



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input checked="" type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
Final Plat Approval for Sage Ranch Subdivision			

APPLICATION INFORMATION			
Applicant: Bokay Construction, Inc.		Phone: 505-450-4616	
Address: 5160 San Francisco NE		Email: bo@bokayconst.com	
City: Albuquerque	State: NM	Zip: 87109	
Professional/Agent (if any): Mark Goodwin & Associates, PA		Phone: 505-828-2200	
Address: PO Box 90606		Email: mark@goodwinengineers.com	
City: Albuquerque	State: NM	Zip: 87199	
Proprietary Interest in Site: Owner		List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Lot 1-P1 thru 31-P1		Block:	Unit:
Subdivision/Addition: Sage Ranch		MRGCD Map No.:	UPC Code: 100905515835920826
Zone Atlas Page(s): M-9	Existing Zoning: R-LT	Proposed Zoning R-LT	
# of Existing Lots: 26/1 Tract	# of Proposed Lots: 31/3 Tracts	Total Area of Site (Acres): 3.7742	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: Sage Ranch Court		Between: Sage Ranch Rd.	and: Benavidez Rd
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2019-002063			

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 12/9/2021
Printed Name: Mark Goodwin, PE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		
Staff Signature:		Date:	Project #		

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter describing, explaining, and justifying the request
 - Scale drawing of the proposed subdivision plat
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Proposed Final Plat
 - Design elevations & cross sections of perimeter walls
 - Copy of recorded IIA
 - Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
 - DXF file and hard copy of final plat data for AGIS submitted and approved

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

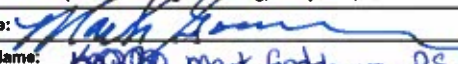

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
 - Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal.
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
 - Sidewalk Exhibit and/or cross sections of proposed streets
 - Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
 - Proposed Infrastructure List, if applicable
 - Required notice with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
 - Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
 - DXF file and hard copy of final plat data for AGIS submitted and approved

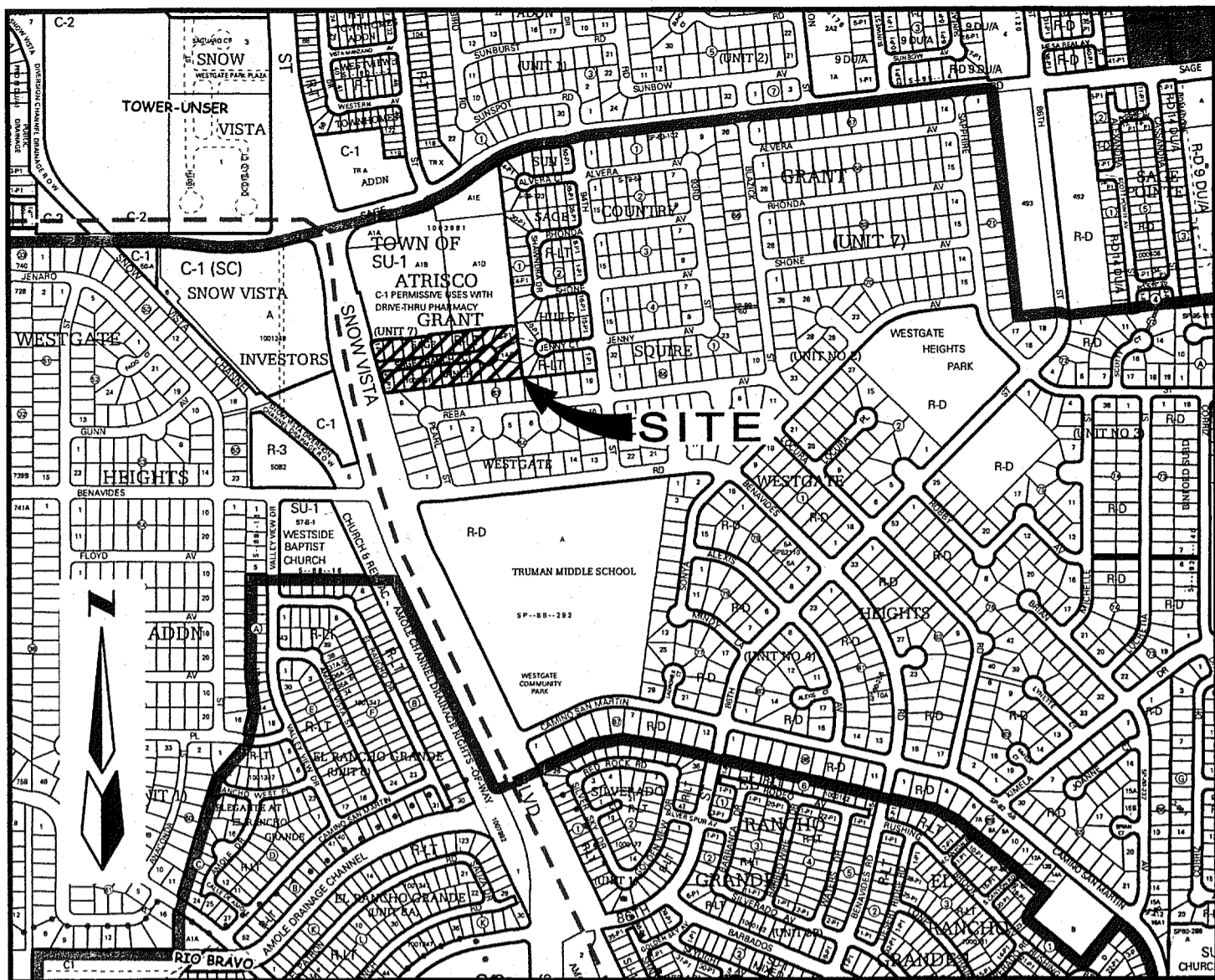
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan
 - Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature: 	Date: 10-9-21
Printed Name: Mark Goddwin PE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
Staff Signature:	
Date:	



LOCATION MAP SCALE: NTS M-9-Z

SUBDIVISION DATA

GROSS ACREAGE 3.7442 AC
 ZONE ATLAS NO. M-9-Z
 NO. OF EXISTING TRACTS/LOTS 1 TRACT/26 LOTS
 NO. OF TRACTS/LOTS CREATED 3 TRACTS/31 LOTS
 DATE OF SURVEY OCTOBER, 2017
 MILES OF FULL WIDTH STREETS CREATED 0.16 MILES
 AREA OF PUBLIC RIGHT-OF-WAY DEDICATED 0.7154 AC

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS, PUBLIC RIGHT-OF-WAYS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER'S ACKNOWLEDGMENT:

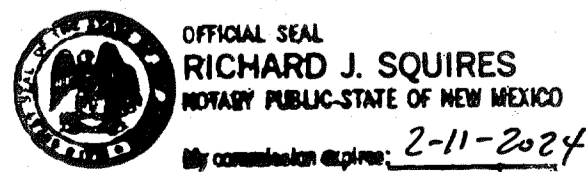
OWNER: Westway Homes, LLC

William Michael Fietz 12/6/2021
 William Michael Fietz, Managing Member DATE

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)

ON THIS 6th DAY OF DECEMBER 2021, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY William Michael Fietz, Managing Member, Westway Homes, LLC, A New Mexico limited liability company.

Richard J. Squires 2-11-2024
 NOTARY PUBLIC, MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF LOTS 1-P1 THROUGH 26-P1 AND TRACT A, TOGETHER WITH SAGE RANCH COURT RIGHT-OF-WAY OF SAGE RANCH SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAGE RANCH, FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON OCTOBER 31, 2006, IN VOLUME 2006C, PAGE 337 BEING 3.7442 ACRES MORE OR LESS.

PURPOSE OF PLAT

1. TO SUBDIVIDE LOTS 1-P1 THROUGH 26-P1, TRACT A, WITH SAGE RANCH COURT RIGHT-OF-WAY OF SAGE RANCH SUBDIVISION, INTO 3 TRACTS AND 31 RESIDENTIAL LOTS AS SHOWN HEREON.
2. DEDICATE PUBLIC STREET RIGHT-OF-WAY AS SHOWN HEREON.
3. VACATE EASEMENTS AND RIGHT-OF-WAY AS SHOWN HEREON.
4. GRANT NEW EASEMENTS AS SHOWN HEREON.

NOTES

1. BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES ARE FIELD AND RECORD.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS OF RECORD ENTITLED:
 PLAT FOR "SAGE RANCH" (10-31-2006, 2006C-337)
 PLAT FOR "WESTGATE HEIGHTS ADDITION UNIT NO. 2 BLOCK 63" (06-16-72, D5-26)
 PLAT FOR "SUN SAGE HILLS" (06-25-99, 99C-162)
 PLAT FOR "PARCELS A-1-A, A-1-B, A-1-C, A-1-D AND A-1-E TOWN OF ATRISCO GRANT, UNIT 7 (10-24-05, 2005C-352)
 PLAT FOR "TRACT A, SNOW VISTA INVESTORS" (08-03-01, 2001C-225)
 ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. FIELD SURVEY PERFORMED OCTOBER, 2017.
6. CITY OF ALBUQUERQUE, NEW MEXICO ZONE: R-LT
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"
7. ALL STREET CENTER LINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲
8. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
9. TRACT A, B AND C TO BE OWNED AND MAINTAINED BY THE SAGE RANCH HOMEOWNERS ASSOCIATION.

PLAT FOR
SAGE RANCH SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 33
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2021

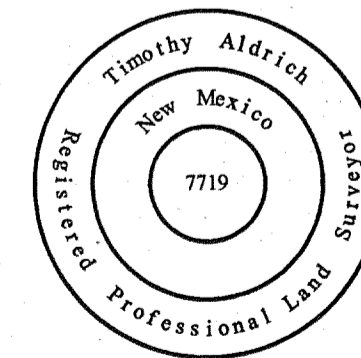
PROJECT NUMBER: 1003991
 APPLICATION NUMBER: _____

PLAT APPROVAL
 UTILITY APPROVALS:

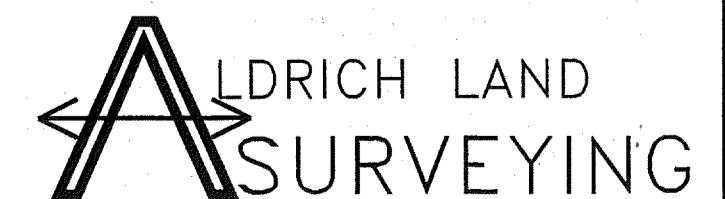
PUBLIC SERVICE COMPANY OF NEW MEXICO	Date
NEW MEXICO GAS COMPANY	Date
LUMEN	Date
COMCAST	Date
CITY APPROVALS: <i>John M. Rimbauer P.S.</i> 12/7/2021 CITY SURVEYOR	Date
REAL PROPERTY DIVISION	Date
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	Date
ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY	Date
PARKS AND RECREATION DEPARTMENT	Date
AMAFCA	Date
CITY ENGINEER	Date
DRB CHAIRPERSON, PLANNING DEPARTMENT	Date
CODE ENFORCEMENT	Date

SURVEYOR'S CERTIFICATION

"I, TIMOTHY ALDRICH, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."



Timothy Aldrich 12/03/2021
 TIMOTHY ALDRICH, P.S. NO. 7719 DATE



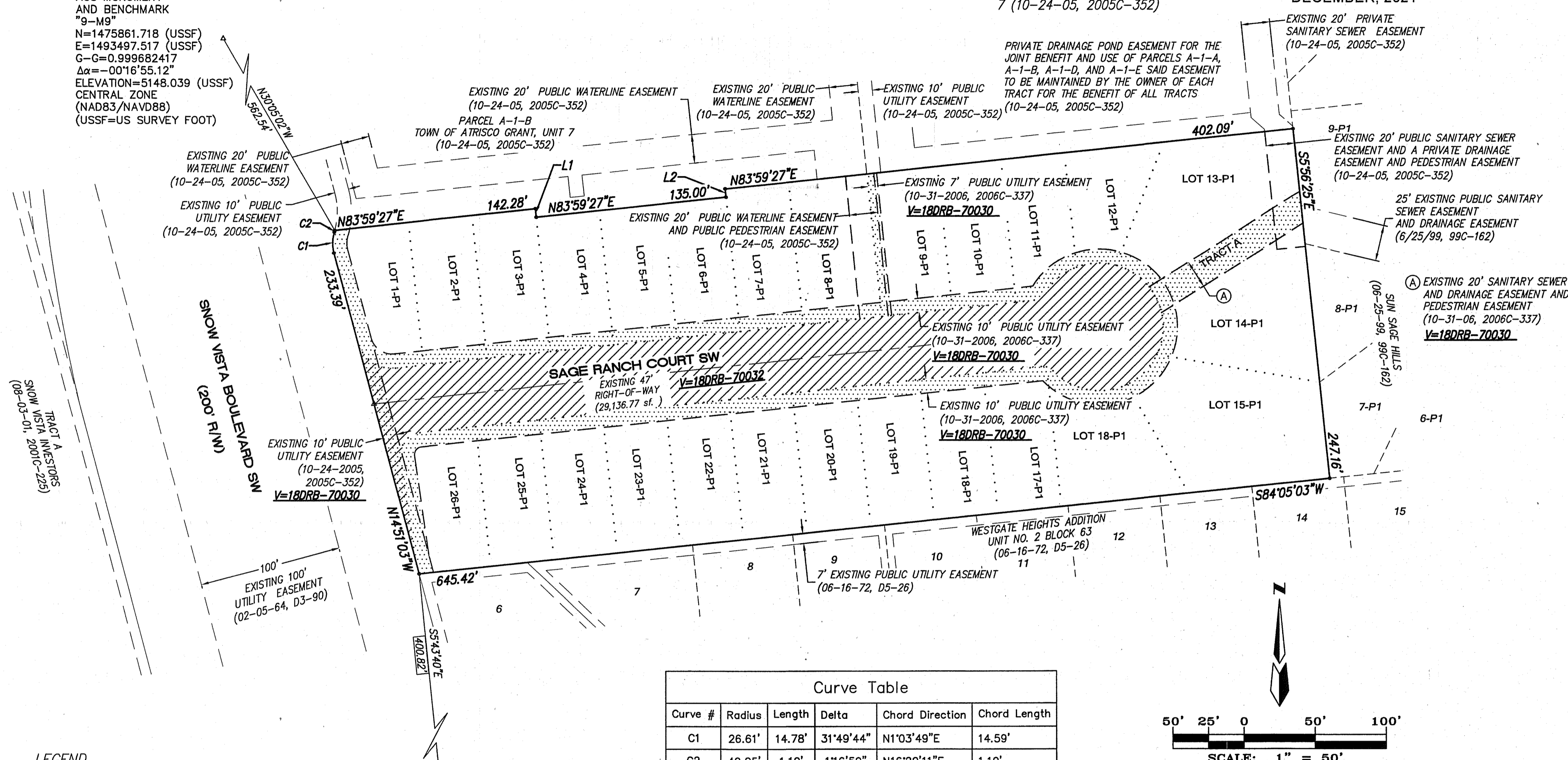
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Scale: AS SHOWN	Drawn: SPS	Checked: TA	Sheet 1 of 3
	Date: 12/3/2021	Job: A17031	

PLAT FOR
SAGE RANCH SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 33
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2021

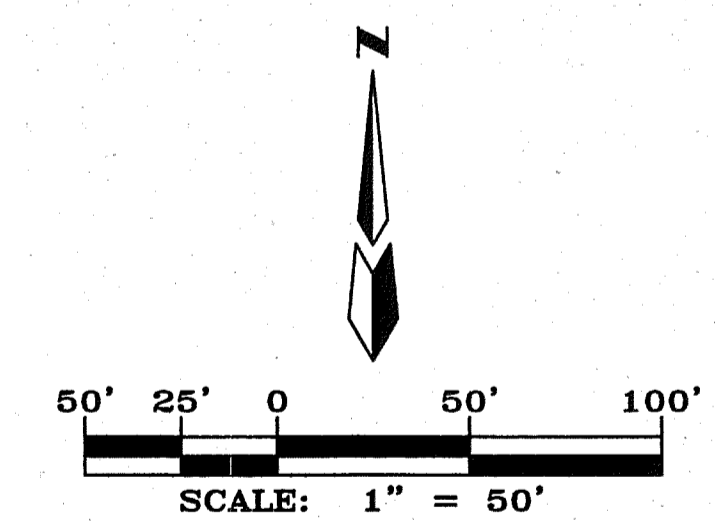
PARCEL A-1-D
 TOWN OF ATRISCO GRANT, UNIT
 7 (10-24-05, 2005C-352)

ACS MONUMENT
 AND BENCHMARK
 "9-M9"
 N=1475861.718 (USSF)
 E=1493497.517 (USSF)
 G-G=0.999682417
 Δα=-00°16'55.12"
 ELEVATION=5148.039 (USSF)
 CENTRAL ZONE
 (NAD83/NAVD88)
 (USSF=US SURVEY FOOT)



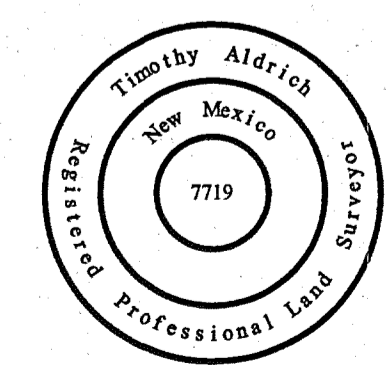
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	26.61'	14.78'	31°49'44"	N1°03'49"E	14.59'
C2	49.05'	1.10'	1°16'59"	N16°20'11"E	1.10'

Line #	Direction	Length
L1	S6°00'33"E	6.00
L2	N6°01'49"W	6.00



- LEGEND**
- LIMITS OF EXISTING EASEMENT VACATED BY THIS PLAT. **V=18DRB-70030**
 - PROPERTY LINE ELIMINATED BY THIS PLAT.
 - LIMITS OF EXISTING RIGHT-OF-WAY VACATED BY THIS PLAT. **V=18DRB-70032**

ACS MONUMENT
 AND BENCHMARK
 "11-M9"
 N=1474735.261 (USSF)
 E=1493878.618 (USSF)
 G-G=0.999682709
 Δα=-00°16'52.37"
 ELEVATION=5139.276 (USSF)
 CENTRAL ZONE
 (NAD83/NAVD88)
 (USSF=US SURVEY FOOT)



ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

PUBLIC UTILITY EASEMENTS (PUE) shown on this plat are granted for the common and joint use of:

Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
Lumen for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

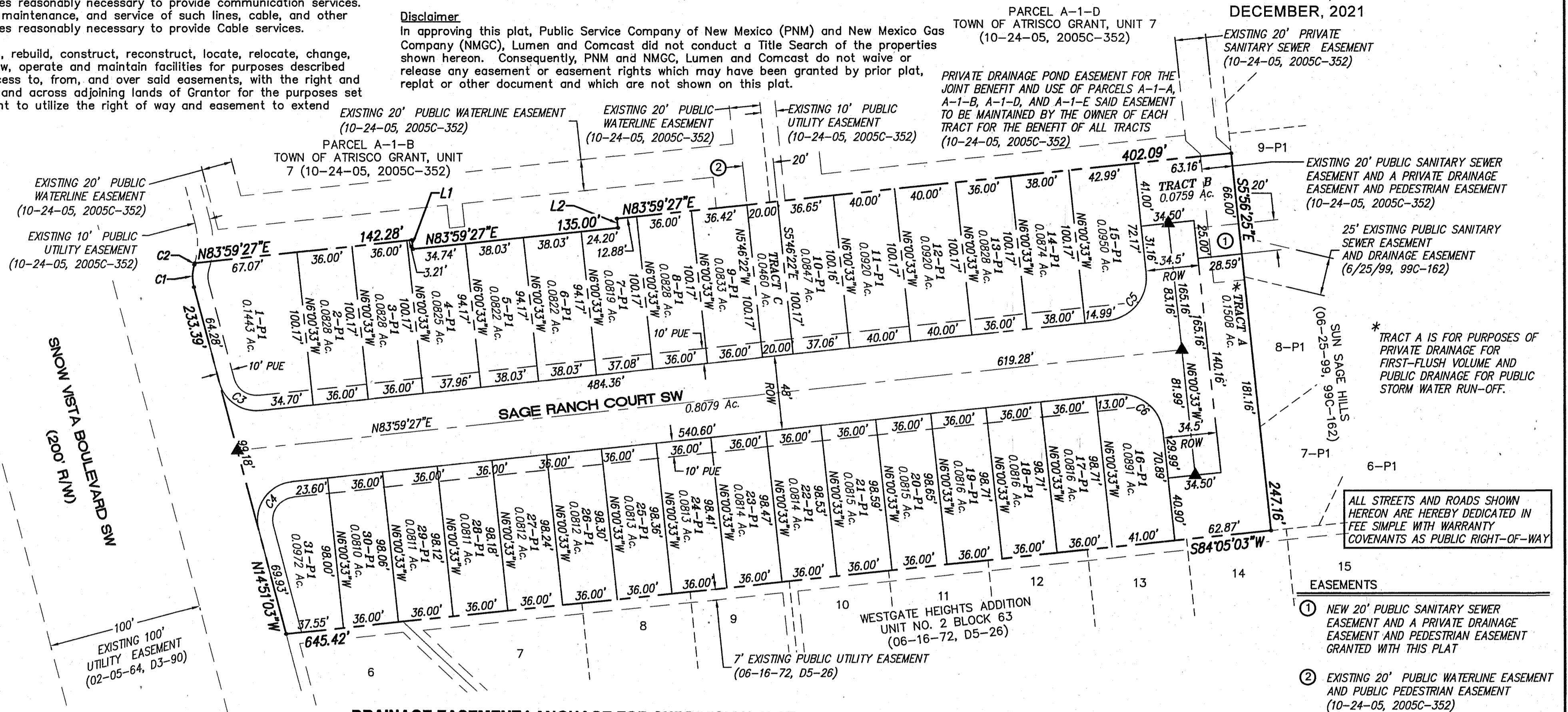
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend

services to customers of Grantee, 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 National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC), Lumen and Comcast did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC, Lumen and Comcast do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PLAT FOR
SAGE RANCH SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 33
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2021



DRAINAGE EASEMENT LANGUAGE FOR SUBDIVISION PLAT

Areas designated on the accompanying plat as "drainage easements" are hereby dedicated by the owner as a perpetual easement for the common use and benefit of the various lots within the subdivisions for the purpose of permitting the conveyance of storm water runoff and the constructing and maintaining of drainage facilities in accordance with standards prescribed by the City of Albuquerque. 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 with engineer's stamp date 4/28/21 and the Grading and Drainage Plan with engineer's stamp date 4/28/21 which report and plans are on file in the office of the City Engineer File # MO9D02SA. No fence, wall, planting, building or other obstruction may be placed or maintained in easement area without approval of the City Engineer of the City of Albuquerque. There also shall be no alteration of the grades or contours in said easement area without the approval of the City Engineer. It shall be the duty of the lot owners of this subdivision to maintain said drainage easement and facilities at their cost in accordance with standards prescribed by the City of Albuquerque. The City shall have the right to enter periodically to inspect the facilities. In the event said lot owners fail to adequately and properly maintain drainage easement and facilities, at any time following fifteen (15) days written notice to said lot owners, the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by applicable lot owners proportionately on the basis of lot ownership. In the event lot owners fail to pay the cost of maintenance within thirty (30) days after demand for payment made by the City, the City may file a lien against all lots in the subdivision for which proportionate payment has not been made. The obligations imposed herein shall be binding upon the owner, his heirs, and assigns and shall run with all lots within this subdivision.

The Grantor agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Grantor's failure to construct, maintain, or modify said drainage facility.

LEGEND

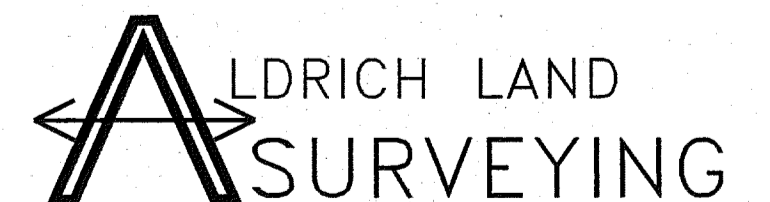
- 21-P1 LOT NUMBER
- LOT 10 EXISTING LOT NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)

ABBREVIATIONS

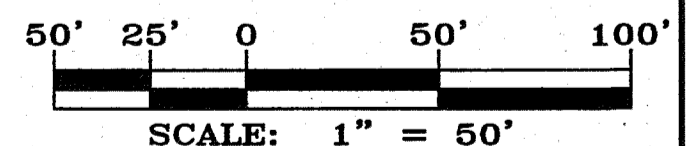
- 10' PUE = PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT (SEE PUE NOTE SHEET 1)
- ROW = PUBLIC RIGHT-OF-WAY

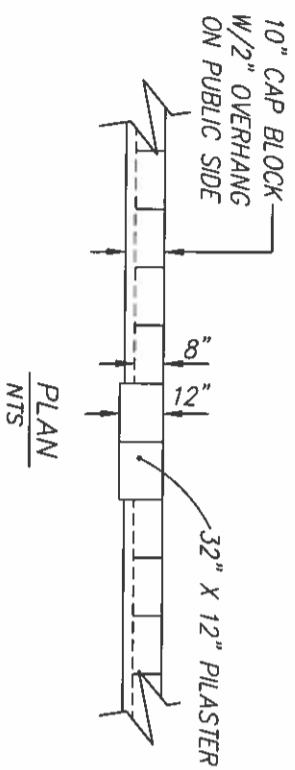
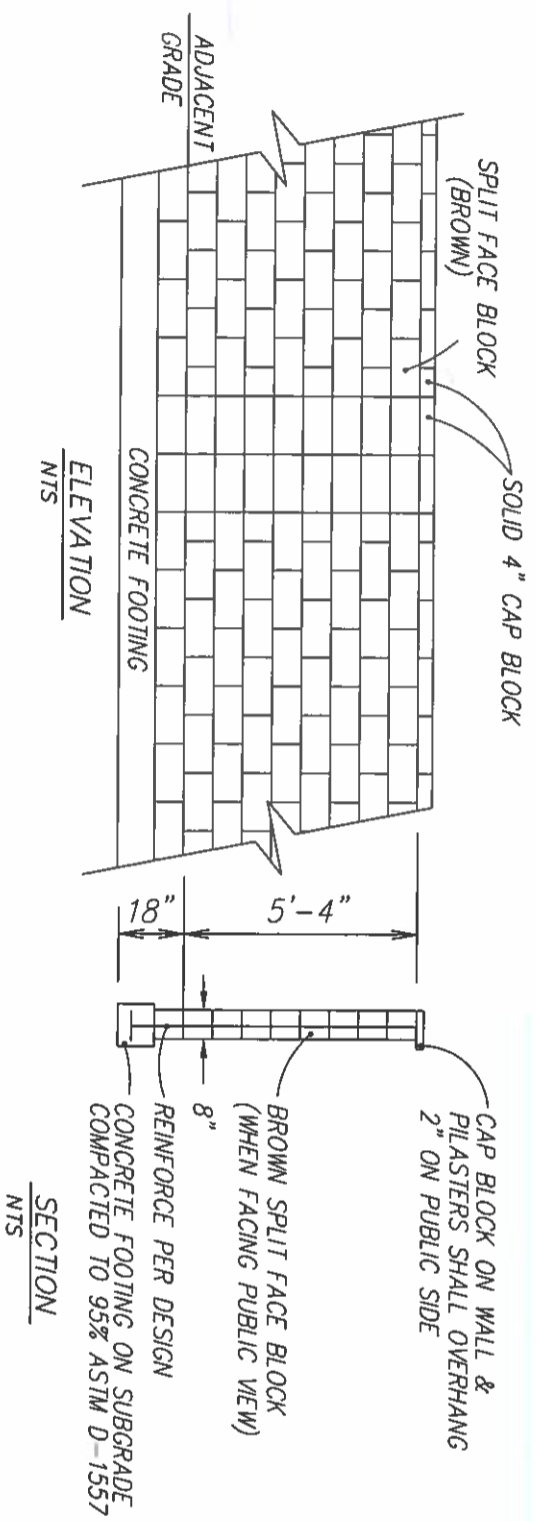
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	26.61'	14.78'	31°49'44"	N1°03'49"E	14.59'
C2	49.05'	1.10'	1°16'59"	N16°20'11"E	1.10'
C3	25.00'	35.41'	81°09'30"	S55°25'48"E	32.52'
C4	25.00'	43.13'	98°50'30"	S34°34'12"W	37.98'
C5	28.00'	43.98'	90°00'00"	N38°59'27"E	39.60'
C6	28.00'	43.98'	90°00'00"	N51°00'33"W	39.60'

Line #	Direction	Length
L1	S6°00'33"E	6.00
L2	N6°01'49"W	6.00



P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990





- NOTES:
1. CONTRACTOR TO PROVIDE ENGINEERING DESIGN FOR REINFORCED WALL & WALL FOOTING BASED ON THE SITE GEOTECHNICAL REPORT.
 2. MAXIMUM RETAINED HEIGHT FOR PERIMETER WALL IS 1'-6".
 3. MAXIMUM GARDEN WALL HEIGHT IS 6'-0".
 4. MAXIMUM HEIGHT FOR COMBINATION RETAINING AND GARDEN WALL IS 8'-0".
 5. MAXIMUM SPACING FOR WALL PILASTERS IS 20'.

TITLE:
**SAGE RANCH SUBDIVISION
 SITE PERIMETER WALL**

LOCATION:
AS SHOWN ON PERIMETER WALL PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87119
 (505) 828-2200, FAX (505) 797-9539

DRB PROJECT NO.

ZONE MAP NO.
M-9-Z

Kay Brashear

From: Muzzey, Devin P. <dmuzzey@cabq.gov>
Sent: Thursday, December 9, 2021 11:51 AM
To: Kay Brashear; Planning Plat Approval
Cc: Rodenbeck, Jay B.; Gould, Maggie S.
Subject: RE: Sage Ranch DXF File PR-2019-002063

Good Morning Kay,

The DXF for PR-2019-002063 – Sage Ranch Subdivision – has been approved. This email will notify the DRB Office.

Thank you,
Devin Muzzey



Devin Muzzey
gis specialist
e dmuzzey@cabq.gov
cabq.gov/planning

From: Kay Brashear <kay@goodwinengineers.com>
Sent: Thursday, December 9, 2021 9:35 AM
To: Planning Plat Approval <platgisreview@cabq.gov>
Cc: Dwayne Reynolds <dwayne@goodwinengineers.com>; Hiram Crook <hiram@goodwinengineers.com>; Laverne Lucero <laverne@goodwinengineers.com>
Subject: Sage Ranch DXF File PR-2019-002063

Good Morning,

A copy of the Plat and DXF File have been attached for your review. Please let me know if you find it acceptable for DRB Submittal.

Thank you.

Best Regards,

Kay Brashear

Mark Goodwin & Associates, PA
Office Manager
PO BOX 90606
Albuquerque, NM 87199
9016 Washington St. Ste. A
Albuquerque, NM 87113
(505) 828-2200

 Like us on Facebook! <https://www.facebook.com/dmgassociates/>