



Effective 3/01/2022

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"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)	
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	MISCELLANEOUS APPLICATIONS		
<input checked="" type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)	
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	PRE-APPLICATIONS	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS			
<input type="checkbox"/> DRB Site Plan (Form P & P2)	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL	
	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
Minor Amendment to a Preliminary Plat to reduce the number of lots from 11 to 10.			
APPLICATION INFORMATION			
Applicant: 505 Solutions, LLC		Phone: (505) 363-5613	
Address: 46 Road 4275		Email:	
City: Navajo Dam	State: NM	Zip: 87059	
Professional/Agent (if any): Juanita Garcia – JAG Planning & Zoning, LLC		Phone: (505) 363-5613	
Address: P.O. Box 7857		Email: jag@jagpandz.com	
City: Albuquerque	State: NM	Zip: 87194	
Proprietary Interest in Site: Owner		List all owners: 505 Solutions, LLC	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Parcels A & B and Parcels 1 & 3 (See Alta Survey)		Block:	Unit:
Subdivision/Addition: Lands of Albuquerque Ranch Estates & Lands of Albuquerque Academy		Map No	UPC Code: See List
Zone Atlas Page(s): E-22-Z	Existing Zoning: R-1 D		Proposed Zoning No Change
# of Existing Lots: 6	# of Proposed Lots: 10		Total Area of Site (Acres): 4.649
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: Walkerway NE	Between: Academy Road NE	and: Spain RD NE	
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2020-004595, RZ-2021-00002, SD-2021-00111, VA-2021-00216, SD-2021-00122, SD-2021-00123, SD-2021-00124			

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: <i>Juanita Garcia</i>	Date: <i>9/12/2022</i>
Printed Name: <i>Juanita Garcia</i>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. 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 to City Staff using other on-line resources such as Dropbox or FTP. 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 to City Staff using other on-line resources such as Dropbox or FTP. 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
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

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 to City Staff using other on-line resources such as Dropbox or FTP. 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)
- ___ 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
- ___ 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

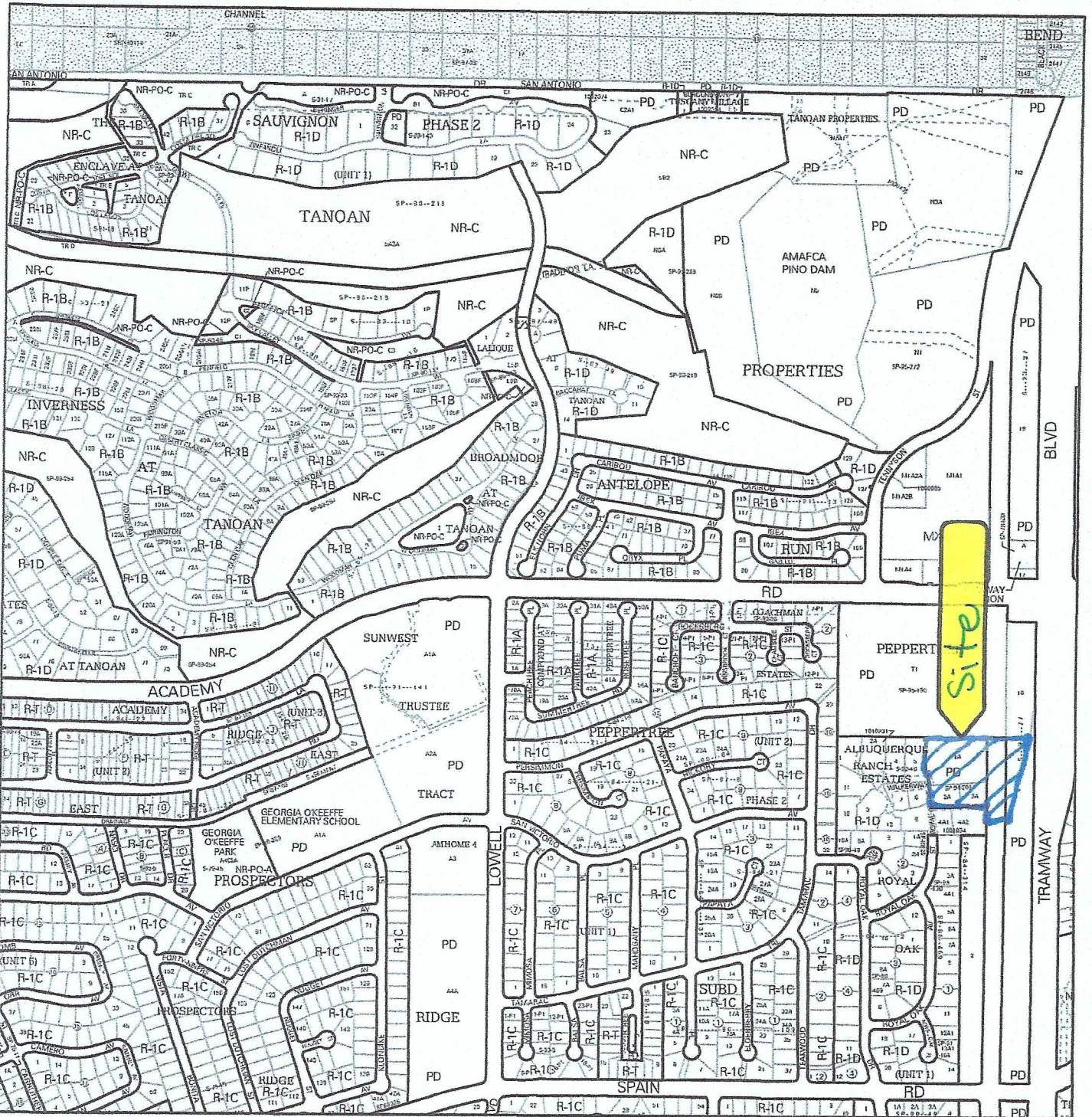
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? NO if yes, indicate language: _____

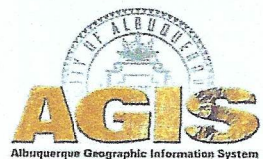
- ✓ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. 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.

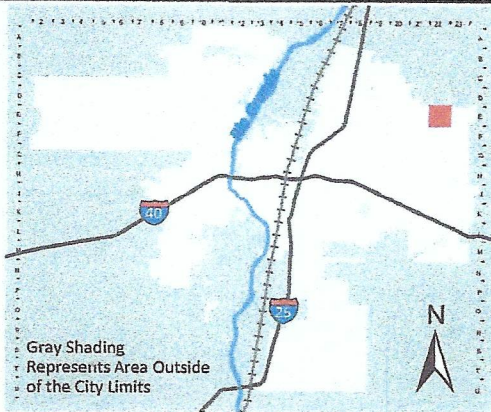


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

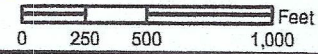


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
E-22-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



Gray Shading
Represents Area Outside
of the City Limits



Albuquerque Ranch Estates UPC Numbers

102206250617640163

102206249915740161

102206251315740162

102206252016040160

102306210120530112



September 12, 2022

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

Ms. Wolfley and members of the Development Review Board:

JAG Planning & Zoning, agent for 505 Solutions, LLC, respectfully requests your review and approval of a Minor Amendment to a Preliminary Plat (SD-2021-0011) that was approved on December 15, 2021. Specifically, the proposed amendment will reduce the number of single-family residential lots from 11 to 10.

In compliance with the Integrated Development Ordinance (IDO) the proposed amendment meets the requirements of Section **6-4(Y)(2) Minor Amendments**, as demonstrated below.

6-4(Y)(2)(a) A minor amendment must meet all of the following criteria:

1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property. **Hydrology required the ponding area to be larger than what was shown on the Preliminary Plat, which would have reduced the size of some of the lots. In order to comply with the IDO in regards to lot size and to remain in compliance with requirements of the grading and drainage, the applicant had to reduce the size subdivision by one lot. The amendment was not created by the applicant's action.**
2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments). **The proposed amendment does not increase or decrease the dimension of any standards, including but not limited to lot size or contextual standards.**
3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use. **The proposed amendment is only within the applicant's development area and does not**

decrease the total amount of open space within the development nor does it reduce the size of any open space abutting a lot containing a residential use.

4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount. **The proposed amendment does not reduce any building setback adjacent to the existing residential use located to the north, west or south of the subject site.**

5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. **The proposed amendment is to reduce the number of residential dwelling units on the subject site from 11 lots to 10 lots and does not increase the maximum number of residential dwelling units.**

6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties. **The proposed amendment is to reduce the number of residential dwelling units proposed within the subdivision from 11 lots to 10 lots and does not adjust a building design standard.**

7. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas. **The proposed amendment is to reduce the number of residential dwelling units proposed within the subdivision from 11 lots to 10 lots and does not affect landscaping or the landscaping buffer.**

8. The amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties. **The proposed amendment is to reduce the number of residential dwelling units proposed within the subdivision from 11 lots to 10 lots and will reduced the amount of traffic accessing the subject property from local streets. In addition, the amendment does not increase or decrease the number of through streets, sidewalks, trails,**

or trail connections passing through the property or connecting to or designed to connect to abutting properties.

9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property. **The proposed amendment does not require major public infrastructure or significant changes to access or circulations patterns on the subject property. The layout of the proposed subdivision is expected to remain the same.**

10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process. **The proposed amendment does not change a specific condition of approval for the preliminary plat.**

11. The amendment does not affect a property in an Overlay zone as regulated pursuant to O, in which case amendments may be granted per the original approval process for the Site Plan governing the site. There are no Overlay Zones that affect the subject property; therefore, the proposed minor amendment meets this section of the IDO.

12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property. **The proposed minor amendment does not approve any land use that was not authorized by the permit. The proposed use has always been residential and no changes to the use of the property will occur.**

13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities). **The proposed minor amendment does not expand a nonconformity since the subject property is in compliance with the IDO and the DPM and is not deemed to be nonconforming.**

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 and Zoning, LLC

Revised Plat

PLAT OF
ALBUQUERQUE RANCH ESTATES, UNIT II
 LOCATED WITHIN THE ELENA GALLEGOS GRANT
 PROJECTED SECTIONS 26 AND 27
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2022

DRB NO. : PR-2020-004595
 APPLICATION NO. SD-2022-00126

UTILITY APPROVALS:
 PNM-ELECTRIC SERVICES

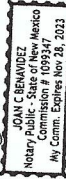
DATE 08/26/2022
 DATE 8/26/2022
 DATE 8/26/22
 DATE 08/26/2022

Owner: 505 SOLUTIONS, LLC
 By: RACHEL BEVAN
 Title: MANAGING MEMBER
 RACHEL BEVAN

ACKNOWLEDGEMENT:
 STATE OF New Mexico)
 COUNTY OF Bernalillo)
 ON THIS 21st DAY OF August, 2022, BEFORE ME

PERSONALLY APPEARED Rachel Bevan
 KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO
 EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT
 THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.
 WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST
 ABOVE WRITTEN.

MY COMMISSION
 EXPIRES: 11/28/2023
John C. Benkudny
 NOTARY PUBLIC



LEGAL DESCRIPTION:
 A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTIONS 26 AND 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF LOTS 1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 1-G, 1-H, 1-I, 1-J, 1-K, 1-L, 1-M, 1-N, 1-O, 1-P, 1-Q, 1-R, 1-S, 1-T, 1-U, 1-V, 1-W, 1-X, 1-Y, 1-Z, 2-A, 2-B, 2-C, 2-D, 2-E, 2-F, 2-G, 2-H, 2-I, 2-J, 2-K, 2-L, 2-M, 2-N, 2-O, 2-P, 2-Q, 2-R, 2-S, 2-T, 2-U, 2-V, 2-W, 2-X, 2-Y, 2-Z, 3-A, 3-B, 3-C, 3-D, 3-E, 3-F, 3-G, 3-H, 3-I, 3-J, 3-K, 3-L, 3-M, 3-N, 3-O, 3-P, 3-Q, 3-R, 3-S, 3-T, 3-U, 3-V, 3-W, 3-X, 3-Y, 3-Z, 4-A, 4-B, 4-C, 4-D, 4-E, 4-F, 4-G, 4-H, 4-I, 4-J, 4-K, 4-L, 4-M, 4-N, 4-O, 4-P, 4-Q, 4-R, 4-S, 4-T, 4-U, 4-V, 4-W, 4-X, 4-Y, 4-Z, 5-A, 5-B, 5-C, 5-D, 5-E, 5-F, 5-G, 5-H, 5-I, 5-J, 5-K, 5-L, 5-M, 5-N, 5-O, 5-P, 5-Q, 5-R, 5-S, 5-T, 5-U, 5-V, 5-W, 5-X, 5-Y, 5-Z, 6-A, 6-B, 6-C, 6-D, 6-E, 6-F, 6-G, 6-H, 6-I, 6-J, 6-K, 6-L, 6-M, 6-N, 6-O, 6-P, 6-Q, 6-R, 6-S, 6-T, 6-U, 6-V, 6-W, 6-X, 6-Y, 6-Z, 7-A, 7-B, 7-C, 7-D, 7-E, 7-F, 7-G, 7-H, 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PLAT OF
ALBUQUERQUE RANCH ESTATES, UNIT II
LOCATED WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTIONS 26 AND 27
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2022

UTILITY NOTES:
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 AND 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.
CENTURY LINK AND COMCAST, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER
RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE 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.
CENTURY LINK AND 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, 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 USES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE),
HOT TUB, CONCRETE OR OTHER STRUCTURES SHALL BE ERECTED OR CONSTRUCTED
ON SAID EASEMENTS NOR SHALL ANY WELL BE DRILLED OR DEEPENED. THESE LIMITATIONS
SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATURAL ELECTRICAL SAFETY
CODE BY CONSTRUCTION OF POOLS, DWORING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS
SHOWN ON PLAT.

DISCLAIMER:
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC),
CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON.
CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), 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.

FLOOD NOTE:
THIS PROPERTY LIES WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD,
AS PER FLOOD INSURANCE RATE MAP NUMBER 35001C0163H.

PROJECT NO. 21001



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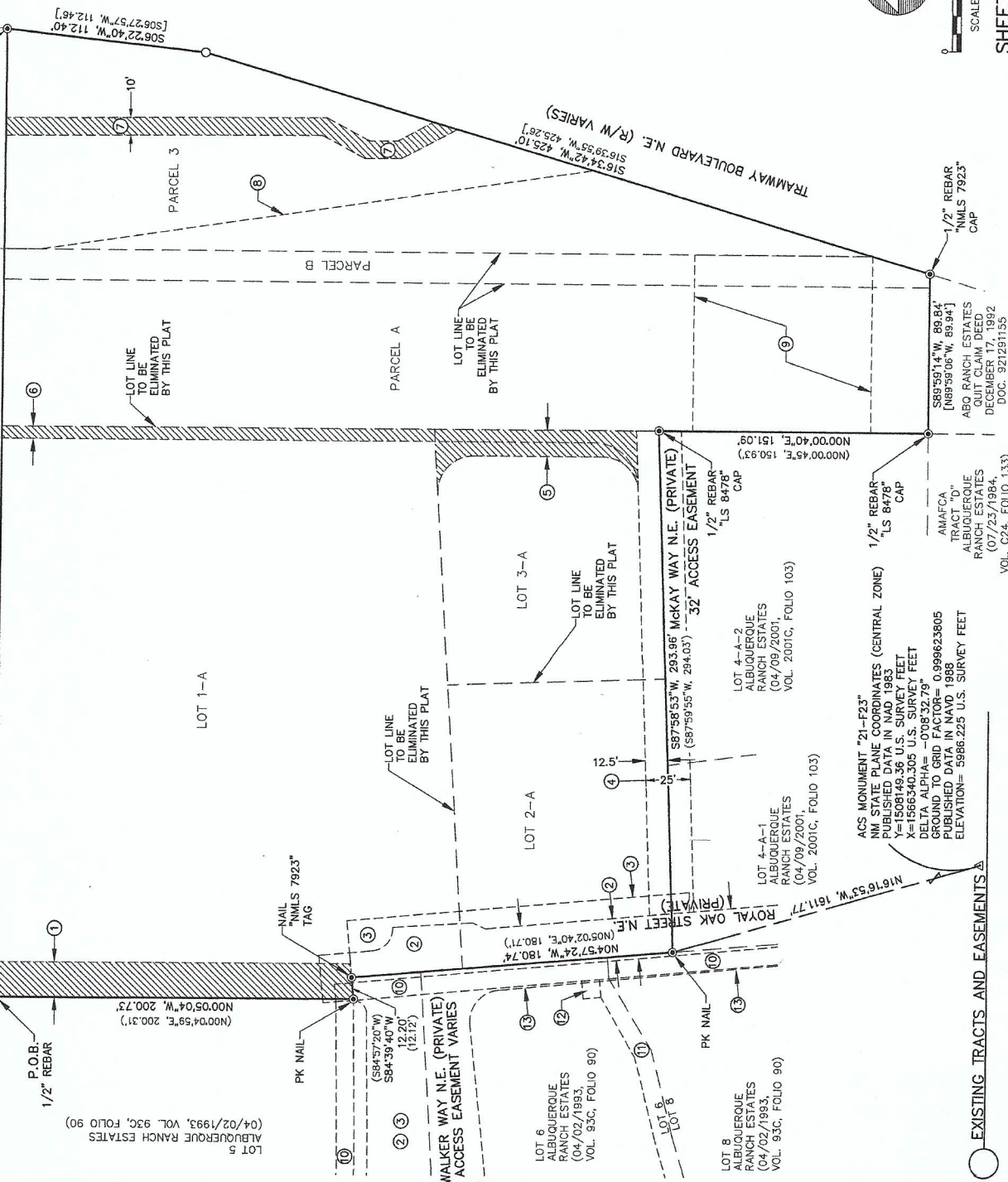
**PLAT OF
ALBUQUERQUE RANCH ESTATES, UNIT II
LOCATED WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTIONS 26 AND 27
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2022**

ACS MONUMENT "3-E23"
NM STATE PLANE COORDINATES (CENTRAL ZONE)
PUBLISHED DATA IN NAD 1983
Y=1510769.397 U.S. SURVEY FEET
X=1566464.723 U.S. SURVEY FEET
DELTA ALPHA= -0°08'32.79"
GROUND TO GRID FACTOR= 0.999622670
PUBLISHED DATA IN NAVD 1988
ELEVATION= 6009.561 U.S. SURVEY FEET

TRACT T-1
PEPPER TREE SUBDIVISION
(08/16/1995, VOL. 95C, FOLIO 305)

(S89°55'01"E, 321.57')
S89°52'11"E, 545.43'

- EXISTING EASEMENTS:**
- ① 20' PUBLIC WATERLINE EASEMENT
FILED: NOVEMBER 28, 1994, BK. 94C, PG. 392.
VACATED BY THIS PLAT.
 - ② 25' PRIVATE ACCESS, DRAINAGE & P.U.E.
FILED: NOVEMBER 28, 1994, BK. 94C, PG. 392.
 - ③ 35' PRIVATE WATER & SANITARY SEWER EASEMENT
FILED: APRIL 02, 1993, BK. 93C, PG. 90.
 - ④ 25' PRIVATE ACCESS, DRAINAGE & P.U.E.
FILED: NOVEMBER 28, 1994, BK. 94C, PG. 392.
 - ⑤ 15' PRIVATE ACCESS EASEMENT
FILED: NOVEMBER 28, 1994, BK. 94C, PG. 392.
VACATED BY THIS PLAT.
 - ⑥ 7' PRIVATE ACCESS EASEMENT (VACATED)
FILED: JULY 07, 1997, BK. 971B, PG. 2986.
VACATED BY THIS PLAT.
 - ⑦ 10' PUBLIC SERVICE CO. OF NEW MEXICO AND
MOUNTAIN STATES TELEPHONE AND TELEGRAPH
EASEMENT FILED: FEBRUARY 21, 1981, BK. MISC. 754, PG. 613.
VACATED BY THIS PLAT.
 - ⑧ WEST BOUNDARY PNM EASEMENT PER PROFESSIONAL CONTRACTING
SERVICES JOB #09-027, DATED 02-09.
 - ⑨ DECLARATION OF RESTRICTIVE COVENANT
FILED: AUGUST 25, 2009, DOC. #2009096401.
 - ⑩ 10' PUBLIC UTILITY EASEMENT
FILED: APRIL 02, 1993, BK. 93C, PG. 90.
 - ⑪ 10' PRIVATE UTILITY EASEMENT
FILED: APRIL 02, 1993, BK. 93C, PG. 90.
 - ⑫ 10' X 10 CITY WATER & SANITARY SEWER EASEMENT
FILED: APRIL 02, 1993, BK. 93C, PG. 90.
 - ⑬ 33.61' PRIVATE ROAD EASEMENT
FILED: APRIL 02, 1993, BK. 93C, PG. 90.



ACS MONUMENT "21-F23"
NM STATE PLANE COORDINATES (CENTRAL ZONE)
PUBLISHED DATA IN NAD 1983
Y=1508149.36 U.S. SURVEY FEET
X=1566340.305 U.S. SURVEY FEET
DELTA ALPHA= -0°08'32.79"
GROUND TO GRID FACTOR= 0.999623805
PUBLISHED DATA IN NAVD 1988
ELEVATION= 5986.225 U.S. SURVEY FEET

ALBUQUERQUE RANCH ESTATES
(04/02/1993, VOL. 93C, FOLIO 90)

ALBUQUERQUE RANCH ESTATES
(04/02/1993, VOL. 93C, FOLIO 90)

ALBUQUERQUE RANCH ESTATES
(04/02/1993, VOL. 93C, FOLIO 90)

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www.fierrocompany.com

PROJECT NO. 21001

SCALE: 1" = 40'

SHEET 3 OF 4

EXISTING TRACTS AND EASEMENTS

**PLAT OF
ALBUQUERQUE RANCH ESTATES, UNIT II
LOCATED WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTIONS 26 AND 27
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2022**

AGS MONUMENT "J3-E23"
NM STATE PLANE COORDINATES (CENTRAL ZONE)
PUBLISHED DATA IN NAD 1983
Y=1510789.397 U.S. SURVEY FEET
X=1566464.723 U.S. SURVEY FEET
DELTA ALPHA = -0°08'32.79"
GROUND TO GRID FACTOR = 0.999622870
PUBLISHED DATA IN NAD 1988
ELEVATION = 6008.561 U.S. SURVEY FEET

TRACT T-1
PEPPER TREE SUBDIVISION
(08/16/1995, VOL. 95C, FOLIO 305)
(S89°55'01"E, 321.57')
S89°52'11"E, 545.43'

LOT 5
ALBUQUERQUE RANCH ESTATES
(04/02/1993, VOL. 93C, FOLIO 90)
P.O.B. REBAR
1/2" REBAR

TRACT B
8,158 sq.ft.
0.187 Acres

LOT 1
10,780 sq.ft.
0.247 Acres

LOT 2
10,780 sq.ft.
0.247 Acres

LOT 3
10,780 sq.ft.
0.247 Acres

LOT 4
26,437 sq.ft.
0.607 Acres

TRACT A
33,959 sq.ft.
0.779 Acres

LOT 7
11,400 sq.ft.
0.262 Acres

LOT 8
11,280 sq.ft.
0.259 Acres

LOT 9
11,537 sq.ft.
0.265 Acres

LOT 10
11,366 sq.ft.
0.261 Acres

LOT 5
30,127 sq.ft.
0.692 Acres

LOT 6
25,919 sq.ft.
0.595 Acres

- NEW EASEMENTS:**
- TRACT "A" IS A PRIVATE ACCESS, PRIVATE DRAINAGE, AND PUBLIC WATER AND SEWER EASEMENT GRANTED BY THIS PLAT. EASEMENT TO BE MAINTAINED BY HOME OWNER'S ASSOCIATION.
 - TRACT "B" IS A PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT. EASEMENT TO BE MAINTAINED BY HOME OWNER'S ASSOCIATION.
 - 10' PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT. EASEMENT TO BE MAINTAINED BY HOME OWNER'S ASSOCIATION.
 - 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.
 - 5' X 5' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	46.26	27.87	95°05'14"	N42°35'12"E	41.13
C2	43.79	27.87	90°00'00"	S44°52'11"E	39.42
C3	75.40	48.00	90°00'00"	S44°52'11"E	67.88
C4	74.91	68.13	63°00'00"	N58°22'11"W	71.19
C5	32.10	68.13	27°00'00"	N13°22'11"W	31.81
C6	30.67	20.00	87°51'04"	S44°03'21"W	27.75
C7	30.39	20.00	87°03'42"	N48°29'16"W	27.55

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°05'04"W	40.60
L2	N00°05'04"W	20.13
L3	S87°58'53"W	14.87
L4	N00°00'40"E	18.50

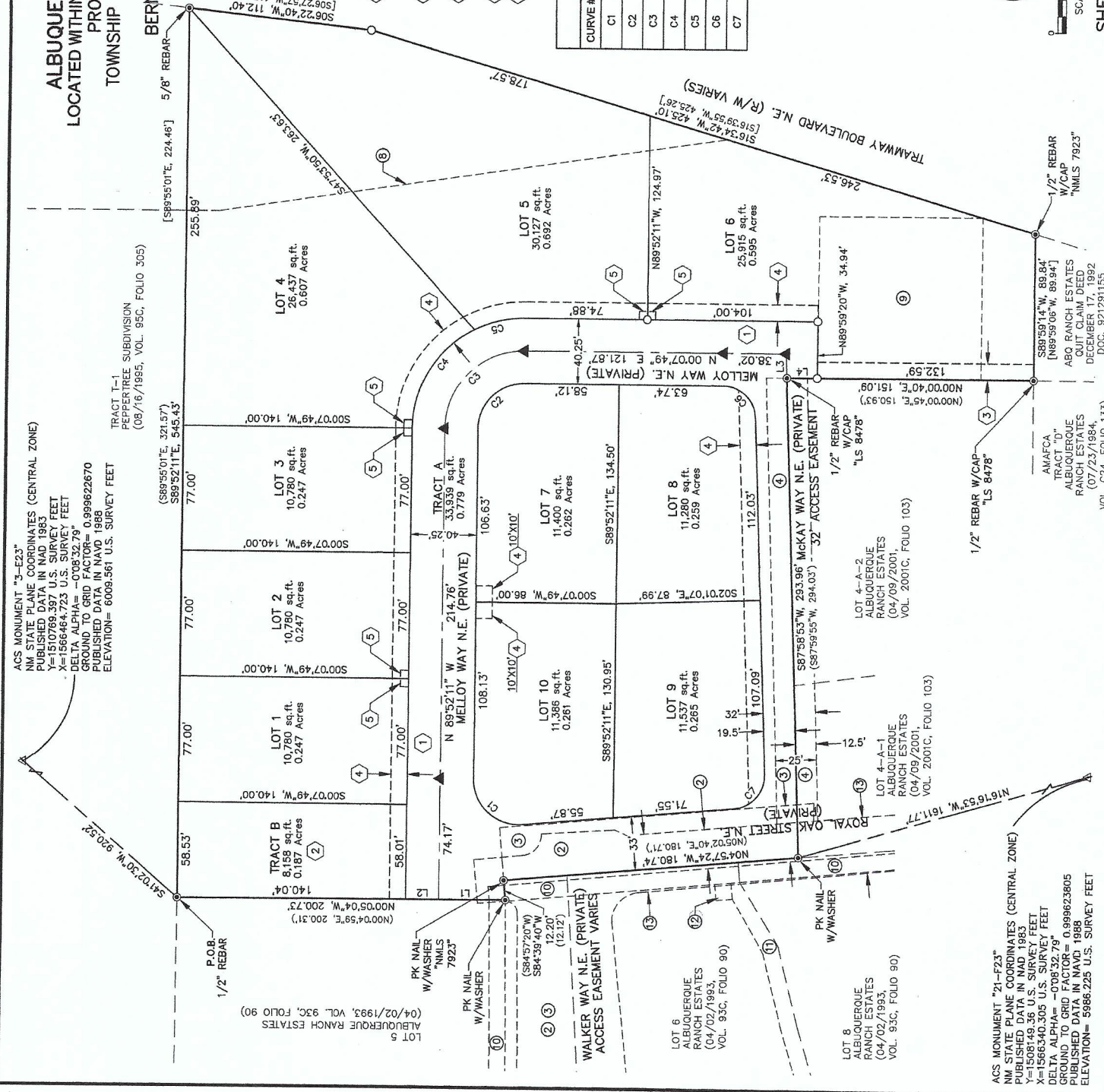
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SCALE: 1" = 40'
SHEET 4 OF 4



AGS MONUMENT "21-F23"
NM STATE PLANE COORDINATES (CENTRAL ZONE)
PUBLISHED DATA IN NAD 1983
Y=1508149.36 U.S. SURVEY FEET
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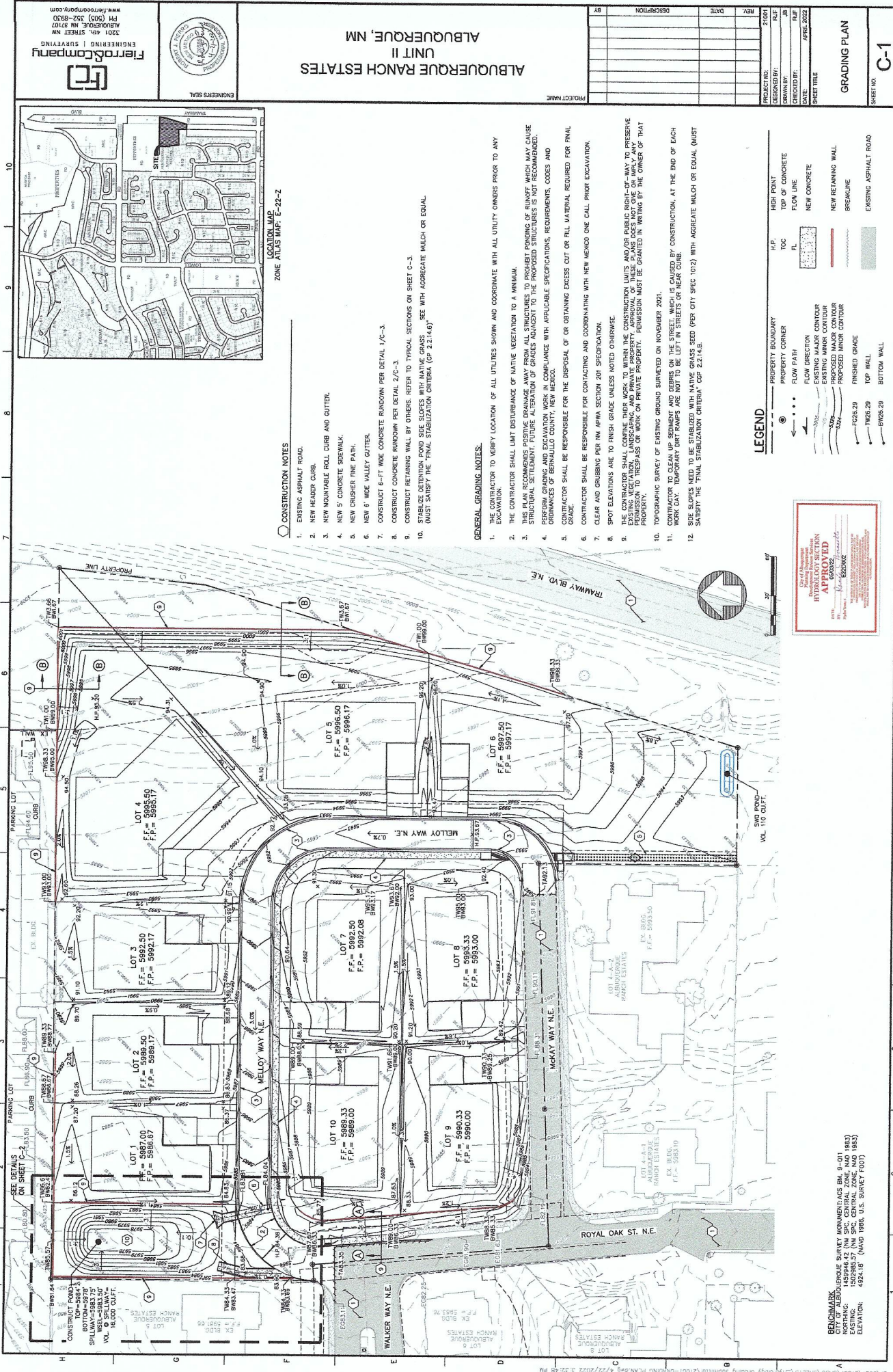
LOT 4-A-2
ALBUQUERQUE RANCH ESTATES
(04/09/2001, VOL. 2001C, FOLIO 103)

LOT 4-A-1
ALBUQUERQUE RANCH ESTATES
(04/09/2001, VOL. 2001C, FOLIO 103)

AMAFCA
TACALO
ALBUQUERQUE RANCH ESTATES
(07/23/1984, VOL. C24, FOLIO 133)

ABO RANCH ESTATES
QUIT CLAIM DEED
DECEMBER 17, 1992
DOC. 921291155

Amended Grading + Drainage Plan (Approved)



- CONSTRUCTION NOTES**
- EXISTING ASPHALT ROAD.
 - NEW HEADER CURB.
 - NEW MOUNTABLE ROLL CURB AND GUTTER.
 - NEW 5" CONCRETE SIDEWALK.
 - NEW CRUSHER FINE PATH.
 - NEW 6" WIDE VALLEY GUTTER.
 - CONSTRUCT 6-FT WIDE CONCRETE RUNOFF PER DETAIL 1/C-3.
 - CONSTRUCT CONCRETE RUNOFF PER DETAIL 2/C-3.
 - CONSTRUCT RETAINING WALL BY OTHERS REFER TO TYPICAL SECTIONS ON SHEET C-3.
 - STABILIZE DETENTION POND SIDE SLOPES WITH NATIVE GRASS (MUST SATISFY THE FINAL STABILIZATION CRITERIA (OP 2.2.14.6)*)

- GENERAL GRADING NOTES:**
- THE CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES SHOWN AND COORDINATE WITH ALL UTILITY OWNERS PRIOR TO ANY EXCAVATION.
 - THE CONTRACTOR SHALL LIMIT DISTURBANCE OF NATIVE VEGETATION TO A MINIMUM.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL STRUCTURES TO PREVENT FORMING OF RUNOFF WHICH MAY CAUSE STRUCTURAL SETTLEMENT. FUTURE DEVELOPMENT FROM ADJACENT TO THE PROPOSED STRUCTURES IS NOT RECOMMENDED.
 - PERFORM GRADING AND EXCAVATION WORK IN COMPLIANCE WITH APPLICABLE SPECIFICATIONS, REQUIREMENTS, CODES AND ORDINANCES OF BERNALILLO COUNTY, NEW MEXICO.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF OR OBTAINING EXCESS CUT OR FILL MATERIAL REQUIRED FOR FINAL GRADE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH NEW MEXICO ONE CALL PRIOR EXCAVATION.
 - CLEAR AND GROOMING PER NM APWA SECTION 201 SPECIFICATION.
 - SPOT ELEVATIONS ARE TO FINISH GRADE UNLESS NOTED OTHERWISE.
 - EXISTING VERTICAL CURVES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
 - EXISTING VERTICAL CURVES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
 - TOPOGRAPHIC SURVEY OF EXISTING GROUND SURVEYED ON NOVEMBER 2021.
 - CONTRACTOR TO CLEAN UP SEDIMENT AND DEBRIS ON THE STREET, WHICH IS CAUSED BY CONSTRUCTION. AT THE END OF EACH WORK DAY, TEMPORARY DIRT RAMPS ARE NOT TO BE LEFT IN STREETS OR NEAR CURB.
 - SIDE SLOPES NEED TO BE STABILIZED WITH NATIVE GRASS SEED (PER CITY SPEC 1012) WITH AGGREGATE MULCH OR EQUAL (MUST SATISFY THE FINAL STABILIZATION CRITERIA, OP 2.2.14.6).

LEGEND

PROPERTY BOUNDARY	H.P.	HIGH POINT
PROPERTY CORNER	TOC	TOP OF CONCRETE
FLOW PATH	FL	FLOW LINE
FLOW DIRECTION		NEW CONCRETE
EXISTING MAJOR CONTOUR		NEW RETAINING WALL
PROPOSED MAJOR CONTOUR		BREAKLINE
PROPOSED MINOR CONTOUR		FINISHED GRADE
TOP WALL	TKW6.29	TOP WALL
BOTTOM WALL	BKW6.29	BOTTOM WALL
		EXISTING ASPHALT ROAD



BENCHMARK:
 CITY OF ALBUQUERQUE SURVEY MONUMENT ACS BM 9-011
 1459946.42 (NM SFC, CENTRAL ZONE, NAD 83)
 4229853.57 (NM SFC, CENTRAL ZONE, NAD 83)
 ELEVATION: 4224.19 (NAD 1983, U.S. SURVEY FOOT)

Ferro & Company
 ENGINEERING | SURVEYING
 2201 4th STREET NW
 ALBUQUERQUE, NM 87107
 PH (505) 352-8330
 WWW.FERROCOMPANY.COM




**ALBUQUERQUE RANCH ESTATES
 UNIT II
 ALBUQUERQUE, NM**

REV.	DATE	DESCRIPTION


GRADING PLAN
 SHEET TITLE
 PROJECT NO.: 21001
 DRAWN BY: PLS
 CHECKED BY: APRIL 2022
 DATE: APRIL 2022

SHEET NO. **C-1**



Ferrok Company
ENGINEERING | SURVEYING

2201 4th STREET NW
ALBUQUERQUE, NM 87103
PH (505) 552-8930
www.ferrokcompany.com



ENGINEER'S SEAL

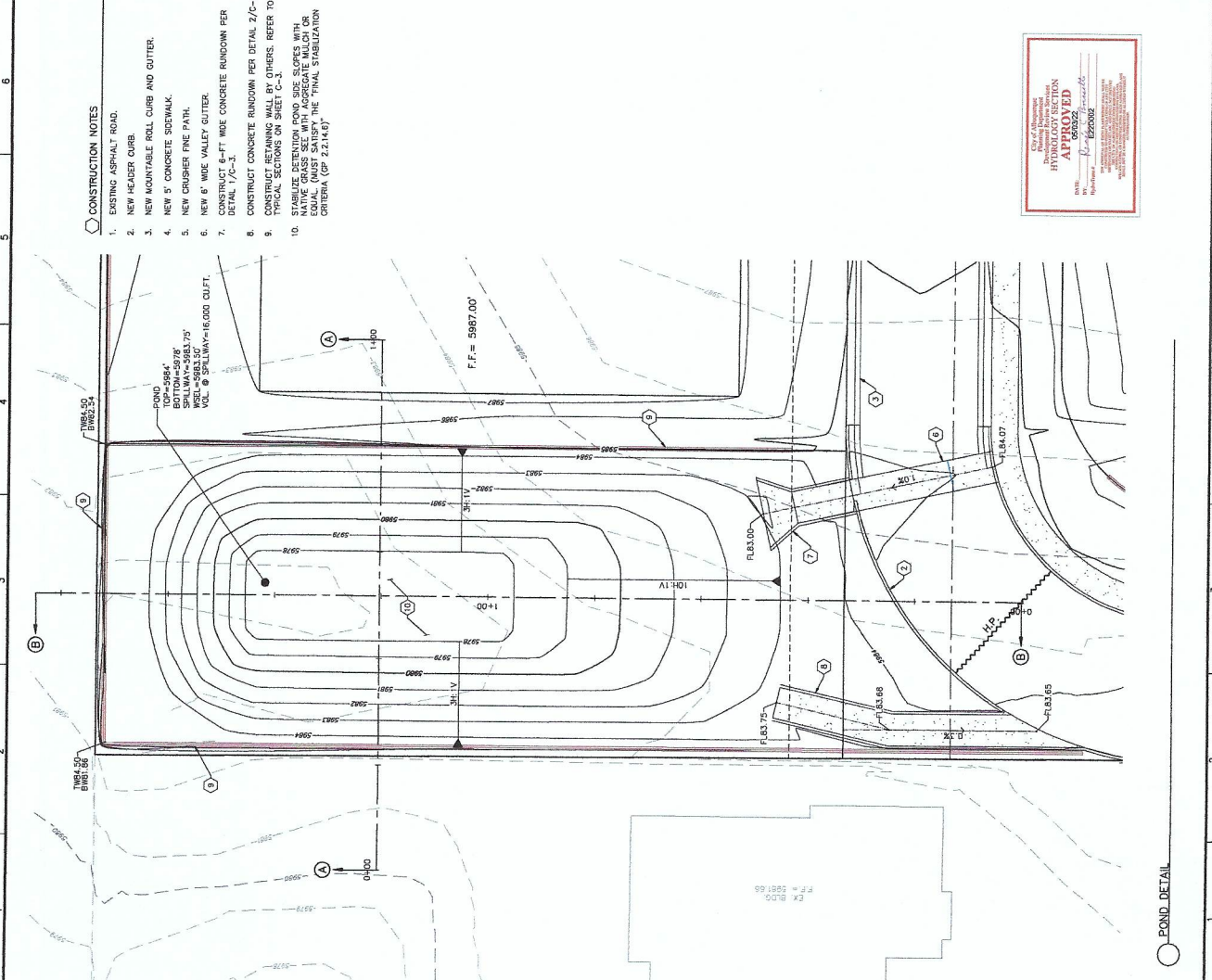
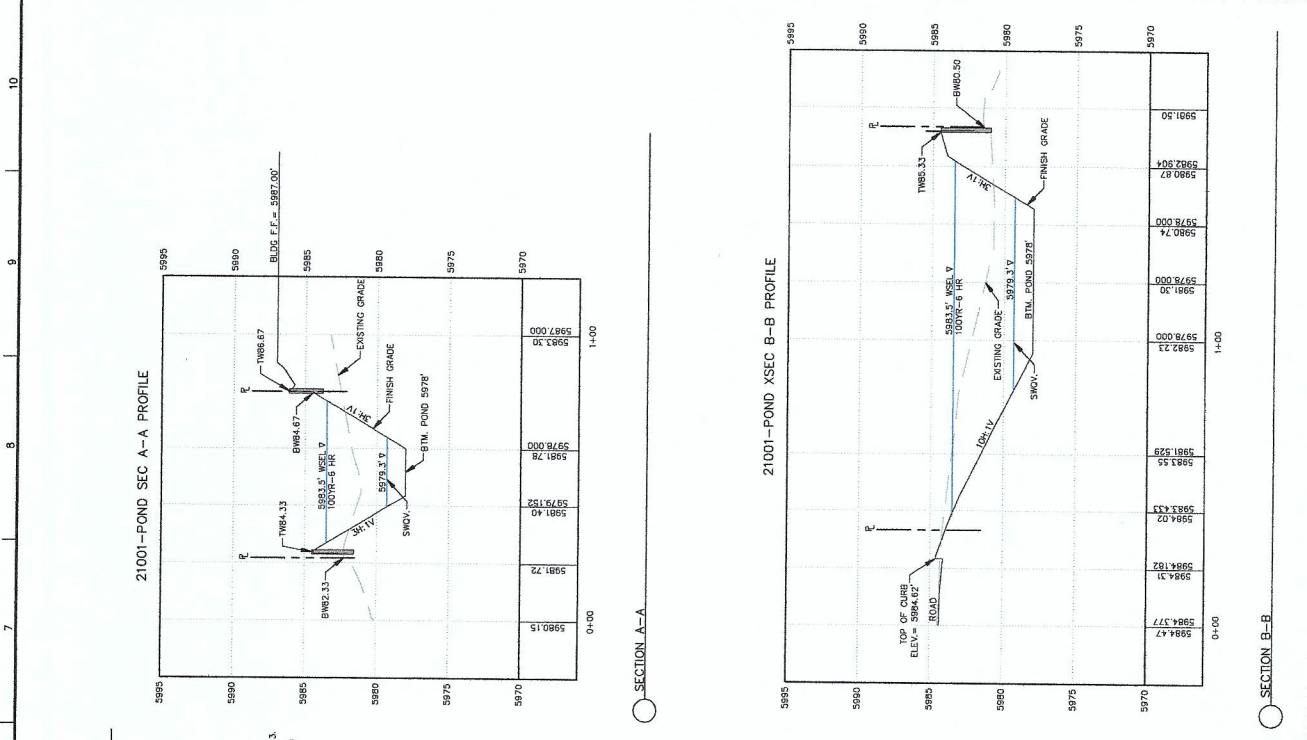
**ALBUQUERQUE RANCHO ESTATES
UNIT II
ALBUQUERQUE, NM**

REV.	DATE	DESCRIPTION	BY

POND CROSS SECTION

C-2

SHEET NO.



- CONSTRUCTION NOTES**
- EXISTING ASPHALT ROAD.
 - NEW HEADER CURB.
 - NEW MOUNTABLE ROLL CURB AND OUTER.
 - NEW 5' CONCRETE SIDEWALK.
 - NEW CRUSHER FINE PATH.
 - NEW 6" WIDE VALLEY CUTTER.
 - CONSTRUCT 5'-FT WIDE CONCRETE RUNDOWN PER DETAIL 1/A-3.
 - CONSTRUCT CONCRETE RUNDOWN PER DETAIL 2/B-3.
 - CONSTRUCT CONCRETE RUNDOWN PER DETAIL 2/B-3.
 - CONSTRUCT CONCRETE RUNDOWN PER DETAIL 2/B-3.
 - STABILIZE DETENTION POND BED SURFAS WITH NATIVE GRASS SEE WITH AGGREGATE MULCH OR EQUAL (MUST SATISFY THE FINAL STABILIZATION CRITERIA (CP 2.2.14.6))

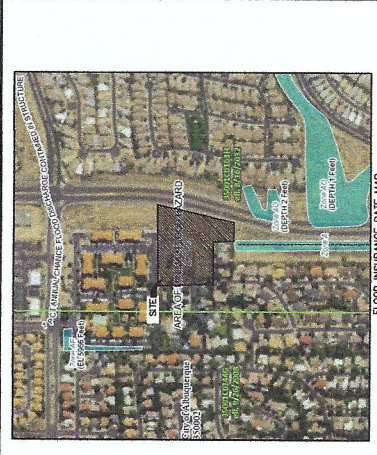




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 Albuquerque, NM 87107
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 www.ferrocompany.com

REV.	DATE	DESCRIPTION
21001		

PROJECT NAME
 SHEET TITLE
 DRAINAGE PLAN
 SHEET NO. D-1



FLOOD INSURANCE RATE MAP
 EFFECTIVE DATE: 08/16/2012

Introduction
 The site is 4.6 acres and located within Albuquerque Ranch Estates near the intersection of Royal Oak Street and Mckay Street NE to Mckay Way NE. Drainage improvement includes a valley gutter, concrete roadway, detention pond, and a storm water quality pond. Refer to the Hydrology Section of the DMP, Article 6-2(A), approved June 8, 2020 where a summary of the existing and proposed conditions, 2) safely allowable stormwater discharge rates, 3) satisfy the Stormwater Quality Volume requirements, and 4) years approval for final grading permit.

Methodology
 Hydrologic procedures presented in the Hydrology Section of the DMP, Article 6-2(A), approved June 8, 2020 were followed. Precipitation Zone 4 data was used in the hydrologic computations.

Existing Condition
 The site discharges runoff to Royal Oak Street and AMMCA's property which is located south of Basin 102. The site does not have any basins. An existing driveway, parking lot, and a 4,000 sq-ft building were used for the basins. Under this plan, Basin 102 and Basin 101 as shown on this sheet are to be removed and replaced with a new stormwater detention pond. The proposed detention pond will have a storage volume of 16,000 cu-ft. A portion of the site is to be paved with a permeable pavement. The proposed detention pond will be located south of Basin 102 drainage south to a regional stormwater detention pond. Refer to the existing site map on the sheet for drainage patterns and runoff rates.

Proposed Condition
 Basin 102 and 202 drainage pattern remains the same as under the existing condition. There is an increase of generated runoff from the site. The proposed detention pond will increase the peak discharge and runoff volume to the Basin 102 detention pond. The proposed detention pond will also store the SWQV from Basin 102. The pond will be located south of Basin 102. The proposed detention pond will be located south of Basin 102. The proposed detention pond will be located south of Basin 102. The proposed detention pond will be located south of Basin 102.

Conclusion
 The proposed detention pond will increase the peak discharge and runoff volume to the Basin 102 detention pond. The proposed detention pond will also store the SWQV from Basin 102. The proposed detention pond will be located south of Basin 102. The proposed detention pond will be located south of Basin 102. The proposed detention pond will be located south of Basin 102.

Stormwater Quality Volume Pond (Basin 201):
 TOTAL NEW LAND TREATMENT BY AREA = 74,037 SQ-FT
 WATER QUALITY STORAGE REQUIRED (REQD-RELIEFMENT) = 768 CU-FT
 Payment-In-Lieu Amount = 768 cu-ft • \$5/cu-ft = \$3,840.00

Stormwater Quality Volume Pond (Basin 202):
 TOTAL NEW LAND TREATMENT BY AREA = 74,037 SQ-FT
 WATER QUALITY STORAGE REQUIRED (REQD-RELIEFMENT) = 768 CU-FT
 Payment-In-Lieu Amount = 768 cu-ft • \$5/cu-ft = \$3,840.00

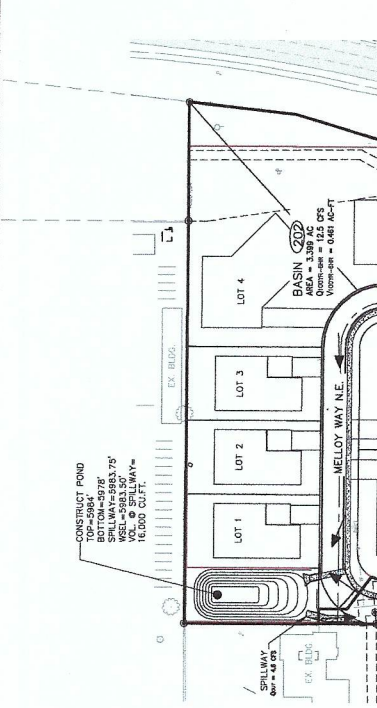
Stormwater Quality Volume Pond (Basin 203):
 WATER QUALITY STORAGE REQUIRED (REQD-RELIEFMENT) = 768 CU-FT
 Payment-In-Lieu Amount = 768 cu-ft • \$5/cu-ft = \$3,840.00

PROPOSED DETENTION POND REQUIRED VOLUME:
 (Basin 100 Vol.) + Basin 101 Vol.) + Basin 202 Vol.) -
 = 0.087 ac-ft + 0.102 ac-ft + 0.394 ac-ft - (0.097 ac-ft + 0.384 ac-ft) + 0.0287 ac-ft
 = 0.2517 ac-ft
 WATER SURFACE ELEVATION = 5864.25

WEIR CALCULATION
 Equation: $Q = 2.79 C L H^{1.5}$
 Where: $C = 2.7$, $L = 6$ -ft, and $H = 0.5$
 $Q = 2.79(2.7)(6)(0.5)^{1.5} = 5.7$ CFS
 Therefore, pond's spillway has capacity to discharge pond's overflow of 4.6 cfs

STAGE-STORAGE TABLE

Depth (ft)	Area (Ac)	Stage-Storage Table	Storage Volume (Cu-Ft)	Outlet Velocity (ft/s)
0.00	0.00	0.00	0.00	0.00
0.10	0.00	0.00	0.00	0.00
0.20	0.00	0.00	0.00	0.00
0.30	0.00	0.00	0.00	0.00
0.40	0.00	0.00	0.00	0.00
0.50	0.00	0.00	0.00	0.00
0.60	0.00	0.00	0.00	0.00
0.70	0.00	0.00	0.00	0.00
0.80	0.00	0.00	0.00	0.00
0.90	0.00	0.00	0.00	0.00
1.00	0.00	0.00	0.00	0.00
1.10	0.00	0.00	0.00	0.00
1.20	0.00	0.00	0.00	0.00
1.30	0.00	0.00	0.00	0.00
1.40	0.00	0.00	0.00	0.00
1.50	0.00	0.00	0.00	0.00
1.60	0.00	0.00	0.00	0.00
1.70	0.00	0.00	0.00	0.00
1.80	0.00	0.00	0.00	0.00
1.90	0.00	0.00	0.00	0.00
2.00	0.00	0.00	0.00	0.00
2.10	0.00	0.00	0.00	0.00
2.20	0.00	0.00	0.00	0.00
2.30	0.00	0.00	0.00	0.00
2.40	0.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00	0.00
2.60	0.00	0.00	0.00	0.00
2.70	0.00	0.00	0.00	0.00
2.80	0.00	0.00	0.00	0.00
2.90	0.00	0.00	0.00	0.00
3.00	0.00	0.00	0.00	0.00
3.10	0.00	0.00	0.00	0.00
3.20	0.00	0.00	0.00	0.00
3.30	0.00	0.00	0.00	0.00
3.40	0.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00	0.00
3.60	0.00	0.00	0.00	0.00
3.70	0.00	0.00	0.00	0.00
3.80	0.00	0.00	0.00	0.00
3.90	0.00	0.00	0.00	0.00
4.00	0.00	0.00	0.00	0.00
4.10	0.00	0.00	0.00	0.00
4.20	0.00	0.00	0.00	0.00
4.30	0.00	0.00	0.00	0.00
4.40	0.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00	0.00
4.60	0.00	0.00	0.00	0.00
4.70	0.00	0.00	0.00	0.00
4.80	0.00	0.00	0.00	0.00
4.90	0.00	0.00	0.00	0.00
5.00	0.00	0.00	0.00	0.00
5.10	0.00	0.00	0.00	0.00
5.20	0.00	0.00	0.00	0.00
5.30	0.00	0.00	0.00	0.00
5.40	0.00	0.00	0.00	0.00
5.50	0.00	0.00	0.00	0.00
5.60	0.00	0.00	0.00	0.00
5.70	0.00	0.00	0.00	0.00
5.80	0.00	0.00	0.00	0.00
5.90	0.00	0.00	0.00	0.00
6.00	0.00	0.00	0.00	0.00
6.10	0.00	0.00	0.00	0.00
6.20	0.00	0.00	0.00	0.00
6.30	0.00	0.00	0.00	0.00
6.40	0.00	0.00	0.00	0.00
6.50	0.00	0.00	0.00	0.00
6.60	0.00	0.00	0.00	0.00
6.70	0.00	0.00	0.00	0.00
6.80	0.00	0.00	0.00	0.00
6.90	0.00	0.00	0.00	0.00
7.00	0.00	0.00	0.00	0.00
7.10	0.00	0.00	0.00	0.00
7.20	0.00	0.00	0.00	0.00
7.30	0.00	0.00	0.00	0.00
7.40	0.00	0.00	0.00	0.00
7.50	0.00	0.00	0.00	0.00
7.60	0.00	0.00	0.00	0.00
7.70	0.00	0.00	0.00	0.00
7.80	0.00	0.00	0.00	0.00
7.90	0.00	0.00	0.00	0.00
8.00	0.00	0.00	0.00	0.00
8.10	0.00	0.00	0.00	0.00
8.20	0.00	0.00	0.00	0.00
8.30	0.00	0.00	0.00	0.00
8.40	0.00	0.00	0.00	0.00
8.50	0.00	0.00	0.00	0.00
8.60	0.00	0.00	0.00	0.00
8.70	0.00	0.00	0.00	0.00
8.80	0.00	0.00	0.00	0.00
8.90	0.00	0.00	0.00	0.00
9.00	0.00	0.00	0.00	0.00
9.10	0.00	0.00	0.00	0.00
9.20	0.00	0.00	0.00	0.00
9.30	0.00	0.00	0.00	0.00
9.40	0.00	0.00	0.00	0.00
9.50	0.00	0.00	0.00	0.00
9.60	0.00	0.00	0.00	0.00
9.70	0.00	0.00	0.00	0.00
9.80	0.00	0.00	0.00	0.00
9.90	0.00	0.00	0.00	0.00
10.00	0.00	0.00	0.00	0.00



PROPOSED BASIN MAP

Basin 101: AREA = 1,080 AC, Volume = 0.324 AC-FT, Spillway = 11.6 CFS, Velocity = 0.31 AC-FT

Basin 102: AREA = 4.5 AC, Volume = 0.133 AC-FT, Spillway = 5.1 CFS, Velocity = 0.415 AC-FT

Basin 201: AREA = 3,721 SQ-FT, Volume = 768 CU-FT, Spillway = 10.36 CFS, Velocity = 0.31 AC-FT

Basin 202: AREA = 644 AC, Volume = 0.087 AC-FT, Spillway = 11.6 CFS, Velocity = 0.31 AC-FT

Basin 203: AREA = 644 AC, Volume = 0.087 AC-FT, Spillway = 11.6 CFS, Velocity = 0.31 AC-FT

Stormwater Quality Volume Pond (Basin 201):
 TOTAL NEW LAND TREATMENT BY AREA = 37,221 SQ-FT
 WATER QUALITY STORAGE REQUIRED (REQD-RELIEFMENT) = 768 CU-FT
 Payment-In-Lieu Amount = 768 cu-ft • \$5/cu-ft = \$3,840.00

Stormwater Quality Volume Pond (Basin 202):
 TOTAL NEW LAND TREATMENT BY AREA = 74,037 SQ-FT
 WATER QUALITY STORAGE REQUIRED (REQD-RELIEFMENT) = 768 CU-FT
 Payment-In-Lieu Amount = 768 cu-ft • \$5/cu-ft = \$3,840.00

Stormwater Quality Volume Pond (Basin 203):
 WATER QUALITY STORAGE REQUIRED (REQD-RELIEFMENT) = 768 CU-FT
 Payment-In-Lieu Amount = 768 cu-ft • \$5/cu-ft = \$3,840.00

PROPOSED DETENTION POND REQUIRED VOLUME:
 (Basin 100 Vol.) + Basin 101 Vol.) + Basin 202 Vol.) -
 = 0.087 ac-ft + 0.102 ac-ft + 0.394 ac-ft - (0.097 ac-ft + 0.384 ac-ft) + 0.0287 ac-ft
 = 0.2517 ac-ft
 WATER SURFACE ELEVATION = 5864.25

WEIR CALCULATION
 Equation: $Q = 2.79 C L H^{1.5}$
 Where: $C = 2.7$, $L = 6$ -ft, and $H = 0.5$
 $Q = 2.79(2.7)(6)(0.5)^{1.5} = 5.7$ CFS
 Therefore, pond's spillway has capacity to discharge pond's overflow of 4.6 cfs

STAGE-STORAGE TABLE

Depth (ft)	Area (Ac)	Stage-Storage Table	Storage Volume (Cu-Ft)	Outlet Velocity (ft/s)
0.00	0.00	0.00	0.00	0.00
0.10	0.00	0.00	0.00	0.00
0.20	0.00	0.00	0.00	0.00
0.30	0.00	0.00	0.00	0.00
0.40	0.00	0.00	0.00	0.00
0.50	0.00	0.00	0.00	0.00
0.60	0.00	0.00	0.00	0.00
0.70	0.00	0.00	0.00	0.00
0.80	0.00	0.00	0.00	0.00
0.90	0.00	0.00	0.00	0.00
1.00	0.00	0.00	0.00	0.00
1.10	0.00	0.00	0.00	0.00
1.20	0.00	0.00	0.00	0.00
1.30	0.00	0.00	0.00	0.00
1.40	0.00	0.00	0.00	0.00
1.50	0.00	0.00	0.00	0.00
1.60	0.00	0.00	0.00	0.00
1.70	0.00	0.00	0.00	0.00
1.80	0.00	0.00	0.00	0.00
1.90	0.00	0.00	0.00	0.00
2.00	0.00	0.00	0.00	0.00
2.10	0.00	0.00	0.00	0.00
2.20	0.00	0.00	0.00	0.00
2.30	0.00	0.00	0.00	0.00
2.40	0.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00	0.00
2.60	0.00	0.00	0.00	0.00
2.70	0.00	0.00	0.00	0.00
2.80	0.00	0.00	0.00	0.00
2.90	0.00	0.00	0.00	0.00
3.00	0.00	0.00	0.00	0.00
3.10	0.00	0.00	0.00	0.00
3.20	0.00	0.00	0.00	0.00
3.30	0.00	0.00	0.00	0.00
3.40	0.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00	0.00
3.60	0.00	0.00	0.00	0.00
3.70	0.00	0.00	0.00	0.00
3.80	0.00	0.00	0.00	0.00
3.90	0.00	0.00	0.00	0.00
4.00	0.00	0.00	0.00	0.00
4.10	0.00	0.00	0.00	0.00
4.20	0.00	0.00	0.00	0.00
4.30	0.00	0.00	0.00	0.00
4.40	0.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00	0.00
4.60	0.00	0.00	0.00	0.00
4.70	0.00	0.00	0.00	0.00
4.80	0.00	0.00	0.00	0.00
4.90	0.00	0.00	0.00	0.00
5.00	0.00	0.00	0.00	0.00
5.10	0.00	0.00	0.00	0.00
5.20	0.00	0.00	0.00	0.00
5.30	0.00	0.0		



ALBUQUERQUE RANCH ESTATES, UNIT II
ALBUQUERQUE, NEW MEXICO

PROJECT NO.	21001
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	APRIL 2022
SHEET TITLE	

DRAINAGE PLAN
 SHEET NO. **D-2**



21001-PROPOSED RESULTS
 INPUT FILE = C:\Users\jferri\Desktop\21001\21001P.TXT
 RUN DATE (MM/DD/YY) = 04/13/2022
 USER ID = ANYNO_Temp_User\2100121001P

COMPOUND	IDENTIFICATION NO.	AREA (SQ IN)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (4C-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CS PER ACRE	PER ACRE ROTATION
*5 Albuquerque Ranch Estates								
*5 "Existing" CONDITION MODEL								
COMBINED BASH ANALYSIS								
LOCATION	DEFAULT					TIME =		
*5 100 YEAR 6HR STORM EXISTING CONDITION						0.00		
SEDIMENT BULK	2 ROOM 14							
COMPUTE IN HYD	100.00	1	0.00101	2.35	1.94624	1.530	3.652 PER IMP=	53.00
COMPUTE IN HYD	101.00	2	0.00409	10.58	1.60032	1.530	3.427 PER IMP=	32.47
COMPUTE IN HYD	102.00	2	0.00397	4.49	0.81473	1.540	2.380 PER IMP=	0.00
FINISH								

HYDROLOGIC CALCULATIONS - EXISTING CONDITION

21001-PROPOSED RESULTS
 INPUT FILE = C:\Users\jferri\Desktop\21001\21001P.TXT
 RUN DATE (MM/DD/YY) = 04/13/2022
 USER ID = ANYNO_Temp_User\2100121001P

COMPOUND	IDENTIFICATION NO.	AREA (SQ IN)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (4C-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CS PER ACRE	PER ACRE ROTATION
*5 Albuquerque Ranch Estates								
*5 "Proposed" CONDITION MODEL								
COMBINED BASH ANALYSIS								
LOCATION	DEFAULT					TIME =		
*5 100 YEAR 6HR STORM PROPOSED CONDITION						0.00		
SEDIMENT BULK	3 ROOM 34							
COMPUTE IN HYD	200.00	1	0.00207	5.97	1.63155	1.530	3.652 PER IMP=	53.00
COMPUTE IN HYD	201.00	2	0.00511	21.50	1.60937	1.530	3.481 PER IMP=	60.00
COMPUTE IN HYD	202.00	3	0.00718	6.62	1.45543	1.730	1.482 PER IMP=	0.00
FINISH								

HYDROLOGIC CALCULATIONS - PROPOSED CONDITION

**PRELIMINARY PLAT OF
ALBUQUERQUE RANCH ESTATES, UNIT II
WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2021**

ACS MONUMENT "3-E23"
NAD STATE PLANE COORDINATES (CENTRAL ZONE)
PUBLISHED DATE IN NAD 83 SURVEY FEET
Y=1510769.397 U.S. SURVEY FEET
X=1566464.723 U.S. SURVEY FEET
DELTA ALPHA=-0.0013279"
GROUND TO GRID FACTOR= 0.999822670
PUBLISHED DATA IN NAD 1988
ELEVATION= 6009.561 U.S. SURVEY FEET

TRACT T-1
PEPPER ROOT SUBDIVISION
(08/16/1993, VOL. 95C, FOLIO 306)

(S89°55'01"E, 546.03')
S89°52'11"E, 945.42'

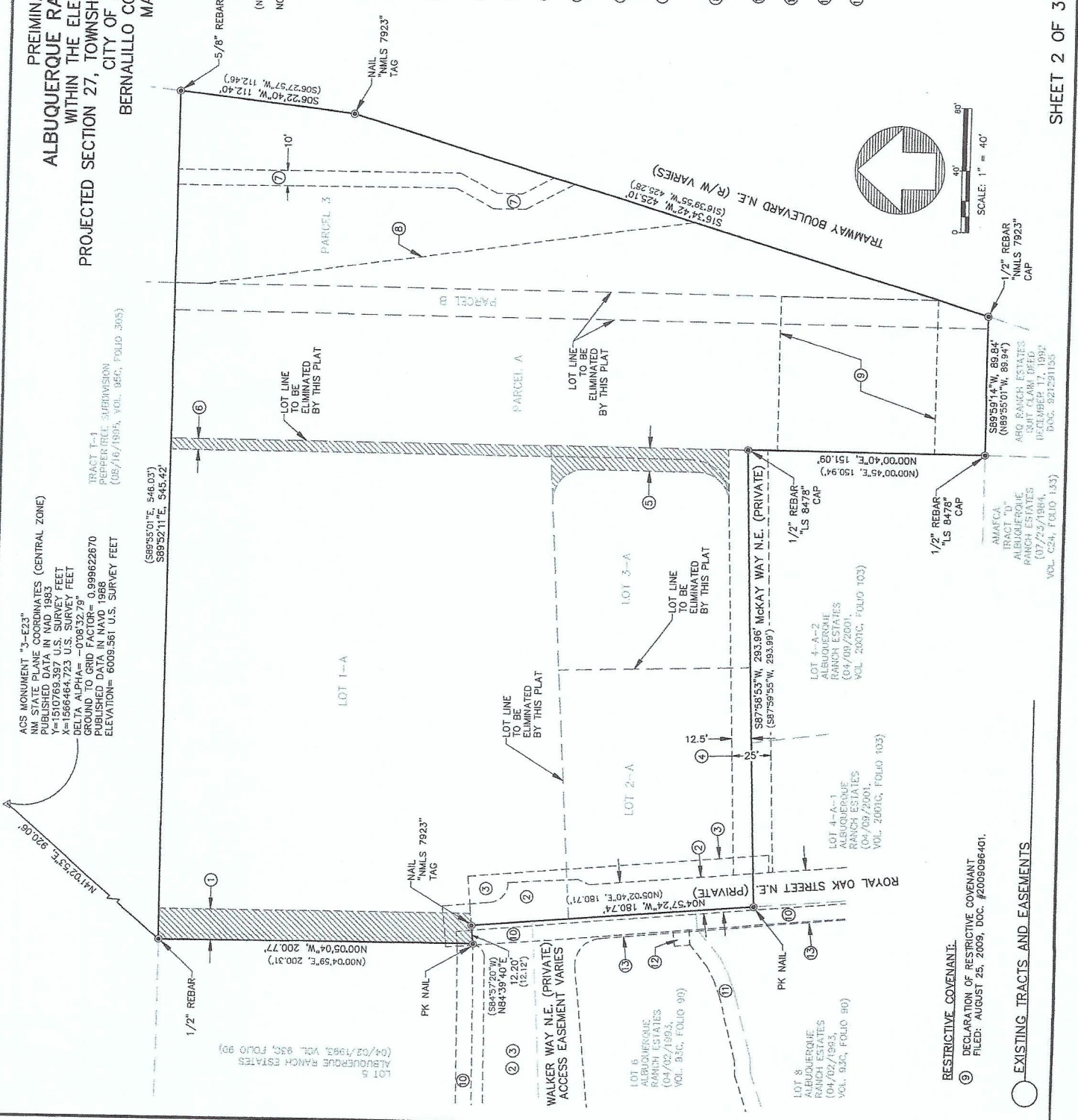
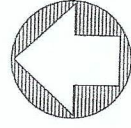
- LEGEND**
- ⊙ FOUND MONUMENT AS NOTED
 - △ FOUND ACS MONUMENT AS NOTED
 - SET 1/2" REBAR WITH BLUE PLASTIC CAP MARKED "F&C PS 22909"
 - (N80°00'00"E, 100.00') RECORD BEARING & DISTANCE
 - (N00°00'00"E, 00.00') MEASURED BEARING & DISTANCE
 - EXISTING EASEMENT LINE
 - - - NEW EASEMENT LINE
 - - - ELIMINATED EASEMENT LINE
 - ELIMINATED LOT LINE
 - ▨ VACATED EASEMENT

EXISTING EASEMENTS:

- 1 20' PUBLIC WATERLINE EASEMENT FILED: NOVEMBER 28, 1994, BK. 94C, PG. 392. VACATED BY THIS PLAT.
- 2 25' PRIVATE ACCESS, DRAINAGE & P.U.E. FILED: NOVEMBER 28, 1994, BK. 94C, PG. 392.
- 3 35' PUBLIC WATER & SANITARY SEWER EASEMENT FILED: APRIL 02, 1993, BK. 93C, PG. 90.
- 4 25' PRIVATE ACCESS, DRAINAGE & P.U.E. FILED: NOVEMBER 28, 1994, BK. 94C, PG. 392.
- 5 15' PRIVATE ACCESS EASEMENT FILED: NOVEMBER 28, 1994, BK. 94C, PG. 392. VACATED BY THIS PLAT.
- 6 7' PRIVATE ACCESS EASEMENT (VACATED) FILED: APRIL 02, 1993, BK. 93C, PG. 90.
- 7 10' PUBLIC SERVICE CO. OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH EASEMENT, FILED: FEBRUARY 21, 1981, BK. MISC. 754, PG. 613.
- 8 WEST BOUNDARY PNM EASEMENT PER PROFESSIONAL CONTRACTING SERVICES JOB #69-027, DATED 02-09.
- 9 10' PUBLIC UTILITY EASEMENT FILED: APRIL 02, 1993, BK. 93C, PG. 90.
- 10 10' PRIVATE UTILITY EASEMENT FILED: APRIL 02, 1993, BK. 93C, PG. 90.
- 11 10' X 10' CITY WATER & SANITARY SEWER EASEMENT FILED: APRIL 02, 1993, BK. 93C, PG. 90.
- 12 33.61' PRIVATE ROAD EASEMENT FILED: APRIL 02, 1993, BK. 93C, PG. 90.



Fierro & Company
ENGINEERING | SURVEYING
6300 MONTANO ROAD, NW, SUITE C
ALBUQUERQUE, NM 87120
PH 505.352.8930
www.fierrocompany.com



RESTRICTIVE COVENANT:
9 DECLARATION OF RESTRICTIVE COVENANT
FILED: AUGUST 25, 2009, DOC. #2009096401.

EXISTING TRACTS AND EASEMENTS

Approved Original Grading + Drainage Plan

Introduction
The proposed development is located in the intersection of Royal Oak Street and Melloy Way NE. It is bounded north by an unnamed concrete. East by the existing Royal Oak Street NE. An 11' lot subdivision is being proposed. Supporting infrastructure includes a new road, storm drain, and detention pond. The purpose of this Grading & Drainage Plan is to provide hydraulic and hydraulic analysis of the proposed development and to determine the required stormwater management, quality volume requirement, and 3' slope approval to facilitate the approval of preliminary and final plat approval.

Methodology
Hydrologic procedures presented in Chapter 6 of City of Albuquerque's the Development Process Manual, effective as of June 1, 2020 were followed.

Existing Condition
The site is bounded north by Royal Oak Street and Melloy Way NE. The site is currently located with Basin 100. An approximately 6,000 sq. ft. building has been removed. A Grading & Drainage Plan for the existing site was approved in 1994 under the E22-013. Under this plan, Basin 100 and Basin 101 is shown on this plan. The Royal Oak Street runs just north of Melloy Way NE. This intersection is higher in elevation than the vacant lot at the NW corner of the site. The site is currently being used as a parking lot. Refer to the existing Basin Map on this sheet for drainage pattern and runoff rates.

Proposed Condition
The proposed development is located in the intersection of Royal Oak Street and Melloy Way NE. A new road which will loop and connect to Royal Oak Street NE and Melloy Way NE. Drainage into concrete detention pond. Refer to the Proposed Basin Map. As in the existing condition, the site will discharge at the same two locations: 1) Basin 100 (100 Vol. + Basin 101 Vol.) + Basin 202 SWP Vol. = 1,284 c.u.f.t. Refer to the "Lot and Treatment Percentage Table" for the allowed land treatment of each lot. Basin 200 discharge pattern and flow rates will not change from existing.

Basin 200 discharge pattern and flow rates will not change from existing. Basin 200 will discharge to the proposed detention pond located at the NW corner of the site. The detention pond will retain the SWP plus the peak runoff from the 100 year, 6-hour storm. The pond will outlet runoff through the property, which will then drain toward Royal Oak Street.

Basin 201 will discharge to AMAPCA's facility located south of Basin 201. Basin 201 will be required to store the Storm Water Quality Volume of 17 c.u.f.t. Annual discharging to AMAPCA's property is less under the proposed condition.

Conclusion
The proposed development will not increase the peak discharge or volumetric runoff into neither of the two discharge points. The drainage report meets CDA Hydrology and AMAPCA approval.

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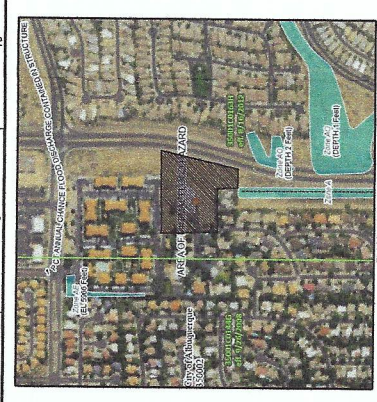
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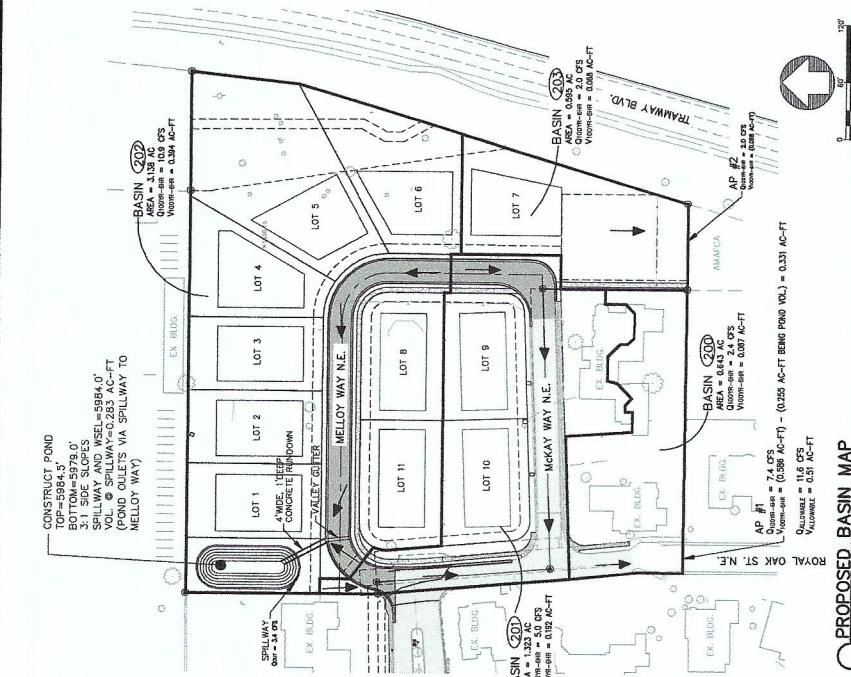
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Conclusion
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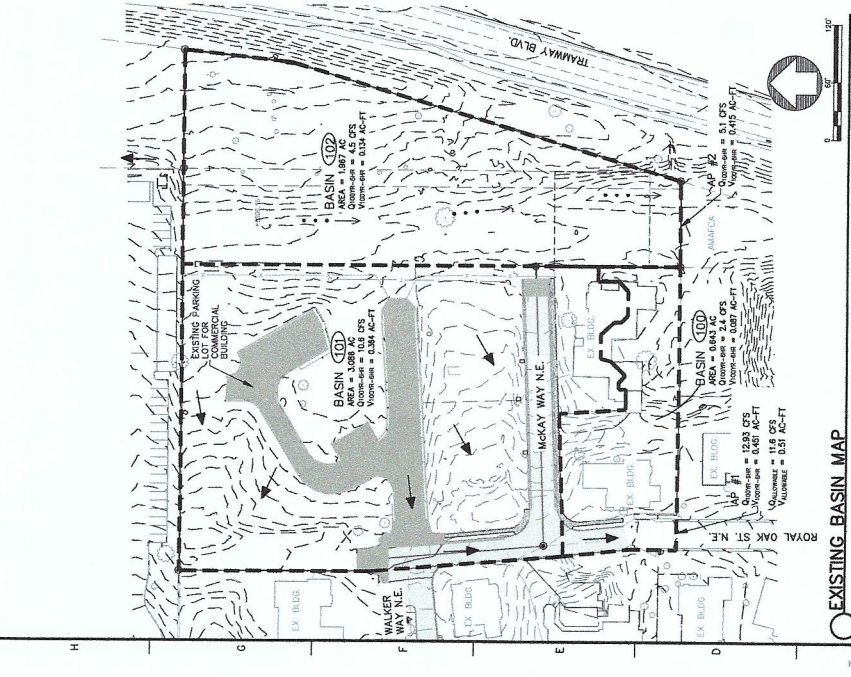
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FLOOD INSURANCE RATE MAP
MAP NO. 55001003EN
EFFECTIVE DATE: 05/16/2012



PROPOSED BASIN MAP



EXISTING BASIN MAP

STORMWATER QUALITY VOLUME POND (BASIN 201)
TOTAL NEW LAND TREATMENT "D" AREA = 37,721 SQ.FT.
WATER QUALITY STORAGE REQUIRED (REDEVELOPMENT) = 35,449 SQ.FT. (0.95") (1/12") = 788 CU.FT.
Water for Payment-in-lieu is requested for the SWP from Basin 200.
Payment-in-lieu amount = 768 cu.ft. • \$6/cu.ft. = \$4,608.00

STORMWATER QUALITY VOLUME POND (BASIN 202)
TOTAL NEW LAND TREATMENT "D" AREA = 57,752 SQ.FT.
WATER QUALITY STORAGE REQUIRED (REDEVELOPMENT) = 59,727 SQ.FT. (0.95") (1/12") = 1,294 CU.FT. (0.927 cu.ft.)
SWP ELEV. = 5860.82

STORMWATER QUALITY VOLUME POND (BASIN 203)
TOTAL NEW LAND TREATMENT "D" AREA = 9,070 SQ.FT.
WATER QUALITY STORAGE REQUIRED (REDEVELOPMENT) = 9,070 SQ.FT. (0.26") (1/12") = 197 CU.FT.

PROPOSED DETENTION POND REQUIRED VOLUME:
TOTAL REQUIRED VOL. = (Basin 200 Vol. + Basin 201 Vol. + Basin 202 Vol.) = 1,087 cu.ft. + 0.192 cu.ft. + 0.394 cu.ft. = 1,583 cu.ft. (0.087 cu.ft. + 0.364 cu.ft.) + 0.0297 cu.ft.)
WATER SURFACE ELEVATION = 5884.25'

WEIR CALCULATION
Equation $Q = 2.74 L^{1.48} H^{1.83}$
Where: $Q = 2.74 L^{1.48} H^{1.83}$
Therefore, Concrete runoff will convey flow from Basin 202

Stage-Storage Table

Depth	Area	Volume	Storage	Detention
0.00	0.00	0.00	0.00	0.00
0.01	10.00	0.00	0.00	0.00
0.02	20.00	0.00	0.00	0.00
0.03	30.00	0.00	0.00	0.00
0.04	40.00	0.00	0.00	0.00
0.05	50.00	0.00	0.00	0.00
0.06	60.00	0.00	0.00	0.00
0.07	70.00	0.00	0.00	0.00
0.08	80.00	0.00	0.00	0.00
0.09	90.00	0.00	0.00	0.00
0.10	100.00	0.00	0.00	0.00

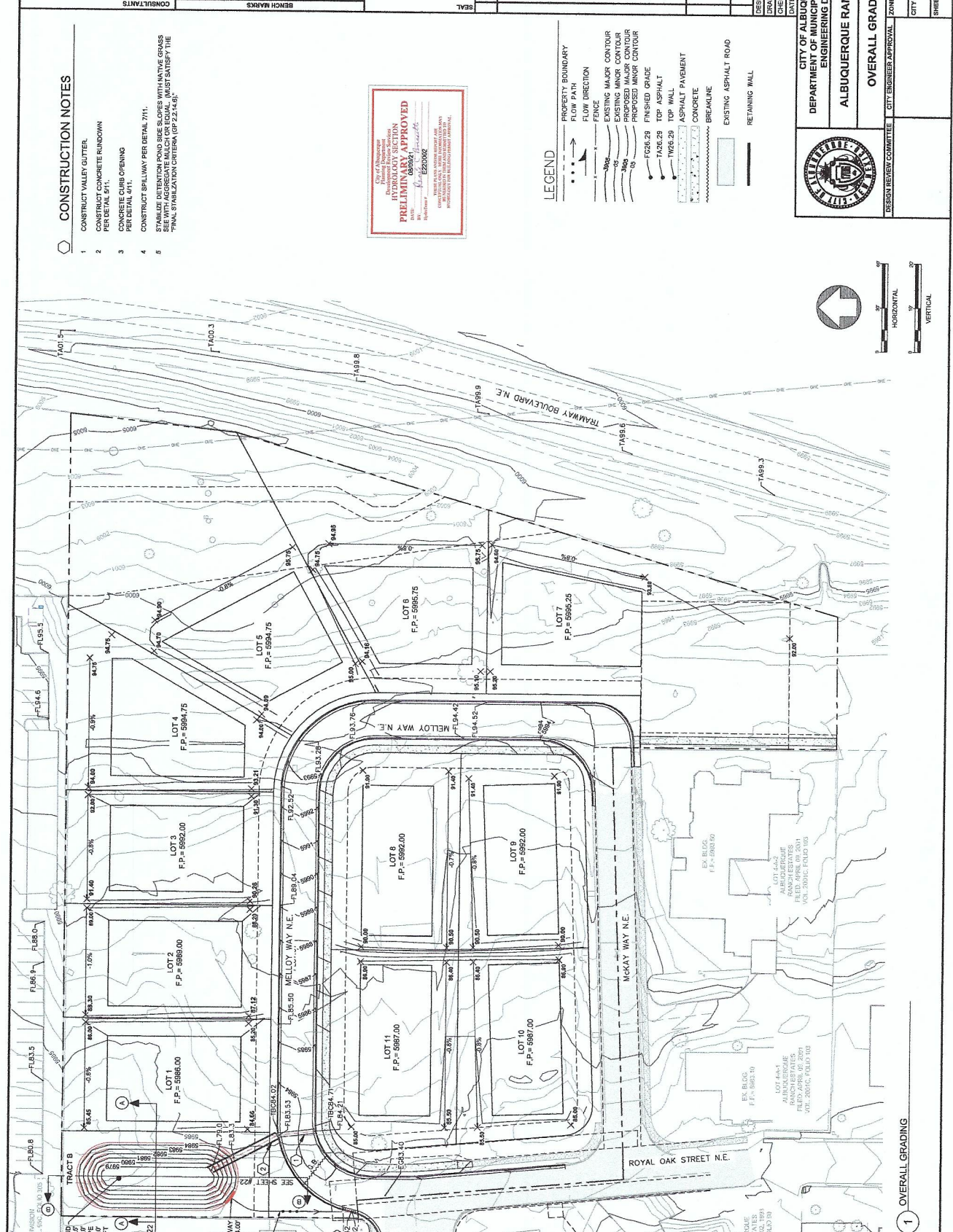
LOT LAND TREATMENT PERCENTAGE TABLE

Basin	Total Area (acres)	A	B	C	D
Lot 1	0.247	0.0	42.0	0.0	58.0
Lot 2	0.247	0.0	42.0	0.0	58.0
Lot 3	0.247	0.0	42.0	0.0	58.0
Lot 4	0.247	0.0	42.0	0.0	58.0
Lot 5	0.247	0.0	42.0	0.0	58.0
Lot 6	0.247	0.0	42.0	0.0	58.0
Lot 7	0.247	0.0	42.0	0.0	58.0
Lot 8	0.247	0.0	42.0	0.0	58.0
Lot 9	0.247	0.0	42.0	0.0	58.0
Lot 10	0.247	0.0	42.0	0.0	58.0
Lot 11	0.247	0.0	42.0	0.0	58.0
TOTAL	2.721	0.0	42.0	0.0	58.0

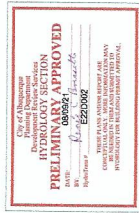
STORMWATER QUALITY VOL. CALCULATIONS



FERRER COMPANY
ENGINEERING & SURVEYING
6300 MONTECITO BLVD., SUITE C
ALBUQUERQUE, NM 87120
PH (505) 352-8930
WWW.FERRERCOMPANY.COM



- CONSTRUCTION NOTES**
1. CONSTRUCT VALLEY GUTTER.
 2. CONSTRUCT CONCRETE RUNDOWN PER DETAIL 511.
 3. CONCRETE CURB OPENING PER DETAIL 411.
 4. CONSTRUCT SPILLWAY PER DETAIL 711.
 5. STABILIZE DETENTION POND SIDE SLOPES WITH NATIVE GRASS SEE WITH AGGREGATE MULCH OR EQUAL. (MUST SATISFY THE FINAL STABILIZATION CRITERIA (SP 22.14.9)).

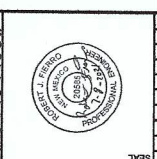


LEGEND

- PROPERTY BOUNDARY
- FLOW PATH
- FENCE
- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MINOR CONTOUR
- FC26.29 FINISHED GRADE
- TA26.29 TOP ASPHALT
- TW26.29 TOP WALL
- ASPHALT PAVEMENT
- CONCRETE
- BREAKLINE
- EXISTING ASPHALT ROAD
- RETAINING WALL

Ferros & Company
 ENGINEERING | SURVEYING
 6300 Montrose Rd., Suite C
 Albuquerque, NM 87109
 (505) 252-8930

THE STATION IS LOCATED 3.8 MILES NORTHEAST OF DOWNTOWN ALBUQUERQUE AND IS LOCATED AT THE INTERSECTION OF TRAMWAY BOULEVARD AND ACADEMY ROAD NE IN THE SOUTHWEST QUADRANT. THE STATION MARK IS A CITY OF ALBUQUERQUE CURVE CONTROL 3 INCH ALUMINUM DISC SET FLUSH WITH THE CONCRETE CONTINUOUS TURN LANE MEDIAN AND IS ON THE TRAFFIC LIGHT STATION BASE IN THE STAMPED 9-E23 1985.



NO.	DATE	DESCRIPTION	CONTRACTOR	BY

DESIGNED BY: RJP
 DRAWN BY: RJS
 CHECKED BY: RJP
 DATE: 10/20/21

INSPECTOR'S ACCEPTANCE BY: _____ DATE: _____
 DRAWINGS CORRECTED BY: _____ DATE: _____

CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 ENGINEERING DIVISION

ALBUQUERQUE RANCH ESTATES

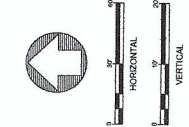
OVERALL GRADING PLAN

DESIGN REVIEW COMMITTEE: CITY ENGINEER APPROVAL

ZONE MAP NO. E-25-Z

CITY PROJECT NO. 491680

SHEET NO. 10



PERPETUITY EASEMENT
 FILED AUGUST 16, 1934, VOL. 940, P. 103

CONTRACT FOND
 TOP 4894.57
 30' SIDE SLOPE
 SPILLWAY & WEIR 1984.07
 VOL. 8 SPILLWAY 4281 ACFT

SEE SHEET 22

NOTE:
 ALBUQUERQUE
 FILED APRIL 02, 1993
 VOL. 052, P. 010-90

6' WIDE SPILLWAY
 ELEV. 5984.07
 FF = 5981.66

SWALE

LOT 6
 EX. BLDG.
 F.P. = 5983.70

ALBUQUERQUE
 FILED APRIL 02, 1993
 VOL. 052, P. 010-90

LOT 6
 EX. BLDG.
 F.P. = 5983.59

ALBUQUERQUE
 FILED APRIL 02, 1993
 VOL. 052, P. 010-90

LOT 4-4-2
 ALBUQUERQUE
 FILED APRIL 02, 2001
 VOL. 2001C, P. 010-100

EX. BLDG.
 F.P. = 5983.50

EX. BLDG.
 F.P. = 5983.50

EX. BLDG.
 F.P. = 5983.50

1 OVERALL GRADING

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION - AMENDED

505 Solutions LLC
6012 Royal Oak St. NE
Albuquerque, NM 87111

Project# PR-2020-004595
Application#
SD-2021-00111 PRELIMINARY PLAT
VA-2021-00216 SIDEWALK WAIVER
SD-2021-00122 VACATION OF PUBLIC
EASEMENT 7-FOOT
SD-2021-00123 VACATION OF PUBLIC
EASEMENT 15-FOOT
SD-2021-00124 VACATION OF PUBLIC
EASEMENT 20-FOOT WATERLINE

LEGAL DESCRIPTION:

For all or a portion of: **PARCELS A & B AND
PARCELS 1 & 3** zoned **R-1D**, located on
**WALKERWAY ST between SPAIN RD NE and
ACADEMY** containing approximately 4.650
acre(s). (E-22)

On December 15, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced applications and approved the requests based on the following Findings:

SD-2021-00182 PRELIMINARY PLAT

1. This Preliminary Plat subdivides 6 existing lots into 11 new lots and 2 tracts a total of 4.649 acres in size, and grants easements as depicted on the Plat.
2. The property is zoned R-1D. Future development must be consistent with the underlying zone district.
3. An Infrastructure List was approved with this Plat. A recorded Infrastructure Improvements Agreement (IIA) is needed prior to the final DRB sign-off of the Final Plat.
4. The Sidewalk Waiver must be added to the Final Plat.

5. The proposed subdivision is the eastern portion of the Albuquerque Ranch Estates subdivision, which was developed with residential uses to the west and a commercial use to the east. During the IDO zoning conversions, this eastern portion was zoned PD. The applicant received a zoning change from PD to R-1D through application to the Environmental Planning Commission.
6. The Albuquerque Ranch Estates subdivision was developed with private streets where the lot lines were created to the center of the street and a vehicular easement was established to create the street. The existing access to all portions of the Albuquerque Ranch Estates subdivision is through a private gate.
7. The subject parcels are north of and separated from the subdivision gate by a private segment of Royal Oak that is owned by private lot owners. The applicant does not have a controlling legal interest in the community gate or in the privately-owned 30-foot segment of Royal Oak Street immediately south of the community gate. Therefore, the applicant is not required to address any deficiencies regarding the gate.
8. The proposed subdivision has access through the private gate on Royal Oak Drive. The applicant does not have appurtenant legal interests in the community gate or in the privately-owned 30-foot segment of Royal Oak Street immediately south of the community gate. Therefore, the new subdivision was approved with the access 'as-is.'
9. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

VA-2021-00216 SIDEWALK WAIVER

1. The applicant proposes a waiver from the requirement to construct a sidewalk as depicted on the Composite Paving Plan in the application submittal.
2. The request is justified per 14-16-6-6(P)(3) of the IDO. The area is of low-intensity land use, and the absence of a sidewalk will not be detrimental to the public welfare and will not create a gap in an existing sidewalk system extended to one or more sides along the streets within the subject property.
3. The applicant provided the required notice as outlined in the IDO Table 6-1-1.

SD-2021-00122 VACATION OF PUBLIC EASEMENT 7-FOOT

1. The applicant proposes to vacate a 7-foot wide access easement along the east side of existing Lot 1-A.
2. The request is justified per 14-16-6-6(M)(3) of the IDO. The access easement does not provide access to any adjacent properties and is no longer necessary.

Official Notice of Decision

Project # PR-2020-004595 Applications# SD-2021-00111, VA-2021-00216, SD-2021-00122, SD-2021-00123, SD-2021-00124

Page 3 of 3

SD-2021-00123 VACATION OF PUBLIC EASEMENT 15-FOOT

1. The applicant proposes to vacate a 15-foot wide access easement along the east side of existing Lot 3-A.
2. The request is justified per 14-16-6-6(M)(3) of the IDO. The access easement does not provide access to any adjacent properties and is no longer necessary.

SD-2021-00124 VACATION OF PUBLIC EASEMENT 20-FOOT WATERLINE

1. The applicant proposes to vacate a 20-foot wide public waterline easement along the west side of Lot 1-A.
2. The request is justified per 14-16-6-6(M)(3) of the IDO. The property owner intends on placing private utility easements throughout the site, and the waterline easement is no longer necessary.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 30, 2021**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



Jolene Wolfley
DRB Chair

JW/jr

JAG Planning & Zoning, P.O. 7857, Albuquerque, NM 87194



INFRASTRUCTURE IMPROVEMENTS AGREEMENT
(Procedure B)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE INFRASTRUCTURE IMPROVEMENTS

Project Name: Albuquerque Ranch Estates, Unit II
Project Number: CPN 491680

THIS AGREEMENT is made upon the date of the latest signature below, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and 505 Solutions, LLC ("Developer"), a Limited Liability Company, (state the type of business entity e.g. "New Mexico corporation," "general partnership," "individual," etc.), whose email address is rachelbevan06@gmail.com, whose address is 46 Road 4275 (Street or PO Box) Navajo Dam (City, State), 87059 (Zip Code) and whose telephone number is (505) 948-4115, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Developer is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] LOTS 1-A, 2-A, and 3-A of the Plat of Tract A-1, Albuquerque Ranch Estates

recorded on 10/28/2022, attached, pages 1 through 5, as Document No. 2020107935 in the records of the Bernalillo County Clerk, State of New Mexico (the "Developer's Property"). The Developer certifies that the Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title for the Developer's Property to the present owner:] 505 Solutions, LLC ("Owner").

The Developer has submitted and the City has approved a Preliminary Plat or Site Plan identified as Plat of Albuquerque Ranch Estates, Unit II describing Developer's Property ("Developer's Property"). If this Agreement is for a "Phase" as identified on the Infrastructure List, then the Phase shall be added to the Preliminary Plat or Site Plan identified above.

As a result of the development of the Developer's Property, the Integrated Development Ordinance ("I.D.O.") requires the Developer, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Developer's Property, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the Final Plat, Building Permit or the Site Plan.

2. Improvements and Construction Deadline. The Developer agrees to install and complete the public and/or private improvements described in Exhibit A, the required

Infrastructure List ("Improvements"), to the satisfaction of the City, on or before the Construction Completion Deadline as shown in paragraph 6, at no cost to the City. All of the improvements on Exhibit A are to be included in this Agreement, unless the Development Review Board (DRB) has approved phasing of the improvements, or the DRB has approved them as "Deferred" and they are shown in greater detail on the Developer's proposed and approved plans, which have been filed with the City Engineer.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Developer meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See DPM, Chapter 5.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Developer processes an amendment to the Agreement. If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Developer may obtain an extension of the Construction Completion Deadline if the Developer shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") and Albuquerque Metropolitan Arroyo Flood Control Authority ("AMAFCA"). Pursuant to the Memorandum of Understanding between the City of Albuquerque and ABCWUA dated March 21, 2007, and the Memorandum of Understanding with AMAFCA dated February 6, 2013, the City is authorized to act on behalf of the ABCWUA and AMAFCA with respect to improvements that involve water and sewer infrastructure.

4. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Developer causes to be submitted all documents, and meets all requirements listed in Development Process Manual ("DPM"), Chapter 2, Work Order Process.

B. The Developer complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.6%
Street Excavation and Barricading Ordinance and street restoration fees	As required per City-approved estimate (Figure 4)

Note: The Developer must pay the City all City fees which have been incurred during

construction before the City will accept the public Improvements.

C. The Developer must procure a New Mexico licensed Contractor to construct the improvements per the specifications contained in the City-approved construction drawings. The Contractor shall provide proof of proper licensure to complete the improvements. If the Contractor that has been identified by the Developer does not possess all of the proper licenses for the improvements then proof of proper licensure of the subcontractors must be provided. The Developer's Contractor shall obtain a Performance & Warranty bond and a Labor & Materials bond utilizing the bond templates provided and approved by the City. The mandatory bonds obtained by the Contractor are independent of, and in addition to, the Financial Guaranty provided by the Developer. If the Developer or the City determines that the Contractor failed to faithfully construct or maintain the specified and warranted work, the Developer and the City shall each have standing to make claim on the applicable bonds.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Fierro & Company, LLC, and construction surveying of the private Improvements shall be performed by Fierro & Company, LLC. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Developer shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Developer shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Fierro & Company, LLC and inspection of the private Improvements shall be performed by Fierro & Company, LLC, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Developer shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Earthworks Engineering Group, LLC, and field testing of the private Improvements shall be performed by Earthworks Engineering Group, LLC both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public

Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Developer shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Developer shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Developer shall pay the City a reasonable fee therefore.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Developer's Property, a financial guaranty is not required. If final plat approval is requested, the Developer must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's I.D.O. requirements, the Developer has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: Cashiers Check #1003892685
Amount: \$ 365,750.90
Name of Financial Institution or Surety providing Guaranty: Bank of the West PNP Paribas
Date City first able to call Guaranty (Construction Completion Deadline): February 1, 2024
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____
Additional information: _____

7. Notice of Start of Construction. Before construction begins, the Developer shall arrange for a preconstruction conference and all required inspections.

8. Completion, Acceptance and Termination. When the City receives Developer's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Chapter 2). If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the Public Improvements and a Certificate of Completion for the Private Improvements. Thereafter, the Developer's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Developer has provided to assure the materials and workmanship, as required by the I.D.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Developer will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat.

10. Reduction of Financial Guaranty Upon Partial Completion. The Developer shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Developer must follow the procedures and meet the requirements detailed in the DPM, Chapter 2.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Developer must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the I.D.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the

Developer herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

12. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

13. Release. If the Developer's Property or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has entered into an Infrastructure Improvement Agreement with the City. Thereafter, if the Developer's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

14. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Developer shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Developer shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

15. Binding on Developer's Property. The provisions of this Agreement constitute covenants running with Developer's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Developer and the Owner and their heirs, successors and assigns.

16. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

17. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

18. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

19. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

20. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

21. Form Not Changed. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City Legal Department on this form.

22. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the Owner must execute the Power of Attorney below.

DEVELOPER: 505 Solutions

By [Signature]: Rachel Bevan

Name [Print]: Rachel Bevan

Title: Member

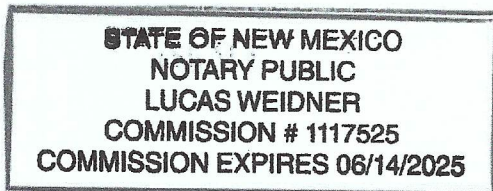
Dated: 8/18/22

DEVELOPER'S NOTARY

STATE OF NM)

COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on this 18 day of August, 2022, by
[name of person:] Rachel Bevan, [title or capacity, for instance,
"President" or "Owner":] Member of
[Developer:] 505 Solutions.



[Signature]
Notary Public

My Commission Expires: 6/14/2025

CITY OF ALBUQUERQUE



FINANCIAL GUARANTY AMOUNT

August 11, 2022

Type of Estimate: I.I.A. Procedure B with FG

Project Description:

Project ID #: 491680 Albuquerque Ranch Estates

Requested By: Robert Fierro

Approved Estimate Amount: \$ 250,050.82

Contingency Amount: 0.00% \$ -

Subtotal: \$ 250,050.82

PO Box 1293

NMGRT: 7.750% \$ 19,378.94

Subtotal: \$ 269,429.76

Albuquerque

Engineering Fee: 6.60% \$ 17,782.36

NM 87103

Testing Fee: 2.00% \$ 5,388.60

Subtotal: \$ 292,600.72

www.cabq.gov


FINANCIAL GUARANTY RATE: 1.25

TOTAL FINANCIAL GUARANTY REQUIRED: \$ 365,750.90

APPROVAL:



DATE:



Notes: Plans are approved.

City of Albuquerque

Reference Number: 2022227001-15
Date/Time: 08/15/2022 4:18:16 PM

Building Permits, Business Registrations,
Code Enforcement Permits and Planning Appl
ications
2022227001-15-1

Permit Information
Permit Number: SI-2022-01521
Permit Description: DRS003: Planning: Desi
gn Review & Construction (Site Improvement
Plan)

Name: FIERRO & COMPANY ROBERT FIERRO - CU1
18629177
Amount: \$365,750.90

Total: \$365,750.90

1 ITEM TOTAL: \$365,750.90

TOTAL: \$365,750.90

DUPLICATE RECEIPT 8/15/2022 4:18:45 PM

Check \$365,750.90

Bank Account #: ****0456
Check Number: 1003892685
Bank Routing #: ****0782
Address:

Total Received: \$365,750.90



Thank you for your payment.

CITY OF ALBUQUERQUE INVOICE

*Ranch Estates
491680*

6300 MONTANO RD NW, SUITE C

	Amount
Guaranty Funds	\$365,750.90

Total due for this invoice: **\$365,750.90**

~~se.cabq.gov/posse/pub/lms/Default.aspx~~
NW, Albuquerque, NM 87102

casury

NOTICE OF THIS INVOICE NOTICE WITH PAYMENT

Current DRC
Project Number: 491680

FIGURE 12

Date Submitted: 12/10/2021

INFRASTRUCTURE LIST

Date Site Plan Approved: _____

(Rev. 2-16-18)

Date Preliminary Plat Approved: _____

EXHIBIT "A"

Date Preliminary Plat Expires: _____

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DRB Project No.: _____

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

DRB Application No.: _____

ALBUQUERQUE RANCH ESTATES, UNIT II

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 1-A, 2-A & 3-A, OF THE PLAT OF TRACT A-1, ALBUQUERQUE RANCH ESTATES

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 guarantees. 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 owner/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Const Engineer
		STD.	<i>Mountable Roll-</i> Curb & Gutter	Melloy Way NE	ROYAL OAK ST.	McKay Way	/	/	/
			Right and Left of CL (Both sides of Road)						
		24' Wide	RESIDENTIAL PAVEMENT	Melloy Way NE	ROYAL OAK ST.	McKay Way	/	/	/
		5' Wide	PCC SIDEWALK	Melloy Way NE RT of Centerline South and West of RD.	ROYAL OAK ST.	McKay Way	/	/	/
		5' Wide	PCC SIDEWALK	ROYAL OAK RT of Centerline East of Road	Walker Way	Melloy Way	/	/	/
		6" WL	PVC Pipe, fittings, gate valves	Melloy Way NE	ROYAL OAK ST.	McKay Way	/	/	/
		PATH	Natural dirt or gravel path along	10' Private Pedestrian Access Easement located on Lot 7			/	/	/
		VALLEY GUTTER	2' WIDE VALLEY GUTTER	Melloy Way NE	SOUTH SIDE OF ROAD	NORTH SIDE OF ROAD	/	/	/
		RUNDOWN	CONC. RUNDOWN TO POND	POND	Melloy way NE	POND	/	/	/
		FIRE HYDRANT	Fire Hydrant and Gate Valve	Melloy Way NE RT of Centerline East of Lot 8	STA. 4+20	STA. 4+20	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	Private P.E.	City Cnst Engineer
<input type="checkbox"/>	<input type="checkbox"/>	LIGHT POLE	STREET LIGHT	MELLOY WAY EAST/WEST DIRECTION	RIGHT SIDE OF CENTERLINE.	SEE STREETLIGHT EXHIBIT.	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	LIGHT POLE	STREET LIGHT	MELLOY WAY NORTH/SOUTH DIRECTION	RIGHT SIDE OF CENTERLINE.	SEE STREETLIGHT EXHIBIT.	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	POND	DETENTION POND SIDE SLOPES NEED TO BE STABILIZED WITH NATIVE GRASS SEED W/ AGGREGATE MULCH OR EQUAL	Tract B	All of Tract B		/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	8" SAS	72 LF OF 8" SEWER MAIN	Royal Oak	EX. M.H.	NORTH TO NEW M.H.	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	8" SAS	262 LF OF 8" SEWER MAIN	MELLOY WAY EAST/WEST DIRECTION	NEW M.H.	NEW M.H.	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	8" SAS	42 LF OF 8" SEWER MAIN	McKay Way N.E.	EX. M.H.	EAST TO NEW M.H.	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	8" SAS	100 LF OF 8" SEWER MAIN	MELLOY WAY NORTH/SOUTH DIRECTION	NEW M.H. AT INTERSECTION OF McKay Way and Melloy Way	NEW M.H.	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	4" DIA.	FOUR (4) SEWER MANHOLES	MELLOY WAY NE			/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	6" WL	50 LF OF 6" WATER MAIN	Royal Oak	EX. WATERLINE	NORTH TO MELLOY WAY	/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	6" WL	310 LF OF 6" WATER MAIN	MELLOY WAY EAST/WEST DIRECTION			/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	6" WL	193 LF OF 6" WATER MAIN	MELLOY WAY NORTH/SOUTH DIRECTION			/	/	/
<input type="checkbox"/>	<input type="checkbox"/>	6" WL	33 LF OF 6" WATER MAIN	McKay Way N.E.			/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Const Engineer
		SIGN	Two (2) "Sharp Turn Sign". 1) Sign approximately near 6913 Royal Oak Street NE. West of Rd. 2) Sign approximately near and within the landscape buffer at 5904 Royal Oak Street NE (East of Road)	Royal Oak Street			/	/	/
					Approval of Creditable Items: Impact Fee Administrator Signature Date		Approval of Creditable Items: City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LONR is approved by FEMA.
Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Robert Pterro NAME (print)	<i>[Signature]</i> DRB CHAIR - date Dec 15, 2021	<i>[Signature]</i> PARKS & RECREATION - date Dec 15, 2021
Pterro & Company, LLC FIRM	<i>Jeanna Wolfenbarger</i> TRANSPORTATION DEVELOPMENT - date Dec 15, 2021	<i>Robert Webb</i> AMAFCA - date Dec 15, 2021
<i>Robert Pterro</i> SIGNATURE - date	<i>Blaine Carter</i> UTILITY DEVELOPMENT - date Dec 15, 2021	<i>Robert Webb</i> CODE ENFORCEMENT - date Dec 15, 2021
	<i>Ernest Armijo</i> CITY ENGINEER - date Dec 15, 2021	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	3/14/22	<i>[Signature]</i>	<i>[Signature]</i>	<i>Robert Pterro</i>

Bernalillo County, NM
415 Silver Ave. SW, 2nd Floor
P.O. Box 542
Albuquerque, NM 87102

Receipt: 1374428-C1

Product	Name	Extended
AGRE	Agreement	\$25.00
	# Pages	13
	Document #	2022076593
	# Of Entries	0
Total		\$25.00

Tender (Check) \$25.00
Check# 2733
Paid By FIERRO COMPANY LLC
Phone # 505-924-3996

Thank You!

8/19/22 11:55 AM msouchet