RINCONADA POINT - UNIT 1

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

IMPROVEMENTS FOR

GRADING, PAVING AND UTILITIES

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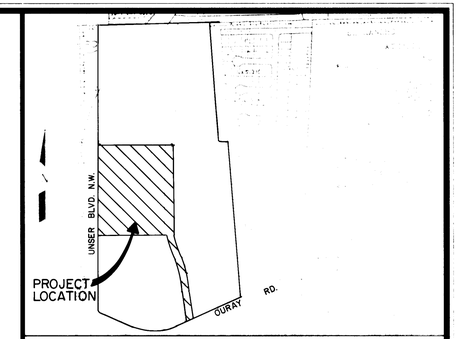
ABBREVIATIONS

RC	CURB RETURN LEFT
RR	CURB RETURN RIGHT
R	RADIUS
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
℄	CENTER LINE
PVI	POINT OF VERTICAL INTERSECTION
BVC	BEGIN VERTICAL CURVE
EVC	END VERTICAL CURVE
VC	VERTICAL CURVE
PRVC	POINT OF REVERSE VERTICAL CURVE
ESMT	EASEMENT
EX	EXISTING
F-F	FACE TO FACE
R/W	RIGHT OF WAY
FL	FLOWLINE
EL	ELEVATION
SD	STORM DRAIN
SAS	SANITARY SEWER
WL	WATERLINE
MH	MANHOLE
NTS	NOT TO SCALE
PP	POWER POLE
VERT	VERTICAL
HORIZ	HORIZONTAL
TC	TOP OF CURB
STD	STANDARD
INV	INVERT
TP	TOP OF PIPE
TW	TOP OF WALL
EP	EDGE OF PAVEMENT
STA	STATION
TOP	TOP OF PAVEMENT

WARNING - EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.



SCALE 1" = 750' VICINITY MAP

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FROM HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED WITH UPDATE NO. 4.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
4. THE CONTRACTOR SHALL FURNISH EMD'S ON ALL WATER AND SEWER SERVICE STUBS. CAPS AND PLUGS.
5. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEY SECTION. WHEN A CHANGE IS MADE IN ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
6. RESTRAINED JOINTS ARE REQUIRED AT ALL WATER LINE BENDS, TEES, CAPS AND GATE VALVES.
7. THE PUBLIC WATER LINE MUST BE A MINIMUM OF 18" ABOVE THE SEWER LINE AT ALL CROSSINGS.
8. THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) THREE (3) WORKING DAYS PRIOR TO NEEDING SHUT-OFF OR TURN-ON OF VALVES. ONLY CITY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVE.
9. THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.
10. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED IN KIND BY CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET. ALL NEW STRIPING SHALL BE PLASTIC AS PER CITY STANDARDS.

SCANNED BY RY EASON

REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
PRC	8-2-94						
2	5,7,12,13,17,18,19	S.J. Apodaca	11-16-94	John Curtin	10-26-94	R.W. Kane	7-29-94
1	1, ~~6~~, 7, 12, 13, 17, 18 & 19	S.J. Apodaca	8-2-94	Chuck	7-29-94		

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 6-6-95

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2	6		4	9	3	3.	9	0	0	1	9	5		

ENGINEER'S SEAL
Rev 7-27-94 JDH
Rev 7-29-94 JDH
6-15-94

DATE MARCH 1994
SCALE AS SHOWN
DESIGNED JDH
DRAWN AM
JOB NO. 5205-PRI

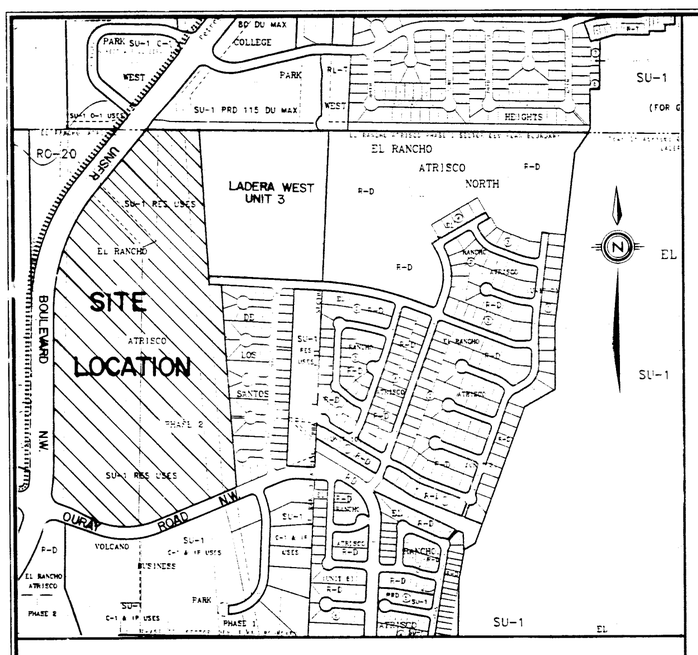
community sciences corporation
LAND PLANNING P.O. Box 1328 ENGINEERING Corrales N.M. 87048 SURVEYING

APPROVED FOR CONSTRUCTION
AS ENGINEER
DATE 7/18/94

4933.90

SHEET 1 OF 19

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



FREE CONSENT AND DEDICATION:

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS (SEE NOTE 8). SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

CURB, INC.
A NEW MEXICO CORPORATION

BY: Charles A. Haegelin
CHARLES A. HAEGELIN, PRESIDENT

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF June, 1994
BY CHARLES A. HAEGELIN, PRESIDENT ON BEHALF OF SAID CORPORATION.

BY: Loretta Fernandez
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-17-94

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT ("PROJECTED" SECTION 3, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING COMPRISED OF A PORTION OF TRACT 6-A, EL RANCHO ATRISCO PHASE II AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF RECORD FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 27, 1987 IN VOLUME C33, FOLIO 11; TOGETHER WITH TRACT 7-A-1, EL RANCHO ATRISCO PHASE II AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF RECORD FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 24, 1993 IN VOLUME 93C, FOLIO 327 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FROM ATIE AT THE CITY OF ALBUQUERQUE CONTROL STATION (ACS) BRASS CAP "2-G9" HAVING NEW MEXICO STATE PLANE COORDINATES OF X = 356,680.72 AND Y = 1,499,064.48); THENCE S52°15'34"E, 865.84 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID TRACT 6-A, A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF UNSER BOULEVARD (156' R/W) AND THE TRUE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF UNSER BOULEVARD N00°14'19"E, 93.71 FEET TO A POINT ON CURVE (POC); THENCE 172.13 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 1479.70 FEET, A CENTRAL ANGLE OF 06°39'45" AND A CHORD THAT BEARS S03°34'16"W, 172.03 FEET) TO A POINT OF TANGENCY (PT); THENCE N00°14'19"E, 774.62 FEET TO AN ANGLE POINT; THENCE N01°47'09"W, 283.08 FEET TO A POINT OF CURVATURE (PC); THENCE CONTINUING ALONG SAID UNSER BOULEVARD RIGHT-OF-WAY 899.33 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 1322.00 FEET, A CENTRAL ANGLE OF 38°58'38" AND A CHORD THAT BEARS N19°43'38"E, 882.09 FEET) TO A POINT OF TANGENCY (PT); THENCE N39°12'57"E, 560.96 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF TOWN OF ATRISCO GRANT AND THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE DEPARTING UNSER BOULEVARD RIGHT-OF-WAY S89°47'09"E, 324.79 FEET ALONG SAID GRANT LINE TO A POINT BEING THE NORTHWEST CORNER OF LADERA WEST UNIT 3 (FILED 2-8-94, VOL 94C, FOL 63) AND THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE DEPARTING SAID GRANT LINE S04°17'07"E, 1077.81 FEET ALONG THE WESTERLY BOUNDARY OF SAID LADERA WEST UNIT 3 TO AN ANGLE POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VISTA ALEGRE STREET (60' R/W); THENCE ALONG SAID RIGHT-OF-WAY LINE S87°16'08"E, 100.75 FEET TO AN ANGLE POINT, SAID POINT BEING THE NORTHWEST CORNER OF EL RANCHO ATRISCO DE LOS SANTOS (FILE 6-25-82, VOL C19, FOL 181); THENCE DEPARTING VISTA ALEGRE RIGHT-OF-WAY S04°17'07"E, 1407.94 FEET ALONG THE WESTERLY BOUNDARY OF SAID EL RANCHO ATRISCO DE LOS SANTOS TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OURAY ROAD N.W. (86' R/W), THE SOUTHWEST CORNER OF EL RANCHO ATRISCO DE LOS SANTOS, AND THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE S67°11'00"W, 620.58 FEET ALONG SAID OURAY ROAD RIGHT-OF-WAY TO A POINT OF CURVATURE (PC); THENCE 381.54 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 519.54 FEET, A CENTRAL ANGLE OF 42°04'36" AND A CHORD THAT BEARS S88°13'18"W, 373.02 FEET) TO A POINT OF TANGENCY (PT); THENCE N62°22'12"W, 150.18 FEET TO AN ANGLE POINT; THENCE N70°44'24"W, 166.24 FEET TO A POINT OF CURVATURE (PC); THENCE CONTINUING ALONG OURAY RIGHT-OF-WAY 42.77 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 32°40'33" AND A CHORD THAT BEARS N54°13'43"W, 42.20 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF UNSER BOULEVARD AND THE TRUE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

THE ABOVE DESCRIBED ENCLOSURE CONTAINS 62.7703 ACRES, MORE OR LESS.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #'s:

TRACT 6-A, UPC #101006003419130 10
TRACT 7-A-1, UPC#101006009018530102

PROPERTY OWNER OF RECORD: CURB INC., CHARLES A. HAEGELIN, PRESIDENT

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: _____ DATE: _____

In approving this plat, PNM did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive or release any easement or easement rights which may have been granted by prior plat, replat, or other document and which are not shown on this plat.

CITY INFRASTRUCTURE AND DRAINAGE REQUIREMENT NOTICE: SEE SHEET 3 OF THIS PLAT FOR REQUIREMENT NOTICE. (PERTAINS TO TRACTS A, B, C AND E SUBDIVIDED HEREIN.)

VACATION AND REPLAT
COMPRISED OF
A PORTION OF TRACT 6-A AND
ALL OF TRACT 7-A-1, EL RANCHO ATRISCO PHASE II
TO
RINCONADA POINT UNIT 1
SITUATE WITHIN
TOWN OF ATRISCO GRANT
PROJECTED SECTION 3, T10N, R3E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 1994

SUBDIVISION DATA:

CASE NO.	DRB-94-125, V-94-29, SV-94-11
GROSS SUBDIVISION ACREAGE	62.7703AC
ZONE ATLAS INDEX NO.	G-10-Z
NO. OF EXISTING TRACTS	2
NO. OF TRACTS CREATED	5
NO. OF LOTS CREATED	50
MILES OF FULL-WIDTH STREETS CREATED	0.4641
DATE OF SURVEY	MARCH 1994
DP. LOG NO.	94-05-06-1450-0329

APPROVALS:

*SUBDIVISION PLAT CONDITIONS: FILED _____ DOC. NO. _____
VOLUME _____
FOLIO _____

SUBDIVISION CASE NUMBER: _____

	DATE
CITY PLANNER/ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION	
PARKS AND RECREATION DEPARTMENT	
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	7/1994
CITY ENGINEER, ENGINEERING DIVISION	
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	7-12-94
UTILITY DEVELOPMENT	070694
CITY SURVEYOR, ENGINEERING DIVISION	7-25-94
PROPERTY MANAGEMENT	7-25-94
GAS COMPANY OF NEW MEXICO	7-25-94
U S WEST	7-25-94
PUBLIC SERVICE COMPANY OF NEW MEXICO	

SURVEYOR'S CERTIFICATION:

I, C. A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE "MINIMUM STANDARDS FOR LAND SURVEYS" SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

C. A. SPIROCK, N.M.R.P.S. #4972 — DATE 5/23/94

7/12/94

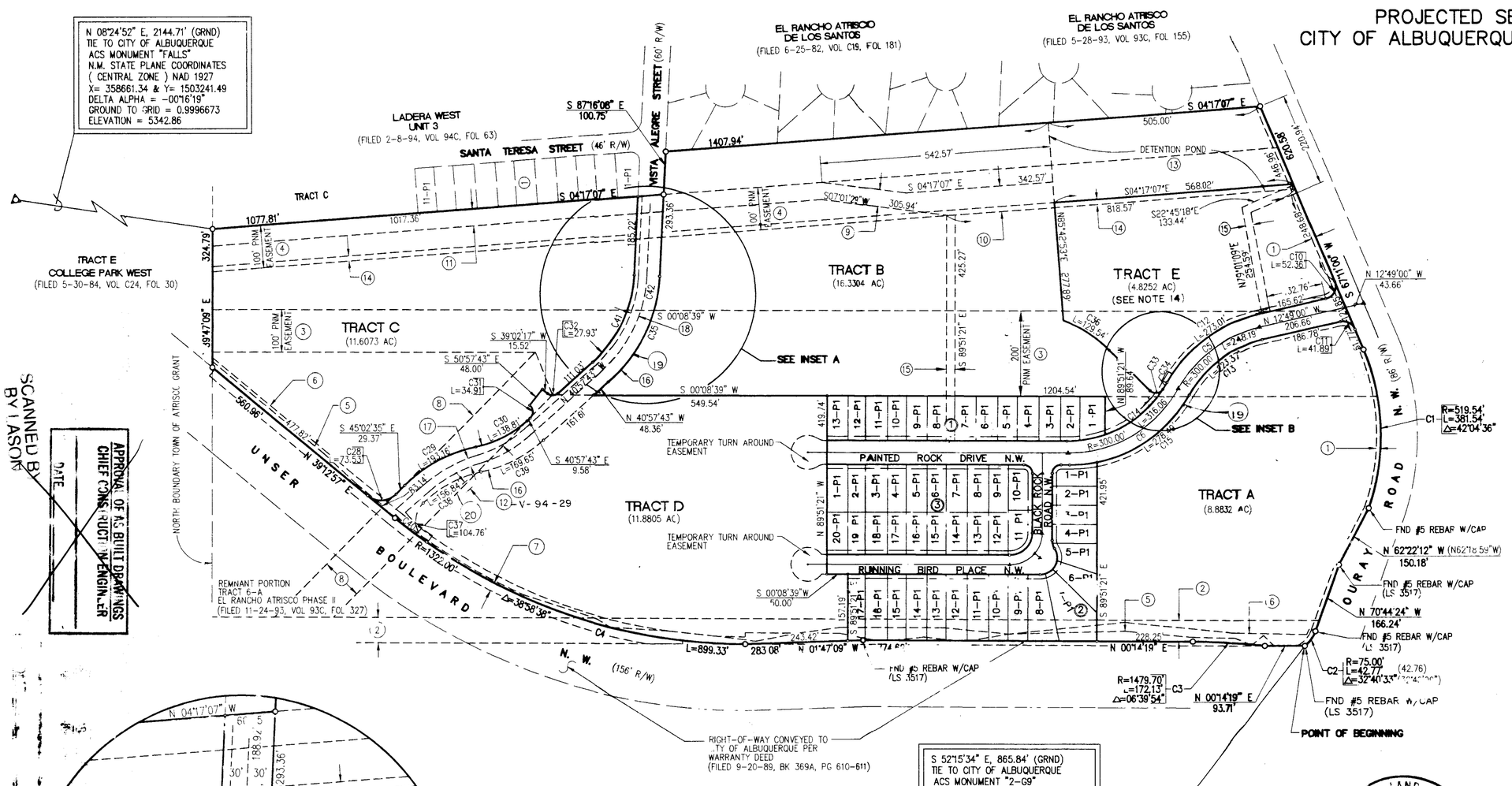
REGISTERED LAND SURVEYOR STATE OF NEW MEXICO No. 4972 C. A. SPIROCK

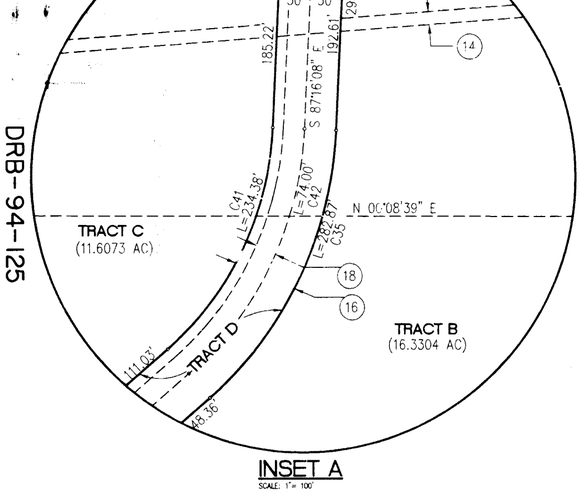
SHEET 1 OF 4

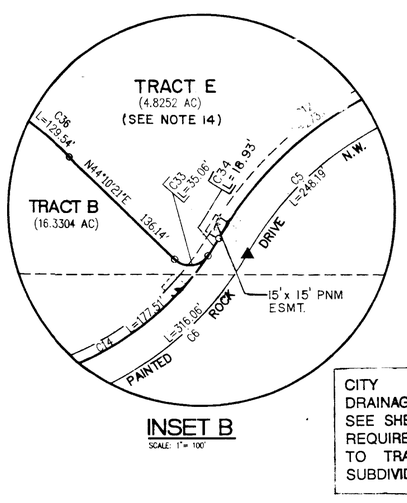
DATE: APRIL 1994	community sciences corporation
SCALE: AS SHOWN	
DESIGNED: KD	
DRAWN: DER	
JOB NO.: 291-05-025	LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, N.M. 87048

VACATION AND REPLAT
COMPRISED OF
A PORTION OF TRACT 6-A AND
ALL OF TRACT 7-A-1, EL RANCHO ATRISCO PHASE II
TO
RINCONADA POINT UNIT 1
SITUATE WITHIN
TOWN OF ATRISCO GRANT
PROJECTED SECTION 3, T10N, R3E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 1994

SCALE: 1"= 200'
GRAPHIC SCALE IN FEET: 0 50 100 200 400 600







CITY INFRASTRUCTURE AND DRAINAGE REQUIREMENT NOTICE: SEE SHEET 3 OF THIS PLAT FOR REQUIREMENT NOTICE. (PERTAINS TO TRACTS A, B, C AND E SUBDIVIDED HEREIN.)

KEYED EASEMENT NOTES:

1. EXISTING 10' PNM & MT BELL EASEMENT (FILED 2-27-87, VOL C33, FOL 11)
2. EXISTING 60' PLAINS ELECTRIC UTILITY EASEMENT (FILED 10-1-80, VOL C17, FOL 84)
3. EXISTING 200' PNM EASEMENT (FILED 1-13-59, DEED BK 458, PG 647) & (FILED 2-18-57, DEED BK 377, PG 369)
4. EXISTING 100' PNM EASEMENT (FILED 4-13-61, DEED BK. 593, PG. 225)
5. EXISTING PERMANENT SLOPE EASEMENT (FILED 9-20-89, BK. MISC. 790A, PGS. 825-827)
6. EXISTING PERMANENT SLOPE EASEMENT (FILED 5-23-91, BK. BCR 91-8, PAGE 9035)
7. EXISTING 20' WIDE CITY OF ALBUQUERQUE WATER & SEWER EASEMENT (FILED 5-18-84, BK. MISC. 116-A, PG. 749-762)
8. EXISTING 100' P.N.M. EASEMENT (FILED 10-1-80, VOL C17, FOL 84)
9. EXISTING 40' PUBLIC DRAINAGE EASEMENT (FILED 11-24-93, VOL 93C, FOL 327)
10. EXISTING 60' PUBLIC DRAINAGE EASEMENT (FILED 11-24-93, VOL 93C, FOL 327)
11. EXISTING 40' PUBLIC DRAINAGE EASEMENT (FILED 11-24-93, VOL 93C, FOL 327)
12. EXISTING 20' PUBLIC WATER LINE EASEMENT (FILED 12-10-93, BK 93-35, PG 6585-6588) VACATED WITH THIS PLAT (V-94-29)
13. EXISTING 200' WIDE PUBLIC DRAINAGE EASEMENT (FILED 11-24-93, VOL 93C, FOL 327)
14. 12' BIKE TRAIL CORRIDOR AND EASEMENT GRANTED WITH THIS PLAT
15. 20' PUBLIC DRAINAGE EASEMENT GRANTED WITH THIS PLAT
16. PUBLIC WATERLINE, SANITARY SEWER, DRAINAGE, AND ACCESS EASEMENT GRANTED WITH THIS PLAT
17. EXISTING 20' PUBLIC WATER LINE EASEMENT (FILED 2-22-94, BK 94-6, PG 3413-3415)
18. EXISTING 20' PUBLIC WATER LINE EASEMENT (FILED 11-24-93, VOL 93C, FOL327)
19. 200' EASEMENT ENCROACHMENT AGREEMENT (FILED 7-18-94, DOC 94090482, BK 94-21 PG 5002-5004)
20. 100' EASEMENT ENCROACHMENT AGREEMENT (FILED 7-18-94, DOC 94090481, BK 94-21, PG 4999-5001)

SURVEYOR'S CERTIFICATION:

I, C. A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE "MINIMUM STANDARDS FOR LAND SURVEYS" SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

C. A. SPIROCK, N.M.R.P.S. #4972 — DATE 5/23/94

7/12/94

REGISTERED LAND SURVEYOR STATE OF NEW MEXICO No. 4972 C. A. SPIROCK

SHEET 2 OF 4

DATE: MAY, 1994	community sciences corporation
SCALE: 1"= 200'	
DESIGNED: KD	
DRAWN: DER	
JOB NO.: 291-02-025	LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, N.M. 87048

DRB-94-125
PROJECT NO. 4933.90
SHEET 2 OF 19

SCANNED BY BY I ASON

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGIN.ER
DATE

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

TANGENT TABLE		
T-1	S 39°47'18" W	15.91'
T-2	S 00°08'39" W	20.43'
T-4	N 00°14'19" E	5.37'
T-5	S 00°08'39" W	3.00'
T-6	S 00°08'39" W	14.55'

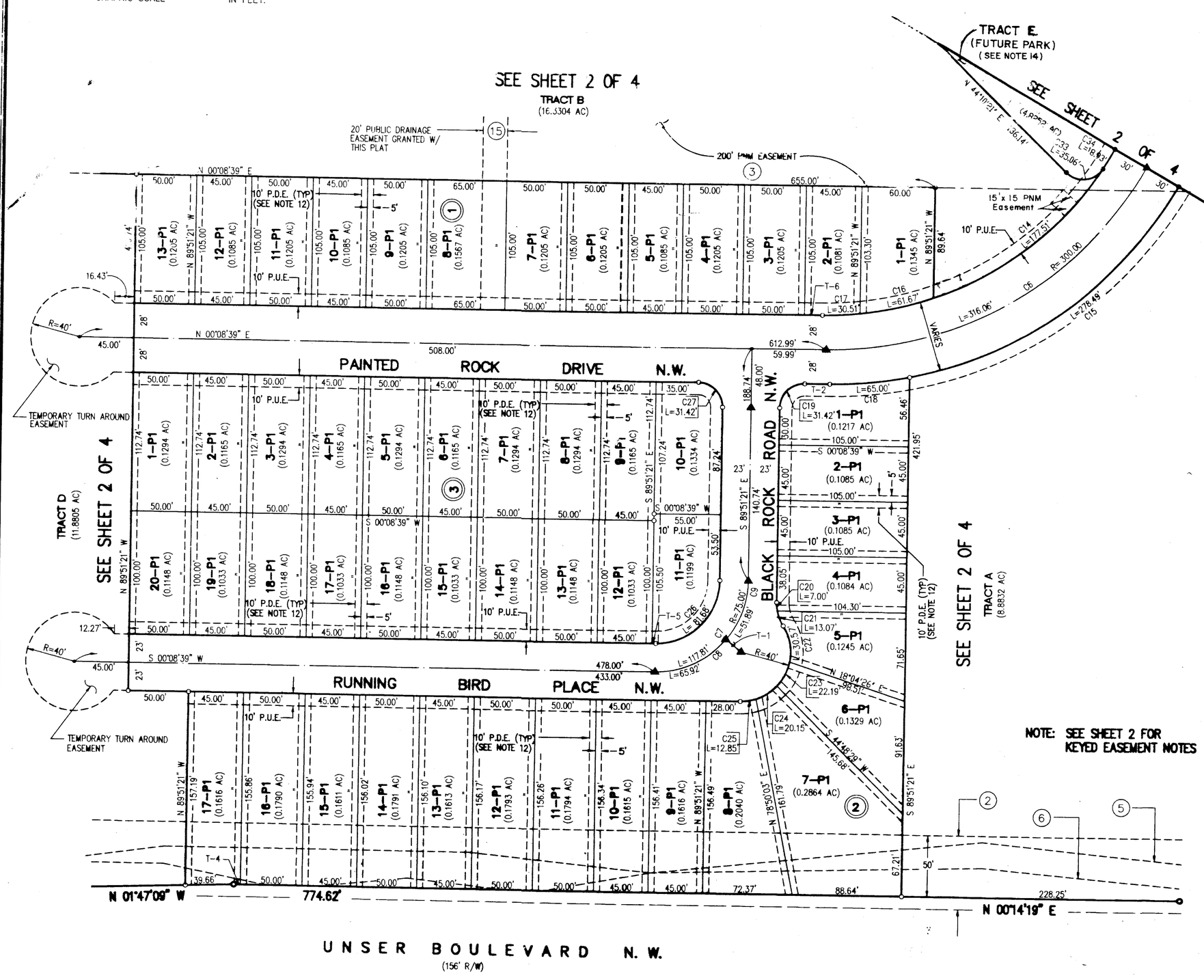
SCALE: 1" = 60'

0 15 30 60 120 180
GRAPHIC SCALE IN FEET:

ABBREVIATIONS:

P.U.E.	PUBLIC UTILITY EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT
ESMT.	EASEMENT
R/W	RIGHT-OF-WAY

VACATION AND REPLAT
COMPRISED OF
A PORTION OF TRACT 6-A AND
ALL OF TRACT 7-A-1, EL RANCHO ATRISCO PHASE II
TO
RINCONADA POINT UNIT 1
SITUATE WITHIN
TOWN OF ATRISCO GRANT
PROJECTED SECTION 3, T10N, R3E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 1994



NOTE: SEE SHEET 2 FOR KEYED EASEMENT NOTES

NOTICE OF SUBDIVISION PLAT CONDITIONS

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF TRACTS A, B, C AND E WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING, AND PARKS, IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES, AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

WATER AND SANITARY SEWER AVAILABILITY,
FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS,
PARK AND OPEN SPACE REQUIREMENTS,
DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS,
EXCAVATION, FILLING, OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH THE COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING.

SURVEYOR'S CERTIFICATION:

I, C. A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE "MINIMUM STANDARDS FOR LAND SURVEYS" SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

C. A. SPIROCK, N.M.R.P.S. #4972 — DATE 5/23/94

7/12/94

REGISTERED LAND SURVEYOR STATE OF NEW MEXICO No. 4972 C. A. SPIROCK

SHEET 3 OF 4

DATE: MAY 1994	community sciences corporation
SCALE: 1" = 60'	
DESIGNED: KD	
DRAWN: DER	
JOB NO.: 291-05-025	LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, N.M. 87048

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO COMBINE A PORTION OF TRACT 6-A AND ALL OF TRACT 7-A-1, EL RANCHO ATRISCO PHASE II, TO CREATE 50 RESIDENTIAL LOTS, 5 RESIDUAL TRACTS, AND TO VACATE A WATER LINE EASEMENT ALONG VISTA ALEGRE.
2. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO, STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, MEAN DELTA ALPHA -00°16'24". ALL DISTANCES ARE GROUND.
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE FROM RECORD PLATS.
4. ALL DIMENSIONS PUBLISHED ALONG CURVED LINES ARE ARC DISTANCES. LOT LINES MARKED N/R ARE NON-RADIAL.
5. BENCHMARK FOR THIS PLAT IS A STANDARD A.C.S. BRASS TABLET STAMPED "2-G9" SET IN A 2" IRON PIPE 1' ABOVE GROUND. STA. IS LOCATED ON TOP OF VOLCANO OUTCROP. TO REACH THIS STA. BEGIN AT I-40/COORS RD., PROCEED NORTH ON COORS 0.4 MI. TO OURAY RD. WEST ON OURAY RD. 0.7 MI. TO END OF PAVEMENT CONTINUE WEST ON DIRT RD. TO TOP OF DAM, ALONG NORTH BANK 0.6 MI. TO DIRT CROSS ROAD. NORTH ON DIRT ROAD 0.5 MI. THE STA. IS ABOUT 600' WEST OF THIS POINT. EVELATION = 5334.50 FEET.
6. UNLESS OTHERWISE NOTED, ALL CORNERS ARE EVIDENCED BY A #5 REBAR WITH ALUMINUM CAP STAMPED "P.S. #4972".
7. CENTERLINE (IN LIEU OF R/W) MONUMENTATION TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR INCH (ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION SURVEY MARKER DO NOT DISTURB P.L.S. 4972". ▲ DENOTES CENTERLINE MONUMENT.
8. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE TEN (10) FEET WIDE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:
   A. THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
   B. THE GAS COMPANY OF NEW MEXICO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
   C. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
   D. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

   INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.
9. CITY OF ALBUQUERQUE WATER AND SEWER SERVICE TO THESE LOTS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
10. NO DIRECT DRIVEWAY ACCESS WILL BE ALLOWED FROM ANY LOT TO UNSER BOULEVARD.
11. MINIMUM DWELLING SETBACKS SHALL BE:

SIDE YARD	5'
FRONT YARD	20'
REAR YARD	15'
SIDE ADJACENT TO STREET	10'

SPECIAL SETBACKS ADJACENT TO PNM EASEMENTS ON NORTH, EAST AND WEST SIDES OF SUBDIVISION.

SIDE YARD & REAR YARD	25'

12. THERE IS A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT CENTERED ON ALL COMMON SIDE LOT LINES FOR ALL LOTS IN THIS SUBDIVISION (5' ON EACH SIDE). DOES NOT APPLY AT STREET RIGHT-OF-WAY.
13. THE P1 SUFFIX TO LOT NUMBERS DESIGNATES SPECIAL ON-SITE PARKING CRITERIA WHICH JUSTIFIED THE CITY ALLOWING REDUCED STREET WIDTHS IN THIS SUBDIVISION.
14. TRACT E IS TO BE RESERVED FOR FUTURE PARK DEDICATION WHEN LOCATION AND SIZE IS DETERMINED BY THE CITY OF ALBUQUERQUE, PARKS GENERAL SERVICES AND OWNER. NOT TO BE DEDICATED BY THIS PLAT.

APPROVAL OF A PRELIMINARY DRAINAGE CHIEF CONSTRUCTION ENGINEER
DATE

SCANNED BY BY LASON

DRB-94-125
PROJECT NO. 4933.90
SHEET 3 OF 19

VACATION AND REPLAT
COMPRISED OF
A PORTION OF TRACT 6-A AND
ALL OF TRACT 7-A-1, EL RANCHO ATRISCO PHASE II
TO
RINCONADA POINT UNIT 1
SITUATE WITHIN
TOWN OF ATRISCO GRANT
PROJECTED SECTION 3, T10N, R3E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 1994

CURVE DATA – UNIT 1

CURVE IDEN	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BRG	CURVE IDEN	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BRG
1	519.54	381.54	042-04-36	199.83	373.02	S88-13-18W	23	40.00	22.19	031-47-24	11.39	21.91	N63-01-54W
2	75.00	42.77	032-40-33	21.99	42.20	N54-13-43W	24	40.00	20.15	028-52-07	10.30	19.94	N32-42-09W
3	1479.70	172.13	006-39-54	86.16	172.03	S03-34-16W	25	40.00	12.85	018-24-44	6.48	12.80	N09-03-43W
4	1322.00	899.33	038-58-38	467.85	882.09	N19-43-38E	26	52.00	81.68	090-00-00	52.00	73.54	N44-51-21W
5	300.00	248.19	047-24-06	131.70	241.18	S36-31-03E	27	20.00	31.42	090-00-00	20.00	28.28	S45-08-39W
6	300.00	316.06	060-21-45	174.47	301.64	N30-02-13W	28	50.00	73.53	084-15-32	45.23	67.08	N02-54-49W
7	75.00	117.81	090-00-00	75.00	106.07	N44-51-21W	29	330.00	193.16	033-32-13	99.43	190.41	S28-16-29E
8	75.00	65.92	050-21-21	35.26	63.81	N25-02-01W	30	270.00	138.81	029-27-21	70.97	137.28	N26-14-02W
9	75.00	51.89	039-38-39	27.03	50.87	N70-02-01W	31	20.00	34.91	100-00-00	23.84	30.64	S89-02-17W
10	30.00	52.36	100-00-00	35.75	45.96	N62-49-00W	32	20.00	27.93	080-00-00	16.78	25.71	N00-57-43W
11	30.00	41.89	080-00-00	25.17	38.57	S27-11-00W	33	20.00	35.06	100-25-55	24.02	30.74	N06-02-37W
12	330.00	273.01	047-24-06	144.87	265.29	S36-31-03E	34	273.96	18.93	03-57-32	09.47	18.93	N58-14-20W
13	270.00	223.37	047-24-06	118.53	217.06	S36-31-03E	35	350.00	80.94	013-14-59	40.65	80.76	N80-38-38W
14	273.96	177.51	037-07-29	92.00	174.42	N37-41-50W	36	325.00	129.54	022-50-11	65.64	128.68	S32-45-15W
15	326.04	278.49	048-56-22	148.38	270.10	N35-44-55W	37	60.00	104.76	100-02-33	71.56	91.95	N85-11-28E
16	273.96	61.67	012-53-49	30.96	61.54	N12-41-10W	38	270.00	156.84	033-16-53	80.70	154.64	S28-08-49E
17	273.96	30.51	006-22-55	15.27	30.50	N03-02-48W	39	330.00	169.65	029-27-21	86.75	167.79	N26-14-02W
18	326.04	65.00	011-25-23	32.61	64.90	N05-34-03W	40	1322.00	93.35	004-02-45	46.70	93.33	N37-11-31E
19	20.00	31.42	090-00-00	20.00	28.28	S44-51-21E	41	290.00	234.38	046-18-25	124.02	228.05	N64-06-56W
20	35.00	7.00	011-27-36	3.51	6.99	N84-24-51E	42	320.00	74.00	013-14-59	37.17	73.84	N80-38-38W
21	35.00	13.07	021-23-59	6.61	13.00	N67-59-03E							
22	40.00	30.57	043-47-20	16.08	29.83	S79-10-44W							

SURVEYOR'S CERTIFICATION:

I, C. A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE "MINIMUM STANDARDS FOR LAND SURVEYS" SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

C. A. SPIROCK, N.M.R.P.S. #4972 — DATE 5/23/94

7/12/94

CITY INFRASTRUCTURE AND DRAINAGE REQUIREMENT NOTICE: SEE SHEET 3 OF THIS PLAT FOR REQUIREMENT NOTICE. (PERTAINS TO TRACTS A, B, C AND E SUBDIVIDED HEREIN.)

REGISTERED LAND SURVEYOR STATE OF NEW MEXICO No. 4972 C. A. SPIROCK

SHEET 4 OF 4

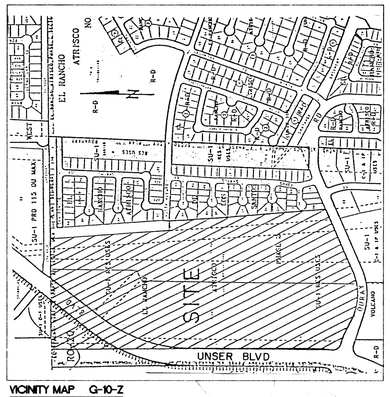
DATE: APRIL 1994	community sciences corporation
SCALE: 1" = 200'	
DESIGNED: KD	
DRAWN: DER	
JOB NO.: 291-05-025	LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, N.M. 87048

29105\UIPLAT2.DWG

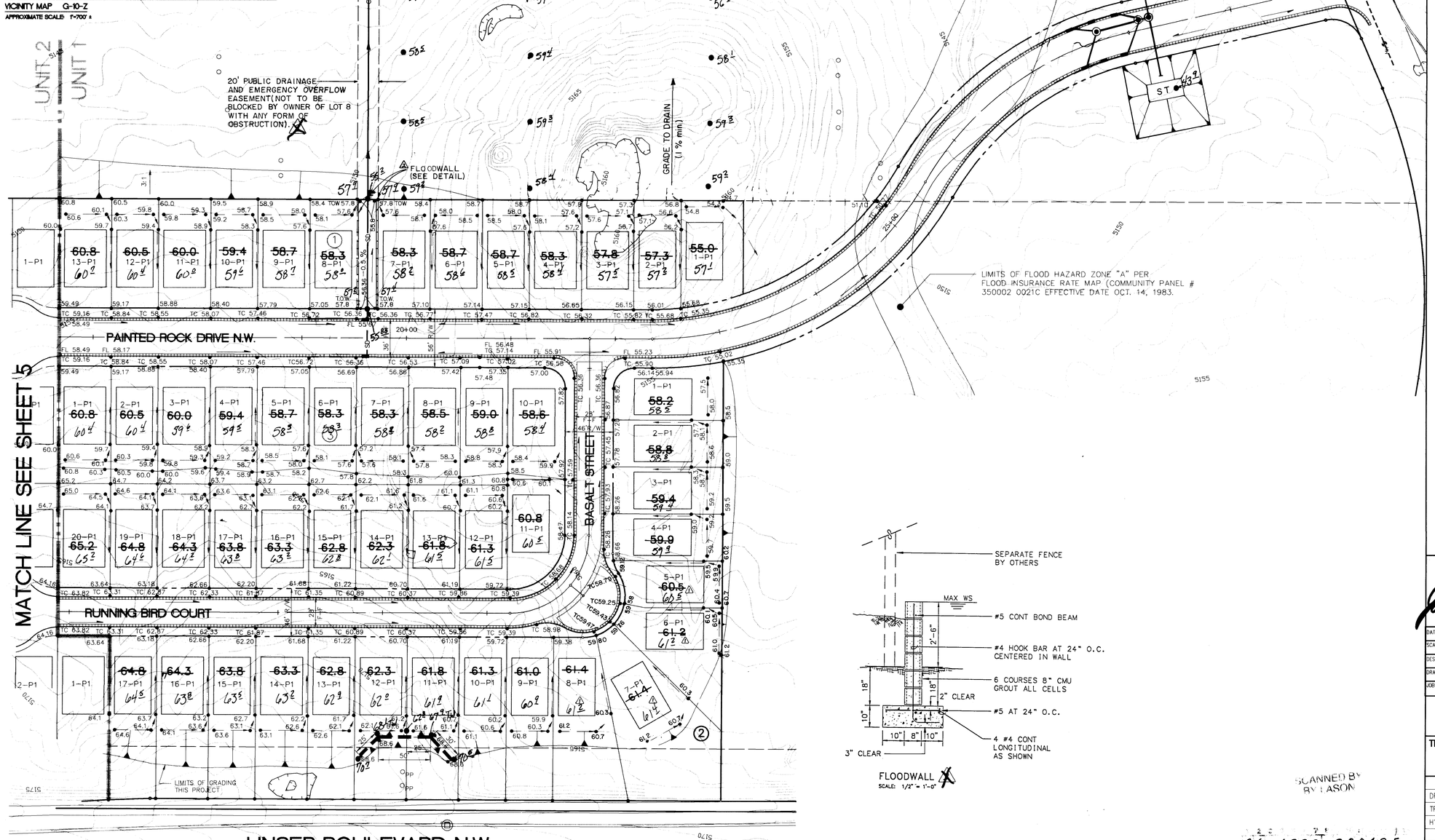
COMMUNITY SCIENCES CORPORATION – CORRALES, NEW MEXICO – (505) 897-0000

RICONADA POINT
UNITS 1 AND 2

COMPRISED OF
A PORTION OF TRACTS 6-A AND 7-A-1
EL RANCHO ATRISCO PHASE II
SITUATE WITHIN
TOWN OF ATRISCO GRANT
PROJECTED SECTION 3, T.10N., R.3E., N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DRB-94-125



VICINITY MAP G-10-Z
APPROXIMATE SCALE 1"=700'±



LEGEND

- TC 98.43 PROPOSED TOP OF CURB ELEVATION
- 99.0 PROPOSED SPOT ELEVATION
- 09.0 EXISTING SPOT ELEVATION (GRND & TC)
- TEMPORARY EROSION CONTROL BERM
- PROPOSED CONCRETE VALLEY GUTTER
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- 497.3 EXISTING CONTOUR W/ INDEX ELEVATION
- PROPOSED SLOPE
- DRAINAGE BASIN DIVIDE
- UNIT BOUNDARY
- SWALE
- FLOW ARROW
- PROPOSED RETAINING WALL
- 30" SD EXISTING STORM DRAIN
- 30" SD PROPOSED STORM DRAIN
- WATER BLOCK (HIGH POINT)
- PP POWER POLE
- * MANDATORY DRIVEWAY LOCATION

LOT GRADING SPECIFICATIONS:

1. CROSS LOT DRAINAGE WILL NOT BE PERMITTED. IF LOCAL CONDITIONS SHOULD DICTATE A RELAXATION OF THIS RULE, THEN THE APPROPRIATE PUBLIC OR PRIVATE DRAINAGE EASEMENTS WILL BE DEDICATED ON THE PLAT.
2. CRITERIA FOR SETTING LOT ELEVATION CONTROL GRADES SHALL INCLUDE THE FOLLOWING:
   A. ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% AND MAXIMUM SLOPES OF 4 HORIZONTAL TO 1 VERTICAL.
   B. BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
   C. PAD ELEVATIONS WILL BE ASSUMED TO BE EQUAL TO FINISHED FLOOR OF GARAGE. MINIMUM DRIVEWAY SLOPES SHALL BE 1% AND DRIVEWAY SLOPES SHALL NOT EXCEED 14%.
   D. USABLE YARD AREAS SHALL HAVE MINIMUM DIMENSIONS OF 30' X 15', SHALL HAVE MINIMUM SLOPES OF 1% AND MAXIMUM SLOPES OF 5%.
3. WHERE YARD GRADES OF ADJACENT LOTS AT PROPERTY LINES CANNOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALL SHALL BE PROVIDED TO ACCOMMODATE GRADE DIFFERENTIALS.

NOTE: CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO GRADING

EARTHWORK ESTIMATE

CUT = 88,960 CY
FILL = 65,175 CY
C/F = 1.36

APPROVED FOR ROUGH GRADING
(UP TO 1 FT.)
CITY HYDROLOGIST — DATE 4-26-94

AS BUILT INFORMATION
CONTRACTOR New Concepts
WORK STAKE BY C.O.A.
INSPECTOR'S ACCEPTANCE BY Rick Duran DATE
FIELD VERIFICATION BY Rick Duran DATE
DRAWINGS CORRECTED BY THB DATE 5/25/95

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
BENCHMARK: STATION IS AN ACS BASS TABLET STAMPED "2-G9" SET IN A 2" IRON PIPE 1 FT. ABOVE GROUND LOCATED ON TOP OF A VOLCANIC OUTCROP. TO REACH THE STATION FROM THE INTERSECTION OF COORS RD. AND OURAY RD. NW GO WEST ON THE DIRT ROAD TO THE TOP OF THE DETENTION DAM, ALONG THE N. BANK OF DAM 0.6 MI. TO A DIRT CROSS ROAD, TURN RIGHT, GO N. ON DIRT ROAD 0.5 MI. SLD 1929 ELEVATION= 5334.50

SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE
1	COMMUNITY SCIENCES	1/93

ENGINEER'S SEAL
JAMES D. HUBBELL — NEW MEXICO — REGISTERED PROFESSIONAL ENGINEER
4-26-94
6-15-94

NO.	DATE	REMARKS	BY
		~~FLOODWALL DETAIL & DRAINAGE NOTE~~	
		~~CHANGED TO REF. G-10-Z~~	

REVISIONS
DESIGN

		DATE
DESIGNED BY	KCD/JDH	4/94
DRAWN BY	LJD	4/94
CHECKED BY	JDH	4/94

DATE: 4-26-94
SCALE: 1" = 50'
DESIGNED: CSC
DRAWN: CSC
JOB NO.: 29104

community sciences corporation
LAND PLANNING / ENGINEERING / SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RINCONADA POINT – UNIT 1
GRADING & EROSION CONTROL PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.J. Brolaby	7-12-94	WATER	N/A RWK	6-23-94
TRANSPORTATION	RWK	6-23-94	WASTE WATER	N/A RWK	6-23-94
HYDROLOGY	J Curtin	6-23-94	A.M.A.F.C.A.		

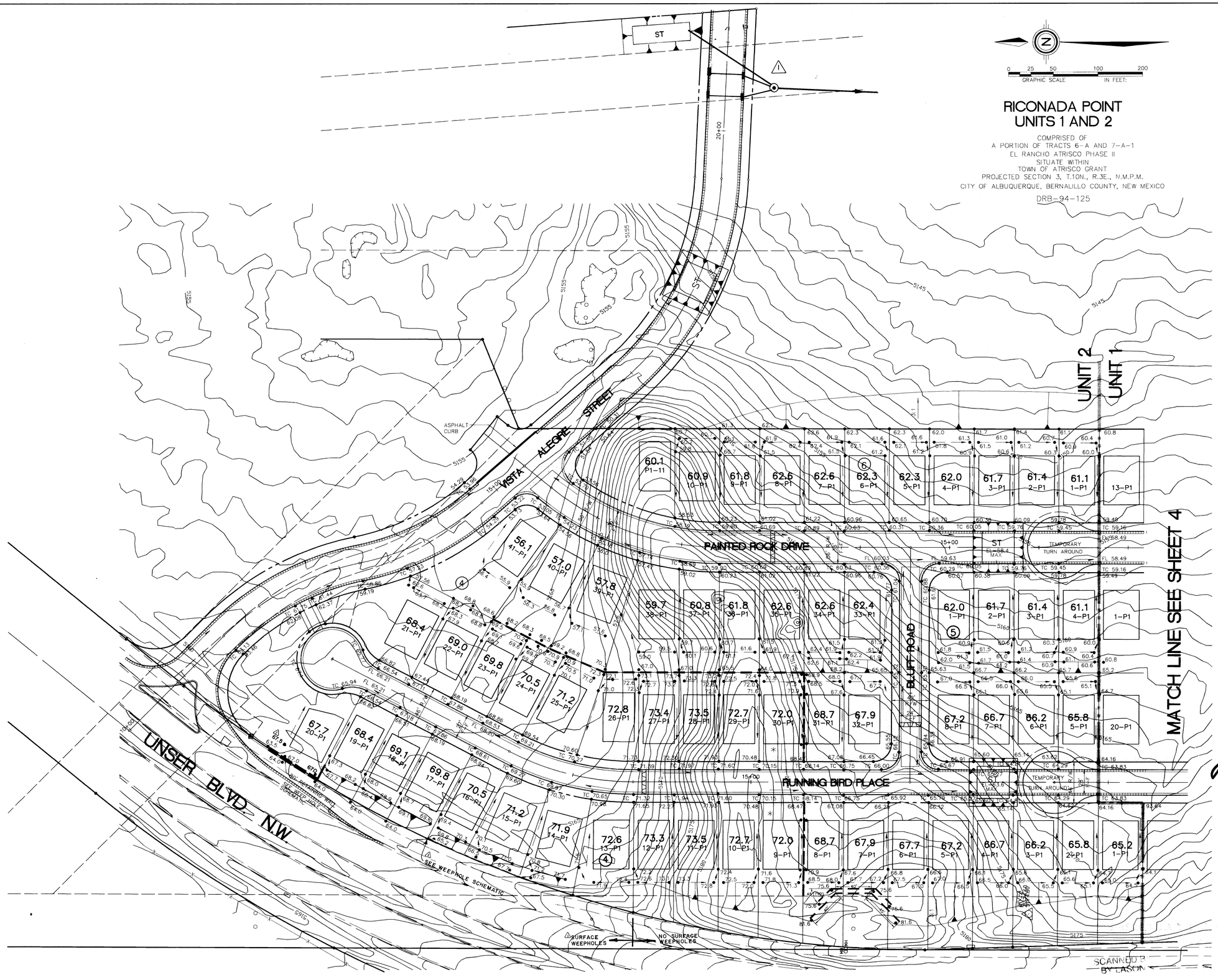
PROJECT NO. 4933.90 | MAP NO. G-10 | SHEET 4 OF 19

SCANNED BY BY LASON

26 4933.900495

29104\U\g04.DWG XREF UTS4.DWG

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



LEGEND

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- 30" SD EXISTING STORM DRAIN
- 30" SD PROPOSED STORM DRAIN
- WATER BLOCK (HIGH POINT)
- PP POWER POLE
- MANDATORY DRIVEWAY LOCATION
- ST SEDIMENT TRAP 36'x36' BOTTOM (2' DEEP)

LOT GRADING SPECIFICATIONS:

1. CROSS LOT DRAINAGE WILL NOT BE PERMITTED. IF LOCAL CONDITIONS SHOULD DICTATE A RELAXATION OF THIS RULE, THEN THE APPROPRIATE PUBLIC OR PRIVATE DRAINAGE EASEMENTS WILL BE DEDICATED ON THE PLAT.
2. CRITERIA FOR SETTING LOT ELEVATION CONTROL GRADES SHALL INCLUDE THE FOLLOWING:
   A. ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% AND MAXIMUM SLOPES OF 4 HORIZONTAL TO 1 VERTICAL.
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   C. PAD ELEVATIONS WILL BE ASSUMED TO BE EQUAL TO FINISHED FLOOR OF GARAGE. MINIMUM DRIVEWAY SLOPES SHALL BE 1% AND DRIVEWAY SLOPES SHALL NOT EXCEED 14%.
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3. WHERE YARD GRADES OF ADJACENT LOTS AT PROPERTY LINES CANNOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALL SHALL BE PROVIDED TO ACCOMMODATE GRADE DIFFERENTIALS.

NOTE: CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO GRADING

EARTHWORK ESTIMATE

CUT = 88,960 CY
FILL = 65,175 CY
C/F = 1.36

APPROVED FOR ROUGH GRADING
(± 1 FT)
CITY HYDROLOGY — DATE 4-20-94

DATE:	4-26-94
SCALE:	1"= 50'
DESIGNED:	CSC
DRAWN:	CSC
JOB NO.:	29104

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RINCONADA POINT – UNIT 1
GRADING & EROSION CONTROL PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.J. Gourley	7-12-94	WATER	N/A RWK	6-23-94
TRANSPORTATION	[illegible]	6-23-94	WASTE WATER	N/A RWK	6-23-94
HYDROLOGY	[illegible]	6-23-94	A.M.A.F.C.A.		

PROJECT NO.	MAP NO.	SHEET	OF
4933.90	G-10	5	19

AS BUILT INFORMATION
CONTRACTOR Plan Concepts
WORK STAKED BY C.O.A. DATE
INSPECTOR'S ACCEPTANCE BY Rick Duran DATE
FIELD VERIFICATION BY Rick Duran DATE
DRAWINGS CORRECTED BY TMB DATE 5/25/95
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
BENCHMARK: STATION IS AN ACS BASS TABLET STAMPED "2-G9" SET IN A 2" IRON PIPE 1 FT. ABOVE GROUND LOCATED ON TOP OF A VOLCANIC OUTCROP. TO REACH THE STATION FROM THE INTERSECTION OF COORS RD. AND QURAY RD. NW GO WEST ON THE DIRT ROAD TO THE TOP OF THE DETENTION DAM, ALONG THE N. BANK OF DAM 0.6 MI. TO A DIRT CROSS ROAD. TURN RIGHT. GO N. ON DIRT ROAD 0.5 MI. SLD 1929 ELEVATION= 5334.50

SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE
1	COMMUNITY SCIENCES	1/93

ENGINEER'S SEAL
JAMES B. GOURLEY, N.M. REGISTERED PROFESSIONAL ENGINEER 6-15-94

NO.	DATE	REMARKS	BY
2	10/21/94	CHANGE ORDER	A.M.

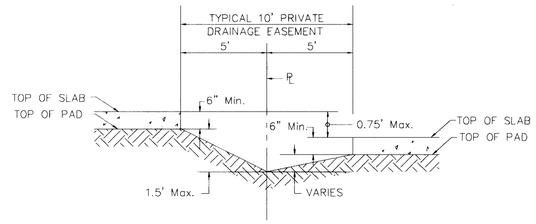
REVISIONS
DESIGN

DESIGNED BY	KCD/JDH	DATE	4/94
DRAWN BY	LJD	DATE	4/94
CHECKED BY	JDH	DATE	4/94

29104 U1GSS.DWG XREF U1TSS.DWG

26 4933.900595

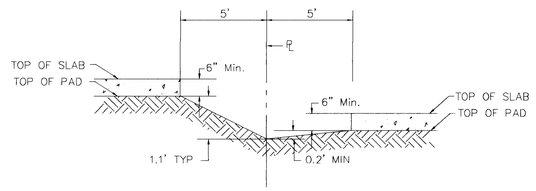
COMMUNITY SCIENCES CORPORATION – CORRALES, NEW MEXICO – (505) 897-0000



TYPICAL SECTION A - A

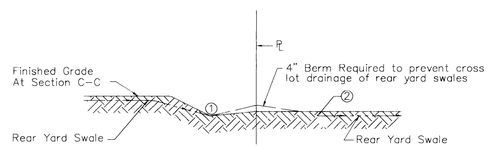
N.T.S.

NOTE: FENCES ARE ALLOWED ON THE PROPERTY LINE WITHIN THE PRIVATE DRAINAGE EASEMENT.



TYPICAL SECTION B - B

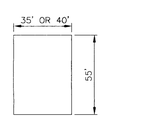
N.T.S.



NOTE: Drainage from Point # 1 must be directed to the street, and prevented from continuing across the property line to Point # 2.

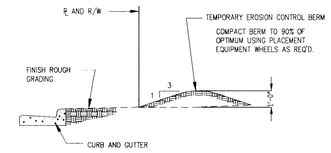
TYPICAL SECTION C - C

N.T.S.



TYPICAL PAD DIMENSIONS

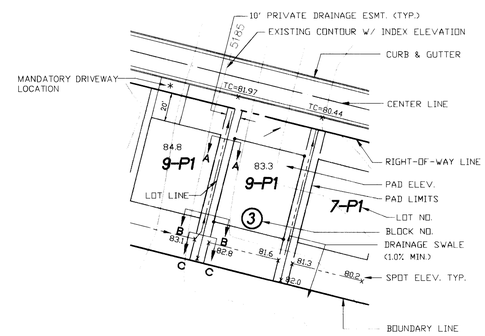
N.T.S.



EROSION CONTROL BERM

TYPICAL SECTION THROUGH BERM

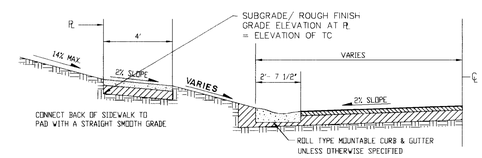
NOT TO SCALE



TYPICAL LOT DETAIL

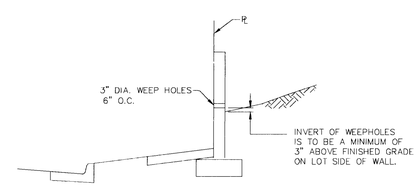
N.T.S.

- FINISHED GRADE AROUND PERIMETER OF HOUSE SHALL BE A MINIMUM OF 8" BELOW TOP OF CONCRETE SLAB. (SEE SECTIONS THIS SHEET)



TYPICAL GRADING SECTION

NOT TO SCALE



WEEP HOLE SCHEMATIC

NOT TO SCALE

FOR WALLS ALONG UNSER ONLY

LEGEND

- TC 98.43 PROPOSED TOP OF CURB ELEVATION
- 99.0 PROPOSED SPOT ELEVATION
- 09.0 EXISTING SPOT ELEVATION (GRND & TC)
- TEMPORARY EROSION CONTROL BERM
- PROPOSED CONCRETE VALLEY GUTTER
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- 497.3 EXISTING CONTOUR W/ INDEX ELEVATION
- PROPOSED SLOPE
- DRAINAGE BASIN DIVIDE
- UNIT BOUNDARY
- SWALE
- FLOW ARROW
- PROPOSED RETAINING WALL
- 30" SD EXISTING STORM DRAIN
- 30" SD PROPOSED STORM DRAIN
- WATER BLOCK (HIGH POINT)

AS BUILT INFORMATION

CONTRACTOR Flow Contractors
WORK STAKED BY C.O.A. DATE
ACCEPTANCE BY Rick Duran DATE
VERIFICATION BY Rick Duran DATE
DRAWINGS CORRECTED BY TMP DATE 6/26/96
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

BENCHMARK: STATION IS AN ACS BASS TABLET STAMPED "2-C9" SET IN A 2" IRON PIPE 1 FT. ABOVE GROUND LOCATED ON TOP OF A VOLCANIC OUTCROP. TO REACH THE STATION FROM THE INTERSECTION OF COORS RD. AND OURAY RD. NW GO WEST ON THE DIRT ROAD TO THE TOP OF THE DETENTION DAM, ALONG THE N. BANK OF DAM 0.6 MI. TO A DIRT CROSS ROAD. TURN RIGHT, GO N. ON DIRT ROAD 0.5 MI. SLD 1929 ELEVATION= 5334.50

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE
1	COMMUNITY SCIENCES	1/93

ENGINEER'S SEAL

JAMES D. HUNTER, N.M. REGISTERED PROFESSIONAL ENGINEER 5074 — REVISIONS 4-25-94, 6-15-94

APPROVED FOR ROUGH GRADING (± 1 FT.)

John D Hunter 4-26-94

CITY HYDROLOGY DATE

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY KCD/JDH DATE 4/94
DRAWN BY LJD DATE 4/94
CHECKED BY JDH DATE 4/94

DATE: 4-26-94
SCALE: AS NOTED
DESIGNED: CSC
DRAWN: CSC
JOB NO.: 29104

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RINCONADA POINT – UNIT 1
GRADING & EROSION CONTROL DETAILS

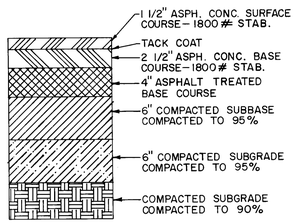
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.G. Goolsby	7-12-94	WATER	N/A RWK	6-23-94
TRANSPORTATION	[illegible]	6-23-94	WASTE WATER	N/A RWK	6-23-94
HYDROLOGY	[illegible]	6-23-94	A.M.A.F.C.A.		

PROJECT NO.	MAP NO.	SHEET	OF
4933.90	G-10	6	19

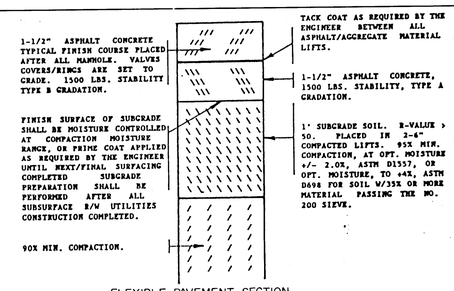
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
2 6 4 9 3 3 . 9 0 0 6 9 5

29104\UTGS6.DWG

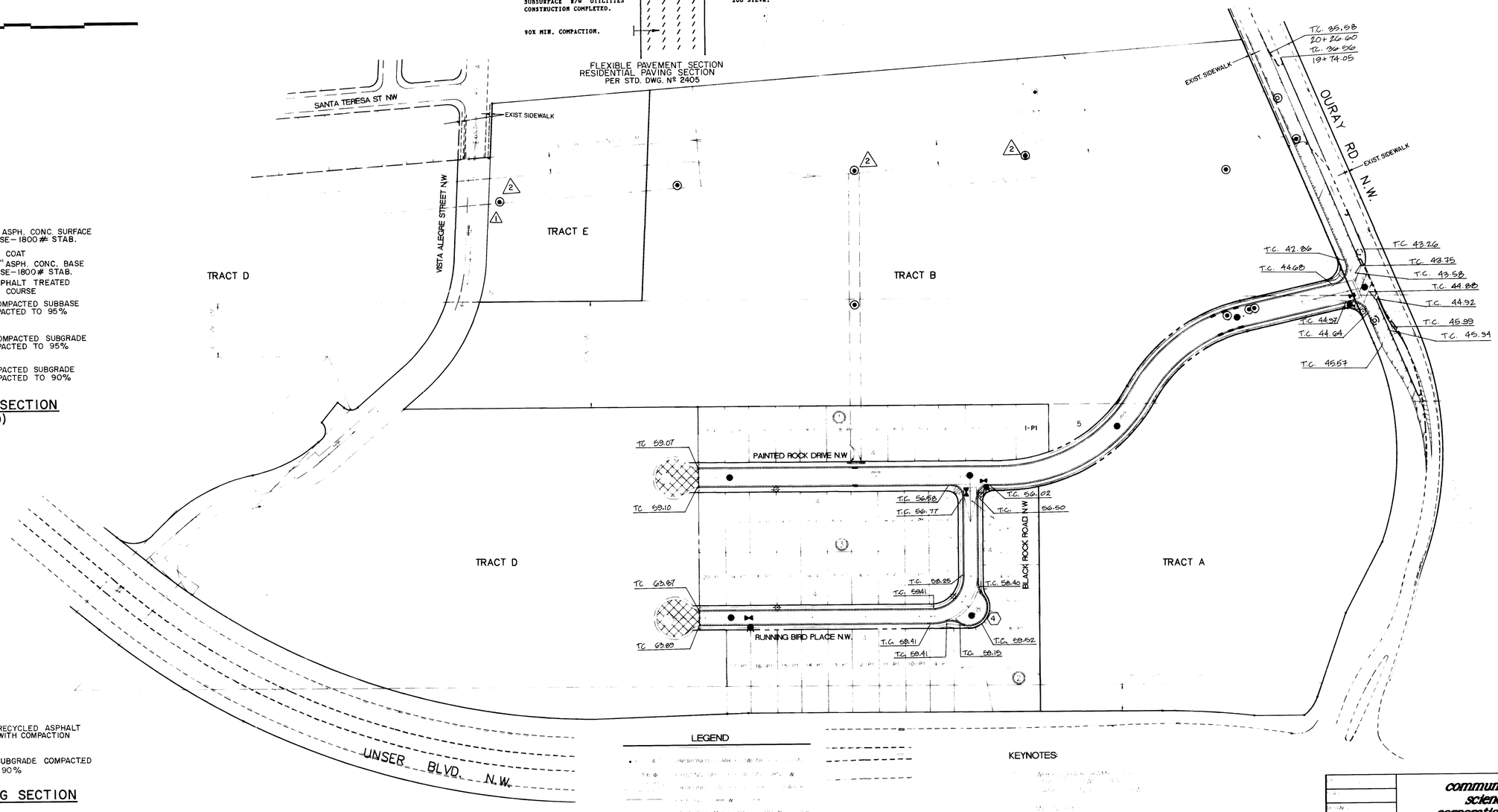
COMMUNITY SCIENCES CORPORATION CORRALES, NEW MEXICO (505) 897-0600

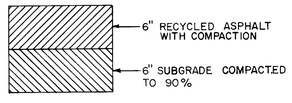


ARTERIAL PAVING SECTION
(OURAY ROAD)



FLEXIBLE PAVEMENT SECTION
RESIDENTIAL PAVING SECTION
PER STD. DWG. № 2405





TEMPORARY PAVING SECTION

TYPICAL STREET SECTION

LEGEND

STREET LIGHTS

PAVEMENT

ARTERIAL ASPHALT PAVEMENT

KEYNOTES

4' SIDEWALK, THIS CONTRACT

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2	6	4	9	3	3	.	9	0	0	7	9	5		

AS BUILT INFORMATION
New Concepts
C.O.A.
Rick Duran
TM.B
5/25/95
MICRO-FILM INFORMATION

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
JAMES D. HUGHES
NEW MEXICO
6-15-94
Rev 10-21-94
Rev 7-27-94
RDW

NO.	DATE	REMARKS	BY
2	10/21/94	CHANGE ORDER NO. 2	A.M.
1	7/27/94	CHANGE ORDER NO. 1	A.M.

REVISIONS
DESIGN

community sciences corporation

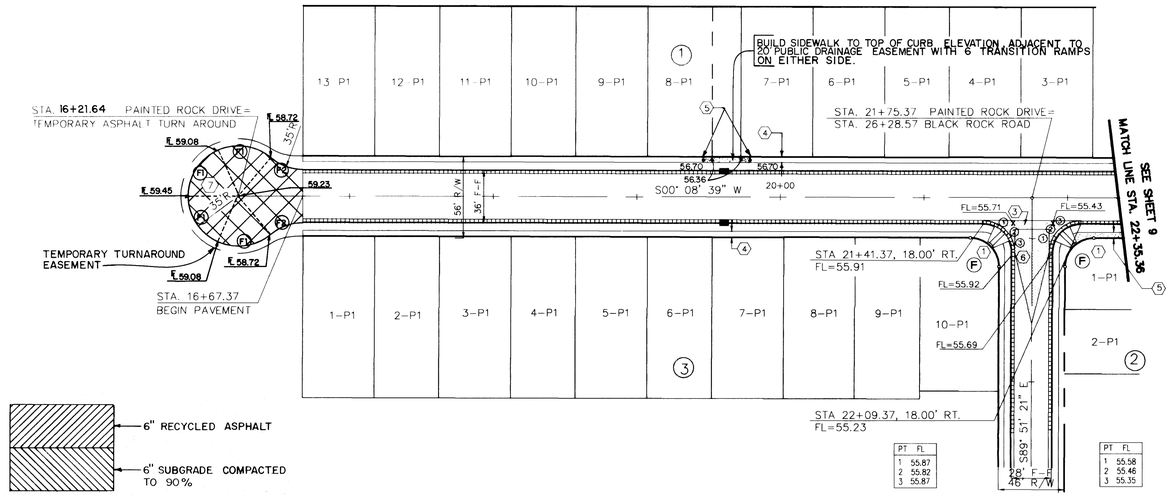
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RINCONADA POINT - UNIT 1
COMPOSITE PAVING PLAN

B.G. Goolsby 7-12-94
6-23-94
N/A JMC 6-23-94
N/A RWK 6-23-94
N/A RWK 6-23-94

PROJECT NO. 4933.90 | MAP NO. G-10 | SHEET 7 OF 19

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



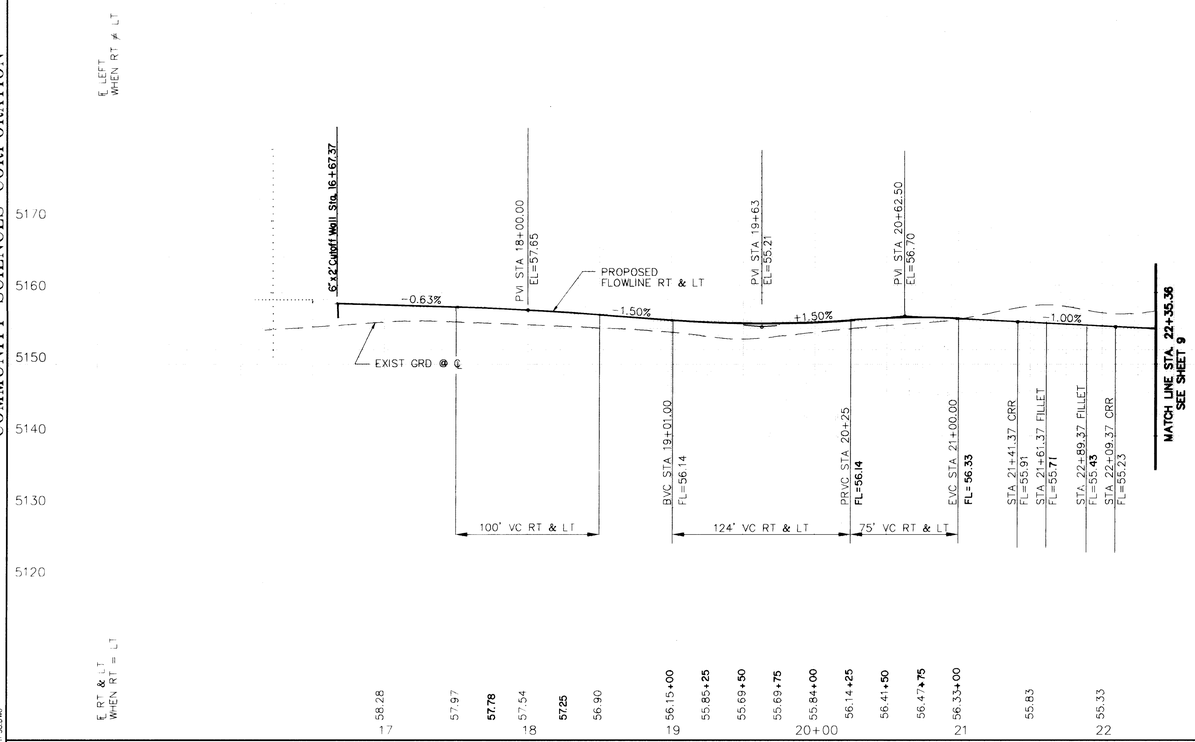
TEMPORARY PAVING SECTION

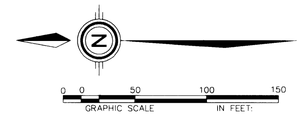
BLACK ROCK ROAD N.W.

SEE SHEET 10

PAINTED ROCK DRIVE N.W.

(STANDARD CURB AND GUTTER W/RESIDENTIAL PAVING)





LEGEND

- x FL=74.11 — PROPOSED CURB FLOWLINE ELEVATION
- 73.6 ⊕ — EXISTING SPOT ELEVATION (GRND & TC)
- PROPOSED VALLEY GUTTER
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- CROWN TRANSITION
- TEMPORARY ASPHALT
- 4' SIDEWALK THIS CONTRACT

KEYNOTES:

1. WHEELCHAIR RAMP PER COA STD. DWG. 2441 CASE II, UNLESS OTHERWISE NOTED
2. MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD. DWG. 2418
3. CONC. VALLEY GUTTER PER COA STD. DWG. 2420
4. FUTURE 4' SIDEWALK, BY OTHERS
5. 4' SIDEWALK, THIS CONTRACT
6. 50' CROWN TRANSITION PER C.O.A. STD. DWG. 2401
7. ASPHALT CURB AS PER COA STD. DWG. 2415
8. SPECIAL CONC. VALLEY GUTTER PER COA STD. DWG. 2421

CURB CURVE DATA
(FACE OF CURB)

CURVE IDEN	RADIUS	ARC	DELTA
F	20.00	31.42	090-00-00
F1	35.00	39.95	065-23-57
F2	35.00	24.92	040-47-41

AS BUILT INFORMATION
CONTRACTOR Tow Concepts
WORK STAKED BY C.O.A.
INSPECTORS ACCEPTANCE BY Rick Duran DATE
VERIFICATION BY Rick Duran DATE
DRAWINGS CHANGED BY TMB DATE 5/25/95
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
BENCHMARK: STATION IS AN ACS BASS TABLET STAMPED "2-C3" SET IN A 2" IRON PIPE 1 FT. ABOVE GROUND LOCATED ON TOP OF A VOLCANIC OUTCROP TO REACH THE STATION FROM THE INTERSECTION OF COORS RD. AND QUARY RD. NW GO WEST ON THE DIRT ROAD TO THE TOP OF THE DETENTION DAM, ALONG THE N. BANK OF DAM 0.6 MI. TO A DIRT CROSS ROAD, TURN RIGHT, GO N. ON DIRT ROAD 0.5 MI. SLD 1929 ELEVATION= 5334.50

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE
1	COMMUNITY SCIENCES	2/94

ENGINEER'S SEAL
JAMES D. THOMAS, 11674, N.E.W. MEXICO, REGISTERED PROFESSIONAL ENGINEER
6-15-94

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

		DATE
DESIGNED BY	KCD	MAY 1993
DRAWN BY	LJD/AM	MAY 1993
CHECKED BY		DATE

DATE: 5-10-94
SCALE: 1"=50' HORZ 1"=10' VERT
DESIGNED: KCD
DRAWN: LJD
JOB NO.: 29104

community sciences corporation
LAND PLANNING P.O. Box 1328 | ENGINEERING SURVEYING Corrales, N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RINCONADA POINT - UNIT 1
PAVING PLAN & PROFILE
PAINTED ROCK DRIVE N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	S.G. Brockley	7-12-94	WATER	N/A RWK	6-23-94
TRANSPORTATION	[illegible]	6-23-94	WASTE WATER	N/A RWK	6-23-94
HYDROLOGY	N/A JPC	6-23-94			

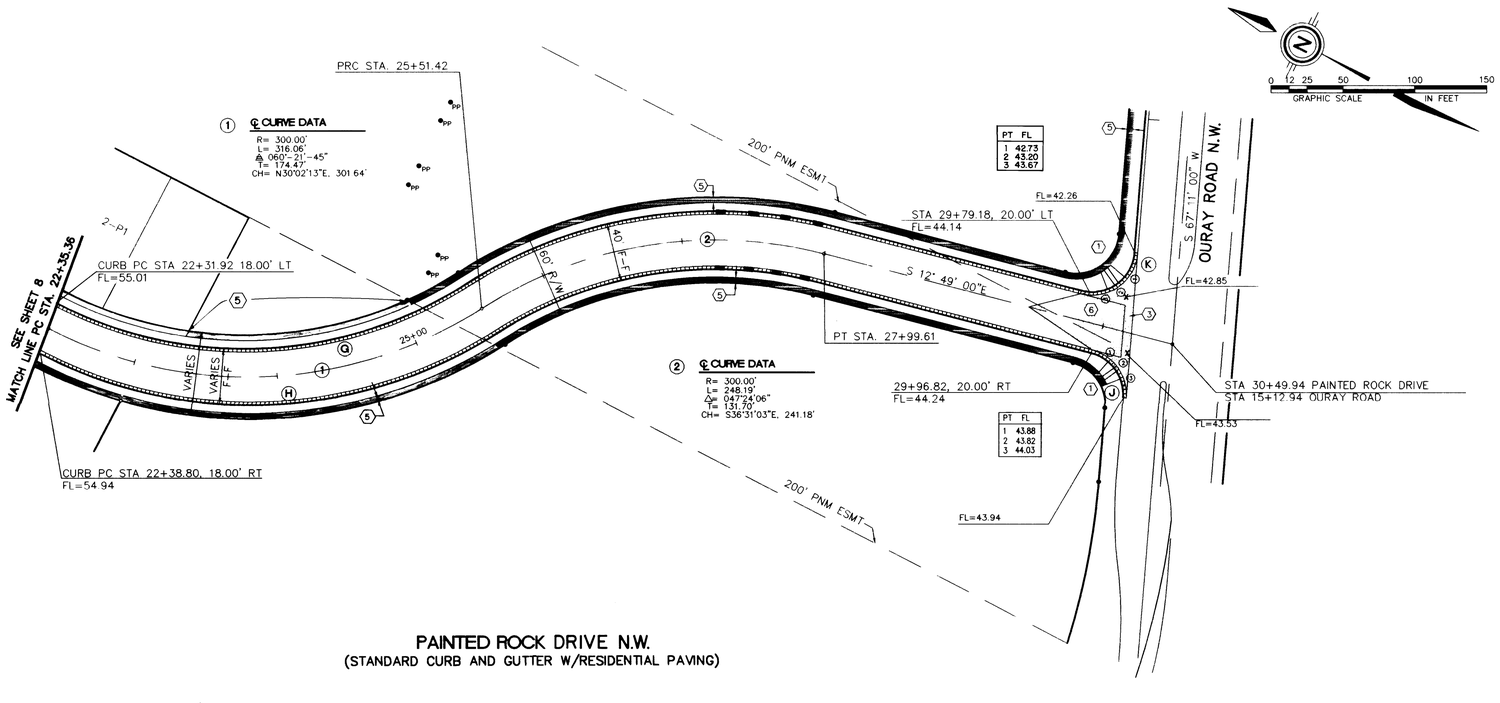
PROJECT NO. 4933.90 | MAP NO. G-10 | SHEET 8 OF 19

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 4933.900895

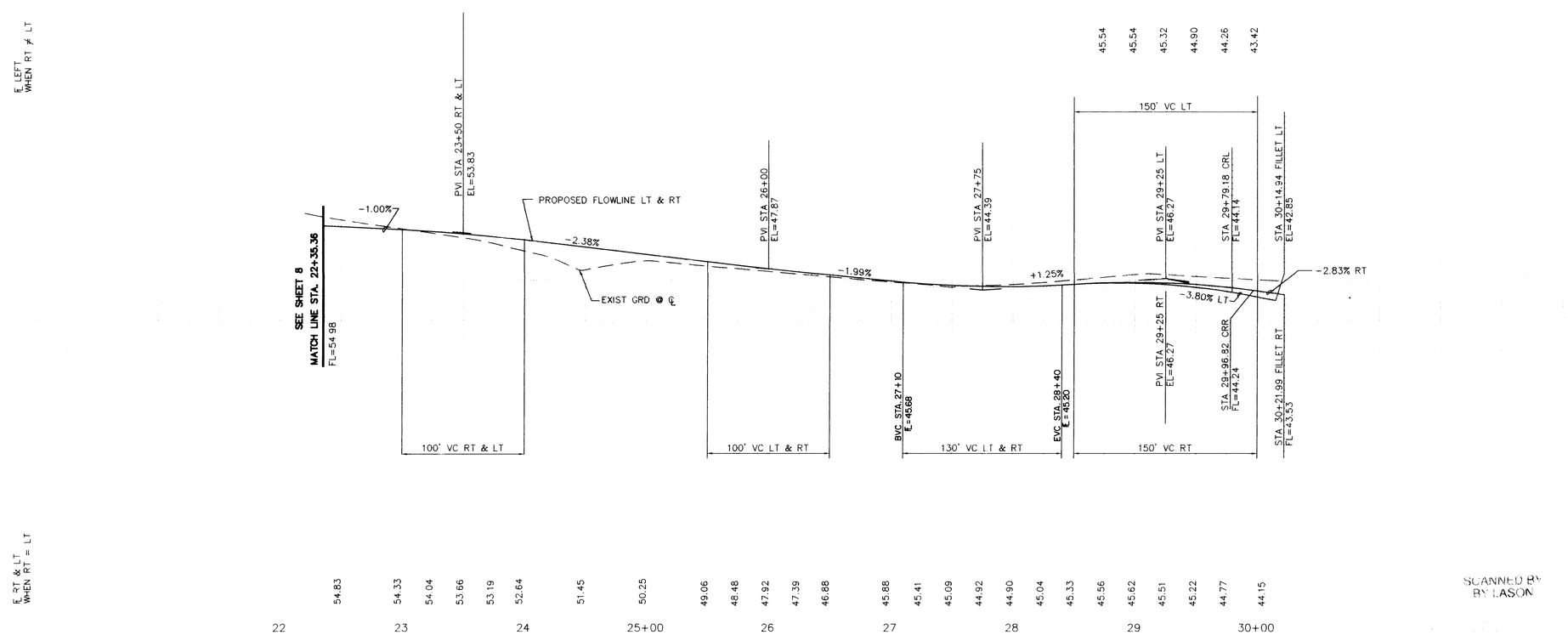
SCANNED BY BY LASON

29105\UPS8.DWG

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



PAINTED ROCK DRIVE N.W.
(STANDARD CURB AND GUTTER W/RESIDENTIAL PAVING)



LEGEND

x FL=74.11	PROPOSED CURB FLOWLINE ELEVATION
73.6 ●	EXISTING SPOT ELEVATION (GRND & TC)
	PROPOSED VALLEY GUTTER
	EXISTING CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	PROPOSED STANDARD CURB & GUTTER
	CROWN TRANSITION
	4' SIDEWALK THIS CONTRACT
•PP	POWER POLE

0 12 25 50 100 150
GRAPHIC SCALE IN FEET

KEYNOTES:

1. WHEELCHAIR RAMP PER COA STD. DWG. 2441 CASE II, UNLESS OTHERWISE NOTED
2. MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD. DWG. 2418
3. CONC. VALLEY GUTTER PER COA STD. DWG. 2420
4. FUTURE 4' SIDEWALK, BY OTHERS
5. 4' SIDEWALK, THIS CONTRACT
6. 50' CROWN TRANSITION PER C.O.A. STD. DWG. 2401
7. ASPHALT CURB AS PER COA STD DWG 2415
8. SPECIAL CONC. VALLEY GUTTER PER COA STD. DWG. 2421

CURB CURVE DATA
(FACE OF CURB)

CURVE IDEN	RADIUS	ARC	DELTA
A	89.00	25.76	016-34-53
B	35.00	28.23	046-12-59
C	35.00	24.43	039-59-44
D	35.00	28.23	046-12-59
E	89.00	9.12	005-52-11
F	20.00	31.42	090-00-00
G	283.96	299.15	060-21-45
H	316.04	332.96	060-21-45
J	30.00	52.36	100-00-00
K	30.00	41.89	080-00-00
L	300.00	60.10	011-28-42
M	300.00	202.47	038-40-07
O	150.00	42.57	016-15-37
P	150.00	30.06	011-28-57
Q	2.00	6.28	90-00-00
R	4.00	10.17	145-41-56
S	50.00	29.93	34-18-04

AS BUILT INFORMATION

CONTRACTOR New Concepts
WORK STAKED BY C.O.A.
STAKING CHECKED BY Rick Duran DATE
ACCEPTANCE BY DATE
VERIFICATION BY Rick Duran DATE
DRAWINGS CORRECTED BY TMG DATE 5/26/95
MICRO-FILM INFORMATION
RECORDED BY DATE
NO

BENCH MARKS

BENCHMARK: STATION IS AN ACS BASS TABLET STAMPED "2-39" SET IN A 2" IRON PIPE 1 FT. ABOVE GROUND, LOCATED ON TOP OF A VOLCANIC OUTCROP. TO REACH THE STATION FROM THE INTERSECTION OF COORS RD. AND OURAY RD. N.W. GO WEST ON THE DIRT ROAD TO THE TOP OF THE DETENTION DAM, ALONG THE N. BANK OF DAM 0.6 MI. TO A DIRT CROSS ROAD, TURN RIGHT, GO N. ON DIRT ROAD 0.5 MI. SLD 1929 ELEVATION= 5,334.50

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
1	COMMUNITY SCIENCES	1/93

ENGINEER'S SEAL

JAMES D. BOYD NEW MEXICO 11874 REGISTERED PROFESSIONAL ENGINEER
6-23-94

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY	CSC	DATE	MAY 1993
DRAWN BY	CSC	DATE	MAY 1993
CHECKED BY		DATE	

DATE: 5-2-94
SCALE: 1"=50' HORIZ 1"=10' VERT
DESIGNED: CSC
DRAWN: CSC
JOB NO.: 29105

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RINCONADA POINT - UNIT 1
PAVING PLAN & PROFILE
PAINTED ROCK DRIVE N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.G. Goodby	7-12-94	WATER	N/A RWK	6-23-94
TRANSPORTATION	[illegible]	6-23-94	WASTE WATER	N/A RWK	6-23-94
HYDROLOGY	N/A APC	6-23-94			

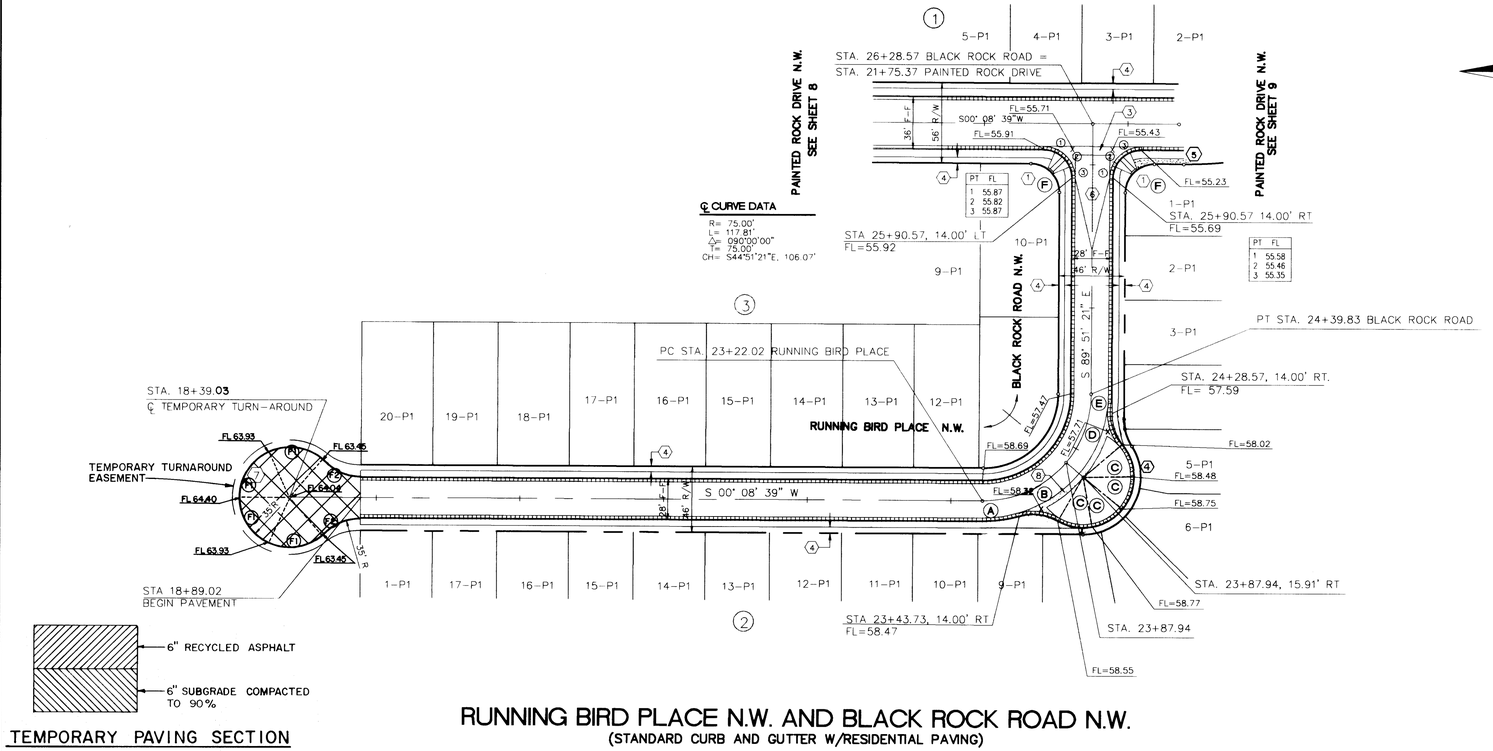
PROJECT NO.	MAP NO.	SHEET	OF
4933.90	G-10	9	19

26 4933.90 0099 5

SCANNED BY BY LASON

29105\UPS9.DWG

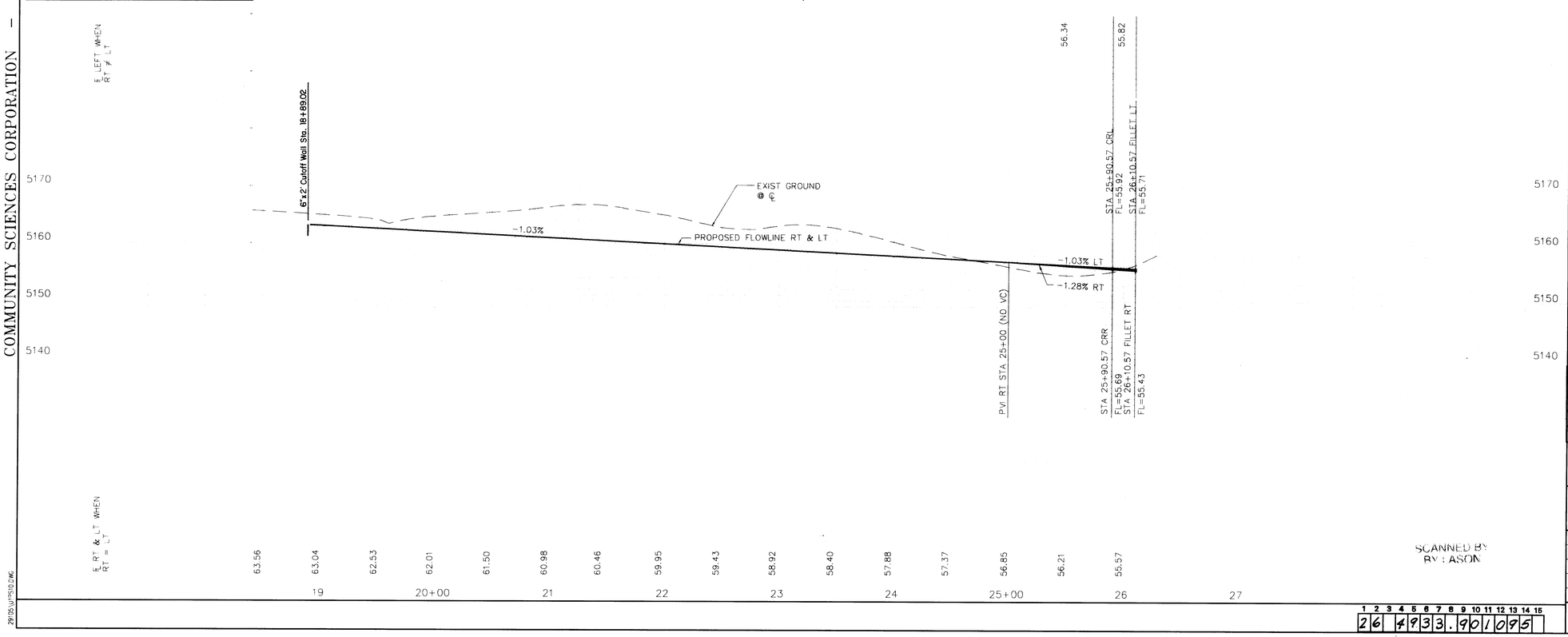
COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



TEMPORARY PAVING SECTION

RUNNING BIRD PLACE N.W. AND BLACK ROCK ROAD N.W.

(STANDARD CURB AND GUTTER W/RESIDENTIAL PAVING)



LEGEND

- x FL=74.11 — PROPOSED CURB FLOWLINE ELEVATION
- 73.6 ⊕ — EXISTING SPOT ELEVATION (GRND & TC)
- PROPOSED VALLEY GUTTER
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- CROWN TRANSITION
- TEMPORARY PAVEMENT
- 4' SIDEWALK THIS CONTRACT

SCALE 1"= 50'

0 0 50 100 150 GRAPHIC SCALE IN FEET:

KEYNOTES:

1. WHEELCHAIR RAMP PER COA STD. DWG. 2441 CASE II, UNLESS OTHERWISE NOTED.
2. MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD. DWG. 2418
3. CONC. VALLEY GUTTER PER COA STD. DWG. 2420
4. FUTURE 4' SIDEWALK, BY OTHERS
5. 4' SIDEWALK, THIS CONTRACT
6. 50' CROWN TRANSITION PER C.O.A. STD. DWG. 2401
7. ASPHALT CURB PER COA STD DWG 2415
8. SPECIAL CONC. VALLEY GUTTER PER COA STD. DWG. 2421

CURB CURVE DATA

CURVE IDEN	RADIUS	ARC	DELTA
A	89.00	25.76	016-34-53
B	35.00	28.23	046-12-59
C	35.00	24.43	039-59-44
D	35.00	28.23	046-12-59
E	89.00	9.12	005-52-11
F	20.00	31.42	090-00-00
F1	35.00	39.95	065-23-57
F2	35.00	24.92	040-47-41

AS BUILT INFORMATION

CONTRACTOR New Concepts
WORK STAKED BY C.O.A. DATE
STAKES CHECKED FOR ACCEPTANCE BY Rick Duran DATE
FIELD VERIFICATION BY Rick Duran DATE
DRAWINGS CORRECTED BY TMG DATE 5/25/95

MICRO-FILM INFORMATION

RECORDED BY DATE
NO

BENCH MARKS

BENCHMARK: STATION IS AN ACS BASS TABLET STAMPED "2-C9" SET IN A 2" IRON PIPE 1 FT. ABOVE GROUND LOCATED ON TOP OF A VOLCANIC OUTCROP TO REACH THE STATION FROM THE INTERSECTION OF COORS RD. AND OURAY RD. NW GO WEST ON THE DIRT ROAD TO THE TOP OF THE DETENTION DAM, ALONG THE N. BANK OF DAM 0.6 MI. TO A DIRT CROSS ROAD. TURN RIGHT, GO N. ON DIRT ROAD 0.5 MI. SLD 1929 ELEVATION= 5334.50

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
1	COMMUNITY SCIENCES	1/93

ENGINEER'S SEAL

JAMES D. HUGHES NEW MEXICO 11674 REGISTERED PROFESSIONAL ENGINEER 6/6/94

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY	KCD	DATE	MAY 1993
DRAWN BY	LJD	DATE	MAY 1993
CHECKED BY		DATE	

DATE 5-10-94
SCALE 1"=50' HORZ. 1"=10' VERT
DESIGNED KCD
DRAWN LJD
JOB NO. 29104

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RINCONADA POINT - UNIT 1
PAVING PLAN & PROFILE
RUNNING BIRD PLACE N.W. & BLACK ROCK ROAD N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.G. Goodby	7-12-94	WATER	N/A RWF	6-23-94
TRANSPORTATION	[illegible]	6-23-94	WASTE WATER	N/A RWF	6-23-94
HYDROLOGY	N/A FDC	6-23-94			

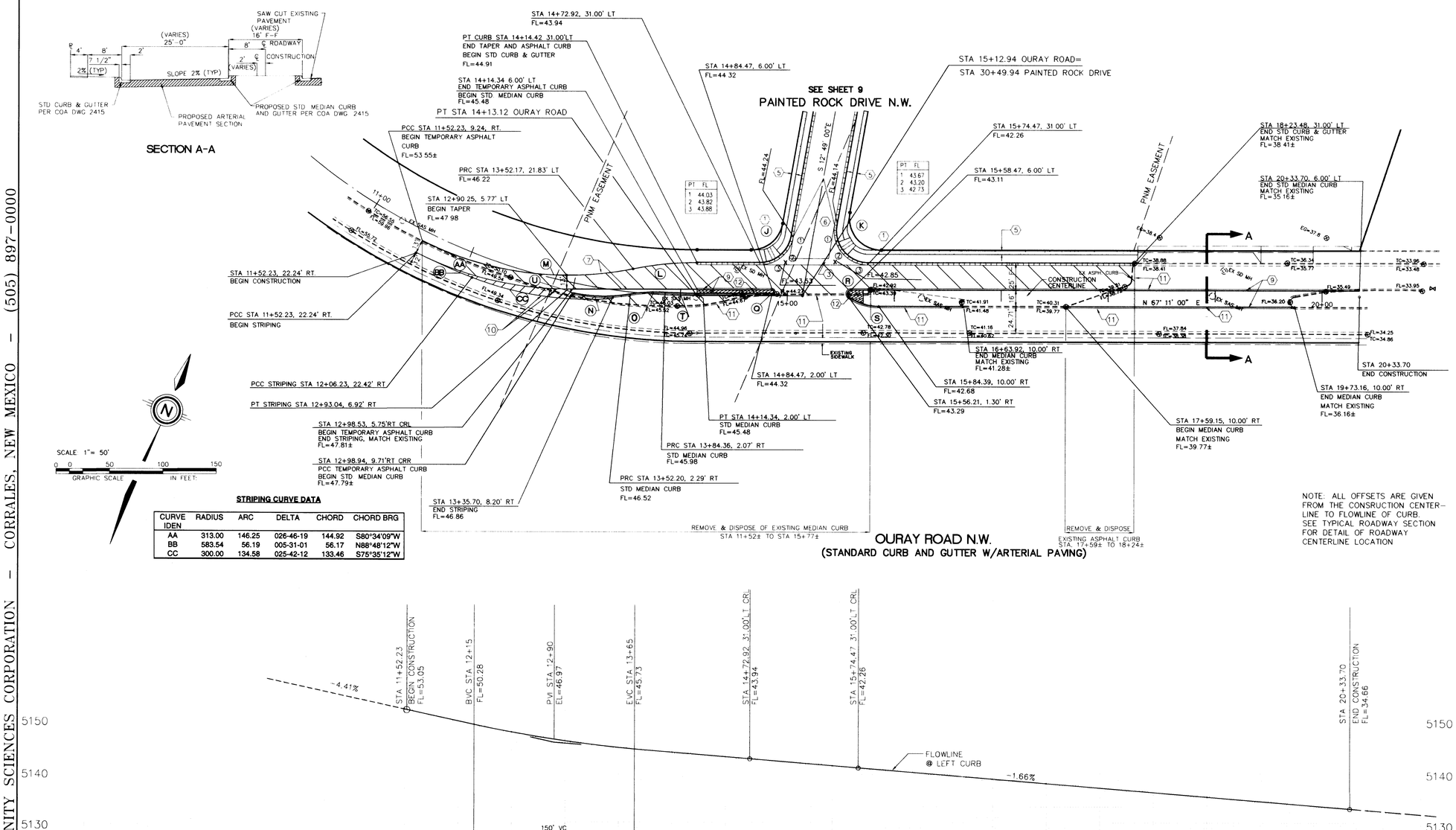
PROJECT NO. 4933.90 MAP NO. G-10 SHEET 10 OF 19

26 4933.901075

29705\U1*5103.DWG

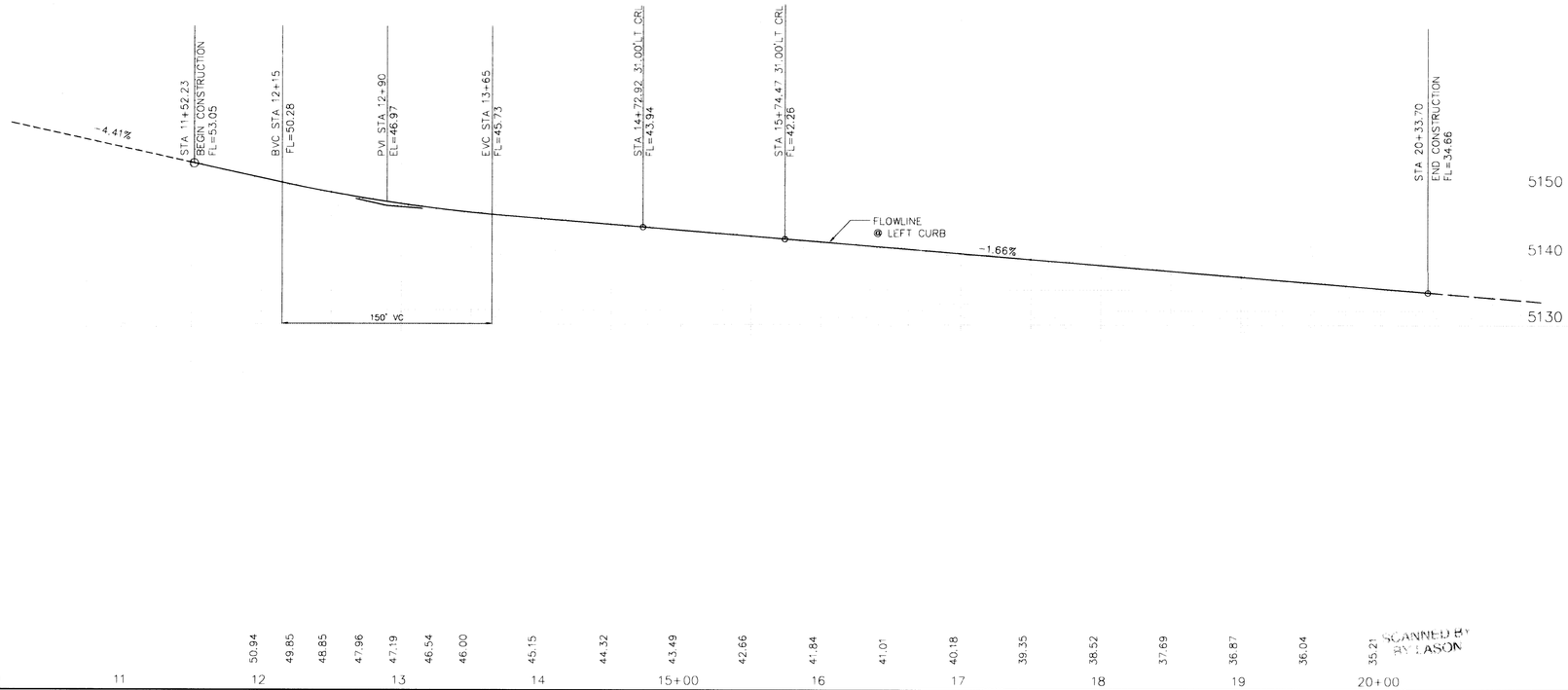
SCANNED BY: ASON

COMMUNITY SCIENCES CORPORATION – CORRALES, NEW MEXICO – (505) 897-0000



STRIPING CURVE DATA

CURVE IDEN	RADIUS	ARC	DELTA	CHORD	CHORD BRG
AA	313.00	146.25	026-46-19	144.92	S80°34'09"W
BB	583.54	56.19	005-31-01	56.17	N88°48'12"W
CC	300.00	134.58	025-42-12	133.46	S75°35'12"W



CURB CURVE DATA
FACE OF CURB

CURVE IDEN	RADIUS	ARC	DELTA	CHORD	CHORD BRG
J	30.00	52.36	100-00-00	45.96	N62°49'00"W
K	30.00	41.89	080-00-00	38.57	S27°11'00"W
L	300.00	60.10	011-28-42	60.00	N61°28'39"E
M	300.00	202.47	038-40-07	198.65	S75°02'22"W
N	150.00	54.62	020-51-52	54.32	S68°15'39"W
O	150.00	32.52	012-25-11	32.45	N64°02'19"E
P	150.00	30.16	011-52-07	30.01	S58°39'52"W
Q	2.00	6.28	90-00-00	4.00	N22°49'00"W
R	4.00	10.17	145-41-56	7.64	N05°39'58"W
S	50.00	29.93	34-18-04	29.49	S84°20'02"W
T	558.54	29.88	003-03-54	29.88	S68°42'57"W
U	2.00	5.88	168-29-25	3.98	N17°03'42"W

LEGEND

- x FL=74.11 — PROPOSED CURB FLOWLINE ELEVATION
- 73.6 ⊕ — EXISTING SPOT ELEVATION (GRND & TC)
- PROPOSED VALLEY GUTTER
- EXISTING CURB & GUTTER
- PROPOSED STANDARD MEDIAN CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- CROWN TRANSITION
- ARTERIAL PAVING
- PAVEMENT REMOVAL
- STRIPING
- PROPOSED SIDEWALK THIS CONTRACT

KEYNOTES:

1. WHEELCHAIR RAMP PER COA STD. DWG. 2441 CASE II, UNLESS OTHERWISE NOTED
2. MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD. DWG. 2418
3. CONC. VALLEY GUTTER PER COA STD. DWG. 2420
4. FUTURE 4' SIDEWALK, BY OTHERS
5. 4' SIDEWALK, THIS CONTRACT
6. 50' CROWN TRANSITION PER C.O.A. STD. DWG. 2401
7. ASPHALT CURB AS PER COA STD DWG 2415
8. SPECIAL CONC. VALLEY GUTER AS PER COA STD DWG 2421
9. MEDIAN CURB PER COA STD DWG 2415
10. 4" SOLID YELLOW PLASTIC STRIPES
11. SAW CUT & MATCH EXISTING PAVEMENT
12. PATTERN CONCRETE SIDEWALK PER COA STD. DWG. 2502

AS BUILT INFORMATION
CONTRACTOR New Concepts — DATE
WORK STAKES BY C.O.A. — DATE
INSPECTOR'S ACCEPTANCE BY Rick Duran — DATE
VERIFICATION BY Rick Duran — DATE 5/25/95
DRAWINGS CORRECTED BY TMB
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO

BENCH MARKS
BENCHMARK: STATION IS AN ACS BASS TABLET STAMPED "2-C9" SET IN A 2" IRON PIPE 1 FT. ABOVE GROUND LOCATED ON TOP OF A VOLCANIC OUTCROP TO REACH THE STATION FROM THE INTERSECTION OF COORS RD. AND OURAY RD. NW GO WEST ON THE DIRT ROAD TO THE TOP OF THE DETENTION DAM, ALONG THE N. BANK OF DAM 0.6 MI. TO A DIRT CROSS ROAD, TURN RIGHT GO N. ON DIRT ROAD 0.5 MI. SLD 1929 ELEVATION= 5334.50

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE
1	COMMUNITY SCIENCES	1/93

ENGINEER'S SEAL
NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 11674 — 6-16-94

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

		DATE
DESIGNED BY	CSC	MAY 1993
DRAWN BY	CSC	MAY 1993
CHECKED BY		DATE

5-5-94
SCALE 1"=50' HORZ 1"=10' VERT
DESIGNED CSC
DRAWN CSC
DRAWING 29105

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RINCONADA POINT– UNIT 1
PAVING PLAN & PROFILE
OURAY ROAD N.W

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER	NA	RWK 6-23-94
TRANSPORTATION		7-12-94	WASTE WATER	NA	RWK 6-23-94
HYDROLOGY		6-23-94			

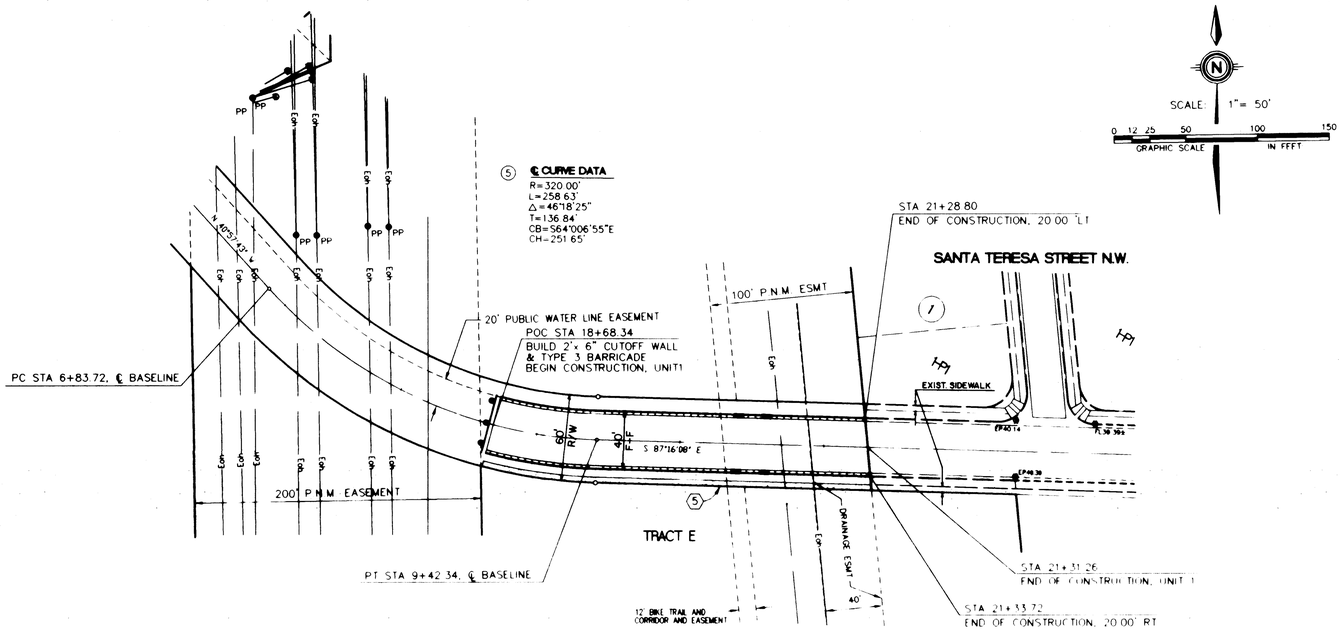
PROJECT NO. 4933.90 | MAP NO. G-10 | SHEET 11 OF 19

29105\U1PS11.DWG

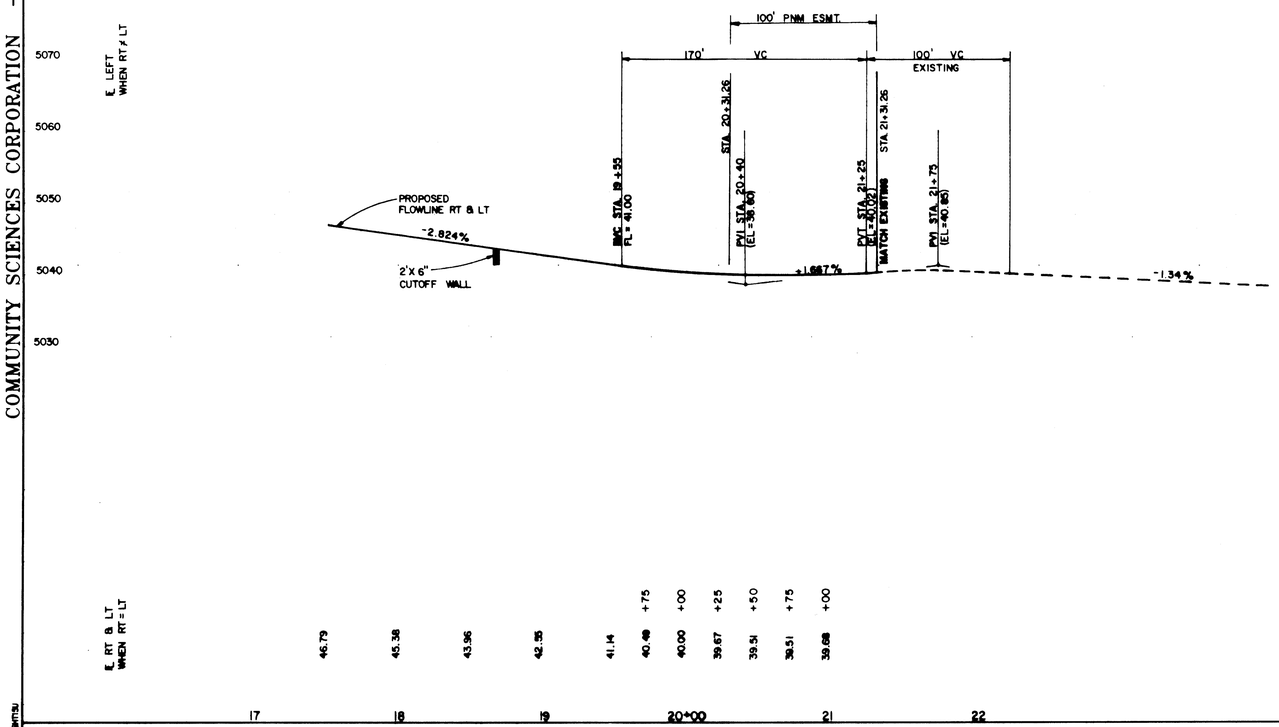
SCANNED BY RY LASON

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 4933.90 1 1 95

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



VISTA ALEGRE STREET, N.W.



LEGEND

x FL=74.11	PROPOSED CURB FLOWLINE ELEVATION
73.6 ●	EXISTING SPOT ELEVATION (GRND & TC)
	PROPOSED VALLEY GUTTER
	EXISTING CURB & GUTTER
	PROPOSED STANDARD MEDIAN CURB & GUTTER
	PROPOSED STANDARD CURB & GUTTER
	CROWN TRANSITION
	ARTERIAL PAVING
	PAVEMENT REMOVAL
	STRIPING
	PROPOSED SIDEWALK THIS CONTRACT

KEYNOTES

1. WHEELCHAIR RAMP PER COA STD. DWG. 2441 CASE II, UNLESS OTHERWISE NOTED.
2. MOUNTABLE TO STANDARD CURB TRANSITION PER COA STD. DWG. 2418
3. CONC. VALLEY GUTTER PER COA STD. DWG. 2420
4. FUTURE 4' SIDEWALK, BY OTHERS
5. 4' SIDEWALK, THIS CONTRACT
6. 50' CROWN TRANSITION PER C.O.A. STD. DWG. 2401
7. ASPHALT CURB AS PER COA STD DWG 2415
8. SPECIAL CONC. VALLEY GUTER AS PER COA STD DWG 2421
9. MEDIAN CURB PER COA STD DWG 2415
10. 4" SOLID YELLOW PLASTIC STRIPES
11. SAW CUT & MATCH EXISTING PAVEMENT

△1

NOT A PART OF THIS PROJECT

△2 NOT ACCURATELY SHOWN HERE SEE PROJECT NO. 4933.91

AS BUILT INFORMATION

CONTRACTOR New Concepts DATE
WORK STAKED BY C.O.A. DATE
ACCEPTANCE BY Rick Duran DATE
FIELD VERIFICATION BY Rick Duran DATE
DRAWINGS CORRECTED BY TMO DATE 8/26/96

MICRO-FILM INFORMATION

RECORDED BY DATE
NO.

BENCH MARKS

BENCHMARK: STATION IS AN ACS BASS TABLET STAMPED "2-09" SET IN A 2" IRON PIPE 1 FT. ABOVE GROUND LOCATED ON TOP OF A VOLCANIC OUTCROP. TO REACH THE STATION FROM THE INTERSECTION OF COORS RD. AND OURAY RD. NW GO WEST ON THE DIRT ROAD TO THE TOP OF THE DETENTION DAM. ALONG THE N. BANK OF DAM 0.6 MI. TO A DIRT CROSS ROAD. TURN RIGHT. GO N. ON DIRT ROAD 0.5 MI. SLD 1929 ELEVATION= 5334.50

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE
1	COMMUNITY SCIENCES	8/93

ENGINEER'S SEAL

Rev 7-27-94 Rev 10-21-94 Rev 11-7-94 6-15-94

NO.	DATE	REMARKS	BY
2	10/21/94	CHANGE ORDER NO. 2	A.M.
1	7/27/94	CHANGE ORDER NO. 1	A.M.

REVISIONS

DESIGN

DESIGNED BY	DATE OCT. 1993	
DRAWN BY	A.B.M.	DATE OCT. 1993
CHECKED BY		DATE

DATE
SCALE
DESIGNED
DRAWN
JOB NO

community sciences corporation
LAND PLANNING P.O. Box 1328 ENGINEERING Corrales, N.M. 87048 SURVEYING

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RINCONADA POINT - UNIT 1
PAVING PLAN & PROFILE
VISTA ALEGRE STREET, N.W.

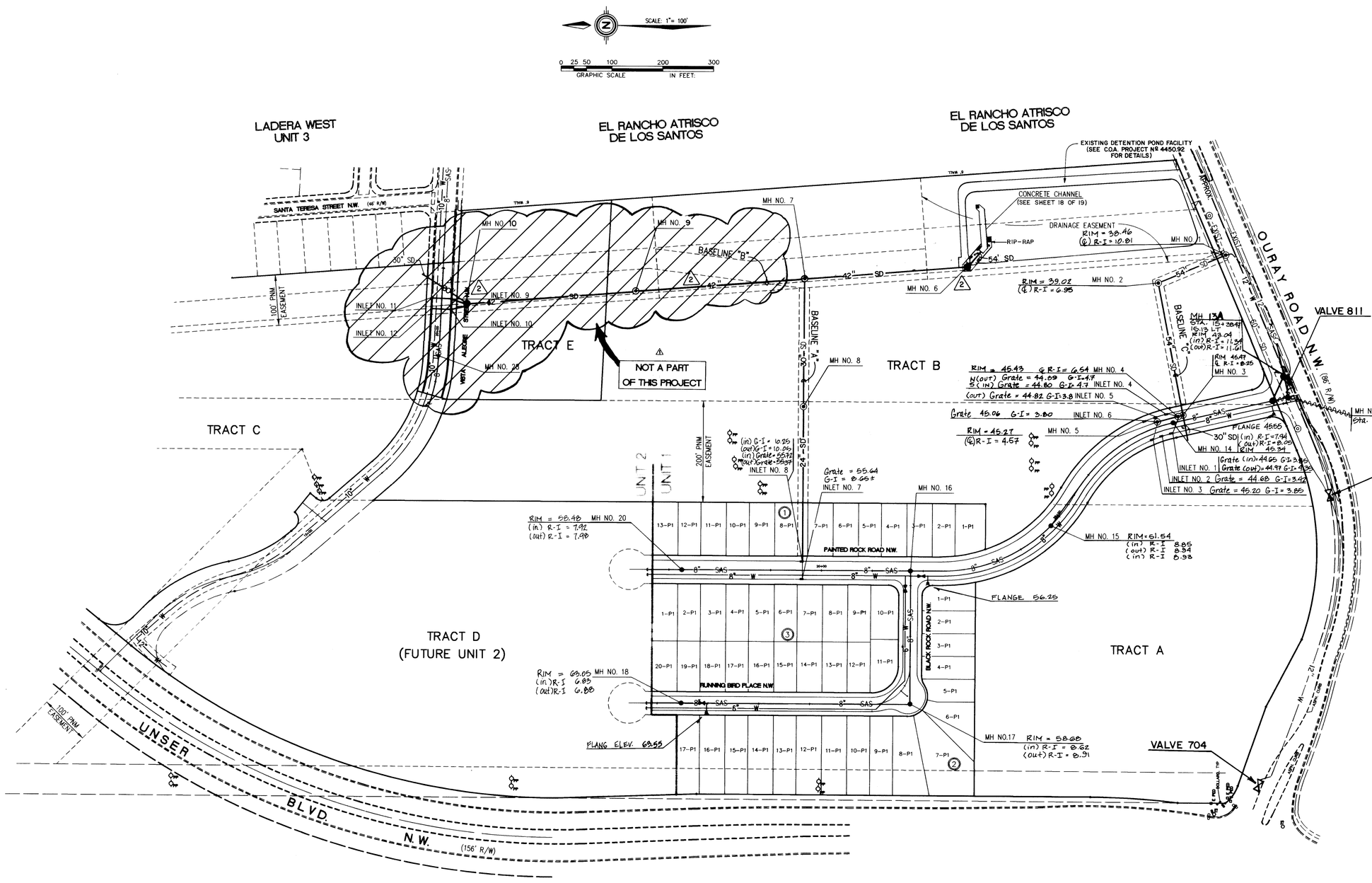
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		7-12-94	WATER	N/A	6-23-94
TRANSPORTATION		6-28-94	WASTE WATER	N/A	6-23-94
HYDROLOGY	N/A	6-23-94	A.M.A.F.C.A.		

PROJECT NO. 4933.90 MAP NO. G-10 SHEET 12 OF 19

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 4933.90 1295

SCANNED BY BY LASON

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



UTILITY LEGEND

DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	—S— 8"	—S— 8"
ENCASEMENT		
SANITARY SEWER MANHOLE		
SAS SERVICE CONNECTION	—S—	—S—
STORM DRAIN LINE	—SD— 30"	—SD— 30"
STORM DRAIN MANHOLE		
STORM DRAIN INLETS		
WATER LINE	—W— 6"	—W— 6"
GATE VALVE		
BUTTERFLY VALVE		
FIRE HYDRANTS		
REDUCERS		
WATER SERVICE/ METER		
TEES		
CROSSES		
BENDS		
CAPS & PLUGS		
GAS LINES	N/A	G 4.25
OVERHEAD ELECTRICAL LINE	N/A	
UNDERGROUND ELECTRICAL	N/A	
OVERHEAD TELEPHONE	N/A	
UNDERGROUND TELEPHONE	N/A	
CABLE TELEVISION	N/A	
POWER OR TELEPHONE POLE	N/A	FP

WATER SHUT-OFF PLAN

(1) **VALVES 811 AND 704 SHALL BE SHUT-OFF SO NON-PRESSURE CONNECTIONS CAN BE MADE.**

(2) **CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857-8200) THREE (3) WORKING DAYS PRIOR TO VALVE SHUT-OFF ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.**

SCANNED BY BY LASON

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
2	6	4	9	3	3	.	9	0	/	3	9	5			

AS BUILT INFORMATION

CONTRACTOR New Concepts
WORK STAKE BY C.O.A.
INSPECTOR'S ACCEPTANCE BY Rick Duran DATE
FIELD VERIFICATION BY Rick Duran DATE
DRAWINGS CORRECTED BY TMB DATE 5/25/95

MICRO-FILM INFORMATION

RECORDED BY DATE
NO.

BENCH MARKS

BENCHMARK: STATION IS AN ACS BASS TABLET STAMPED "2-C03" SET IN A 2" IRON PIPE 1 FT. ABOVE GROUND LOCATED ON TOP OF A VOLCANIC OUTCROP. TO REACH THE STATION FROM THE INTERSECTION OF COORS RD. AND OURAY RD. NW, GO WEST ON THE DIRT ROAD TO THE TOP OF THE DETENTION DAM. ALONG THE N. BANK OF DAM 0.6 MI. TO A DIRT CROSS ROAD. TURN RIGHT. GO N. ON DIRT ROAD 0.5 MI. SLD 1929 ELEVATION= 5334.50

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE
1	COMMUNITY SCIENCES	1/93

ENGINEER'S SEAL

JAMES D. HUBBARD NEW MEXICO 11674 REGISTERED PROFESSIONAL ENGINEER
Rev 7-27-94 JDH
Rev 7-15-94 JDH
Rev 8-23-94 JDH

NO.	DATE	REMARKS
2	10/21/94	CHANGE ORDER NO. 2
1	7/27/94	CHANGE ORDER NO. 1

REVISIONS

	BY
DESIGNED BY	KCD
DRAWN BY	LJD/AM
CHECKED BY	A.M.
	A.M.

DESIGN

DESIGNED BY KCD DATE
DRAWN BY LJD/AM DATE
CHECKED BY A.M. DATE

DATE 5-9-94
SCALE 1"=100'
DESIGNED CSC
DRAWN CSC
JOB NO. 29105- 056

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

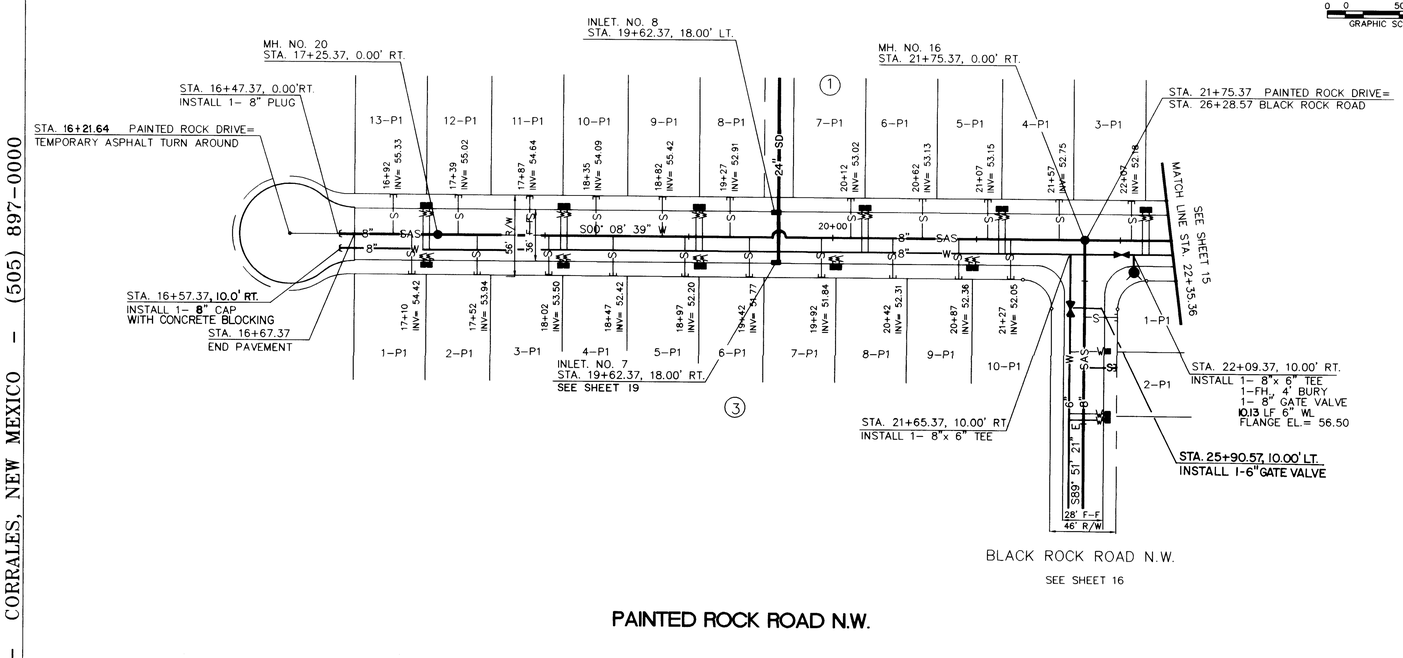
TITLE: RINCONADA POINT – UNIT 1
COMPOSITE UTILITY PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	S.G. Goldsby	7-12-94	WATER	R.W. Kane	6-23-94
TRANSPORTATION	N.M. Ruiz	6-23-94	WASTE WATER	R.W. Kane	6-23-94
HYDROLOGY	F. Martin	6-23-94	M.A.F.C.A.		

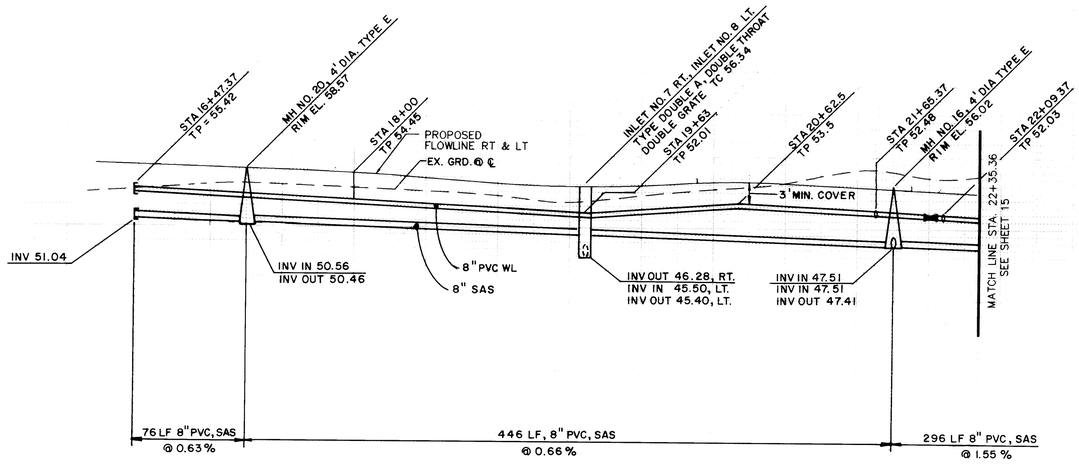
PROJECT NO. 4933.90 MAP NO. G-10 SHEET 13 OF 19

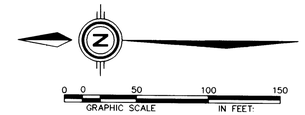
29105\unit3u.dwg

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



PAINTED ROCK ROAD N.W.





INLET CAPACITY CALCULATIONS
TABLE 2

Q_{100} = 19.49 CFS

ORIFICE EQ. $Q_o = CA(2gh)^{1/2}$
C = 0.65
CLOGGING FACTOR = 0.60

WEIR EQ. $Q_o = C_w L_e h^{3/2}$
C = 2.65
CLOGGING FACTOR = 0.90

INLET PAIR	Ho (ft.)	AREA (sq. ft.)	Lw (ft.)	Qo (cfs)	Qw (cfs)
7 & 8	0.67 (O) 0.54 (W)	16.4	21.67	70.02	30.37
CAPACITY				70.02	30.37
CAPACITY (CLOGGING FACTOR APPLIED)				42.01	27.33

UTILITY LEGEND

DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	S 8"	S 8"
ENCASEMENT		
SANITARY SEWER MANHOLE		
SAS SERVICE CONNECTION	S	S
STORM DRAIN LINE	SD 30"	SD 30"
STORM DRAIN MANHOLE		
STORM DRAIN INLETS		
WATER LINE	W 6"	W 6"
GATE VALVE		
BUTTERFLY VALVE		
FIRE HYDRANTS		
REDUCERS		
WATER SERVICE/ METER	W S	W S
TEES		
CROSSES		
BENDS		
CAPS & PLUGS		

RESTRAINING LENGTHS

FITTING	LR
6" Tee	Run 10' Branch 2'
8" x 6" Tee	Run 7' Branch 5'
10" x 8" Tee	Run 10' Branch 4'
12" x 8" Tee	Run 8' Branch 5'
6" x 4" Reducer	24'
6" Gate Valve	46'
8" Gate Valve	60'
10" Gate Valve	72'

LR = Length to be restrained each side of the fitting. For Tees, all three legs shall be restrained for a distance of "LR". For Reducers, "LR" is given for the larger diameter pipe. Gate valves shall be mechanically restrained and installed with concrete blocking per COA STD DWG 2333. All caps shall be installed with concrete blocking per COA STD DWG 2320. Fire hydrants to be restrained from the tee to the fire hydrant flange.

SCANNED BY BY LASON

AS BUILT INFORMATION
CONTRACTOR New Concepts
WORK STAKED BY C.O.A.
DATE
INSPECTOR ACCEPTANCE BY Rick Duran
DATE
FIELD VERIFICATION BY Rick Duran
DATE
DRAWINGS CORRECTED BY TMD
DATE 5/25/95
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

BENCH MARKS
BENCHMARK: STATION IS AN ACS BASS TABLET STAMPED "2-C93" SET IN A 2" IRON PIPE 1 FT. ABOVE GROUND LOCATED ON TOP OF A VOLCANIC OUTCROP. TO REACH THE STATION FROM THE INTERSECTION OF COORS RD. AND QURAY RD. NW GO WEST ON THE DIRT ROAD TO THE TOP OF THE DETENTION DAM, ALONG THE N. BANK OF DAM 0.6 MI. TO A DIRT CROSS ROAD. TURN RIGHT. GO N. ON DIRT ROAD 0.5 MI. SLD 1929 ELEVATION= 5334.50

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE
1	COMMUNITY SCIENCES	1/93

ENGINEER'S SEAL
JAMES D. HIGGINBOTHAM
NEW MEXICO
11674
REGISTERED PROFESSIONAL ENGINEER
5-25-95

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGNED BY	KCD	MAY 1993
DRAWN BY	LJD/AM	MAY 1993
CHECKED BY		

SCALE:
1"= 50', HORIZ.
1"= 10', VERT.

JOB NO.: 29105

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RINCONADA POINT - UNIT 1
UTILITY PLAN & PROFILE
PAINTED ROCK DRIVE N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		7-12-94	WATER	R.W. Kane	6-23-94
TRANSPORTATION		6-23-94	WASTE WATER	R.W. Kane	6-23-94
HYDROLOGY		6-28-94			

PROJECT NO. 493390
MAP NO. G-10
SHEET 14 OF 19

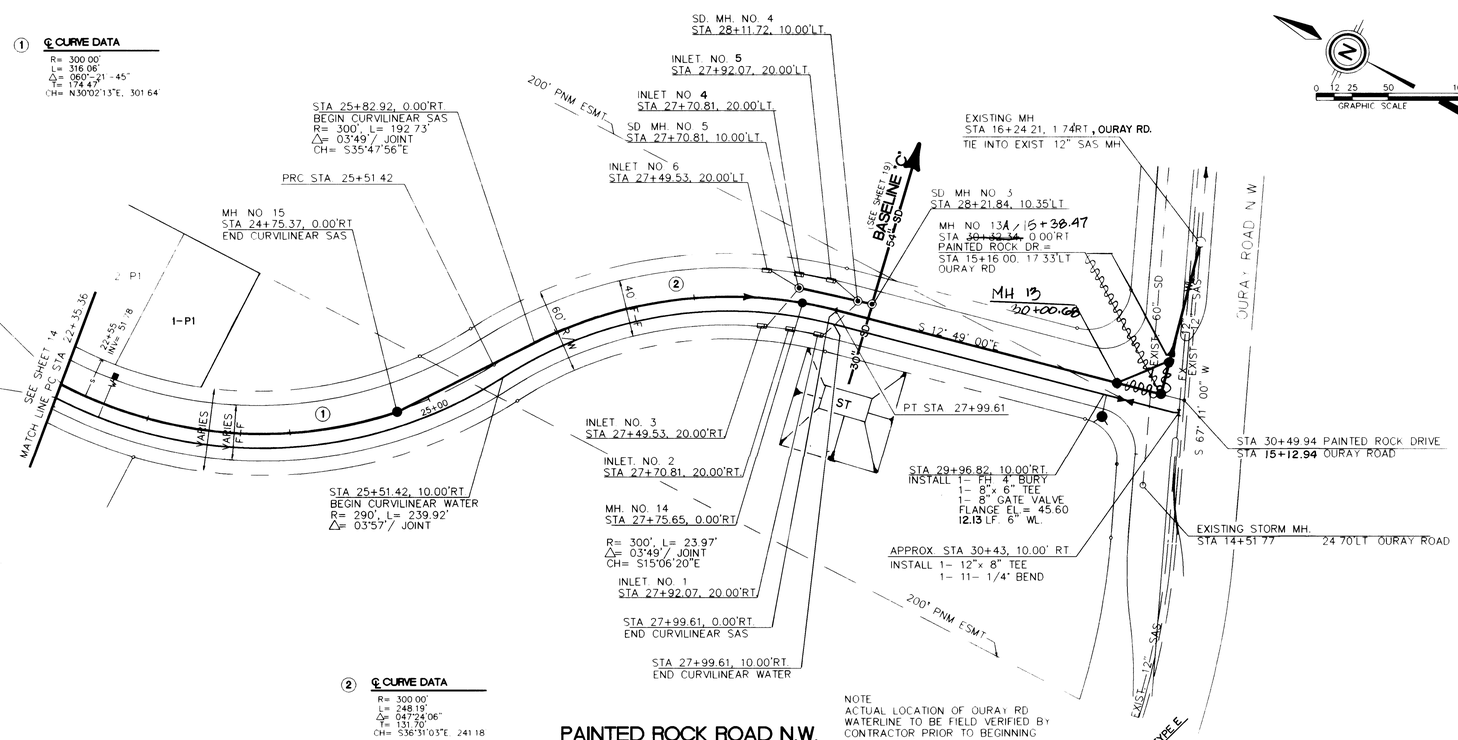
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 4933.90 1 4 9 5

29105\SHT14.DWG

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

① ℄ CURVE DATA
R= 300.00'
L= 316.06'
Δ= 060°21'45"
T= 174.47'
CH= N30°02'13"E, 301.64'

② ℄ CURVE DATA
R= 300.00'
L= 248.19'
Δ= 047°24'06"
T= 131.70'
CH= S36°31'03"E, 241.18



PAINTED ROCK ROAD N.W.

NOTE
ACTUAL LOCATION OF OURAY RD WATERLINE TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION

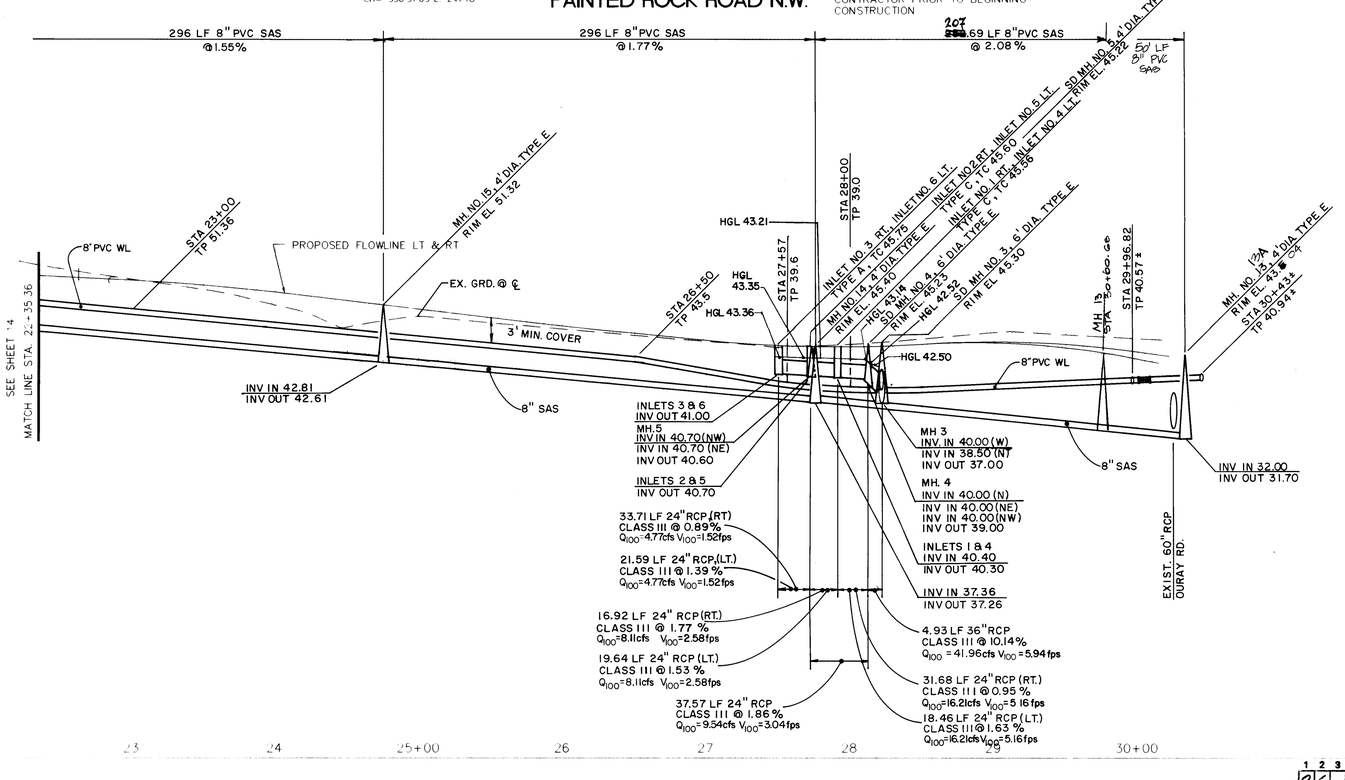
INLET CAPACITY CALCULATIONS TABLE 3

Q_{100} = 41.96 CFS

ORIFICE EQ. $Q_o = CA(2gh)^{1/2}$
C = 0.65
CLOGGING FACTOR = 0.60

WEIR EQ. $Q_w = C_w L_w h^{3/2}$
C = 2.65
CLOGGING FACTOR = 0.90

INLET PAIR	Ho (ft.)	AREA (sq. ft.)	Lw (ft.)	Qo (cfs)	Qw (cfs)
1 & 4	0.67 (o) 0.55 (w)	8.2	15.00	35.01	16.21
2 & 5	0.63 (o) 0.55 (w)	8.2	15.00	33.95	16.21
3 & 6	0.52 (o) 0.52 (w)	8.2	15.00	29.63	14.91
CAPACITY				98.60	47.34
CAPACITY (CLOGGING FACTOR APPLIED)				59.16	42.61



SCANNED BY JASON

1 2 3 4 5 6 7 8 9 10 11 12 13 14 16
26 47333.901595

UTILITY LEGEND

DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	—S— 8"	—S— 8"
ENCASEMENT		
SANITARY SEWER MANHOLE		
SAS SERVICE CONNECTION	—S—	—S—
STORM DRAIN LINE	—SD— 30"	—SD— 30"
STORM DRAIN MANHOLE		
STORM DRAIN INLETS		
WATER LINE	—W— 6"	—W— 6"
GATE VALVE		
BUTTERFLY VALVE		
FIRE HYDRANTS		
REDUCERS		
WATER SERVICE METER		
TEES		
CROSSES		
BENDS		
CAPS & PLUGS		

RESTRAINING LENGTHS

FITTING	LR
6" Tee	Run 10' Branch 2'
8" x 6" Tee	Run 7' Branch 5'
10" x 8" Tee	Run 10' Branch 4'
12" x 8" Tee	Run 8' Branch 5'
6" x 4" Reducer	24'
6" Gate Valve	46'
8" Gate Valve	60'
10" Gate Valve	72'

LR = Length to be restrained each side of the fitting. For Tees, all three legs shall be restrained for a distance of "LR". For Reducers, "LR" is given for the larger diameter pipe. Gate valves shall be mechanically restrained and installed with concrete blocking per COA STD DWG 2333. All caps shall be installed with concrete blocking per COA STD DWG 2320. Fire hydrants to be restrained from the tee to the fire hydrant flange.

AS BUILT INFORMATION
CONTRACTOR Rio Concepts
WORK STAKED BY C.O.A.
INSPECTOR'S ACCEPTANCE BY Rick Duran DATE
FIELD VERIFICATION BY Rick Duran DATE
DRAWINGS CORRECTED BY TMB DATE 5/25/95
MICRO-FILM INFORMATION
RECORDED BY DATE
NO

BENCH MARKS
BENCHMARK STATION IS AN ACS BASS "TABLET" STAMPED "2-B"
SET IN A 2" IRON PIPE 1.5' ABOVE GROUND, LOCATED ON TOP OF A VOLCANIC OUTCROP. TO REACH THE STATION FROM THE INTERSECTION OF COORS RD. AND OURAY RD. NW GO WEST ON THE DIRT ROAD TO THE TOP OF THE DETENTION DAM ALONG THE N. BANK OF DAM 0.6 MI. TO A DIRT ROSS ROAD, TURN RIGHT GO N. ON DIRT ROAD 0.5 MI. ELEVATION= 5334.50'

SURVEY INFORMATION
FIELD NOTES
NO. B1 DATE 1/93
COMMUNITY SCIENCES

ENGINEER'S SEAL
JAMES D. HOLLOWELL NEW MEXICO 10174 REGISTERED PROFESSIONAL ENGINEER
6-15-94

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY KCD DATE MAY '993
DRAWN BY LJD/AM DATE MAY '993
CHECKED BY DATE

SCALE
1" = 50' HORIZ
1" = 10' VERT

JOB NO 29105

community sciences corporation
LAND PLANNING P.O. Box 1328
ENGINEERING SURVEYING Corrales N.M. 87048

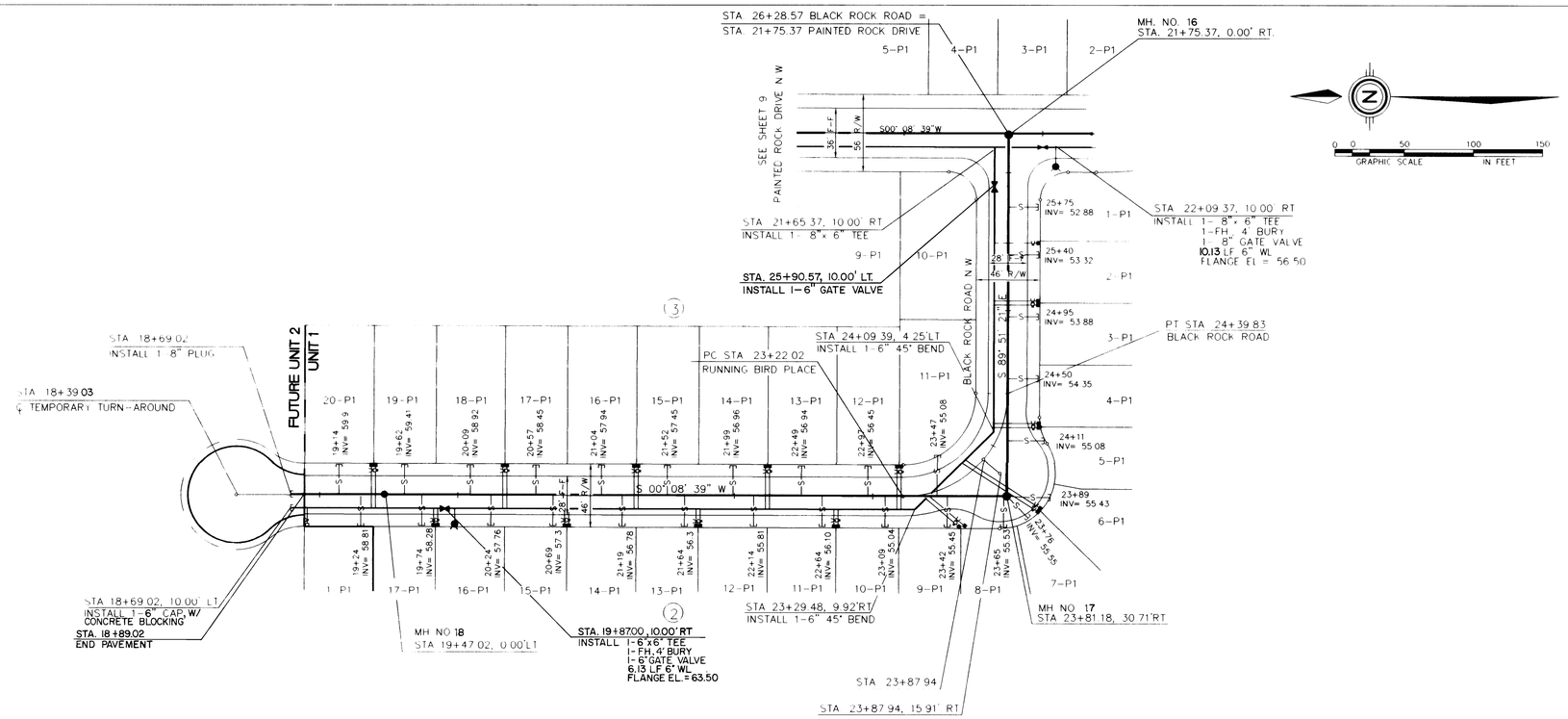
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE RIO ONAPA POINT UNIT 1
UTILITY PLAN & PROFILE
PAINTED ROCK DRIVE N.W.

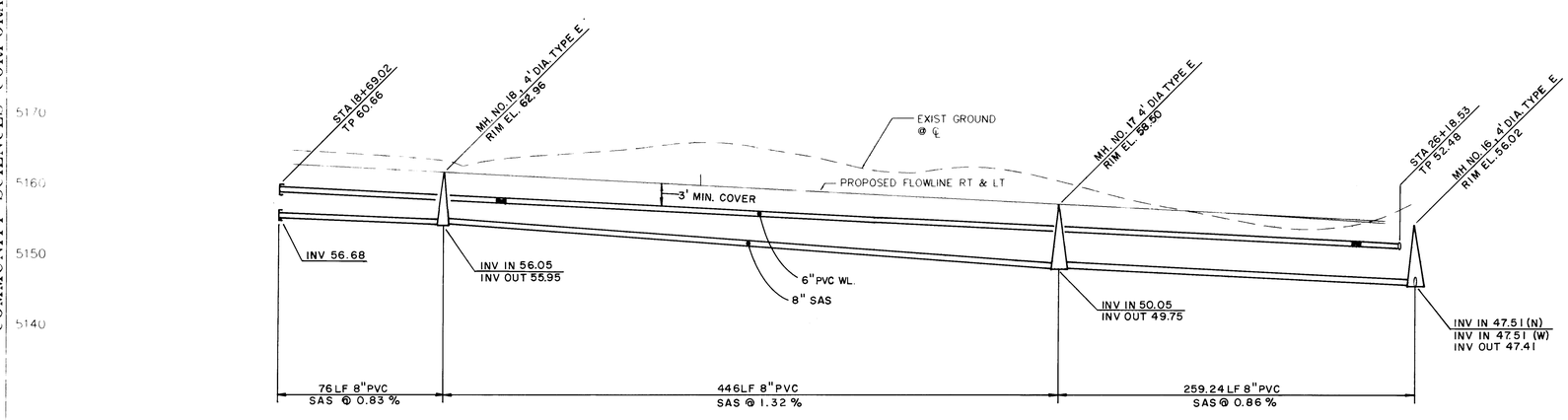
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.G. Goolsby	7-12-94	WATER	R.W. Kane	6-23-94
TRANSPORTATION	N/A	6-23-94	WASTE WATER	R.W. Kane	6-23-94
HYDROLOGY	Fleetwood	6-23-94			

PROJECT NO 4933.90
MAP NO C 10
SHEET 15 OF 19

29105.DWG



RUNNING BIRD PLACE N.W. AND BLACK ROCK ROAD N.W.



UTILITY LEGEND

DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	—S—8"—	—S—8"—
ENCASEMENT		
SANITARY SEWER MANHOLE		
SAS SERVICE CONNECTION	—S—	—S—
STORM DRAIN LINE	—SD— 30"—	SD 30"
STORM DRAIN MANHOLE		
STORM DRAIN INLETS		
WATER LINE	—W— 6"—	W 6"
GATE VALVE		
BUTTERFLY VALVE		
FIRE HYDRANTS		
REDUCERS		
WATER SERVICE/ METER		
TEES		
CROSSES		
BENDS		
CAPS & PLUGS		

GRAPHIC SCALE 0 50 100 150 IN FEET

RESTRAINING LENGTHS

FITTING	LR
6" Tee	Run 10' Branch 2'
8" x 6" Tee	Run 7' Branch 5'
10" x 8" Tee	Run 10' Branch 4'
12" x 8" Tee	Run 8' Branch 5'
6" x 4" Reducer	24'
6" Gate Valve	46'
8" Gate Valve	60'
10" Gate Valve	72'

LR = Length to be restrained each side of the fitting. For Tees, all three legs shall be restrained for a *distance of "LR". For Reducers, "LR" is given for* the larger diameter pipe. Gate valves shall be mechanically restrained and installed with concrete blocking per COA STD DWG 2333. All caps shall be installed with concrete blocking per COA STD DWG 2320. Fire hydrants to be restrained from the tee to the fire hydrant flange.

AS BUILT INFORMATION
CONTRACTOR New Concepts
WORK STAKED BY C.O.A. DATE
INSPECTOR'S ACCEPTANCE BY Rick Duran DATE
FIELD VERIFICATION BY Rick Duran DATE
DRAWINGS CORRECTED BY TMB DATE 5/25/95
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO

BENCH MARKS
BENCHMARK STATION IS AN ACS BASS TABLE STAMPED "2-39" SET IN A 2" IRON PIPE 1 FT ABOVE GROUND LOCATED ON TOP OF A VOLCANIC OUTCROP TO REACH THE STATION FROM THE INTERSECTION OF COORS RD AND OURAY RD NW GO WEST ON THE DIRT ROAD TO THE TOP OF THE DETENTION DAM ALONG THE N. BANK OF DAM 0.6 MI. TO A DIRT CROSS ROAD "TURN RIGHT" GO N. ON DIRT ROAD 0.5 MI. SLD 19.29 ELEVATION= 5334.50

SURVEY INFORMATION
FIELD NOTES
NO. BK. DATE
COMMUNITY SCIENCES 1/93

ENGINEER'S SEAL
JAMES D. HUGHES NEW MEXICO 11674 REGISTERED PROFESSIONAL ENGINEER 6-8-94

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY CSC DATE MAY 1993
DRAWN BY CSC DATE MAY 1993
CHECKED BY DATE

SCALE 1" = 50' HORIZ 1" = 10' VERT

JOB NO 29105

community sciences corporation
LAND PLANNING P.O. Box 1328 ENGINEERING Corrales N.M. 87048 SURVEYING

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE RINCONADA POINT UNIT 1
UTILITY PLAN & PROFILE
RUNNING BIRD PLACE N.W. & BLACK ROCK ROAD N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER	R.W. Kane	6-23-94
TRANSPORTATION	N/A	7-12-94	WASTE WATER	R.W. Kane	6-23-94
HYDROLOGY	N/A	6-23-94			

PROJECT NO 4933.90 MAP NO G-10 SHEET 16 OF 19

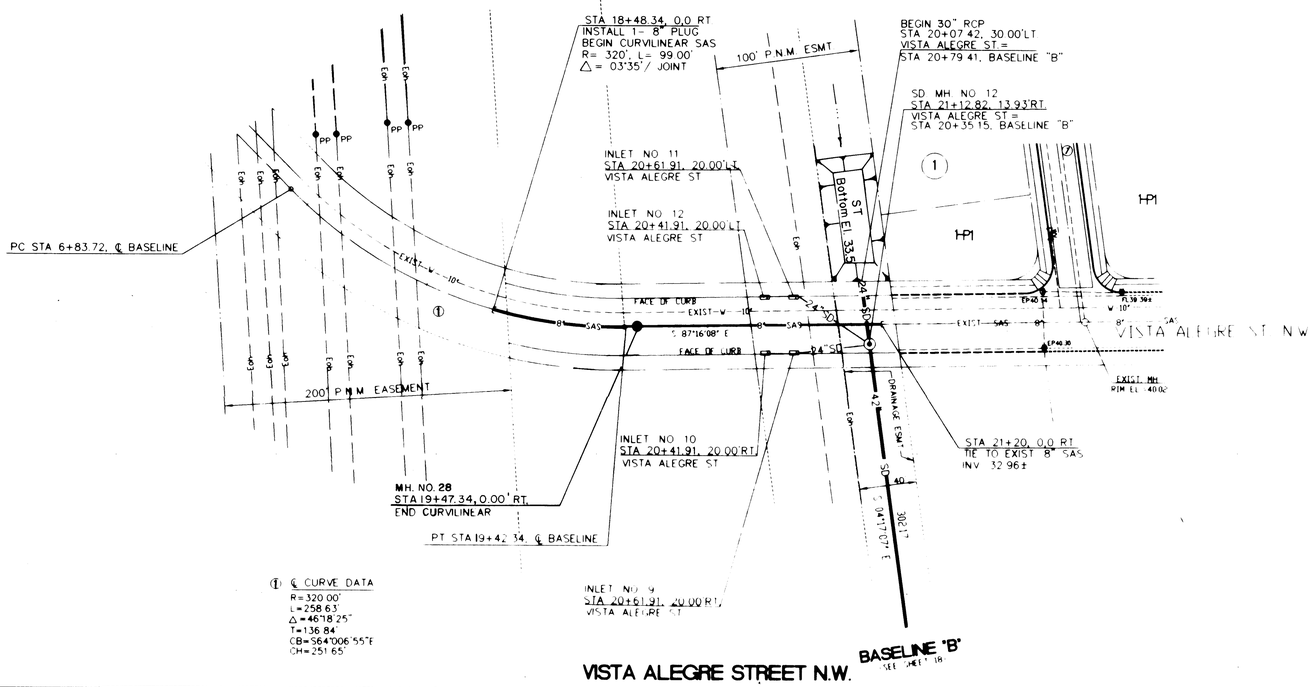
SCANNED BY R.W. LASON

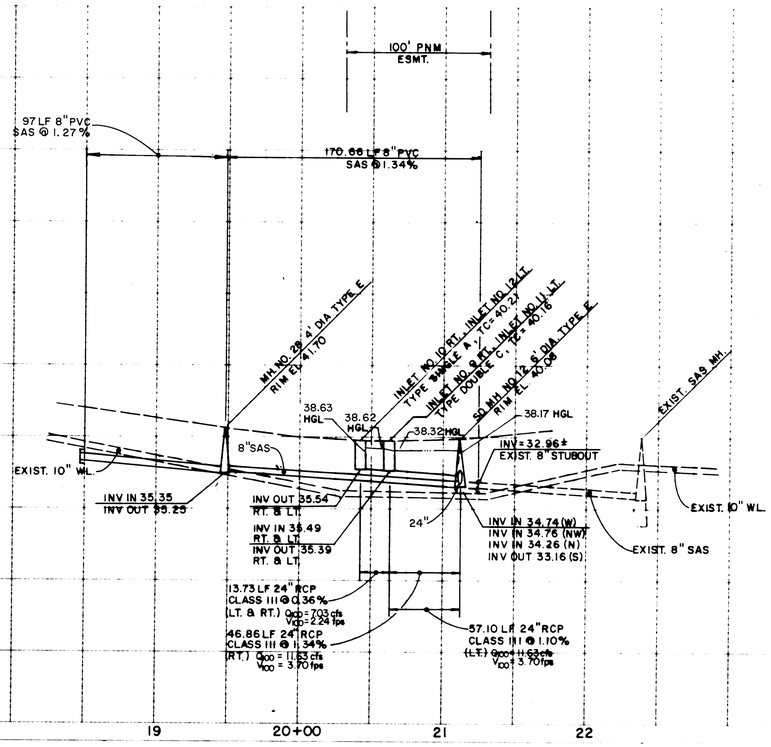
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 4933.90 16 95

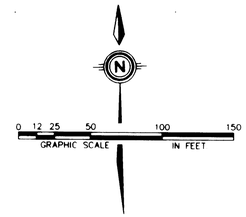
COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

29105 SHT16.DWG

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000







UTILITY LEGEND

DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	S 8"	S 8"
ENCASEMENT		
SANITARY SEWER MANHOLE		
SAS SERVICE CONNECTION	S	S
STORM DRAIN LINE	SD 30"	SD 30"
STORM DRAIN MANHOLE		
STORM DRAIN INLETS		
WATER LINE	W 6"	W 6"
GATE VALVE		
BUTTERFLY VALVE		
FIRE HYDRANTS		
REDUCERS		
WATER SERVICE/ METER		
TEES		
CROSSES		
BENDS		
CAPS & PLUGS		

RESTRAINING LENGTHS

FITTING	LR
6" Tee	Run 10' Branch 2'
8" x 6" Tee	Run 7' Branch 5'
10" x 8" Tee	Run 10' Branch 4'
12" x 8" Tee	Run 8' Branch 5'
6" x 4" Reducer	24'
6" Gate Valve	46'
8" Gate Valve	60'
10" Gate Valve	72'

LR = Length to be restrained each side of the fitting. For Tees, all three legs shall be restrained for a distance of "LR". For Reducers, "LR" is given for the larger diameter pipe. Gate valves shall be mechanically restrained and installed with concrete blocking per COA STD DWG 2333. All caps shall be installed with concrete blocking,per COA STD DWG 2320. Fire hydrants to be restrained from the tee to the fire hydrant flange.

INLET CAPACITY CALCULATIONS
TABLE 1

$Q_{100} = 23.25$

ORIFICE EQ. $Q_o = CA\,(2gh)^{1/2}$
C = 0.65
CLOGGING FACTOR = 0.60

WEIR EQ. $Q_w = C_w L_w h^{3/2}$
C = 2.65
CLOGGING FACTOR = 0.90

INLET PAIR	Ho (ft.)	AREA (sq. ft.)	Lw (ft.)	Qo (cfs)	Qw (cfs)
9 & 11	0.67 (o) 0.54 (w)	16.4	21.67	70.02	22.79
10 & 12	0.62 (o) 0.50 (w)	8.2	15.00	33.68	14.05
CAPACITY				103.70	36.84
CAPACITY (CLOGGING FACTOR APPLIED)				62.22	33.16

1

NOT A PART OF THIS PROJECT

2 NOT ACCURATELY SHOWN HERE SEE PROJECT NO. 4933.91

SCANNED BY BASIN

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 4933.90 1795

AS BUILT INFORMATION
CONTRACTOR New Concepts DATE
WORK STAKE BY C.O.A. DATE
INSPECTOR'S ACCEPTANCE BY Rick Duran DATE
FIELD VERIFICATION BY Rick Duran DATE
DRAWINGS CORRECTED BY TMB DATE 5/26/94
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
BENCHMARK. STATION IS AN ACS BASS TABLET STAMPED "2-C9" SET IN A 2" IRON PIPE 1 FT. ABOVE GROUND LOCATED ON TOP OF A VOLCANIC OUTCROP. TO REACH THE STATION FROM THE INTERSECTION OF COORS RD. AND QUIRAY RD. NW GO WEST ON THE DIRT ROAD TO THE TOP OF THE DETENTION DAM, ALONG THE N. BANK OF DAM 0.6 MI. TO A DIRT CROSS ROAD. TURN RIGHT. GO N. ON DIRT ROAD 0.5 MI. SLD 1929 ELEVATION= 5334.50

SURVEY INFORMATION
FIELD NOTES

NO	BY	DATE
1	COMMUNITY SCIENCES	8/93

ENGINEER'S SEAL
JAMES D. HUBBARD 11874 NEW MEXICO PROFESSIONAL ENGINEER
Rev 7-27-94 JDH

NO.	DATE	REMARKS	BY
2	10/21/94	CHANGE ORDER NO. 2	A.M.
1	7/27/94	CHANGE ORDER NO. 1	A.M.

REVISIONS

DESIGN		
DESIGNED BY	KCD	DATE OCT. 1993
DRAWN BY	LJD	DATE OCT. 1993
CHECKED BY		DATE

SCALE 1"= 50' HORIZ 1"= 10' VERT

JOB NO

community sciences corporation
LAND PLANNING P.O. Box 1328 ENGINEERING SURVEYING Corrales, N.M. 87048

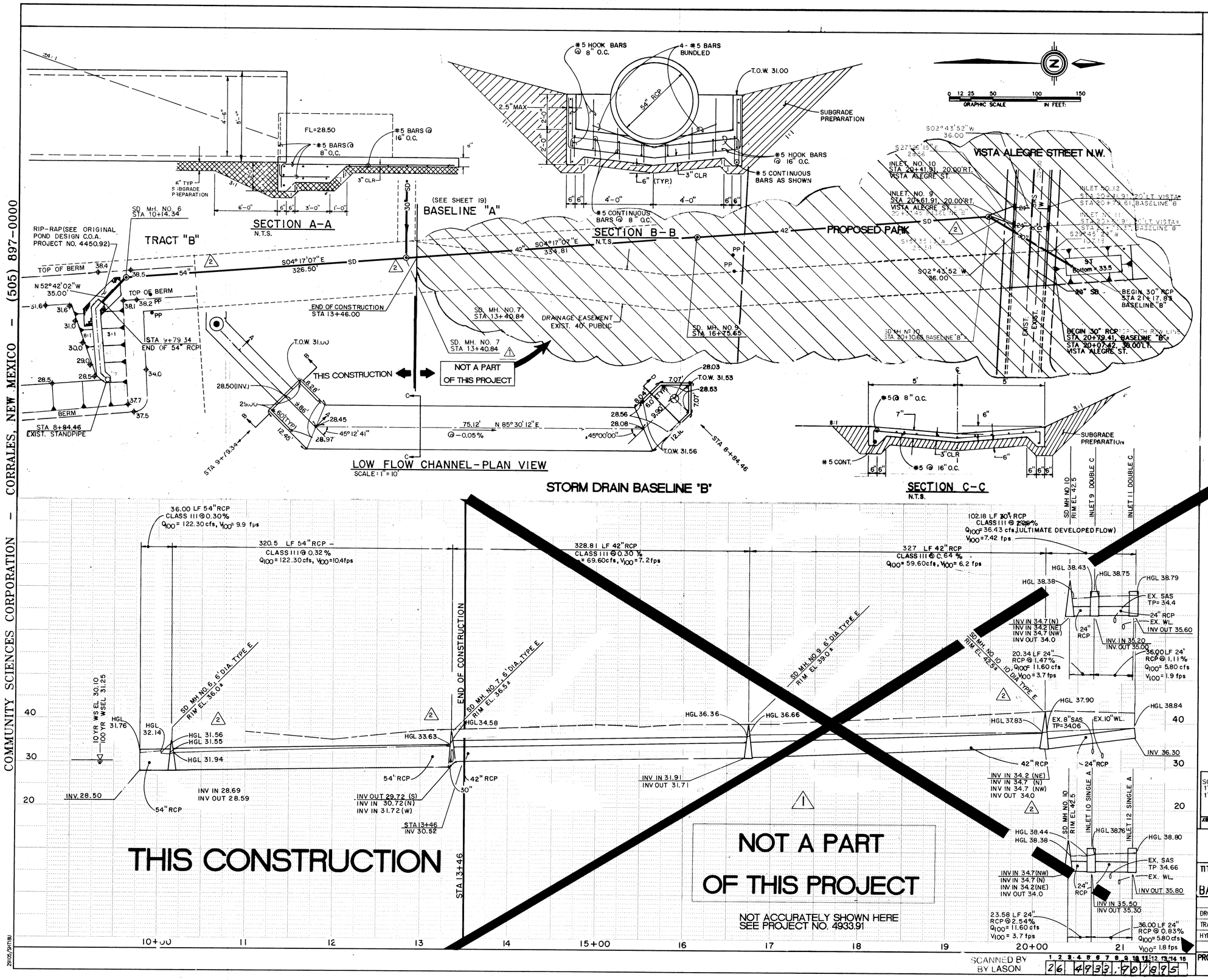
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RINCONADA POINT - UNIT 1
OFFSITE WATER & SANITARY SEWER
VISTA ALEGRE STREET, N.W.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	R.F. Goodwin	7-13-94	WATER	R.W. Kane	6-23-94
TRANSPORTATION	N/A		WASTE WATER	R.W. Kane	6-23-94
HYDROLOGY	[illegible]	6-23-94	A.M.A.F.C.A.		

PROJECT NO. 4933.90 | MAP NO. G-10 | SHEET 17 OF 19

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



DESCRIPTION	W	S
SANITARY SEWER LINE	S	S 6"
EASEMENT		
SANITARY SEWER MANHOLE		
SAS SERVICE CONNECTION	S	S
STORM DRAIN LINE	SD 30"	SD 30"
STORM DRAIN MANHOLE		
STORM DRAIN INLETS		
WATER LINE	W 6"	W 4"
GATE VALVE	W	W
BUTTERFLY VALVE	W	W
FIRE HYDRANTS		
RESISTORS		
WATER SERVICE/ METER	W	W
CROSSING		
CAPS & PLUGS		

AS BUILT INFORMATION

CONTRACTOR: New Concepts
WORK STAKED BY: C.O.A.
INSPECTOR'S ACCEPTANCE BY: Rick Duran DATE
FIELD VERIFICATION BY: Rick Duran DATE
DRAWINGS CORRECTED BY: TMB DATE 6/26/03

MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS

BENCHMARK: STATION IS AN ACS BASS TABLET STAMPED "2-09" SET IN A 2" IRON PIPE 1 FT. ABOVE GROUND LOCATED ON TOP OF A VOLCANIC OUTCROP. TO REACH THE STATION FROM THE INTERSECTION OF COORS RD. AND OURAY RD. NW GO WEST ON THE DIRT ROAD TO THE TOP OF THE DETENTION DAM. ALONG THE N. BANK OF DAM 0.6 MI. TO A DIRT CROSS ROAD, TURN S. GO N. ON DIRT ROAD 0.5 MI. ELEVATION = 5334.50

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE
1	COMMUNITY SCIENCES	8/93

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
2	10/21/94	CHANGE ORDER NO. 2	A.M.
1	7/27/94	CHANGE ORDER NO. 1	A.M.

REVISIONS

DESIGN		
DESIGNED BY	KCD	DATE OCT. 1993
DRAWN BY	AM	DATE OCT. 1993
CHECKED BY		DATE

SCALE: 1" = 50', HORIZ. 1" = 10', VERT.

JOB NO.:

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1326 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RINCONADA POINT - UNIT 1
OFFSITE STORM DRAIN
BASELINE "B"

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.J. Bentley	7-12-94	WATER	N/A RWK	6-23-94
TRANSPORTATION	N/A RWD	6-23-94	WASTE WATER	N/A RWK	6-23-94
HYDROLOGY	Hanson	6-23-94	A.M.A.F.C.A.		

PROJECT NO. 4933.90 MAP NO. G-10 SHEET 18 OF 19

SCANNED BY LASON: 26 4933.90 8 5

29105/SVT181

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

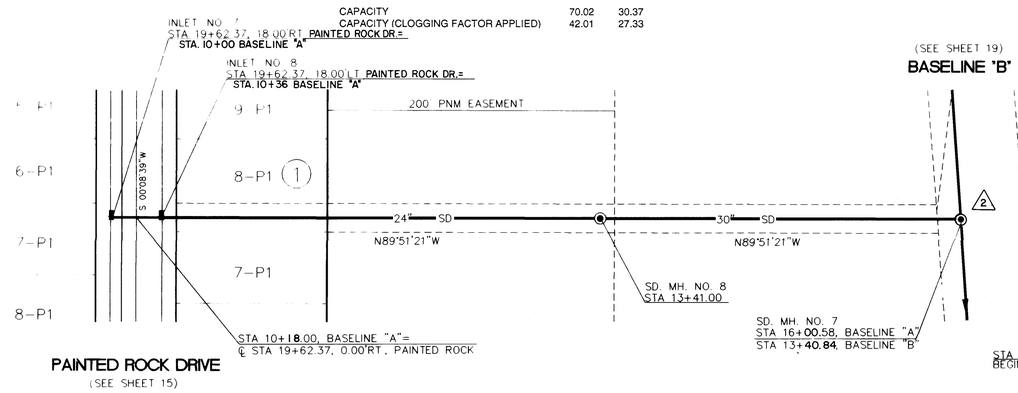
INLET CAPACITY CALCULATIONS
TABLE 2

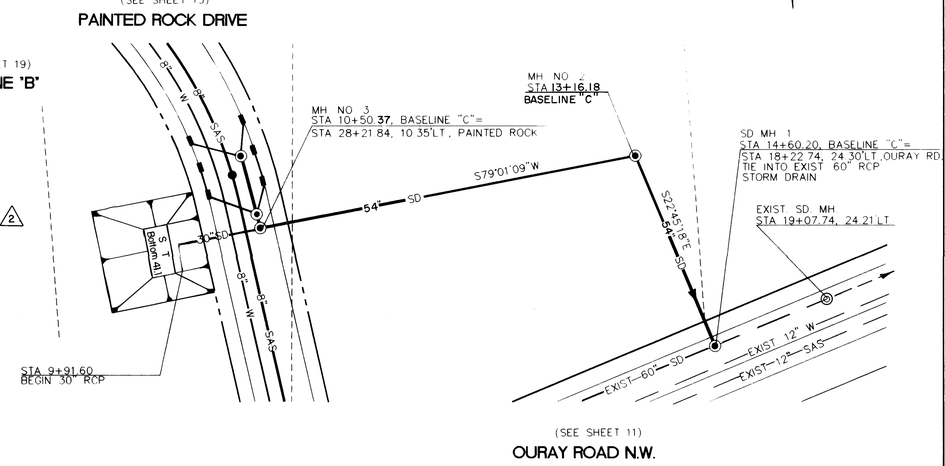
Q_{100} = 19.49 CFS

ORIFICE EQ. $Q_o = CA(2gh)^{1/2}$
C = 0.65
CLOGGING FACTOR = 0.60

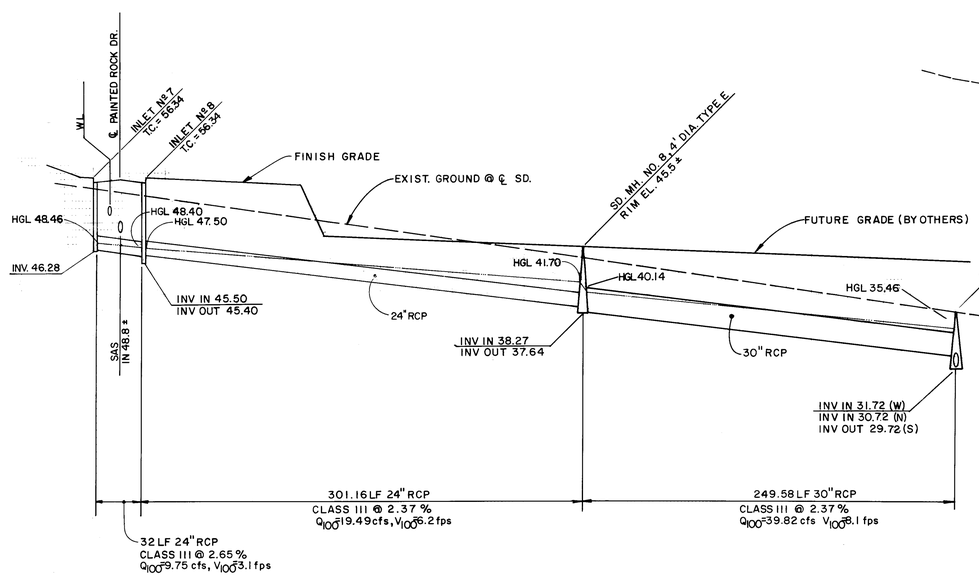
WEIR EQ. $Q_w = C_w L_w h^{3/2}$
C = 2.65
CLOGGING FACTOR = 0.90

INLET PAIR	Ho (ft.)	AREA (sq. ft.)	Lw (ft.)	Qo (cfs)	Qw (cfs)
7 & 8	0.67 (O) 0.54 (W)	16.4	21.67	70.02	30.37
CAPACITY				70.02	30.37
CAPACITY (CLOGGING FACTOR APPLIED)				42.01	27.33

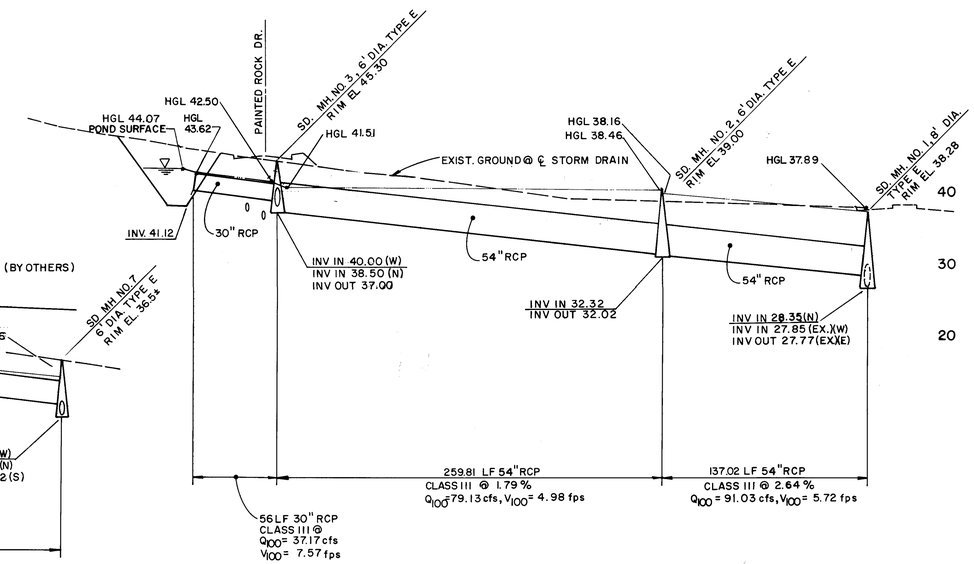




BASELINE "A"



BASELINE "C"



UTILITY LEGEND

DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	S 8"	S 8"
ENCASEMENT		
SANITARY SEWER MANHOLE		
SAS SERVICE CONNECTION	S	S
STORM DRAIN LINE	SD 30"	SD 30"
STORM DRAIN MANHOLE		
STORM DRAIN INLETS		
WATER LINE	W 6"	W 6"
GATE VALVE		
BUTTERFLY VALVE		
FIRE HYDRANTS		
REDUCERS		
WATER SERVICE / METER		
TEES		
CROSSES		
BENDS		
CAPS & PLUGS		

AS BUILT INFORMATION

CONTRACTOR: New Concepts
WORK STAKED BY: C.O.A.
INSPECTORS ACCEPTANCE BY: Rick Duran DATE
FIELD VERIFICATION BY: Rick Duran DATE
DRAWINGS CORRECTED BY: TMB DATE 5/25/94
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO

BENCH MARKS

BENCHMARK STATION IS AN ACS BASS TABLET STAMPED "2-1-9 SET IN A 2" IRON PIPE 1 FT. ABOVE GROUND, LOCATED ON TOP OF A VOLCANIC OUTCROP TO REACH THE STATION FROM THE INTERSECTION OF COORS RD AND OURAY RD NW GO WEST ON THE DIRT ROAD TO THE TOP OF THE DETENTION DAM ALONG THE N. BANK OF DAM 0.6 MI. TO A DIRT CROSS ROAD, TURN RIGHT GO N ON DIRT ROAD 0.5 MI. SLD 1929 ELEVATION= 5534.50'

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

REVISIONS

NO.	DATE	REMARKS	BY
1	7/27/94	CHANGE ORDER NO. 1	A.M.
2	10/21/94	CHANGE ORDER NO. 2	A.M.

DESIGN

		DATE
DESIGNED BY	CSC	MAY 1993
DRAWN BY	CSC	MAY 1993
CHECKED BY		DATE

SCALE
1" = 50', HORIZ
1" = 10', VERT

JOB NO. 29105-057

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RINCONADA POINT - UNIT 1
OFFSITE STORM DRAIN
BASELINES "A" & "C"

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION		7-12-94	WASTE WATER	R.W. Keane	6-23-94
HYDROLOGY		6-23-94	A.M.A.F.C.A.	R.W. Keane	6-23-94

PROJECT NO. 4933.90 | MAP NO. G-10 | SHEET 19 OF 19

29105\U2D5P1.DWG

SCANNED BY LASON
26 4933.90V995