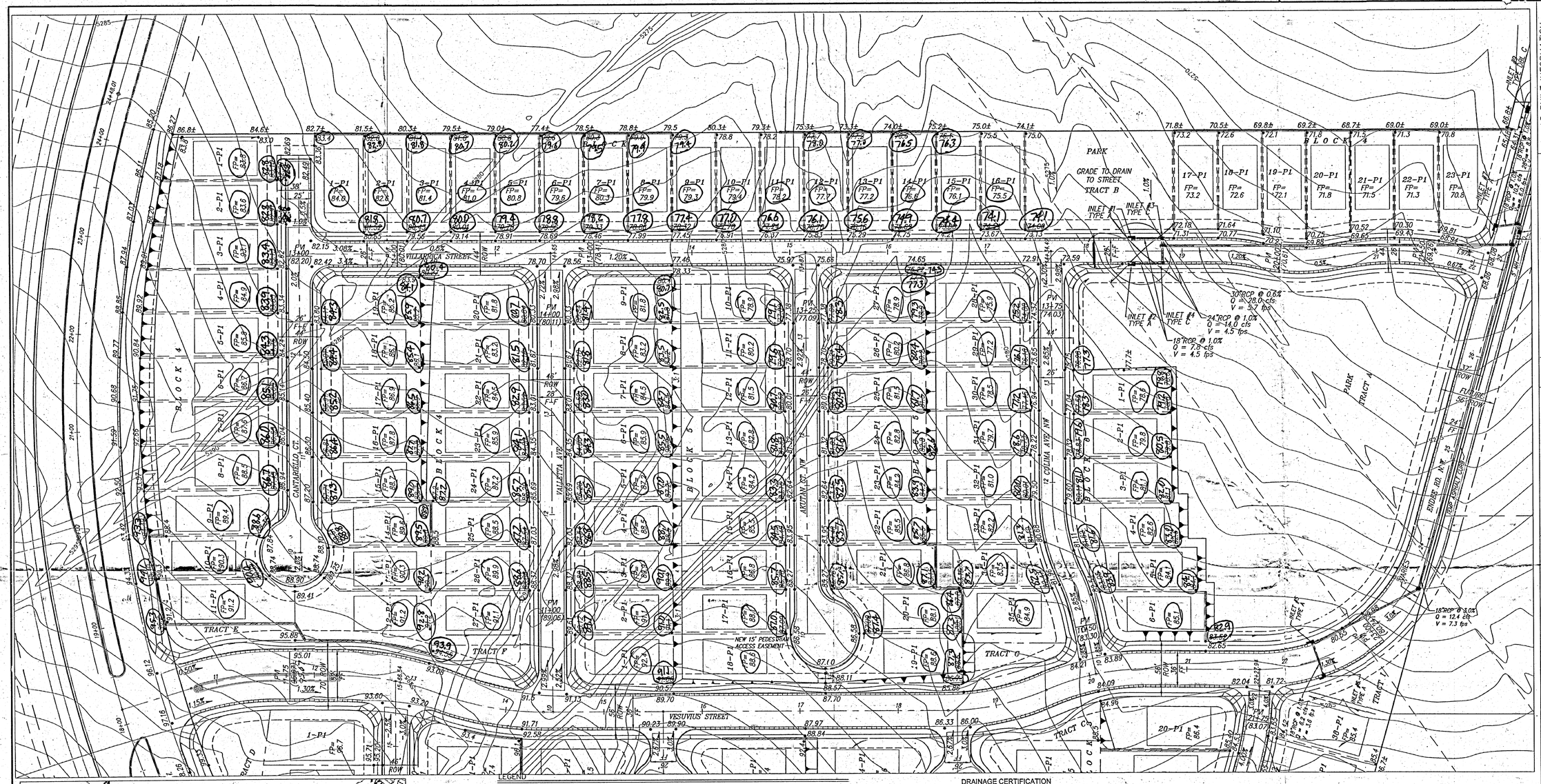
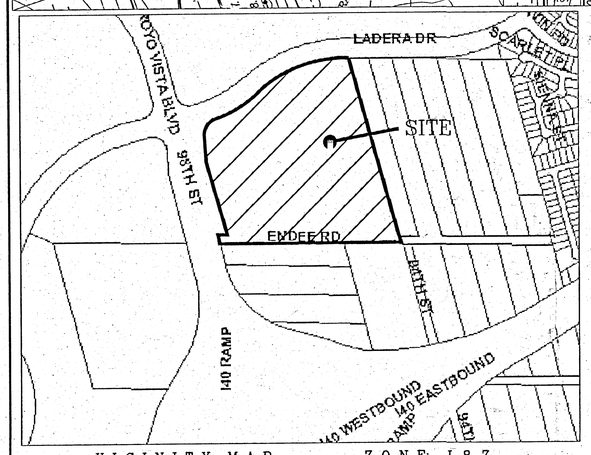




VICINITY MAP ZONE: J-8-Z

LEGEND

NEW RETAINING WALL	EXIST. CONTOUR
STANDARD CURB & GUTTER	EXIST. CABLE T.V. PEDESTAL
MOUNTABLE CURB & GUTTER, ROLL TYPE	EXIST. OVERHEAD ELECTRIC LINE
FP=76.98 FINISHED PAD ELEV.	EXIST. OVERHEAD TELEPHONE LINE
28.53• PROPOSED SPOT ELEV.	EXIST. P.P.
SLOPE	EXIST. DROP INLET
SWALE	EXISTING EDGE OF PAVEMENT
NEW STORM DRAIN INLET	EXISTING CURB & GUTTER
NEW STORM DRAIN	FUTURE CURB & GUTTER
NEW MANHOLE	FUTURE STORM DRAIN LINE
EXIST. SANITARY SEWER MANHOLE	FUTURE MANHOLE
EXIST. WATER VALVE	
EXIST. STORM SEWER MANHOLE	
NATIVE SEED AND GRAVEL MULCH WITH FERTILIZER AND SUPLEMENTAL WATER (SLOPES STEEPER THAN 3:1)	

DRAINAGE CERTIFICATION

I, James D Hughes, NMPE 11674, of the firm Mark Goodwin & Associates, PA, hereby certify that the private portion of this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 10/16/03 (except as noted below). The record information edited onto the original design document (circled As-built elevations) has been obtained by Ron Hibdon, NMPS 7438, of the firm R2H and Associates, Inc., and wall survey by Larry W. Medrano, NMPS 11993 of Precision Surveying. I further certify that I have personally visited the project site on 4/12/05 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Release of Financial Guaranty.

Exceptions:

The following significant deviations from the approved plan were noted during inspection:

1. Dirt grades on the south side of Ladera and east side of Vesuvius were low between the meandering sidewalk and wall on the edge of the right-of-way. Fill is needed to keep right-of-way drainage in right-of-way and off of adjacent private lots. (Westland Development will finish the grading there with the landscaping.
2. Rear corners of Lots 2 & 3, Block 2 are 1' to 3' lower than planned and wont' drain to the street. (The retaining wall will be raised by Westland Development's wall builder.)
3. The southeast rear corner of Lot 36, Block 1 is 0.8' low but it will still drain. (Side yard may be steep if Home Builder does not add a course to the wall.)
4. The northeast rear corner of Lot 5, Block 3 is 1.8' low. (The Builder will re-grade so rear yard drains to front, some fill may be needed.)
5. The wall termination on the northeast corner at Lot 1, Block 3 is too abrupt. (The Builder should taper the dirt behind the wall.)

Information:

The following minor deviations from the approved plan were also noted during inspection:

1. The 2:1 slopes at the west end of the two cul-de-sacs on Vesuvius was flattened to 3:1 or flatter with the addition of retaining walls at the top of these slopes, so gravel much is no longer needed there.
2. The slope in the rear yards of Lots 17 through 25, Block 2 is not exactly as planned, but it still drains as planned.
3. The pond was constructed in substantial compliance with the plans, but is now being moved to the East side of Unit 6 in accordance with that separate plan.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

James D Hughes 4-19-05
James D. Hughes NMPE 11674

Brad S. Bjornstad 12/9/03
APPROVED FOR ROUGH GRADING DATE

50' 25' 0 50' 100'
SCALE: 1" = 50'

A3070LAD/GRADEBASE_50/09-30-03/ACH

AS BUILT INFORMATION

CONTRACTOR		
STAKED BY		DATE
INSPECTOR'S ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

STATION "REWARD" IS LOCATED ABOUT 5 MILES WEST OF DOWNTOWN ALBUQUERQUE. TO REACH THE STATION FROM INTERSECTION OF CENTRAL AVE. AND STATE RD. 448 GO WEST ON CENTRAL 1.8 MI. TO VOLASCO RD. ON RT. (98TH ST. ON LT.), THEN NORTH ALONG VOLASCO RD. CROSSING OVER US I-40, 1.0 MI. TO TRACK RD. LEFT (SW), THEN TAKE TRACK ROAD 0.1 MI. TO PYLON #94 AND STATION TO LEFT. STATION IS STANDARD USC&GS BRASS TABLET STAMPED "REWARD 1969", SET IN TOP OF A CONCRETE POST PROJECTING 0.3 FT. ABOVE GROUND

X = 350,944.35 Y = 1,487,301.42 (NAD1927) ELEV.=5316.951 (NGVD)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

JAMES D. HUGHES 11674 NEW MEXICO REGISTERED PROFESSIONAL ENGINEER

James D Hughes 10-16-03

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	JDH	09/03
DRAWN BY	RDQ	09/03
CHECKED BY	DMG	09/03

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

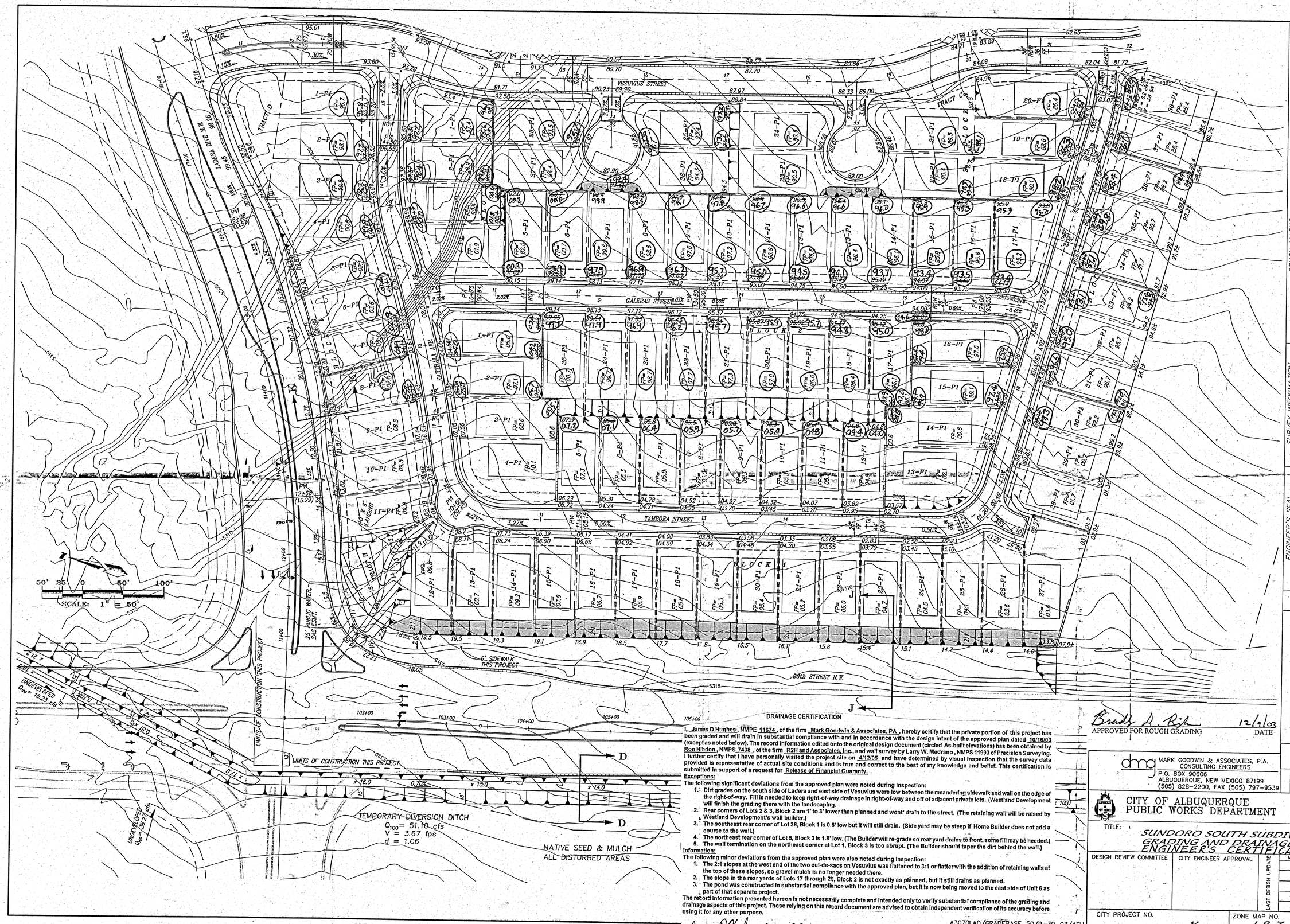
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

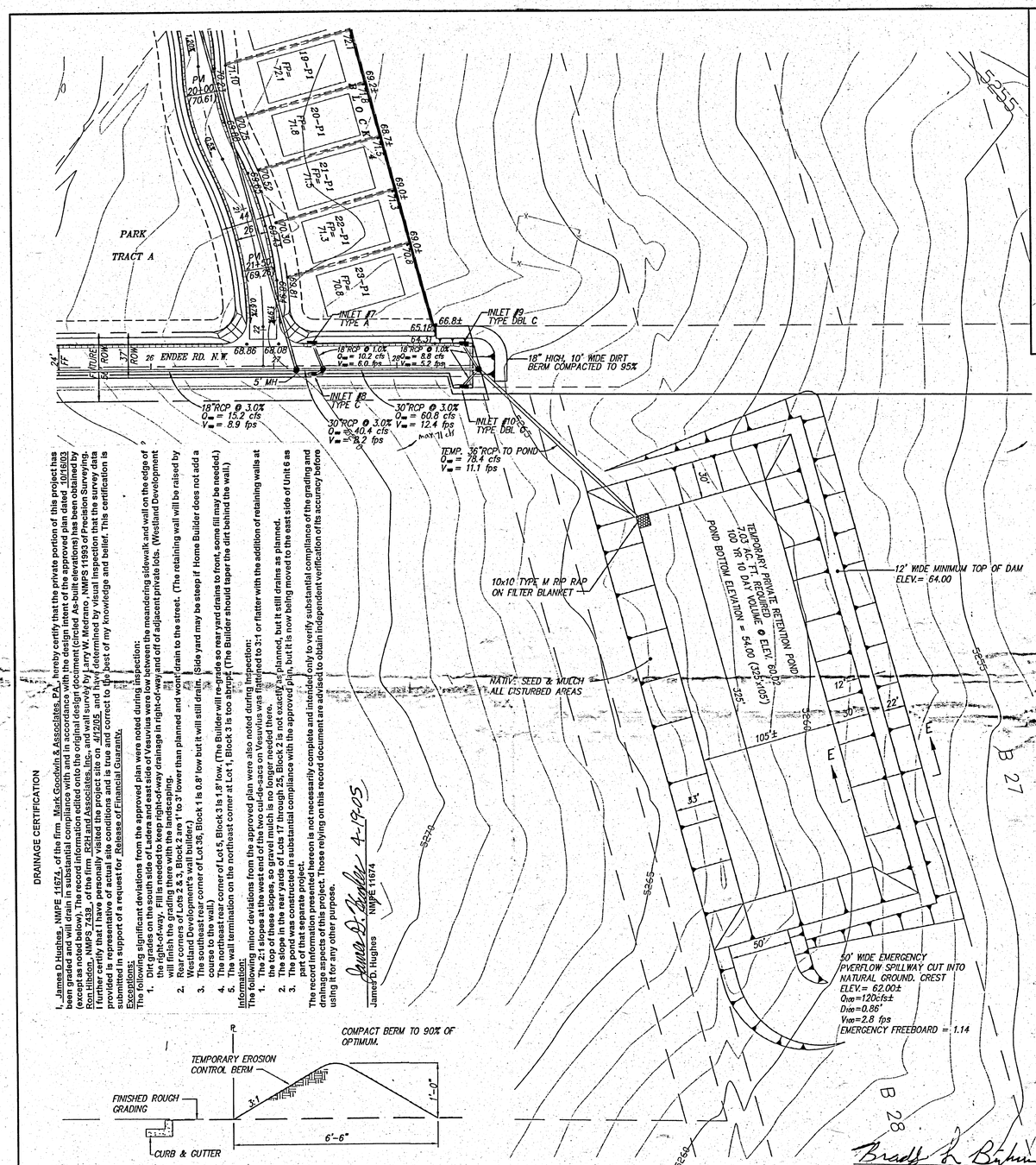
TITLE: SUNDORO SOUTH SUBDIVISION UNITS 1 & 3
GRADING AND DRAINAGE PLAN
ENGINEER'S CERTIFICATION

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
X	J-8-Z	1	3

F:\A03JOBS\A3070LAD\GRADEBASE_SOR.dwg Wed Oct 15 14:53:37 2003 D. MARK GOODWIN & ASSOCIATES; PLOTTED BY: KJS


VESUVIUS STREET
GALERAS STREET
TAMBORA STREET
KARTHA AVE.
LOCUST DR. N.W.
98th STREET N.W.
BLOCK 1
BLOCK 2
TRACT D
TRACT C
SCALE: 1" = 50'
50' 25 0 50' 100'
6' SIDEWALK THIS PROJECT
25' PUBLIC WATER, SAS EASM'T.
LIMITS OF CONSTRUCTION THIS PROJECT
TEMPORARY DIVERSION DITCH
Q100 = 51.10 cfs
V = 3.67 fps
d = 1.06
NATIVE SEED & MULCH
ALL DISTURBED AREAS
UNDEVELOPED
Q100 = 15.33 cfs
Q100 = 56.27 cfs
DRAINAGE CERTIFICATION
I, James D Hughes, NMPE 11674, of the firm Mark Goodwin & Associates, P.A., hereby certify that the private portion of this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 10/16/03 (except as noted below). The record information edited onto the original design document (circled As-built elevations) has been obtained by Ron Hibdon, NMPS 7438, of the firm R2H and Associates, Inc., and wall survey by Larry W. Medrano, NMPS 11993 of Precision Surveying. I further certify that I have personally visited the project site on 4/12/05 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Release of Financial Guaranty.
Exceptions:
The following significant deviations from the approved plan were noted during inspection:
1. Dirt grades on the south side of Ladera and east side of Vesuvius were low between the meandering sidewalk and wall on the edge of the right-of-way. Fill is needed to keep right-of-way drainage in right-of-way and off of adjacent private lots. (Westland Development will finish the grading there with the landscaping.
2. Rear corners of Lots 2 & 3, Block 2 are 1' to 3' lower than planned and wont' drain to the street. (The retaining wall will be raised by Westland Development's wall builder.)
3. The southeast rear corner of Lot 36, Block 1 is 0.8' low but it will still drain. (Side yard may be steep if Home Builder does not add a course to the wall.)
4. The northeast rear corner of Lot 5, Block 3 is 1.8' low. (The Builder will re-grade so rear yard drains to front, some fill may be needed.)
5. The wall termination on the northeast corner at Lot 1, Block 3 is too abrupt. (The Builder should taper the dirt behind the wall.)
Information:
The following minor deviations from the approved plan were also noted during inspection:
1. The 2:1 slopes at the west end of the two cul-de-sacs on Vesuvius was flattened to 3:1 or flatter with the addition of retaining walls at the top of these slopes, so gravel mulch is no longer needed there.
2. The slope in the rear yards of Lots 17 through 25, Block 2 is not exactly as planned, but it still drains as planned.
3. The pond was constructed in substantial compliance with the approved plan, but it is now being moved to the east side of Unit 6 as part of that separate project.
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.
James D Hughes 4-19-05
James D. Hughes NMPE 11674
A3070LAD/GRADEBASE_50/9-30-03/ACH
Brady A. Bich 12/9/03
APPROVED FOR ROUGH GRADING DATE
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TITLE: SUNDORO SOUTH SUBDIVISION UNITS 1&3
GRADING AND DRAINAGE PLAN
ENGINEER'S CERTIFICATION
DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL
LAST DESIGN UPDATE
MO./DAY/YR.
CITY PROJECT NO. X
ZONE MAP NO. J-8-Z
SHEET 2 OF 3
SURVEY INFORMATION
FIELD NOTES
NO. BY DATE
BENCH MARKS
STATION "REWARD IS LOCATED ABOUT 5 MILES WEST OF DOWNTOWN ALBUQUERQUE. TO REACH THE STATION FROM INTERSECTION OF CENTRAL AVE. AND STATE RD. 448 GO WEST ON CENTRAL 1.8 MI. TO NOLASCO RD. ON RT. (98TH ST. ON LT.), THEN NORTH ALONG NOLASCO RD. CROSSING OVER US I-40, 1.0 MI. TO TRACK RD. LEFT (SW), THEN TAKE TRACK ROAD 0.1 MI. TO PYLON #W 69 AND STATION TO LEFT. STATION IS STANDARD USC&GS BRASS TABLET STAMPED "REWARD 1969", SET IN TOP OF A CONCRETE POST PROJECTING 0.3 FT. ABOVE GROUND
X = 350,944.65 Y = 1,497,301.42 (NAD1927) ELEV.=5316.951 (NGVD)
AS BUILT INFORMATION
CONTRACTOR DATE
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.
ENGINEER'S SEAL
JAMES D. HUGHES 11674 NEW MEXICO REGISTERED PROFESSIONAL ENGINEER
9-29-03
Rev 10-16-03
NO. DATE REMARKS BY
REVISIONS
DESIGNED BY JDH DATE 09/03
DRAWN BY RDQ DATE 09/03
CHECKED BY DMG DATE 09/03



DRAINAGE CERTIFICATION

I, James D Hughes, NMPE 11674, of the firm Mark Goodwin & Associates, P.A., hereby certify that the private portion of this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan (DRB Stamp Date 06/18/02) (except as noted below). The record information edited onto this plan was provided by Larry W. Medrano, NMPS 11993 of Precision Surveying. (Contractor provided As-Built elevations) has been obtained by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Release of Financial Guaranty.

James D. Hughes 4-19-05

James D. Hughes NMPE 11674

Exceptions:

The following significant deviations from the approved plan were noted during inspection:

1. Dirt piled along the west and east side of Vesuvius were low between the meandering sidewalk and wall on the edge of the roadway. Fill is needed to keep right-of-way drainage in right-of-way and off of adjacent private lots. (Westland Development will finish the grading there with the landscaping.
2. Rear corners of Lots 2 & 3, Block 2 are 1' to 3' lower than planned and won't drain to the street. (The retaining wall will be raised by Westland Development's wall builder.)
3. The southeast rear corner of Lot 35, Block 1 is 0.8' low but it will still drain as planned.
4. The southwest rear corner of Lot 5, Block 3 is 1.8' low. (The Builder will re-grade so rear yard drains to front, some fill may be needed.)
5. The northwest rear corner of Lot 1, Block 3 is too abrupt. (The Builder should taper the dirt behind the wall.)

Side yard may be steep if Home Builder does not add a 2' wide so rear yard drains to front, some fill may be needed.)

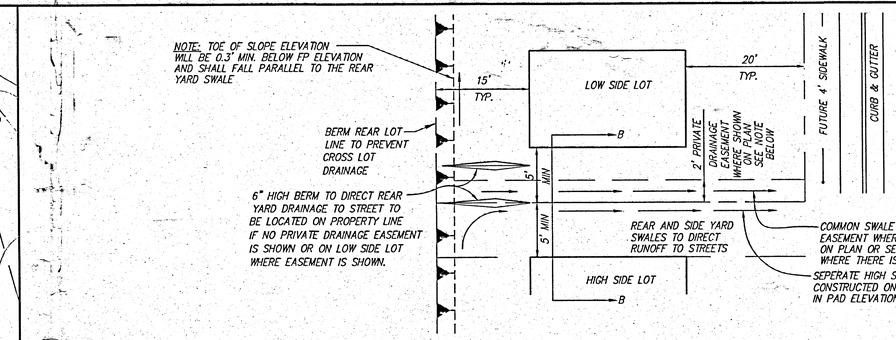
Exceptions:

The following significant deviations from the approved plan were noted during inspection:

1. The 2:1 slopes at the west end of the two cul-de-sacs on Vesuvius was flattened to 3:1 or flatter with the addition of retaining walls at the top of these slopes, so grading is no longer as planned, but it still drains as planned.
2. The 2:1 slope on the east side of Lots 17 through 25, Block 2 is not exactly as planned, but it is now being moved to the east side of Unit 6 as part of that separate project.
3. The pond was constructed in substantial compliance with the approved plan, but it is not exactly as planned.

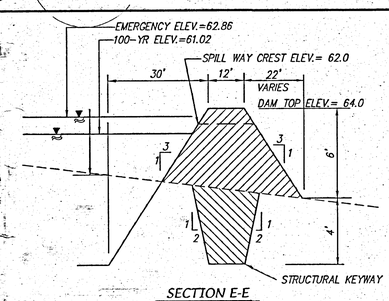
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

James D. Hughes NMPE 11674



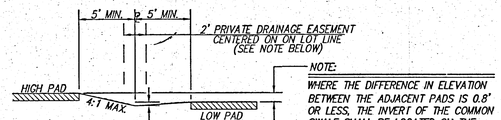
TYPICAL LOT GRADING DETAILS

NTS



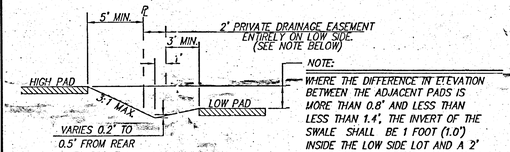
SECTION E-E

N.T.S.



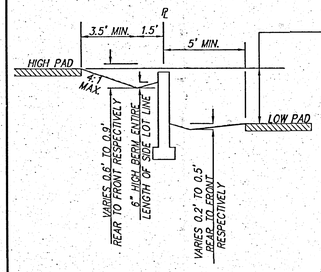
PAD TO PAD ≤ 0.8', SECTION B-B

NTS



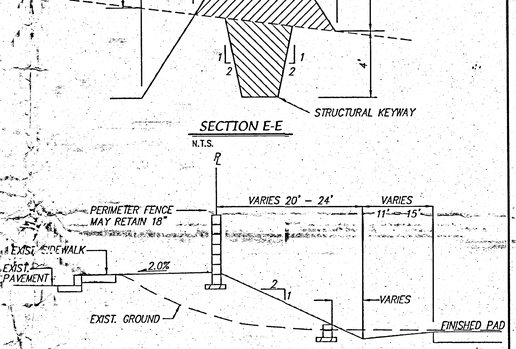
0.8' < PAD TO PAD < 1.4', SECTION B-B

NTS



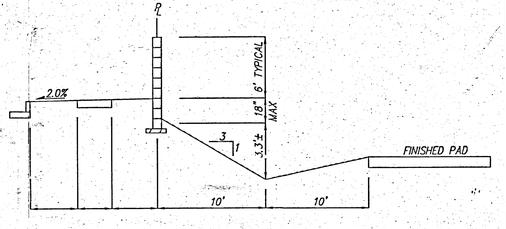
PAD TO PAD ≥ 1.4', SECTION B-B

NTS



SECTION J-J

N.T.S.



SECTION K-K

N.T.S.

EROSION CONTROL BERM DETAIL

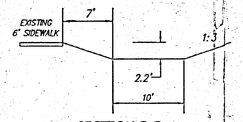
N.T.S.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.

Brad L. Bigham 10/9/03

APPROVED FOR ROUGH GRADING DATE



SECTION D-D

N.T.S., Q_{100}= 60.96 cfs, S_0 = 0.7%, n = 0.030, V = 3.88 fps, d = 1.16'

50' 25' 0 50' 100'

SCALE: 1" = 50'

PRIVATE DRAINAGE EASEMENTS:

2' wide private drainage easements are located in some side yards as shown hereon. Where the difference in elevation between the two adjacent pads is 0.8' or less the easement is centered on the lot line. Where the difference is more than 0.8' but less than 1.4' the easement is entirely on the low side of the lot line and immediately adjacent to that lot line. Where the easement is centered on the lot line it is for the mutual benefit of both lot owners and is to be jointly maintained. Where the easement is entirely on the low side of the lot line the easement is for the benefit of the adjacent "high side" lot owner and shall be maintained by the underlying "low side" lot owner. Neither lot owner is allowed to change the planned grade within the 2' wide private drainage easement, nor shall either lot owner place any loose material adjacent to the easement that has the potential to be moved into the drainage easement or in any other way block drainage in any portion of the easement, except that a fence or block wall may be centered on the lot line. Under no circumstances shall the grade adjacent to the easement on either side of the easement be changed except by a structurally sound retaining wall, as designed by a registered professional engineer or architect. Where no easement is shown on the plat each lot owner must construct, operate and maintain his own separate swale all the way to the street and cross lot drainage will be prevented by some combination of walls and berms on the common lot line to be jointly maintained by both lot owners.

A3070LAD/A3070GD50_2/09-29-03/RDQ ACH

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTED BY	
AS-BUILTS BY	DATE
FIELD VERIFICATION BY	
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

STATION "REWARD" IS LOCATED ABOUT 5 MILES WEST OF DOWNTOWN ALBUQUERQUE. TO REACH THE STATION FROM INTERSECTION OF CENTRAL AVE. AND STATE RD. 448 GO WEST ON CENTRAL 1.8 MI. TO NOLASCO RD. ON RT. (98TH ST. ON L.T.), THEN NORTH ALONG NOLASCO RD. CROSSING OVER US I-40, 1.0 MI. TO TRACK RD. LEFT (SW), THEN TAKE TRACK ROAD 0.1 MI. TO PYLON #PM 68 AND STATION TO LEFT. STATION IS STANDARD USC&GS BRASS TABLET STAMPED "REWARD 1989". SET IN TOP OF A CONCRETE POST PROJECTING 0.3 FT. ABOVE GROUND

X = 350,944.85 Y = 1,487,301.42 (NAD1927) ELEV.=5316.951 (NGVD)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

JAMES D. HUGHES NEW MEXICO 11674 REGISTERED PROFESSIONAL ENGINEER

Rev 10-16-03

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGN		09/03
DESIGNED BY	JDH	DATE 09/03
DRAWN BY	RDQ	DATE 09/03
CHECKED BY	DMG	DATE 09/03

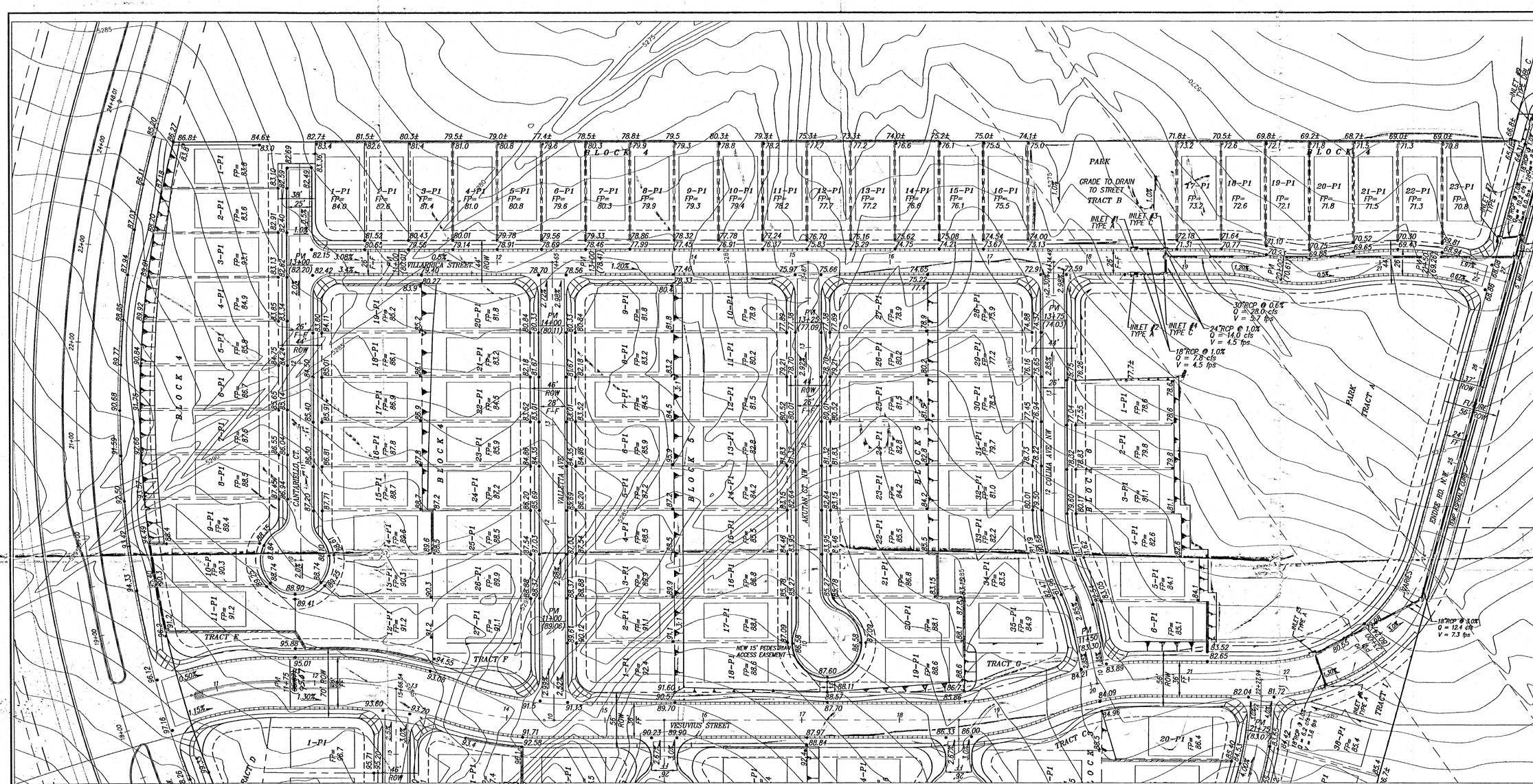
dmg MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

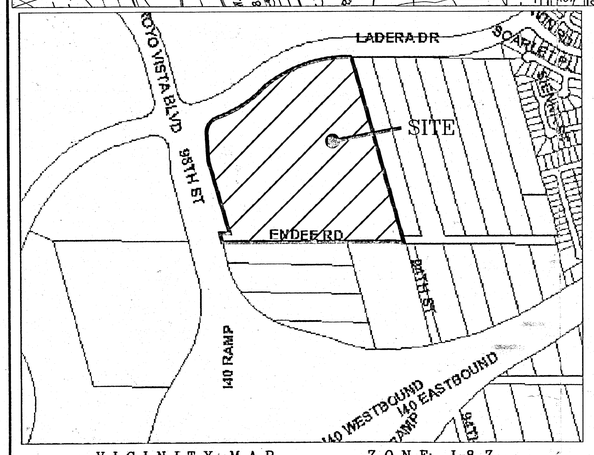
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: SUNDORO SOUTH SUBDIVISION UNITS 1 & 3
GRADING AND DRAINAGE PLAN
ENGINEERS CERTIFICATION

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
X	J-8-Z	3	3





VICINITY MAP ZONE: J-8-Z

LEGEND

NEW RETAINING WALL	5135 EXIST. CONTOUR
STANDARD CURB & GUTTER	EXIST. CABLE T.V. PEDESTAL
MOUNTABLE CURB & GUTTER, ROLL TYPE	EXIST. OVERHEAD ELECTRIC LINE
FP=76.98 FINISHED PAD ELEV.	EXIST. OVERHEAD TELEPHONE LINE
28.53 PROPOSED SPOT ELEV.	EXIST. P.P.
SLOPE	EXIST. DROP INLET
SWALE	EXISTING EDGE OF PAVEMENT
NEW STORM DRAIN INLET	EXISTING CURB & GUTTER
NEW STORM DRAIN	FUTURE CURB & GUTTER
NEW MANHOLE	SD FUTURE STORM DRAIN LINE
EXIST. SANITARY SEWER MANHOLE	FUTURE MANHOLE
EXIST. WATER VALVE	
EXIST. STORM SEWER MANHOLE	
NATIVE SEED AND GRAVEL MULCH WITH FERTILIZER AND SUPLEMENTAL WATER (SLOPES STEEPER THAN 3:1)	

SCALE: 1" = 50'

A3070LAD/GRADEBASE_50/09-30-03/ACH

AS BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY		DATE
INSPECTOR ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

STATION "REWARD IS LOCATED ABOUT 5 MILES WEST OF DOWNTOWN ALBUQUERQUE. TO REACH THE STATION FROM INTERSECTION OF CENTRAL AVE. AND STATE RD. 448 GO WEST ON CENTRAL 1.8 MI. TO NOLASCO RD. ON RT. (98TH ST. ON L.T.), THEN NORTH ALONG NOLASCO RD. CROSSING OVER US I-40, 1.0 MI. TO TRACK RD. LEFT (SW), THEN TAKE TRACK ROAD 0.1 MI. TO PYLON #PM 68 AND STATION TO LEFT. STATION IS STANDARD USC&GS BRASS TABLET STAMPED "REWARD 1969", SET IN TOP OF A CONCRETE POST PROJECTING 0.3 FT. ABOVE GROUND

X = 350,944.85 Y = 1,487,301.42 (NAD1927) ELEV.=5316.951 (NGVD)

SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE

ENGINEER'S SEAL

JOHN D. HAYDEN NEW MEXICO 16174 REGISTERED PROFESSIONAL ENGINEER

10-16-03

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	JDH	09/03
DRAWN BY	RDQ	09/03
CHECKED BY	DMG	09/03

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

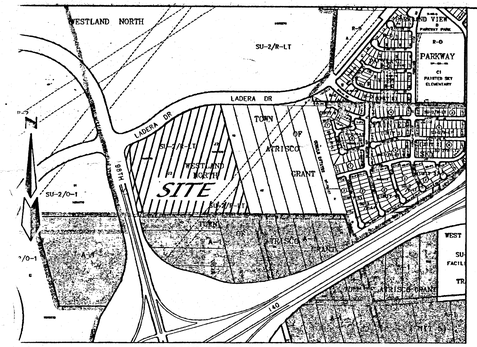
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

DEVELOPMENT REVIEW BOARD
OCT 22 2003
HYDROLOGY SECTION

TITLE: SUNDORO SOUTH SUBDIVISION GRADING AND DRAINAGE PLAN

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
X	J-8-Z	1	3



ZONE ATLAS: J-8 & J-9

PRELIMINARY PLAT FOR
Sundoro South Subdivision
Units 1, 2, 3 & 4
TOWN OF ATRISCO GRANT
PROJECTED SECTION 16 AND 17
TOWNSHIP 10 NORTH, RANGE 2 EAST NMPM
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 22nd, 2003

PURPOSE OF PLAT

1. SUBDIVIDE 1 PARCEL INTO 186 LOTS AND 9 TRACT AND 1 PARK
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE RIGHT-OF-WAY AS SHOWN.
5. ALL RETURNS ARE 20 FOOT RADIUS UNLESS OTHERWISE SHOWN.

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Sections 16 and 17, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCEL J-2-A, WESTLAND NORTH, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico September 17, 2003, in Book 2003C, Page 283, together with a portion of VACATED I-040 right-of-way being a portion of Parcel B-7-15A as shown on NEW MEXICO STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAP I-040-3(28)148 (Sheet 7A) and a portion of VACATED LADERA DRIVE N.W. and containing 34.1294 acres more or less.

SUBDIVISION DATA

GROSS ACREAGE	34.1294 AC
ZONE ATLAS NO.	J-8-Z AND J-9-Z
NO. OF LOTS CREATED	182 LOTS
NO. OF TRACTS CREATED	9 TRACT
AREA DEDICATED TO CITY	8.5150 AC
ZONING	SU-2/R-LT
DATE OF SURVEY	JUNE 2003

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#11993
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
   "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
   "DO NOT DISTURB"
   PS#7719"
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. TRACT A IS FOR CITY OWNED PUBLIC PARK.
8. TRACTS B through H ARE TO BE HOA OWNED AND MAINTAINED FOR LANDSCAPING.
9. TRACT I IS FOR POSSIBLE FUTURE RIGHT-OF-WAY DEDICATION AND IS TO BE OWNED BY DEVELOPER AND IS TO BE TEMPORARILY MAINTAINED BY HOA.

PROPERTY CORNERS

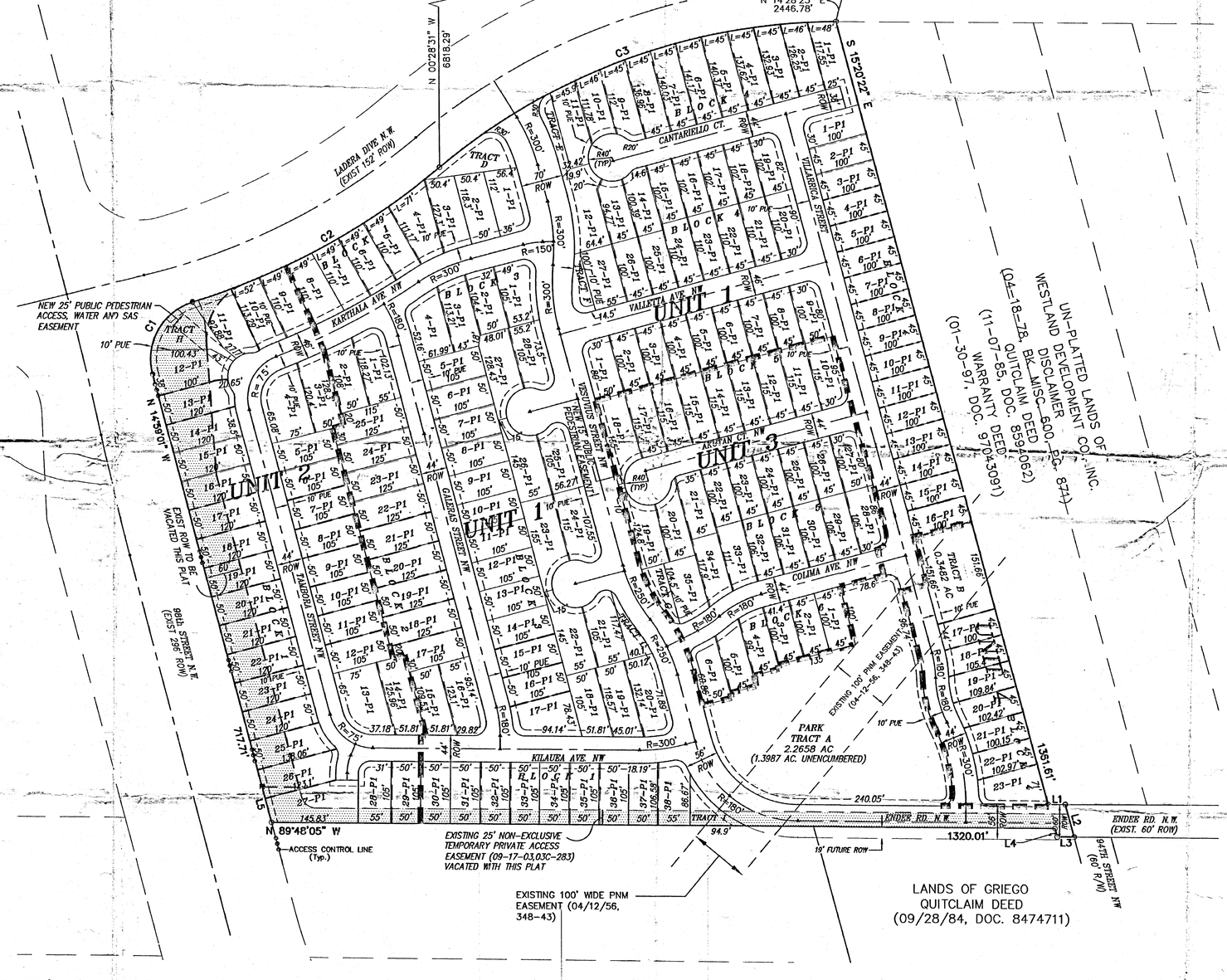
- ● SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- ○ FOUND 5/8" REBAR WITH CAP "LS 11993" (TYP.)
- ■ FOUND N.M.S.H.C. BRASS CAP

LINE TABLE

NUMBER	DISTANCE	DIRECTION
L1	N 89°57'54" E	8.64'
L2	S 14°58'20" E	7.41'
L3	N 89°48'05" W	8.29'
L4	N 15°20'22" W	1.79'
L5	N 14°58'56" W	2.08'

CURVE TABLE

NUMBER	R = '	L = '	D = °	T = '	CH BEARIN=	CHORD LE='
C1	100.00	153.49'	8[illegible]6'43"	96.48	N 28°59'20" E	138.86
C2	1176.00	476.58	23°33'09"	241.60	N 61°21'07" E	473.32
C3	1047.00'	726.52	39°45'28"	378.57	N 69°37'16" E	712.03



LEGEND

- 1-P1 — LOT NUMBER
- BLOCK 2 — BLOCK NUMBER
- ▲ — CENTER LINE MONUMENT
- ROW — RIGHT-OF-WAY
- VACATION
- 2' PRIVATE DRAINAGE EASEMENTS' CENTER ON LOT LINES (TYP)
- 2' PRIVATE DRAINAGE EASEMENTS' ON LOW SIDE OF LOT LINES (TYP)
- NEW UNIT LINES

N

100' 50' 0 100' 200'

SCALE: 1" = 100'

APPROVED FOR MONUMENTATION AND STREET NAMES

City Surveyor, City of Albuquerque, N.M. — Date 10-15-03

RECEIVED OCT 22 2003 HYDROLOGY SECTION

Owner: Westland Development

Leroy J. Chavez
V.P. of Development, Westland Development Co., Inc. — DATE 10/15/03

BENCHMARK

TBM
SURV-TEK CP 105
EL=5330.80
X = 351245.94
Y = 1490505.91

OWNERS

WESTLAND DEVELOPMENT
401 COORS NW
ALBUQUERQUE, N.M. 87121
(505) 831-9600

ENGINEERS

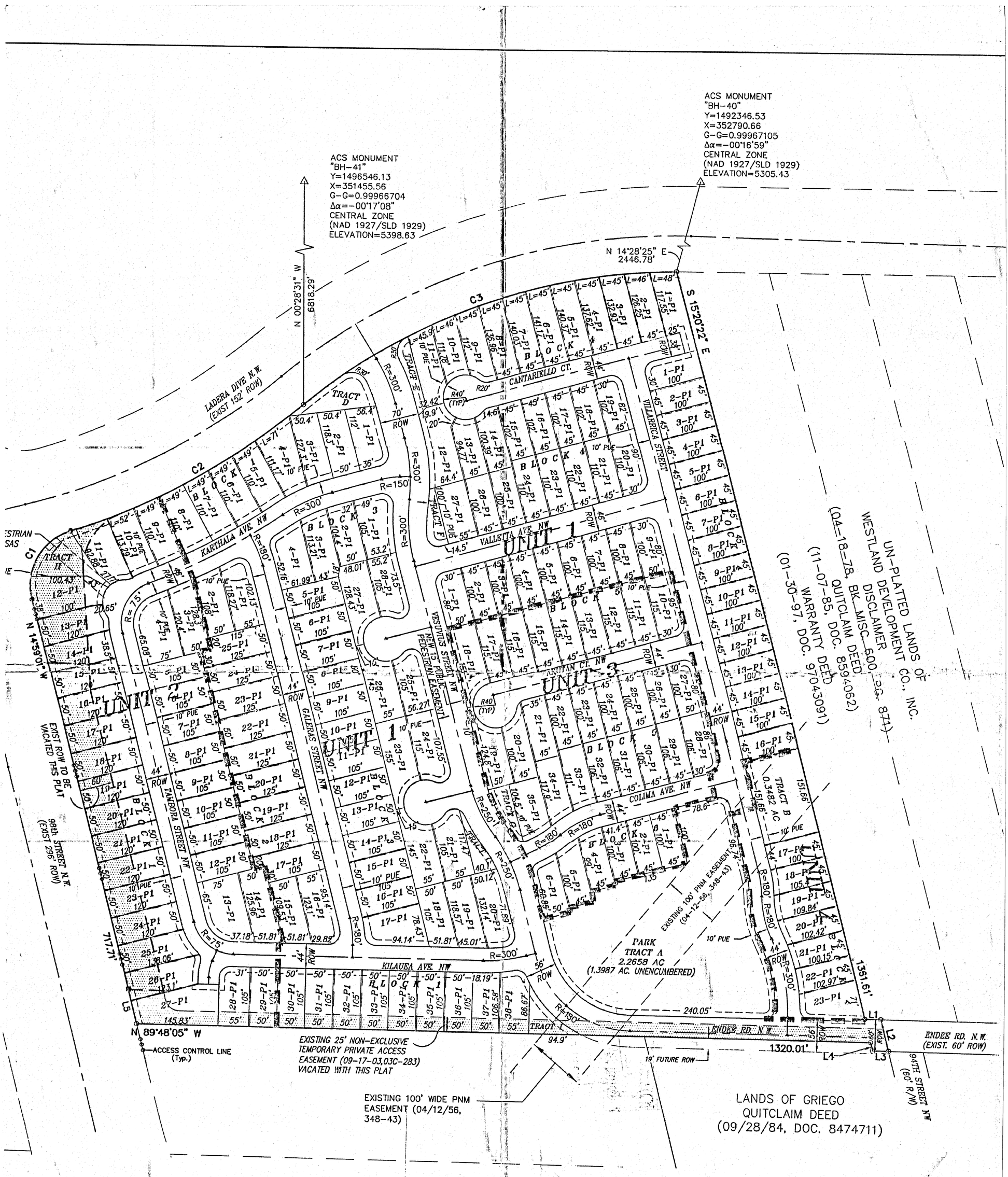
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701
(505) 884-1990

dmg
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: JDH	Drawn: SPS, ACH	Checked: DMG	Sheet 1 of 1
Scale: 1" = 100'	Date: 09-30-03	Job: A03070	



RECEIVED
JUN - 1 2006
HYDROLOGY SECTION

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SURV-TEK CP 105
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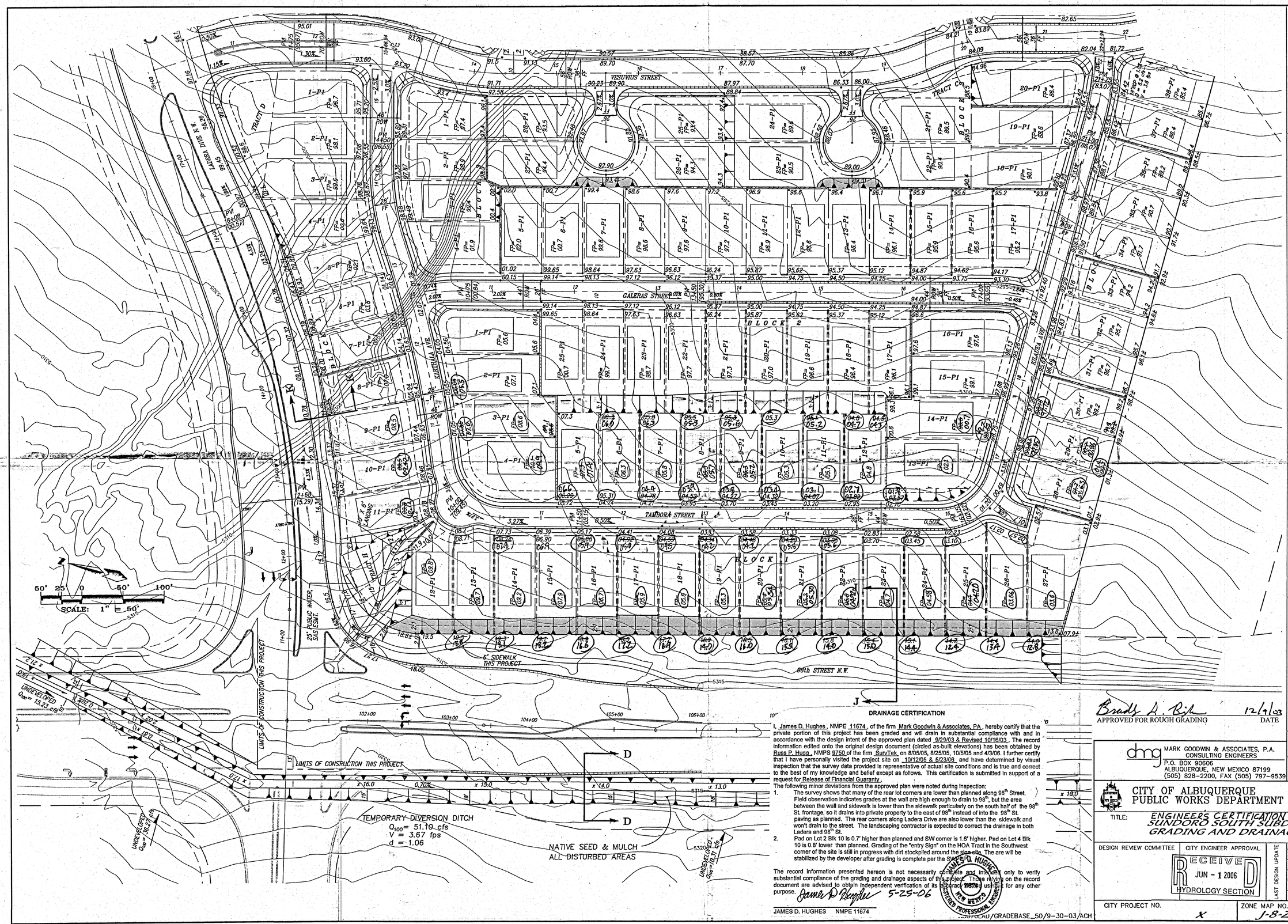
SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-07



DRAINAGE CERTIFICATION

I, James D. Hughes, NMPE 11674, of the firm Mark Goodwin & Associates, PA, hereby certify that the private portion of this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 9/29/03 & Revised 10/16/03. The record information edited onto the original design document (circled as-built elevations) has been obtained by Russ P. Hugg, NMPS 9750 of the firm SurvTek on 8/05/05, 8/25/05, 10/5/05 and 4/3/06. I further certify that I have personally visited the project site on 10/12/05 & 5/23/06, and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief except as follows. This certification is submitted in support of a request for Release of Financial Guaranty.

The following minor deviations from the approved plan were noted during inspection:

1. The survey shows that many of the rear lot corners are lower than planned along 98th Street. Field observation indicates grades at the wall are high enough to drain to 98th, but the area between the wall and sidewalk is lower than the sidewalk particularly on the south half of the 98th St. frontage, so it drains into private property to the east of 98th instead of into the 98th St. paving as planned. The rear corners along Ladera Drive are also lower than the sidewalk and won't drain to the street. The landscaping contractor is expected to correct the drainage in both Ladera and 98th St.
2. Pad on Lot 2 Blk 10 is 0.7' higher than planned and SW corner is 1.6' higher. Pad on Lot 4 Blk 10 is 0.8' lower than planned. Grading of the "entry Sign" on the HOA Tract in the Southwest corner of the site is still in progress with dirt stockpiled around the sign-site. The are will be stabilized by the developer after grading is complete per the SWPPP.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy and suitability for any other purpose.

James D. Hughes 5-25-06

JAMES D. HUGHES NMPE 11674

JAMES D. HUGHES 11674 NEW MEXICO REGISTERED PROFESSIONAL ENGINEER

...97\CAD/GRADEBASE_50/9-30-03/ACH

Brad A. Bjh 12/9/03

APPROVED FOR ROUGH GRADING DATE

dmg MARK GOODWIN & ASSOCIATES, P.A.
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: ENGINEER'S CERTIFICATION
SUNDORO SOUTH SUBDIVISION UNIT 2
GRADING AND DRAINAGE PLAN

RECEIVED JUN 0 2 2006 HYDROLOGY SECTION

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
	RECEIVED JUN - 1 2006 HYDROLOGY SECTION			

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
X	J-8-Z	X	X

ENGINEER'S SEAL

JAMES D. HUGHES 11674 NEW MEXICO REGISTERED PROFESSIONAL ENGINEER
9-29-03
Rev 10-16-03

AS BUILT INFORMATION

CONTRACTOR STAKED BY	DATE
INSPECTOR'S INSPECTIONS BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

STATION "REWARD IS LOCATED ABOUT 5 MILES WEST OF DOWNTOWN ALBUQUERQUE. TO REACH THE STATION FROM INTERSECTION OF CENTRAL AVE. AND STATE RD. 448 GO WEST ON CENTRAL 1.8 MI. TO NOLASCO RD. ON RT. (98TH ST. ON L.I.). THEN NORTH ALONG NOLASCO RD. CROSSING OVER US I-40, 1.0 MI. TO TRACK RD. LEFT (SW), THEN TAKE TRACK ROAD 0.1 MI. TO PYLON #PM 68 AND STATION TO LEFT. STATION IS STANDARD USC&GS BRASS TABLET STAMPED "REWARD 1969". SET IN TOP OF A CONCRETE POST PROJECTING 0.3 FT. ABOVE GROUND
X = 350,944.85 Y = 1,487,301.42 (NAD1927) ELEV=5316.951 (NGVD)

SURVEY INFORMATION

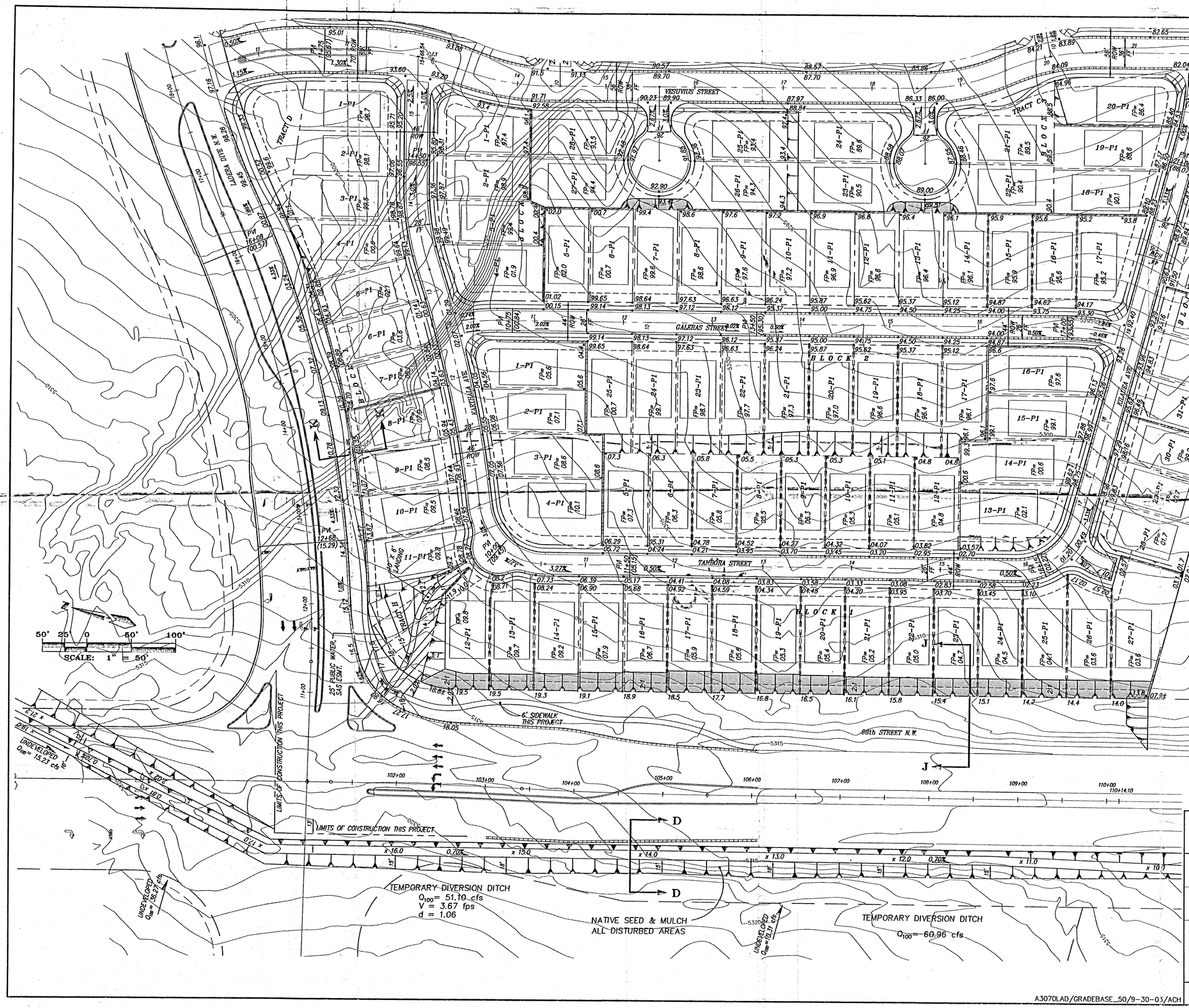
FIELD NOTES

NO.	BY	DATE

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGNED BY	JDH	09/03
DRAWN BY	RDQ	09/03
CHECKED BY	DMG	09/03



A3070LAD/GRADEBASE_50/9-30-03/ACH

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

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X = 350,944.85 Y = 1,487,301.42 (NAD1927) ELEV.=5316.951 (NGVD)

AS BUILT INFORMATION

CONTRACTOR	DATE
WORK STAKED BY	
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

ENGINEER'S SEAL

JAMES D. HIGHLAND NEW MEXICO 15074 REGISTERED PROFESSIONAL ENGINEER

9-29-03

Rev. 10-16-03

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGN		08/03
DESIGNED BY	JDH	DATE 09/03
DRAWN BY	RDQ	DATE 09/03
CHECKED BY	DMG	

dmg MARK GOODWIN & ASSOCIATES, P.A.
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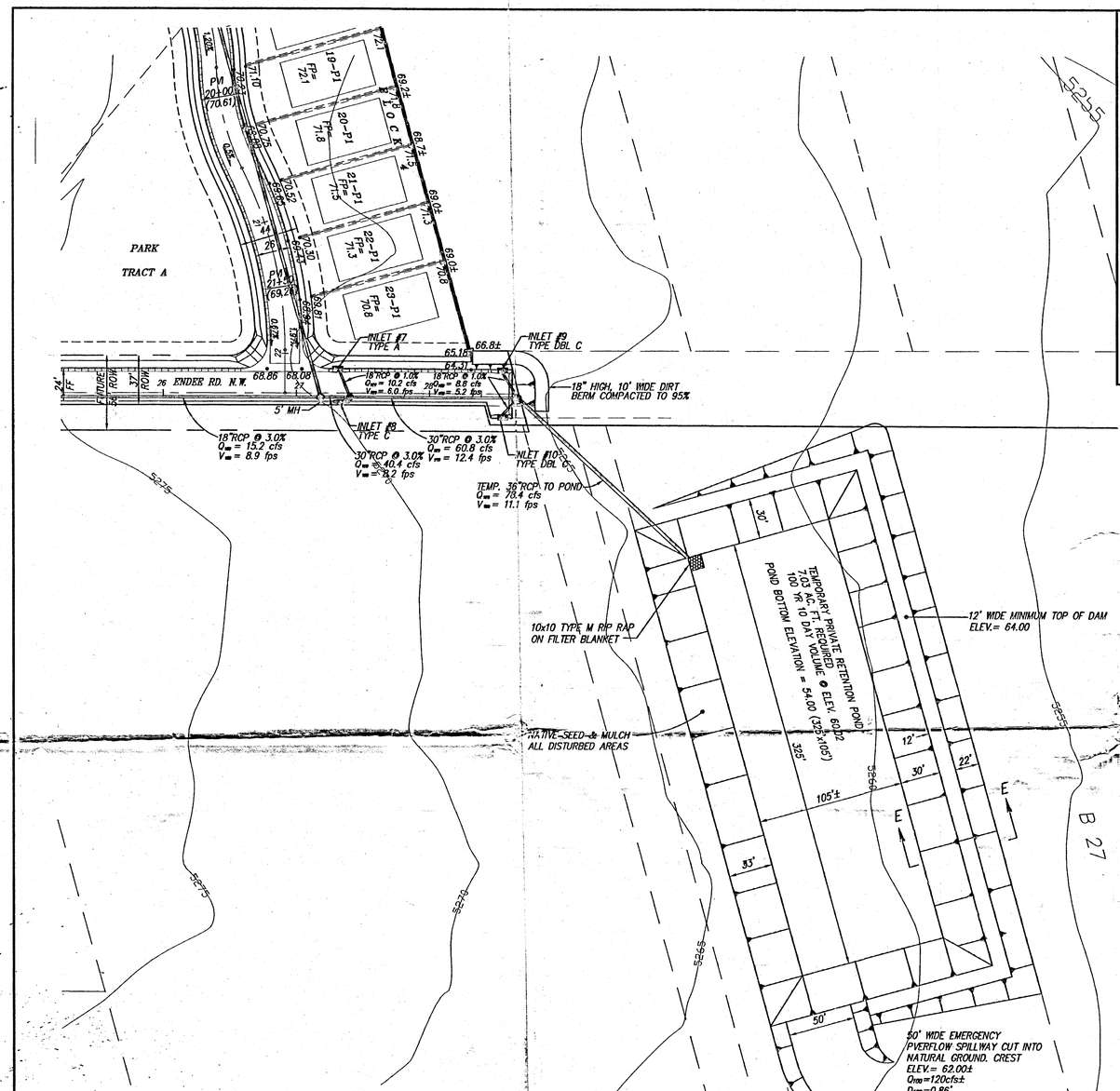
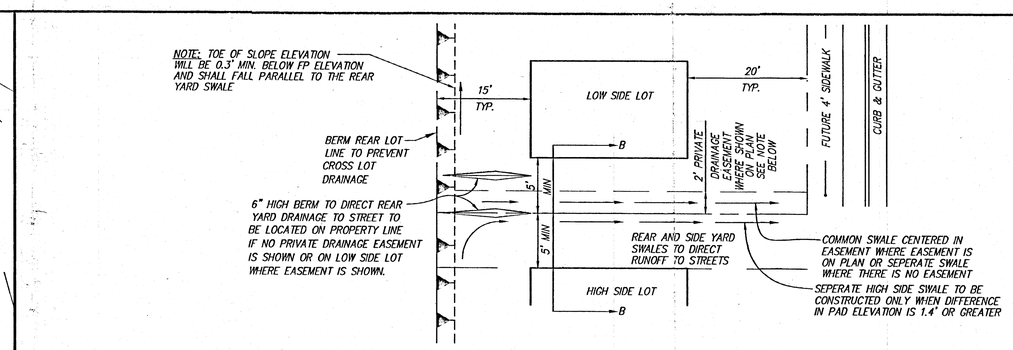
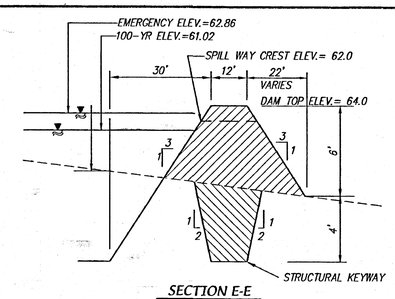
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
X	J-8-Z	2	3





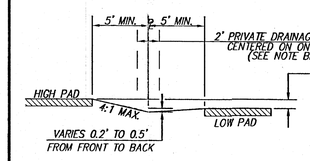
TYPICAL LOT GRADING DETAILS

NTS



SECTION E-E

N.T.S.

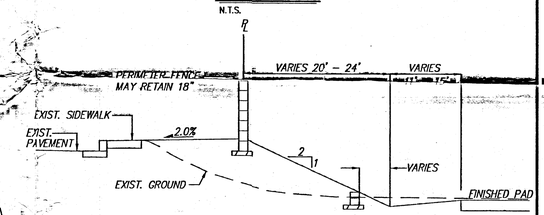


NOTE:

WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE ADJACENT PADS IS 0.8' OR LESS, THE INVERT OF THE COMMON SWALE SHALL BE LOCATED ON THE PROPERTY LINE AND A 2' WIDE PRIVATE DRAINAGE EASEMENT IS TO BE CENTERED ON THE LOT LINE.

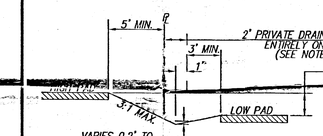
PAD TO PAD ≤ 0.8', SECTION B-B

NTS



SECTION J-J

N.T.S.

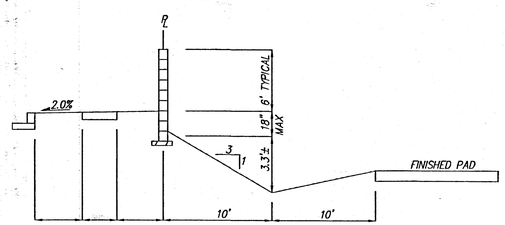


NOTE:

WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE ADJACENT PADS IS MORE THAN 0.8' AND LESS THAN LESS THAN 1.4', THE INVERT OF THE SWALE SHALL BE 1 FOOT (1.0') INSIDE THE LOW SIDE LOT AND A 2' WIDE PRIVATE DRAINAGE EASEMENT WILL BE LOCATED ENTIRELY ON THE LOW SIDE LOT IMMEDI- ATELY ADJACENT TO THE LOT LINE.

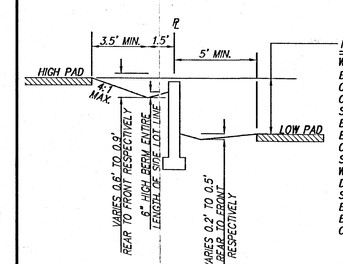
0.8' < PAD TO PAD < 1.4', SECTION B-B

NTS



SECTION K-K

N.T.S.

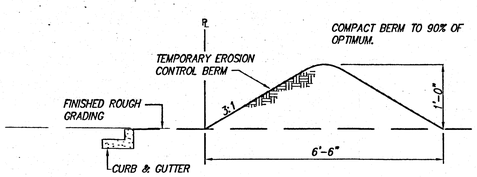


NOTE:

WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE ADJACENT PADS IS 1.4' OR MORE A RETAINING WALL MUST BE CONSTRUCTED BETWEEN THE LOTS AS SHOWN ON THE PLAN AND THERE WILL BE NO PRIVATE DRAINAGE EASEMENT. EACH LOT OWNER MUST CONSTRUCT, OPERATE, AND MAINTAIN HIS OWN SEPARATE DRAINAGE SWALE ALL THE WAY TO THE STREET AND CROSS LOT DRAINAGE WILL BE PREVENTED BY SOME COMBINATION OF WALLS AND BERMS ON THE COMMON LOT LINE TO BE JOINTLY MAINTAINED BY BOTH LOT OWNERS.

PAD TO PAD ≥ 1.1', SECTION B-B

NTS

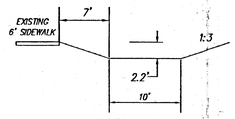


EROSION CONTROL BERM DETAIL

N.T.S.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.



SECTION D-D

N.T.S.

Q_{100}= 60.96 cfs
S_o = 0.7%
n = 0.030
V = 3.88 fps
d = 1.16'

50' 25' 0 50' 100'

SCALE: 1" = 50'

PRIVATE DRAINAGE EASEMENTS:

2' wide private drainage easements are located in some side yards as shown hereon. Where the difference in elevation between the two adjacent pads is 0.8' or less the easement is centered on the lot line. Where the difference is more than 0.8' but less than 1.4' the easement is entirely on the low side of the lot line and immediately adjacent to that lot line. Where the easement is centered on the lot line it is for the mutual benefit of both lot owners and is to be jointly maintained. Where the easement is entirely on the low side of the lot line the easement is for the benefit of the adjacent "high side" lot owner and shall be maintained by the underlying "low side" lot owner. Neither lot owner is allowed to change the planned grade within the 2' wide private drainage easement, nor shall either lot owner place any loose material adjacent to the easement that has the potential to be moved into the drainage easement or in any other way block drainage in any portion of the easement, except that a fence or block wall may be centered on the lot line. Under no circumstances shall the grade adjacent to the easement on either side of the easement be changed except by a structurally sound retaining wall, as designed by a registered professional engineer or architect. Where no easement is shown on the plat each lot owner must construct, operate and maintain his own separate swale all the way to the street and cross lot drainage will be prevented by some combination of walls and berms on the common lot line to be jointly maintained by both lot owners.

A3070LAD/A3070GD50_2/09-29-03/RDQ ACH

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

STATION "REWARD IS LOCATED ABOUT 5 MILES WEST OF DOWNTOWN ALBUQUERQUE. TO REACH THE STATION FROM INTERSECTION OF CENTRAL AVE. AND STATE RD. 448 GO WEST ON CENTRAL 1.8 MI. TO NOLASCO RD. ON RT. (98TH ST. ON L.T.). THEN NORTH ALONG NOLASCO RD. CROSSING OVER US I-40, 1.0 MI. TO TRACK RD. LEFT (SW). THEN TAKE TRACK ROAD 0.1 MI. TO PYLON #M 68 AND STATION TO LEFT. STATION IS STANDARD USC&GS BRASS TABLET STAMPED "REWARD 1969", SET IN TOP OF A CONCRETE POST PROJECTING 0.3 FT. ABOVE GROUND

X = 350,944.85 Y = 1,487,301.42 (NAD1927) ELEV.=5,316.951 (NGVD)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

JAMES D. HUGHES NEW MEXICO 7857 REGISTERED PROFESSIONAL ENGINEER

09-29-03

Rev 10-11-03

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	JDH	09/03
DRAWN BY	RDQ	09/03
CHECKED BY	DMG	09/03

RECEIVED OCT 22 2003 HYDROLOGY SECTION

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:

SUNDORO SOUTH SUBDIVISION GRADING AND DRAINAGE PLAN

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
X	J-8-Z	3	3