

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS- PUBLIC WORKS CONSTRUCTION-1986-UPDATE NO. 8.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, (ALBUQUERQUE AREA) 1-800-321-ALERT (2537) (STATEWIDE) FOR LOCATION OF EXISTING PUBLIC UTILITIES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE OR PER COA STANDARD DRAWING 2465, WHICHEVER IS MORE STRINGENT.
- TACK COAT REQUIREMENTS SHALL BE DETERMINED DURING CONSTRUCTION BY THE PROJECT ENGINEER.
- SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED. HOWEVER, NO SIDEWALKS ARE TO BE CONSTRUCTED BEHIND THE CUL-DE-SAC.
- NOT USED.
- ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN(7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT <http://abcwua.org/content/view/463/729/>.
- 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 ELEVATION 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 SPECIFICATIONS.
- SEVEN (7) 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 BARRICADE PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. CONTRACTOR MUST REFER TO SECTION 19 OF THE STANDARD SPECIFICATION FOR TRAFFIC CONTROL.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED STRIPING BY CONTRACTOR TO EXISTING LOCATION OR AS INDICATED BY THIS PLAN SET. FINAL STRIPING TO BE COORDINATED WITH C.O.A. TRAFFIC OPERATIONS (505-857-8004).
- CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926, SUBPART P-EXCAVATIONS
- ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- WHEN APPLICABLE, CONTRACTOR SHALL, ON BEHALF OF THE OWNER AND OPERATORS, SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.
- ALL FILL SHALL BE CLEAN, FREE FROM VEGETATION, DEBRIS, AND OTHER DELETERIOUS MATERIALS, AND SHALL NOT BE CONTAMINATED WITH HYDROCARBONS OR OTHER CHEMICAL CONTAMINANTS.
- IF CULTURAL RESOURCES, SUCH AS HISTORIC OR PREHISTORIC ARTIFACTS OR HUMAN REMAINS ARE DISCOVERED DURING EXCAVATION OR CONSTRUCTION, WORK SHALL CEASE AND THE ENGINEER SHALL NOTIFY LOCAL AUTHORITIES. IF HUMAN REMAINS ARE DETERMINED BY THE OFFICE OF THE MEDICAL EXAMINER NOT TO BE RECENT, THE ENGINEER SHALL NOTIFY THE STATE HISTORIC PRESERVATION OFFICER (SHPD) AT 827-6320.
- ALL TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL BE PROVIDED BY THE DEVELOPER AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

UTILITY COMPANY CONTACTS

- PNM-ELECTRIC**
ANTHONY KOZLOWSKI
Project Manager
4625 Edith Blvd., NE
Albuquerque, New Mexico 87107
(505) 241-3637

AT&T
DAVID STOCKTON
AREA MANAGER-GNFO
DENVER, CO
(303) 620-2254

CENTURY LINK
ROSARITO KNIFFIN
Sr. Designer Engineer
201 3rd Street NW
Albuquerque, New Mexico 87102
(505) 417-7629

XSPEDIUS
STEVE BENJAMIN
505 Marquette NE, Suite 1605
Albuquerque, New Mexico 87102
(505) 998-2220
- NEW MEXICO GAS CO.**
JOE DUNLOP
MAIL STOP C 566
4625 Edith Blvd., NE
Albuquerque, New Mexico 87107
(505) 697-3156

COMCAST CABLE
MIKE MORTUS
Construction Coordinator
4611 Montbel Pl., NE
Albuquerque, New Mexico 87107
(505) 761-6252

**ABCWUA
(WATER & SEWER)**
JEREMY HOOVER, PE.
SENIOR ENGINEER
P.O. Box 568
Albuquerque, New Mexico 87103
(505) 768-2713

McLeodUSA
RICK MUELLER
Supervisor of Outside Techs.
505 Marquette NE, Suite 1600
Albuquerque, New Mexico 87102
(505) 217-0038
- MCI WORLDWIDE**
ANDY DARNELL
Operation Manager
6001 Midway Park, NE
Albuquerque, NM 87107
(505) 346-4470

TIME WARNER TELECOM
ROYAL HARRISON
Plant Manager
3830 Singer Blvd. NE, Suite 1000
Albuquerque, NM 87109
(505) 938-7339

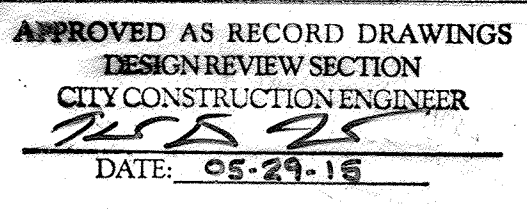
QWEST LONG DISTANCE
LARRY KELLY
400 TIJERAS AVE. NW
SUITE 570
Albuquerque, New Mexico 87102
(505) 246-0501

RED FLEX
BRIAN KORITA
23751 N 23RD AVE.
PHOENIX, AZ. 85085
(480) 226-7725



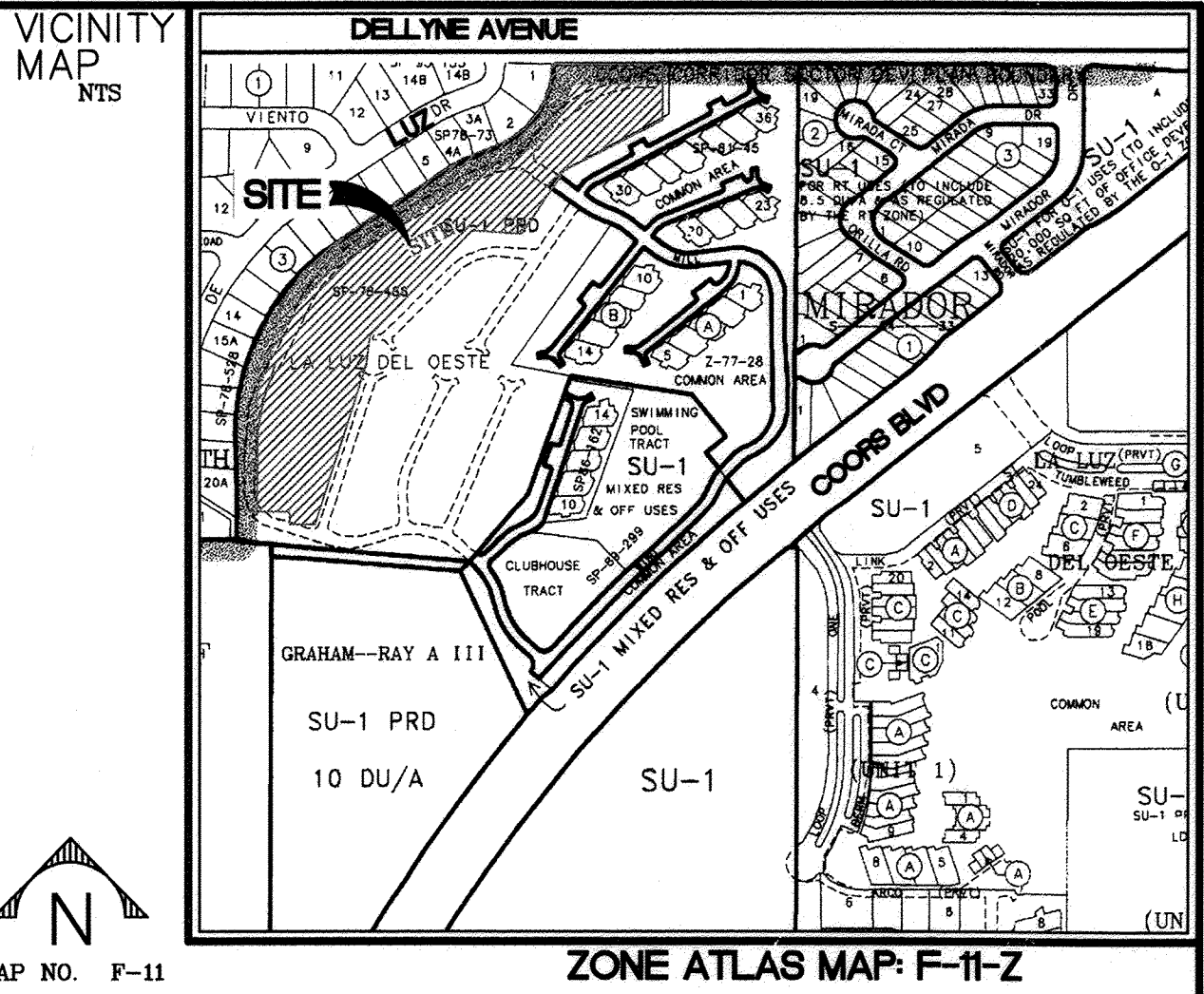
DEVELOPMENT CONSTRUCTION
PLANS FOR
LA LUZ DEL OESTE
UNIT 4 TRACTS
(PHASE I)
PROJECT #676386
INDEX OF SHEETS

- TITLE SHEET & GENERAL NOTES
- OVERALL PAVING PLAN AND TYPICAL SECTION
- WIND ROAD PAVING PLAN AND PROFILE: STA 7+30 TO STA 17+00
- WIND ROAD PAVING PLAN AND PROFILE: STA 17+00 TO STA 24+00
- MILL PAVING PLAN AND PROFILE
- OVERALL UTILITY PLAN
- WIND ROAD UTILITY PLAN AND PROFILE: STA 9+00 TO 17+00
- WIND ROAD UTILITY PLAN AND PROFILE: STA 17+00 TO 24+00
- SAS CONNECTION PLAN AND PROFILES
- PLAT
- PLAT
- GRADING AND DRAINAGE PLAN (FOR INFORMATION ONLY)
- GRADING AND DRAINAGE PLAN (FOR INFORMATION ONLY)
- GRADING AND DRAINAGE PLAN (FOR INFORMATION ONLY)



NOTES:

- CONTRACTOR SHALL WORK CONTINUOUSLY, 24-HOURS PER DAY, ON ALL ARTERIAL ROADWAYS WHEN TRAFFIC LANES ARE CLOSED TO TRAFFIC UNLESS THE WORK VIOLATES THE CITY'S NOISE ORDINANCE.
- IF THE CONTRACTOR IS NOT ALLOWED TO WORK AT NIGHT DUE TO NOISE ORDINANCE VIOLATIONS, THE CONTRACTOR SHALL OPEN ALL TRAFFIC LANES TO TRAFFIC WITH THE PROPER USE OF TRENCH PLATES DURING NON-WORKING HOURS, AND MUST WORK MINIMUM HOURS FROM 9:00 A.M. TO 3:00 P.M. MONDAY THROUGH SATURDAYS.
- ARTERIAL STREETS ARE AS INDICATED IN THE "LONG RANGE ROADWAY SYSTEM" MAP PUBLISHED BY THE MID-REGION COUNCIL OF GOVERNMENTS (MRCOG).



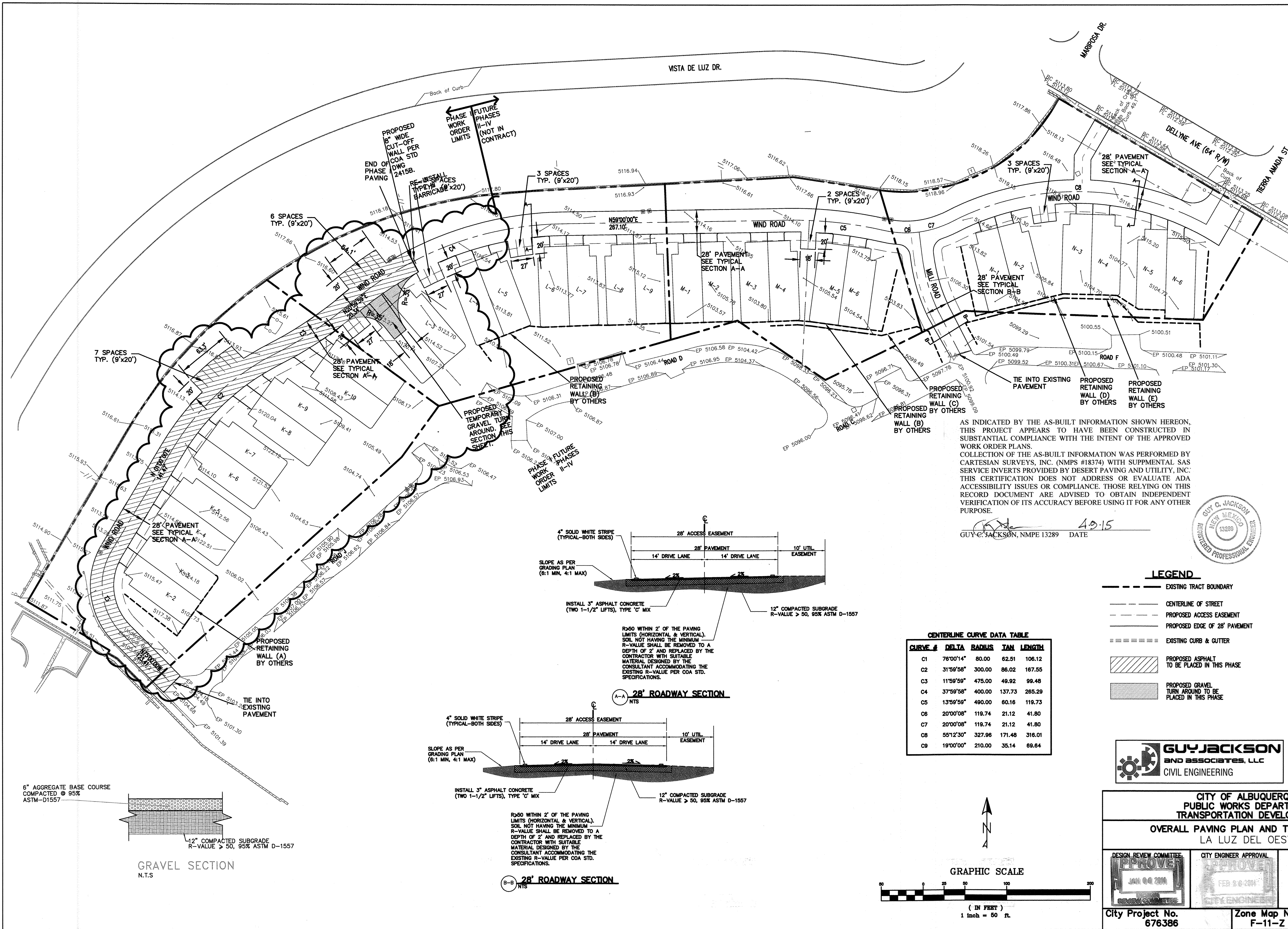
SURVEYOR'S CERTIFICATION
I, BRIAN J. MARTINEZ, A DULY QUALIFIED, REGISTERED, PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND "AS-BUILT" SURVEYS PERFORMED BY ME OR UNDER MY SUPERVISION, THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS WAS ADDED BY ME OR UNDER MY SUPERVISION, AND THAT THIS "AS-BUILT" INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. CARTESIAN SURVEYS IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING, OR INTENT OF THE RECORDED DRAWINGS.
B. J. Martinez 1/16/15 (Phase I)
BRIAN J. MARTINEZ, NMPS 18374



AS INDICATED BY THE AS-BUILT INFORMATION SHOWN HEREON, THIS PROJECT APPEARS TO HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE INTENT OF THE APPROVED WORK ORDER PLANS.
COLLECTION OF THE AS-BUILT INFORMATION WAS PERFORMED BY CARTESIAN SURVEYS, INC. (NMPS #18374) WITH SUPPLEMENTAL SAS SERVICE INVERTS PROVIDED BY DESERT PAVING AND UTILITY, INC. THIS CERTIFICATION DOES NOT ADDRESS OR EVALUATE ADA ACCESSIBILITY ISSUES OR COMPLIANCE. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.
Guy C. Jackson 1-10-15
GUY C. JACKSON, NMPE 13289 DATE



DRB No. 1006902		GUY JACKSON AND ASSOCIATES, LLC CIVIL ENGINEERING					
REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVED	ENGINEER	DATE	APPROVED FOR CONSTRUCTION		
		DRC Chairman	<i>Woodell</i>	1-2-14	<i>Woodell</i> 2/26/2014		
		Transportation	<i>Woodell</i>	1-2-14			
		Water/Wastewater	<i>Woodell</i>	1-2-14			
		Hydrology	<i>Woodell</i>	1-2-14			
		CIP	<i>Woodell</i>	1-2-14			
AMAFCA							
Constr. Coord.							
PROJECT NUMBER		ZONE ATLAS NO.		DRAWING NO. 1 OF 14			
676386		F-11-Z					



AS INDICATED BY THE AS-BUILT INFORMATION SHOWN HEREON, THIS PROJECT APPEARS TO HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE INTENT OF THE APPROVED WORK ORDER PLANS. COLLECTION OF THE AS-BUILT INFORMATION WAS PERFORMED BY CARTESIAN SURVEYS, INC. (NMPS #18374) WITH SUPPLEMENTAL SAS SERVICE INVERTS PROVIDED BY DESERT PAVING AND UTILITY, INC. THIS CERTIFICATION DOES NOT ADDRESS OR EVALUATE ADA ACCESSIBILITY ISSUES OR COMPLIANCE. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

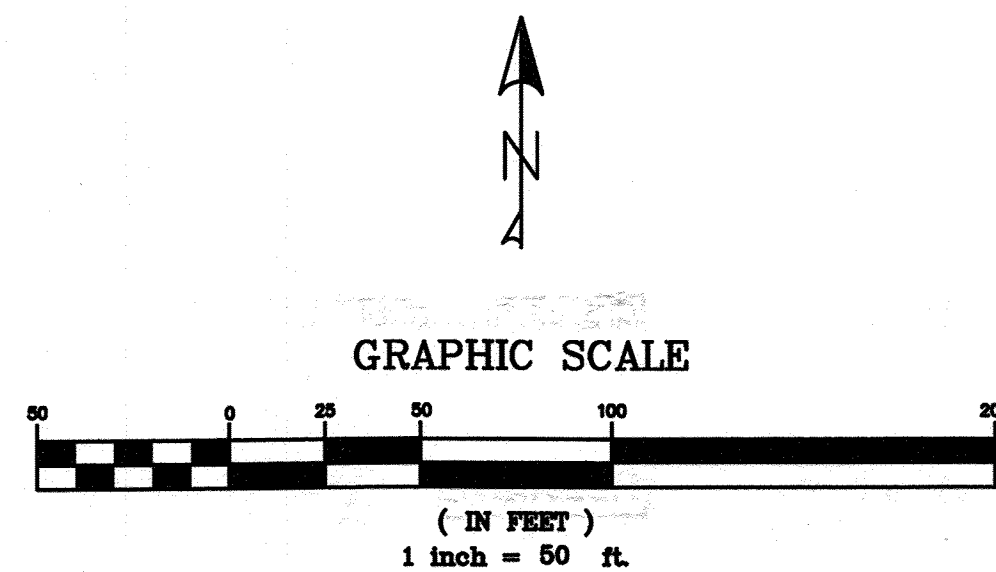
GUY C. JACKSON, NMPE 13289 DATE 4.9.15



- LEGEND**
- EXISTING TRACT BOUNDARY
 - CENTERLINE OF STREET
 - PROPOSED ACCESS EASEMENT
 - PROPOSED EDGE OF 28' PAVEMENT
 - ===== EXISTING CURB & GUTTER
 - /// PROPOSED ASPHALT TO BE PLACED IN THIS PHASE
 - PROPOSED GRAVEL TURN AROUND TO BE PLACED IN THIS PHASE

CENTERLINE CURVE DATA TABLE

CURVE #	DELTA	RADIUS	TAN	LENGTH
C1	78°00'14"	80.00	62.51	106.12
C2	31°59'58"	300.00	86.02	167.55
C3	11°59'59"	475.00	49.92	99.48
C4	37°59'58"	400.00	137.73	285.29
C5	13°59'59"	490.00	60.16	119.73
C6	20°00'08"	119.74	21.12	41.80
C7	20°00'08"	119.74	21.12	41.80
C8	55°12'30"	327.96	171.48	318.01
C9	19°00'00"	210.00	35.14	69.64



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REMARKS		DESIGN	
CONTRACTOR	DATE	AS MONUMENT	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
WORK ORDER BY Cartesian Surveys Inc.	DATE	X-1508886.591, Y-1507370.763, Z-5061.638 (NAVD 1983)	DATE	1	4/2/2013						
INSPECTOR'S VERIFICATION BY Cartesian Surveys Inc.	DATE	THE STATION IS LOCATED 4.5 MILES NORTHWEST OF DOWN TOWN ALBUQUERQUE ON THE SOUTH SIDE OF COORS BLVD. IN THE ENTRANCE TO THE LA LUZ CONDOMINIUM.	DATE								
CONTRACTOR'S VERIFICATION BY Cartesian Surveys Inc.	DATE	TO REACH THE STATION FROM THE INTERSECTION OF I-40 AND COORS BLVD., GO NORTH ON COORS 2.5 MILES TO THE STATION ON THE RIGHT.	DATE								

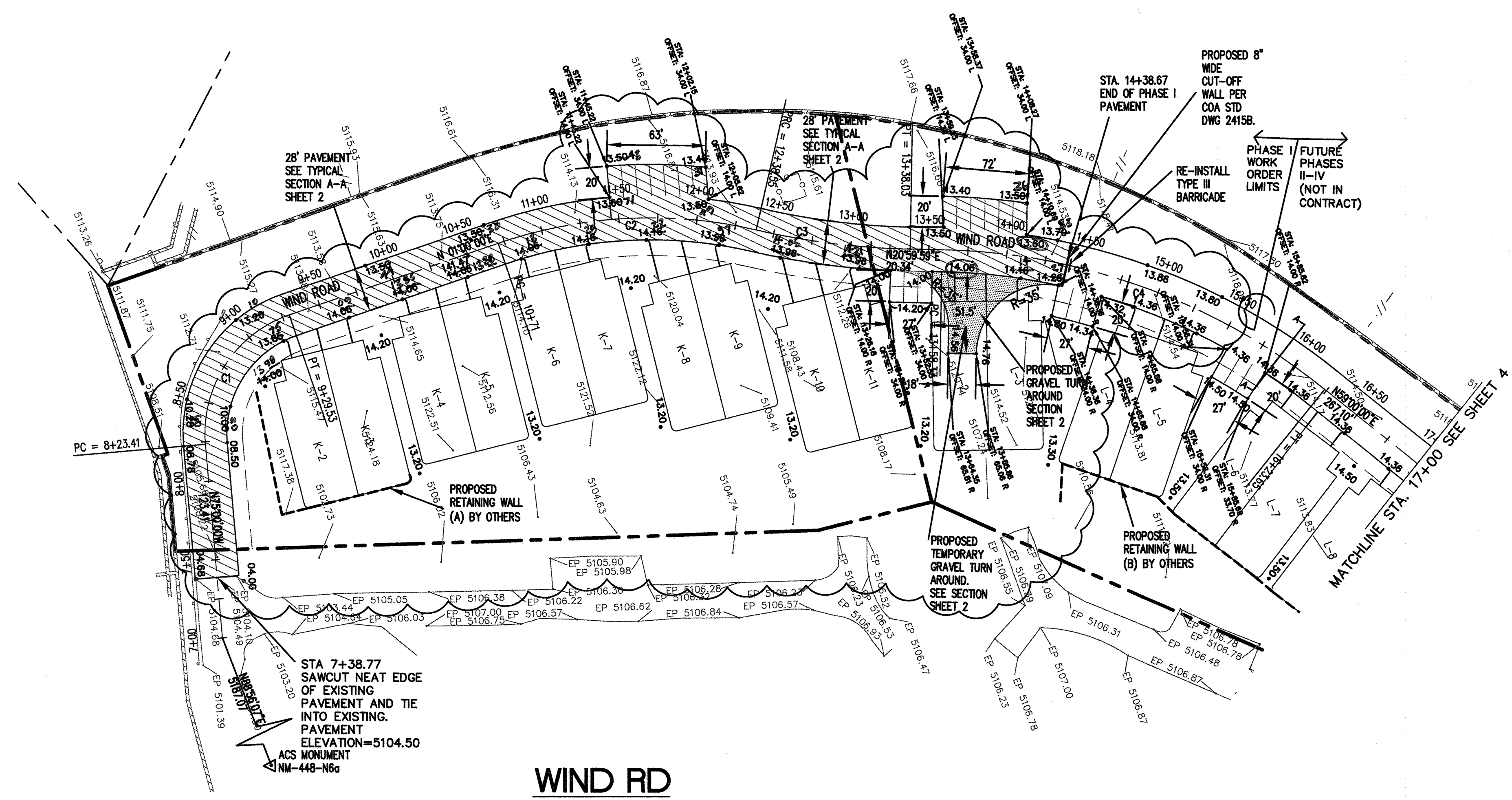
GUY JACKSON AND ASSOCIATES, L.L.C.
CIVIL ENGINEERING

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT**

**OVERALL PAVING PLAN AND TYPICAL SECTION
LA LUZ DEL OESTE**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVE JAN 08 2014	APPROVE FEB 20 2014		

City Project No. 676386 Zone Map No. F-11-Z Sheet 2 Of 14



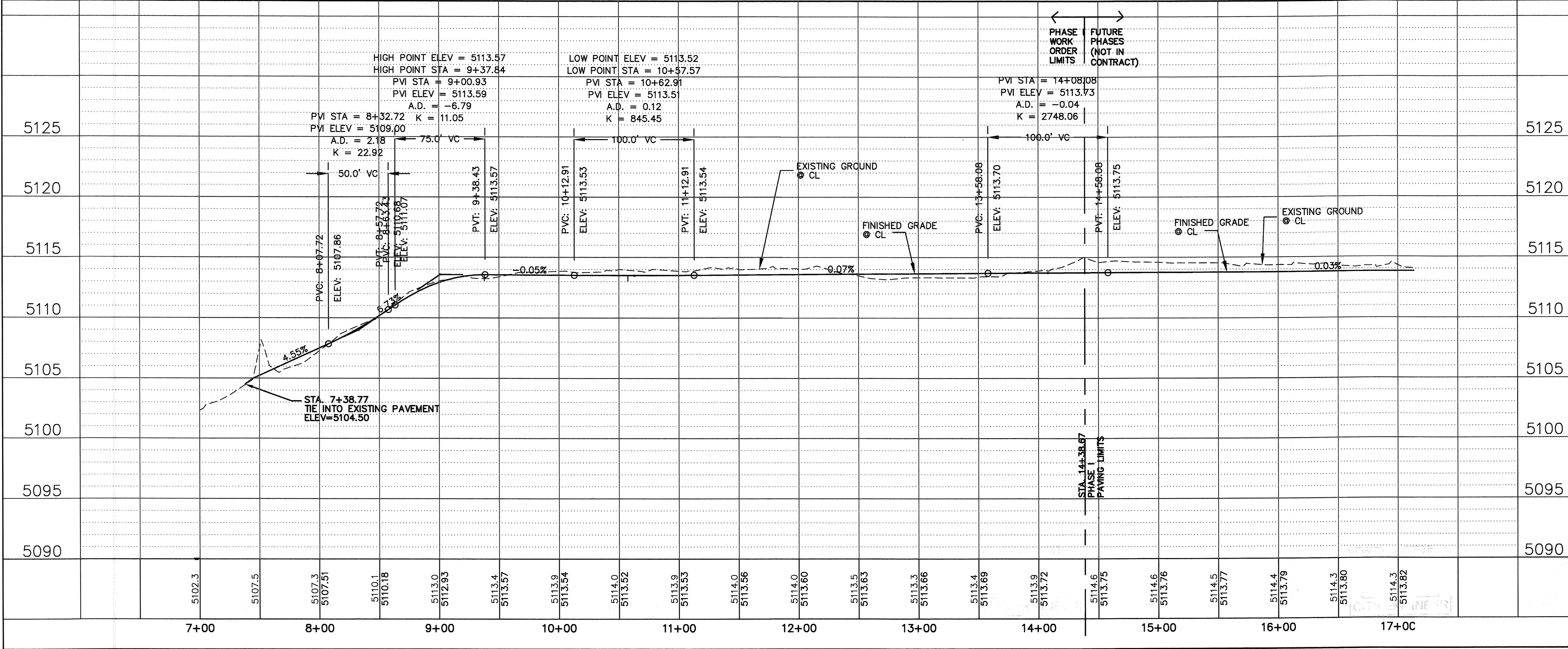
- LEGEND**
- EXISTING TRACT BOUNDARY
 - CENTERLINE OF STREET
 - PROPOSED ACCESS EASEMENT
 - PROPOSED EDGE OF 28' PAVEMENT
 - ===== EXISTING CURB & GUTTER
 - [Hatched Box] PROPOSED ASPHALT TO BE PLACED IN THIS PHASE
 - [Stippled Box] PROPOSED GRAVEL TURN AROUND TO BE PLACED IN THIS PHASE

CENTERLINE CURVE DATA TABLE

CURVE #	DELTA	RADIUS	TAN	LENGTH
C1	76°00'14"	80.00	62.51	106.12
C2	31°59'58"	300.00	86.02	167.55
C3	11°59'59"	475.00	48.92	99.48
C4	37°59'58"	400.00	137.73	265.29
C5	13°59'59"	490.00	60.16	119.73
C6	20°00'08"	119.74	21.12	41.80
C7	20°00'08"	119.74	21.12	41.80
C8	55°12'30"	327.98	171.48	316.01
C9	19°00'00"	210.00	35.14	69.64

AS INDICATED BY THE AS-BUILT INFORMATION SHOWN HEREON, THIS PROJECT APPEARS TO HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE INTENT OF THE APPROVED WORK ORDER PLANS. COLLECTION OF THE AS-BUILT INFORMATION WAS PERFORMED BY CARTESIAN SURVEYS, INC. (NMPS #18374) WITH SUPPLEMENTAL SAS SERVICE INVERTS PROVIDED BY DESERT PAVING AND UTILITY, INC. THIS CERTIFICATION DOES NOT ADDRESS OR EVALUATE ADA ACCESSIBILITY ISSUES OR COMPLIANCE. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SCALE
1" = 50' (HOR)
1" = 5' (VER)



ENGINEER'S SEAL

GUY C. JACKSON, NMPE 13289 DATE 4.10.15

GUY C. JACKSON AND ASSOCIATES, LLC
CIVIL ENGINEERING

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

WIND ROAD PAVING PLAN AND PROFILE: STA 7+30 TO 17+00
LA LUZ DEL OESTE

DESIGN REVIEW COMMITTEE
APPROVE
JAN 06 2014
REVIEW COMMITTEE

CITY ENGINEER APPROVAL
APPROVE
FEB 2 2014
CITY ENGINEER

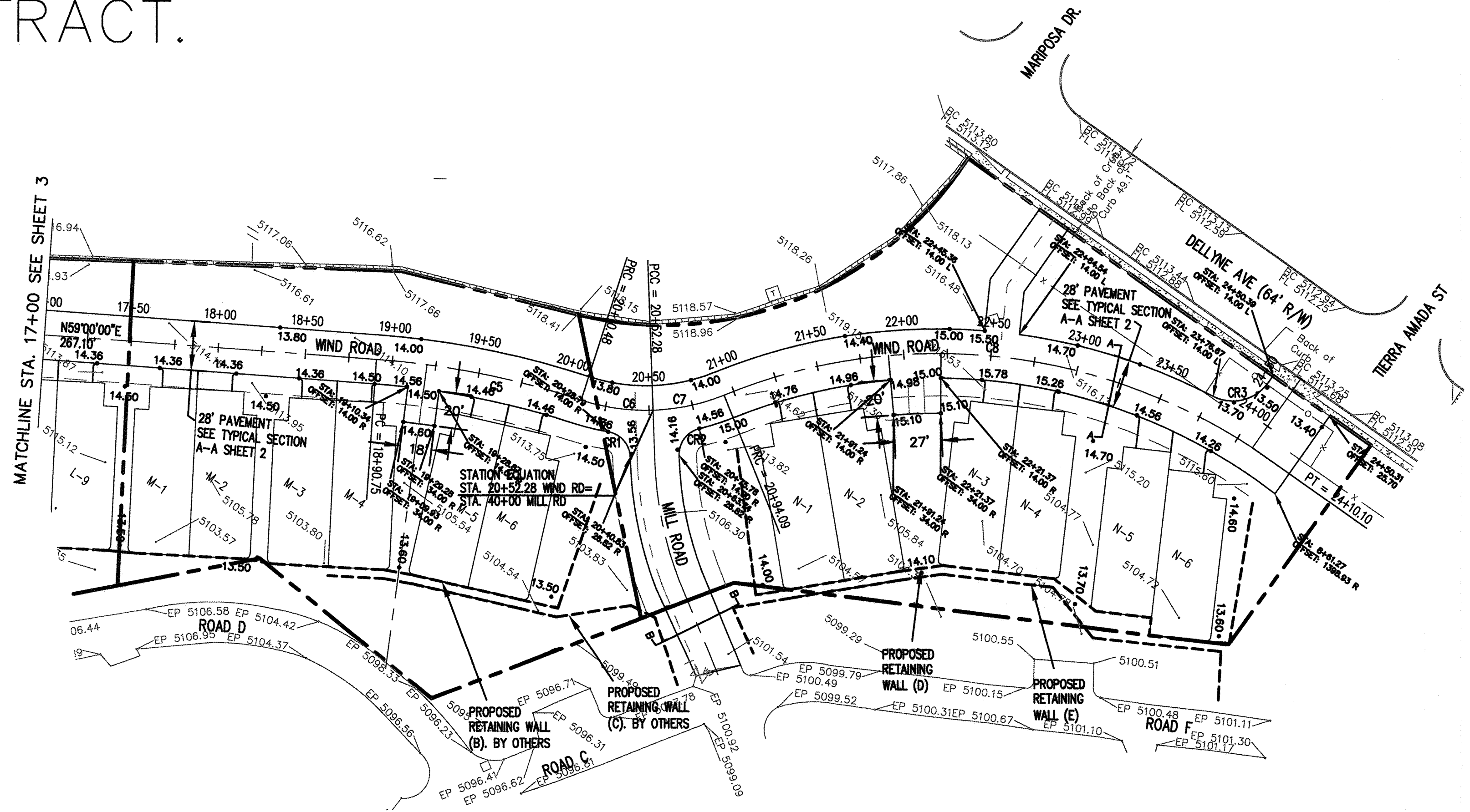
MO./DAY/YR.	MO./DAY/YR.

City Project No. 676386

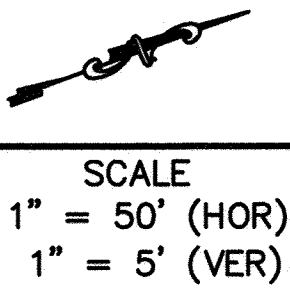
Zone Map No. F-11-Z

Sheet 3 Of 14

WORK IN FUTURE PHASES FOR INFORMATION ONLY.
NOT IN CONTRACT.



WIND RD



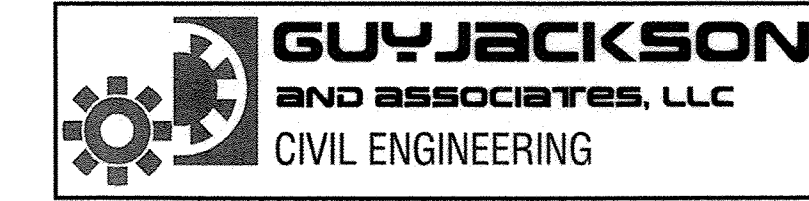
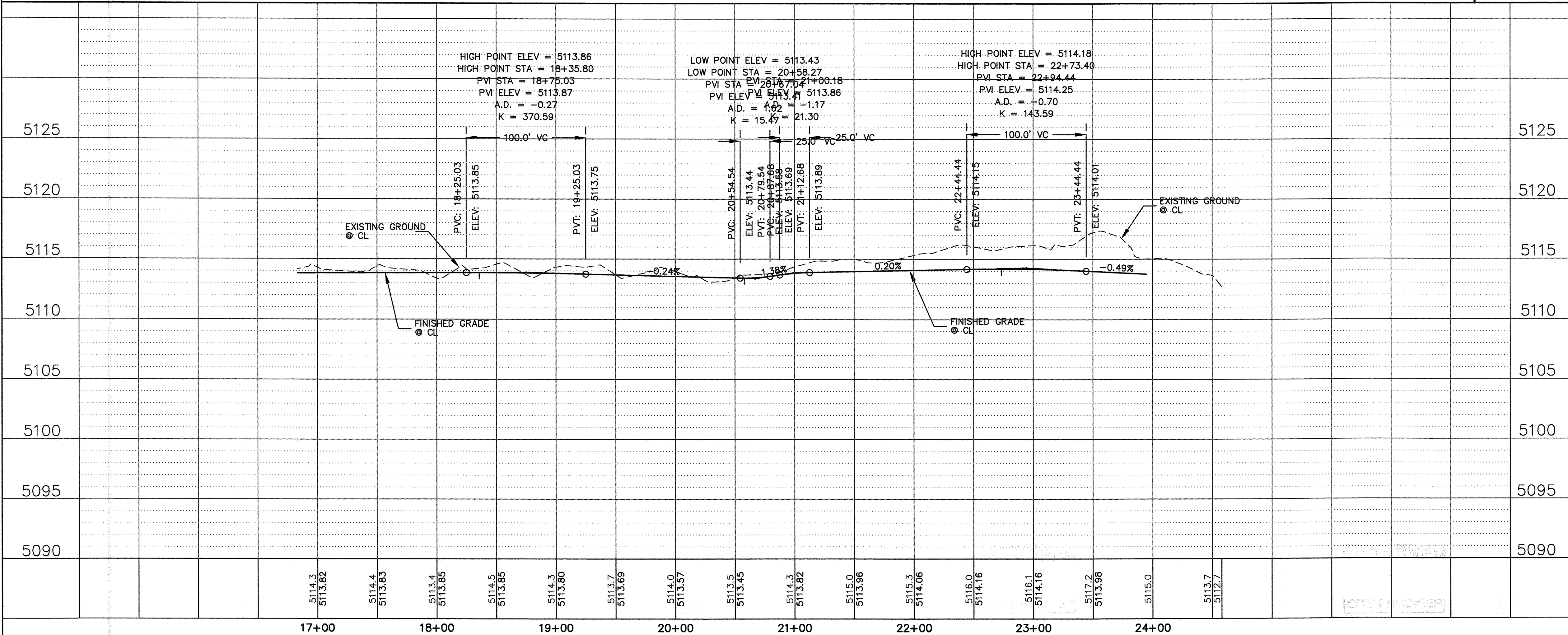
- LEGEND**
- EXISTING TRACT BOUNDARY
 - CENTERLINE OF STREET
 - PROPOSED ACCESS EASEMENT
 - PROPOSED EDGE OF 28' PAVEMENT
 - ===== EXISTING CURB & GUTTER
 - ////// PROPOSED ASPHALT TO BE PLACED IN THIS TRACT

CENTERLINE CURVE DATA TABLE

CURVE #	DELTA	RADIUS	TAN	LENGTH
C1	76°00'14"	80.00	62.51	106.12
C2	31°59'58"	300.00	86.02	167.55
C3	11°59'59"	475.00	49.92	99.48
C4	37°59'58"	400.00	137.73	265.29
C5	13°59'59"	490.00	60.16	119.73
C6	20°00'08"	119.74	21.12	41.80
C7	20°00'08"	119.74	21.12	41.80
C8	55°12'30"	327.98	171.48	316.01
C9	19°00'00"	210.00	35.14	69.64

CURVE DATA TABLE

CURVE #	DELTA	RADIUS	TAN	LENGTH
CR1	78°45'28"	15.00	12.31	20.62
CR2	78°45'29"	15.00	12.31	20.62
CR3	82°02'59"	25.00	21.75	35.80



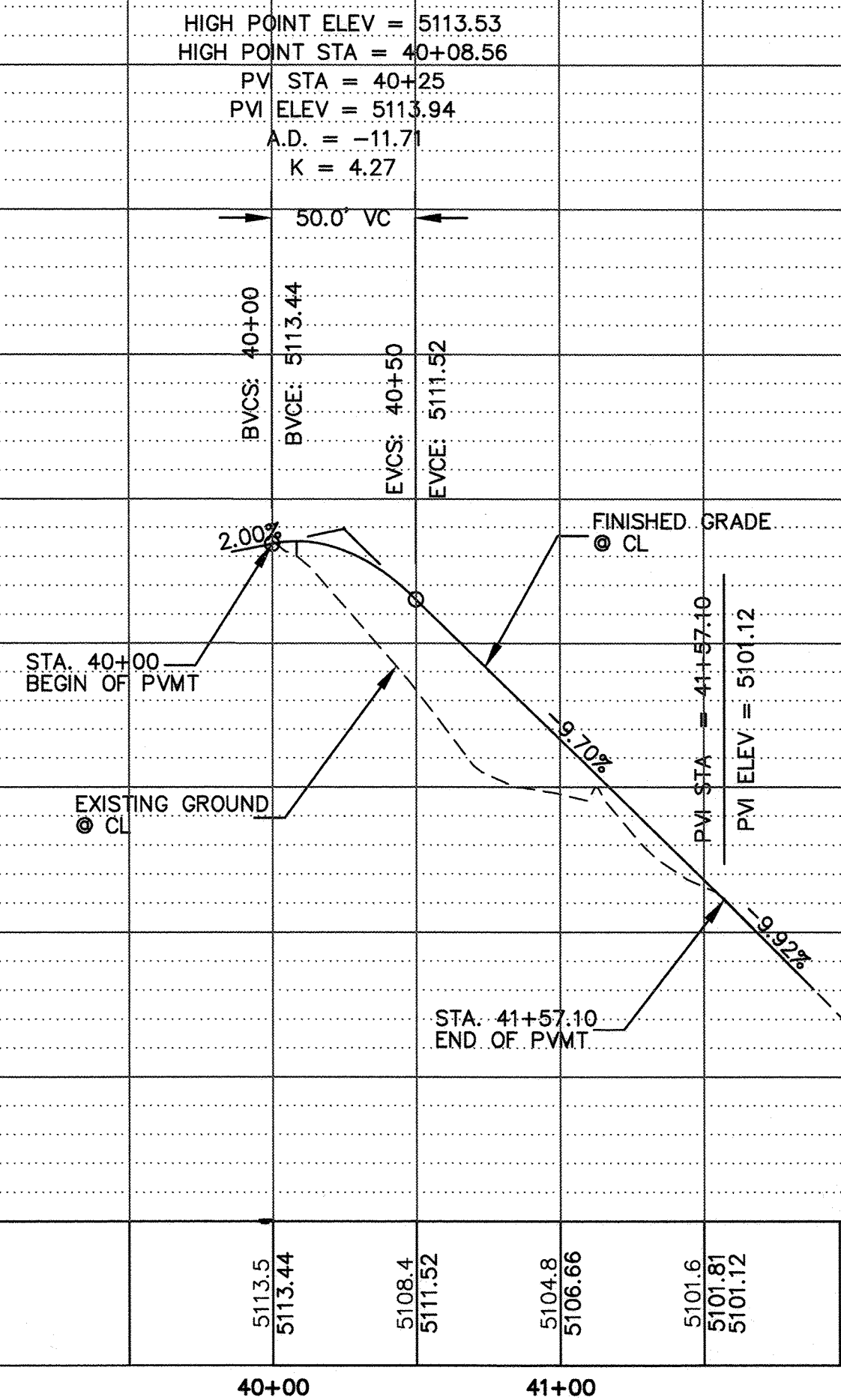
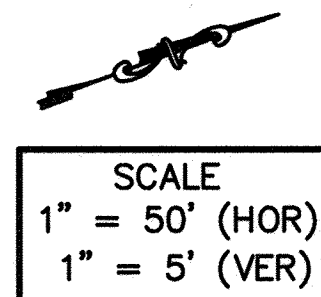
**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT**

**WIND ROAD PAVING PLAN AND PROFILE: STA 17+00 TO 24+00
LA LUZ DEL OESTE**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED JAN 06 2014 DESIGN REVIEW COMMITTEE	APPROVED FEB 26 2014 CITY ENGINEER		

City Project No. 676386 Zone Map No. F-11-Z Sheet 4 Of 14

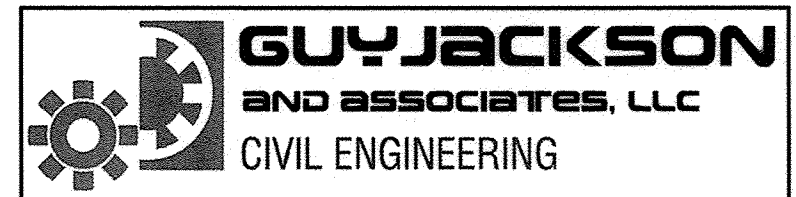
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	WORK	AS MONUMENT "M448-768", AND 1983 CENTRAL ZONE	DATE	FIELD NOTES	NO.		REMARKS
INSPECTOR'S	DATE	X=1506886.591, Y=1507370.788, Z=5061.638 (NAD 1983)	DATE	BY	BY		
ASSESSOR'S	DATE	THE STATION IS LOCATED 4.5 MILES NORTHWEST OF DOWN TOWN	DATE	1	1		
VERIFICATION BY	DATE	ALBUQUERQUE, ON THE SOUTH SIDE OF COORS BLVD., IN THE	DATE				
MICRO-FILM INFORMATION		RECORDED BY		NO. DATE		DESIGNED BY	DESIGN
		DATE		DATE		DRAWN BY	DATE 11/2013
		NO.		DATE		CHECKED BY	DATE 11/2013



LEGEND

	EXISTING TRACT BOUNDARY
	CENTERLINE OF STREET
	PROPOSED ACCESS EASEMENT
	PROPOSED EDGE OF 28' PAVEMENT
	EXISTING CURB & GUTTER
	PROPOSED ASPHALT TO BE PLACED IN THE FUTURE

CURVE #	DELTA	RADIUS	TAN	LENGTH
C1	76°00'14"	80.00	62.51	106.12
C2	31°59'58"	300.00	86.02	167.55
C3	11°59'59"	475.00	49.82	98.48
C4	37°59'58"	400.00	137.73	265.29
C5	13°59'59"	490.00	60.16	119.73
C6	20°00'08"	119.74	21.12	41.80
C7	20°00'08"	119.74	21.12	41.80
C8	55°12'30"	327.96	171.48	316.01
C9	19°00'00"	210.00	35.14	69.64

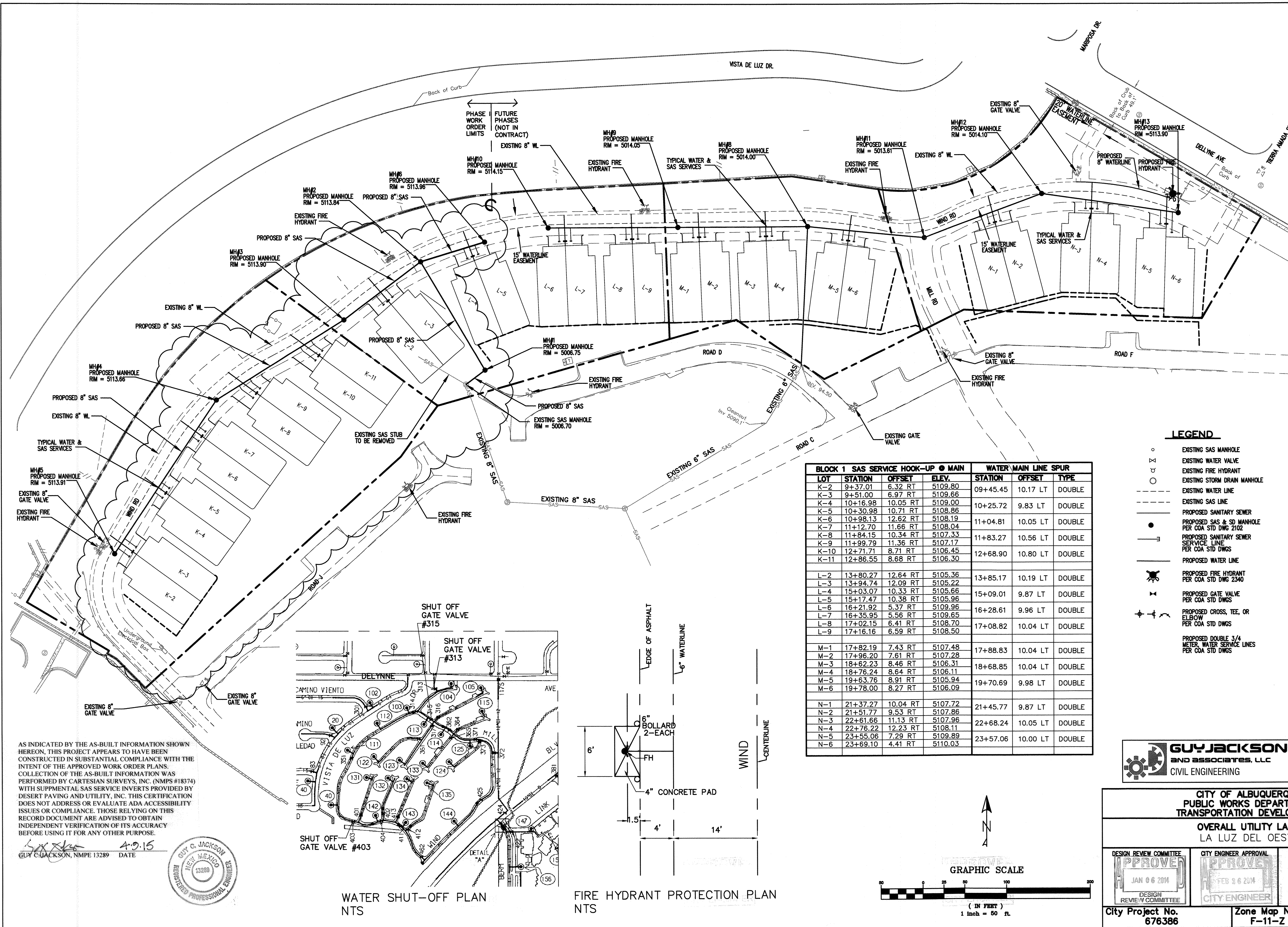
[illegible]

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

MILL ROAD PAVING PLAN AND PROFILE

[illegible]

City Project No. 676386	Zone Map No. F-11-Z	Sheet 5	Of 14
----------------------------	------------------------	------------	----------



BLOCK 1 SAS SERVICE HOOK-UP @ MAIN					WATER MAIN LINE SPUR		
LOT	STATION	OFFSET	ELEV.		STATION	OFFSET	TYPE
K-2	9+37.01	6.32 RT	5109.80		09+45.45	10.17 LT	DOUBLE
K-3	9+51.00	6.97 RT	5109.66				
K-4	10+16.98	10.05 RT	5109.00		10+25.72	9.83 LT	DOUBLE
K-5	10+30.98	10.71 RT	5108.86				
K-6	10+98.13	12.62 RT	5108.19		11+04.81	10.05 LT	DOUBLE
K-7	11+12.70	11.66 RT	5108.04				
K-8	11+84.15	10.34 RT	5107.33		11+83.27	10.56 LT	DOUBLE
K-9	11+99.79	11.36 RT	5107.17				
K-10	12+71.71	8.71 RT	5106.45		12+68.90	10.80 LT	DOUBLE
K-11	12+86.55	8.68 RT	5106.30				
L-2	13+80.27	12.64 RT	5105.36		13+85.17	10.19 LT	DOUBLE
L-3	13+94.74	12.09 RT	5105.22				
L-4	15+03.07	10.33 RT	5105.66		15+09.01	9.87 LT	DOUBLE
L-5	15+17.47	10.38 RT	5105.96				
L-6	16+21.92	5.37 RT	5109.96		16+28.61	9.96 LT	DOUBLE
L-7	16+35.95	5.56 RT	5109.65				
L-8	17+02.15	6.41 RT	5108.70		17+08.82	10.04 LT	DOUBLE
L-9	17+16.16	6.59 RT	5108.50				
M-1	17+82.19	7.43 RT	5107.48		17+88.83	10.04 LT	DOUBLE
M-2	17+96.20	7.61 RT	5107.28				
M-3	18+62.23	8.46 RT	5106.31		18+68.85	10.04 LT	DOUBLE
M-4	18+76.24	8.64 RT	5106.11				
M-5	19+63.76	8.91 RT	5105.94		19+70.69	9.98 LT	DOUBLE
M-6	19+78.00	8.27 RT	5106.09				
N-1	21+37.27	10.04 RT	5107.72		21+45.77	9.87 LT	DOUBLE
N-2	21+51.77	9.53 RT	5107.86				
N-3	22+61.66	11.13 RT	5107.96		22+68.24	10.05 LT	DOUBLE
N-4	22+76.22	12.23 RT	5108.11				
N-5	23+55.06	7.29 RT	5109.89		23+57.06	10.00 LT	DOUBLE
N-6	23+69.10	4.41 RT	5110.03				

AS BUILT INFORMATION			
CONTRACTOR	DATE	STATION	ZONE
AS MONUMENT "M448-N64", NAD 1983 CENTRAL ZONE	X=150686.591, Y=1507370.768, Z=5061.638 (NAD 1983)	THE STATION IS LOCATED 4.5 MILES NORTHWEST OF DOWN TOWN ALBUQUERQUE, ON THE SOUTH SIDE OF COORS BLVD., IN THE ENTRANCE TO THE LA LUZ CONDOMINIUM.	DATE 11/2013
INSPECTOR'S FIELD VERIFICATION BY	DATE	RECORDED BY	DATE
CARTESIAN SURVEYS INC.	13289	GJ	11/2013
MICRO-FILM INFORMATION			
NO.	DATE	RECORDED BY	DATE
1	4/2013	GJ	11/2013

GUY JACKSON AND ASSOCIATES, LLC
CIVIL ENGINEERING

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

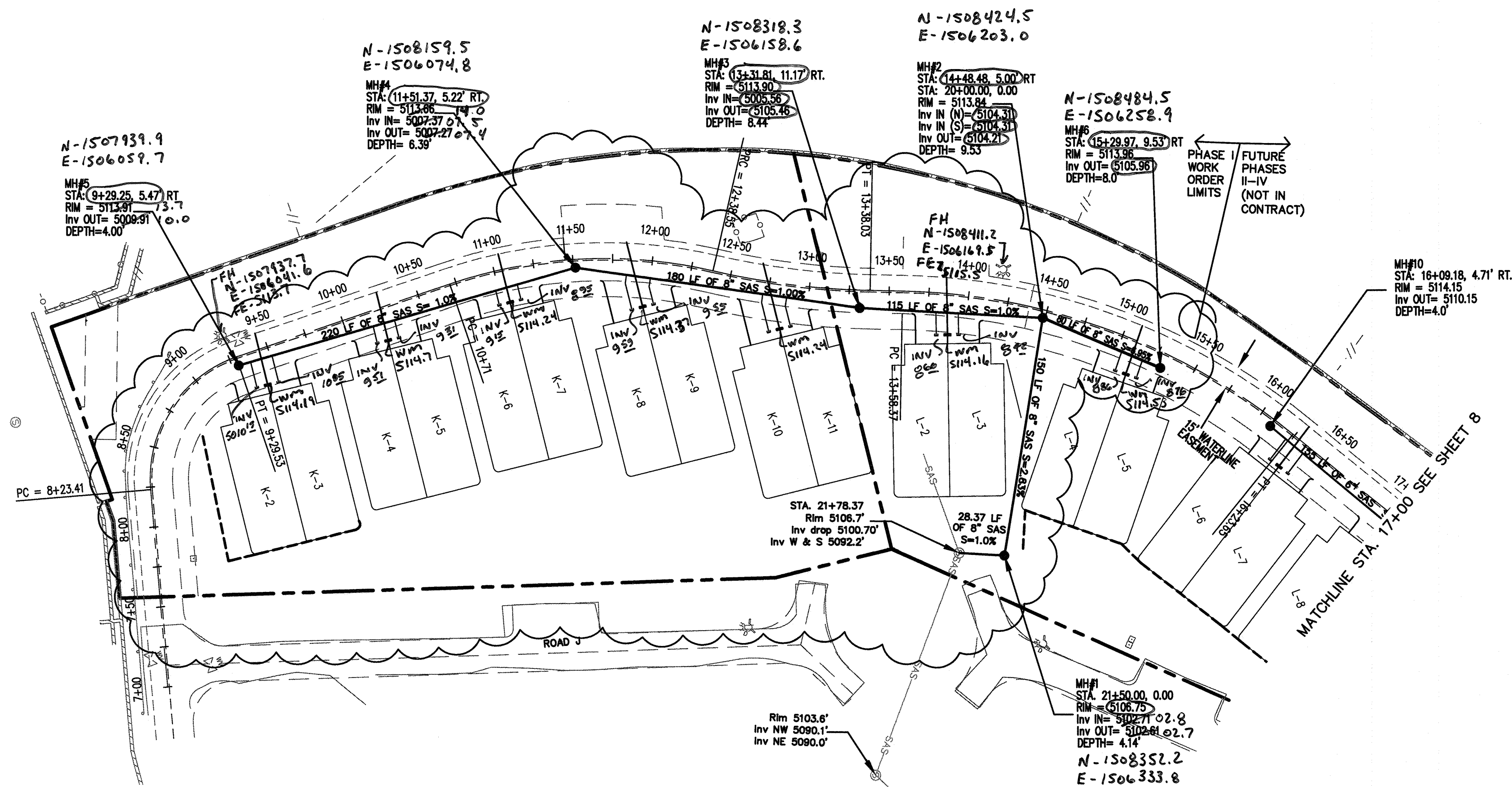
OVERALL UTILITY LAYOUT
LA LUZ DEL OESTE

DESIGN REVIEW COMMITTEE APPROVE
JAN 06 2014

CITY ENGINEER APPROVAL APPROVE
FEB 26 2014

MO./DAY/YR.	MO./DAY/YR.

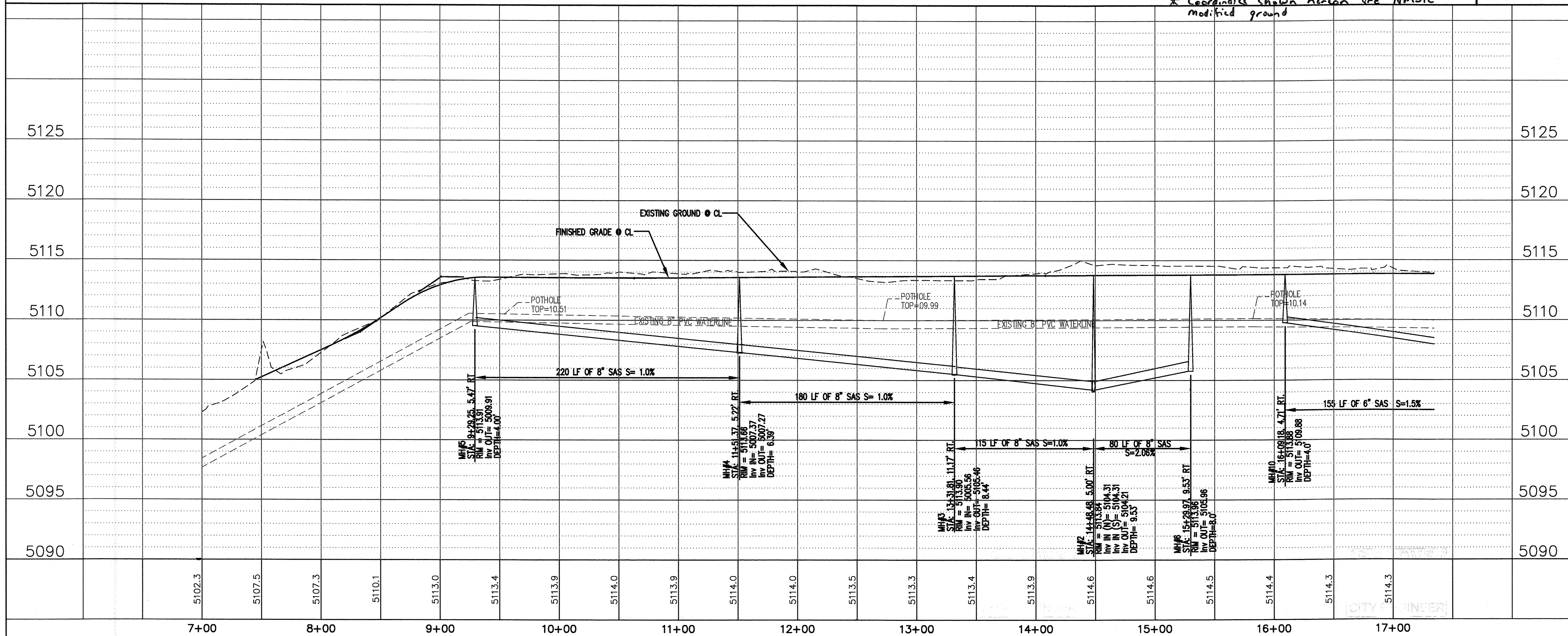
City Project No. 676386 Zone Map No. F-11-Z Sheet 6 Of 14



WIND RD -PUBLIC WATERLINE AND PRIVATE SANITARY SEWER

SCALE
1" = 50' (HOR)
1" = 5' (VER)

* Coordinates shown hereon are NMSPC
modified ground



- LEGEND**
- EXISTING SAS MANHOLE
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING WATER LINE
 - EXISTING SAS LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED SAS & SD MANHOLE PER COA STD DWG 2102
 - PROPOSED SANITARY SEWER SERVICE LINE PER COA STD DWGS
 - PROPOSED WATER LINE
 - PROPOSED FIRE HYDRANT PER COA STD DWG 2340
 - PROPOSED GATE VALVE PER COA STD DWGS
 - PROPOSED CROSS, TEE, OR ELBOW PER COA STD DWGS
 - PROPOSED DOUBLE 3/4 METER WATER SERVICE LINES PER COA STD DWGS

AS INDICATED BY THE AS-BUILT INFORMATION SHOWN HEREON, THIS PROJECT APPEARS TO HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE INTENT OF THE APPROVED WORK ORDER PLANS. COLLECTION OF THE AS-BUILT INFORMATION WAS PERFORMED BY CARTESIAN SURVEYS, INC. (NMPS #18374) WITH SUPPLEMENTAL SAS SERVICE INVERTS PROVIDED BY DESERT PAVING AND UTILITY, INC. THIS CERTIFICATION DOES NOT ADDRESS OR EVALUATE ADA ACCESSIBILITY ISSUES OR COMPLIANCE. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

GUY C. JACKSON, NMPE 13289 DATE 4-0-15

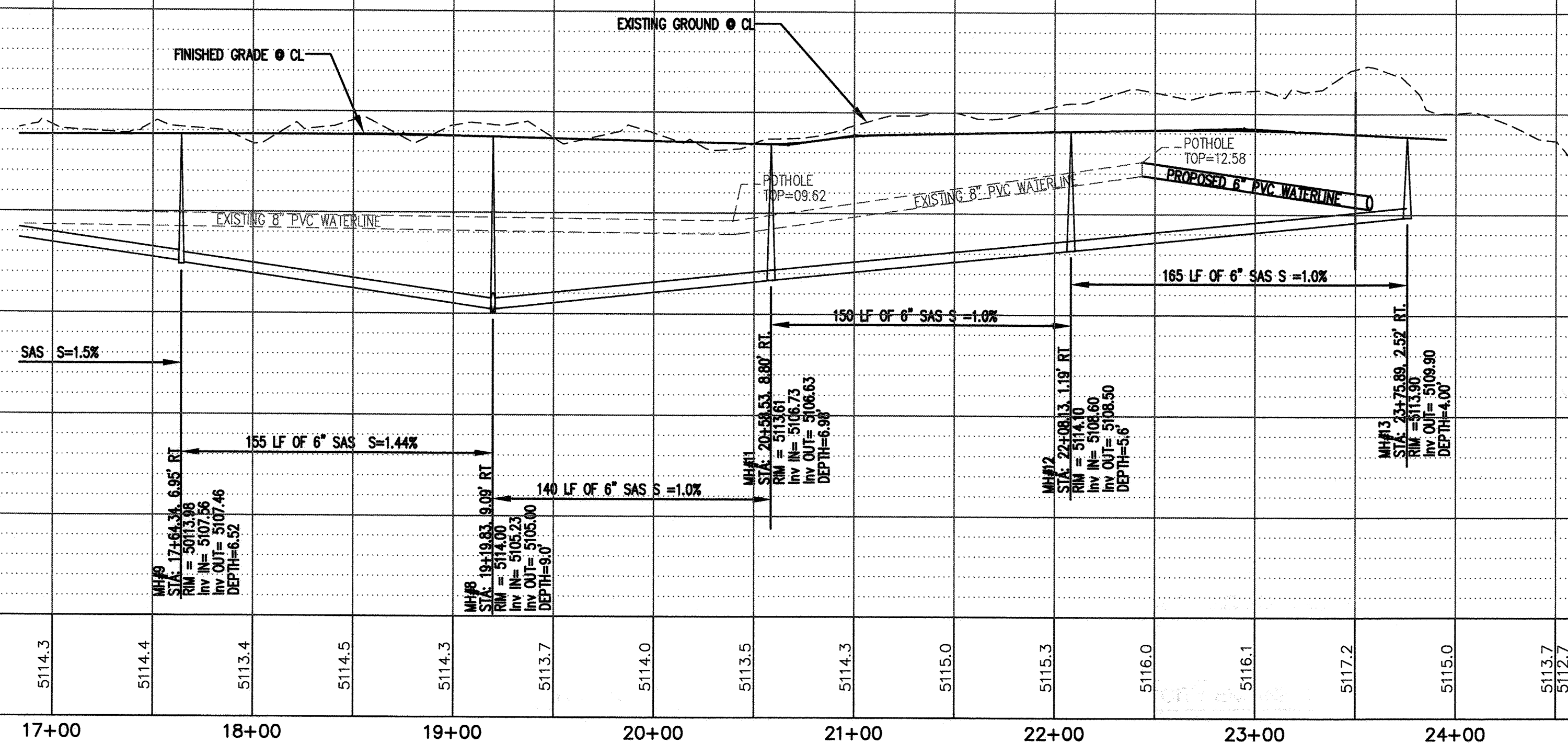


ENGINEER'S SEAL			SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
			FIELD NOTES					
			NO.	DATE				
			1	CARTESIAN SURVEYS	4/2013			
						</		



WIND RD -PUBLIC WATERLINE AND PRIVATE SANITARY SEWER

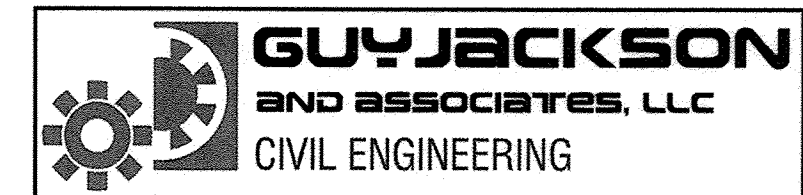
SCALE
1" = 50' (HOR)
1" = 5' (VER)



LEGEND

	EXISTING SAS MANHOLE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING STORM DRAIN MANHOLE
	EXISTING WATER LINE
	EXISTING SAS LINE
	PROPOSED SANITARY SEWER
	PROPOSED SAS & SD MANHOLE PER COA STD DWG 2102
	PROPOSED SANITARY SEWER SERVICE LINE PER COA STD DWGS
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT PER COA STD DWG 2340
	PROPOSED GATE VALVE PER COA STD DWGS
	PROPOSED CROSS, TEE, OR ELBOW PER COA STD DWGS
	PROPOSED DOUBLE 3/4 METER, WATER SERVICE LINES PER COA STD DWGS

SURVEY INFORMATION			BENCH MARKS		AS BUILT INFORMATION	
FIELD NOTES						
NO.	BY	DATE			CONTRACTOR	
1	CARTESIAN SURVEY'S	4/2013	ACS MONUMENT "M448-1864", NAD 1983 CENTRAL ZONE		WORK STARTED BY	Certain Surveys Inc.
			X=1508886.901, Y=150770.768, Z=5061.638 (NAD 1983)		DATE	DATE
			THE STATION IS LOCATED 4.5 MILES NORTHWEST OF DOWN TOWN		FIELD RECORDATION BY	Certain Surveys Inc.
			ALBUQUERQUE, ON THE SOUTH SIDE OF COORS BLVD., IN THE		FIELD RECORDATION BY	Certain Surveys Inc.
			ENTRANCE TO THE LA LUZ CONDOMINIUM.		DRAWINGS CORRECTED BY	DATE
			TO REACH THE STATION FROM THE INTERSECTION OF I-40		MICRO-FILM INFORMATION	
			AND COORS BLVD., GO NORTH ON COORS 2.5 MILES TO THE		RECORDED BY	DATE
			STATION ON THE RIGHT.		NO.	

[illegible]

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

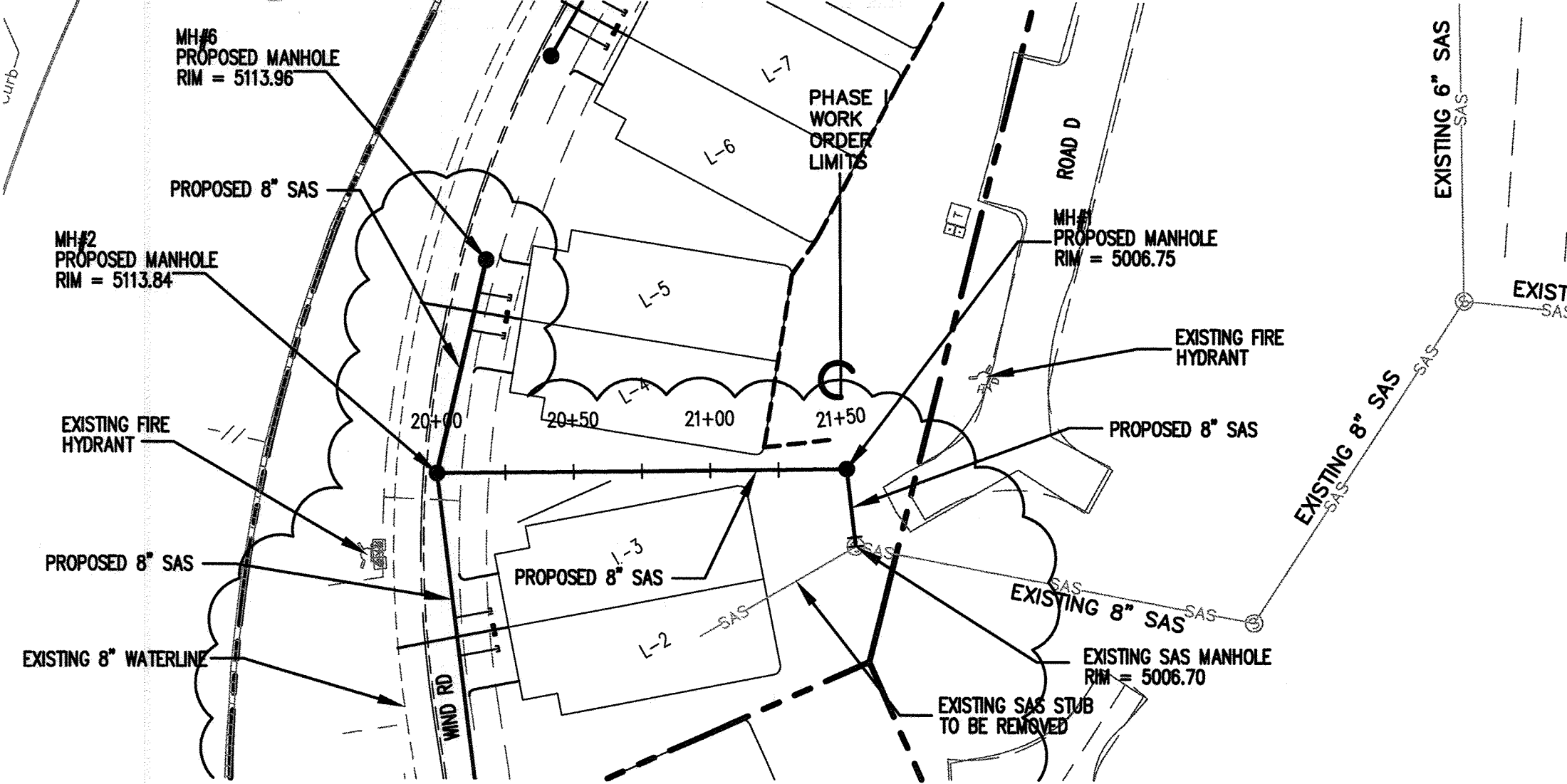
WIND ROAD UTILITY PLAN AND PROFILE 2
LA LUZ DEL OESTE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED	APPROVED		
JAN 06 2014	FEB 26 2014		
DESIGN REVIEW COMMITTEE	CITY ENGINEER		

AS INDICATED BY THE AS-BUILT INFORMATION SHOWN HEREON, THIS PROJECT APPEARS TO HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE INTENT OF THE APPROVED WORK ORDER PLANS.
COLLECTION OF THE AS-BUILT INFORMATION WAS PERFORMED BY CARTESIAN SURVEYS, INC. (NMPS #18374) WITH SUPPLEMENTAL SAS SERVICE INVERTS PROVIDED BY DESERT PAVING AND UTILITY, INC. THIS CERTIFICATION DOES NOT ADDRESS OR EVALUATE ADA ACCESSIBILITY ISSUES OR COMPLIANCE. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



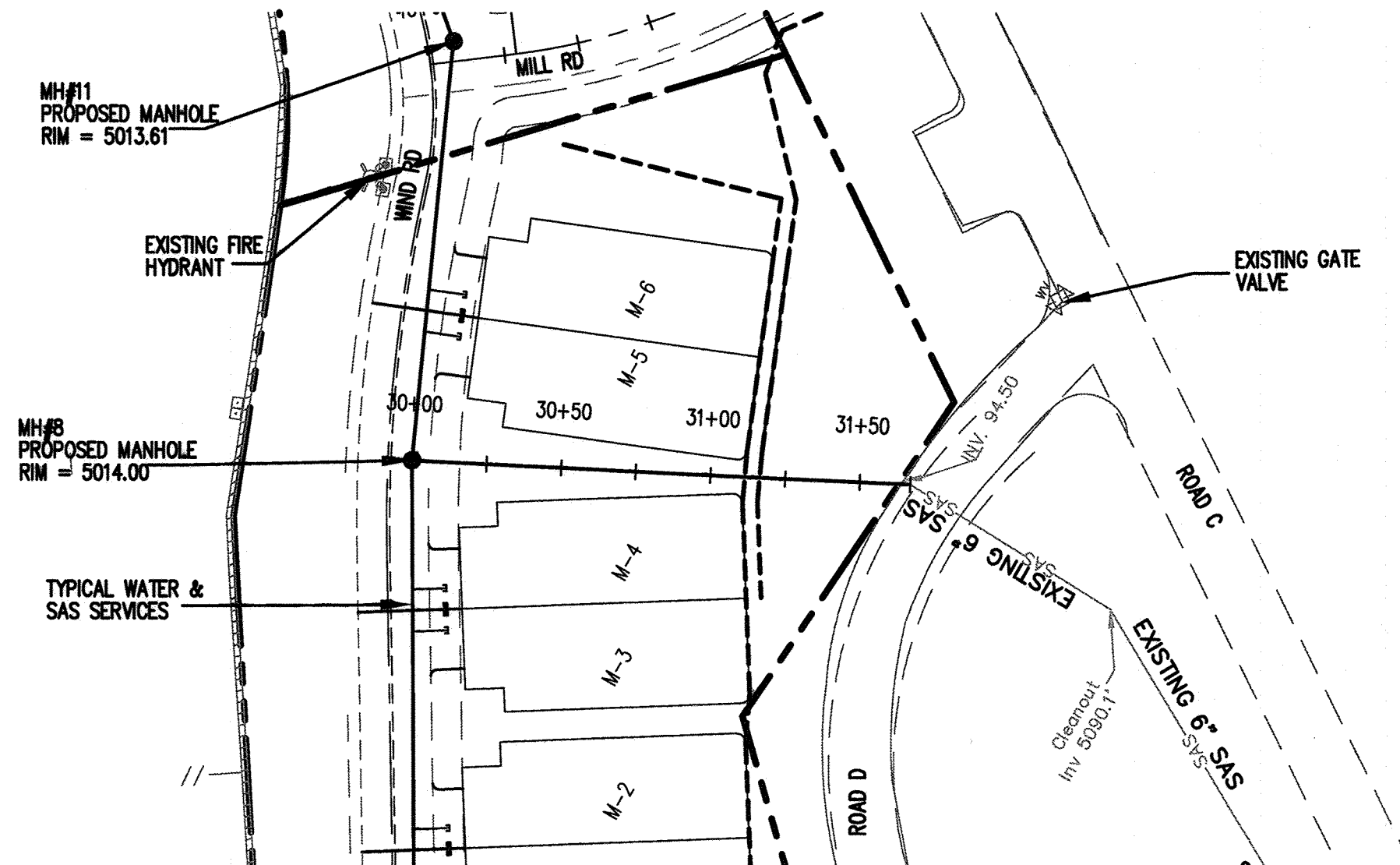
GUY C. JACKSON, NMPE 13289 DATE 4-9-15



PRIVATE SANITARY SEWER CONNECTIONS

SOUTHERN SAS CONNECTION

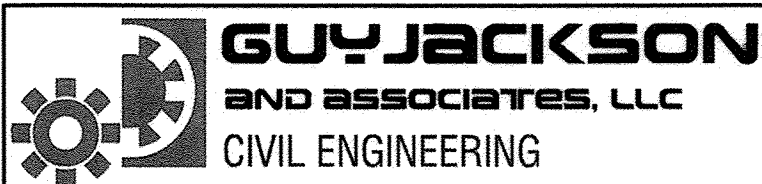
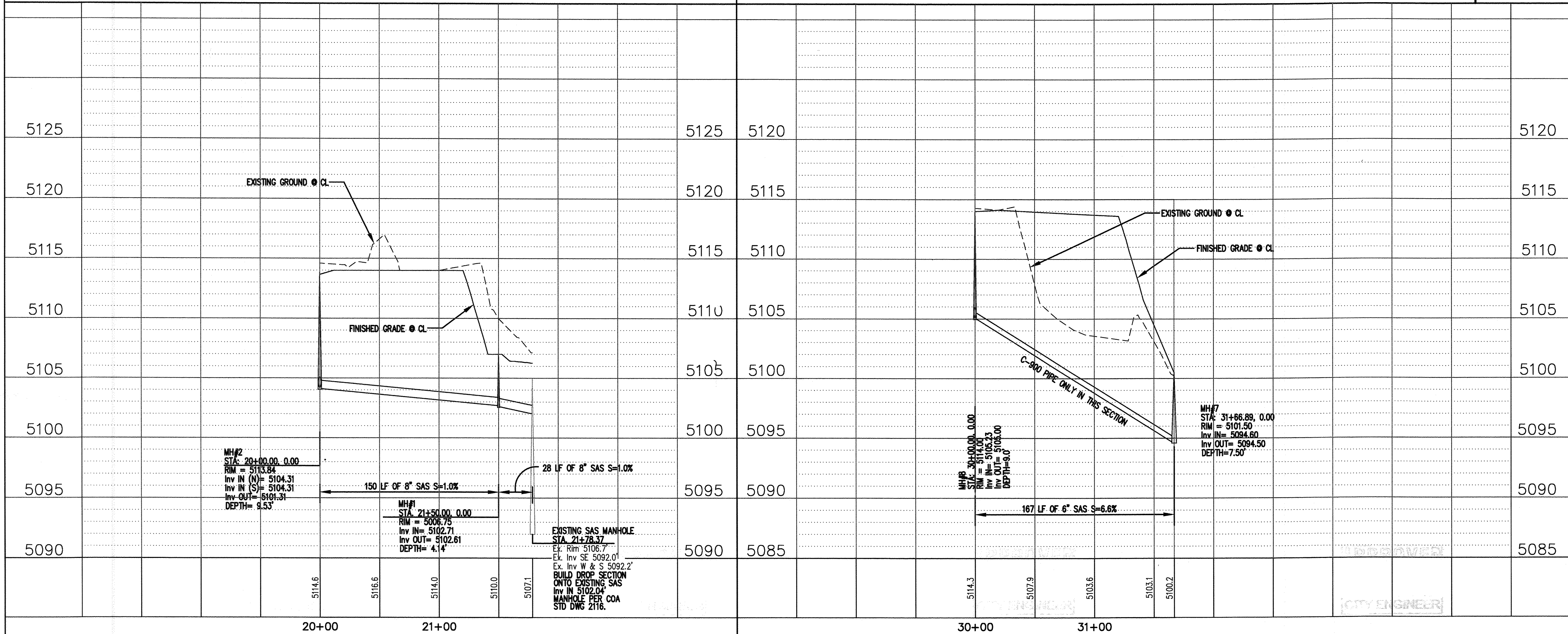
WORK IN FUTURE PHASES FOR INFORMATION ONLY.
NOT IN CONTRACT.



(FUTURE PHASE) NORTHERN SAS CONNECTION

- LEGEND**
- EXISTING SAS MANHOLE
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING WATER LINE
 - EXISTING SAS LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED SAS & SD MANHOLE PER COA STD DWG 2102
 - PROPOSED SANITARY SEWER SERVICE LINE PER COA STD DWGS
 - PROPOSED WATER LINE
 - PROPOSED FIRE HYDRANT PER COA STD DWG 2340
 - PROPOSED GATE VALVE PER COA STD DWGS
 - PROPOSED CROSS, TEE, OR ELBOW PER COA STD DWGS
 - PROPOSED DOUBLE 3/4" METER WATER SERVICE LINES PER COA STD DWGS

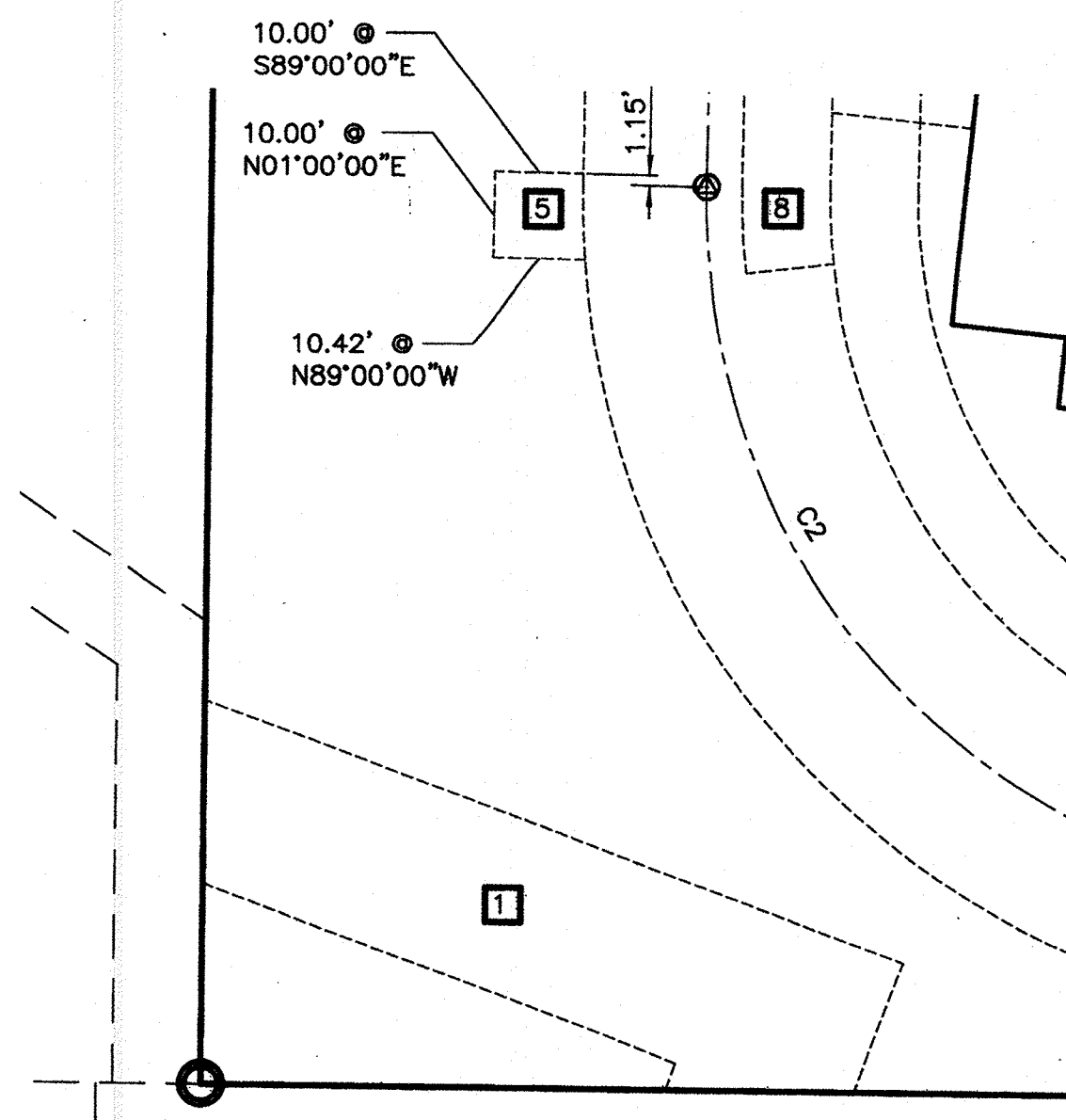
SCALE
1" = 50' (HOR)
1" = 5' (VER)



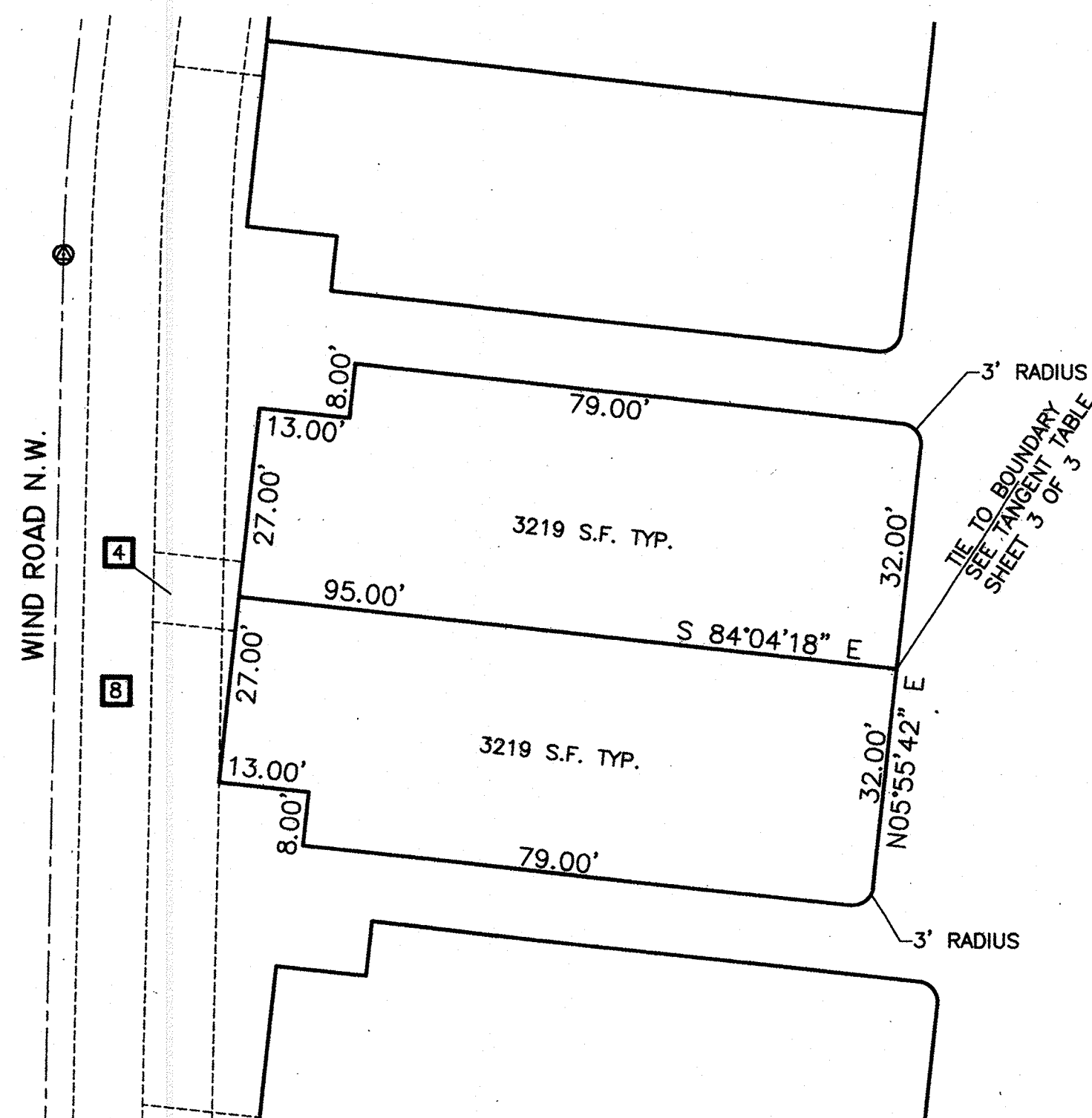
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT TRANSPORTATION DEVELOPMENT			
EXISTING SAS CONNECTION PLAN AND PROFILE LA LUZ DEL OESTE			
DESIGN REVIEW COMMITTEE APPROVE JAN 06 2014 DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL APPROVE FEB 26 2014 CITY ENGINEER	MO./DAY/YR.	MO./DAY/YR.
City Project No. 676386	Zone Map No. F-11-Z	Sheet 9	Of 14

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	AS MONUMENT "M448-166", NAD 1983 CENTRAL ZONE	DATE	FIELD NOTES	NO.		
INSPECTED BY Cartesian Surveys Inc.	DATE	X=1506885.591, Y=1507370.765, Z=5061.638 (NAD 1983)	DATE	BY	1		
FIELD VERIFICATION BY Cartesian Surveys Inc.	DATE	THE STATION IS LOCATED 4.5 MILES NORTHWEST OF DOWNTOWN ALBUQUERQUE, ON THE SOUTH SIDE OF CORPS BLVD., IN THE ENTRANCE TO THE LA LUZ CONDOMINIUM.	DATE	CARTESIAN SURVEYS	4/2013	REMARKS	
DATE	DATE	TO REACH THE STATION FROM THE INTERSECTION OF I-40 AND CORPS BLVD., GO NORTH ON CORPS 2.5 MILES TO THE STATION ON THE RIGHT.	DATE				
MICRO-FILM INFORMATION		NO. DATE		DESIGNED BY		DRAWN BY	
RECORDED BY	DATE	11/2013		DEM		11/2013	
NO.	DATE	11/2013		GJ		11/2013	

PLAT OF LOTS K-I-A & K-2 THRU K-10
LA LUZ DEL OESTE, UNIT 4
ALBUQUERQUE, NEW MEXICO
FEBRUARY, 2014



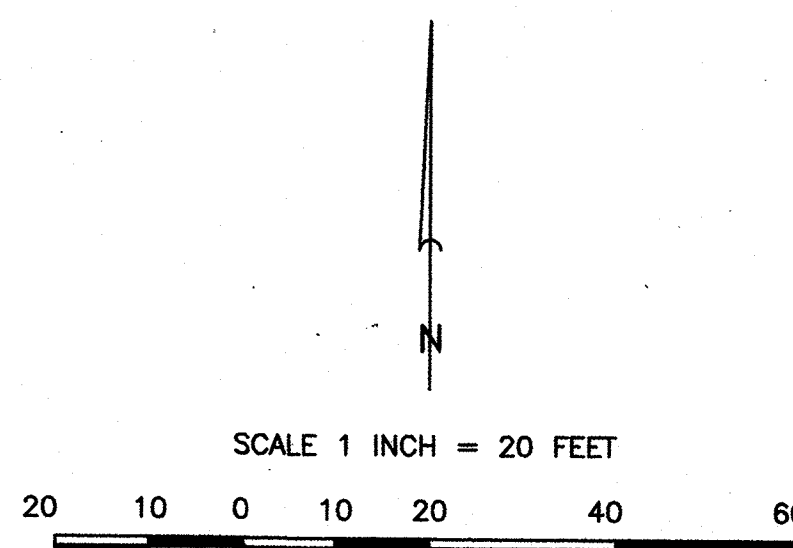
FIRE HYDRANT EASEMENT



TYPICAL LOT DIMENSIONS

NOTES

1. MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT: 0.0000
2. CURRENT ZONING OF ALL LOTS: SU-1 PRD.
3. TOTAL NUMBER OF LOTS CREATED: 10
4. BASIS OF BEARINGS (NEW MEXICO STATE PLANE, CENTRAL ZONE, NAD1983, NGVD 1988)
ACS NM448-N6A
X = 1,506,886.591
Y = 1,507,370.768
ELEVATION = 5061.638
MAPPING ANGLE - 00°15'25.58"
GROUND TO GRID
FACTOR - 0.999682224
KOAT TVTT
X = 1,580,452.068
Y = 1,533,533.274
ELEVATION = NA
MAPPING ANGLE - NA
GROUND TO GRID
FACTOR - NA
5. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
6. FOUND MONUMENTS ARE DESCRIBED ON THE PLAT DRAWING.
7. MONUMENTS SET ON TRACT CORNERS ARE 5/8" REBARS WITH RED OR YELLOW PLASTIC CAPS STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE ON THE PLAT DRAWING.
8. STREET CENTERLINE MONUMENTATION IS INSTALLED AT STREET INTERSECTIONS AND POINTS OF CURVATURE. MONUMENT ARE SHOWN THUS @ ON THE PLAT DRAWING. MONUMENTS ARE 4" ALUMINUM DISCS STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT, DO NOT DISTURB, LS 5110".
8. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON THE BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FORGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.



DOC# 2014019195

03/07/2014 02:37 PM Page: 3 of 3
ityPLAT R:\$25.00 B: 2014C P: 0014 M: Toulous Olivere, Bernalillo Co.



BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505)823-1344 FAX (505)821-9105

SHEET 3 OF 3



GRADING CERTIFICATE FOR LOTS K-2, K-3:
 I, DAVID B. THOMPSON, NMPE 9677, OF THE FIRM THOMPSON ENGINEERING CONSULTANTS, INC., HEREBY CERTIFY THAT LOTS K-2 AND K-3, THE ROAD, AND THE PONDS HAVE BEEN GRADED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 9/2/14. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CARTESIAN SURVEYS, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON OCTOBER 5, 2014 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE FINISHED PAD ELEVATION ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

David B. Thompson
 DAVID B. THOMPSON, NMPE 9677

10-27-14
 DATE

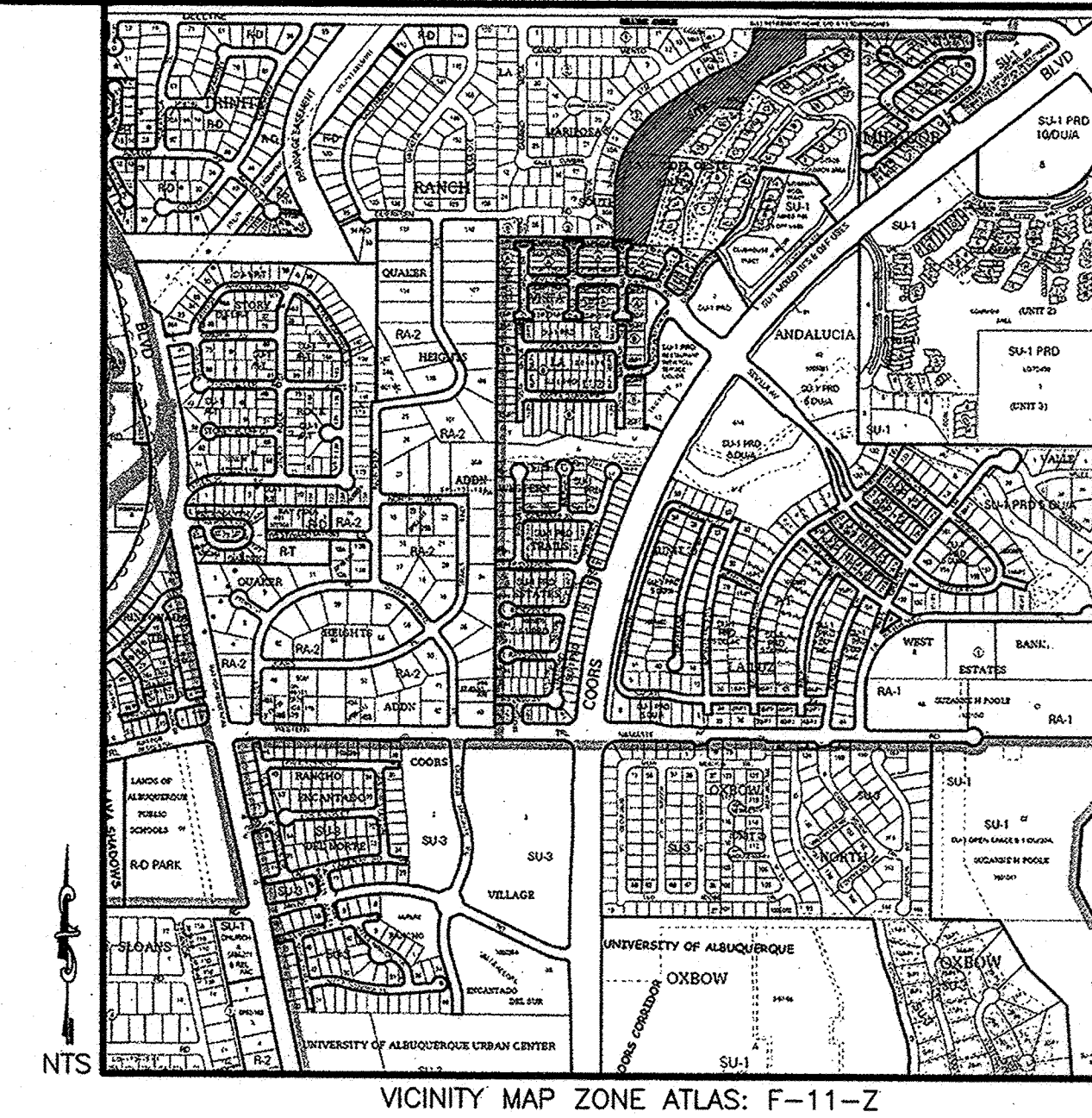
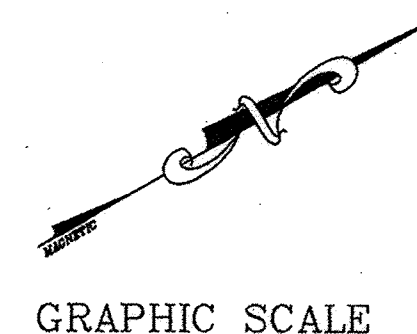
RETENTION POND DATA

BASIN	100YR 6HR VOLUME	100-YR WSEL	AS-BUILT VOLUME PROVIDED
101	2,592 CF	5112.65	3,250 CF
102	7,553 CF	5103.70	10,950 CF
103	3,866 CF	5112.18	9,000 CF
104	4,064 CF	5104.27	4,260 CF
105	2,547 CF	5105.49	
106	3,658 CF	5112.52	
107	7,314 CF	5105.36	

AS-BUILT

FOR INFORMATION ONLY

LEGEND	
FF = 93.00	FINISHED FLOOR ELEVATION
92.00	SPOT ELEVATIONS
---	EXIST. MAJOR CONTOURS
---	EXIST. MINOR CONTOURS
---	PROP. MAJOR CONTOURS
---	PROP. MINOR CONTOURS
---	FLOW DIRECTION
---	PROPOSED BUILDING ENVELOPE
---	BOUNDARY
---	PROP. RETAINING WALL
---	AS-BUILT ELEVATION



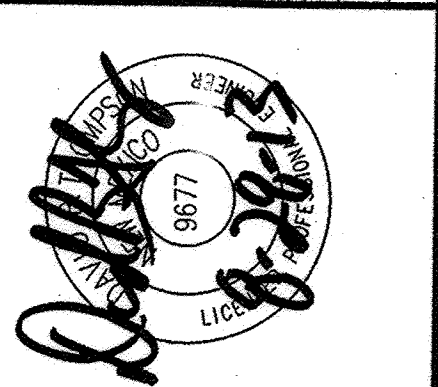
 Thompson Engineering Consultants, Inc. P.O. BOX 65760 ALBUQUERQUE, NM 87193 PHONE: (505) 271-2199 FAX: (505) 890-9428 tecom@theco.com		NO.		REVISION		DATE	
		BY		DATE			
PROJECT: LA LUZ		DRAWN BY: DEM		CHECKED BY: DBT		APPROVED BY: DBT	
DATE: ---		HORIZ. SCALE: 1"=40'		VERT. SCALE: ---		FILE: LA LUZ	
LOT K-1 & TRACTS L, M & N LA LUZ DEL OESTE, UNIT 4				GRADING AND DRAINAGE PLAN			
CITY/COUNTY REVIEW		SIGN-OFF		DATE		FOR CITY/COUNTY USE ONLY	
DEPARTMENT	WASTEWATER MGMT. DIV.	WATER SERVICES	SUBDIVISION ENG.	STREETS	TRAFFIC	SHEET No.	
						1 of 3	

120514

Tompson Engineering Consultants, Inc.
P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-9426
tec@tjeco.com

NO.	REVISION	BY	DATE

PROJECT: LA LUZ	DRAWN BY: DEM
DATE: ---	CHECKED BY: DBT
HORIZ. SCALE: 1"=40'	APPROVED BY: DBT
VERT. SCALE: ---	FILE: LA LUZ



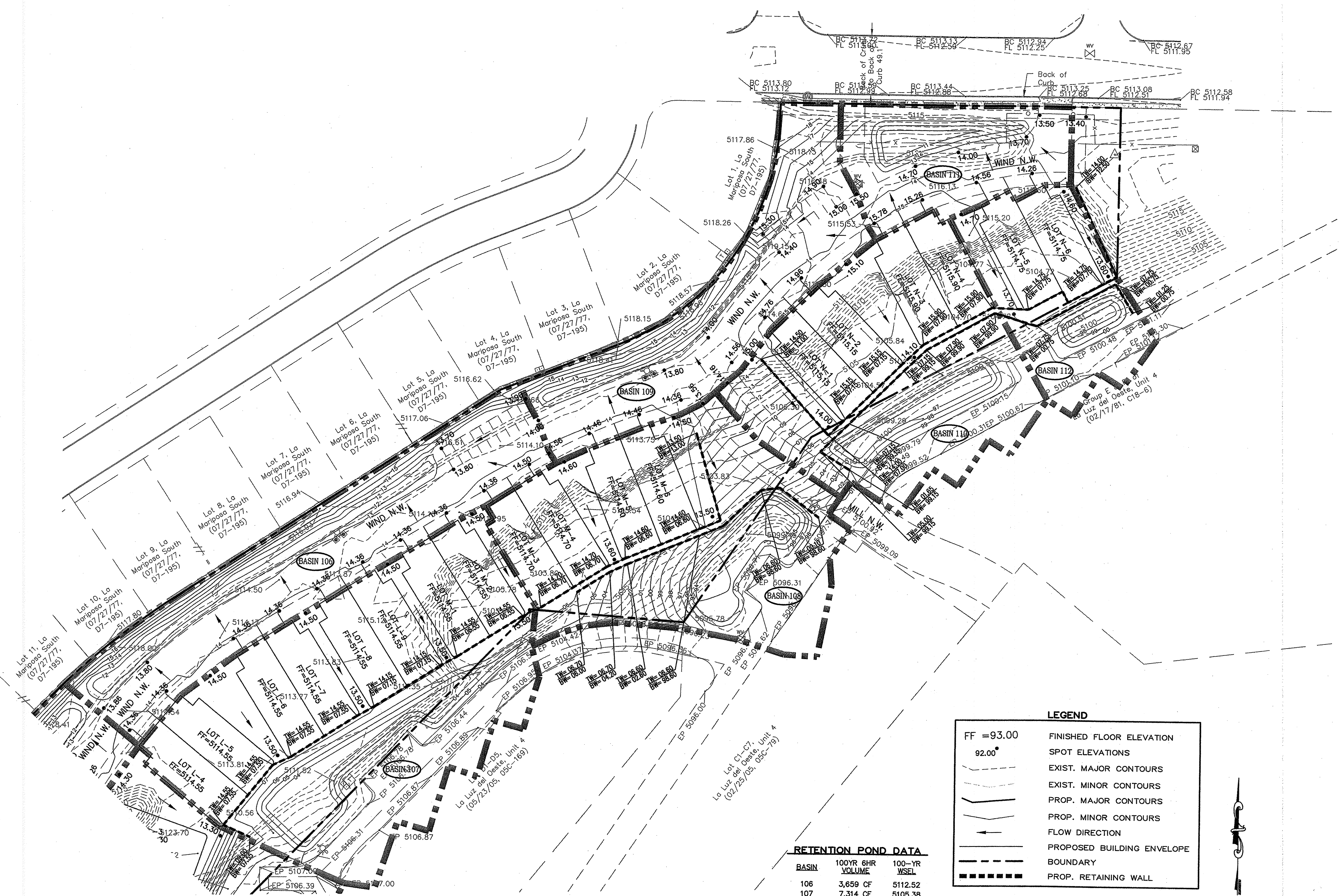
**LOT K-1 & TRACTS L, M & N
LA LUZ DEL OESTE, UNIT 4**

**GRADING AND DRAINAGE
PLAN**

CITY/COUNTY REVIEW		DATE
DEPARTMENT	SIGN-OFF	
WASTEWATER MGMT. DIV.		
WATER SERVICES		
SUBDIVISION ENG.		
STREETS		
TRAFFIC		

FOR CITY/COUNTY USE ONLY

130814

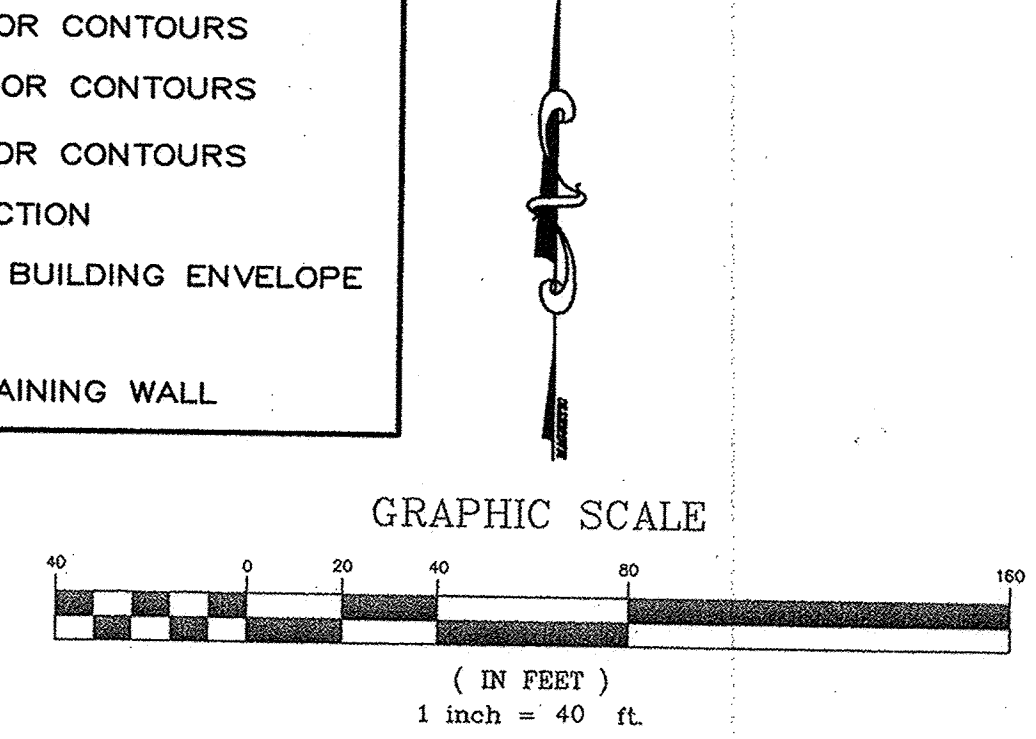


RETENTION POND DATA

BASIN	100YR 6HR VOLUME	100-YR WSEL
106	3,659 CF	5112.52
107	7,314 CF	5105.38
108	4,749 CF	5095.53
109	2,966 CF	5112.67
110	4,670 CF	5098.61
111	1,736 CF	5111.96
112	2,127 CF	5099.86

LEGEND

FF =93.00	FINISHED FLOOR ELEVATION
92.00	SPOT ELEVATIONS
(dashed line)	EXIST. MAJOR CONTOURS
(solid line)	EXIST. MINOR CONTOURS
(dashed line)	PROP. MAJOR CONTOURS
(solid line)	PROP. MINOR CONTOURS
(arrow)	FLOW DIRECTION
(thick solid line)	PROPOSED BUILDING ENVELOPE
(dashed line)	BOUNDARY
(thick dashed line)	PROP. RETAINING WALL



FOR INFORMATION ONLY

DRAINAGE PLAN:

LEGAL DESCRIPTION: TRACTS K-1, L, M, & N, LA LUZ DEL OESTE, UNIT 4

SITE AREA: 7.59 ACRES

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED AUGUST 12, 2012 (PANEL NO. 35001C0114 H) INDICATES A FLOOD HAZARD ZONE X.

EXISTING DRAINAGE CONDITIONS:

THIS PROJECT INVOLVES THE CONSTRUCTION OF 15 DUPLEX HOMES AS THE LAST PHASE OF THE LA LUZ DEL OESTE DEVELOPMENT. THIS LAST PHASE OF THE DEVELOPMENT GENERALLY DRAINS FROM WEST TO EAST. THERE ARE EXISTING RETENTION PONDS THAT COLLECT ANY RUNOFF FROM THE UNDEVELOPED AREA.

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH SETION 22 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM), ENTITLED "DRAINAGE, FLOOD CONTROL, AND EROSION CONTROL." THE DESIGN STORM USED FOR BOTH UNDEVELOPED AND DEVELOPED CONDITIONS IS THE 100-YEAR, 6-HOUR STORM EVENT FOR RUNOFF VOLUME COMPUTATIONS. THE SITE IS LOCATED IN ZONE 1 SO THE 100-YEAR, 6-HOUR STORM EVENT IS 2.20 INCHES. UNDER EXISTING CONDITIONS THE TRACTS INCLUDE LAND TREATMENTS A & D.

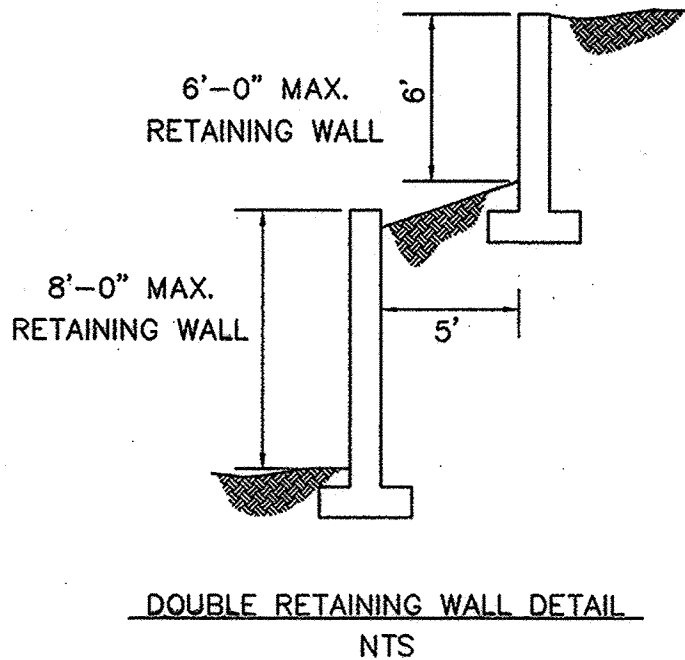
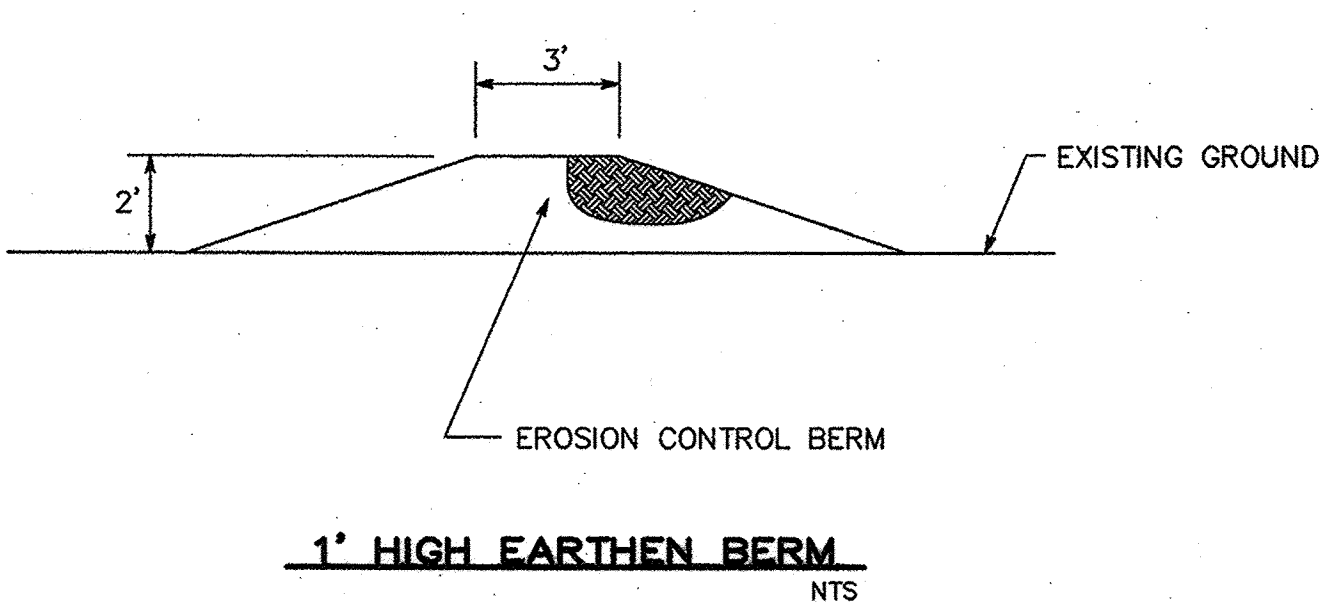
DEVELOPED DRAINAGE CONDITIONS:

THE DRAINAGE CONCEPT FOR THIS LAST PHASE OF THE LA LUZ DEL OESTE FOLLOWS THE "DRAINAGE REPORT FOR LA LUZ DEL OESTE UNIT 4" DATED MAY 1979 AND THE FINDINGS FROM A PREDESIGN CONFERENCE ON MARCH 25, 2013. ALL RUNOFF FROM THE PROPOSED DEVELOPMENT WILL BE DIRECTED TO RETENTION PONDS SIZED TO STORE THE 100-YEAR, 6-HOUR STORM VOLUME DUE TO THE HIGH INFILTRATION RATES IN THE SANDY SOIL. THE PERCOLATION RATE AVERAGED OVER TWO BORINGS IN THE PROJECT AREA IS 2.9 MINUTES PER INCH.

THE PROPOSED STREET AND PARKING AREAS TO THE WEST OF THE PROPOSED DUPLEXES AND THE DRIVEWAYS WILL ALL DRAIN TO RETENTION PONDS LOCATED WEST OF WIND ROAD. RUNOFF FROM THE ROOFS OF THE PROPOSED DUPLEXES WILL ALL DRAIN TO THE EAST TO RETENTION PONDS LOCATED EAST OF THE HOMES. ALTHOUGH THERE ARE EXISTING RETENTION PONDS TO THE EAST OF THE HOMES THAT THE ROADS AND PORTION OF HOMES EAST OF THE PONDS DRAIN TO, ALL OF THESE PONDS WILL BE EXPANDED TO ACCOMMODATE THE 100-YEAR, 6-HOUR VOLUME FROM THE PROPOSED DUPLEXES AND EXISTING STREETS AND HOMES THAT CURRENTLY DRAIN TO THE PONDS. ALL POND VOLUMES AND WATER SURFACE ELEVATIONS ARE SHOWN ON THE GRADING AND DRAINAGE SHEETS. A TWO-FOOT HIGH BERM WILL BE CONSTRUCTED AT THE DOWNSTREAM END OF BASIN 105 TO RETAIN ALL RUNOFF FROM BASIN 105. HALF OF MILL ROAD WILL DRAIN TO BASIN 108 AND HALF WILL DRAIN TO BASIN 110 TO RETENTION PONDS. BASINS 110 AND 112 DRAINS BOTH THE RUNOFF FROM THE PROPOSED HOMES AND FROM THE ROADS AND PORTION OF HOMES EAST OF THE RETENTION PONDS. THERE WILL BE SILT FENCE ALONG THE EASTERN BOUNDARY OF THE EASTERN MOST PONDS.

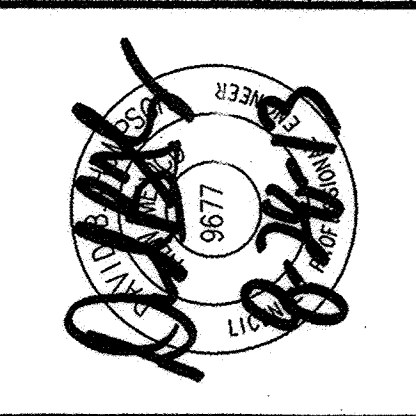
HYDROLOGIC CALCULATIONS

		LAND TREATMENT				WEIGHTED	100-YEAR PRECIPITATION		
BASIN	AREA	A	B	C	D	E	V (6-hr)	V (6-hr)	Q
#	(acre)	(%)	(%)	(%)	(%)	(in)	(acre-ft)	(cu-ft)	(cfs)
EXISTING CONDITIONS									
101	0.6000	100.00	0.00	0.00	0.00	0.44	0.02	958	0.77
102	1.4600	70.00	0.00	0.00	30.00	0.90	0.11	4,765	3.23
103	0.8200	100.00	0.00	0.00	0.00	0.44	0.03	1,310	1.06
104	0.7800	62.40	0.00	0.00	37.60	1.02	0.07	2,875	1.91
105	0.5700	74.30	0.00	0.00	25.70	0.83	0.04	1,724	1.19
106	0.7100	100.00	0.00	0.00	0.00	0.44	0.03	1,134	0.92
107	1.2900	54.50	0.00	0.00	45.50	1.14	0.12	5,320	3.47
108	0.9700	68.10	0.00	0.00	31.90	0.93	0.08	3,268	2.20
109	0.6200	100.00	0.00	0.00	0.00	0.44	0.02	990	0.80
110	0.8900	65.50	0.00	0.00	34.50	0.97	0.07	3,127	2.09
111	0.3700	100.00	0.00	0.00	0.00	0.44	0.01	591	0.48
112	0.4000	63.30	0.00	0.00	36.70	1.00	0.03	1,454	0.97
TOTAL RUNOFF	9.48						0.63	27,516	19.09
POSED CONDITIONS									
101	0.6000	0.00	34.30	34.30	31.50	1.19	0.06	2,592	1.83
102	1.4600	0.00	23.90	23.90	52.20	1.43	0.17	7,553	5.04
103	0.8200	0.00	29.40	29.50	41.10	1.30	0.09	3,866	2.66
104	0.7800	0.00	23.40	23.50	53.10	1.44	0.09	4,064	2.71
105	0.5700	0.00	32.20	32.30	35.30	1.23	0.06	2,547	1.78
106	0.7100	0.00	24.10	24.20	51.70	1.42	0.08	3,659	2.44
107	1.2900	0.00	17.90	17.90	64.20	1.56	0.17	7,314	4.75
108	0.9700	0.00	27.20	27.30	45.50	1.35	0.11	4,749	3.22
109	0.6200	0.00	28.60	28.60	42.80	1.32	0.07	2,966	2.03
110	0.8900	0.00	23.00	23.00	54.00	1.45	0.11	4,670	3.10
111	0.3700	0.00	29.70	29.70	40.60	1.29	0.04	1,736	1.19
112	0.4000	0.00	22.10	22.20	55.70	1.47	0.05	2,127	1.41
TOTAL RUNOFF	9.48						1.10	47,843	32.17
EXCESS PRECIP.		0.44	0.67	0.99	1.97	Ei (in)			
PEAK DISCHARGE		1.29	2.03	2.87	4.37	QPi (cfs)			
							ZONE = 1		
WEIGHTED E (in) = (EA)(%A) + (EB)(%B) + (EC)(%C) + (ED)(%D)							P6-HR (in.) = 2.20		
V6-HR (acre-ft) = (WEIGHTED E)(AREA)/12							P24-HR (in.) = 2.66		
V10DAY (acre-ft) = V6-HR + (AD)(P10DAY - P6-HR)/12							P10DAY (in.) = 3.67		
Q (cfs) = (QPA)(AA) + (QPB)(AB) + (QPC)(AC) + (QPD)(AD)									



Tompson Engineering Consultants, Inc.
P.O. BOX 457 CO
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-9426
tccm@yahoo.com

NO. BY DATE
REVISION
PROJECT: LA LUZ
DATE: ---
HORIZ. SCALE: 1"=40'
VERT. SCALE: ---
DRAWN BY: DEM
CHECKED BY: DBT
APPROVED BY: DBT
FILE: LA LUZ



LOT K-1 & TRACTS L, M & N
LA LUZ DEL OESTE, UNIT 4
DETAILS

CITY/COUNTY REVIEW			DATE
DEPARTMENT	SIGN-OFF		
WASTEWATER MGMT. DIV.			
WATER SERVICES			
SUBDIVISION ENG.			
STREETS			
TRAFFIC			

SHEET No.
3 of 3

FOR INFORMATION ONLY

14 08 14