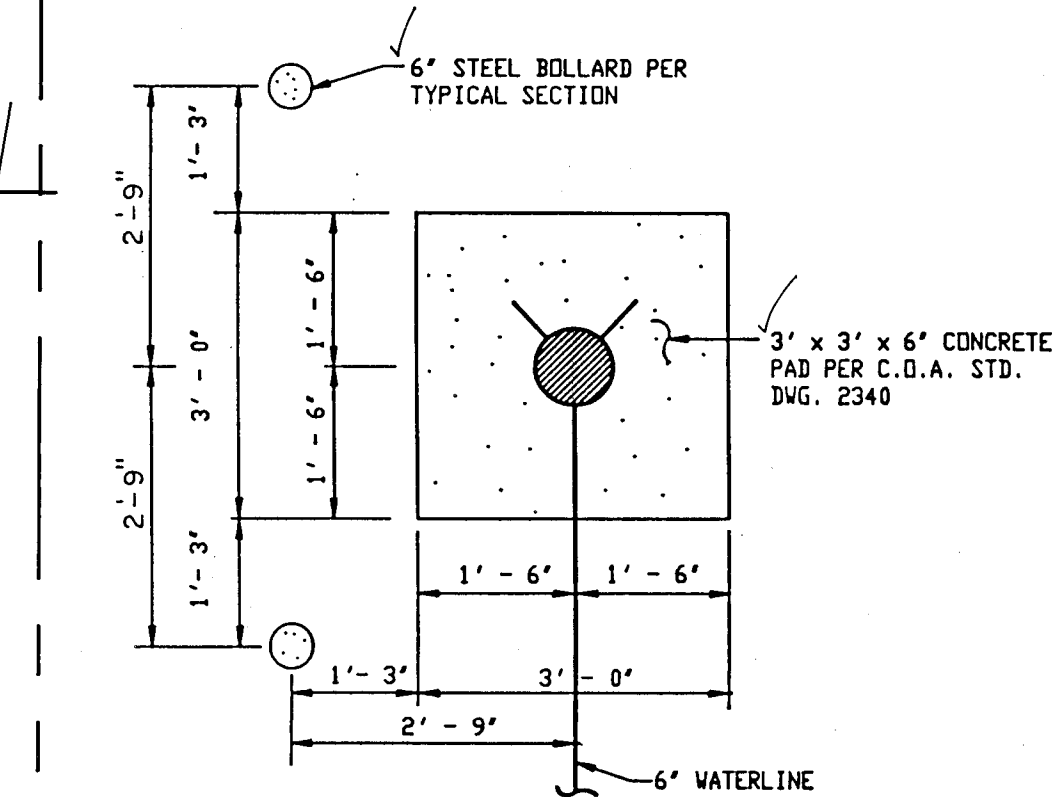
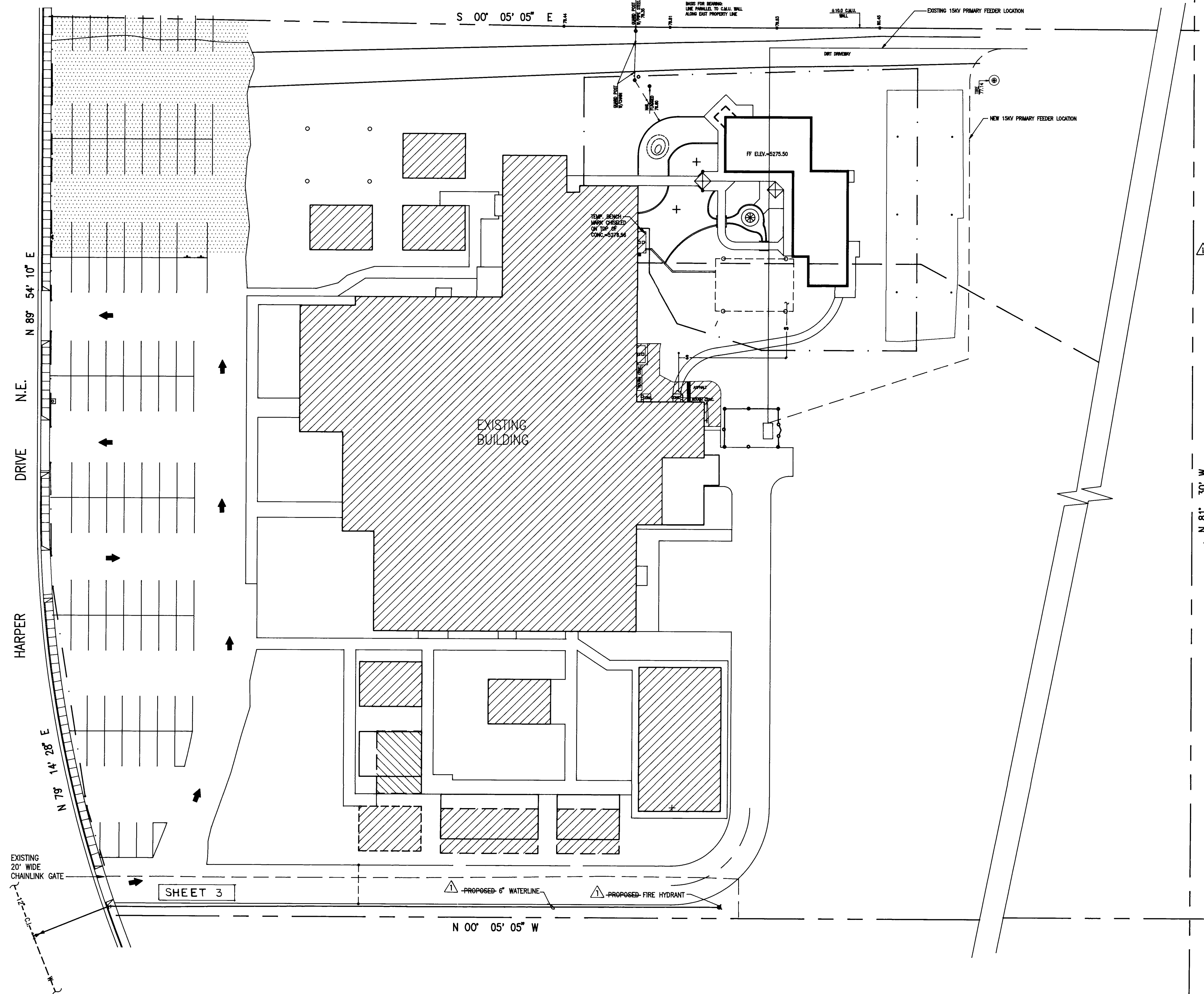
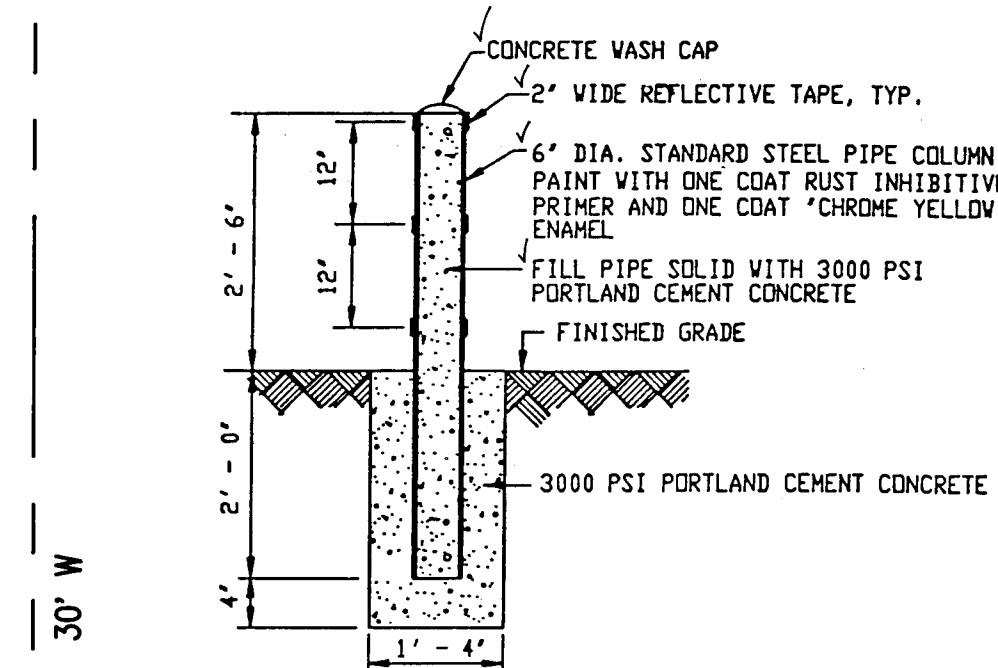


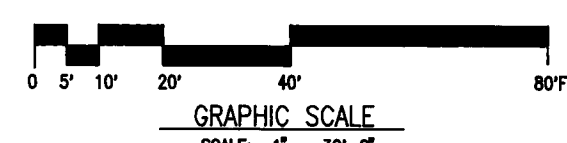


△ FIRE HYDRANT BOLLARD DETAIL
SCALE: 1" = 2' - 0"



△ TYPICAL BOLLARD SECTION
SCALE: 1" = 2' - 0"

1 SITE PLAN
C-1 SCALE: 1" = 30'-0"



RECORD DRAWING

BID LOT 2

30645

RECORD DRAWING

I, Jeffrey G. Mortensen, Registered Professional Engineer in the State of New Mexico, do hereby certify that this "as-built" information was obtained by me or under my supervision and represents the "as-built" conditions of this project, and is true and correct to the best of my knowledge and belief. All vertical and horizontal dimensions should be field verified prior to use on future projects.

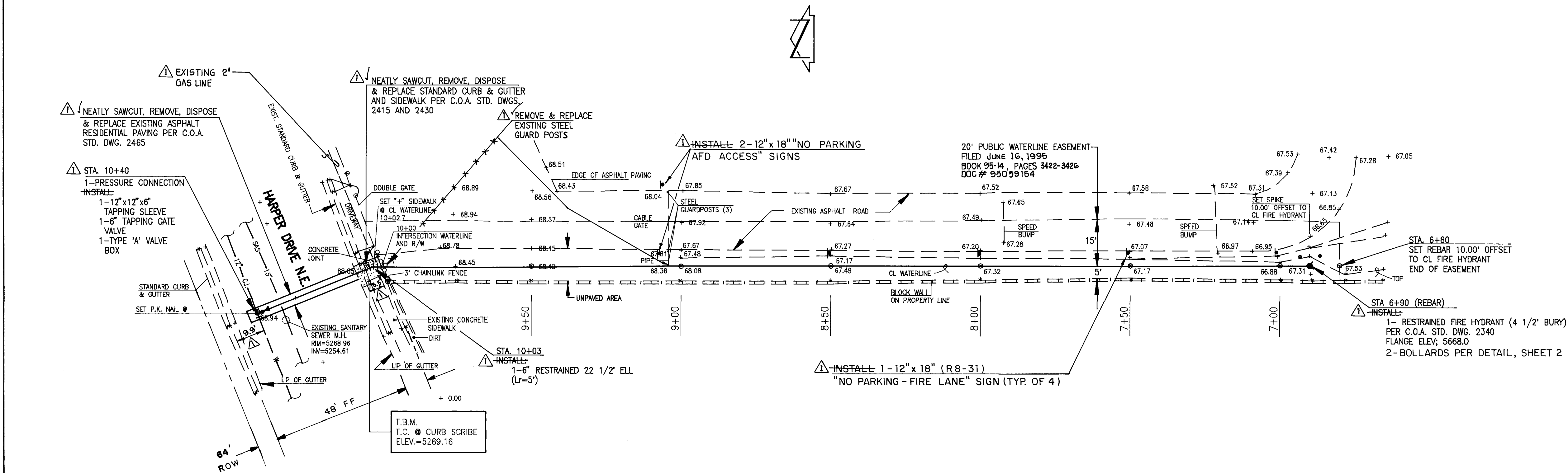
Jeffrey G. Mortensen
NMPB No. 8547

Jeffrey G. Mortensen
NMPB No. 8547

07/95 AS-BUILT AND CERTIFY

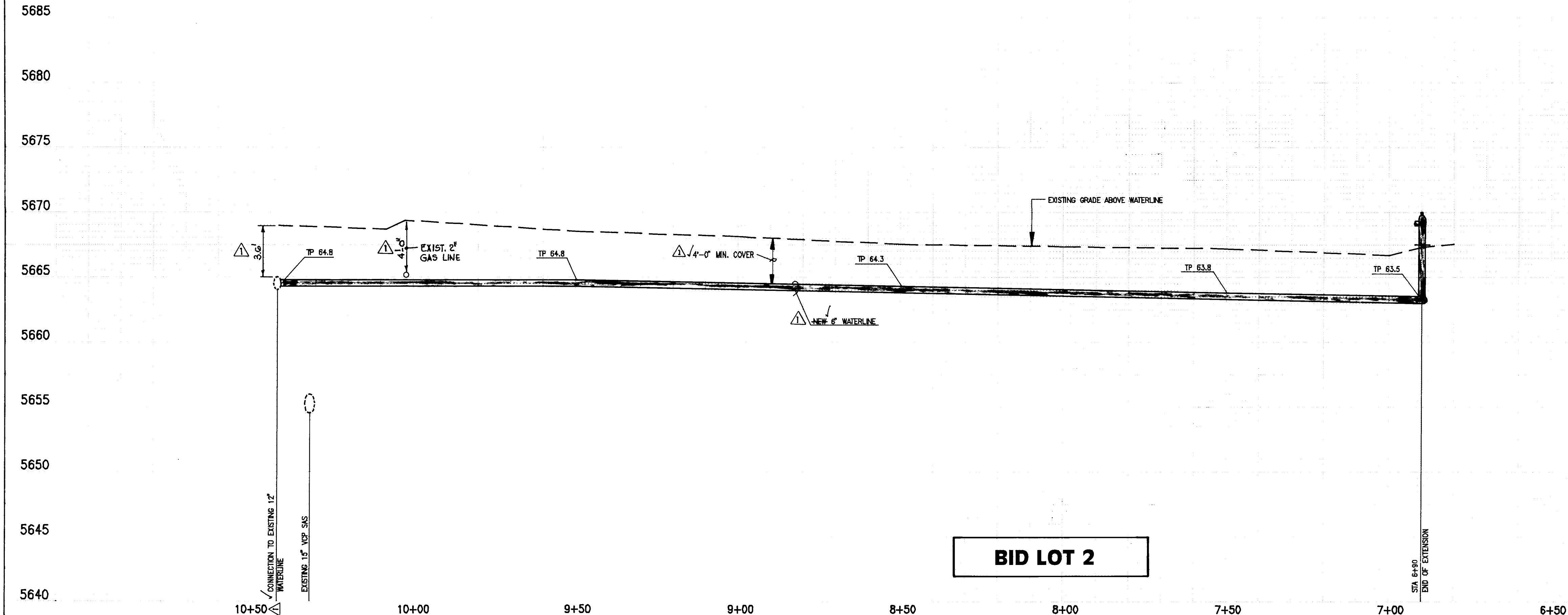
DATE 02/13/95

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP				
TITLE: ARROYO DEL OSO ELEMENTARY SCHOOL WATERLINE EXTENSION SITE PLAN				
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER
DRC CHAIRMAN	B.G. Bockley	10/31/94	WATER	R.W. Kane
TRANSPORTATION	W.H. ZHD	10-07-94	WASTE WATER	R.W. Kane
HYDROLOGY	3/1	10-22-94		
PROJECT NO.	5049.49	MAP NO.	E-18	SHEET 2 OF 3



RECORD DRAWING

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'



BID LOT 2

- WATERLINE CONSTRUCTION NOTES:
- ALL STATIONING IS BASED ON CONSTRUCTION BASELINE UNLESS NOTED OTHERWISE.
 - FOR ALL LINES 12" AND SMALLER, WATER MAIN SHALL BE PVC C-900 PIPE OR AS APPROVED BY THE CITY OF ALBUQUERQUE CITY ENGINEER. DUCTILE IRON IS AN ACCEPTABLE PIPE MATERIAL IN LIEU OF PVC.
 - WATERLINE SHALL HAVE A MINIMUM COVER OF 4'-0". EXTRA DEPTH TRENCHING, IF REQUIRED, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
 - ELECTRONIC MARKER DISCS (EMD) SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION.
 - IN ACCORDANCE WITH SECTION 801 OF THE "STANDARD SPECIFICATIONS", METALIZED DETECTABLE WARNING TAPE SHALL BE INSTALLED 18" ABOVE ALL PVC PIPE INSTALLED ON THIS PROJECT.
 - VALVE STEM AND FIRE HYDRANT EXTENSIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE COST OF EACH EXTENSION SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION THEREFORE NO SEPARATE PAYMENT WILL BE MADE.
 - JOINT RESTRAINT SHALL BE CONSIDERED INCIDENTAL TO WATERLINE CONSTRUCTION THEREFORE NO SEPARATE PAYMENT WILL BE MADE.
 - JOINT RESTRAINT SHALL BE PROVIDED ON ALL JOINTS OF FIRE HYDRANT INCLUDING THE TEE AND FIRE HYDRANT.
 - WHERE WATER AND SANITARY SEWER LINES CROSS THE SANITARY SEWER LINE SHALL BE CONCRETE ENCASED FOR A DISTANCE OF 10 FEET EACH SIDE OF THE CROSSING IF 18 INCHES OF VERTICAL SEPARATION DOES NOT EXIST.
 - FOR THE PURPOSES OF THIS PROJECT, ALL RESTRAINED JOINTS AND JOINT RESTRAINT SHALL BE MECHANICALLY RESTRAINED.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	NEW CONCEPTS	BENCHMARK NO. 5-ETB, A "T" CUT ON THE NORTH END OF THE CURB RETURN OF THE CORNER OF THE INTERSECTION OF BURLISON DR., N.E. AND LEANDER AVE., N.E. IN THE MEADOWOOD SUBDIVISION	DATE	NO.	BY	NO.	BY
J.M.A.	DATE 06/95	ELEVATION = 5307.352 FEET (M.S.L.D.)	8/94	N/A	J.M.A.	07/95	J.G.M.
INSPECTOR'S	DATE 07/95						
ACCEPTANCE BY	DATE 07/95						
VERIFICATION BY	DATE 07/95						
CORRECTED BY	DATE 07/95						
MICRO-FILM	INFORMATION						
RECORDED BY	NO						
DATE							

RECORD DRAWING			
I, Jeffrey G. Mortensen, Registered Professional Engineer in the State of New Mexico, do hereby certify that this "as-built" information was obtained by me or under my supervision and represents the "as-built" conditions of this project, and is true and correct to the best of my knowledge and belief. All vertical and horizontal dimensions should be field verified prior to use on future projects.			
Jeffrey G. Mortensen NMPE No. 8547 Date 10-15-94			
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: ARROYO DEL OSO ELEMENTARY SCHOOL WATERLINE EXTENSION			
APPROVALS	ENGINEER	DATE	APPROVALS
DRC CHAIRMAN	R.W. Kane	10-5-94	WATER
TRANSPORTATION	R.W. Kane	10-07-94	WASTE WATER
HYDROLOGY	R.W. Kane	10-12-94	
DESIGNED BY	J.G.M.	DATE 09-94	
DRAWN BY	J.G.M./S.G.H.	DATE 09-94	
CHECKED BY	J.G.M.	DATE 09-94	

PROJECT NO.	5049.90	MAP NO.	E-18	SHEET	3	OF	3
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CITY WORK ORDER
CONSTRUCTION PLANS
FOR
SMITH'S #448
@ RIVERVIEW PLAZA
ALBUQUERQUE, NEW MEXICO

INDEX	
SHEET NUMBER	DESCRIPTION
1	TITLE SHEET
2	PLAT
3	GRADING & DRAINAGE PLAN
4	UTILITY OVERVIEW
5	WATER LINE "A"
6	WATER LINE "B"
7	WATER LINE "C" STA. 1+00 TO STA. 8+00
8	WATER LINE "C" STA. 8+00 TO STA. 16+25.71
9	STORM SEWER LINE "C"

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.

2. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.

3. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
4. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.

5. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

6. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, TOPSOIL DISTURBANCE AND EXCAVATION PERMITS, ETC.)

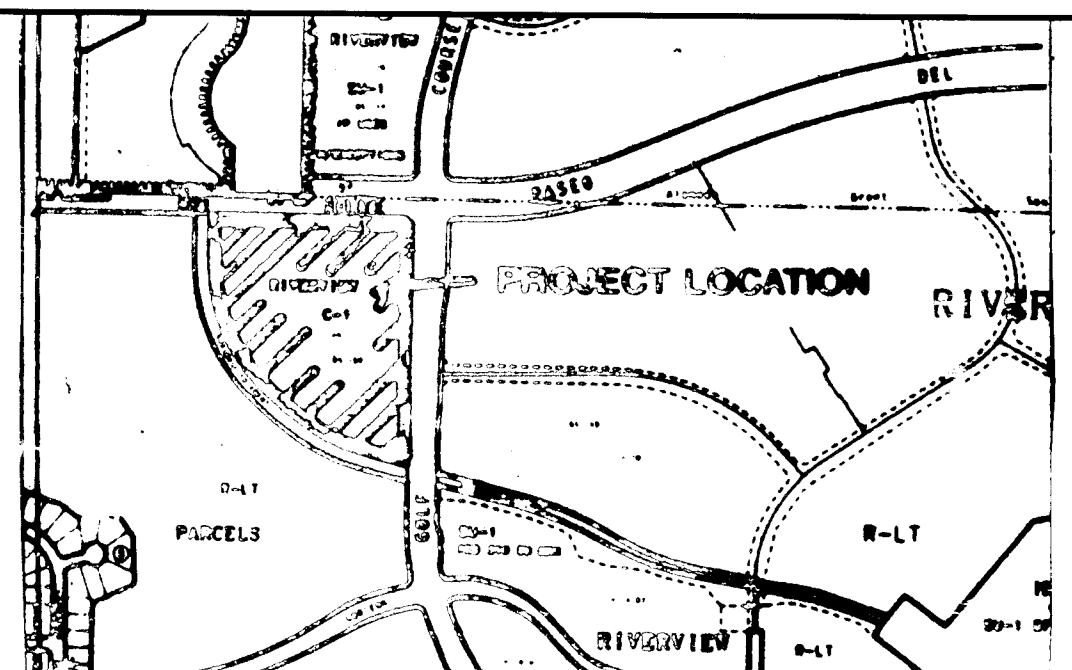
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE AT HIS EXPENSE ANY AND ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
8. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

9. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), U.S. DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

10. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

11. ALL SAWCUT PAVEMENT SHALL HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK COAT PRIOR TO PAVING

12. WHEN ABUTTING NEW CURB AND GUTTER TO EXISTING PAVEMENT, A 1' WIDE SECTION OF EXISTING PAVEMENT ADJACENT TO THE CURB AND GUTTER SHALL BE SAWCUT, REMOVED, AND REPLACED AS PER THE STANDARD SPECIFICATIONS.



VICINITY MAP
NOT TO SCALE
C-12

NOTICE TO CONTRACTORS

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AND SHALL INCLUDE UPDATE No.5 REVISIONS, DELETIONS, AND ADDITIONS DATED SEPT. 8, 1994.
- 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 CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT 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.
- ☐ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEPRESSIONED 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.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
24-5112.90 01195

APPROVAL OF AS BUILT DRAWING
CHIEF CONSTRUCTION ENGINEER
Russell B. Smith
DATE 10-16-95

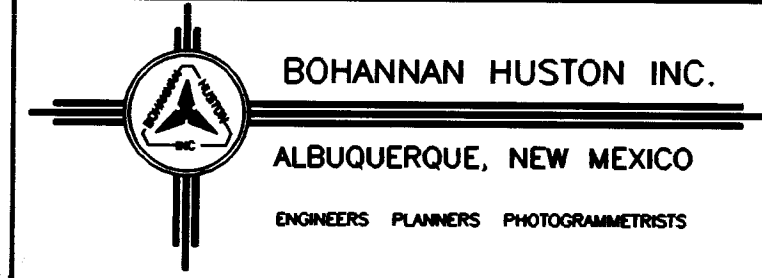
* Denotes Elevations
obtained by B.F.G.I.

RECORD DRAWING
DATE: 09/29/95



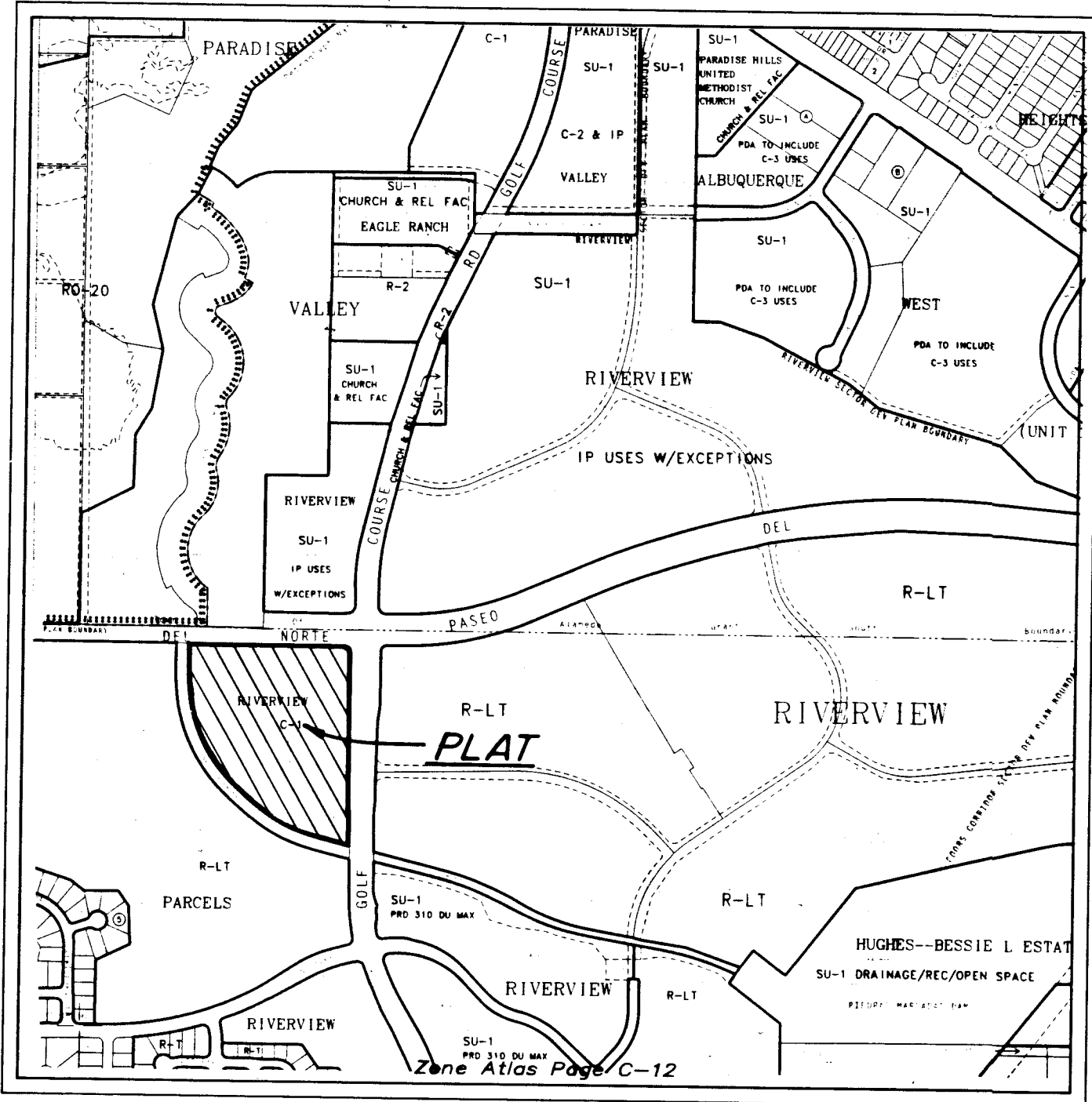
REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
APPROVAL OF REVISIONS							

3-1-95
APPROVED FOR CONSTRUCTION
Bohannon-Huston, Inc.
Albuquerque, New Mexico
ENGINEERS PLANNERS PHOTOGRAMMETRISTS



APPROVED FOR CONSTRUCTION
Bohannon-Huston, Inc.
Albuquerque, New Mexico
ENGINEERS PLANNERS PHOTOGRAMMETRISTS
C.E.

PROJECT NUMBER 5112.90
SHEET 1 OF 9



Vicinity Map
N.T.S.

GENERAL NOTES

- Bearings are plat, based upon said plat of record.
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 5823" or "HUGG L.S. 9750" or "HUGG L.S. 11808" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page C-12.
- U.C.L.S. Log Number

DISCLOSURE STATEMENT

The purpose of this replat is to: create Parcels H-9-1, H-9-2 and H-9-3; to dedicate the additional right of way as shown hereon to the City of Albuquerque in fee simple; to grant the public utility easements as shown hereon and to vacate a portion of the existing 10' temporary overhead utility easements as shown hereon.

TREASURER'S CERTIFICATION

Legal	UPC Number	Property owner of Record

Bernalillo County Treasurer's Office Date

APPROVALS

Gas Company of New Mexico	Date
Public Service Company of New Mexico	Date
U. S. West Communications	Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- The Public Service Company of New Mexico for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- The Gas Company of New Mexico for installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide natural gas.
- U.S. West Communications for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- 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, 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 (aboveground or subsurface), hot tub, concrete or wood pool deck, 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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

PARCELS H-9-1, H-9-2 AND H-9-3

RIVERVIEW SUBDIVISION

(BEING A REPLAT OF PARCEL H-9, RIVERVIEW SUBDIVISION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 1994

APPROVALS

Traffic Engineer, City of Albuquerque
Public Works Department Date

City Surveyor, City of Albuquerque
Public Works Department Date

Utility Development Division, City of
Albuquerque Public Works Department Date

Albuquerque Metropolitan Arroyo Flood
Control Authority Date

City Engineer, City of Albuquerque
Public Works Department Date

Property Management, City of Albuquerque Date

Parks and General Services
City of Albuquerque Date

APPROVAL as specified by the Albuquerque Subdivision
Ordinance.

Chairman, Albuquerque/Bernalillo County
Development Review Board Date

DRB NUMBER

VACATION NUMBER

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPs No. 9750
December 16, 1994



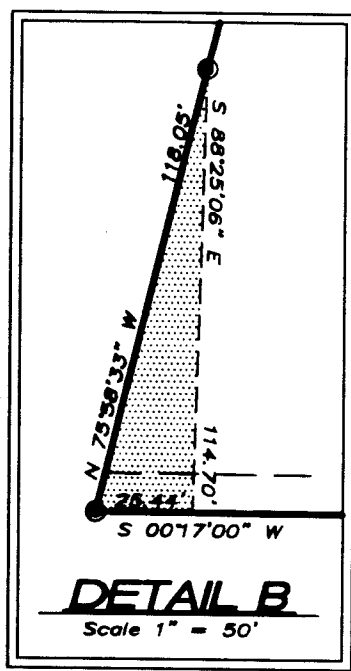
SHEET 1 OF 2

SURVOTEK, INC.

Consulting Surveyors
6645 Paradise Blvd. N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366 Fax: 505-897-3377

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 101°30' E	69.27'
L2	N 001°00' E	40.00'
L3	S 89°43'00" E	5.00'
L4	N 001°00' E	20.00'
L5	N 89°43'00" W	5.00'
L6	N 14°29'43" W	70.56'
L7	S 001°00' W	127.20'
L8	S 03°09'01" E	100.18'
L9	S 001°00' W	135.37'
L10	S 89°43'00" E	74.87'
L11	S 001°00' W	112.70'
L12	S 15°26'03" W	68.82'
L13	N 001°00' E	64.62'
L14	S 001°00' W	1.89'
L15	N 75°58'33" W	118.05'
L16	N 001°00' E	104.56'



DETAIL B
Scale 1" = 50'
C.O.A. TRAIL & OPEN SPACE EASEMENT Per Plat filed June 27, 1986, C30-178. The Permanent Trail and Open Space Easement is reserved for construction and maintenance of a Trail, Open Space, Landscaping, Recreational Uses, Utilities, Access and Service Roads. (Shaded area)

26-51112.90 0275

DETAIL A
Scale 1" = 50'
ADDITIONAL RIGHT OF WAY To Be Dedicated To The City of Albuquerque In Fee Simple (Cross-Hatched Area) 0.0409 Ac. (SEE DETAIL A)

DETAIL C
Scale 1" = 50'
ADDITIONAL RIGHT OF WAY To Be Dedicated To The City of Albuquerque In Fee Simple (Cross-Hatched Area) 0.0172 Ac. (SEE DETAIL C)

DETAIL D
Scale 1" = 50'
ADDITIONAL RIGHT OF WAY To Be Dedicated To The City of Albuquerque In Fee Simple (Cross-Hatched Area) 0.0845 Ac. (SEE DETAIL D)

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	170.00'	35.91'	18.02'	35.84'	S 83°39'57" E	12°06'05"
C2	80.00'	93.00'	52.56'	87.85'	S 44°18'41" E	66°36'27"
C4	1405.00'	113.43'	56.74'	113.40'	N 73°39'47" W	04°37'32"
C5	890.00'	208.63'	105.12'	207.84'	N 62°41'17" W	17°19'27"
C6	1405.00'	113.43'	56.74'	113.40'	N 51°42'48" W	04°37'32"
C7	1440.44'	120.30'	60.19'	120.27'	N 47°00'28" W	04°47'07"
C8	707.72'	495.43'	258.35'	485.37'	N 24°33'59" W	40°06'32"
C9	707.72'	304.05'	154.41'	301.72'	N 32°18'27" W	24°36'56"
C10	707.72'	191.38'	95.28'	190.79'	N 12°15'11" W	15°29'36"
C11	1440.44'	120.30'	60.19'	120.27'	N 02°06'49" W	04°47'07"
C12	30.00'	47.12'	30.00'	42.43'	S 44°43'00" E	90°00'00"
C13	390.00'	76.86'	38.56'	76.74'	S 05°21'48" E	11°17'32"
C15	20.50'	29.70'	18.14'	27.17'	N 41°25'51" W	82°58'43"
C16	20.50'	21.18'	11.64'	20.25'	N 29°52'42" E	59°11'23"
C17	20.50'	21.18'	11.64'	20.25'	N 29°18'42" W	59°11'23"

PARCELS H-9-1, H-9-2 AND H-9-3

RIVERVIEW SUBDIVISION

(BEING A REPLAT OF PARCEL H-9, RIVERVIEW SUBDIVISION)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 1994

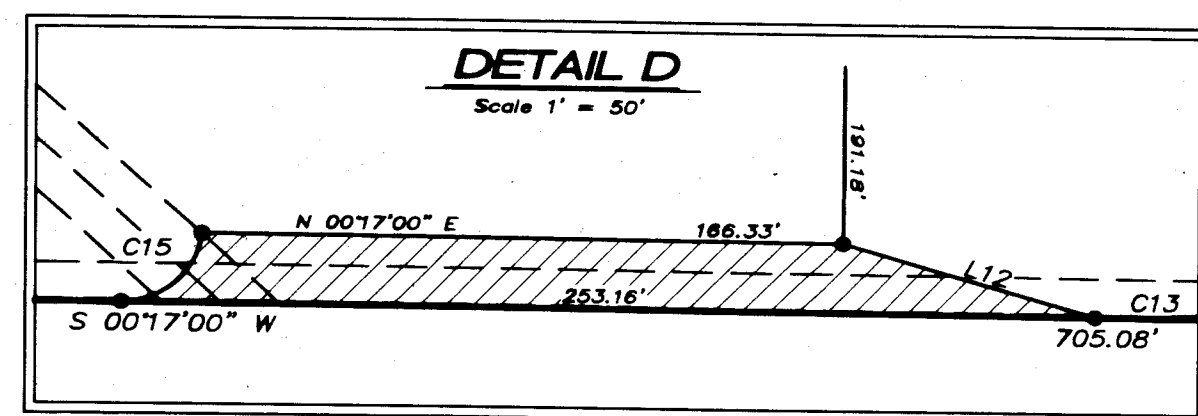
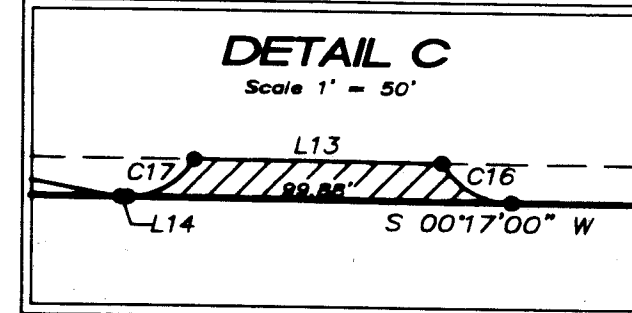
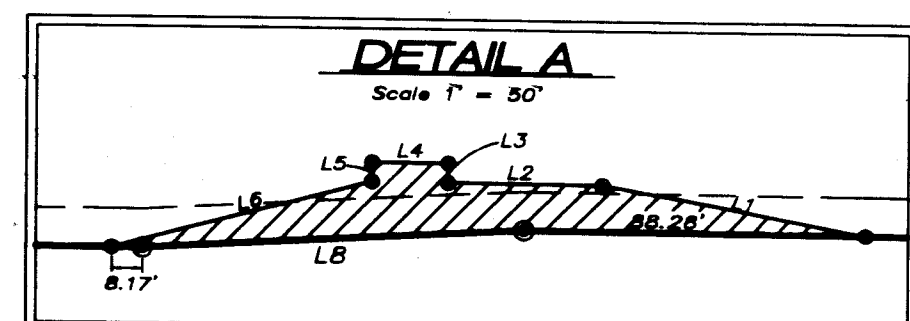
CENTERLINE 20' WATERLINE EASEMENT

LINE TABLE

LINE	DIRECTION	DISTANCE
L17	N 001°00' E	90.84'
L18	N 89°43'00" W	130.10'
L19	S 001°00' W	358.21'
L20	S 89°43'00" E	50.01'
L21	S 89°43'00" E	40.00'
L22	N 001°00' E	27.50'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C18	892.92'	282.00'	141.00'	282.00'	S 29°09'59" E	44°53'56"
C19	1415.44'	118.22'	59.11'	118.16'	S 21°09'59" E	04°47'07"
C20	1360.00'	111.41'	55.70'	111.38'	S 21°42'48" E	04°47'07"
C21	892.92'	282.00'	141.00'	282.00'	S 44°18'41" E	12°06'05"



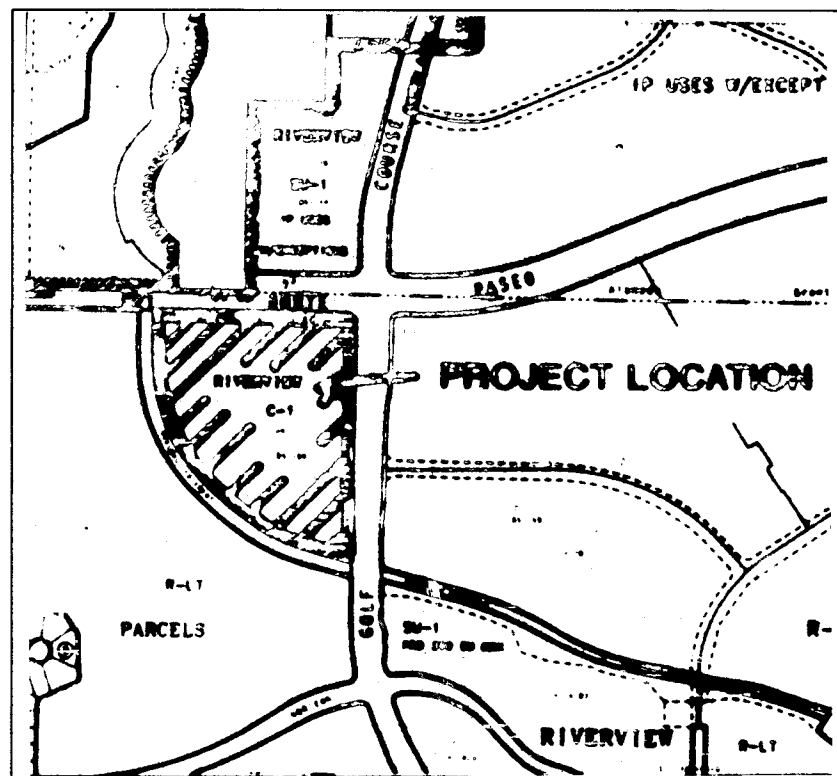
SHEET 3 OF 3

SURVOTEK, INC.

Consulting Surveyors
6645 Paradise Blvd. N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366 Fax: 505-897-3377

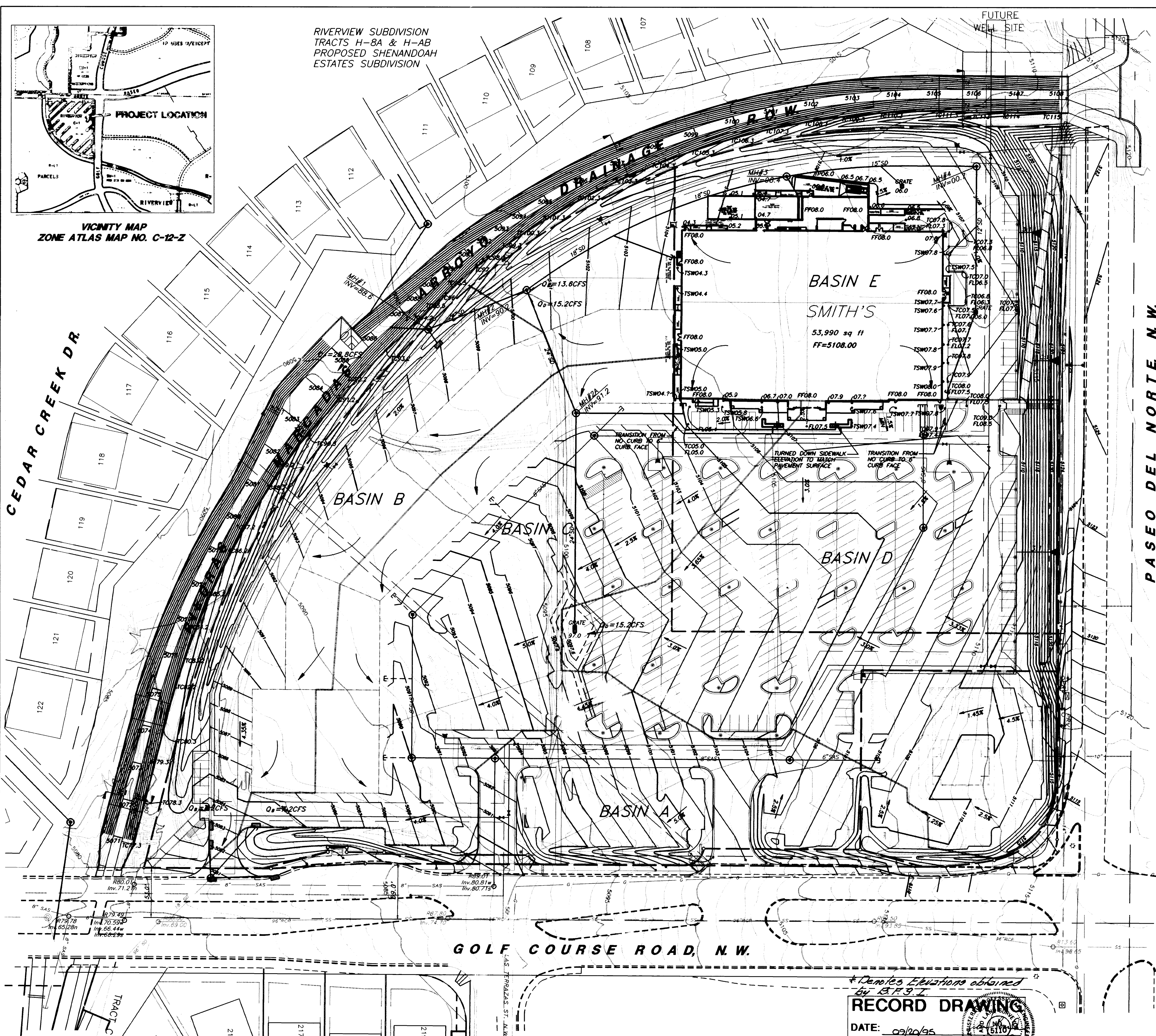
940655A

940655



VICINITY MAP
ZONE ATLAS MAP NO. C-12-Z

RIVERVIEW SUBDIVISION
TRACTS H-8A & H-AB
PROPOSED SHENANDOAH
ESTATES SUBDIVISION



DRAINAGE MANAGEMENT PLAN
LEGAL DESCRIPTION
Tract H-9, Riverview Subdivision
SITE LOCATION AND EXISTING CONDITIONS
The property is located south of Paseo del Norte, west of Golf Course Road NW, and is currently zoned C-2. All roadways in the vicinity of the property have been developed as principal arterials. The site was recently graded and developed into baseball fields, which have since been removed. As shown by Panel 3500020008C, of the National Flood Insurance Program (NFIP) Flood Insurance Rate Maps for the City of Albuquerque, dated September 15, 1983, the portion of the property that is traversed by the Piedras Marcadas Arroyo is within Flood Hazard Zone AO with an assumed depth of 1'.

PROPOSED DEVELOPMENT
The proposed development consists of a neighborhood shopping center containing approximately 125,000 square feet of retail space, with required paved parking areas, utilities, and drainage improvements. The project is proposed to be phased in such a way as to construct the anchor grocery store and its supporting parking areas in the first phase. Construction of the Piedras Marcadas Channel adjacent to the site and a 24' wide truck access drive adjacent to the channel are proposed to be constructed concurrently with phase 1.

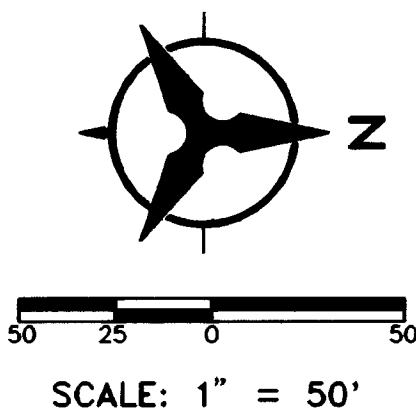
DRAINAGE MANAGEMENT PLAN
The site is designed to deliver developed runoff to either Golf Course Road and the Golf Course Road storm sewer or to the Piedras Marcadas Channel. The storm sewer within Golf Course Road is proposed to be extended in the southeast corner of the site and inlets will be constructed in order to intercept flows and convey them to the Piedras Marcadas Channel downstream of Golf Course Road. A proposed on-site storm sewer will collect runoff from the parking area east of the anchor grocery store and convey it between the buildings to the truck and service drive behind the buildings. At this point, the storm sewer will join with a proposed storm sewer from the north side of the anchor grocery store and the depressed truck docks. The combined storm sewer flow will be conveyed to the channel at approximately the midpoint of the channel frontage.

**RIVERVIEW PLAZA
HYDROLOGIC DATA**

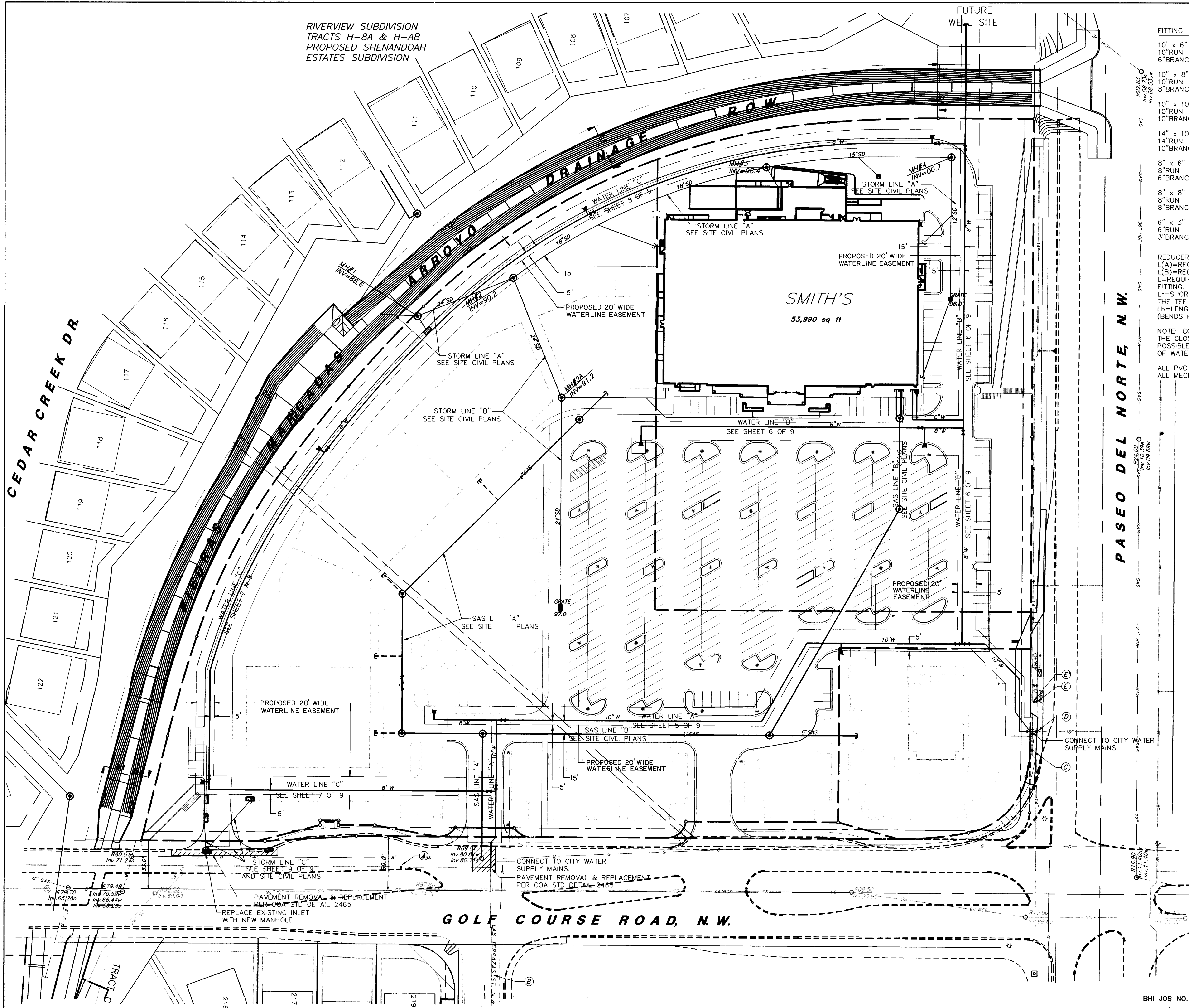
I.D.	BASIN AREA (AC.)	% LAND TREATMENT	DISCHARGE Q(100) (CFS/AC)	Q(100) (CFS)
A	1.8	0	15	0.85
B	1.8	0	15	0.85
C	3.1	0	15	0.85
D	3.8	0	15	0.85
E	3.4	0	15	0.85
TOTAL	13.9	0	15	55.6

NOTES:
1. This project is within precipitation zone 1
2. All times of concentration are assumed to be 10 minutes.

- LEGEND**
- TSW07.9- PROPOSED SPOT ELEVATION
(FL = FLOW LINE)
(TC = TOP OF CURB)
(TSW = TOP OF SIDEWALK)
EXISTING CONTOUR
-5120- EXISTING INDEX CONTOUR
-5101- PROPOSED CONTOUR
-5120- PROPOSED INDEX CONTOUR
DRAINAGE DIRECTION
Qn=5.0cfs BASIN FLOW
EXISTING STORM DRAIN
EXISTING PUBLIC WATER LINE
-SAS- EXISTING PUBLIC SANITARY SEWER LINE
SD- PROPOSED STORM DRAIN
-SAS- PROPOSED PUBLIC WATER LINE
-SAS- PROPOSED SANITARY SEWER LINE
PROPOSED MANHOLE
STORM DRAIN INLET



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: SMITH'S #448 @ RIVERVIEW PLAZA GRADING & DRAINAGE PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRG CHAIRMAN	3/29/95	3/29/95	WATER		
TRANSPORTATION	3/10/95	3/10/95	WASTE WATER		
HYDROLOGY	3/16/95	3/16/95			
DRAWING NO.	5112.90	MAP NO.	C-12	SHEET	3 OF 9



RESTRAINING JOINTS			
FITTING	LENGTH	FITTING	LENGTH
10" x 6" TEE	Lr=7'	8" x 6" REDUCER	L _a =26'
10" RUN	Lb=4'	10" x 6" REDUCER	L ₁₀ =46'
6" BRANCH			
10" x 8" TEE	Lr=12'	10" x 22.5" (V) OFFSET	L _{H(3'DEEP)} =17'
10" RUN	Lb=6'		L _{L(4'DEEP)} =6'
8" BRANCH			
10" x 10" TEE	Lr=16'	8" x 22.5" (V) OFFSET	L _{H(9'DEEP)} =5'
10" RUN	Lb=15'		L _{L(12'DEEP)} =2'
10" BRANCH			
14" x 10" TEE	Lr=5'	8" x 45" (V) OFFSET	L _{H(8'DEEP)} =12'
14" RUN	Lb=48'		L _{L(12'DEEP)} =4'
10" BRANCH			
8" x 6" TEE	Lr=8'	6" x 90' BEND	L=21'
8" RUN	Lb=8'	8" x 90' BEND	L=28'
6" BRANCH		8" x 11.25' BEND	L=3'
8" x 8" TEE	Lr=14'	10" x 90' BEND	L=38'
8" RUN	Lb=10'	10" x 45' BEND	L=16'
8" BRANCH			
6" x 3" TEE	Lr=6'	6" VALVE	Lr=47'
6" RUN	Lb=0'	8" VALVE	Lr=62'
3" BRANCH		10" VALVE	Lr=75'

REDUCERS REQUIRE ONLY ONE SIDE TO BE RESTRAINED.
L(A)=REQUIRED LENGTH TO BE RESTRAINED ON THE SMALLER PIPE
L(B)=REQUIRED LENGTH TO BE RESTRAINED ON THE LARGER PIPE.
L=REQUIRED LENGTH OF PIPE TO BE RESTRAINED ON EACH SIDE OF FITTING.
Lr=SHORTEST LENGTH OF PIPE ATTACHED TO THE RUN ON EACH SIDE OF THE TEE.
Lb=LENGTH TO BE RESTRAINED ON THE BRANCH.
(BENDS REFER TO HORIZONTAL ONLY)

NOTE: CONTRACTOR SHALL RESTRAIN ALL WATERLINE FITTINGS.
THE CLOSEST JOINT TO ANY MECHANICAL JOINT SHALL BE 20' WHERE POSSIBLE. IF 20' PIPE SECTIONS ARE USED ON THE NEW RUN SECTIONS OF WATERLINES, NO RESTRAINING JOINTS ARE REQUIRED ON THE BRANCH.

ALL PVC JOINTS SHALL BE HARNESS TYPE.
ALL MECHANICAL FITTINGS SHALL BE GLAND TYPE.

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.

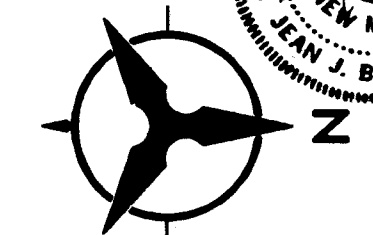
AT LEAST THREE WORKING DAYS PRIOR TO
CONSTRUCTION THE CONTRACTOR SHALL
CONTACT PWD WATER SYSTEMS DIVISION
(857-8200) TO INITIATE IMPLEMENTATION
OF THIS WATER SHUT-OFF PLAN.

TO CONNECT	CLOSE VALVES
10" WATERLINE @ GOLF COURSE	A & B
14" x 10" CROSS @ PASEO DEL NORTE	C, D E & E'

26-5172.90 0495

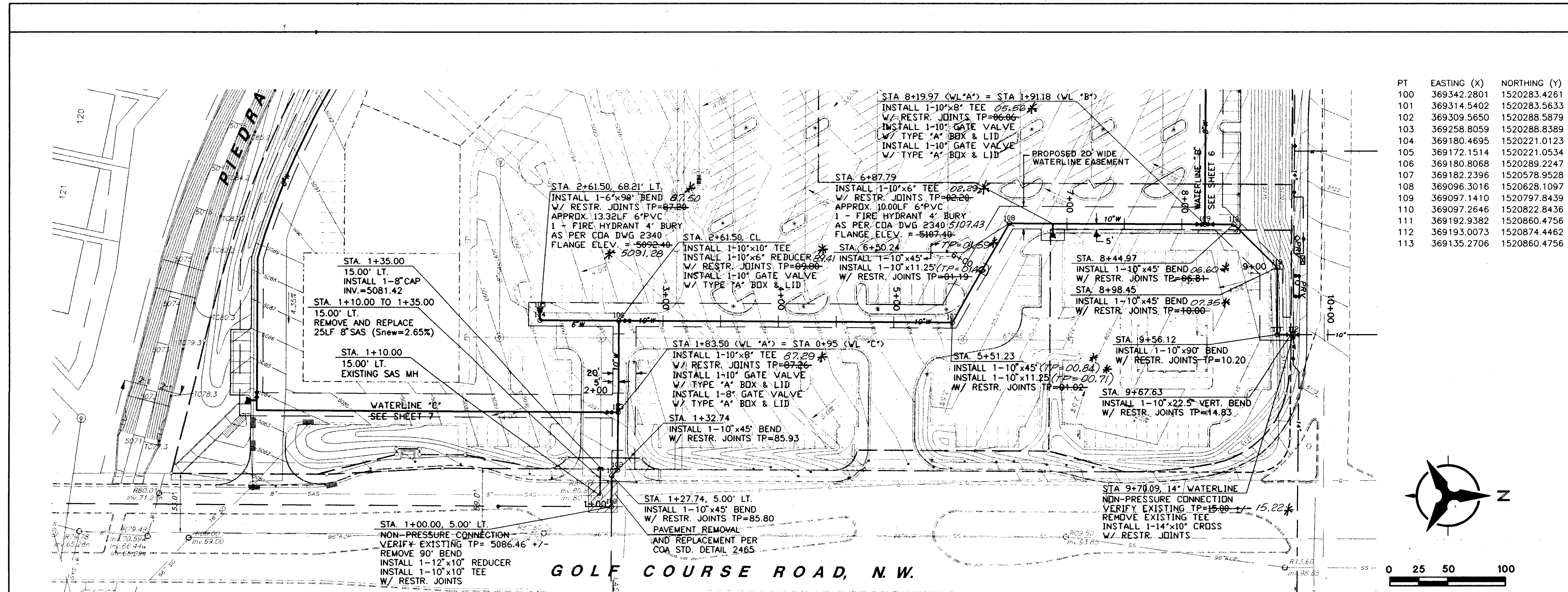
*Demolished Elevations obtained
by B.F.G.I.

RECORD DRAWING
DATE: 09/20/95

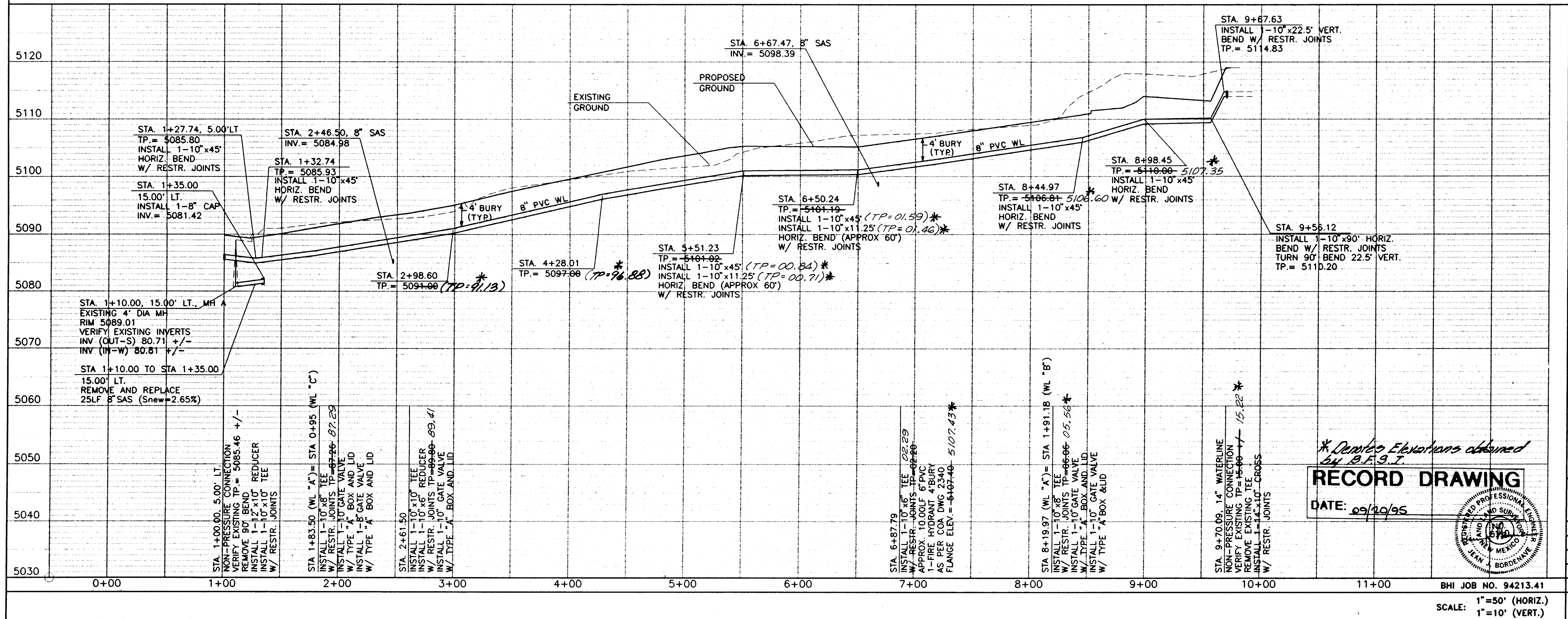
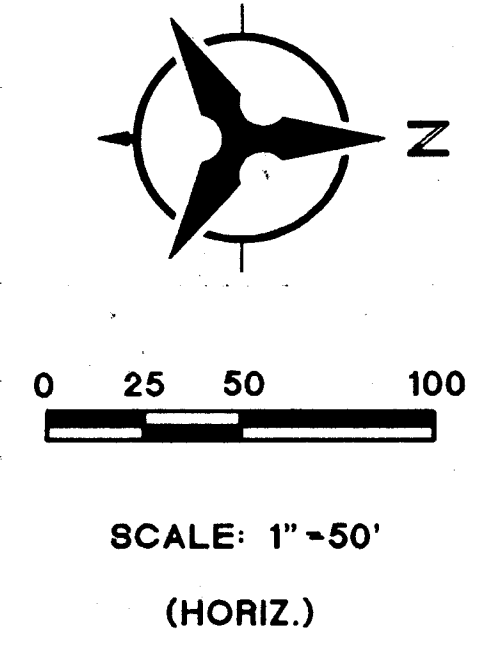


SCALE: 1" = 50'

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: SMITH'S #448 @ RIVERVIEW PLAZA UTILITY OVERVIEW					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DR. CHAIRMAN	B. F. G. I.	3-29-95	WATER		
TRANSPORTATION	N/A	3-10-95	WASTE WATER		
HYDROLOGY	N/A	3-16-95			
DRAWING NO.	5112.90	MAP NO. C-12	SHEET 4	9	



PT	EASTING (X)	NORTHING (Y)	DESCRIPTION
100	369342.2801	1520283.4261	10\"x10\" TEE
101	369314.5402	1520283.5633	10\"x45\" BEND
102	369309.5650	1520288.5879	10\"x45\" BEND
103	369258.8059	1520288.8389	10\"x8\" TEE
104	369180.4695	1520221.0123	6\"x90\" BEND
105	369172.1514	1520221.0534	FIRE HYDRANT
106	369180.8068	1520289.2247	10\"x10\" TEE
107	369182.2396	1520578.9528	10\"x60\" BEND
108	369096.3016	1520628.1097	10\"x60\" BEND
109	369097.1410	1520797.8439	10\"x8\" TEE
110	369097.2646	1520822.8436	10\"x45\" BEND
111	369192.9382	1520860.4756	10\"x90\" BEND
112	369193.0073	1520874.4462	14\"x10\" CROSS
113	369135.2706	1520860.4756	10\"x45\" BEND



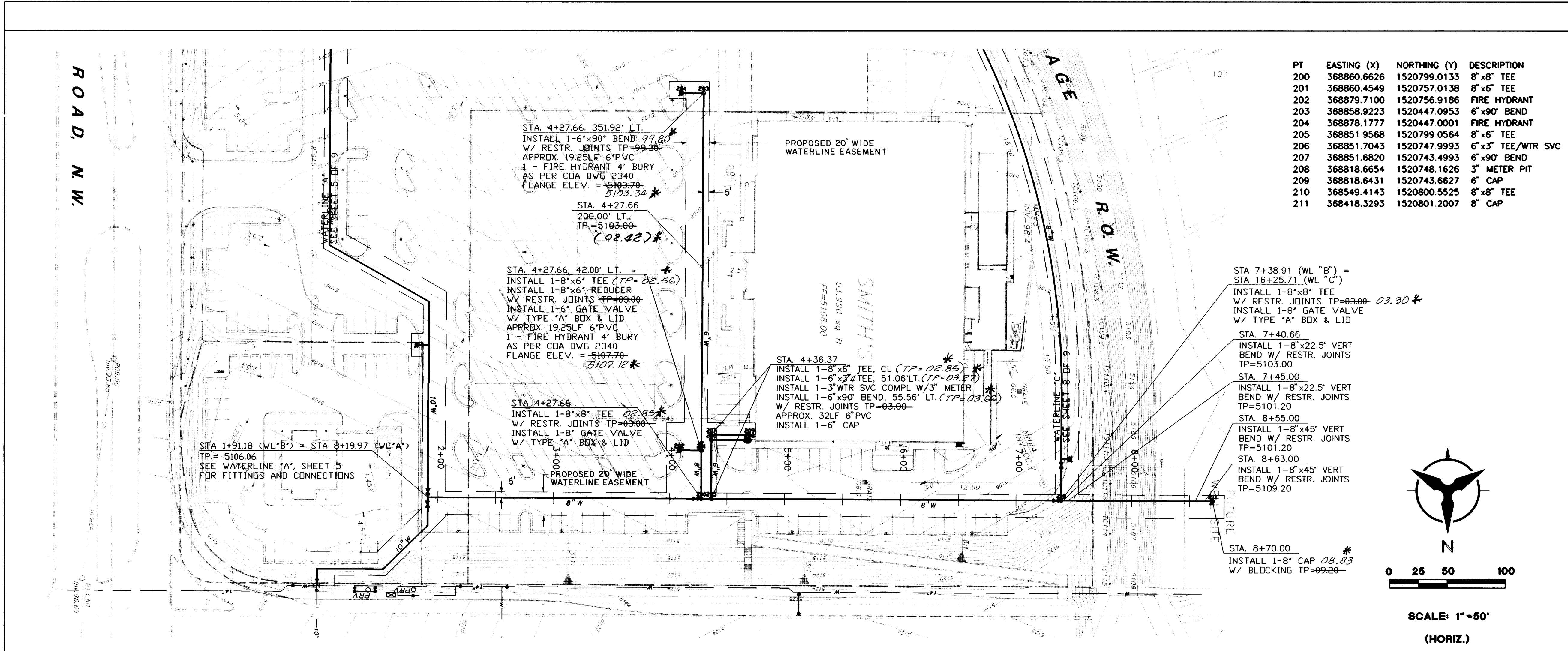
AS BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			ENGINEER'S SEAL		
CONTRACTOR: Condit Const. Co.			THE BENCH MARK IS A 3 1/4\"/>			FIELD NOTES			ENGINEER'S SEAL		
INSPECTOR'S FIELD VERIFICATION BY: 03/22/02			LOCATED APPROX. 210' EAST AND 280' NORTH OF THE INTERSECTION OF RIVERVIEW DR. AND CALLE MONTANA, N.W. ELEVATION = 5277.34'			NO.			REMARKS		
DATE: 03/22/02			DATE: 03/22/02			BY			REVISIONS		
CORRECTED BY: BHI			DATE: 03/22/02			NO.			DESIGN		
RECORDED BY: NO.			DATE:			DESIGNED BY: MSJ			DATE: 2/95		
DATE:			DATE:			DRAWN BY: MSJ/YCG			DATE: 2/95		
DATE:			DATE:			CHECKED BY: KLD			DATE: 2/95		

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
SMITH'S #448 @ RIVERVIEW PLAZA
WATER LINE "A"

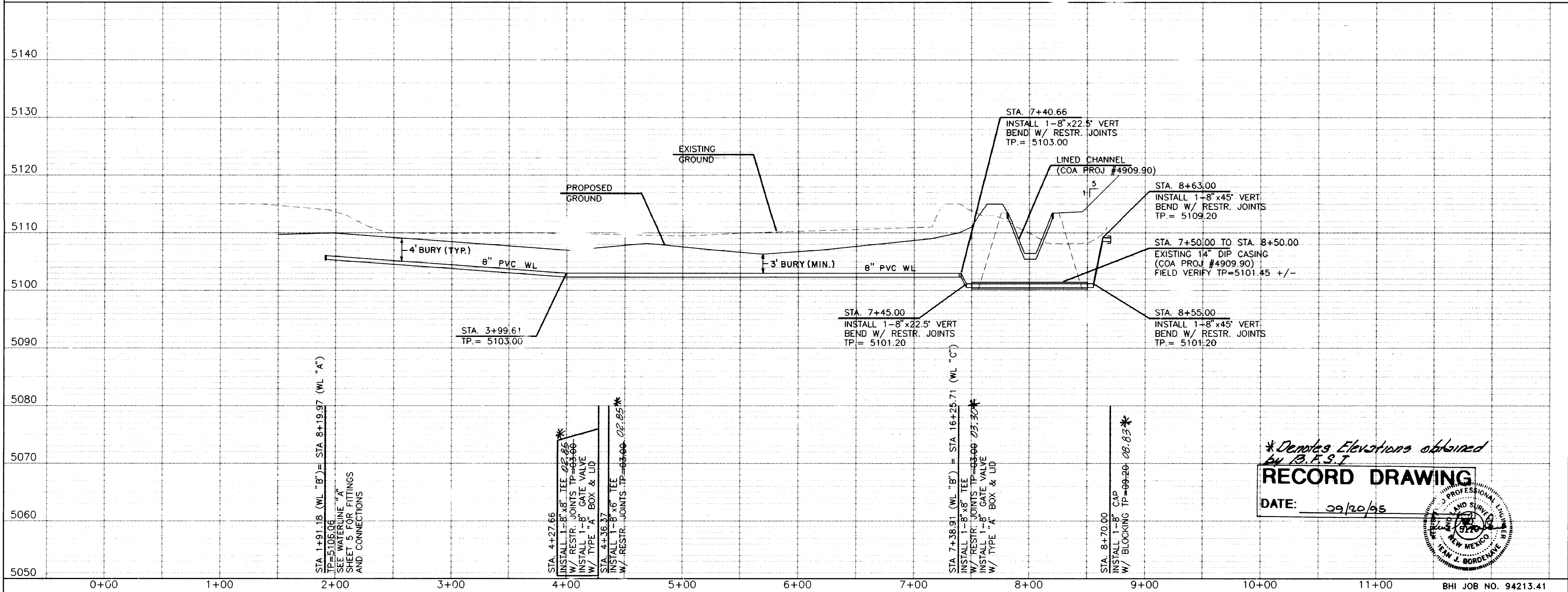
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.G. Bradley	3-29-95	WATER	G. H. Hinkle	01/14/95
TRANSPORTATION	R. Hinkle	3-10-95	WASTE WATER		
HYDROLOGY	N/A SMC	3-16-95			

DRAWING NO. 5112.90 **MAP NO.** C-12 **SHEET** 5 **OF** 9



PT	EASTING (X)	NORTHING (Y)	DESCRIPTION
200	368860.6626	1520799.0133	8"x8" TEE
201	368860.4549	1520757.0138	8"x8" TEE
202	368879.7100	1520756.9186	FIRE HYDRANT
203	368858.9223	1520447.0953	6"x90" BEND
204	368878.1777	1520447.0001	FIRE HYDRANT
205	368851.9568	1520799.0564	8"x6" TEE
206	368851.7043	1520747.9993	6"x3" TEE/WTR SVC
207	368851.6820	1520743.4993	6"x90" BEND
208	368818.6654	1520748.1626	3" METER PIT
209	368818.6431	1520743.6627	6" CAP
210	368549.4143	1520800.5525	8"x8" TEE
211	368418.3293	1520801.2007	8" CAP

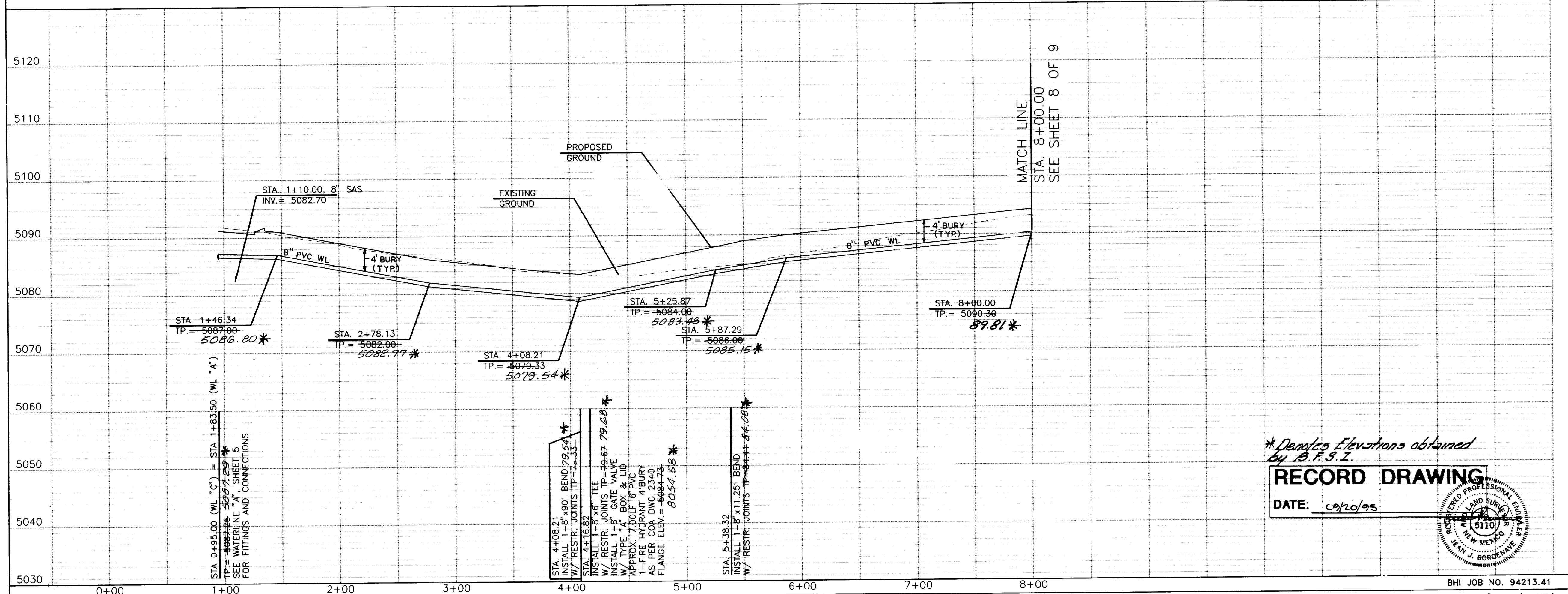
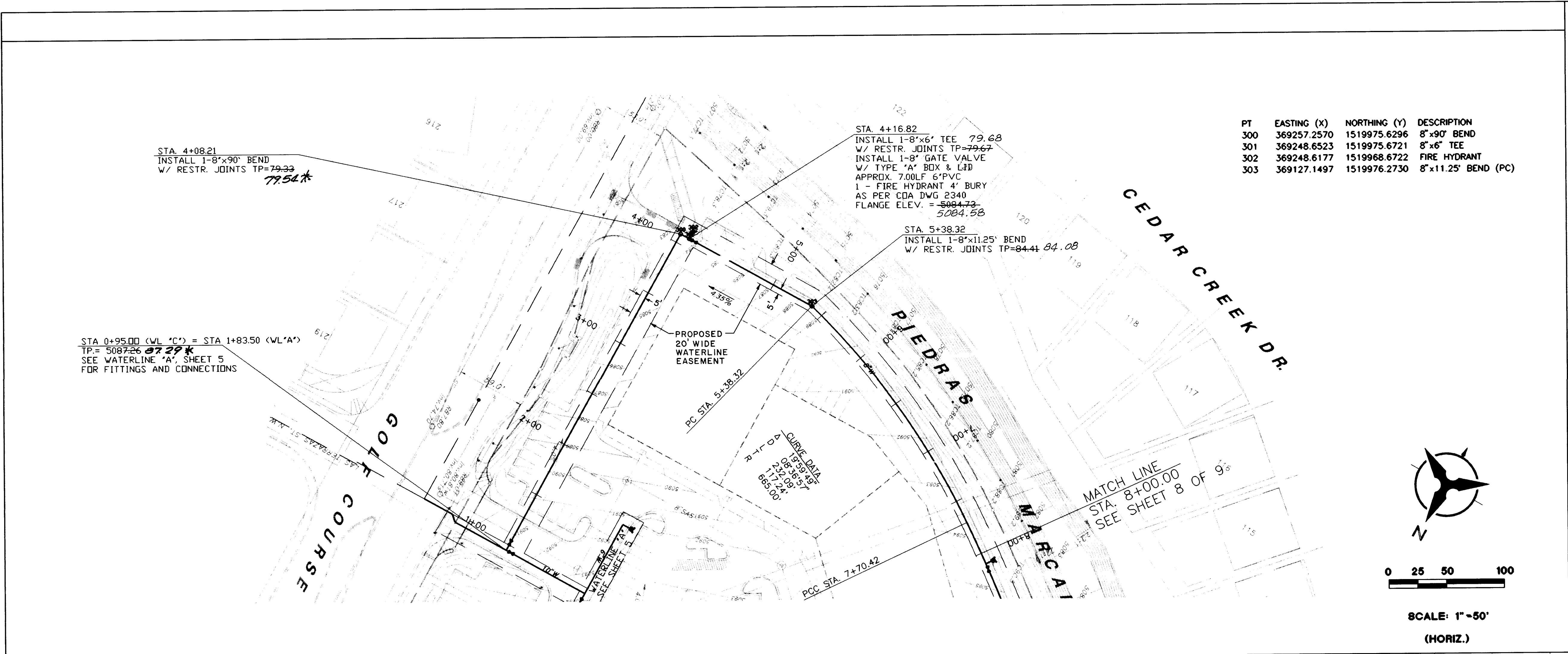
NOTE:
COORDINATE CONSTRUCTION OF WATERLINE
WITHIN PIEDRAS MARCADAS DRAINAGE R.O.W.
WITH AMAFCA AND CITY PROJECT NO. 4909.90



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15														ENGINEER'S SEAL	
26-5712.90															
0695															

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE: SMITH'S #448 @ RIVERVIEW PLAZA WATER LINE "B"					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B.F.S.I.	3-29-95	WATER		
TRANSPORTATION	N/A	3-10-95	WASTE WATER		
HYDROLOGY	N/A	3-16-95			

DRAWING NO.	5112.90	MAP NO.	C-12	SHEET	6 OF 9
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AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR: Cordoba Const. Co.		THE BENCH MARK IS A 3 1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUTCROP AND IS STAMPED "ACS 1-C11 1986". THE BENCH MARK IS LOCATED APPROX. 210' EAST AND 260' NORTH OF THE INTERSECTION OF RIDGEWAY DR. AND CALLE NORTENA, N.W. ELEVATION = 5272.34'		FIELD NOTES		ENGINEER'S SEAL	
ACCEPTANCE BY: [Signature]		DATE: 9/95		NO. BY DATE		REMARKS	
DRAWINGS BY: [Signature]		DATE: 9/95		NO. DATE		REVISIONS	
MICRO-FILM INFORMATION		RECORDED BY: [Signature]		DESIGNED BY: MSJ		DATE: 2/95	
DATE: [Signature]		NO. DATE		DRAWN BY: MSJ/YCG		DATE: 2/95	
DATE: [Signature]		NO. DATE		CHECKED BY: KLD		DATE: 2/95	

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

26-5112-90 0795

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SMITH'S #448 @ RIVERVIEW PLAZA
WATER LINE "C" STA 1+00 TO STA 8+00

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRG CHAIRMAN	[Signature]	3-29-95	WATER	[Signature]	3-1-95
TRANSPORTATION	[Signature]	3-10-95	WASTE WATER	[Signature]	3-1-95
HYDROLOGY	[Signature]	3-16-95			

DRAWING NO. 5112.90 MAP NO. C-12 SHEET 7 OF 9

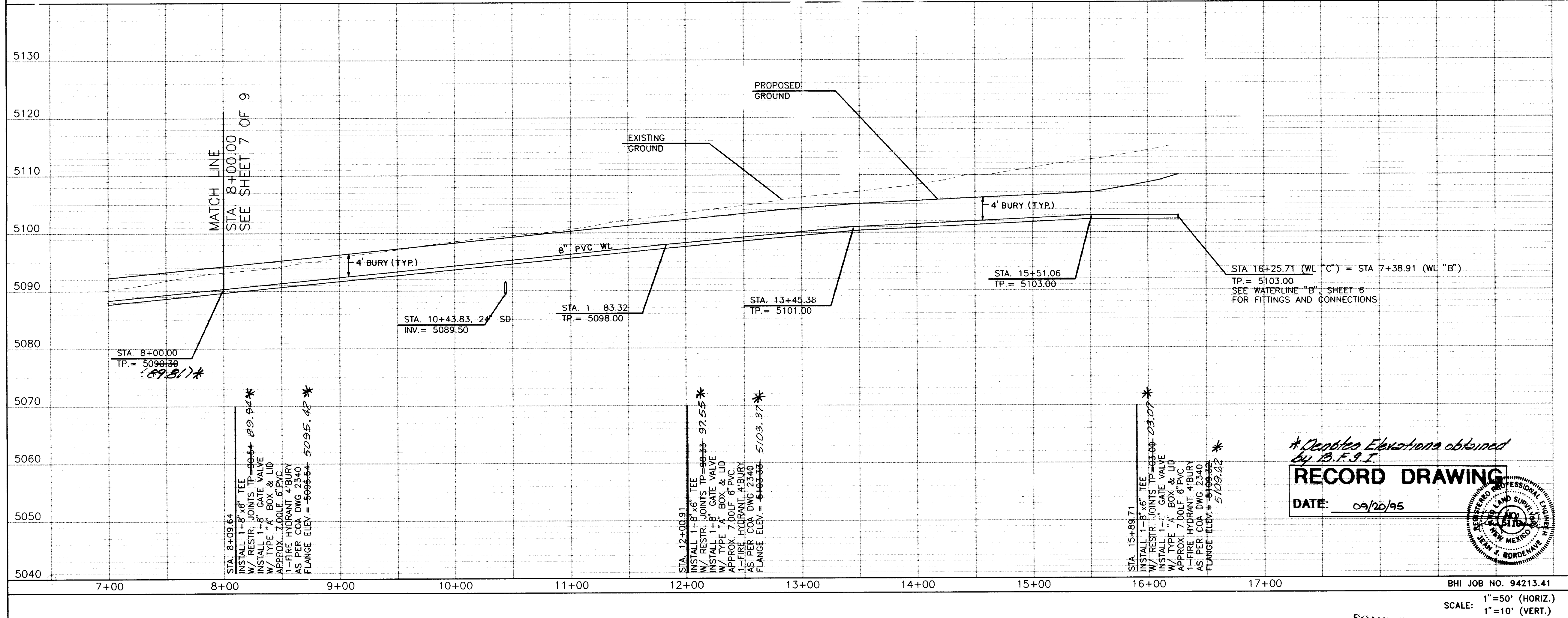
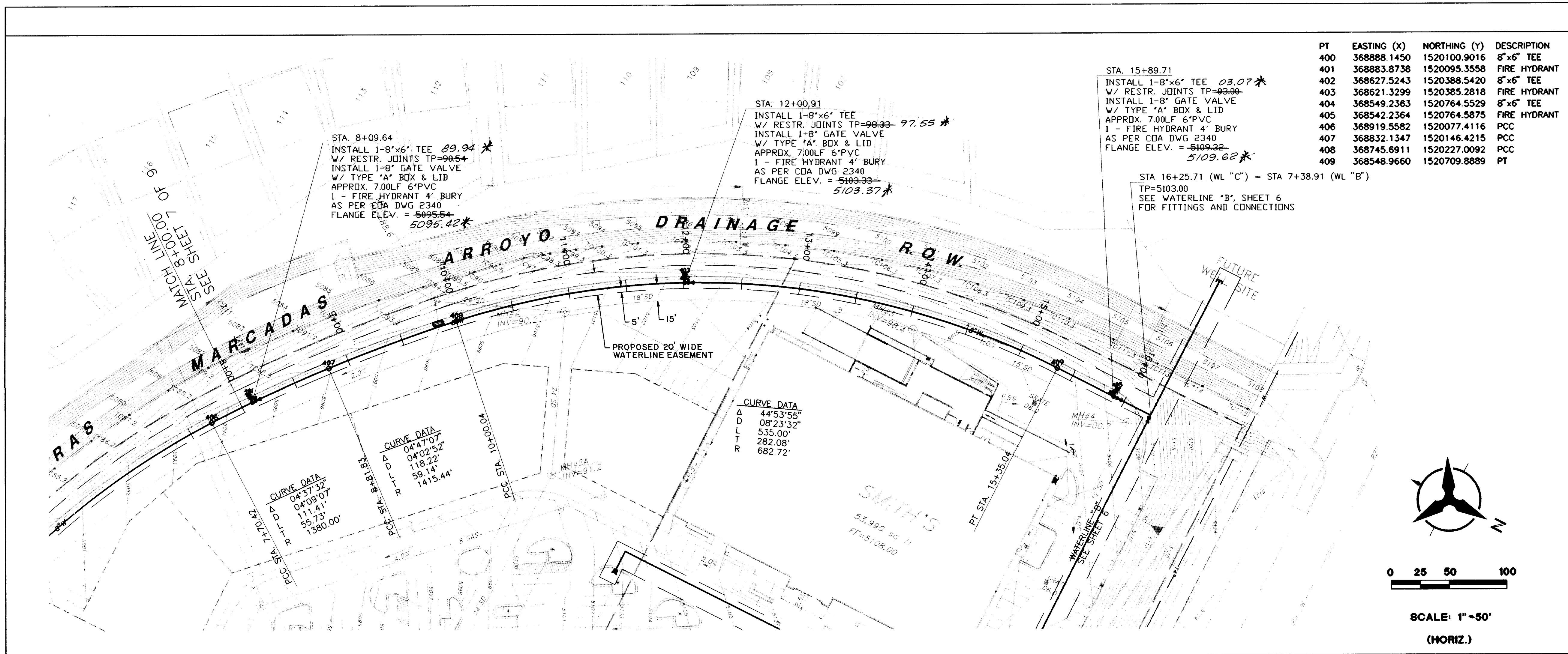
*Denotes Elevations obtained by B.F.S.Z.

RECORD DRAWING

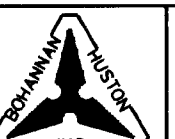
DATE: 09/20/95

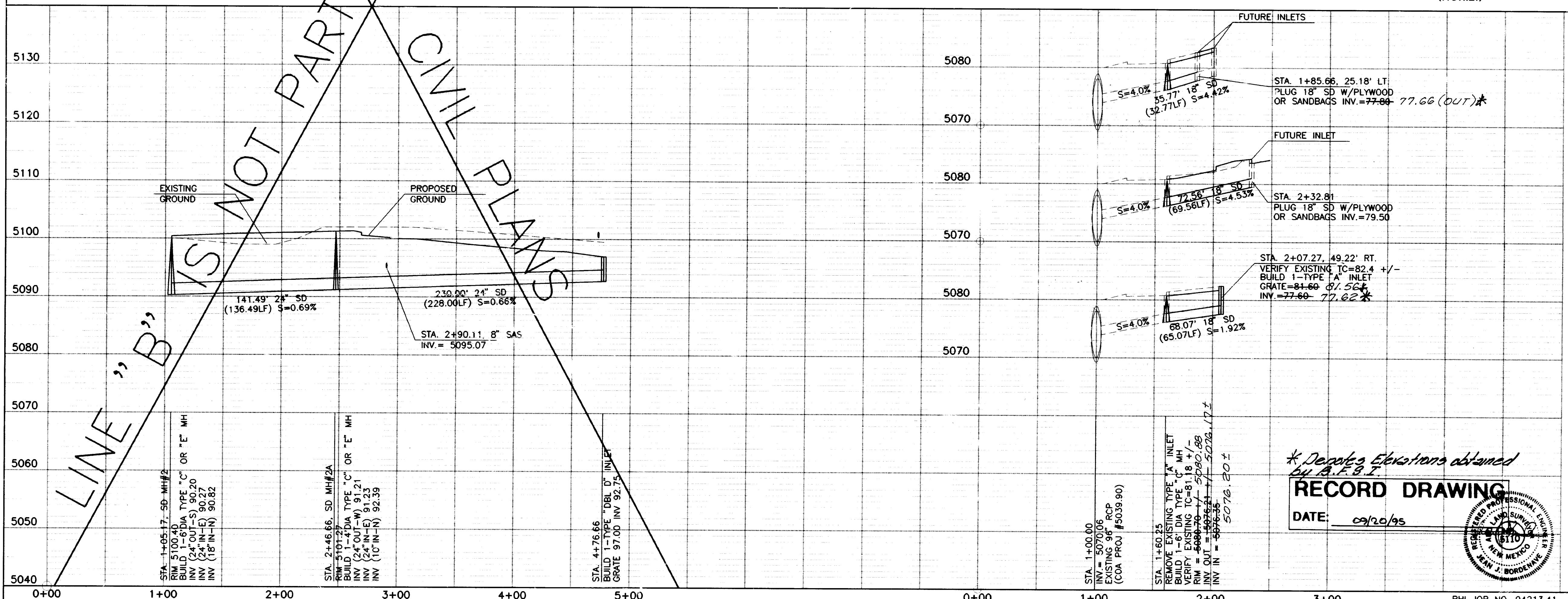
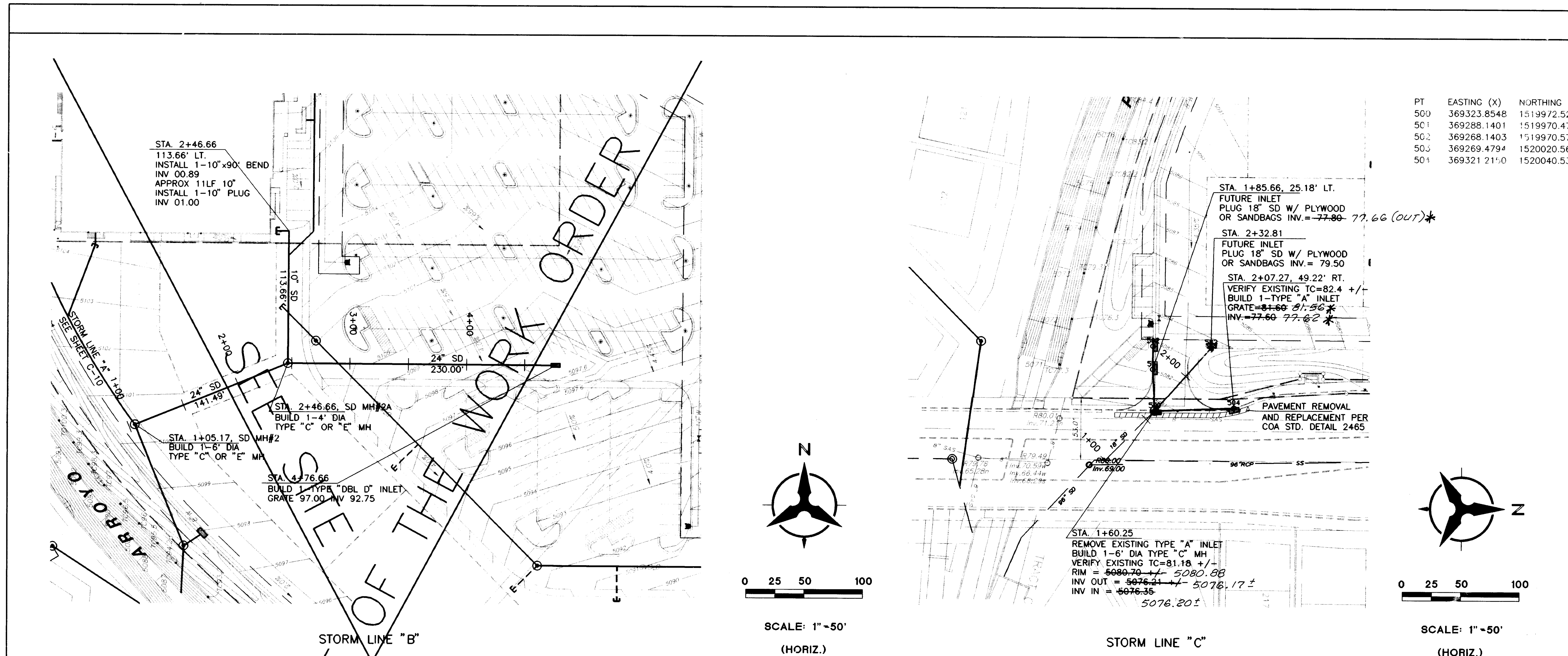
BHI JOB NO. 94213.41

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



ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		FIELD NOTES		THE BENCH MARK IS A 3 1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUTCROP AND IS STAMPED "ACS 1-C11 1986". THE BENCH MARK IS LOCATED APPROX. 210' EAST AND 260' NORTH OF THE INTERSECTION OF RIDGEWAY DR. AND CALLE MORTENA, N.W. ELEVATION = 5272.34'		CONTRACTOR <i>Conshore Const. Co.</i>	
		NO.	BY	DATE		INSPECTOR'S SIGNATURE <i>[Signature]</i>	
						DATE <i>9/95</i>	
						VERIFICATION BY <i>[Signature]</i>	
						DATE <i>9/95</i>	
						CORRECTED BY <i>[Signature]</i>	
						DATE <i>9/95</i>	
		MICRO-FILM INFORMATION		RECORDED BY		DATE	
DESIGNED BY		MSJ		DATE		2/95	
DRAWN BY		MSJ.VCG		DATE		2/95	
CHECKED BY		KLD		DATE		2/95	

											
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP											
TITLE: SMITH'S #448 @ RIVERVIEW PLAZA WATER LINE "C" STA 8+00 TO STA 16+25.71											
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE						
DRC CHAIRMAN	<i>[Signature]</i>	3-29-95	WATER	<i>[Signature]</i>	3-29-95						
TRANSPORTATION	<i>[Signature]</i>	3-10-95	WASTE WATER	<i>[Signature]</i>	3-10-95						
HYDROLOGY	<i>[Signature]</i>	3-16-95									
DRAWING NO. 5112.90			MAP NO. C-12			SHEET 8 OF 9					



USERNAME: C94213.41
FILENAME: RPW_SHT9.DWG
SHT4

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR: Candore Const. Co.		THE BENCH MARK IS A 3 1/4" ALUMINUM CAP SET FLUSH IN THE LAVA		FIELD NOTES		ENGINEER'S SEAL	
WORK: STAKED BY Baseline Field Services		LOCATED APPROX. 210' EAST AND 260' NORTH OF THE INTERSECTION OF RIDGEWAY DR. AND CALLE NORTENA, N.W. ELEVATION = 5272.34'		DATE		ENGINEER'S SEAL	
DATE: 9/95		DATE: 9/95		NO.		ENGINEER'S SEAL	
CORRECTED BY: B. J. J.		DATE: 9/95		NO.		ENGINEER'S SEAL	
RECORDED BY: NO.		DATE: 9/95		NO.		ENGINEER'S SEAL	
DESCRIPTION		DATE		NO. <td colspan="2">ENGINEER'S SEAL</td>		ENGINEER'S SEAL	
6" DIA SD MANHOLE		DATE		NO. <td colspan="2">ENGINEER'S SEAL</td>		ENGINEER'S SEAL	
18" PLUG/FUTURE INLET		DATE		NO. <td colspan="2">ENGINEER'S SEAL</td>		ENGINEER'S SEAL	
FUTURE INLET		DATE		NO. <td colspan="2">ENGINEER'S SEAL</td>		ENGINEER'S SEAL	
18" PLUG/FUTURE INLET		DATE		NO. <td colspan="2">ENGINEER'S SEAL</td>		ENGINEER'S SEAL	
TYPE "A" INLET		DATE		NO. <td colspan="2">ENGINEER'S SEAL</td>		ENGINEER'S SEAL	

APPROVALS		ENGINEER		DATE		APPROVALS		DATE	
DRC CHAIRMAN		R. G. Arberry		3-29-95		WATER		3-11-95	
TRANSPORTATION		N/A SMC		3-16-95		WASTE WATER		3-11-95	
HYDROLOGY		N/A SMC		3-16-95					

DRAWING NO.		MAP NO.		SHEET		OF	
5112.90		C-12		9		9	