

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

JUNE 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

INDEX TO DRAWINGS

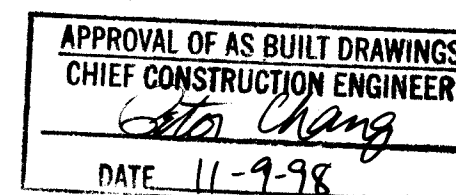
SHEET NO.	TITLE
1	TITLE SHEET
2-3	SUBDIVISION PLAT
4	GRADING/DRAINAGE PLAN
5	GRADING DETAILS
<u>PAVING PLAN & PROFILE SHEETS</u>	
6	MASTER PAVING & STORM DRAIN PLAN
7	SUMMERFIELD PL.
8	SUMMERFIELD CT.
9	GARNET AVE.
10	OPAL MIST CT.
11	AMBERSTONE RD.
12	CORRIZ DR.
13	UNSER BLVD. (STA 35+31.36 TO STA 43+00)
14	UNSER BLVD. (STA 43+00 TO STA 46+17.15)
<u>UTILITY PLAN & PROFILE SHEETS</u>	
15	MASTER UTILITY PLAN
16	SUMMERFIELD PL.
17	SUMMERFIELD CT.
18	GARNET AVE.
19	OPAL MIST CT.
20	AMBERSTONE RD.
21	CORRIZ DR.

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich, P.S. No. 7719

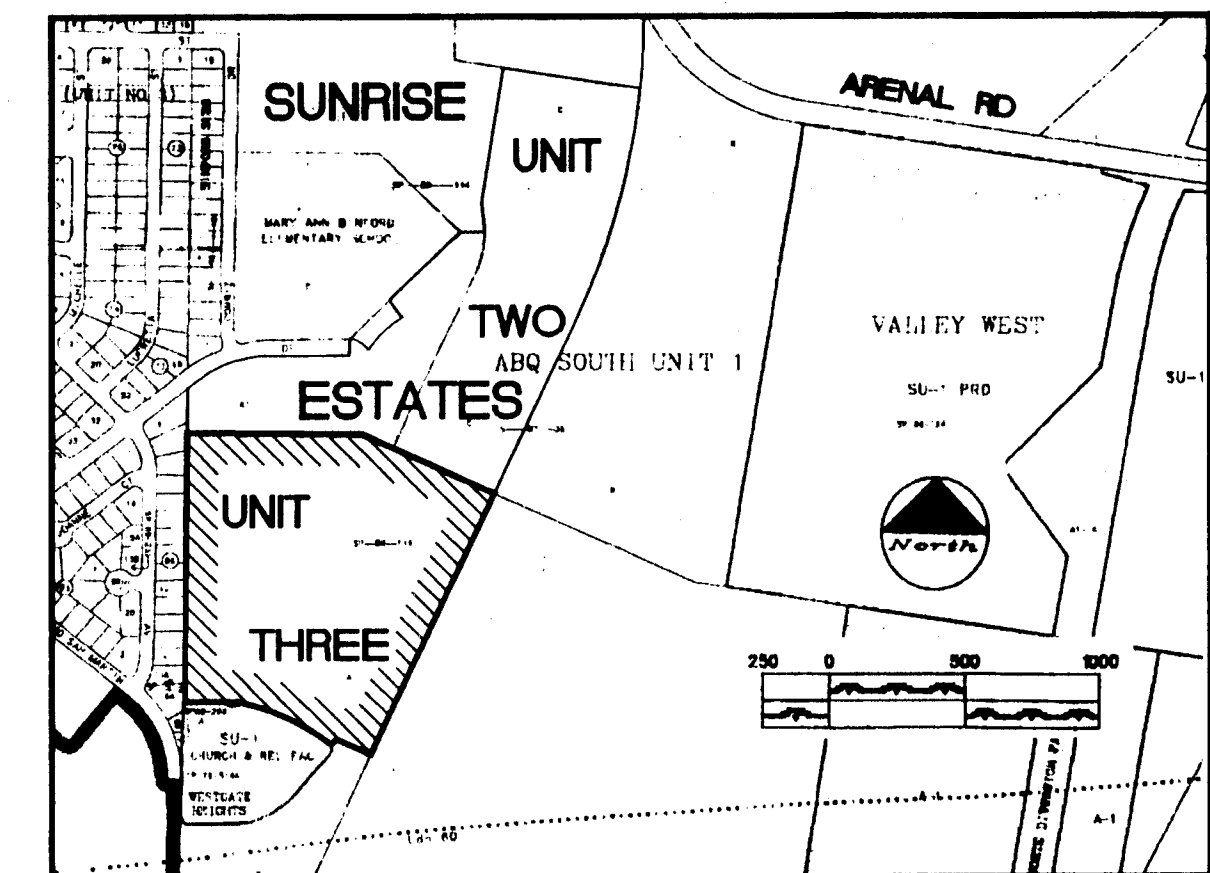
06-09-98
Date



SCANNED BY
BY LASON

DRB NO. 96-56

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
903CVR3.DWG 6/19/97



1"=750'±

VICINITY MAP

M-10

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

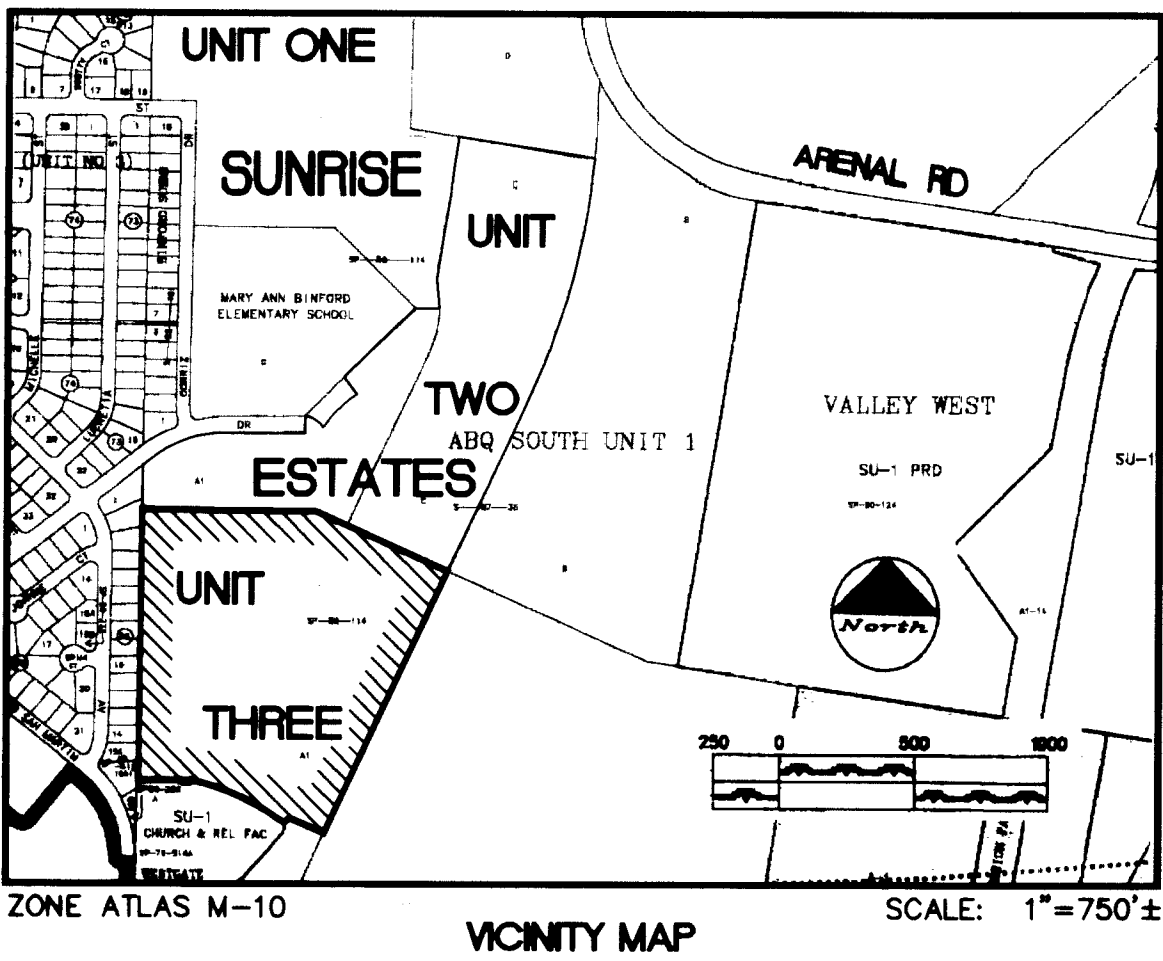
THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR 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.

20. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.

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

REV.				SHEETS				CITY ENGINEER				DATE				USER DEPARTMENT				DATE				USER DEPARTMENT				DATE			
ENGINEERS STAMP & SIGNATURE								APPROVALS								ENGINEER								DATE							
DRC Chairman								Sally J. Goshen								8-5-97								*****							
Transportation								R. W. Lowe								8-5-97								APPROVED FOR CONSTRUCTION							
Water/Wastewater								Ruth Anna Minch								8-5-97								City Engineer							
Hydrology								Ruth Anna Minch								8-5-97								Date							
CIP								Ruth Anna Minch								8-5-97															
Constr. Mngmt.								Ruth Anna Minch								8-5-97															
City Project No.								5057.92								Sheet								1 Of 21							

UTILITY COUNCIL LOG NO.:



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 AA, SUNRISE ESTATES, UNIT TWO 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 in Volume , Folio , and being more particularly described as follows:

BEGINNING at the southwest corner of the herein described tract, said point being common with the southwest corner of said TRACT AA, from whence the National Geodetic Survey Monument "TRANS" bears S 71°46'43" W, 2471.20 feet;

THENCE N 00°45'33" E, 1057.10 feet to the northwest corner, said point being common with the northwest corner of TRACT AA;

LEGAL DESCRIPTION CONTINUED ON SHEET 4 OF 4.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tract and the vacated easements into residential lots, 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 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.

Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO } ss
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on _____, 1996, By James Hicks, as Vice President of the Presley Companies, a New Mexico Corporation, on behalf of said corporation.

My Commission Expires: _____

Notary Public

PLAT FOR SUNRISE ESTATES UNIT THREE

BEING A REPLAT OF
TRACT AA, SUNRISE ESTATES, UNIT TWO
ALBUQUERQUE, NEW MEXICO

NOVEMBER 1996

APPROVALS S- DRB NO.

PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIV. DATE

PUBLIC SERVICE CO. OF NM--GAS SERVICES DIV. DATE

US WEST COMMUNICATIONS DATE

JONES INTERCABLE DATE

CITY SURVEYOR, ENGR. DIV., P.W.D. DATE

TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D. DATE

PARKS DESIGN & DEVELOPMENT / CIP DATE

UTILITY DEVELOPMENT DIV., P.W.D. DATE

REAL PROPERTY DIVISION, D.F.M. DATE

A.M.A.F.C.A. DATE

CITY ENGINEER, PUBLIC WORKS DEPT. DATE

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

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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, P.S. No. 7719

Date

SHEET 1 OF 3

- NOTES:
- DISTANCES IN BRACKETS DESIGNATE TIE DISTANCES.
 - SEE SHEET NO. 3 FOR LOT AREA TABLE.

SCALE:
1"=100'

BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CB1	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB2	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB3	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB4	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24

BOUNDARY LINE TABLE

LINE	DIRECTION	DISTANCE
1	S 89°14'27" E	120.57
2	S 89°14'27" E	120.57
3	S 89°14'27" E	120.57
4	S 89°14'27" E	120.57

ACS MONUMENT
"1-M10"
Y= 1476654.54
X= 356862.36
G= 0.99967987
Δα= -00°16'15"
CENTRAL ZONE
ELEVATION= 5079.88
(NAD 1927/SLD 1929)

PLAT FOR SUNRISE ESTATES UNIT THREE

BEING A REPLAT OF
TRACT AA, SUNRISE ESTATES, UNIT TWO
ALBUQUERQUE, NEW MEXICO

NOVEMBER 1996

LINE TABLE

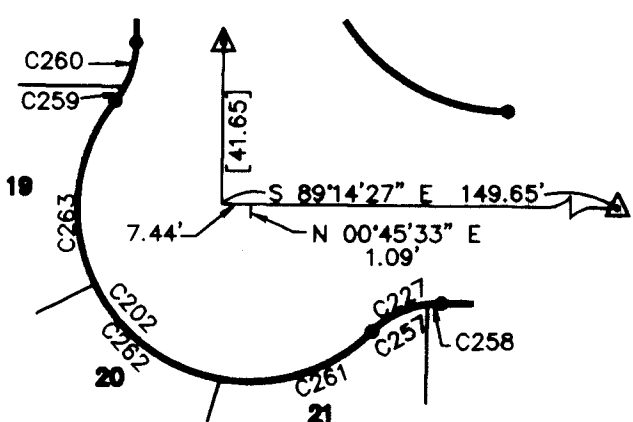
LINE	DIRECTION	DISTANCE
1201	N 89°14'27" W	20.00

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CB1	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB2	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB3	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB4	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB5	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB6	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB7	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB8	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB9	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB10	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB11	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB12	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB13	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB14	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB15	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB16	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB17	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB18	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB19	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB20	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB21	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB22	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB23	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB24	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB25	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB26	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB27	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB28	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB29	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB30	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB31	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB32	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB33	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB34	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB35	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB36	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB37	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB38	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB39	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB40	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB41	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB42	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB43	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB44	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB45	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB46	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB47	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB48	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB49	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB50	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB51	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB52	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB53	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB54	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB55	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB56	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB57	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB58	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB59	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB60	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB61	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB62	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB63	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB64	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB65	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB66	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB67	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB68	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB69	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB70	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB71	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB72	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB73	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB74	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB75	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB76	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB77	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB78	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB79	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB80	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB81	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB82	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB83	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB84	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB85	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB86	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB87	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB88	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB89	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB90	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB91	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB92	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB93	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB94	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB95	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB96	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB97	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB98	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB99	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24
CB100	60.00	37.24	18.00	36.00	S 89°14'27" E	37.24

DETAIL 'A'

NTS



SCANNED BY
BY LASON

WESTGATE HEIGHTS
UNIT 4
VOL. D8, PAGE 124
FILED 5/15/78

SEE DETAIL 'B'
THIS SHEET

NCS MONUMENT
"TRANS"
Y= 1471822.67
X= 354699.45
G= 0.99967921
Δα= -00°16'42"
CENTRAL ZONE
ELEVATION= 5120.0 (TRIG.)
(NAD 1927/SLD 1929)

WESTGATE HEIGHTS
TRACT A
VOL. C15, PAGE 127
FILED 10/9/79

NORTHERLY 20'
OF EXIST. SAS
EASEMENT TO

PLAT
FOR
SUNRISE ESTATES
UNIT THREE

BEING A REPLAT OF
TRACT AA, SUNRISE ESTATES, UNIT TWO
ALBUQUERQUE, NEW MEXICO

NOVEMBER 1996

LEGAL DESCRIPTION--Continued from Sheet 1

THENCE N 89°14'27" W, 128.03 feet to a point of non-tangent curve;

THENCE 2.10 feet along a curve to the left whose radius is 75.00 feet through a central angle of 01°36'11" and whose long chord bears S 01°33'39" W, 2.10 feet to a point of tangency;

THENCE N 00°45'33" E, 12.90' to a point;

THENCE N 89°14'27" W, 123.00 feet;

THENCE N 00°45'33" E, 10.00 feet;

THENCE N 89°14'27" W, 120.57 feet;

THENCE N 23°09'18" W, 10.94 feet;

THENCE N 89°14'27" W, 252.52 feet;

THENCE N 65°24'17" W, 347.48 feet;

THENCE N 24°35'43" E, 18.31 feet;

THENCE N 65°24'17" W, 208.00 feet to the northeast corner, said corner being common with the northeast corner of TRACT AA;

THENCE S 24°35'43" W, 1085.83 feet to the southeast corner, said point being common with the southeasterly corner of TRACT AA, SUNRISE ESTATES, UNIT TWO, 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 in Volume ;

THENCE along the southerly line of said TRACT AA, 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;

THENCE continuing 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 POINT OF BEGINNING, containing 23.5098 acres more or less.

LOT AREA TABLE

BLOCK ㉟		BLOCK ㊦		BLOCK ㊦	
LOT	AREA	LOT	AREA	LOT	AREA
5	6300			26	7240
6	6300	35	6420	27	7185
7	6300	36	6420	28	7185
8	6300	37	6224	29	7451
9	6300	38	6434	30	8278
10	6300	39	6647	31	6903
11	6300	40	5989	32	6600
12	6300	41	5820	33	6600
13	6300	42	5820	34	7016
14	6300	43	6060		
15	6300	44	6320	BLOCK ㉟	
16	6300	45	7254		
17	6300	46	6600	LOT	AREA
18	6300	47	6600		
19	6300	48	6600	4	6300
20	10075	49	7016	5	6300
				6	6300
BLOCK ㊦		BLOCK ㊦		7	6300
LOT	AREA	LOT	AREA	8	6300
14	6000	1	7016	9	6300
15	6000	2	6600	10	6300
16	6000	3	6600	11	6300
17	6000	4	7700	12	6300
18	6000	5	6952	13	6300
19	6866	6	6133	14	6300
20	6000	7	6000	15	6300
21	6000	8	6000	16	6300
22	5959	9	6866	17	6300
23	7136	10	6000	18	6289
24	7695	11	6000	19	7122
25	6600	12	6000	20	9336
26	6600	13	6000	21	6340
27	6600	14	6000	22	6809
28	7016	15	6442	23	6875
29	7016	16	6056	24	7063
30	6600	17	6645	25	6693
31	6600	18	7159	26	6605
32	6600	19	6602	27	6698
33	6983	20	6600	28	7196
34	6751	21	7016		
		22	7016		
		23	6600		
		24	6600		
		25	7776		

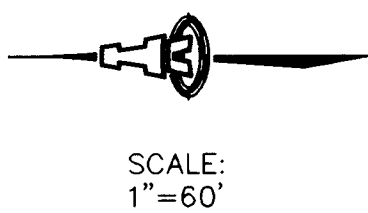
PUBLIC UTILITY EASEMENTS

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

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

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

CPN 5057.92 3 of 21

[illegible]

4



EROSION CONTROL

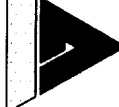
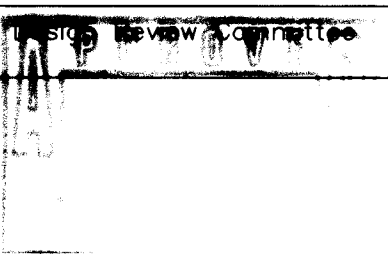
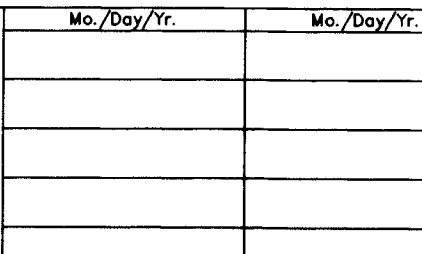
-
- 5' 5'
- 2:1 1:1
- EXISTING GROUND
- CONSTRUCT & MAINTAIN BERM AS SHOWN ON THE GRADING PLAN.

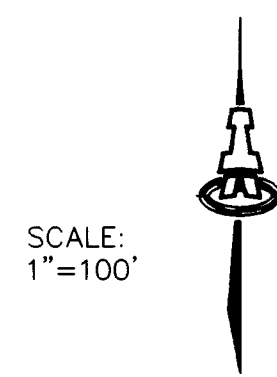
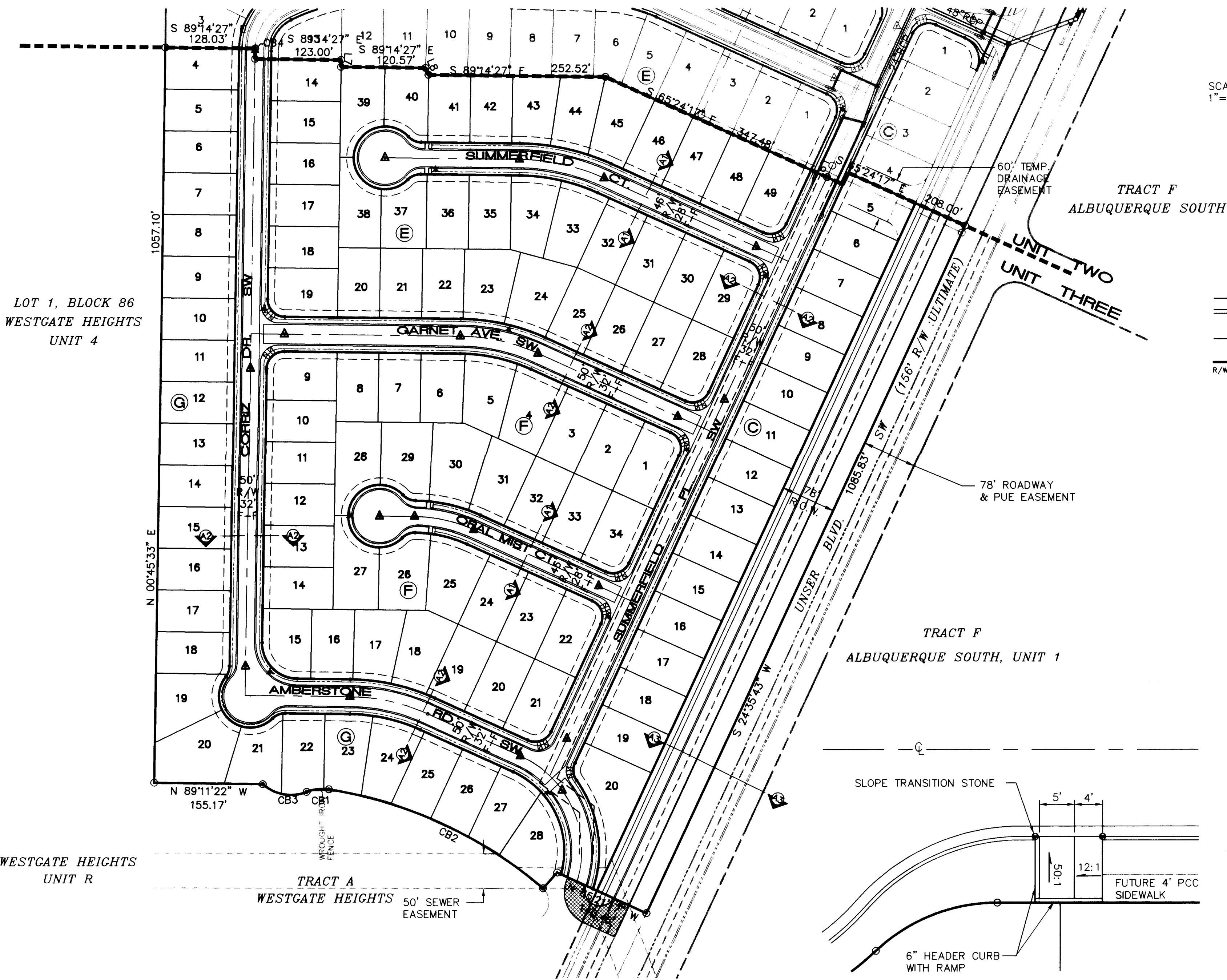
EROSION CONTROL BERM
SCALE: 1"=2'

GRADING NOTES:

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

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		FIELD NOTES				CONTRACTOR SALLS BROTHERS	
		1 ALS		5/96		WORK STAGED BY ALS, INC DATE 9/97	
						ACCEPTANCE BY JSA DATE 9/98	
						FIELD LOCATION BY ALS, INC DATE 9/97	
						DRAWINGS CORRECTED BY ALS, INC DATE 6/98	
DESIGNED BY FCA		DATE 4/97		MICRO-FILM INFORMATION		RECORDED BY	
DRAWN BY DLV		DATE 4/97		TBM: R/W OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.		NO.	
CHECKED BY MC		DATE 4/97		ELEV. = 5035.84			

	ISAACSON & ARFMAN, P.A. <i>Consulting Engineering Associates</i> 128 Monroe Street N.E. Albuquerque New Mexico 9036DTL3.DWGdlv 6/20/97		DESIGNED BY FC DRAWN BY DU CHECKED BY MO	
	CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP		NO. DATE	
TITLE: SUNRISE ESTATES UNIT THREE GRADING DETAILS				
City Engineer Approval 		Last Design Update	Mo./Day/Yr. Mo./Day/Yr. 	
City Project No. 5057.92			Zone Map No. M-10	
Sheet 5 Of 21				



LEGEND

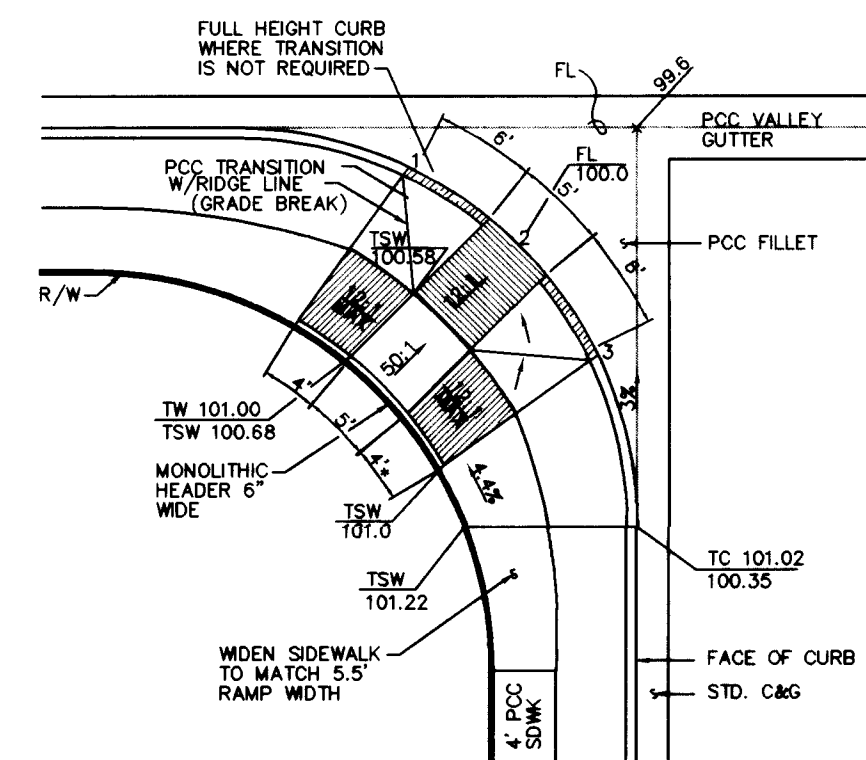
- EXISTING STREET IMPROVEMENTS
- PROPOSED STREET IMPROVEMENTS
- WHEEL CHAIR RAMP
- VALLEY GUTTER
- BLOCK NO.
- LOT NO.
- PROPOSED STREET LIGHT
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- EXISTING STREET LIGHT
- SIDEWALK BY OTHERS
- SIDEWALK THIS CONTRACT
- TEMPORARY PAVING

BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CB1	60.00	32.22	18.51	31.84	S 83°28'10" W	30°46'08"
CB2	617.53	541.70	175.35	337.38	N 65°00'48" W	31°42'14"
CB3	60.00	66.92	37.42	63.50	S 79°53'40" E	63°53'59"
CB4	75.00	2.10	1.05	2.10	S 01°33'38" W	01°36'11"

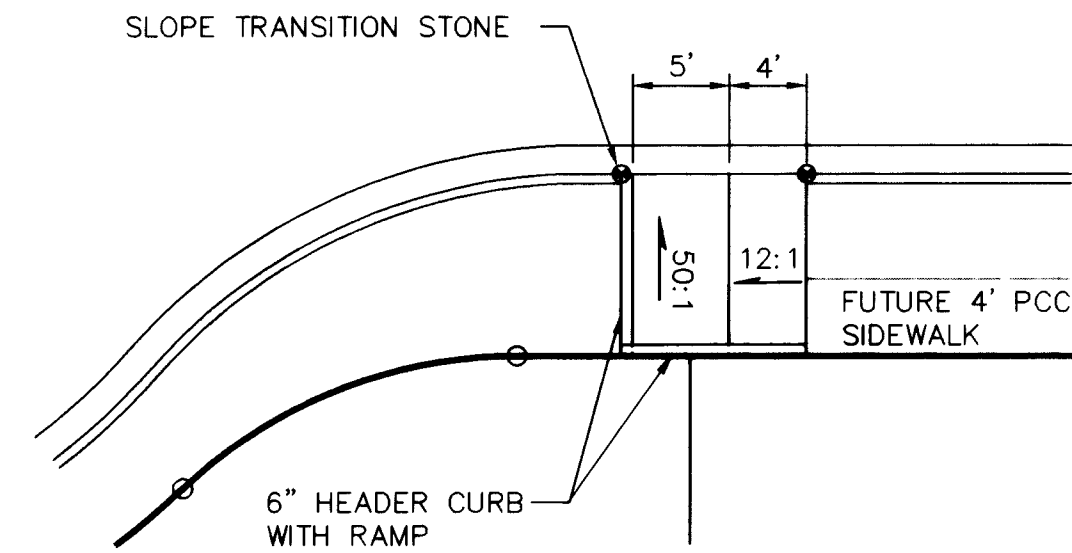
BOUNDARY LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 41°32'49" W	30.22
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



A.D.A. WHEELCHAIR RAMP

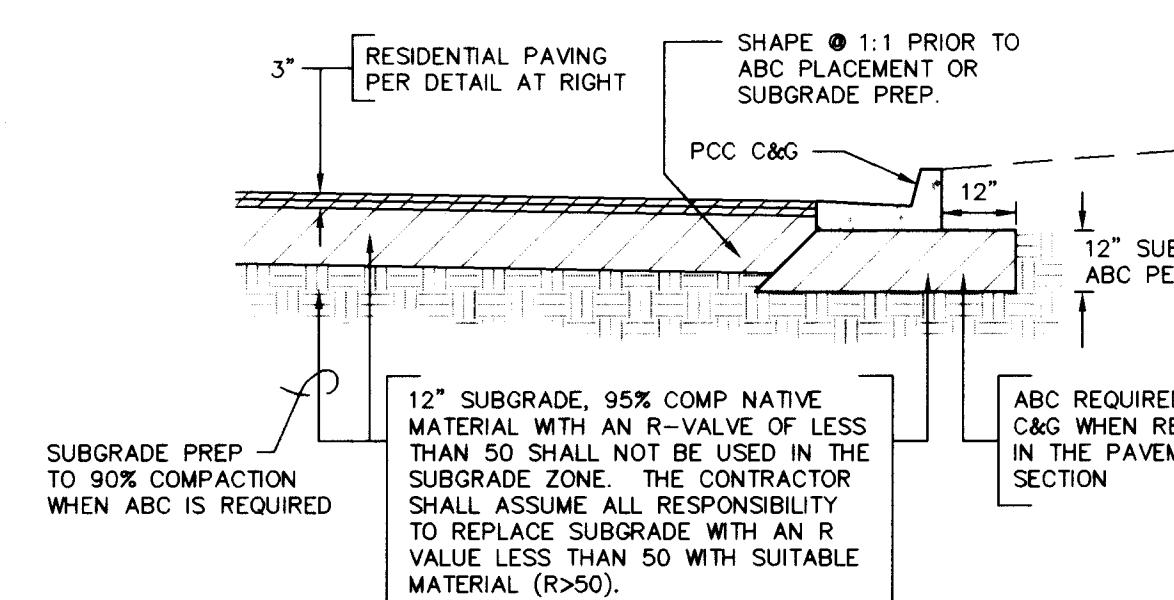
1"=10'



CUL-DE-SAC WHEELCHAIR RAMP

SCALE: 1"=10'

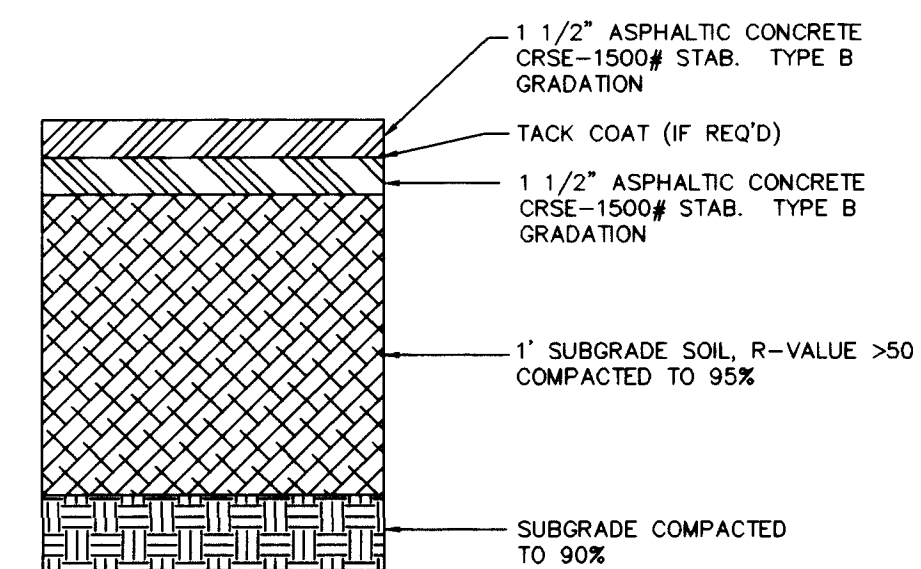
SUMMERFIELD CT.
OPAL MIST CT.



SUBGRADE MODULING DETAIL FOR

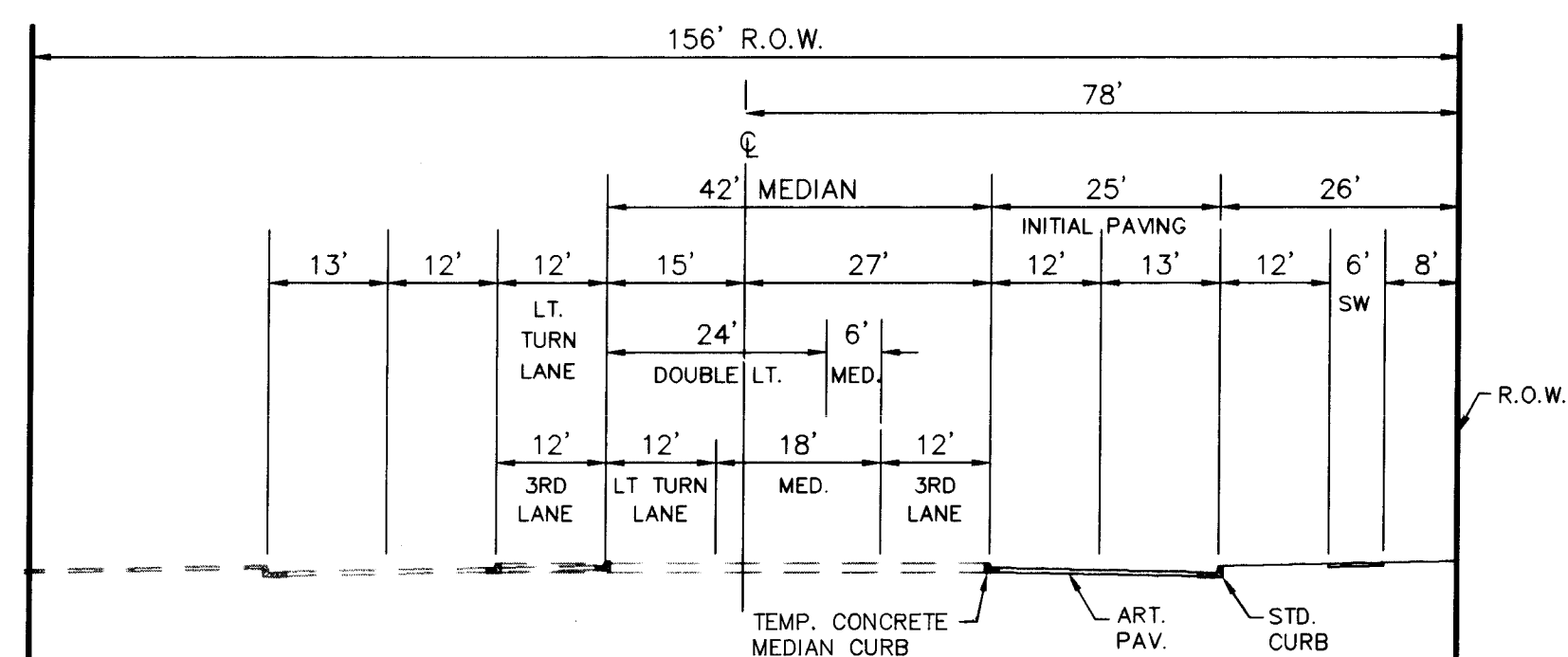
PAVEMENT SECTION

NTS



RESIDENTIAL PAVING SECTION

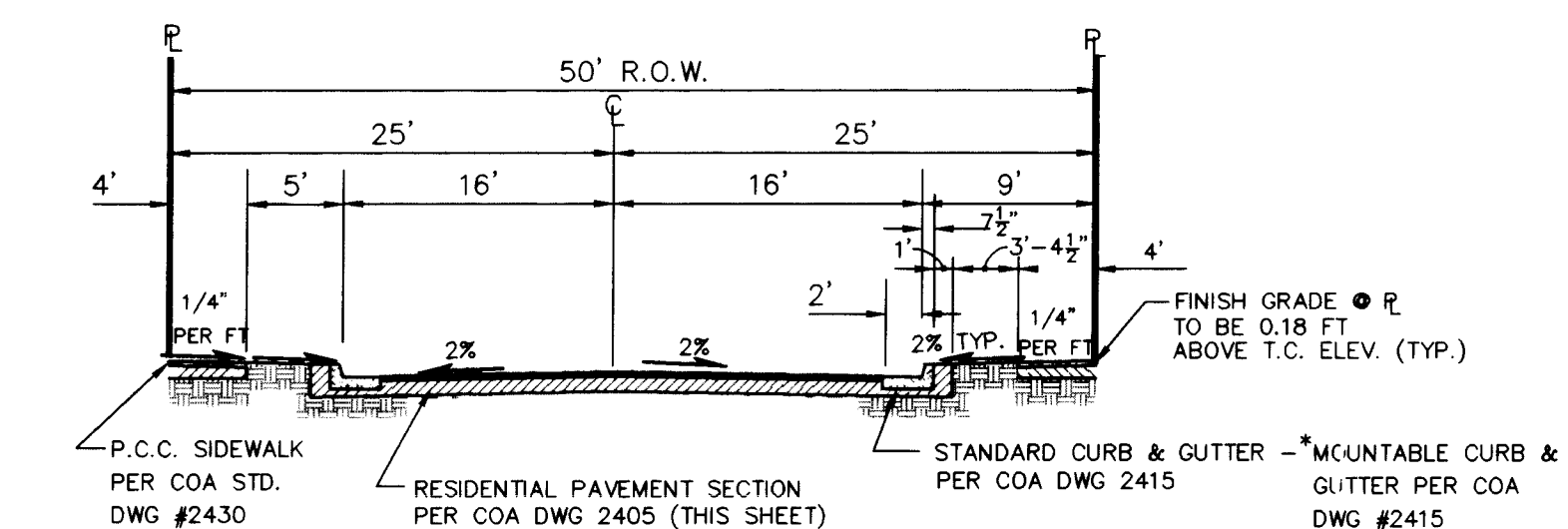
SCALE: 1"=10' (PER COA STD. DWG. No. 2405)



SECTION A3

UNSER BLVD

SCALE: 1"=20'

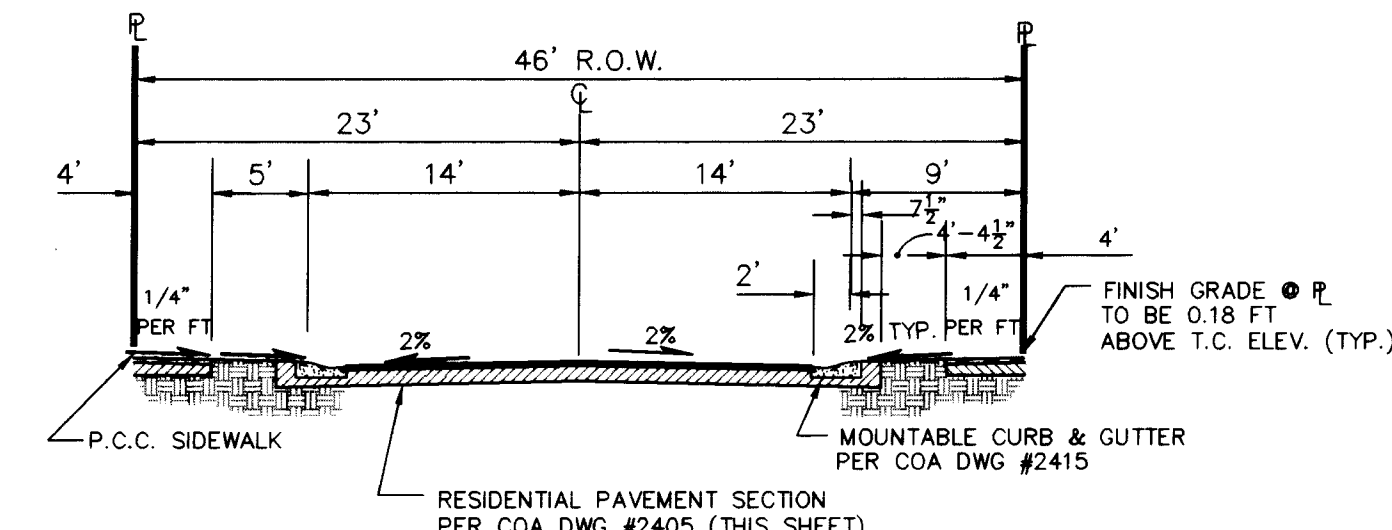


SECTION A2

TYPICAL 50' R.O.W. RESIDENTIAL STREET SECTION

SCALE: 1"=10'

AMBERSTONE RD. SW * (MOUNT. CURB FROM STA 1+00.00 TO 5+64.78)
CORRIZ DR. * (MOUNT. CURB FROM STA 2+68.03 TO END)
GARNET AVE.
SUMMERFIELD PL.



SECTION A1

TYPICAL 46' R.O.W. RESIDENTIAL STREET SECTION

SCALE: 1"=10'

SUMMERFIELD CT.
OPAL MIST CT.

SCANNED BY
REASON

AS BUILT DRAWING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
903PMST3.DWGdlv 7/10/97

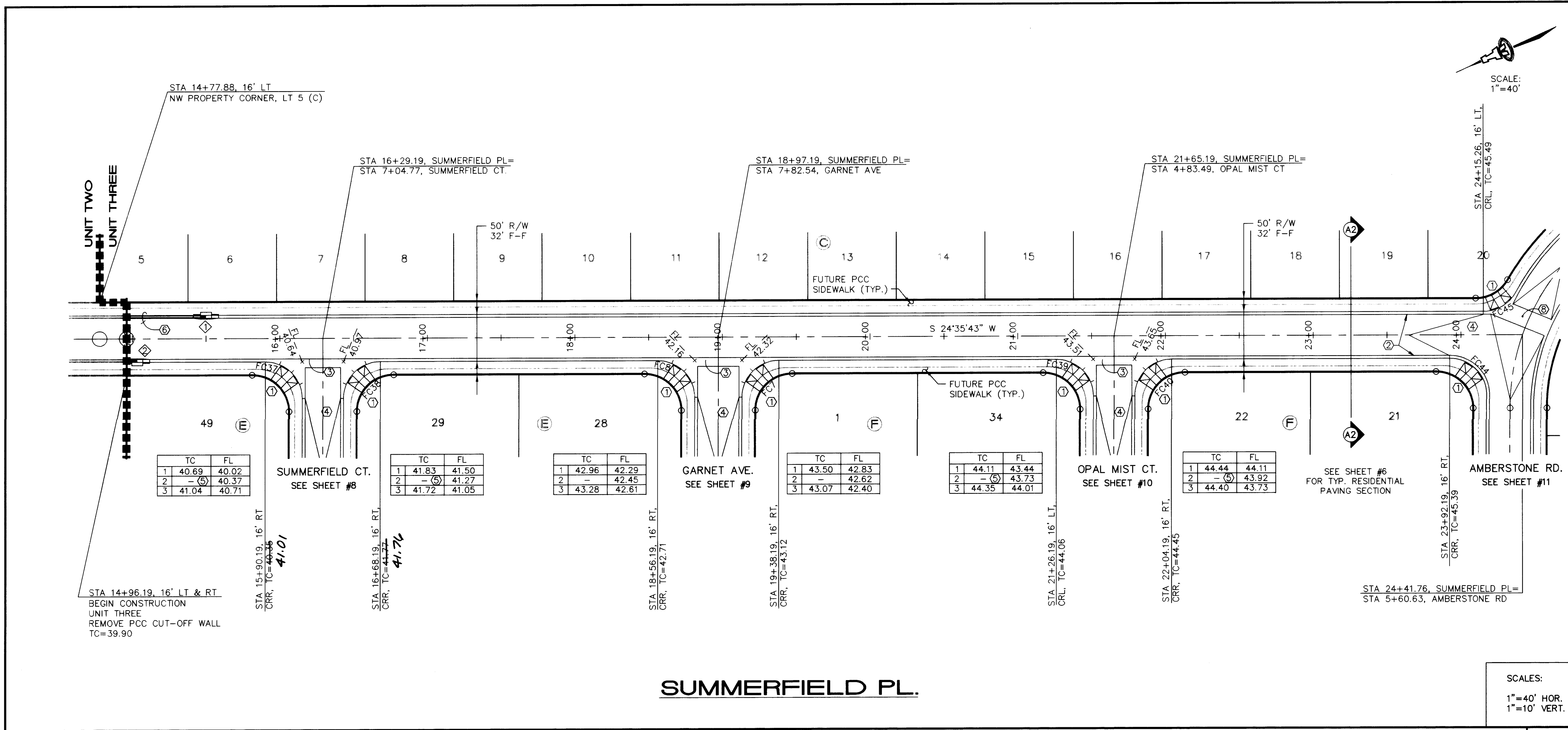
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNRISE ESTATES UNIT THREE
MASTER PAVING & STORM DRAIN PLAN

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

City Project No. 5057.92 Zone Map No. M-10 Sheet 6 Of 21

SURVEY INFORMATION				BENCH MARKS		AS-BUILT INFORMATION	
FIELD NOTES						CONTRACTOR <u>SUNDANCE MECH</u>	
1	ALS	5/96	ACS MONUMENT "1-MI" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD. ELEV. = 5079.88			WORK STAKED BY <u>ALS, INC</u>	DATE <u>98</u>
						INSPECTOR'S SIGNATURE BY <u>TEA</u>	DATE <u>04/1998</u>
						FIELD VERIFICATION BY <u>ALS, INC</u>	DATE <u>98</u>
			TBM: R/W OF SOUTHWESTERLY MANHOLE AT SAPHIRE ST. & UNSER BLVD. ELEV. = 5035.84			REVISIONS CORRECTED BY <u>ALS, INC</u>	DATE <u>98</u>
						MICRO-FILM INFORMATION	
						RECORDED BY	DATE
						NO.	



- KEYED CONSTRUCTION NOTES**
1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #6.
 2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
 3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 3/4" INVERT PER COA STD DWG #2420.
 4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
 5. TRANSITION FROM STD. C & G TO MOUNTABLE C & G THROUGH W.C. RAMP PER COA STD DWG #2418.
 6. 18" DIA RCP (III) CONNECTOR PIPE EXTENSION.
 7. TYPE 'A' INLET
 8. CONSTRUCT PCC VALLEY GUTTER 12' WIDE, 3/4" INVERT PER COA STD DWG #2422.

FACE OF CURB CURVE TABLE

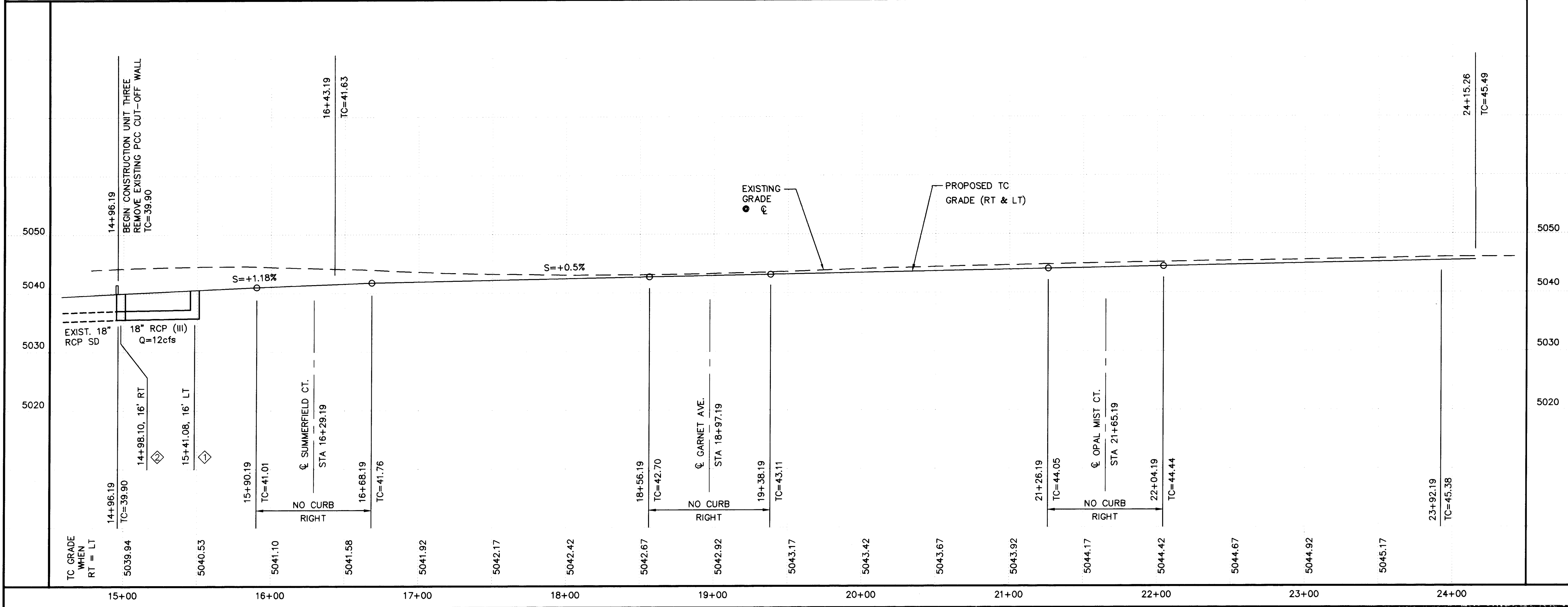
CURVE	RADIUS	LENGTH	DELTA
FC7	25.00'	39.27'	90°00'00"
FC8	25.00'	39.27'	90°00'00"
FC37	25.00'	39.27'	90°00'00"
FC38	25.00'	39.27'	90°00'00"
FC39	25.00'	39.27'	90°00'00"
FC40	25.00'	39.27'	90°00'00"
FC44	25.00'	40.45'	92°42'03"
FC45	25.00'	26.85'	61°32'49"

STORM DRAIN INLET INFORMATION

INLET NO.	INLET TYPE	STATION* & OFFSET	TOP GR. EL.	INV. OUT
1	A, SG S THT	15+41.08, 16' LT	39.03 39.10	35.32 35.72
2	A, SG S THT	14+98.1, 16' RT	38.48 38.69	35.47 35.13

CONNECTOR PIPE INFORMATION

FROM INLET NO.	Q (CFS)	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	12	18	137.5	.005
2	12	18	89.5	.005



AS BUILT DRAWING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico 87102
903PV8.DWGdlv 7/14/97

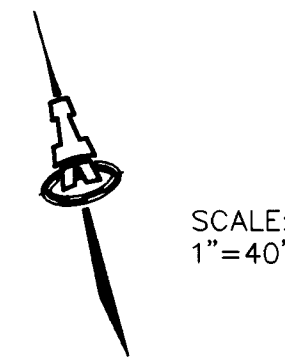
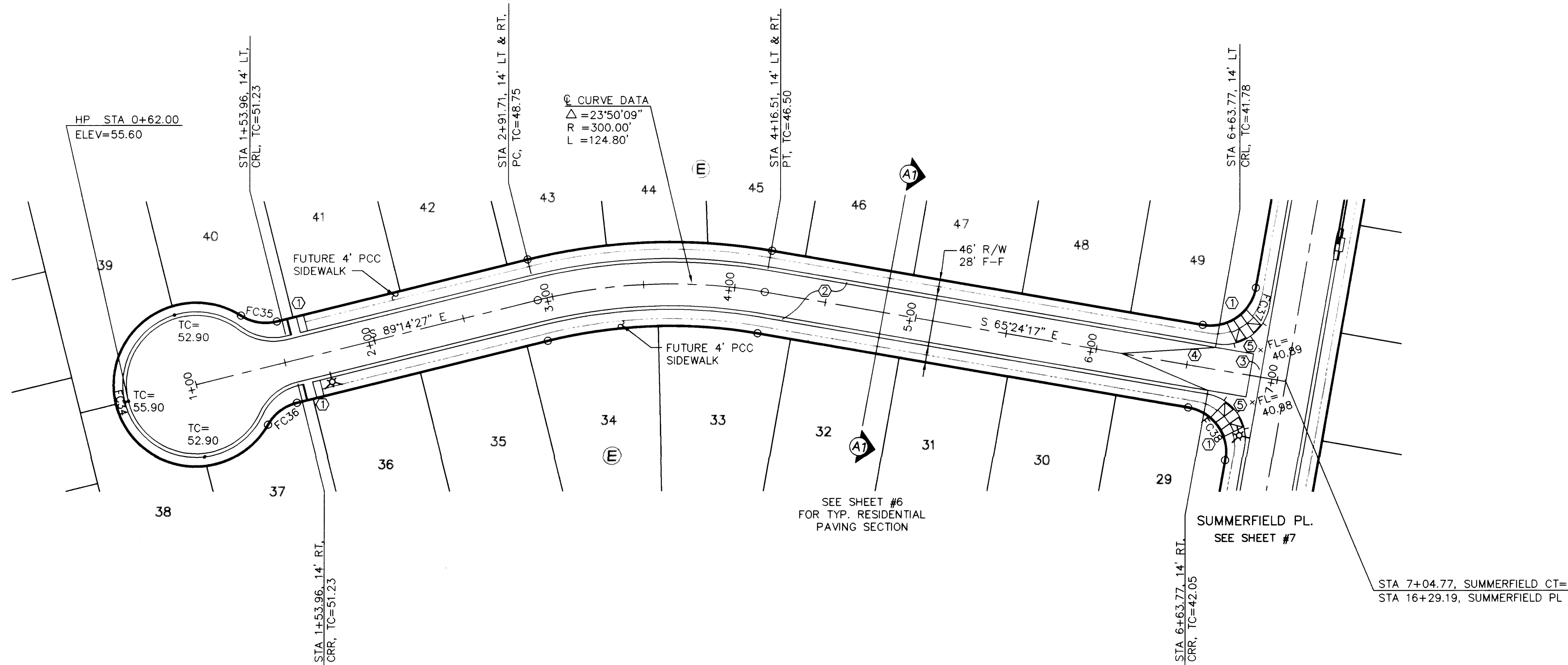
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **SUNRISE ESTATES UNIT THREE
SUMMERFIELD PL.
PAVING PLAN & PROFILE**

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

City Project No. **5057.92** Zone Map No. **M-10** Sheet **7** Of **21**

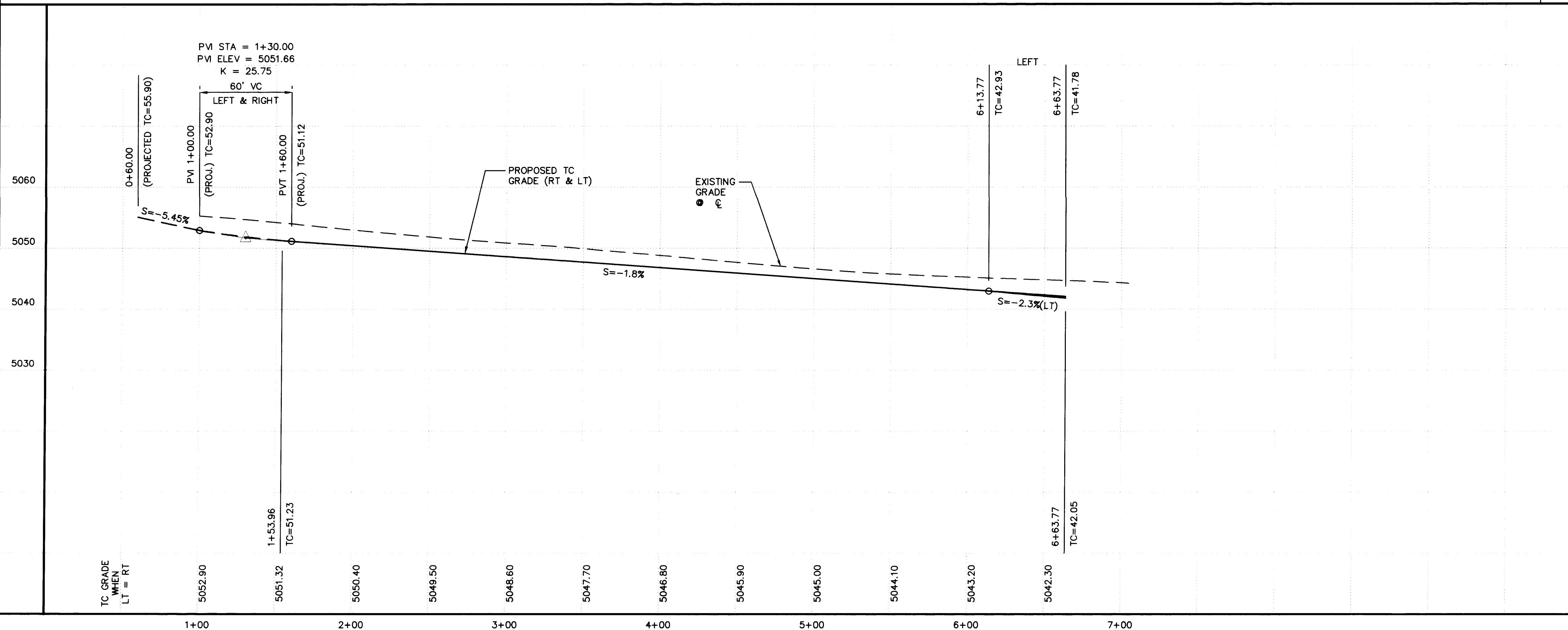
REVISIONS
NO. DATE BY
DESIGNED BY FCA DATE 4/97
DRAWN BY DLV DATE 4/97
CHECKED BY MC DATE 4/97



SCALE:
1"=40'

SUMMERFIELD CT.

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



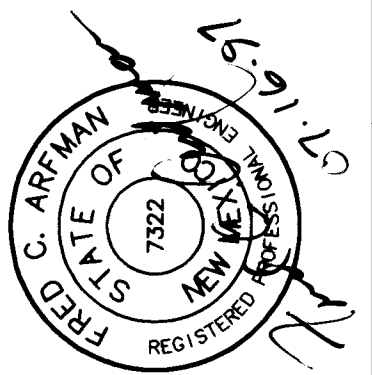
KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #6
2. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6" WIDE, 3/4" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. TRANSITION FROM STANDARD TO MOUNTABLE CURB PER COA STD DWG #2418.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC34	40.00'	197.50'	282°54'05"
FC35	29.00'	26.04'	51°27'02"
FC36	29.00'	26.04'	51°27'02"
FC37	25.00'	39.27'	90°00'00"
FC38	25.00'	39.27'	90°00'00"

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES	
CONTRACTOR	SUNRISE MCH	ACCS MONUMENT "1-MO" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.	5/96	1	ALS		
STATIONED BY	ALS, INC	ELEV. = 5079.88					
ACCEPTANCE BY	JTA						
FIELD CHECKED BY	ALS, INC						
DATE	DATE 9/98						
REVISIONS	REVISIONS						
CORRECTED BY	ALS, INC						
DATE	DATE 9/98						
RECORDED BY	MICRO-FILM INFORMATION	TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHERE ST. & UNSER BLVD.					
NO.		ELEV. = 5035.84					



SCANNED BY
BY LASON

AS BUILT DRAWING

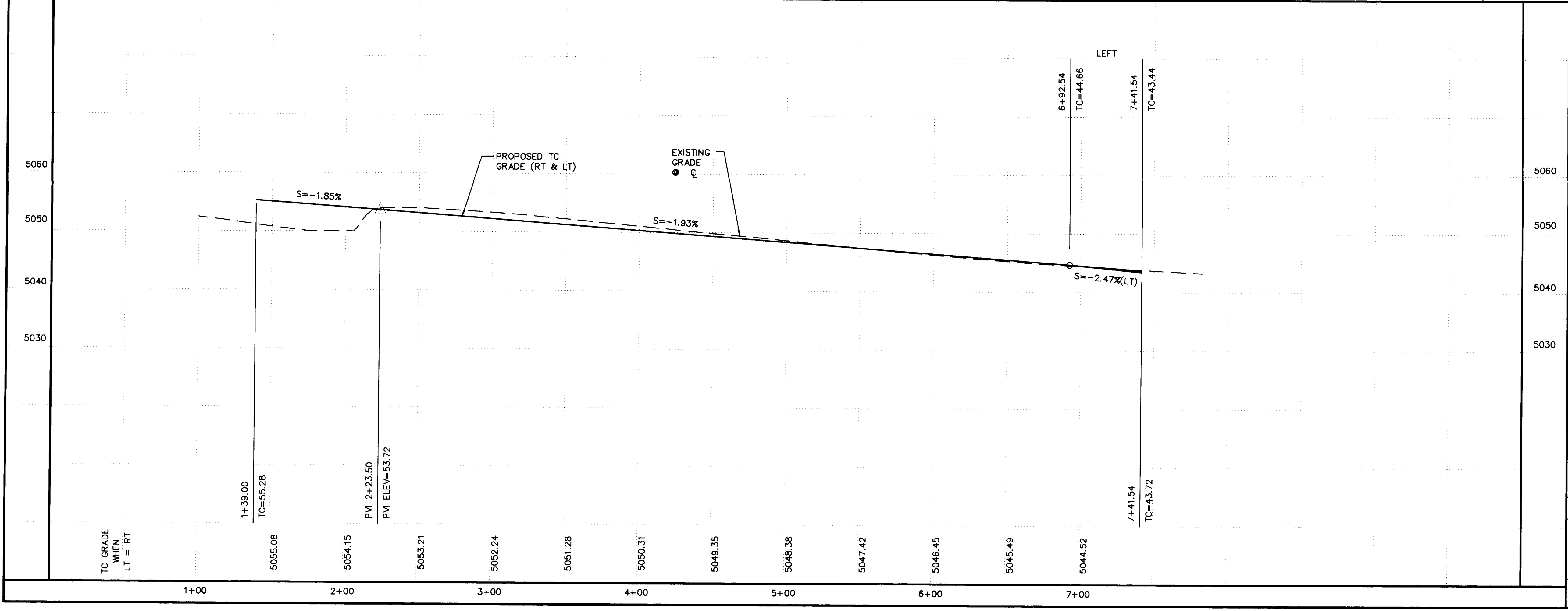
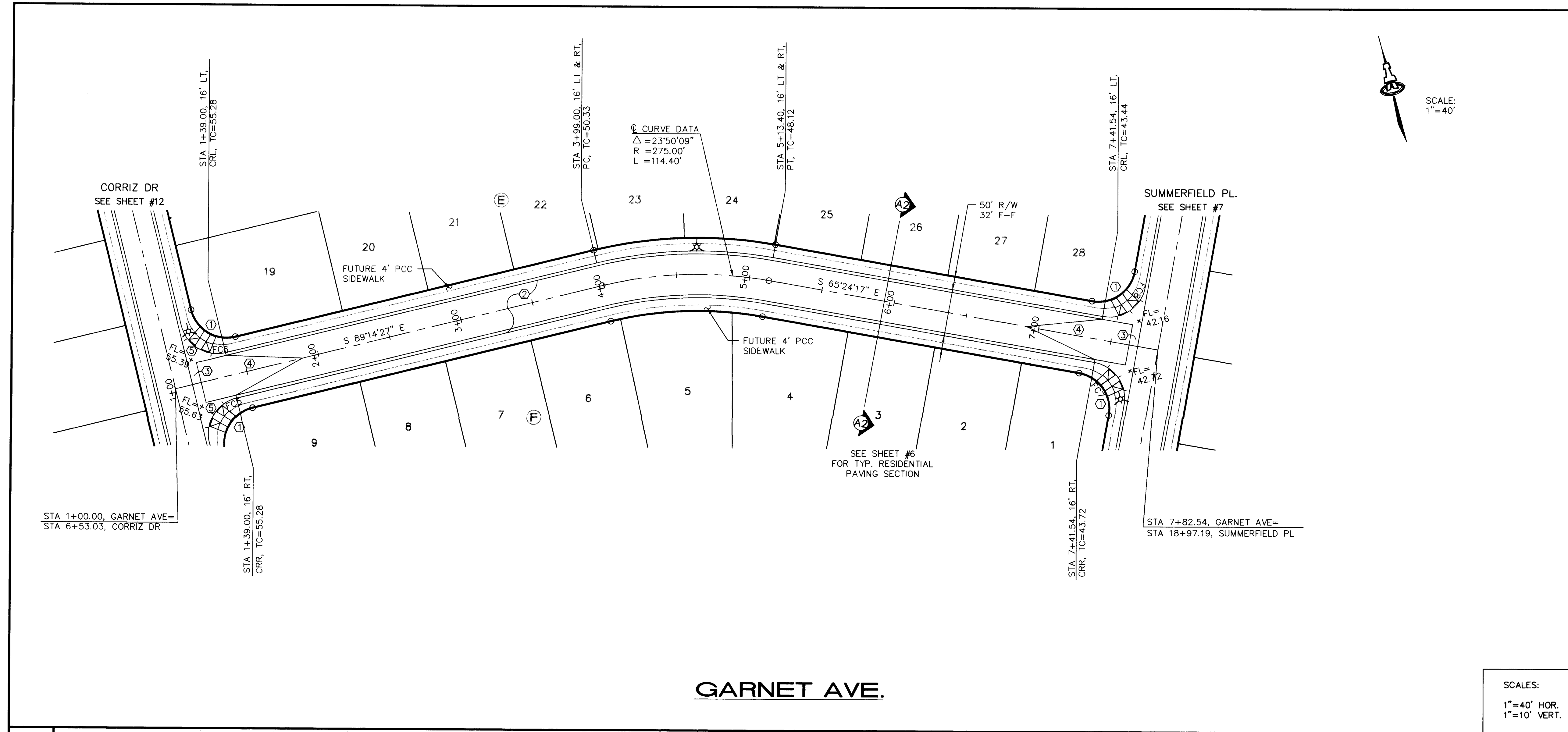
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128 Monroe Street N.E.
Albuquerque New Mexico 87102
903PV9.DWGdlv 7/14/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **SUNRISE ESTATES UNIT THREE
SUMMERFIELD CT.
PAVING PLAN & PROFILE**

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

City Project No. **5057.92** Zone Map No. **M-10** Sheet **8** Of **21**



KEYED CONSTRUCTION NOTES

- 1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #6.
- 2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
- 3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 3/4" INVERT PER COA STD DWG #2420.
- 4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
- 5. TRANSITION FROM MOUNTABLE TO STANDARD CURB PER COA STD DWG #2418.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC5	25.00'	39.27'	90°00'00"
FC6	25.00'	39.27'	90°00'00"
FC7	25.00'	39.27'	90°00'00"
FC8	25.00'	39.27'	90°00'00"

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

AS-BUILT INFORMATION

CONTRACTOR: **SUNRISE MECH**
WORK STATED BY: **ALS, INC**
DATE: **9/98**
ACCEPTANCE BY: **JEA**
DATE: **9/98**
FIELD DRAWN BY: **ALS, INC**
DATE: **9/98**
CHECKED BY: **ALS, INC**
DATE: **9/98**
MICRO-FILM INFORMATION
RECORDED BY:
NO.
DATE

SURVEY INFORMATION

FIELD NOTES
1 ALS
5/96
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

ENGINEER'S SEAL

SCANNED BY
BY LASON

AS BUILT DRAWING

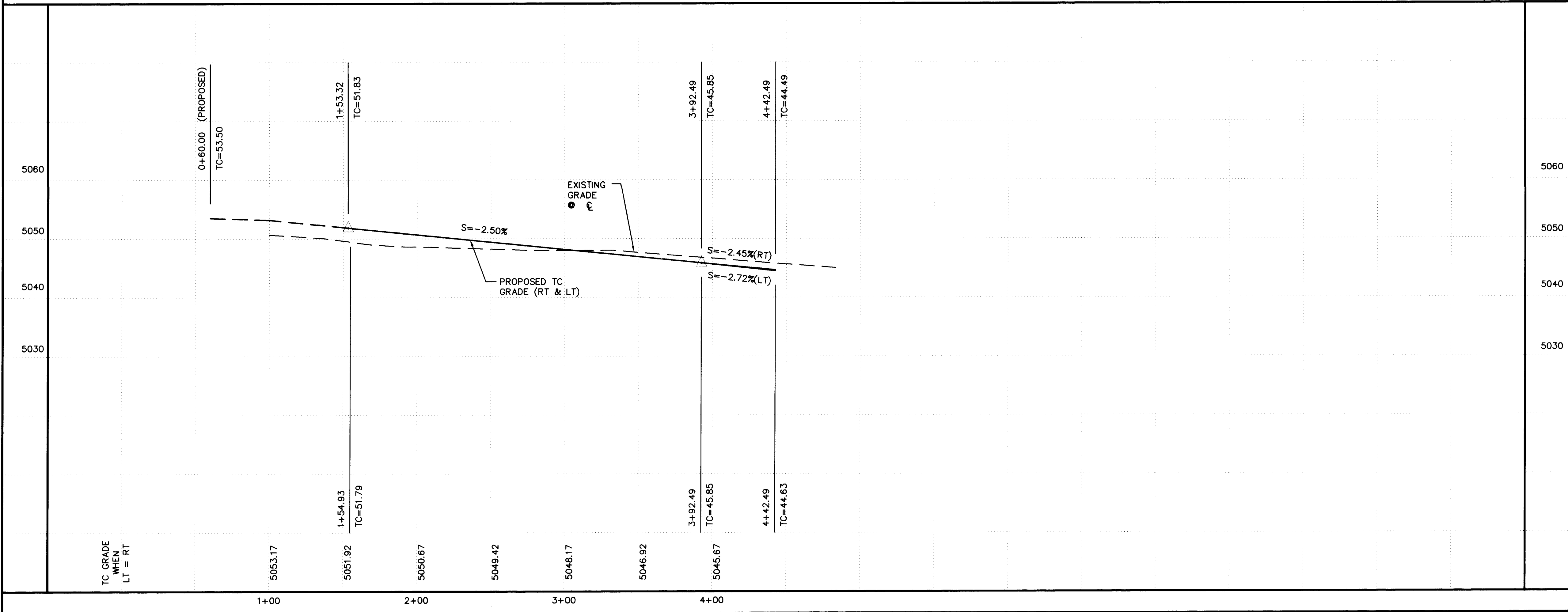
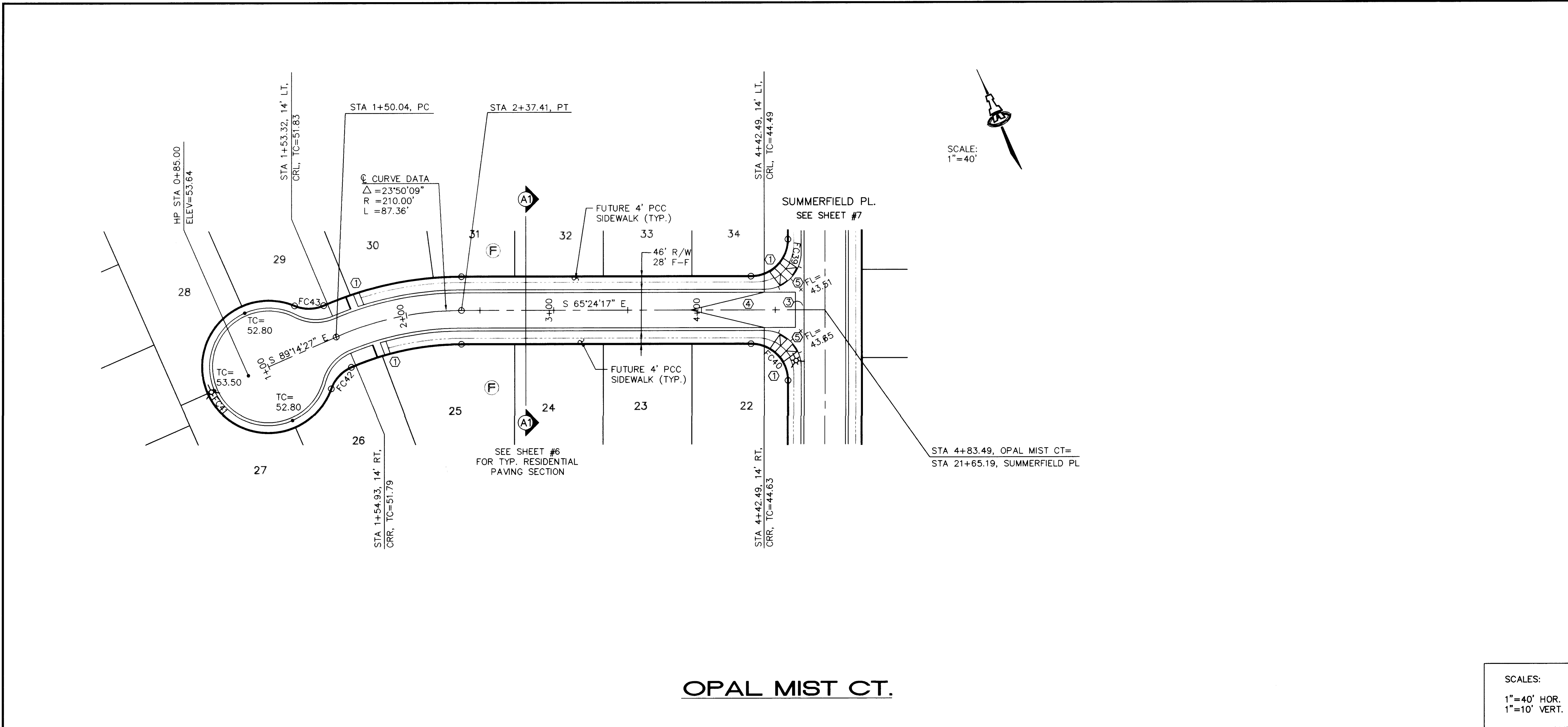
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903PV10.DWGdiv 7/14/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **SUNRISE ESTATES UNIT THREE
GARNET AVE.
PAVING PLAN & PROFILE**

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

City Project No. **5057.92** Zone Map No. **M-10** Sheet **9** Of **21**



KEYED CONSTRUCTION NOTES

- CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #6.
- MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
- CONSTRUCT PCC VALLEY GUTTER 6" WIDE, 3/4" INVERT PER COA STD DWG #2420.
- CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
- TRANSITION FROM MOUNTABLE TO STANDARD CURB PER COA STD DWG #2418.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC39	25.00'	39.27'	90°00'00"
FC40	25.00'	39.27'	90°00'00"
FC41	40.00'	197.49'	282°53'09"
FC42	29.00'	26.69'	52°44'08"
FC43	29.00'	25.61'	50°35'23"

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL
CONTRACTOR	DATE	ACCS MONUMENT	5/96	1	ALS	
SUNDAKE INC	98	"1-MI" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.				
INSPECTED BY	DATE	ELEV. = 5079.88				
ACCEPTANCE BY	DATE					
DRAWINGS BY		TBM: R/W OF SOUTHWESTERLY MANHOLE AT SAPHIRE ST. & UNSER BLVD.		DESIGNED BY		REVISIONS
ALC, INC				FCA		
DATE				DATE		
MICRO-FILM INFORMATION				DRAWN BY		DESIGN
				DLV		
				DATE		
RECORDED BY				CHECKED BY		DATE
				MC		
				DATE		

SCANNED BY
BY LASON

AS CIVIL DRAWING

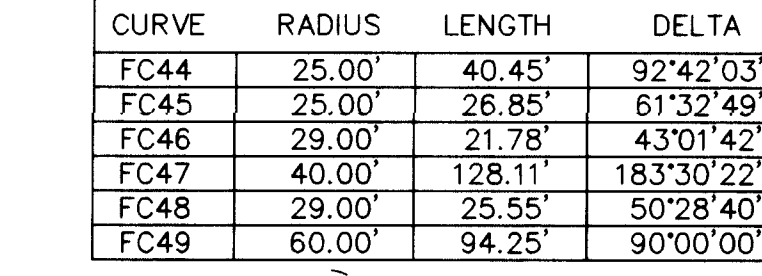
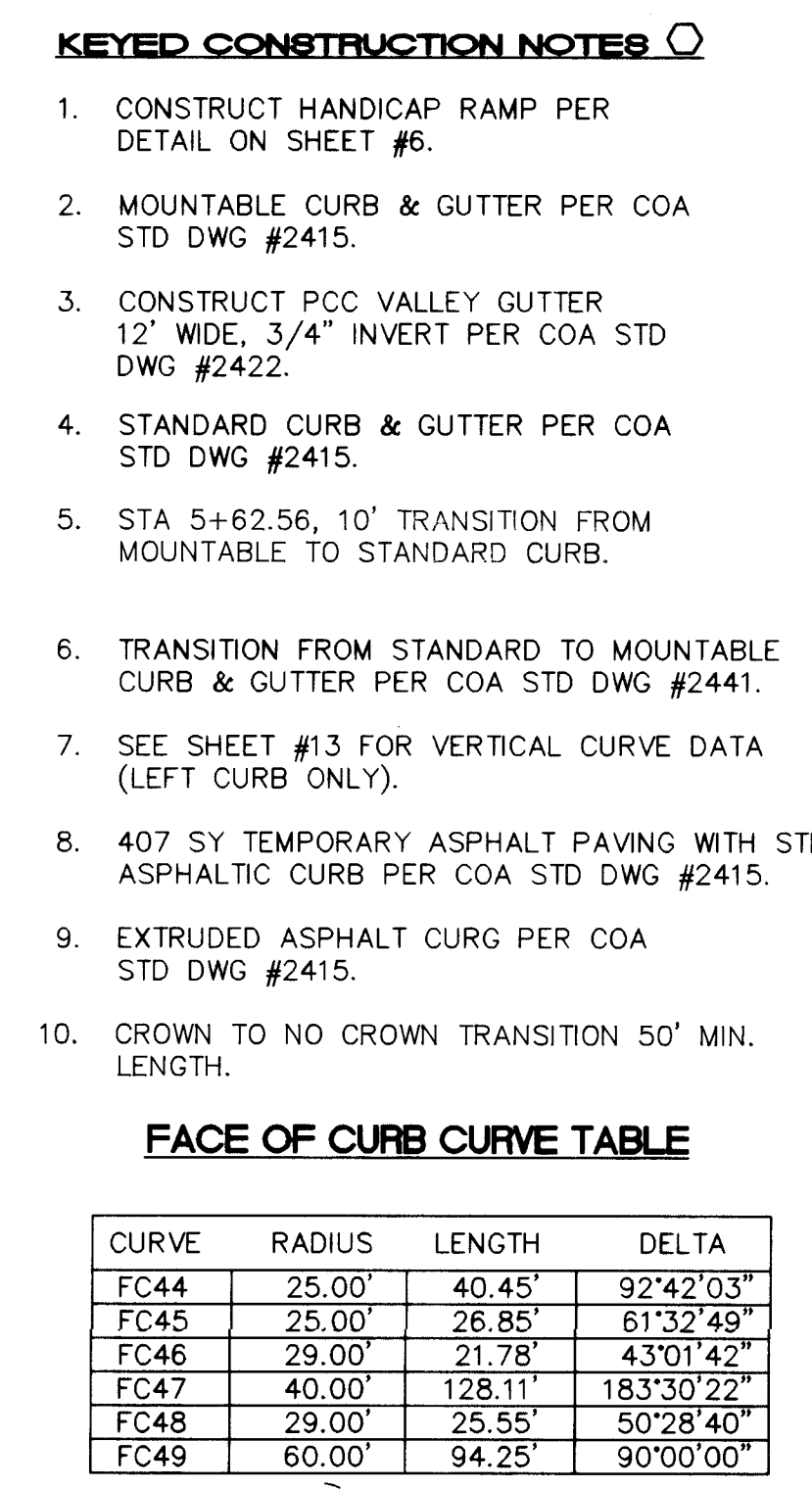
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Albuquerque New Mexico 87102
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **SUNRISE ESTATES UNIT THREE
OPAL MIST CT.
PAVING PLAN & PROFILE**

City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. **5057.92** Zone Map No. **M-10** Sheet **10** Of **21**



AS-BUILT INFORMATION	CONTRACTOR	SUNDANCE MEDIA
WORK	STAMPED BY	ALS, AK DATE 9/8/08
INSPECTOR'S	ACCEPTANCE BY	ALS, AK DATE 04/10/08
DRAWINGS	VERIFICATION BY	ALS, AK DATE 9/8/08
CORRECTED BY		ALS, AK DATE 9/8/08
RECORDED BY		MICRO-FILM INFORMATION
NO.		DATE

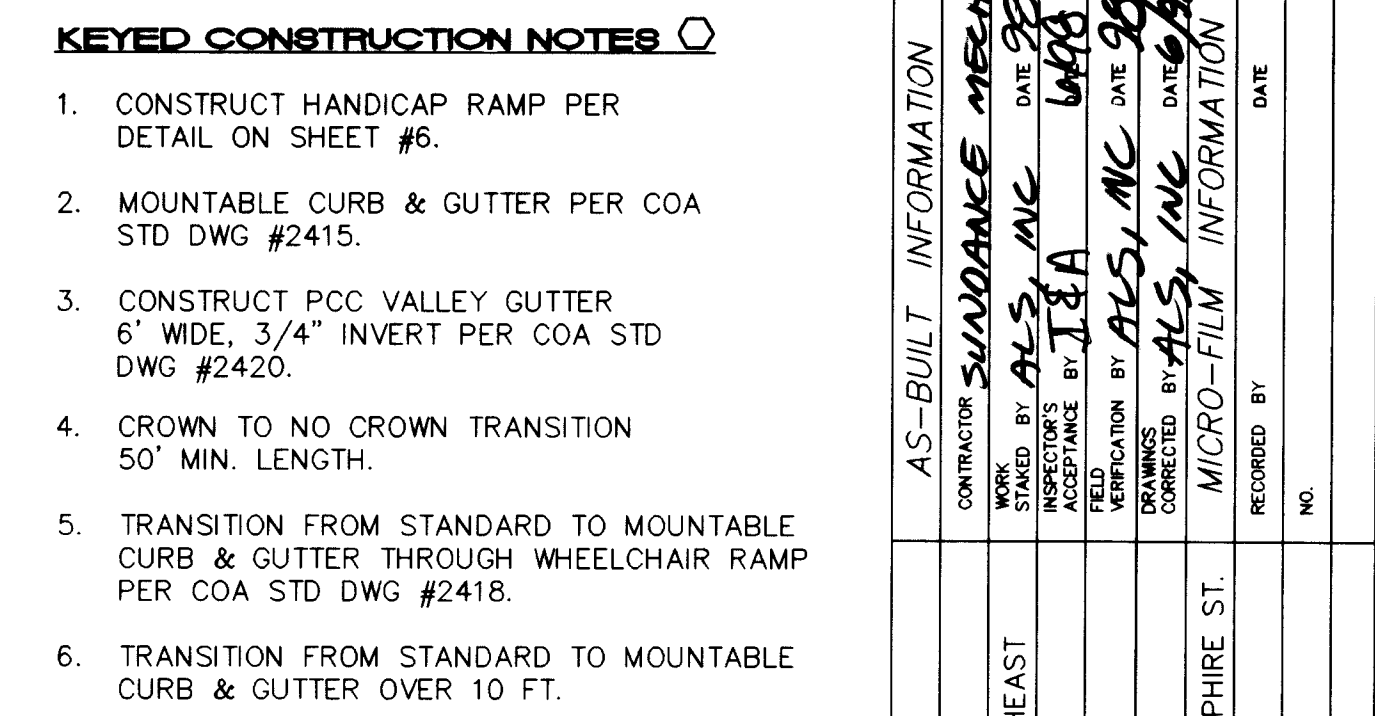
SURVEY INFORMATION		BENCH MARKS
FIELD NOTES		
1	ALS	ADS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD. ELEV. = 5079.88
		TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHERE ST. & UNSER BLVD. ELEV. = 5035.84

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 Albuquerque New Mexico

903PV12.DWGdlv	7/14/97					2		06	05
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP									

TITLE:		SUNRISE ESTATES UNIT THREE AMBERSTONE RD. PAVING PLAN & PROFILE											
Design Review Committee 	City Engineer Approval	Last Design Update	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Mo./Day/Yr.</td> <td style="width: 50%; text-align: center;">Mo./Day/Yr.</td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	Mo./Day/Yr.	Mo./Day/Yr.								
Mo./Day/Yr.	Mo./Day/Yr.												
City Project No.	Zone Map No.	Sheet	Of										
5057.92	M-10	11	21										



CURVE	RADIUS	LENGTH	DELTA
FC5	25.00'	39.27'	90°00'00"
FC6	25.00'	39.27'	90°00'00"
FC45	25.00'	26.85'	61°32'49"
FC46	29.00'	21.78'	43°01'42"
FC47	40.00'	128.11'	183°30'22"
FC48	29.00'	25.55'	50°28'40"
FC49	60.00'	94.25'	90°00'00"

SURVEY INFORMATION		
	FIELD	NOTES
1	ALS	5/9/01

[illegible]

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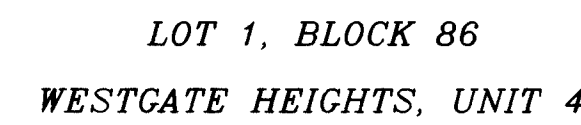
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **SUNRISE ESTATES UNIT THREE**
 CORRIZ DR.
 PAVING PLAN & PROFILE

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

City Project No. 5057.92	Zone Map No. M-10	Sheet 12 Of 21
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50' SEWER
EASEMENT

1. 1 - 4" ELECTRICAL SLEEVE & 4" CATV SLEEVE
2. 1 - 4" CATV SLEEVE
3. 1 - 4" ELECTRICAL SLEEVE
4. 1 - 4" CATV SLEEVE
5. 1 - 4" ELECTRICAL SLEEVE & 4" GAS PIPE
6. 1 - 4" TELEPHONE SLEEVE
7. 1 - 4" ELECTRICAL SLEEVE & 4" CATV SLEEVE
8. 1 - 4" ELECTRICAL SLEEVE & 4" CATV SLEEVE
9. 1 - 4" ELECTRICAL SLEEVE & 4" CATV SLEEVE
10. 1 - 4" TELEPHONE SLEEVE
11. 1 - 4" GAS PIPE
12. 2 - 4" ELECTRICAL SLEEVE & 1 - 4" GAS PIPE
13. 1 - 4" ELECTRICAL SLEEVE & 4" CATV SLEEVE
14. 2 - 4" ELECTRICAL SLEEVE & 1 - 4" CATV SLEEVE
15. 1 - 4" TELEPHONE SLEEVE
16. 2 - 4" ELECTRICAL SLEEVE & 1 - 4" CATV SLEEVE
17. 1 - 4" TELEPHONE SLEEVE

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

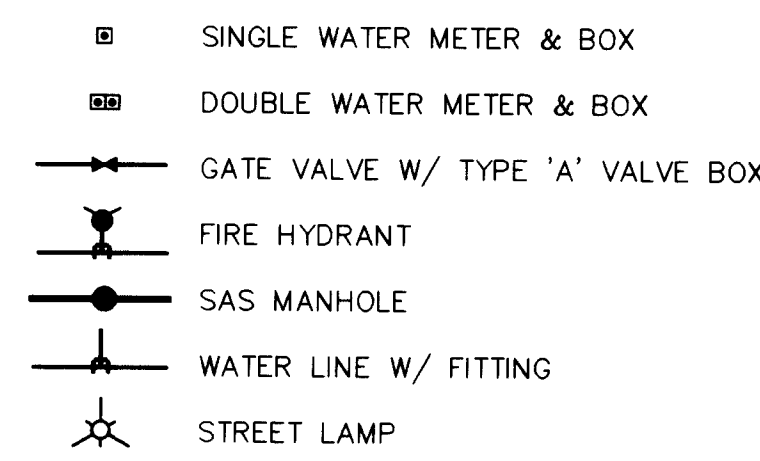
DEPTH OF BURY	3.0 FT. MINIMUM
FACTOR OF SAFETY	1.25
MATERIAL	PVC PIPE
SOIL TYPE:	GM/SM - SILTY GRAVELS AND SILTY SANDS, GR/CL-SAND-SILT MIXTURES.
TEST PRESSURE	150 PSI
TRENCH TYPE 4:	PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP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

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

SHUT-OFF VALVES 1 & 2 TO PROVIDE NON-PRESSURE CONNECTION. THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) 5 WORKING DAYS PRIOR TO SHUT-OFF OR TURN-ON AT VALVES. ONLY CITY PERSONNEL ARE ALLOWED TO OPERATE VALVES.

RESTRAINED JOINT LENGTHS, L_r , FOR REDUCERS, (FT.) MINIMUM UNOBTSTRUCT, 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

[illegible]

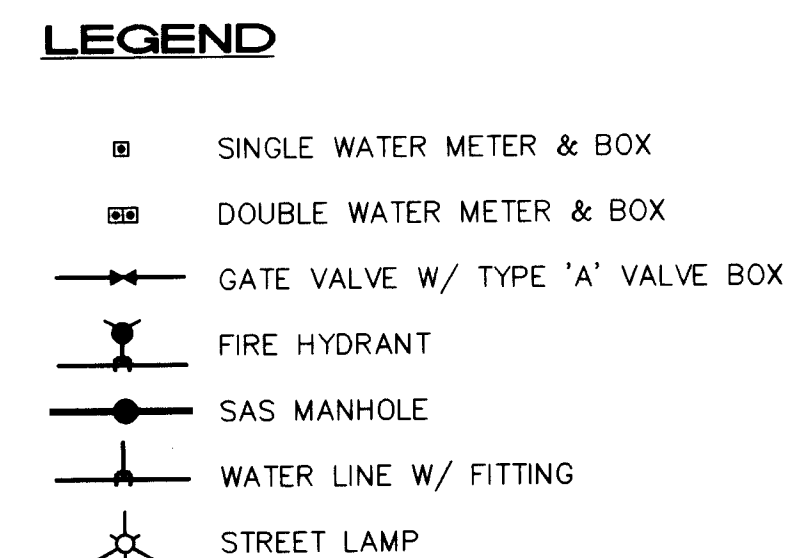


REGIONAL DESIGN COMMITTEE 		City Engineer Approval 	Last Design Update 	Mo./Day/Yr. 	Mo./Day/Yr.
REVIEWED BY 					

City Project No. **50557-92**

Zone Map No. **M-10**

Sheet **16** Of **21**



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 #15 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #15 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

SEE SHEET 15 FOR ALL KEYED NOTES.

<u>WL SERVICE TABLE</u>			
LOT NO.	STA.	TYPE	LENGTH
BLOCK (E)			
29	6+14.77	DS	29.00'
30	6+14.77	DS	29.00'
31	4+94.77	DS	29.00'
32	4+94.77	DS	29.00'
33	3+57.49	DS	29.00'
34	3+57.49	DS	29.00'
35	2+20.00	DS	29.00'
36	2+20.00	DS	29.00'
37	0+97.57	DS	54.72'
38	0+97.57	DS	54.72'
39	0+95.09	DS	34.93'
40	0+95.09	DS	34.93'
41	2+20.00	DS	9.00'
42	2+20.00	DS	9.00'
43	3+32.09	DS	9.00'
44	3+32.09	DS	9.00'
45	4+34.77	DS	9.00'
46	4+34.77	DS	9.00'
47	5+54.77	DS	9.00'
48	5+54.77	DS	9.00'
49	6+14.77	SS	9.00'

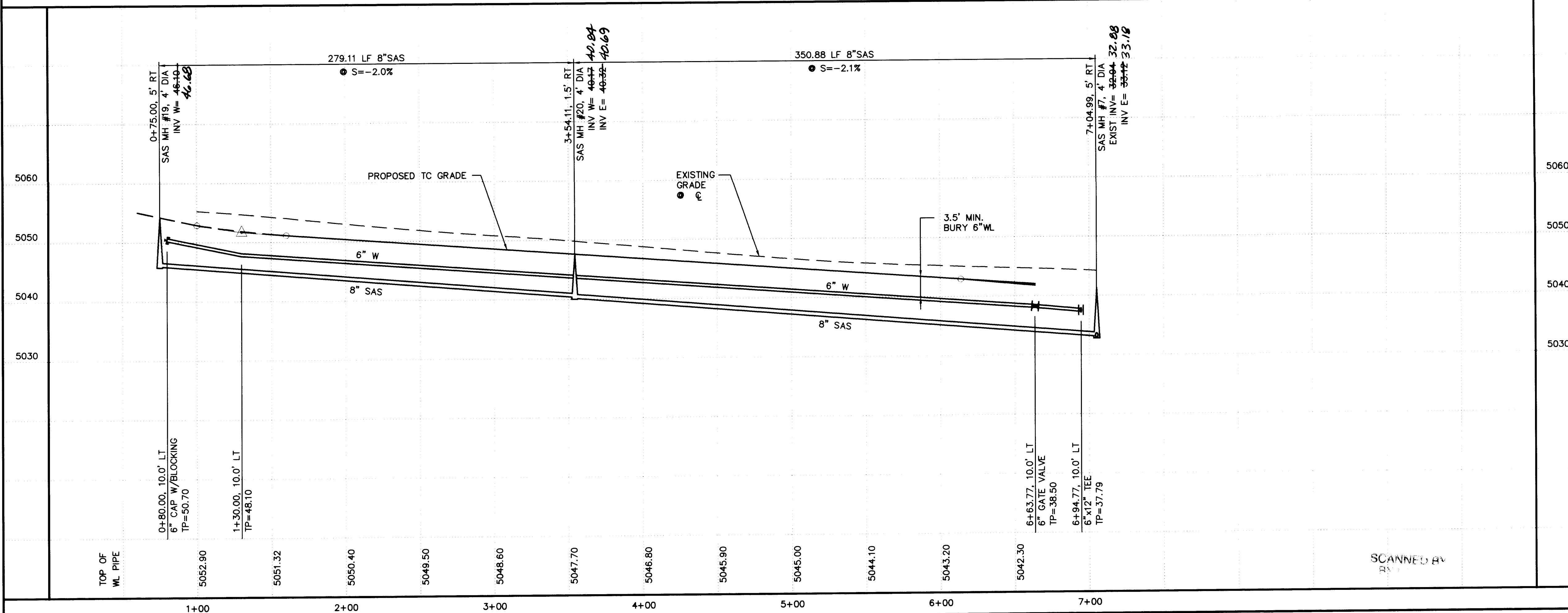
LOT NO.	STA.	INV. @ R/W
BLOCK (E)		
29	6+53	37.1
30	6+00	38.0
31	5+40	39.1
32	4+80	40.2
33	4+20	41.3
34	3+44	42.4
35	2+65	43.5
36	2+05	44.6
37	1+45	45.7
38	0+80	46.6
39	0+82	46.6
40	1+47	45.6
41	2+07	44.5
42	2+67	43.4
43	3+18	42.3
44	3+75	41.9
45	4+22	41.2
46	4+82	40.1
47	5+42	39.0
48	6+02	37.9
49	6+55	36.7

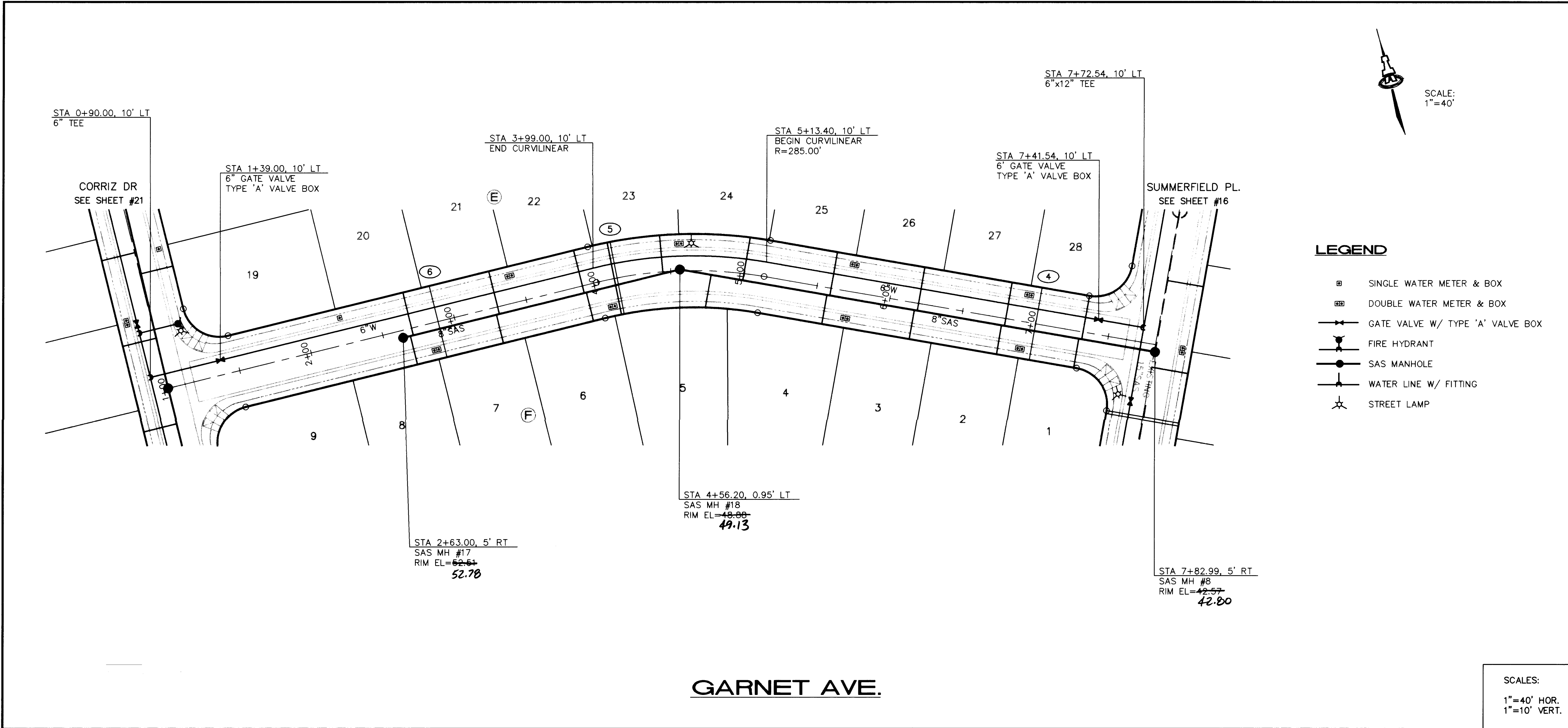
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

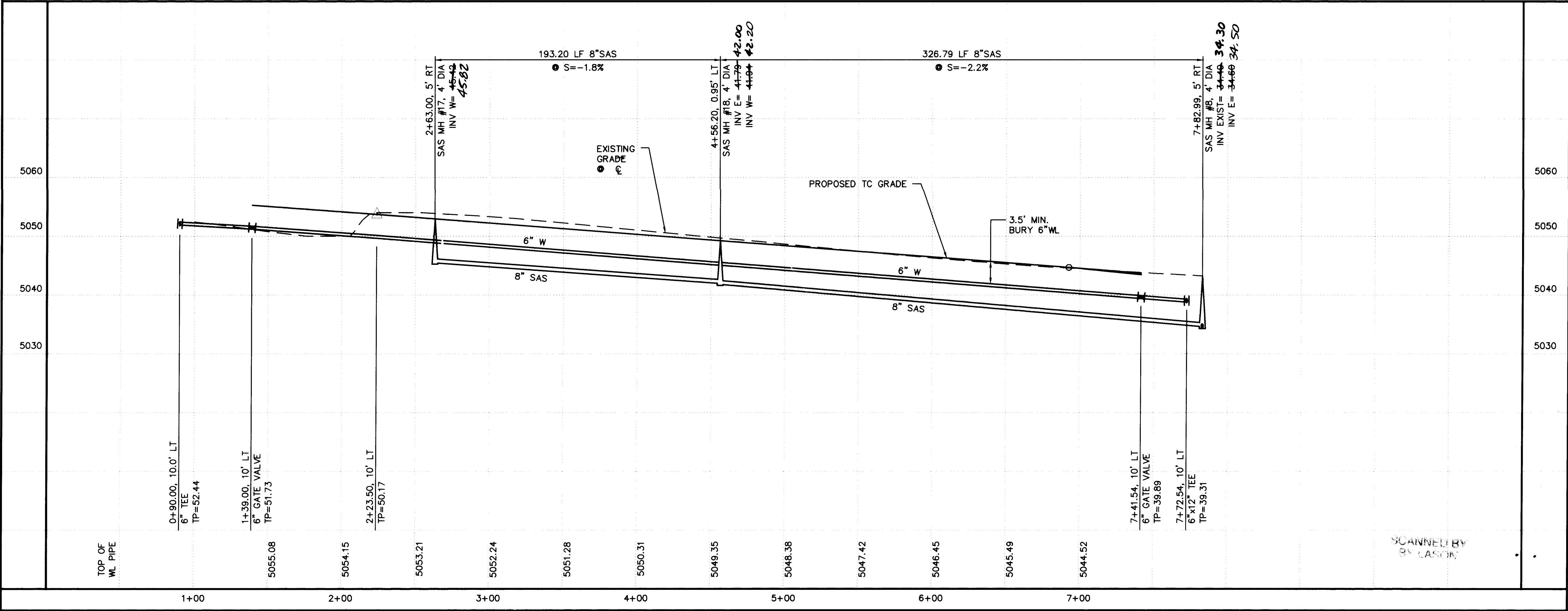
TITLE: **SUNRISE ESTATES UNIT THREE
SUMMERFIELD CT.
UTILITY PLAN & PROFILE**

Design Review Committee		City Engineer Approval		Last Design Update	Mo./Day/Yr.		Mo./Day/Yr.	
								
City Project No.		Zone Map No.		Sheet		Of		
5057.92		M-10		17		21		





GARNET AVE.



- 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 #15 FOR WATER SHUT-OFF PLAN.
 4. SEE SHEET #15 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
 5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

DRY UTILITY NOTES

SEE SHEET 15 FOR ALL KEYED NOTES.

WL SERVICE TABLE

LOT NO.	STA.	TYPE	LENGTH
BLOCK E			
20	2+23.00	SS	10.00'
21	3+43.00	DS	10.00'
22	3+43.00	DS	10.00'
23	4+56.18	DS	10.00'
24	4+56.18	DS	10.00'
25	5+72.54	DS	10.00'
26	5+72.54	DS	10.00'
27	6+92.54	DS	10.00'
28	6+92.54	DS	10.00'

SAS SERVICE TABLE

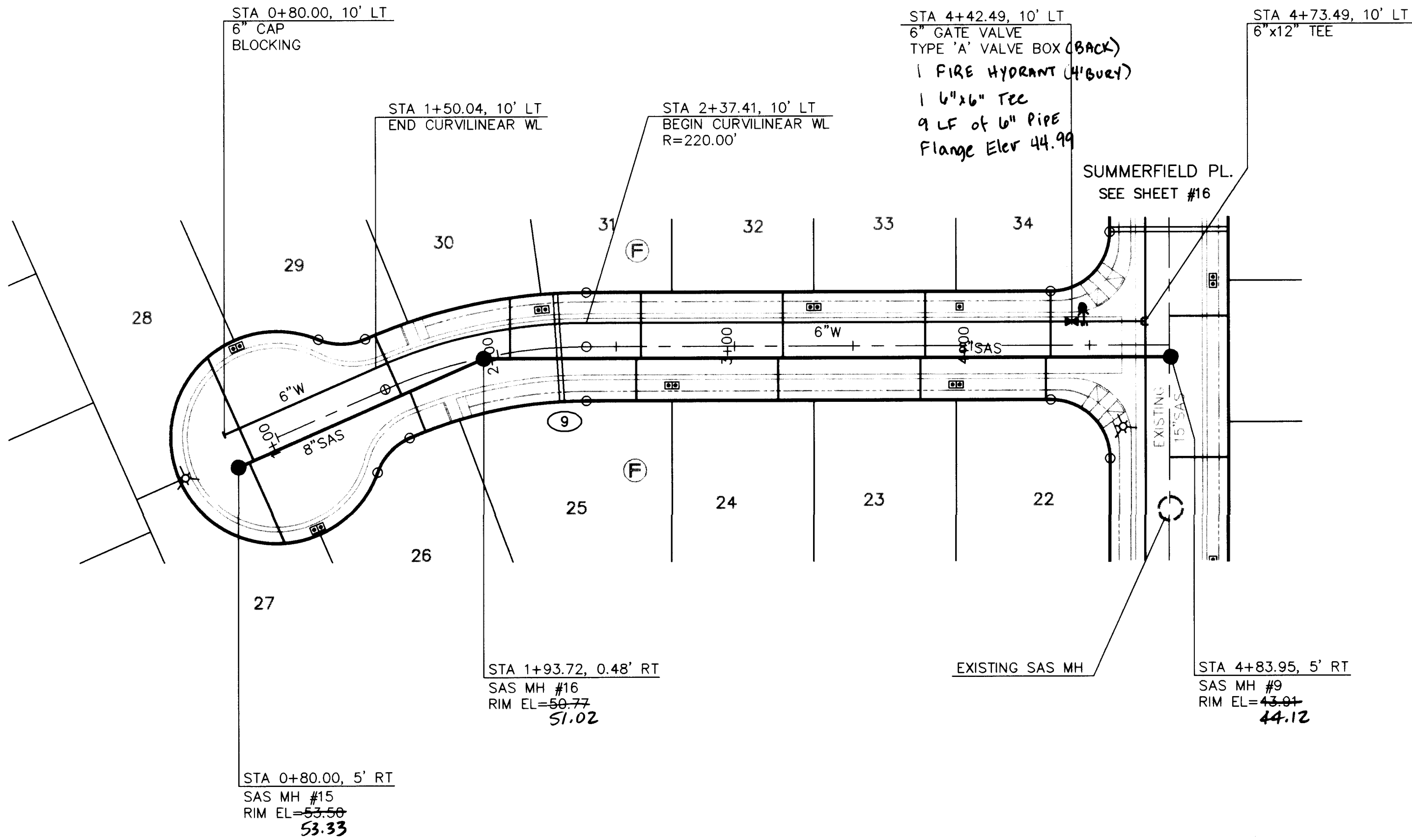
LOT NO.	STA.	INV. @ R/W
BLOCK E		
20	2+70	48.2
21	3+30	47.4
22	3+89	45.7
23	4+44	44.6
24	5+01	43.9
25	5+60	42.4
26	6+20	41.2
27	6+80	40.1
28	7+33	38.5
BLOCK F		
1	7+31	38.8
2	6+78	39.8
3	6+18	41.0
4	5+58	42.1
5	4+74	44.3
6	3+90	45.9
7	3+28	47.0
8	2+68	48.2

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **SUNRISE ESTATES UNIT THREE
GARNET AVE.
UTILITY PLAN & PROFILE**

Design Review Committee	City Engineer Approval	Ms./Day/Yr.	Ms./Day/Yr.
City Project No. 5057.92	Zone Map No. M-10	Sheet 18 Of 21	



OPAL MIST CT.

LEGEND

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

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 #15 FOR WATER SHUT-OFF PLAN.
- SEE SHEET #15 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

DRY UTILITY NOTES

SEE SHEET 15 FOR ALL KEYED NOTES.

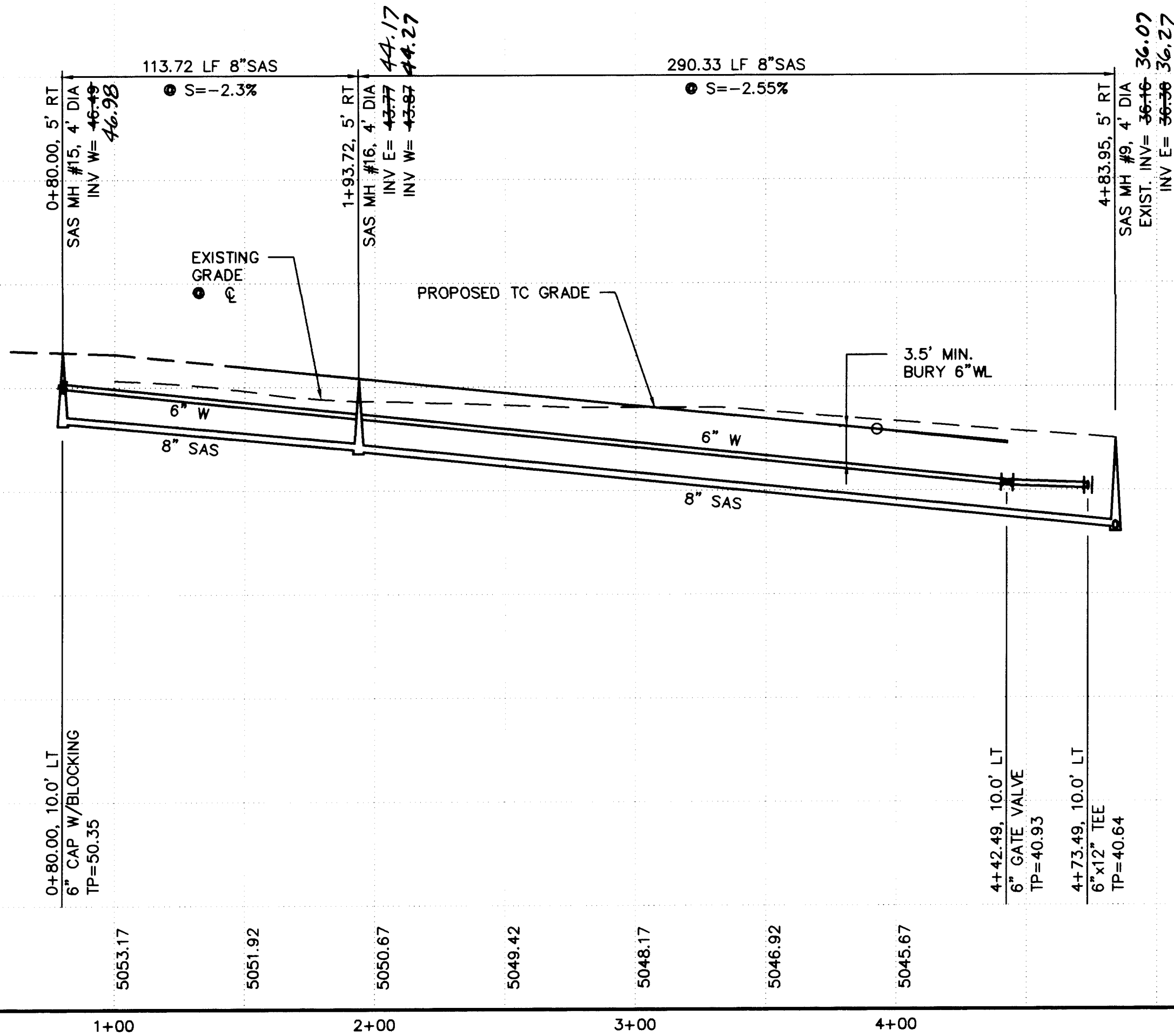
WL SERVICE TABLE

LOT NO.	STA.	TYPE	LENGTH
BLOCK 1			
22	3+93.49	DS	29.00'
23	3+93.49	DS	29.00'
24	2+73.49	DS	29.00'
25	2+73.49	DS	29.00'
26	1+00.12	DS	55.00'
27	1+00.12	DS	55.00'
28	0+99.90	DS	35.00'
29	0+99.90	DS	35.00'
30	2+20.02	DS	9.00'
31	2+20.02	DS	9.00'
32	3+33.49	DS	9.00'
33	3+33.49	DS	9.00'
34	3+93.49	SS	9.00'

SAS SERVICE TABLE

LOT NO.	STA.	INV. @ R/W
BLOCK F		
22	4+31	40.2
23	3+78	41.1
24	3+18	42.5
25	2+58	44.1
26	1+59	46.6
27	0+85	47.9
28	0+87	47.8
29	1+55	46.6
30	2+08	45.3
31	2+60	44.0
32	3+20	42.5
33	3+80	41.0
34	4+33	39.9

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

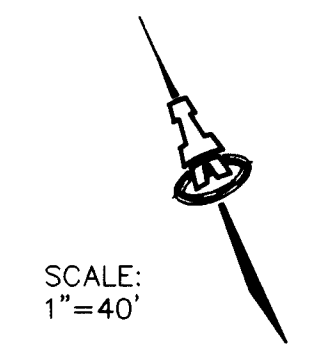
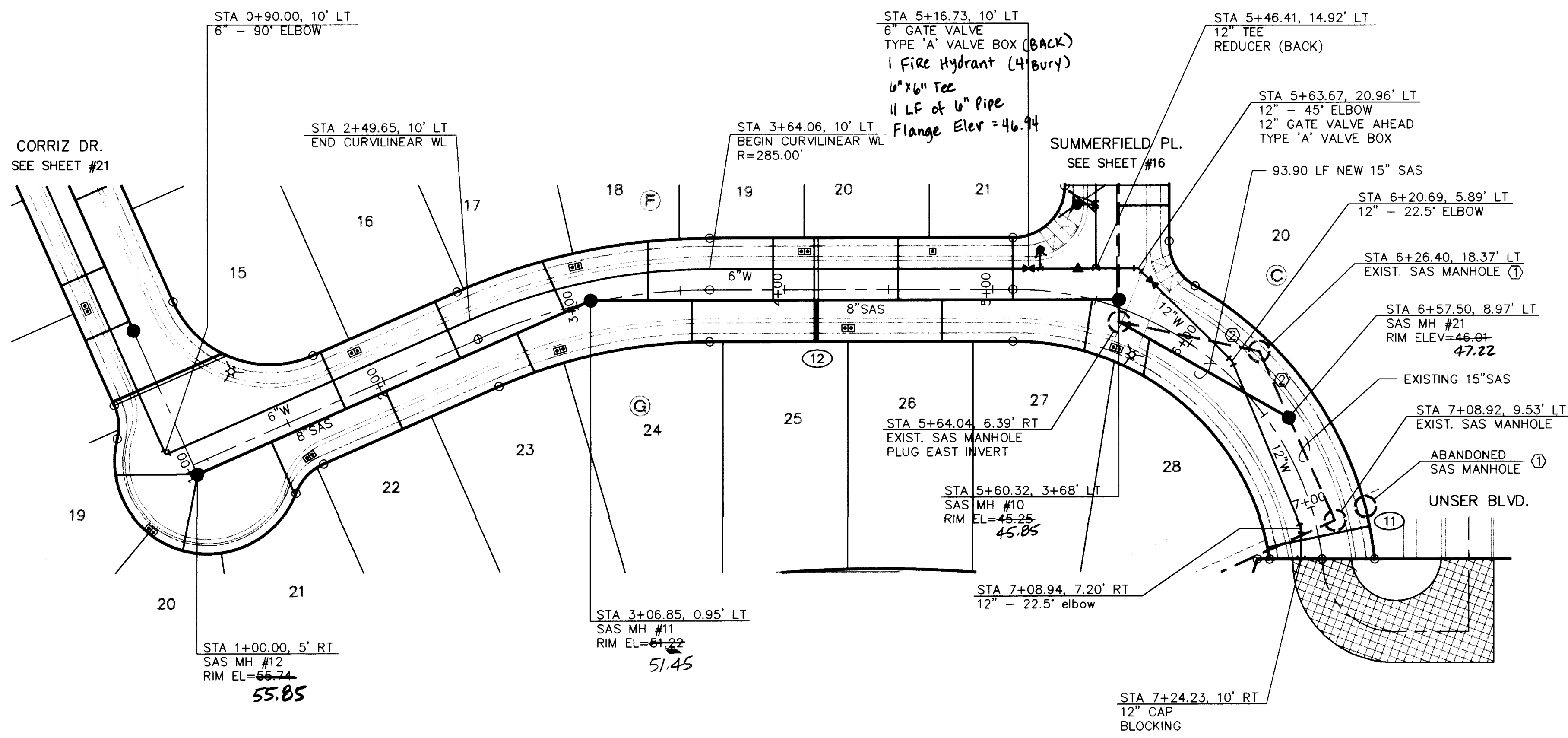


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Albuquerque, New Mexico 87102
903UTL11.DWGdiv 7/15/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNRISE ESTATES UNIT THREE
OPAL MIST CT.
UTILITY PLAN & PROFILE

Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
Design Committee			
Construction Committee			
Public Works Committee			



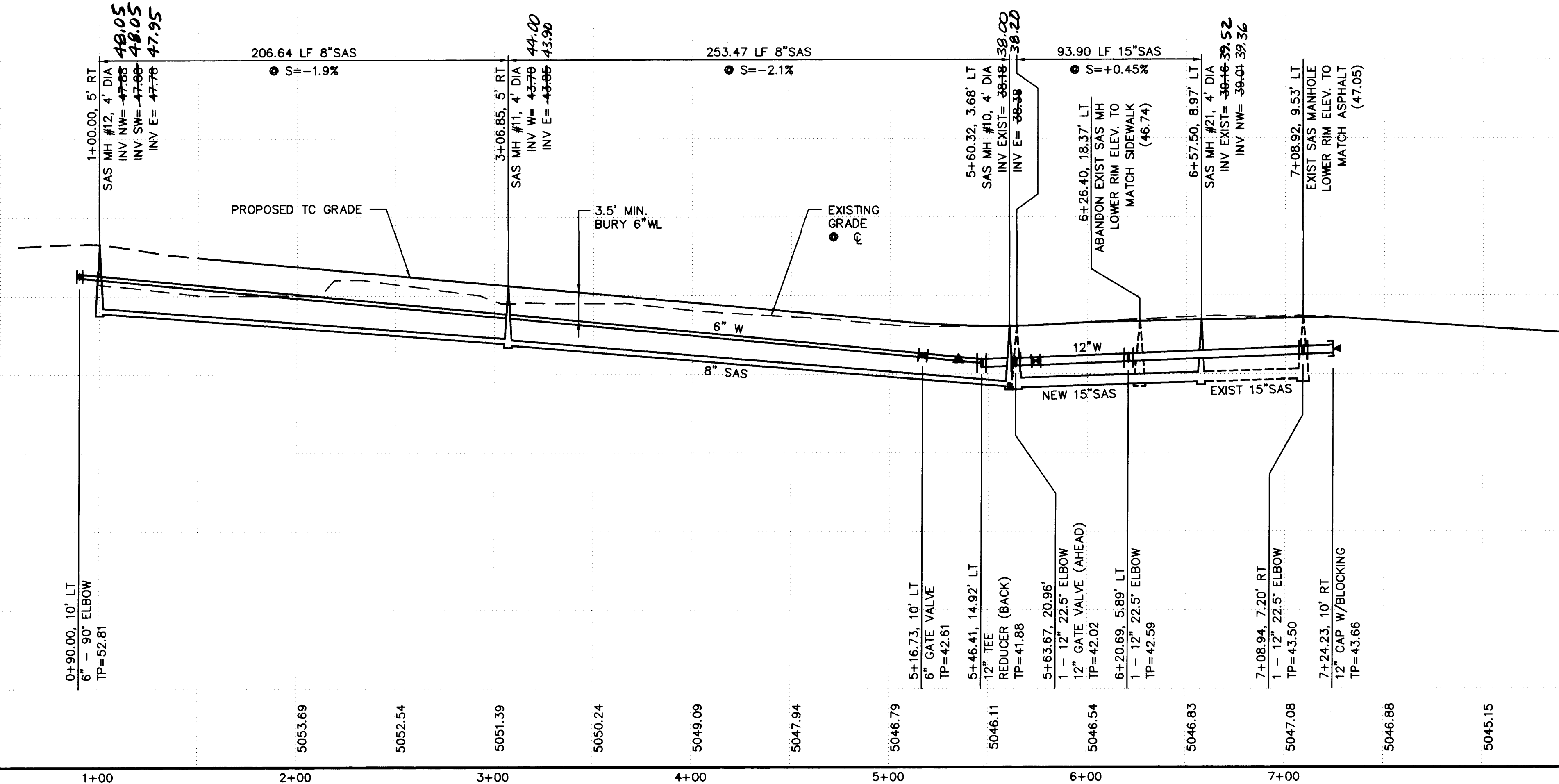
SCALE:
1"=40'

LEGEND

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

AMBERSTONE RD.

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 #15 FOR WATER SHUT-OFF PLAN.
- SEE SHEET #15 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

KEYED CONSTRUCTION NOTES

- REMOVE RING AND COVER. LOWER MANHOLE TO MATCH GRADE. FILL WITH NATIVE SOILS COMPACTED TO 90%.
- REMOVE 103.95 LF OF EXISTING 15" SAS.

DRY UTILITY NOTES

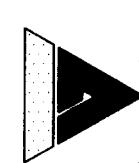
SEE SHEET 15 FOR ALL KEYED NOTES.

WL SERVICE TABLE

LOT NO.	STA.	TYPE	LENGTH
BLOCK F			
15	1+93.00	DS	11.00'
16	1+93.00	DS	11.00'
17	3+03.31	DS	11.00'
18	3+03.31	DS	11.00'
19	4+09.66	DS	11.00'
20	4+09.66	DS	11.00'
21	4+69.66	SS	11.00'
BLOCK G			
19	0+67.64	DS	43.00'
20	0+67.64	DS	43.00'
21	1+53.10	DS	31.24'
22	1+53.10	DS	31.24'
23	2+86.17	DS	31.00'
24	2+86.17	DS	31.00'
25	4+30.60	DS	31.00'
26	4+30.60	DS	31.00'
27	5+67.92	DS	37.00'
28	5+67.92	DS	37.00'

SAS SERVICE TABLE

LOT NO.	STA.	INV. @ R/W
BLOCK F		
15	1+78	49.0
16	2+38	47.7
17	2+90	46.5
18	3+37	45.4
19	3+95	44.1
20	4+55	42.7
21	5+10	41.4
BLOCK G		
19	SAS MH #12	50.9
20	SAS MH #12	50.2
21	1+39	49.9
22	1+99	48.6
23	2+70	46.9
24	3+55	44.9
25	4+16	43.6
26	4+76	42.2
27	5+48	40.6
28	5+82	41.2



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87102
903UTL12.DWGdiv 7/16/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **SUNRISE ESTATES UNIT THREE
AMBERSTONE RD.
UTILITY PLAN & PROFILE**



City Engineer Approval
Last Design Update

NO.	DATE	REVISIONS

City Project No. **5057.92**

Zone Map No. **M-10**

Sheet **20** Of **21**

