



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

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)

BRIEF DESCRIPTION OF REQUEST

Subdivision of 2 lots into 8 lots with ROW dedication

APPLICATION INFORMATION

Applicant/Owner: Design Development Group, LLC		Phone: 505-315-6563
Address: 8504 Waterford Pl. NE		Email:
City: Albuquerque	State: NM	Zip: 87122
Professional/Agent (if any): THE Group / Ron Hensley		Phone: 505-410-1622
Address: 300 Branding Iron Rd. SE		Email: ron@thegroup.cc
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest in Site:	List <u>all</u> owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lots 4 and 5	Block: 16	Unit: 3 Tract 3
Subdivision/Addition: North Albuquerque Acres	MRGCD Map No.:	UPC Code: 102006432125040529/102006433825040528
Zone Atlas Page(s): C-20	Existing Zoning: R1-C	Proposed Zoning R1-C
# of Existing Lots: 2	# of Proposed Lots: 8	Total Area of Site (Acres): 1.99

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 9200 Wilshire Ave. NE	Between: Ventura	and: Holbrook
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2022-006568

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

Signature:	Date: 8/4/23
Printed Name: Ron E. Hensley	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022 **AMENDMENT TO INFRASTRUCTURE LIST**

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

 EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

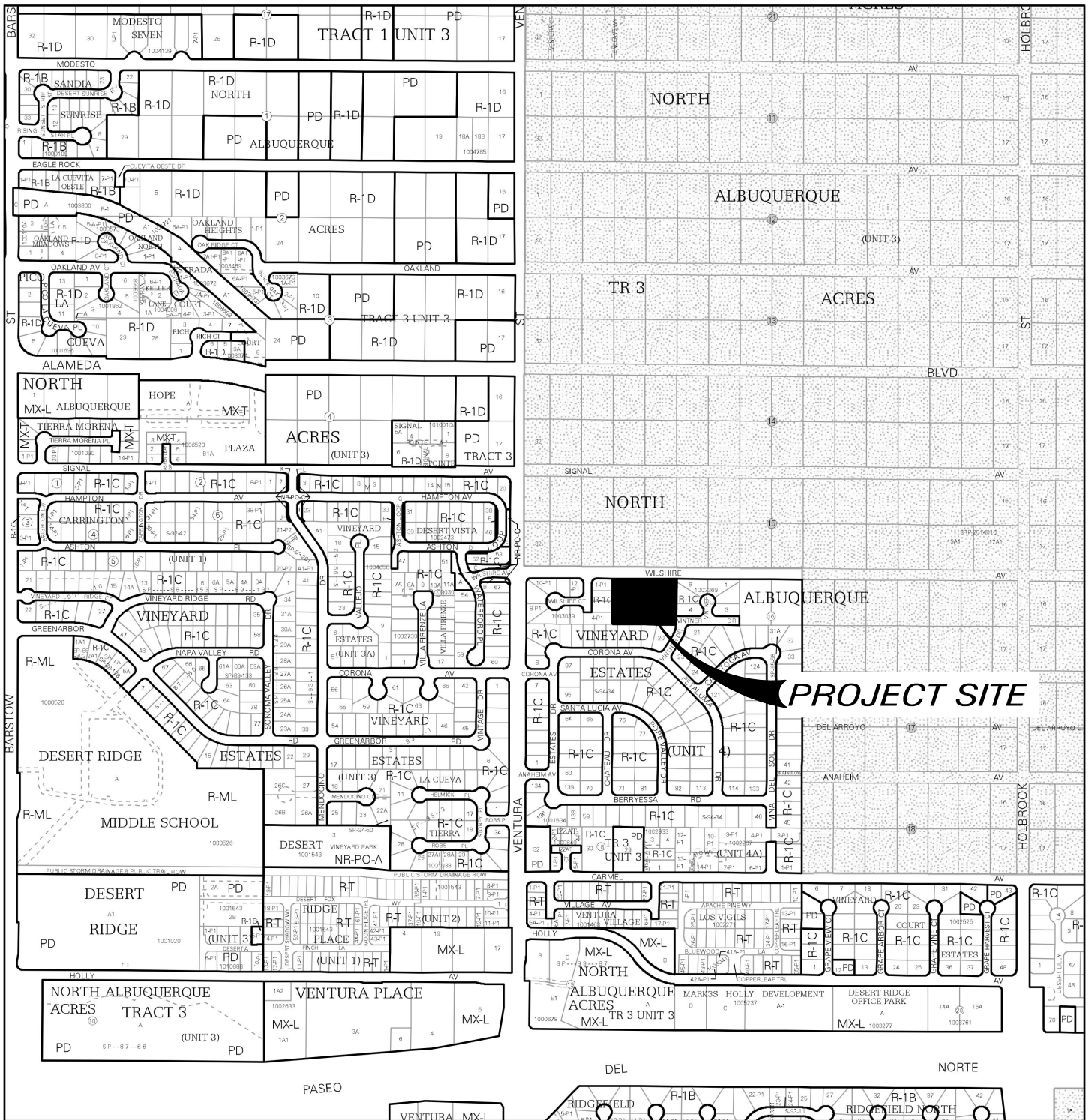
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT


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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- X ___ 1) DFT Application form completed, signed, and dated
- X ___ 2) Form S3 with all the submittal items checked/marked
- X ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- X ___ 4) Letter describing, explaining, and justifying the request
- X ___ 5) Scale drawing of the proposed subdivision plat or Site Plan
- X ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

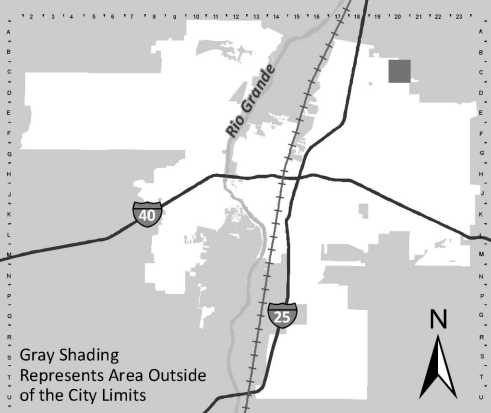


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).











Rio Grande

40 25

N

Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
C-20-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

0 250 500 1,000 Feet



The **H**ENSLEY **E**NGINEERING **G**ROUP

August 4, 2023

Development Facilitation Team
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Wilshire Ave. N.E. – Sketch Plat

Attached Sketch Plat submittal for a subdivision located within zone atlas pages C-20.

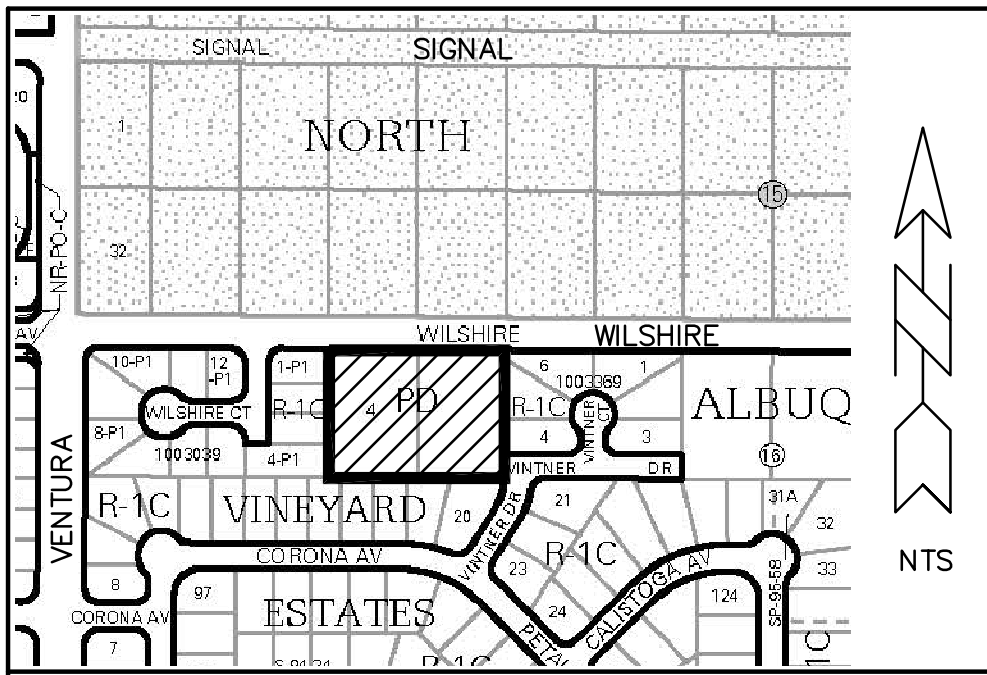
The subdivision is a replat of “Lots 4 and 5, Block 3, Tract 3, Unit 3 North Albuquerque Acres and is located at Wilshire Ave. between Holbrook and Ventura St. The plat would create 8 lots from the existing lots.

As agent for the owners, we are requesting comment on the City requirements to approve the proposed subdivision. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

Ron E. Hensley P.E.

ron@thegroup.cc



LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121)

all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Design and Development Group , LLC, a New Mexico limited liability company

Shakeel Rizvi, Managing Member _____ Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Shakeel Rizvi, Managing Member of Design and Development Group, LLC, a New Mexico limited liability company, on behalf of said company.

Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right-of-way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

PRELIMINARY PLAT
VALENTINO ESTATES
(A REPLAT OF LOTS 4 & 5,
BLOCK 16, TRACT 3, UNIT 3,
NORTH ALBUQUERQUE ACRES)
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 17
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2023

PROJECT NUMBER: _____
Application Number: _____

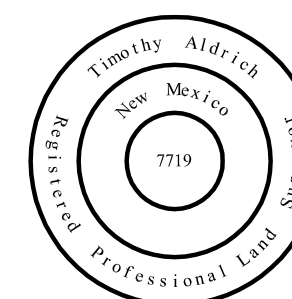
PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Lumen	_____	Date
Comcast	_____	Date
City Approvals:		
City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer/Hydrology	_____	Date
Code Enforcement	_____	Date
Solid Waste Management	_____	Date
Development Hearing Officer, Planning Department	_____	Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."



[Signature]
Timothy Aldrich, P.S. No. 7719

06/24/2023
Date



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

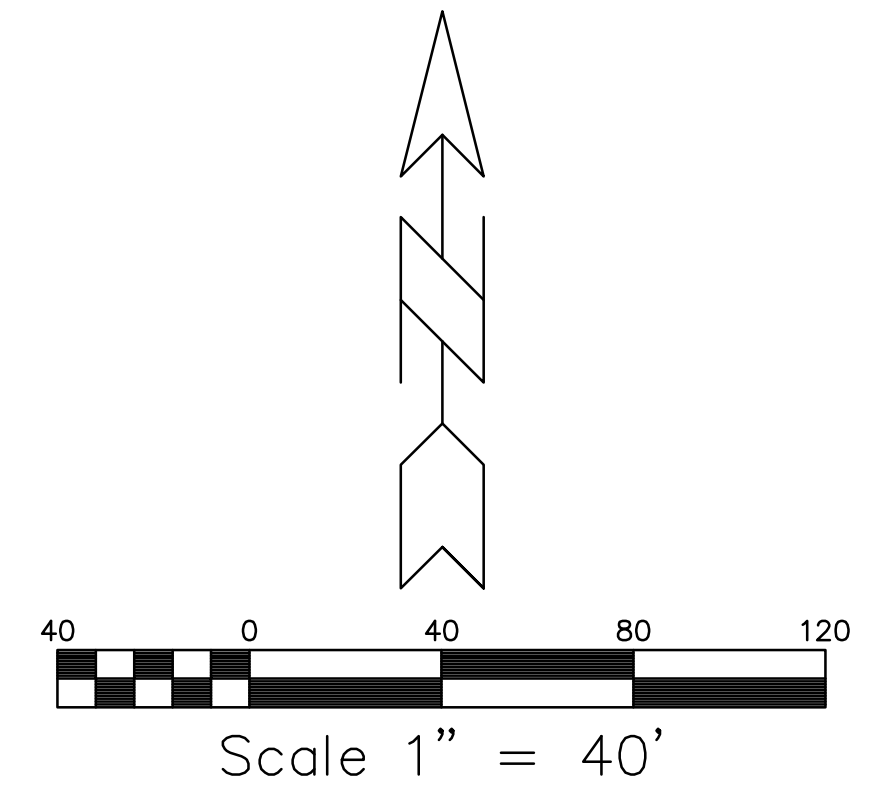
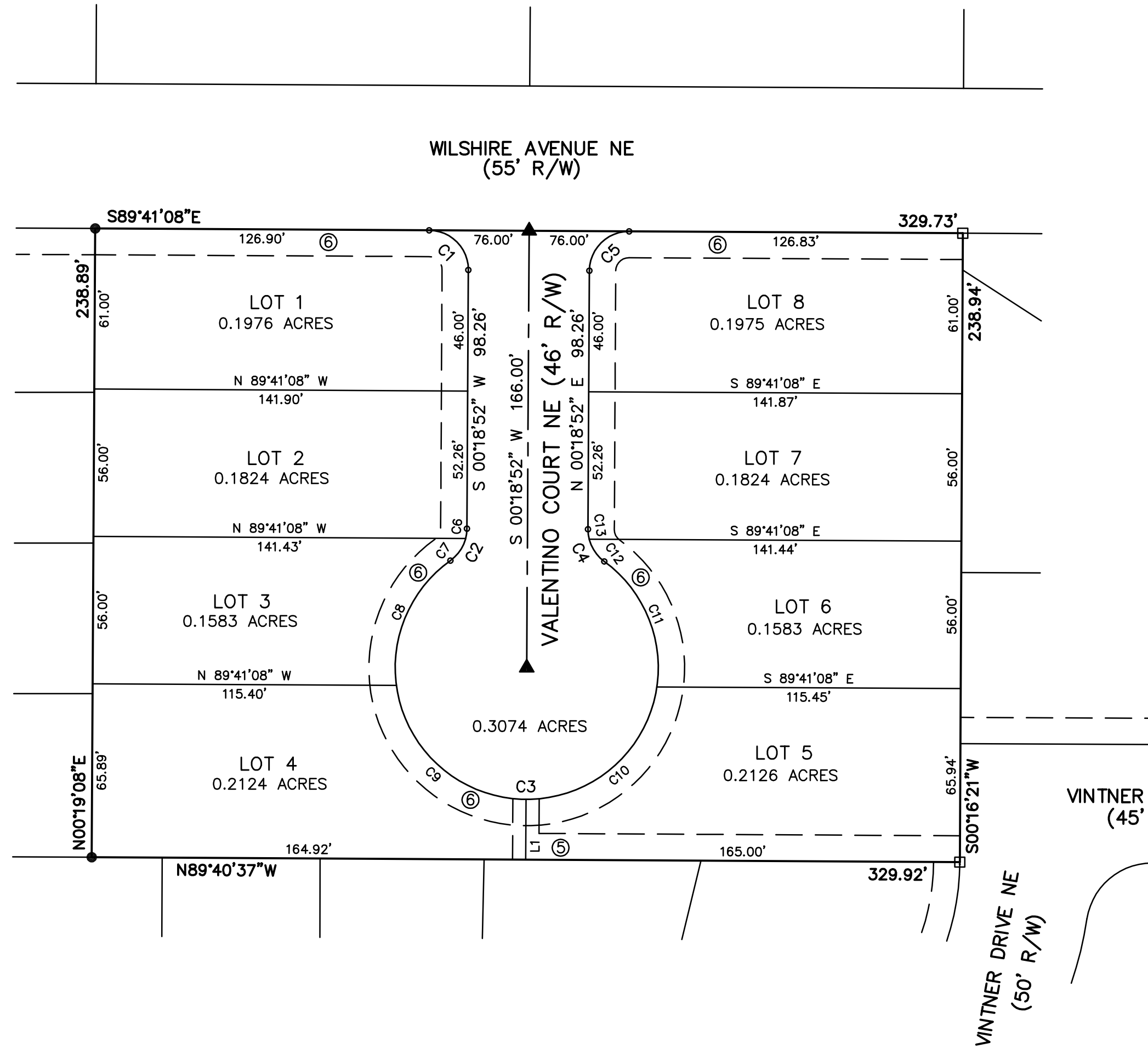
Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	14.20'	15.00'	54°13'27"	S 27°25'36" W	13.67'
C3	251.72'	50.00'	288°26'54"	S 89°41'08" E	58.46'
C4	14.20'	15.00'	54°13'27"	N 26°47'51" W	13.67'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

PRELIMINARY PLAT
 VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

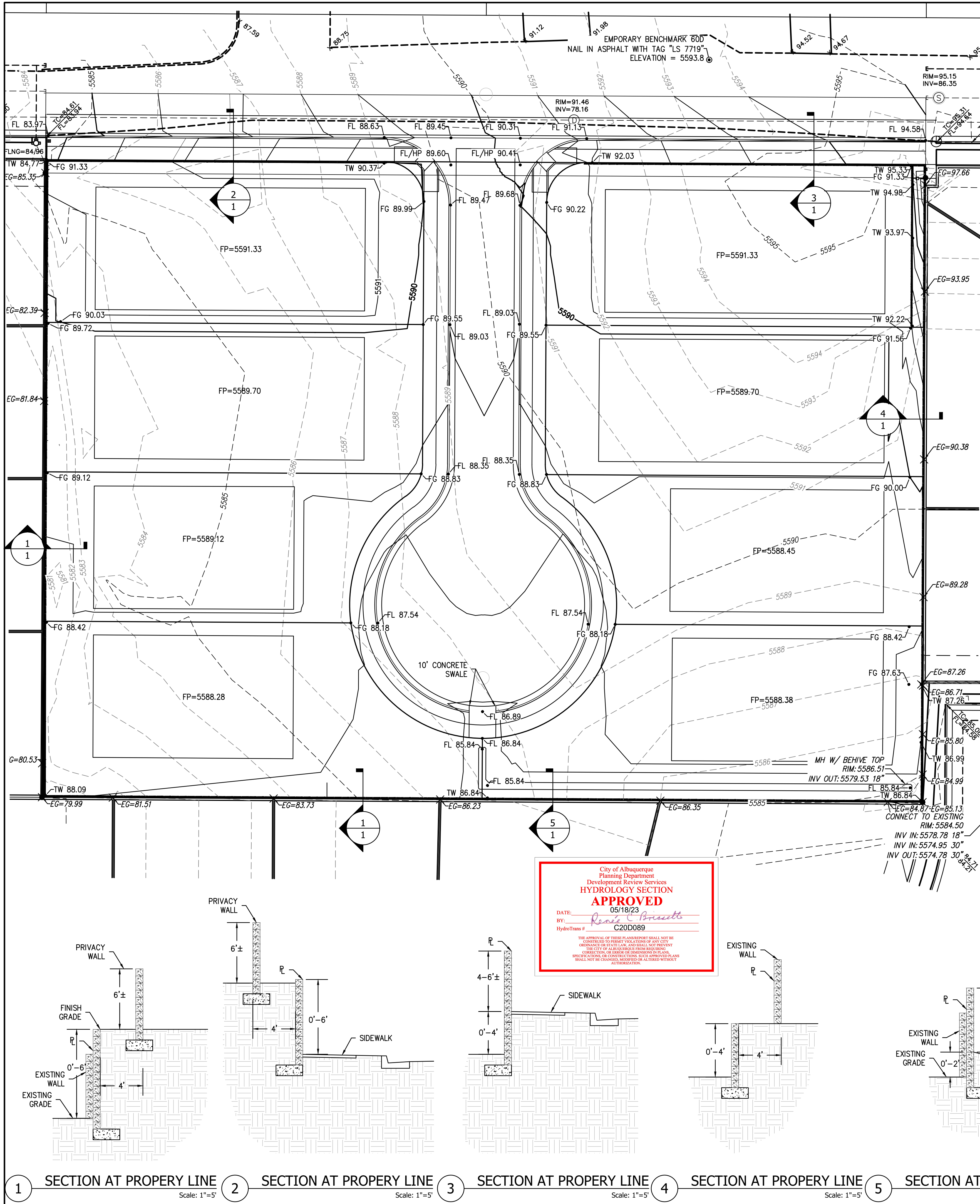


LINE	BEARING	DISTANCE
L1	S 00°18'52" W	22.91'

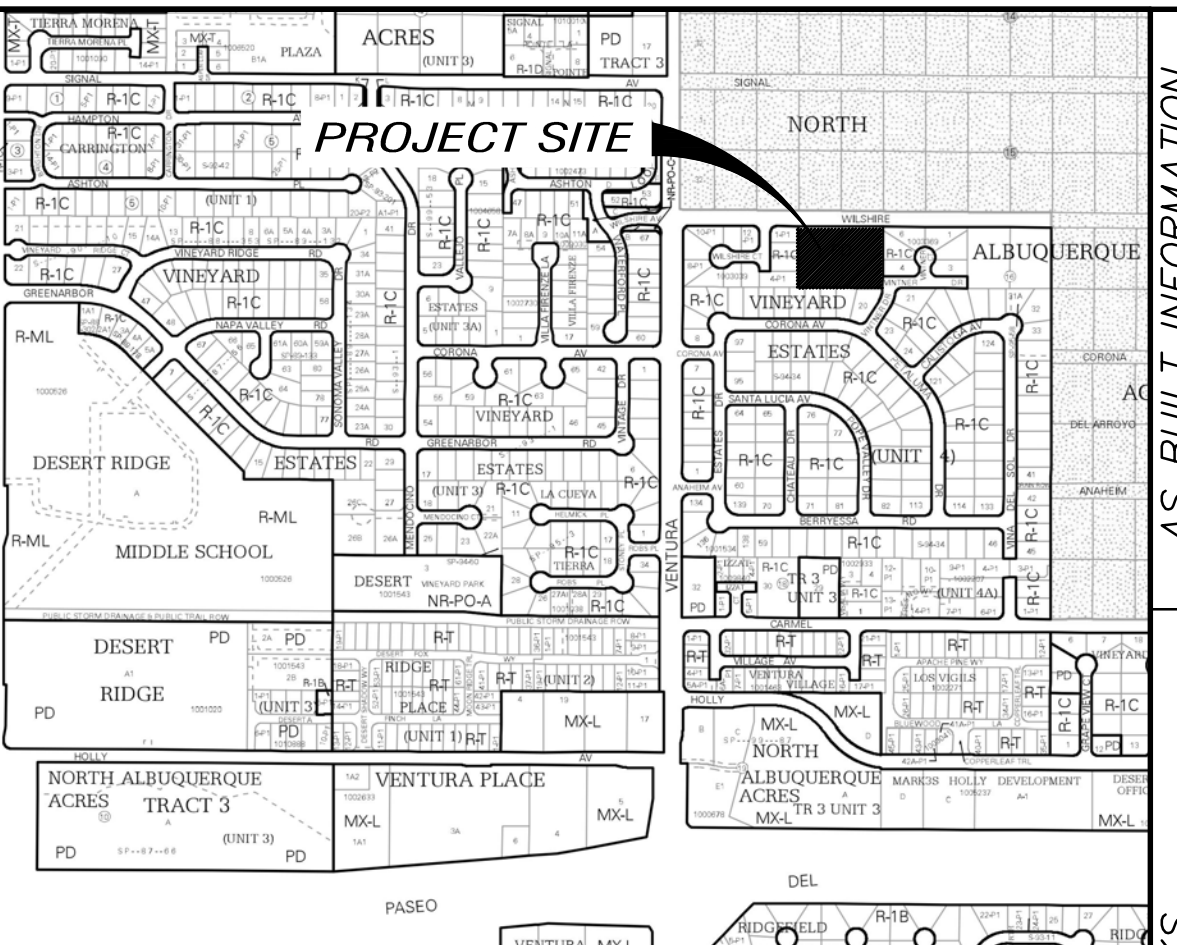
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	3.77'	15.00'	14°25'09"	S 07°31'26" W	3.76'
C7	10.42'	15.00'	39°48'18"	S 34°38'10" W	10.21'
C8	54.34'	50.00'	62°16'19"	S 23°24'10" W	51.71'
C9	71.52'	50.00'	81°57'08"	S 48°42'34" E	65.57'
C10	71.52'	50.00'	81°57'08"	N 49°20'18" E	65.57'
C11	54.34'	50.00'	62°16'19"	N 22°46'25" W	51.71'
C12	10.42'	15.00'	39°48'18"	N 34°00'26" W	10.21'
C13	3.77'	15.00'	14°25'09"	N 06°53'42" W	3.76'

Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	2 of 3

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



FIRM MAP NO. 35001C0141G



VICINITY MAP C-19-Z

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

DRAINAGE INFORMATIONS

LOCATION & DESCRIPTION
THE PROPOSED SITE IS COMPRISED OF 2 LOTS OF 0.85 ACRES LOCATED ON WILSHIRE AVE. EAST FL VENTURA. AS SEEN ON THE VICINITY MAP.

FLOODPLAIN STATUS
THE CONSTRUCTION OF THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141G, DATED SEPTEMBER 26, 2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY
EQUATIONS:
WEIGHTED E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d / (\text{Total Area})$
FLOW = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$
WHERE FOR 100-YEAR, 6-HOUR STORM (ZONE 3)
 $E_a = 0.67$ $Q_a = 1.84$
 $E_b = 0.86$ $Q_b = 2.49$
 $E_c = 1.09$ $Q_c = 3.17$
 $E_d = 2.58$ $Q_d = 4.49$

PRECIPITATION
THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE DEVELOPMENT PROCESS MANUAL, SECTION 6.

EXISTING DRAINAGE
THIS SITE IS AN INFILL DEVELOPMENT LOCATED WITHIN A DEVELOPED AREA OF THE NORTH ALBUQUERQUE 1-ACRES DMP THAT HAS ALTERED HISTORIC DRAINAGE PATTERNS. HISTORIC FLOW IS DIRECTED TO WILSHIRE RIAND ROUTED TO INTERCEPTED BY THE STORM DRAIN INLETS IN VENTURA.

BASIN	AREA (sf)	TREATMENT A % sf	TREATMENT B % sf	TREATMENT C % sf	TREATMENT D % sf	WEIGHTED E	VOLUME (cu.-ft.)	FLOW (cfs)	CFS/AC (cfs)
EXISTING	78799	100%	78799	0%	0%	0	0.6700	4400	3.33
PROPOSED	78799	0%	0%	40%	31520	60%	47279	1.9840	13028
								7.17	3.96

DEVELOPED CONDITION
THIS SITE WILL BE DEVELOPED AS 8 SINGLE FAMILY LOTS WITH DEVELOPED RUNOFF DIRECTED TO A WATER QUALITY POND. DISCHARGE WILL BE VIA INLET MANHOLE TO EXISTING STORM DRAIN IN VINTNER DRIVE.

REQUIRED WATER QUALITY VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

LOT DEPICTED HEREON SHALL BE RESPONSIBLE MAINTAINING THE DEPICTED WATER QUALITY VOLUME WITH A CASH IN LIEU PAYMENT FOR THE REMAINING WATER QUALITY VOLUME. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.

IMPERVIOUS AREA = 47,279 SQ.FT.
REQUIRED VOLUME = $47,279 \cdot 0.42/12 = 1,655$ CU.FT.
VOLUME PROVIDED = 479 CU.FT.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 05/18/23
BY: *Renee Brantley*
HydroTrans # C200089

LEGAL DESCRIPTION

WILSHIRE PLACE SUBDIVISION
(BEING A REPLAT OF LOTS 4 AND 5, BLOCK 16, TRACT 3)
WITHIN NORTH ALBUQUERQUE ACRES
IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
ELENA GALLEGOS LAND GRANT NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
- THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
- THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING ENVELOPE MUST BE RESEED IN ACCORDANCE WITH THE SEED MIX INDICATED IN THE OXBOW GUIDELINES.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

LEGEND

- FLOW ARROW
- SLOPE ARROW
- PROPOSED ELEVATION
- EXISTING ELEVATION
- WATER BREAK
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED EASEMENT
- EXISTING WALL
- PROPOSED WALL
- SWALE / FLOW LINE
- SPLASH PAD

CONTRACTOR	DATE	INSPECTOR'S	DATE	FIELD	DATE	VERIFICATION	DATE	CORRECTED	DATE	RECORDED	DATE

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.

CITY PROJECT NO. _____ ZONE MAP NO. _____ SHEET 1 OF 1

AS BUILT INFORMATION

BENCH MARKS

ENGINEER'S SEAL

REVISIONS

DESIGNED BY REH **DATE** 3/23
DRAWN BY REH **DATE** 3/23
CHECKED BY REH **DATE** 3/23

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
WILSHIRE PLACE SUBDIVISION
GRADING AND DRAINAGE
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