



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2021-002309

Application No. SD-2021-00173

TO:

Planning Department/Chair

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: October 20,2021 HEARING DATE OF DEFERRAL: October 27, 2021

SUBMITTAL

DESCRIPTION: Reponse Letter, Plat, Revised infrastructure lists, Access exhibit

CONTACT NAME: Jon Niski

TELEPHONE: 505-858-3100

EMAIL: jniski@tierrawestllc.com



TIERRA WEST, LLC

October 20, 2021

Ms. Jeanne Wolfenbarger, P.E.
Transportation Development
PO BOX 1293
Albuquerque, NM 87103

**RE: LA MIRADA SUBDIVISION
PRELIMINARY PLAT AND SITE PLAN
DRB PROJECT NUMBER: 2021-002309**

Dear Ms. Wolfenbarger

Per the correspondence via email of Ms. Jeanne Wolfenbarger, PE, City of Albuquerque Development Review Board Transportation Comments, dated September 29, 2021, please find the following responses addressing the comments listed below:

Ms. Jeanne Wolfenbarger, PE, City of Albuquerque Development Review Board Transportation Comments

1. The Traffic Impact Study shall be approved prior to approval of the commercial portion of the plat. There were comments on the TIS regarding off-site improvements that involve both access way design and turning lane requirements. (These would be added to the infrastructure list for the commercial portion of the site.)
The Traffic Impact Study has been resubmitted for approval and all of the recommended mitigations measures have been added to the Infrastructure List.
2. The plat for the residential subdivision shall be approved prior to site plan approval.
The Preliminary Plat and Site Plan are now being heard at the same time.
3. The roadway exhibit for the private access ways on the commercial site shall match what is on the infrastructure list. Infrastructure list should match what is on the plat with regard to labeling correct Tract numbers for locations of infrastructure and the sidewalk widths.
The exhibit was updated along with the infrastructure list. The easements are reflected on the plat matching the exhibit. This exhibit is also referenced on the Infrastructure List.
4. Provide road cross-sections for internal roadway network within commercial part of the site. Roadway easements shall include the pedestrian ways shown on the exhibit for pedestrian ways that serve multiple lots. Overlay easement limits on the roadway exhibit.
The cross-sections were added to the exhibit which is attached to this resubmittal. The easements are shown as well.
5. Right-of-way dedication is requested in lieu of providing public sidewalk easements along Wyoming Blvd. Show curb ramps along Wyoming and Montgomery, and make sure this infrastructure is within the public right-of-way.
The wheelchair ramps are now shown in an area to be dedicated to the City with this plat.

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100
fax (505) 858-1118
tierrawestllc.com

6. The Traffic Impact Study shall be approved prior to approval of the commercial portion of the plat. There were comments on the TIS regarding off-site improvements that involve both access way design and turning lane requirements.
The Traffic Impact Study has been resubmitted for approval and all of the recommended mitigations measures have been added to the Infrastructure List.
7. Improvements for the private roadway for the residential subdivision shall be placed onto an infrastructure list and shall be built per work order.
The private roadway is included on the Infrastructure List and the plans will be submitted as part of the DRC set.
8. The roadway exhibit for the private access ways on the commercial site shall match what is on the infrastructure list. Infrastructure list should match what is on the plat with regard to labeling correct Tract numbers for locations of infrastructure and the sidewalk widths.
The revised Roadway Exhibit and Infrastructure List match.
9. Provide road cross-sections for internal roadway network within commercial part of the site. Roadway easements shall include the pedestrian ways shown on the exhibit for pedestrian ways that serve multiple lots. Overlay easement limits on the roadway exhibit.
The cross-sections were added to the exhibit which is attached to this resubmittal. The easements are shown as well.
10. Right-of-way dedication is requested in lieu of providing public sidewalk easements along Wyoming Blvd. Show curb ramps along Wyoming and Montgomery, and make sure this infrastructure is part of the public right-of-way.
The wheelchair ramps are now shown in an area to be dedicated to the City with this plat.
11. In lieu of labeling "R/W", label "Easement" for the private roadway for the residential subdivision.
The private roadway is shown as its own Tract on the plat and includes a private access easement.
12. Identify width of gaps between lots along the east side of the residential subdivision and any proposed pedestrian connections. Include pedestrian connections on infrastructure list as applicable.
These areas are side yards for the cluster of town homes.

Per the correspondence via email of Mr. Blaine Carter, PE, Albuquerque Bernalillo County Water Utility Authority Development Review Board Utility Development Section, dated September 29, 2021, please find the following responses addressing the comments listed below:

Mr. Blaine Carter, PE, Albuquerque Bernalillo County Water Utility Authority Development Review Board Utility Development Section

Utility Plan:

1. The eastern north/south sanitary sewer within the non-residential tracts is labeled as 4-inch. From the proposed design, this would need to be an 8-inch public sewer main.
This sanitary sewer line is shown as an 8" line.
2. Please demonstrate sufficient public easement for the public sewer main to tract 1.
A 20' sanitary sewer easement is shown on the plat.

3. Where hydrants are shared by more than one parcel, they should be within a public waterline easement and should be readily accessible by maintenance crews. Please denote which hydrants are necessary to be shared, and generate the appropriate public waterline easement.
All fire hydrants and proposed water meters are now included in the utility easements.

Infrastructure List:

1. Is there a separate infrastructure list for the residential portion?
There is a separate Infrastructure List for the residential portion that was submitted with the Site Plan. There is also a separate City Project number for the public improvements.

Plat:

1. The public waterline easement needs to cover the extent of the roadway tract within the townhome section to accommodate the water service lines to each unit and each meter.
The fire hydrants and water meters are now included in the easement.
2. The public water and public sewer easements are being called out with benefiting parties. This is generally not appropriate as the benefiting party is the public water and public sewer provider, ABCWUA. Please remove references to specific parcels have access to the public water/sewer easements. As appropriate, consolidate the easement numbers.
The benefiting parties were removed from the easement language.

Easements:

1. Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.
All proposed and existing utility easements are shown on the plat.
2. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.
Easements are being provided at these dimensions where appropriate and are shown on the plat accordingly.
3. Side yard easements are not acceptable for public waterline or sanitary sewer. If no other corridor is available for such extensions, a separate tract that is owned and maintained by the Homeowners Association (HOA) shall be created and an exclusive public water and/or sanitary sewer easement shall be granted to the Water Authority along this tract.
There are no side yard easements being proposed with this plat.
4. If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.
We are not aware of any other utilities sharing any Water Authority easements.

5. The surveyor shall field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed to preserve the existing service(s) for the newly created lots. The width of the private service easement shall be determined by the engineer or surveyor.
The surveyor has field verified the existing utility services and the plat reflects all of the easements needed to service existing parcels as well as the proposed lots and tracts.

Per the correspondence via email of Ms. Renee Brissette, PE, City of Albuquerque Development Review Board Hydrology Department, dated September 29, 2021, please find the following responses addressing the comments listed below:

Ms. Renee Brissette, PE, City of Albuquerque Development Review Board Hydrology Department

1. Wymont Circle should be its own Tract which is owned by the HOA and should be a private drainage easement.
Wymont Circle is shown at Tract D on the plat.
2. Please add a note stating that all storm structures and pipes within Wymont Circle are to be maintained by the HOA
This note was added to the plat as requested.
3. Please add a note for Tract C stating that the private detention pond is to be maintained by the HOA.
This note was added to the plat as requested.
4. Please add a note that the private pond outfall pipe within La Mirada will be maintained by the HOA.
This note was added to the plat as requested.
5. Hydrology needs the following items on the Infrastructure List:
 - a. Inlet and storm sewer on La Mirada
 - b. Pond outfall storm sewer (private) on La Mirada
 - c. Private Detention Pond – pond side slopes need to be stabilized with Native Grass Seed with Aggregate Mulch or equal (must satisfy the "Final Stabilization Criteria" CGP 2.2.14.b)**These items were added to the Infrastructure List for the residential subdivision which is City Project #568482.**

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E

JN: 2021008
RRB/jn/ye

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: **PR-2019-002309**
DRB Application No.: **SI-2021-00370**

Wymont Place

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 1-A-1 and 5-A-1, La Mirada Subdivision (being composed of Lots 1-A and 5-A)

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
TRANSPORTATION IMPROVEMENTS									
<input type="text"/>	<input type="text"/>	28- F-F	Asphalt Pavement, Curb & Gutter (Private)	Wymont Circle	La Mirada Place NE	La Mirada Place NE	/	/	/
<input type="text"/>	<input type="text"/>	5' Wide	Sidewalk (Private)	Wymont Circle	La Mirada Lane NE	La Mirada Place NE	/	/	/
<input type="text"/>	<input type="text"/>	59' Wide	Access Driveway Plus ADA Ramps and 6' sidewalks (Full Access)	La Mirada Place NE	203' East of Property Line	262' East of Property Line	/	/	/
<input type="text"/>	<input type="text"/>		Street lights and appurtenances				/	/	/
WATER AND SANITARY SEWER IMPROVEMENTS									
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer w/ necessary MH's & Services	Wymont Circle	Lot 19	La Mirada Place NE	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer w/ necessary MH's & Services	Wymont Circle	Lot 18	Lot 4	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer w/ necessary MH's & Services	Wymont Circle	Lot 4	Lot 43	/	/	/
<input type="text"/>	<input type="text"/>	8"	Waterline w/ necessary valves, FH's MJ's, RJ's and Services	Wymont Circle	Lot 19	La Mirada Place NE	/	/	/
<input type="text"/>	<input type="text"/>	8"	Waterline w/ necessary valves, FH's MJ's, RJ's and Services	Wymont Circle	Lot 18	Lot 1	/	/	/

		WATER AND SANITARY SEWER IMPROVEMENTS					Construction Certification			
Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Private		City Cnst Engineer	
							Inspector	P.E.		
<input type="text"/>	<input type="text"/>	6"	Abandon Ex. 6" Sanitary Sewer	La Mirada Place NE	Ex. Manhole	Right of Way	/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
DRAINAGE IMPROVEMENTS										
<input type="text"/>	<input type="text"/>	Type "C"	Drop Inlet	La Mirada Place NE	Ex. Storm Sewer	34' East of Property Corner	/	/	/	
<input type="text"/>	<input type="text"/>	Type "C"	Relocate Ex. Drop Inlet	La Mirada Place NE	Ex. Storm Sewer	290' East of Property Corner	/	/	/	
<input type="text"/>	<input type="text"/>	24" RCP	Retention Pond Outlet	La Mirada Place NE	Ex. Storm Sewer	55' West of Property Corner	/	/	/	
<input type="text"/>	<input type="text"/>		Private Detention Pond	Tract C			/	/	/	
<input type="text"/>	<input type="text"/>		Pond side slopes need to be stabilized with Native Grass Seed with Aggregate Mulch or equal (Must satisfy the "Final Stabilization criteria" CGP 2.2.14.b)					/	/	/
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

- 1 _____ The property owner/developer must continue self-inspections and BM maintenance until the EPA's Final Stabilization Criteria is satisfied and approved by the _____
City Stormwater Quality Section (Code 14-5-2-1(C)(1))
- 2 _____
- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
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Ronald R. Bohannon
NAME (print)

DRB CHAIR - date

PARKS & RECREATION - date

Tierra West, LLC
FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date


10/21/2021
SIGNATURE - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: **PR-2019-002309**
DRB Application No.: **SI-2021-00173**

The Wymont

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 1-A-1 and 5-A-1, La Mirada Subdivision (being composed of Lots 1-A and 5-A)

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
TRANSPORTATION IMPROVEMENTS									
		24' - 35' F-F	Asphalt Pavement, Curb & Gutter (Private)	Access Drive Aisle	Montgomery Blvd.	La Mirada Place NE	/	/	/
		24' - 35' F-F	Asphalt Pavement, Curb & Gutter (Private)	Access Drive Aisle	Tract 3	Wyoming Blvd.	/	/	/
		6' Wide	Sidewalk (Private)	Tract 1	La Mirada Lane NE	Wymont Circle	/	/	/
		6' Wide	Sidewalk (Private)	Tract 4	Tract 3	Wyoming Blvd.	/	/	/
		6' Wide	Sidewalk (Private)	Tract 8	Tract 6	La Mirada Place NE	/	/	/
			Street lights and appurtenances				/	/	/
Please reference the Vehicle and Pedestrian Connectivity Exhibit included in the DRB Submittal set for the items listed above.									
		100'	Right Turn Lane, Thru/Left Turn Lane Striping	La Mirada Lane NE	Wyoming Blvd	100' west of Wyoming Blvd	/	/	/
							/	/	/
							/	/	/

Financially Guaranteed DRC #		Constructed Under DRC #		WATER AND SANITARY SEWER IMPROVEMENTS						Construction Certification		
		Size	Type of Improvement	Location	From	To	Private		City Cnst			
							Inspector	P.E.	Engineer			
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer w/ necessary MH's & Services	Access Drive Aisle	Tract 3	La Mirada Place NE	/	/	/			
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer w/ necessary MH's & Services	Access Drive Aisle	Tract 1	Tract 2	/	/	/			
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer w/ necessary MH's & Services	Access Drive Aisle	Tract 2	Wymont Circle	/	/	/			
<input type="text"/>	<input type="text"/>	8"	Waterline w/ necessary valves, FH's MJ's, RJ's and Services	Access Drive Aisle	Montgomery Blvd.	Tract 2	/	/	/			
<input type="text"/>	<input type="text"/>	8"	Waterline w/ necessary valves, FH's MJ's, RJ's and Services	Access Drive Aisle	Tract 2	Tract 3	/	/	/			
<input type="text"/>	<input type="text"/>	8"	Waterline w/ necessary valves, FH's MJ's, RJ's and Services	Access Drive Aisle	Tract 2	Wymont Circle	/	/	/			
<input type="text"/>	<input type="text"/>	8"	Waterline w/ necessary valves, FH's MJ's, RJ's and Services	Access Drive Aisle	Tract 3	Tract 5	/	/	/			
<input type="text"/>	<input type="text"/>	8"	Waterline w/ necessary valves, FH's MJ's, RJ's and Services	Access Drive Aisle	Tract 6	Wyoming Blvd.	/	/	/			
<input type="text"/>	<input type="text"/>						/	/	/			
<input type="text"/>	<input type="text"/>						/	/	/			
<input type="text"/>	<input type="text"/>						/	/	/			

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.


Street lights per City requirements.

- 1 _____ Native Grass Seed with Aggregate Mulch or equal (Must satisfy the "Final Stabilization Criteria" CGP 2.2.14.b)
- 2 _____ The property owner/developer must continue self-inspections and BM maintenance until the EPA's Final Stabilization Criteria is satisfied and approved by the City Stormwater Quality Section (Code 14-5-2-1(C)(1))
- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
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Ronald R. Bohannon
NAME (print)

Tierra West, LLC
FIRM

 (202/12/01)
SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

CODE ENFORCEMENT - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

**Preliminary Plat for
Wymont Subdivision**
Being Comprised of
Lot 1-A-1, La Mirada Subdivision
City of Albuquerque
Bernalillo County, New Mexico
October 2021

Project Number: PR-2019-002309

Parcel Information
Residential Area Only
(See Sheet 4 of 5 for more details)

Parcel Table			Parcel Table			Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)	Parcel Name	Area (Acres)	Area (Sq. Ft.)	Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 1	0.0758	3,304	Lot 25	0.1107	4,820	Lot 49	0.0585	2,550
Lot 2	0.0607	2,646	Lot 26	0.0654	2,850	Lot 50	0.0585	2,550
Lot 3	0.0786	3,423	Lot 27	0.0660	2,873	Lot 51	0.0683	2,975
Lot 4	0.0752	3,275	Lot 28	0.1080	4,619	Lot 52	0.0676	2,943
Lot 5	0.0592	2,578	Lot 29	0.0763	3,326	Lot 53	0.0585	2,550
Lot 6	0.0683	2,975	Lot 30	0.0654	2,850	Lot 54	0.0683	2,976
Lot 7	0.0711	3,095	Lot 31	0.0654	2,850	Lot 55	0.0682	2,970
Lot 8	0.0585	2,550	Lot 32	0.0763	3,325	Lot 56	0.0585	2,550
Lot 9	0.0585	2,550	Lot 33	0.0763	3,325	Lot 57	0.0585	2,550
Lot 10	0.0683	2,975	Lot 34	0.0654	2,850	Lot 58	0.0683	2,975
Lot 11	0.0711	3,095	Lot 35	0.0654	2,850	Lot 59	0.0683	2,975
Lot 12	0.0585	2,550	Lot 36	0.0763	3,325	Lot 60	0.0585	2,550
Lot 13	0.0585	2,550	Lot 37	0.0763	3,325	Lot 61	0.0585	2,550
Lot 14	0.0683	2,975	Lot 38	0.0673	2,931	Lot 62	0.0683	2,975
Lot 15	0.0683	2,975	Lot 39	0.0733	3,191	Lot 63	0.0683	2,975
Lot 16	0.0585	2,550	Lot 40	0.1364	5,940	Lot 64	0.0585	2,550
Lot 17	0.0587	2,556	Lot 41	0.0825	3,595	Lot 65	0.0585	2,550
Lot 18	0.0749	3,262	Lot 42	0.0585	2,550	Lot 66	0.0683	2,975
Lot 19	0.0683	2,976	Lot 43	0.0758	3,303	Tract A	0.0312	1,357
Lot 20	0.0585	2,548	Lot 44	0.0678	2,952	Tract B (Park Space)	0.5481	23,874
Lot 21	0.0683	2,973	Lot 45	0.0585	2,550	Tract C (Detention Pond)	0.3791	16,515
Lot 22	0.0683	2,975	Lot 46	0.0585	2,550	Tract D	1.5660	68,214
Lot 23	0.0578	2,519	Lot 47	0.0683	2,975			
Lot 24	0.0945	4,117	Lot 48	0.0683	2,975			

Notes

- FIELD SURVEY PERFORMED IN DECEMBER 2018 THROUGH AUGUST 2019, AND SUPPLEMENTAL DATA IN MARCH 2021.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NM STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. INVERT DATA SHOWN WITH A ± SHOULD BE CONSIDERED TAKEN FROM AS-BUILTS. (NMB11 TICKET NO. 21FE240615)
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHALL BE MONUMENTED IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.

Indexing Information

Section 6, Township 10 North, Range 4 East, N.M.P.M.
Subdivision: La Mirada Subdivision
Owner: Wymont, LLC
UPC #: 101906048047020404L1

Legal Description

LOT NUMBERED ONE-A-ONE (1-A-1) OF LA MIRADA SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT FOR LOTS 1-A-1 AND 5-A-1, LA MIRADA SUBDIVISION, BEING COMPRISED OF LOTS 1-A AND 5-A, LA MIRADA SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 23, 2019, IN PLAT BOOK 2019C, PAGE 137.

Subdivision Data

GROSS ACREAGE: 15.1868 ACRES
ZONE ATLAS PAGE NO.: G-19-Z
NUMBER OF EXISTING LOTS: 1
NUMBER OF COMMERCIAL TRACTS CREATED IN COMMERCIAL AREA: 8
NUMBER OF RESIDENTIAL LOTS CREATED: 66
NUMBER OF TRACTS CREATED WITHIN RESIDENTIAL AREA: 4
MILES OF FULL-WIDTH STREETS: 0.000 MILES
MILES OF HALF-WIDTH STREETS: 0.000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE: 0.0087 ACRES
DATE OF SURVEY: AUGUST 2021

General Notes

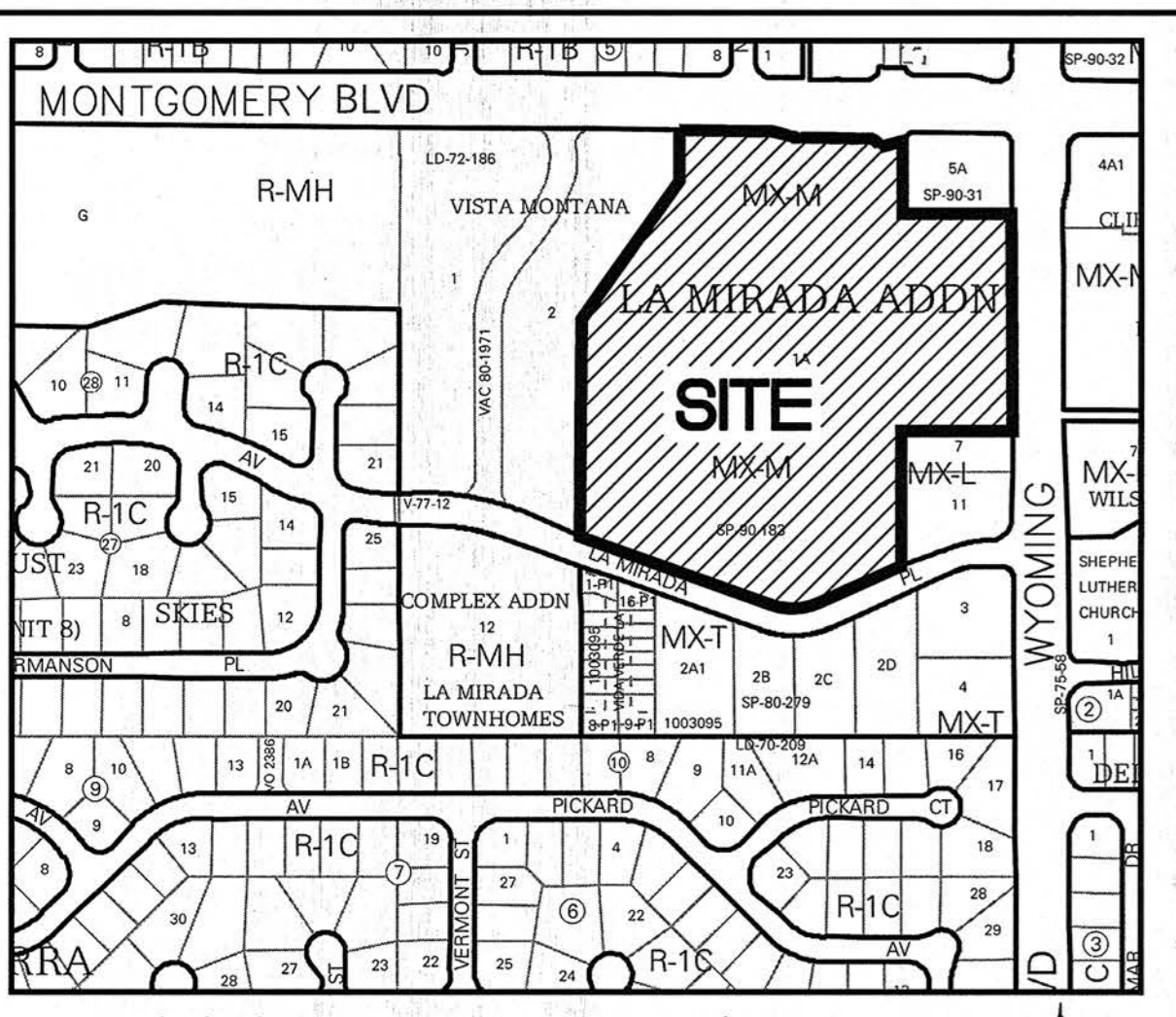
- EXISTING ZONING: "MX-M" MIXED USE-MODERATE INTENSITY
- PROPOSED ZONING: "MX-M" MIXED USE-MODERATE INTENSITY
- TOTAL ACREAGE: 15.1868 ACRES
- SETBACKS: REQUIRED
FRONT: 0 FT. MINIMUM, 15 FT. MAXIMUM
SIDE: 0 FT. INTERIOR; 15 FT. STREET SIDE
REAR: 15 FT. MINIMUM, 0 FT. STREET OR ALLEY
- MANHOLES SHALL BE OFFSET AT ALL POINTS OF CURVATURE.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
⊙	FOUND REBAR WITH CAP "LS 4078" UNLESS OTHERWISE INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
▲	FOUND CENTERLINE MONUMENT AS INDICATED
⊠	COVERED AREA
▭	CONCRETE
□	UTILITY PEDESTAL
—x—	GUARD RAIL
—x—	WIRE FENCE
—□—	METAL FENCE
—	RETAINING WALL
▨	BLOCK WALL
—o—	CHAINLINK FENCE
—RR—	RAILROAD TIES
—H—	HANDRAIL
—O—	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
—	ANCHOR
□	PULL BOX
☆	LIGHT POLE
⊙	ELECTRIC METER
⊠	TRANSFORMER
⊠	ELECTRIC CABINET
⊙	GAS METER
⊙	CABLE MANHOLE
⊙	WATER VALVE
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	ROOF DRAIN
⊙	MANHOLE
⊙	SAS CLEANOUT
⊙	IRRIGATION BOX
⊙	MANHOLE
⊙	STORM DRAIN INLET
⊙	IRRIGATION VALVE
—	SIGN
↑	CURB CUT/INDICATION OF ACCESS TO ROADWAY
F.D.C.	FIRE DEPARTMENT CONNECTION
R	RAMP

Drainage Facilities Note

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" HAVE BEEN GRANTED BY THE OWNER AS PRIVATE PERPETUAL EASEMENTS FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS AND TRACTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF SURFACE STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES. GRANTOR SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT ENTITLED "WYMONT PLACE GRADING AND DRAINAGE PLAN" SUBMITTED BY TIERRA WEST, LLC ON JUNE 23, 2021, AND APPROVED BY THE ALBUQUERQUE CITY ENGINEER ON _____. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES LOCATED ON THEIR RESPECTIVE LOTS OR TRACTS AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS AND TRACTS WITHIN THIS SUBDIVISION



Vicinity Map - Zone Atlas G-19-Z
N.T.S.

Purpose of Plat

- Subdivide Existing Tract into 66 Residential lots, 4 HOA Tracts and 8 Non-Residential Tracts.
- Vacate Easements.
- Grant Easements.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Documents

- TITLE POLICY ISSUED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2011162 AND AN EFFECTIVE DATE OF JUNE 24, 2021.
- PLAT FOR LA MIRADA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 6, 1990 IN BOOK 90C, PAGE 274.
- PLAT FOR LA MIRADA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 19, 1974 IN BOOK C9, PAGE 165 AND CORRECTION PLAT, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 20, 1981 IN BOOK C18, PAGE 32.
- PLAT FOR VISTA MONTANA COMPLEX, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 14, 1972 IN BOOK C8, PAGE 126.
- PLAT OF RECORD FOR LOTS 1-A-1 AND 5-A-1, LA MIRADA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 23, 2019, IN PLAT BOOK 2019C, PAGE 137.
- PLAT FOR TRACTS A AND B, BEING A REPLAT OF LOTS 7 & 11, OF LA MIRADA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 6, 1970, IN BOOK B5, PAGE 47.
- WARRANTY DEED FOR SUBJECT PROPERTY, FROM M & M CO. TO WYMONT LLC, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 24, 2021, AS DOCUMENT NO. 2021074872.

Flood Notes

BASED UPON SCALING, PORTIONS OF THIS PROPERTY LIE WITHIN ZONE "AO", WHICH IS DEFINED AS A SPECIAL FLOOD HAZARD AREA, HAVING AN AVERAGE FLOOD DEPTH OF 1' (USUALLY SHEET FLOW ON SLOPING TERRAIN), AND ZONE "X", WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD.

AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0143G, DATED SEPTEMBER 26, 2008.

APPROVED FOR MONUMENTATION AND STREET NAMES

Loren N. Risenhoover P.S. 10/20/2021
CITY SURVEYOR DATE

OWNER: WYMONT LLC
A NEW MEXICO LIMITED LIABILITY COMPANY

BY: *Carey A. Plant* 10/20/21
VICE PRESIDENT OF WYMONT LLC DATE

CSI-CARTESIAN SURVEYS INC.

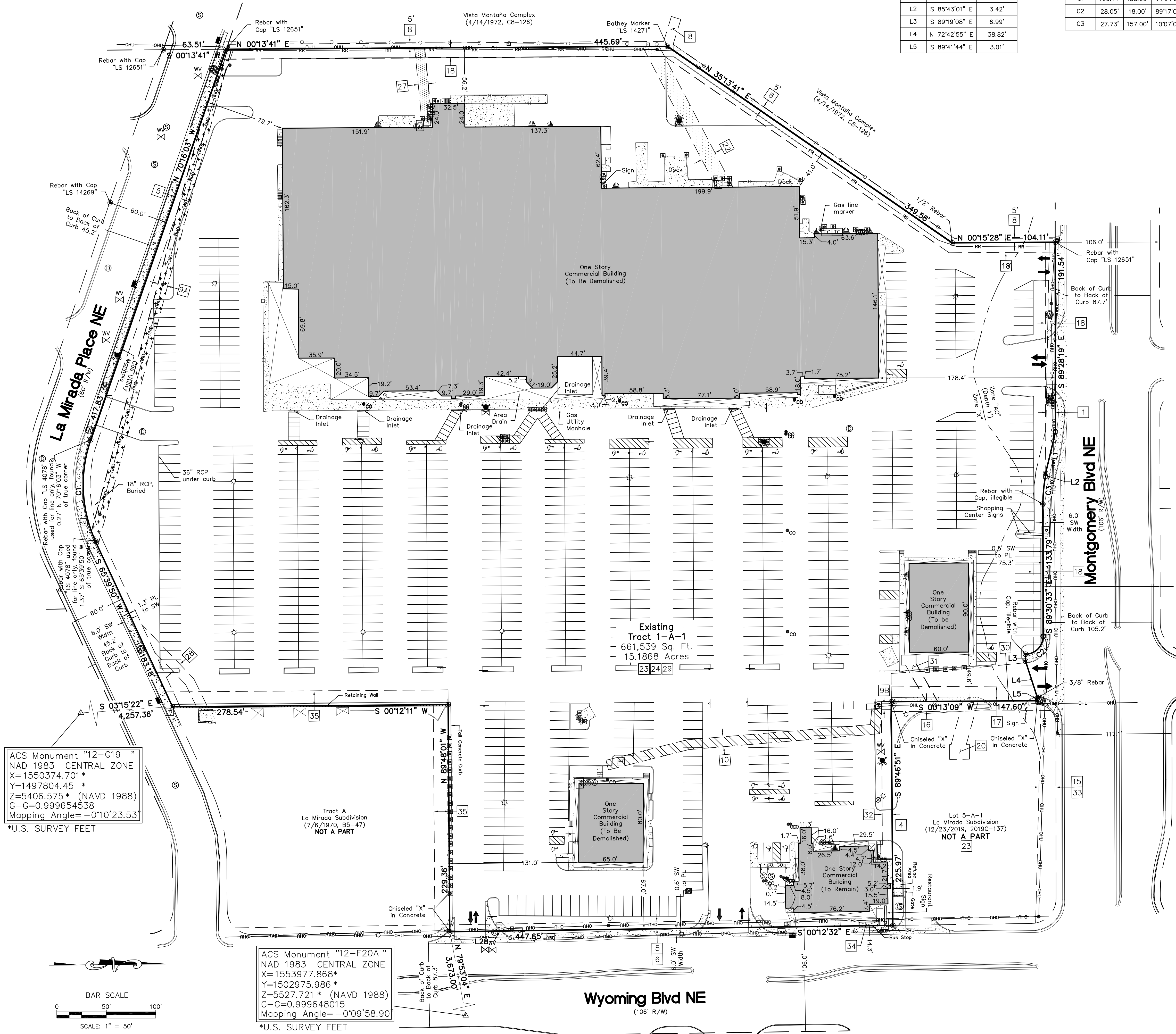
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com

**This Sheet Shows Existing
Conditions, Existing Easements,
and Vacated Easements**

**Preliminary Plat for
Wymont Subdivision
Being Comprised of
Lot 1-A-1, La Mirada Subdivision
City of Albuquerque
Bernalillo County, New Mexico
October 2021**

Line #	Direction	Length (ft)
L1	S 76°03'13" E	43.17'
L2	S 85°43'01" E	3.42'
L3	S 89°19'08" E	6.99'
L4	N 72°42'55" E	38.82'
L5	S 89°41'44" E	3.01'

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	106.14'	138.00'	44°04'07"	103.54'	S 87°41'53" W
C2	28.05'	18.00'	89°17'07"	25.30'	S 44°52'00" E
C3	27.73'	157.00'	10°07'06"	27.69'	S 84°04'11" E



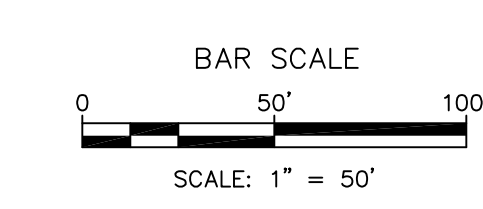
Easement Notes

- 1 EXISTING PNM TRANSMISSION LINE EASEMENT (4/24/1973, BK. MISC. 309, FOL. 334, DOC. NO. 47734)
- 4 CENTERLINE OF 32.5 FOOT OPENING AT THE PROPERTY LINE BEING A PRIVATE RECIPROCAL DRIVEWAY OPENING EASEMENT BENEFITING LOT 1-A-1 AND 5-A-1 FOR ACCESS TO AND FROM LOT 1-A-1 AND LOT 5-A-1 INTO THE DRIVE AISLES FOR USE WITHIN LOT 1-A-1 AND 5-A-1 AS SUCH DRIVE AISLES ARE ESTABLISHED AND/OR RELOCATED FROM TIME TO TIME BY THE RESPECTIVE OWNERS OF LOT 1-A-1 AND LOT 5-A-1. EACH OWNER IS TO BE RESPONSIBLE TO MAINTAIN THAT PORTION OF THE RECIPROCAL DRIVEWAY OPENING AND THE DRIVE AISLES THAT ARE SITUATE UPON THAT OWNER'S LOT (12/23/2019, 2019C-137)
- 5 EXISTING 7' UTILITY EASEMENT (3/19/1974, C9-165), AMENDED BY PLAT (3/20/1981, C18-32) ACROSS THE EASTERLY 7' OF LOT 1-A-1
- 6 EXISTING 7' EASEMENT FOR POWER TRANSMISSION LINES 53' ABOVE GROUND LEVEL (9/24/1968, BK. 116, PG. 158, DOC. NO. 8889) ACROSS THE EASTERLY 7' OF LOT 1-A-1 AND 5-A-1
- 8 EXISTING UTILITY EASEMENT (4/14/1972, C8-126) LOCATED ON VISTA MONTANA COMPLEX
- 9A EXISTING 10' PNM EASEMENT (6/21/1977, BK. MISC. 542, PG. 844, DOC. NO. 77-36542) VACATED WITH THIS PLAT, SHOWN HEREON AS [Symbol]
- 9B EXISTING 6' ANCHOR EASEMENT (6/21/1977, BK. MISC. 542, PG. 844, DOC. NO. 77-36542)
- 10 EXISTING 10' UNDERGROUND PNM & MST&T EASEMENT (10/28/1986, BK. MISC. 412A, PG. 15, DOC. NO. 86105149) VACATED WITH THIS PLAT, SHOWN HEREON AS [Symbol]
- 15 EXISTING PNM EASEMENT (4/24/1973, BK. MISC. 309, PG. 333, DOC. NO. 47733) LOCATED ON LOT 5-A-1
- 16 EXISTING 10' PNM EASEMENT (6/21/1977, BK. MISC. 542, PG. 845, DOC. 7736543) LOCATED ON LOT 5-A-1
- 17 EXISTING 15' GAS EASEMENT (12/23/2019, 2019C-137)
- 18 EXISTING 10' PUE (12/23/2019, 2019C-137) LOCATED ON LOT 1-A-1
- 20 EXISTING PNM & US WEST EASEMENT (1/22/1996, BK. 96-2, PG. 6187-6188, DOC. NO. 96007364)
- 22 15' PNM & CENTURYLINK EASEMENT (12/23/2019, 2019C-137) VACATED WITH THIS PLAT, SHOWN HEREON AS [Symbol]
- 23 EXISTING PRIVATE CROSS LOT ACCESS EASEMENT BENEFITING LOTS 5-A-1 AND 1-A-1 OVER THE DRIVE AISLES WITHIN LOTS 5-A-1 AND 1-A-1 AS MAY BE STRIPPED AND MODIFIED OVER TIME AND MAINTAINED BY THE RESPECTIVE UNDERLYING OWNERS OF LOT 5-A-1 AND LOT 1-A-1, EXCLUDING BUILDING ENVELOPES FOR BOTH FUTURE AND EXISTING BUILDINGS (12/23/2019, 2019C-137)
- 24 EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT, BENEFITING LOT 5-A-1, OVER LOT 1-A-1 EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS, TO BE MAINTAINED BY THE UNDERLYING OWNER OF LOT 1-A-1 (12/23/2019, 2019C-137)
- 27 EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137) VACATED WITH THIS PLAT SHOWN HEREON AS [Symbol]
- 28 EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137)
- 29 EXISTING PRIVATE CROSS LOT PARKING EASEMENTS WITHIN THE PARKING AREAS AS REGULATED, STRIPPED AND MODIFIED OVER TIME BY THE OWNER OF LOT 1-A-1, WITHIN LOT 1-A-1, BENEFITING LOT 5-A-1 AND LOT 1-A-1, EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS, TO BE MAINTAINED BY THE UNDERLYING OWNER OF SAID LOT 1-A-1 (12/23/2019, 2019C-137) VACATED WITH THE FILING OF THIS PLAT
- 30 EXISTING PRIVATE DRIVEWAY EASEMENT BENEFITING LOTS 5-A-1 AND 1-A-1 TO BE MAINTAINED BY THE OWNER OF LOT 1-A-1 FOR ACCESS TO AND FROM MONTGOMERY BOULEVARD FOR LOTS 5-A-1 AND 1-A-1 AND FOR ACCESS BETWEEN LOTS 5-A-1 AND 1-A-1 (12/23/2019, 2019C-137) VACATED WITH THIS PLAT
- 31 EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137) VACATED WITH THIS PLAT
- 32 EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137)
- 33 EXISTING CENTURYLINK EASEMENT (12/23/2019, 2019C-137)
- 34 EXISTING PUBLIC SIDEWALK AND BUS STOP SHELTER EASEMENT (12/23/2019, 2019C-137)
- 35 EXISTING PRIVATE EASEMENT AGREEMENT BETWEEN THE BANK OF AMERICA AND THE OWNER OF THE SUBJECT PROPERTY FOR RETAINING WALL MAINTENANCE (12/23/2019, DOC. 2019109248)

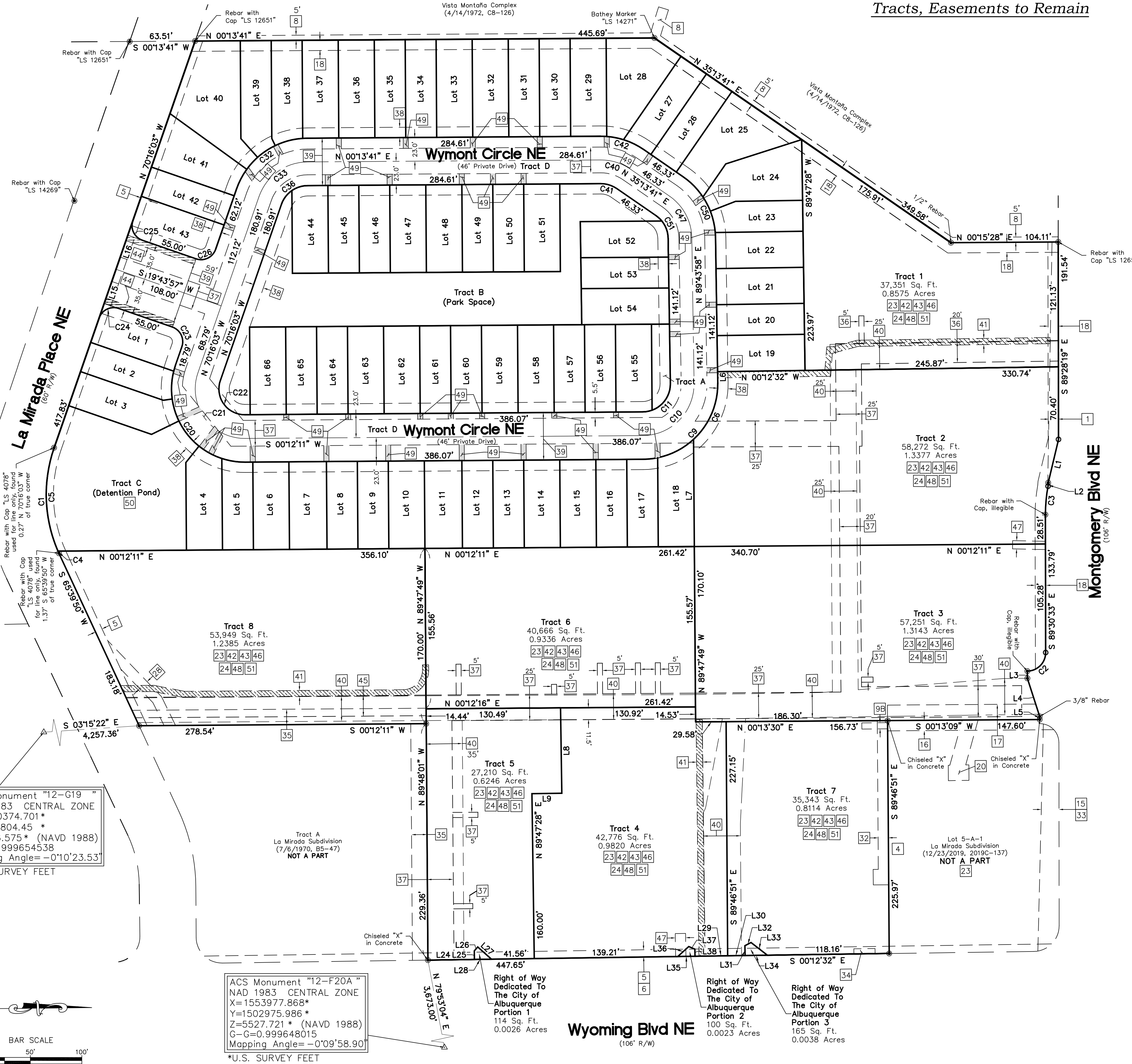
* EASEMENT LABELS 2, 3, 7, 11, 12, 13, 14, 19, 21, 25, & 26 NOT USED

ACS Monument "12-G19"
NAD 1983 CENTRAL ZONE
X=1550374.701 *
Y=1497804.45 *
Z=5406.575 * (NAVD 1988)
G-G=0.999654538
Mapping Angle=-0°10'23.53"
*U.S. SURVEY FEET

ACS Monument "12-F20A"
NAD 1983 CENTRAL ZONE
X=1553977.868 *
Y=1502975.986 *
Z=5527.721 * (NAVD 1988)
G-G=0.999648015
Mapping Angle=-0°09'58.90"
*U.S. SURVEY FEET

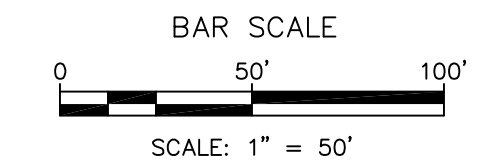


This Sheet Shows Proposed Lots and Tracts, Easements to Remain



ACS Monument "12-G19"
NAD 1983 CENTRAL ZONE
X=1550374.701 *
Y=1497804.45 *
Z=5406.575 * (NAVD 1988)
G-G=0.999654538
Mapping Angle=-0°10'23.53"
*U.S. SURVEY FEET

ACS Monument "12-F20A"
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G-G=0.999648015
Mapping Angle=-0°09'58.90"
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- 6 EXISTING 7' EASEMENT FOR POWER TRANSMISSION LINES 53' ABOVE GROUND LEVEL (9/24/1968, BK. 116, PG. 158, DOC. NO. 8889) ACROSS THE EASTERLY 7' OF LOT 1-A-1 AND 5-A-1.
- 8 EXISTING UTILITY EASEMENT (4/14/1972, C8-126) LOCATED ON VISTA MONTANA COMPLEX
- 8B EXISTING 6' ANCHOR EASEMENT (6/21/1977, BK. MISC. 542, PG. 844, DOC. NO. 77-36542) REMAINING PORTION OF EASEMENT, SEE SHEET 2 (9A AND 9B)
- 15 EXISTING PNM EASEMENT (4/24/1973, BK. MISC. 309, PG. 333, DOC. NO. 47733) LOCATED ON LOT 5-A-1.
- 16 EXISTING 10' PNM EASEMENT (6/21/1977, BK. MISC. 542, PG. 845, DOC. 7736543) LOCATED ON LOT 5-A-1.
- 17 EXISTING 15' GAS EASEMENT (12/23/2019, 2019C-137)
- 18 EXISTING 10' PUE (12/23/2019, 2019C-137)
- 20 EXISTING PNM & US WEST EASEMENT (1/22/1996, BK. 96-2, PG. 6187-6188, DOC. NO. 96007364)
- 23 EXISTING PRIVATE CROSS LOT ACCESS EASEMENT BENEFITING LOTS 5-A-1 AND 1-A-1 OVER THE DRIVE AISLES WITHIN LOTS 5-A-1 AND 1-A-1 AS MAY BE STRIPED AND MODIFIED OVER TIME AND MAINTAINED BY THE RESPECTIVE UNDERLYING OWNERS OF LOT 5-A-1 AND LOT 1-A-1, EXCLUDING BUILDING ENVELOPES FOR BOTH FUTURE AND EXISTING BUILDINGS (12/23/2019, 2019C-137)
- 24 EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT, BENEFITING LOT 5-A-1, OVER LOT 1-A-1 EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS, TO BE MAINTAINED BY THE UNDERLYING OWNER OF LOT 1-A-1 (12/23/2019, 2019C-137)
- 28 EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137)
- 32 EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137) LOCATED ON TRACT 7.
- 33 EXISTING CENTURYLINK EASEMENT (12/23/2019, 2019C-137)
- 34 EXISTING PUBLIC SIDEWALK AND BUS STOP SHELTER EASEMENT (12/23/2019, 2019C-137)
- 35 EXISTING PRIVATE EASEMENT AGREEMENT BETWEEN THE BANK OF AMERICA AND THE OWNER OF THE SUBJECT PROPERTY FOR RETAINING WALL MAINTENANCE (12/23/2019, DOC. 2019109248)
- 36 PUBLIC WATER EASEMENT GRANTED WITH THE FILING OF THIS PLAT. SEE DETAIL ON SHEET 5 OF 5.
- 37 PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT. SEE DETAIL ON SHEET 5 OF 5.
- 38 10' PUE GRANTED BY THE FILING OF THIS PLAT
- 39 46' PRIVATE VEHICLE AND PEDESTRIAN ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT BENEFITING LOTS 1-66 AND TRACTS A-D. OWNED AND MAINTAINED BY THE HOA.
- 40 PRIVATE ROADWAY EASEMENT BENEFITING TRACTS 1-8, WYMONT SUBDIVISION AND LOT 5-A-1, LA MIRADA SUBDIVISION GRANTED WITH THE FILING OF THIS PLAT. TO BE MAINTAINED BY THE OWNERS OF TRACTS 1-8. SEE DETAIL ON SHEET 5 OF 5.
- 41 6' PUBLIC SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT. SHOWN HEREON AS [diagram]. SEE DETAIL ON SHEET 5 OF 5.
- 42 PRIVATE CROSS LOT PARKING EASEMENTS WITHIN THE PARKING AREAS AS REGULATED, STRIPED AND MODIFIED OVER TIME BY THE OWNER OF TRACTS 1-8, WYMONT SUBDIVISION, WITHIN TRACTS 1-8, WYMONT SUBDIVISION, BENEFITING LOT 5-A-1, LA MIRADA SUBDIVISION, AND TRACTS 1-8, WYMONT SUBDIVISION, EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS, TO BE MAINTAINED BY THE UNDERLYING OWNERS OF SAID TRACTS 1-8, WYMONT SUBDIVISION, GRANTED WITH THE FILING OF THIS PLAT.
- 43 PRIVATE CROSS LOT DRAINAGE EASEMENT OVER TRACTS 1-8, WYMONT SUBDIVISION BENEFITING LOT 5-A-1, LA MIRADA, EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS GRANTED WITH THIS PLAT. TO BE MAINTAINED BY THE OWNERS OF TRACTS 1-8, WYMONT SUBDIVISION.
- 44 5.5' PUBLIC SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT. SHOWN HEREON AS [diagram]
- 45 20' PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT. SEE DETAIL ON SHEET 5 OF 5.
- 46 EASEMENTS AS SPECIFIED IN THAT CERTAIN DECLARATION OF EASEMENTS OF COVENANTS AND RESTRICTIONS FOR THE WYMONT (RECORDED _____, 2021, AS DOCUMENT NO. 2021-_____) BENEFITING TRACTS 1-8, AND TO BE MAINTAINED BY THE OWNERS OF TRACTS 1-8. BLANKET IN NATURE.
- 47 PRIVATE SIGN EASEMENT PURSUANT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE WYMONT (RECORDED _____, 2021, AS DOCUMENT NO. 2021-_____) FOR THE BENEFIT OF TRACTS 1-8, TO BE MAINTAINED AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS.
- 48 PRIVATE DRAINAGE EASEMENT FOR SURFACE STORM WATERS FOR THE BENEFIT OF TRACTS 1-8 (RECORDED _____, 2021, AS DOCUMENT NO. 2021-_____), TO BE MAINTAINED BY THE WYMONT PLACE HOME OWNERS ASSOCIATION. BLANKET IN NATURE.
- 49 PUBLIC WATER EASEMENT FOR FIRE HYDRANTS AND WATER METERS GRANTED WITH THE FILING OF THIS PLAT. SHOWN HEREON AS [diagram]. SEE SHEET 6 OF 6 FOR FURTHER DETAILS.
- 50 PRIVATE DETENTION POND BEING ALL OF TRACT C, BENEFITING WYMONT SUBDIVISION. ALL STORM SEWER STRUCTURES AND PIPES CONNECTING TO LA MIRADA STORM SEWER AND POND SHALL BE MAINTAINED BY THE HOA.

* EASEMENT LABELS [2][3][4][10][11][12][13][14][19][21][22][23][25][26][27][29][30] & [31] NOT USED

Preliminary Plat for Wymont Subdivision
Being Comprised of
Lot 1-A-1
La Mirada Subdivision
City of Albuquerque
Bernalillo County, New Mexico
October 2021

Line #	Direction	Length (ft)
L1	S 76°03'13" E	43.17'
L2	S 85°43'01" E	3.42'
L3	S 89°19'08" E	6.99'
L4	N 72°42'55" E	38.82'
L5	S 89°41'44" E	3.01'
L6	S 89°43'59" W	10.91'
L7	N 89°47'49" W	104.01'
L8	N 89°47'28" E	82.85'
L9	S 00°12'32" E	29.00'
L15	S 70°16'03" E	50.00'
L16	S 70°16'03" E	50.00'
L24	N 00°13'40" W	45.24'
L25	N 89°47'28" E	8.30'
L26	S 47°40'48" E	5.07'
L27	S 42°19'12" W	17.80'
L28	N 00°12'32" W	16.54'
L29	S 00°12'32" E	31.73'
L30	S 00°12'32" E	16.85'
L31	N 89°47'28" E	9.56'
L32	S 26°44'28" E	6.71'
L33	S 38°24'31" W	20.12'
L34	N 00°12'32" W	21.73'
L35	N 00°12'32" E	16.75'
L36	S 41°20'27" E	14.41'
L37	S 23°33'58" W	6.44'
L38	S 89°47'28" W	6.88'

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	106.14'	138.00'	44°04'07"	103.54'	S 87°41'53" W
C2	28.05'	18.00'	89°17'07"	25.30'	S 44°52'00" E
C3	27.73'	157.00'	10°07'06"	27.69'	S 84°04'11" E
C4	3.67'	138.00'	1°31'31"	3.67'	N 66°25'35" E
C5	102.47'	138.00'	42°32'36"	100.13'	N 88°27'39" E
C6	61.29'	73.00'	48°06'17"	59.51'	N 66°09'23" W
C9	115.19'	73.00'	90°24'42"	103.61'	N 45°00'10" W
C10	78.90'	50.00'	90°24'42"	70.95'	N 45°00'10" W
C11	42.61'	27.00'	90°24'42"	38.32'	N 45°00'10" W
C20	135.73'	71.00'	109°31'46"	115.98'	N 54°58'04" E
C21	91.76'	48.00'	109°31'46"	78.41'	N 54°58'04" E
C22	47.79'	25.00'	109°31'46"	40.84'	N 54°58'04" E
C23	23.56'	15.00'	90°00'00"	21.21'	S 64°43'57" W
C24	23.56'	15.00'	90°00'00"	21.21'	S 25°16'03" E
C25	23.56'	15.00'	90°00'00"	21.21'	N 64°43'57" E
C26	23.56'	15.00'	90°00'00"	21.21'	N 25°16'03" W
C32	89.82'	73.00'	70°29'44"	84.26'	S 35°01'11" E
C33	61.52'	50.00'	70°29'44"	57.71'	S 35°01'11" E
C36	33.22'	27.00'	70°29'44"	31.16'	S 35°01'11" E
C40	30.54'	50.00'	35°00'00"	30.07'	S 17°43'41" W
C41	16.49'	27.00'	35°00'00"	16.24'	S 17°43'41" W
C42	44.59'	73.00'	35°00'00"	43.90'	S 17°43'41" W
C47	47.62'	50.00'	54°33'48"	45.84'	S 62°30'35" W
C50	69.50'	73.00'	54°32'41"	66.90'	S 62°30'02" W
C51	25.71'	27.00'	54°33'48"	24.75'	S 62°30'35" W

Easement Notes (Continued)

- 51 PRIVATE CROSS LOT ACCESS EASEMENT BENEFITING LOTS 5-A-1, LA MIRADA SUBDIVISION AND TRACTS 1-8, WYMONT SUBDIVISION, OVER THE DRIVE AISLES WITHIN LOTS 5-A-1 AND TRACTS 1-8 AS MAY BE STRIPED AND MODIFIED OVER TIME AND MAINTAINED BY THE RESPECTIVE UNDERLYING OWNERS OF LOT 5-A-1 AND TRACTS 1-8, EXCLUDING BUILDING ENVELOPES FOR BOTH FUTURE AND EXISTING BUILDINGS GRANTED WITH THE FILING OF THIS PLAT.

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

**Preliminary Plat for
Wymont Subdivision
Being Comprised of
Lot 1-A-1, La Mirada Subdivision
City of Albuquerque
Bernalillo County, New Mexico
October 2021**

Line #	Direction	Length (ft)
L1	S 76°03'13" E	43.17'
L2	S 85°43'01" E	3.42'
L3	S 89°19'08" E	6.99'
L4	N 72°42'55" E	38.82'
L5	S 89°41'44" E	3.01'
L6	S 89°43'59" W	10.91'
L7	N 89°47'49" W	104.01'
L8	N 89°47'28" E	82.85'
L9	S 00°12'32" E	29.00'
L10	N 00°12'11" E	7.37'
L11	N 00°12'11" E	5.16'
L12	S 50°43'59" E	20.44'

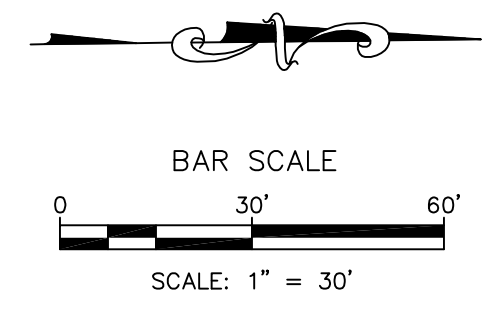
Line #	Direction	Length (ft)
L13	S 25°21'10" E	29.56'
L14	S 07°17'24" E	8.70'
L15	S 70°16'03" E	50.00'
L16	S 70°16'03" E	50.00'
L17	S 70°16'03" E	7.12'
L18	S 48°51'09" W	24.28'
L19	S 65°03'32" W	7.66'
L20	S 35°13'41" W	8.41'
L21	S 35°13'41" W	7.92'
L22	S 54°46'19" E	38.92'
L23	S 20°45'57" E	26.24'

**This Sheet Shows Proposed Lots and
Tracts for Residential Portion Only**

NOTE:
TRACTS A, B, AND D WILL BE OWNED AND MAINTAINED BY THE HOA AND BENEFIT THE OWNERS OF LOTS 1-66 ONLY.
TRACT C IS OWNED BY THE HOA, BENEFITING AND MAINTAINED BY THE OWNERS LOTS 1-66, TRACTS A-D AND TRACTS 1-8
THE RESIDENTIAL AREA IS CONSIDERED THAT AREA EXCLUDING TRACTS 1-8

Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- FOUND REBAR WITH CAP "LS 4078" UNLESS OTHERWISE INDICATED
- SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
- ▲ FOUND CENTERLINE MONUMENT AS INDICATED



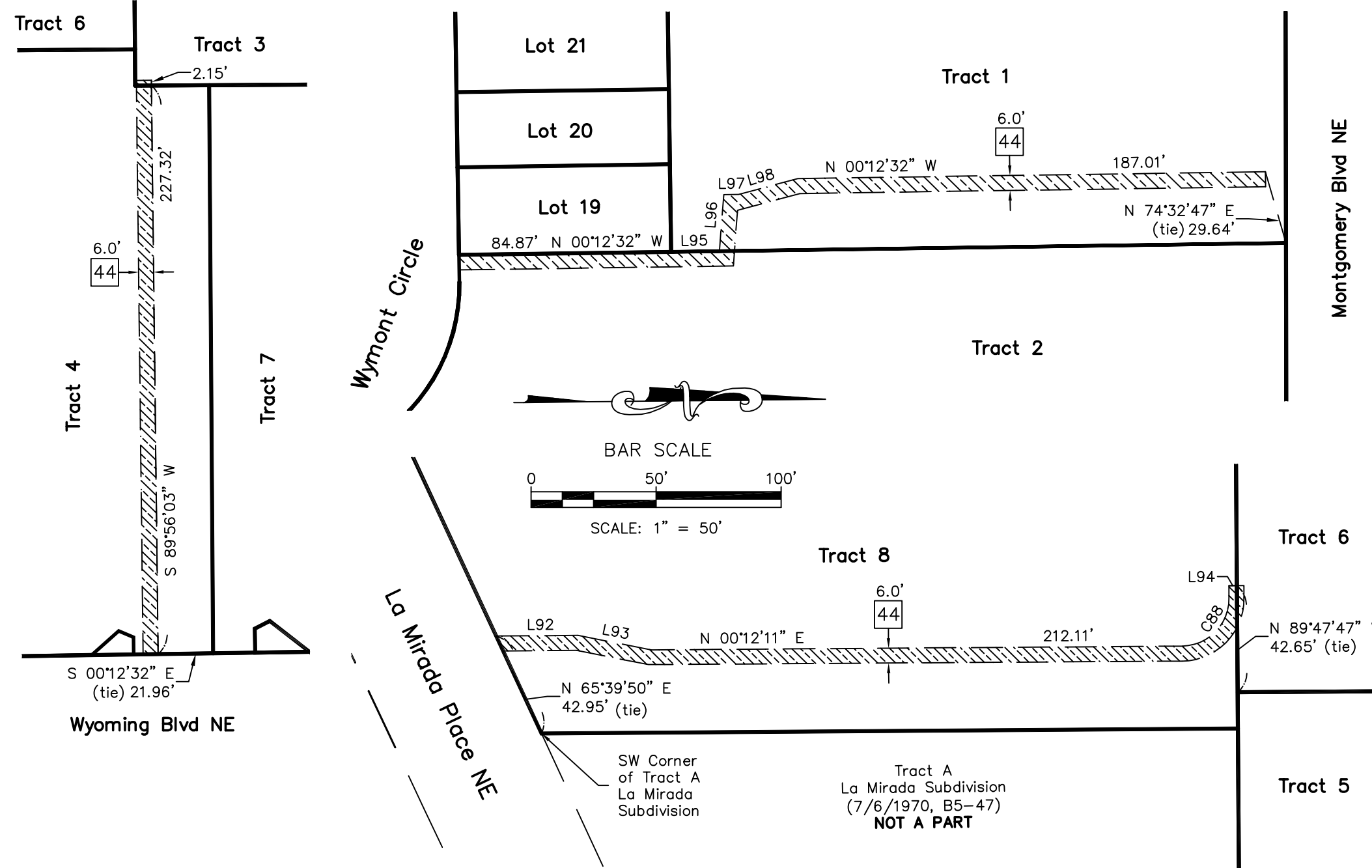
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	106.14'	138.00'	44°04'07"	103.54'	S 87°41'53" W
C2	28.05'	18.00'	89°17'07"	25.30'	S 44°52'00" E
C3	27.73'	157.00'	10°07'06"	27.69'	S 84°04'11" E
C4	3.67'	138.00'	1°31'31"	3.67'	N 66°25'35" E
C5	102.47'	138.00'	42°32'36"	100.13'	N 88°27'39" E
C6	61.29'	73.00'	48°06'17"	59.51'	N 66°09'23" W
C7	39.68'	73.00'	31°08'28"	39.19'	N 26°32'01" W
C8	14.23'	73.00'	11°09'58"	14.20'	N 05°22'48" W
C9	115.19'	73.00'	90°24'42"	103.61'	N 45°00'10" W
C10	78.90'	50.00'	90°24'42"	70.96'	N 45°00'10" W
C11	42.61'	27.00'	90°24'42"	38.32'	N 45°00'10" W
C12	9.27'	27.00'	19°40'17"	9.22'	N 09°37'57" W
C13	33.34'	27.00'	70°44'26"	31.26'	N 54°50'19" W
C14	23.03'	71.00'	18°34'59"	22.93'	N 09°29'40" E
C15	25.38'	71.00'	18°03'46"	22.29'	N 73°40'43" E
C16	27.27'	71.00'	22°00'13"	27.10'	S 86°17'18" E
C17	6.22'	71.00'	5°01'08"	6.22'	S 72°46'37" E
C18	135.73'	71.00'	109°31'46"	115.98'	N 54°58'04" E
C19	91.76'	48.00'	109°31'46"	78.41'	N 54°58'04" E
C20	47.79'	25.00'	109°31'46"	40.84'	N 54°58'04" E
C21	23.56'	15.00'	90°00'00"	21.21'	S 64°43'57" W
C22	23.56'	15.00'	90°00'00"	21.21'	S 25°16'03" E
C23	23.56'	15.00'	90°00'00"	21.21'	N 64°43'57" E
C24	23.56'	15.00'	90°00'00"	21.21'	S 33°02'40" E
C25	21.43'	73.00'	16°48'58"	21.35'	S 61°51'34" E
C26	15.68'	73.00'	12°18'14"	15.65'	S 47°17'58" E
C27	20.65'	73.00'	16°12'24"	20.58'	S 33°02'40" E
C28	27.76'	73.00'	21°47'23"	27.60'	S 14°02'46" E
C29	4.31'	73.00'	3°22'46"	4.30'	S 01°27'42" E
C30	89.82'	73.00'	70°29'44"	84.26'	S 35°01'11" E
C31	61.52'	50.00'	70°29'44"	57.71'	S 35°01'11" E
C32	17.07'	27.00'	36°13'57"	16.79'	S 52°09'05" E
C33	16.15'	27.00'	34°15'47"	15.91'	S 16°54'13" E
C34	33.22'	27.00'	70°29'44"	31.16'	S 35°01'11" E
C35	6.09'	73.00'	4°46'52"	6.09'	S 02°37'07" W
C36	16.59'	73.00'	13°01'05"	16.55'	S 11°31'05" W
C37	21.92'	73.00'	17°12'03"	21.83'	S 26°37'39" W
C38	30.54'	50.00'	35°00'00"	30.07'	S 17°43'41" W
C39	16.49'	27.00'	35°00'00"	16.24'	S 17°43'41" W
C40	44.59'	73.00'	35°00'00"	43.90'	S 17°43'41" W
C41	27.75'	73.00'	21°46'43"	27.58'	S 46°07'03" W
C42	15.58'	73.00'	12°13'38"	15.55'	S 63°07'13" W
C43	21.34'	73.00'	16°44'55"	21.26'	S 77°36'30" W
C44	4.83'	73.00'	3°47'25"	4.83'	S 87°52'40" W
C45	47.62'	50.00'	54°33'48"	45.84'	S 62°30'35" W
C46	7.67'	27.00'	16°16'04"	7.64'	S 43°21'43" W
C47	18.05'	27.00'	38°17'43"	17.71'	S 70°38'37" W
C48	69.50'	73.00'	54°32'41"	66.90'	S 62°30'02" W
C49	25.71'	27.00'	54°33'48"	24.75'	S 62°30'35" W

SEE SHEET 3

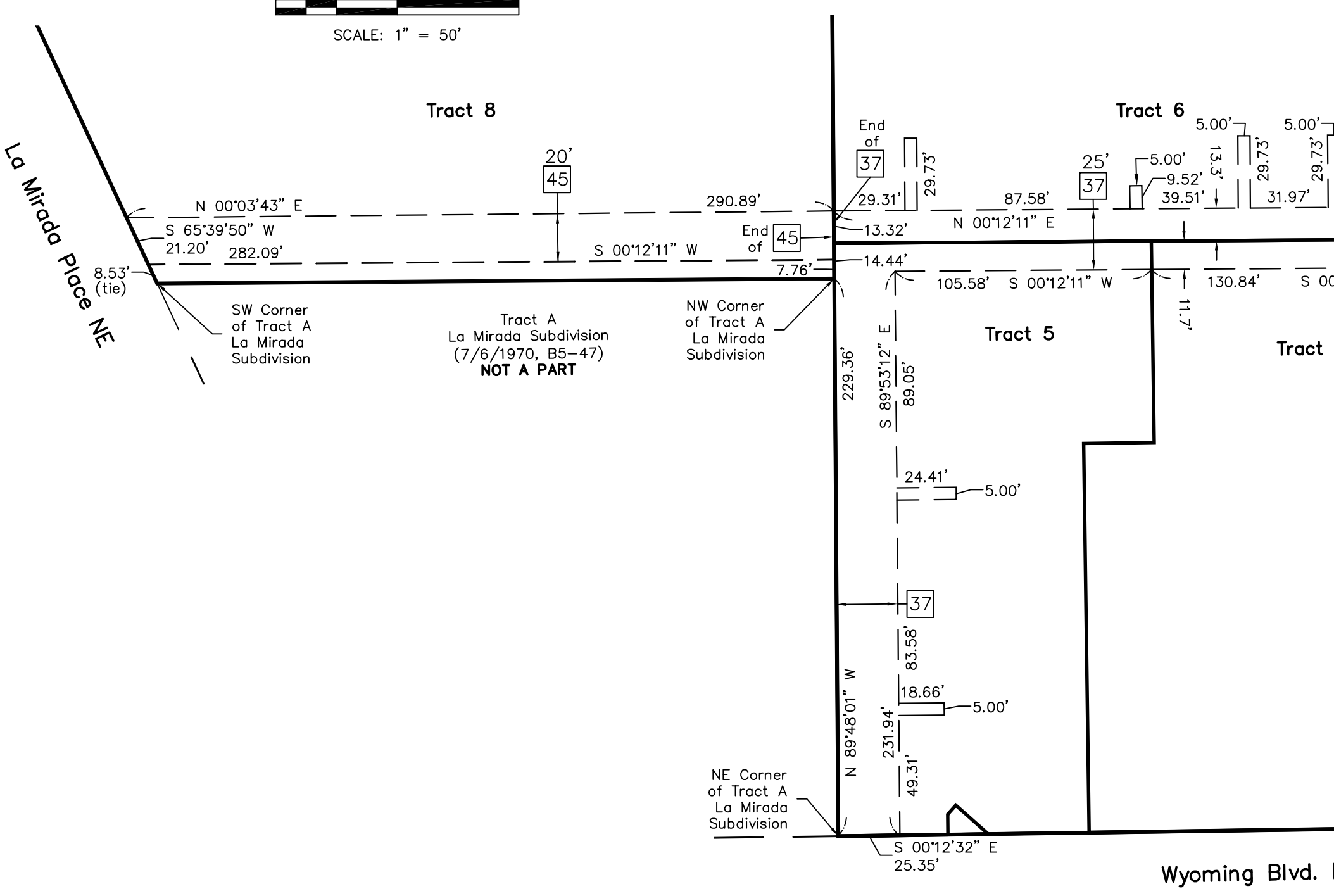
SEE SHEET 3

Preliminary Plat for
Wymont Subdivision
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Lot 1-A-1, La Mirada Subdivision
City of Albuquerque
Bernalillo County, New Mexico
October 2021

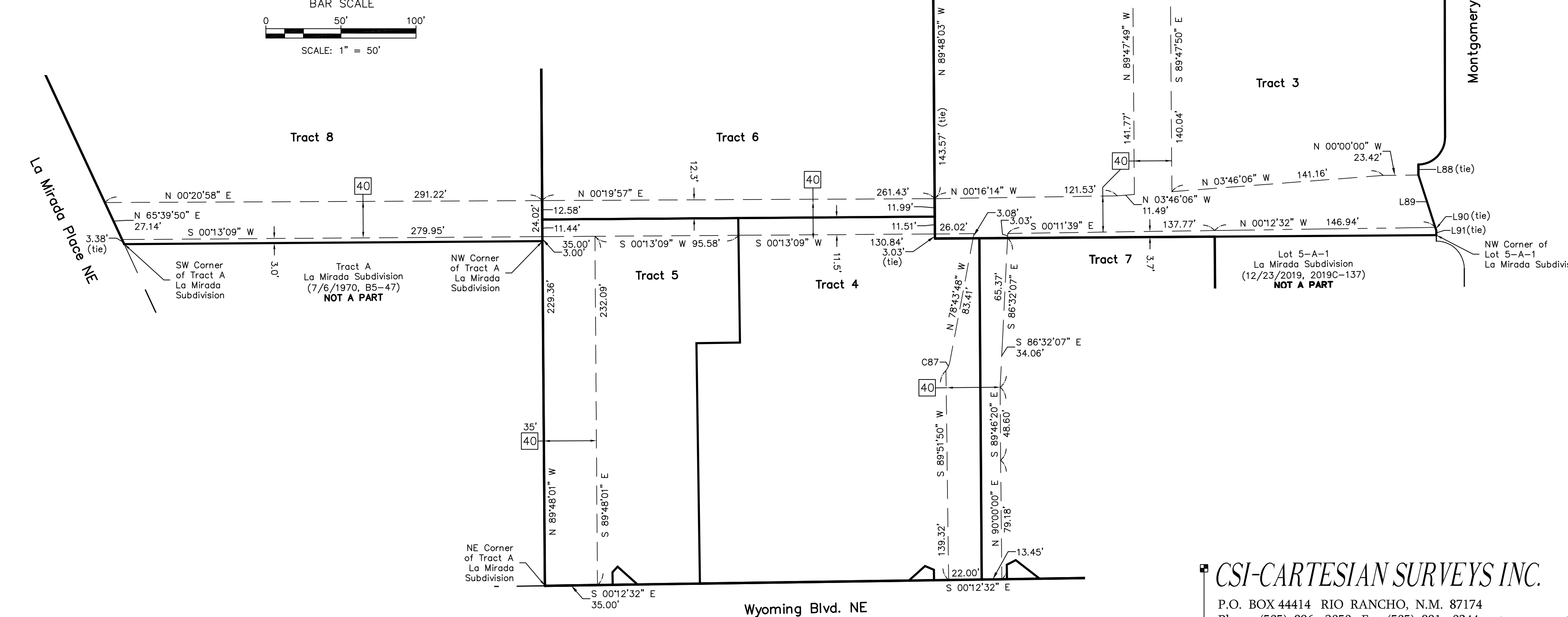
Detail of Private Sidewalk Easement 44



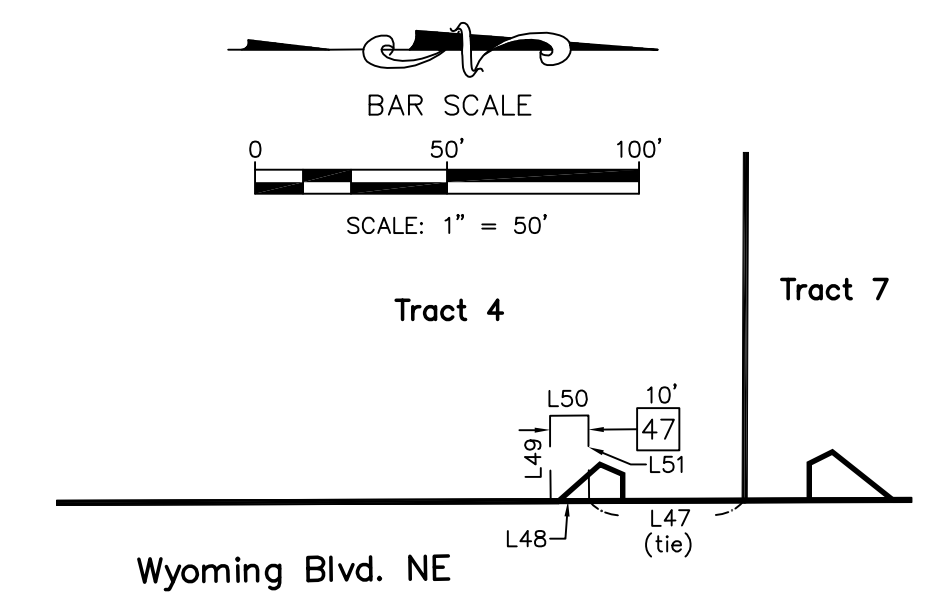
Detail of Utility Easements 36, 37 AND 45



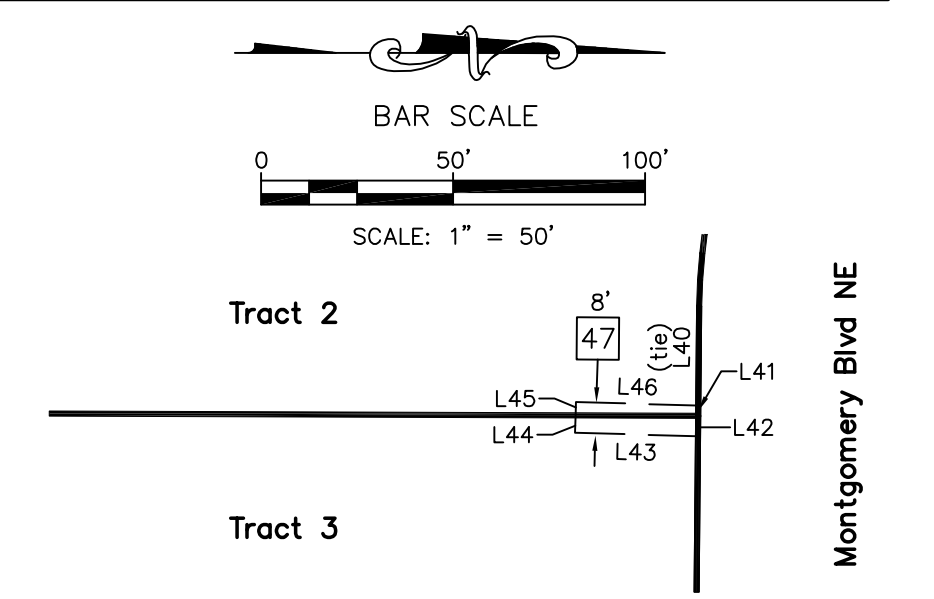
Detail of Access Easement 40



Detail B of Private Sign Easement 47



Detail A of Private Sign Easement 47



Line #	Direction	Length (ft)
L3	S 89°19'08" E	6.99'
L4	N 72°42'55" E	38.82'
L5	S 89°41'44" E	3.01'
L6	S 89°43'59" W	10.91'
L24	N 00°13'40" W	45.24'
L25	N 89°47'28" E	8.30'
L26	S 47°40'48" E	5.07'
L27	S 42°19'12" W	17.80'
L28	N 00°12'32" W	16.54'
L29	S 00°12'32" E	31.73'
L30	S 00°12'32" E	16.85'
L31	N 89°47'28" E	9.56'
L32	S 26°44'28" E	6.71'
L33	S 38°24'31" W	20.12'
L34	N 00°12'32" W	21.73'
L35	N 00°12'32" W	16.75'
L36	S 41°20'27" E	14.41'
L37	S 23°33'58" W	6.44'
L38	S 89°47'28" W	6.88'
L39	S 72°42'55" W	1.60'

Line #	Direction	Length (ft)
L40	N 89°30'33" W	25.86'
L41	S 89°30'33" E	2.65'
L42	S 89°30'33" E	5.35'
L43	S 01°42'31" W	32.00'
L44	N 88°17'29" W	4.51'
L45	N 88°17'29" W	3.49'
L46	N 01°42'31" E	31.83'
L47	S 00°12'32" E	40.50'
L48	S 00°12'32" E	10.00'
L49	S 89°34'35" W	22.22'
L50	N 00°25'25" W	10.00'
L51	N 89°34'35" E	22.26'
L88	S 89°19'08" E	6.99'
L89	N 72°42'55" E	36.59'
L90	S 72°42'55" W	2.23'
L91	S 89°41'44" E	3.01'
L92	N 00°12'11" E	32.68'
L93	S 11°44'19" W	29.91'
L94	S 00°03'23" E	3.22'
L95	N 00°12'38" W	104.16'

Line #	Direction	Length (ft)
L96	N 84°56'23" W	22.66'
L97	N 00°12'32" W	5.95'
L98	N 14°26'44" W	24.51'

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C52	22.56'	73.00'	17°42'26"	22.47'	N 50°57'28" W
C53	38.73'	73.00'	30°23'50"	38.28'	N 75°00'36" W
C87	6.77'	15.00'	25°50'59"	6.71'	N 65°48'19" W

Preliminary Plat for
Wymont Subdivision
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 Lot 1-A-1, La Mirada Subdivision
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 Bernalillo County, New Mexico
 October 2021

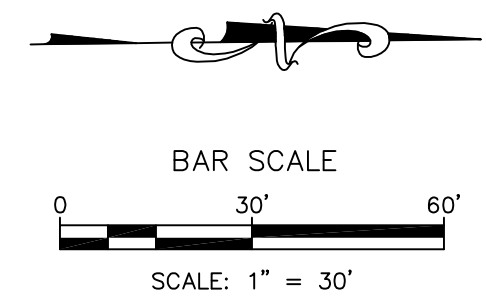
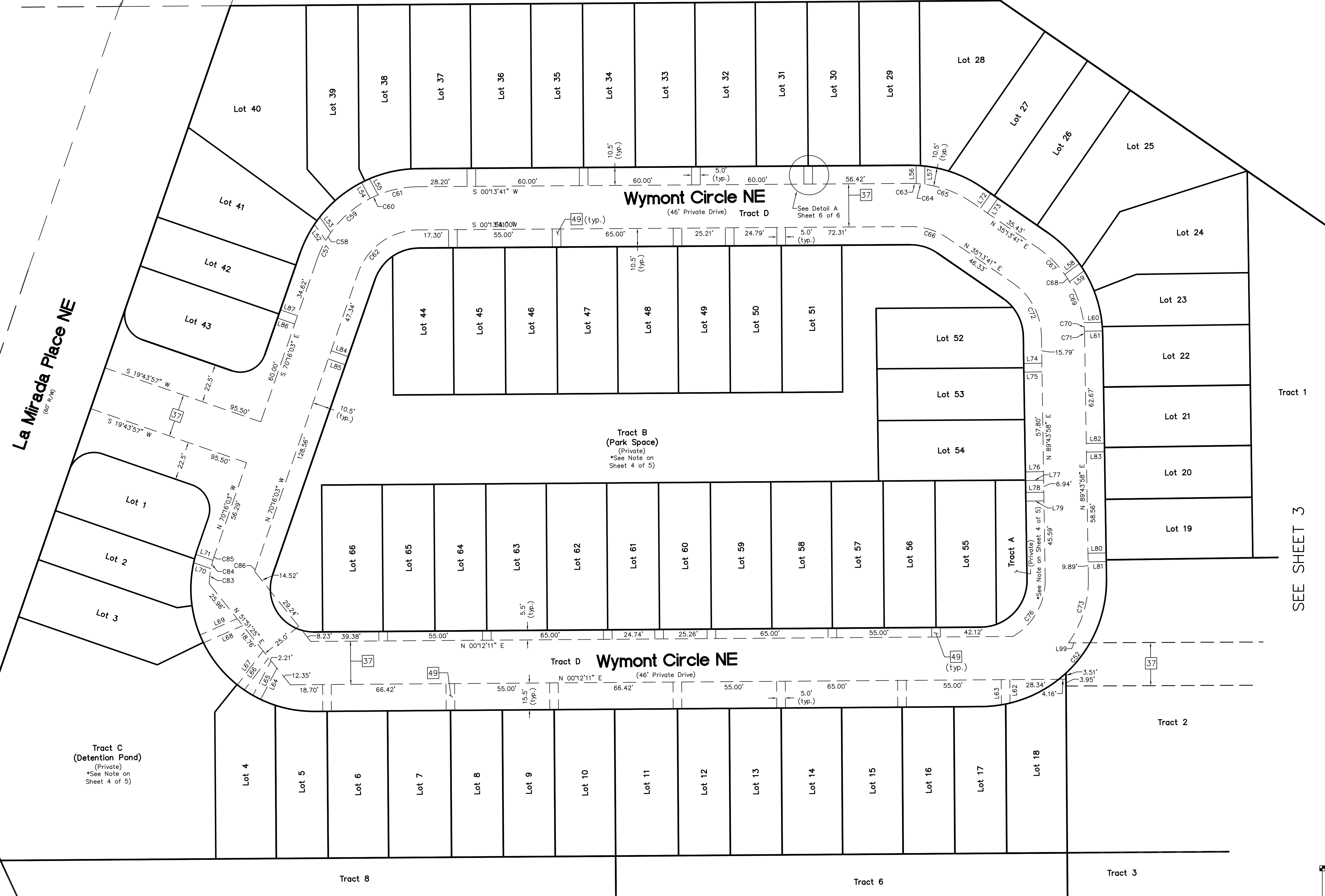
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C57	12.08'	62.50'	11°04'34"	12.06'	S 64°43'46" E
C58	5.38'	62.50'	4°56'03"	5.38'	S 56°43'28" E
C59	30.46'	62.50'	27°55'35"	30.16'	S 40°17'39" E
C60	5.01'	62.50'	4°35'43"	5.01'	S 24°02'00" E
C61	23.96'	62.50'	21°57'50"	23.81'	S 10°45'14" E
C62	46.14'	37.50'	70°29'44"	43.28'	S 35°01'11" E
C63	3.58'	62.50'	3°16'56"	3.58'	S 01°52'09" W
C64	5.03'	62.50'	4°36'44"	5.03'	S 05°48'59" W
C65	29.57'	62.50'	27°06'20"	29.29'	S 21°40'31" W
C66	22.91'	37.50'	35°00'00"	22.55'	S 17°43'41" W

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C67	21.92'	62.50'	20°05'53"	21.81'	S 45°16'37" W
C68	5.01'	62.50'	4°35'47"	5.01'	S 57°37'27" W
C69	25.23'	62.50'	23°07'33"	25.06'	S 71°29'07" W
C70	5.02'	62.50'	4°35'56"	5.02'	S 85°20'52" W
C71	2.34'	62.50'	2°08'39"	2.34'	S 88°43'09" W
C72	35.71'	37.50'	54°33'48"	34.38'	S 62°30'35" W
C73	39.37'	62.50'	36°05'14"	38.72'	N 72°09'54" W
C76	39.59'	37.50'	60°29'07"	37.77'	N 59°57'58" W
C83	8.74'	60.50'	8°16'38"	8.73'	S 82°27'20" E
C84	5.03'	60.50'	4°45'35"	5.02'	S 75°56'13" E

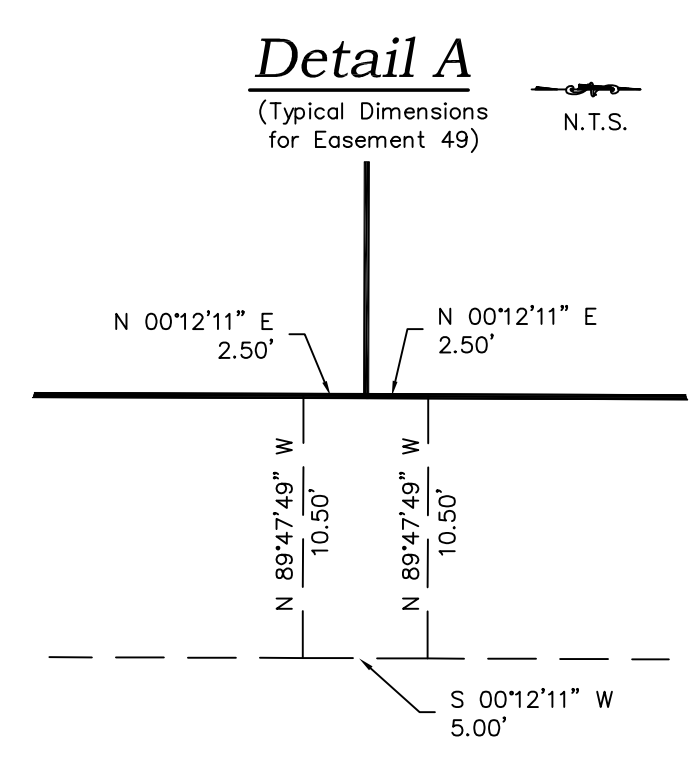
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C85	3.47'	60.50'	3°17'22"	3.47'	S 71°54'44" E
C86	1.68'	35.50'	2°42'34"	1.68'	S 71°37'20" E

Details of Easements 37 and 49

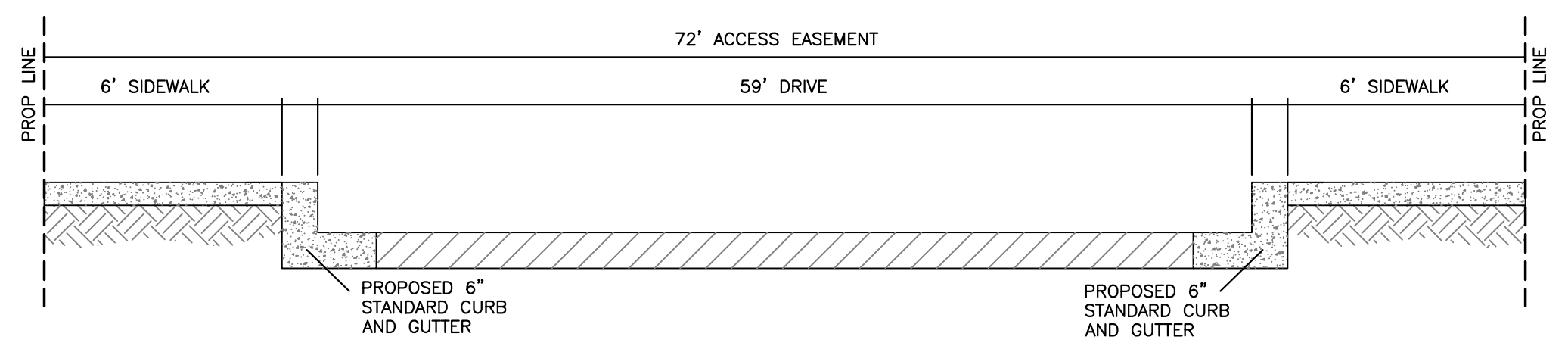
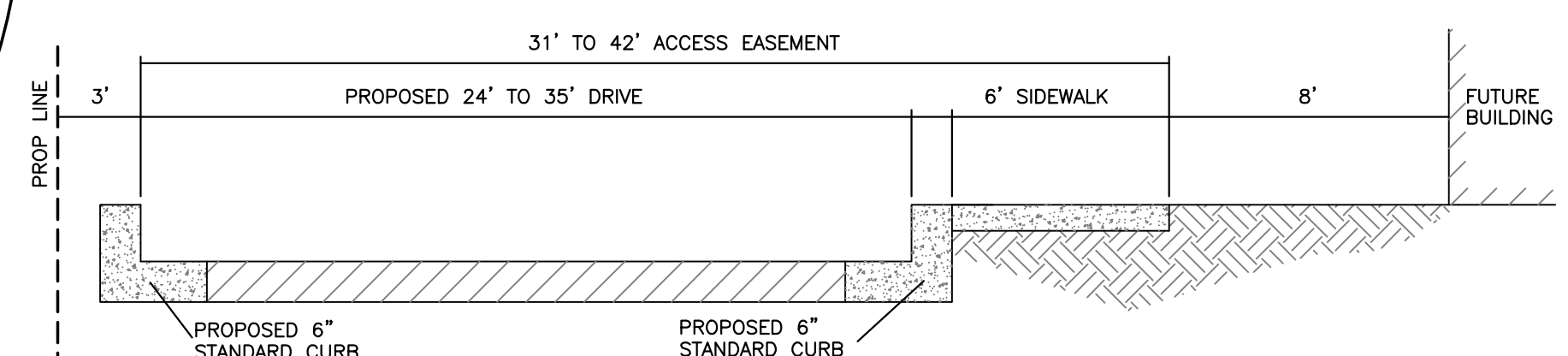
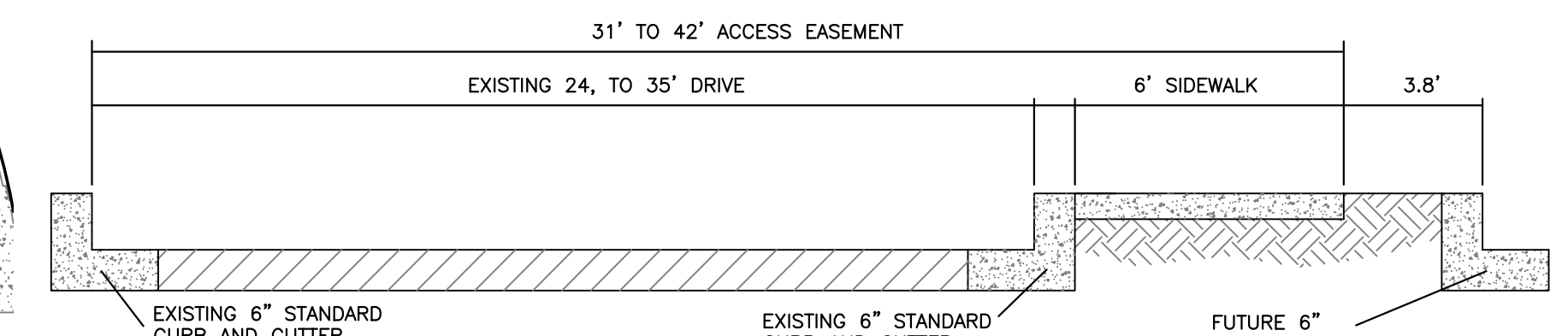
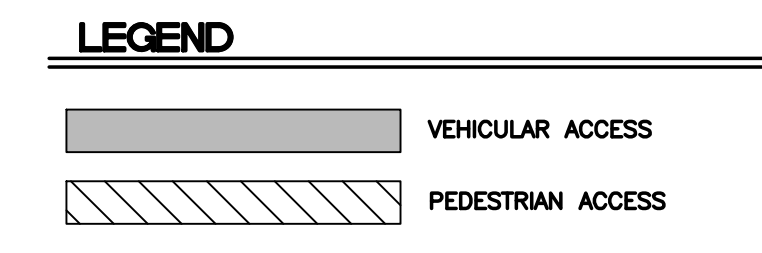
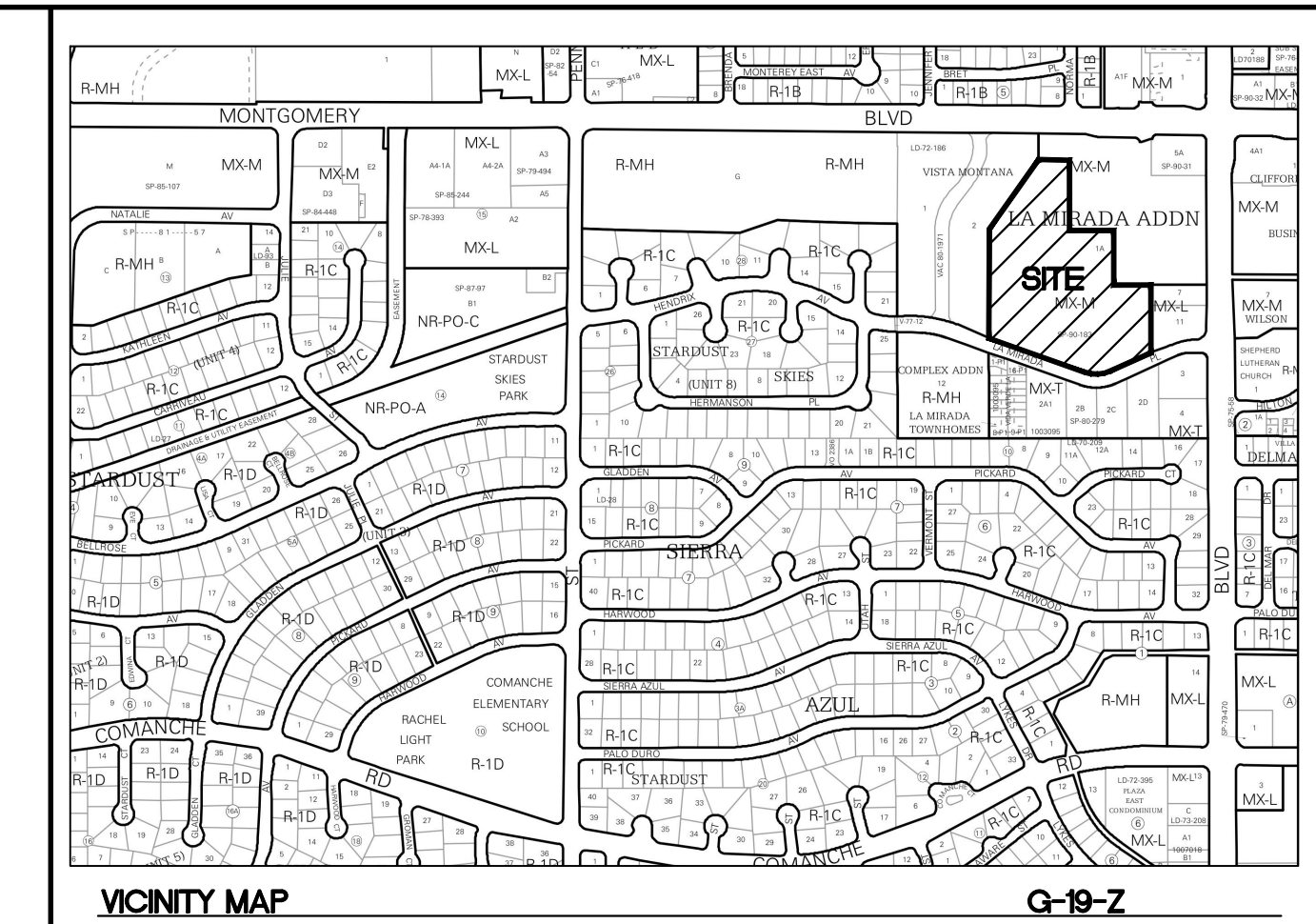
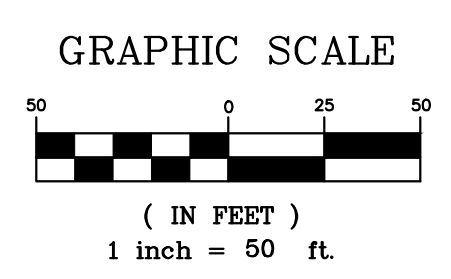
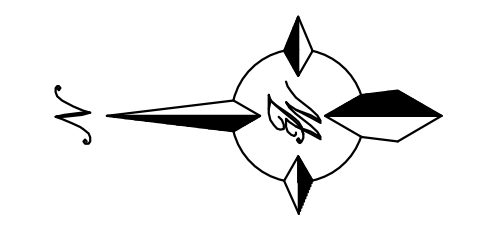
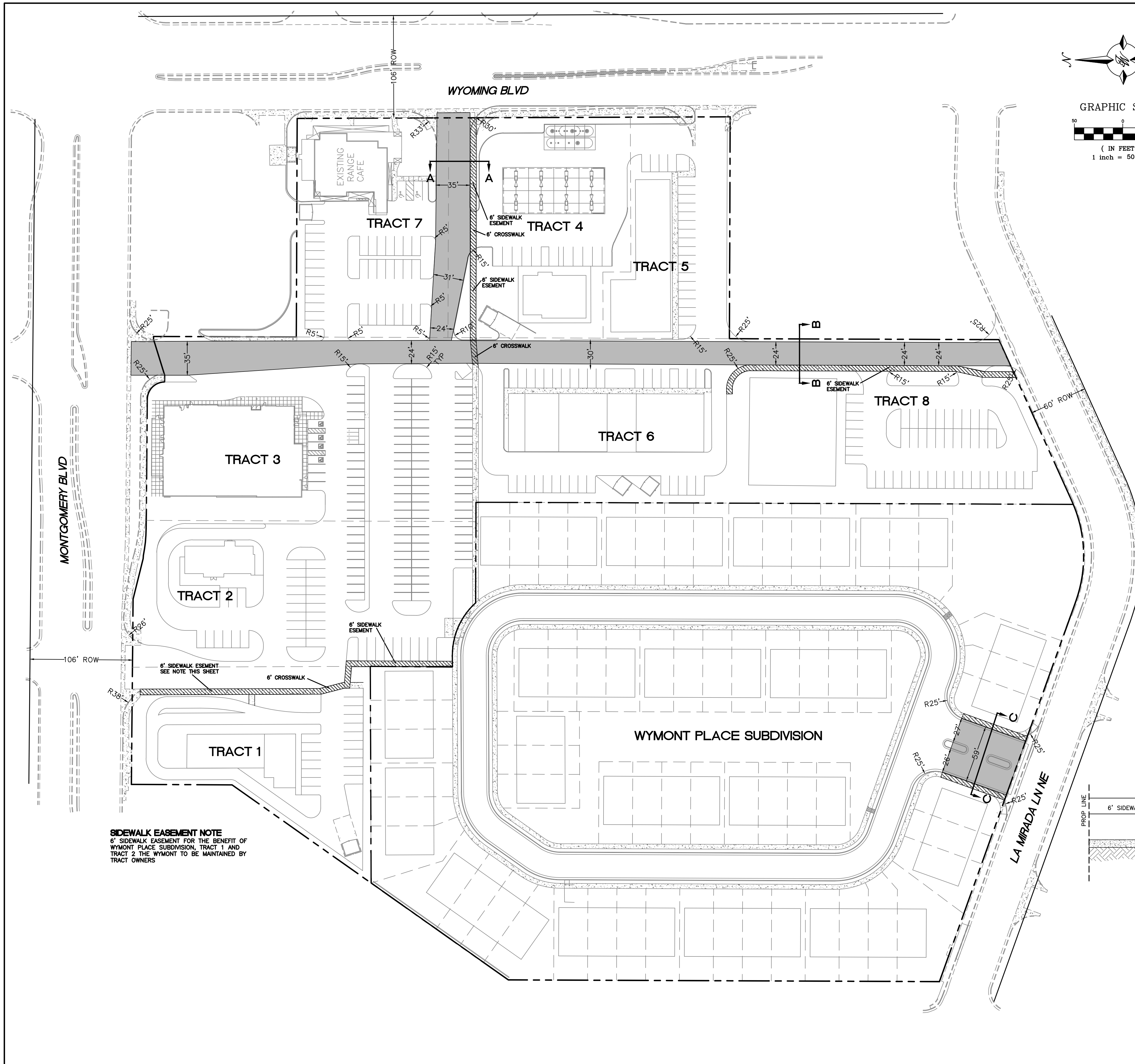
Vale Monteflo Complex
 (4/14/1972, C8-126)



Line #	Direction	Length (ft)
L52	N 54°57'20" E	11.35'
L53	S 54°57'20" W	11.02'
L54	N 62°07'53" E	10.50'
L55	S 62°07'53" W	10.55'
L56	S 89°46'19" E	10.51'
L57	N 89°46'19" W	10.59'
L58	N 36°16'13" W	10.52'
L59	S 36°16'13" E	10.57'
L60	N 00°16'02" W	10.57'
L61	S 00°16'02" E	10.51'
L62	S 89°47'49" E	13.58'
L63	N 89°47'49" W	14.57'
L64	S 61°50'07" E	20.41'
L65	N 61°50'07" W	22.61'
L66	S 52°21'51" E	23.36'
L67	N 52°21'51" W	24.69'
L68	S 23°04'25" E	24.88'
L69	N 23°04'25" W	23.57'
L70	S 19°43'57" W	10.59'
L71	N 19°43'57" E	10.51'
L72	S 54°32'38" E	10.49'
L73	N 54°32'38" W	10.51'
L74	N 00°16'02" W	10.50'
L75	S 00°16'02" E	10.50'
L76	N 00°16'02" W	10.50'
L77	S 00°16'02" E	10.50'
L78	N 00°16'02" W	10.50'
L79	S 00°16'02" E	10.50'
L80	N 00°16'02" W	10.50'
L81	S 00°16'02" E	10.50'
L82	N 00°16'02" W	10.50'
L83	S 00°16'02" E	10.50'
L84	N 19°43'57" E	10.50'
L85	S 19°43'57" W	10.50'
L86	S 19°43'57" W	10.50'
L87	N 19°43'57" E	10.50'
L99	N 00°21'40" E	12.46'



SEE SHEET 3



SIDEWALK EASEMENT NOTE
6" SIDEWALK EASEMENT FOR THE BENEFIT OF WYMONT PLACE SUBDIVISION, TRACT 1 AND TRACT 2 THE WYMONT TO BE MAINTAINED BY TRACT OWNERS

ENGINEER'S SEAL	THE WYMONT ALBUQUERQUE, NM	DRAWN BY pm
	VEHICLE AND PEDESTRIAN CONNECTIVITY EXHIBIT	DATE 10-7-21
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING
		SHEET # 1
		JOB # 2021008