

PUBLIC IMPROVEMENT PLANS
FOR THE
SUNRISE ESTATES-UNIT TWO
ALBUQUERQUE, NEW MEXICO

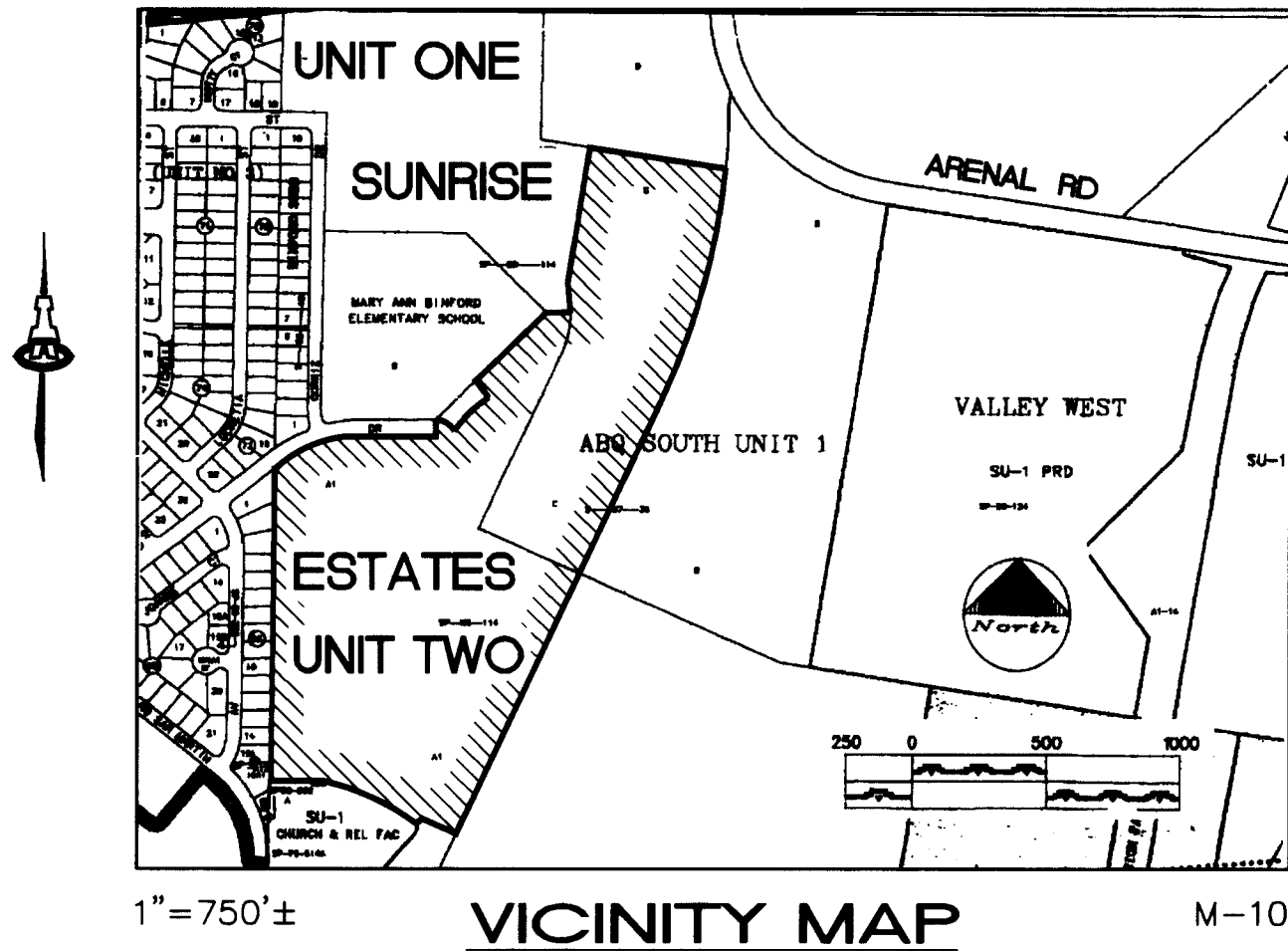
JANUARY 1997

PREPARED FOR:
THE PRESLEY COMPANIES
1909 CARLISLE BLVD. NE
ALBUQUERQUE, NM 87110

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

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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. 6.
- All work on this project shall be performed in accordance with applicable federal, state, and local laws, rules, and regulations concerning construction safety and health.
- 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.
- Contractor shall conduct his operations in a manner which will minimize interference with local traffic. Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public body having jurisdiction for the safety of persons or property, and to protect them from damage, injury, or loss. Contractor shall erect and maintain, as required by the conditions and progress of the work, all necessary safeguards for safety continuously and not limited to normal working hours, throughout the duration of the project. Contractor shall adhere to Section 19 of the General Conditions of the City of Albuquerque Standard Specifications for Public Works Construction, 1986, as amended with Update No. 6.
- The Contractor agrees that he shall assume the sole and complete responsibility for the job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify, and hold harmless the Owner & Engineer from any and all liability real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of the Owner or Engineer.
- TRAFFIC CONTROL: Three (3) working days prior to beginning construction the Contractor shall submit to the Construction Coordination Division a detailed construction schedule. Two (2) working days prior to construction, the Contractor shall obtain a barricading permit from the Construction Coordination Division. Contractor shall notify Barricade Engineer (768-2551) prior to occupying an intersection. See section 19 of the specifications. All street striping altered or destroyed shall be replaced with reflectorized plastic by Contractor to location and in kind as existing at no additional cost to the Owner.
- When abutting existing pavement to new, sawcut existing pavement to a straight edge and at a right angle, or as approved by the field Engineer. Removal of broken or cracked pavement will also be required.
- Existing curb and gutter not to be removed under the contract which is damaged or displaced by the Contractor shall be removed and replaced by the Contractor at his expense.
- All final backfill for trenches shall be compacted to a minimum 90% maximum density per ASTM D-1557 and as directed by section 701.14.2 and standard drawing number 2315.
- The Contractor shall promptly clean up any material excavated within the public right-of-way or private roadway easements so that the excavated material is not susceptible to being washed down the street or into any public drainage facility.
- Proposed waterline materials shall be either PVC pipe meeting AWWA C900 requirements (6"-12") or ductile iron pipe, thickness class 50 (6"-16").
- All sanitary sewer line stationing refers to sanitary sewer centerline stationing.
- All fittings on waterlines shall have restrained joints as noted on the plans.
- Contractor shall support all existing, underground utility lines which become exposed during construction. Payment for supporting work shall be incidental to water-line and/or sewerline costs.
- Contractor shall assist the Engineer/Inspector in the recording of data on all utility lines and accessories as required by the City of Albuquerque for the preparation of record drawings. Contractor shall not cover utility lines and accessories until all data has been recorded.
- 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.
- PNM will provide at no cost to the City or the Contractor the required personnel for inspection or observation deemed necessary by PNM while the Contractor is exposing PNM's cables. However, the Contractor shall be charged the total cost associated with repairs to any damaged cables or for any cost associated with supporting or relocating the poles and cables during construction.
- WARNING--EXISTING UTILITY LINE LOCATIONS are shown in an approximate manner only, and such lines may exist where none are shown. The location of any such existing lines is based upon information provided by the utility company, the Owner, or by others, and the information may be incomplete or may be obsolete by the time construction commences.

The Engineer has undertaken no field verification of the location, depth, size, or type of existing underground utility lines, makes no representation pertaining thereto, and assumes no responsibility or liability therefor. The Contractor shall inform itself of the location of any utility line in or near the area of the work in advance of and during excavation work. The Contractor is fully responsible for any and all damage caused by its failure to locate, identify, and preserve any and all existing utilities. The Contractor shall comply with State statutes, municipal and local ordinances, rules and regulations pertaining to the location of these lines and facilities, in planning and conducting excavation, whether by calling or notifying the utilities, complying with "Blue Stakes" procedures, or otherwise.
- Any work occurring within an arterial roadway requires 24 hr. construction. Applies only to existing and accepted arterial roadways.

DRB NO. 96 - 56

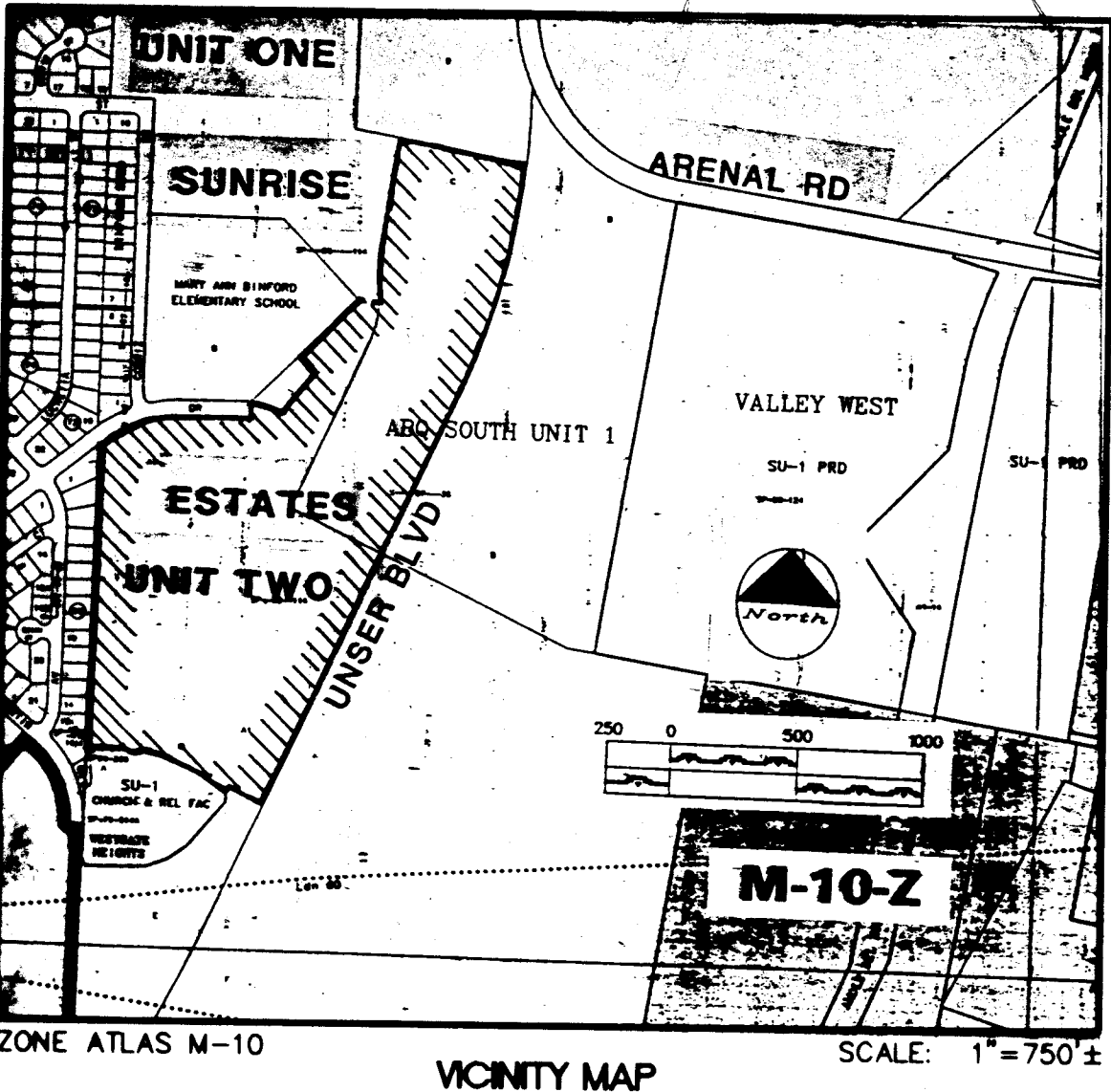
REV	SHEETS	CITY	ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER	DATE	*****				
		DRC Chairman			4-21-97	APPROVED FOR CONSTRUCTION				
		Transportation			2-13-97	Date				
		Water/Wastewater			4-15-97	City Engineer				
		Hydrology			4-15-97	Date				
CIP										
Constr. Mngmt.										
City Project No.						5057.91		Sheet 1 Of 22		

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE

SCANNED BY
BY LASON

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
903CVR.DWGdvr 1/2/97

UTILITY COUNCIL LOG NO.: 96 10 24 1412 0453



LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant within projected Section 34, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT A-1, SUNRISE ESTATES, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 4, 1995 in Volume 95C, Folio 286, together with TRACT C, ALBUQUERQUE SOUTH, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 3, 1987 in Volume C34, Folio 74 and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described tract, said point being on the southerly line of TRACT D, ALBUQUERQUE SOUTH, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 3, 1987 in Volume C34, Folio 74, and further being common with the northwest corner of TRACT C, ALBUQUERQUE SOUTH, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 3, 1987 in Volume C34, Folio 74 from whence the Albuquerque Control Survey Monument "1-M10" bears N 14°45'41" E, 1726.46 feet;

LEGAL DESCRIPTION CONTINUED ON SHEET 4 OF 4.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tracts and the vacated easements into residential lots, to create two tracts (Tr. AA & Tr. BB), to dedicate public rights-of-way and public park, and to grant those easements necessary to serve the residential development.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all parks, 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. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNER

PRESLEY HOMES, INC.

James Hicks, Vice President
Presley Homes, Inc.

10-25-96
Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on October 25, 1996, By James Hicks, as Vice President of Presley Homes, Inc., a New Mexico Corporation, on behalf of said corporation.

My Commission Expires: 4/22/99

Ruth J. Logno
Notary Public

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

PLAT
FOR
SUNRISE ESTATES
UNIT TWO

BEING A REPLAT OF
TRACT A-1, SUNRISE ESTATES, UNIT ONE
& TRACT C, ALBUQUERQUE SOUTH, UNIT 1

ALBUQUERQUE, NEW MEXICO

OCTOBER 1996

APPROVALS S-96-36 DRB NO. 96-58

Public Service Co. of NM--ELECTRIC SERVICES DIV. 11-15-96
Public Service Co. of NM--GAS SERVICES DIV. 11-15-96
U.S. WEST COMMUNICATIONS 11-15-96
JONES, INTERCABLE 11-15-96
CITY SURVEYOR, ENR. DIV., P.W.D. 103096
TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D. 11-12-96
PARKS DESIGN & DEVELOPMENT / CIP 12-19-96
UTILITY DEVELOPMENT DIV., P.W.D. 11-12-96
REAL PROPERTY DIVISION, D.F.M. 12-20-96
A.M.A.F.C.A. 12-31-96
CITY ENGINEER, PUBLIC WORKS DEPT. 12-31-96

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

12/21/96
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich, No. 7719
Date 10-30-96

SHEET 1 OF 4

SUBDIVISION DATA / NOTES

- Total Number of Existing Tracts: 2
- Total Number of Lots created: 84
- Total Number of Tracts created: 2
- Gross Subdivision Acreage: 46.3997 Ac.
- Total Mileage of Full Width Streets Created: 1.13 mi.
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:

"VISTA NUEVA", (04-12-88, C36-69),
"ALBUQUERQUE SOUTH, UNIT 1", (08-03-87, C34-74),
"WESTGATE HEIGHTS, UNIT 4", (12-01-80, C17-140),
"WESTGATE HEIGHTS, UNIT 4", (05-15-78, D8-124),
"WESTGATE HEIGHTS", (10-09-79, C15-127),
"SUNRISE ESTATES, UNIT 1", (08-04-95, 95C-286)

all being records of Bernalillo County, New Mexico.

- Field Survey performed May, 1996.

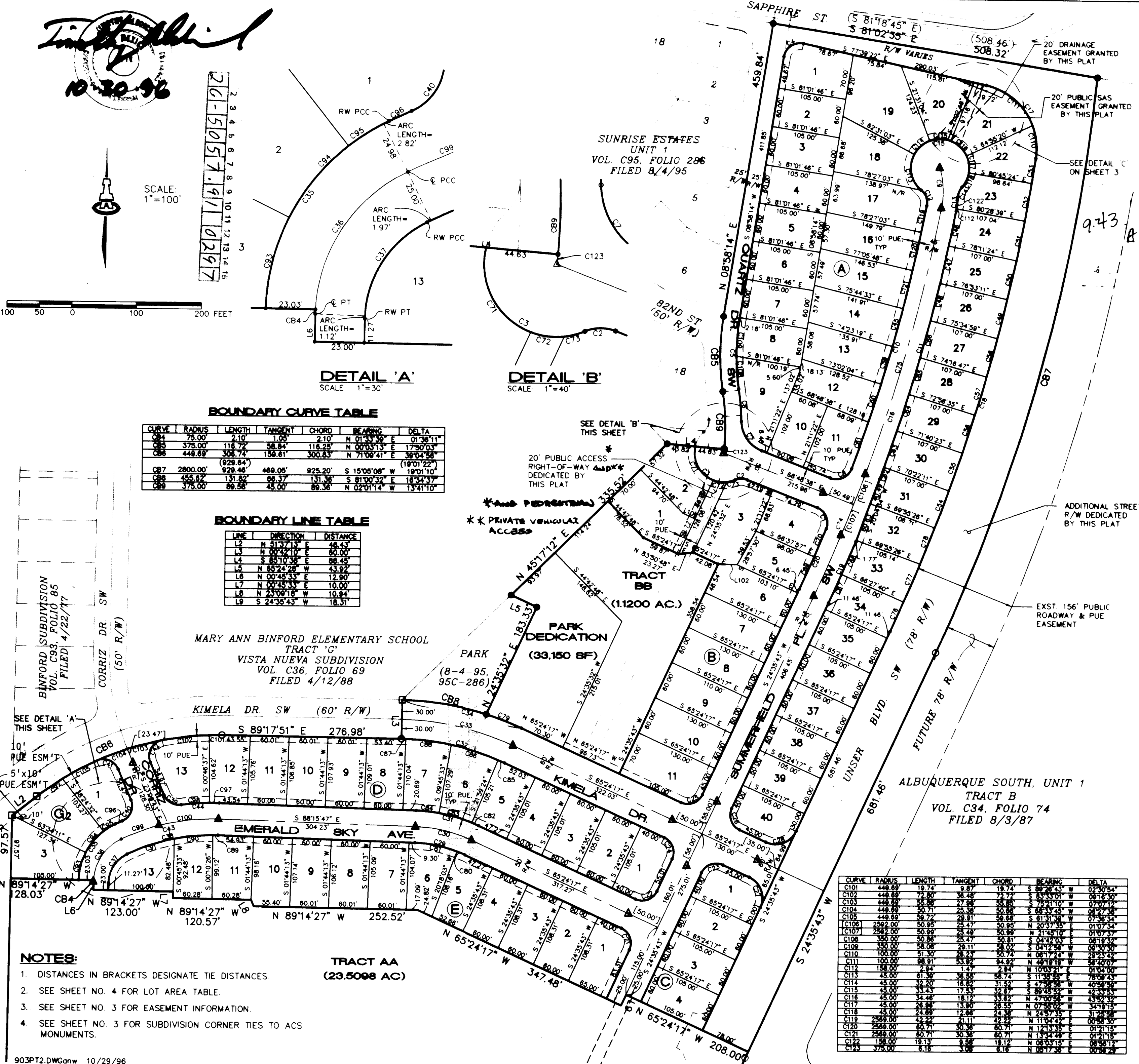
- City Standard Utility Note II:
"City of Albuquerque Water and Sanitary Sewer Service to Sunrise Estates, Unit Two must be verified and coordinated with the Public Works Department, City of Albuquerque."
- "Set four inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", PLS #7719.
- See "Bulk Land Waiver Notice," Sheet 4 of 4.
- All corners shall be a set 5/8" rebar with cap marked "ALS LS 7719" unless otherwise noted.



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON U.P.C. # 10-055-055-160-30310
PROPERTY OWNER OF RECORD
PRESLEY CO. ABQ. SOUTH
BET. LILLO COUNTY TREASURER'S OFFICE
Ruth J. Logno

903PT1.DWG 10/21/96

SCANNED BY
BY LASON



PLAT
FOR
SUNRISE ESTATES
UNIT TWO

BEING A REPLAT OF
TRACT A-1, SUNRISE ESTATES, UNIT ONE
& TRACT C, ALBUQUERQUE SOUTH, UNIT 1

ALBUQUERQUE, NEW MEXICO

OCTOBER 1996

LINE TABLE

LINE	DIRECTION	DISTANCE
L101	N 85°24'28" W	20.00'
L102	N 88°28'06" W	29.24'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C001	118.72	38.84	118.72	118.72	N 00°00'00" E	180°00'
C002	300.83	158.81	300.83	300.83	N 71°09'41" E	30°04'58"
C003	2800.00	928.48	488.05	925.20	S 15°05'08" W	(190°10')
C004	155.82	131.82	131.82	131.82	S 81°00'32" E	18°34'37"
C005	376.00	88.28	48.20	86.36	N 02°01'14" W	1°34'11"

SHEET 2 OF 4

PLAT FOR SUNRISE ESTATES UNIT TWO

BEING A REPLAT OF
TRACT A-1, SUNRISE ESTATES, UNIT ONE
& TRACT C, ALBUQUERQUE SOUTH, UNIT 1

ALBUQUERQUE, NEW MEXICO

OCTOBER 1996

SCALE:
1"=200'

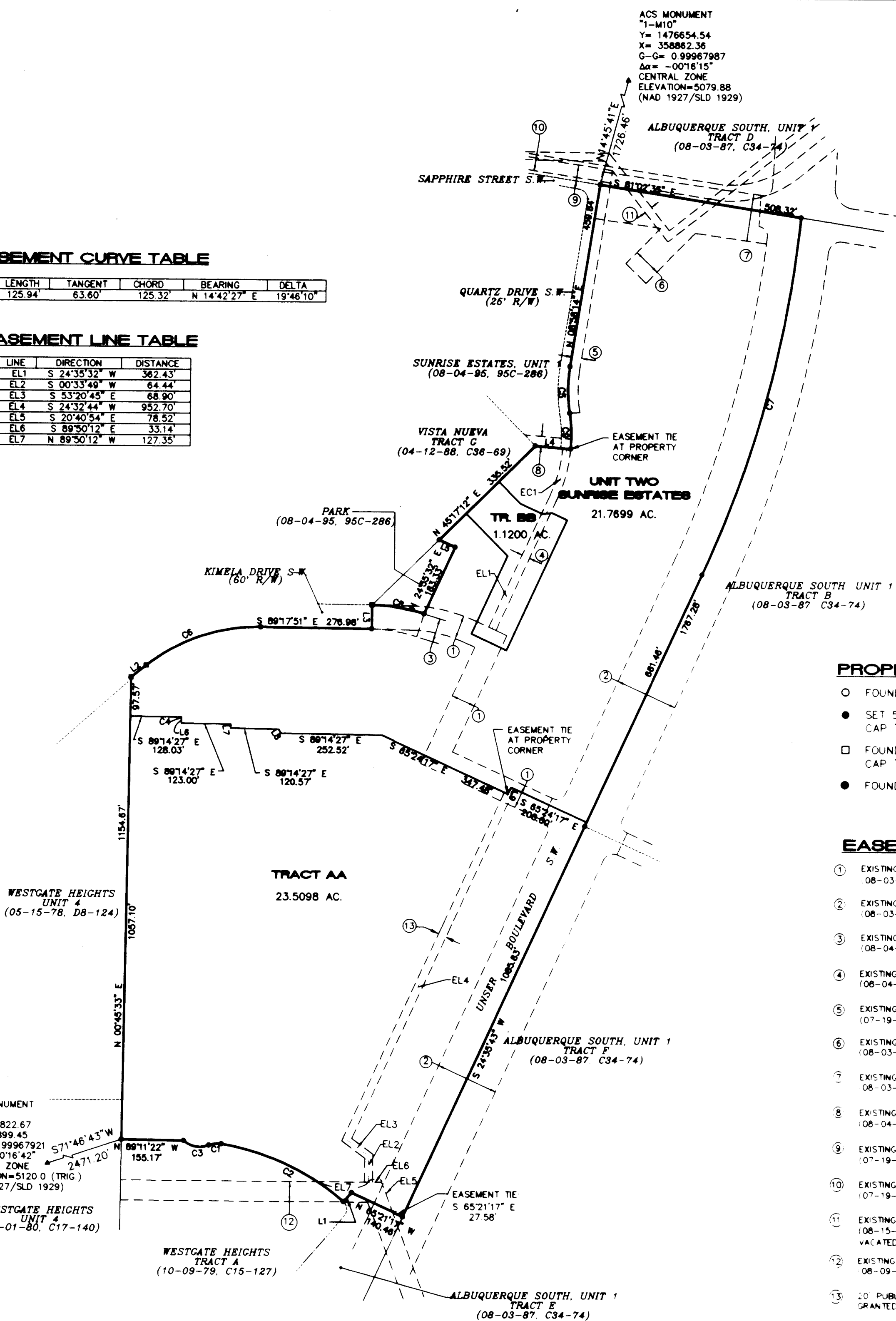
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503

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
EC1	365.00	125.94	63.60	125.32	N 14°42'27" E	19°46'10"

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
EL1	S 24°35'32" W	362.43
EL2	S 00°33'49" W	64.44
EL3	S 53°20'45" E	68.90
EL4	S 24°32'44" W	952.70
EL5	S 20°40'54" E	78.52
EL6	S 89°50'12" E	33.14
EL7	N 89°50'12" W	127.35



PROPERTY CORNERS

- FOUND 5/8" REBAR (TYP.)
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- FOUND 1/2" REBAR (TYP.)

EASEMENTS

- EXISTING 60' TEMPORARY DRAINAGE EASEMENT (08-03-87 C34-74); VACATED PER (V-96-77)
- EXISTING 156' ROADWAY & P.U.E. EASEMENT (08-03-87 C34-74)
- EXISTING 60' ACCESS EASEMENT (08-04-95 95C-286)
- EXISTING 20' PUBLIC WATERLINE EASEMENT & P.U.E. (08-04-95 95C-286)
- EXISTING 25' ROADWAY EASEMENT (07-19-94 BK 94-21 PG 7029-7032)
- EXISTING TEMPORARY DRAINAGE EASEMENT (08-03-87 C34-74); VACATED PER (V-96-77)
- EXISTING 118' TEMPORARY DRAINAGE EASEMENT (08-03-87 C34-74); VACATED PER (V-96-77)
- EXISTING 25' DRAINAGE AND PEDESTRIAN EASEMENT (08-04-95 95C-286)
- EXISTING 40' ROADWAY EASEMENT (07-19-94 BK 94-21 PG 7029-7032)
- EXISTING 40' TEMPORARY ROADWAY EASEMENT (07-19-94 BK 94-21 PG 7033-7036)
- EXISTING 20' PERMANENT UTILITY EASEMENT (08-15-73 BK MISC. 327 PG 336-338); VACATED PER (V-96-97)
- EXISTING 50' SEWER EASEMENT (08-09-73 BK D947 PG 898-901)
- 20' PUBLIC SANITARY SEWER EASEMENT (GRANTED BY THIS PLAT)

BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	80.00	32.22	18.51	31.84	S 81°00'32" E	30°00'00"
C2	617.53	341.70	175.35	337.38	N 82°00'45" W	31°00'00"
C3	80.00	68.82	37.25	63.50	N 02°00'45" W	83°00'00"
C4	80.00	61.00	1.00	2.10	N 02°00'45" W	83°00'00"
C5	375.00	116.72	58.84	116.25	N 02°00'45" W	70°00'00"
C6	449.89	306.72	158.81	300.83	N 71°09'41" E	30°00'00"
C7	2800.00	828.46	408.05	825.20	S 15°05'08" W	19°01'10"
C8	455.82	131.82	66.37	131.36	S 81°00'32" E	16°54'37"
C9	375.00	68.58	45.00	68.30	N 02°00'45" W	15°41'10"

BOUNDARY LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 41°32'49" W	30.22
L2	N 51°37'15" E	48.23
L3	N 02°00'45" W	60.00
L4	S 81°00'32" E	30.22
L5	N 89°50'12" W	127.35
L6	S 00°33'49" W	64.44
L7	S 53°20'45" E	68.90
L8	S 24°32'44" W	952.70
L9	S 20°40'54" E	78.52
L10	S 89°50'12" E	33.14
L11	N 89°50'12" W	127.35



SHEET 3 OF 4

LEGAL DESCRIPTION--Continued from Sheet 1

THENCE S 81°02'35" E, 508.32 feet along a line common with the southerly line of said TRACT D to the northeast corner, said point being common with the northwest corner of TRACT B, ALBUQUERQUE SOUTH, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 3, 1987 in Volume C34, Folio 74;

THENCE 929.46 feet along a curve to the right whose radius is 2800.00 feet through a central angle of 19°01'10" and whose long chord bears S 15°05'08" W, 925.20 feet to a point of tangency;

THENCE S 24°35'43" W, 1767.28 feet to the southeast corner, said point being on the westerly line of TRACT F, ALBUQUERQUE SOUTH, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 3, 1987 in Volume C34, Folio 74 and further being common with the northeast corner of TRACT E, ALBUQUERQUE SOUTH, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 3, 1987 in Volume C34, Folio 74;

THENCE along the northerly line of said TRACT E, N 65°21'17" W, 140.46 feet to a point;

THENCE continuing S 41°32'49" W, 30.22 feet to a point of non-tangent curve, said point being on the northerly line of TRACT A, WESTGATE HEIGHTS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 9, 1979 in Volume C15, Folio 127;

THENCE leaving said northerly line of said TRACT E along the northerly line of said TRACT A 341.70 feet along a curve to the left whose radius is 617.53 feet through a central angle of 31°42'14" and whose long chord bears N 65°00'46" W, 337.36 feet to a point of non-tangent compound curvature;

THENCE continuing 32.22 feet along a curve to the left whose radius is 60.00 feet through a central angle of 30°46'08" and whose long chord bears S 83°28'10" W, 31.84 feet to a point of non-tangent reverse curvature;

THENCE continuing 66.92 feet along a curve to the right whose radius is 60.00 feet through a central angle of 63°53'59" and whose long chord bears N 79°53'40" W, 63.50 feet to a point of non-tangency;

THENCE continuing N 89°11'22" W, 155.17 feet to the southwest corner, said point being common with the northwest corner of said TRACT A, and further being on the easterly line of WESTGATE HEIGHTS, UNIT 4 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 1, 1980 in Volume C17, Folio 140;

THENCE N 00°45'33" E, 1154.67 feet to a point, said point being common with the northeast corner of WESTGATE HEIGHTS, UNIT 4 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 15, 1978 in Volume D8, Folio 124 and further being on the southerly right-of-way line of Kimela Drive S.W.;

THENCE along said southerly right-of-way line N 51°37'13" E, 48.43 feet to a point of curvature;

THENCE continuing 306.74 feet along a curve to the right whose radius is 449.89 feet through a central angle of 39°04'56" and whose long chord bears N 71°09'41" E, 300.83 feet to a point of tangency;

THENCE continuing S 89°17'51" E, 276.98 feet to a point;

THENCE leaving said southerly right-of-way line N 00°42'09" E, 60.00 feet to a point, said point being on the northerly right-of-way line of said Kimela Drive S.W., and further being common with the southeast corner of TRACT G, VISTA NUEVA as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 12, 1988 in Volume C36, Folio 69, and further being common with the southwest corner of PARK, SUNRISE ESTATES, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 4, 1995 in Volume 95C, Folio 286;

THENCE 131.82 feet along a curve to the right, whose radius is 455.82 feet through a central angle of 16°34'37" and whose long chord bears S 81°00'32" E, 131.36 feet along a line common with the southerly line of said PARK to a point, said point being common with the southeast corner of said PARK;

THENCE N 24°35'32" E, 183.33 feet along a line common with the easterly line of said PARK to a point, said point being common with the northeast corner of said PARK;

THENCE N 65°24'28" W, 43.92 feet along a line common with the northerly line of said PARK to a point, said point being common with the northwest corner of said PARK and further being on the southeasterly line of said TRACT G;

THENCE N 45°17'12" E, 335.52 feet along a line common with the southeasterly line of said TRACT G to a point, said point being common with the northeast corner of said TRACT G, and further being common with a corner of BLOCK E, SUNRISE ESTATES, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 4, 1995 in Volume 95C, Folio 286;

THENCE S 85°10'38" E, 88.45 feet along a line common with the southerly line of said BLOCK E, SUNRISE ESTATES, UNIT 1 to a point, said point being common with the southeast corner of said BLOCK E, SUNRISE ESTATES, UNIT 1 and further being on the future centerline of Quartz Drive S.W.;

THENCE along said future centerline 89.58 feet along a curve to the left, whose radius is 375.00 feet through a central angle of 13°41'10" and whose long chord bears N 02°01'14" W, 89.36 feet to a point of reverse curvature;

THENCE continuing 116.72 feet along a curve to the right, whose radius is 375.00 feet through a central angle of 17°50'03" and whose long chord bears N 00°03'13" E, 116.25 feet to a point of tangency;

THENCE continuing N 08°58'14" E, 459.84 feet to the point of beginning and containing 46.3997 acres more or less

BULK LAND WAIVER NOTICE

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT. DETAILS OF THE VARIANCE OR WAIVER WERE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, FOR _____, 199_____, IN _____ PAGE _____.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

LOT AREA TABLE

BLOCK	AREA
BLOCK A	1. 7621
BLOCK B	1. 8450
BLOCK C	1. 6906
BLOCK D	1. 7150
BLOCK E	1. 9477
BLOCK F	1. 6859
BLOCK G	1. 6078
BLOCK H	1. 7646
BLOCK I	1. 7800
BLOCK J	1. 7800
BLOCK K	1. 7800
BLOCK L	1. 7800
BLOCK M	1. 7800
BLOCK N	1. 7800
BLOCK O	1. 7800
BLOCK P	1. 7800
BLOCK Q	1. 7800
BLOCK R	1. 7800
BLOCK S	1. 7800
BLOCK T	1. 7800
BLOCK U	1. 7800
BLOCK V	1. 7800
BLOCK W	1. 7800
BLOCK X	1. 7800
BLOCK Y	1. 7800
BLOCK Z	1. 7800

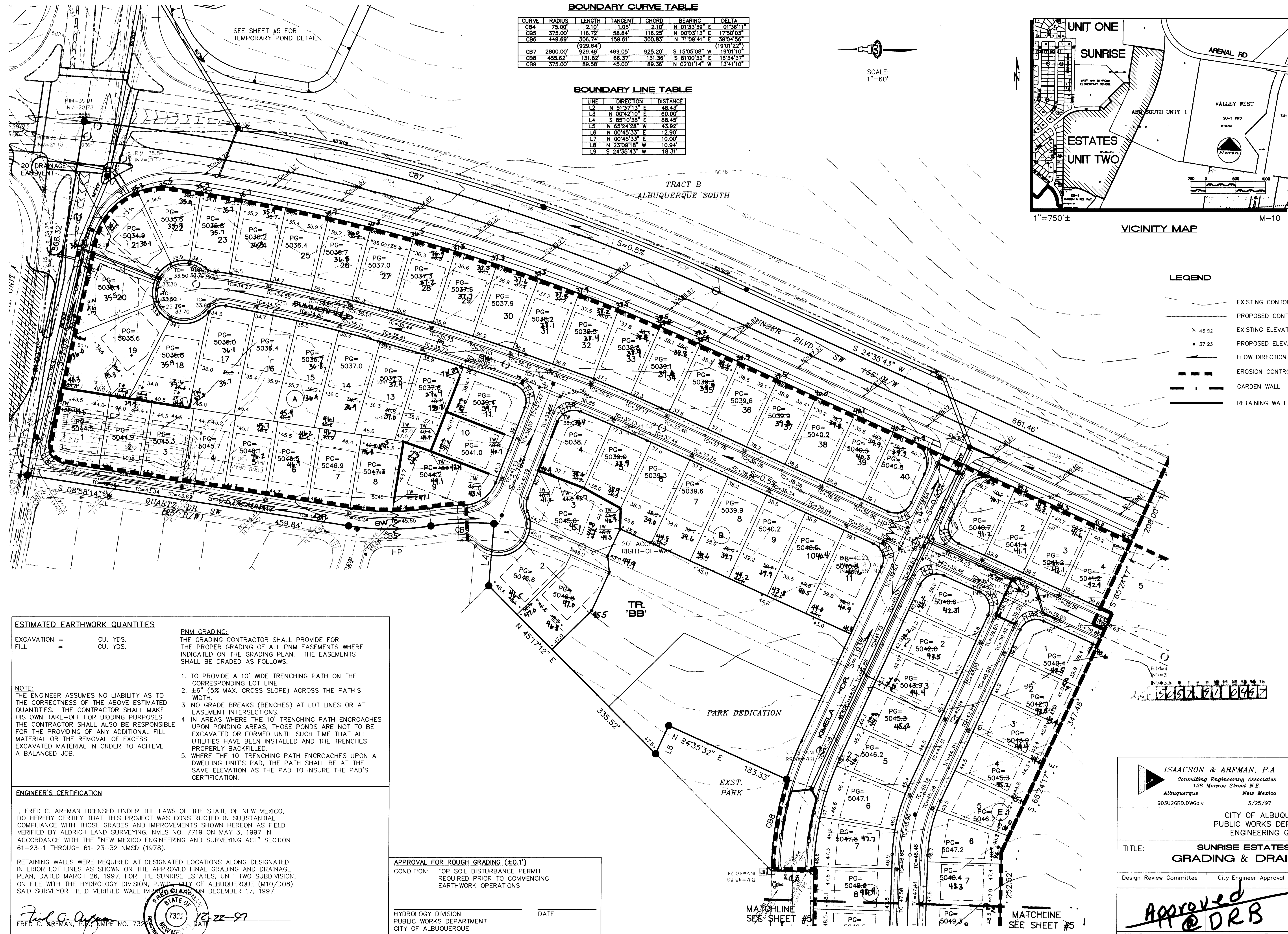
PUBLIC UTILITY EASEMENTS

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

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

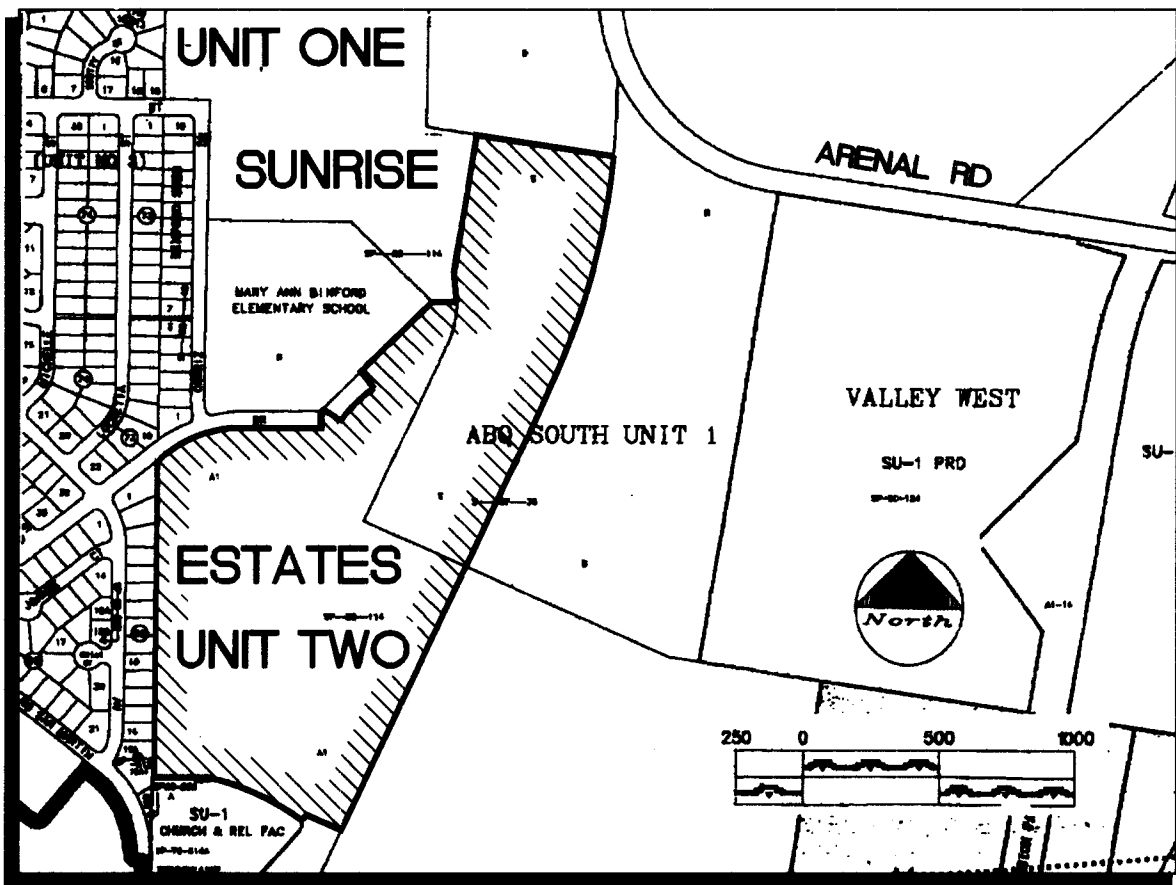
INCLUDED IS THE RIGHT TO BUILD, REBUILD, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH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

SHEET 4 OF 4



BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CB4	75.00'	2.10'	1.05'	2.10'	N 01°33'39" E	01°38'11"
CB5	375.00'	116.72'	58.84'	116.28'	N 02°31'33" E	1°40'03"
CB6	448.69'	306.74'	158.61'	300.83'	N 71°09'41" E	38°04'56"
(929.64') (19°01'22")						
CB7	2800.00'	929.46'	469.05'	925.20'	S 15°05'08" W	19°01'10"
CB8	455.62'	131.82'	66.37'	131.36'	S 81°00'32" E	16°34'37"
CB9	375.00'	89.58'	45.00'	89.38'	N 02°01'14" W	13°41'10"

BOUNDARY LINE TABLE		
LINE	DIRECTION	DISTANCE
L2	N 51°37'13" E	48.43'
L3	N 00°42'10" E	80.00'
L4	S 85°10'38" E	88.45'
L5	N 65°24'28" W	43.92'
L6	N 00°45'33" E	12.90'
L7	N 00°45'33" E	10.00'
L8	N 23°09'18" W	10.94'
L9	S 24°35'43" W	18.31'



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING ELEVATION
- PROPOSED ELEVATION
- FLOW DIRECTION
- EROSION CONTROL BERM
- GARDEN WALL
- RETAINING WALL

ESTIMATED EARTHWORK QUANTITIES

EXCAVATION = CU. YDS.
FILL = CU. YDS.

PNM GRADING:

THE GRADING CONTRACTOR SHALL PROVIDE FOR THE PROPER GRADING OF ALL PNM EASEMENTS WHERE INDICATED ON THE GRADING PLAN. THE EASEMENTS SHALL BE GRADED AS FOLLOWS:

- TO PROVIDE A 10' WIDE TRENCHING PATH ON THE CORRESPONDING LOT LINE
- ±6" (5% MAX. CROSS SLOPE) ACROSS THE PATH'S WIDTH
- NO GRADE BREAKS (BENCHES) AT LOT LINES OR AT EASEMENT INTERSECTIONS
- IN AREAS WHERE THE 10' TRENCHING PATH ENCLOSES UPON PONDING AREAS, THOSE PONDS ARE NOT TO BE EXCAVATED OR FORMED UNTIL SUCH TIME THAT ALL UTILITIES HAVE BEEN INSTALLED AND THE TRENCHES PROPERLY BACKFILLED
- WHERE THE 10' TRENCHING PATH ENCLOSES UPON A DWELLING UNIT'S PAD, THE PATH SHALL BE AT THE SAME ELEVATION AS THE PAD TO INSURE THE PAD'S CERTIFICATION.

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 MAY 3, 1997 IN ACCORDANCE WITH THE "NEW MEXICO ENGINEERING AND SURVEYING ACT" SECTION 61-23-1 THROUGH 61-23-32 NMSD (1978).

RETAINING WALLS WERE REQUIRED AT DESIGNATED LOCATIONS ALONG DESIGNATED INTERIOR LOT LINES AS SHOWN ON THE APPROVED FINAL GRADING AND DRAINAGE PLAN, DATED MARCH 26, 1997, FOR THE SUNRISE ESTATES, UNIT TWO SUBDIVISION, ON FILE WITH THE HYDROLOGY DIVISION, P.W.D. CITY OF ALBUQUERQUE (M10/D08). SAID SURVEYOR FIELD VERIFIED WALL IMPROVEMENTS ON DECEMBER 17, 1997.

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
90302GRD.DWG.drv 3/25/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNRISE ESTATES UNIT TWO
GRADING & DRAINAGE PLAN

Design Review Committee City Engineer Approval

Approved @ DRB

City Project No. 5057.91

Zone Map No. M-10

Sheet 4 Of 22

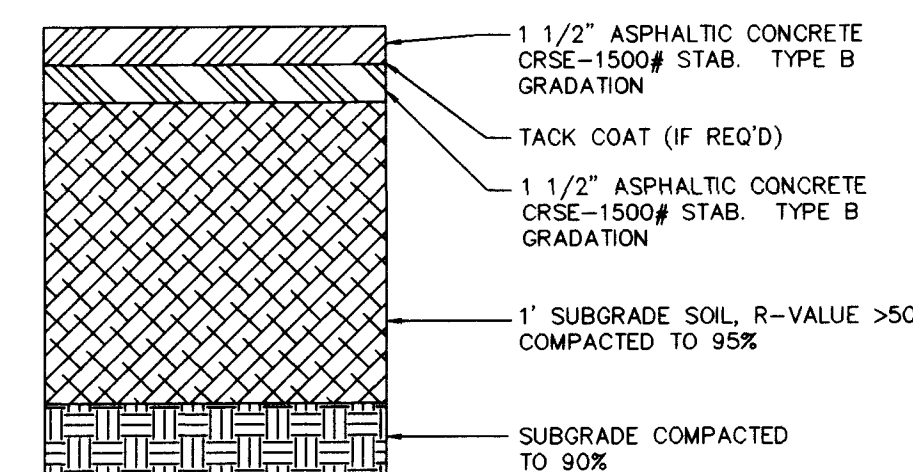
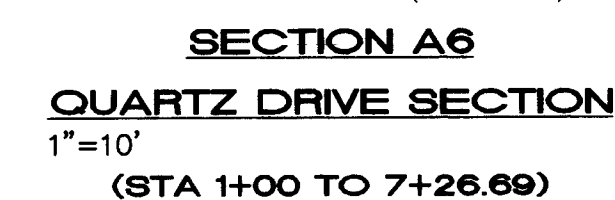
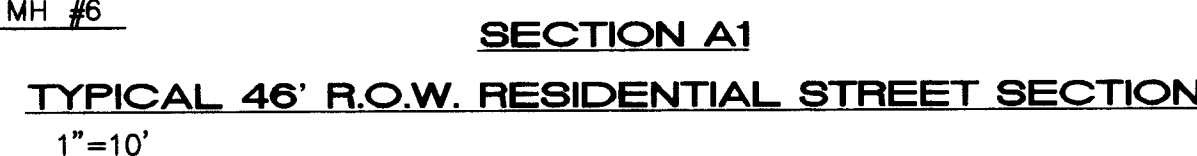
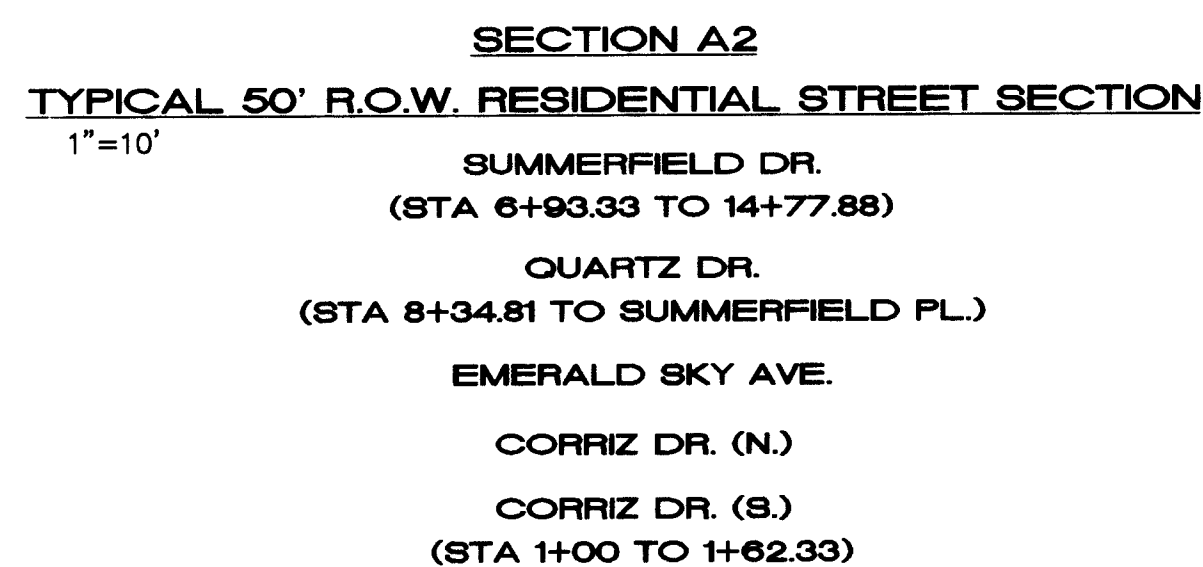
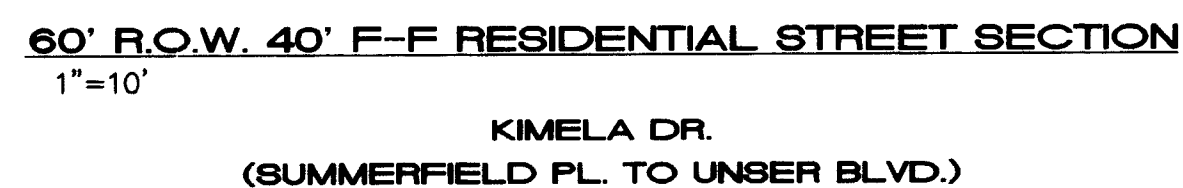
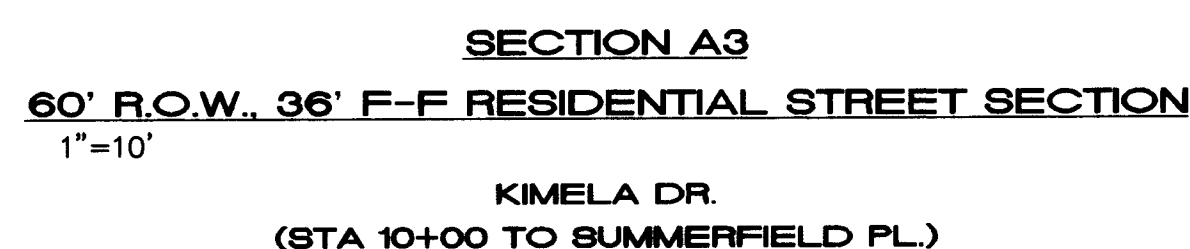
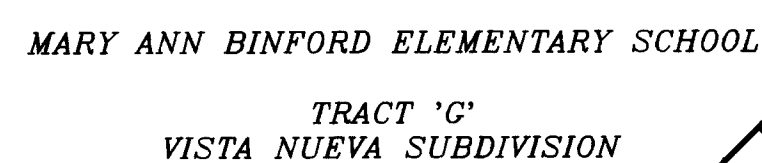
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES	
CONTRACTOR	SALLS BROS.	WORK BY	ALS, INC.	DATE	5/96	1	ALS
INSPECTOR	BY: M. L. GARCIA	DATE	9/97	DATE			
VERIFICATION	BY: ALS, INC.	DATE	9/97	ELEV.	= 5079.88		
DRAWING	BY: ALS, INC.	DATE	11/97	TBM:	R/W OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.		
MICRO-FILM INFORMATION		RECORDED BY		ELEV.	= 5035.84		
		NO.					

Handwritten signature and date: 5-22-99

ENGINEER'S SEAL		REVISIONS		DESIGN	
NO.	DATE	REMARKS	BY	DATE	10/96
				DATE	10/96
				DATE	10/96

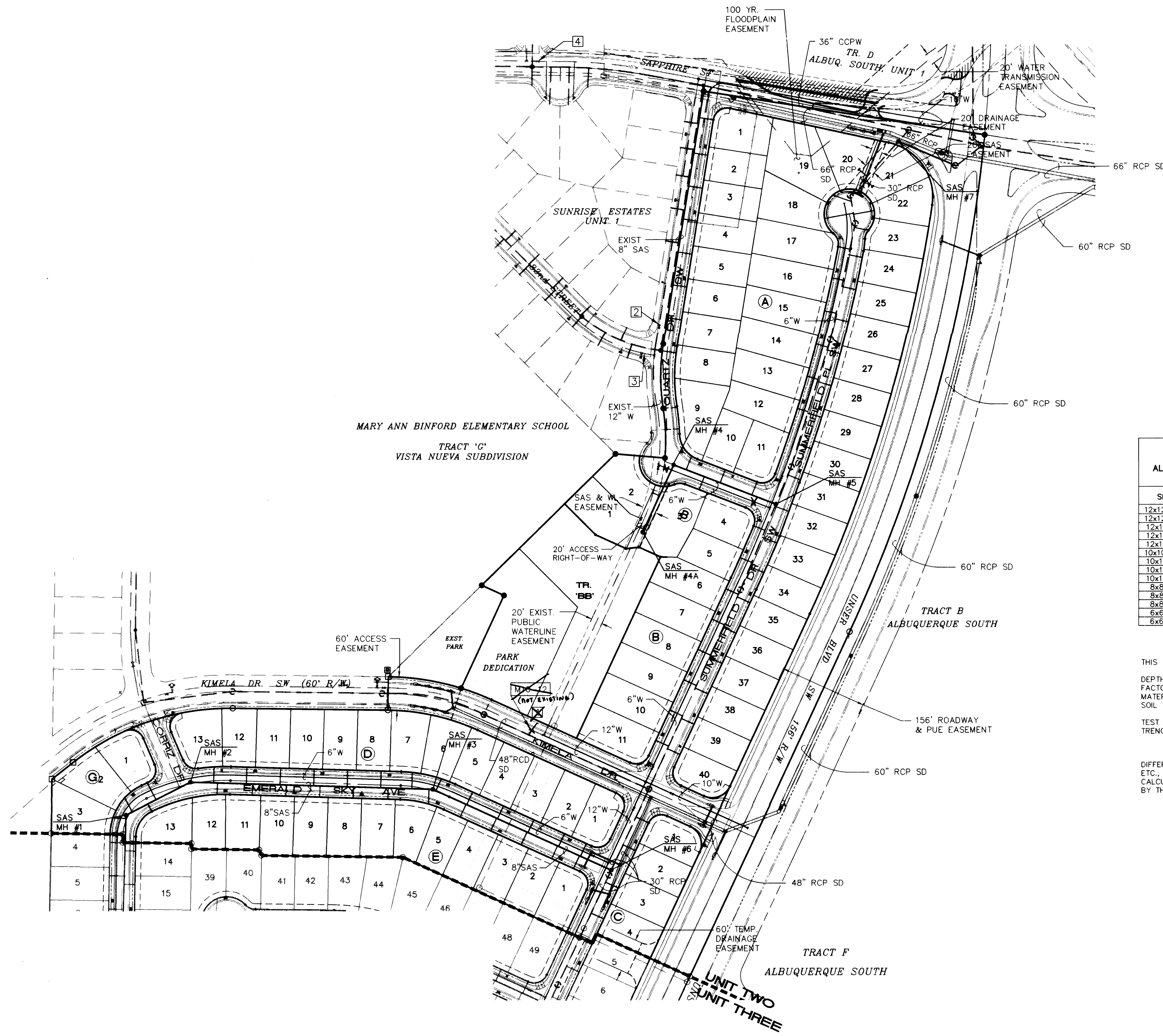


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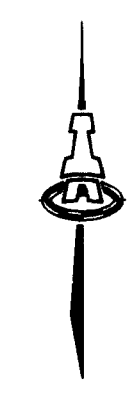


SCANNED BY
BY LASON

[illegible]



SCALE:
1"=100'



LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'B' VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING

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

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

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

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

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

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

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

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

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

RESTRAINED JOINT LENGTHS
FOR WATERLINE FITTINGS

WATER SHUT-OFF PLAN

SHUT-OFF VALVES 1, 2, 3, & 4 TO PROVIDE NON-PRESSURE CONNECTIONS. THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) 5 WORKING DAYS PRIOR TO SHUT-OFF OR TURN-ON AT VALVES. ONLY CITY PERSONNEL ARE ALLOWED OPERATE VALVES. (VALVES #2, 3 & 4 NOT YET ASSIGNED # AT COA.)

36" CCP REPLACEMENT
SHUT-OFF PLAN

SHUT-OFF VALVES M-9N 531 (RESERVOIR) & M-10N 181 (DOWN STREAM) TO PROVIDE NON-PRESSURE CONNECTIONS. COORDINATE W/ ROY ROBINSON @ COA WATER UTILITIES @ 857-2000.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
903UMSTR.DWGdiv 4/9/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **SUNRISE ESTATES UNIT TWO
MASTER UTILITY PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. **5057.91** Zone Map No. **M-10** Sheet **7** Of **22**

NO. DATE

REVISIONS

DESIGN

DESIGNED BY FCA

DRAWN BY ANW

CHECKED BY I&A

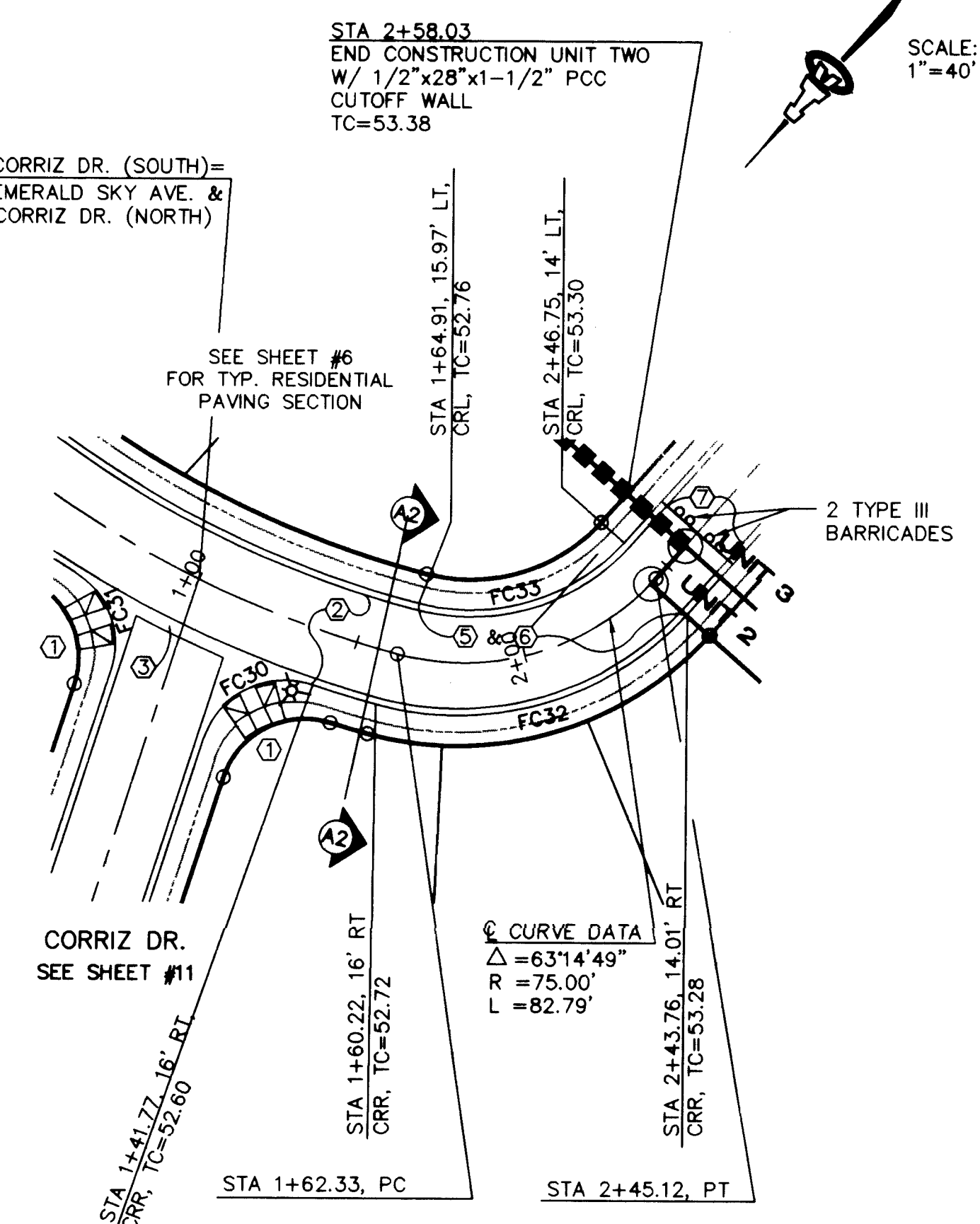
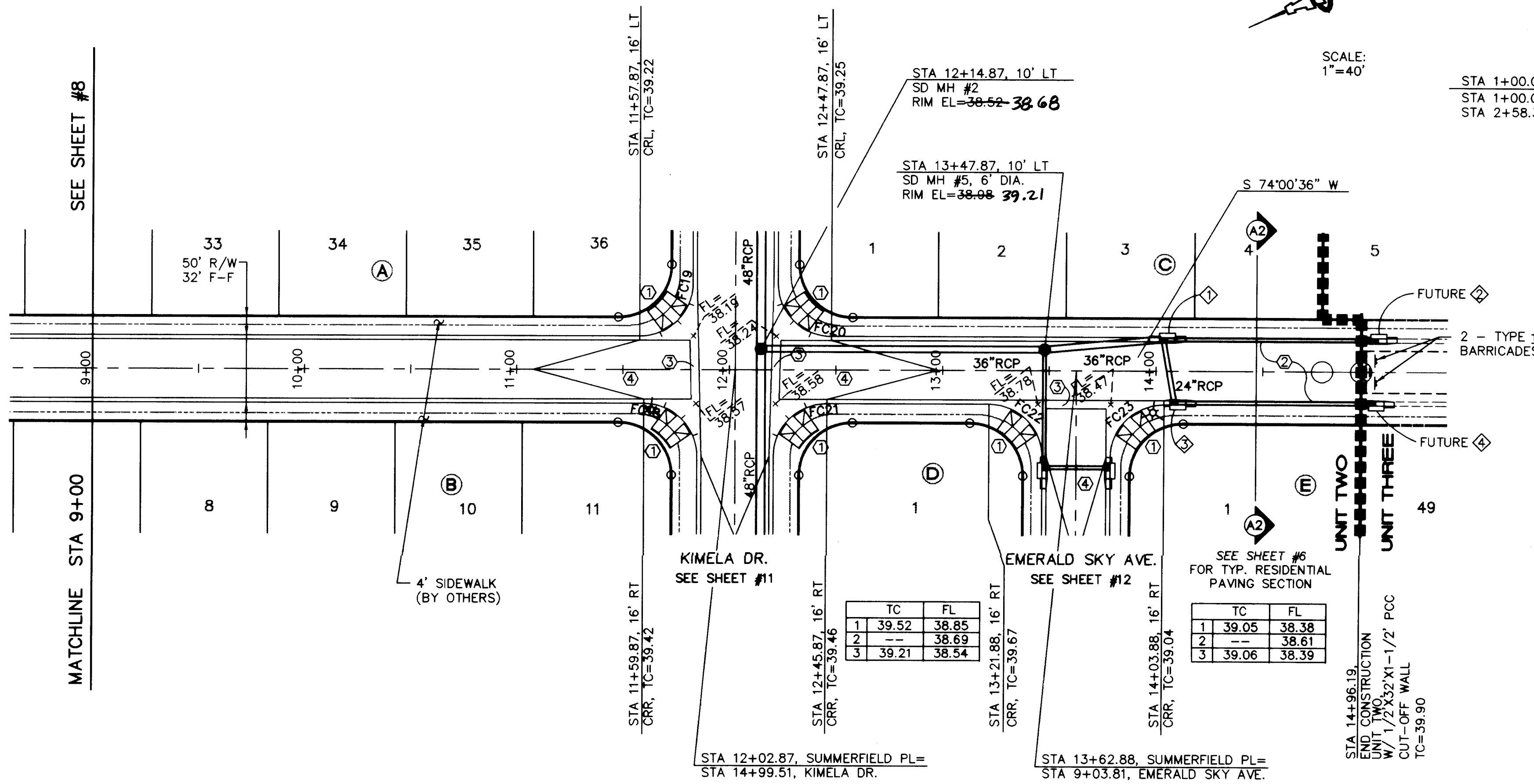
DATE 10/96

DATE 10/96

DATE 10/96

BY

REMARKS



- KEYED CONSTRUCTION NOTES**
1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #23.
 2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
 3. CONSTRUCT PCC VALLEY GUTTER 4' WIDE, 3/4\"
 4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
 5. TEE-TOP PREFABRICATED MANHOLE WITH OUTLET SIZES AS SHOWN. SHOP DRAWINGS TO BE PROVIDED TO ENGINEER.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC18	25.00'	39.27'	90°00'00"
FC19	25.00'	39.27'	90°00'00"
FC20	25.00'	39.27'	90°00'00"
FC21	25.00'	39.27'	90°00'00"
FC22	25.00'	39.27'	90°00'00"
FC23	25.00'	39.27'	90°00'00"

STORM DRAIN INLET INFORMATION

INLET NO.	INLET TYPE	STATION* & OFFSET	TOP GR. EL.	INV. OUT
1	A, DG DBL THT	14+03.58, 16' LT	38.26	38.04
2	A, SG S THT	FUTURE (UNIT THREE)	-	36.02
3	A, DG DBL THT	14+08.58, 16' RT	38.37	38.15
4	A, SG S THT	FUTURE (UNIT THREE)	-	35.63

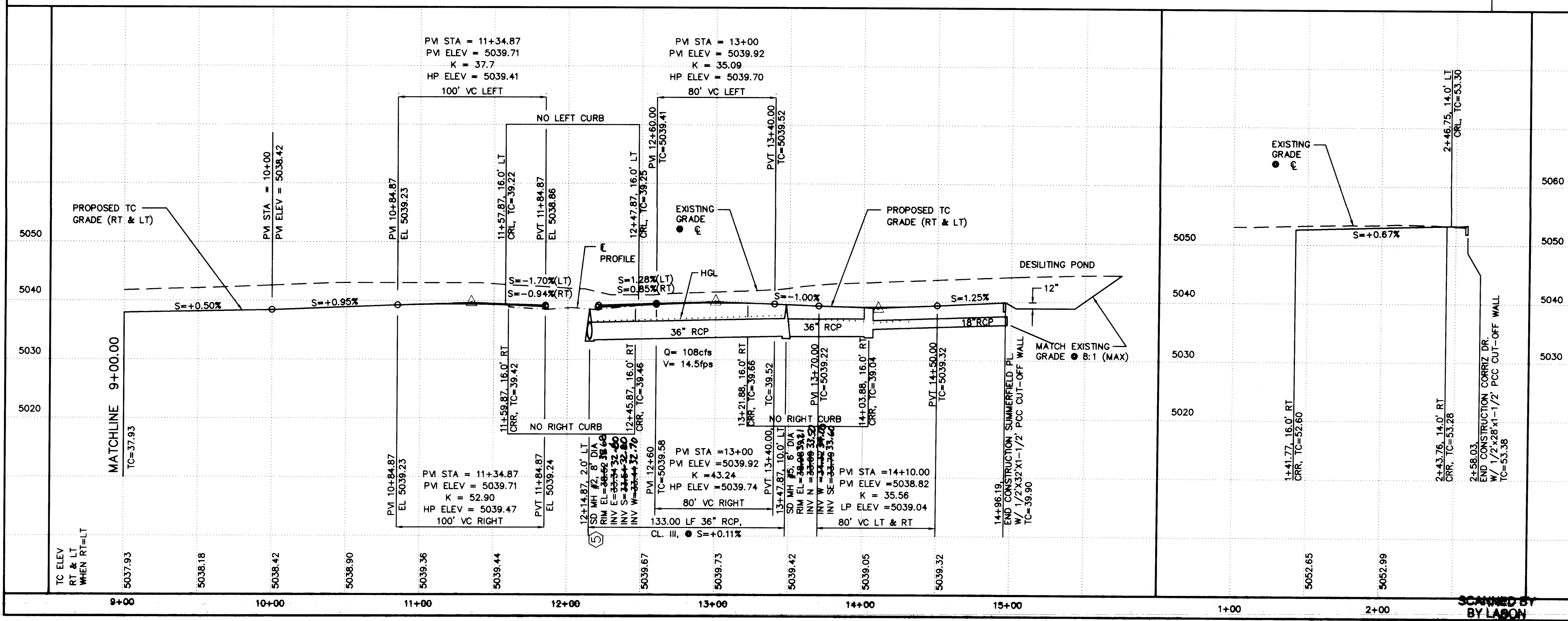
CONNECTOR PIPE INFORMATION

FROM INLET NO.	Q (cfs)	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	69	36	49.5	0.005
2 (FUT)	12	18	96.0	0.005
3	35	24	28.4	0.005
4 (FUT)	12	18	90.0	0.005

SUMMERFIELD PL.

CORRIZ DR.

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



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87102
903P.V2.DWGdvw VIEW: 2 4/16/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

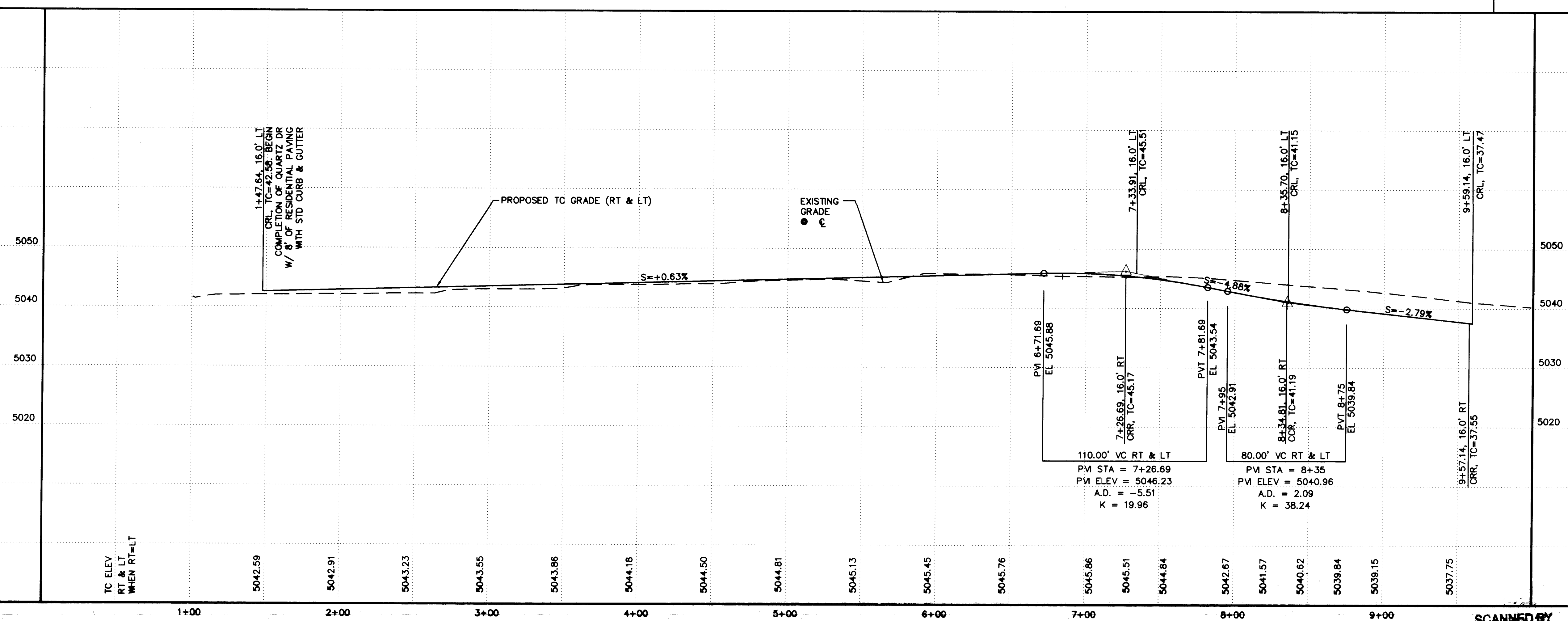
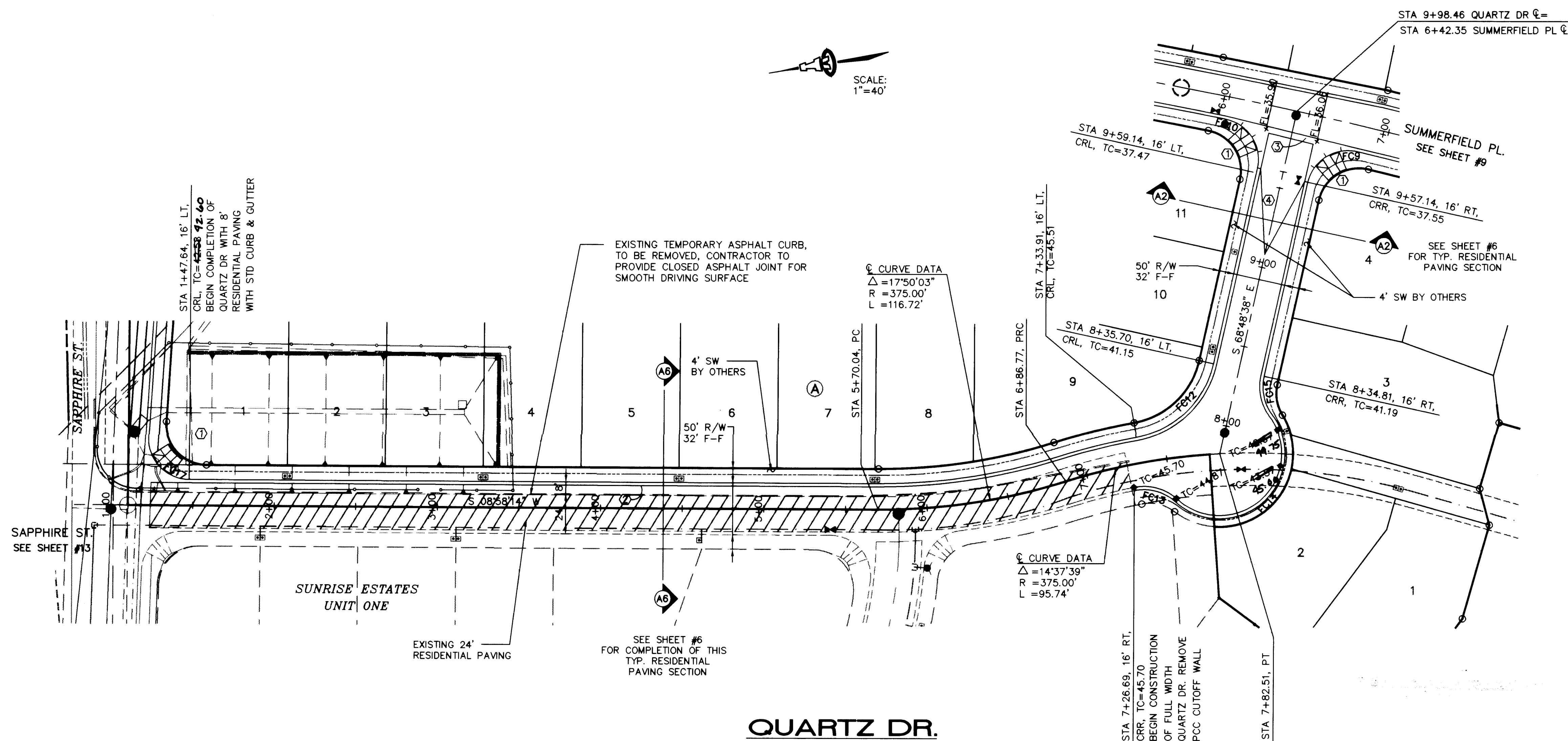
TITLE: **SUNRISE ESTATES UNIT TWO
SUMMERFIELD PL. & CORRIZ DR.
PAVING & STORM DRAIN PLAN & PROFILE**

City Project No. **5057.91** Zone Map No. **M-10** Sheet **9** of **22**

DESIGNED BY: FCA DATE: 4/97
DRAWN BY: DLV DATE: 4/97
CHECKED BY: I&A DATE: 4/97

REVISIONS
NO. DATE BY
1 4/97 FCA
2 4/97 FCA

ENGINEER'S SEAL
C. ARFMAN
STATE OF NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
NO. 10161



- KEYED CONSTRUCTION NOTES**

1. CONSTRUCT HANDICAP RAMP PER
DETAIL ON SHEET #23.
2. REMOVE TEMPORARY ASPHALT CURB
AND REPLACE WITH STANDARD CURB
& GUTTER PER COA STD DWG #2415
● NEW LOCATION (16' LEFT).
3. CONSTRUCT PCC VALLEY GUTTER .
4' WIDE, 3/4" INVERT PER COA STD
DWG #2420.
4. CROWN TO NO CROWN TRANSITION
50' MIN. LENGTH.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC9	25.00'	39.67'	90°55'15"
FC10	25.00'	39.67'	90°55'13"
FC12	59.00'	69.15'	67°09'00"
FC13	29.00'	27.18'	53°41'39"
FC14	40.00'	118.01'	169°02'09"
FC15	29.00'	24.95'	49°17'39"
FC17	25.00'	40.74'	93°22'24"

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

20-5357-911097



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
903PV3.DWGdlv 1/28/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **SUNRISE ESTATES UNIT TWO
QUARTZ DR.
PAVING PLAN & PROFILE**

Design Review Committee

APPROVE

DESIGN
REVIEW COMMITTEE

	City Engineer Approval
--	------------------------

Last Design Update

Mo./Day/Yr.	Mo./Day/Yr.

City Project No. **5057-91**

Zone Map No.
M-10

Sheet 10 Of 22

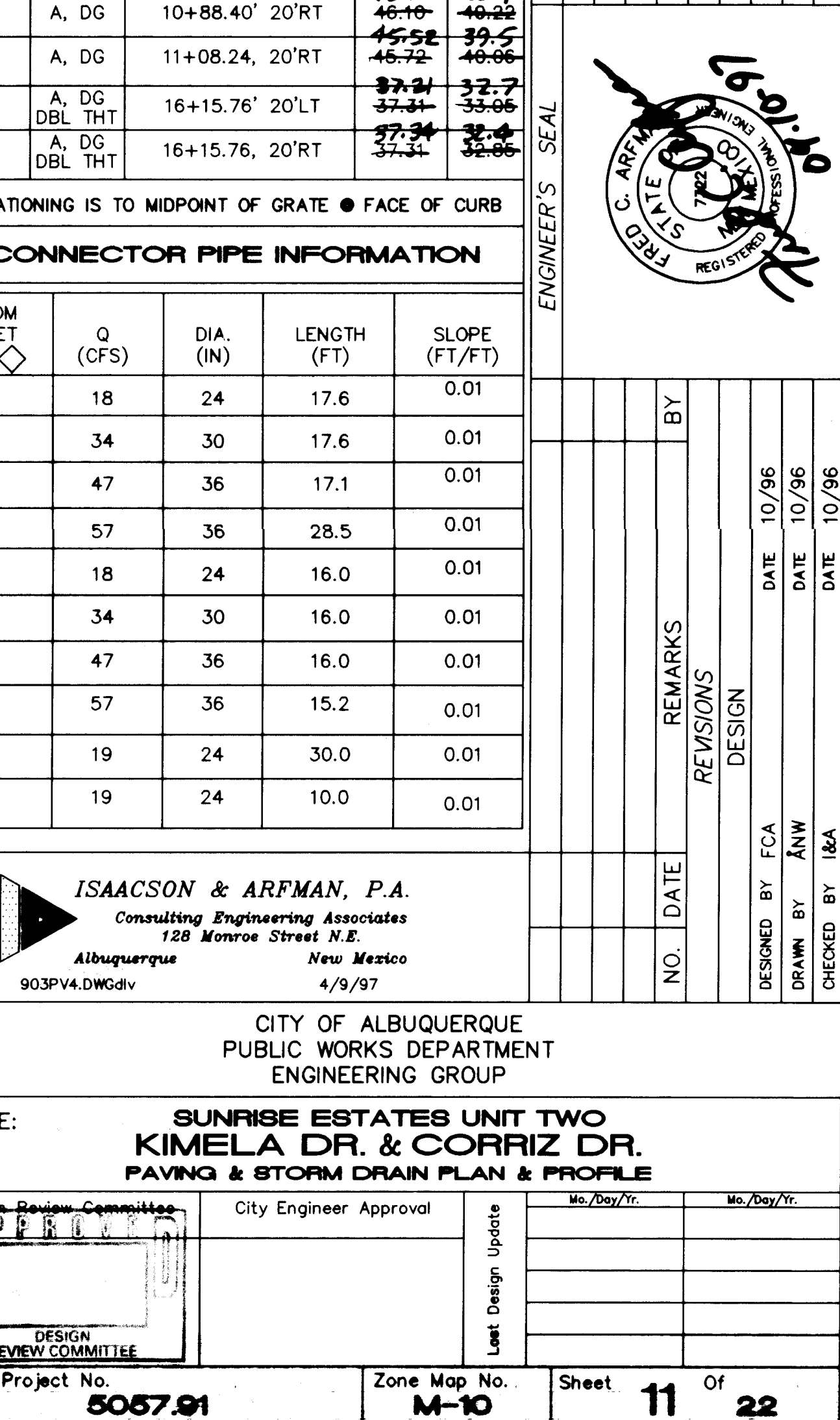
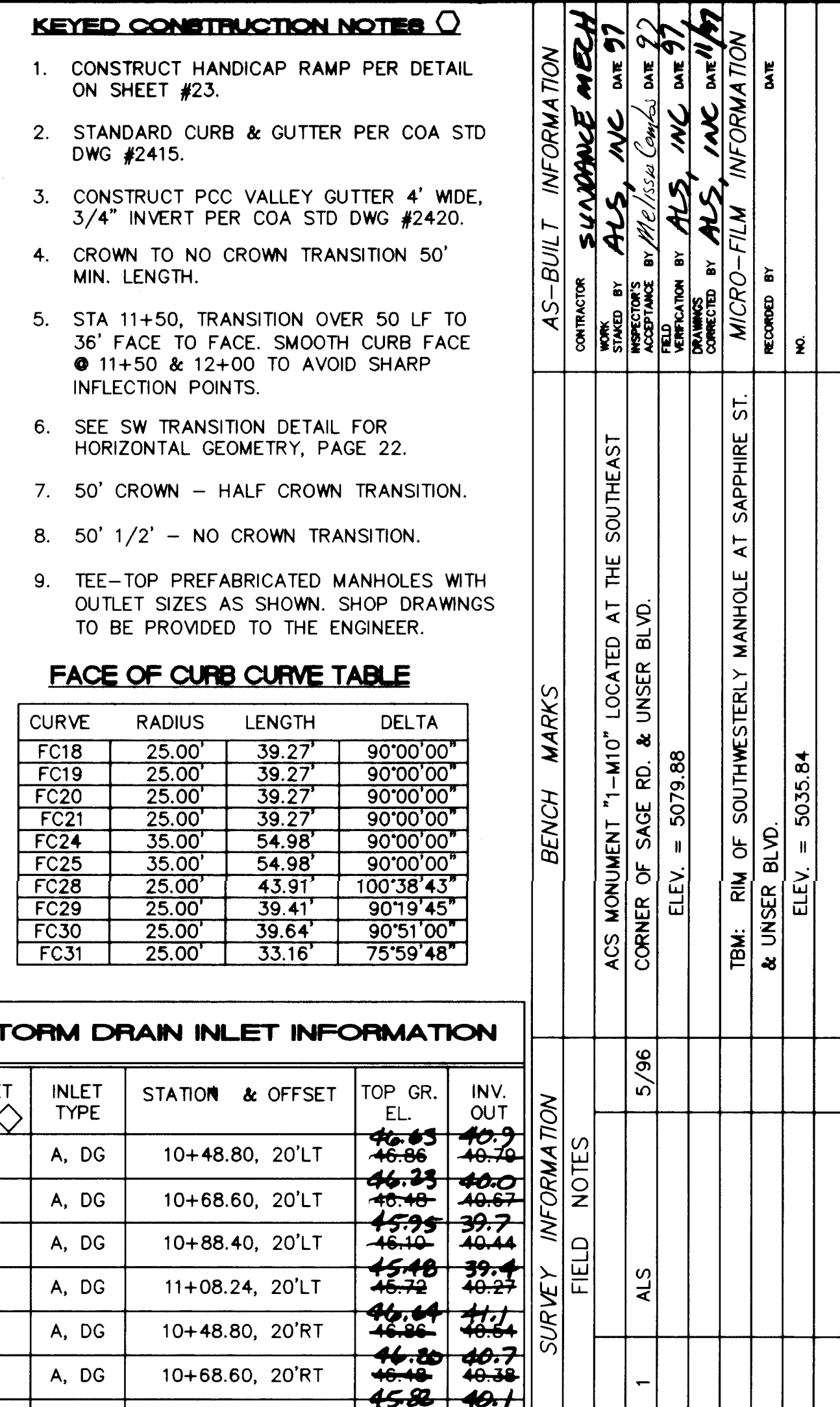
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WORK	INSTALLED BY ALS, INC.
DATE	9/22/97
INSPECTOR'S	DATE 9/22/97
ACCEPTANCE	BY Mc/SSK/Comps
FIELD	VERIFICATION BY ALS, INC.
DRAWINGS	CORRECTED BY ALS, INC.
DATE	11/18/97
RECORDED BY	MICRO-FILM INFORMATION
DATE	

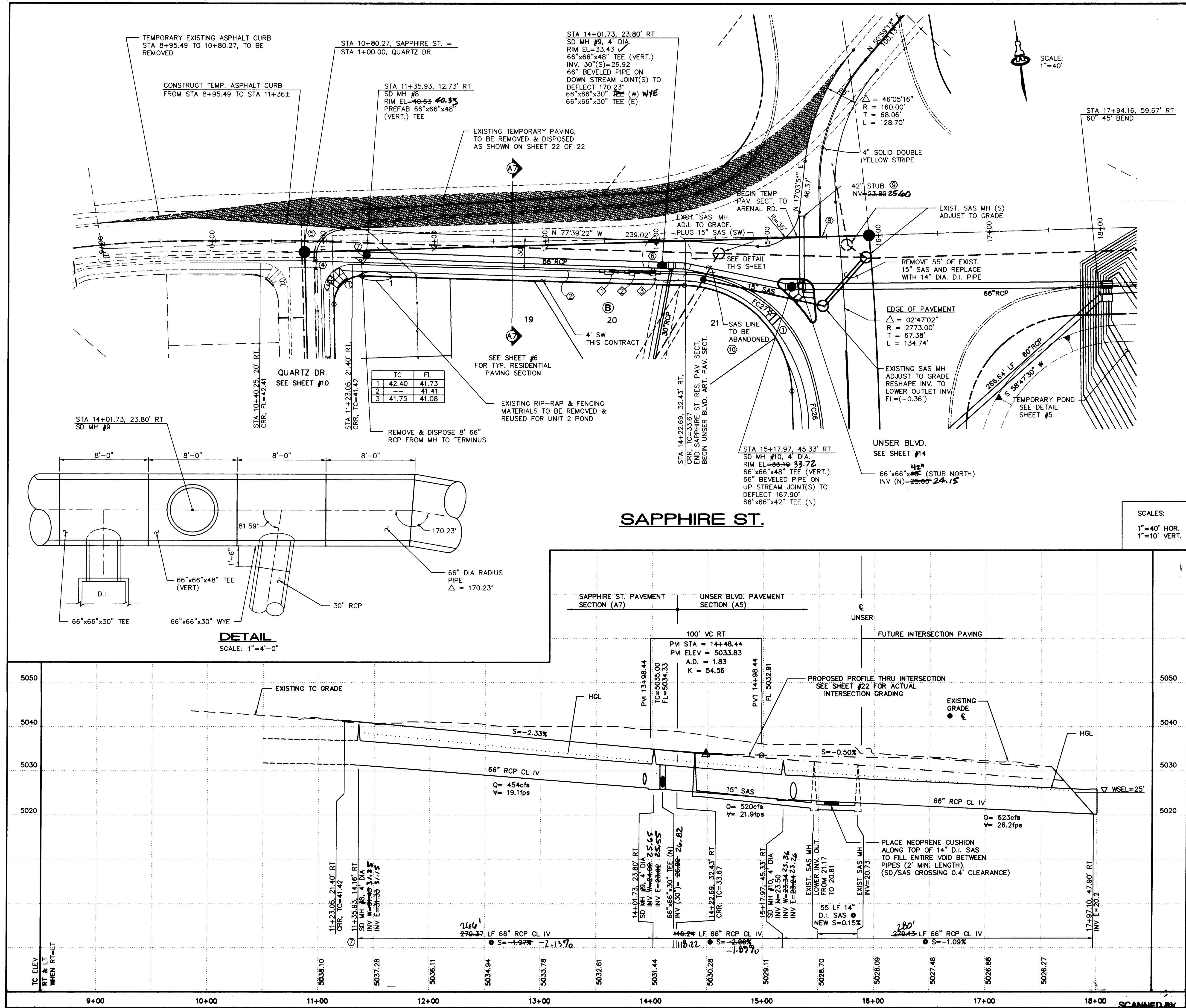
AT THE SOUTHEAST
V.D.
IN HOLE AT SAPPHIRE ST.

SURVEY INFORMATION		FIELD NOTES
1	ALS	5

[illegible]

SCANNED BY
BY LASON





- KEYED CONSTRUCTION NOTES**
1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #23.
 2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
 3. CONSTRUCT PCC VALLEY GUTTER 4' WIDE, 3/4" INVERT PER COA STD DWG #2420.
 4. COMPLETE PCC VALLEY GUTTER 6' WIDE, 3/4" INVERT PER COA STD DWG #2420.
 5. REMOVE ALL EXISTING TEMPORARY ASPHALT CURB.
 6. CONNECT 30" CONNECTOR PIPE DIRECTLY INTO 66" RCP 8-(±) (● FIRST UPSTREAM JOINT).
 7. TEE-TOP PREFABRICATED MANHOLES WITH OUTLET SIZES AS SHOWN. SHOP DRAWINGS TO BE PROVIDED TO ENGINEER.
 8. BEGIN TEMPORARY PAVING SECTION AT SAPPHIRE ST. CENTERLINE TO TIE IN WITH EXISTING TEMPORARY SECTIONS TO THE NORTH.
 9. 60 LF - 42" DIA. RCP IV, PROVIDE TEMPORARY PLUG AT END (INCIDENTAL TO PIPE).
 10. CONTRACTOR TO PROVIDE BY-PASS PUMPING PLAN TO CITY U.D.D. AND SYSTEM OPERATIONS (JIM FINK). 72 HRS PRIOR TO WORK ON ACTIVE SAS LINES.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC17	25.00'	40.74'	93°22'24"
FC27	407.62'	141.25'	19°51'14"
FC30	25.00'	39.64'	90°51'00"
FC31	25.00'	33.16'	75°59'48"
FC32	90.00'	99.94'	63°37'28"
FC33	60.00'	65.83'	62°51'54"

STORM DRAIN INLET INFORMATION

INLET NO.	INLET TYPE	STATION* & OFFSET	TOP GR. EL.	INV. OUT
1	A, SG	13+55.48, 29.33'	35.14	30.16
2	A, SG	13+74.43, 30.20'	34.60	29.59
3	A, SG	13+93.36, 31.07'	34.28	29.28

CONNECTOR PIPE INFORMATION

FROM INLET NO.	Q (CFS)	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	13	18	16'	0.10
2	11.5	24	16'	0.10
3	10	30	2.93'	0.10

REVISIONS

NO.	DATE	REVISIONS
1	4/97	DESIGN
2	4/97	DIV
3	4/97	IBA

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87102
903PVS.DWGdlv 4/15/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **SUNRISE ESTATES UNIT TWO
SAPPHIRE ST.
PAVING & STORM DRAIN PLAN & PROFILE**

City Project No. **5057.81** Zone Map No. **M-10** Sheet **13** of **22**

AS-BUILT INFORMATION

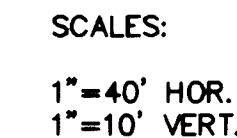
CONTRACTOR: **SUNRISE ESTATES**
WORKS BY: **ALS INC.**
DATE: **4/97**
APPROVED BY: **ALS INC.**
DATE: **4/97**
REVISIONS: **ALS INC.**
DATE: **4/97**
MICRO-FILM INFORMATION: **ALS INC.**
DATE: **4/97**

FIELD NOTES

1. ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD. ELEV. = 5079.88

ENGINEER'S SEAL

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
C. ARFMAN
12820
4/15/97



- FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC26	443.62'	153.72'	19°51'14"
FC27	407.62'	141.25'	19°51'14"

STORM DRAIN INLET INFORMATION				
INLET NO. 	INLET TYPE	STATION & OFFSET	TOP GR. ELEV.	INVERT OUT
1	A SG	21+81.30, 50.0' RT	33.77 33.16	28.71 27.9

CONNECTOR PIPE INFORMATION			
FROM INLET NO. 	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	18	71.7	0.05

SURVEY INFORMATION		BENCH MARKS	AS-BUILT INFORMATION	
FIELD NOTES			CONTRACTOR	INFORMATION
1	ALS	ACS MONUMENT "1-MIO" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD. ELEV. = 5079.88	WORK STATED BY <u>ALS, INC</u> ACCEPTED BY <u>McLure Camp</u> DATE <u>9/7/97</u> FIELD MEASUREMENT BY <u>ALS, INC</u> DATE <u>9/7/97</u> DRAWINGS CORRECTED BY <u>ALS, INC</u> DATE <u>10/27/97</u>	<u>SURVANCE</u> <u>MSH</u>
		TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD. ELEV. = 5035.84	MICRO-FILM INFORMATION	
			RECORDED BY	DATE
			NO.	

[illegible]

 **ISAACSON & ARFMAN, P.A.**
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
903PV7.DWGdlv VIEW: 1 4/16/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **SUNRISE ESTATES UNIT TWO
UNSER BLVD.
PAVING & STORM DRAIN PLAN & PROFILE**

APPROVED

**DESIGN
REVIEW COMMITTEE**

City Engineer Approval

Last Design Update

Mo. /

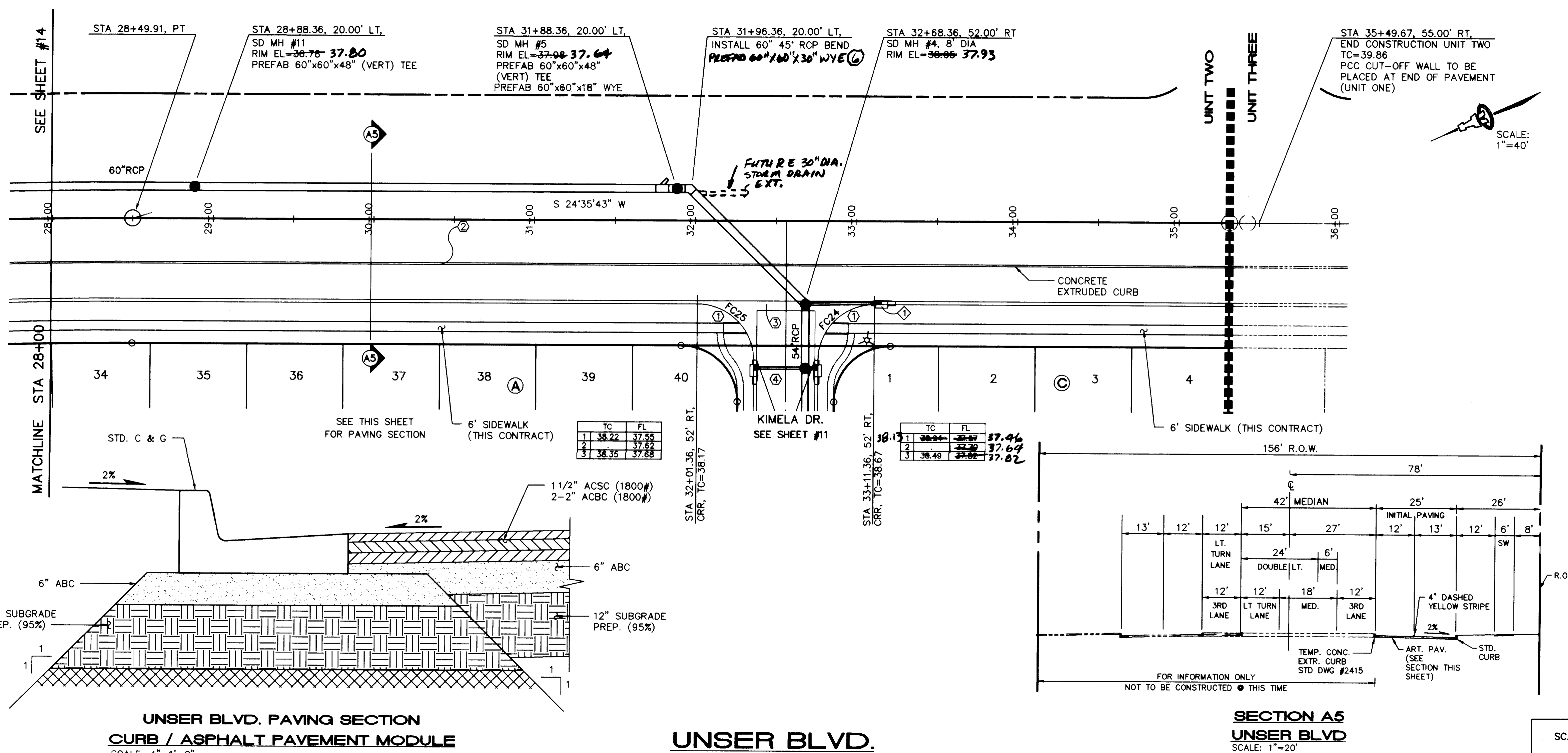
Day/Yr.

Mo./Day

City Project No. 5057 S

Zone Map No
M-19

Sheet 14 Of 22



- KEYED CONSTRUCTION NOTES**
1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #23.
 2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
 3. CONSTRUCT PCC VALLEY GUTTER 4" WIDE, 3/4" INVERT PER COA STD DWG #2420.
 4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
 5. TEE-TOP PREFABRICATED MANHOLE W/ OUTLET SIZES AS SHOWN. SHOW DRAWINGS TO BE PROVIDED TO ENGINEER.
6. PROVE TEMP CAP/BLK AT BRANCH.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC24	35.00'	54.98'	90°00'00"
FC25	35.00'	54.98'	90°00'00"

STORM DRAIN INLET INFORMATION

INLET NO.	INLET TYPE	STATION & OFFSET	TOP GR. ELEV.	INVERT OUT
1	A SG	33+14.11, 52.00' RT	37.80	37.80

CONNECTOR PIPE INFORMATION

FROM INLET NO.	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	18	44.3	0.026

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

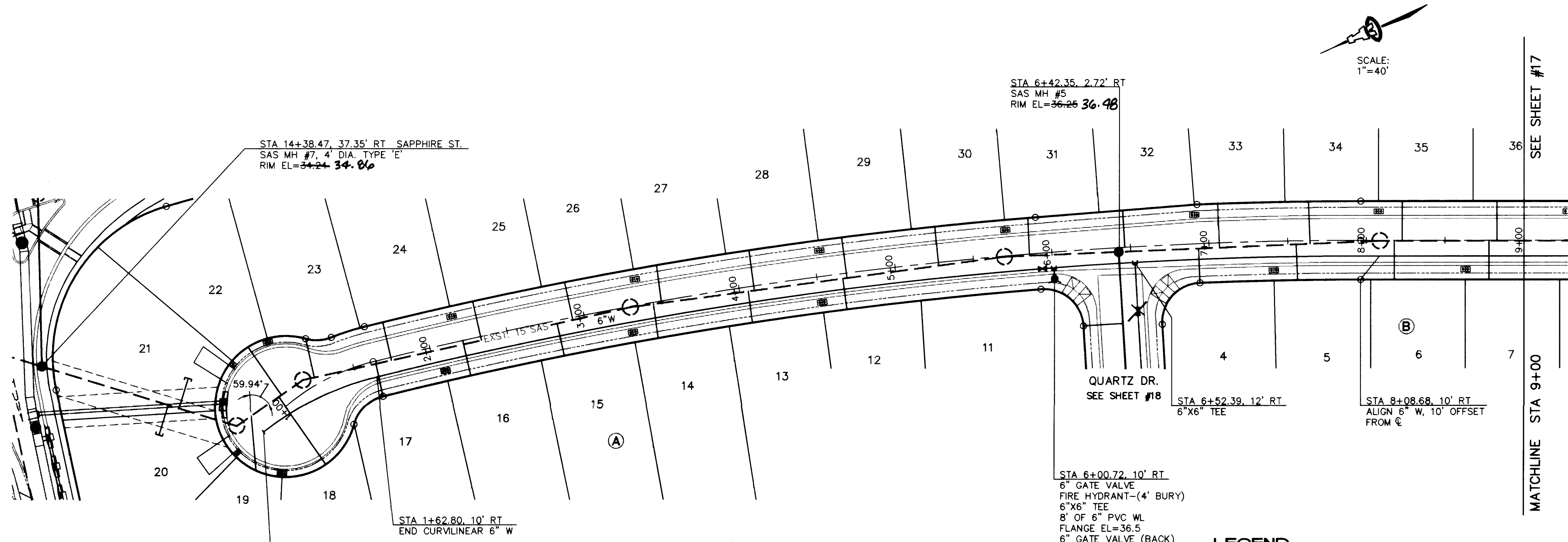


ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street, N.E.
Albuquerque, New Mexico 87102
903PV7.DWGdiv VIEW: 2 4/9/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **SUNRISE ESTATES UNIT TWO UNSER BLVD. PAVING & STORM DRAIN PLAN & PROFILE**

NO.	DATE	REMARKS	BY
1	10/96	DESIGN	
2	10/96	REVISED	
3	10/96	REVISED	
4	10/96	REVISED	
5	10/96	REVISED	
6	10/96	REVISED	
7	10/96	REVISED	
8	10/96	REVISED	
9	10/96	REVISED	
10	10/96	REVISED	
11	10/96	REVISED	
12	10/96	REVISED	
13	10/96	REVISED	
14	10/96	REVISED	
15	10/96	REVISED	
16	10/96	REVISED	



SUMMERFIELD PL.

- LEGEND**
- SINGLE WATER METER & BOX
 - DOUBLE WATER METER & BOX
 - GATE VALVE W/ TYPE 'A' VALVE BOX
 - FIRE HYDRANT
 - SAS MANHOLE
 - WATER LINE W/ FITTING

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

- GENERAL NOTES**
- CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
 - CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
 - SEE SHEET #7 FOR WATER SHUT-OFF PLAN.
 - SEE SHEET #7 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
 - CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

WL SERVICE TABLE

LOT NO.	STA.	TYPE	LENGTH
BLOCK (A)			
12	4+51.26	DS	9.00'
13	4+51.26	DS	9.00'
14	4+28.75	DS	9.00'
15	3+28.75	DS	9.00'
16	2+06.35	DS	9.00'
17	2+06.35	DS	9.00'
18	0+71.56	DS	23.76'
19	0+71.56	DS	23.76'
20	0+59.57	SS	22.70'
21	0+93.79	SS	51.02'
22	1+14.40	DS	47.95'
23	1+14.40	DS	47.95'
24	2+17.92	DS	29.00'
25	2+17.92	DS	29.00'
26	3+35.86	DS	29.00'
27	3+35.86	DS	29.00'
28	4+53.78	DS	29.00'
29	4+53.78	DS	29.00'
30	5+71.78	DS	29.00'
31	5+71.78	DS	29.00'
32	6+91.47	DS	30.93'
33	6+91.47	DS	30.93'
34	8+07.88	DS	31.00'
35	8+07.88	DS	31.00'
BLOCK (B)			
4	7+40.88	DS	11.00'
5	7+40.88	DS	11.00'
6	8+62.87	DS	11.00'
7	8+62.87	DS	11.00'

SAS SERVICE TABLE

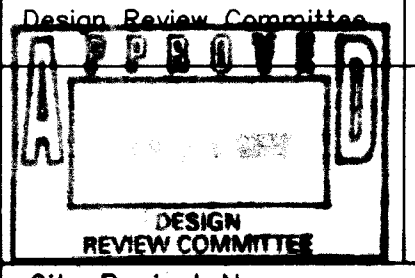
LOT NO.	STA.	INV.	R/W
BLOCK (A)			
12	4+66	31.9	
13	4+05	31.7	
14	3+44	31.4	
15	2+83	31.1	
16	2+21	30.7	
17	1+64	30.5	
18	15' OFF NORTH PL	30.2	
19*	15' OFF NORTH PL	29.9	
20	20' ALONG EAST PL	29.9	
21	15' ALONG WEST PL	30.0	
22	15' OFF NORTH PL	30.2	
23	1+31	30.3	
24	1+75	30.6	
25	2+33	30.8	
26	2+92	31.1	
27	3+51	31.4	
28	4+10	31.7	
29	4+69	32.0	
30	5+28	32.3	
31	5+87	32.6	
32	6+46	32.9	
33	7+05	33.2	
34	7+63	33.5	
35	8+23	33.8	
36	8+83	34.1	
BLOCK (B)			
4	8+93	33.1	
5	7+56	33.4	
6	8+18	33.7	
7	8+78	34.0	

* 4" SAS SERVICE CONNECTOR TO THE EXISTING SANITARY SEWER MAIN AT STA. 0+79.50, BY A VERTICAL RISER AND A 59.94' DEFLECTION TO LOT 19.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
903UTL2.DWGdiv VIEW: 1 3/25/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **SUNRISE ESTATES UNIT TWO
SUMMERFIELD PL.
UTILITY PLAN & PROFILE**



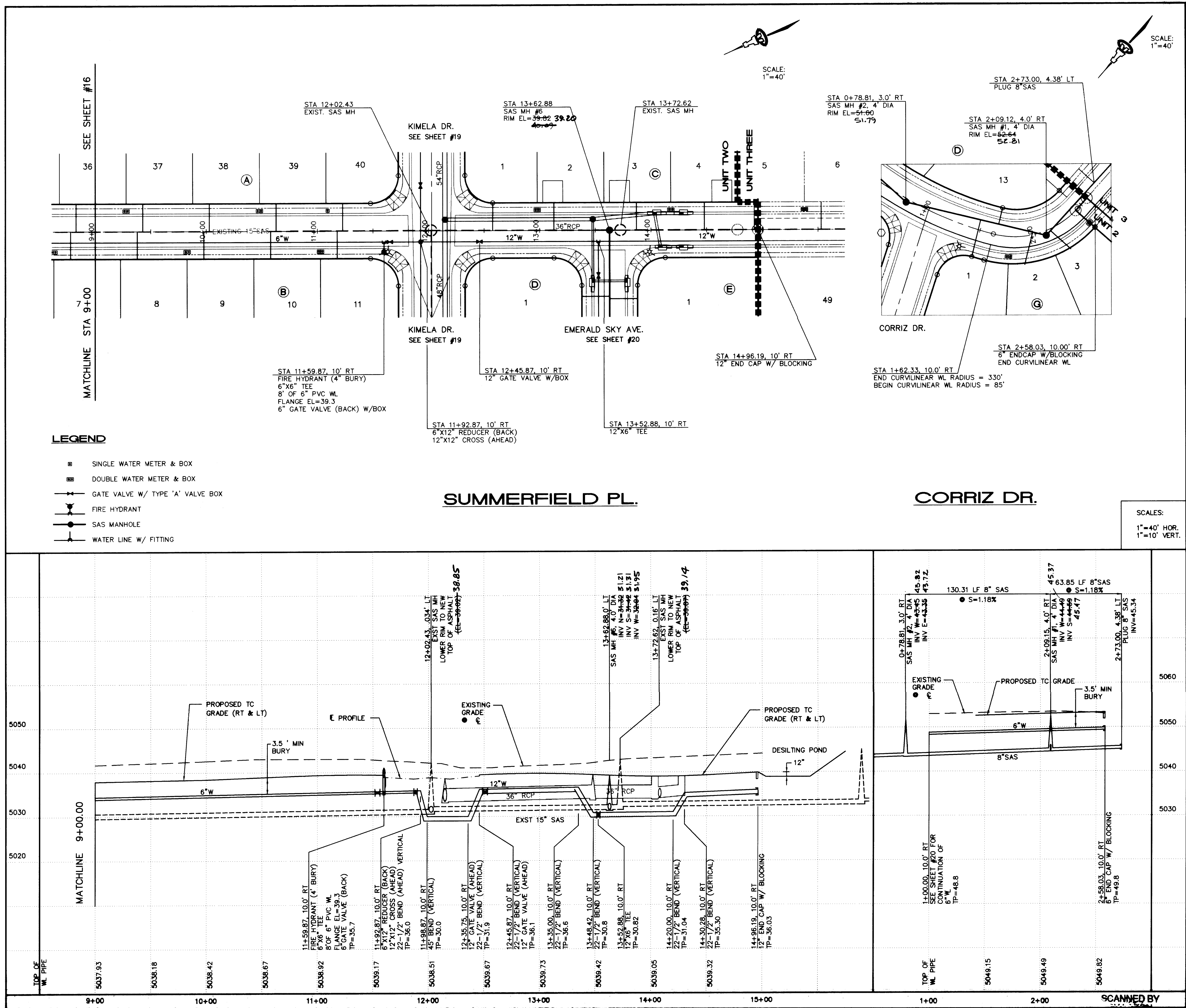
City Project No.	Zone Map No.	Sheet	Of
5057.91	M-10	16	22

CONTRACTOR	AS-BUILT INFORMATION
SUNRISE ESTATES UNIT TWO	
DESIGNED BY	AS-BUILT INFORMATION
ISAACSON & ARFMAN, P.A.	
CHECKED BY	AS-BUILT INFORMATION
ISAACSON & ARFMAN, P.A.	

CONTRACTOR	BENCH MARKS
SUNRISE ESTATES UNIT TWO	
DESIGNED BY	BENCH MARKS
ISAACSON & ARFMAN, P.A.	
CHECKED BY	BENCH MARKS
ISAACSON & ARFMAN, P.A.	

CONTRACTOR	FIELD NOTES
SUNRISE ESTATES UNIT TWO	
DESIGNED BY	FIELD NOTES
ISAACSON & ARFMAN, P.A.	
CHECKED BY	FIELD NOTES
ISAACSON & ARFMAN, P.A.	

CONTRACTOR	REVISIONS
SUNRISE ESTATES UNIT TWO	
DESIGNED BY	REVISIONS
ISAACSON & ARFMAN, P.A.	
CHECKED BY	REVISIONS
ISAACSON & ARFMAN, P.A.	



GENERAL NOTES

- CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
- CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
- SEE SHEET #7 FOR WATER SHUT-OFF PLAN.
- SEE SHEET #7 FOR RESTRAINED JOINT LENGTHS & LENGTHS PER FITTINGS.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

WL SERVICE TABLE

LOT NO.	STA.	TYPE	LENGTH
BLOCK (A)			
36	9+27.88	DS	31.00'
37	9+27.88	DS	31.00'
38	10+47.88	DS	31.00'
39	10+47.88	DS	31.00'
40	11+07.88	SS	31.00'
BLOCK (B)			
8	9+82.87	DS	11.00'
9	9+82.87	DS	11.00'
10	11+02.87	DS	11.00'
11	11+02.87	DS	11.00'
BLOCK (C)			
1	12+97.88	DS	31.00'
2	12+97.88	DS	31.00'
3	14+17.88	DS	31.00'
4	14+17.88	DS	31.00'

SAS SERVICE TABLE

LOT NO.	STA.	INV.	R/W
BLOCK (A)			
37	9+43	34.3	
38	10+03	34.6	
39	10+63	34.9	
40	11+23	35.2	
BLOCK (B)			
8	9+38	34.3	
9	9+98	34.6	
10	10+58	34.9	
11	11+18	35.2	
BLOCK (C)			
1	12+58	35.9	
2	13+13	36.2	
3	13+87	33.2	
4	14+48	35.3	
5	14+93	37.1	

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Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico
903.UTL2.DWGdiv VIEW: 2 4/9/97

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

**TITLE: SUMMERFIELD PL. & CORRIZ DR.
UTILITY PLAN & PROFILE**

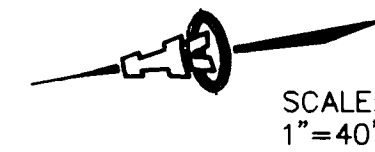
Design Review Committee: City Engineer Approval: Last Design Update: No./Day/Yr. No./Day/Yr.

City Project No. 5057.91 Zone Map No. M-10 Sheet 17 Of 22

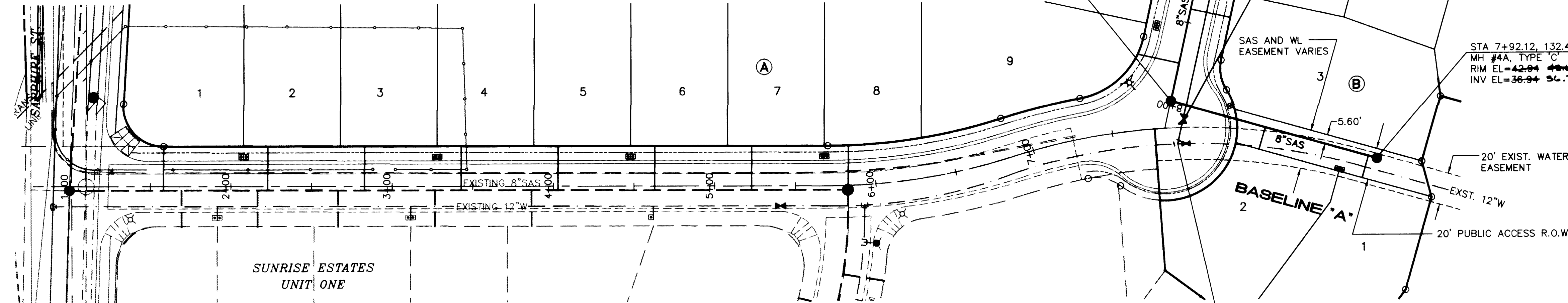
DESIGNED BY FCA DATE 10/96
DRAWN BY ANW DATE 10/96
CHECKED BY IBA DATE 10/96

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING



SCALE:
1"=40'



SAPPHIRE ST.
SEE SHEET #21

QUARTZ DR.

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

GENERAL NOTES

- CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
- CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
- SEE SHEET #7 FOR WATER SHUT-OFF PLAN.
- SEE SHEET #7 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

WL SERVICE TABLE

LOT NO.	STA.	TYPE	LENGTH
BLOCK (A)			
1	2+07.86	DS	33.50'
2	2+07.86	DS	33.50'
3	3+27.86	DS	33.50'
4	3+27.86	DS	33.50'
5	4+47.86	DS	33.50'
6	4+47.86	DS	33.50'
7	5+67.86	DS	33.50'
8	5+67.86	DS	33.50'
9	8+44.16	DS	31.00'
10	8+44.16	DS	31.00'
11	9+04.24	SS	31.00'
BLOCK (B)			
1	-	DS	31.00'
2	-	DS	31.00'
3	8+02.90	SS	28.85'

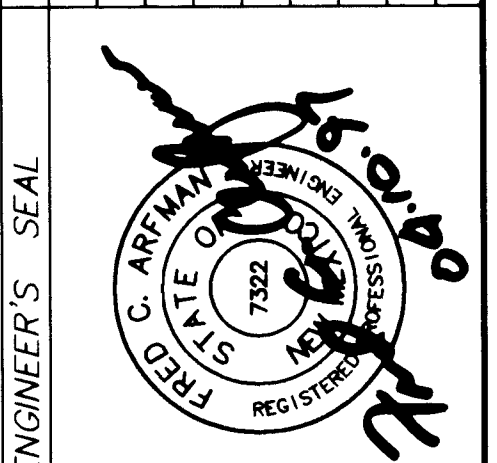
SAS SERVICE TABLE

LOT NO.	STA.	INV.	R/W
BLOCK (A)			
1	1+58	38.7	
2	2+23	38.3	
3	2+83	37.9	
4	3+43	37.5	
5	4+03	37.2	
6	4+63	36.8	
7	5+23	36.4	
8	5+84	36.0	
9	8+24	37.7	
10	8+89	35.6	
11	9+49	33.9	
BLOCK (B)			
1	7+96.38	34.40	37.80
2	7+92.45	34.40	37.80
3	8+59	36.7	

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES		ENGINEER'S SEAL	
CONTRACTOR	SUNRISE ESTATES	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
STANDARD	ALC	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
INSPECTOR	ALC	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
VERIFICATION	ALC	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
COMMENTS	ALC	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
MICRO-FILM INFORMATION		RECORD BY		NO.		DATE		DATE	

ACCS MONUMENT "1"-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.		ELEV. = 5079.88		TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPHIRE ST. & UNSER BLVD.		ELEV. = 5035.84	
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1	5/96	ALS							
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NO.	DATE	REVISIONS	BY
1		DESIGN	
2		DESIGN	
3		DESIGN	
4		DESIGN	
5		DESIGN	
6		DESIGN	
7		DESIGN	
8		DESIGN	
9		DESIGN	
10		DESIGN	
11		DESIGN	
12		DESIGN	
13		DESIGN	
14		DESIGN	
15		DESIGN	

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Consulting Engineering Associates
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Albuquerque New Mexico
903UTL3.DWGdlv 4/10/97

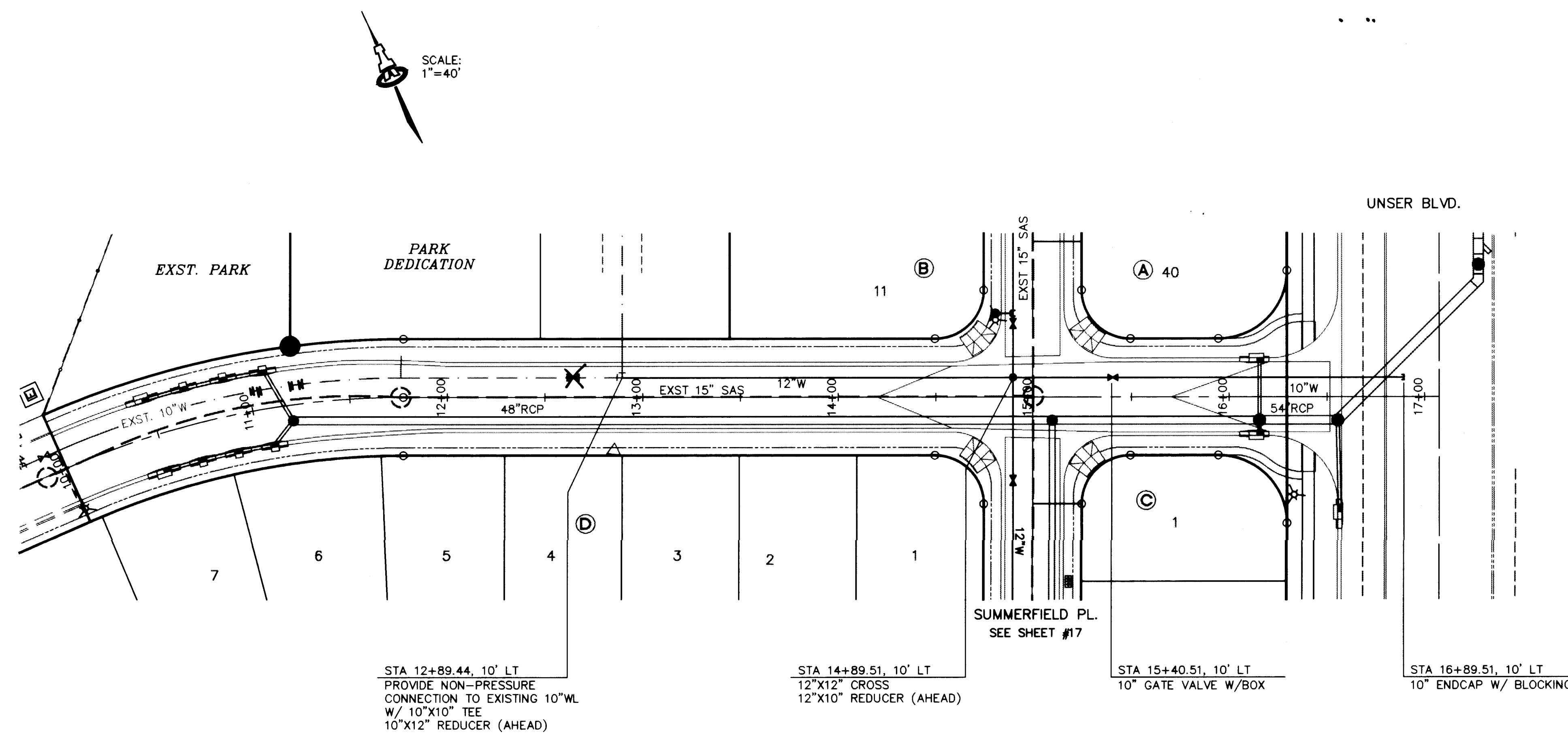
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **SUNRISE ESTATES UNIT TWO
QUARTZ DR.
UTILITY PLAN & PROFILE**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. **5057.91** Zone Map No. **M-10** Sheet **18** Of **22**

SCANNED BY LASON

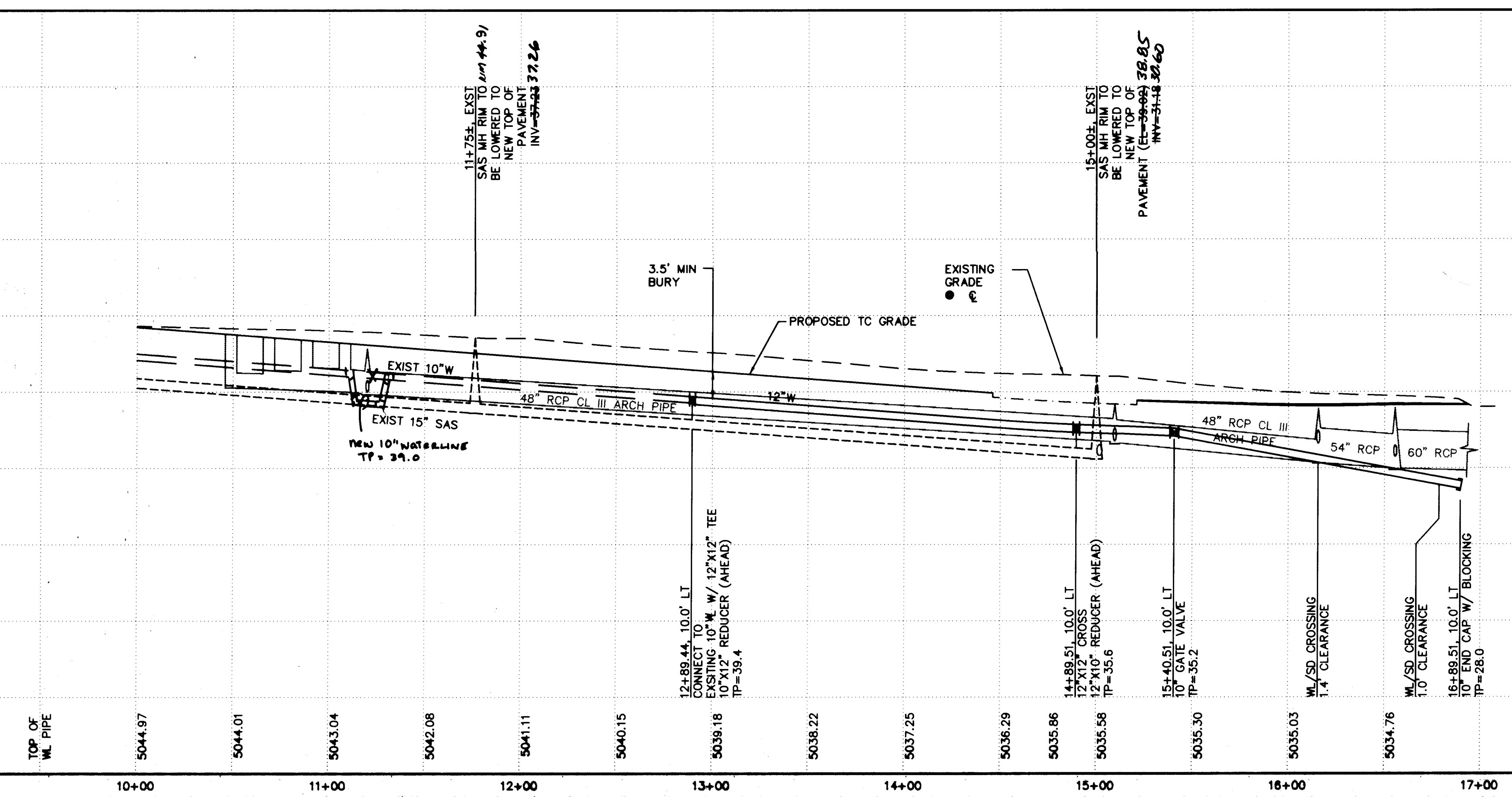


LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING

KIMELA DR.

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



GENERAL NOTES

- CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
- CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
- SEE SHEET #7 FOR WATER SHUT-OFF PLAN.
- SEE SHEET #7 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL																	
CONTRACTOR	SUNRISE ESTATES	ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.	5/96	1	ALS		<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/96</td> <td>DESIGN</td> <td>FCA</td> </tr> <tr> <td>2</td> <td>10/96</td> <td>ANW</td> <td>ANW</td> </tr> <tr> <td>3</td> <td>10/96</td> <td>18A</td> <td>18A</td> </tr> </tbody> </table>	NO.	DATE	REVISIONS	BY	1	10/96	DESIGN	FCA	2	10/96	ANW	ANW	3	10/96	18A	18A
NO.	DATE	REVISIONS	BY																				
1	10/96	DESIGN	FCA																				
2	10/96	ANW	ANW																				
3	10/96	18A	18A																				
DESIGNED BY	ALS, INC.	ELEV. = 5079.88																					
CHECKED BY	ALS, INC.	TBM: RM OF SOUTHWESTERLY MANHOLE AT SAPHIRE ST. & UNSER BLVD.																					
DATE	10/96	ELEV. = 5035.84																					

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87102
903UTL4.DWGdiv 4/9/97

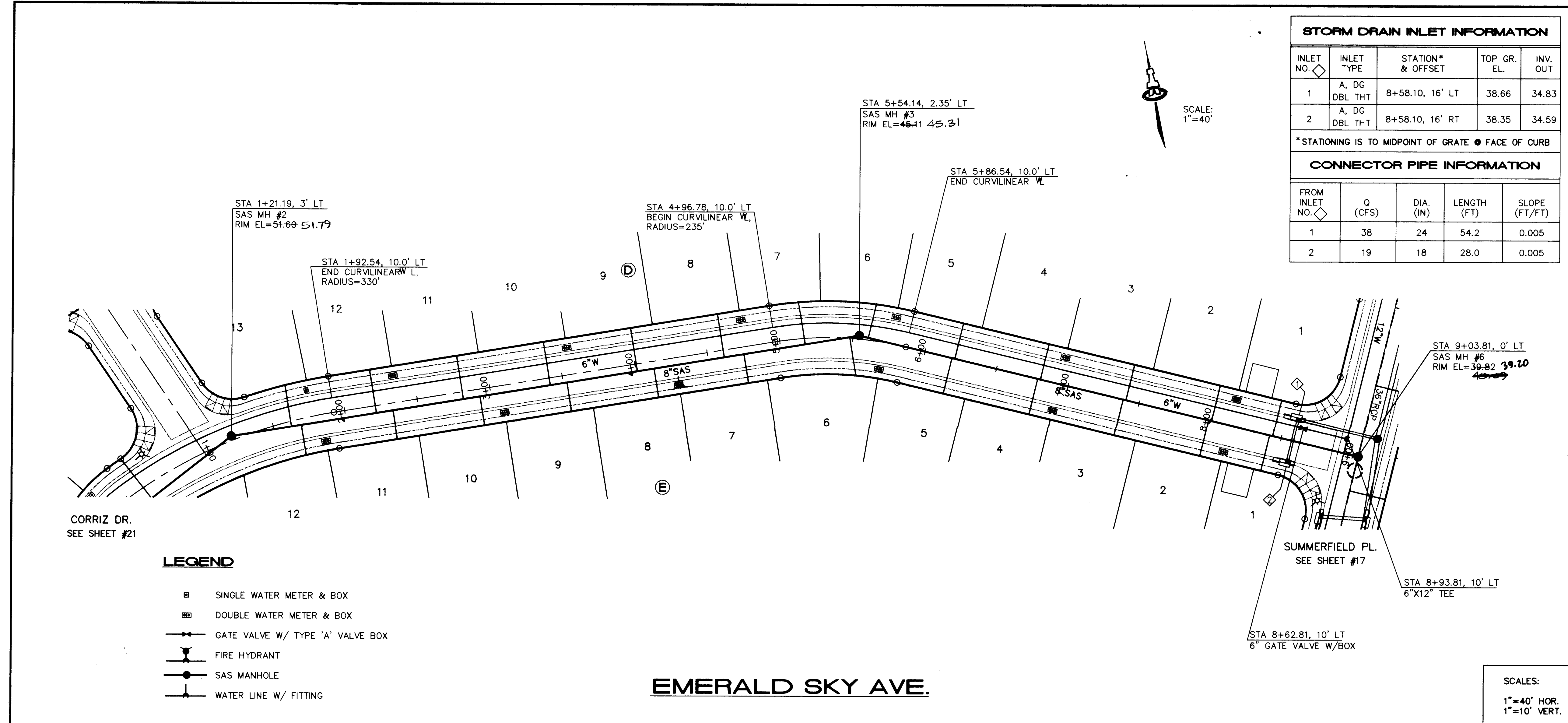
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **SUNRISE ESTATES UNIT TWO
KIMELA DR.
UTILITY PLAN & PROFILE**

Design Review Committee: [Signature]
City Engineer Approval: [Signature]
Last Design Update: [Signature]

City Project No. **5057.91** Zone Map No. **M-10** Sheet **19** Of **22**

SCANNED BY
BY LASON

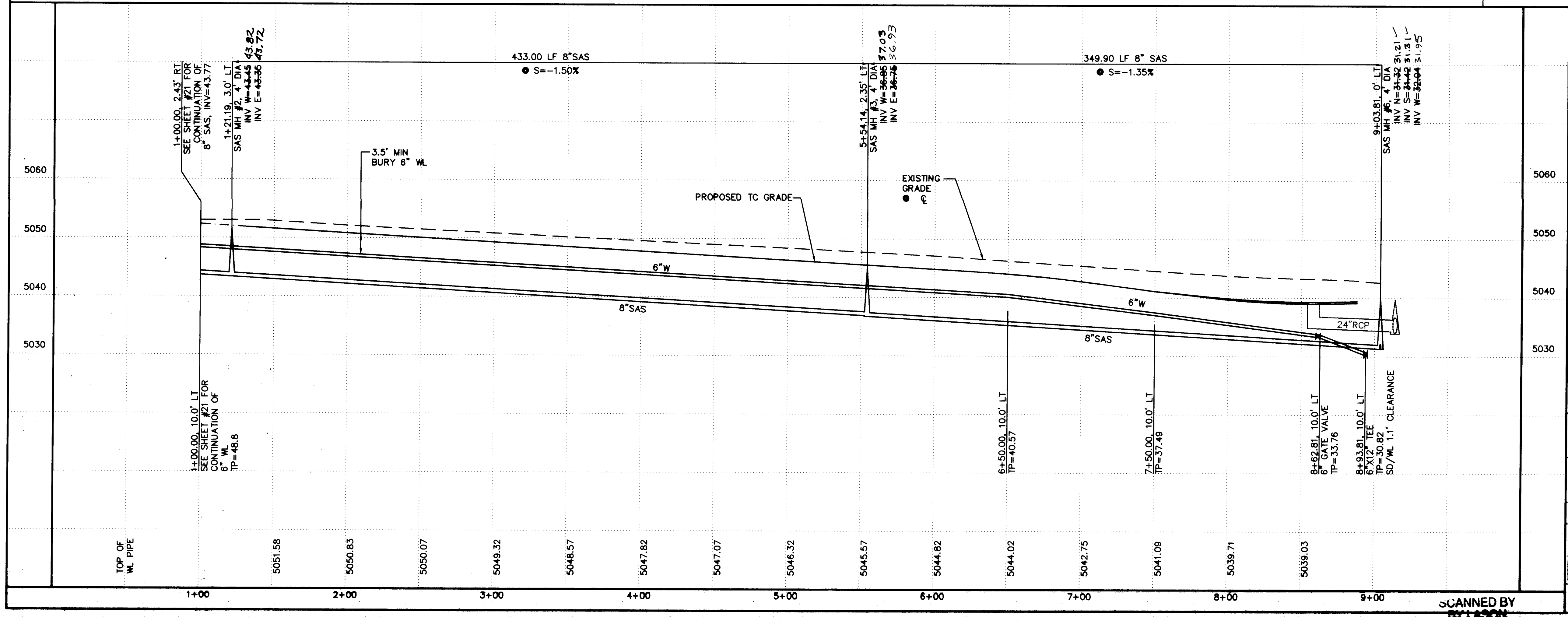


STORM DRAIN INLET INFORMATION				
INLET NO.	INLET TYPE	STATION* & OFFSET	TOP GR. EL.	INV. OUT
1	A, DG DBL THT	8+58.10, 16' LT	38.66	34.83
2	A, DG DBL THT	8+58.10, 16' RT	38.35	34.59
*STATIONING IS TO MIDPOINT OF GRATE @ FACE OF CURB				
CONNECTOR PIPE INFORMATION				
FROM INLET NO.	Q (CFS)	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	38	24	54.2	0.005
2	19	18	28.0	0.005

- GENERAL NOTES**
- CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
 - CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
 - SEE SHEET #7 FOR WATER SHUT-OFF PLAN.
 - SEE SHEET #7 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
 - CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

WL SERVICE TABLE			
LOT NO.	STA.	TYPE	LENGTH
BLOCK D			
1	8+13.81	DS	11.00'
2	8+13.81	DS	11.00'
3	6+93.81	DS	11.00'
4	6+93.81	DS	11.00'
5	5+76.29	DS	11.00'
6	5+76.29	DS	11.00'
7	4+76.09	DS	11.00'
8	4+76.09	DS	11.00'
9	3+56.09	DS	11.00'
10	3+56.09	DS	11.00'
11	2+36.09	DS	11.00'
12	2+36.09	DS	11.00'
13	1+78.49	SS	11.00'
BLOCK E			
1	8+13.81	DS	31.00'
2	8+13.81	DS	31.00'
3	6+93.81	DS	31.00'
4	6+93.81	DS	31.00'
5	5+71.07	DS	31.00'
6	5+71.07	DS	31.00'
7	4+27.47	DS	31.00'
8	4+27.47	DS	31.00'
9	3+07.47	DS	31.00'
10	3+07.47	DS	31.00'
11	1+83.80	DS	31.00'
12	1+83.80	DS	31.00'

SAS SERVICE TABLE		
LOT NO.	STA.	INV. @ R/W
BLOCK D		
1	8+44	35.4
2	8+01	36.5, 3.4' TO TC
3	7+41	36.3
4	6+81	38.1
5	6+21	40.6
6	5+63	41.5
7	5+15	42.2
8	4+61	43.1
9	4+01	44.0
10	3+41	44.8
11	2+81	45.7
12	2+21	46.6
13	1+65	47.5
BLOCK E		
1	8+42	35.0
2	7+99	35.1, 3.2' TO TC
3	7+39	36.3
4	6+79	38.2
5	6+19	40.6
6	5+59	41.6
7	4+99	43.0
8	4+39	44.0
9	3+79	44.7
10	3+19	45.6
11	2+59	46.5
12	1+99	47.5



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128 Monroe Street N.E.
Albuquerque New Mexico
4/9/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **SUNRISE ESTATES UNIT TWO
EMERALD SKY AVE.
UTILITY PLAN & PROFILE**

City Project No.	Zone Map No.	Sheet	Of
5057.91	M-10	20	22

NOTE TO CONTRACTOR:

36" DIA. WATER TRANSMISSION LINE REALIGNMENT, AS SHOWN ON THESE DRAWINGS MUST CONFORM TO THE FOLLOWING CONDITIONS.

1. THE NEW CONNECTIONS (2) MUST BE COMPLETED IN ONE DAY.
2. THE LINE SHALL BE OUT OF SERVICE FOR 16 HOURS FROM START OF DRAIN TO RETURN OF SERVICE.
3. THE LINE SHALL BE DRAIN BY THE CITY WATER UTILITY DIVISION. CONTRACTOR SHALL COORDINATE ACTIVITIES USING THE STANDARD SHUT-OFF REQUEST FORM AND PROVIDING A MINIMUM OF TWO WEEKS ADVANCE NOTICE.
4. FAILURE OF THE CONTRACTOR TO BE COMPLETELY PREPARED FOR THE SHUT-OFF BY 4PM ON THE DAY BEFORE THE SHUT-OFF WILL RESULT IN CANCELLATION OF THE SHUT-OFF.

STA 13+87.72, 23.81' LT
CONNECT TO EXISTING 36" COP W/45' C. CYL. BEND W/ BUTT STRAP CONNECTION TO NEW D.I. (36" DIA) WITH INSTALLATION TRANSITION COUPLING. COUPLING (S) SHALL BE CONSIDERED INCIDENTAL TO THE 36" WATERLINE REALIGNMENT. TURN OFF VALVE #M-10N 181 DOWNSTREAM TO PROVIDE NON-PRESSURE CONNECTION.

STA 11+36.06, 20.59' LT
CONNECT TO EXISTING 36" COP W/45' C. CYL. BEND AT NW END. TURN OFF VALVE #M-9N 531(● RESERVOIR) UPSTREAM TO PROVIDE NON-PRESSURE CONNECTION. (SEE NOTE THIS SHEET)

STA 10+67.13, 10.0' LT. REMOVE EXISTING FITTINGS & PROVIDE DRY CONNECTION TO EXISTING 10" WL W/ 12"X10" TEE

ADDITIONAL ASPHALT PAVEMENT REQ'D FOR 36" WATERLINE REALIGNMENT TO BE REMOVED AND DISPOSED AFTER SAPPHIRE ST. FINAL PAVING.

EDGE OF ASPH. PAVING

EXIST 36" C. CYL. TRANS. LINE

STA 15+87.63, 10.0' LT
10" ENDCAP W/ BLOCKING

EXIST SAS MH ADJUSTED RIM=32.52

EXIST SAS MH ADJUSTED RIM=32.47 33.52
EXIST INV=20.73 20.55

EXISTING SAS MH ADJUSTED RIM=32.65 33.80
EXIST INV (E)=21.17 TO LOWER TO 20.01 21.20
INV (W)=21.56 21.80

STA 14+38.47, 37.35' RT
SAS MH 4" DIA, TYPE 'E'
RIM EL=34.24 34.86
INV (S)=24.67 24.53
INV (E)=24.33 24.23

UNSER BLDV.

REMOVE AND DISPOSE EXISTING TEMPORARY ASPHALT PAVING FOR 36" WATERLINE REALIGNMENT

REMOVE & DISPOSE OF APPROXIMATELY 298' 36" COP

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING

SAPPHIRE ST.

SCALE:
1"=40'

GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
3. SEE SHEET #7 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #7 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

CONSTRUCTION NOTES

1. REMOVE AND DISPOSE 25 LF OF 15" SAS. EXISTING SAS MANHOLE INVERT TO BE RESHAPED AND MANHOLE PENETRATION (SOUTH) TO BE CLOSED.

WL SERVICE TABLE

LOT NO.	STA.	TYPE	LENGTH
BLOCK ①			
13	2+58.03	DS	29.00'
BLOCK ②			
1	1+77.19	DS	10.64'
2	1+77.19	DS	10.64'
3	2+43.47	DS	9.00'
4	2+43.47	DS	9.00'

SAS SERVICE TABLE

LOT NO.	STA.	INV. ● R/W
BLOCK ①		
13	1+65	48.9
BLOCK ②		
1	1+50	48.8
2	1+88	49.1
3	2+21	49.3
4	2+58	49.6

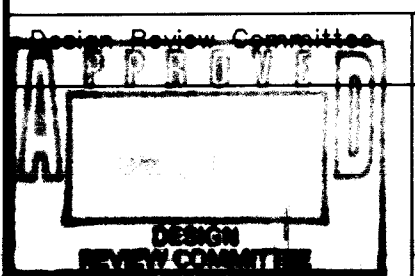
SCALES:
1"=40' HOR.
1"=10' VERT.

21 19 97

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90307L6.DWGdiv 4/15/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **SUNRISE ESTATES UNIT TWO
SAPPHIRE ST.
UTILITY PLAN & PROFILE**



City Engineer Approval

Last Design Update

City Project No. **5057.91**

Zone Map No. **M-10**

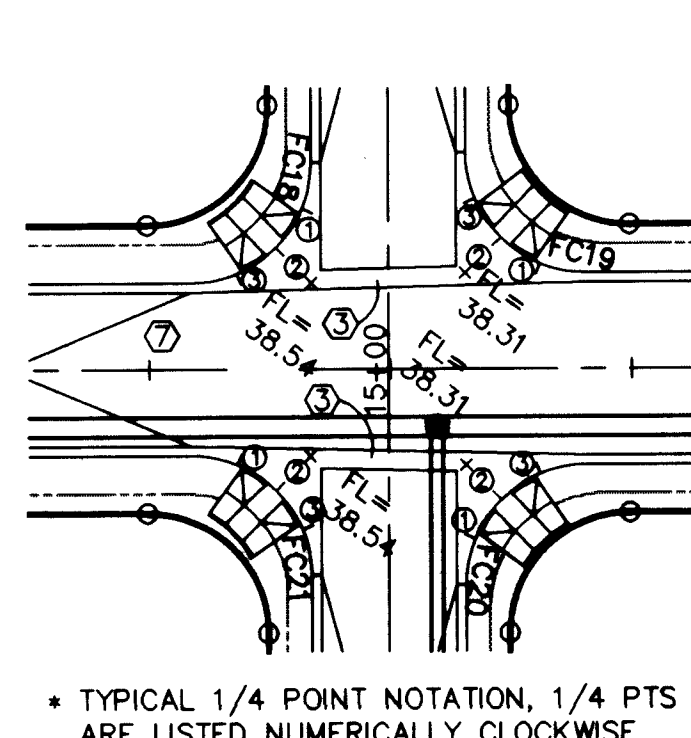
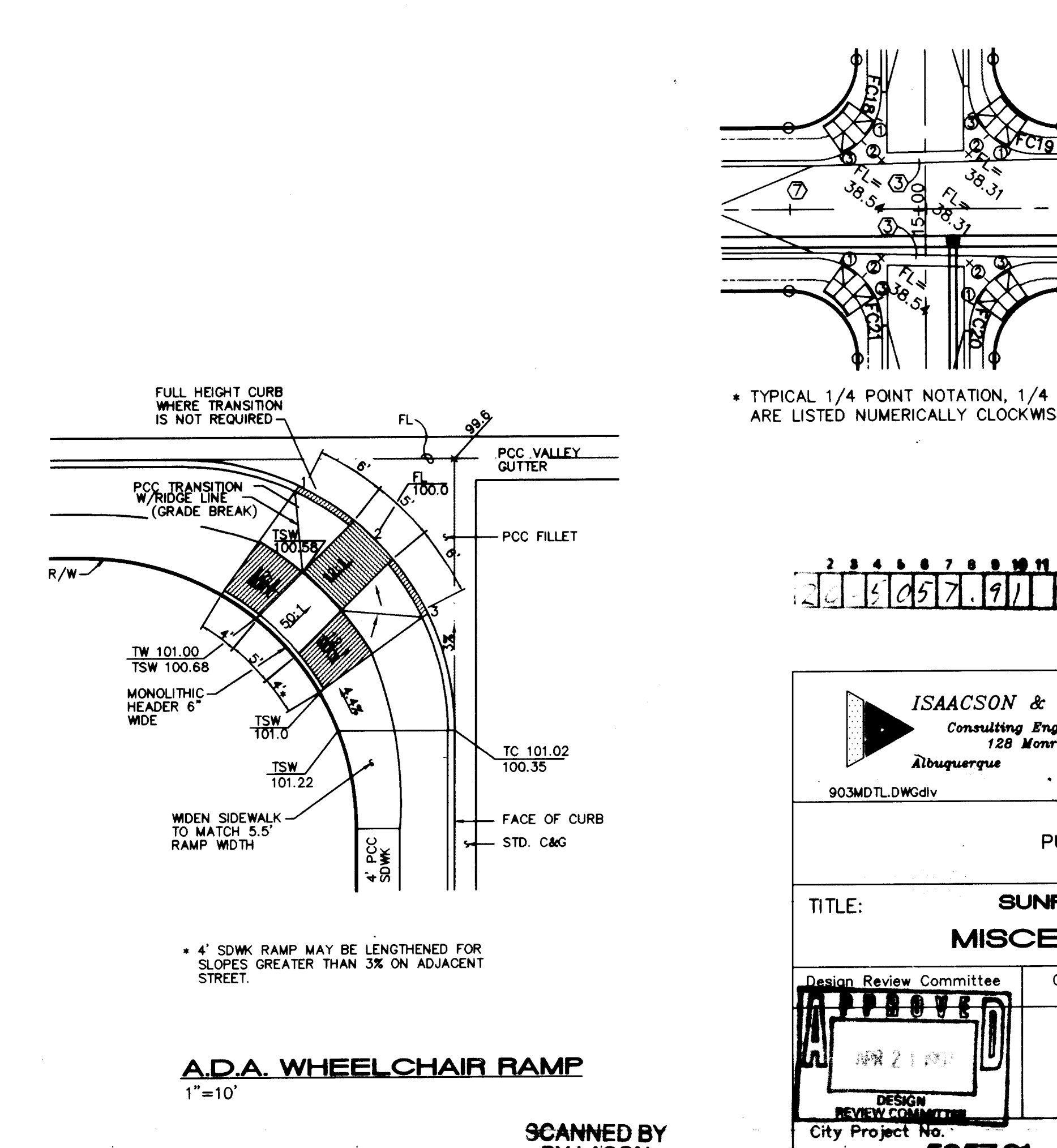
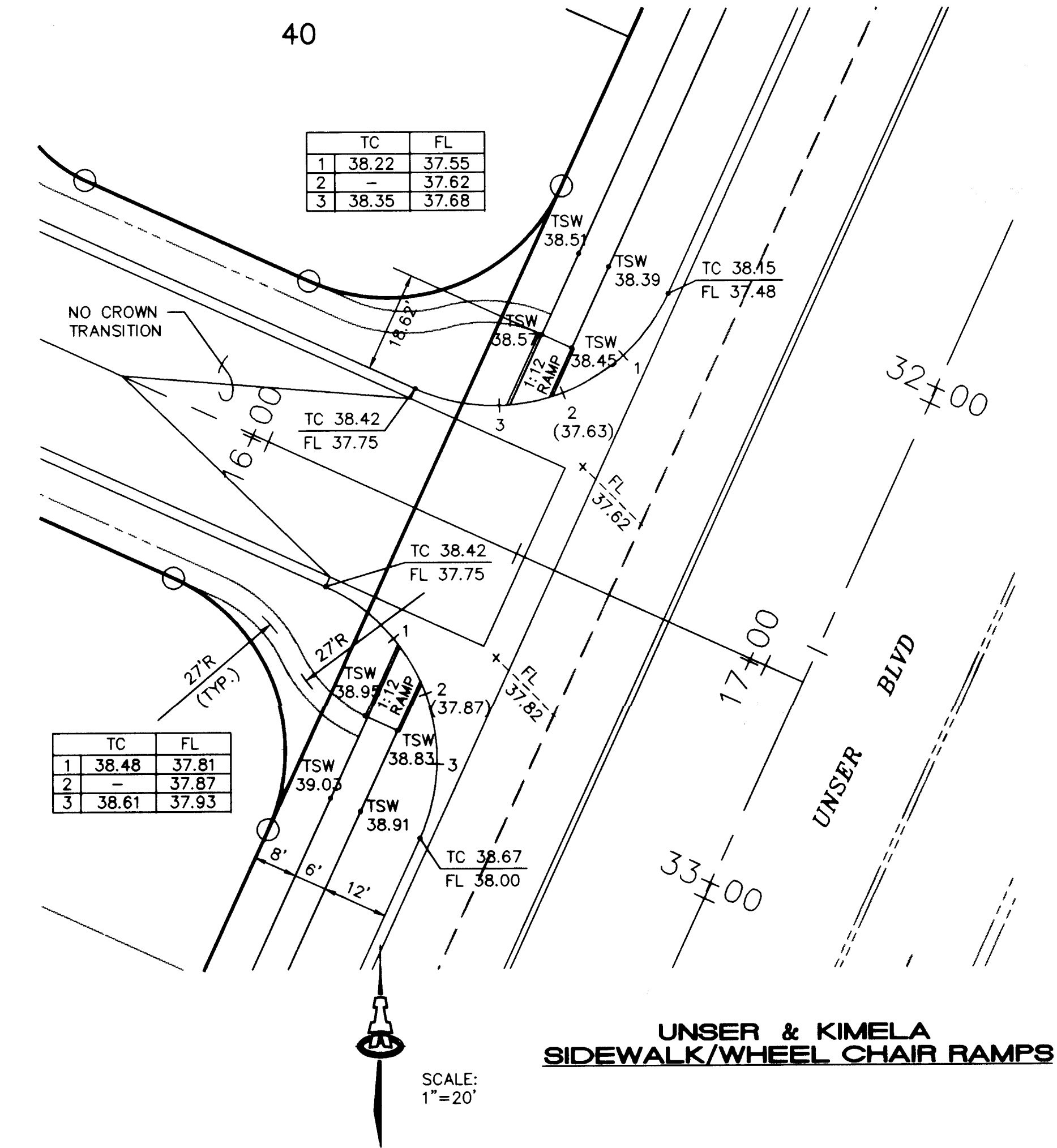
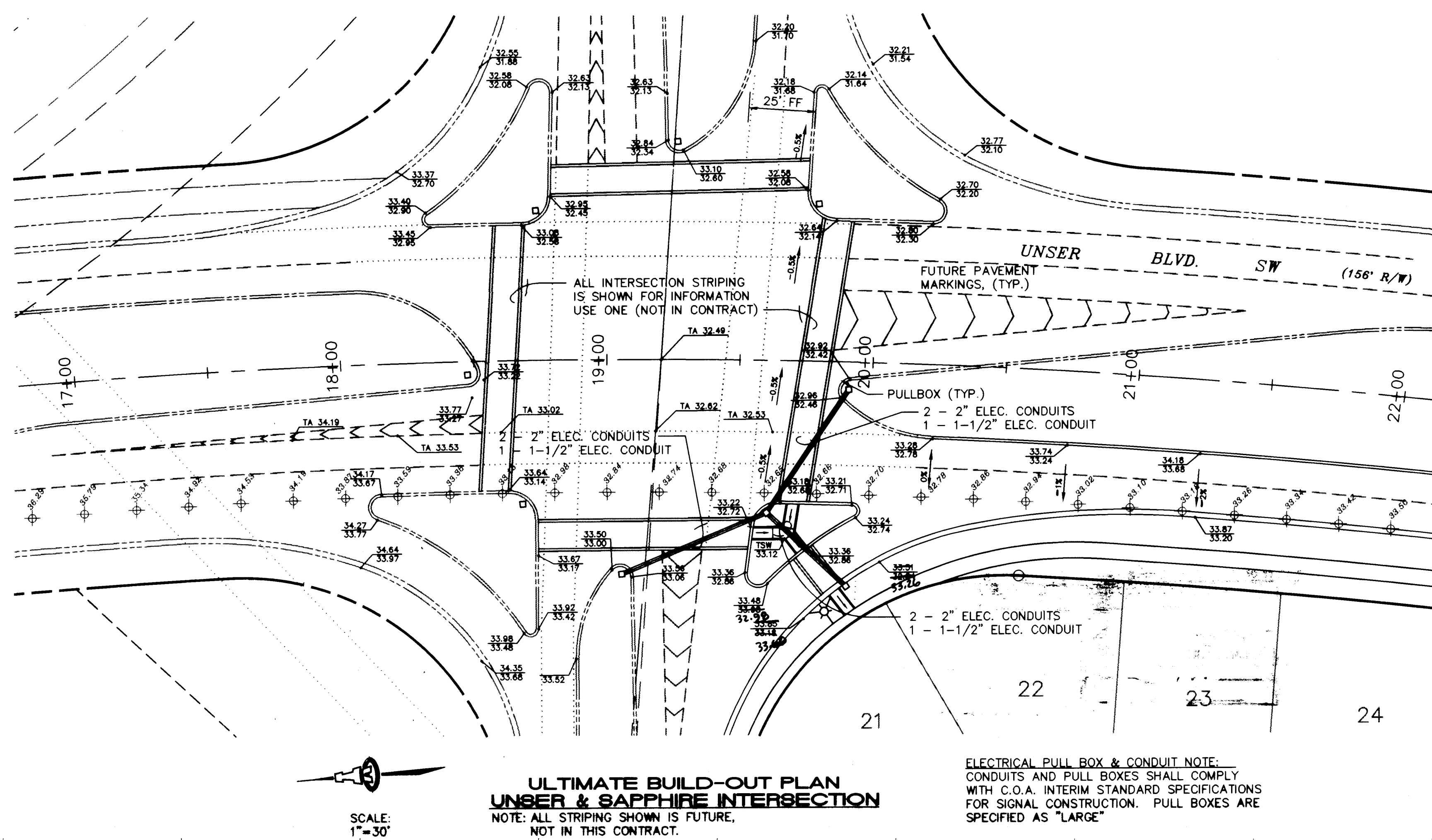
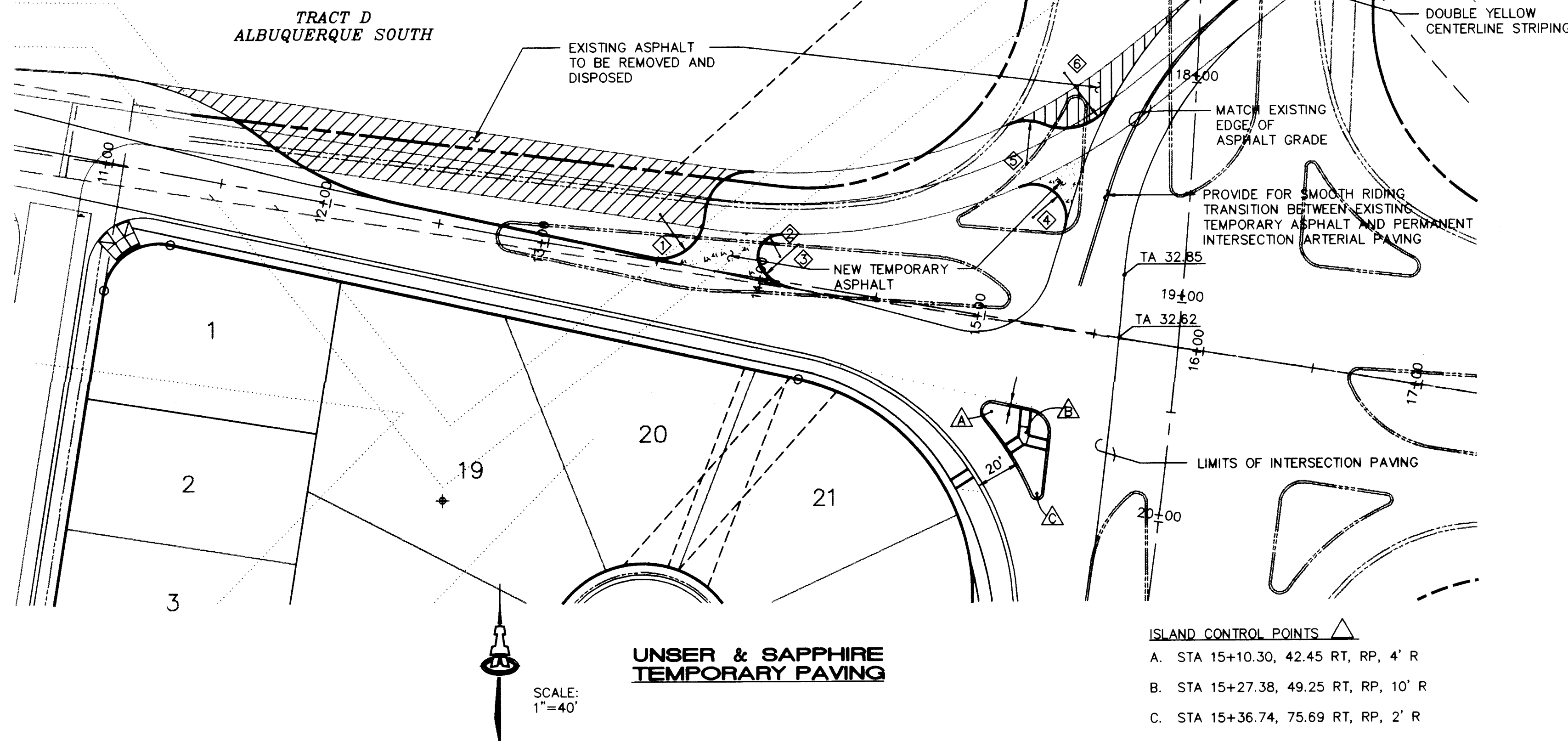
Sheet **21** Of **22**

SCANNED BY
BY LASON

TEMPORARY PAVEMENT CONSTRUCTION NOTE:

TURN-OUTS TO EXISTING TEMP. PAVEMENT
SHALL BE ACCOMPANIED BY TEMP. ASPH./P.C.C.
CURBING (EXTRUDED) IF EXISTING PAVEMENT IS
UTILIZED TO ACCESS THE UNIT TWO SALES TRAILOR.
IF NOT, DELETE TEMP. TURN-OUTS AND CURBING
AND REMOVE ALL EXISTING ASPHALT PAVEMENT
SHOWN BETWEEN TEMP. TURN-OUTS.

POINT	STATION	RADIUS
1	13+47.67, 21.07 LT	20'
2	14+04.31, 11.19 LT	10'
3	14+11.67, 17.96 LT	20'
4	15+14.06, 47.50 LT	15'
5	15+07.17, 70.52 LT	20'
6	15+17.22, 114.39 LT	25'



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
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ISAACSON & ARFMAN, P.A. Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque, New Mexico 903MDTL.DWGdlv 2/20/97	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: SUNRISE ESTATES UNIT TWO MISCELLANEOUS DETAILS	
Design Review Committee 	City Engineer Approval
Last Design Update 	No. DATE 5057.91
Zone Map No. M-10	Sheet 22 of 22

AS-BUILT INFORMATION	BENCH MARKS	SURVEY INFORMATION	FIELD NOTES
CONTRACTOR: SUNRISE ESTATES DRAWN BY: ALS, INC. CHECKED BY: ALS, INC. DATE: 9/97	BENCH MARK: "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD. ELEV. = 5079.88	FIELD NOTES: ALS DATE: 5/96	FIELD NOTES: ALS DATE: 5/96

ENGINEER'S SEAL 	
REVISIONS	BY
DESIGN	DATE 10/96
DRAWN BY	DATE 10/96
CHECKED BY	DATE 10/96

SCANNED BY LASON