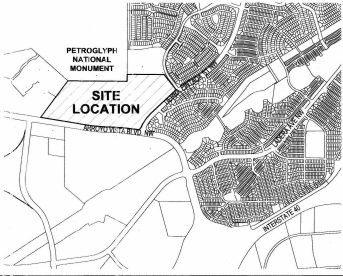


**TO:** City of Albuquerque Planning Department  
**FROM:** Bohannan Huston, Inc. - Alan Benham, PE, PSL, CFedS  
**DATE:** October 2, 2024  
**SUBJECT:** Sensitive Lands Analysis for Plat of Tracts N-1-A and N-1-B Watershed Subdivision (PR-2024-010189)

This application follows the IDO and Sensitive Land Analysis Form (11/2/2020) which entails the application be signed by the professional skilled in the landform i.e., Civil Engineer, Landscape Architect, or Geotechnical Engineer.

## Purpose

The purpose of the plat is to subdivide Tract N-1 into two tracts (N-1-A and N-1-B) in the Watershed Subdivision.

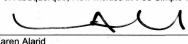


**LOCATION MAP**  
NOT TO SCALE


**DESCRIPTION:**  
A certain tract of land located within the Town of Atrisco Grant, within Projected Sections 17 and 18, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract lettered "N-1", Watershed Subdivision, as the same is shown and designated on the Correction Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, Pg. 0058.

This Tract contains 109.9839 acres, more or less.

**FREE CONSENT AND DEDICATION:**  
The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of City of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as may be shown on this plat to the City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

By:   
 Karen Alarid  
 APS Executive Director of Capital Construction  
 State of New Mexico )  
 SS  
 County of Bernalillo )

This instrument was acknowledged before me on 15 day of September, 2024  
 by Karen Alarid, APS Executive Director of Capital Construction.

My Commission Expires: Nov 8, 2025  
  
 Notary Public




**NOTES:**  
 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD83. Basis of Bearings is between City of Albuquerque Control Monuments "REWARD" and "4-H9".  
 Bearing = N33°06'21"E  
 2. Distances are ground distances.  
 3. All easements of record are shown.  
 4. Record Bearings and distances are shown in parenthesis and the same as shown on Correction Plat of Watershed Subdivision filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, page 0058.  
 5. This Plat was prepared with information included in Title Commitment issued by Old Republic National Title Insurance Company, Commitment No. 2300338, Effective Date: January 23, 2023.  
 6. Portions of Tract N-1-A and N-1-B are located in Flood Zones "AE" and "X", per FIRM Map Number 35001C0307H, Revised August 16, 2012 and updated by LOMR Case No. 17-06-0303P, Effective Date: November 28, 2016.  
 7. SOLAR NOTE - Pursuant to Section 14-14.4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat 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 tracts within the area of proposed Plat.  
 The foregoing requirement shall be a condition to approval of this plat".  
 8. New AMAFCA Access Easement - Dedication and grant to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY ("AMAFCA" or "Grantee"), its successors and assigns, of the easement designated herein as "New AMAFCA Access Easement" is with the full and free consent of the Board of Education of the Albuquerque Municipal School District No. 12 ("APS" or "Grantor"), without any rights, or express or implied warranties other than as expressly contained herein. Grantor covenants and warrants that it is the owner in fee simple of the property and that it has a good and lawful right to dedicate the right of way or easement interests described herein. Any portion of any land, right of way or easements granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control by the Board of Directors of AMAFCA. Any reversion shall be conveyed by platting vacation. Grantee shall be solely and completely responsible for any maintenance, repair, costs, liabilities, or expenses, associated with the New AMAFCA Access Easement or arising from Grantee's use of the New AMAFCA Access Easement.

**BULK LAND PLAT OF TRACTS N-1-A & N-1-B WATERSHED SUBDIVISION**  
 (A REPLAT OF TRACT N-1, WATERSHED SUBDIVISION)  
 PROJECTED SECTIONS 17 AND 18, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2024



Project Number: PR-2024-010189  
 Application Number: \_\_\_\_\_ Date of DHO Approval: \_\_\_\_\_

**PLAT APPROVALS**

**Utility Approvals:**

PNM Electric Services		09 / 23 / 2024
New Mexico Gas Company		09 / 23 / 2024
CenturyLink		09 / 25 / 2024
Comcast		Date

**City Approvals:**

City Surveyor		9/20/2024
*Real Property Division (conditional)		Date
**Environmental Health Department (conditional)		Date
Traffic Engineering, Transportation Division		Date
ABCWUA		Date
Parks and Recreation Department		Date
AMAFCA		09 / 24 / 2024
Hydrology		Date
Code Enforcement		Date
Planning Department		Date
City Engineer		Date
***MRGSD (conditional)		Date

**TAX CERTIFICATION:**  
 This is to certify that taxes are current and paid on UPC # \_\_\_\_\_

Property Owner of Record: \_\_\_\_\_  
 Bernalillo County Treasurer's Office \_\_\_\_\_ Date \_\_\_\_\_

**SUBDIVISION DATA:**  
 1. Project No.  
 2. Zone Atlas Index No. J-7, J-8 & H-8.  
 3. Gross Subdivision Acreage: 109.9839 Acres.  
 4. Total Number of Tracts Created: 2 Tracts.  
 5. Date of Survey: May, 2023.  
 6. Plat is located within: Town of Atrisco Grant, within Projected Sections 17 and 18, T10 N, R 2 E, N.M.P.M.  
 7. No public streets were created.  
 8. Zoning: PC

**PURPOSE OF PLAT:**  
 The purpose of this Plat is to subdivide Tract N-1 into two (2) tracts, in the Watershed Subdivision, as the same is shown and designated on the Correction Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 9, 2012 in Book 2012C, Pg. 0058 and to grant easements.


**PUBLIC UTILITY EASEMENTS:**  
 Shown on this plat are granted for the common and joint use of:  
 A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.  
 B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.  
 C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.  
 D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.


Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, 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, including sufficient working area space for electric transformers, with the right and privilege 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/switchgear, as installed, shall extend ten (10) feet in front of transformers/switchgear doors and five (5) feet on each side.

Disclaimer  
 In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

**SURVEYOR'S CERTIFICATION:**  
 I, Alan R. Benham a Registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and is true and accurate to the best of my knowledge and belief.

  
 Alan R. Benham  
 New Mexico Professional Surveyor 15700  
 Date: SEPT 11, 2024





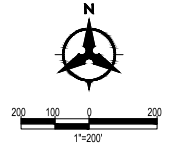
SHEET 1 OF 2

**SENSITIVE LANDS ANALYSIS  
BOHANNAN HUSTON, INC.**

**BULK LAND PLAT OF  
TRACTS N-1-A & N-1-B  
WATERSHED SUBDIVISION  
(A REPLAT OF TRACT N-1,  
WATERSHED SUBDIVISION,  
PROJECTED SECTIONS 17 AND 18,  
TOWNSHIP 10 NORTH, RANGE 2 EAST,  
N.M.P.M.  
ALBUQUERQUE,  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2024**

**LEGEND**

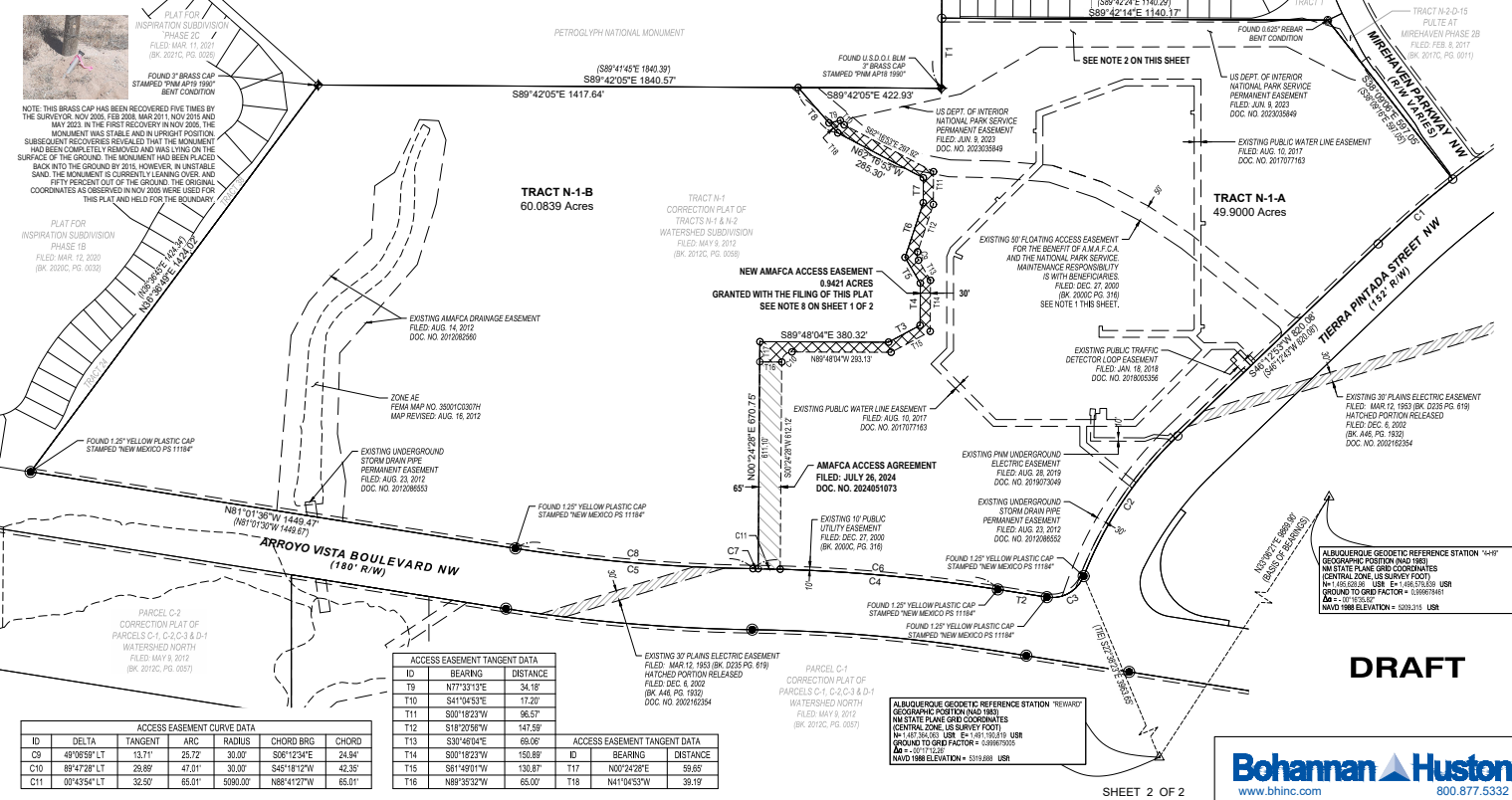
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- SET REBAR WITH ORANGE PLASTIC SURVEY CAP STAMPED 'NEW MEXICO PS 15107'
- FOUND PLASTIC CAP AS NOTED
- FOUND REBAR AS NOTED
- FOUND BRASS CAP AS NOTED
- BOUNDARY LINE
- - - EXISTING EASEMENT LINE
- - - NEW EASEMENT LINE
- - - ADJOINING PROPERTY LINE



**BOUNDARY CURVE DATA**

ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG	CHORD
C1	05°37'58" LT	145.81	291.39	2964.00	S49°01'42"W	291.27
C2	24°45'05" LT	256.40	502.84	1164.00	S33°50'20"W	498.94
C3	77°28'47" RT	80.23	135.23	100.00	S60°12'11"W	125.16
C4	08°10'32" LT	363.77	726.30	5090.00	N85°08'31"W	725.69
C5	08°12'24" RT	353.10	704.98	4922.00	N85°07'48"W	704.35
C6	08°00'10" LT	356.05	710.94	5090.00	N85°03'20"W	710.36
C7	08°10'22" LT	7.68	15.36	5090.00	N89°08'36"W	15.36
C8	08°12'24" RT	353.10	704.98	4922.00	N85°07'48"W	704.35

- NOTES:**
- EXISTING 50' FLOATING ACCESS EASEMENT IS BEING RELOCATED AS AN AMAFCA ACCESS EASEMENT WITH THIS PLAT AND WAS FIXED BY THE NATIONAL PARK SERVICE EASEMENT FILED JUN. 9, 2023 AS DOC. NO. 202303549 AND SHOWN ON THIS PLAT.
  - AMAFCA SHALL HAVE ACCESS TO THE 'NEW AMAFCA ACCESS EASEMENT' VIA THE 'APS ACCESS ROAD,' AS MAY BE MODIFIED FROM TIME TO TIME AND PURSUANT TO A SEPARATE ACCESS AGREEMENT BETWEEN APS AND AMAFCA, WHICH SHALL BE SEPARATELY AGREED UPON.



**ACCESS EASEMENT TANGENT DATA**

ID	BEARING	DISTANCE
T9	N77°33'13"E	34.18'
T10	S41°04'53"E	17.20'
T11	S02°19'23"W	96.57'
T12	S19°20'59"W	147.59'
T13	S30°48'04"E	89.06'
T14	S00°19'23"W	150.89'
T15	S61°49'01"W	130.87'
T16	N89°35'32"W	65.00'
T17	N41°04'53"W	73.57'
T18	N41°04'53"W	178.10'

**ACCESS EASEMENT CURVE DATA**

ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG	CHORD
C9	49°05'59" LT	13.71	25.72	30.00	S06°12'34"E	24.94
C10	89°47'28" LT	26.85	47.01	30.00	S45°18'12"W	42.35
C11	00°43'54" LT	32.50	65.01	5090.00	N88°41'27"W	65.01

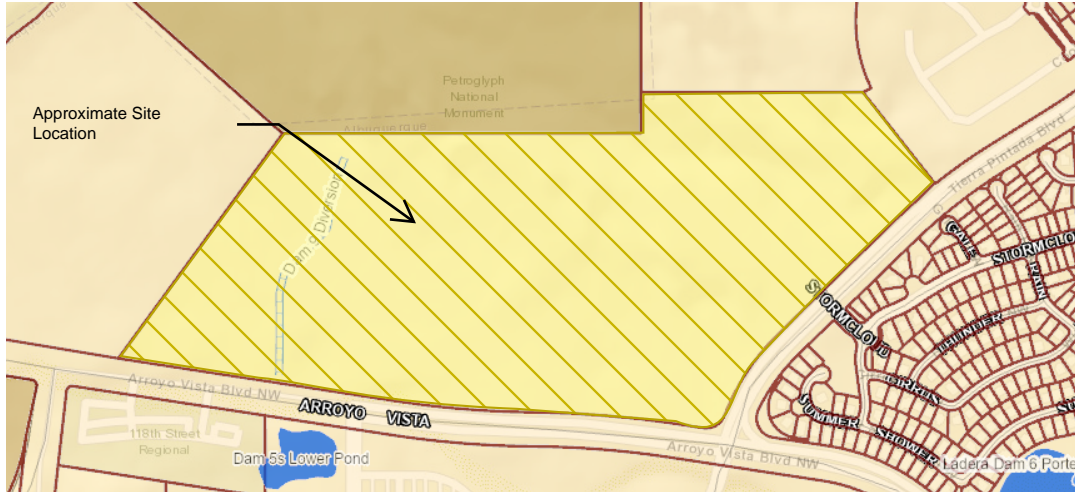
**Bohannan & Huston**  
www.bhinc.com 800.877.5332

**Applicability**

We have analyzed the project site for the presences of applicable Sensitive Lands and constraints related to the area. The following is our response to the side designs to avoid according to the IDO.

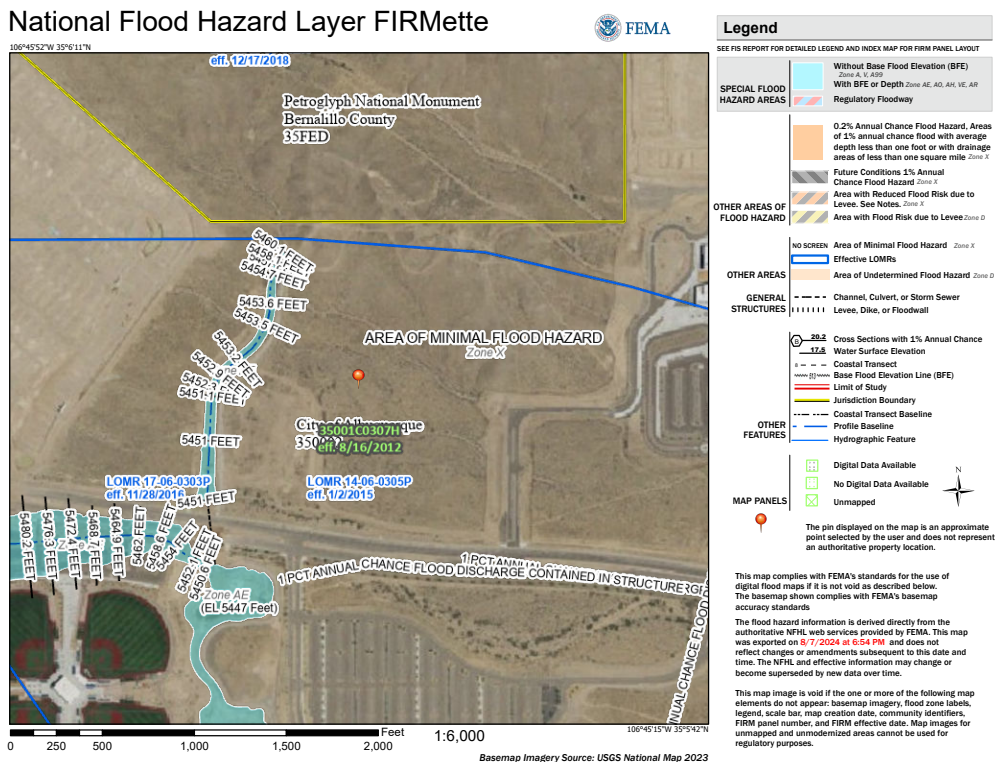
## Arroyos:

Utilizing the AMAFCA interactive map facilities, you can see that there are no natural arroyos running through the site. As shown in the photo below, the Dam 9 Diversion does run through the property and will be explained further in the floodplains section.



## Floodplains and Special Flood Hazard Areas

According to the FEMA Flood Map Service Center, the approximate site location (annotated by the red dot) is in an 'area of minimal hazard' also known as Zone X. The Dam 9 Diversion is part of the AE classification. The area does have two LOMRs, from 2016. An existing AMAFCA easement covers this existing flood zone and will be kept for these platting purposes.



## Irrigation Facilities (Acequias)

There are no irrigation facilities in or adjacent to the site.

## Large Stands of Mature Trees

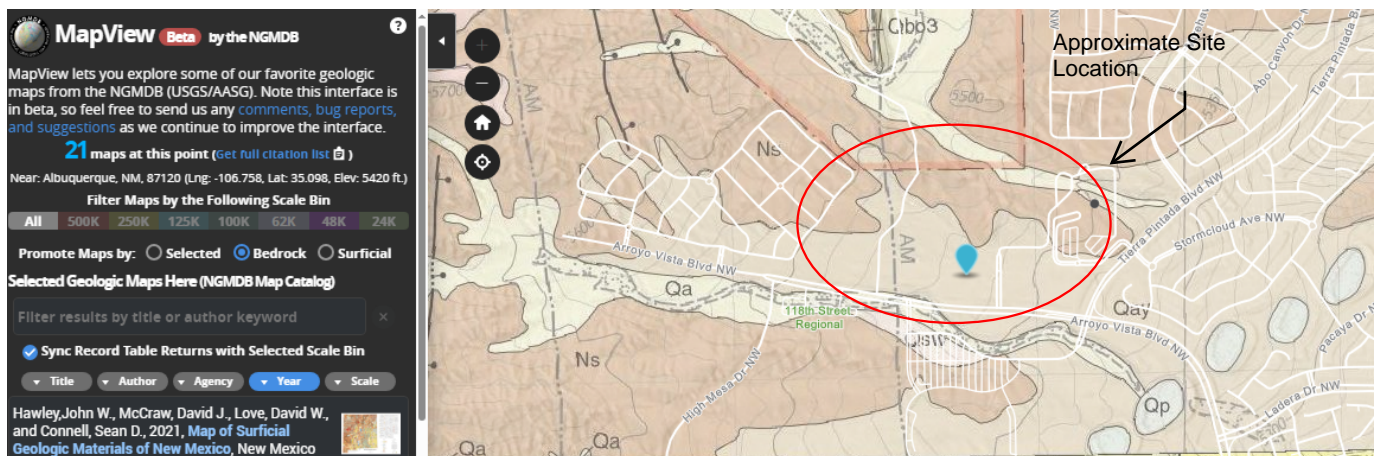
There are no signs of large stands of mature trees on the site.



Image: Google maps 2024

## Unstable Soils

There are no signs of unstable soils adjacent to the site. Using the National Geologic Map Database, mapview, you can see that the site is made up of 'Qay' and 'Ns' soil types. According to the USGS legend data base, 'Qay' is pebbly sand, gravel, and thin lenses of cobbly pebble. The NS soil type, according to the NGMDB is 'composed chiefly of pebbly sand; and it's estimated thickness is 120 m.' These soil characteristics are not unstable.





## Rock Outcroppings

There are no Rock Outcroppings on the site.

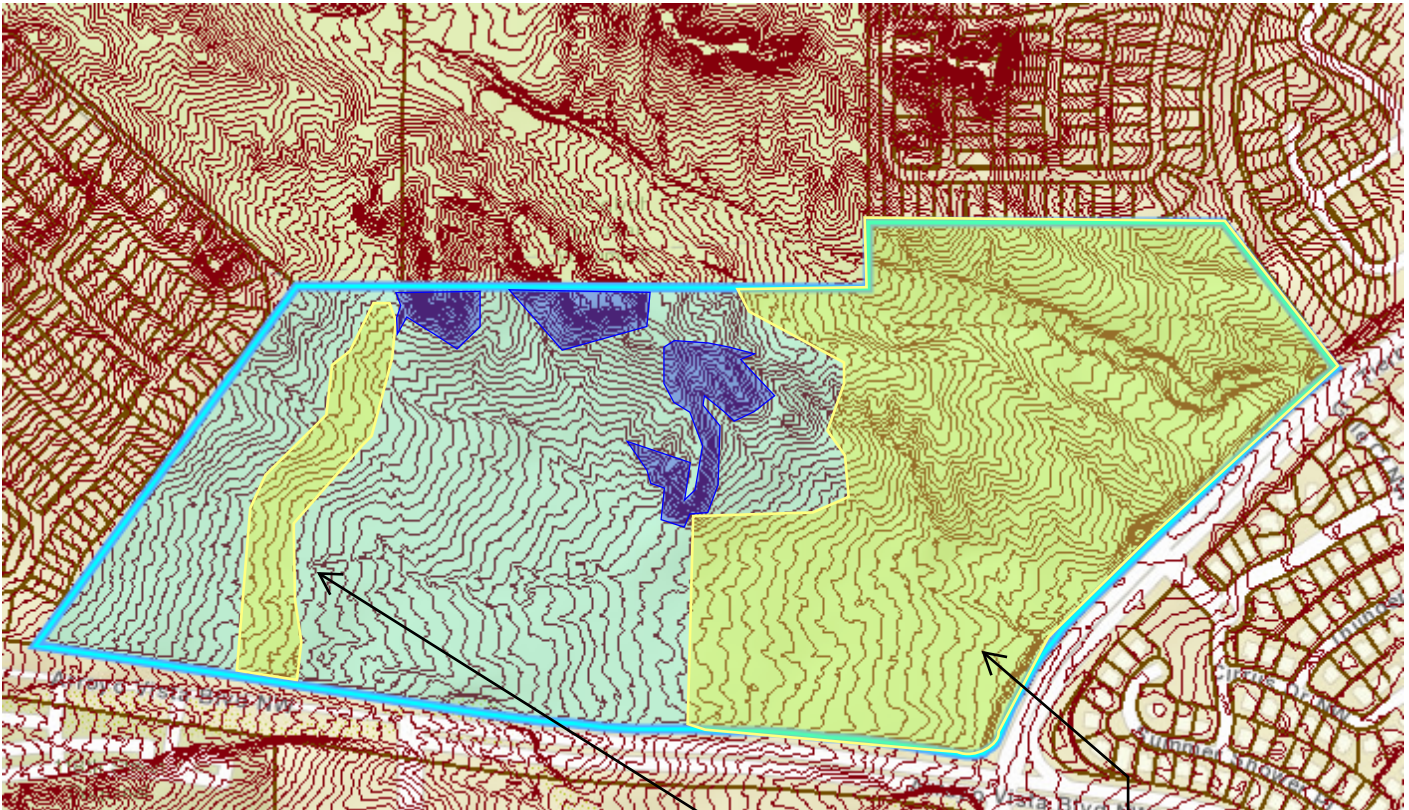
## Significant Archaeological Sites

Certificate of No Effect was issued, a copy is provided below for reference.

	<b>City of Albuquerque</b> P.O. Box 1293 Albuquerque, NM 87103 <b>Planning Department</b> Alan Varela, Interim Director
<b>Tom Keller, Mayor</b> <b>Nair, CAO</b>	
<hr/>	
<b>DATE:</b> August 13, 2024	
<b>SUBJECT:</b> Albuquerque Archaeological Ordinance - Compliance Documentation	
<b>Case Number(s):</b>	PR-2024-010189 SI-2024-01167
<b>Agent:</b>	Bohannan Huston, Inc.
<b>Applicant:</b>	Albuquerque Public Schools
<b>Legal Description:</b>	TR N-1 CORRECTION PLAT OF TRS N-1 & N-2 WATERSHED SUBD (REPLAT TR N)
<b>Zoning:</b>	PC
<b>Acreage:</b>	109.9839
<b>Zone Atlas Page(s):</b>	H-08-A, J-07-Z, and J-08-Z
<b>CERTIFICATE OF NO EFFECT:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>CERTIFICATE OF APPROVAL:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>SUPPORTING DOCUMENTATION:</b> Historic Google Earth Images, ARMS/NMCRIS Records	
<b>SITE VISIT:</b> N/A	
<b>RECOMMENDATIONS:</b> Archaeological studies have taken place under NMCRIS 72095, 120548, and 132419. Significant archaeological sites were excavated and do not require any more work. Therefore:  CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..."	
<b>SUBMITTED BY:</b>  Douglas H. M. Bygness, MA, RPA Date Senior Principal Investigator Acting City Archaeologist Lone Mountain Archaeological Services, Inc.	<b>SUBMITTED TO:</b> Planning, Development Services

## Steep Slopes and Escarpments

Per the current IDO (effective August 2024) an Escarpment is defined as 'Land with 9 percent slope or more, where development is discouraged. The Northwest Mesa Escarpment is part of the Petroglyph National Monument.' There are grade changes across the site and is south of the Petroglyph National Monument which is apart of the Northwest Mesa Escarpment - VPO-2. The northern part of the site has several areas with steep slopes as indicated by the dark blue areas.



This yellow area was previously graded with APS's school project.

## Wetlands

There are no wetlands within the are area.

Conclusion

To conclude this analysis, the site at Tierra Pintada Blvd NW and Arroyo Vista Blvd NW does have sensitive lands based on the databases that were reviewed and noted herein however; the grading of the school and residential subdivision on either side of the undeveloped areas. The FEMA flood zone (main sensitive land) has an easement that will remain. In addition, the findings from the Certificate of No Effect, dated August 3, 2024, notes "significant archaeological sites were excavated and do not require any more work." With this submittal we anticipate the ability to get Form PLT signed by the hydrology department.

APPLICANT NAME (PRINTED):

Michael Balaskovits, PE

SIGNATURE:

