



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-2018-001398
Application No. SD-2021-00242, VA-2021-00447
SD-2021-01966

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: 5/11/2022 HEARING DATE OF DEFERRAL: _____

SUBMITTAL DESCRIPTION: See Attached Letter

CONTACT NAME: Juanita Garcia

TELEPHONE: 5053628903 EMAIL: jag@jagpandz.com



May 6, 2022

Ms. Jolene Wolfley, Chair
Development Review Board
City of Albuquerque, Planning Department
600 2nd Street NW, Albuquerque NM 87102

Re: PR-2018-001398 (SD-2021-00242 – Preliminary Plat, VA-2021-00447 Sidewalk Waiver & SD-2021-01966)

Ms. Wolfley and members of the Development Review Board:

JAG Planning & Zoning, agent for Darryl Chitwood, Eco-Green, is providing the following information as a Supplemental Submittal:

1. Updated subdivision plat reflecting water and sewer utility easements on a separate page (Page 3).
2. Updated Site Plan to reflect changes that were required of the subdivision plat, with corrected notes.

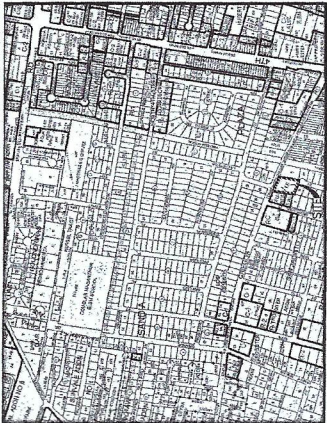
Thank you for your consideration on this matter. I can be reached at (505) 362-8903 or at jag@jagpandz.com.

Sincerely,

Juanita Garcia
Principal
JAG Planning & Zoning, LLC

LEGAL DESCRIPTION

THE WEST PORTION OF TRACT LETTERED "B" OF THE REVISED PORTION OF TRACTS 1, 2, AND 3, LANDS OF ELLA G. ROSSITER, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN & DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 4, 1947 IN VOLUME A1, FOLIO 2.



VICINITY MAP No. E-14

PURPOSE OF PLAT: THE PURPOSE OF THIS PLAT IS TO CREATE FIVE (5) LOTS FROM ONE (1) LOT AND GRANT ALL EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 0.7582 ACRES.
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: OCTOBER 2020.
- NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
- PLATS USED TO ESTABLISH BOUNDARY.
 - TRACT B LANDS OF ELLA G. ROSSITER
 - FILED: FEBRUARY 4, 1947 IN VOLUME A01, PAGE 2
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEWA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35001C01190 DATED 9/26/08

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of Public Utility Companies (P.U.C.'s) and Public Utilities (P.U.'s) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and facilities reasonably necessary to provide electrical services to customers of P.U.C.'s and P.U.'s. The easements shall include the right to install, maintain, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.

In approving this plat, Public Service Company of New Mexico (P.S.N.M.), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (N.M.G.C.) did not conduct a Title Search of the properties shown hereon. Consequently, P.S.N.M., QWEST D/B/A CENTURYLINK, and N.M.G.C. do not warrant that the easements shown on this plat may have been granted by prior plat, report or other document and which are not shown on this plat.

Disclaimers:
In approving this plat, Public Service Company of New Mexico (P.S.N.M.), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (N.M.G.C.) did not conduct a Title Search of the properties shown hereon. Consequently, P.S.N.M., QWEST D/B/A CENTURYLINK, and N.M.G.C. do not warrant that the easements shown on this plat may have been granted by prior plat, report or other document and which are not shown on this plat.

FREE CONSENT

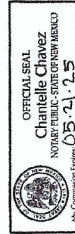
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DEEDS, COVENANTS AND RESTRICTIONS OF RECORD FOR THE PROPERTY HEREOF. SAID OWNER, PROPRIETOR, DOES HEREBY GRANT AND WARRANT AS OWNERS WARRANT THAT THEY HOLD ALONG WITH THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Charitelle Chavez
DATE: 07/02/2021

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 20th DAY OF July 2021

BY: *Daryl Duna, Jr* Charitelle Chavez
OWNERS NAME
BY: *Charitelle Chavez*
NOTARY PUBLIC
MY COMMISSION EXPIRES: 05-21-25



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UP# _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____

**PLAT OF
LOTS A, B, C, D & E
LANDS OF ELLA G. ROSSITER**

WITHIN

ELLENA GALLEGOS GRANT
PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2020

PROJECT NUMBER: _____	DATE _____
APPLICATION NUMBER: _____	DATE _____
UTILITY APPROVALS: _____	DATE _____
PUBLIC SERVICE COMPANY OF NEW MEXICO _____	DATE _____
NEW MEXICO GAS COMPANY _____	DATE _____
QWEST CORPORATION D/B/A CENTURYLINK QC _____	DATE _____
COMCAST _____	DATE _____
CITY APPROVALS: _____	DATE _____
<i>Loise N. Reschauer P.S.</i>	7/2/2021
CITY SURVEYOR _____	DATE _____
REAL PROPERTY DIVISION (CONDITIONAL) _____	DATE _____
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____	DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____	DATE _____
ARBOVIA _____	DATE _____
PARKS AND RECREATION DEPARTMENT _____	DATE _____
AMAFCA _____	DATE _____
CITY ENGINEER _____	DATE _____
DRB CHAIRPERSON PLANNING DEPARTMENT _____	DATE _____
CODE ENFORCEMENT _____	DATE _____

SURVEYORS CERTIFICATE.

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND NEW MEXICO MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 27th DAY OF JULY 2021

Anthony L. Harris
ANTHONY L. HARRIS, P.S. # 11463



PROVER: (505) 269-2270
E-MAIL: harrissurveying@rrt@gmail.com

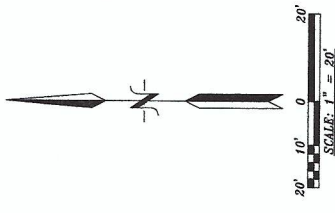
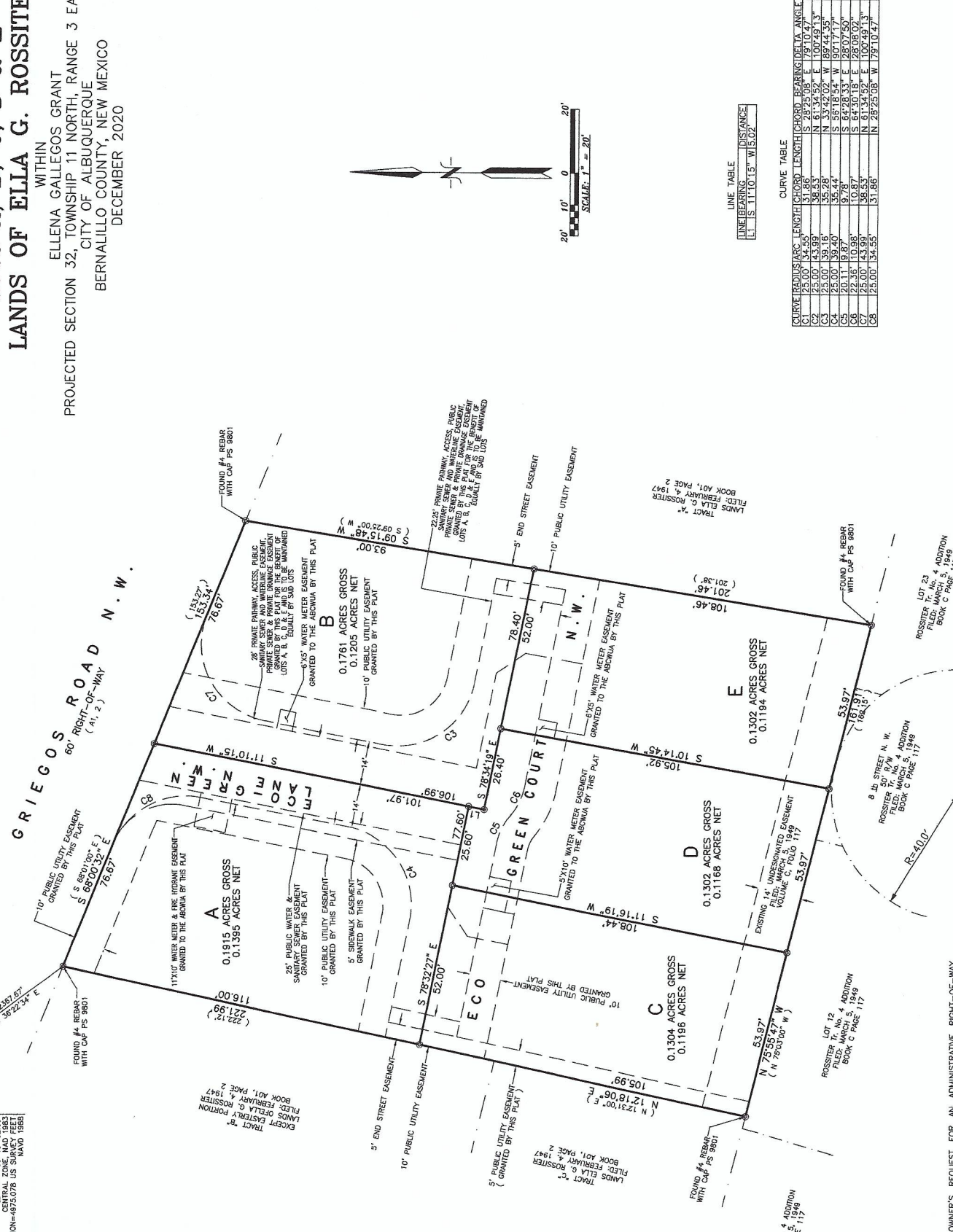


HARRIS SURVEYING, INC.
1908 CAROL VISTA DR. SUITE NW
CORRALLES, NEW MEXICO 87048

PLAT OF LOTS A, B, C, D & E LANDS OF ELLA G. ROSSITER

WITHIN
ELLENA GALLEGOS GRANT
PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2020

N=1505.48
E=1520.286491
GROUND TO GRID=0.99462554
CENTRAL ZONE, NAD 1983
ELEVATION=675.078 US SURVEY FEET
MAY 1988



LINE TABLE

LINE BEARING	DISTANCE
L 1 S. 11°10'15" W. 15.02'	

CURVE TABLE

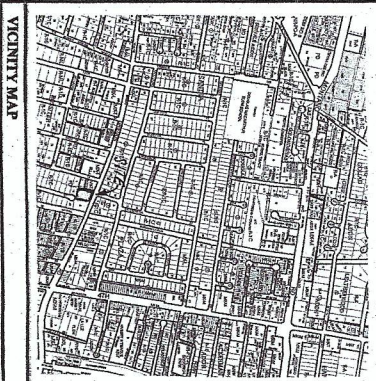
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00	34.55	31.86	S. 28°25'08" E.	79°10'47"
C2	25.00	39.16	35.28	S. 33°32'02" W.	89°44'53"
C3	25.00	59.40	55.44	S. 58°18'54" W.	90°17'17"
C4	20.11	9.87	9.78	S. 64°28'33" E.	28°07'50"
C5	22.35	10.96	10.87	S. 64°30'18" E.	28°08'02"
C6	25.00	42.95	38.53	N. 61°34'52" E.	100°49'13"
C8	23.80	59.55	51.86	N. 28°23'08" W.	79°10'47"

NOTE:
THE PROPERTY OWNER'S REQUEST FOR AN ADMINISTRATIVE RIGHT-OF-WAY WIDTH WAIVER FROM THE 62' WIDE RIGHT-OF-WAY REQUIREMENTS FOR GRIEGOS ROAD NW ADJACENT TO LOTS A, B, C, D, & E, LANDS OF ELLA G. ROSSITER SUBDIVISION HAS BEEN GRANTED WITH THE APPROVAL OF THIS PLAT.

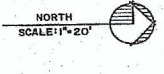
**PLAT OF
LOTS A, B, C, D & E
LANDS OF ELLA G. ROSSITER**

WITHIN
ELLENA GALLEGOS GRANT
PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2020





IDO Zone Atlas
F-14-Z



CLIMATE TABLE

CLIMATE ZONE	TEMPERATURE RANGE (°F)	PRECIPITATION (IN)	WIND VELOCITY (MPH)	RELATIVE HUMIDITY (%)
1	30-60	40-60	10-15	60-70
2	35-65	45-65	10-15	60-70
3	40-70	50-70	10-15	60-70
4	45-75	55-75	10-15	60-70
5	50-80	60-80	10-15	60-70
6	55-85	65-85	10-15	60-70
7	60-90	70-90	10-15	60-70
8	65-95	75-95	10-15	60-70
9	70-100	80-100	10-15	60-70
10	75-105	85-105	10-15	60-70
11	80-110	90-110	10-15	60-70
12	85-115	95-115	10-15	60-70
13	90-120	100-120	10-15	60-70
14	95-125	105-125	10-15	60-70
15	100-130	110-130	10-15	60-70
16	105-135	115-135	10-15	60-70
17	110-140	120-140	10-15	60-70
18	115-145	125-145	10-15	60-70
19	120-150	130-150	10-15	60-70
20	125-155	135-155	10-15	60-70

- PROVIDE NEW SIDEWALK (5'-0" WIDE)
- PROVIDE NEW CURB AND GUTTER (STANDARD 4" x 4")
- PROVIDE NEW CURB CUT - INTERIOR (5'-0" x 4")
- PROVIDE 1/2" CURB (4" x 4")

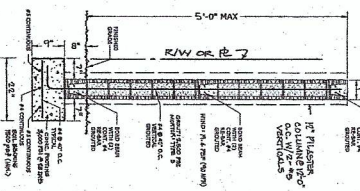
CLEAR SIGHT TRIANGLE NOTE:
LANDSCAPING AND SIGNAGE SHALL NOT INTERFERE WITH CLEAR SIGHT TRIANGLE. THEREFORE, SIGN WALLS, TREES, AND SIGNAGE SHALL NOT BE ACCEPTABLE IN THIS AREA.

AREA TABLE:

- LOT 'A' = 0.215 ACRES GROSS / 0.195 ACRES NET
- LOT 'B' = 0.135 ACRES GROSS / 0.125 ACRES NET
- LOT 'C' = 0.100 ACRES GROSS / 0.115 ACRES NET
- LOT 'D' = 0.130 ACRES GROSS / 0.115 ACRES NET
- LOT 'E' = 0.130 ACRES GROSS / 0.115 ACRES NET

- NOTES:**
- PRIVATEWAY ACCESS ESTABLISHED BY REGULATING
 - 100' WIDE PUBLIC UTILITY EASEMENT GAINED BY REGULATING.
 - 5'-0" SIDEWALK ON ECO-GREEN LANE N.W.
 - 18" WIDE 1/2" THICK CONCRETE DRIVEWAY (TYPICAL)

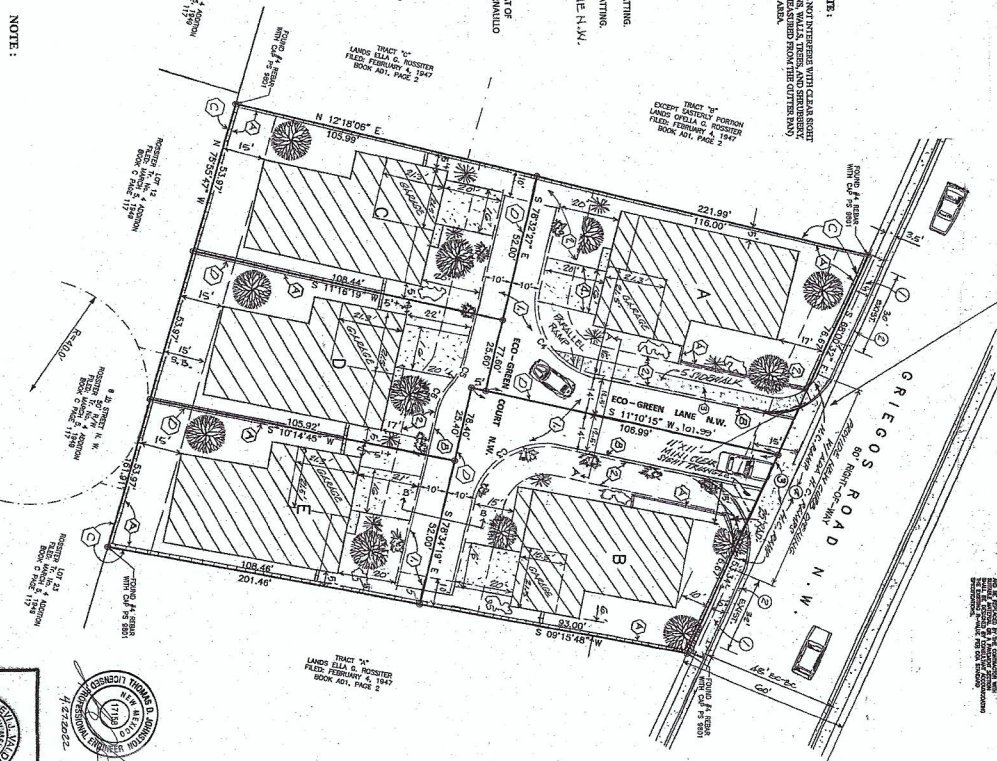
LEGAL DESCRIPTION: ZONED "PP"
LOTS 'A', 'B', 'C', 'D', AND 'E', LOTS OF LOTS 8, ROSSITER, BEING A PART OF PORTION OF TRACT 'A', LANDS OF LOTS 8, ROSSITER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (BOOK 201, PAGE 2).



NOTE:
THE ENGINEER HAS CONDUCTED LIMITED FIELD INSPECTION AND VERIFICATION OF THE EXISTING CONDITIONS. THE ENGINEER HAS NOT CONDUCTED A FULLY DETAILED SURVEY OF THE PROPERTY. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE PROPOSED DEVELOPMENT. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE NOTES AND SPECIFICATIONS. THE ENGINEER'S DESIGN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

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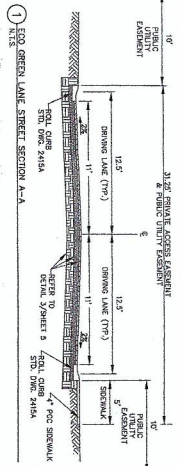
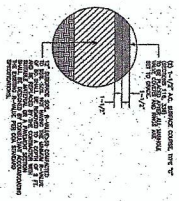
GRANGE T. RODRIGUEZ
LAND USE DEVELOPMENT AND
REDEVELOPMENT CONSULTANT
1200 SAN ANTON, N.E.
ALBUQUERQUE, NEW MEXICO, 87120
(505) 263-1550



SITE PLAN

NOTE:
AS DEFINED WITHIN CONDITION NUMBER A-1, THE REAR YARD SETBACK SHALL BE 10 FEET. THE REAR YARD SETBACK SHALL BE 10 FEET. THE REAR YARD SETBACK SHALL BE 10 FEET.

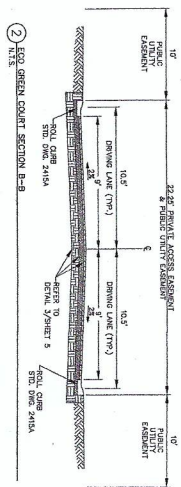
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AS DEFINED WITHIN CONDITION NUMBER A-1, THE REAR YARD SETBACK SHALL BE 10 FEET. THE REAR YARD SETBACK SHALL BE 10 FEET. THE REAR YARD SETBACK SHALL BE 10 FEET.



NOTE: REFER TO GRADING AND DRAINAGE PLAN - SHEET 5 OF 7 FOR REQUIRED DRAINAGE POND(S) LOCATIONS, CALCULATED VOLUME SIZE AND DIMENSIONS.

- A SITE (GARDEN WALL, TO BE CENTERED ON INTERIOR LOT PROPERTY LINES) OF LOTS 'C', 'D', AND 'E' AS SHOWN ON THE SITE PLAN HEREON.
- B MOUNTABLE CURB/ROLL-TYPE (COA STD DWG. # 2415A.1).
- C DEVELOPMENT PERIMETER PROPERTY BOUNDARY LINE.
- D INDIVIDUAL LOT PROPERTY LINE.

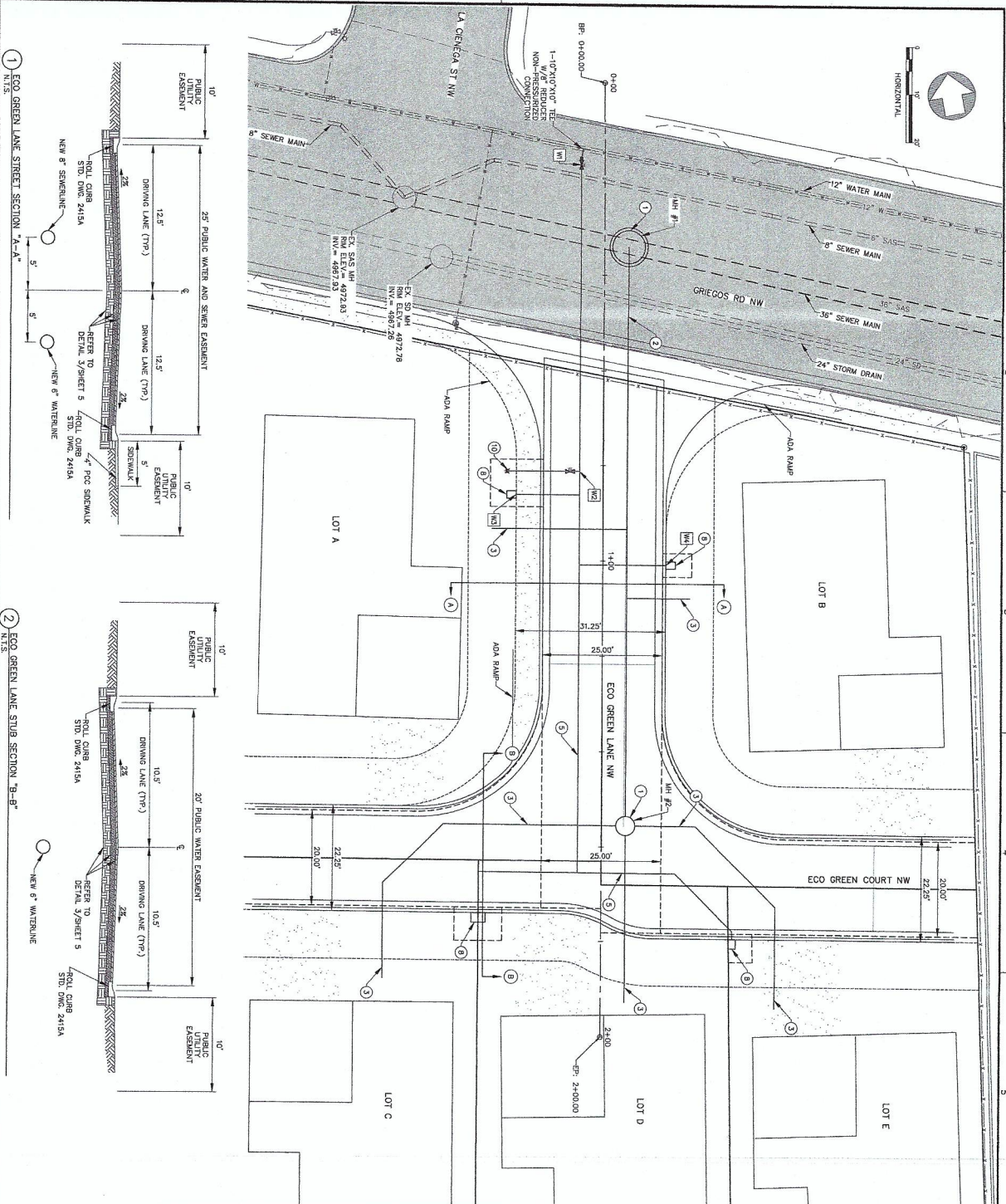
NOTES:
THIS PROPOSED FIVE (5) LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WAS DESIGNED USING R.L.P.Z. STANDARDS TO ENSURE THE PROPOSED DEVELOPMENT WILL REINFORCE THE CHARACTER AND INTENT OF THE NEIGHBORHOOD AREA.
EACH RESIDENTIAL UNIT PROVIDES FOR A 460.0 SQUARE FOOT TWO (2) CAR GARAGE (BEING 21'-6" X 21'-4") PLUS A 18' WIDE AND 20' LONG CONCRETE DRIVEWAY FOR AN ADDITIONAL TWO (2) CAR PARKING FOR A TOTAL OF FOUR (4) PARKING SPACES PER UNIT.



A FIVE (5) UNIT
RESIDENTIAL DEVELOPMENT
BY
ECO-GREEN BUILDING
704 GREGG ROAD N.W.
ALBUQUERQUE, NEW MEXICO
JANUARY, 2021



ENGINEER'S SEAL



CONSTRUCTION NOTES

- INSTALL 4" DIA. TYPE "C" MANHOLE PER COA STD. DTL. 2101
- INSTALL 8" SEWER PIPE PER STD. SPEC. SEC. 901
- INSTALL 4" SEWER SERVICE PER COA STD. DTL. 2102
- NEW 8" DIA. RIGID PVC 80' ASPHALT PER COA STD. DTL. 2103, 2104, 2105, 2106, 2107, 2108
- INSTALL WATERBULK PER STD. SPEC. SEC. 801
- CONNECT NEW WATERBULK TO EXISTING WATERBULK PER COA STD. DTL. 2301
- INSTALL GATE VALVE AND VALVE BOX PER COA STD. DTL. 2326, 2328
- INSTALL 3/4" WATER SERVICE WITH METER BOX PER COA STD. DTL. 2381, 2381 AND 2382
- INSTALL 4" CAP
- INSTALL FIRE HYDRANT PER WATER AUTHORITY STD. DTL. 2500

SEWER LATERAL LOCATION TABLE

LOT	LINE	LENGTH	BEARING	START	END	MARKING
A	1	0'-00.00'	18.12° LT	18.12	18.12	SPR
B	1	1'-85.21'	18.13° LT	18.13	18.13	SPR
C	1	3'-24.60'	18.13° LT	18.13	18.13	SPR
D	1	3'-24.60'	18.13° LT	18.13	18.13	SPR
E	1	3'-97.05'	18.13° LT	18.13	18.13	SPR

S&S LINE TABLE

LINE	LENGTH	BEARING	START	END	MARKING
S1	1'-85.21'	18.12° LT	18.12	18.12	SPR
S2	1'-85.21'	18.12° LT	18.12	18.12	SPR
S3	1'-25.50'	18.13° LT	18.13	18.13	SPR
S4	3'-24.60'	18.13° LT	18.13	18.13	SPR
S5	2'-97.05'	18.13° LT	18.13	18.13	SPR

WATER METER COORDINATE TABLE

LOT	STATION	OFFSET	SERVICE	MATERIAL
A	1+77.22	14.88' RT	SINGLE	PVC
B	1+77.22	14.88' RT	SINGLE	PVC
C	3+72.50	16.81' RT	SINGLE	PVC
D	3+72.50	16.81' RT	SINGLE	PVC
E	4+00.12	17.44' RT	SINGLE	PVC

WATER LINE TABLE

LINE	LENGTH	BEARING	START	END	MARKING
W1	0'-00.00'	18.12° LT	18.12	18.12	SPR
W2	3'-44.55'	18.13° LT	18.13	18.13	SPR
W3	0'-25.00'	18.32° LT	18.32	18.32	SPR
W4	0'-25.00'	18.32° LT	18.32	18.32	SPR
W5	0'-72.00'	18.13° LT	18.13	18.13	SPR

SECTION 1: ECO GREEN LANE STREET SECTION "A-A"
 N.T.S.
 20' PUBLIC WATER AND SEWER EASEMENT
 10' PUBLIC UTILITY EASEMENT
 12.5' DRIVING LANE (TYP.)
 12.5' DRIVING LANE (TYP.)
 5' NEW 8" WATERLINE
 4" PCC SIDEWALK
 ROLL CURB STD. DWG. 2415A
 REFER TO DETAIL 3/SHEET 5

SECTION 2: ECO GREEN LANE STREET SECTION "B-B"
 N.T.S.
 20' PUBLIC WATER EASEMENT
 10' PUBLIC UTILITY EASEMENT
 10.5' DRIVING LANE (TYP.)
 10.5' DRIVING LANE (TYP.)
 5' NEW 8" WATERLINE
 4" PCC SIDEWALK
 ROLL CURB STD. DWG. 2415A
 REFER TO DETAIL 3/SHEET 5

ENGINEER CONSULTANT

Ferro & Company
 ENGINEERING | SURVEYING
 3201 4TH Street
 Albuquerque, NM 87107
 (505) 352-5930

ECO-GREEN

CONCEPTUAL UTILITY PLAN

ZONE MAP NO. F-14-Z
 PROJECT NO. SI-2021-00024 AND PR-2018-001388
 SHEET NO. CA-OF 7

