



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

The a replat of 2 lots to dedicate easements and ROW with infrastructure to serve lots.

APPLICATION INFORMATION

| | | |
|--|-------------------------|-------------------------------|
| Applicant/Owner: Clearbrook Investments, Inc. | | Phone: |
| Address: 8801 Jefferson St. N.E., #A | | Email: scotth@stillbrooke.com |
| City: ALBUQUERQUE | State: NM | Zip: 87113 |
| 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.: 10 and 11 | Block: 9 | Unit: Tract 2 Unit 3 |
| Subdivision/Addition: North Albuquerque Acres | MRGCD Map No.: | UPC Code: 101906415609030223 |
| Zone Atlas Page(s): C-19 | Existing Zoning: MX-L | Proposed Zoning MX-L |
| # of Existing Lots: 2 | # of Proposed Lots: 2 | Total Area of Site (Acres): 1.99 AC |

LOCATION OF PROPERTY BY STREETS

| | | |
|--|--------------------|----------------|
| Site Address/Street: 7310 and 7330 Carmel Ave. | Between: San Pedro | and: Louisiana |
|--|--------------------|----------------|

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

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: FEBRUARY 21, 2023 |
| 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**

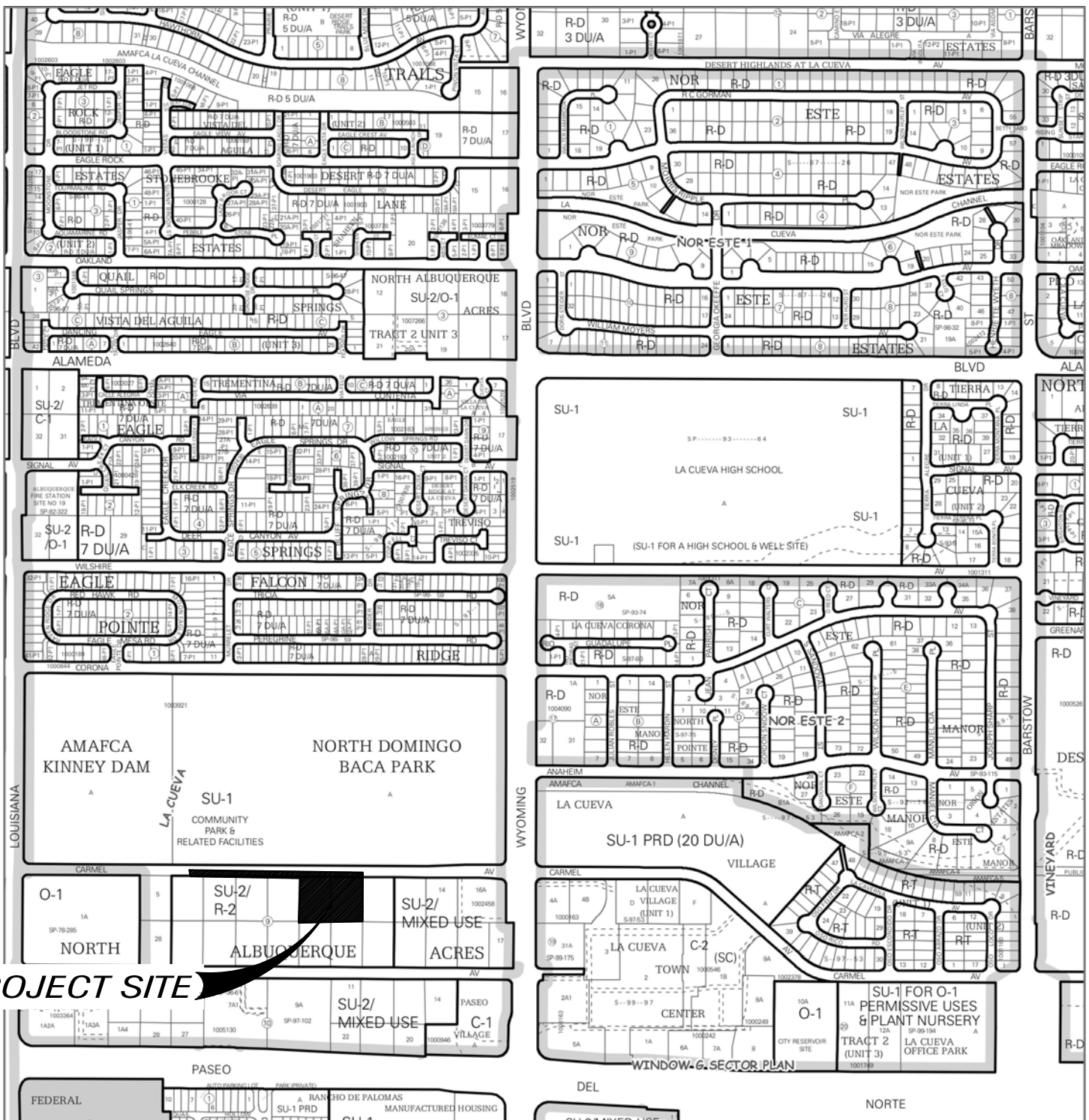
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

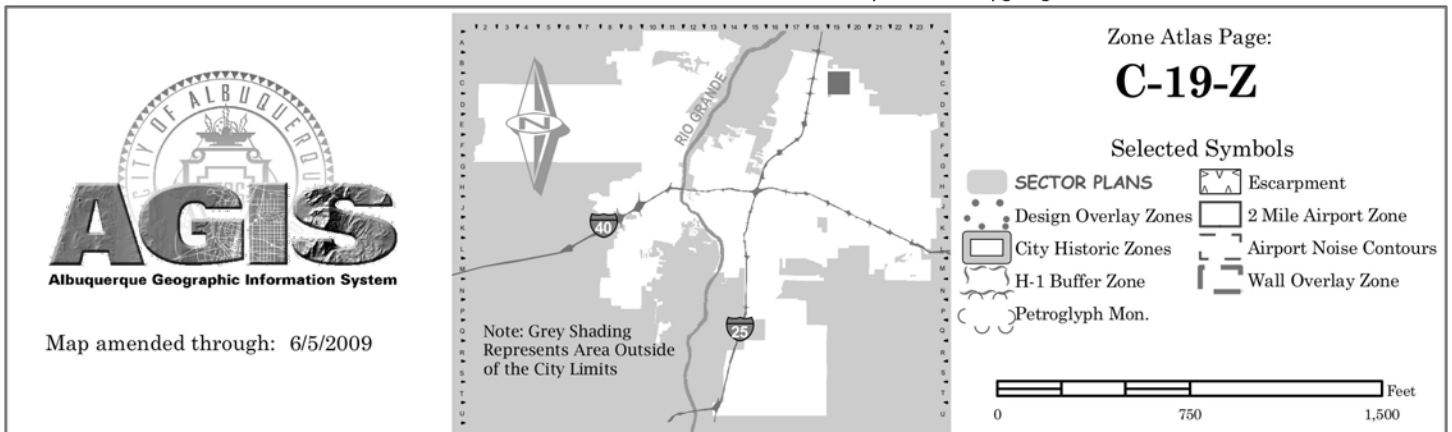
☒ **SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT**

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 5) Letter describing, explaining, and justifying the request
- X 6) Scale drawing of the proposed subdivision plat or Site Plan
- X 7) 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 current information and more details visit: <http://www.cabq.gov/gis>





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

February 21, 2023

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

Re: 7310 and 7330 Carmel Ave. – Sketch Plat

The attached Sketch Plat submittal is for two lots located within zone atlas page C-19.

The subdivision is a replat of “Lots 10 and 11, Tract 2, Unit 3 North Albuquerque Acres” and is located on Carmel Ave. between San Pedro and Louisiana. The plat would dedicate the Carmel Ave. ROW and provided infrastructure improvements for development.

Overview and Summary of Request

- Plat of 2 lots and ROW dedication
- Infrastructure improvements for roads, storm drain and site connections
- Drainage of the lots routed via proposed curb to existing storm drain

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

Civil

*

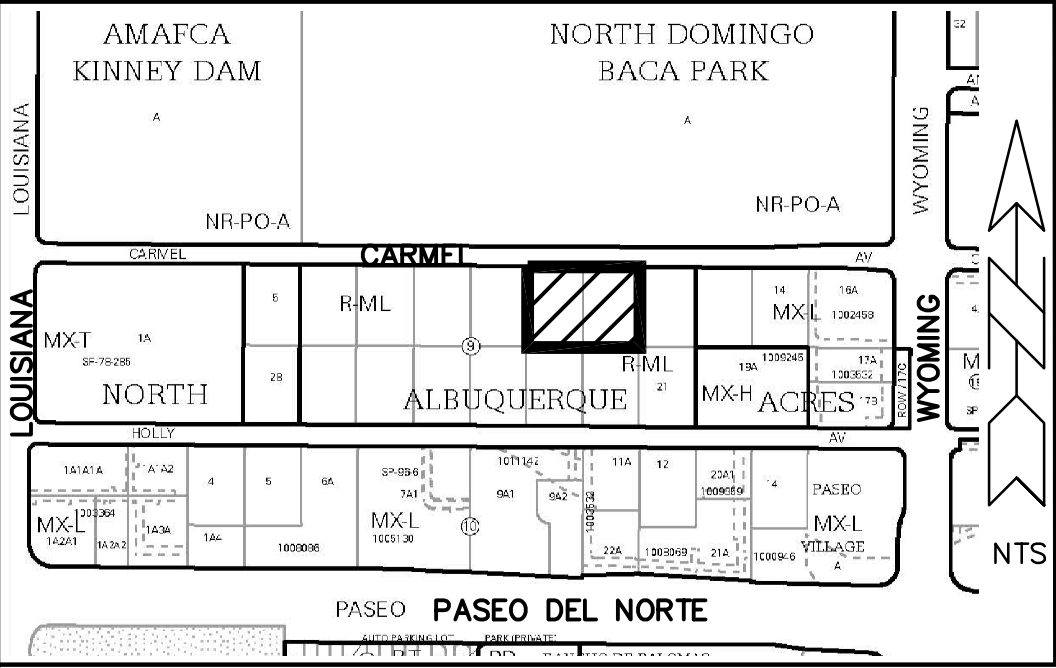
Planning

*

Land Development

300 Branding Iron Rd. S.E. ., Rio Rancho, NM 87124

Office: 505-410-1622



LOCATION MAP C-19-Z

PURPOSE OF PLAT

- 1. To dedicate public street right-of-way as shown hereon.
- 2. To grant public utility easement (PUE) as shown hereon.

SUBDIVISION DATA

- 1. Project No.:
- 2. Application No.:
- 3. Zone Atlas Index No.: C-19-Z
- 4. Total Number of Lots created: 2
- 5.. Total Number of existing Lots: 2
- 6. Gross Subdivision Acreage: 1.9991 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 2, UNIT 3, NORTH ALBUQUERQUE ACRES",
(09-10-1931, D01-020)
all being records of Bernalillo County, New Mexico.
- 5. Field Survey: March, 2022.
- 6. Title Report(s): Old Republic National Title Insurance Company, Commitment No. 2208018, Effective Date - December 22, 2022.
- 7. Address of Property: 7310 & 7330 Carmel Avenue NE, Albuquerque, NM 87113
- 8. City of Albuquerque, New Mexico IDO Zone: MX-L
- 9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 137 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012.
- 10. Unless shown otherwise all points are set 1/2" rebar with cap or MAG 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 dedicate 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: Khalid A. Pashtoon and Nafeesa Pashtoon

Khalid A. Pashtoon and Nafeesa Pashtoon Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this ____ day of _____, 2023, this instrument was acknowledged before me by Khalid A. Pashtoon and Nafeesa Pashtoon, husband and wife.

Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 10 AND 11, BLOCK 9, TRACT 2, 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 D01, Page 020, and containing 1.9991 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 privedge 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 sole 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.

PLAT FOR
LOT 10-A & 11-A, BLOCK 9,
TRACT 2, UNIT 3,
NORTH ALBUQUERQUE ACRES
(A REPLAT OF LOTS 10 & 11, BLOCK 9,
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18,
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 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 |

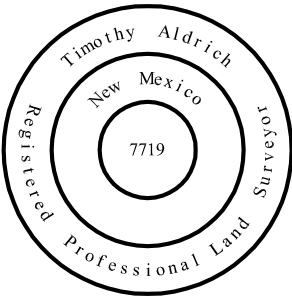
City Approvals:

| | |
|---|------|
| 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 |

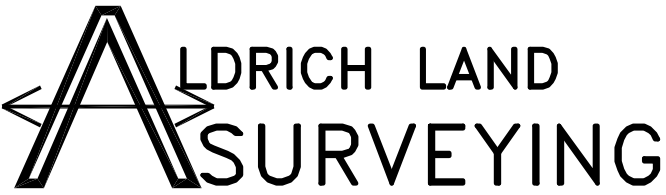
SURVEYOR'S CERTIFICATION

"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."

Timothy Aldrich, P.S. No. 7719 02/20/2023
Date

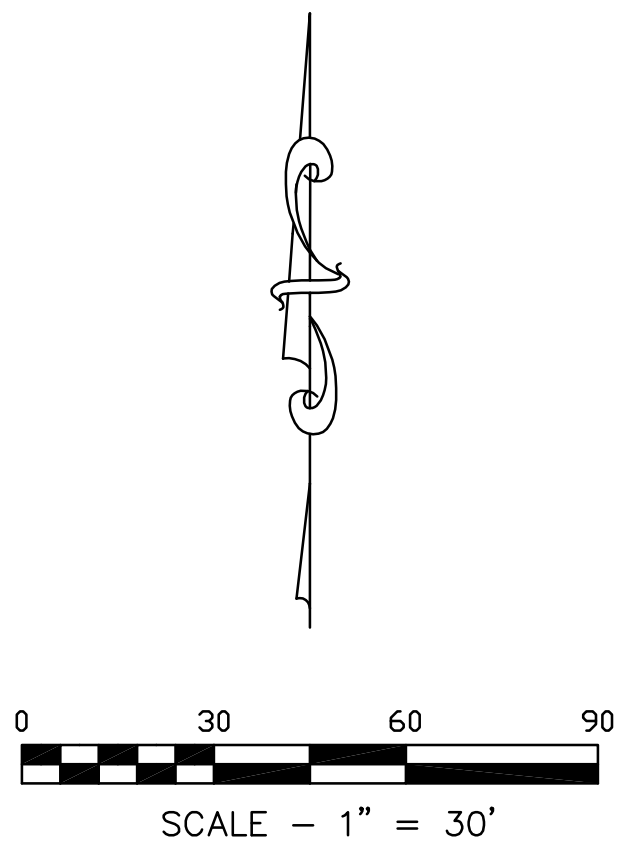
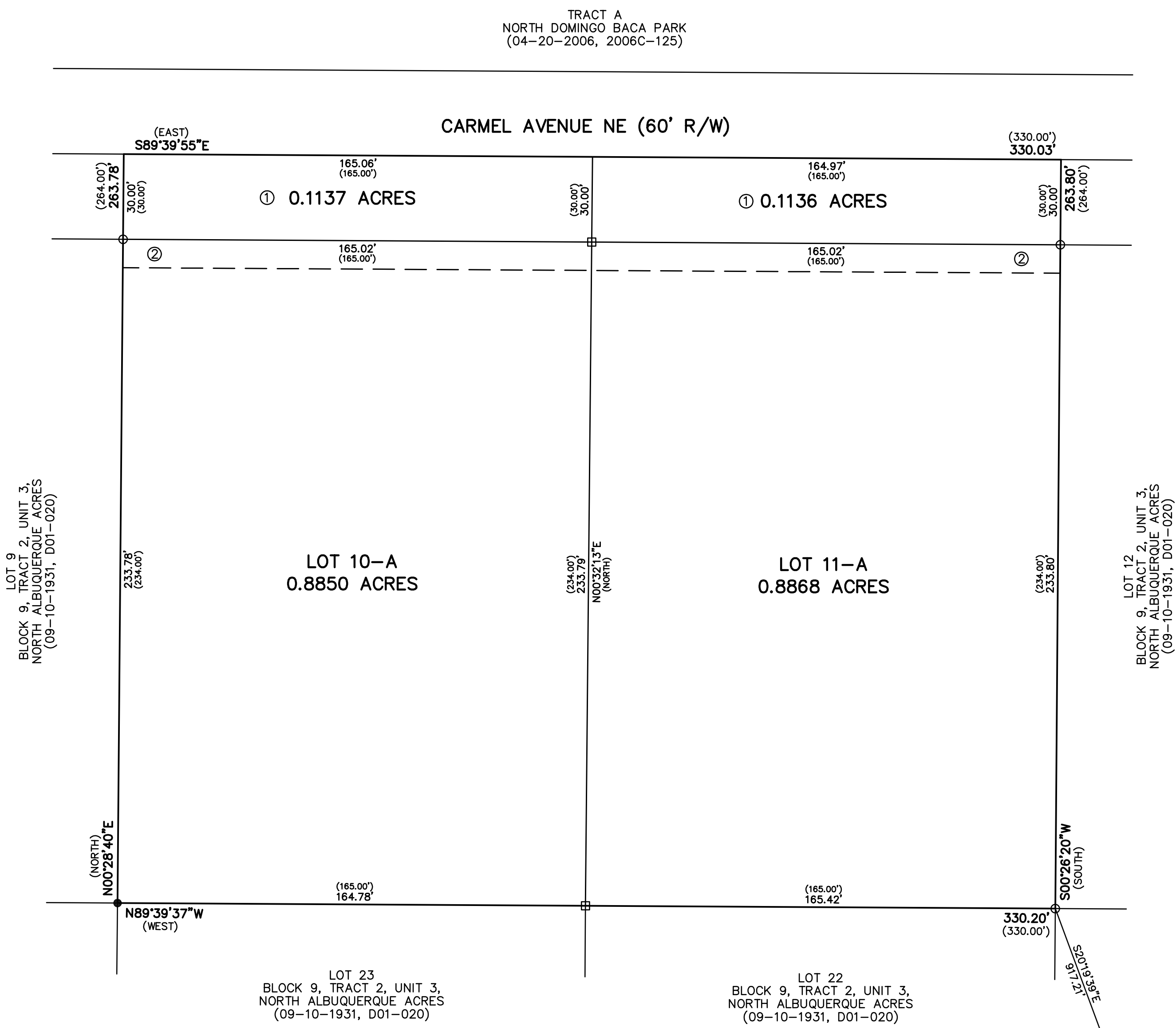


| | | | |
|-------------|--------|---------------|--------------|
| Drawn By: | TA | Date: | 02-20-2023 |
| Checked By: | TA | Drawing Name: | 21198PLT.DWG |
| Job No.: | 21-198 | Sheet: | 1 of 2 |



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

PLAT FOR
LOT 10-A & 11-A, BLOCK 9,
TRACT 2, UNIT 3,
NORTH ALBUQUERQUE ACRES
(A REPLAT OF LOTS 10 & 11, BLOCK 9,
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18,
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2023



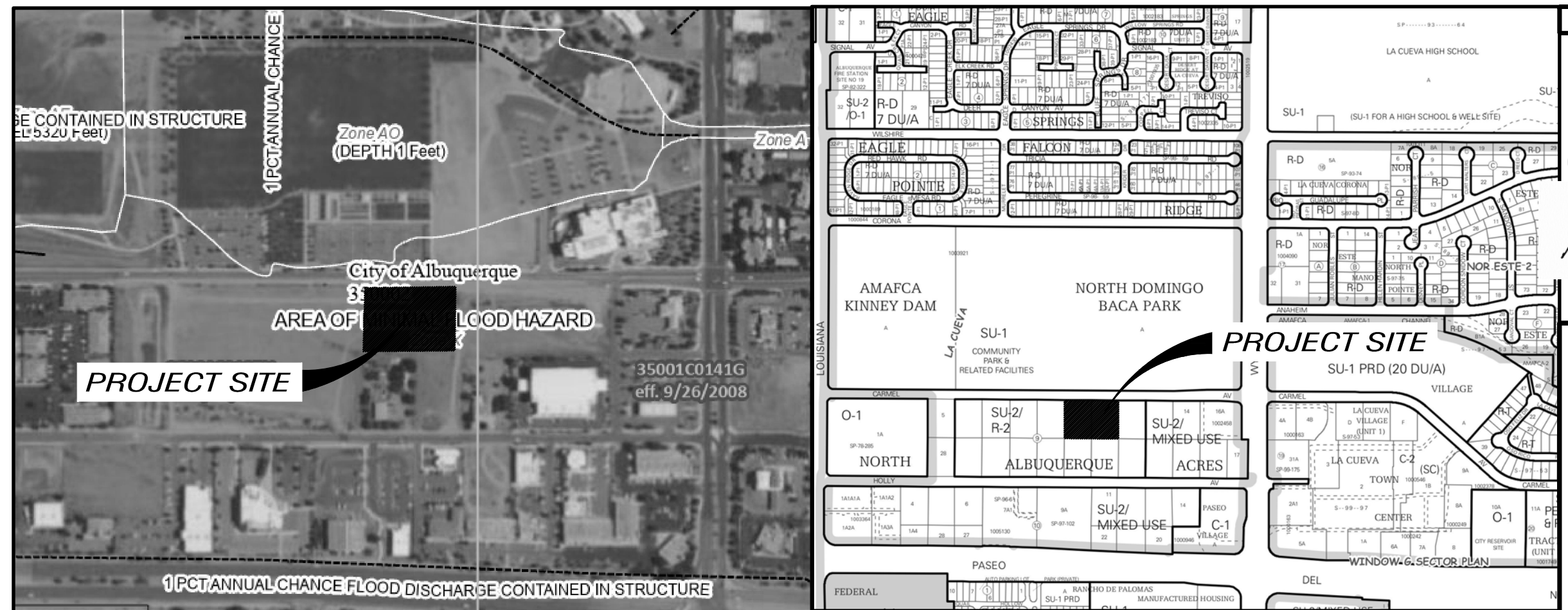
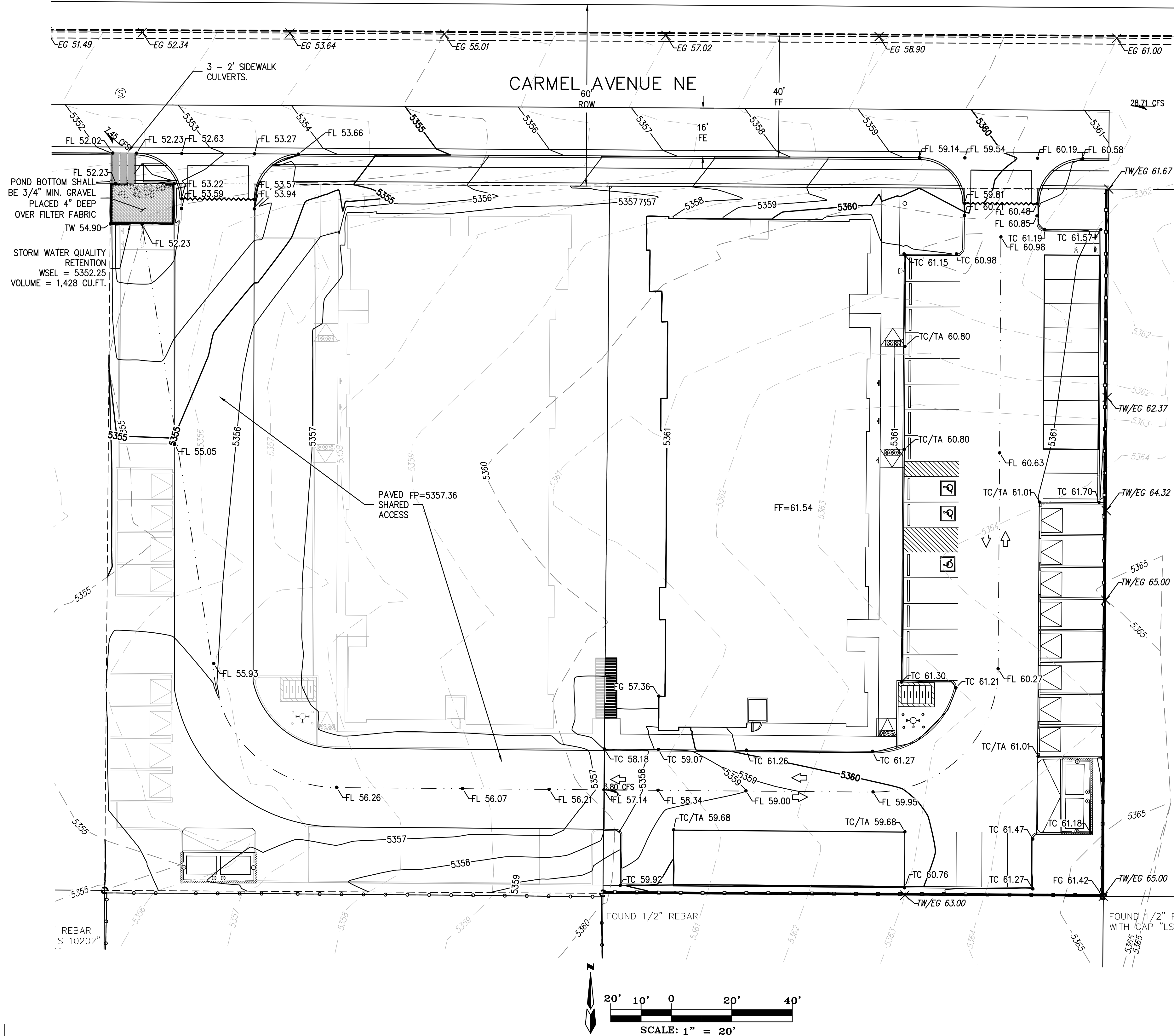
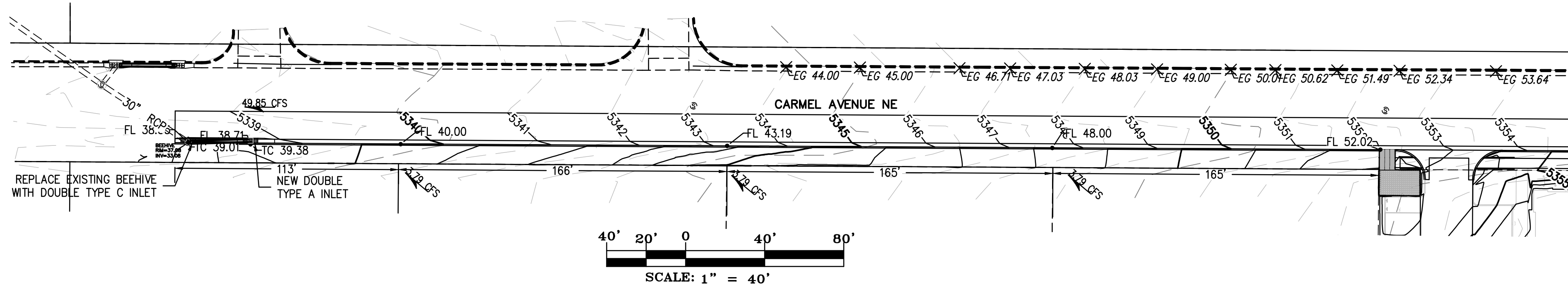
- PROPERTY CORNERS
- FOUND 5/8" REBAR WITH CAP "LS 10202"
 - SET 1/2" REBAR WITH CAP "LS 7719"
 - FOUND 1/2" REBAR

- EASEMENTS/RIGHT-OF-WAY
- ① EXISTING ROADWAY AND UTILITY EASEMENT (09-10-1931, D01-020) (0.2273 ACRES) (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
 - ② 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)

AGRS MONUMENT
"HEAVEN"
N=1518799.515 (US SURVEY FOOT)
E=1547297.145 (US SURVEY FOOT)
G=0.999655810
Δα=-00°10'46.22"
CENTRAL ZONE
ELEVATION=5378.235 (US SURVEY FOOT)
(NAD83/NAVD88)

| | | | |
|-------------|--------|---------------|--------------|
| Drawn By: | TA | Date: | 02-20-2023 |
| Checked By: | TA | Drawing Name: | 21198PLT.DWG |
| Job No.: | 21-198 | Sheet: | 2 of 2 |

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



FIRM MAP NO. 35002C0141G

VICINITY MAP C-19-Z

DRAINAGE INFORMATION

LOCATION & DESCRIPTION

THE PROPOSED SITE IS COMPRISED OF 2 LOTS OF 0.85 ACRES LOCATED AT 7330 CARMEL AVE. BETWEEN LOUISIANA AND WYOMING. 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 = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d$ / (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 6-2.

EXISTING DRAINAGE

THIS SITE IS LOCATED WITHIN BASIN 935 OF THENORTH AND SOUTH DOMINGO BACA AND PDN CORRIDOR DRAINAGE MASTER PLAN C19/D000. THE DMP DRAINAGE CRITERIA ALLOWS DEVELOPED DISCHARGE OF 4.25 CFS/AC. GIVING THE SITE AN ALLOWABLE DISCHARGE OF 7.54 CFS. FLOW FROM THE SITE DRAINS TO CARMEL AVE. BEING CAPTURED BY EXISTING INLET TO POND.

| BASIN | AREA (sf) | TREATMENT A (% sf) | TREATMENT B (% sf) | TREATMENT C (% sf) | TREATMENT D (% sf) | WEIGHTED E | VOLUME (cu.-ft.) | FLOW (cfs) | CFS/AC |
|----------|-----------|--------------------|--------------------|--------------------|--------------------|------------|------------------|------------|--------|
| EXISTING | 77258 | 100% | 77258 | 0% | 0 | 0% | 0 | 0.6700 | 4314 |
| PROPOSED | 77258 | 0% | 0 | 5% | 3900 | 39% | 30459 | 56% | 42899 |

DEVELOPED CONDITION

THIS SITE WILL BE DEVELOPED AS MULTI-FAMILY WITH DEVELOPED RUNOFF ROUTED VIA EASEMENT TO CARMEL AVE. CARMEL AVE. WILL BE IMPROVED WITH CURB AND GUTTER TO THE PROPOSED INLETS, THAT WILL REPLACE THE EXISTING BEEHIVE, TO THE POND TO CAPTURE DEVELOPED THE FLOWS FROM THE 11.73 ACRE BASIN DRAINING TO CARMEL WITH A TOTAL STREET FLOW OF 49.85 CFS. 40.40 CFS WILL BE CAPTURED BY INLETS WITH 9.45 CFS OF THE FLOW WILL CONTINUE DOWN CARMEL.

REQUIRED WATER QUALITY VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

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

IMPERVIOUS AREA = 65,669 SQ.FT.

REQUIRED VOLUME = $65,669 \cdot 0.42/12 = 2,298$ CU.FT.
VOLUME PROVIDED = 1,428 CU.FT.

STREET CAPACITY

$Q = (1.49/n) \cdot A \cdot R^{2/3} \cdot S^{1/2}$

| Slope (ft/ft) | Depth (ft) | Q (cfs) | Area (sqft) | Veloc (ft/s) | Wp (ft) | Yc (ft) | TopWidth (ft) | Energy (ft) |
|---------------|------------|---------|-------------|--------------|---------|---------|---------------|-------------|
| 0.0267 | 0.52 | 49.85 | 9.49 | 5.25 | 41.14 | 0.65 | 40.43 | 0.95 |

INLET CAPACITY

PER DPM FIGURE 6.9.11
CAPACITY: DEPTH=0.52 ft. = 10.1 cfs/grate = 4 * 10.1 40.4 cfs
 $Q = 49.85/4$ cfs PER GRATE = 12.46 cfs/grate - DEPTH=0.63 ft.

BENCHMARKS

AGRS Brass Cap stamped "ACS BM 15-019" From the intersection of Interstate 25 and Paseo Del Norte travel east on Paseo Del Norte 1.12 miles to the benchmark on the right exposed to the top of the most easterly of four concrete drop inlets. Geographic Position, in feet (NAD83) N.M. State Plane Coordinates (Central Zone) Elevation, in feet (NAVD83) = 5351.821

NOTES

ALL WORK WITHIN CITY ROW SHALL REQUIRE WORK ORDER.

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE GROUP. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

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.

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.

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



THE HENSLEY ENGINEERING GROUP
300 BRANDING IRON RD. SE
RIO RANCHO, NEW MEXICO 87124
Phone: (505) 410-1622



PROJECT ADDRESS
7330 CARMEL AVE. N.E.
ALBUQUERQUE, NM

DRAWING NAME
GRADING & DRAINAGE PLAN

PROJECT NAME
CARMEL APARTMENTS

PROJECT NUMBER
PROJECT PROGRESS
SITE PLAN
DRAWN BY
REH
CHECKED BY
REH / REH
DATE
JUNE 27, 2022
SCALE
AS NOTED
SHEET

C 1

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT FACILITATION TEAM (DFT) REQUIRED INFRASTRUCTURE LIST

PARKSIDE AT CARMEL

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 10 AND 11, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification | | |
|------------------------------------|-------------------------------|------------|--|-------------|----------------|----------------|----------------------------|------|-----------------------|
| | | | | | | | Private Inspector | P.E. | City Cnst Engineer |
| | | 16' FE | Paving Residential Pvmnt. w/ Standard Curb (South Side) | Carmel Ave. | New West Inlet | East PL Lot 11 | / | / | / |
| | | 5' | Sidewalk South Side | Carmel Ave. | East PL Lot 11 | East PL Lot 11 | / | / | / |
| | | 24' | Curb Retun Entrance w/ Valley Gutter, ADA Ramps | Carmel Ave. | Lot 10 | Lot 10 | / | / | / |
| | | 24' | Curb Retun Entrance w/ Valley Gutter, ADA Ramps | Carmel Ave. | Lot 11 | Lot 11 | / | / | / |
| | | 3 - 2' | Storm Drain Sidewalk Culverts | Carmel Ave. | West PL Lot 10 | 15' East | / | / | / |
| | | CC | Type Dbl. C Inlet | Carmel Ave. | Existing Drain | Lot 5 | / | / | / |
| | | 25' of 24" | Storm Drain W/ Type Dbl. A Inlet | Carmel Ave. | Lot 5 | East Inlet | / | / | / |
| | | 6" | Water Fire Line W/ Appurtances | Carmel Ave. | Existing Water | Lot 10 | / | / | / |
| | | 6" | Fire Line W/ Appurtances | Carmel Ave. | Existing Water | Lot 11 | / | / | / |
| | | 2" | Water Service W/ Appurtances | Carmel Ave. | Existing Water | Lot 10 | / | / | / |
| | | 2" | Water Service W/ Appurtances | Carmel Ave. | Existing Water | Lot 11 | / | / | / |

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

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification | | |
|------------------------------------|-------------------------------|------|--|-------------|--------------|------------------------------------|-------------------------------|---------------------------|-----------------------|
| | | | | | | | Private | | City Cnst Engineer |
| | | | | | | | Inspector | P.E. | |
| | | 4" | Sanitary Sewer Sewer Service W/ Appurtances | Carmel Ave. | Existing SAS | Lot 10 | / | / | / |
| | | 4" | Sewer Service W/ Appurtances | Carmel Ave. | Existing SAS | Lot 11 | / | / | / |
| | | | | | | | / | / | / |
| | | | | | | Approval of Creditable Items: | Approval of Creditable Items: | | |
| | | | | | | Impact Fee Administrator Signature | Date | City User Dept. Signature | Date |

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

1 **Engineer's Certification for Grading & Drainage is required for release of Certificate of Occupancy**

2

3

AGENT / OWNER

DEVELOPMENT FACILITATION TEAM APPROVALS

Ron E. Hensley P.E.

NAME (print)

PLANNING - date

PARKS & RECREATION - date

THE Group

FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

SIGNATURE - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

HYDROLOGY - date

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT /OWNER |
|----------|------|-----------|-----------------|--------------|
| | | | | |
| | | | | |
| | | | | |