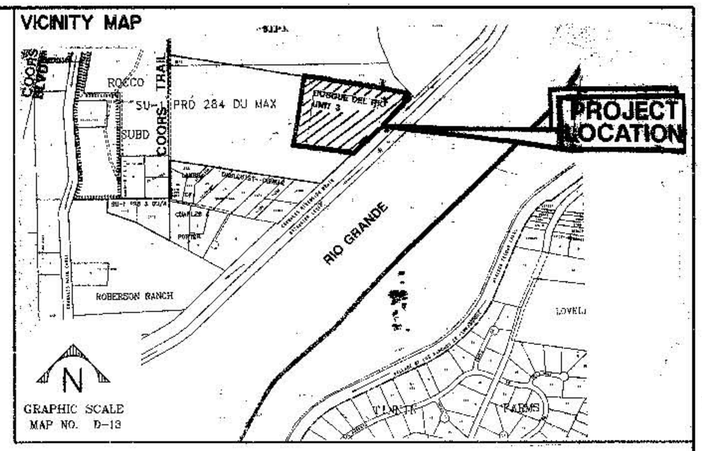
CITY OF
Albuquerque

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
PLANS FOR CONSTRUCTION

BOSQUE DEL RIO SUBDIVISION
PHASE THREE
(PAVING AND UTILITY IMPROVEMENTS)

VICINITY MAP



'RECORD DRAWINGS'

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THESE DRAWINGS HAS BEEN REVISED IN ACCORDANCE WITH THE INFORMATION FURNISHED BY THE CONTRACTOR, NEW CONCEPTS INC. NEW CONCEPTS INC HANDLED THEIR OWN SURVEYING AND REFLECTS THE CONSTRUCTION AS ACTUALLY ACCOMPLISHED WHILE A CONSTRUCTION OBSERVER FROM SMITH ENGINEERING CO. WAS PRESENT. THESE PLAN DRAWINGS AS CONSTRUCTED IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN DRAWINGS.

Douglas L. Andrews 4-21-99
DOUGLAS L. ANDREWS, NMPE 11771 DATE

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Peter Chang
DATE 4-30-99

INDEX TO DRAWINGS

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20	UTILITY P & P: RIO ORILLA LANE: STA 1+00 TO 3+68.13
21	PRESSURE SANITARY SEWER DETAILS
22	STREET SECTIONS AND DETAILS

UTILITY COMPANY CONTACTS

PNM
Jim Vann
4201 Edith Blvd., NE
Albuquerque, New Mexico 87107
(505) 848-3426

GAS CO.
Tim Cynova
4625 Edith Blvd., NE
Albuquerque, New Mexico 87107
(505) 761-7775

AT&T
Ishmael Pentoja
9 Third ST., NW
Albuquerque, New Mexico 87103
(505) 842-2806

JONES INTERCABLE
Karen Shore
4501 Montbel Pl., NE
P.O. Box 27138
Albuquerque, New Mexico 87125-7138
(505) 761-6220

US WEST COMMUNICATIONS
Al Salas
201 Third Street NW
P.O. Box 1355, Sta. 952
Albuquerque, New Mexico 87103
(505) 245 6591

CALL BEFORE YOU DIG!
STATEWIDE
1-800-321-ALERT
ALBUQUERQUE
260-1990

SEC JOB # 198628
Smith Engineering Company
A Pell Service Engineering Company

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

ENGINEERS STAMP & SIGNATURE

DOUGLAS L. ANDREWS NEW MEXICO 11771 PROFESSIONAL ENGINEER

APPROVED	ENGINEER	DATE
DRC Chairman	Billy G. Gonzales	8-4-98
Transportation	[illegible]	8-4-98
Water/Wastewater	R.W. Lane	8-4-98
Hydrology	[illegible]	8-4-98
C.I.P.		
Constr. Mngmt.		
Constr. Coord.	N/A [illegible]	9-17-98

APPROVED FOR CONSTRUCTION
J.R. Cobb 9/17/98
CITY ENGINEER DATE

PROJECT NUMBER 5406.83

SHEET 1 OF 22

Drawing name: N:\198628\SHEET\1-SCOVER.DWG
Plotted on July 5, 1998 at 11:25:46
Sheet is plot # 1 Revised 22-October 22, 1997 at 8:07 AM

GENERAL NOTES:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT, AND UNLESS STATED OTHERWISE OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS, PUBLIC WORKS CONSTRUCTION, 1986 EDITION, AS AMENDED THROUGH UPDATE NO. 6.

2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, 260-1990, FOR LOCATION OF EXISTING UTILITIES.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES BEING CONNECTED TO AND ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29CFR 1926.650 subpart P. ALL OTHER WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING SAFETY AND HEALTH.

5. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.

6. ALL GAS, ELECTRIC, TELEPHONE LINES, CABLES AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION SHALL BE DONE BY THE RESPONSIBLE UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS.

7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES.

8. THE CONTRACTOR SHALL BE REQUIRED TO CONFINE HIS WORK WITHIN THE CONSTRUCTION LIMITS AND/OR PUBLIC RIGHT-OF-WAY OR EASEMENTS TO PRESERVE EXISTING VEGETATION AND PRIVATE PROPERTY. OVERNIGHT PARKING OF EQUIPMENT AND/OR STORAGE OF MATERIALS IS NOT ALLOWED EXCEPT BY PERMISSION OF PROPERTY OWNER. RESTORATION OF PRIVATE IMPROVEMENTS WILL BE AT THE CONTRACTOR'S EXPENSE.

9. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, ASPHALTIC PAVING, CONCRETE CURBS AND SIDEWALKS, ETC. SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE FIELD ENGINEER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

10. WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE PROJECT ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.

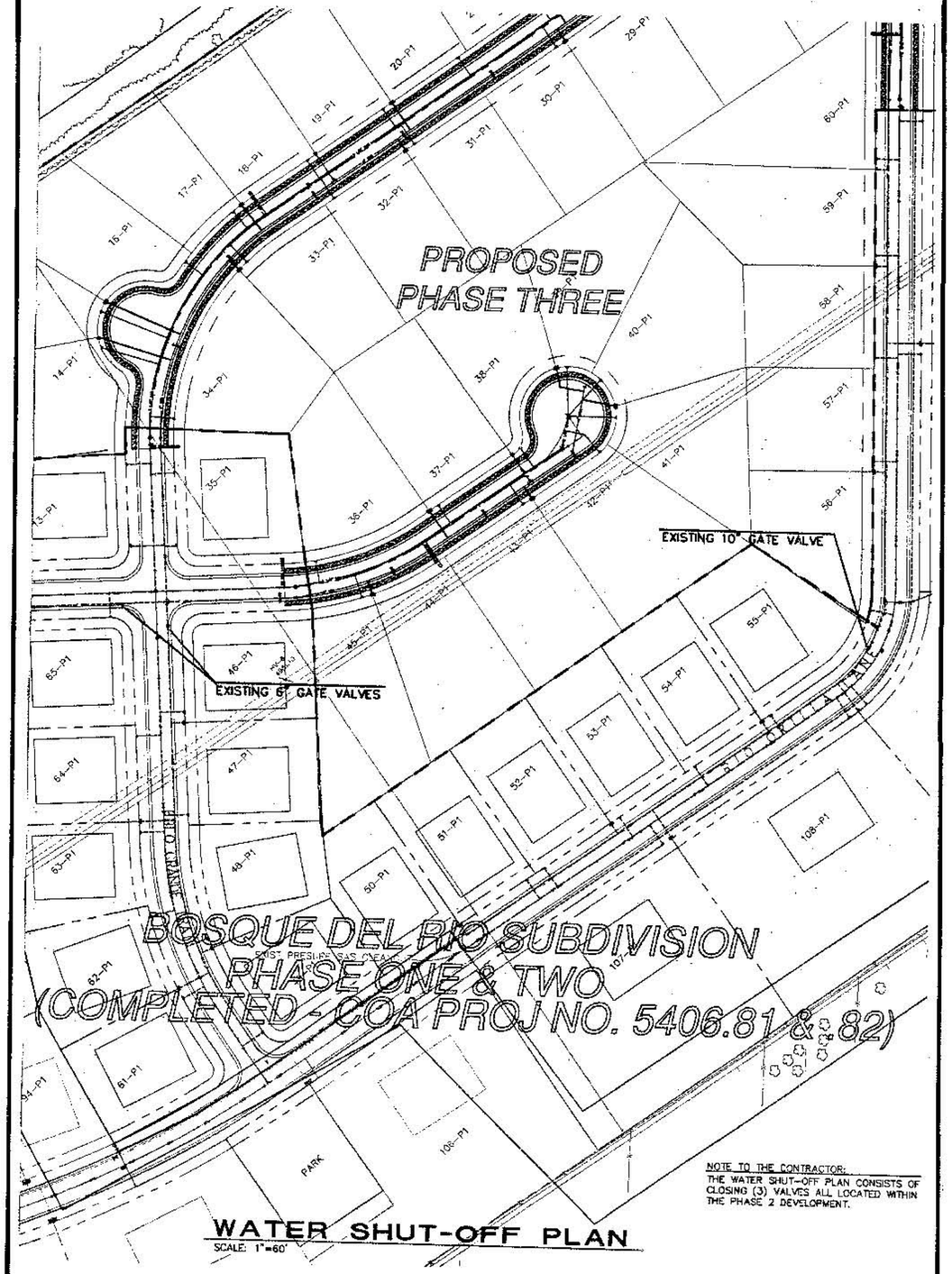
11. FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.

12. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 90% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.

13. CONTRACTOR SHALL SUBMIT A REVEGETATION PLAN TO ENGINEER FOR PRIOR APPROVAL.

14. THE CONTRACTOR WILL NOTIFY THE FIELD ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK, IN ORDER THAT THE FIELD ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION SURVEY MONUMENTS. THE CONTRACTOR WILL NOTIFY THE ENGINEER IF A MONUMENT IS DISTURBED. REPLACEMENT WILL BE DONE BY CITY SURVEY SECTION. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR WILL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4 OF SPECIFICATIONS.

15. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.



NOTE TO THE CONTRACTOR:
THE WATER SHUT-OFF PLAN CONSISTS OF CLOSING (3) VALVES ALL LOCATED WITHIN THE PHASE 2 DEVELOPMENT.

WATER SHUT-OFF PLAN

SCALE: 1"=60'

LEGEND:

	PROPOSED	EXISTING
SANITARY SEWER LINE	3" SAS	SAS
SANITARY SEWER MANHOLE		
WATER LINE	6" WTR	WTR
GATE VALVE		
FIRE HYDRANTS		
REDUCERS		
SINGLE WATER SERVICE CONNECTION		
DOUBLE WATER SERVICE CONNECTION		
SANITARY SEWER SERVICE CONNECTION		
PERMANENT EARTH BERM		
TEMPORARY EARTH BERM		
CENTERLINE BOUNDARY		
PROPERTY/LOT AND ACCESS EASEMENT LINE		
EASEMENT LINE		
CMU WALL		
SPOT ELEVATION	x 80.85	
PAD SPOT ELEVATION	4981.85 TP	
TOP OF CURB	TOC	
TOP BACK CURB	TBC	
TOP OF PIPE	TOP	
PROPERTY LINE	PL	
POINT TANGENCY STATION	PT STA.	
POINT CURVE STATION	PC STA.	
PUBLIC UTILITY EASEMENT	PUE	
TOP OF CURB	TOC	
POINT VERTICAL TANGENCY	PVT	
POINT VERTICAL CURVE	PVC	
VERTICAL POINT CURVE	VPC	
POINT VERTICAL INTERSECTION	PVI	
VERTICAL POINT INTERSECTION STATION	VPI STA.	
VERTICAL POINT INTERSECTION ELEVATION	VPI EL.	
WATER LINE	WL	
CITY OF ALBUQUERQUE	COA	
RIGHT OF WAY	ROW	

RECORD DRAWINGS

AS BUILT INFORMATION
CONTRACTOR NEW CONCEPTS
WORK STAKED BY CSC DATE 3/98
INSPECTED BY CSC DATE 4/98
FIELD VERIFICATION BY CSC DATE 4/98
DRAWINGS CORRECTED BY CSC DATE 5/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE
4071	GAYLE JEWELL	07/97

BENCH MARKS
U.S.COE STA. "R.ALAMEDA B-2"
N.M. STATE PLAN COORDINATES (CENTRAL ZONE) BY ACS
X=373,513.20
Y=1,520,142.81
ELEVATION=5,058.25
G/G FACTOR=0.99987638

ENGINEERS SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY CSC DATE 7-98
DRAWN BY CSC DATE 7-98
CHECKED BY DLA DATE 7-98

Smith Engineering Company
A Full Service Engineering Company
197629

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

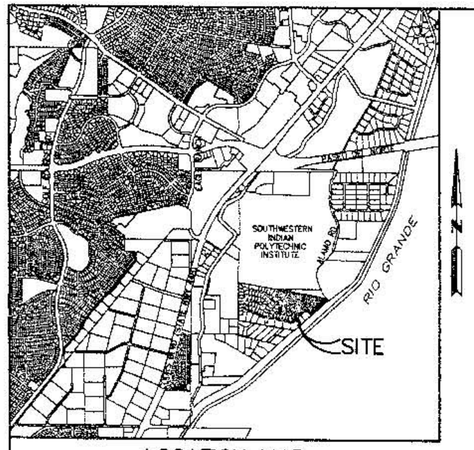
TITLE: BOSQUE DEL RIO SUBDIVISION - PHASE 3
GENERAL NOTES AND LEGEND

City Engineer Approval
Last Design Update

City Project No. 5406.83 | Zone Map No. D-13 | Sheet 2 of 22

Drawing name: N:\197629\DFT(DG)\2\NOTES.DWG
Drawn on October 22, 1997 at 6:07 AM
This is part # 4 Plotted on October 22, 1997 at 6:07 AM

TALOS LOG NO. 98 06250911 0195



LOCATION MAP

ZONE ATLAS MAP D-13
SCALE: 1" = 2000'

NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LOTS IN PHASE 3, AND TO GRANT THE REQUIRED EASEMENTS.
2. BEARINGS ARE BASED ON THE PLAT OF BOSQUE DEL RIO SUBDIVISION, UNIT 1, FILED AUGUST 29, 1996, AND ARE STATE PLANE GRID BEARINGS AS INDICATED THEREON.
3. ALL BOUNDARY CORNERS ARE MARKED BY A REBAR WITH AN ALUMINUM CAP STAMPED "AAR LS 4071", UNLESS OTHERWISE INDICATED HEREON.
4. PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO TRACTS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
5. THE ROADWAYS HEREIN ARE PRIVATE, WITH PRIVATE ACCESS EASEMENTS TO THE OWNERS OF BOSQUE DEL RIO AND THE DOORS TRAIL NEIGHBORS ONLY, AS PROVIDED HEREIN AND BY SETTLEMENT AGREEMENT DATED JANUARY 12, 1996. THE ROADWAY IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL PHASE DEVELOPERS, AND THE MAINTENANCE OF THE ROADWAY IMPROVEMENTS WILL BECOME THE RESPONSIBILITY OF A HOMEOWNERS ASSOCIATION.
6. THE PEDESTRIAN AND EQUESTRIAN ACCESS EASEMENT (P. & E.A.E.) SHOWN HEREON IS PRIVATE, FOR THE USE AND BENEFIT OF THE BOSQUE DEL RIO OWNERS AND THE DOORS TRAIL NEIGHBORS ONLY, AS PROVIDED BY SETTLEMENT AGREEMENT DATED JANUARY 12, 1996. THE ROADWAY AND TRAIL IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL PHASE DEVELOPERS, AND THE MAINTENANCE OF THE IMPROVEMENTS AND EASEMENTS WILL BECOME THE RESPONSIBILITY OF A HOMEOWNERS ASSOCIATION.
7. GRAVITY SANITARY SEWER SERVICE IS NOT AVAILABLE TO ANY OF THE LOTS RECORDED WITHIN THIS PLAT. THEREFORE, ALL LOTS WILL BE SERVICED BY A PRESSURE SANITARY SEWER SYSTEM. MAINTENANCE OF THE INDIVIDUAL GRINDER PUMPS LOCATED WITHIN EACH LOT IS THE RESPONSIBILITY OF EACH INDIVIDUAL HOMEOWNER.

APPROVALS - PUBLIC UTILITY EASEMENTS

PNM ELECTRIC SERVICES — DATE 6-30-98
JONES-INTERCABLE — DATE 4/30/98
U.S. WEST COMMUNICATIONS — DATE 06-30-98
PNM GAS SERVICES — DATE 6-30-98

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

A. PNM Electric Services for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.

B. 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.

C. PNM Gas Services for the installation, maintenance, and service of such lines, and other related equipment and facilities reasonably necessary to provide gas service.

D. Jones Intercable for the installation, maintenance, and service of such lines, and and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above-ground or subsurface), hot tub, concrete or wood 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 the National Electric Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

DESCRIPTION

A certain tract of land situate within Section 19, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Parcel lettered "E" of BOSQUE DEL RIO SUBDIVISION as the same is shown and designated on the Plat of Unit 1 filed August 29, 1996 in plat volume 96C, page 377, and on the Plat of Unit 2 September 9, 1997 in plat volume 97C, page 263 filed and being more particularly described as follows:

Beginning at the Northwesterly corner of said Parcel E, from whence the control survey station "R Alameda B-2" bears N39°48'13"W, 3342.17 feet distance, and running thence from said point of beginning,
S79°59'55"E, 1387.69 feet along the northerly line of said Parcel E to a point; thence,
S42°44'55"E, 57.30 feet to a point; thence,
S85°14'55"E, 34.14 feet to the northeasterly corner of said Parcel E; thence,
S47°49'40"W, 823.40 feet along the easterly line of said Parcel E to a point; thence,
N46°21'10"W, 254.30 feet to a point; thence,
S44°38'50"W, 445.93 feet to a point of curve; thence,
Southwesterly, 32.30 feet along the arc of a curve to the right having a radius of 98.00 feet and chord bearing S54°06'18"W, 32.15 feet to a non-tangent point on curve; thence,
N11°11'56"W, 130.10 feet to a point; thence,
N79°59'06"W, 463.45 feet to a point; thence,
N36°32'57"E, 14.07 feet to a point; thence,
N42°01'21"E, 196.53 feet to a point; thence
N36°47'31"E, 44.01 feet to a point; thence,
N37°01'26"E, 120.68 feet to a point; thence,
N43°36'36"W, 152.36 feet to non-tangent point on curve; thence,
Southwesterly, 20.81 feet along the arc of a curve to the left having a radius of 273.00 feet and a chord bearing S44°12'23"W, 20.81 feet to a point of tangent; thence,
S42°01'21"W, 4.03 feet to a point; thence,
N48°40'24"W, 111.78 feet to a point; thence,
N12°34'34"E, 206.01 feet to the northwest corner and point of beginning of the tract herein described; containing 888,847 square feet (15.8137 acres), more or less.

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

FREE CONSENT STATEMENT

The plat as shown hereon is with the free consent of, and in accordance with the wishes and desires of the undersigned owners and/or proprietors thereof, and said owners and/or proprietors do hereby grant all utility easements shown hereon by dashed lines, including the right of ingress and egress and the right to trim interfering trees, and do grant to the City of Albuquerque all sanitary sewer and waterline easements as shown hereon, including the right to construct and maintain sanitary sewers and water line facilities therein. And do hereby grant the private access easements as shown hereon for the common benefit of the owners of the lots and parcels in Bosque del Rio. The undersigned owners and/or proprietors do hereby freely consent to all the foregoing and do hereby represent that we are authorized to so act.

OWNERS:
GARRETT GROUP, INC., A NEW MEXICO CORPORATION

BY: TED E. GARRETT, JR., President, for
and on behalf of GARRETT GROUP, INC.
A New Mexico Corporation

ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

The foregoing instrument was acknowledged before me this 26th day of June, 1998, by TED E. GARRETT, JR., President, for and on behalf of GARRETT GROUP, INC. A New Mexico Corporation.

NOTARY PUBLIC

My commission expires: 11-1-99

PLAT OF
BOSQUE DEL RIO SUBDIVISION
UNIT 3

ALBUQUERQUE, NEW MEXICO
JUNE, 1998

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

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE

APPROVALS

CITY SURVEYOR, CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT — DATE 070198

PROPERTY MANAGEMENT, CITY OF ALBUQUERQUE — DATE

TRAFFIC ENGINEER, CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT — DATE

PARKS AND GENERAL SERVICES DEPARTMENT,
CITY OF ALBUQUERQUE — 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

APPROVAL AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE

CHAIRMAN, ALBUQUERQUE/BERNALILLO COUNTY
DEVELOPMENT REVIEW BOARD — DATE

CASE No.

PLAT No.

SURVEYOR'S CERTIFICATE

I, GAYLE D. JENSEN, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS/PROPRIETORS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST, MEETS THE MINIMUM RECUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GAYLE D. JENSEN, N.M.P.L.S. No. 4071 — DATE 6/25/98

STATE OF NEW MEXICO — PROFESSIONAL LAND SURVEYOR — NO. 4071

SHEET 1 OF 2

ANDREWS, ASBURY & ROBERT, INC.
CONSULTING ENGINEERS
ALBUQUERQUE, NEW MEXICO

RECORD DRAWINGS

AS BUILT INFORMATION
CONTRACTOR NEW CONCEPTS
WORK STAKED BY ALS — DATE
INSPECTED BY SEC — DATE
ACCEPTANCE BY SEC — DATE
FIELD VERIFICATION BY SEC — DATE
DRAWINGS CORRECTED BY SEC — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
U.S.C.G.S. STA. "R. ALAMEDA B-2"
N.M. STATE PLAN COORDINATES (CENTRAL ZONE) BY ACS
X=373,513.20
Y=1,520,142.81
ELEVATION=5,058.25
G/S FACTOR=0.999876338

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY JCS — DATE 05-20-98
DRAWN BY JCS — DATE 05-20-98
CHECKED BY DLA — DATE 05-20-98

198628
Smith Engineering Company
A Full Service Engineering Company
5000 Osuna Boulevard, N.E. Suite 2000 Albuquerque, New Mexico 87109

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: BOSQUE DEL RIO SUBDIVISION - PHASE 3
PLAT OF BOSQUE DEL RIO:UNIT 3

Design Review Committee | City Engineer Approval | Last Design Update | No. / Date / In. | No. / Date / In.

City Project No. 5406.83 | Zone Map No. D-13 | Sheet 3 Of 22

Drawing name: N:\5406\DFT\BSN\PLAT1.DWG
Scale: 1:1 Date: 5/29/98 10:00 AM
This is plot # 4 Created on October 22, 1997 at 7:19 AM

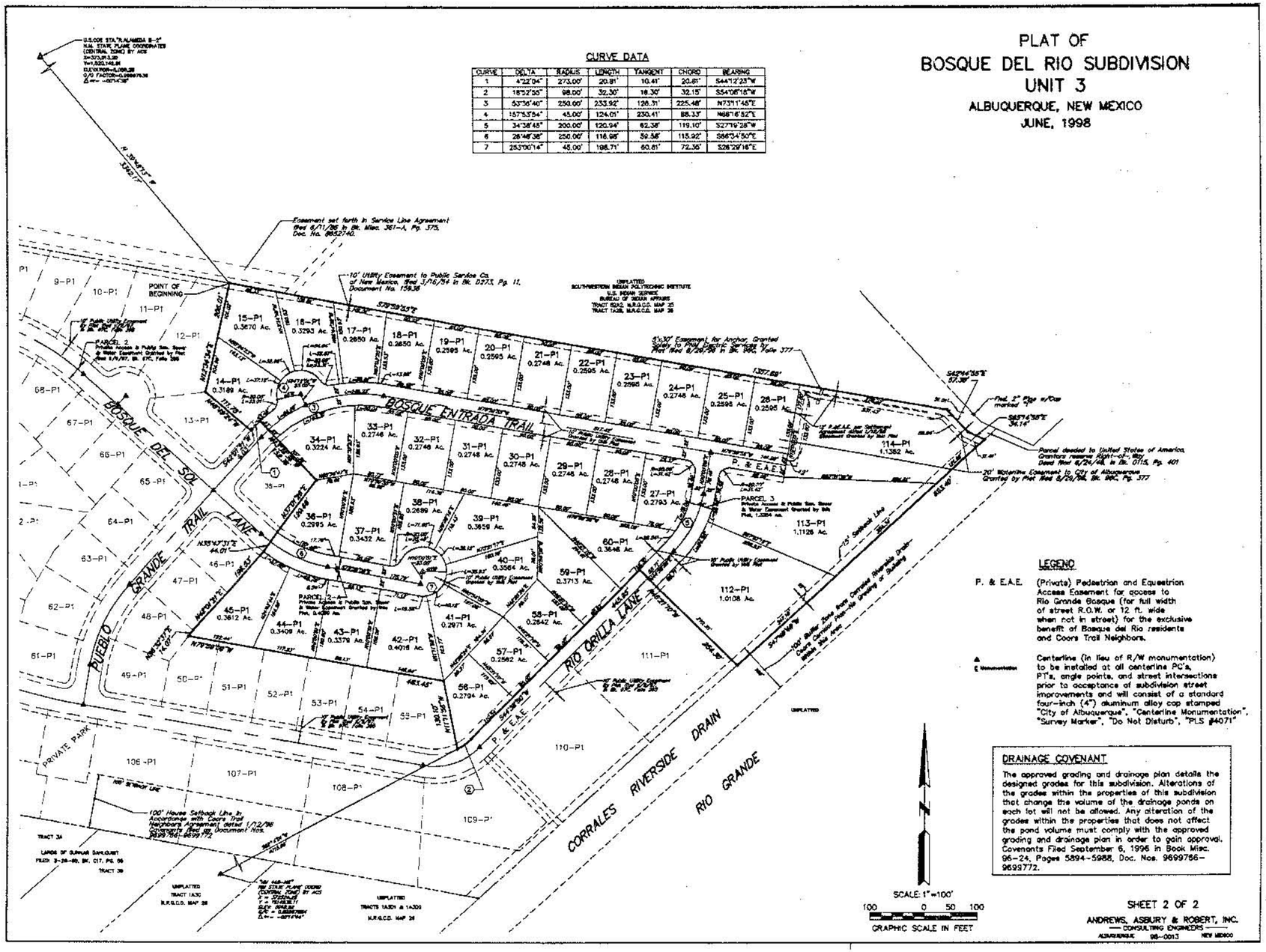
PLAT OF
BOSQUE DEL RIO SUBDIVISION
UNIT 3

ALBUQUERQUE, NEW MEXICO

JUNE, 1998

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	4°22'04"	273.00'	20.91'	10.41'	20.81'	S44°12'23"W
2	18°52'35"	98.00'	32.30'	16.30'	32.15'	S54°06'18"W
3	53°35'40"	250.00'	233.92'	126.31'	225.48'	N73°11'48"E
4	157°53'54"	45.00'	124.01'	230.41'	88.33'	N68°16'52"E
5	34°38'45"	200.00'	120.94'	62.38'	119.10'	S27°19'28"W
6	28°46'38"	250.00'	116.98'	59.58'	115.92'	S66°34'50"E
7	253°00'14"	45.00'	198.71'	60.81'	72.35'	S28°29'18"E



LEGEND

P. & E.A.E. (Private) Pedestrian and Equestrian Access Easement for access to Rio Grande Bosque (for full width of street R.O.W. or 12 ft. wide when not in street) for the exclusive benefit of Bosque del Rio residents and Coors Trail Neighbors.

℄ Monumentation — Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's, PT's, angle points, and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #14071"

DRAINAGE COVENANT

The approved grading and drainage plan details the designed grades for this subdivision. Alterations of the grades within the properties of this subdivision that change the volume of the drainage ponds on each lot will not be allowed. Any alteration of the grades within the properties that does not affect the pond volume must comply with the approved grading and drainage plan in order to gain approval. Covenants Filed September 6, 1996 in Book Misc. 96-24, Pages 5894-5988, Doc. Nos. 96997561-96997772.

SHEET 2 OF 2

ANDREWS, ASBURY & ROBERT, INC.
CONSULTING ENGINEERS
ALBUQUERQUE 98-0013 NEW MEXICO

RECORD DRAWINGS

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS
U.S.COE STA. "R.ALAMEDA B-2"
N.M. STATE PLAN COORDINATES (CENTRAL ZONE) BY ACS
X=373,513.20
Y=1,520,142.81
ELEVATION=5,056.25
G/G FACTOR=0.99967638

ENGINEERS SEAL

REVISIONS

NO.	DATE	REMARKS	BY

DESIGN

		DATE
DESIGNED BY	JCS	05-20-98
DRAWN BY	JCS	05-20-98
CHECKED BY	DLA	05-20-98

198628
Smith Engineering Company
A Full Service Engineering Company

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: BOSQUE DEL RIO SUBDIVISION - PHASE 3

PLAT OF BOSQUE DEL RIO:UNIT 3

Design Review Committee | City Engineer Approval | Last Design Update | No. / Date / Ch. | No. / Date / Ch.

City Project No. 5406.83 | Zone Map No. D-13 | Sheet 4 Of 22

Drawing name: N:\97069\OPTION\PLAT2.DWG
Layout name: PLAT2 Plotted on: October 23, 1997 at 7:38 AM
This is plot 1 of 1 plotted on October 23, 1997 at 7:38 AM

GENERAL NOTES:

1. THE ELEVATIONS OF ANY LOT PAD SHALL NOT BE LOWER THAN THE ELEVATION SHOWN.
2. SEE SHEET 23 FOR TYPICAL LOT DETAIL.
3. SEE SHEET 23 FOR EARTHWORK AND POND SCHEMATIC.
4. PLACE EXCAVATED SURFACE SOILS ON LOTS 107-P1 THROUGH 111-P1, AS SHOWN ON SHEET 23. DO NOT PLACE SURFACE SOILS BENEATH PAD AREAS.
5. HOUSE PADS SHALL BE PLACED AT 10'-0" FROM SIDE LOT LINES EXCEPT WHERE SPECIFICALLY NOTED.

KEYED NOTES:

1. FLOWLINE ELEVATION = 4981.28
   TOP BACK OF CURB ELEVATION = 4981.23

RECORD DRAWINGS

RECORD DRAWINGS

CDA INSPECTOR: RAY BACA

AS BUILT INFORMATION

CONTRACTOR NEW CONCEPTS

FIELD NOTES BY	ALS	DATE
FIELD NOTES CHECKED BY		DATE
ACCEPTANCE BY	SEC	DATE
FIELD VERIFICATION BY	SEC	DATE
DRAWINGS CHECKED BY	JSO	DATE
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

U.S.COE STA. "R.ALAMEDA B-2"

N.M. STATE PLAN COORDINATES (CENTRAL ZONE) BY ACS

X=373,513.20

Y=1,520,142.81

ELEVATION=5,058.25

G/S FACTOR=0.9996763.38

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEERS SEAL

L. ANDREWS ENGINEER

8-1-98

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	JCS	05-20-98
DRAWN BY	JCS	05-20-98
CHECKED BY	DLA	05-20-98

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: BOSQUE DEL RIO SUBDIVISION - PHASE 3

OVERALL GRADING PLAN

Design Review Committee | City Engineer Approval | Last Design Update

Project No. 5406.83 | Zone Map No. D-13 | Sheet 5 Of 22

Filename name: N:\5406\DRAWINGS\5406D.DWG
Saved on: July 8, 1998 at 8:46 AM
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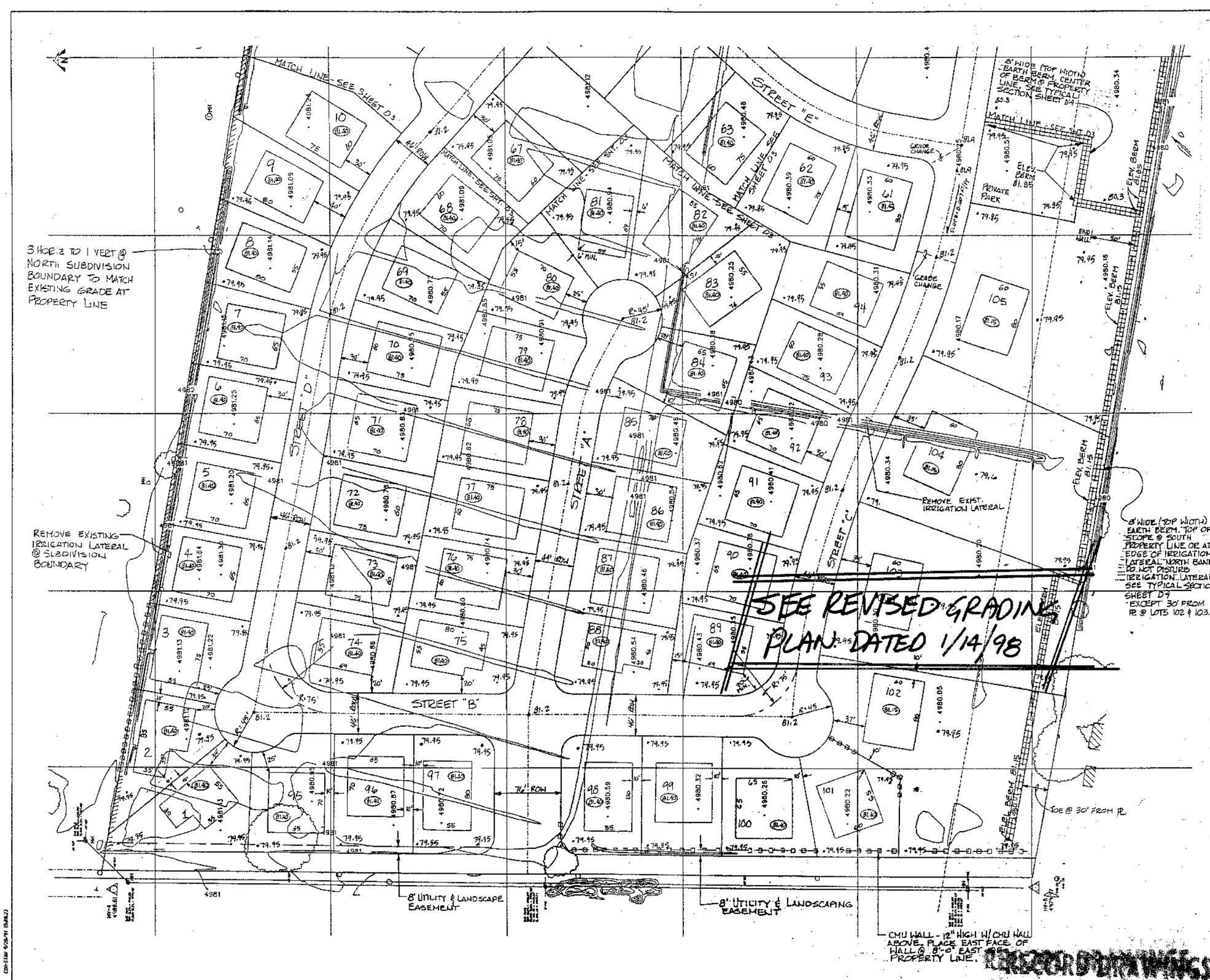

GENERAL NOTES:

1. ELEVATIONS SHOWN ARE SUBJECT TO FINAL EARTHWORK COMPUTATION AND BALANCE OF CUT AND FILL. OVERALL ELEVATIONS MAY CHANGE ± 0.5 FT. RELATIVE ELEVATIONS (I.E., LOT TO LOT, LOT TO POND AND LOT TO ROAD) WILL REMAIN AS SHOWN.

2. THE ELEVATIONS OF ANY PAD GRADE SHALL NOT BE LOWER THAN THE ELEVATION SHOWN. THE ELEVATIONS OF THE PAD GRADES (BUT NOT THE POND OR STREET GRADES) OF LOTS 12, 13, 61 THROUGH 65, AND 102 THROUGH 114 MAY BE 0.80 FEET HIGHER THAN THE ELEVATIONS SHOWN. THE ELEVATIONS OF ALL OTHER PAD GRADES (BUT NOT THE POND OR STREET GRADES) MAY BE 0.05 FEET HIGHER THAN THE ELEVATIONS SHOWN. RAISING LOT PADS MAY REQUIRE IMPORT OF FILL MATERIALS.

3. PORTIONS OF THIS PROPERTY ARE WITHIN THE 100-YEAR FLOOD ZONE (ZONE AH, ELEV. 4981) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 350002-0008C, OCT. 19, 1983.) LOTS WITHIN THIS FLOOD ZONE DESIGNATION MAY BE SUBJECT TO FLOOD INSURANCE REQUIREMENTS. PROPERTY OWNERS MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE UNTIL SUCH TIME THAT THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY (AMAFCA) COMPLETES AND FEMA APPROVES A LETTER OF MAP REVISION APPLICATION FOR THE EXISTING PIEDRAS MARCADAS DAM. LOTS WITHIN THE AH FLOOD ZONE DESIGNATION INCLUDE 1-P1 THROUGH 14-P1, 34-P1 THROUGH 36-P1, 42-P1 THROUGH 54-P1, AND 61-P1 THROUGH 108-P1.

LEGEND

+ EXISTING GROUND ELEVATION
• NEW GROUND OR STREET ELEVATION
◯ DESIGN PAD ELEVATION
▫ CMU WALL

NORTH

0 50 100
SCALE: 1" = 50'

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AS BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY		DATE
INSPECTOR'S ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE
MICRO-FILM INFORMATION		
RECORDED BY		DATE
VOL.		

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
2	1/14/98	Earth Berm @ South PL	
1	2/8/96	General Note No. 3	

REVISIONS

DESIGN	DATE 12/6/95	
DESIGNED BY	DATE	
DRAWN BY	DATE	
CHECKED BY	DATE	

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **Bosque del Rio**

MASTER GRADING AND DRAINAGE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

APPROVED DRB

PROJECT NO. 540683 | MAP NO. D-13 | SHEET 6 OF 22

3 HORIZ. TO 1 VERT @ NORTH SUBDIVISION BOUNDARY TO MATCH EXISTING GRADE AT PROPERTY LINE

~~1. SEE SHT. D2 FOR NOTES PERTAINING TO GRADING AND DRAINAGE PLANS~~

18' BACK FROM TOP EDGE OF BERM TO PROPERTY LINE

REMOVE EXISTING IRRIGATION LATERAL @ SUBDIVISION BOUNDARY

MATCHLINE SEE SHEET 5 OF BDR P2

SEE SHEET 5 OF BDR P2 FOR GRADING THIS AREA

MATCHLINE SEE SHEET 5 OF BDR P2 FOR GRADING THIS AREA

NOTE: SEE SHEET 23 OF BDR P2 DRAWINGS FOR TYPICAL LOT GRADING DETAILS

SEE PLAT FOR LAYOUT OF STREETS AND LOT LINES

8' WIDE (TOP WIDTH) EARTH BERM. TOE OF SLOPE @ SOUTH PROPERTY LINE OR AT EDGE OF IRRIGATION LATERAL NORTH BANK. DO NOT DISTURB IRRIGATION LATERAL. SEE TYPICAL SECTION, SHEET D4

8' WIDE (TOP WIDTH) EARTH BERM. CENTER OF BERM @ PROPERTY LINE. SEE TYPICAL SECTION, SHT. 11

FOR ROUGH GRADING PURPOSES

80.40 SPOT ELEV.

TP = 81.85 TOP OF PAD

TA = 81.65 TOP OF ASPHALT

NORTH

0 50 100

SCALE: 1" = 50'

Smith Engineering Company
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **Bosque del Rio**

PHASE 3 GRADING AND DRAINAGE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
CRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

PROJECT NO. 540683 | MAP NO. D-13 | SHEET 7 OF 22

AS BUILT INFORMATION

BENCH MARKS

SEE BENCH MARK INFORMATION FOR PHASE 2

SURVEY INFORMATION

FIELD NOTES BY DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
2	1/26/95	Revised Grading & Drainage Plan	P.S.
1	4/1/94	First Grading & Drainage Plan	E.C.A.

REVISIONS

DESIGNED BY C. A. Kinsey DATE 1/26/95

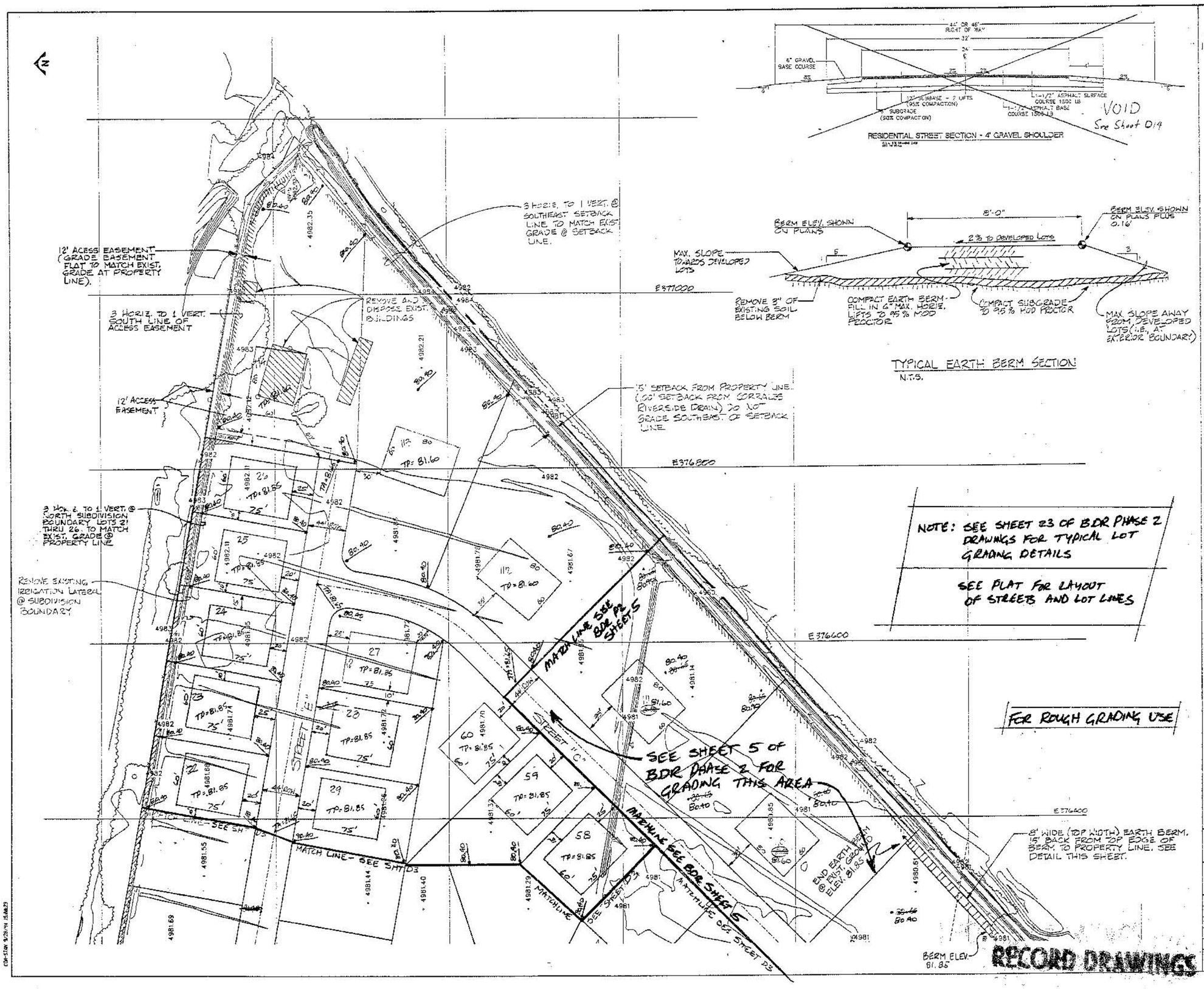
DRAWN BY DATE

CHECKED BY DATE

MICRO-FILM INFORMATION

RECORD DRAWINGS

GRADING AND DRAINAGE SHEET D3 OF 15



GENERAL NOTES

1. ~~SEE SHEET D2 FOR NOTES PERTAINING TO GRADING AND DRAINAGE PLANS.~~

AS BUILT INFORMATION

BENCH MARKS

SEE BENCH MARK INFORMATION FOR PHASE 2

SURVEY INFORMATION

FIELD NOTES BY DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS
3	1/24/95	Grading revised to reduce cuts
2	11/9/94	Add Tie back from E.E. Pipeline
1	2/28/94	Access Easement Location Changed

REVISIONS

DESIGNED BY C. Anderson

DRAWN BY

CHECKED BY

DATE 1/24/95

MICRO-FILM INFORMATION

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **Bosque del Rio**

PHASE 3 GRADING AND DRAINAGE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

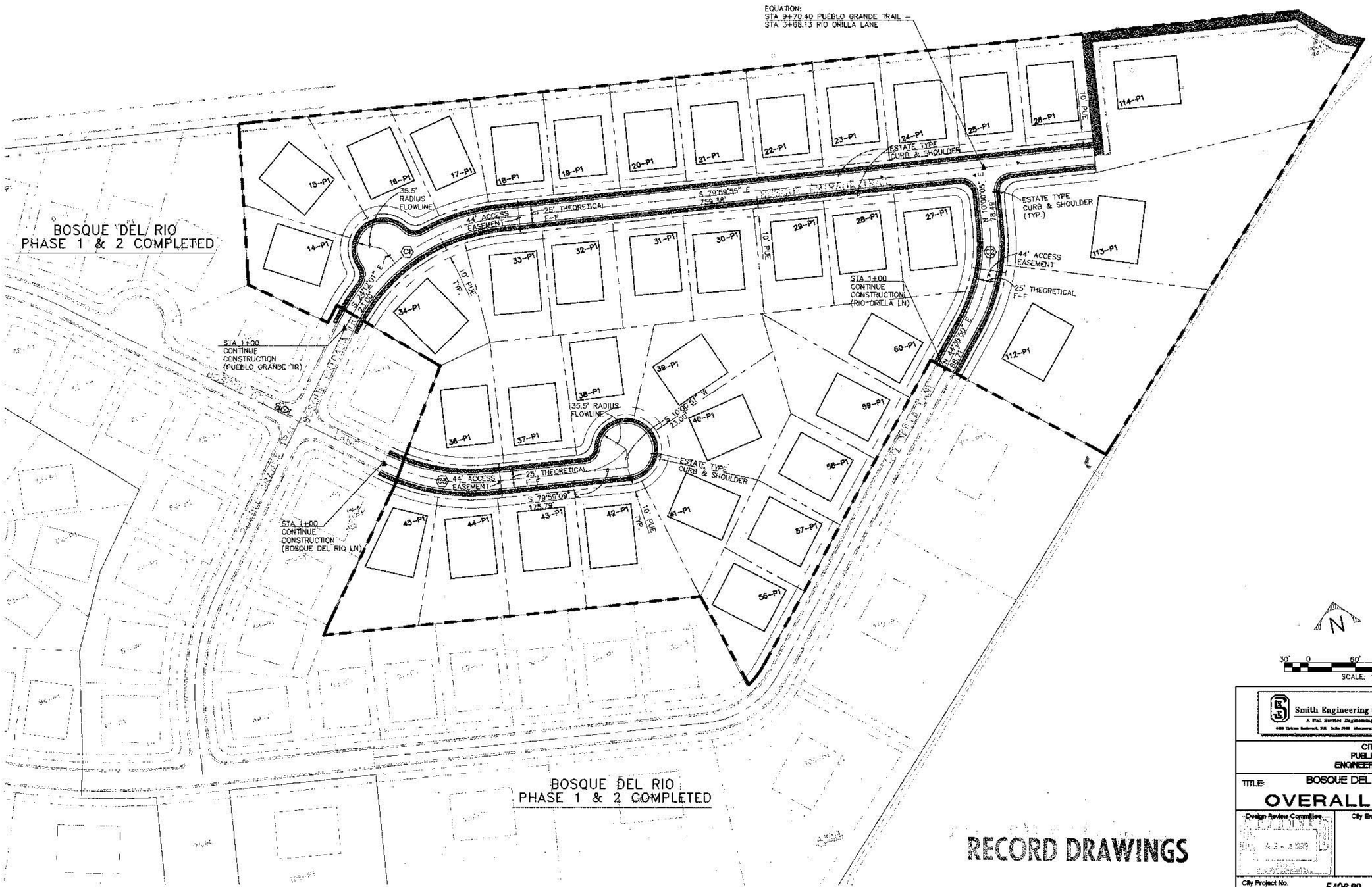
PROJECT NO.	MAP NO.	SHEET	OF
540683	D-13	8	22

GENERAL NOTES:

1 SEE PLAN & PROFILE SHEETS FOR ADDITIONAL DETAILS OF ROADS.

CURVE DATA

NUMBER	DELTA	RADIUS	TANGENT	ARC LENGTH
C1	57°58'44"	250.00	138.52	252.98
C2	34°38'46"	200.00	62.38	120.94
C3	32°00'30"	250.00	71.71	139.66



AS BUILT INFORMATION
CONTRACTOR NGU Construct
WORK STAKED BY ACS DATE 7/97
WORK ACCEPTANCE BY SEC DATE 8/97
FIELD VERIFICATION BY SEC DATE 8/97
DRAWINGS CORRECTED BY SEC DATE 1/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
U.S.C.&G.S. STA. "ALAMEDA B-2"
N.M. STATE PLAN COORDINATES (CENTRAL ZONE) BY ACS
X=373,513.20
Y=1,520,142.81
ELEVATION=5,058.25
G/G FACTOR=0.9996/6.38

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEERS SEAL
NEW MEXICO REGISTERED PROFESSIONAL ENGINEER
ALAN L. MORENO
5-4-98

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

DESIGNED BY	JCS	DATE 05-20-98
DRAWN BY	JCS	DATE 05-20-98
CHECKED BY	DLA	DATE 05-20-98

Smith Engineering Company
A Full Service Engineering Company
198628

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: BOSQUE DEL RIO SUBDIVISION - PHASE 3

OVERALL PAVING PLAN

Design Review Committee | City Engineer Approval | Last Design Update | No. / Date / By | No. / Date / By

City Project No. 5406.83 | Zone Map No. D-13 | Sheet 9 Of 22

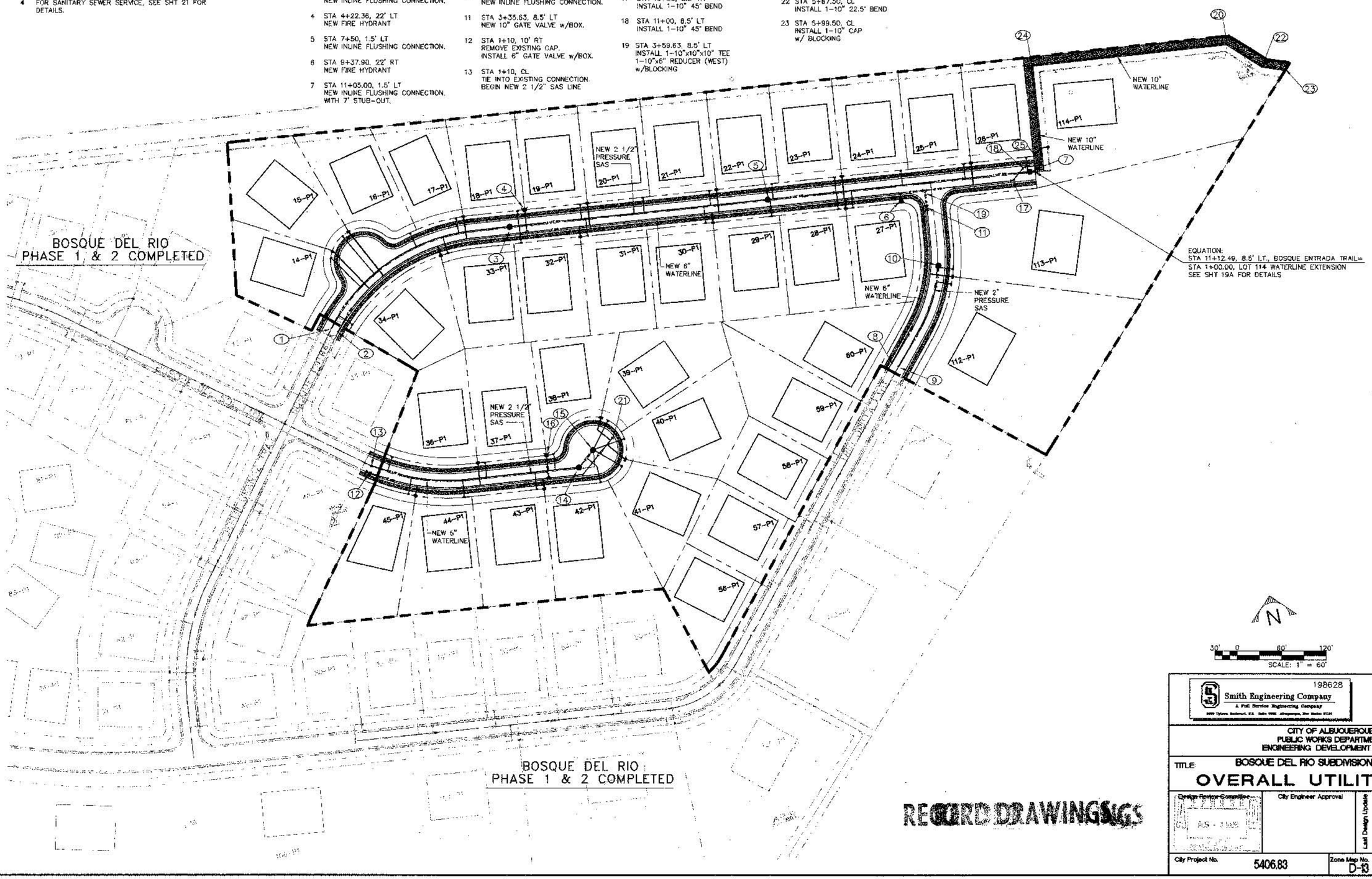
Drawing name: N:\18723\0970W\PAVE\PAVE.DWG
Saved on: July 6, 1998 at 9:18 AM
Plot & plot # 4 Plotted on October 22, 1997 at 5:16 AM

GENERAL NOTES:

1. SEE UTILITY PLAN & PROFILE SHEETS FOR ADDITIONAL DETAILS OF UTILITY INSTALLATION.
2. ALL FIRE HYDRANTS, GATE VALVES, BENDS WTR. SERVICES & ALL OTHER APPURTENANCES SHALL BE INSTALLED PER COA STANDARD SPECIFICATIONS.
3. SEE DETAILS SHEETS 21-23 FOR PRESSURE SAS BACKFILL DATA & DRAINAGE DETAILS.
4. FOR SANITARY SEWER SERVICE, SEE SHT 21 FOR DETAILS.

KEYED NOTES:

1. STA 1+10, CL
   TIE INTO EXISTING MANHOLE.
   BEGIN NEW 2 1/2" SAS LINE
2. STA 1+10, 10' RT
   REMOVE EXISTING CAP.
   BEGIN NEW 6" PVC WATERLINE.
3. STA 4+00, 1.5' LT
   NEW INLINE FLUSHING CONNECTION.
4. STA 4+22.36, 22' LT
   NEW FIRE HYDRANT
5. STA 7+50, 1.5' LT
   NEW INLINE FLUSHING CONNECTION.
6. STA 9+37.90, 22' RT
   NEW FIRE HYDRANT
7. STA 11+05.00, 1.5' LT
   NEW INLINE FLUSHING CONNECTION.
   WITH 7' STUB-OUT.
8. STA 1+10, 10' LT
   REMOVE EXISTING 10" CAP.
   CONTINUE 10" PVC WATERLINE
9. STA 1+10, CL
   TIE INTO EXISTING CONNECTION.
   BEGIN NEW 2" SAS LINE
10. STA 2+57.15, 1.5' RT
    NEW INLINE FLUSHING CONNECTION.
11. STA 3+35.63, 8.5' LT
    NEW 10" GATE VALVE w/BOX.
12. STA 1+10, 10' RT
    REMOVE EXISTING CAP.
    INSTALL 6" GATE VALVE w/BOX.
13. STA 1+10, CL
    TIE INTO EXISTING CONNECTION.
    BEGIN NEW 2 1/2" SAS LINE
14. STA 3+92.45, 1.5' LT
    NEW INLINE FLUSHING CONNECTION.
15. STA 4+15.45, 23' LT
    NEW INLINE FLUSHING CONNECTION.
16. STA 4+01.92, 22' LT
    NEW FIRE HYDRANT
17. STA 10+80, 8.5' RT
    INSTALL 1-10" 45° BEND
18. STA 11+00, 8.5' LT
    INSTALL 1-10" 45° BEND
19. STA 3+59.63, 8.5' LT
    INSTALL 1-10"x10"x10" TEE
    1-10"x6" REDUCER (WEST)
    w/BLOCKING
20. STA 5+11.50, CL
    INSTALL 1-10" 22.5° BEND
    & 1-10" 11.25° BEND
21. STA 4+55.62, 42.95' LT
    INSTALL 1-6" CAP
    w/BLOCKING
22. STA 5+67.50, CL
    INSTALL 1-10" 22.5° BEND
23. STA 5+99.50, CL
    INSTALL 1-10" CAP
    w/ BLOCKING
24. STA 2+46.50, CL
    INSTALL 1-10" 90° BEND
25. STA 1+10.00, CL
    INSTALL 1-10" 90° BEND



AS BUILT INFORMATION

CONTRACTOR: LEO GRACE PTS
WORK STAKED BY: AES DATE 7/97
INSPECTED BY: AES DATE 8/97
ACCEPTANCE BY: AES DATE 8/97
FIELD VERIFICATION BY: AES DATE 8/97
DRAWINGS CORRECTED BY: AES DATE 8/97
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS
U.S.C.&G.S. STA. "R.ALAMEDA B-2"
N.M. STATE PLAN COORDINATES, (CENTRAL ZONE), BY A.C.S.
X=373,513.20
Y=1,520,142.81
ELEVATION=5,058.25
S/G FACTOR=0.9996275.38

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEERS SEAL
JEFF L. ANDREWS
NEW MEXICO
8-4-98

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY JCS DATE 05-20-98
DRAWN BY JCS DATE 05-20-98
CHECKED BY DLA DATE 05-20-98

198628
Smith Engineering Company
A Full Service Engineering Company

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: BOSQUE DEL RIO SUBDIVISION - PHASE 3

OVERALL UTILITY PLAN

Design Review Committee: AS - 1998
City Engineer Approval
Last Design Update | No. / Day / Yr. | No. / Day / Yr.

City Project No. 5406.83 | Zone Map No. D-13 | Sheet 10 Of 22

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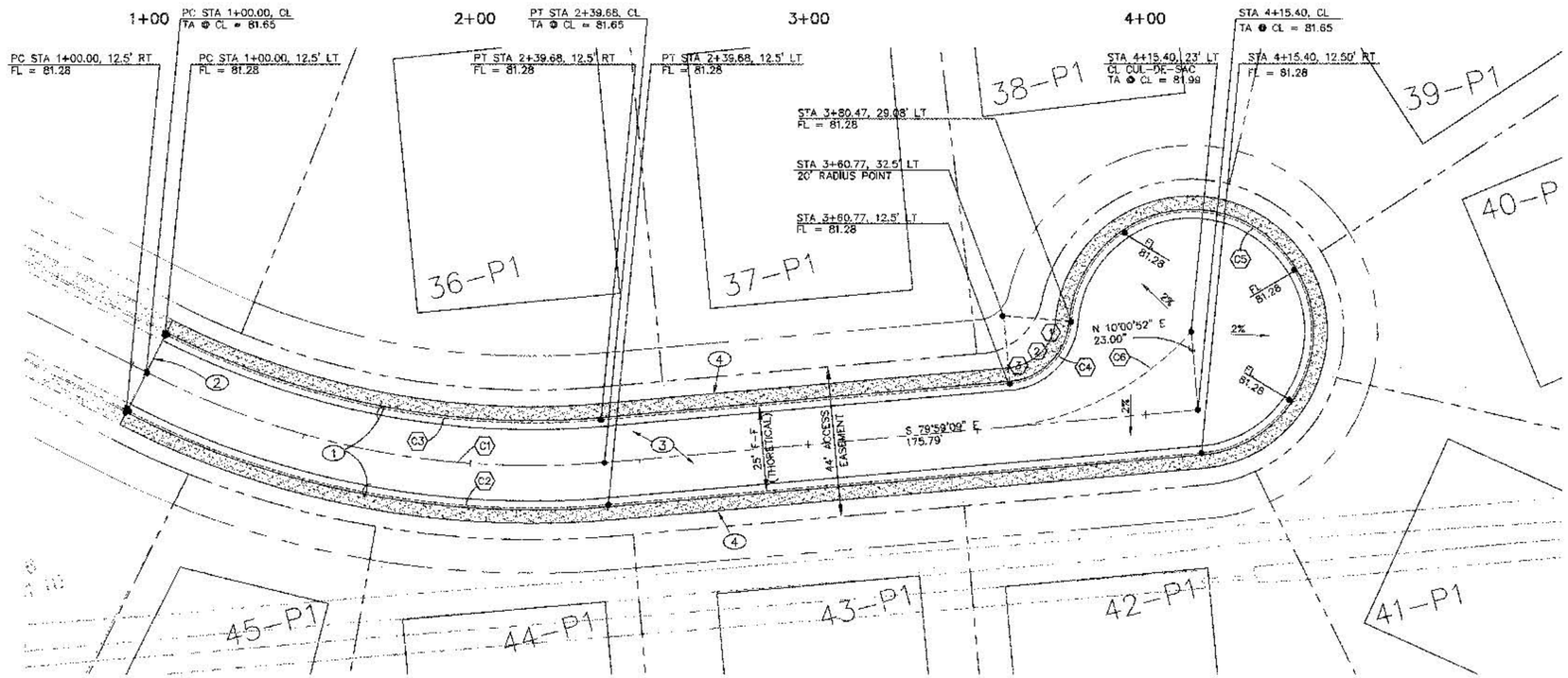
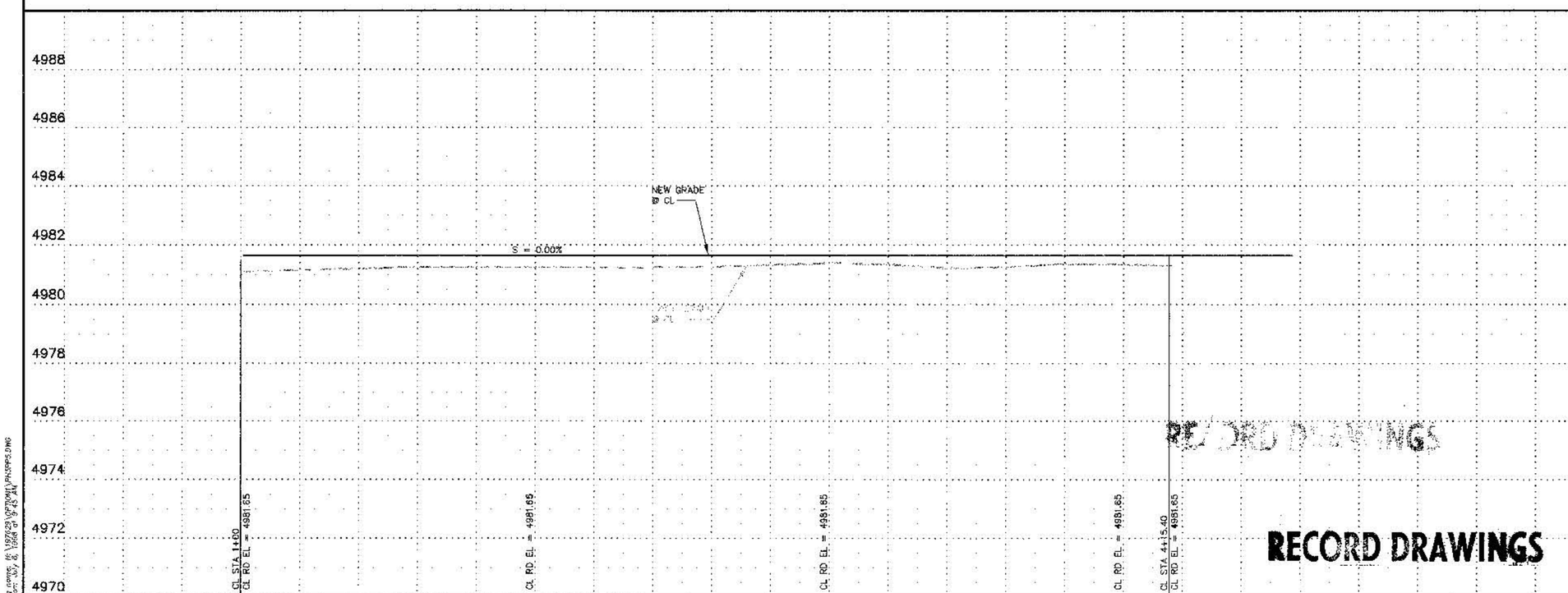


BOSQUE DEL SOL LANE



RECORD DRAWINGS

KEYED NOTES:

1. CONSTRUCT NEW ESTATE TYPE CURB PER COA STD DWG 2415.
2. REMOVE & DISPOSE OF EXISTING CUT-OFF WALL. NEW PAVING SHALL MATCH EXISTING ROAD GRADES.
3. SEE SHEET 22 FOR STREET SECTION.
4. CONSTRUCT 4-FOOT GRAVEL SHOULDER. SEE TYPICAL ROAD SECTION, SHEET 22.

CURB RETURN DATA

POINT NO.	BACK OF CURB	FLOW LINE
1	81.23	81.28
2	81.23	81.28
3	81.23	81.28

CURVE DATA

NUMBER	DELTA	RADIUS	TANGENT	ARC LENGTH
C1	32°00'29"	250.00	71.71	139.66
C2	26°48'38"	262.50	62.56	122.83
C3	27°00'35"	237.50	57.04	111.96
C4	80°08'39"	20.00	16.82	27.98
C5	260°08'39"	35.50	42.20	161.18
C6	40°37'29"	85.44	31.63	60.58

Vertical Scale: 1" = 2'

Horizontal Scale: 1"=20'

198628
Smith Engineering Company
A Full Service Engineering Company

AS BUILT INFORMATION
CONTRACTOR: MCS
WORK STAKED BY: MCS
INSPECTED BY ACCEPTANCE BY: ACS
VERIFICATION BY: ACS
DRAWINGS CORRECTED BY: ACS
MICRO-FILM INFORMATION
RECORDED BY
NO.
DATE

BENCH MARKS
U.S.C.&G.S. STA. "R.LAMEDA B-2"
N.M. STATE PLAN COORDINATES (CENTRAL ZONE) BY ACS
X=373,513.20
Y=1,520,142.81
ELEVATION=5,068.26
G/S FACTOR=0.9996763.38

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEERS SEAL
DOUGLAS L. ANDREWS
NEW MEXICO
8-4-98

REVISIONS
NO. | DATE | REMARKS | BY

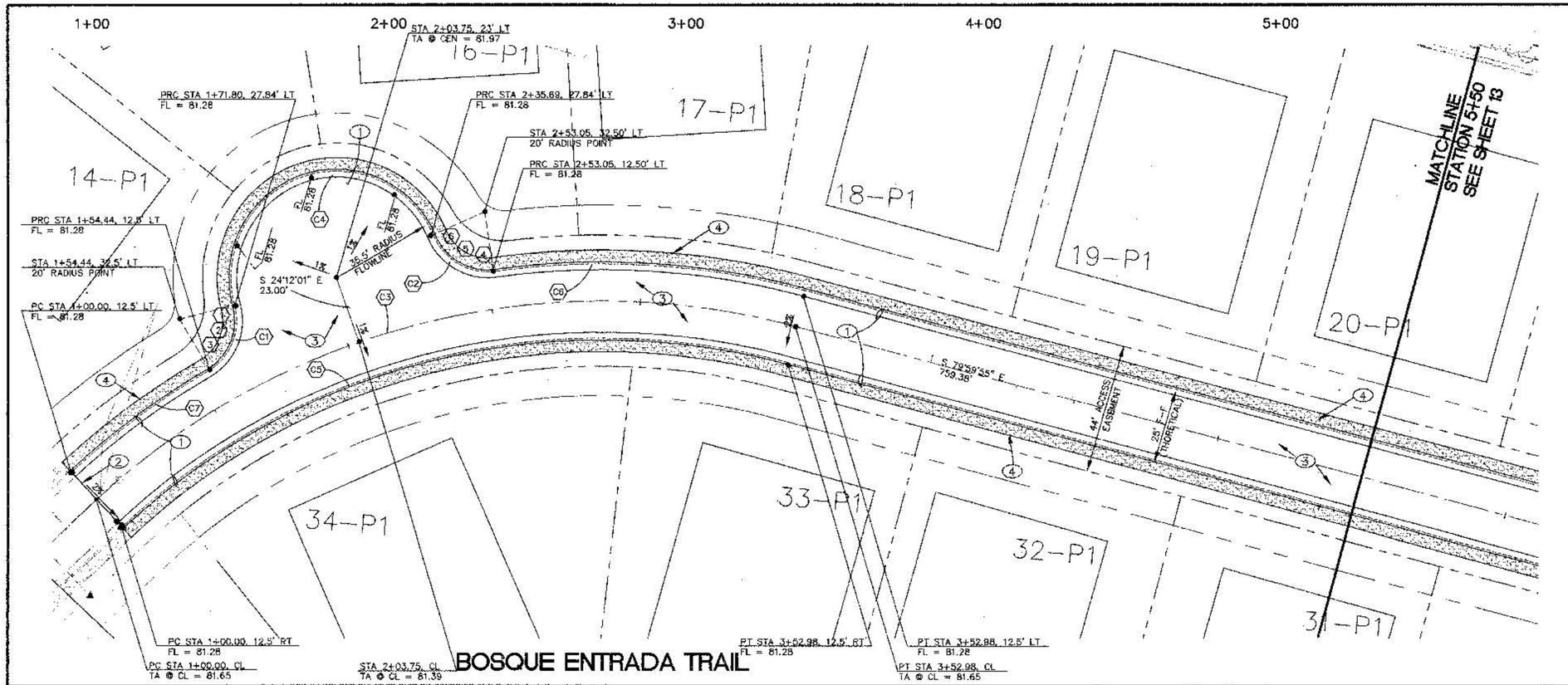
DESIGN
DESIGNED BY JCS DATE 05-20-98
DRAWN BY JCS DATE 05-20-98
CHECKED BY DLA DATE 05-20-98

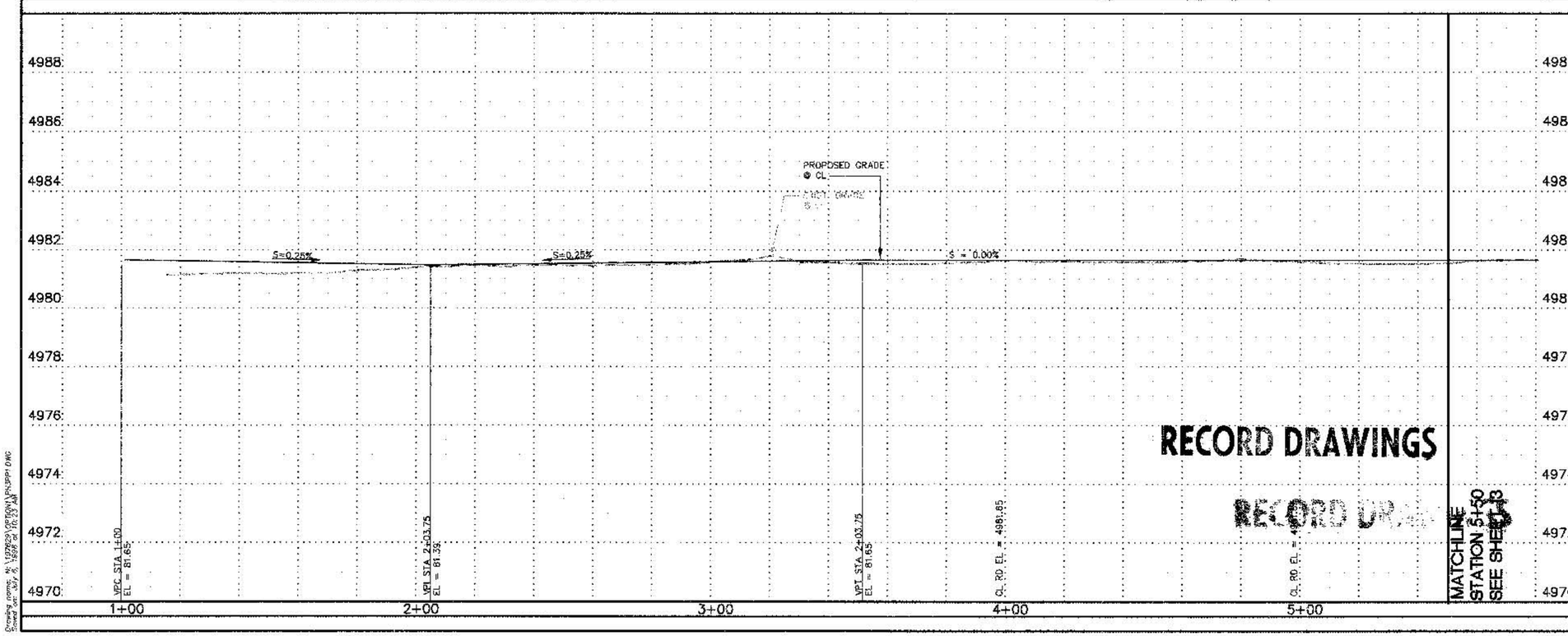
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: BOSQUE DEL RIO SUBDIVISION - PHASE 3
PAVING P & P: BOSQUE DEL SOL LN: STA 1+00 TO 4+15.40

Design Review Committee | City Engineer Approval | Last Design Update

City Project No. 5406.83 | Zone Map No. D-13 | Sheet 11 Of 22





RECORD DRAWINGS

RECORD DRAWINGS

KEYED NOTES:

1. CONSTRUCT NEW ESTATE TYPE CURB PER COA STD DWG 2415.
2. REMOVE & DISPOSE OF EXISTING CUT-OFF WALL. NEW PAVING SHALL MATCH EXISTING ROAD GRADES.
3. SEE SHEET 22 FOR STREET SECTION.
4. CONSTRUCT 4-FOOT GRAVEL SHOULDER. SEE TYPICAL ROAD SECTION, SHEET 22.

CURB RETURN DATA

POINT NO.	BACK OF CURB	FLOW LINE
1	81.23	81.28
2	81.23	81.28
3	81.23	81.28
4	81.23	81.28
5	81.23	81.28
6	81.23	81.28

CURVE DATA

NUMBER	DELTA	RADIUS	TANGENT	ARC LENGTH
C1	74°32'33"	20.00	15.22	26.02
C2	74°32'33"	20.00	15.22	26.02
C3	57°58'44"	250.00	138.52	252.98
C4	171°41'05"	35.50	488.36	106.37
C5	57°58'44"	237.50	131.59	240.33
C6	22°54'07"	262.50	53.17	104.92
C7	12°27'50"	262.50	28.66	57.10

N

Horizontal Scale: 1"=20'

Vertical Scale: 1" = 2'

Smith Engineering Company
A Pell Sanitas Engineering Company
5400 Uptown Boulevard, N.E. Suite 600, Albuquerque, New Mexico 87110
198628

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: BOSQUE DEL RIO SUBDIVISION - PHASE 3

PAVING P & P: BOSQUE ENTRADA TR.: STA 1+00 TO 5+50

Design Review Committee | City Engineer Approval | Last Design Update | No. / Date / Yr. | No. / Date / Yr.

City Project No. 5406.83 | Zone Map No. D-13 | Sheet 12 Of 22

AS BUILT INFORMATION
CONTRACTOR LEW CONSTR. DATE 6-1-98
WORK STAKED BY ACS DATE 5-1-98
SURVEYING BY ACS DATE 5-1-98
FIELD CHANGES BY ACS DATE 5-1-98
VERIFICATION BY ACS DATE 5-1-98
DRAWINGS CORRECTED BY ACS DATE 5-1-98
APPROVED BY MICRO-FILM INFORMATION DATE
RECORDED BY DATE
NO.

BENCH MARKS
U.S.C.&G.S. STA. "R.ALAMEDA B-2"
N.M. STATE PLAN COORDINATES (CENTRAL ZONE) BY ACS
X=373,513.20
Y=1,520,142.81
ELEVATION=5,058.25
G/G FACTOR=0.99967538

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEERS SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY	JCS	DATE	05-20-98
DRAWN BY	JCS	DATE	05-20-98
CHECKED BY	DLA	DATE	05-20-98

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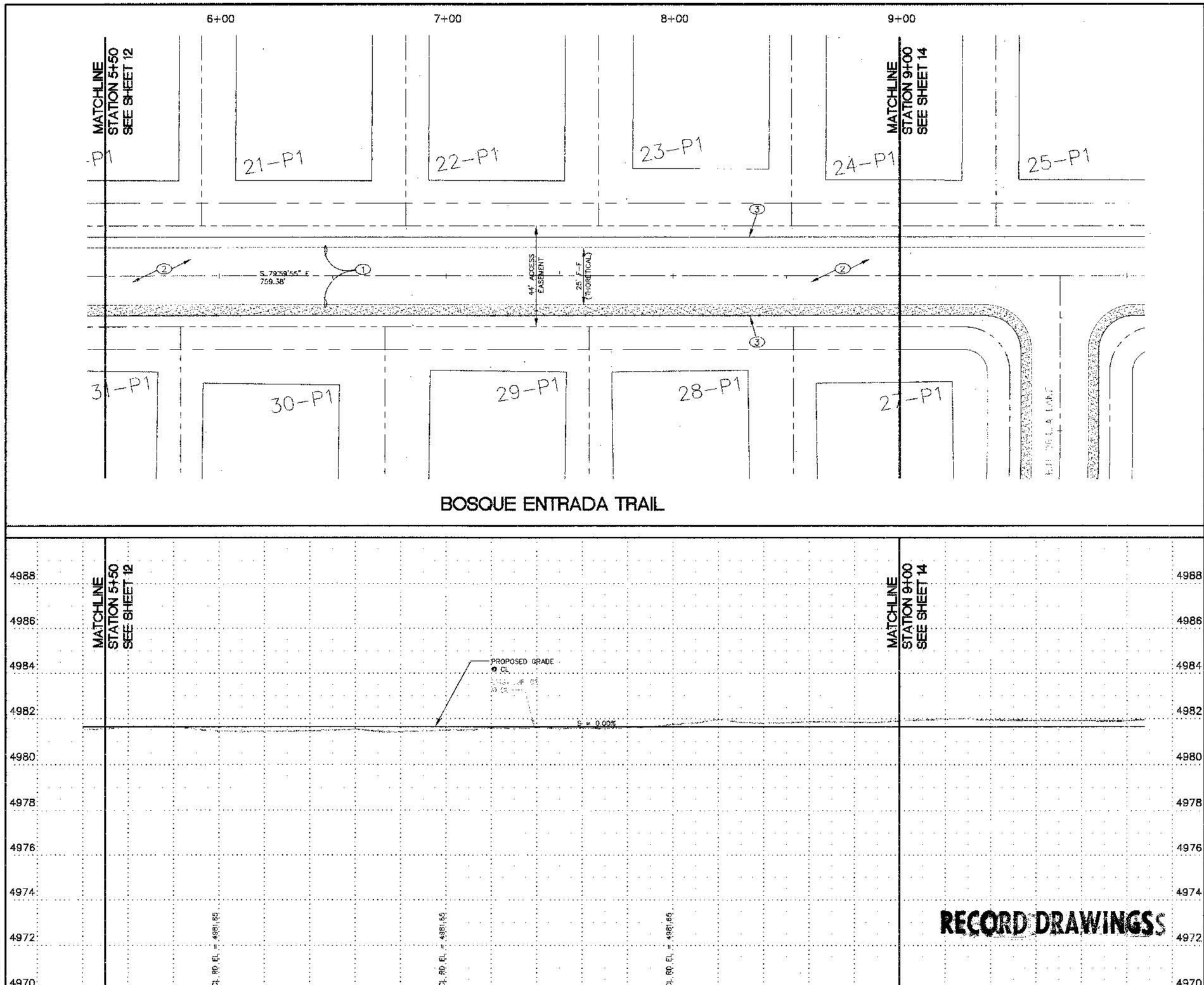

KEYED NOTES:

1. CONSTRUCT NEW ESTATE TYPE CURB PER COA STD DWG 2415
2. SEE SHEET 22 FOR STREET SECTION.
3. CONSTRUCT 4' GRAVEL SHOULDER. SEE TYPICAL ROAD SECTION, SHEET 22.

N

Horizontal Scale: 1"=20'

Vertical Scale: 1" = 2'

198628

Smith Engineering Company
A Full Service Engineering Company

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: BOSQUE DEL RIO SUBDIVISION - PHASE 3

PAVING P & P: BOSQUE ENTRADA TR.: STA 5+50 TO 9+00

Design Review Committee | City Engineer Approval | Last Design Update | No. / Date / By | No. / Date / By

City Project No. 5406.83 | Zone Map No. D-13 | Sheet 13 Of 22

NO.	DATE	REMARKS REVISIONS	BY

DESIGNED BY JCS DATE 05-20-98
DRAWN BY JCS DATE 05-20-98
CHECKED BY DLA DATE 05-20-98

ENGINEERS SEAL

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

BENCH MARKS
U.S.C.&G.S. STA. "R.ALAMEDA B-2"
N.M. STATE PLAN COORDINATES (CENTRAL ZONE) BY ACS
X=373,513.20
Y=1,520,142.81
ELEVATION=5,058.25
G/S FACTOR=0.9996783B

AS BUILT INFORMATION
CONTRACTOR Lieu Construction DATE 8-7-98
WORK STAKED BY RLS DATE 8-7-98
INSPECTOR'S ACCEPTANCE BY SBC DATE 8-7-98
FIELD VERIFICATION BY SBC DATE 8-7-98
DRAWINGS CORRECTED BY SBC DATE 8-7-98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

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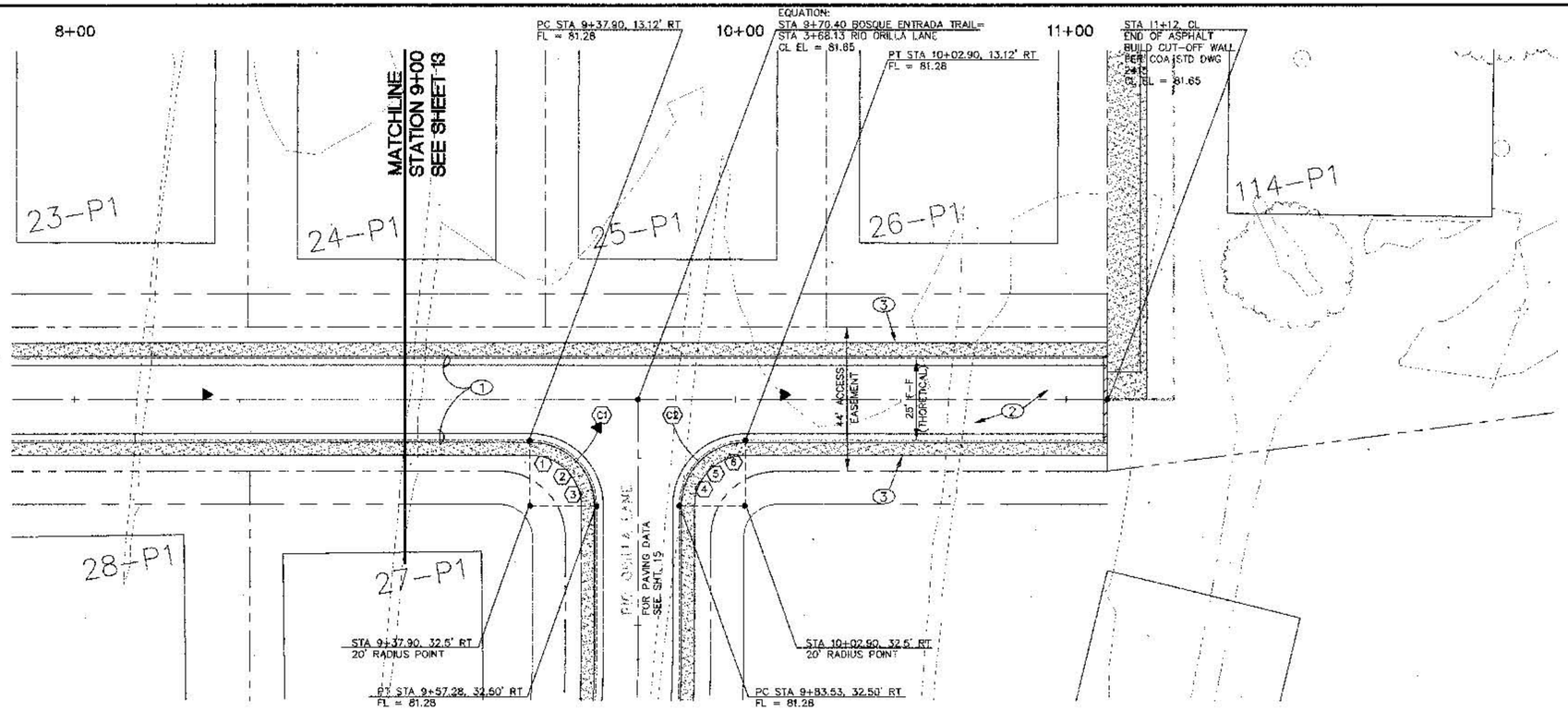
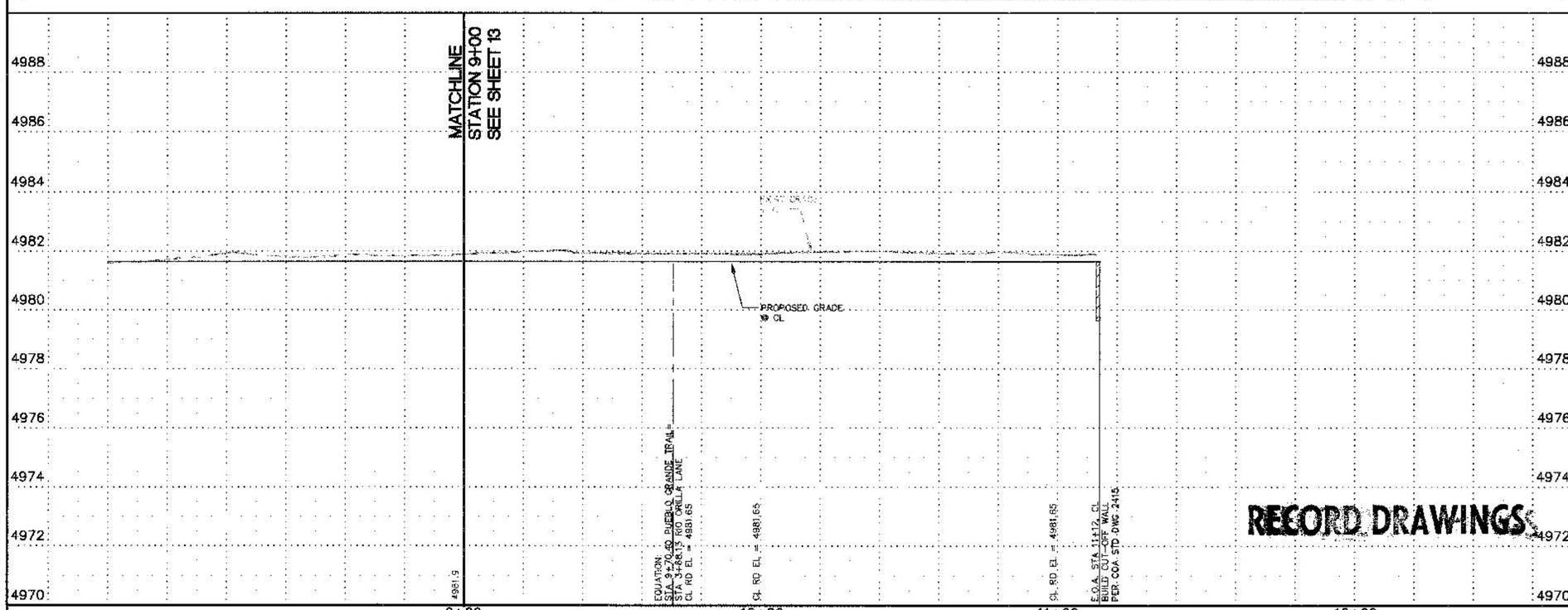
Saved: Wed, July 8, 1998 at 10:41 AM



BOSQUE ENTRADA TRAIL



RECORD DRAWINGS

KEYED NOTES:

1. CONSTRUCT NEW ESTATE TYPE CURB PER COA STD DWG 2415.
2. SEE SHEET 22 FOR STREET SECTION.
3. CONSTRUCT 4' GRAVEL SHOULDER, SEE TYPICAL ROAD SECTION SECTION, SHEET 22.

① CURB RETURN DATA

POINT NO.	BACK OF CURB	FLOW LINE
1	81.23	81.28
2	81.23	81.28
3	81.23	81.28
4	81.23	81.28
5	81.23	81.28
6	81.23	81.28

CURVE DATA

NUMBER	DELTA	RADIUS	TANGENT	ARC LENGTH
C1	90°00'42"	20.00	20.00	31.42
C2	90°00'42"	20.00	20.00	31.42

AS BUILT INFORMATION
CONTRACTOR LEGEND CONSTR. — DATE 8/97
WORK STAKED BY HCS — DATE 8/97
INSPECTOR'S ACCEPTANCE BY JSC — DATE 8/97
FIELD VERIFICATION BY JSC — DATE 8/97
DRAWINGS CORRECTED BY JSC — DATE 8/97
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
U.S.C.&G.S. STA. "R.ALAMEDA B-2"
N.M. STATE PLAN COORDINATES (CENTRAL ZONE) BY: ACS
X=373,513.20
Y=1,520,142.81
ELEVATION=5,058.25
G/G FACTOR=0.99987638

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEERS SEAL
NEW MEXICO LANDMARK SURVEYING PROFESSIONAL ENGINEER
8-4-98

N

Horizontal Scale: 1"=20'

Vertical Scale: 1" = 2'

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY JCS — DATE 05-20-98
DRAWN BY JCS — DATE 05-20-98
CHECKED BY DLA — DATE 05-20-98

198628
Smith Engineering Company
A Pell Service Engineering Company

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: BOSQUE DEL RIO SUBDIVISION - PHASE 3
PAVING P & P: BOSQUE ENTRADA TR.: STA 9+00 TO 11+12

Design Review Committee — AS-BUILT
City Engineer Approval
Last Design Update

City Project No. 5406.83 | Zone Map No. D-13 | Sheet 14 Of 22

Drawing name: N:\19528\DRTGN\1\P-3\P-3.DWG
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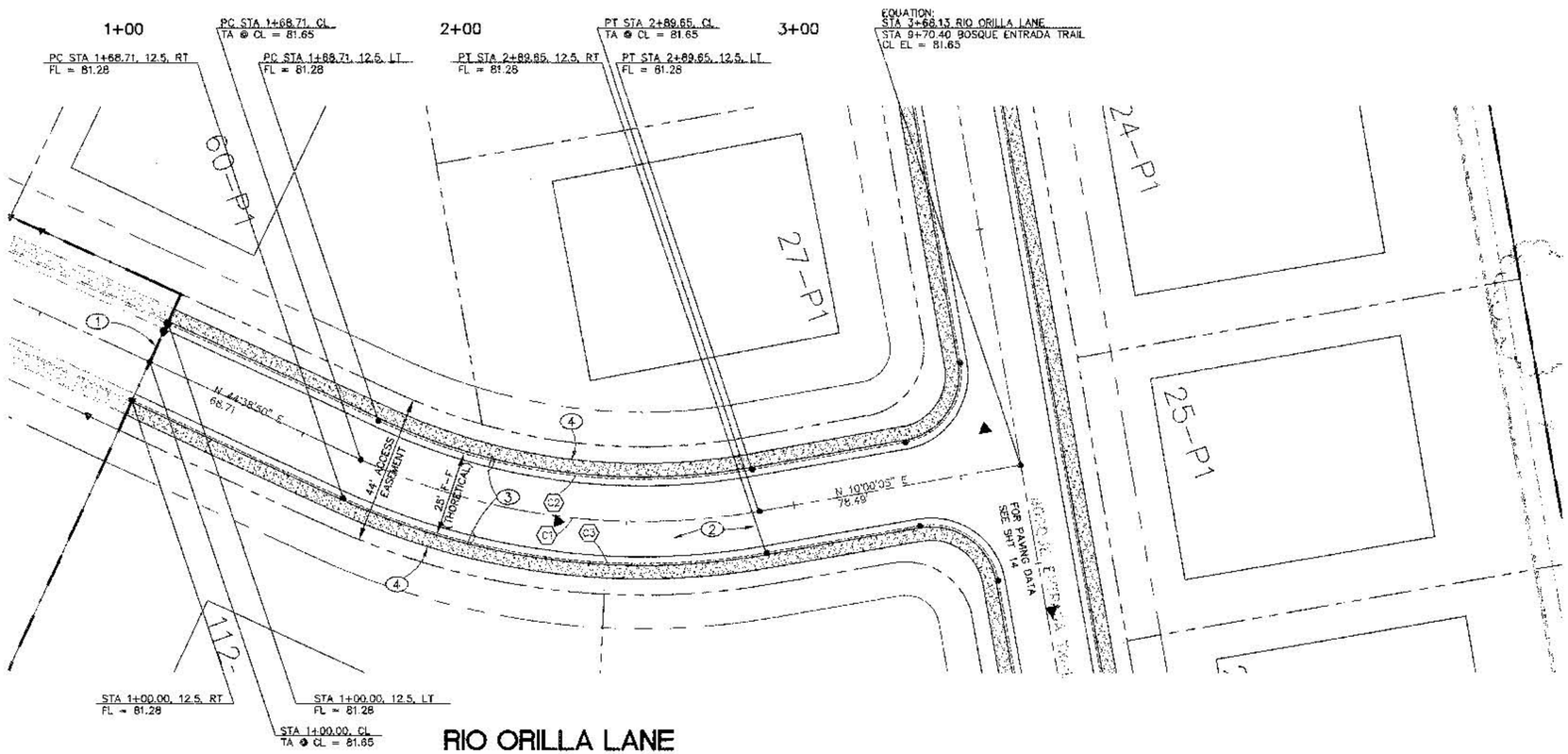

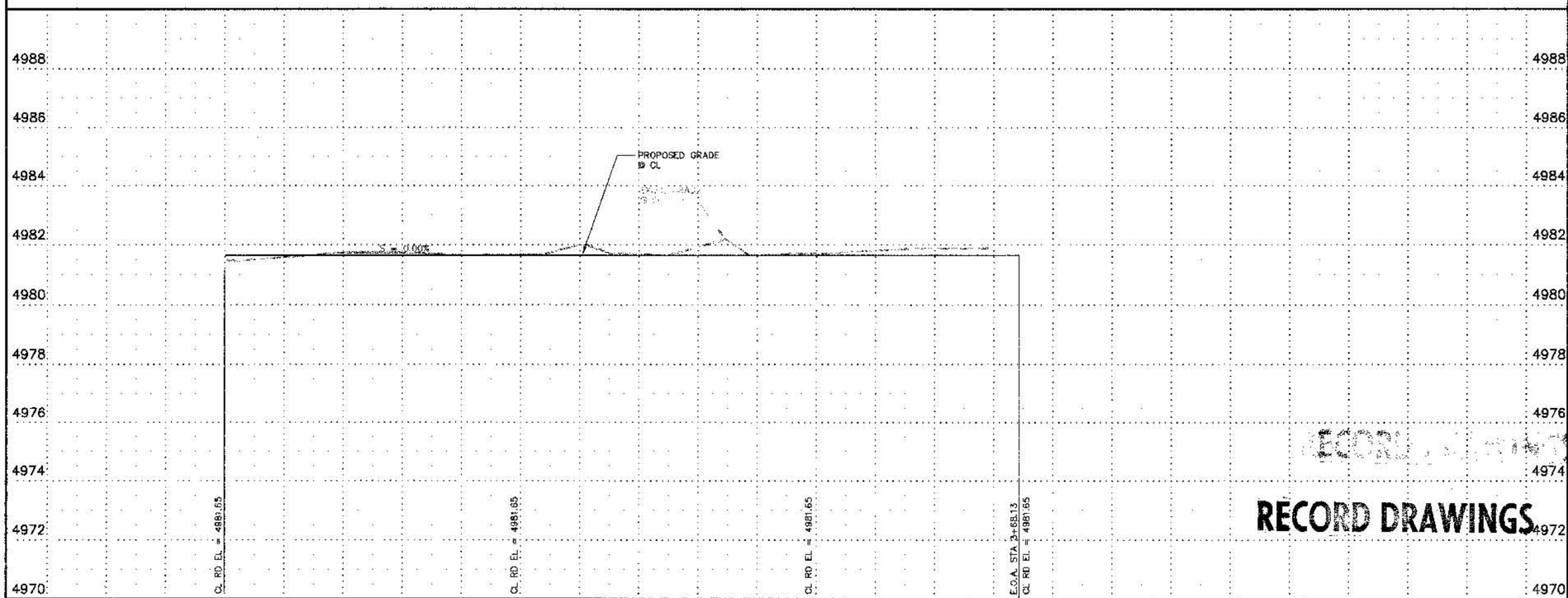

RECORD DRAWINGS

KEYED NOTES:

1. REMOVE & DISPOSED OF EXIST. CONCRETE CUT-OFF WALL.
2. SEE SHEET 22 FOR STREET SECTION.
3. CONSTRUCT NEW ESTATE TYPE CURB PER COA STD DWG 2415.
4. CONSTRUCT 4' GRAVEL SHOULDER, SEE TYPICAL ROAD SECTION, SHEET 22.

CURVE DATA

NUMBER	DELTA	RADIUS	TANGENT	ARC LENGTH
C1	34°38'45"	200.00	62.38	120.94
C2	34°38'45"	187.50	58.48	113.38
C3	34°38'45"	212.50	66.28	128.50

Vertical Scale: 1" = 2'

Horizontal Scale: 1"=20'

198628
Smith Engineering Company
A Full Service Engineering Company

AS BUILT INFORMATION
CONTRACTOR: ACS / SGI / CONCESTA
WORK STAKED BY: ACS DATE
STAKING CHECKS ACCEPTANCE BY: DATE
VERIFICATION BY: DATE
DRAWINGS CORRECTED BY: DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
U.S.C.G.S. STA. "R.ALAMEDA B-2"
N.M. STATE PLAN COORDINATES (CENTRAL ZONE) BY ACS
X=373,513.20
Y=1,520,142.81
ELEVATION=5,058.25
G/G FACTOR=0.9996/76.38

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEERS SEAL
8-4-98

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY JCS DATE 05-20-98
DRAWN BY JCS DATE 05-20-98
CHECKED BY DLA DATE 05-20-98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: BOSQUE DEL RIO SUBDIVISION - PHASE 3
PAVING P & P: RIO ORILLA LN: STA 1+00 TO 3+00

Design Review Committee
City Engineer Approval
Last Design Update
No. / Date / By
No. / Date / By

City Project No. 5406.83
Zone Map No. D-13
Sheet 15 Of 22

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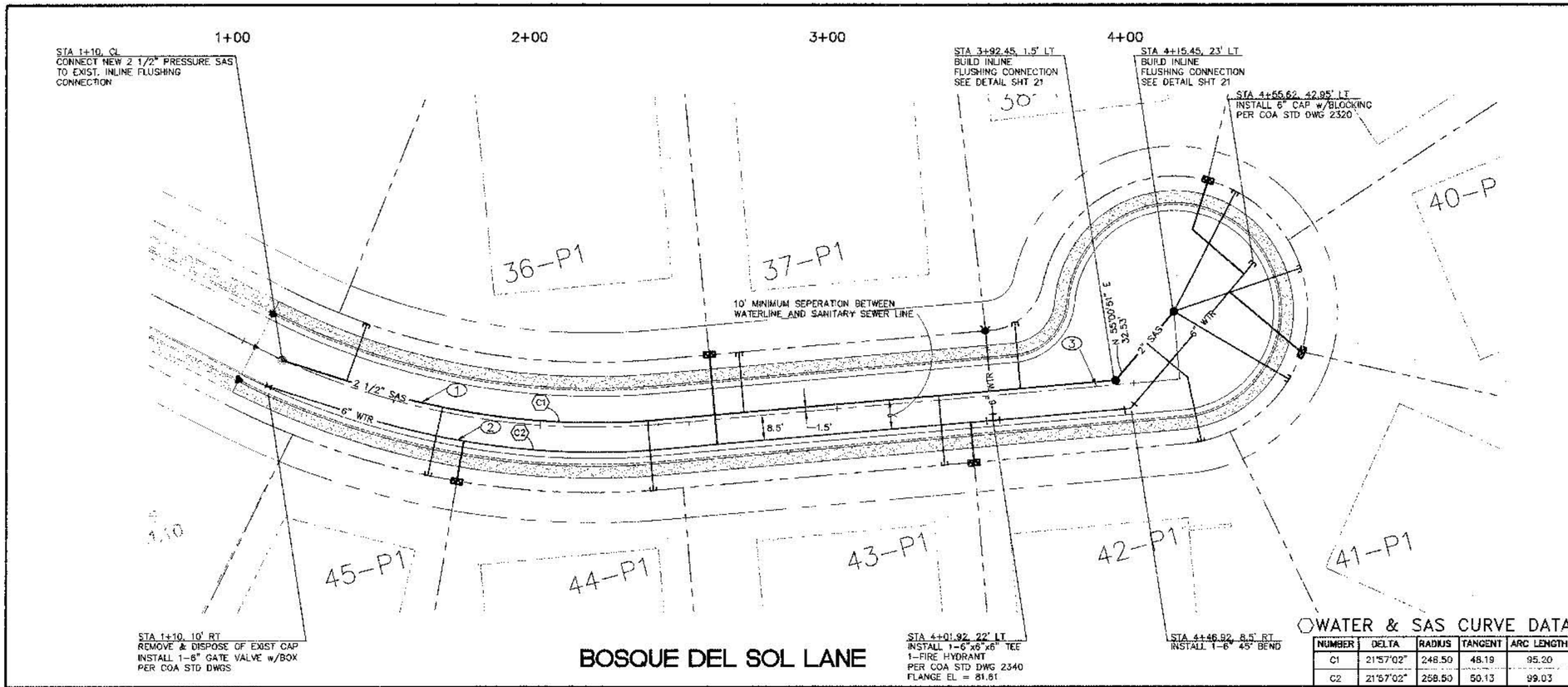
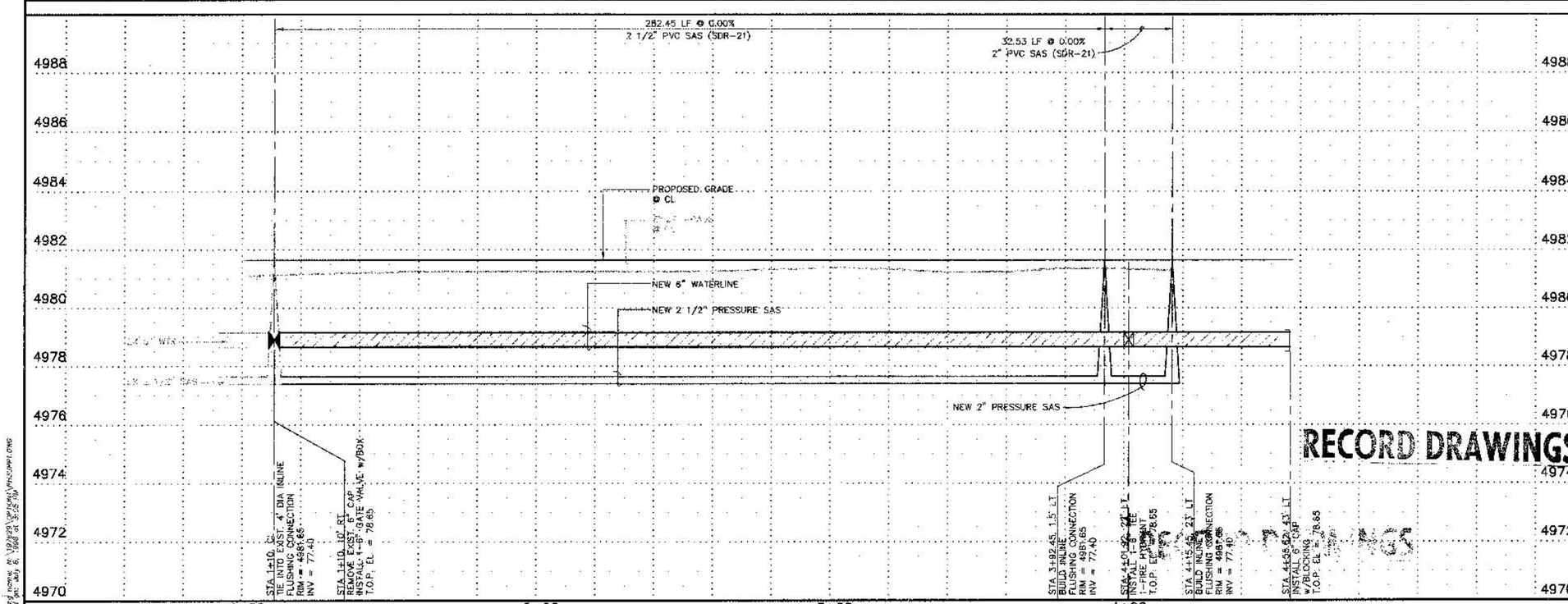
Saved on: July 6, 1998 at 10:43 AM



BOSQUE DEL SOL LANE

WATER & SAS CURVE DATA

NUMBER	DELTA	RADIUS	TANGENT	ARC LENGTH
C1	21°57'02"	248.50	48.19	95.20
C2	21°57'02"	258.50	50.13	99.03



RECORD DRAWINGS

KEYED NOTES:

1. CONTRACTOR SHALL INSTALL PRESSURE SAS LINE PER CURVE DATA TABLE THIS SHEET.
2. CONTRACTOR SHALL INSTALL 6" PVC WATERLINE PER CURVE DATA TABLE THIS SHEET.

GENERAL NOTES:

1. ALL WATERLINE FITTINGS TO BE RESTRAINED "MJ". SEE RESTRAINT LENGTH TABLE THIS SHT.
2. FOR WATER SERVICE CONNECTIONS, SEE COA STD DWG 2363.
3. FOR SANITARY SEWER SERVICE CONNECTIONS, SEE DETAIL SHT 21.
4. BACKFLOW PREVENTORS SHALL BE INSTALLED ON ALL WATER SERVICES.
5. CONTRACTOR SHALL INSTALL WATERLINE 2' FROM THE LIP OF GUTTER, UNLESS OTHERWISE NOTED ON PLANS

WATERLINE RESTRAINT LENGTHS:

LENGTH OF RESTRAINT FOR TEES

BRANCH SIZE	LENGTH OF RESTRAINT (FT)
6"x6"x6"	24'
10"x10"x6"	10'
10"x10"x10"	64'

* EACH PIPE RUN SHALL HAVE A MINIMUM OF 10' W/O JOINTS ON EACH SIDE OF BRANCH OR FITTINGS. FOR TEES RESTRAIN PIPE IN THREE DIRECTIONS.

LENGTH OF RESTRAINT FOR HORIZ BENDS, REDUCERS, VALVES AND DEAD ENDS

PIPE SIZE	11 1/4	45	22 1/2	10x6 REDUCER SMALL SIDE	10x6 REDUCER LARGE SIDE	VALVE/ DEAD END
6"	10'	14'	10'	–	–	73'
10"	15'	21'	15'	116'	71'	115'

BOSQUE DEL SOL LANE SANITARY SEWER SERVICES

LOT NO.	STATION	OFFSET	LENGTH	INV ELEV AT PL	TYPE
36-P1	1+32.86	CL	22'	77.45	PRES
37-P1	2+68.72	CL	22'	77.45	PRES
38-P1	3+61.93	CL	24'	77.45	PRES
39-P1	4+39.58	CL	45'	77.45	PRES
40-P1	4+59.16	CL	45'	77.45	PRES
41-P1	4+52.03	CL	45'	77.45	PRES
42-P1	4+20.90	CL	40'	77.45	PRES
43-P1	2+34.34	CL	22'	77.45	PRES
44-P1	2+36.21	CL	22'	77.45	PRES
45-P1	1+66.47	CL	22'	77.45	PRES

BOSQUE DEL SOL LANE WATER SERVICES

LOT NO.	STATION	LENGTH	SIZE	TYPE
36-P1	2+58.85	32'	3/4"	DBL
37-P1				
38-P1	4+30.59	40'	3/4"	DBL
39-P1				
40-P1	4+57.00	32'	3/4"	DBL
41-P1				
42-P1	3+44.25	22'	3/4"	DBL
43-P1				
44-P1	1+75.44	22'	3/4"	DBL
45-P1				

Vertical Scale: 1" = 2'

Horizontal Scale: 1"=20'

198628
Smith Engineering Company
A Full Service Engineering Company

AS BUILT INFORMATION
CONTRACTOR: Tierra Contractors
WORK STAKED BY: DATE
INSPECTOR: DATE
DRAWINGS REVIEWED BY: DATE
FIELD VERIFICATION BY: DATE
DRAWINGS CORRECTED BY: DATE
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS
U.S.C.G.S. STA. "R ALAMEDA B-2"
N.M. STATE PLAN COORDINATES (CENTRAL ZONE) BY ACS
X=373,513.20
Y=1,520,142.81
ELEVATION=5,098.25
G/G FACTOR=0.99967638

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEERS SEAL
DOUGLAS L. MOGENS
NEW MEXICO
PROFESSIONAL ENGINEER
5-4-98

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: JCS DATE: 05-20-98
DRAWN BY: JCS DATE: 05-20-98
CHECKED BY: DLA DATE: 05-20-98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: BOSQUE DEL RIO SUBDIVISION - PHASE 3
UTILITY P & P: BOSQUE DEL SOL LN: STA 1+00 TO 4+15.40

Design Review Committee | City Engineer Approval | Last Design Update | No. / Day / Yr. | No. / Day / Yr.

City Project No. 5406.83 | Zone Map No. D-13 | Sheet 16 Of 22

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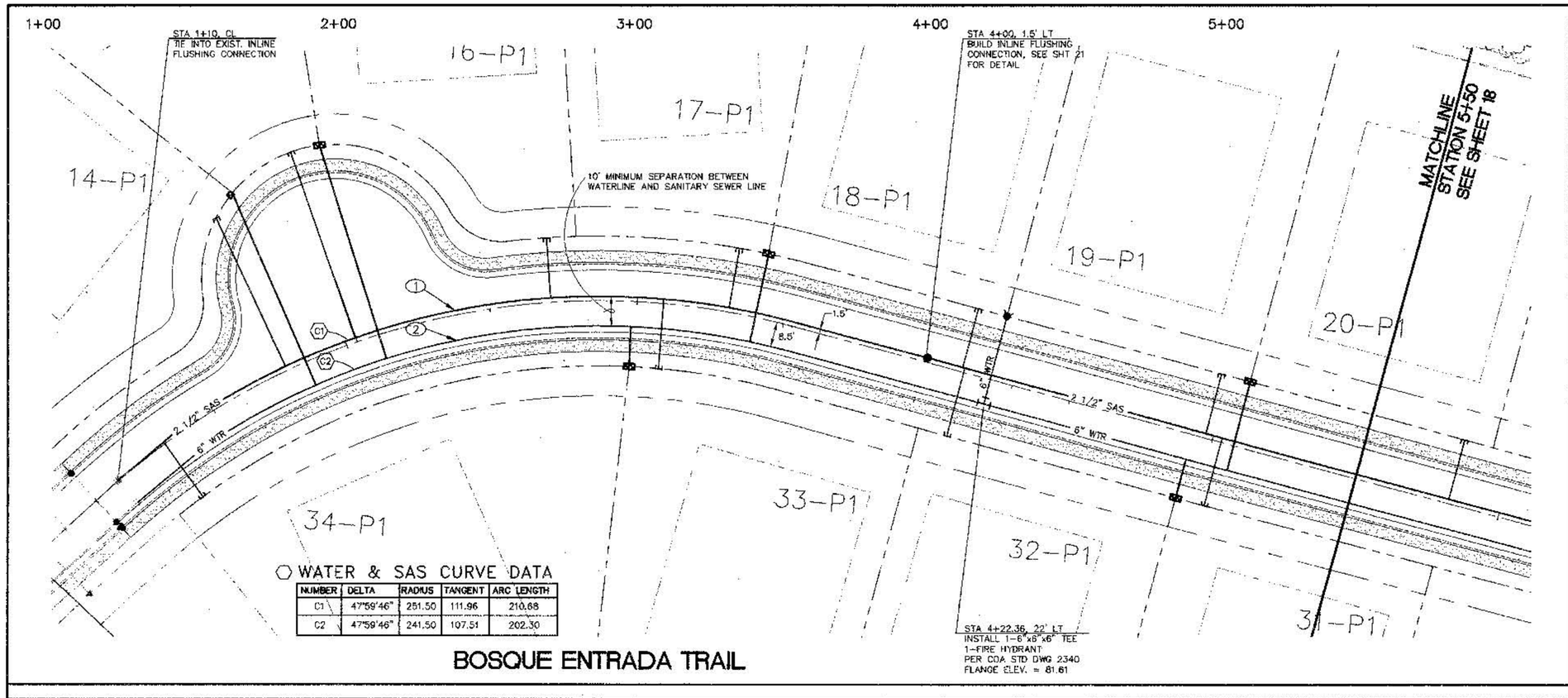
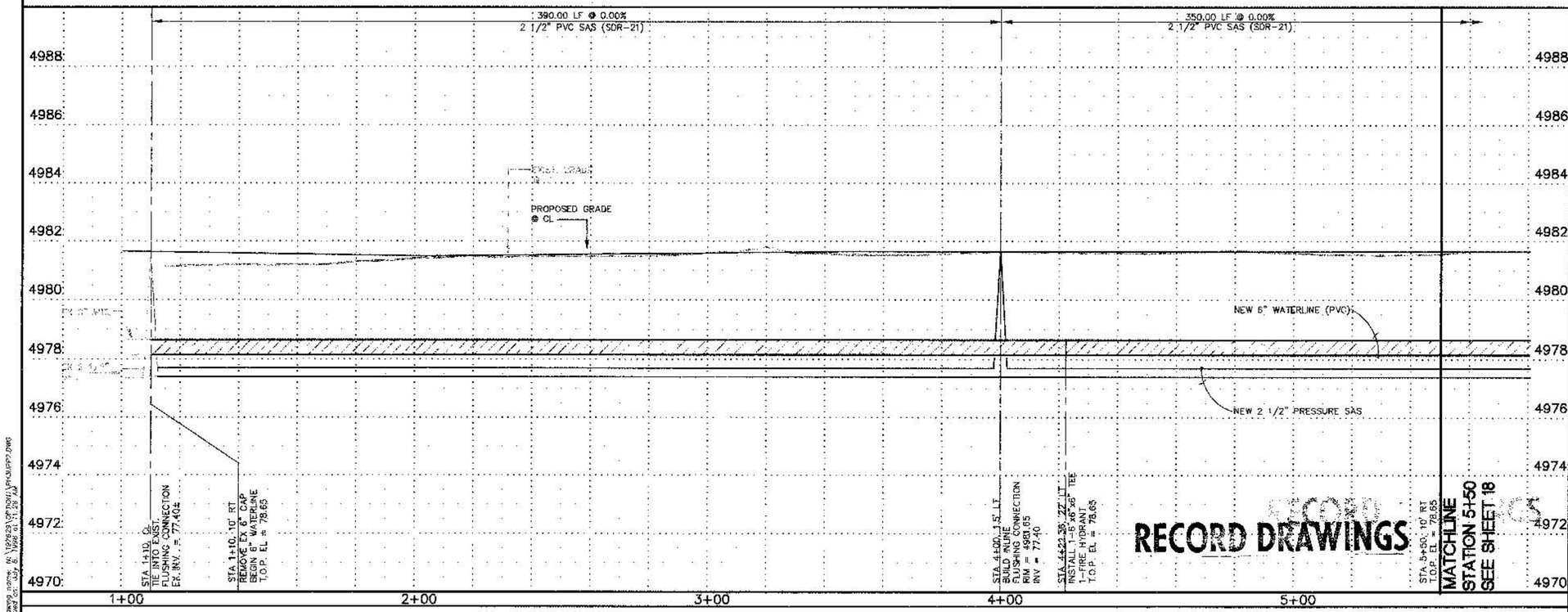
Saved at: July 6, 1998 at 3:35 PM



WATER & SAS CURVE DATA

NUMBER	DELTA	RADIUS	TANGENT	ARC LENGTH
C1	47°59'46"	251.50	111.96	210.68
C2	47°59'46"	241.50	107.51	202.30

BOSQUE ENTRADA TRAIL



KEYED NOTES:

1. CONTRACTOR SHALL INSTALL PRESSURE SAS LINE PER CURVE DATA TABLE THIS SHEET.
2. CONTRACTOR SHALL INSTALL 6" PVC WATERLINE PER CURVE DATA TABLE THIS SHEET.

GENERAL NOTES:

1. ALL WATERLINE FITTINGS TO BE RESTRAINED "MJ". SEE RESTRAINT LENGTH TABLE THIS SHT.
2. FOR WATER SERVICE CONNECTIONS, SEE COA STD DWG 2363.
3. FOR SANITARY SEWER SERVICE CONNECTIONS, SEE DETAIL SHT 21.
4. BACKFLOW PREVENTORS SHALL BE INSTALLED ON ALL WATER SERVICES.
5. CONTRACTOR SHALL INSTALL WATERLINE 2' FROM THE LIP OF GUTTER, UNLESS OTHERWISE NOTED ON PLANS.

WATERLINE RESTRAINT LENGTHS:

LENGTH OF RESTRAINT FOR TEES

BRANCH SIZE	LENGTH OF RESTRAINT (FT)
6"x6"x6"	24'
10"x10"x6"	10'
10"x10"x10"	64'

* EACH PIPE RUN SHALL HAVE A MINIMUM OF 10' W/O JOINTS ON EACH SIDE OF BRANCH OR FITTINGS. FOR TEES RESTRAIN PIPE IN THREE DIRECTIONS.

LENGTH OF RESTRAINT FOR HORIZ BENDS, REDUCERS, VALVES AND DEAD ENDS

PIPE SIZE	11 1/4°	45°	22 1/2°	10x8 REDUCER SMALL SIDE	10x8 REDUCER LARGE SIDE	VALVE/ DEAD END
6"	10'	14'	10'	–	–	73'
10"	15'	21'	15'	116'	71'	115'

BOSQUE ENTRADA TRAIL SANITARY SEWER SERVICES

LOT NO.	STATION	OFFSET	LENGTH	INV ELEV AT P.L.	TYPE
14-P1	1+66.13	CL	57'	77.45	PRES
15-P1	1+93.48	CL	68'	77.45	PRES
16-P1	2+60.71	CL	22'	77.45	PRES
17-P1	3+20.93	CL	22'	77.45	PRES
18-P1	4+12.36	CL	22'	77.45	PRES
19-P1	4+97.37	CL	22'	77.45	PRES
31-P1	5+03.03	CL	22'	77.45	PRES
32-P1	4+13.03	CL	22'	77.45	PRES
33-P1	2+98.79	CL	22'	77.45	PRES
34-P1	1+20.03	CL	22'	77.45	PRES

BOSQUE ENTRADA TRAIL WATER SERVICES

LOT NO.	STATION	LENGTH	SIZE	TYPE
14-P1	1+75.05	72'	3/4"	SGL
15-P1	2+01.42	77'	3/4"	DBL
16-P1				
17-P1	3+30.10	32'	3/4"	DBL
18-P1				
19-P1	5+07.39	32'	3/4"	DBL
20-P1				
31-P1	4+93.04	12'	3/4"	DBL
32-P1				
33-P1	3+20.10	12'	3/4"	DBL
34-P1				

N

Horizontal Scale: 1"=20'

Vertical Scale: 1" = 2'

Smith Engineering Company
A Full Service Engineering Company
198628

AS BUILT INFORMATION
CONTRACTOR: Alvi Concrete
WORK STAKED BY: HCS DATE
INSPECTION BY: SEC DATE
ACCEPTANCE BY: DATE
FIELD VERIFICATION BY: SEC DATE
DRAWINGS CORRECTED BY: SEC DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
U.S.COE STA. "R.ALAMEDA B-2"
N.M. STATE PLAN COORDINATES (CENTRAL ZONE) BY ACS
X=373,513.20
Y=1,520,142.81
ELEVATION=5,058.25
G/G FACTOR=0.999676339

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEERS SEAL
NEW MEXICO LICENSED PROFESSIONAL ENGINEER DOUGLAS L. ANDREWS 8-4-98

REMARKS
REVISIONS
DESIGN
NO. DATE BY
DESIGNED BY JCS DATE 05-20-98
DRAWN BY JCS DATE 05-20-98
CHECKED BY DLA DATE 05-20-98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: BOSQUE DEL RIO SUBDIVISION - PHASE 3
UTILITY P & P: BOSQUE ENTRADA TR.: STA 1+00 TO 5+50

Design Review Committee | City Engineer Approval | Last Design Update | Date / Sig / Yr. | No. / Sig / Yr.

City Project No. 5406.83 | Zone Map No. D-13 | Sheet 17 Of 22

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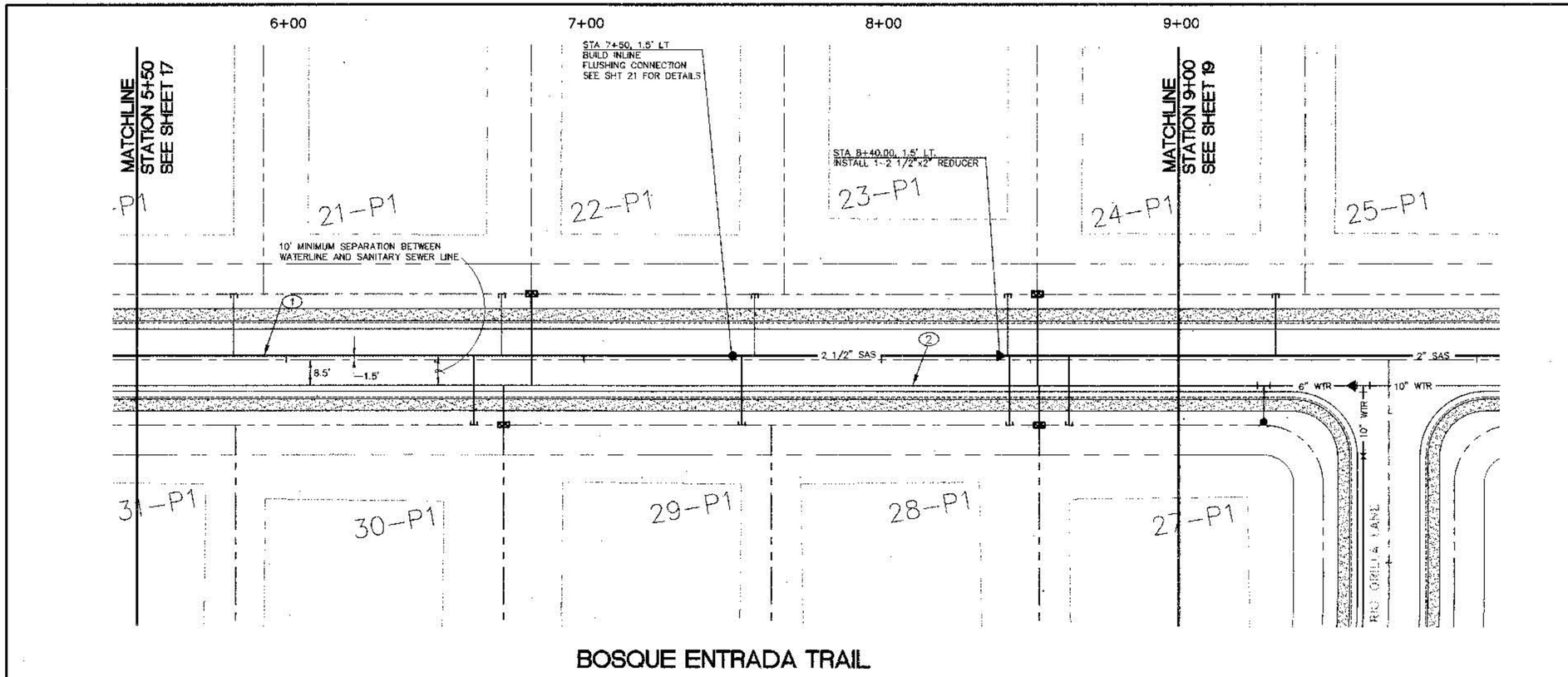
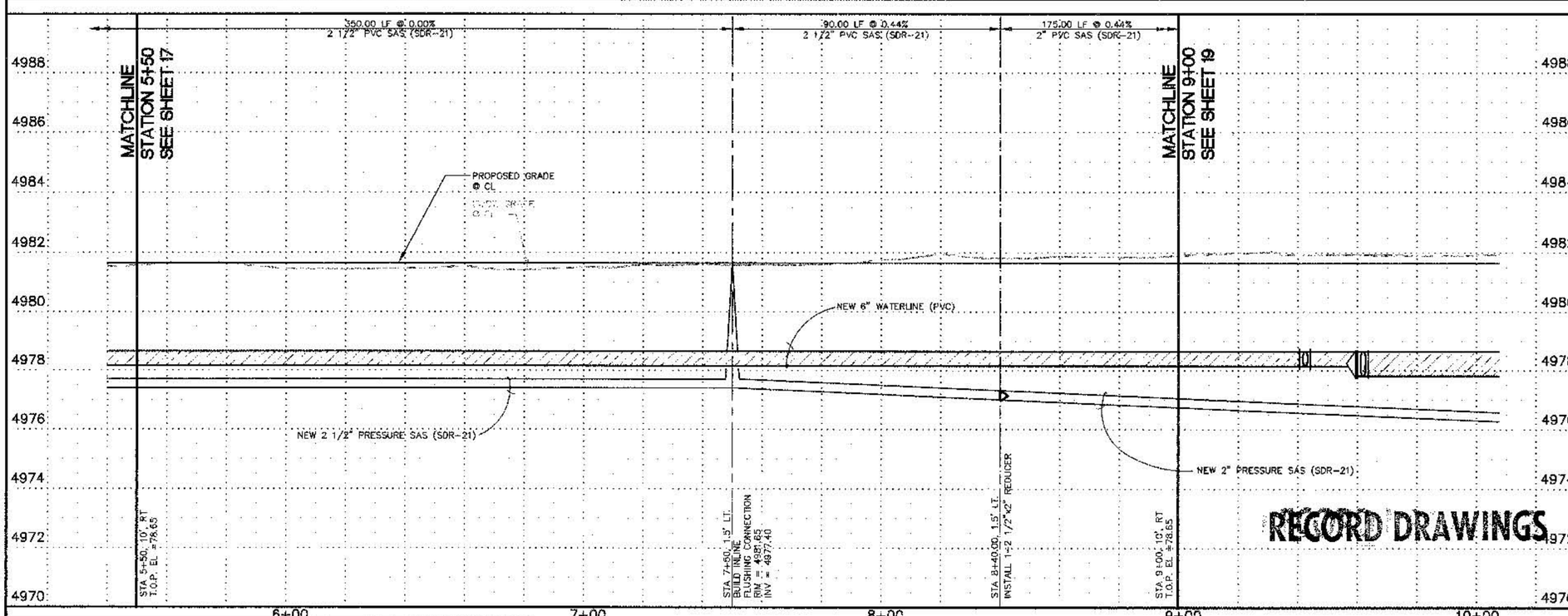
Saved on: July 8, 1998 at: 11:29 AM



BOSQUE ENTRADA TRAIL



RECORD DRAWINGS

KEYED NOTES:

1 NEW 2 1/2" PRESSURIZED SAS

2 NEW 6" WATERLINE (PVC), 8.5' RT

GENERAL NOTES:

1 ALL WATERLINE FITTINGS TO BE RESTRAINED "MJ". SEE RESTRAINT LENGTH TABLE THIS SHT.

2 FOR WATER SERVICE CONNECTIONS, SEE COA STD DWG 2363.

3 FOR SANITARY SEWER SERVICE CONNECTIONS, SEE DETAIL SHT 21.

4 BACKFLOW PREVENTORS SHALL BE INSTALLED ON ALL WATER SERVICES.

WATERLINE RESTRAINT LENGTHS:

LENGTH OF RESTRAINT FOR TEES

BRANCH SIZE	LENGTH OF RESTRAINT (FT)
6"x6"x6"	24'
10"x10"x6"	10'
10"x10"x10"	64'

* EACH PIPE RUN SHALL HAVE A MINIMUM OF 10' W/O JOINTS ON EACH SIDE OF BRANCH OR FITTINGS. FOR TEES RESTRAIN PIPE IN THREE DIRECTIONS.

LENGTH OF RESTRAINT FOR HORIZ BENDS, REDUCERS, VALVES AND DEAD ENDS

PIPE SIZE	11 1/4	45°	22 1/2	10x6 REDUCER SMALL SIDE	10x6 REDUCER LARGE SIDE	VALVE/ DEAD END
6"	10'	14'	10'	–	–	73'
10"	15'	21'	15'	116'	71'	115'

BOSQUE ENTRADA TRAIL SANITARY SEWER SERVICES

LOT NO.	STATION	OFFSET	LENGTH	INV ELEV AT PL	TYPE
20-P1	5+82.36	CL	22'	77.45	PRES
21-P1	6+72.36	CL	22'	77.45	PRES
22-P1	5+57.36	CL	22'	77.45	PRES
23-P1	8+42.36	CL	22'	77.45	PRES
27-P1	8+63.03	CL	22'	77.45	PRES
28-P1	8+43.03	CL	22'	77.45	PRES
29-P1	7+53.03	CL	22'	77.45	PRES
30-P1	6+63.03	CL	22'	77.45	PRES

BOSQUE ENTRADA TRAIL WATER SERVICES

LOT NO.	STATION	LENGTH	SIZE	TYPE
20-P1	8+82.39	32'	3/4"	DBL
21-P1				
22-P1	8+52.39	32'	3/4"	DBL
23-P1				
27-P1	8+53.03	12'	3/4"	DBL
28-P1				
29-P1	8+73.03	12'	3/4"	DBL
30-P1				

Vertical Scale: 1" = 2'

Horizontal Scale: 1"=20'

198628
Smith Engineering Company
A Full Service Engineering Company

AS BUILT INFORMATION
CONTRACTOR Neil Gonzales
RED LINES STAKED BY NGS DATE 5-7-98
ACCEPTANCE BY ACS DATE 5-7-98
FIELD VERIFICATION BY ACS DATE 5-7-98
DRAWINGS CORRECTED BY ACS DATE 5-7-98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
U.S.C.&G.S. STA. "ALAMEDA B-2"
N.M. STATE PLAN COORDINATES (CENTRAL ZONE) BY ACS
X=373,513.20
Y=1,520,142.81
ELEVATION=5,058.25
G/G FACTOR=0.99967633

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEERS SEAL
NEIL L. ANDREWS REGISTERED PROFESSIONAL ENGINEER MEXICO
8-4-98

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY JCS DATE 05-20-98
DRAWN BY JCS DATE 05-20-98
CHECKED BY DLA DATE 05-20-98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: BOSQUE DEL RIO SUBDIVISION - PHASE 3
UTILITY P & P: BOSQUE ENTRADA TR.: STA 5+50 TO 9+00

Design Review Committee | City Engineer Approval | Last Design Update | No. / Date / By | No. / Date / By

City Project No. 5406.83 | Zone Map No. D-13 | Sheet 18 Of 22

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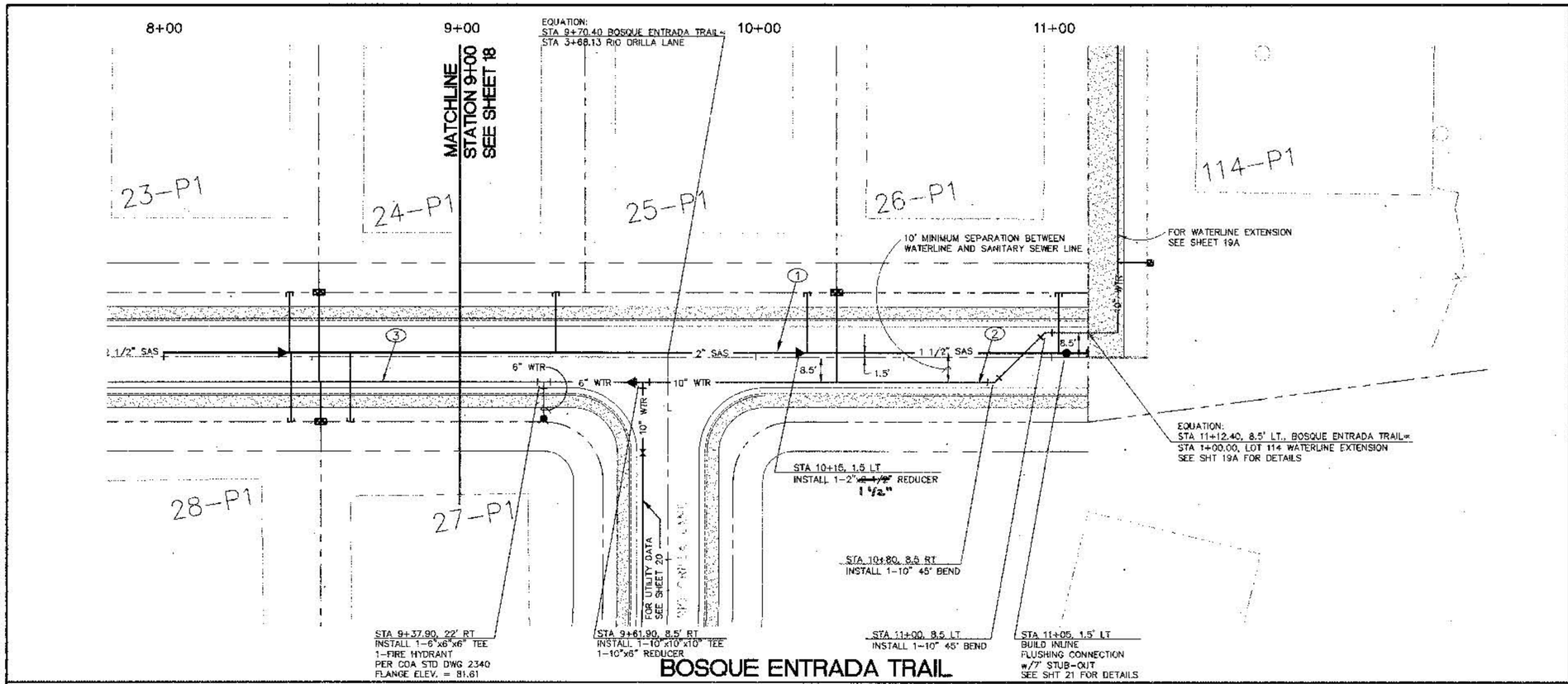

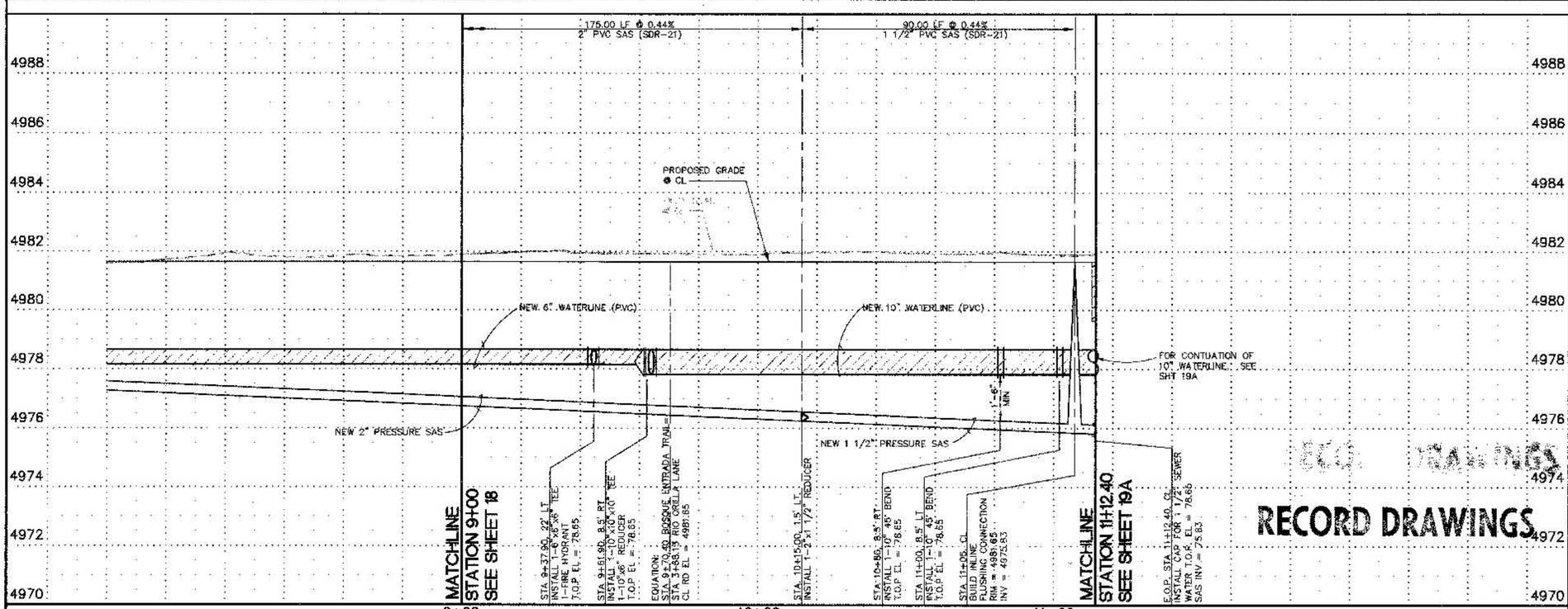

RECORD DRAWINGS

KEYED NOTES:

1. NEW 2 1/2" WATERLINE (PRESSURIZED)
2. NEW 10" WATERLINE (PVC)
3. NEW 6" WATERLINE (PVC)

GENERAL NOTES:

1. ALL WATERLINE FITTINGS TO BE RESTRAINED "M.J". SEE RESTRAINT LENGTH TABLE THIS SHT.
2. FOR WATER SERVICE CONNECTIONS, SEE COA STD DWG 2363.
3. FOR SANITARY SEWER SERVICE CONNECTIONS, SEE DETAIL SHT 21.
4. BACKFLOW PREVENTORS SHALL BE INSTALLED ON ALL WATER SERVICES.
5. CONTRACTOR SHALL INSTALL WATERLINE 2' FROM THE LIP OF GUTTER, UNLESS OTHERWISE NOTED ON PLANS

WATERLINE RESTRAINT LENGTHS:

LENGTH OF RESTRAINT FOR TEES

BRANCH SIZE	LENGTH OF RESTRAINT (FT)
8"x8"x6"	24'
10"x10"x6"	10'
10"x10"x10"	64'

* EACH PIPE RUN SHALL HAVE A MINIMUM OF 10' W/O JOINTS ON EACH SIDE OF BRANCH OR FITTINGS. FOR TEES RESTRAIN PIPE IN THREE DIRECTIONS.

LENGTH OF RESTRAINT FOR HORIZ BENDS, REDUCERS, VALVES AND DEAD ENDS

PIPE SIZE	11 1/4	45'	22 1/2'	10x6 REDUCER SMALL SIDE	10x6 REDUCER LARGE SIDE	VALVE/ DEAD END
6"	10'	14'	10'	--	--	73'
10"	15'	21'	15'	116'	71'	115'

BOSQUE ENTRADA TRAIL SANITARY SEWER SERVICES

LOT NO.	STATION	OFFSET	LENGTH	INV ELEV AT PL	TYPE
24-P1	9+32.36	CL	22'	77.45	PRES
25-P1	10+17.36	CL	22'	77.45	PRES
26-P1	11+02.36	CL	22'	77.45	PRES
114-P1	11+12.36	CL	CL	77.45	PRES

BOSQUE ENTRADA TRAIL WATER SERVICES

LOT NO.	STATION	LENGTH	SIZE	TYPE
25-P1	10+27.38	32'	3/4"	DBL
26-P1				
114-P1	11+12.36	CL(WTR)	3/4"	SGL

1"

Vertical Scale: 1" = 2'

N

Horizontal Scale: 1"=20'

198628
Smith Engineering Company
& Full Service Engineering Company

AS BUILT INFORMATION
CONTRACTOR: ACS
WORK STAKED BY: ACS DATE: 5-97
INSPECTOR ACCEPTANCE BY: DATE:
FIELD VERIFICATION BY: DATE:
DRAWINGS CORRECTED BY: DATE:
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS
U.S.C.&G.S. STA. "R.ALAMEDA B-2"
N.M., STATE PLAN COORDINATES (CENTRAL ZONE) BY ACS
X=373,513.20
Y=1,520,142.81
ELEVATION=5,056.25
G/S FACTOR=0.99967039

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEERS' SEAL
MARK L. ANDREWS
NEW MEXICO REGISTERED PROFESSIONAL ENGINEER
8-4-98

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

		DATE
DESIGNED BY	JCS	05-20-98
DRAWN BY	JCS	05-20-98
CHECKED BY	DLA	05-20-98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: BOSQUE DEL RIO SUBDIVISION - PHASE 3
UTILITY P & P: BOSQUE ENTRADA TR.: STA 9+00 TO 11+12

Design Review Committee | City Engineer Approval | Last Design Update | No. / Date / By | No. / Date / By

City Project No. 5406.83 | Zone Map No. D-13 | Sheet 19 Of 22

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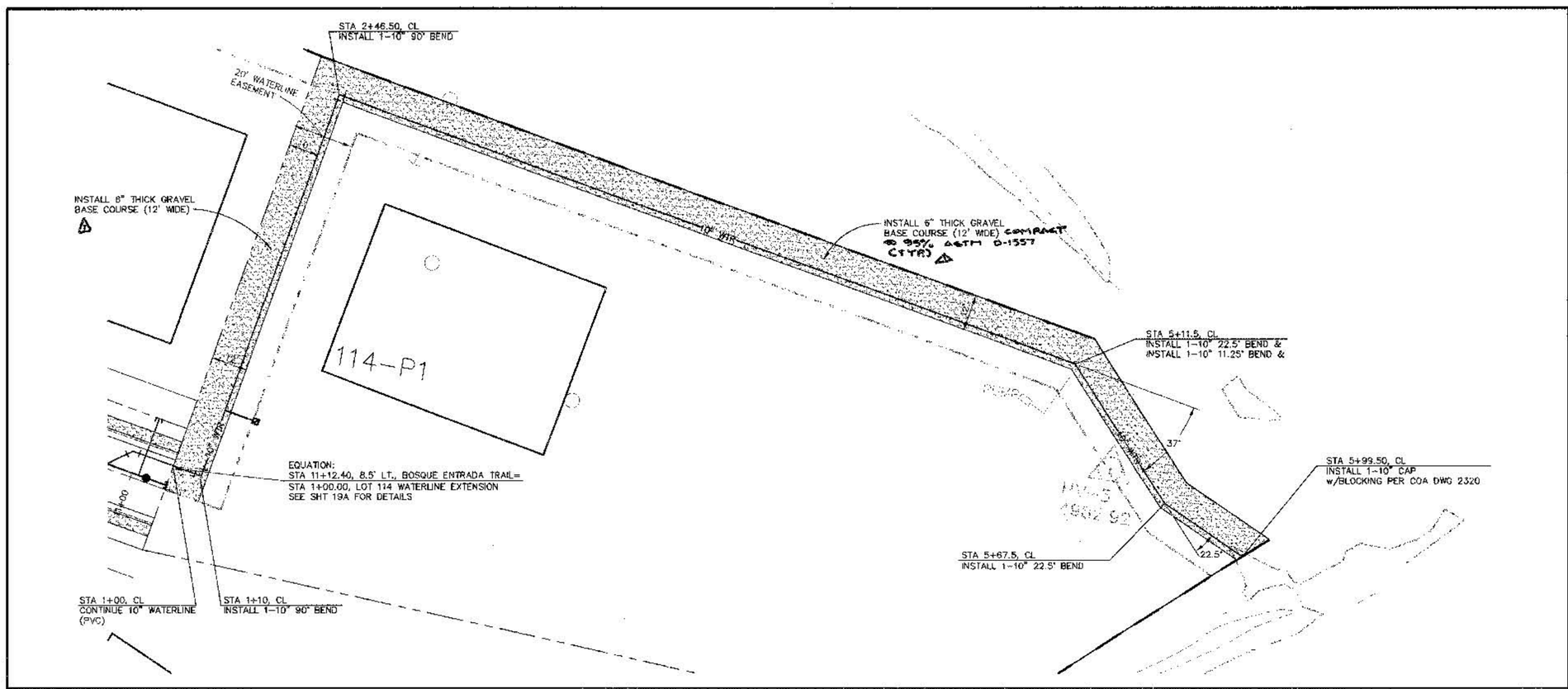
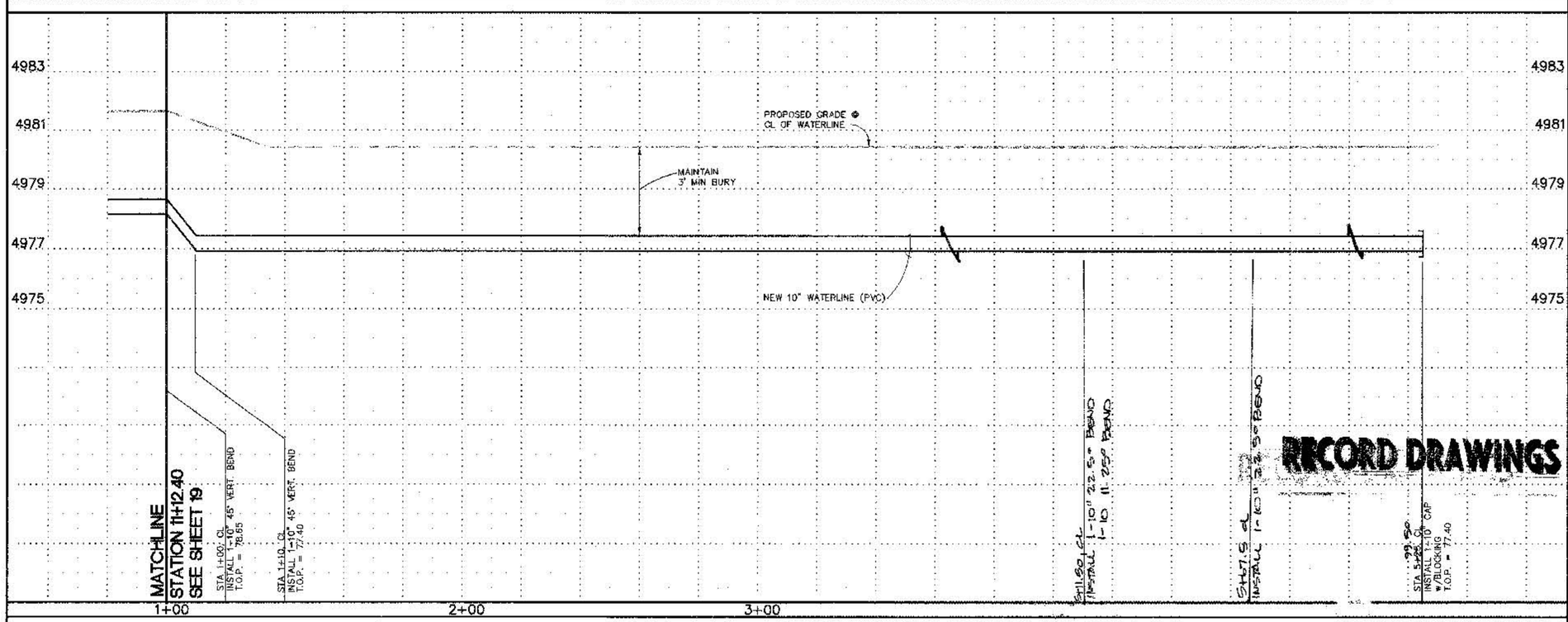




RECORD DRAWINGS

GENERAL NOTES:

1. ALL WATERLINE FITTINGS TO BE RESTRAINED "MJ". SEE RESTRAINT LENGTH TABLE THIS SHT.
2. FOR WATER SERVICE CONNECTIONS, SEE COA STD DWG 2363.
3. FOR SANITARY SEWER SERVICE CONNECTIONS, SEE DETAIL SHT 21.
4. BACKFLOW PREVENTORS SHALL BE INSTALLED ON ALL WATER SERVICES.
5. CONTRACTOR SHALL INSTALL WATERLINE 2' FROM THE LIP OF GUTTER, UNLESS OTHERWISE NOTED ON PLANS

WATERLINE RESTRAINT LENGTHS:

LENGTH OF RESTRAINT FOR TEES

BRANCH SIZE	LENGTH OF RESTRAINT (FT)
6"x6"x6"	24'
10"x10"x6"	10'
10"x10"x10"	64'

* EACH PIPE RUN SHALL HAVE A MINIMUM OF 10' W/O JOINTS ON EACH SIDE OF BRANCH OR FITTINGS. FOR TEES RESTRAIN PIPE IN THREE DIRECTIONS.

LENGTH OF RESTRAINT FOR HORIZ BENDS, REDUCERS, VALVES AND DEAD ENDS

PIPE SIZE	11 1/4°	45°	22 1/2°	10x6 REDUCER SMALL SIDE	10x6 REDUCER LARGE SIDE	VALVE/ DEAD END
6"	10'	14'	10'	--	--	73'
10"	15'	21'	15'	116'	71'	115'

N

Horizontal Scale: 1"=20'

Vertical Scale: 1" = 2'

198628
Smith Engineering Company
A Paul Service Engineering Company

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: BOSQUE DEL RIO SUBDIVISION - PHASE 3
UTILITY P & P: LOT 114 WATERLINE EXTENSION

Design Review Committee | City Engineer Approval | Last Design Update

City Project No.	Zone Map No.	Sheet	Of
5406.83	D-13	19A	22

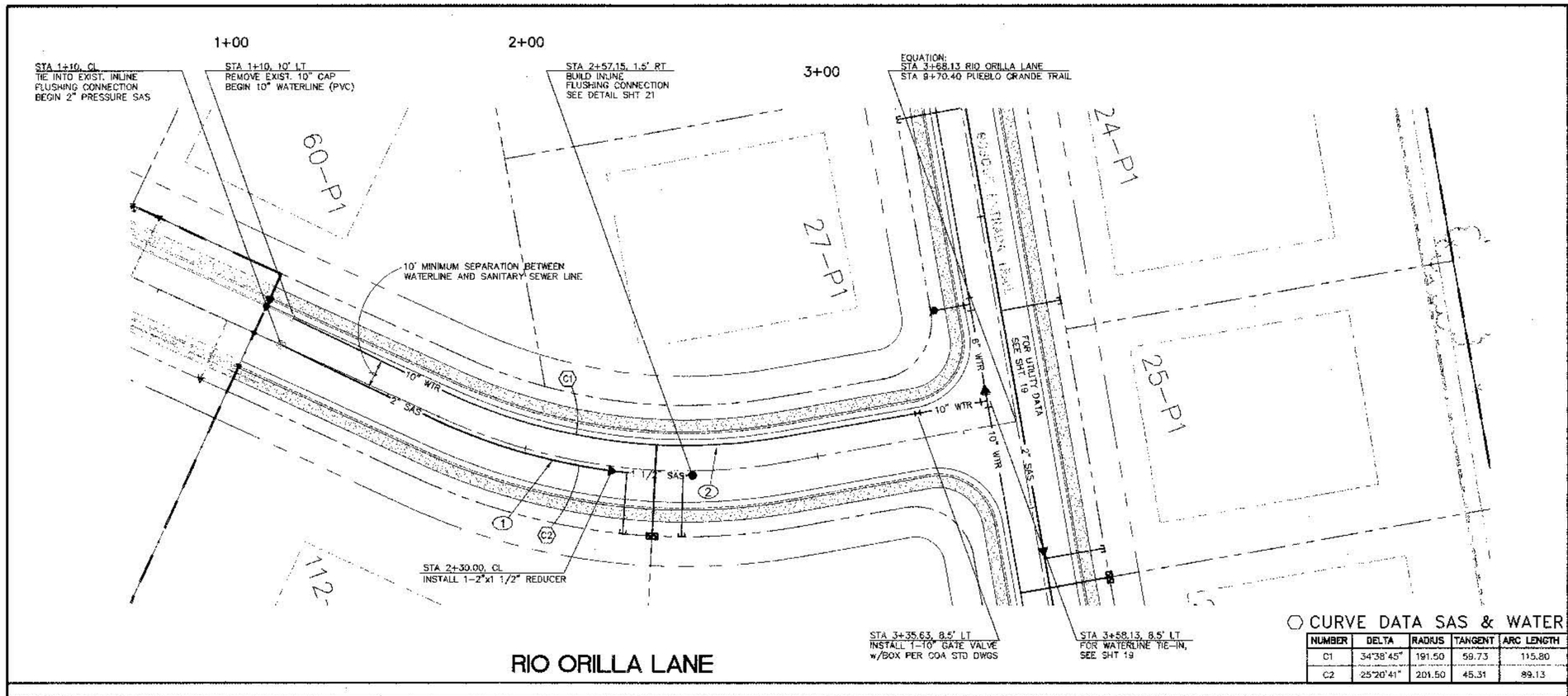
AS BUILT INFORMATION
CONTRACTOR: Wallace Construction
WORK STAKED BY: RLS DATE 5-20-98
ACCEPTANCE BY: ACS DATE 5-20-98
FIELD VERIFICATION BY: ACS DATE 5-20-98
DRAWINGS BY: ACS DATE 5-20-98
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS
U.S.C.&G.S. STA. "RALAMEDA B-2"
N.M. STATE PLAN COORDINATES (CENTRAL ZONE) BY: ACS
X=373,513.20
Y=1,520,142.81
ELEVATION=5,058.25
G/S FACTOR=0.9996763

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEERS SEAL
NEW MEXICO REGISTERED PROFESSIONAL ENGINEER
DENNIS L. MORENO
8-21-98

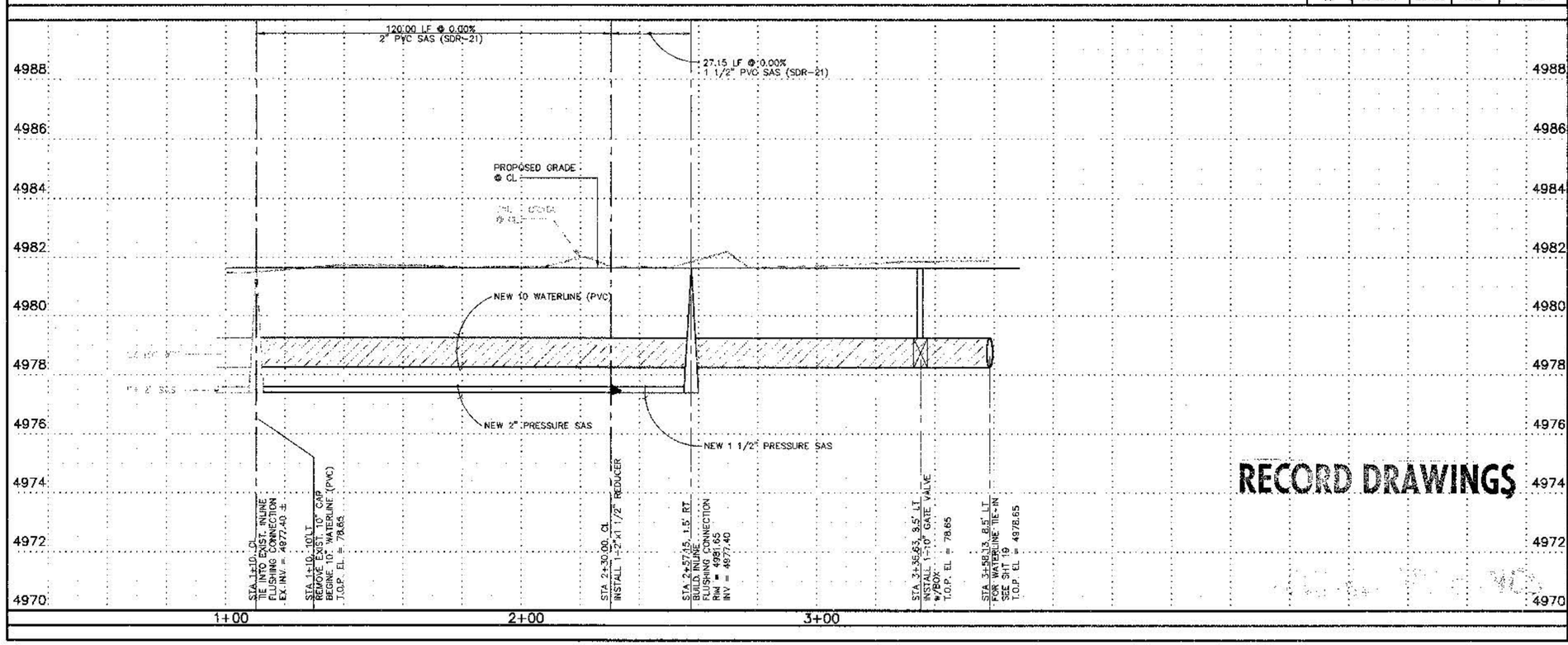
CONSTRUCTION NOTE
NO. | DATE | REMARKS
REVISIONS
DESIGN BY: JRS DATE 05-20-98
DRAWN BY: JRS DATE 05-20-98
CHECKED BY: DLA DATE 05-20-98



RIO ORILLA LANE

CURVE DATA SAS & WATER

NUMBER	DELTA	RADIUS	TANGENT	ARC LENGTH
C1	34°38'45"	191.50	59.73	115.80
C2	25°20'41"	201.50	45.31	89.13



RECORD DRAWINGS

KEYED NOTES:

1. CONTRACTOR SHALL INSTALL PRESSURE SAS LINE PER CURVE DATA TABLE THIS SHEET.
2. CONTRACTOR SHALL INSTALL 6" PVC WATERLINE PER CURVE DATA TABLE THIS SHEET.

GENERAL NOTES:

1. ALL WATERLINE FITTINGS TO BE RESTRAINED "MJ". SEE RESTRAINT LENGTH TABLE THIS SHT.
2. FOR WATER SERVICE CONNECTIONS, SEE COA STD DWG 2363.
3. FOR SANITARY SEWER SERVICE CONNECTIONS, SEE DETAIL SHT 21.
4. BACKFLOW PREVENTORS SHALL BE INSTALLED ON ALL WATER SERVICES.
5. CONTRACTOR SHALL INSTALL WATERLINE 2' FROM THE LIP OF GUTTER, UNLESS OTHERWISE NOTED ON PLANS.

WATERLINE RESTRAINT LENGTHS:

LENGTH OF RESTRAINT FOR TEES

BRANCH SIZE	LENGTH OF RESTRAINT (FT)
6"x6"x6"	24'
10"x10"x6"	10'
10"x10"x10"	64'

* EACH PIPE RUN SHALL HAVE A MINIMUM OF 10' W/O JOINTS ON EACH SIDE OF BRANCH OR FITTINGS. FOR TEES RESTRAIN PIPE IN THREE DIRECTIONS.

LENGTH OF RESTRAINT FOR HORIZ BENDS, REDUCERS, VALVES AND DEAD ENDS

PIPE SIZE	11 1/4°	45°	22 1/2°	KWS REDUCER SMALL SIDE	KWS REDUCER LARGE SIDE	VALVE/ DEAD END
6"	10'	14'	10'	–	–	73'
10"	15'	21'	15'	116'	71'	115'

RIO ORILLA LANE SANITARY SEWER SERVICES

LOT NO.	STATION	OFFSET	LENGTH	INV ELEV AT PL	TYPE
112-P1	2+35.13	CL	22'	77.45	PRES
113-P1	2+54.08	CL	22'	77.45	PRES

RIO ORILLA LANE WATER SERVICES

LOT NO.	STATION	LENGTH	SIZE	TYPE
112-P1	2+44.60	32'	~~1~~/4"	DBL
113-P1				

1"

Horizontal Scale: 1"=20'

Vertical Scale: 1" = 2'

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198628

AS BUILT INFORMATION
CONTRACTOR: MUNICIPAL UTILITIES
WORK STAKED BY: ACS DATE: 10-97
INSPECTOR: SAC DATE: 10-97
ACCEPTANCE BY: SAC DATE: 3-98
VERIFICATION BY: SAC DATE: 3-98
DRAWINGS CORRECTED BY: SAC DATE: 3-98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
U.S.C.&G.S. STA. "RALAMEDA B-2"
N.M. STATE PLAN COORDINATES (CENTRAL ZONE) BY ACS
X=373,513.20
Y=1,520,142.81
ELEVATION=5,058.25
G/G FACTOR=0.999678538

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEERS SEAL
MARK L. DOUGLAS
NEW MEXICO
8-4-98

REVISIONS
NO. | DATE | REMARKS | BY

DESIGN
DESIGNED BY JCS DATE 05-20-98
DRAWN BY JCS DATE 05-20-98
CHECKED BY GLA DATE 05-20-98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: BOSQUE DEL RIO SUBDIVISION - PHASE 3
UTILITY P & P: RIO ORILLA LN: STA 1+00 TO 3+58.13

Design Review Committee | City Engineer Approval | Last Design Update | No. / Date / By | No. / Date / By

City Project No. 5406.83 | Zone Map No. D-13 | Sheet 20 Of 22

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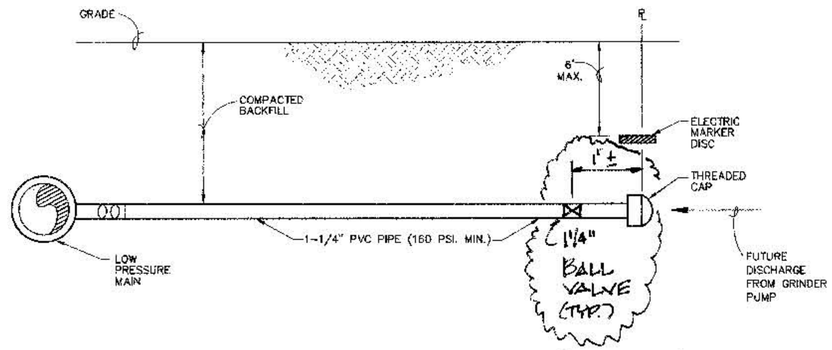
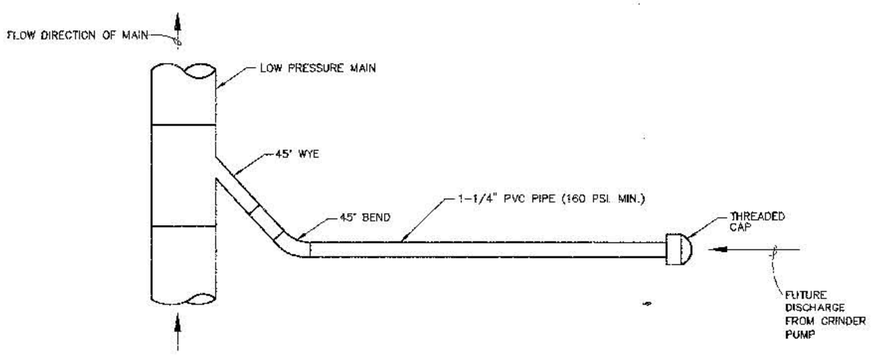


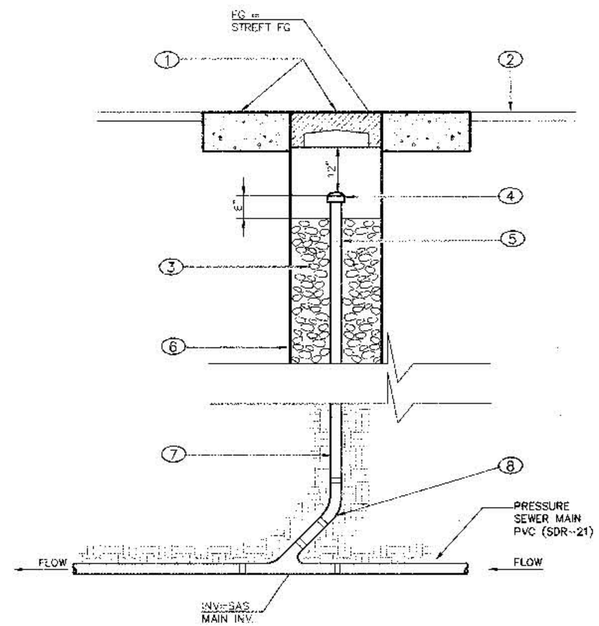
PRESSURE SEWER SERVICE LINE DETAIL (ELEVATION)

SCALE: NONE



PRESSURE SEWER SERVICE LINE DETAIL (PLAN)

SCALE: NTS



INLINE FLUSHING CONNECTION

SCALE: NONE

KEYED NOTES:

1. COLLAR LID & RISER PER COA STD DWG 2350 USE LID MARKED "SANITARY SEWER".
2. PAVING TYP.
3. GRAVEL OF DIRT FILL AROUND RISER
4. COUNTER SUNK PVC CLEAN-OUT FERRULE.
5. RISER PIPE SHALL BE SAME SIZE AS SAS MAIN.
6. TERMINATE CMP AT LEAST 6" ABOVE SAS MAIN. DO NOT ALLOW RISER TO REST ON SAS MAIN
7. ALL JOINTS WITHIN FLUSHING CONNECTION SHALL BE CLEANED THEN GLUED.
8. LONG SWEEP.

RECORD DRAWINGS

AS BUILT INFORMATION

		DATE
CONTRACTOR		
WORK STAKED BY	RES	
INSPECTOR ACCEPTANCE BY	SEC	
VERIFICATION BY	SEC	
DRAWINGS CORRECTED BY	SEC	
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

U.S.C.&G.S. STA. "R.ALAMEDA B-2"
N.M. STATE PLAN COORDINATES (CENTRAL ZONE) BY ACS
X=373,513.20
Y=1,520,142.81
ELEVATION=5,053.25
G/G FACTOR=0.9996756.38

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEERS SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

		DATE
DESIGNED BY	JKS	05-20-98
DRAWN BY	JKS	05-20-98
CHECKED BY	DLA	05-20-98

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: BOSQUE DEL RIO SUBDIVISION - PHASE 3

PRESSURE SANITARY SEWER DETAILS

Design Review Committee: AUG - 4 1998

City Engineer Approval

Last Design Update

No. / Day / Yr.	No. / Day / Yr.

City Project No.	Zone Map No.	Sheet	Of
5406.83	D-13	21	22

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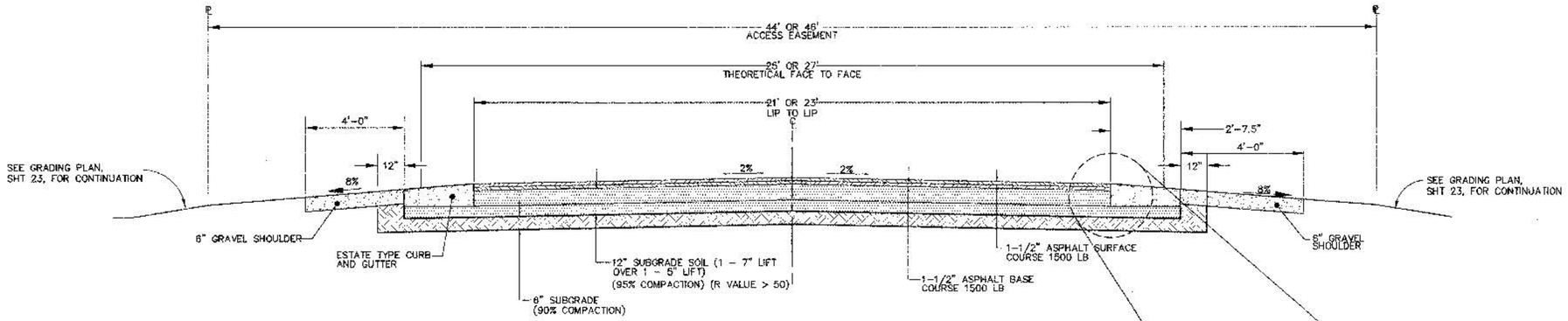
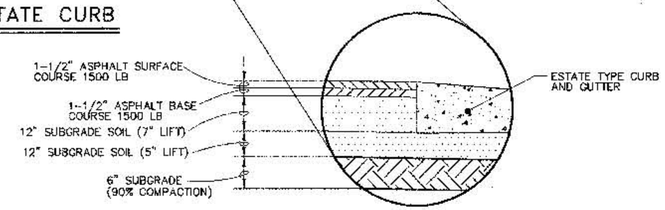


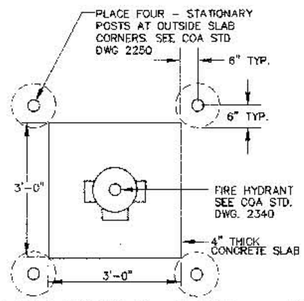
RESIDENTIAL STREET SECTION - ESTATE CURB

SCALE: NONE
PER COA PROJECT #5406.81
& 5406.82



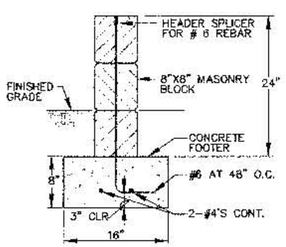
ESTATE CURB MODULE

SCALE: NONE



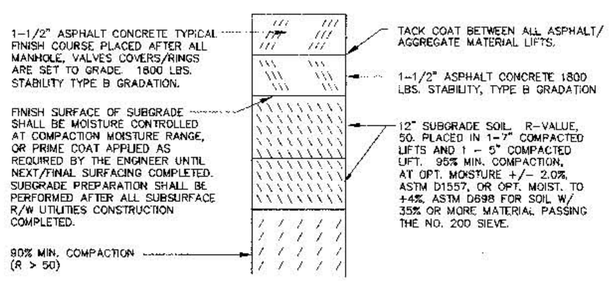
FIRE HYDRANT DETAIL - PLAN

SCALE: NONE



CMU WALL DETAIL

SCALE: NONE



RESIDENTIAL FLEXIBLE PAVEMENT SECTION

SCALE: NONE

COA STD DWG: 2405
PER COA PROJECT #5406.81
& 5406.82

GENERAL NOTE:
SOIL NOT HAVING THE MINIMUM "R" VALUE OF 50' SHALL BE REMOVED TO A DEPTH OF 2' (FEET) & REPLACED, BY THE CONTRACTOR, WITH SUITABLE MATERIAL OR A PAVEMENT SECTION SHALL BE DESIGNED BY THE CONSULTANT ACCOMODATING THE EXISTING "R" VALUE PER COA STD. SPECIFICATIONS.

RECORD DRAWINGS

○ KEYED NOTES:

AS BUILT INFORMATION
CONTRACTOR: WILLIAMS
WORK STAKED BY: DATE
WORK INSPECTED BY: DATE
FIELD VERIFICATION BY: DATE
DRAWINGS CORRECTED BY: DATE
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS
U.S.C.&G.S. STA. "R.ALAMEDA 8-2"
N.M. STATE PLAN COORDINATES (CENTRAL ZONE) BY: A.C.S.
X=373,513.20
Y=1,520,142.81
ELEVATION=5,059.25
G/G FACTOR=0.9996763B

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEERS SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	JCS	05-20-98
DRAWN BY	JCS	05-20-98
CHECKED BY	DLA	05-20-98

198628
Smith Engineering Company
A Full Service Engineering Company

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: BOSQUE DEL RIO SUBDIVISION - PHASE 3

STREET SECTIONS AND DETAILS

Design Review Committee | City Engineer Approval | Last Design Update

City Project No. 5406.83 | Zone Map No. D-13 | Sheet 22 Of 22

Drawing name: M:\97629\DFTDWG\BDETAIL.DWG
Saved on: July 8, 1998 at 1:03 PM
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