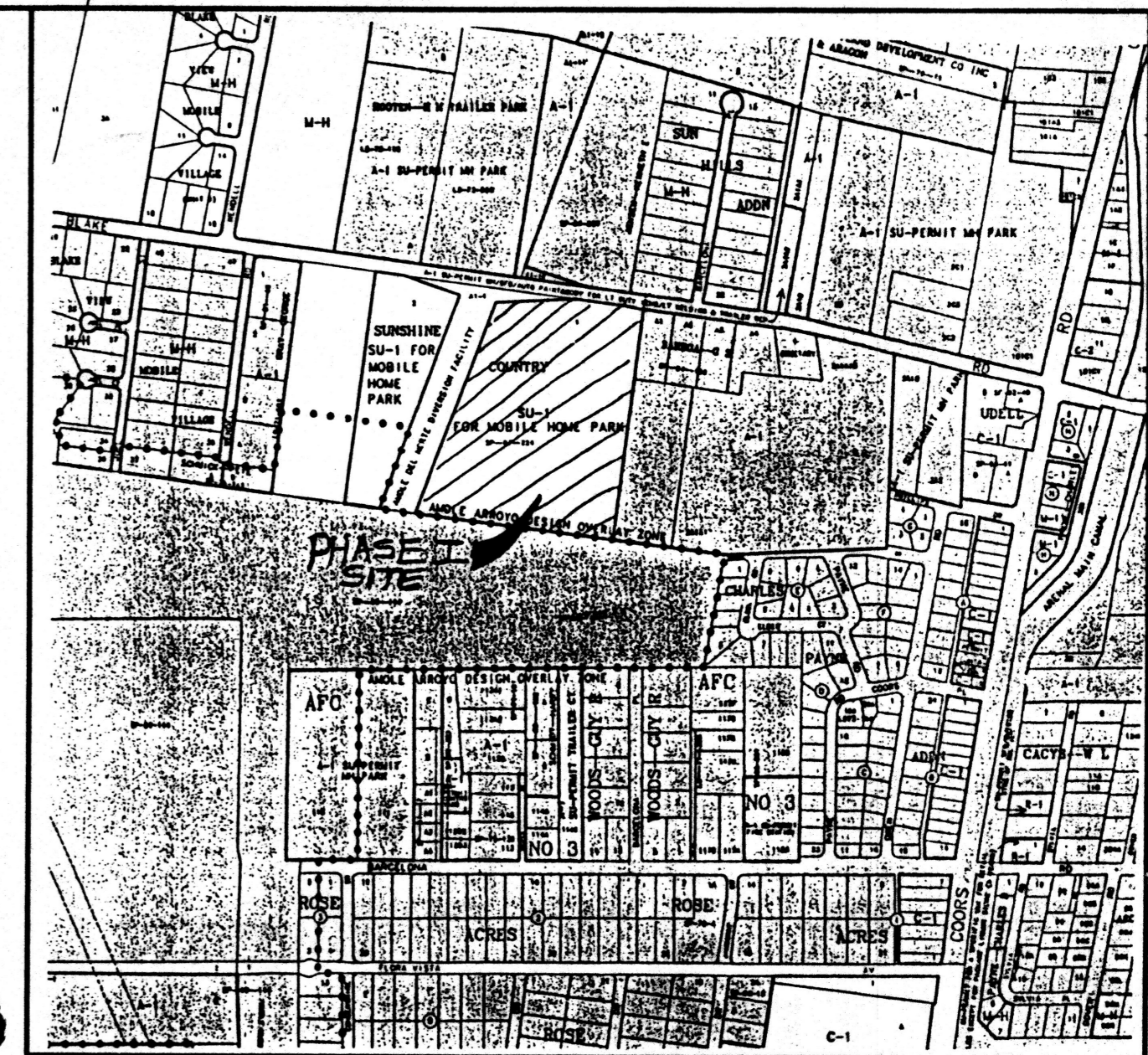


SITE DEVELOPMENT PLAN  
**SUNSHINE COUNTRY**  
**MOBILE HOME COURT - PHASE I**  
 ALBUQUERQUE, NEW MEXICO

PROJ 1000356



VICINITY MAP N-10-Z

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3-4	PHASE I TYPICAL ROADWAY SECTIONS/ LOT LAYOUTS
5	UTILITY PLAN - PHASE I
6 - 7	GRADING PLAN - PHASE I
8	GEOMETRY PLAN - PHASE I
9	LANDSCAPING PLAN

ZONING: SU-1 FOR MOBILE HOMES  
 LEGAL DESCRIPTION:  
 PHASE I - TRACT 1 SUNSHINE COUNTRY SUBDIVISION  
 PHASE II - TRACT 2 SUNSHINE COUNTRY SUBDIVISION

Application # 00128-00000-00347  
**APPROVALS**

CASE NUMBER: DRB 98-64  
 Application # 00450-00000-00348

*Janet S.* 3/20/00  
 CITY PLANNER, ALBUQUERQUE PLANNING DEPT. DATE

*Richard D.* 1-04-00  
 TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

*Dale D.* 9-22-99  
 DESIGN AND DEVELOPMENT, CIV. DATE

*Roger A. Green* 9-22-99  
 PUBLIC WORKS, UTILITIES DIV. DATE

*Frank J. Aguiar* 3-16-00  
 CITY ENGINEER, ENGINEERING DIV./AMAFCA DATE

REFERENCE CASES:  
 ZONING: Z 97-109  
 ANNEXATION: AX 97-19 (CITY COUNSEL ORD. 0-3)

OPEN SPACE ANALYSIS  
 SUNSHINE COUNTRY MOBILE HOME PARK

Total Site Area			
Tract 1 (Phase I)		687,354.83	SF
Tract 2 (Phase II)		280,791.51	SF
Total Site Area		968,146.34	SF
Open Space Required			
Phase I	127 lots @ 2400 SF/LOT	304,800	SF
Phase II	49 lots @ 2400 SF/LOT	117,600	SF
Open Space Required		422,400	SF
Deductions			
Phase I			
10' Roadway Dedication		2824	SF
Streets		98875	SF
Homes (127 @ 14' x 70' avg.)		124460	SF
Driveways (127 @ 18' x 34' avg.)		77724	SF
Ponding Area		23669	SF
Community Building		1488	SF
		327552	SF
Phase II			
10' Roadway Dedication		2204	SF
Streets		50232	SF
Homes (49 @ 14'x70' avg.)		48020	SF
Driveways (49 @ 18' x 34' avg.)		29988	SF
		130444	SF
EXCESS OPEN SPACE PROVIDED ON-SITE		87750.34	SF
PER LOT ANALYSIS			
TOTAL LOT		3600	SF
MAXIMUM SIZE HOME (16X90)		1440	SF
DRIVEWAY (18 x 34)		612	SF
REMAINING OPEN SPACE		1548	SF

NOTES

- ALL LANDSCAPING, INCLUDING THAT LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE INSTALLED AND MAINTAINED BY THE OWNER OF THE PARK.
- LANDSCAPING SHALL BE WATERED BY AUTOMATIC SPRINKLER SYSTEMS. MAINTENANCE AND OPERATION OF THE SPRINKLER SYSTEMS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PARK.
- EACH MOBILE HOME SHALL BE SKIRTED WITH MATERIALS COMPATIBLE WITH THE SIDING ON THE HOME AND AS APPROVED BY THE OWNER OF THE PARK.
- EACH LOT SHALL HAVE AN DETACHED STORAGE BUILDING, INSTALLED BY THE OWNER. MINIMUM BUILDING SIZE SHALL BY 6' X 6'.
- EACH LOT SHALL HAVE A LANDSCAPING AREA, CONTAINING XERASCAPE PLANTINGS, INSTALLED AND MAINTAINED BY THE OWNER OF THE PARK.
- ALL INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AND AS CURRENTLY AMENDED.
- A 6' TALL CMU FENCE WILL BE INSTALLED AT ALL BOUNDARY LINES OF THE PARK EXCEPT ADJACENT TO BLAKE ROAD S.W. WHERE A 4' TALL CMU FENCE WILL BE INSTALLED.

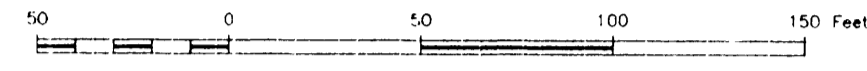
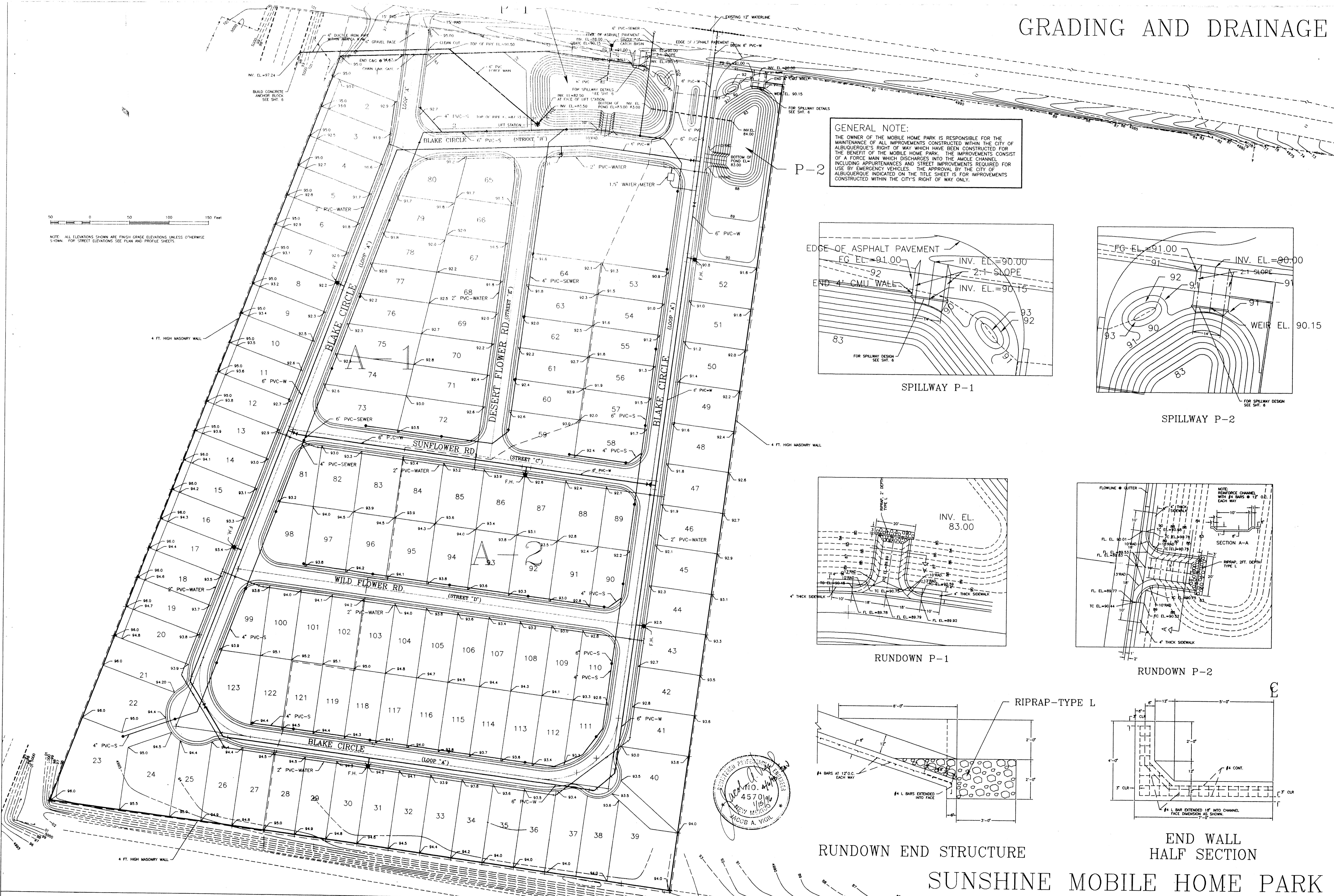
**LARRY READ & ASSOCIATES**  
 Civil Engineers  
 12836-B Lomas Blvd, N.E.  
 Albuquerque, New Mexico 87119  
 (505) 237-8421

REVISION	DATE	DESCRIPTION
1	5/3/98	DRB COMMENTS
2	08.30.99	PHASE I - ONLY

FILE NAME: TITLE 08.30.99 SHEET 1 of 9

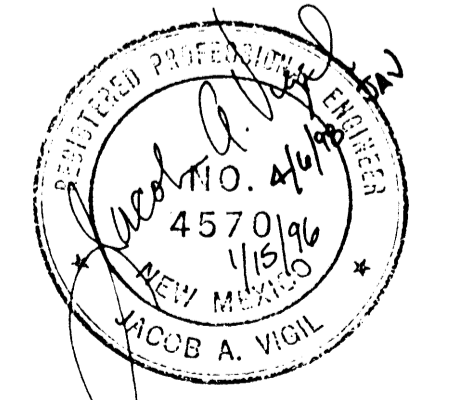
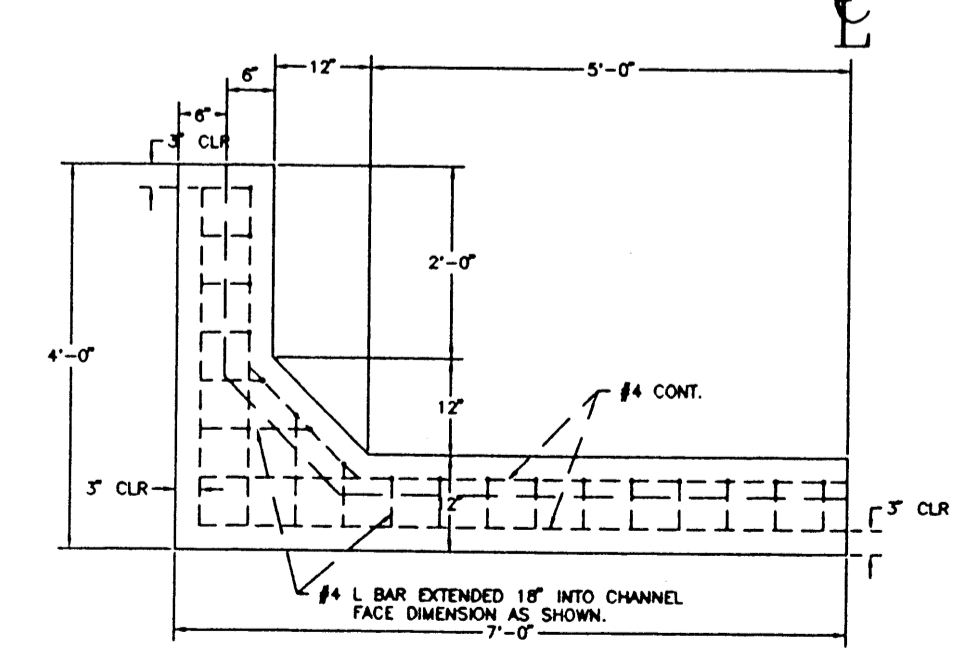
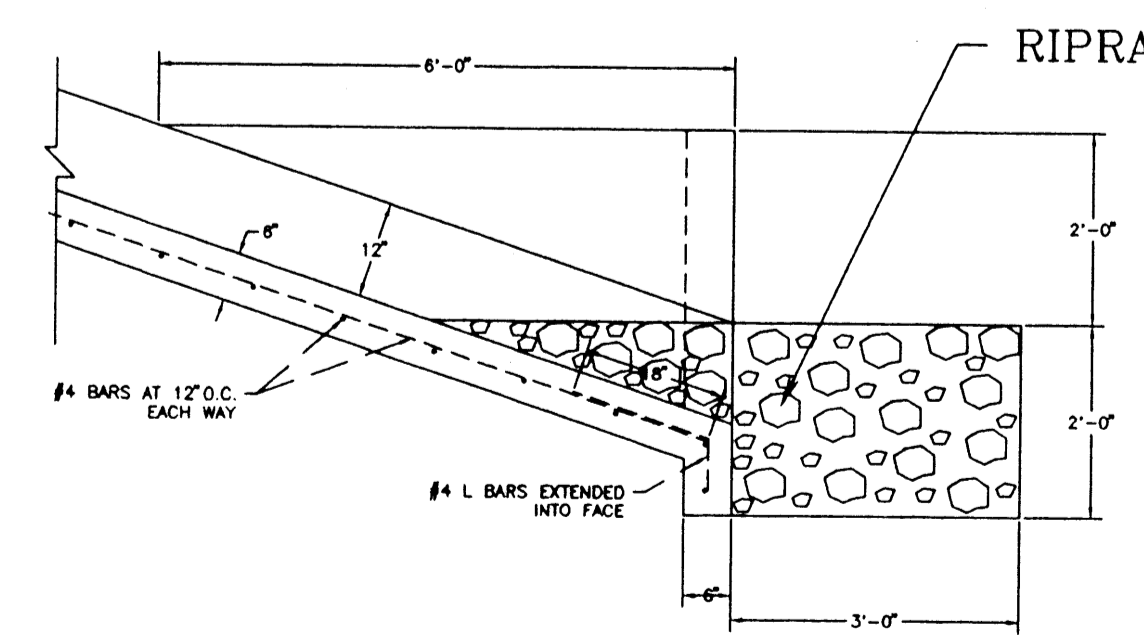
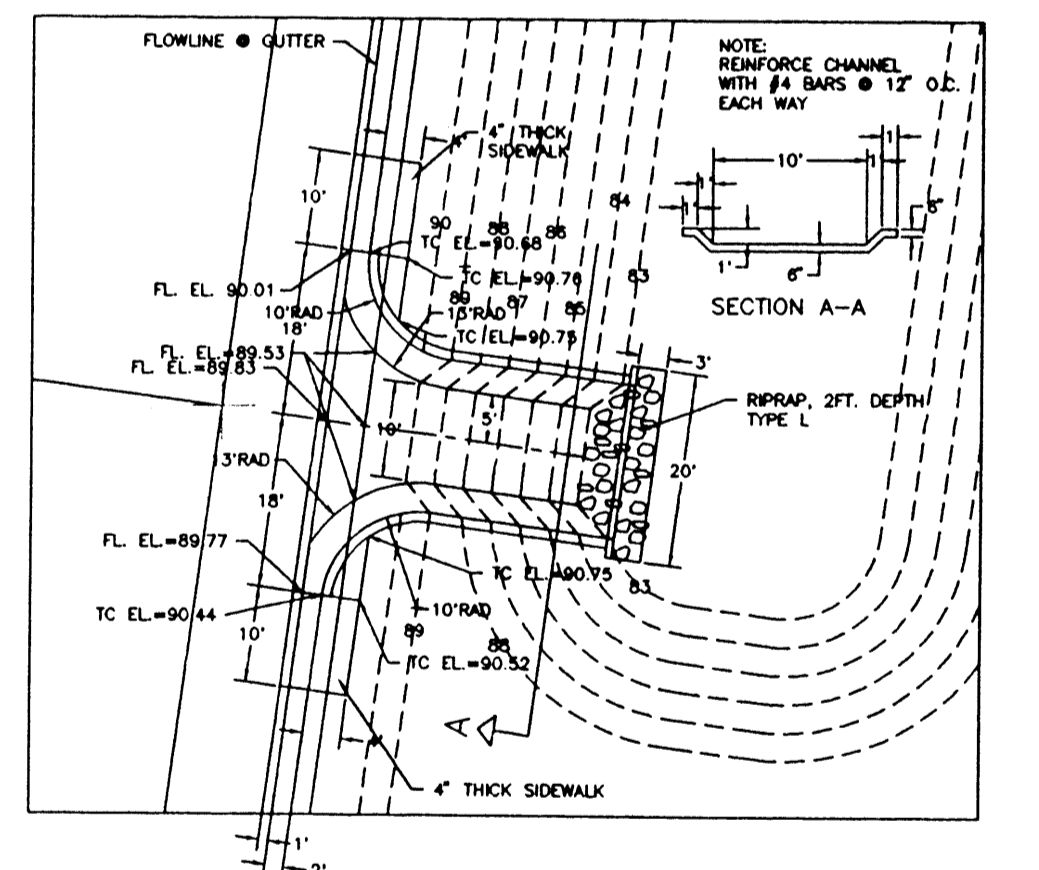
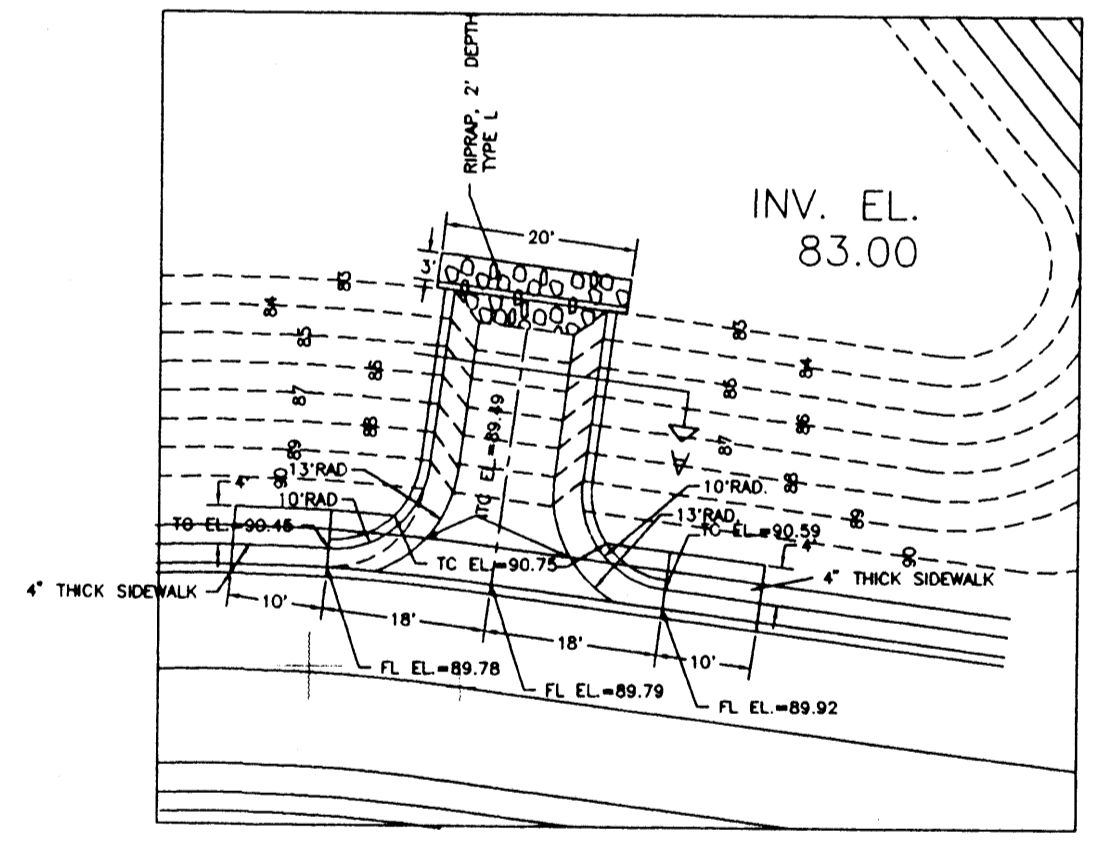
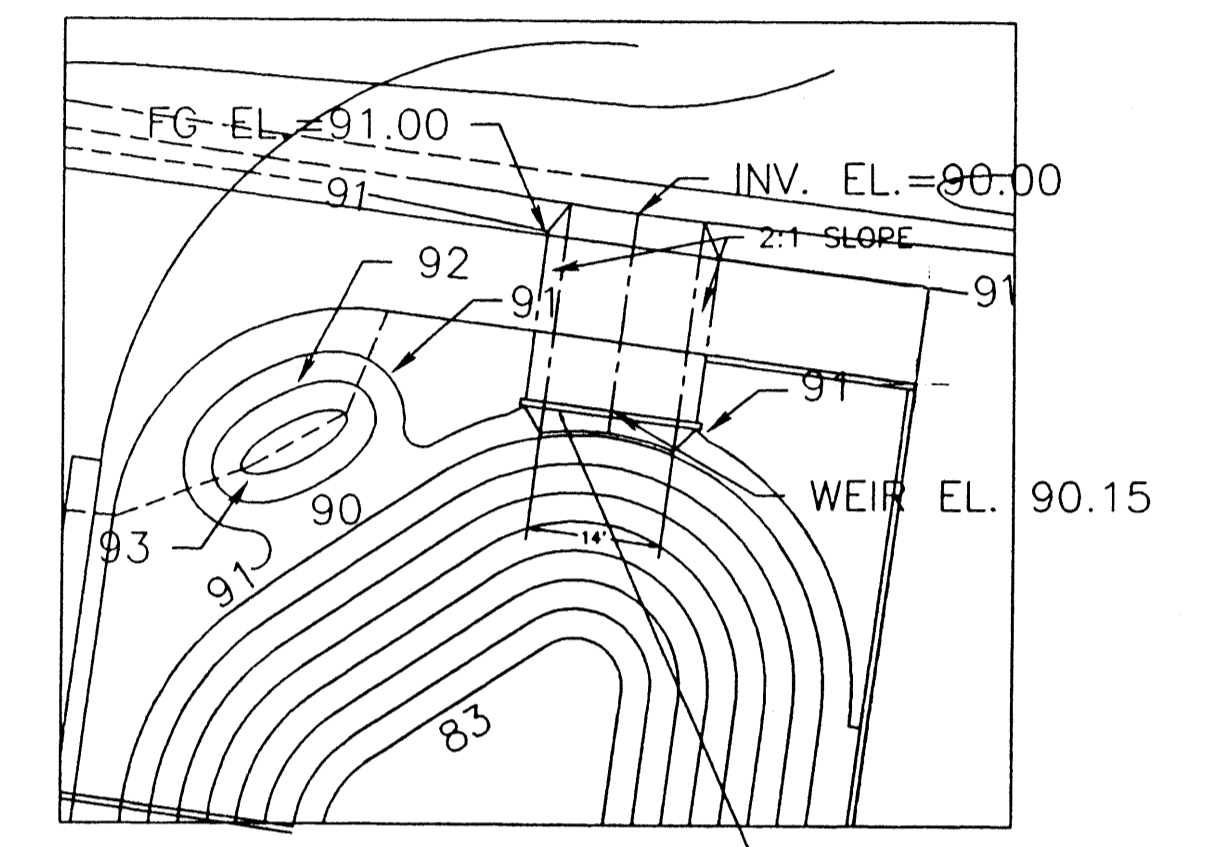
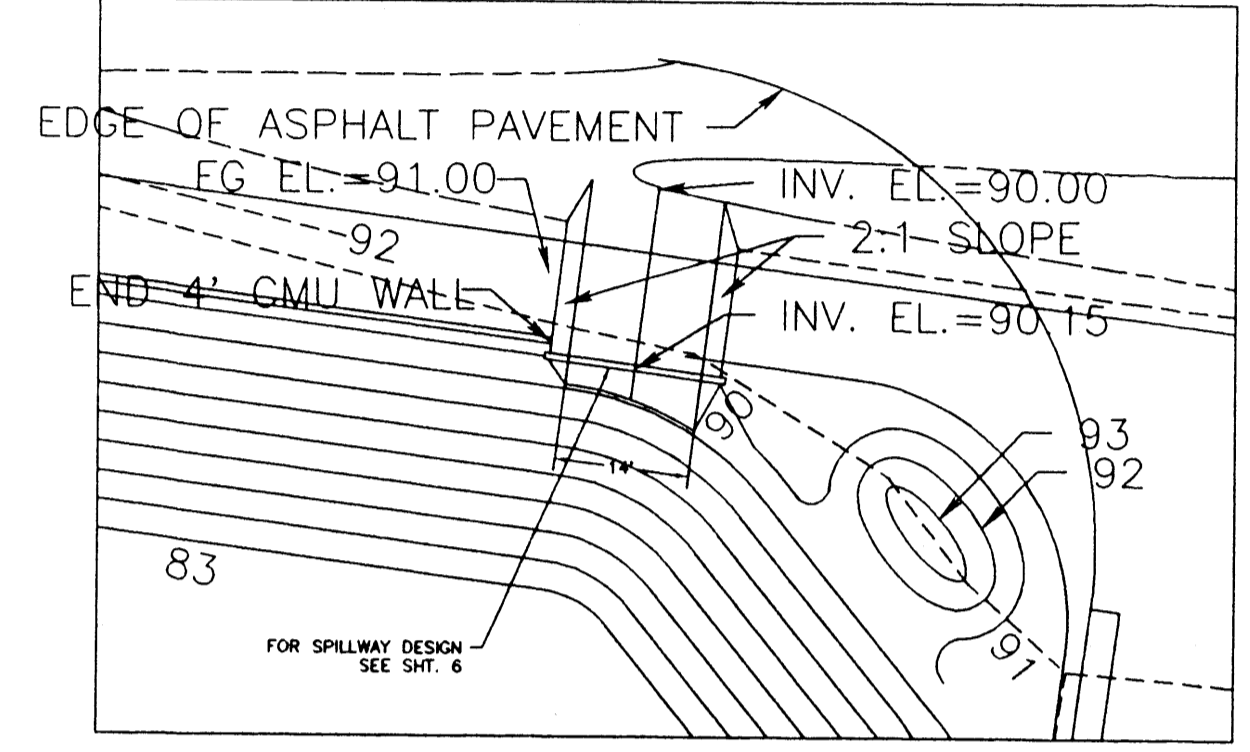


# GRADING AND DRAINAGE



NOTE: ALL ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS UNLESS OTHERWISE SHOWN. FOR STREET ELEVATIONS SEE PLAN AND PROFILE SHEETS.

**GENERAL NOTE:**  
 THE OWNER OF THE MOBILE HOME PARK IS RESPONSIBLE FOR THE MAINTENANCE OF ALL IMPROVEMENTS CONSTRUCTED WITHIN THE CITY OF ALBUQUERQUE'S RIGHT OF WAY WHICH HAVE BEEN CONSTRUCTED FOR THE BENEFIT OF THE MOBILE HOME PARK. THE IMPROVEMENTS CONSIST OF A FORCE MAIN WHICH DISCHARGES INTO THE AMOLE CHANNEL INCLUDING APPURTENANCES AND STREET IMPROVEMENTS REQUIRED FOR USE BY EMERGENCY VEHICLES. THE APPROVAL BY THE CITY OF ALBUQUERQUE INDICATED ON THE TITLE SHEET IS FOR IMPROVEMENTS CONSTRUCTED WITHIN THE CITY'S RIGHT OF WAY ONLY.



## SUNSHINE MOBILE HOME PARK

CONTRACTOR: \_\_\_\_\_  
 INSPECTED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 SURVEYOR: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 REVISIONS  
 NO. DATE BY DESCRIPTION  
 1 4/17/96 STRAIGHT UPDATE  
 7317 4TH STREET, N.W.  
 ALBUQUERQUE, NEW MEXICO 87107  
 TELEPHONE: (505) 898-0142  
**VIGIL ENGINEERING**



# DRAINAGE CALCULATIONS FOR SUNSHINGE MOBILE HOME PARK

SITE

**GIVEN:**

LOCATED ON MAP N-10, BERNALILLO COUNTY ZONE ATLAS  
PRECIPITATION ZONE = 1  
TRACT 1 (15.8 ACRES) WILL BE COMPLETELY REGRADED IN ACCORDANCE WITH THE ELEVATIONS SHOWN ON THE GRADING PLAN.

THIS DRAINAGE REPORT IS IN COMPLIANCE WITH SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA FOR THE CITY OF ALBUQUERQUE, NEW MEXICO, DATED JANUARY 1993.

**UNDEVELOPED CONDITION (EXISTING):**

THE EXISTING LAND TREATMENT OF THE SITE IS CONSIDERED AS "A" AND CONSISTS OF NATIVE GRASSES, WEEDS AND SHRUBS. THE TRACT CONSISTS OF TWO DRAINAGE AREAS: A-1 = 8.27 ACRES; AND A-2 = 7.58 ACRES. THE PEAK DISCHARGE (CFS/ACRE) VALUE USED FOR THE 100 YEAR STORM FREQUENCY IS 1.29.

$$Q_p = 1.29(8.27+7.58)$$

$$Q_p = 20.45 \text{ cfs}$$

THE TIME OF CONCENTRATION FOR THE DRAINAGE AREAS IS LESS THAN 12 MINUTES.

**DEVELOPED CONDITION:**

THE TRACT OF LAND WILL BE DEVELOPED INTO A MOBILE PARK WITH A DENSITY OF 7.5 UNITS PER ACRE FOR A TOTAL OF 123 UNITS.

$$\text{PERCENT "D" TREATMENT: } \frac{7[(N*N)+(5*N)] \sim 0.5}{7[(7.5*7.5)+(5*7.5)] \sim 0.5}$$

$$\frac{67}{67}$$

$$\text{TREATMENT "B": } 100\% - 67\% = 33\%$$

DRAINAGE AREA A-1 = 8.27 ACRES  
DRAINAGE AREA A-2 = 7.58 ACRES

DRAINAGE AREA A-1:

$$Q_p = (2.03 \times 8.27 \times 0.33) + (4.37 \times 8.27 \times 0.67)$$

$$Q_p = 29.8 \text{ cfs}$$

DRAINAGE AREA A-2:

$$Q_p = (2.03 \times 7.58 \times 0.33) + (4.37 \times 7.58 \times 0.67)$$

$$Q_p = 27.3 \text{ cfs}$$

DEVELOPED VOLUME (100YR-6HR.):

$$E(\text{AREA A-1}) = \frac{(8.27 \times 0.33 \times 0.67) + (8.27 \times 0.67 \times 1.97)}{8.27}$$

$$= 1.54 \text{ INCHES}$$

$$E(\text{AREA A-2}) = 1.54 \text{ INCHES}$$

$$V_{360}(A-1) = 8.27 \times 1.54/12$$

$$= 1.06 \text{ ACRE-FT.}$$

$$V_{360}(A-2) = 7.58 \times 1.54/12$$

$$= 0.97 \text{ ACRE-FT.}$$

DEVELOPED VOLUME (100YR-24 HR.):

$$V_{1440}(A-1) = 1.06 + 5.54(2.66 - 2.20)/12$$

$$= 1.06 + .21$$

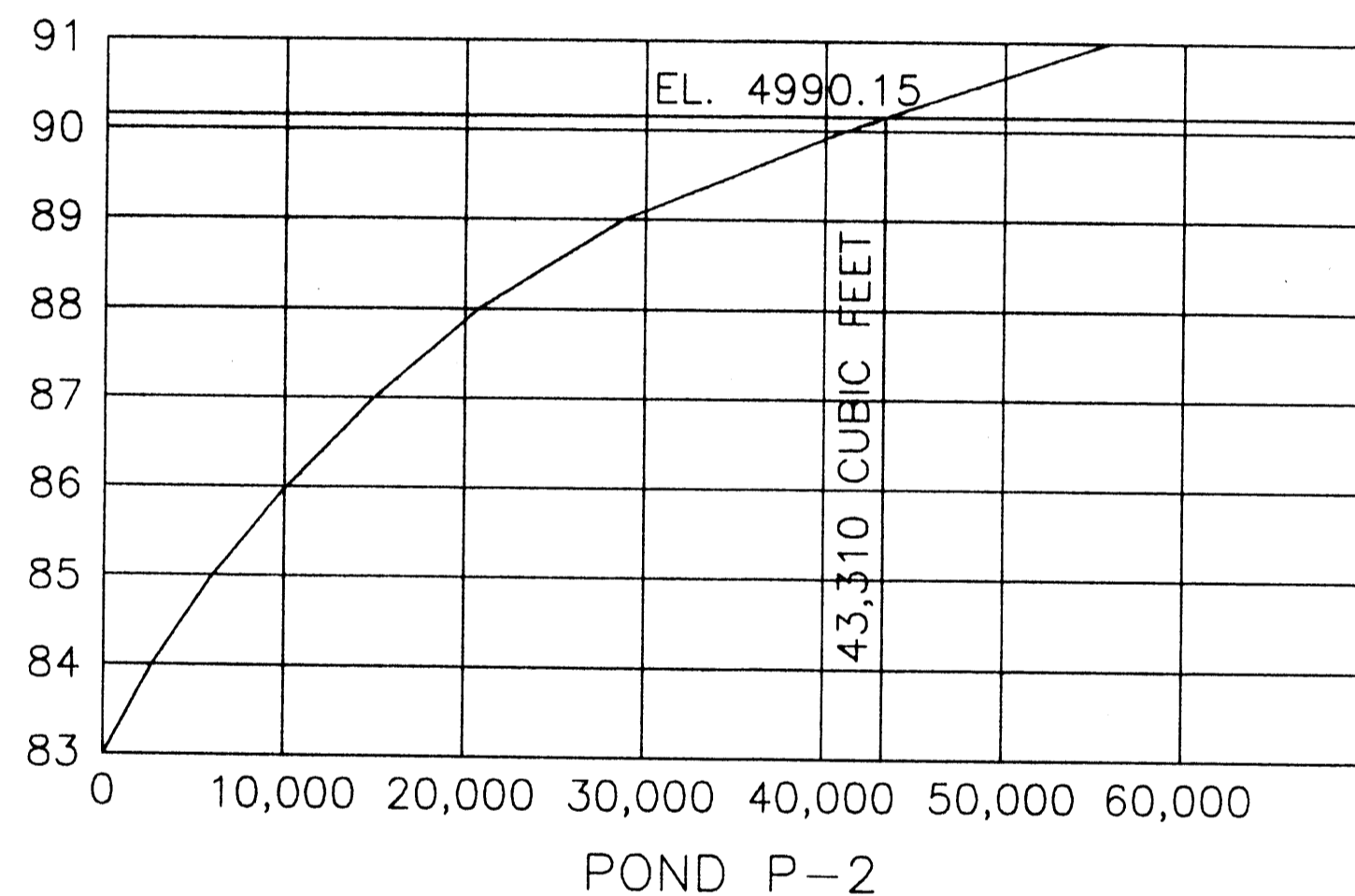
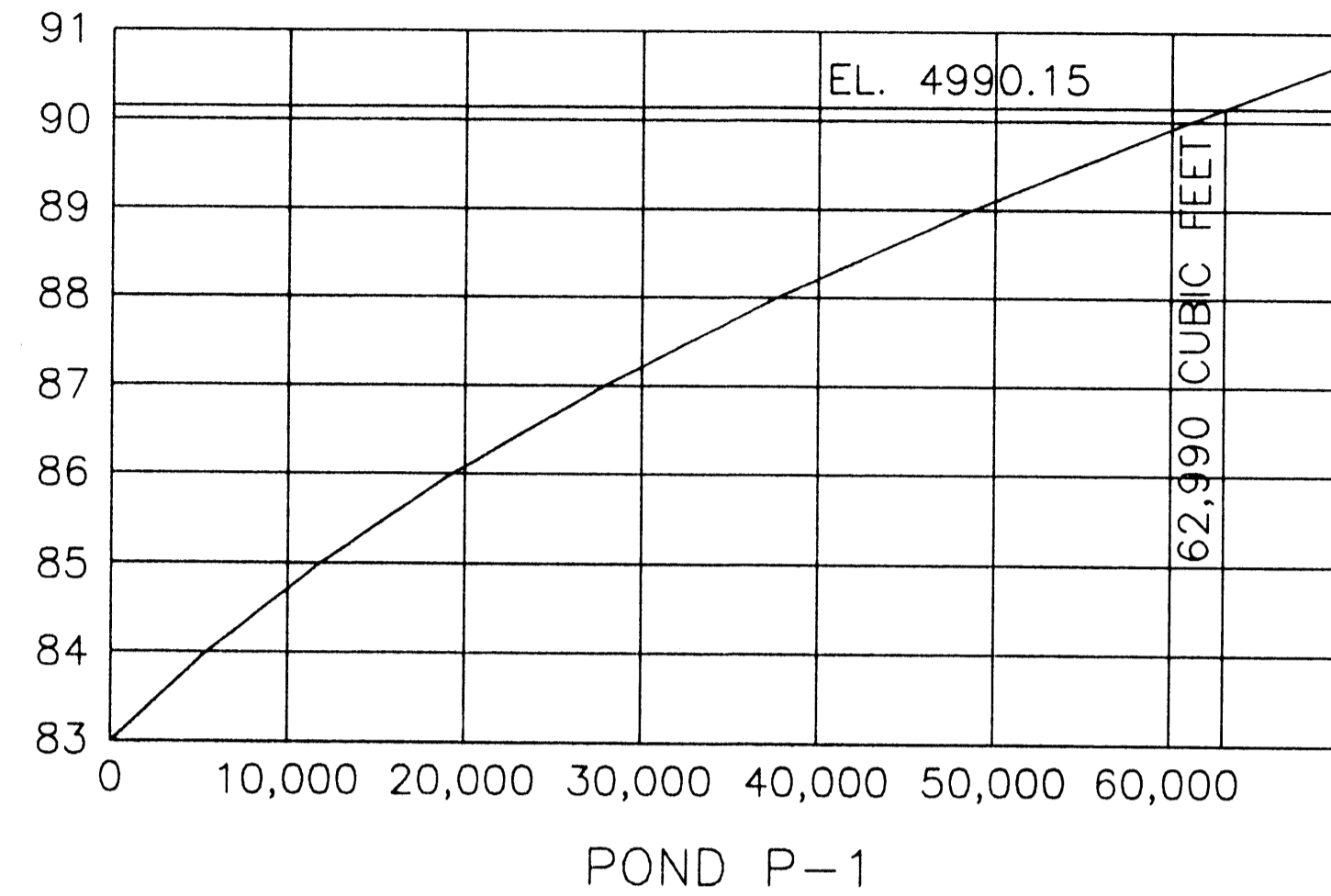
$$= 1.27 \text{ ACRE-FT.}$$

$$V_{1440}(A-2) = 0.97 + 5.08(2.66 - 2.20)/12$$

$$= 0.97 + 0.19$$

$$= 1.16 \text{ ACRE-FT.}$$

TOTAL VOLUME = 2.43 ACRE-FT. REQUIRED



**AVAILABLE STORAGE:**

POND P-1 = 62,990 CUBIC FEET  
POND P-2 = 43,310 CUBIC FEET  
TOTAL = 106,300 CUBIC FEET OR 2.44 ACRE-FEET AT WEIR ELEVATION 4990.15

**DESIGN OF SPILLWAYS:**

THE TOTAL DESIGN FLOW  $Q_p = 57.1$  CFS (DEVELOPED CONDITION) FOR THE 100 YR-6HOUR STORM FREQUENCY IS ASSUMED WILL BE EQUALIZED BETWEEN THE TWO 14'-2" SPILLWAYS AND THE STREET SECTION AT THE MAIN ENTRANCE TO THE MOBILE HOME PARK. USING HEC-2 ANALYSIS THE MAXIMUM FLOW AT THE STREET SECTION FOR A BACKWATER ELEVATION OF 4990.95 IS 16 CFS. THE SPILLWAY CAPACITY OF ONE SPILLWAY IS CALCULATED AS FOLLOWS:

$$Q = CLH^{1.5} \quad C = 2.65 \text{ FOR BROAD CRESTED WEIR}$$

$$Q = 2.65(14.17)(0.8)^{1.5} \quad H = 0.80 \text{ FT.}$$

$$Q = 26.9 \text{ CFS}$$

TOTAL SPILLWAY CAPACITY:

$$2 \times 26.9 \text{ CFS} = 53.8 \text{ CFS}$$

$$\text{STREET SECT.} = 16.0 \text{ CFS}$$

$$\text{TOTAL} = 69.6 \text{ CFS} > 57.2 \text{ CFS}$$

CHANNEL CAPACITY BELOW THE CONCRETE SPILLWAY IS AS FOLLOWS:

$$Q = 26.9 \text{ CFS; SLOPE} = 0.75\%; N = 0.035$$

$$V = 2.95 \text{ FPS; D} = 0.60 \text{ FT.; F} = 0.697$$

$$\text{BOTTOM WIDTH } 14.0 \text{ FT; SIDE SLOPE } 2:1$$

$$\text{HGL} = 0.74 \text{ FT.}$$

$$\text{TOTAL DEPTH OF CHANNEL} = 1.0 \text{ FEET}$$

$$\text{MAXIMUM VELOCITY IS } 2.95 \text{ FPS; THEREFORE, GRASS SEEDING OF CHANNEL IS SUFFICIENT.}$$

**DESIGN OF RUNDOWNS:**

BECAUSE OF THE RADII BETWEEN THE RUNDOWN AND THE STREET A HEC-2 ANALYSIS WAS USED INSTEAD OF THE WEIR EQUATION. THE DEPTH OF FLOW AT THE FLOWLINE OF THE STREET CURB IS 0.45 FT.; THE DEPTH OF FLOW 4 FEET DOWNSTREAM IS 0.32 FT.; THE DEPTH OF FLOW 9 FEET DOWNSTREAM FROM THE FLOWLINE OF THE STREET IS 0.43 FT.; THE DEPTH OF FLOW 15 FEET DOWNSTREAM FROM STREET FLOWLINE IS 0.33 FEET.

**STREET CAPACITY:**

MINIMUM STREET SLOPE=0.35%  
CROSS SECTIONAL AREA=12.82 SQ. FT.  
WETTED PERIMETER=26.2 FT.; N=0.02  
 $R=A/P=12.82/26.2=0.489$   
 $V=1.486 \times 0.489 \sim 0.667 \times 0.0035 \sim 1.5/.02$   
 $V=2.73 \text{ FPS; } Q=35.0 \text{ CFS} > 30.8 \text{ CFS}$

**BORROW DITCH ALONG BLAKE RD.:**

DRAINAGE AREA = 14,900 SQ. FT. (8,400 SQ. FT. OF LAND TREATMENT A AND 6,500 SQ. FT. OF PAVEMENT)

$$Q_p = Q_{pA} + Q_{pD} = 1.29 \times 0.19 + 4.37 \times 0.15$$

$$= 0.9 \text{ CFS}$$

IN LIEU OF PLACING A CULVERT UNDER THE MAIN ENTRANCE STREET, A SINGLE "D" CATCH BASIN WILL BE CONSTRUCTED ON THE LOW POINT OF THE BORROW DITCH. THE FLOWS WILL BE DISCHARGED INTO POND P-1 THROUGH A 6" DIAMETER PVC PIPE.

THE GRATE ELEVATION OF THE SINGLE "D" CATCH BASIN WILL BE AT 4990.15, THE SAME ELEVATION OF THE WEIR AT POND P-1. DURING A 100 YEAR-24 HOUR STORM ANY EXCESS NOT STORED IN POND P-1 WILL CONTINUE DOWNSTREAM ALONG BLAKE ROAD AND CROSS THE ENTRANCE ROAD (STREET) AT THE DIP SECTION.

$$Q = CA(2gh)^{0.5}$$

$$Q = 0.6 \times 0.196(2 \times 32.2 \times 1.5)^{0.5}$$

$$Q = 1.16 \text{ CFS} > 0.9 \text{ CFS O.K. THEREFORE 6" PVC PIPE IS ADEQUATE}$$

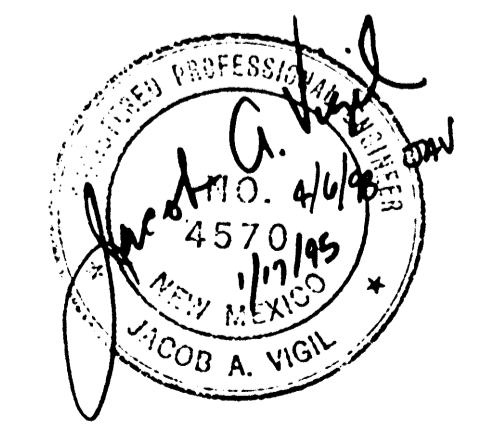
**LIFT STATION:**

PONDS P-1 AND P-2 ARE DESIGN AS DETENTION PONDS WITH A TOTAL STORAGE CAPACITY OF 2.44 ACRE FEET AT WEIR ELEVATIONS 4990.15. THE LIFT STATION CONTAINS TWO NON-CLOG SUBMERSIBLE PUMPS EACH CAPABLE OF PUMPING 450 GALLONS PER MINUTE. DISCHARGE ELEVATION AT AMAFCA CHANNEL IS 97.24. LOW WATER ELEVATION AT LIFT STATION IS 82.00. STATIC HEAD = 97.24 - 82.00 = 15.24 FEET. THE HEAD LOSS DUE TO FRICTION AT 900 GPM FOR A PIPE LENGTH OF 335 FEET = 11.8 FEET. TOTAL DESIGN HEAD = 27 FEET. WITH BOTH PUMPS IN OPERATION WITH A COMBINED CAPACITY OF 800 GPM THE PONDS CAN BE EMPTIED IN 16.6 HOURS. THE TWO 14'-2" CONCRETE SPILLWAYS INCLUDING THE STREET SECTION ARE CAPABLE OF HANDLING THE PEAK RUNOFF FROM THE DEVELOPED MOBILE HOME PARK FOR THE 100 YEAR STORM IF THE PONDS ARE FULL.

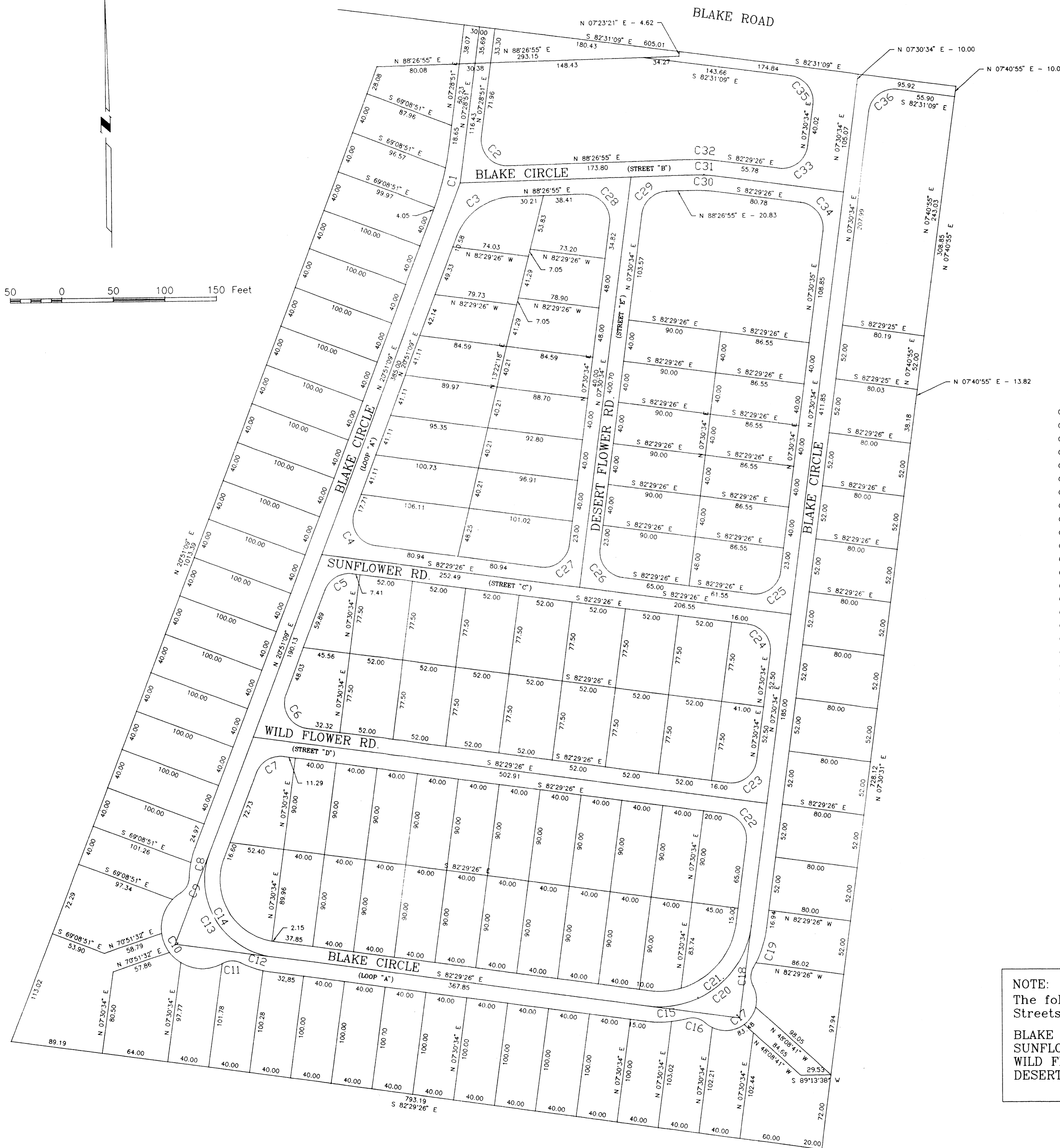
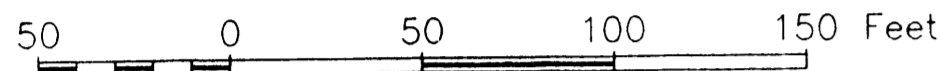


ZONE MAP N-10  
VICINITY MAP

CONTRACTOR:	INSPECTED BY:	STAKED BY:	DATE PROJECT ACCEPTED:
DESIGNED BY:	DRAWN BY:	SURVEYOR:	CHECKED BY:
BY:	DATE:	NO.:	REVISIONS:
BY: SAJ	DATE: 4/1/99	NO. 1	STAMP UPDATE
7517 4TH STREET, N.W., ALBUQUERQUE, N.M. 87107 ALBUQUERQUE, N.M. 87107 TELEPHONE: (505) 886-0146			
VIGIL ENGINEERING			

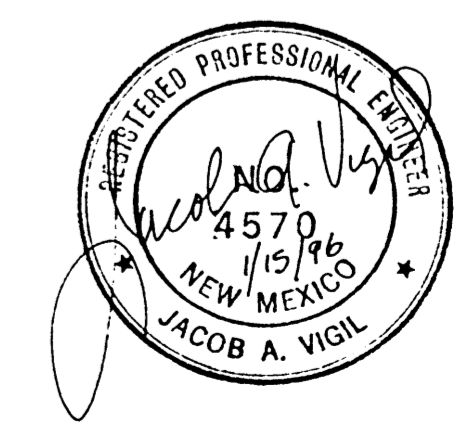


SPACE DIMENSIONAL PLAN  
 SUNSHINE MOBILE HOME PARK  
 4000 BLAKE ROAD, S.W.  
 BERNALILLO COUNTY, NEW MEXICO  
 TRACT 1, SUNSHINE COUNTRY SUBDIVISION  
 FILED: JULY 1, 1987, C34, PAGE 13  
 ZONE MAP N-10



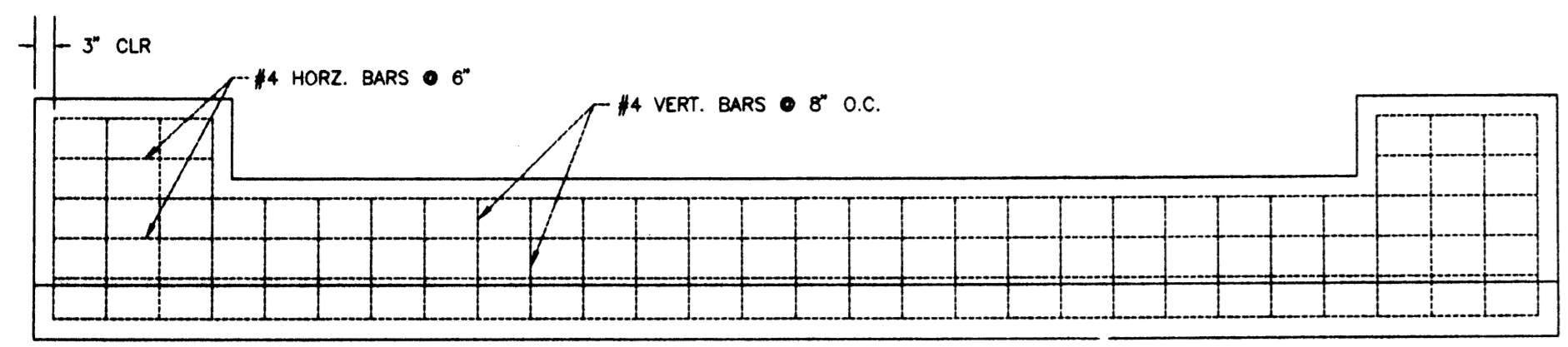
CURVE DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	13'22"18"	285.00	66.51	S 14°10'00" W	66.36
C2	99°01'56"	25.00	43.21	S 42°02'07" E	38.03
C3	67°35'46"	60.00	70.79	N 54°39'02" E	66.75
C4	103°20'35"	25.00	45.09	N 30°49'08" W	39.22
C5	76°39'25"	25.00	33.45	S 59°10'52" W	31.01
C6	103°20'35"	25.00	45.09	S 30°49'08" E	39.22
C7	76°39'25"	25.00	33.45	S 59°10'52" W	31.01
C8	19°11'46"	90.00	30.15	S 11°15'16" W	30.01
C9	56°25'37"	18.00	17.73	S 29°52'12" W	17.02
C10	177°48'17"	40.00	124.13	2087.62 S 30°49'08" E	79.99
C11	56°25'37"	18.00	17.73	S 88°29'32" W	17.02
C12	19°11'46"	90.00	30.15	S 72°53'33" E	30.01
C13	103°20'35"	75.00	135.28	94.87 N 30°49'08" W	117.67
C14	103°20'35"	60.00	108.22	75.90 N 30°49'08" W	94.14
C15	22°25'12"	105.00	41.09	20.81 N 86°17'58" E	40.83
C16	57°08'01"	18.00	17.95	9.80 N 76°20'38" W	17.21
C17	159°25'37"	30.00	83.48	165.30 N 52°30'34" E	59.04
C18	57°08'01"	18.00	17.95	9.80 N 01°21'46" E	17.21
C19	22°25'12"	105.00	41.09	20.81 S 18°43'10" W	40.83
C20	90°00'00"	90.00	141.37	90.00 S 52°30'34" W	127.28
C21	90°00'00"	75.00	117.81	75.00 S 52°30'34" W	106.07
C22	90°00'00"	25.00	39.27	25.00 S 37°29'26" E	35.36
C23	90°00'00"	25.00	39.27	25.00 S 52°30'34" W	35.36
C24	90°00'00"	25.00	39.27	25.00 N 37°29'26" W	35.36
C25	90°00'00"	25.00	39.27	25.00 S 52°30'34" W	35.36
C26	90°00'00"	25.00	39.27	25.00 N 37°29'26" W	35.36
C27	90°00'00"	25.00	39.27	25.00 S 52°30'34" W	35.36
C28	99°03'39"	25.00	43.22	29.30 S 42°01'15" E	38.04
C29	80°56'21"	25.00	35.32	21.33 N 47°58'45" E	32.45
C30	09°03'39"	185.00	29.26	14.66 S 87°01'15" E	29.23
C31	09°03'39"	200.00	31.63	15.85 S 87°01'15" E	31.60
C32	09°03'39"	215.00	34.00	17.04 S 87°01'15" E	33.96
C33	90°00'00"	25.00	39.27	25.00 S 52°30'34" W	35.36
C34	90°00'00"	25.00	39.27	25.00 S 37°29'26" E	35.36
C35	90°01'43"	25.00	39.28	25.01 N 37°30'17" W	35.36
C36	89°58'17"	25.00	39.26	24.99 S 52°29'43" W	35.35

NOTE:  
 The following table cross references Named Streets with Design Labeled Streets:  
 BLAKE CIRCLE = LOOP "A"  
 SUNFLOWER ROAD = STREET "C"  
 WILD FLOWER ROAD = STREET "D"  
 DESERT FLOWER = STREET "E"

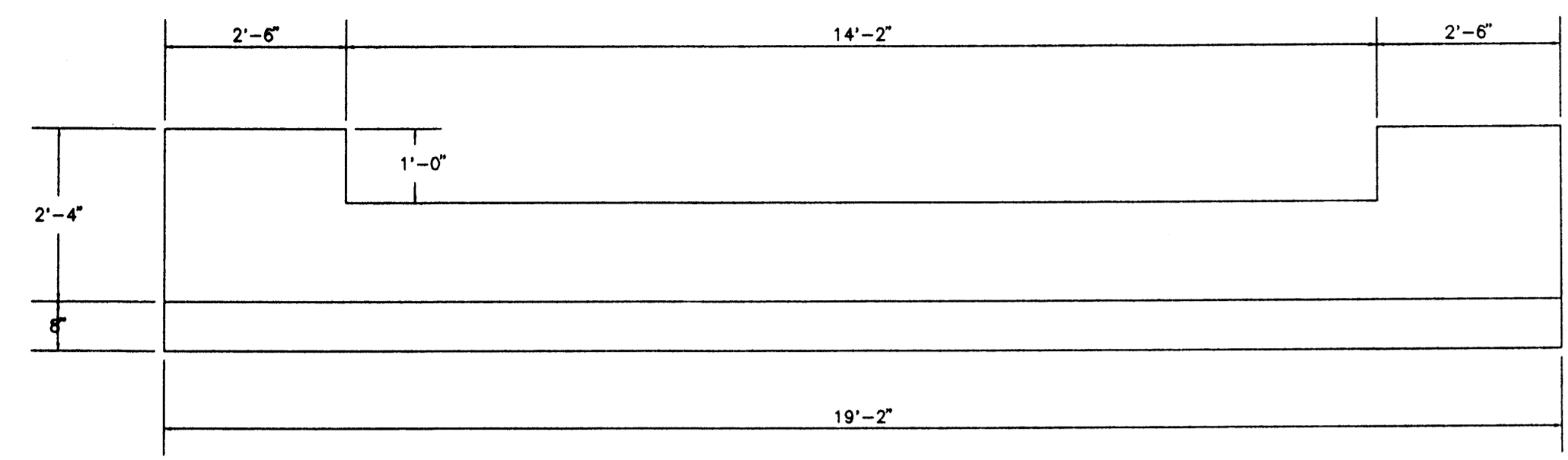
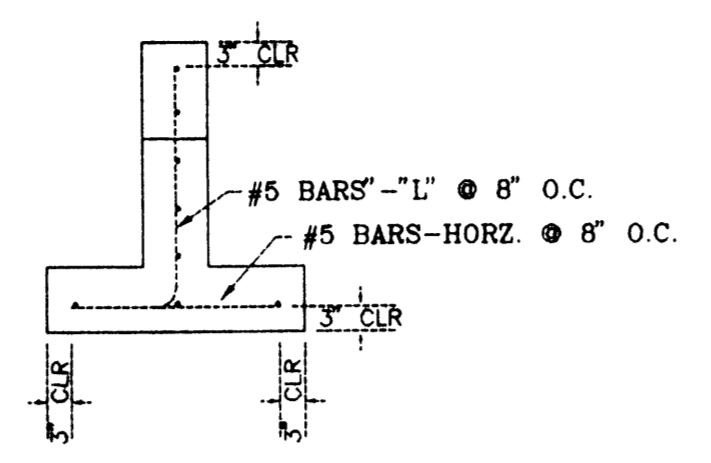


CONTRACTOR: \_\_\_\_\_  
 INSPECTED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 STAKED BY: \_\_\_\_\_  
 SURVEYOR: \_\_\_\_\_  
 DATE PROJECT ACCEPTED: \_\_\_\_\_  
 REVISIONS  
 NO. DATE  
 7017 4TH STREET, N.W.  
 ALBUQUERQUE, NEW MEXICO 87107  
 TELEPHONE: (505) 898-0142  
**VIGIL ENGINEERING**

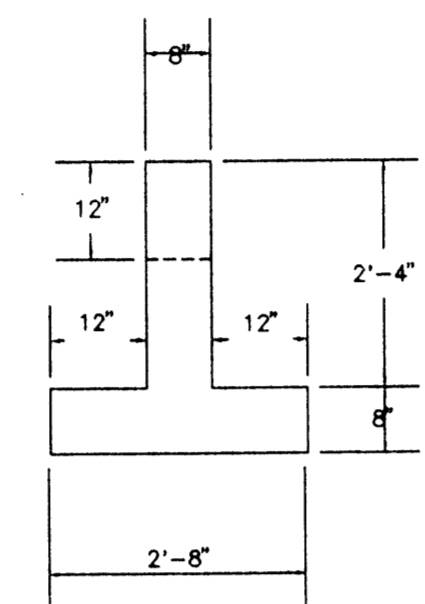




NOTES: REINFORCING BARS SHALL BE ASTM A615 GRADE 50 MIN. COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 3,000 PSI @ 28 DAYS (MIN.).

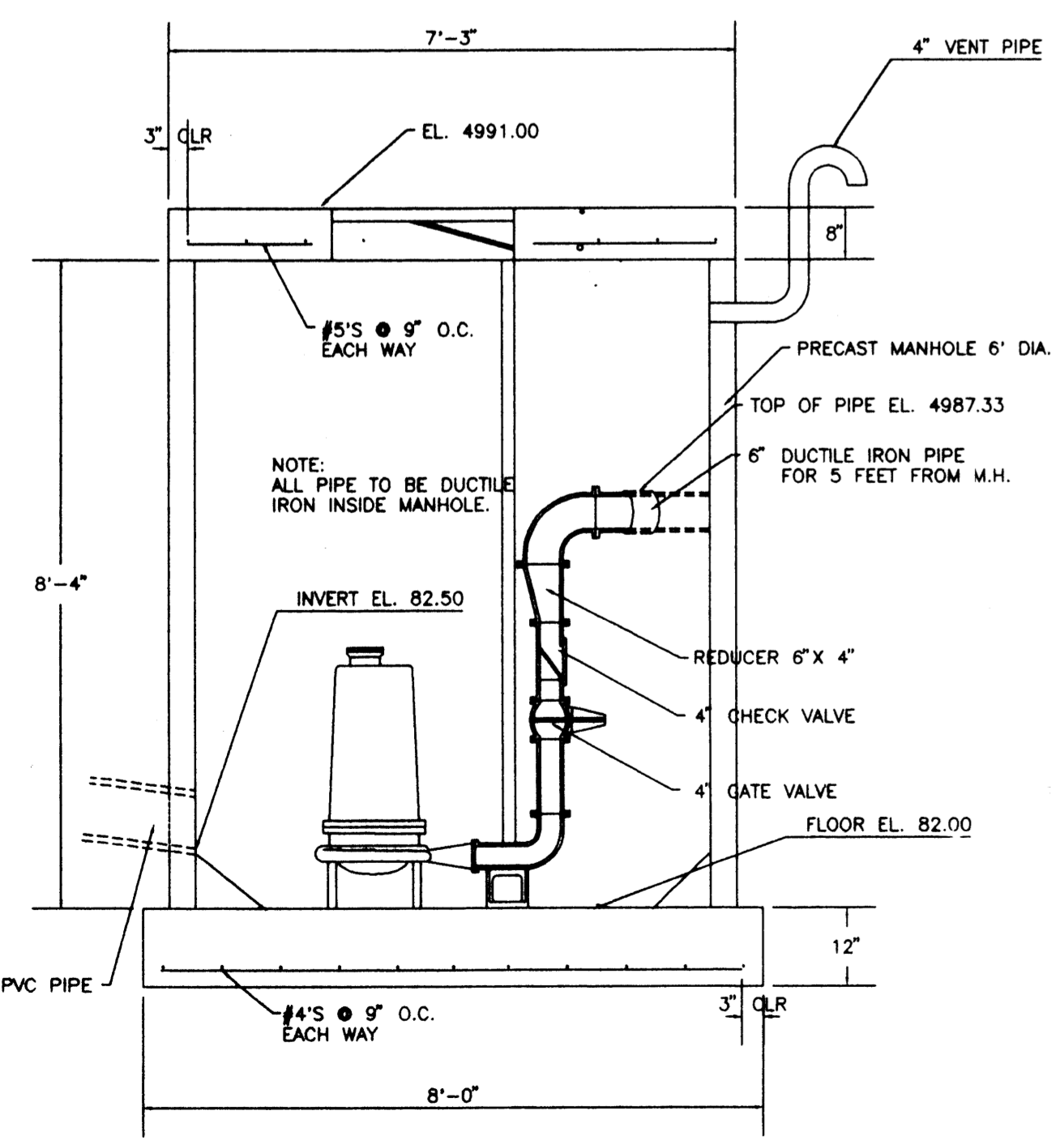
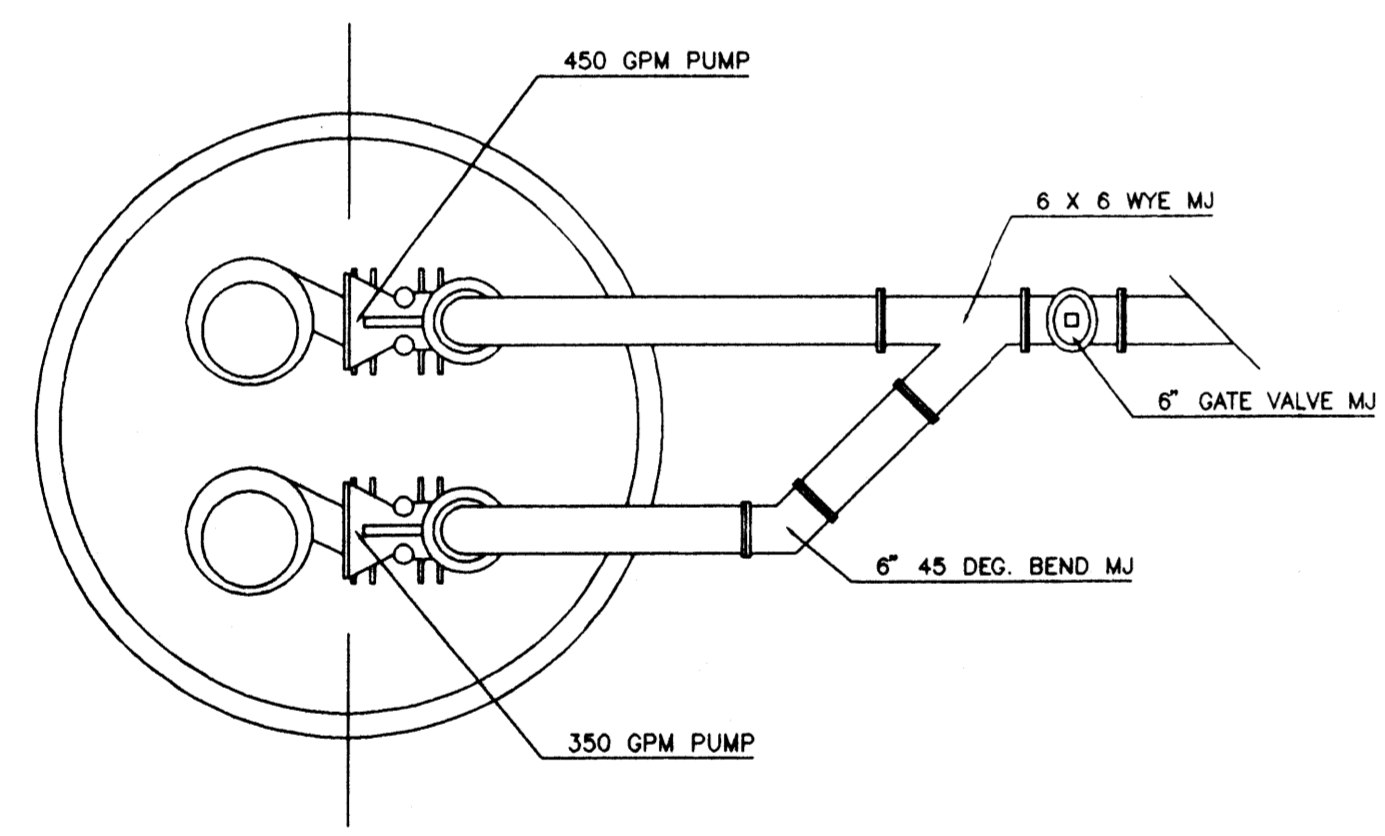


FRONT ELEVATION  
SCALE: 1/2" = 1'-0"



END VIEW  
SCALE: 1/2" = 1'-0"

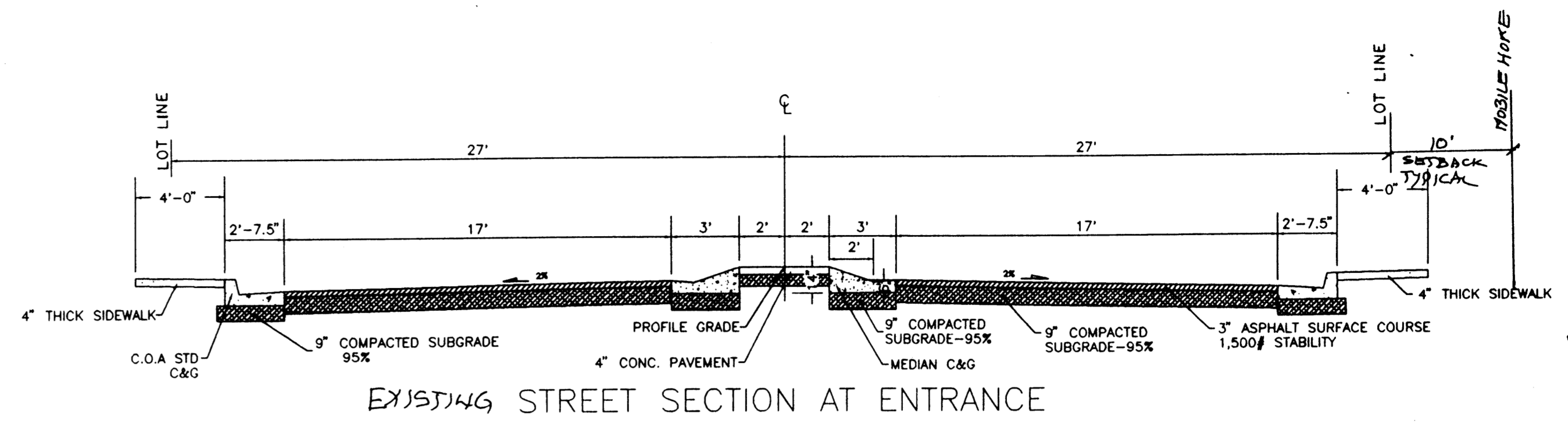
SPILLWAY



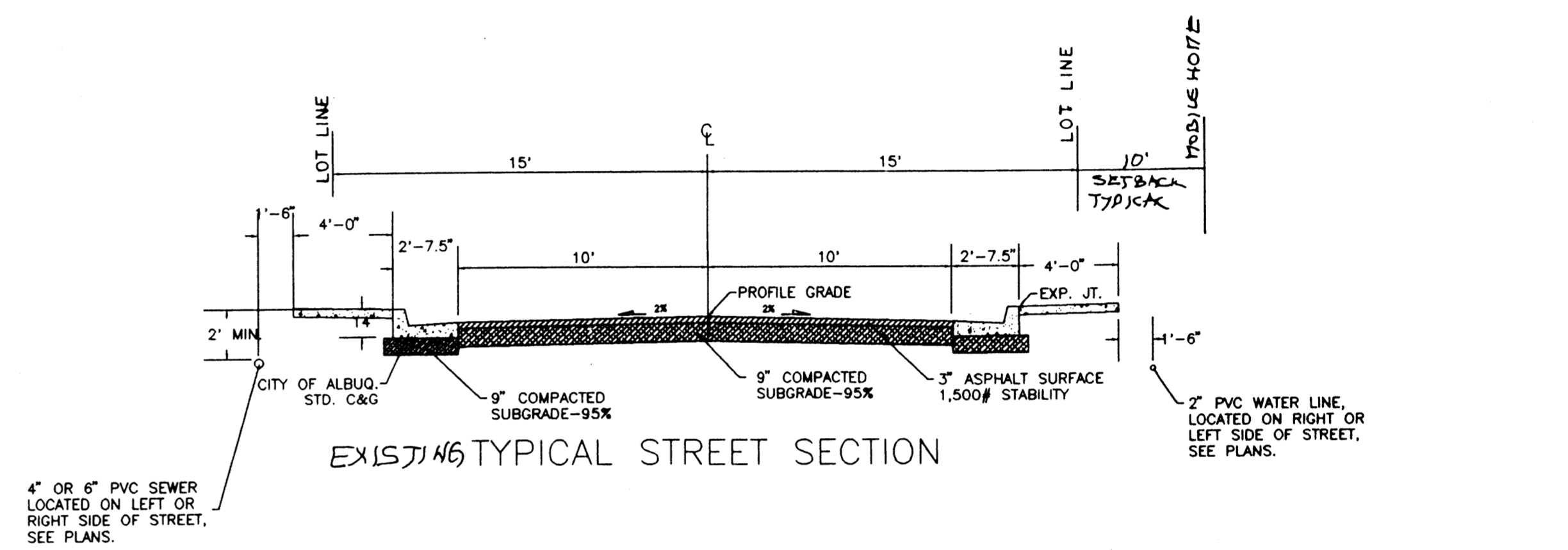
LIFT STATION

- PUMP SPECIFICATIONS:**
- CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND INCIDENTALS REQUIRED TO PROVIDE NON-CLOG SUBMERSIBLE CENTRIFUGAL SEWAGE PUMPS AS SPECIFIED HEREIN.
  - EACH PUMP SHALL BE A HYDROMATIC SUBMERSIBLE NON-CLOG PUMP S4M/S4MX AS MANUFACTURED BY AURORA PUMP OR EQUAL.
  - EACH PUMP SHALL BE RATED 3/4 HP (MIN.), 220 VOLTS, SINGLE PHASE, 1750 RPM, AND EACH PUMP SHALL PRODUCE 450 U.S. GPM AT 27 FEET OF TOTAL HEAD WITH A MINIMUM PUMP EFFICIENCY OF 55 PERCENT. THE PUMP SHALL BE CAPABLE OF HANDLING A 3" SPHERICAL SOLID. THE PUMP SHALL BE NON-OVERLOADING THROUGHOUT THE ENTIRE RANGE OF OPERATION WITHOUT EMPLOYING SERVICE FACTOR. THE PUMP SHALL RESERVE A MINIMUM SERVICE FACTOR OF 1.20. THE PERFORMANCE CURVE SUBMITTED FOR APPROVAL SHALL STATE IN ADDITION TO HEAD AND CAPACITY PERFORMANCE, THE PUMP EFFICIENCY, SOLID HANDLING CAPACITY, AND REFLECT MOTOR SERVICE FACTOR.
  - THE PUMP DISCHARGE SHALL BE FITTED WITH A 4" STANDARD ASA 125 LB. FLANGE, FACED AND DRILLED.
  - THE STATOR, ROTOR AND BEARINGS SHALL BE MOUNTED IN A SEALED SUBMERSIBLE TYPE HOUSING. THE STATOR WINDINGS SHALL HAVE CLASS F INSULATION, AND A DIELECTRIC OIL FILLED MOTOR, NEMA B DESIGN.
  - PUMP CONTROLS WILL BE SET FOR PUMP NO. 1 TO START AT WATER ELEVATION 4984.00; PUMP NO. 2 WILL START AT WATER ELEVATION 4986.00. WATER BELOW ELEVATION 4984.00 WILL BE PUMPED BY MANUAL SWITCH CONTROL.

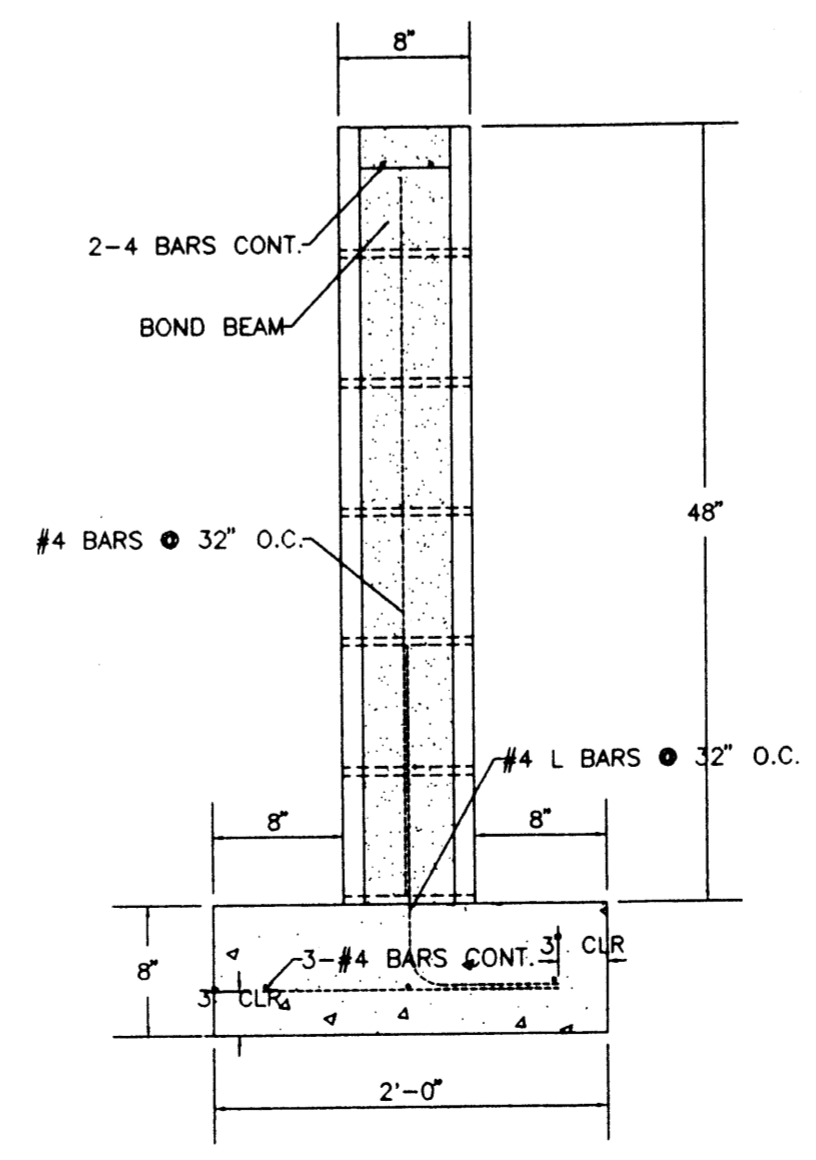
- LIFT STATION NOTES:**
- ALL CONCRETE TO BE CLASS A, 3,000 PSI STRENGTH AT 28 DAYS.
  - THE LIFT STATION SHALL BE PROVIDED WITH A HYDROMATIC DUPLEX ALUM. ACCESS HATCH.
  - THE HYDROMATIC O PANEL SHALL BE MOUNTED ON A PEDESTAL AND THE LIQUID LEVEL CONTROLS SHALL BE HYDROMATIC MODEL 3900 SUBMERSIBLE LEVEL SWITCHES. SHOP DRAWINGS FOR THE LIFT STATION INCLUDING PEDESTAL AND ELECTRICAL CONTROLS MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
  - A 4" DIAMETER VENT PIPE MUST BE INSTALLED 18" BELOW CONCRETE COVER AND EXTEND 12" ABOVE FINISH GRADE.
  - ALL ELECTRICAL WIRING, PANEL BOXES, JUNCTION BOXES, ETC. MUST MEET NEMA REQUIREMENTS.
  - ELECTRICAL PANELS WITH METAL SUPPORTS (AS REQUIRED) TO BE LOCATED 10 FEET FROM LIFT STATION.



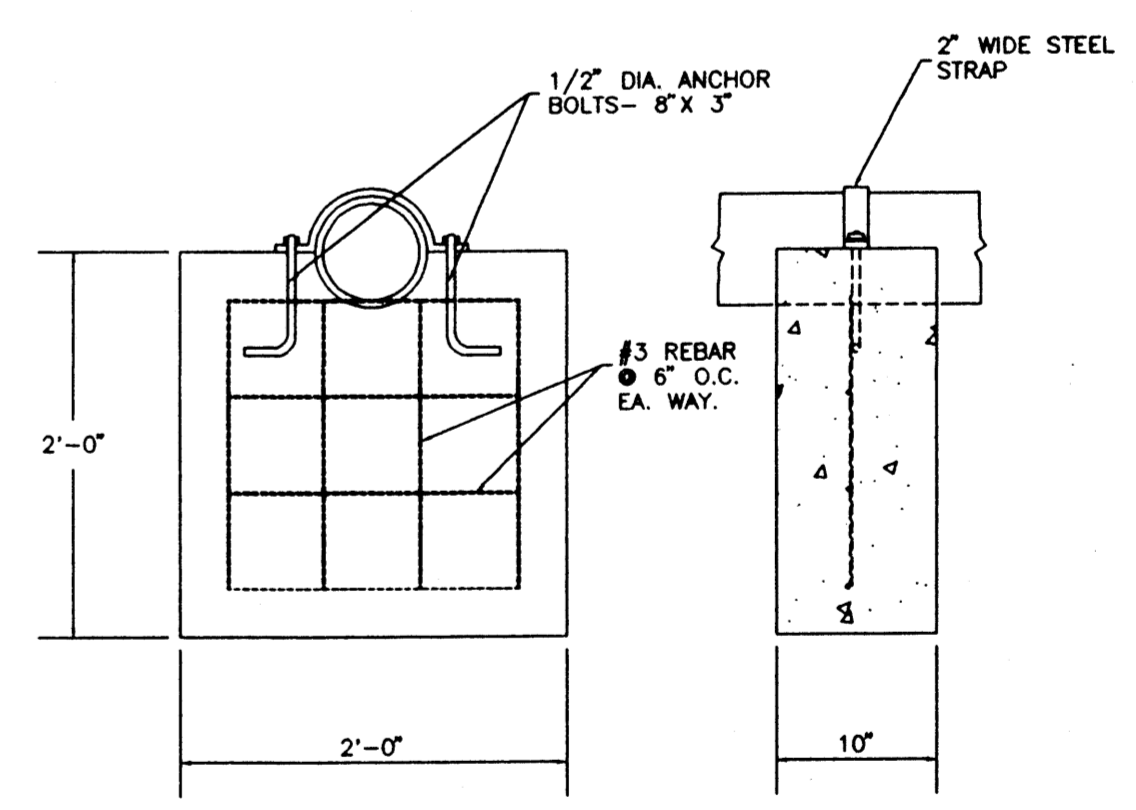
EXISTING STREET SECTION AT ENTRANCE



EXISTING TYPICAL STREET SECTION



RETAINING WALL



CONCRETE ANCHOR BLOCK

NOTE: CONCRETE FOR ANCHOR BLOCKS SHALL HAVE A 28 DAY STRENGTH OF 3,000 PSI.

- NOTE:**
- PILASTERS TO BE CONSTRUCTED NO FURTHER APART THAN 15 FEET.
  - BOND BEAM REINFORCEMENT TO END AT FACE OF PILASTERS.
  - PILASTERS TO BE CONSTRUCTED WITH 4-#4 VERTICAL BARS AND GROUT FILLED.

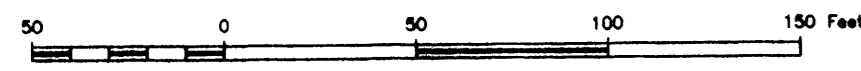


CONTRACTOR:	DESIGNED BY:	BY:	REVISIONS	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
INSPECTED BY:	DRAWN BY:	BY:	1	1	7/20/95	1	7/20/95	1	7/20/95	1	7/20/95
STAKED BY:	SURVEYOR:	BY:	TYPICAL SECTION	1	7/20/95	1	7/20/95	1	7/20/95	1	7/20/95
DATE PROJECT ACCEPTED:											

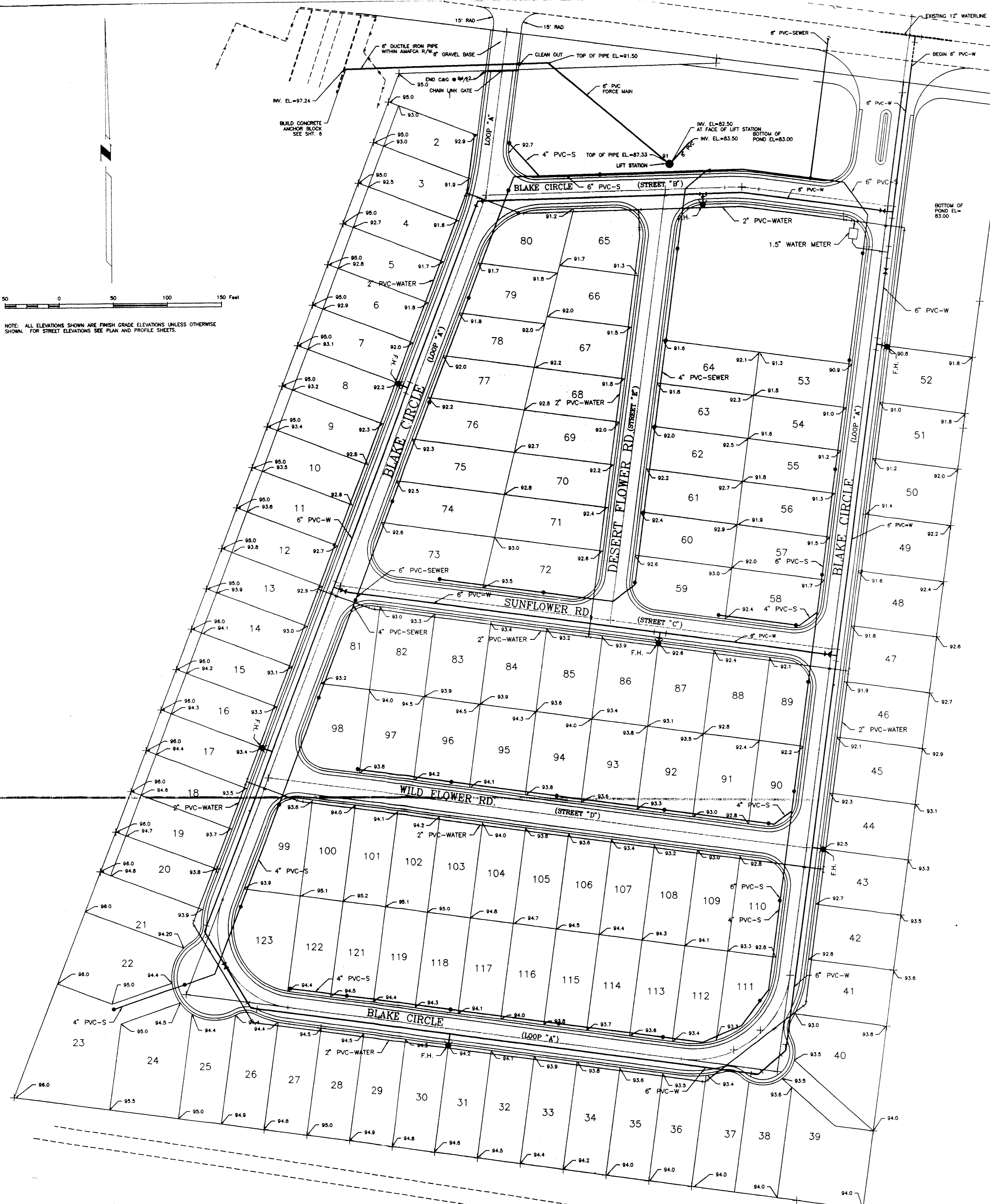
7317 4TH STREET, N.W.  
ALBUQUERQUE, NEW MEXICO 87107  
TELEPHONE: (505) 888-0142

VIGIL ENGINEERING

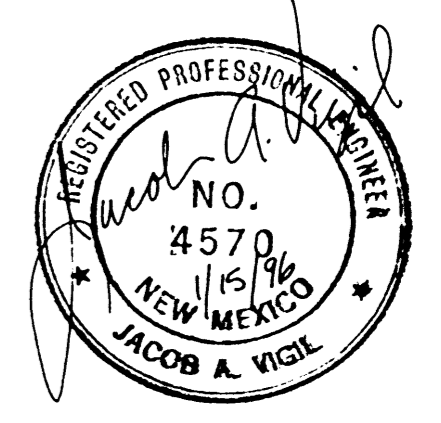




NOTE: ALL ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS UNLESS OTHERWISE SHOWN. FOR STREET ELEVATIONS SEE PLAN AND PROFILE SHEETS.



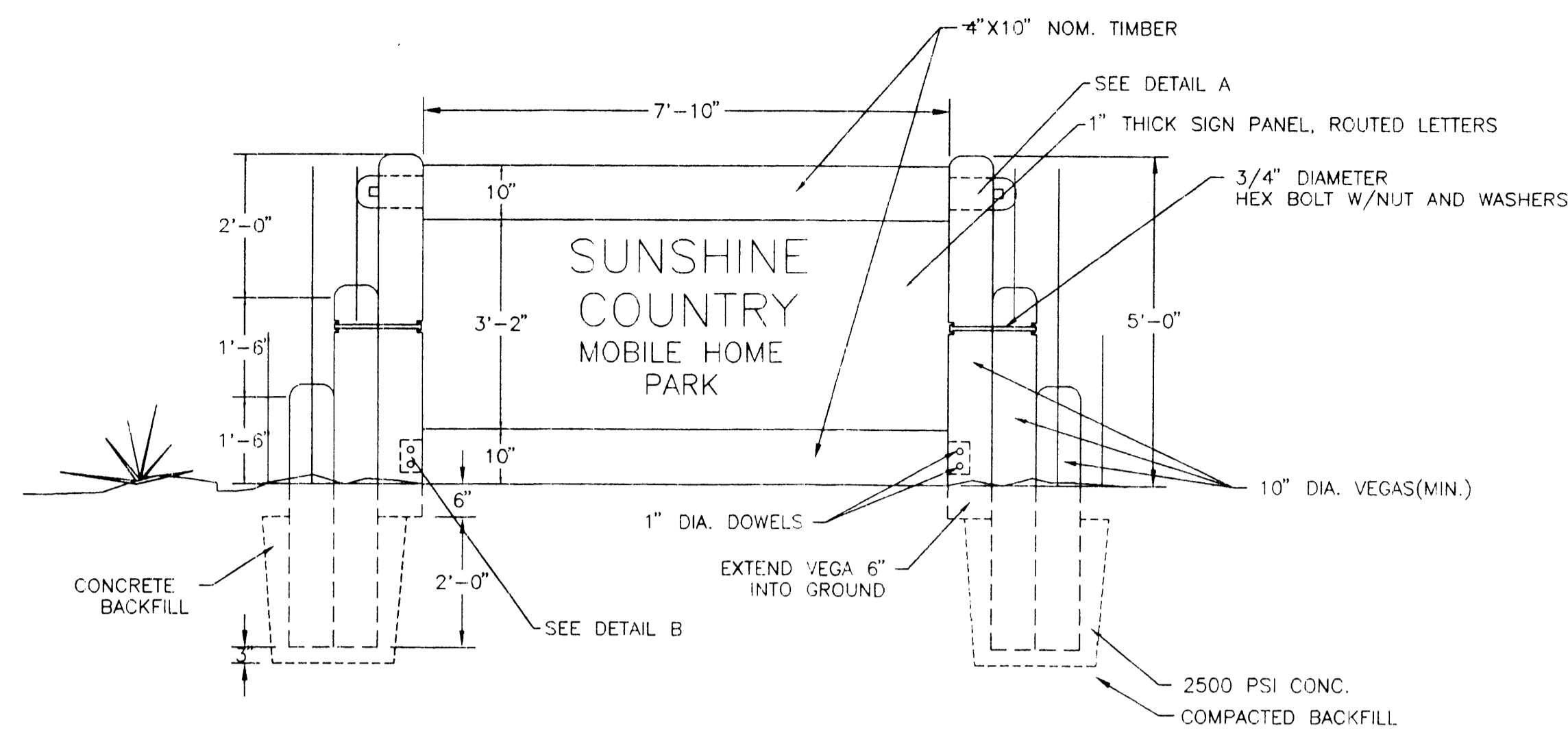
**GENERAL NOTE:**  
 THE OWNER OF THE MOBILE HOME PARK IS RESPONSIBLE FOR THE MAINTENANCE OF ALL IMPROVEMENTS CONSTRUCTED WITHIN THE CITY OF ALBUQUERQUE'S RIGHT OF WAY WHICH HAVE BEEN CONSTRUCTED FOR THE BENEFIT OF THE MOBILE HOME PARK. THE IMPROVEMENTS CONSIST OF A FORCE MAIN WHICH DISCHARGES INTO THE ANIOLE CHANNEL INCLUDING APPURTENANCES AND STREET IMPROVEMENTS REQUIRED FOR USE BY EMERGENCY VEHICLES. THE APPROVAL BY THE CITY OF ALBUQUERQUE INDICATED ON THE TITLE SHEET IS FOR IMPROVEMENTS CONSTRUCTED WITHIN THE CITY'S RIGHT OF WAY ONLY.



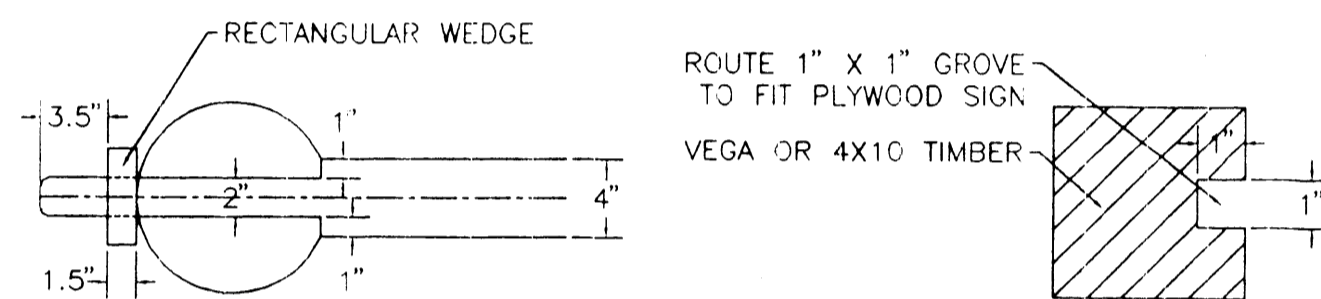
# WATER AND SEWER SUNSHINE MOBILE HOME PARK

CONTRACTOR: DESIGNED BY: DRAWN BY: SURVEYOR: CHECKED BY:	REVISIONS	NO. DATE 7317 4TH STREET, N.W. ALBUQUERQUE, NEW MEXICO 87107 TELEPHONE: (505) 898-0142	VIGIL ENGINEERING
	NO. DATE		
	NO. DATE		
	NO. DATE		
PROJECT NO.	MAP NO.	SHT. 7 OF 15	FILE NAME: C:\EDS\JACOB.DWG PLOT DATE: 01/11/95 AT 16:55

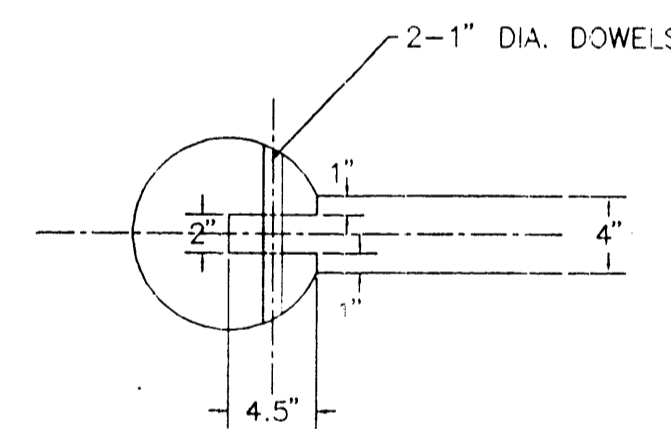




MONUMENT SIGN  
SCALE: 1" = 5'



DETAIL A

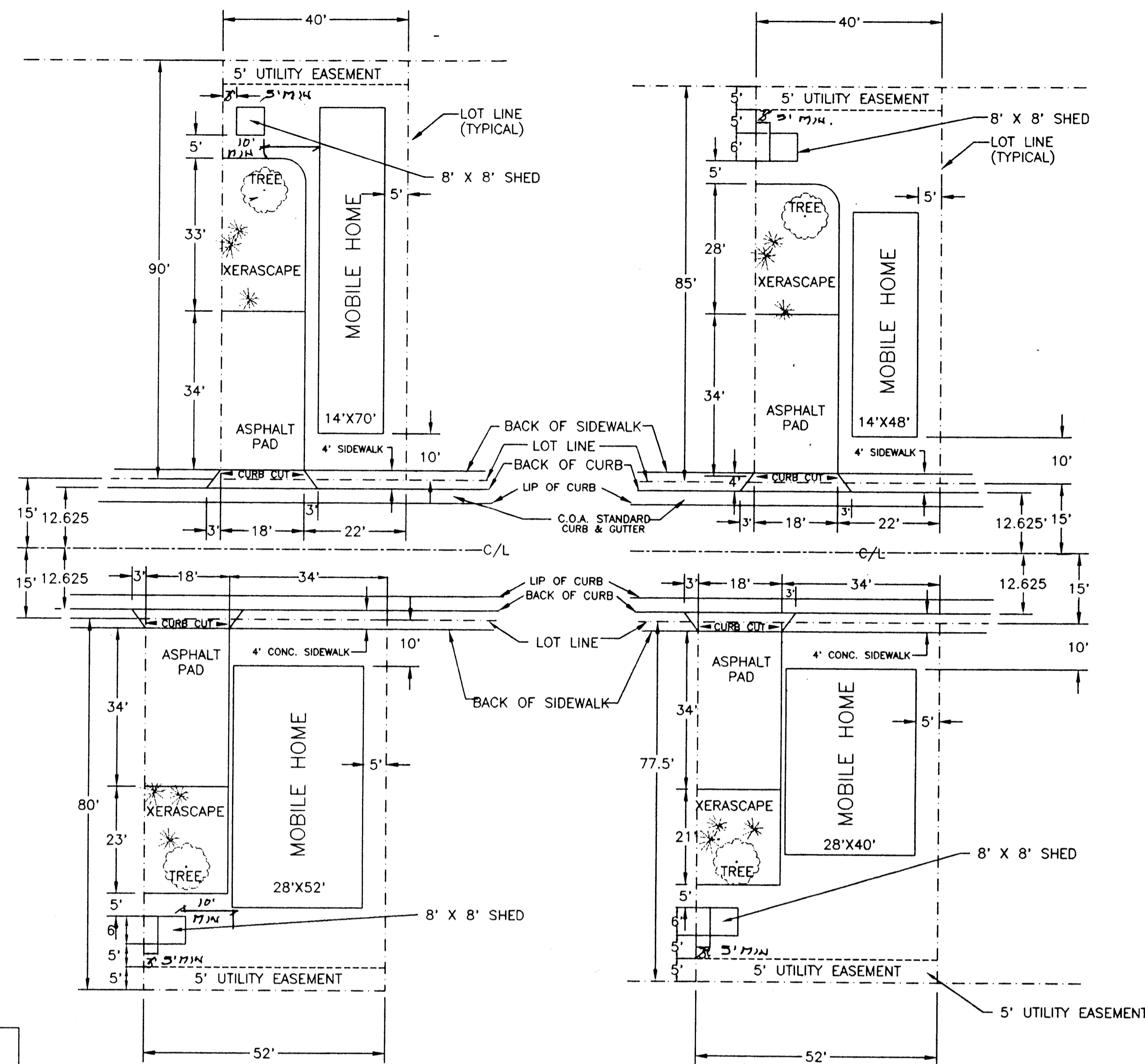
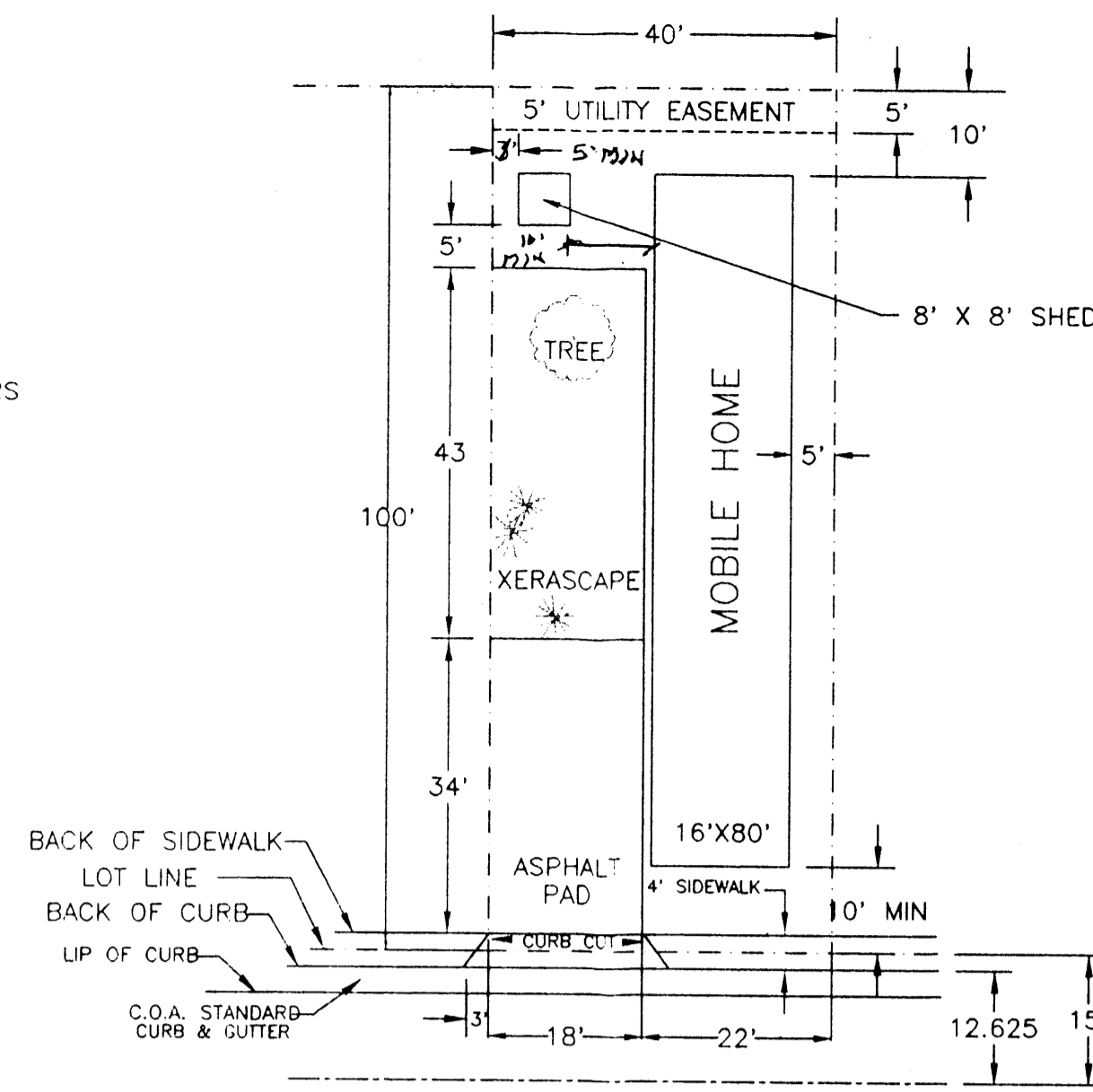


DETAIL B

- NOTES:
1. TIMBER MATERIAL SHALL CONFORM TO THE DIMENSIONS SHOWN.
  2. WOOD SHALL BE CCA TREATED TIMBERS
  3. FRAMING, SURFACING, DAPPING, BORING, AND OTHER CUTTING OF TIMBER SHALL BE COMPLETED PRIOR TO TREATMENT.
  4. ALL BOLTS AND FASTENINGS SHALL BE GALVANIZED

TRAFFIC CONTROL PLAN

SHEET 16 of 16 PROVIDES AN ADDITIONAL 10 FEET OF PARKING CONSISTING OF BASE COURSE MATERIAL CAPABLE OF SUPPORTING A CAR. PARKING CONSISTS OF 24 FEET OF ASPHALT AND 10 FEET OF BASE COURSE FOR A TOTAL DISTANCE OF 34 FEET.



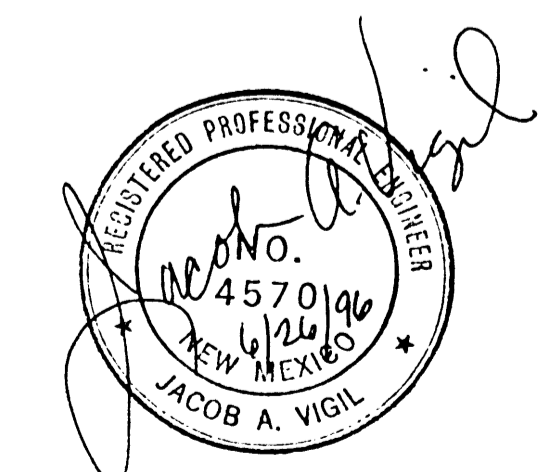
SPACE LAYOUT  
SCALE: 1" = 20'

CONTRACTOR: B.C. PARDUE  
INSPECTED BY:  
STARTED BY:  
DATE PROJECT ACCEPTED:

NO.	DATE	REVISIONS	BY

7317 4TH STREET, N.W.  
ALBUQUERQUE, NEW MEXICO 87107  
TELEPHONE: (505) 898-0142

VIGIL ENGINEERING


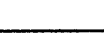



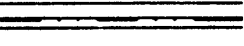





**SITE DEVELOPMENT PLAN  
PHASE I**

**SUNSHINE COUNTRY MOBILE HOME COURT  
PHASE I - ONLY  
4000 BLAKE ROAD S.W.  
BERNALILLO COUNTY, NEW MEXICO  
TRACT 1, SUNSHINE COUNTRY SUBDIVISION (15.8 ACRES)  
BERNALILLO COUNTY, NEW MEXICO**

**LEGEND**

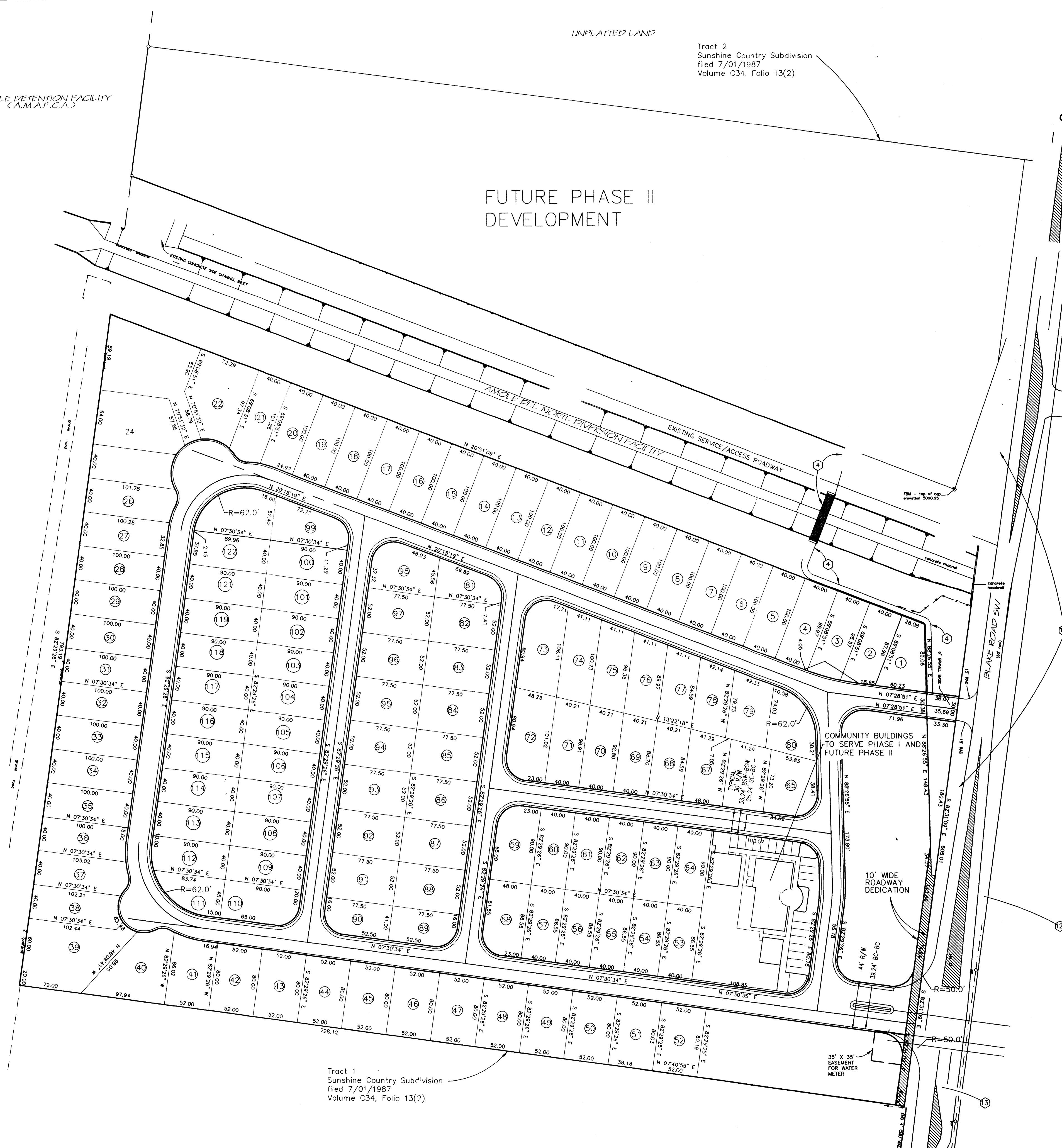
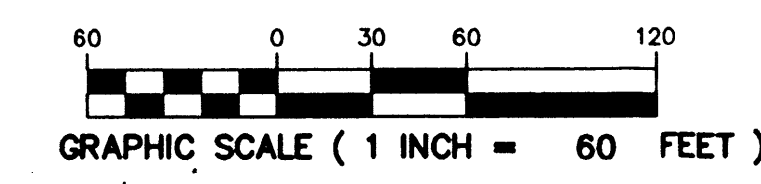
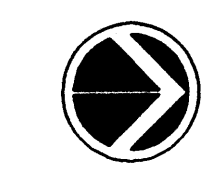
-  (MODEL P-109XXX, 105W, H. P. SODIUM ON 14" ROUND STEEL POLE)
-  PROPERTY LINE
-  6' TALL CMU FENCE
-  FIRE HYDRANT
-  LOT NUMBER
-  NEW CURB AND GUTTER AND 4' WIDE SIDEWALK
-  DRAINAGE CHANNEL SLOPE

**GENERAL NOTES**

1. ALL CURB RETURN RADI ARE 25' BACK OF CURB UNLESS OTHERWISE NOTED.
2. FOR RELATIVE ROADWAY SECTIONS, SEE SHEET 2A.

**KEYED NOTES**

1. STOP CURB AND GUTTER AND SIDEWALK AT THE RIGHT-OF-WAY LINE. CONTINUE ASPHALT PAVEMENT TO JOIN THE EXISTING PAVEMENT ON BLAKE.
2. EXISTING AMOLE DEL NORTE EARTHEN SIDE CHANNEL TO BE RECONSTRUCTED PER APPROVED CITY PROJECT NO. 5753.81 DATED 11/26/97.
3. BUILD CMU EROSION CONTROL BOX PER CITY PROJECT NO 5753.81.
4. BUILD 8' WIDE CONTINENTAL PREFABRICATED ARCH BRIDGE WITH 6" (MIN.) PATHWAYS TO PHASES I AND II. BRIDGE SHALL BE DESIGNED FOR BICYCLE AND PEDESTRIAN TRAFFIC ONLY.
5. INSTALL TEMPORARY 3 - 16" X 25" X 49' CMP ARCH PIPES IN CHANNEL BOTTOM. PIPES SHALL BE COMPLETELY ENCASED IN LOW STRENGTH CONCRETE WITH A MINIMUM COVERAGE OF 8" ALL AROUND EACH PIPE.
6. BUILD CITY OF ALBUQUERQUE "STANDARD CURB AND GUTTER" PER STANDARD DRAWING 2415.
7. BUILD 4' WIDE CONCRETE SIDEWALKS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2405.
8. BUILD 18' WIDE DRIVEPADS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2425.
9. BUILD TEMPORARY 10' WIDE X 2' DEEP EARTHEN CHANNEL TO CONVEY OFFSITE RUNOFF BETWEEN EXISTING ROADWAY AND MOBILE HOME PARK FENCE.
10. BUILD 6' HIGH CMU FENCE WITH OUTSIDE FACE ON PROPERTY LINE. BLOCK AND FINISH SHALL BE SELECTED BY THE OWNER AND SHALL BE COMPATIBLE WITH THE SURROUNDING FENCES AND NATURAL COLOR SCHEME.
11. INSTALL RIPRAP EROSION PAD OVER FILTER FABRIC PER DETAIL ON SHEET 15.
12. BUILD 31' WIDE ASPHALTIC CONCRETE PAVED ROADWAY WITH STD. CURB AND GUTTER (31' PVMT. WIDTH INCLUDES 6' OF PVMT FOR A BIKE TRAIL), 4' WIDE CONCRETE SIDEWALKS ON THE EXISTING 60' R.O.W. AND NEW DEDICATED 10' R.O.W. ON THE SOUTH SIDE OF BLAKE ROAD.
13. BUILD 15' WIDE TEMPORARY ASPHALTIC CONCRETE PAVED ROADWAY WITH 40:1 TAPERS ON EACH END. STRIPE PAVEMENT TO PROVIDE 60' LONG LEFT TURN BAY AT EAST ENTRANCE TO PHASE I AND AT ENTRANCE TO PHASE II. STRIPE TAPERS SHALL BE 15:1.



FUTURE PHASE II DEVELOPMENT

PHASE I DEVELOPMENT  
ALL ON-SITE ROADS, SIDEWALKS,  
PONDS, UTILITIES, AND FINAL  
GRADING HAVE BEEN CONSTRUCTED.

AMOLE DETENTION FACILITY  
(C.A.M.A.F.C.A.)

UNPLATTED LAND  
Tract 2  
Sunshine Country Subdivision  
filed 7/01/1987  
Volume C34, Folio 13(2)

FUTURE PHASE II  
DEVELOPMENT

Tract 1  
Sunshine Country Subdivision  
filed 7/01/1987  
Volume C34, Folio 13(2)

**LARRY READ & ASSOCIATES**  
Civil Engineers  
12836-B Lomas Blvd., N.E.  
Albuquerque, New Mexico 87112  
(505) 237-8421






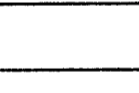
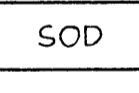

REVISION	DATE	DESCRIPTION

FILE NAME: SITE-DEV 5/3/98 SHEET 2





NOTE: DO NOT INSTALL TREES WITHIN WATER METER BASEMENT.

-  ASH/ HONEYLOCUST(H)  
Fraxinus pennsylvanica / Gleditsia tricanthos  
2 - 2 1/2" Cal
-  ASH/ HONEYLOCUST(H)  
Fraxinus pennsylvanica / Gleditsia tricanthos  
2 - 2 1/2" Cal
-  FLOWERING PEAR(H)  
Pyrus calleryana  
15-Gal
-  NATIVE SHRUB  
5 GAL
-  OVERSIZED GRAVEL  
& BOULDERS
-  1" TINAJA GRAVEL WITH FILTER FABRIC
-  SOD
-  COMMERCIAL GRADE STEEL EDGE

**IRRIGATION NOTES:**  
Native Seed to be irrigated with large area heads  
Trees to receive (5) 1.0 GPM Drip Emitters  
Shrubs to receive (1) 1.0 GPM Drip Emitters  
Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end  
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

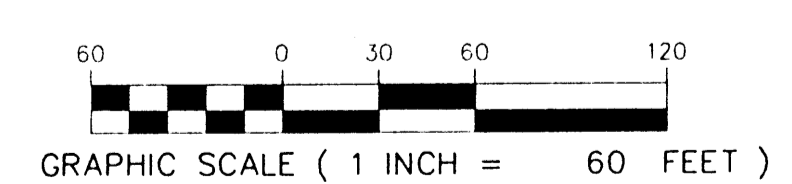
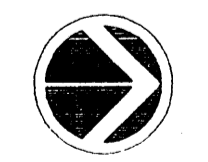
Point of connection for Irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

**LANDSCAPE NOTES:**  
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque, water conservation Landscaping and waste water ordinance, planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and water waste ordinance. Water management is the sole responsibility of the Property Owner.



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# LANDSCAPING PLAN

SCALE: 1"=60'-0"