

APPROVED AS LEGAL DRAWINGS
DESIGN REVIEW SECTION
CITY COMMISSIONER
DATE: OCT 7, 2014

PUBLIC IMPROVEMENT PLANS
FOR
LA MIRADA TOWNHOMES
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY 2013

PREPARED FOR:
FRANK CASALE / JAMES SELIGMAN
P.O. BOX 11518
ALBUQUERQUE, NM 87112

PREPARED BY:
TGC ENGINEERING INC.
330 LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87108

INDEX TO DRAWINGS

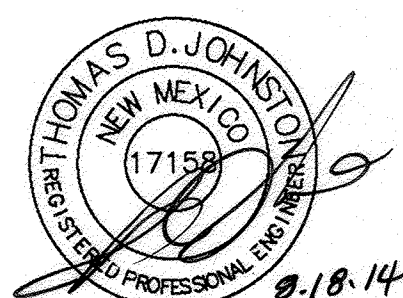
SHEET NO.

TITLE

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2 OF 8	PLAT
3 OF 8	SITE GRADING AND DRAINAGE PLAN
4 OF 8	PLAN AND PROFILE - SEWER / WATER, VIDA VERDE LANE
5 OF 8	PLAN AND PROFILE, VIDA VERDE LANE
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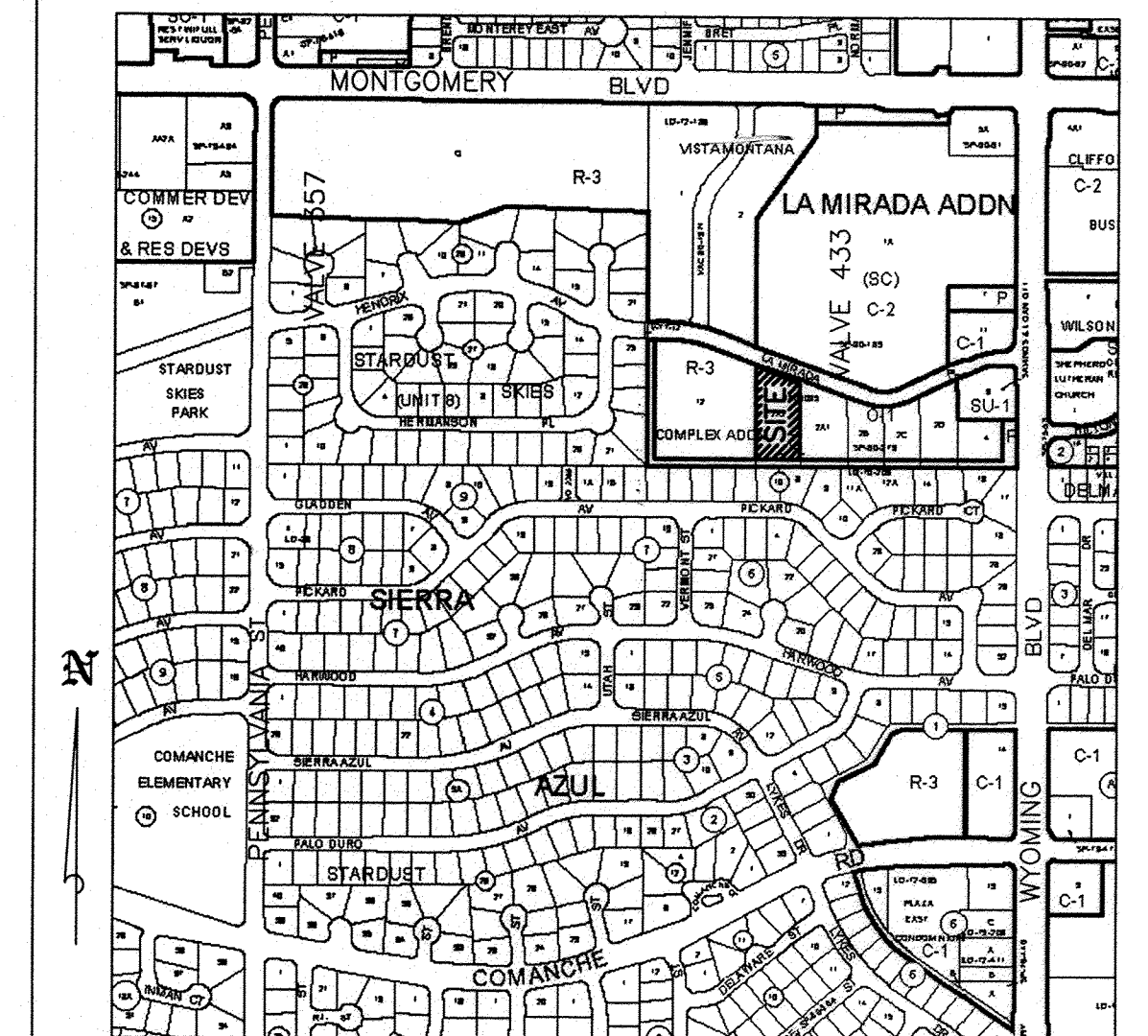
CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Thomas D. Johnston of the firm of TGC Engineering Inc., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specification approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction and survey information provided by Wayjohn Surveying, Inc. (Thomas D. Johnston) NMPS number 14269.



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 FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED THROUGH UPDATE NO. 8.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT THE LINE LOCATION SERVICE, NM ONE CALL AT 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 8.
- CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, ENGINEER, AND CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ENGINEER, OR CITY.
- TRAFFIC CONTROL: 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 BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS/HER EXPENSE.
- ALL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.
- PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO PUBLIC TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWERLINE COSTS.
- ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN 7 DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO PRESERVE SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.



VICINITY MAP (NO SCALE) G-19

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.
- PNM WILL PROVIDE AT NO COST TO THE CITY OF THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLE. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- WARNING - EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.
- THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY 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. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
- 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 INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH 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>.

DRB NUMBER 1003095

TGC ENGINEERING, INC.
(505) 266-7256
Fax: (505) 255-2887
330 LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87108

REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	APPROVED FOR CONSTRUCTION		
		DRG Chairman		<i>[Signature]</i>		9/10/13	<i>[Signature]</i> 12/3/2014 CITY ENGINEER DATE		
		Transportation		<i>[Signature]</i>		9/10/13			
		Water/Wastewater		<i>[Signature]</i>		9/10/13			
		Hydrology		<i>[Signature]</i>		9/10/13			
		AMAFCA		<i>[Signature]</i>		9/10/13			
Construction Mgmt.									
Construction Coord.									
City Project No. 719882									
SHEET 1 OF 8									

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the purpose and to the use of the following:

- A Public Utility (P.U.) of New Mexico (P.N.M.), a New Mexico corporation, (P.N.M. Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of overhead and underground gas lines, valves, and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLink OC for the cable, installation, maintenance, and service of facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cables, and other equipment and facilities reasonably necessary to provide cable services.

included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, and use the easement for the purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands, and the right to use the easement for the purpose of providing services to customers of Qwest, including sufficient working area, space to erect and remove trees, shrubs or bushes which interfere with the purpose set forth herein.

No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool deck, or other structure, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of national, state, and local laws, rules, regulations, or ordinances, and for any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Dislaimer

In approving this plat, Public Service Company of New Mexico (P.N.M.), New Mexico Gas Company (N.M.G.C.), Qwest Corporation d/b/a CenturyLink (QWEST), and Cable TV did not conduct a Title Search of the properties shown herein. Consequently, P.N.M., N.M.G.C. and QWEST do not warrant or release any responsibility for any prior plat, deed, or other document and which are not shown on this plat.

FOUND/SET MONUMENT LEGEND:

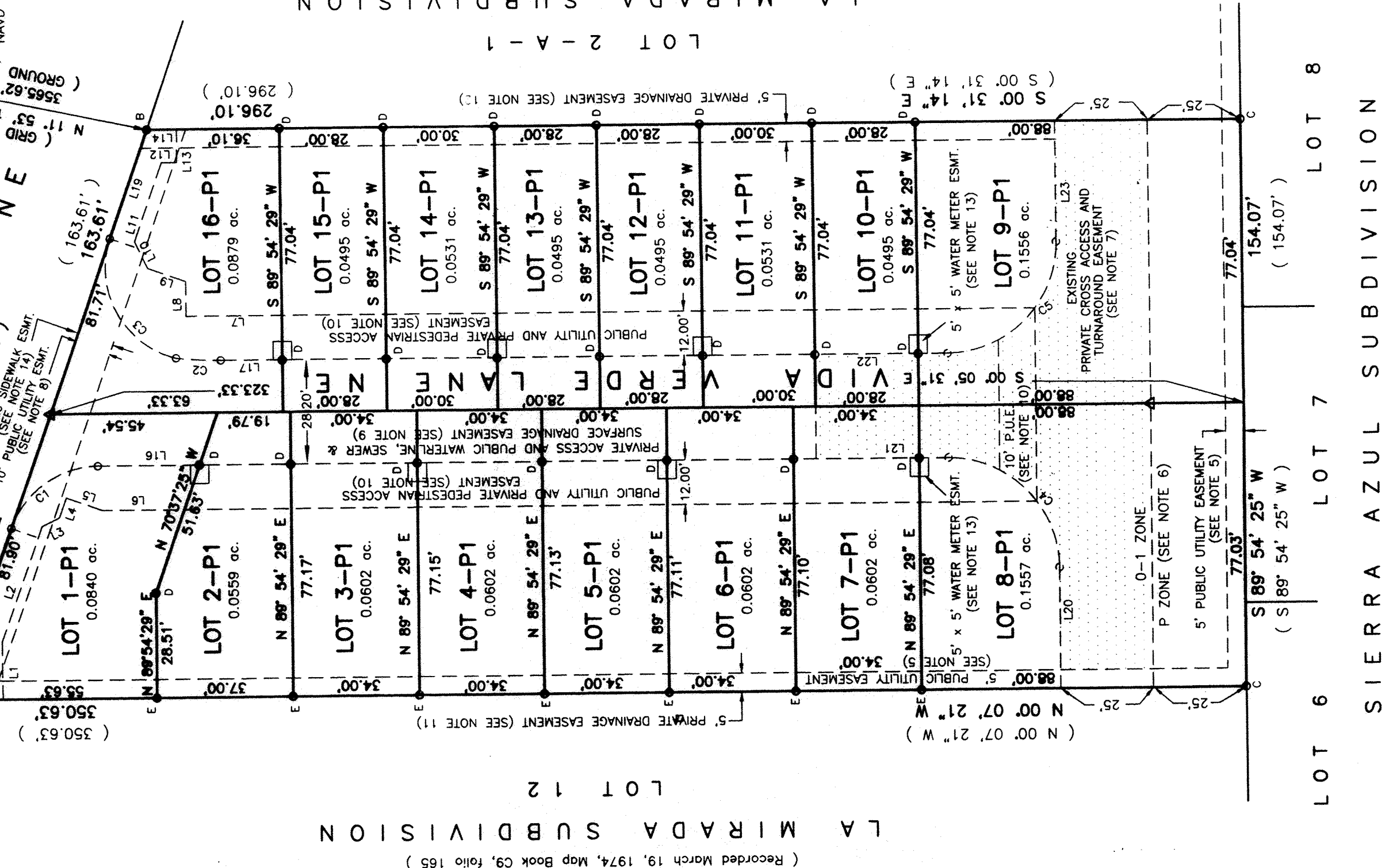
- FOUND #4 REBAR AND CAP "PATRICK LS 12651"
- FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
- FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
- SET PER NAIL AND DISK "PS 14269"

SCALE: 1 INCH = 30 FEET

DOCH 2013124316

COUNTY CLERK RECORDING LABEL HERE

ACS STA. 3+1948
X=1506.35841W
Y=1506.484694
GOC 0.99952789
ΔCC = -0°10'24.13"
NEW MEXICO STATE PLANE
CENTRAL ZONE
NAD 83
ELEVATION 5434.324
NAVD 88



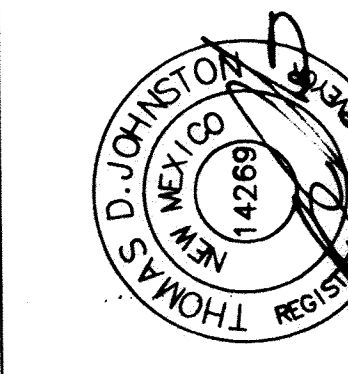
EASEMENT TANGENT TABLE

LINE	BEARING	DISTANCE
L1	N 89°54'29\"	33.00'
L2	N 89°54'29\"	33.00'
L3	S 25°37'25\"	5.19'
L4	S 70°37'25\"	5.80'
L5	N 19°22'35\"	10.46'
L6	S 00°05'31\"	22.50'
L7	N 00°05'31\"	26.00'
L8	S 89°54'29\"	34.00'
L9	N 89°54'29\"	34.00'
L10	S 70°37'25\"	5.80'
L11	N 70°37'25\"	22.87'
L12	S 00°05'44\"	4.26'
L13	N 89°54'29\"	9.00'
L14	N 00°31'14\"	8.10'
L15	N 00°07'21\"	13.63'
L16	S 00°05'31\"	27.86'
L17	N 00°05'31\"	16.71'
L18	S 70°37'25\"	31.40'
L19	N 89°54'29\"	32.96'
L20	N 00°05'31\"	36.00'
L21	S 00°05'31\"	36.00'
L22	S 00°05'31\"	36.00'
L23	N 89°54'29\"	32.94'

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	70.135'	12.19'	70°135'	N 35°12'23\"	28.87'
C2	25.00'	12.19'	06°35'42\"	N 03°12'13\"	12.18'
C3	25.00'	41.84'	95°52'50\"	N 61°26'10\"	37.12'
C4	30.00'	47.12'	90°00'00\"	N 44°54'29\"	42.43'
C5	30.00'	47.12'	90°00'00\"	S 45°05'31\"	42.43'

NOTE: CENTERLINE Δ (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT THE CORNERS OF THE LOTS, AND AT THE POINTS OF INTERSECTION OF THE LOTS WITH THE CENTERLINE OF THE ROAD. THE MONUMENTS SHALL BE ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT".



WAYJOHN SURVEYING INC.

330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDICATING INFORMATION FOR COUNTY
OWNER: CASALE/RELIAN
LOCATION: SEC. 6
T.10 N., R.4 E., N.M.P.M.
LA MIRADA TOWNHOMES

DRAWN: TR J
CHECKED: T D J
DATE: 10-1-13

SCALE: 1" = 30'
FILE NO. SP-7-01-2008

DATE: 15 APR 2011
SHEET 2 OF 2

VICINITY MAP (6-19) NO SCALE



SUBDIVISION DATA

- DRB Proj. No. 1003095
 - Zone Atlas Index No. G-19
 - Gross acreage 1.1443 Ac.
 - Existing number of lots 16
 - Replotted number of lots 16
- LOG NO. 2008280640

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1983. Bearings and distances in parentheses are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of this plat shall be subject to a deed being installed on buildings or erected on the lot or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
- Existing Five foot (5') Public Utility Easement along the Southern and Western property lines, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
- Existing Twenty-five foot (25') Parking Zone along the Southern property line, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
- Existing Private Cross Street and Vicinity easement for the benefit of Lot 2, La Mirada Subdivision, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
- The responsibility of all lots created by this plat.
- A Ten foot (10') Public Utility Easement is granted by this plat.
- A Private Access and Public Waterline, Sewer and Surface Drainage Easement is granted by this plat. Maintenance of the Private Access Easement is the responsibility of the members of the Home Owners Association.
- A Public Utility Easement and Private Foundation Access Easement is granted by this plat. Maintenance of the Private Foundation Access Easement is the responsibility of the members of the Home Owners Association.
- A 5 foot Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of Lots 1-P1 through 8-P1.
- A 5 foot Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of Lots 9-P1 through 16-P1.
- 5' x 5' Water Meter Easements are granted by this plat as follows: 1. 10' Public Sidewalk Easement is granted by this plat.
- The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded on 10/17/2013, as Document No. 2013115003.

PURPOSE OF PLAT

This plat has been prepared for the purposes of creating 16 parcels from 1 and the granting of public and private easements.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 018 060 450 407 10933

PROPERTY OWNER OF RECORD:
Frank R. Casale & James A. Saligman
BERNALILLO COUNTY TREASURER'S OFFICE
11/15/13

DOCH 2013124316

COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

Lot numbered Two-A-2-A (2-A-2-A) LA MIRADA SUBDIVISION, New Mexico, as the same is shown and described in the plat of the same, recorded in the County Clerk of Bernalillo County, New Mexico, on August 13, 2010, in Plat Book 2010C, page 100 and being more particularly described as follows: BEGINNING at the Northwest corner of the property herein described, being a point on the Southern Right of Way line of La Mirada Place, NE, from which the ACS Monument No. 11531, 10" x 14" E. 296.10 feet distant; THENCE S 89° 54' 29" W. 154.07 feet to the Southwest corner; THENCE N 00° 07' 21" W. 350.63 feet to the Northwest corner, being a point on said Right of Way line; THENCE along said Right of Way line, S 70° 37' 25" E. 163.61 feet to the point of beginning and containing 1.1443 acres, more or less.

FREE CONSENT

The platting of the property as described above and granting of public and private easements is with the free consent and in accordance with the desires of the undersigned owner(s). Said owners warrant that they hold complete and indefeasible title in fee simple to the land aboveplotted.

Frank R. Casale
Frank R. Casale, Co-Owner
ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss
My Commission Expires: 11/26/15

On this 30th day of SEPTEMBER, 2013, the foregoing instrument was acknowledged before me by Frank R. Casale.

My Commission expires 11/26/2015

Timothy R. Johnson
Timothy R. Johnson
Notary Public
Date 11/15/2013

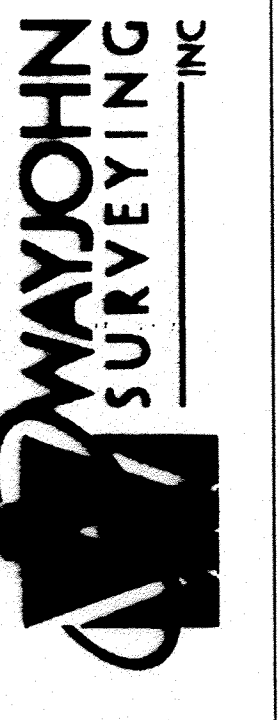
ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss
On this 30th day of SEPTEMBER, 2013, the foregoing instrument was acknowledged before me by James A. Saligman.

James A. Saligman
James A. Saligman, Co-Owner
ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss
On this 30th day of SEPTEMBER, 2013, the foregoing instrument was acknowledged before me by James A. Saligman.

James A. Saligman
James A. Saligman, Co-Owner
ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss
On this 30th day of SEPTEMBER, 2013, the foregoing instrument was acknowledged before me by James A. Saligman.

My Commission expires 11/26/2015

Timothy R. Johnson
Timothy R. Johnson
Notary Public
Date 11/15/2013



WAYJOHN SURVEYING INC.

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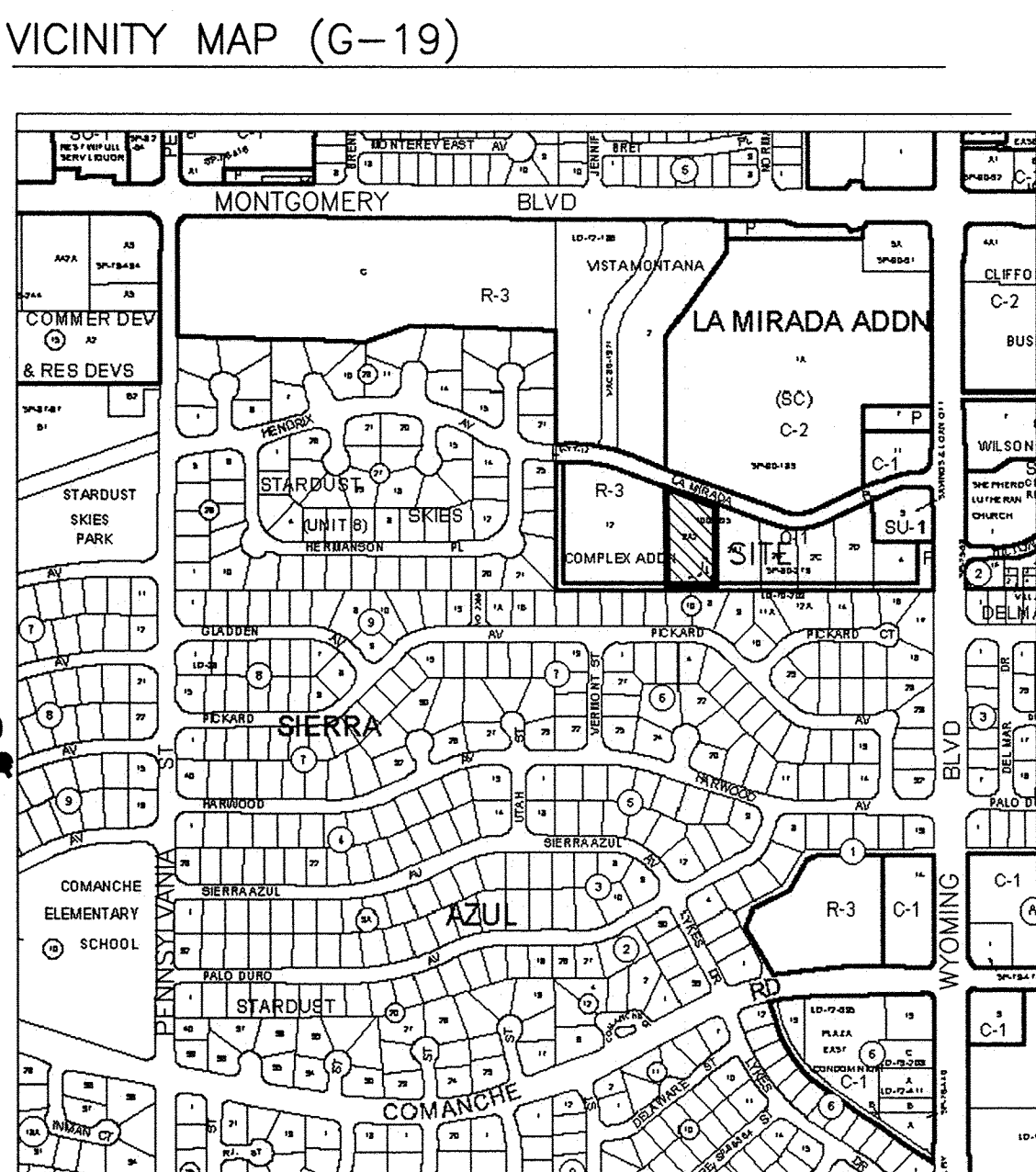
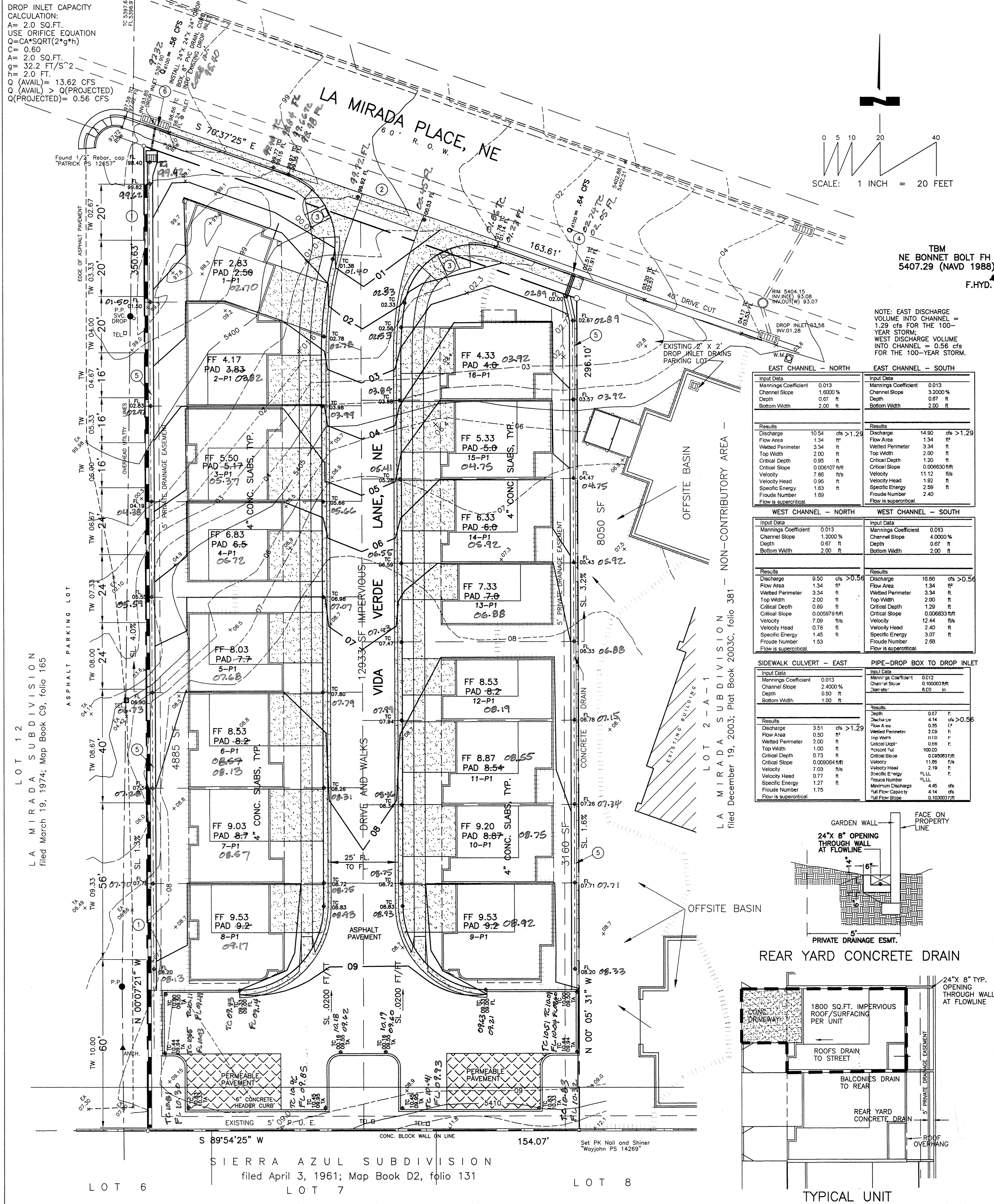
INDICATING INFORMATION FOR COUNTY
OWNER: CASALE/SALIGMAN
LOCATION: SEC. 6
T.10 N., R.4 E., N.M.P.M.
LA MIRADA TOWNHOMES

DRAWN: T R J
CHECKED: T D J
DATE: 10-1-13

SCALE: 1" = 30'
FILE NO. SP-7-01-2008

DATE: 15 APR 2011
SHEET 1 OF 2

DROP INLET CAPACITY
CALCULATION:
A= 2.0 SQ.FT.
USE ORIFICE EQUATION
 $Q = CA \cdot \sqrt{2 \cdot g \cdot h}$
C= 0.60
A= 2.0 SQ.FT.
g= 32.2 FT/S²
h= 2.0 FT.
Q (AVAIL)= 13.62 CFS
Q (AVAIL) > Q (PROJECTED)
Q (PROJECTED)= 0.56 CFS



LEGEND

- | | | | |
|--|---|----------------------------------|---|
|  WM
 ES
 SS
 TR
 FH
 MH
 WV
 LP | WATER METER
ELECTRIC SERVICE RISER
SANITARY SEWER CLEANOUTS
TELEPHONE RISER
FIRE HYDRANT
SANITARY SEWER MANHOLE
WATER VALVE
LIGHT POLE | 4' ± 0.7
TC
FL
BW
EC | SPOT ELEVATION
UNLESS OTHERWISE INDICATED, SPOT ELEVATIONS ARE TO NATURAL GRADE
TOP OF CURB
FLOWLINE
BACK OF SIDEWALK
EDGE OF CONCRETE |
|--|---|----------------------------------|---|
-
- | | |
|---|----------------|
|  | RETAINING WALL |
|  | GARDEN WALL |
-
- | | |
|---|---|
|  | EXISTING CONTOURS @ 1 FT. INTERVALS |
|  | EXISTING INDEX CONTOURS @ 5 FT. INTERVALS |
|  | PROPOSED CONTOURS @ 1.0' INTERVALS |
|  | PROPOSED SPOT ELEVATION |

LEGAL DESCRIPTION / FLOOD NOTE

Lot numbered Two-A-two (2-A-2-A), La Mirada Subdivision, as the same is shown and designated on the Plat entitled "Plat of Lot 2-A-2-A, La Mirada Subdivision, Albuquerque-Bernalillo County, New Mexico," a Replat of Lot 2-A, La Mirada Subdivision, within Section 6, T. 10 N., R. 4 E., N.M.P.M., filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 13, 2008, Book 10, Page 100.

The above described property is located within Zone "X (No flood hazard)," Community Panel No. 350002 0143 G, dated September 26, 2008, and is not located within a Special Flood Hazard Boundary indicated by FEMA Flood Insurance Rate Maps. Determination of Flood Hazard is by graphic plotting only.

NOTICE TO CONTRACTOR

PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISHED SURFACES AND ARE PROVIDED FOR THE PURPOSE OF SHOWING FLOW ROUTING.

CONTRACTOR IS RESPONSIBLE FOR THE ABATEMENT OF SEDIMENT ON ADJOINING PUBLIC RIGHTS-OF-WAY DURING CONSTRUCTION AND FOR THE REMOVAL OF ANY SEDIMENT DEPOSITED IN PUBLIC RIGHT-OF-WAY.

CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY GRADING OR CONSTRUCTION.

SITE IS SUBJECT TO NPDES SWPPP REQUIREMENTS (> 1 ACRE).

ALL IMPROVEMENTS WITHIN CITY OF ALBUQUERQUE RIGHT OF WAY MUST BE CONSTRUCTED BY CITY OF ALBUQUERQUE WORK ORDER.

1. An excavation/barricade permit will be required before beginning any work within the City of Albuquerque Right-of-way. An approved copy of these plans must be submitted at least 10 business days prior to the start of work.
2. All work detailed on these plans to be done, except as otherwise stated or provided herein, will be constructed in accordance with "City of Albuquerque Interim Standard Specification for Public Works Construction, 1986", latest revision.
3. Two working days prior to any excavation, the contractor must contact Line Locating Service, 260-1990, for location of existing utilities.
4. Prior to construction, the contractor will excavate and verify the horizontal and vertical locations of all construction. Should a conflict exist, the contractor will notify the Construction Engineer so that the conflict can be resolved with a minimum amount of delay.
5. The contractor will be responsible for performing soil density tests as required by the City of Albuquerque.
6. Owner shall be responsible for maintenance of sidewalk culverts and shall ensure proper drainage.

APPROVALS FOR	NAME	DATE	TITLE OF PROJECT	
DESIGN: CITY HYDROLOGY			LA MIRADA TOWNHOMES	
CONSTRUCTION: CONSTRUCTION ENGINEER			UNIT 1	
ACCEPTANCE: CONSTRUCTION INSPECTOR			PROJECT NO.	ZONE
			SHEET 1 OF 1	ATLAS G-19

ONSITE HYDROLOGY

DRAINAGE DATA							
THIS SITE LIES WITHIN PRECIPITATION ZONE 3							
Condition	Return Table 4 (Years)	Treatment Type	Area (sq. ft.)	Precip. (in.)	Runoff Table A-9 (cfs/ac)	Volume (cu. Ft.)	Rate (cfs)
EXISTING	100	A	0	0.86	1.87	0.0	0.00
		B	37,386	0.92	2.80	2,866.3	2.23
		C	12,460	1.29	3.45	1,339.5	0.99
		D	0	2.36	5.02	0.0	0.00
EXISTING	10	A	0	0.19	0.58	0.0	0.00
		B	37,386	0.36	1.19	1,121.6	1.02
		C	12,460	0.62	2.00	843.8	0.57
		D	0	1.5	3.39	0.0	0.00
DEVELOPED	100	A	0	0.66	1.87	0.0	0.00
		B	9,333	0.92	2.80	715.5	0.58
		C	0	1.29	3.45	0.0	0.00
		D	40,513	2.36	5.02	7,967.6	4.67
DEVELOPED	10	A	0	0.19	0.58	0.0	0.00
		B	9,333	0.36	1.19	280.0	0.25
		C	0	0.62	2.00	0.0	0.00
		D	40,513	1.5	3.39	5,064.1	3.15
TOTAL (EXT)	100					4,205.7	3.2
	10					1,765.3	1.6
TOTAL (DEV)	100					8,683.1	5.2
	10					5,344.1	3.4

DRAINAGE CONCEPT:

THE DRAINAGE CONCEPT FOR THIS SITE IS TO FREE DISCHARGE THE EXCESS RUNOFF FROM IMPERVIOUS SURFACES VIA CONCRETE SIDEWALK CULVERTS TO LA MIRADA DRIVE NE. AN EXISTING 48" STORM DRAIN IN LA MIRADA CARRIES RUNOFF TO A DISCHARGE POINT INTO A CONCRETE-LINED CHANNEL ON THE WEST SIDE OF PENNSYLVANIA ST. NE, APPROXIMATELY 1/3 MILE WEST OF SITE.

OFFSITE FLOW INFORMATION

HERE IS DISCERNIBLE EVIDENCE OF OFFSITE FLOWS ENTERING THIS SITE FROM THE EAST. THAT AREA HAS BEEN DELINEATED ON THIS PLAN AND IS APPROXIMATELY 8050 S.F., ABOUT 10% OF WHICH IS IMPERVIOUS. INCIDENTAL FLOWS ARE TO BE INTERCEPTED BY A 12" DRAINAGE MANHOLE PLATTED IN THE EAST. FLOWS FROM THE SOUTHWEST, SOUTHWEST- EAST LINE, AND ARE TO BE DIRECTED TO AN OUTFALL TO LA MIRADA THROUGH A SIDEWALK DRAIN CULVERT. THIS SITE IS HIGHER THAN THE ADJOINING PROPERTY TO THE WEST AND ADJOINING PUBLIC RIGHT-OF-WAY. FOR THE PURPOSE OF EXISTING DRAINAGE CALCULATIONS, THIS SITE IS CONSIDERED COMPACTED BY VEHICULAR ACTIVITY OR IS GREATER THAN 10% LOOSE. SUBAREAS DRAINING TO SIDEWALK CULVERTS WERE CONSIDERED TREATMENT "C".

DRAINAGE NOTES:

- ROOF DRAINAGE IS CONVEYED TO PRIVATE DRIVE OR TO REAR YARDS AS DELINEATED AND AS SHOWN ON LOT DETAIL.
- ALL ELEVATIONS GIVEN ARE TO TOP OF PROPOSED GRADE OR FINISH SURFACES.

KEYED NOTES

- 1 RETAINING WALL CONSTRUCTED UNDER SEPARATE BUILDING PERMIT.
- 2 NEW PRIVATE DRIVEWAY ENTRANCE PER COA STD. DWG. 2426
- 3 CONSTRUCT NEW CURB RAMPS AT EACH SIDE OF NEW
PRIVATE DRIVEWAY PER COA STD. DWG. 2441 CASE II
- 4 INSTALL 12" SIDEWALK CULVERT WITH STEEL PLATE TOP
PER COA STD. DWG. 2236
- 5 CONSTRUCT REAR YARD CONCRETE DRAIN CHANNEL
AS DETAILED ON THIS SHEET
- 6 CONSTRUCT SINGLE TYPE "C" DROP INLET
PER COA STD. DWG 2205

SPECIFIC DRIVE AND INTERIOR CURB LAYOUT DETAILS AND DIMENSIONS
APPEAR ON SHEETS 5, 6 AND 7 OF PUBLIC IMPROVEMENT PLANS,
LA MIRADA TOWNHOUSES, UNIT 1

SURVEYOR'S CERTIFICATION

THOMAS D. JOHNSTON, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 17158,
DO HEREBY CERTIFY THAT I INSPECTED THIS SITE ON JUNE 29, 2013, AND THAT, AS OF
THAT DATE, THERE HAD BEEN NO RECENT ALTERATION OF GRADE OR EVIDENCE OF GRADING
OPERATIONS ON THIS SITE.

THOMAS D. JOHNSTON, NMPE NO. 17158

TCC ENGINEERING, INC.
330 LOUISIANA BLVD. NE
266-7256 FAX 255-2887

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

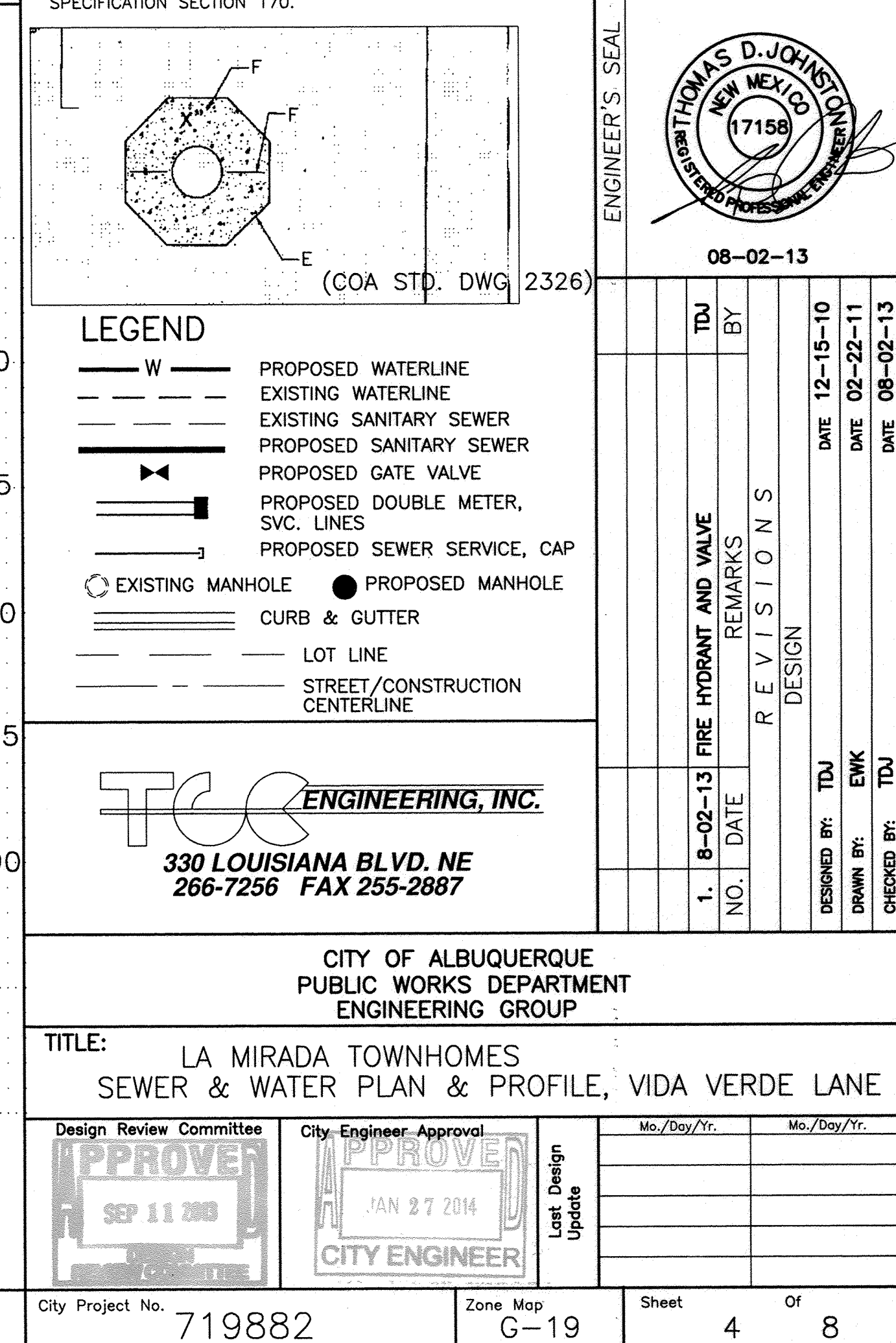
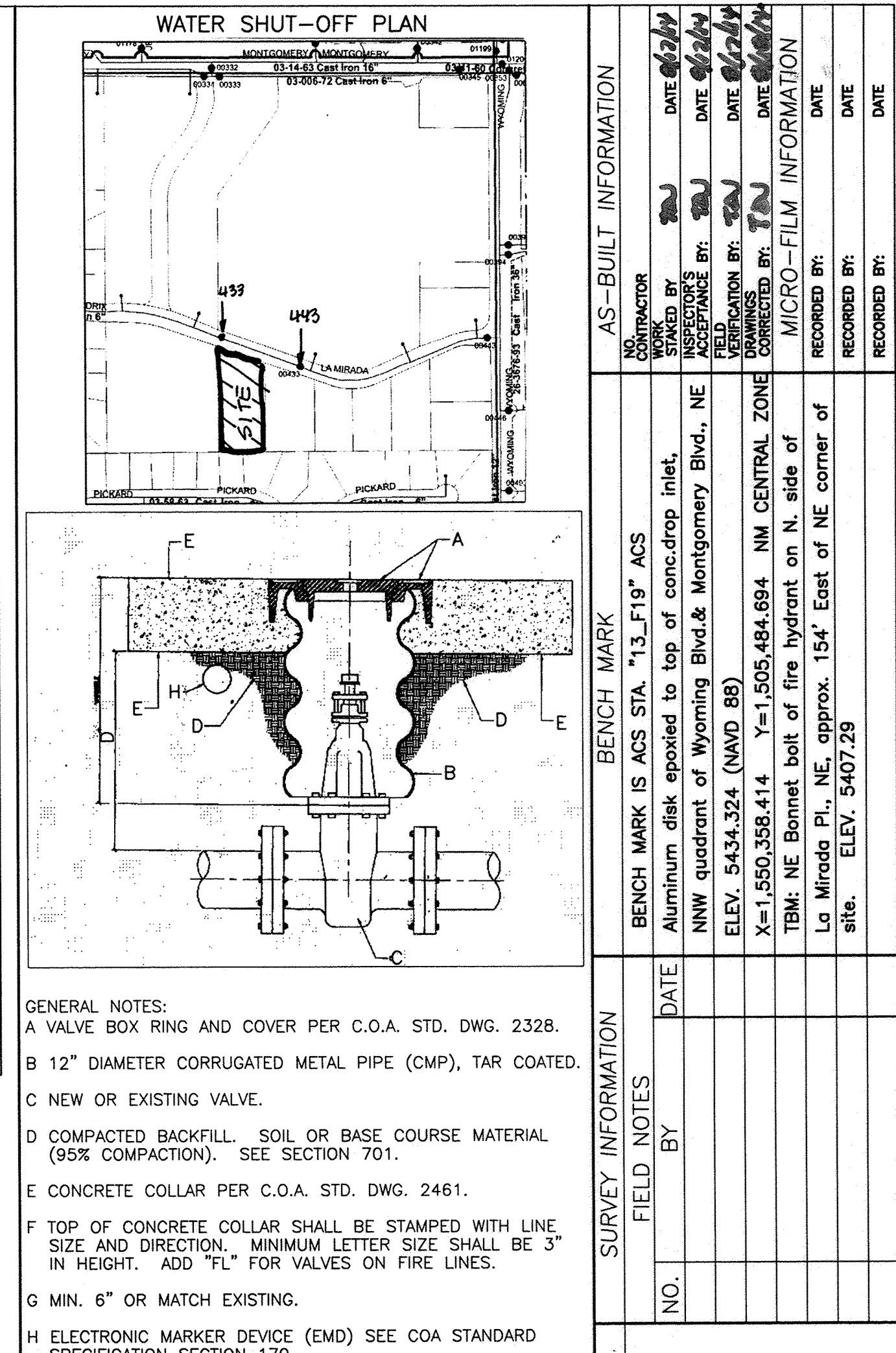
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GRADING AND DRAINAGE PLAN

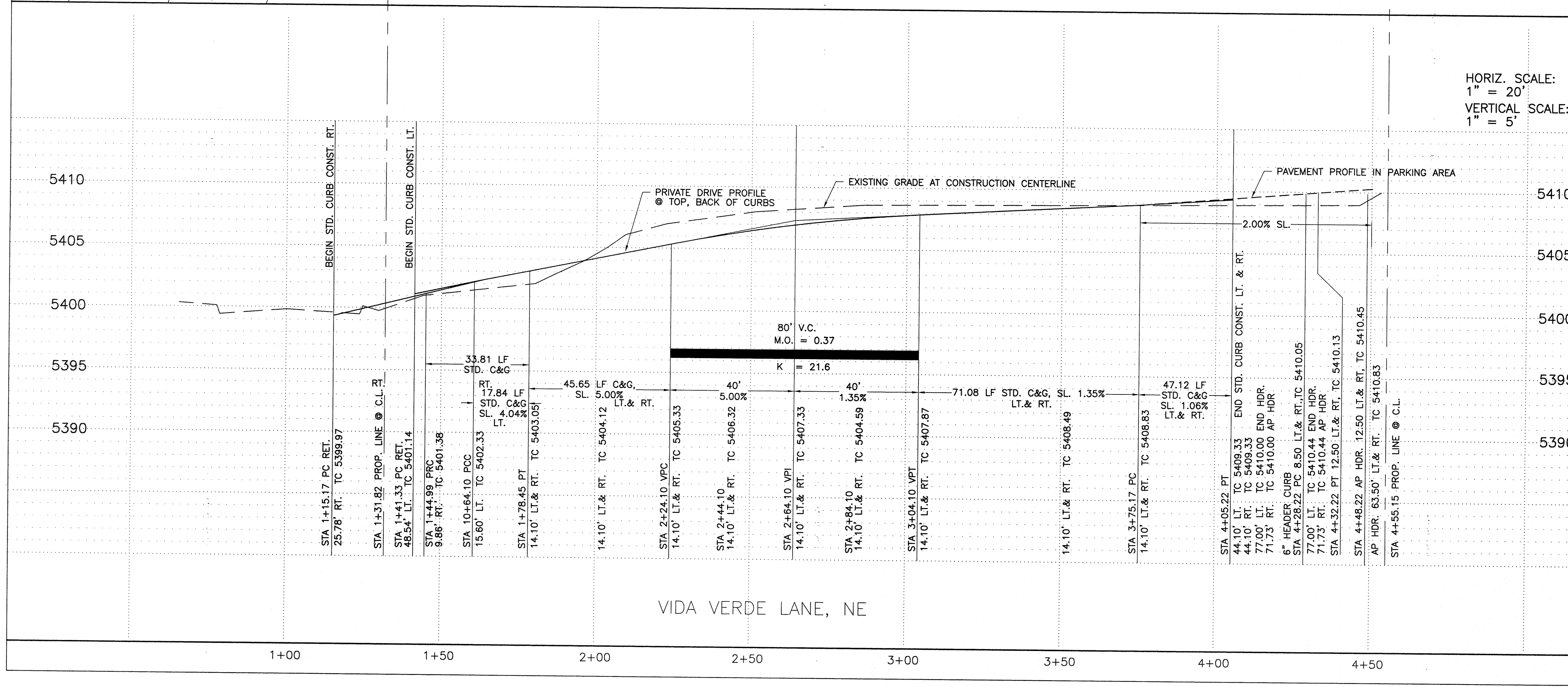
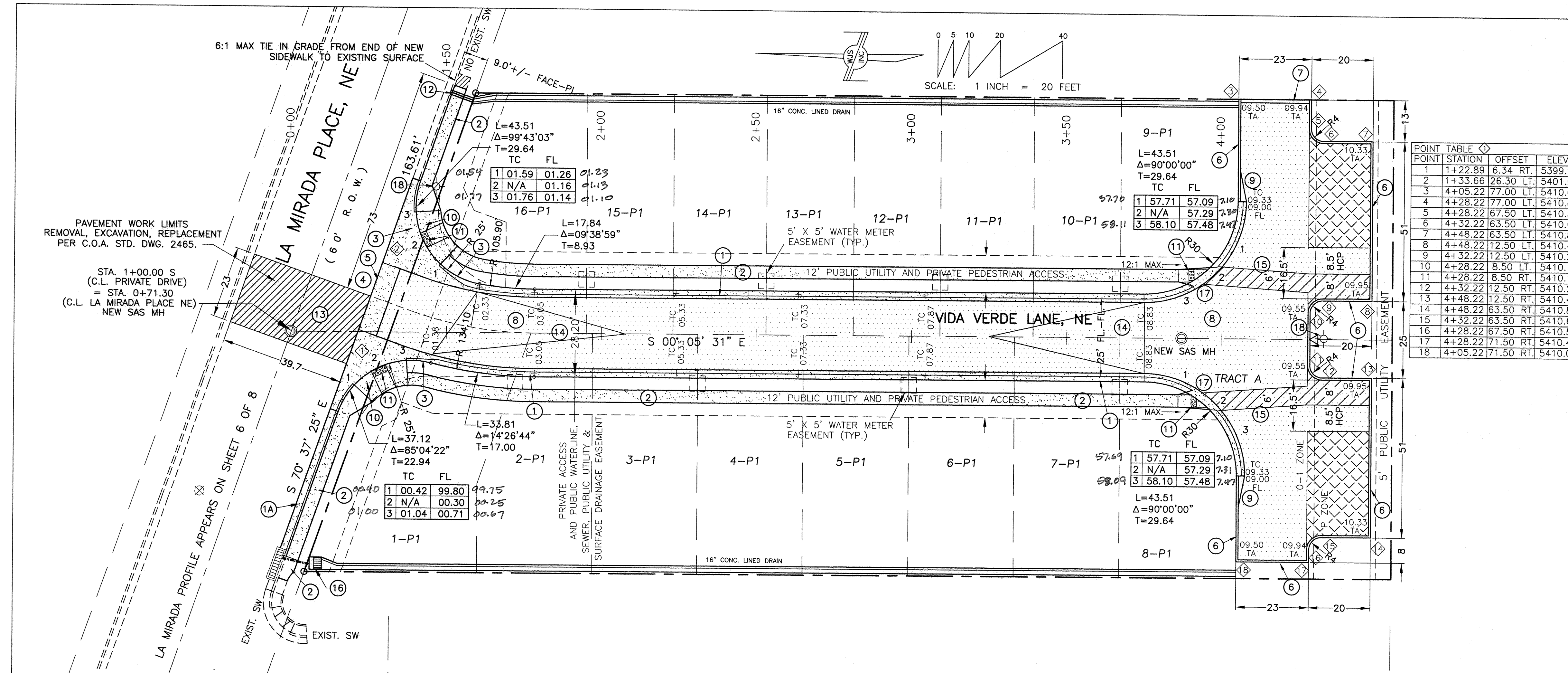
— FOR INFORMATION ONLY —

City Project No. 719882

Zone Map
G-19

[illegible]





KEYED NOTES:

- CONSTRUCT MOUNTABLE CURB (ROLL TYPE) COA STD. DWG. 2415A
- CONSTRUCT STANDARD CURB & GUTTER COA STD. DWG. 2415A
- CONSTRUCT 4' SIDEWALK COA STD. DWG. 2430
- 10' TRANSITION FROM MOUNTABLE TO STANDARD CURB COA STD. DWG. 2418
- CONSTRUCT PRIVATE ENTRANCE COA STD. DWG. 2426
- CONSTRUCT 6' VALLEY GUTTER W/1" INVERT COA STD. DWG. 2420
- CONSTRUCT HEADER CURB COA STD. DWG. 2415-B
- CONSTRUCT CUTOFF WALL COA STD. DWG. 2415-B
- LOCAL RESIDENTIAL PAVING COA STD. DWG. 2405A
- 10' TRANSITION, MOUNTABLE TO HEADER CURB
- CONSTRUCT MULTIDIRECTIONAL WHEELCHAIR RAMP PER COA STD. DWG. 2441, CASE II A MINIMUM 3' WIDE PEDESTRIAN ROUTE MUST BE MAINTAINED. CROSS SLOPE LIMITED TO 50:1 MAX.
- INSTALL TRUNCATED DOMES PER ADA DESIGN GUIDELINES. SUBMIT SPECIFICATIONS TO CONSTRUCTION ENGINEER.
- INSTALL 12" SIDEWALK CULVERT W/STEEL PLATE PER COA STD. DWG. 2236
- UTILITY CUT PAVEMENT REPLACEMENT PER COA STD. DWG. 2465
- 50' CROWN TRANSITION PER COA STD. DWG. 2401
- 4" SOLID WHITE ADA ACCESS LANE STRIPING - PRIVATE MAINTENANCE -
- INSTALL 24"X 24"X 24" DROP BOX 8" PVC DRAIN, CORE INTO EXISTING DROP INLET
- CONSTRUCT MULTIDIRECTIONAL WHEELCHAIR RAMP PER COA STD. DWG. 2426
- STREET LIGHT, TO BE COORDINATED WITH AND PLACED BY PNM

LEGEND

- NEW RESIDENTIAL PAVING
- NEW CONCRETE WALKS, APRONS
- PERMEABLE SURFACING MANUFACTURER'S DETAILS, SPECS. APPEAR ON SHEET 7 OF 8
- REMOVE, REPLACE PAVEMENT
- ADA PATH STRIPING
- NEW CURB & GUTTER
- SUBDIVISION BOUNDARY
- LOT LINE
- STREET CENTERLINE
- EXISTING FEATURES
- WATER VALVE
- STORM DROP INLET

TCO ENGINEERING, INC.
330 LOUISIANA BLVD. NE
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LA MIRADA TOWNHOMES
PAVING PLAN, VIDA VERDE LANE

Design Review Committee
APPROVED
SEP 11 2013
DESIGN REVIEW COMMITTEE

City Engineer Approval
APPROVED
JAN 27 2014
CITY ENGINEER

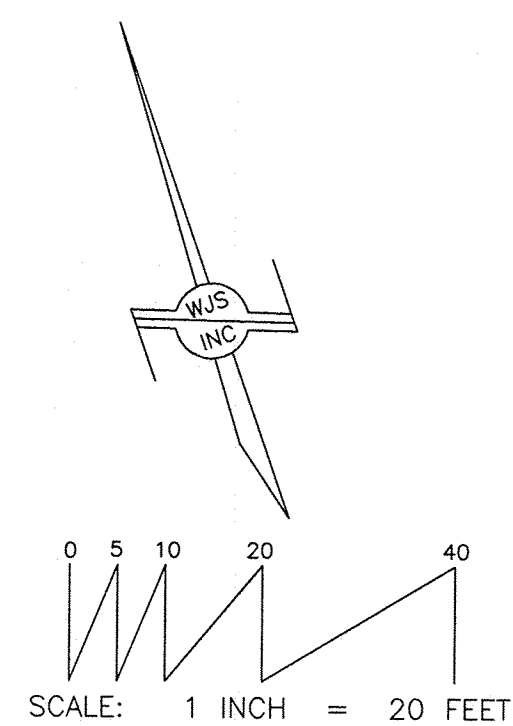
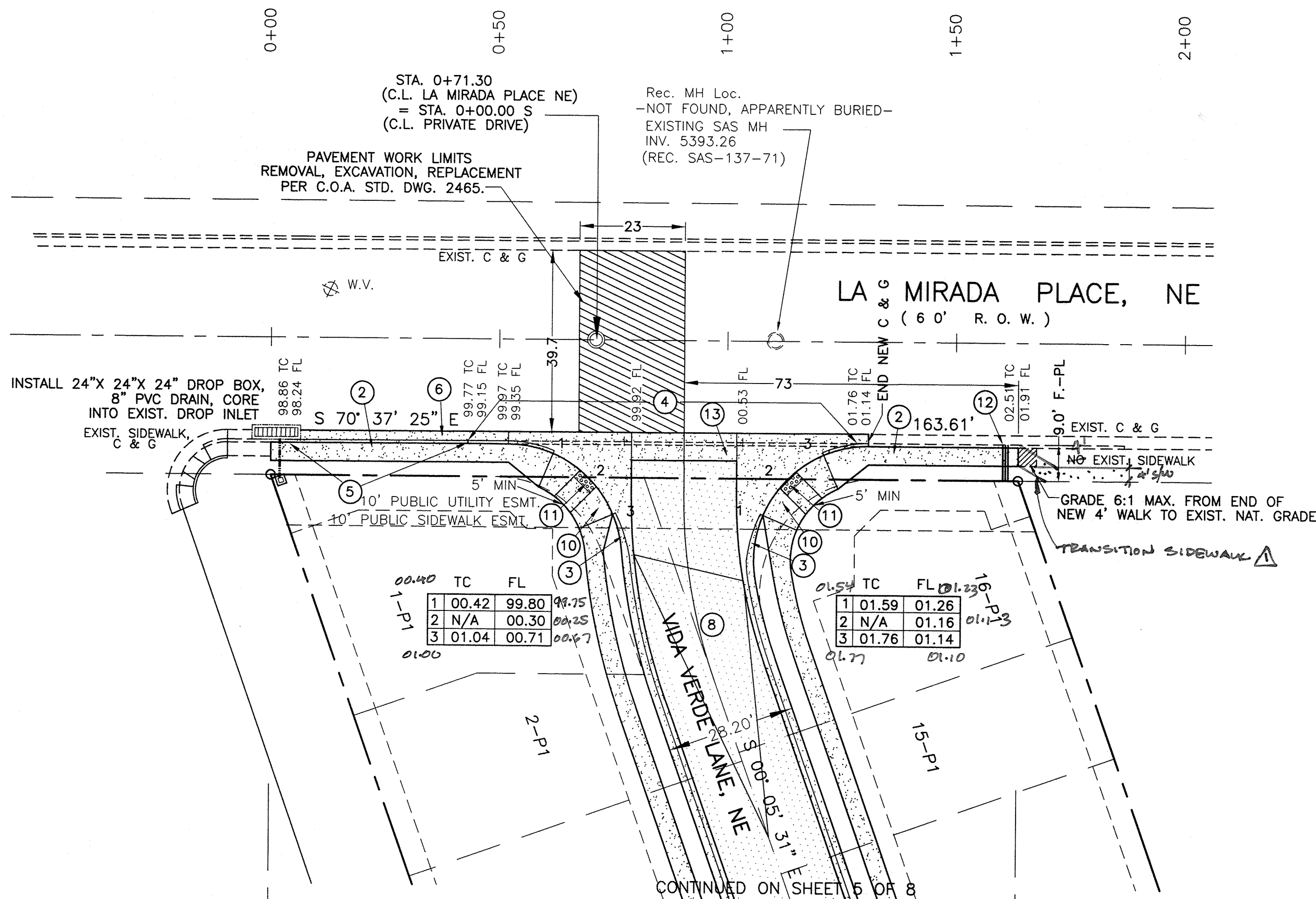
Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 719882

Zone Map G-19

Sheet 5 of 8

AS-BUILT INFORMATION				BENCH MARK				SURVEY INFORMATION				ENGINEER'S SEAL			
NO.	CONTRACTOR	STAKED BY	DATE	NO.	BENCH MARK	IS ACS STA.	"13_F19" ACS	NO.	FIELD NOTES	BY	DATE	NO.	SEAL	DATE	REMARKS
1				1	8-02-13	POINT TABLE FOR CURB RETURNS		1	8-02-13	TDJ	BY	1	8-02-13	TDJ	REMARKS
2				2				2				2			
3				3				3				3			
4				4				4				4			
5				5				5				5			
6				6				6				6			
7				7				7				7			
8				8				8				8			
9				9				9				9			
10				10				10				10			
11				11				11				11			
12				12				12				12			
13				13				13				13			
14				14				14				14			
15				15				15				15			
16				16				16				16			
17				17				17				17			
18				18				18				18			



KEYED NOTES:

- 1 CONSTRUCT STD. CURB & GUTTER
COA STD. DWG. 2415A
- 2 CONSTRUCT 4' SIDEWALK
COA STD. DWG. 2430
- 3 10' TRANSITION FROM MOUNTABLE
TO STANDARD CURB COA STD. DWG. 2418
- 4 REMOVE, DISPOSE 85 L.F. STD. CURB & GUTTER
- 5 REMOVE, DISPOSE 40 L.F. DRIVE OPENING
- 6 CONSTRUCT STANDARD CURB & GUTTER
COA STD. DWG. 2415A
- 7 -NOT USED-
- 8 LOCAL RESIDENTIAL PAVING
COA STD. DWG. 2405A
- 9 PERMEABLE PAVING, PRIVATE CONTRACT
MATERIAL SPECIFIED BY ARCHITECT
- 10 CONSTRUCT MULTIDIRECTIONAL WHEELCHAIR RAMP
PER COA STD. DWG. 2441, CASE II
A MINIMUM 3' WIDE PEDESTRIAN ROUTE MUST
BE MAINTAINED. CROSS SLOPE LIMITED
TO 1:50.
- 11 INSTALL TRUNCATED DOMES PER ADA DESIGN
GUIDELINES. SEE SHEET 7 FOR DETAIL
- 12 INSTALL 12" SIDEWALK CULVERT W/STEEL PLATE
PER COA STD. DWG. 2236. TACK WELD BOLTS
AT THE PLATE.
- 13 A MINIMUM 3' WIDE PEDESTRIAN ROUTE MUST
BE MAINTAINED. CROSS SLOPE LIMITED
TO 1:50.

LEGEND

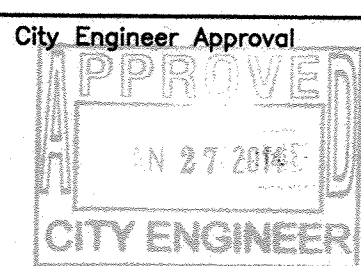
- NEW RESIDENTIAL PAVING
- NEW CONCRETE WALKS, APRONS
- REMOVE, REPLACE PAVEMENT
- NEW CURB & GUTTER
- SUBDIVISION BOUNDARY
- LOT LINE
- STREET CENTERLINE

- EXISTING FEATURES
- WATER VALVE
 - STORM DROP INLET

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330 LOUISIANA BLVD. NE
266-7256 FAX 255-2887

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LA MIRADA TOWNHOMES
PAVING PLAN, LA MIRADA PLACE



Last Design Update

City Project No. 719882

Zone Map G-19

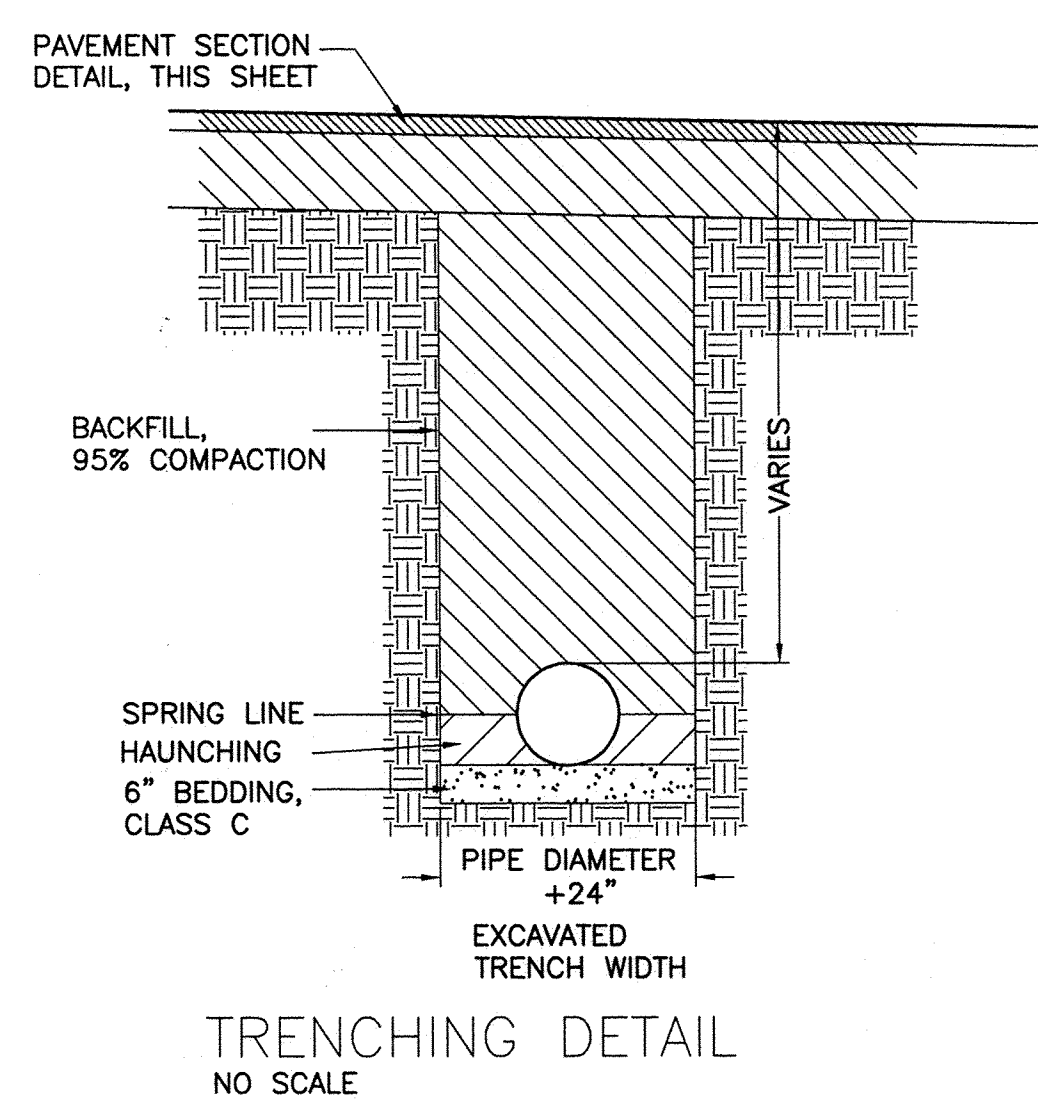
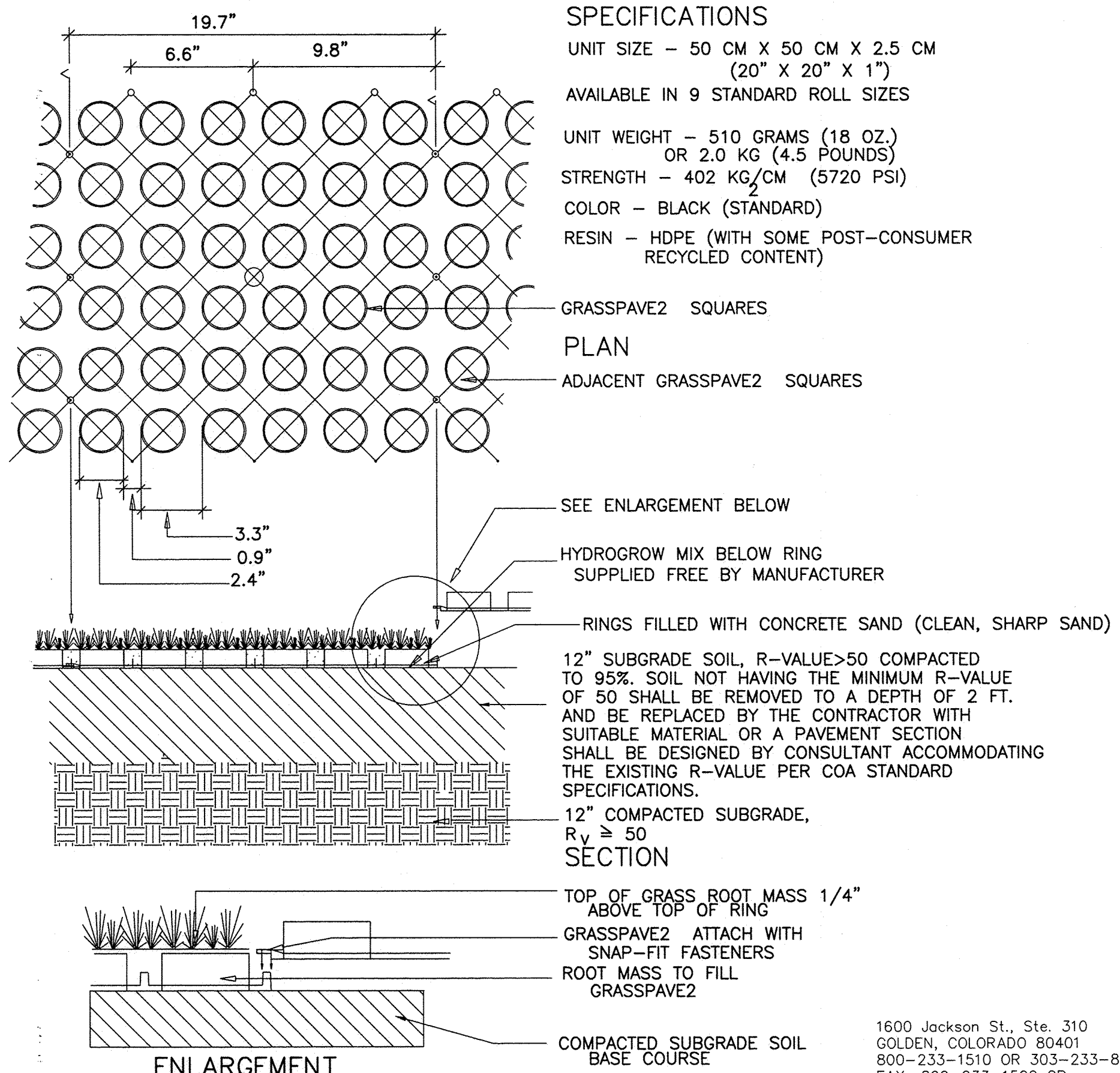
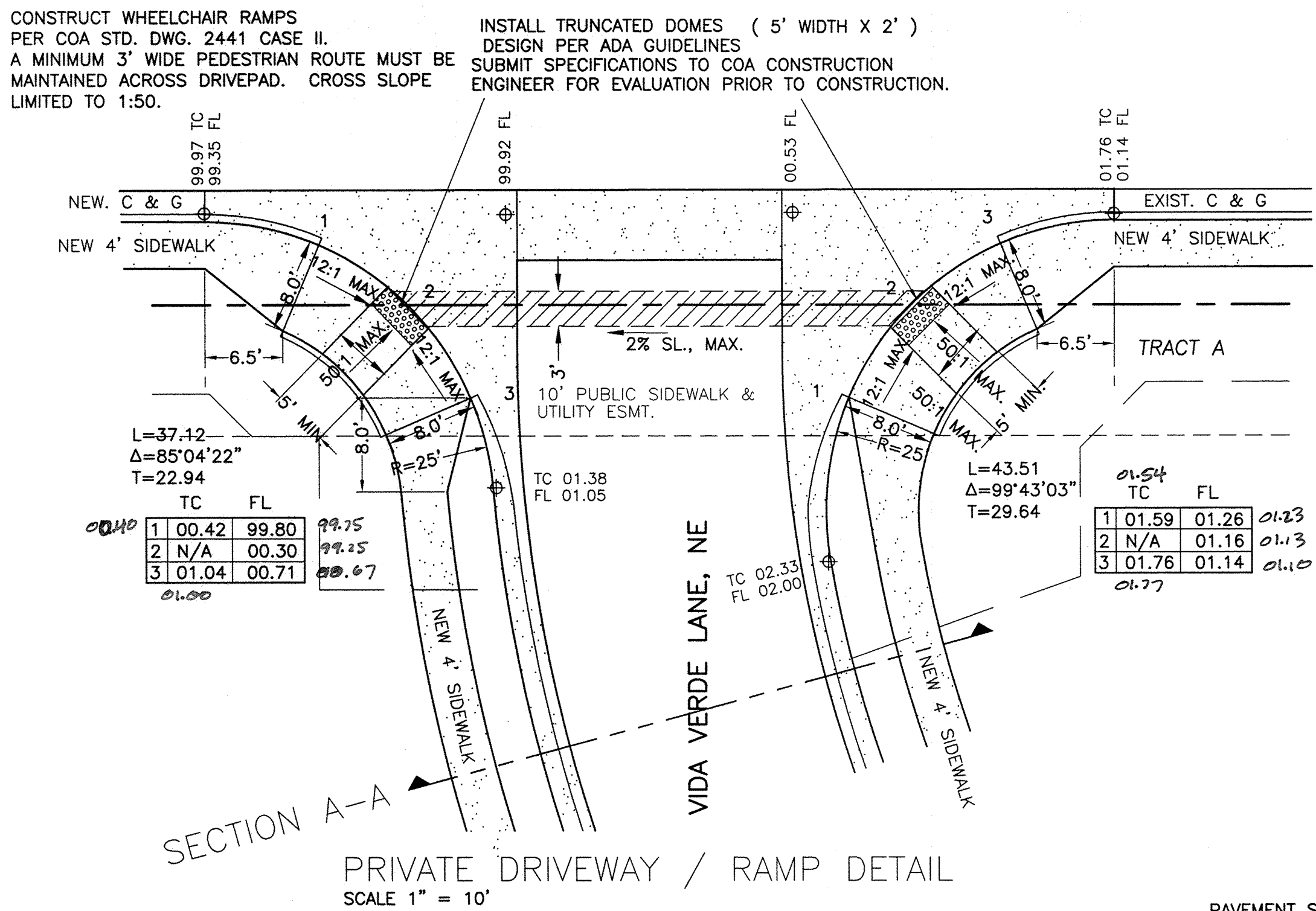
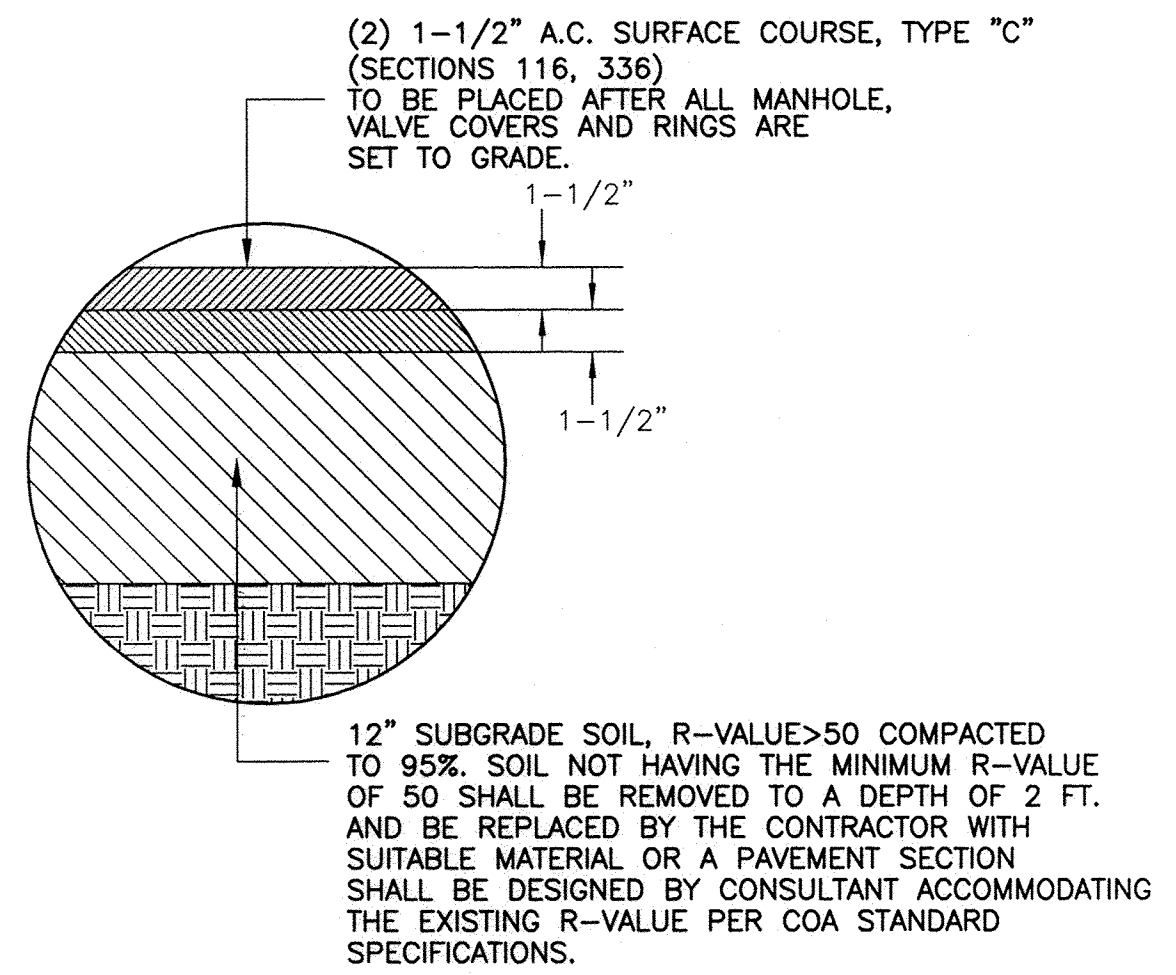
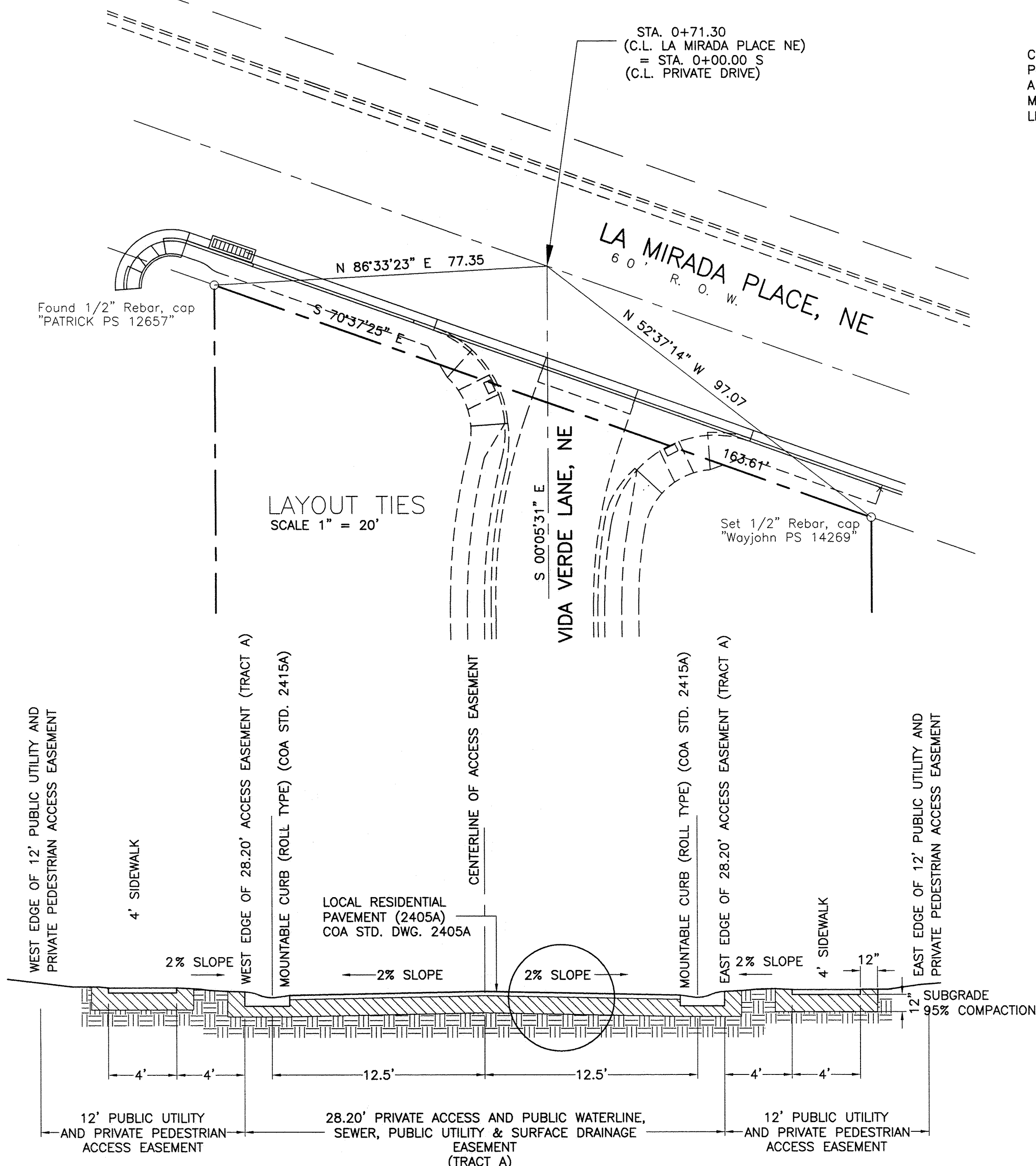
Sheet 6 of 8



08-02-13

REVISIONS		DESIGN	
NO.	DATE	TDJ	REMARKS
1	12-15-10	TDJ	DESIGNED BY
2	02-24-11	EWK	DRAWN BY
3	08-02-13	TDJ	CHECKED BY

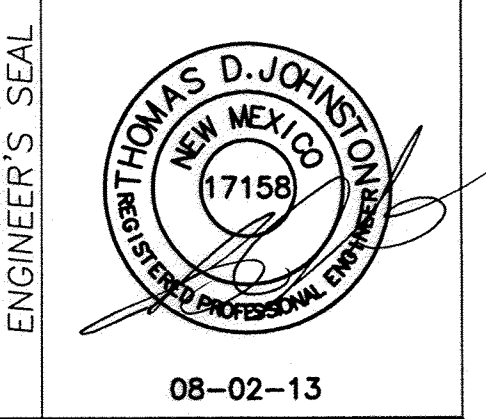
LA MIRADA PLACE, NE
(6 0' R. O. W.)



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330 LOUISIANA BLVD. NE
266-7256 FAX 255-2887

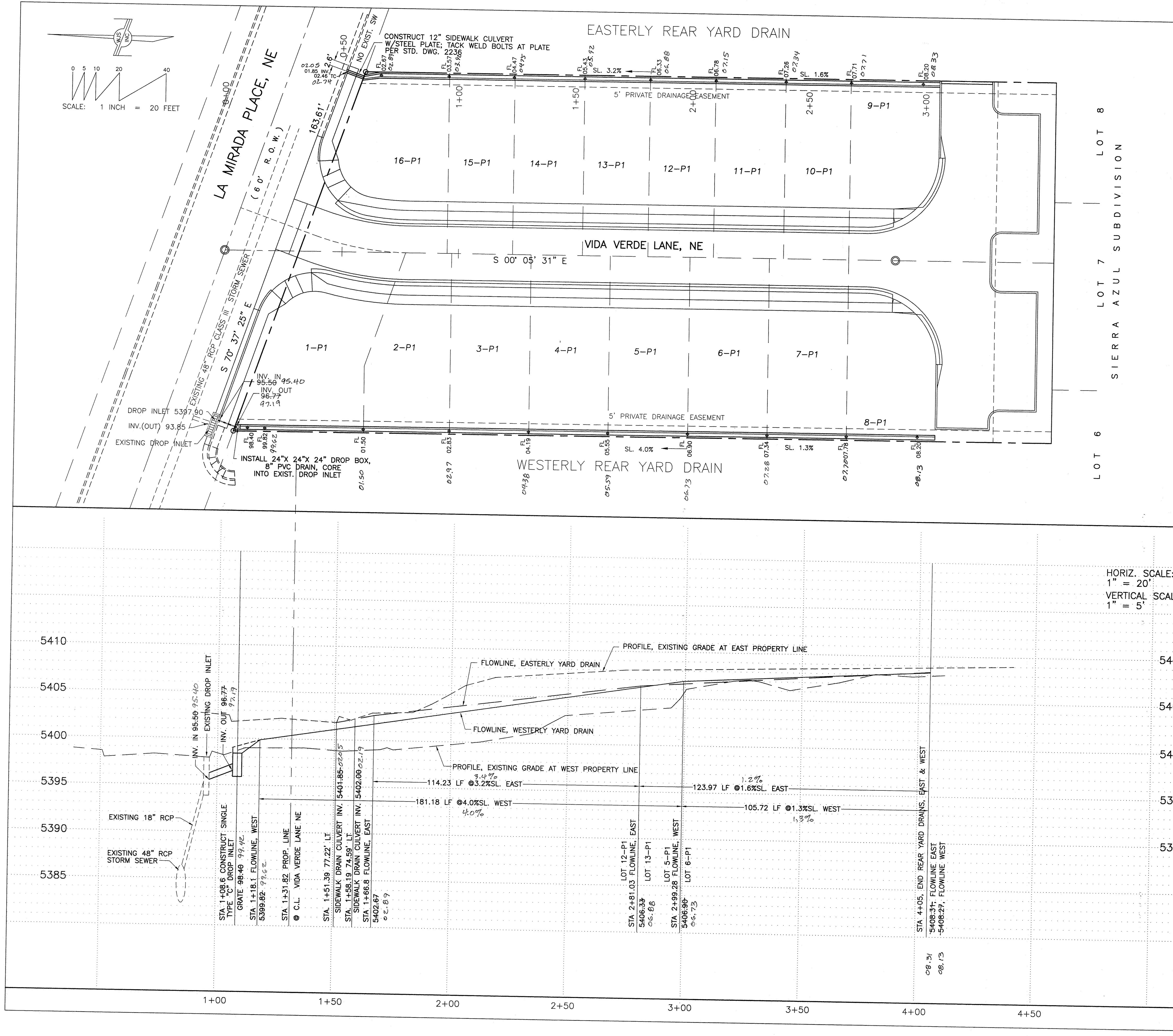
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		Last Design Update	
APPROVED	SEP 11 2013	APPROVED	JAN 27 2014	CITY ENGINEER	
Zone Map	G-19	Sheet	7	Of	8

SURVEY INFORMATION		BENCH MARK		AS-BUILT INFORMATION	
NO.	FIELD NOTES	DATE	BY	NO.	DATE
1	8-02-13	TDJ	BY	1	8-02-13
2	12-15-10	TDJ	BY	2	12-15-10
3	02-27-11	TDJ	BY	3	02-27-11
4	08-02-13	TDJ	BY	4	08-02-13



REVISIONS		DESIGN	
NO.	DATE	DESIGNED BY	CHECKED BY
1	8-02-13	TDJ	EWK
2	12-15-10	TDJ	EWK
3	02-27-11	TDJ	EWK
4	08-02-13	TDJ	EWK

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: LA MIRADA TOWNHOMES PAVEMENT SECTION, DETAILS	
City Project No.	719882
Zone Map	G-19
Sheet	7
Of	8



REAR YARD CONCRETE DRAIN

CONSTRUCT 12" SIDEWALK DRAIN PER COA STD. DWG. 2236 TACK WELD BOLTS AT PLATE

SCALE 1" = 10'

SIDEWALK CULVERT DETAIL

SCALE 1" = 10'

DROP BOX DETAILS

SCALE 1" = 2'

ENGINEER'S SEAL

THOMAS D. JOHNSTON
NEW MEXICO
7156
PROFESSIONAL ENGINEER

08-02-13

STATIONING FOR SIDEWALK CULVERT		REVISIONS	
NO.	DATE	BY	DATE
1.	8-02-13	TDJ	03-28-11
		EWK	03-28-11
		TDJ	08-02-13

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LA MIRADA TOWNHOMES
REAR YARD DRAIN CHANNEL PROFILES

Design Review Committee
APPROVED
SEP 11 2013

City Engineer Approval
APPROVED
JAN 27 2014
CITY ENGINEER

Last Design Update

Mo./Day/Yr.	Mo./Day/Yr.

City Project No. **719882**

Zone Map **G-19**

Sheet **8** of **8**