PLAT FOR

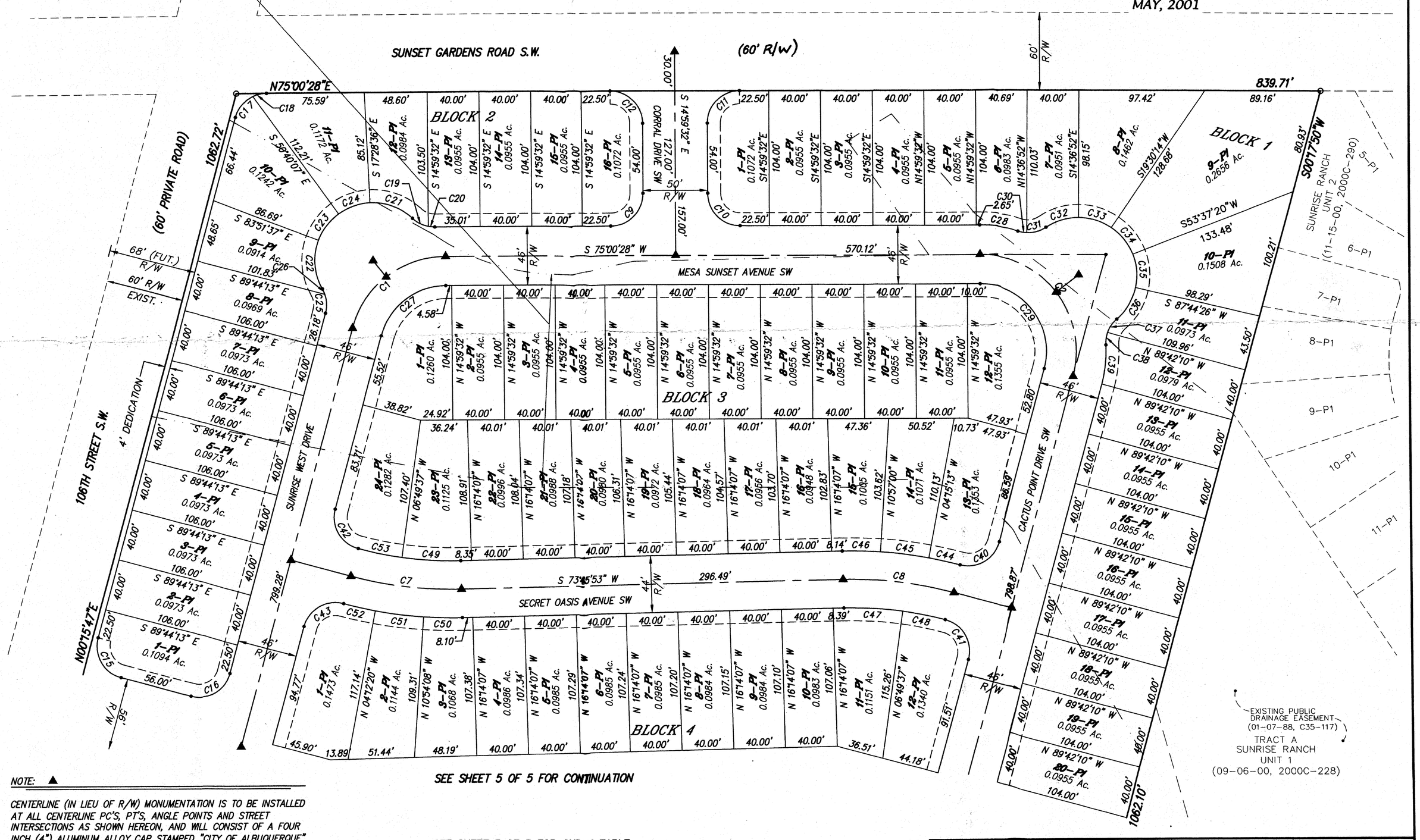
SUNRISE RANCH WEST SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 29
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2001

APPROXIMATE LOCATION OF FEMA 100 YEAR FLOOD (PER FIRM PANEL 328, MAP NO. 35001C0328D)

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

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY



NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

SEE SHEET 5 OF 5 FOR CONTINUATION

SEE SHEET 3 OF 5 FOR CURVE TABLE

Dwg:	A00106PLAT4	Drawn:	SPS	Checked:	ALS	Sheet	4 of 5
Scale:	1"=50'	Date:	05/07/01	Job:	A00106		

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY

NOTE:

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

N

50' 25' 0 50' 100'

SCALE: 1" = 50'

PLAT FOR

SUNRISE RANCH WEST SUBDIVISION

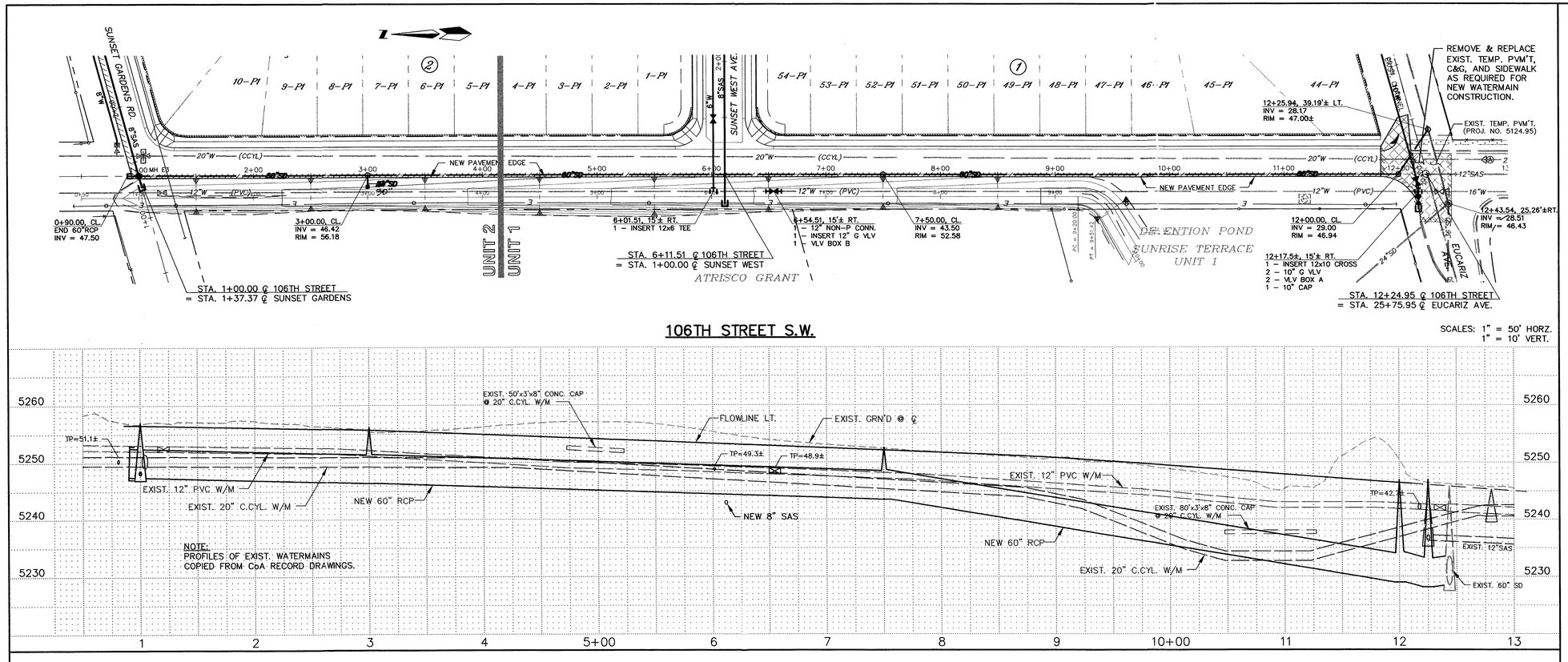
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 29
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2001

SEE SHEET 4 OF 5 FOR CONTINUATION

SEE SHEET 3 OF 5 FOR CURVE TABLE

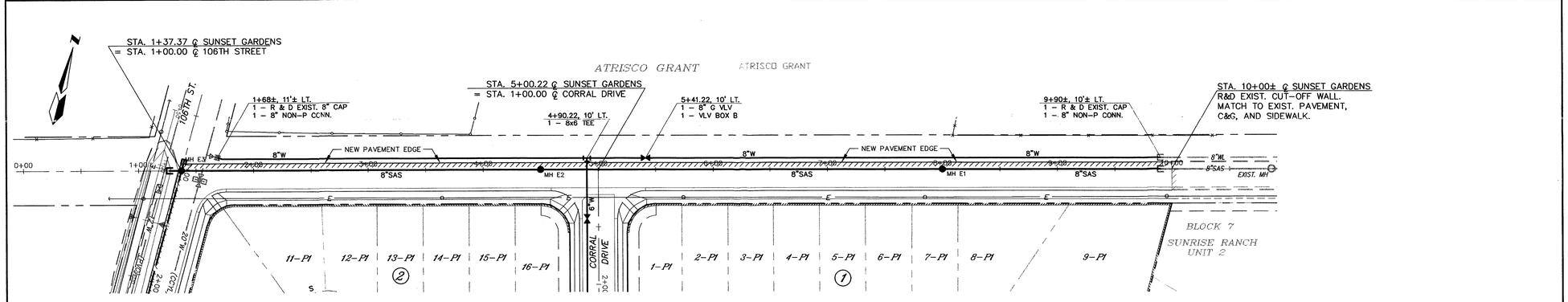
Dwg:	A00106PLAT5	Drawn:	SPS	Checked:	ALS	Sheet	5 of 5
Scale:	1"=50'	Date:	05/07/01	Job:	A00106		

F:\DATA\DWGS\A00jobs\A00106SHW\prelim plat\A00106PLAT5.dwg Wed Jun 06 02:08:59 2001 by sps



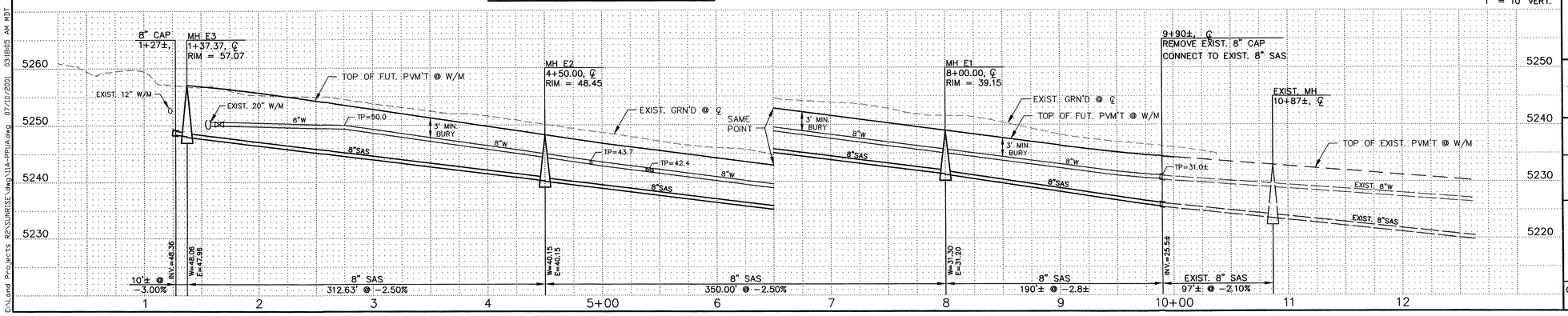
106TH STREET S.W.

SCALES: 1" = 50' HORZ. 1" = 10' VERT.



SUNSET GARDENS ROAD S.W.

SCALES: 1" = 50' HORZ. 1" = 10' VERT.



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AS BUILT INFORMATION

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

BENCH MARKS

ACS MONUMENT "9-I9" @ THE NORTHEAST CORNER OF SUNRISE RANCH WEST.
ELEV.: 5187.04 MSL.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	ALDRITCH LAND SURVEY	
	P.O. BOX 30701	
	ALBUQUERQUE, NM	
	87190-0701	
	(505) 884-1990	

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: HC-A DATE: JULY -01
DRAWN BY: HC-A DATE: JULY -01
CHECKED BY: DLH DATE: JULY -01

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
ENGINEERING DEVELOPMENT GROUP

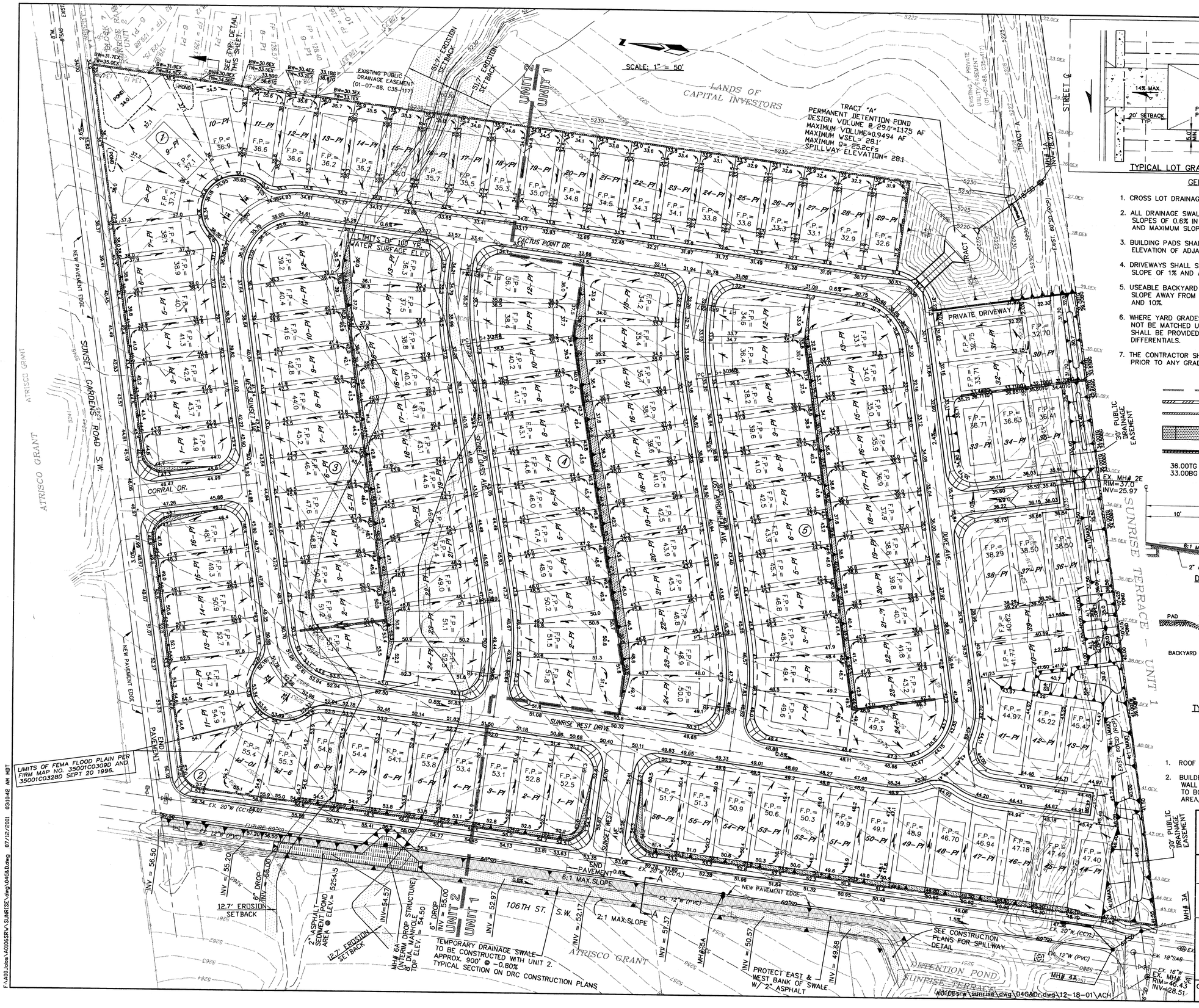
SUNRISE RANCH WEST

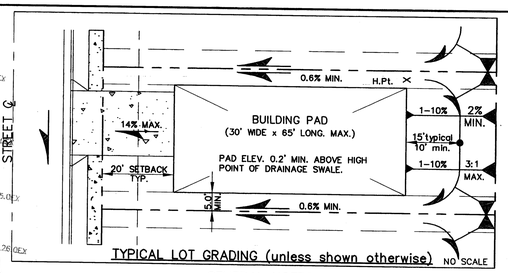
106TH STREET AND SUNSET GARDENS ROAD S.W.

SEWER AND WATER PLANS & PROFILES

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

CITY PROJECT No.	ZONE MAP NO.	SHEET	OF
XXXXXX	L-8	11	16





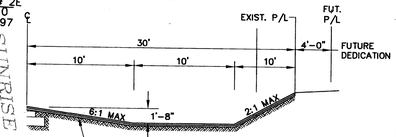
TYPICAL LOT GRADING (unless shown otherwise) NO SCALE

GENERAL NOTES

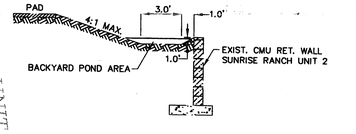
1. CROSS LOT DRAINAGE WILL NOT BE PERMITTED.
2. ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 0.6% IN THE DIRECTION INDICATED BY THE FLOW ARROWS, AND MAXIMUM SLOPES OF 3 HORZ. TO 1 VERT.
3. BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
4. DRIVEWAYS SHALL SLOPE TOWARDS THE STREETS AT A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 14%
5. USEABLE BACKYARD AREAS SHALL BE AT LEAST 10' DEEP, AND SHALL SLOPE AWAY FROM THE BUILDING PADS AT A GRADE BETWEEN 1% AND 10%
6. WHERE YARD GRADES AT ADJACENT LOTS AT PROPERTY LINES CAN NOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALLS SHALL BE PROVIDED AS NECESSARY TO ACCOMMODATE THE GRADE DIFFERENTIALS.
7. THE CONTRACTOR SHALL OBTAIN A TOPSOIL DISTURBANCE PERMIT PRIOR TO ANY GRADING OPERATIONS.

LEGEND

- UNIT BOUNDARY
- RETAINING WALL
- GARDEN WALL
- BACKYARD SLOPE. (3:1 TYP. U.N.O.)
- STANDARD CURB & GUTTER
- 36.00TG / 33.00BG — TOP GRADE / BOTTOM GRADE



DIVERSION CHANNEL A-A NO SCALE



TYP. SECTION @ COMMON BOUNDARY WITH SUNRISE RANCH, UNIT 2 LOTS 9, 10, 11, 12 ONLY: NO SCALE

DRAINAGE NOTES

1. ROOF RUNOFF TO FRONT YARD.
2. BUILDER MAY REQUIRE BACK YARD RETAINING WALL WITHIN THE 3:1 MAX. SLOPE AREA DOWN TO BOTTOM OF POND TO PROVIDE USABLE BACKYARD AREA, DEPENDING ON MODEL PLACED ON LOT.

AS BUILT INFORMATION

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

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

ACS MONUMENT "9-L9"
THE STATION IS 49.2' EAST OF CENTERLINE OF 98TH ST. AND IS 0.13 MILES NORTH RYNO CT., S.W.
X = 353055.34, Y = 1480156.08, G-G = 0.99967636
ELEV = 5187.036(SLD 1929) (ELEVATION REVISED 1995)

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE
	ALDRITCH LAND SURVEY	
	P.O. BOX 30701	
	ALBUQUERQUE, NM	
	87190-0701	
	(505) 884-1990	

ENGINEER'S SEAL
DANE HOELZER NEW MEXICO 9001 REGISTERED PROFESSIONAL ENGINEER
10-8-12

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DEC. 1 8 2001
HYDROLOGY SECTION

DESIGNED BY: HC-A DATE: JULY -01
DRAWN BY: HC-A DATE: JULY -01
CHECKED BY: DLH DATE: JULY -01

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
ENGINEERING DEVELOPMENT GROUP

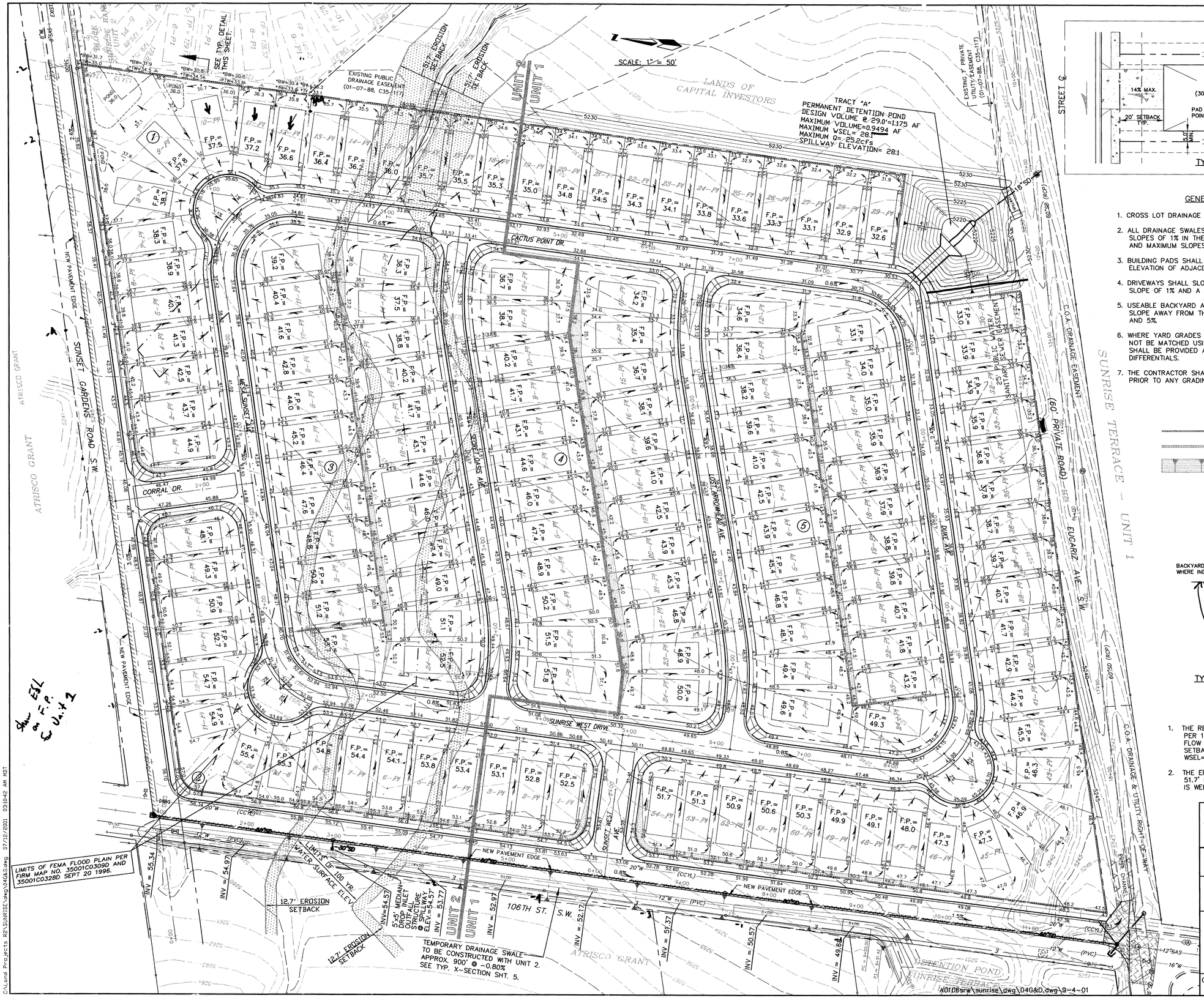
SUNRISE RANCH WEST

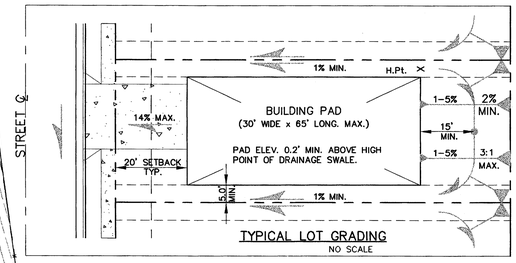
GRADING & DRAINAGE PLAN

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

CITY PROJECT No.	ZONE MAP NO.	SHEET	OF
675781	L-8	5	X

F:\A00Jobs\A0106SRW\SUNRISE\dwg\0416B.dwg 07/12/2001 03:10:42 AM MDT





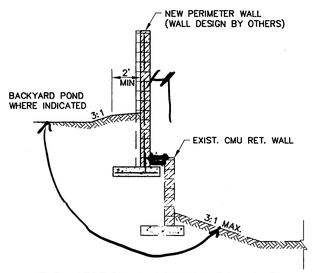
TYPICAL LOT GRADING
NO SCALE

GENERAL NOTES

1. CROSS LOT DRAINAGE WILL NOT BE PERMITTED.
2. ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% IN THE DIRECTION INDICATED BY THE FLOW ARROWS, AND MAXIMUM SLOPES OF 3 HORZ. TO 1 VERT.
3. BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
4. DRIVEWAYS SHALL SLOPE TOWARDS THE STREETS AT A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 14%
5. USEABLE BACKYARD AREAS SHALL BE AT LEAST 30'x15', AND SHALL SLOPE AWAY FROM THE BUILDING PADS AT A GRADE BETWEEN 1% AND 5%
6. WHERE YARD GRADES AT ADJACENT LOTS AT PROPERTY LINES CAN NOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALLS SHALL BE PROVIDED AS NECESSARY TO ACCOMMODATE THE GRADE DIFFERENTIALS.
7. THE CONTRACTOR SHALL OBTAIN A TOPSOIL DISTURBANCE PERMIT PRIOR TO ANY GRADING OPERATIONS.

LEGEND

- UNIT BOUNDARY
- RETAINING WALL REQUIRED.
- BACKYARD SLOPE. (3:1 TYP. U.N.O.)



TYP. SECTION @ COMMON BOUNDARY WITH SUNRISE RANCH, UNIT 2
NO SCALE

DRAINAGE NOTES

1. THE REQUIRED EROSIONAL SETBACK IS 6 FEET PER 100cfs. THE TOTAL EXISTING UPSTREAM FLOW IS 212cfs. THE CALCULATED EROSION SETBACK IS 12.7 FEET.
   WSEL= WATER SURFACE ELELVATION
2. THE EROSION SETBACK WAS CALCULATED AS 51.7' FROM THALWEG IN THE ARROYO THAT IS WELL DEFINED.

AS BUILT INFORMATION

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

BENCH MARKS

ACS MONUMENT "9-L9" @ THE NORTHEAST CORNER OF SUNRISE RANCH WEST.
ELEV.: 5187.04 MSL.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	ALDRITCH LAND SURVEY	
	P.O. BOX 30701	
	ALBUQUERQUE, NM	
	87190-0701	
	(505) 884-1990	

ENGINEER'S SEAL

DANE HOELZER — NEW MEXICO — 10867 — REGISTERED PROFESSIONAL ENGINEER — 9-7-01

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: HC-A DATE: JULY -01
DRAWN BY: HC-A DATE: JULY -01
CHECKED BY: DLH DATE: JULY -01

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
ENGINEERING DEVELOPMENT GROUP

SUNRISE RANCH WEST

GRADING & 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
XXXXXX	L-8	4	16

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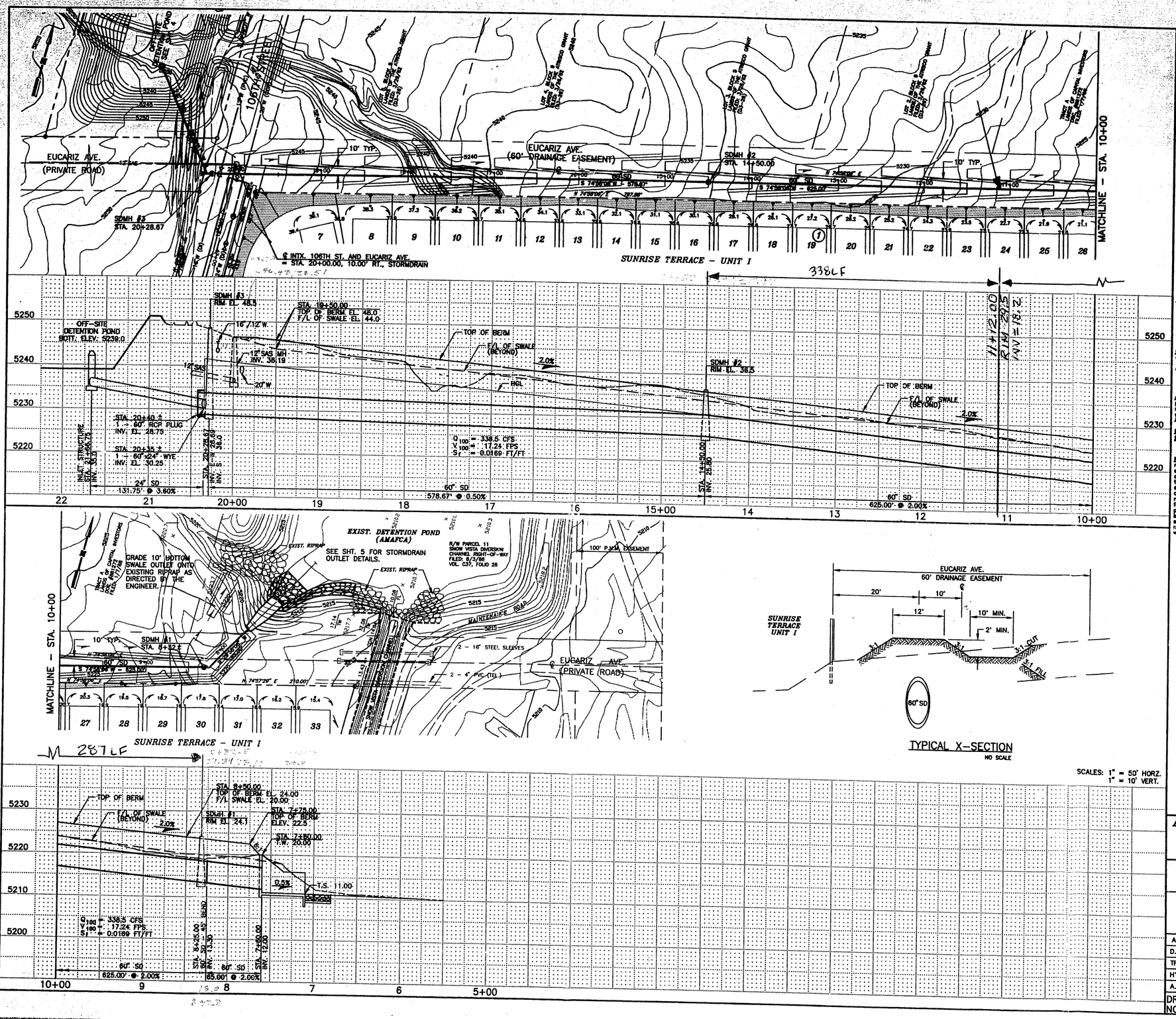


TYPICAL X-SECTION
NO SCALE

SCALES: 1" = 50' HORZ.
1" = 10' VERT.

STORMDRAIN PIPE SPECIFICATIONS

GENERAL. The storm drainage system design as shown on the Plans is based on reinforced concrete pipe construction. Contractor may furnish alternate pipe materials as specified below and at his/her option. The Contractor shall then also be responsible for modifying the design of the system, including such construction work as may be necessary to suit the new materials, pipe lengths, and methods of construction. The Contractor shall submit adequate descriptive material, shop drawings, and samples to verify the Engineer that his/her proposed alternate will be functionally equal to that shown on the Plans.

The bid proposal schedule and the measurement and payment provisions of the Specifications shall remain unchanged as for reinforced concrete pipe construction. No additional payment will be allowed for any cost adjustment to the use of alternate pipe materials or construction methods.

MATERIALS

Pipe used in stormdrain construction shall meet one of the following specifications:

a. Reinforced Concrete Pipe. Reinforced concrete pipe shall meet the requirements of ASTM C 76. The required class of pipe shall be determined by the Marston formula for standard trench conditions assuming 90-lb/cu. ft. soil with an overburden and weight of 125 lbs/cu. ft. Impact loads may be ignored.

The Contractor shall submit manufacturer's data for a complete system, including complete layout drawings and/or laying schedules for radius, fittings, curve data, non-critical dimensions, etc., shown on the Plans may be adjusted to fit the manufacturer's standard design with the Engineer's approval and provided the intent of the design shown on the Plans is met without interference with other project requirements.

b. Cast-in-Place Concrete Pipe. Cast-in-place concrete shall meet the requirements of ACI 346 and the recommendations of ACI 346R. Portland cement concrete used for the construction of CIP pipe shall meet the requirements of the Cost Standard Specifications, Section 101 for Portland cement concrete for channels and drainage structures.

CONCRETE. Concrete for miscellaneous structures, joint sealers, etc., shall conform to the requirements of Section 101 of the Standard Specifications for miscellaneous concrete work.

JOINTS

a. Reinforced Concrete Pipe. Joints in reinforced concrete pipe shall be tail and spigot or tongue and groove joints meeting the requirements of ASTM C 76 with flexible gasket meeting the requirements of ASTM C 443 or AASHTO M 198M.

b. Cast-in-Place Concrete Pipe. Joints in CIP concrete pipe shall be constructed in accordance with Paragraph 7.2 "Construction Joints," of ACI 346.

FITTINGS. Specials, such as wyes, tees, reducers, manhole bases, etc., for reinforced concrete pipe and spiral rib pipe shall be shop fabricated when practicable, and shall conform to the applicable specifications for the type and class or gauge of pipe used. The Contractor shall submit shop drawings for the Engineer's review, clearly indicating the methods of construction, special reinforcement, and finishes in ample time before fabricating the pieces. Field fabrication will only be permitted with the Engineer's specific approval for each instance. For cast-in place pipe, the Contractor shall submit either shop drawings or a standard construction manual that show how special construction problems will be solved.

AS BUILT INFORMATION

CONTRACTOR		
STAKED BY		DATE
INSPECTED BY		
FIELD		DATE
CONTROL BY		
DRAWING BY		MAK
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

ACS ALUMINUM CAP "3-16"
AT NE. CORNER OF CENTRAL AVE. AND 110 TH. ST. S.W.
ELEVATION = 5301.69 MSL

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE
	ALBUQUERQUE SURVEYING CO., INC. AND T.R. MANN & ASSOC. (PHOTOGRAMMETRY)	9-94

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN	DATE	2-95
DESIGNED BY HC-A	DATE	2-95
DRAWN BY HC-A	DATE	2-95
CHECKED BY RPB		

Easterling & Associates, Inc.
CONSULTING ENGINEERS
10131 Coors Rd., NW, Suite H-7
ALBUQUERQUE, NEW MEXICO 87114
(505) 896-8021 FAX (505) 896-8501

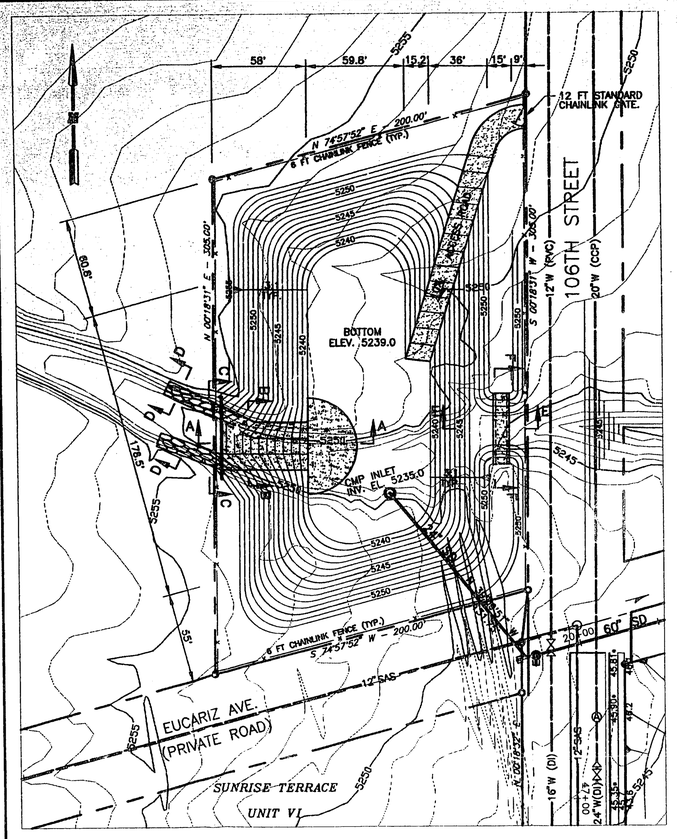
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

SUNRISE TERRACE, UNIT 1

STORMDRAIN PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. CHAIR		3-7-95	WATER	N/A	3-7-95
TRANS. DEV.		3-07-95	WASTEWATER	N/A	3-7-95
HYDROLOGY		3-7-95	CONST. COORD.		
A.M.A.F.C.A.		3-6-95			

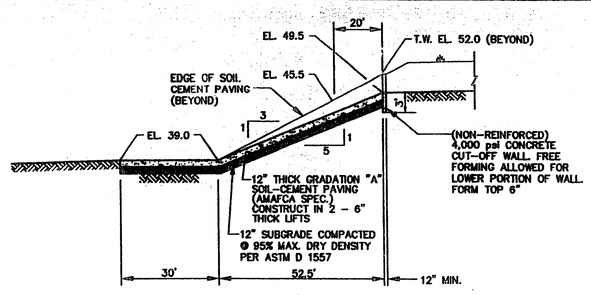
DRAWING NO. 5124.91 | MAP NO. L-8 | SHEET 3 OF 5



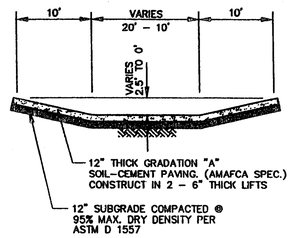
OFF-SITE DETENTION POND
1" = 40'

FENCE NOTES

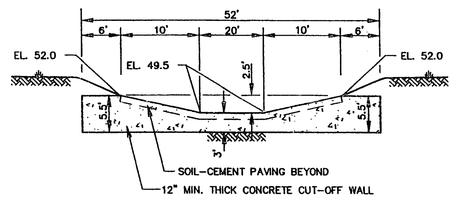
6 FT CHAINLINK FENCE AND 12 FT CHAINLINK GATE SHALL BE CONSTRUCTED IN ACCORDANCE WITH STD. DWG. 2252.



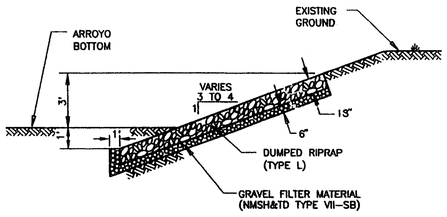
RUNDOWN STRUCTURE - SECTION A-A
NOT TO SCALE



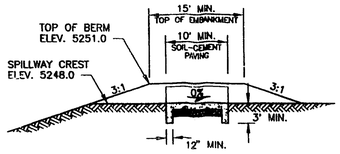
RUNDOWN STRUCTURE - SECTION B-B
NOT TO SCALE



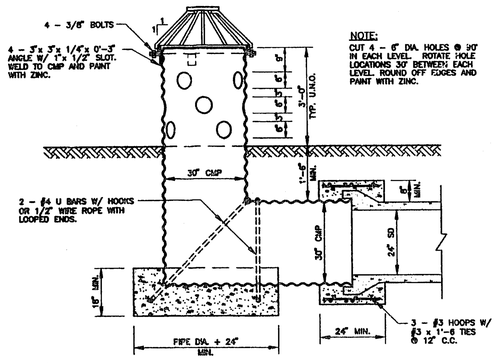
RUNDOWN CONCRETE CUT-OFF WALL - SECTION C-C
NOT TO SCALE



TYPICAL RIPRAP SLOPE PROTECTION - SECTION D-D
NOT TO SCALE

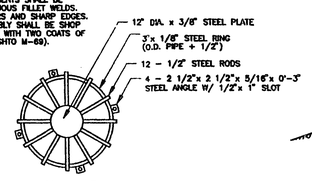


SPILLWAY STRUCTURE - SECTION E-E
NOT TO SCALE

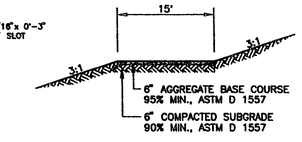


CMP INLET STRUCTURE
NOT TO SCALE

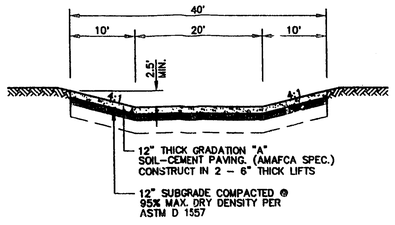
NOTE:
TRASH RACK COMPONENTS SHALL BE JOINED WITH CONTINUOUS FILLET WELDS. GRIND OFF ALL BURRS AND SHARP EDGES. THE FINISHED ASSEMBLY SHALL BE SHOP PRIMED AND PAINTED WITH TWO COATS OF ALUMINUM PAINT (AASHTO M-69).



TRASH RACK - PLAN VIEW
NOT TO SCALE



ACCESS ROAD X-SECTION
NOT TO SCALE



SPILLWAY STRUCTURE - SECTION F-F
NOT TO SCALE

DWG: D:\SUNRISE\SD\04D-POND
TIME: 03-03-95 06:22:50

EASTERLING & ASSOCIATES

ENGINEER'S SEAL

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	ALBUQUERQUE SURVEYING CO.	9-94
	MID T.R. MANN & ASSOC. (PHOTOGRAMMETRY)	

BENCH MARKS

ACS ALUMINUM CAP "5-L6" AT N.E. CORNER OF CENTRAL AVE. AND 110 TH. ST. S.W.
ELEVATION = 5301.89 MSL.

AS BUILT INFORMATION

CONTRACTOR		
STAKED BY		DATE
INSPECTED BY		
FIELD TEST BY		DATE
VERIFICATION BY		
DRAWINGS CORRECTED BY		DATE

MICRO-FILM INFORMATION

RECORDED BY DATE
REL.

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	HC-A	2-95
DRAWN BY	HC-A	2-95
CHECKED BY	RPB	2-95

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-5/124.91 0495

Easterling & Associates, Inc.
CONSULTING ENGINEERS
10521 Coors Rd., NW, Suite H-7
ALBUQUERQUE, NEW MEXICO 87114
(505) 898-5021 FAX (505) 898-5601

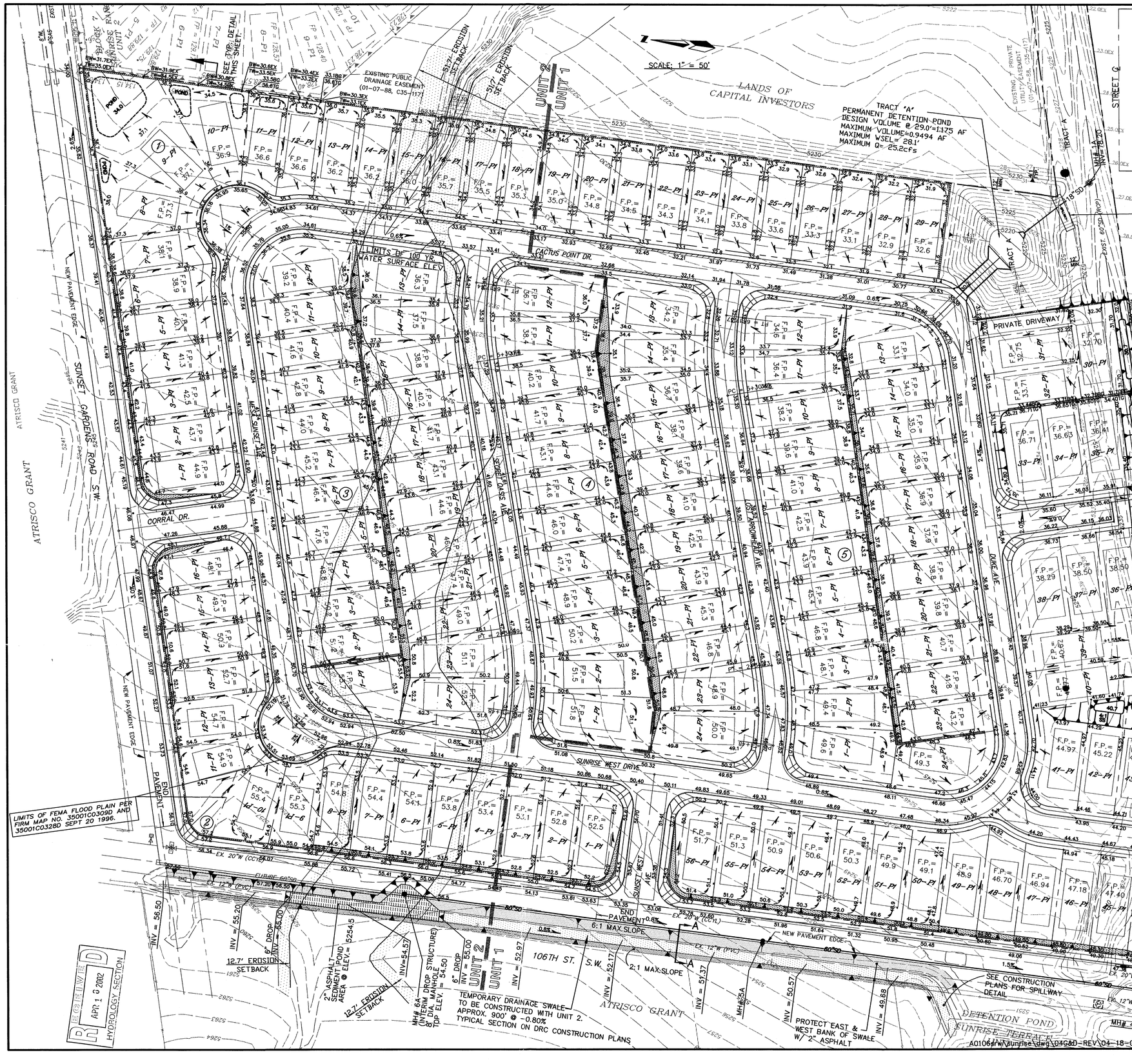
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

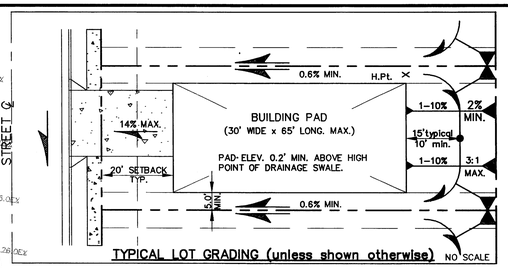
SUNRISE TERRACE, UNIT 1

OFF-SITE DETENTION POND

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. CHAIR		3-7-95	WATER	N/A RWE	3-7-95
TRANS. DEV.	N/A GHO	3-07-95	WASTEWATER	N/A RWE	3-7-95
HYDROLOGY		3-7-95	CONST. COORD.		

DRAWING NO. 5124.91 | MAP NO. L-8 | SHEET 4 OF 5





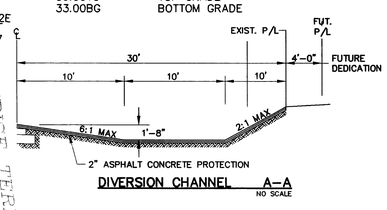
TYPICAL LOT GRADING (unless shown otherwise) NO SCALE

GENERAL NOTES

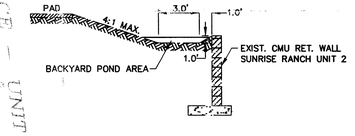
1. CROSS LOT DRAINAGE WILL NOT BE PERMITTED.
2. ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 0.6% IN THE DIRECTION INDICATED BY THE FLOW ARROWS, AND MAXIMUM SLOPES OF 3 HORZ. TO 1 VERT.
3. BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
4. DRIVEWAYS SHALL SLOPE TOWARDS THE STREETS AT A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 14%
5. USEABLE BACKYARD AREAS SHALL BE AT LEAST 10' DEEP, AND SHALL SLOPE AWAY FROM THE BUILDING PADS AT A GRADE BETWEEN 1% AND 10%.
6. WHERE YARD GRADES AT ADJACENT LOTS AT PROPERTY LINES CAN NOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALLS SHALL BE PROVIDED AS NECESSARY TO ACCOMMODATE THE GRADE DIFFERENTIALS.
7. THE CONTRACTOR SHALL OBTAIN A TOPSOIL DISTURBANCE PERMIT PRIOR TO ANY GRADING OPERATIONS.

LEGEND

- UNIT BOUNDARY
- RETAINING WALL
- GARDEN WALL
- BACKYARD SLOPE. (3:1 TYP. U.N.O.)
- STANDARD CURB & GUTTER
- 36.00TG 33.00BG — TOP GRADE BOTTOM GRADE



DIVERSION CHANNEL A–A NO SCALE



TYP. SECTION @ COMMON BOUNDARY WITH SUNRISE RANCH, UNIT 2 LOTS 9, 10, 11, 12 ONLY: NO SCALE

DRAINAGE NOTES

1. ROOF RUNOFF TO FRONT YARD.
2. BUILDER MAY REQUIRE BACK YARD RETAINING WALL WITHIN THE 3:1 MAX. SLOPE AREA DOWN TO BOTTOM OF POND TO PROVIDE USABLE BACKYARD AREA, DEPENDING ON MODEL PLACED ON LOT.

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

ACS MONUMENT "9-L9"
THE STATION IS 49.2' EAST OF CENTERLINE OF 98TH ST., AND IS 0.13 MILES NORTH RYNO CT., S.W.
X = 353055.34, Y = 1480156.08, G-G = 0.99996736
ELEV = 5187.036(SLD 1929) (ELEVATION REVISED 1995)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	ALDRITCH LAND SURVEY	
	P.O. BOX 30701	
	ALBUQUERQUE, NM	
	87190-0701	
	(505) 884-1990	

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: HC-A DATE: JULY -01
DRAWN BY: HC-A DATE: JULY -01
CHECKED BY: DLH DATE: JULY -01

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
ENGINEERING DEVELOPMENT GROUP

SUNRISE RANCH WEST

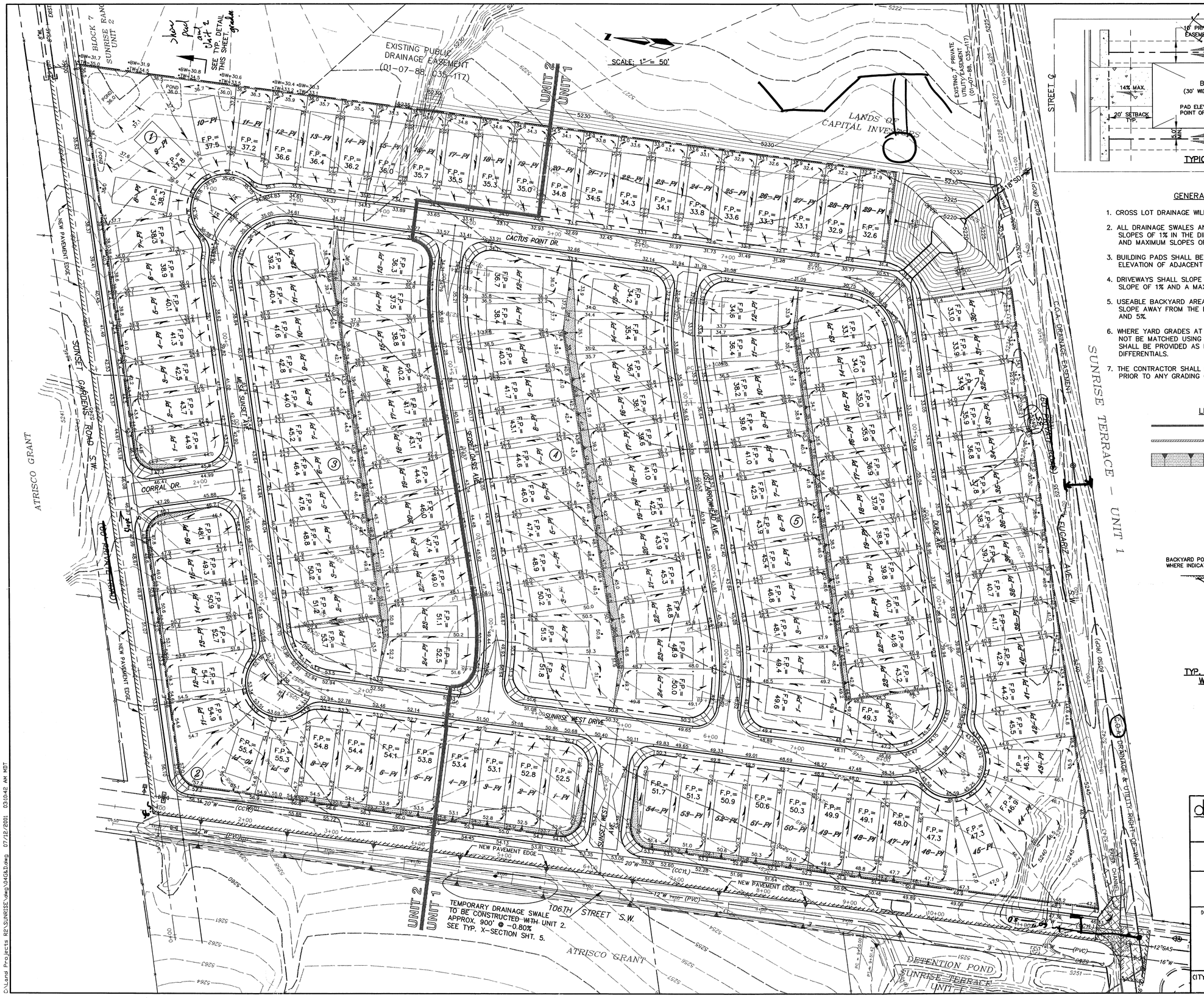
GRADING & DRAINAGE PLAN

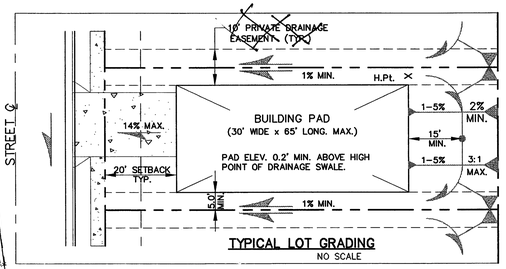
RECEIVED APR 1 3 2002 HYDROLOGY SECTION

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

CITY PROJECT No.	ZONE MAP NO.	SHEET	OF
675781	L-8	5	X

F:\AOJobs\A01065RW\SUNRISE\dwg\04G&D-REV.dwg, 04/18/02 08:50:02 AM, Mark Goodwin & Assoc. Plottec by NHM





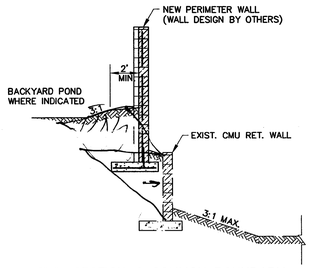
TYPICAL LOT GRADING
NO SCALE

GENERAL NOTES

1. CROSS LOT DRAINAGE WILL NOT BE PERMITTED.
2. ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% IN THE DIRECTION INDICATED BY THE FLOW ARROWS, AND MAXIMUM SLOPES OF 3 HORZ. TO 1 VERT.
3. BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
4. DRIVEWAYS SHALL SLOPE TOWARDS THE STREETS AT A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 14%
5. USEABLE BACKYARD AREAS SHALL BE AT LEAST 30'x15', AND SHALL SLOPE AWAY FROM THE BUILDING PADS AT A GRADE BETWEEN 1% AND 5%.
6. WHERE YARD GRADES AT ADJACENT LOTS AT PROPERTY LINES CAN NOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALLS SHALL BE PROVIDED AS NECESSARY TO ACCOMMODATE THE GRADE DIFFERENTIALS.
7. THE CONTRACTOR SHALL OBTAIN A TOPSOIL DISTURBANCE PERMIT PRIOR TO ANY GRADING OPERATIONS.

LEGEND

- UNIT BOUNDARY
- RETAINING WALL REQUIRED.
- BACKYARD SLOPE. (3:1 TYP. U.N.O.)



TYP. SECTION @ COMMON BOUNDARY WITH SUNRISE RANCH, UNIT 2
NO SCALE

RECEIVED JUL 13 2001 HYDROLOGY SECTION

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

BENCH MARKS	
AGS MONUMENT "9-L9" @ THE NORTHEAST CORNER OF SUNRISE RANCH WEST. ELEV.: 5187.04 MSL.	

SURVEY INFORMATION		
FIELD NOTES		
NO.	BY	DATE
	ALDRITCH LAND SURVEY	
	P.O. BOX 30701	
	ALBUQUERQUE, NM	
	87190-0701	
	(505) 884-1990	

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: HC-A DATE: JULY-01
DRAWN BY: HC-A DATE: JULY-01
CHECKED BY: DLH DATE: JULY-01

mg
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
ENGINEERING DEVELOPMENT GROUP

SUNRISE RANCH WEST

GRADING & 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
XXXXXX	L-8	4	16

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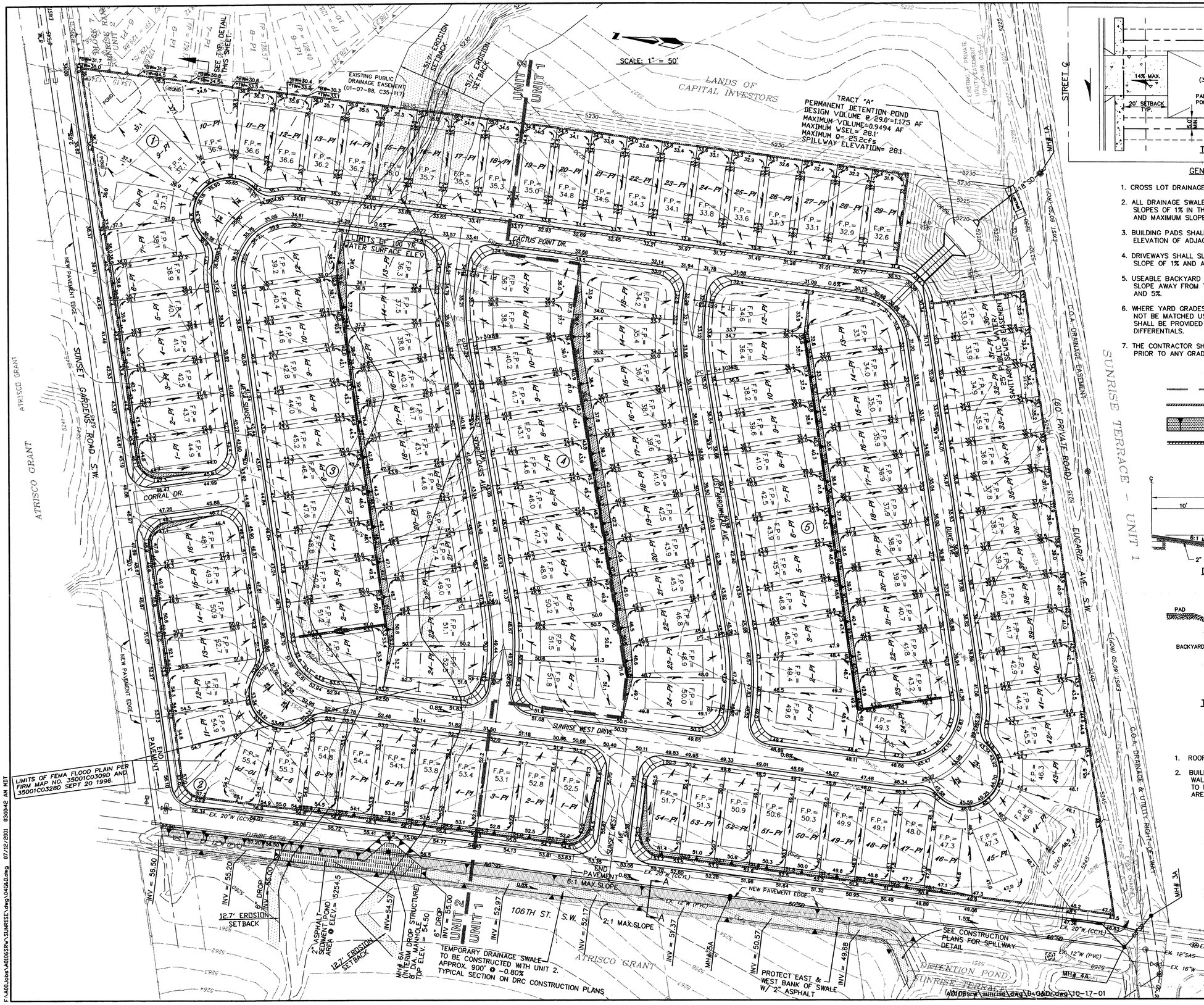
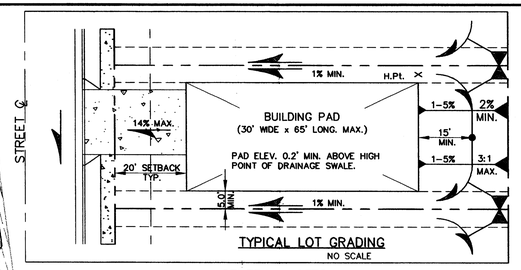
RECEIVED
JUL 13 2001
HYDROLOGY SECTION





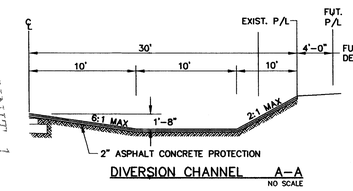
TYPICAL LOT GRADING
NO SCALE

GENERAL NOTES

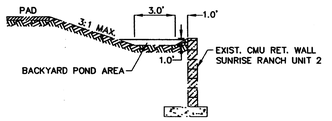
1. CROSS LOT DRAINAGE WILL NOT BE PERMITTED.
2. ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% IN THE DIRECTION INDICATED BY THE FLOW ARROWS, AND MAXIMUM SLOPES OF 3 HORZ. TO 1 VERT.
3. BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
4. DRIVEWAYS SHALL SLOPE TOWARDS THE STREETS AT A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 14%
5. USEABLE BACKYARD AREAS SHALL BE AT LEAST 30'x15', AND SHALL SLOPE AWAY FROM THE BUILDING PADS AT A GRADE BETWEEN 1% AND 5%.
6. WHERE YARD GRADES AT ADJACENT LOTS AT PROPERTY LINES CAN NOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALLS SHALL BE PROVIDED AS NECESSARY TO ACCOMMODATE THE GRADE DIFFERENTIALS.
7. THE CONTRACTOR SHALL OBTAIN A TOPSOIL DISTURBANCE PERMIT PRIOR TO ANY GRADING OPERATIONS.

LEGEND

- UNIT BOUNDARY
- RETAINING WALL REQUIRED.
- BACKYARD SLOPE. (3:1 TYP. U.N.O.)
- STANDARD CURB & GUTTER



DIVERSION CHANNEL A-A
NO SCALE



TYP. SECTION @ COMMON BOUNDARY WITH SUNRISE RANCH, UNIT 2 LOTS 9, 10, 11, 12 ONLY.
NO SCALE

DRAINAGE NOTES

1. ROOF RUNOFF TO FRONT YARD.
2. BUILDER MAY REQUIRE BACK YARD RETAINING WALL WITHIN THE 3:1 MAX. SLOPE AREA DOWN TO BOTTOM OF POND TO PROVIDE USABLE BACKYARD AREA, DEPENDING ON MODEL PLACED ON LOT.

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

AS BUILT INFORMATION

		DATE
CONTRACTOR		
WORK STAKED	BY	DATE
ACCEPTANCE		
FIELD VERIFICATION	BY	DATE
DRAWINGS CORRECTED	BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

ACS MONUMENT "9-L9" @ THE NORTHEAST CORNER OF SUNRISE RANCH WEST.
ELEV.: 5187.04 MSL.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	ALDRITCH LAND SURVEY	
	P.O. BOX 30701	
	ALBUQUERQUE, NM	
	87190-0701	
	(505) 884-1990	

ENGINEER'S SEAL

DANE HOELZER
NEW MEXICO
15867
REGISTERED PROFESSIONAL ENGINEER
10-17-01

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: HC-A DATE: JULY -01
DRAWN BY: HC-A DATE: JULY -01
CHECKED BY: DLH DATE: JULY -01

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SUNRISE RANCH WEST

GRADING & 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
XXXXXX	L-8	5	19

F:\A00Jobs\A0106SRV\SUNRISE\dwg\G4GD.dwg 07/12/2001 03:10:42 AM MDT

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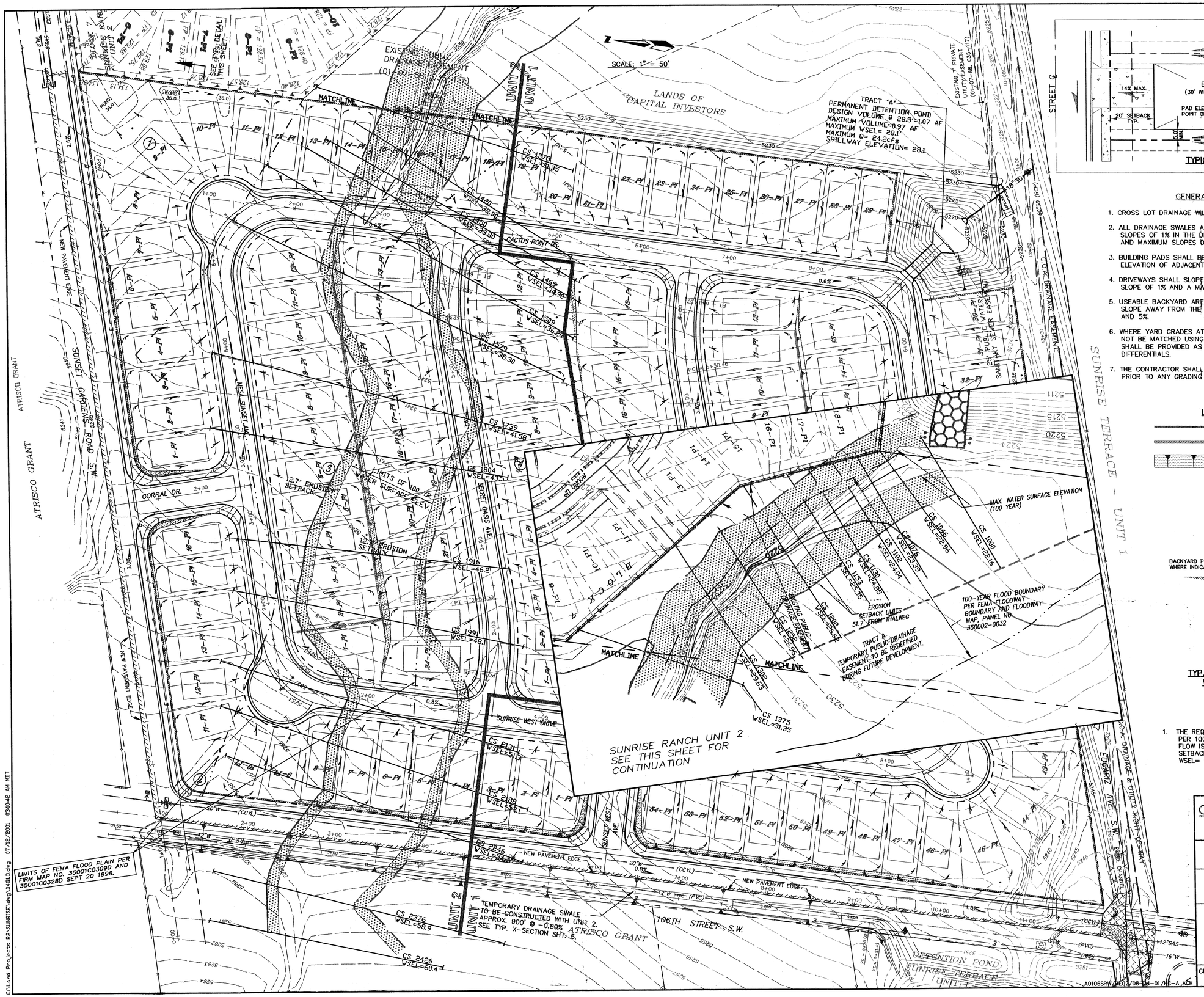

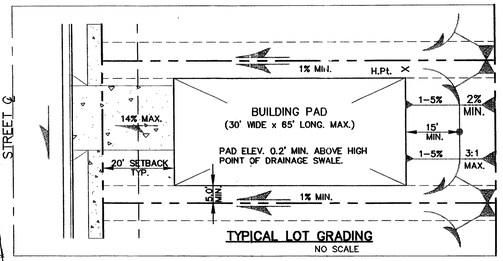

TYPICAL LOT GRADING
NO SCALE

GENERAL NOTES

1. CROSS LOT DRAINAGE WILL NOT BE PERMITTED.
2. ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% IN THE DIRECTION INDICATED BY THE FLOW ARROWS, AND MAXIMUM SLOPES OF 3 HORZ. TO 1 VERT.
3. BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
4. DRIVEWAYS SHALL SLOPE TOWARDS THE STREETS AT A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 14%
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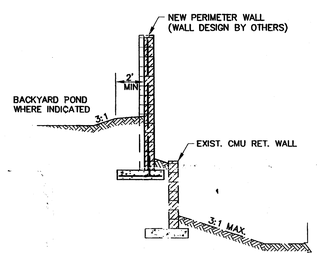
7. THE CONTRACTOR SHALL OBTAIN A TOPSOIL DISTURBANCE PERMIT PRIOR TO ANY GRADING OPERATIONS.

LEGEND

- UNIT BOUNDARY
- RETAINING WALL REQUIRED.
- BACKYARD SLOPE. (3:1 TYP. U.N.O.)



TYP. SECTION @ COMMON BOUNDARY WITH SUNRISE RANCH, UNIT 2
NO SCALE

DRAINAGE NOTES

1. THE REQUIRED EROSIONAL SETBACK IS 6 FEET PER 100cfs. THE TOTAL EXISTING UPSTRAM FLOW IS 212cfs. THE CALCULATED EROSION SETBACK IS 12.7 FEET.
WSEL= WATER SURFACE ELELVATION

AS BUILT INFORMATION

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

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

ACS MONUMENT "9-L9" @ THE NORTHEAST CORNER OF SUNRISE RANCH WEST.
ELEV.: 5187.04 MSL.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	ALDRITCH LAND SURVEY	
	P.O. BOX 30701	
	ALBUQUERQUE, NM	
	87190-0701	
	(505) 884-1990	

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: HC-A DATE: JULY -01
DRAWN BY: HC-A DATE: JULY -01
CHECKED BY: DLH DATE: JULY -01

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
ENGINEERING DEVELOPMENT GROUP

SUNRISE RANCH WEST

HEC-2 CROSS SECTIONS

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

CITY PROJECT No.	ZONE MAP NO.	SHEET	OF
XXXXXX	L-8	4	16

C:\Land Projects RE\SUNRISE\dwg\04GBJ.dwg 07/12/2001 03:10:42 AM MDT

PRELIMINARY PLAT
SUNRISE RANCH WEST SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 29
TOWNSHIP 10, NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2001

SUBDIVISION DATA

GROSS ACREAGE	19.7493 AC
ZONE ATLAS NO.	L-8-Z
NO. OF EXISTING PARCELS	4
NO. OF TRACTS/LOTS CREATED	1 TRACT / 143 LOTS
NO. OF PARCELS ELIMINATED	4
AREA DEDICATED TO CITY OF ALBUQUERQUE	4.4082 AC
DATE OF SURVEY	JANUARY 1997

OWNERS

LONGFORD AT 106th STREET LLC
7301 JEFFERSON NE, SUITE G & H
ALBUQUERQUE, N.M. 87109
(505) 761-9911

ENGINEERS

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

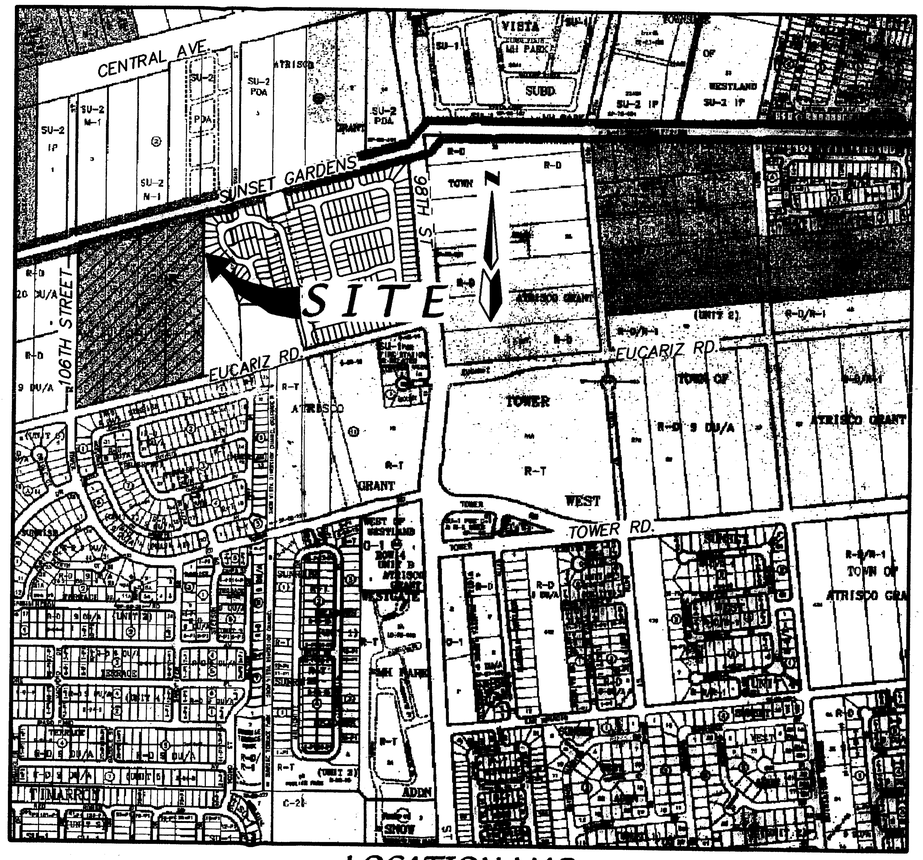
SURVEYOR

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

OWNER:

JOHN MURTAGH, MANAGING MEMBER
LONGFORD AT 106th STREET LLC

6/20/01
DATE



LOCATION MAP
NOT TO SCALE

APPROVED FOR MONUMENTATION AND STREET NAMES

City Surveyor, City of Albuquerque, N.M.

7-5-01
Date

PURPOSE OF PLAT

1. SUBDIVIDE FOUR TRACTS INTO 143 RESIDENTIAL LOTS AND 1 TRACT
2. DEDICATED RIGHT-OF-WAY AS SHOWN
3. GRANT NEW EASEMENTS AS SHOWN

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 29, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 2, 3, 4 AND 5, BLOCK 9, LANDS OF THE ATRISCO GRANT 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 on March 26, 1962, Volume D3, Folio 26, and containing 19.7493 acres more or less.

NOTES

1. UNLESS OTHERWISE NOTED ALL POINTS ARE "SET 5/8" REBAR WITH CAP "ALS LS 7719".

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"
"PLS # 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.

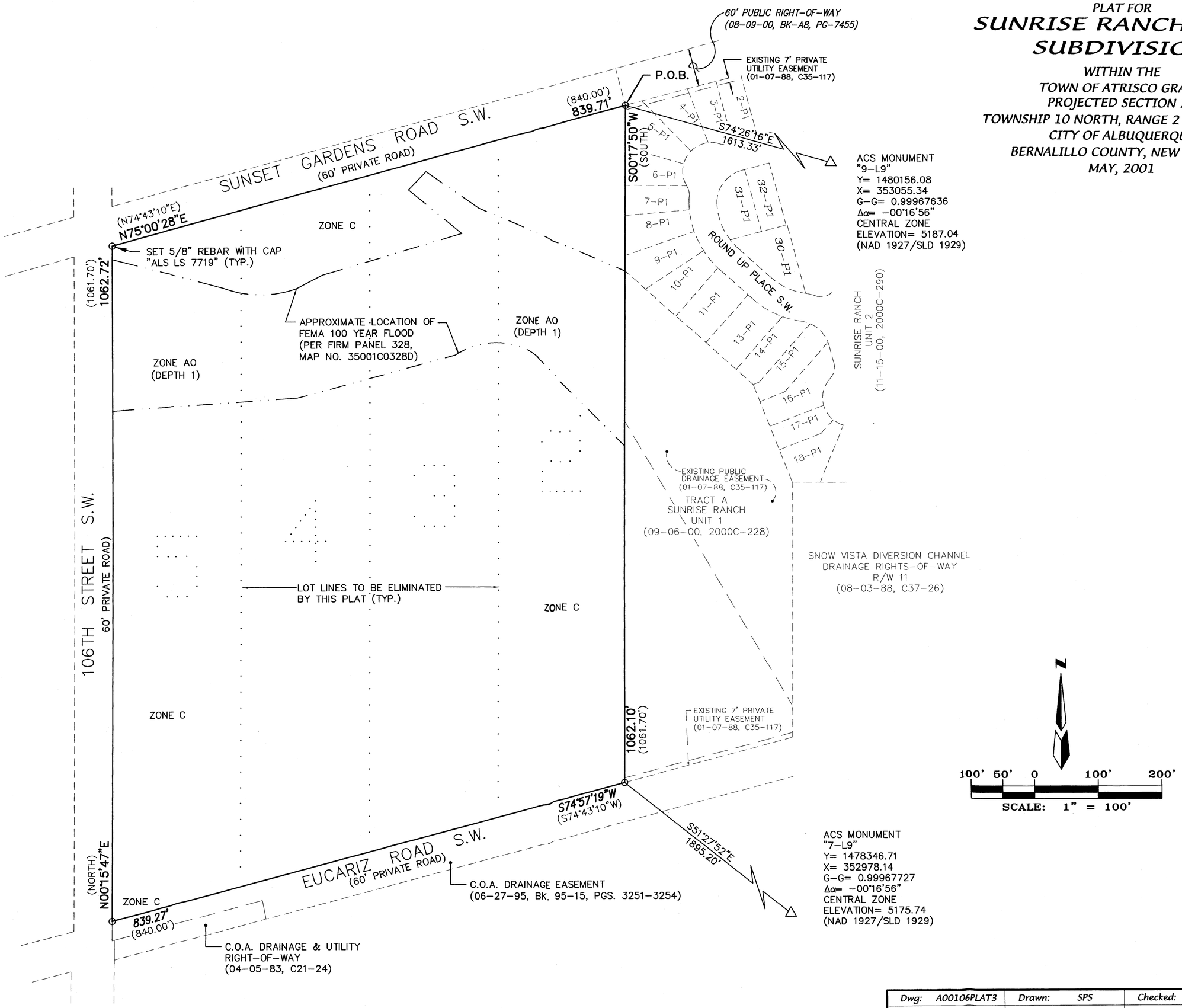
Dwg:	A00106prelim	Drawn:	SPS	Checked:	ALS	Sheet	1 of 5
Scale:	AS SHOWN	Date:	05/07/01	Job:	A00106		

F:\DATA\DWGS\A00j -A\A0106SRW\prelim plat\A00106perelim plat cover sheet.dwg Tue Jun 05 08:36:02 2001 by sps

PLAT FOR

SUNRISE RANCH WEST SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 29
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2001

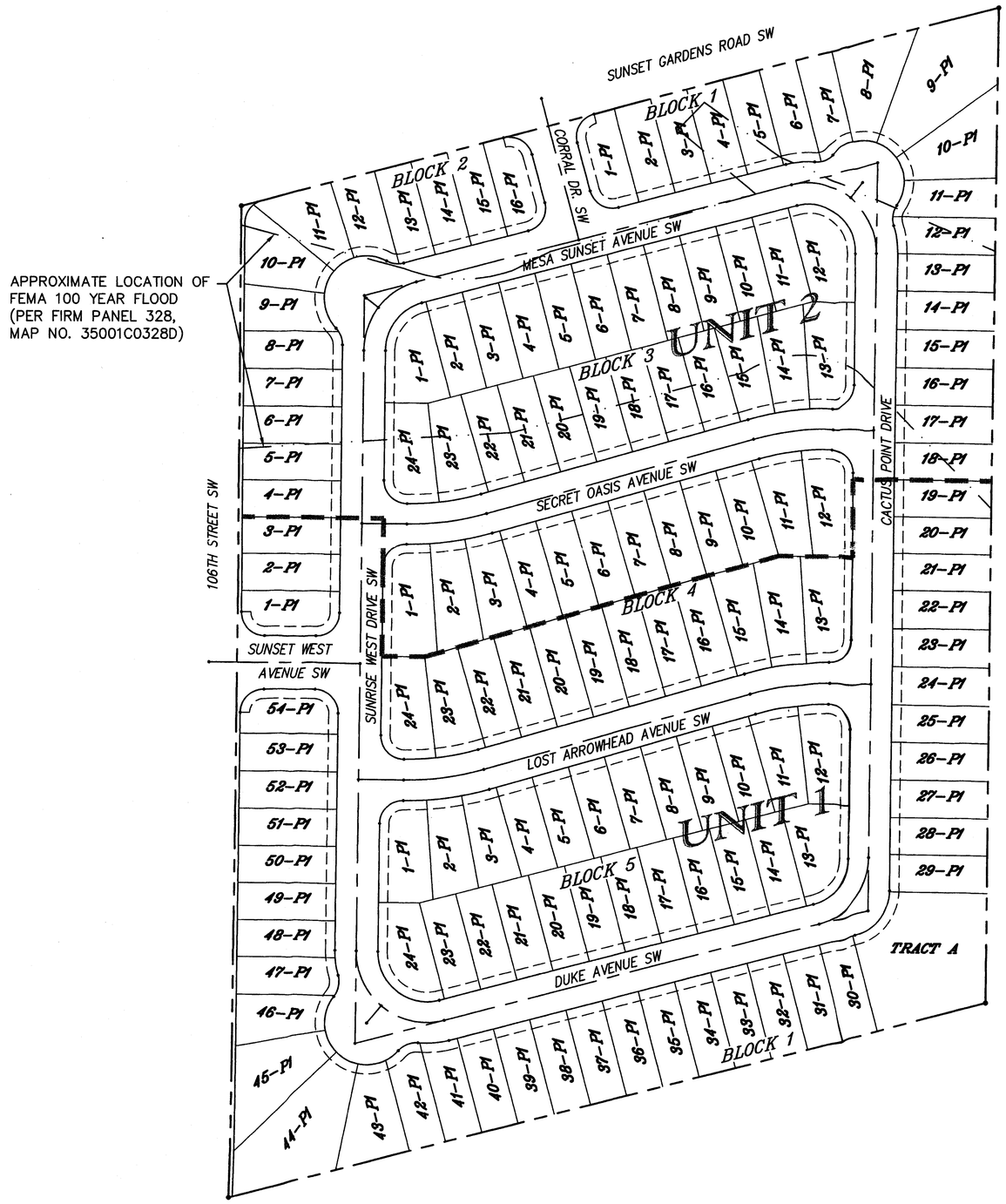


Dwg:	A00106PLAT3	Drawn:	SPS	Checked:	ALS	Sheet	2 of 5
Scale:	1"=100'	Date:	05/01/01	Job:	A00106		

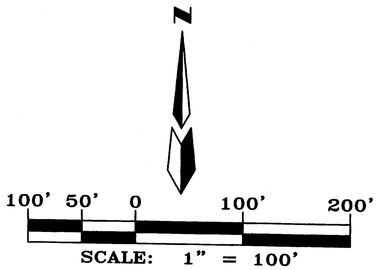
PRELIMINARY PLAT FOR

SUNRISE RANCH WEST SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 29
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2001



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	97.84	75.00	74°44'41"	57.28	S37°38'08"W	91.05
C2	137.82	75.00	105°17'22"	98.25	N52°20'51"W	119.23
C3	97.73	75.00	74°39'29"	57.19	N37°37'35"E	90.96
C4	137.85	75.00	105°18'28"	98.29	S52°23'27"E	119.25
C5	86.73	300.00	16°33'54"	43.67	N81°58'50"E	86.43
C6	86.91	300.00	16°35'57"	43.76	S81°59'52"W	86.61
C7	86.39	300.00	16°29'54"	43.49	N82°00'50"E	86.09
C8	86.56	300.00	16°31'57"	43.59	S82°01'51"W	86.26
C9	39.27	25.00	90°00'00"	25.00	N30°00'28"E	35.36
C10	39.27	25.00	90°00'00"	25.00	S59°59'32"E	35.36
C11	38.85	25.00	89°02'38"	24.59	S30°29'09"W	35.06
C12	39.27	25.00	90°00'00"	25.00	N59°59'32"W	35.36
C13	39.27	25.00	90°00'00"	25.00	N44°44'13"W	35.36
C14	39.27	25.00	90°00'00"	25.00	S45°15'47"W	35.36
C15	39.27	25.00	90°00'00"	25.00	S44°44'13"E	35.36
C16	39.27	25.00	90°00'00"	25.00	N45°15'47"E	35.36
C17	21.83	25.00	50°01'37"	11.66	S25°16'36"W	21.14
C18	10.79	25.00	24°43'04"	5.48	S62°38'56"W	10.70
C19	13.84	25.00	31°43'25"	7.10	S77°37'14"E	13.67
C20	5.02	25.00	11°30'35"	2.52	N80°45'46"E	5.01
C21	35.91	45.00	45°43'04"	18.97	N84°37'04"W	34.96
C22	39.50	45.00	50°17'31"	21.12	S19°00'23"E	38.24
C23	26.07	45.00	33°11'31"	13.41	S22°44'08"W	25.71
C24	26.07	45.00	33°11'31"	13.41	S55°55'39"W	25.71
C25	14.65	25.00	33°34'03"	7.54	N16°31'14"W	14.44
C26	4.73	25.00	10°50'52"	2.37	N38°43'42"W	4.73
C27	67.84	52.00	74°44'41"	39.72	S37°38'08"W	63.13
C28	30.84	98.00	18°01'45"	15.55	S84°01'21"W	30.71
C29	95.56	52.00	105°17'22"	68.12	N52°20'51"W	82.67
C30	7.12	25.00	16°19'01"	3.58	N84°52'43"E	7.10
C31	15.54	25.00	35°36'20"	8.03	N58°55'02"E	15.29
C32	26.92	45.00	34°16'17"	13.87	S58°15'00"W	26.52
C33	26.80	45.00	34°07'06"	13.81	N87°33'19"W	26.40
C34	26.80	45.00	34°07'06"	13.81	N53°26'13"W	26.40
C35	26.80	45.00	34°07'06"	13.81	N19°19'07"W	26.40
C36	28.63	45.00	36°27'01"	14.82	N15°57'56"E	28.15
C37	12.86	25.00	29°27'45"	6.57	S19°27'34"W	12.71
C38	9.80	25.00	22°27'37"	4.96	S06°30'06"E	9.74
C39	30.84	98.00	18°01'45"	15.55	N08°43'02"W	30.71
C40	39.20	25.00	89°50'06"	24.93	N45°12'53"E	35.30
C41	39.36	25.00	90°12'57"	25.09	N44°48'36"W	35.42
C42	39.27	25.00	90°00'00"	25.00	S44°44'13"E	35.36
C43	39.27	25.00	90°00'00"	25.00	S45°15'47"W	35.36
C44	24.65	322.00	4°23'06"	12.33	S87°56'21"W	24.64
C45	37.63	322.00	6°41'47"	18.84	S82°23'54"W	37.61
C46	29.70	322.00	5°17'07"	14.86	S76°24'26"W	29.69
C47	45.65	278.00	9°24'30"	22.88	S78°28'08"W	45.60
C48	33.47	278.00	6°53'55"	16.76	S86°37'20"W	33.45
C49	45.65	278.00	9°24'30"	22.88	N78°28'08"E	45.60
C50	28.97	322.00	5°20'00"	15.00	N76°25'52"E	29.96
C51	37.63	322.00	6°41'47"	18.84	N82°26'46"E	37.61
C52	25.11	322.00	4°28'07"	12.56	N88°01'43"E	25.11
C53	34.40	278.00	7°05'24"	17.22	N86°43'05"E	34.38
C54	39.37	25.00	90°13'06"	25.10	N44°48'43"W	35.42
C55	39.20	25.00	89°50'06"	24.93	N45°12'53"E	35.30
C56	39.27	25.00	90°00'00"	25.00	S44°44'13"E	35.36
C57	39.33	25.10	89°46'06"	25.00	S45°08'50"W	35.43
C58	34.28	278.00	7°03'53"	17.16	N86°43'50"E	34.26
C59	46.10	278.00	9°30'01"	23.10	N78°26'54"E	46.04
C60	24.98	359.44	3°58'56"	12.50	N88°02'25"E	24.98
C61	37.63	322.00	6°41'47"	18.84	N82°28'09"E	37.61
C62	30.48	322.00	5°25'23"	15.25	N76°24'34"E	30.47
C63	30.38	322.00	5°24'21"	15.20	S76°24'04"W	30.37
C64	37.63	322.00	6°41'47"	18.84	S82°27'08"W	37.61
C65	24.34	322.00	4°19'54"	12.18	S87°57'59"W	24.34
C66	45.97	278.00	9°28'30"	23.04	S78°26'08"W	45.92
C67	33.47	278.00	6°53'55"	16.76	S86°37'20"W	33.45
C68	68.41	52.50	74°39'29"	40.04	N37°37'35"E	63.67
C69	64.14	50.00	73°29'55"	37.34	N38°12'22"E	59.83
C70	1.01	50.00	1°09'35"	0.51	N00°52'37"E	1.01
C71	31.48	97.50	18°29'59"	15.88	N84°12'19"E	31.34
C72	1.93	97.50	1°08'08"	0.97	S85°58'38"E	1.93
C73	23.50	25.00	53°51'46"	12.70	S67°39'33"W	22.65
C74	17.21	45.00	21°54'32"	8.71	N51°40'56"E	17.10
C75	30.36	45.00	38°39'06"	15.78	N81°57'45"E	29.78
C76	26.80	45.00	34°07'06"	13.81	S61°39'09"E	26.40
C77	26.80	45.00	34°07'06"	13.81	S27°32'03"E	26.40
C78	38.18	45.00	48°36'28"	20.32	S13°49'44"W	37.04
C79	22.28	25.00	51°04'11"	11.94	N09°48'17"E	21.55
C80	1.22	25.00	2°47'35"	0.61	N36°44'10"E	1.22
C81	96.49	52.50	105°18'28"	68.80	S52°23'27"E	83.47
C82	19.09	97.50	11°13'01"	9.57	S10°07'18"E	19.06
C83	8.13	97.50	4°46'34"	4.07	S02°07'30"E	8.13



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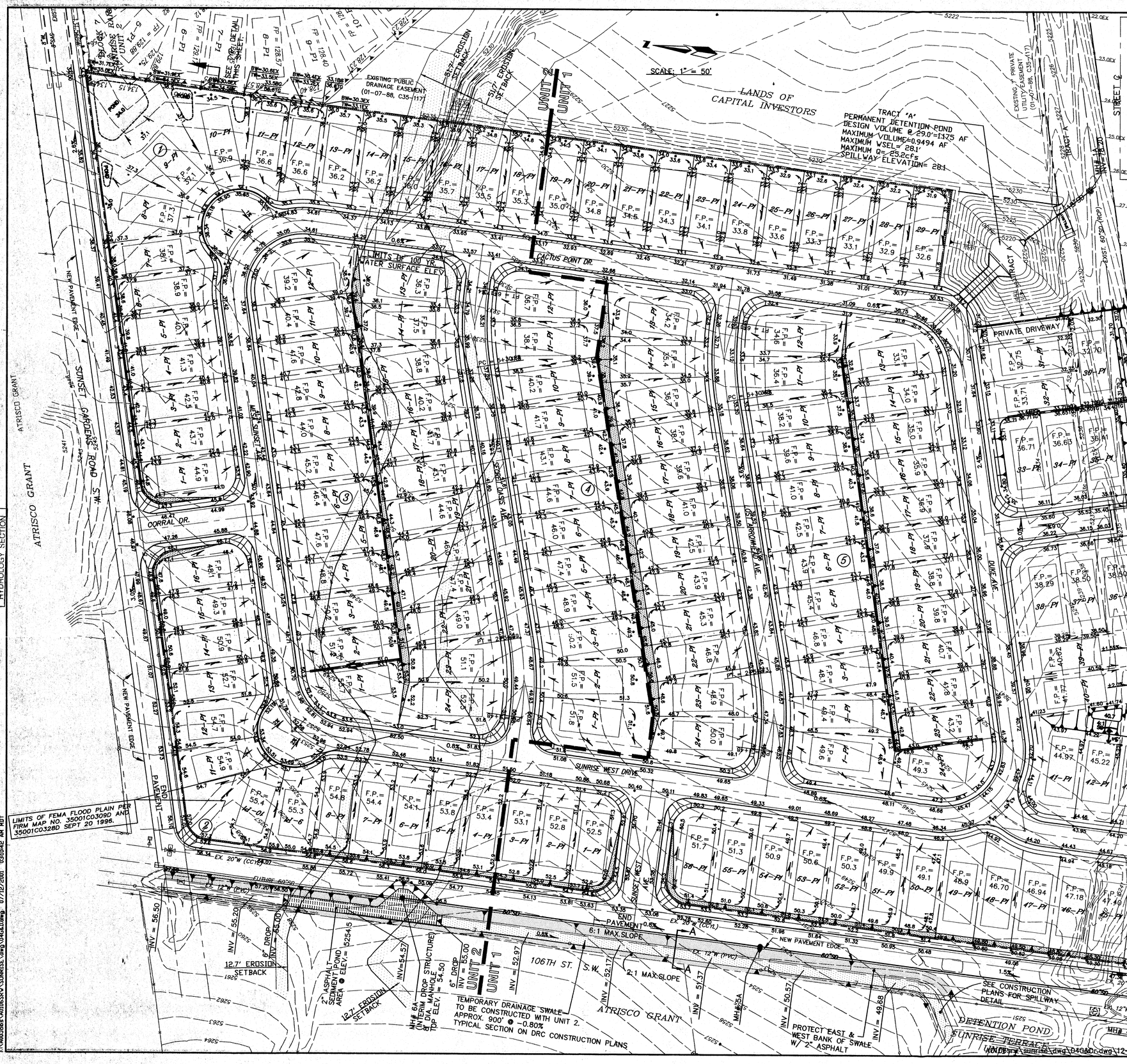
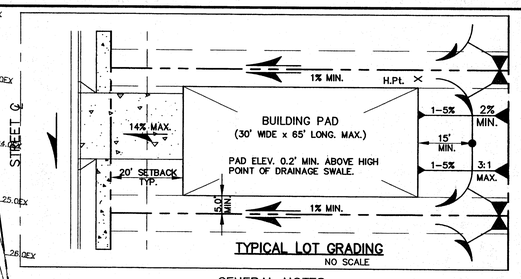
Scale:	1"=100'	Date:	05/07/01	Job:	A00106		





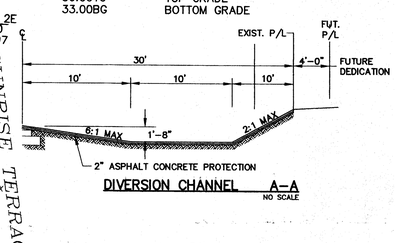
TYPICAL LOT GRADING
NO SCALE

GENERAL NOTES

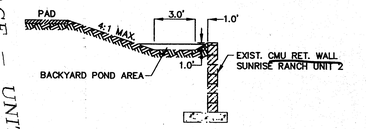
1. CROSS LOT DRAINAGE WILL NOT BE PERMITTED.
2. ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% IN THE DIRECTION INDICATED BY THE FLOW ARROWS, AND MAXIMUM SLOPES OF 3 HORZ. TO 1 VERT.
3. BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
4. DRIVEWAYS SHALL SLOPE TOWARDS THE STREETS AT A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 14%
5. USEABLE BACKYARD AREAS SHALL BE AT LEAST 30'x15', AND SHALL SLOPE AWAY FROM THE BUILDING PADS AT A GRADE BETWEEN 1% AND 5%. criteria not followed lots 41-43
6. WHERE YARD GRADES AT ADJACENT LOTS AT PROPERTY LINES CAN NOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALLS SHALL BE PROVIDED AS NECESSARY TO ACCOMMODATE THE GRADE DIFFERENTIALS.
7. THE CONTRACTOR SHALL OBTAIN A TOPSOIL DISTURBANCE PERMIT PRIOR TO ANY GRADING OPERATIONS.

LEGEND

- UNIT BOUNDARY
- RETAINING WALL
- GARDEN WALL
- BACKYARD SLOPE. (3:1 TYP. U.N.O.)
- STANDARD CURB & GUTTER
- 36.00TG TOP GRADE
- 33.00BG BOTTOM GRADE



DIVERSION CHANNEL A-A
NO SCALE



TYP. SECTION @ COMMON BOUNDARY WITH SUNRISE RANCH, UNIT 2
LOTS 9, 10, 11, 12 ~~ONLY~~
NO SCALE

DRAINAGE NOTES

1. ROOF RUNOFF TO FRONT YARD.
2. BUILDER MAY REQUIRE BACK YARD RETAINING WALL WITHIN THE 3:1 MAX. SLOPE AREA DOWN TO BOTTOM OF POND TO PROVIDE USABLE BACKYARD AREA, DEPENDING ON MODEL PLACED ON LOT.

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
ENGINEERING DEVELOPMENT GROUP

DEC 11 2001
HYDROLOGY SECTION

SUNRISE RANCH WEST
GRADING & 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
675781	L-8	5	X

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

ACS MONUMENT "9-L9"
THE STATION IS 49.2' EAST OF CENTERLINE OF 98TH ST. AND IS 0.13 MILES NORTH RYNO CT., S.W.
X = 353055.34, Y = 1480156.08, G-G = 0.999676436
ELEV = 5187.036(SLD 1929) (ELEVATION REVISED 1995)

SURVEY INFORMATION

FIELD NOTES

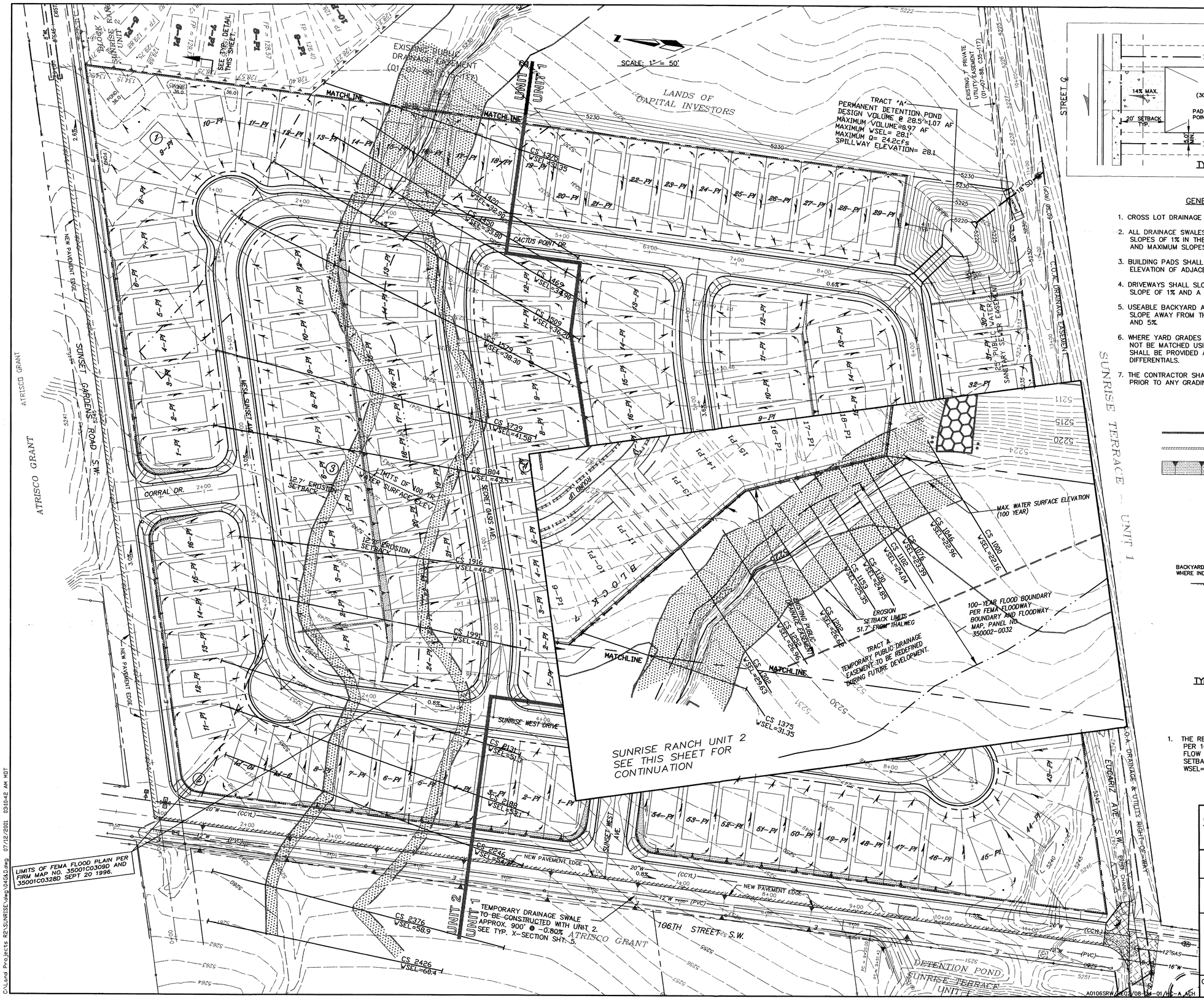
NO.	BY	DATE
	ALDRITCH LAND SURVEY	
	P.O. BOX 30701	
	ALBUQUERQUE, NM	
	87190-0701	
	(505) 884-1990	

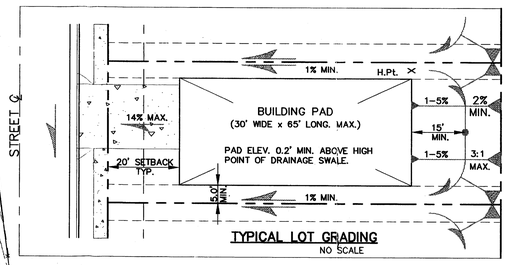
ENGINEER'S SEAL
JAMES HOELZER — NEW MEXICO — 10987 — REGISTERED PROFESSIONAL ENGINEER
10-01-21

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: HC-A DATE: JULY -01
DRAWN BY: HC-A DATE: JULY -01
CHECKED BY: DLH DATE: JULY -01

EX:\MDJobs\M0106SRV\SUNRISE\dwg\04GRDrdwg\12-10-01\ACH





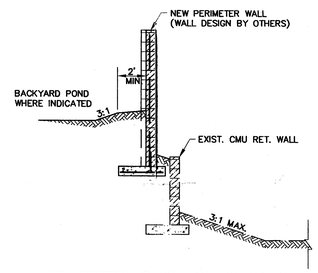
TYPICAL LOT GRADING
NO SCALE

GENERAL NOTES

1. CROSS LOT DRAINAGE WILL NOT BE PERMITTED.
2. ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% IN THE DIRECTION INDICATED BY THE FLOW ARROWS, AND MAXIMUM SLOPES OF 3 HORZ. TO 1 VERT.
3. BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
4. DRIVEWAYS SHALL SLOPE TOWARDS THE STREETS AT A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 14%
5. USEABLE BACKYARD AREAS SHALL BE AT LEAST 30'x15', AND SHALL SLOPE AWAY FROM THE BUILDING PADS AT A GRADE BETWEEN 1% AND 5%.
6. WHERE YARD GRADES AT ADJACENT LOTS AT PROPERTY LINES CAN NOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALLS SHALL BE PROVIDED AS NECESSARY TO ACCOMMODATE THE GRADE DIFFERENTIALS.
7. THE CONTRACTOR SHALL OBTAIN A TOPSOIL DISTURBANCE PERMIT PRIOR TO ANY GRADING OPERATIONS.

LEGEND

- UNIT BOUNDARY
- RETAINING WALL REQUIRED.
- BACKYARD SLOPE. (3:1 TYP. U.N.O.)



TYP. SECTION @ COMMON BOUNDARY WITH SUNRISE RANCH, UNIT 2
NO SCALE

DRAINAGE NOTES

1. THE REQUIRED EROSIONAL SETBACK IS 6 FEET PER 100cfs. THE TOTAL EXISTING UPSTRAM FLOW IS 212cfs. THE CALCULATED EROSION SETBACK IS 12.7 FEET.
WSEL= WATER SURFACE ELELVATION

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

ACS MONUMENT "9-L9" @ THE NORTHEAST CORNER OF SUNRISE RANCH WEST.
ELEV.: 5187.04 MSL.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	ALDRITCH LAND SURVEY	
	P.O. BOX 30701	
	ALBUQUERQUE, NM	
	87190-0701	
	(505) 884-1990	

ENGINEER'S SEAL

DONALD HOELZER NEW MEXICO 10984 REGISTERED PROFESSIONAL ENGINEER
9-7-01

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: HC-A DATE: JULY -01
DRAWN BY: HC-A DATE: JULY -01
CHECKED BY: DLH DATE: JULY -01

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
ENGINEERING DEVELOPMENT GROUP

SUNRISE RANCH WEST

HEC-2 CROSS SECTIONS

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

CITY PROJECT No.	ZONE MAP NO.	SHEET	OF
XXXXXX	L-8	4	16

D:\Land Projects RE\SUNRISE\dwg\GAB\Long 07/12/2001 03:10:42 AM MDT

L9/D002

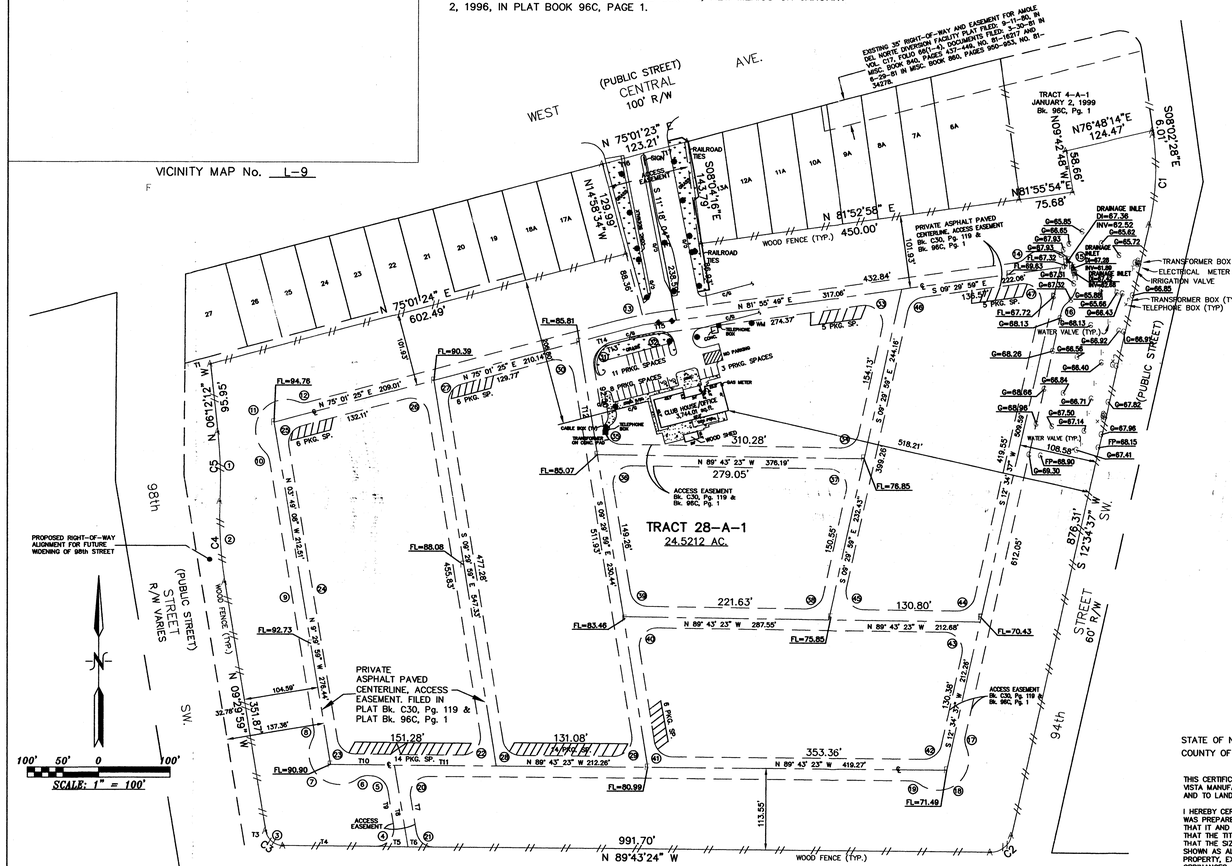
A.L.T.A / A.C.S.M. LAND TITLE SURVEY
OF
TRACT 28-A-1
VISTA
ATRISCO GRANT

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2005

LEGAL DESCRIPTION:

LOT NUMBERED TWENTY-EIGHT-A-1 (28-A-1) OF THE CORRECTED PLAT OF LOTS 4-A-1 AND 28-A-1 OF VISTA WITHIN PROJECTED SECTION 28, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE CORRECTION PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 2, 1996, IN PLAT BOOK 96C, PAGE 1.

VICINITY MAP No. L-9



CURVE DATA FOR EASEMENTS						
CURVE #	DELTA	RADIUS	LENGTH	TAN	CH. BEARING.	DISTANCE
①	08° 34' 32"	645.00'	96.54'	48.36'	N 01° 54' 30" W.	96.45'
②	01° 52' 49"	555.00'	115.08'	57.75'	N 03° 33' 34" W.	114.87'
③	80° 13' 25"	30.00'	42.00'	25.27'	N 49° 36' 41" W.	38.65'
④	99° 46' 35"	25.00'	43.54'	29.68'	S 40° 23' 19" W.	38.24'
⑤	80° 13' 24"	25.00'	35.00'	21.06'	S 49° 36' 41" E.	32.21'
⑥	32° 12' 15"	22.00'	12.37'	6.35'	N 74° 10' 29" E.	12.20'
⑦	144° 37' 55"	43.00'	108.55'	134.87'	S 49° 36' 41" E.	134.87'
⑧	32° 12' 15"	22.00'	12.37'	6.35'	S 06° 36' 09" W.	12.20'
⑨	05° 40' 51"	615.00'	60.98'	30.51'	S 06° 36' 37" E.	60.95'
⑩	32° 12' 15"	22.00'	12.37'	6.35'	S 19° 55' 15" E.	12.20'
⑪	143° 15' 03"	43.00'	107.51'	129.45'	S 35° 36' 09" W.	81.62'
⑫	32° 12' 15"	22.00'	12.37'	6.35'	N 89° 52' 28" W.	12.20'
⑬	04° 00' 21"	615.00'	12.37'	6.35'	S 65° 49' 41" W.	12.20'
⑭	32° 12' 15"	22.00'	36.88'	22.72'	N 32° 45' 43" E.	33.63'
⑮	175° 03' 19"	43.00'	131.36'	000.00'	N 42° 44' 47" W.	85.92'
⑯	32° 12' 15"	22.00'	12.37'	6.35'	N 28° 40' 44" E.	12.20'
⑰	32° 12' 15"	22.00'	12.37'	6.35'	N 03° 31' 31" W.	12.20'
⑱	142° 06' 30"	43.00'	106.65'	125.27'	N 51° 25' 37" E.	81.34'
⑲	32° 12' 15"	22.00'	12.37'	6.35'	S 73° 37' 16" E.	12.20'
⑳	99° 46' 35"	25.00'	43.54'	29.68'	N 40° 23' 19" E.	38.24'
㉑	80° 13' 25"	25.00'	35.00'	21.06'	N 49° 36' 41" W.	32.21'
㉒	99° 46' 35"	25.00'	43.54'	29.68'	S 40° 23' 19" W.	38.24'
㉓	80° 13' 25"	25.00'	35.00'	21.06'	N 49° 36' 41" W.	32.21'
㉔	05° 40' 51"	585.00'	58.00'	29.03'	N 06° 36' 37" W.	57.98'
㉕	78° 50' 32"	25.00'	34.40'	20.55'	N 35° 36' 09" E.	31.75'
㉖	90° 28' 37"	25.00'	41.66'	27.51'	S 57° 14' 17" E.	37.00'
㉗	84° 31' 23"	25.00'	36.88'	22.72'	N 32° 45' 43" E.	33.63'
㉘	80° 13' 25"	25.00'	35.00'	21.06'	N 49° 36' 41" W.	32.21'
㉙	32° 12' 15"	25.00'	43.54'	29.68'	S 40° 23' 19" W.	38.24'
㉚	90° 28' 37"	25.00'	41.66'	27.51'	S 57° 14' 17" E.	37.00'
㉛	84° 31' 23"	25.00'	36.88'	22.72'	N 32° 45' 43" E.	33.63'
㉜	06° 54' 24"	585.00'	70.52'	35.30'	N 78° 28' 27" E.	70.48'
㉝	110° 38' 48"	25.00'	48.28'	36.14'	S 42° 44' 47" E.	41.12'
㉞	77° 42' 00"	25.00'	33.90'	20.14'	S 51° 25' 37" W.	31.36'
㉟	80° 13' 25"	25.00'	35.00'	21.06'	N 49° 36' 41" W.	32.21'
㊱	99° 46' 35"	25.00'	43.54'	29.68'	N 40° 23' 19" E.	38.24'
㊲	102° 18' 00"	25.00'	44.64'	31.04'	S 38° 34' 23" E.	38.94'
㊳	7° 42' 00"	25.00'	33.90'	20.14'	S 51° 25' 37" W.	31.36'
㊴	80° 13' 25"	25.00'	35.00'	21.06'	N 49° 36' 41" W.	32.21'
㊵	99° 46' 35"	25.00'	43.54'	29.68'	N 40° 23' 19" E.	38.24'
㊶	80° 13' 25"	25.00'	35.00'	21.06'	N 49° 36' 41" W.	32.21'
㊷	77° 42' 00"	25.00'	33.90'	20.14'	S 51° 25' 37" W.	31.36'
㊸	102° 18' 00"	25.00'	44.64'	31.04'	S 38° 34' 23" E.	38.94'
㊹	77° 42' 00"	25.00'	33.90'	20.14'	S 51° 25' 37" W.	31.36'
㊺	102° 18' 00"	25.00'	44.64'	31.04'	S 38° 34' 23" E.	38.94'
㊻	69° 21' 12"	25.00'	30.28'	17.30'	N 47° 15' 13" E.	28.45'
㊼	110° 38' 48"	25.00'	48.28'	36.14'	S 42° 44' 47" E.	41.12'

CURVE DATA FOR BOUNDARY

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	350.00	20°38'48"	126.12	S 02°16'04" W	125.44
C2	30.00	77°42'00"	40.68	S 51°25'37" W	37.64
C3	25.00	80°13'25"	35.00	N 49°36'41" W	32.21
C4	548.00	11°52'48"	113.62	N 03°33'37" W	113.42
C5	652.00	08°35'28"	97.78	N 01°54'56" W	97.67

LINE DATA FOR EASEMENTS

REF. No.	BEARING.	DISTANCE
T1	N 75° 01' 25" E.	37.55'
T2	N 06° 12' 12" W.	89.78'
T3	N 89° 43' 23" W.	58.53'
T4	N 89° 43' 23" W.	119.46'
T5	N 89° 43' 23" W.	47.94'
T6	N 89° 43' 23" W.	39.33'
T7	N 09° 29' 59" W.	49.28'
T8	S 09° 29' 59" E.	115.22'
T9	N 09° 29' 59" W.	49.28'
T10	N 89° 43' 23" W.	86.55'
T11	N 89° 43' 23" W.	145.93'
T12	S 09° 29' 59" E.	162.54'
T13	N 75° 01' 25" E.	22.09'
T14	N 75° 01' 25" E.	94.64'
T15	N 81° 55' 49" E.	51.34'
T16	N 75° 01' 25" E.	59.50'
T17	N 75° 01' 25" E.	59.50'

The property shown hereon is within the 100 year flood plain. Zone "AE", FIRM Panel # 35001C0328E Dated: 11-19-03

GENERAL NOTES:

1: OWNER OF RECORD PER LANDAMERICA ALBUQUERQUE TITLE CO. TITLE BINDER DATED: DECEMBER 29, 2004 IS VISTA MANUFACTURED HOME COMMUNITY LIMITED PARTNERSHIP

2: LEGAL DESCRIPTION AND EASEMENTS SHOWN WAS PROVIDE BY LANDAMERICA ALBUQUERQUE TITLE CO. COMMITMENT No. 249681 SD

3: PLATS USED TO ESTABLISH BOUNDARY.
A: CORRECTION PLAT OF LOTS 4-A-1 AND 28-A-1 OF VISTA FILED: JANUARY 2, 1996 IN BOOK 96C, PAGE 1

4: FIELD WORK PERFORMED ON: JANUARY, 2005

5: BUILDING HEIGHT: 16.0 FEET

6: SETBACK LINES ARE PER THE APPROVED SITE PLAN FOR THE VISTA MOBILE HOME PARK.

7: EACH MOBILE HOME SPOT HAS A MINIMUM OF 1 PARKING SPACE PER LOT.

8: NO MOBILE HOME IS WITHIN 100 FEET OF THE FLOOD PLANE.

9: ITEMS IN SCHEDULE B SHOWING RIGHTS CONTAINED IN CONTAINED IN THE PATENT RECORDED AUGUST 21, 1905 IN BOOK 35, PAGE 91; AND THE AGREEMENT TO CONSTRUCT SUBDIVISION IMPROVEMENTS (PUBLIC) FOR SITE DEVELOPMENT PLAN, RECORDED IN BOOK 379A, PAGE 950, AS DOCUMENT No. 86 72343, AS ASSIGNED TO BORROWER AND LAST AMENDED APRIL 2, 2004, BY SIXTEENTH EXTENSION AGREEMENT RECORDED IN BOOK A75, PAGE 3705, AS DOCUMENT No. 2004 043835, ARE AGREEMENTS AND BLANKET EASEMENTS THAT ARE NOT PLOTTABLE.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

THIS CERTIFICATION IS MADE TO THE GENERAL ELECTRIC CAPITAL CORPORATION, A DELAWARE CORPORATION, VISTA MANUFACTURED HOME COMMUNITY LIMITED PARTNERSHIP ITS SUCCESSORS AND/OR ASSIGNS, AND TO LANDAMERICA ALBUQUERQUE TITLE

I HEREBY CERTIFY THAT THE SURVEY JOB No. 04-2673 ENTITLE "LOT 28-A-1 VISTA" WAS PREPARED FROM AN ON-THE-GROUND SURVEY MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME EXCEPT AS NOTED; THAT THE SIZE, LOCATION AND TYPE OF BUILDINGS, STRUCTURES AND IMPROVEMENTS ARE AS SHOWN AS ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SETBACK LINE OF THE PROPERTY, EXCEPT AS SHOWN; THE UNDERSIGNED IS NOT AWARE OF ANY VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS; THAT THERE ARE NOT ANY EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED THEREON; THAT THERE ARE NO ENCROACHMENTS AFFECTING THIS PROPERTY OTHER THAN AS SHOWN; THAT ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY; THAT EXCEPT AS SHOWN HEREON THE PARCEL(s) DESCRIBED HEREON DO NOT LIE WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH ANY MAPS ENTITLED: "FLOOD INSURANCE RATE MAP", "FLOOD HAZARD FLOOD WAY BOUNDARY MAP", FLOOD HAZARD BOUNDARY MAP", OR "FLOOD BOUNDARY AND FLOOD WAY MAP" PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR A FLOOD HAZARD BOUNDARY MAP PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND THAT THE PROPERTY HAS DIRECT ACCESS TO CENTRAL AVENUE,SUNSET GARDENS ROAD S.W., A PUBLIC ROAD MAINTAINED BY THE STATE OF NEW MEXICO.

THIS SURVEY IS MADE IS ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND AMERICA CONGRESS ON SURVEYING AND MAPPING.

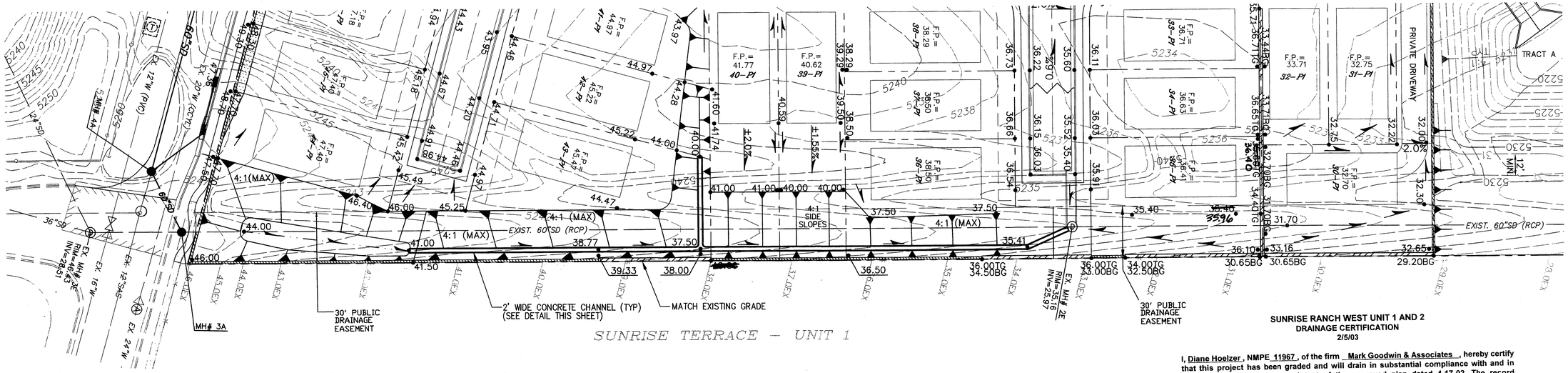
ANTHONY L. HARRIS, N.M.P.S. #11463 DATE

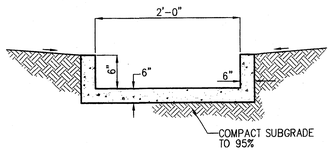
HARRIS SURVEYING, INC.
4412-D WORKROD STREET N.E.
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 889-8056
FAX: (505) 889-8645

SHEET 1 of 4

04-2673.dwg(Jan-05)

NOTES





CONCRETE SWALE SECTION

N.T.S.

SUNRISE RANCH WEST UNIT 1 AND 2
DRAINAGE CERTIFICATION
2/5/03

I, Diane Hoelzer, NMPE 11967, of the firm Mark Goodwin & Associates, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 4-17-02. The record information edited onto the original design document has been obtained by Aldrich Land Surveying, NMPS 7719, of the firm Tim Aldrich. I further certify that I have personally visited the project site on 1-16-03 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 Guarantees.

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.

Diane L. Hoelzer, PE — 2-5-03 Date

DIANE L. HOELZER — NEW MEXICO — 11967 — REGISTERED PROFESSIONAL ENGINEER

30' 15' 0 30' 60'
SCALE: 1" = 30'

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

ACS MONUMENT "9-19"
THE STATION IS 49.2' EAST OF CENTERLINE OF 98TH ST., AND IS 0.13 MILES NORTH RYNO CT., S.W.
X = 353055.34, Y = 1480156.08, G-G = 0.99967636
ELEV. = 5187.036(SID 1929) (ELEVATION REVISED 1995)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	ALDRITCH LAND SURVEY	
	P.O. BOX 30701	
	ALBUQUERQUE, NM	
	87190-0701	
	(505) 884-1990	

ENGINEER'S SEAL

DIANE L. HOELZER — NEW MEXICO — 11967 — REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	JMM	JUNE-02
DRAWN BY	DER	JUNE-02
REVIEWED BY	DLH	JUNE-02

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

RECEIVED FEB 05 2003 HYDROLOGY SECTION

TITLE: SUNRISE RANCH WEST
SOUTH BOUNDARY SWALE DETAIL

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

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
675781	L-8	2	2

A00jobs\A0106srw\SUNRISE\DWG\A0106sdtl.dwg\06-19-02\DER

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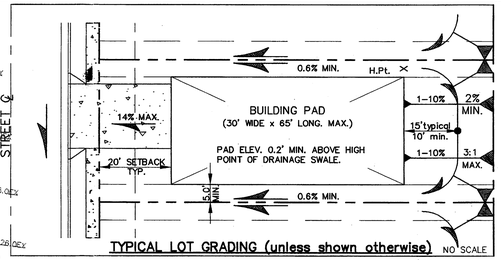


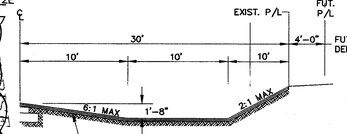
TYPICAL LOT GRADING (unless shown otherwise) NO SCALE

GENERAL NOTES

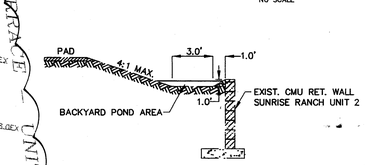
1. CROSS LOT DRAINAGE WILL NOT BE PERMITTED.
2. ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 0.6% IN THE DIRECTION INDICATED BY THE FLOW ARROWS, AND MAXIMUM SLOPES OF 3 HORZ. TO 1 VERT.
3. BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
4. DRIVEWAYS SHALL SLOPE TOWARDS THE STREETS AT A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 14%
5. USEABLE BACKYARD AREAS SHALL BE AT LEAST 10' DEEP, AND SHALL SLOPE AWAY FROM THE BUILDING PADS AT A GRADE BETWEEN 1% AND 10%.
6. WHERE YARD GRADES AT ADJACENT LOTS AT PROPERTY LINES CAN NOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALLS SHALL BE PROVIDED AS NECESSARY TO ACCOMMODATE THE GRADE DIFFERENTIALS.
7. THE CONTRACTOR SHALL OBTAIN A TOPSOIL DISTURBANCE PERMIT PRIOR TO ANY GRADING OPERATIONS.

LEGEND

- UNIT BOUNDARY
- RETAINING WALL
- GARDEN WALL
- BACKYARD SLOPE. (3:1 TYP. U.N.O.)
- STANDARD CURB & GUTTER
- 36.00TG TOP GRADE
- 33.00BG BOTTOM GRADE



DIVERSION CHANNEL A-A NO SCALE



SEE SHEET 2 of 2 FOR REVISIONS

TYP. SECTION @ COMMON BOUNDARY WITH SUNRISE RANCH, UNIT 2 LOTS 9, 10, 11, 12 ONLY. NO SCALE

DRAINAGE NOTES

1. ROOF RUNOFF TO FRONT YARD.
2. BUILDER MAY REQUIRE BACK YARD RETAINING WALL WITHIN THE 3:1 MAX. SLOPE AREA DOWN TO BOTTOM OF POND TO PROVIDE USABLE BACKYARD AREA, DEPENDING ON MODEL PLACED ON LOT.

SEE SHT 2 FOR CERT.

AS BUILT INFORMATION

CONTRACTOR		
STAKED BY		DATE
AS-BUILT BY		
ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

ACS MONUMENT "9-L9"
THE STATION IS 49.2' EAST OF CENTERLINE OF 98TH ST., AND IS 0.13 MILES NORTH RYNO CT., S.W.
X = 353055.34, Y = 1480156.08, G-G = 0.99967636
ELEV. = 5187.036(SLD 1929) (ELEVATION REVISED 1995)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	ALDRITCH LAND SURVEY	
	P.O. BOX 30701	
	ALBUQUERQUE, NM	
	87190-0701	
	(505) 884-1990	

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: HC-A DATE: JULY -01
DRAWN BY: HC-A DATE: JULY -01
CHECKED BY: DLH DATE: JULY -01

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
ENGINEERING DEVELOPMENT GROUP

RECEIVED FEB 05 2003 HYDROLOGY SECTION

SUNRISE RANCH WEST

GRADING & 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
675781	L-8	1	2

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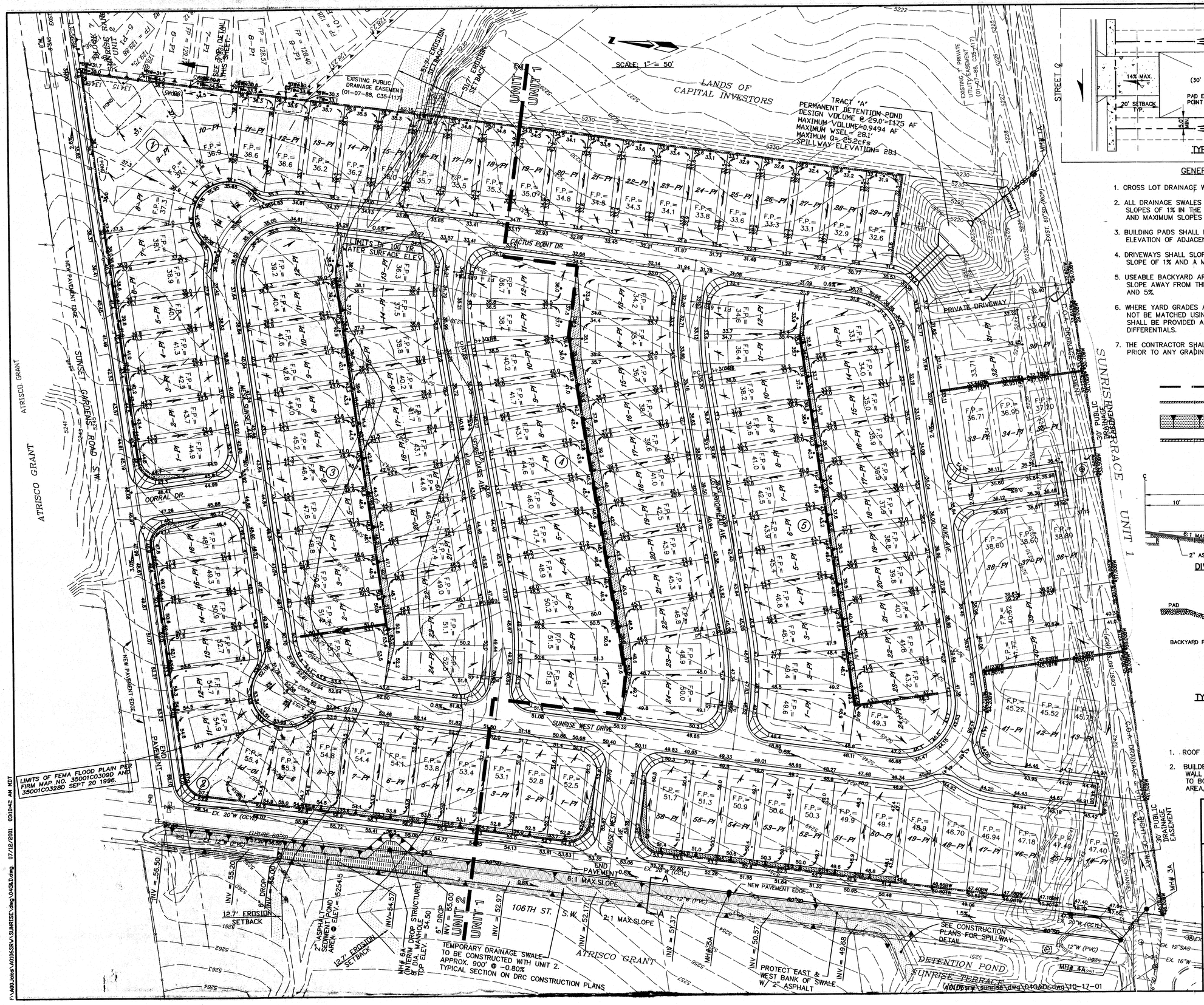
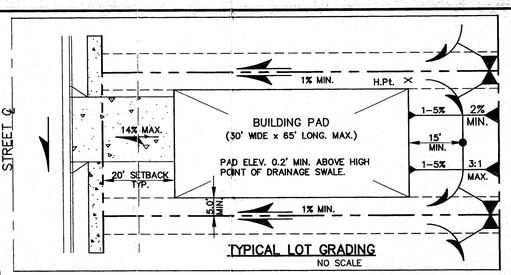




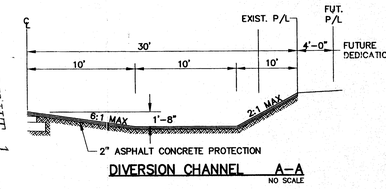
TYPICAL LOT GRADING
NO SCALE

GENERAL NOTES

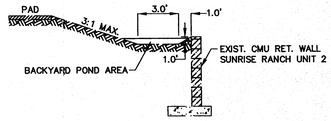
1. CROSS LOT DRAINAGE WILL NOT BE PERMITTED.
2. ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% IN THE DIRECTION INDICATED BY THE FLOW ARROWS, AND MAXIMUM SLOPES OF 3 HORZ. TO 1 VERT.
3. BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
4. DRIVEWAYS SHALL SLOPE TOWARDS THE STREETS AT A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 14%
5. USEABLE BACKYARD AREAS SHALL BE AT LEAST 30'x15', AND SHALL SLOPE AWAY FROM THE BUILDING PADS AT A GRADE BETWEEN 1% AND 5%.
6. WHERE YARD GRADES AT ADJACENT LOTS AT PROPERTY LINES CAN NOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALLS SHALL BE PROVIDED AS NECESSARY TO ACCOMMODATE THE GRADE DIFFERENTIALS.
7. THE CONTRACTOR SHALL OBTAIN A TOPSOIL DISTURBANCE PERMIT PRIOR TO ANY GRADING OPERATIONS.

LEGEND

- UNIT BOUNDARY
- RETAINING WALL REQUIRED.
- BACKYARD SLOPE. (3:1 TYP. U.N.O.)
- STANDARD CURB & GUTTER



DIVERSION CHANNEL A-A
NO SCALE



TYP. SECTION @ COMMON BOUNDARY WITH SUNRISE RANCH, UNIT 2 LOTS 9, 10, 11, 12 ONLY:
NO SCALE

DRAINAGE NOTES

1. ROOF RUNOFF TO FRONT YARD.
2. BUILDER MAY REQUIRE BACK YARD RETAINING WALL WITHIN THE 3:1 MAX. SLOPE AREA DOWN TO BOTTOM OF POND TO PROVIDE USABLE BACKYARD AREA, DEPENDING ON MODEL PLACED ON LOT.

AS BUILT INFORMATION

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

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

ACS MONUMENT "9-L9" @ THE NORTHEAST CORNER OF SUNRISE RANCH WEST.
ELEV.: 5187.04 MSL.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
	ALDRITCH LAND SURVEY	
	P.O. BOX 30701	
	ALBUQUERQUE, NM	
	87190-0701	
	(505) 884-1990	

ENGINEER'S SEAL

NEW MEXICO HOELZER DAVID WAYNE 10967 REGISTERED PROFESSIONAL ENGINEER
10-17-01

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY: HC-A	DATE: JULY -01
		DRAWN BY: HC-A	DATE: JULY -01
		CHECKED BY: DLH	DATE: JULY -01

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
ENGINEERING DEVELOPMENT GROUP

RECEIVED NOV 1 9 2001 HYDROLOGY SECTION

SUNRISE RANCH WEST

GRADING & 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
XXXXXX	L-8	5	19