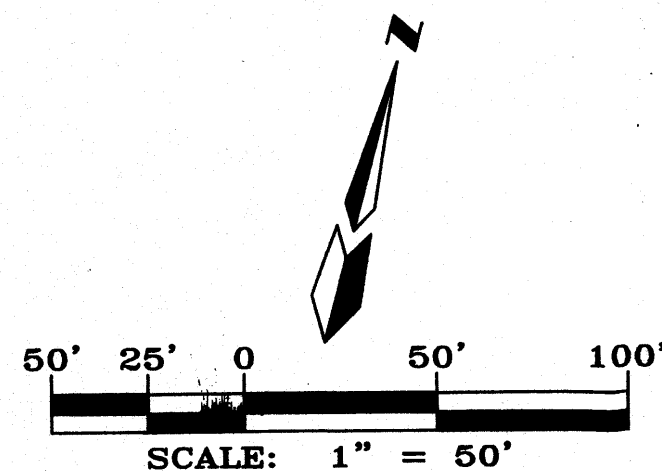


APPROXIMATE LOCATION OF  
FEMA 100 YEAR FLOOD  
(PER FIRM PANEL 328,  
MAP NO. 35001C0328D)



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

# 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



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

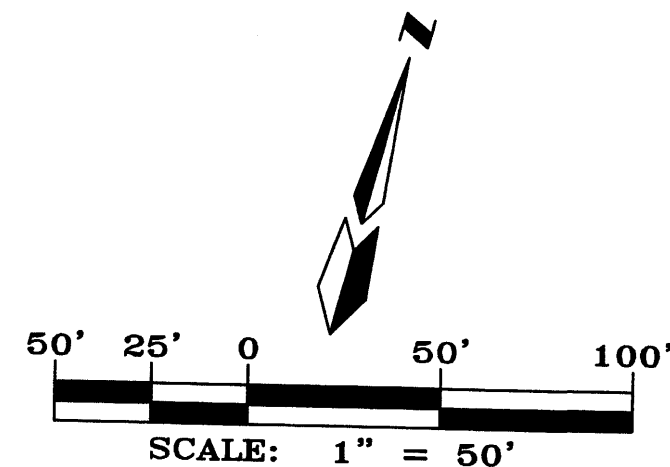
SEE SHEET 3 OF 5 FOR CURVE TABLE

|                  |                |              |              |
|------------------|----------------|--------------|--------------|
| Dwg: A00106PLAT# | 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".



# 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

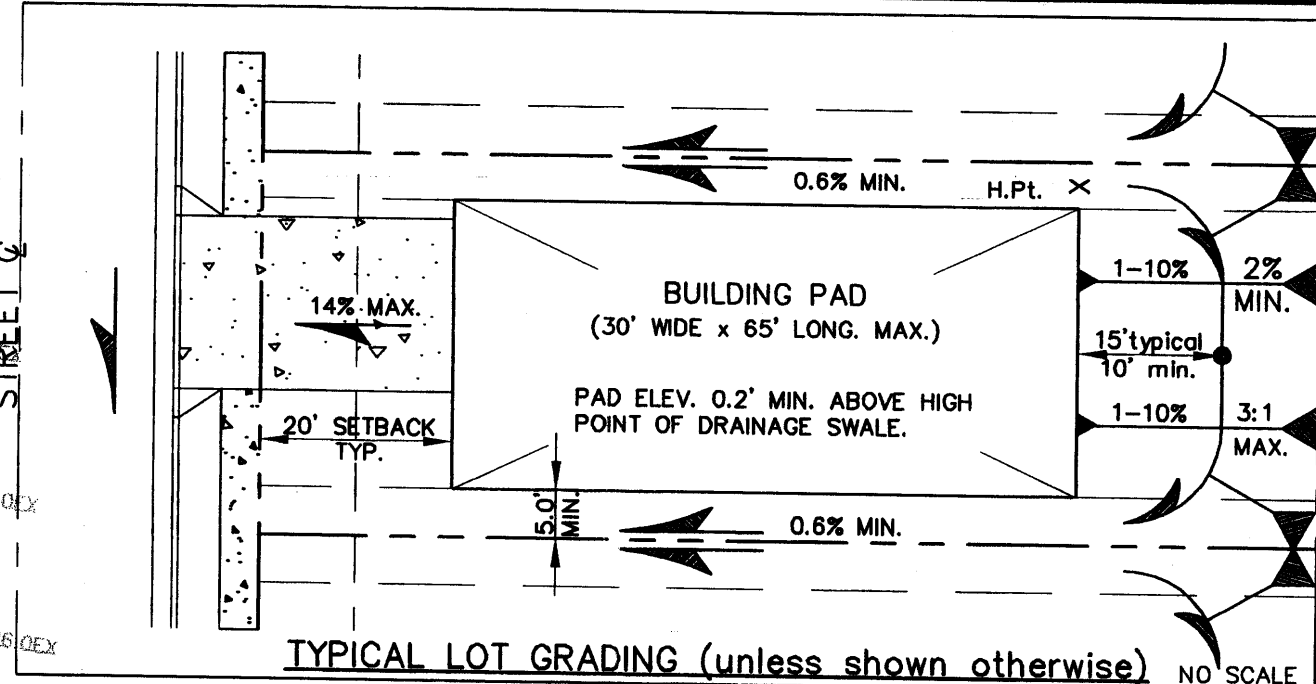
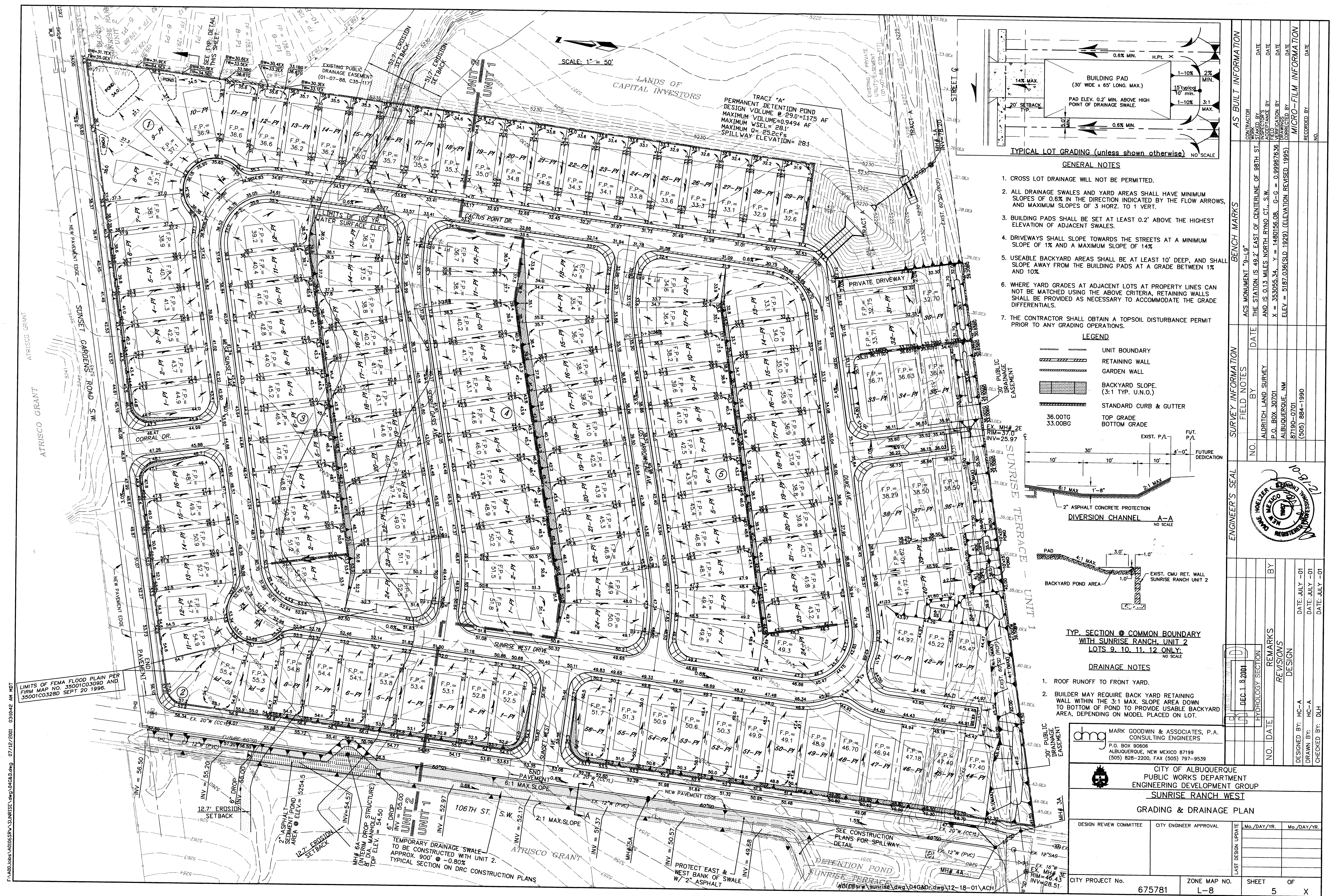
SEE SHEET 3 OF 5 FOR CURVE TABLE

TRACT A  
SUNRISE RANCH  
UNIT 1  
(09-06-00, 2000C-228)

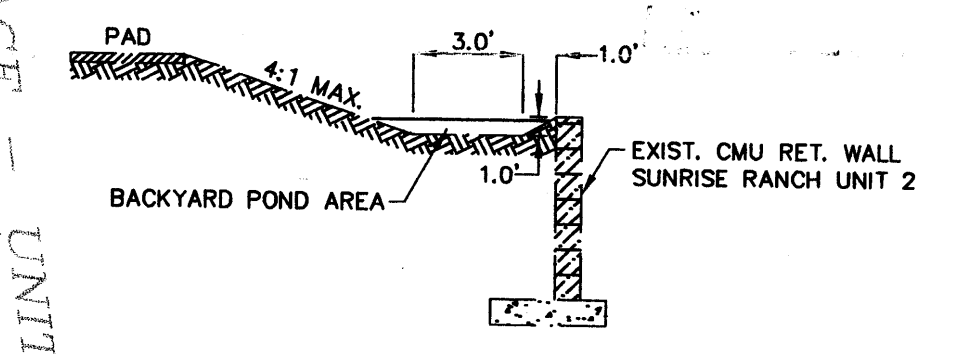
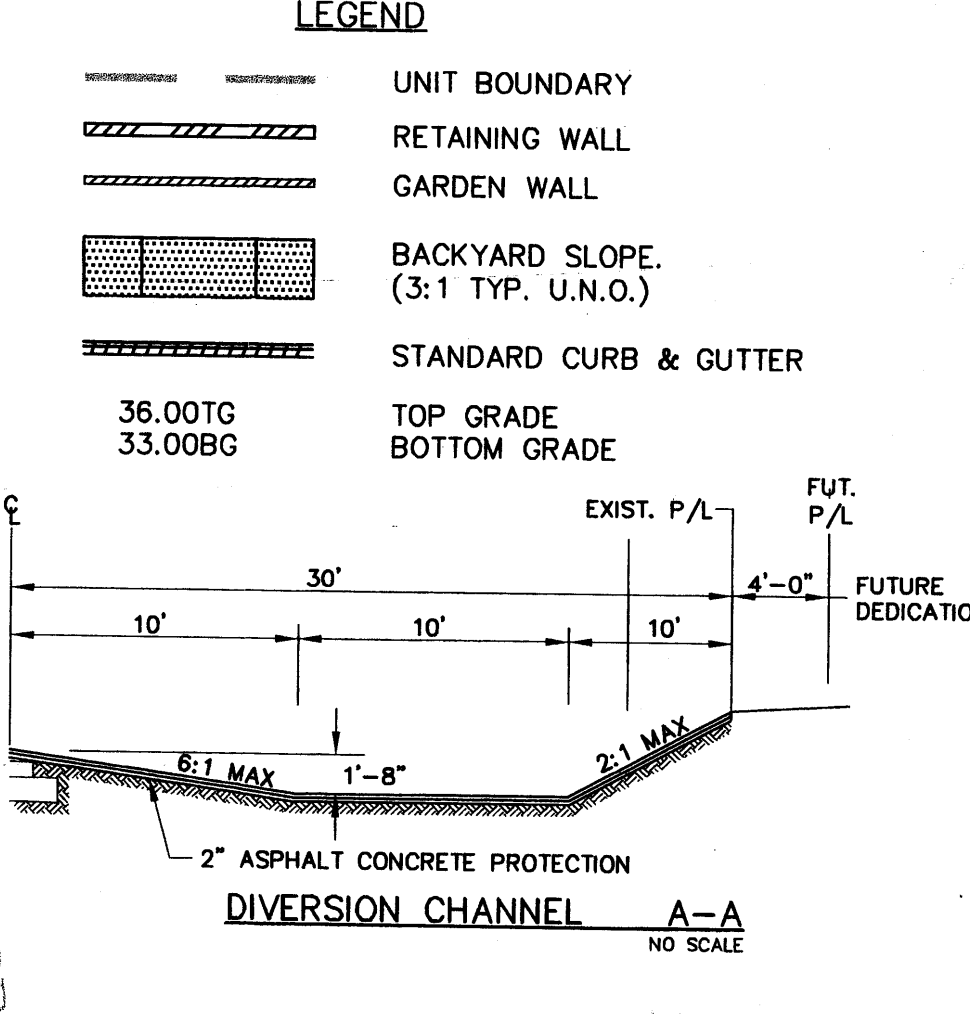
TRACT A  
0.3841 Ac.  
(PERMANENT PUBLIC  
DRAINAGE R/W)

EUCARIZ ROAD S.W. (60' PRIVATE ROAD)





- GENERAL NOTES**
- CROSS LOT DRAINAGE WILL NOT BE PERMITTED.
  - 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 HORIZ. TO 1 VERT.
  - BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
  - DRIVEWAYS SHALL SLOPE TOWARDS THE STREETS AT A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 14%.
  - USEABLE BACKYARD AREAS SHALL BE AT LEAST 10' DEEP, AND SHALL SLOPE AWAY FROM THE BUILDING PADS AT A GRADE BETWEEN 1% AND 10%.
  - 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.
  - THE CONTRACTOR SHALL OBTAIN A TOPSOIL DISTURBANCE PERMIT PRIOR TO ANY GRADING OPERATIONS.



- TYP. SECTION @ COMMON BOUNDARY WITH SUNRISE RANCH UNIT 2 LOTS 9, 10, 11, 12 ONLY.**
- DRAINAGE NOTES**
- ROOF RUNOFF TO FRONT YARD.
  - 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.

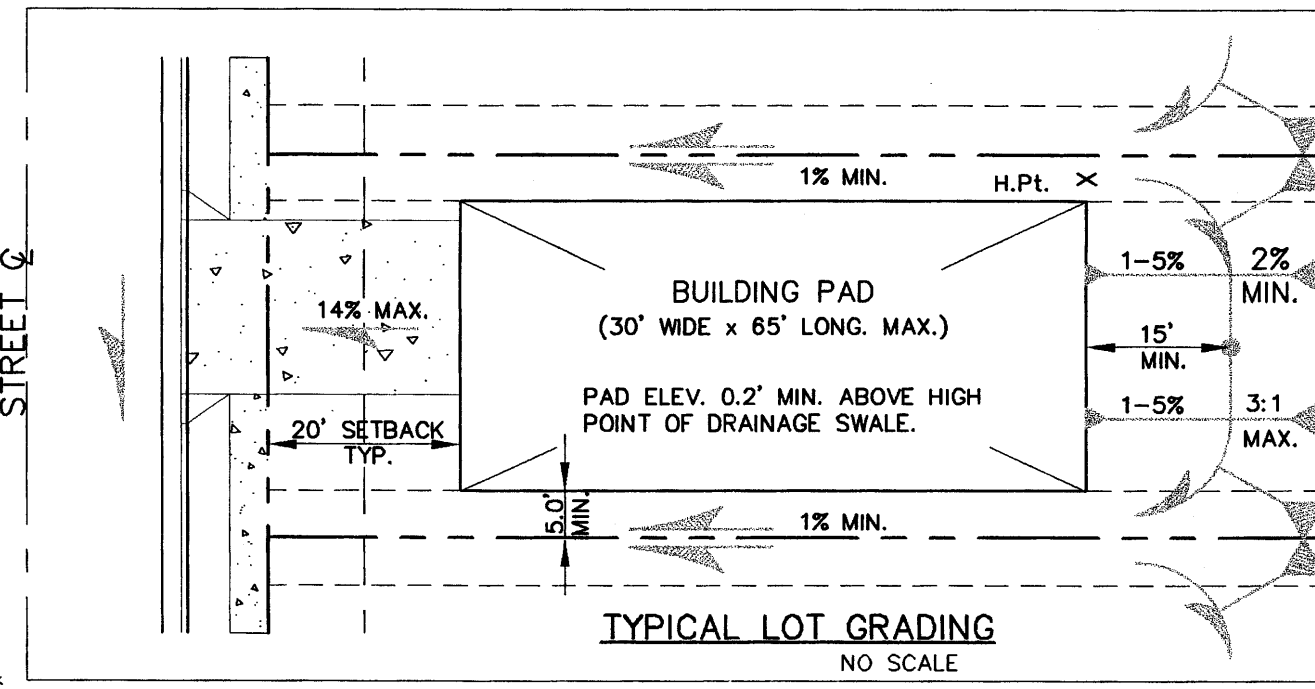
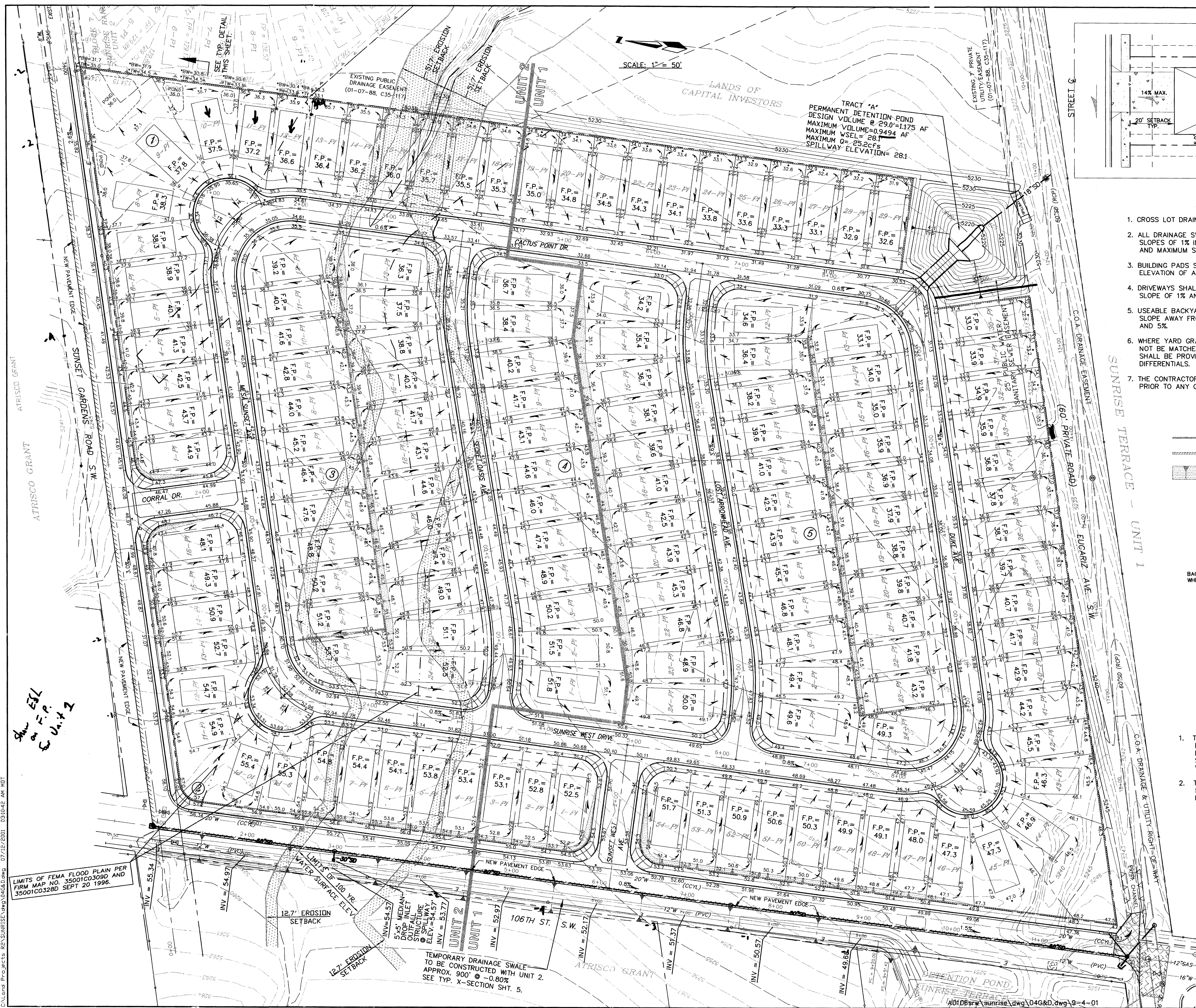
**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90806  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE**  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP  
**SUNRISE RANCH WEST**

**GRADING & DRAINAGE PLAN**

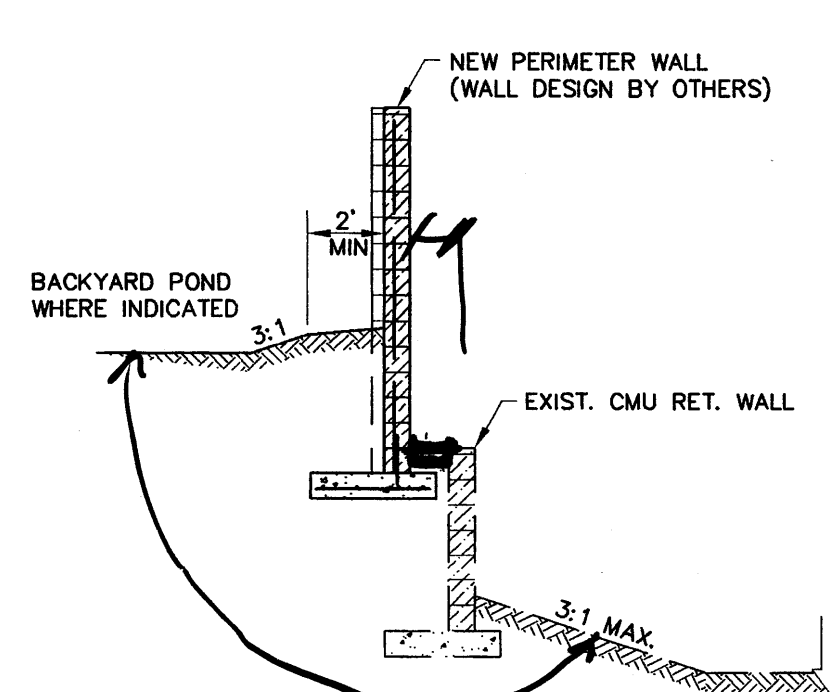
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|-------------------------|------------------------|-------------|-------------|
| DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | Mo./DAY/YR. | Mo./DAY/YR. |
| CITY PROJECT No.        | ZONE MAP No.           | SHEET       | OF          |
| 675781                  | L-8                    | 5           | X           |

|                               |                |
|-------------------------------|----------------|
| <b>AS BUILT INFORMATION</b>   |                |
| CONTRACTOR                    | DATE           |
| STATIONED BY                  | DATE           |
| ACCEPTANCE BY                 | DATE           |
| FIELD BY                      | DATE           |
| CHECKED BY                    | DATE           |
| RECORDED BY                   | DATE           |
| <b>MICRO-FILM INFORMATION</b> |                |
| NO.                           | DATE           |
| <b>ENGINEER'S SEAL</b>        |                |
|                               |                |
| <b>REVISIONS</b>              |                |
| NO.                           | DATE           |
| DESIGNED BY: HC-A             | DATE: JULY -01 |
| DRAWN BY: HC-A                | DATE: JULY -01 |
| CHECKED BY: DLH               | DATE: JULY -01 |



- GENERAL NOTES**
- CROSS LOT DRAINAGE WILL NOT BE PERMITTED.
  - 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 HORIZ. TO 1 VERT.
  - BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
  - DRIVEWAYS SHALL SLOPE TOWARDS THE STREETS AT A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 14%.
  - USEABLE BACKYARD AREAS SHALL BE AT LEAST 30'x15', AND SHALL SLOPE AWAY FROM THE BUILDING PADS AT A GRADE BETWEEN 1% AND 5%.
  - 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.
  - 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.)



- DRAINAGE NOTES**
- 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 ELEVATION
  - THE EROSION SETBACK WAS CALCULATED AS 51.7' FROM THALWEG IN THE ARROYO THAT IS WELL DEFINED.

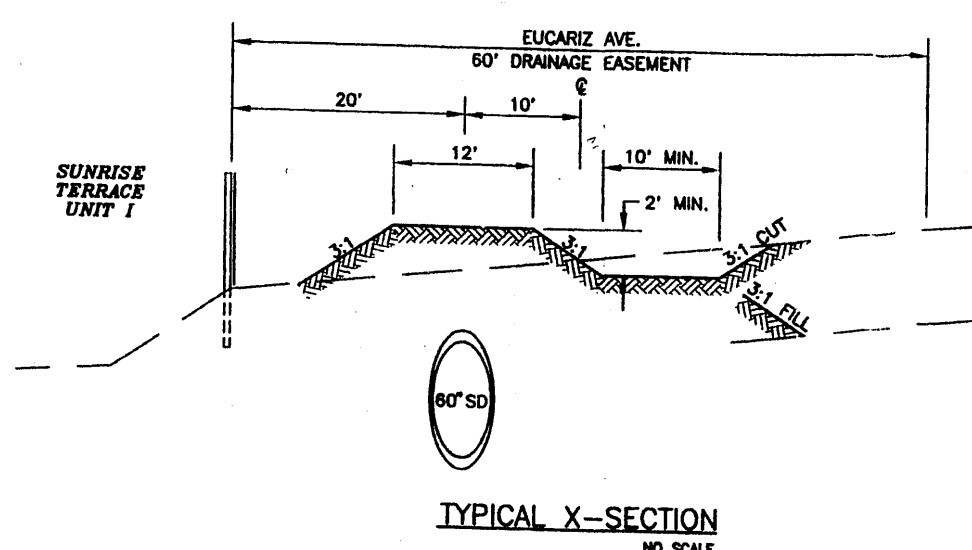
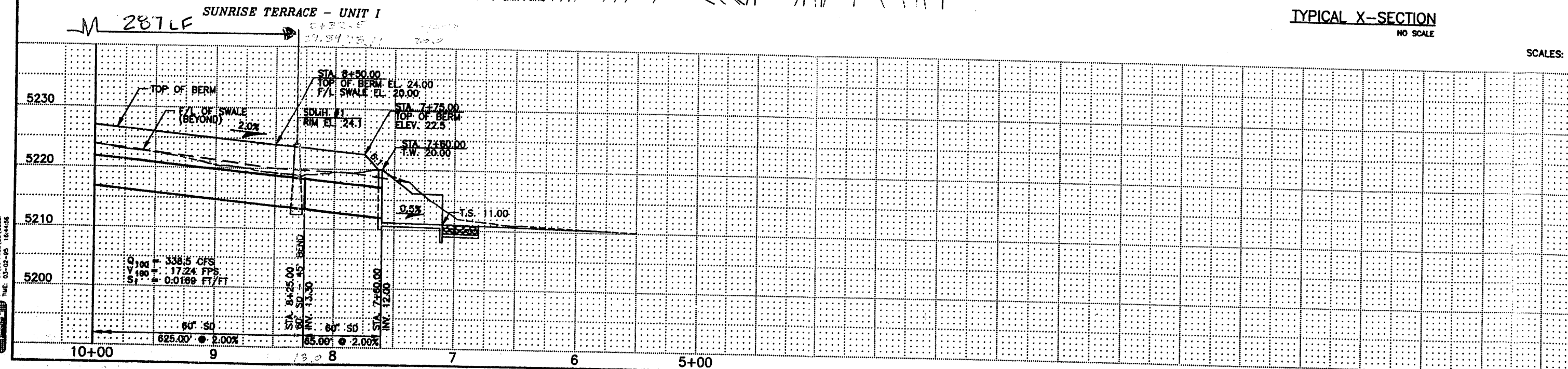
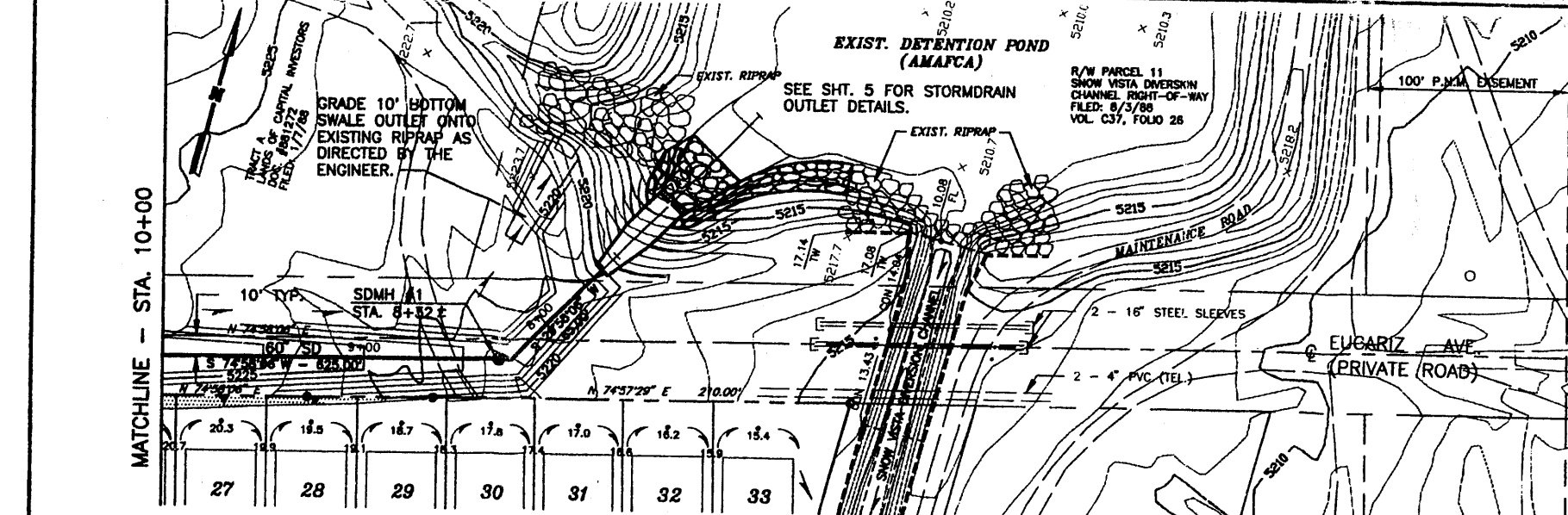
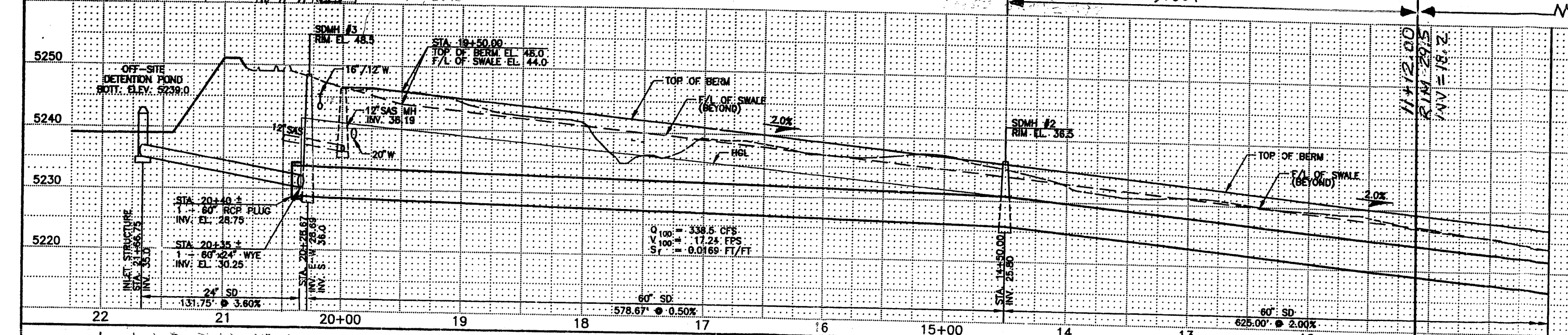
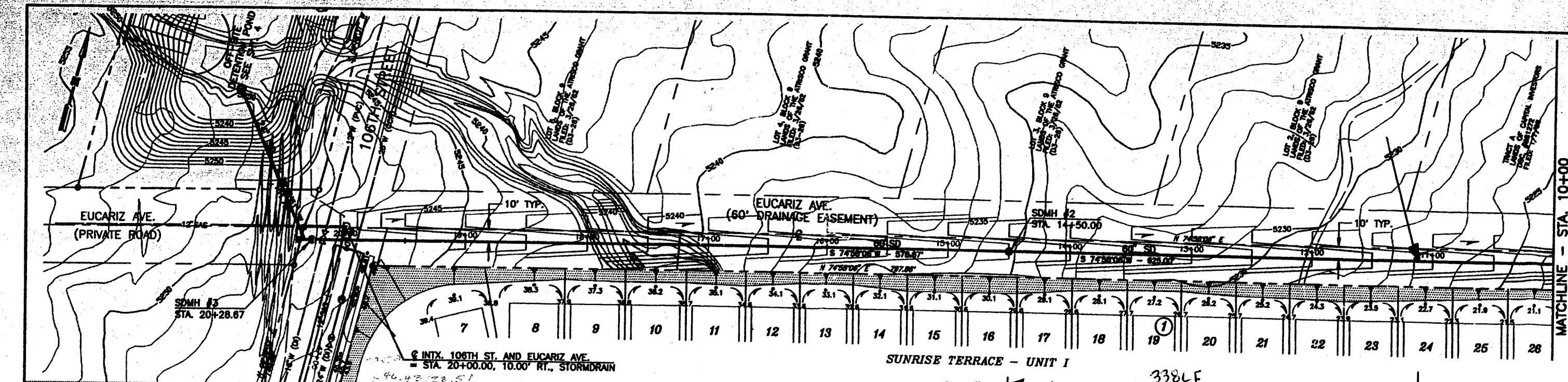
MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP  
**SUNRISE RANCH WEST**

**GRADING & DRAINAGE PLAN**

|                         |                        |             |             |
|-------------------------|------------------------|-------------|-------------|
| DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | Mo./DAY/YR. | Mo./DAY/YR. |
| CITY PROJECT NO.        | ZONE MAP NO.           | SHEET       | OF          |
| XXXXXX                  | L-8                    | 4           | 16          |

| AS BUILT INFORMATION                                              |                |              |      |
|-------------------------------------------------------------------|----------------|--------------|------|
| CONTRACTOR                                                        | DATE           | INSPECTOR'S  | DATE |
| STARTED BY                                                        | DATE           | FIELD        | DATE |
| VERIFICATION BY                                                   | DATE           | CORRECTED BY | DATE |
| MICRO-FILM INFORMATION                                            |                |              |      |
| RECORDED BY                                                       | DATE           | NO.          |      |
| BENCH MARKS                                                       |                |              |      |
| ACS MONUMENT "9-19" @ THE NORTHEAST CORNER OF SUNRISE RANCH WEST. | DATE           | BY           |      |
| ELEV.: 5187.04 MSL.                                               |                |              |      |
| SURVEY INFORMATION                                                |                |              |      |
| NO.                                                               | DATE           | BY           |      |
| ALDRICH LAND SURVEY                                               |                |              |      |
| P.O. BOX 30701                                                    |                |              |      |
| ALBUQUERQUE, NM                                                   |                |              |      |
| 87190-0701                                                        |                |              |      |
| (505) 884-1990                                                    |                |              |      |
| ENGINEER'S SEAL                                                   |                |              |      |
| NO.                                                               | DATE           | BY           |      |
| REVISIONS                                                         |                |              |      |
| DESIGN                                                            |                |              |      |
| DESIGNED BY: HC-A                                                 | DATE: JULY -01 |              |      |
| DRAWN BY: HC-A                                                    | DATE: JULY -01 |              |      |
| CHECKED BY: DLH                                                   | DATE: JULY -01 |              |      |



**STORM DRAIN SPECIFICATIONS**

GENERAL: The storm drainage system design as shown on this Plan is based on reinforced concrete pipe construction. The Contractor shall furnish alternate pipe materials or construction methods for review. The Contractor shall be responsible for making the design of the alternate pipe material and method of construction. The Contractor shall submit a copy of the alternate pipe material and method of construction to the Engineer for review. The alternate pipe material and method of construction shall be functionally equal to that shown on the Plan.

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 and all materials or construction methods.

**MATERIALS**

Pipe used in storm drain 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 storm drain design or by the manufacturer's recommendation. The pipe shall have an average unit weight of 125 lbs/cu. ft. Impact tests may be required.

The Contractor shall submit manufacturer's data for a complete system, including reasonable layout drawings and/or calculations for review. The Contractor shall submit critical dimensions, etc., shown on the Plan may be the Engineer's approval and provided the intent of the design shown on the Plan is not without interference with other project requirements.

b. Cast-in-Place Concrete Pipe. Cast-in-place concrete pipe shall meet the requirements of ACI 348 and the recommendations of ACI 348. Portland cement concrete used for the construction of CP pipe shall meet the requirements of the Cast Standard Specifications, Section 101 for Portland cement concrete for channels and drainage structures.

**JOINTS**

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

b. Cast-in-Place Concrete Pipe. Joints in CP concrete pipe shall be constructed in accordance with Paragraph 7.3 Construction Joints of ACI 348.

**FITTINGS**

Specials, such as wyes, tees, reducers, manhole bases, etc., for reinforced concrete pipe and fittings 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 details in compliance with the approved drawings. Field fabrication will only be permitted with the Engineer's specific approval for each instance. For cast-in place pipe, the Contractor shall submit other shop drawings or a standard construction manual that show how special construction problems will be solved.

| AS BUILT INFORMATION   |      |                        |           |
|------------------------|------|------------------------|-----------|
| CONTRACT NO.           | DATE | BY                     | REMARKS   |
| ALBUQUERQUE SURVEYING  | 9-24 | ALBUQUERQUE SURVEYING  | REVISIONS |
| CO. INC.               |      | AND T.R. MANN & ASSOC. | DESIGN    |
|                        |      | (PHOTOGRAMMETRY)       |           |
| MICRO-FILM INFORMATION |      |                        |           |
| RECORDED BY            | DATE | BY                     | DATE      |
|                        |      |                        |           |

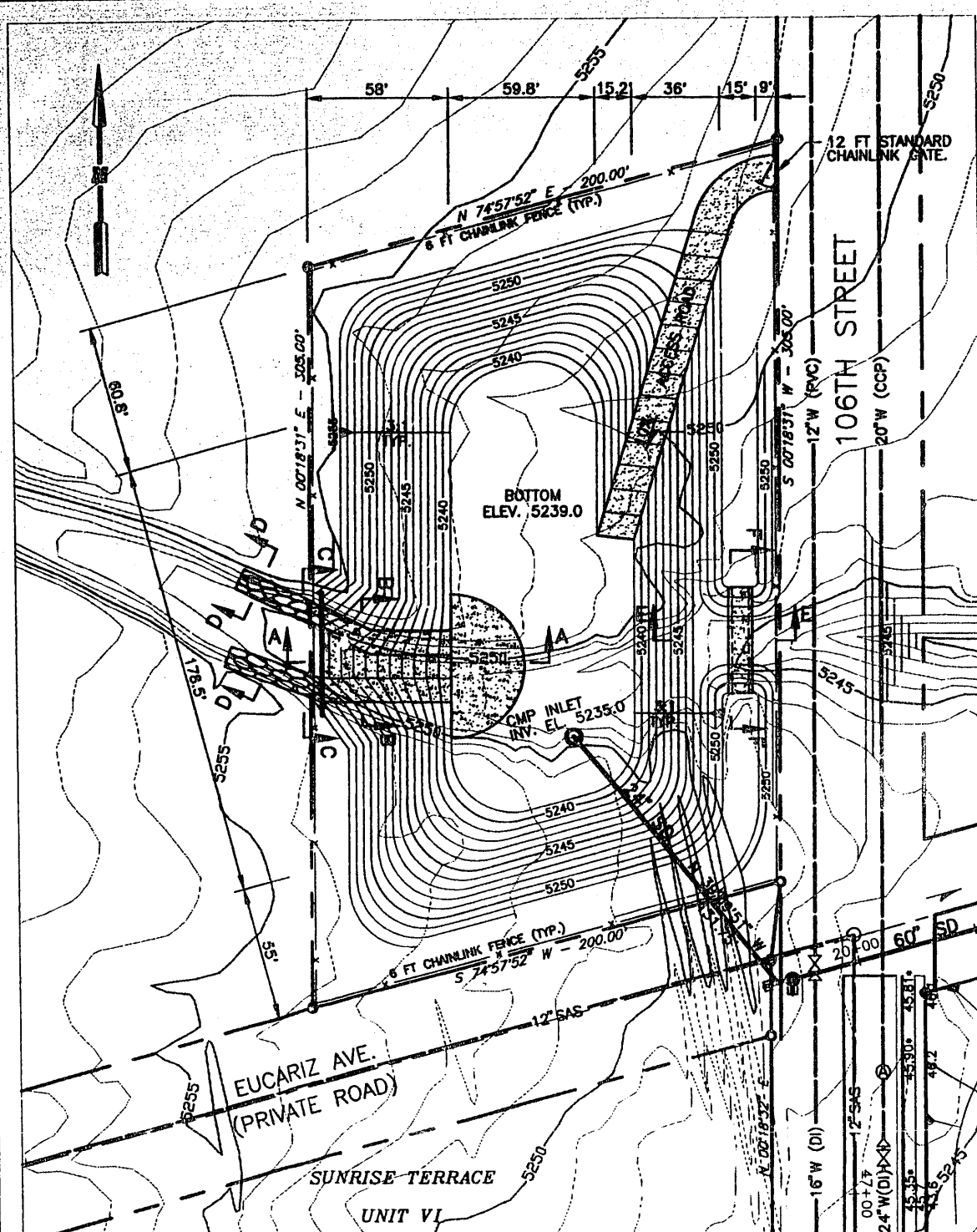
**Eastwing & Associates, Inc.**  
CONSULTING ENGINEERS  
10131 Coors Rd., NW, Suite 11-7  
ALBUQUERQUE, NEW MEXICO 87114  
(505) 898-0021 FAX (505) 898-8601

**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 | <i>[Signature]</i> | 3-7-95 | WATER         | NIA RWE  | 3-7-95 |
| TRANS. DEV.  | <i>[Signature]</i> | 3-7-95 | WASTEWATER    | NIA RWE  | 3-7-95 |
| HYDROLOGY    | <i>[Signature]</i> | 3-7-95 | CONST. COORD. |          |        |
| A.M.A.F.C.A. | <i>[Signature]</i> | 3-6-95 |               |          |        |

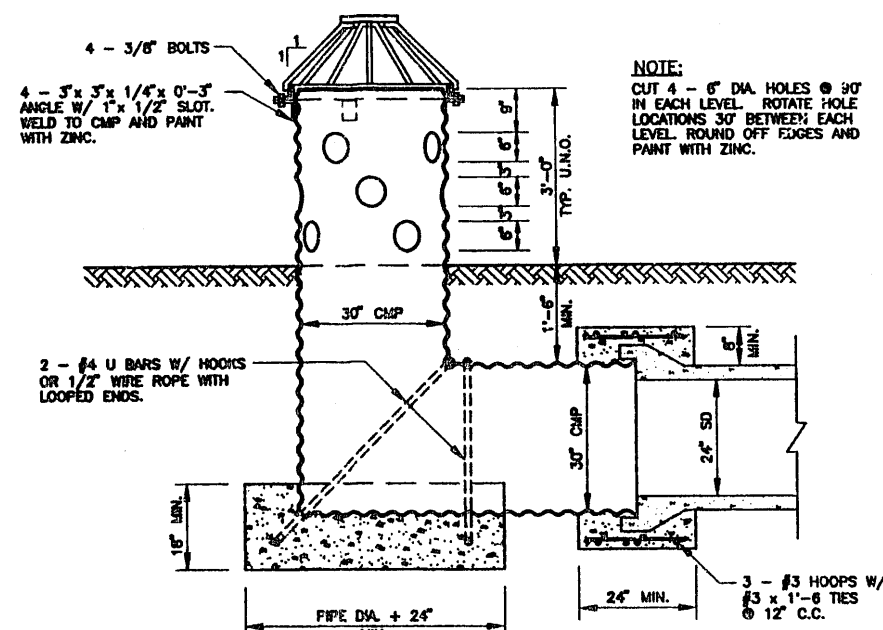
DRAWING NO. 5124.91 MAP NO. L-8 SHEET 3 OF 5



**OFF-SITE DETENTION POND**  
1" = 40'

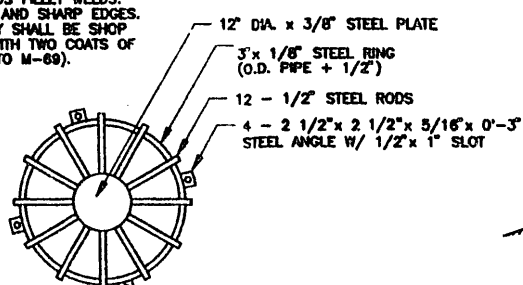
**FENCE NOTES**

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

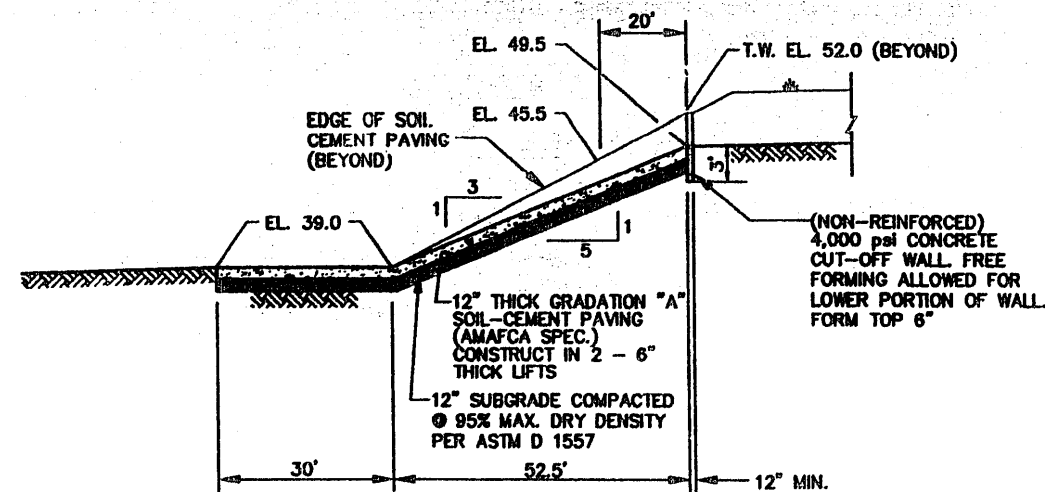


**CMP INLET STRUCTURE**  
NOT TO SCALE

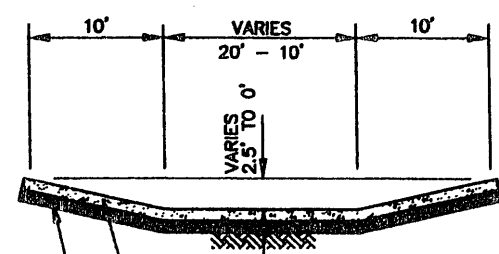
**NOTE:**  
TRASH RACK COMPONENTS SHALL BE JOINED WITH CONTINUOUS FILLET WELDS. GRIND OFF ALL BURRS AND SHARP EDGES. THE FINISHED ASSEMBLY SHALL BE SHOP PRIMED AND PAINTED WITH TWO COATS OF ALUMINUM PAINT (ASTM D 1136).



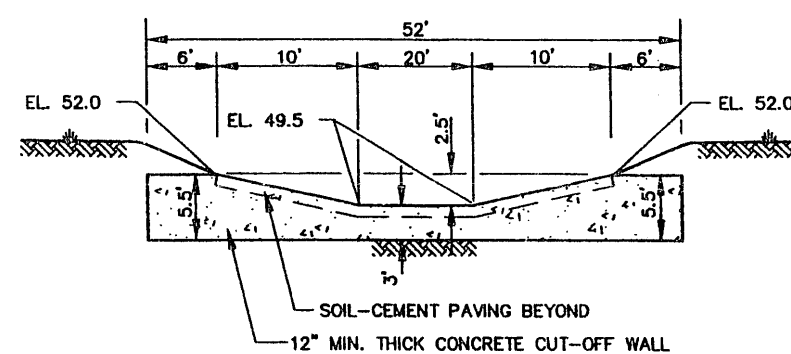
**TRASH RACK - PLAN VIEW**  
NOT TO SCALE



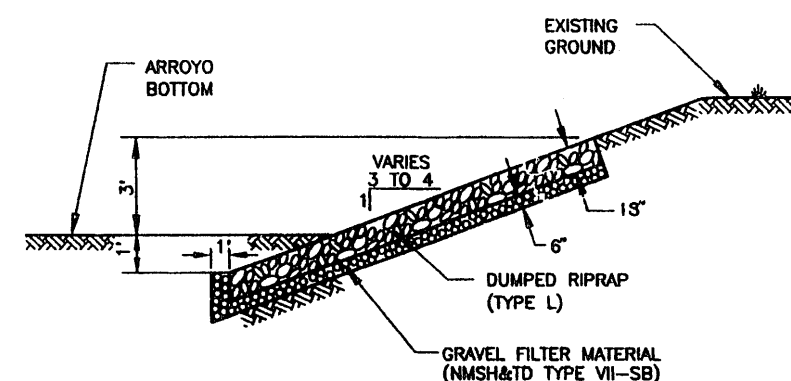
**RUNDOWN STRUCTURE - SECTION A-A**  
NOT TO SCALE



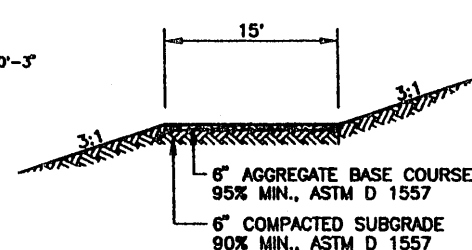
**RUNDOWN STRUCTURE - SECTION B-B**  
NOT TO SCALE



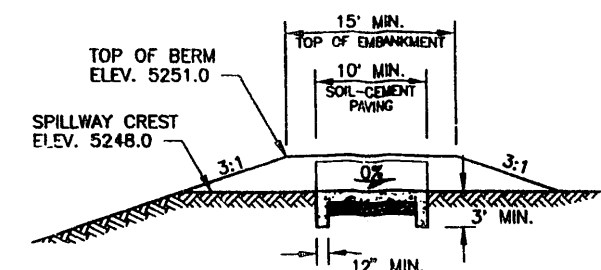
**RUNDOWN CONCRETE CUT-OFF WALL - SECTION C-C**  
NOT TO SCALE



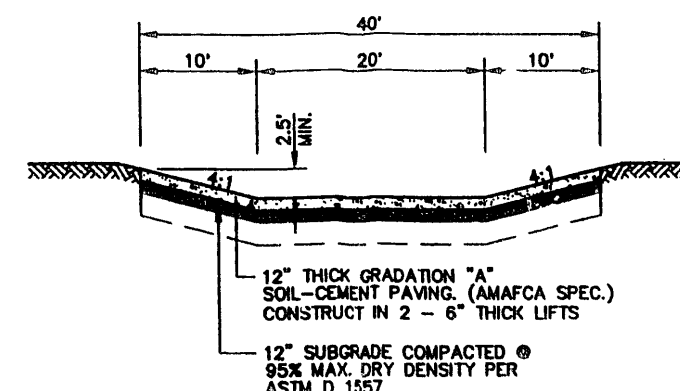
**TYPICAL RIPRAP SLOPE PROTECTION - SECTION D-D**  
NOT TO SCALE



**ACCESS ROAD X-SECTION**  
NOT TO SCALE



**SPILLWAY STRUCTURE - SECTION E-E**  
NOT TO SCALE

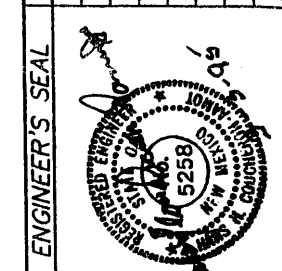


**SPILLWAY STRUCTURE - SECTION F-F**  
NOT TO SCALE

| AS BUILT INFORMATION |      |
|----------------------|------|
| CONTRACTOR           | DATE |
| INSPECTED BY         | DATE |
| REVISIONS            | DATE |
| DESIGNED BY          | DATE |
| DRAWN BY             | DATE |
| CHECKED BY           | DATE |

| BENCH MARKS                                     |      |
|-------------------------------------------------|------|
| ACS ALUMINUM CAP 5-LP AT N.E. CORNER OF CENTRAL | DATE |
| 106TH AVE. AND 110 TH. ST. S.W.                 | DATE |
| ELEVATION = 5301.89 MSL                         | DATE |

| SURVEY INFORMATION        |      |
|---------------------------|------|
| FIELD NOTES               | DATE |
| BY                        | DATE |
| ALBUQUERQUE SURVEYING     | DATE |
| CO. AND T.A. HAN & ASSOC. | DATE |
| (PHOTOGRAMMETRY)          | DATE |



| REVISIONS |      |
|-----------|------|
| NO.       | DATE |
| 1         | 2-85 |
| 2         | 2-85 |
| 3         | 2-85 |
| 4         | 2-85 |
| 5         | 2-85 |
| 6         | 2-85 |
| 7         | 2-85 |
| 8         | 2-85 |
| 9         | 2-85 |
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| 14        | 2-85 |
| 15        | 2-85 |

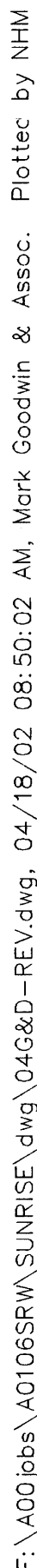
20-5124.91 10/1/95

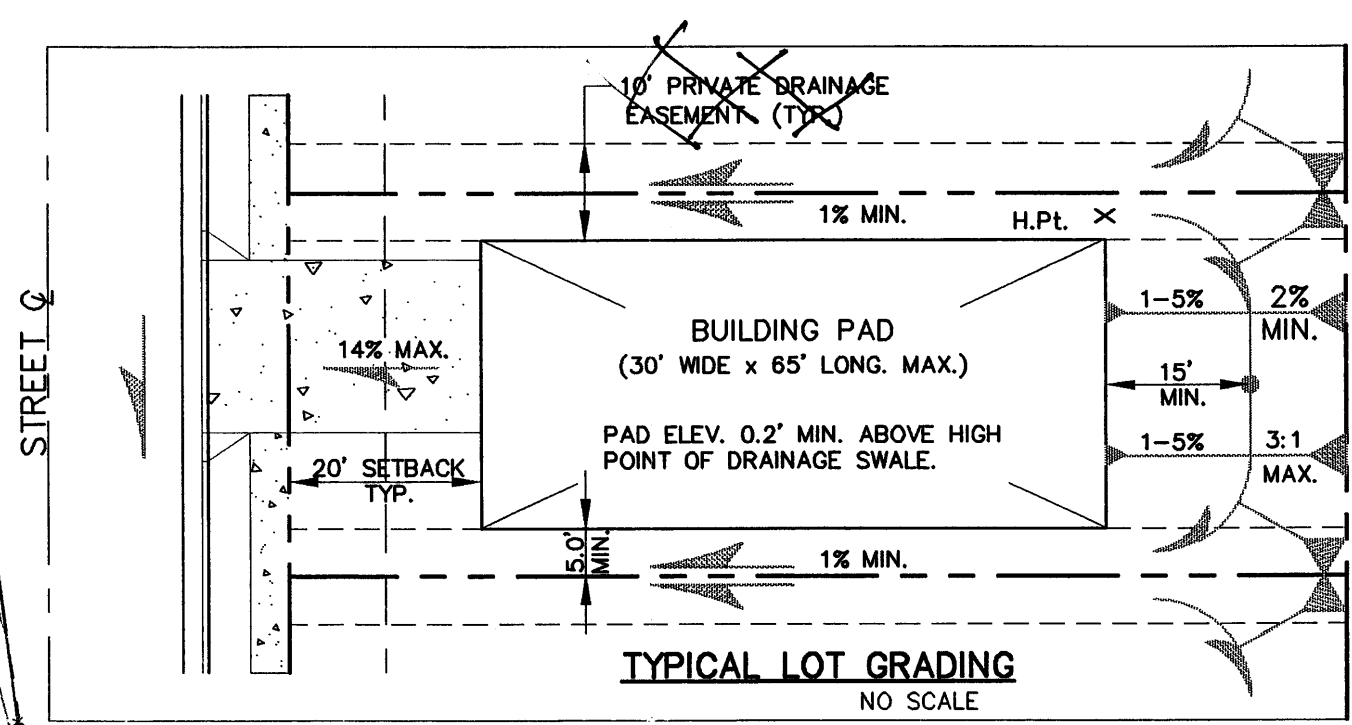
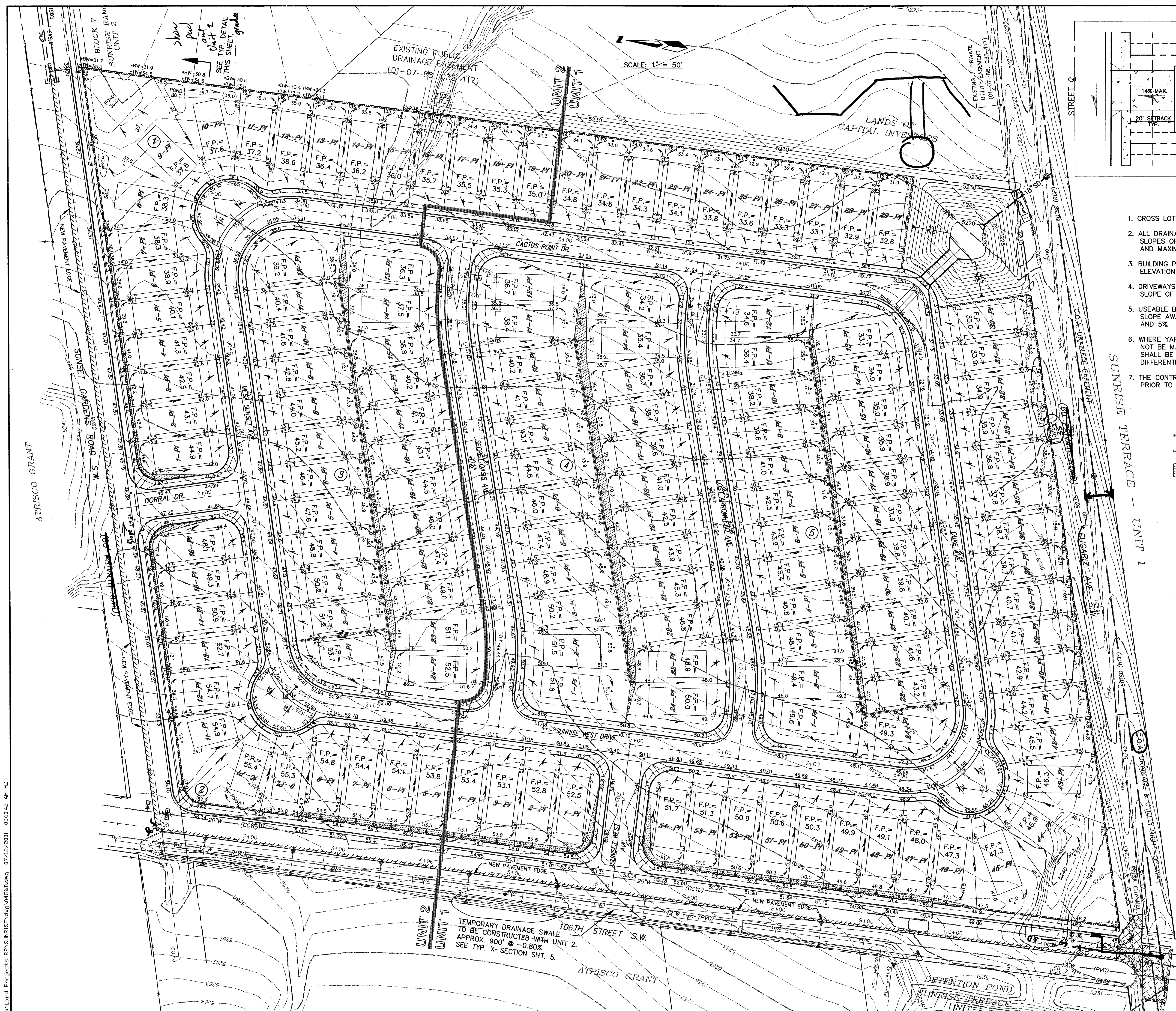
**Easterling & Associates, Inc.**  
CONSULTING ENGINEERS  
1001 CHURCH BLVD., N.E. SUITE 10-7  
ALBUQUERQUE, NEW MEXICO 87114  
(505) 886-8021 FAX (505) 886-8001

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

SUNRISE TERRACE, UNIT 1  
OFF-SITE DETENTION POND

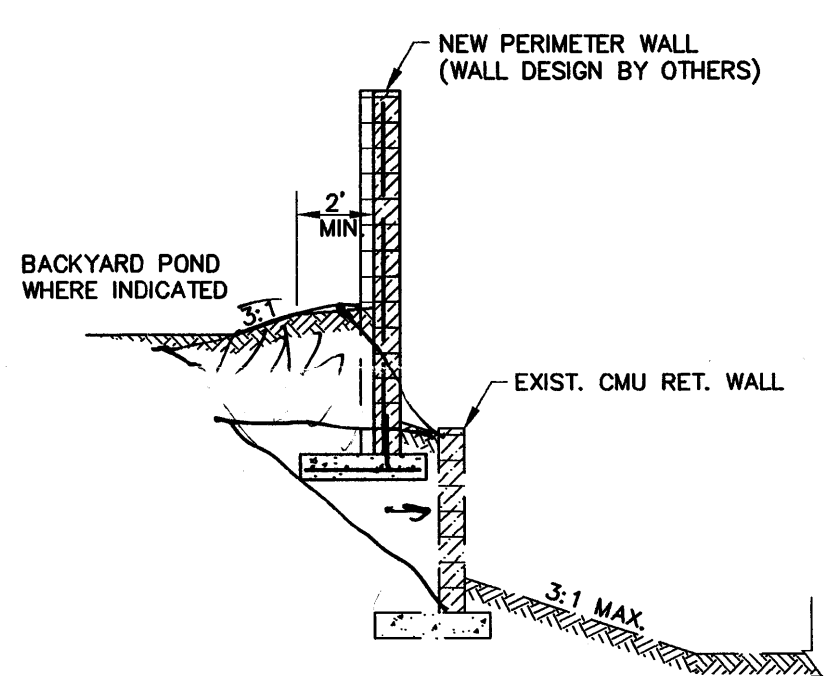
| APPROVALS    | ENGINEER | DATE        | APPROVALS     | ENGINEER | DATE   |
|--------------|----------|-------------|---------------|----------|--------|
| D.R.C. CHAIR | 3-7-95   | 3-7-95      | WATER         | NIA RWE  | 3-7-95 |
| TRANS. DEV.  | 3-7-95   | 3-7-95      | WASTEWATER    | NIA RWE  | 3-7-95 |
| HYDROLOGY    | 3-7-95   | 3-7-95      | CONST. COORD. |          |        |
| DRAWING NO.  | 5124.91  | MAP NO. L-8 | SHEET 4 OF 5  |          |        |





- GENERAL NOTES**
- CROSS LOT DRAINAGE WILL NOT BE PERMITTED.
  - 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 HORIZ. TO 1 VERT.
  - BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
  - DRIVEWAYS SHALL SLOPE TOWARDS THE STREETS AT A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 14%.
  - USEABLE BACKYARD AREAS SHALL BE AT LEAST 30'x15', AND SHALL SLOPE AWAY FROM THE BUILDING PADS AT A GRADE BETWEEN 1% AND 5%.
  - 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.
  - 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.)



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

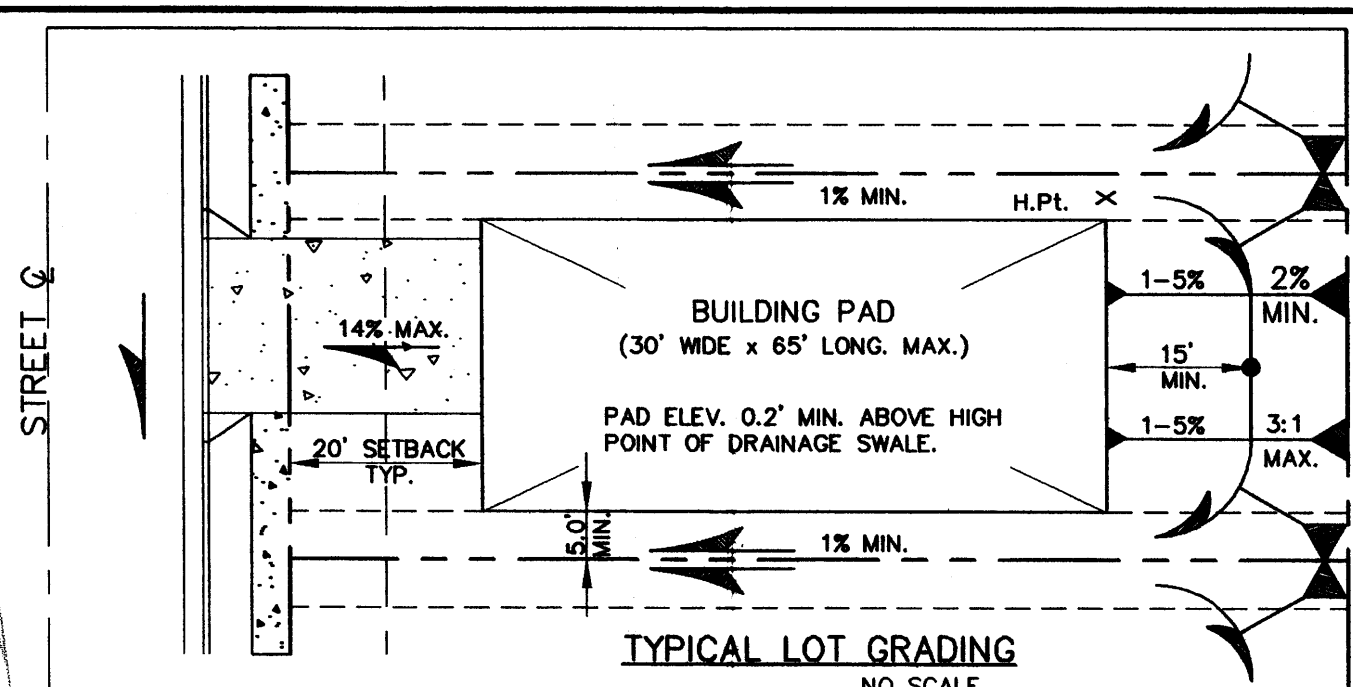
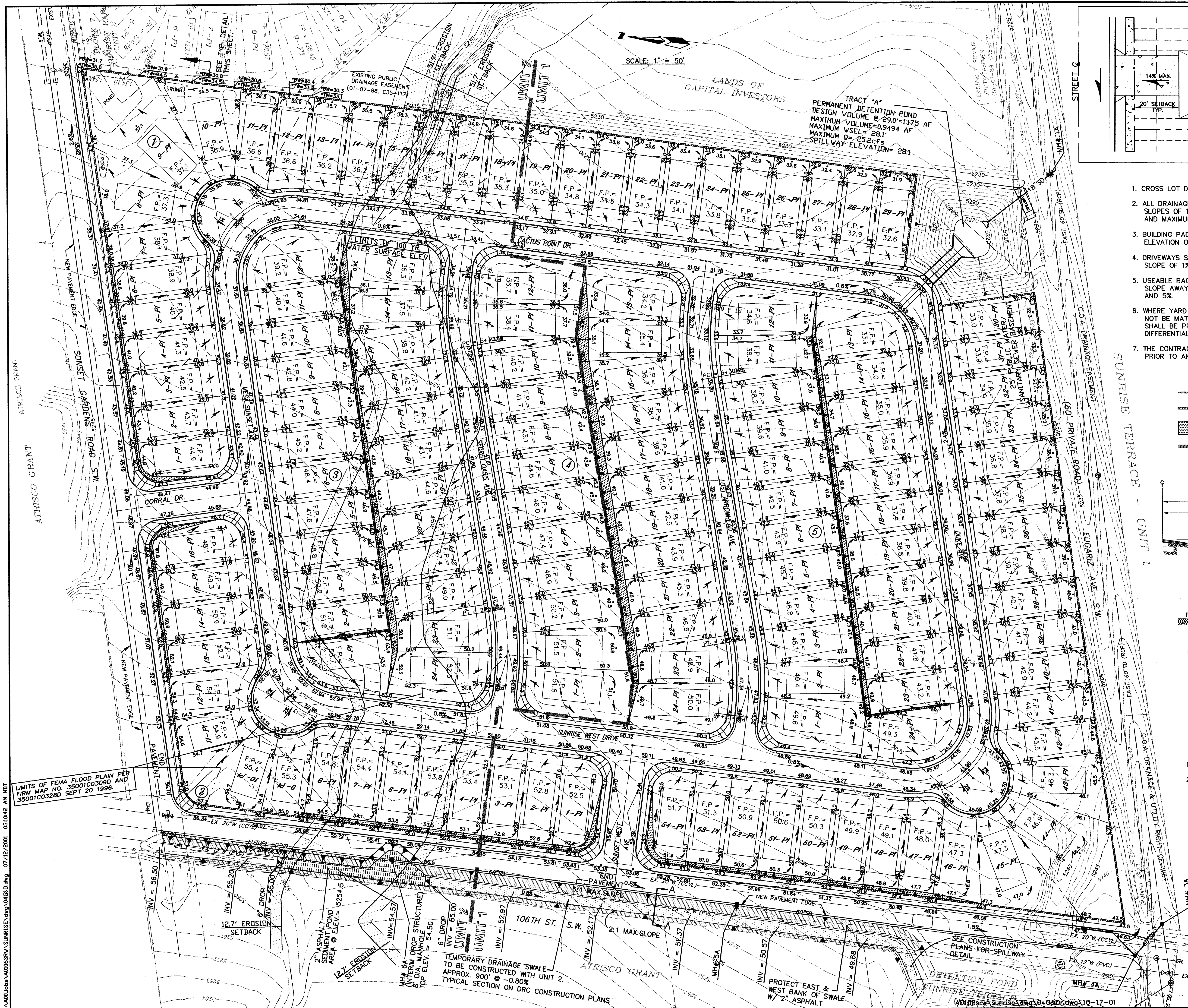
**CITY OF ALBUQUERQUE**  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

**SUNRISE RANCH WEST**  
GRADING & DRAINAGE PLAN

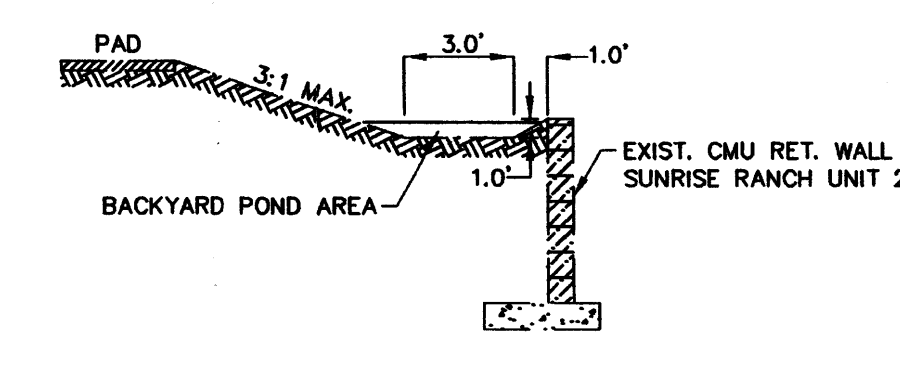
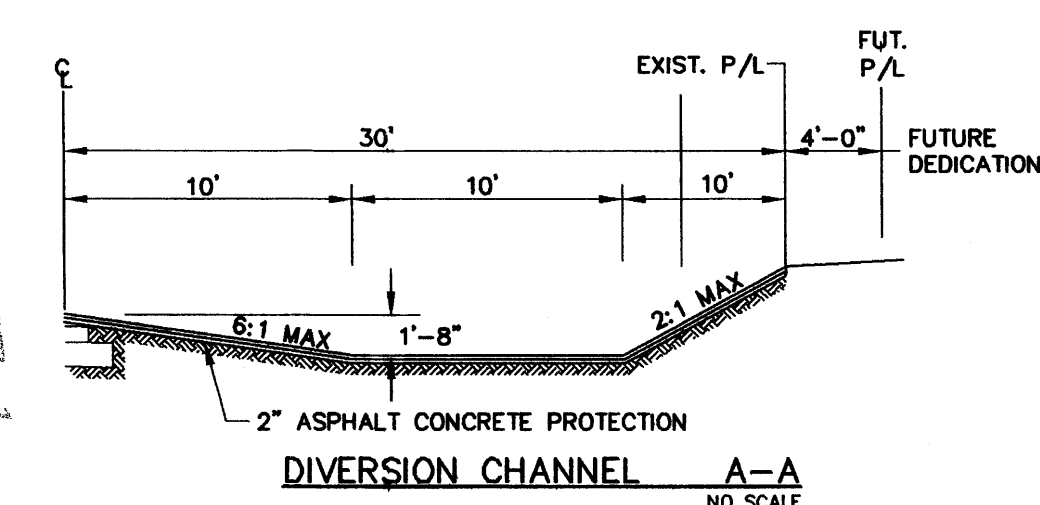
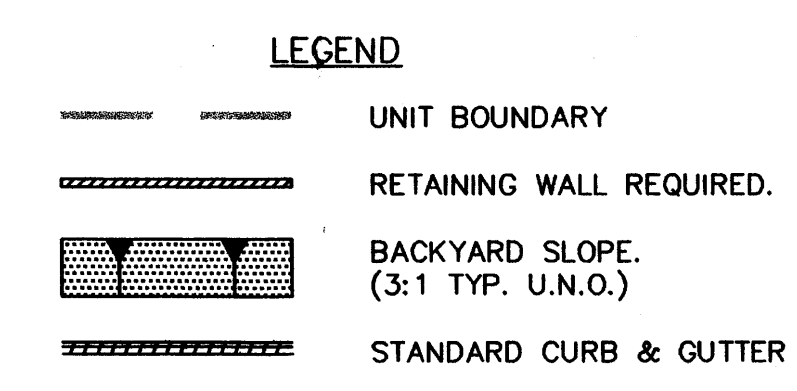
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|-------------------------|------------------------|-------------|-------------|
| DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | Mo./DAY/YR. | Mo./DAY/YR. |
| CITY PROJECT No. XXXXXX | ZONE MAP No. L-8       | SHEET 4     | OF 16       |

|                        |         |                  |         |
|------------------------|---------|------------------|---------|
| <b>ENGINEER'S SEAL</b> |         | <b>REVISIONS</b> |         |
|                        |         | DESIGN           |         |
| NO.                    | DATE    | BY               | REMARKS |
| 1                      | 7-12-01 | DMG              | DESIGN  |
| 2                      | 7-12-01 | DMG              | DESIGN  |
| 3                      | 7-12-01 | DMG              | DESIGN  |
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| 99                     | 7-12-01 | DMG              | DESIGN  |
| 100                    | 7-12-01 | DMG              | DESIGN  |

RECEIVED  
JUL 1 3 2001  
HYDROLOGY SECTION



- GENERAL NOTES**
- CROSS LOT DRAINAGE WILL NOT BE PERMITTED.
  - 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 HORIZ. TO 1 VERT.
  - BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
  - DRIVEWAYS SHALL SLOPE TOWARDS THE STREETS AT A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 14%.
  - USEABLE BACKYARD AREAS SHALL BE AT LEAST 30'x15', AND SHALL SLOPE AWAY FROM THE BUILDING PADS AT A GRADE BETWEEN 1% AND 5%.
  - 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.
  - THE CONTRACTOR SHALL OBTAIN A TOPSOIL DISTURBANCE PERMIT PRIOR TO ANY GRADING OPERATIONS.



**TYP. SECTION @ COMMON BOUNDARY WITH SUNRISE RANCH, UNIT 2**  
LOTS 9, 10, 11, 12 ONLY.

- DRAINAGE NOTES**
- ROOF RUNOFF TO FRONT YARD.
  - BUILDER MAY REQUIRE BACK YARD RETAINING WALL WITHIN THE 3:1 MAX. SLOPE AREA DOWN TO BOTTOM OF POND TO PROVIDE USEABLE 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  
**SUNRISE RANCH WEST**

**GRADING & DRAINAGE PLAN**

|                         |                        |              |             |
|-------------------------|------------------------|--------------|-------------|
| DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | Mo./DAY/YR.  | Mo./DAY/YR. |
| CITY PROJECT No.        | XXXXXX                 | ZONE MAP No. | L-8         |
| SHEET                   | 5                      | OF           | 19          |

| AS BUILT INFORMATION |      | BENCH MARKS                                                       |      | SURVEY INFORMATION   |      | ENGINEER'S SEAL      |      | REVISIONS         |                   | DESIGN            |                   |
|----------------------|------|-------------------------------------------------------------------|------|----------------------|------|----------------------|------|-------------------|-------------------|-------------------|-------------------|
| CONTRACTOR           | DATE | ACS MONUMENT "9-L9" @ THE NORTHEAST CORNER OF SUNRISE RANCH WEST. | DATE | NO.                  | DATE | NO.                  | DATE | NO.               | DATE              | NO.               | DATE              |
| INSPECTOR            | DATE |                                                                   | DATE | BY                   | DATE | BY                   | DATE | BY                | DATE              | BY                | DATE              |
| ACCEPTANCE BY        | DATE |                                                                   | DATE | ALDRITCH LAND SURVEY | DATE | ALDRITCH LAND SURVEY | DATE | REMARKS           | REVISIONS         | DESIGN            | DESIGN            |
| DRAWN BY             | DATE |                                                                   | DATE | P.O. BOX 30701       | DATE | P.O. BOX 30701       | DATE | NO. DATE          | REMARKS           | REVISIONS         | DESIGN            |
| CHECKED BY           | DATE |                                                                   | DATE | ALBUQUERQUE, NM      | DATE | ALBUQUERQUE, NM      | DATE | DESIGNED BY: HC-A | DESIGNED BY: HC-A | DESIGNED BY: HC-A | DESIGNED BY: HC-A |
| RECORDED BY          | DATE |                                                                   | DATE | 87190-0701           | DATE | 87190-0701           | DATE | DRAWN BY: HC-A    | DRAWN BY: HC-A    | DRAWN BY: HC-A    | DRAWN BY: HC-A    |
|                      | DATE |                                                                   | DATE | (505) 884-1990       | DATE | (505) 884-1990       | DATE | CHECKED BY: DLH   | CHECKED BY: DLH   | CHECKED BY: DLH   | CHECKED BY: DLH   |



# 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

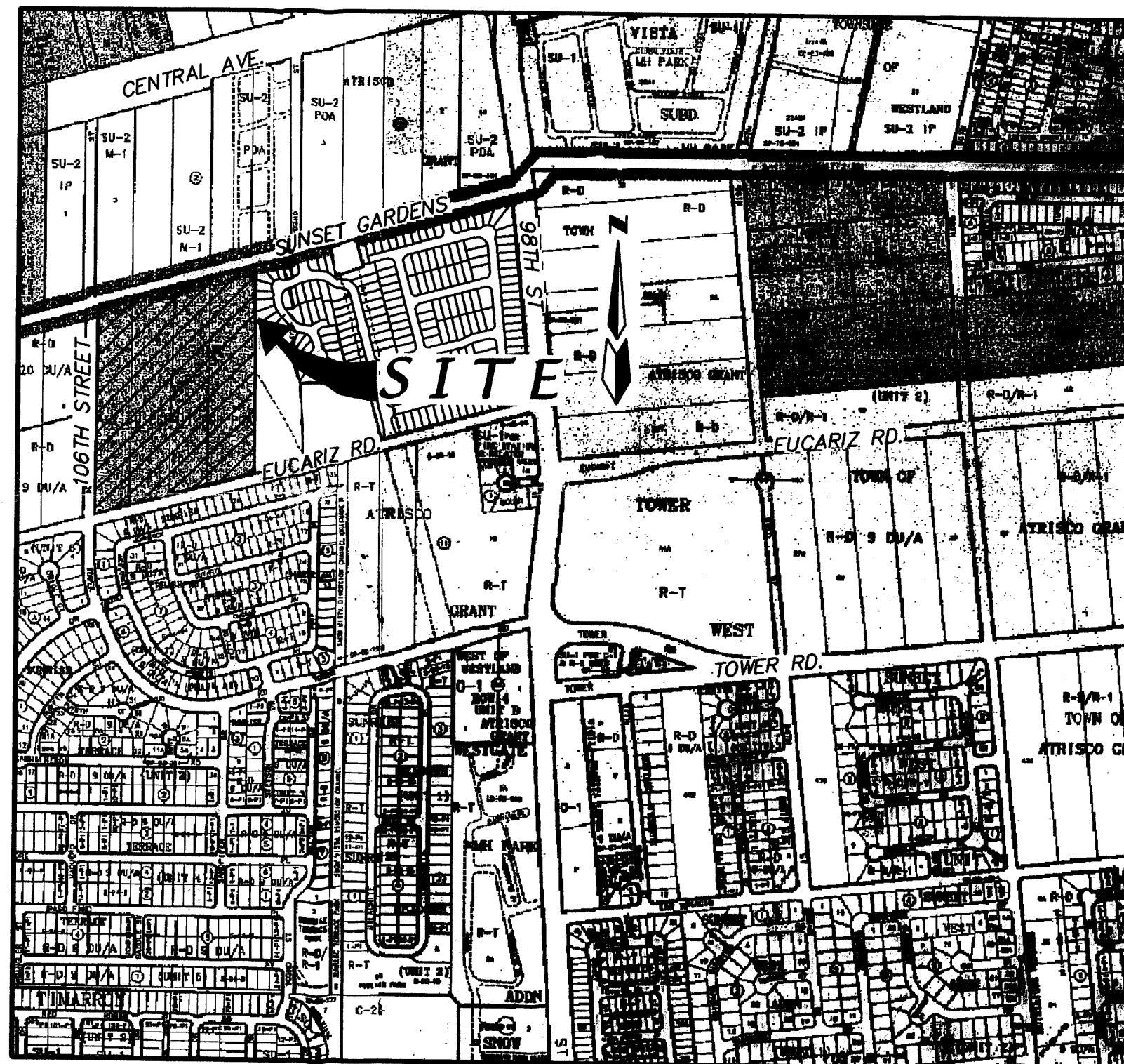
## SURVEYOR

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

## OWNER:

*John Murtagh*  
JOHN MURTAGH, MANAGING MEMBER  
LONGFORD AT 106th STREET LLC

6/20/01  
DATE



LOCATION MAP  
NOT TO SCALE

## APPROVED FOR MONUMENTATION AND STREET NAMES

*John B. Han*  
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.

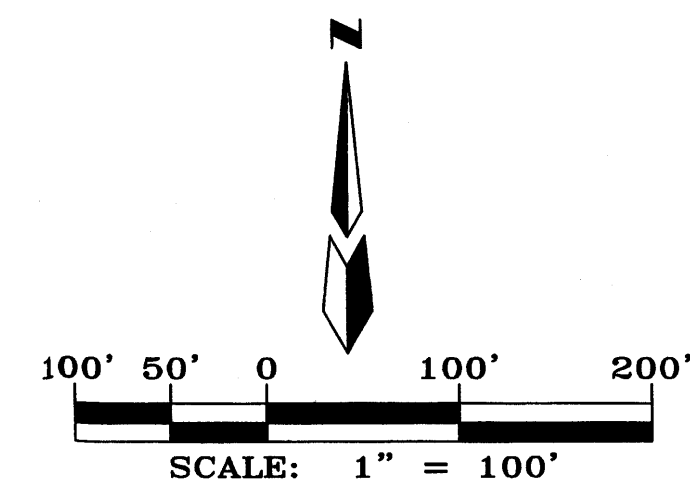
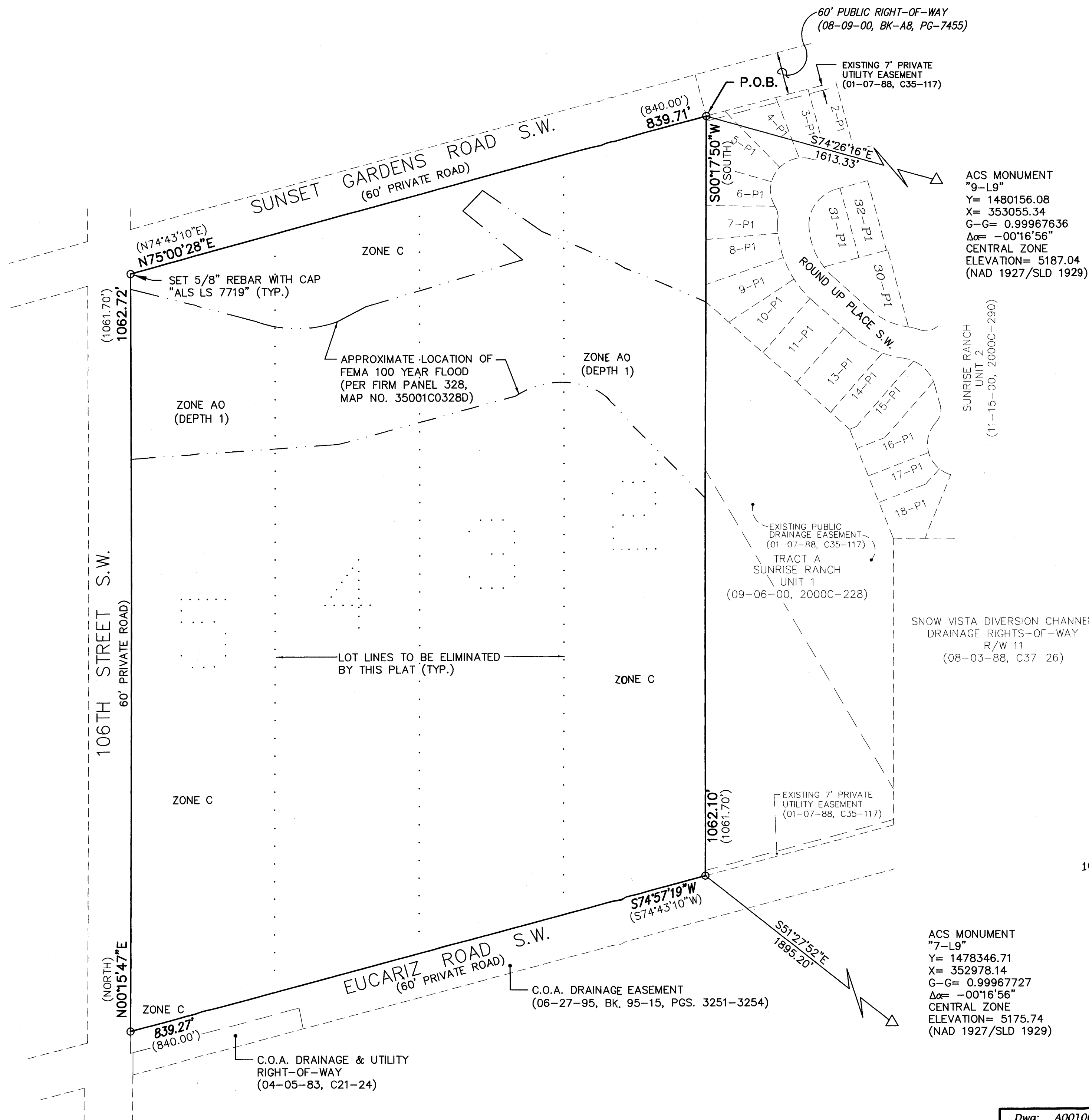
## NOTES

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  |              |

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

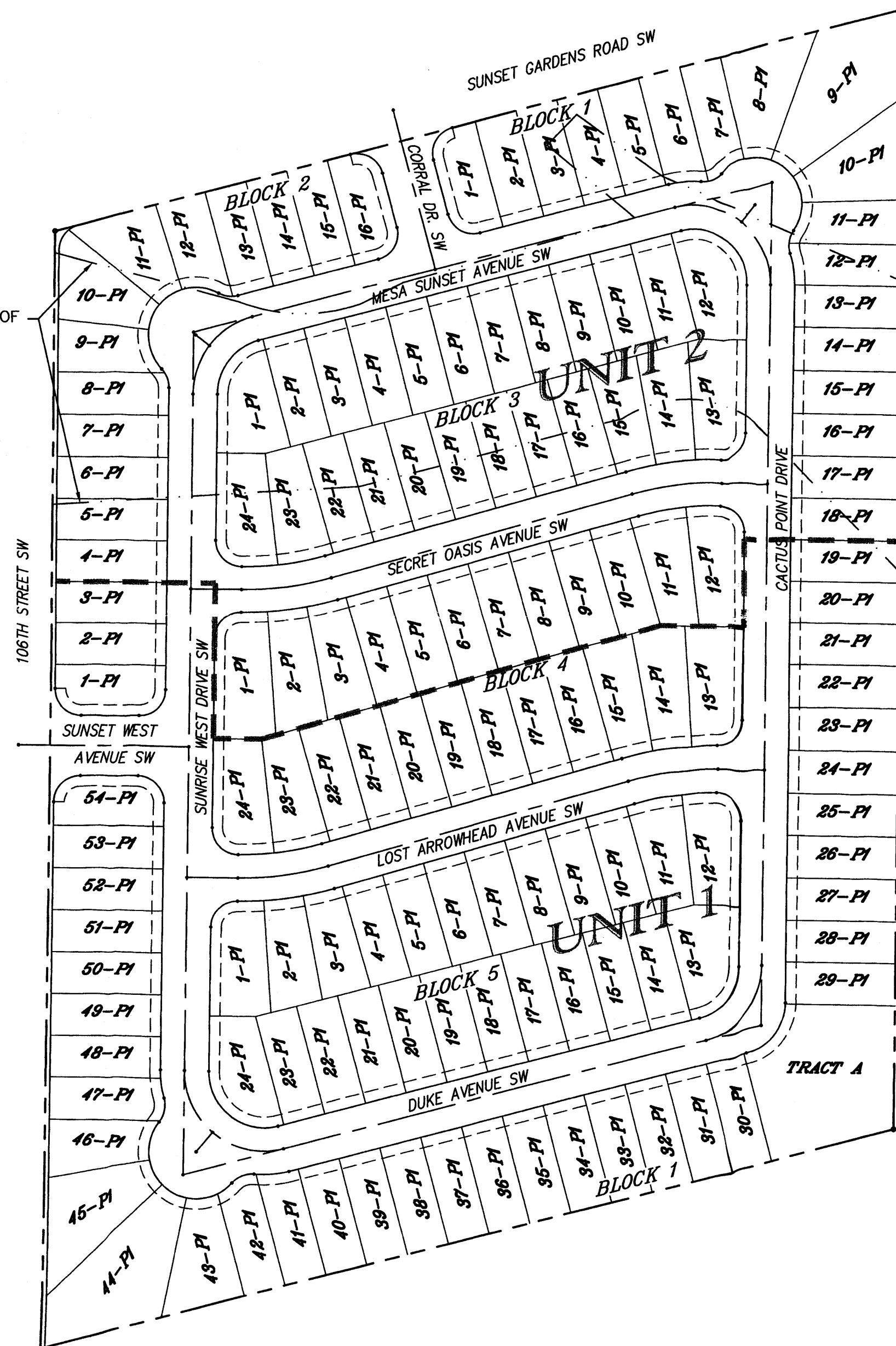


|                  |                |              |              |
|------------------|----------------|--------------|--------------|
| Dwg: A00106PLAT3 | Drawn: SPS     | Checked: ALS | Sheet 2 of 5 |
| Scale: 1"=100'   | Date: 05/01/01 | Job: A00106  |              |

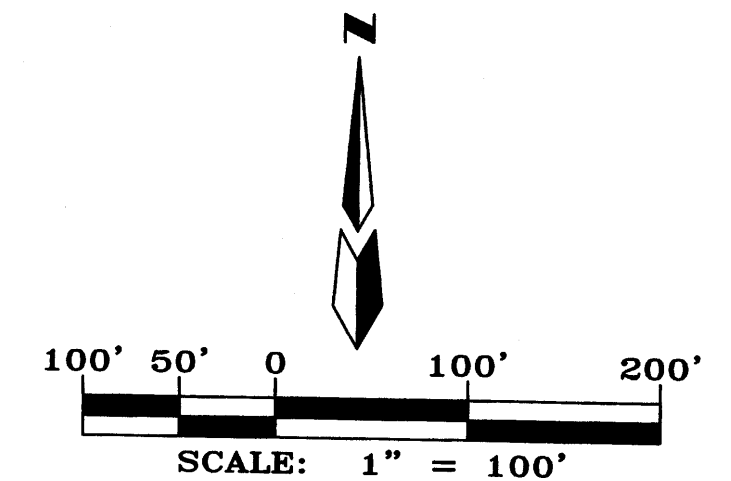
# PRELIMINARY PLAT FOR SUNRISE RANCH WEST SUBDIVISION

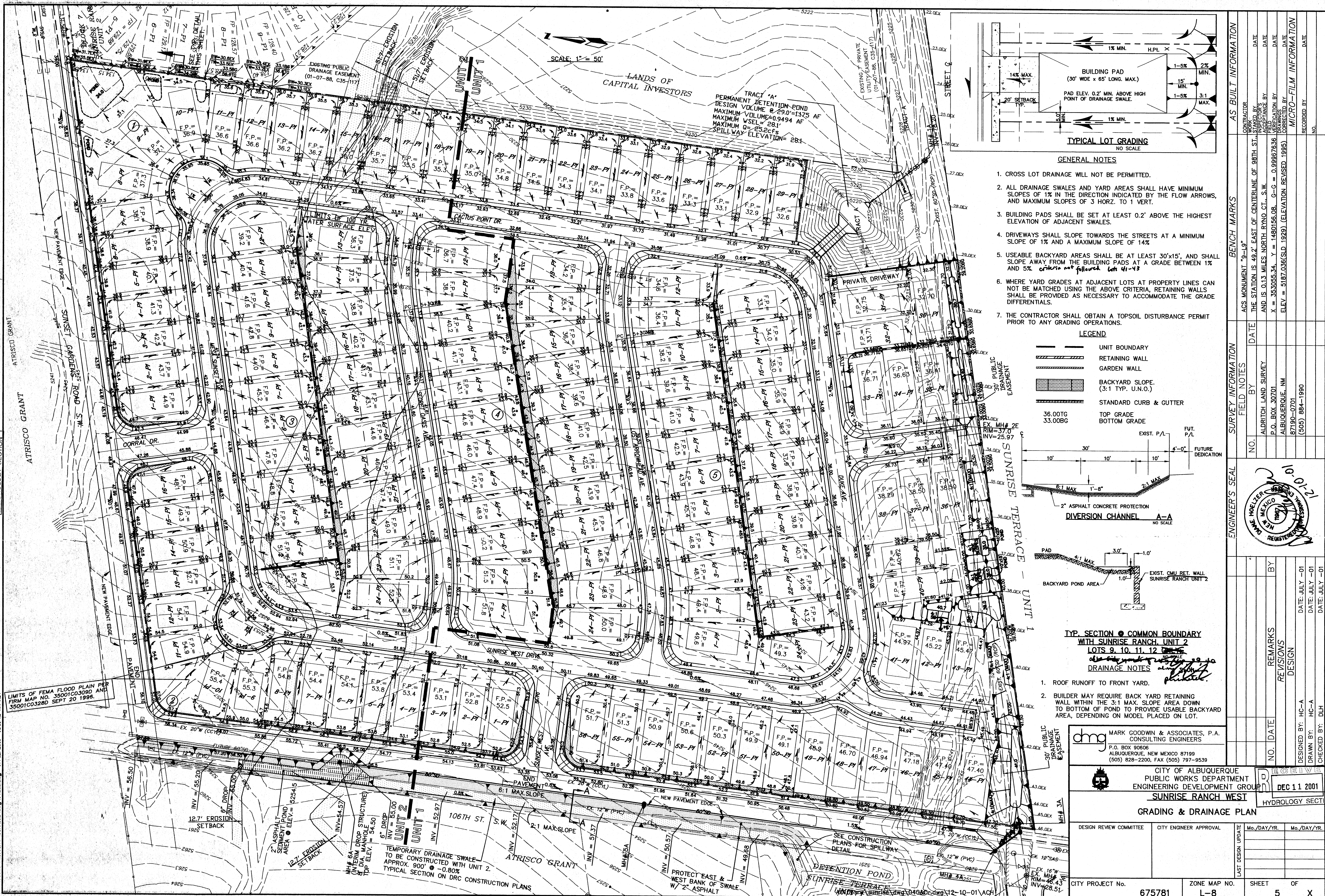
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTIONS 29  
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY, 2001

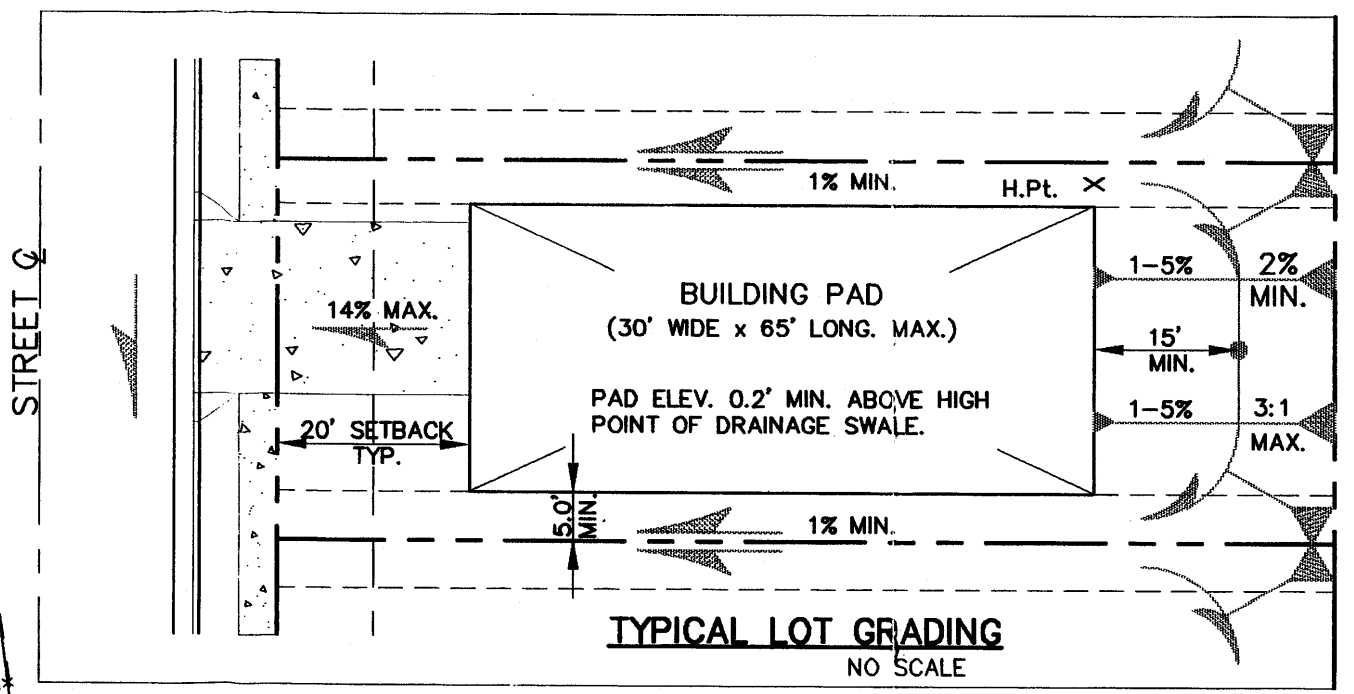
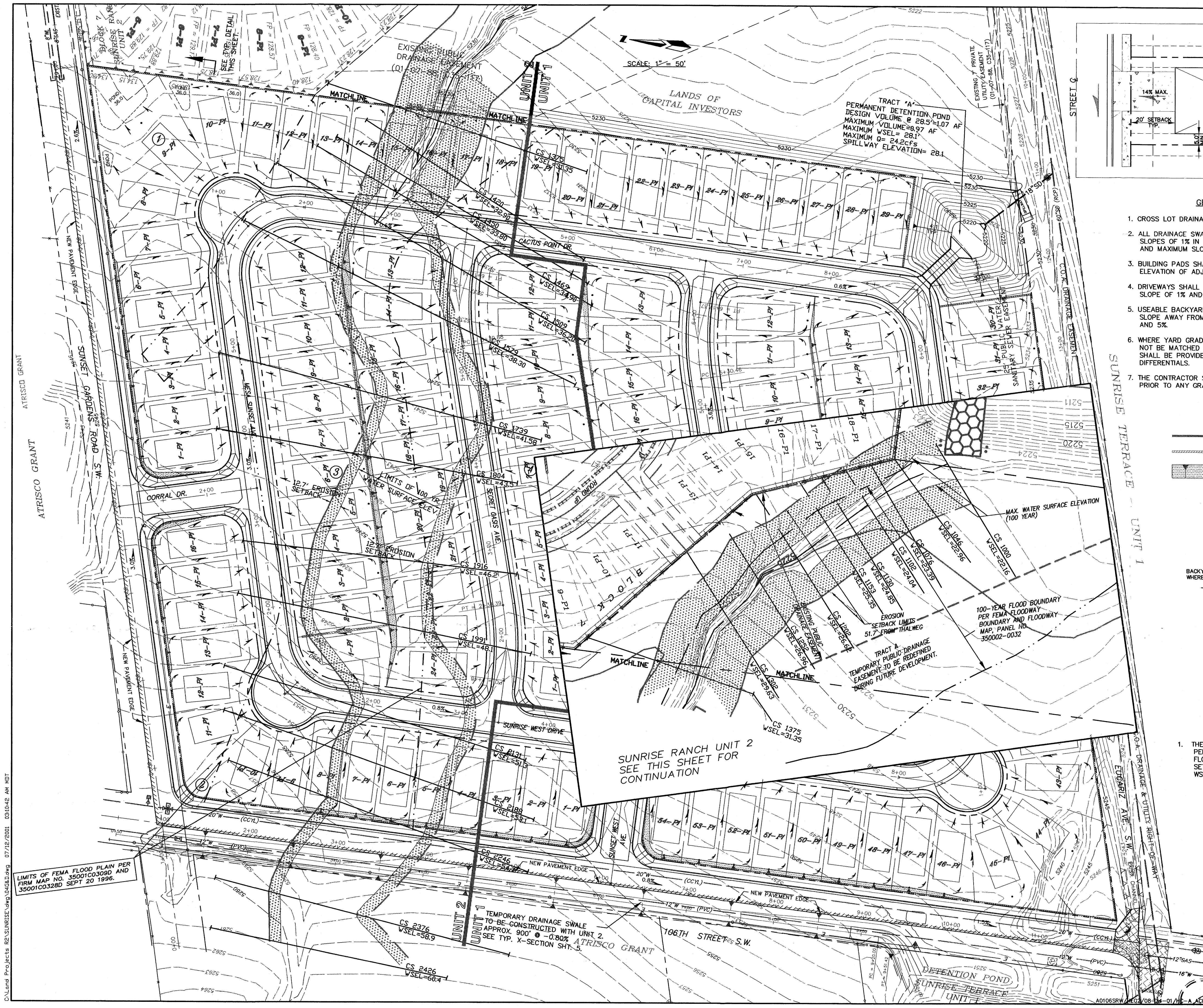
APPROXIMATE LOCATION OF  
FEMA 100 YEAR FLOOD  
(PER FIRM PANEL 328,  
MAP NO. 35001C0328D)



| 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°28'54"  | 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"E | 35.36   |
| C13         | 39.27  | 25.00  | 90°00'00"  | 25.00   | N44°44'13"E | 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    | S82°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"E | 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"E | 26.40   |
| C35         | 26.80  | 45.00  | 34°07'06"  | 13.81   | N19°18'07"E | 26.40   |
| C36         | 28.63  | 45.00  | 36°27'01"  | 14.82   | N15°57'56"E | 28.15   |
| C37         | 12.86  | 25.00  | 28°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°48'38"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°23'08"   | 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         | 29.97  | 322.00 | 5°20'00"   | 15.00   | N76°25'52"E | 29.96   |
| C51         | 37.63  | 322.00 | 6°41'47"   | 18.84   | N88°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  | 358.44 | 3°58'56"   | 12.50   | N88°02'25"E | 24.98   |
| C61         | 37.63  | 322.00 | 6°41'47"   | 18.84   | N82°28'02"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 | 58.83   |
| C70         | 1.01   | 50.00  | 1°08'35"   | 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    |

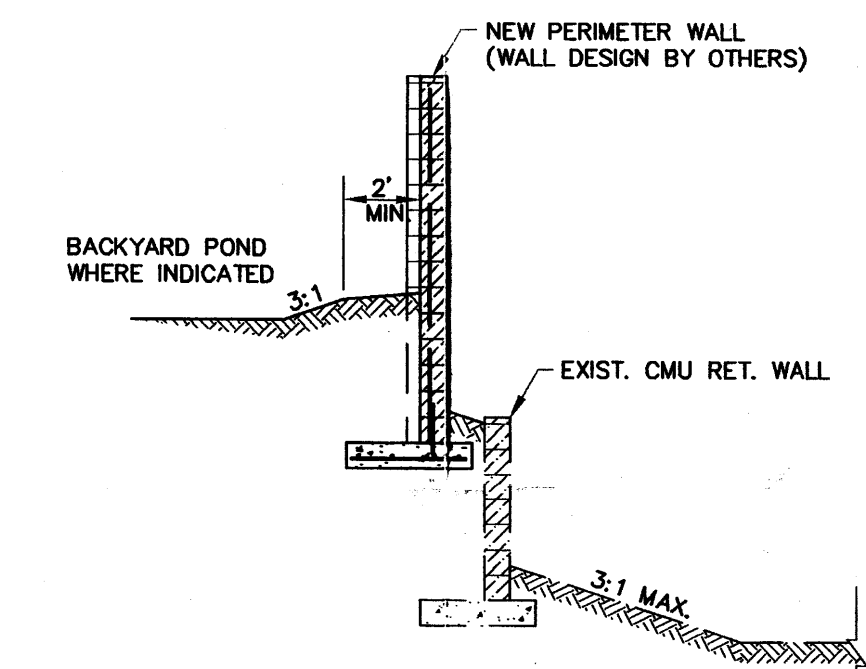






- GENERAL NOTES**
- CROSS LOT DRAINAGE WILL NOT BE PERMITTED.
  - ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% IN THE DIRECTION INDICATED BY THE FLOW ARROWS, AND MAXIMUM SLOPES OF 3 HORIZ. TO 1 VERT.
  - BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
  - DRIVEWAYS SHALL SLOPE TOWARDS THE STREETS AT A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 14%.
  - USEABLE BACKYARD AREAS SHALL BE AT LEAST 30'x15', AND SHALL SLOPE AWAY FROM THE BUILDING PADS AT A GRADE BETWEEN 1% AND 5%.
  - 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.
  - 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**
- 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 ELEVATION

**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 | Mo./DAY/YR. | Mo./DAY/YR. |
|-------------------------|------------------------|-------------|-------------|
|                         |                        |             |             |
|                         |                        |             |             |
|                         |                        |             |             |
|                         |                        |             |             |

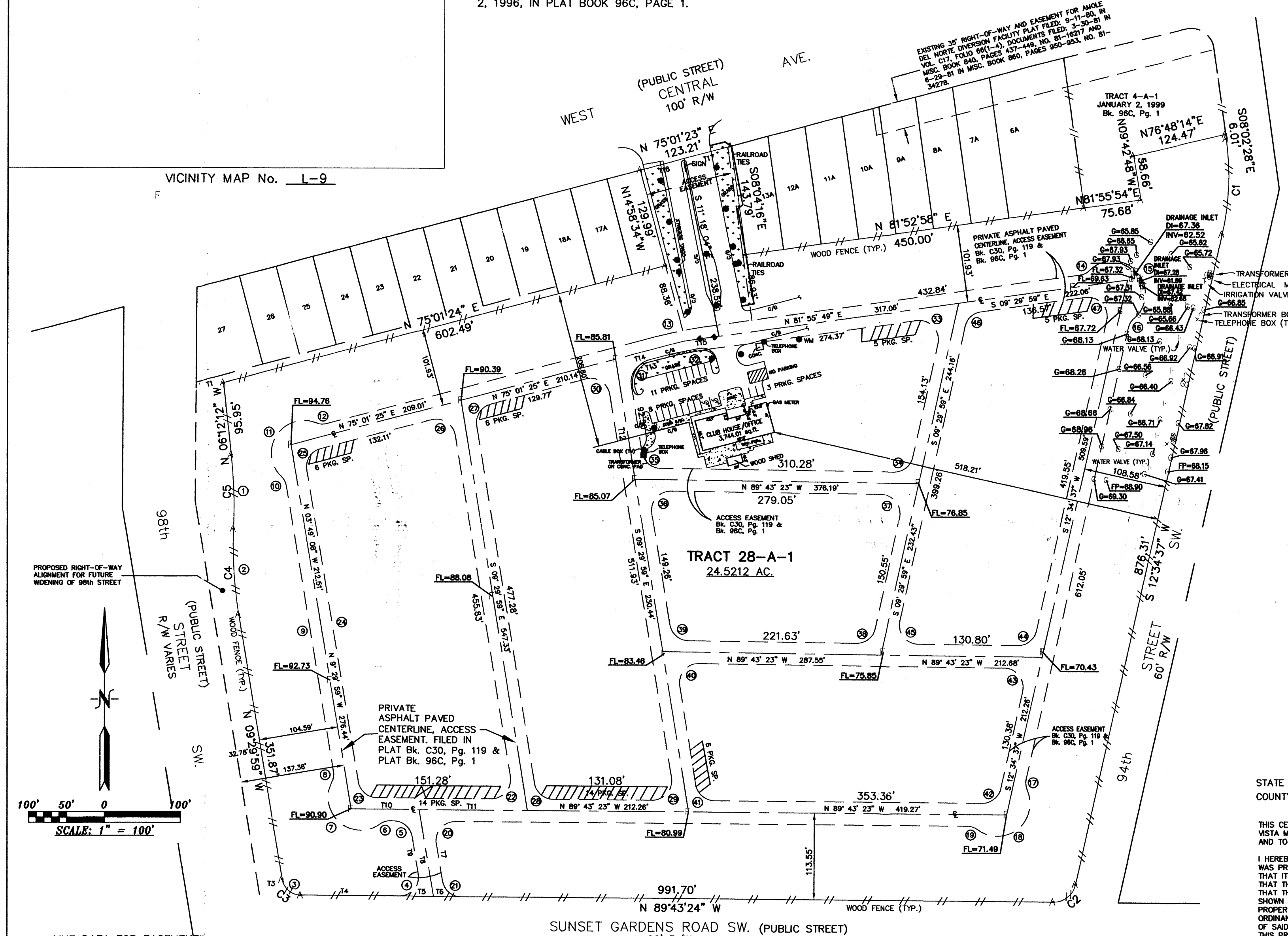
CITY PROJECT No. XXXXXX ZONE MAP No. L-8 SHEET 4 OF 16

| ENGINEER'S SEAL |                     | SURVEY INFORMATION |         | BENCH MARKS |      | AS BUILT INFORMATION |      |
|-----------------|---------------------|--------------------|---------|-------------|------|----------------------|------|
| NO.             | BY                  | DATE               | DATE    | NO.         | DATE | NO.                  | DATE |
| 1               | ALDRICH LAND SURVEY | 5/18/04            | 5/18/04 | 1           | DATE | 1                    | DATE |
| 2               | P.O. BOX 30701      |                    |         | 2           | DATE | 2                    | DATE |
| 3               | ALBUQUERQUE, NM     |                    |         | 3           | DATE | 3                    | DATE |
| 4               | 87190-0701          |                    |         | 4           | DATE | 4                    | DATE |
| 5               | (505) 884-1990      |                    |         | 5           | DATE | 5                    | DATE |
| 6               |                     |                    |         | 6           | DATE | 6                    | DATE |
| 7               |                     |                    |         | 7           | DATE | 7                    | DATE |
| 8               |                     |                    |         | 8           | DATE | 8                    | DATE |
| 9               |                     |                    |         | 9           | DATE | 9                    | DATE |
| 10              |                     |                    |         | 10          | DATE | 10                   | DATE |
| 11              |                     |                    |         | 11          | DATE | 11                   | DATE |
| 12              |                     |                    |         | 12          | DATE | 12                   | DATE |
| 13              |                     |                    |         | 13          | DATE | 13                   | DATE |
| 14              |                     |                    |         | 14          | DATE | 14                   | DATE |
| 15              |                     |                    |         | 15          | DATE | 15                   | DATE |
| 16              |                     |                    |         | 16          | DATE | 16                   | DATE |
| 17              |                     |                    |         | 17          | DATE | 17                   | DATE |
| 18              |                     |                    |         | 18          | DATE | 18                   | DATE |
| 19              |                     |                    |         | 19          | DATE | 19                   | DATE |
| 20              |                     |                    |         | 20          | DATE | 20                   | DATE |
| 21              |                     |                    |         | 21          | DATE | 21                   | DATE |
| 22              |                     |                    |         | 22          | DATE | 22                   | DATE |
| 23              |                     |                    |         | 23          | DATE | 23                   | DATE |
| 24              |                     |                    |         | 24          | DATE | 24                   | DATE |
| 25              |                     |                    |         | 25          | DATE | 25                   | DATE |
| 26              |                     |                    |         | 26          | DATE | 26                   | DATE |
| 27              |                     |                    |         | 27          | DATE | 27                   | DATE |
| 28              |                     |                    |         | 28          | DATE | 28                   | DATE |
| 29              |                     |                    |         | 29          | DATE | 29                   | DATE |
| 30              |                     |                    |         | 30          | DATE | 30                   | DATE |
| 31              |                     |                    |         | 31          | DATE | 31                   | DATE |
| 32              |                     |                    |         | 32          | DATE | 32                   | DATE |
| 33              |                     |                    |         | 33          | DATE | 33                   | DATE |
| 34              |                     |                    |         | 34          | DATE | 34                   | DATE |
| 35              |                     |                    |         | 35          | DATE | 35                   | DATE |
| 36              |                     |                    |         | 36          | DATE | 36                   | DATE |
| 37              |                     |                    |         | 37          | DATE | 37                   | DATE |
| 38              |                     |                    |         | 38          | DATE | 38                   | DATE |
| 39              |                     |                    |         | 39          | DATE | 39                   | DATE |
| 40              |                     |                    |         | 40          | DATE | 40                   | DATE |
| 41              |                     |                    |         | 41          | DATE | 41                   | DATE |
| 42              |                     |                    |         | 42          | DATE | 42                   | DATE |
| 43              |                     |                    |         | 43          | DATE | 43                   | DATE |
| 44              |                     |                    |         | 44          | DATE | 44                   | DATE |
| 45              |                     |                    |         | 45          | DATE | 45                   | DATE |
| 46              |                     |                    |         | 46          | DATE | 46                   | DATE |
| 47              |                     |                    |         | 47          | DATE | 47                   | DATE |
| 48              |                     |                    |         | 48          | DATE | 48                   | DATE |
| 49              |                     |                    |         | 49          | DATE | 49                   | DATE |
| 50              |                     |                    |         | 50          | DATE | 50                   | DATE |
| 51              |                     |                    |         | 51          | DATE | 51                   | DATE |
| 52              |                     |                    |         | 52          | DATE | 52                   | DATE |
| 53              |                     |                    |         | 53          | DATE | 53                   | DATE |
| 54              |                     |                    |         | 54          | DATE | 54                   | DATE |
| 55              |                     |                    |         | 55          | DATE | 55                   | DATE |
| 56              |                     |                    |         | 56          | DATE | 56                   | DATE |
| 57              |                     |                    |         | 57          | DATE | 57                   | DATE |
| 58              |                     |                    |         | 58          | DATE | 58                   | DATE |
| 59              |                     |                    |         | 59          | DATE | 59                   | DATE |
| 60              |                     |                    |         | 60          | DATE | 60                   | DATE |
| 61              |                     |                    |         | 61          | DATE | 61                   | DATE |
| 62              |                     |                    |         | 62          | DATE | 62                   | DATE |
| 63              |                     |                    |         | 63          | DATE | 63                   | DATE |
| 64              |                     |                    |         | 64          | DATE | 64                   | DATE |
| 65              |                     |                    |         | 65          | DATE | 65                   | DATE |
| 66              |                     |                    |         | 66          | DATE | 66                   | DATE |
| 67              |                     |                    |         | 67          | DATE | 67                   | DATE |
| 68              |                     |                    |         | 68          | DATE | 68                   | DATE |
| 69              |                     |                    |         | 69          | DATE | 69                   | DATE |
| 70              |                     |                    |         | 70          | DATE | 70                   | DATE |
| 71              |                     |                    |         | 71          | DATE | 71                   | DATE |
| 72              |                     |                    |         | 72          | DATE | 72                   | DATE |
| 73              |                     |                    |         | 73          | DATE | 73                   | DATE |
| 74              |                     |                    |         | 74          | DATE | 74                   | DATE |
| 75              |                     |                    |         | 75          | DATE | 75                   | DATE |
| 76              |                     |                    |         | 76          | DATE | 76                   | DATE |
| 77              |                     |                    |         | 77          | DATE | 77                   | DATE |
| 78              |                     |                    |         | 78          | DATE | 78                   | DATE |
| 79              |                     |                    |         | 79          | DATE | 79                   | DATE |
| 80              |                     |                    |         | 80          | DATE | 80                   | DATE |
| 81              |                     |                    |         | 81          | DATE | 81                   | DATE |
| 82              |                     |                    |         | 82          | DATE | 82                   | DATE |
| 83              |                     |                    |         | 83          | DATE | 83                   | DATE |
| 84              |                     |                    |         | 84          | DATE | 84                   | DATE |
| 85              |                     |                    |         | 85          | DATE | 85                   | DATE |
| 86              |                     |                    |         | 86          | DATE | 86                   | DATE |
| 87              |                     |                    |         | 87          | DATE | 87                   | DATE |
| 88              |                     |                    |         | 88          | DATE | 88                   | DATE |
| 89              |                     |                    |         | 89          | DATE | 89                   | DATE |
| 90              |                     |                    |         | 90          | DATE | 90                   | DATE |
| 91              |                     |                    |         | 91          | DATE | 91                   | DATE |
| 92              |                     |                    |         | 92          | DATE | 92                   | DATE |
| 93              |                     |                    |         | 93          | DATE | 93                   | DATE |
| 94              |                     |                    |         | 94          | DATE | 94                   | DATE |
| 95              |                     |                    |         | 95          | DATE | 95                   | DATE |
| 96              |                     |                    |         | 96          | DATE | 96                   | DATE |
| 97              |                     |                    |         | 97          | DATE | 97                   | DATE |
| 98              |                     |                    |         | 98          | DATE | 98                   | DATE |
| 99              |                     |                    |         | 99          | DATE | 99                   | DATE |
| 100             |                     |                    |         | 100         | DATE | 100                  | DATE |

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.

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



| CURVE DATA FOR EASEMENTS |              |         |         |         |                 |          |
|--------------------------|--------------|---------|---------|---------|-----------------|----------|
| CURVE #                  | DELTA        | RADIUS  | LENGTH  | TAN     | CH. BEARING     | DISTANCE |
| 1                        | 0° 34' 32"   | 645.00' | 98.54'  | 48.36'  | N 01° 54' 30" W | 98.45'   |
| 2                        | 0° 52' 48"   | 558.00' | 118.00' | 51.75'  | N 03° 33' 34" W | 114.87'  |
| 3                        | 80° 13' 25"  | 30.00'  | 42.00'  | 25.27'  | N 49° 36' 41" W | 38.85'   |
| 4                        | 99° 46' 35"  | 25.00'  | 43.54'  | 28.68'  | S 40° 23' 19" W | 38.24'   |
| 5                        | 80° 13' 24"  | 25.00'  | 35.00'  | 21.08'  | S 49° 36' 41" W | 32.21'   |
| 6                        | 32° 12' 15"  | 22.00'  | 12.37'  | 8.35'   | N 74° 10' 28" E | 12.20'   |
| 7                        | 144° 37' 55" | 43.00'  | 108.55' | 134.87' | S 49° 36' 41" W | 134.87'  |
| 8                        | 32° 12' 15"  | 22.00'  | 12.37'  | 8.35'   | S 08° 38' 09" W | 12.20'   |
| 9                        | 05° 40' 51"  | 615.00' | 80.89'  | 30.51'  | S 08° 38' 09" W | 80.89'   |
| 10                       | 32° 12' 15"  | 22.00'  | 12.37'  | 8.35'   | S 18° 56' 15" E | 12.20'   |
| 11                       | 143° 15' 03" | 43.00'  | 107.51' | 129.43' | S 35° 36' 09" W | 81.62'   |
| 12                       | 32° 12' 15"  | 22.00'  | 12.37'  | 8.35'   | N 88° 52' 28" W | 12.20'   |
| 13                       | 04° 02' 21"  | 615.00' | 12.37'  | 8.35'   | S 85° 49' 41" W | 12.20'   |
| 14                       | 32° 12' 15"  | 22.00'  | 38.86'  | 22.72'  | N 32° 45' 43" E | 33.63'   |
| 15                       | 175° 03' 19" | 43.00'  | 131.38' | 000.00' | N 42° 44' 47" W | 85.92'   |
| 16                       | 32° 12' 15"  | 22.00'  | 12.37'  | 8.35'   | N 28° 40' 44" E | 12.20'   |
| 17                       | 32° 12' 15"  | 22.00'  | 12.37'  | 8.35'   | N 03° 31' 31" W | 12.20'   |
| 18                       | 142° 08' 30" | 43.00'  | 108.85' | 155.27' | N 81° 50' 37" E | 81.54'   |
| 19                       | 32° 12' 15"  | 22.00'  | 12.37'  | 8.35'   | S 73° 37' 16" E | 12.20'   |
| 20                       | 99° 46' 35"  | 25.00'  | 43.54'  | 28.68'  | N 40° 23' 19" E | 38.24'   |
| 21                       | 80° 13' 25"  | 25.00'  | 35.00'  | 21.08'  | N 49° 36' 41" W | 32.21'   |
| 22                       | 05° 40' 51"  | 615.00' | 80.89'  | 30.51'  | N 08° 38' 09" W | 57.68'   |
| 23                       | 78° 50' 32"  | 25.00'  | 34.40'  | 26.85'  | N 35° 36' 09" E | 31.75'   |
| 24                       | 95° 28' 37"  | 25.00'  | 41.66'  | 27.31'  | S 57° 14' 17" E | 37.00'   |
| 25                       | 84° 31' 23"  | 25.00'  | 36.88'  | 22.72'  | N 32° 45' 43" E | 33.63'   |
| 26                       | 80° 13' 25"  | 25.00'  | 35.00'  | 21.08'  | N 49° 36' 41" W | 32.21'   |
| 27                       | 32° 12' 15"  | 25.00'  | 43.54'  | 28.68'  | S 40° 23' 19" W | 38.24'   |
| 28                       | 95° 28' 37"  | 25.00'  | 41.66'  | 27.31'  | S 57° 14' 17" E | 37.00'   |
| 29                       | 84° 31' 23"  | 25.00'  | 36.88'  | 22.72'  | N 32° 45' 43" E | 33.63'   |
| 30                       | 05° 40' 51"  | 615.00' | 70.52'  | 30.30'  | N 78° 28' 27" E | 70.48'   |
| 31                       | 110° 38' 48" | 25.00'  | 48.28'  | 38.14'  | S 42° 44' 47" E | 41.12'   |
| 32                       | 77° 42' 00"  | 25.00'  | 33.80'  | 20.14'  | S 51° 25' 37" W | 31.36'   |
| 33                       | 80° 13' 25"  | 25.00'  | 35.00'  | 21.08'  | N 49° 36' 41" W | 32.21'   |
| 34                       | 102° 18' 00" | 25.00'  | 44.84'  | 31.04'  | S 38° 34' 13" E | 38.84'   |
| 35                       | 7° 42' 00"   | 25.00'  | 33.80'  | 20.14'  | S 51° 25' 37" W | 31.36'   |
| 36                       | 80° 13' 25"  | 25.00'  | 35.00'  | 21.08'  | N 49° 36' 41" W | 32.21'   |
| 37                       | 99° 46' 35"  | 25.00'  | 43.54'  | 28.68'  | N 40° 23' 19" E | 38.24'   |
| 38                       | 80° 13' 25"  | 25.00'  | 35.00'  | 21.08'  | N 49° 36' 41" W | 32.21'   |
| 39                       | 77° 42' 00"  | 25.00'  | 33.80'  | 20.14'  | S 51° 25' 37" W | 31.36'   |
| 40                       | 102° 18' 00" | 25.00'  | 44.84'  | 31.04'  | S 38° 34' 13" E | 38.84'   |
| 41                       | 77° 42' 00"  | 25.00'  | 33.80'  | 20.14'  | S 51° 25' 37" W | 31.36'   |
| 42                       | 102° 18' 00" | 25.00'  | 44.84'  | 31.04'  | S 38° 34' 13" E | 38.84'   |
| 43                       | 69° 21' 12"  | 25.00'  | 30.28'  | 17.30'  | N 47° 15' 13" E | 28.45'   |
| 44                       | 110° 38' 48" | 25.00'  | 48.28'  | 38.14'  | S 42° 44' 47" E | 41.12'   |

| CURVE DATA FOR BOUNDARY |         |           |         |               |         |
|-------------------------|---------|-----------|---------|---------------|---------|
| CURVE                   | RADIUS  | DELTA     | ARC     | BEARING       | CHORD   |
| C1                      | 350.00' | 20°38'48" | 128.12' | S 02°16'04" W | 125.44' |
| C2                      | 30.00'  | 77°42'00" | 40.68'  | S 51°25'37" W | 37.84'  |
| 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°54'30" W | 97.67'  |

| LINE DATA FOR EASEMENTS |                 |          |
|-------------------------|-----------------|----------|
| REF. NO.                | BEARING         | DISTANCE |
| T1                      | N 75° 01' 25" E | 37.50'   |
| T2                      | N 06° 12' 12" W | 86.75'   |
| T3                      | N 89° 43' 23" W | 58.53'   |
| T4                      | N 89° 43' 23" W | 118.40'  |
| T5                      | N 89° 43' 23" W | 47.84'   |
| T6                      | N 89° 43' 23" W | 35.33'   |
| T7                      | N 06° 29' 59" W | 49.28'   |
| T8                      | S 09° 29' 59" E | 115.22'  |
| T9                      | N 06° 29' 59" W | 49.28'   |
| T10                     | N 89° 43' 23" W | 85.50'   |
| T11                     | N 89° 43' 23" W | 145.92'  |
| T12                     | S 09° 29' 59" E | 162.54'  |
| T13                     | N 75° 01' 25" E | 22.09'   |
| T14                     | N 75° 01' 25" E | 84.84'   |
| T15                     | N 81° 55' 49" E | 51.34'   |
| T16                     | N 75° 01' 25" E | 58.50'   |
| T17                     | N 75° 01' 25" E | 58.50'   |

The property shown hereon is within the 100 year flood plain. Zone "AE-1" FIRM Panel #35001C0328E, Dated: 11-19-03

GENERAL NOTES:

- OWNER OF RECORD PER LANDAMERICA ALBUQUERQUE, TITLE CO. TITLE BINDER DATED: DECEMBER 29, 2004 IS VISTA MANUFACTURED HOME COMMUNITY LIMITED PARTNERSHIP.
- LEGAL DESCRIPTION AND EASEMENTS SHOWN WAS PROVIDED BY LANDAMERICA ALBUQUERQUE, TITLE CO. COMMITMENT NO. 249681 SD.
- 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  
B: FIELD WORK PERFORMED ON: JANUARY, 2005  
C: BUILDING HEIGHT: 16.0 FEET  
D: SETBACK LINES ARE PER THE APPROVED SITE PLAN FOR THE VISTA MOBILE HOME PARK.  
E: EACH MOBILE HOME SPOT HAS A MINIMUM OF 1 PARKING SPACE PER LOT.
- NO MOBILE HOME IS WITHIN 100 FEET OF THE FLOOD PLANE.
- ITEMS IN SCHEDULE B SHOWING RIGHTS 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.

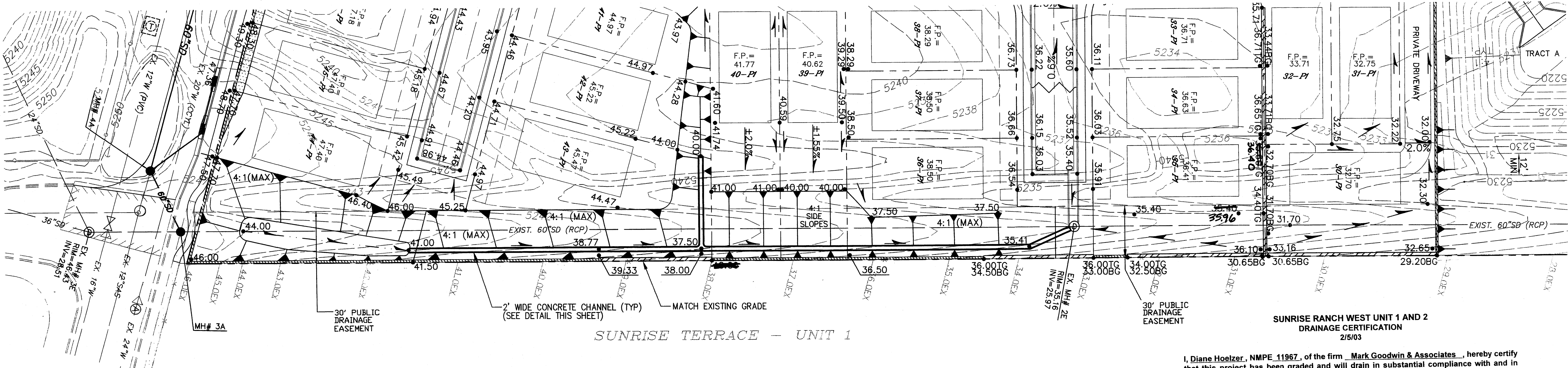
I HEREBY CERTIFY THAT THE SURVEY JOB NO. 04-2673 ENTITLED "LOT 28-A-1 VISTA" WAS PREPARED FROM AN ON-THE-GROUND SURVEY MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT. THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME EXCEPT AS 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 SW, A PUBLIC ROAD MAINTAINED BY THE STATE OF NEW MEXICO.

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

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

**ALHARRIS SURVEYING, INC.** PHONE: (505) 888-8856  
4414 N. MONROE STREET, N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 888-8845

SHEET 1 of 4



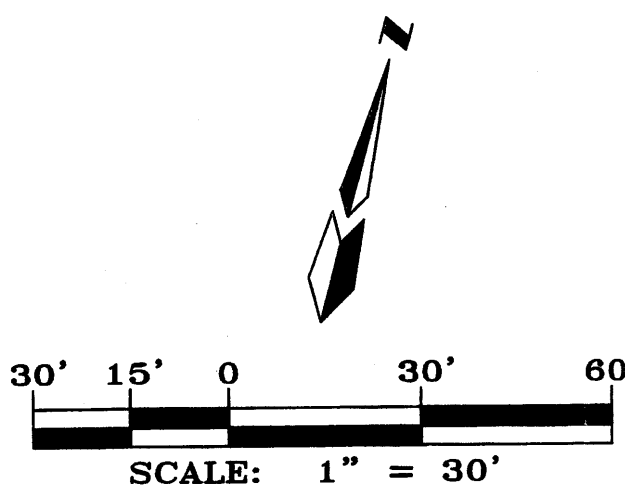
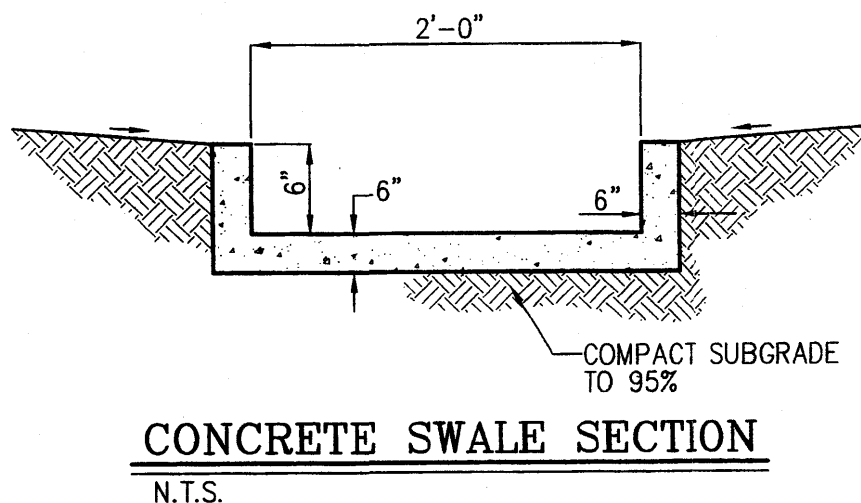
SUNRISE TERRACE - UNIT 1

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.

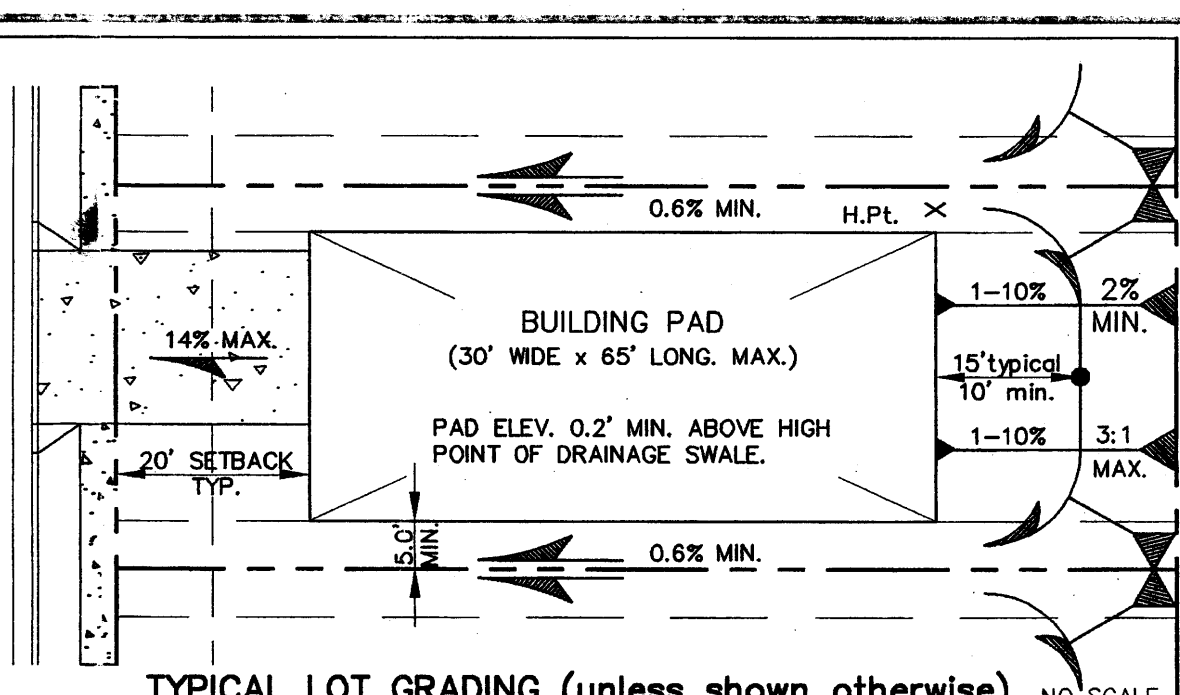
*Diane Hoelzer* 2-5-03  
Diane L. Hoelzer, PE Date



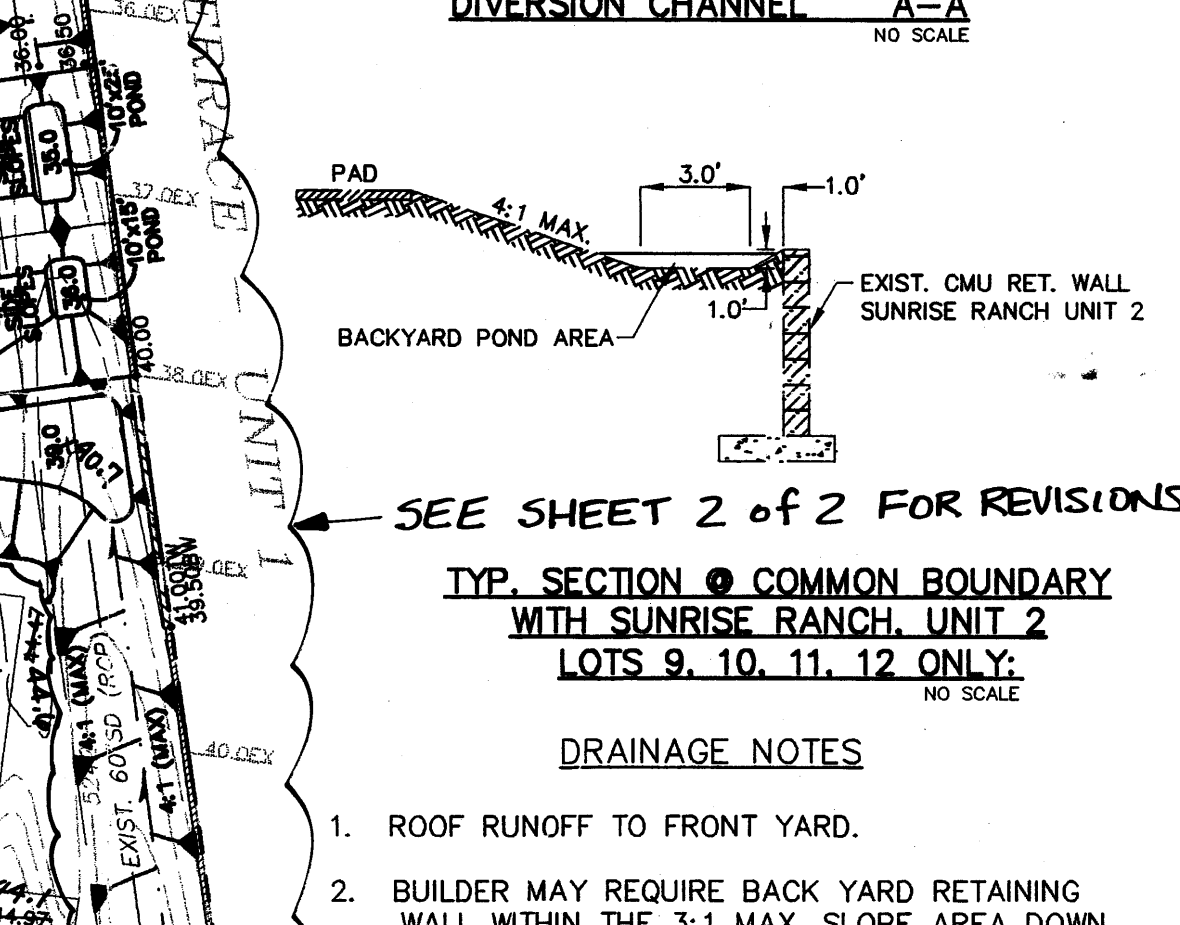
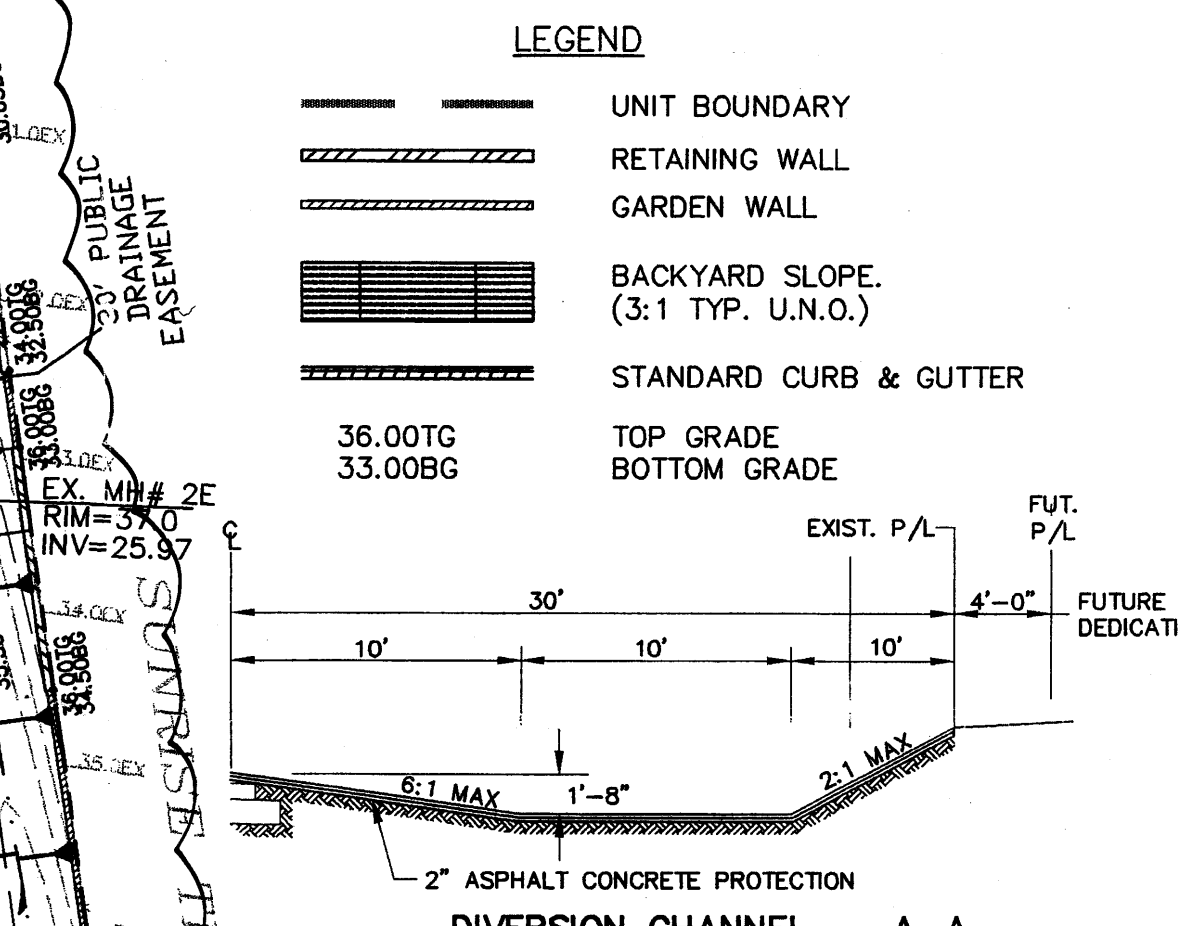
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|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| MARK GOODWIN & ASSOCIATES, P.A.<br>CONSULTING ENGINEERS<br>P.O. BOX 90606<br>ALBUQUERQUE, NEW MEXICO 87199<br>(505) 828-2200, FAX (505) 797-9539 |                         |
| CITY OF ALBUQUERQUE<br>PUBLIC WORKS DEPARTMENT                                                                                                   |                         |
| TITLE: <b>SUNRISE RANCH WEST<br/>SOUTH BOUNDARY SWALE DETAIL</b>                                                                                 |                         |
| DESIGN REVIEW COMMITTEE                                                                                                                          | CITY ENGINEER APPROVAL  |
| LAST DESIGN UPDATE                                                                                                                               | MO./DAY/YR. MO./DAY/YR. |
| CITY PROJECT NO. <b>675781</b>                                                                                                                   | ZONE MAP NO. <b>L-8</b> |
| SHEET <b>2</b>                                                                                                                                   | OF <b>2</b>             |

| AS BUILT INFORMATION      |      | BENCH MARKS                                                                               |      | SURVEY INFORMATION  |      | ENGINEER'S SEAL |    |
|---------------------------|------|-------------------------------------------------------------------------------------------|------|---------------------|------|-----------------|----|
| CONTRACTOR                | DATE | ACS MONUMENT "9-19"                                                                       | DATE | NO.                 | BY   |                 | BY |
| WORK BY                   | DATE | THE STATION IS 49.2' EAST OF CENTERLINE OF 98TH ST. AND IS 0.13 MILES NORTH RIND CT. S.W. | DATE | ALDRICH LAND SURVEY | DATE |                 |    |
| INSPECTOR'S ACCEPTANCE BY | DATE | X = 553055.34, Y = 1480156.08, G-C = 0.99967636                                           | DATE | P.O. BOX 30701      | DATE |                 |    |
| VERIFICATION BY           | DATE | ELEV = 5187.036(S/D 1929) (ELEVATION REVISED 1995)                                        | DATE | ALBUQUERQUE, NM     | DATE |                 |    |
| DRAWINGS CHECKED BY       | DATE |                                                                                           |      | 87190-0710          |      |                 |    |
| MICRO-FILM INFORMATION    |      |                                                                                           |      | (505) 884-1990      |      |                 |    |
| RECORDED BY               | DATE |                                                                                           |      |                     |      |                 |    |
| NO.                       |      |                                                                                           |      |                     |      |                 |    |

|             |         |         |         |
|-------------|---------|---------|---------|
| REMARKS     | DATE    | DATE    | DATE    |
| REVISIONS   | JUNE-02 | JUNE-02 | JUNE-02 |
| DESIGN      | JAN     | DER     | DLH     |
| DESIGNED BY | DATE    | DATE    | DATE    |
| DRAWN BY    | DATE    | DATE    | DATE    |
| CHECKED BY  | DATE    | DATE    | DATE    |
| APPROVED BY | DATE    | DATE    | DATE    |



- GENERAL NOTES**
- CROSS LOT DRAINAGE WILL NOT BE PERMITTED.
  - 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 HORIZ. TO 1 VERT.
  - BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
  - DRIVEWAYS SHALL SLOPE TOWARDS THE STREETS AT A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 14%.
  - USEABLE BACKYARD AREAS SHALL BE AT LEAST 10' DEEP, AND SHALL SLOPE AWAY FROM THE BUILDING PADS AT A GRADE BETWEEN 1% AND 10%.
  - 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.
  - THE CONTRACTOR SHALL OBTAIN A TOPSOIL DISTURBANCE PERMIT PRIOR TO ANY GRADING OPERATIONS.



**SEE SHEET 2 of 2 For REVISIONS**

**TYP. SECTION @ COMMON BOUNDARY WITH SUNRISE RANCH, UNIT 2 LOTS 9, 10, 11, 12 ONLY.**

**DRAINAGE NOTES**

- ROOF RUNOFF TO FRONT YARD.
- 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.

**MARK GOODWIN & ASSOCIATES, P.A.**  
CONSULTING ENGINEERS  
P.O. BOX 90808  
ALBUQUERQUE, NEW MEXICO 87199  
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**CITY OF ALBUQUERQUE**  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP  
**SUNRISE RANCH WEST**  
**GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

Mo./DAY/YR. Mo./DAY/YR.

CITY PROJECT No. 675781 ZONE MAP No. L-8

SHEET 1 OF 2

**AS BUILT INFORMATION**

CONTRACTOR: ACS MONUMENT "9-19"

WORKED BY: DATE: 04/18/02

INSPECTED BY: DATE: 04/18/02

ACCEPTANCE BY: DATE: 04/18/02

DATE: 04/18/02

**REVISIONS**

| NO. | DATE     | BY   | REMARKS           |
|-----|----------|------|-------------------|
| 1   | 04/18/02 | HC-A | DESIGNED BY: HC-A |
| 2   | 04/18/02 | HC-A | DRAWN BY: HC-A    |
| 3   | 04/18/02 | DLH  | CHECKED BY: DLH   |

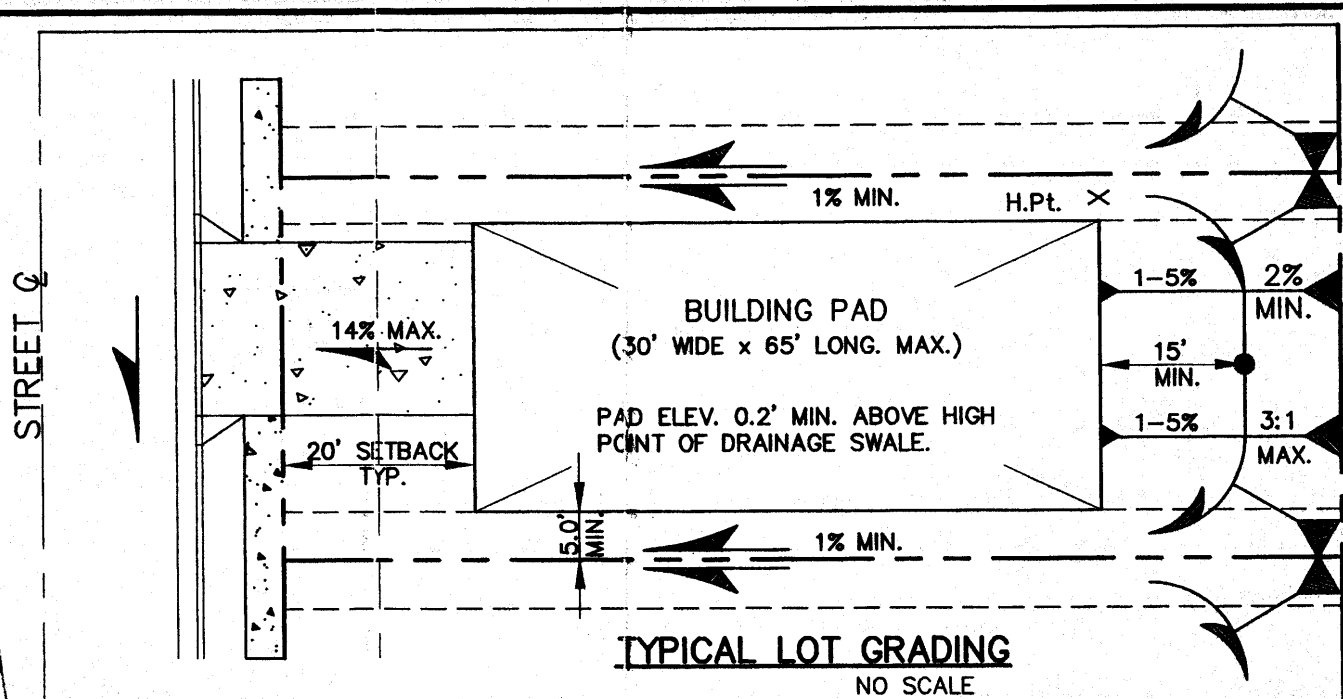
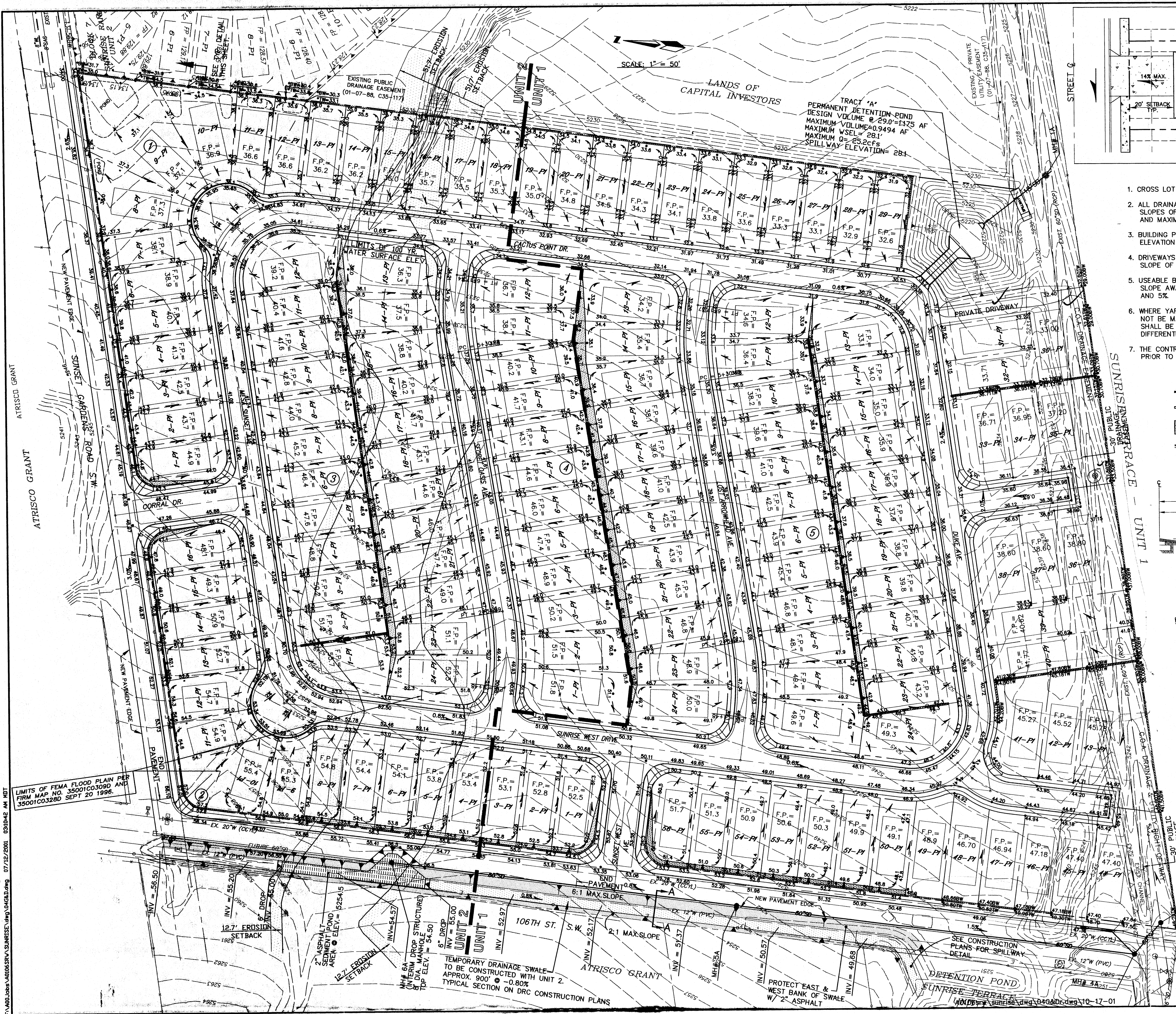
**ENGINEER'S SEAL**

SEE SHEET 2 FOR CERT.

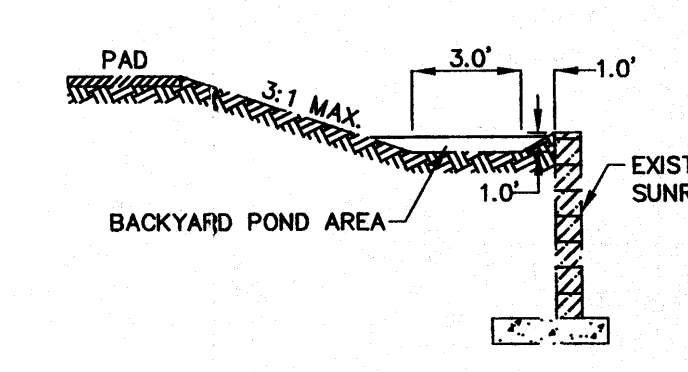
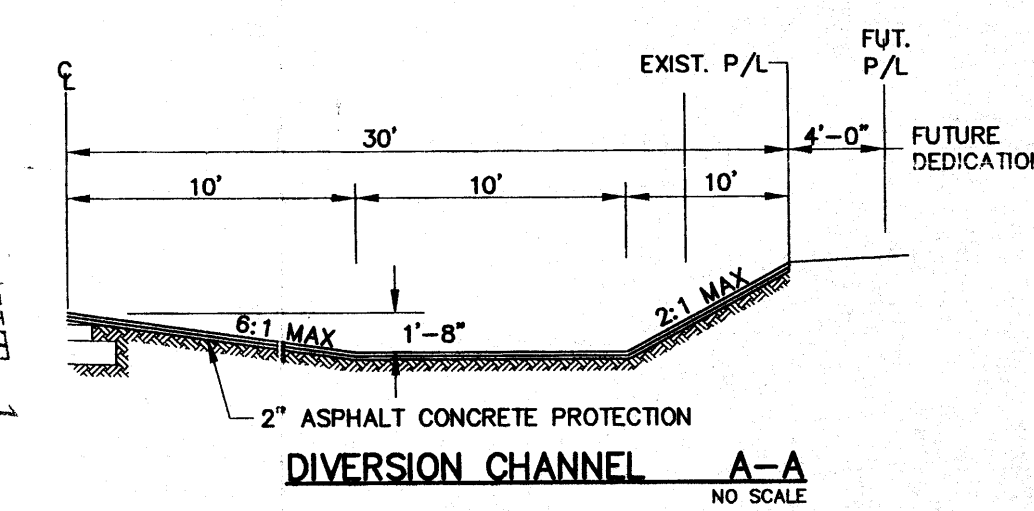
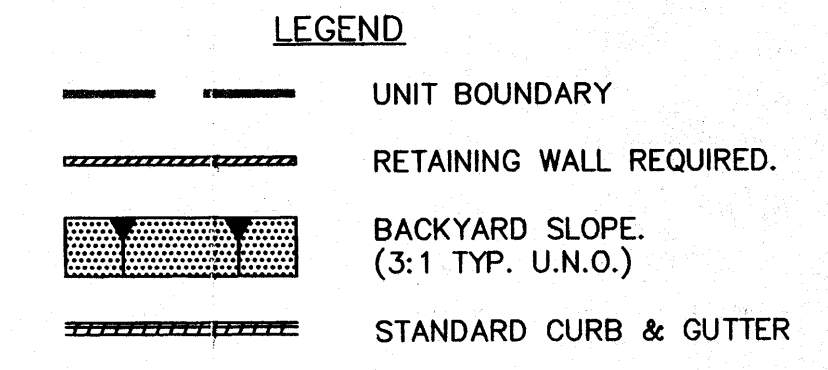
DATE: JULY -01

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- GENERAL NOTES**
- CROSS LOT DRAINAGE WILL NOT BE PERMITTED.
  - 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 HORIZ. TO 1 VERT.
  - BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
  - DRIVEWAYS SHALL SLOPE TOWARDS THE STREETS AT A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 14%.
  - USEABLE BACKYARD AREAS SHALL BE AT LEAST 30'x15', AND SHALL SLOPE AWAY FROM THE BUILDING PADS AT A GRADE BETWEEN 1% AND 5%.
  - 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.
  - THE CONTRACTOR SHALL OBTAIN A TOPSOIL DISTURBANCE PERMIT PRIOR TO ANY GRADING OPERATIONS.



**TYP. SECTION @ COMMON BOUNDARY WITH SUNRISE RANCH UNIT 2 LOTS 9, 10, 11, 12 ONLY.**

- DRAINAGE NOTES**
- ROOF RUNOFF TO FRONT YARD.
  - 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.

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**CITY OF ALBUQUERQUE**  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP  
**SUNRISE RANCH WEST**  
**GRADING & DRAINAGE PLAN**

|                         |                        |             |             |
|-------------------------|------------------------|-------------|-------------|
| DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | Mo./DAY/YR. | Mo./DAY/YR. |
| CITY PROJECT No. XXXXXX | ZONE MAP NO. L-8       | SHEET 5     | OF 19       |

| AS BUILT INFORMATION |      | BENCH MARKS   |      | SURVEY INFORMATION |    | ENGINEER'S SEAL |    | REMARKS |      | NO. DATE |      | BY  |      | REVISIONS |      | DESIGN |      | DATE |      | BY  |      | CHECKED BY |      |
|----------------------|------|---------------|------|--------------------|----|-----------------|----|---------|------|----------|------|-----|------|-----------|------|--------|------|------|------|-----|------|------------|------|
| CONTRACTOR           | DATE | CONTRACTOR    | DATE | NO.                | BY | NO.             | BY | NO.     | DATE | NO.      | DATE | NO. | DATE | NO.       | DATE | NO.    | DATE | NO.  | DATE | NO. | DATE | NO.        | DATE |
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