



PLAN SNAPSHOT REPORT PA-2026-00046 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review	Project: PR-2019-002610 (PR-2019-002610)	App Date: 02/04/2026
Work Class: Sketch Plat	District: City of Albuquerque	Exp Date: 08/03/2026
Status: Fees Due	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:

Description: sketch plat exhibit. land conveyance to facilitate property access

Parcel: 101306015612431107	Address: 3500 Campbell Farm Ln Nw Albuquerque, NM 87104	Zone:
101306015311330613 Main		
	3505 Campbell Farm Ln Nw Main Albuquerque, NM 87104	

Surveyor David Acosta Home: (575) 644-0250 Mobile: (575) 644-0250	Applicant Joseph Casares 8105 Sand Springs Circle NW Albuquerque, NM 87114 Business: (505) 264-6918	Owner Zackeree Kelin Home: (505) 600-3911 Mobile: (505) 600-3911
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Plan Custom Fields

Existing Project NumberHydrology File: G13D045	Existing Zoning	R-A - Residential - Rural and Agricultural	Number of Existing Lots2
Number of Proposed Lots 2	Total Area of Site in Acres	0.84	Site Address/Street 3505 Campbell Farms Lane NW, Albuquerque NM, 87104
Site Location Located Between Streets Between Montano and Candaleria	Case History	N/A	Do you request an interpreter for the hearing? No
Square Footage of Existing Buildings 0	Square Footage of Proposed Buildings	4020	Lot and/or Tract Number 1A
Block Number 0000	Subdivision Name and/or Unit Number	CAMPBELL FARM SOUTH	Legal Description LT 8-A-1-P2 PLAT OF LOTS 1-A-P2, 2-A-P2, 4-A-P2, 5-A-P2,6-A-P2 AND 7-A-P2 AND LOT 8-A-1-P2 CAMPBELL FARMSUBDIVISION CON'.6338 AC, LT 1-A PLAT OF LOT 1-A CAMPBELL FARM SOUTH CONT .8388 AC
Existing Zone District R-A	Zone Atlas Page(s)	G-13	Acreage 0.6338, 0.8388
Calculated Acreage 0.64700176, 0.83871101	Council District	2	Community Planning Area(s) Near North Valley
Development Area(s) Consistency	Current Land Use(s)	15 Vacant, 14 Drainage	IDO Use Development Standards Name Valley Drainage Area
IDO Use Development Standards Subsection Site Design and Sensitive Lands (5-2)	Pre-IDO Zoning District	RA-2	Pre-IDO Zoning Description
FEMA Flood Zone X	Total Number of Dwelling Units	1	Total Gross Square Footage2 0
Total Gross Square Footage4 0	Total Gross Square Footage	0	Total Gross Square Footage3 0

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Joseph_Casares_2/4/2026.jpg	02/04/2026 10:36	Casares, Joseph		Uploaded via CSS

Note	Created By	Date and Time Created
1. Revisions required	Renee Zamora	02/10/2026 12:09

PLAN SNAPSHOT REPORT (PA-2026-00046)

2. Submittal has been reviewed and is ready to be processed Renee Zamora 02/17/2026 10:17

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00077407	Sketch Plat/Plan Fee	\$50.00	\$0.00
	Technology Fee	\$3.50	\$0.00
Total for Invoice INV-00077407		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	03/04/2026	Sketch Plat/Plan

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		02/17/2026 10:18	02/17/2026 10:41
Associate Project Number v.1	Generic Action		02/17/2026 10:18
DFT Meeting v.1	Hold Meeting	02/17/2026 10:39	02/17/2026 10:41
Screen for Completeness v.1	Generic Action		02/17/2026 10:18
Verify Payment v.1	Generic Action		02/17/2026 10:41
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

Memorandum



From: City of Albuquerque
ABQ-PLAN

From: Joe Casares, PE *JC*
JCI Group, LLC.
8105 Sand Springs Circle NW
Albuquerque, NM 87114
505-264-6918

Date: January 28, 2026

Re: Sketch plat

This memorandum is to support the submission of a replat for LOT 8-A-P2-1, CAMPBELL FARM SUBDIVISION & LOT 1-A-1, CAMPBELL FARM SOUTH.

The purpose of the action is to support the conveyance of land from Lot 8-A-P2-1 to Lot 1-A-1 in order to provide access.

VICINITY MAP NOT TO SCALE



PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINES OF THE TWO LOTS, VACATE THE PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 1, AND GRANT ANY EASEMENTS AS SHOWN HEREON.

SUBDIVISION DATA:

CITY OF ALBUQUERQUE CASE NO. DRB-ZONE ATLAS INDEX NO. G-13
 DATE OF SURVEY MAY 2025
 TOTAL NO. OF TRACTS EXISTING 2
 TOTAL NO. OF LOTS CREATED 2
 GROSS SUBDIVISION ACREAGE 1.3921 ACRES
 IDO ZONE DISTRICT R-A

NOTES:

1. BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.
4. DRAINAGE EASEMENT MAINTENANCE EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE EASEMENT AND DRAINAGE INFRASTRUCTURE THAT IS ON THEIR PROPERTY.
5. EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

DOCUMENTS USED:

1. PLAT OF LOT 8-A-P2, CAMPBELL FARM SUBDIVISION AND LOT A-1, LANDS OF ANDREWS (FILED 09/13/2004 IN BK. 2004C, PG. 288)
2. PLAT OF LOT 1-A Campbell Farm South (FILED 02/23/2021 IN BK. 2021C, PG. 8)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: _____

BERNALILLO COUNTY TREASURE'S OFFICE: _____

LEGAL DESCRIPTION:

LOT 8-A-P2 OF CAMPBELL FARM SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 13, 2004 IN BOOK 2004C, PAGE 288.
 AND
 LOT 1-A OF CAMPBELL FARM SOUTH AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 23, 2021 IN BOOK 2021C, PAGE 8.

PUBLIC UTILITY EASEMENTS 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 THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT 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.
 QWEST CORPORATION D.B.A. CENTURY LINK QC 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 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 EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMG), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMG), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT :

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF SHOWN LOTS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND IS THE SAME WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.SAID OWNER(S) DO HEREBY GRANT ADDITIONAL PUBLIC UTILITY EASEMENTS, IN FEE SIMPLE WITH WARRANTY COVENANTS.

 OWNER

ACKNOWLEDGMENT

STATE OF _____)
) SS.
 COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025, BY _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082, 06-06-2025, DATE



PLAT OF
 LOT 8-A-P2-1, CAMPBELL FARM SUBDIVISION
 &
 LOT 1-A-1, CAMPBELL FARM SOUTH
 BEING A REPLAT OF
 LOT 8-A-P2, CAMPBELL FARM SUBDIVISION
 &
 LOT 1-A, CAMPBELL FARM SOUTH
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 6, T10N, R3E, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JUNE 2025

PROJECT NUMBER: _____ APPLICATION NUMBER: _____

DHO APPROVAL DATE _____

CITY APPROVALS:

CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

UTILITIES DEVELOPMENT _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

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

M.R.G.C.D. _____ DATE _____

ABCWUA _____ DATE _____

CITY ENGINEER _____ DATE _____

PLANNING DEPARTMENT _____ DATE _____

HYDROLOGY _____ DATE _____

CODE ENFORCEMENT _____ DATE _____

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS _____ DATE _____

QWEST CORPORATION D.B.A. CENTURY LINK QC _____ DATE _____

COMCAST _____ DATE _____

M.R.G.C.D.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

SAM™
 SURVEYING AND MAPPING, LLC
 277 E AMADOR AVE SUITE 303
 LAS CRUCES, NM 88001
 505-917-8921
 PAGE 1 OF 2

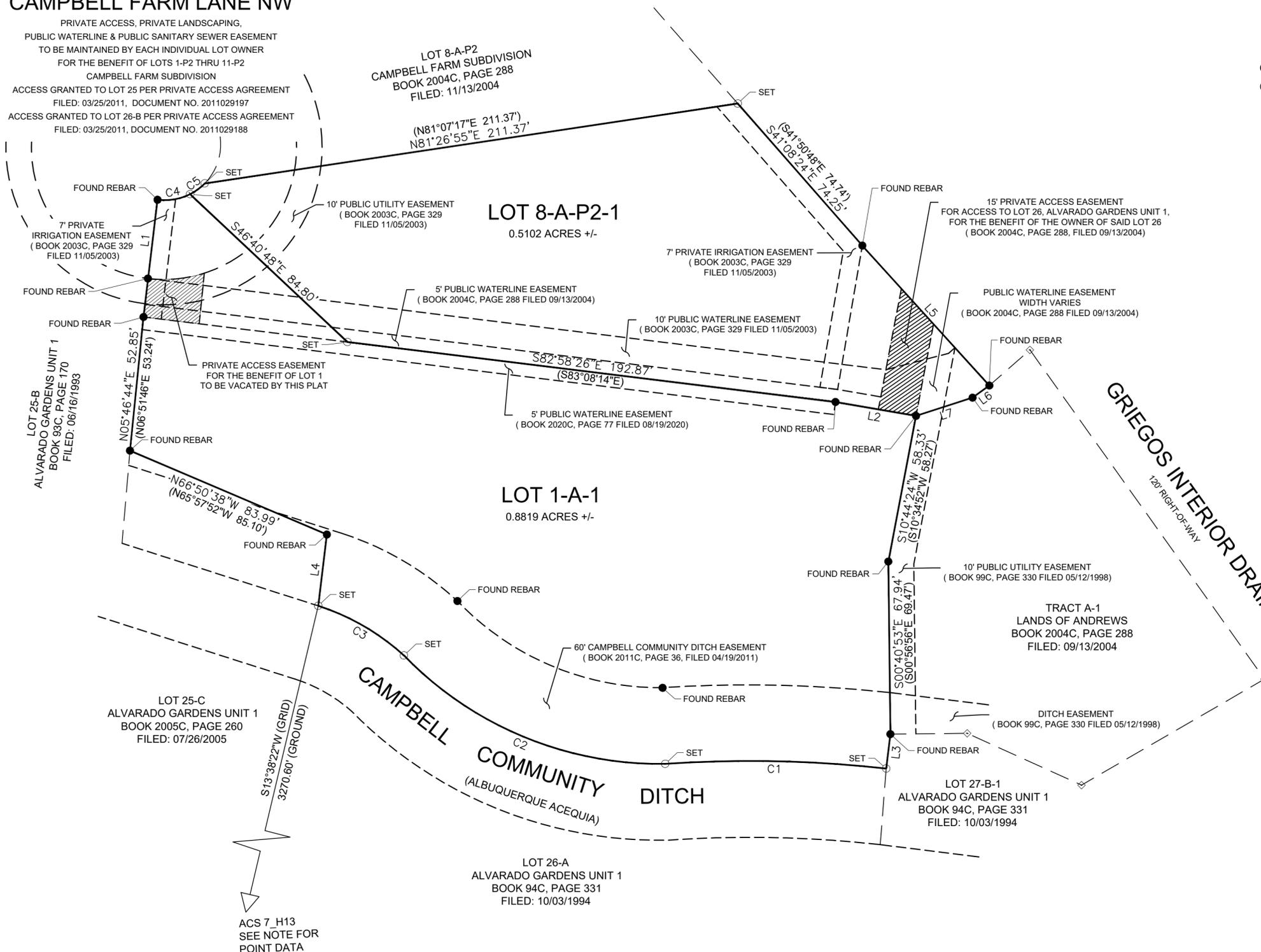
LINE TABLE			RECORD		
NUMBER	DIRECTION	LENGTH	NUMBER	DIRECTION	LENGTH
L1	N06°47'52"E	46.46'	(L1)	N06°59'49"E	45.00'
L2	S80°08'54"E	32.06'	(L2)	S80°16'54"E	32.00'
L3	S06°54'26"W	13.63'	(L3)	S06°51'46"W	13.63'
L4	N06°54'26"E	28.26'	(L4)	N06°51'46"E	26.78'
L5	S42°07'21"E	74.25'	(L5)	S42°38'56"E	73.37'
L6	S54°01'35"W	8.13'	(L6)	N48°33'56"E	8.08'
L7	S72°04'12"W	23.28'	(L7)	N72°47'06"E	23.69'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	010°16'31"	483.76'	86.76'	N88°47'26"W	86.64'
C2	046°54'49"	139.49'	114.21'	N67°24'04"W	111.05'
C3	024°32'29"	91.48'	39.18'	N59°50'56"W	38.88'
C4	034°14'18"	22.00'	13.15'	N80°14'43"E	12.95'
C5	018°45'14"	22.00'	7.20'	N53°44'57"E	7.17'
(C1)	010°23'57"	483.76'	87.80'	N88°38'43"W	87.68'
(C2)	046°55'02"	139.49'	114.22'	S67°24'39"E	111.05'
(C3)	024°31'58"	91.48'	39.17'	N59°51'04"W	38.87'
(C4+C5)	052°59'32"	22.00'	20.33'	N70°32'28"E	19.63'

PLAT
OF
LOT 8-A-P2-1, CAMPBELL FARM SUBDIVISION
&
LOT 1-A-1, CAMPBELL FARM SOUTH
BEING A REPLAT OF
LOT 8-A-P2, CAMPBELL FARM SUBDIVISION
&
LOT 1-A, CAMPBELL FARM SOUTH
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 6, T10N, R3E, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2025

CAMPBELL FARM LANE NW

PRIVATE ACCESS, PRIVATE LANDSCAPING,
PUBLIC WATERLINE & PUBLIC SANITARY SEWER EASEMENT
TO BE MAINTAINED BY EACH INDIVIDUAL LOT OWNER
FOR THE BENEFIT OF LOTS 1-P2 THRU 11-P2
CAMPBELL FARM SUBDIVISION
ACCESS GRANTED TO LOT 25 PER PRIVATE ACCESS AGREEMENT
FILED: 03/25/2011, DOCUMENT NO. 2011029197
ACCESS GRANTED TO LOT 26-B PER PRIVATE ACCESS AGREEMENT
FILED: 03/25/2011, DOCUMENT NO. 2011029188



LEGEND OF SYMBOLS

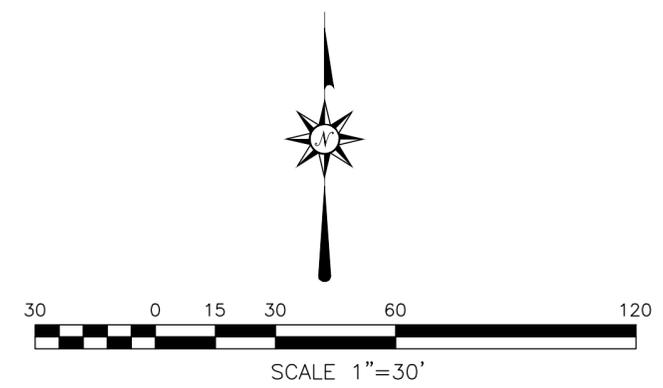
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH 1" PLASTIC CAP "LS 21082" OR PK NAIL WITH SHINER "21082"

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE
NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

FLOOD ZONE INFORMATION:

THIS PARCEL OF LAND IS IN FLOOD ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS DATED AUGUST 16, 2012. PANEL 331 OF 825, MAP NUMBER: 35001C0331H



ACS CONTROL STATION 7_H13 NOTE:

N: 1,495,777.837 US SURVEY FEET
E: 1,513,953.442 US SURVEY FEET
ELEVATION: 4964.364 US SURVEY FEET
NEW MEXICO STATE PLANE CENTRAL ZONE, NAD83
G-G = 0.999684760
DELTA-ALPHA = -00°14'35.56"

SAM
SURVEYING AND MAPPING, LLC
277 E AMADOR AVE SUITE 303
LAS CRUCES, NM 88001
505-917-8921

PAGE 2 OF 2

GENERAL CONSTRUCTION NOTES

- PRIOR TO CONSTRUCTION, COORDINATE DETAILS WITH THE PROJECT ENGINEER/ARCHITECT AND OWNER.
- NOT ALL UTILITIES SHOWN. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL 811 (505-260-1990), FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
- EXERCISE CARE TO AVOID DISTURBING EXISTING UTILITIES. COORDINATE WITH THE UTILITY COMPANIES FOR REQUIRED RELOCATIONS ARISING FROM CONFLICTS, AND IN ORDER TO PREVENT SERVICE DISRUPTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND/OR POTHOLE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PROJECT CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND UTILITY COMPANY IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- ALL EXCAVATION SHALL BE GOVERNED BY FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH, OSHA 29 CFR 1926.650. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW AND COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970".
- CONTRACTOR SHALL SCARIFY AREA UNDER CONCRETE AND FINISHED GRADE FOR CUT AREAS TO A DEPTH OF 8" AND RECOMPACT SUBGRADE TO 95% MAX. DENSITY AS DETERMINED BY ASTM D-1557 UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE REASONABLE ACCESS TO TEMPORARY FACILITIES WITHIN THE PROJECT AREA DURING CONSTRUCTION.
- THE CONTRACTOR IS TO TAKE NECESSARY SAFETY PRECAUTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC IN THE CONSTRUCTION AREA.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS AND ABANDONED UTILITY LINES THAT ARE EXPOSED AS A RESULT OF CONSTRUCTION AS SOON AS POSSIBLE UNLESS OTHERWISE DIRECTED BY THE OWNER.
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH "AS-BUILT" INFORMATION.
- CONTRACTOR SHALL COORDINATE WITH SITE SPECIFIC GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION. IF ANY REPORT CRITERIA CANNOT BE MET, CONTACT THE GEOTECHNICAL ENGINEER AND CIVIL ENGINEER FOR SUPPLEMENTAL RECOMMENDATIONS. IF COLAPSIBLE/EXPANSIVE SOILS ARE IDENTIFIED, CONTRACTOR MUST INFORM THE ENGINEER AND THE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITY.
- WHEN BUTTING NEW CONCRETE TO EXISTING CONCRETE OR PAVEMENT, PROVIDE A NEAT SAWCUT LINE, OR REMOVE EXISTING UP TO NEAREST JOINT AND PROVIDE NEW WITH EXPANSION JOINT BETWEEN.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, PRIVATE PROPERTIES, AND AT ROOF DRAIN DOWNSPOUTS. PROVIDE DRAINAGE OPENING IN FENCE (AS MAY BE REQUIRED) TO FACILITATE POSITIVE DRAINAGE TOWARDS RETENTION BASINS.
- SITE SURVEY IS BASED FROM CITY OF ALBUQUERQUE CONTROL. DATA WILL BE MADE AVAILABLE UPON REQUEST. TEMPORARY BENCHMARK AS SHOWN ON PLAN.
- A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF NEW MEXICO SHALL OVERSEE AND VERIFY ALL CONSTRUCTION MARKINGS, AND STAKING. PROPOSED ELEVATIONS SHALL BE RELATIVE TO FINISHED FLOOR ELEVATION.

DRAINAGE ANALYSIS

THE COA PROCEDURE FOR 40 ACRES AND SMALLER (DPM CHAPTER 6) IS USED FOR ANALYSIS. THESE CALCULATIONS ANALYZE THE HYDROLOGY FOR THE PROPOSED DEVELOPED CONDITIONS UPON A 100 YEAR RAINFALL EVENT. RESULTS OF THE HYDROLOGY AND HYDRAULIC CALCULATIONS ARE PRESENTED BELOW.

EXISTING CONDITIONS

THE LOT IS CURRENTLY UNDEVELOPED WITH MATURE TREES AND SPARES VEGETATION THROUGHOUT THE LOT. THE EXISTING CONTOURS PREVENT RUNOFF FROM THE LOT, AND THE LOT IS NOT PART OF THE ADJACENT SUBDIVISION.

PROPOSED CONDITIONS

THE PROPOSED DEVELOPMENT WILL RESULT WITH IMPERVIOUS AREAS AND GRAVEL AREAS. UPON COORDINATION WITH THE CITY, THE SITE WILL BE DESIGN TO RETAIN THE INCREASED RUNOFF GENERATED BY A 100-YEAR, 10-DAY STORM EVENT NO DISCHARGE WILL BE TO THE RIGHT OF WAY. ON-SITE RETENTION FACILITIES (I.E. CISTERN AND RETENTION BASINS) WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.

HYDROLOGY ANALYSIS

SITE CHARACTERISTICS:
PRECIPITATION ZONE = 2 (PER DPM CH. 6)

PROPOSED ESTIMATED VOLUME

DEVELOPED SITE AREA BY TREATMENT TYPE
TREATMENT B = 23,675 SF = 0.54 AC
TREATMENT C = 4,765 SF = 0.11 AC
TREATMENT D = 8,150 SF = 0.19 AC (23% IMPERVIOUS)

EXCESS PRECIPITATION (TABLE 6.2.13)

ZONE 2, TREATMENT B = 0.80 IN

ZONE 2, TREATMENT C = 1.03 IN

ZONE 2, TREATMENT D = 2.33 IN

PEAK VOLUME ANALYSIS RESULTS

V = 3,586 CF

SWQV = (0.46 IN)/(FT/12 IN)(8,150 SF) = 313 CF

VOLUME PROVIDED

RETENTION BASINS

BASIN 1 = 1/2(1,349 SF + 182 SF)(1.7 FT) = 1,301 CF

BASIN 2 = 1/2(2,180 SF + 552 SF)(0.7 FT) = 2,322 CF

TOTAL VOLUME PROVIDED

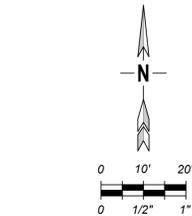
V = 3,623 CF

CONCLUSION

THE PROPOSED SITE WILL INCREASE RUNOFF VOLUME BY 1,148 CF. THE FINISHED FLOOR ELEVATION IS 1.3 FEET OR MORE ABOVE THE 100-YR 10-DAY WATER SURFACE ELEVATION OF THE RETENTION PONDS. ALSO, THE PONDS ARE 0.6 FEET BELOW THE HIGH POINT OF THE STREET. FURTHERMORE, SITE DEVELOPMENT WILL MAINTAIN THE EXISTING PERIMETER WALL, WHICH WILL CONTAIN THE 100-YR 24-HR STORM DEVELOPMENT RUNOFF. LASTLY, THE SITE GRADING IS DESIGN TO EQUALIZE THE WATER SURFACE ELEVATION IN THE FRONT AND BACK YARDS. THIS GRADING AND DRAINAGE PLAN IS DESIGNED TO RETAIN ADDITIONAL STORMWATER GENERATED ON-SITE IN RETENTION BASINS AS SHOWN. ON-SITE STORM DRAINAGE DESIGN WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.

LEGEND

- 78.50 FC** PROPOSED ELEVATION
FC=TOP OF FINISHED CONCRETE
FG=TOP OF FINISHED GRADE
- NEW CONCRETE
- PROPERTY LINE
EASEMENT LINE
EDGE OF ROAD
EXISTING CONTOUR
- TEMPORARY BENCHMARK
DRAINAGE DIRECTION
2% MIN. SLOPE

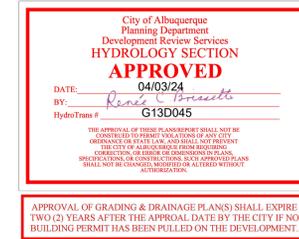


OWNER INFORMATION

ZACKEREE KLEIN
3500 CAMPBELL FARM LN NW
ALBUQUERQUE NM 87104

PROPERTY INFORMATION

SEC. 6, T. 10N, R. 3E, N.M.P.M.
LOT SIZE: 0.84 ACRE UNDEVELOPED
UPC: 101306015311330613

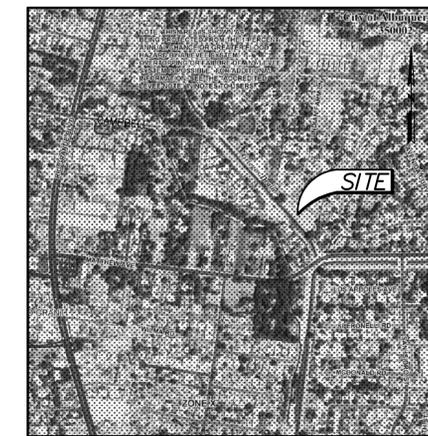


PROPERTY DESCRIPTION

LOT 1-A CAMPBELL FARM SOUTH WITHIN TOWN OF ALBUQUERQUE
GRANT PROJECTED SECTION 6, TOWNSHIP 10N., RANGE 3E.,
N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
RECORDED JANUARY 2021 IN BOOK 2021C, PAGE 8

KEYED CONSTRUCTION NOTES

- GRADE AREA PER CONTOUR ELEVATIONS AND CALLOUTS SHOWN. 4H:1V MAX. SLOPE ANYWHERE ON SITE. ELEVATIONS SHOWN ARE AT TOP OF FINISHED GRADE, LANDSCAPE, CONCRETE, AND GRAVEL SURFACES.
- CONSTRUCT 1.7" DEEP RETENTION BASIN AS SHOWN ON PLAN. PROVIDE 6" PVC SCH 40 EQUALIZER PIPE AT INVERT EL.=4960.9
- 3" THICK BASE COURSE LAYER OVER COMPACTED SUBGRADE, TOPPED WITH 3/4" THICK LAYER OF CRUSHED GRAVEL, OR PER ARCHITECTURAL DETAIL. ADD ALT.
INSTALL 6" THICK UNREINFORCED CONCRETE OVER 3" GRAVEL BED. EXPANSION/CONTRACTION JOINTS AT 10' SQR. SCORE PATTERN AND COLOR BY ARCHITECT. COORDINATE BID ALT. WITH ARCHITECT.
- INSTALL 4" THICK CONCRETE WALKWAY OVER 3" GRAVEL BED (LONGITUDINAL SLOPE = 2% MIN. IN ANY DIRECTION UNLESS NOTED OTHERWISE). PROVIDE 6X6-W2.0XW2.0 WELDED WIRE FABRIC REINFORCING. PROVIDE EXPANSION JOINT AT 5'. SCORE PATTERN AND COLOR BY ARCHITECT.
- OUTLET ROOF DRAIN TO SPLASH PAD RIPRAP OR CONCRETE. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. PROVIDE 2% SLOPE TO DAYLIGHT. PROVIDE SITE WALL DRAIN OPENING AS APPLICABLE. ADD ALT.
PLUMB ROOF DRAINS TO CISTERN TANK. PROVIDE OVERFLOW TO FLOW AWAY FROM STRUCTURES. CISTERN TO BE 1,000 GALLONS MAX. (POLY MART 1000 OR PER ARCHITECT/OWNER). PROVIDE CONCRETE PAD UNDER CISTERN PER KEYED NOTE C.
- PROVIDE ENGINEERED FILL BUILDING PAD PER GEOTECHNICAL REPORT. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES AT 2% MIN.
- GRADE AREA TO PREVENT PONDING AND TO PROVIDE UNIMPEDED DRAINAGE AS SHOWN. PROVIDE 12"W X 6"H DRAIN OPENING IN PATIO WALLS AT 5' ON CENTER. 2 OPENINGS MIN. EACH WALL.
- BUILDING WALL (SOLID HATCHING) TO BE RETAINING (18" MAX.) AND MOISTURE PROOF.
- CONSTRUCT 12" LANDSCAPE HEADER CURB (6" EXPOSED ABOVE GRADE) TO FACILITATE DRAINAGE TOWARDS RETENTION BASIN.
- DUPLEX SEWER GRINDER PUMP STATION UNDERGROUND, WITH 2.5" FORCEMAIN CONNECTED TO EXISTING MANHOLE. PROVIDE PVC C900 DR14 WITH CONCRETE BLOCK RESTRAINTS. PROVIDE ELECTRICAL CONNECTION PER MANUFACTURER. COORDINATE SPECIFICATIONS WITH ENGINEER.



FEMA FIRM MAP

FIRM# 35001C0331H, ZONE SHADED X
DATED: 08/16/2012
ZONE ATLAS MAP G13

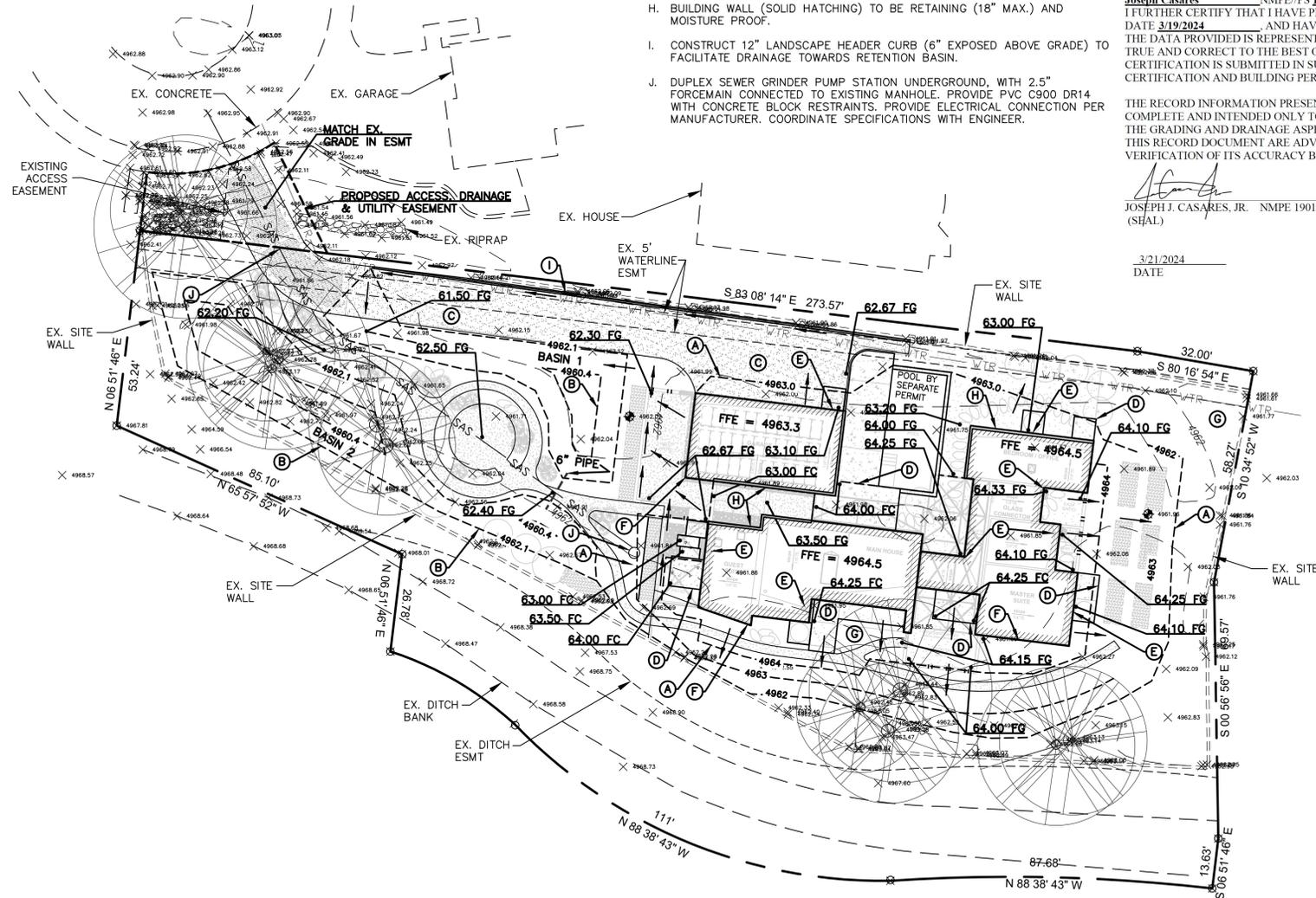
DRAINAGE CERTIFICATION

I, Joseph Casares, NMPE/PS 19014 OF THE FIRM JCI Group, LLC, CERTIFY THAT THIS PROJECT WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 2/12/2024. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED UNDER THE DIRECTION OF Joseph Casares, NMPE/PS 19014 OF THE FIRM JCI Group, LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON DATE 3/19/2024, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PAD CERTIFICATION AND BUILDING PERMIT APPROVAL.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

JOSEPH J. CASARES, JR. NMPE 19014
(S)HAL)

3/21/2024
DATE



02/12/24

Project:

NORTH VALLEY HOUSE
Klein Residence
3500 Campbell Farm Lane NW
Albuquerque, New Mexico 87104

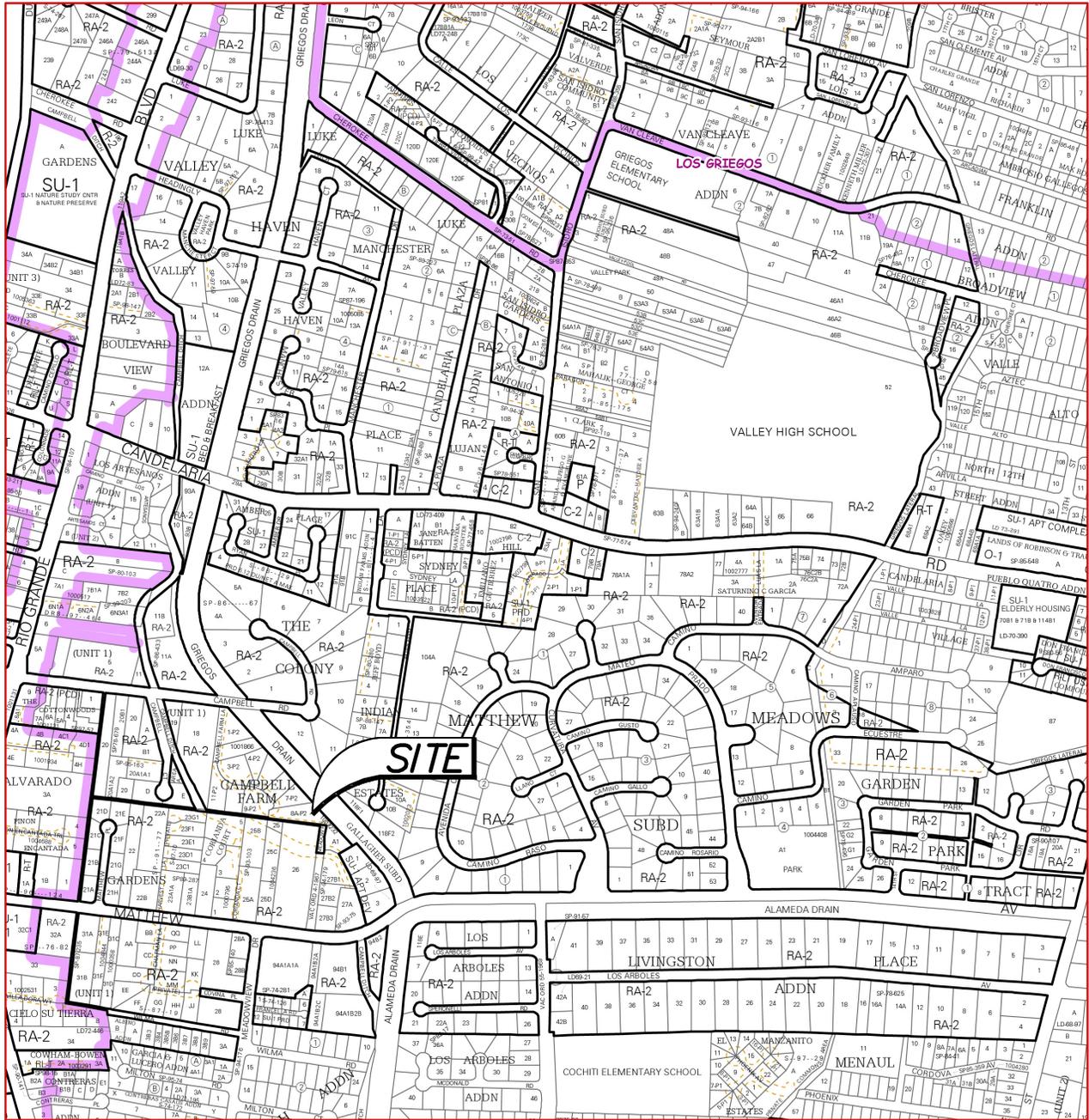
Project:	122.676	Approved Date:	100% CD 2/13/23
Drawn by:	MD	2nd Review Date:	
Scale:		3rd Review Date:	
Checked by:	JC	4th Review Date:	

Sheet:

GRADING & DRAINAGE PLAN

Number:

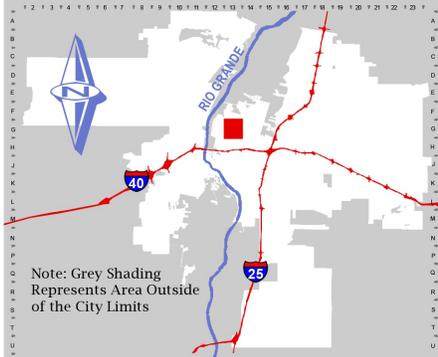
C100



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 1/24/2011



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-13-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

Feet

0 750 1,500