



CONSTRUCTION PLANS FOR
SUNRISE TERRACE WEST UNIT 1
SUBDIVISION

GRADING, PAVING AND UTILITIES

AUGUST, 1996

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UTILITY COMPANY CONTACTS

CITY OF ALBUQUERQUE

(WATER & SANITARY SEWER)
GREG OLSON
PWD/UTILITY DEVELOPMENT
P.O. BOX 1293
ALBUQUERQUE, NM 87103
(505) 768-2718

US WEST COMMUNICATIONS

NORMA CARRILLO
201 THIRD STREET, NW
P.O. BOX 1355, STA. 952
ALBUQUERQUE, NM 87103
(505) 245-8706

PNM

JIM VANN
4201 EDITH BLVD., NE
ALBUQUERQUE, NM 87107
(505) 848-3426

AT&T

ISHMAEL PANTOJA
111 THIRD STREET, NW
ALBUQUERQUE, NM 87103
(505) 842-2806

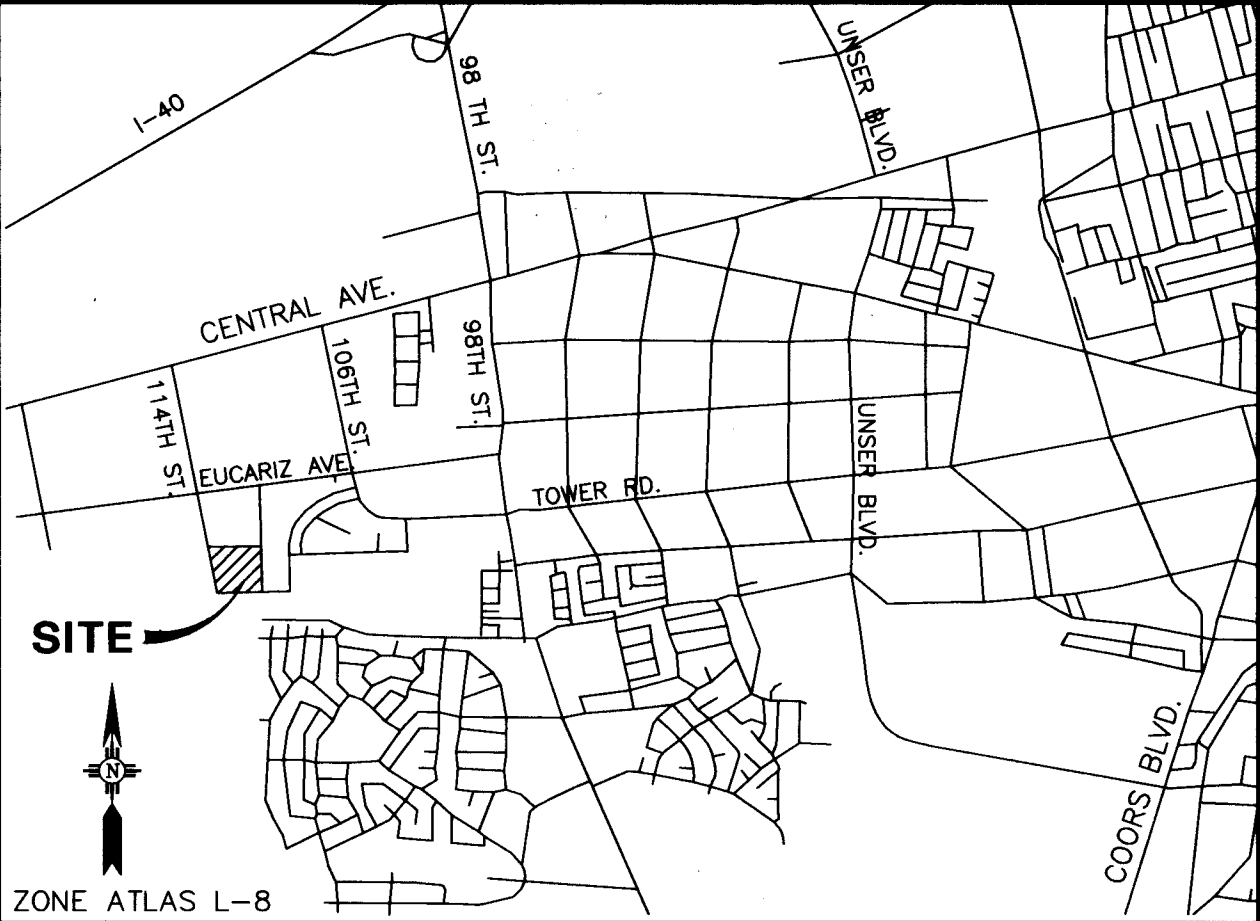
GAS CO.

DEBBIE O'CALLAGHAN
4625 EDITH BLVD., NE
ALBUQUERQUE, NM 87107
(505) 761-7705

JONES INTERCABLE

KAREN SHORE
4611 MONTBEL PL., NE
P.O. BOX 27138
P.O. BOX 1293
ALBUQUERQUE, NM 87125-7138
(505) 761-6220

VICINITY MAP
NOT TO SCALE



PLAT OF
UNIT ONE
SUNRISE TERRACE
— WEST —
BERNALILLO COUNTY, NEW MEXICO
AUGUST 1996

APPROVED BY

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCE OF ALBUQUERQUE, NEW MEXICO.

PLANNING DIRECTOR, CITY OF ALBUQUERQUE, N.M. DATE

CITY ENGINEER, CITY OF ALBUQUERQUE, N.M. DATE

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE

TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE, N.M. DATE

UTILITY DEVELOPMENT DIVISION, CITY OF ALBUQUERQUE, N.M. DATE

PARKS AND GENERAL SERVICES, CITY OF ALBUQUERQUE, N.M. DATE

CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M. DATE

PROPERTY MANAGEMENT, CITY OF ALBUQUERQUE, N.M. DATE

BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT DATE

BERNALILLO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT DATE

BERNALILLO COUNTY FIRE DEPARTMENT DATE

BERNALILLO COUNTY PLANNING DEPARTMENT DATE

BERNALILLO COUNTY ZONING DEPARTMENT DATE

BERNALILLO COUNTY PLANNING COMMISSION, CHAIRMAN DATE

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS, CHAIRMAN DATE

PNM GAS SERVICES DATE

PNM ELECTRIC SERVICES DATE

U.S. WEST TELECOMMUNICATIONS DATE

JONES INTERCABLE, INC. DATE

CERTIFICATION

I, Daniel L. Morehead, New Mexico Registered Professional Land Surveyor number 8324, do hereby certify that this plat (Sheets 1-3) was prepared by me or under my supervision, from actual field surveys performed, from October 1995 through March 1996, meets the Minimum Requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance, and that it is true and correct to the best of my knowledge and belief.

Daniel L. Morehead, N.M.P.S. No. 8324 Date

Greiner, Inc.

5974 JEFFERSON BLVD. N.E. ALBUQUERQUE, NEW MEXICO 87109
(505) 345-3999 * FAX: (505) 345-8393

DISCLOSURE STATEMENT

THIS PLAT WAS PREPARED FOR THE PURPOSE OF:
- DIVIDING THE EXISTING PARCEL INTO 89 LOTS AND 2 TRACTS AS SHOWN
- TO DEDICATE RIGHT-OF-WAY TO THE COUNTY OF BERNALILLO AS SHOWN
- TO GRANT EASEMENTS AS SHOWN

DESCRIPTION (SUNRISE TERRACE WEST)

RE: First American Title Insurance Company Commitment Of No. 103741.PDE(JW/JW)

PARCEL ONE
That certain parcel of land situate within Projected Section 29, Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, and said tract of land being more particularly described by metes and bounds survey as follows:
Beginning for a lie, at the ACS Brass Cap Monument "7-19" having New Mexico State Plane coordinate values (Central Zone) of Y=1,478,346.71 and X=352,978.14; thence, N 80°55'15" W, 3,585.26 feet distance to the Northeast corner and true Point of Beginning of the parcel of land herein described; thence, S 00°20'25" W, 2,020.41 feet distance to the Southwest corner of the parcel of land herein described; thence, N 89°21'50" W, 868.33 feet distance to the Southwest corner of the parcel of land herein described; thence, N 00°17'59" E, 1,751.50 feet distance to the Northwest corner of the parcel herein described; thence, N 74°57'28" E, 995.22 feet distance to the Northeast corner and true Point of Beginning of the parcel of land herein described.

FREE CONSENT

The subdivision hereon described 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 right-of-ways shown hereon to the County of Bernalillo 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.

FOR UNIT ONE, SUNRISE TERRACE WEST

BY: Charles A. Haegelin DATE 8-28-96
CHARLES A. HAEGELIN, PRESIDENT, CURB, INC.
Managing Member, S.T. Development Limited, Co.

ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____, 1996,
BY CHARLES A. HAEGELIN, MANAGING PARTNER ON BEHALF OF SAID CORPORATION.

MY COMMISSION EXPIRES: 5-25-2000 Pa. Mpx
NOTARY PUBLIC



DESCRIPTION (FUTURE 114 TH STREET SW RIGHT OF WAY)

Being that certain parcel of land situate within the Town of Atrisco Grant, within Section 29 (as projected), Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, and being identified as a portion of the land described in Quitclaim Deed No. 8962749, filed in the Office of the County Clerk, Bernalillo County, New Mexico, on July 20, 1989, in Book D365A, Page 3-5; being also a portion of an unrecorded parcel of land known as Tract 21, Row 3, Unit 8, Town of Atrisco Grant West of Westland; and being more particularly described by metes and bounds survey as follows:
Beginning at the southeast corner of the parcel of land herein described being a point on the southerly line of Section 29, whence the ACS Control Station "7-19" bears N 72°14'53" E, 4,738.11 feet distance; thence N 89°23'19" W, 7.23 feet distance to the southwest corner of the parcel of land herein described and a point on curve; thence, Northwest, 191.96 feet distance along the arc of a curve bearing to the right (said arc having a radius of 684.00 feet, a central angle of 18°04'46", and a chord which bears N 07°44'24" W, 191.33 feet distance) to the point of tangency; thence, N 00°17'59" E, 953.13 feet distance to the point of curvature; thence Northeast, 190.93 feet distance along the arc of a curve bearing to the right (said arc having a radius of 1,034.00 feet, a central angle of 10°34'47" and a chord which bears N 05°35'23" E, 190.66 feet distance) to the point of reverse curvature; thence, Northeast, 178.37 feet distance along the arc of a curve bearing to the left (said curve having a radius of 966.00 feet, a central angle of 10°34'47" and a chord which bears N 05°35'13" E, 178.12 feet distance) to the most northerly corner of the parcel of land herein described; thence, S 00°17'59" W, 1,509.83 feet distance to the southeast corner and point of beginning of the parcel of land herein described and containing 43,473 square feet (0.9980 acre), more or less.

FREE CONSENT

The subdivision hereon described 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 right-of-ways shown hereon to the County of Bernalillo 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.

FOR FUTURE 114 TH STREET SW RIGHT OF WAY

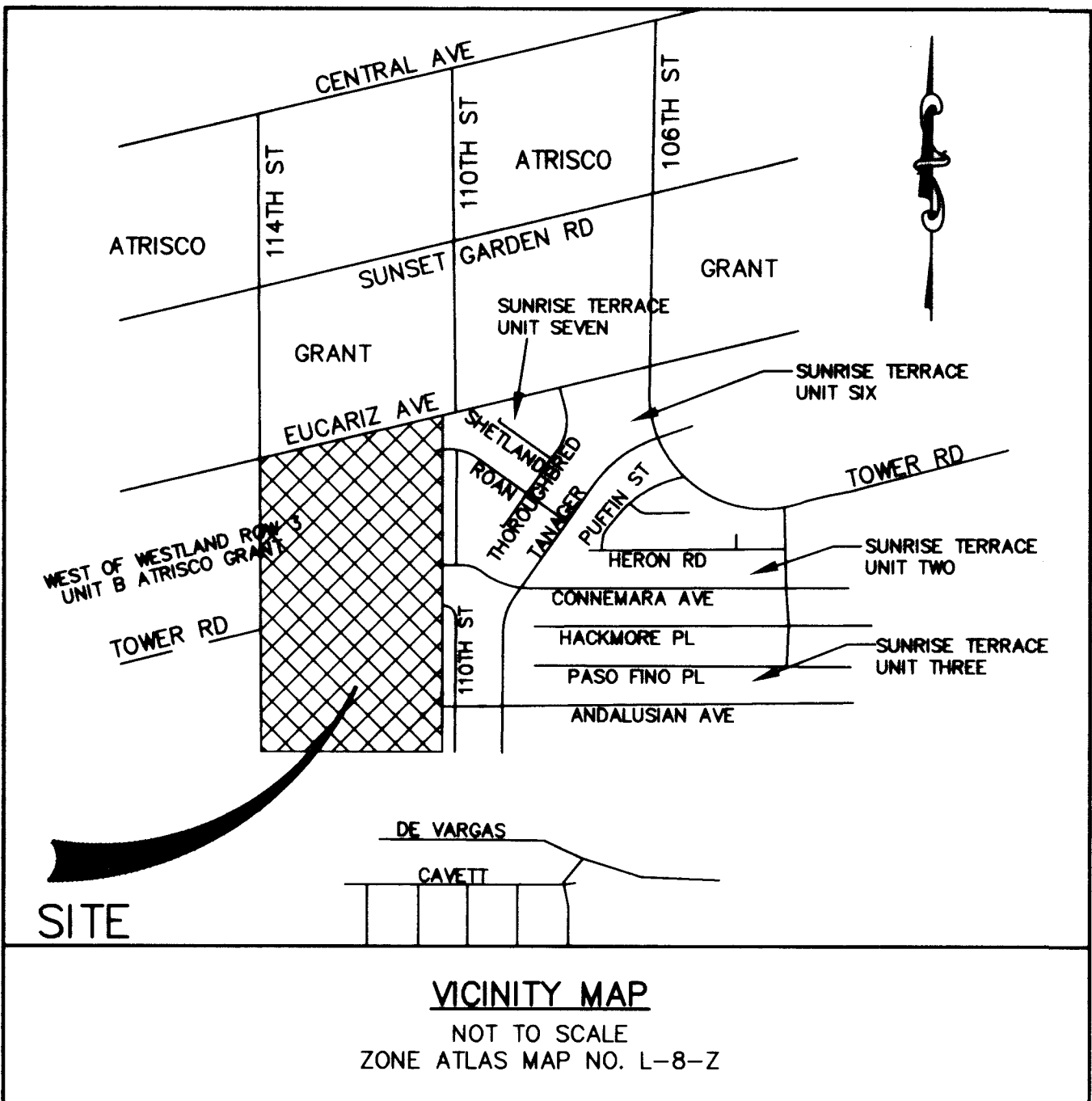
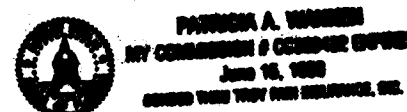
BY: Leroy K. Dellinger DATE 9/4/96
LEROY K. DELLINGER
Trustee for Donna Dellinger, Living Trust

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF BREVARD } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9th DAY OF SEPT., 1996,
BY LEROY K. DELLINGER, TRUSTEE FOR DONNA DELLINGER, LIVING TRUST.

MY COMMISSION EXPIRES: 1-1-2000 L. K. Dellinger
NOTARY PUBLIC



SUBDIVISION DATA

1. D.R.B. CASE NUMBER: DRB-96-224
2. ZONE ATLAS INDEX NUMBER: L-8-Z
3. GROSS SUBDIVISION ACREAGE: 42.5177 ACRES
4. TOTAL NUMBER OF LOTS CREATED: 89 LOTS & 2 TRACTS
5. DATE OF SURVEY: 10/95 THROUGH 3/96
6. TALOS LOG NUMBER: 96080208300096
7. MILES OF STREETS CREATED: 0.6623 MILES
8. ZONING FOR THIS PROPERTY IS: A-1/SUP FLOOR PLAN DEVELOPMENT AREA
9. PLAT SHOWS ALL EASEMENTS OF RECORD.

PUBLIC UTILITY EASEMENTS

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

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. U.S. West for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Jones Intercable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV 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, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structure adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#

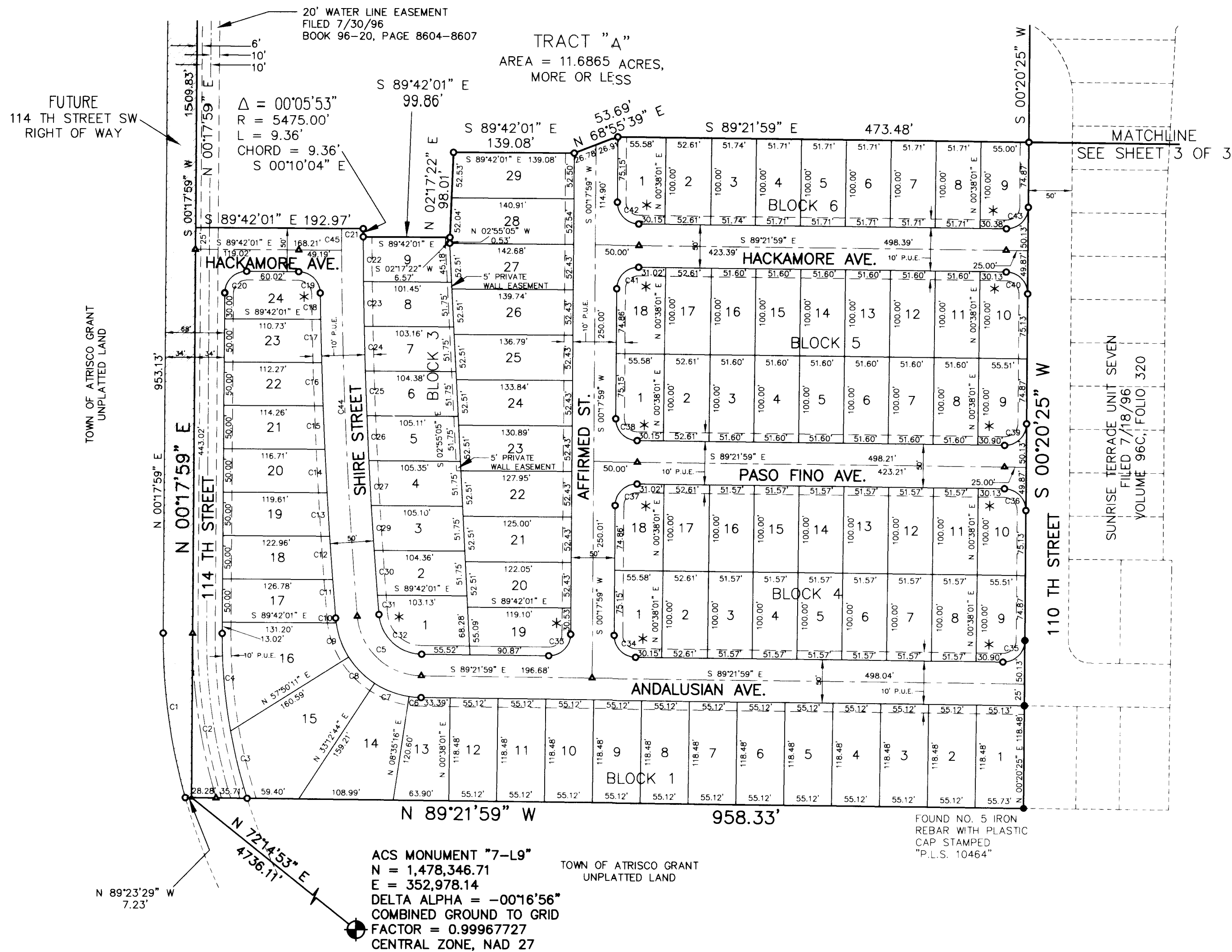
PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE: _____

FILE NAME: P:\ALBUQUERQUE\WESTVIEW-1-2

FILE NAME: P:\ALBUQUERQUE\WESTVIEW-1-3

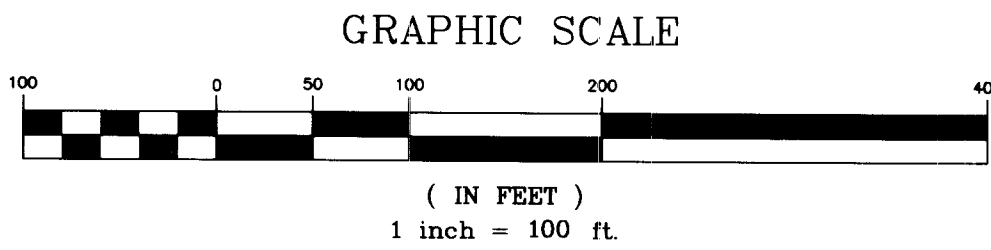
CPN 549581 SHT 3 of 13



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	191.96	96.61	161.33	N 0744°22' W	1614.46°	
C2	650.00	192.45	96.93	N 0810°56' W	1657.50°	
C3	616.00	79.82	39.37	S 136°23' E	0733.27°	
C4	616.00	113.18	56.75	N 0457°50' W	1031.38°	
C5	75.00	110.72	68.23	N 0744°22' W	843.003°	
C6	100.00	13.86	6.94	N 85°23'42' W	0736.23°	
C7	100.00	42.91	21.49	N 89°42'01' E	2434.58°	
C8	100.00	42.91	21.49	N 89°42'01' E	1435.35°	
C9	100.00	42.33	21.49	N 20°07'30' W	2475.05°	
C10	100.00	5.61	2.81	N 09°23'22' W	0311.01°	
C11	55.25	44.58	22.29	N 04°33'04' W	0027.43°	
C12	55.25	50.15	25.07	N 04°33'04' W	0031.75°	
C13	55.25	50.11	25.06	N 03°32'22' W	0031.11°	
C14	55.25	50.08	25.04	N 03°32'22' W	0031.10°	
C15	55.25	50.06	25.03	N 03°32'22' W	0031.09°	
C16	55.25	50.04	25.02	N 03°32'22' W	0031.08°	
C17	55.25	50.02	25.01	N 03°32'22' W	0031.07°	
C18	55.25	50.00	25.00	N 03°32'22' W	0031.06°	
C19	25.00	38.75	19.38	N 03°32'22' W	0031.05°	
C20	25.00	38.72	19.37	N 03°32'22' W	0031.04°	
C21	54.75	51.74	25.87	N 03°32'22' W	0031.03°	
C22	54.75	51.68	25.84	N 03°32'22' W	0031.02°	
C23	54.75	51.68	25.84	N 03°32'22' W	0031.01°	
C24	54.75	51.70	25.85	N 03°32'22' W	0031.00°	
C25	54.75	51.72	25.86	N 03°32'22' W	0031.00°	
C26	54.75	51.74	25.87	N 03°32'22' W	0031.00°	
C27	54.75	51.77	25.88	N 03°32'22' W	0031.00°	
C28	54.75	51.80	25.90	N 03°32'22' W	0031.01°	
C29	54.75	51.84	25.92	N 03°32'22' W	0031.01°	
C30	54.75	51.88	25.94	N 03°32'22' W	0031.01°	
C31	54.75	51.92	25.96	N 03°32'22' W	0031.01°	
C32	50.00	73.81	36.90	N 03°32'22' W	0031.01°	
C33	25.00	39.42	19.71	N 03°32'22' W	0031.01°	
C34	25.00	39.40	19.69	N 03°32'22' W	0031.01°	
C35	25.00	39.40	19.69	N 03°32'22' W	0031.01°	
C36	25.00	39.40	19.69	N 03°32'22' W	0031.01°	
C37	25.00	39.40	19.69	N 03°32'22' W	0031.01°	
C38	25.00	39.40	19.69	N 03°32'22' W	0031.01°	
C39	25.00	39.40	19.69	N 03°32'22' W	0031.01°	
C40	25.00	39.40	19.69	N 03°32'22' W	0031.01°	
C41	25.00	39.40	19.69	N 03°32'22' W	0031.01°	
C42	25.00	39.40	19.69	N 03°32'22' W	0031.01°	
C43	25.00	39.40	19.69	N 03°32'22' W	0031.01°	
C44	25.00	39.40	19.69	N 03°32'22' W	0031.01°	
C45	25.00	39.40	19.69	N 03°32'22' W	0031.01°	
C46	25.00	39.40	19.69	N 03°32'22' W	0031.01°	
C47	25.00	39.40	19.69	N 03°32'22' W	0031.01°	

LOT AREAS (SQUARE FEET)					
BLOCK 1	BLOCK 3	BLOCK 4	BLOCK 5	BLOCK 6	
1 6567	1 6499	1 5397	1 5397	1 5397	
2 6530	2 5363	2 5261	2 5261	2 5261	
3 6530	3 5414	3 5172	3 5160	3 5173	
4 6530	4 5439	4 5157	4 5160	4 5171	
5 6530	5 5439	5 5157	5 5160	5 5171	
6 6530	6 5414	6 5157	6 5160	6 5171	
7 6530	7 5364	7 5157	7 5160	7 5171	
8 6530	8 5288	8 5157	8 5160	8 5171	
9 6530	9 5189	9 5441	9 5441		
10 6530	10 5393	10 5393	10 5393	9 5390	
11 6530	20 6322	11 5157	11 5160		
12 6530	21 6476	12 5157	12 5160		
13 6594	22 6631	13 5157	13 5160		
14 9754	23 6785	14 5157	14 5160		
15 14277	24 6940	15 5157	15 5160		
16 11737	25 7095	16 5157	16 5160		
17 6444	26 7249	17 5261	17 5261		
18 6242	27 7404	18 5452	18 5452		
19 6062	28 7451				
20 5906	29 7350				
21 5772					
22 5661					
23 5573					
24 5793					

PLAT OF UNIT ONE SUNRISE TERRACE — WEST — BERNALILLO COUNTY, NEW MEXICO AUGUST 1996



GENERAL NOTES

- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
- DISTANCES ARE GROUND DISTANCES.
- THE BENCHMARK FOR THIS PLAT IS ACS CONTROL STATION "5-LB", ELEVATION = 5301.89.
- THERE IS A (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT CENTERED ON ALL COMMON SIDE LOT LINES FOR ALL LOTS IN THIS SUBDIVISION (5' ON EACH SIDE). DOES NOT APPLY AT STREET RIGHT-OF-WAY.
- * DESIGNATES LOT FRONT.
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS O WILL BE MARKED BY NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "P.L.S. 8324".
- FRONT LOT CORNERS WILL BE OFFSET ON THE EXTENSION OF PROPERTY LINES ON THE TOP OF NEW CURB.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS SHOWN THUS Δ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP MARKED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATIONS, DO NOT DISTURB, P.L.S. 8324".
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ● ARE FOUND NO. 5 IRON REBAR WITH CAP STAMPED "P.L.S. 8324".
- OPEN SPACE REQUIREMENT (2,400 SQ.FT. PER LOT/DWELLING) MUST BE MET FOR EACH LOT.
- ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE HEREBY GRANTED BY THIS PLAT.
- MINIMUM BUILDING SETBACKS ARE 20' FRONT, 5' SIDES, AND 15' REAR.
- DIRECT ACCESS TO LOTS FROM EUCARIZ AVENUE AND 114 TH STREET WILL NOT BE ALLOWED.

ENVIRONMENTAL HEALTH NOTE

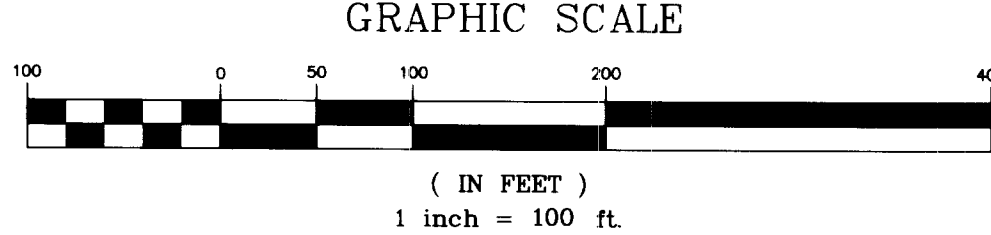
CITY OF ALBUQUERQUE WATER AND SANITARY SEWER IS AVAILABLE AND SHALL BE UTILIZED BY RESIDENCES ON ALL LOTS SHOWN ON THIS PLAT.
CITY OF ALBUQUERQUE WATER AND SANITARY SEWER IS AVAILABLE AND SHALL BE UTILIZED BY RESIDENCES ON ALL LOTS SHOWN ON SUBSEQUENT PLATS FOR TRACT A AND TRACT B.

Greiner, Inc.

5971 JEFFERSON BLVD. N.E. ALBUQUERQUE, NEW MEXICO 87109
(505) 345-3999 FAX: (505) 345-8393

SHEET 2 OF 3

PLAT OF UNIT ONE SUNRISE TERRACE — WEST — BERNALILLO COUNTY, NEW MEXICO AUGUST 1996



GENERAL NOTES

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- THERE IS A (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT CENTERED ON ALL COMMON SIDE LOT LINES FOR ALL LOTS IN THIS SUBDIVISION (5' ON EACH SIDE). DOES NOT APPLY AT STREET RIGHT-OF-WAY.
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- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS SHOWN THUS Δ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP MARKED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATIONS, DO NOT DISTURB, P.L.S. 8324".
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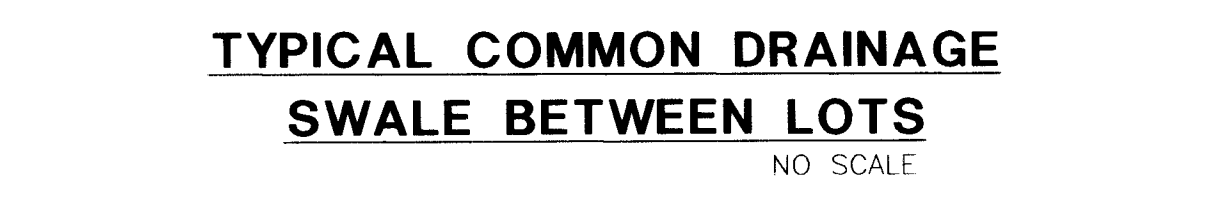
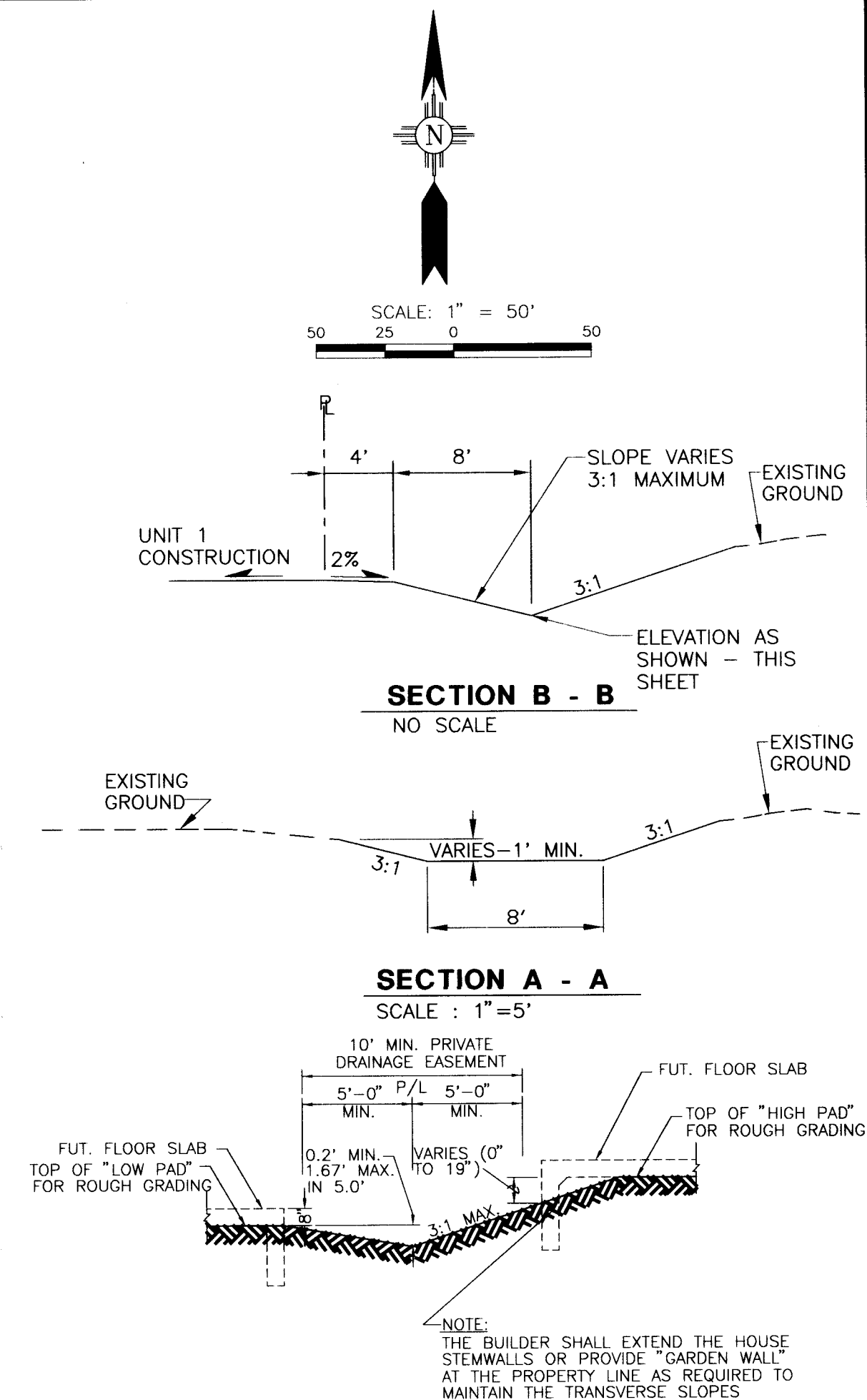
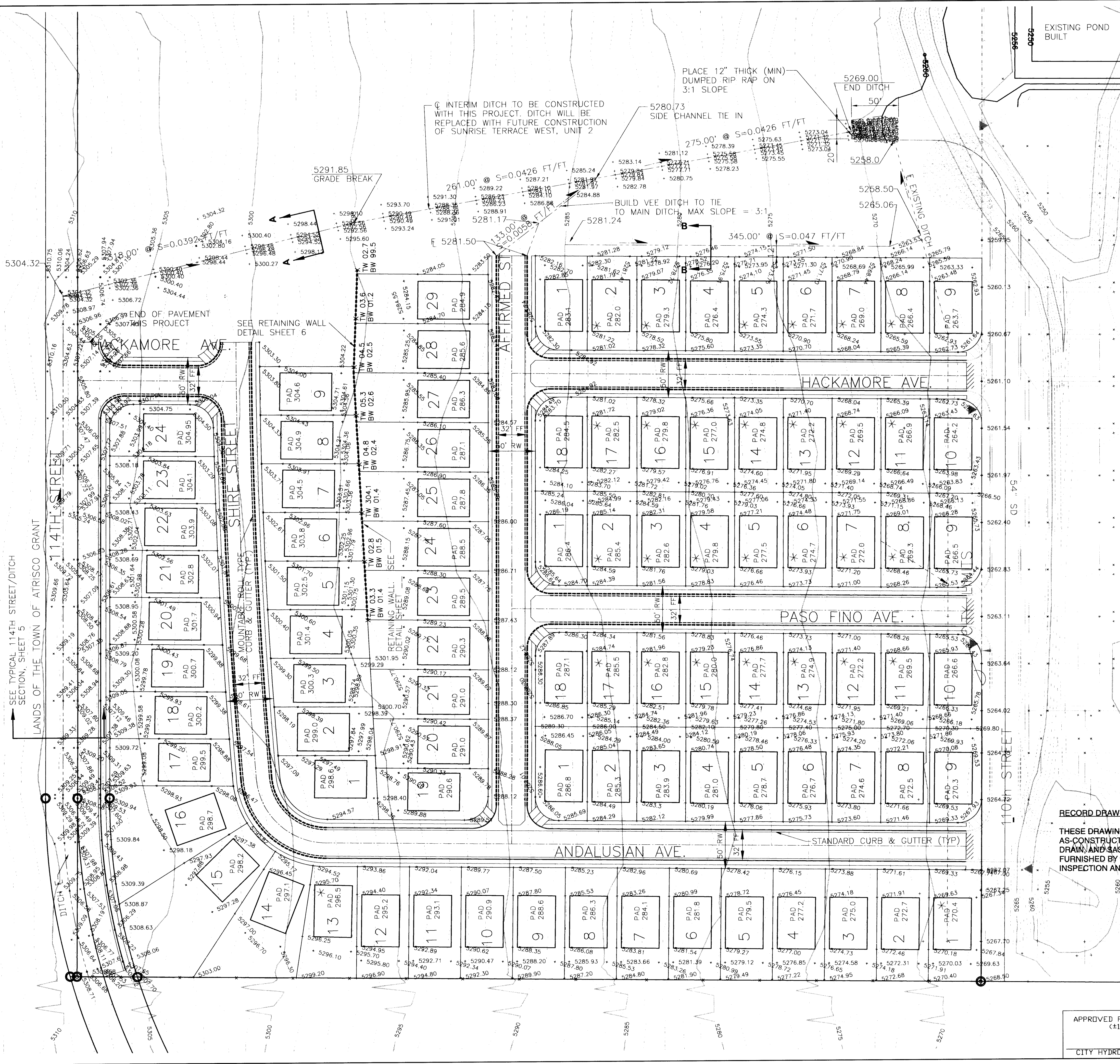
ENVIRONMENTAL HEALTH NOTE

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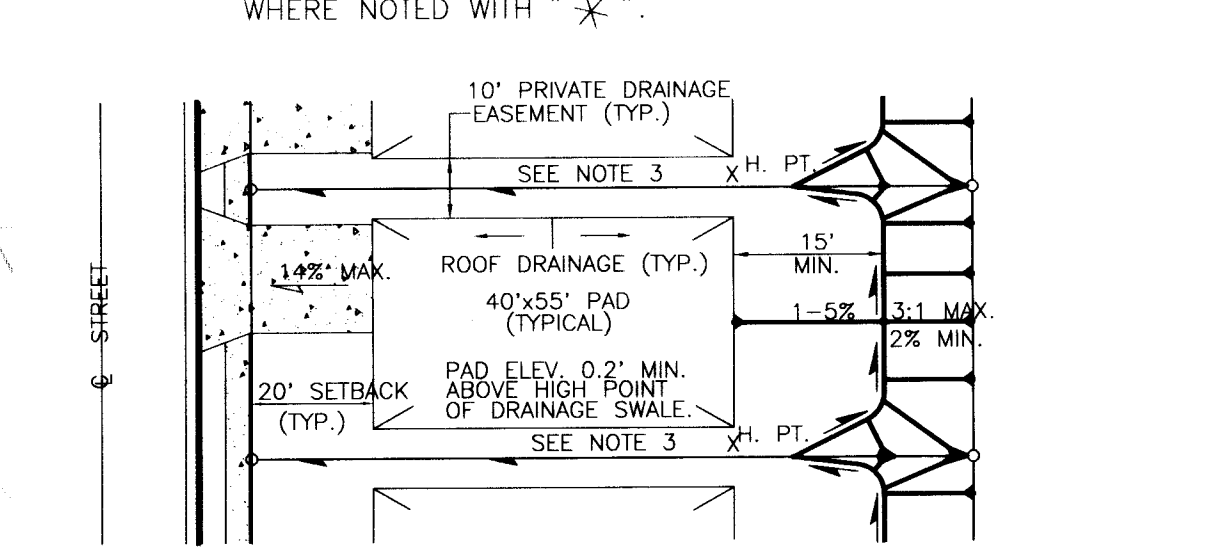
Greiner, Inc.

5971 JEFFERSON BLVD. N.E. ALBUQUERQUE, NEW MEXICO 87109
(505) 345-3999 FAX: (505) 345-8393

SHEET 3 OF 3



- NOTES
1. ADD 5000.00' TO ALL PAD ELEVATIONS FOR MEAN SEA LEVEL ELEVATION.
 2. SLOPE TO FRONT YARD 1% TYPICAL 0.5% MIN.
 3. ELEVATIONS SHOWN ON PADS ARE TOP OF PAD ELEVATIONS. ALL SPOT ELEVATIONS SHOWN ARE PROPOSED FINISHED ELEVATIONS.
 4. DRIVEWAY SHALL BE ON HIGH SIDE OF LOT WHERE NOTED WITH "X".



RECORD DRAWINGS

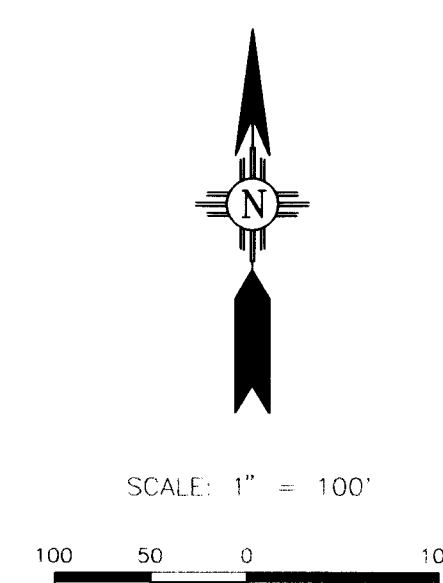
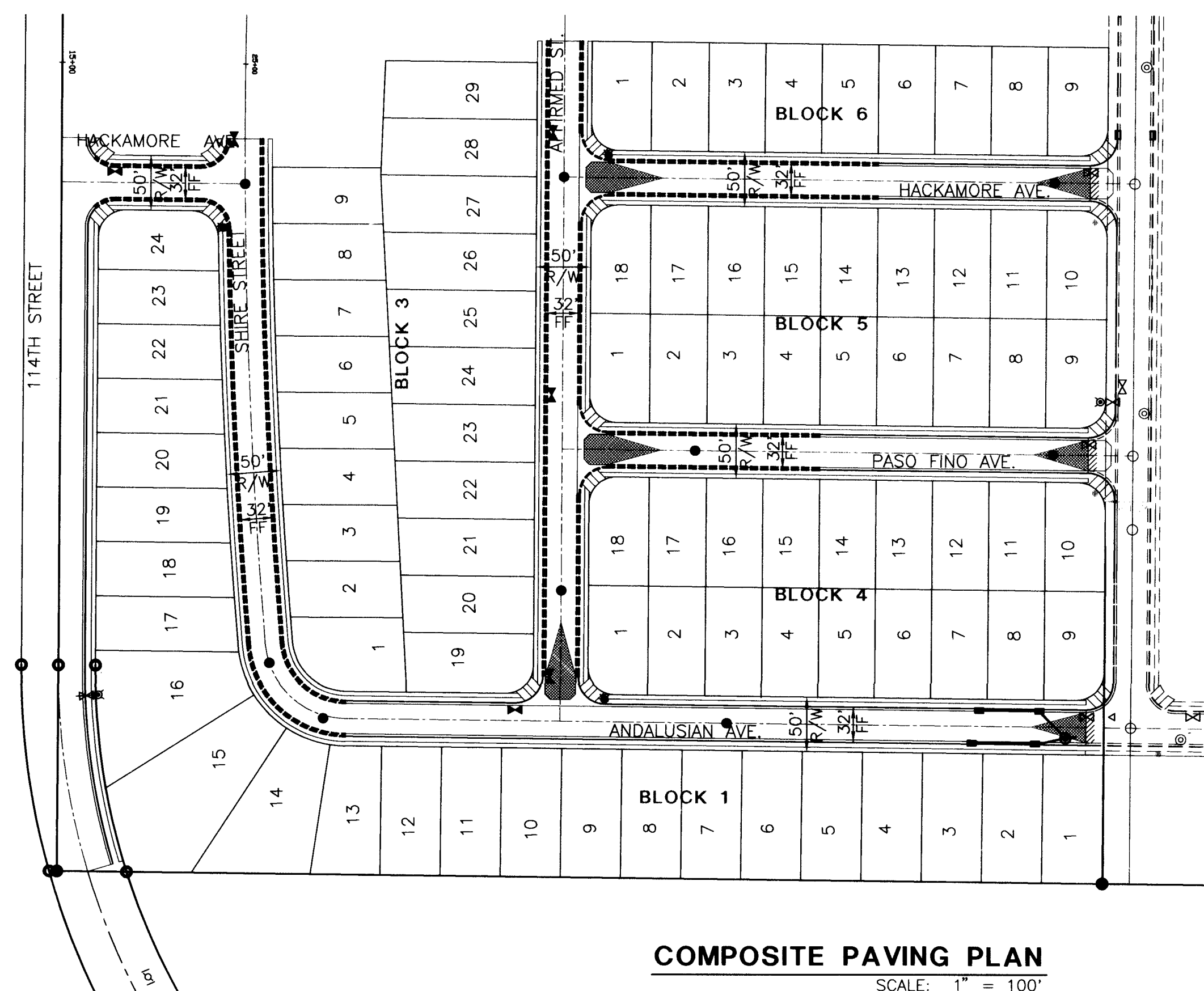
THESE DRAWINGS HAVE BEEN REVISED TO REFLECT AS-CONSTRUCTED CONDITIONS FOR WATER, STORM DRAIN, AND GAS IN ACCORDANCE WITH INFORMATION FURNISHED BY COA WHICH PERFORMED ON-SITE INSPECTION AND SURVEY DURING CONSTRUCTION.

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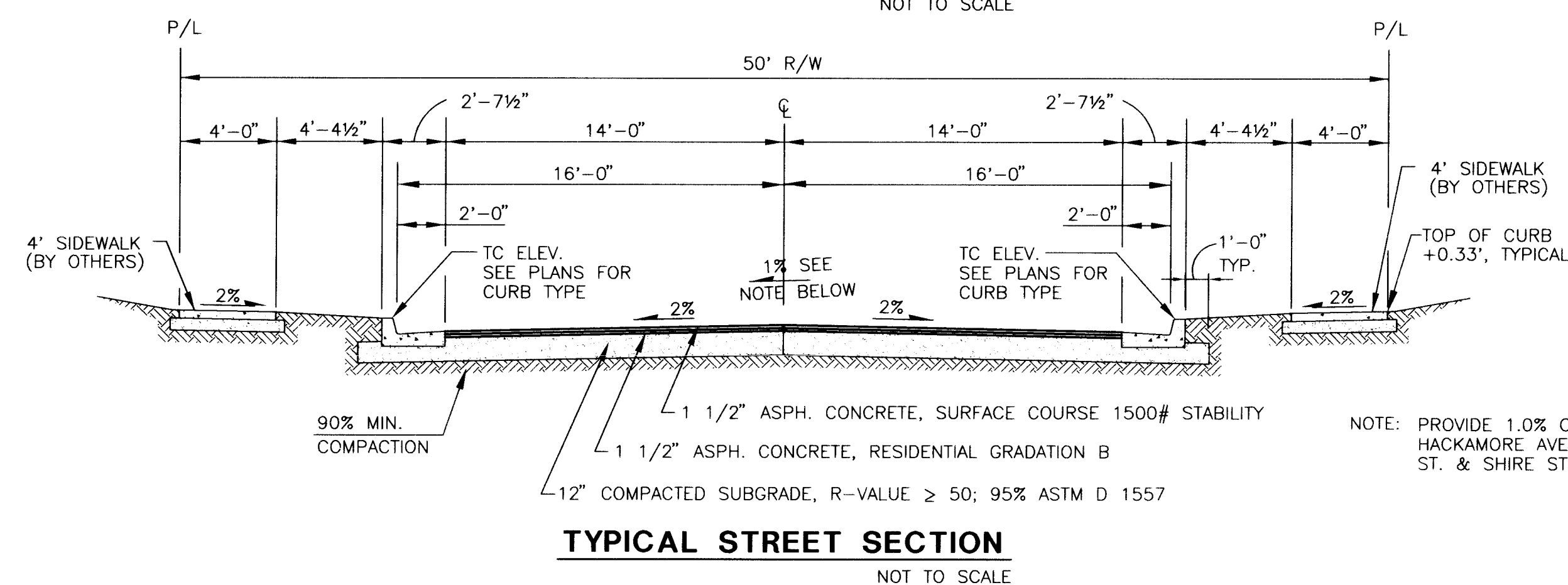
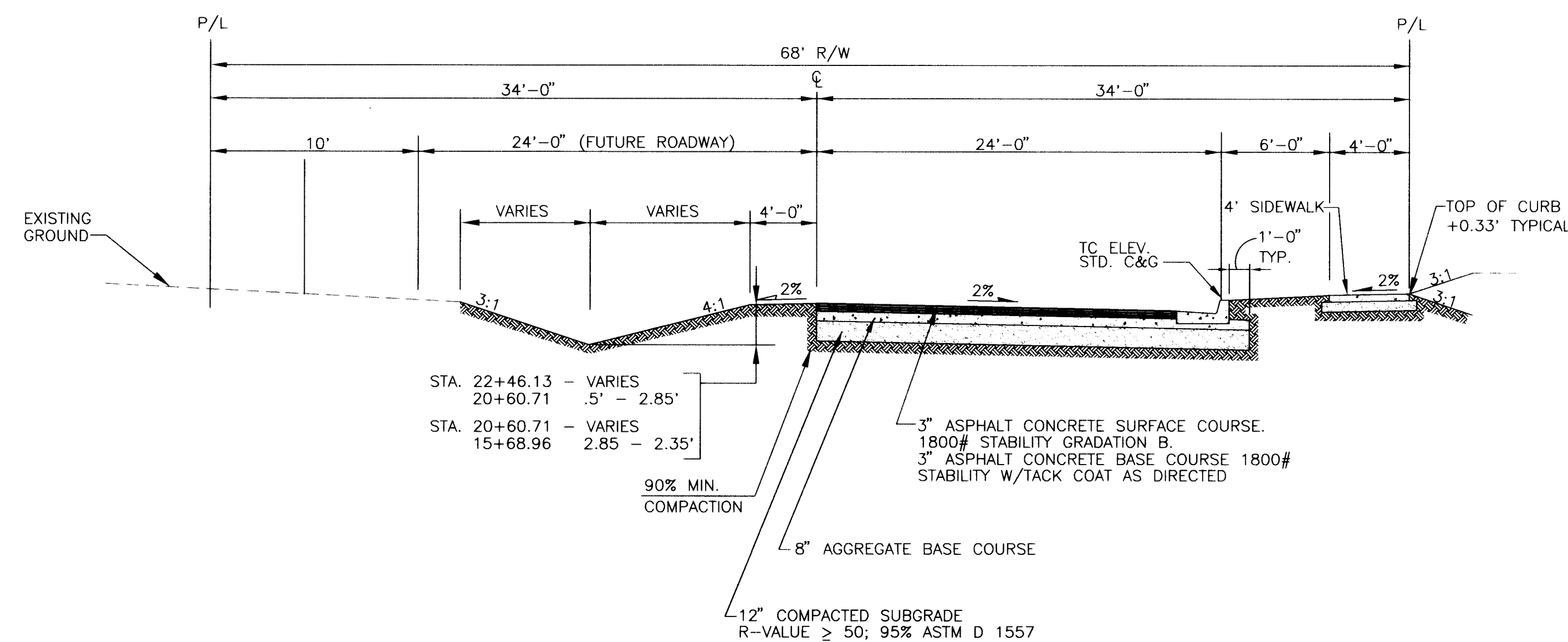
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: SUNRISE TERRACE WEST, UNIT 1 GRADING PLAN			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
Approved by DR B			
City Project No.	Zone Map No.	Sheet	Of
5495 81	L-8	4	13

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR NEW CONCEPTS	DATE 4/97	MARKED BY COA	DATE 4/97	NO.	BY	DATE	REMARKS
INSPECTOR'S	DATE 4/97	PLACED BY COA	DATE 4/97				
VERIFICATION BY COA	DATE 4/97	CONDUCTED BY LIPS GREINER	DATE 4/97				
MICRO-FILM INFORMATION		RECORDED BY		DESIGNED BY: PO/SKJ		DATE: 8/96	
				DRAWN BY:		DATE: 8/96	
				CHECKED BY:		DATE: 8/96	

APPROVED
8-26-96

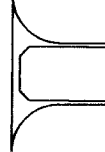
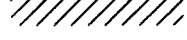


NOTE : SEE STREET P&P SHEETS FOR CURB & GUTTER TRANSITIONS, SIDEWALK LOCATIONS & MISC. BUILD NOTES. ALL INTERNAL STREETS WILL HAVE 4 FEET SIDEWALKS BOTH SIDES, TO BE BUILT BY OTHERS.



NOTE: PROVIDE 1.0% CROSS SLOPE ON
HACKAMORE AVE. BETWEEN 114TH
ST. & SHIRE STREET

LEGEND

EXISTING	NEW	
		WATER VALVE
		BUTTERFLY VALVE
		FIRE HYDRANT
		SANITARY SEWER MANHOLE
		STORM DRAIN INLET
		STORM DRAIN MANHOLE
		STREET LIGHT
		4' SIDEWALK
		ASPHALT TRANSITION SECTION
		CONCRETE VALLEY GUTTER
		PAVEMENT CUT
		STANDARD CURB & GUTTER PER STD. DWG.2415
		MOUNTABLE CURB & GUTTER PER STD. DWG.2415

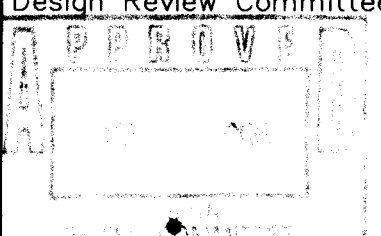
GENERAL NOTES

1. ALL SLOPES AS SHOWN ON PROFILES ARE BASED ON CENTERLINE.
2. WHERE REMOVAL OF EXISTING CURB AND GUTTER, SIDEWALK OR PAVEMENT IS REQUIRED, CONTRACTOR SHALL SAWCUT AND /OR REMOVE TO THE NEAREST JOINT. CURB AND GUTTER SHOWN AS EXISTING AND NOT TO BE REMOVED UNDER THIS CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
3. WHEN ABUTTING NEW PAVEMENT TO EXISTING, THE CONTRACTOR SHALL CUT BACK EXISTING PAVING TO A STRAIGHT LINE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE PROJECT ENGINEER. NO SEPARATE PAYMENT SHALL BE MADE AND SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
4. ALL DIMENSIONS AND RADII OF CURB AND GUTTER RETURNS ARE SHOWN TO FACE OF CURB.
5. ALL CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD DRAWING 2415.
6. ALL CURB RETURNS ARE 25' RADIUS.
7. ALL ROAD WIDTHS ARE 32' FACE TO FACE WITH 50' RIGHT OF WAY. UNLESS OTHERWISE NOTED.

[illegible]

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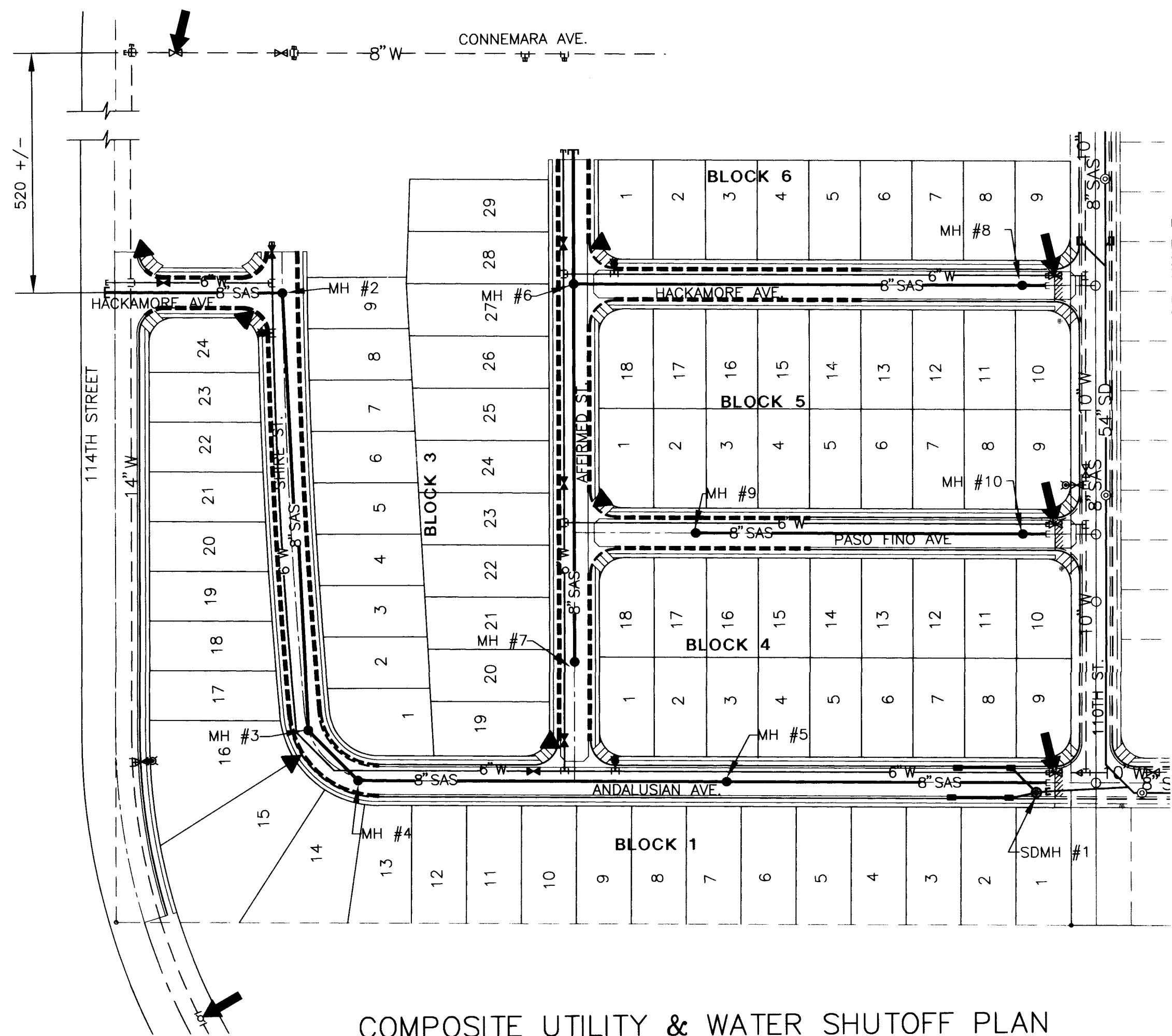
5971 JEFFERSON BLVD. NE
SUITE 101
ALBUQUERQUE, NM 87109
(505) 345-3999

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP				
TITLE: SUNRISE TERRACE WEST, UNIT 1 COMPOSITE PAVING PLAN				
Design Review Committee		City Engineer Approval		Last Design Update Mo./Day/Yr. Mo./Day/Yr. Mo./Day/Yr. Mo./Day/Yr. Mo./Day/Yr.
				
City Project No. 5495 81		Zone Map No. L-8	Sheet 5	Of 13

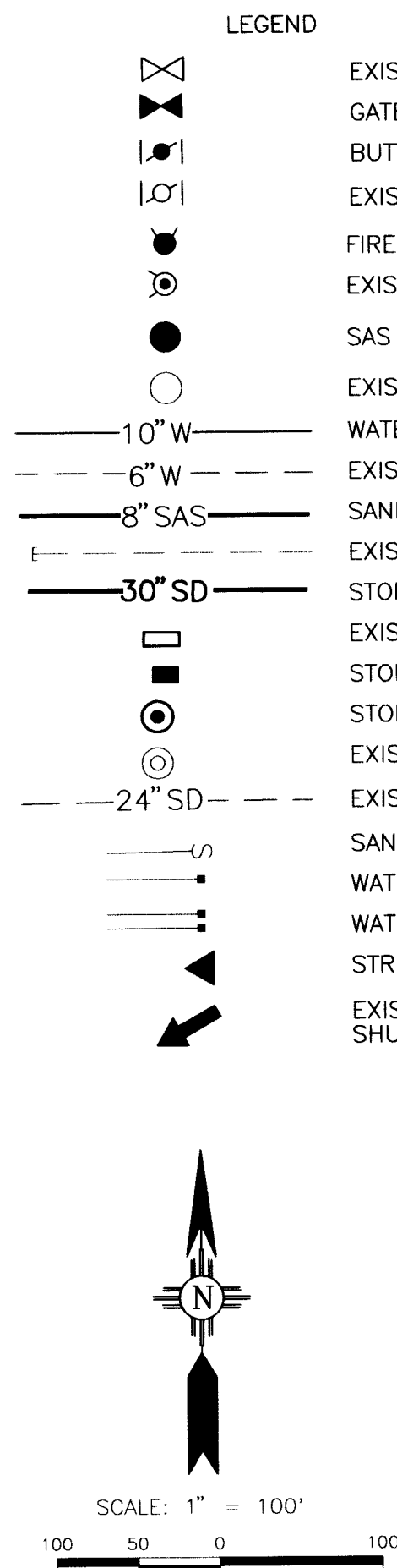
RECORD DRAWINGS

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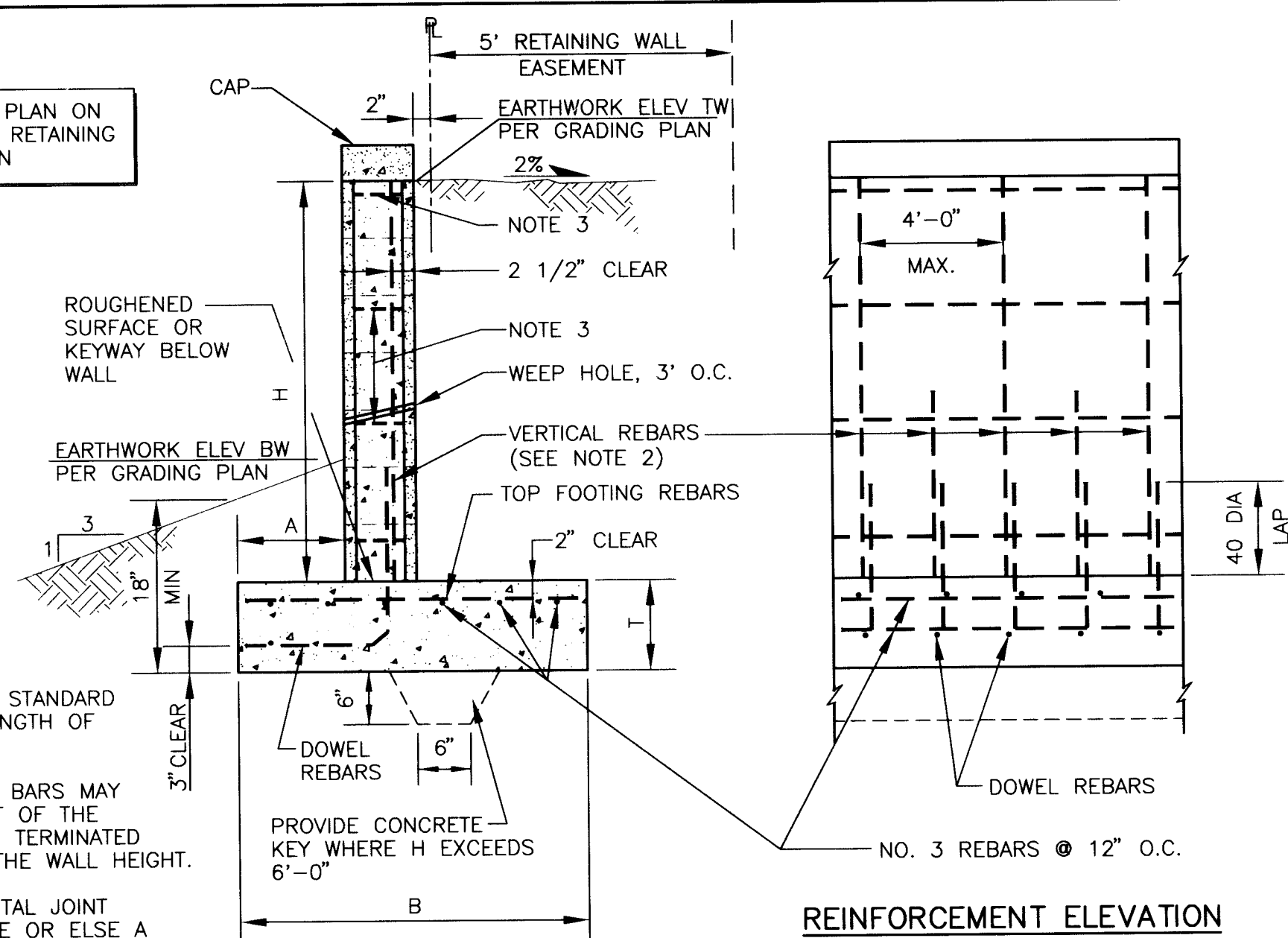
SCANNED BY
BY LASON



COMPOSITE UTILITY & WATER SHUTOFF PLAN



- GENERAL NOTES
1. REINFORCING BARS SHOULD HAVE STANDARD DEFORMATIONS AND A YIELD STRENGTH OF 40,000 PSI.
 2. ALTERNATE VERTICAL REINFORCING BARS MAY BE TERMINATED AT THE MIDHEIGHT OF THE WALL. EVERY THIRD BAR MAY BE TERMINATED AT THE UPPER THIRD-POINT OF THE WALL HEIGHT.
 3. THE WALL SHOULD HAVE HORIZONTAL JOINT REINFORCEMENT AT EVERY COURSE OR ELSE A HORIZONTAL BOND BEAM WITH TWO NO. 4 BARS EVERY 16 IN.
 4. WEIGHT OF ASSUMED SOIL BACKFILL (GRANULAR SOIL WITH CONSPICUOUS CLAY CONTENT) IS 100 PCF AND EQUIVALENT FLUID PRESSURE IS 45 PCF. THERE IS NO SURCHARGE AND MAXIMUM SOIL BEARING PRESSURE IS 1500 PSF.



BLOCK WIDTH	H	A	B	T	DOWEL AND VERTICAL REINFORCEMENT	TOP FOOTING REINFORCEMENT
8"	3'4"	12"	2'8"	9"	NO. 3 @ 32" OC	NO. 3 @ 27" OC
	4'0"	12"	3'0"	9"	NO. 4 @ 32" OC	NO. 3 @ 27" OC
	4'8"	12"	3'3"	10"	NO. 5 @ 32" OC	NO. 3 @ 27" OC
	5'4"	14"	3'8"	10"	NO. 4 @ 16" OC	NO. 4 @ 30" OC
	6'0"	15"	4'2"	12"	NO. 6 @ 24" OC	NO. 4 @ 25" OC

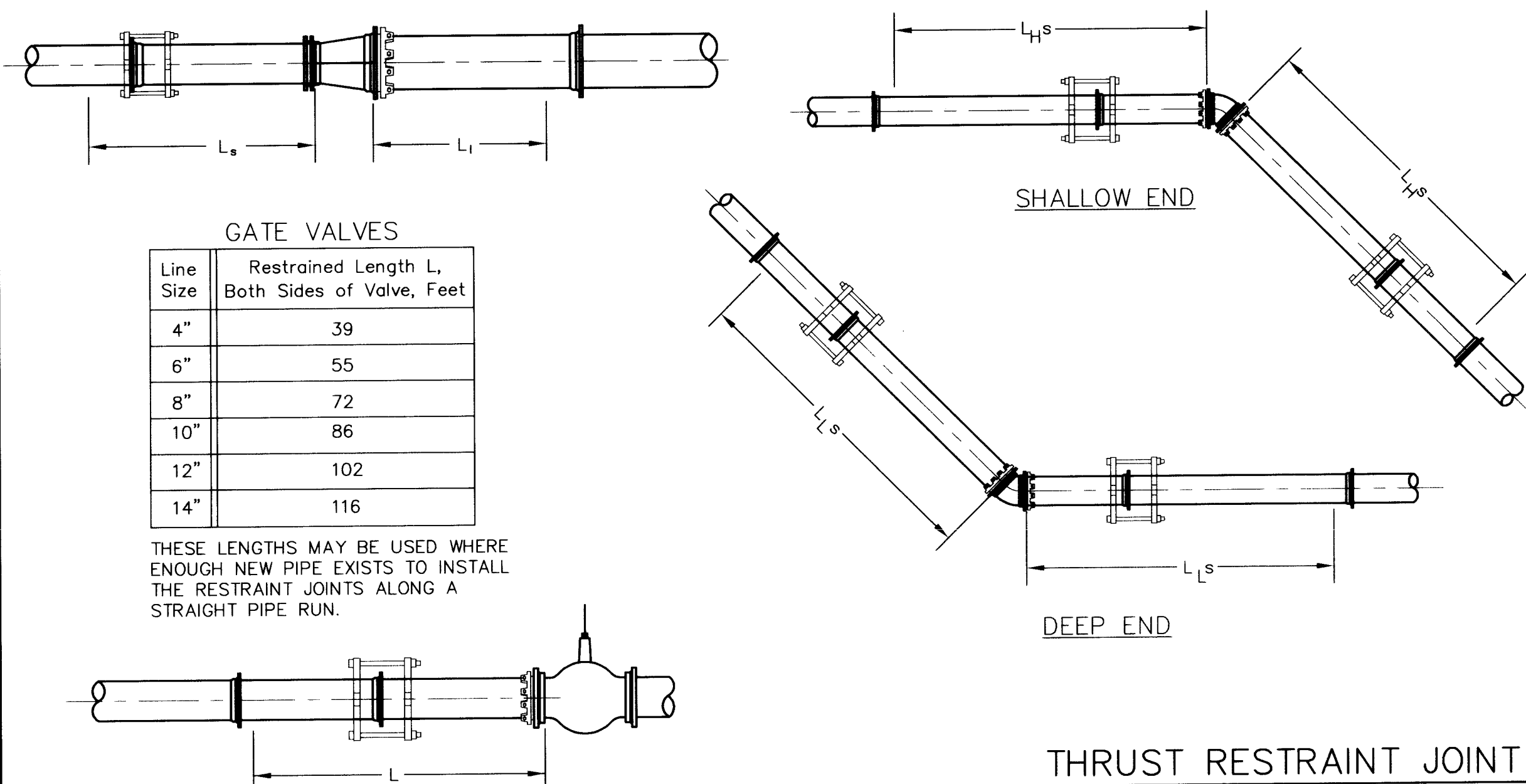
RETAINING WALL DETAIL
NOT TO SCALE

REDUCER		
Restrained either L _s or L _t length	(L _s) L small or (L _t) L large	
Size	Unobstructed Straight Run Length, Feet Restrained	Large Side Restrained Length, Feet
6" X 4"	42	28
8" X 4"	39	30
8" X 6"	39	30
10" X 6"	87	53
10" X 8"	36	29
12" X 8"	81	54
12" X 10"	36	30
14" X 10"	78	55

VERTICAL OFFSETS				
Additional Design Parameters Shallow end depth = 3.0' Deep end depth = 6.0'				
Line Size	22½° Bend		45° Bend	
	Deep End L _s , Feet	Shallow End L _s , Feet	Deep End L _s , Feet	Shallow End L _s , Feet
6"	3	11	5	23
8"	3	14	7	30
10"	4	17	8	36
12"	5	20	10	42
14"	5	23	11	48

TEES																
Line Size	Branch Size 6"				Branch Size 8"				Branch Size 10"				Branch Size 12"			
	L _r =5'	L _r =10'	L _r =15'	L _r =20'	L _r =5'	L _r =10'	L _r =15'	L _r =20'	L _r =5'	L _r =10'	L _r =15'	L _r =20'	L _r =5'	L _r =10'	L _r =15'	L _r =20'
Restrained Length L _b , Feet for a Specified L _r																
6"	36	18	FJO	FJO	58	44	30	16	75	64	53	41	—	—	—	—
8"	30	6	FJO	FJO	53	35	16	FJO	71	56	42	27	—	—	—	—
10"	24	FJO	FJO	FJO	48	24	1	FJO	67	48	29	10	86	70	54	38
12"	17	FJO	FJO	FJO	43	14	FJO	FJO	63	40	17	FJO	83	63	44	25
14"	FJO	FJO	FJO	FJO	21	FJO	FJO	FJO	39	12	FJO	FJO	56	33	11	FJO
FJO: Restraint required at Fitting Joint Only																

HORIZONTAL BENDS				
Line Size	Bend Angle			
	11¼°	22½°	45°	90°
6"	2	5	10	25
8"	3	6	13	32
10"	4	8	16	38
12"	4	9	19	45
14"	5	10	21	51



THRUST RESTRAINT GENERAL NOTES

1. RESTRAINED PIPE LENGTHS FOR PVC USING EBAA IRON THRUST RESTRAINING SYSTEM.
2. LENGTHS MAY OVERLAP TO DETERMINE GREATEST RESTRAINT LENGTH IN ANY ONE DIRECTION.
3. DIVIDE LENGTHS BY 20 AND TRUNCATE DECIMAL PORTION OF NUMBER TO DETERMINE THE NUMBER OF REQUIRED RESTRAINED JOINTS.
4. SPECIAL CONSIDERATION MAY BE NEEDED TO MEET CERTAIN FIELD CONDITIONS.
5. RESTRAINT LENGTHS MAY EXTEND INTO EXISTING WATER MAINS, REQUIRING RESTRAINED FITTINGS TO BE PLACED AT EXISTING WATERLINE JOINTS FOR THE LENGTH SPECIFIED IN THE TABLES ON THIS SHEET.
6. CONCRETE BLOCKING, PER COA STANDARD DRAWING 2320, SHALL BE USED IN LIEU OF RESTRAINED JOINTS AT ALL CAPS.

DESIGN ASSUMPTIONS:
SAFETY FACTOR: 1.5
PRESSURE: 150 psi
SOIL TYPE: GM & SM - SILTY GRAVELS AND SILTY SANDS
PIPE: PVC
TRENCH TYPE: 3 (PIPE BEDDED IN 4 INCHES MINIMUM LOOSE SOIL. BACKFILL LIGHTLY CONSOLIDATED TO TOP OF THE PIPE.)

RECORD DRAWINGS

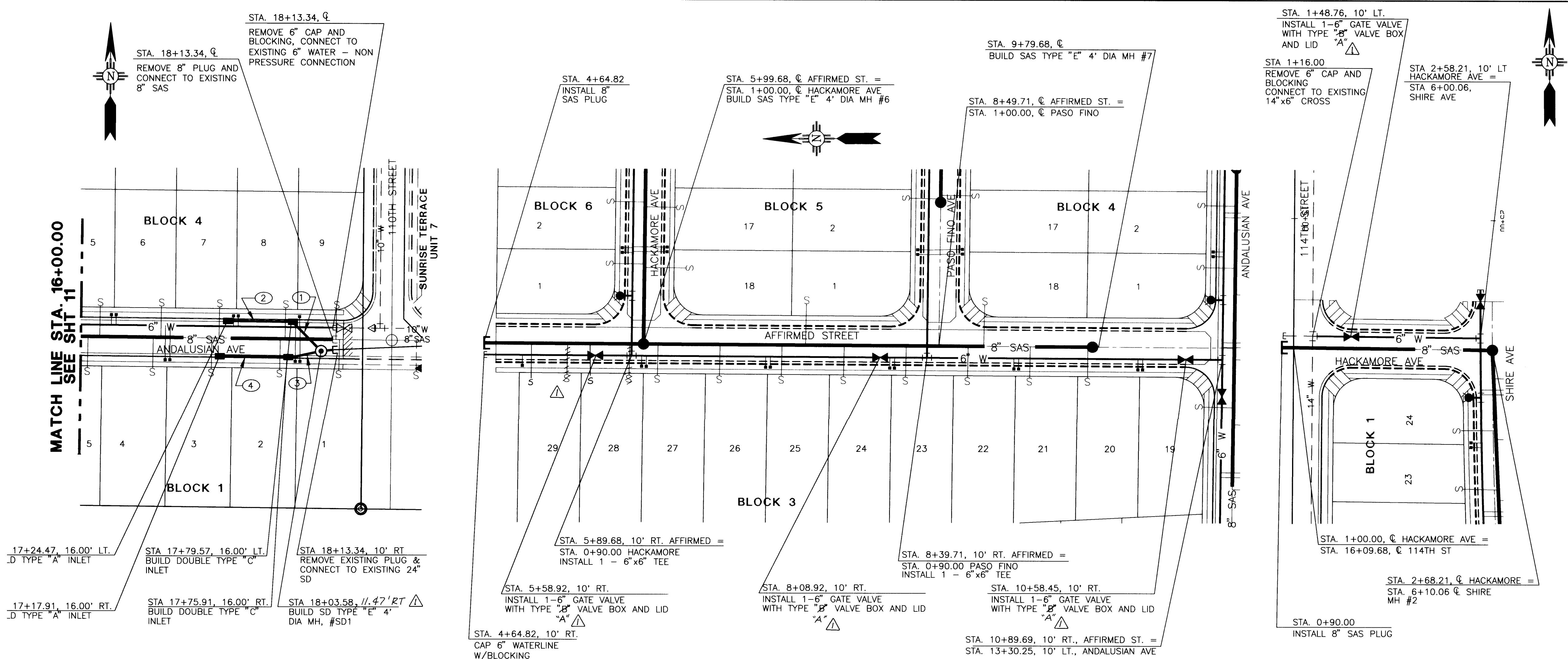
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(505) 345-3999

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: SUNRISE TERRACE WEST, UNIT 1 COMPOSITE UTILITY & WATER SHUTOFF PLAN AND UTILITY DETAILS			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 5495 81	Zone Map No. L-8	Sheet 6	Of 13





GENERAL NOTES

- ALL STATIONING REFERS TO STREET CENTERLINE.
- ALL FITTINGS AND VALVES ON WATERLINES SHALL HAVE RESTRAINED JOINTS PER THE SCHEDULE ON DETAIL SHEET 6. INSTAL RESTRAINED JOINTS AT CONNECTIONS TO EXISTING WATERLINE WHERE REQUIRED.
- CONCRETE BLOCKING PER C.O.A. STANDARD DRAWING 2320 SHALL BE PLACED AT ALL WATERLINE CAPS IN LIEU OF RESTRAINED JOINTS.
- CONSTRUCT FIRE HYDRANTS PER C.O.A. STD. DWG. 2340. FIRE HYDRANTS SHALL NOT BE CONSTRUCTED WITHIN THE SIDEWALK.
- CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER C.O.A. STD. DWGS. #2360, #2361, #2362 & #2363. WATER SERVICES SHALL BE 3/4".
- CONSTRUCT SAS SERVICES PER C.O.A. STD. DWG. #2125.
- CONSTRUCT TYPE "E" MANHOLES PER COA STD. DWG. 2102. TYPE "C" MANHOLES PER C.O.A. STD. DWG. 2101 MAY BE USED IN LIEU OF TYPE "E" MANHOLE.
- CONSTRUCT TYPE "A" INLET PER COA STD. DWGS. #2201 & #2202.
- CONSTRUCT TYPE DOUBLE "C" INLET PER COA STD. DWGS. #2205.
- STORM DRAIN LATERALS SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED.

KEYED NOTES

- 31.56 LF 24" RCP SD
S = 0.0580 FT/FT
- 48.40 LF 18" RCP SD
S = 0.0829 FT/FT
- 24.61 LF 24" RCP SD
S = 0.0400 FT/FT
- 51.30 LF 18" RCP SD
S = 0.0706 FT/FT

ANDALUSIAN AVE. SEWER SERVICES

BLK.	LOT	STATION	INVERT P.L.	LENGTH/ RISER *
1	1	18+19.00	62.84	22.2/3.9
1	2	17+69.00	65.90	25.0/3.8V
1	3	17+11.00	67.29	22.1/4.1
1	4	16+61.26	69.37	22.1/4.2
1	5	16+06.14	71.62	22.0/4.2
4	5	16+15.97	70.20	23.1/2.7
4	6	16+67.71	68.07	23.1/2.7
4	7	17+17.00	66.04	23.2/2.6
4	8	17+73.00	65.73	25.0/3.8V
4	9	18+16.00	61.96	23.2/2.5

AFFIRMED STREET SEWER SERVICES

BLK.	LOT	STATION	INVERT P.L.	LENGTH/ RISER
3	20	9+75.70	83.47	23.6/2.0
3	21	9+27.05	82.28	22.8/3.2
3	22	8+74.55	81.59	22.4/2.3
3	23	8+22.05	81.87	22.0/4.3
3	24	7+69.55	81.16	21.6/4.8
3	25	7+17.04	79.45	22.2/3.9
3	26	6+64.54	78.74	21.8/4.5
3	27	6+12.04	78.02	21.5/5.0
3	28	5+86.64	77.70	21.6/4.8
3	29	5+35.54	77.98	22.7/2.2
4	18	8+87.72	82.78	22.4/3.6
5	1	7+36.82	79.72	22.4/3.7

* "V" INDICATES VERTICAL RISER

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AS BUILT INFORMATION

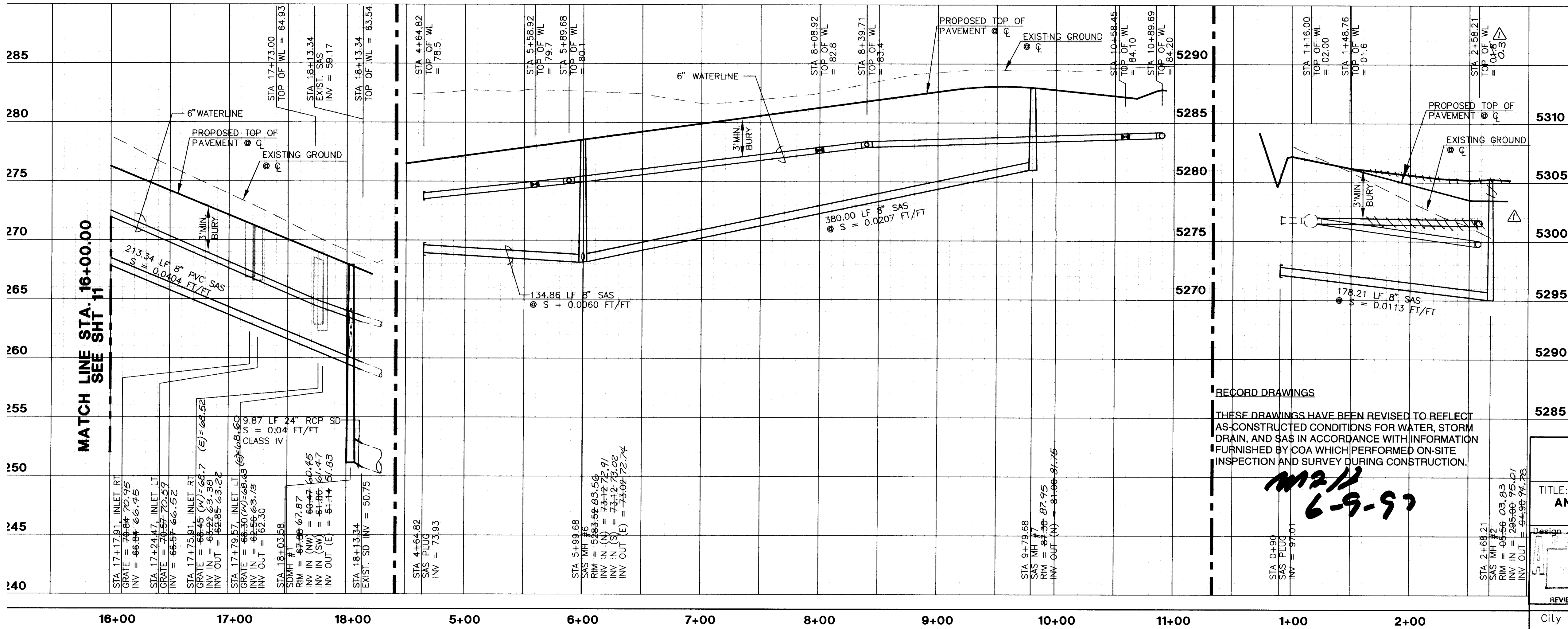
CONTRACTOR/NEW CONCEPTS DATE 4/97
STAMPED BY COA
INSPECTOR'S
FIELD VERIFICATION BY COA
CORRECTED BY URS GREINER DATE 6/97
MICRO-FILM INFORMATION
RECORDED BY DATE

SURVEY INFORMATION

FIELD NOTES
NO. BY DATE
AGS 7-19, LOCATED 200' SOUTH OF TOWER
ON WEST R.O.W. OF 98TH STREET.
ELEV. = 5125.70

ENGINEER'S SEAL

MARY S. HOLSTAD
REGISTERED PROFESSIONAL ENGINEER
NO. 7288
8-26-96



RECORD DRAWINGS

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M2H 6-9-97

DESIGN REVIEW COMMITTEE

City Engineer Approval

Mo./Day/Yr.

CITY OF ALBUQUERQUE

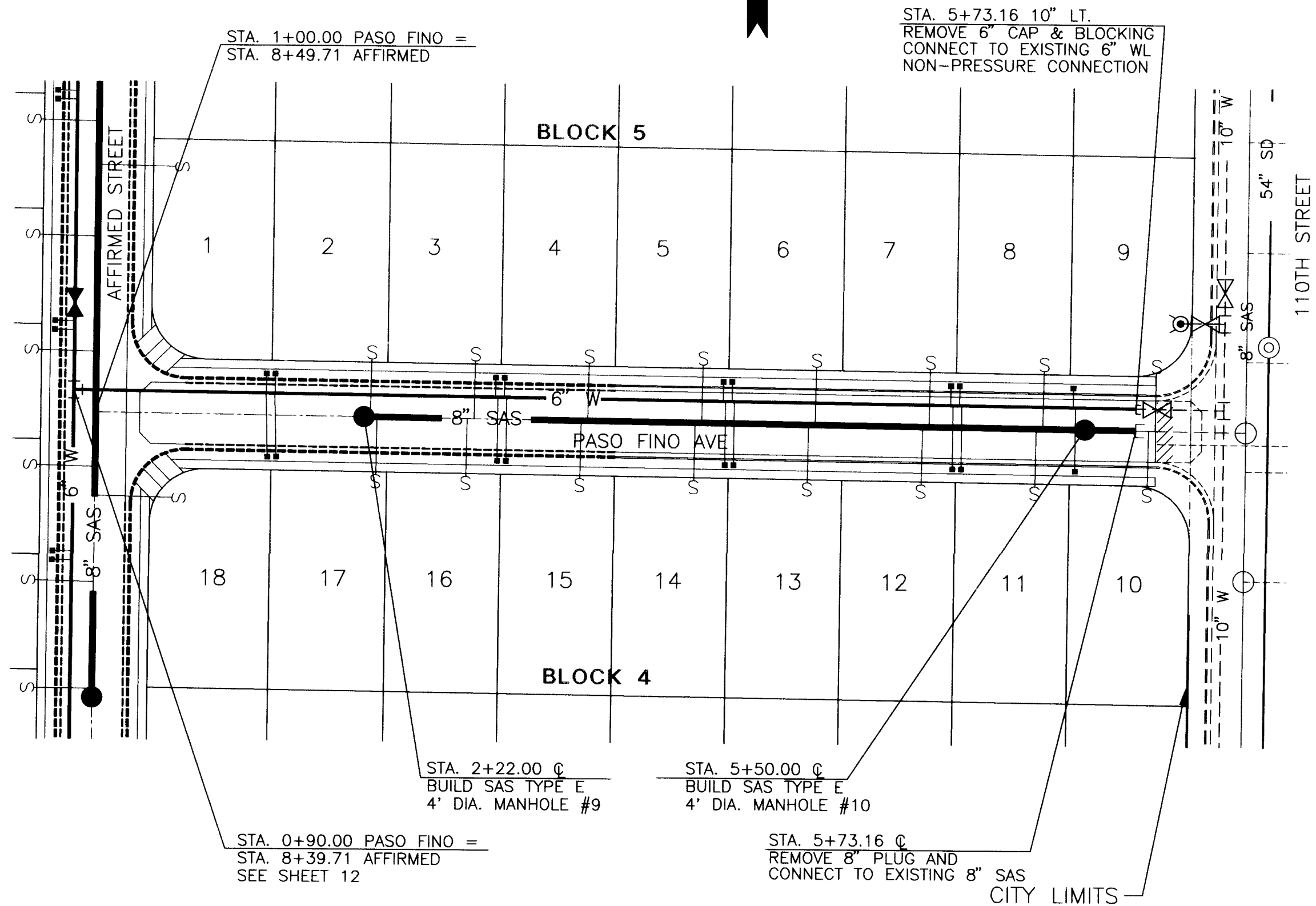
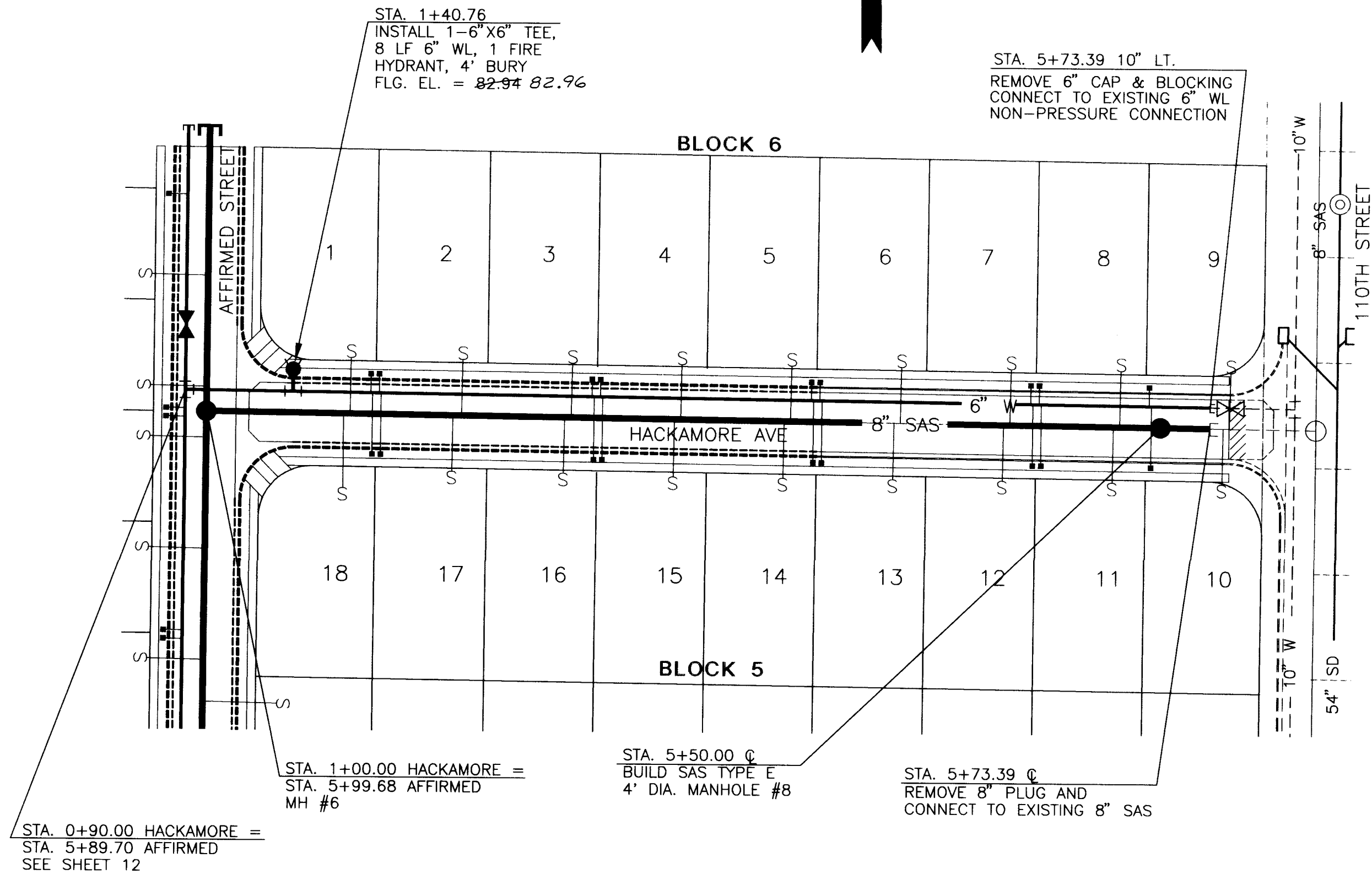
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: SUNRISE TERRACE WEST, UNIT 1
ANDALUSIAN AVE., AFFIRMED ST., AND HACKAMORE AVE.
UTILITY PLAN AND PROFILE

City Project No. 5495 81

Zone Map No. L-8

Sheet 12 of 13



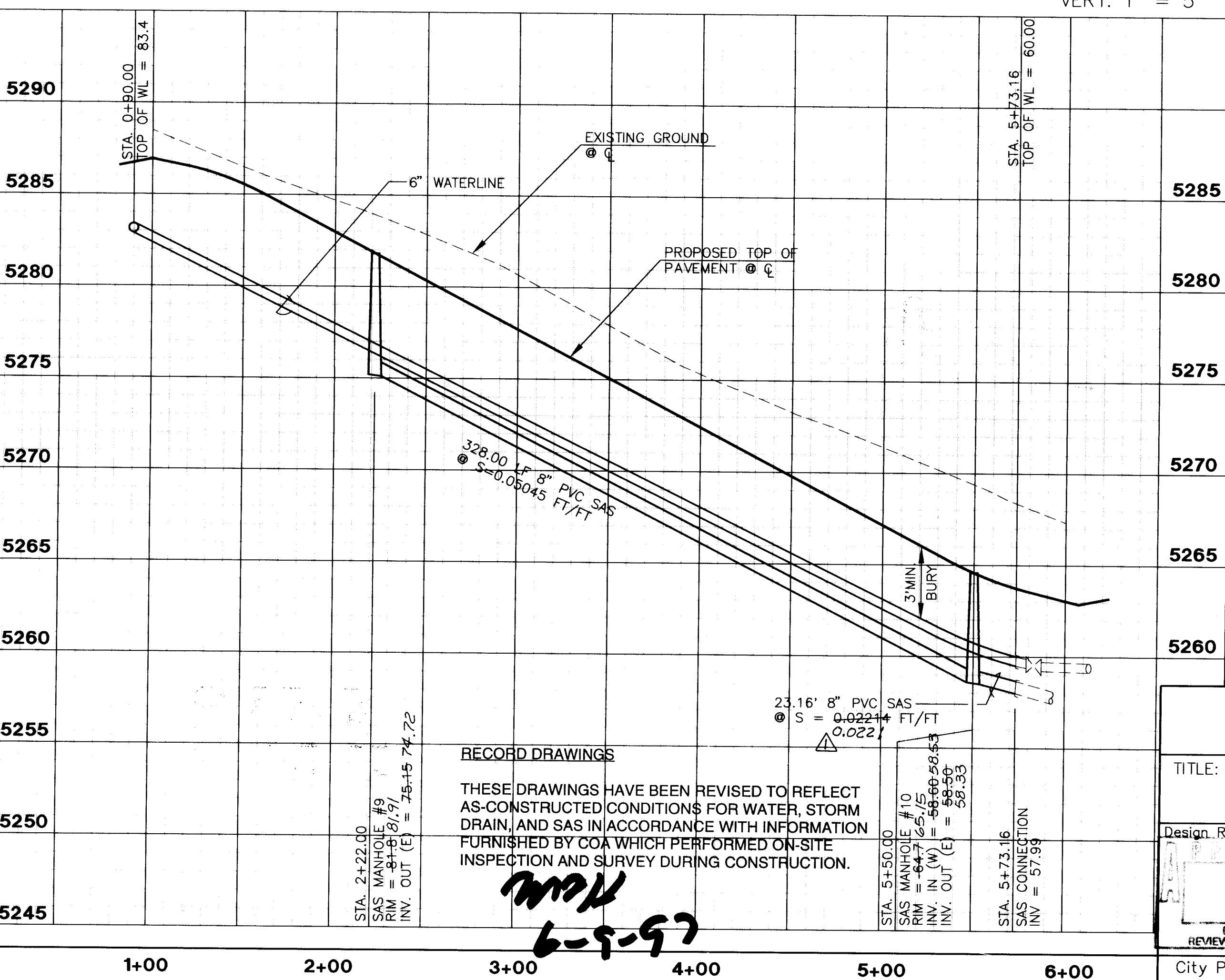
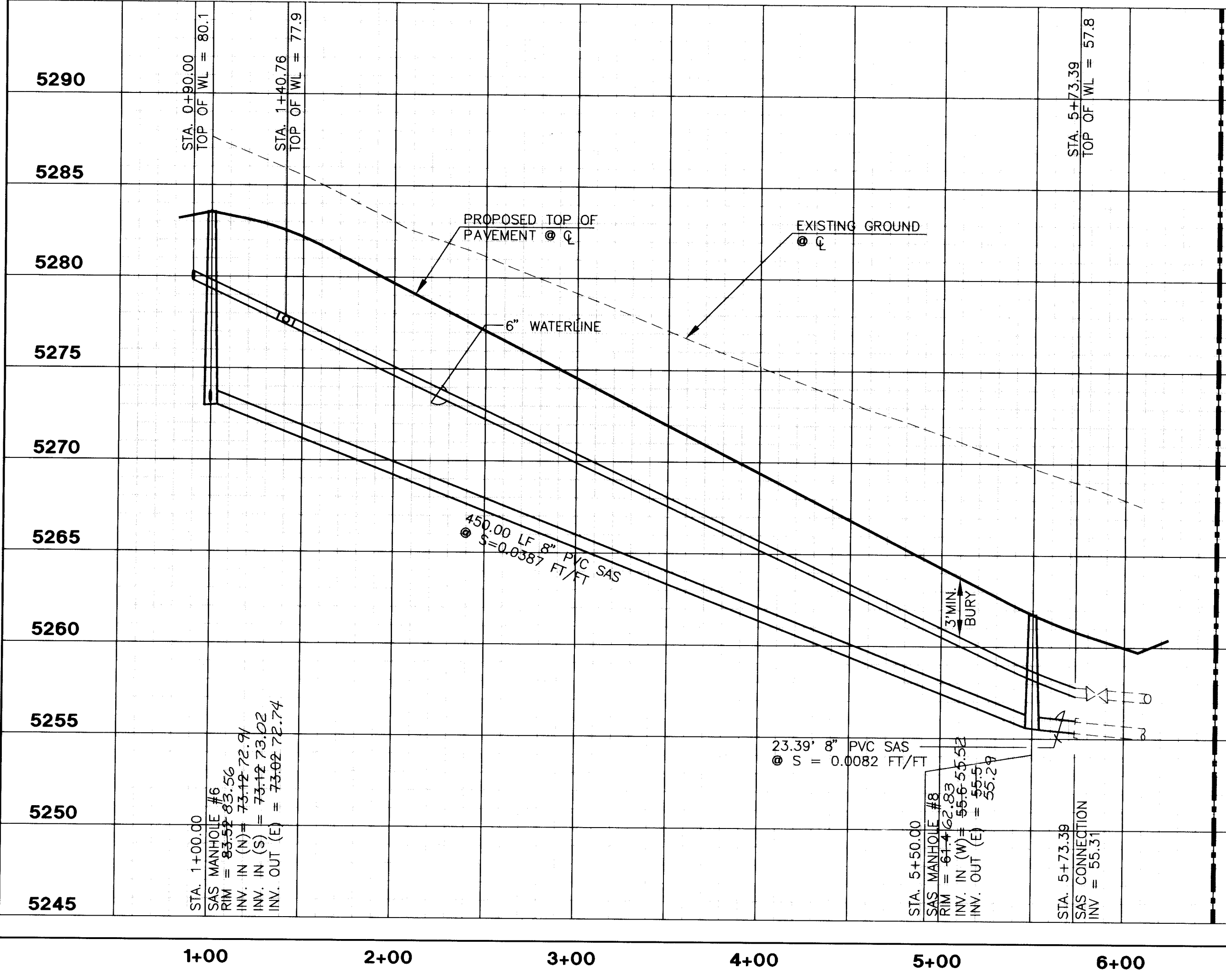
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PASO FINO AVE. SEWER SERVICES					
BLK.	LOT	STATION	INVERT P.L.	LENGTH/ RISER	
5	2	2+25.00	78.04	23.1/2.7	
5	3	2+72.17	75.46	23.3/2.4	
5	4	3+23.91	73.04	23.1/2.7	
5	5	3+75.66	68.86	25.0/0	
5	6	4+27.40	66.63	24.3/1.0	
5	7	4+79.15	63.89	25.0/0	
5	8	5+30.89	61.16	25.0/0	
5	9	5+82.04	59.16	25.0/0	
4	10	5+79.04	60.24	23.8/1.7	
4	11	5+27.89	62.32	23.5/2.1	
4	12	4+76.15	65.05	23.4/2.2	
4	13	4+24.40	67.79	23.3/2.4	
4	14	3+72.66	70.52	23.2/2.6	
4	15	3+20.92	73.25	23.0/2.8	
4	16	2+69.17	75.62	23.3/2.4	
4	17	2+28.00	77.88	23.1/2.7	

HACKAMORE AVE.

PASO FINO AVE.

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



HACKAMORE AVE. SEWER SERVICES					
BLK.	LOT	STATION	INVERT P.L.	LENGTH/ RISER *	
6	1	1+67.85	75.64	25.0/4.1V	
6	2	2+20.47	72.94	21.5/4.9	
6	3	2+72.17	70.80	21.7/4.7	
6	4	3+23.92	68.47	22.0/4.3	
6	5	3+75.66	65.82	22.7/3.3	
6	6	4+27.40	63.66	22.8/3.1	
6	7	4+79.15	61.01	23.5/2.2	
6	8	5+30.89	58.35	24.1/1.2	
6	9	5+82.63	56.46	25.0/0	
5	10	5+79.63	57.44	24.0/1.4	
5	11	5+27.89	59.50	23.1/2.7	
5	12	4+76.15	62.16	22.4/3.7	
5	13	4+24.40	64.18	22.4/3.7	
5	14	3+72.66	66.47	22.1/4.1	
5	15	3+20.92	69.12	21.4/5.0	
5	16	2+69.51	70.43	22.2/4.0	
5	17	2+17.47	73.09	21.5/5.0	
5	18	1+64.85	75.79	25.0/4.1V	

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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: SUNRISE TERRACE WEST, UNIT 1 HACKAMORE AVE. AND PASO FINO AVE. UTILITY PLAN AND PROFILE			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 5495 81	Zone Map No. L-8	Sheet 13	Of 13