

CONSTRUCTION PLANS FOR RIVERVIEW RIDGE SUBDIVISION ALBUQUERQUE, NEW MEXICO

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SURVEYOR'S CERTIFICATION

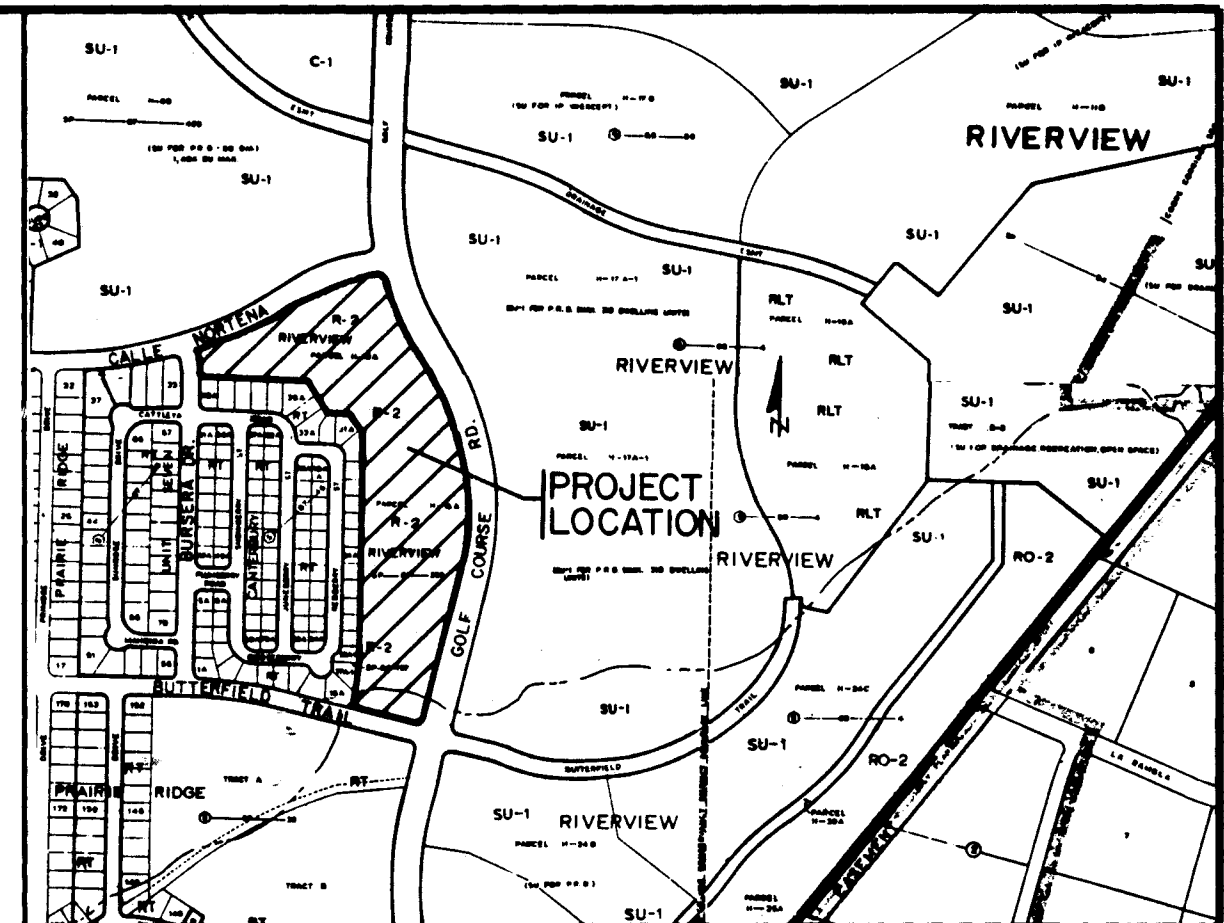


"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that the 'as-built' information shown on these drawings was added by me or under my supervision, and that this 'as-built' information is true and correct to the best of my knowledge and belief." Aldrich Land Surveying is not responsible for any of the design concepts, calculations, engineering, or content of the record drawings.

Timothy Aldrich, P.S. No. 7719

11-05-93
Date

BH1 JOB NO. 92137.03



VICINITY MAP

NOT TO SCALE
C-12, D-12

NOTICE TO CONTRACTORS

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- 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.
- CONTRACTOR SHALL NOTIFY THE 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 SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE ENGINEER. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF 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 THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☐ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☒ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

SCANNED BY
BY LASON

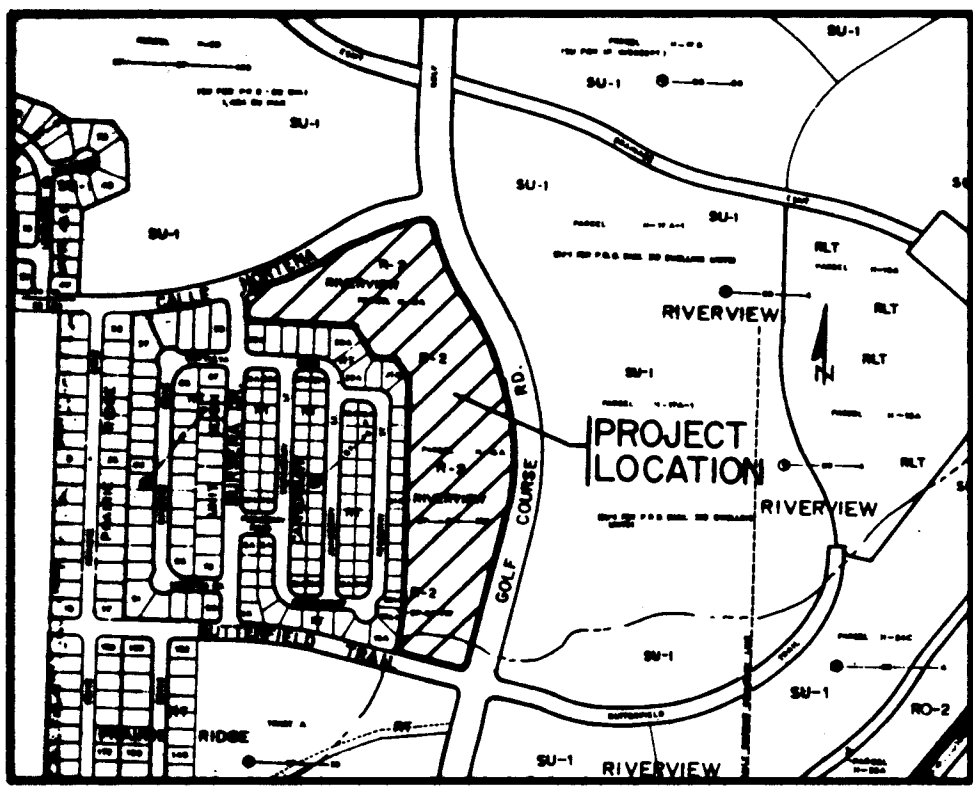
APPROVAL OF AS-BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
[Signature]
DATE 11-10-93

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 4583.90 00193

REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

APPROVAL OF REVISIONS

	BOHANNAN HUSTON INC. ALBUQUERQUE, NEW MEXICO ENGINEERS PLANNERS PHOTOGRAPHERS	APPROVED FOR CONSTRUCTION <i>[Signature]</i> 1-25-93 C.E.
PROJECT NUMBER 4583.90		SHEET 1 OF 15



LOCATION MAP
ZONE ATLAS INDEX MAP NOS. C-12 & D-12
NOT TO SCALE

NOTES

1. DRB No.
2. Gross subdivision acreage 14.4623 Acres.
3. Date of survey May, 1991
4. This plat shows existing easements which have been brought to the attention of the surveyor.
5. Total number of lots created: 55 Lots.
6. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
7. Distances are ground distances.
8. Refer to the "Restrictive Covenants" filed as document for architectural and other controls or restrictions on individual lot development. In particular, Item 2 states that no lot or any portion thereof shall be used except for single-family residential purposes.
9. This site is located within Sections 13 and 24, T11N, R2E, N.M.P.M.
10. Public street right-of-way dedicated by this plat: 2.3873 acres.

DISCLOSURE STATEMENT

The purpose of this replat is to subdivide PARCEL H-16A into 55 lots, dedicate public street right-of-way, and grant easements.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are ten (10) feet wide and are for the common joint use of:

A. The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and 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 and aerial 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 Interchange for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included in 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 subterranean), 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 of pools, decking, or any structures adjacent to or near easements shown on this plat.

DESCRIPTION

A certain tract of land situated within Sections 13 and 24, T11N, R2E, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, being PARCEL H-16A of RIVERVIEW PARCELS H-15A, H-15B, and H-16A, as the same are shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 21, 1987, in Volume C34, folio 112, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the south-southwest return at the intersection of Golf Course Road N.W. and Calle Nortena N.W., being a point on the easterly boundary line of said PARCEL H-16A, whence to the south-southwest a distance of 241.98 feet to a point of tangency; thence along the arc of a curve to the left having a radius of 1153.00 feet and a chord bearing S23°57'46"E a distance of 241.98 feet to a point of tangency; thence S29°59'10"E a distance of 152.40 feet to a point of curvature; thence S70°32'32"E a distance of 1047.00 feet to a point of tangency; thence S08°21'42"E a distance of 771.69 feet to a point of tangency; thence S13°15'46"W a distance of 458.62 feet to a point of curvature; thence along a transition curve; thence along the arc of a curve to the right having a radius of 30.00 feet and a chord bearing S58°15'46"W a distance of 42.43 feet to a point of tangency on the northerly right-of-way line of Butterfield Trail N.W.; thence along said right-of-way line and the southerly boundary line of said PARCEL H-16A, N76°44'14"W a distance of 246.59 feet to the southeasterly corner of said PARCEL H-16A; thence leaving said right-of-way line and running along the westerly boundary line of said PARCEL H-16A, N13°15'46"E a distance of 88.13 feet to a point of tangency; thence N09°43'04"E a distance of 74.63 feet to a point of tangency; thence N00°20'56"E a distance of 809.74 feet to a point of tangency; thence N40°40'50"W a distance of 82.92 feet to a point of tangency; thence N89°39'04"W a distance of 98.47 feet to a point of tangency; thence N35°24'39"W a distance of 136.07 feet to a point of tangency; thence N89°39'04"W a distance of 288.09 feet to a point on the curve on the easterly right-of-way line of Burners Drive N.W.; thence running along said easterly right-of-way line; thence along the arc of a curve to the left having a radius of 410.00 feet and a chord bearing N06°56'30"W a distance of 90.58 feet to a point of reverse curvature; thence along a transition curve; thence along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N28°09'09"E a distance of 33.09 feet to a point of reverse curvature on the southerly right-of-way line of said Calle Nortena N.W.; thence along said southerly right-of-way line and the northerly boundary line of said PARCEL H-16A, 273.13 feet along the arc of a curve to the left having a radius of 1634.00 feet and a chord bearing N64°48'08"E a distance of 72.81 feet to a point (non-tangent); thence 151.51 feet along the arc of a curve to the right having a radius of 557.00 feet and a chord bearing N67°48'21"E a distance of 151.04 feet to a point of tangency; thence N75°35'53"E a distance of 73.57 feet to a point of curvature; thence along a transition curve; thence along the arc of a curve to the right having a radius of 30.00 feet and a chord bearing S61°10'15"E a distance of 41.10 feet to the point and place of beginning.

PARCEL H-16A contains 14.4623 acres, more or less.

FREE CONSENT AND DEDICATION

The foregoing Replat of that certain tract of land situated within Sections 13 and 24, T11N, R2E, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, being PARCEL H-16A of RIVERVIEW PARCELS H-15A, H-15B, and H-16A, as the same are shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 21, 1987, in Volume C34, folio 112, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows: 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 Tract A to the City of Albuquerque as Open Space and do also hereby dedicate additional road right-of-way and Public Pedestrian Access right-of-way, and do hereby grant all easements as shown on this plat. Electrical Power and Communication easements are reserved for buried distribution lines, conduits, and pipes for underground utilities, and other related equipment where shown and indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs.

PASEO DEL NORTE JOINT VENTURE
A New Mexico General Partnership

Robert M. Murphy, President
Sandia Peak Tree Company
Managing Agent for Paseo Del Norte Joint Venture

State of New Mexico)
County of Bernalillo) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 1992, by Robert M. Murphy, President of Sandia Peak Tree Company, managing agent for Paseo Del Norte Joint Venture.

My Commission Expires:

Notary Public

PLAT OF RIVERVIEW RIDGE SUBDIVISION

ALBUQUERQUE, NEW MEXICO
DECEMBER, 1992

APPROVALS

PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
U.S. WEST COMMUNICATIONS	DATE
GAS COMPANY OF NEW MEXICO	DATE
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID	
ON UPC# _____	
PROPERTY OWNER OF RECORD: _____	
BERNALILLO COUNTY TREASURER'S OFFICE	DATE

SURVEYOR'S CERTIFICATION

I, Thomas G. Klingenhagen, a registered Professional New Mexico Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Thomas G. Klingenhagen
New Mexico Surveyor 5978

Bahnen-Huston, Inc.
County Clerk
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109

JOB NO. 92137.90



SHEET 1 OF 2 SHEETS

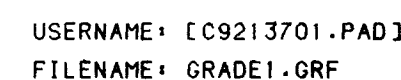
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PLAT OF RIVERVIEW RIDGE SUBDIVISION

ALBUQUERQUE, NEW MEXICO
DECEMBER, 1992

CURVE DATA

NUMBER	ARC	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	790.32	1047.00	43°14'57"	771.89	S08°21'42"E	415.06
C2	47.12	30.00	90°00'00"	42.43	S58°15'46"W	30.00
C3	90.76	410.00	12°41'01"	40.58	N06°56'30"W	45.57
C4	36.16	25.00	82°52'36"	33.09	N28°09'09"E	22.07
C5	273.13	1634.00	9°34'38"	272.81	N64°48'08"E	136.88
C6	151.51	557.00	15°35'05"	151.04	N67°48'21"E	76.22
C7	45.27	30.00	86°27'45"	41.10	S61°10'15"E	28.20
C8	242.42	1153.00	12°02'48"	241.98	S23°57'46"E	121.66
C9	88.41	75.00	66°00'42"	81.76	N46°16'07"E	48.72
C10	90.68	75.00	69°16'28"	85.26	N44°38'14"E	51.81
C11	819.27	1000.00	90°01'02"	803.47	N00°00'00"E	442.32
C12	143.50	120.00	68°00'59"	135.10	N84°51'32"E	81.73
C13	119.25	175.00	39°02'37"	116.96	N70°07'20"W	62.05
C14	129.09	120.00	61°38'16"	122.96	N58°09'31"W	71.59
C15	39.05	25.00	89°29'53"	35.20	N58°01'23"E	24.78
C16	115.21	100.00	68°00'42"	108.94	N46°16'07"E	64.96
C17	60.45	50.00	89°16'28"	56.84	N44°38'14"E	34.54
C18	802.20	1175.00	39°07'02"	786.71	N09°33'31"W	417.44
C19	40.02	175.00	91°14'25"	35.92	N07°08'42"E	15.82
C20	167.10	145.00	63°53'39"	153.45	N82°32'51"W	90.42
C21	102.22	150.00	39°02'37"	100.25	N70°07'20"W	53.18
C22	47.67	145.00	81°50'05"	47.45	N80°13'27"E	24.05
C23	21.61	25.00	49°31'21"	20.94	S84°25'45"W	11.53
C24	98.48	40.00	141°03'22"	75.42	N49°48'14"W	113.13
C25	60.24	25.00	138°03'05"	46.69	N48°18'05"W	65.21
C26	26.72	1175.00	1°18'11"	26.72	N09°20'54"E	13.36
C27	64.11	175.00	3°07'34"	64.09	N07°08'42"E	32.06
C28	69.45	1175.00	3°23'12"	69.44	N05°52'39"E	34.73
C29	64.10	1175.00	3°07'32"	64.09	N03°37'12"E	32.06
C30	69.45	1175.00	3°23'11"	69.44	N02°38'51"E	34.73
C31	64.10	1175.00	3°07'32"	64.09	N04°55'32"E	32.06
C32	69.44	1175.00	3°23'10"	69.43	N09°08'48"W	34.73
C33	64.10	1175.00	3°07'32"	64.09	N11°54'50"E	32.06
C34	69.44	1175.00	3°23'10"	69.43	N15°39'30"W	34.73
C35	64.10	1175.00	3°07'32"	64.09	N18°54'51"W	32.06
C36	69.44	1175.00	3°23'10"	69.43	N22°10'12"W	34.73
C37	64.10	1175.00	3°07'33"	64.09	N25°25'33"W	32.06
C38	63.65	1175.00	2°07'42"	63.62	N28°09'31"W	24.03
C39	37.25	25.00	85°22'39"	33.91	N71°48'21"W	23.06
C40	67.59	145.00	26°42'23"	66.98	S78°51'30"W	34.42
C41	61.82	145.00	24°38'34"	61.88	N75°35'53"E	15.67
C42	31.75	145.00	12°32'42"	31.64	N56°52'23"W	15.94
C43	50.00	145.00	17°04'10"	44.52	N59°08'06"W	22.51
C44	57.53	150.00	21°58'28"	57.18	N79°39'25"W	29.12
C45	43.75	145.00	17°17'15"	43.58	N81°00'01"W	22.04
C46	3.91	145.00	1°32'49"	3.91	N7°52'54"E	1.92
C47	29.33	40.00	42°00'24"	28.67	S80°40'17"W	15.36
C48	39.02	40.00	55°53'13"	37.49	N50°22'54"W	21.22
C49	30.13	40.00	43°08'45"	29.43	N08°45'11"E	21.66
C50	39.92	40.00	81°30'01"	35.82	S16°50'24"W	25.66
C51	100.70	95.00	60°44'03"	96.05	S59°16'38"E	55.86
C52	136.29	200.00	39°02'37"	133.67	S70°07'20"W	70.91
C53	100.40	95.00	60°33'04"	95.79	S80°48'55"E	55.46
C54	42.75	25.00	67°57'56"	37.73	N19°51'56"E	28.74
C55	20.68	25.00	47°23'47"	20.10	N84°48'55"W	10.97
C56	184.49	40.00	26°41'58"	59.33	N55°37'11"E	0.00
C57	15.09	25.00	35°52'12"	15.01	S10°45'56"E	8.33
C58	96.09	95.00	57°57'08"	92.02	S57°57'08"E	52.61
C59	46.08	95.00	4°48'54"	46.01	S88°15'11"E	3.11
C60	43.14	200.00	12°21'36"	43.06	S83°27'51"E	21.66
C61	66.20	200.00	18°57'56"	65.97	S87°48'05"E	33.41
C62	66.24	200.00	17°43'06"	66.92	S54°27'34"E	33.41
C63	42.84	40.00	61°22'09"	40.82	N45°49'44"W	23.74
C64	14.66	40.00	20°59'37"	14.57	N04°38'51"W	7.41
C65	67.67	40.00	61°52'12"	59.88	N54°18'41"E	45.15
C66	45.77	40.00	65°33'42"	43.31	S44°26'45"E	25.76
C67	13.56	40.00	19°25'04"	13.49	S01°57'22"E	6.84
C68	836.34	1225.00	39°07'02"	820.19	S09°33'31"W	435.21
C69	55.87	1225.00	2°36'48"	55.87	S27°48'39"E	27.94
C70	63.96	1225.00	2°59'30"	63.95	S25°00'00"E	31.99
C71	59.04	1225.00	2°45'42"	59.04	S22°07'54"E	29.53
C72	63.96	1225.00	2°59'30"	63.95	S13°51'07"E	31.99
C73	59.04	1225.00	2°45'41"	59.03	S16°22'42"E	29.53
C74	63.96	1225.00	2°59'30"	63.95	S13°50'37"E	31.99
C75	59.04	1225.00	2°45'42"	59.04	S10°37'31"E	29.53
C76	59.04	1225.00	2°45'43"	59.04	S04°52'19"E	29.53
C77	63.96	1225.00	2°59'30"	63.97	S04°59'25"E	31.99
C78	59.04	1225.00	2°45'41"	59.04	S00°52'56"E	29.53
C79	63.97	1225.00	2°59'31"	63.96	S03°45'31"W	31.99
C80	59.05	1225.00	2°45'44"	59.05	S06°38'59"W	29.53
C81	59.06	1225.00	1°58'59"	59.05	S09°00'00"E	29.53
C82	42.40	1225.00	1°58'59"	42.39	S09°00'00"E	21.20
C83	120.81	100.00	69°16'28"	113.68	S44°38'14"E	69.08
C84	57.67	50.00	66°00'42"	54.47	S46°16'07"W	32.48
C85	10.03	100.00	5°44'45"	10.02	S12°52'24"W	5.02
C86	44.98	100.00	25°46'15"	44.40	S22°46'15"E	22.88
C87	65.90	100.00	37°45'29"	64.71	S60°23'44"W	34.20
C88	39.27	25.00	90°00'00"	35.36	S31°43'54"E	25.00
C89	60.56	25.00	87°27'45"	60.50	N04°38'14"E	31.99
C90	30.20	410.00	41°13'16"	30.20	N11°10'22"W	15.11
C91	88.36	1634.00	3°05'53"	88.35	N68°02'30"E	44.19
C92	108.93	1634.00	3°49'11"	108.91	N64°38'14"E	51.81
C93	49.95	1634.00	1°45'05"	49.94	N61°47'50"E	24.97
C94	55.89	1634.00	1°54'29"	55.88	N60°28'33"E	12.95
C95	27.45	557.00	2°49'23"	27.44	N61°25'30"E	13.73
C96	124.06	557.00	12°45'42"	123.80	N69°13'03"E	62.29
C97	89.66	1153.00	4°27'19"	89.63	S20°10'11"E	44.85
C98	65.27	1153.00	3°14'36"	65.26	S24°00'59"E	32.64
C99	60.04	1153.00	2°59'30"	60.04	S27°07'48"E	30.03
C100	47.46	1153.00	1°21'59"	47.46	S29°18'14"E	13.73
C101	20.08	1047.00	1°05'56"	20.08	S29°26'12"E	10.04
C102	25.36	1047.00	3°34'40"	25.37	S27°05'55"E	32.70
C103	65.78	1047.00	3°13'12"	65.77	S25°32'12"E	35.55
C104	65.78	1047.00	3°35'44"	65.77	S19°57'31"E	32.86
C105	65.78	1047.00	3°54'33"	65.77	S13°58'35"E	35.67
C106	65.78	1047.00	3°56'23"	65.69	S12°07'37"E	32.86
C107	71.44	1047.00	3°54'33"	71.42	S08°21'51"E	32.70
C108	65.78	1047.00	3°56'34"	65.77	S04°59'25"E	31.99
C109	71.43	1047.00	3°54'32"	71.42	S00°50'45"E	35.73
C110	65.85	1047.00	3°36'14"	65.84	S02°54'38"E	32.94
C111	65.78	1047.00	3°13'59"	65.77	S01°58'39"E	32.86
C112	65.84	1047.00	3°35'31"	65.30	S10°24'26"E	32.86
C113	38.56	30.00	73°39'05"	35.98	S50°17'47"E	22.43
C114	38.56	30.00	8°20'55"	38.56	N8°20'55"E	22.43
C115	45.35	120.00	21°03'13"	45.08	S38°49'59"E	22.88
C116	39.27	120.00	69°16'28"	39.27	S43°38'14"E	9.95
C117	19.37	1047.00	1°03'36"	19.37	S12°49'19"E	9.95



GENERAL NOTES:

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATIONS AS NOTED IN THE SOILS REPORT PREPARED BY VINYARD AND ASSOCIATES DATED SEPTEMBER 28, 1992.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL THIS SHEET AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. TURN BLOCKS ON EDGE ON DOWNSTREAM END OF ALL REAR DRAINING LOTS TO PROVIDE WEEP HOLES IN WALLS.
6. ALL SPOT ELEVATIONS ARE TO TOP OF STANDARD CURB AND GUTTER UNLESS OTHERWISE NOTED.
7. INSTALL ROLL TYPE CURB AND GUTTER BETWEEN LOTS 8/9-24, 27-30 (WEST CURB RETURN) AND LOTS 35/36-45/46.
8. PORTLAND CEMENT CONCRETE SLOPE PAVING ADJACENT TO PUBLIC R/W SHALL MEET SPECIFICATION REQUIRED BY SECTION 346, TEXTURED PAVEMENT AND SHALL BE COLORED BROWN AND SHALL BE STAMPED WITH A PATTERN AS DIRECTED BY THE OWNER.

LEGEND

PROJECT BOUNDARY	---
EXISTING CONTOUR	---
EXISTING SPOT ELEVATION	019.25
PROPOSED SPOT ELEVATION	005.70
DIRECTION OF FLOW	→
BASIN BOUNDARY	---
3:1 SLOPE LIMITS	---
PROPOSED RETAINING WALL	---
PROPOSED BOUNDARY WALL	---
EXISTING STORM DRAIN LINE	SD
EXISTING STORM DRAIN MANHOLE	⊙
EXISTING STORM DRAIN INLET	⊠
PROPOSED STORM DRAIN LINE	SD
PROPOSED STORM DRAIN MANHOLE	⊙
PROPOSED STORM DRAIN INLET	⊠
PROPOSED EROSION CONTROL BERM	---
CONCRETE SLOPE PAVING (2:1)	---
100 YEAR FLOW RATE	Q ₁₀₀ 5.0CFS
2 x 100 YEAR FLOW RATE	Q ₂₀₀ 5.0CFS
SHEET FLOW	Q=5.5CFS
50' x 55' PADS	12
55' x 55' PADS	13

APPROVED FOR ROUGH GRADING (± 1')

John D. Austin 12-17-92
HYDROLOGY ENGINEER DATE

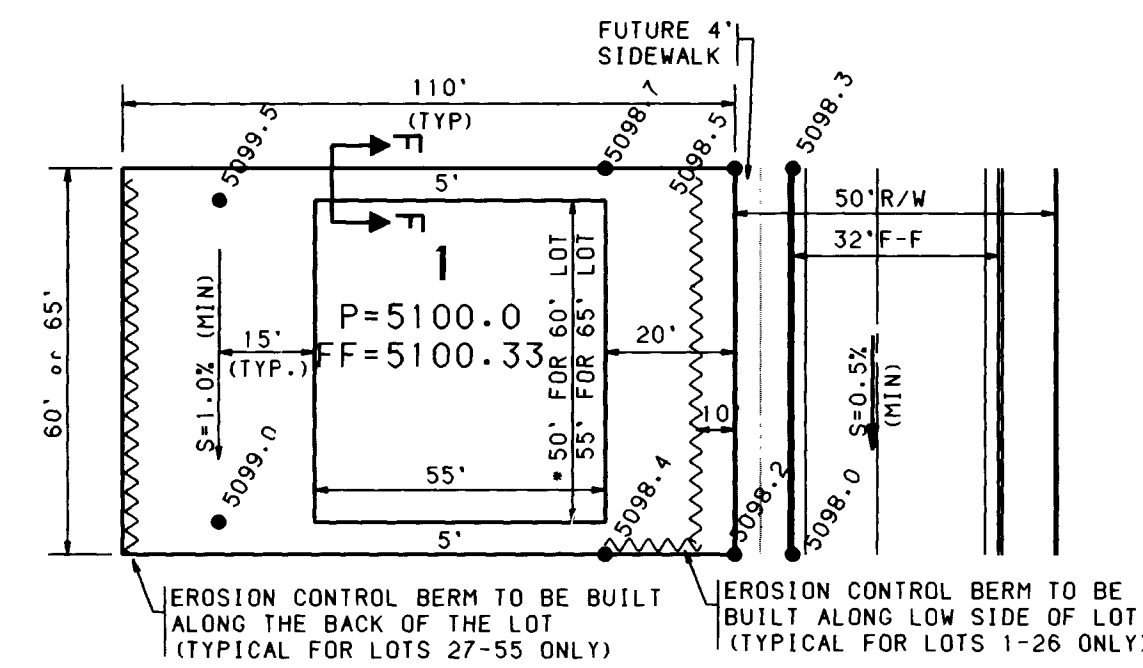
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

RIVERVIEW RIDGE SUBDIVISION
FINAL GRADING / DRAINAGE PLAN

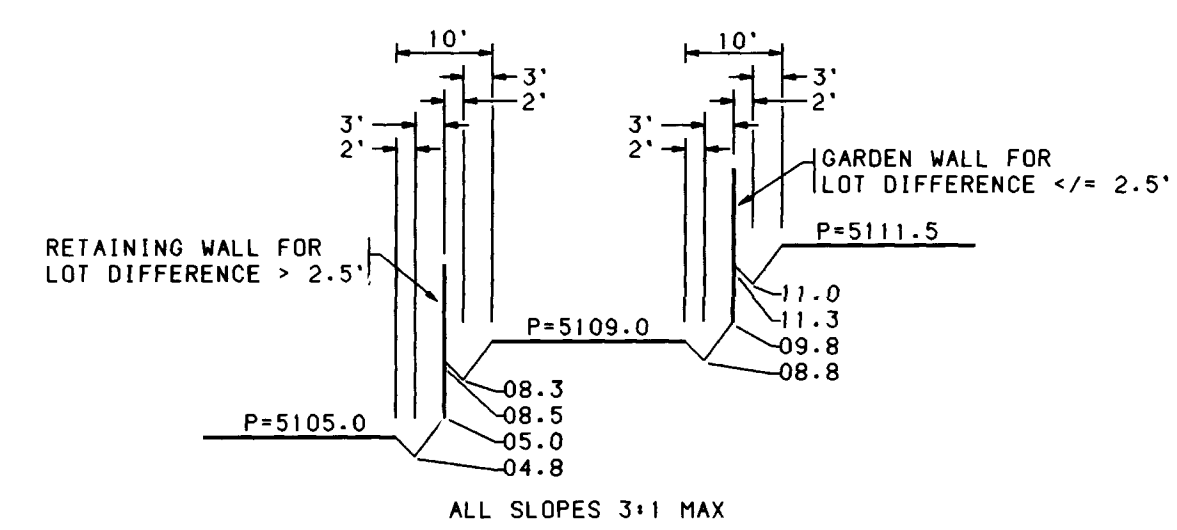
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>B. J. Smith</i>	1-14-93	WATER	<i>N/A RWK</i>	12-17-92
TRANSPORTATION	<i>N/A RHO</i>	12-17-92	WASTE WATER	<i>N/A RWK</i>	12-17-92
HYDROLOGY	<i>Austin</i>	12-17-92			

DRAWING NO. 4583.90 MAP NO. C-12.D12 SHEET 4 OF 15

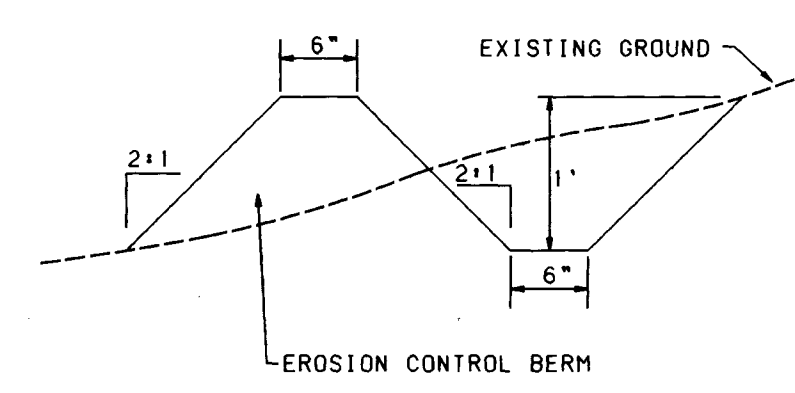
SCANNED BY
BY LASON



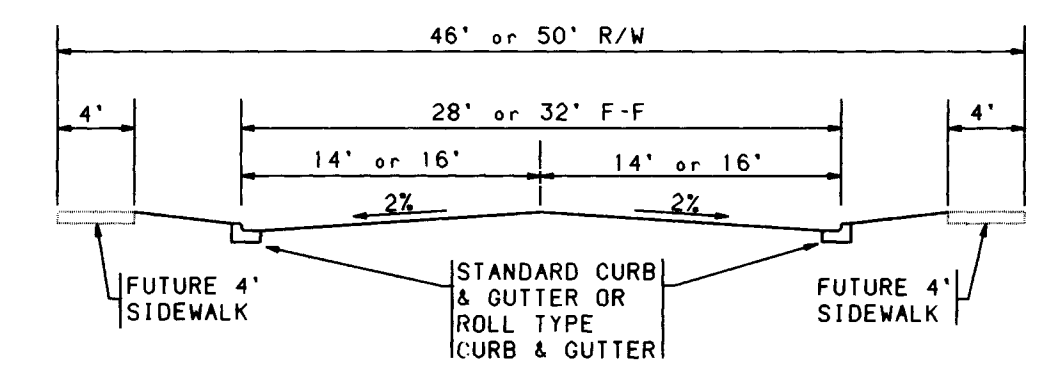
TYPICAL LOT GRADING PLAN



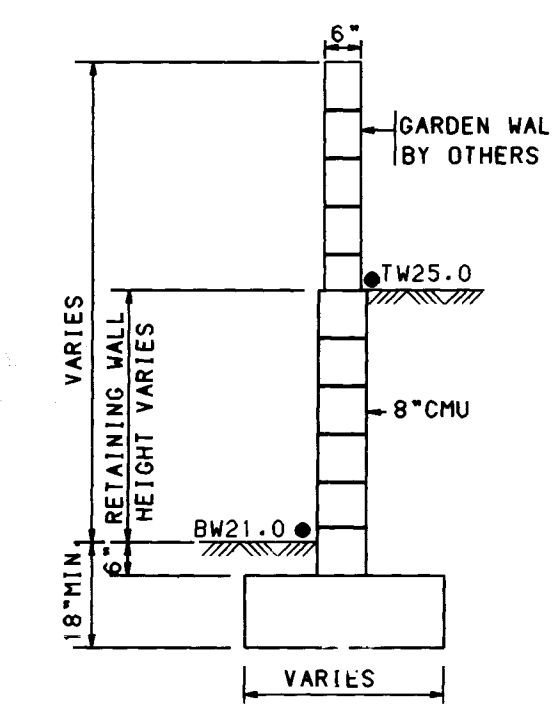
SECTION F-F
TYPICAL SIDELOT GRADING PLAN
AT HIGH POINT OF SIDEYARDS



EROSION CONTROL PLAN

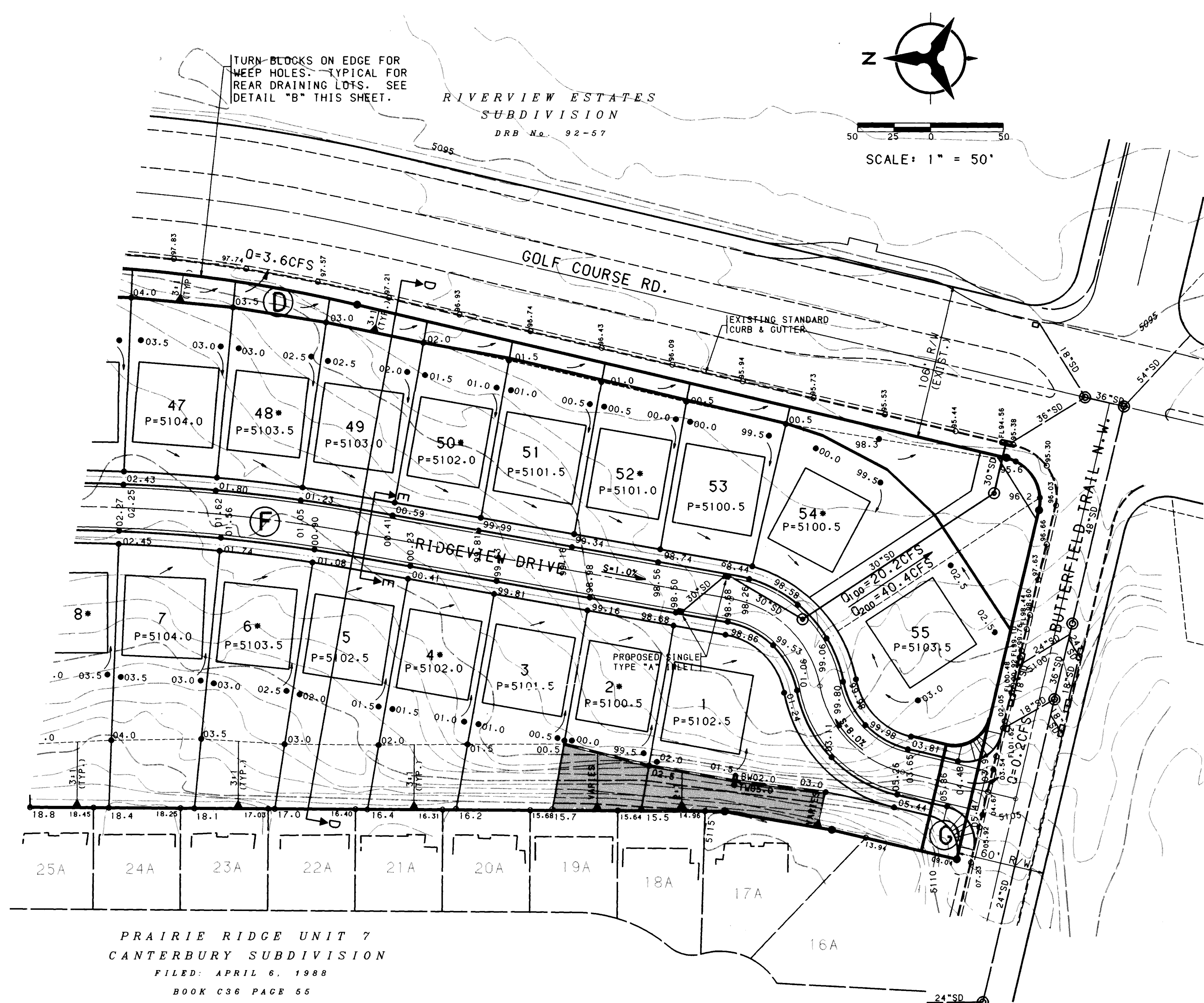


TYPICAL STREET SECTION E-E

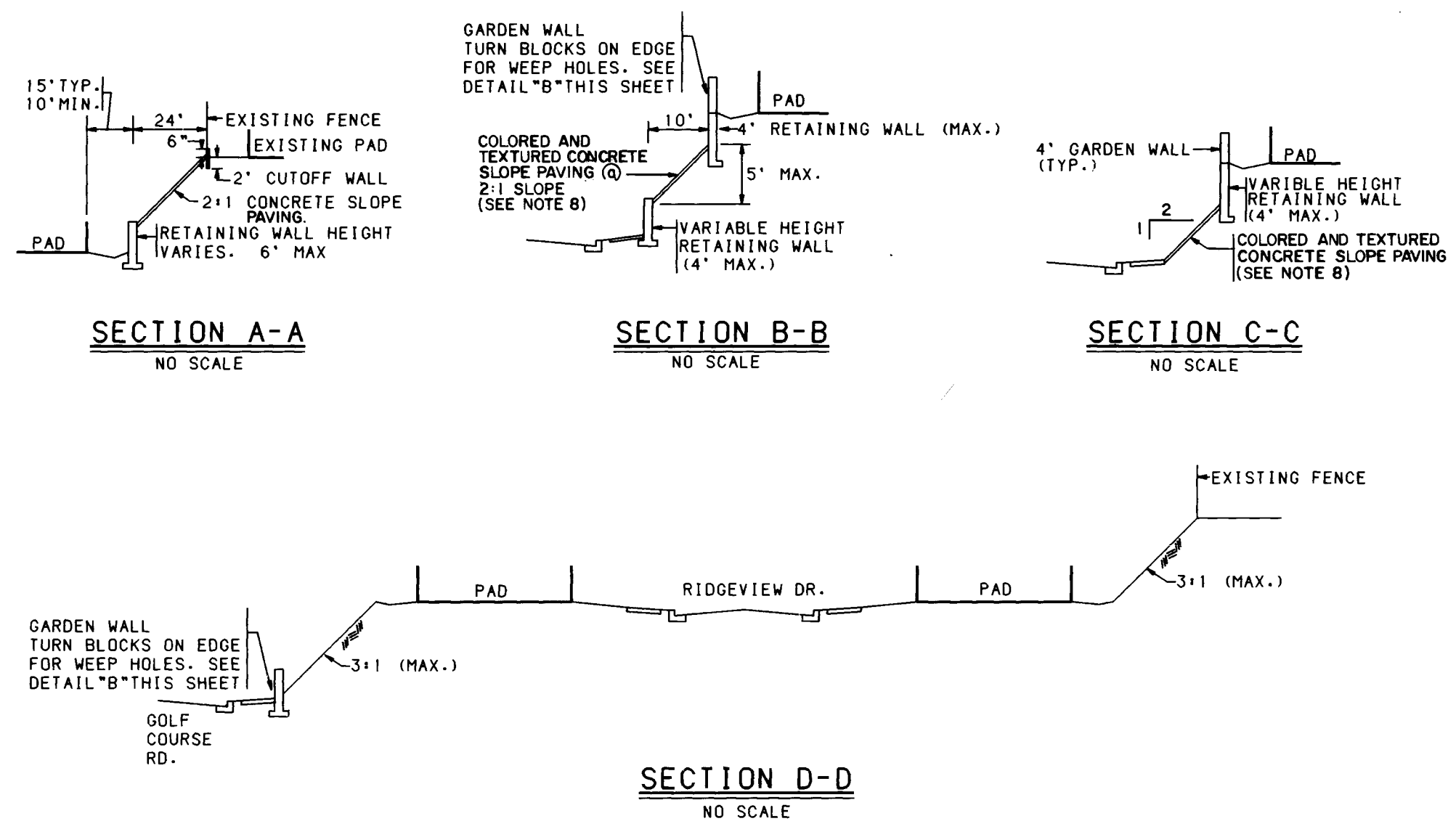


TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL
BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL
TYPICAL RETAINING WALL NOMENCLATURE
NO SCALE
(RETAINAGE HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL) (SEE SHEETS 14 & 15 FOR WALL INFORMATION)

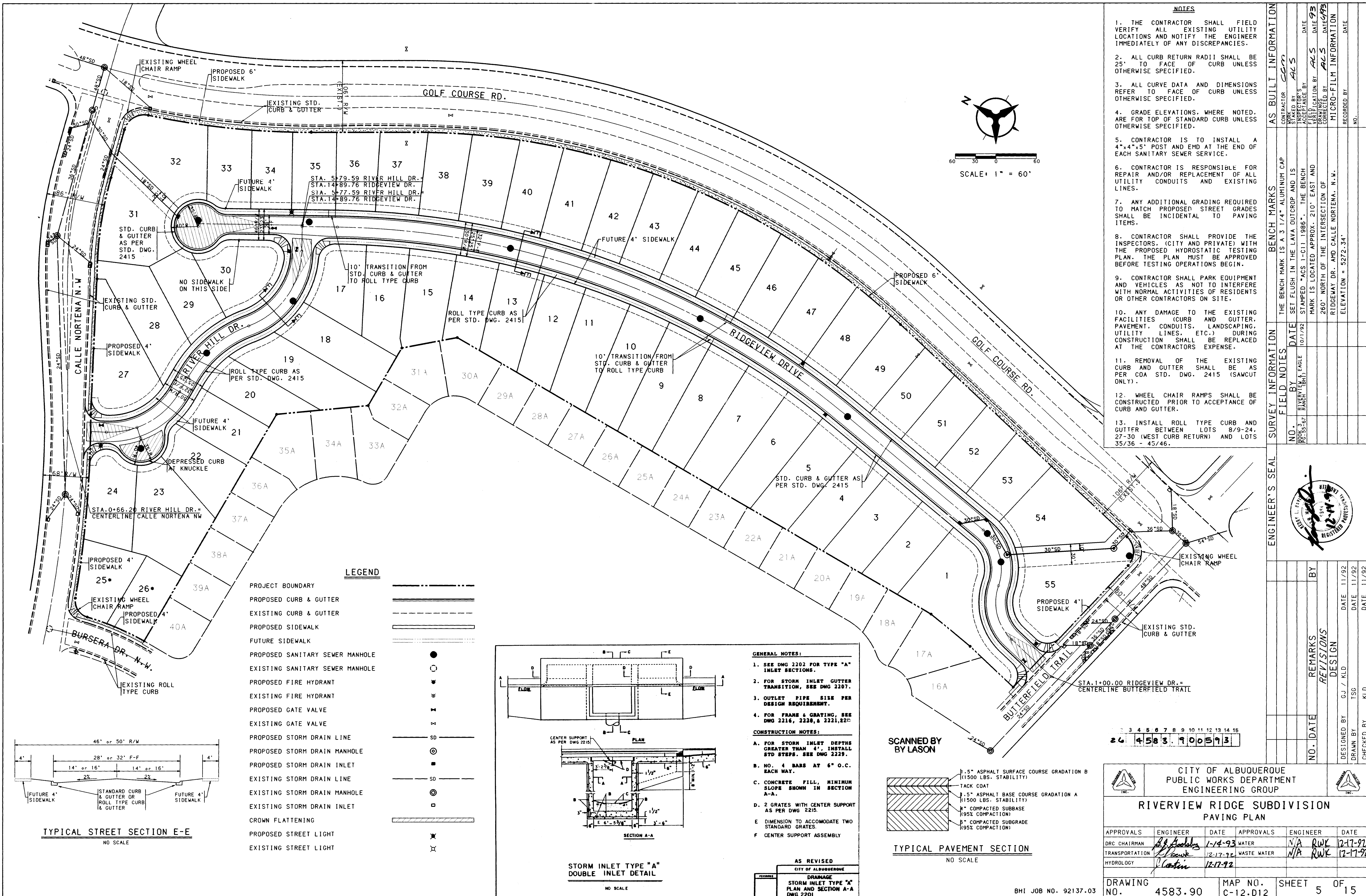
BHI JOB NO. 92137.02



PRAIRIE RIDGE UNIT 7
CANTERBURY SUBDIVISION
FILED: APRIL 6, 1988
BOOK C36 PAGE 55



BLOCKS TO BE TURNED ON SIDE (LOT 27, 28, & 38-55), WITH THE BACK OF THESE LOTS TO BE GRADED AS TO CONTROL AND CONTAIN NUISANCE FLOWS (I.E. DRAINAGE FROM IRRIGATION, ETC.). FROM ENTERING PUBLIC RIGHT OF WAY. A COPY OF THIS GRADING PLAN WILL BE SUBMITTED WITH EACH APPLICATION FOR BUILDING PERMIT TO ENSURE CONVEYANCE OF THIS DRAINAGE PLAN FOR LOTS DESCRIBED ABOVE. (SEE DETAIL "B" THIS SHEET)



NOTES			
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.			
2. ALL CURB RETURN RADII SHALL BE 25' TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.			
3. ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.			
4. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.			
5. CONTRACTOR IS TO INSTALL A 4"x4"x5' POST AND EMD AT THE END OF EACH SANITARY SEWER SERVICE.			
6. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.			
7. ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.			
8. CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.			
9. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.			
10. ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.			
11. REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).			
12. WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.			
13. INSTALL ROLL TYPE CURB AND GUTTER BETWEEN LOTS 8/9-24, 27-30 (WEST CURB RETURN) AND LOTS 35/36 - 45/46.			

AS BUILT INFORMATION			
CONTRACTOR	CCM	DATE	9/3
INSPECTOR'S	AL S	DATE	9/3
FILED	AL S	DATE	9/3
VERIFICATION BY	AL S	DATE	9/3
CORRECTED BY	AL S	DATE	9/3
MICRO-FILM INFORMATION			
RECORDED BY		DATE	
NO.		DATE	

LEGEND

PROJECT BOUNDARY

PROPOSED CURB & GUTTER

EXISTING CURB & GUTTER

PROPOSED SIDEWALK

FUTURE SIDEWALK

PROPOSED SANITARY SEWER MANHOLE

EXISTING SANITARY SEWER MANHOLE

PROPOSED FIRE HYDRANT

EXISTING FIRE HYDRANT

PROPOSED GATE VALVE

EXISTING GATE VALVE

PROPOSED STORM DRAIN LINE

PROPOSED STORM DRAIN MANHOLE

PROPOSED STORM DRAIN INLET

EXISTING STORM DRAIN LINE

EXISTING STORM DRAIN MANHOLE

EXISTING STORM DRAIN INLET

CROWN FLATTENING

PROPOSED STREET LIGHT

EXISTING STREET LIGHT

TYPICAL STREET SECTION E-E

NO SCALE

GENERAL NOTES:

1. SEE DWG 2202 FOR TYPE "A" INLET SECTIONS.

2. FOR STORM INLET GUTTER TRANSITION, SEE DWG 2207.

3. OUTLET PIPE SIZE PER DESIGN REQUIREMENT.

4. FOR FRAME & GRATING, SEE DWG 2216, 2220, & 2221, 2222.

CONSTRUCTION NOTES:

A. FOR STORM INLET DEPTHS GREATER THAN 4', INSTALL STD STEPS. SEE DWG 2229.

B. NO. 4 BARS AT 6" O.C. EACH WAY.

C. CONCRETE FILL, MINIMUM SLOPE SHOWN IN SECTION A-A.

D. 2 GRATES WITH CENTER SUPPORT AS PER DWG 2215.

E. DIMENSION TO ACCOMMODATE TWO STANDARD GRATES.

F. CENTER SUPPORT ASSEMBLY

AS REVISED

CITY OF ALBUQUERQUE

DRAINAGE

STORM INLET TYPE "A" PLAN AND SECTION A-A DWG. 2201

TYPICAL PAVEMENT SECTION

NO SCALE

1.5" ASPHALT SURFACE COURSE GRADATION B (1500 LBS. STABILITY)

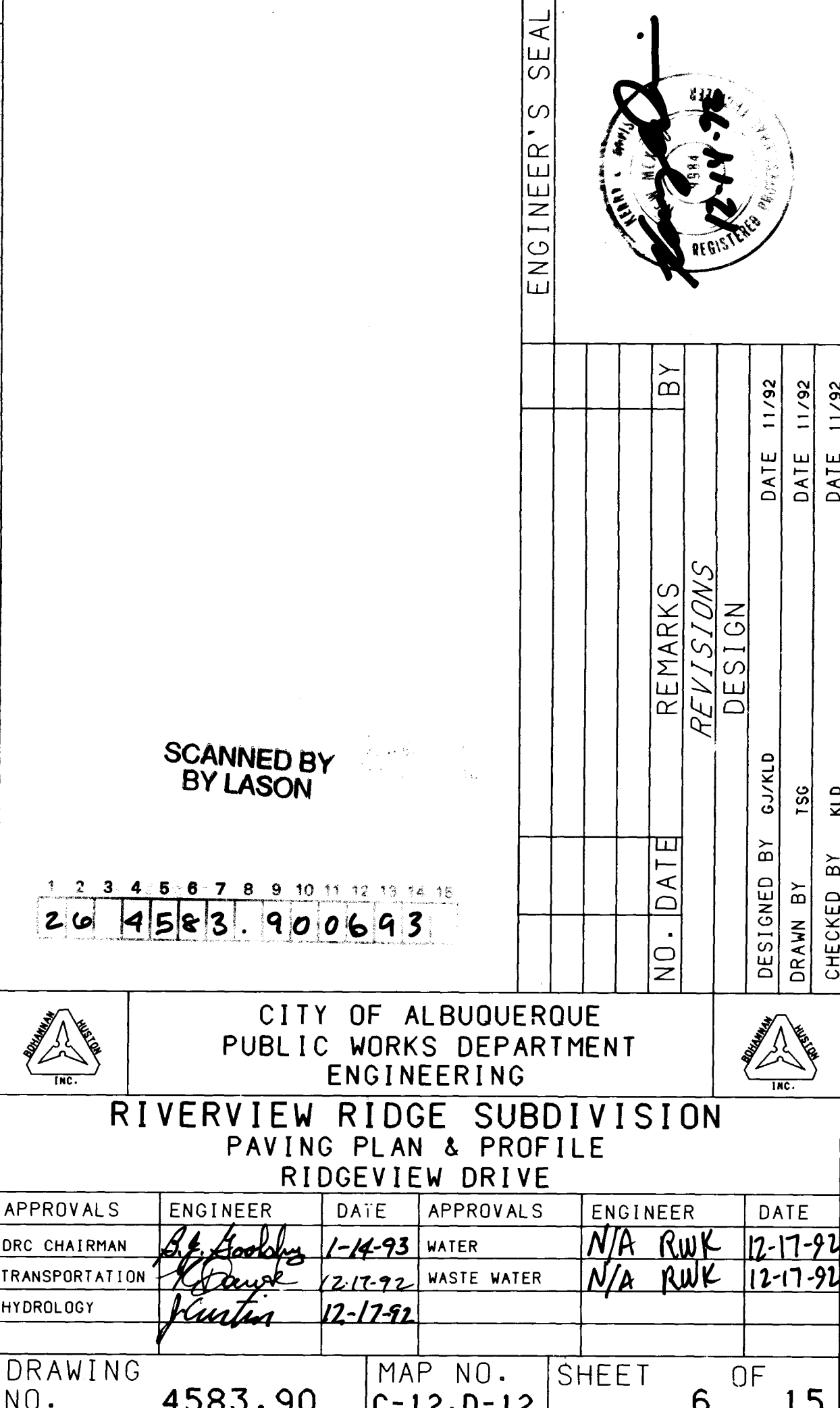
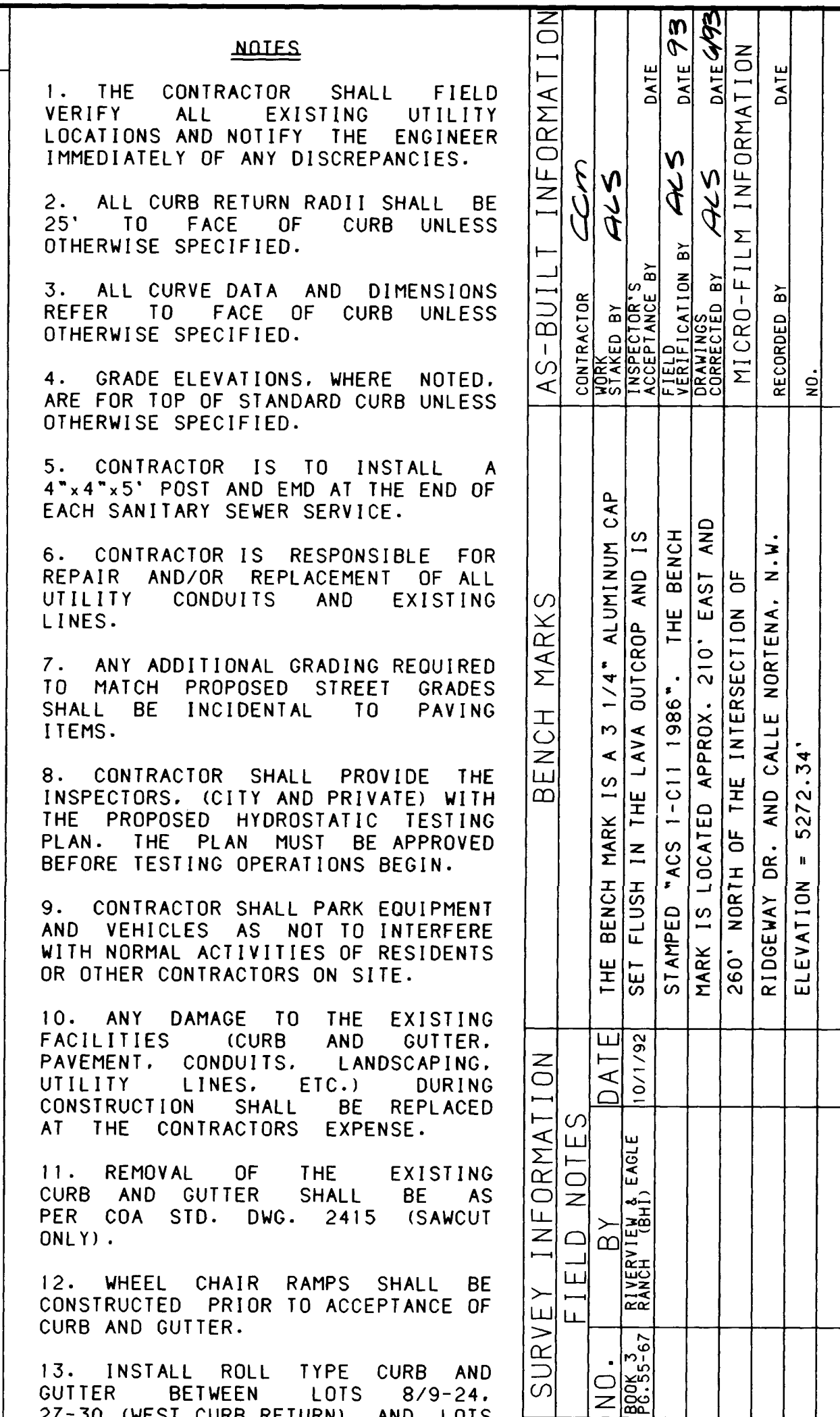
TACK COAT

1.5" ASPHALT BASE COURSE GRADATION A (1500 LBS. STABILITY)

4" COMPACTED SUBBASE (95% COMPACTION)

6" COMPACTED SUBGRADE (95% COMPACTION)

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
RIVERVIEW RIDGE SUBDIVISION PAVING PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>S. A. ...</i>	1-14-93	WATER	N/A	RWK 12-17-92
TRANSPORTATION	<i>...</i>	12-17-92	WASTE WATER	N/A	RWK 12-17-92
HYDROLOGY	<i>...</i>	12-17-92			
DRAWING NO.	4583.90	MAP NO.	C-12.D12	SHEET	5 OF 15

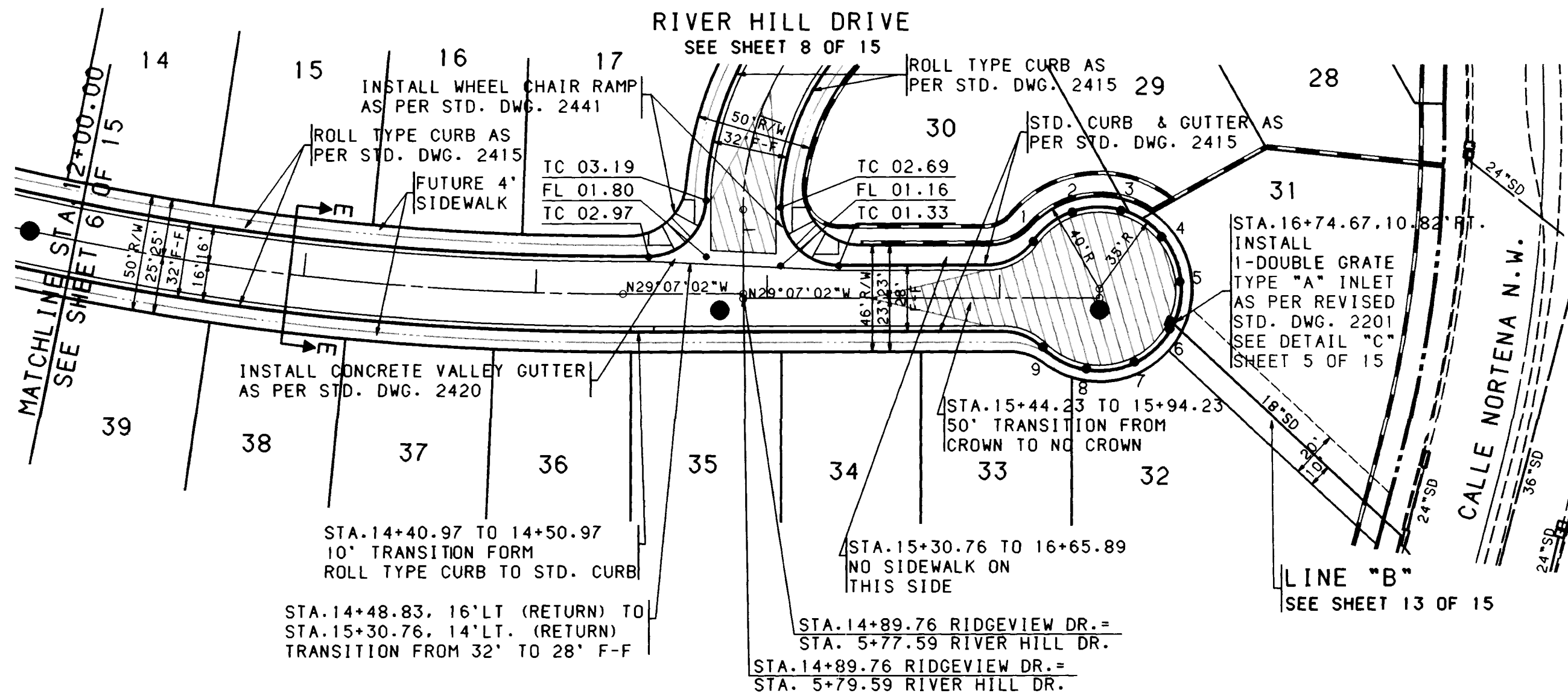
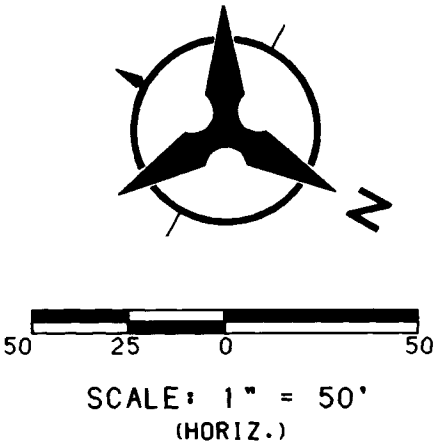


CENTERLINE CURVE DATA	
P.I.	Sta. 10+44.80
Delta	39° 07' 2.1"
D	4° 46' 29"
L	426.32'
L	819.27'
R	1200.00'

TC FL		TC FL	
1	03.1402.47	1	01.6701.00
2	02.4102.41	2	01.3401.34
3	03.0302.36	3	02.3502.01
D=88°19'38"		D=90°30'29"	
L=38.54'		L=39.49'	
R=25.00'		R=25.00'	

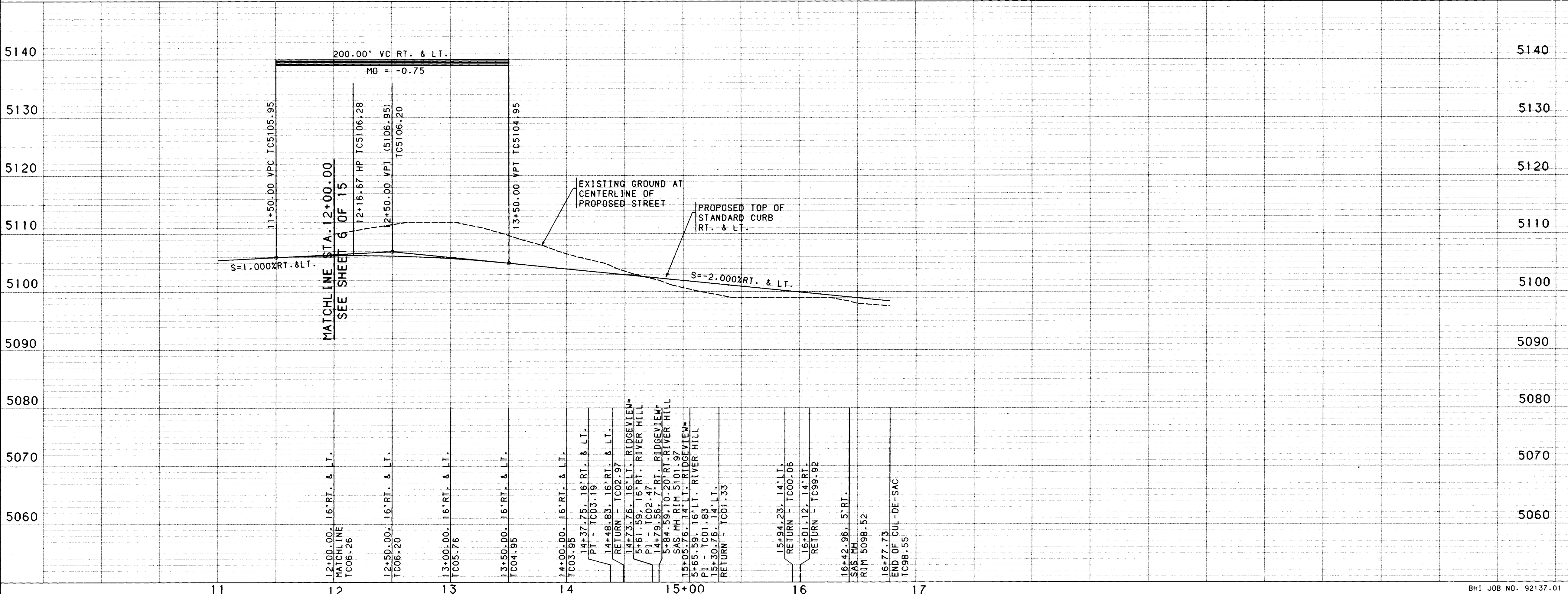
CUL-DE-SAC CURB DATA			
PT	TC	STATION & OFFSET	DELTA
1	99.65	16+14.54, 24.42' LT.	34°49'02"
2	99.32	16+31.28, 36.99' LT.	34°49'02"
3	98.90	16+52.21, 37.76' LT.	34°49'02"
4	98.70	16+69.83, 26.43' LT.	34°49'02"
5	98.55	16+77.83, 7.08' LT.	34°49'02"
6	98.48	16+73.34, 13.38' RT.	34°49'02"
7	98.79	16+57.98, 27.61' RT.	34°49'02"
8	99.20	16+37.25, 30.53' RT.	34°49'02"
9	99.57	16+18.55, 21.08' RT.	34°49'02"
R=35.00', L=21.27' (BETWEEN POINTS)			

- NOTES**
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 - ALL CURB RETURN RADIUS SHALL BE 25' TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
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 - INSTALL ROLL TYPE CURB AND GUTTER BETWEEN LOTS 8/9-24, 27-30 (WEST CURB RETURN) AND LOTS 35/36 - 45/46.



FOR TYPICAL STREET SECTION E-E
SEE SHEET 5 OF 15

RIDGEVIEW DRIVE



SCANNED BY
BY LASON

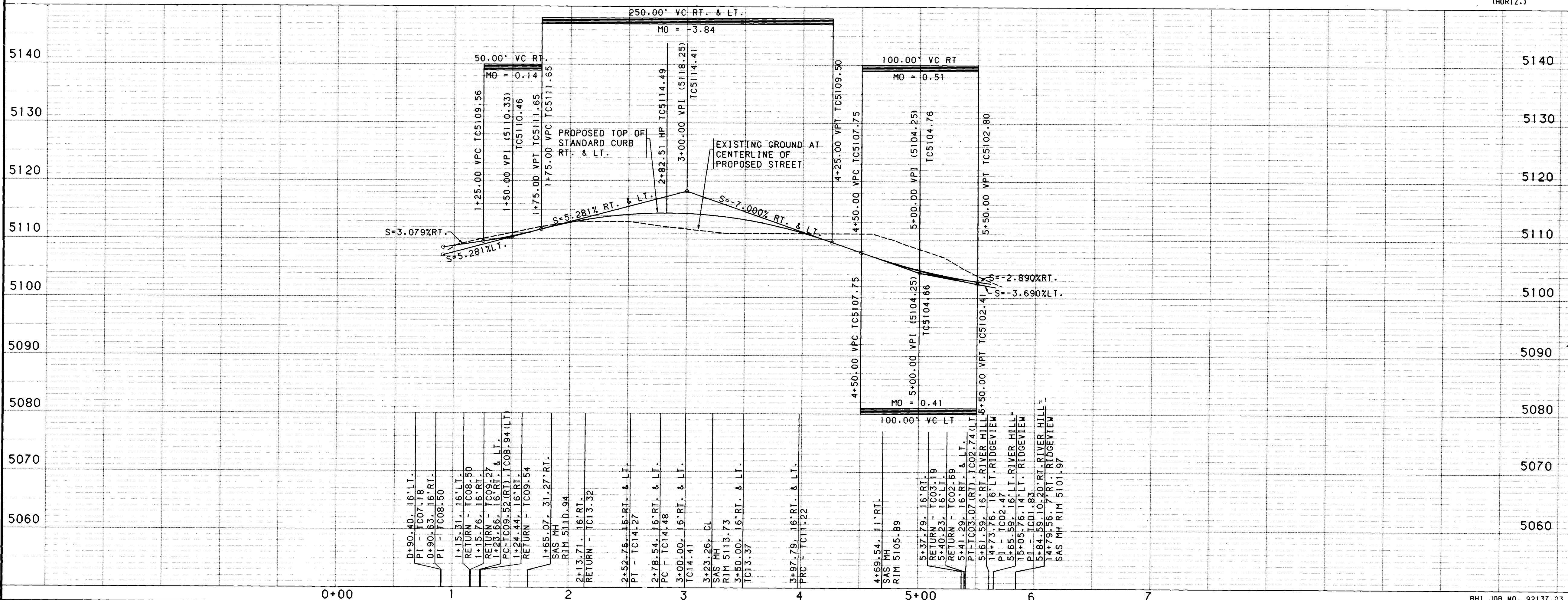
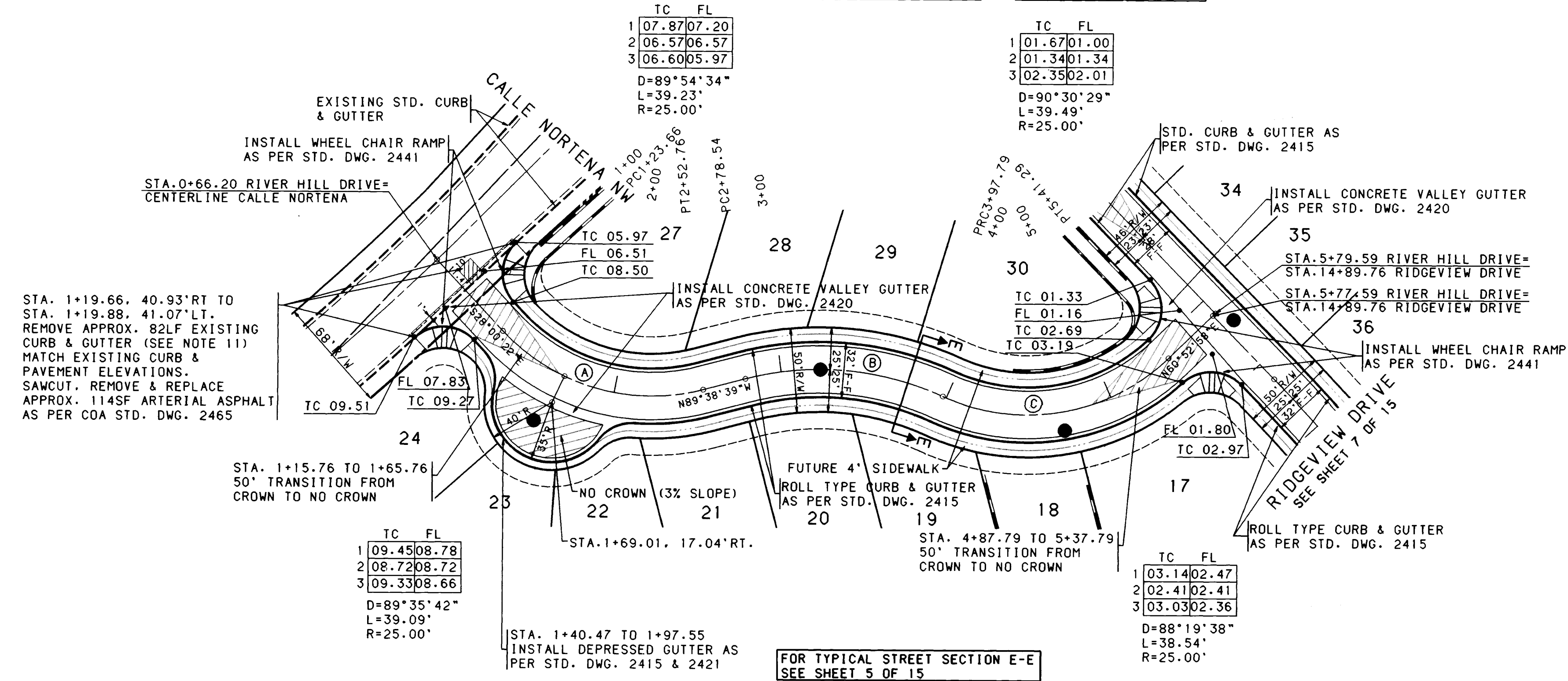
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26 4583.900793

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING			
RIVERVIEW RIDGE SUBDIVISION PAVING PLAN & PROFILE RIDGEVIEW DRIVE			
APPROVALS	ENGINEER	DATE	APPROVALS
DRG CHAIRMAN	<i>[Signature]</i>	1-14-93	WATER
TRANSPORTATION	<i>[Signature]</i>	12-17-92	WASTE WATER
HYDROLOGY	<i>[Signature]</i>	12-17-92	
DRAWING NO.	4583.90	MAP NO.	C-12.D-12
SHEET	7	OF	15

A CENTERLINE CURVE DATA			
P.I.	Sta. 1+95.25		
Delta	61° 38' 16.9"		
D	47' 44' 47"		
T	71.59'		
L	129.09'		
R	120.00'		

B CENTERLINE CURVE DATA			
P.I.	Sta. 3+14.81		
Delta	39° 2' 37.1"		
D	32' 44' 26"		
T	62.05'		
L	119.25'		
R	175.00'		

C CENTERLINE CURVE DATA			
P.I.	Sta. 4+79.52		
Delta	68° 30' 59.9"		
D	47' 44' 47"		
T	81.73'		
L	143.50'		
R	120.00'		



NOTES

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2. ALL CURB RETURN RADII SHALL BE 25' TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
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4. GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
5. CONTRACTOR IS TO INSTALL A 4"x4"x5' POST AND END AT THE END OF EACH SANITARY SEWER SERVICE.
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13. INSTALL ROLL TYPE CURB AND GUTTER BETWEEN LOTS 8/9-24, 27-30 (WEST CURB RETURN) AND LOTS 35/36 - 45/46.

AS-BUILT INFORMATION

CONTRACTOR	CCM	
DESIGNED BY	ALB	
DATE	12/17/92	
APPROVED BY	ALB	
DATE	12/17/92	
REVISIONS		
NO.	DATE	BY
1	12/17/92	ALB

ENGINEER'S SEAL

NO. 11/92

REMARKS

DESIGN

DESIGNED BY GJ/KLD

DRAWN BY TSG

CHECKED BY KLD

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

ENGINEERING

RIVERVIEW RIDGE

PAVING PLAN & PROFILE

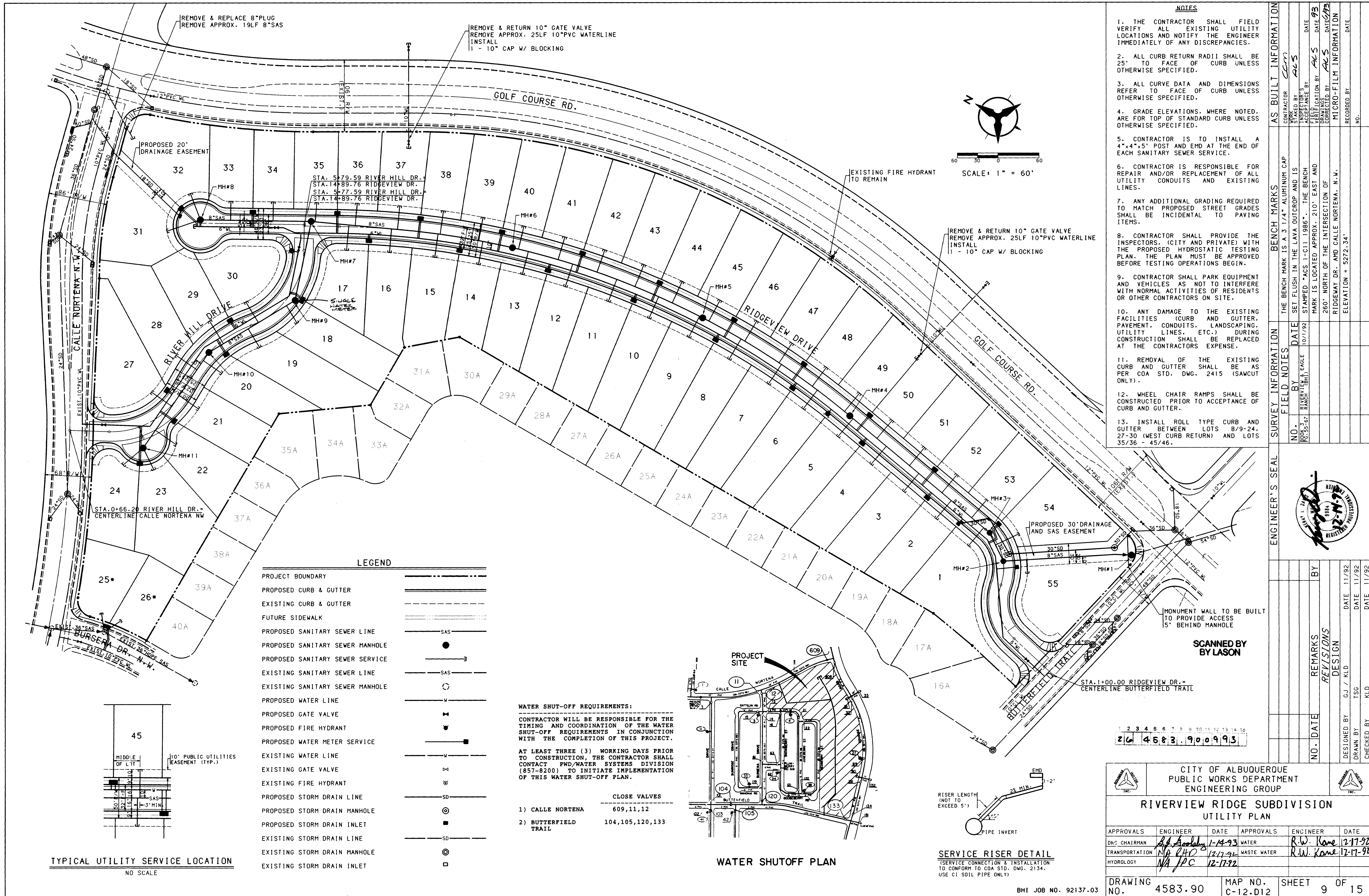
RIVER HILL DRIVE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	ALB	12-17-92	WATER	N/A	RWK 12-17-92
TRANSPORTATION	ALB	12-17-92	WASTE WATER	N/A	RWK 12-17-92
HYDROLOGY	ALB	12-17-92			

DRAWING NO. 4583.90

MAP NO. C-12.D-12

SHEET 8 OF 15



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

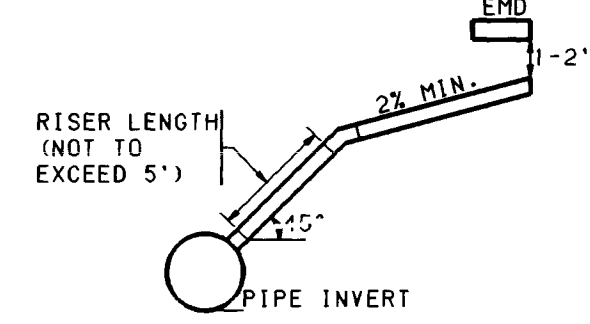
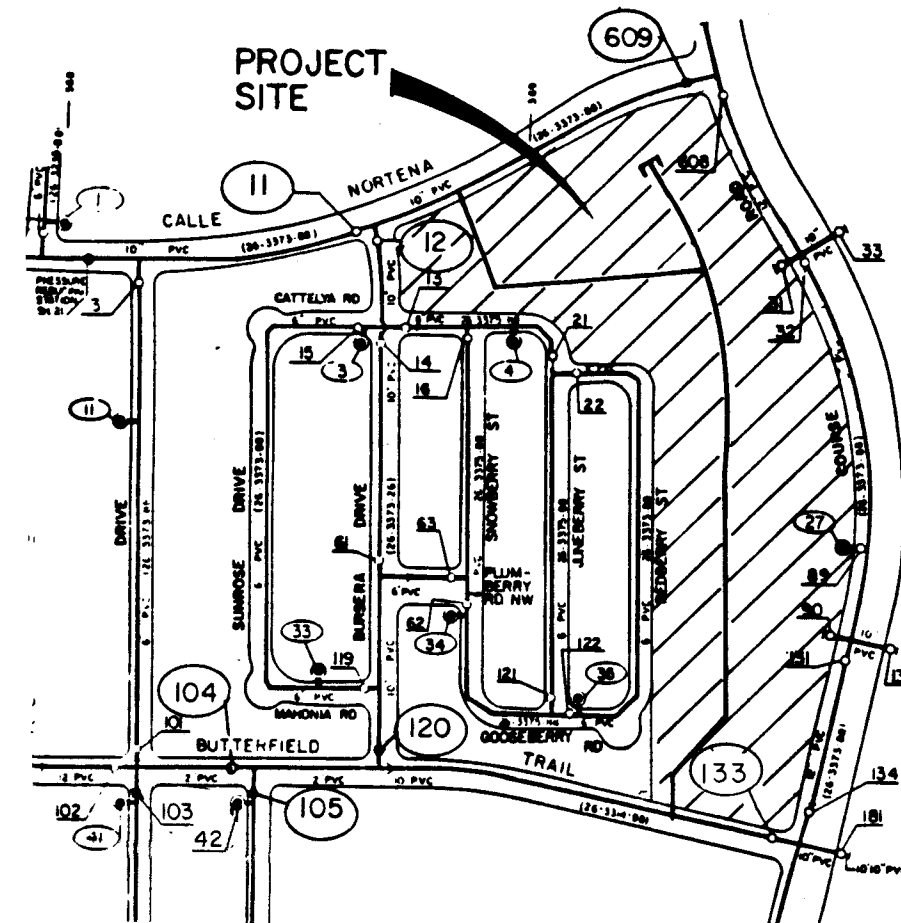
LEGEND	
PROJECT BOUNDARY	---
PROPOSED CURB & GUTTER	---
EXISTING CURB & GUTTER	---
FUTURE SIDEWALK	---
PROPOSED SANITARY SEWER LINE	SAS
PROPOSED SANITARY SEWER MANHOLE	●
PROPOSED SANITARY SEWER SERVICE	---
EXISTING SANITARY SEWER LINE	SAS
EXISTING SANITARY SEWER MANHOLE	○
PROPOSED WATER LINE	W
PROPOSED GATE VALVE	⋈
PROPOSED FIRE HYDRANT	⊙
PROPOSED WATER METER SERVICE	---
EXISTING WATER LINE	W
EXISTING GATE VALVE	⋈
EXISTING FIRE HYDRANT	⊙
PROPOSED STORM DRAIN LINE	SD
PROPOSED STORM DRAIN MANHOLE	⊙
PROPOSED STORM DRAIN INLET	■
EXISTING STORM DRAIN LINE	SD
EXISTING STORM DRAIN MANHOLE	⊙
EXISTING STORM DRAIN INLET	□

WATER SHUT-OFF REQUIREMENTS:

CONTRACTOR WILL BE RESPONSIBLE FOR THE TIMING AND COORDINATION OF THE WATER SHUT-OFF REQUIREMENTS IN CONJUNCTION WITH THE COMPLETION OF THIS PROJECT.

AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PWD/WATER SYSTEMS DIVISION (857-8200) TO INITIATE IMPLEMENTATION OF THIS WATER SHUT-OFF PLAN.

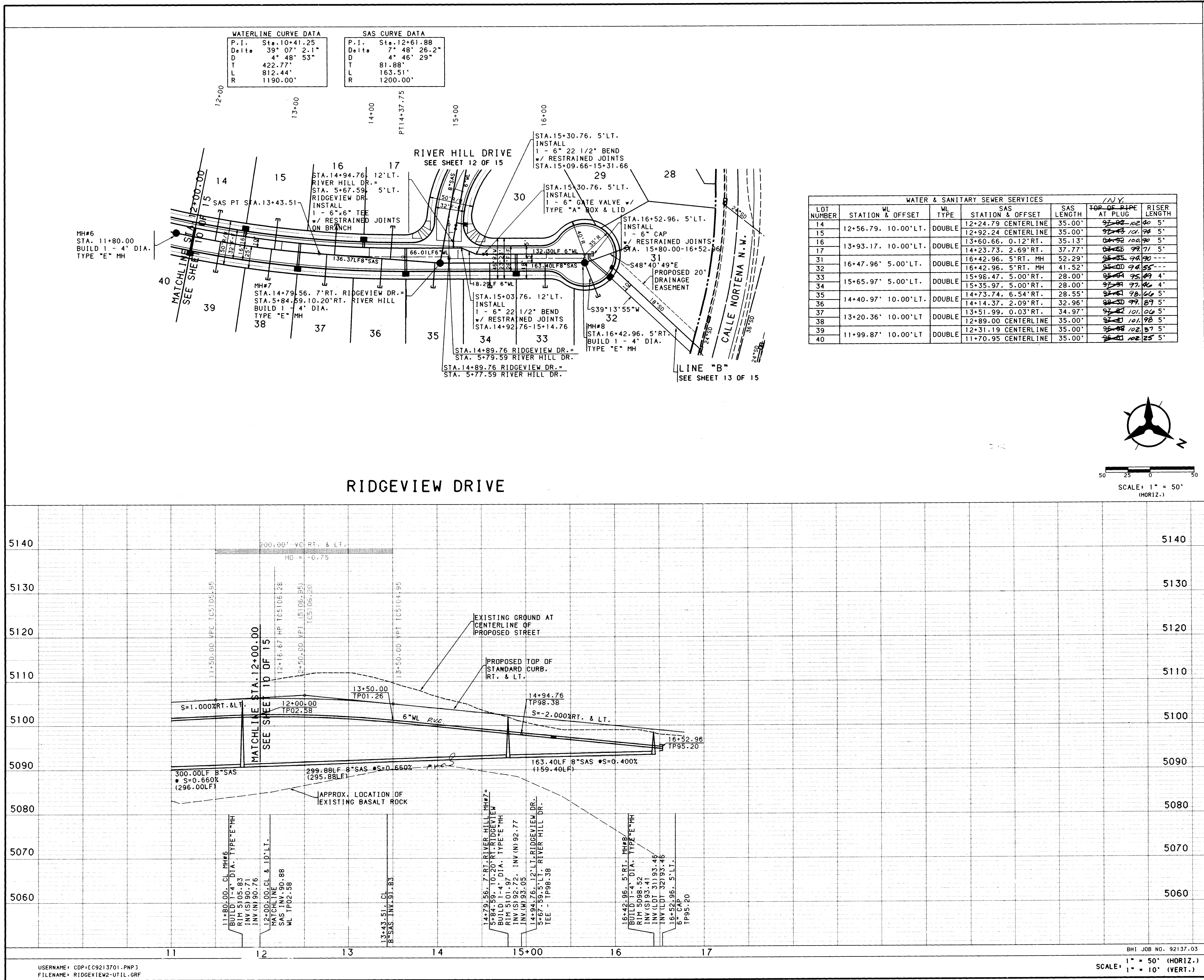
	CLOSE VALVES
1) CALLE NORTENA	609,11,12
2) BUTTERFIELD TRAIL	104,105,120,133



TYPICAL UTILITY SERVICE LOCATION
NO SCALE

WATER SHUTOFF PLAN

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
RIVERVIEW RIDGE SUBDIVISION UTILITY PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D&C CHAIRMAN	<i>[Signature]</i>	1-14-93	WATER	R.W. Kane	12-17-92
TRANSPORTATION	<i>[Signature]</i>	12-17-92	WASTE WATER	R.W. Kane	12-17-92
HYDROLOGY	<i>[Signature]</i>	12-17-92			
DRAWING NO.	4583.90	MAP NO.	C-12-D12	SHEET	9 OF 15



NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL CURB RETURN RADII SHALL BE 25' TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR IS TO INSTALL A 4"x4"x5' POST AND EMD AT THE END OF EACH SANITARY SEWER SERVICE.
- CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
- ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
- CONTRACTOR SHALL PROVIDE THE INSPECTORS (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
- CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
- ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
- WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- INSTALL ROLL TYPE CURB AND GUTTER BETWEEN LOTS 8/9-24, 27-30 (WEST CURB RETURN) AND LOTS 35/36 - 45/46.

SCANNED BY LASON

26 4583.90 1193

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING

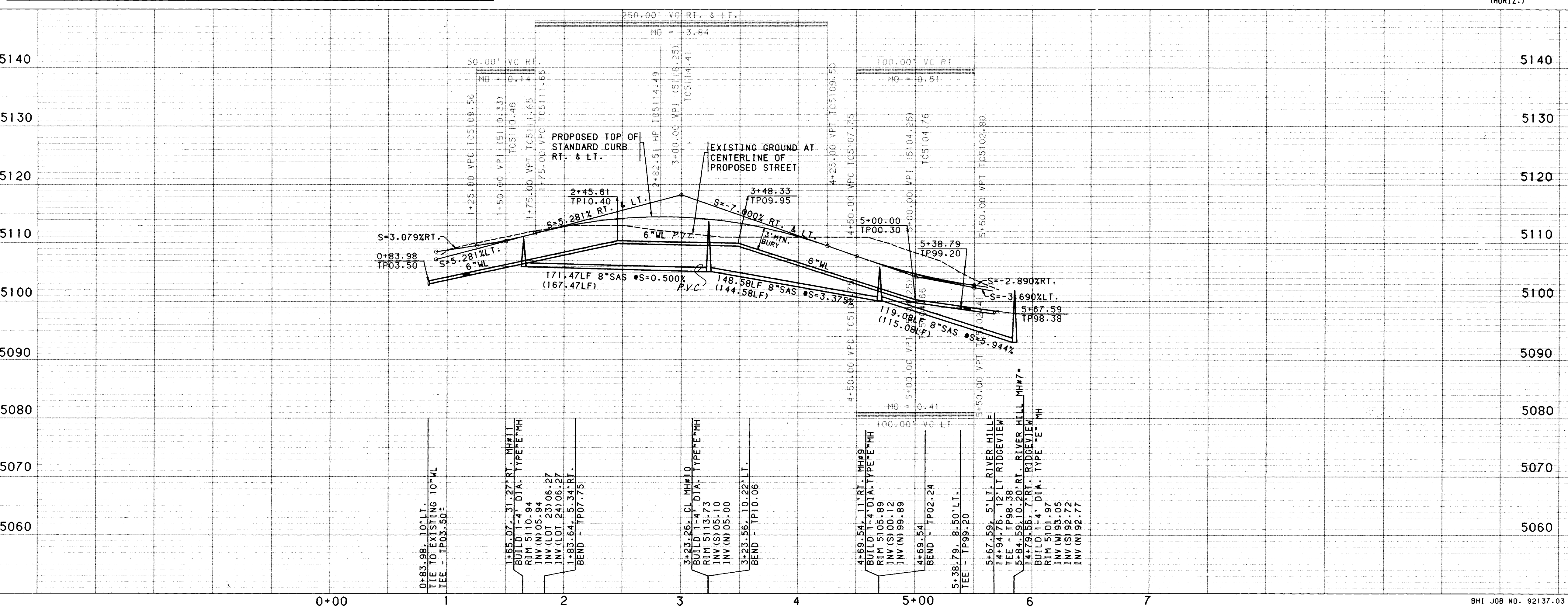
RIVERVIEW RIDGE SUBDIVISION
UTILITY PLAN & PROFILE
RIDGEVIEW DRIVE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DAC CHAIRMAN	R.W. Kane	11-14-93	WATER	R.W. Kane	12-17-92
TRANSPORTATION	NA R.W.	12-17-92	WASTE WATER	R.W. Kane	12-17-92
HYDROLOGY	NA JPC	12-17-92			

DRAWING NO. 4583.90 MAP NO. C-12.0-12 SHEET 11 OF 15

DATE: DEC. 11, 1992

WATER & SANITARY SEWER SERVICES						
LOT NUMBER	STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG	RISER LENGTH
17	4+74.19, 1.83LT.	DOUBLE	SEE SHEET 11	37.77'	03.66'	5'
18	4+56.41, 5.74RT.	DOUBLE	3+91.72, 3.10RT.	30.38'	03.66'	---
19	3+44.60, 6.23LT.	DOUBLE	3+08.66, 2.01RT.	33.17'	03.66'	3'
20	2+08.49, 5.11LT.	DOUBLE	2+45.61, 0.02RT.	34.99'	03.66'	3'
21	1+71.87, 0.48LT.	DOUBLE	1+87.72, 14.32RT.	37.44'	03.66'	---
22	1+71.87, 0.48LT.	DOUBLE	1+65.07, 31.27RT. MH	36.06'	03.66'	---
23	2+41.47, 9.98LT.	DOUBLE	2+92.04, 2.81RT.	37.81'	03.66'	2'
24	3+74.75, 5.21LT.	DOUBLE	3+48.33, 4.23RT.	39.39'	03.66'	3'
25			4+09.05, 0.50RT.	35.71'	03.66'	---



USERNAME: GCP1C9213701.PWP
FILENAME: RIVERHILL-UTIL.GRF

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13. INSTALL ROLL TYPE CURB AND GUTTER BETWEEN LOTS 8/9-24, 27-30 (WEST CURB RETURN) AND LOTS 35/36 - 45/46.

AS-BUILT INFORMATION

CONTRACTOR: CCM
INSPECTED BY: AJS
DATE: 12/17/92
VERIFICATION BY: AJS
DATE: 12/17/92
DRAWING NO.: 4583.90
MICRO-FILM INFORMATION
RECORDED BY: AJS
DATE: 12/17/92
NO.:

ENGINEER'S SEAL

NO. DATE BY
REMARKS
REVISIONS
DESIGN
DATE 11/92
DATE 11/92
DATE 11/92

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING

RIVERVIEW RIDGE
UTILITY PLAN & PROFILE
RIVER HILL DRIVE

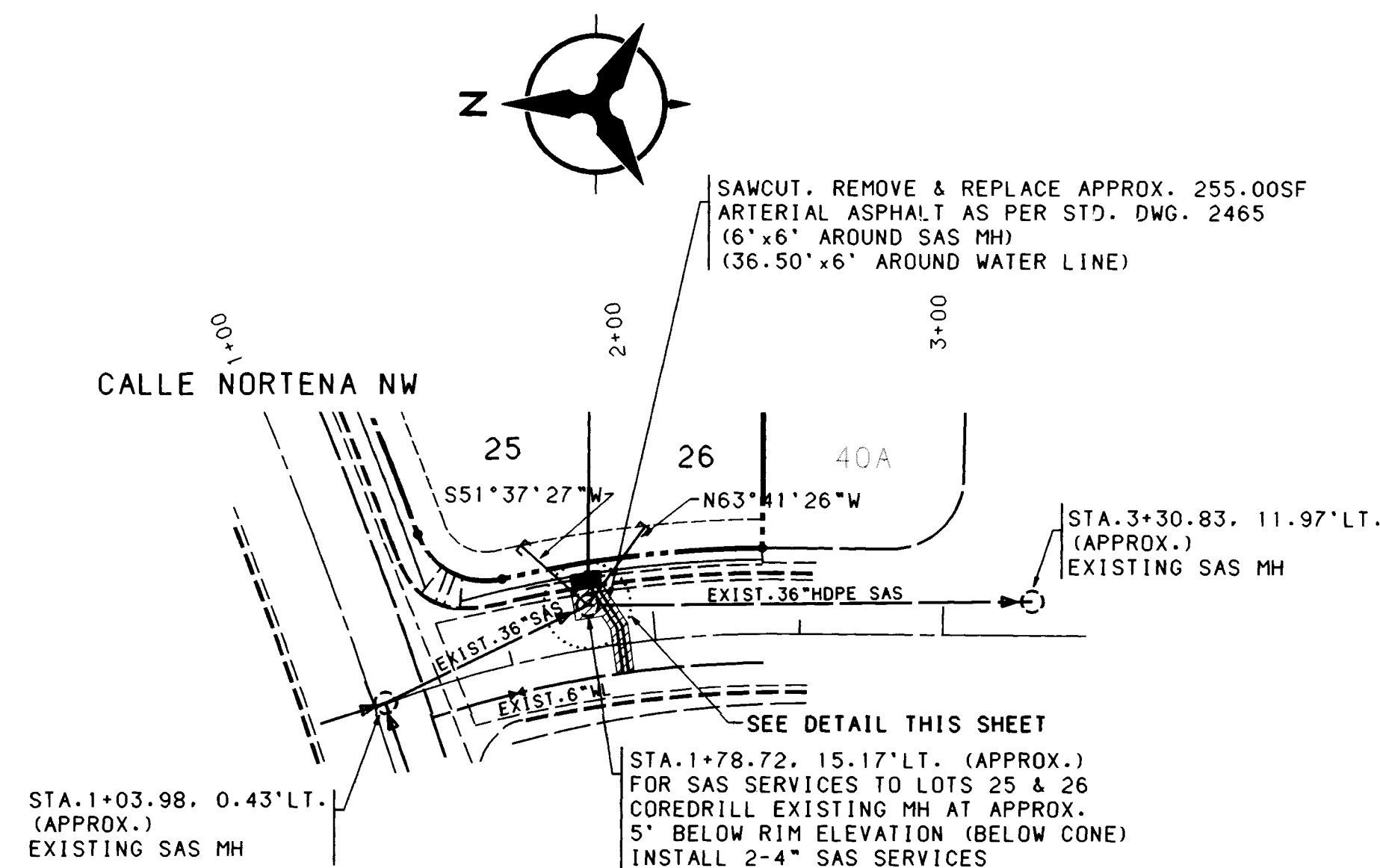
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	R.W. Kane	12-17-92	WATER	R.W. Kane	12-17-92
TRANSPORTATION	NA	12-17-92	WASTE WATER	R.W. Kane	12-17-92
HYDROLOGY	NA	12-17-92			

SCANNED BY
BY LASON

1 2 3 4 5 6 7 8 9 10 11 12
26 4583.90 1293

SCALE: 1" = 50' (HORIZ.)
1" = 10' (VERT.)

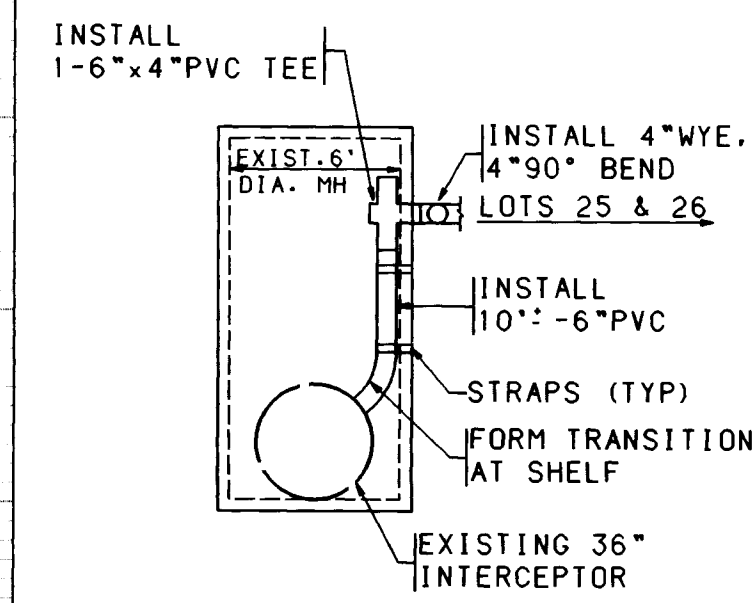
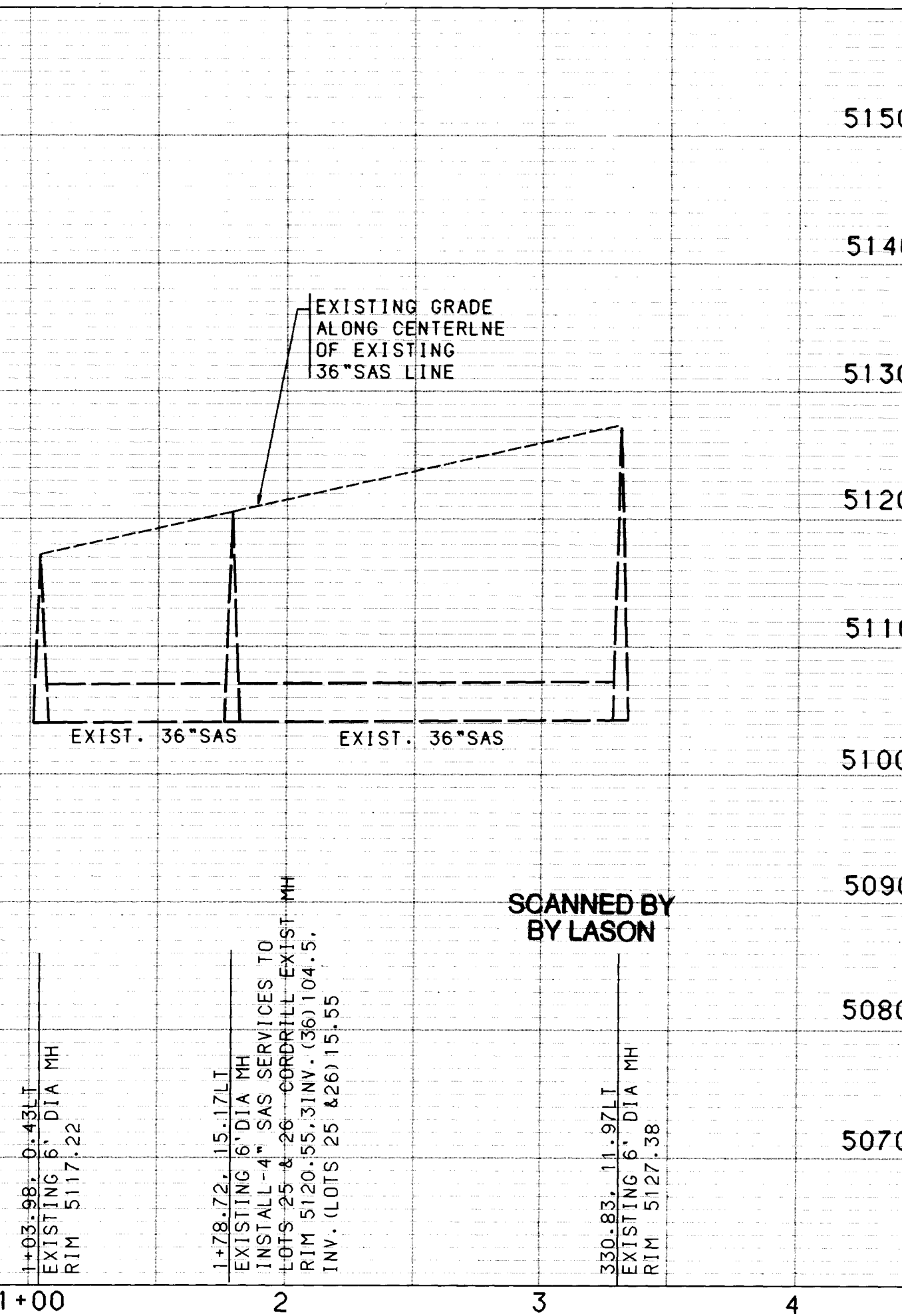
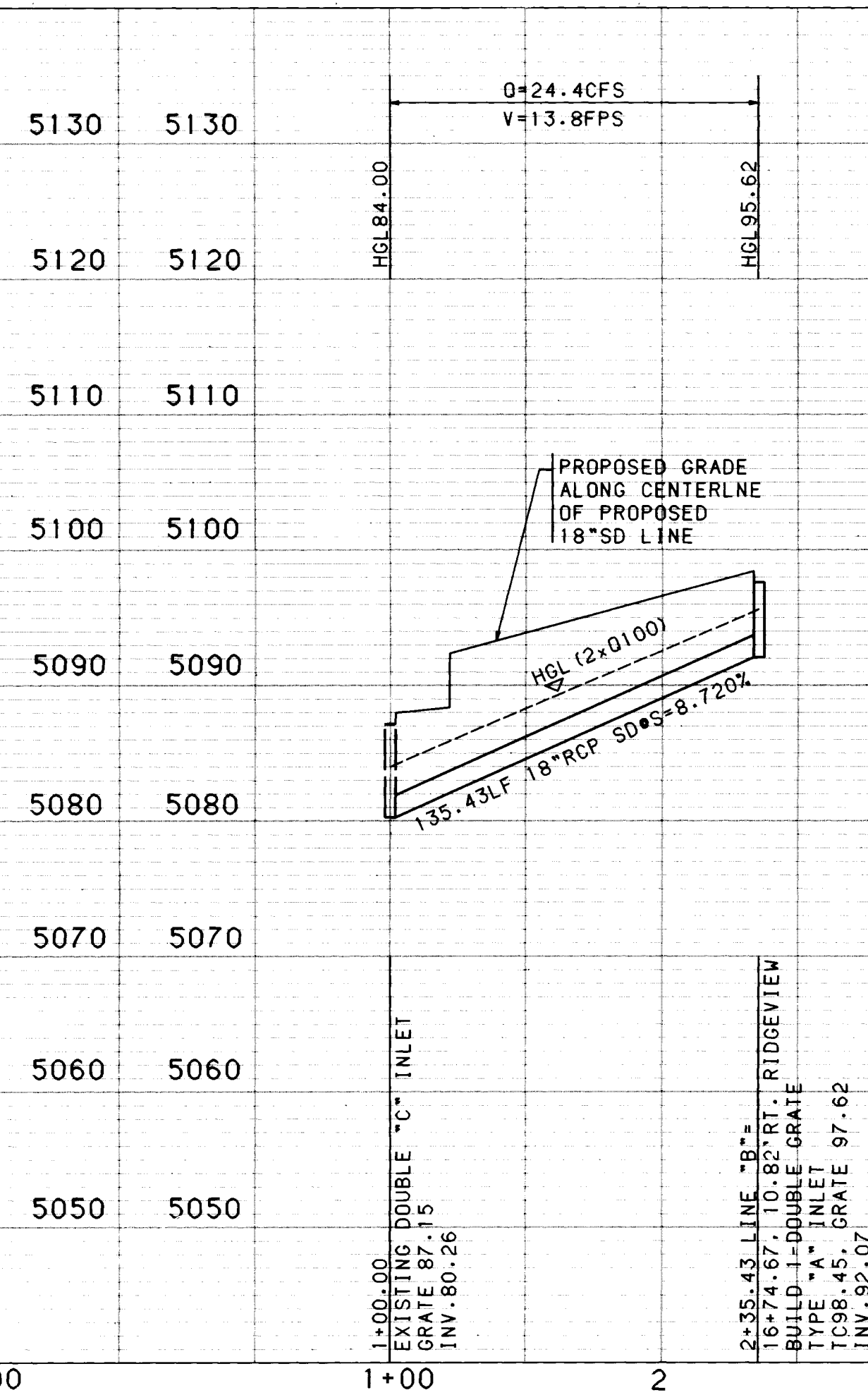
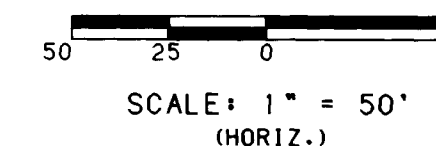
DRAWING NO. 4583.90
MAP NO. C-12.D-12
SHEET 12 OF 15



WATER & SANITARY SEWER SERVICES						INV
LOT NUMBER	WL STATION & OFFSET	WL TYPE	SAS STATION & OFFSET	SAS LENGTH	TOP OF PIPE AT PLUG	
25	1+88.20, 10' RT.	DOUBLE	1+78.72, 15.17' LT. MH	30.14'	1720.00	16
26			1+78.72, 15.17' LT. MH	28.13'	1720.00	16

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MANHOLE DETAIL AT
STA. 1+78.72 BURSERA DR.
NO SCALE

NOTE:
THE INSTALLATION OF THE INTERIOR
DROP PLUMBING IS TO BE COORDINATED
WITH THE COA INSPECTOR.

1	2	3	4	5	6	7	8	9	10
2	6		4	5	8	3	.	9	0 1 3 9 3



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING

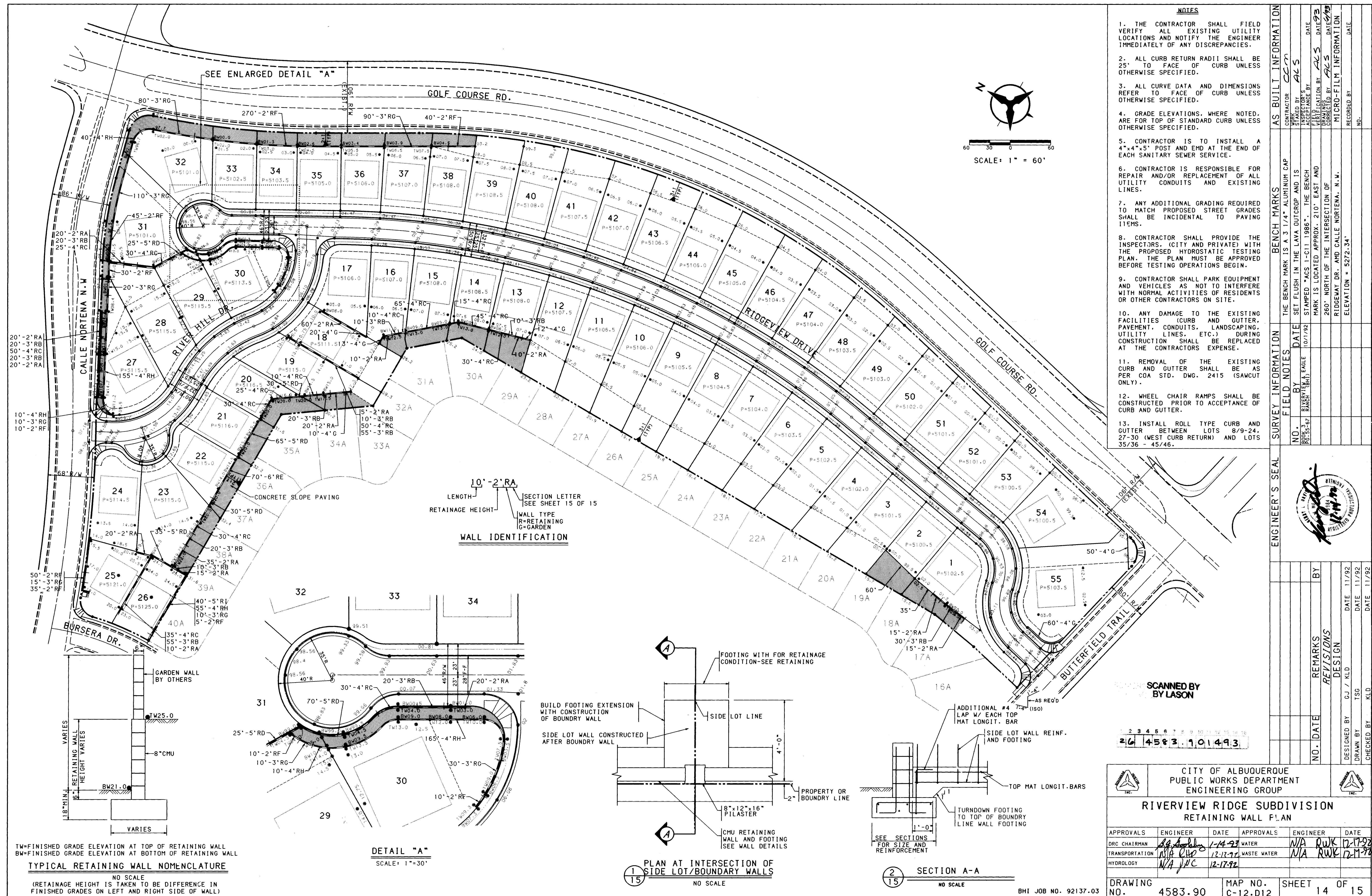
RIVERVIEW RIDGE
STORM DRAIN/UTILITY PLAN & PROFILE
LINE "A" / LINE "B" / BURSER DR.

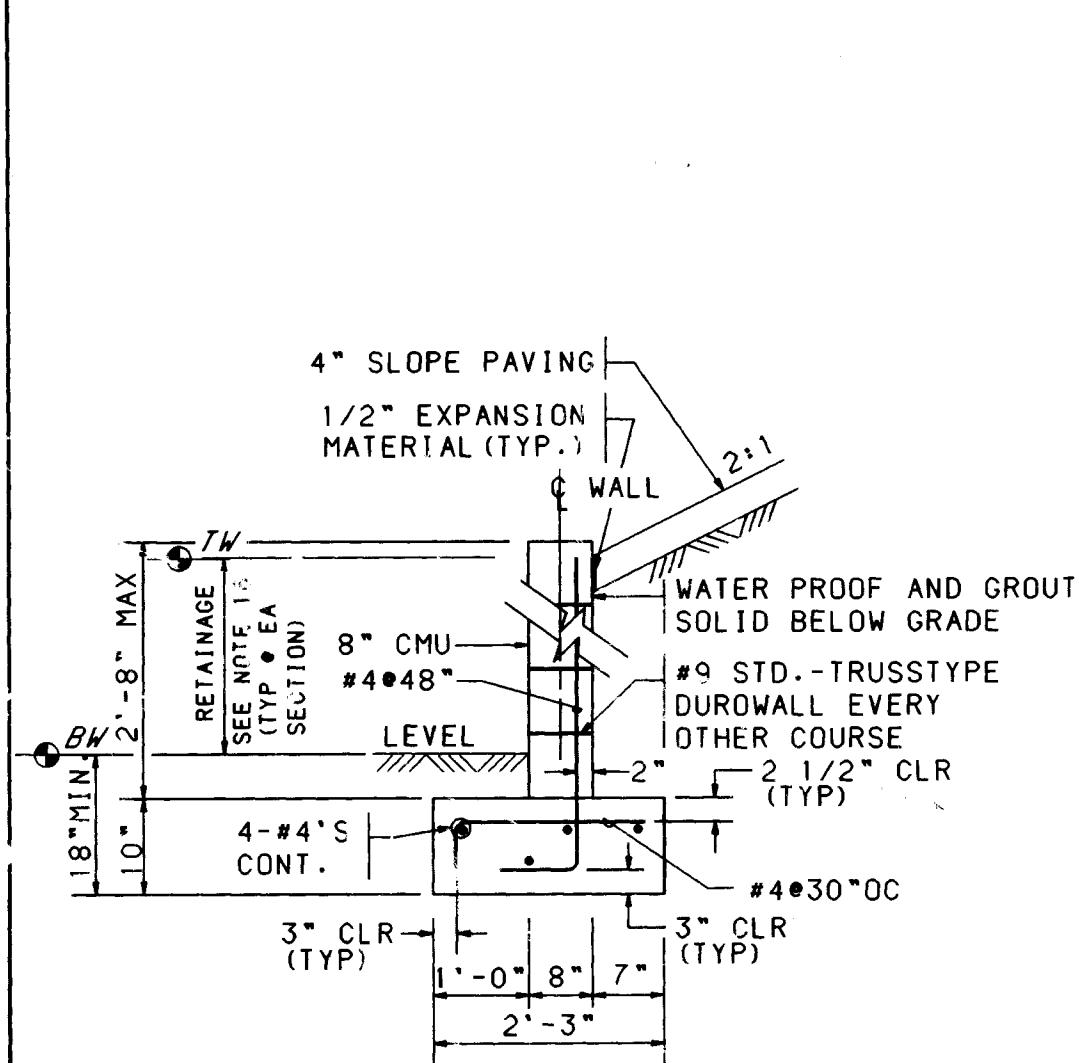
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>R. E. Anderson</i>	1-14-93	WATER	<i>R.W. Kone</i>	12-17-91
TRANSPORTATION	<i>N.R. Rupp</i>	12-17-91	WASTE WATER	<i>R.W. Kone</i>	12-17-91
HYDROLOGY	<i>J. Custer</i>	12-17-91			

DRAWING NO.	4583.90	MAP NO. C-12.D-12	SHEET 13	OF 15
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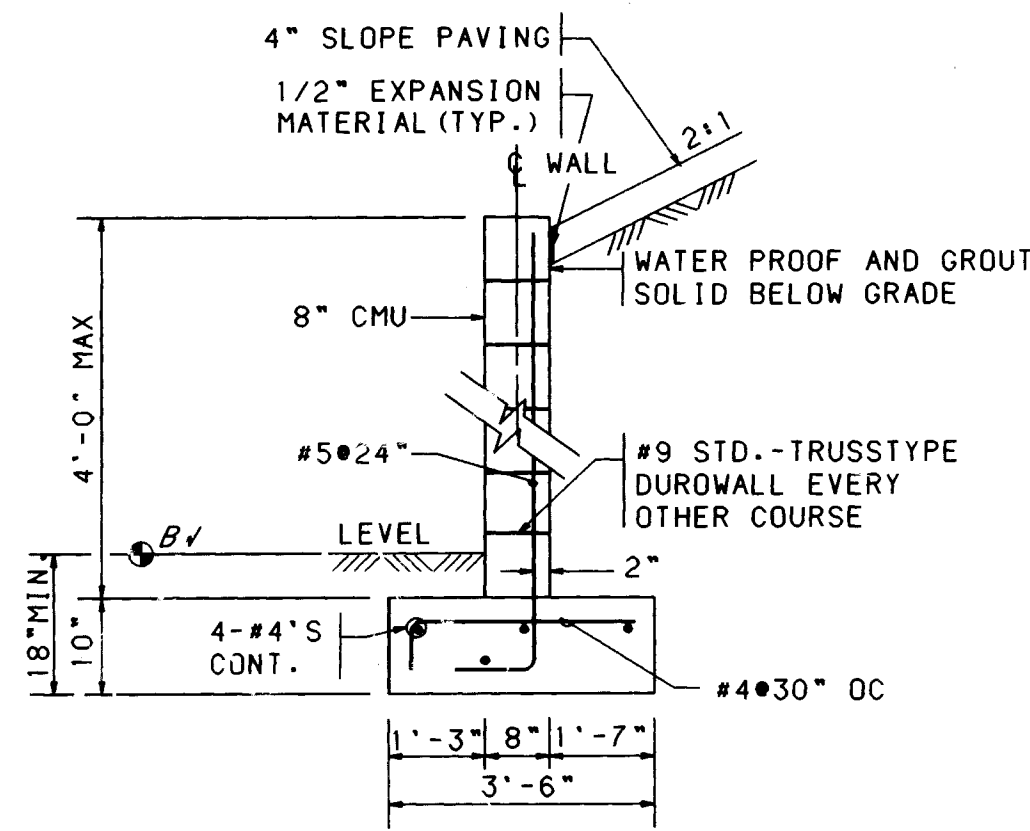
DATE: DEC. 11. 1992

DATE: DEC.11. 1992

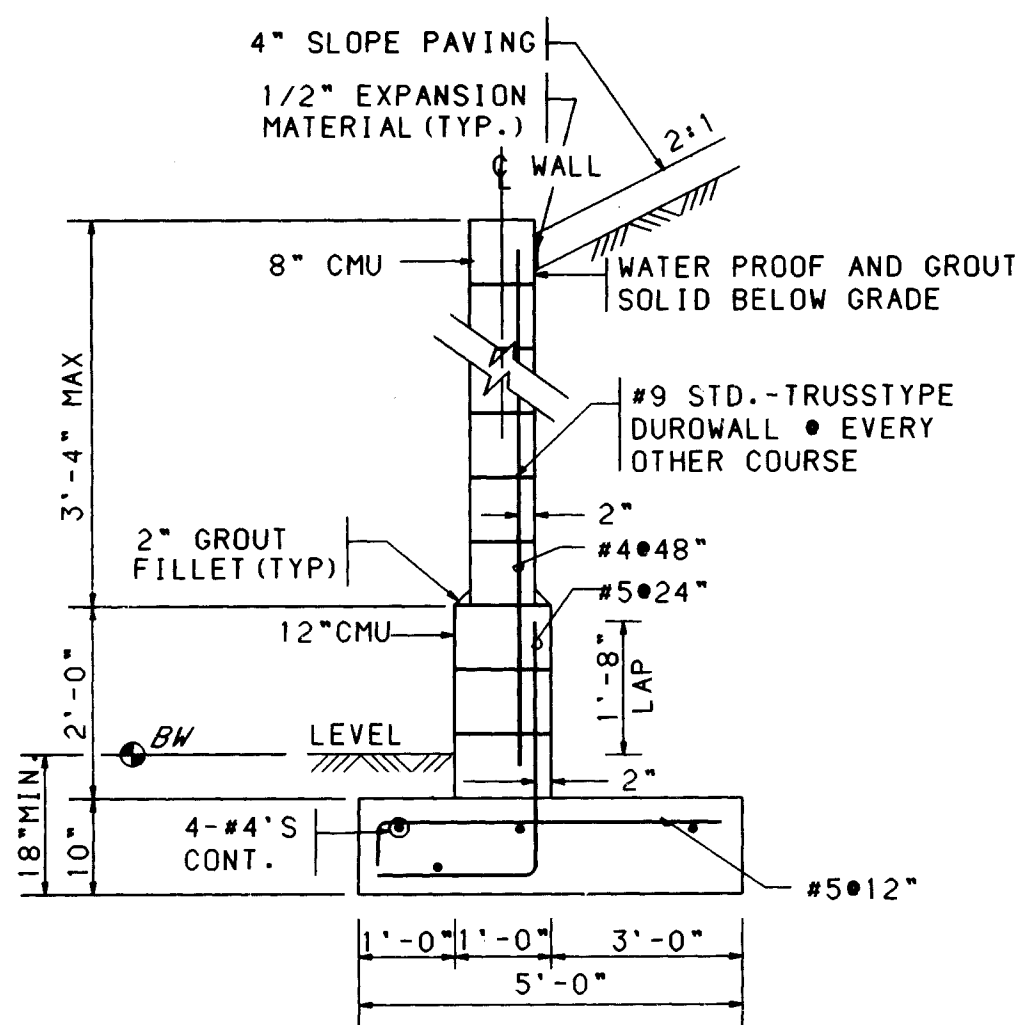




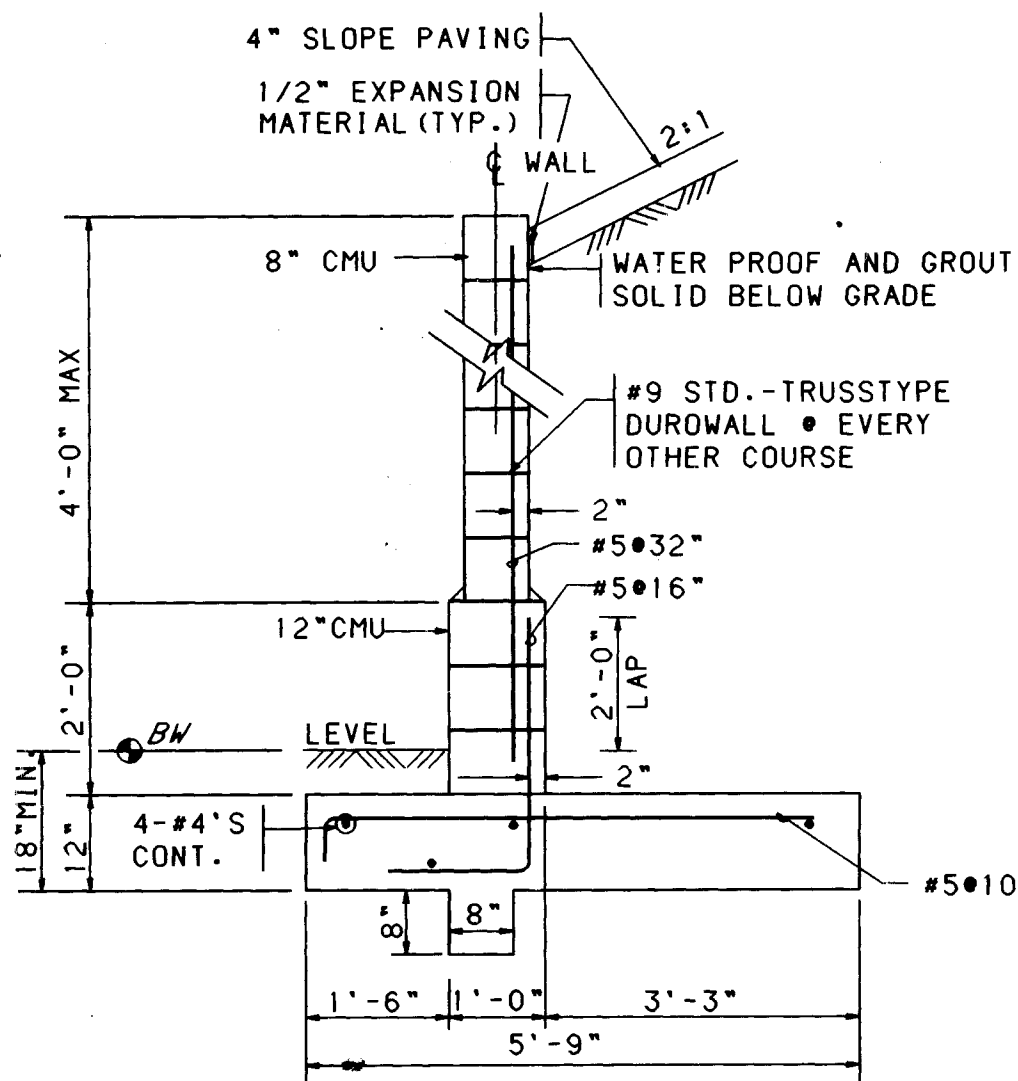
RETAINING WALL FOR 2'-6" MAX. RETAINAGE
NO SCALE



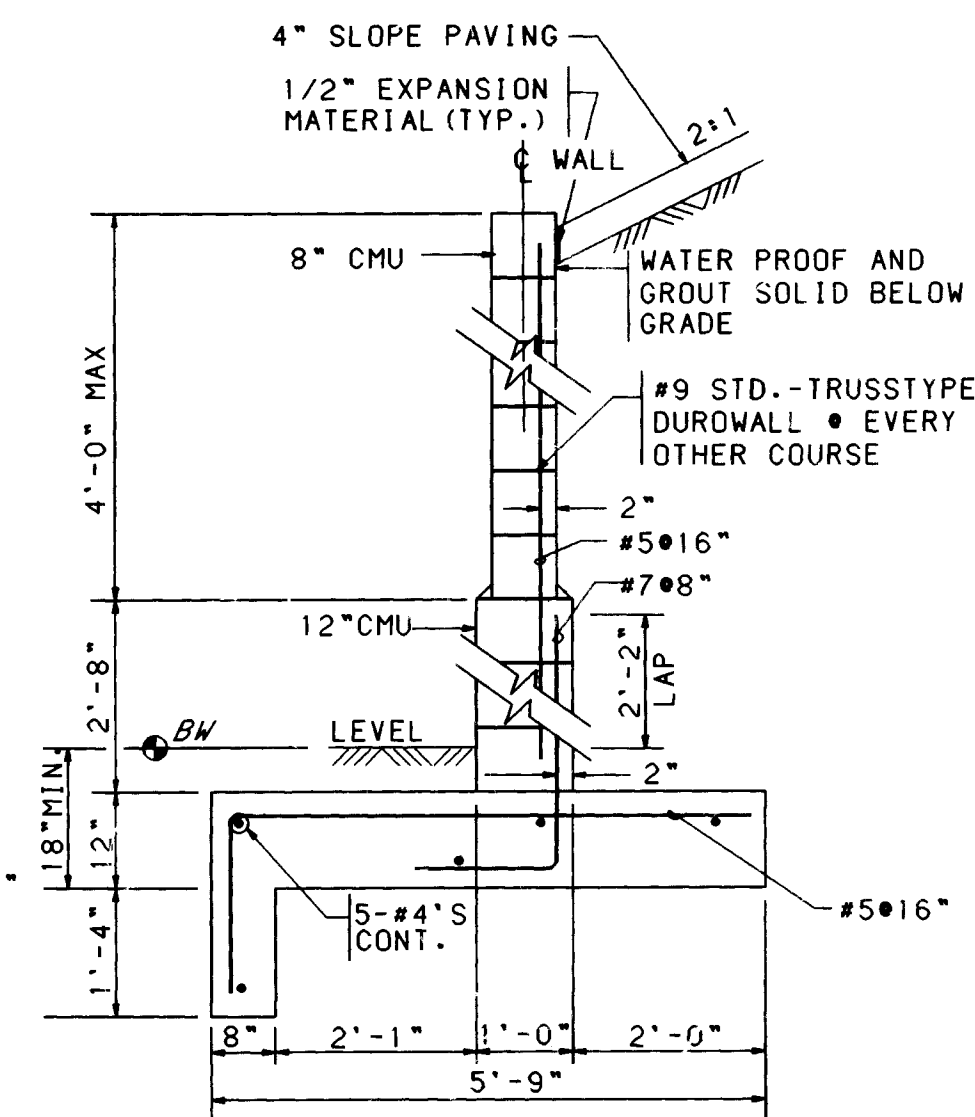
RETAINING WALL FOR 3'-6" MAX. RETAINAGE
NO SCALE



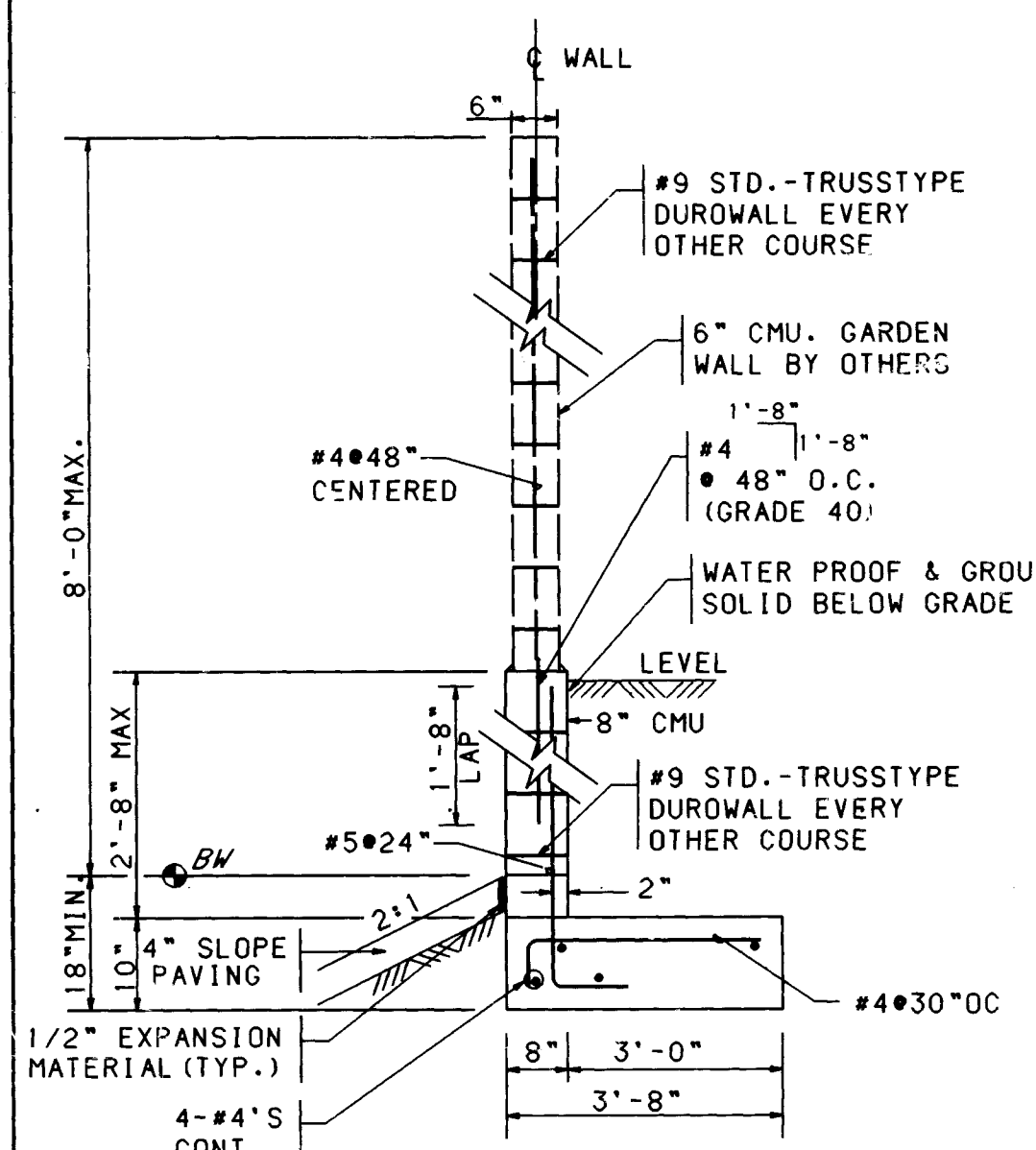
RETAINING WALL FOR 4'-6" MAX. RETAINAGE
NO SCALE



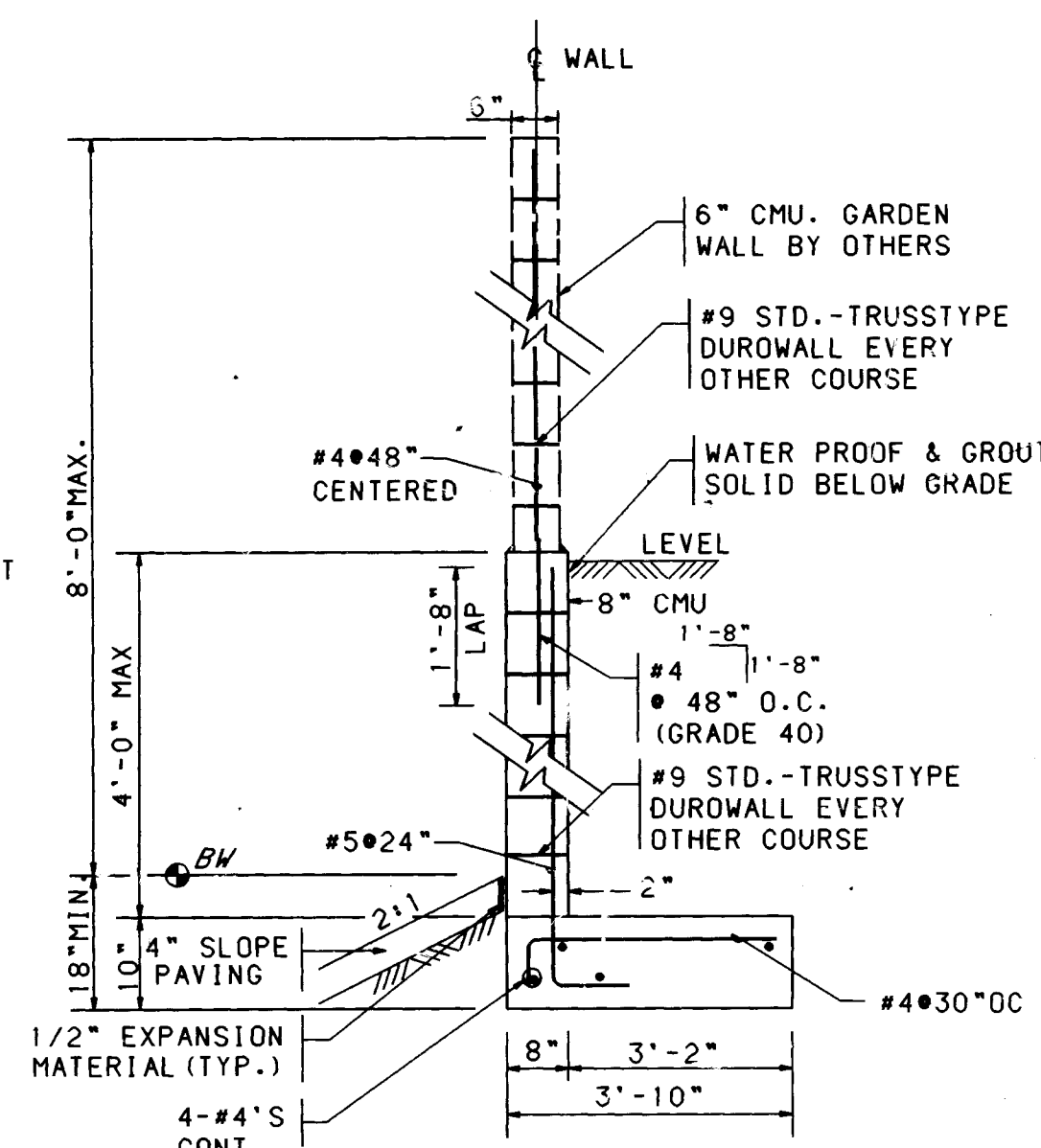
RETAINING WALL FOR 5'-6" MAX. RETAINAGE
NO SCALE



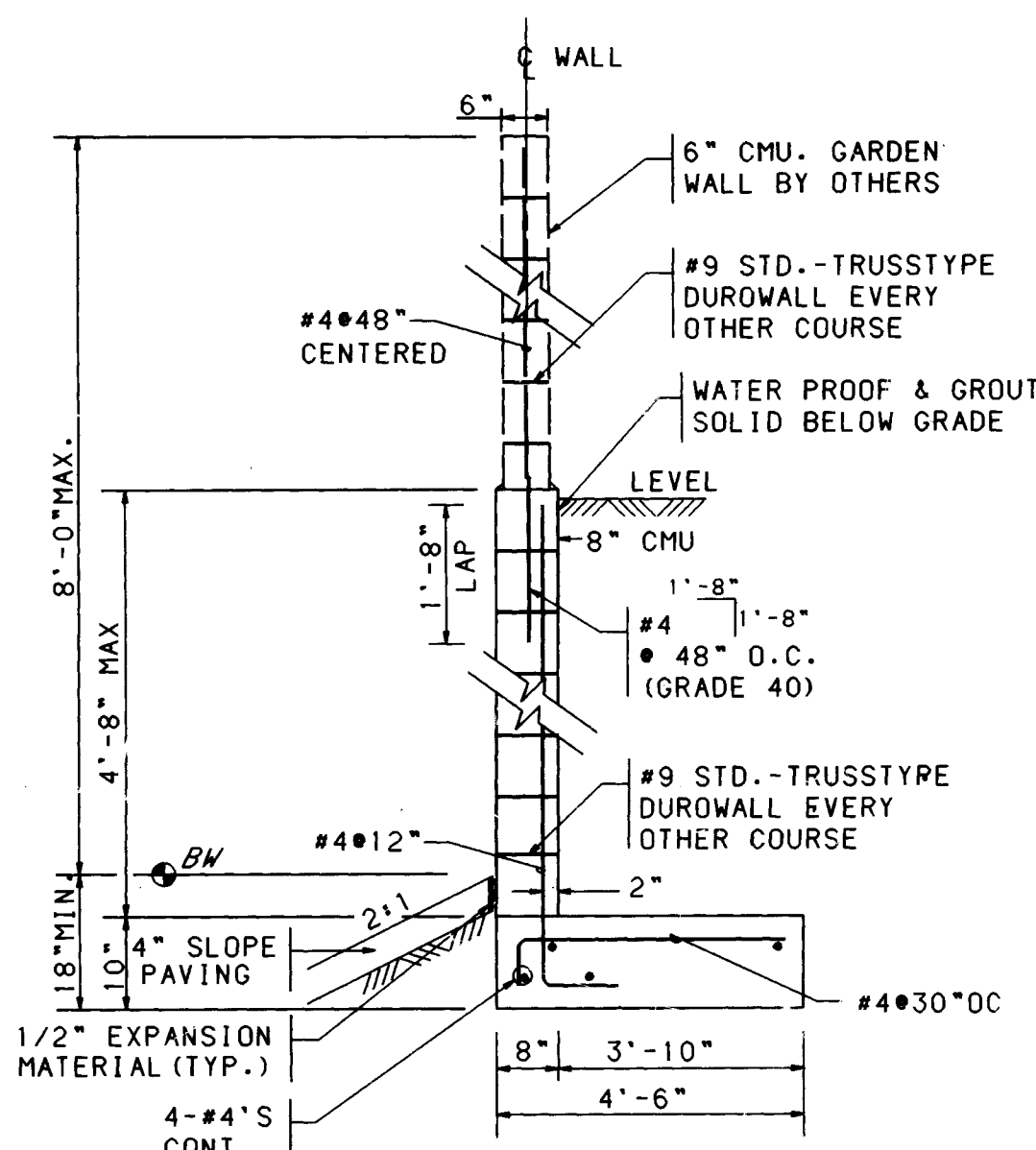
RETAINING WALL FOR 6'-6" MAX. RETAINAGE
NO SCALE



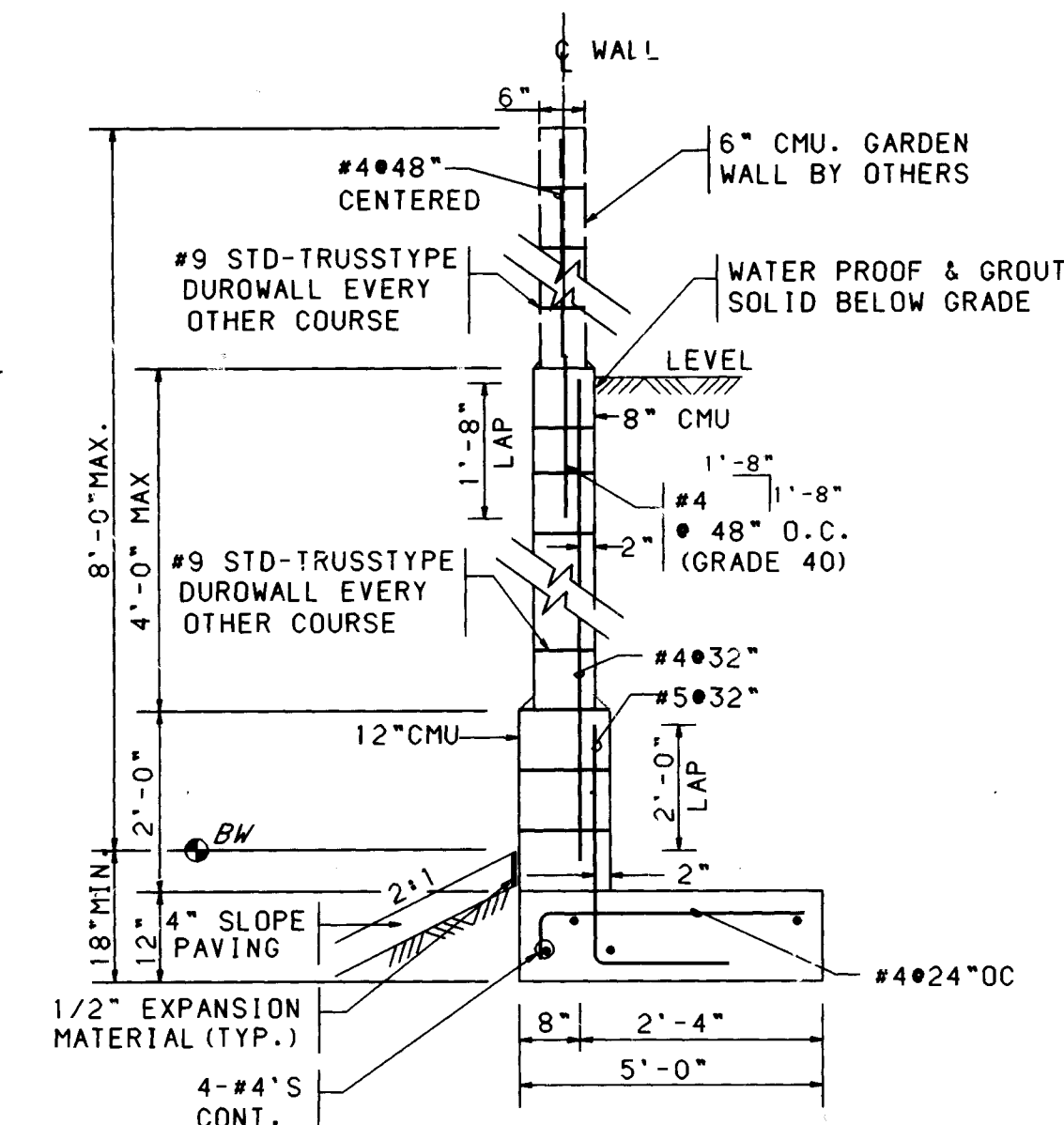
RETAINING WALL W/2:1 TOE SLOPE FOR 2'-6" MAX. RETAINAGE
NO SCALE



RETAINING WALL W/2:1 TOE SLOPE FOR 3'-6" MAX. RETAINAGE
NO SCALE



RETAINING WALL W/2:1 TOE SLOPE FOR 4'-6" MAX. RETAINAGE
NO SCALE



RETAINING WALL W/2:1 TOE SLOPE FOR 5'-6" MAX. RETAINAGE
NO SCALE

GENERAL NOTES (CONTINUED)

- DESIGN DATA
BLOCK WEIGHT 12" = 130 PSF
BLOCK WEIGHT 8" = 85 PSF
SOIL WEIGHT = 125 PCF
PASSIVE SOIL PRESSURE = 300 PCF
ACTIVE SOIL PRESSURE = 32 PCF (LEVEL FILL)
= 59 PCF (2:1 FILL SLOPE)
SOIL BEARING PRESSURE = 1500 PSF
(1/3 INCREASE FOR WIND/SEISMIC)
COEFFICIENT OF FRICTION = 0.5
CONCRETE F'C (28 DAYS) = 3000 PSI
GROUT STRENGTH = 2000 PSI
CMU GRADE N, f'b = 1500 PSI (GROUTED)
REINFORCEMENT = 60 ASTM A-615, UNLESS NOTED OTHERWISE
MORTAR = TYPE "X"
WHITE SLUMP BLOCK WITH A MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI MAY BE SUBSTITUTED FOR STANDARD CMU GRADE N.
- CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO CONCRETE FOOTING POUR FOR INSPECTION OF COMPACTION UNDER FOOTING. FOOTING DEPTH AND WIDTH AND WALL STEEL AND SPACING. FINAL INSPECTION OF FOOTING AND WALL WILL BE REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CODE ADMINISTRATION APPROVAL AND FEES ASSOCIATED WITH IT.
- RETAINING WALLS SHALL RECEIVE A BITUMINOUS WATERPROOFING MATERIAL ACCEPTABLE TO THE ENGINEER. WATER-PROOFING SHALL BE APPLIED TO THE BACK OF THE CMU BELOW GRADE.
- SEE GRADING AND DRAINAGE PLAN SHEET 1 AND 2 FOR ADDITIONAL NOTES PERTAINING TO RETAINING WALLS.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION.
- RETAINAGE HEIGHT IS TAKEN TO BE THE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.
- FOUNDATIONS MAY BE PLACED DIRECTLY ON BASALT OUTCROP PROVIDED DIMENSIONS SHOWN IN DETAILS ARE MAINTAINED. WHERE FOUNDATIONS ARE BEARING ON BASALT AND TRANSITION TO BEARING ON FILL, A VERTICAL CONTROL JOINT SHALL BE INSTALLED AND FOUNDATION SHALL BE JOINTED WITH 1/2" FILLER MATERIAL. SEE DETAIL 2.

GENERAL NOTES (RETAINING WALL CONST.)

- RETAINING WALL FOOTINGS SHALL BE EMBEDDED A MINIMUM OF EIGHTEEN INCHES BELOW LOWEST ADJACENT GRADE. PRIOR TO PLACING FOOTINGS, THE EXPOSED SOILS SHOULD BE SCARIFIED TO A DEPTH OF EIGHT (8") INCHES. MOISTURE CONDITIONED TO A NEAR OPTIMUM (+ 3%) MOISTURE CONTENT AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557.
- RETAINING WALL SHALL NOT BE BACK-FILLED UNTIL AT LEAST 7 DAYS AFTER PLACING OF FINAL GROUT LEVEL. WHERE HEAVY EQUIPMENT IS USED IN BACKFILLING, SUCH EQUIPMENT SHOULD NOT APPROACH CLOSER TO THE TOP OF THE WALL THAN A DISTANCE EQUAL TO THE HEIGHT OF THE WALL. CARE SHOULD BE TAKEN TO AVOID EXERTING FORCES ON THE WALL AS COULD BE CAUSED BY EARTH MOVING EQUIPMENT.

FILL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS SPECIFIED IN APPENDIX A OF THE GEOTECHNICAL INVESTIGATION FOR RIVERVIEW TRACT H-16A DATED SEPTEMBER 18, 1992 BY VINYARD & ASSOCIATES. FILL AND TOE SLOPES SHALL BE AS SHOWN IN THE DETAILS.

- REINFORCED, EXPANSION CONTROL PILASTER SHALL BE SPACED AT 12'-0" O.C. AND AT WALL TRANSITIONS. SEE PILASTER DETAIL THIS SHEET.
- DISCONTINUE HORIZONTAL WALL REINFORCEMENT AT JOINTS AND PILASTERS. USE 6" MIN. LAP SPLICES.

- REINFORCEMENT OF A SIZE AND SPACING OTHER THAN THAT GIVEN IN THE DETAILS MAY BE USED PROVIDING SUCH OTHER REINFORCEMENT FURNISHES AN AREA OF STEEL AT LEAST EQUAL TO THAT GIVEN IN THE DETAILS. LAP SPLICES IN REINFORCING BARS SHALL BE:

- #3 BAR = 1'-4"
- #4 BAR = 1'-8"
- #5 BAR = 2'-2"

- REINFORCING IN FOOTING SHALL BE CONTINUOUS AROUND CORNERS AND THROUGH TRANSITIONS. FIELD BEND BARS AT TRANSITIONS AS REQUIRED.

- THE GRADE 40 "L" BAR AT TOP OF THE RETAINING WALL IS TO LAPPEL WITH THE REQUIRED VERTICAL REINFORCEMENT OF THE 6" CMU GARDEN WALL. THE HORIZONTAL LEG OF THE "L" BAR SHALL BE ALIGNED WITH THE WALL.

- CONSTRUCTION OF RETAINING WALLS SHALL CONFORM TO REQUIREMENTS OF THE UNIFORM BUILDING CODE SECTION 24. LOW-LIFT GROUTING METHOD.

- OMISSION OF A VERTICAL MORTAR JOINT ON FIRST COURSE AT 48" O.C. SHALL BE USED FOR WEEP HOLES.

SCANNED BY
BY LASON

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16
26 4583 901 593

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

**RIVERVIEW RIDGE SUBDIVISION
CMU RETAINING WALL DETAILS**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>[Signature]</i>	1-4-93	WATER	N/A RWK	12-17-92
TRANSPORTATION	N/A RWA	12-17-92	WASTE WATER	N/A RWE	12-17-92
HYDROLOGY	N/A PPC	12-17-92			

DRAWING NO.	MAP NO.	SHEET	OF
4583.90	C-12.D-12	15	15

BHI JOB NO. 92137.05