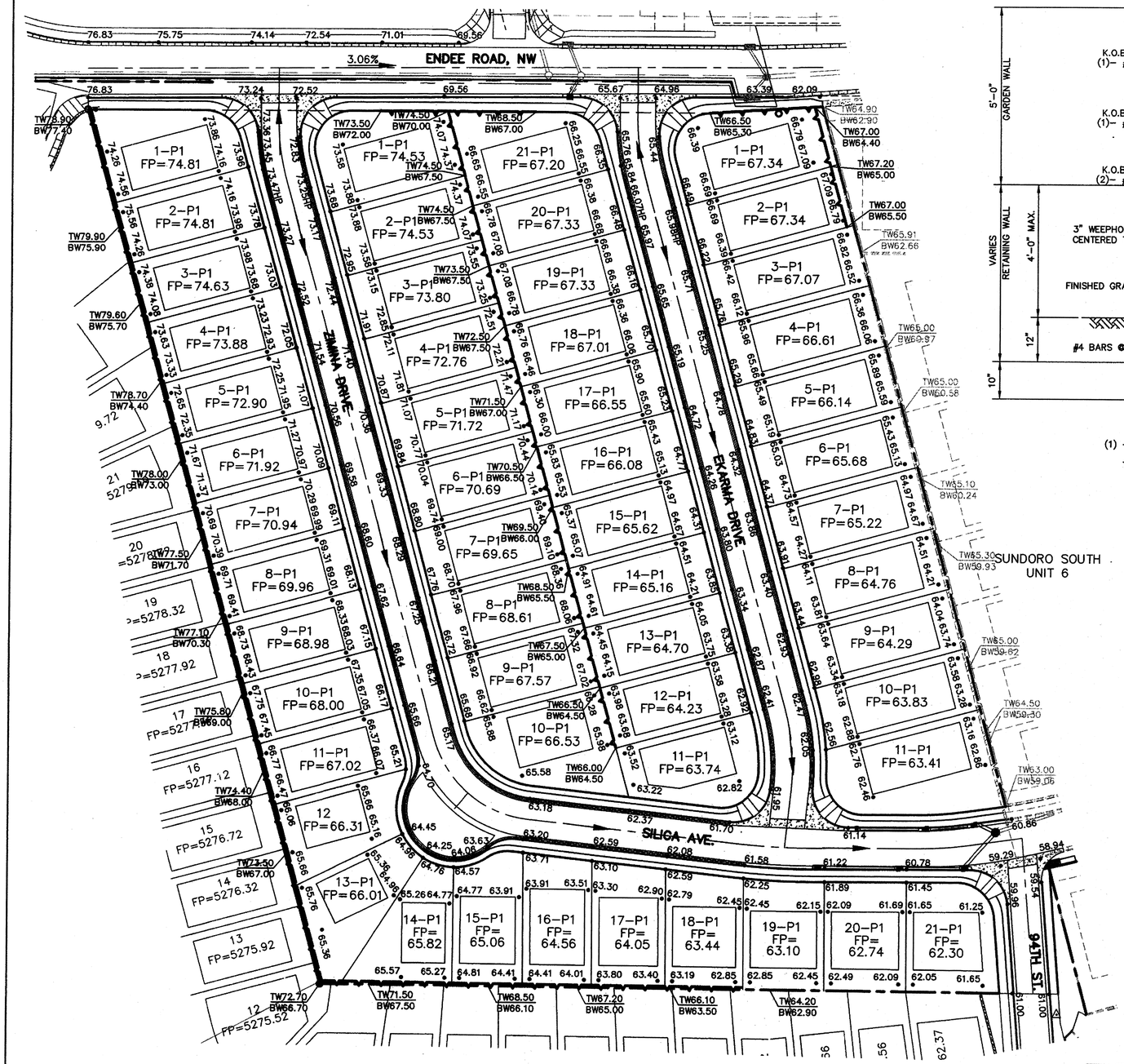
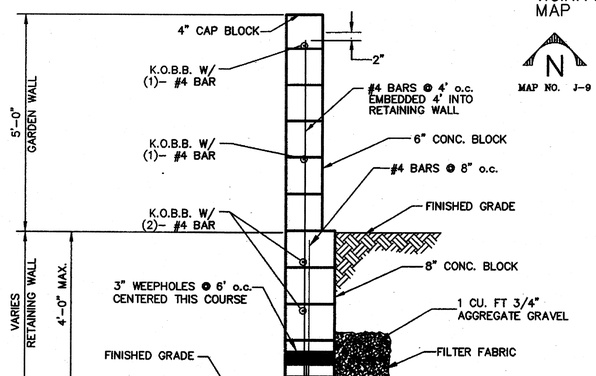
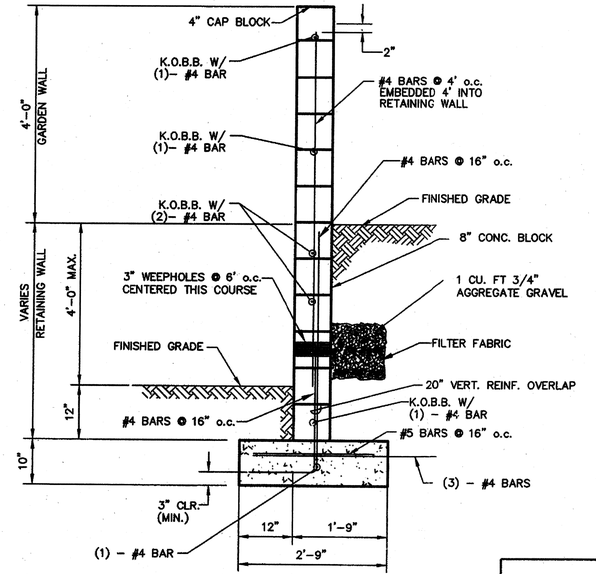




TYPICAL PROPERTY LINE RETAINING WALL W/GARDEN WALL EXTENSION
NTS

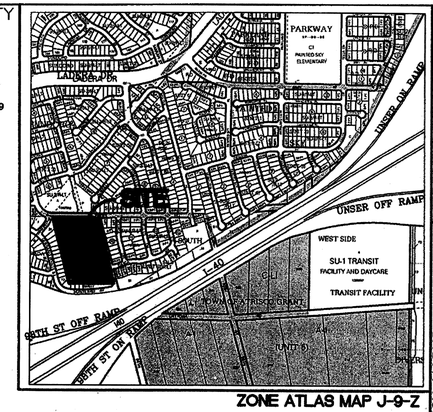


TYPICAL RETAINING WALL W/GARDEN WALL EXTENSION
NTS

VICINITY MAP

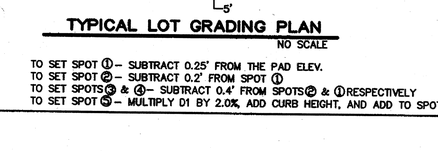
N

MAP NO. J-9



ZONE ATLAS MAP J-9-Z

SCALE: 1"=40'



TYPICAL LOT GRADING PLAN
NO SCALE

TO SET SPOT ① – SUBTRACT 0.25' FROM THE PAD ELEV.
TO SET SPOT ② – SUBTRACT 0.2' FROM SPOT ①
TO SET SPOTS ③ & ④ – SUBTRACT 0.4' FROM SPOTS ② & ① RESPECTIVELY
TO SET SPOT ⑤ – MULTIPLY D1 BY 2.0%, ADD CURB HEIGHT, AND ADD TO SPOT

LEGEND

FP=09.07	FINISHED PAD SITE ELEVATION	●	PROPOSED MANHOLE
60.23	PROPOSED SPOT ELEVATION	▭	PROPOSED STORM DRAIN
TC=12.51 / FL=11.84	TOP OF CURB AND FLOWLINE ELEVATIONS	▭	PROPOSED STANDARD CURB AND GUTTER
	EXISTING MAJOR CONTOUR	▭	PROPOSED STANDARD CURB AND GUTTER
	EXISTING MINOR CONTOUR	▬ ▬ ▬	PROPOSED BASIN BOUNDARY
(100)	PROPOSED BASIN NUMBER	▭	PROPOSED INLET
	PROPOSED RETAINING WALL	◢	PROPOSED WHEEL CHAIR RAMPS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

NGS MONUMENT "REWARD"
x = 350994.85
y = 1487301.42
Ground to Grid Factor: 0.99967114
$\Delta\alpha$ = -00° 17' 11"
NMSP CENTRAL ZONE
NAD 1927
ELEVATION=5316.95 (NGVD 29)

AS BUILT INFORMATION

CONTRACTOR
WORK STARTED BY — DATE
STAKED BY
INSPECTOR'S INITIALS BY — DATE
FIELD VERIFICATION BY — DATE
AS-BUILTED BY
CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN — DATE
DESIGNED BY DBT — DATE
DRAWN BY DEM — DATE
CHECKED BY DBT

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760, ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-9428

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SUNDORO UNIT 9
GRADING AND DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

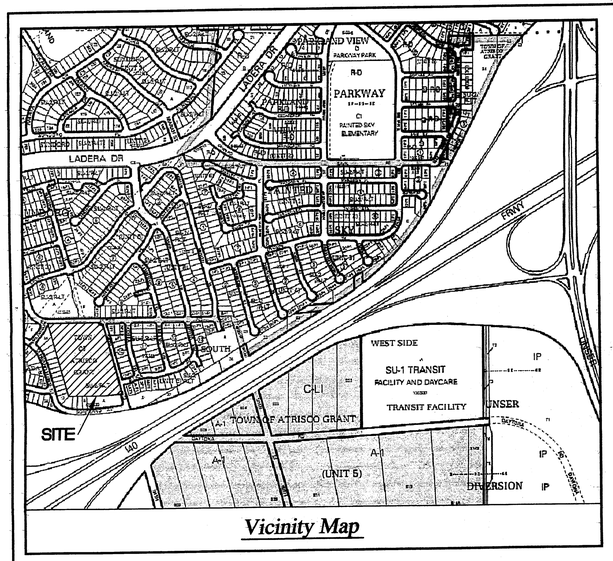
City Project No.	Zone Map No.	SHEET	OF
7270.80	J-9-Z	3	12

Q:\projects\lindborg-hahn\SUNDORO-9\REVISED-2011\PLANSET\03-G&D.dwg 3/24/2011 4:21:59 PM MDT

Preliminary Plat

Sundoro Unit 9

within
Projected Section 16, Township 10 North, Range 2 East, NMPM
Town of Atrisco Grant
City of Albuquerque, Bernalillo County, New Mexico
March 2011



Vicinity Map

Easement Notes

A 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT

B EXISTING TEMPORARY DRAINAGE EASEMENT (10/30/06, 2006C-332)

C EXISTING 2' PRIVATE DRAINAGE EASEMENT (9/13/05, 2005C-302)

D EXISTING PUBLIC SIDEWALK EASEMENT 20' RADIUS (5/15/06, 2006C-152)

Benchmark

ACS MONUMENT "REWARD" HAVING AN ELEVATION OF 5319.688 (NAVD 88).

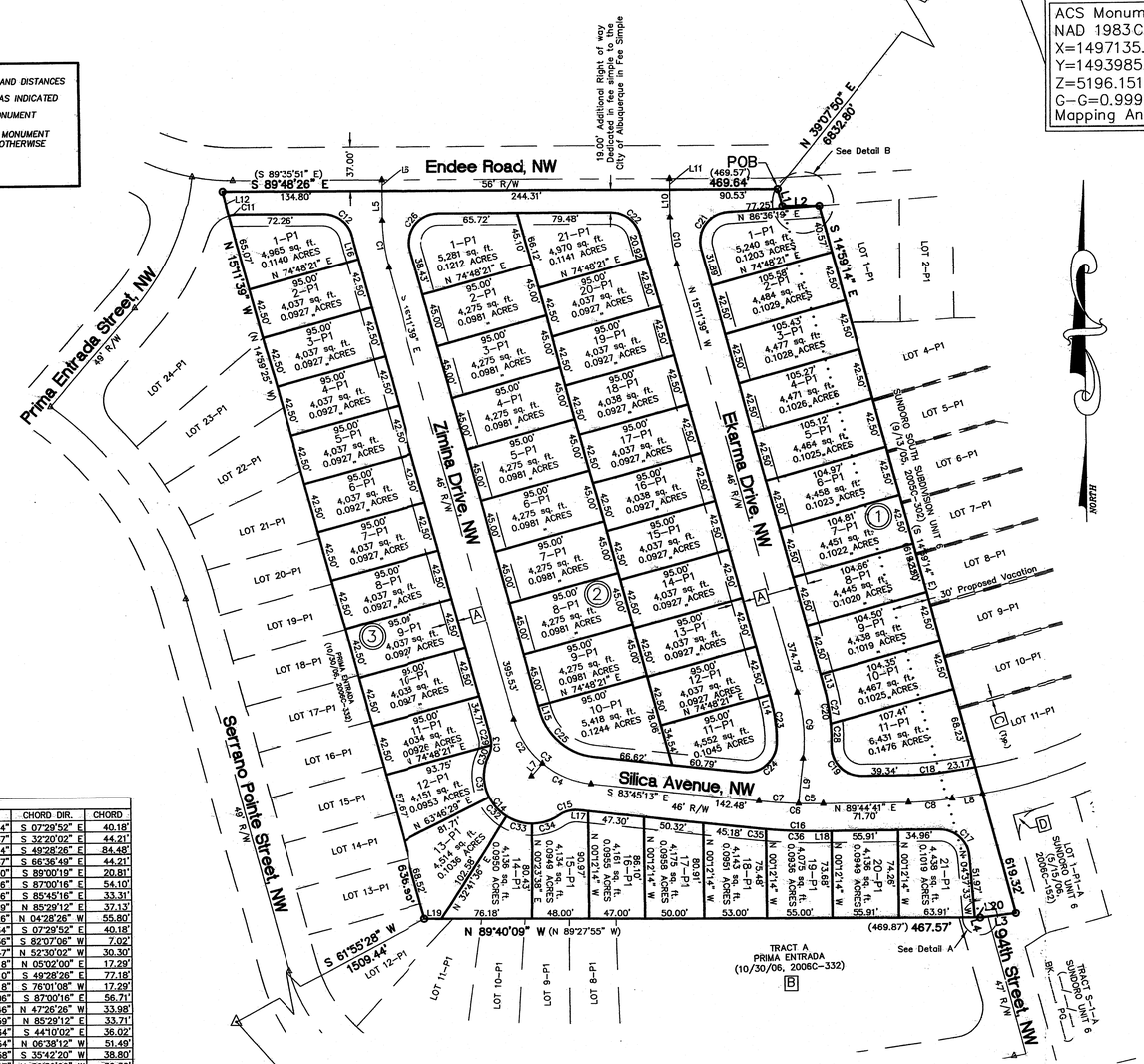
Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO:

1. CREATE 53 RESIDENTIAL LOTS.
2. DEDICATE ADDITIONAL RGHT-OF-WAY FOR 94TH STREET N.W. AND ENDEE ROAD, N.W..
3. DEDICATE RIGHT OF WAY FOR EKARMA DRIVE., NW, ZIMINA DRIVE., NW, AND SILICA AVENUE, NW.
4. GRANT EASEMENTS.
5. VACATE A PORTION OF 94TH STREET N.W.
6. LOT LINES TO BE ELIMINATED SHOWN AS THUS.....

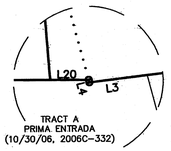
Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
◉	FOUND MONUMENT AS INDICATED
▲	SET CENTERLINE MONUMENT
△	FOUND CENTERLINE MONUMENT UNLESS INDICATED OTHERWISE
①	BLOCK NUMBER
1-P1	LOT NUMBER

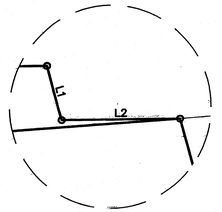


ACS Monument "3_H10"
NAD 1983 CENTRAL ZONE
X=1497135.488
Y=1493985.681
Z=5196.151 (NAVD 1988)
G-G=0.999678906
Mapping Angle= -0°16'31.81"

ACS Monument "REWARD"
NAD 1983 CENTRAL ZONE
X=1491190.819
Y=1487364.063
Z=5319.688 (NAVD 1988)
G-G=0.999675005
Mapping Angle= -0°17'12.26"



Detail A



Detail B

Legal

A CERTAIN TRACT OF LAND WITHIN PROJECTED SECTION 16, TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM, TOWN OF ATRISCO GRANT, TOGETHER WITH A VACATED PORTION OF 94TH STREET, N.W., COUNTY OF BERNALILLO, CITY OF ALBUQUERQUE NEW MEXICO AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF ENDEE ROAD, N.W., WHENCE A TIE TO THE ACS MONUMENT "3_H10" BEARS, N 39°07'50" E, A DISTANCE OF 6832.80 FEET;

THENCE, S 14°59'14" E, A DISTANCE OF 14.78 FEET TO AN ANGLE POINT;

THENCE, S 89°48'35" E, A DISTANCE OF 31.08 FEET TO AN ANGLE POINT;

THENCE, S 14°59'14" E, A DISTANCE OF 619.32 FEET TO AN ANGLE POINT;

THENCE, S 83°24'11" W, A DISTANCE OF 30.32 FEET TO AN ANGLE POINT;

THENCE, N 14°59'14" W, A DISTANCE OF 0.29 FEET TO AN ANGLE POINT;

THENCE, N 89°40'09" W, A DISTANCE OF 467.57 FEET TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 15°11'39" W, A DISTANCE OF 636.99 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 89°48'26" E, A DISTANCE OF 469.64 FEET TO THE POINT OF BEGINNING, CONTAINING 7.0386 ACRES (306,601 SQ. FT.) MORE OR LESS.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Notes

1. FIELD SURVEY PERFORMED IN MARCH 2011.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. ALL STREET MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN AS THUS ▲. ALL CENTERLINE MONUMENTS WILL BE SET USING THE STANDARD 4" ALUMINUM MONUMENT STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT- DO NOT DISTURB, PS 14271" AND WILL BE SET FLUSH WITH THE FINAL ASPHALT.
4. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW CENTERLINE MONUMENTATION.
5. TOTAL NUMBER OF EXISTING LOTS: 2
6. TOTAL NUMBER OF LOTS CREATED: 53
7. TOTAL NUMBER OF TRACTS CREATED: 0
8. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.29 Mi.
9. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: J-9
10. NUMBER OF LOT LINES BEING ELIMINATED: 1
11. TOTAL AREA: 7.0386 ACRES
12. PROPERTY CORNERS TO BE SET ARE AN 18" BATHEY MONUMENT WITH STEEL CAP "LS 14271".
13. THE ZONING FOR THE LOT IS CURRENTLY: SU-2 FOR R-LT USES.
14. ALL SET EXTERIOR PROPERTY CORNERS ARE A BATHEY MARKER WITH CAP "LS 14271" UNLESS INDICATED OTHERWISE.

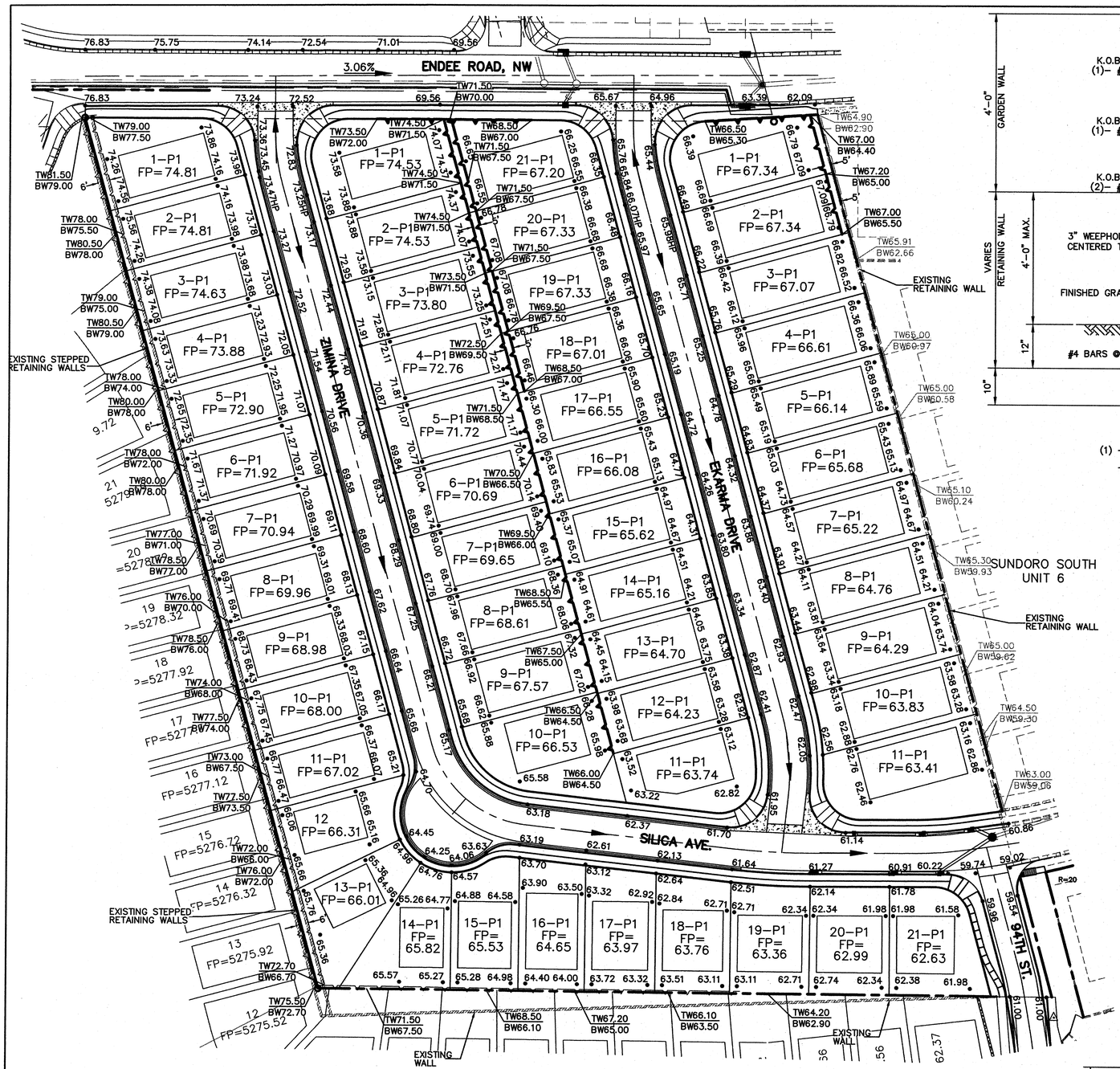
PHIL LINDBORG, PRESIDENT, DRAGONFLY DEVELOPMENT INC, DATE 3/24/11

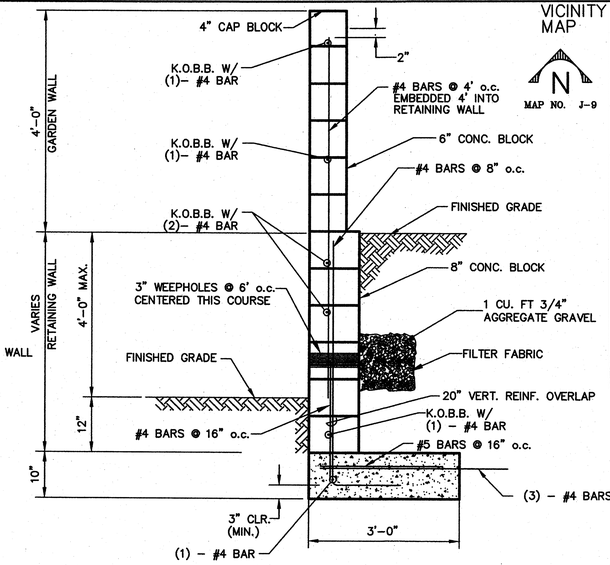
CITY SURVEYOR, CITY OF ALBUQUERQUE GLEN HAIKIN P.S. DATE 3-24-11

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.78	S 14°59'14" E
L2	31.08	S 89°48'35" E
L3	30.32	S 83°24'11" W
L4	0.29	N 14°59'14" W
L5	24.83	N 00°11'55" E
L6	9.00	N 00°11'55" E
L7	14.00	N 40°31'34" E
L8	25.69	N 81°13'42" E
L9	38.33	N 06°14'47" E
L10	23.15	N 00°11'55" E
L11	9.00	N 00°11'55" E
L12	20.73	N 15°11'39" W
L13	9.32	S 15°11'39" E
L14	4.25	S 15°11'39" E
L15	5.30	N 15°11'39" W
L16	20.90	S 15°11'39" E
L17	7.63	S 83°45'13" E
L18	6.49	N 89°44'41" E
L19	14.21	N 89°40'09" W
L20	4.33	N 89°40'09" W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	150.00'	40.30'	15°23'34"	S 07°29'52" E	40.18'
C2	75.00'	44.87'	34°16'47"	S 32°20'02" E	44.21'
C3	75.00'	89.74'	68°33'34"	S 49°28'26" E	84.48'
C4	75.00'	44.87'	34°16'47"	S 66°36'49" E	44.21'
C5	477.00'	20.81'	2°30'00"	S 89°00'19" E	20.81'
C6	477.00'	54.13'	6°30'06"	S 87°00'16" E	54.10'
C7	477.00'	33.32'	4°00'06"	S 85°45'16" E	33.31'
C8	250.00'	37.16'	8°30'59"	N 85°29'12" E	37.13'
C9	150.00'	56.13'	21°26'26"	N 04°28'26" W	55.80'
C10	150.00'	40.30'	15°23'34"	S 07°29'52" E	40.18'
C11	25.00'	7.05'	16°08'56"	S 82°07'08" W	7.02'
C12	25.00'	32.56'	74°36'47"	N 52°30'02" W	30.30'
C13	25.00'	17.65'	40°27'18"	N 05°02'00" E	17.29'
C14	40.00'	104.35'	149°28'10"	S 49°28'26" E	77.18'
C15	25.00'	17.65'	40°27'18"	S 76°01'08" W	17.29'
C16	500.00'	56.74'	6°30'06"	S 87°00'16" E	56.71'
C17	25.00'	37.36'	85°37'46"	N 47°26'26" W	33.98'
C18	227.00'	33.74'	8°30'59"	N 85°29'12" E	33.71'
C19	25.00'	40.22'	92°10'34"	S 44°10'02" E	36.02'
C20	173.00'	51.68'	17°06'54"	N 06°38'12" W	51.49'
C21	25.00'	44.42'	101°47'58"	S 35°42'20" W	38.80'
C22	25.00'	32.56'	74°36'47"	N 52°30'02" W	30.30'
C23	127.00'	36.91'	16°39'15"	N 06°52'02" W	36.79'
C24	25.00'	41.36'	94°47'12"	N 48°51'12" E	36.80'
C25	52.00'	62.22'	68°33'34"	S 49°28'26" E	58.58'
C26	25.00'	45.98'	105°23'13"	S 37°29'58" W	39.77'
C27	173.00'	33.39'	11°03'28"	N 09°39'55" W	33.34'
C28	173.00'	18.29'	6°03'28"	N 01°06'28" W	18.28'
C29	25.00'	7.92'	18°09'37"	N 06°06'51" W	7.89'
C30	25.00'	9.73'	22°17'41"	N 14°06'49" E	9.67'
C31	40.00'	35.94'	51°29'10"	S 00°28'56" E	34.75'
C32	40.00'	21.70'	31°04'53"	S 41°45'58" E	21.43'
C33	40.00'	22.55'	32°17'58"	S 73°27'23" E	22.25'
C34	40.00'	24.16'	34°36'09"	N 73°05'34" E	23.79'
C35	500.00'	8.15'	0°56'03"	S 84°13'14" E	8.15'
C36	500.00'	48.59'	5°34'03"	S 87°28'17" E	48.57'

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244

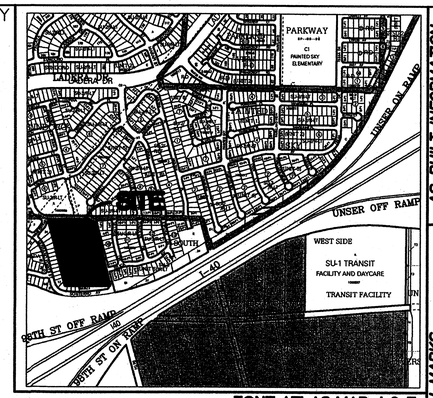




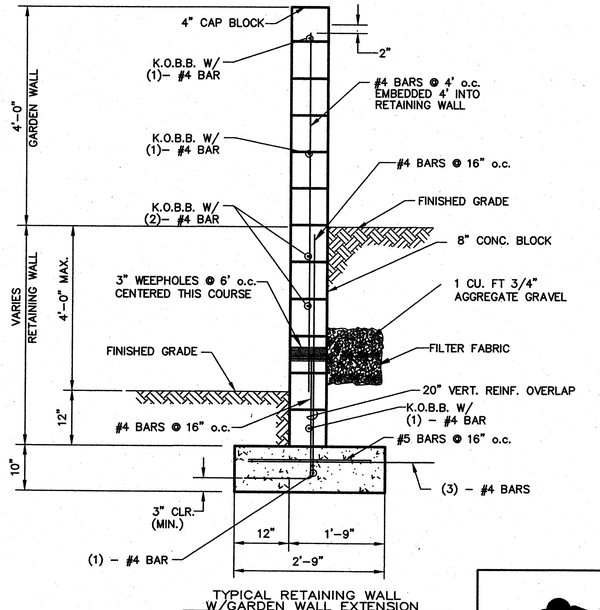
TYPICAL PROPERTY LINE RETAINING WALL W/GARDEN WALL EXTENSION
NTS

VICINITY MAP

MAP NO. J-9



ZONE ATLAS MAP J-9-Z



TYPICAL RETAINING WALL W/GARDEN WALL EXTENSION
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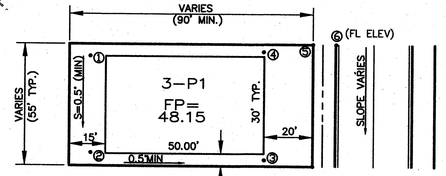

TYPICAL LOT GRADING PLAN
NO SCALE

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SCALE: 1"=40'

LEGEND

FP=09.07	FINISHED PAD SITE ELEVATION	●	PROPOSED MANHOLE
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~~	EXISTING MINOR CONTOUR	▬ ▪ ▬	PROPOSED BASIN BOUNDARY
(100)	PROPOSED BASIN NUMBER	▭	PROPOSED INLET
▼▼▼	PROPOSED RETAINING WALL	◢	PROPOSED WHEEL CHAIR RAMPS

NOTE:
THE TOTAL HEIGHT OF ANY WALL, INCLUDING RETAINING WALL, SHALL NOT EXCEED 8 FEET.

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FIELD NOTES
NO. | BY | DATE

BENCH MARKS
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NO.

ENGINEER'S SEAL
NEW MEXICO 9677 REGISTERED PROFESSIONAL ENGINEER

NO. | DATE | REMARKS | BY

DESIGN
DESIGNED BY DBT — DATE
DRAWN BY DEM — DATE
CHECKED BY DBT — DATE

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760, ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SUNDORO UNIT 9
GRADING AND DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

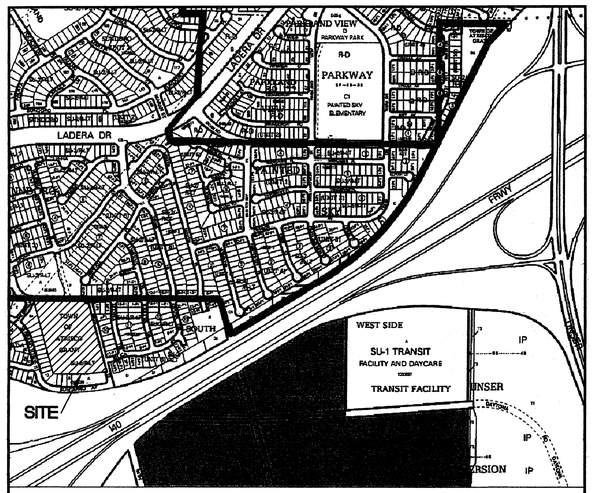
City Project No. 7270.80 | Zone Map No. J-9-Z | SHEET 3 OF 12

Q:\projects\lindborg-hahn\SUNDORO-9\REVISED-2011\PLANSET\03-G&D.dwg 5/5/2011 5:00:14 PM MDT

Preliminary Plat

Sundoro Unit 9

within
Projected Section 16, Township 10 North, Range 2 East, NMPM
Town of Atrisco Grant
City of Albuquerque, Bernalillo County, New Mexico
March 2011



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ACS MONUMENT "REWARD" HAVING AN ELEVATION OF 5319.688 (NAVD 88).

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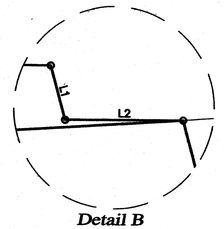

Detail B

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
◉	FOUND MONUMENT AS INDICATED
▲	SET CENTERLINE MONUMENT
△	FOUND CENTERLINE MONUMENT UNLESS INDICATED OTHERWISE
①	BLOCK NUMBER
1-P1	LOT NUMBER

Notes

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5. TOTAL NUMBER OF EXISTING LOTS: 2
6. TOTAL NUMBER OF LOTS CREATED: 53
7. TOTAL NUMBER OF TRACTS CREATED: 0
8. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.29 Mi.
9. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: J-9
10. NUMBER OF LOT LINES BEING ELIMINATED: 1
11. TOTAL AREA: 7.0386 ACRES
12. PROPERTY CORNERS TO BE SET ARE AN 18" BATHEY MONUMENT WITH STEEL CAP "LS 14271".
13. THE ZONING FOR THE LOT IS CURRENTLY: SU-2 FOR R-LT USES.
14. ALL SET EXTERIOR PROPERTY CORNERS ARE A BATHEY MARKER WITH CAP "LS 14271" UNLESS INDICATED OTHERWISE.

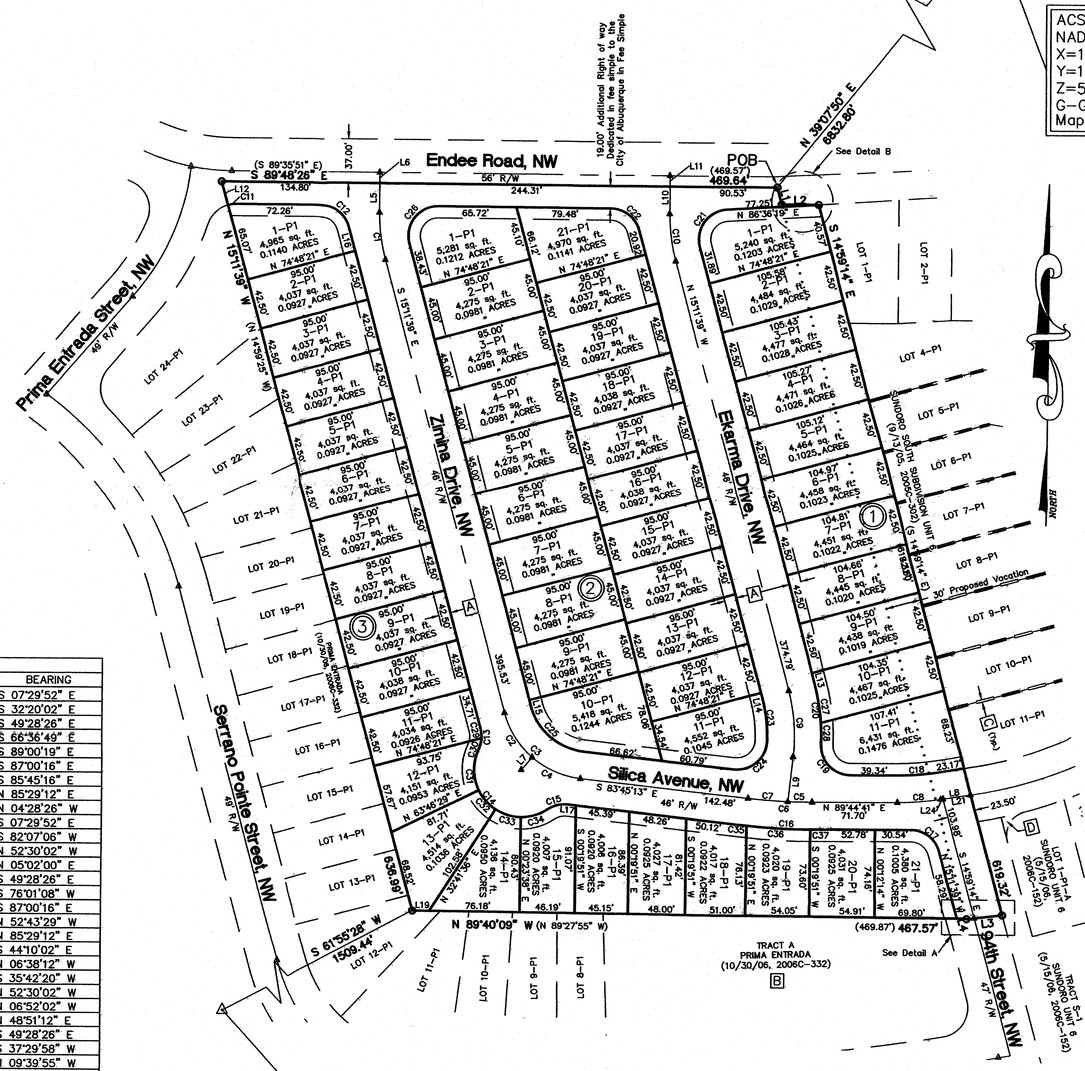
PHIL LINDBORG, PRESIDENT, DRAGONFLY DEVELOPMENT INC, — DATE 5/3/11

CITY SURVEYOR, CITY OF ALBUQUERQUE — DATE 5-5-11
GLEN HAIKIN P.S.

PRELIMINARY PLAT
APPROVED BY DRB
ON 5-11-11

L1	14.78'	S 14°59'14" E
L2	31.08'	N 89°48'35" W
L3	30.32'	N 83°24'11" E
L4	0.29'	S 14°59'14" E
L5	24.83'	N 00°11'55" E
L6	9.00'	N 00°11'55" E
L7	14.00'	N 40°31'34" E
L8	25.69'	N 81°13'42" E
L9	38.33'	N 06°14'47" E
L10	23.15'	N 00°11'55" E
L11	9.00'	N 00°11'55" E
L12	20.73'	N 15°11'39" W
L13	9.32'	S 15°11'39" E
L14	4.25'	S 15°11'39" E
L15	5.30'	N 15°11'39" W
L16	20.90'	S 15°11'39" E
L17	6.66'	S 83°45'13" E
L19	14.21'	N 89°40'09" W
L20	8.07'	S 89°40'09" E
L21	23.65'	N 81°13'42" E
L22	23.75'	N 83°24'11" E
L23	6.57'	N 83°24'11" E
L24	2.04'	N 81°13'42" E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	40.30'	150.00'	15°23'34"	40.18'	S 07°29'52" E
C2	44.87'	75.00'	34°16'47"	44.21'	S 32°20'02" E
C3	89.74'	75.00'	68°33'34"	84.48'	S 49°28'26" E
C4	44.87'	75.00'	34°16'47"	44.21'	S 66°36'49" E
C5	20.81'	477.00'	2°30'00"	20.81'	S 89°00'19" E
C6	54.13'	477.00'	6°30'06"	54.10'	S 87°00'16" E
C7	33.32'	477.00'	4°00'06"	33.31'	S 85°45'16" E
C8	37.16'	250.00'	8°30'59"	37.13'	N 85°29'12" E
C9	56.13'	150.00'	21°26'26"	55.80'	N 04°28'26" W
C10	40.30'	150.00'	15°23'34"	40.18'	S 07°29'52" E
C11	7.05'	25.00'	16°08'56"	7.02'	S 82°07'06" W
C12	32.56'	25.00'	74°36'47"	30.30'	N 52°30'02" W
C13	17.65'	25.00'	40°27'18"	17.29'	N 05°02'00" E
C14	104.35'	40.00'	149°28'10"	77.18'	S 49°28'26" E
C15	17.65'	25.00'	40°27'18"	17.29'	S 76°01'08" W
C16	56.74'	500.00'	6°30'06"	56.71'	S 87°00'16" E
C17	32.75'	25.00'	75°03'40"	30.46'	N 52°43'29" W
C18	33.74'	227.00'	8°30'59"	33.71'	N 85°29'12" E
C19	40.22'	25.00'	92°10'34"	36.02'	S 44°10'02" E
C20	51.68'	173.00'	17°06'54"	51.49'	N 06°38'12" W
C21	44.42'	25.00'	101°47'58"	38.80'	S 35°42'20" W
C22	32.56'	25.00'	74°36'47"	30.30'	N 52°30'02" W
C23	36.91'	127.00'	16°39'15"	36.79'	N 06°52'02" W
C24	41.36'	25.00'	94°47'12"	36.80'	N 48°51'12" E
C25	62.22'	52.00'	68°33'34"	58.58'	S 49°28'26" E
C26	45.98'	25.00'	105°23'13"	39.77'	S 37°29'58" W
C27	33.39'	173.00'	11°03'28"	33.34'	N 09°39'55" W
C28	18.29'	173.00'	6°03'26"	18.28'	N 01°06'28" W
C29	7.92'	25.00'	18°09'37"	7.89'	N 06°06'51" W
C30	9.73'	25.00'	22°17'41"	9.67'	N 14°06'49" E
C31	35.94'	40.00'	51°29'10"	34.75'	S 00°28'56" E
C32	21.70'	40.00'	31°04'53"	21.43'	S 41°45'58" E
C33	22.55'	40.00'	32°17'58"	22.25'	S 73°27'23" E
C34	24.16'	40.00'	34°36'09"	23.79'	N 73°05'34" E
C35	1.16'	500.00'	0°07'58"	1.16'	S 83°49'11" E
C36	54.13'	500.00'	6°12'12"	54.11'	S 86°59'16" E
C37	1.45'	500.00'	0°09'57"	1.45'	N 89°49'40" E



ACS Monument "REWARD"
NAD 1983 CENTRAL ZONE
X=1491190.819
Y=1487364.063
Z=5319.688 (NAVD 1988)
G-G=0.999675005
Mapping Angle= -0°17'12.26"

ACS Monument "3_H10"
NAD 1983 CENTRAL ZONE
X=1497135.488
Y=1493985.681
Z=5196.151 (NAVD 1988)
G-G=0.999678906
Mapping Angle= -0°16'31.81"

Legal

A CERTAIN TRACT OF LAND WITHIN PROJECTED SECTION 16, TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM, TOWN OF ATRISCO GRANT, TOGETHER WITH A VACATED PORTION OF 94TH STREET, N.W., COUNTY OF BERNALILLO, CITY OF ALBUQUERQUE NEW MEXICO AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF ENDEE ROAD, N.W., WHENCE A TIE TO THE ACS MONUMENT "3_H10" BEARS, N 39°07'50" E, A DISTANCE OF 6832.80 FEET;

THENCE, S 14°59'14" E, A DISTANCE OF 14.78 FEET TO AN ANGLE POINT;

THENCE, S 89°48'35" E, A DISTANCE OF 31.08 FEET TO AN ANGLE POINT;

THENCE, S 14°59'14" E, A DISTANCE OF 619.32 FEET TO AN ANGLE POINT;

THENCE, S 83°24'11" W, A DISTANCE OF 30.32 FEET TO AN ANGLE POINT;

THENCE, N 14°59'14" W, A DISTANCE OF 0.29 FEET TO AN ANGLE POINT;

THENCE, N 89°40'09" W, A DISTANCE OF 467.57 FEET TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 15°11'39" W, A DISTANCE OF 636.99 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 89°48'26" E, A DISTANCE OF 469.64 FEET TO THE POINT OF BEGINNING, CONTAINING 7.0386 ACRES (306,601 SQ. FT.) MORE OR LESS.

GRAPHIC SCALE

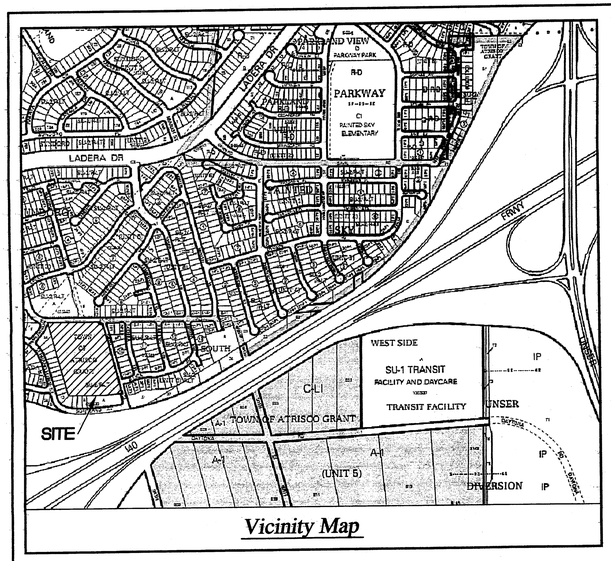
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244

Preliminary Plat

Sundoro Unit 9

within
Projected Section 16, Township 10 North, Range 2 East, NMPM
Town of Atrisco Grant
City of Albuquerque, Bernalillo County, New Mexico
March 2011



Vicinity Map

Easement Notes

A 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT

B EXISTING TEMPORARY DRAINAGE EASEMENT (10/30/06, 2006C-332)

C EXISTING 2' PRIVATE DRAINAGE EASEMENT (9/13/05, 2005C-302)

D EXISTING PUBLIC SIDEWALK EASEMENT 20' RADIUS (5/15/06, 2006C-152)

Benchmark

ACS MONUMENT "REWARD" HAVING AN ELEVATION OF 5319.688 (NAVD 88).

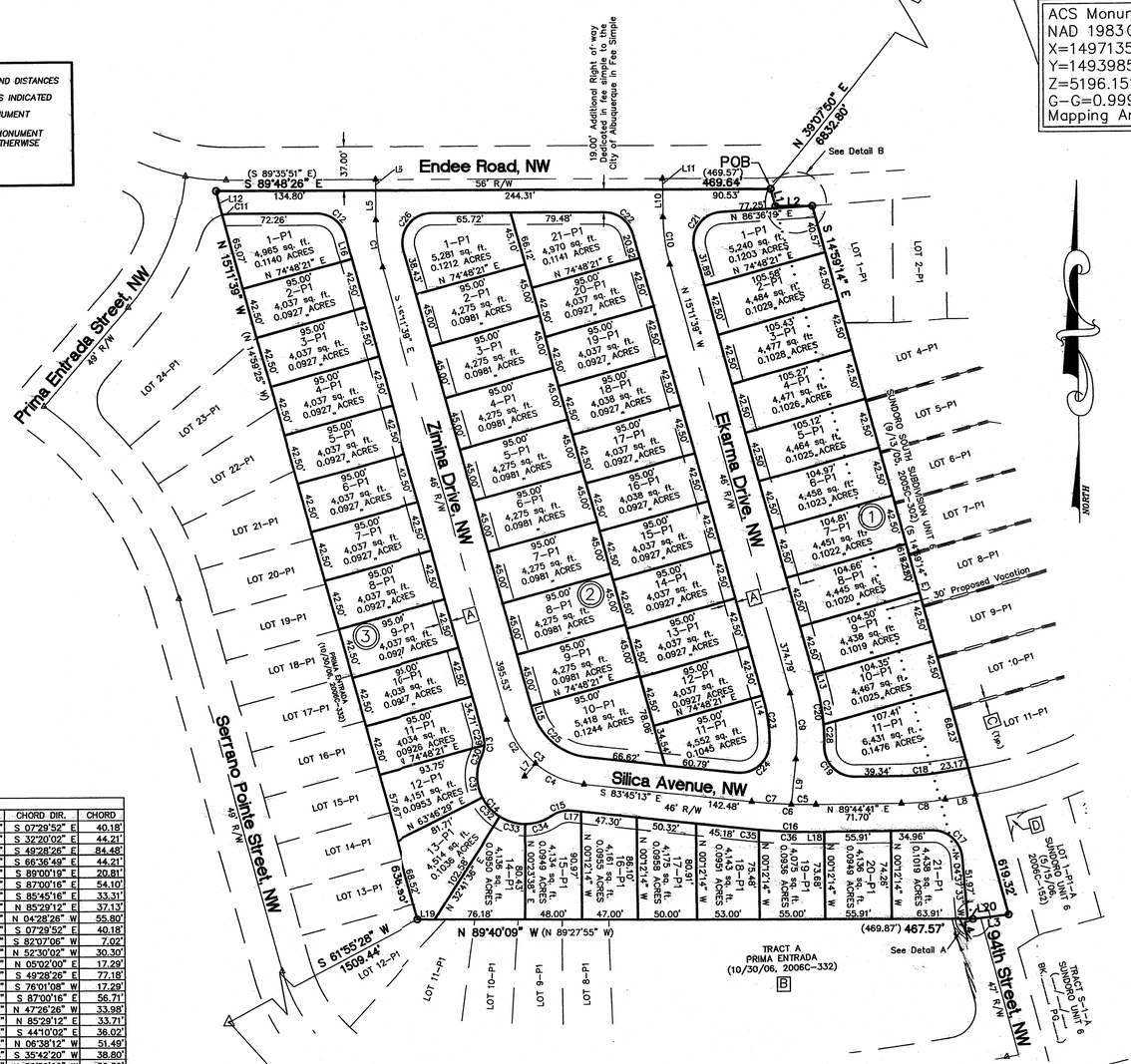
Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO:

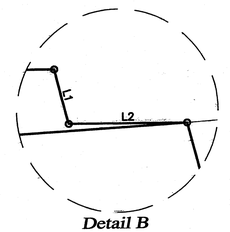
1. CREATE 53 RESIDENTIAL LOTS.
2. DEDICATE ADDITIONAL RGHT-OF-WAY FOR 94TH STREET N.W. AND ENDEE ROAD, N.W..
3. DEDICATE RIGHT OF WAY FOR EKARMA DRIVE., NW, ZIMINA DRIVE., NW, AND SILICA AVENUE, NW.
4. GRANT EASEMENTS.
5. VACATE A PORTION OF 94TH STREET N.W.
6. LOT LINES TO BE ELIMINATED SHOWN AS THUS.....

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
◉	FOUND MONUMENT AS INDICATED
▲	SET CENTERLINE MONUMENT
△	FOUND CENTERLINE MONUMENT UNLESS INDICATED OTHERWISE
①	BLOCK NUMBER
1–P1	LOT NUMBER

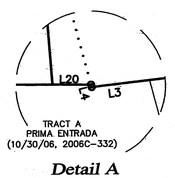


ACS Monument "3_H10"
NAD 1983 CENTRAL ZONE
X=1497135.488
Y=1493985.681
Z=5196.151 (NAVD 1988)
G-G=0.999678906
Mapping Angle= -0°16'31.81"



Detail B

ACS Monument "REWARD"
NAD 1983 CENTRAL ZONE
X=1491190.819
Y=1487364.063
Z=5319.688 (NAVD 1988)
G-G=0.999675005
Mapping Angle= -0°17'12.26"



TRACT A
PRIMA ENTRADA
(10/30/06, 2006C-332)

Detail A

Notes

1. FIELD SURVEY PERFORMED IN MARCH 2011.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. ALL STREET MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN AS THUS ▲. ALL CENTERLINE MONUMENTS WILL BE SET USING THE STANDARD 4" ALUMINUM MONUMENT STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT– DO NOT DISTURB, PS 14271" AND WILL BE SET FLUSH WITH THE FINAL ASPHALT.
4. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW CENTERLINE MONUMENTATION.
5. TOTAL NUMBER OF EXISTING LOTS: 2
6. TOTAL NUMBER OF LOTS CREATED: 53
7. TOTAL NUMBER OF TRACTS CREATED: 0
8. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.29 Mi.
9. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: J–9
10. NUMBER OF LOT LINES BEING ELIMINATED: 1
11. TOTAL AREA: 7.0386 ACRES
12. PROPERTY CORNERS TO BE SET ARE AN 18" BATHEY MONUMENT WITH STEEL CAP "LS 14271".
13. THE ZONING FOR THE LOT IS CURRENTLY: SU–2 FOR R–LT USES.
14. ALL SET EXTERIOR PROPERTY CORNERS ARE A BATHEY MARKER WITH CAP "LS 14271" UNLESS INDICATED OTHERWISE.

PHIL LINDBORG, PRESIDENT, DRAGONFLY DEVELOPMENT INC. — DATE 3/24/11

CITY SURVEYOR, CITY OF ALBUQUERQUE
GLEN HAIKIN P.S. — DATE 3-24-11

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.78	S 14°59'14" E
L2	31.08	S 89°48'35" E
L3	30.32	S 83°24'11" W
L4	0.29	N 14°59'14" W
L5	24.83	N 00°11'55" E
L6	9.00	N 00°11'55" E
L7	14.00	N 40°31'34" E
L8	25.69	N 81°13'42" E
L9	38.33	N 06°14'47" E
L10	23.15	N 00°11'55" E
L11	9.00	N 00°11'55" E
L12	20.73	N 15°11'39" W
L13	9.32	S 15°11'39" E
L14	4.25	S 15°11'39" E
L15	5.30	N 15°11'39" W
L16	20.90	S 15°11'39" E
L17	7.63	S 83°45'13" E
L18	6.49	N 89°44'41" E
L19	14.21	N 89°40'09" W
L20	4.33	N 89°40'09" W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	150.00'	40.30'	15°23'34"	S 07°29'52" E	40.18'
C2	75.00'	44.87'	34°16'47"	S 32°20'02" E	44.21'
C3	75.00'	89.74'	68°33'34"	S 49°28'28" E	84.48'
C4	75.00'	44.87'	34°16'47"	S 66°36'49" E	44.21'
C5	477.00'	20.81'	2°30'00"	S 89°00'19" E	20.81'
C6	477.00'	54.13'	6°30'06"	S 87°00'16" E	54.10'
C7	477.00'	33.32'	4°00'06"	S 85°45'16" E	33.31'
C8	250.00'	37.16'	8°30'59"	N 85°29'12" E	37.13'
C9	150.00'	56.13'	21°26'26"	N 04°28'26" W	55.80'
C10	150.00'	40.30'	15°23'34"	S 07°29'52" E	40.18'
C11	25.00'	7.05'	16°08'56"	S 82°07'06" W	7.02'
C12	25.00'	32.56'	74°36'47"	N 52°30'02" W	30.30'
C13	25.00'	17.65'	40°27'18"	N 05°02'00" E	17.29'
C14	40.00'	104.35'	149°28'10"	S 49°28'26" E	77.18'
C15	25.00'	17.65'	40°27'18"	S 78°01'08" W	17.29'
C16	500.00'	56.74'	6°30'06"	S 87°00'16" E	56.71'
C17	25.00'	37.36'	85°37'46"	N 47°26'26" W	33.98'
C18	227.00'	33.74'	8°30'59"	N 85°29'12" E	33.71'
C19	25.00'	40.22'	92°10'34"	S 44°10'02" E	36.02'
C20	173.00'	51.68'	17°06'54"	N 06°38'12" W	51.49'
C21	25.00'	44.42'	101°47'58"	S 35°42'20" W	38.80'
C22	25.00'	32.56'	74°36'47"	N 52°30'02" W	30.30'
C23	127.00'	36.91'	16°39'15"	N 06°52'02" W	36.79'
C24	25.00'	41.36'	94°47'12"	N 48°51'12" E	36.80'
C25	52.00'	62.22'	68°33'34"	S 49°28'28" E	58.58'
C26	25.00'	45.98'	105°23'13"	S 37°29'58" W	39.77'
C27	173.00'	33.39'	11°03'28"	N 09°39'55" W	33.34'
C28	173.00'	18.29'	6°03'26"	N 01°06'28" W	18.28'
C29	25.00'	7.92'	18°09'37"	N 06°06'51" W	7.89'
C30	25.00'	9.73'	22°17'41"	N 14°06'49" E	9.67'
C31	40.00'	35.94'	51°29'10"	S 00°28'56" E	34.75'
C32	40.00'	21.70'	31°04'53"	S 41°45'58" E	21.43'
C33	40.00'	22.55'	32°17'58"	S 73°27'23" E	22.25'
C34	40.00'	24.16'	34°36'09"	N 73°05'34" E	23.79'
C35	500.00'	8.15'	0°56'03"	S 84°13'14" E	8.15'
C36	500.00'	48.59'	5°34'03"	S 87°28'17" E	48.57'

Legal

A CERTAIN TRACT OF LAND WITHIN PROJECTED SECTION 16, TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM, TOWN OF ATRISCO GRANT, TOGETHER WITH A VACATED PORTION OF 94TH STREET, N.W., COUNTY OF BERNALILLO, CITY OF ALBUQUERQUE NEW MEXICO AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF ENDEE ROAD, N.W., WHENCE A TIE TO THE ACS MONUMENT "3_H10" BEARS, N 39°07'50" E, A DISTANCE OF 6832.80 FEET;

THENCE, S 14°59'14" E, A DISTANCE OF 14.78 FEET TO AN ANGLE POINT;

THENCE, S 89°48'35" E, A DISTANCE OF 31.08 FEET TO AN ANGLE POINT;

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THENCE, S 83°24'11" W, A DISTANCE OF 30.32 FEET TO AN ANGLE POINT;

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THENCE, N 89°40'09" W, A DISTANCE OF 467.57 FEET TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 15°11'39" W, A DISTANCE OF 636.99 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

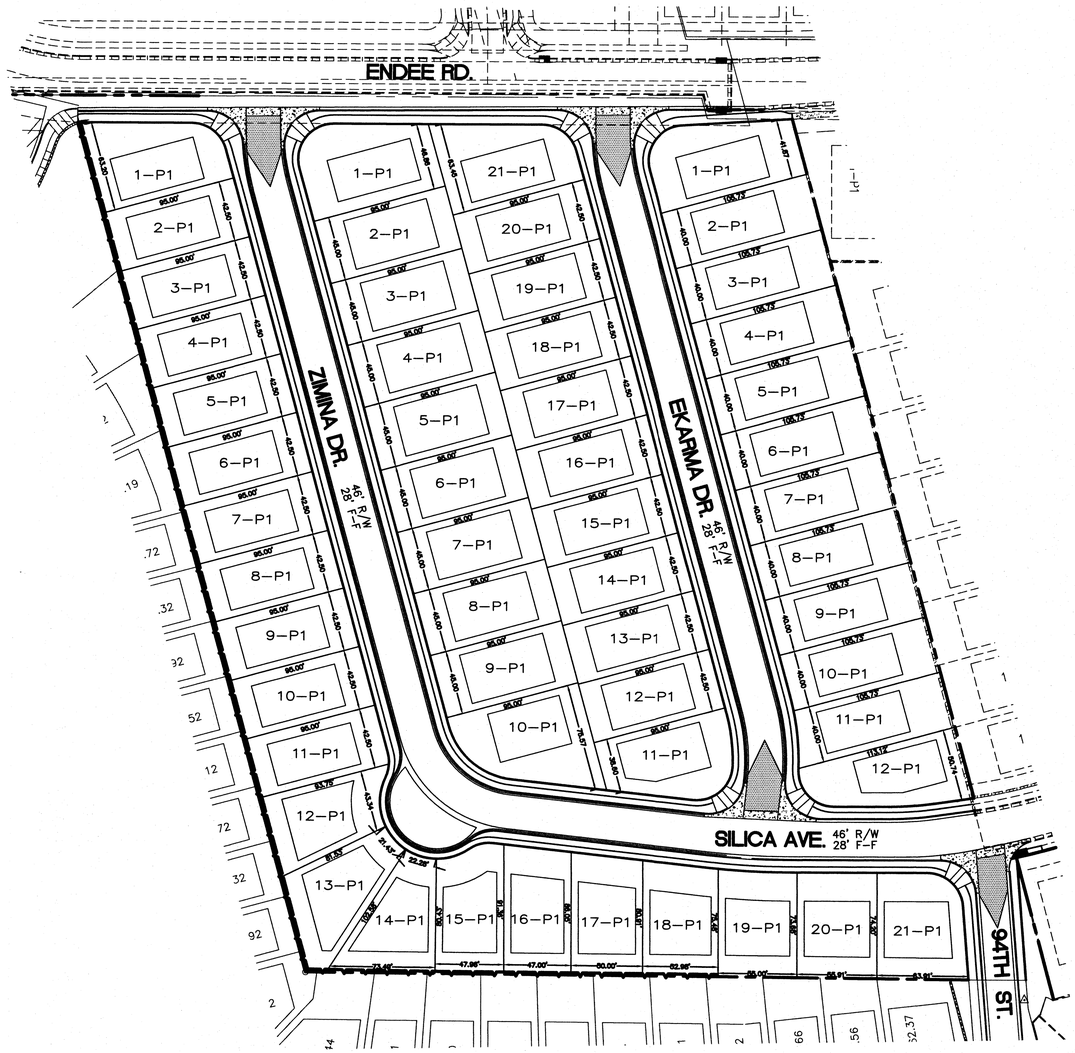
THENCE, S 89°48'26" E, A DISTANCE OF 469.64 FEET TO THE POINT OF BEGINNING, CONTAINING 7.0386 ACRES (306,601 SQ. FT.) MORE OR LESS.

GRAPHIC SCALE

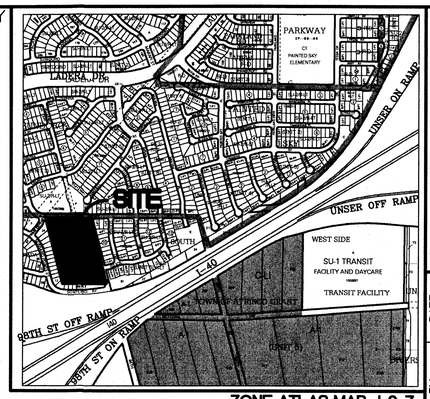
60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244



VICINITY MAP



MAP NO. J-9

ZONE ATLAS MAP J-9-Z

54 - LOTS
TYPICAL LOT SIZE = 42.5'x95'

SCALE: 1" = 50'

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
4800 JUAN TABO NE. SUITE C. ALBUQUERQUE, NEW MEXICO 87111
PHONE: (505) 271-2199
FAX: (505) 237-8422

NO.	REVISION	BY	DATE

PROJECT:
DRAWN BY: BLN
DATE:
CHECKED BY:
HORIZ. SCALE:
APPROVED BY:
VERT. SCALE:
FILE:

SKETCH PLAT

SUNDORO UNIT 9

CITY/COUNTY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MGMT. DIV.		
WATER SERVICES		
SUBDIVISION ENG.		
STREETS		
TRAFFIC		

FOR CITY/COUNTY USE ONLY

SHEET No.

1 of 1

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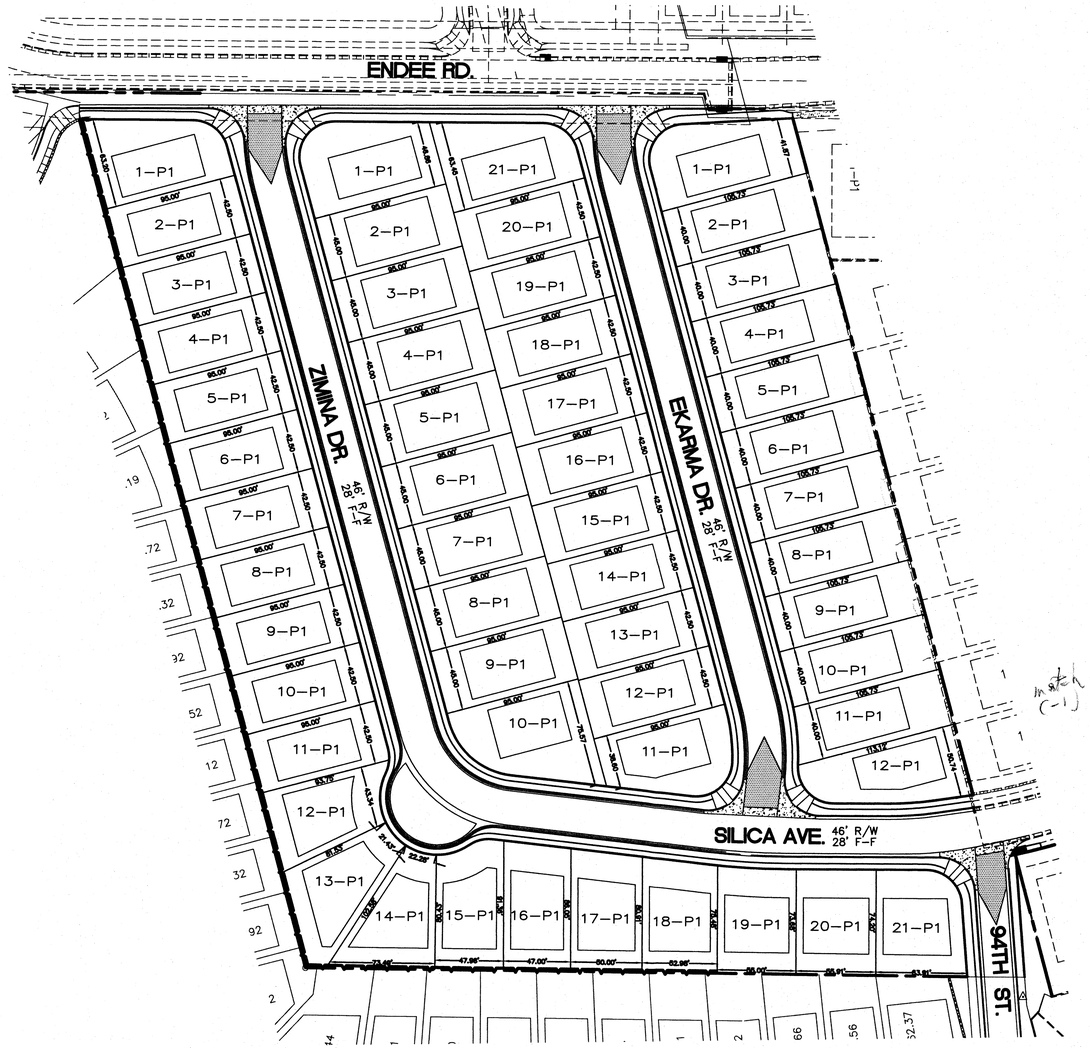
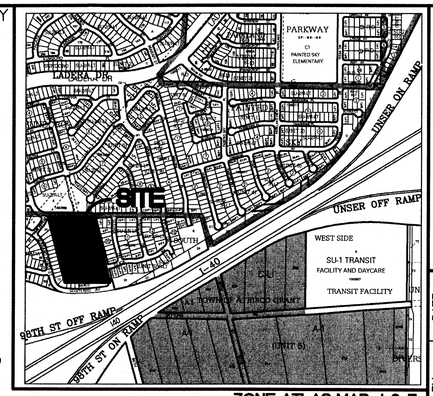


VICINITY MAP



ZONE ATLAS MAP J-9-Z

54 - LOTS
TYPICAL LOT SIZE = 42.5'x95'

SCALE: 1" = 50'

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4800 JUAN TABO NE. SUITE C. ALBUQUERQUE, NEW MEXICO 87111
PHONE: (505) 271-2199
FAX: (505) 237-8422

NO.	REVISION	BY	DATE

PROJECT:
DRAWN BY: BLN
DATE:
CHECKED BY:
HORIZ. SCALE:
APPROVED BY:
VERT. SCALE:
FILE:

SKETCH PLAT

SUNDORO UNIT 9

CITY/COUNTY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MGMT. DIV.		
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SHEET No.

1 of 1

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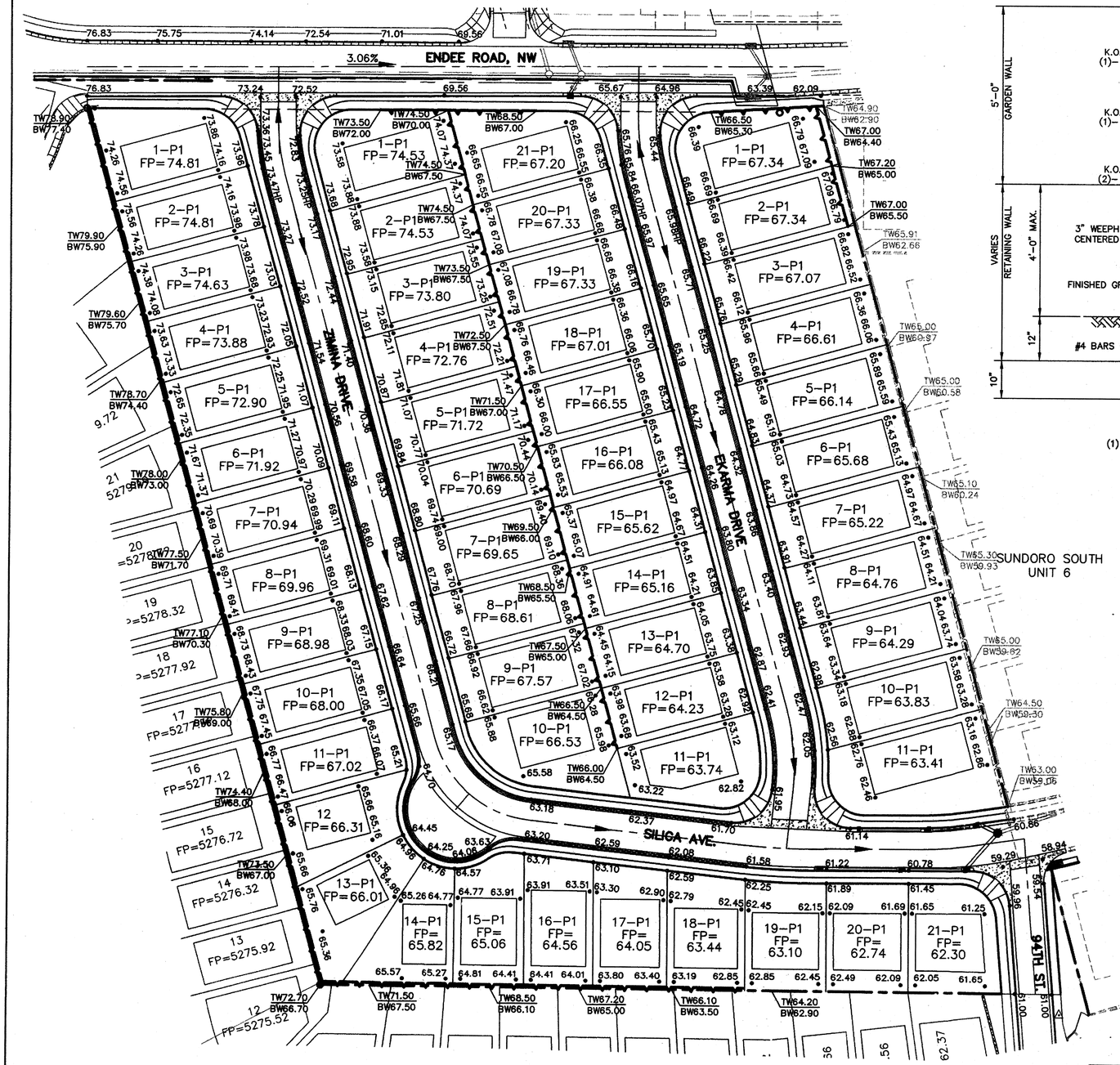
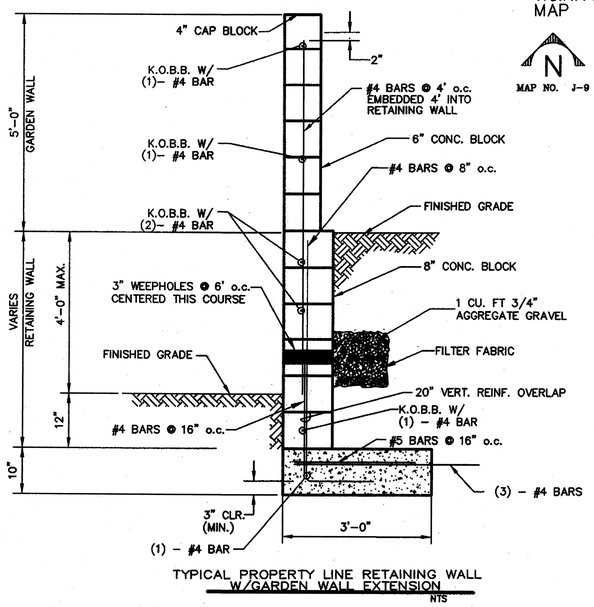
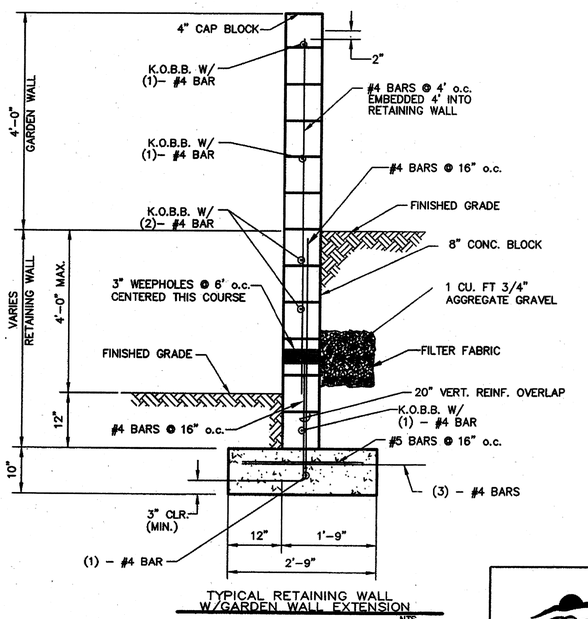
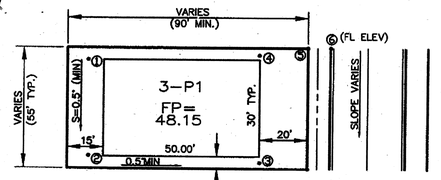




TYPICAL PROPERTY LINE RETAINING WALL W/GARDEN WALL EXTENSION
NTS



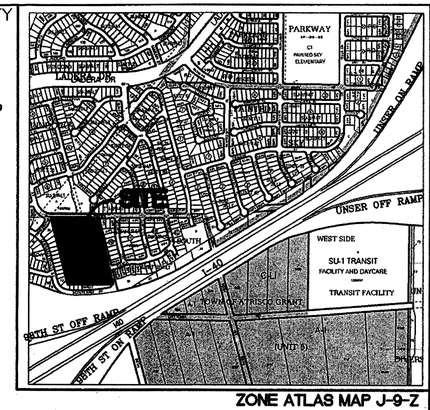
TYPICAL RETAINING WALL W/GARDEN WALL EXTENSION
NTS



TYPICAL LOT GRADING PLAN
NO SCALE

TO SET SPOT ① – SUBTRACT 0.25' FROM THE PAD ELEV.
TO SET SPOT ② – SUBTRACT 0.2' FROM SPOT ①
TO SET SPOTS ③ & ④ – SUBTRACT 0.4' FROM SPOTS ② & ① RESPECTIVELY
TO SET SPOT ⑤ – MULTIPLY D1 BY 2.0%, ADD CURB HEIGHT, AND ADD TO SPOT

VICINITY MAP



ZONE ATLAS MAP J-9-Z

N
MAP NO. J-9

LEGEND

FP=09.07	FINISHED PAD SITE ELEVATION	●	PROPOSED MANHOLE
60.23	PROPOSED SPOT ELEVATION	▭	PROPOSED STORM DRAIN
TC=12.51 FL=11.84	TOP OF CURB AND FLOWLINE ELEVATIONS	▭	PROPOSED STANDARD CURB AND GUTTER
	EXISTING MAJOR CONTOUR	▭	PROPOSED STANDARD CURB AND GUTTER
	EXISTING MINOR CONTOUR	▬ ▬ ▬	PROPOSED BASIN BOUNDARY
(100)	PROPOSED BASIN NUMBER	▭	PROPOSED INLET
	PROPOSED RETAINING WALL		PROPOSED WHEEL CHAIR RAMPS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

NGS MONUMENT "REWARD"
x = 350994.85
y = 1487301.42
Ground to Grid Factor: 0.99967114
Δα = -00° 17' 11"
NMSP CENTRAL ZONE
NAD 1927
ELEVATION=5316.95 (NGVD 29)

AS BUILT INFORMATION

CONTRACTOR
WORK STARTED BY — DATE
INSPECTOR'S ASSISTANT(S) — BY — DATE
FIELD VERIFICATION BY — DATE
AS-BUILTS BY — DATE
CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

ENGINEER'S SEAL

NO.	DATE	BY	REMARKS

DESIGN — DATE
DESIGNED BY DBT — DATE
DRAWN BY DEM — DATE
CHECKED BY DBT — DATE

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760, ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-9428

SCALE: 1"=40'

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SUNDORO UNIT 9
GRADING AND DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	SHEET	OF
7270.80	J-9-Z	3	12

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