

CONSTRUCTION PLANS
FOR
RIO DEL NORTE
SUBDIVISION
ALBUQUERQUE, NEW MEXICO

V-CINITY MAP ZONE ATLAS F-13-2
SCALE: NONE

GENERAL NOTES

NOTICE TO CONTRACTORS

1. CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1988 EDITION AS AMENDED THROUGH UPDATE 4, SHALL BE REFERRED TO HEREIN AS THE "STANDARD SPECIFICATIONS".
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (280-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
3. PRIOR TO ANY 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 HIS SUPERVISOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.
4. ALL EXISTING SIGNS, MARKERS, DE. NEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, SIGNED AND REPLACED BY THE CONTRACTOR.
5. THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION CO-ORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION CO-ORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADING ENGINEER (768-2357) PRIOR TO OCCUPYING AN INTERSECTION.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) 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 REPAIR THE EXTENT OF REPAIRING ANY THAT MAY BE DISTURBED WITHIN DIVISION. REPAIRS SHALL BE DONE ONLY BY THE CITY SURVEYOR. 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.
- ☐ SIDEWALK AND WHEEL-CHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DERESSED 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 DAMAGE AFTER APPROVAL BY THE CITY ENGINEER OR WORK COMPLETED BY THE CONTRACTOR.

LEGEND

	NEW CURB & GUTTER
	WATERLINE
	SANITARY SEWER
	PROPERTY LINE
	CONTOUR
	WATER VALVE
	WATER METER
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	FINISHED FLOOR

INDEX TO DRAWINGS

SHEET NO.	TITLE
1	TITLE SHEET
2	PLAT
3	GRADING PLAN
4-5	PAVING PLAN & PROFILES
6	UTILITY PLAN & PROFILES

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
John Chang
DATE: 3-9-99

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the Contractor, Sundance Mechanical, and by the Surveyor, Aldrich Land Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Mark Goodwin, NMPE 9948

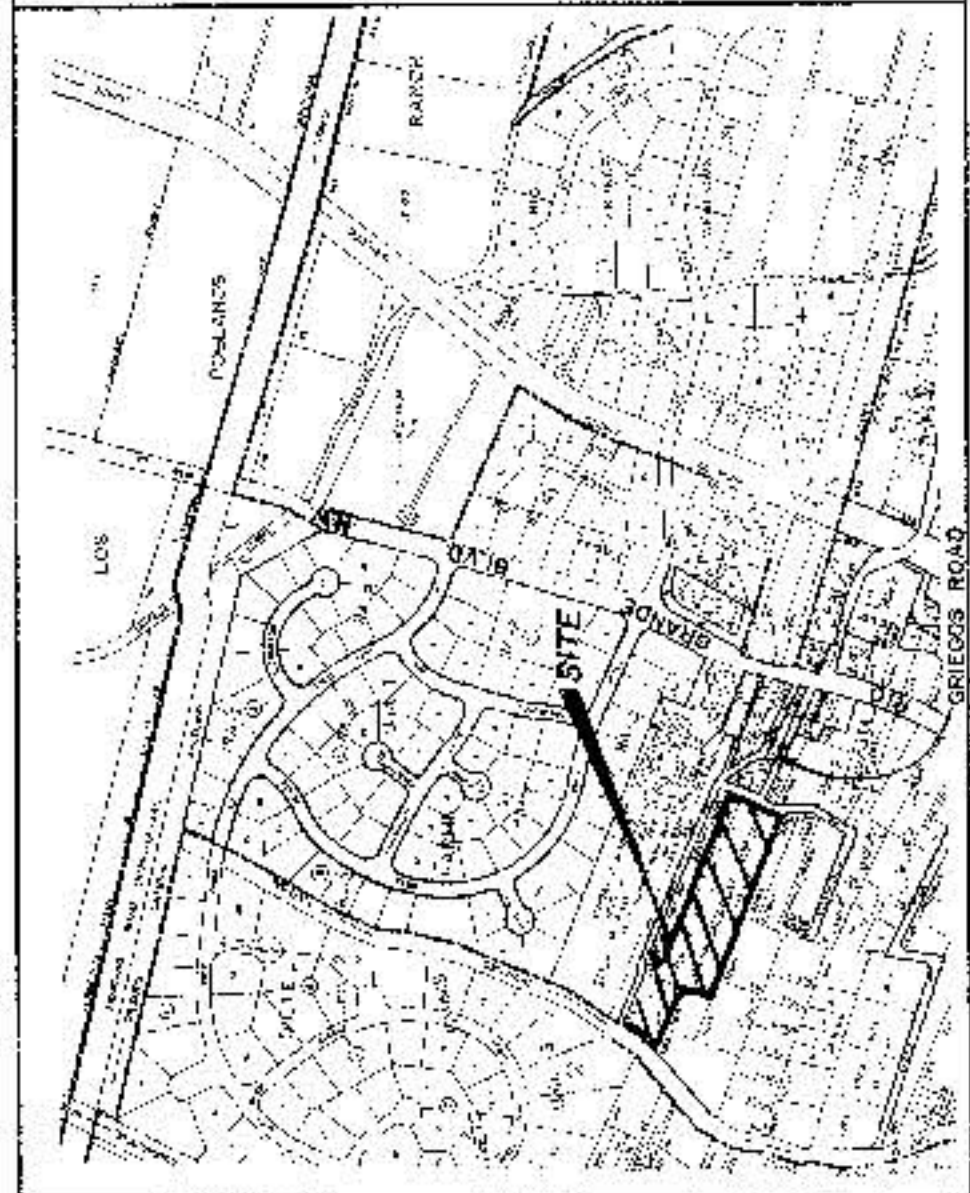
APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER

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

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE

APPROVAL OF REVISIONS

		APPROVED FOR CONSTRUCTION
	PROJECT NO. 4683.90	SHEET 1 OF 6



LOCATION MAP
ZONE ATLAS MAP F-13-Z
NOT TO SCALE

SUBDIVISION DATA	
PLAT CASE NOS.	DRE. 03-126, SP.
GROSS ACREAGE	5.0894
ZONE ATLAS NO.	F-13-Z
NO. OF EXISTING TRACTS/LOTS	6
NO. OF TRACTS/LOTS CREATED	6
NO. OF TRACTS/LOTS ELIMINATED	0
MILES OF FULL WIDTH STREETS CREATED	0.1618
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.6099 AC.
DATE OF SURVEY	MARCH, 1993
UTILITY COUNCIL LOCATION SYSTEM LOG NUMBER	92031392000061

NOTES

- THE PURPOSE OF THIS PLAT IS TO REPLAT FAWN MEADOWS SUBDIVISION AND TRACTS 106 & 107-A-7-A-1 (Central Zone).
- Bearings are New Mexico State Plane grid bearings.
- Distances are ground distances.
- Bearings and distances in parentheses are record.
- Basis of boundary are the plats of record entitled HERS OF RICARDO GREGIO (6-29-77, B13-39), FAWN MEADOW (11-29-84, C6-50), and Replat of FAWN MEADOW (7-14-87, Vol. 73, Folio 799).
- Field survey performed February 19, 1993 (Field Book No. 93).
- "City of Albuquerque Water and Sanitary Sewer Service to RIO DEL NORTE" must be verified and coordinated with the Public Works Department, City of Albuquerque.

FREE CONSENT AND DEDICATION

THE SUBDIVISION OF THE LAND HEREIN DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) THEREOF, AND SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY DEDICATE THE STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE, IN FEE SIMPLE AND GRANT THE EASEMENTS AS SHOWN ON THIS PLAT, WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO TRAIL INTERFERING TREES.

Richard J. Gonzales
RICHARD J. GONZALES
MURL MOORE
OWNER'S ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SIGNED BY ME ON THIS
21st DAY OF April, 1993
Notary Public
Notary Seal

LEGAL DESCRIPTION

A tract of land situated within Projected Section 31, Township 1 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being all of TRACTS 106 and 107-A-7-A-1 as the same is shown and designated on the plat entitled "Amended Supplemental Plat of Tracts in Los Gregos, Bernalillo County, New Mexico, belonging to HERS OF RICARDO GREGIO" filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 28, 1977 in Volume B13, Folio 39, and also being all of FAWN MEADOW comprising TRACTS 107-A-7-A-1, 107-A-5 and 107-A-6 as the same is shown and designated on the plat entitled "Plat of Tracts in Los Gregos, Bernalillo County, New Mexico" filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July 14, 1967 in Volume Misc. 73, Folio 799 and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract, said point being common with the southeast corner of TRACT 107-A-7-A-2 and further being on the westerly right-of-way line of Petrocelli Road N.W. from whence the Albuquerque Central Survey Monument "11-FLUX" bears S 54°00'49" E, 576.94 feet;

THENCE along said right-of-way line S 27°18'52" W, 222.69 feet to the southeast corner, said point being on the northerly boundary line of TRACT 107-A-2-A-2;

THENCE leaving said right-of-way line N 67°30'33" W, 407.71 feet to a point, said point being common with the northwest corner of TRACT 107-A-2-A-2 and further being common with the northeast corner of TRACT 106-A-4;

THENCE N 69°18'06" W, 353.45 feet to a point, said point being on the northerly boundary line of TRACT 106-A-3;

THENCE N 25°15'42" E, 120.80 feet to a point, said point being common with the northeast corner of TRACT 106-A-2;

THENCE N 68°27'01" W, 157.44 feet to a point, said point being common with the northeast corner of TRACT 106-A-1;

THENCE N 68°14'13" W, 118.00 feet to a point, said point being common with the northwest corner of TRACT 106-A-1 and further being on the easterly right-of-way line of the DURANES LATERAL;

THENCE along said right-of-way line N 38°46'50" E, 69.88 feet to a point; THENCE continuing along said right-of-way line N 33°00'55" E, 67.62 feet to the northwest corner, said point being on the southerly right-of-way line of Clincho Road N.W.;

THENCE leaving said easterly right-of-way line along said southerly right-of-way line S 67°52'54" E, 249.46 feet to a point; THENCE continuing along said right-of-way line N 25°15'42" E, 12.00 feet to a point;

THENCE continuing S 67°58'51" E, 227.99 feet to a point, said point being common with the northeast corner of TRACT 107-A-7-A-2;

THENCE leaving said right-of-way line S 22°07'46" W, 54.42 feet to a point, said point being common with the southwest corner of TRACT 107-A-7-A-2;

THENCE S 67°39'24" E, 531.64 feet to the point of beginning and containing 5,089.4 acres more or less.

IN WITNESS WHEREOF, I, the undersigned, Public Surveyor, do hereby certify that the foregoing is a true and correct copy of the original plat of record.

ACCEPTED BY:

Public Utilities
PUBLIC UTILITIES
PUBLIC SERVICE COMPANY OF NEW MEXICO
Donna Berg
DONNA BERG
GAS COMPANY OF NEW MEXICO
Walter Watson
WALTER WATSON
JONES INTERIABLE INC.

DATE 5-3-93

DATE 5-3-93

DATE 5-3-93

DATE 5/3/93

DATE

PLAT OF
RIO DEL NORTE
SUBDIVISION
WITHIN PROJECTED SECTION 31
T11N, R3E, N.M.P.M.
ALBUQUERQUE, NEW MEXICO
APRIL, 1993

APPROVED AND ACCEPTED BY:

TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
PARTS AND RECREATION DEPARTMENT	DATE
CITY SURVEYOR, ENGINEERING DIVISION	DATE 02-23-93
WATER RESOURCES DEPARTMENT	DATE
PROPERTY MANAGEMENT	DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
CITY ENGINEER, ENGINEERING DIVISION	DATE

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.

CITY PLANNER, ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIVISION

SURVEYOR'S CERTIFICATION

"I, Darrell M. Smith, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the quantities and/or specifications of the subdivision shown hereon, all lines, angles, distances and other particulars for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further, meets the Minimum Standards for Land Surveying in the State of New Mexico effective November 1, 1969 and revision effective December 21, 1987, and is true and correct to the best of my knowledge and belief."

4-22-93

DATE

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PLAT OF
RIO DEL NORTE
SUBDIVISION
WITHIN SECTION 31
T11N, R3E, N.M.P.M.
ALBUQUERQUE, NEW MEXICO
APRIL, 1993

ENGINEER'S RELEASE APPROVAL

"I, the undersigned, a duly qualified Registered Professional Engineer, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the quantities and/or specifications of the subdivision shown hereon, all lines, angles, distances and other particulars for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further, meets the Minimum Standards for Land Surveying in the State of New Mexico effective November 1, 1969 and revision effective December 21, 1987, and is true and correct to the best of my knowledge and belief."

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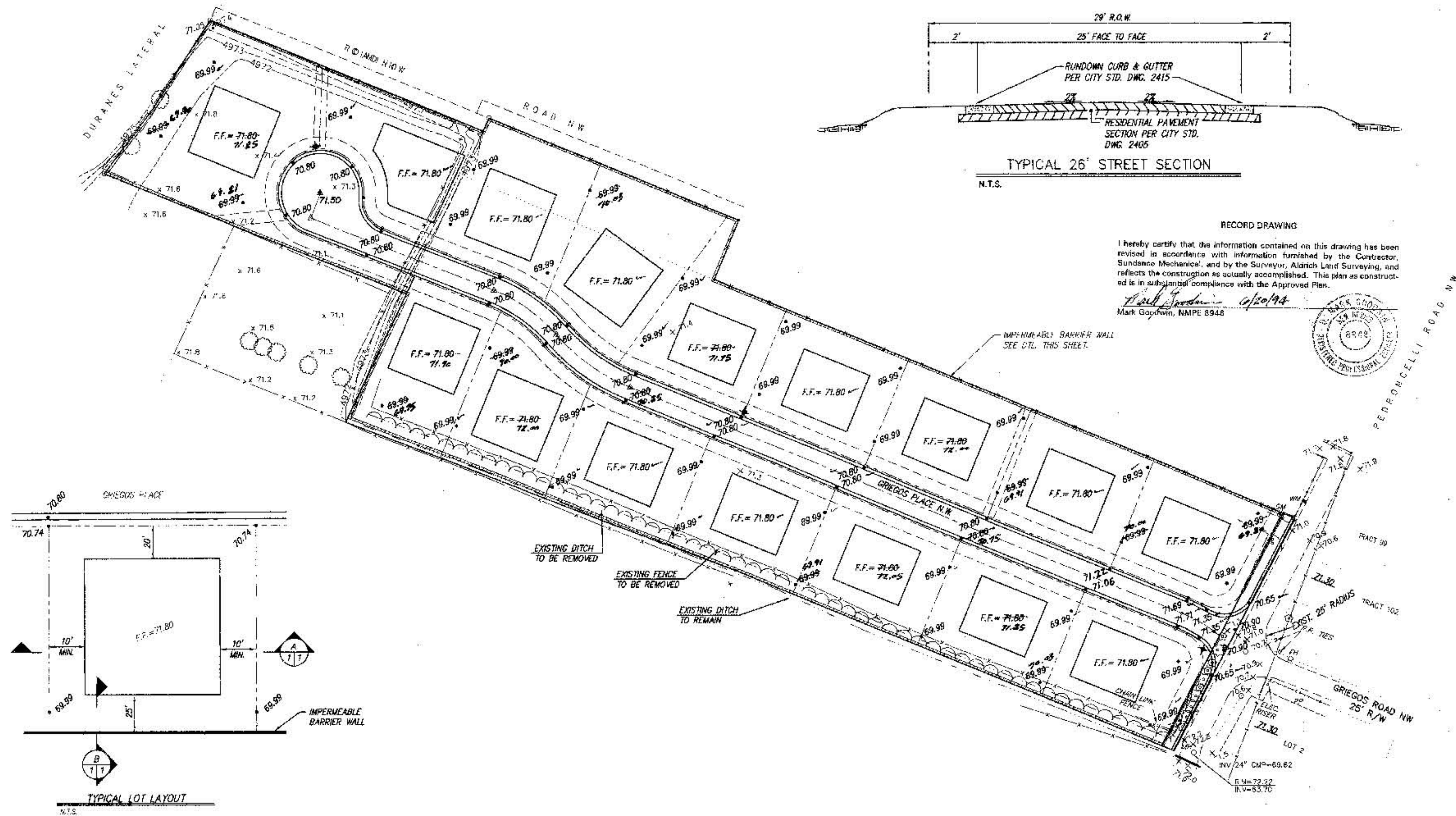
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RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the Contractor, Sundance Mechanical, and by the Surveyor, Aldrich Land Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Mark Goshwin 6/20/94
Mark Goshwin, NMPE 8948

- GENERAL NOTES
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 - CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, SHALL GOVERN ALL WORK.
 - 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.
 - THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND NETTING THE SOIL TO KEEP IT FROM BLOWING. IF SOIL ERODES INTO STREETS, CONTRACTOR WILL CLEAN IMMEDIATELY.
 - EARTHWORK CONTRACTOR IS TO COORDINATE WITH THE RETAINING WALL CONTRACTOR TO ENSURE ENOUGH MATERIAL IS STOCKPILED FOR WALL BACKFILL.
 - INTERIOR GARDEN WALLS TO BE ERECTED AS LOTS ARE DEVELOPED.
 - INTERIOR WALLS ARE TO HAVE ALL CELLS FILLED IN THE FIRST TWO COURSES WITH CONCRETE.
 - ALL CONCRETE CURBING TO BE 4000 PSI.

- LEGEND
- EXIST. FENCE
 - EXIST. TREES
 - EXIST. WH
 - EXIST. SPOT ELEVATION
 - EXIST. VALVE
 - PROPOSED SPOT ELEVATION
 - FIN. PAD ELEVATION
 - LIGHT POLE

APPROVED FOR ROUGH GRADING $\pm 1'$ DATE 7-19-93

John P. Goshwin 7-19-93

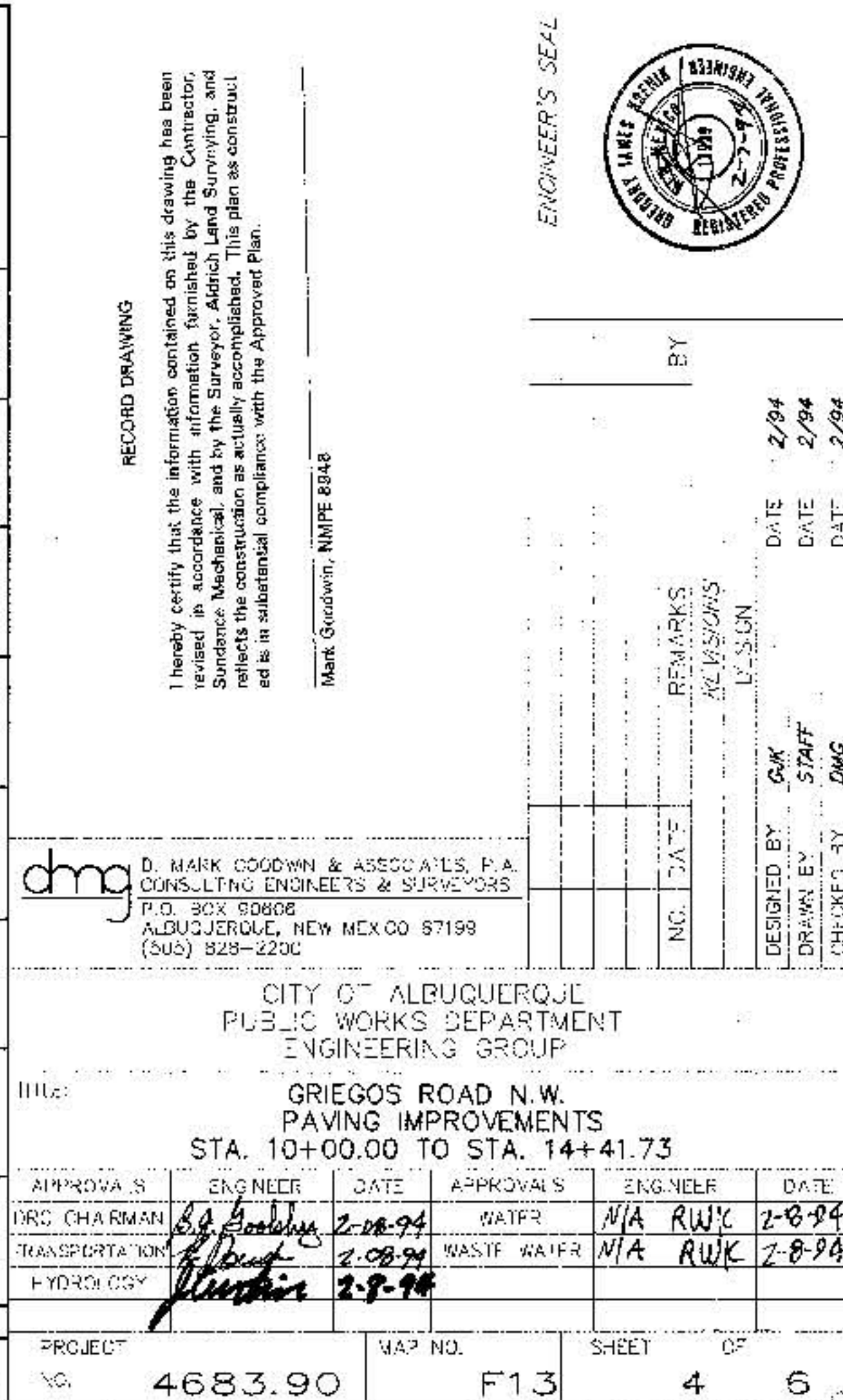
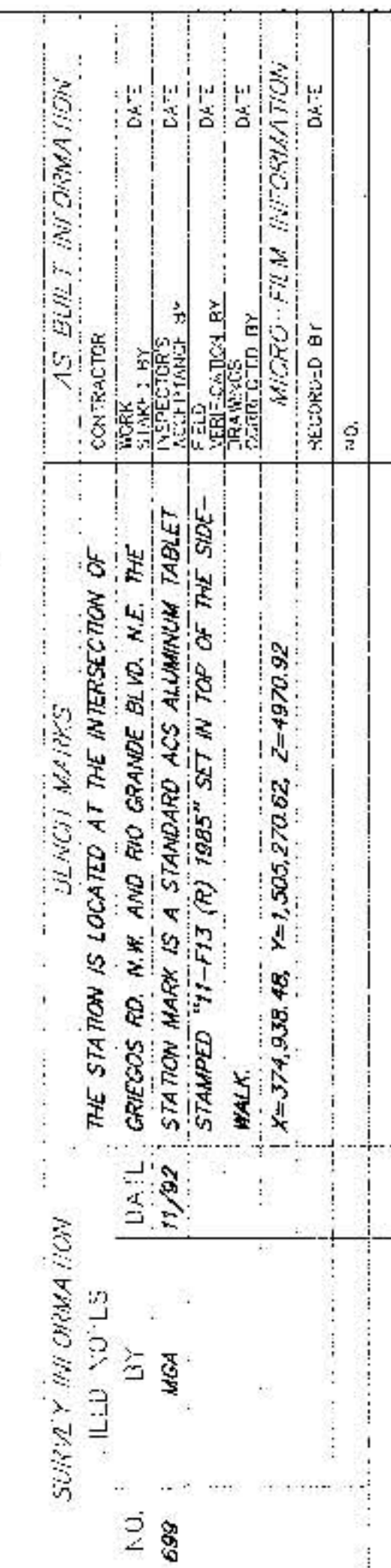
DESIGNED BY: *DMG* DATE: 7/93
DRAWN BY: *DMG* DATE: 7/93
CHECKED BY: *DMG* DATE: 7/93

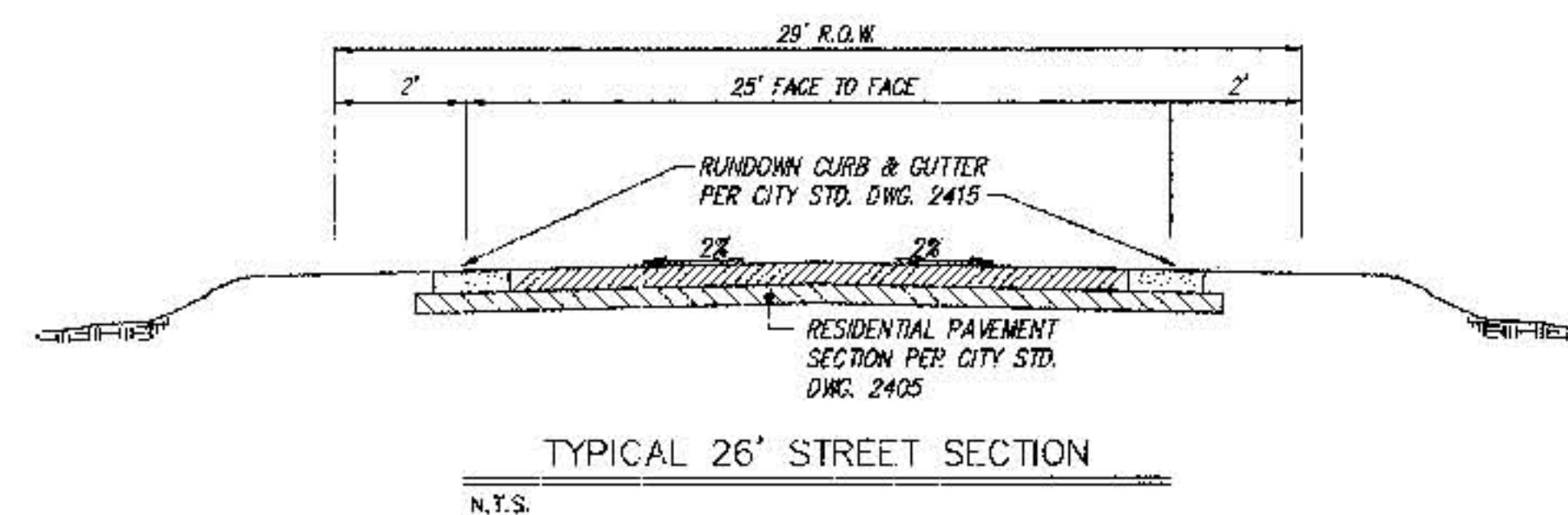
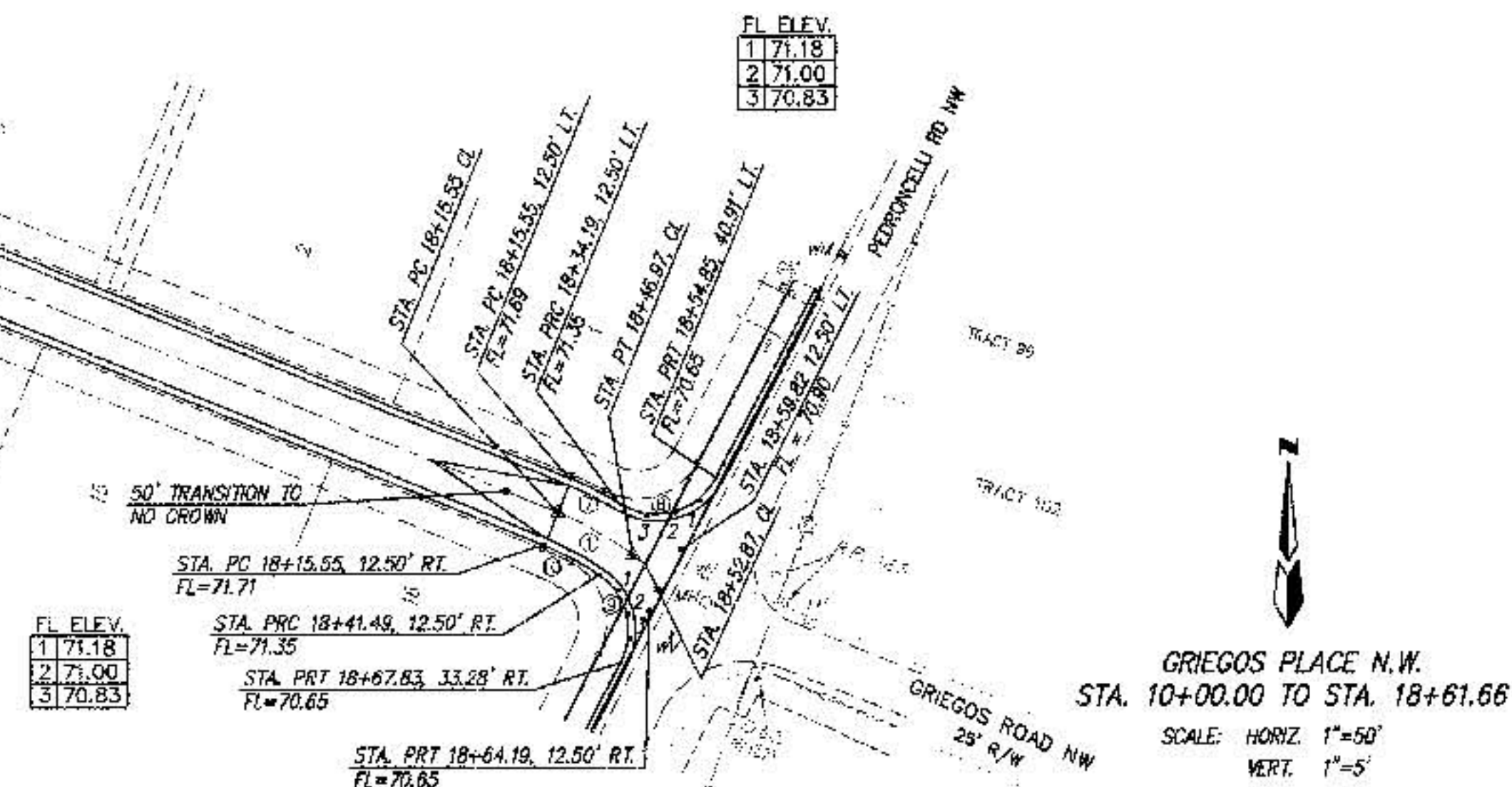
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RIO DEL NORTE SUBDIVISION
GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRG CHAIRMAN	<i>John P. Goshwin</i>	7-28-94	WATER	N/A RWK	2-8-94
TRANSPORTATION	<i>John P. Goshwin</i>	2-25-94	WASTE WATER	N/A RWK	2-8-94
HYDROLOGY	<i>John P. Goshwin</i>	2-8-94			

PROJECT NO. 4683.90 MAP NO. F13 SHEET 3 OF 6



[illegible]

RECORD DRAWING

I hereby certify that the information contained on this drawing was reviewed in accordance with information furnished by the Sundance Mechanical, and by the Surveyor, Aldrich Leland reflects the construction as actually accomplished. This record is in substantial compliance with the Approval Plan.

Mark Goodwin *5/19/94*

Mark Goodwin, NWCEP 8948

ENGINEER'S SEAL



REMARKS: NEWTONS DESIGN	BY _____ DATE _____ DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____
--	--

dmg

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90808
ALBUQUERQUE, NEW MEXICO 87195
(505) 828-2200

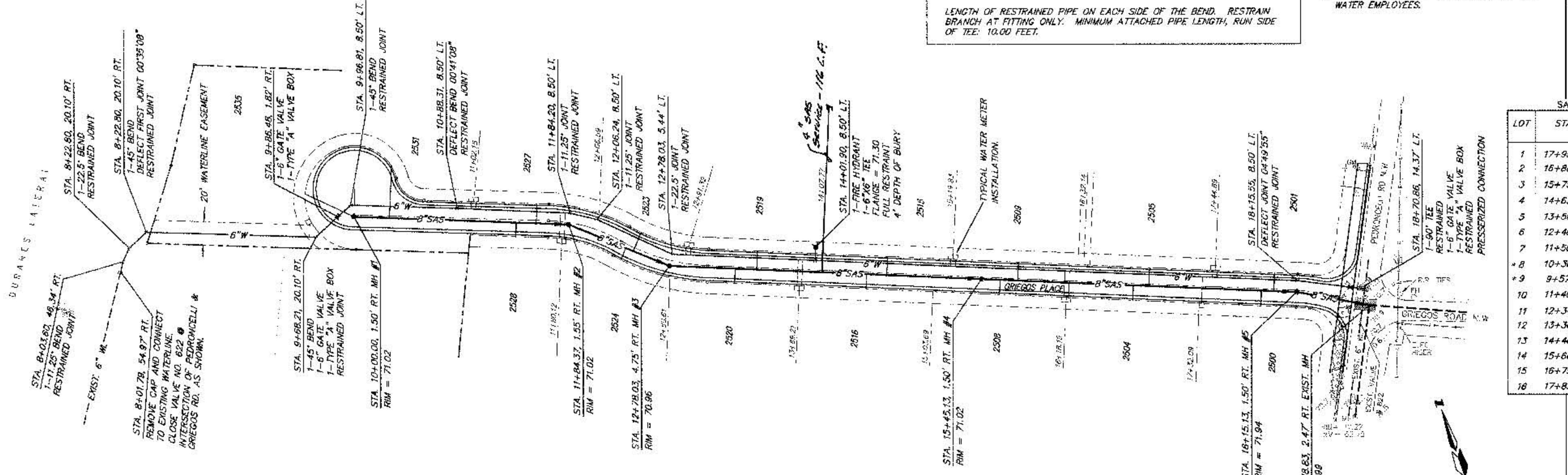
NO. _____ DATE _____

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

**TITLE: RIO DEL NORTE SUBDIVISION
PAVING IMPROVEMENTS
STA. 10+00.00 TO STA. 18+61.66**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHARMAN	<i>B.G. Anthony</i>	<i>2-08-94</i>	WATER	<i>N/A RWK</i>	<i>2-08-94</i>
TRANSPORTATION	<i>W. J. Smith</i>	<i>2-08-94</i>	WASTE WATER	<i>N/A RWK</i>	<i>2-08-94</i>
HYDROLOGY	<i>N/A JPC</i>	<i>2-8-94</i>			

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	FIELD NOTES	CONTRACTOR'S SURVEYANCE	DATE
699	MGA	11/92	THE STATION IS LOCATED AT THE INTERSECTION OF GRIEGOS RD. N.W. AND RIO GRANDE BLVD. N.E. THE STATION MARK IS A STANDARD ACS ALUMINUM TABLET STAMPED "11-713 (R) 1982" SET IN TOP OF THE SIDE- WALK. X=374.938 48, Y=1,506.270 62, Z=4970.92	CONTRACTOR'S SURVEYANCE DATE 4/8/94 BY <i>Alfred</i>	DATE 4/8/94 BY <i>MSB</i>
				INSPECTOR'S DATE 5/18/98 BY <i>Alfred</i>	DATE 5/18/98 BY <i>MSB</i>
				VERIFICATION BY	DATE
				RECORDED BY	DATE
				NO.	



LENGTH OF RESTRAINED PIPE (FEET)						
PIPE SIZE	90	45	22.5	11.25	TEE	VALVE
6"	18'	7'	4'	2'	*	55'

LENGTH OF RESTRAINED PIPE ON EACH SIDE OF THE BEND. RESTRAIN BRANCH AT FITTING ONLY. MINIMUM ATTACHED PIPE LENGTH, RUN SIDE OF TEE: 10.00 FEET.

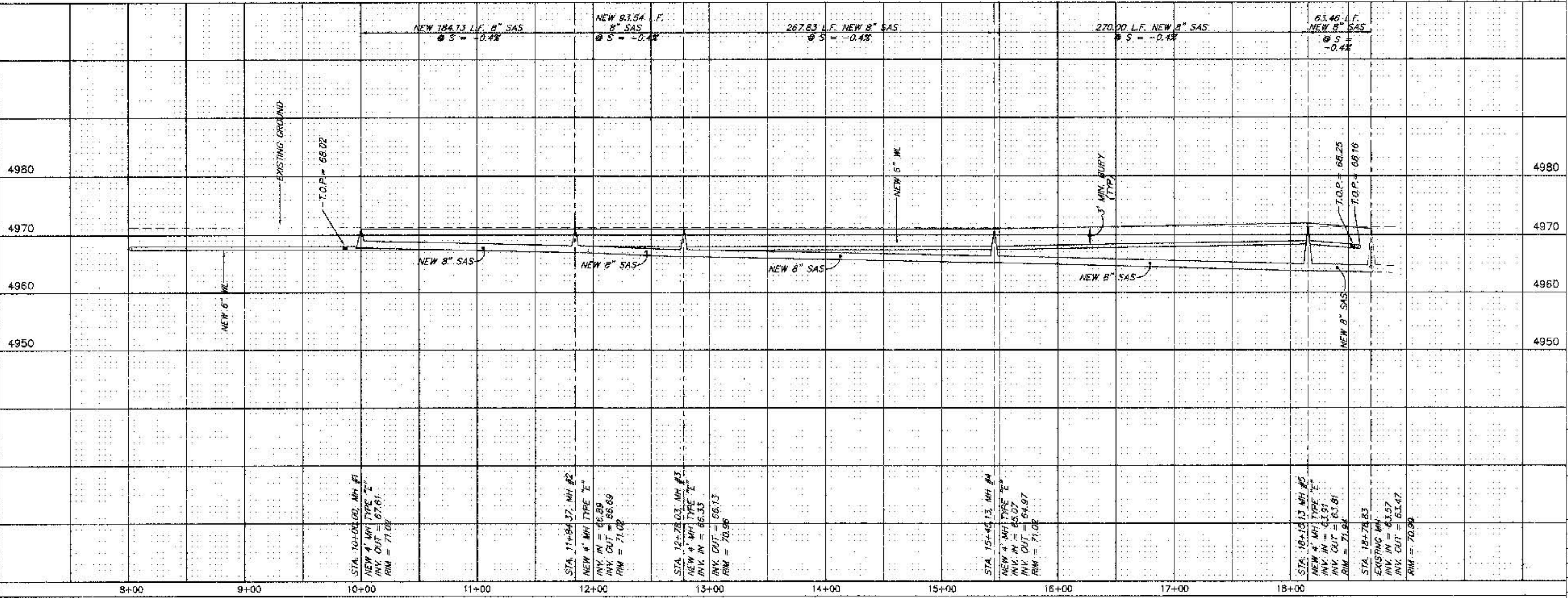
- VALVE SHUT-OFF NOTES:
1. CONTRACTOR WILL CONTACT WATER SYSTEM DIVISION AT 857-8200 3 DAYS PRIOR TO NECESSARY SHUT-OFF.
 2. VALVES SHALL ONLY BE OPERATED BY CITY WATER EMPLOYEES.

- NOTES:
1. ALL STATIONING IS CENTERLINE STATIONING.
 2. CITY OF ALBUQUERQUE STD. DWGS. SHALL BE USED FOR ALL WATER AND SEWER DETAILS.
 3. SANITARY SERVICE LATERAL TO BE INSTALLED AT OR NEAR DRIVEWAY.

SANITARY SEWER SERVICES				
LOT	STA.	INV. ELEV. @ PL.	LENGTH @ PL.	INV. ELEV. @ M.H.
1	17+95.00	67.00	16.00'	
2	16+88.00	67.30	16.00'	
3	15+75.00	67.30	16.00'	
4	14+63.00	67.30	16.00'	
5	13+50.00	67.30	16.00'	
6	12+46.00	67.30	17.51'	
7	11+56.00	67.30	16.97'	
8	10+30.00	68.00	44.77'	
9	9+57.00	68.17	46.02'	
10	11+40.00	67.30	12.13'	
11	12+34.00	67.30	11.07'	
12	13+36.00	67.30	13.00'	
13	14+46.00	67.30	13.00'	
14	15+60.00	67.30	13.00'	
15	16+75.00	67.30	13.00'	
16	17+85.00	67.76	13.00'	

* EJECTOR PUMP REQUIRED

GRIEGOS PLACE N.W.
STA. 10+00.00 TO STA. 18+61.66
SCALE: HORIZ. 1"=50'
VERT. 1"=10'



I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the Contractor, and by the Surveyor, and by the Engineer, and by the City of Albuquerque, and that the construction is actually accomplished. This plan is a contract.

Mark Goodwin, NMPE 8848



3 MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90820
ALBUQUERQUE, NEW MEXICO 87109
(505) 828-2206

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: RIO DEL NORTE SUBDIVISION UTILITY IMPROVEMENTS STA. 10+00.00 TO STA. 18+61.66			
APPROVALS	ENGINEER	DATE	APPROVALS
DRG CHAIRMAN	R.W. Kone	2-8-94	WATER
TRANSPORTATION	R.W. Kone	2-8-94	WASTEWATER
HYDROLOGY	R.W. Kone	2-8-94	
DESIGNED BY	GK	DATE	2-8-94
DRAWN BY	STAFF	DATE	2-8-94
CHECKED BY	ENG	DATE	2-8-94
PROJECT NO.	4683.90	MAP NO.	F13
SHEET	6	OF	6