

VICINITY MAP  
SCALE: 1" = 750'

H-13 & J-13

PLAT OF  
**TRACTS 1 AND 2  
LANDS OF McCLAIN**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2005

CHARLES L. McCLAIN, Jr.  
JOANN McCLAIN  
OWNER  
PROJECTED  
SEC. 18, T 10 N, R 3 E, N.M.P.M.  
LOCATION  
LANDS OF McCLAIN  
SUBDIVISION

2006065442  
8453993  
Page: 1 of 3  
05/05/2006 12:31P  
Bk-2006C Pg-145

Mary Herrera Bern. Co. PLAT R 17.06

COUNTY CLERK FILING DATA

DESCRIPTION

A certain tract of unplatted land located within the Town of Albuquerque Grant, within projected Section 18, Township 10 North, Range 3 East, N.M.P.M., Albuquerque, Bernalillo County, New Mexico, comprising Tract 340A2A1A1, M.R.G.C.D. Property Map No. 35 as described by Warranty Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 3, 1983, Book D195A, Page 663, Document Number 83 67858 and being more particularly described as follows:

Beginning at the northwest corner of the parcel herein described, being a point on the south right-of-way line of Zearing Avenue, N.W., also being the northeast corner of Tract 340A2A1B, M.R.G.C.D. Property Map No. 35; UPC# 101305916601230303; thence S 88°34'16" E a distance of 703.38 feet along said south right-of-way line to the northeast corner of the parcel herein described, being the point of intersection of said south right-of-way line of Zearing Avenue, N.W. and the west right-of-way line of 19th Street, N.W.; thence S 00°13'51" E a distance of 164.09 feet along said west right-of-way line to the southeast corner of the parcel herein described, being the northeast corner of Tract "A-3", Lands of William Andrew McCord, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 25, 2003, Book 2003C, Page 190; thence along a curve to the right, with a radius of 388.75 feet, an arc length of 94.07 feet, a chord bearing of S 84°31'50" W, a chord length of 93.84 feet and a Delta of 13°51'54", thence N 88°32'13" W a distance of 614.06 feet to the southwest corner of the parcel herein described, being a point on the north property line of Tract "A-2", said Lands of William Andrew McCord, also being the southeast corner of said Tract 340A2A1B; thence N 01°07'55" E a distance of 174.92 feet to the point of beginning and containing 2.8282 acres, more or less.

DRB PROJECT NUMBER 1004851

APPLICATION NUMBER 06DRB-00556

APPROVALS:

*[Signature]* 5/03/06  
DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

*[Signature]* 4-26-06  
WATER UTILITY DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

*[Signature]* 4-26-06  
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE

*[Signature]* 4-26-06  
A.M.A.F.C.A. DATE

*[Signature]* 5-3-06  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

*[Signature]* 4/26/06  
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

*[Signature]* 5-2-06  
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE

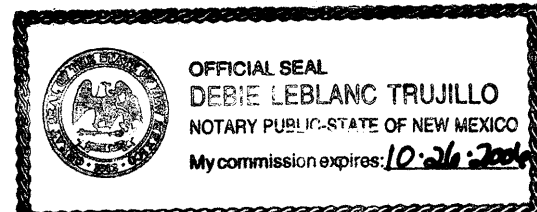
DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owners and does hereby dedicate to the City of Albuquerque in fee simple with warranty covenants the additional public street right-of-way and grant the easement as shown, including the rights of ingress and egress and the right to trim interfering trees. We hereby warrant that we hold complete and indefeasible title in fee simple to the land subdivided hereon.

*[Signature]* May 2, 2006  
Charles L. McClain, Jr., Husband Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS



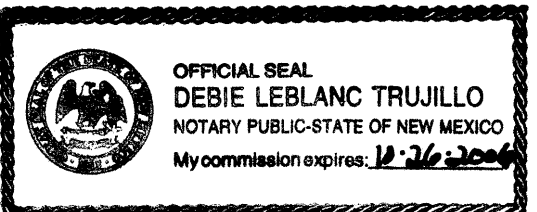
This instrument was acknowledged before me on this 2<sup>nd</sup> day of May, 2006, by Charles L. McClain, Jr.

*[Signature]*  
Notary Public

*[Signature]* 5/2/06  
Jo Ann McClain, Wife Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS



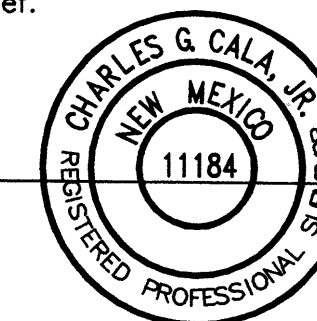
This instrument was acknowledged before me on this 2<sup>nd</sup> day of May, 2006, by Jo Ann McClain.

*[Signature]*  
Notary Public

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

*[Signature]*  
Charles G. Cala, Jr., NMPS #1184



4-26-2006  
Date

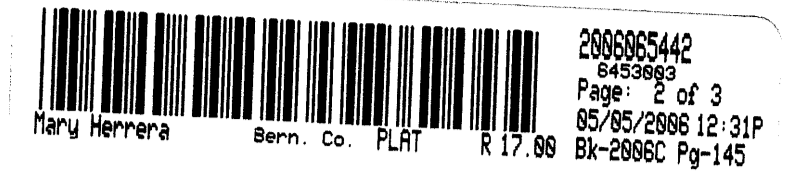
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
10305920001230305  
Charles L. McClain Jr.  
Joann McClain  
5-3-06



JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. NE.  
ALBUQUERQUE NEW MEXICO 87109  
ENGINEERS SURVEYORS (505) 345-4250  
JOB #2006.006.7 60067platA.dwg

PLAT OF  
**TRACTS 1 AND 2**  
**LANDS OF McCLAIN**

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2005



COUNTY CLERK FILING DATA

Notes:

1. A boundary and partial topographic survey was performed in March, 2006. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 18, Township 10 North, Range 3 East, N.M.P.M. (Town of Albuquerque Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings were positioned from A.C.S. Control Station "8-J13A".
5. Record bearings and distances are shown in parenthesis.
6. The following documents and instruments were used for the performance and preparation of this survey:
  - a. Warranty Deed filed 10-03-1983, Document No. 83 67858, Book D195A, Page 663, Records of Bernalillo County, New Mexico.
  - b. Quitclaim Deed filed 11-04-1983, Document No. 83 76263, Book D197A, Page 975-976, Records of Bernalillo County.
  - c. Topographic Plan of Zearing Ave. Industrial Site, City of Albuquerque, April 1990, by Geo Surveys.
  - d. Plat of Tracts A-1, A-2 and A-3, Lands of William Andrew McCord, filed 06-25-2003, Book 2003C, Page 190, Records of Bernalillo County.
  - e. Sidewalk encroachment as evidenced by Warranty Deeds recorded in Book D904, Page 719 and Book D113A, Page 925, Records of Bernalillo County
  - f. Commitment for Title Insurance, Commitment No. 6212000231, file No. 6212000231, prepared by Commonwealth Land Title Insurance Company dated October 20, 2005.
7. No street mileage was created by this plat.
10. Gross subdivision acreage = 2.8282 acres ±.
11. Current zoning on site is S-M1, based on review of the City of Albuquerque Zone Atlas.
12. The purpose of this plat is to:
  - a. Create 2 tracts from Tract 340A2A1A1, M.R.G.C.D. Map 35
  - b. Dedicate in fee simple the corner radius as shown hereon.
  - c. Grant the public sidewalk easement as shown hereon.

KEYED NOTES

ENCROACHMENT

- ① SIDEWALK ENCROACHMENT ALONG THE NORTH PROPERTY LINE AS EVIDENCED BY THE WARRANTY DEEDS RECORDED IN BOOK D904, PAGE PAGE 719 AND IN BOOK D113A, PAGE 925, RECORDS OF BERNALILLO COUNTY.

NEW EASEMENT

- ② 3' CITY OF ALBUQUERQUE PUBLIC SIDEWALK EASEMENT GRANTED BY THIS PLAT.

MONUMENTS

- (A) FOUND PK NAIL W/WASHER STAMPED "NMPS 7248"
- (B) FOUND PK NAIL, BENT, REPLACED WITH MAGNAIL W/WASHER STAMPED "NMPS 11184"
- (C) FOUND NAIL HOLE IN SIDEWALK, SET MAGNAIL W/WASHER STAMPED "NMPS 11184"
- (D) FOUND 1" IRON PIPE, TAGGED W/WASHER STAMPED "NMPS 11184"
- (E) FOUND #4 REBAR W/CAP STAMPED "PLS 8686"
- (F) FOUND #4 REBAR W/CAP STAMPED "PATRICK PS12651"
- (G) FOUND #4 REBAR W/CAP STAMPED "MEDRANO PS 11993"
- (H) FOUND #4 REBAR - NO IDENTIFICATION
- (K) FOUND #4 REBAR - DISTURBED
- (L) FOUND CHISELED "+" CUT
- (N) FOUND #4 REBAR W/CAP - NO IDENTIFICATION
- (Q) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (R) SET CHISELED "^" IN CONCRETE SIDEWALK
- (S) FOUND #4 REBAR W/CAP STAMPED "PS 11993" (DISTURBED), REPLACED WITH #5 REBAR AND CAP STAMPED "NEW MEXICO PS 11184"
- (T) FOUND PK NAIL W/WASHER, NO I.D.

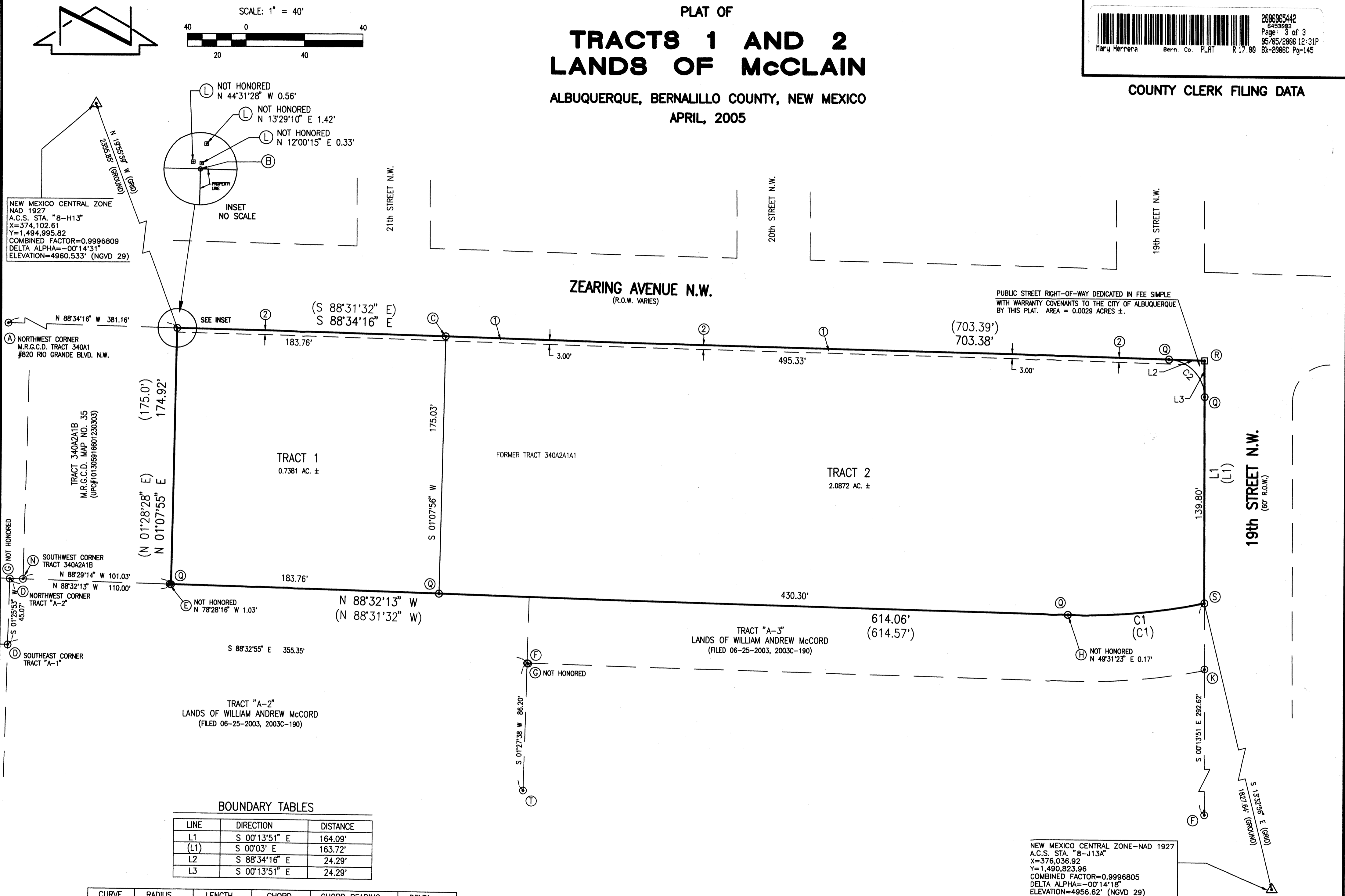


JEFF MORTENSEN & ASSOCIATES, INC.  
 □ 6010-B MIDWAY PARK BLVD. N.E.  
 □ ALBUQUERQUE □ NEW MEXICO 87109  
 □ ENGINEERS □ SURVEYORS (505) 345-4250  
 JOB #2006.006.7 60067platA.dwg

PLAT OF  
**TRACTS 1 AND 2**  
**LANDS OF McCLAIN**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2005

2006065442  
 6453893  
 Page: 3 of 3  
 05/05/2006 12:31P  
 Bern. Co. PLRT R 17.00 BX-2006C Pg-145

COUNTY CLERK FILING DATA



NEW MEXICO CENTRAL ZONE  
 NAD 1927  
 A.C.S. STA. "B-H13"  
 X=374,102.61  
 Y=1,494,995.82  
 COMBINED FACTOR=0.9996809  
 DELTA ALPHA=-00°14'31"  
 ELEVATION=4960.533' (NGVD 29)

PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE  
 WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE  
 BY THIS PLAT. AREA = 0.0029 ACRES ±.

**BOUNDARY TABLES**

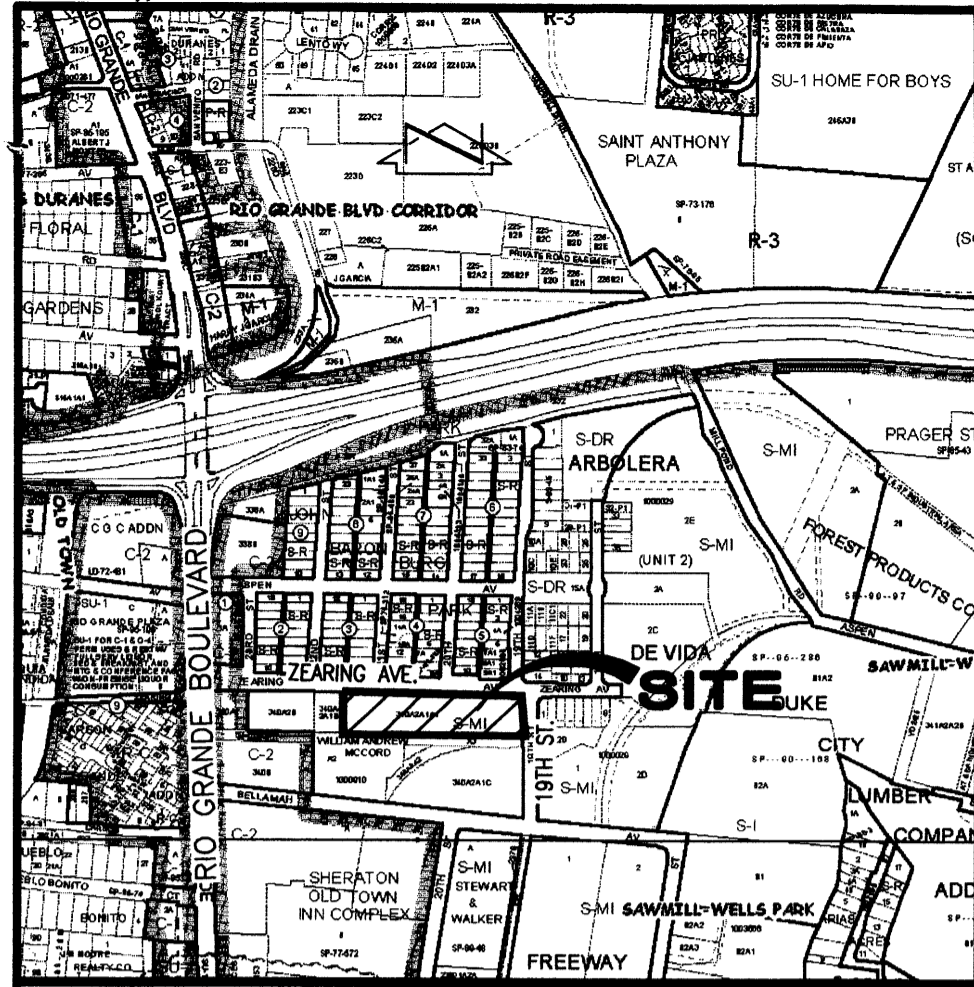
LINE	DIRECTION	DISTANCE
L1	S 00°13'51" E	164.09'
(L1)	S 00°03' E	163.72'
L2	S 88°34'16" E	24.29'
L3	S 00°13'51" E	24.29'

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C1	388.75'	94.07'	93.84'	S 84°31'50" W	13°51'54"
(C1)	388.75'	94.10'	93.87'	S 84°32'23" W	
C2	25.00'	38.55'	34.84'	S 44°24'04" E	88°20'25"

NEW MEXICO CENTRAL ZONE-NAD 1927  
 A.C.S. STA. "8-J13A"  
 X=376,036.92  
 Y=1,490,823.96  
 COMBINED FACTOR=0.9996805  
 DELTA ALPHA=-00°14'18"  
 ELEVATION=4956.62' (NGVD 29)



JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. NE.  
 ALBUQUERQUE NEW MEXICO 87109  
 ENGINEERS SURVEYORS (505) 345-4250  
 JOB #2006.006.7 60067plotA.dwg



VICINITY MAP  
SCALE: 1" = 750'

H-13 & J-13

PLAT OF  
**TRACTS 1 and 2  
LANDS OF McCLAIN**

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2005

CHARLES L. McCLAIN, Jr.  
JOANN McCLAIN  
OWNER  
  
PROJECTED  
SEC. 18, T 10 N, R 3 E, N.M.P.M.  
LOCATION  
  
TRACTS 1 & 2, LANDS OF McCLAIN  
SUBDIVISION

COUNTY CLERK FILING DATA

**FINAL**  
PRELIMINARY PLAT  
APPROVED BY DRB  
ON 4/26/06

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owners and does hereby dedicate to the City of Albuquerque in fee simple with warranty covenants the additional public street right-of-way. We hereby warrant that we hold complete and indefeasible title in fee simple to the land subdivided hereon.

*Charles L. McClain, Jr.* 4/12/2006  
Charles L. McClain, Jr., Husband Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS



This instrument was acknowledged before me on this 12<sup>th</sup> day of April, 2006, by Charles L. McClain, Jr.

*Debbie LeBlanc Trujillo*  
Notary Public

*JoAnn McClain* 4/12/06  
JoAnn McClain, Wife Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS



This instrument was acknowledged before me on this 12<sup>th</sup> day of April, 2006, by Joann McClain

*Debbie LeBlanc Trujillo*  
Notary Public

DESCRIPTION

A certain tract of unplatted land located within the Town of Albuquerque Grant, within projected Section 18, Township 10 North, Range 3 East, N.M.P.M., Albuquerque, Bernalillo County, New Mexico, comprising Tract 340A2A1A1, M.R.G.C.D. Property Map No. 35 as described by Warranty Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 3, 1983, Book D195A, Page 663, Document Number 83 67858 and being more particularly described as follows:

Beginning at the northwest corner of the parcel herein described, being a point on the south right-of-way line of Zearing Avenue, N.W., also being the northeast corner of Tract 340A2A1B, M.R.G.C.D. Property Map No. 35; UPC# 101305916601230303; thence S 88°34'16" E a distance of 703.38 feet along said south right-of-way line to the northeast corner of the parcel herein described, being the point of intersection of said south right-of-way line of Zearing Avenue, N.W. and the west right-of-way line of 19th Street, N.W.; thence S 00°13'51" E a distance of 164.09 feet along said west right-of-way line to the southeast corner of the parcel herein described, being the northeast corner of Tract "A-3", Lands of William Andrew McCord, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 25, 2003, Book 2003C, Page 190; thence along a curve to the right, with a radius of 388.75 feet, an arc length of 94.07 feet, a chord bearing of S 84°31'50" W, a chord length of 93.84 feet and a Delta of 13°51'54", thence N 88°32'13" W a distance of 614.06 feet to the southwest corner of the parcel herein described, being a point on the north property line of Tract "A-2", said Lands of William Andrew McCord, also being the southeast corner of said Tract 340A2A1B; thence N 01°07'55" E a distance of 174.92 feet to the point of beginning and containing 2.8282 acres, more or less.

DRB PROJECT NUMBER \_\_\_\_\_

APPLICATION NUMBER \_\_\_\_\_

APPROVALS:

DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

WATER UTILITY DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE

A.M.A.F.C.A. DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

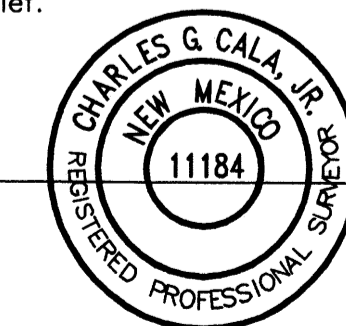
*J. B. [Signature]* 4-13-06  
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE

REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

*Charles G. Cala, Jr.*  
Charles G. Cala, Jr., NMPS 11184



4-12-2006  
Date



JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE NEW MEXICO 87109  
ENGINEERS SURVEYORS (505) 345-4250  
JOB #2006.006.7 60067plotA.dwg

PLAT OF  
**TRACTS 1 and 2**  
**LANDS OF McCLAIN**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2005

COUNTY CLERK FILING DATA

**KEYED NOTES**

- ① SIDEWALK ENCROACHMENT ALONG THE NORTH PROPERTY LINE AS EVIDENCED BY THE WARRANTY DEEDS RECORDED IN BOOK D904, PAGE PAGE 719 AND IN BOOK D113A, PAGE 925, RECORDS OF BERNALILLO COUNTY.
- Ⓐ FOUND PK NAIL W/WASHER STAMPED "NMPS 7248"
- Ⓑ FOUND PK NAIL, BENT, REPLACED WITH MAGNAIL W/WASHER STAMPED "NMPS 11184"
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- Ⓗ FOUND #4 REBAR - NO IDENTIFICATION
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- Ⓛ FOUND CHISELED "+" CUT
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**NOTES:**

1. A boundary and partial topographic survey was performed in March, 2006. Property corners were found or set as indicated.
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  - f. Commitment for Title Insurance, Commitment No. 6212000231, file No. 6212000231, prepared by Commonwealth Land Title Insurance Company dated October 20, 2005.
7. No private street mileage created by this plat.
10. Gross subdivision acreage = 2.8282 acres ±.
11. Current zoning on site is S-M1, based on review of the City of Albuquerque Zone Atlas.
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  - b. Dedicate in fee simple the corner radius as shown hereon.

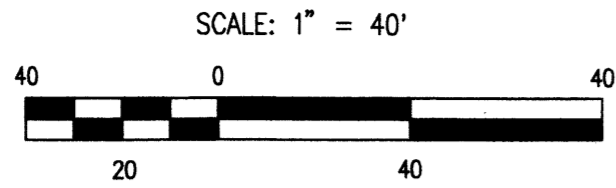
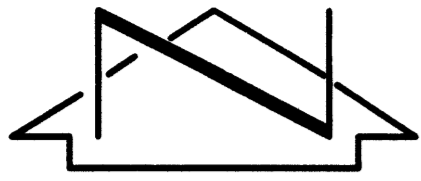


JEFF MORTENSEN & ASSOCIATES, INC.  
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 □ ALBUQUERQUE □ NEW MEXICO 87109  
 □ ENGINEERS □ SURVEYORS (505) 345-4250  
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PLAT OF  
**TRACTS 1 and 2**  
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ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2005

COUNTY CLERK FILING DATA



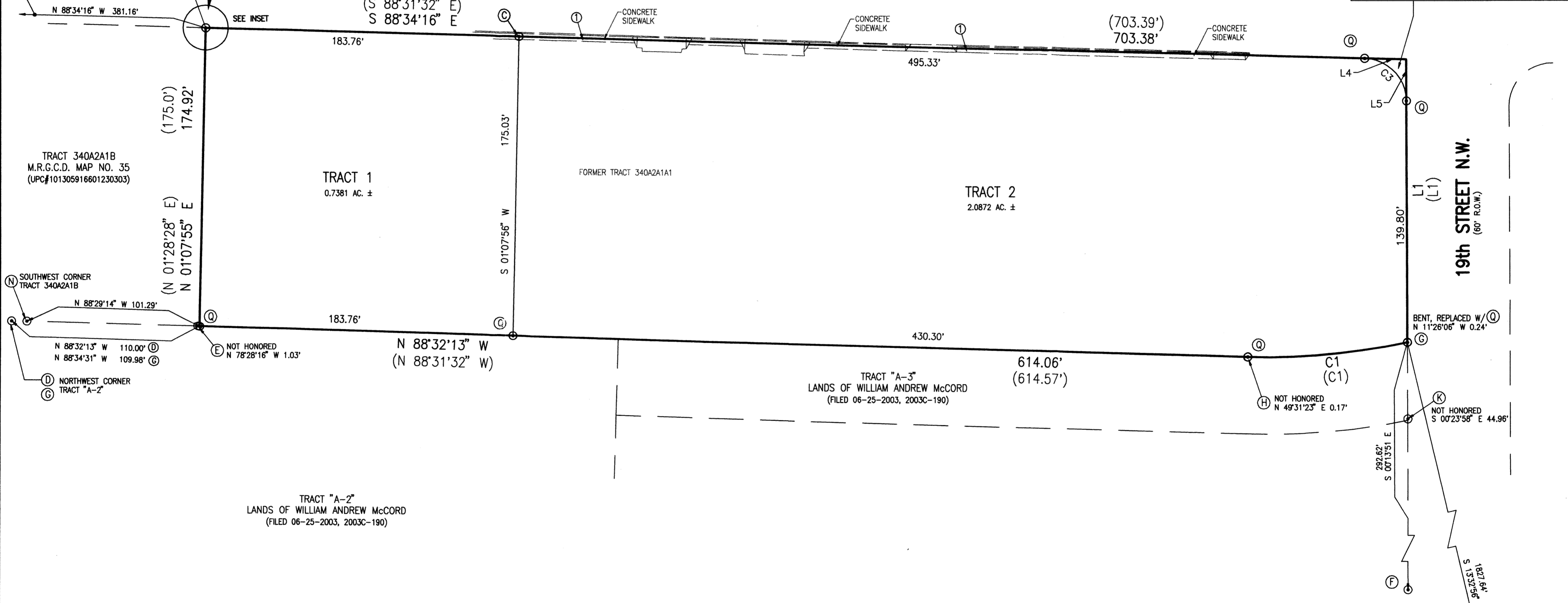
NEW MEXICO CENTRAL ZONE  
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Y=1,494,995.82  
COMBINED FACTOR=0.9996809  
DELTA ALPHA=-00°14'31"  
ELEVATION=4960.533' (NGVD 29)

NORTHWEST CORNER  
M.R.G.C.D. TRACT 340A1  
#820 RIO GRANDE BLVD. N.W.

INSET  
NO SCALE

**ZEARING AVENUE N.W.**  
(R.O.W. VARIES)

PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE  
WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE  
BY THIS PLAT. AREA = 0.0029 ACRES ±.



BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	S 00°13'51" E	164.09'
(L1)	S 00°03' E	163.72'
L2	S 00°13'51" E	45.92'
(L2)	S 00°12'48" E	45.93'
L3	N 01°27'38" E	45.00'
(L3)	N 01°29'33" E	45.00'
L4	S 88°34'16" E	24.29'
L5	S 00°13'51" E	24.29'

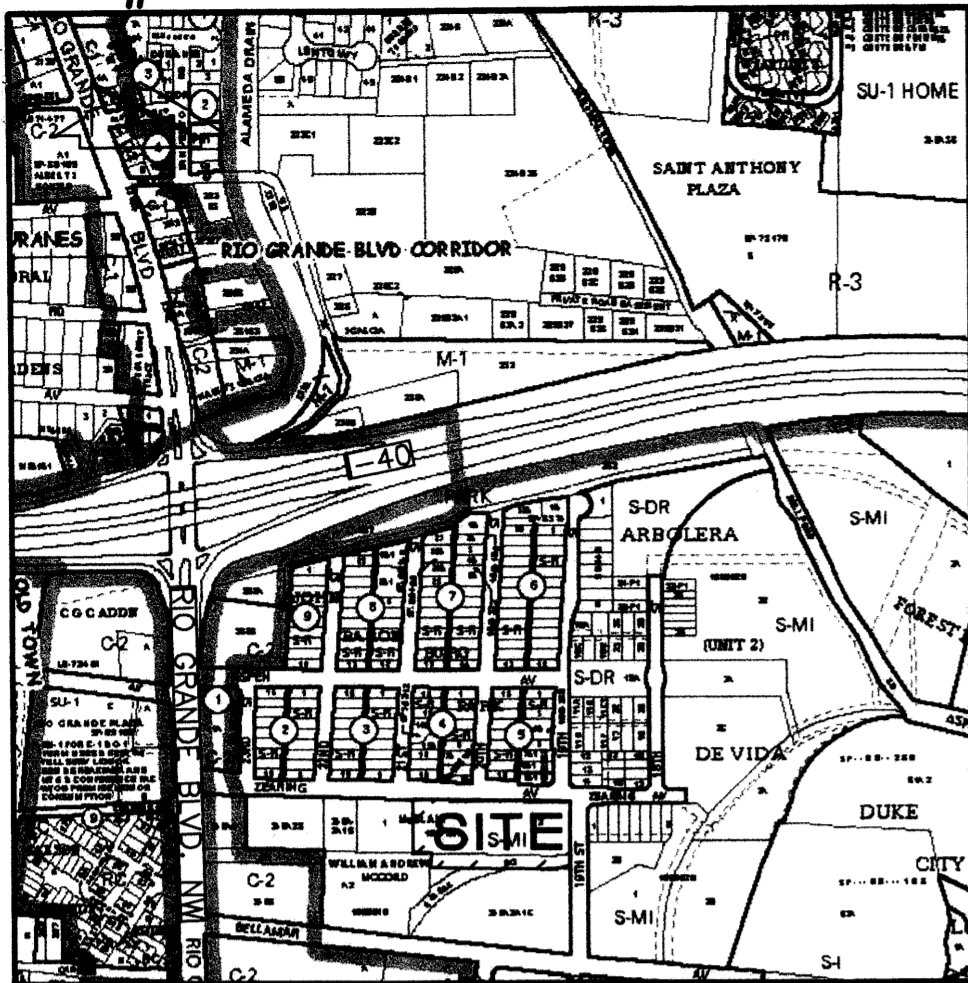
BOUNDARY TABLES

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C1	388.75'	94.07'	93.84'	S 84°31'50" W	13°51'54"
(C1)	388.75'	94.10'	93.87'	S 84°32'23" W	
C2	433.75'	95.28'	95.09'	S 85°10'13" W	12°35'09"
(C2)	433.75'	95.26'	95.07'	S 85°10'08" W	12°35'02"
C3	25.00'	38.55'	34.84'	S 44°24'04" E	88°20'25"

NEW MEXICO CENTRAL ZONE-NAD 1927  
A.C.S. STA. "9-J13A"  
X=376,036.92  
Y=1,490,823.96  
COMBINED FACTOR=0.9996805  
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ELEVATION=4956.62' (NGVD 29)



JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE NEW MEXICO 87109  
ENGINEERS SURVEYORS (505) 345-4250  
JOB #2006.006.7 60067platA.dwg



**VICINITY MAP**

SCALE: 1" = 750'

**H-13**

PRELIMINARY SUBDIVISION PLAT OF  
**LOTS 1-P1 THROUGH 39-P1,**  
**ANTIGUA TRAVESIA**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2006

SAWMILL DEVELOPMENT CO., LLC  
 OWNER  
 PROJECTED  
 SEC. 18, T 10 N, R 3 E, N.M.P.M.  
 LOCATION  
 ANTIGUA TRAVESIA  
 SUBDIVISION

COUNTY CLERK FILING DATA

DRB PROJECT NUMBER 1004851

APPLICATION NUMBER 06DRB-00556

APPROVALS:

**PRELIMINARY PLAT  
 APPROVED BY DRB**

DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

WATER UTILITY DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE

A.M.A.F.C.A. DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE

REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

P.N.M. ELECTRIC SERVICES DATE

QWEST TELECOMMUNICATIONS DATE

P.N.M. GAS SERVICES DATE

COMCAST CABLE VISION OF NEW MEXICO, INC. DATE

DESCRIPTION

Tract 2, Lands of McClain, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 05, 2006, Book 2006C, Page 145; together with Tract A-3, Lands of William Andrew McCord, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 25, 2003, Book 2003C, Page 190.

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees. I hereby warrant that I hold complete and indefeasible title in fee simple to the land subdivided, hereon.

*John D. Edge*  
 John D. Edge, Managing Member,  
 Sawmill Development Co., LLC Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS



OFFICIAL SEAL  
**CHARLES G. CALA, JR.**  
 NOTARY PUBLIC - STATE OF NEW MEXICO  
 Notary Bond Filed with Secretary of State  
 My Commission Expires **5-8-2009**

This instrument was acknowledged before me on this 29<sup>th</sup> day of September, 2006, by John D. Edge, Managing Member, Sawmill Development Co., LLC.

*Charles G. Cala, Jr.*  
 Notary Public

Public Utility easements shown on this plat are seven (7) feet wide and are granted for the common and joint use of:

1. The P.N.M. Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The P.N.M. Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest Corporation for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
4. Comcast Cable Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

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

APPROVED:

*Charles G. Cala, Jr.*

CITY SURVEYOR, DEPARTMENT OF MUNICIPAL DEVELOPMENT,  
 CITY OF ALBUQUERQUE, NEW MEXICO

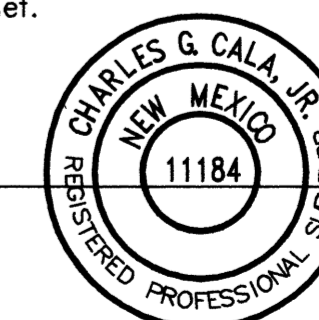
10-5-06

DATE

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

*Charles G. Cala, Jr.*  
 Charles G. Cala, Jr., NMPS 11184



10-4-2006  
 Date



JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. N.E.  
 ALBUQUERQUE NEW MEXICO 87109  
 ENGINEERS & SURVEYORS (505) 345-4250  
 JOB #2006.006.4 PLAT1XXXXXX

PRELIMINARY SUBDIVISION PLAT OF  
**LOTS 1-P1 THROUGH 39-P1,**  
**ANTIGUA TRAVESIA**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2006

COUNTY CLERK FILING DATA

## Notes:

1. A boundary survey was performed in March, 2006 and verified in September, 2006. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 18, Township 10 North, Range 3 East, N.M.P.M. (Town of Albuquerque Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings were positioned from A.C.S. Control Station "8-J13A".
5. Record bearings and distances are shown in parenthesis.
6. The following documents and instruments were used for the performance and preparation of this survey:
  - a. Warranty Deed filed 05-12-2006, Book A116, Page 9436, Doc. #2006069642, Records of Bernalillo County, New Mexico (Tract 2).
  - b. Warranty Deed filed 05-18-2006, Book A117, Page 2674, Doc. #2006072890, Records of Bernalillo County, New Mexico (Tract A-3).
  - c. Plat of Lands of William Andrew McCord, filed 06-25-2003, Book 2003C, Page 190, Records of Bernalillo County.
  - d. Plat of Lands of McClain, filed 05-05-2006, Book 2006, Page 145, Records of Bernalillo County.
  - e. Commitment for Title Insurance, File Number 6050539, dated 05-19-2006 prepared by Stewart Title of Albuquerque, L.L.C.
  - f. Boundary Survey prepared by this firm certified 04-07-2006.
7. Private street mileage created by this plat = 0.17 miles (full-width).
10. Gross subdivision acreage = 2.5659 acres ±.
11. Current zoning on site is S-M1, based on review of the City of Albuquerque Zone Atlas.
12. The purpose of this plat is to:
  - a. Create 39 (thirty-nine) residential lots from Tract 2, Lands of McClain and Tract A-3, Lands of William Andrew McCord.
  - b. Grant the necessary public utility, public sidewalk, public waterline, public sanitary sewer, private vehicular, private pedestrian, private waterline, private sanitary sewer and private drainage easements as shown.
13. Upon completion of the construction of the streets, City of Albuquerque approved centerline monuments shall be placed at all intersections or as otherwise indicated in lieu of subdivision block corner monumentation. Location of said monuments are designated with a "⊙" symbol.

## KEYED NOTES

## EXISTING EASEMENTS

- ① 3' CITY OF ALBUQUERQUE PUBLIC SIDEWALK EASEMENT GRANTED BY PLAT 2006C-145
- ② 7' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2003C-190

## NEW EASEMENTS

- ③ 7' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ④ PRIVATE VEHICULAR, PRIVATE PEDESTRIAN ACCESS AND PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE LOTS 1 THROUGH 39. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE ANTIGUA TRAVESIA HOMEOWNERS ASSOCIATION.
- ⑤ NOT USED
- ⑥ PUBLIC SIDEWALK EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE
- ⑦ 30' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT TO SERVE THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY; 30' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE
- ⑧ 5' PRIVATE WATER AND SANITARY SEWER EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION TO SERVE LOTS 15 AND 20. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE ANTIGUA TRAVESIA HOMEOWNERS ASSOCIATION.
- ⑨ 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT TO SERVE THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY; 25' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE
- ⑩ 10' PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE LOTS 1-39. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE ANTIGUA TRAVESIA HOMEOWNERS ASSOCIATION.

## MONUMENTS

- (A) FOUND MAG NAIL W/WASHER STAMPED "NMPS 1184"
- (B) FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (C) FOUND CHISELED "Λ" IN CONCRETE SIDEWALK
- (D) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (E) FOUND #4 REBAR, DISTURBED (NOT HONORED N07'32'23" E 0.98')
- (F) FOUND #4 REBAR W/CAP STAMPED "PATRICK PS12651", TAGGED W/WASHER STAMPED "NMPS 11184"
- (G) FOUND #4 REBAR W/CAP STAMPED "MEDRANO PS 11993", (NOT HONORED S65°53'53" E 0.77')
- (H) FOUND P.K. NAIL WTIN, (NOT HONORED N 02°32'52" W 0.90')



JEFF MORTENSEN & ASSOCIATES, INC.  
 □ 6010-B MIDWAY PARK BLVD. N.E.  
 □ ALBUQUERQUE □ NEW MEXICO 87109  
 □ ENGINEERS □ SURVEYORS (505) 345-4250  
 JOB #2006.006.4 PLAT1

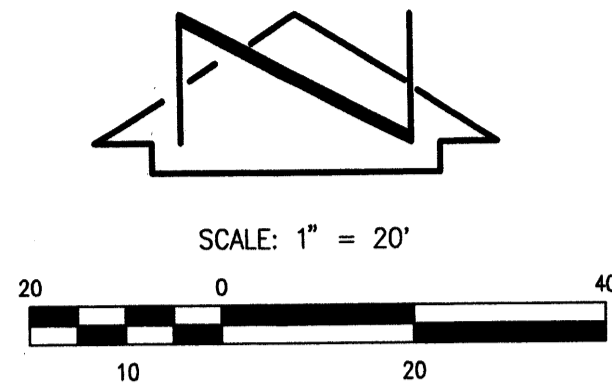


# PRELIMINARY SUBDIVISION PLAT OF LOTS 1-P1 THROUGH 39-P1, ANTIGUA TRAVESIA

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2006

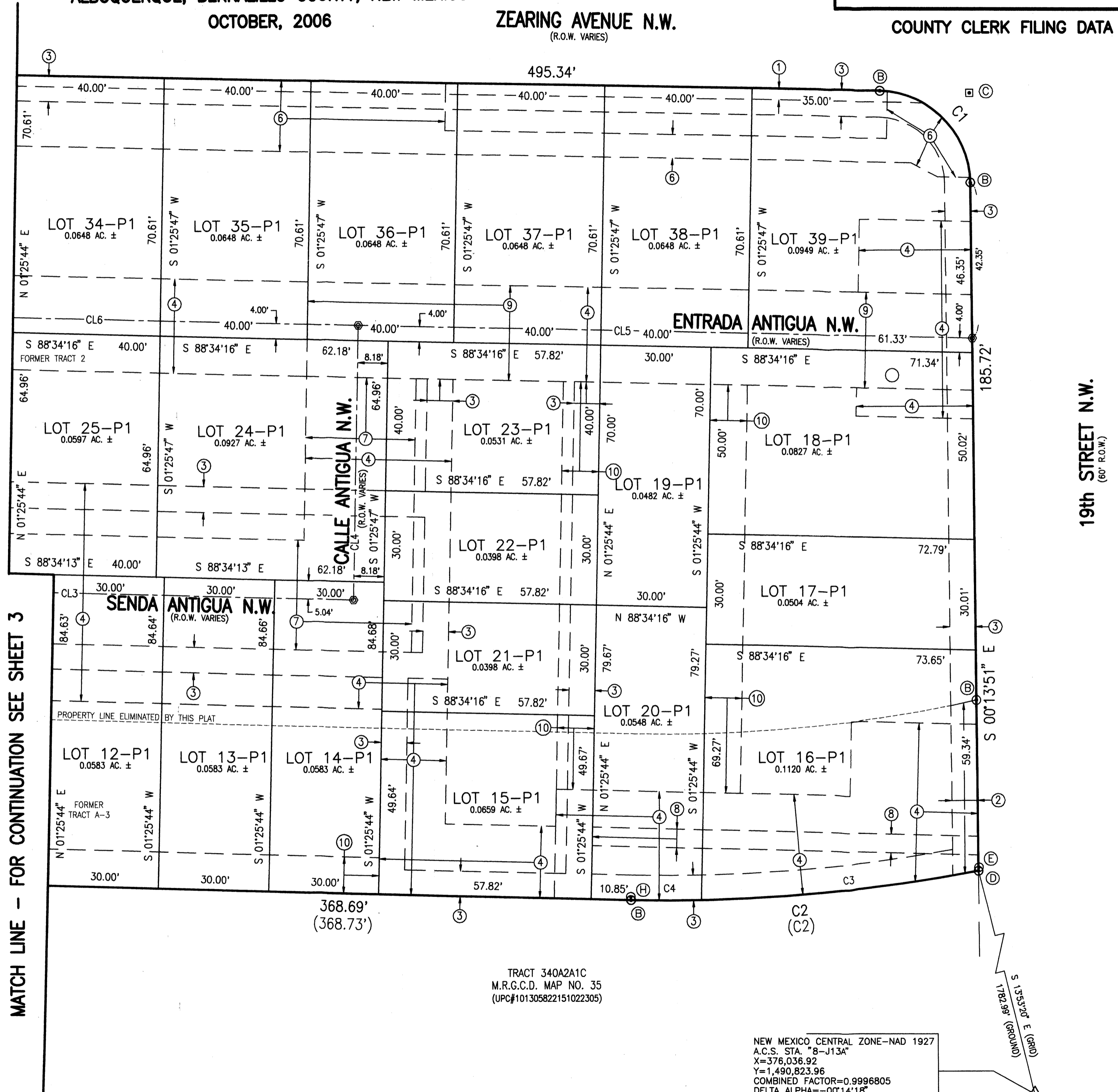
ZEARING AVENUE N.W.  
(R.O.W. VARIES)

COUNTY CLERK FILING DATA



MATCH LINE - FOR CONTINUATION SEE SHEET 3

MATCH LINE - FOR CONTINUATION SEE SHEET 3



BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
CL1	S 01°25'44" W	66.61'
CL2	S 01°25'44" W	74.00'
CL3	S 88°34'16" E	268.00'
CL4	N 01°25'44" E	74.00'
CL5	S 88°34'16" E	167.22'
CL6	S 88°34'16" E	268.00'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00'	38.55'	34.84'	S 44°24'04" E	88°20'25"
C2	433.75'	95.28'	95.09'	S 85°10'13" W	12°35'09"
(C2)	433.75'	95.26'	95.07'	S 85°10'08" W	12°35'02"
C3	433.75'	76.13'	76.03'	S 83°54'18" W	10°03'20"
C4	433.75'	19.15'	19.15'	N 89°48'07" W	02°31'49"

TRACT 340A2A1C  
M.R.G.C.D. MAP NO. 35  
(UPC#101305822151022305)

NEW MEXICO CENTRAL ZONE-NAD 1927  
A.C.S. STA. "B"-J13A  
X=376,036.92  
Y=1,490,823.96  
COMBINED FACTOR=0.9996805  
DELTA ALPHA=-00'14"18"  
ELEVATION=4956.62' (NGVD 29)



JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE NEW MEXICO 87109  
ENGINEERS SURVEYORS (505) 345-4250  
JOB #2006.006.4 PLAT4

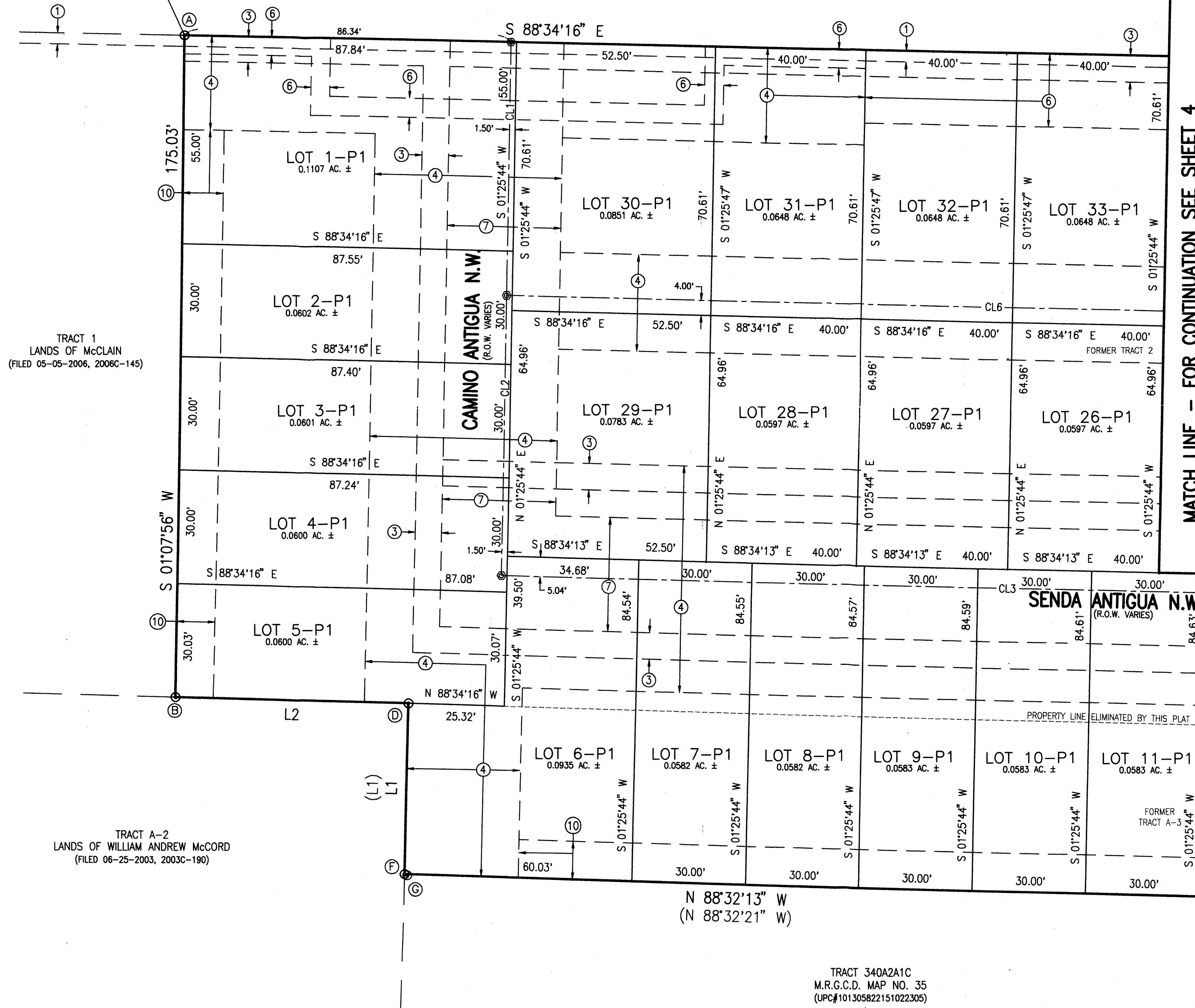
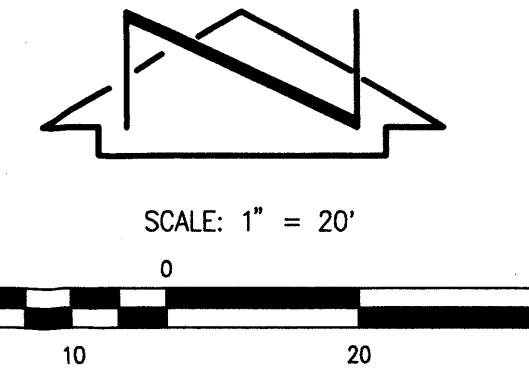
# PRELIMINARY SUBDIVISION PLAT OF LOTS 1-P1 THROUGH 39-P1, ANTIGUA TRAVESIA

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2006

**ZEARING AVENUE N.W.**  
(R.O.W. VARIES)

NEW MEXICO CENTRAL ZONE  
NAD 1927  
A.C.S. STA. "B-H13"  
X=374,102.61  
Y=1,494,995.82  
COMBINED FACTOR=0.9996809  
DELTA ALPHA=-00°14'31"  
ELEVATION=4960.533' (NGVD 29)

COUNTY CLERK FILING DATA



MATCH LINE - FOR CONTINUATION SEE SHEET 4

MATCH LINE - FOR CONTINUATION SEE SHEET 4

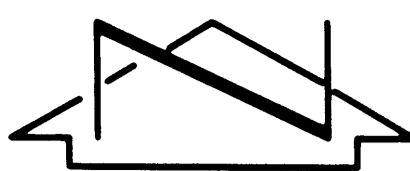
BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
CL1	S 01°25'44" W	66.61'
CL2	S 01°25'44" W	74.00'
CL3	S 88°34'16" E	268.00'
CL4	N 01°25'44" E	74.00'
CL5	S 88°34'16" E	167.22'
CL6	S 88°34'16" E	268.00'

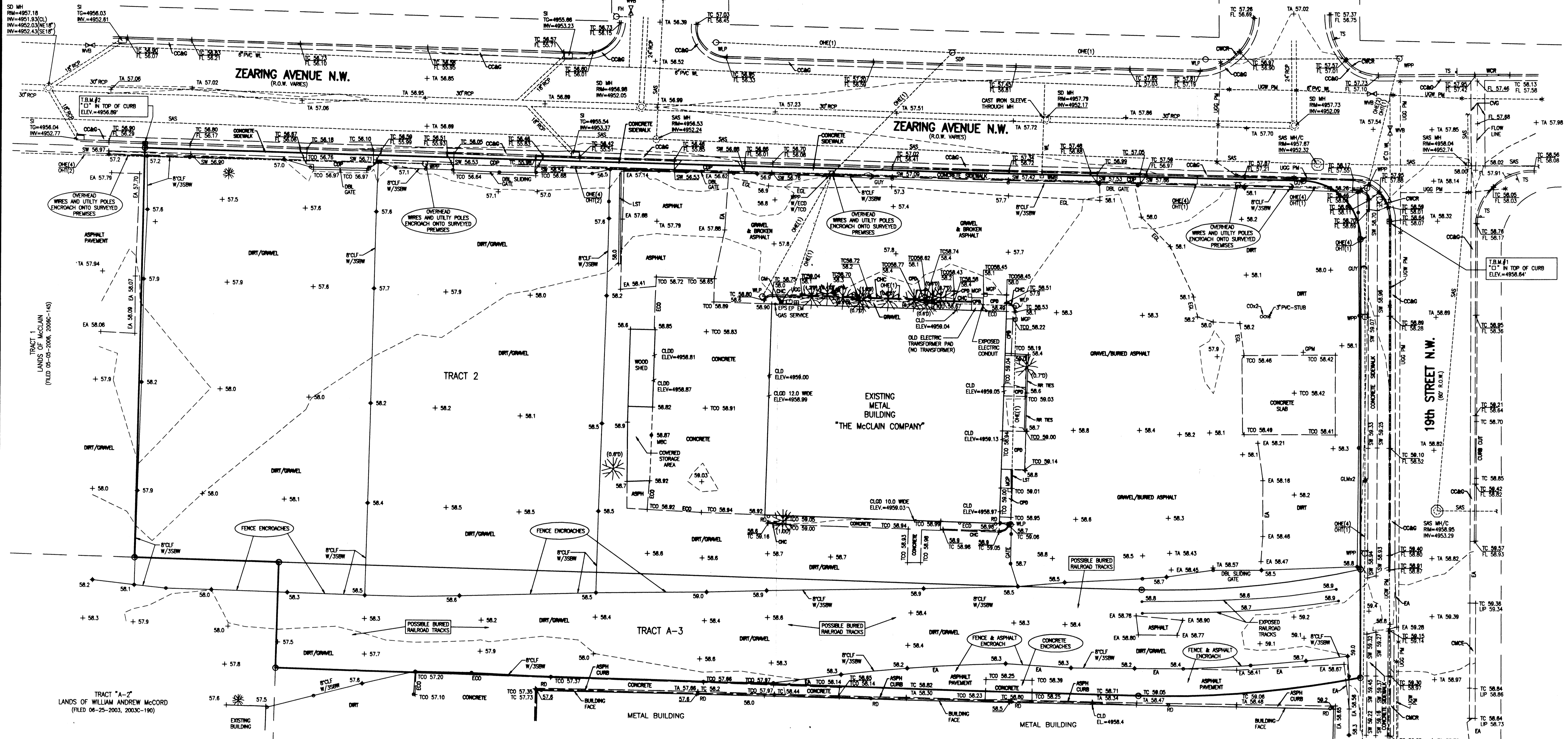
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00'	38.55'	34.84'	S 44°24'04" E	88°20'25"
C2	433.75'	95.28'	95.09'	S 85°10'13" W	12°35'09"
(C2)	433.75'	95.26'	95.07'	S 85°10'08" W	12°35'02"
C3	433.75'	76.13'	76.03'	S 83°54'18" W	10°03'20"
C4	433.75'	19.15'	19.15'	N 89°48'07" W	02°31'49"



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JOB #2006.006.4 PLAT1



SCALE: 1" = 20'



**PROJECT BENCHMARK**  
 ACS STANDARD BRASS TABLET STAMPED "B-113A",  
 SET FLUSH WITH THE TOP OF CURB AT E.N.E. CURB RETURN  
 AT THE INTERSECTION OF MOUNTAIN ROAD N.W. AND  
 18TH STREET N.W.  
 ELEVATION = 4956.62 FEET (NGVD 1929)

**T.B.M. #1**  
 "1" IN TOP OF CURB  
 AS SHOWN ON SHEET 3 OF 3  
 ELEVATION = 4958.64 FEET

**T.B.M. #2**  
 "2" IN TOP OF CURB  
 AS SHOWN ON SHEET 3 OF 3  
 ELEVATION = 4956.89 FEET

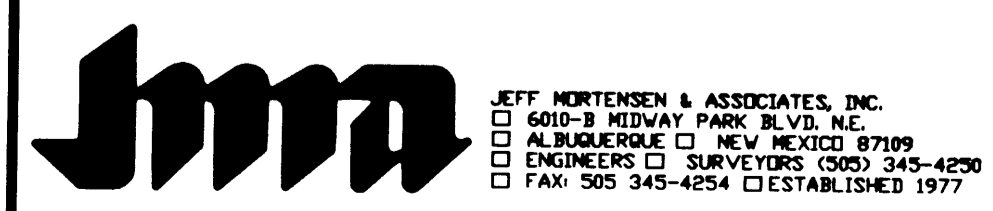
**LEGEND**

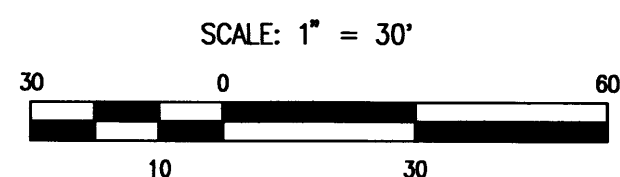
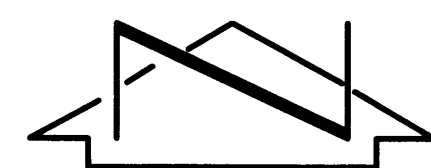
ASPH	ASPHALT	ECD	EDGE OF CONCRETE	INV	INVERT	SD	STORM DRAIN	WMB	WATER METER BOX
CC&G	CONCRETE CURB & GUTTER (STANDARD)	EGL	EDGE OF GRAVEL	LST	LANDSCAPE TIMBER	SDP	SERVICE DROP POLE	WPP	WOOD POWER POLE
CDP	CONCRETE DRIVEWAY PAD	ELEV	ELEVATION	MCP	METAL BUILDING COLUMN	SI	STORM INLET	WVB	WATER VALVE BOX
CHC	CONCRETE HEADER CURB	EM	ELECTRIC METER	MGP	METAL GUARD POST	TCO	TELEPHONE CONDUIT	/C	IN, ON CONCRETE
CLD	CENTER LINE DOOR	EP	ELECTRIC PANEL	MH	MANHOLE	TC	TOP OF CONCRETE	JSBW	THREE STRAND BARBED WIRE
CLDD	CENTER LINE DOUBLE DOOR	EPS	ELECTRIC PANEL SWITCH	OHE(1)	OVERHEAD ELECTRIC (NO. OF WIRES)	TCO	TOP OF GRADE	(0.4'D)	DIAMETER OF TREE
CLGD	CENTER LINE GARAGE DOOR	FH	FIRE HYDRANT	OHE(1)	OVERHEAD ELECTRIC (NO. OF WIRES)	TCG	TOP OF GRADE		
CMCE	CONCRETE CURB (ESTATE TYPE)	GLM	GAS LINE LOCATION MARKER	PM	PAINT MARK	UGG	UNDERGROUND GAS		
CMCR	CONCRETE MOUNTABLE CURB (ROLL TYPE)	GM	GAS METER	RD	ROOF DRAIN	UGW	UNDERGROUND WATER		
CPD	CONCRETE PAD	GPM	GAS PAINT MARK	SAS	SANITARY SEWER	WL	WATER LINE		
CWCR	CONCRETE WHEEL CHAIR RAMP					WLP	WOOD LIGHT POLE		
EA	EDGE OF ASPHALT								
ECD	ELECTRIC CONDUIT								

**TOPOGRAPHIC SURVEY**  
**TRACT 2, LANDS OF McCLAIN AND**  
**TRACT A-3, LANDS OF WILLIAM ANDREW McCORD**

SURVEYED BY	R.C.W.	NO.	DATE	BY	REVISIONS	JTB NO.	2006.006.8
DRAWN BY	R.J.S./T.N.T.					DATE	05-2006
APPROVED BY	C.G.C.					SHEET	2 OF 2

File Path: E:\WORK\2006\05-26-2006\05-26-2006.dwg  
 Plot Date: 05-26-2006  
 Plot Time: 12:50 pm  
 File Name: 6006BET1.DWG





KEYED NOTES

EXISTING EASEMENTS

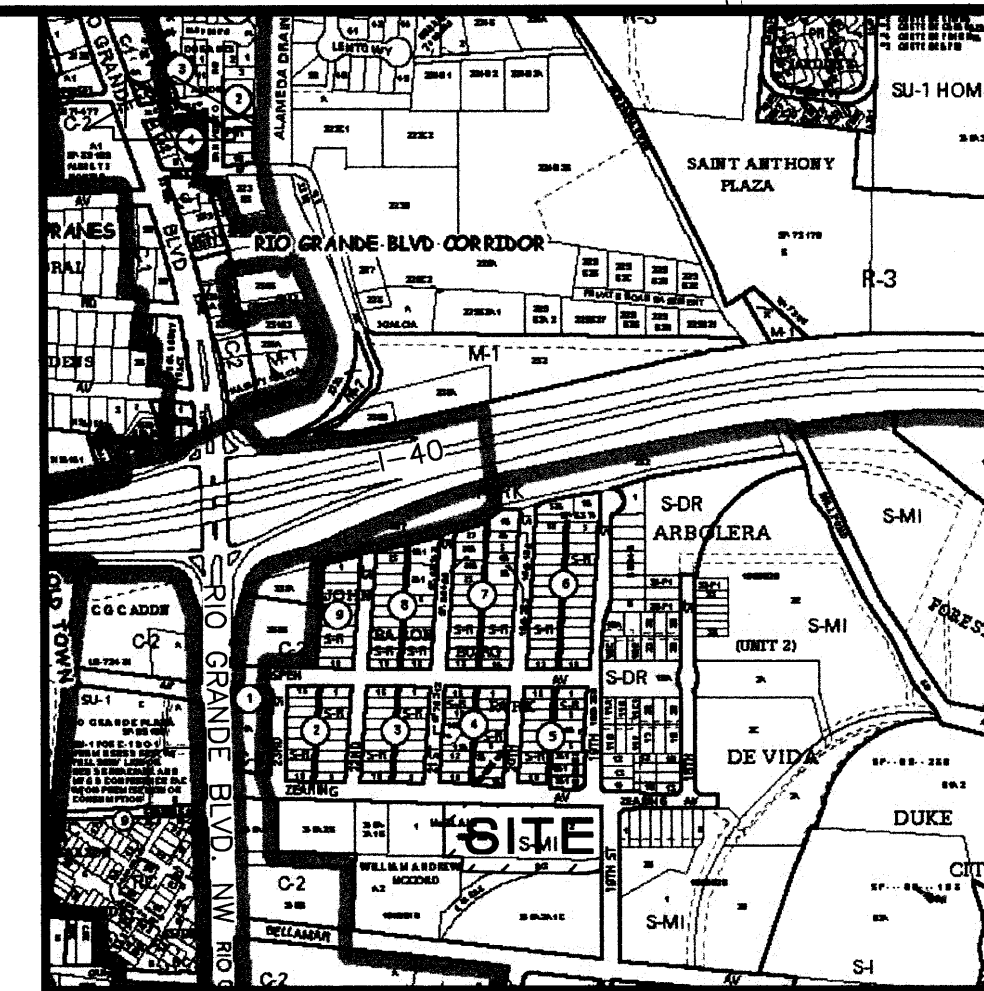
- ① 3' CITY OF ALBUQUERQUE PUBLIC SIDEWALK EASEMENT GRANTED BY PLAT 2006C-145
- ② 7' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2003C-190

NEW EASEMENTS

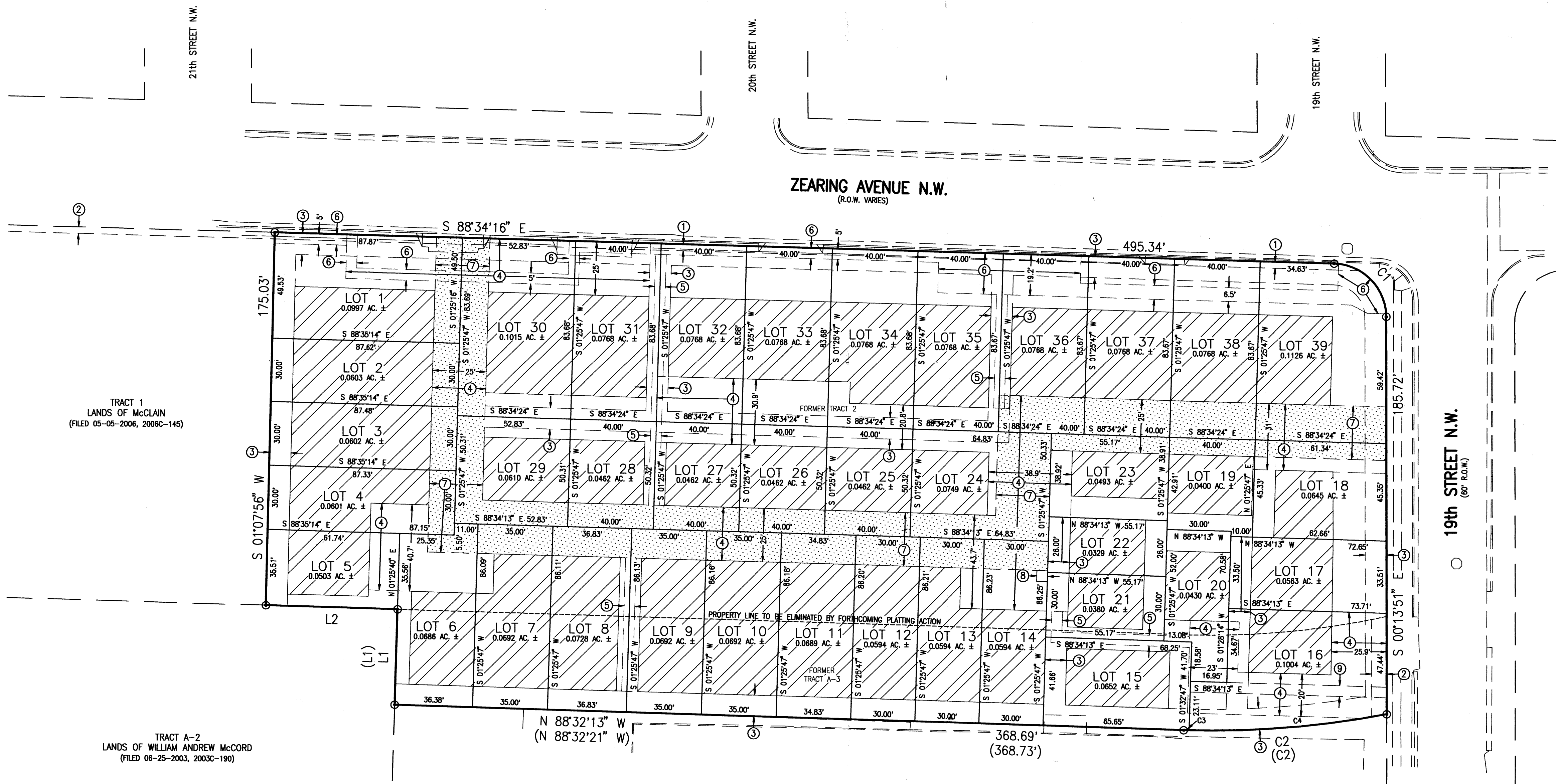
- ③ 10' PUBLIC UTILITY EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION
- ④ PRIVATE VEHICULAR, PRIVATE PEDESTRIAN ACCESS AND PRIVATE DRAINAGE EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION TO SERVE LOTS 1 THROUGH 39. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE ANTIGUA TRAVESIA HOMEOWNERS ASSOCIATION.
- ⑤ 5' PRIVATE PEDESTRIAN ACCESS EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION TO SERVE LOTS 1 THROUGH 39. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE ANTIGUA TRAVESIA HOMEOWNERS ASSOCIATION.

NEW EASEMENTS - CONTINUED

- ⑥ PUBLIC SIDEWALK EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION
- ⑦ PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION TO SERVE THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
- ⑧ 5'x5' PRIVATE WATER AND SANITARY SEWER EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION TO SERVE LOT 21. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE ANTIGUA TRAVESIA HOMEOWNERS ASSOCIATION.
- ⑨ 5' PRIVATE WATER AND SANITARY SEWER EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION TO SERVE LOTS 15 AND 20. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE ANTIGUA TRAVESIA HOMEOWNERS ASSOCIATION.



H-13



BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	N 01°27'38\"	45.00'
(L1)	N 01°29'33\"	

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00'	38.55'	34.84'	S 44°24'04\"	88°20'25\"
C2	433.75'	95.28'	95.09'	S 85°10'13\"	12°35'09\"
(C2)	433.75'	95.26'	95.07'	S 85°10'08\"	12°35'02\"
C3	433.75'	2.52'	2.52'	S 88°42'12\"	00°19'58\"
C4	433.75'	92.76'	92.58'	S 85°00'14\"	12°15'11\"

LEGEND

- FUTURE BUILDING PAD
- PROPOSED PUBLIC WATER AND SANITARY SEWER EASEMENT

THE PURPOSE OF THIS SKETCH PLAT IS TO DEMONSTRATE: THE CREATION OF THIRTY-NINE LOTS FROM TRACTS 2 AND A-3; AND THE GRANTING OF EASEMENTS, AS SHOWN OR NOTED ON THIS DRAWING

SKETCH PLAT  
LOTS 1-39, ANTIGUA TRAVESIA

SURVEYED BY	NO.	DATE	BY	REVISIONS		JOB NO.
				DATE	BY	
R.C.W.						2006.006.3
T.N.T.						07-2006
C.G.C.						SHEET 1 OF 1

File Path: E:\JMA\WORK\2006\31 Plot Date: 07-31-2006  
File Name: 60063SKETCH.DWG Plot Time: 07:23 am

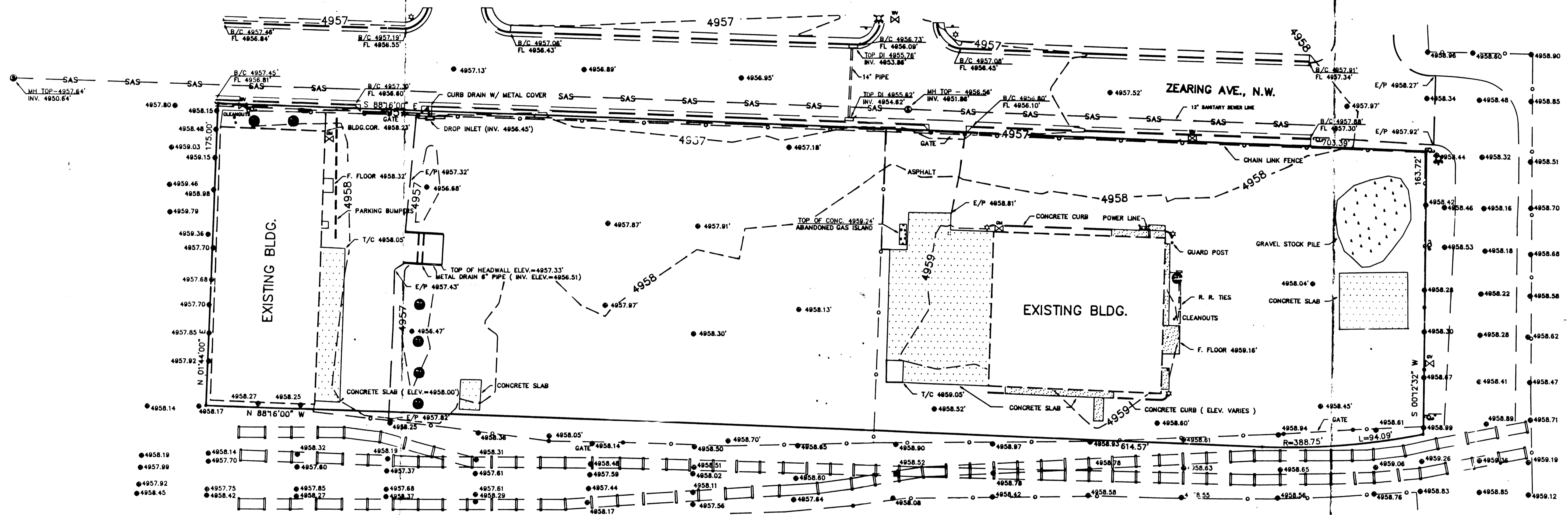


JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. NE  
ALBUQUERQUE, NEW MEXICO 87109  
ENGINEERS SURVEYORS (SOS) 345-4250

TRACT 340A21C  
M.R.G.C.D. MAP NO. 35  
(UPC#101305822151022305)

TOPOGRAPHIC PLAN  
OF  
ZEARING AVE. INDUSTRIAL SITE  
CITY OF ALBUQUERQUE, NEW MEXICO

APRIL 1990



LEGEND

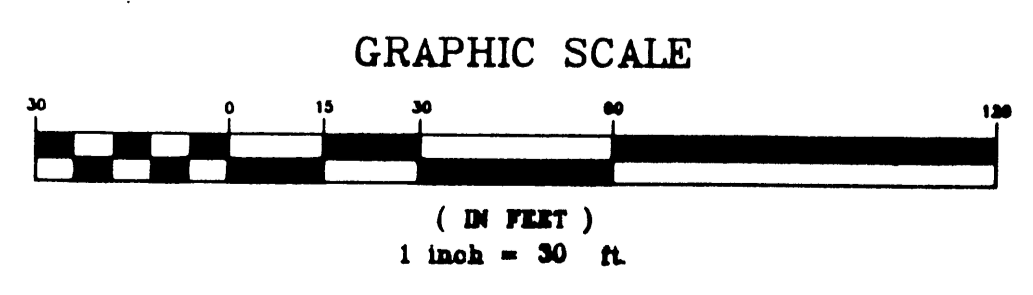
- SEWER MANHOLE
- ⊗ FIRE HYDRANT
- ⊕ GAS VALVE
- ⊖ WATER VALVE
- ⊙ STREET LIGHT POLE
- ⊘ UTILITY POLE
- ⊔ TRAFFIC SIGN

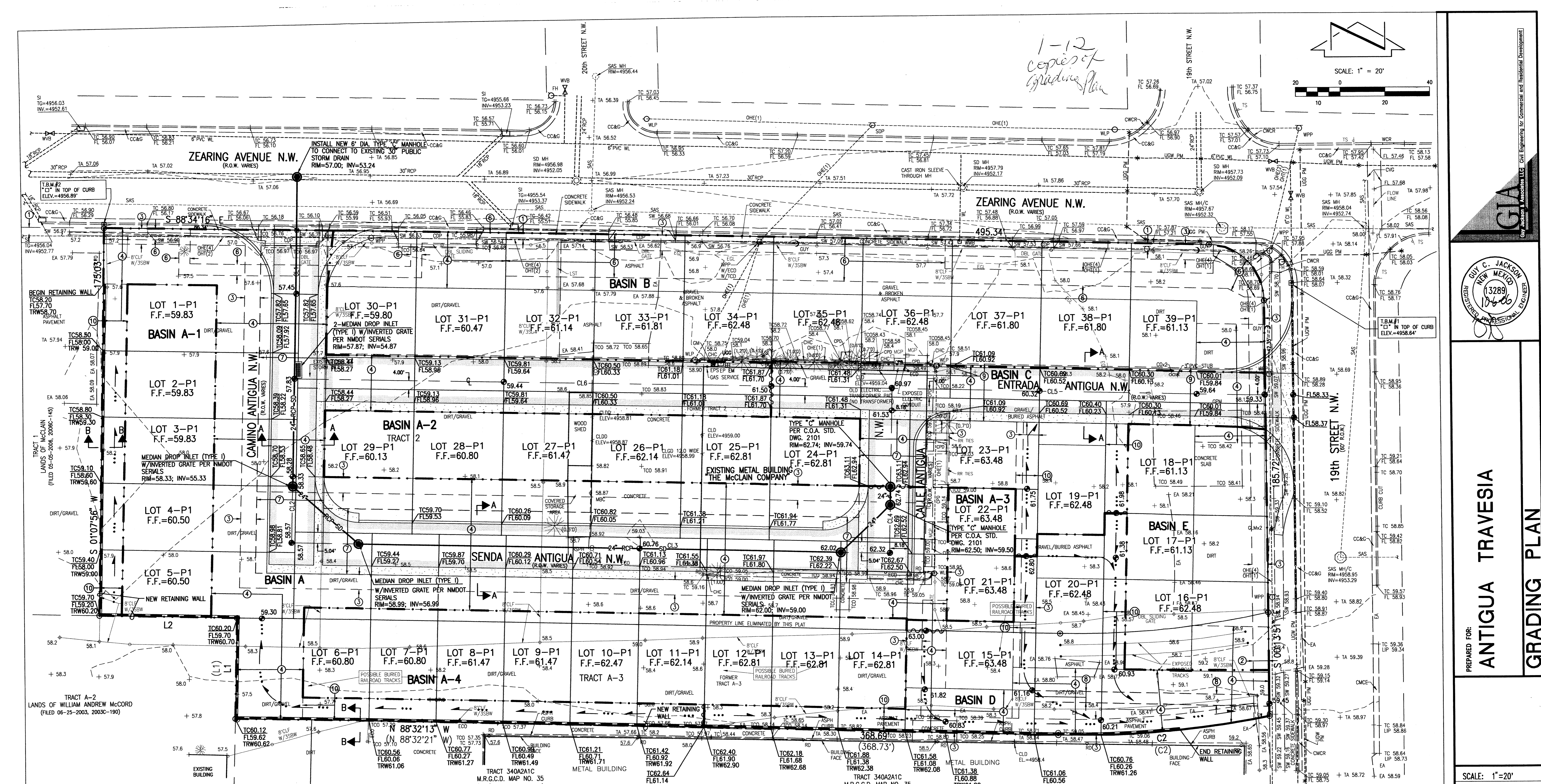
NOTES:

1. BASIS OF BEARINGS IS NM STATE PLANE GRID SYSTEM
2. BASIS OF VERTICAL CONTROL IS ACS MONUMENT 16-J 7A; ELEV.=4956.15'
3. DISTANCES SHOWN ARE GROUND DISTANCES

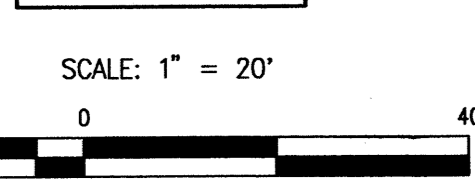
I, Rick O. Fencil, a duly qualified land surveyor registered under the laws of the state of New Mexico, do hereby certify that this plot was prepared by me or under my direct supervision, meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and it is true and correct to the best of my knowledge and belief.

Rick O. Fencil, N.M. Professional Surveyor No. 10202 Date





1-12  
copies of  
grading plan



**PROJECT BENCHMARK**

ACS STANDARD BRASS TABLE STAMPED "B-113A", SET FLUSH WITH THE TOP OF CURB AT E.N.E. CURB RETURN AT THE INTERSECTION OF MOUNTAIN ROAD N.W. AND 18TH STREET N.W. ELEVATION = 4956.62 FEET (NGVD 1929)

**T.B.M. #1**  
"C" IN TOP OF CURB AS SHOWN ON SHEET 3 OF 3 ELEVATION = 4958.64 FEET

**T.B.M. #2**  
"C" IN TOP OF CURB AS SHOWN ON SHEET 3 OF 3 ELEVATION = 4956.89 FEET

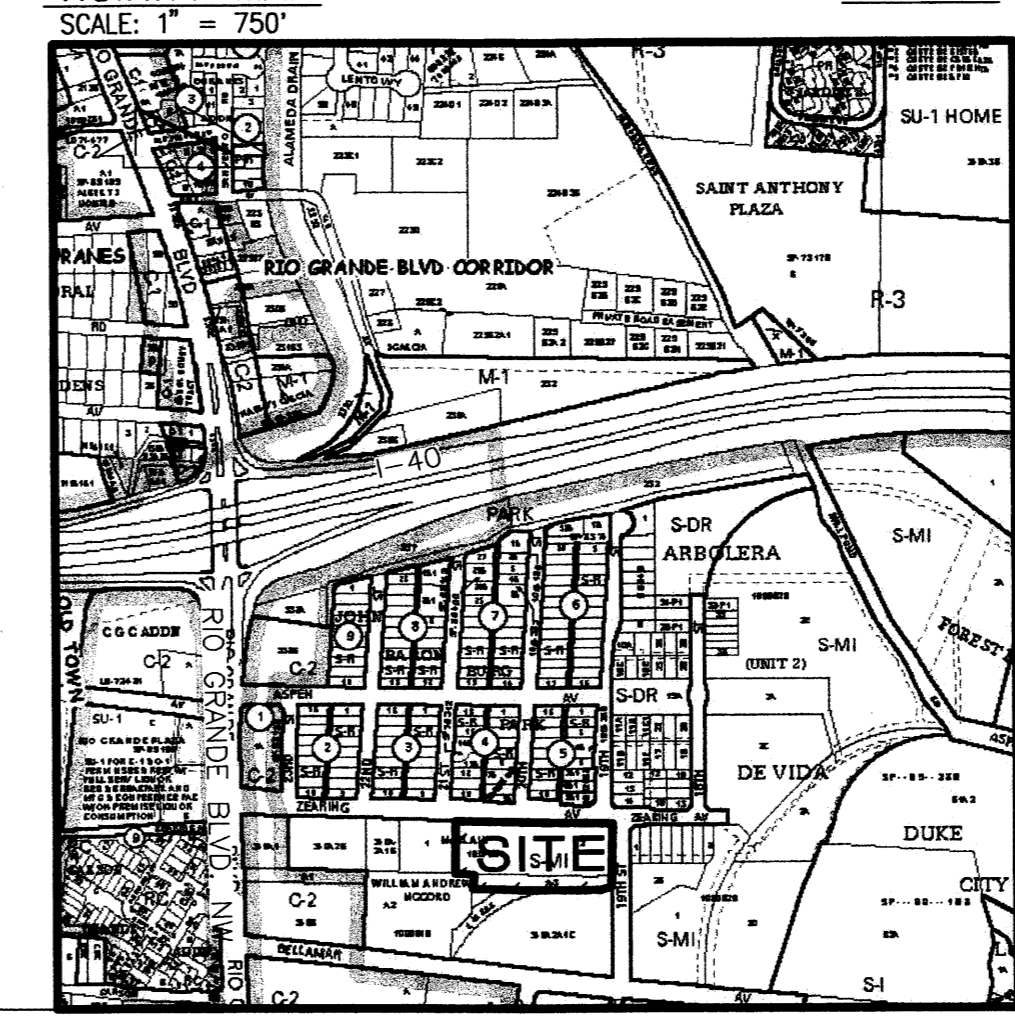
**LEGEND**

ASPH	ASPHALT	SAS	SANITARY SEWER
CC&G	CONCRETE CURB & GUTTER (STANDARD)	SD	STORM DRAIN
CDP	CONCRETE DRIVEWAY PAD	SOP	SERVICE DROP POLE
CH	CONCRETE HEADER CURB	SI	STORM INLET
CLD	CENTER LINE DOOR	TCD	TELEPHONE CONDUIT
CLDD	CENTER LINE DOUBLE DOOR	TCO	TOP OF CONCRETE
CLDG	CENTER LINE GARAGE DOOR	TC	TOP OF GRATE
CMCE	CONCRETE CURB (ESTATE TYPE)	TCG	UNDERGROUND GAS
CMCR	CONCRETE MOUNTABLE CURB (ROLL TYPE)	UCG	UNDERGROUND WATER
CPD	CONCRETE PAD	WL	WATER LINE
CWCR	CONCRETE WHEEL CHAIR RAMP	WLP	WOOD LIGHT POLE
EA	EDGE OF ASPHALT	WMP	WOOD METER POLE
ECD	ELECTRIC CONDUIT	WPP	WOOD POWER POLE
ECC	EDGE OF CONCRETE	WVB	WATER VALVE BOX
EGL	EDGE OF GRAVEL	WV	WIRE ON CONCRETE
ELEV	ELEVATION	W/C	THREE STRAND BARBED WIRE
EM	ELECTRIC METER	3SW	(0.4"D)
EP	ELECTRIC PANEL		
EPS	ELECTRIC PANEL SWITCH		
FH	FIRE HYDRANT		
GLM	GAS LINE LOCATION MARKER		
GM	GAS METER		
GPM	GAS PAINT MARK		
INV	INVERT		
LST	LANDSCAPE TIMBER		
MBC	METAL BUILDING COLUMN		
MCP	METAL GUARD POST		
MH	MANHOLE		
OHE(1)	OVERHEAD ELECTRIC (NO. OF WIRES)		
OHT(1)	OVERHEAD TELEPHONE (NO. OF WIRES)		
PM	PAINT MARK		
RD	ROOF DRAIN		
			DECIDUOUS TREE
			EXISTING SPOT ELEVATION
			PROPOSED SPOT ELEVATION
			PROPOSED DIRECTION OF FLOW
			PROPOSED WATERBLOCK
			PROPOSED BASIN BOUNDARY
			PROPOSED STORM DRAIN MANHOLE
			PROPOSED RETAINING WALL
			PROPOSED ASPHALT PAVEMENT
			PROPOSED CONCRETE

**KEYED NOTES**

- EXISTING EASEMENTS**
- 3' CITY OF ALBUQUERQUE PUBLIC SIDEWALK EASEMENT GRANTED BY PLAT 2006C-145
  - 7' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2003C-190
- NEW EASEMENTS**
- 7' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
  - PRIVATE VEHICULAR, PRIVATE PEDESTRIAN ACCESS AND PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE LOTS 1 THROUGH 39. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE ANTIGUA TRAVESIA HOMEOWNERS ASSOCIATION.
  - NOT USED
  - PUBLIC SIDEWALK EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE
  - 30' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT TO SERVE THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY; 30' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE
  - PRIVATE WATER AND SANITARY SEWER EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION TO SERVE LOTS 15 AND 20. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE ANTIGUA TRAVESIA HOMEOWNERS ASSOCIATION.
  - 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT TO SERVE THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY; 25' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE
  - 10' PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE LOTS 1-39. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE ANTIGUA TRAVESIA HOMEOWNERS ASSOCIATION.

**VICINITY MAP**



**BOUNDARY TABLES**

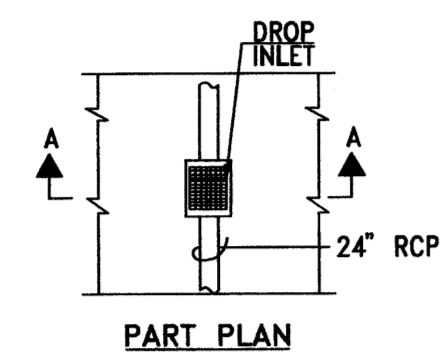
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00'	38.55'	34.84'	S 44°24'04" E	88°20'25"
C2	433.75'	95.28'	95.09'	S 85°10'13" W	12°35'09"
(C2)	433.75'	95.26'	95.07'	S 85°10'08" W	12°35'02"
C3	433.75'	76.13'	76.03'	S 83°54'18" W	10°03'20"
C4	433.75'	19.15'	19.15'	N 89°48'07" W	02°31'49"

**INDEX OF DRAWINGS**

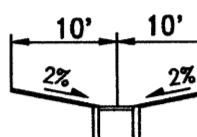
SHEET	DESCRIPTION
C-1	GRADING PLAN, LEGEND, INDEX OF DRAWINGS
C-2	SECTIONS AND DETAILS
C-3	DRAINAGE PLAN AND CONSTRUCTION NOTES

PREPARED FOR: **ANTIGUA TRAVESIA**  
**GRADING PLAN**  
 SCALE: 1" = 20'  
 REVISIONS:  
 1.  
 2.  
 3.  
 4.  
 5.  
 6.  
 7.  
 ARCHITECT: JMA  
 DRAFTSMAN: JMA  
 CHECKED BY: GCJ  
 PERMIT DATE: 10-06-06  
 PROTOTYPE SIZE: 65WR  
**C-1**

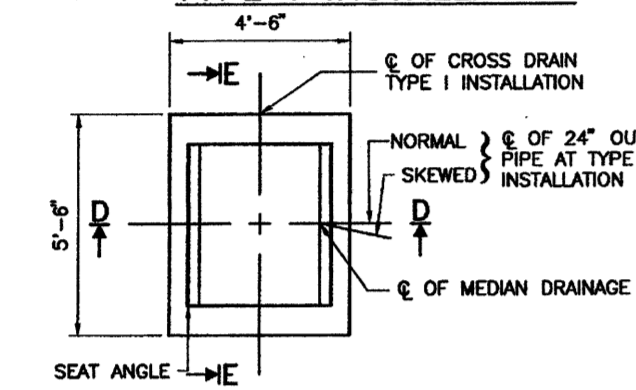
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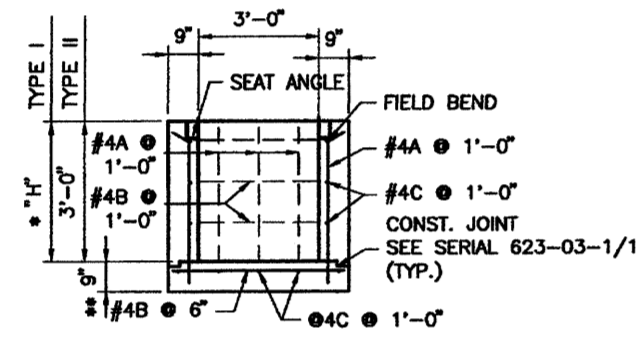
PART PLAN



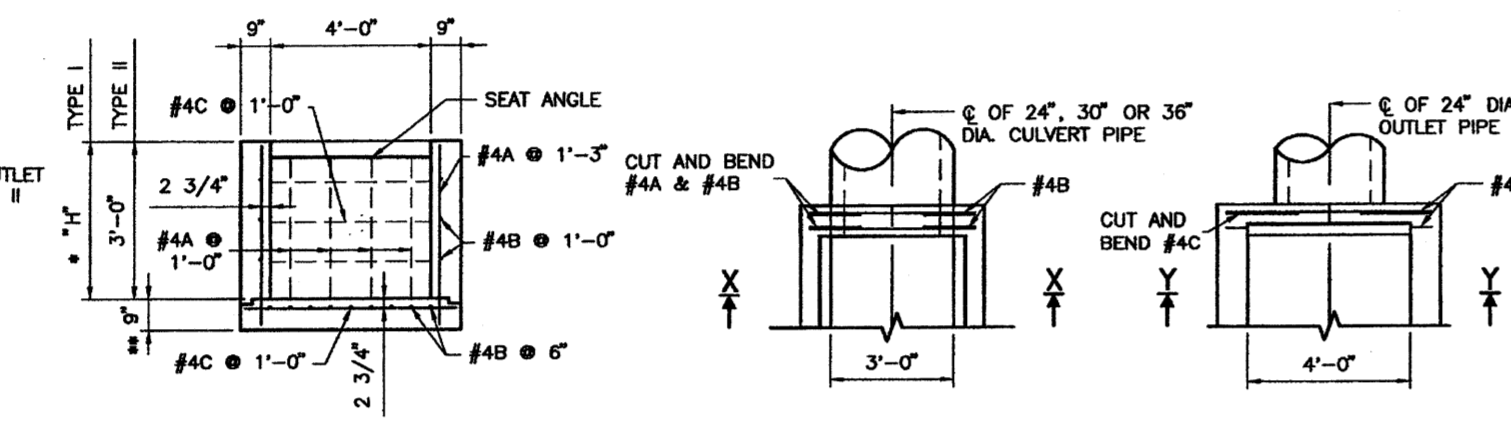
SECTION A-A  
TYPE I INSTALLATION



PLAN



SECTION D-D



SECTION E-E

PART PLAN

PART PLAN

#4A	1'-0"	14
#4B	4'-3"	11+2HA
#4C	5'-3"	5+2HA

#4A	3'-6"	14
#4B	4'-3"	17
#4C	5'-3"	11

#4A	1'-0"	14
#4B	4'-3"	11+2HA
#4C	5'-3"	5+2HA

#4A	3'-6"	14
#4B	4'-3"	17
#4C	5'-3"	11

#4A	1'-0"	14
#4B	4'-3"	11+2HA
#4C	5'-3"	5+2HA

#4A	3'-6"	14
#4B	4'-3"	17
#4C	5'-3"	11

#4A	1'-0"	14
#4B	4'-3"	11+2HA
#4C	5'-3"	5+2HA

#4A	3'-6"	14
#4B	4'-3"	17
#4C	5'-3"	11

#4A	1'-0"	14
#4B	4'-3"	11+2HA
#4C	5'-3"	5+2HA

#4A	3'-6"	14
#4B	4'-3"	17
#4C	5'-3"	11

#4A	1'-0"	14
#4B	4'-3"	11+2HA
#4C	5'-3"	5+2HA

#4A	3'-6"	14
#4B	4'-3"	17
#4C	5'-3"	11

#4A	1'-0"	14
#4B	4'-3"	11+2HA
#4C	5'-3"	5+2HA

#4A	3'-6"	14
#4B	4'-3"	17
#4C	5'-3"	11

#4A	1'-0"	14
#4B	4'-3"	11+2HA
#4C	5'-3"	5+2HA

#4A	3'-6"	14
#4B	4'-3"	17
#4C	5'-3"	11

#4A	1'-0"	14
#4B	4'-3"	11+2HA
#4C	5'-3"	5+2HA

#4A	3'-6"	14
#4B	4'-3"	17
#4C	5'-3"	11

#4A	1'-0"	14
#4B	4'-3"	11+2HA
#4C	5'-3"	5+2HA

#4A	3'-6"	14
#4B	4'-3"	17
#4C	5'-3"	11

#4A	1'-0"	14
#4B	4'-3"	11+2HA
#4C	5'-3"	5+2HA

#4A	3'-6"	14
#4B	4'-3"	17
#4C	5'-3"	11

#4A	1'-0"	14
#4B	4'-3"	11+2HA
#4C	5'-3"	5+2HA

#4A	3'-6"	14
#4B	4'-3"	17
#4C	5'-3"	11

#4A	1'-0"	14
#4B	4'-3"	11+2HA
#4C	5'-3"	5+2HA

#4A	3'-6"	14
#4B	4'-3"	17
#4C	5'-3"	11

#4A	1'-0"	14
#4B	4'-3"	11+2HA
#4C	5'-3"	5+2HA

#4A	3'-6"	14
#4B	4'-3"	17
#4C	5'-3"	11

#4A	1'-0"	14
#4B	4'-3"	11+2HA
#4C	5'-3"	5+2HA

#4A	3'-6"	14
#4B	4'-3"	17
#4C	5'-3"	11

#4A	1'-0"	14
#4B	4'-3"	11+2HA
#4C	5'-3"	5+2HA

#4A	3'-6"	14
#4B	4'-3"	17
#4C	5'-3"	11

#4A	1'-0"	14
#4B	4'-3"	11+2HA
#4C	5'-3"	5+2HA

#4A	3'-6"	14
#4B	4'-3"	17
#4C	5'-3"	11

#4A	1'-0"	14
#4B	4'-3"	11+2HA
#4C	5'-3"	5+2HA

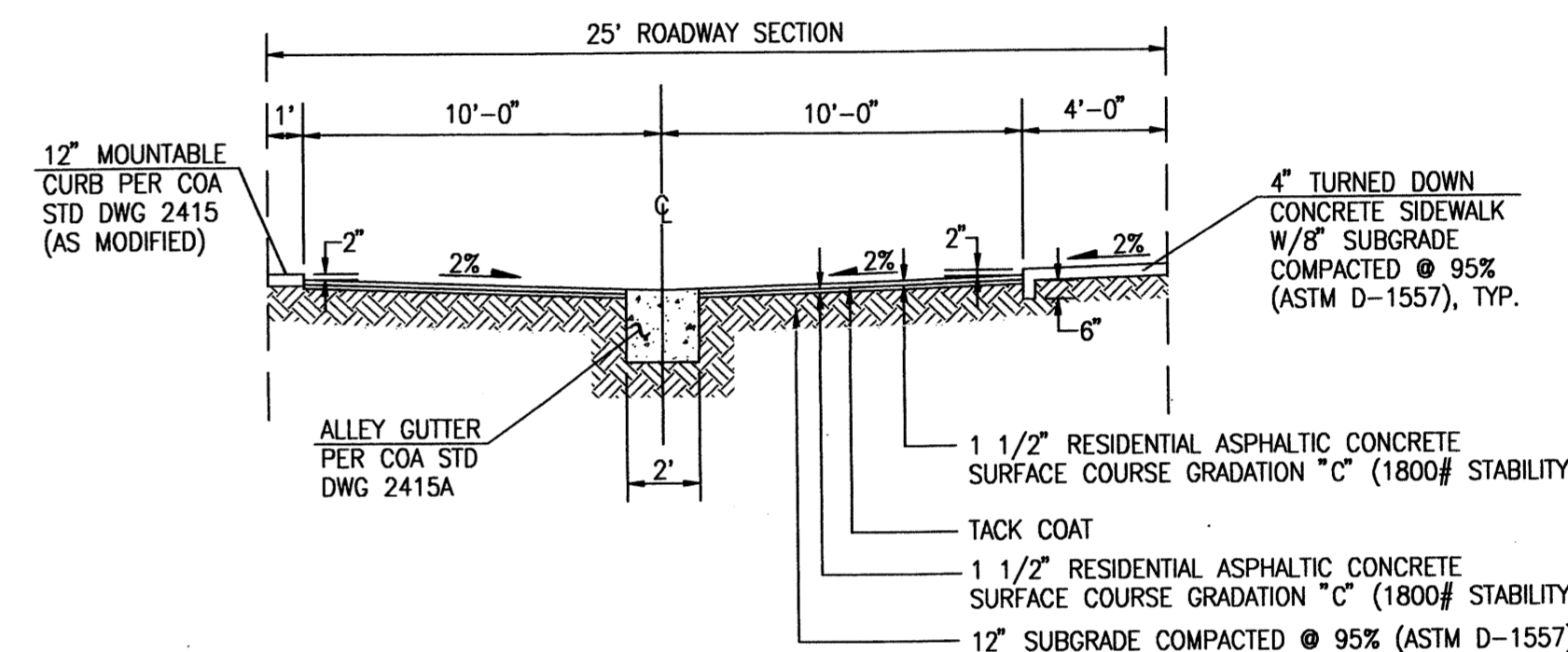
#4A	3'-6"	14
#4B	4'-3"	17
#4C	5'-3"	11

GENERAL NOTES

- ALL CONCRETE SHALL BE CLASS "A". CHAMFER EXPOSED EDGES OF CONCRETE 3/4" UNLESS OTHERWISE NOTED ON THE DETAILS.
- REINFORCING BARS SHALL CONFORM TO AASHTO SPECIFICATION M-31, GRADE 60. DIMENSIONS REFER TO THE CENTERLINE OF BAR UNLESS OTHERWISE NOTED ON THE DETAILS.
- STRUCTURAL STEEL SHALL CONFORM TO AASHTO SPECIFICATION M-183 AND SHALL BE GIVEN A PROTECTIVE COATING IN CONFORMANCE WITH THE SPECIFICATIONS.
- DROP INLETS MAY BE USED WITH R.C.P. ONLY.
- THE TYPE OF EPOXY CONCRETE ADHESIVE SHALL BE APPROVED BY THE ENGINEER AND SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY.

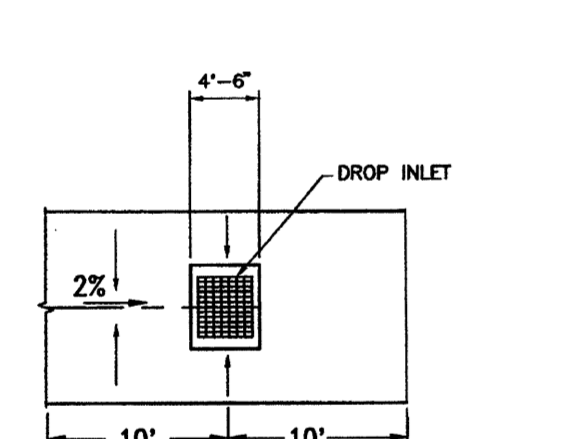
DESIGN DATA

DESIGN ACCORDING TO AASHTO SPECIFICATIONS, CURRENT EDITION.  
 DESIGN STRESSES:  
 REINFORCED CONCRETE  $f_c=1200$  psi,  $F_y=60,000$  psi,  $n=10$   
 STRUCTURAL STEEL:  $f_s=20,000$  psi,  $F_y=36,000$  psi  
 EARTH PRESSURE: 36 lbs./cu.ft. EQUIV. FLUID PRESSURE 2'-0" SURCHARGE.  
 LIVE LOAD ON URBAN GRATING: ONE 16,000 lbs. WHEEL PLUS 30% IMPACT.  
 LIVE LOAD ON RURAL GRATING: ONE 16,000 lbs. WHEEL PLUS 30% IMPACT. 35% OVERSTRESS

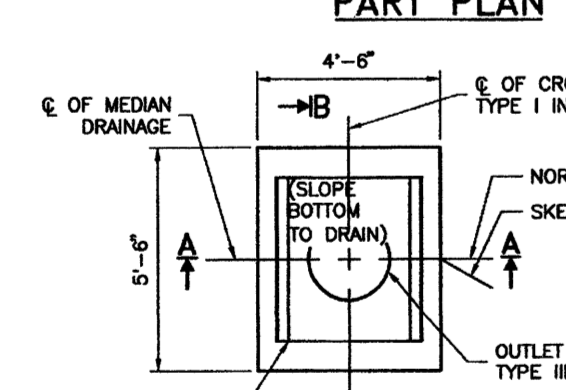


SECTION A-A (PRIVATE STREET SECTION)

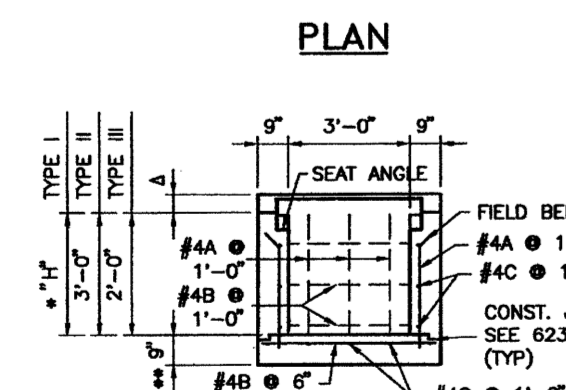
SCALE: 1" = 5'



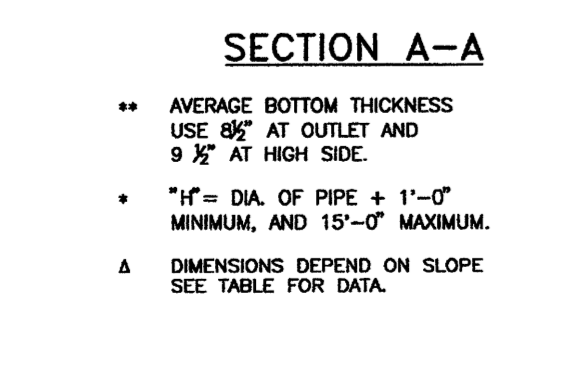
PART PLAN



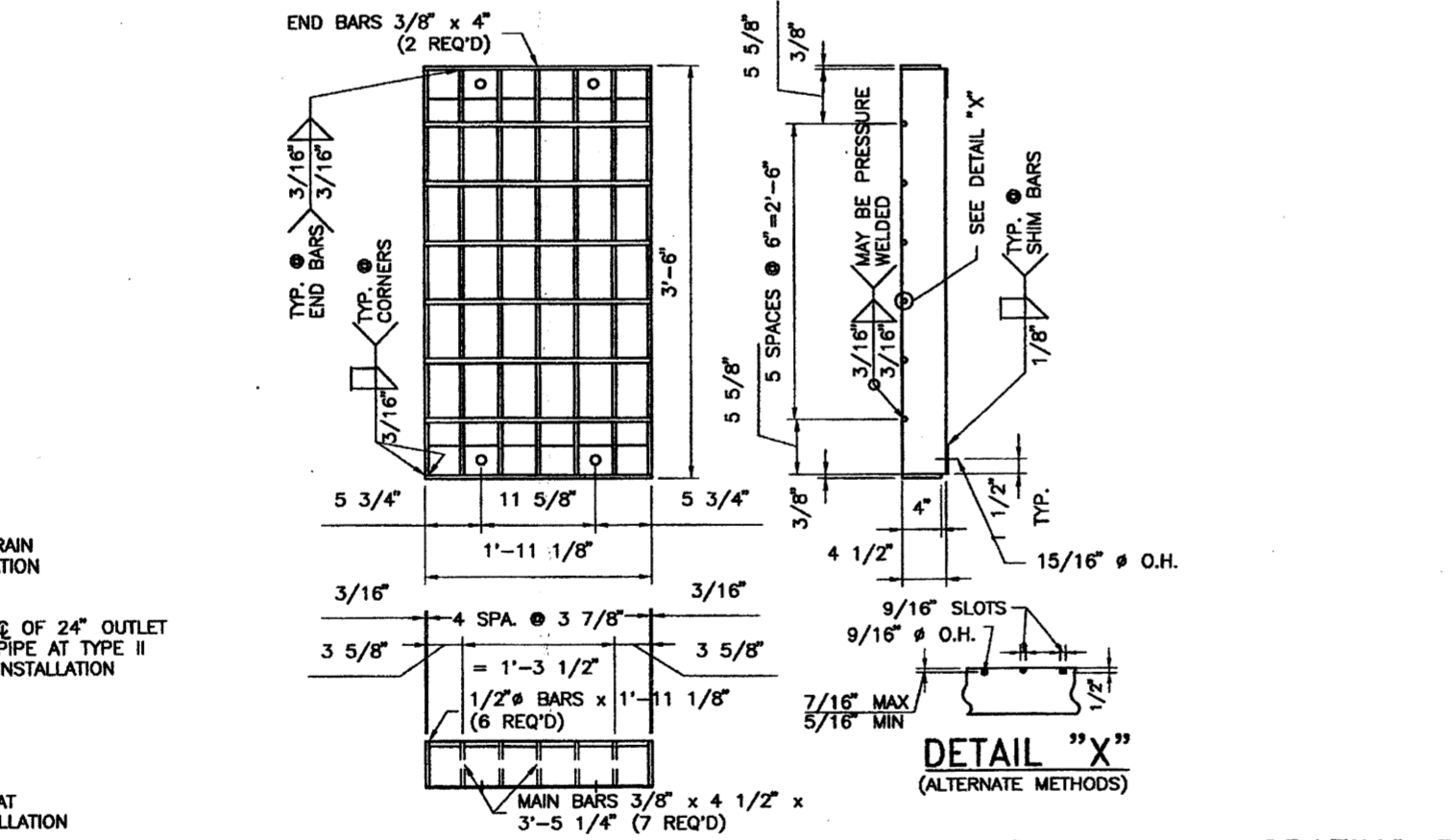
PLAN



SECTION A-A



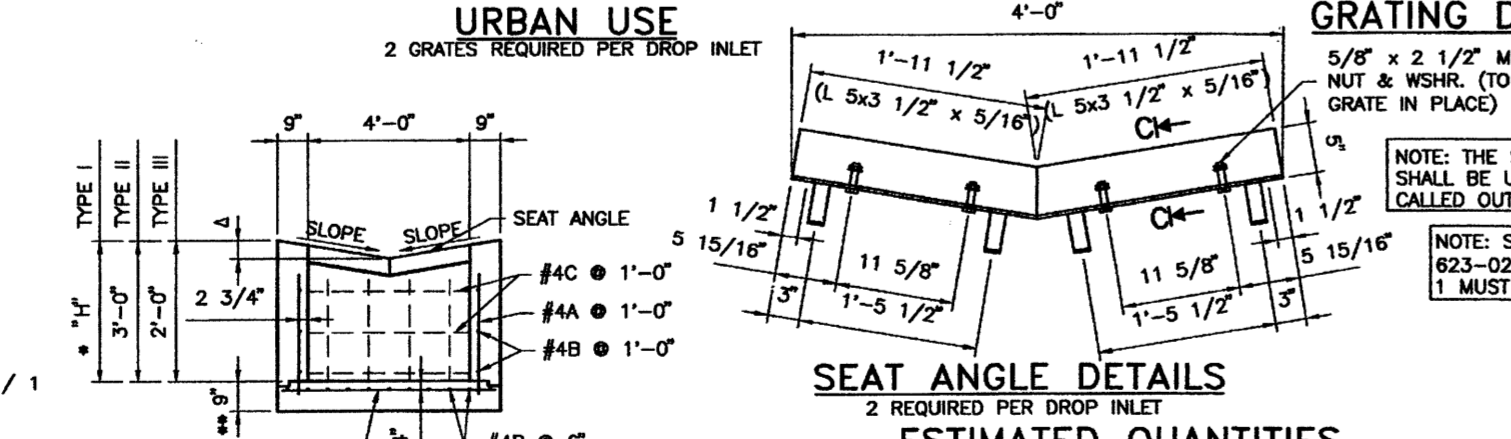
SECTION B-B



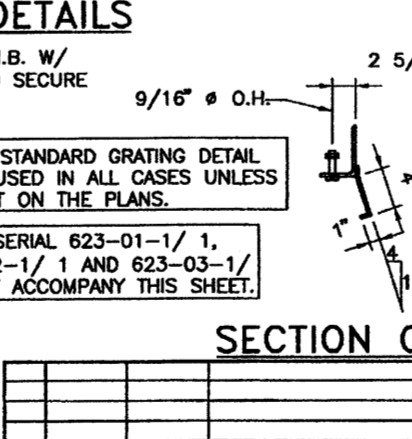
URBAN USE



GRATING DETAILS



SEAT ANGLE DETAILS



SECTION C-C

REQUIRED SLOPE	ADD. CONCRETE	ADD. REBAR
1:1 SLOPE	0.32 CU.YDS.	10 LBS.
1 1/2:1 SLOPE	0.24 CU.YDS.	10 LBS.
2:1 SLOPE	0.16 CU.YDS.	10 LBS.
3:1 SLOPE	0.14 CU.YDS.	5 LBS.
4:1 SLOPE	0.12 CU.YDS.	5 LBS.

NOTE: SEE ROADWAY PLANS FOR SLOPE INFORMATION. WHEN SLOPES ARE NOT SYMMETRICAL, THE SLOPE OF THE DROP INLET AND THE SEAT ANGLES MAY BE CONSTRUCTED TO MATCH THE DIFFERENT SLOPES. ONE HALF OF THE CONCRETE QUANTITY SHOWN FOR EACH OF THE APPROPRIATE SLOPES SHALL BE USED TO ADJUST CONCRETE QUANTITIES.  
 NOTE: MEDIAN DROP INLETS, COMPLETE IN PLACE, WILL BE PAID FOR AT THE UNIT PRICE BID PER EACH.  
 NOTE: STRUCTURAL STEEL QUANTITY SHOWN SHOULD BE USED IN LIEU OF THAT SHOWN ON SERIAL 623-01-1/1.

#4A	1'-0"	14
#4B	4'-3"	11+2HA
#4C	5'-3"	5+2HA

#4A	3'-6"	14
#4B	4'-3"	17
#4C	5'-3"	11

File Path: E:\WORK\2006\10-05-2006\10-05-2006.DWG  
 Plot Name: 60064SD.DWG  
 Plot Date: 10-05-2006  
 Plot Time: 1:50 pm

PREPARED FOR:  
**ANTIGUA TRAVESIA**  
 SECTIONS AND DETAILS

ARCHITECT  
 DRAFTSMAN: JMA  
 CHECKED BY: GCJ  
 PERMIT DATE: 10-06-06  
 PROTOTYPE SIZE: 65WR

SCALE: AS SHOWN  
 REVISIONS:  
 1.  
 2.  
 3.  
 4.  
 5.  
 6.  
 7.

C-2

**DRAINAGE REPORT**

**EXECUTIVE SUMMARY**

THIS PROJECT, LOCATED AT THE SOUTHWEST CORNER OF THE ZEARING AVENUE AND 19TH ST. NW INTERSECTION, WILL CONSIST OF 39 RESIDENCE/WORK UNITS ON APPROXIMATELY 2.6 ACRES. CURRENTLY, THE SITE HAS AN OPERATING INDUSTRIAL WAREHOUSE AND AN ABANDONED RAILROAD SPUR LOCATED AT THE SOUTHERN PORTION OF THE SITE. THE PROPOSED PROJECT (ANTIGUA TRAVESIA) IS WITHIN THE SM-1 ZONING OF THE SAWMILL/WELLS PARK SECTOR PLAN. THE SECTOR PLAN DESIGNATES THE ENTIRE SU-2 "SPECIAL NEIGHBORHOOD ZONE". THE PURPOSE OF THIS DRAINAGE PLAN IS TO OBTAIN 1) DRB PRELIMINARY AND FINAL PLAN APPROVAL 2) ROUGH GRADING APPROVAL, AN INFRASTRUCTURE LIST HAS BEEN SUBMITTED WITH THIS REPORT AS PART OF THE PRELIMINARY PLAN SUBMITTAL.

**PROJECT DESCRIPTION**

AS SHOWN ON THE VICINITY MAP (H-13) OF SHEET 1, THE SITE IS LOCATED AT THE SOUTHWEST CORNER OF THE ZEARING AVENUE AND 19TH ST. NW INTERSECTION. THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED BY JEFF MORTENSEN AND ASSOCIATES, INC. DATED MARCH 2006. THE LEGAL DESCRIPTION IS TRACT 2, LANDS OF McCLAIN AND TRACT A-5, LANDS OF WILLIAM McCORD. AS SHOWN BY PANEL 35001C 03310 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS, BERNALILLO COUNTY, NEW MEXICO, AND INCORPORATED AREAS, DATED SEPTEMBER 20, 1996, THE NORTHERN PORTION OF THE SITE ALONG ZEARING AVENUE, NW LIES WITHIN DESIGNATED FLOOD HAZARD ZONE AH, WITH A DETERMINED FLOOD ELEVATION OF 4956FT. CURRENTLY THE SITE HAS AN OPERATING INDUSTRIAL WAREHOUSE WITH ADJACENT PAVED ACCESS, FENCING AND AN ABANDONED RAILROAD SPUR, BUT IS WITHIN A LARGELY DEVELOPED INFILL AREA.

**BACKGROUND INFORMATION**

THE FOLLOWING INFORMATION IS RELATED TO THE SITE AND SURROUNDING AREA OF WHICH WERE KNOWN AT THE TIME OF PLAN PREPARATION.

A. INFORMAL PRE-DESIGN MEETING WITH BRAD BINGHAM (CITY HYDROLOGIST) ON JULY 3, 2006. IN THIS MEETING, WE DISCUSSED: 1) THE EXISTING WAREHOUSE SITE TO THE SOUTH THAT HAS ROOF DRAINS THAT DRAIN ALONG THE SOUTH PROPERTY OF ANTIGUA TRAVESIA OF WHICH WAS PREVIOUSLY THE RAIL ROAD SPUR; ALTHOUGH NO DRAINAGE PLAN WAS ON FILE FOR THE WAREHOUSE SITE, AN APPROVAL LETTER WAS ISSUED TO TOM MANN AND ASSOCIATES ON MARCH 26, 1984. AFTER OBTAINING A COPY OF THE APPROVED PLAN FROM TOM MANN'S PREDECESSOR - JEFF MORTENSEN AND ASSOCIATES, IT WAS DETERMINED THAT THE ROOF DRAINS ALONG THE SOUTH SIDE OF THE WAREHOUSE WERE TO DRAIN ONTO AND ACROSS THE WAREHOUSE SLABS AND ULTIMATLY SOUTH TO THE ASPHALT DRIVE AT THE SOUTH SIDE OF THE WAREHOUSE. THE APPROVED PLAN FURTHER INDICATED THAT THE "PRODUCT" WITHIN THE WAREHOUSE WAS TO BE ELEVATED BY THE USE OF PALLETS SO THAT THE RUNOFF WOULD DRAIN BENEATH THE PALLETS. HOWEVER, IT APPEARS THAT SINCE THE APPROVAL OF THE PLAN IN 1984, AN ASPHALT CURB WAS BUILT ALONG THE NORTHERN EDGE OF THE BUILDING THAT RESTRICTS THE FLOWS FROM ROOF DRAINS FROM ENTERING ONTO AND ACROSS THE CONCRETE SLABS AS DESCRIBED ABOVE. FURTHERMORE, THE FLOWS GENERATED FROM THE ROOF DRAINS ARE NOW DIVERTED ALONG THE NORTH SIDE OF THE BUILDING AND POND NEXT TO AND SLIGHTLY INTO THE SOUTH BOUNDARY OF THE ABANDONED RAILROAD SPUR. THE ANTIGUA TRAVESIA PLAN SHOWS THAT THERE ARE TO BE RETAINING WALLS ALONG THIS SOUTHERN PROPERTY LINE FOR PROPER DRAINAGE OF THE PROPOSED DEVELOPMENT AS INDICATED ON THIS PLAN, THE WAREHOUSE PROPERTY WILL BE NOTIFIED OF THE POTENTIAL PROBLEMS FOR CONSTRUCTION AND OPERATION OF THE PROPOSED RETAINING WALLS DUE TO THE OVER SATURATION OF THE AREA DUE TO THE EXISTING CONDITION OF THE ROOF DRAIN OUTFALL. 2) THE ELEVATION OF THE NEW RESIDENCE/WORK UNITS SHALL BE A MINIMUM OF 1' ABOVE THE FLOW LINE OF THE ADJACENT FLOOD PLAIN IN ZEARING AND A MINIMUM OF 1' ABOVE THE ADJACENT FLOOD PLAIN ELEVATION. 3) IT WAS DETERMINED THAT FREE DISCHARGE WAS ALLOWED FROM THE SITE AND IT WOULD BE PERMISSIBLE TO DRAIN A PORTION OF THE SITE VIA UNDERGROUND STORM DRAIN INTO THE EXISTING ZEARING AVE. STORM DRAIN SYSTEM. 4) THE AREA AT THE INTERSECTION OF THE RAILROAD SPUR AND 19TH ST. NEEDS TO BE REBUILT WITH CURB AND GUTTER & SIDEWALK. THIS AREA WILL ACTUALLY BE REBUILT AS A CONCRETE DRIVE INTO THE SOUTHEAST PORTION OF THE NEW ANTIGUA TRAVESIA DEVELOPMENT. 5) AN INVERTED CROWN WITH AREA DRAINS TO COLLECT TO LATERAL STORM DRAIN PIPES IS ACCEPTABLE WITHIN THE 25' ALLEY SECTION (20' ROADWAY, 4' SIDEWALK AND 1' MOUNTABLE CURB). 6) IT WOULD BE ACCEPTABLE TO HAVE DISPERSSED AREAS WITHIN THE SITE TO ALLOW WATER HARVESTING W/ EMERGENCY OVERFLOWS THAT ULTIMATELY DRAIN INTO THE PUBLIC RIGHT-OF-WAY.

**EXISTING CONDITIONS AND DRAINAGE PATTERNS**

THE SITE APPEARS TO MOSTLY DRAIN FROM THE SOUTH TO THE NORTH INTO ZEARING AVENUE NW, WHICH DRAIN INTO THE EXISTING 30" STORM DRAIN SYSTEM IN ZEARING AVE. ACCORDING TO THE USCS -SOIL SURVEY FOR BERNALILLO COUNTY, THE SITE SOILS ARE: AF (AGUA LOAM) AND AG (AGUA SILTY CLAY LOAM) WHICH ARE CLASSIFIED AS SOILS WITH SLIGHT TO MODERATE CONSOLIDATION POTENTIAL RESPECTIVELY AND A HYDROLOGIC SOIL GROUP "B". THE OWNER WILL OBTAIN A SUBSURFACE INVESTIGATION REPORT FROM A GEOTECHNICAL ENGINEER TO BE PROVIDED TO THE DESIGN TEAM FOR THE DESIGN OF THE FINAL CONSTRUCTION DOCUMENTS FOR THE DEVELOPMENT OF THE SITE. THE SITE CONSISTS OF ONE ONSITE BASIN WITH THE COMBINED AREA OF 2.57 ACRES. DUE TO THE EXISTING TOPOGRAPHIC FEATURES AND EXISTING CURB AND GUTTER LOCATED IN ZEARING AVE. TO THE NORTH AND 19TH ST. NW TO THE EAST, NO OFFSITE FLOWS APPEAR TO ENTER THE SITE, WITH THE EXCEPTION OF THE PROPERTY TO THE SOUTH, AS STATED IN ITEM OF THE BACKGROUND INFORMATION DESCRIBED ABOVE. THE EXISTING WAREHOUSE SITE HAS ROOF DRAINS THAT DRAIN ALONG THE SOUTH PROPERTY OF ANTIGUA TRAVESIA OF WHICH WAS PREVIOUSLY THE RAIL ROAD SPUR. THE TOPOGRAPHIC SURVEY AND BOUNDARY SURVEY PROVIDED BY JEFF MORTENSEN & ASSOCIATES INDICATE THAT THERE MAY BE SOME DISCHARGE FROM THE WAREHOUSE ROOF DRAINS THAT MEANDER IN AND OUT OF THE FORMER RAIL ROAD SPUR AT THE SOUTH PROPERTY LINE. THE TOTAL HISTORIC UNDEVELOPED ON-SITE 100YR-6HR RUNOFF FROM THE SITE IS 9.6 CFS.

**DEVELOPED CONDITIONS AND DRAINAGE PATTERNS**

THE PROPOSED SITE WILL BE SPLIT INTO FIVE(S) BASINS. ON JULY 3, 2006, GUY JACKSON & ASSOCIATES MET WITH COA HYDROLOGY TO WHICH IT WAS DETERMINED THAT THE SITE WAS AN INFILL AREA THAT WAS ALLOWED FREE DISCHARGE INTO THE ZEARING AVE. AND 19TH ST. RIGHT-OF-WAY. PROPOSED BASIN A WILL DRAIN 1.42AC WITH AN ANTICIPATED FLOWRATE OF 6.50 CFS. 42% OF THE FLOWS WITHIN THIS BASIN ARE GENERATED BY THE ROOFS OF THE STRUCTURES AND ARE IDENTIFIED AS SUBBASINS 1-4) THE DISCHARGE FROM THE ROOF DRAINS ARE 2.73 CFS. UNDERGROUND ROOF DRAIN WILL BE COLLECTED AND CONNECTED INTO A NEW 24" UNDERGROUND STORM DRAIN IN THE ANTIGUA TRAVESIA PRIVATE ROAD ALIGNMENT. THE REMAINING 58% OF THE ABOVE GROUND DISCHARGE OF 3.77CFS WILL BE CONNECTED IN AREA INLETS NEAR THE SOUTHWEST CORNER OF THE ANTIGUA TRAVESIA PRIVATE ROAD IN BASIN A AND NEAR THE INTERSECTION OF THE ALLEY AND THE ANTIGUA TRAVESIA PRIVATE ROAD, ALSO IN BASIN A WHICH WILL THEN FLOW NORTH TO CONNECT INTO THE EXISTING 30" STORM DRAIN IN ZEARING AVE. NEAR THE NW CORNER OF THE SITE. PROPOSED BASIN B WILL CONSIST OF 0.54AC WITH A DISCHARGE RATE OF 2.47CFS AND DRAIN NORTH DIRECTLY INTO THE ZEARING RIGHT-OF-WAY. PROPOSED BASIN C HAS A CONTRIBUTING AREA OF 0.23 ACRE AND A DISCHARGE RATE OF 1.06 CFS WHICH WILL FLOW EAST INTO THE 19TH STREET RIGHT-OF-WAY NEAR THE 19TH ST. AND ZEARING AVE. INTERSECTION. PROPOSED BASIN D HAS A CONTRIBUTING AREA OF 0.22 ACRE AND A DISCHARGE RATE OF 1.01 CFS WHICH WILL FLOW SOUTHEAST WITHIN THE SITE AND THEN WEST INTO THE 19TH STREET RIGHT-OF-WAY AND COMBINE WITH THE DEVELOPED FLOWS NEAR THE 19TH ST. AND ZEARING AVE. INTERSECTION. PROPOSED BASIN E HAS A CONTRIBUTING AREA OF 0.16 ACRE AND A DISCHARGE RATE OF 0.73 CFS WHICH WILL FLOW EAST AND DIRECTLY INTO THE 19TH STREET RIGHT-OF-WAY NEAR THE 19TH ST. AND ZEARING AVE. INTERSECTION TO COMBINE WITH DEVELOPED FLOWS OF BASINS C AND D.

**CALCULATIONS**

THE CALCULATIONS, WHICH ARE ATTACHED, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY, 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED.

**CONCLUSION**

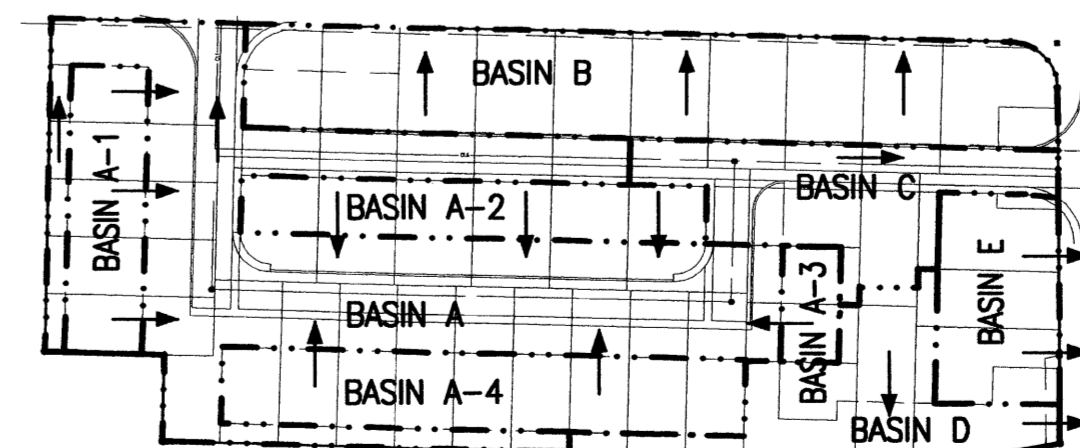
THE NET DEVELOPED FLOWS FROM THE PROPOSED FIVE BASINS COMBINE FOR A TOTAL OF 11.76 CFS. THE NET INCREASE (DIFFERENCE BETWEEN HISTORIC AND DEVELOPED FLOWS) IS ANTICIPATED TO BE 2.16CFS.

**A: 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, UPDATE 7.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990 FOR LOCATION OF EXISTING 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 BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
- 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.
- CONTRACTOR SHALL REPAIR ANY AND ALL INFRASTRUCTURE DAMAGED DURING THE COURSE OF CONSTRUCTION IN ACCORDANCE WITH BERNALILLO COUNTY AND CITY OF ALBUQUERQUE SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY COMPANIES TWO (2) WORKING DAYS PRIOR TO ANY DIGGING OR EXCAVATION.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
- WHEN APPLICABLE, THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.
- 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.
- THE CONTRACTOR SHALL NOT INSTALL ITEMS AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS THAT FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DESIGN. SUCH CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THE CONTRACTOR DOES NOT NOTIFY THE ENGINEER, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY AND EXPENSE FOR ANY REVISIONS NECESSARY.
- EXISTING SITE IMPROVEMENTS WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR.
- EXISTING FENCING THAT IS NOT DESIGNATED FOR REMOVAL SHALL NOT BE DISTURBED. ANY FENCING THAT IS DISTURBED OR ALTERED BY THE CONTRACTOR SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IF THE CONTRACTOR WOULD LIKE TO REMOVE FENCING TO FACILITATE CONSTRUCTION OPERATIONS, THIS MAY BE DONE WITH THE OWNER'S PERMISSION, AND THE CONTRACTOR SHALL RESTORE THE FENCE TO ITS ORIGINAL CONDITION PRIOR TO THE CLOSE OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR SECURITY OF THE SITE UNTIL THE FENCE IS REPLACED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFELY OBTAINING THE REQUIRED COMPACTION. THE CONTRACTOR SHALL SELECT AND USE METHODS WHICH SHALL NOT BE INJURIOUS OR DAMAGING TO THE EXISTING FACILITIES AND STRUCTURES WHICH SURROUND THE WORK AREAS.
- THE CONTRACTOR SHALL CONFINE HIS WORK WITHIN THE CONSTRUCTION LIMITS IN ORDER TO PRESERVE THE EXISTING IMPROVEMENTS AND SO AS NOT TO INTERFERE WITH THE OPERATIONS OF THE EXISTING FACILITIES.
- ALL DIMENSIONS AND RADI OF CURB, CURB RETURNS, AND WALLS ARE SHOWN TO THE FACE OF CURB AND/OR WALL.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- ALL FILL SHALL BE FREE FROM VEGETATION, DEBRIS, AND OTHER DELETERIOUS MATERIALS.
- THE CONTRACTOR SHALL REFER TO THE PROJECT SPECIFICATIONS FOR SITE SPECIFICATIONS.
- NEITHER THE OWNER, NOR THE ARCHITECT OR ENGINEER OF RECORD WILL ENFORCE ANY SAFETY MEASURE OR REGULATION. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING TRAFFIC CONTROL, SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
- CONTRACTOR WILL BE RESPONSIBLE FOR ANY MONUMENTATION AND/OR BENCHMARKS WHICH WILL BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENTATION BY A LICENSED LAND SURVEYOR.
- ANY WORK DONE WITHOUT INSPECTION OR TESTING IS SUBJECT TO REMOVAL OR CORRECTION.
- THE ENGINEER OF DESIGN SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, NOR SHALL HE BE REQUIRED TO SUPERVISE THE CONDUCT OF THE WORK OR THE CONSTRUCTION PROCEDURES AND SAFETY PROCEDURES FOLLOWED BY THE CONTRACTOR OR THE SUBCONTRACTOR OR THEIR RESPECTIVE EMPLOYEES OR BY ANY OTHER PERSON AT THE JOB SITE OTHER THAN THAT OF THE ENGINEER'S EMPLOYEES.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS 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 AND ENGINEER HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS TO CONSTRUCT FACILITIES WITHIN CITY RIGHT-OF-WAY.
- ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% ASTM D-1557 UNLESS A GREATER COMPACTION REQUIREMENT IS OTHERWISE SPECIFIED. ALL EARTHWORK FOR BUILDING PADS SHALL BE PERFORMED IN ACCORDANCE WITH THE STRUCTURAL AND GEOTECHNICAL SPECIFICATIONS WHERE AVAILABLE. THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL INVESTIGATION REPORT OBTAINED BY THE OWNER.
- MAXIMUM UNPROTECTED SLOPES SHALL BE 3:1; MINIMUM SLOPES SHALL BE 1%.
- ROUGH GRADING TOLERANCES SHALL BE ± 0.1 FT FOR BUILDING PADS AND STREETS AND ± 0.33' FOR ALL OTHER GRADING.
- 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.

**B: EROSION CONTROL, ENVIRONMENTAL PROTECTION, AND STORM WATER, POLLUTION PREVENTION PLAN**

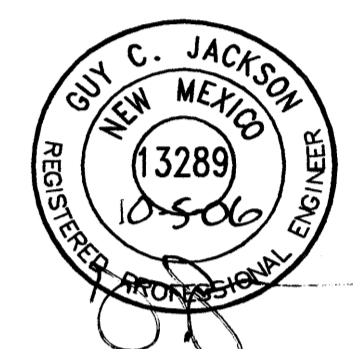
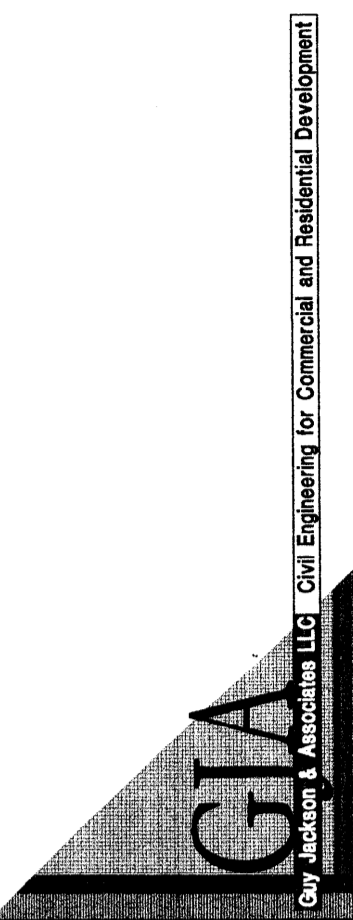
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM REGULATORY AGENCIES.
- THE CONTRACTOR SHALL SECURE AN EXCAVATION AND DIRT MOVING PERMIT FROM THE APPROPRIATE COUNTY ENVIRONMENTAL HEALTH DIVISION PRIOR TO BEGINNING CONSTRUCTION IF REQUIRED.
- THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO OTHER PROPERTY BY CONSTRUCTING TEMPORARY EROSION CONTROL BERMS OR INSTALLING SILT FENCES AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.
- ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE REVEGETATED WITH RECLAMATION SEEDING.
- THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF ALL ASPHALT REMOVED ON THE PROJECT BY Hauling TO AN APPROVED LANDFILL IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF NEW MEXICO.
- ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.), GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS REQUIRED FOR HAUL OR DISPOSAL OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN-UP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINT, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE APPROPRIATE COUNTY ENVIRONMENTAL DEPARTMENT.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.
- THE AIR POLLUTION CONTROL REGULATIONS OF THE APPROPRIATE COUNTY ENVIRONMENTAL SERVICES DEPT., COUNTY AIR QUALITY CONTROL BOARD LIMIT THE EMISSION OF PARTICULATES AND THE USE OF CUTBACK ASPHALT. THE CONTRACTOR SHALL APPRISE HIMSELF OF THESE REGULATIONS PRIOR TO BIDDING AND PERFORMING THE WORK.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATIONS.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE & FEDERAL STORM WATER POLLUTION PREVENTION REQUIREMENTS ESTABLISHED UNDER THE NATURAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) THE CONTRACTOR SHALL PREPARE & OBTAIN ALL NPDES PERMITS FOR STORM WATER POINT SOURCE DISCHARGES. A STORM WATER POLLUTION PREVENTION PLAN SHALL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN THE SITE AND KEEP ALL APPLICABLE RECORDS TO MAINTAIN TO THE SWPPP.



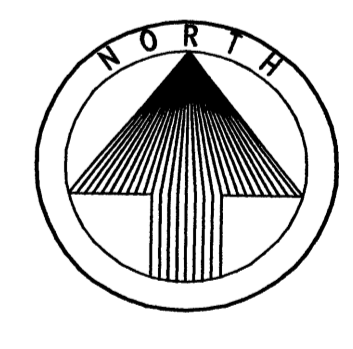
BASIN	AREA	% AREA	Q <sub>100</sub>
A	1.42 ac	56%	6.50 cfs
B	0.54 ac	21%	2.47 cfs
C	0.23 ac	9%	1.06 cfs
D	0.22 ac	8%	1.01 cfs
E	0.16 ac	6%	0.73 cfs

**SUB-BASIN MAP**  
SCALE: 1" = 100'

Plot Date: 10-05-2006  
Plot Time: 1:44 pm  
File Path: E:\JMA\Antigua\Antigua.dwg  
File Name: 60064CALZ.DWG



PREPARED FOR:  
**ANTIGUA TRAVESIA**  
**DRAINAGE PLAN AND CONSTRUCTION NOTES**



SCALE: AS SHOWN

REVISIONS

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2.
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7.

ARCHITECT  
DRAFTSMAN: JMA  
CHECKED BY: GCJ  
PERMIT DATE  
10-06-06  
PROTOTYPE SIZE  
65WR

**C-3**