

Legal Description & Location:

Tracts A-3-A and A-3-B Plat of Tracts A-3-A & A-3-B Legacy at Journal Center

Cross streets: Lang Avenue and Headline Boulevard

Request Description: Site Plan - Administrative - Major Amendment

I - Hydrology: (if you already have approved plans, you can bypass this section and go to section II) _

- Sensitive Lands Analysis (5-2(C)) Approved NA
- Grading and Drainage Plan Approved NA
- AMAFCA Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Hydrology Department

Date

II - Approved Grading and Drainage Plan/Letter Attached: (not needed if obtained signature in section I)

III - Transportation: (if you already have approved plans, you can bypass this section and go to section IV) _

- Traffic Circulations Layout (TCL) Approved NA
- Traffic Impact Study (TIS) Approved NA
- Neighborhood Impact Analysis (NIA) Approved NA
- Bernalillo County Approved NA
- MRCOG Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Transportation Department

Date

IV - Approved TCL/Letter Attached: (not needed if obtained signature in section III) _

V - Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

Please select and attach the executed document that provides the commitment of service (whichever is applicable):

- Availability Statement
- Service Connection Agreement
- Development Agreement

If you do not have the executed document, please obtain the ABCWUA signature for your project.

To be completed by ABCWUA

- Request for Availability submitted: Availability Statement/Serviceability Letter # _____
- Request for Availability is not applicable

ABCWUA

Date

Note: Commitment for service is required prior ABCWUA approval of DFT application.

- VI -** Infrastructure Improvements Agreement (IIA*) Approved NA
- VII -** Solid Waste Department Signature on the Plan Approved NA
- VIII -** Fire Marshall Signature on the Plan Approved NA

* Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)

Phase 1 of the Capra project has received approval from Solid Waste. There are no significant changes from the previously approved plan. The Solid Waste approval for Phase 2 is currently in progress with the Capra application.

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 22, 2026

John Nixon
Mountain Top Engineering
2525 86th St B,
Lubbock, TX 79423

RE: Capra Bank Albuquerque – Phase 2 of 2
5171 Lang Ave. NE
Grading and Drainage Plan
Engineer's Stamp Date: 11/19/2025
Hydrology File: D17D106D
Case # HYDR-2025-00455

Dear Mr. Nixon:

Based upon the information provided in your submittal received 1/19/2026, the Grading & Drainage Plan is approved for Demo Permit, Grading Permit, and Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

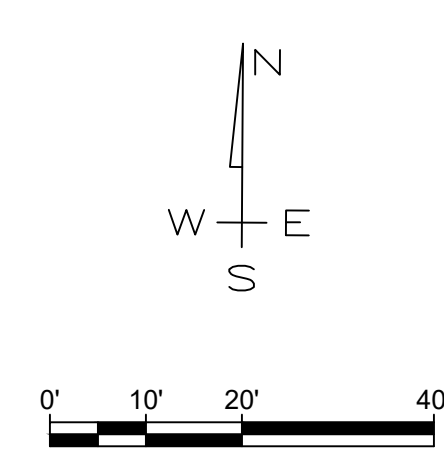
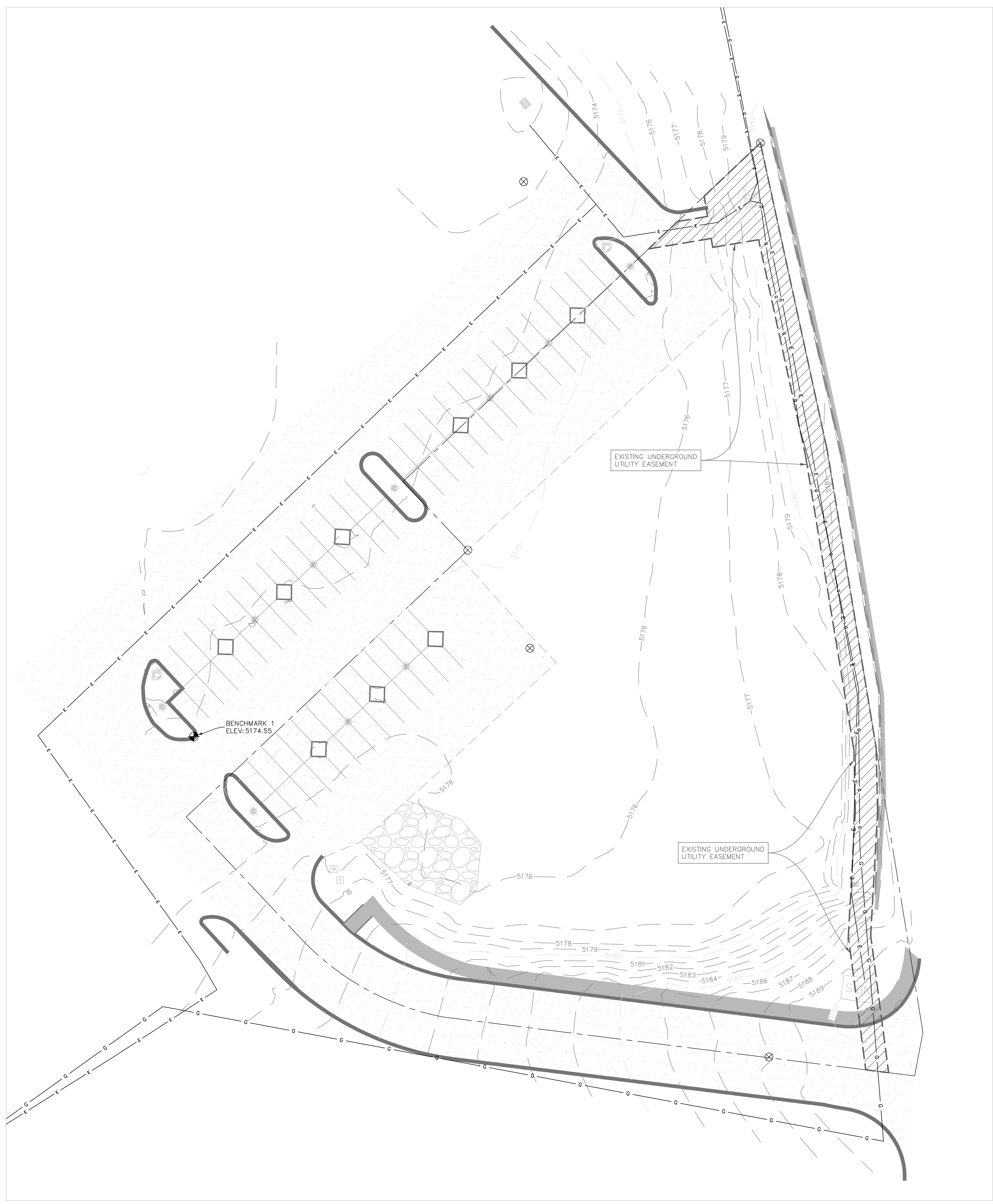
If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E., C.F.M.
Senior Engineer, Hydrology
Planning Department, Development Review Services

City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED
 DATE: 1/22/2026
 BY: [Signature]
 HydroForm #: D17D106D

THE APPROVAL OF THESE PLANS AND/OR DETAILS SHALL NOT BE CONSIDERED TO
 PREVENT OR LIMIT THE CITY OF ALBUQUERQUE OR STATE LAW AND
 SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING
 A PERMIT FROM THE PUBLIC WORKS DEPARTMENT, AND THE CITY OF ALBUQUERQUE
 OR CONTRACTORS TO OBTAIN SUCH PERMIT. APPROVED PLANS AND/OR DETAILS SHALL
 NOT BE CHANGED, MODIFIED, OR ALTERED WITHOUT THE APPROVAL OF THE CITY OF ALBUQUERQUE.
 THE APPROVAL OF THESE PLANS AND/OR DETAILS SHALL EXPIRE TWO (2)
 YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN
 FILED BY THE DEVELOPER.



- LEGEND AND NOTES:**
- - - - - EXISTING EDGE OF ASPHALT
 - - - - - EXISTING CONTOUR LINE
 - - - - - EXISTING CURB AND GUTTER
 - - - - - EXISTING SIDEWALK
 - - - - - EXISTING ASPHALT PAVING
 - - - - - EXISTING TRACKOUT ROCK
 - - - - - BOUNDARY LINE



REVISIONS:

DATE	DESCRIPTION

CAPRA BANK ALBUQUERQUE
 5171 LANG AVE NE
 ALBUQUERQUE, NEW MEXICO 87109



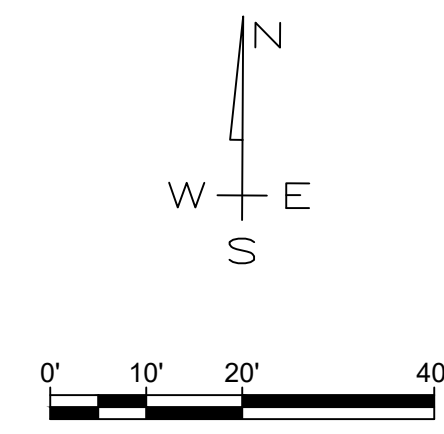
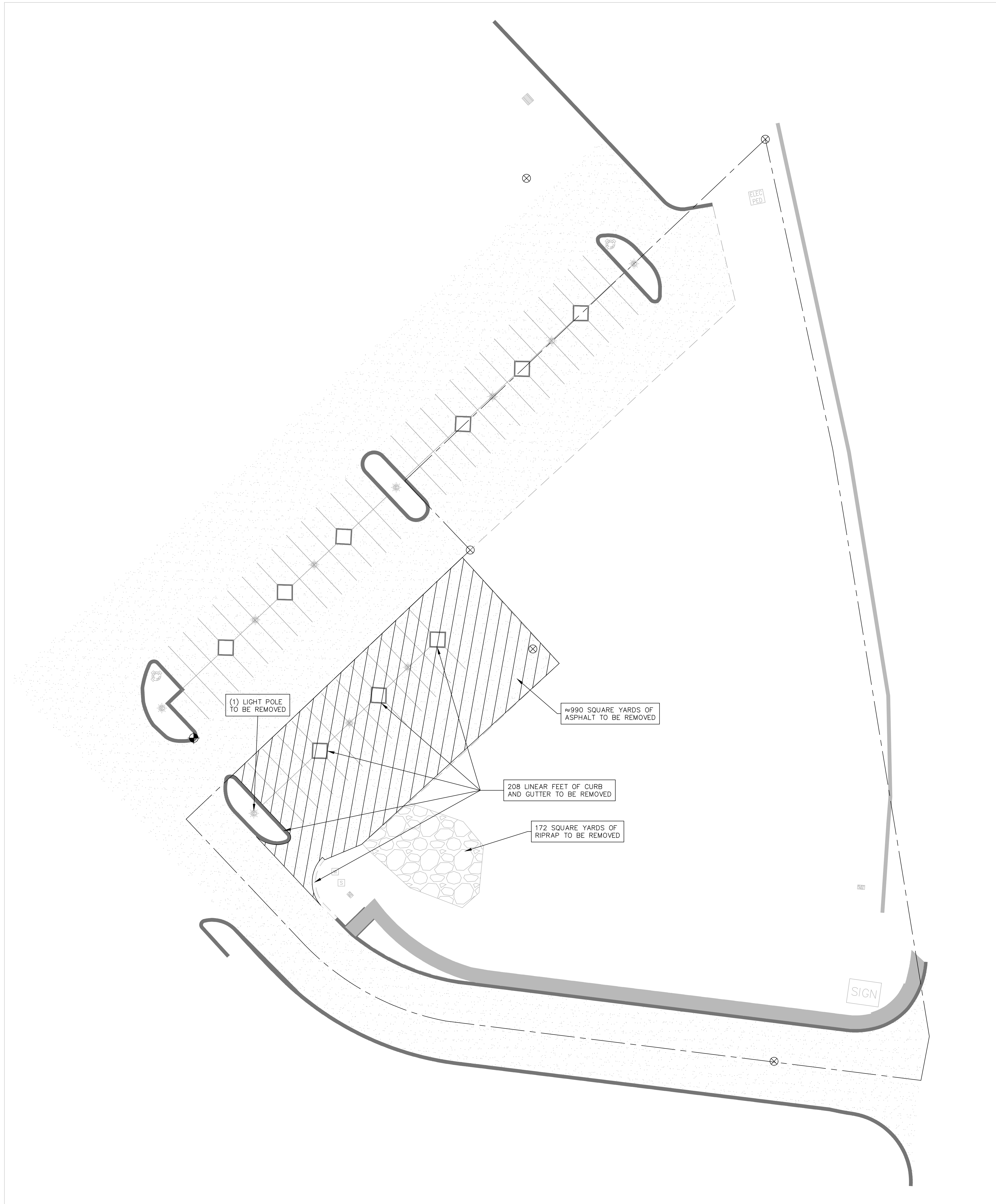
Seventeen Services LLC
 Texas Architecture Firm BR 3014
 1500 Broadway - Suite 203
 Lubbock, TX 79401
 806.787.8533
 tyler@17services.com

Project Number: 25ENG27
 Date: 6-10-25
 Drawn By: SM
 Sheet Size: E1 30X42

TOPO
C-100

City of Albuquerque
 Planning Department
 Development Review Services
APPROVED
 DATE: 1/22/2026
 BY: *[Signature]*
 HydroTeam # D17D106D

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSIDERED TO
 PREVENT THE VIOLATION OF ANY CITY ORDINANCE OR STATE LAW, AND
 SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING
 CORRECTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS,
 OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL
 NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.
 THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWENTY (20)
 YEARS AFTER THE APPROVAL DATE IF NO RELATED PERMITS HAS BEEN
 FILED ON THE DEVELOPMENT.



- LEGEND AND NOTES:**
- - - - - EXISTING EDGE OF ASPHALT
 - ▬ EXISTING CURB AND GUTTER
 - ▬ EXISTING SIDEWALK
 - ▬ EXISTING ASPHALT PAVING
 - ▬ EXISTING TRACKOUT ROCK
 - - - - - BOUNDARY LINE

[Signature]
 11/19/2025

MOUNTAIN TOP ENGINEERING
 ELEVATING EXPECTATIONS - SUPERIOR SERVICE
 TEXAS ENGINEERING FIRM # 26389
 MOUNTAINTOPENG.COM 604 CR 7200, LUBBOCK TX

REVISIONS:	
DATE	DESCRIPTION

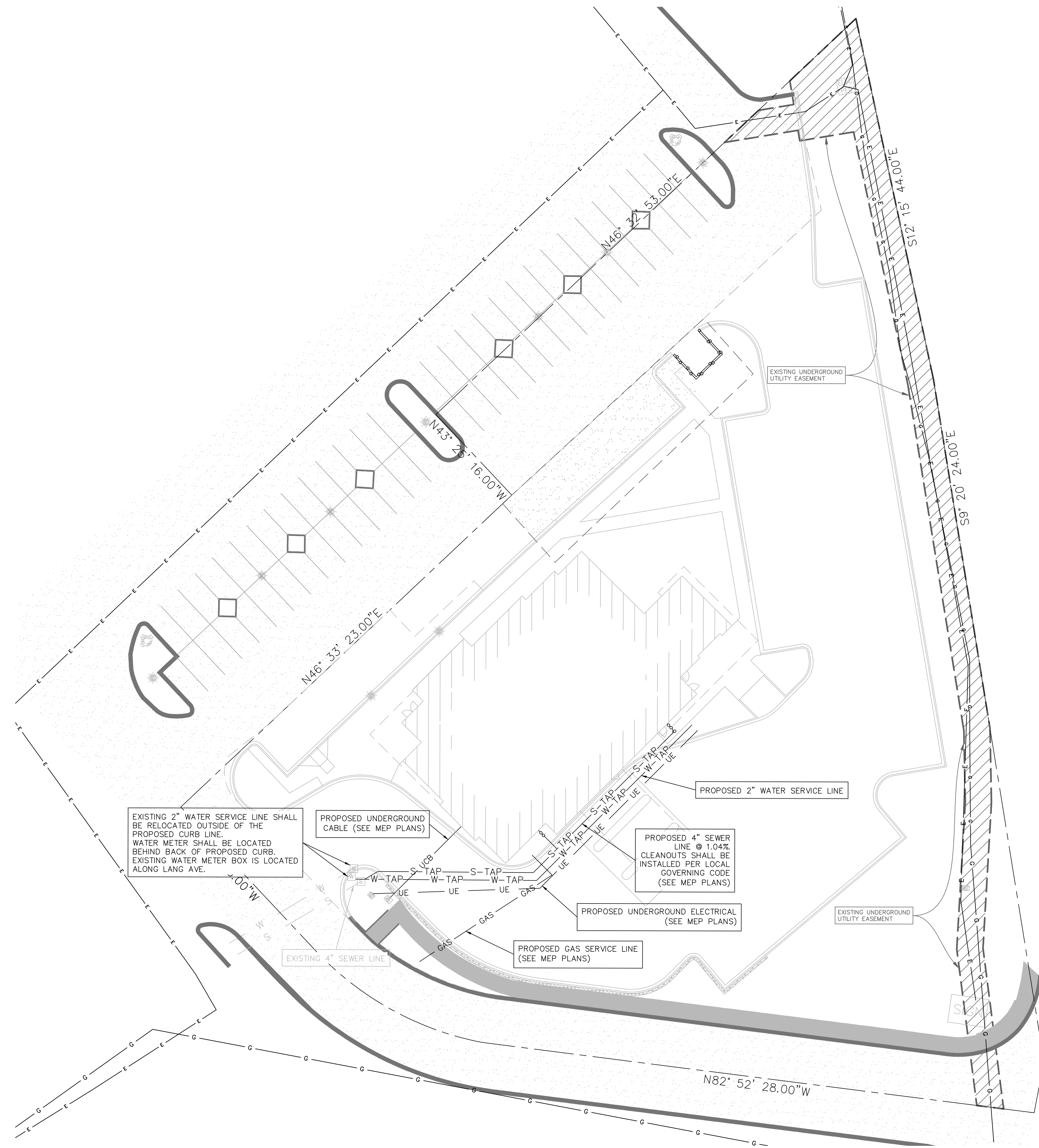
CAPRA BANK ALBUQUERQUE
 5171 LANG AVE NE
 ALBUQUERQUE, NEW MEXICO 87109



Seventeen Services LLC
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 1500 Broadway - Suite 203
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 tyler@17services.com

Project Number 25ENG27
 Date 6-10-25
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 Sheet Size E1 30X42

DEMO PLAN
PHASE 2
C-101



LEGEND AND NOTES:

- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING ASPHALT PAVING
- W-TAP - PROPOSED WATER SERVICE LINE
- S-TAP - PROPOSED SEWER SERVICE LINE
- UE - PROPOSED UNDERGROUND ELECTRIC
- UCB - PROPOSED UNDERGROUND CABLE
- GAS - PROPOSED GAS SERVICE LINE
- W - EXISTING WATER LINE
- S - EXISTING SEWER LINE

ALL ELEVATIONS AND CONTOURS ARE NAVD. ADD 5100 TO ELEVATIONS WHERE APPLICABLE

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF ALBUQUERQUE ENGINEERING MINIMUM DESIGN STANDARDS AND SPECIFICATIONS.

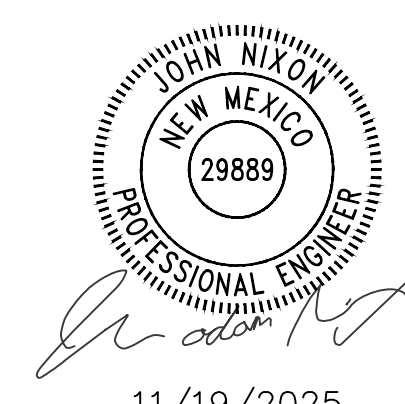
ALL UTILITY APPURTENANCES LOCATED WITHIN A DRIVE AISLE AND/OR SURFACE SHALL USE TRAFFIC RATED COVERS

PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS, THE PLAN INCLUDING ALL NOTES, AND ANY OTHER APPLICABLE STANDARDS AND SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION AND ANY SAFETY PRECAUTION PROGRAMS RELATING IN ANY WAY TO THE CONDITIONS OF THE PREMISES.

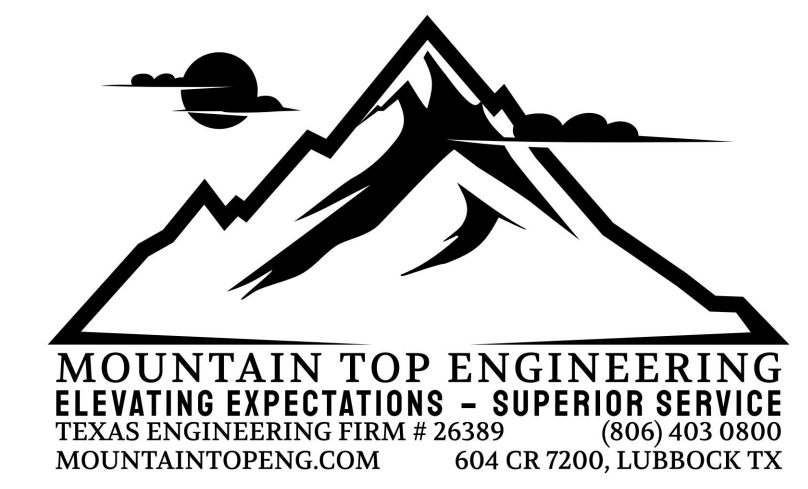
THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE, INFORMATION, AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATIONS OF ALL UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGES. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO EXISTING UTILITIES IMMEDIATELY AND AT NO ADDITIONAL COMPENSATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES HAVING PROPERTY IN THE AREA OF CONSTRUCTION A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEAN OUTS AND VALVE BOXES MUST BE ADJUSTED TO THE PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING.

AT ALL TIMES THAT WORK IS PROGRESSING, THE CONTRACTOR SHALL HAVE A DESIGNATED COMPETENT PERSON ON-SITE WHO SHALL BE RESPONSIBLE FOR SUPERVISING THE WORK AND WHOSE DUTY IT WILL BE TO PERFORM REQUIRED SAFETY INSPECTIONS AND TO DIRECT ALL REQUIRED CONSTRUCTION SAFETY ACTIVITIES.



11/19/2025



REVISIONS:	
DATE	DESCRIPTION

CAPRA BANK ALBUQUERQUE
5171 LANG AVE NE
ALBUQUERQUE, NEW MEXICO 87109



Seventeen Services LLC
 Texas Architecture Firm BR 3014
 1500 Broadway - Suite 203
 Lubbock, TX 79401
 806.787.8533
 tyler@17services.com

Project Number	25ENG27
Date	6-10-25
Drawn By	SM
Sheet Size	E1 30X42

UTILITY PLAN
PHASE 2

C-200

City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED
 DATE: 1/22/2026
 BY: *[Signature]*
 HydroType #: D17D106D
THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSIDERED TO
 PREVENT THE ACTION OF ANY CITY ORDINANCE OR STATE LAW, AND
 SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM ENFORCEING
 CORRECT TECHNICAL STANDARDS OR ORDINANCES IN PLANS, SPECIFIC DETAILS,
 OR CONSTRUCTION METHODS AS SUCH APPROVAL AND OPERATIONS SHALL
 NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.
 THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE THREE
 YEARS AFTER THE APPROVAL DATE IF THE BUILDING PERMIT HAS BEEN
 FILED ON THE DEVELOPMENT.

REVISIONS:	
DATE	DESCRIPTION
8/21/2025	ADDENDUM 2, CITY COMMENTS
9/29/2025	ADDENDUM #3 - TRASH ENCLOSURE ADDED, CHD COMMENTS ADDRESSED



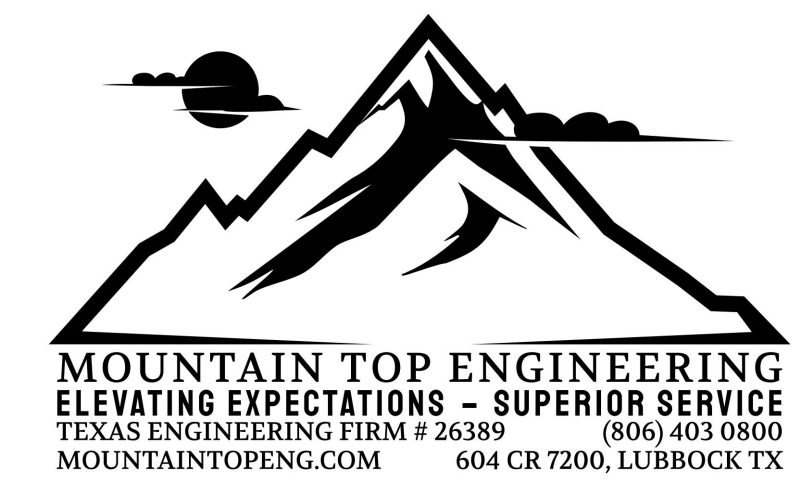
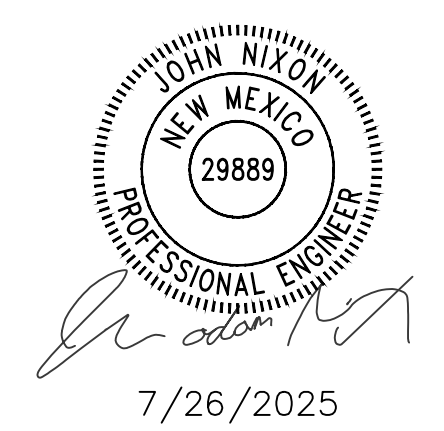
CAPRA BANK ALBUQUERQUE
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Project Number	25ENG27
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Drawn By	SM
Sheet Size	E1 30X42

LEGAL DESCRIPTION:
 TR A-3-A PLAT OF TRACTS A-3-A & A-3-B LEGACY AT JOURNALCENTER (A REPLAT OF TRACT A-3, PLAT OF TRACT A-1, A-2 & A-3 LEGACY AT JOURNAL CENTER) CONT 1.5728 AC



VICINITY MAP
C-400

City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED
 DATE: 1/22/2026
 BY: [Signature]
 HydroTeam # D17D106D

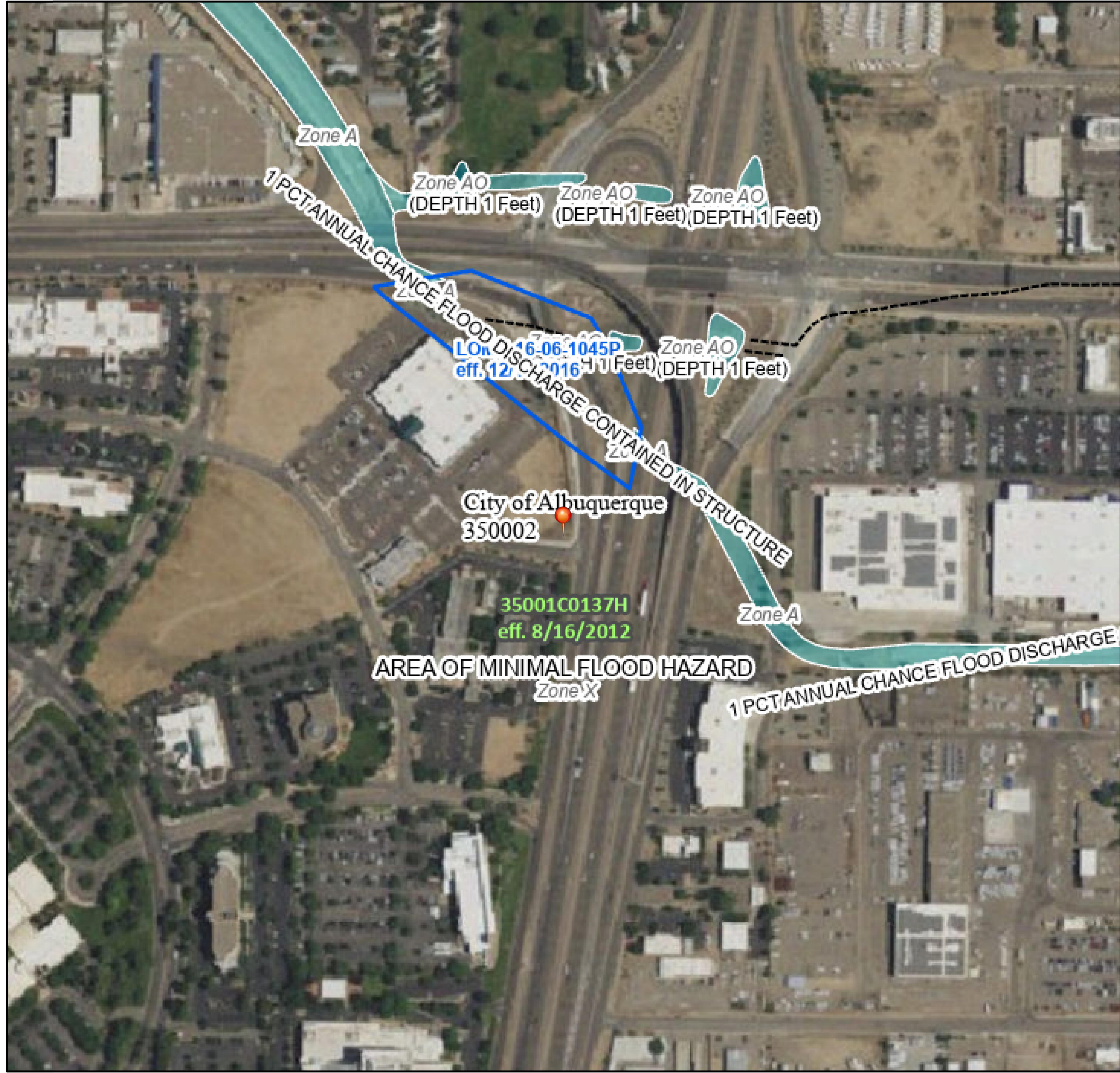
THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSIDERED TO REPRESENT THE CITY OF ALBUQUERQUE'S ENDORSEMENT OF THESE PLANS AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIVE ACTIONS OR AMENDMENTS TO ANY PERMITS, ORDINANCES, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE CITY OF ALBUQUERQUE. THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN FILED ON THE DEVELOPMENT.

DATE	DESCRIPTION
8/21/2025	ADDENDUM 2, CITY COMMENTS
9/29/2025	ADDENDUM #3 - TRASH ENCLOSURE ADDED, CHD COMMENTS ADDRESSED

National Flood Hazard Layer FIRMette



106°35'25"W 35°10'35"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	<ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	<ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D
OTHER AREAS	<ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	<ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	<ul style="list-style-type: none"> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	<ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/1/2025 at 4:21 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000
 Basemap Imagery Source: USGS National Map 2023

[Signature]
 7/26/2025



CAPRA BANK ALBUQUERQUE
 5171 LANG AVE NE
 ALBUQUERQUE, NEW MEXICO 87109



Seventeen Services LLC
 Texas Architecture Firm BR 3014
 1500 Broadway - Suite 203
 Lubbock, TX 79401
 806.787.8533
 tyler@17services.com

Project Number 25ENG27
 Date 6-10-25
 Drawn By SM
 Sheet Size E1 30X42

FIRMette
C-402

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 23, 2026

Adam Nixon, PE
604 CR 7200
Lubbock, TX 79404

anixon@mountaintopeng.com

**Re: Capra Bank Albuquerque PH-2
5171 Lang NE
Albuquerque, NM 87109
Traffic Circulation Layout
Engineer's Stamp 11/18/25 (D17D106D)-TRANS-2025-00345**

Dear Mr. Nixon,

PO Box 1293

The TCL submittal received 11-25-25 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

Albuquerque

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, and the TCL to the [ABQ-PLAN](#) for log in and evaluation by Transportation.

NM 87103

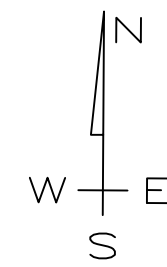
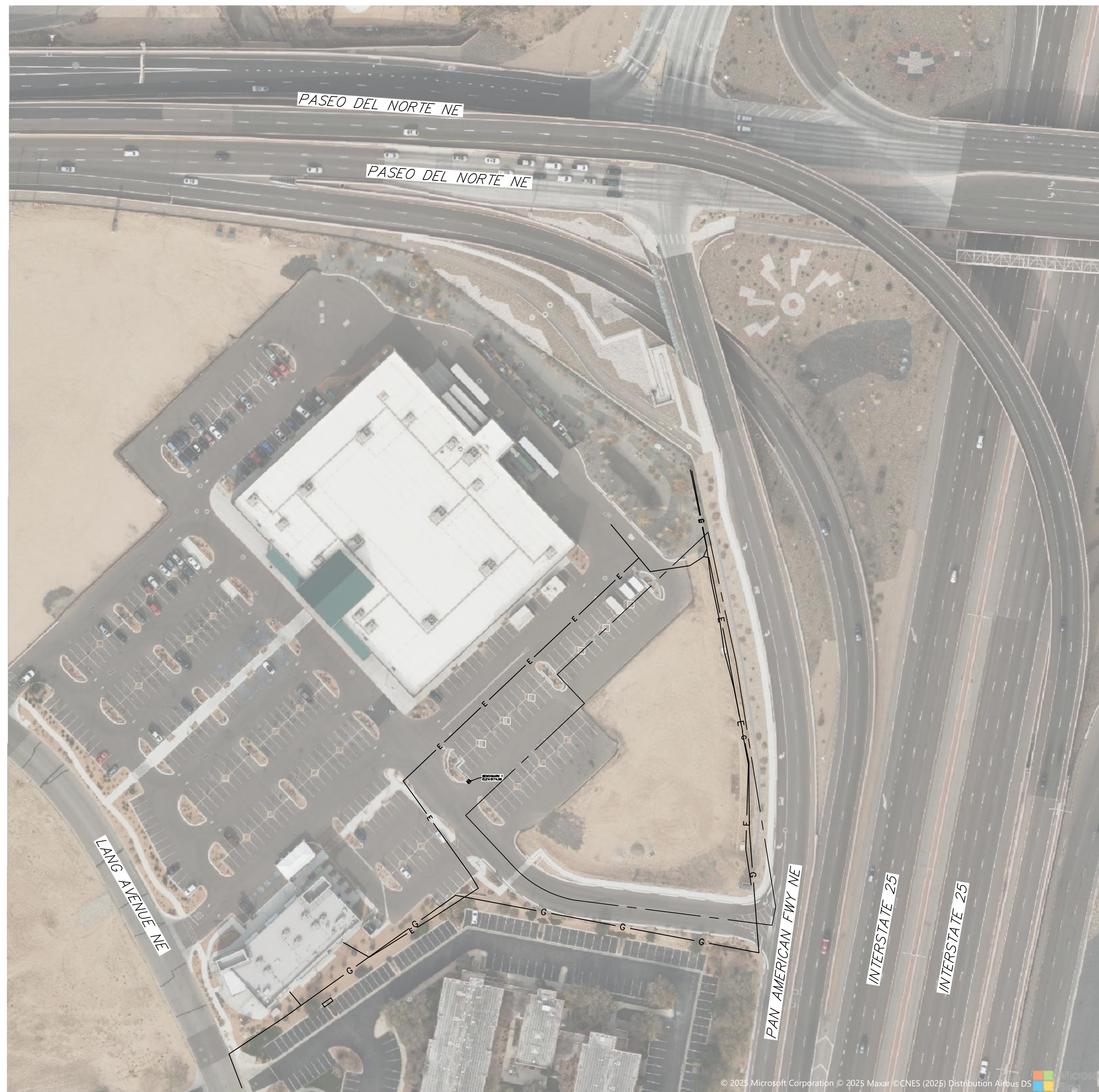
www.cabq.gov

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

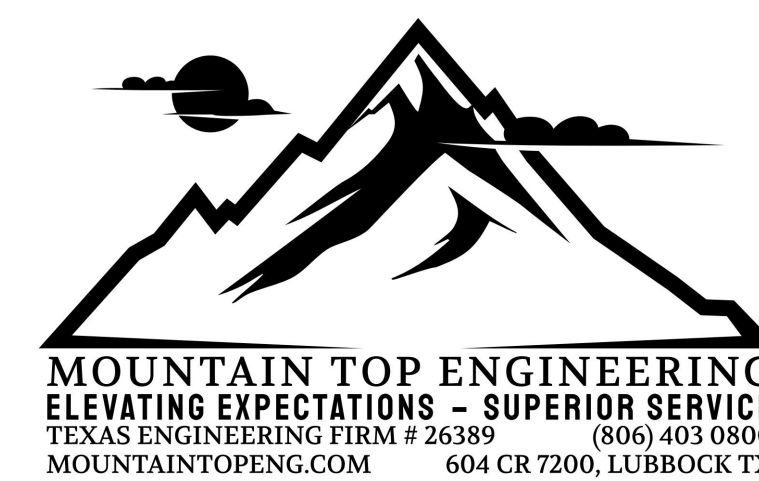
Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services



VICINITY MAP
 ZONE ATLAS PAGE: D-18-Z

TRAFFIC CIRCULATION
 LAYOUT APPROVED
 Sortil A. Kanbar 1/23/2026
 Signed Date



REVISIONS:

DATE	DESCRIPTION

CAPRA BANK ALBUQUERQUE
 5171 LANG AVE NE
 ALBUQUERQUE, NEW MEXICO 87109



Seventeen Services LLC
 Texas Architecture Firm BR 3014
 1500 Broadway - Suite 203
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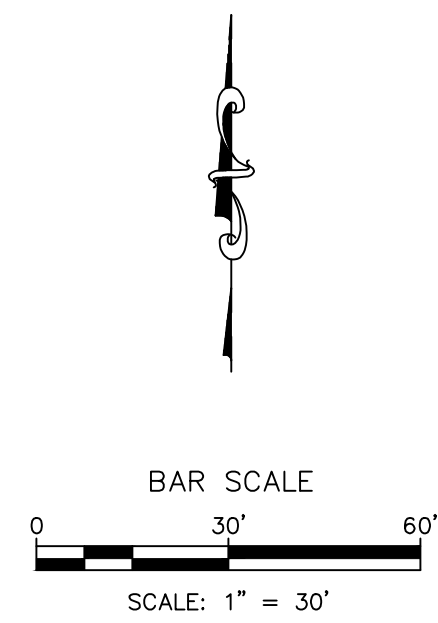
Project Number	25ENG27
Date	9-19-25
Drawn By	SM
Sheet Size	D 24X36

TRAFFIC
 CIRCULATION
 PLAN
 - MAP
TCL-1

**Boundary Survey
for
Topographic Map
for
Tract A-3-A
Legacy at Journal Center
City of Albuquerque
Bernalillo County, New Mexico
June 2025**

Easement Notes

- 1 EXISTING 10' GRANT AND RELEASE OF ACCESS RIGHTS (9/21/1983, BK. 51-A, PG. 459) AS SHOWN ON PLAT (04/04/2017, 2017C-40)
- 2 EXISTING 10' PNM EASEMENT (12/19/1994, 94C-420) AND AS SHOWN ON PLAT (04/04/2017, 2017C-40)
- 3 EXISTING 10' P.U.E. (09/09/2016, 2016C-112) AND AS SHOWN ON PLAT (04/04/2017, 2017C-40)
- 4 EXISTING P.U.E. (09/09/2016, 2016C-112) AND AS SHOWN ON PLAT (04/04/2017, 2017C-40)
- 5 EXISTING PEDESTRIAN ACCESS EASEMENT (09/09/2016, 2016C-112)
- 6 EXISTING PEDESTRIAN ACCESS EASEMENT (04/04/2017, 2017C-40)
- 7 EXISTING 10' UNDERGROUND PNM EASEMENT WITHIN TRACT A-3 (5/9/2017, DOC. NO. 2017043507)
- 8 EXISTING 10' UNDERGROUND PNM EASEMENT WITHIN TRACT A-2 (5/9/2017, DOC. NO. 2017043508)
- 9a EXISTING 10' UNDERGROUND PNM EASEMENT (8/28/2017, DOC. NO. 2017082878)
- 9b EXISTING 17' X 21' PNM TRANSFORMER EASEMENT (8/28/2017, DOC. NO. 2017082878)
- 10 EXISTING PRIVATE UTILITY EASEMENT BENEFITING TRACT A-3-A (04/04/2017, 2017C-40)
- 11 EXISTING BLANKET CROSS LOT DRAINAGE AND ACCESS EASEMENT FOR THE BENEFIT OF TRACTS A-2, A-3-A & A-3-B AND FURTHER DEFINED BY THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT (9/9/2016, 2016C-112) AND REFERENCED ON PLAT (04/04/2017, 2017C-40)



CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
cartesianbrian@gmail.com

**TRAFFIC CIRCULATION
LAYOUT APPROVED**
Sertil A. Kanbar 1/23/2026
Signed Date

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (4/4/2017, 2017C-40)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (8/15/2023, 2023C-66)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (9/9/2016, 2016C-112)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
—●—	ACCESS CONTROL LINE PER RIGHT OF WAY MAP, PROJECT NO. "A301180"
▭	CONCRETE
▨	COVERED AREA
▩	BLOCK WALL
— —	METAL FENCE
— —	BOLLARD
□	UTILITY PEDESTAL
⊞	ELECTRIC VEHICLE CHARGING STATION
⊞	PULL BOX
☆	LIGHT POLE
⊙	ELECTRIC METER
⊞	TRANSFORMER
⊞	ELECTRIC CABINET
⊙	SANITARY SEWER MANHOLE
⊙	SAS CLEANOUT
⊙	IRRIGATION BOX
⊙	WATER VALVE
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	HOT BOX
⊙	SIGN
⊙	CURB CUT/INDICATION OF ACCESS TO ROADWAY
⊙	STORM DRAIN MANHOLE
⊙	STORM DRAIN INLET
⊙	ROOF DRAIN
⊙	GAS METER
⊙	RAMP
—○—	UNDERGROUND GAS UTILITY LINE
—○—	UNDERGROUND WATER UTILITY LINE
—○—	UNDERGROUND SANITARY SEWER LINE
—○—	UNDERGROUND ELECTRIC UTILITY LINE
—○—	FDC
—○—	PIV
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION
EP 5075.50	EDGE OF PAVEMENT ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION
TC 5075.50	TOP OF CONCRETE ELEVATION
TOP 5075.50	TOP OF SLOPE ELEVATION
TOE 5075.50	TOE OF SLOPE ELEVATION

Line #	Direction	Length (ft)
L1	S 43°26'27" E (S 43°18'04" E) [S 43°18'04" E]	89.84' (89.76') [89.76']
L2	N 46°42'37" E (N 46°44'14" E)	163.98' (164.00')
L3	N 43°20'03" W (N 43°15'46" W)	51.06' (51.12')
L4	N 43°17'53" W (N 43°18'03" W)	24.68' (24.73')
L5	S 10°48'16" W (S 10°43'37" W) [S 10°43'37" W]	57.06' (57.17') [57.17']
L6	S 10°48'16" W (S 10°43'37" W) [S 10°43'37" W]	19.92' (20.02')
L7	S 10°48'16" W (S 10°43'37" W) [S 10°43'37" W]	37.15' (37.15')
L8	N 43°25'16" W (N 43°15'46" E) [N 43°15'46" E]	42.37' (42.92') [42.92']
L9	N 46°33'23" E (N 46°44'14" E) [N 46°44'14" E]	9.97' (9.98')
L10	S 54°31'05" W (S 54°28'02" W) [S 54°29'45" W]	277.10' (277.23') [277.14']

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	116.60' (117.10')	2441.93' (2441.93')	2°44'09"	116.59'	N 26°01'10" W
C2	73.93' (73.94')	118.00' (118.00')	35°53'56"	72.73'	N 61°14'55" W

571 Leng Ave. N.E.

Tract A-3-A
68,458 Sq. Ft.
1.5716 Acres

**TRAFFIC
CIRCULATION
PLAN
- EXISTING
TCL-2**

REVISIONS:	
DATE	DESCRIPTION
10/27/2025	ADA UPDATES

CAPRA BANK ALBUQUERQUE
5171 LANG AVE NE
ALBUQUERQUE, NEW MEXICO 87109



Seventeen Services LLC
 Texas Architecture Firm BR 3014
 1500 Broadway - Suite 203
 Lubbock, TX 79401
 806.787.8533
 tyler@17services.com

Project Number	25ENG27
Date	9-19-25
Drawn By	SM
Sheet Size	D 24X36

TRAFFIC CIRCULATION PLAN
- PHASE 2
TCL-3

SITE DATA:

USE: BANK
 ZONING: NR-BP
 OVERLAY: NORTH I-25 AREA - CPO-9
 CENTERS AND CORRIDORS: FAR NORTH, JOURNAL CENTER
 PREMIUM TRANSIT STATION: N/A
 TRANSIT: I-25, PASEO DEL NORTE NE
 BICYCLE FACILITIES: PASEO DEL NORTE TRAIL
 LEGAL DESCRIPTION: TR A-3-A PLAT OF TRACTS A-3-A & A-3-B LEGACY AT JOURNAL CENTER (A REPLAT OF TRACT A-3, PLAT OF TRACT A-1, A-2 & A-3 LEGACY AT JOURNAL CENTER) CONT 1.5728 AC
 NET SITE AREA: 68511.2 FT²
 ZONE ATLAS PAGE: D-18-Z
 SETBACKS:
 BUILDING HEIGHT: 11.25'
 BUILDING FOOTPRINT: 1400 FT²
 PARKING:
 REQUIRED: 7 SPACES (1 SPACE PER 200 FT²)
 PROVIDED: 23

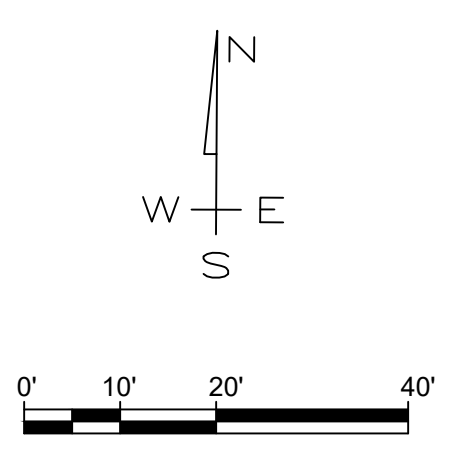
MOTORCYCLE SPACES REQUIRED: 1 (1 SPACE FOR 1-25 OFF-STREET SPACES)
 MOTORCYCLE SPACES PROVIDED: 1
 BICYCLE SPACES REQUIRED: 2 (ONE BICYCLE SPACE PER EACH 20 PARKING SPACES REQUIRED FOR AUTOMOBILES AND LIGHT TRUCKS, BUT NOT LESS THAN TWO SPACES PER PREMISES)
 BICYCLE SPACES PROVIDED: 2

KEYED NOTES:

1. EXISTING PARKING TO REMAIN
2. EXISTING LOT TO BE DEVELOPED IN THE FUTURE
3. EXISTING LIGHT POLES TO REMAIN
4. EXISTING EDGE OF ASPHALT
5. EXISTING UTILITY STUB-OUTS
6. EXISTING ADA RAMP
7. EXISTING ACCESS ROAD TO PAN AMERICAN FRONTAGE ROAD
8. EXISTING SIDEWALK
9. EXISTING MARQUEE SIGN
10. EXISTING RIPRAP RUNOUT TRACK

GENERAL NOTES:

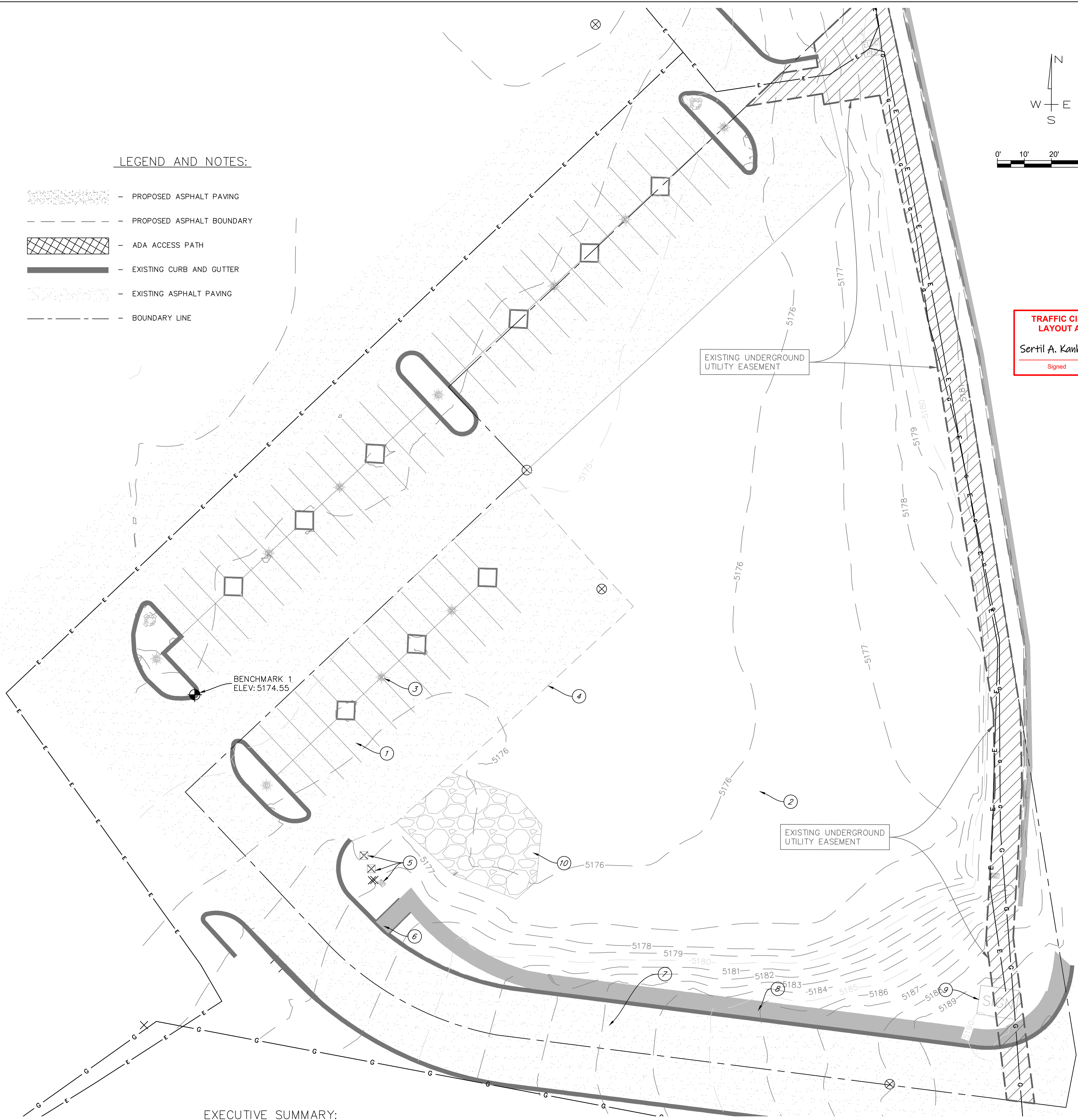
1. ALL EXISTING SIDEWALKS, CURBS, DRIVE PADS, WALLS AND ANYTHING THAT INFLUENCES THE PARKING AND CIRCULATION ARE IDENTIFIED ON THE SITE PLAN.
2. LANDSCAPING, FENCING, AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREE, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
3. ALL UNUSED CURB CUTS SHALL BE REPLACED WITH NEW CURB AND GUTTER AND SIDEWALKS.
4. ALL BROKEN OR CRACKED SIDEWALK TO BE REPLACED WITH SIDEWALK, CURBS AND GUTTERS.
5. A 6-FOOT WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY WILL BE PROVIDED FROM THE PUBLIC SIDEWALK TO THE BUILDING ENTRANCES.
6. SIGNAGE SHALL BE PERMITTED SEPARATELY AND SHALL COMPLY WITH IDO MX-M REQUIREMENTS.
7. EQUIPMENT SCREENING WILL COMPLY WITH SCREENING REQUIREMENTS IN SECTION 14-16-5-6 OF THE CITY OF ALBUQUERQUE ZONING CODE.



TRAFFIC CIRCULATION LAYOUT APPROVED
 Serfil A. Kanbar 1/23/2026
 Signed Date

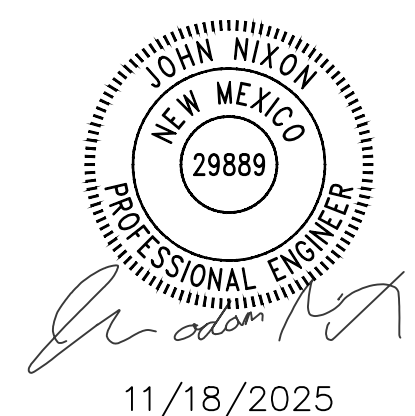
LEGEND AND NOTES:

- PROPOSED ASPHALT PAVING
- PROPOSED ASPHALT BOUNDARY
- ADA ACCESS PATH
- EXISTING CURB AND GUTTER
- EXISTING ASPHALT PAVING
- BOUNDARY LINE



EXECUTIVE SUMMARY:

This site is located just west of the Pan American Freeway NE Frontage Road. The site has a common access from the frontage road along its southern boundary. Lang Avenue NE is located through the parking lot to the west. The site currently is vacant and has no structures. The proposed site includes a building on the 2.21 acre lot. Access to the site can be made from Lang Avenue or from the frontage road to the east. The lot will maintain the common access drive from the frontage road which serves the businesses within the development. A full scale parking lot, drive-thru and employee parking will be constructed for this building. The drive thru allows circulation around the building.



11/18/2025

REVISIONS:	
DATE	DESCRIPTION
10/27/2025	ADA UPDATES

CAPRA BANK ALBUQUERQUE
 5171 LANG AVE NE
 ALBUQUERQUE, NEW MEXICO 87109



Seventeen Services LLC
 Texas Architecture Firm BR 3014
 1500 Broadway - Suite 203
 Lubbock, TX 79401
 806.787.8533
 tyler@17services.com

Project Number	25ENG27
Date	9-19-25
Drawn By	SM
Sheet Size	D 24X36

TRAFFIC CIRCULATION PLAN - PHASE 2
TCL-4

SITE DATA:

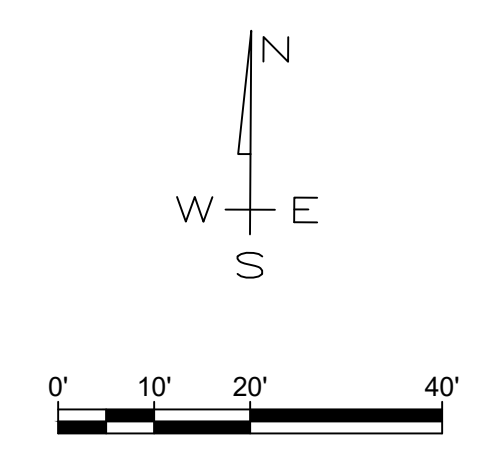
USE: BANK
 ZONING: NR-BP
 OVERLAY: NORTH I-25 AREA - CPO-9
 CENTERS AND CORRIDORS: FAR NORTH, JOURNAL CENTER
 PREMIUM TRANSIT STATION: N/A
 TRANSIT: I-25, PASEO DEL NORTE NE
 BICYCLE FACILITIES: PASEO DEL NORTE TRAIL
 LEGAL DESCRIPTION: TR A-3-A PLAT OF TRACTS A-3-A & A-3-B LEGACY AT JOURNAL CENTER (A REPLAT OF TRACT A-3, PLAT OF TRACT A-1, A-2 & A-3 LEGACY AT JOURNAL CENTER) CONT 1.5728 AC
 NET SITE AREA: 68511.2 FT²
 ZONE ATLAS PAGE: D-18-Z
 SETBACKS:
 BUILDING HEIGHT: 35.5'
 BUILDING FOOTPRINT: 8018 FT²
 PARKING:
 REQUIRED: 41 SPACES (1 SPACE PER 200 FT²)
 PROVIDED: 61
 MOTORCYCLE SPACES REQUIRED: 2 (2 SPACE FOR 26-50 OFF-STREET SPACES)
 MOTORCYCLE SPACES PROVIDED: 2
 BICYCLE SPACES REQUIRED: 3 (ONE BICYCLE SPACE PER EACH 20 PARKING SPACES REQUIRED FOR AUTOMOBILES AND LIGHT TRUCKS, BUT NOT LESS THAN TWO SPACES PER PREMISES)
 BICYCLE SPACES PROVIDED: 3

KEYED NOTES:

- | | |
|--|--|
| 1. PROPOSED BUILDING | 9. PROPOSED REFUSE CONTAINER STORAGE AREA WITH SHIELDING BARRIER |
| 2. PROPOSED DRIVE-THRU, AWNING, STRIPING AND CAR STACKING (SEE EXHIBIT, SHEET TCL-5) | 10. PROPOSED CURB AND GUTTER TO TIE TO EXISTING CURB AND GUTTER |
| 3. PROPOSED RETAINING WALL AND CURB | 11. PROPOSED SIDE PARKING SPACES |
| 4. PROPOSED DRIVE-THRU APPROACH | 12. (2) PROPOSED ADA PARKING SPACES |
| 5. PROPOSED BICYCLE RACKS PER DPM 7-4(K)(2) | 13. PROPOSED ACCESS RAMP, ADA PATH TO EV CHARGING |
| 6. (2) ADA PARKING SPACES | 14. PROPOSED EV CHARGING SPACES |
| 7. PROPOSED ADA RAMP LOCATION | 15. PROPOSED REAR PARKING SPACES |
| 8. PROPOSED FRONT ACCESS PARKING | |

GENERAL NOTES:

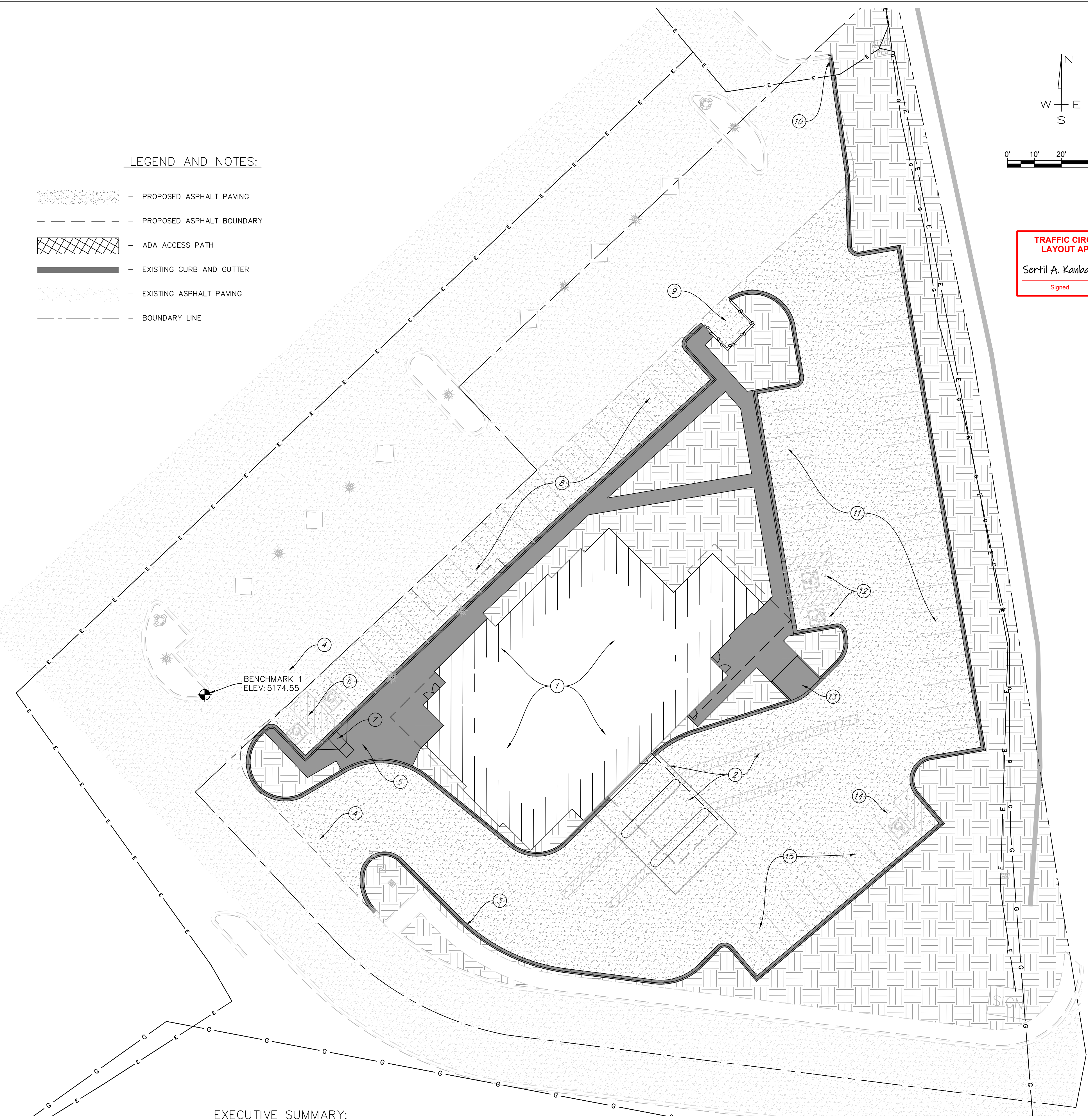
- ALL EXISTING SIDEWALKS, CURBS, DRIVE PADS, WALLS AND ANYTHING THAT INFLUENCES THE PARKING AND CIRCULATION ARE IDENTIFIED ON THE SITE PLAN.
- LANDSCAPING, FENCING, AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREE, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
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- SIGNAGE SHALL BE PERMITTED SEPARATELY AND SHALL COMPLY WITH IDO MX-M REQUIREMENTS.
- EQUIPMENT SCREENING WILL COMPLY WITH SCREENING REQUIREMENTS IN SECTION 14-16-5-6 OF THE CITY OF ALBUQUERQUE ZONING CODE.



TRAFFIC CIRCULATION LAYOUT APPROVED
 Serfil A. Kanbar 1/23/2026
 Signed Date

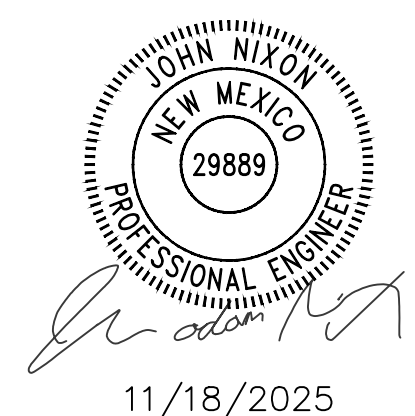
LEGEND AND NOTES:

- PROPOSED ASPHALT PAVING
- PROPOSED ASPHALT BOUNDARY
- ADA ACCESS PATH
- EXISTING CURB AND GUTTER
- EXISTING ASPHALT PAVING
- BOUNDARY LINE



EXECUTIVE SUMMARY:

This site is located just west of the Pan American Freeway NE Frontage Road. The site has a common access from the frontage road along its southern boundary. Lang Avenue NE is located through the parking lot to the west. The site currently is vacant and has no structures. The proposed site includes a building on the 2.21 acre lot. Access to the site can be made from Lang Avenue or from the frontage road to the east. The lot will maintain the common access drive from the frontage road which serves the businesses within the development. A full scale parking lot, drive-thru and employee parking will be constructed for this building. The drive thru allows circulation around the building.



REVISIONS:	
DATE	DESCRIPTION

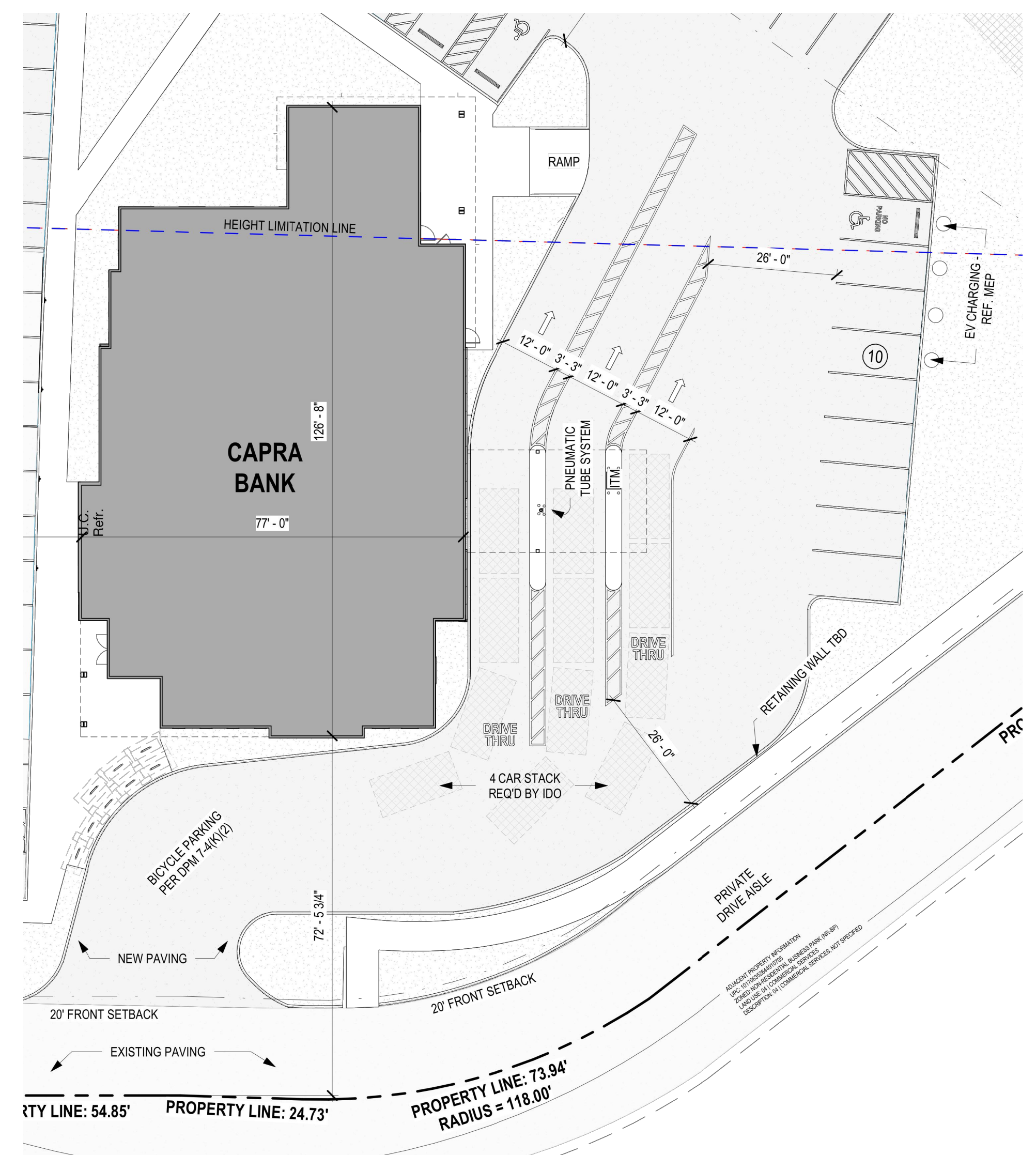
CAPRA BANK ALBUQUERQUE
5171 LANG AVE NE
ALBUQUERQUE, NEW MEXICO 87109



Seventeen Services LLC
Texas Architecture Firm BR 3014
1500 Broadway - Suite 203
Lubbock, TX 79401
806.787.8533
tyler@17services.com

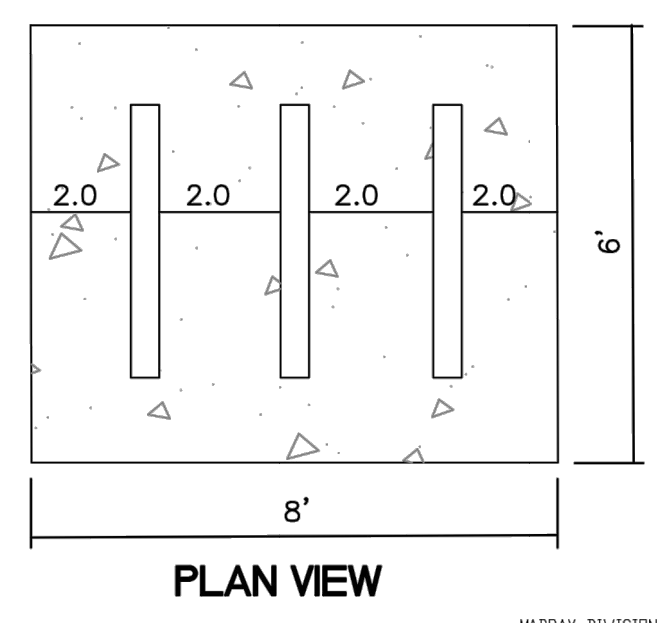
Project Number 25ENG27
Date 9-19-25
Drawn By SM
Sheet Size D 24X36

TRAFFIC
CIRCULATION
PLAN
- PHASE 2
TCL-5

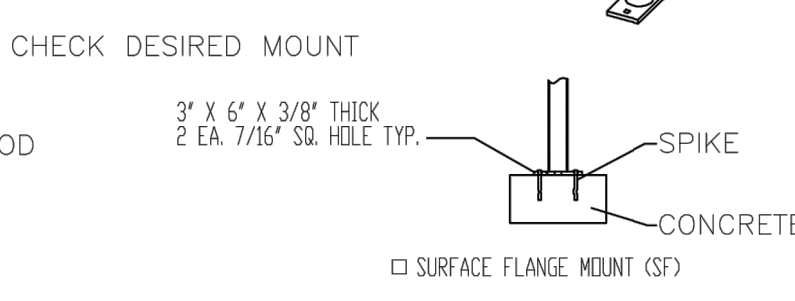
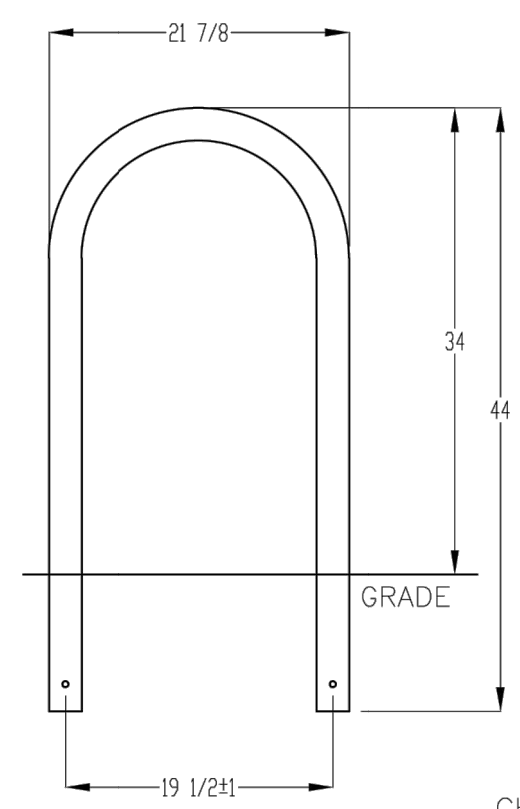


DRIVE-THRU
STACKING EXHIBIT

TRAFFIC CIRCULATION
LAYOUT APPROVED
Sertil A. Kanbar 1/23/2024
Signed Date



PLAN VIEW
MUDRAX DIVISION
GRABER MANUFACTURING, INC.
1080 LINCOLN DRIVE
WALNUT CREEK, CA 94597
PHONE 416-7701, FAX 925-849-1080, F1680 849-1081
WWW.MUDRAX.COM, E-MAIL: SALES@MUDRAX.COM

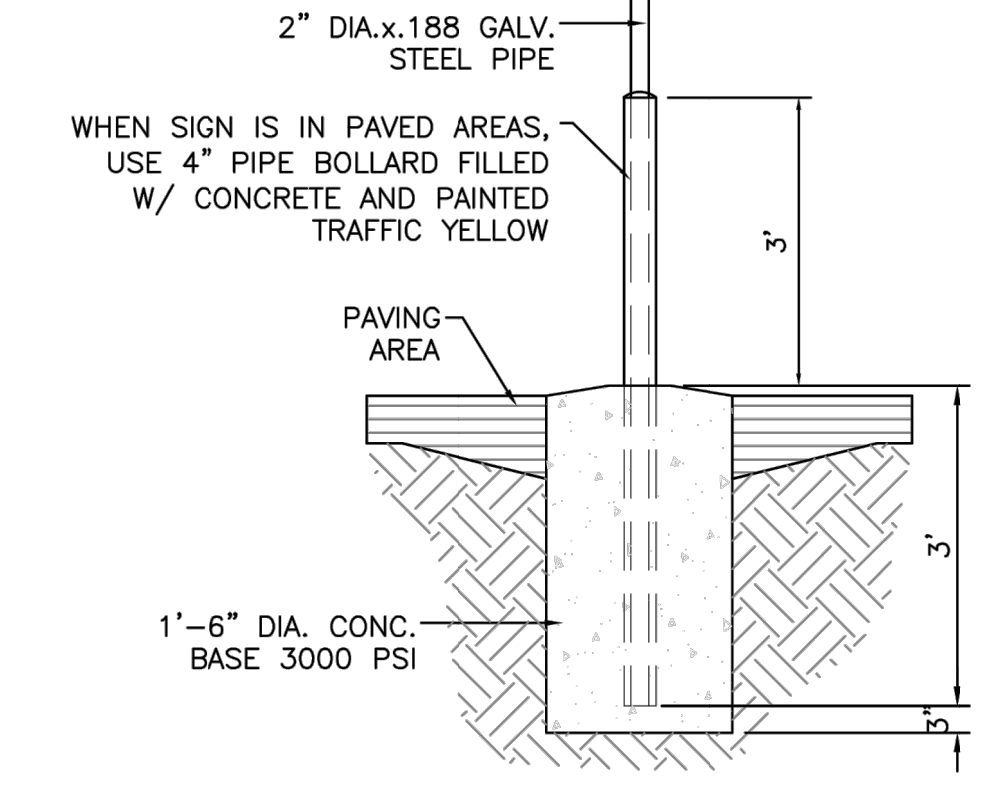


PRODUCT: 11230-16(S)
DESCRIPTION: 1" BIKE RACK
DATE: 10-4-18
ENG: SNC
CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
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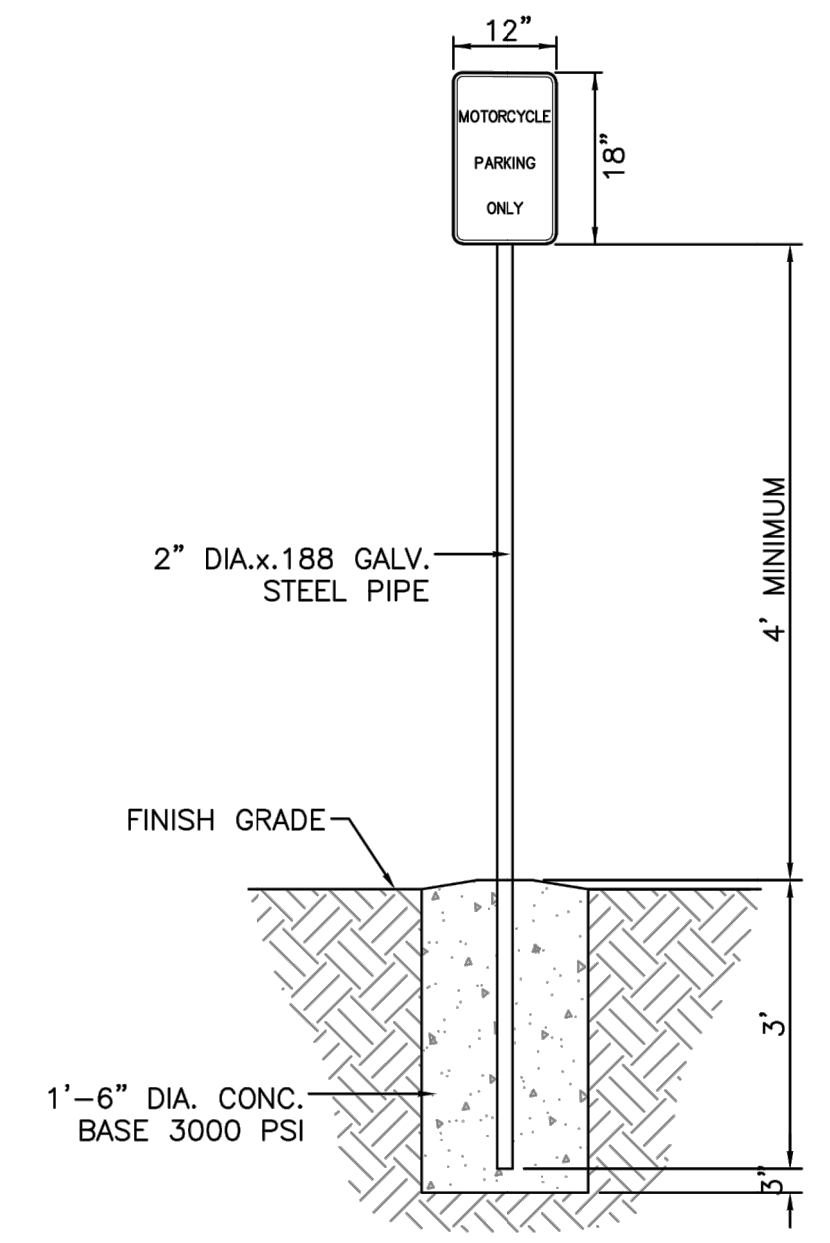
BIKE RACK DETAIL
SCALE: NONE

- NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR OF SIGN; SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
4. BIKE RACK SHALL HAVE A 4-FOOT CLEAR ZONE ALL AROUND.
5. EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.

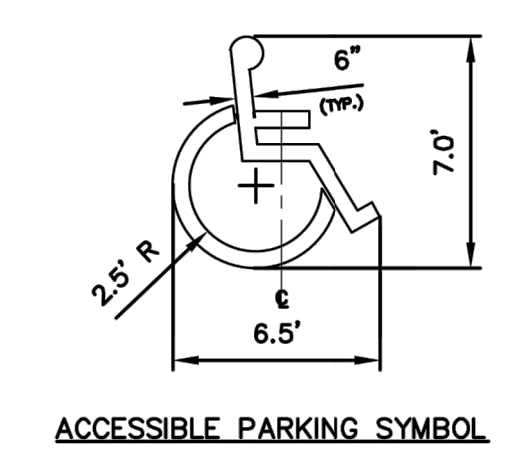
- SIGN TYPE R7-8 (12"x18")
SIGN FIELD IS WHITE
SIGN LETTERING AND BORDER ARE GREEN
INTERNATIONAL SYMBOL OF ACCESSIBILITY IS WHITE ON A BLUE BACKGROUND
- REQUIRED LANGUAGE PER NMSA 197866-7-352.4C (Violators are subject to a fine and/or towing)
- SIGN TYPE R7-8A (6"x12")
SIGN FIELD IS WHITE
SIGN LETTERING AND BORDER ARE GREEN
- REQUIRED LANGUAGE (VAN ACCESSIBLE) PER ANSI 502.7



ACCESSIBLE PARKING SIGN
NTS



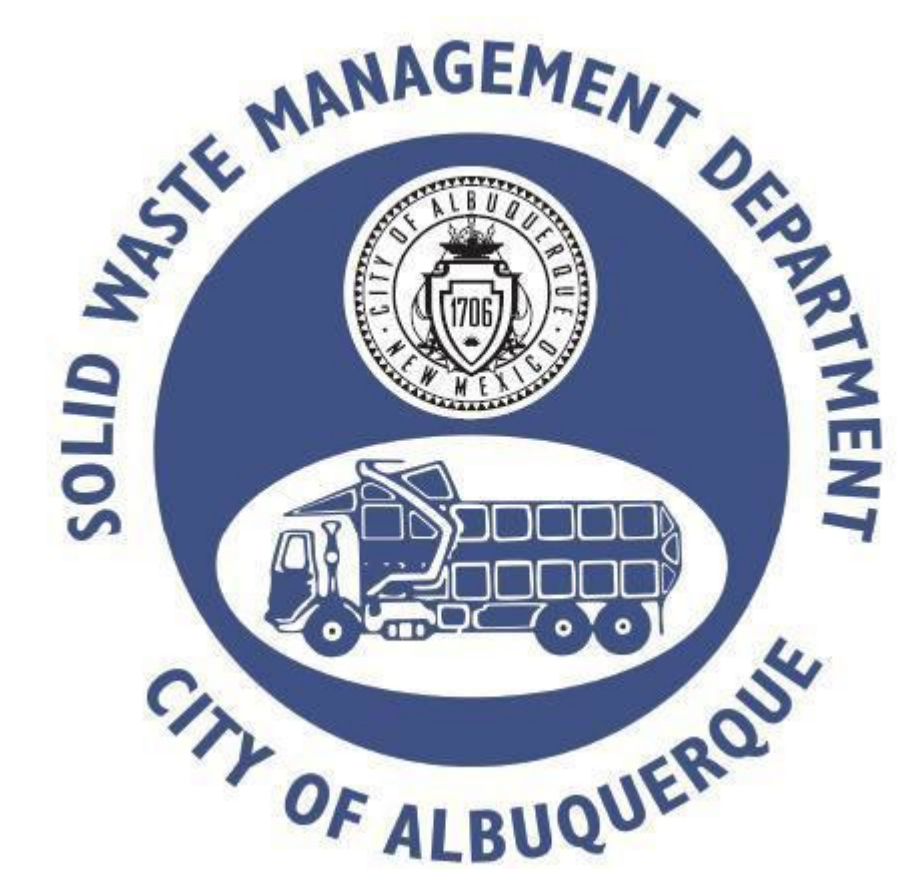
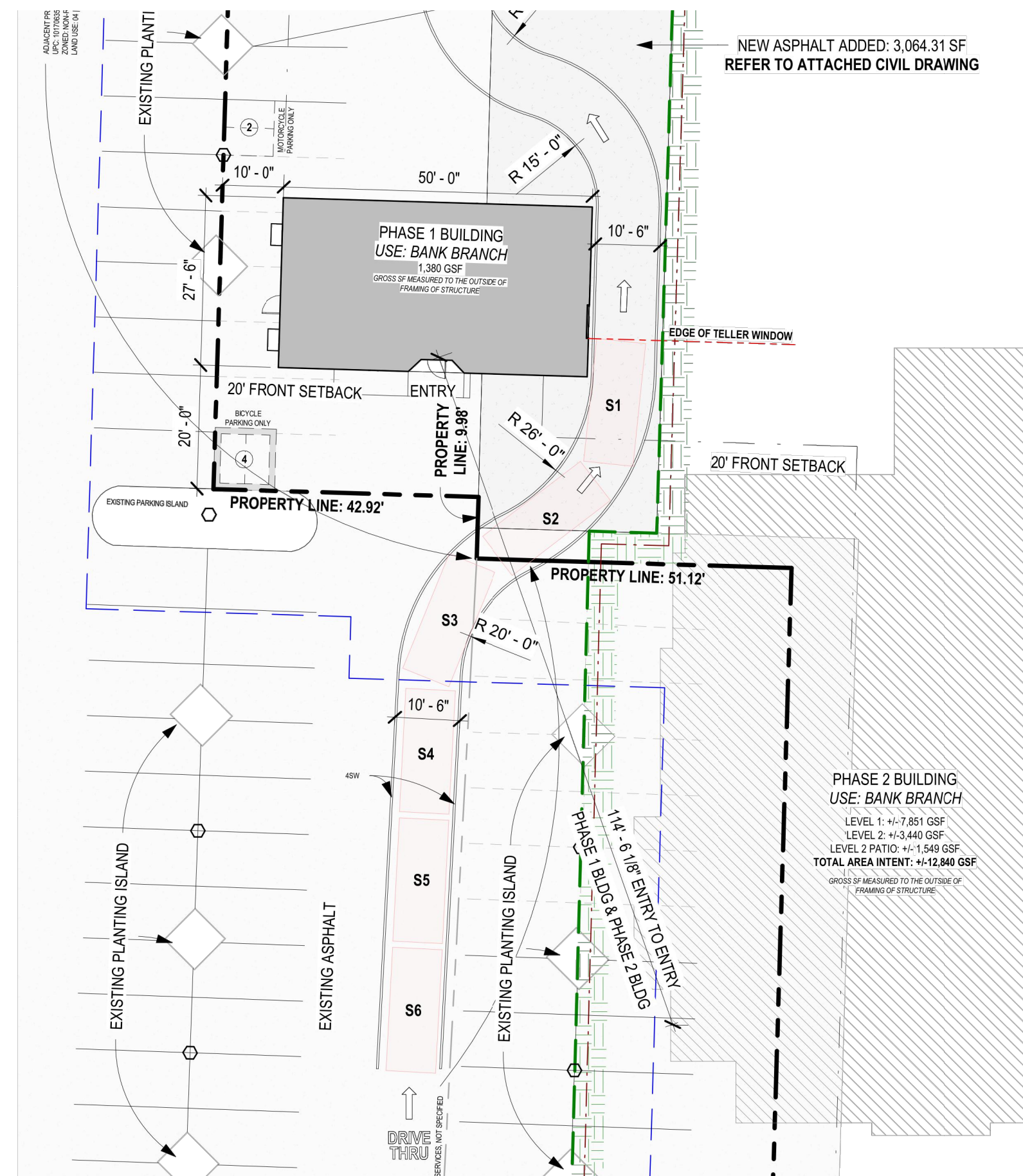
MOTORCYCLE PARKING SIGN
NTS



ACCESSIBLE PARKING SYMBOL

JOHN NIXON
NEW MEXICO
29889
PROFESSIONAL ENGINEER
11/18/2025

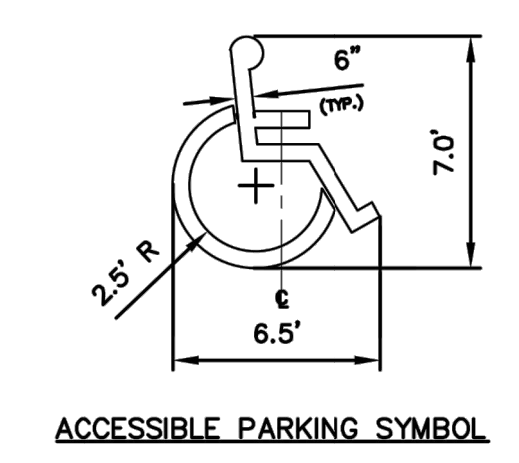
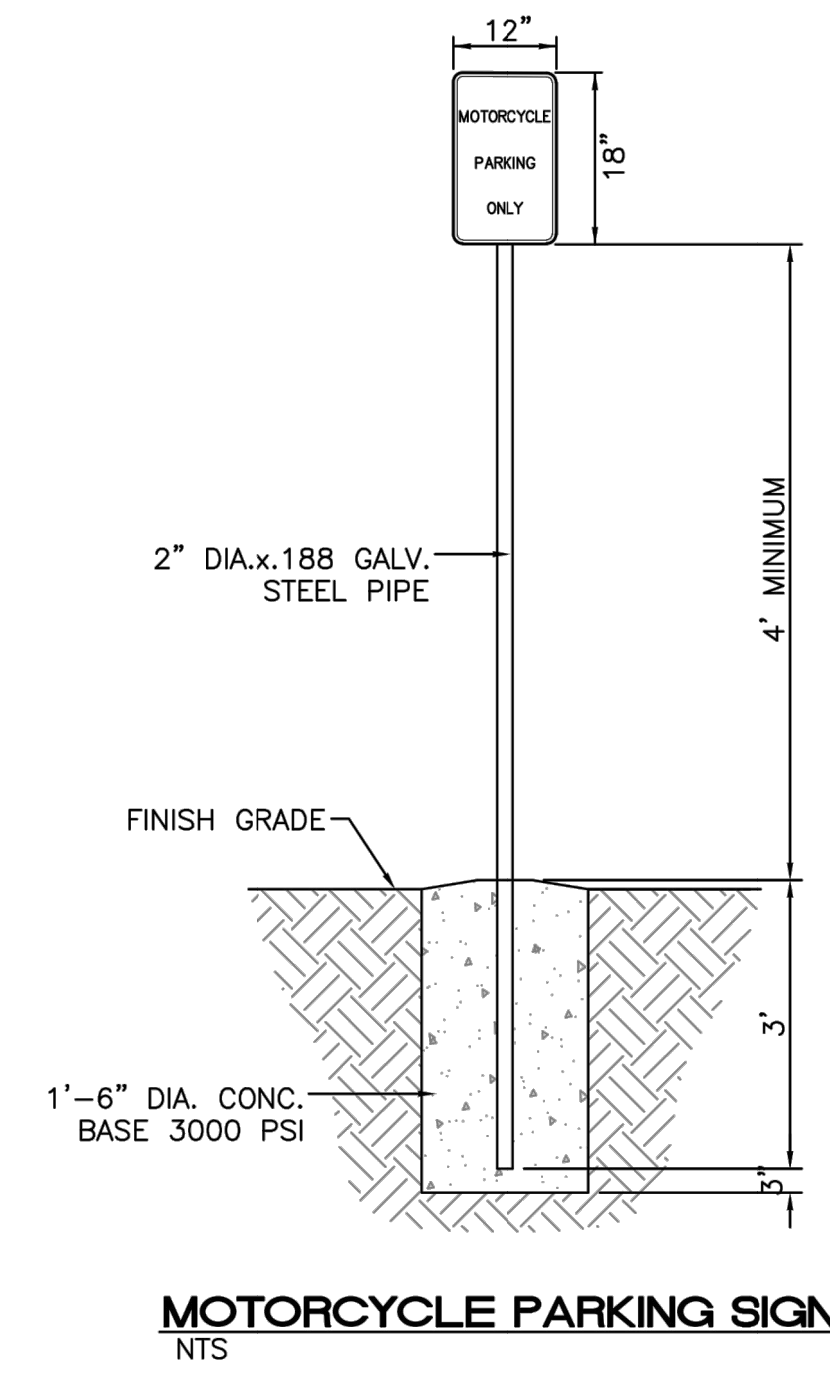
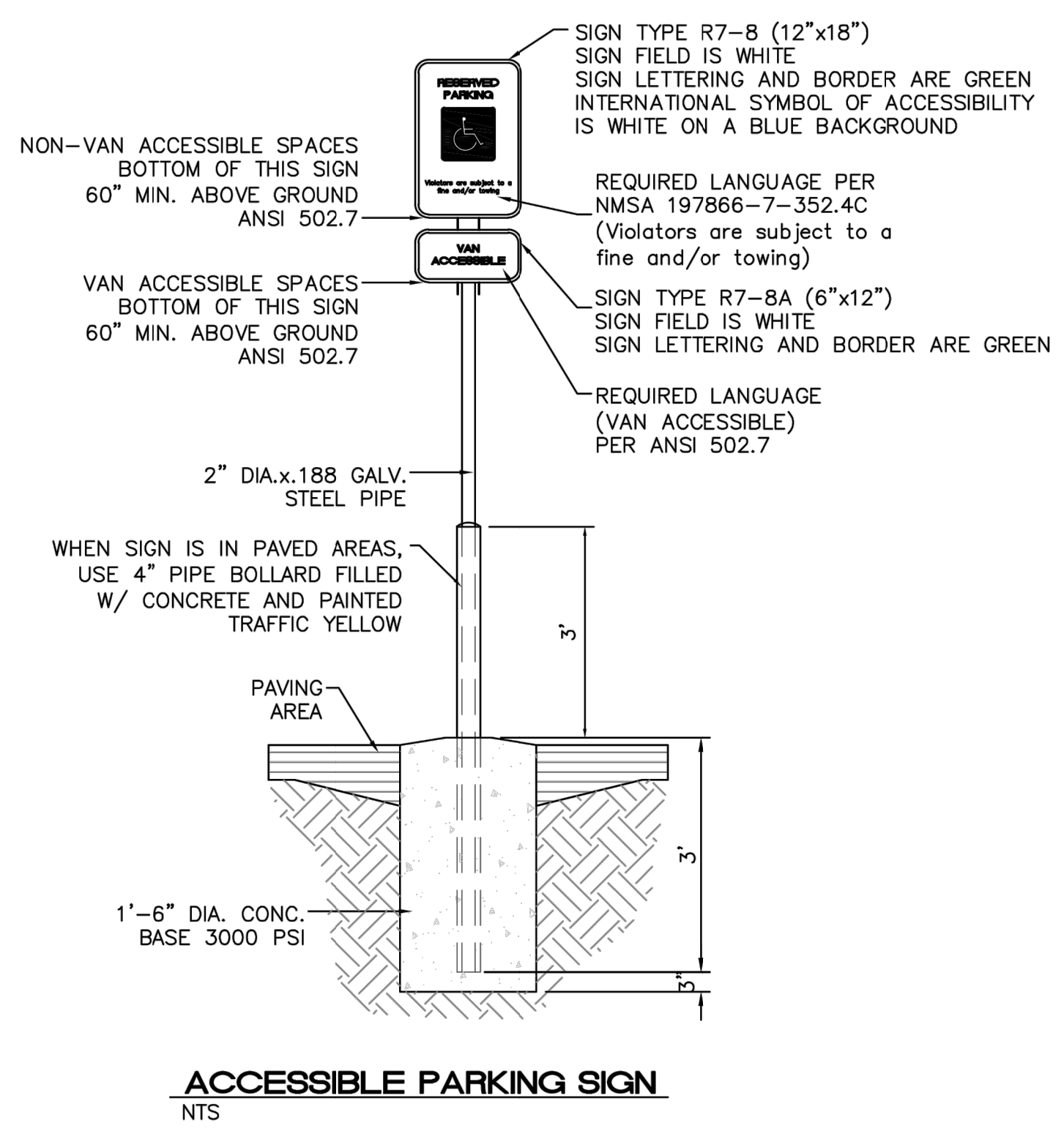
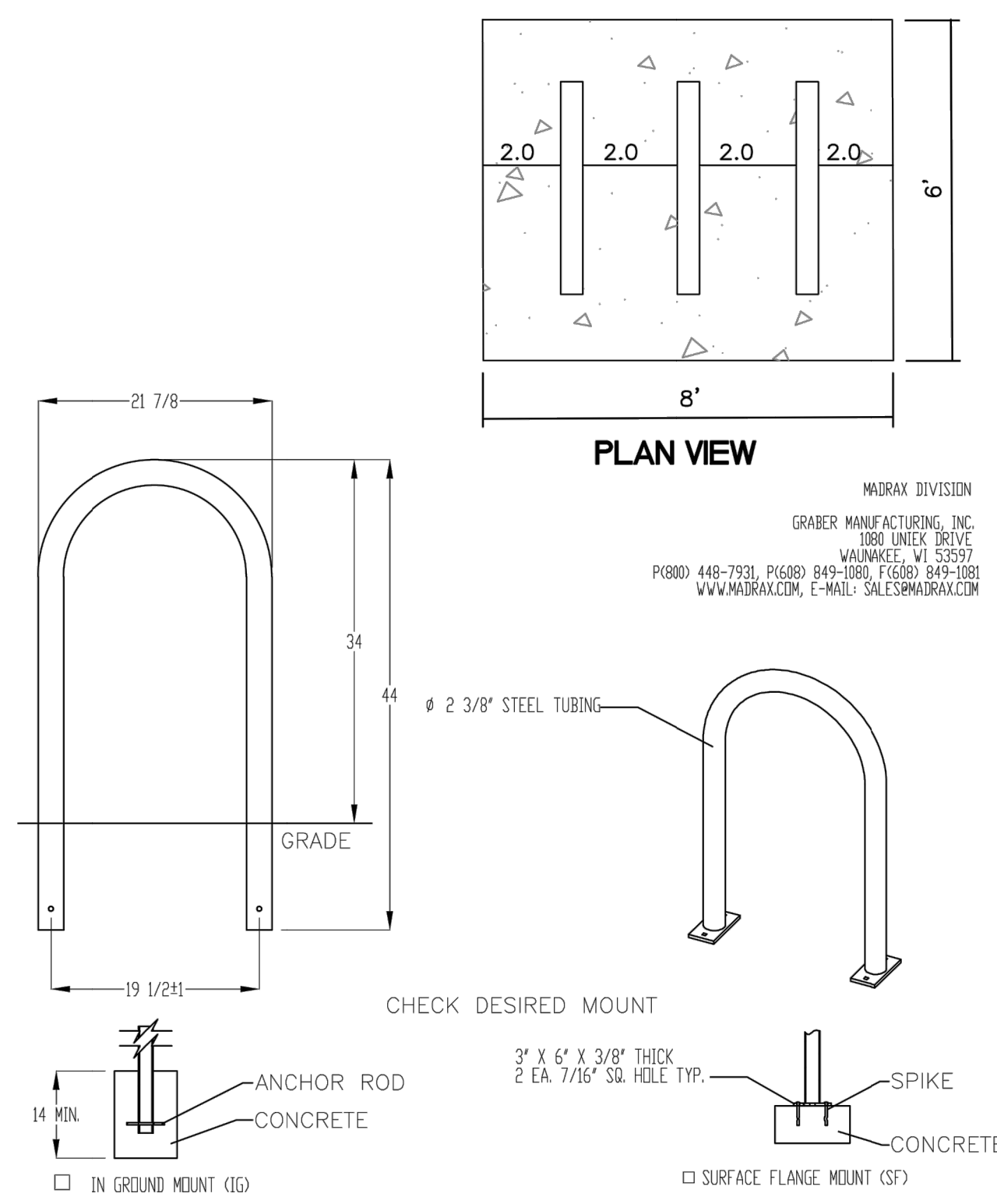
MOUNTAIN TOP ENGINEERING
ELEVATING EXPECTATIONS - SUPERIOR SERVICE
TEXAS ENGINEERING FIRM # 26389 (806) 403 0800
MOUNTAINTOPENG.COM 604 CR 7200, LUBBOCK TX



Approved for access by the Solid Waste Department.
All containers must be made accessible for pick up
between the hours of 5AM and 8PM.
Reviewer: ADRIAN MAREZ
Date: 10-1-25

TRAFFIC CIRCULATION
LAYOUT APPROVED
Sertil A. Kanbar 9/23/2025
Signed Date

APPROVED FOR PHASE 1 OF THIS PROJECT FOR TRASH ENCLOSURE LOCATION



REVISIONS:

DATE	DESCRIPTION

CAPRA BANK ALBUQUERQUE
5171 LANG AVE NE
ALBUQUERQUE, NEW MEXICO 87109



Seventeen Services LLC
Texas Architecture Firm BR 3014
1500 Broadway - Suite 203
Lubbock, TX 79401
806.787.8533
tyler@17services.com

Project Number	25ENG27
Date	9-19-25
Drawn By	SM
Sheet Size	D 24X36

TRAFFIC CIRCULATION PLAN - PHASE 1
TCL-4

October 1, 2025

Chair
Klarissa Peña
City of Albuquerque
Councilor, District 3

Vice Chair
Barbara Baca
County of Bernalillo
Commissioner, District 1

Frank A. Baca
County of Bernalillo
Commissioner, District 2

Dan Lewis
City of Albuquerque
Councilor, District 5

Eric C. Olivas
County of Bernalillo
Commissioner, District 5

Louie Sanchez
City of Albuquerque
Councilor, District 1

Timothy M. Keller
City of Albuquerque
Mayor

Ex-Officio Member
Gilbert Benavides
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Simon Melonas
Mountain Top Engineering, LLC
604 County Road 7200
Lubbock, Texas 79404

RE: Water and Sanitary Sewer Availability #250608

Project Name: Capra Bank Albuquerque

Project Address: 5171 Lang Avenue NE

Legal Description: Tract A-3-A Plat of Tract A-3-A and Tract A-3-B Legacy at Journal Center (A Replat of Tract a-3, Plat of A-1, A-2 & A-3 Legacy of Journal Center)

UPC: 101706352646310706

Zone Atlas Map: D-18

Dear Mr. Melonas:

Project Description: The subject site is located on Lang Avenue north of Journal Center Blvd., within the City of Albuquerque. The proposed development consists of approximately 1.57 acres and the property is currently zoned NR-BP, Non-Residential-Business Park Zone District. The property lies within the Pressure Zone 2E in the Alameda Trunk. The Request for Availability indicates plans to develop the site that will consist of an approximately 6,000 square building, Capra Bank and support the proposed platting action.

Existing Conditions:

Water infrastructure in the area consists of the following:

- 12-inch PVC distribution line (project #26-5081.90-95) along Lang Avenue NE.

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch PVC sanitary sewer collector line (project #26-5081.90-95) along Lang Avenue NE.

Water Service: New metered water service to the property can be provided via routine connection to the existing 12-inch distribution line along Lang Avenue NE. Additional private easement may be required. According to the Record Drawings, there is a 2" domestic meter box and a ¾" landscape meter box on Lang Avenue for this property through an existing 15-foot private utility easement for the benefit of the subject property. This private easement crosses existing Tract A-3-B. The engineer is responsible for determining pressure losses and sizing the service line(s) downstream of the public water line to serve the proposed development.

Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service. Each legally platted property shall have individual, independent water services. No property shall share a water service with any other property.

Existing service lines and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main. For fire lines, the line shall be capped near the public valve and valve access shall be grouted and the collar removed.

Sanitary Sewer Service: New sanitary sewer service can be provided via routine connection to the existing eight-inch sanitary sewer collector line along Lang Avenue NE. Additional private easement may be required. According to record drawings, there is an existing four-inch private sewer line for this property through a 15-foot private utility easement for the benefit of the subject property. This private easement crosses existing Tract A-3-B. No property shall share a private sewer service with any other property. The engineer is responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development.

Fire Protection: From the Fire Marshal's requirements, the instantaneous fire flow requirements for the project are 1500 gallons per minute. One fire hydrant is required. There are two existing hydrants available, and no new hydrants are proposed with this project. As modeled using InfoWater™ computer software, the fire flow **CAN** be met by applying the required fire flow to the system as shown in the information provided by the requestor. Analysis was performed by simulating the required fire flow at the 12-inch water line in Lang Avenue NE.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

The engineer is responsible for determining pressure losses and sizing of the fire line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system. Private fire pumps shall not take suction directly from the public water system. If private fire pumps are proposed to connect to the public system, coordination with the Water Authority is required to determine if the private pump will have adverse impacts on the public system such as cavitation and/or water hammer.

Cross Connection Prevention: Per the Cross Connection Prevention and Control Ordinance, all new non-residential premises must have a reduced pressure principal backflow prevention assembly approved by the Water Authority installed at each domestic service connection at a location accessible to the Water Authority. No tees, branches, possible connection fittings, or openings are allowed between the reduced principal backflow prevention assembly and the service connection unless protected by a backflow prevention assembly. These requirements also apply to all remodeled non-residential premises when the work area of the building undergoing repairs, alterations, or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration, or rehabilitation.

All non-residential irrigation water systems connected to the public water system shall have a pressure vacuum breaker, spill-resistant pressure vacuum breaker, or a reduced pressure principal backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches, possible connection fittings, or openings are allowed between the containment backflow prevention assembly and the service connection.

All non-residential customers connected via piping to an alternative water source, or an auxiliary water supply and the public water system shall install a containment reduced pressure principal backflow prevention assembly approved by the Water Authority after the potable service connection.

All new services to private fire protection systems shall be equipped with a containment reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction installed after the service connection. No tees, branches, possible connection fittings, or openings are allowed between the containment backflow prevention assembly and the service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the private fire protection system meets or exceeds ANSI/NSF Standard 60.61 throughout the entire private fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections nor connections from auxiliary water supplies.

The Water Authority recommends that all backflow (containment) devices be located above ground just outside the easement or road right-of-way, the containment backflow device can be installed within the building if there are no tees, branches, possible connection fittings, or openings between the reduced principal backflow prevention assembly and the service connection unless protected by another reduced pressure backflow prevention assembly device. Contact Cross Connection at (505) 289-3465 for more information.

Easements and Property: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated Rights-of-Way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. For larger meters that require a meter vault, a 35-foot by 35-foot easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service. A Warranty Deed shall be required when a property is to be transferred to the Water Authority for the installation of facilities to be owned by the Water Authority such as pump stations, reservoirs, wells, lift stations, or any other facility.

The Water Authority shall be granted perpetual, exclusive easement(s) in gross for the construction, installation, maintenance, repair, modification, replacement, and operation of public water and sanitary lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

Pro Rata: Pro Rata is not owed, and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction: The design and construction of all required improvements will be at the developer/property owner's expense. If new services are needed, improvements must be coordinated through the Water Authority Connection Permit process. Construction must be performed by a licensed (GF9 or GF98) and bonded public utility contractor.

Utility Expansion Charge (UEC): In addition to installation and construction costs, a UEC charge will be paid to the Water Authority at the time of meter sale or application for service for all properties connecting to the water and/or wastewater system. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. Per the Rate Ordinance, each customer classification on the same premise requires a separate meter. Contact Customer Service at (505) 842-9287 (option 3) for more information regarding UECs.

Water Use: All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Reduction Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

Sincerely,



Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps

f/ **Availability Statement #250608**

250608 - Water



0 230 460 Feet



Legend



Hydrant




Project Location

Water Pipe

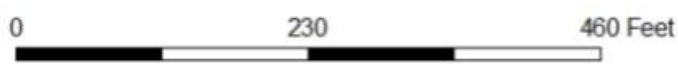
Subtype

 Distribution Line

 Hydrant Leg



250608 - Sanitary Sewer



Legend

- Sewer Manhole
- Project Location
- Sewer Pipe**
- Subtype**
- COLLECTOR

