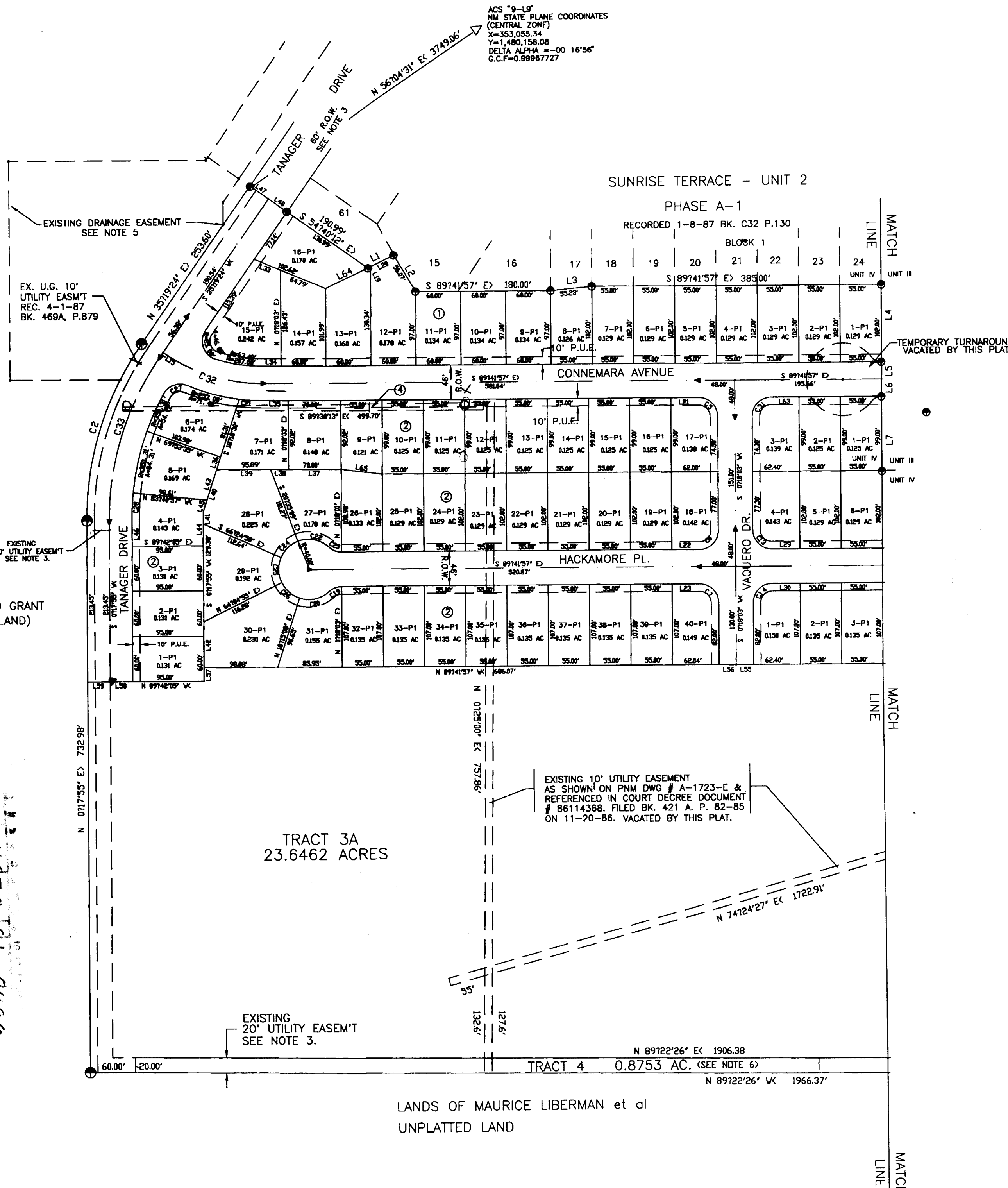
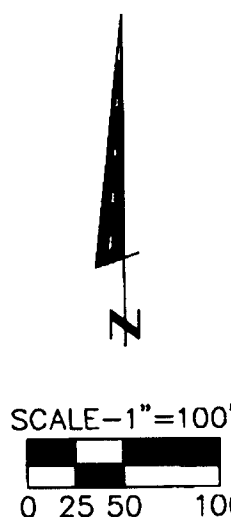
"I, Perfilo B. Lucero, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or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

Perfilo B. Lucero _____ Date 10/20/94
N.M.R.P.S. No. 7439

RYALS engineering & construction services
4929 Idelwade S.E. Albuquerque, NM 87108

SHEET NO.

PLAT FOR
SUNRISE TERRACE UNIT IV



LINE	BEARING	DISTANCE
L1	N 89°14'57\"	36.80
L2	S 30°25'23\"	56.87
L3	N 85°06'22\"	25.23
L4	S 71°09'27\"	105.00
L5	S 07°54'44\"	23.80
L6	S 01°08'09\"	99.80
L7	S 89°14'57\"	36.80
L8	N 01°08'09\"	46.83
L9	S 89°14'57\"	146.38
L10	N 89°14'57\"	146.37
L11	S 45°15'40\"	57.87
L12	S 74°09'27\"	53.4
L13	S 74°09'27\"	62.2
L14	S 30°11'24\"	6.68
L15	S 01°08'09\"	46.80
L16	S 01°08'09\"	26.98
L17	S 45°15'40\"	62.73
L18	S 89°14'57\"	3.88
L19	S 89°14'57\"	34.20
L20	S 89°14'57\"	21.24
L21	S 89°14'57\"	37.24
L22	S 89°14'57\"	27.34
L23	S 89°14'57\"	37.99
L24	S 89°14'57\"	36.80
L25	S 89°14'57\"	14.80
L26	S 89°14'57\"	3.26
L27	S 89°14'57\"	26.26
L28	S 89°14'57\"	37.48
L29	S 89°14'57\"	27.83
L30	S 89°14'57\"	24.19
L31	S 89°14'57\"	73.88
L32	S 89°14'57\"	24.19
L33	S 89°14'57\"	73.88
L34	S 89°14'57\"	24.19
L35	S 89°14'57\"	73.88
L36	S 89°14'57\"	24.19
L37	S 89°14'57\"	73.88
L38	S 89°14'57\"	24.19
L39	S 89°14'57\"	73.88
L40	S 89°14'57\"	24.19
L41	S 89°14'57\"	73.88
L42	S 89°14'57\"	24.19
L43	S 89°14'57\"	73.88
L44	S 89°14'57\"	24.19
L45	S 89°14'57\"	73.88
L46	S 89°14'57\"	24.19
L47	S 89°14'57\"	73.88
L48	S 89°14'57\"	24.19
L49	S 89°14'57\"	73.88
L50	S 89°14'57\"	24.19
L51	S 89°14'57\"	73.88
L52	S 89°14'57\"	24.19
L53	S 89°14'57\"	73.88
L54	S 89°14'57\"	24.19
L55	S 89°14'57\"	73.88
L56	S 89°14'57\"	24.19
L57	S 89°14'57\"	73.88
L58	S 89°14'57\"	24.19
L59	S 89°14'57\"	73.88
L60	S 89°14'57\"	24.19
L61	S 89°14'57\"	73.88
L62	S 89°14'57\"	24.19
L63	S 89°14'57\"	73.88
L64	S 89°14'57\"	24.19
L65	S 89°14'57\"	73.88

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	27.89	157°33'34\"	97.71	27.89	S 27°32'28\"	13.63
C2	27.89	20°10'22\"	418.31	246.93	N 17°48'07\"	179.47
C3	24.80	43°01'37\"	128.63	96.38	S 22°48'07\"	50.00
C4	54.26	25°48'11\"	126.71	53.96	S 80°25'50\"	27.63
C5	29.27	90°00'00\"	25.00	25.00	N 44°14'57\"	25.00
C6	29.27	90°00'00\"	25.00	25.00	N 45°08'09\"	25.00
C7	29.27	90°00'00\"	25.00	25.00	N 44°14'57\"	25.00
C8	29.27	90°00'00\"	25.00	25.00	N 45°08'09\"	25.00
C9	29.27	90°00'00\"	25.00	25.00	N 44°14'57\"	25.00
C10	29.27	90°00'00\"	25.00	25.00	N 45°08'09\"	25.00
C11	66.91	20°14'22\"	143.63	66.91	S 21°08'23\"	34.27
C12	29.27	90°00'00\"	25.00	25.00	N 45°08'09\"	25.00
C13	29.27	90°00'00\"	25.00	25.00	N 44°14'57\"	25.00
C14	29.27	90°00'00\"	25.00	25.00	N 45°08'09\"	25.00
C15	29.27	90°00'00\"	25.00	25.00	N 44°14'57\"	25.00
C16	29.27	90°00'00\"	25.00	25.00	N 45°08'09\"	25.00
C17	46.86	20°14'22\"	174.63	46.86	S 21°08'23\"	24.53
C18	46.86	106°14'19\"	25.00	46.86	N 36°11'22\"	33.63
C19	18.50	42°12'28\"	25.00	18.50	S 49°06'41\"	9.70
C20	43.13	60°25'34\"	40.00	43.13	S 28°04'37\"	23.26
C21	31.42	7°06'59\"	253.00	31.42	N 86°00'00\"	33.73
C22	44.18	43°11'10\"	40.00	44.18	S 72°00'00\"	24.63
C23	18.50	42°12'28\"	25.00	18.50	S 49°06'41\"	9.70
C24	36.80	43°14'49\"	40.00	36.80	S 49°06'41\"	18.42
C25	36.80	47°18'07\"	40.00	36.80	S 51°08'23\"	25.00
C26	36.80	47°18'07\"	40.00	36.80	S 51°08'23\"	25.00
C27	36.80	47°18'07\"	40.00	36.80	S 51°08'23\"	25.00
C28	36.80	47°18'07\"	40.00	36.80	S 51°08'23\"	25.00
C29	36.80	47°18'07\"	40.00	36.80	S 51°08'23\"	25.00
C30	36.80	47°18'07\"	40.00	36.80	S 51°08'23\"	25.00
C31	36.80	47°18'07\"	40.00	36.80	S 51°08'23\"	25.00
C32	36.80	47°18'07\"	40.00	36.80	S 51°08'23\"	25.00
C33	36.80	47°18'07\"	40.00	36.80	S 51°08'23\"	25.00

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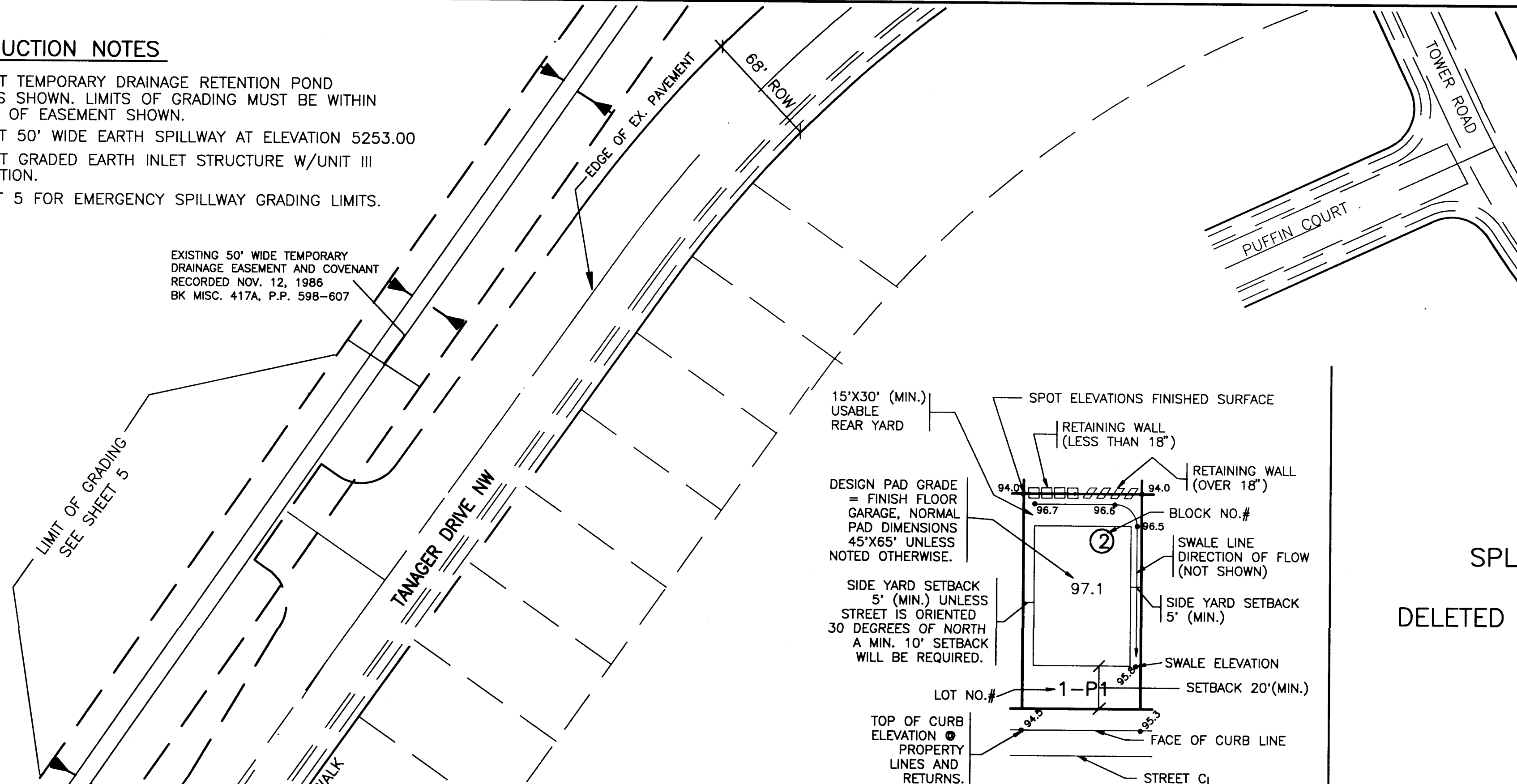


1. THE CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO COMPLY WITH EARTHWORK SPECIFICATIONS AS NOTED IN THE SOILS REPORT SUPPLIED BY THE OWNER.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE CONSTRUCTION SITE. EROSION CONTROL MEASURES ARE INTENDED TO CONTROL MINOR FLOWS AND PROHIBIT THE RELEASE OF SEDIMENT INTO ADJACENT STREETS AND PROPERTY. TEMPORARY EROSION CONTROL BERMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL ON THIS GRADING PLAN AT LOCATIONS SHOWN.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TEMPORARY BERMS THROUGHOUT THE CONSTRUCTION PHASE. THE OWNER WILL MAINTAIN BERMS AFTER COMPLETION AND ACCEPTANCE OF CONSTRUCTION.
6. TEMPORARY EROSION CONTROL BERMS LOCATED ON INDIVIDUAL LOTS SHALL REMAIN IN PLACE UNTIL THE CONSTRUCTION OF EACH RESPECTIVE BUILDING IS COMPLETED ON A LOT BY LOT BASIS.
7. THE TOLERANCES FOR ROUGH GRADING SHALL CONFORM TO THE FOLLOWING:

PAD SUBGRADE: ± 0.1'
STREET SUBGRADE: ± 0.1'
ALL OTHER AREAS: ± 0.3'
8. THERE ARE EXISTING WALLS LOCATED ADJACENT TO THIS PROJECT. ANY WALLS DAMAGED OR REMOVED BY THE CONTRACTOR DURING THE CONSTRUCTION ACTIVITIES SHALL BE REINSTALLED OR REPLACED BY THE CONTRACTOR TO AN EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
9. EARTH WORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS CONTAINED IN THE SOIL AND FOUNDATION INVESTIGATION REPORT PREPARED BY FOX CONSULTING ENGINEERS AND GEOLOGISTS DATED OCTOBER 14TH 1980.
10. FOR ALL RETAINING WALLS GREATER THAN 18", A BUILDING PERMIT MUST BE OBTAINED FROM THE CITY OF ALBUQUERQUE CODE ADMINISTRATION DIVISION.

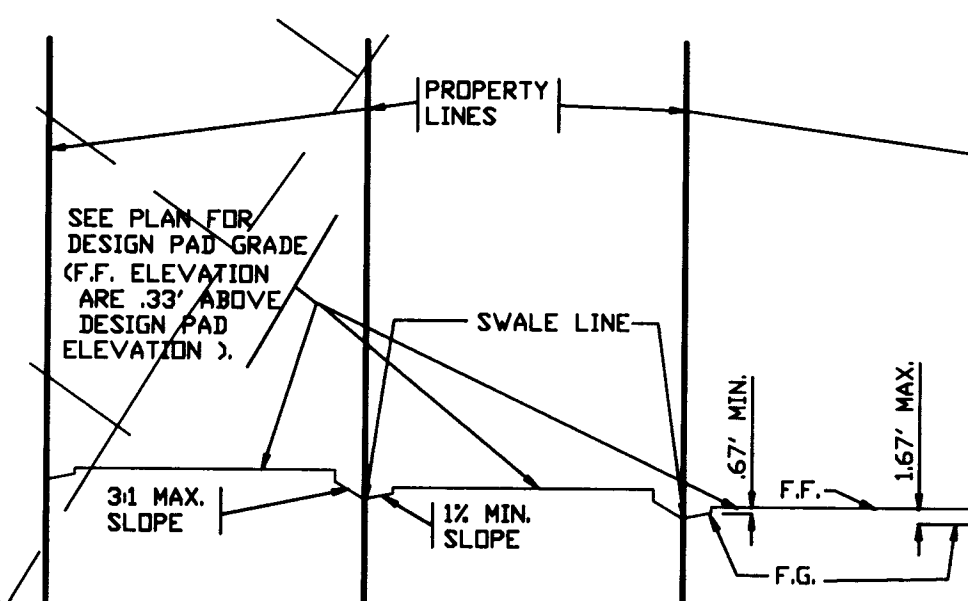
- ① CONSTRUCT TEMPORARY DRAINAGE RETENTION POND TO GRADES SHOWN. LIMITS OF GRADING MUST BE WITHIN BOUNDARY OF EASEMENT SHOWN.
- ② CONSTRUCT 50' WIDE EARTH SPILLWAY AT ELEVATION 5253.00
- ③ CONSTRUCT GRADED EARTH INLET STRUCTURE W/UNIT III CONSTRUCTION.
- ④ SEE SHEET 5 FOR EMERGENCY SPILLWAY GRADING LIMITS.

EXISTING 50' WIDE TEMPORARY
DRAINAGE EASEMENT AND COVENANT
RECORDED NOV. 12, 1986
BK MISC. 417A, P.P. 598-607



SPLIT LOT DETAIL

DELETED WITH REVISION NO. 1



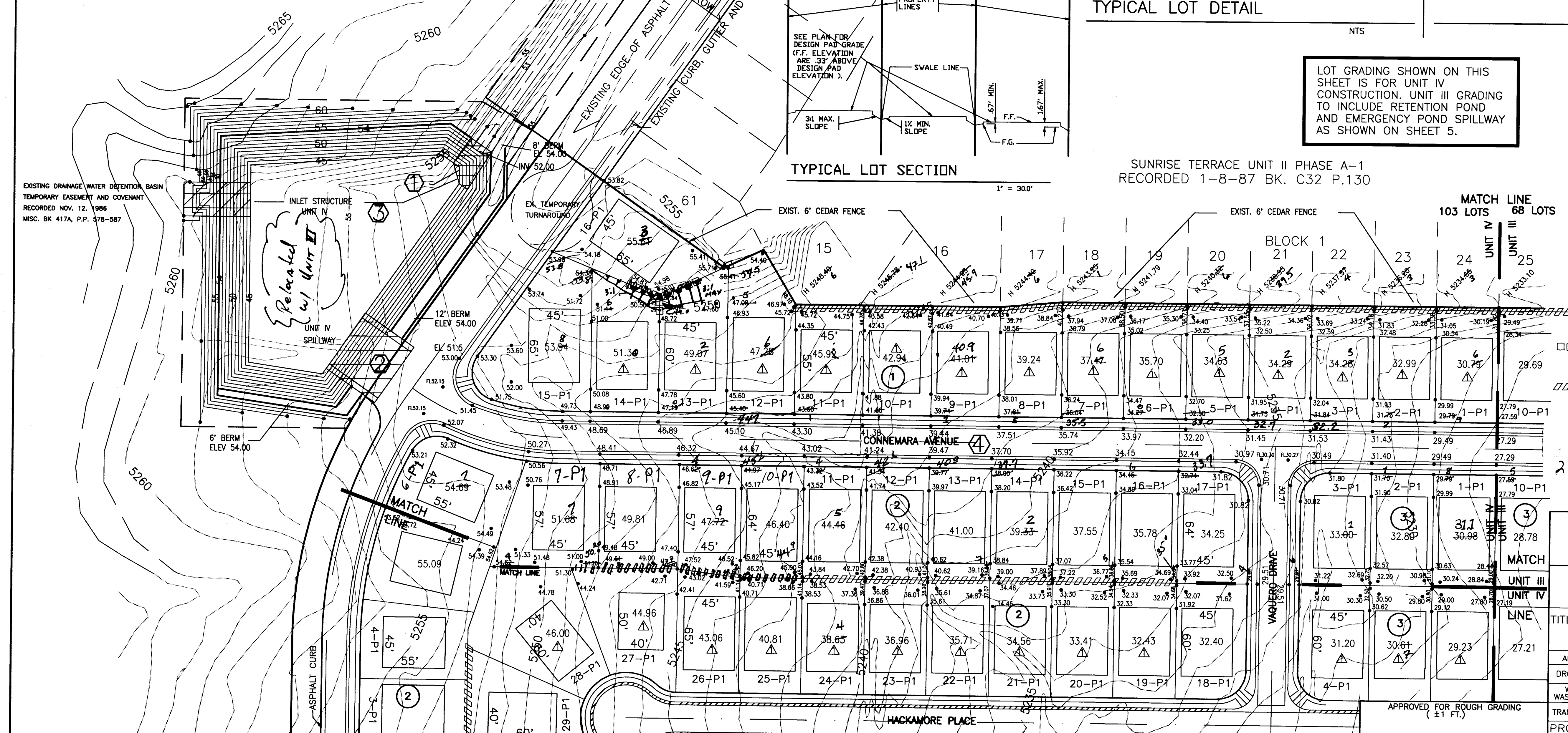
TYPICAL LOT DETAIL

NTS

LOT GRADING SHOWN ON THIS SHEET IS FOR UNIT IV CONSTRUCTION. UNIT III GRADING TO INCLUDE RETENTION POND AND EMERGENCY POND SPILLWAY AS SHOWN ON SHEET 5.

NOTES:

1. FLOW FROM REAR YARD OF SPLIT PADS MUST BE MAINTAINED TO FRONT YARD. EITHER A RETAINING WALL WITH WEEP HOLES OR A MAXIMUM SLOPE OF 3:1 SHALL BE PROVIDED AT SIDE YARD GRADE BREAK TO ACCOMPLISH THIS.
2. MAXIMUM COMBINED HEIGHT OF GARDEN WALL PLUS RETAINING WALL MUST NOT EXCEED 8 FEET UNLESS A VARIANCE IS APPROVED THROUGH THE C.O.A. ZONING HEARING EXAMINER.



TYPICAL LOT SECTION

$$1' = 30.0'$$

SUNRISE TERRACE UNIT II PHASE A-1
RECORDED 1-8-87 BK. C32 P.130

MATCH LINE
103 LOTS 68 LOTS

□□□□□ = A RETAINING WALL 18" OR LESS

////// = A RETAINING WALL 18" OR MORE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
26	49	70	91								06	96		

RYALS **engineering & construction services**
4929 Idiewilde S.E. Albuquerque, NM 87108
(505) 265-8267 269-1142 mobile teleph

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

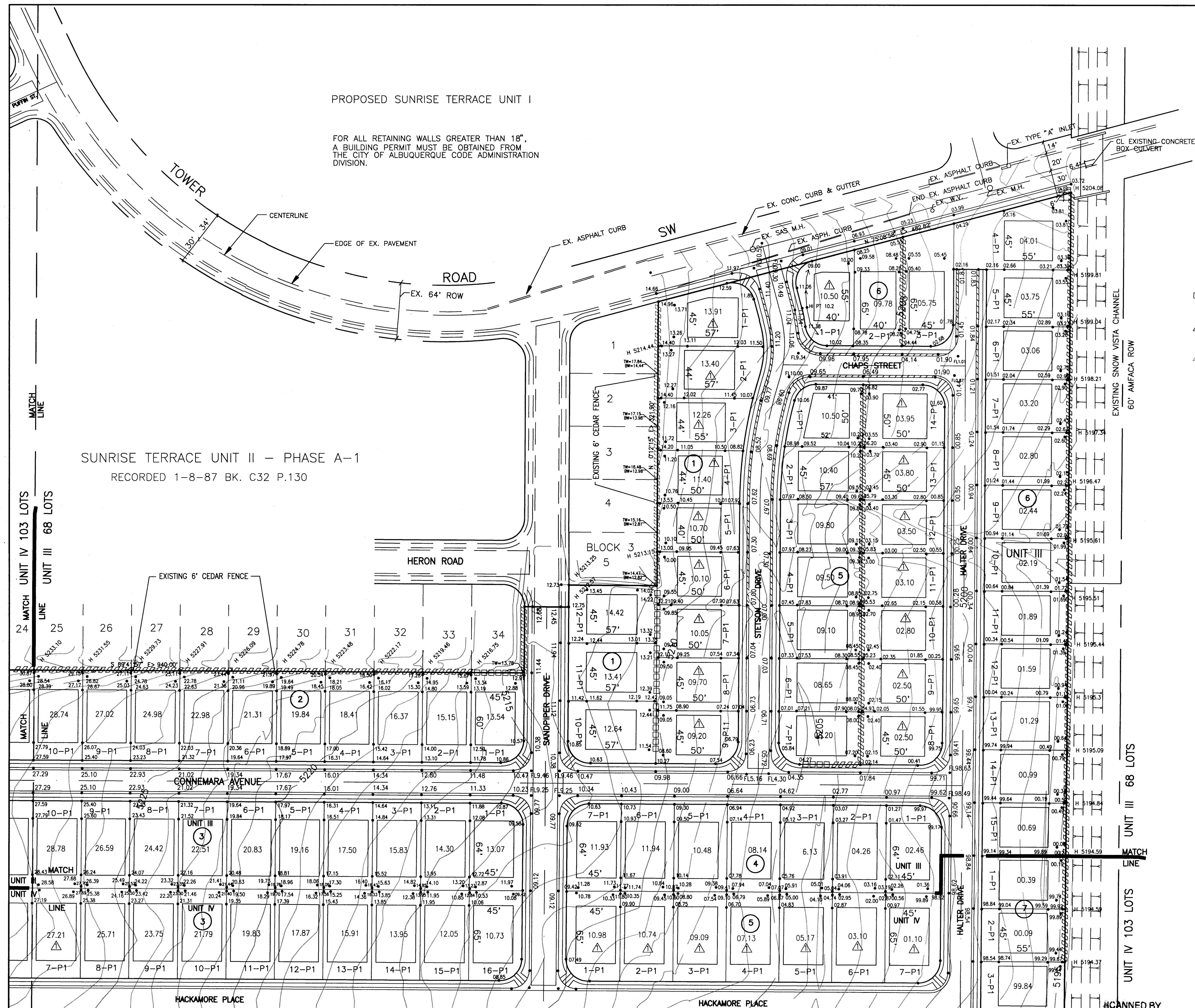
TITLE: SUNRISE TERRACE UNIT IV
MASTER GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIR	B.G. Harkley	2-13-94	HYDROLOGY	J. H.	12-13-94
WATER	MA RWR	12-21-94	INSPECTION		
WASTE WATER					
TRANSPORTATION	N/A RWR	1-20-95			
PROJECT NO.	4970.91	MAP NO.	L-8	SHEET	OF 25

APPROVED FOR ROUGH GRADING
(+1 FT)

CITY HYDROLOGY DATE 10/1/81

LOG# _____ DATE _____
~~SCANNED BY~~
 BY LASON



PROPOSED SUNRISE TERRACE UNIT I

FOR ALL RETAINING WALLS GREATER THAN 18",
A BUILDING PERMIT MUST BE OBTAINED FROM
THE CITY OF ALBUQUERQUE CODE ADMINISTRATION
DIVISION.

SUNRISE TERRACE UNIT II - PHASE A-1
RECORDED 1-8-87 BK. C32 P.130

□□□□□ = A RETAINING WALL RETAINING
18" OR LESS.

////// = A RETAINING WALL RETAINING
18" OR MORE.

= EXISTING RETAINING WALL
18" OR MORE

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

APPROVED, FOR ROUGH GRADING

CITY HYDROLOGY DAT

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(505) 265-8267 269-1142 mobile telephone

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

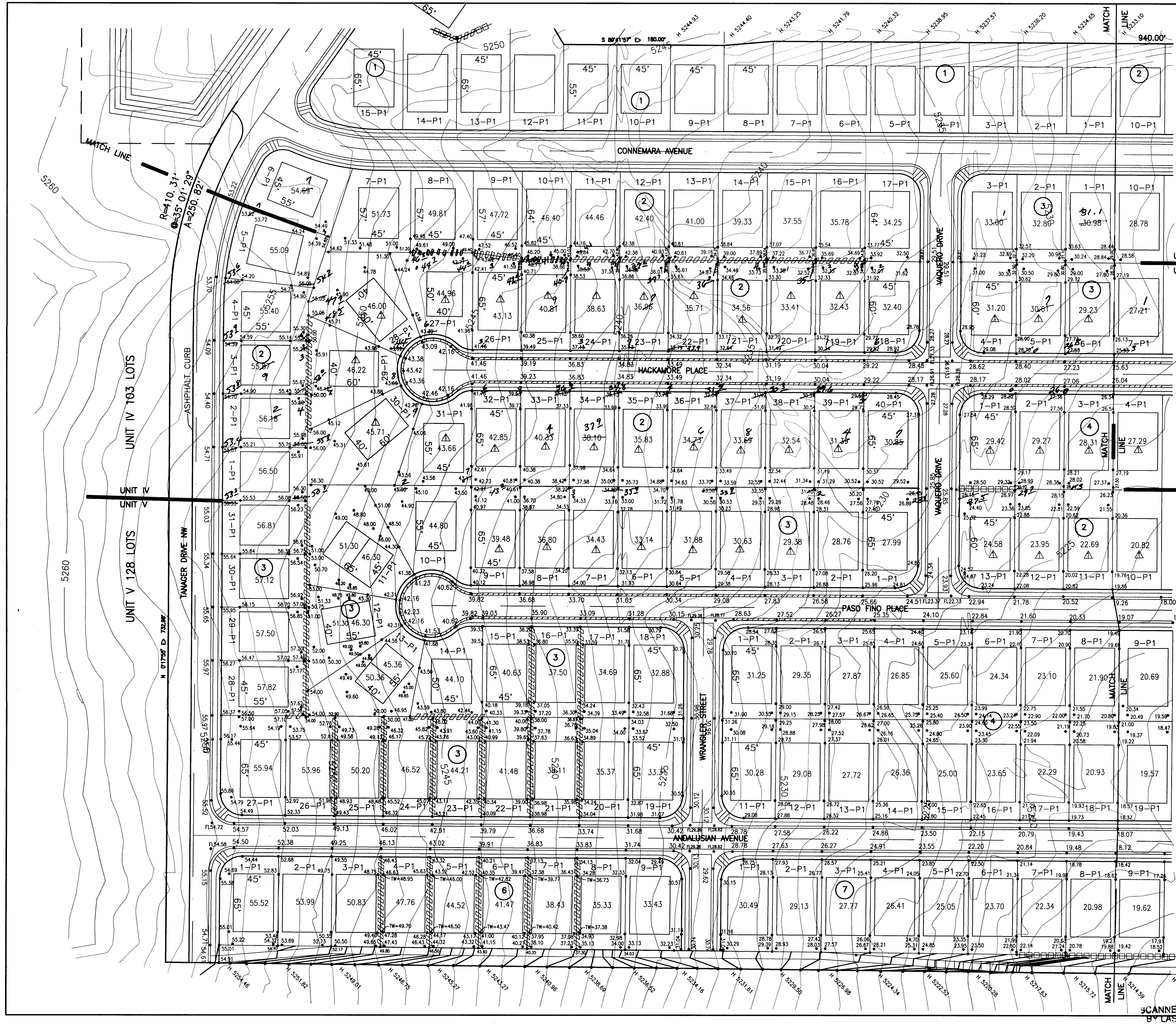
TITLE: SUNRISE TERRACE UNIT IV
 MASTER GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIR	<i>B. K. Kishore</i>	<i>2-13-95</i>	HYDROLOGY	<i>7/24</i>	<i>12-22-94</i>
WATER WASTE WATER	<i>MA RWE</i>	<i>12-21-94</i>	INSPECTION		
TRANSPORTATION	<i>N/A</i>	<i>1-20-95</i>			
PROJECT NO.	<i>44970.91</i>	MAP	NO. <i>L-8</i>	SHEET <i>7</i>	OF <i>25</i>

[illegible]

AS BUILT INFORMATION	CONTRACTOR	HYDRO-SYSTEMS, INC.
	ISSUED BY	AJS INC.
	DATE	10/15
	INSPECTOR'S	
	ACCEPTANCE BY	Paul R
	DATE	12/15
	REVISION BY	AJS INC.
	DATE	10/15
	DRAWINGS	
	RECORDED BY	AJS INC.
	DATE	9/15
MICRO-FILM INFORMATION		
	RECORDED BY	
	DATE	

SCANNED BY
BY LASON



AS BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			ENGINEER'S SEAL		
CONTRACTOR	DATE	BY	NO.	DATE	BY	NO.	DATE	BY	NO.	DATE	BY
HYDRO-SYSTEMS, INC.	10/95	ALC									
INSPECTOR'S	DATE	BY									
FIELD FORCE BY	DATE	BY									
VERIFICATION BY	DATE	BY									
CORRECTION BY	DATE	BY									
MICRO-FILM INFORMATION			REVISIONS			DESIGN			DATE: 6/8/94		
									DRAWN BY: PAUL DEAL		
									CHECKED BY:		
									DATE: 6/8/94		

APPROVED FOR ROUGH GRADING
(± 1 FT.)

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

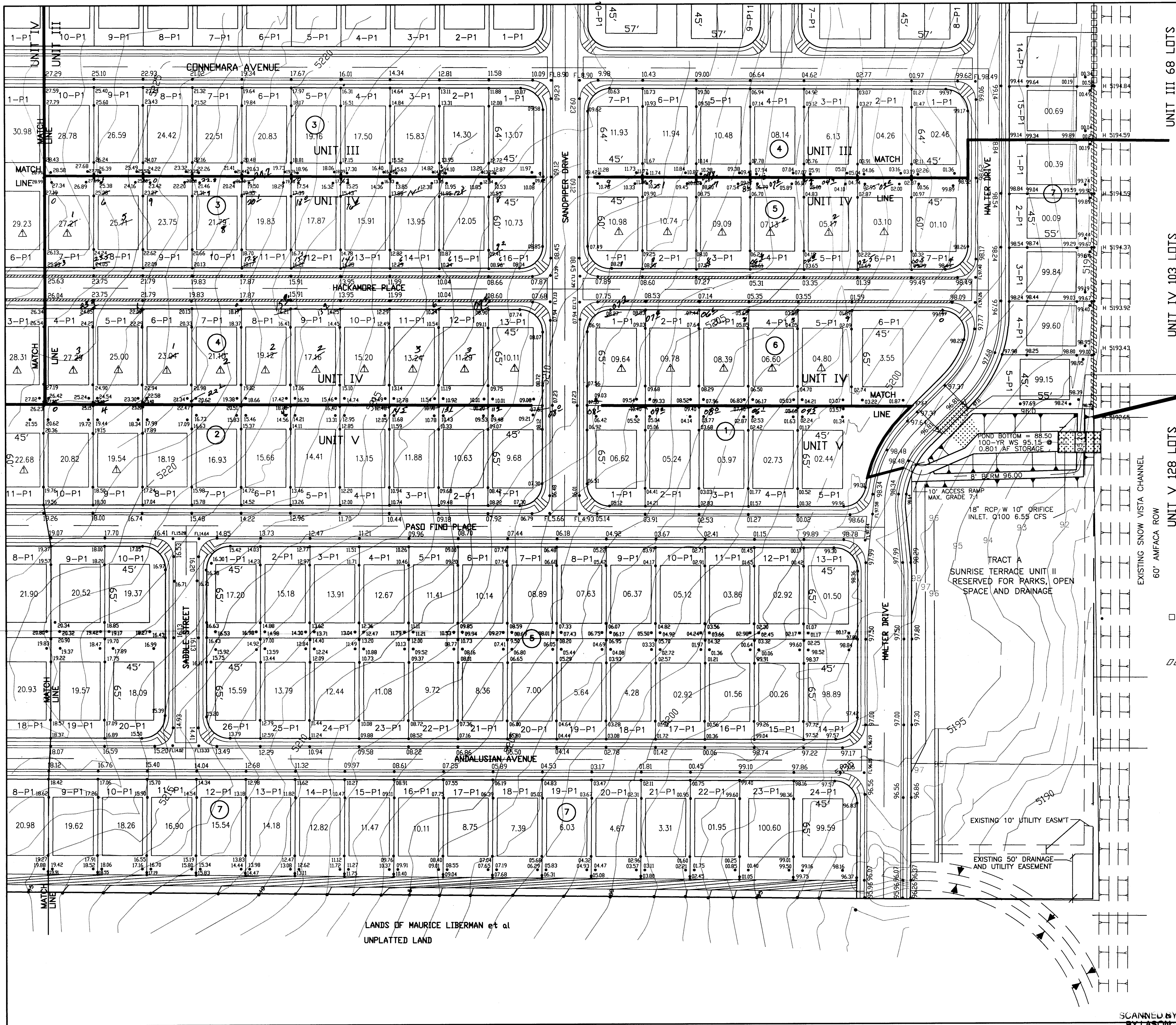
TITLE: SUNRISE TERRACE UNIT IV
MASTER GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIR	B.G. BARRY	2-13-95	HYDROLOGY	J.H.	12/22/94
WATER	W.A. RUC	12-21-94	INSPECTION		
WASTE WATER					
TRANSPORTATION	W.A. RUC	1-20-95			

PROJECT NO. 4970.91

MAP NO. L-8

SHEET 8 OF 25



UNIT III 68 LOTS

UNIT IV 103 LOTS

UNIT V 128 LOTS

PROPOSED CONCRETE
SPILLWAY 22' WIDE
CAPACITY 47.2 CFS
PROPOSED CONCRETE
SURFACE
Q100 38.4 CFS

===== A RETAINING WALL RETAINING
18" OR LESS.

===== A RETAINING WALL RETAINING
18" OR MORE.

26-4970.91 0996

APPROVED FOR ROUGH GRADING
(1 FT.)

CITY HYDROLOGY DATE

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(505) 265-8267 269-1142 mobile telephone

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

**TITLE: SUNRISE TERRACE UNIT IV
MASTER GRADING PLAN**

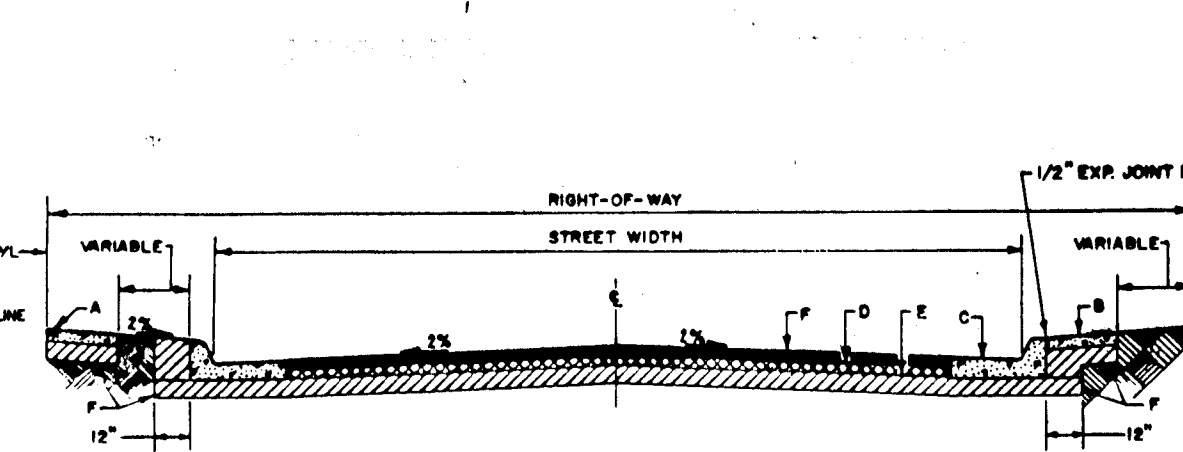
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIR	MA RWC	2-13-95	HYDROLOGY	MA RWC	12/22/99
WATER	MA RWC	12-21-04	INSPECTION	MA RWC	12/22/99
TRANSPORTATION	MA RWC	1-20-95			
PROJECT NO.	4970.91	MAP NO.	L-8	SHEET	9 OF 25

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	ALBUQUERQUE SYSTEMS, INC.	AGS "3-L9" A 40 PENNY NAIL IN POWER POLE	DATE	FIELD NOTES	NO.	BY	REMARKS
WORK BY	ALBUQUERQUE SYSTEMS, INC.	#61 LOCATED ON THE WEST SIDE OF 98TH STREET AND 450' SOUTH OF RYNO CT.	DATE	NO.	BY	REMARKS	DESIGN
ACCEPTANCE BY	ALBUQUERQUE SYSTEMS, INC.	ELEV. = 5184.872	DATE	NO.	BY	REMARKS	DESIGN
VERIFICATION BY	ALBUQUERQUE SYSTEMS, INC.		DATE	NO.	BY	REMARKS	DESIGN
DRAWINGS	ALBUQUERQUE SYSTEMS, INC.		DATE	NO.	BY	REMARKS	DESIGN
CHECKED BY	ALBUQUERQUE SYSTEMS, INC.		DATE	NO.	BY	REMARKS	DESIGN
RECORDED BY	ALBUQUERQUE SYSTEMS, INC.		DATE	NO.	BY	REMARKS	DESIGN

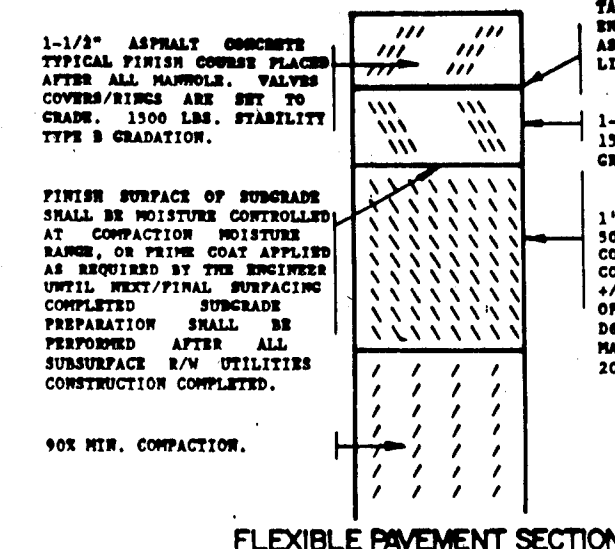
SCANNED BY
BY LASON

REVISIONS

- 1. RELOCATE 24" STORM DRAIN, FROM 10' LT. TO 24' RT., TANAGER ROAD
- 2. ADD TANAGER PAVING AND UTILITIES FOR UNIT V
- 3. DELETE TANAGER IMPROVEMENTS NOT REQUIRED DUE TO CONSTRUCTION OF UNIT VI.
- 4. END 24" STORM DRAIN @ STA 3+00.90
- 5. DELETE 4' TEMPORARY ASPHALT PAVING FROM PAVING SECTION.
- 6. DELETE ASPHALT DIVERSION SWALE
- 7. DELETE POND INLET/OUTLET IMPROVEMENTS.



TYPICAL RESIDENTIAL STREET SECTION EXCEPT @ Tanager Drive SEE C.O.A. STD DWG #2405 FOR DETAIL
N.T.S.



TACK ONLY AS DICTATED BY THE
 ENGINEER BETWEEN ALL
 ASPHALT/AGGREGATE MATERIAL
 LIFTS.

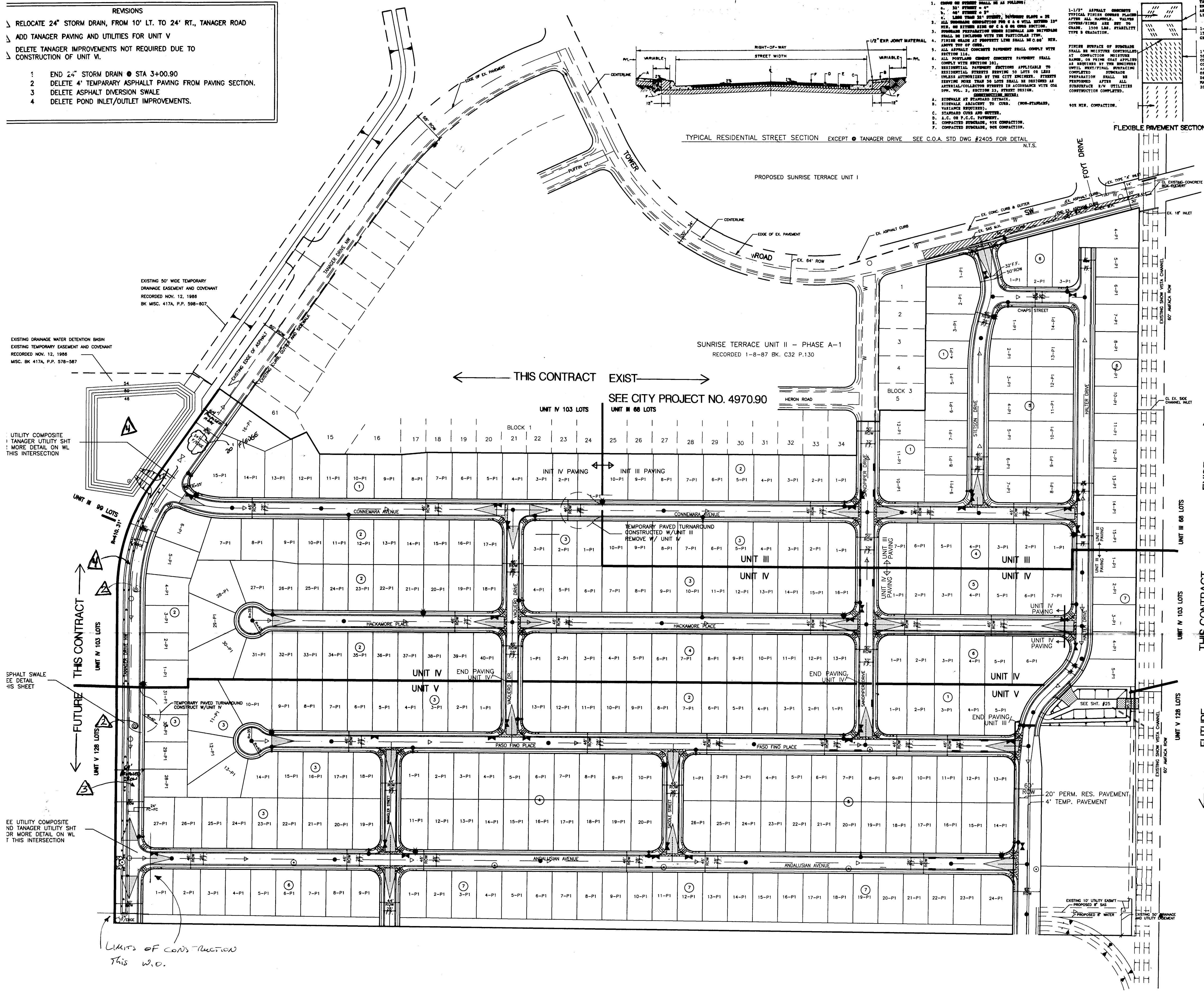
1-1/2" ASPHALT CONCRETE,
 1500 LBS. STABILITY, TYPE A
 CHANDLER.

1) SURVEYED SOIL. 8-WAYS :
 50' PLACES IN 3-4'
 CONSTRUCTION LIFTS. 432 MIN.
 COMPACTION, AT OPT. MOISTURE
 +/- 2.0%. ASTM D1557. ON
 OPT. MOISTURE, TO 442, ASTM
 D4948 FOR SOIL W/OUT OF MOIST
 MATERIAL PASSING THE NO.
 200 SIEVE.

N

SCALE - 1" = 100'

0 25 50 100

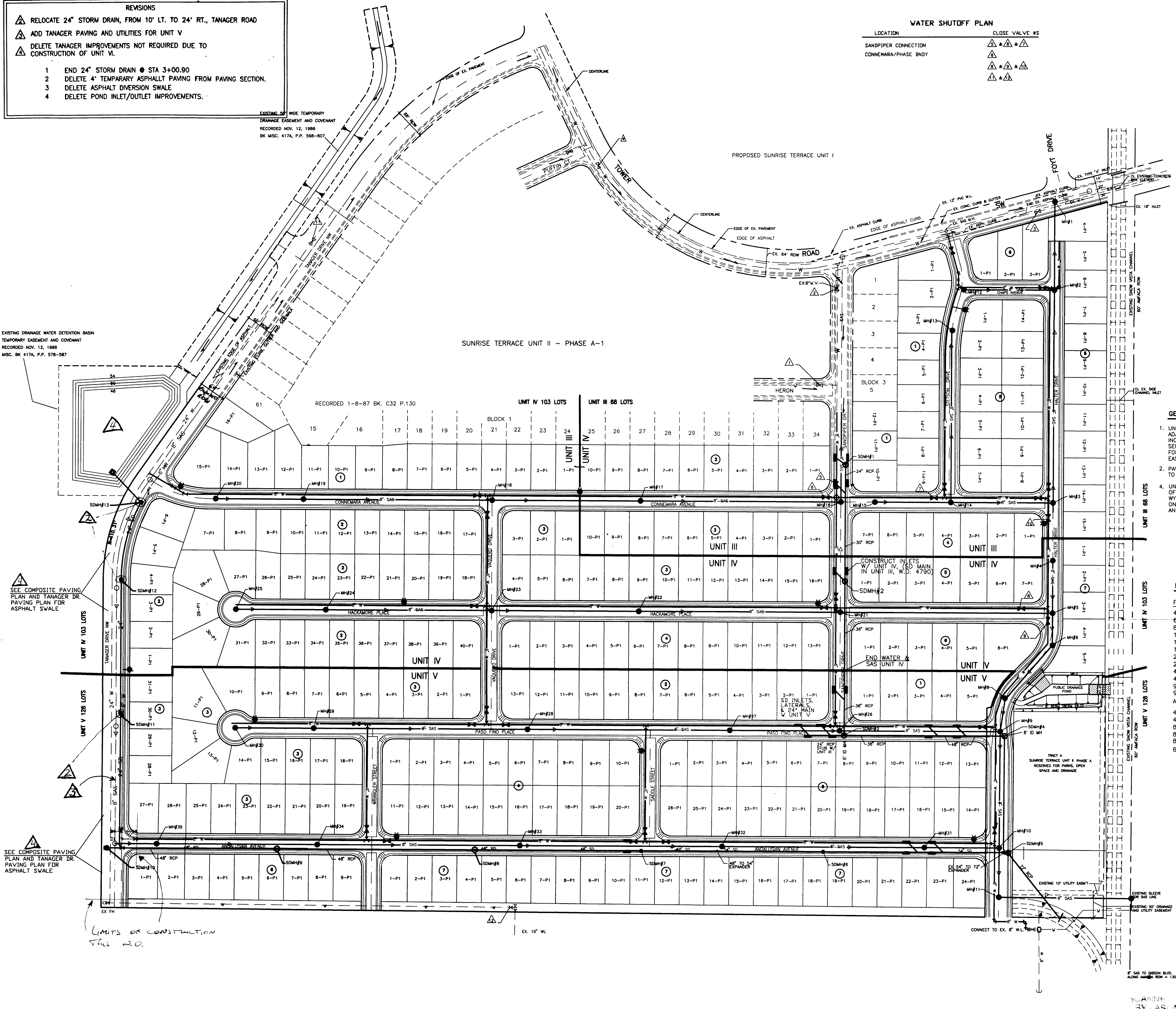
[illegible]

- REVISIONS
- △ RELOCATE 24" STORM DRAIN, FROM 10' LT. TO 24' RT., TANGER ROAD
 - △ ADD TANGER PAVING AND UTILITIES FOR UNIT V
 - △ DELETE TANGER IMPROVEMENTS NOT REQUIRED DUE TO CONSTRUCTION OF UNIT VI.
- 1 END 24" STORM DRAIN @ STA 3+00.90
 - 2 DELETE 4" TEMPORARY ASPHALT PAVING FROM PAVING SECTION.
 - 3 DELETE ASPHALT DIVERSION SWALE
 - 4 DELETE POND INLET/OUTLET IMPROVEMENTS.

EXISTING 50' WIDE TEMPORARY
DRAINAGE EASEMENT AND COVENANT
RECORDED NOV. 12, 1986
BK MSC. 417A, P.P. 598-607

EXISTING DRAINAGE WATER DETENTION BASIN
TEMPORARY EASEMENT AND COVENANT
RECORDED NOV. 12, 1986
MSC. BK 417A, P.P. 578-587

SUNRISE TERRACE UNIT II - PHASE A-1



WATER SHUTOFF PLAN

LOCATION	CLOSE VALVE NS
SANDPIPER CONNECTION	△ △ △ △
CONNEMARA/PHASE BNDY	△ △ △ △ △ △
	△ △ △ △

SCALE - 1" = 100'
0 25 50 100

DESCRIPTION	PROPOSED	EXISTING
WATER VALVE	△	△
FIRE HYDRANT	△	△
STREET LIGHT	△	△
STORM DRAIN MANHOLE	△	△
STORM DRAIN INLET	△	△
MANHOLE	△	△
CURB & GUTTER	—	—
WATER LINE	—	—
SEWER LINE	—	—

GENERAL NOTES

- UNIT III CONSTRUCTION ON HALTER INCLUDED WATER AND PAVING ADJACENT TO LOTS 1-5 OF UNIT IV AND DRAINAGE POND ON TRACT A INCLUDING CURB & GUTTER ON BOTH SIDES OF STREET AND UTILITY SERVICES TO THESE LOTS. SANITARY SEWER MAIN WAS CONSTRUCTED FOR MANHOLES 1-11 PLUS LINE CROSSING TO EXISTING MANHOLE ON EAST SIDE OF SNOW VISTA CHANNEL.
- PAVING CURB, GUTTER, WATER AND SAS FOR UNIT IV ON SANDPIPER TO END AT REAR LOT LINE OF LOT 1, BLK 6, UNIT IV.
- UNIT IV STORM DRAIN CONSTRUCTION TO INCLUDE INSTALLATION OF PIPE & MANHOLES ON TANGER AND ANDALUSIAN, CAPS ON THE WYES, PART OF THE ASPHALT SWALE ON TANGER, AND 2 INLETS ON SANDPIPER SOUTH OF II/IV PHASE BOUNDARY. CONSTRUCT LATERALS AND INLETS ON ANDALUSIAN IN UNIT V.

RESTRAINED JOINT SCHEDULE

FITTING	RESTRAINED LENGTH (ft)
4" GATE VALVE	39'
6" GATE VALVE	55'
8" GATE VALVE	72'
10" GATE VALVE	86'
11 1/4" BEND (6")	3'
11 1/4" BEND (8")	3'
22 1/2" BEND (6")	6'
45° BEND (6")	10'
45° BEND (8")	13'
90° BEND (6")	25'
90° BEND (8")	32'
ALL CAPS	CONCRETE BLOCKING
4" X 6" TEE	RESTRAIN @ FITTING ONLY (BRANCH OR MAIN)
4" X 8" TEE	34" (4" SIDE)
8" X 8" TEE	RESTRAIN @ FITTING ONLY (BRANCH OR MAIN)
8" X 6" TEE	16" (6" SIDE)
8" X 6" REDUCER	25" (8" SIDE) OR 33" (6" SIDE)
6" X 6" TEE	RESTRAIN @ FITTING ONLY (BRANCH OR MAIN)

20-4970.91 1196

FILE=UTLCL
DATE=11-10-94
REV

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(505) 256-4701 239-4726 mobile telephone

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

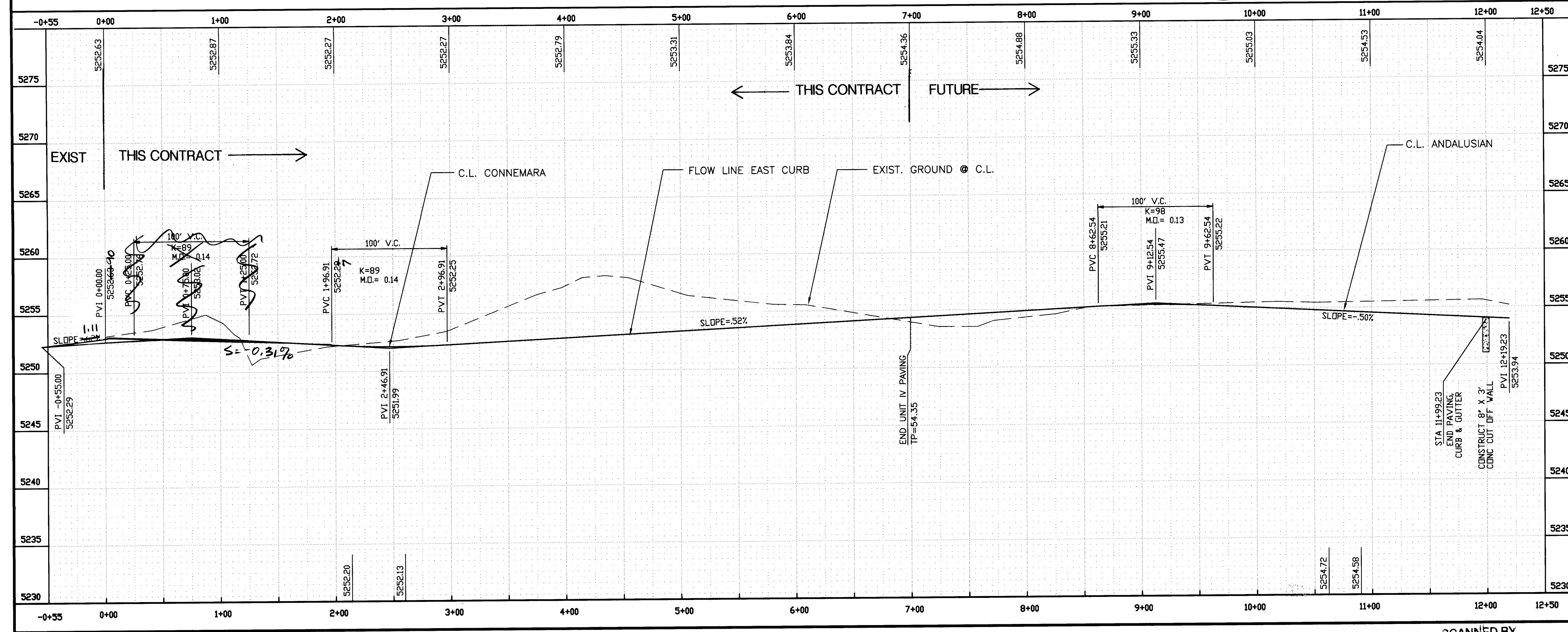
TITLE: **SUNRISE TERRACE UNIT IV
COMPOSITE UTILITY PLAN**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIR	<i>Sp. Lohdy</i>	2/13/95	HYDROLOGY	<i>J.D.</i>	12/2/94
WATER ENGINEER	<i>M.P. Rao</i>	12/16/94	INSPECTION		
TRANSPORTATION	<i>R.W. Kane</i>	12/6/94			
PROJECT NO.	4970.91	MAP NO.	L-8	SHEET	11 OF 25

AS BUILT INFORMATION	BENCH MARKS	SURVEY INFORMATION	ENGINEER'S SEAL
CONTRACTOR HYDRO-SYSTEMS, INC.	CITY OF ALBUQUERQUE SURVEY MONUMENT	FIELD NOTES	DATE
STATE BY ALS, INC.	"7-L9" LOCATED 200' SOUTH OF	NO.	DATE
INSPECTOR'S ALS, INC.	TOWER ON WEST ROW OF 98TH STREET.	BY	DATE
FIELD ALS, INC.	ELEV. = 5175.70	NO.	DATE
VERIFICATION BY ALS, INC.		NO.	DATE
CORRECTION BY ALS, INC.		NO.	DATE
MICRO-FILM INFORMATION		NO.	DATE
RECORDED BY		NO.	DATE

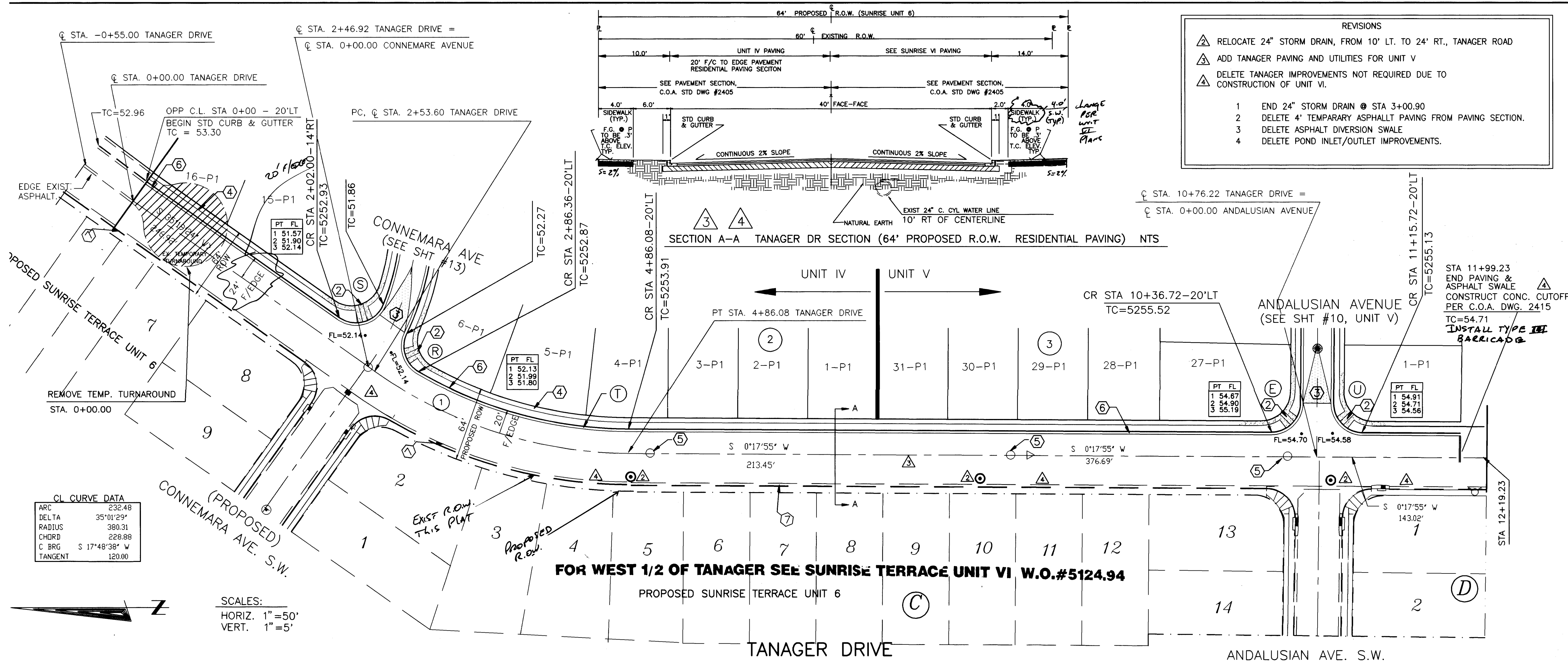
Red + Blue
12-7-94

DESIGNED BY: RRR
DRAWN BY: PAUL DEAL
CHECKED BY:



PROJECT NO. 4970.91	MAP NO. L-8	SHEET 12 OF 25
------------------------	----------------	----------------

SCANNED BY
BY LASON



CONSTRUCTION NOTES

- 1 CONC. VALLEY GUTTER PER C.O.A. DWG. 2420. (UNLESS OTHERWISE SHOWN.)
- 2 CONSTRUCT W.C. RAMPS PER C.O.A. DWGS. 2441 (TYPE II)
- 3 50' TRANSITION PER C.O.A. DWG. 2401.
- 4 4' WIDE CONC. S.W. BY OTHERS
- 5 ADJUST EXISTING MANHOLE, FRAME AND COVER TO MATCH PAVEMENT GRADE.
- 6 CONSTRUCT STANDARD CURB & GUTTER PER C.O.A. DWG #2415.
- 7 FUTURE CURB AND GUTTER SEE SUNRISE TERRACE UNIT 6 WO #

CURB CURVE DATA

NO.	RADIUS	ARC	DELTA
E	20.50	32.20	90° 00' 00"
R	25.50	21.47	103° 41' 22"
S	25.50	21.47	85° 02' 15"
T	360.31	96.84	30° 05' 19"
U	25.50	40.06	90° 00' 08"

LEGEND

- FUTURE CURB AND GUTTER
- FUTURE R.O.W.
- NEW CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- EXISTING CURB AND GUTTER
- REMOVE EXISTING TEMPORARY ASPHALT
- TRANSITION OF ASPHALT VALLEY GUTTER
- SIDEWALK AND WHEEL-CHAIR RAMP PAVING
- STORM DRAIN MANHOLE
- EXIST. SAS MANHOLE
- SAS MANHOLE

RYALS engineering & construction services
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(505) 256-4701
Albuquerque, NM 87108
239-4726 mobile telephone

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
SUNRISE TERRACE UNIT IV
PAVING PLAN AND PROFILE
TANAGER DRIVE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIR	12/28/95		HYDROLOGY	12/20/95	
WATER WASTE WATER	12/20/95		INSPECTION		
TRANSPORTATION	12/18/95				

PROJECT NO. 4970.91 MAP NO. L-8 SHEET 12A OF 25

AS BUILT INFORMATION	CONTRACTOR	DATE
WORK	12/15/95	
STARTED BY	12/15/95	
ACCEPTANCE BY	12/15/95	
FIELD DRAWINGS	12/15/95	
CORRECTED BY	12/15/95	
MICRO-FILM INFORMATION		

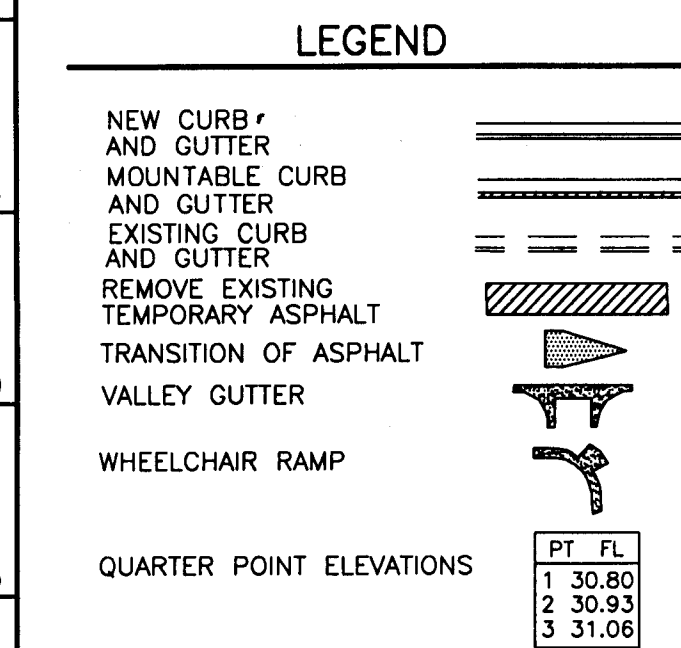
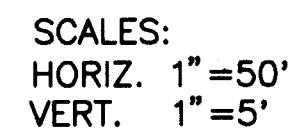
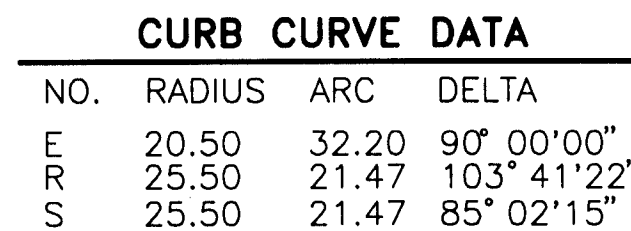
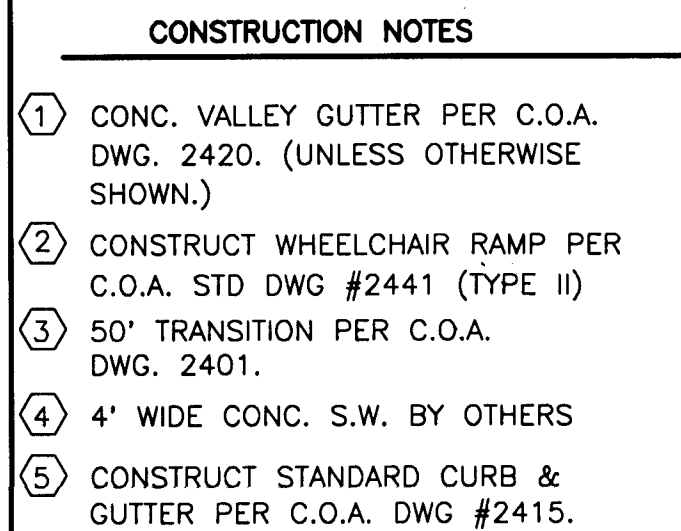
BENCH MARKS	
CITY OF ALBUQUERQUE SURVEY MONUMENT	
N 7°-L9' . LOCATED 200' SOUTH OF	
TOWER ON WEST ROW OF 98TH STREET	
ELEV. = 5175.70	

SURVEY INFORMATION	FIELD NOTES	NO.	BY
NO.	BY		

ENGINEER'S SEAL
26-4970.9112A96
12/15/95

DESIGNED BY: RBR	DATE: 11-94
DRAWN BY: PD, HFB	DATE: 11-94
CHECKED BY:	DATE:
APPROVED BY:	DATE:

DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE
BY	11-94	PD, HFB	11-94		



FILE=WCONNP DATE=11/10/94
REVISED

RYALS **engineering &
construction services**
5301 CENTRAL N.E. Albuquerque, NM 87108
(505) 256-4701 239-4726 mobile telep

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:	SUNRISE TERRACE UNIT IV PAVING PLAN AND PROFILE CONNEMARA AVENUE STA. 0+00.00 - STA. 11+50.00
--------	--

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIR	<i>[Signature]</i>	2-3-95	HYDROLOGY	<i>[Signature]</i>	12/22/94
WATER WASTE WATER	NIA RWL	12-16-94	INSPECTION		
TRANSPORTATION	<i>[Signature]</i>	12-16-94			

PROJECT NO. 4970.91	MAP NO. 1-8	SHEET 13 OF 25
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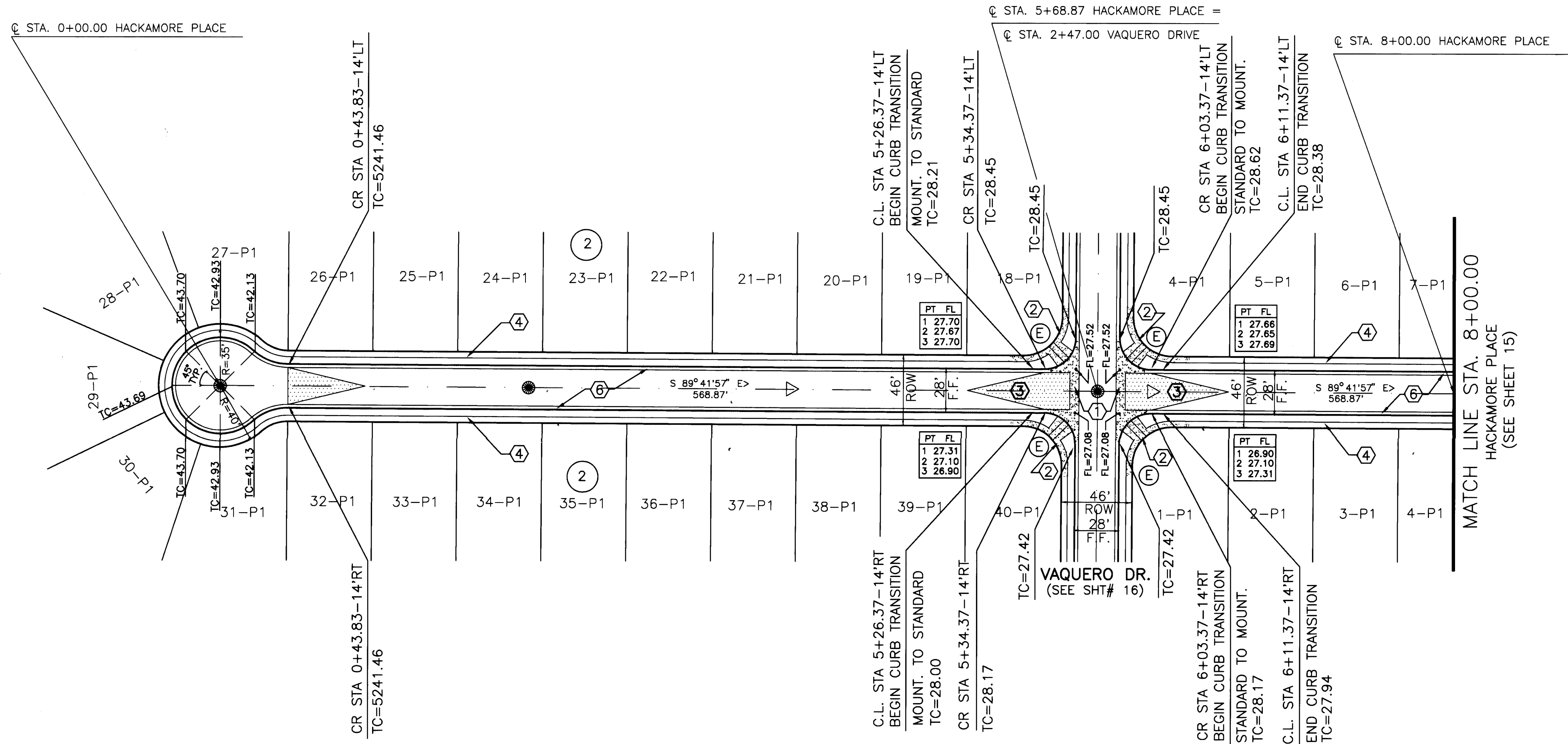
AS BUILT INFORMATION				DATE
CONTRACTOR	HARD-STEELS INC.			
WORK BY	ALSO INC.			10/95
BY	PERMANENCE BR			10/95
FIELD	ALSO INC.			10/95
RECORDED BY	ALSO INC.			10/95
CORRECTED BY	ALSO INC.			10/95
MICRO-FILM INFORMATION				DATE
RECORDED BY				
NO				

SURVEY INFORMATION		BENCH MARKS	
NO.	FIELD NOTES	DATE	CITY OF ALBUQUERQUE SURVEY MONUMENT
	BY		"7-L9" . LOCATED 200' SOUTH OF TOWER ON WEST ROW OF 98TH STREET. ELEV. = 5175.70

ENGINEER'S SEAL

REMARKS	BY
REVISIONS	

DESIGNED BY: RBR	DATE: 11-94
DRAWN BY: PBD	DATE: 11-94
CHECKED BY:	DATE:



HACKAMORE PLACE

SCALES:
HORIZ. 1"=50'
VERT. 1"=5'

CONSTRUCTION NOTES

- 1 CONC. VALLEY GUTTER PER C.O.A. DWG. 2420. (UNLESS OTHERWISE SHOWN.)
- 2 CONSTRUCT WHEELCHAIR RAMP PER C.O.A. STD DWG #2441 (TYPE II).
- 3 50' TRANSITION PER C.O.A. DWG. 2401.
- 4 4' WIDE CONC. S.W. BY OTHERS
- 5 CONSTRUCT STANDARD CURB & GUTTER PER C.O.A. DWG #2415.
- 6 CONSTRUCT MOUNTABLE ROLL CURB & GUTTER PER C.O.A. DWG #2415.

CURB CURVE DATA

NO.	RADIUS	ARC	DELTA
E	20.50	32.20	90° 00'00"
A	35.00	21.47	35° 08'58"

LEGEND

- NEW CURB AND GUTTER
MOUNTABLE CURB AND GUTTER
EXISTING CURB AND GUTTER
REMOVE EXISTING TEMPORARY ASPHALT
TRANSITION OF ASPHALT VALLEY GUTTER
SIDEWALK AND WHEEL-CHAIR RAMP PAVING
QUARTER POINT ELEVATIONS

FILE WHACKP 11-10-94

RYALS engineering & construction services

5301 CENTRAL N.E. Albuquerque, NM 87108
(505) 256-4701 239-4726 mobile telephone

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNRISE TERRACE UNIT IV
PAVING PLAN AND PROFILE
HACKAMORE PLACE
(STA. 0+00.00 - STA. 8+00.00)

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIR	R. J. Kelly	2-13-95	HYDROLOGY	J. H. Kelly	12/27/94
WATER WASTE WATER	R. J. Kelly	12-16-94	INSPECTION	J. H. Kelly	12/27/94
TRANSPORTATION	R. J. Kelly	12-16-94			

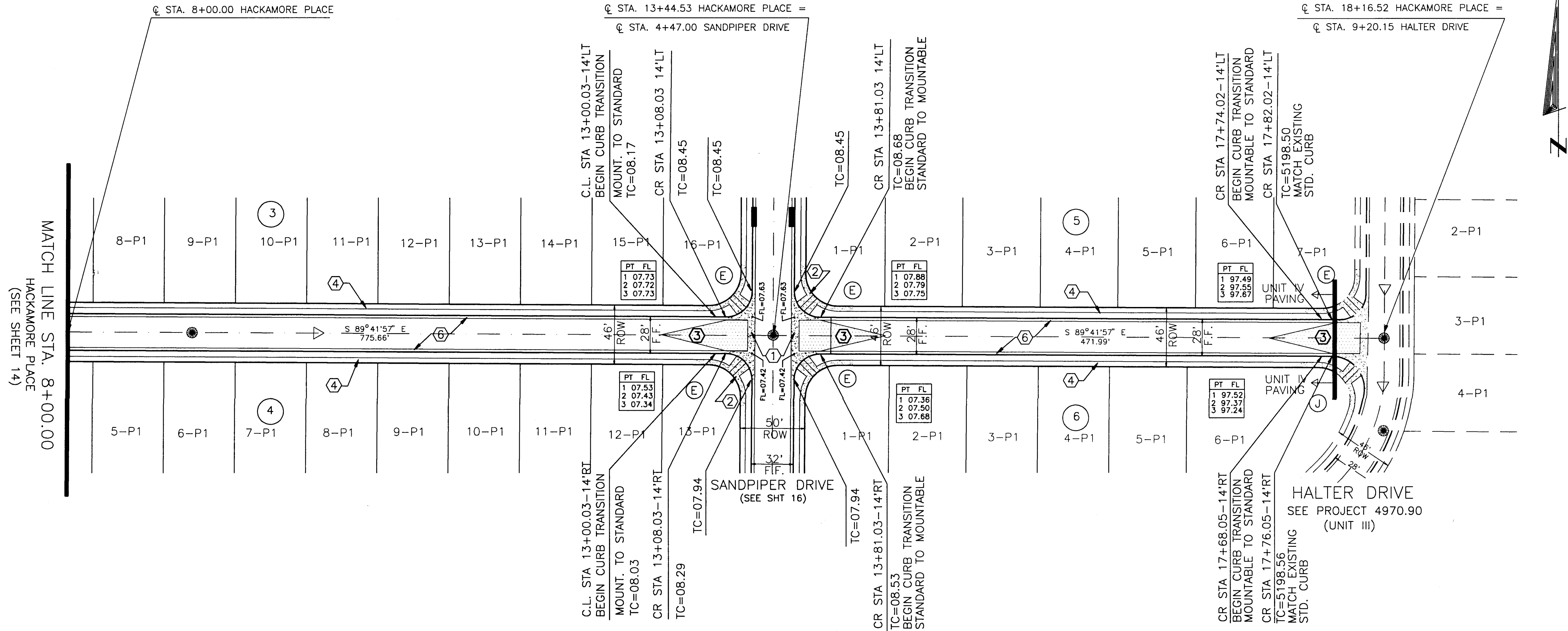
PROJECT NO. 4970.91

MAP NO. L-8

SHEET 14 OF 25

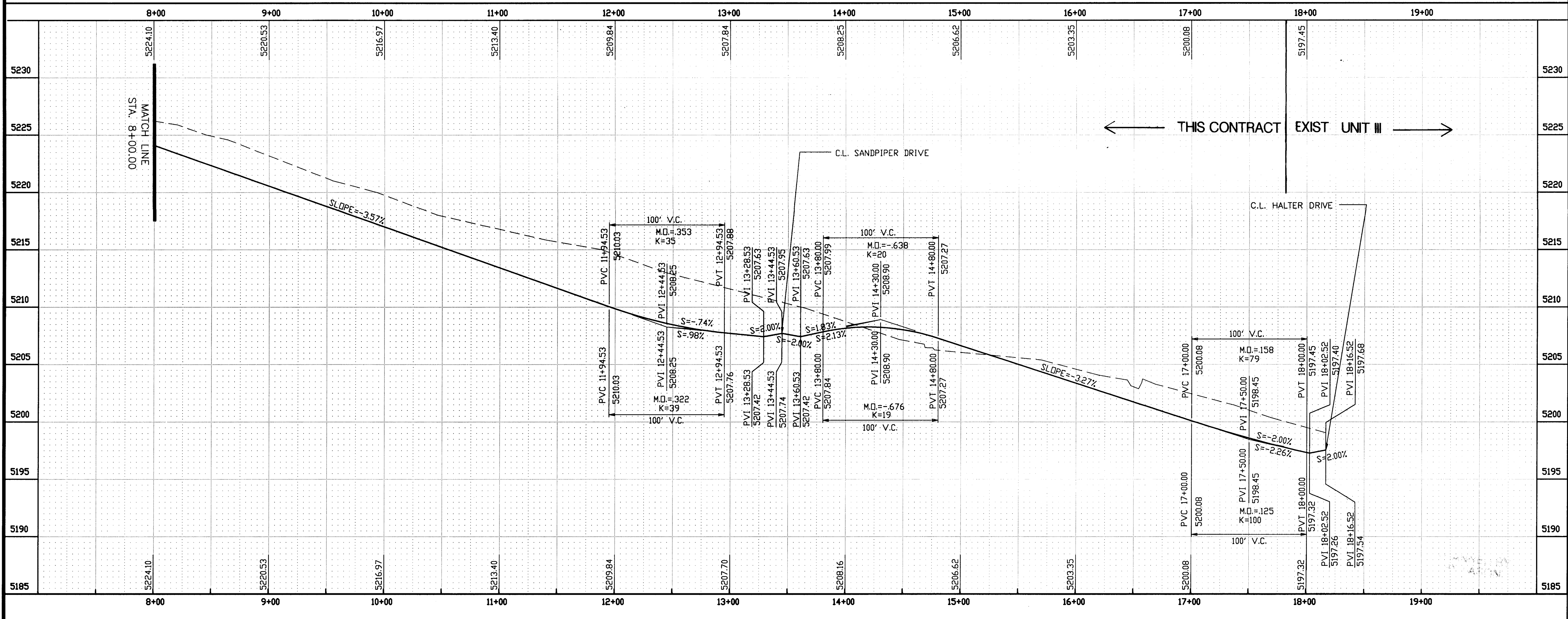
AS BUILT INFORMATION	BENCH MARKS	SURVEY INFORMATION	ENGINEER'S SEAL
CONTRACTOR: HYPO-SYSTEMS, INC. 10/95 INSPECTED BY: A.S. INC. 10/95 VERIFICATION BY: A.S. INC. 10/95 COMPLETED BY: A.S. INC. 10/95 MICRO-FILM INFORMATION	CITY OF ALBUQUERQUE SURVEY MONUMENT "7"-L9" LOCATED 200' SOUTH OF TOWER ON WEST ROW OF 98TH STREET ELEV. = 5175.70	FIELD NOTES NO. BY DATE	ENGINEER'S SEAL DATE: 11-94 DATE: 11-94 CHECKED BY:

SCANNED BY 5205
BY LASON



HACKAMORE PLACE

SCALES:
HORIZ. 1"=50'
VERT. 1"=5'



CONSTRUCTION NOTES

- CONC. VALLEY GUTTER PER C.O.A. DWG. 2420. (UNLESS OTHERWISE SHOWN.)
- CONSTRUCT WHEELCHAIR RAMP PER C.O.A. STD DWG #2441 (TYPE II).
- 50' TRANSITION PER C.O.A. DWG. 2401.
- 4' WIDE CONC. S.W. BY OTHERS
- CONSTRUCT STANDARD CURB & GUTTER PER C.O.A. DWG #2415.
- CONSTRUCT MOUNTABLE ROLL CURB & GUTTER PER C.O.A. DWG #2415.

CURB CURVE DATA

NO.	RADIUS	ARC	DELTA
E	20.50	32.20	90° 00' 00"
J	25.50	44.00	98° 52' 23"

LEGEND

- NEW CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- EXISTING CURB AND GUTTER
- REMOVE EXISTING TEMPORARY ASPHALT
- TRANSITION OF ASPHALT VALLEY GUTTER
- SIDEWALK AND WHEEL-CHAIR RAMP PAVING
- EXISTING ITEMS SHOWN DASHED

FILE=EHACKP DATE=11-10-94
REVISED

RYALS engineering & construction services
5301 CENTRAL N.E. Albuquerque, NM 87108
(505) 256-4701 239-4726 mobile telephone

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNRISE TERRACE UNIT IV
PAVING PLAN AND PROFILE
HACKAMORE PLACE
(STA. 8+00.00 - STA. 18+16.52)

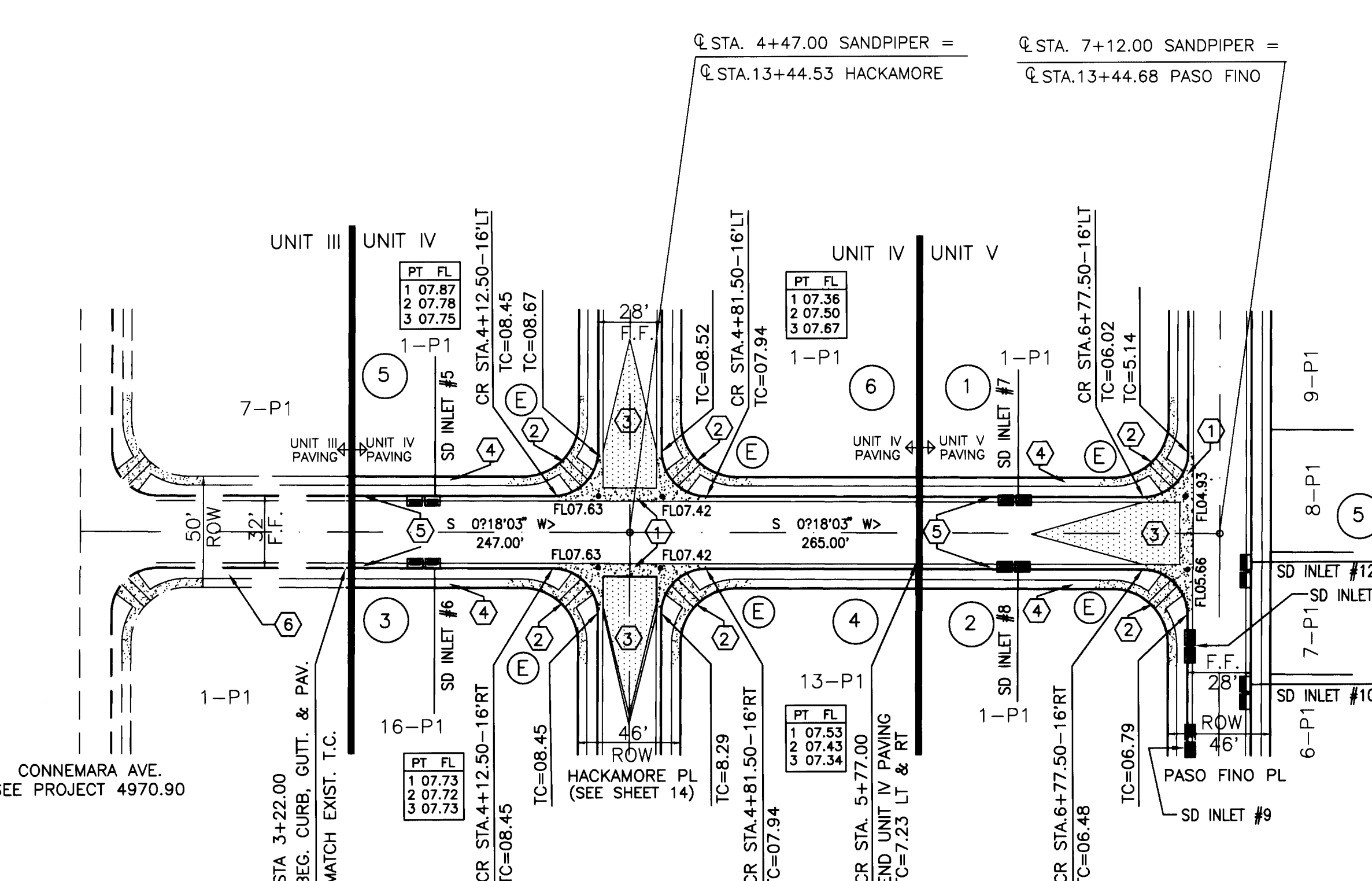
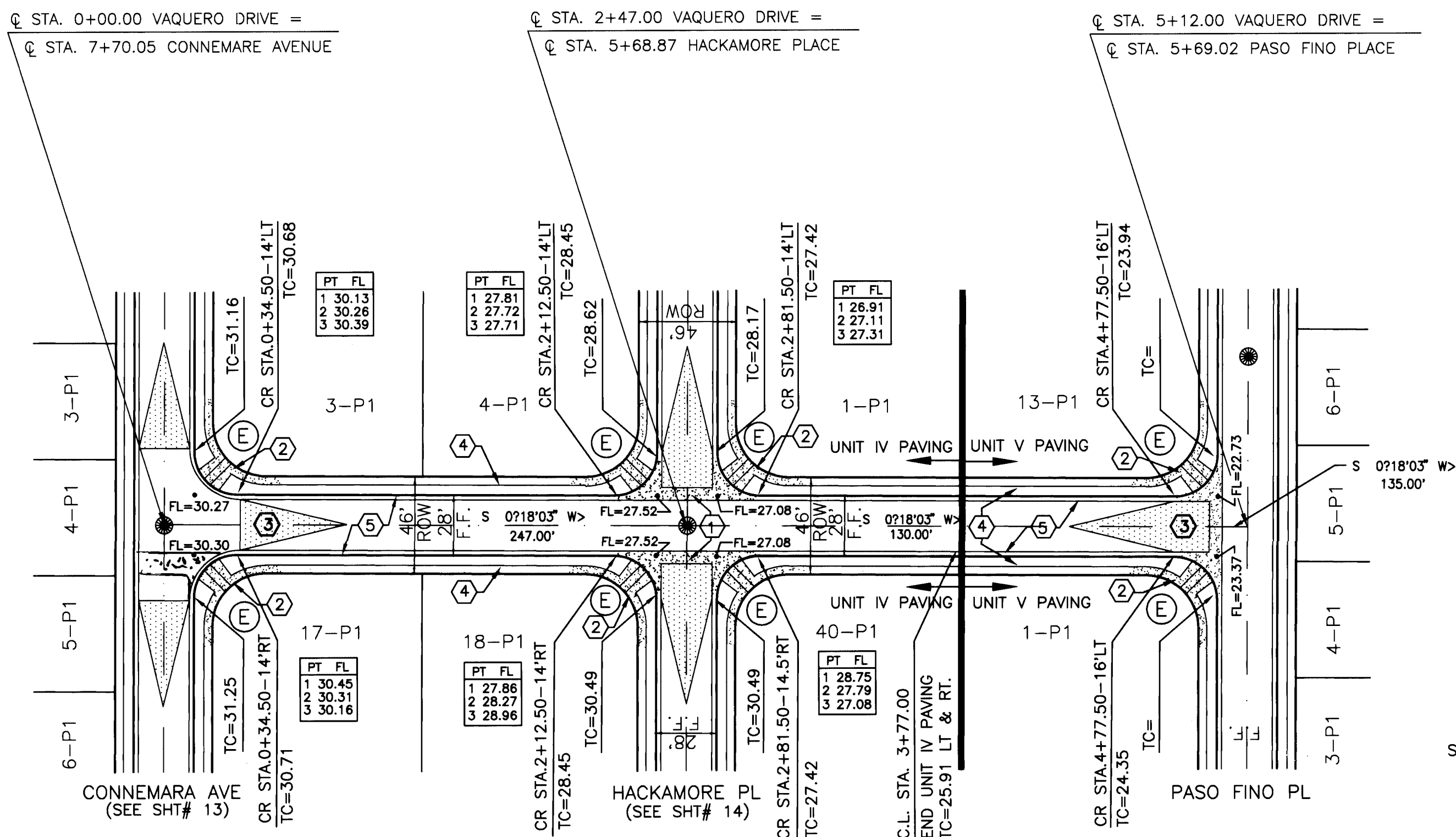
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIR	2/3/95	HYDROLOGY	2/3/95	12/22/94	
WATER	12-16-94	INSPECTION	12-16-94		
TRANSPORTATION	12-16-94				

PROJECT NO. 4970.91 MAP NO. L-8 SHEET 15 OF 25

AS BUILT INFORMATION
CONTRACTOR: HYDRO-SYSTEMS, INC.
INSPECTOR: ALAN INC.
FIELD PAVEMENT BY: BGS INC.
VERIFICATION BY: ALAN INC.
CORRECTED BY: ALAN INC.
MICRO-FILM INFORMATION
RECORDED BY: NO.

SURVEY INFORMATION
CITY OF ALBUQUERQUE SURVEY MONUMENT
DATE: 7-19-94
LOCATED 200' SOUTH OF TOWER ON WEST ROW OF 98TH STREET
ELEV. = 5175.70

ENGINEER'S SEAL
26-4970.91-11596
LEGEND
NEW CURB AND GUTTER
MOUNTABLE CURB AND GUTTER
EXISTING CURB AND GUTTER
REMOVE EXISTING TEMPORARY ASPHALT
TRANSITION OF ASPHALT VALLEY GUTTER
SIDEWALK AND WHEEL-CHAIR RAMP PAVING
EXISTING ITEMS SHOWN DASHED
FILE=EHACKP DATE=11-10-94
REVISED
RYALS engineering & construction services
5301 CENTRAL N.E. Albuquerque, NM 87108
(505) 256-4701 239-4726 mobile telephone
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
TITLE: SUNRISE TERRACE UNIT IV
PAVING PLAN AND PROFILE
HACKAMORE PLACE
(STA. 8+00.00 - STA. 18+16.52)
APPROVALS ENGINEER DATE APPROVALS ENGINEER DATE
DRC CHAIR 2/3/95 HYDROLOGY 2/3/95 12/22/94
WATER 12-16-94 INSPECTION 12-16-94
TRANSPORTATION 12-16-94
PROJECT NO. 4970.91 MAP NO. L-8 SHEET 15 OF 25

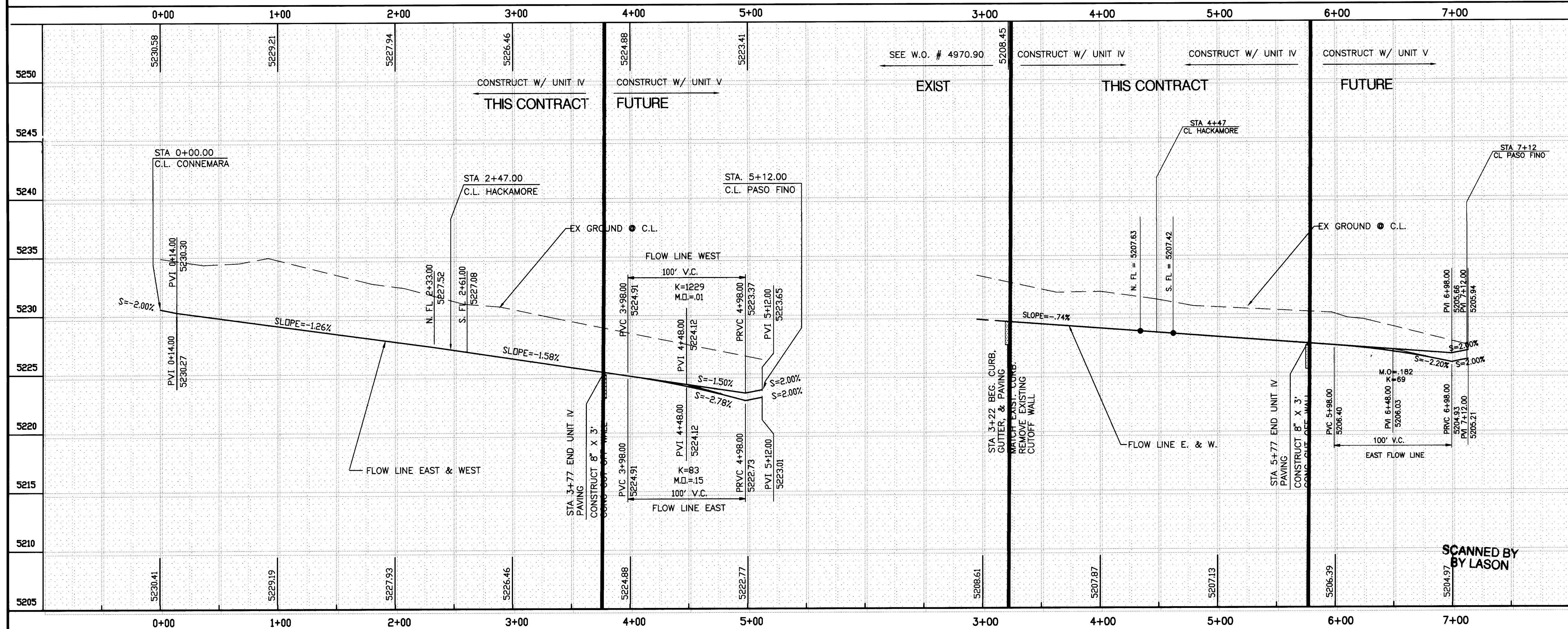


- CONSTRUCTION NOTES**
- CONC. VALLEY GUTTER PER C.O.A. DWG. 2420. (UNLESS OTHERWISE SHOWN.)
 - CONSTRUCT WHEELCHAIR RAMP PER C.O.A. STD DWG #2441 (TYPE II).
 - 50' TRANSITION PER C.O.A. DWG. 2401.
 - 4' WIDE CONC. S.W. BY OTHERS
 - CONSTRUCT STANDARD CURB & GUTTER PER C.O.A. DWG #2415.
 - EXISTING CURB, GUTTER & S-WALK. NO ASPHALT.

CURB CURVE DATA

NO.	RADIUS'	ARC	DELTA
E	20.50	32.20	90° 00' 00"

SCALES:
HORIZ. 1"=50'
VERT. 1"=5'



26-4970.91 1696

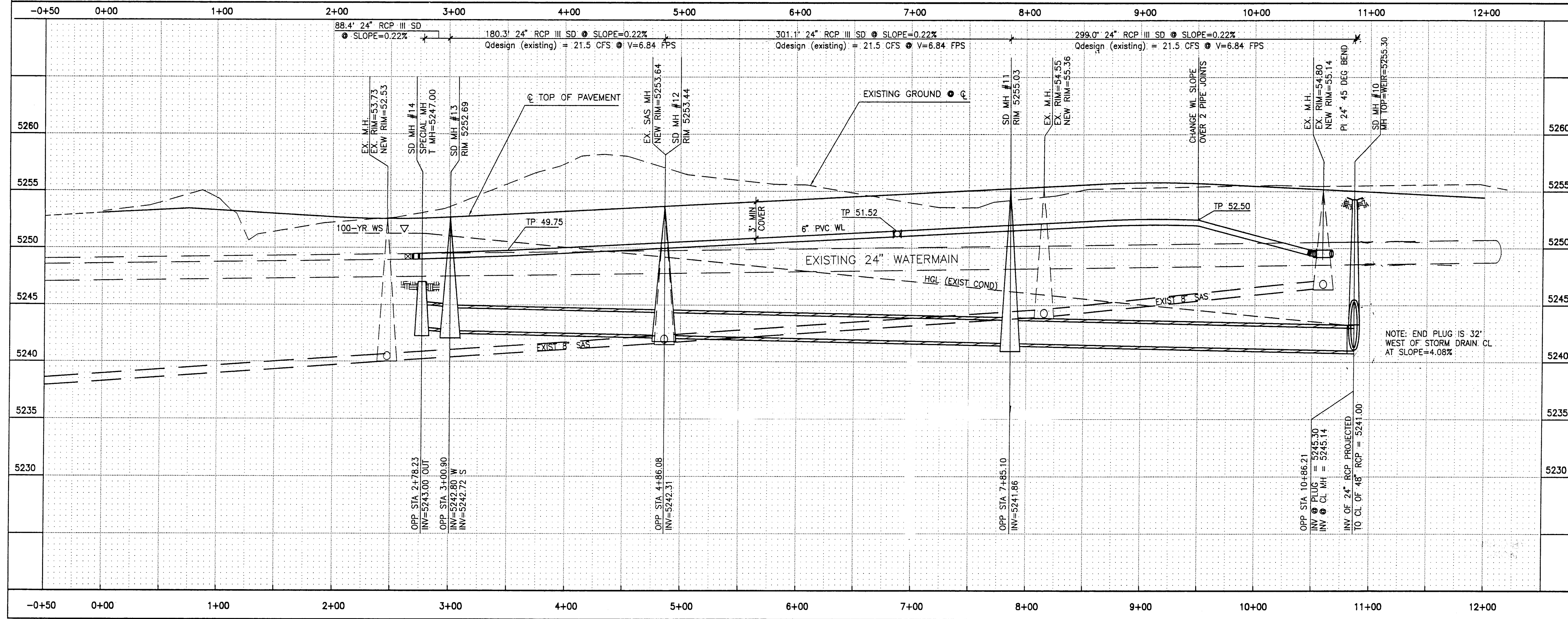
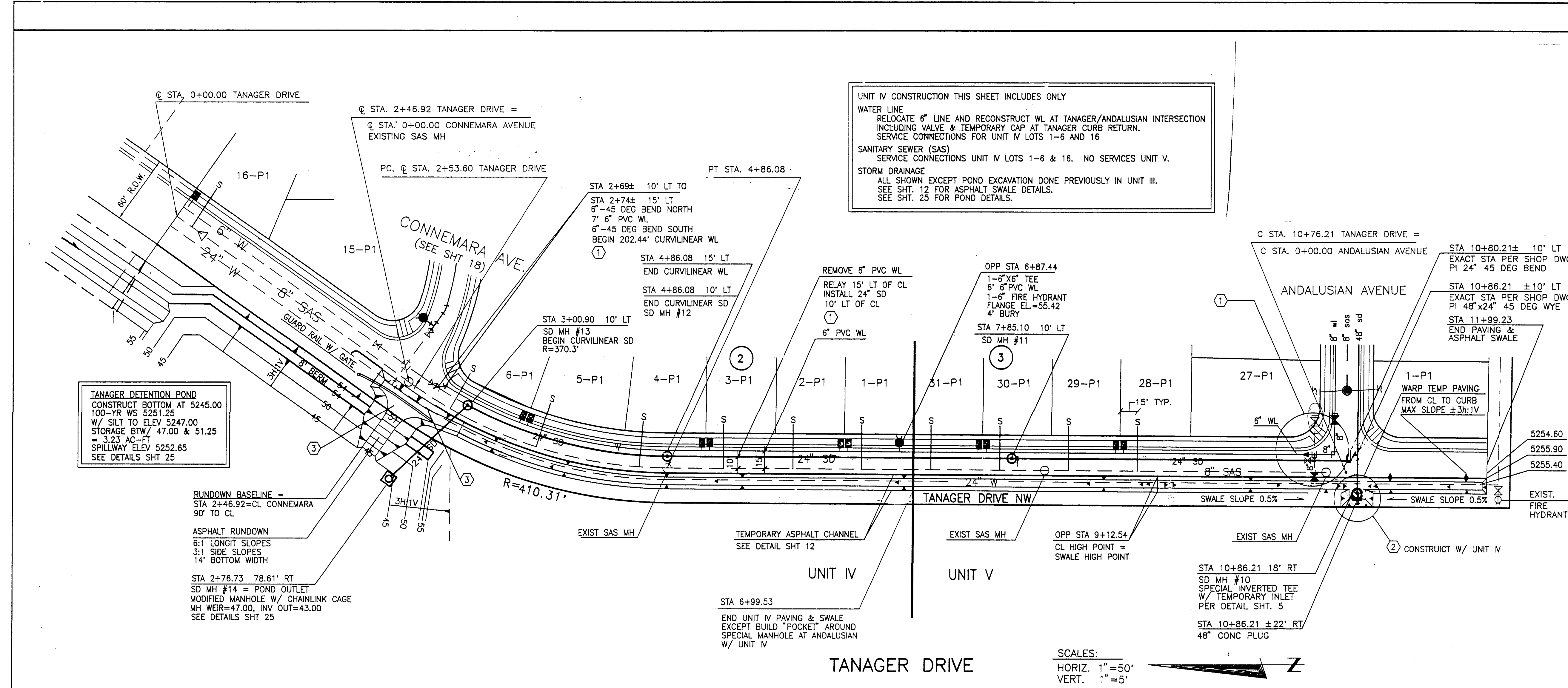
- LEGEND**
- NEW CURB AND GUTTER
 - MOUNTABLE CURB AND GUTTER
 - EXISTING CURB AND GUTTER
 - REMOVE EXISTING TEMPORARY ASPHALT
 - TRANSITION OF ASPHALT VALLEY GUTTER
 - SIDEWALK AND WHEEL-CHAIR RAMP PAVING
 - STORM DRAIN INLET
 - QUARTER POINT ELEVATIONS
 - EXISTING ITEMS SHOWN DASHED

FILE=VAQPIPP DATE=11-10-94
REVISED

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5301 CENTRAL N.E. Albuquerque, NM 87108
(505) 256-4701 239-4726 mobile telephone

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP				
TITLE: SUNRISE TERRACE UNIT IV PAVING PLAN AND PROFILE VAQUERO DRIVE & SANDPIPER DRIVE				
5190	APPROVALS	ENGINEER	DATE	APPROVALS
	DRC CHAIR	B. J. Bobbly	2-13-95	HYDROLOGY
	WATER WASTE WATER	N/A RWT	12-16-94	INSPECTION
5185	TRANSPORTATION	Q. D. Smith	12-16-94	
PROJECT NO. 4970.91		MAP NO. L-8		SHEET 16 OF 25

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	ALBUQUERQUE INC.	CITY OF ALBUQUERQUE	7-19' LOCATED 200' SOUTH OF TOWER ON WEST ROW OF 98TH STREET.	NO.	DATE	NO.	DATE
INSPECTOR	ALBUQUERQUE INC.						
VERIFICATION	ALBUQUERQUE INC.						
CORRECTED BY	ALBUQUERQUE INC.						
MICRO-FILM INFORMATION				REMARKS			
RECORDED BY				DESIGNED BY: RBR, PBD			
NO.				DRAWN BY: PAUL DEAL			
				CHECKED BY:			
				DATE: 11-94			
				DATE: 11-94			
				DATE:			



GENERAL NOTES:

- CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND OR SEWERLINE COSTS.
- ALL STATIONING REFERS TO STREET CENTERLINE.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON SHT. 11
- CONSTRUCT SAS SERVICES PER STD. DWG #2125.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER STD. DWG. #2340.
- CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER STD. DWGS #2361, #2362 & #2363.
- SEE SHT. 11 FOR WATER SHUT-OFF PLAN.
- UNLESS OTHERWISE SHOWN, ALL SD MANHOLES THIS SHEET SHALL BE 4' DIAMETER, TYPE "E" PER STD. DWG# 2102.
- UNLESS OTHERWISE INDICATED, ALL SAS MANHOLES SHALL BE 4' DIAMETER, TYPE "E" PER STD. DWG# 2102.

CONSTRUCTION NOTES:

- WATER LINE RECONSTRUCTION AS SHOWN STA 2+69.21 TO 10+66.21. REMOVE EXIST 6" PVC WL 10' LT. INSTALL 24" RCP SD 10' LT. RELAY 6" PVC WL 15' LT. STA 2+69.21 TO 2+74.21 10' TO 15' LT. 2 - 45° BENDS. 7' - 6" PVC WL. STA 10+49.21. REMOVE EXIST PIPE & FITTINGS AS SHOWN. INSTALL 1 - 8" GATE VALVE ±8' RT. 1 - 8" TEE 15' LT. 1 - 8" 45° REDUCER 15' LT. 23' - 8" PVC WL. STA 10+49.21 TO 10+66.21 15' LT. 17' - 8" PVC WL. STA 10+66.21 15' LT. 1 - 8" BEND. ALL FITTINGS THAT ARE NOT RE-USED ON THIS PROJECT SHALL BE RETURNED TO THE CITY OF ALBUQUERQUE AT THE POND YARDS, OR AS DIRECTED BY THE ENGINEER.
- CONSTRUCT W/ UNIT IV. SEE SHT. 12, TANAGER PAVING PLAN & PROFILE.
- SEE SHT. 25, TANAGER POND DETAILS, FOR STATIONING & SPOT ELEVATIONS.

SEWER SERVICE TABLE

LOT #	STA	INV	PL
16-P1	0+15.00	5253.38	
8-P1	2+89.00	52.88	
5-P1	4+61.13	53.30	
4-P1	5+34.53	53.78	
3-P1	5+94.53	54.16	
2-P1	6+54.53	54.48	
1-P1	5+34.53	54.79	

LEGEND

DESCRIPTION	PROPOSED
WATER VALVE	
FIRE HYDRANT	
SINGLE WATER SERVICE	
DOUBLE WATER SERVICE	
STREET LIGHT	
STORM DRAIN MANHOLE	
CATCH BASIN	
SAS MANHOLE	
SEWER SERVICE	
WATER LINE	
SEWER LINE	

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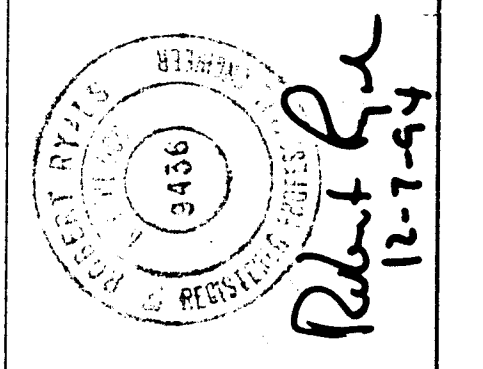
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

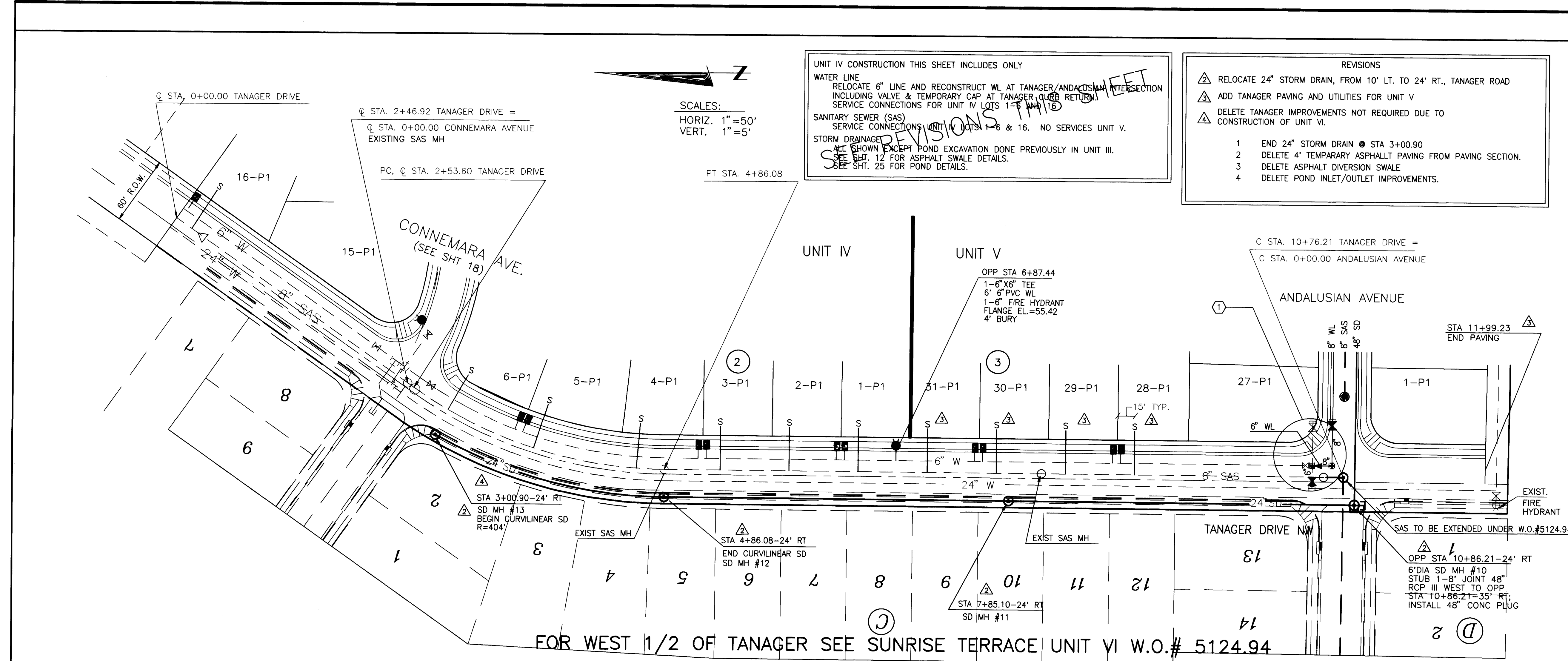
TITLE: SUNRISE TERRACE UNIT IV
UTILITY PLAN AND PROFILE
TANAGER DRIVE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIR		2/13/95	HYDROLOGY		12/12/94
WATER		12/16/94	INSPECTION		
WASTE WATER					
TRANSPORTATION		12/16/94			

PROJECT NO. 4970.91 **MAP NO.** L-8 **SHEET** 17 **OF** 25

26-4970.91 1796





UNIT IV CONSTRUCTION THIS SHEET INCLUDES ONLY
WATER LINE
RELOCATE 6" LINE AND RECONSTRUCT WL AT TANAGER/ANDALUSIAN INTERSECTION
INCLUDING VALVE & TEMPORARY CAP AT TANAGER/UNIT RETURN
SERVICE CONNECTIONS FOR UNIT IV LOTS 1-6 AND 16. NO SERVICES UNIT V.
SANITARY SEWER (SAS)
SERVICE CONNECTIONS UNIT V LOTS 1-6 & 16. NO SERVICES UNIT V.
STORM DRAINAGE
ALL SHOWN EXCEPT POND EXCAVATION DONE PREVIOUSLY IN UNIT III.
SEE SHT. 12 FOR ASPHALT SWALE DETAILS.
SEE SHT. 25 FOR POND DETAILS.

- REVISIONS
- RELOCATE 24" STORM DRAIN, FROM 10' LT. TO 24' RT., TANAGER ROAD
 - ADD TANAGER PAVING AND UTILITIES FOR UNIT V
 - DELETE TANAGER IMPROVEMENTS NOT REQUIRED DUE TO CONSTRUCTION OF UNIT VI.
 - END 24" STORM DRAIN @ STA 3+00.90
 - DELETE 4" TEMPORARY ASPHALT PAVING FROM PAVING SECTION.
 - DELETE ASPHALT DIVERSION SWALE
 - DELETE POND INLET/OUTLET IMPROVEMENTS.

- GENERAL NOTES:
- CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWERLINE COSTS.
 - ALL STATIONING REFERS TO STREET CENTERLINE
 - ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON SHT. 11
 - CONSTRUCT SAS SERVICES PER STD. DWG #2125.
 - CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER STD. DWG #2340
 - CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER STD. DWGS #2361, #2362 & #2363.
 - SEE SHT. 11 FOR WATER SHUT-OFF PLAN.
 - UNLESS OTHERWISE SHOWN, ALL SD MANHOLES THIS SHEET SHALL BE 4' DIAMETER, TYPE "E" PER STD. DWG #2102.
 - UNLESS OTHERWISE INDICATED, ALL SAS MANHOLES SHALL BE 4' DIAMETER, TYPE "E" PER STD. DWG #2102.

- CONSTRUCTION NOTES:
- WATER LINE RECONSTRUCTION AS SHOWN
 - STA 10+49.2±
REMOVE EXIST. PIPE & FITTINGS AS SHOWN.
INSTALL 1 - 6" GATE VALVE ±8 RT
1 - 6"x6" TEE 10' LT
1 - 8"x6" REDUCER 10' LT
17' - 8" PVC WL FROM
STA 10+49.2± TO 10+66.21 10' LT
 - STA 10+66.21 10' LT
INSTALL 1 - 8"x8" CROSS
INSTALL 1 - 8" CAP SOUTH FLANGE
INSTALL 1 - 8" CAP WEST FLANGE
- ALL FITTINGS THAT ARE NOT RE-USED ON THIS PROJECT SHALL BE RETURNED TO THE CITY OF ALBUQUERQUE, AT THE POND YARDS, OR AS DIRECTED BY THE ENGINEER.

SEWER SERVICE TABLE		
LOT #	STA	INV @ PL
UNIT IV		
16-P1	0+15.00	5253.36 45.1
6-P1	2+89.00	5253.36 46.8
5-P1	4+61.13	5253.36 45.3
4-P1	5+34.53	5253.36 45.3
3-P1	5+94.53	5253.36 45.3
2-P1	6+54.53	5253.36 45.3
1-P1	6+54.53	5253.36 45.3
UNIT V		
31-P1	7+14.53	5253.36 47.8
30-P1	7+74.53	5253.36 47.8
29-P1	8+34.53	5253.36 47.8
28-P1	8+94.53	5253.36 47.8

LEGEND	
DESCRIPTION	PROPOSED
WATER VALVE	⊕
FIRE HYDRANT	⊕
SINGLE WATER SERVICE	—
DOUBLE WATER SERVICE	—
STREET LIGHT	⊕
STORM DRAIN MANHOLE	⊕
CATCH BASIN	⊕
SAS MANHOLE	⊕
SEWER SERVICE	—
WATER LINE	—
SEWER LINE	—
FUTURE CURB AND GUTTER	—
FUTURE R.O.W.	—

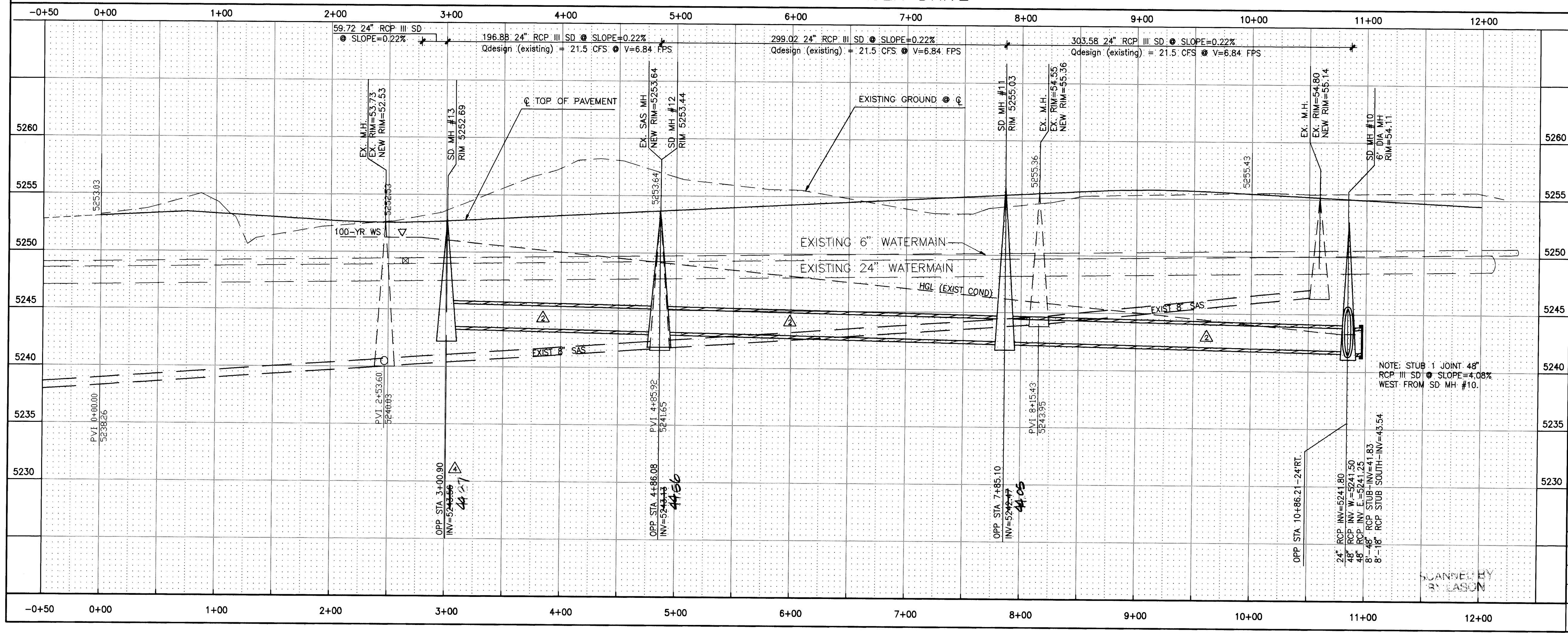
RYALS engineering & construction services
5301 Central, N.E. Albuquerque, NM 87108
(505) 256-4701 239-4726 mobile telephone

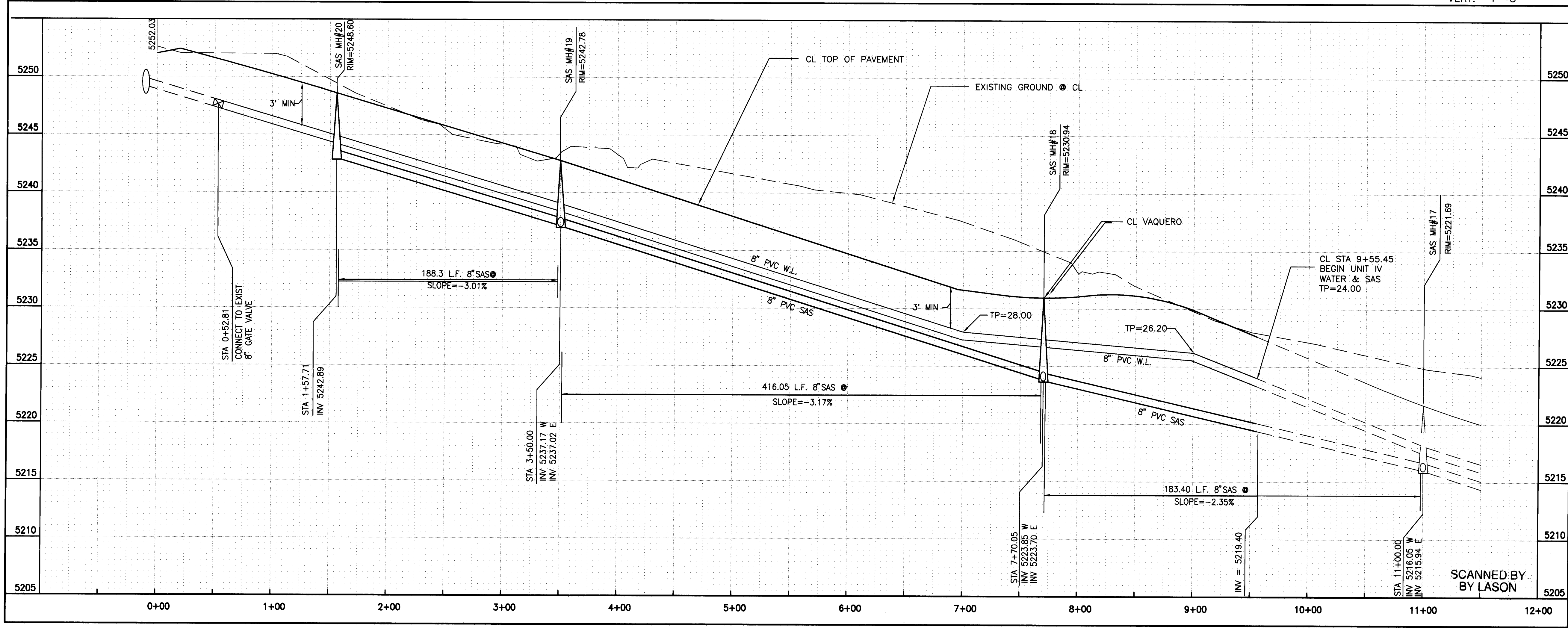
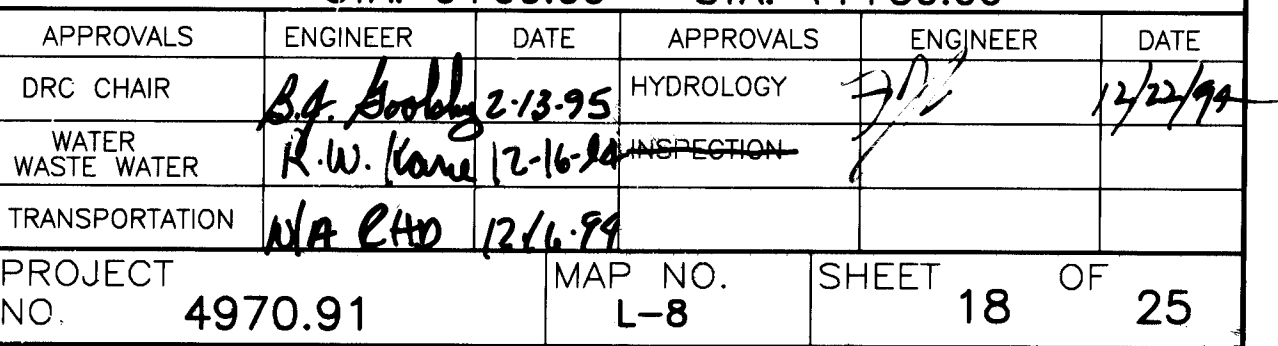
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

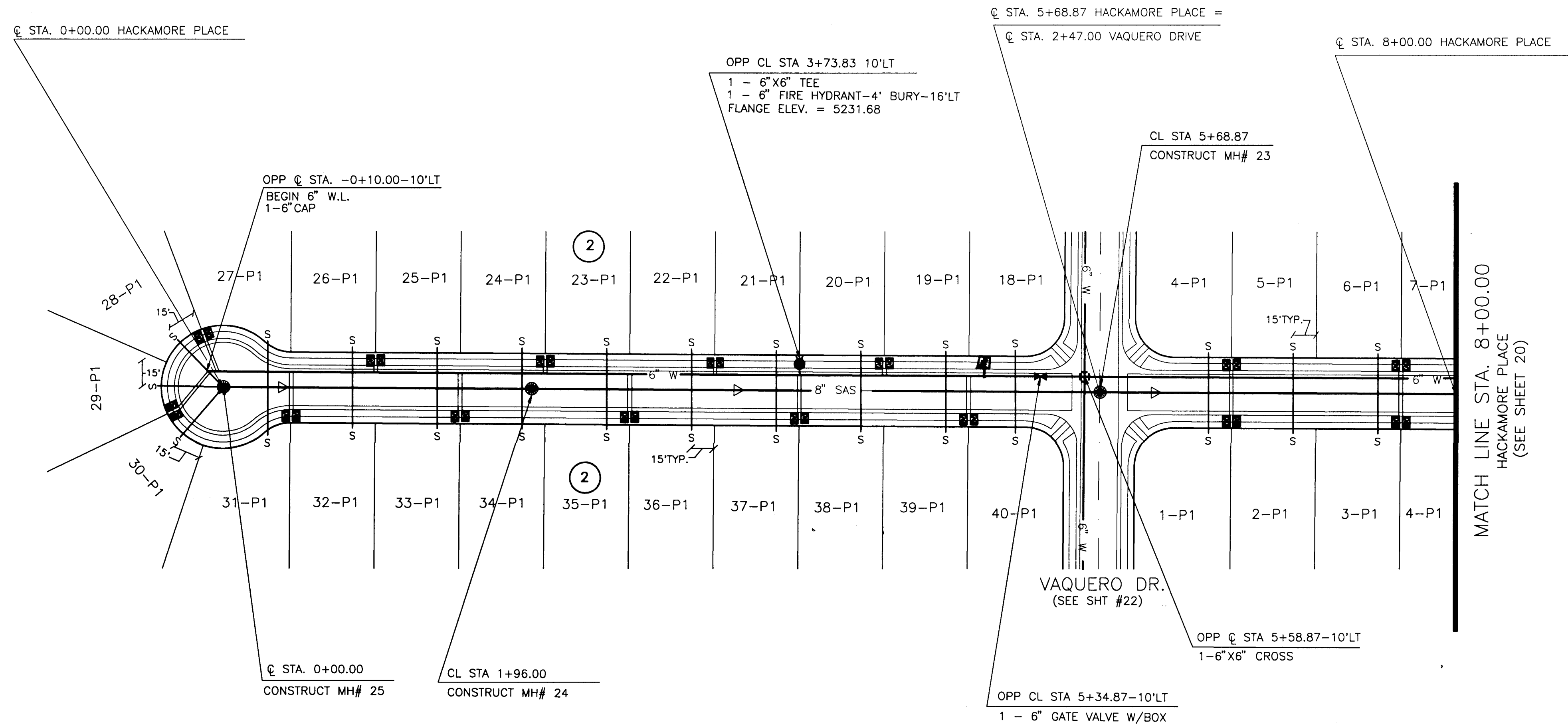
TITLE: SUNRISE TERRACE UNIT IV
UTILITY PLAN AND PROFILE
TANAGER DRIVE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIR	12-28-95	12-28-95	HYDROLOGY	12-28-95	12-28-95
WATER	12-11-95	12-11-95	INSPECTION	12-11-95	12-11-95
TRANSPORTATION	12-11-95	12-11-95			

PROJECT NO. 4970.91 MAP NO. L-8 SHEET 17A OF 25







GENERAL NOTES:

- CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND OR SEWERLINE COSTS.
- ALL WATER LINE STATIONING REFERS TO STREET CENTERLINE STATIONING.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON SHEET.
- CONSTRUCT SAS SERVICES PER STD. DWG #2125.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER STD. DWG. #2340.
- CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER STD. DWGS #2361, #2362 & #2363.
- SEE SHT. 11 FOR WATER SHUT-OFF PLAN.
- SEE SHT. 11 FOR RESTRAINED JOINT LENGTHS FOR WATER FITTINGS.
- UNLESS OTHERWISE INDICATED, ALL SAS MANHOLES SHALL BE 4' DIAMETER, TYPE "E" PER STD. DWG# 2102.

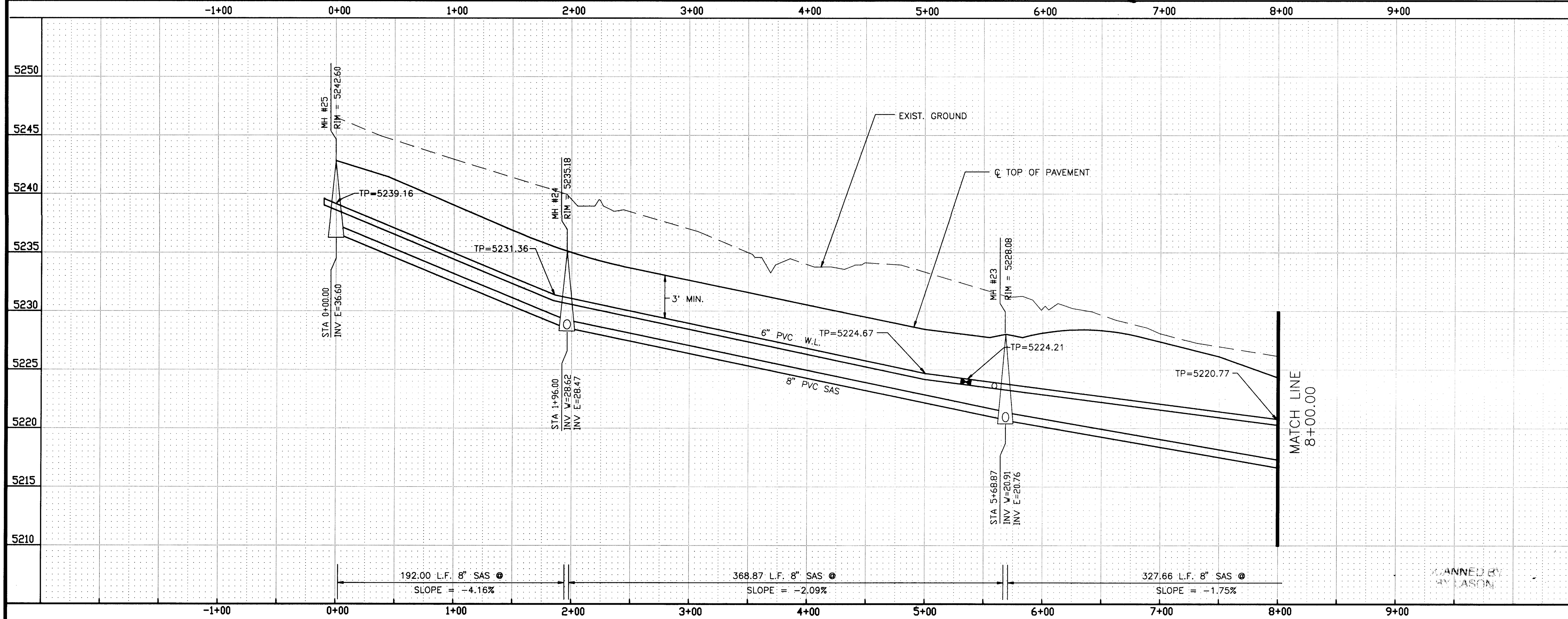
CONSTRUCTION NOTES:

SEWER SERVICE TABLE

LOT #	CL STA	INV @ PL
BLK 2		
18-P1	5+05.87	5224.76
19-P1	4+68.83	25.53
20-P1	4+13.83	26.68
21-P1	3+58.83	27.84
22-P1	3+03.83	28.99
23-P1	2+48.83	30.14
24-P1	1+93.83	31.64
25-P1	1+38.83	33.80
26-P1	0+83.83	36.18
27-P1	0+28.83	38.38
28-P1	MH #25	39.70
29-P1	MH #25	
30-P1	MH #25	39.70
31-P1	0+28.83	38.38
32-P1	0+83.83	36.18
33-P1	1+38.83	33.80
34-P1	1+93.83	31.64
35-P1	2+48.83	30.14
36-P1	3+03.83	28.67
37-P1	3+58.83	27.84
38-P1	4+13.83	26.68
39-P1	4+68.83	25.53
40-P1	5+05.87	24.25
BLK 3		
4-P1	6+39.27	24.73
5-P1	6+94.27	24.37
6-P1	7+49.27	22.57
BLK 4		
1-P1	6+39.27	24.62
2-P1	6+94.27	24.36
3-P1	7+49.27	22.57

SCALES:
HORIZ. 1"=50'
VERT. 1"=5'

HACKAMORE PLACE



LEGEND

DESCRIPTION	PROPOSED
WATER VALVE	
FIRE HYDRANT	
SINGLE WATER SERVICE	
DOUBLE WATER SERVICE	
STREET LIGHT	
STORM DRAIN MANHOLE	
CATCH BASIN	
SAS MANHOLE	
SEWER SERVICE	
WATER LINE	
SEWER LINE	

24-4970.91 1996

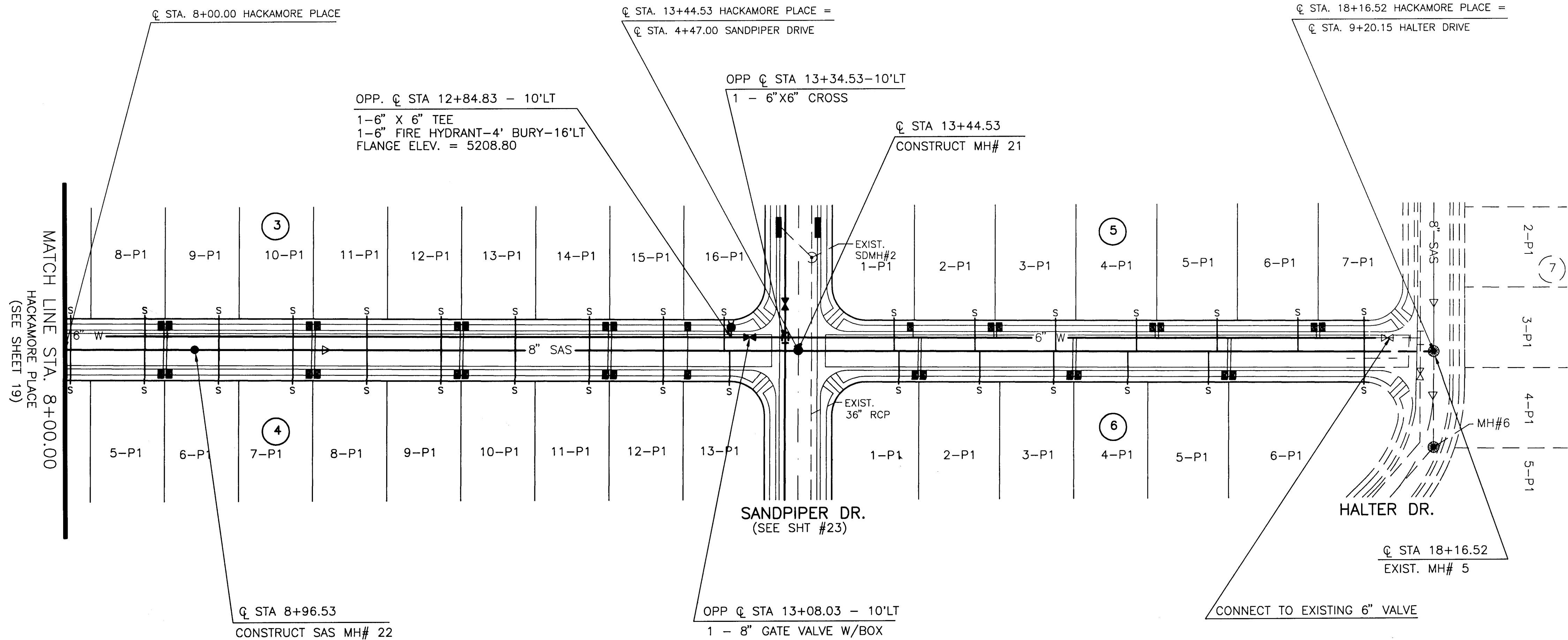
RYALS engineering & construction services
5301 CENTRAL N.E. Albuquerque, NM 87108
(505) 256-4701 239-4726 mobile telephone

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
SUNRISE TERRACE UNIT IV
UTILITY PLAN AND PROFILE
HACKAMORE PLACE
(STA. 0+00.00 - STA. 8+00.00)

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIR		2-13-95	HYDROLOGY		12/22/94
WATER			INSPECTION		
WASTE WATER					
TRANSPORTATION					

PROJECT NO. 4970.91 MAP NO. L-8 SHEET 19 OF 25



GENERAL NOTES:

1. CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWERLINE COSTS.
2. ALL WATER LINE STATIONING REFERS TO STREET CENTERLINE STATIONING.
3. ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON SHEET.
4. CONSTRUCT SAS SERVICES PER STD. DWG #2125.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER STD. DWG #2340.
6. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER STD. DWGS #2361, #2362 & #2363.
7. SEE SHT. 17 FOR WATER SHUT-OFF PLAN.
8. SEE SHT. 17 FOR RESTRAINED JOINT LENGTHS FOR WATER FITTINGS.
9. UNLESS OTHERWISE INDICATED, ALL SAS MANHOLES SHALL BE 4' DIAMETER, TYPE "E" PER STD. DWG # 2102.

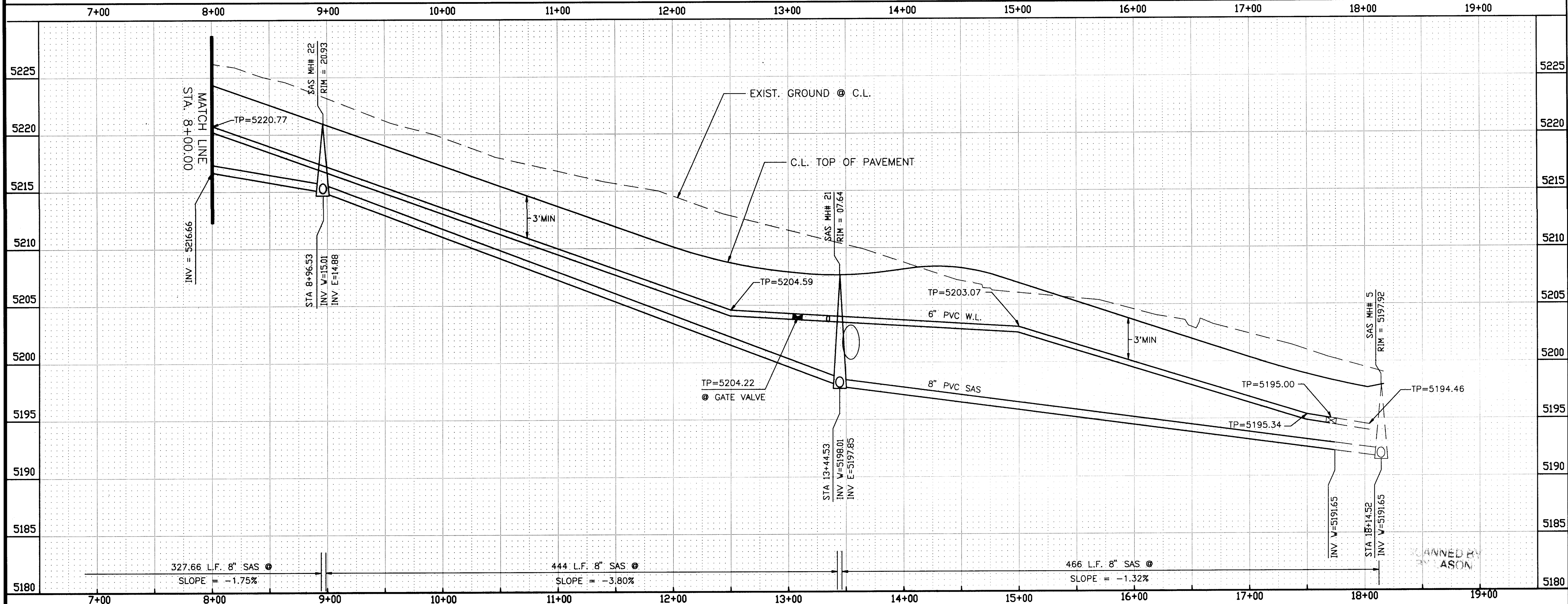
CONSTRUCTION NOTES:

SEWER SERVICE TABLE

LOT #	STA	INV @ PL
BLK 3		
7-P1	8+04.27	5220.61
8-P1	8+59.27	18.65
9-P1	9+14.27	16.69
10-P1	9+69.27	14.73
11-P1	10+24.27	12.77
12-P1	10+79.27	10.82
13-P1	11+34.27	08.85
14-P1	11+89.27	06.89
15-P1	12+44.27	05.28
16-P1	12+79.53	04.69
BLK 4		
4-P1	8+04.27	20.61
5-P1	8+59.27	18.65
6-P1	9+14.27	16.69
7-P1	9+69.27	14.73
8-P1	10+24.27	12.77
9-P1	10+79.27	10.81
10-P1	11+34.27	08.85
11-P1	11+89.27	06.89
12-P1	12+44.27	05.25
13-P1	12+79.53	04.60
BLK 5		
1-P1	14+15.53	04.99
2-P1	14+75.53	04.08
3-P1	15+35.53	02.13
4-P1	15+95.53	5200.17
5-P1	16+55.53	5198.21
6-P1	17+15.53	5196.26
7-P1	17+53.52	5195.27
BLK 6		
1-P1	14+19.27	04.93
2-P1	14+79.27	03.96
3-P1	15+34.27	02.17
4-P1	15+89.27	00.37
5-P1	16+49.27	5198.41
6-P1	17+50.41	5195.23

SCALES:
HORIZ. 1"=50'
VERT. 1"=5'

HACKAMORE PLACE



LEGEND

DESCRIPTION	PROPOSED
WATER VALVE	W
EXISTING VALVE	W
FIRE HYDRANT	F
EXISTING FIRE HYDRANT	F
SINGLE WATER SERVICE	S
DOUBLE WATER SERVICE	S
STREET LIGHT	S
STORM DRAIN MANHOLE	S
CATCH BASIN	S
SAS MANHOLE	S
EXISTING SAS MANHOLE	S
SEWER SERVICE	S
WATER LINE	W
EXISTING WATER LINE	W
SEWER LINE	S
EXISTING SEWER LINE	S

RYALS engineering & construction services
5301 CENTRAL N.E. Albuquerque, NM 87108
(505) 256-4701 239-4726 mobile telephone

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

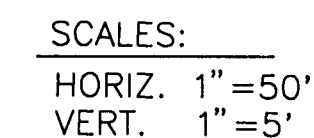
TITLE:
SUNRISE TERRACE UNIT IV
UTILITY PLAN AND PROFILE
HACKAMORE PLACE
(STA. 8+00.00 - STA. 18+16.52)

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIR	R. W. Kline	2-13-95	HYDROLOGY	R. W. Kline	2-13-95
WATER	R. W. Kline	2-16-94	INSPECTION	R. W. Kline	2-16-94
WASTE WATER	R. W. Kline	2-16-94			
TRANSPORTATION	R. W. Kline	2-16-94			

PROJECT NO. 4970.91

MAP NO. L-8

SHEET 20 OF 25



1. CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWERLINE COSTS.
2. ALL STATIONING REFERS TO STREET CENTERLINE STATIONING.
3. ALL CUTTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON SHT. 11.
4. CONSTRUCT S&S SERVICES PER STD. DWG. #2125.
5. CONSTRUCT FIRE MAINS TO BE PRE DESIGNATED DEPTHS & LENGTHS PER STD. DWG. #2340.
6. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER STD. DWG. #2328 & #2363.
7. SEE SHT. 11 FOR WATER SHUT-OFF PLAN.
8. UNLESS OTHERWISE INDICATED, ALL S&S MANHOLES SHALL BE 4' DIAMETER, TYPE "E" PER STD. DWG. #2102.
9. ALL WATER SERVICE LINES SHALL BE 12" DIA. S&S. THIS SHEET SHALL BE IN-LINE INVERTED TESTS, SPEC 920.4-5.

① SEE KEY NOTE 1, SHEET 17
(TANAGER DR. UTILITY PLAN & PROFILE)

[illegible]

DESCRIPTION	PROPOSED
WATER VALVE	
FIRE HYDRANT	
SINGLE WATER SERVICE	
DOUBLE WATER SERVICE	
STREET LIGHT	
MANHOLE	
CATCH BASIN	
SAS MANHOLE	
SEWER SERVICE	
WATER LINE	
SEWER LINE	

NOTE: EXISTING ITEMS SHOWN DASHED

FILE=WANDALU DATE=10-27-94

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5301 CENTRAL N.E. Albuquerque, NM 87108
(505) 256-4701 239-4726 mobile telephone

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNRISE TERRACE UNIT V
UTILITY PLAN AND PROFILE
ANDALUSIAN AVENUE
(STA. 0+00.00 - STA. 10+00.00)

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIR	S. J. Gandy	2-13-95	HYDROLOGY	W. J. Gandy	12-22-94
WATER WASTE WATER	R. W. Kane	12-16-94	INSPECTION		
TRANSPORTATION	M. A. Kane	12-11-94			

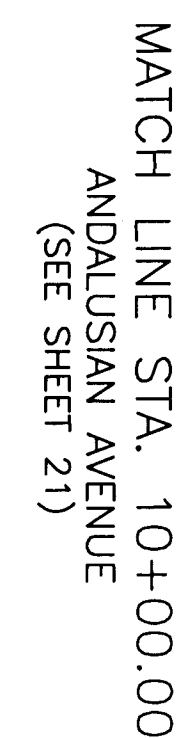
PROJECT NO.	4970.91	MAP NO.	-8	SHEET	21	OF	25
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ENGINEER'S SEAL	SURVEY INFORMATION		BENCH MARKS	AS-BUILT INFORMATION	
	FIELD NOTES				
	NO.	DATE		WORK BY	
			CITY OF ALBUQUERQUE SURVEY MONUMENT	CONTRACTOR	HYDRO-SYSTEMS, INC.
			"7-19", LOCATED 200' SOUTH OF	WORK BY	AS INC.
			TOWER ON WEST ROW OF 98TH STREET	INSPECTORS	
			ELEV. = 5175.70	ACCEPTANCE BY	BBK 12-18-99
				FIELD VERIFICATION BY	AS INC. 9/95
				DRAWINGS	AS INC. 9/95
				CORRECTED BY	
				MICRO-FILM INFORMATION	
				RECORDED BY	

Robert
12-7-93

NO.	DATE	REMARKS	BY
<i>REVISIONS</i>			
DESIGN			
DESIGNED BY: RBR, THG			
DATE: 10-94			
DRAWN BY: PD, THG			
DATE: 10-94			
CHECKED BY:			
DATE:			

UNIT IV CONSTRUCTION THIS SHEET INCLUDES ONLY
WATER LINE
NONE
STORM DRAIN
48" AND 54" MAINS, FITTINGS, & MANHOLES
CAP WYES FOR LATERALS; DO NOT BUILD
THE LATERAL LEGS W/ UNIT IV
UNIT IV THIS SHEET INCLUDES NO PAVING, CURB &
GUTTER, OR SANITARY SEWER.

$$\frac{\text{CL STA 19+66.42 ANDALUSIAN}}{\text{CL STA 13+94.47 HALTER}}$$


GENERAL NOTES:

1. CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWERLINE COSTS.
2. ALL STATIONING REFERS TO STREET CENTERLINE.
3. ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS. (NOTED SHEET 2, 24)
4. CONSTRUCT SAS SERVICE PER STD. DWG #2125.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER STD. DWG. #2340.
6. CONSTRUCT 12" DIA. SABLE WATER SERVICES PER STD. DWGS #2361, #2362 & #2363.
7. SEE SHEET 24 FOR WATER SHUT-OFF PLAN.
8. UNLESS OTHERWISE INDICATED, ALL SAS MANHOLES SHALL BE 4' DIA. STD. DWG #102.
9. UNLESS OTHERWISE INDICATED, ALL SD MANHOLES THIS SHEET TO BE IN-LINE INVERTED TIES, PER SPEC 920.4.5

CONSTRUCTION NOTES:

[illegible]

SCALES:

HORIZ. 1"=50'
VERT. 1"=5'

LEGEND

DESCRIPTION	PROPOSED
WATER VALVE	
FIRE HYDRANT	
SINGLE WATER SERVICE	
DOUBLE WATER SERVICE	
STREET LIGHT	
STORM DRAIN MANHOLE	
CATCH BASIN	
SAS MANHOLE	
SEWER SERVICE	_____ S
WATER LINE	_____ W _____
SEWER LINE	_____ SAS _____

NOTE: EXISTING ITEMS SHOWN DASHED

26-4970, 9112296

FILE=EANDALU DATE=10-27-94

RYALS engineering &
construction services
5301 CENTRAL N.E. Albuquerque, NM 87108
(505) 256-4701 239-4726 mobile telephone

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:	SUNRISE TERRACE UNIT III UTILITY PLAN AND PROFILE ANDALUSIAN AVENUE (STA. 10+00.00 - STA. 19+75)
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APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIR	B.G. Kordley	2-13-95	HYDROLOGY	30%	12-22-94
WATER WASTE WATER	R.W. Kane	12-16-94	INSPECTION		
TRANSPORTATION	N/A CHD	12-16-94			

PROJECT NO.	4970.91	MAP NO.	L-8	SHEET	22	OF	25
-------------	---------	---------	-----	-------	----	----	----

SURVEY INFORMATION		BENCH MARKS
FIELD NOTES	CITY OF ALBUQUERQUE SURVEY	

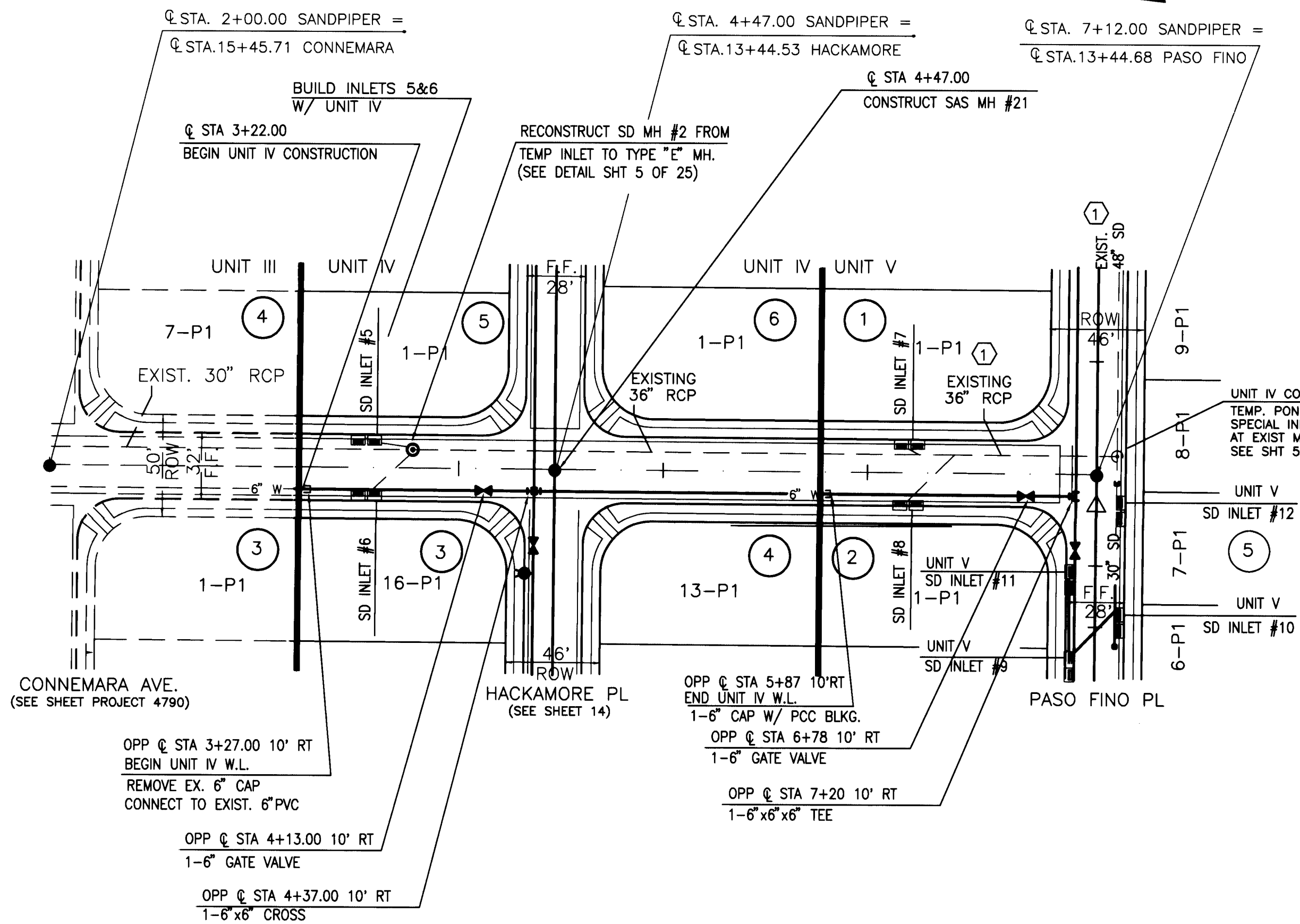
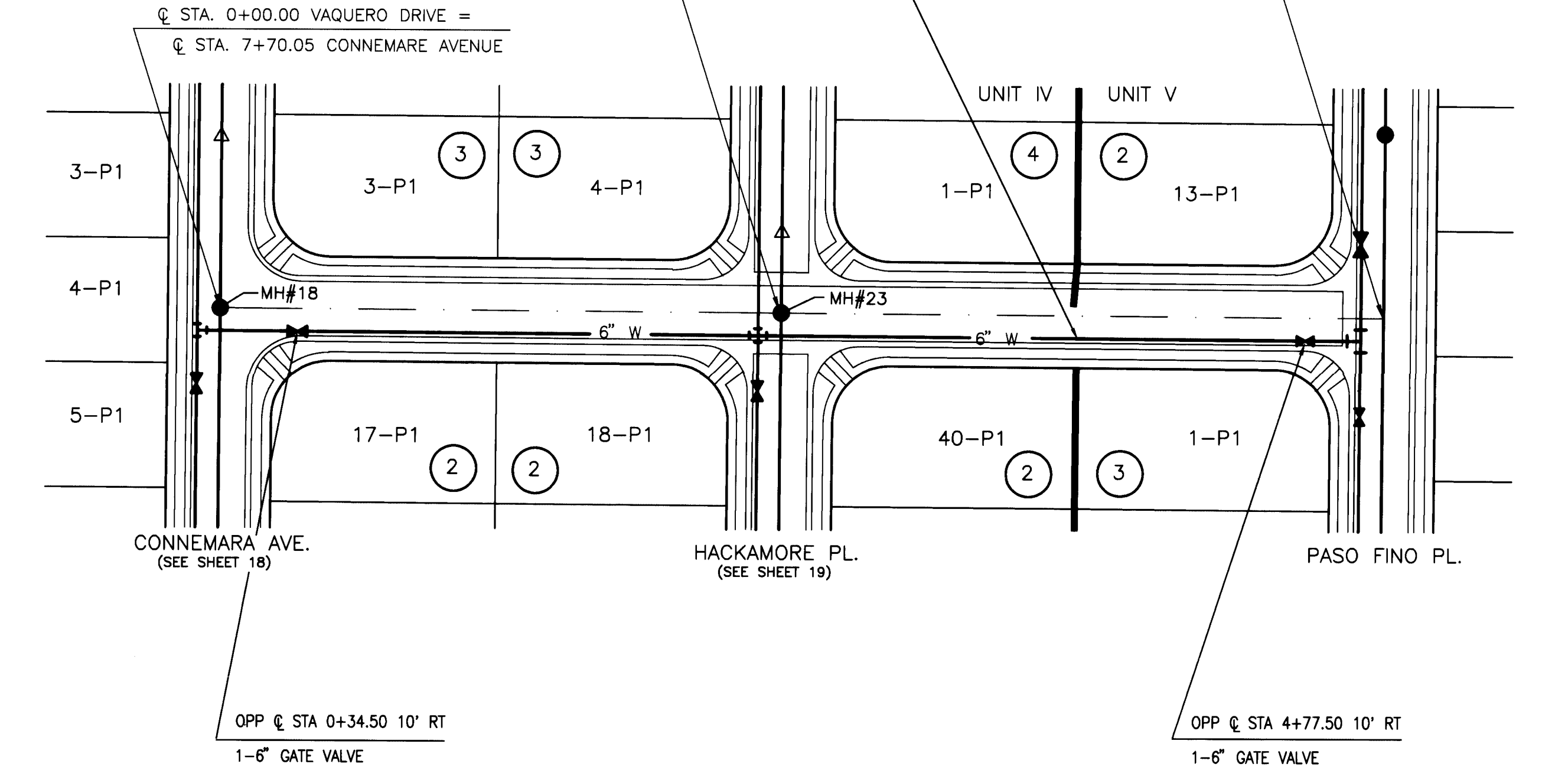
ENGINEER'S SEAL

[illegible]

CRQUE	
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GROUP	
C. UNI	
PRO	
AVENU	
STA.	
DOVALS	
GY	
ON	
	S

Robert Ford
12-7-94

STORM DRAIN DROP INLET SCHEDULE						
STREET	INLET	TYPE	STATION	OFFSET	TOP CURB	INV OUT
SANDPIPER	1	SGL A	1+02.00	16' L	5211.18	5207.51
	2	SGL A	1+02.00	16' R	5211.18	5207.51
	3	DBL C	1+66.00	16' L	5210.45	5206.78
	4	DBL C	1+66.00	16' R	5210.45	5206.78
	5	SGL A	3+66.00	16' L	5208.84	5205.17
	6	SGL A	3+66.00	16' R	5208.84	5205.17
	7	SGL A	6+22.00	16' L	5206.89	5203.22
	8	SGL A	6+22.00	16' R	5206.89	5203.22
* NOT IN UNIT IV CONSTRUCTION						



GENERAL NOTES:

- CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND OR SEWERLINE COSTS.
- ALL WATER LINE STATIONING REFERS TO STREET CENTERLINE STATIONING.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON SHEET 11.
- CONSTRUCT SAS SERVICES PER STD. DWG #2125.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER STD. DWG. #2340.
- CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER STD. DWGS #2361, #2362 & #2363.
- SEE SHT. 11 FOR WATER SHUT-OFF PLAN.
- SEE SHT. 11 FOR RESTRAINED JOINT LENGTHS FOR WATER FITTINGS.
- UNLESS OTHERWISE INDICATED, ALL SAS MANHOLES SHALL BE 4' DIAMETER, TYPE "E" PER STD. DWG# 2102.

CONSTRUCTION NOTES

- EXISTING STORM DRAIN. SEE SUNRISE TERRACE UNIT III. W.O.#4970.90

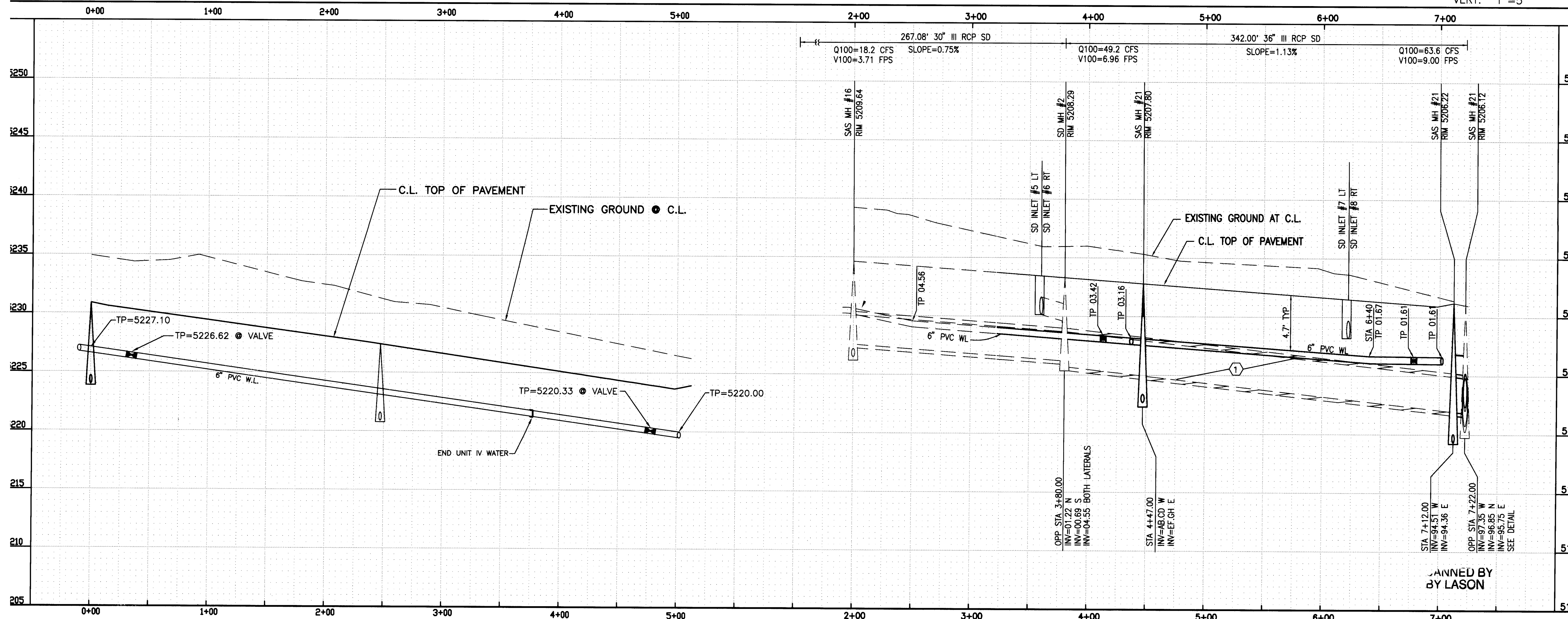
SANDPIPER UTILITY CONSTRUCTION TO BE DONE WITH UNIT IV

- RECONSTRUCTION OF STORM DRAIN M.H. #2 FROM A TEMPORARY INLET TO A STANDARD TYPE "E" MANHOLE.
- CONSTRUCTION OF STORM DRAIN INLETS #5 & 6.
- CONSTRUCTION OF TEMPORARY INLET ON S.D. MH #3 PER DETAILS ON SHT. 5.
- WATERLINE AND APRURTEANCES BETWEEN STATIONS 3+27 & 5+87.

VAQUERO DRIVE

SANDPIPER DRIVE

SCALES:
HORIZ. 1"=50'
VERT. 1"=5'



LEGEND

DESCRIPTION	PROPOSED
WATER VALVE	
FIRE HYDRANT	
SINGLE WATER SERVICE	
DOUBLE WATER SERVICE	
STREET LIGHT	
STORM DRAIN MANHOLE	
CATCH BASIN	
SAS MANHOLE	
SEWER SERVICE	
WATER LINE	
SEWER LINE	

EXISTING ITEMS SHOWN DASHED

26-4970.91 2396

FILE=VAQIPU
DATE=11-11-94

RYALS

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(505) 256-4701 239-4726 mobile telephone

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
SUNRISE TERRACE UNIT IV
UTILITY PLAN AND PROFILE
VAQUERO DRIVE & SANDPIPER DRIVE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIR		12/16/94	HYDROLOGY		12/22/94
WATER WASTE WATER		12/16/94	INSPECTION		
TRANSPORTATION		12/16/94			

PROJECT NO. 4970.91

MAP NO. L-8

SHEET 23 OF 25

ENGINEER'S SEAL

NO. DATE

REMARKS

DESIGN

DESIGNED BY: RBR, PBD

DRAWN BY: PAUL DEAL

CHECKED BY:

12-7-94

AS BUILT INFORMATION

CONTRACTOR: ALBUQUERQUE SURVEY MONUMENT

WORK: "7-Lg" LOCATED 200' SOUTH OF

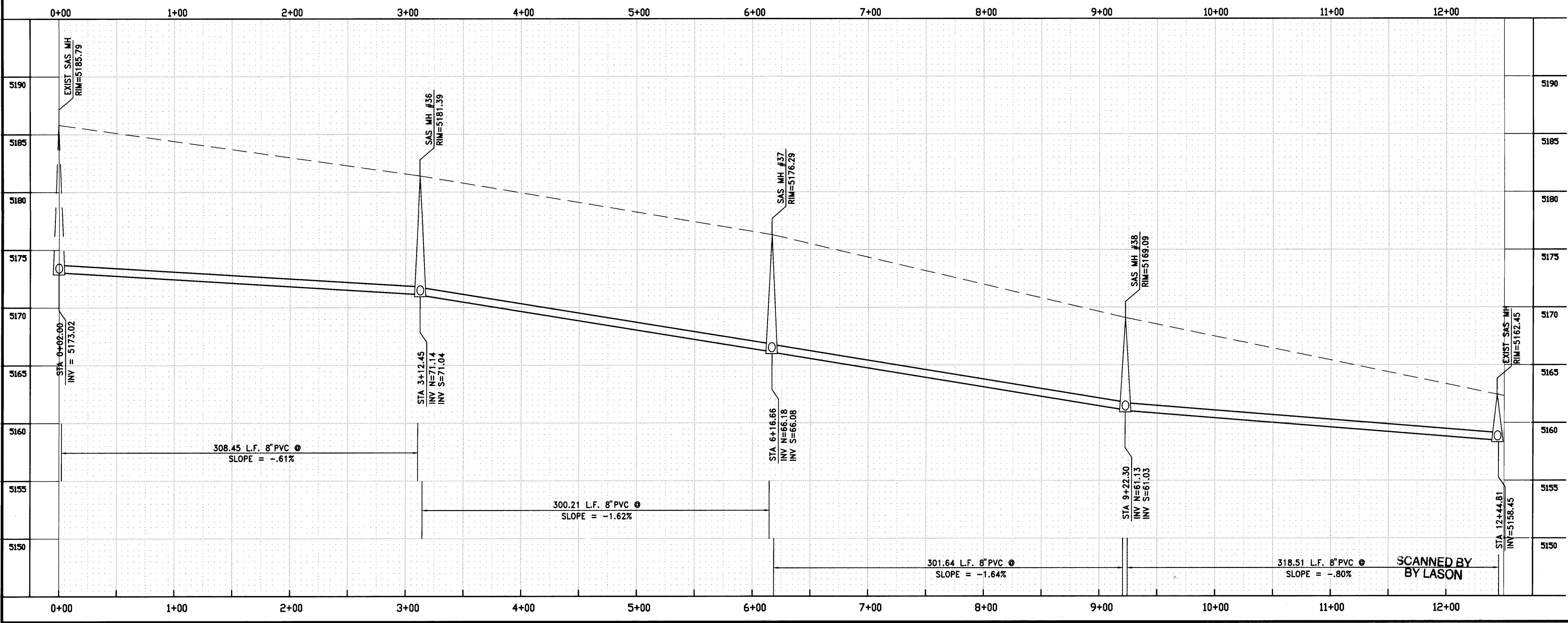
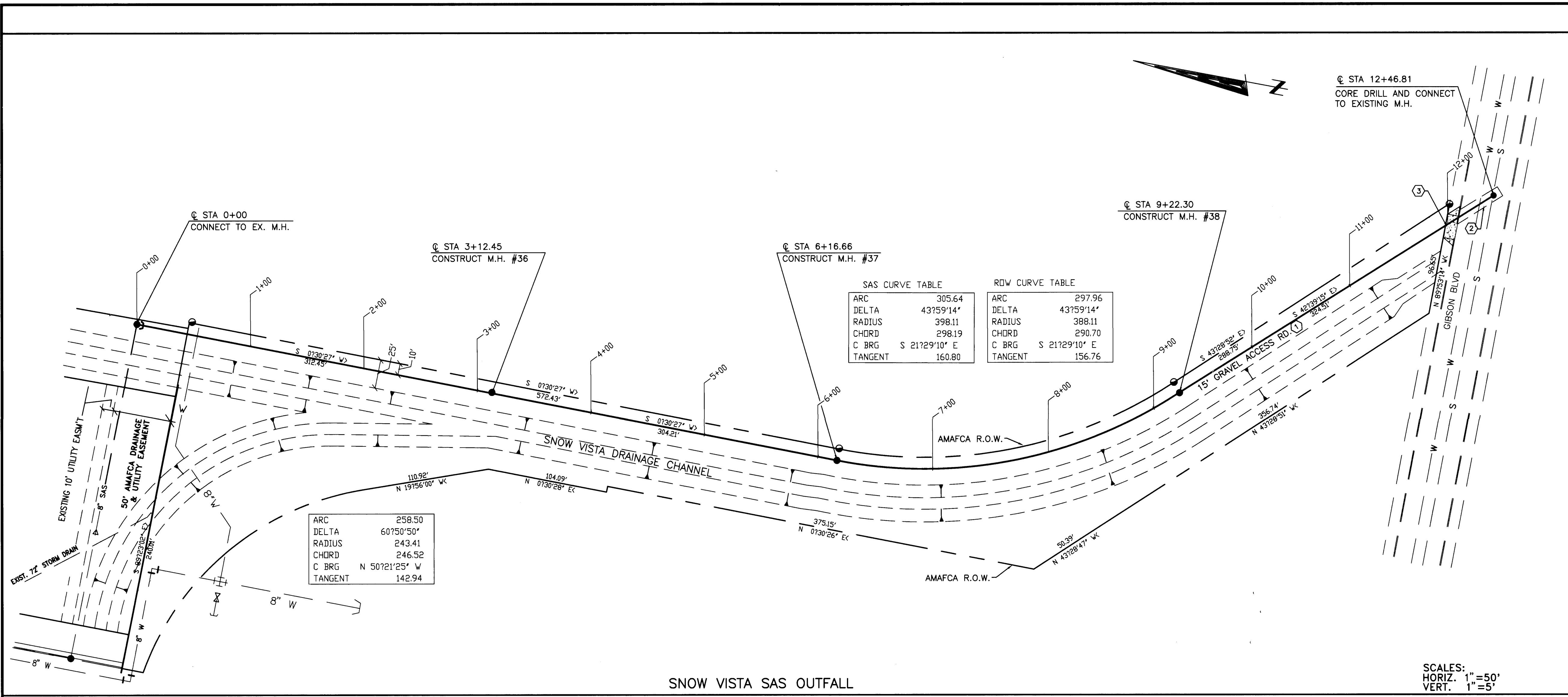
INSPECTION: TOWER ON WEST ROW OF 98TH STREET

ACCEPTANCE BY: ELEV. = 5175.70

VERIFICATION BY: MICRO-FILM INFORMATION

DRAWINGS: NO.

RECORDED BY: NO.



- GENERAL NOTES:**
- CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND OR SEWERLINE COSTS.
 - ALL WATER LINE STATIONING REFERS TO STREET CENTERLINE STATIONING.
 - ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON SHIT.
 - CONSTRUCT SAS SERVICES PER STD. DWG #2125
 - CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER STD. DWG. #2340
 - CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER STD. DWGS #2361, #2362 & #2363.
 - SEE SHIT. 17 FOR WATER SHUT-OFF PLAN.
 - SEE SHIT. 17 FOR RESTRAINED JOINT LENGTHS FOR WATER FITTINGS.
 - ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER TYPE "E" PER DWG #2102.

- CONSTRUCTION NOTES:**
- PRIOR TO EXCAVATION, WIND R.O.W. EXISTING GRAVEL AND STOCK PILE FOR RECONSTRUCTION OF 15' WIDE GRAVEL ACCESS ROAD. COST TO BE INCIDENTAL TO SAS INSTALLATION.
 - REMOVE & REPLACE EXISTING ASPHALT PAVEMENT PER STD DWG #2965
 - REMOVE & REPLACE EXISTING CONC. DRIVE PAD AND EXISTING PIPE GATE.

LEGEND	
DESCRIPTION	PROPOSED
WATER VALVE	
FIRE HYDRANT	
SINGLE WATER SERVICE	
DOUBLE WATER SERVICE	
STREET LIGHT	
STORM DRAIN MANHOLE	
STORM DRAIN INLET	
SAS MANHOLE	
AMAFCA ROW MONUMENT	
SEWER SERVICE	
WATER LINE	
SEWER LINE	
HYDRAULIC GRADE LINE	

26-4970.91 2496

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

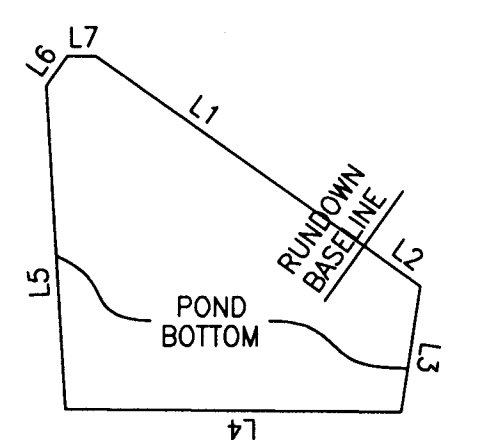
TITLE:
SUNRISE TERRACE UNIT IV
SNOW VISTA SAS OUTFALL
PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIR	<i>R. R. Kelly</i>	2-13-95	HYDROLOGY	<i>W. J.</i>	12-16-94
WATER WASTE WATER	<i>R.W. Kane</i>	12-16-94	INSPECTION		
TRANSPORTATION	<i>M. R. H.</i>	12-16-94	AMAFCA		

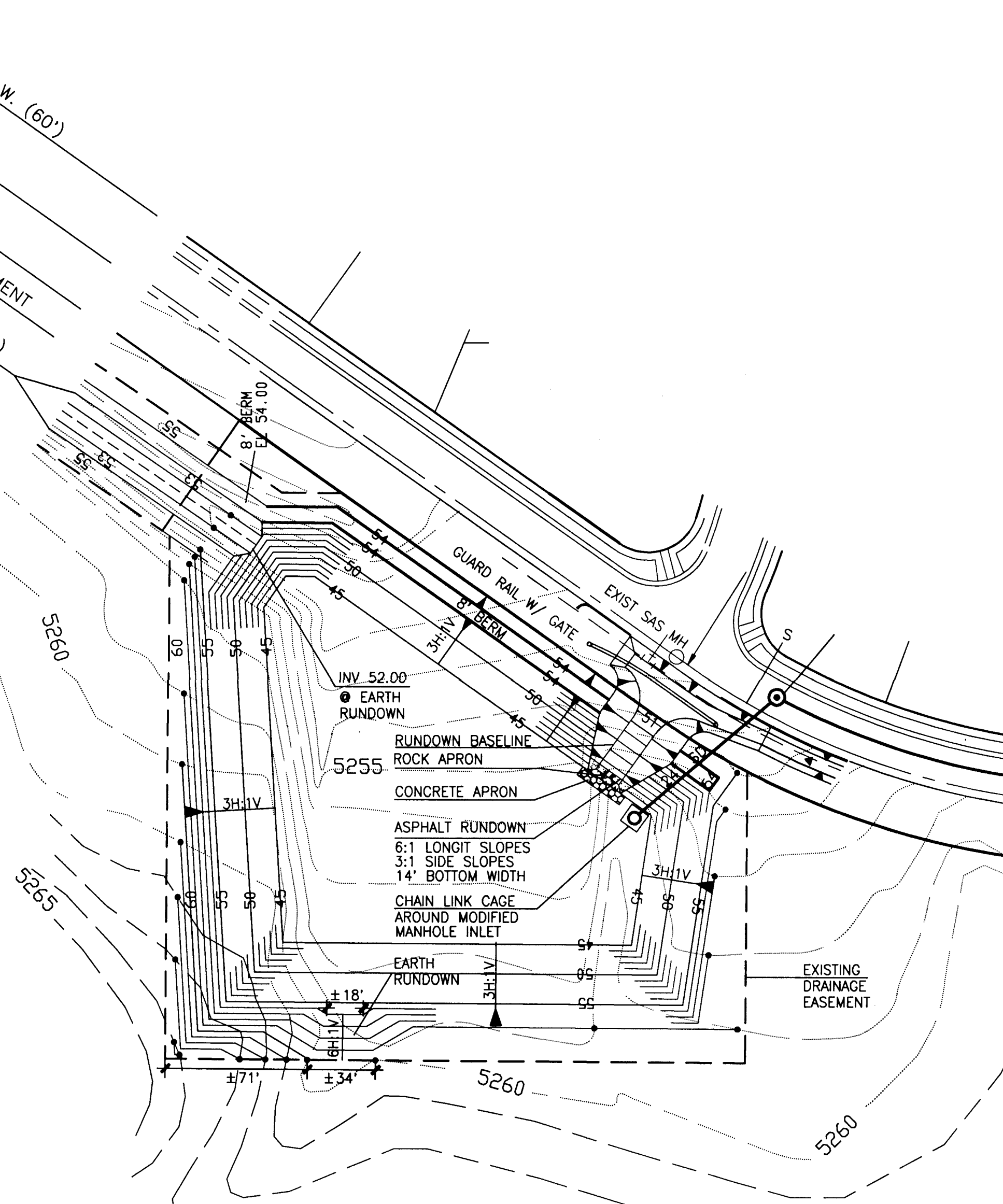
PROJECT NO. 4970.91 MAP NO. L-8 SHEET 24 OF 25

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	ALBUQUERQUE SYSTEMS, INC.	CITY OF ALBUQUERQUE	MONUMENT	FIELD NOTES	NO.	DATE	BY
WORK BY	ALBUQUERQUE SYSTEMS, INC.	DATE	DATE	DATE	DATE	DATE	DATE
INSPECTION	ALBUQUERQUE SYSTEMS, INC.	DATE	DATE	DATE	DATE	DATE	DATE
ACCEPTANCE BY	ALBUQUERQUE SYSTEMS, INC.	DATE	DATE	DATE	DATE	DATE	DATE
VERIFICATION BY	ALBUQUERQUE SYSTEMS, INC.	DATE	DATE	DATE	DATE	DATE	DATE
DRAWN	ALBUQUERQUE SYSTEMS, INC.	DATE	DATE	DATE	DATE	DATE	DATE
CHECKED BY	ALBUQUERQUE SYSTEMS, INC.	DATE	DATE	DATE	DATE	DATE	DATE
MICRO-FILM INFORMATION		REVISIONS		DESIGN		REMARKS	
RECORDED BY		NO.		DATE		DATE: 6/8/94	
DATE		DATE		DATE		DATE: 6/8/94	
NO.		DATE		DATE		DATE: 6/8/94	

DETENTION POND DATA
CONSTRUCT BOTTOM AT 5245.00
100-YR WS 5251.25 WHEN SILT
AT DESIGN ELEV=5247.00
STORAGE BTW/ 47.00 & 51.25
= 3.23 AC-FT
SPILLWAY ELEV 5252.65 ±
AT EDGE OF PAVEMENT

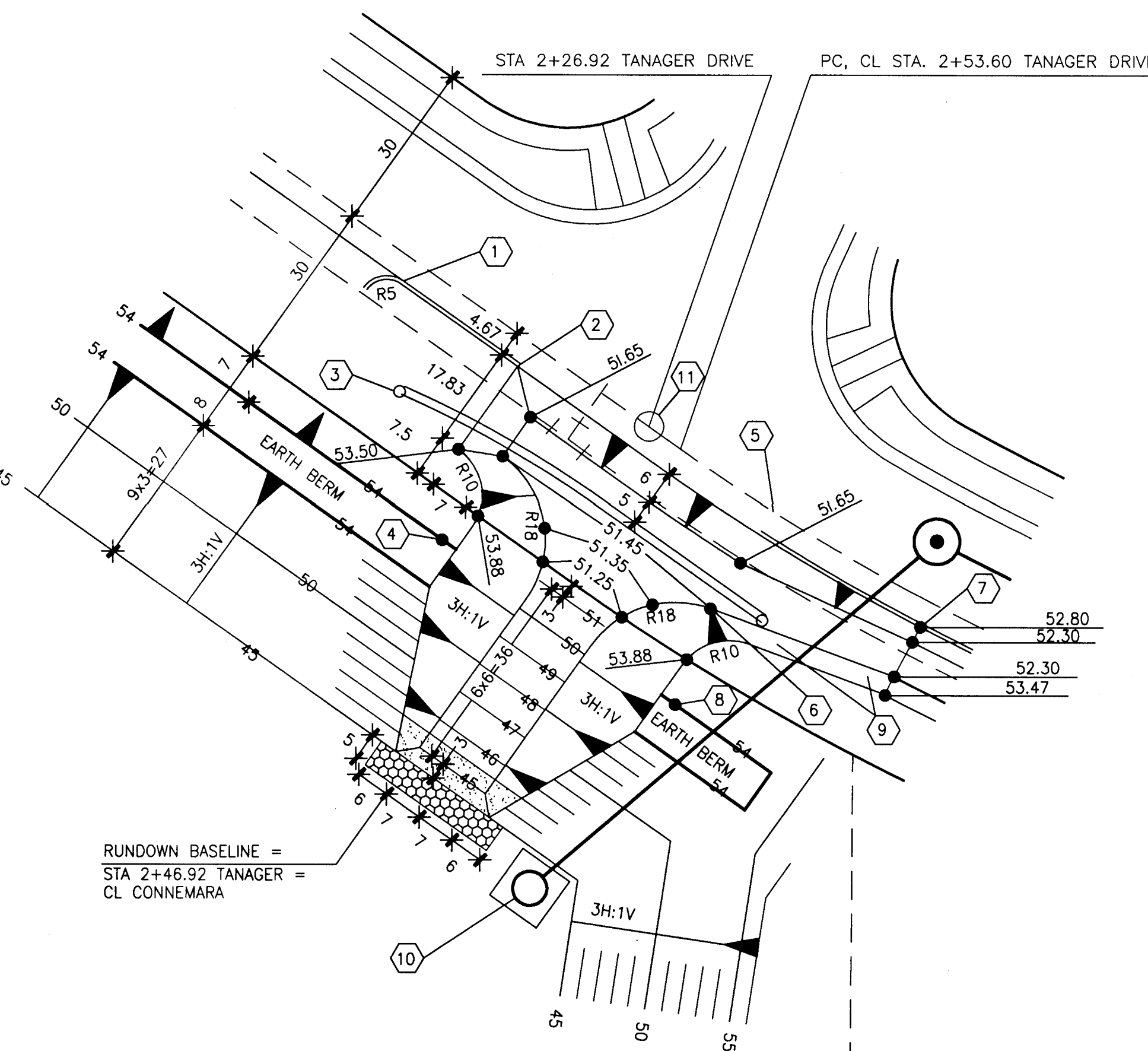


LINE	BEARING	DISTANCE
L1	N 35°19'24" E	170.90'
L2	N 35°19'24" E	36.03'
L3	S 81°26'03" E	65.94'
L4	S 0°18'28" W	174.39'
L5	S 86°34'00" W	168.54'
L6	N 55°23'32" W	19.15'
L7	N 0°18'28" E	14.55'
RUNDOWN BASELINE	S 54°00'11" E	



TANAGER POND - PLAN VIEW

1" = 50'

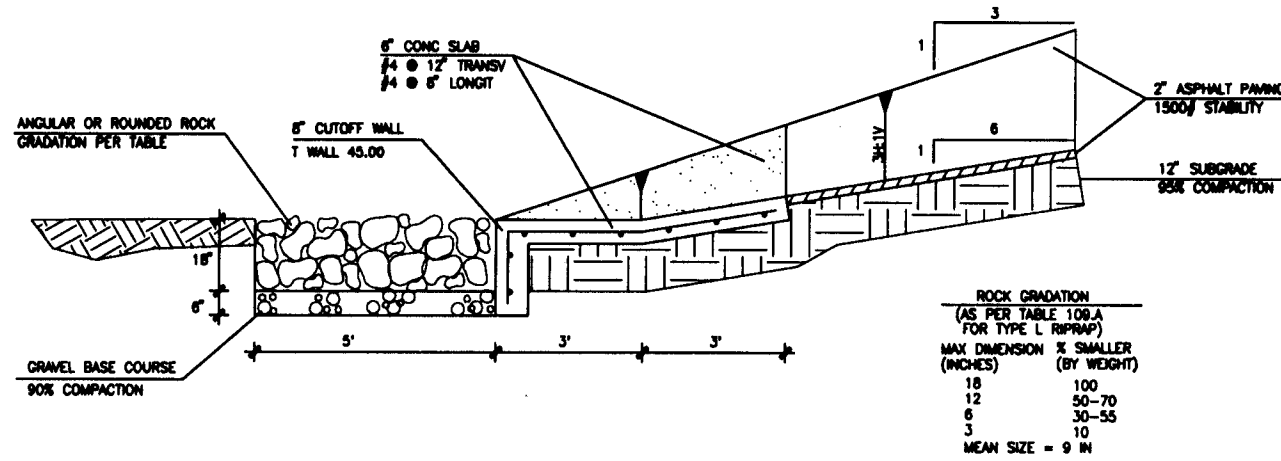


TANAGER POND - TANAGER RUNDOWN

1" = 20'

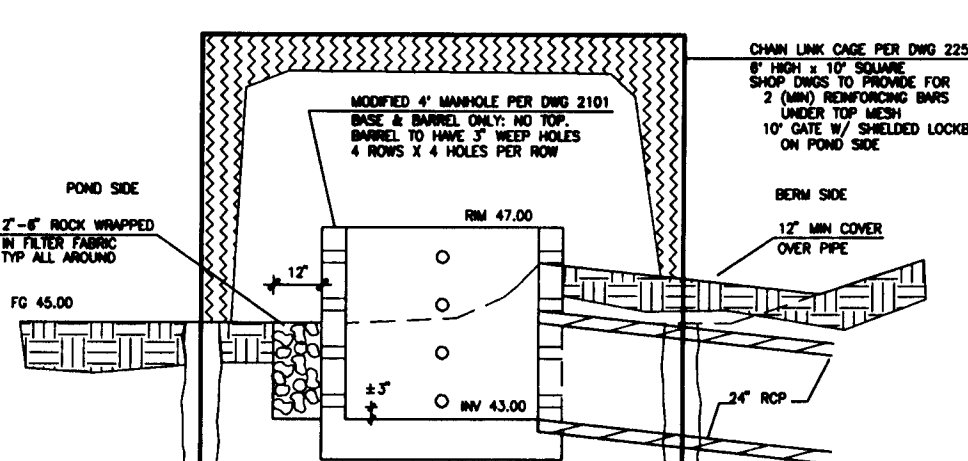
CONSTRUCTION NOTES

- OPP STA 1+96.92
BEGIN CURB AT EDGE OF PAVEMENT
- OPP STA 2+21.92
END CURB AT EDGE OF PAVEMENT
- OPP STA 2+09.42
BEGIN 75' MODIFIED GUARD RAIL W/GATE
PER DWGS 2610 & 2635
8' POSTS, BOTTOM OF BEAM=53.80
- OPP STA 2+28.92 37' RT
CENTER 18' RADIUS @ FLOWLINE
- OPP STA 2+73.25
BEGIN 8' CURB AT EDGE OF PAVEMENT
BEGIN CHANNEL TRANSITION
- OPP STA 2+73.25 20.18' RT
PT 18' RADIUS AT FLOWLINE
- OPP 3+05.45 (OPP EASMT CORNER)
BEGIN CHANNEL TRANSITION
- OPP STA 2+76.64 37.79' RT
CENTER 18' RADIUS AT FLOWLINE
- WARP SIDE SLOPE
- OPP STA 2+76.73 78.61' RT
OUTLET @ MODIFIED MANHOLE
RIM 47.00; INV OUT 43.00
10' SQ, 6" HIGH CHAIN LINK CAGE
- EXIST. SAS MH



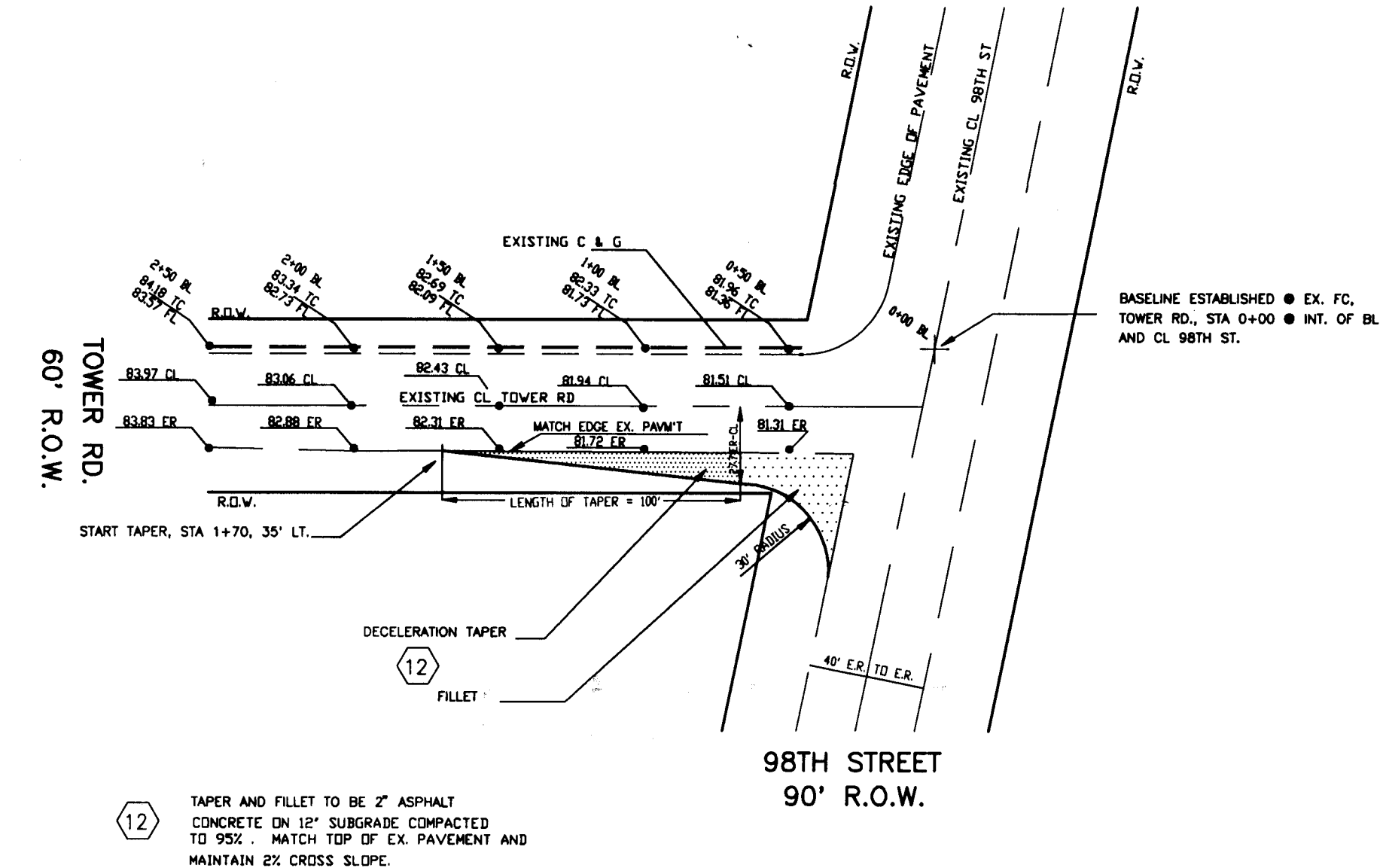
SECTION AT RUNDOWN TOE

1" = 4"



OUTLET DETAIL

1" = 4"



TOWER ROAD DECELERATION LANE

1" = 50'

FILE=TANPOND4 DATE=11-11-94

RYALS engineering & construction services
5301 CENTRAL N.E. Albuquerque, NM 87108
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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: SUNRISE TERRACE UNIT IV TANAGER POND AND DETAILS DECELERATION LANE					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIR	<i>B.G. Kelly</i>	2-13-95	HYDROLOGY	<i>J.H.</i>	12/22/94
WATER	<i>N.A. RWE</i>	12-16-94	INSPECTION		
TRANSPORTATION	<i>N.A. RWE</i>	12-16-94			
PROJECT NO.	4970.91	MAP NO.	L-8	SHEET	25 OF 25

AS-BUILT INFORMATION	
CONTRACTOR	HYDRO SYSTEMS, INC.
DESIGNED BY	ALB, INC.
CHECKED BY	RYALS
DATE	10/95
REVISIONS	
NO.	DATE
1	10/95
2	10/95
3	10/95
4	10/95
5	10/95
6	10/95
7	10/95
8	10/95
9	10/95
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