

SCANNED
BY PLN

PUBLIC IMPROVEMENT PLANS
FOR
SUNRISE RIDGE SUBDIVISION
ALBUQUERQUE, NEW MEXICO

DECEMBER 2004

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-7536-81 06 1

PREPARED FOR:
WINDMILL MANOR PLACE LLC
6121 INDIAN SCHOOL RD NE
ALBUQUERQUE, NM 87110

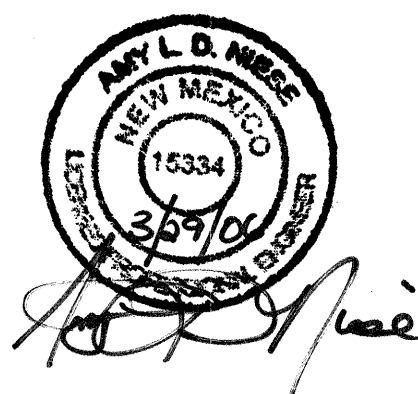
PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

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9	MASTER UTILITY PLAN
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CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Amy L.D. Niese 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 7719.

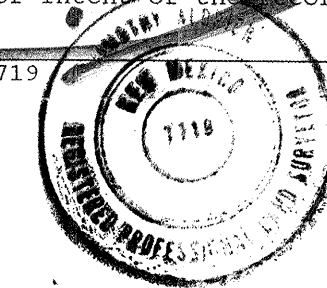


SURVEYOR'S CERTIFICATION

"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, or intent of the record drawings."

Timothy Aldrich, P.S. No. 7719

07-19-05



DRB NO. 1003420

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

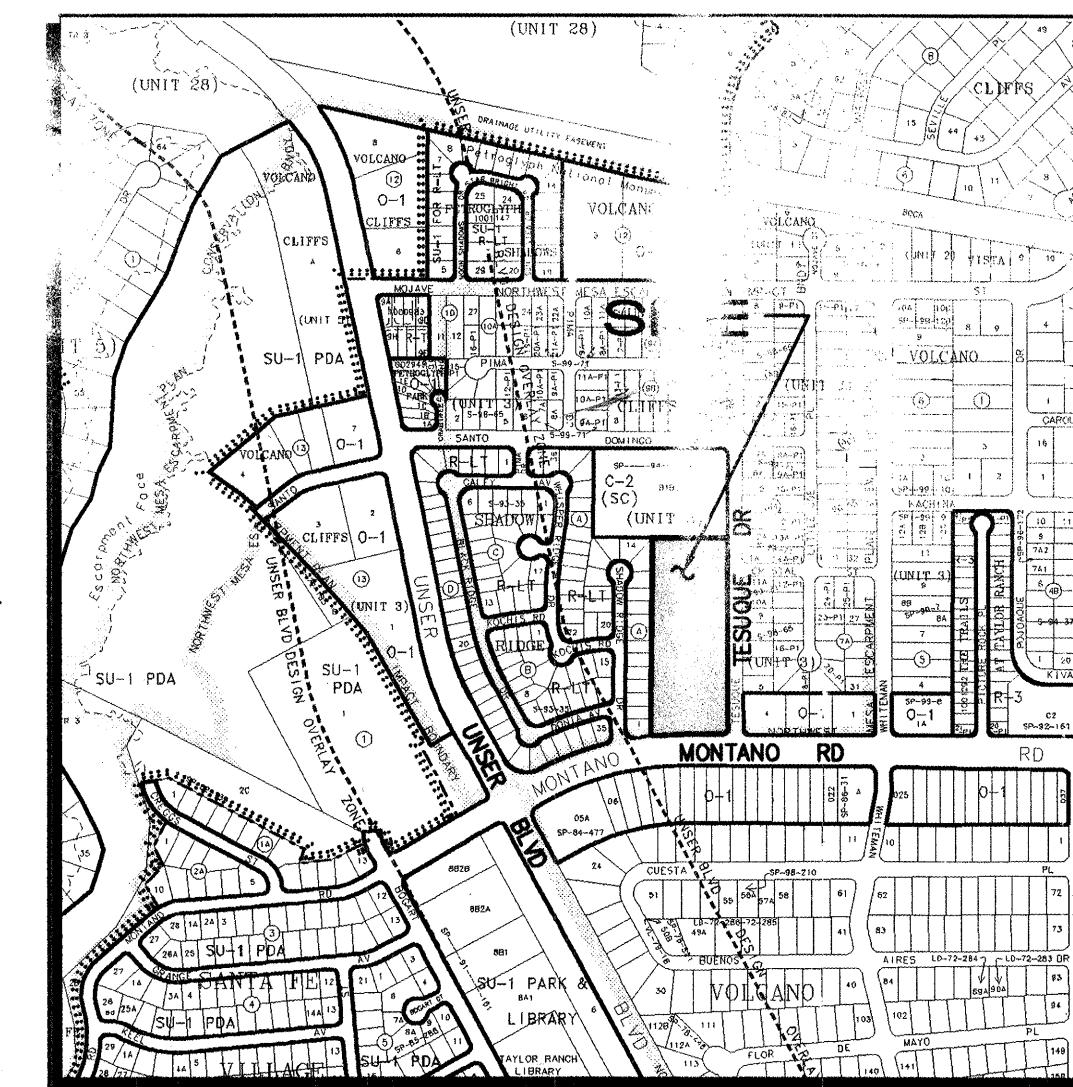
128 Monroe Street N.E.

Albuquerque, New Mexico 87108

Ph. 505-268-8828 Fax. 505-268-2632

1352CVR.DWG

12.29.04



E10

VICINITY MAP

1"=750'

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE NO. 7.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, INC @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 7.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- TRAFFIC CONTROL: FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (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.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 90% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
- ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
- CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATER- LINE AND/OR SEWERLINE COSTS.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- THE CONTRACTOR 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.
- PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- WARNING--EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF ANY UTILITY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
- ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.

REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE		*****	
		DRC Chairman		2/9/05		APPROVED FOR CONSTRUCTION			
		Transportation		2/9/05					
		Water/Wastewater		2/10/05					
		Hydrology		2/10/05					
		AMAFCA		N/A					
Constr. Mngmt.									
Constr. Coord.									
City Project No.		753681		Sheet		1		Of 11	

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. OWNER FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL BURIED, UNDERGROUND, OVERHEAD, AND/OR 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 INSTALLATION, MAINTENANCE, OR OPERATION OF ANY SUCH 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 warrant or release any easement or easement rights to which it may be entitled.

PLAT
FOR
SUNRISE RIDGE
SUBDIVISION

BEING A REPLAT OF
TRACT B-2
VOLCANO CLIFFS SUBDIVISION
SECTION 27, T. 11 N. R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2004

LINE TABLE		
LINE	BEARING	DISTANCE
EL3	S 44°42'44" E	10.64
EL4	S 89°42'44" E	15.00
EL5	S 44°42'44" E	7.07
L1	N 00°17'16" E	10.00
L2	S 00°17'16" W	10.00

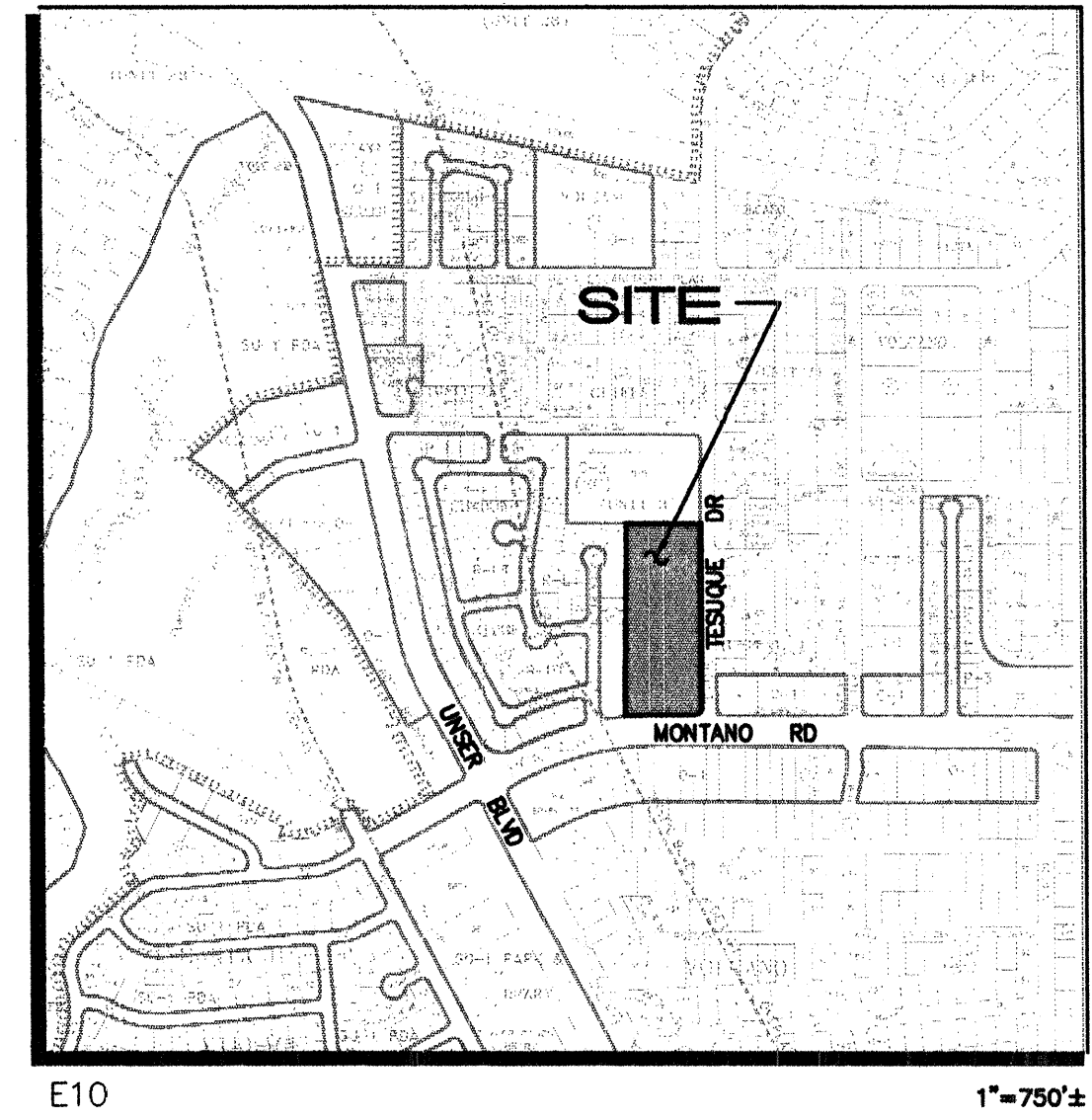
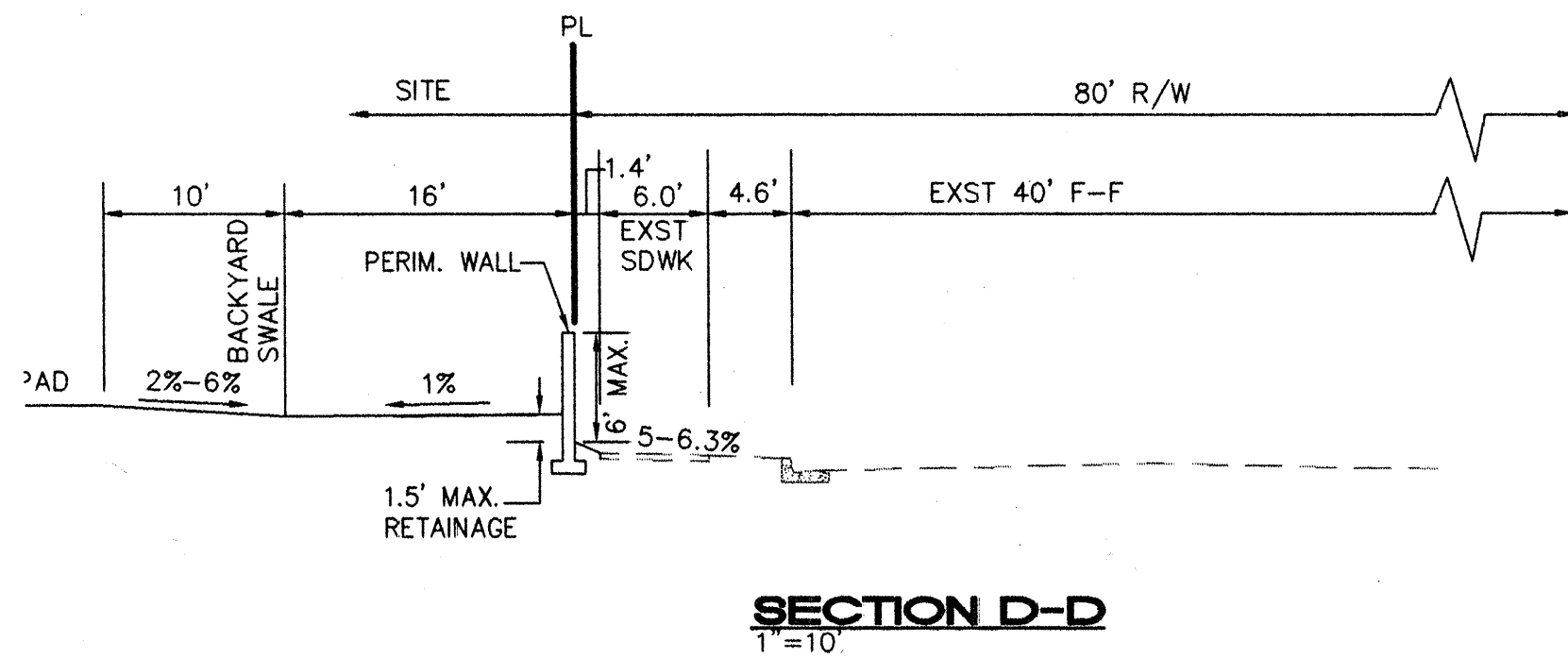
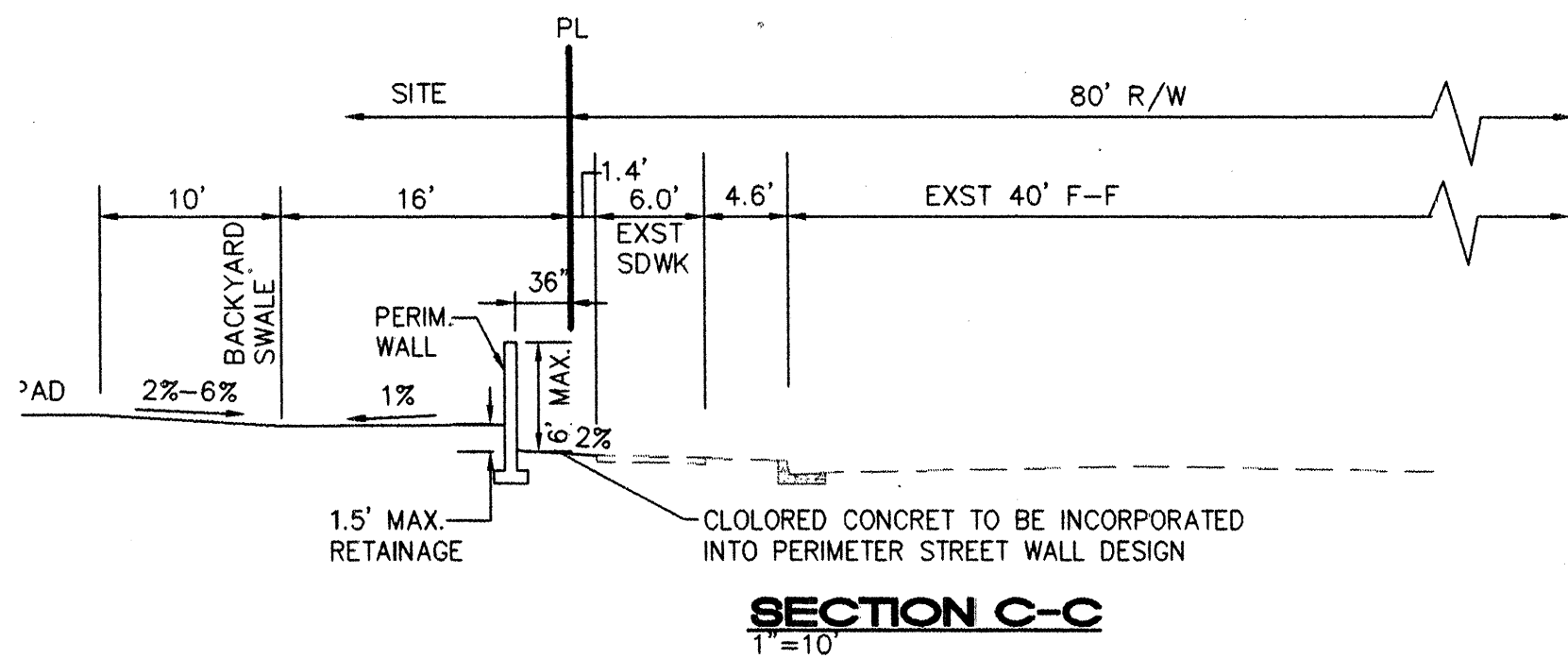
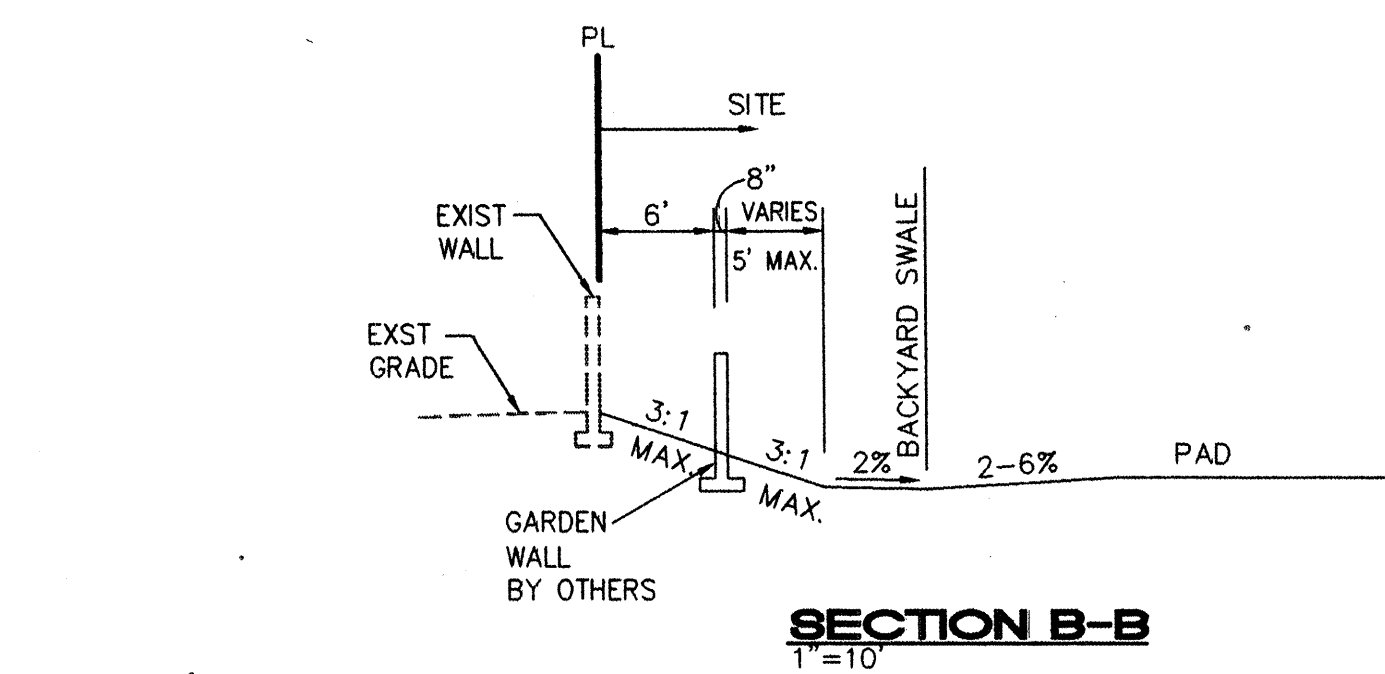
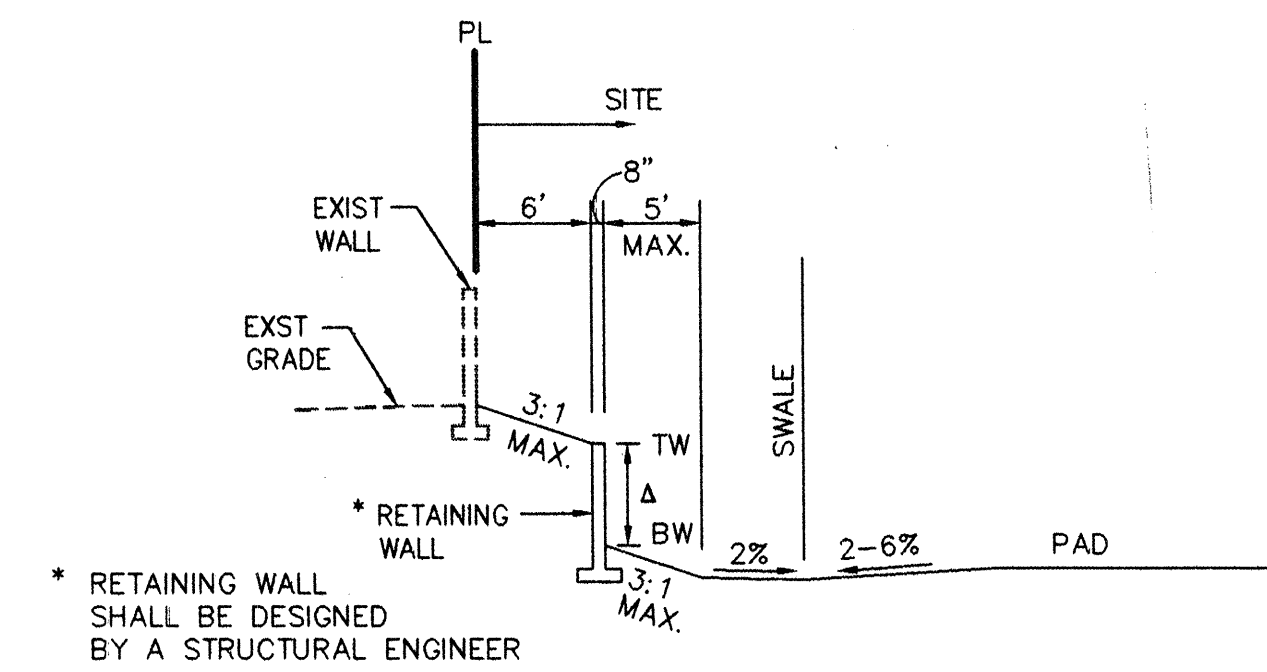
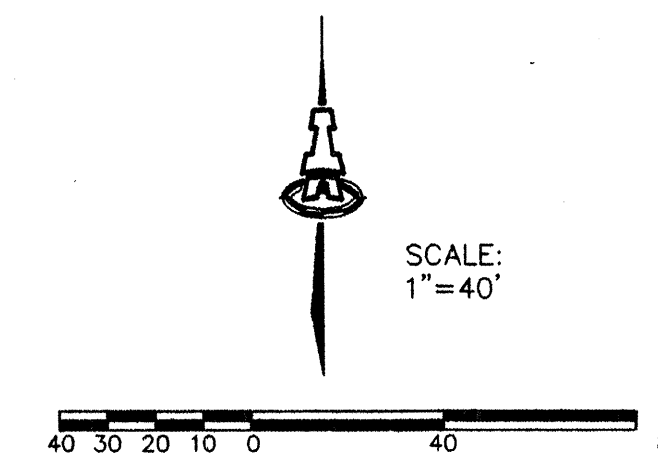
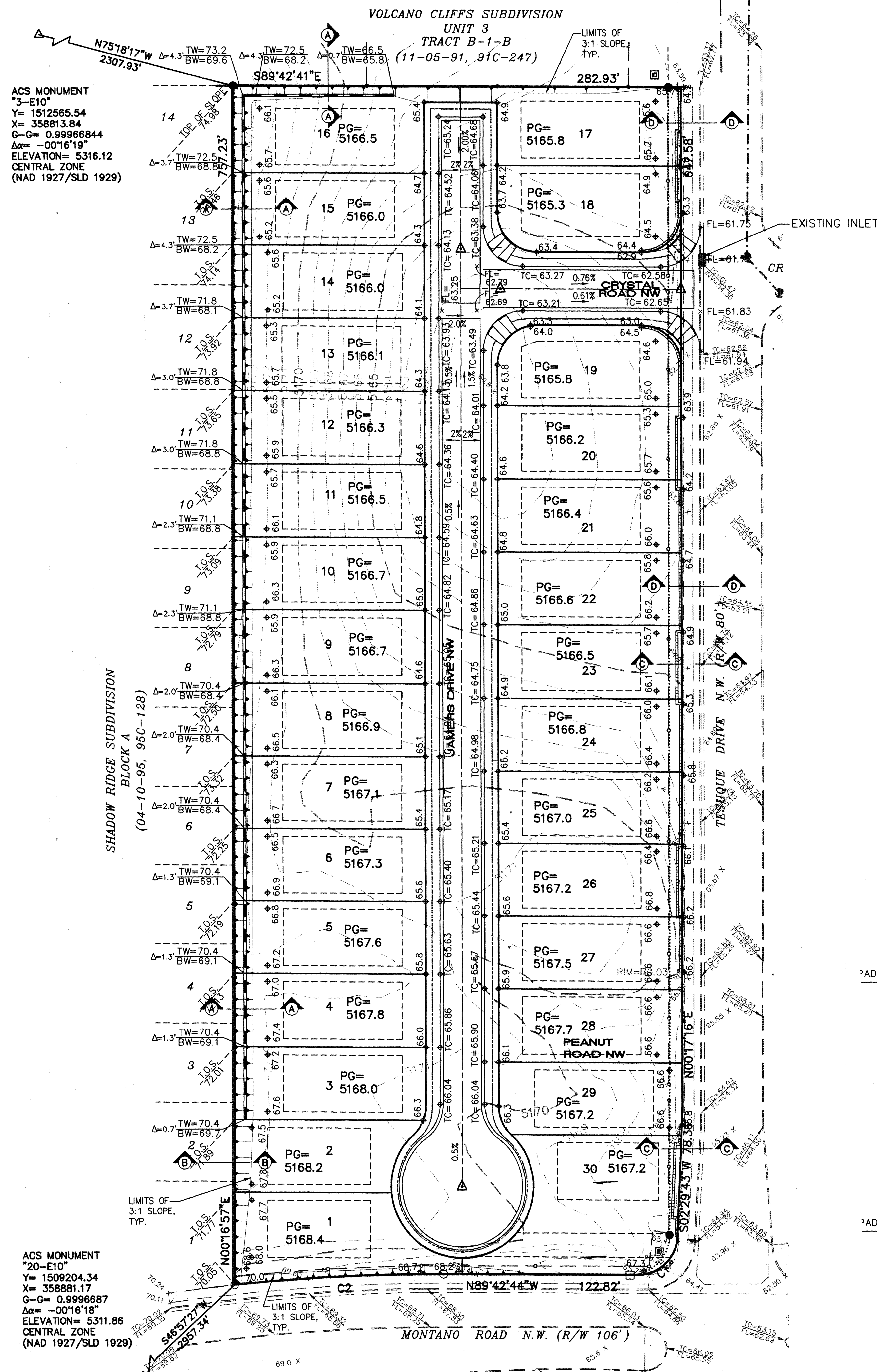
LOT AREA TABLE

LOT	AREA (SF)
1	6241
2	4884
3	5355
4	5561
5	5561
6	5561
7	5561
8	5561
9	5562
10	5562
11	5562
12	5562
13	5562
14	5562
15	5563
16	6881
17	6031
18	6112
19	5638
20	5336
21	5336
22	5336
23	5336
24	5336
25	5336
26	5336
27	5336
28	5336
29	5290
30	8982

BOUNDARY CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	CHORD
C1	25.00	38.31	24.05	34.67
C2	1197.05	132.32	66.23	132.25
C3	25.00	39.27	25.00	35.36
C4	25.00	39.27	25.00	35.36
C5	25.00	39.27	25.00	35.36
C6	25.00	39.27	25.00	35.36
C7	25.00	20.38	10.79	19.82
C8	45.00	214.74	42.39	61.71
C9	25.00	20.38	10.79	19.82
C10	25.00	20.02	10.58	19.49
C11	25.00	0.36	0.18	0.36
C12	45.00	107.37	113.39	83.65
C13	45.00	66.61	41.10	60.69
C14	45.00	40.76	21.90	39.38
C15	25.00	11.15	5.67	11.06
C16	25.00	9.23	4.67	9.18

BEARING			
CHORD	BEARING	DELTA	
34.67	N 46°23'30" E	87°47'33"	
132.25	S 87°07'18" W	6°20'00"	
35.36	N 45°17'16" E	90°00'00"	
35.36	S 44°42'44" E	90°00'00"	
35.36	N 44°42'45" W	90°00'01"	
35.36	S 45°17'16" W	90°00'00"	
19.82	S 23°03'59" E	46°42'29"	
61.71	S 89°42'44" E	27°32'45"	
19.82	N 23°38'31" E	46°42'29"	
19.49	S 22°39'31" E	45°53'34"	
0.36	S 46°00'46" E	0°48'56"	
83.65	N 21°56'01" E	1°36'42'29"	
60.69	S 47°18'30" E	84°48'27"	
39.38	S 21°02'45" W	51°54'02"	
11.06	N 34°13'15" E	25°33'01"	
9.18	N 10°52'00" E	21°09'28"	

SCANNED BY PLW



LEGAL DESCRIPTION
TRACT B-2, UNIT 3, VOLCANO CLIFFS SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 4, 1988, IN VOLUME C35, FOLIO 159.

ACS BENCHMARK
ACS MONUMENT "25-E10"
ELEVATION: 5162.57

SURVEY INFORMATION
DATE: AUGUST 2004
BY: TIM ALDRICH, ALDRICH LAND SURVEYING

LEGEND

—5188—	EXISTING CONTOUR
◆66.7	PROPOSED SPOT ELEVATION
PG=5167.9	PAD GRADE ELEVATION
TC=66.27	TOP OF CURB ELEVATION
FL=65.80	FLOWLINE ELEVATION
2.00%	STREET GRADE W/ FLOW DIRECTION
→	FLOW ARROW
~~~~~	WATER BAR
—	PROPOSED RETAINING WALL
TW=71.8 BW=67.8	TOP OF BOTTOM OF RETAINING WALL
—	PROPOSED PERIMETER WALL

SUNRISE RIDGE  
GRADING & DRAINAGE PLAN

APPROVED 11/10/04

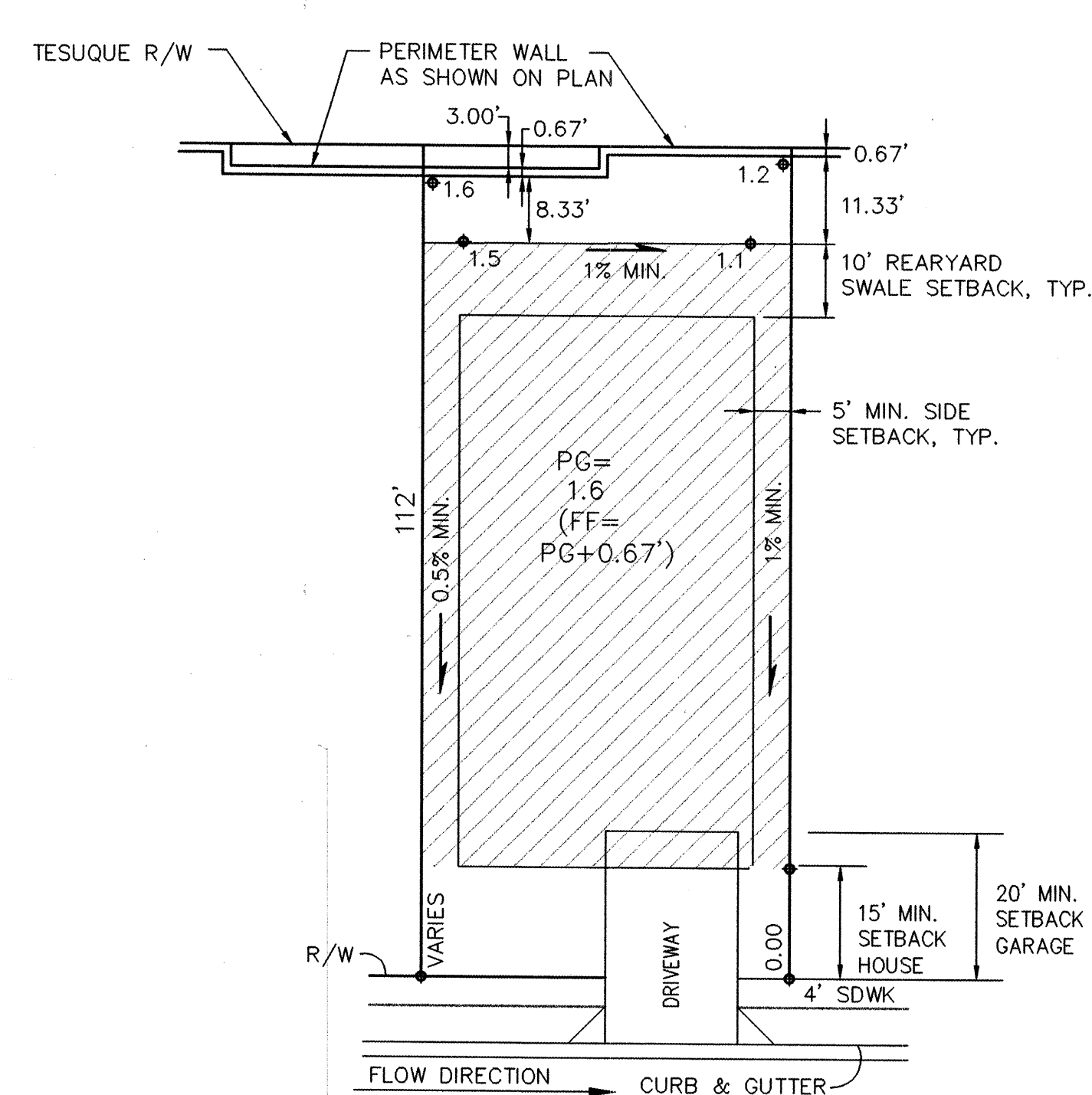
FRED C. ARFMAN  
NEW MEXICO  
7322  
PROFESSIONAL ENGINEER

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

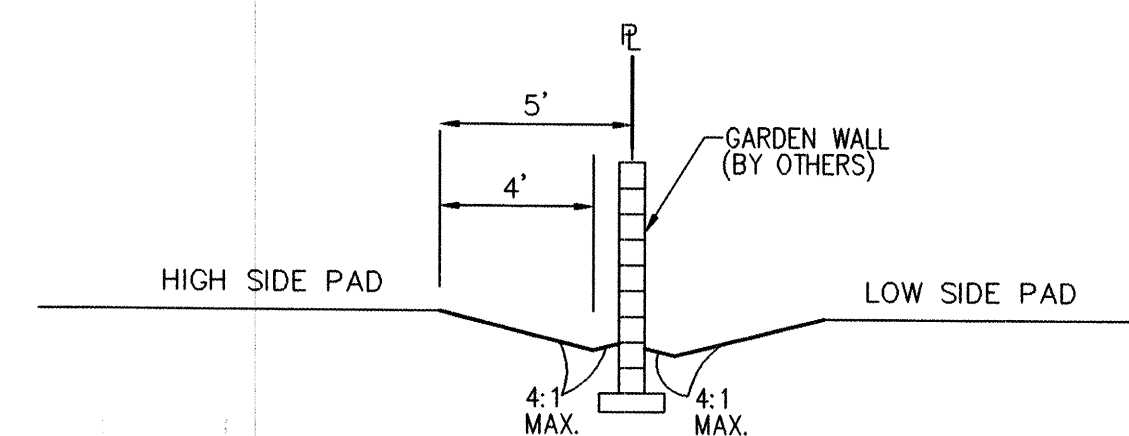
1352GRD.DWGcmw 9/29/04

SHEET 41 OF 211

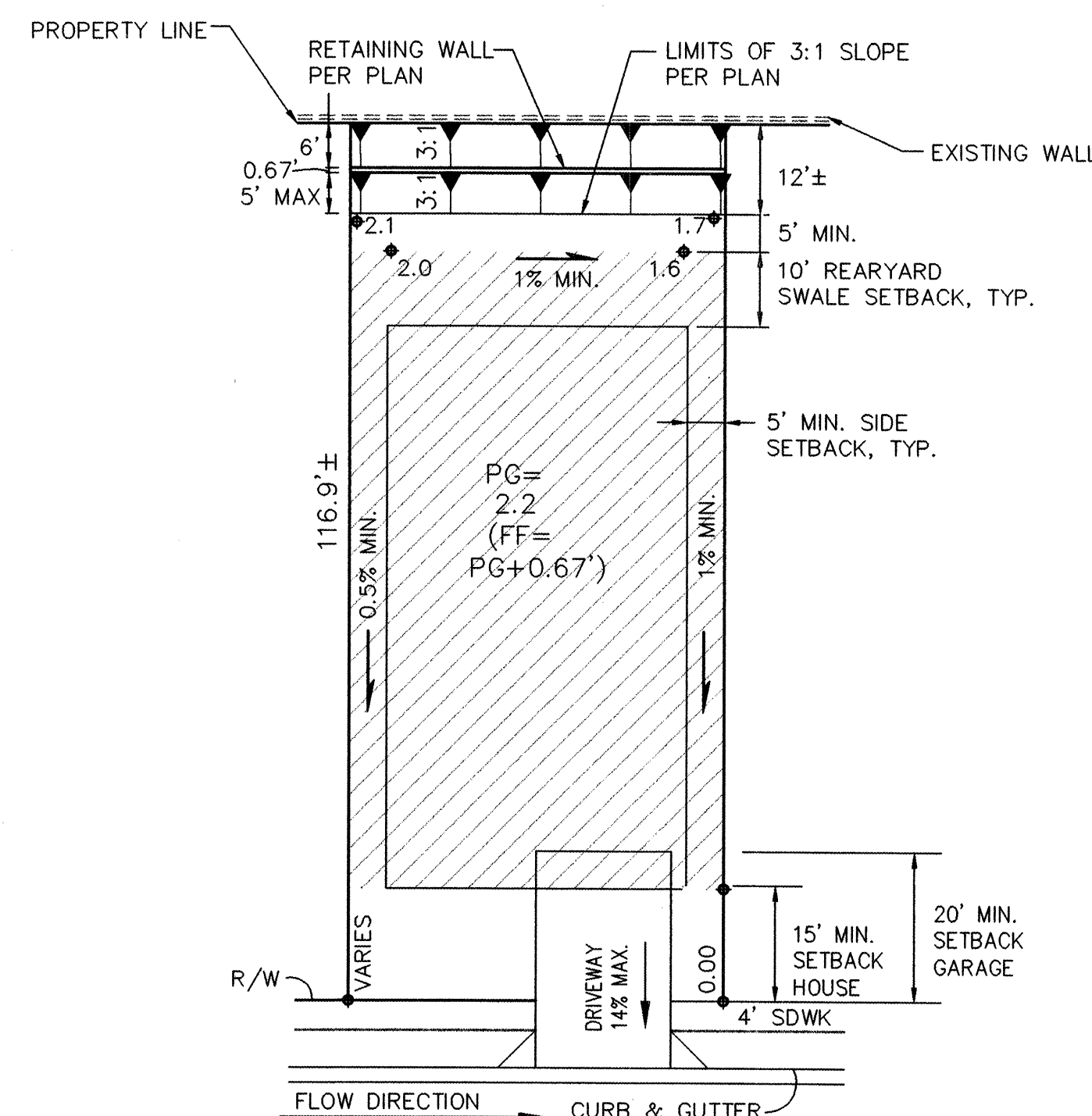
CITY PROJECT # 753681



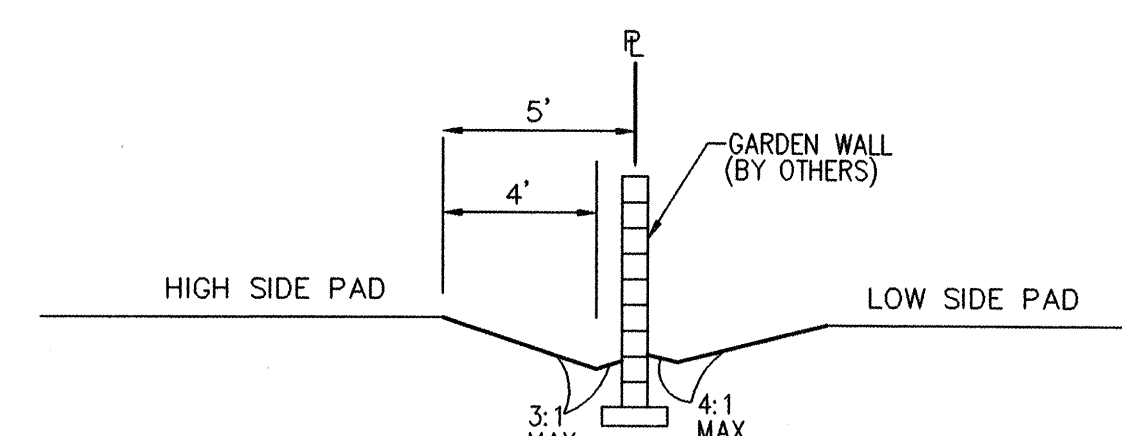
LOTS 1 & 2 AND 19-29  
TYPICAL LOT GRADING  
SCALE: 1"=20'



**LOTS 1 & 2 AND 19-29**  
**TYPICAL SIDEYARD GRADING**  
SCALE: 1"=5'



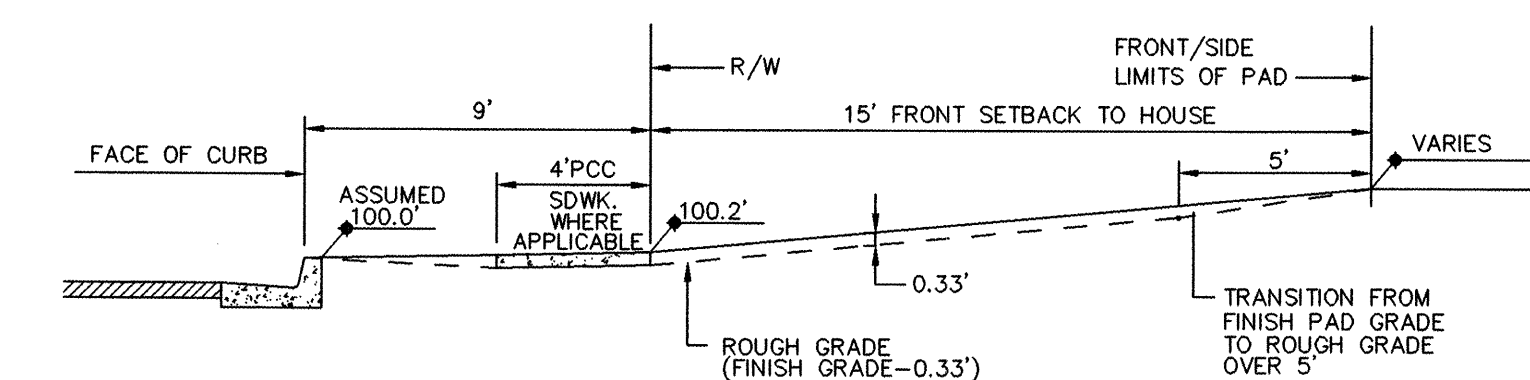
**LOTS 3-18**  
**TYPICAL LOT GRADING**  
SCALE: 1"=20'



**LOTS 3-18**  
**TYPICAL SIDEYARD GRADING**  
SCALE: 1"=5'

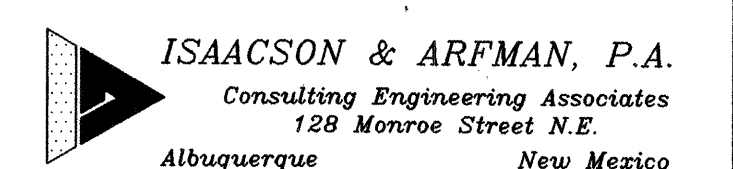
- GRADING NOTES:

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



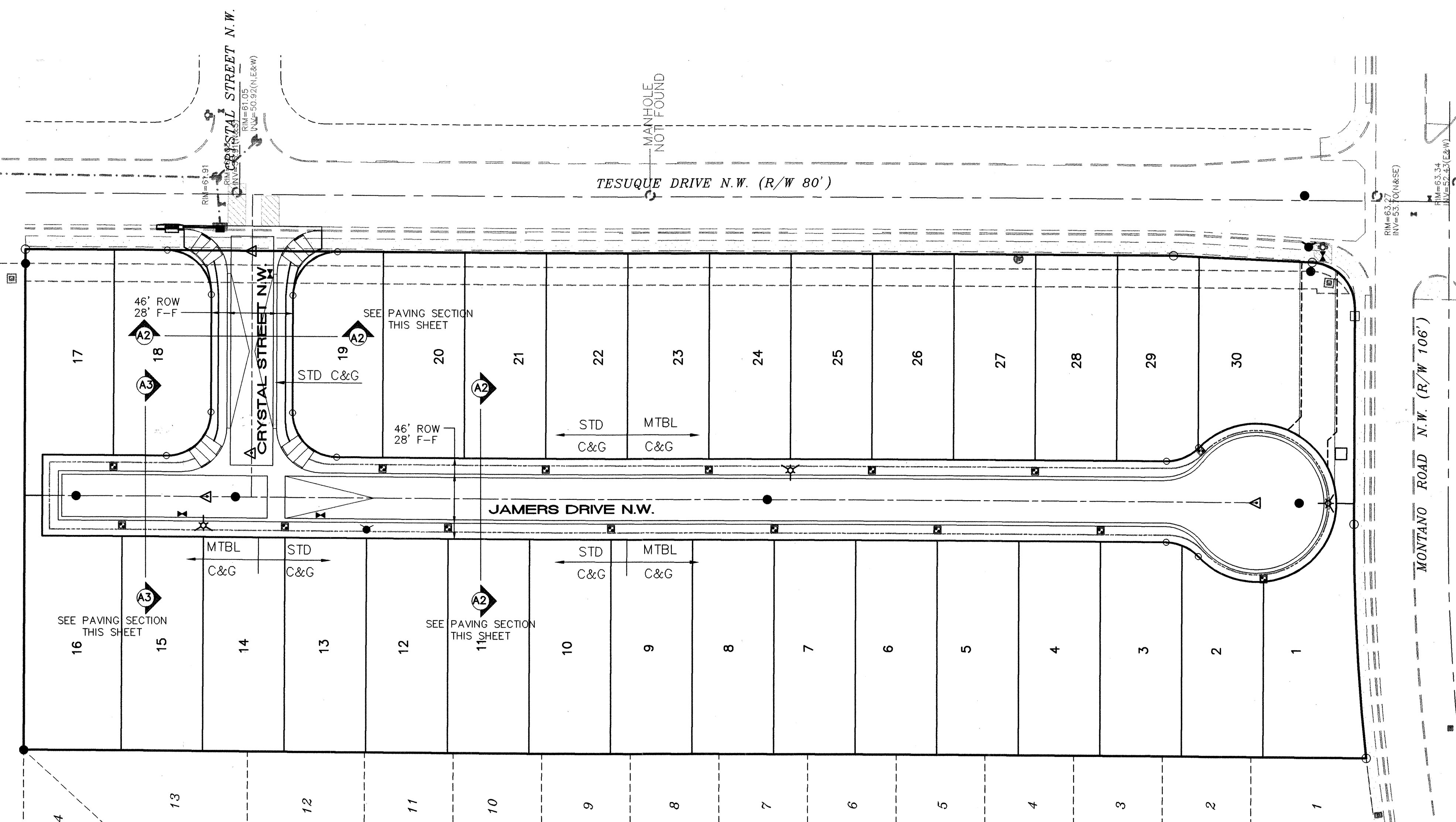
**FRONT/SIDE YARD GRADING**  
SCALE: 1"=5'-0"

## SUNRISE RIDGE GRADING DETAILS

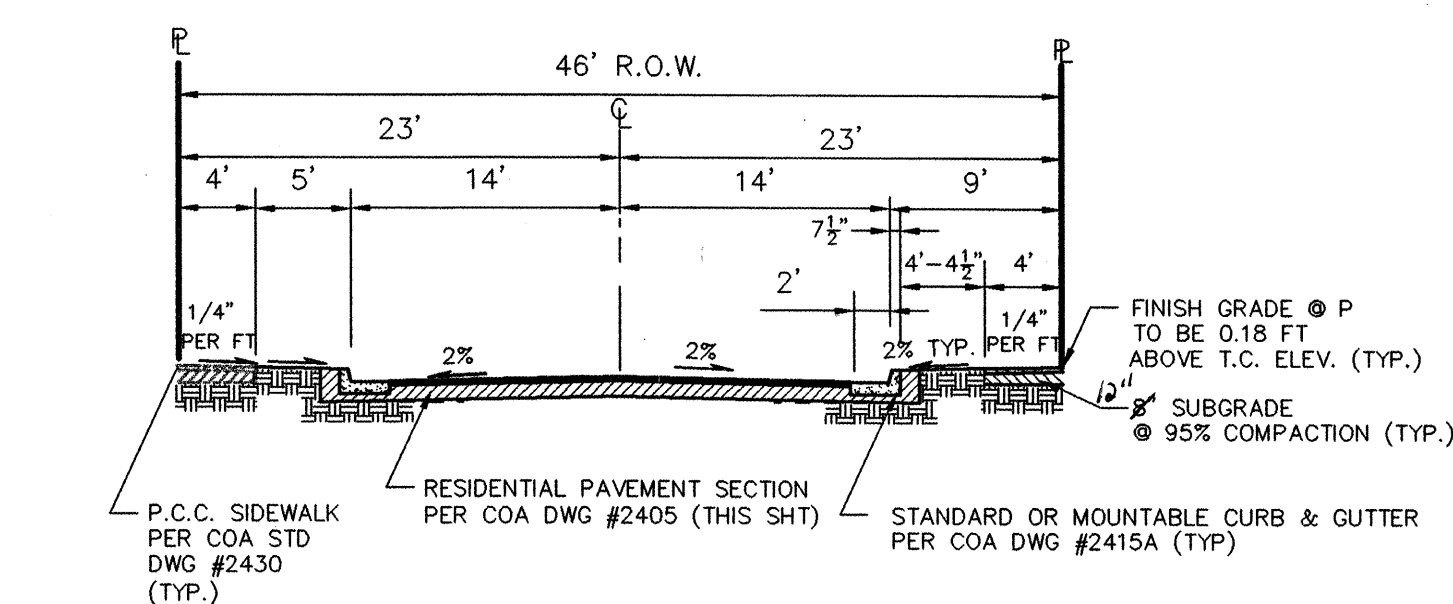


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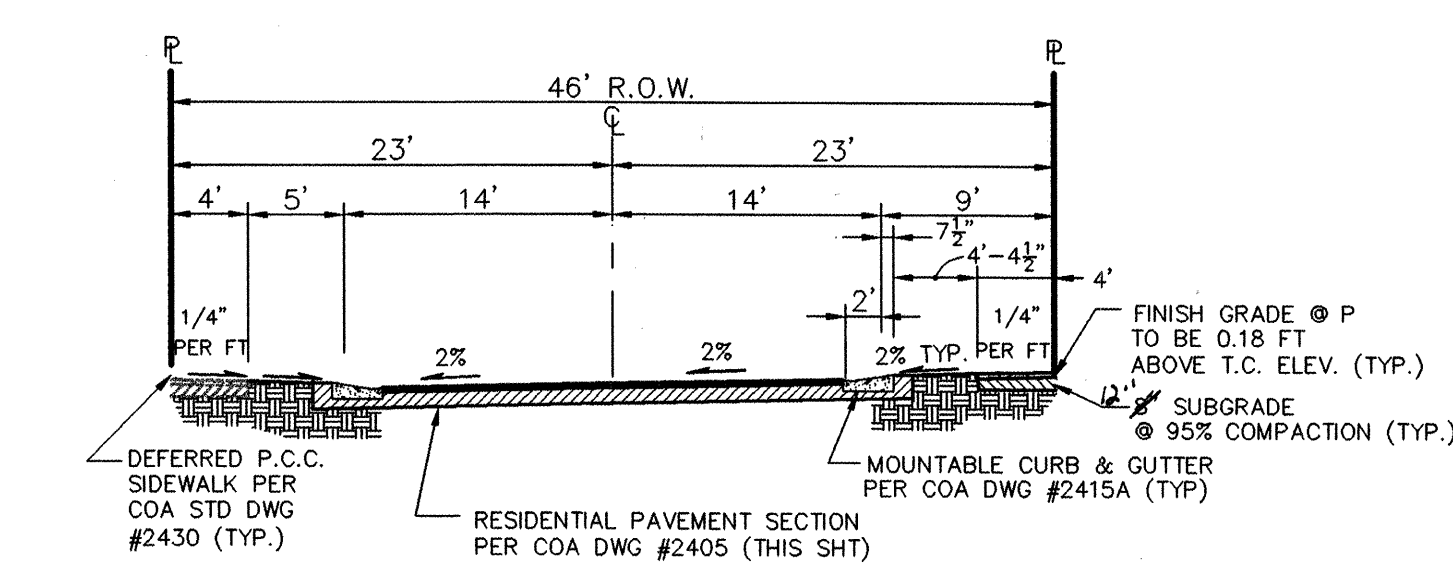
VOLCANO CLIFFS SUBDIVISION  
UNIT 3  
TRACT B-1-B  
(11-05-91, 91C-247)



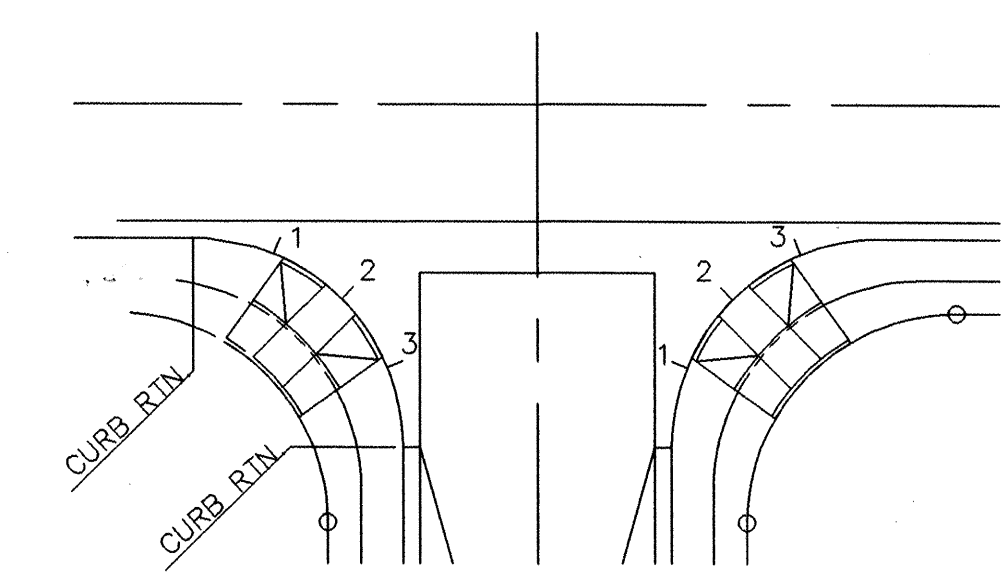
SHADOW RIDGE SUBDIVISION  
BLOCK A  
(04-10-95, 95C-128)



SECTION A2-A2  
TYPICAL 46' R.O.W. RESIDENTIAL STREET SECTION  
1"=10'

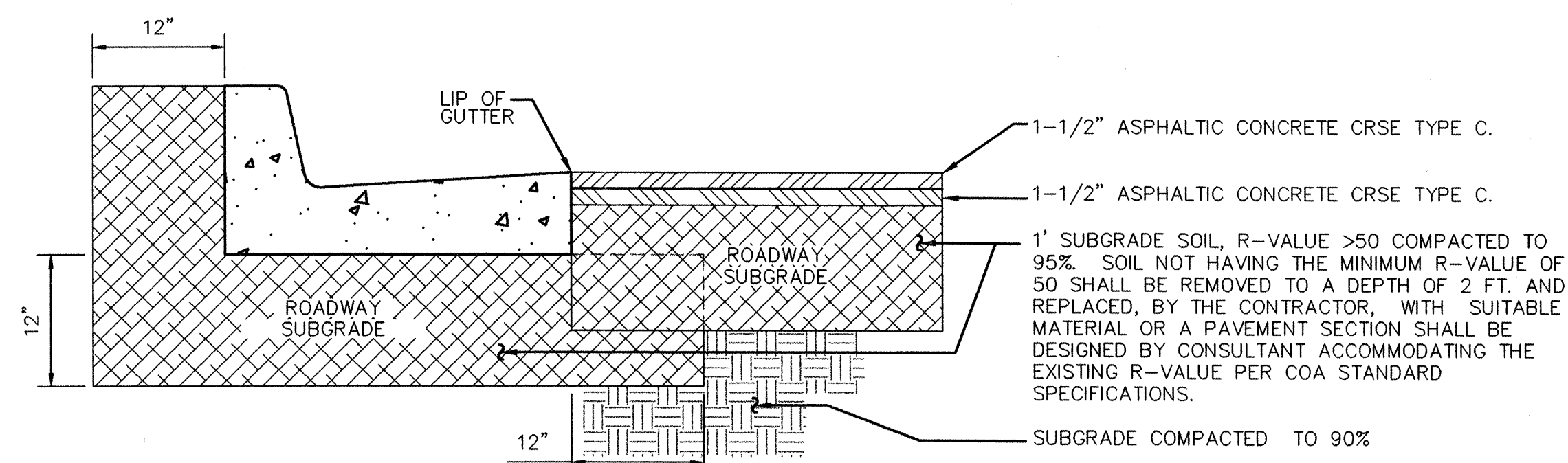


SECTION A3-A3  
TYPICAL 46' R.O.W. RESIDENTIAL STREET SECTION  
1"=10'

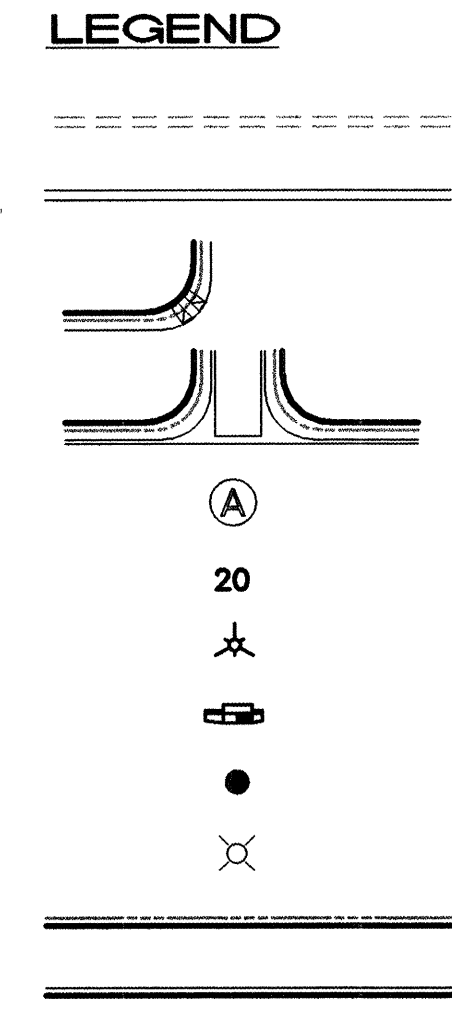


NOTE:  
QUARTER POINT GRADES ARE REFERENCED AS 1, 2 & 3  
ALONG THE FACE OF CURB IN A CLOCKWISE DIRECTION.

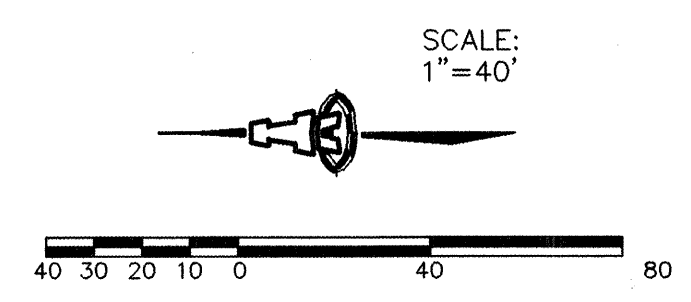
QUARTER POINT DETAIL  
NTS



RESIDENTIAL PAVING SECTION  
SCALE: 1"=1'-0"  
(PER COA STD DWG # 2405A)



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



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128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 Fax. 505-268-2632  
1352PMSTR.DWGthor 12.07.04

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: <b>SUNRISE RIDGE SUBDIVISION MASTER PAVING PLAN</b>	
Design Review Committee <b>APPROVED</b> FEB 21 2005	City Engineer Approval MAR 23 2005
City Project No. <b>753681</b>	Zone Map No. <b>E-10</b>
Sheet <b>6</b>	Of <b>11</b>

ENGINEER'S SEAL		BENCH MARKS		AS-BUILT INFORMATION	
	NO. DATE REMARKS REVISIONS DESIGNED BY AMY NIESE DRAWN BY JUSTIN SIMENSON CHECKED BY AMY NIESE	FIELD NOTES SURVEY INFORMATION	AC'S MONUMENT "3-E10" LOCATED AT THE SOUTHEAST CORNER OF RIMROCK DR. AND MARIGOLD DR. GEOGRAPHIC POSITION (NAD 1927), IN FEET NM STATE PLANE COORDINATES (CENTRAL ZONE) X= 358813.84, Y= 1512565.54 ELEVATION= 5316.12 <b>SLD 1999</b>	CONTRACTOR <b>SAIS</b> DESIGNED BY <b>SAIS</b> FIELD ENGINEER BY <b>SAIS</b> DRAWN BY <b>SAIS</b> CHECKED BY <b>SAIS</b> MICRO-FILM INFORMATION RECORDED BY NO.	DATE DATE DATE DATE DATE



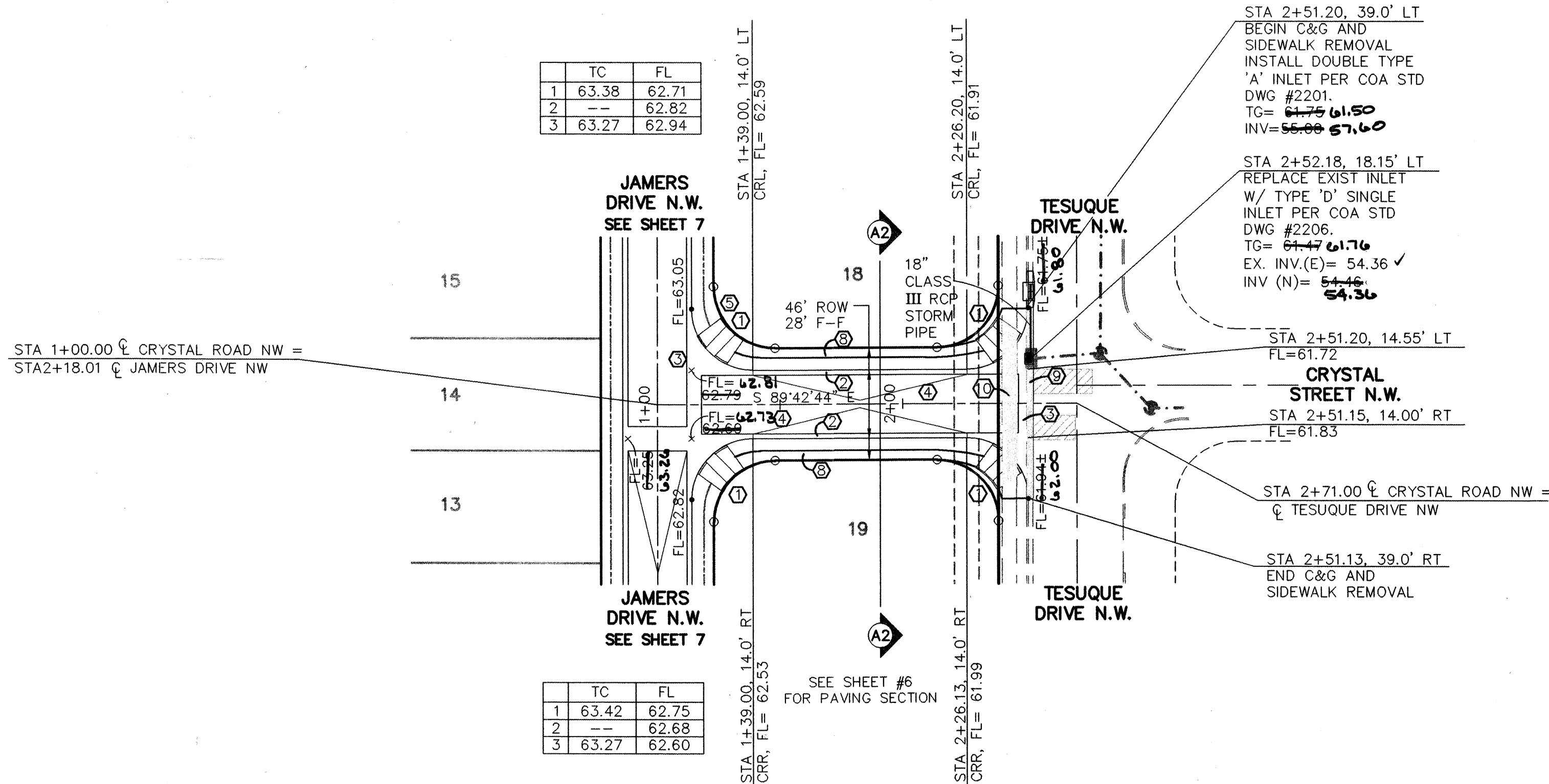
SCANNED BY PLW

	TC	FL
1	62.46	61.79
2	--	61.83
3	62.54	61.87

	TC	FL
1	63.38	62.71
2	--	62.82
3	63.27	62.94

	TC	FL
1	63.42	62.75
2	--	62.68
3	63.27	62.60

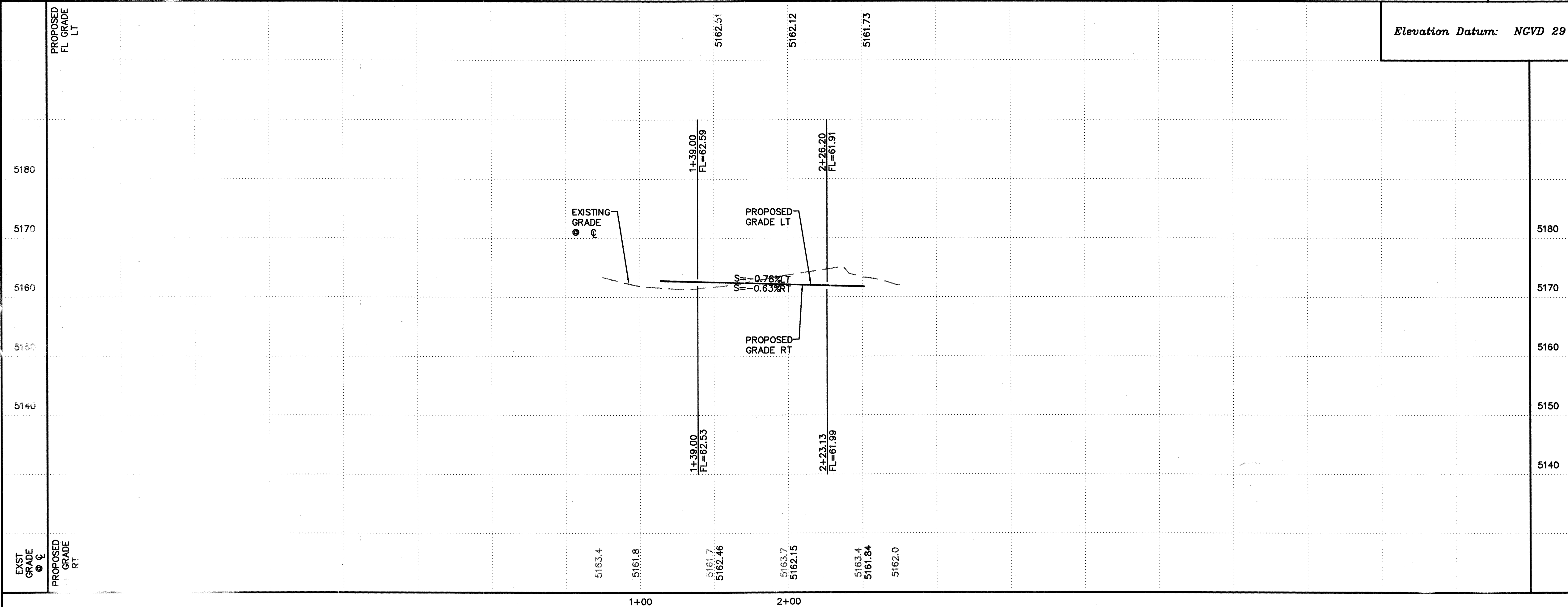
	TC	FL
1	62.65	61.98
2	--	61.97
3	62.62	61.95



### CRYSTAL STREET N.W.

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

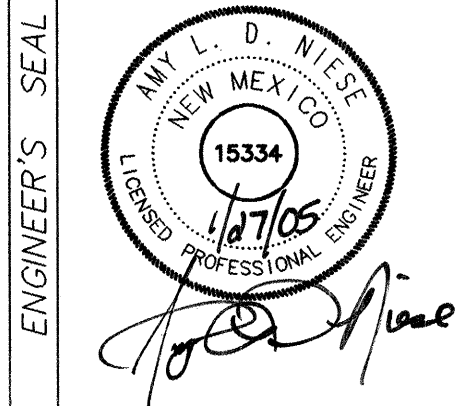
Elevation Datum: NCVD 29



#### KEYED CONSTRUCTION NOTES

- CONSTRUCT HANDICAP RAMP PER COA STD DWG #2441, CASE II
- STANDARD CURB & GUTTER PER COA STD DWG #2415A.
- CONSTRUCT PCC VALLEY GUTTER 6" WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
- CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
- TRANSITION FROM MOUNTABLE TO STANDARD CURB PER COA STD DWG #2418.
- MOUNTABLE CURB & GUTTER PER COA STD DWG #2415A.
- TRANSITION FROM MOUNTABLE TO STANDARD CURB OVER 10'.
- CONSTRUCT 4" PCC SIDEWALK PER COA STD DWG #2430.
- REMOVE AND DISPOSE 78 LF OF EXISTING CURB & GUTTER.
- REMOVE AND DISPOSE 42 SY OF EXISTING PCC SIDEWALK.

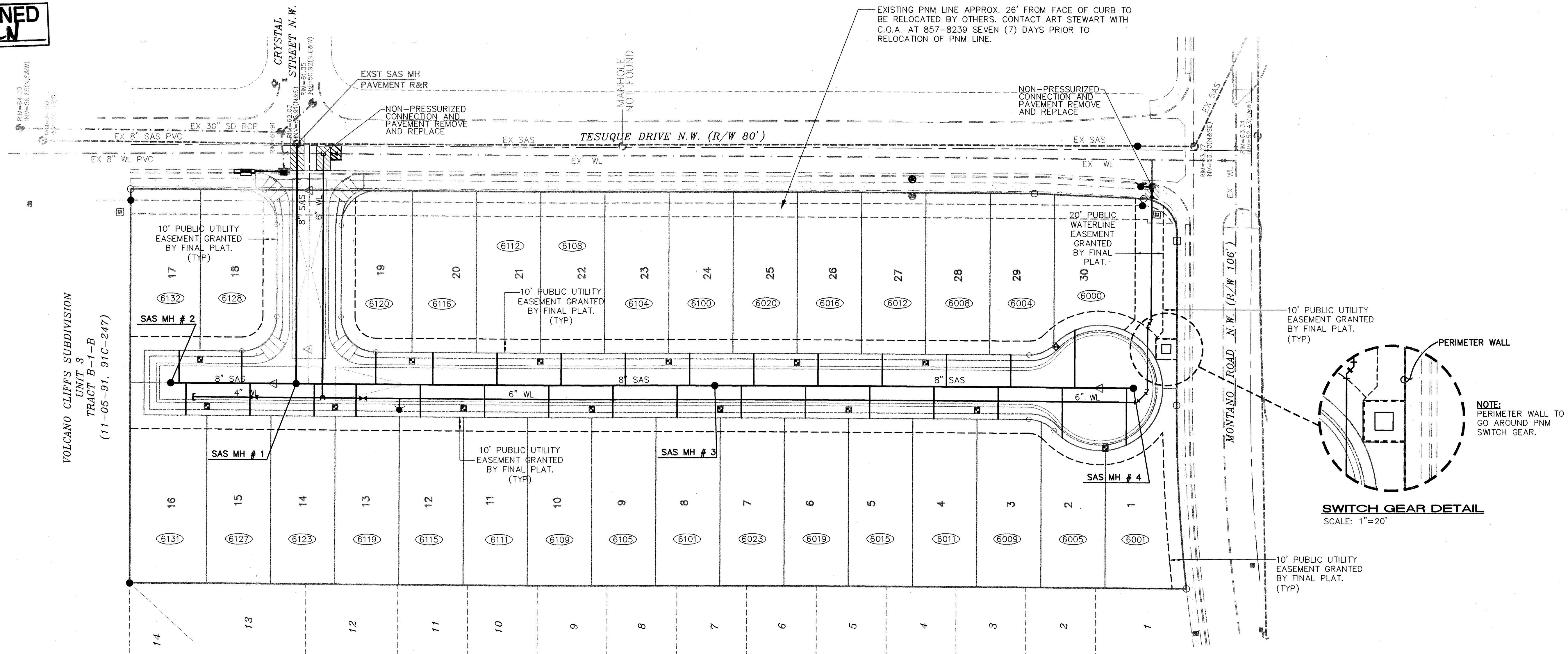
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES	
CONTRACTOR	SAIS	ACS MONUMENT "3-ET0"	LOCATED AT THE SOUTHEAST CORNER OF RIMROCK DR. AND MARIGOLD DR.	DATE	DATE	DATE	DATE
INSPECTOR	SAIS	GEOGRAPHIC POSITION (NAD 1927), IN FEET	DATE	DATE	DATE	DATE	DATE
FIELD	SAIS	NM STATE PLANE COORDINATES (CENTRAL ZONE)	DATE	DATE	DATE	DATE	DATE
VERIFICATION	SAIS	X= 358813.84, Y= 1512565.54	DATE	DATE	DATE	DATE	DATE
CORRECTED BY	SAIS	ELEVATION= 5316.12	DATE	DATE	DATE	DATE	DATE
MICRO-FILM	SAIS	5316.12	DATE	DATE	DATE	DATE	DATE
INFORMATION	SAIS	5316.12	DATE	DATE	DATE	DATE	DATE



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128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 Fax. 505-268-2632  
1352PV1.DWGthor 12.08.04

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: <b>SUNRISE RIDGE SUBDIVISION CRYSTAL STREET N.W. PAVING PLAN &amp; PROFILE</b>	
Design Review Committee	City Engineer Approval
<b>APPROVED</b> FEB 21 2005 DESIGN REVIEW COMMITTEE	<b>APPROVED</b> MAR 23 2005 CITY ENGINEER
City Project No. <b>753681</b>	Zone Map No. <b>E-10</b>
Sheet <b>8</b> Of <b>11</b>	

SCANNED BY PLN



SHADOW RIDGE SUBDIVISION  
BLOCK A  
(04-10-95, 95C-128)

RESTRAINED JOINT LENGTHS, L _r , 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

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.

RESTRAINED JOINT LENGTHS  
FOR WATERLINE FITTINGS

RESTRAINED JOINT LENGTHS, L _r , FOR TEES, (FT.) 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

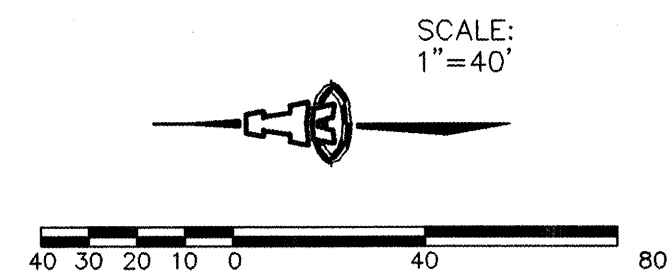
RESTRAINED JOINT LENGTHS, L _r , FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.					
SIZE	LARGE SIDE	SMALL SIDE	SIZE	LARGE SIDE	SMALL SIDE
12x10	25	30	10x6	44	73
12x8	45	68	10x4	58	141
12x6	62	121	8x6	25	33
12x4	74	213	8x4	43	83
10x8	24	30	6x4	24	35

NOTES:

- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
- THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

LEGEND

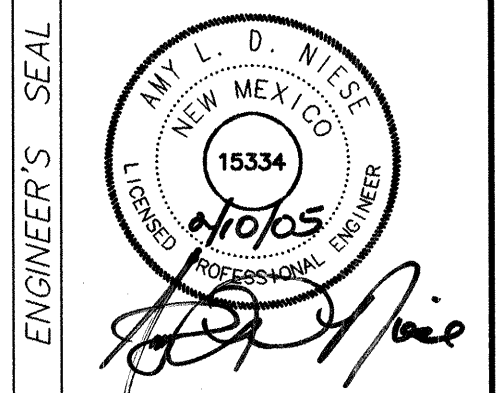
- AIR RELEASE VALVE
- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT
- SAS MANHOLE
- WATER LINE W/ FITTING



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128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
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1352UMSTR.DWG.rh 01.13.05

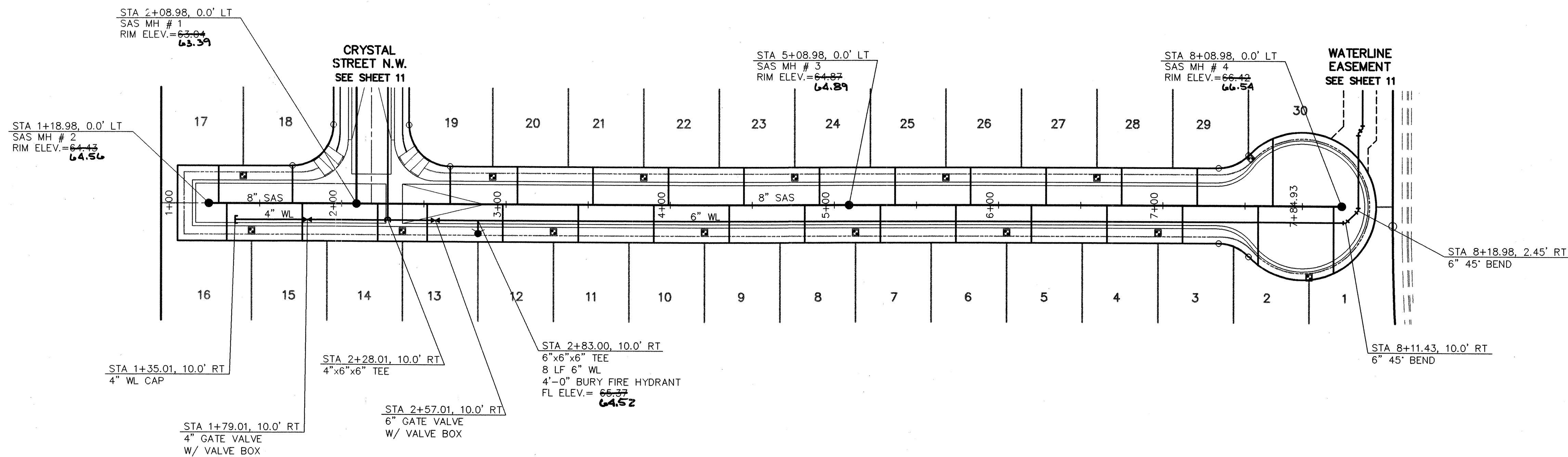
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: <b>SUNRISE RIDGE SUBDIVISION MASTER UTILITY PLAN</b>	
Design Review Committee APPROVED FEB 21 2005	City Engineer Approval MAR 23 2005 CITY EN.
City Project No. <b>753681</b>	Zone Map No. <b>E-10</b>
Sheet <b>9</b> Of <b>11</b>	

AS-BUILT INFORMATION	
CONTRACTOR	SAIS
WORK STARTED BY	SAIS
DATE	DATE
FIELD ACCEPTANCE BY	SAIS
DATE	DATE
DESIGN BY	SAIS
DATE	DATE
REVISIONS	REVISIONS
NO.	DATE
DESIGNED BY	AMY NIESE
DRAWN BY	JUSTIN SIMENSON
CHECKED BY	AMY NIESE
DATE	DATE



SURVEY INFORMATION	
FIELD NOTES	
BENCH MARKS	
ACS MONUMENT "3-E10"	
LOCATED AT THE SOUTHEAST CORNER OF	
RIMROCK DR. AND MARGOLD DR.	
GEOGRAPHIC POSITION (NAD 1927) IN FEET	
NM STATE PLANE COORDINATES (CENTRAL ZONE)	
X= 358813.84, Y= 1512565.54	
ELEVATION= 5316.12	

SCANNED  
BY PUN



#### GENERAL NOTES

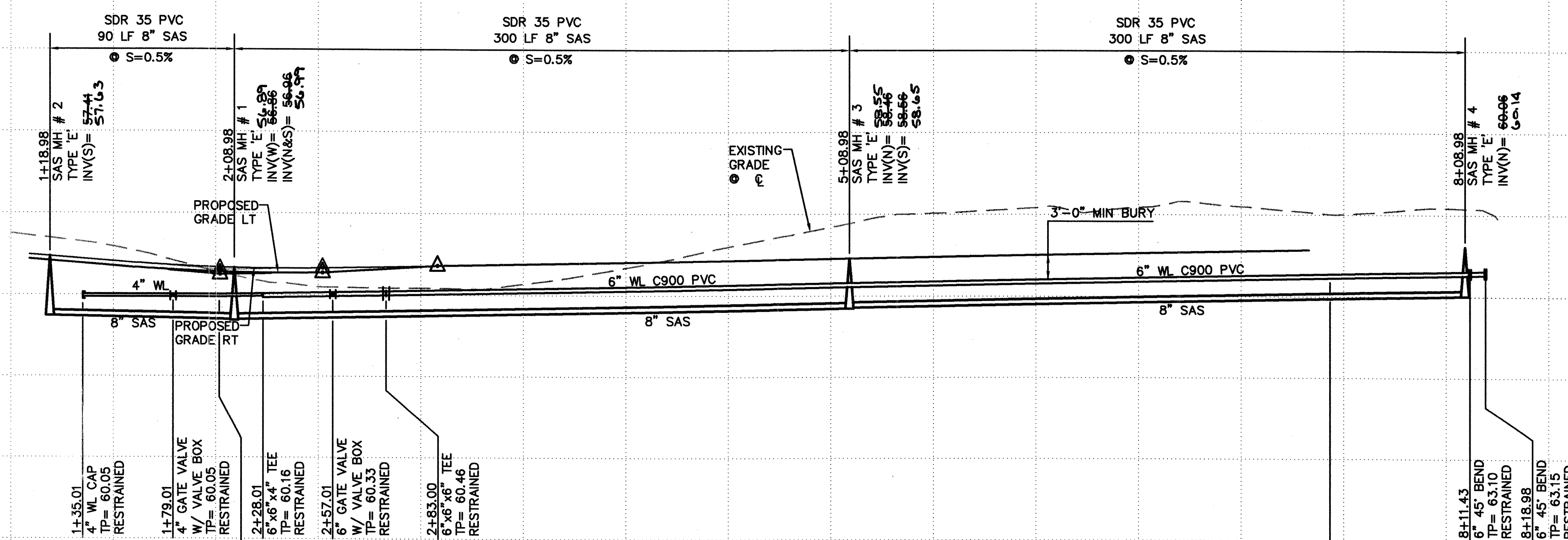
- CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
- CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
- SEE SHEET #11 FOR WATER SHUT-OFF PLAN.
- SEE SHEET #9 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
- GATE VALVE AND BOX PER COA STD DWG #2326.
- ELECTRONIC MARKER DISKS TO BE PLACED ABOVE WATER AND SEWER LINES PER DPM.

#### UTILITY SERVICE TABLE

LOT NO.	STATION		SAS INV @ R/W
	WATER, LENGTH	SAS, LENGTH	
1	7+89.00, 35'	8+04.00, 41'	62.06
2		7+68.00, 36'	61.88
3		7+12.00, 23'	61.60
4	6+97.00, 9'	6+66.00, 23'	61.37
5		6+20.00, 23'	61.14
6	6+05.00, 9'	5+74.00, 23'	60.91
7		5+28.00, 23'	60.68
8	5+13.00, 9'	4+82.00, 23'	60.45
9		4+36.00, 23'	60.22
10	4+21.00, 9'	3+90.00, 23'	59.99
11		3+44.00, 23'	59.76
12	3+29.00, 9'	2+98.00, 23'	59.53
13		2+52.00, 23'	59.30
14	2+37.00, 9'	2+22.00, 23'	59.07
15		1+76.00, 23'	58.84
16	1+45.00, 9'	1+30.00, 23'	60.49
17		1+25.01, 23'	60.03
18	1+40.01, 29'	1+70.01, 23'	59.17
19		2+66.01, 23'	58.95
20	2+91.93, 29'	3+06.93, 23'	59.57
21		3+52.93, 23'	59.81
22		3+98.93, 23'	60.04
23		4+44.93, 23'	60.27
24	4+75.93, 29'	4+90.93, 23'	60.50
25		5+36.93, 23'	60.73
26	5+67.93, 29'	5+82.93, 23'	60.94
27		6+28.93, 23'	61.19
28	6+59.93, 29'	6+74.93, 23'	61.42
29		7+20.93, 23'	61.65
30	7+51.93, 40'	7+66.93, 41'	61.88

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

Elevation Datum: NGVD 29



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



CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

TITLE: **SUNRISE RIDGE SUBDIVISION  
JAMERS DRIVE N.W.  
UTILITY PLAN & PROFILE**

Design Review Committee  
APPROVE  
FEB 21 2005  
DESIGN REVIEW COMMITTEE

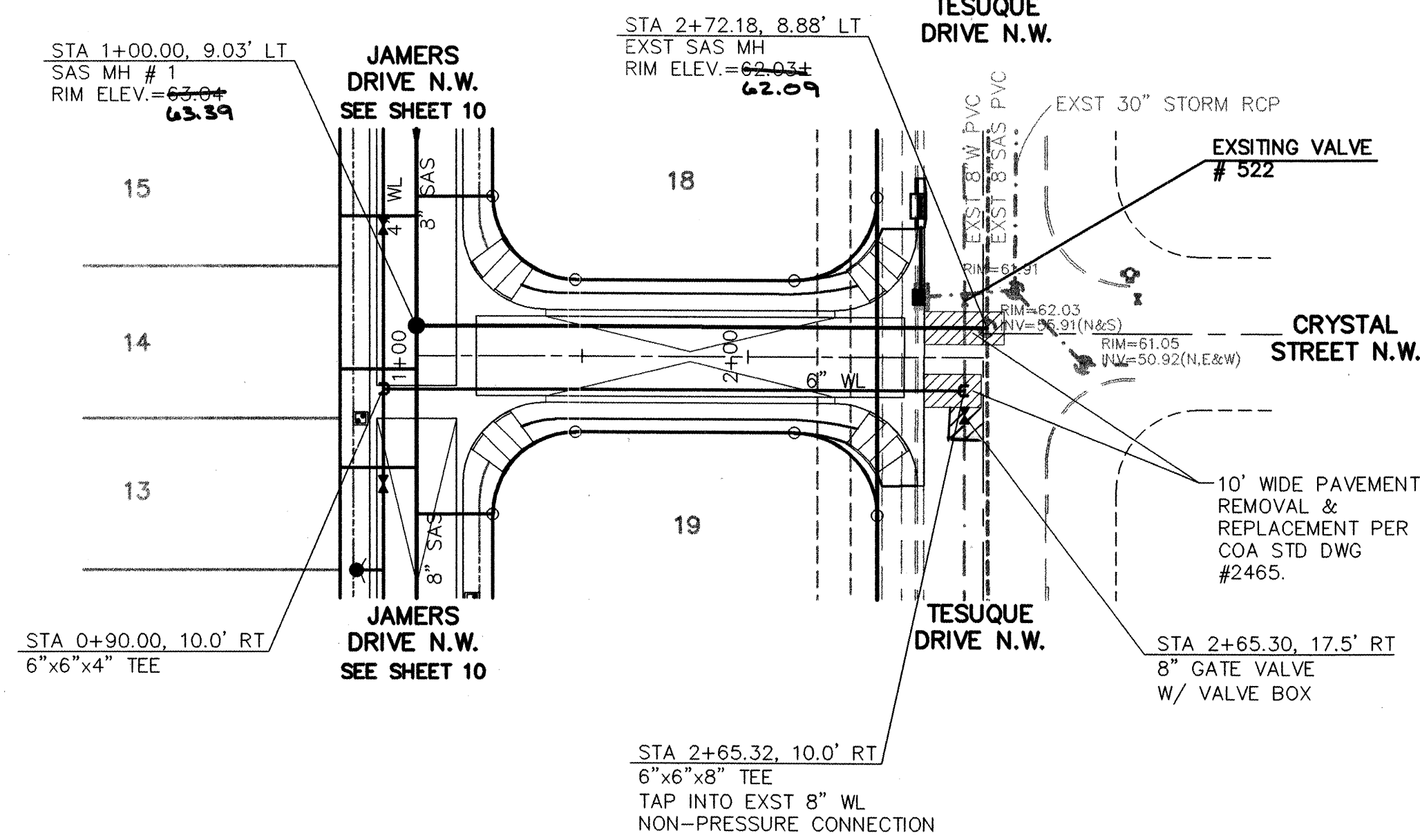
City Engineer Approval  
MAR 23 2005  
CITY ENGINEER

City Project No. **753681**

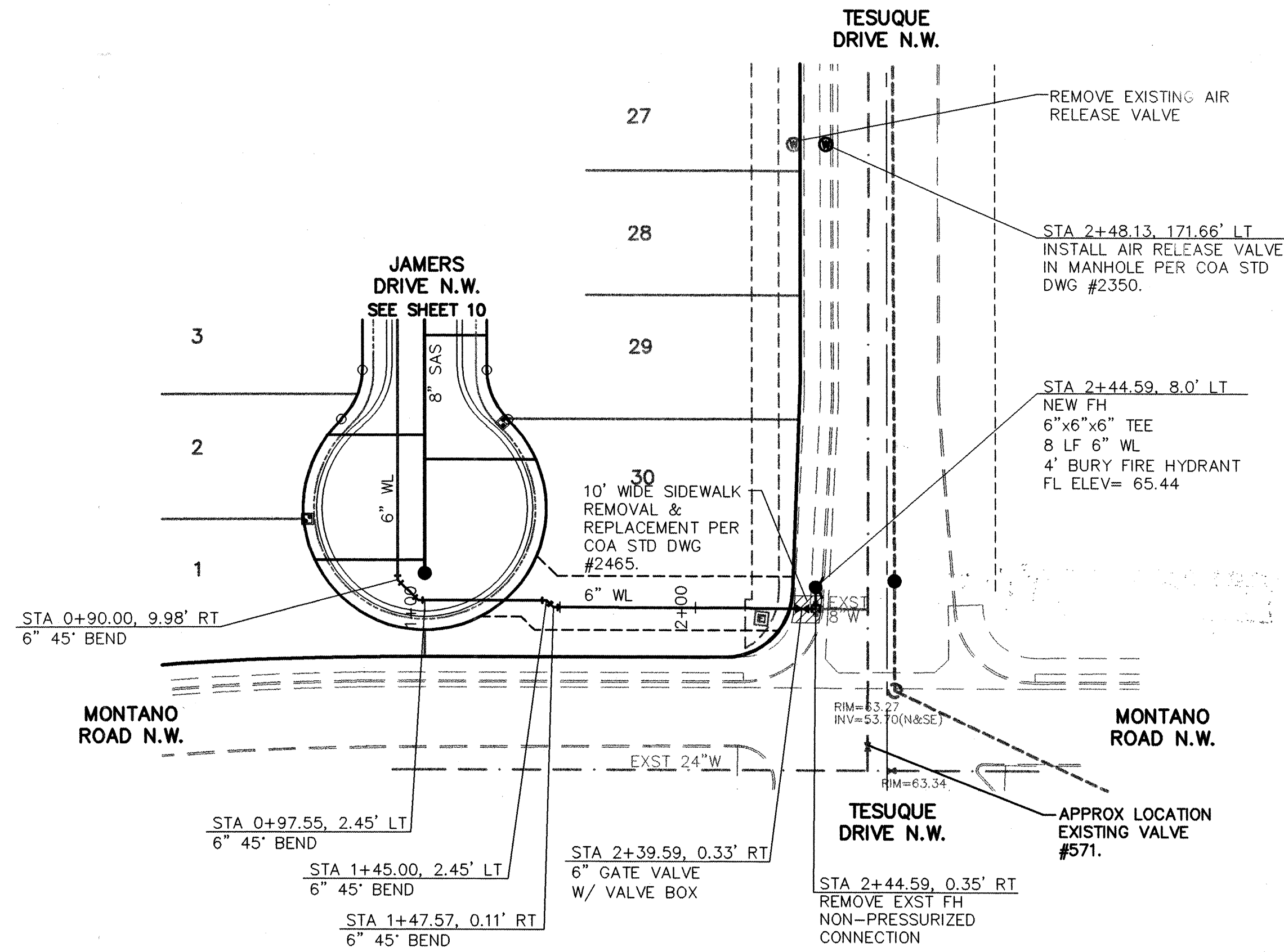
Zone Map No. **E-10**

Sheet **10** Of **11**

SCANNED  
BY *PLW*



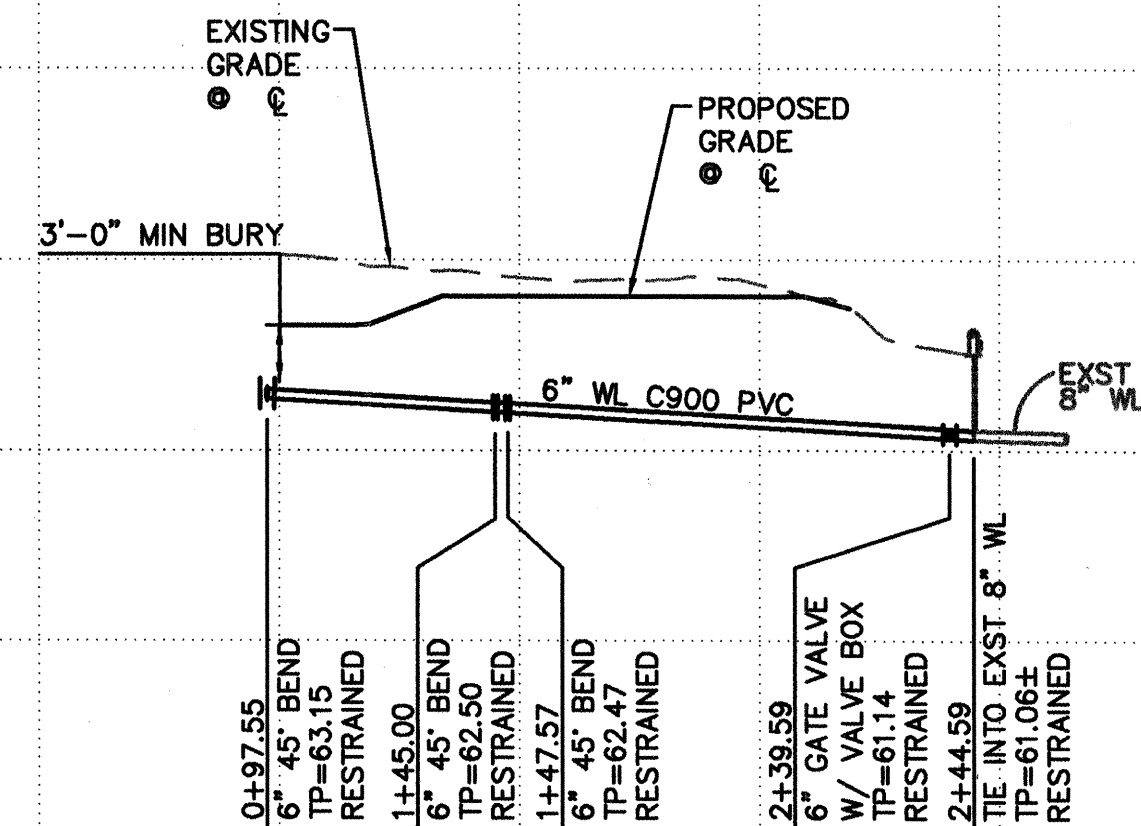
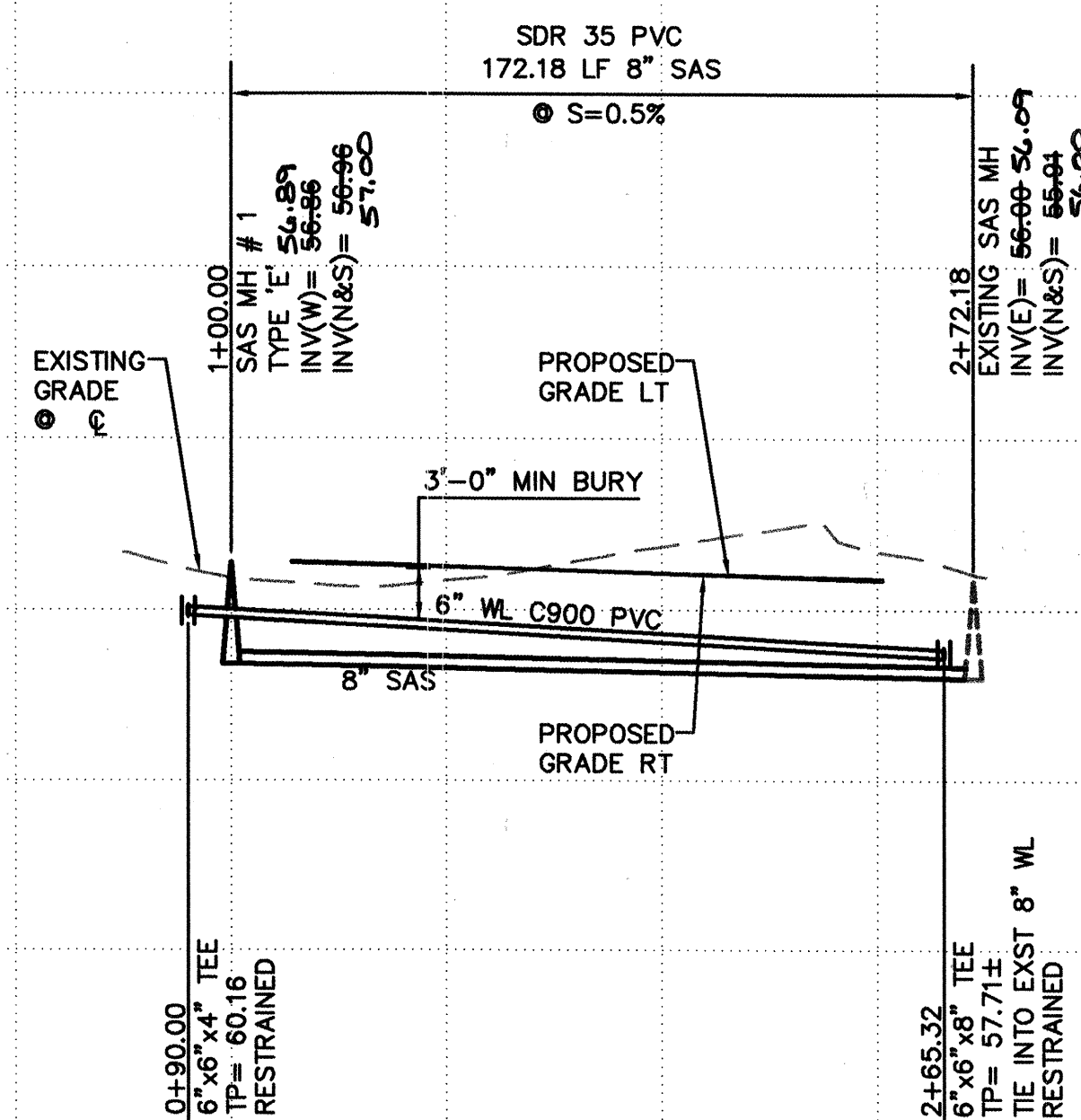
CRYSTAL STREET N.W.



WATERLINE EASEMENT

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

Elevation Datum: NGVD 29



- GENERAL NOTES**
1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
  2. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
  3. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
  4. SEE THIS SHEET FOR WATER SHUT-OFF PLAN.
  5. SEE SHEET #9 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
  6. GATE VALVE AND BOX PER COA STD DWG #2326.

- WATER SHUT OFF PLAN**
- ① FOR NON-PRESSURIZED CONNECTION AT CRYSTAL ST AND TESUQUE DR, TURN OFF VALVES #522 AND #571.
  - ② FOR NON-PRESSURIZED CONNECTION NEAR TESUQUE DR AND MONTANO RD, TURN OFF VALVES #522 AND #571.
  - ③ CONTRACTOR WILL CONTACT WATER SYSTEMS DIVISION (857-8200) 7 WORKING DAYS PRIOR TO NECESSARY SHUT-OFF.
  - ④ VALVES SHALL BE OPERATED ONLY BY CITY WATER EMPLOYEES. SEE THIS SHEET FOR VALVE #'S AND LOCATIONS.

AS-BUILT INFORMATION			
CONTRACTOR	SAIS	DATE	
WORK STARTED BY	SAIS	DATE	
DESIGNED BY	SAIS	DATE	
CHECKED BY	SAIS	DATE	
APPROVED BY	SAIS	DATE	
MICRO-FILM INFORMATION			
RECORDED BY		DATE	
NO.			

ENGINEER'S SEAL

ACS MONUMENT "3-E10" LOCATED AT THE SOUTHEAST CORNER OF RIMROCK DR. AND MARGOLD DR. GEOGRAPHIC POSITION (NAD 1927), IN FEET NM STATE PLANE COORDINATES (CENTRAL ZONE) X= 358813.84, Y= 1512565.54 ELEVATION= 5316.12

AMY L. D. NIESE  
15334  
Professional Engineer  
2/10/05

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1352UT1.DWGthor 12.07.04

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

TITLE: **SUNRISE RIDGE SUBDIVISION  
CRYSTAL STREET N.W. & WATERLINE EASEMENT  
UTILITY PLAN & PROFILE**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED FEB 21 2005 DESIGN REVIEW COMMITTEE	APPROVED MAR 23 2005 CITY ENGINEER		
City Project No.	Zone Map No.	Sheet	Of
753681	E-10	11	11