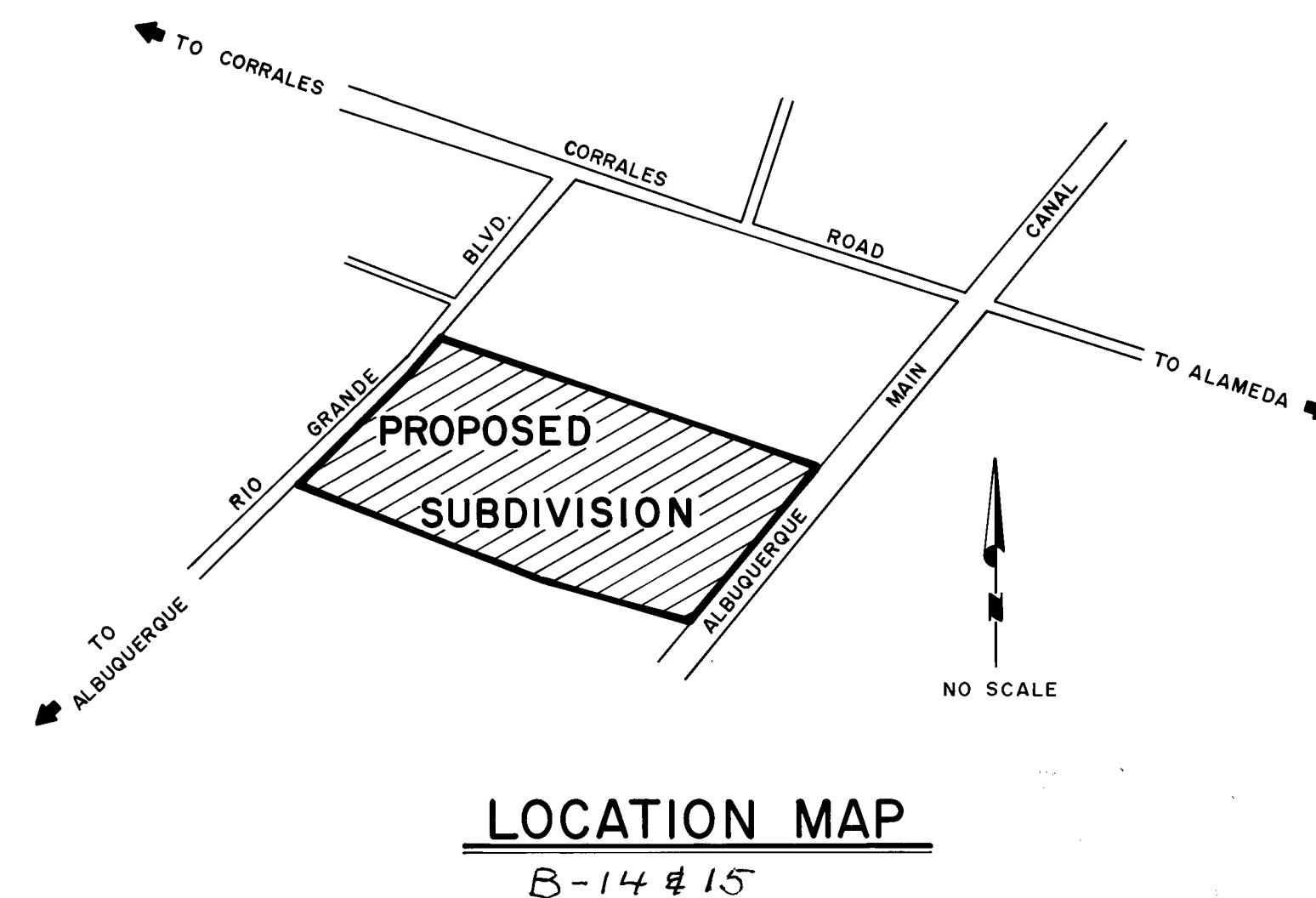


CONSTRUCTION PLANS
FOR
RIO GRANDE ESTATES
A SUBDIVISION IN
BERNALILLO COUNTY, NEW MEXICO

JUNE, 1981

PREPARED FOR
D.A. McCALL
1905 SAN MATEO BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87110

PREPARED BY
FRED DENNEY & ASSOCIATES, INC.
ENGINEERS · PLANNERS
ALBUQUERQUE, NEW MEXICO 87107



APPROVALS (Water Plans Only)

<i>Richard S. Hill</i>	8/13/81
City Engineer, City of Albuquerque	Date
<i>W. J. ...</i>	12/22/81
A.C.E. Design, City of Albuquerque	Date
<i>E. J. ...</i>	8/13/81
Water Resources, City of Albuquerque	Date

INDEX TO DRAWINGS

Sheet No	Description
1	COVER SHEET
2	PLAT
3 Thru 6	PLAN & PROFILE SHEETS
7	WATER LAYOUT SHEET
8	TYPICAL STREET DETAILS

McCall
8/12/81

John W. ...
8/12/81

20 12 20 1981

APPROVED FOR
CONSTRUCTION
Richard S. Hill 8/12/81
CITY ENGINEER DATE

#1202
B.F.M.

Sheet 1 of 8

C CURVE DATA				
NO.	RADIUS	ARC LENGTH	TANGENT	DELTA
①	371.45'	154.65'	78.46'	23° 51' 19"
②	312.40'	193.56'	100.00'	35° 30' 00"
③	108.11'	270.76'	327.85'	143° 30' 00"
④	737.27'	257.36'	130.00'	20° 00' 00"
⑤	115.93'	146.69'	85.00'	72° 30' 00"
⑥	334.56'	99.27'	50.00'	17° 00' 00"
⑦	116.44'	295.70'	375.00'	145° 30' 00"
⑧	418.30'	138.72'	70.00'	19° 00' 00"
⑨	1400.00'	284.66'	142.82'	11° 38' 59"
⑩	1400.00'	238.10'	119.34'	09° 44' 40"

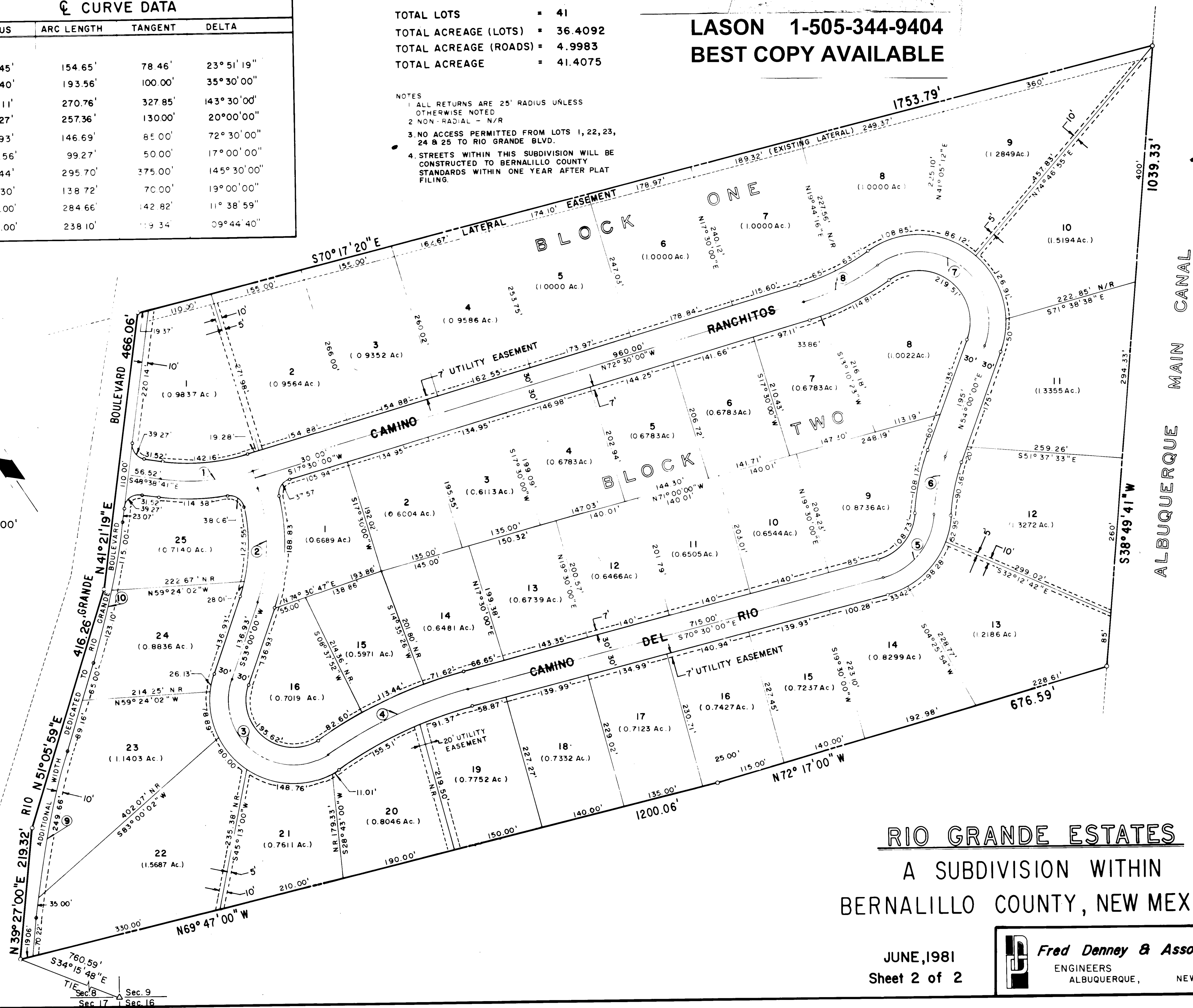
TOTAL LOTS = 41
TOTAL ACREAGE (LOTS) = 36.4092
TOTAL ACREAGE (ROADS) = 4.9983
TOTAL ACREAGE = 41.4075

LASON 1-505-344-9404
BEST COPY AVAILABLE

NOTES
1. ALL RETURNS ARE 25' RADIUS UNLESS OTHERWISE NOTED
2. NON-RADIAL - N/R
3. NO ACCESS PERMITTED FROM LOTS 1, 22, 23, 24 & 25 TO RIO GRANDE BLVD.
4. STREETS WITHIN THIS SUBDIVISION WILL BE CONSTRUCTED TO BERNALILLO COUNTY STANDARDS WITHIN ONE YEAR AFTER PLAT FILING.

SCALE: 1"=100'

TRACT 98



RIO GRANDE ESTATES

A SUBDIVISION WITHIN
BERNALILLO COUNTY, NEW MEXICO

JUNE, 1981
Sheet 2 of 2

Fred Denney & Associates, Inc.
ENGINEERS PLANNERS
ALBUQUERQUE, NEW MEXICO

RIO GRANDE ESTATES

A SUBDIVISION WITHIN BERNALILLO COUNTY, NEW MEXICO

JUNE, 1981

DESCRIPTION

A tract of land situated within Bernalillo County, New Mexico, and more particularly described by notes and bounds as follows:

Beginning at the southeast corner of the tract herein described, said corner being a point on the easterly right-of-way line of the Rio Grande Boulevard, New Mexico, and thence the corner common to Section 17, Township 11 North, Range 3 East, N.M.P.M., bears S 89° 15' 15" E, 119.52 feet thence;

S 89° 15' 15" E, 119.52 feet along said easterly right-of-way line of Rio Grande Boulevard thence;

S 89° 15' 15" E, 119.52 feet along said right-of-way line thence;

S 89° 15' 15" E, 119.52 feet along said right-of-way line thence;

S 89° 15' 15" E, 119.52 feet to the northeast corner of the tract herein described thence;

S 89° 15' 15" E, 119.52 feet to the southeast corner of the tract herein described thence;

S 89° 15' 15" E, 119.52 feet thence;

S 89° 15' 15" E, 119.52 feet to the point of beginning, and containing 41.4075 Acres, more or less.

FREE CONSENT AND DEDICATION

The undersigned owner of the land shown on this plat does hereby consent to the subdivision of said land in the manner shown hereon, and hereto dedicates to the public forever the streets and easements shown on this plat, including the right to improve and the right to remove interfering trees.

D. A. McCall
D. A. McCall

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
The foregoing instrument was acknowledged before me this 10th day of June, 1981, by D. A. McCall, owner of the above described property.

My Commission Expires:
May 3, 1983

D. A. McCall
D. A. McCall
OFFICIAL SEAL
Notary Public in and for the State of New Mexico
My Comm. Expires 5-2-83

SURVEYOR'S CERTIFICATION

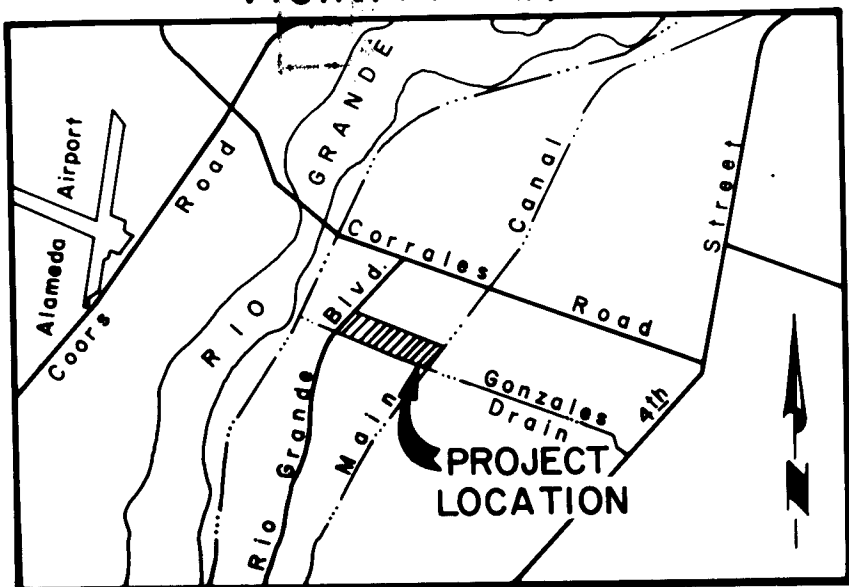
I certify that this plat was prepared under my direct supervision and is correct to the best of my knowledge and belief.

James H. Jones
James H. Jones, Professional Engineer & Land Surveyor No. 4100

APPROVALS

City/County Planning Division (Date)
Bernalillo County Commission (Date)
Bernalillo County Planning Commission (Date)
Douglas Henderson 7-24-81
Public Service Co. of New Mexico (Date)
Geo. Corvino 7-13-81
Gas Company of New Mexico (Date)
Mountain Bell (Date)
N.A. 8/3/81
Principal Asst. City Engineer/Hydrology (Date)
Halter & Graham 7/13/81
Water Resources Dept. (Date)
P. H. Rangel 7-24-81
Traffic Engineering (Date)

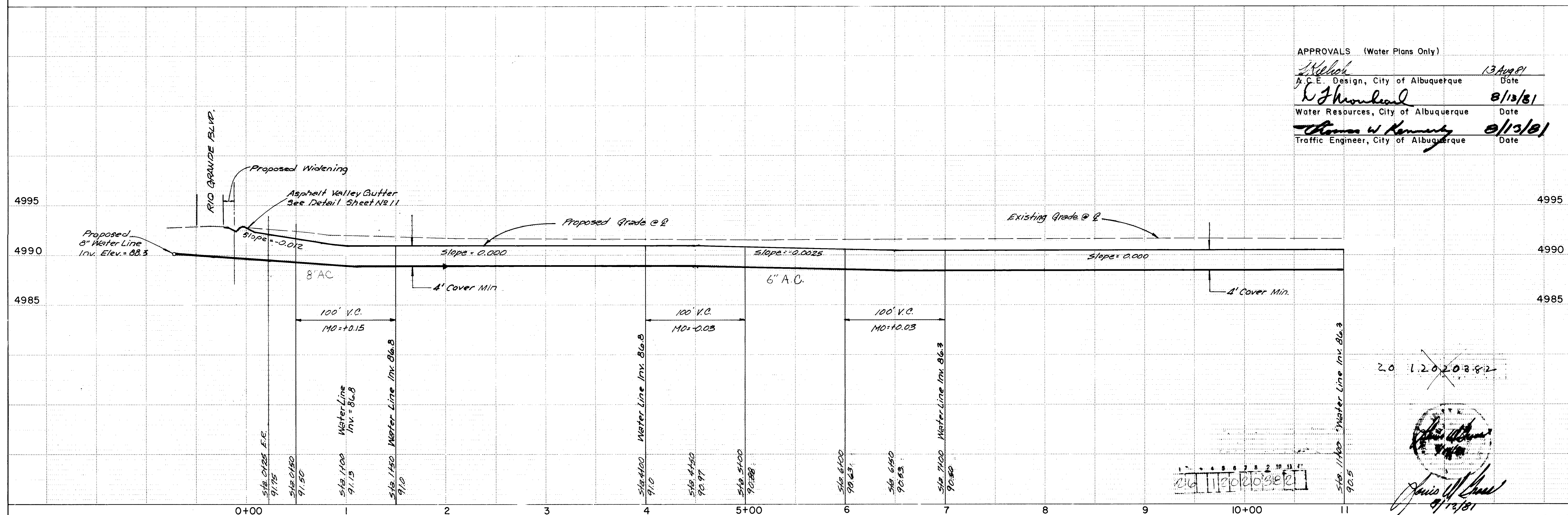
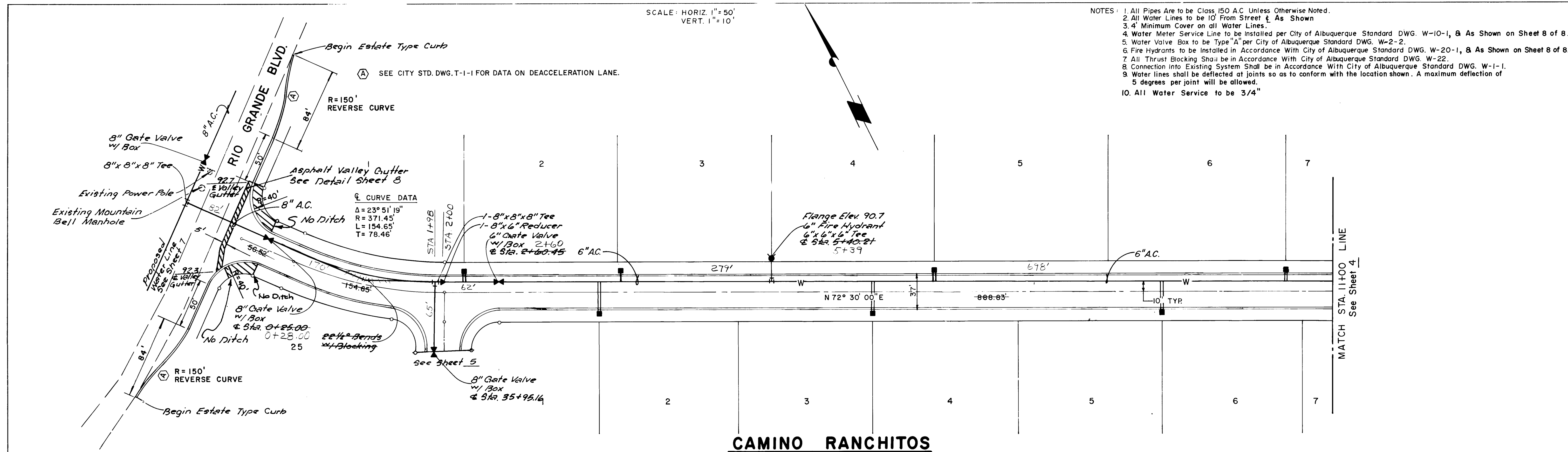
VICINITY MAP



Sheet 1 of 2

Fred Denney & Associates, Inc.
ENGINEERS
ALBUQUERQUE, NEW MEXICO

Sheet 2 of 8



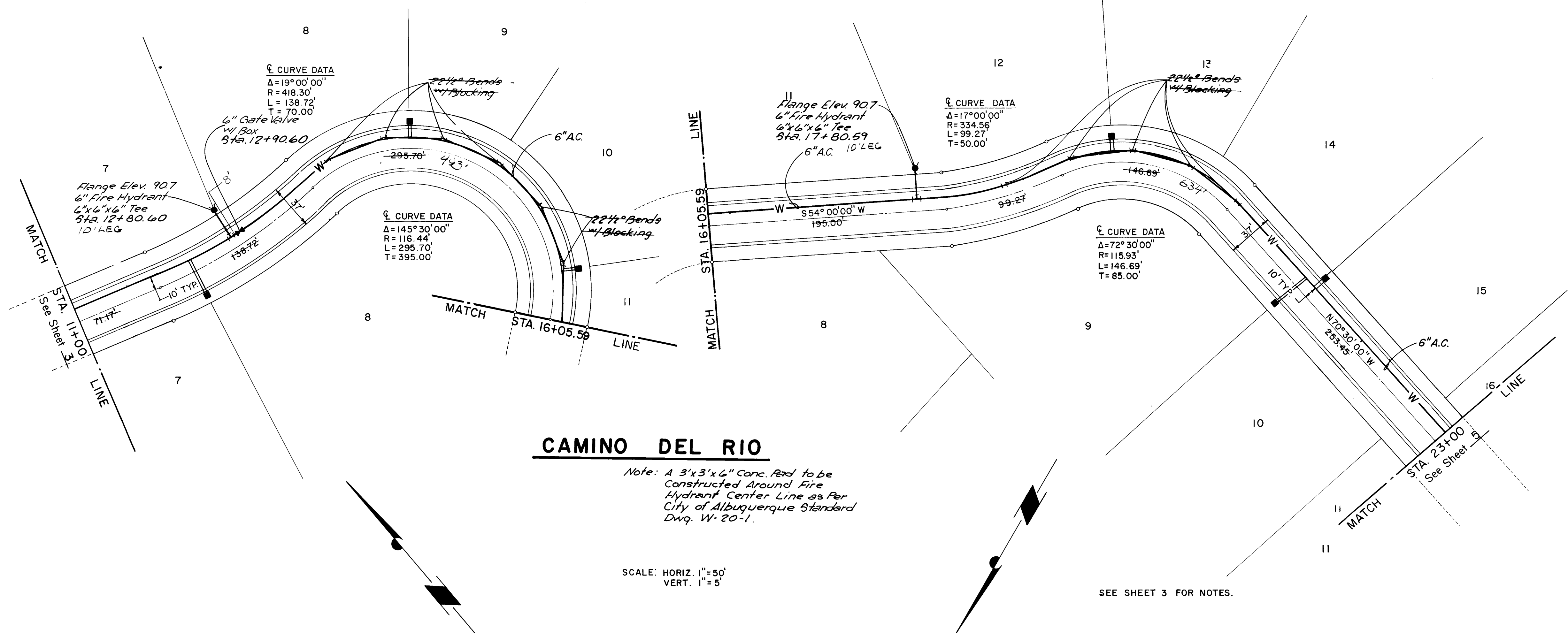
BENCHMARK: NM SHC - STA - NM 46-2
ELEV. 4995.006

DESIGNED BY	J.A.	CHECKED BY	J.A.
DRAWN BY	A.B.M.	CHECKED BY	J.A.
REVISIONS			

RIO GRANDE ESTATES PLAN & PROFILE CAMINO RANCHITOS

FRED DENNEY & ASSOCIATES, INC.
ENGINEERS PLANNERS
2400 COMANCHE ROAD, N.E.
ALBUQUERQUE, NEW MEXICO 87107
PHONE: (505)

TYPE DRAWING	SHEET
PRELIM. ☐	OF
CONST. ☐	8
RECORD ☐	SHEETS
DATE: 6/81	
JOB NO. 543.11	

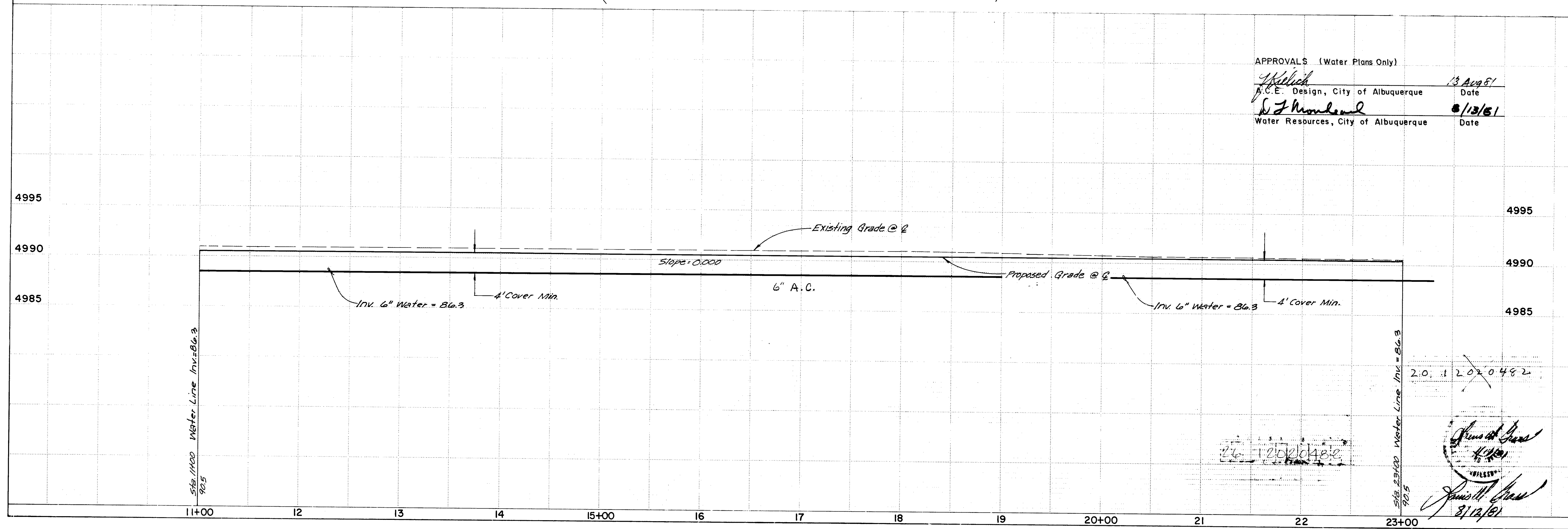


CAMINO DEL RIO

Note: A 3'x3'x6\"/>

SCALE: HORIZ. 1\"/>

SEE SHEET 3 FOR NOTES.



APPROVALS (Water Plans Only)
[Signature] 13 Aug 81
 A.C.E. Design, City of Albuquerque Date
[Signature] 8/13/81
 Water Resources, City of Albuquerque Date

2.0, 1.2, 0.4, 0.2

[Signature]
 8/12/81

DESIGNED BY:	J. A.	CHECKED BY:	J. A.
DRAWN BY:	H. M.	REVISIONS:	
REVISIONS			

BENCHMARK: NM5HC - STA 11+00 - 2
 ELEV. 4995.006

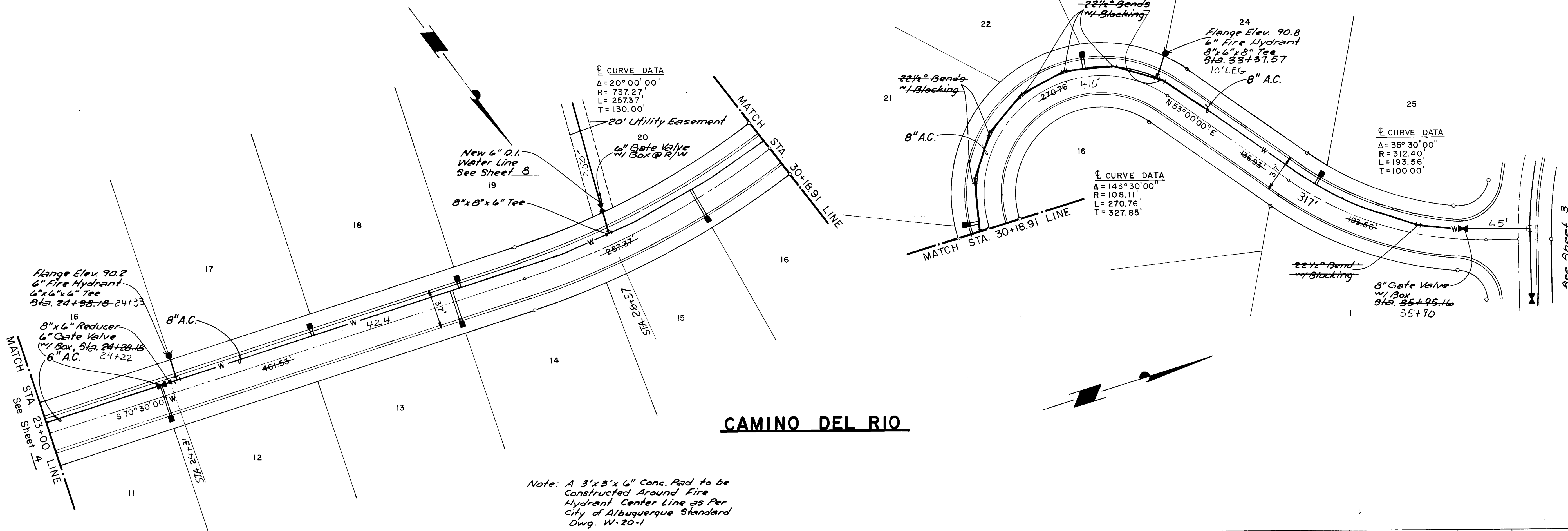
RIO GRANDE ESTATES PLAN & PROFILE CAMINO DEL RIO

FRED DENNEY & ASSOCIATES, INC.
 ENGINEERS
 PLANNERS
 2400 CONANACHE ROAD, N.E.
 ALBUQUERQUE, NEW MEXICO 87107
 PHONE: (505) 261-1111

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CONST. ☐	OF
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JOB NO.	543.11
SHEETS	

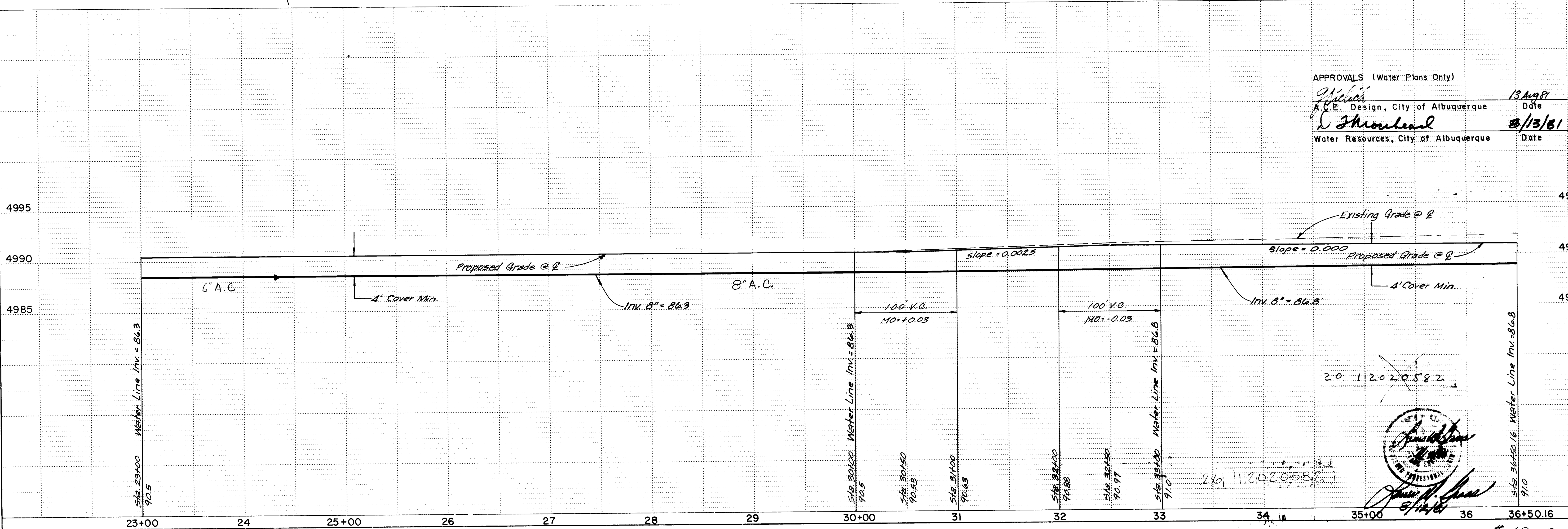
SEE SHEET 3 FOR NOTES.

SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'



CAMINO DEL RIO

Note: A 3'x3'x6\"/>



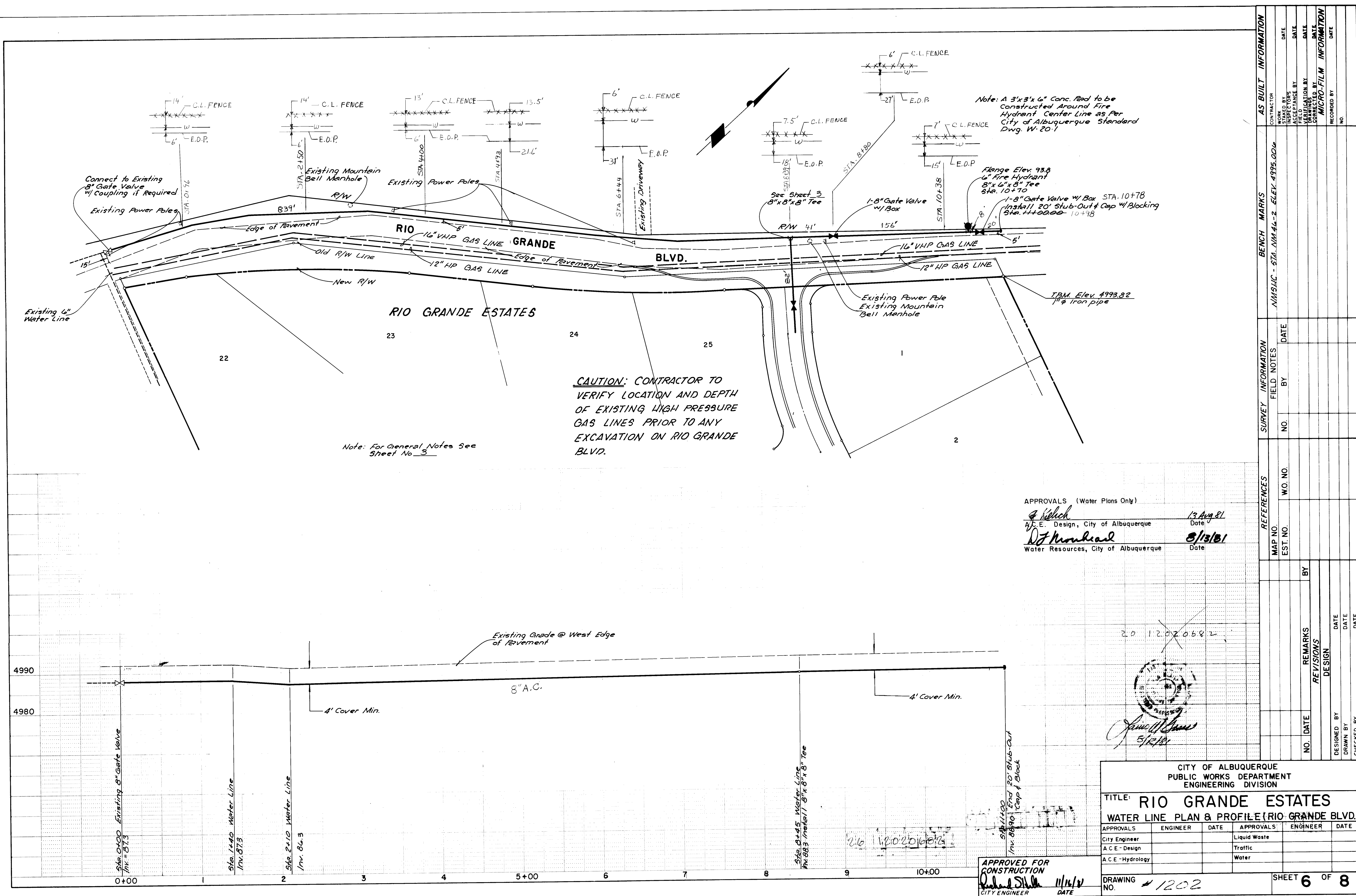
APPROVALS (Water Plans Only)

<i>[Signature]</i> A.C.E. Design, City of Albuquerque	13 Aug 91 Date
<i>[Signature]</i> Water Resources, City of Albuquerque	8/13/91 Date

RIO GRANDE ESTATES
PLAN & PROFILE
CAMINO DEL RIO

FRED DENNEY & ASSOCIATES, INC.
ENGINEERS
PLANNERS
2400 CONANCHO ROAD, N.E.
ALBUQUERQUE, NEW MEXICO 87107
PHONE: (505) 266-1111

TYPE DRAWING	SHEET
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DATE: 6/81	SHEETS
JOB NO. 543.11	

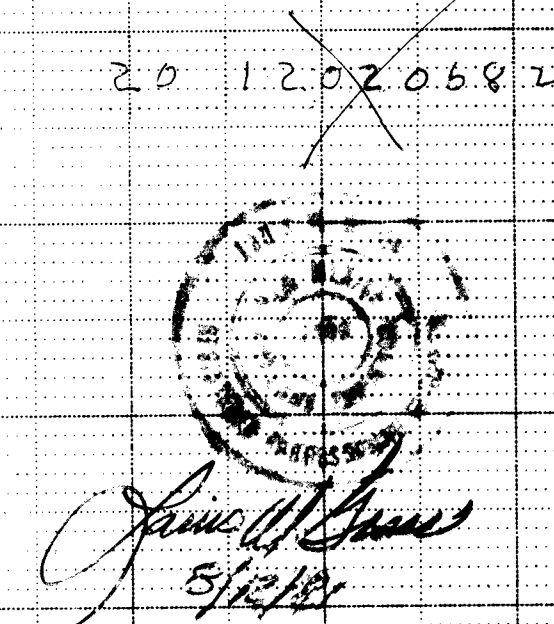


AS BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			REFERENCES			REVISIONS		
CONTRACTOR	DATE	NO.	MARK	DATE	NO.	FIELD	NO.	DATE	MAP NO.	EST NO.	W.O. NO.	NO.	DATE	BY
WORK	DATE	NO.	MARK	DATE	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
STATIONED BY	DATE	NO.	MARK	DATE	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
ACCEPTANCE BY	DATE	NO.	MARK	DATE	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
FIELD	DATE	NO.	MARK	DATE	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
TRAINING	DATE	NO.	MARK	DATE	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
CONNECTED BY	DATE	NO.	MARK	DATE	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
RECORDED BY	DATE	NO.	MARK	DATE	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
NO.	DATE	NO.	MARK	DATE	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.

APPROVALS (Water Plans Only)

[Signature] 13 Aug 81
A.C.E. Design, City of Albuquerque Date

[Signature] 8/13/81
Water Resources, City of Albuquerque Date

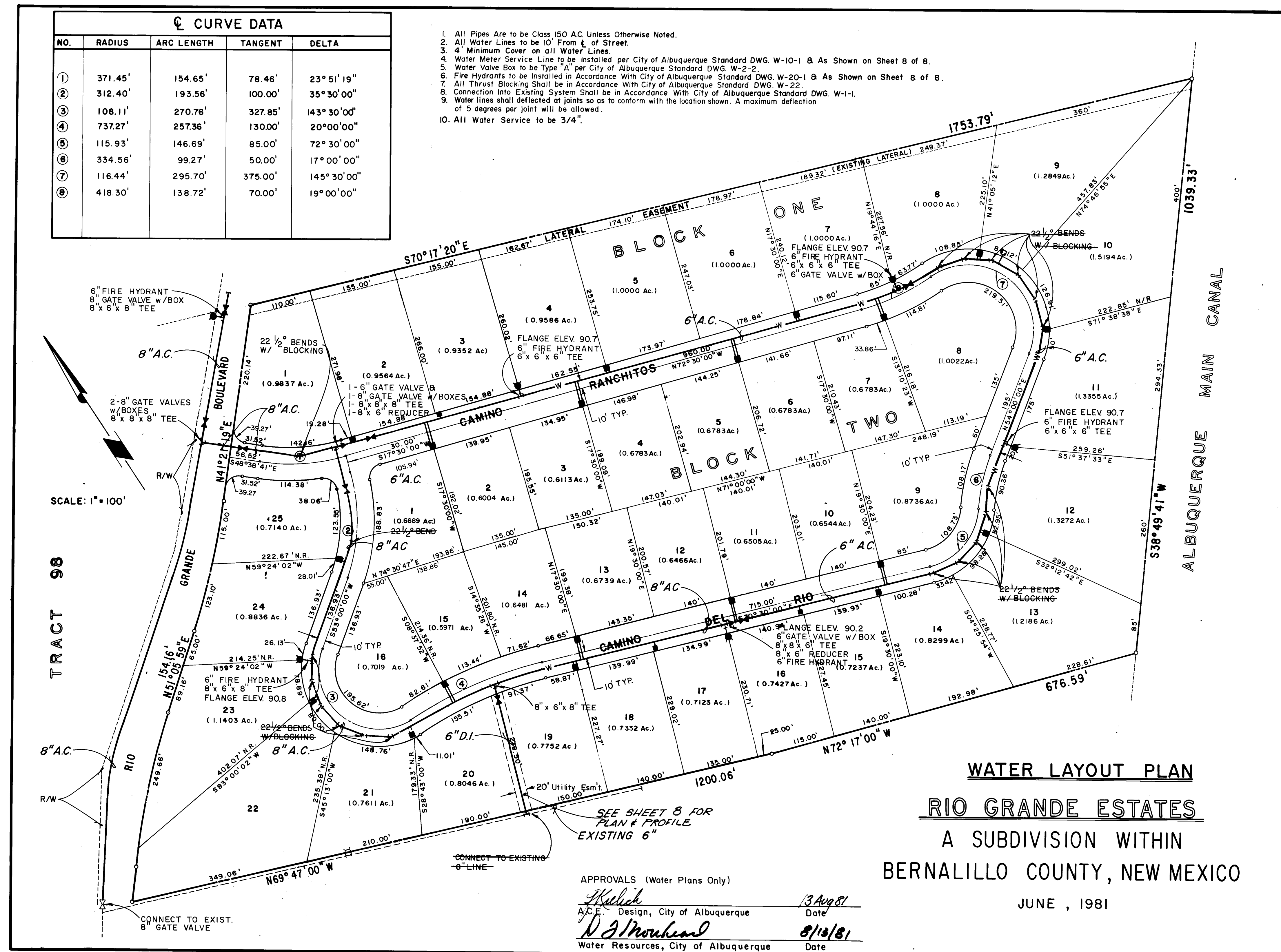


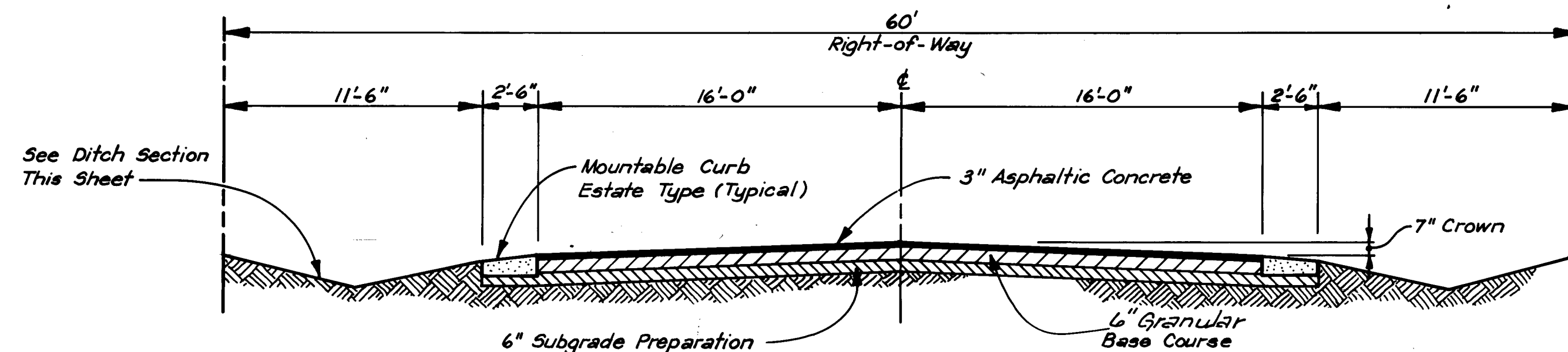
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION					
TITLE: RIO GRANDE ESTATES WATER LINE PLAN & PROFILE (RIO GRANDE BLVD.)					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A.C.E. Design			Traffic		
A.C.E. Hydrology			Water		
DRAWING NO. #1202			SHEET 6 OF 8		

APPROVED FOR CONSTRUCTION
[Signature] 11/11/81
CITY ENGINEER DATE

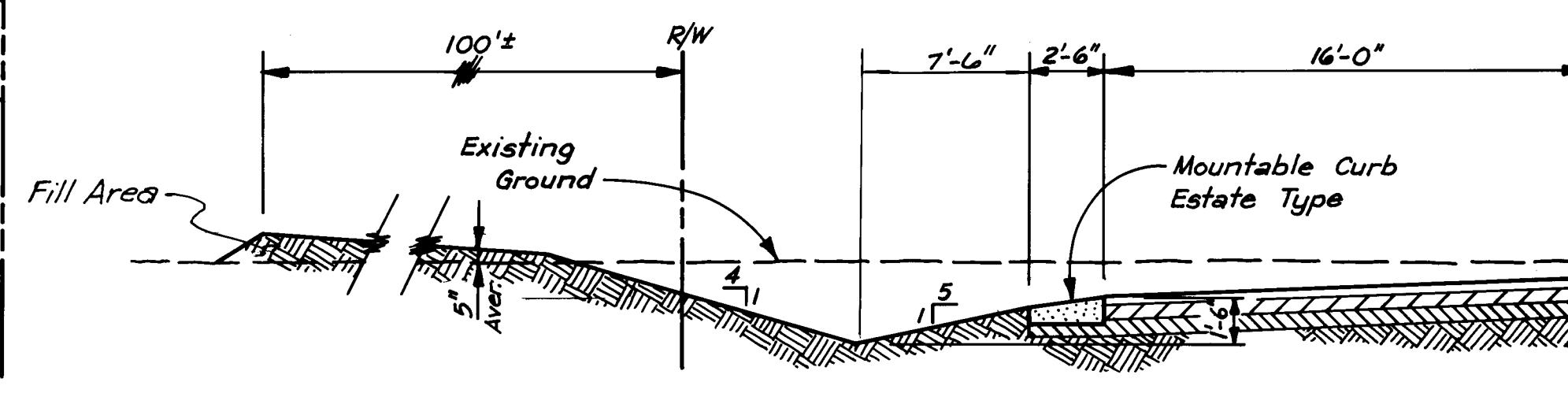
CURVE DATA				
NO.	RADIUS	ARC LENGTH	TANGENT	DELTA
①	371.45'	154.65'	78.46'	23° 51' 19"
②	312.40'	193.56'	100.00'	35° 30' 00"
③	108.11'	270.76'	327.85'	143° 30' 00"
④	737.27'	257.36'	130.00'	20° 00' 00"
⑤	115.93'	146.69'	85.00'	72° 30' 00"
⑥	334.56'	99.27'	50.00'	17° 00' 00"
⑦	116.44'	295.70'	375.00'	145° 30' 00"
⑧	418.30'	138.72'	70.00'	19° 00' 00"

- All Pipes Are to be Class 150 A.C. Unless Otherwise Noted.
- All Water Lines to be 10' From E. of Street.
- 4" Minimum Cover on all Water Lines.
- Water Meter Service Line to be Installed per City of Albuquerque Standard DWG. W-10-1 & As Shown on Sheet 8 of 8.
- Water Valve Box to be Type "A" per City of Albuquerque Standard DWG. W-2-2.
- Fire Hydrants to be Installed in Accordance With City of Albuquerque Standard DWG. W-20-1 & As Shown on Sheet 8 of 8.
- All Thrust Blocking Shall be in Accordance With City of Albuquerque Standard DWG. W-22.
- Connection Into Existing System Shall be in Accordance With City of Albuquerque Standard DWG. W-1-1.
- Water lines shall deflected at joints so as to conform with the location shown. A maximum deflection of 5 degrees per joint will be allowed.
- All Water Service to be 3/4".

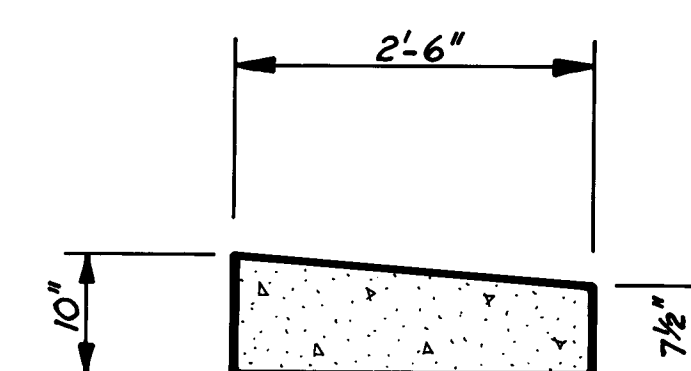




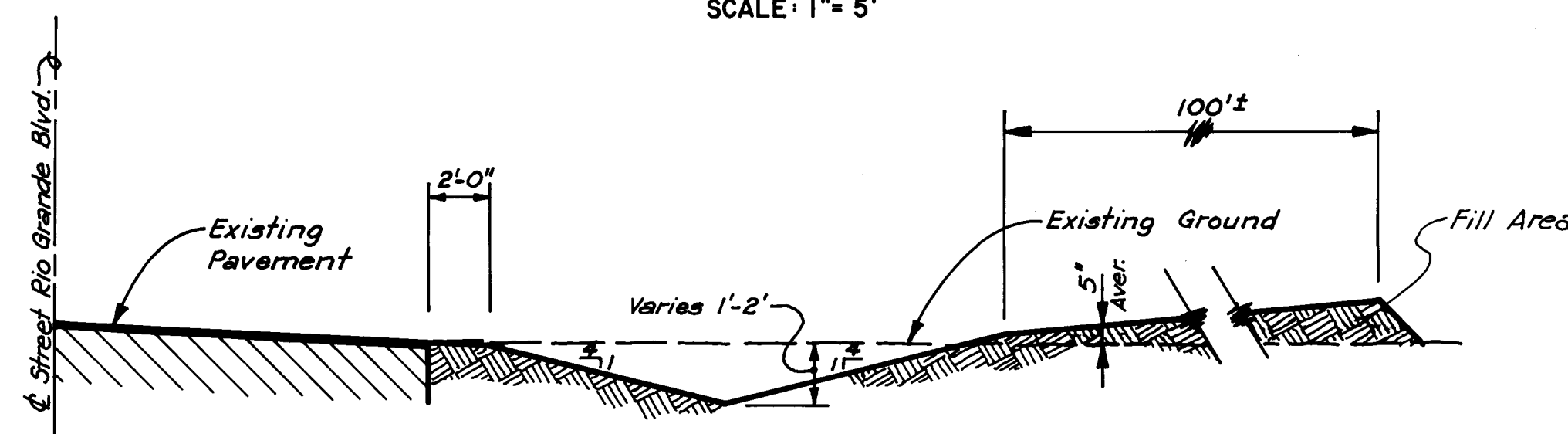
**TYPICAL SECTION FOR
ESTATE TYPE STREET**
SCALE: 1" = 5'



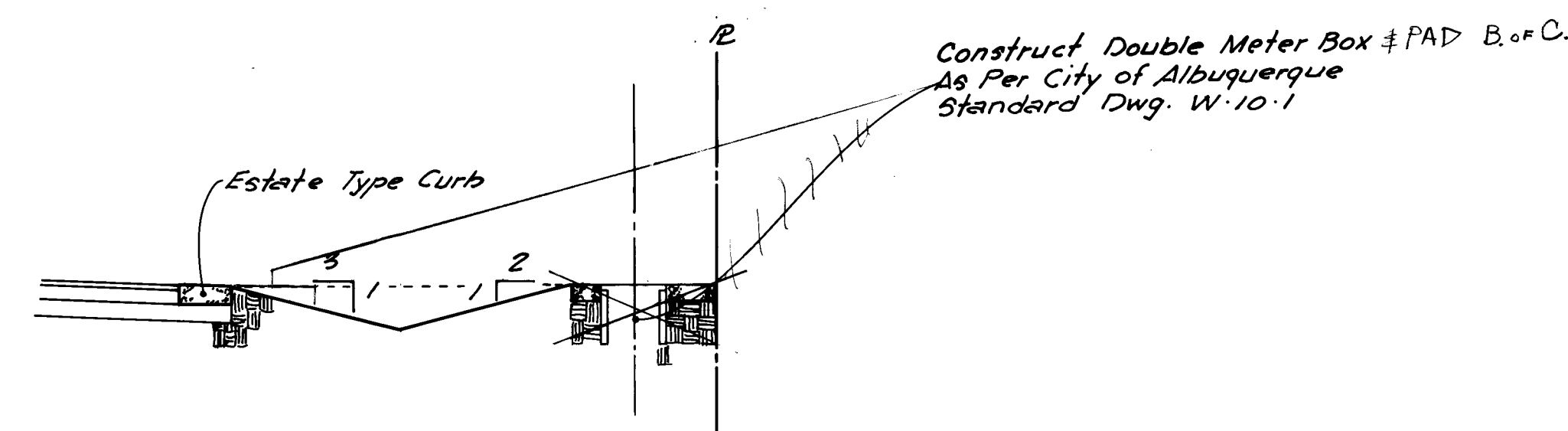
TYPICAL DITCH SECTION
SCALE: 1" = 5'



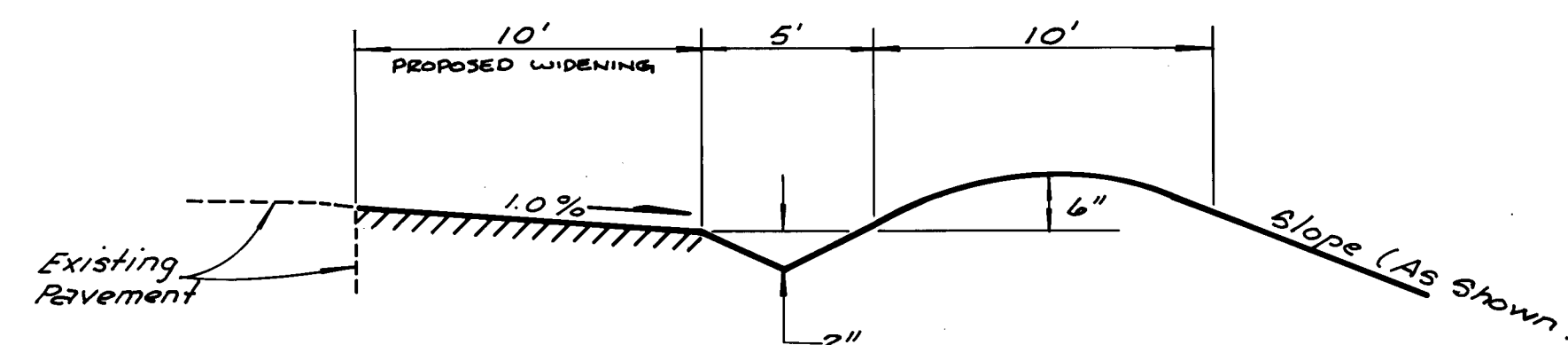
**MOUNTABLE CURB
ESTATE TYPE**
SCALE: 3/4" = 1'-0"



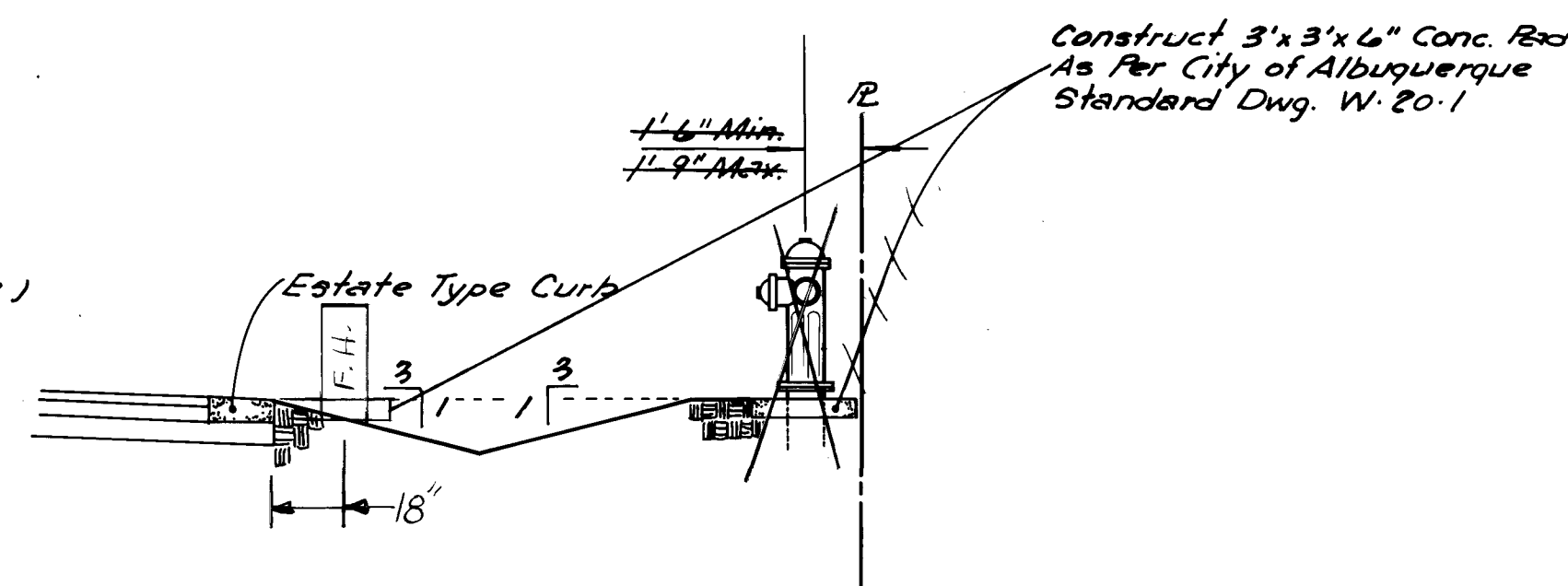
**TYPICAL DITCH SECTION
RIO GRANDE BLVD.**
SCALE: 1" = 5'



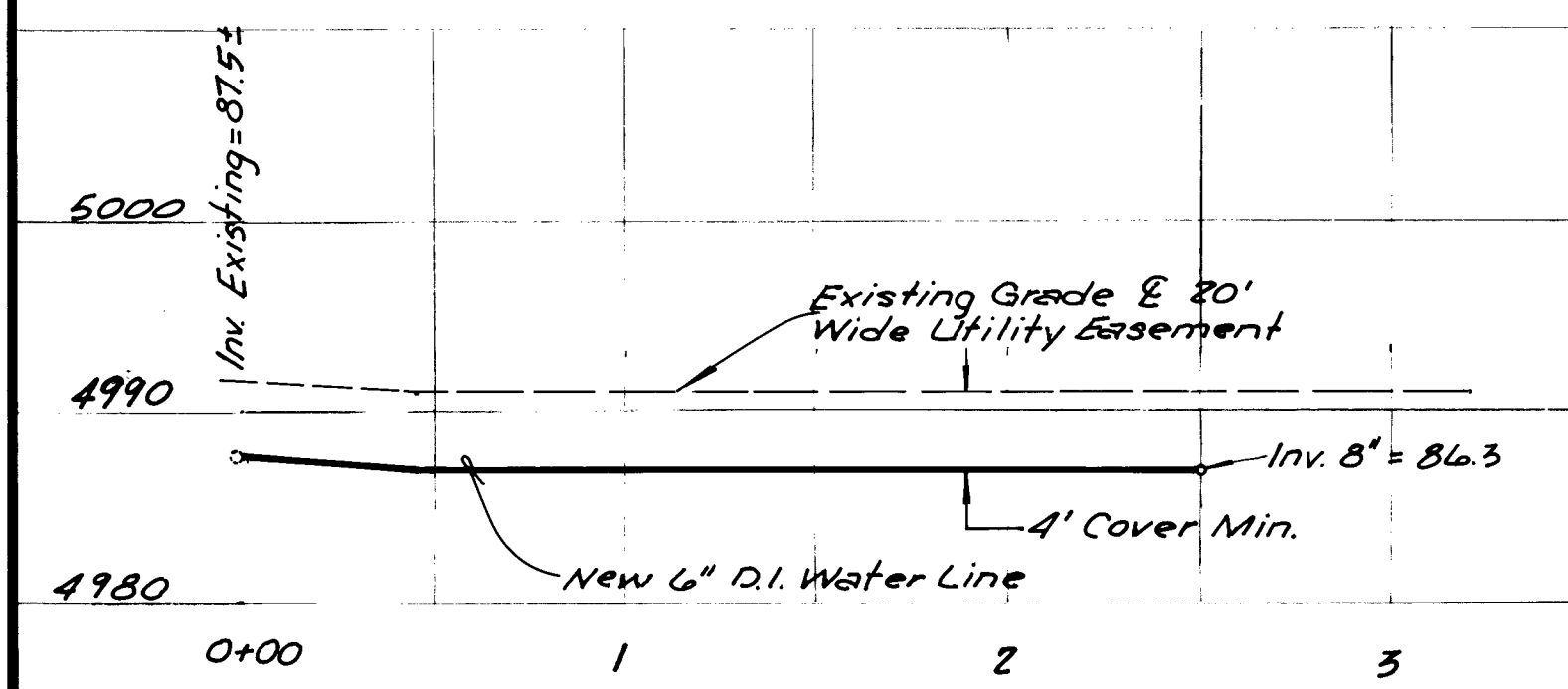
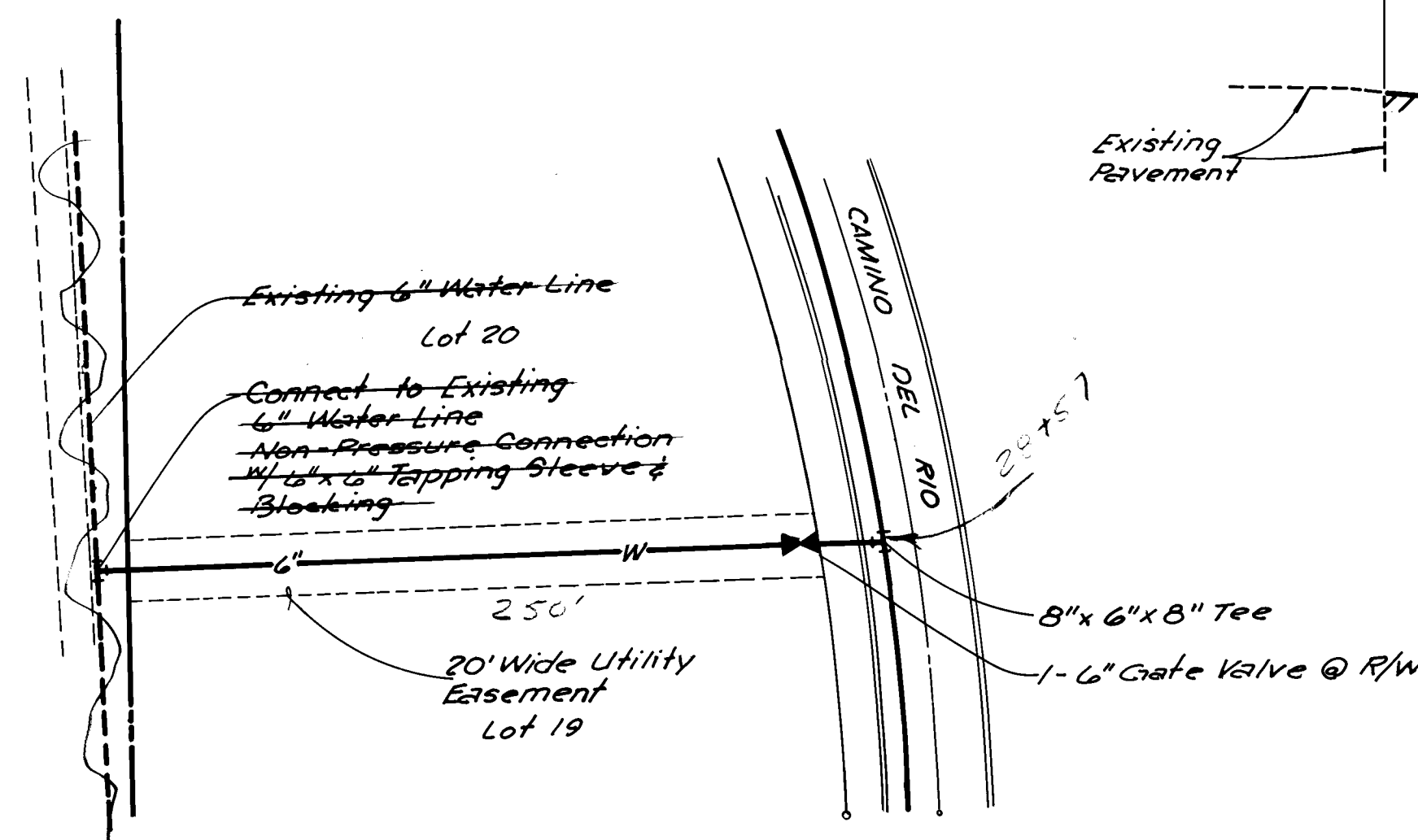
METER BOX LOCATION DETAIL
N.T.S.



ASPHALT VALLEY GUTTER DETAIL
N.T.S.



FIRE HYDRANT LOCATION DETAIL
N.T.S.



APPROVALS (Water Plans Only)

[Signature] 13 Aug 81
A.P.E. Design, City of Albuquerque Date
[Signature] 8/23/81
Water Resources, City of Albuquerque Date

20 120 0882

20 120 0882

[Signature]
8/2/81

RIO GRANDE ESTATES

DETAIL SHEET

FRED DENNEY & ASSOCIATES, INC.
ENGINEERS PLANNERS
2400 COMANCHE ROAD, N.E.
ALBUQUERQUE, NEW MEXICO 87107
PHONE (505)

TYPE DRAWING
PRELIM. ☒
CONST. ☐
RECORD ☐
DATE: 6/81
JOB NO. 543.11
SHEETS

8
OF
8
SHEETS