

TO: City of Albuquerque Planning Department

FROM: Bohannon 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.



PETROGLYPH NATIONAL MONUMENT

SITE LOCATION

LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA:

- Project No.
- Zone Atlas Index No. J-7, J-8 & H-8.
- Gross Subdivision Acreage: 109.9839 Acres.
- Total Number of Tracts Created: 2 Tracts.
- Date of Survey: May, 2023.
- Plat is located within Town of Atisceno Grant, within Projected Sections 17 and 18, T10 N, R 2 E, N.M.P.M.
- No public streets were created.
- 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.
- 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.
- Owens Corning Fiberglas Company for installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- 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 bulk, 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 of easement to extend 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 poles, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switcheboards, as installed, shall extend ten (10) feet in front of transformer/switcheboard 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 Owens Corning Fiberglas Company (OWFC) do not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and OWFC 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.


DESCRIPTION:

A certain tract of land located within the Town of Atisceno 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 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.

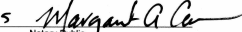
FREE CONSENT AND DEDICATION:

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 Aland
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 Aland, APS Executive Director of Capital Construction.


My Commission Expires: Nov 8, 2025 
Notary Public

NOTES:


- 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
- Distances are ground distances.
- All easements of record are shown.
- 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.
- 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.
- Portions of Tract N-1-A and N-1-B are located in Flood Zones "AE" and "X", per FIRFM Map Number 35001C0307H, Revised August 16, 2012 and updated by LOMR Case No. 17-06-0303P, Effective Date: November 28, 2016.
- 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 bonding 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".
- New AMAFCA Access Easement - Dedication and grant to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY ("AMAFCA" or "Grantor"), 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.

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, that I have personally examined the plat and 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



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 / 23 / 2024
Mike Mortus	09 / 25 / 2024
Comcast	Date

City Approvals:

Loose A. Eisenhower P.S.	9/20/2024
City Surveyor	Date
*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
***MRGCD (conditional)	Date

TAX CERTIFICATION:

This is to certify that taxes are current and paid on UPC # _____

Property Owner of Record: _____

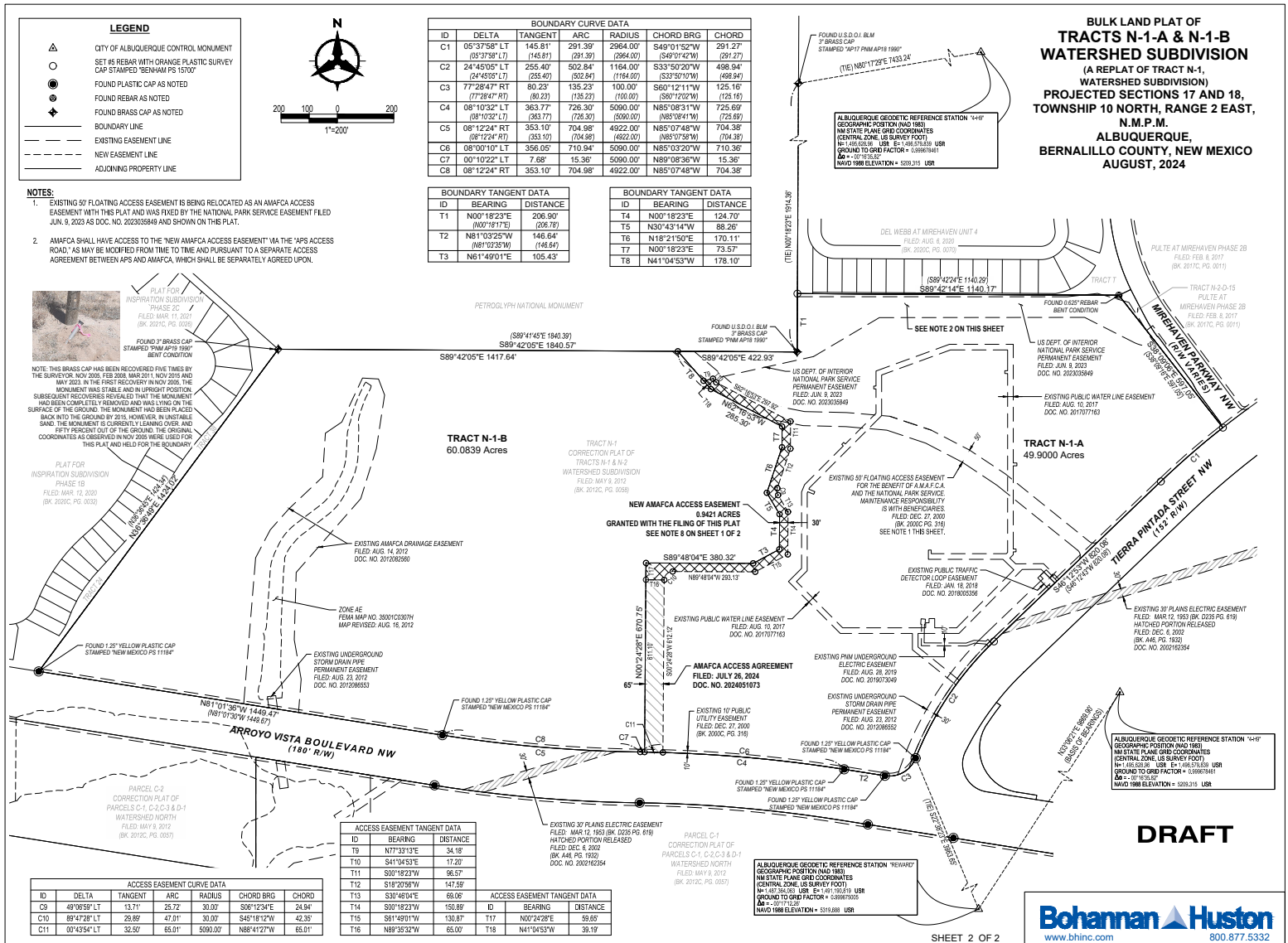
Bernalillo County Treasurer's Office _____ Date _____

Bohannon & Huston

www.bhinc.com 800.877.5332

SHEET 1 OF 2

SENSITIVE LANDS ANALYSIS BOHANNAN HUSTON, INC.



Approximate Site Location

Petroglyph National Monument

Arroyo Vista Blvd NW

118th Street Regional

Dam 6s Lower Pond

Tierra Pintada Blvd

Storielo

Arroyo Vista

Floodplains and Special Flood Hazard Areas

National Flood Hazard Layer FIRMette



Irrigation Facilities (Acequias)

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

Large Stands of Mature Trees

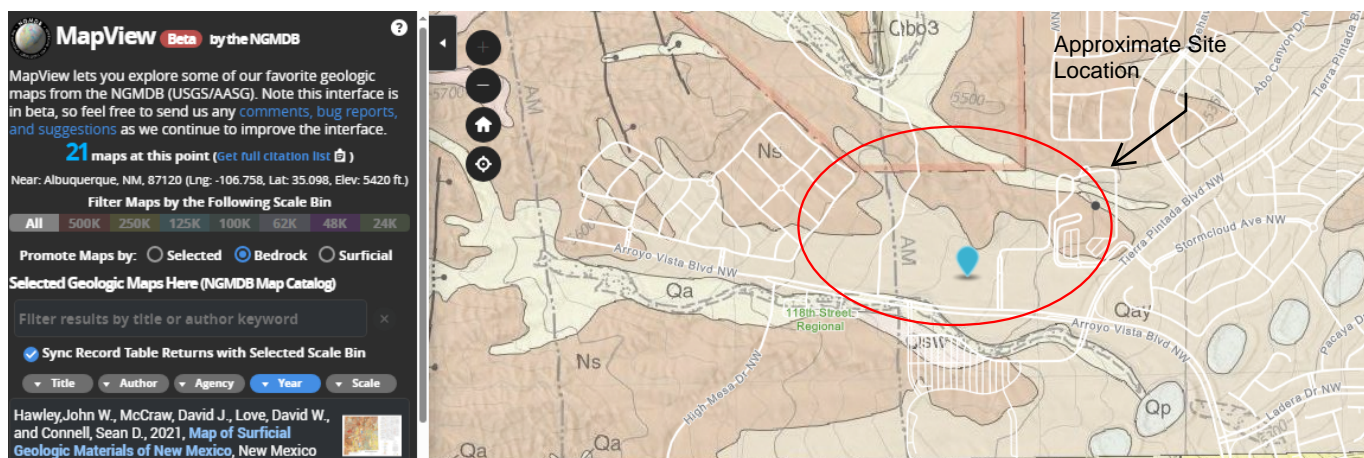
There are no signs of large stands of mature trees on the site.



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.

 Mayor, Mayor Nair, CAO	City of Albuquerque P.O. Box 1293 Albuquerque, NM 87103 Planning Department Alan Varela, Interim Director
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DATE: August 13, 2024

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2024-010189 SI-2024-01167

Agent: Bohannon Huston, Inc.

Applicant: Albuquerque Public Schools

Legal Description: TR N-1 CORRECTION PLAT OF TRS N-1 & N-2 WATERSHED SUBD (REPLAT TR N)

Zoning: PC

Acreage: 109.9839

Zone Atlas Page(s): H-08-A, J-07-Z, and J-08-Z

CERTIFICATE OF NO EFFECT: ☒ Yes ☐ No

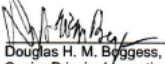
CERTIFICATE OF APPROVAL: ☐ Yes ☒ No

SUPPORTING DOCUMENTATION:
Historic Google Earth Images, ARMS/NMCRIS Records

SITE VISIT: N/A

RECOMMENDATIONS:
Archaeological studies have taken place under NMCRIS 72095, 120548, and 132419. Significant archaeological sites were excavated and do not require any more work. Therefore:

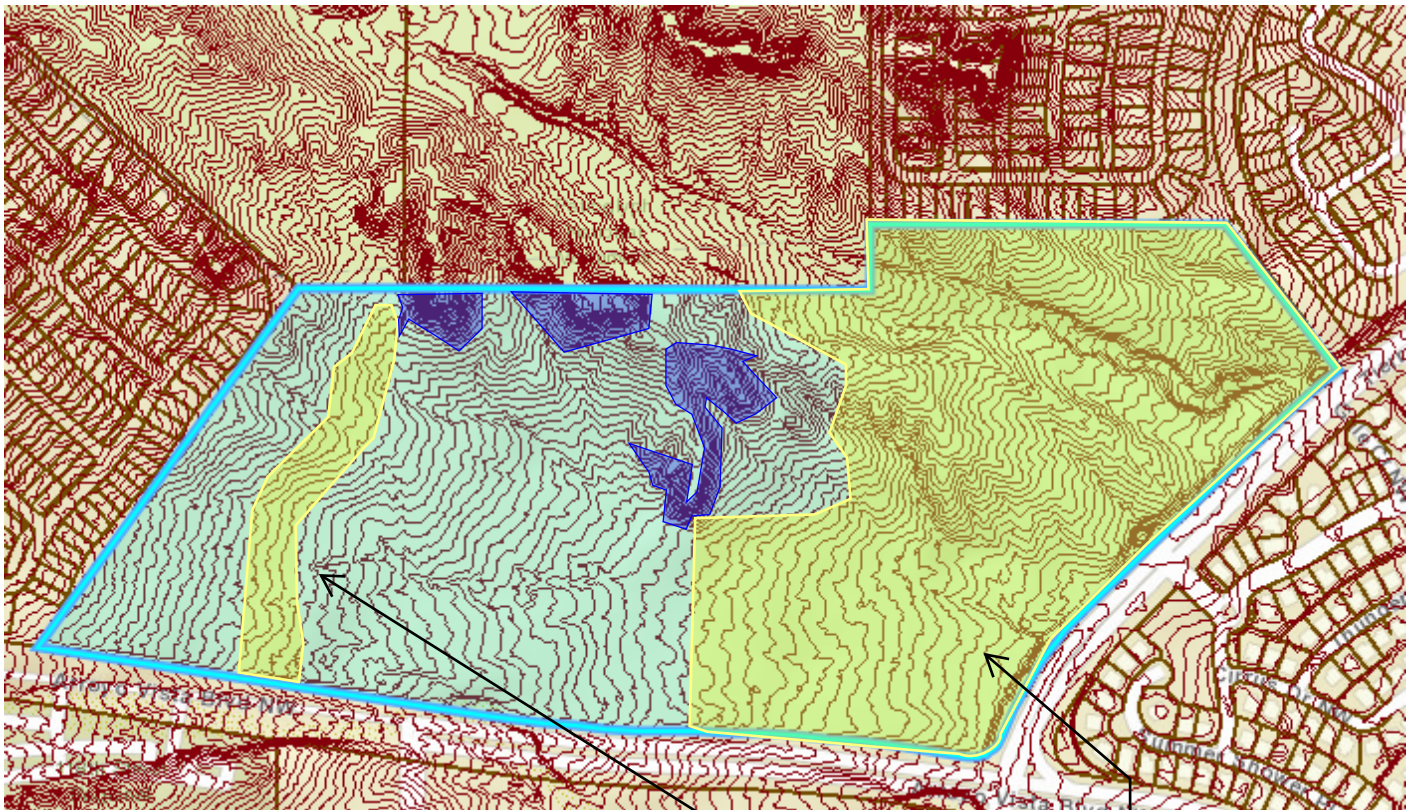
CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..."

SUBMITTED BY:  8-13-2024
Douglas H. M. Bygness, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

SUBMITTED TO:
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:

