

Location Map
Zone Atlas Map No. L-20-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 1.5495 ACRES±
ZONE ATLAS INDEX NO: L-20-Z
NO. OF TRACTS CREATED: 2
MILES OF FULL-WIDTH STREETS CREATED: 0

Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.
3. EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE TRACT INTO TWO NEW TRACTS, AND TO GRANT EASEMENTS.

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 OF PARCELS WITHIN THE AREA OF THIS PLAT.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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 SERVICES.

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 WITHIN THE EASEMENT 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 (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/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, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

REVISIONS			
NO.	DATE	BY	DESCRIPTION

COORDINATE AND DIMENSION INFORMATION						PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION							
STATE PLANE ZONE: NM-C		GRID /GROUND COORDINATES: GRID		GEIOD: 18		LAND GRANT N/A				PROPERTY OWNER GELTMORE & GOYIM, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY				<div><div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div><div><div>PRECISION</div><div>SURVEYS, INC.</div></div></div> <div><div>OFFICE LOCATION:</div><div>9200 San Mateo Boulevard, NE</div><div>Albuquerque, NM 87113</div><div>505.856.5700 PHONE</div><div>505.856.7900 FAX</div></div>		CREW/TECH: WB		DATE OF SURVEY 12/3-9/2024			
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"		MATCHES DRAWING UNITS YES		SECTION 29		TOWNSHIP 10 NORTH		RANGE 4 EAST				MERIDIAN NMPM		SUBDIVISION NAME SKYLINE HEIGHTS			
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				CITY ALBUQUERQUE		COUNTY BERNALILLO		STATE NM		UPC 102005652142511015		ADDRESS 301 EUBANK BOULEVARD, S.E.		DRAWN BY: JK		CHECKED BY: LM	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003476823 GROUND TO GRID: 0.9996524385				DISTANCE ANNOTATION: GROUND		BEARING ANNOTATION: GRID		ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: NO						PSI JOB NO. 259064P		SHEET NUMBER 1 OF 2			

RECORDING STAMP

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 29, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT A, BLOCK 37, SKYLINE HEIGHTS SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 22, 1978, IN BOOK C13, PAGE 36, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM, GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993", LYING ON THE SOUTH RIGHT OF WAY LINE OF ACOMA ROAD, S.E. FROM WHENCE A TIE TO A FOUND A.G.R.S. MONUMENT "'S_K20" BEARS N 64°13'50" W, A DISTANCE OF 2604.74 FEET:

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID SOUTH RIGHT OF WAY LINE, S 82°19'00" E, A DISTANCE OF 230.60 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND CHISELED "X"; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 36.33 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 83°15'23", A CHORD BEARING OF S 40°39'51" E, AND A CHORD LENGTH OF 33.21 FEET, TO A POINT OF TANGENCY, LYING ON THE WEST RIGHT OF WAY LINE OF EUBANK BOULEVARD, S.E. MARKED BY A FOUND CHISELED "X";

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 00°54'34" W, A DISTANCE OF 219.70 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND PK NAIL WITH BRASS TAG (ILLEGIBLE);

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 42.26 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 96°51'10", A CHORD BEARING OF S 49°22'03" W, AND A CHORD LENGTH OF 37.41 FEET TO A POINT OF TANGENCY, LYING ON THE NORTH RIGHT OF WAY LINE OF BELL AVENUE, S.E. MARKED BY A FOUND PK NAIL WITH WASHER "ALS LS 7719";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N 82°17'57" W, A DISTANCE OF 224.53 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 00°53'33" E, A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.5495 ACRES (67,498 SQUARE FEET), MORE OR LESS, NOW COMPRISING OF TRACTS A-1 AND A-2, BLOCK 37, SKYLINE HEIGHTS SUBDIVISION.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON TRACT A, BLOCK 37, SKYLINE HEIGHTS SUBDIVISION, PARCEL ID: 102005652142511015

BERNALILLO COUNTY TREASURER'S OFFICE: _____

Free Consent

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

ADAM N. SILVERMAN
MANAGER GELTMORE AND GOYIM, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF JULY, 2025 BY
ADAM N. SILVERMAN, MANAGER, GELTMORE AND GOYIM, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

BY Donna J. Bohannon MY COMMISSION EXPIRES: MARCH 27, 2028
NOTARY PUBLIC



STATE OF NEW MEXICO
NOTARY PUBLIC
Donna J. Bohannon
Commission No. 1090035
Expires: March 27, 2028

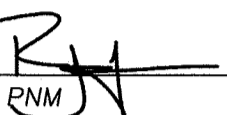
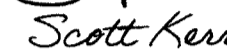

Plat of
Tracts A-1 and A-2, Block 37
Skyline Heights Subdivision
Section 29, Township 10 North, Range 4 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
May 2025

Project No. PR-2025-

Application No. -2025-

DHO Approval Date -2025-

Utility Approvals

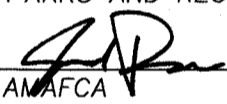
	07/15/2025
PNM	DATE
	6/30/2025
NEW MEXICO GAS COMPANY	DATE
Thomas McClafflin	6/30/2025
CENTURYLINK	DATE
	06/30/2025
COMCAST	DATE

City Approvals

Loren N. Risenhoover P.S. 6/4/2025
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

A.B.C.W.U.A. DATE

PARKS AND RECREATION DEPARTMENT DATE
 6/30/2025
A.M.F.C.A. DATE

CITY ENGINEER DATE

PLANNING DEPARTMENT DATE

CODE ENFORCEMENT DATE

HYDROLOGY DATE

Surveyor's Certificate

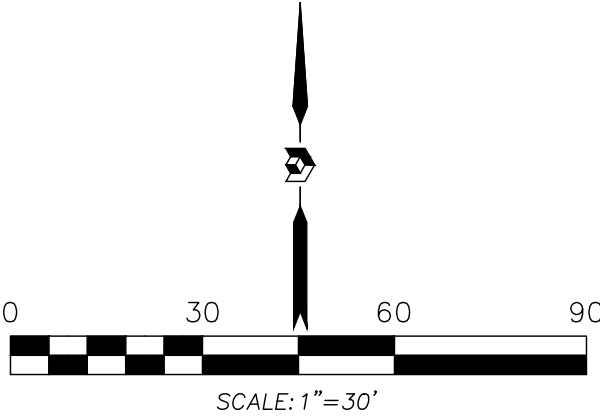
I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY, AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Signed by:

61E33EDEF773D43A... 7/17/2025
LARRY W. MEDRANO DATE
N.M.P.S. No. 11993



Plat of
Tract A-1s and A-2, Block 37
Skyline Heights Subdivision
Section 29, Township 10 North, Range 4 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
May 2025



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
⊙	FOUND & USED MONUMENT AS DESIGNATED
●	FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

Flood Note

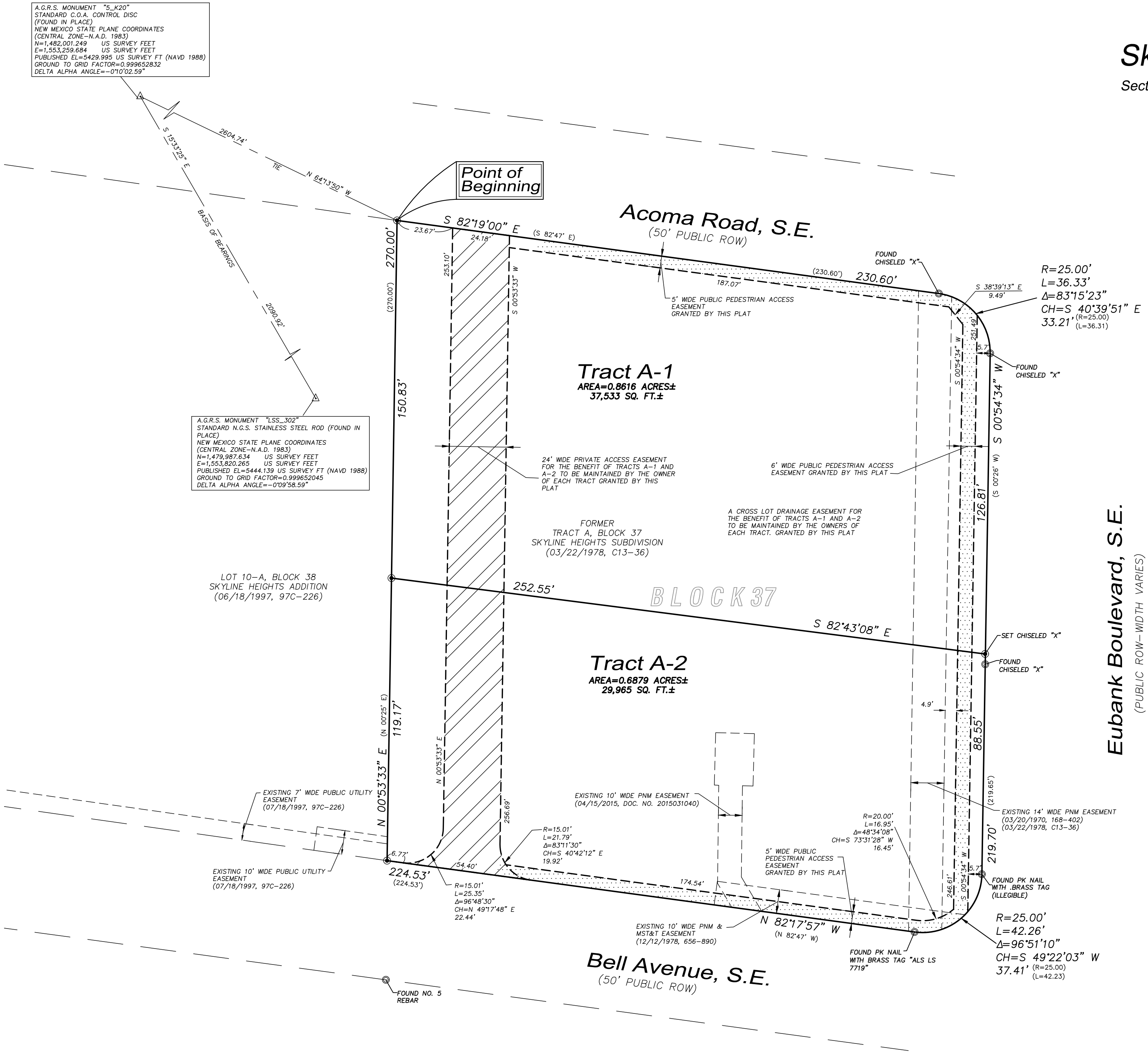
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0358H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION

CREW/TECH: WB	DATE OF SURVEY 12/3-9/2024
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 259064P	SHEET NUMBER 2 OF 2



A.G.R.S. MONUMENT "S_K20"
STANDARD C.O.A. CONTROL DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE—N.A.D. 1983)
N=1,482,001.249 US SURVEY FEET
E=1,553,239.684 US SURVEY FEET
PUBLISHED EL=5429.995 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999652832
DELTA ALPHA ANGLE=-0°10'02.59"

A.G.R.S. MONUMENT "LSS_302"
STANDARD N.G.S. STAINLESS STEEL ROD (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE—N.A.D. 1983)
N=1,479,987.634 US SURVEY FEET
E=1,553,820.265 US SURVEY FEET
PUBLISHED EL=5444.139 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999652045
DELTA ALPHA ANGLE=-0°09'58.59"

LOT 10—A, BLOCK 38
SKYLINE HEIGHTS ADDITION
(06/18/1997, 97C-226)

EXISTING 10' WIDE PUBLIC UTILITY
EASEMENT
(07/18/1997, 97C-226)

EXISTING 7' WIDE PUBLIC UTILITY
EASEMENT
(07/18/1997, 97C-226)

Bell Avenue, S.E.
(50' PUBLIC ROW)

Tract A-2
AREA=0.6879 ACRES±
29,965 SQ. FT.±

BLOCK 37

FORMER
TRACT A, BLOCK 37
SKYLINE HEIGHTS SUBDIVISION
(03/22/1978, C13-36)

Tract A-1
AREA=0.8616 ACRES±
37,533 SQ. FT.±

Acoma Road, S.E.
(50' PUBLIC ROW)

Point of Beginning

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 13, 2025

Donna Sandoval
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM, 87109

**RE: McDonanlds
301 Eubank Blvd SE
Grading and Drainage Plan
Engineer's Stamp Date: 4/3/25
Hydrology File: L20D004A
Case # HYDR-2025-00087**

Dear Ms. Sandoval:

PO Box 1293

Based upon the information provided in your submittal received 03/18/2025, the Conceptual Grading & Drainage Plans are approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit.

Albuquerque

PRIOR TO BUILDING PERMIT:

NM 87103

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval.

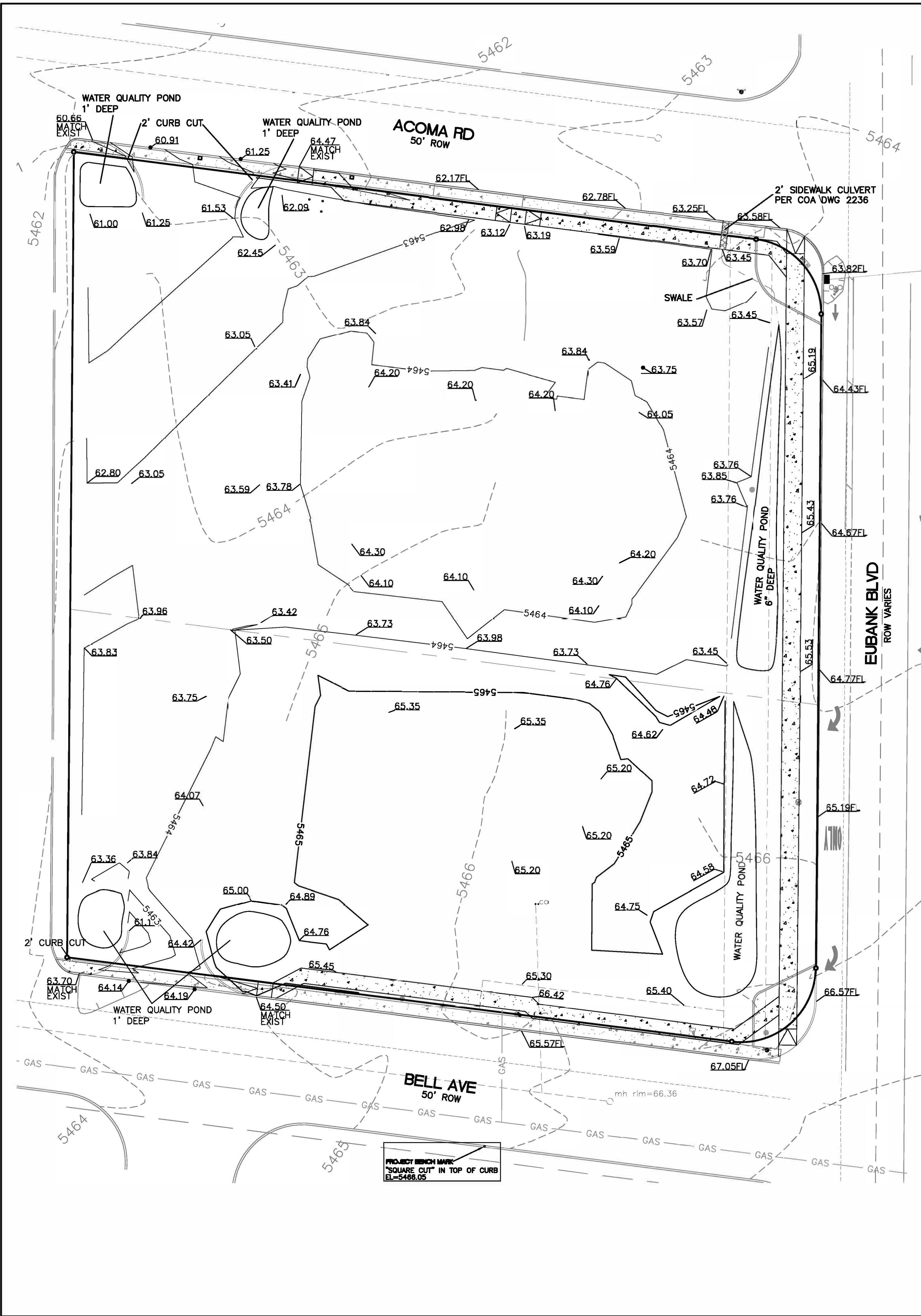
www.cabq.gov

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., CFM
Senior Engineer, Hydrology
Planning Department, Development Review Services



LEGAL DESCRIPTION

TRACT LETTERED "A" IN BLOCK NUMBERED THIRTY-SEVEN (37) OF SKYLINE HEIGHTS SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 22, 1978, IN VOLUME E13, FOLIO 36.

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EASEMENT
- CENTERLINE
- PROPOSED SIDEWALK
- LANDSCAPING
- PROPOSED INDEX CONTOUR
- PROPOSED CONTOUR

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EROSION CONTROL NOTES:

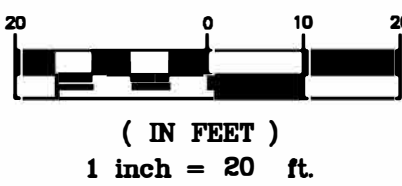
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND 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.
- ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL.

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR (SPECIAL ORDER 19 - "80-19")

- BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
- CONTACT STORM MAINTENANCE AT (505)857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL DIAL "811" [OR (505)260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL OBSTRUCTIONS. SHOULD CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS MAY REQUIRED ON A 24-HOUR BASIS.
- CONTRACTOR MUST CONTACT STORM MAINTENANCE AT (505)857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505)924-3416.

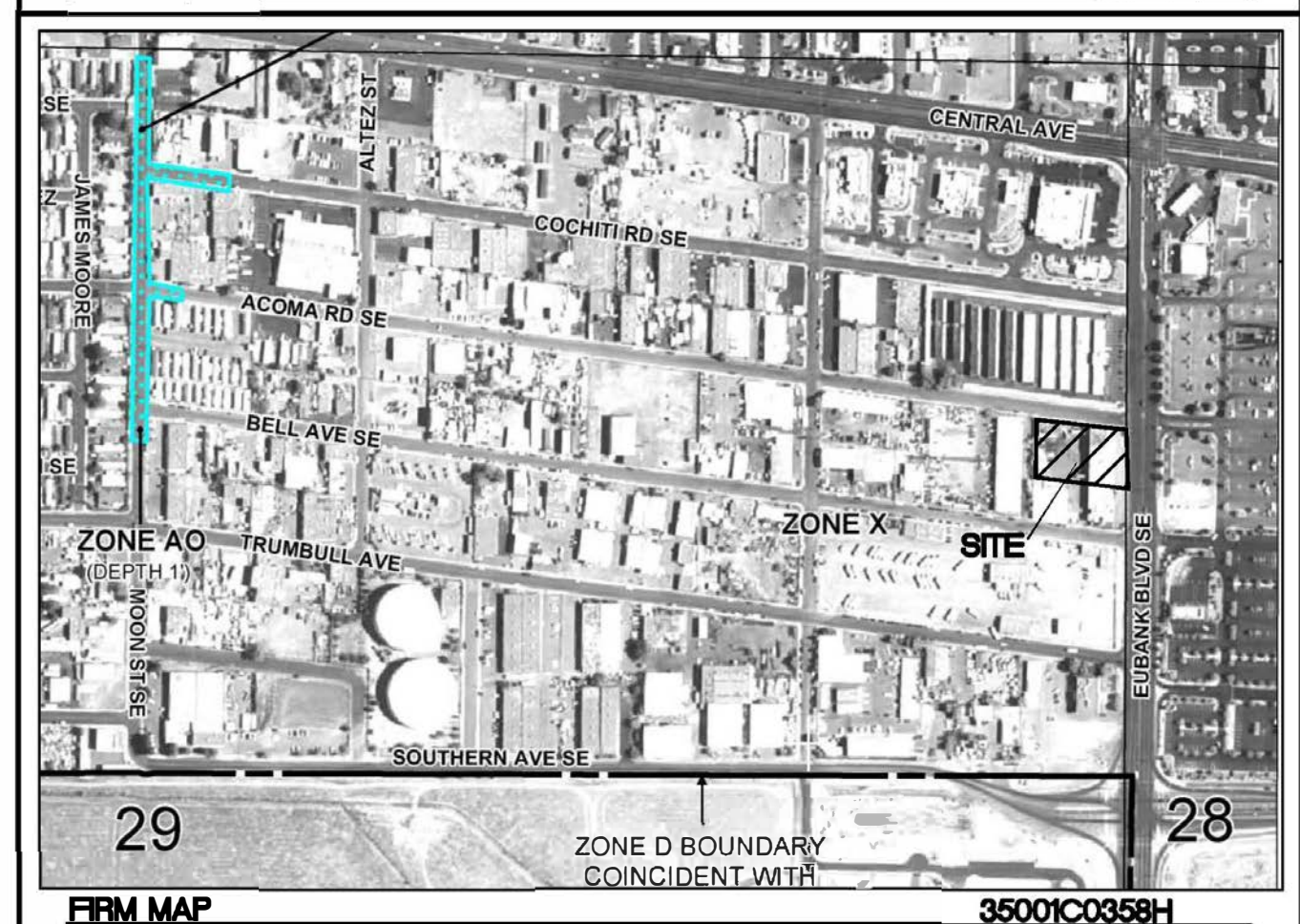
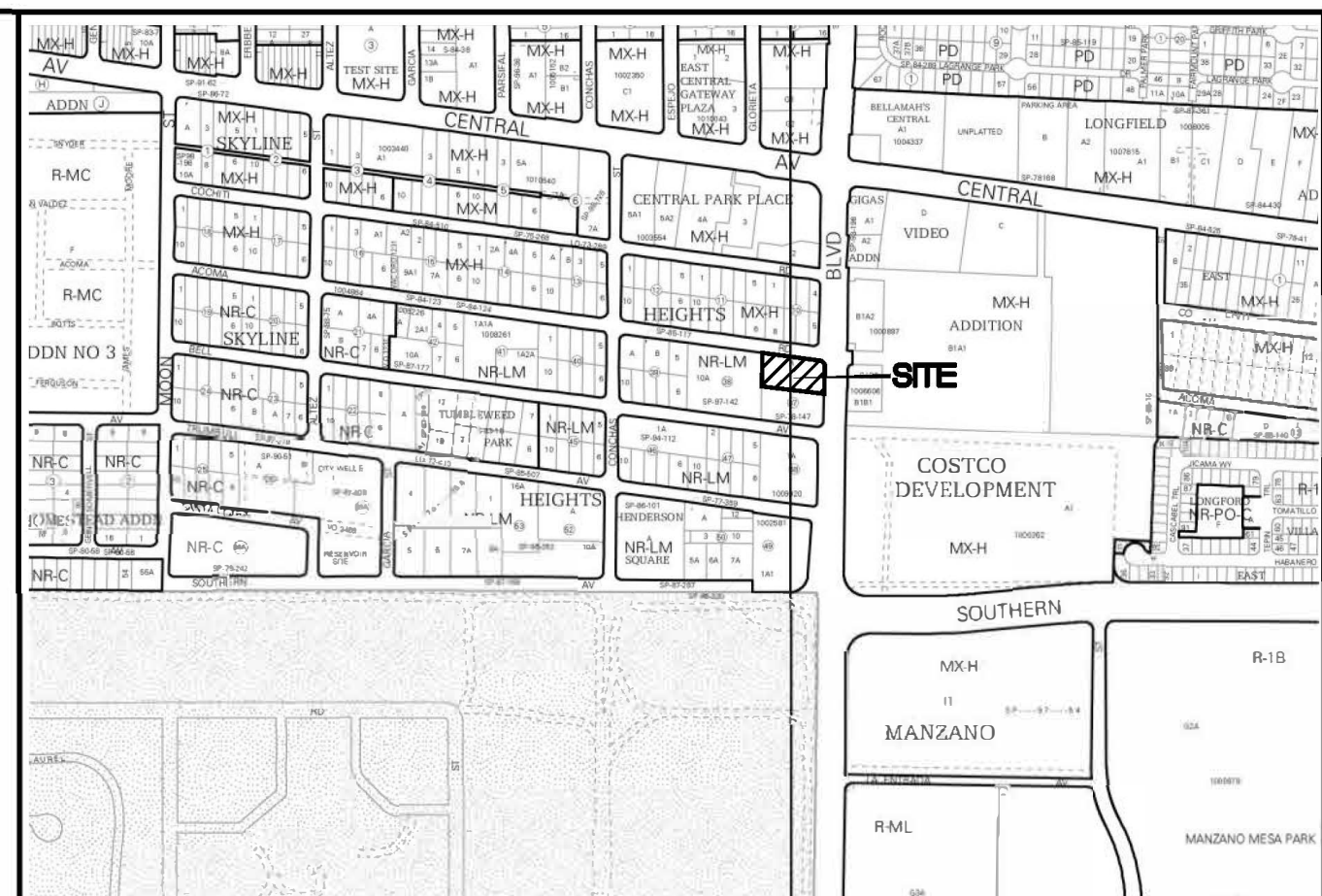


GRAPHIC SCALE



CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



EXISTING DRAINAGE:

THIS EXISTING SITE IS CURRENTLY OCCUPIED BY A VACANT BUILDING AND PARKING LOT. IT IS BOUNDED BY A COMMERCIAL BUILDING TO THE WEST, BELL AVENUE TO THE SOUTH, EUBANK BOULEVARD TO THE EAST AND ACOMA ROAD TO THE NORTH CONTAINING APPROXIMATELY 1.53 ACRES. HISTORICALLY THE SITE DRAINS FROM SOUTH TO NORTH ONTO ACOMA ROAD AND THEN WEST ALONG ACOMA ROAD. THE SITE CURRENT DISCHARGES 6.68 CFS TO THE STREET.


THERE ARE NO OFFSITE FLOWS THAT ENTER THE SITE. THE SITE IS LOCATED ON FIRM MAP 35001C0358H AS SHOWN ABOVE. THE MAP SHOWS THAT THE SITE DOES NOT LIE WITHIN A FLOOD ZONE.

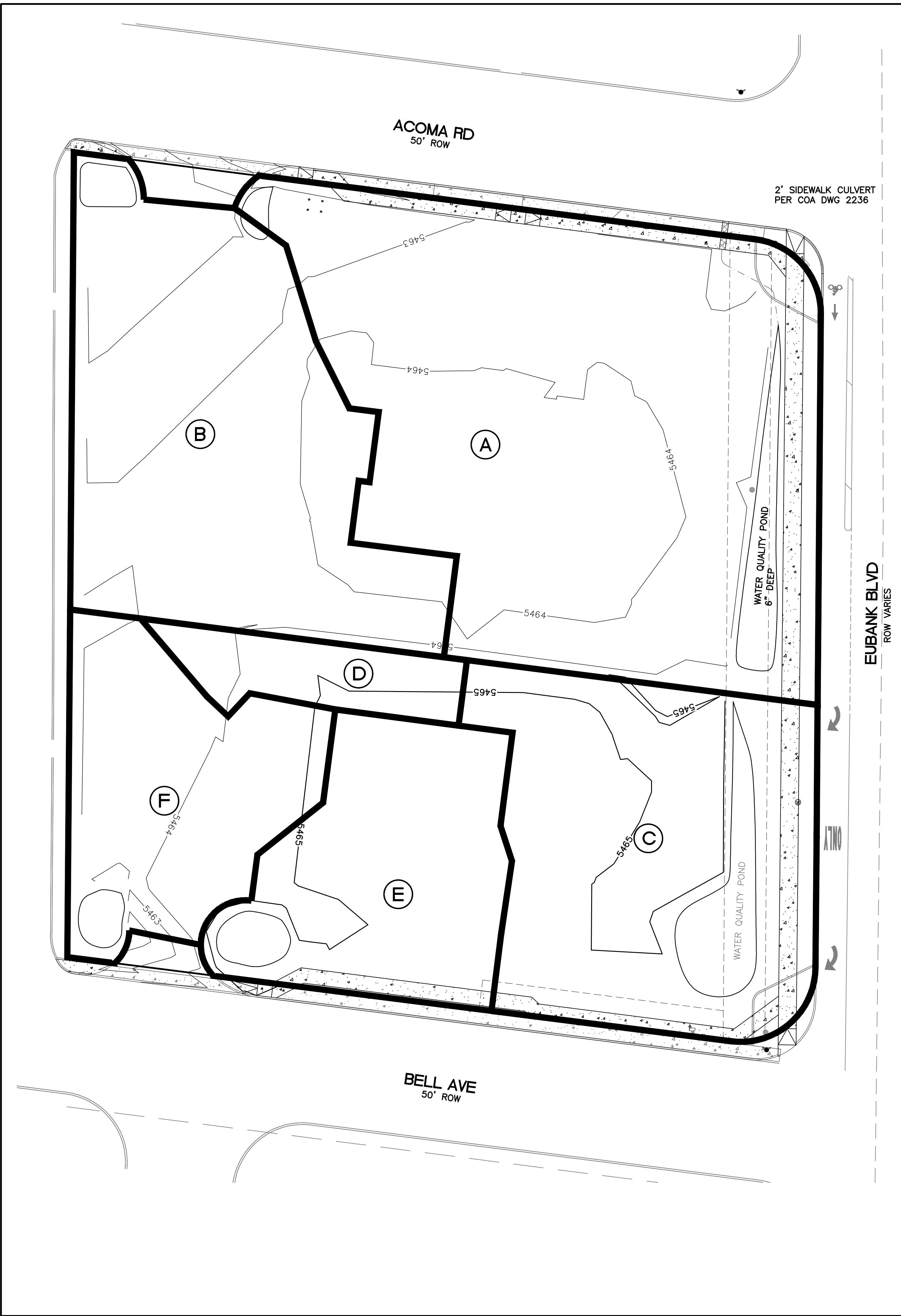
PROPOSED DRAINAGE:

THE PROPOSED SITE CONSISTS OF FIVE BASINS. BASIN A CONSISTS OF A FUTURE BUILDING AND NORTH PARKING LOT. IT WILL DRAIN TO A WATER QUALITY POND ALONG EUBANK AND THEN TO ACOMA ROAD THRU A SIDEWALK CULVERT. BASIN B CONSISTS OF THE SOUTH PARKING LOT AND DRAINS TO WATER QUALITY POND AT THE ENTRANCE AND THEN THRU A 2' CURB OPENING ONTO ACOMA ROAD. BASIN C CONSISTS OF THE EAST PARKING LOT OF A FUTURE DEVELOPMENT AND WILL DRAIN TO A WATER QUALITY POND ALONG EUBANK. IT WILL OVERFLOW TO THE NORTH DRAINING THROUGH BASIN A AND ONTO ACOMA ROAD. BASIN D CONSISTS OF A FUTURE DRIVE THRU AND WILL DRAIN THROUGH BASIN B AND ONTO ACOMA ROAD. BASIN E CONTAINS A FUTURE BUILDING AND PARKING LOT AND WILL DRAIN TOWARDS THE ENTRANCE ON BELL AVENUE PASSING THROUGH A WATER QUALITY POND PRIOR TO BEING DISCHARGED INTO THE ROAD THROUGH A 2' CURB OPENING. BASIN F CONTAINS A FUTURE PARKING LOT AND WILL DRAIN THROUGH A WATER QUALITY POND AT THE BELL AVENUE ENTRANCE AND DRAIN ONTO THE ROAD THRU A 2' CURB OPENING.

THE SITE DISCHARGES A TOTAL OF 6.16 CFS WHICH IS LESS THAN THE EXISTING 6.68 CFS DISCHARGE. 4.87 CFS WILL DISCHARGE TO ACOMA ROAD AND 1.29 CFS WILL DISCHARGE TO BELL AVENUE.

THE REQUIRED WATER QUALITY VOLUME IS 1,104 CUBIC FEET. THE TOTAL WATER QUALITY VOLUME PROVIDED ON SITE WILL BE 2,341 CUBIC FEET.

ENGINEER'S SEAL	301 EUBANK BLVD ALBUQUERQUE, NM CONCEPTUAL GRADING AND DRAINAGE PLAN <div><div></div><div>TIERRA WEST, LLC</div><div>5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div></div>	DRAWN BY pm
 4-3-25		DATE 4-3-25
		DRAWING 2024052-GR
		SHEET # GR-1
		JOB # 2024052
RONALD R. BOHANNAN P.E. #7868		



Weighted E Method																
											100-Year			10-Year		
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs
			%	(acres)	%	(acres)	%	(acres)	%	(acres)						
EX. 1	66,743	1.53	0%	0	0%	0.00	10%	0.15	90%	1.38	2.431	0.310	6.68	1.528	0.195	4.13
A	24,063	0.55	0%	0	16%	0.09	0%	0.00	84%	0.46	2.305	0.106	2.30	1.432	0.066	1.40
B	13,900	0.32	0%	0	18%	0.06	0%	0.00	82%	0.26	2.270	0.060	1.32	1.406	0.037	0.80
C	12,351	0.28	0%	0	41%	0.12	0%	0.00	59%	0.17	1.875	0.044	1.04	1.107	0.026	0.59
D	2,189	0.05	0%	0	17%	0.01	0%	0.00	83%	0.04	2.288	0.010	0.21	1.419	0.006	0.13
E	7,259	0.17	0%	0	19%	0.03	0%	0.00	81%	0.13	2.253	0.031	0.68	1.393	0.019	0.41
F	6,981	0.16	0%	0	35%	0.06	0%	0.00	65%	0.10	1.978	0.026	0.61	1.185	0.016	0.35
											1.17	0.278	6.16			

Equations:

Weighted E = E_a*A_a + E_b*A_b + E_c*A_c + E_d*A_d / (Total Area)

Volume = Weighted D * Total Area

Flow = Q_a * A_a + Q_b * A_b + Q_c * A_c + Q_d * A_d

Water Quality Calculation: 0.26" x 1.17 ac = 1,104 cubic feet (0.025 ac-ft)

Excess Precipitation, E (inches)				Peak Discharge (cfs/acre)		
Zone 3	100-Year	10 - Year		Zone 3	100-Year	10 - Year
E _a	0.67	0.18		Q _a	1.84	0.51
E _b	0.86	0.34		Q _b	2.49	1.07
E _c	1.09	0.52		Q _c	3.17	1.69
E _d	2.58	1.64		Q _d	4.49	2.81

ENGINEER'S SEAL

RONALD R. BOHANNAN
P.E. #7868

301 EUBANK BLVD
ALBUQUERQUE, NM

BASIN MAP

TERRA WEST, LLC
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ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY
pm

DATE
8-3-25

DRAWING
2024052-GR

SHEET #
GR-2

JOB #
2024052