



DEVELOPMENT REVIEW BOARD APPLICATION

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 P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final 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"/> Amendment to Preliminary Plat (Form S2)	<input checked="" type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (FormS1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (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		
Minor Amendment to Infrastructure List		

APPLICATION INFORMATION		
Applicant: Maverik, Inc.		Phone: 801-335-3851
Address: 185 S. State St. Suite 800		Email: Troy.Jorgensen@maverik.com
City: Salt Lake City	State: UT	Zip: 84111
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park Place NE		Email: rrb@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner		List all owners: M-F partnership
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: A 8 Redivision	Block: 8	Unit:
Subdivision/Addition: La Cuesta Subdivision	MRGCD Map No.:	UPC Code: 102205701124833611
Zone Atlas Page(s): K-22-Z	Existing Zoning: MX-M	Proposed Zoning
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 0.7448
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 650 Juan Tabo NE	Between: Copper	and: Juan Tabo Blvd.
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2018-001411 , PR-2019-002261		

Signature:		Date: 9/17/19			
Printed Name: Ronald R. Bohannon		<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 unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- N/A 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

- SKETCH PLAT REVIEW AND COMMENT**
 - ___ Letter describing, explaining, and justifying the request
 - ___ Scale drawing of the proposed subdivision plat (7 copies, folded)
 - ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)**
 - ___ Letter describing, explaining, and justifying the request
 - ___ Copy of recorded IIA
 - ___ Proposed Final Plat (7 copies, 24" x 36" folded)
 - ___ Design elevations & cross sections of perimeter walls (3 copies)
 - ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - ___ DXF file and hard copy of final plat data for AGIS submitted and approved

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**
 - ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
 - ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - ___ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
 - ___ Required notice with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination Public Notice Inquiry response
 - ___ Proof of emailed notice to applicable Neighborhood Association representatives
 - ___ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
 - ___ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
 - ___ 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 (7 copies, folded)
 - ___ Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
 - ___ Proposed Infrastructure List, if applicable
 - ___ DXF file and hard copy of final plat data for AGIS submitted and approved

- MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST**
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

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.

<p><i>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.</i></p>	
<p>Signature: </p>	<p>Date: 9-17-2019</p>
<p>Printed Name: <u>Ronald R. Bohannon</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____</p>	<p>Project Number _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

TW

TIERRA WEST, LLC

September 17, 2019

Ms. Maggie Gould, Chair
Development Review Board
P.O. Box 1293
Albuquerque, NM 87103

**RE: DEVELOPMENT REVIEW BOARD APPROVAL FOR
MINOR AMENDMENT TO INFRASTRUCTURE LIST
MAVERIK GAS AND CONVENIENCE STORE
650 JUAN TABO BLVD. NE, ABQ NEW MEXICO 87123
ZONE ATLAS PAGE K-22-Z**

Dear Ms. Gould:

Tierra West LLC, on behalf of Maverik Inc, requests approval of a Minor Amendment to the Infrastructure List for the above referenced project. The amendment is a result of signal review and coordination with Tim Brown, DMD, Traffic Division Manager, and the adverse impacts to the signal network operations that would result if the items listed below and as detailed on the approved infrastructure list are constructed. Therefore the following items shall be removed from the infrastructure list and resubmitted for DRB review and approval.

- i. Restripe east leg of Copper Ave. at Juan Tabo Blvd. for dual west bound left turn lanes plus thru / right turn lane. No signal modification or improvements shall be made to the existing signal at Juan Tabo Blvd. / Copper Ave.

Attached is the amended list.

If you have any questions or require additional information regarding this matter, please feel free to contact me at 505-858-3100.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Christie Hutchings, Maverik Inc.

JN: 2018046
RRB/rs/jg

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 2-16-18)
EXHIBIT "A"

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

Maverick Inc. Gas & C-Store Development at 650 Juan Tabo Blvd. - SITE PLAN FOR BUILDING PERMIT
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lot A & B, Block 8 La Cuesia Subdivision, Albuquerque, Bernalillo County, New Mexico
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	Constructed Under	DRC #	DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
									Private Inspector	P. E.	City Crst' Engineer
<input type="checkbox"/>	<input type="checkbox"/>			11'-0"	Northbound right turn lane on Juan Tabo Blvd. at Copper Ave.	650' on Juan Tabo Blvd	I-40 Off-Ramp	Copper Ave.	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>			Right-in Driveway	16' wide right-in only driveway on Juan Tabo Blvd.	290' south of Juan Tabo Blvd. / Copper Ave. intersection			/	/	/
<input type="checkbox"/>	<input type="checkbox"/>			4" & 6"	Restripe east leg of Copper Ave. at Juan Tabo Blvd. for dual west bound left turn lanes plus thru / right turn lane.	260' along Copper Ave.	Copper/Juan Tabo	Paisano St.	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>			6'-0"	350' of PCC Sidewalk	Juan Tabo Blvd.	Zia Rd.	Copper Ave.	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>			2'-0"	2x Sidewalk Culvert COA DWG 2236	on Juan Tabo Blvd., 35' south of Copper Ave. intersection			/	/	/
<input type="checkbox"/>	<input type="checkbox"/>			-	Storm inlet relocations, extension of RCP pipe to new inlet	on Juan Tabo Blvd., 350' and 520' south of Copper Ave. intersection			/	/	/
<input type="checkbox"/>	<input type="checkbox"/>			6'-0"	Sidewalk, curb and gutter replacement of existing driveway cuts	Along Paisano St, Copper Ave., and Zia Rd.			/	/	/
<input type="checkbox"/>	<input type="checkbox"/>			4'-0"	Sewer MH lid adjustment (new eccentric lid for existing MH)	on Juan Tabo Blvd., 40' south of Copper Ave. intersection			/	/	/
<input type="checkbox"/>	<input type="checkbox"/>			6"	Sewer service connection	Zia Rd.			/	/	/

Date Submitted: **5-8-2019**
Date Site Plan Approved: **5-8-2019**
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: PR-2018-001411
DRB Application No.: SI-2019-00095

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 DRG #	Constructed Under DRG #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector	City Cnst Engineer
		2"	Waterline service connection & meter	Paisano St.			/	/
		ADA Ramps	New ADA ramps at corners of	Juan Tabo Blvd / Paisano St. / Copper Ave. / Zia Rd.			/	/
			Remove existing water meters and shutoff at corp stop, abandoned to the main				/	/
			Engineer's Certification for Grading & Drainage is required for release of Financial Guarantee				/	/
		8"	Relocate sanitary sewer along Juan Tabo to be under new right-turn lane 285' and install two Type 'C' MHS.	Juan Tabo Blvd.	Zia Rd.	Copper Ave.	/	/

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.

Approval of Creditable Items:	Impact Fee Administrator Signature	Date	Approval of Creditable Items:	City User Dept. Signature	Date
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- 1
- 2
- 3

AGENT / OWNER

Richard Stevenson
 NAME (print)
 Terra West LLC
 FIRM

Richard Stevenson
 DRB CHAIR - date
 5.8.2019
 TRANSPORTATION DEVELOPMENT - date
 5/8/19
 UTILITY DEVELOPMENT - date
 5/8/19
 CITY ENGINEER - date
 5/8/19
 AMAFCA - date
 5/8/19
 PARKS & RECREATION - date
 N/A
 CODE ENFORCEMENT - date
 5/8/19

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRG 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**

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PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

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							Private Inspector	P.E.	City Cnst Engineer
		11'-0	Northbound right turn lane on Juan Tabo Blvd. at Copper Ave.	650' on Juan Tabo Blvd	I-40 Off-Ramp	Copper Ave.	/	/	/
		Right-in Driveway	16' wide right-in only driveway on Juan Tabo Blvd.	290' south of Juan Tabo Blvd. / Copper Ave. intersection			/	/	/
		4" & 6"	Restripe east leg of Copper Ave. at Juan Tabo Blvd. for dual west bound left turn lanes plus thru / right turn lane.	260' along Copper Ave.	Copper/Juan Tabo	Paisano St.	/	/	/
		6'-0	350' of PCC Sidewalk	Juan Tabo Blvd.	Zia Rd.	Copper Ave.	/	/	/
		2'-0	2x Sidewalk Culvert COA DWG 2236	on Juan Tabo Blvd., 35' south of Copper Ave. intersection			/	/	/
		-	Storm inlet relocations, extension of RCP pipe to new inlet	on Juan Tabo Blvd., 350' and 520' south of Copper Ave. intersection			/	/	/
		6'-0	Sidewalk, curb and gutter replacement of existing driveway cuts	Along Paisano St. Copper Ave., and Zia Rd.			/	/	/
		4'-0	Sewer MH lid adjustment (new eccentric lid for existing MH)	on Juan Tabo Blvd., 40' south of Copper Ave. intersection			/	/	/
		6"	Sewer service connection	Zia Rd.			/	/	/

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							Private		City Cnst Engineer	
							Inspector	P.E.		
<input type="text"/>	<input type="text"/>	2"	Waterline service connection & meter	Paisano St.			/	/	/	
<input type="text"/>	<input type="text"/>	ADA Ramps	New ADA ramps at corners of	Juan Tabo Blvd / Paisano St. / Copper Ave. / Zia Rd.			/	/	/	
<input type="text"/>	<input type="text"/>	-	Remove existing water meters and shutoff at corp stop, abandoned to the main				/	/	/	
<input type="text"/>	<input type="text"/>	-	Engineer's Certification for Grading & Drainage is required for release of Financial Guarantee				/	/	/	
<input type="text"/>	<input type="text"/>	8"	Relocate sanitary sewer along Juan Tabo to be under new right-turn lane 285', and install two Type 'C' MHs.	Juan Tabo Blvd.	Zia Rd.	Copper Ave.	/	/	/	
							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 _____

- 2 _____

- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Richard Stevenson NAME (print)	DRB CHAIR - date	PARKS & RECREATION - date
Tierra West LLC FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	UTILITY DEVELOPMENT - date	CODE ENFORCEMENT - date
	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Copper Avenue, N.E.

THIS AREA TO BE GRANTED A SIDEWALK/ROAD EASEMENT TO COA. TOTAL SF 1,056 SF.

SWQP #1
TOP=5550.00
BOT=5548.00
VOL= 1,032 CF

5.0' CONC RUNDOWN

2X 2.0' SIDEWALK CULVERTS (S019 PERMIT)
INV.(IN):5550.00
INV.(OUT):5549.00

BUILD SIDEWALK CULVERT TO MODIFIED CURB FOR NEW RIGHT-TURN LANE.

1'-6" CONC. WALL TRANSITION END

3.5' CURB CUT

1'-6" CONC. WALL

PROPOSED RIGHT TURN LANE TO BE DETAILED ON COA DRG PLAN SET. NOT PART OF BUILDING PERMIT PLANS.

1'-6" CONC. WALL TRANSITION END

1'-6" CONC. WALL TRANSITION END

1'-6" CONC. WALL TRANSITION END

1'-6" CONC. WALL TRANSITION END

1'-6" CONC. WALL TRANSITION END

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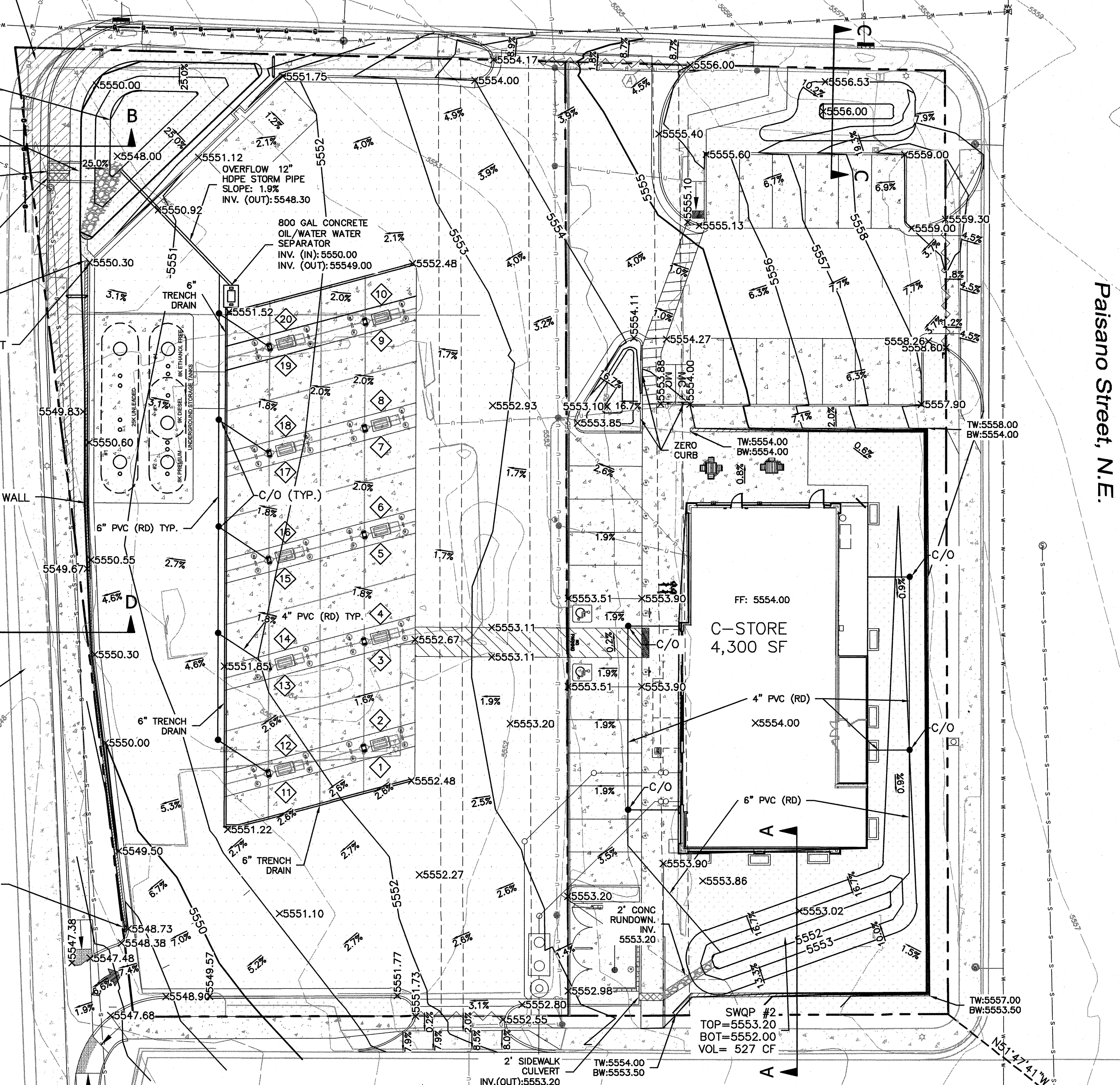
1'-6" CONC. WALL TRANSITION END

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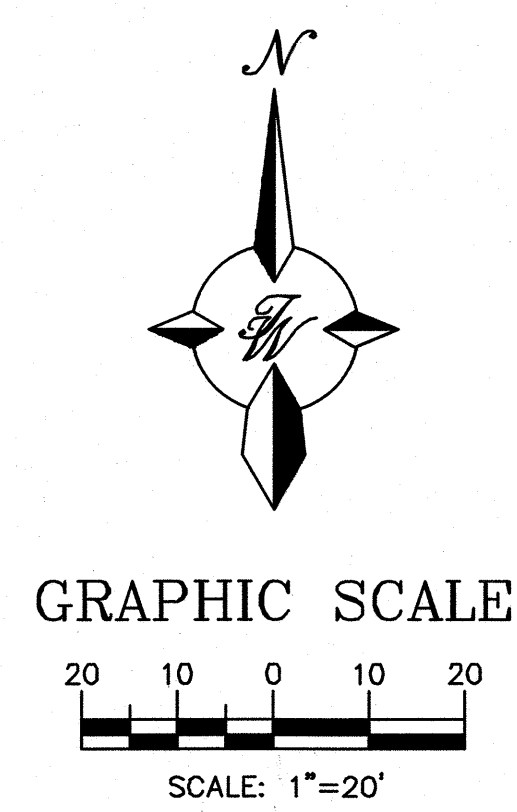
1'-6" CONC. WALL TRANSITION END

1'-6" CONC. WALL TRANSITION END



Zia Road

Paisano Street, N.E.



LEGEND

---	EXISTING CURB & GUTTER
---	BOUNDARY LINE
---	EASEMENT
---	EXISTING SIDEWALK
---	EXISTING WATER LINE
---	EXISTING STORM LINE
---	EXISTING STORM MANHOLE
---	EXISTING STORM INLET
---	EXISTING SAS LINE
---	EXISTING SAS MANHOLE
---	EXISTING WATER LINE
---	EXISTING WATER VALVE
---	EXISTING OVERHEAD POWER LINE
---	EXISTING POWER POLE
---	EXISTING ELECTRIC LINE
---	EXISTING WALL
---	EXISTING ELECTRICAL BOX
---	EXISTING TRANSFORMER
---	EXISTING LIGHT STANDARD
---	EXISTING TELEPHONE PEDESTAL
---	SIDEWALK
---	RETAINING WALL
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	SPOT ELEVATION (FLOWLINE)
---	EXISTING BOUNDARY LINE
---	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
---	EXISTING SPOT ELEVATION

**PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY
NOTICE TO CONTRACTOR
(SPECIAL ORDER 19 '80-19')**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR MUST CONTACT DAVID S. HARRISON AT 235-8016 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE AN INSPECTION.

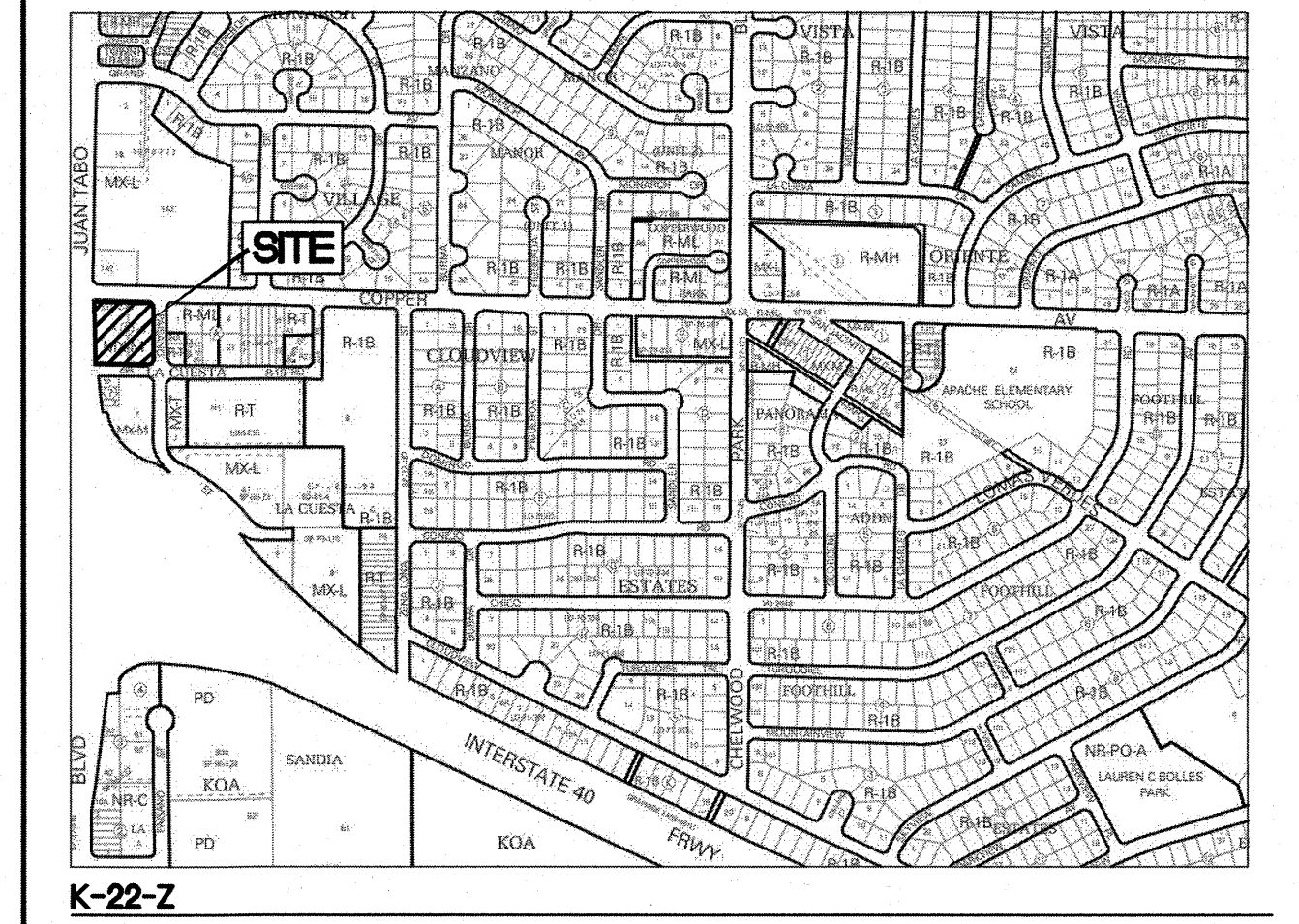
EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

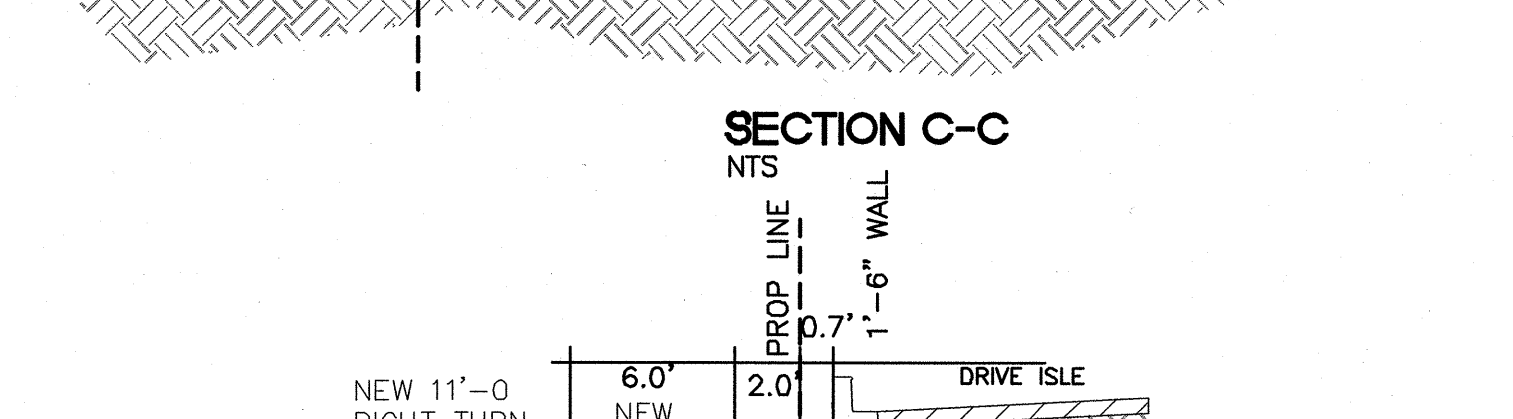
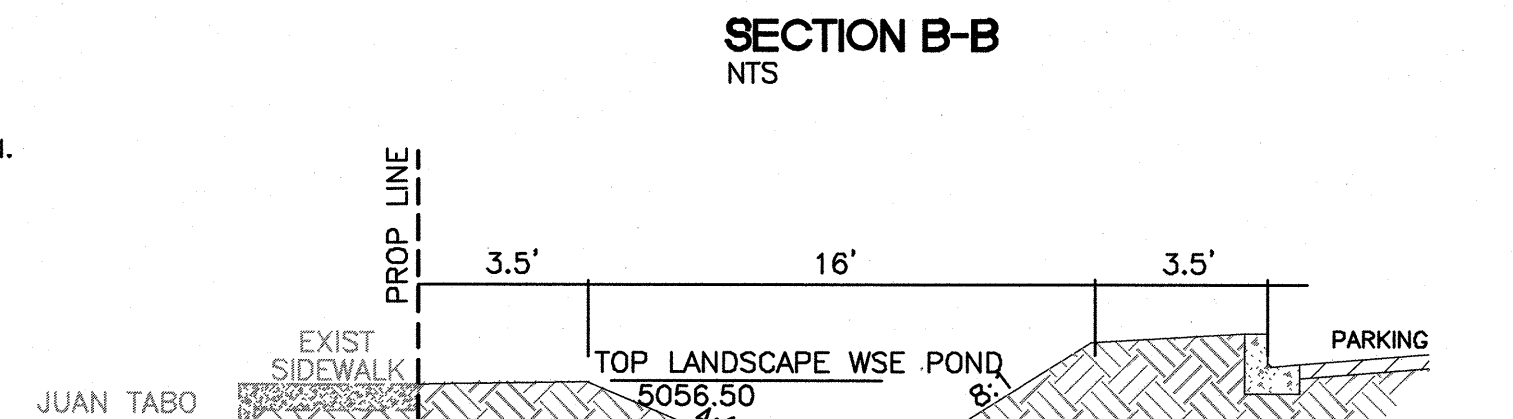
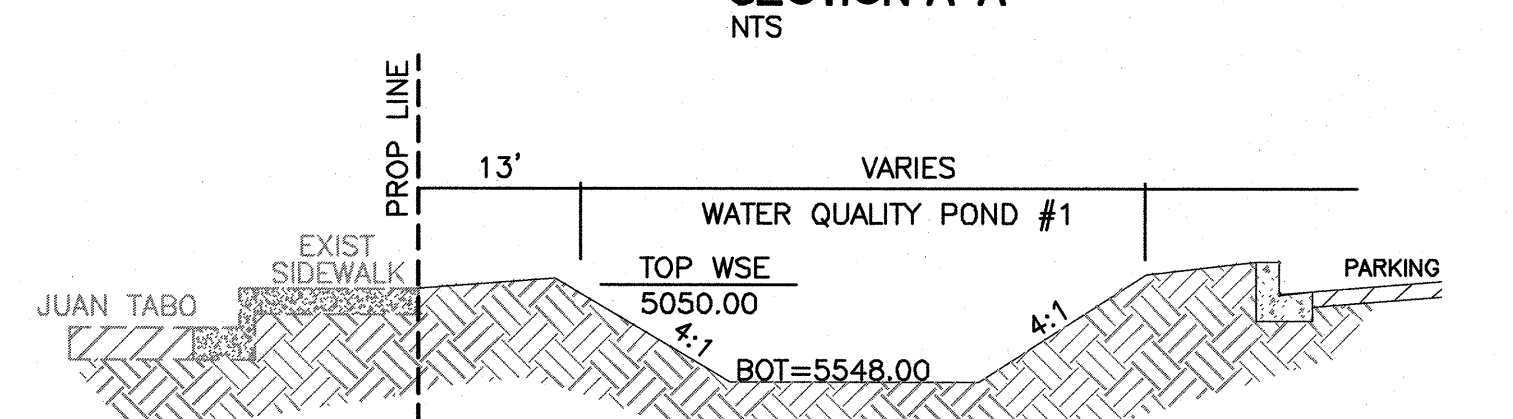
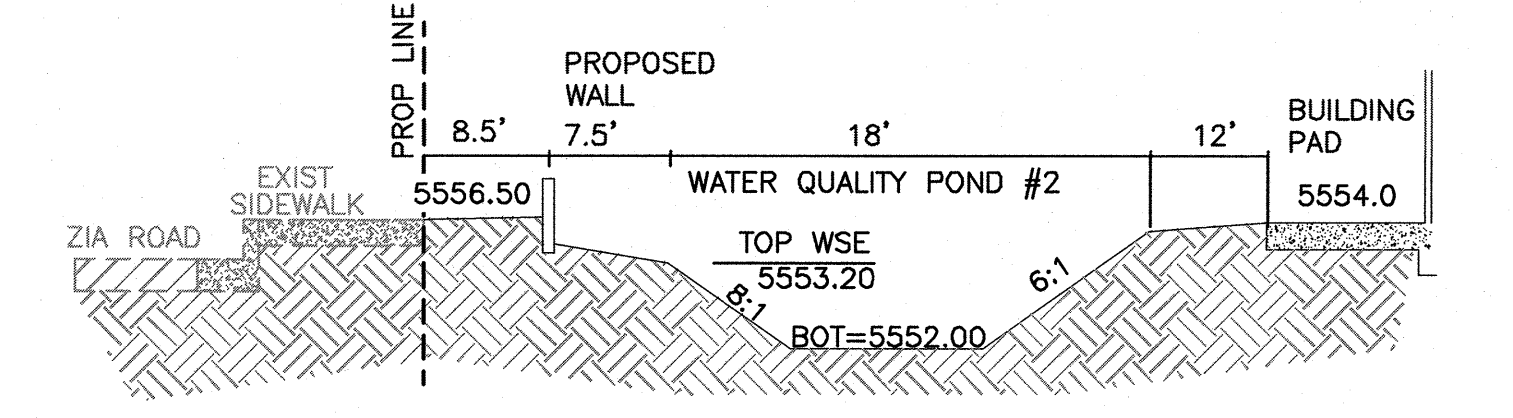
A.G.R.S. MONUMENT "2_L22"
STANDARD C.O.A. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,480,207.321 US SURVEY FEET
E=1,566,235.48 US SURVEY FEET
PUBLISHED EL=5222.09 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999639275
DELTA ALPHA ANGLE=-0°08'32.78"

NOTES:

1. ALL EXISTING EASEMENTS WILL BE VACATED BY DOCUMENT.
2. A DRAINAGE COVENANT FOR THE SWQP PONDS AND OIL/WATER SEPARATOR WILL BE SUBMITTED TO THE COA PRIOR TO CERTIFICATE OF OCCUPANCY.
3. REFER TO DRAINAGE PLAN SHEET C4 FOR BMP MAINTENANCE NOTES AND PROPERTY OWNER RESPONSIBILITIES.
4. ALL OFFSITE PAVING, CURB AND SIDEWALK MODIFICATIONS AND IMPROVEMENTS SHOWN ON THIS PLAN WILL BE DETAILED ON A DRB APPROVED INFRASTRUCTURE LIST WITH CONSTRUCTION DRAWINGS DETAILED ON A PUBLIC IMPROVEMENT WORK ORDER PLAN SET APPROVED BY NM DOT AND COA.
5. A RIGHT TURN INTO THE SITE FROM JUAN TABO IS PROPOSED AT THE SOUTH WEST CORNER OF THE PARCEL. IF THIS IS APPROVED BY THE NM DOT THE GRADING WILL BE MODIFIED PER GRADING PLAN C3 (GRADING PLAN - PHASE 3).



CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. PRIOR TO STARTING THE WORK, ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



ENGINEER'S SEAL
RONALD R. BOHANNAN
REGISTERED PROFESSIONAL ENGINEER
P.E. #7868

MAVERIK 650 JUAN TABO BLVD. NE GRADING PLAN	DRAWN BY pm
	DATE 4-16-19
TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2018046-GR
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