PUBLIC IMPROVEMENT PLANS

FOR

SUNDANCE SUBDIVISION - UNIT 1

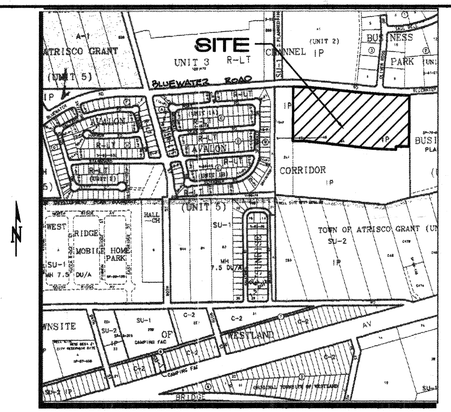
ALBUQUERQUE, NEW MEXICO

JANUARY 2004

PREPARED FOR:
KB HOME
4921 ALEXANDER BLVD NE
ALBUQUERQUE, NM 87107

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

INDEX TO DRAWINGS



K-9-Z 1"=750'±

VICINITY MAP

GENERAL NOTES

1. 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. 7.

2. 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.

3. 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.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, NM ONE CALL SYSTEMS, INC. @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.

5. 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. 7.

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.

7. 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 (924-3400) 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").

13. ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING.

14. ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.

15. 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.

16. 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.

17. THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

18. 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.

19. 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 A FULLY DEVELOPED 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.

22. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

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, engineering information on the record drawings.

Timothy Aldrich, N.M. P.S. No. 14719 — Date 05-17-04

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, FRED C. ARFMAN of the firm of ISAACSON & ARFMAN, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction and survey information provided by ALDRICH LAND SURVEYING, NMPS number 14719.

FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER — Engineers Seal & Signature — 05-17-04

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

ENGINEERS STAMP & SIGNATURE: FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER — 01-07-04

APPROVALS	ENGINEER	DATE
DRC Chairman		1-26-04
Transportation		1/14/04
Water/Wastewater		1/14/04
Hydrology		1/14/04
AMAFCA		
Constr. Mngmt.		
Constr. Coord.		1-26-04

* * * * * * * * * * * * * * *

APPROVED FOR CONSTRUCTION

City Engineer — Date 1-29-04

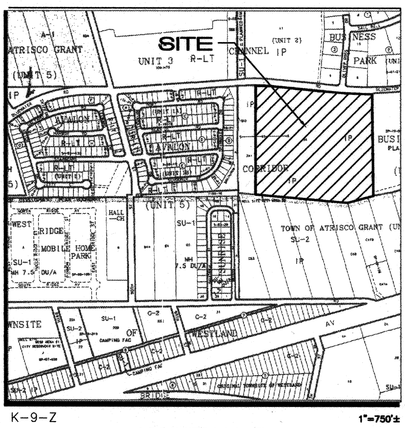
DRB NO. 100 2511

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1277CVR-PH1.DWGrfh 01/06/04

City Project No. 717281

Sheet 1 Of 26

TALOS LOG NO.: 2003 38 11 17



K-9-Z 1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Lots: 1
2. Total Number of Lots created: 96
2. Total Number of Tracts created: 2
3. Gross Subdivision Acreage: 28.7207 ac.
4. Total Mileage of Full Width Streets Created: 0.5173
5. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
6. Distances are ground distances.
7. Basis of boundary are the following plats (and documents) of record entitled:

   "UNSER DIVERSION CHANNEL CORRIDOR", (02-21-96, 96C-77)

   "ATRISCO BUSINESS PARK, UNIT 2", (08-30-79, C15-100)

   "TOWN OF ATRISCO GRANT, UNIT 4", (12-05-44, D-117)

   all being records of Bernalillo County, New Mexico.

5. Field Survey performed March, 2003.
6. Title Report: provided by First American Title Insurance Company, File No.: NM03-132564-AL01, CAK (Effective Date: 02-07-03)
7. Address of Property: None provided.
8. City of Albuquerque, New Mexico Zone: R-LT (03EPC 00316)
9. 100 Year Flood Zone Designation: Zone X, REVISED Panel 328 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico dated September 20, 1996. This property is not within the 100 Year Flood Zone. (Panel 328 revised by LOMR dated 10-03-97)
10. Encroachments: None apparent.

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

1277PT1-U1.DWGrfh 10/22/03

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 21, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOT 2-A, UNSER DIVERSION CHANNEL CORRIDOR, as the same is shown and designated on said RIGHT-OF-WAY MAP filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on February 21, 1996, in Volume 96C, Folio 77, and containing (1,251,073.71 s.f.) 28.7207 acres more or less.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tracts into 96 residential lots, a Home Owner Association Non-Residential TRACTS; to create One Tract for future development, to dedicate public rights-of-way, 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 overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead 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

KB HOMES NEW MEXICO INC.

Robert H. Coleman — Date
SENIOR MANAGER

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
} SS
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on _____, 2003, by Robert H. Coleman as Senior Manager of KB HOMES NEW MEXICO INC., a New Mexico corporation, on behalf of said corporation.

My Commission Expires: _____

Notary Public

PLAT
FOR
SUNDANCE SUBDIVISION UNIT 1

BEING A REPLAT OF
UNSER DIVERSION CHANNEL CORRIDOR
LOT 2-A

TOWN OF ATRISCO GRANT
PROJECTED SECTION 21, T. 10 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2003

APPROVALS

DRB PROJECT NO.
APPLICATION NO.

Utility Approvals

PNM ELECTRIC SERVICES DIVISION	DATE
PNM GAS SERVICES DIVISION	DATE
QWEST	DATE
COMCAST	DATE

City Approvals

CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	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, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief".

Timothy Aldrich, P.S. No. 7719 — Date

EASEMENTS

1. 10' PUBLIC UTILITY EASEMENT (02-21-96, 96C-77)
2. 35' PUBLIC DRAINAGE EASEMENT (02-21-96, 96C-77) (06-14-73, D5-157)
3. 10' PNM AND QWEST EASEMENT (04-24-01, BK. A18, PG. 3985)
4. TEMPORARY SLOPE EASEMENT (11-15-96, BK.BCR 96-30, PGS. 6235-6238) TO BE VACATED BY THIS PLAT. VACATION ACTION #03 DRB-00859.
5. 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
6. PUBLIC WATER, SANITARY SEWER & STORM DRAIN EASEMENT (WIDTH AS INDICATED) GRANTED TO THE CITY OF ALBUQUERQUE AND A PRIVATE ACCESS EASEMENT GRANTED TO THE SUNDANCE SUBDIVISION HOME OWNERS ASSOCIATION BY THIS PLAT.
7. 35'-45' WIDE PRIVATE ACCESS EASEMENT GRANTED TO THE SUNDANCE SUBDIVISION HOME OWNERS ASSOCIATION BY THIS PLAT.
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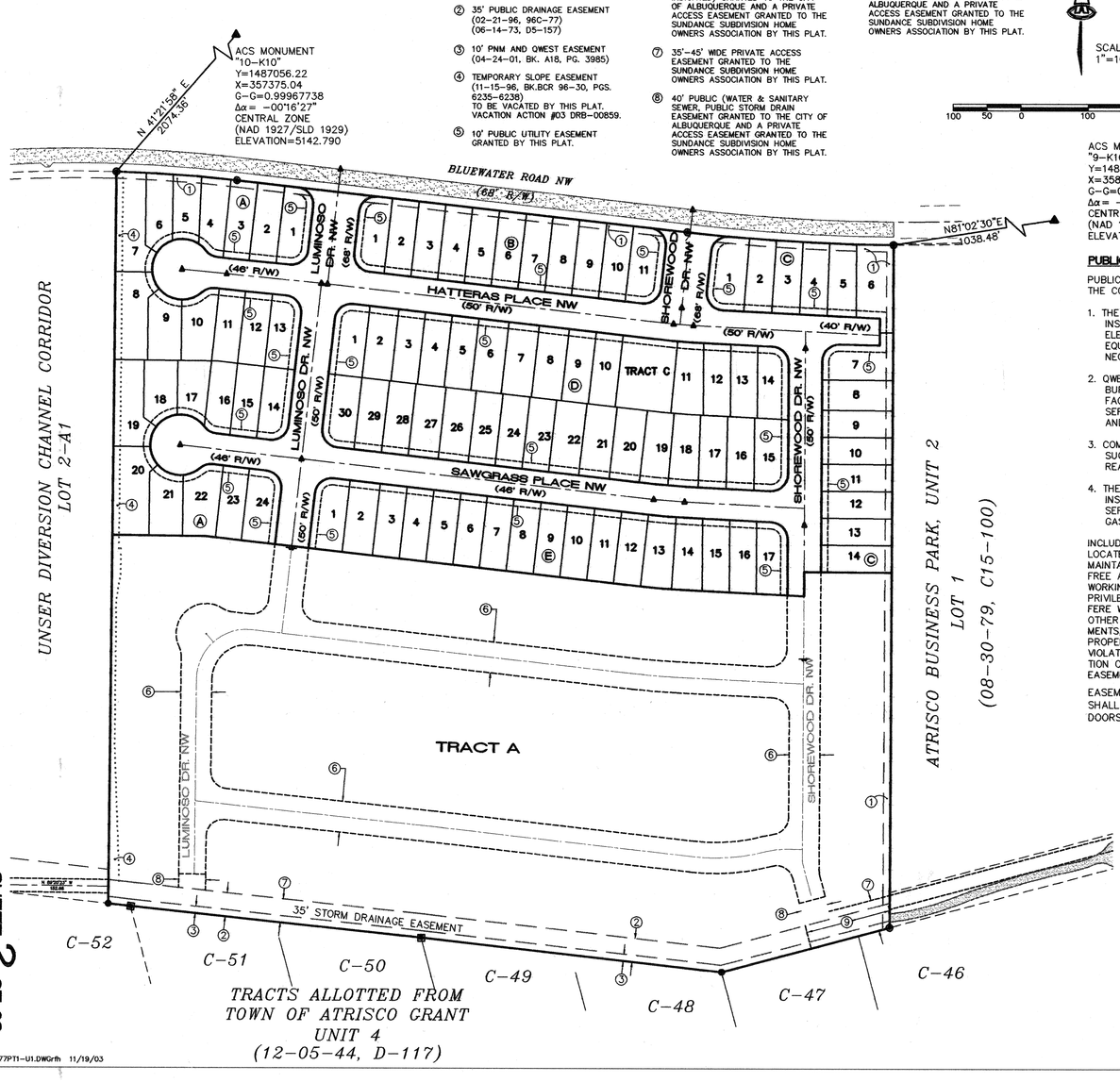
SCALE: 1"=100'

100 50 0 100 200 FEET



PLAT
FOR
SUNDANCE SUBDIVISION UNIT 1

BEING A REPLAT OF
UNSER DIVERSION CHANNEL CORRIDOR
LOT 2-A

TOWN OF ATRISCO GRANT
PROJECTED SECTION 21, T. 10 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2003

ACS MONUMENT
"9-K10"
Y=1485554.99
X=358184.87
G-G=0.99967843
Δα= -00°16'21"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5114.990

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, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. QWEST 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. COMCAST 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.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

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

NOTES

1. DISTANCES IN BRACKETS ARE ℄ MONUMENT DISTANCES.
2. SEE SHEET 5 FOR EASEMENT NOTES AND BOUNDARY TIE INFORMATION.
3. N/R DESIGNATES NON-RADIAL LINE.

PROPERTY CORNERS

- ○ SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- ● FOUND 5/8" REBAR WITH CAP OR WASHER "LS 3516" (TYP)
- □ FOUND ALUMINUM CAP IN CONCRETE (TYP)

1277PT1-U1.DWGrfh 11/19/03

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SCALE: 1"=60'

60 40 20 0 60 120 FEET

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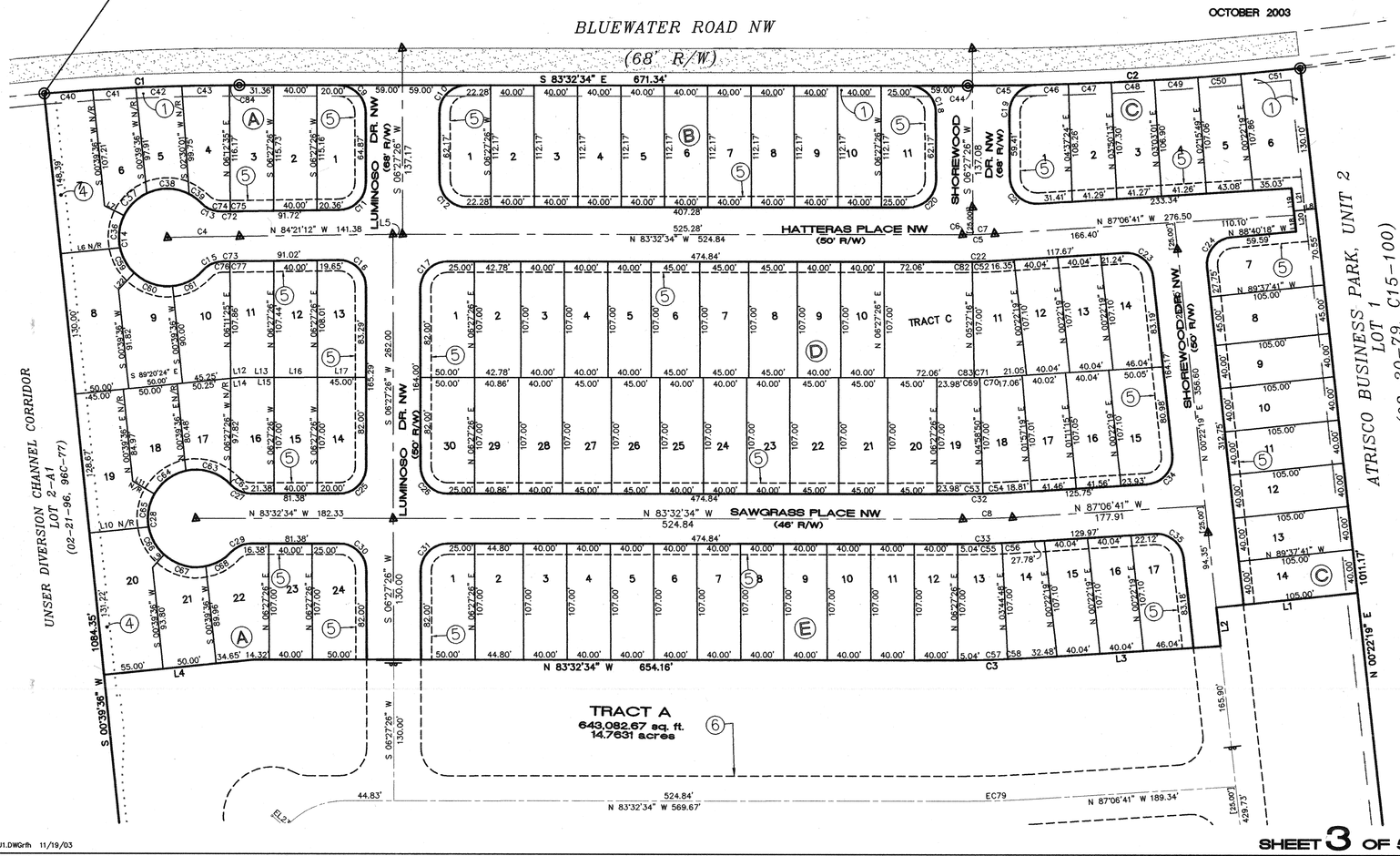

1277PT1-U1.DWGrfh 11/19/03

SHEET 3 OF 5

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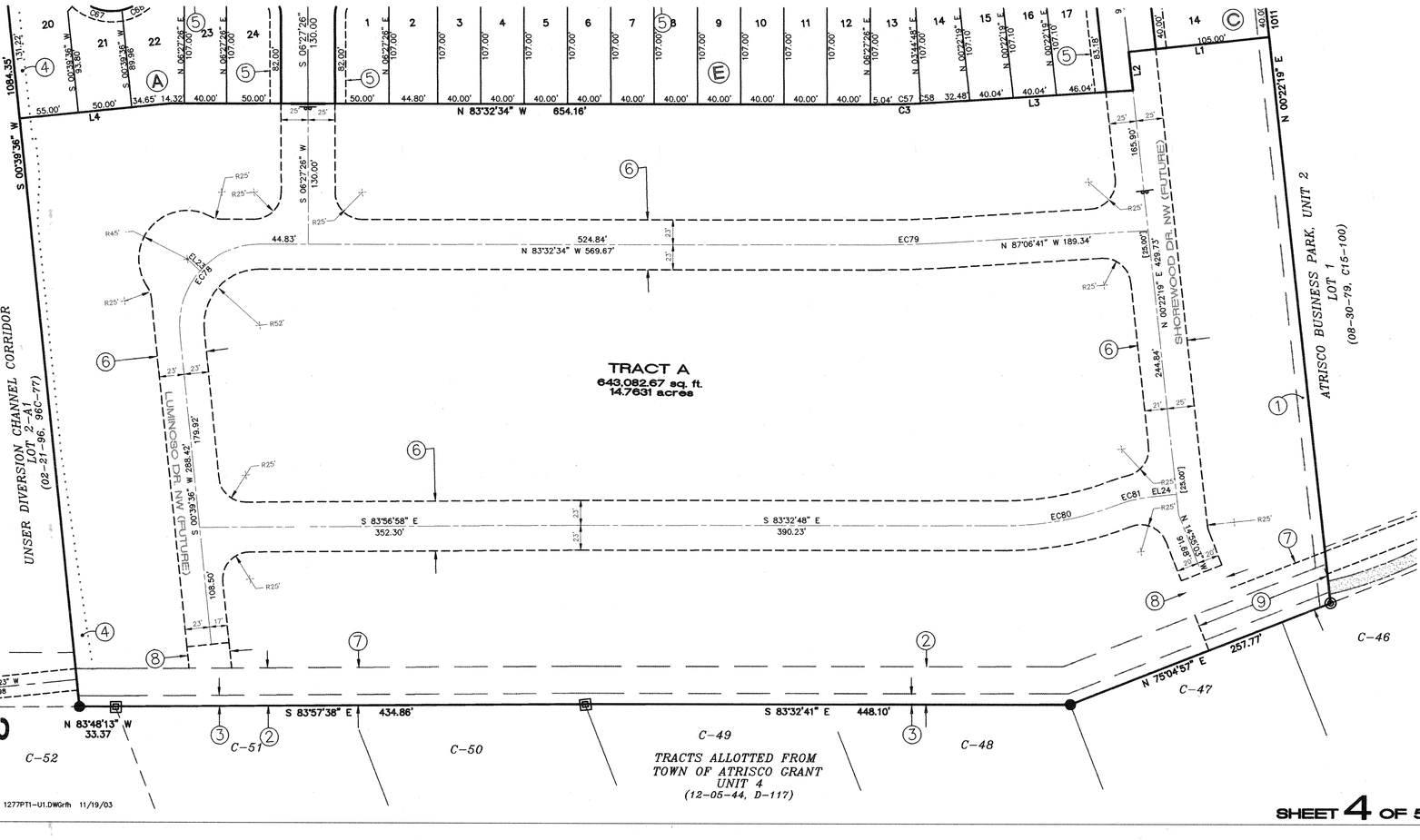
TOWN OF ATRISCO GRANT
PROJECTED SECTION 21, T. 10 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2003



1277PT1-U1.DWGrfh 11/19/03

SHEET 3 OF 26

SHEET 4 OF 5

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	2123.46	181.48	90.80	181.43	N 85°59'28" W	4°53'49"
C2	2898.79	306.66	153.47	306.52	S 86°34'26" E	6°03'41"
C3	867.00	54.00	27.01	53.99	S 85°19'37" E	3°34'07"
C4	1984.29	67.35	33.68	67.35	N 84°30'55" W	1°56'41"
C5	475.00	29.58	14.80	29.58	S 85°19'37" E	3°34'07"
C6	475.00	9.43	4.72	9.43	S 84°06'42" E	1°08'17"
C7	475.00	20.15	10.08	20.15	S 85°53'46" E	2°25'50"
C8	737.00	45.90	22.96	45.90	S 85°19'37" E	3°34'07"
C9	25.00	39.27	25.00	35.36	N 38°32'34" W	90°00'00"
C10	25.00	39.27	25.00	35.36	S 51°27'26" W	90°00'00"
C11	25.00	38.92	24.65	35.10	N 51°03'06" E	89°11'23"
C12	25.00	39.27	25.00	35.36	S 38°32'34" E	90°00'00"
C13	25.00	20.07	10.61	19.53	S 61°02'28" E	45°59'08"
C14	45.00	214.73	42.40	61.72	S 05°14'53" W	273°24'27"
C15	25.00	20.71	10.99	20.12	S 72°16'23" W	47°27'27"
C16	25.00	39.62	25.36	35.60	N 38°56'50" W	90°48'33"
C17	25.00	39.27	25.00	35.36	S 51°27'26" W	90°00'00"
C18	25.00	39.27	25.00	35.36	N 38°32'34" W	90°00'00"
C19	25.00	38.73	24.46	34.97	S 50°50'12" W	88°45'32"
C20	25.00	39.27	25.00	35.36	N 51°27'26" E	90°00'00"
C21	25.00	40.83	26.61	36.44	S 40°19'37" E	93°34'07"
C22	500.00	31.14	15.58	31.14	S 85°19'37" E	3°34'07"
C23	25.00	39.05	24.78	35.20	N 44°22'19" W	89°29'16"
C24	25.00	39.69	25.42	35.65	S 45°51'01" W	90°57'23"
C25	25.00	39.27	25.00	35.36	N 51°27'26" E	90°00'00"
C26	25.00	39.27	25.00	35.36	S 38°32'34" E	90°00'00"
C27	25.00	20.38	10.79	19.82	S 60°11'19" E	46°42'29"
C28	45.00	214.74	42.39	61.71	S 06°27'26" W	273°24'59"
C29	25.00	20.38	10.79	19.82	S 73°06'11" W	46°42'29"
C30	25.00	39.27	25.00	35.36	N 38°32'34" W	90°00'00"
C31	25.00	39.27	25.00	35.36	S 51°27'26" W	90°00'00"
C32	714.00	44.47	22.24	44.46	S 85°19'37" E	3°34'07"
C33	760.00	47.34	23.68	47.33	S 85°19'37" E	3°34'07"
C34	25.00	40.37	26.12	36.12	N 46°37'49" E	92°31'00"
C35	25.00	38.17	23.93	34.57	N 43°22'11" W	87°29'00"
C36	45.00	30.53	15.88	29.95	S 13°43'06" W	38°52'31"
C37	45.00	29.93	15.54	29.38	S 52°12'27" W	38°06'12"
C38	45.00	40.96	22.02	39.56	N 82°40'04" W	52°08'46"
C39	45.00	14.57	7.35	14.50	N 47°19'17" W	18°32'47"
C40	2123.46	45.02	22.51	45.02	N 87°49'56" W	1°12'53"
C41	2123.46	40.04	20.02	40.04	N 86°41'05" W	1°04'50"
C42	2123.46	42.59	21.29	42.58	N 85°34'12" W	1°08'57"
C43	2123.46	44.66	22.33	44.66	N 84°23'34" W	1°12'18"
C44	2898.79	4.30	2.15	4.30	S 83°35'09" E	0°05'06"
C45	2898.79	58.46	29.23	58.46	S 84°12'22" E	1°09'20"
C46	2898.79	29.99	15.00	29.99	S 85°04'49" E	0°35'34"
C47	2898.79	39.80	19.90	39.80	S 85°46'11" E	0°47'12"
C48	2898.79	39.80	19.90	39.80	S 86°33'23" E	0°47'12"
C49	2898.79	39.80	19.90	39.80	S 87°20'35" E	0°47'12"
C50	2898.79	39.52	19.76	39.52	S 88°07'37" E	0°46'52"

BOUNDARY CURVE TABLE CONT.						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C51	2898.79	55.00	27.50	55.00	S 89°03'39" E	1°05'14"
C52	500.00	31.14	15.58	31.14	S 85°19'37" E	3°34'07"
C53	714.00	18.40	9.20	18.40	S 84°16'52" E	1°28'36"
C54	714.00	26.07	13.04	26.07	S 86°03'56" E	2°05'31"
C55	760.00	35.95	17.98	35.95	S 84°53'53" E	2°42'38"
C56	760.00	11.38	5.69	11.38	S 86°40'56" E	0°51'29"
C57	867.00	41.01	20.51	41.01	S 84°53'53" E	2°42'38"
C58	867.00	12.99	6.49	12.99	S 86°40'56" E	0°51'29"
C59	45.00	27.07	13.96	26.66	S 22°57'10" E	34°28'01"
C60	45.00	38.66	20.61	37.48	S 64°47'47" E	49°13'12"
C61	45.00	33.03	17.30	32.29	N 69°34'08" E	42°02'57"
C62	45.00	0.61	0.31	0.61	N 37°13'23" W	0°46'37"
C63	45.00	45.68	25.03	43.74	N 66°41'31" W	58°09'38"
C64	45.00	37.37	19.84	36.31	S 60°26'05" W	47°35'12"
C65	45.00	31.73	16.56	31.08	S 16°26'30" W	40°23'58"
C66	45.00	29.79	15.46	29.25	S 22°43'19" E	37°55'38"
C67	45.00	42.40	22.92	40.85	S 68°40'34" E	53°58'52"
C68	45.00	27.16	14.01	26.75	N 67°02'28" E	34°35'04"
C69	607.00	15.64	7.82	15.64	S 84°16'52" E	1°28'36"
C70	607.00	22.16	11.08	22.16	S 86°03'56" E	2°05'31"
C71	607.00	37.81	18.91	37.80	S 85°19'37" E	3°34'07"
C72	2007.29	17.20	8.60	17.20	N 83°47'18" W	0°29'28"
C73	1961.29	15.59	7.80	15.59	N 83°46'14" W	0°27'20"
C74	2007.29	8.53	4.27	8.53	N 83°54'44" W	0°14'37"
C75	2007.29	8.51	4.26	8.51	N 83°40'08" W	0°14'35"
C76	1961.29	6.46	3.23	6.46	N 83°54'14" W	0°11'19"
C77	1961.29	9.14	4.57	9.14	N 83°40'34" W	0°16'01"
EC78	75.00	125.40	83.00	111.29	S 48°33'31" W	95°47'50"
EC79	997.00	62.10	31.06	62.09	S 85°19'37" E	3°34'07"
EC80	300.00	110.94	56.11	110.31	N 85°51'32" E	21°11'19"
EC81	100.00	26.37	13.26	26.29	S 82°49'06" W	15°06'27"
C82	500.00	8.75	4.38	8.75	S 84°02'39" E	1°00'10"
C83	607.00	10.62	5.31	10.62	S 84°02'39" E	1°00'10"
C84	2123.46	9.18	4.59	9.18	N 83°40'00" W	0°14'51"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°37'41" W	130.00
L2	S 00°22'19" W	35.78
L3	N 87°06'41" W	183.62
L4	N 89°20'24" W	139.65
L5	S 83°32'34" E	8.99
L6	N 89°20'24" W	55.23
L7	S 56°50'39" E	20.15
L8	S 89°37'41" E	20.00
L9	N 48°43'53" E	15.84
L10	N 89°20'24" W	55.09
L11	S 52°49'33" E	23.18
L12	S 89°20'24" E	8.68
L13	S 83°32'34" E	31.37
L14	S 89°20'24" E	8.68
L15	S 83°32'34" E	31.37
L16	S 83°32'34" E	40.00
L17	S 83°32'34" E	45.00
L18	S 00°22'19" W	15.01
L19	S 00°22'19" W	25.02
L20	N 00°22'19" E	18.80
L21	N 00°22'19" E	21.24
L22	N 49°48'49" E	21.03
EL23	S 41°26'29" E	16.09
EL24	S 89°37'41" E	26.59

PLAT

FOR

SUNDANCE SUBDIVISION UNIT 1

BEING A REPLAT OF
UNSER DIVERSION CHANNEL CORRIDOR
LOT 2-A

TOWN OF ATRISCO GRANT
PROJECTED SECTION 21, T. 10 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2003

LOT AREA TABLE					
LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)
A 1	4904	C 1	5861	D21	4815
A 2	4618	C 2	4367	D22	4815
A 3	4673	C 3	4339	D23	4280
A 4	4570	C 4	4334	D24	4280
A 5	3927	C 5	4435	D25	4280
A 6	4335	C 6	6395	D26	4815
A 7	7092	C 7	5731	D27	4815
A 8	6831	C 8	4725	D28	4280
A 9	4801	C 9	4200	D29	4372
A10	4985	C10	4200	D30	5216
A11	4318	C11	4200		
A12	4309	C12	4200	E 1	4216
A13	4736	C13	4200	E 2	4793
A14	4681	C14	4200	E 3	4280
A15	4280			E 4	4280
A16	4229	D 1	5216	E 5	4280
A17	3902	D 2	4577	E 6	4280
A18	4429	D 3	4280	E 7	4280
A19	6291	D 4	4280	E 8	4280
A20	7392	D 5	4280	E 9	4280
A21	4746	D 6	4815	E10	4280
A22	5462	D 7	4815	E11	4280
A23	4280	D 8	4815	E12	4280
A24	5216	D 9	4280	E13	4657
		D10	4280	E14	4567
B 1	5035	TRACT C	8747	E15	4284
B 2	4487	D11	4653	E16	4284
B 3	4487	D12	4284	E17	4806
B 4	4487	D13	4284		
B 5	4487	D14	4806		
B 6	4487	D15	5207		
B 7	4487	D16	4366		
B 8	4487	D17	4359		
B 9	4487	D18	4499		
B10	4487	D19	4387		
B11	5340	D20	4815		

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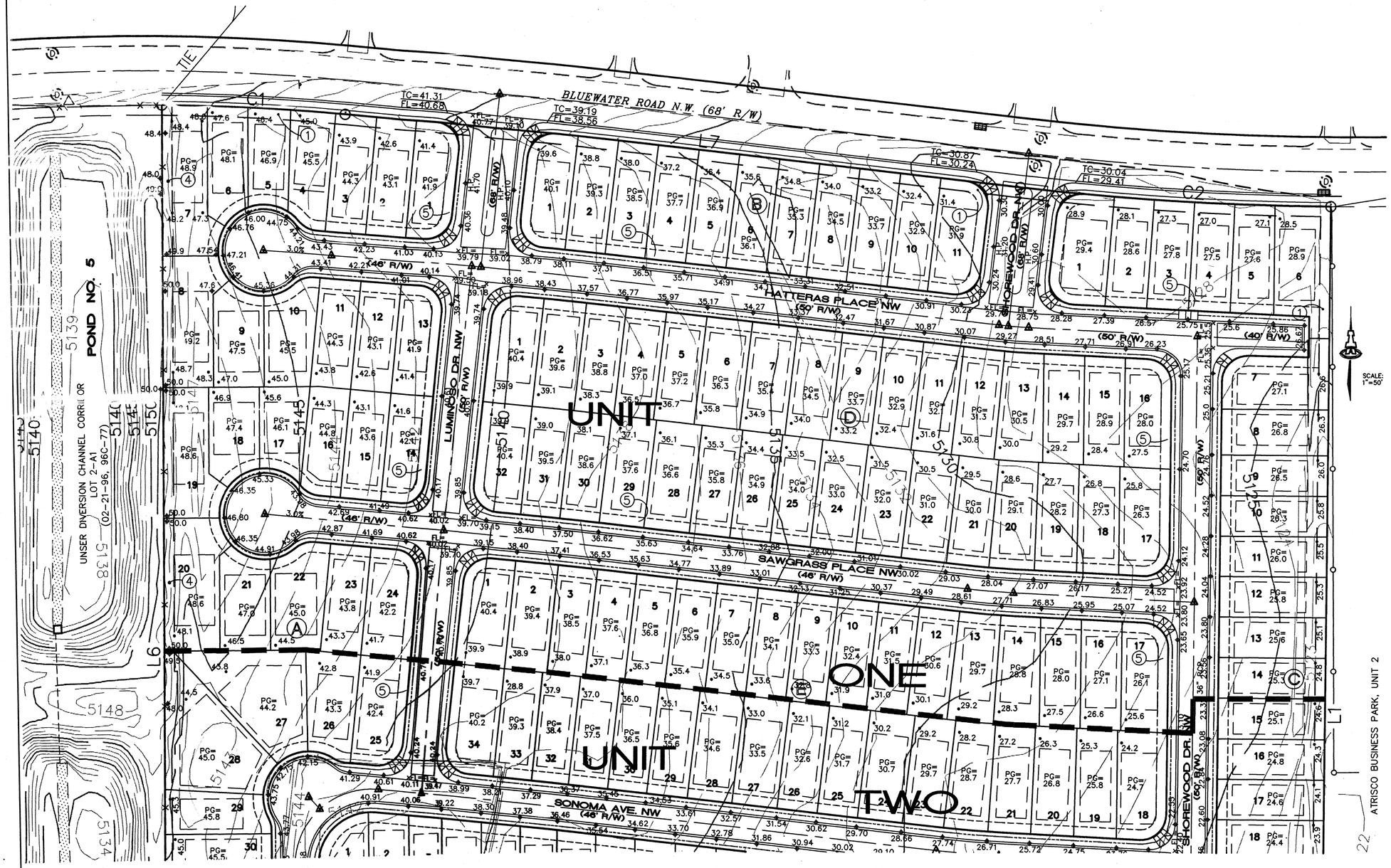
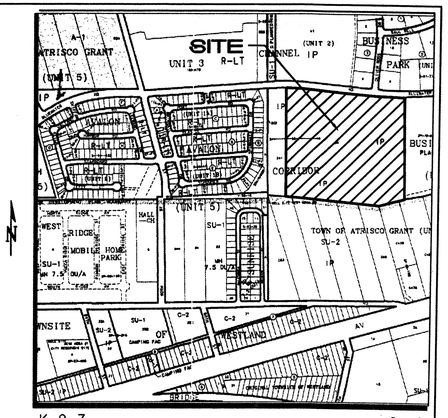
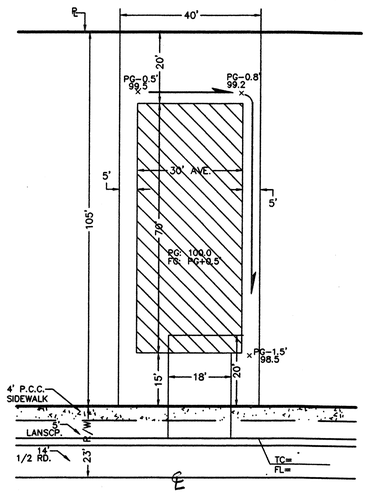




VICINITY MAP



COMPACTION ZONE – CONTRACTOR SHALL COMPACT SOILS IN THIS AREA TO A MINIMUM OF 95% COMPACTION PER ASTM D698, FOR A DEPTH OF 12 INCHES.

TYPICAL LOT GRADING SHOWING LOT RUN-OFF
1"=20'

LEGEND

5200	EXISTING CONTOUR
52	PROPOSED CONTOUR
◆78.3	PROPOSED SPOT ELEVATION
	FLOW ARROW
PG=6881.0	PAD GRADE ELEVATION
	SIDEWALK CULVERT
TC=81.95 / FL=81.45	TOP OF CURB / FLOWLINE ELEVATION
INV=72.5	INVERT ELEVATION
	STORM DRAIN MANHOLE
BASIN (A)	BASIN ID
	BASIN BOUNDARY

KB/ SUNDANCE SUBD.

UNSER DIVISION CHANNEL CORRIDOR TR A-2

GRADING PLAN--PHASE 1
MAY 13, 2003

FRED C. ARFMAN STATE OF NEW MEXICO 7332 REGISTERED PROFESSIONAL ENGINEER 05-14-03

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

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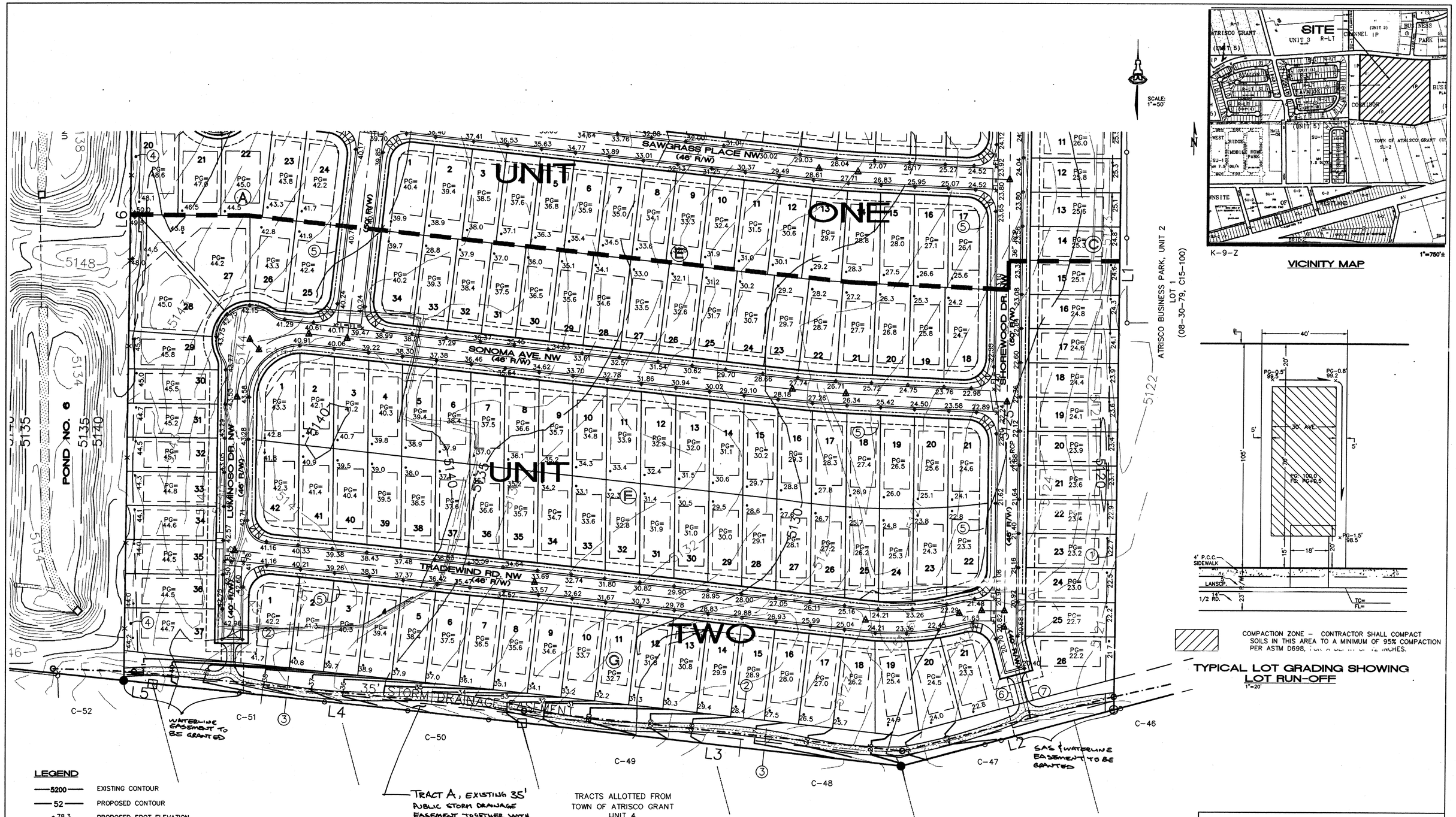
SHEET 1 OF 3

717281 SHEET 5 of 26



LEGEND

5200	EXISTING CONTOUR
52	PROPOSED CONTOUR
◆78.3	PROPOSED SPOT ELEVATION
	FLOW ARROW
PG=6881.0	PAD GRADE ELEVATION
	SIDEWALK CULVERT
TC=81.95 / FL=81.45	TOP OF CURB / FLOWLINE ELEVATION
INV=72.5	INVERT ELEVATION
	STORM DRAIN MANHOLE
BASIN (A)	BASIN ID
	BASIN BOUNDARY

KB/ SUNDANCE SUBD.

UNSER DIVISION CHANNEL CORRIDOR TR A-2

GRADING PLAN--PHASE 2
MAY 13, 2003

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 06-24-03

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

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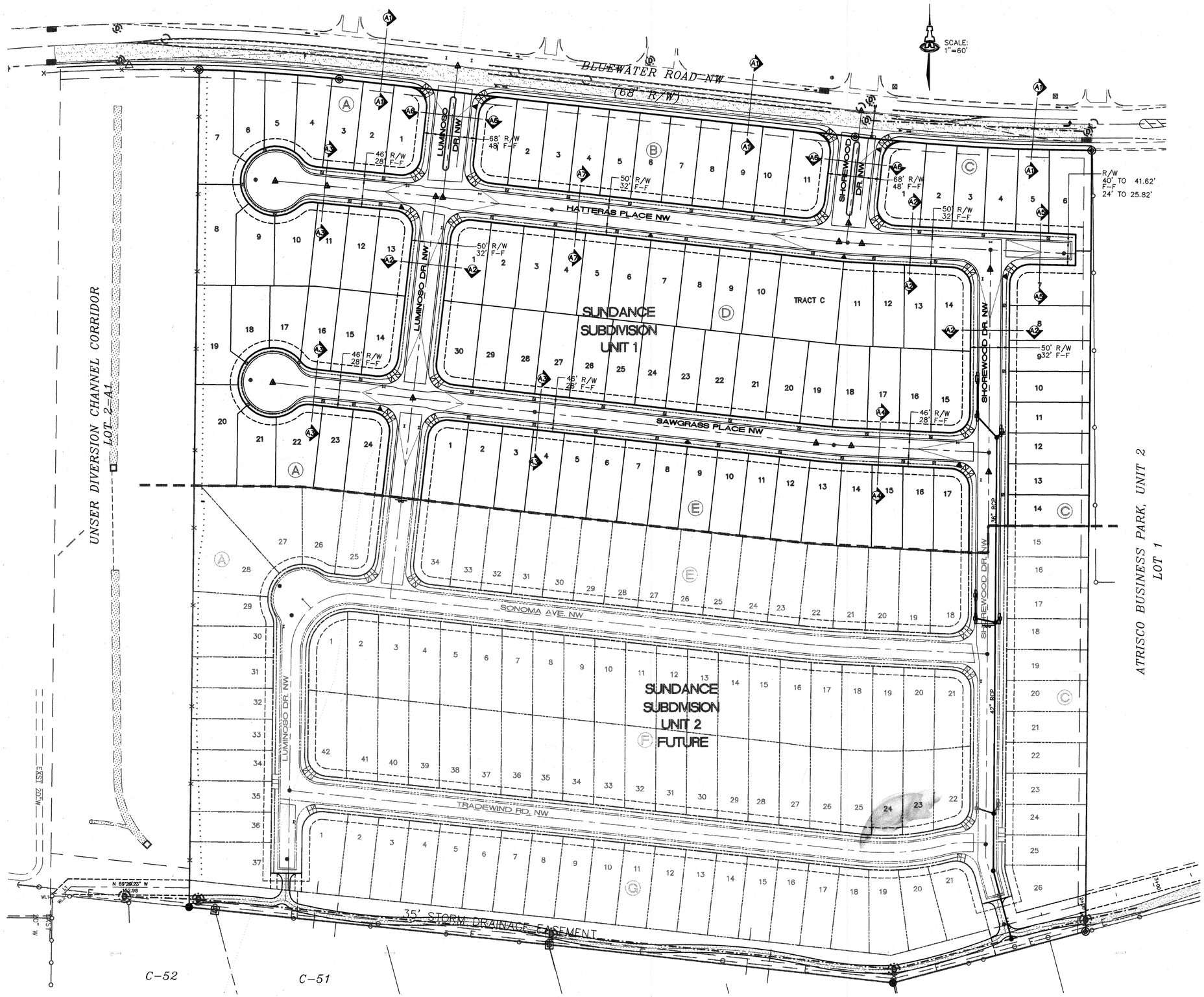
SHEET 2 OF 3

SHEET 6 OF 26



LEGEND

- EXISTING STREET IMPROVEMENTS
- PROPOSED STREET IMPROVEMENTS
- FUTURE STREET IMPROVEMENTS
- WHEEL CHAIR RAMP
- VALLEY GUTTER
- (A) BLOCK NO.
- 20 LOT NO.
- PROPOSED STREET LIGHT
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- SIDEWALK BY OTHERS
- PROPSED LIMITS OF PAVING IN BLUEWATER ROAD NW
- CROWN TRANSITION COA STD DWG #2401
- STREET LIGHT

AS-BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY AIS DATE
WORK INSPECTED BY Jaragosa DATE 5/04
ACCEPTANCE BY T. Hartman DATE 4/04
FIELD VERIFICATION BY AIS DATE
DRAWINGS CORRECTED BY AIS DATE 4/04
MICRO-FILM INFORMATION
RECORDED BY DATE
(MCA Inspector: Mike Sheela)

BENCH MARKS
ACS MONUMENT "9-K10" LOCATED AT UNSER AND BLUEWATER.
ELEVATION=5114.99 (SLD 1929)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
01.07.04

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN
DESIGNED BY FCA DATE 08/28/03
DRAWN BY RFH DATE 08/28/03
CHECKED BY FCA DATE 08/28/03

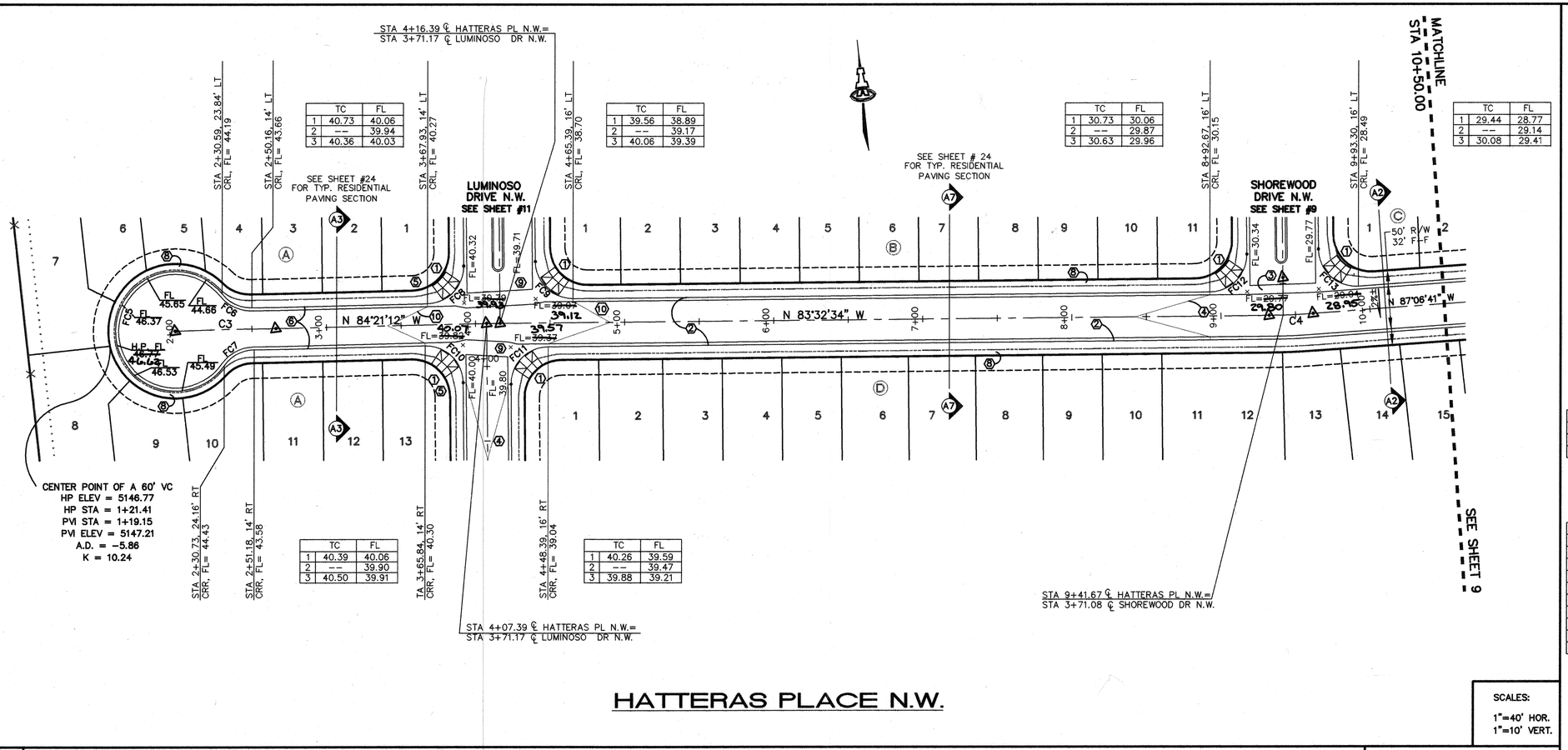
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1277PMSTR-PH1.DWGrfh 01/06/04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNDANCE SUBDIVISION - UNIT 1
MASTER PAVING & STORM DRAIN PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JAN 26 2004 DESIGN REVIEW COMMITTEE	APPROVED JAN 29 2004 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
717281	K-9	7	26



	TC	FL
1	40.73	40.06
2	--	39.94
3	40.36	40.03

	TC	FL
1	39.56	38.89
2	--	39.17
3	40.06	39.39

	TC	FL
1	30.73	30.06
2	--	29.87
3	30.63	29.96

	TC	FL
1	29.44	28.77
2	--	29.14
3	30.08	29.41

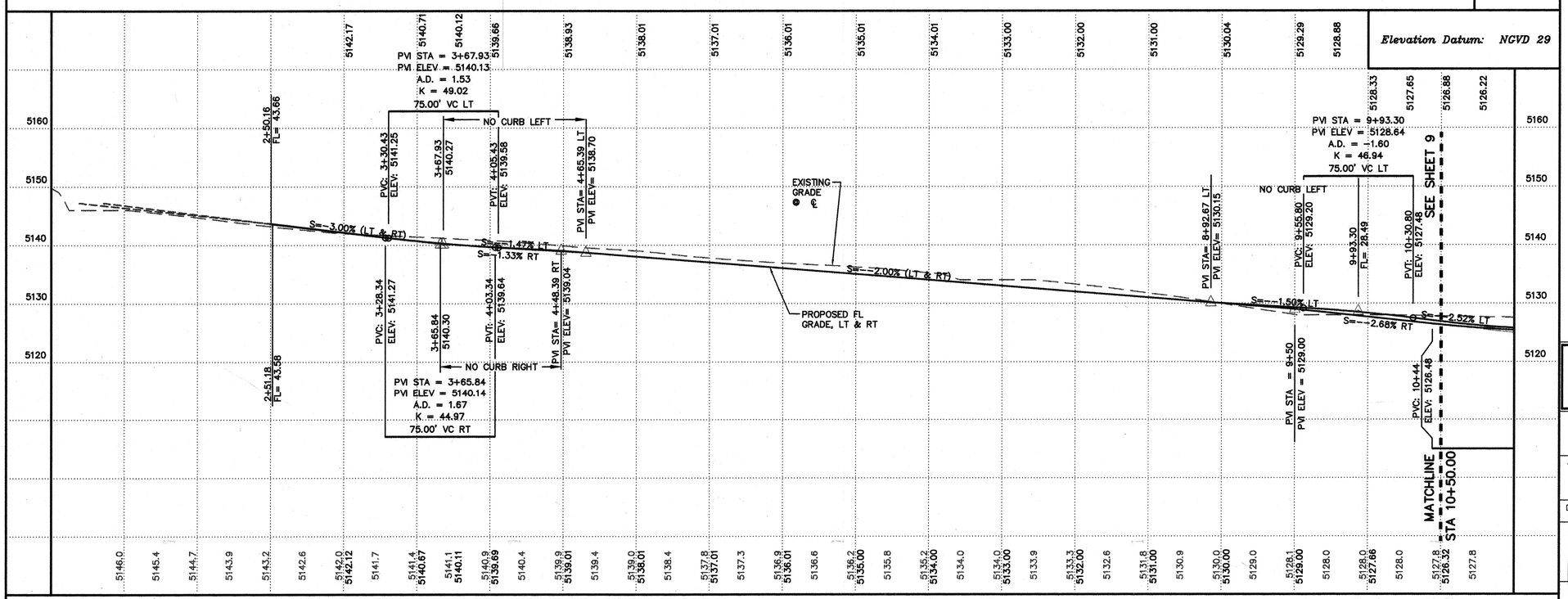
	TC	FL
1	40.39	40.06
2	--	39.90
3	40.50	39.91

	TC	FL
1	40.26	39.59
2	--	39.47
3	39.88	39.21

HATTERAS PLACE N.W.

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

Elevation Datum: NGVD 29



KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER COA STD DWG #2441 CASE II.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415A.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" 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.
6. MOUNTABLE CURB & GUTTER PER COA STD #2415A.
7. FULL CROWN (2%) TO HALF CROWN TRANSAITION (1%)–THOUGH INTERSECTION 25' LENGTH PER COA DWG #2401.
8. SIDEWALK CONSTRUCTION DEFFERED.
9. CONSTRUCT PCC VALLEY GUTTER 10' WIDE, ¾" INV. PER COA STD DWG # 2422.
10. CROWN TO HALF CROWN TRANSITION. 25' MINIMUM LENGTH.

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BRG
C3	1984.29	67.35	01°56'41"	N 84°30'55" W
C4	475.00	29.58	03°34'07"	S 85°19'37" E

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BRG
FC5	40.00	199.84	286°15'10"	S 05°15'47" W
FC6	25.00	22.86	52°23'25"	S 57°48'20" E
FC7	25.00	23.51	53°53'32"	S 69°04'58" W
FC8	25.00	38.92	89°11'16"	N 51°03'04" E
FC9	25.00	39.27	90°00'00"	S 38°32'34" E
FC10	25.00	39.62	90°48'33"	N 38°56'50" W
FC11	25.00	39.27	90°00'00"	S 51°27'26" W
FC12	25.00	39.27	90°00'00"	N 51°27'26" E
FC13	25.00	40.83	93°34'07"	S 40°19'37" E

AS-BUILT INFORMATION
CONTRACTOR SUNDANCE
WORK STAKED BY AIS DATE 5/6/04
INSPECTOR'S ACCEPTANCE BY Jerry Richard DATE 5/6/04
FIELD VERIFICATION BY AIS DATE 5/6/04
DRAWINGS CORRECTED BY AIS DATE 5/6/04
MICRO-FILM INFORMATION
RECORDED BY DATE

BENCH MARKS
ACS MONUMENT "9-K10" LOCATED AT UNSER AND BLUEWATER.

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
01-07-04

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY FCA DATE 08/28/03
DRAWN BY RFH DATE 08/28/03
CHECKED BY FCA DATE 08/28/03

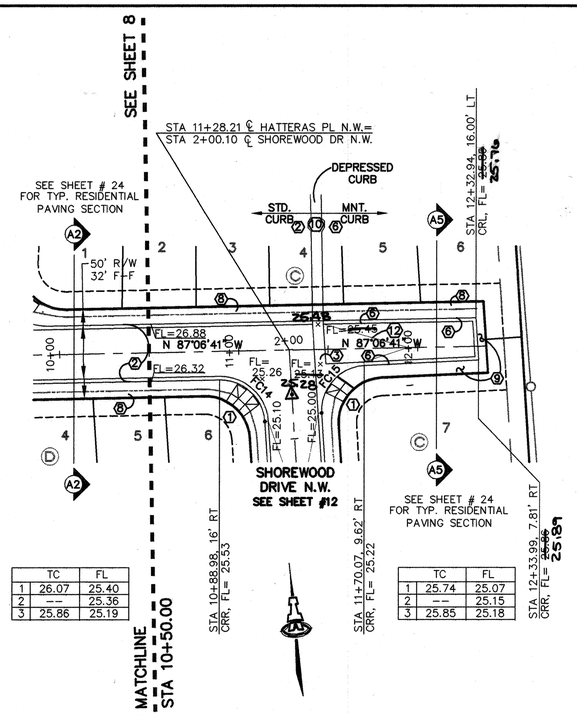
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1277PV2-PH1.DWGrfh 01/06/04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNDANCE SUBDIVISION – UNIT 1
HATTERAS PLACE N.W.
STA 2+00.00 TO STA 10+00.00
PAVING PLAN & PROFILE

Design Review Committee: APPROVED JAN 26 2004 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JAN 29 2004 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 717281 | Zone Map No. K-9 | Sheet 8 Of 26



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1	26.07	25.40
2	—	25.36
3	25.86	25.19

	TC	FL
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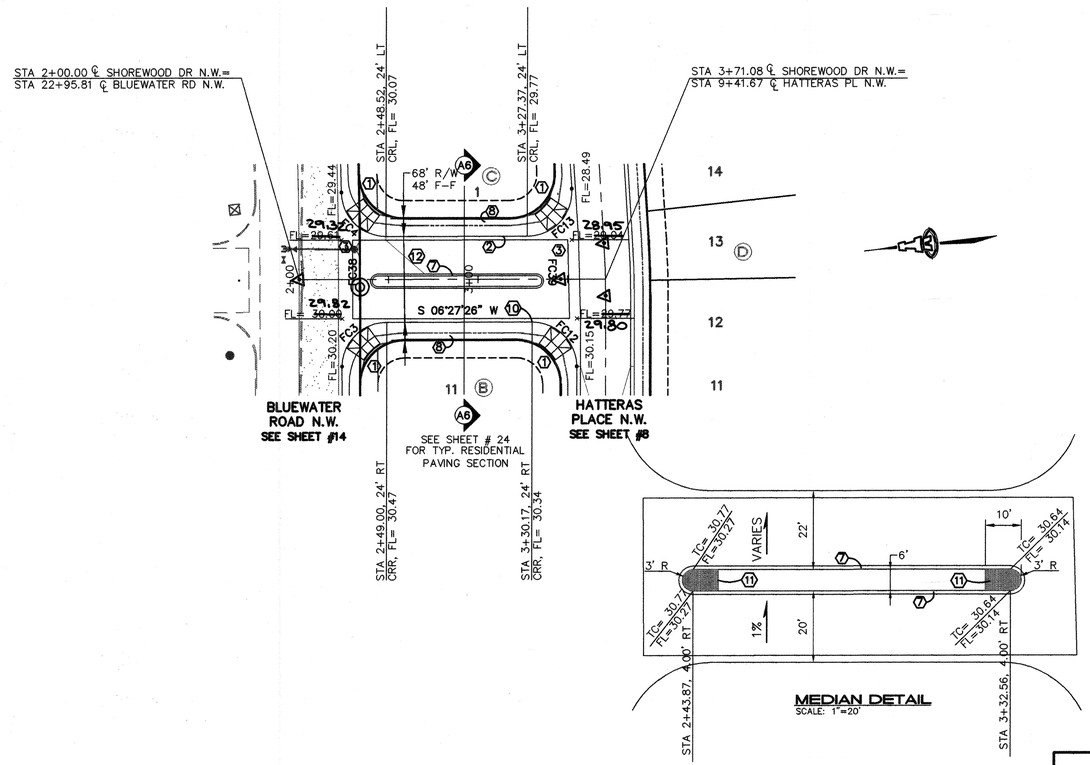
2	—	25.15
3	25.85	25.18



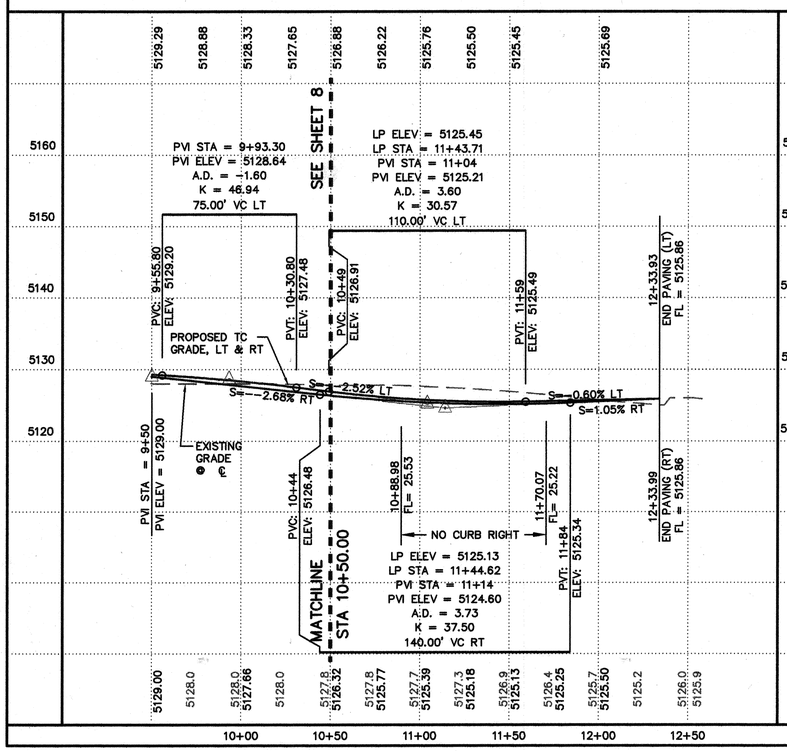
KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER COA STD DWG # 2441 CASE II
2. STANDARD CURB & GUTTER PER COA STD DWG #2415A.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" 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.
6. MOUNTABLE CURB & GUTTER PER COA STD DWG.#2415A.
7. MEDIAN CURB & GUTTER PER COA STD DWG.#2415B.
8. SIDEWALK CONSTRUCTION DEFFERED.
9. SIDEWALK CONSTRUCTION PERMANENTLY WAIVED.
10. DEPRESSED CURB & GUTTER PER COA STD DWG #2415A.
11. 4" PCC PATTERNED CONCRETE, 10' MIN. PER COA STD DWG. #2502.
12. FULL CROWN (2%) TO HALF CROWN TRANSAITION (1%)-THOUGH INTERSECTION 25' LENGTH PER COA DWG #2401.

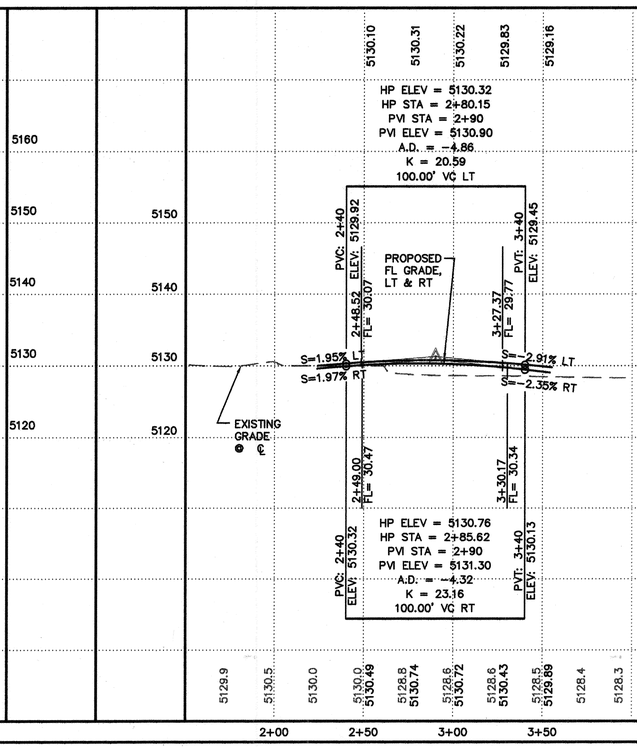
FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BRG
FC3	25.00	39.27	90°00'00"	N 38°32'34" W
FC4	25.00	38.81	88°57'05"	S 50°55'59" W
FC12	25.00	39.27	90°00'00"	N 51°27'26" E
FC13	25.00	40.83	93°34'07"	S 40°19'37" E
FC14	25.00	38.17	87°29'00"	N 43°22'11" W
FC15	25.00	39.66	90°53'30"	S 45°49'04" W
FC38	6.00	18.85	180°00'00"	N 83°32'34" W
FC39	6.00	18.85	180°00'02"	S 83°32'35" E

HATTERAS PLACE N.W



SHOREWOOD DRIVE N.W.



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

Elevation Datum: NGVD 29

AS-BUILT INFORMATION
CONTRACTOR Sundance DATE
WORK STAKED BY AIS DATE 4/04
INSPECTOR'S ACCEPTANCE BY T+A DATE 4/04
FIELD VERIFICATION BY AIS DATE 4/04
DRAWINGS CORRECTED BY AIS DATE 4/04

BENCH MARKS
ACS MONUMENT "9-K10" LOCATED AT UNSER AND BLUEWATER.
ELEVATION=5114.99 (SLD 1929)

SURVEY INFORMATION
FIELD NOTES

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
01.07.04

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

		DATE
DESIGNED BY	FCA	08/28/03
DRAWN BY	RFH	08/28/03
CHECKED BY	FCA	08/28/03

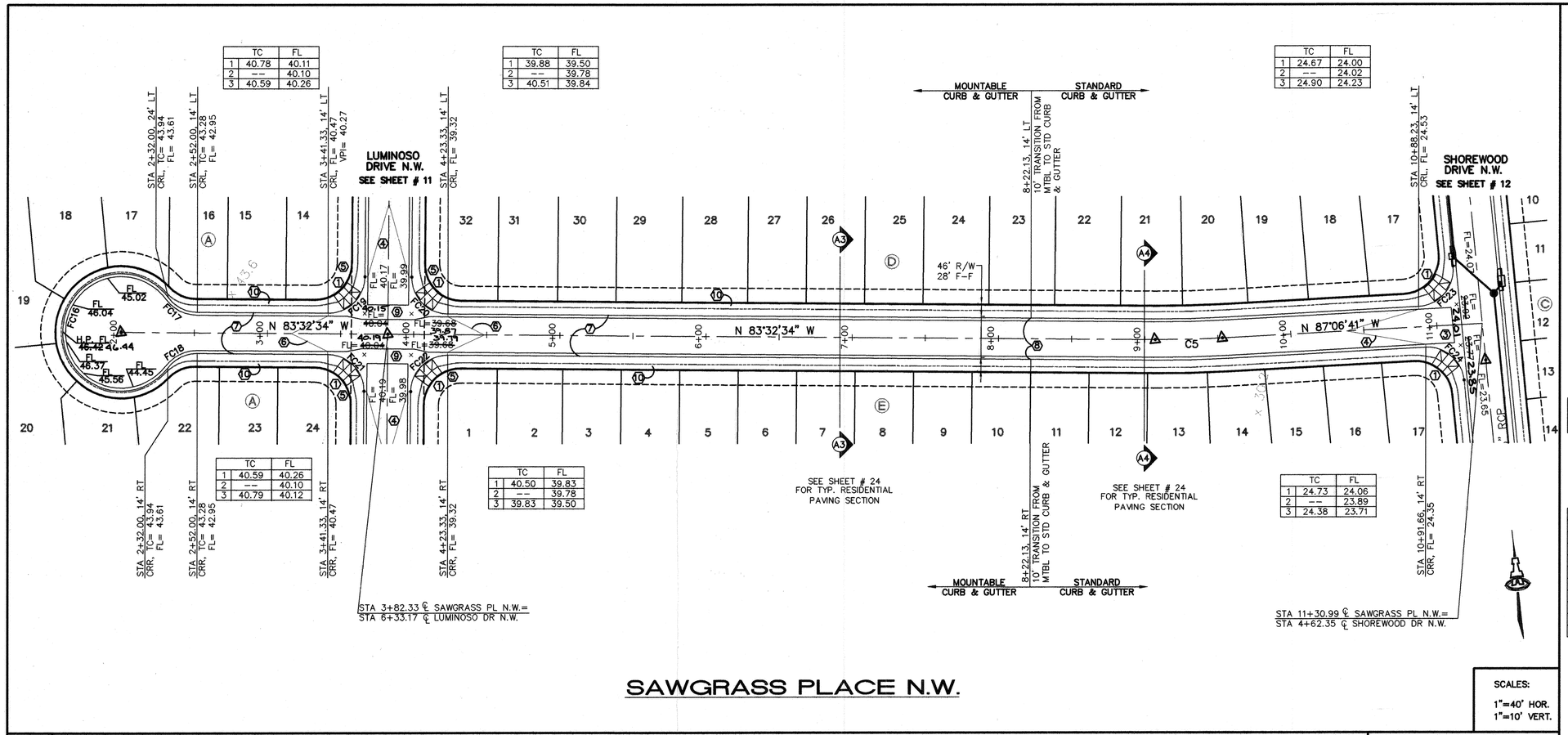
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1277PV2-PH1.DWGrfh 01/06/04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNDANCE SUBDIVISION - UNIT 1
HATTERAS PL N.W & SHOREWOOD DR N.W.
STA 10+00.00 TO END STA 11+00.00 TO END
PAVING PLAN & PROFILE

Design Review Committee: APPROVED JAN 26 2004 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JAN 29 2004 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 717281 | Zone Map No. K-9 | Sheet 9 Of 26



TC	FL
40.78	40.11
--	40.10
40.59	40.26

TC	FL
39.88	39.50
--	39.78
40.51	39.84

TC	FL
24.67	24.00
--	24.02
24.90	24.23

TC	FL
40.59	40.26
--	40.10
40.79	40.12

TC	FL
40.50	39.83
--	39.78
39.83	39.50

TC	FL
24.73	24.06
--	23.89
24.38	23.71

KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER COA STD DWG #2441 CASE II.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415A.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" 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.
6. CROWN TO 1/2 CROWN TRANSITION 25' MIN. LENGTH.
7. MOUNTABLE CRUB & GUTTER PER COA STD DWG #2415A.
8. 10' TRANSITION FROM MOUNTABLE TO STANDARD CURB.
9. CONSTRUCT PCC VALLEY GUTTER 10' WIDE, 1 1/2" INVERT PER COA STD DWG #2422.
10. SIDEWALK CONSTRUCTION DEFFERED.

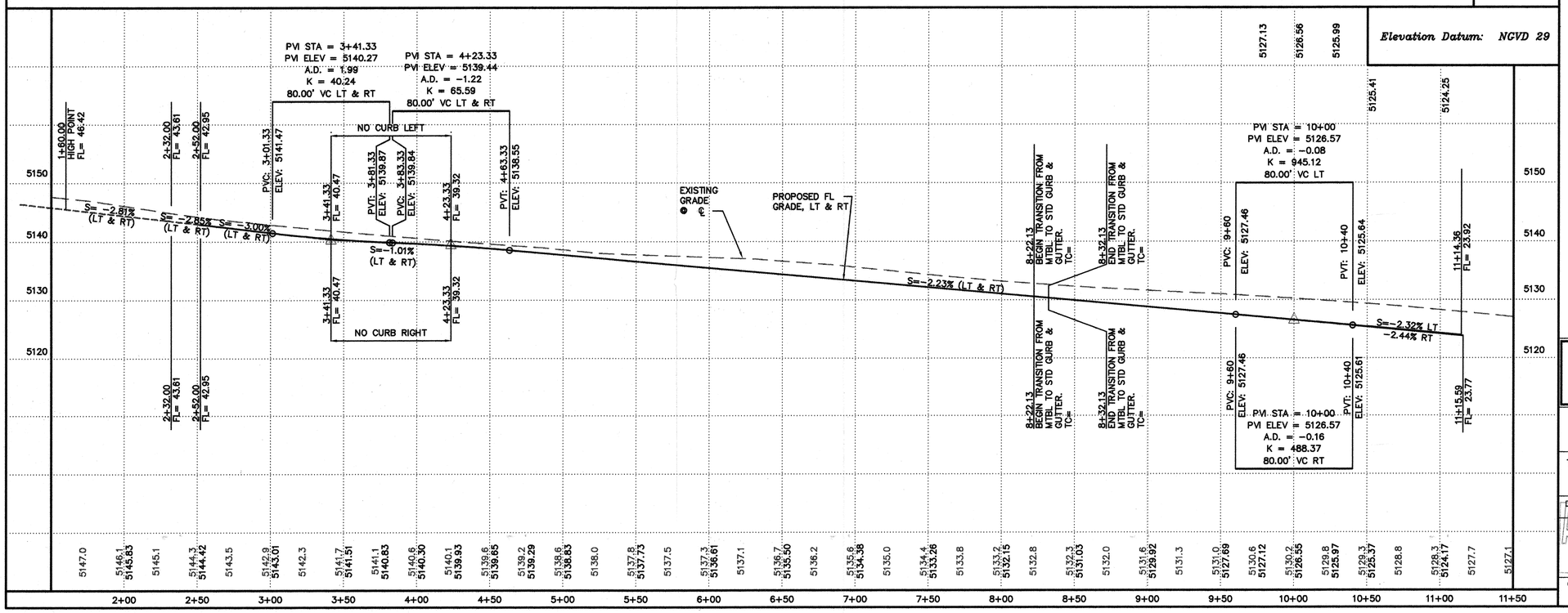
CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHD BRG
C5	737.00	45.90	03°34'07"	S 85°19'37" E

FACE OF CURB CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHD BRG
FC16	40.00	199.85	286°15'37"	S 06°27'26" W
FC17	25.00	23.18	53°07'48"	S 56°58'40" E
FC18	25.00	23.18	53°07'48"	S 69°53'32" W
FC19	25.00	39.27	90°00'00"	N 51°27'26" E
FC20	25.00	39.27	90°00'00"	S 38°32'34" E
FC21	25.00	39.27	90°00'00"	N 38°32'34" W
FC22	25.00	39.27	90°00'00"	S 51°27'26" W
FC23	25.00	40.37	92°31'00"	N 46°37'49" E
FC24	25.00	38.17	87°29'00"	N 43°22'11" W

SAWGRASS PLACE N.W.

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

Elevation Datum: NGVD 29



AS-BUILT INFORMATION
CONTRACTOR: Sundance DATE
WORK STAKED BY: AIS DATE 5/04
INSPECTOR'S ACCEPTANCE BY: TGH DATE 3/04
FIELD VERIFICATION BY: AIS DATE 1/04
DRAWINGS CORRECTED BY: AIS DATE 1/04
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "9-K10" LOCATED AT UNSER AND BLUEWATER.
ELEVATION=5114.99 (SLD 1929)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
01.07.04

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY FCA DATE 08/28/03
DRAWN BY RFH DATE 08/28/03
CHECKED BY FCA DATE 08/28/03

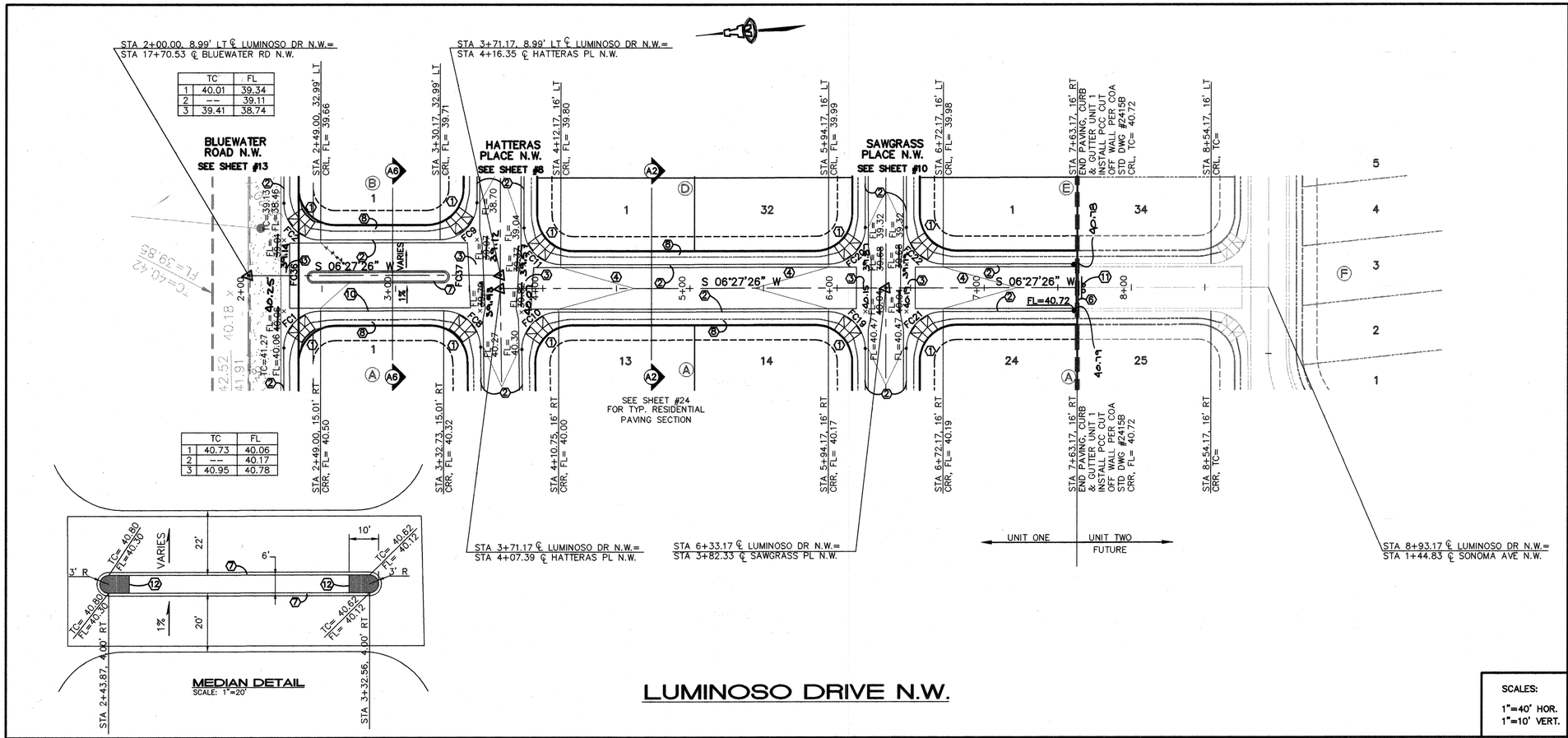
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1277PV3-PH1.DWGrfh 01/06/04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNDANCE SUBDIVISION - UNIT 1
SAWGRASS PLACE N.W.
STA 2+00.00 TO END
PAVING PLAN & PROFILE

Design Review Committee: APPROVED JAN 26 2004 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JAN 29 2004 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 717281 | Zone Map No. K-9 | Sheet 10 Of 26



	TC	FL
1	40.01	39.34
2	–	39.11
3	39.41	38.74

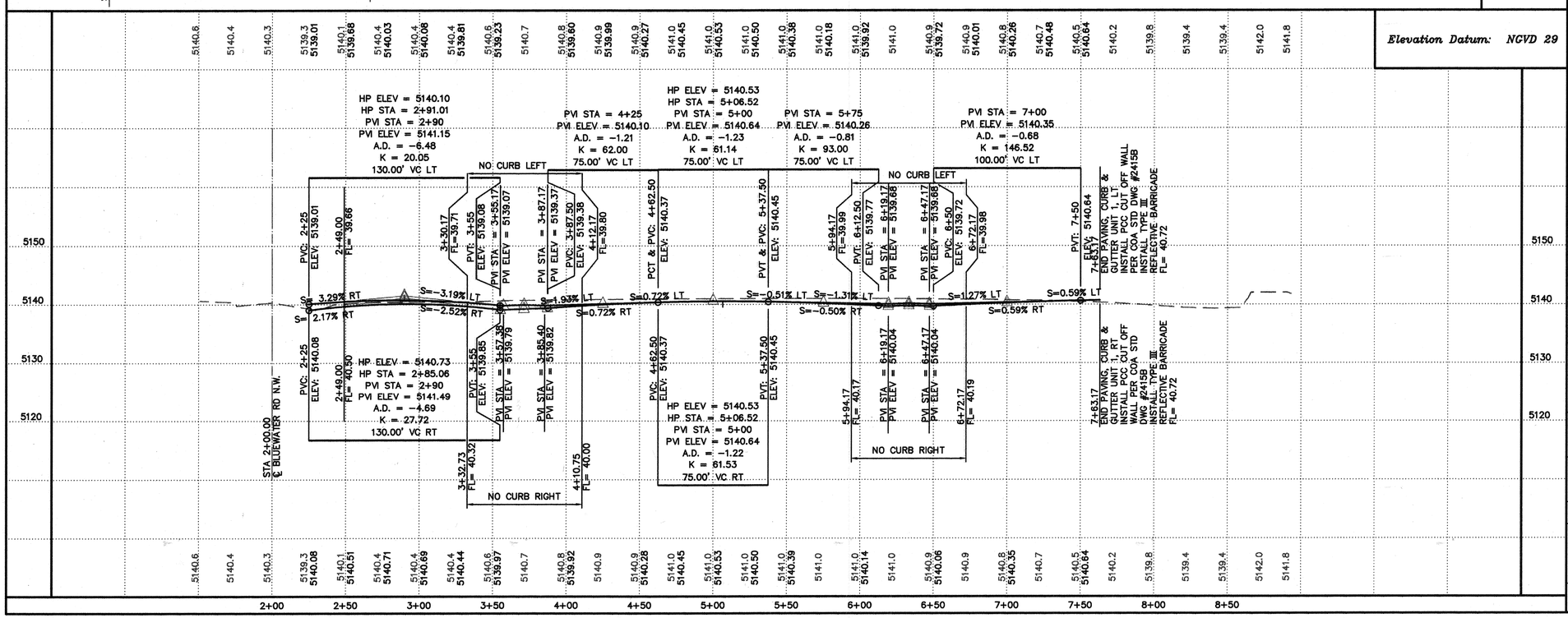
	TC	FL
1	40.73	40.06
2	––	40.17
3	40.95	40.78

MEDIAN DETAIL
SCALE: 1"=20'

LUMINOSO DRIVE N.W.

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

Elevation Datum: NGVD 29



KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER COA STD DWG #2441 CASE II.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415A.
3. CONSTRUCT PCC VALLEY GUTTER 10' WIDE, ¾" INVERT PER COA STD DWG #2422.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. TRANSITION FROM MOUNTABLE TO STANDARD CURB PER COA STD DWG #2418.
6. PCC CUT-OFF WALL PER STD DWG #2415B.
7. MEDIAN CURB & GUTTER PER COA STD DWG #2415B.
8. SIDEWALK CONSTRUCTION DEFERRED.
9. SIDEWALK CONSTRUCTION PERMANENTLY WAVED.
10. DEPRESSED CURB & GUTTER PER COA STD DWG #2415A.
11. INSTALL TYPE III REFLECTIVE BARRICADE.
12. 4" PCC PATTERNED CONCRETE, 10' MINIMUM, PER COA STD DWG #2502.
13. CONSTRUCT 6' VALLEY GUTTER PER C.O.A. DWG. #2420.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BRG
FC1	25.00	39.27	90°00'00"	N 38°32'34" W
FC2	25.00	39.27	90°00'00"	S 51°27'26" W
FC8	25.00	38.92	89°11'16"	N 51°03'04" E
FC9	25.00	39.27	90°00'00"	S 38°32'34" E
FC10	25.00	39.62	90°48'33"	N 38°56'50" W
FC11	25.00	39.27	90°00'00"	S 51°27'26" W
FC19	25.00	39.27	90°00'00"	N 51°27'26" E
FC20	25.00	39.27	90°00'00"	S 38°32'34" E
FC21	25.00	39.27	90°00'00"	N 38°32'34" W
FC22	25.00	39.27	90°00'00"	S 51°27'26" W
FC36	3.00	9.42	180°00'00"	N 83°32'34" W
FC37	3.00	9.42	180°00'00"	S 83°32'34" E

AS-BUILT INFORMATION
CONTRACTOR: Sundance
WORK STAKED BY: KAIS DATE
MOISTURE/COMPACTION TESTING BY: Transcon Enviro DATE 5/01
FIELD VERIFICATION BY: KAIS DATE 8/04
DRAWINGS CORRECTED BY: KAIS DATE 9/04
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "9-K10" LOCATED AT UNSER AND BLUEWATER.
ELEVATION=5114.99 (SLD 1929)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
01.07.04

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY FCA DATE 08/28/03
DRAWN BY RFH DATE 08/28/03
CHECKED BY FCA DATE 08/28/03

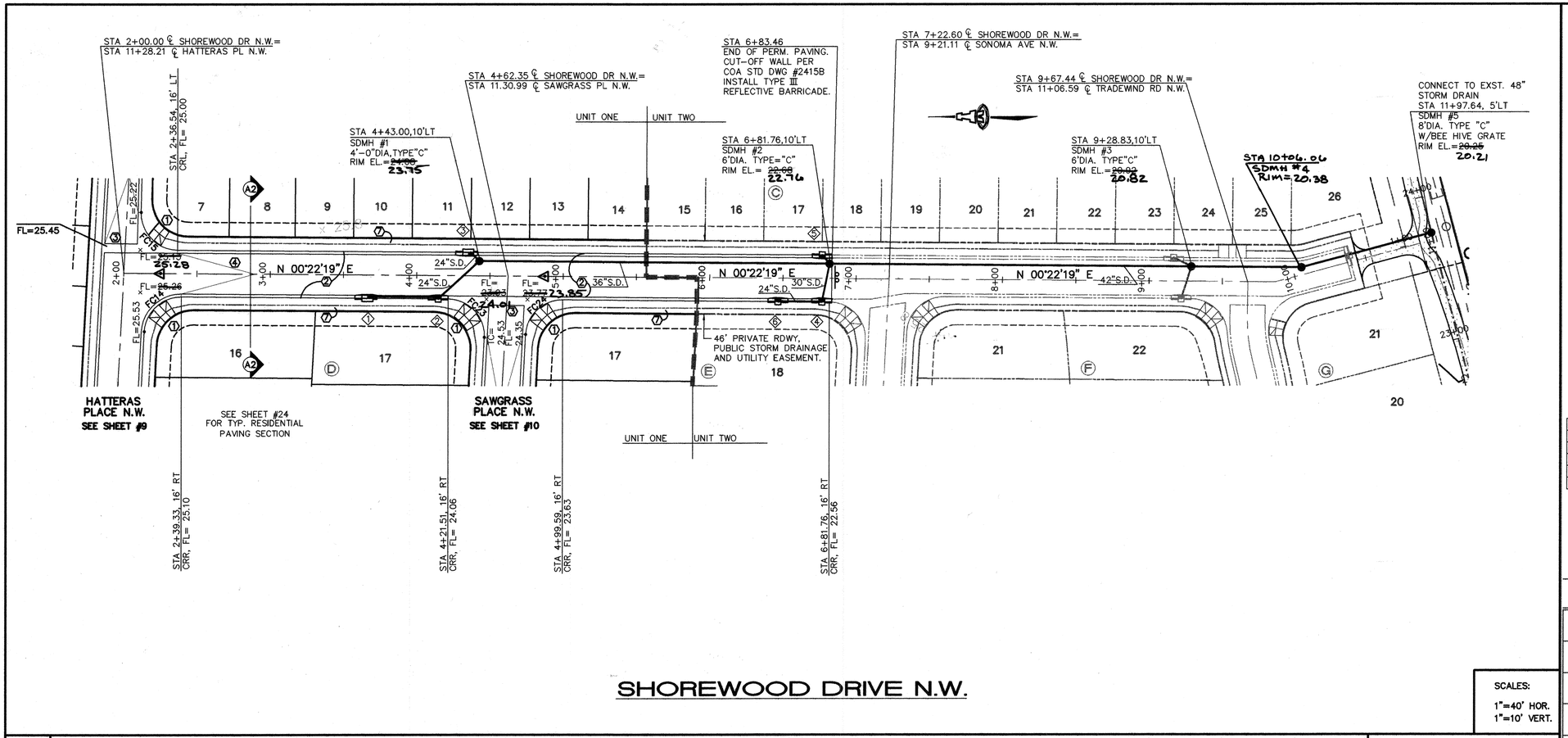
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1277PV4-PH1.DWGrfh 12/31/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNDANCE SUBDIVISION - UNIT 1
LUMINOSO DRIVE N.W
STA 2+00.00 TO STA 8+93.17
PAVING PLAN & PROFILE

Design Review Committee: APPROVED JAN 26 2004 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JAN 29 2004 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

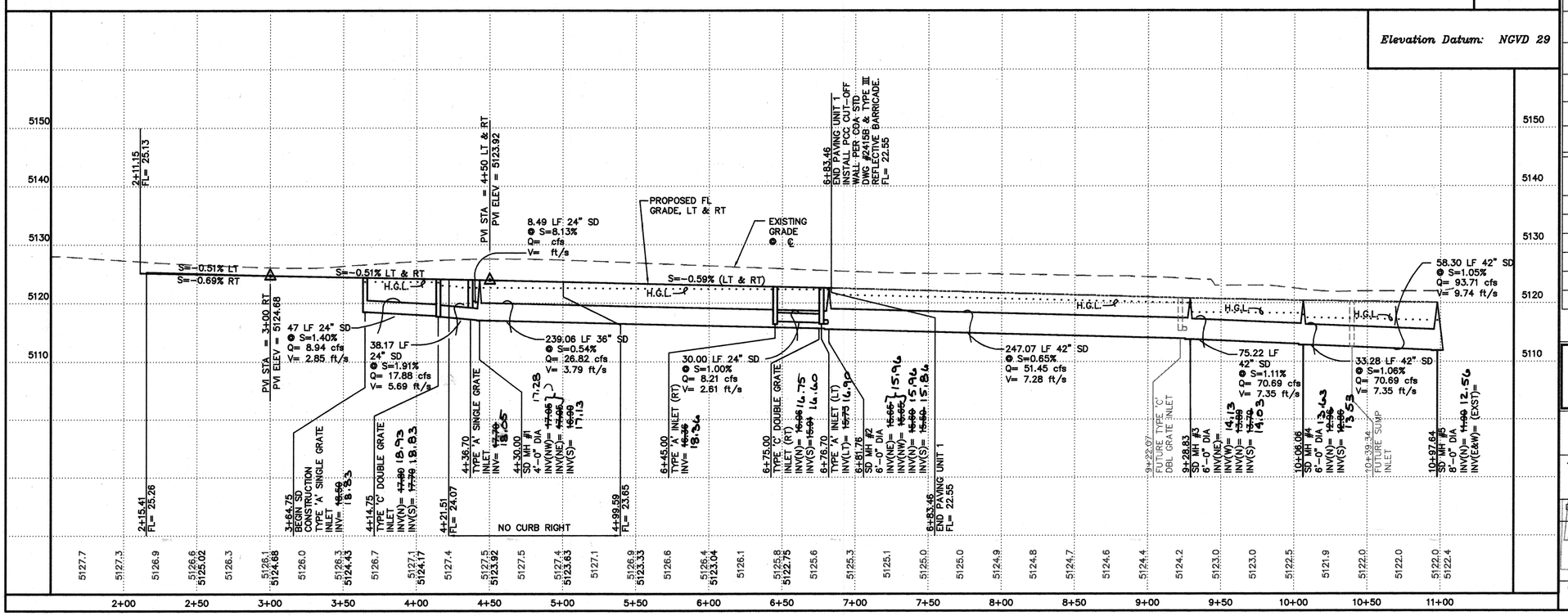
City Project No. 717281 | Zone Map No. K-9 | Sheet 11 Of 26



SHOREWOOD DRIVE N.W.

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

Elevation Datum: NGVD 29



KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER COA STD DWG #2441 CASE II.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415A.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" 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.
6. TEMPORARY EXTRUDED ASPHULT CURB PER COA STD DWG#2418.
7. SIDEWALK CONSTRUCTION DEFFERED

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD BRG
FC14	25.00	38.17	87°29'00"	N 43°22'11" W
FC15	25.00	39.66	90°53'30"	S 45°49'04" W
FC23	25.00	40.37	92°31'00"	N 46°37'49" E
FC24	25.00	38.17	87°29'00"	N 43°22'11" W

STORM DRAIN INLET INFORMATION

INLET NO. ◇	INLET TYPE	STATION* & OFFSET	TOP GR. EL.	INV. OUT
1	TYPE A	3+64.75, 16' RT	~~24.12~~ 24.13	~~18.59~~ 18.83
2	TYPE C DOUBLE	4+14.75, 16' RT	~~23.98~~ 24.13	~~17.70~~ 18.88
3	TYPE A	4+36.70, 16' LT	~~23.77~~ 23.95	~~17.70~~ 18.05
4	TYPE C DOUBLE	6+75.00, 16' RT	~~22.37~~ 22.47	~~15.91~~ 16.67
5	TYPE A	~~22.36~~ 22.40	~~15.73~~ 16.90	
6	TYPE A	6+45.00, 16' RT	~~22.53~~ 22.[illegible]	~~16.36~~ 18.36

*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	8.94	24"	50.00'	0.014
2	17.88	24"	38.17'	0.017
3	8.94	24"	8.49'	0.766
4	16.42	30"	26.87'	0.0097
5	8.21	18"	7.85'	0.0102
6	8.21	24"	30.00'	0.0100

AS-BUILT INFORMATION
CONTRACTOR: Sundance
WORK STAKED BY: AVS DATE
INSPECTOR'S FIELD VERIFICATION BY: TEA DATE 4-5-04
FIELD VERIFICATION BY: AVS DATE 4-6-04
DRAWINGS CORRECTED BY: AVS DATE 4-7-04
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "9-K10" LOCATED AT UNSER AND BLUEWATER.
ELEVATION=5114.99 (SLD 1929)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
FRED C. ARFMAN
NEW MEXICO
7322
LICENSED PROFESSIONAL ENGINEER
01-07-04

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY FCA DATE 08/28/03
DRAWN BY RFH DATE 08/28/03
CHECKED BY FCA DATE 08/28/03

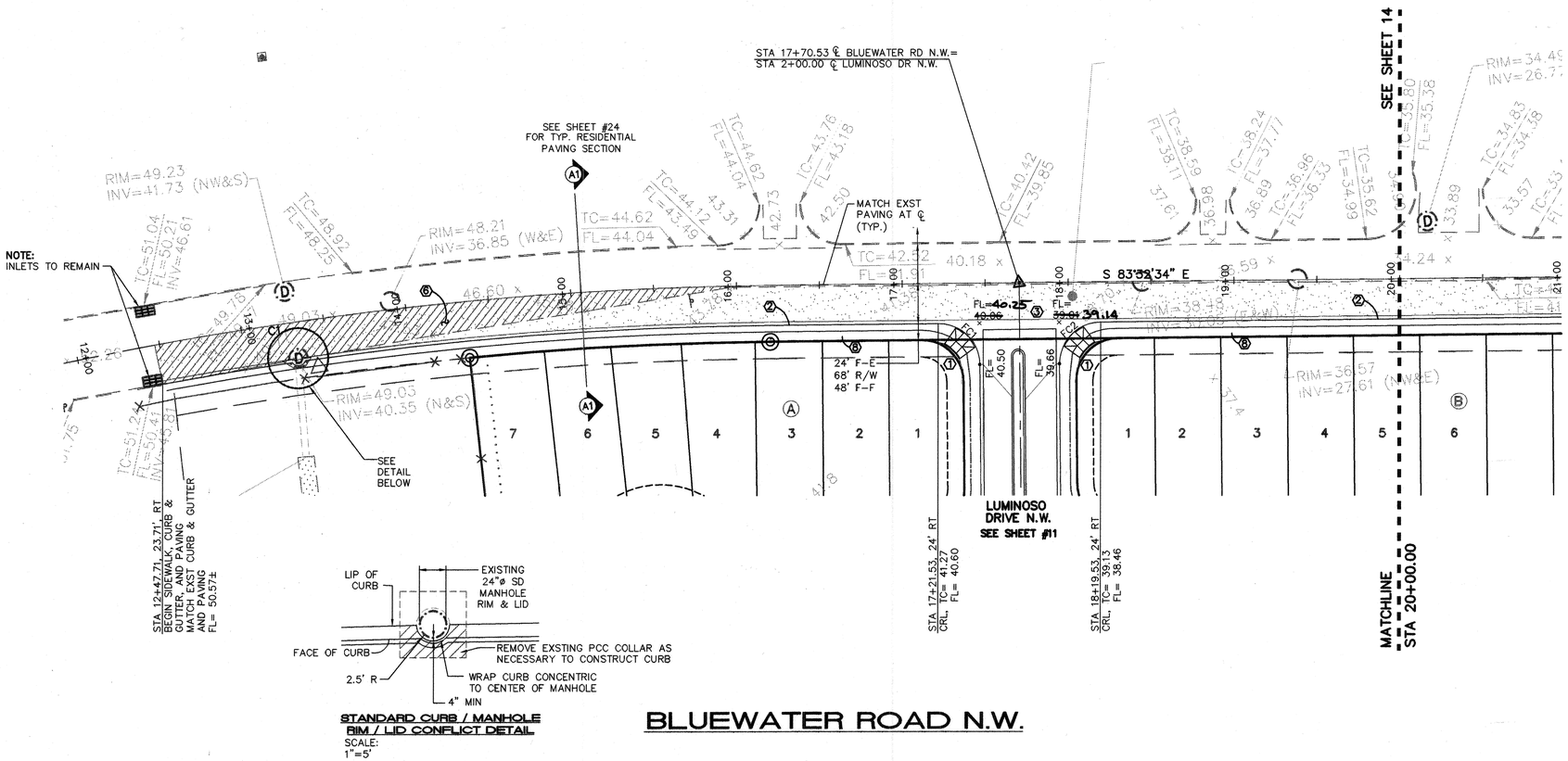
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1277PV5-PH1.DWGrfh 01/06/04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNDANCE SUBDIVISION - UNIT 1
SHOREWOOD DRIVE N.W.
STA 2+00.00 TO END
PAVING PLAN & PROFILE

Design Review Committee: JAN 26 2004 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JAN 29 2004 CITY ENGINEER
Last Design Update Mo./Day/Yr. Mo./Day/Yr.

City Project No. 717281 | Zone Map No. K-9 | Sheet 12 Of 26

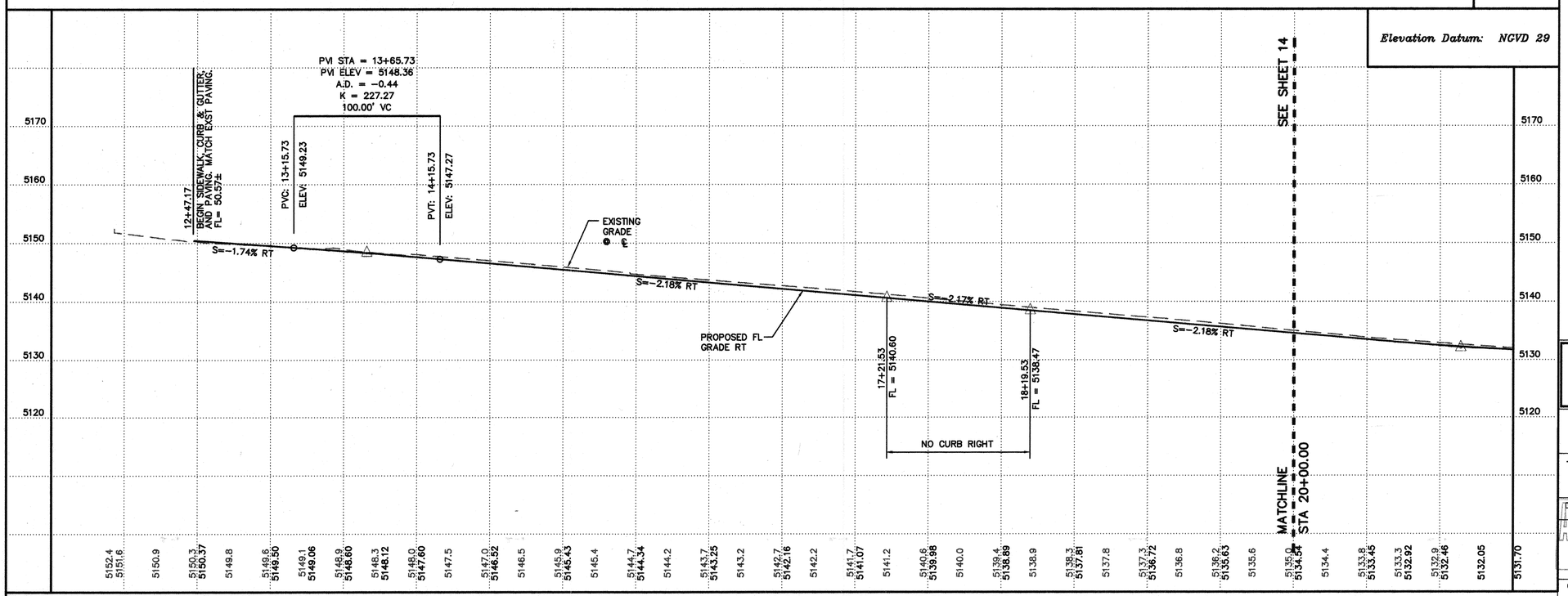


STANDARD CURB / MANHOLE RIM / LID CONFLICT DETAIL
SCALE:
1"=5'

BLUEWATER ROAD N.W.

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

Elevation Datum: NGVD 29



KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER COA STD DWG #2441, CASE II.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415A.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" 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.
6. REMOVE & DISPOSE EXST. ASPHALT PAVING SOUTH OF CENTERLINE AS NECESSARY WHEREVER ASPHALT SECTION IS NOT PER PAVING SECTION A-1 SHT 24.
7. SAW CUT EXST. ASPHALT AT CENTERLINE.
8. 6' WIDE PCC SIDEWALK PER COA STD DWG #2430.

CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHD BRG
C1	2157.46	620.17	16°28'12"	S 88°13'20" W

FACE OF CURB CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHD BRG
FC1	25.00	39.27	90°00'00"	N 38°32'34" W
FC2	25.00	39.27	90°00'00"	S 51°27'26" W

AS-BUILT INFORMATION
CONTRACTOR: Sundance
WORK STAKED BY: LAS DATE
INSPECTOR'S ACCEPTANCE BY: TGA DATE 4/5/04
FIELD VERIFICATION BY: LAS DATE 4/5/04
DRAWINGS CORRECTED BY: LAS DATE 4/6/04
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "9-K10" LOCATED AT UNSER AND BLUEWATER.
ELEVATION=5114.99 (SLD 1929)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
FRED C. ARFMAN
NEW MEXICO
7322
LICENSED PROFESSIONAL ENGINEER
01-01-04

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY FCA DATE 08/28/03
DRAWN BY RFH DATE 08/28/03
CHECKED BY FCA DATE 08/28/03

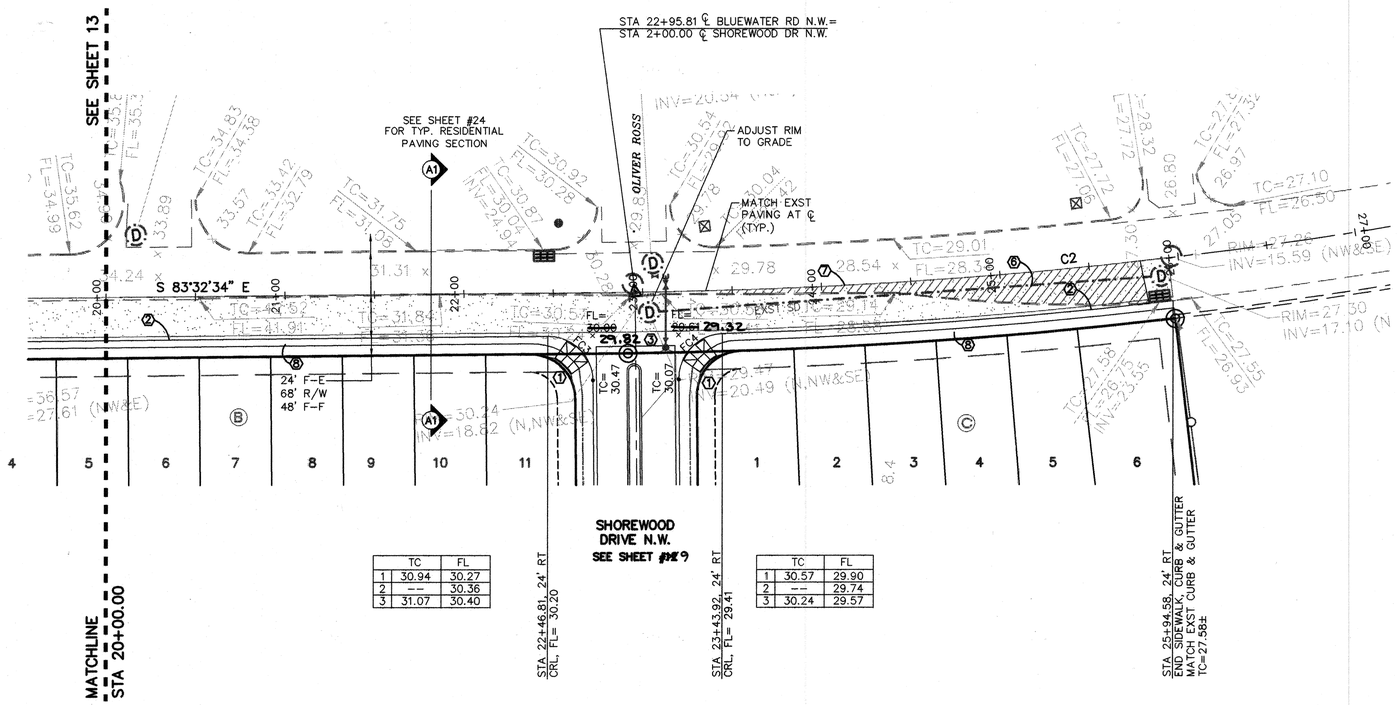
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1277PV1-PH1.DWGrfh 01/06/04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNDANCE SUBDIVISION - UNIT 1
BLUEWATER ROAD NW
STA 12+00.00 TO STA 20+00.00
PAVING PLAN & PROFILE

Design Review Committee: APPROVED JAN 26 2004 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JAN 29 2004 CITY ENGINEER
Last Design Update Mo./Day/Yr. Mo./Day/Yr.

City Project No. 717281 | Zone Map No. K-9 | Sheet 13 Of 26



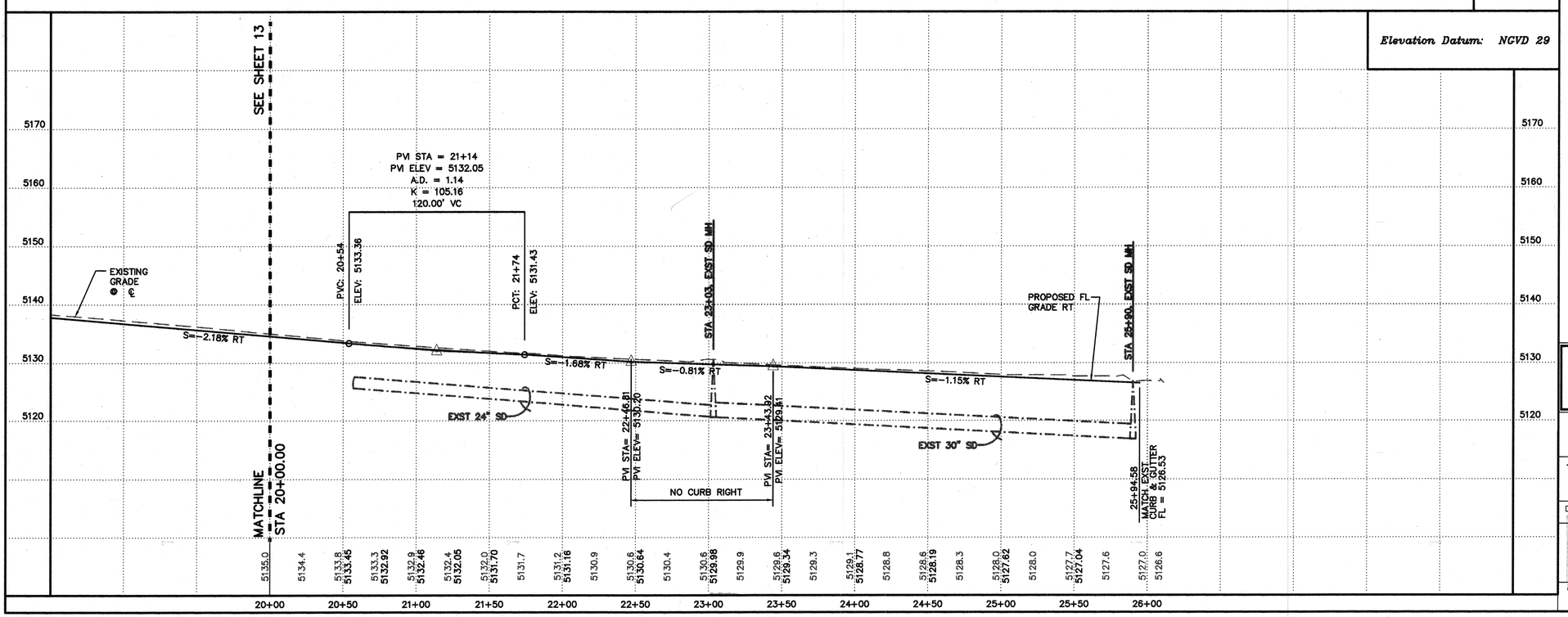
	TC	FL
1	30.94	30.27
2	--	30.36
3	31.07	30.40

	TC	FL
1	30.57	29.90
2	--	29.74
3	30.24	29.57

BLUEWATER ROAD N.W.

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

Elevation Datum: NGVD 29



KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER COA STD DWG #2441, CASE II.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415A.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" 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.
6. REMOVE & DISPOSE EXST. ASPHALT PAVING SOUTH OF CENTERLINE AS NECESSARY WHEREVER ASPHALT SECTION IS NOT PER PAVING SECTION A-1 SHT 24.
7. SAW CUT EXST. ASPHALT AT CENTERLINE.
8. 6' WIDE PCC SIDEWALK PER COA STD DWG #2430.

CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHD BRG
C2	2864.79	493.66	09°52'24"	S 88°28'47" E

FACE OF CURB CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHD BRG
FC3	25.00	39.27	90°00'00"	N 38°32'34" W
FC4	25.00	38.81	88°57'05"	S 50°55'59" W

AS-BUILT INFORMATION
CONTRACTOR: Sundance
WORK STAKED BY: AIS DATE
INSPECTOR'S ACCEPTANCE BY: I.E.H. DATE 4/5/04
FIELD VERIFICATION BY: AIS DATE 4/5/04
DRAWINGS CORRECTED BY: AIS DATE 8/04
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

BENCH MARKS
ACS MONUMENT "9-K10" LOCATED AT UNSER AND BLUEWATER.
ELEVATION=5114.99 (SLD 1929)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
FRED C. ARFMAN
NEW MEXICO
7322
LICENSED PROFESSIONAL ENGINEER
01.07.04

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY FCA DATE 08/28/03
DRAWN BY RFH DATE 08/28/03
CHECKED BY FCA DATE 08/28/03

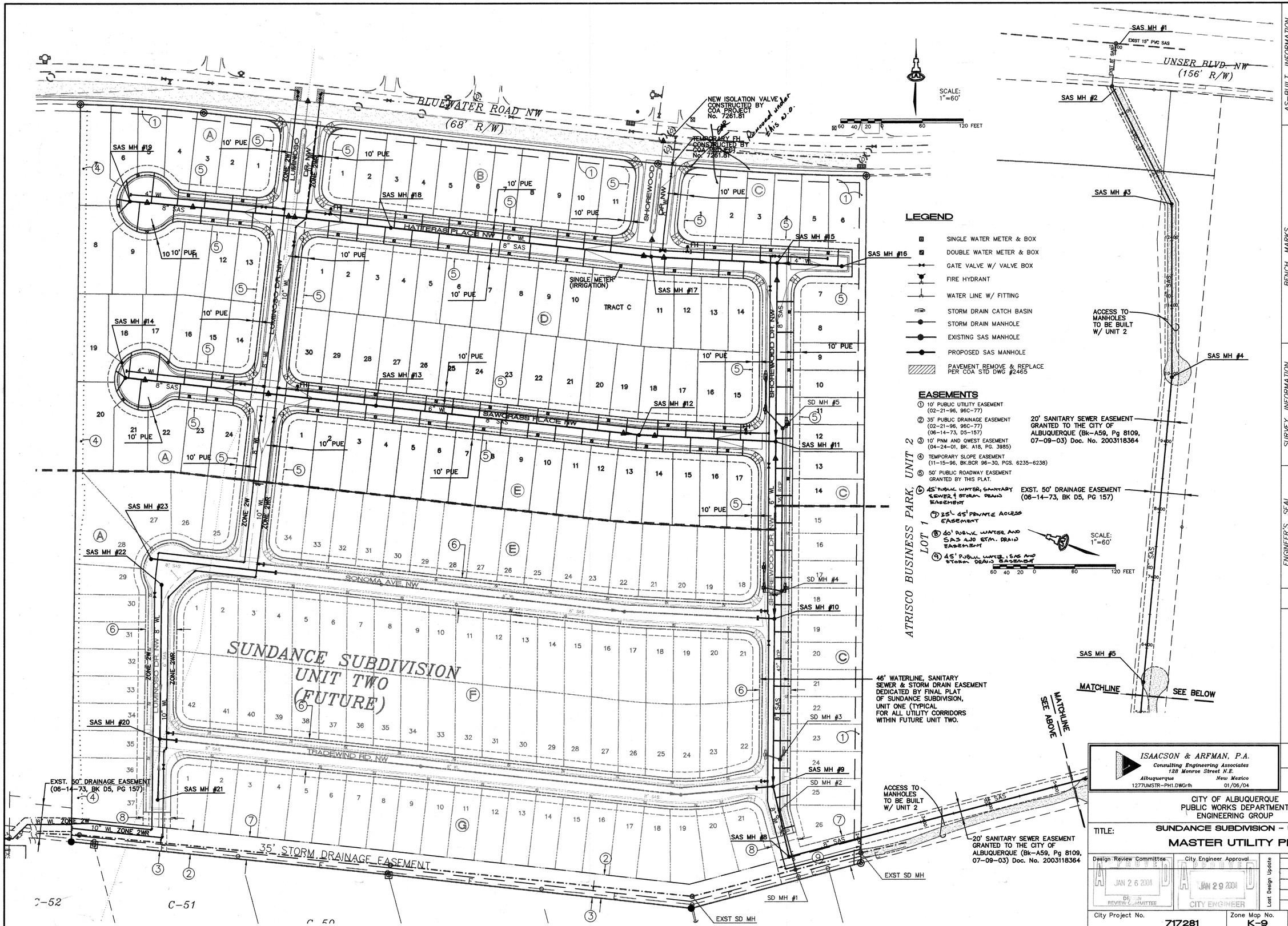
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1277PV1-PH1.DWGrfh 01/06/04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNDANCE SUBDIVISION - UNIT 1
BLUEWATER ROAD NW
STA 20+00.00 TO END
PAVING PLAN & PROFILE

Design Review Committee: APPROVED JAN 26 2004 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JAN 29 2004 CITY ENGINEER
Last Design Update: Mo./Day/Yr. Mo./Day/Yr.

City Project No. 717281 | Zone Map No. K-9 | Sheet 14 Of 26



LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT
- WATER LINE W/ FITTING
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- EXISTING SAS MANHOLE
- PROPOSED SAS MANHOLE
- PAVEMENT REMOVE & REPLACE PER COA STD DWG #2465

EASEMENTS

1. 10' PUBLIC UTILITY EASEMENT (02-21-96, 96C-77)
2. 35' PUBLIC DRAINAGE EASEMENT (02-21-96, 96C-77) (06-14-73, D5-157)
3. 10' PNM AND QWEST EASEMENT (04-24-01, BK. A18, PG. 3985)
4. TEMPORARY SLOPE EASEMENT (11-15-96, BK.BCR 96-30, PGS. 6235-6238)
5. 50' PUBLIC ROADWAY EASEMENT GRANTED BY THIS PLAT.
6. 45' PUBLIC WATER, SANITARY SEWER & STORM DRAIN EASEMENT
7. 25' & 45' PRIVATE ACCESS EASEMENT
8. 40' PUBLIC WATER AND SAS AND STM. DRAIN EASEMENT
9. 45' PUBLIC WATER, SAS AND STORM DRAIN EASEMENT

AS-BUILT INFORMATION
CONTRACTOR: Sundance
WORK STAKED BY: AIS DATE
INSPECTOR ACCEPTANCE BY: DATE
FIELD VERIFICATION BY: AIS DATE
DRAWINGS CORRECTED BY: AIS DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "9-K10" LOCATED AT UNSER AND BLUEWATER.
ELEVATION=5114.99 (SLD 1929)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
01.07.04

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

		DATE
DESIGNED BY	FCA	08/28/03
DRAWN BY	RFH	08/28/03
CHECKED BY	FCA	08/28/03

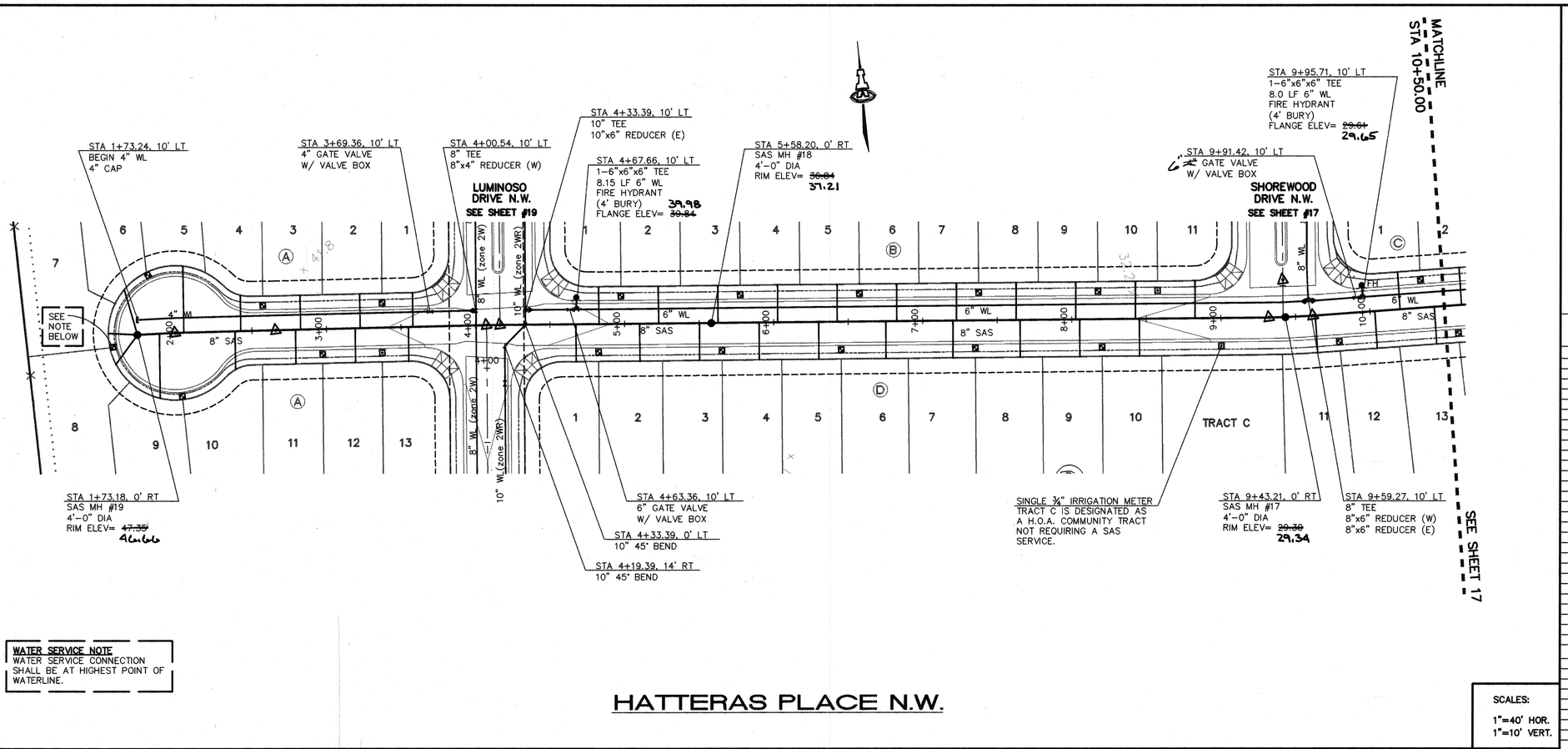
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1277UMSTR-PH1.DWGrfh 01/06/04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNDANCE SUBDIVISION - UNIT 1
MASTER UTILITY PLAN

Design Review Committee: APPROVED JAN 26 2004 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JAN 29 2004 CITY ENGINEER
Last Design Update: Mo./Day/Yr. Mo./Day/Yr.

City Project No. 717281 | Zone Map No. K-9 | Sheet 15 Of 26

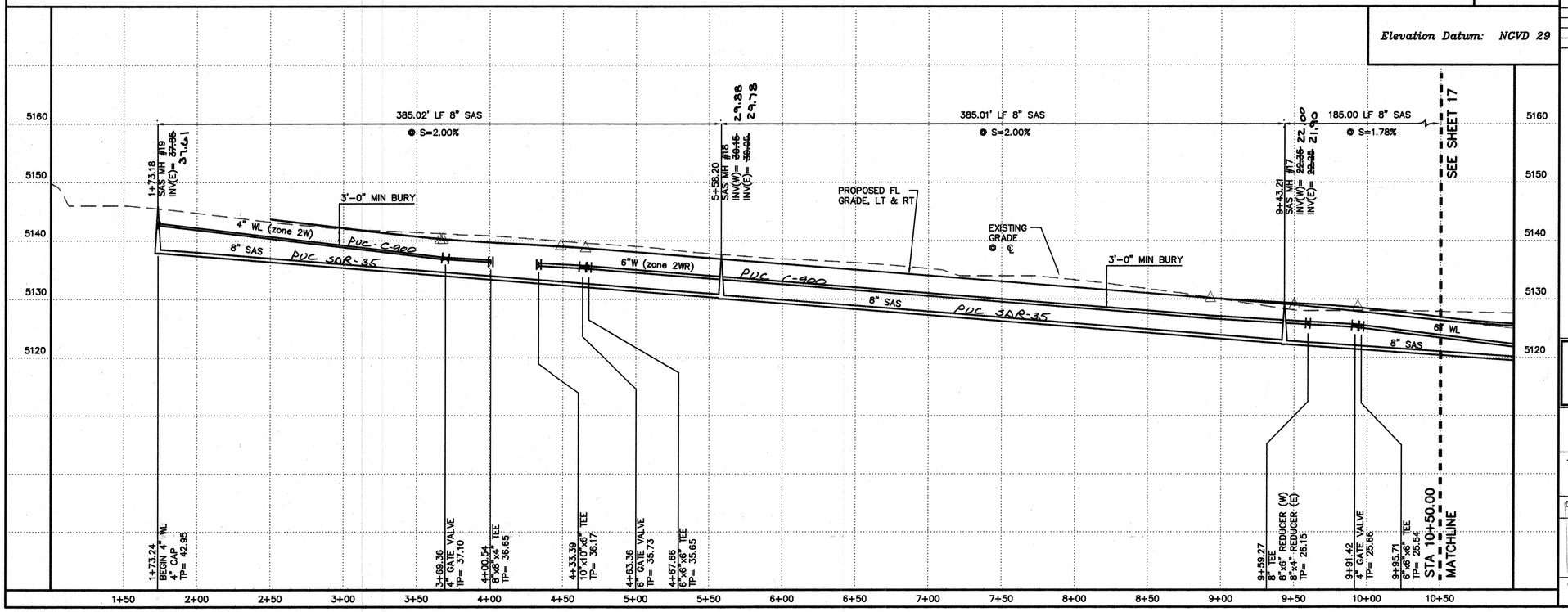


WATER SERVICE NOTE
WATER SERVICE CONNECTION SHALL BE AT HIGHEST POINT OF WATERLINE.

HATTERAS PLACE N.W.

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

Elevation Datum: NGVD 29



GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
3. SEE SHEET # 25 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET # 25 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL. SEE COA STD DWG #2326 FOR VALVE BOX DETAIL.

UTILITY SERVICE TABLE

LOT NO.	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ R/W
1/A	3+37.70, 7'	3+58.06, 25'	36.3
2/A		3+22.70, 25'	37.3
3/A	2+57.44, 7'	2+82.70, 25'	38.5
4/A		2+42.61, 25'	X.XX
5/A	1+81.26, 29'	2+05.38, 45'	X.XX
6/A *		1+66.12, 32'	X.XX
7/A *	1+54.20, 26'	1+53.73, 20'	X.XX
8/A *		1+57.58, 12'	X.XX
9/A	2+01.81, 52'	1+86.50, 44'	X.XX
10/A		2+38.54, 26'	X.XX
11/A	2+97.06, 27'	2+79.06, 25'	38.5
12/A		3+19.06, 25'	37.3
13/A	3+37.06, 27'(S)	3+54.71, 25'	36.3
1/B	4+97.67, 7'	4+82.67, 25'	34.5
2/B		5+22.67, 25'	32.7
3/B	5+77.67, 7'	5+62.67, 25'	32.9
4/B		6+02.67, 25'	32.1
5/B	6+57.67, 7'	6+42.67, 25'	31.3
6/B		6+82.67, 25'	30.5
7/B	7+37.67, 7'	7+22.67, 25'	30.3
8/B		7+62.67, 25'	28.9
9/B	8+17.67, 7'	8+02.67, 25'	28.1
10/B		8+42.67, 25'	27.3
11/B	8+57.67, 7'(S)	8+82.67, 25'	26.5
1/C	10+35.29, 7'	10+20.29, 25'	23.9
2/C		SEE SHEET #17	
1/D	4+82.39, 29'	4+67.39, 25'	34.8
2/D		5+10.17, 25'	33.9
3/D	5+65.17, 29'	5+50.17, 25'	33.1
4/D		5+90.17, 25'	32.3
5/D	6+45.17, 29'	6+30.17, 25'	31.5
6/D		6+75.17, 25'	30.6
7/D	7+35.17, 29'	7+20.17, 25'	29.7
8/D		7+65.17, 25'	28.8
9/D	8+20.17, 29'	8+05.17, 25'	28.0
10/D		8+45.17, 25'	27.2
TRACT C	9+00.17, 29'(S)	N/A	N/A
11/D	9+78.17, 29'	9+63.17, 25'	24.8
12/D		10+03.21, 25'	23.7
13/D	SEE SHEET #17	10+43.24, 25'	22.6

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

* INSTALL SAS SERVICE INTO MANHOLE PER COA STD DWG No. 2118.

LEGEND

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

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1277UTL2-PH1.DWGrfh 01/06/04

AS-BUILT INFORMATION
CONTRACTOR: Sundance
WORK STAKED BY: IAS DATE
INSPECTOR'S FIELD VERIFICATION BY: IAS DATE 2-5-04
FIELD VERIFICATION BY: IAS DATE 2-6-04
DRAWINGS CORRECTED BY: IAS DATE 4-6-04
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "9-K10" LOCATED AT UNSER AND BLUEWATER.
ELEVATION=5114.99 (SLD 1929)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
01.07.04

NO.	DATE	REMARKS	BY
		REVISIONS	

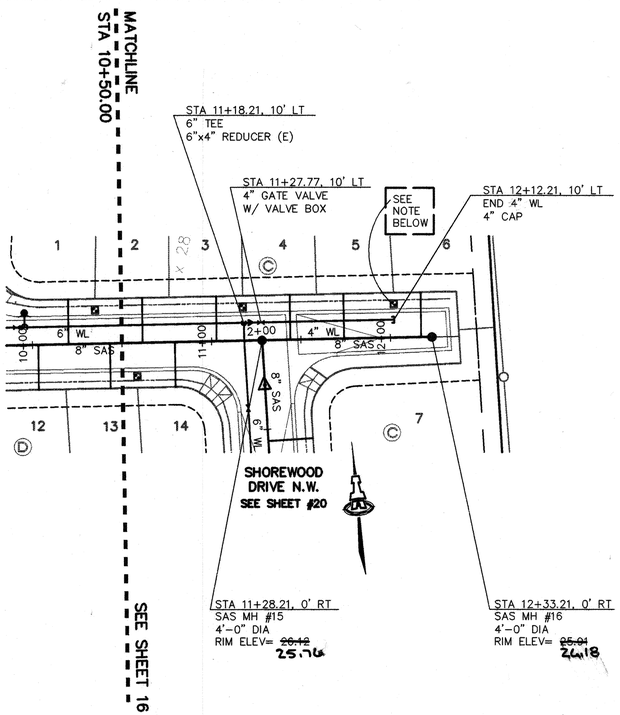
DESIGN
DESIGNED BY FCA DATE 08/28/03
DRAWN BY RFH DATE 08/28/03
CHECKED BY FCA DATE 08/28/03

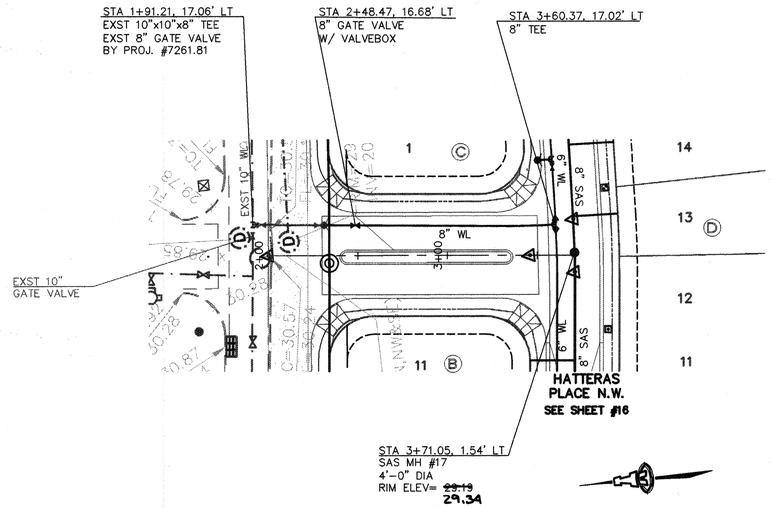
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNDANCE SUBDIVISION - UNIT 1
HATTERAS PLACE N.W.
STA 2+00.00 TO STA 10+00.00
UTILITY PLAN & PROFILE

Design Review Committee: APPROVED JAN 26 2004 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JAN 29 2004 CITY ENGINEER
Last Design Update: Mo./Day/Yr. Mo./Day/Yr.

City Project No. 717281 | Zone Map No. K-9 | Sheet 16 Of 26

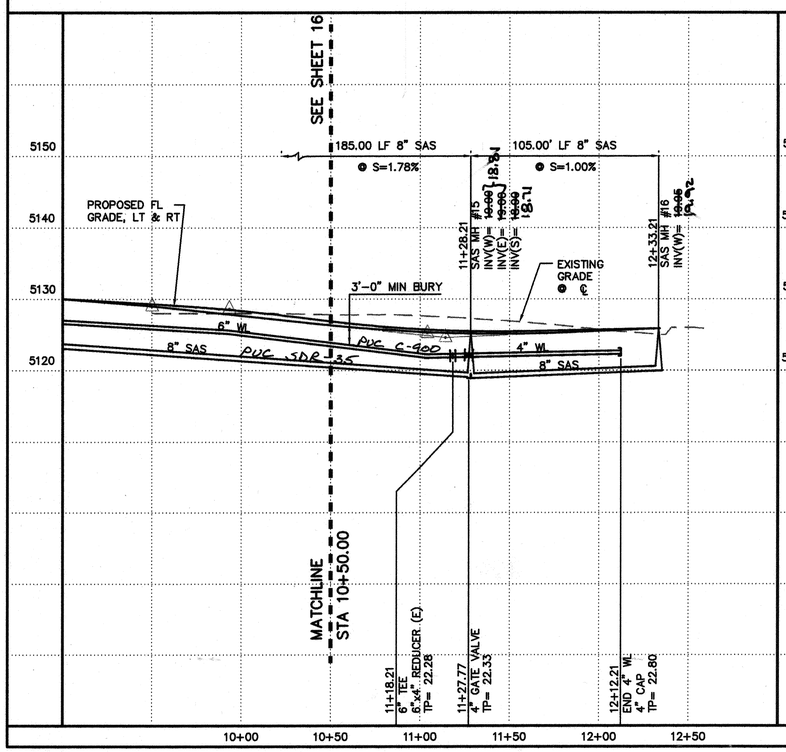




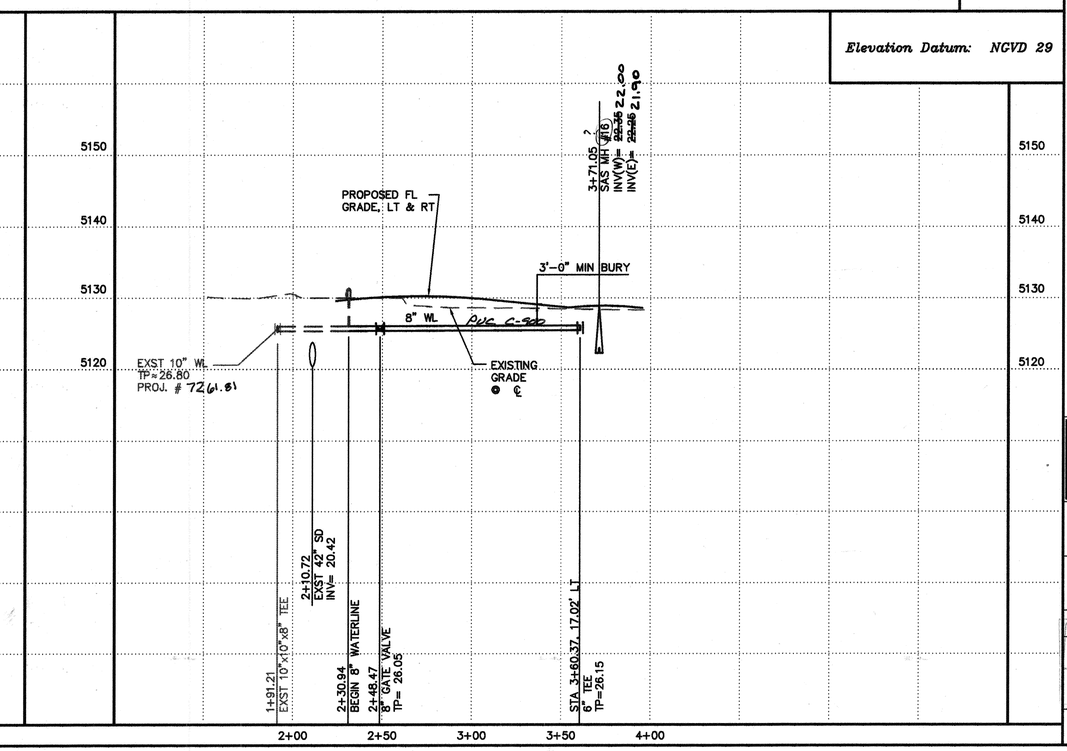
REMOVE, SALVAGE AND RELOCATE EXISTING TEMPORARY FIRE HYDRANT TO HATTERAS PLACE NW., STA 9+95.71, 10' LT START 8" WL. STA 2+30.94

WATER SERVICE NOTE
WATER SERVICE CONNECTION SHALL BE AT HIGHEST POINT OF WATERLINE.

HATTERAS PLACE N.W



SHOREWOOD DRIVE N.W.



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

Elevation Datum: NGVD 29

GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
3. SEE SHEET # 25 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET # 25 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL. SEE COA STD DWG #2326 FOR VALVE BOX.

UTILITY SERVICE TABLE

LOT NO.	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ R/W
1/C	10+35.29, 7'	10+20.29, 25'	23.9
2/C		10+61.58, 25'	22.6
3/C	11+17.84, 7'	11+02.84, 25'	21.4
4/C		11+44.11, 25'	21.5
5/C	12+02.19, 7'	11+74.11, 25'	21.3
6/C		12+17.19, 25'	21.6
13/D	10+58.24, 29'	SEE SHEET 16	
14/D		10+79.49, 25'	21.8

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

LEGEND

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

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1277UTL2-PH1.DWGrfh 01/06/04

AS-BUILT INFORMATION
CONTRACTOR: Sundance
WORK STAKED BY: AIS DATE 4-5-04
INSPECTOR'S ACCEPTANCE BY: DATE 4-5-04
FIELD VERIFICATION BY: AIS DATE 4-5-04
DRAWINGS CORRECTED BY: AIS DATE 4-5-04
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "9-K10" LOCATED AT UNSER AND BLUEWATER.
ELEVATION=5114.99 (SLD 1929)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
01.07.04

NO.	DATE	REMARKS	BY
		REVISIONS	

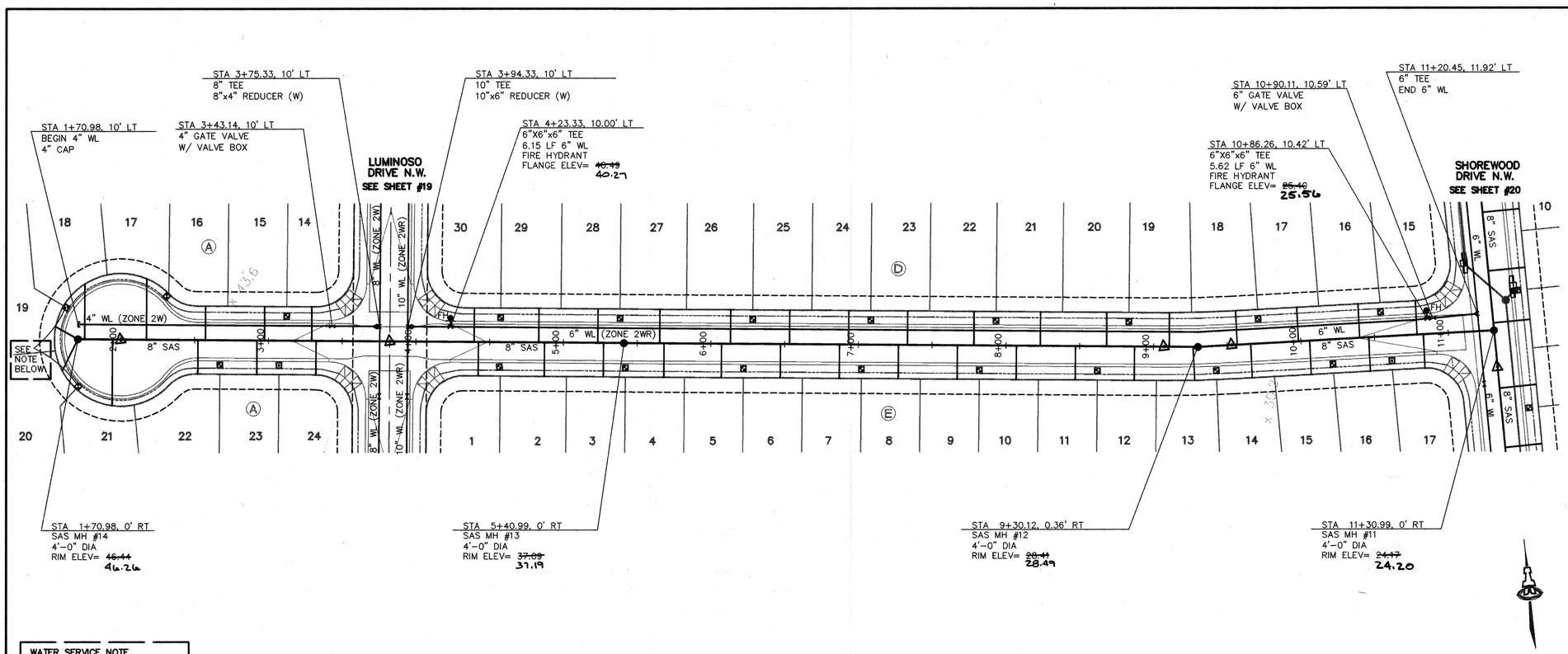
DESIGN
DESIGNED BY FCA DATE 08/28/03
DRAWN BY RFH DATE 08/28/03
CHECKED BY FCA DATE 08/28/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNDANCE SUBDIVISION - UNIT 1
HATTERAS PL. N.W & SHOREWOOD DR N.W.
STA 10+00.00 TO END STA 1+00.00 TO END
UTILITY PLAN & PROFILE

Design Review Committee: APPROVED JAN 26 2004 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JAN 29 2004 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 717281 | Zone Map No. K-9 | Sheet 17 Of 26

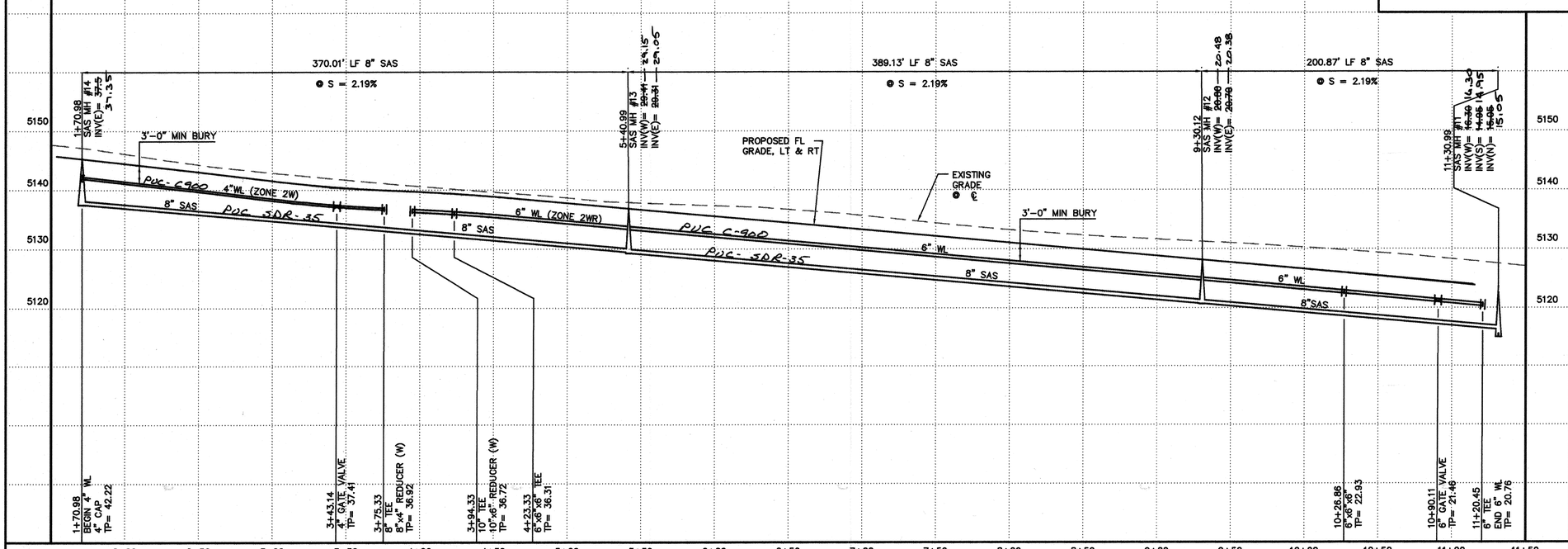


WATER SERVICE NOTE
WATER SERVICE CONNECTION SHALL BE AT HIGHEST POINT OF WATERLINE (TYPICAL OF BOTH DOUBLE SERVICES).

SAWGRASS PLACE N.W.

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

Elevation Datum: NGVD 29



GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
3. SEE SHEET # 25 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET # 25 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL. SEE COA STD DWG #2326 FOR VALVE BOX.

UTILITY SERVICE TABLE

LOT NO.	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ R/W
14/A	3+12.33, 7'	3+29.33, 24'	36.5
15/A		2+97.33, 24'	37.4
16/A	2+32.33, 19'	2+57.33, 24'	38.6
17/A		2+17.33, 24'	39.7
18/A	1+61.10, 15'	1+75.47, 24'	40.9
19/A *		1+55.78, 24'	41.4
20/A *	1+69.97, 44'	1+60.53, 24'	41.3
21/A		1+94.45, 24'	40.4
22/A	2+67.33, 27'	2+52.33, 24'	38.7
23/A		2+92.33, 24'	37.5
24/A	3+07.33, 27'(S)	3+32.33, 24'	36.4
15/D	10+54.90, 7'	10+78.83, 24'	20.9
16/D		10+39.90, 24'	21.8
17/D	9+71.88, 7'	9+98.34, 24'	22.7
18/D		9+56.88, 24'	23.7
19/D	8+83.19, 7'	9+10.67, 24'	24.7
20/D		8+68.19, 24'	25.6
21/D	7+93.19, 7'	8+23.19, 24'	26.0
22/D		7+78.19, 24'	27.3
23/D	7+08.19, 7'	7+33.19, 24'	28.3
24/D		6+93.19, 24'	29.2
25/D	6+28.19, 7'	6+53.19, 24'	30.1
26/D		6+13.19, 24'	31.0
27/D	5+38.19, 7'	5+65.19, 24'	32.1
28/D		5+23.19, 24'	33.0
29/D	4+57.33, 7'	4+83.19, 24'	33.9
30/D		4+39.33, 24'	34.8
1/E	4+57.33, 27'	4+42.33, 23'	34.8
2/E		4+87.13, 23'	33.8
3/E	5+42.13, 27'	5+27.13, 23'	32.9
4/E		5+68.22, 23'	32.0
5/E	6+22.13, 27'	6+07.13, 23'	31.1
6/E		6+47.13, 23'	30.2
7/E	7+02.13, 27'	6+87.13, 23'	29.3
8/E		7+27.13, 23'	28.4
9/E	7+82.13, 27'	7+67.13, 23'	27.6
10/E		8+07.13, 23'	26.7
11/E	8+62.13, 27'	8+47.13, 23'	26.1
12/E		8+87.13, 23'	25.2
13/E	9+42.04, 27'	9+27.49, 23'	24.3
14/E		9+65.85, 23'	23.5
15/E	10+20.89, 27'	10+05.89, 23'	22.5
16/E		10+45.93, 23'	21.6
17/E	10+60.93, 27'(S)	10+83.05, 23'	20.7

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

*INSTALL SAS SERVICE INTO MANHOLE PER COA STD DWG No. 2118.

LEGEND

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

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1277UTL3-PH1.DWG:rfh 01/02/04

AS-BUILT INFORMATION
CONTRACTOR: Sundance
WORK STAKED BY: ALS DATE
INSPECTOR ACCEPTANCE BY: FCA DATE 05/04
FIELD VERIFICATION BY: ALS DATE 9/04
DRAWINGS CORRECTED BY: ALS DATE 9/04
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "9-K10" LOCATED AT UNSER AND BLUEWATER.
ELEVATION=5114.99 (SLD 1929)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
01-07-04

NO.	DATE	REMARKS	BY
		REVISIONS	

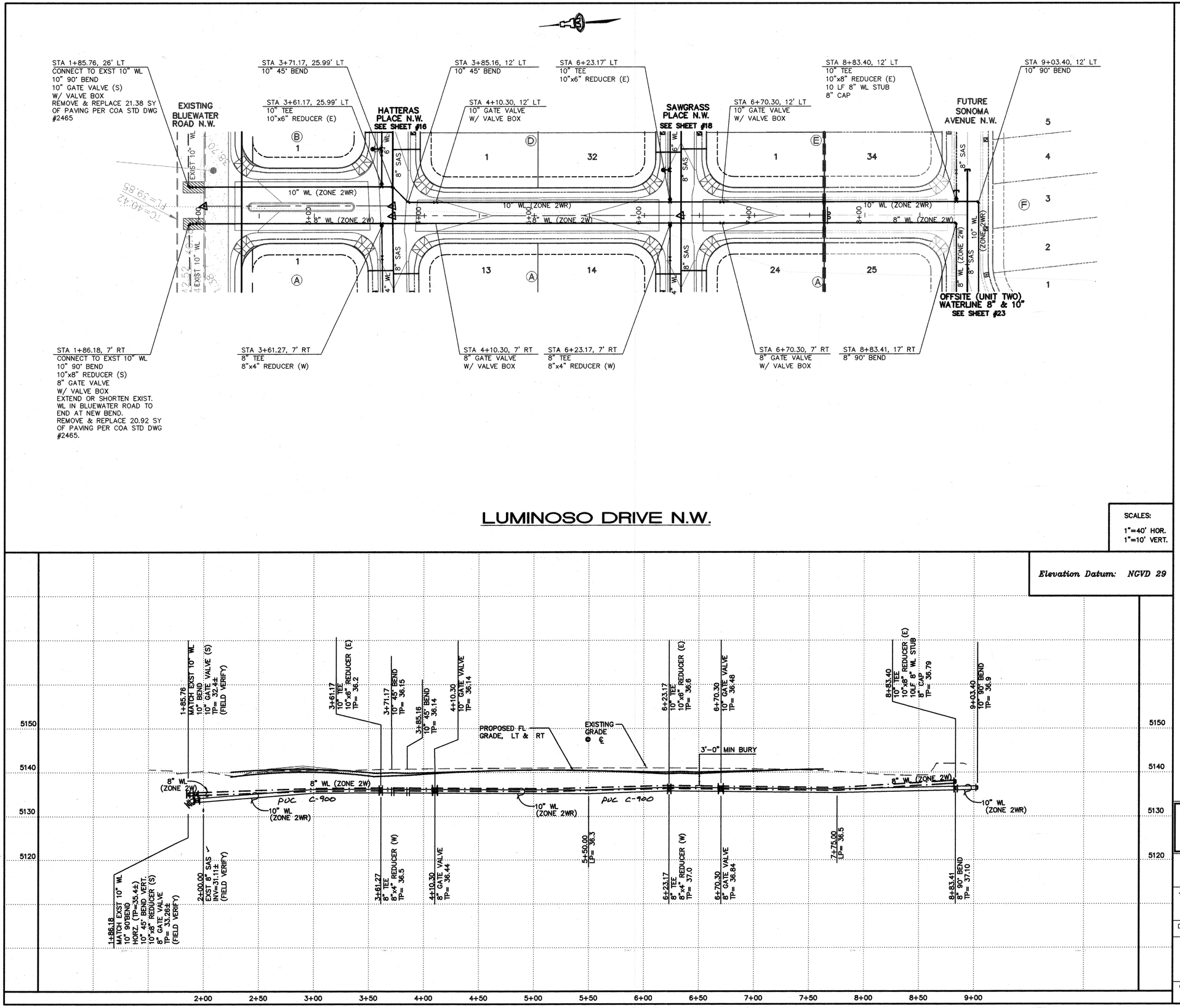
DESIGN
DESIGNED BY FCA DATE 08/28/03
DRAWN BY RFH DATE 08/28/03
CHECKED BY FCA DATE 08/28/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNDANCE SUBDIVISION - UNIT 1
SAWGRASS PLACE N.W.
STA 2+00.00 TO END
UTILITY PLAN & PROFILE

Design Review Committee: APPROVED JAN 26 2004 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JAN 29 2004 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 717281 | Zone Map No. K-9 | Sheet 18 Of 26



GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
3. SEE SHEET # 25 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET # 25 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL. SEE COA STD DWG #2326 FOR VALVE BOX.

LEGEND

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

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1277UTL4-PH1.DWGrfh 01/06/04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNDANCE SUBDIVISION - UNIT 1
LUMINOSO DRIVE N.W
STA 2+00.00 TO STA 9+03.17
UTILITY PLAN & PROFILE

Design Review Committee: APPROVED JAN 26 2004 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JAN 29 2004 CITY ENGINEER
Last Design Update: Mo./Day/Yr. Mo./Day/Yr.

City Project No. 717281 | Zone Map No. K-9 | Sheet 19 Of 26

ENGINEER'S SEAL: FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 01-07-04

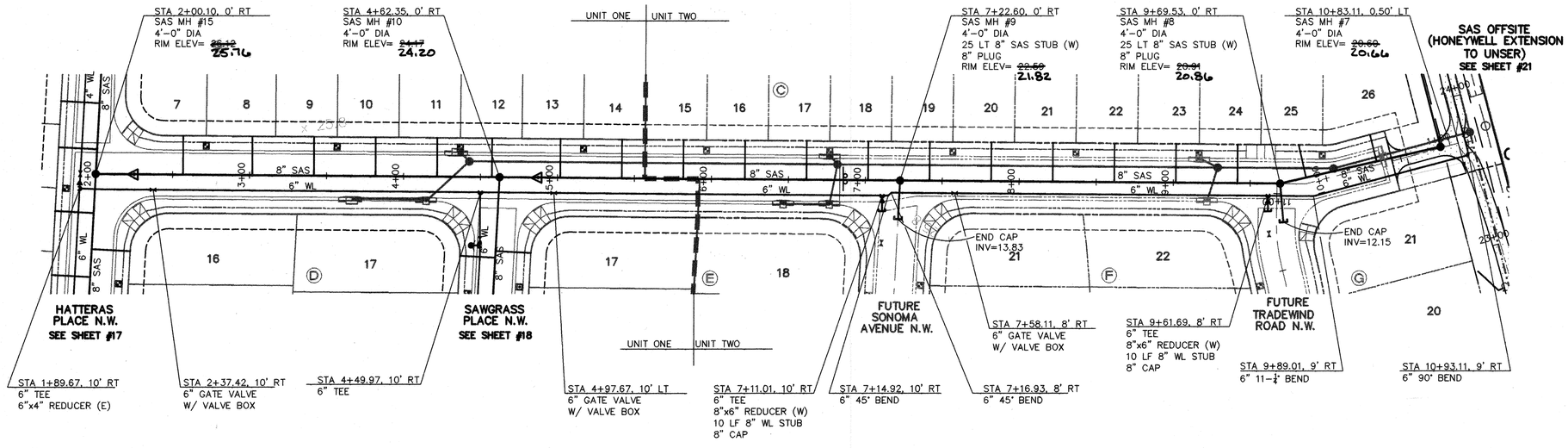
NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY FCA DATE 08/28/03
DRAWN BY RFH DATE 08/28/03
CHECKED BY FCA DATE 08/28/03

AS-BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY ALS DATE 4/01
INSPECTOR'S AS-BUILT BY Jim Graham DATE 5/01
FIELD VERIFICATION BY ALS DATE 5/01
DRAWINGS CORRECTED BY ALS DATE 4/01
MICRO-FILM INFORMATION
RECORDED BY DATE NO.

BENCH MARKS
ACS MONUMENT "9-K10" LOCATED AT UNSER AND BLUEWATER.
ELEVATION=5114.99 (SLD 1929)

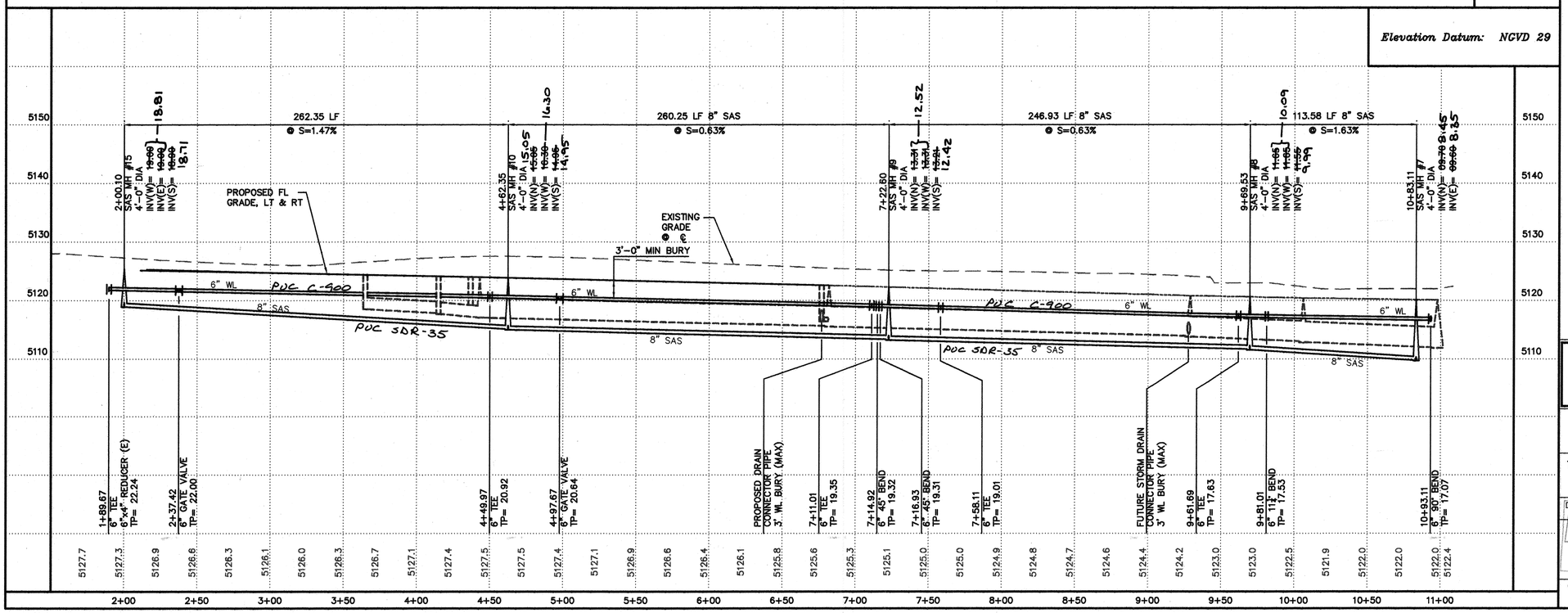
SURVEY INFORMATION
FIELD NOTES



SHOREWOOD DRIVE N.W.

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

Elevation Datum: NGVD 29



GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
3. SEE SHEET # 25 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET # 25 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL. SEE COA STD DWG #2326 FOR VALVE BOX.

UTILITY SERVICE TABLE

LOT NO.	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ R/W
7/C	2+71.70, 29'	2+56.70, 25'	21.0
8/C		3+01.70, 25'	20.8
9/C	3+56.70, 29'	3+41.70, 25'	20.6
10/C		3+81.70, 25'	20.4
11/C	4+36.70, 29'	4+21.70, 25'	20.2
12/C		4+61.70, 25'	20.0
13/C	5+16.70, 29'	5+01.70, 25'	19.7
14/C		5+41.70, 25'	19.5
15/C		5+81.70, 25'	19.3
16/C	5+96.70, 29'	6+21.70, 25'	19.0
17/C	6+76.70, 29'	6+61.70, 25'	18.8
18/C		7+01.70, 25'	18.5
19/C	7+56.70, 29'	7+41.70, 25'	18.3
20/C		7+81.70, 25'	18.0
21/C	8+36.70, 29'	8+21.70, 25'	17.7
22/C		8+61.70, 25'	17.4
23/C	9+16.70, 29'	9+01.70, 25'	17.1
24/C		9+41.70, 25'	16.9
25/C	10+02.93, 29'	9+81.29, 21'	16.7
26/C		10+34.34, 18'	16.4

LEGEND

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

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1277UTL5-PH1.DWGrfh 01/06/04

AS-BUILT INFORMATION
CONTRACTOR: Sundance DATE
WORK STAKED BY: AIS DATE 5/04
INSPECTOR'S ACCEPTANCE BY: JCA DATE 4/04
FIELD VERIFICATION BY: AIS DATE 4/04
DRAWINGS CORRECTED BY: AIS DATE 4/04
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "9-K10" LOCATED AT UNSER AND BLUEWATER.
ELEVATION=5114.99 (SLD 1929)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
FRED C. ARFMAN
NEW MEXICO
7322
LICENSED PROFESSIONAL ENGINEER
01.07.04

NO.	DATE	REMARKS	BY
		REVISIONS	

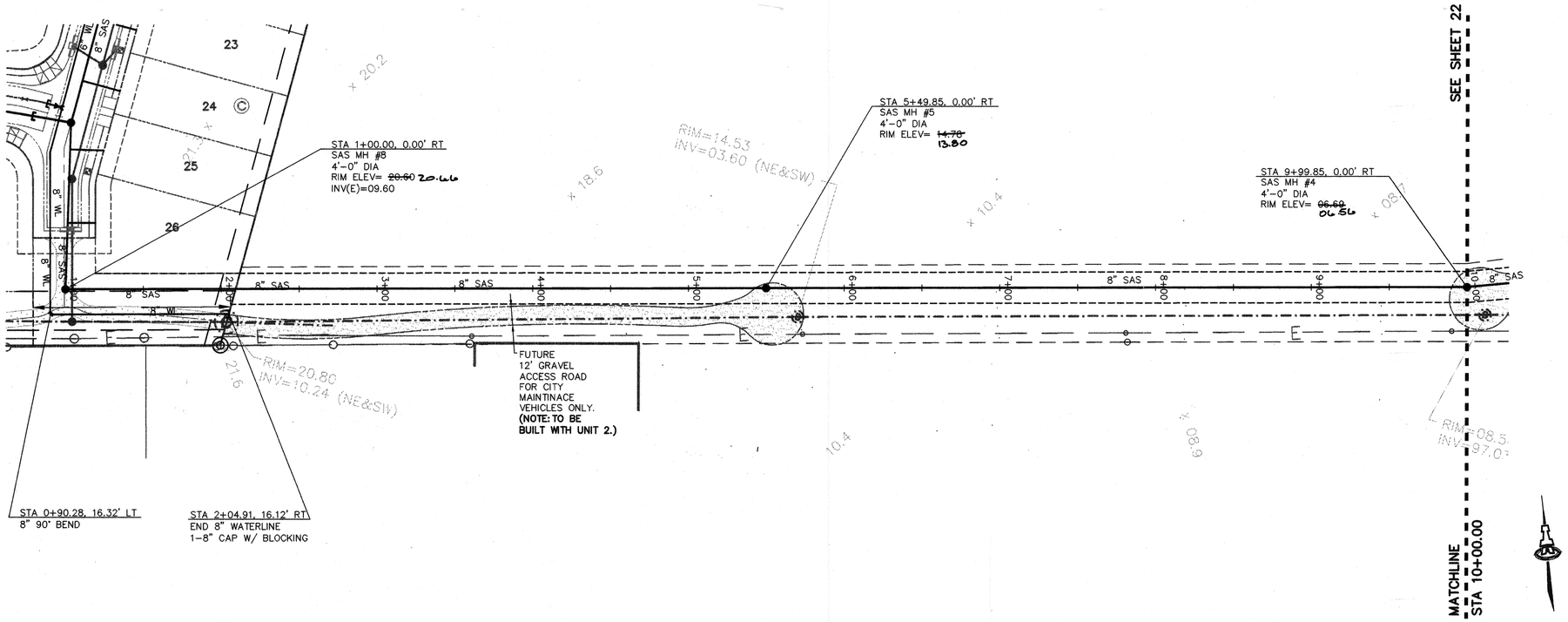
DESIGN
DESIGNED BY FCA DATE 08/28/03
DRAWN BY RFH DATE 08/28/03
CHECKED BY FCA DATE 08/28/03

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNDANCE SUBDIVISION - UNIT 1
SHOREWOOD DRIVE N.W.
STA 2+00.00 TO END
UTILITY PLAN & PROFILE

Design Review Committee: APPROVED JAN 26 2004 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JAN 29 2004 CITY ENGINEER
Last Design Update: Mo./Day/Yr. Mo./Day/Yr.

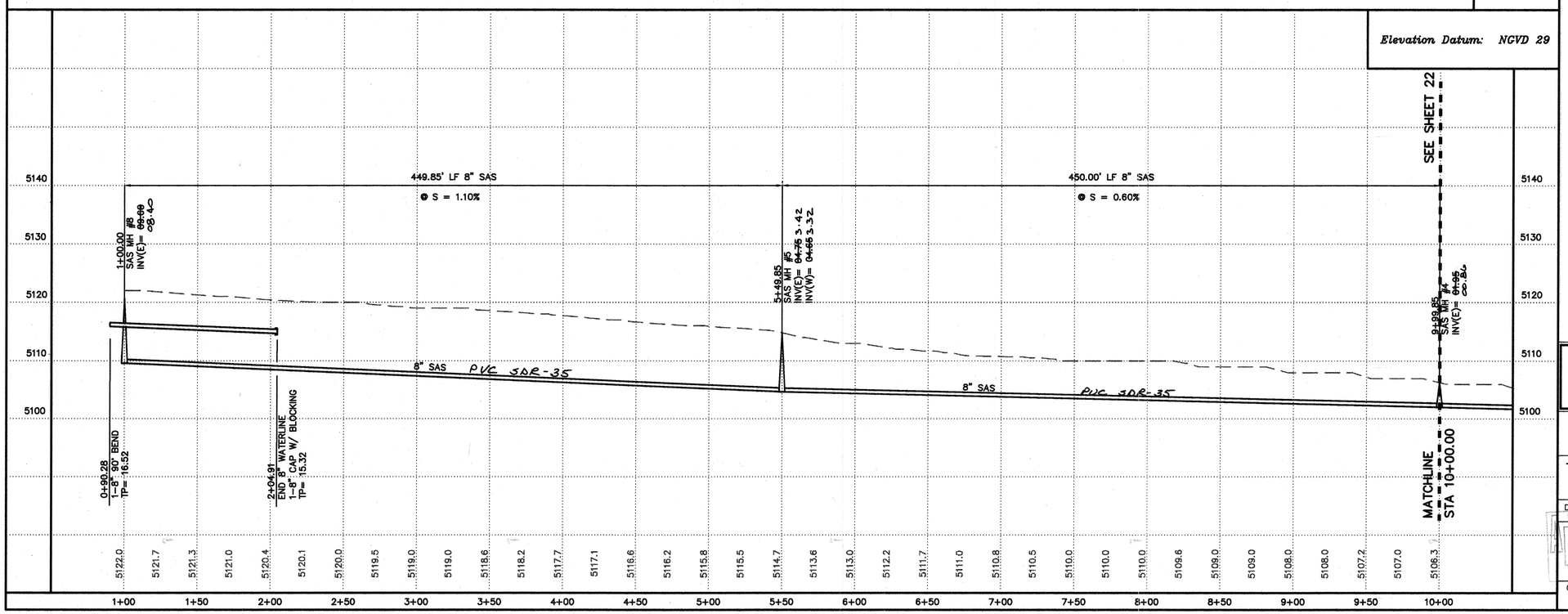
City Project No. 717281 | Zone Map No. K-9 | Sheet 20 Of 26



OFFSITE SANITARY SEWER

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

Elevation Datum: NGVD 29



GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
3. SEE SHEET # 25 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET # 25 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL. SEE COA STD DWG #2326 FOR VALVE BOX.

LEGEND

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

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1277UTL3-PH1.DWGthor 01/02/04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNDANCE SUBDIVISION - UNIT 1
OFFSITE SANITARY SEWER
STA 1+00.00 TO STA 10+00.00
UTILITY PLAN & PROFILE

Design Review Committee: APPROVED JAN 26 2004 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JAN 29 2004 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 717281 | Zone Map No. K-9 | Sheet 21 Of 26

AS-BUILT INFORMATION
CONTRACTOR STAKED BY Sundance DATE
INSPECTOR'S ACCEPTANCE BY AIS DATE 05/04
FIELD VERIFICATION BY JWA DATE 4/04
MARKINGS CORRECTED BY AIS DATE 7/04
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

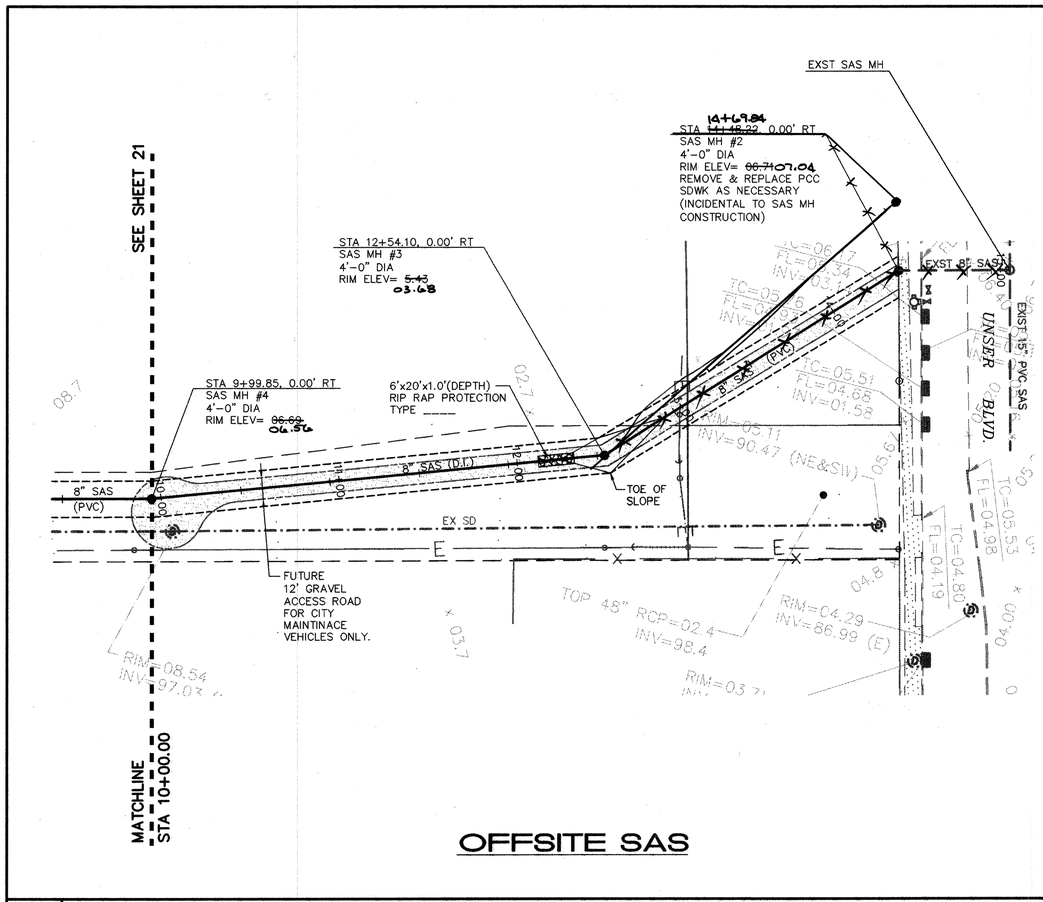
BENCH MARKS
ACS MONUMENT "9-K10" LOCATED AT UNSER AND BLUEWATER.
ELEVATION=5114.99 (SLD 1929)

SURVEY INFORMATION
FIELD NOTES

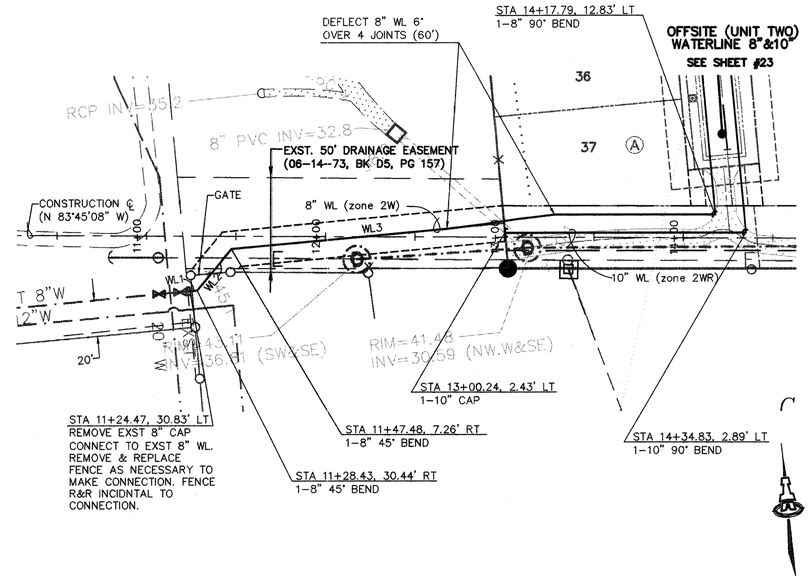
ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
01-07-04

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY FCA DATE 08/28/03
DRAWN BY RFH DATE 08/28/03
CHECKED BY FCA DATE 08/28/03



OFFSITE SAS

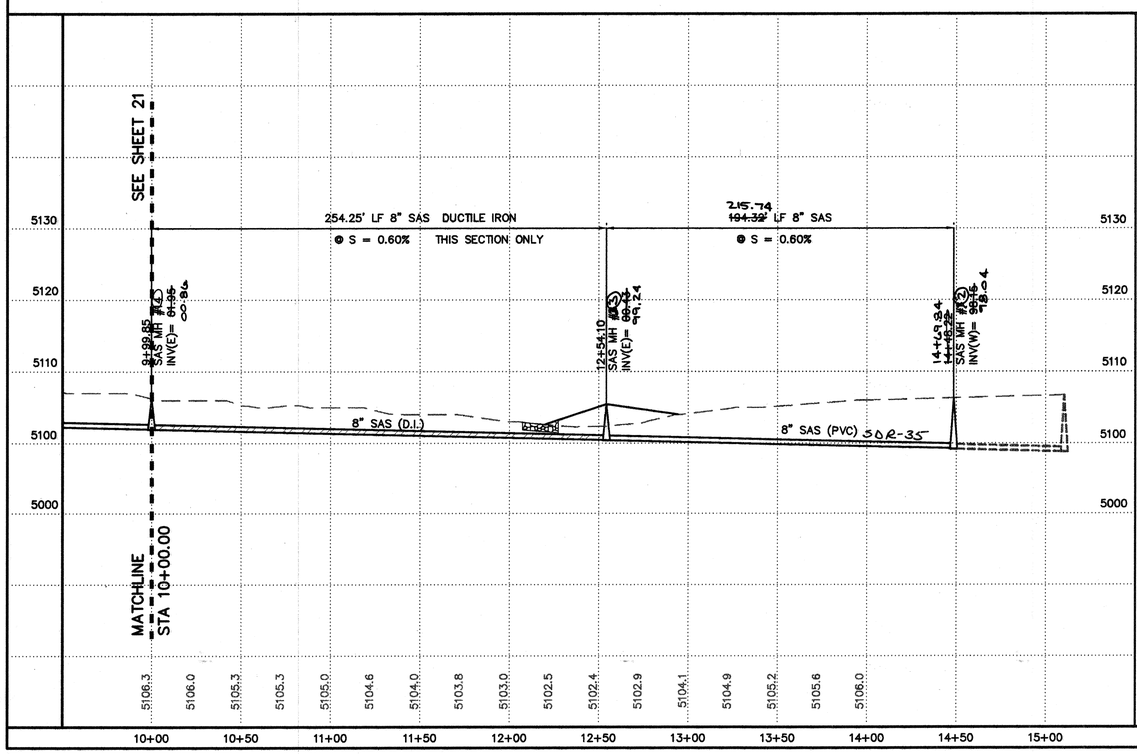


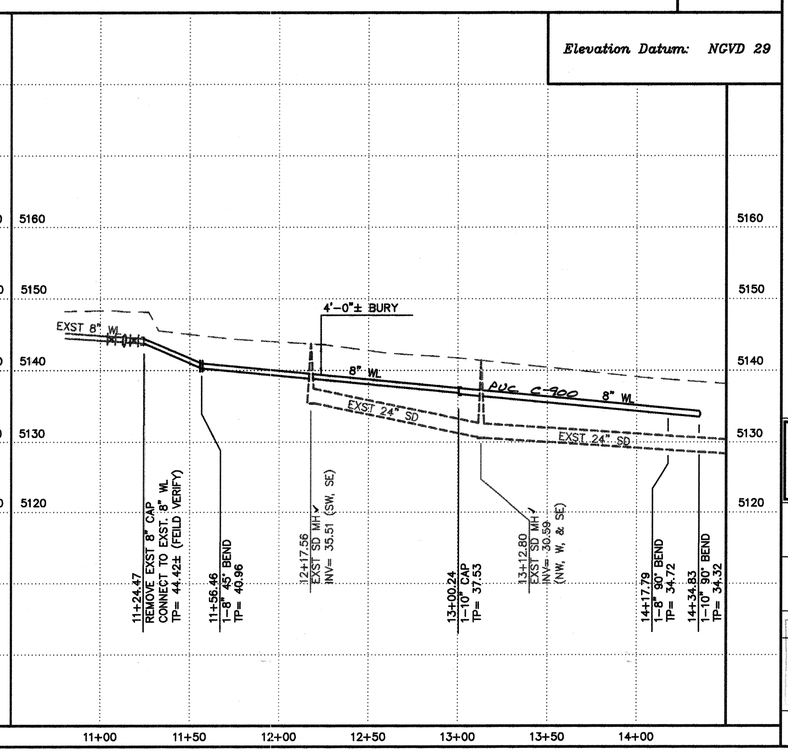
OFFSITE 8" WATERLINE

SCALES:

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

Elevation Datum: NGVD 29





GENERAL NOTES

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6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL. SEE COA STD DWG #2326 FOR VALVE BOX.

WATER LINE TABLE		
LINE	BEARING	DISTANCE
WL1	N 89°20'23" W	3.99
WL2	N 45°39'37" E	30.00
WL3	N 89°20'23" W	121.01

LEGEND

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

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1277UTL3-PH1.DWGrfh 01/06/04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNDANCE SUBDIVISION - UNIT 1
OFFSITE SANITARY SEWER STA 10+00.00 TO END
OFFSITE 8" WATERLINE STA 1+00.00 TO END
UTILITY PLAN & PROFILE

Design Review Committee: APPROVED JAN 26 2004 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JAN 29 2004 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 717281 | Zone Map No. K-9 | Sheet 22 Of 26

AS-BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY AIS DATE 05/04
INSPECTED BY AIS DATE 4/04
ACCEPTANCE BY JLA DATE 4/04
FIELD VERIFICATION BY AIS DATE 4/04
DRAWINGS CORRECTED BY AIS DATE 4/04
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

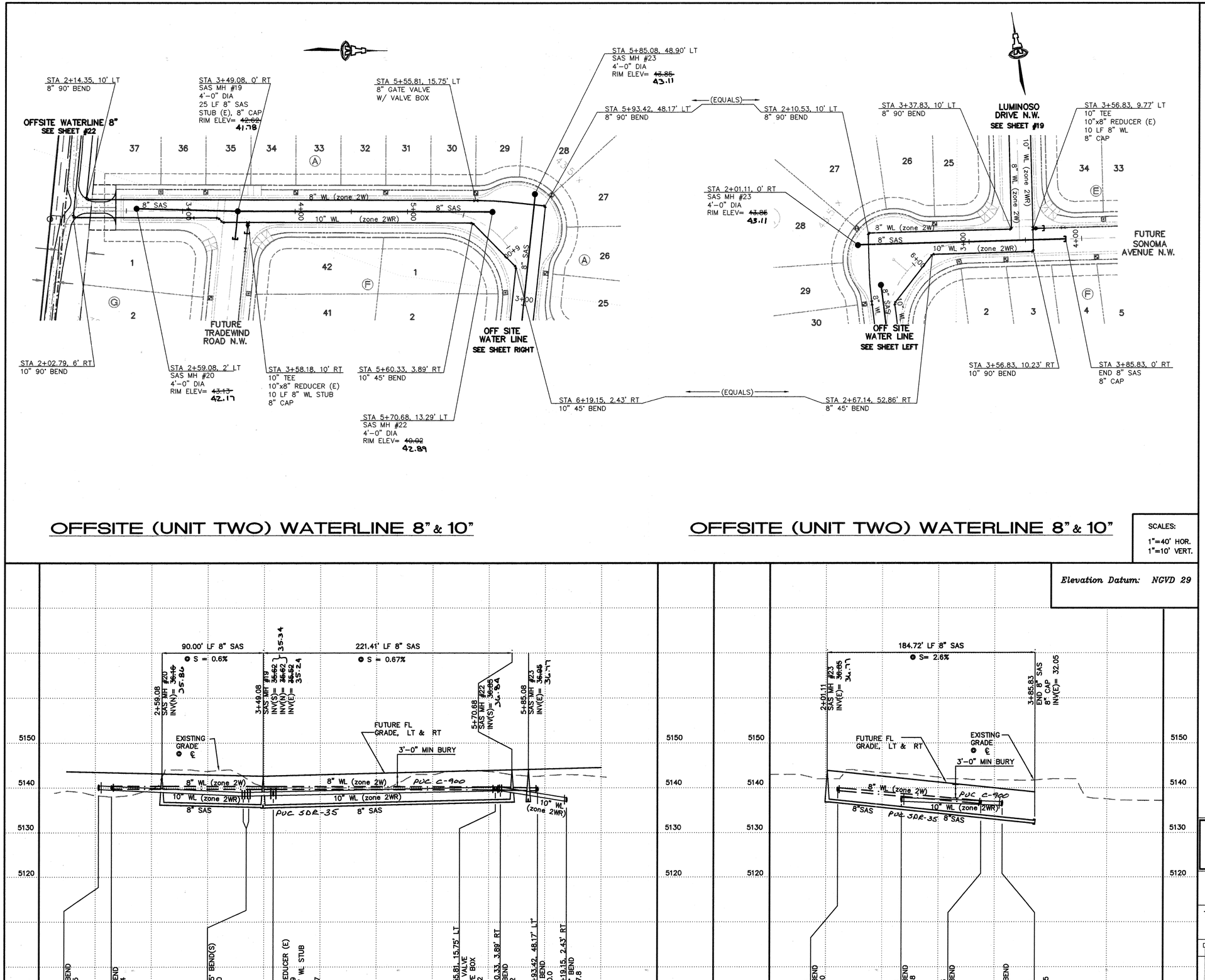
BENCH MARKS
ACS MONUMENT "9-K10" LOCATED AT UNSER AND BLUEWATER.
ELEVATION=5114.99 (SLD 1929)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 01.07.04

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY FCA DATE 08/28/03
DRAWN BY RFH DATE 08/28/03
CHECKED BY FCA DATE 08/28/03



OFFSITE (UNIT TWO) WATERLINE 8" & 10"

OFFSITE (UNIT TWO) WATERLINE 8" & 10"

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

Elevation Datum: NGVD 29

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
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6. SEE COA STD DWG #2328 FOR VALVE RING & COVER DETAIL. SEE COA STD DWG #2326 FOR VALVE BOX.

AS-BUILT INFORMATION
CONTRACTOR Sundance
WORK STAKED BY ALS DATE
INSPECTOR'S AUDIT BY ZAA DATE 5/4
FIELD-VERIFICATION BY ALS DATE 4/04
DRAWINGS CORRECTED BY ALS DATE 4/04
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
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ELEVATION=5114.99 (SLD 1929)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
01.07.04

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY FCA DATE 08/28/03
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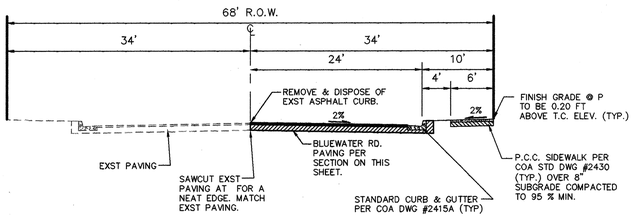
1277UTL4-PH1.DWGrfh 01/06/04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNDANCE SUBDIVISION - UNIT 1
OFFSITE WATERLINE 8" & 10"
STA 2+00.00 TO STA 10+00.00
UTILITY PLAN & PROFILE

Design Review Committee: APPROVED JAN 26 2004 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JAN 29 2004 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

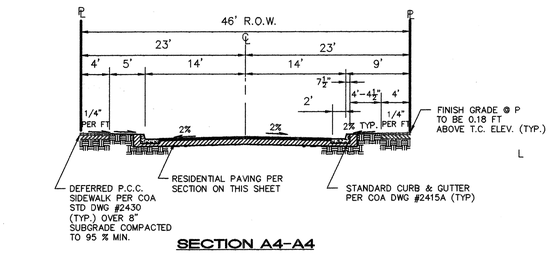
City Project No. 717281 | Zone Map No. K-9 | Sheet 23 Of 26



SECTION A1-A1

BLUEWATER STREET SECTION

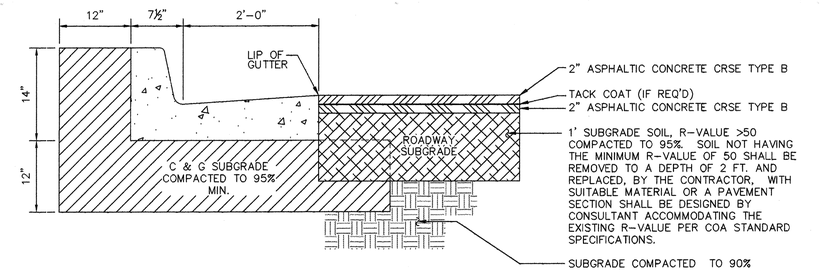
1"=10'



SECTION A4-A4

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

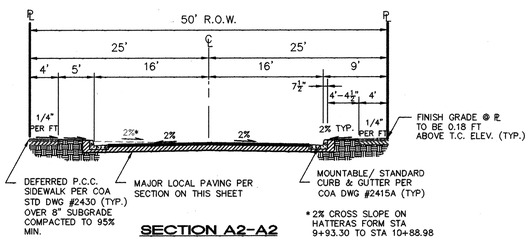
1"=10'



MAJOR LOCAL PAVING SECTION

SCALE: 1"= 1'-0"

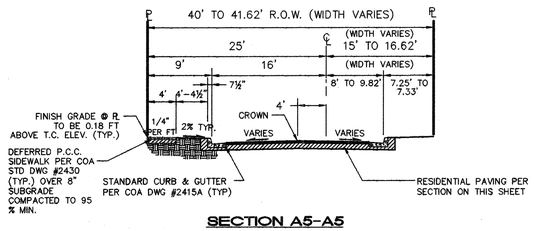
(PER COA STD DWG # 2405B)



SECTION A2-A2

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

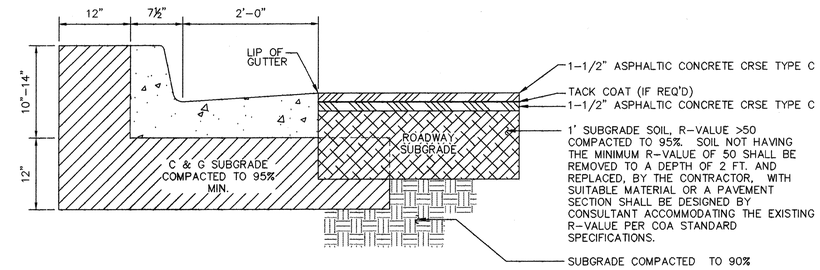
1"=10'



SECTION A5-A5

40' R.O.W. RESIDENTIAL STREET SECTION

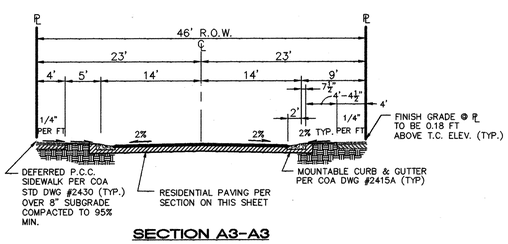
1"=10'



RESIDENTIAL PAVING SECTION

SCALE: 1"= 1'-0"

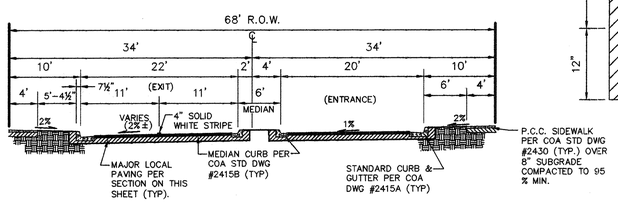
(PER COA STD DWG # 2405A)



SECTION A3-A3

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

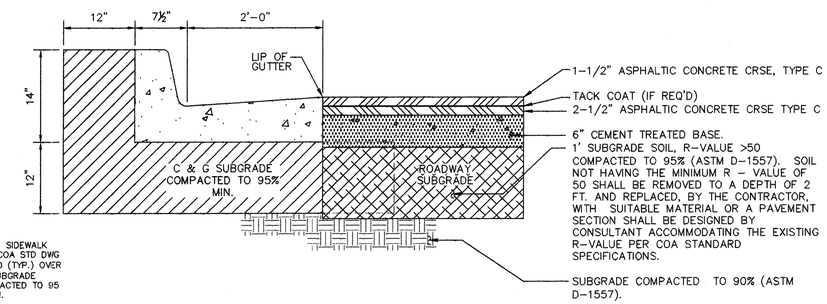
1"=10'



SECTION A6-A6

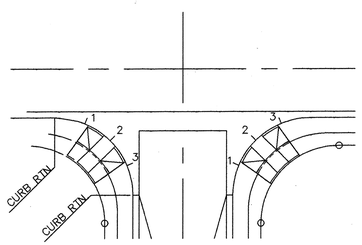
68' R.O.W. ENTRANCE STREET SECTION

1"=10'



BLUEWATER RD.PAVING SECTION

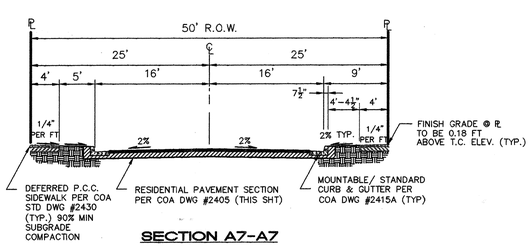
SCALE: 1"= 1'-0"



NOTE:
QUARTER POINT GRADES ARE REFERENCED AS 1, 2 & 3 ALONG THE FACE OF CURB IN A CLOCKWISE DIRECTION.

QUARTER POINT DETAIL

NTS



SECTION A7-A7

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

1"=10'

AS-BUILT INFORMATION
CONTRACTOR Sundance DATE
WORK STAKED BY PLS DATE 05-04
WORK STAKED ACCEPTANCE BY JKA DATE 7-04
FIELD VERIFICATION BY PLS DATE 7-04
DRAWINGS CORRECTED BY PLS DATE 7-04
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "9-K10" LOCATED AT UNSER AND BLUEWATER.
ELEVATION=5114.99 (SLD 1929)

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
01.27.04

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY FCA DATE 08/28/03
DRAWN BY RFH DATE 08/28/03
CHECKED BY FCA DATE 08/28/03

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1277PVDTL-PH1.DWGrfh 01/06/04

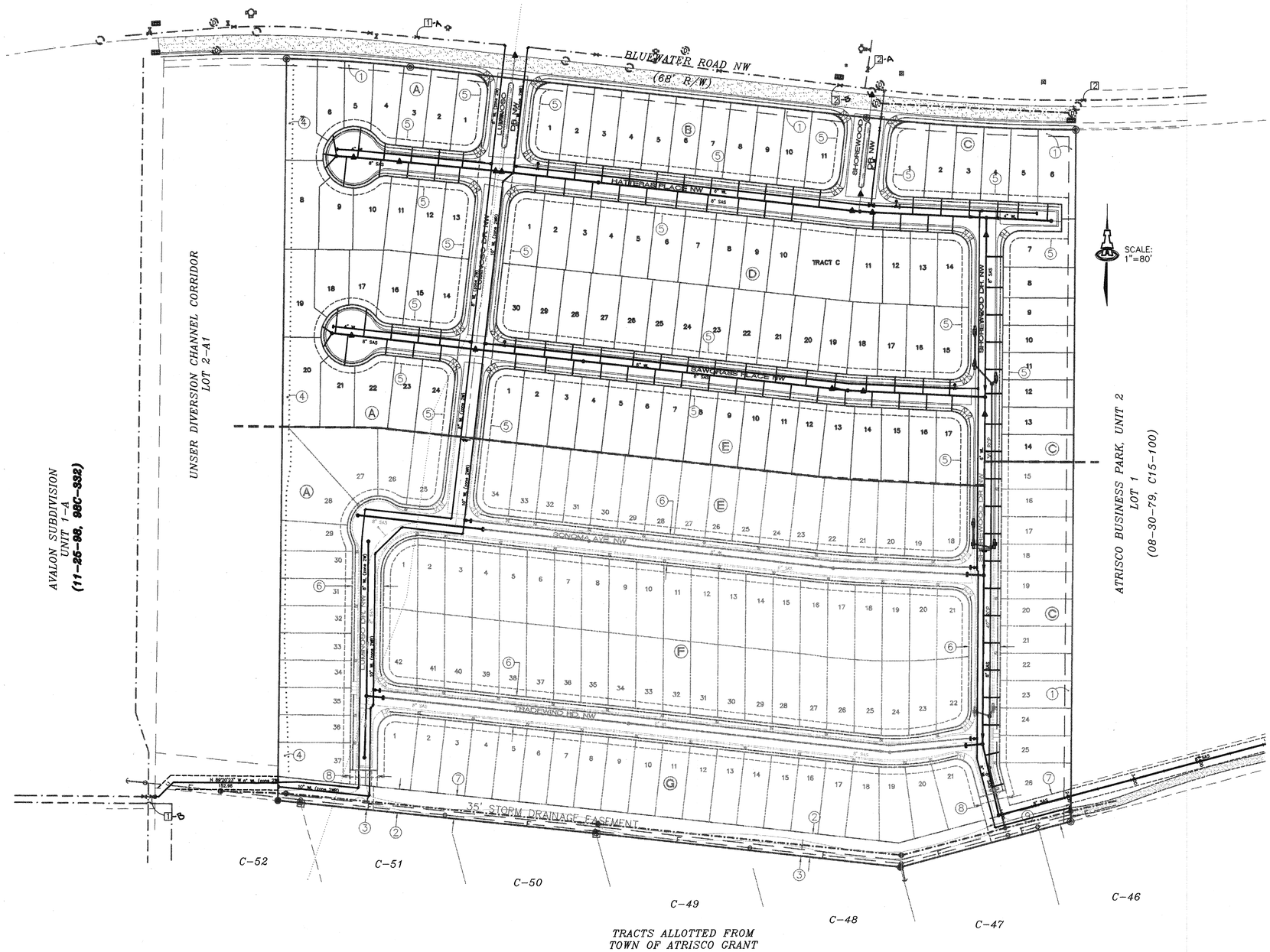
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNDANCE SUBDIVISION - UNIT 1

PAVING DETAILS & SECTIONS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JAN 26 2004 DESIGN REVIEW COMMITTEE	APPROVED JAN 29 2004 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
717281	K-9	24	26



WATER SHUT-OFF PLAN

SHUT-OFF VALVES 1A(2B) (ZONE 2W) & 2A(2B) (ZONE 2WR) TO PROVIDE NON-PRESSURE CONNECTION. THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) 7 WORKING DAYS PRIOR TO SHUT-OFF OR TURN-ON AT VALVES. ONLY CITY PERSONNEL ARE ALLOWED TO OPERATE VALVES.

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

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

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_T, FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)

SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	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_T, 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:	GM/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.

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT
- WATER LINE W/ FITTING
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- EXISTING SAS MANHOLE
- PROPOSED SAS MANHOLE

AS-BUILT INFORMATION

CONTRACTOR STAKED BY Sundance DATE
INSPECTOR'S ACCEPTANCE BY VALS DATE 05/03
FIELD VERIFICATION BY JKH DATE 4/04
DRAWINGS CORRECTED BY VALS DATE 4/04
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

SURVEY INFORMATION

BENCH MARKS
ACS MONUMENT "9-K10" LOCATED AT UNSER AND BLUEWATER.
ELEVATION=5114.99 (SLD 1929)

FIELD NOTES

ENGINEER'S SEAL

FRED C. ARFMAN
NEW MEXICO
7322
LICENSED PROFESSIONAL ENGINEER
01-07-04

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN			
DESIGNED BY	FCA	DATE	08/28/03
DRAWN BY	RFH	DATE	08/28/03
CHECKED BY	FCA	DATE	08/28/03

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1277UDTL-PH1.DWGrfh 01/02/04

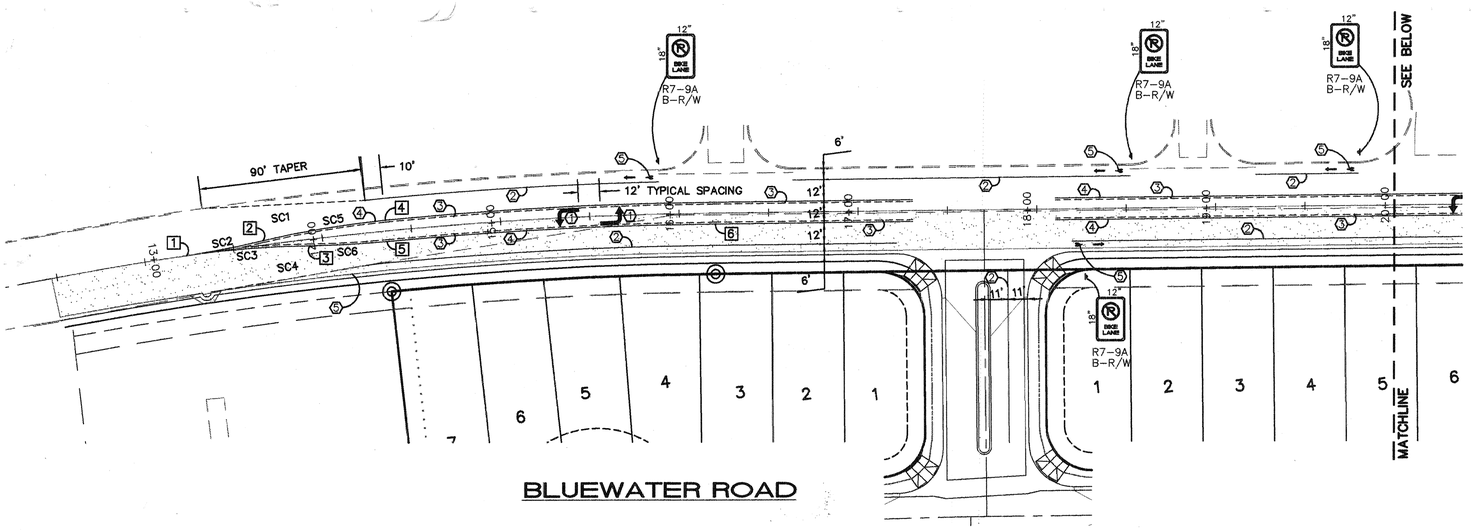
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

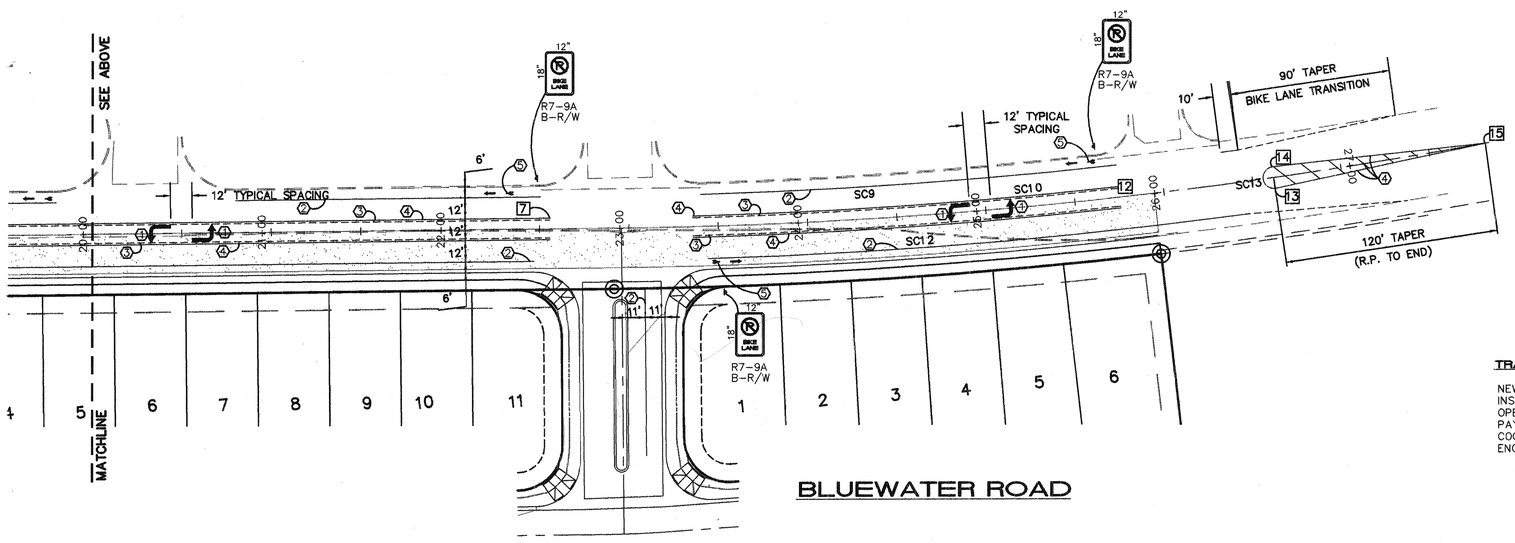
TITLE: SUNDANCE SUBDIVISION – UNIT 1

UTILITY DETAILS & WATER SHUT OFF PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JAN 26 2004 DESIGN REVIEW COMMITTEE	APPROVED JAN 29 2004 CITY ENGINEER			

City Project No.	Zone Map No.	Sheet	Of
717281	K-9	25	26





GENERAL NOTES

1. ALL STRIPING AND MARKINGS ARE PER MUTCD.
2. ALL MARKINGS SHALL BE PERFORMING PLASTIC.

TRAFFIC SIGN INSTALLATIONS

NEW SIGNS AND POSTS SHALL BE INSTALLED PER TRAFFIC ENGINEERING OPERATION INSTALLATION STANDARDS. PAYMENT FOR SIGNS SHALL INCLUDE COORDINATION WITH TRAFFIC ENGINEERING OPERATION.

KEYED CONSTRUCTION [redacted]

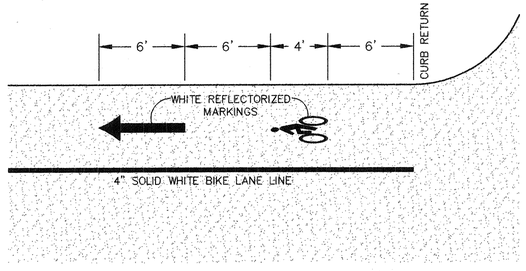
1. 8' LEFT TURN ARROW (WHITE)
2. SOLID 4" WHITE STRIPE
3. DASHED 4" YELLOW STRIPE (10' STRIPE/30' GAP)
4. SOLID 4" YELLOW STRIPE
5. BIKE LANE MARKINGS PER DETAIL ON THIS SHEET.
6. PAINT MEDIAN NOSE W/ REFLECTIVE YELLOW PAINT

STRIPING STATION TABLE

STATION	STATION AND OFFSET	STATION TYPE
1	13+23.51, 0.00' RT	BEGIN
2	13+66.75, 2.31' LT	PRC
3	13+92.48, 3.69' LT	PRC
4	14+35.80, 6.00' LT	PCC
5	14+35.79, 6.00' RT	PCC
6	16+20.17, 6.00' RT	PT
7	22+55.81, 6.00' RT	END
8	23+68.87, 6.00' RT	PCC
9	NOT USED	
10	NOT USED	
11	NOT USED	
12	25+75.21, 6.00' LT	END
13	26+61.99, 6.00' RT	PRC
14	26+69.99, 6.00' LT	PRC
15	27+81.99, 0.00' LT	END

STRIPING CURVE TABLE

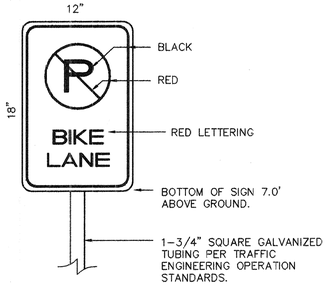
CURVE	RADIUS	LENGTH	DELTA
SC1	2175.46	113.55	2°59'26"
SC2	500.00	43.33	4°57'55"
SC3	500.00	69.40	7°57'08"
SC4	2139.46	111.67	2°59'26"
SC5	500.00	69.33	7°56'43"
SC6	500.00	43.28	4°57'34"
SC9	2846.79	281.91	5°40'26"
SC10	2858.79	99.79	2°00'00"
SC12	2882.79	344.58	6°50'55"
SC13	6.00	20.45	195°16'10"



NOTE: MARKINGS PER MUTCD

BIKE LANE MARKINGS

SCALE: 1"=5'



BIKE LANE SIGN

NO SCALE

SCALE: 1"=40'

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1277STRP-PH1.DWGthor 01/13/04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SUNDANCE SUBDIVISION - UNIT 1

BLUEWATER ROAD STRIPING & SIGNING PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JAN 26 2004 DESIGN REVIEW COMMITTEE	APPROVED JAN 29 2004 CITY ENGINEER			

City Project No. 717281 | Zone Map No. K-9 | Sheet 26 Of 26

ENGINEER'S SEAL: FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER 01-14-04

SURVEY INFORMATION: FIELD NOTES

BENCH MARKS: ACS MONUMENT "9-K10" LOCATED AT UNSER AND BLUEWATER. ELEVATION=5114.99 (SLD 1929)

REVISIONS

NO.	DATE	REMARKS	BY
		DESIGN	

DESIGNED BY FCA DATE 08/28/03
DRAWN BY RFH DATE 08/28/03

AS-BUILT INFORMATION: Sundance AIS Text AIS AIS

NO.	RECORDED BY