

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

May 10, 2021

J. Graeme Means, P.E.
High Mesa Consulting Group
6010 B Midway Park Blvd NE
Albuquerque, NM 87109

**RE: Weil Construction
1321 Cuesta Abajo Ct. NE
Grading and Drainage Plan
Engineer's Stamp Date: 04/07/21
Hydrology File: D16D002L**

Dear Mr. Means:

PO Box 1293
Based upon the information provided in your submittal received 04/21/2021, the Grading and Drainage Plan is approved for Building Permit.

Albuquerque
Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

NM 87103
www.cabq.gov
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, 924-3420) 14 days prior to any earth disturbance.

Also, please provide the Drainage Covenant for the proposed stormwater quality pond per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. There is a recording fee (\$25, payable to Bernalillo County). Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996). Due to COVID-19, please follow the instructions:

Either email a pdf copy of the executed drainage covenant and the exhibit to clabadie@cabq.gov or either mail or drop off the originals. Please mail the \$25.00 recording fee check made payable to Bernalillo County to:

Planning Dept./DRC
Attn: Charlotte LaBadie
600 2nd St. NW, Ste. 400
ABQ, NM, 87102

CITY OF ALBUQUERQUE

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Mayor Timothy M. Keller

If you drop off the originals, there is a drop box outside the building labeled DRC. Once approved and recorded, Charlotte will email you a copy.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT _____ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE REPORT
- _____ DRAINAGE MASTER PLAN
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ STREET LIGHT LAYOUT
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

WEIL CONSTRUCTION DRAINAGE PLAN:

THE EXISTING SITE IS LOCATED IN THE ALBUQUERQUE NORTH VALLEY NEAR THE INTERSECTION OF LAS LOMITAS DR NE AND CUESTA ABAJO CT NE. THE SITE IS BOUNDED BY PNM RAILROAD TRACKS TO THE NORTH, DEVELOPED SITES TO THE EAST AND WEST, AND THE CUESTA ABAJO CT NE CUL-DE SAC TO THE SOUTH. THIS PROPOSED PROJECT IS THE NEW DEVELOPMENT OF AN EXISTING UNDEVELOPED LOT INTO A NEW OFFICE BUILDING WITH PAVED SITE WORK, GRAVEL MAINTENANCE YARD AND NEW LANDSCAPING. THE PROPOSED DRAINAGE CONCEPT IS TO FREELY DISCHARGE DEVELOPED RUNOFF TO THE EXISTING STREET THAT HAS PUBLIC DRAINAGE INFRASTRUCTURE SIZED FOR FREE DISCHARGE. THIS SUBMITTAL IS MADE IN SUPPORT OF BUILDING PERMIT APPROVAL.

AS SHOWN BY THE FIRM LOCATED ON SHEET CG101, THE SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE. THE SITE IS UNDEVELOPED AND SLOPES FROM NORTH TO SOUTH. EXISTING RUNOFF COLLECTS AT THE SOUTHWEST CORNER OF THE SITE AT A GRADED DIRT BERM AND EVENTUALLY OVERFLOWS TO CUESTA ABAJO CT. AT THE NORTH END OF THE SITE THERE IS AN UNPAVED ROAD AND GRAVEL SLOPE WITHIN THE PNM RAILROAD EASEMENT THAT WILL BE LEFT UNDISTURBED. THERE ARE NO OFFSITE FLOWS AFFECTING THE SITE.

THE PROPOSED SITE WILL CONSIST OF A NEW CONTRACTOR'S OFFICE BUILDING, PAVED PARKING AREAS AND RELATED SITEWORK, A NEW DRIVE PAD, A BASE COURSE MAINTENANCE YARD AND, SURROUNDING LANDSCAPING. THE PROPOSED PROJECT WILL NOT EXCEED 1 ACRE OF DISTURBED AREA AND WILL NOT REQUIRE AN ESC PLAN OR NPDES PERMITTING. THE SITE WILL CONTINUE TO DRAIN FROM NORTH TO SOUTH VIA SURFACE DRAINAGE IMPROVEMENTS INTO A NEW WATER QUALITY POND LOCATED AT THE SOUTHWEST CORNER OF THE SITE. THE NEW POND IS SIZED TO HOLD 612 CF WHICH EXCEED THE CITY'S WATER QUALITY EVENT VOLUME REQUIREMENT OF 610 CF. IN LARGER EVENTS, THE POND WILL OVERFLOW TO CUESTA ABAJO CT VIA THE NEW DRIVE PAD AND BE COLLECTED AND CONVEYED BY PUBLIC INLETS AND STORM DRAINS DOWNSTREAM OF OUR SITE. THIS PROPOSED DRAINAGE CONCEPT MATCHES EXISTING CONDITION AND FOLLOWS THE DRAINAGE CONCEPT PREVIOUSLY APPROVED IN THIS AREA'S MASTER DRAINAGE PLAN.

THE DEVELOPMENT OF THIS SITE WAS ANTICIPATED BY THE LAS LOMITAS INDUSTRIAL MASTER DRAINAGE PLAN AND LAS LOMITAS BUSINESS PARK PLANS (D16/D002C) PREPARED BY DIANE HOEZLER WITH MARK GOODWIN AND ASSOCIATES IN THE EARLY 2000S. THOSE PLANS SUPPORTED THE DESIGN AND CONSTRUCTION OF THE PUBLIC STORM DRAIN, INLETS AND POND THAT COLLECTS AND CONVEYS RUNOFF FROM THIS SITE. IN THE EXISTING AND DEVELOPED CONDITION, A MAXIMUM 100-YEAR PEAK DISCHARGE OF 7.23 CFS FOR THIS SITE IS SHOWN ON THOSE PLANS. THE DESCRIBED PROJECT ABOVE WILL RESULT IN A PROPOSED DISCHARGE OF 5.1 CFS, SIGNIFICANTLY LESS THAN ALLOWABLE.

TO SUMMARIZE THIS PROJECT WILL ACCOMPLISH THE FOLLOWING:

- THE PROPOSED DEVELOPMENT FOLLOWS THE ESTABLISHED DRAINAGE PATTERNS AND WILL EXHIBIT FREE DISCHARGE TO THE DOWNSTREAM PUBLIC SYSTEM SIZED FOR THIS DEVELOPMENT.
- THE SITE'S DISCHARGE WILL NOT ADVERSELY IMPACT THE DOWNSTREAM CONDITION.
- THE EXISTING DOWNSTREAM PUBLIC INFRASTRUCTURE CONTAINS INLETS, STORM DRAINS AND PONDING SIZED FOR A DEVELOPED DISCHARGE OF 7.23 CFS FROM THIS SITE. THE PROPOSED DISCHARGE FOR THIS PROJECT WILL EQUAL 5.1 CFS.
- THE SITE WILL RETAIN THE CITY OF ALBUQUERQUE'S REQUIRED WATER QUALITY EVENT
- THE DISTURBED AREA OF SITE WILL NOT EXCEED 1 ACRE

CALCULATIONS:

I. SITE CHARACTERISTICS

A. PRECIPITATION ZONE = 2
 B. $P_{60} = 2.29$ IN
 C. TOTAL PROJECT AREA (A_T) = 64,780 SF
 1.49 AC

D. LAND TREATMENTS

EXISTING LAND TREATMENT				DEVELOPED LAND TREATMENT			
PROJECT SITE	64,780	SF		PROJECT SITE	64,780	SF	
LAND TREATMENT	AREA (SF/AC)		%	LAND TREATMENT	AREA (SF/AC)		%
A				A			
B				B			
C	64,780	SF	100%	C	47,230	SF	73%
D	1.49	AC		D	1.08	AC	27%
					0.40	AC	

HYDROLOGY

A. EXISTING CONDITION 100 YEAR STORM

1. PROJECT SITE

a. VOLUME 100-YR, 6-HR

$WTE = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D) / A_T$
 $\Rightarrow (0.62 \cdot 0.00) + (0.80 \cdot 0.00) + (1.03 \cdot 1.49) + (2.33 \cdot 0.00) / 1.49 = 1.03$ IN
 $V_{100,6HR} = (E_{W(12)} \cdot A) \cdot (1.03 / 12) \cdot 1.49 = 0.1276$ AC-FT = 5,560 CF

b. PEAK DISCHARGE 100-YR

$Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$
 $\Rightarrow (1.71 \cdot 0.00) + (2.36 \cdot 0.00) + (3.05 \cdot 1.49) + (4.34 \cdot 0.00) = 4.5$ CFS

B. DEVELOPED CONDITION 100 YEAR STORM

1. PROJECT SITE

a. VOLUME 100-YR, 6-HR

$WTE = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D) / A_T$
 $\Rightarrow (0.62 \cdot 0.00) + (0.80 \cdot 0.00) + (1.03 \cdot 1.08) + (2.33 \cdot 0.40) / 1.49 = 1.38$ IN
 $V_{100,6HR} = (E_{W(12)} \cdot A) \cdot (1.38 / 12) \cdot 1.49 = 0.1710$ AC-FT = 7,450 CF

b. STORM WATER QUALITY VOLUME

$V_{SWQV} = ((P_{SWQV}) / 12) \cdot A_D$
 $\Rightarrow ((0.42) / 12) \cdot (0.40) = 0.0141$ AC-FT = 610 CF

c. PEAK DISCHARGE 100-YR

$Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$
 $\Rightarrow (1.71 \cdot 0.00) + (2.36 \cdot 0.00) + (3.05 \cdot 1.08) + (4.34 \cdot 0.40) = 5.1$ CFS

C. COMPARISON 100 YEAR STORM

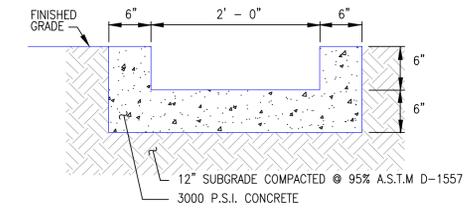
1. PROJECT SITE

a. VOLUME 100-YR, 6-HR
 $\Delta V_{PROJECT SITE} = 7450 - 5560 = 1,890$ CF (INCREASE)

b. PEAK DISCHARGE 100-YR
 $\Delta Q_{100} = 5.1 - 4.5 = 0.6$ CFS (INCREASE)

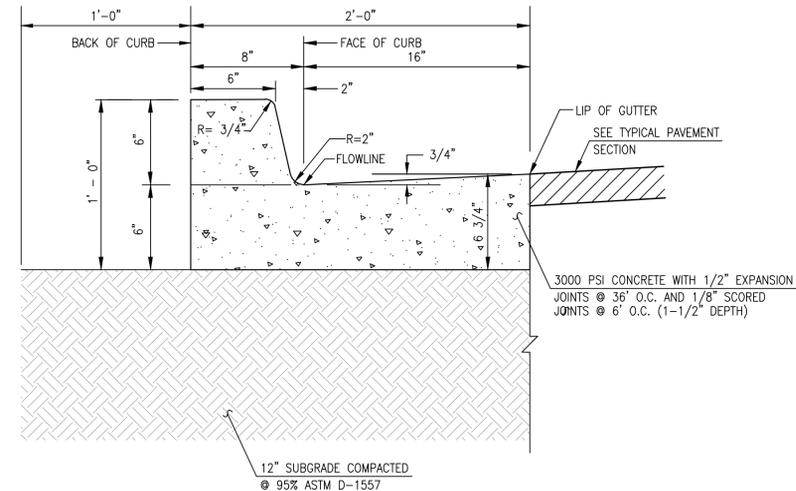
CURB OPENING (WEIR EQUATION):

CONTRIBUTING BASIN
 21,778 SF; 0.5 AC
 LAND TREATMENT C: 9800 SF, D: 11,978 SF
 $Q = 3.05 \times 0.22 + 4.34 \times 0.27$
 $Q = 1.9$ CFS
 $Q = CLH^{3/2} \Rightarrow 1.9 = C \cdot L^2 \Rightarrow C = 3.0$
 $1.9 = 3 \times 2 \times (H)^{3/2} \Rightarrow H = (1.9 / (3 \times 2))^{2/3}$
 $H = 0.46$ FT REQUIRED; 0.5 FT PROVIDED



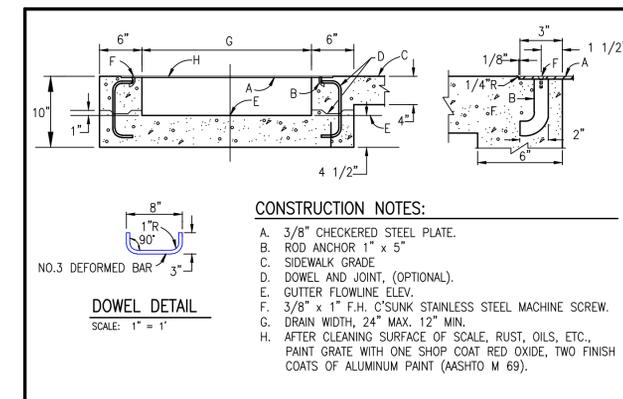
TYPICAL RUNDOWN SECTION

SCALE: 1" = 1'-0"



TYPICAL SIX-INCH CURB & GUTTER

SCALE: 1" = 0'-6"



CONSTRUCTION NOTES:

- 3/8" CHECKERED STEEL PLATE.
- ROD ANCHOR 1" x 5"
- SIDEWALK GRADE
- DOWEL AND JOINT, (OPTIONAL).
- GUTTER FLOWLINE ELEV.
- 3/8" x 1" F.H. C'SUNK STAINLESS STEEL MACHINE SCREW.
- GRAIN WIDTH, 24" MAX. 12" MIN.
- AFTER CLEANING SURFACE OF SCALE, RUST, OILS, ETC., PAINT GRATE WITH ONE SHOP COAT RED OXIDE, TWO FINISH COATS OF ALUMINUM PAINT (AASHTO M 69).

DOWEL DETAIL

SCALE: 1" = 1"

SIDEWALK CULVERT SECTION

SCALE: 1" = 2"



GREER STAFFORD/SJCF ARCHITECTURE, INC.
 1777 LOUISIANA NE, SUITE 203
 ALBUQUERQUE, NM 87110-7037
 (505) 831-0285 • FAX: (505) 831-0348
 3008 NORTHBRIDGE DR, SUITE F
 FARMINGTON, NM 87401-3085
 (505) 335-7475 • FAX: (505) 335-4464



THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED, AND DATED BELOW



**NEW OFFICE BUILDING
 WEIL CONSTRUCTION**
 1321 CUESTA ABAJO CT NE
 ALBUQUERQUE, NM 87113

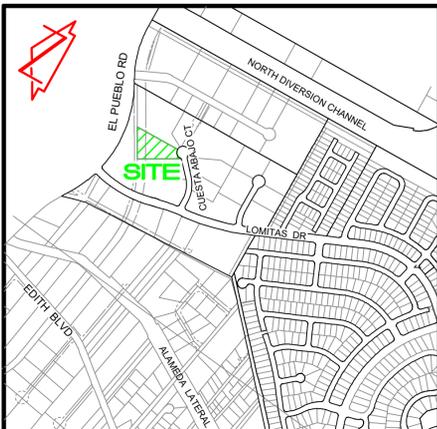
PROJECT NO: 5428.00
DRAWN BY: J.Y.R.
CHECKED BY: G.M.
GREER STAFFORD/SJCF ARCHITECTURE
SHEET TITLE DRAINAGE PLAN, CALCULATIONS, SECTIONS AND DETAILS
DRAWING SHEET

2020.048.2

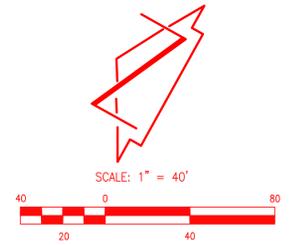
HIGH MESA Consulting Group
 Engineers, Designers & Scientists Working Together

6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109
 Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesag.com

CG102



VICINITY MAP D-16
SCALE: 1"=750'



CONTROL SURVEY NOTE

A CONTROL SURVEY WAS CONDUCTED AT THE SITE ON NOVEMBER 13, 2020. CONTROL WAS PROJECTED ONTO THE SUBJECT SITE UTILIZING RTK GPS OBSERVATIONS COMBINED WITH GEIOD MODEL 18 TO ESTABLISH HORIZONTAL AND VERTICAL POSITIONS BASED UPON NAD 83/NAVD 88 DATUM. THE RTK OBSERVATIONS WERE USED TO ESTABLISH THE TEMPORARY BENCHMARKS AT THE PROJECT SITE.

THE POINTS OBSERVED HAVE BEEN QUALITY CONTROLLED FOR RELATIVE ACCURACY. AN AGRS BENCHMARK "13-D16" AND A SEPARATE VERTICAL CONTROL STATION "F-442" IN THE VICINITY OF THE PROJECT WERE OBSERVED IN ORDER TO PROVIDE REFERENCE TIES TO THE SITE. ALL HORIZONTAL COORDINATES ARE MODIFIED NAD 83 GRID VALUES AND HAVE BEEN ADJUSTED TO THE GROUND AT THE PROJECTION POINT (THE SCALE FACTOR USED IS 1/CF=1.00032652418516). THE CONTROL STATION USED TO PROJECT FROM GRID TO GROUND FOR THIS PROJECT IS CONTROL STATION "13-D16" WITH NAD GRID COORDINATES OF:
 NORTHING= 1,518,996.001 FEET
 EASTING= 1,534,181.325 FEET
 ELEVATION= 5073.471 FEET
 THE ELEVATIONS ARE BASED UPON THE NAVD DATUM AND REQUIRE NO FURTHER ADJUSTMENT.

PROJECT BENCHMARK

AN AGRS ALUMINUM DISK STAMPED "13-D16", SET IN THE SOUTHWEST CORNER OF THE PASEO DEL NORTE BRIDGE OVER THE NORTH DIVERSION CHANNEL.
 ELEVATION = 5073.471 FEET (NAVD 1988)

TEMPORARY BENCHMARK #201 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE, AS SHOWN ON THIS SHEET.
 ELEVATION = 5038.41 FEET (NAVD 1988)

TEMPORARY BENCHMARK #202 (T.B.M.)

A #5 REBAR W/CAP STAMPED "HMC CONTROL NMPS 11184", SET IN DIRT NEAR THE NORTHWEST CORNER OF THE PROJECT SITE, AS SHOWN ON THIS SHEET.
 ELEVATION = 5050.48 FEET (NAVD 1988)

KEYED NOTES

EASEMENT

- 1 10' PUBLIC UTILITY EASEMENT ALONG THE EAST SIDE OF TRACT 7 GRANTED BY THE PLAT FOR LOS LOMITAS BUSINESS PARK SUBDIVISION, BERNALILLO COUNTY, NM FILED OCTOBER 27, 2005, BOOK 2005C, PAGE 357.
- 2 100' PNM RAILROAD EASEMENT, AFFECTING THE NORTH 75' OF THE TRACT SURVEYED HEREON, GRANTED BY DOCUMENT FILED MARCH 11, 1957, BOOK D-379, PAGE 383 AND DOCUMENT FILED MAY 28, 1957, BOOK D-387, PAGE S394-396.
- 3 PNM EASEMENT GRANTED BY DOCUMENT FILED DECEMBER 06, 2007, DOCUMENT NO. 2007164918.

MONUMENTS

- A FOUND #4 REBAR W/CAP STAMPED "PS 8686", TAGGED WITH WASHER STAMPED "NMPS 11463"
- B FOUND #4 REBAR W/CAP STAMPED "PS 11463", TAGGED WITH WASHER STAMPED "NMPS 11184"
- C FOUND ALUMINUM CENTERLINE CAP STAMPED "PLS 7719"
- D SET SCRIBED "+" ON METAL RAILROAD TRACK

BOUNDARY TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
(C1)	55.00'	88.08'	78.96'	S 44°07'26" W	91°45'08"
C1	55.00'	88.08'	78.96'	S 44°08'55" W	91°45'08"
(C2)	30.00'	12.60'	12.51'	N 10°16'58" E	24°04'13"
C2	30.00'	12.60'	12.51'	N 10°18'27" E	24°04'13"

INDEX OF DRAWINGS

- 1. COVER SHEET, VICINITY MAP, NOTES, KEYED NOTES, BOUNDARY SURVEY
- 2. TOPOGRAPHIC AND UTILITY SURVEY, DIGITAL ORTHOPHOTO

LEGAL DESCRIPTION

TRACT 8, LAS LOMITAS BUSINESS PARK SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 27, 2005, PLAT BOOK 2005C, PAGE 357.

GENERAL NOTES

- 1. A BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY WAS PERFORMED IN NOVEMBER, 2020. PROPERTY CORNERS WERE FOUND OR SET AS INDICATED.
- 2. ORTHOPHOTOGRAPHY WAS CAPTURED BY HMC UNMANNED AERIAL VEHICLE (UAV) ON NOVEMBER 13, 2020.
- 3. ALL DISTANCES ARE GROUND DISTANCES.
- 4. SITE LOCATED WITHIN PROJECTED SECTION 22, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M. (ELENA GALLEGOS GRANT).
- 5. THIS SURVEY HAS BEEN PREPARED BASED UPON NAVD 88 DATUM. PREVIOUS SURVEYS OF THIS AREA CONDUCTED BY OTHER CONSULTANTS MAY HAVE BEEN CONDUCTED BASED UPON NGVD 29 DATUM. SPECIAL CARE SHOULD BE EXERCISED WHEN COMPARING ELEVATIONS FROM THIS SURVEY TO CURRENT AND PREVIOUS SURVEYS, PLANS AND AS-BUILT DOCUMENTS.
- 9. THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS SURVEY:
 - A. ALTA/NSPS LAND TITLE SURVEY OF TRACT 8, TRACT 8, LAS LOMITAS BUSINESS PARK SUBDIVISION, ALBUQUERQUE, NEW MEXICO, BY ALPHA PRO SURVEYING LLC, SIGNED AUGUST 12, 2020.
 - B. SPECIAL WARRANTY DEED FILED OCTOBER 23, 2020, DOC. NO. 2020105840, BERNALILLO COUNTY, NM.
 - C. PLAT OF TRACTS 9-A AND 9-B, LAS LOMITAS BUSINESS PARK SUBDIVISION, FILED DECEMBER 11, 2013, BOOK 2013C, PAGE 138, DOC. NO. 2013131976.
 - D. PLAT FOR LAS LOMITAS BUSINESS PARK SUBDIVISION, FILED OCTOBER 27, 2005, BOOK 2005C, PAGE 357, DOC. NO. 2005160011.
 - E. BULK PLAT FOR TRACTS U-1, U-2, U-3, U-4, U-5 AND U-6, VISTA DEL NORTE, FILED SEPTEMBER 19, 2002, BOOK 2002C, PAGE 311, DOC. NO. 2002120232.
 - F. ELECTRIC AND GAS EASEMENT FILED DECEMBER 06, 2007, DOC. NO. 2007164918.
 - G. ACCESS EASEMENT FILED FEBRUARY 27, 2009, DOC. NO. 2009021004.
- 10. THE PROPERTY SURVEYED HEREON MAY BE SUBJECT TO THE RESERVATIONS CONTAINED IN THE ORIGINAL PATENT FROM THE UNITED STATES OF AMERICA.

SUBSURFACE UTILITY NOTES

- 11. THIS BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY IS A DEPICTION OF VISIBLE UTILITY FEATURES AND ASCERTAINABLE SUBSURFACE UTILITY LOCATIONS THAT HAVE BEEN DESIGNATED AND/OR OBSERVED BY, AND SUBSEQUENTLY SURVEYED BY HIGH MESA CONSULTING GROUP. THESE SERVICES WERE PERFORMED IN ACCORDANCE WITH ASCE STANDARD 38-02 (STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA). SUBSURFACE UTILITY ENGINEERING (SUE) QUALITY LEVELS B, C AND D HAVE BEEN COMPLETED FOR THIS PROJECT.
 - 12. SUBSURFACE UTILITY DESIGNATION HAS BEEN BASED UPON RECORD DRAWING INFORMATION ALONG WITH CURRENT SITE CONDITIONS INCLUDING ACCESSIBLE SURFACE FEATURES FOUND WITHIN THE PROJECT LIMITS. RESULTS OF THIS UTILITY DESIGNATION EFFORT HAVE BEEN CORRELATED TO EXISTING AS-BUILT OR RECORD DRAWINGS AND/OR SITE UTILITY PLANS THAT WERE AVAILABLE AT THE TIME THIS WORK WAS PERFORMED. UTILITY LOCATIONS THAT COULD NOT BE ASCERTAINED THROUGH SURFACE GEOPHYSICAL UTILITY LOCATING METHODS, BUT WERE RECONCILED FROM UTILITY RECORDS, HAVE BEEN IDENTIFIED AND LABELED ON THIS SURVEY ACCORDINGLY. ADDITIONALLY, ANY DISCOVERED DISCREPANCIES RELATED TO THE RECORD DRAWINGS, UTILITY CONNECTIVITY OR PUBLIC UTILITY RESPONSE HAVE BEEN DOCUMENTED. REFER TO KEYED SUBSURFACE UTILITY NOTE ON SHEET 2 FOR LOCATIONS AND DETAILS.
 - 13. PUBLICLY-OWNED UTILITIES REPRESENTED ON THIS SURVEY HAVE BEEN IDENTIFIED BY THE OWNER IN RESPONSE TO HMC NM811 DESIGN LOCATE REQUEST (NM811 TICKET 20N090458 01/13/20 11/09/20 12:36PM) AND/OR THROUGH SUPPLEMENTAL DESIGNATION EFFORTS BY HMC BASED UPON SURFACE EVIDENCE AND UTILITY RECORD INFORMATION OBTAINED FROM THE OWNER AT THE ONSET OF THE PROJECT. A LIST OF UTILITY OWNERS REGISTERED WITH NM811 HAS BEEN PROVIDED BELOW.
 - A. NM811 Utility Owner/Operator List

Name	*Telephone Number
CITY OF ALBUQUERQUE - STORM DRAINS	1-505-857-8032
ALBUQUERQUE/BERNALILLO COUNTY WUA	1-505-842-9287
COMCAST - ALBUQUERQUE	1-800-778-9140
NEW MEXICO GAS COMPANY - ALBUQUERQUE	1-505-798-3368
PNM ELECTRIC - ALBUQUERQUE	1-505-241-0577
CENTURYLINK LOCAL NETWORK CENTRAL	1-720-578-8090
- *Telephone numbers obtained through NM811 web portal

8. THIS UTILITY SURVEY AND SUBSURFACE UTILITY ENGINEERING EFFORT IS NOT ALL-INCLUSIVE AND MAY NOT REPRESENT UTILITIES/INFRASTRUCTURE THAT HAVE BEEN ABANDONED-IN-PLACE, WERE INACCESSIBLE, OR OTHERWISE UNDETECTABLE DUE TO UNFORESEEN AND UNCONTROLLABLE SITE AND/OR UTILITY CONDITIONS. FURTHER, THIS UTILITY INVESTIGATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE PROPERTY OWNER, DEVELOPER, OR CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, NEW MEXICO EXCAVATION LAWS (NM811), MUNICIPAL AND LOCAL ORDINANCES, SITE SPECIFIC RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE UTILITY LINES AND FACILITIES.

SURVEYORS CERTIFICATION

I, CHARLES G. CALA, JR., NEW MEXICO PROFESSIONAL SURVEYOR NO. 11184, DO HEREBY CERTIFY: THAT THIS BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Charles G. Cala, Jr.
 CHARLES G. CALA, JR., NMPS 11184



December 7, 2020
 DATE

SURVEYED BY	NO.	DATE	BY	REVISIONS		JOB NO.
				NO.	DATE	
M.K./E.J.S.						2020.048.1
E.J.S.						12-2020
C.G.C.						1 OF 2



SCALE: 1" = 20'



SUBSURFACE UTILITY KEY NOTES

- 1. LOCATION OF DOMESTIC WATER SERVICE LINE COULD NOT BE DETERMINED. ATTEMPTED TO DESIGNATE FROM WATER METER CAN IDENTIFIED ON SURVEY.

APWA UTILITY COLOR CODE

- RED - ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES
- YELLOW - GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS
- ORANGE - COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT
- ORANGE - CABLE TELEVISION LINES
- BLUE - POTABLE WATER
- GREEN - SANITARY SEWER AND DRAIN LINES
- GREEN - STORM DRAIN LINES

LEGEND

- C&G CURB AND GUTTER
- CSW CONCRETE SIDEWALK
- INV INVERT ELEVATION
- MH MANHOLE
- SAS SANITARY SEWER
- SD STORM DRAIN
- TA TOP OF ASPHALT
- TC TOP OF CURB
- TCO TOP OF CONCRETE
- 1.5% DIAMETER OF TREE
- ⊙ CATV RISER
- ⊕ COMM CABINET
- ⊕ COMM RISER
- ⊕ ELEC JUNCTION BOX
- ⊕ ELEC METER
- ⊕ METAL GUARD POST
- ⊕ SAS CURB SCRATCH
- ⊕ SAS MANHOLE
- ⊕ SD CO
- ⊕ SD MANHOLE
- ⊕ WATER METER BOX
- ⊕ WATER VALVE BOX
- ⊕ FIRE HYDRANT
- ⊕ DECIDUOUS TREE AND DIAMETER
- ⊕ SMALL DECIDUOUS TREE
- ⊕ SHRUB
- ⊕ SMALL SHRUB



METAL FENCE ENCROACHES ONTO SUBJECT PROPERTY

ELECTRIC METER ENCROACHES ONTO SUBJECT PROPERTY, ADJOINING EASEMENT OF RECORD OVERLAPS ONTO TRACT 8, HOWEVER, THE EASEMENT WAS DESCRIBED AS BEING WITHIN TRACT 7

ELECTRIC LINES ENCROACH ONTO SUBJECT PROPERTY

File Name: P:\data\2020\2020\048.1\SU\2020048.1_Topo_Brady.dwg - SH 2 Plot Date: 12/17/20 Plot Time: 14:36



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**TOPOGRAPHIC AND UTILITY SURVEY
WEIL CONSTRUCTION**

SURVEYED BY M.K.	NO.	DATE	BY	REVISIONS		JOB NO. 2020.048.1
				DATE		
				SHEET	2 OF 2	
DRAWN BY E.J.S.						
APPROVED BY C.G.C.						