CITY OF ALBUQUERQUE

Planning Department
David S. Campbell, Director

Timothy M. Keller, Mayor

April 9, 2019

Diane Hoelzer, PE
Mark Goodwin & Associates, PA.
PO Box 90606
Albuquerque, NM 87199

Re: Cinnamon Morning - 2700 Rio Grande Blvd NW
Grading and Drainage Plan and Drainage Report
Engineer's Stamp dated: 4/5/2019 (G12D024)

Dear Ms. Hoelzer,

Based upon the information provided in the submittal received on 4/05/2019 the above-referenced plan is approved for Site Plan, Preliminary Plat, Work Order, and Grading Permit.

An Engineer's Certification is required prior to release of Financial Guarantees and/or Building Permit(s).

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 (Curtis Cherne, PE, ccherne@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3986 or e-mail at jhughes@cabq.gov .

Sincerely,

James D. Hughes, P.E.
Principal 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: Cinnamon Morning Building Permit #: _____ Hydrology File #: _____

DRB#: PR-2019-002044 EPC#: _____ Work Order#: _____

Legal Description: 3A, Alvarado Gardens Unit 1

City Address: 2700 Rio Grande Blvd, Albuquerque, NM 87104

Applicant: Cinnamon Morning Development, LLC Contact: Skip Kruzich

Address: 2700 Rio Grande Blvd., Albuquerque, NM 87104

Phone#: 235-0754 Fax#: _____ E-mail: _____

Other Contact: Mark Goodwin & Associates, PA Contact: _____

Address: PO BOX 90606, Albuquerque, NM 87199

Phone#: 828.2200 Fax#: _____ E-mail: diane@goodwinengineers.com

TYPE OF DEVELOPMENT: 8 PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ____ ADMIN SITE

IS THIS A RESUBMITTAL? x Yes _____ No

DEPARTMENT _____ TRANSPORTATION x HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
x 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

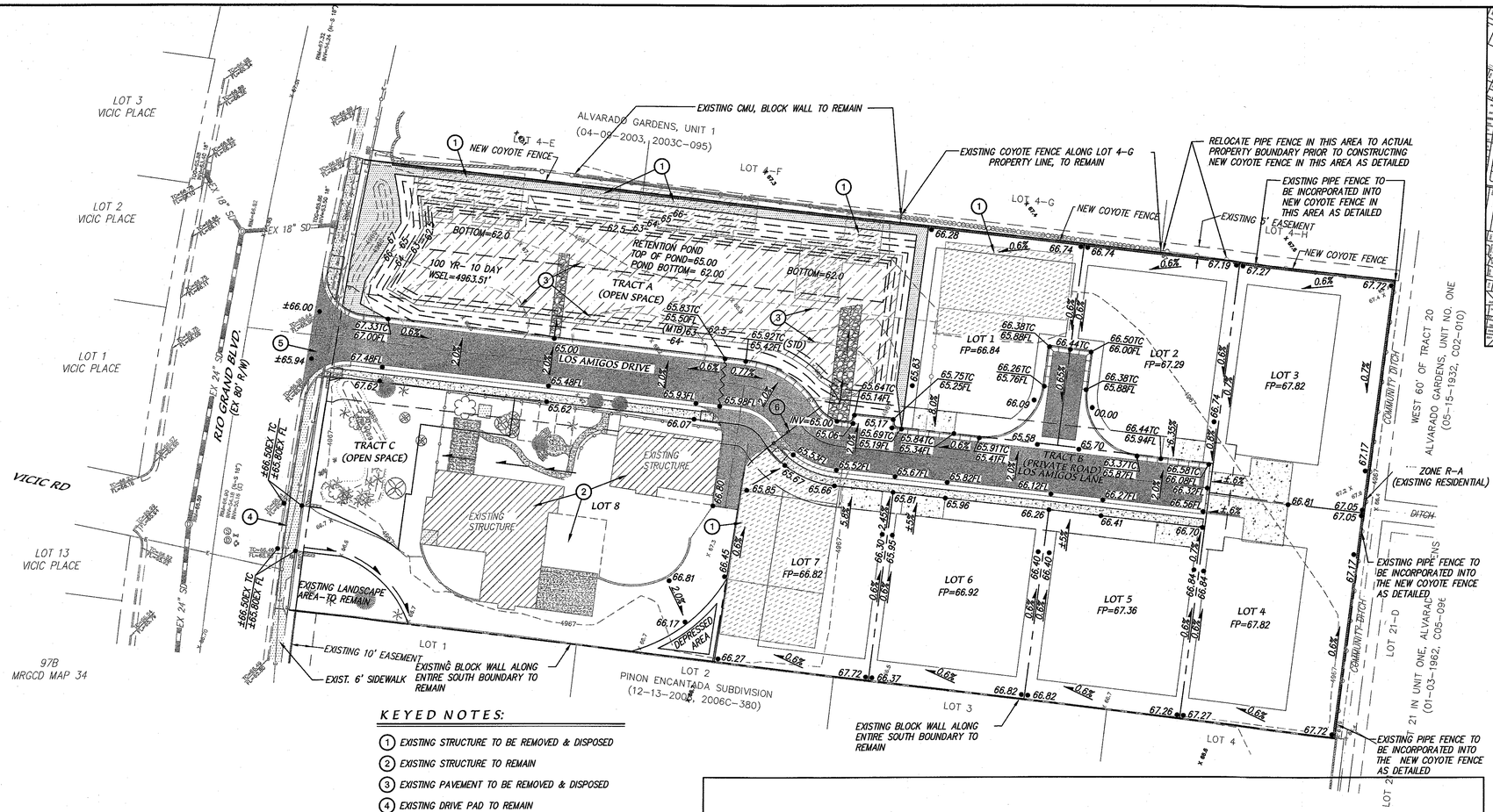
x PRELIMINARY PLAT APPROVAL
____ SITE PLAN FOR SUB'D APPROVAL
____ SITE PLAN FOR BLDG. PERMIT APPROVAL
____ FINAL PLAT APPROVAL

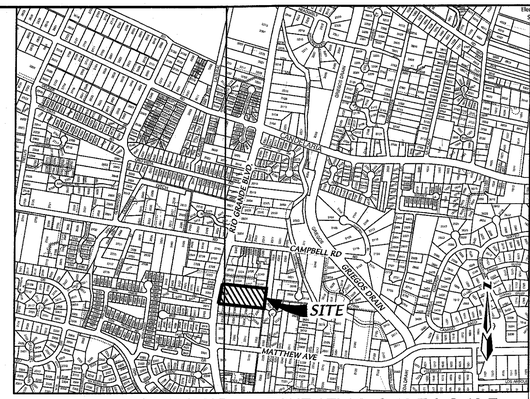
____ SIA/ RELEASE OF FINANCIAL GUARANTEE
____ FOUNDATION PERMIT APPROVAL
X GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: April 5, 2019 By: Diane Hoezler, PE

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____





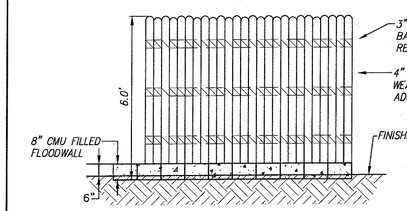
VICINITY MAP ZONE ATLAS: G-12-Z & G-13-Z

KEYED NOTES:

1. EXISTING STRUCTURE TO BE REMOVED & DISPOSED
2. EXISTING STRUCTURE TO REMAIN
3. EXISTING PAVEMENT TO BE REMOVED & DISPOSED
4. EXISTING DRIVE PAD TO REMAIN
5. EXISTING DRIVE PAD TO BE REMOVED & DISPOSED
6. NEW ACCESS GATE FOR PRIVATE ROADWAY

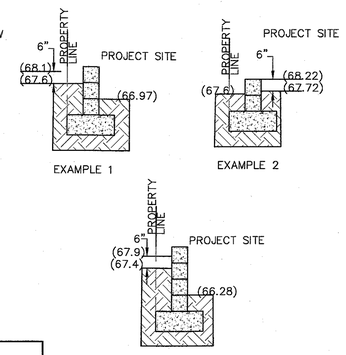
LEGEND

4967	EXISTING CONTOUR (MINOR)
	EXISTING CURB AND GUTTER
	EXISTING CONCRETE
	EXISTING WALL
	EXISTING FENCE – CMU/STUCCO WALL
	EXISTING FENCE – COYOTE FENCE
	EXISTING FENCE – IRON PIPE/CHAIN LINK
TC / FL	EXISTING TOP CURB/FLOW LINE
X 65.00	EXISTING SPOT ELEVATION
S	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEANOUT
D	EXISTING STORM DRAIN MANHOLE
	EXISTING CATCH BASIN/DROP INLET
E	EXISTING OVERHEAD ELECTRIC/UTILITY LINE
	EXISTING POLE
	EXISTING ANCHOR
E	EXISTING ELECTRIC TRANSFORMER/PEDESTAL
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING SIGN
	EXISTING BOLLARD
	EXISTING TELEPHONE/FIBER OPTIC PEDESTAL
	NEW ESTATE/MOUNTABLE CURB & GUTTER
	NEW 6" STANDARD CURB & GUTTER
	NEW LOT/PROPERTYLINE
	NEW SIDEWALK
	NEW FLOW DIRECTION ARROW
0.7%	NEW SLOPE
66.60	NEW SPOT ELEVATION
66.96TC / 66.46FL	NEW TOP OF CURB ELEVATION / NEW FLOWLINE ELEVATION
FF=68.79	NEW FINISHED FLOOR ELEVATION
	NEW PAVEMENT
	EXISTING BUILDING TO REMAIN
	EXISTING BUILDING (REMOVE & DISPOSE)
	WATERBLOCK
	WSEL FOR 100 YR-10 DAY STORM (4963.51')
	NEW COYOTE FENCE
	BUFFER ZONE BETWEEN PROPERTY LINE AND POND SLOPE

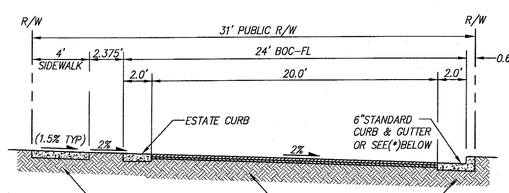


NOTE:
LATILLAS MATERIAL SHALL CONSIST OF NATIVE POLE TIMBER. VERTICAL AND HORIZONTAL PIPING SUPPORT SHALL BE USED AS NECESSARY FOR SUPPORT AND STABILITY OF FENCE STRUCTURE.

6' COYOTE FENCE
(North and East Property Line)
SCALE: 1"=3'



CONSTRUCTION NOTE: TOP OF FLOOD WALL SHALL BE AT LEAST 6" ABOVE THE HIGHEST ADJACENT EXISTING GROUND ELEVATION. REFER TO EXAMPLE DETAILS ABOVE. WALL FOOTING SHALL AT ALL LOCATIONS BE LOCATED WITHIN THE PROJECT PROPERTY AS SHOWN ON THE THREE DETAILS ABOVE UNLESS WRITTEN PERMISSION IS RECEIVED FROM THE ADJACENT PROPERTY OWNER TO CONSTRUCT FACE OF WALL ON THE PROPERTY LINE. THIS DETAIL IS TO SHOW RELATIVE EXISTING GROUND ELEVATIONS AS IT RELATES TO THE TOP OF FLOOD WALL.



STREET SECTION DETAIL
LOS AMIGOS LANE (STANDARD C&G) SCALE: 1"=5'
(*) LOS AMIGOS DRIVE (MOUNTABLE C&G)

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN PROJECT SECTION 1 & 6, TOWNSHIP 10 NORTH, RANGE 2 & 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF LOT 3A, ALVARADO GARDENS AS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO AND CONTAINS 2.617 ACRES MORE OR LESS.

NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.
7. ALL SITE WALLS SHALL CONFORM TO THE GENERAL HEIGHT AND DESIGN REGULATIONS CONTAINED IN IDO TABLE 5-7-1, SECTION 14-16-5.

PERIMETER WALL NOTES

ANY FENCING ALONG THE WEST PROPERTY BOUNDARY (ADJACENT TO RIO GRANDE BLVD.) SHALL MAINTAIN PUBLIC VIEW AND ANY NON-TRANSPARENT WALL CONSTRUCTED SHALL NOT EXCEED 3 FEET IN HEIGHT. WALLS ALONG THE NORTH, EAST AND SOUTH PROPERTY LINE MAY NOT EXCEED 6 FEET IN HEIGHT. A COYOTE FENCE SHALL BE CONSTRUCTED ALONG THE NORTH AND EAST PROPERTY LINE AS DETAILED ON THIS SHEET. SOME AREAS ALONG THE NORTH PROPERTY LINE HAVE AN EXISTING COYOTE FENCE AND CMU/STUCCO WALL. THESE AREAS WILL NOT REQUIRE A NEW COYOTE FENCE TO BE CONSTRUCTED. ALONG THE SOUTH PROPERTY BOUNDARY THERE IS AN EXISTING CMU WALL THAT SHALL REMAIN.

GRADING AND DRAINAGE PLAN

EXISTING CONDITIONS – PROJECT SITE IS BASICALLY FLAT. RAINFALL ON THE SITE REMAINS ON THE SITE. NO OFFSITE RUNOFF ENTERS THE SITE FROM ANY DIRECTION. THERE ARE A COUPLE OF DEPRESSION AREAS ON SITE THAT COLLECT RUNOFF FROM THE SITE.

PROPOSED CONDITIONS – RUNOFF FROM EACH OF THE 7 LOTS IN THE CLUSTER DEVELOPMENT WILL FLOW TO THE STREET AND BE CONVEYED AS SURFACE STREET RUNOFF TO THE OPEN SPACE RETENTION POND ON TRACT A. THE RETENTION POND IS DESIGNED FOR THE 100 YEAR-10 DAY STORM VOLUME WHICH IS 15,345 CU.FT. THE MAXIMUM WATER SURFACE ELEVATION AT THIS VOLUME IS 4963.51 FEET.

LANDSCAPE BUFFER NOTES:

1. FINAL GRADE OF DIRT TO BE 1 TO 2 INCHES BELOW TOP OF CURB AND TOP OF SIDEWALK GRADE.
2. SURFACE BETWEEN BACK OF CURB AND SIDEWALK TO BE COVERED WITH GRAVEL MULCH (MINIMUM 3/4") OR LANDSCAPE COBBLES. DO NOT FILL ENTIRE SWALE.
3. LANDSCAPE FABRIC IS RECOMMENDED, BUT NOT REQUIRED, BETWEEN THE DIRT AND THE STONE. IF LANDSCAPE FABRIC IS TO BE USED IT IS TO BE PERMEABLE.

N

30' 15' 0 30' 60'

SCALE: 1" = 30'

F:\A16JOBS\A16051 Cinnamon Morning Project\GRADE & DRAIN\A16051_G&D PLAN 4.dwg, Last saved by: Diane, 4/5/19

FLA16JOBS\A16051 Cinnamon Morning Project\GRADE & DRAIN\A16051_G&D PLAN 4.dwg 4/5/2019 9:41:22 AM 1_OKE ARCH D BOND.pc3

AS BUILT INFORMATION

CONTRACTOR — DATE
STAKED BY
INSPECTOR'S INITIALS — DATE
FIELD VERIFICATION BY — DATE
DRAWING CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS

AGRS Brass Cap stamped "3-G12"
From the intersection of I-40 and Rio Grande Boulevard NW, travel north on Rio Grande Boulevard 0.9 miles to the intersection with Matthew Ave. and the station on the left.
Geographic Position, in feet (NAD83)
N.M. State Plane Coordinates (Central Zone)
Elevation, in feet (NAVD88) = 4965.946

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

DUANE HOELZER NEW MEXICO 11967 REGISTERED PROFESSIONAL ENGINEER
4/5/19

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY — DATE	DLH 09/18
		DRAWN BY — DATE	DER 09/18
		CHECKED BY — DATE	DMG 09/18

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:
CINNAMON MORNING CLUSTER DEVELOPMENT GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	G-12/G-13	1	1

Cinnamon Morning Cluster Development
(7 lots plus 1 lot)

Drainage Management Plan

Prepared by
Mark Goodwin & Associates, P.A.

March 2019

Cinnamon Morning
A Cluster Development Community

Table of Contents

CITY OF ALBUQUERQUE

Planning Department
David S. Campbell, Director

Timothy M. Keller, Mayor

February 14, 2019

Diane Hoelzer, PE
Mark Goodwin & Associates, PA.
PO Box 90606
Albuquerque, NM 87199

Re: Cinnamon Morning - 2700 Rio Grande Blvd NW
Grading and Drainage Plan and Drainage Report
Engineer's Stamp dated: 1/16/2019 (G12D024)

Dear Ms. Hoelzer,

Based upon the information provided in the submittal received on 2/02/2019 the above-referenced plan can't be approved for Site Plan, Preliminary Plat, Work Order, or Grading Permit until the following are addressed.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

A Flat Grading Scheme, per DPM 22.5.G, is proposed which must include a block wall around the perimeter and onsite retention of the 100 year 10 day volume.

Prior to Site Plan approval:

1. A block wall must be shown and labeled on both the G&D Plan and the Site Plan. Include a typical cross-section of the wall showing the proximity to the property line and the existing and proposed grades.
2. Existing spot elevations must be added on the adjacent property at each of the lot corners.
3. The hatch pattern at the edge of the pond must be identified and added to the legend.

Prior to Preliminary Plat, Grading Permit and Work Order approval:

4. The emergency spillway appears to be through Los Amigos Drive into Rio Grande Blvd. and should be sized for the peak 100 year inflow into the pond. Weir depth calculations are required on the G&D Plan to identify the emergency overflow elevation which must be lower than the Top of Pond.

Additional comments for the Plat are as follows:

5. The perimeter wall, ponds, and an engineer's certification must be shown as private drainage infrastructure on the Infrastructure List. Drainage easements must be shown on the plat for all ponds using the standard plat language found on the Hydrology Section web page.
6. Drainage easements must be shown on the plat for all ponds using the standard plat language found on the Hydrology Section web page.

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 (Curtis Cherne, PE, ccherne@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3986 or e-mail at jhughes@cabq.gov .

Sincerely,

James D. Hughes, P.E.
Principal Engineer, Hydrology
Planning Department

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

March 19, 2019

James Hughes, PE
Hydrology Division, Planning Dept.
Development and Building Services
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Cinnamon Morning 2700 Rio Grande Blvd NW
Engineers stamp date 3-18-19 (G12 / G024)

Dear Mr. Hughes:

In response to your February 14 comment letter,

SITE PLAN

1. *Along the south property line there is an existing CMU wall that will remain as the property boundary. Along the east property line there is an existing wire fence. Along the north property line there is a combination of CMU stucco wall, coyote fence and wire/wood fence. Under proposed conditions, the entire north and east boundary will have at a minimum an 8" CMU filled flood wall. This will prevent any potential for cross lot drainage between adjacent properties. In the areas where there is no fencing the typical coyote fence as show on the Site Plan and Grading and Drainage Plan will be constructed. In the areas along the north boundary where there is an existing solid wall barrier, no additional wall construction is required. A special note to this affect has been added to the Site Plan and the Grading and Drainage Plan.*
2. *A few additional spot elevations on the adjacent properties have been added to the grading plan. This whole area is rather flat so no additional existing spots should be necessary.*
3. *Okay.*
4. *As we discussed on the phone, it is not possible to create an overflow spillway for this project. The site has been lowered considerably in an effort to balance the required earthwork. As an alternative design, an 8" CMU concrete filled flood wall has been added to the drainage plan to prevent any offsite/onsite cross lot drainage. In addition, a 1.0 foot water block at the entrance road is created to prevent any drainage from Rio Grande Blvd from entering the site. In addition, there is almost twice the required capacity available in the retention pond.*
5. *A note has been added to the infrastructure list. The drainage language will be placed on the final plat prior to recordation. A templated for the required language on the final plat is in this report right after the 11x17 preliminary plat exhibit.*
6. *A blanket drainage easement has been added to Tract A.*
7. *Okay, an Erosion and Sediment control plan will be prepared prior to any earthwork.*

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

DLH/dlh
f:\\16051/ Cinnamon Morning response letter.docx

I. PROJECT DESCRIPTION

The Cinnamon Morning project site is located east of Rio Grande Blvd. between Candelaria and Indian School Road. The site covers an approximate area of 2.5 acres. The two buildings located in the far southwest corner of the site are to remain and will be separated out from the cluster development community. All other existing buildings on the site will demolished. This includes all the existing buildings adjacent to the north property boundary and the large rectangular building located in the center of the site adjacent to the south property boundary.

The project site is bounded by Rio Grande Blvd. to the west, partial open space corridor with a natural ditch to the east, and residential developments to the north and south.

This property is zoned R-A which allows for Cluster Development community (per section 4-3(B)(2). The portion of the parcel to be used as the cluster development is 1.9 acres and will consist of 7 residential lots, a private gated road and common open space area. The remaining 0.6 acres will consist of the existing home and a public road that will connect to the private road.

II. DESIGN CRITERIA AND PREVIOUS DEVELOPMENT

The design criteria used in this report was in accordance with Section 22.2 Hydrology of the Development Process Manual, Volume 2, Design Criteria, Latest edition. The 100-year 6-hour storm event was analyzed to determine street capacities using P(1 hr)=1.72", P(6 hr)=2.20" and P(24)=2.48". The onsite Land Treatment values used were based on Table A-5, in the DPM. The retention pond located in Tract A was sized for the 100 year-10 day storm event.

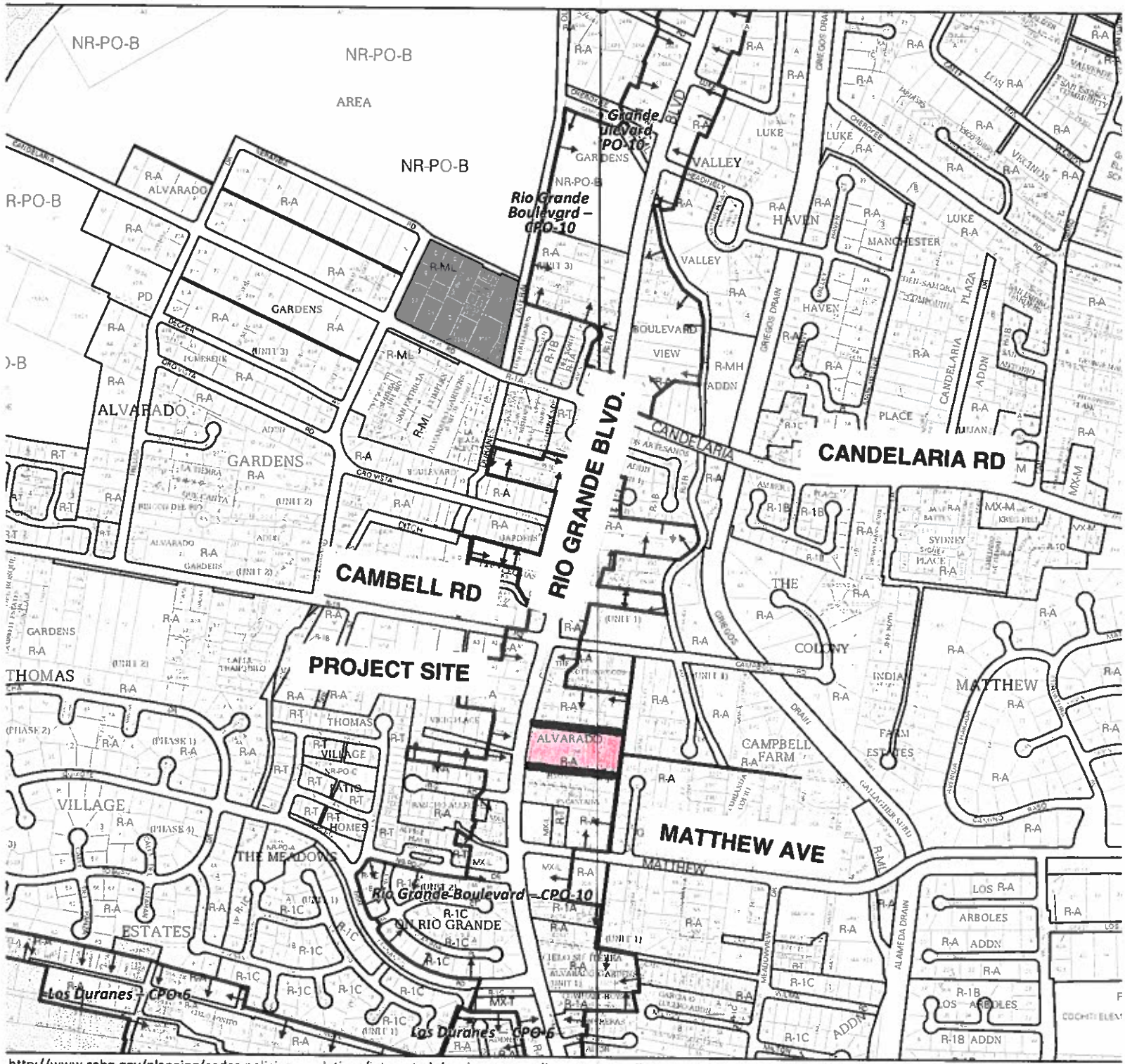
III. EXISTING DRAINAGE CONDITIONS

The entire project site is basically flat, varying in elevation by less than a foot, with the exception of a 2' high landscape buffer located adjacent to Rio Grande Blvd. There are three oval shaped landscaped areas that appear to be slightly depressed in the middle of the property that capture onsite runoff. It does not appear that any offsite flows enter the project site from any direction.

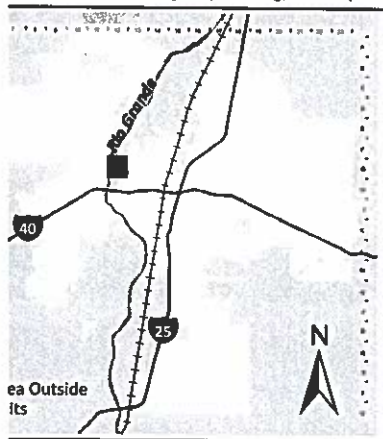
IV. DEVELOPED DRAINAGE CONDITIONS

Under developed conditions, all runoff from the cluster development, including from lots 1 through 7 and the private and public Los Amigos Road will be conveyed through surface street flow to the retention pond located on Tract A. The retention pond is designed to contain runoff from the 100 year 10 day storm with a maximum WSEL at 4963.51'. The 100 year 6 hour volume is contained at an elevation of 4963.12'. There is a 5 foot wide bench around the perimeter of the pond with an elevation that varies from 4967.0 along the northern boundary and then down to 4965.0' along the southern boundary'.

Lot 8 and the existing home that is being subdivided from the cluster development will remain as-is unchanged. Since all runoff from the site is remaining on the site, first flush is taken care of in the retention pond.



http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance e details about the Integrated Development Ordinance visit: http://www.cabq.gov/pla



Zone Atlas Page: Zone Atlas Page:

G-12-Z G-13-Z

Easement
Escarpment
Petroglyph National Monument
Areas Outside of City Limits
Airport Protection Overlay (APO) Zone
Character Protection Overlay (CPO) Zone
Historic Protection Overlay (HPO) Zone
View Protection Overlay (VPO) Zone
Feet
0 250 500 1,000

IDO Zone Atlas May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance

Figure 1 Vicinity Map

Figure 2 Aerial Google Earth Map

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS AND PROPERTY LINES ARE SHOWN FOR INFORMATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCED HEREON.

BENCHMARKS
AGRS Brass Cap stamped "3-012"
From the intersection of I-40 and Rio Grande Boulevard NW, travel north on Rio Grande Boulevard 0.9 miles to the intersection with Matthew Ave. and the station on the left.
Geographic Position, in feet (NAD83)
N.M. State Plane Coordinates (Central Zone)
Elevation, in feet (NAVD88) = 4985.940

20 0 20 40 80

Scale 1" = 20'

TOPOGRAPHIC SURVEY FOR
LOT 3
ALVARADO GARDENS
UNIT 1
WITHIN THE
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 1
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
AND
PROJECTED SECTION 6
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
WITHIN
MRGCD MAP 34
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2018

RIO GRANDE BOULEVARD NW

LEGEND

- CONTOUR (MINOR)
- CURB AND GUTTER
- CONCRETE
- WALL
- FENCE – IRON PIPE/CHAIN LINK
- TOP CURB / FLOW LINE
- X 66.00 SPOT ELEVATION
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
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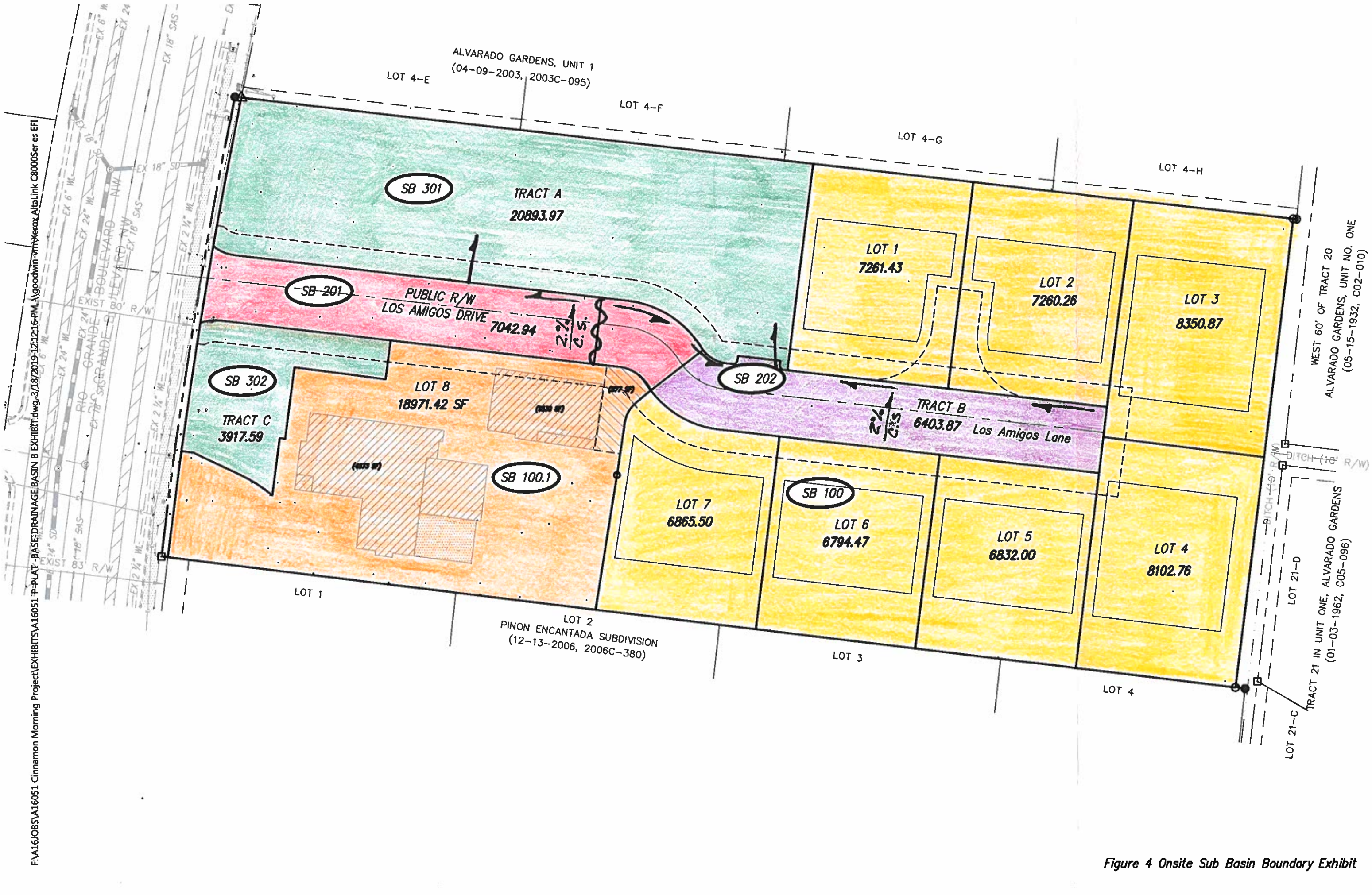
- ELECTRIC TRANSFORMER/PEDESTAL
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SIGN
- BOLLARD
- TELEPHONE/FIBER OPTIC PEDESTAL

ALDRICH LAND

Drawn By:	TA	Date:	
Checked By:	TA	Drawing	
Job No.:	18-046	Sheet:	

Figure 3 Existing Conditions Survey



F:\A16\OBS\A16051 Cinnamon Morning Project\EXHIBITS\A16051_P-PLAT -BASE-DRAINAGE BASIN B EXHIBIT.dwg, 3/18/2019 12:12:16 PM, \\goodwin-vm\xerox AltaLink C8000Series EFI

Figure 4 Onsite Sub Basin Boundary Exhibit

Cinnamom Morning Cluster Development
Common Open Space Calculations

THIS WORKS- 7 LOTS			
Lot ID	Lot Size SF	Minimum SF	Deficit SF
1	7261.43	10890	3628.57
2	7260.26	10890	3629.74
3	8350.87	10890	2539.13
4	8102.76	10890	2787.24
5	6832.00	10890	4058.00
6	6794.47	10890	4095.53
7	6865.50	10890	4024.50
		REQ'D OPEN SPACE =	24762.71

Lot ID	Area SF	
Tract B	6403.87	
Lot 1	7261.43	
Lot 2	7260.26	
Lot 3	8350.87	
Lot 4	8102.76	
Lot 5	6832.00	
Lot 6	6794.47	
Lot 7	6865.50	
Tract A	20893.97	OPEN SPACE
Tract C	3917.00	OPEN SPACE
Total Area	82682.1	
30% of Area	24804.6	

(Revised 3-15-19)

RULE: COMMON OPEN SPACE =
1. 30% OF GROSS ACREAGE OR
2. 100% OF THE AREA GAINED THROUGH LOT SIZE REDUCTION, WHICHEVER IS GREATER.

REQUIRED COMMON OPEN SPACE = 24,804.6 SF
COMMON OPEN SPACE PROVIDED = 24811 SF

Figure 5 Common Open Space Calculations

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: March 20, 2019
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: PR-2019-002044
DRB Application No.: SD-2019-00034

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

CINNAMON MORNING
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Remaining Portion of Lot 3, Alvarado Gardens, Unit No. 1
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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	Private P.E.	City Cnst Engineer
		24' FF	RES PVMT	LOS AMIGOS DRIVE	RIO GRANDE	LOT 7	/	/	/
		4'	SIDEWALK (SOUTHSIDE)		BLVD.		/	/	/
			ESTATE CURB SOUTHSIDE				/	/	/
		6"	MTBL C&G NORTHSIDE				/	/	/
		24' FF	RES PVMT	LOS AMIGOS LANE	WEST LOT 7	LOT 3/4 END	/	/	/
		4'	SIDEWALK (SOUTHSIDE)				/	/	/
			ESTATE CURB SOUTHSIDE				/	/	/
		6"	STD C&G NORTHSIDE				/	/	/
		20' FF	70 LF One-sided HAMMERHEAD	Los Amigos Lane	btwn Lot 1 / 2		/	/	/
			6" STD C&G bothsides				/	/	/
		12'	RES PVMT	Public Access-Turnaround Esmt	LOT 8		/	/	/
		6"	WATERLINE	Los Amigos Drive & Los Amigos Lane	EX 6" WL at Rio Grande Blvd	LOT 3 / 4	/	/	/
		8"	SANITARY SEWER	Los Amigos Drive & Los Amigos Lane	EX 8" SAS at Rio Grande Blvd	LOT 3 / 4	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
		6'	Sidewalk	East side Rio Grande Blvd	North P.L.	Soutn P.L.
			RETENTION POND WITH RUNDOWNS			

Construction Certification		
Private		City Cnst
Inspector	P.E.	Engineer
/	/	/
/	/	/

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
Inspector	P.E.	Engineer

Approval of Creditable Items: _____
Impact Fee Admistrator Signature Date

Approval of Creditable Items: _____
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 rquirements.

1 An engineer's certification is required for the grading and drainage plan that includes the construction of the perimeter wall and ponding area prior to acceptance of the close out package for the onsite infrastructure construction.

2

AGENT / OWNER

DIANE HOELZER, PE
NAME (print)

MARK GOODWIN & ASSOC.
FIRM

3-20-19
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

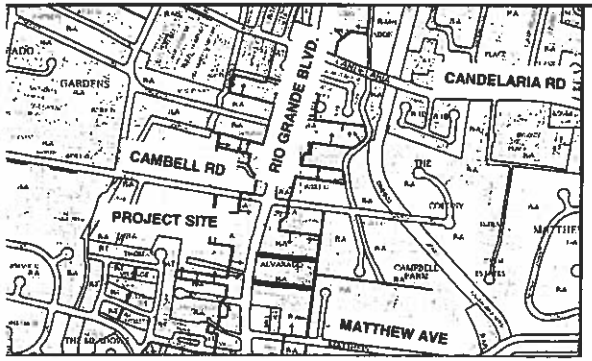
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

PRELIMINARY PLAT
FOR
CINNAMON MORNING CLUSTER DEVELOPMENT
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
AND PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
M.R.G.C.D. MAP No. 34
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2019



LOCATION MAP (NTS) ZONE ATLAS MAP: G-12-Z & G-13-Z

SUBDIVISION DATA

GROSS ACREAGE	2.5103 AC
ZONE ATLAS NO.	G-12-Z & G-13-Z
TOTAL NO. OF EXISTING LOTS	1 LOTS
TOTAL NO. OF TRACTS CREATED	3 TRACTS
TOTAL NO. OF LOTS CREATED	8 LOTS
EXISTING ZONING	R-A
DATE OF SURVEY	MAY, 2018
AREA OF DEDICATED PUBLIC RIGHT-OF-WAY	0.1766 AC.
MILEAGE OF STREETS CREATED	0.04 MILES

PURPOSE OF PLAT

1. SUBDIVIDE REMAINING PORTION OF "LOT 3A, ALVARADO GARDENS UNIT 1" INTO 8 RESIDENTIAL LOTS, 2 OPEN SPACE TRACTS, AND 1 PRIVATE ROADWAY TRACT.
2. GRANT NEW EASEMENTS AS SHOWN.
3. CREATE OPEN SPACE AREA.
4. TO DEDICATE PUBLIC RIGHT-OF-WAY AS SHOWN.

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 and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the city of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power, water, sewer and communication services for buried 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 and/or proprietor(s) do hereby consent to the elimination of lot lines as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: CINNAMON MORNING DEVELOPMENT, LLC.
By: SUE PERCILICK, MANAGING MEMBER

SUE PERCILICK — Date 1/17/19

OWNER'S ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on 1-17-19
By CINNAMON MORNING DEVELOPMENT, LLC., by SUE PERCILICK, MANAGING MEMBER.

NOTARY PUBLIC — MY COMMISSION EXPIRES 8-19-19

OFFICIAL SEAL
Kay Brashear
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8-19-19

LEGAL DESCRIPTION

A tract of land situate within the Town of Albuquerque Grant, projected Section 1, Township 10 North, Range 2 East, New Mexico Principal Meridian and projected Section 6, Township 10 North, Range 3 East, New Mexico Principal Meridian, within M.R.G.C.D. Map No. 34, City of Albuquerque, Bernalillo County, New Mexico, being the REMAINING PORTION OF LOT 3, ALVARADO GARDENS, UNIT NO. 1, 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 May 15, 1932, in Volume C02, Folio 010, and containing 2.5103 acres more or less.

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.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation dba CenturyLink QC did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and CenturyLink 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.

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:
   "ALVARADO GARDENS, UNIT NO. 1", (05-15-1932, C02-010)
   "RIO GRANDE BLVD NW RIGHT OF WAY MAP", (07-09-1956, D02-025)
   "TRACT 21, IN UNIT ONE, ALVARADO GARDENS ", (01-03-1962, C05-096)
   "LOTS 4-A THRU 4-H, ALVARADO GARDENS, UNIT 1", (04-09-2003, 2003C-095)
   "PINON ENCANTADA SUBDIVISION", (12-13-2006, 2006C-380)
   "LOTS 4-C-1 & 4-D-1, ALVARADO GARDENS, UNIT 1", (05-15-2007, 2007C-122)
   "LOTS 23-A-1-A-1, 23-A-1-A-2 AND 23-B-1-A-1, ALVARADO GARDENS, UNIT 1", (06-19-2014, 2014C-057)
   "WARRANTY DEED - LEWIS TO COA", (12-30-1956, D370-047)
   "WARRANTY DEED - MASTERSON TO COA", (02-25-1957, D378-357)
   "QUITCLAIM DEED - LUTTRELL TO COA", (02-28-1957, D378-358)
   "WARRANTY DEED - MONTOYA TO MONTOYA", (04-06-2001, 2001039008)
   all being records of Bernalillo County, New Mexico.
5. Field Survey performed in May, 2018.
6. City of Albuquerque, New Mexico IDO Zone: R-A
7. 100 Year Flood Zone Designation: Zone X (areas protected by levees), as shown on Panel 331 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012. This property does not lie in the 100 Year Flood Zone.
8. Title Report: None provided
9. All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points, and street intersections and shown thus, ▲ will be marked by a four inch (4") aluminum cap stamped:
   "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
   "DO NOT DISTURB"
   N.M.P.S. 7719
10. Manholes will be offset at all points of curvature, points of tangency, street intersections, and at other angle points to allow use of centerline monumentation.
11. Address: 2700 & 2714 Rio Grande Boulevard NW, Albuquerque, NM 87104

PROJECT NUMBER: _____
Application Number: _____

PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Qwest Corporation dba CenturyLink QC	Date
Comcast	Date

City Approvals:

Loren N. Risenhoover P.S. 1/23/19 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	Date
Code Enforcement	Date
DRB Chairperson, 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 — Date 01/19/19

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

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Scale: AS SHOWN	Date: 1/15/2019	Job: A16051	

PLAT
FOR
CINNAMON MORNING CLUSTER DEVELOPMENT
WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
AND PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
M.R.G.C.D. MAP No. 34
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2019

PUBLIC UTILITY EASEMENTS (PUE) shown on this plat are granted for the common and joint use of:
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 services.
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.
Comcast D/B/A Xfinity 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 (aboveground 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 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), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

EASEMENTS
① EXISTING 10' PUE (12-13-2006, 2006C-380)
② EXISTING 5' PUE (04-09-2003, 2003C-095)
③ EXISTING 5' PUE (01-03-1962, C05-096)
④ EXISTING ENCROACHMENT AGREEMENT EASEMENT

BENCHMARK
AGRS Brass Cap stamped "5-G12" (NAVD88) = 4965.948

▲ C.O.A. CENTERLINE MONUMENT

NOTE:
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. No. 7719".

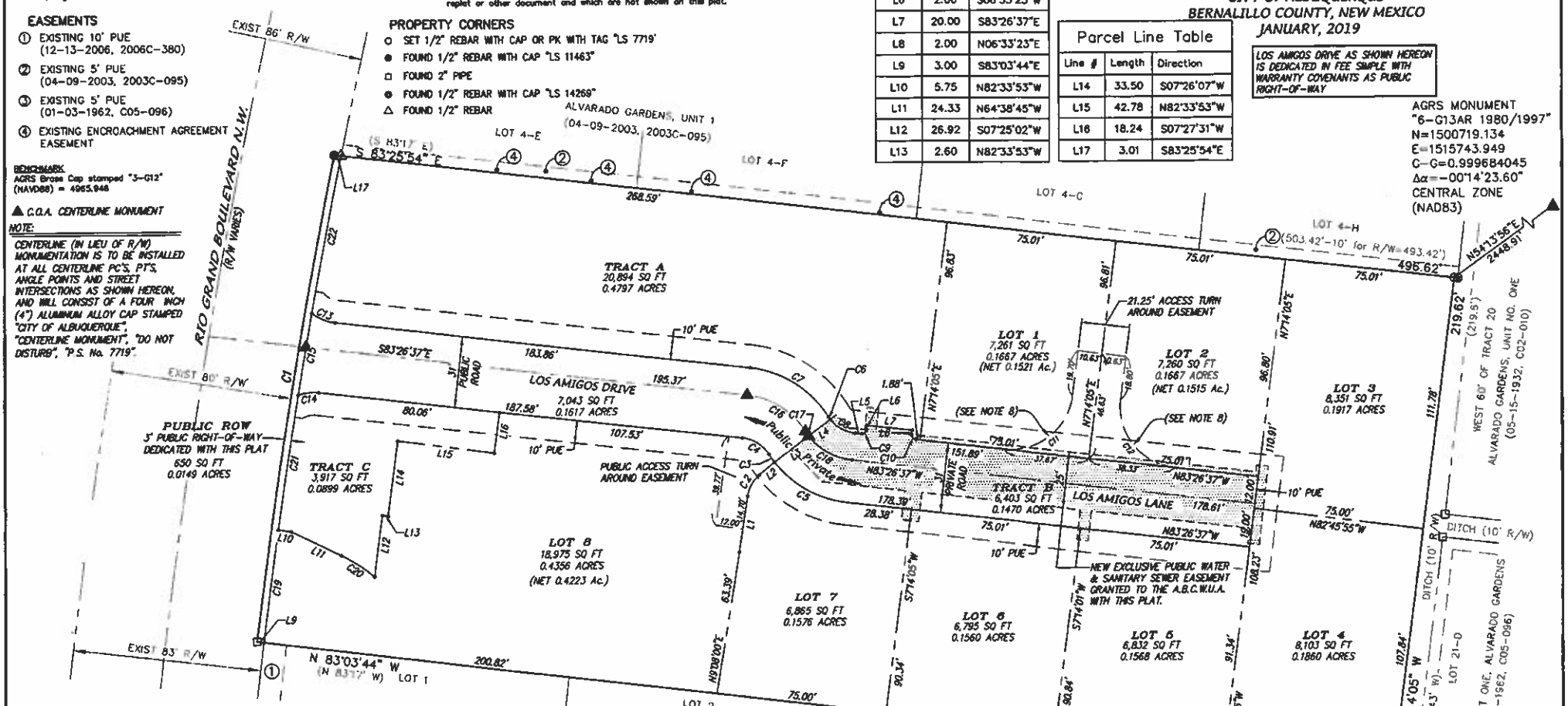
PROPERTY CORNERS
○ SET 1/2" REBAR WITH CAP OR PK NAIL WITH TAG "LS 7719"
● FOUND 1/2" REBAR WITH CAP "LS 11463"
□ FOUND 2" PIPE
⊕ FOUND 1/2" REBAR WITH CAP "LS 14269"
△ FOUND 1/2" REBAR

Parcel Line Table		
Line #	Length	Direction
L1	24.70	S08°28'53"W
L2	8.84	S49°55'59"W
L3	19.00	N52°37'53"E
L4	12.00	S52°37'53"W
L5	2.87	S83°26'37"E
L6	2.00	S06°33'23"W
L7	20.00	S83°26'37"E
L8	2.00	N06°33'23"E
L9	3.00	S83°03'44"E
L10	5.75	N82°33'53"W
L11	24.33	N64°38'45"W
L12	26.92	S07°25'02"W
L13	2.60	N82°33'53"W

Parcel Line Table		
Line #	Length	Direction
L14	33.50	S07°26'07"W
L15	42.78	N82°33'53"W
L16	18.24	S07°27'31"W
L17	3.01	S83°25'54"E

LOS AMIGOS DRIVE AS SHOWN HEREON IS DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

AGRS MONUMENT
"6-G13AR 1980/1997"
N=1500719.134
E=1515743.949
C-G=0.999684045
Δα=-00°14'23.60"
CENTRAL ZONE
(NAD83)



Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	216.63	2824.79	4.39	N9°08'58"E	216.58	C12	43.32	27.37	90.68	N38°06'16"W	38.94
C2	10.85	15.00	41.45	S29°12'28"W	10.62	C13	11.24	20.00	32.20	N67°20'41"W	11.09
C3	4.31	47.00	5.25	S34°44'36"E	4.31	C14	9.15	20.00	26.20	N83°27'25"E	9.07
C4	14.33	16.00	51.33	S57°46'51"E	13.86	C15	36.18	2821.79	0.73	N9°33'21"E	36.18
C5	37.80	47.00	46.07	S80°24'22"E	36.79	C16	31.35	35.00	51.33	S57°46'51"E	30.32
C6	1.47	16.00	5.25	N34°44'36"W	1.47	C17	2.57	28.00	5.25	S34°44'36"E	2.57
C7	42.10	47.00	51.33	S57°46'51"E	40.71	C18	22.52	28.00	46.07	N80°24'22"W	21.91
C8	12.87	16.00	46.07	N80°24'22"W	12.52	C19	49.78	2821.79	1.01	N7°27'28"E	49.78
C9	3.14	2.00	90.00	N51°35'23"E	2.83	C20	17.48	67.03	14.94	N57°20'15"W	17.43
C10	3.14	2.00	90.00	S38°26'37"E	2.83	C21	60.34	2821.79	1.23	N8°34'33"E	60.34
C11	42.67	27.37	89.32	S51°53'07"W	38.48	C22	70.35	2821.79	1.43	S10°38'14"W	70.35

PRIVATE CLUSTER DEVELOPMENT AREA NOTES:
1. THE CLUSTER DEVELOPMENT CONSISTS OF LOTS 1 THROUGH 7, TRACT A, B AND C AND ARE SUBJECT TO THE CINNAMON MORNING "PRIVATE" CLUSTER DEVELOPMENT RESTRICTIONS RECORDED CONTEMPORANEOUSLY WITH THIS PLAT.
2. TRACTS A AND C OPEN SPACE AREAS SHALL BE DEVELOPED AS SHOWN ON THE APPROVED SITE DEVELOPMENT AND LANDSCAPE PLAN.
3. TRACT A, B AND C SHALL BE DEEDED TO THE HOME OWNERS ASSOCIATION (H.O.A.) AND SHALL BE ENCUMBERED WITH A BLANKET DRAINAGE EASEMENT FOR THE BENEFIT OF THE CLUSTER DEVELOPMENT RESIDENCES.
4. THE GENERAL USE FOR RECREATIONAL PURPOSES AND ACCESS TO TRACTS A AND C MAY BE RESTRICTED TO THE RESIDENCES OF THE CLUSTER DEVELOPMENT AND MAY BE FENCED SO LONG AS THE PUBLIC VIEW IS NOT SIGNIFICANTLY DIMINISHED.
5. THE H.O.A SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRACTS A, B AND C.
6. WITH THIS PLAT, A PUBLIC WATER AND SANITARY SEWER EASEMENT ARE GRANTED TO THE WATER AUTHORITY ON TRACT B.
7. WITH THIS PLAT, A PUBLIC EMERGENCY ACCESS EASEMENT IS GRANTED TO THE CITY OF ALBUQUERQUE ON TRACT B.
8. FOR FIRE DEPARTMENT PURPOSES, THE MINIMUM F-F CURB RETURN RADIUS ON THE TURN AROUND ACCESS EASEMENT SHALL BE 28 FEET.

30' 15' 0 30' 60'
SCALE: 1" = 30'

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

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Scale: AS SHOWN	Date: 3/18/2019	Job: A16051	

Section 4. EASEMENT LANGUAGE FOR SUBDIVISION PLAT

A. Drainage Facilities and/or Detention Areas Maintained by Lot Owner

Areas designated on the accompanying plat as "drainage easements" ["detention areas"] are hereby dedicated by the owner as a perpetual easement for the common use and benefit of the various lots within the subdivisions for the purpose of permitting the conveyance of storm water runoff and the constructing* and maintaining of drainage facilities [storm water detention facilities] in accordance with standards prescribed by the City of Albuquerque.** No fence, wall, planting, building or other obstruction may be placed or maintained in easement area without approval of the City Engineer of the City of Albuquerque. There also shall be no alteration of the grades or contours in said easement area without the approval of the City Engineer. It shall be the duty of the lot owners of this subdivision to maintain said drainage easement [detention area] and facilities at their cost in accordance with standards prescribed by the City of Albuquerque. The City shall have the right to enter periodically to inspect the facilities. In the event said lot owners fail to adequately and properly maintain drainage easement [detention area] and facilities, at any time following fifteen (15) days written notice to said lot owners, the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by applicable lot owners proportionately on the basis of lot ownership. In the event lot owners fail to pay the cost of maintenance within thirty (30) days after demand for payment made by the City, the City may file a lien against all lots in the subdivision for which proportionate payment has not been made. The obligations imposed herein shall be binding upon the owner, his heirs, and assigns and shall run with all lots within this subdivision.

The Grantor agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Grantor's failure to construct, maintain, or modify said drainage facility.

---

*This assumes owner's promise to construct will be imposed by separate Subdivision Improvements Agreement.

**[Possible alternative:] Grantor shall construct drainage [detention] facilities in the easement in accordance with standards prescribed by the City and plans and specifications approved by the City Engineer in accordance with the drainage report entitled _____, submitted by _____ on,_____ and approved by the Albuquerque City Engineer on _____, together with the amendments approved on _____, which report and amendments are on file in the office of the City Engineer.

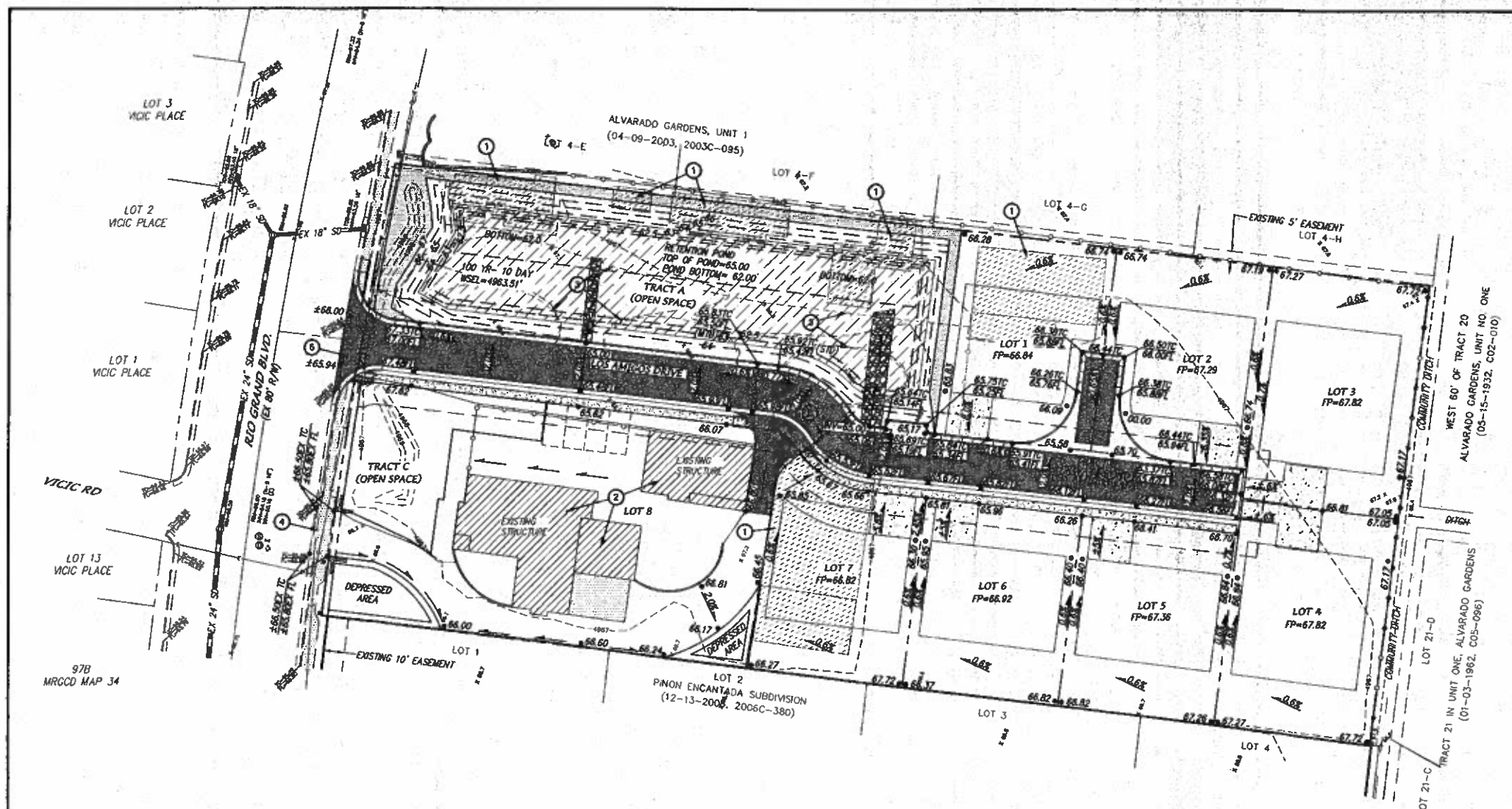
B. Dedication of Drainage Easements: City Constructs and Maintains

A perpetual easement on the areas designated on this plat as "drainage easement" ["detention area"] is hereby dedicated to the City of Albuquerque for the purpose of permitting the conveyance of storm water runoff and for the purpose of constructing, maintaining, operating, removing, and replacing storm water drainage facilities ["detention facilities"]. No fence, wall, planting, building, or other obstruction may be placed or maintained in said easement area and there shall be no alteration of the grades or contours in said dedicated area without the approval of the City Engineer of the City of Albuquerque. No obstructions may be placed in easement area which would prevent ingress and egress to same by maintenance vehicles or which would prevent vehicles traveling on drainage way for maintenance purposes.

---

*The City could require dedication of this property in fee simple since the City here will be responsible for construction and maintenance. The beginning of the first sentence could read: "the areas designated on this plat as 'drainage facilities' are hereby dedicated to the City of Albuquerque in fee simple for the purpose of _____." We might then add: "the City may use the property hereby dedicated for other public purposes."

Drainage Esmt language for Final Plat



VICINITY MAP (NTS) ZONE ATLAS: G-12-Z & G-13-Z

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN PROJECT SECTION 1 & 6, TOWNSHIP 10 NORTH, RANGE 2 & 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF LOT 3A, ALVARADO GARDENS AS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO AND CONTAINS 2.617 ACRES MORE OR LESS.

NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.
7. ALL SITE WALLS SHALL CONFORM TO THE GENERAL HEIGHT AND DESIGN REGULATIONS CONTAINED IN SECTION 14-16-3-19 OF THE CITY ZONING CODE.

GRADING AND DRAINAGE PLAN

EXISTING CONDITIONS – PROJECT SITE IS BASICALLY FLAT. RAINFALL ON THE SITE REMAINS ON THE SITE. NO OFFSITE RUNOFF ENTERS THE SITE FROM ANY DIRECTION. THERE ARE A COUPLE OF DEPRESSION AREAS ON SITE THAT COLLECT RUNOFF FROM THE SITE.

PROPOSED CONDITIONS – RUNOFF FROM EACH OF THE 7 LOTS IN THE CLUSTER DEVELOPMENT WILL FLOW TO THE STREET AND BE CONVEYED AS SURFACE STREET RUNOFF TO THE OPEN SPACE RETENTION POND ON TRACT A. THE RETENTION POND IS DESIGNED FOR THE 100 YEAR-10 DAY STORM VOLUME WHICH IS 15,345 CU.FT. THE MAXIMUM WATER SURFACE ELEVATION AT THIS VOLUME IS 4966.0 FEET.

LANDSCAPE BUFFER NOTES:

1. FINAL GRADE OF DIRT TO BE 1 TO 2 INCHES BELOW TOP OF CURB AND TOP OF SIDEWALK GRADE.
2. SURFACE BETWEEN BACK OF CURB AND SIDEWALK TO BE COVERED WITH GRAVEL MULCH (MINIMUM 3/4") OR LANDSCAPE COBBLES. DO NOT FILL ENTIRE SWALE.
3. LANDSCAPE FABRIC IS RECOMMENDED, BUT NOT REQUIRED, BETWEEN THE DIRT AND THE STONE. IF LANDSCAPE FABRIC IS TO BE USED IT IS TO BE PERMEABLE.

LEGEND

— — 4967 — — —	EXISTING CONTOUR (MINOR)	•	EXISTING BOLLARD
═ ═ ═ ═	EXISTING CURB AND GUTTER	■	EXISTING TELEPHONE/FIBER OPTIC PEDESTAL
▭	EXISTING CONCRETE	═ ═ ═ ═	NEW ESTATE/MOUNTABLE CURB & GUTTER
══════	EXISTING WALL	═ ═ ═ ═	NEW 6" STANDARD CURB & GUTTER
—o—o—o—	EXISTING FENCE – IRON PIPE/CHAIN LINK	— — — —	NEW LOT/PROPERTYLINE
TC= / FL=	EXISTING TOP CURB/FLOW LINE	▭	NEW SIDEWALK
x 65.00	EXISTING SPOT ELEVATION	←	NEW FLOW DIRECTION ARROW
Ⓢ	EXISTING SANITARY SEWER MANHOLE	0.7%	NEW SLOPE
○	EXISTING SANITARY SEWER CLEANOUT	• 66.60	NEW SPOT ELEVATION
Ⓓ	EXISTING STORM DRAIN MANHOLE	66.96TC / 66.46FL	NEW TOP OF CURB ELEVATION NEW FLOWLINE ELEVATION
▭	EXISTING CATCH BASIN/DROP INLET	FF=68.79	NEW FINISHED FLOOR ELEVATION
—E—	EXISTING OVERHEAD ELECTRIC/UTILITY LINE	▓	NEW PAVEMENT
○	EXISTING POLE	▨	EXISTING BUILDING TO REMAIN
——}	EXISTING ANCHOR	░	EXISTING BUILDING (REMOVE & DISPOSE)
Ⓔ	EXISTING ELECTRIC TRANSFORMER/PEDESTAL	∿∿∿	WATERBLOCK
⋈	EXISTING WATER VALVE	▨	WSEL FOR 100 YR-10 DAY STORM (4963.51')
♁	EXISTING FIRE HYDRANT		
▣	EXISTING WATER METER		
⊥	EXISTING SIGN		

KEYED NOTES:

① EXISTING STRUCTURE TO BE REMOVED & DISPOSED
② EXISTING STRUCTURE TO REMAIN
③ EXISTING PAVEMENT TO BE REMOVED & DISPOSED
④ EXISTING DRIVE PAD TO REMAIN
⑤ EXISTING DRIVE PAD TO BE REMOVED & DISPOSED
⑥ NEW ACCESS GATE FOR PRIVATE ROADWAY

STREET SECTION DETAIL

LOS AMIGOS LANE (STANDARD C&G)
(*) LOS AMIGOS DRIVE (MOUNTABLE C&G)
SCALE: 1"=5'

SCALE: 1" = 30'

BENCH MARKS
AGRS Brass Cap stamped "3-G12"
From the intersection of I-40 and Rio Grande Boulevard NW, travel
north on Rio Grande Boulevard 0.9 miles to the intersection with
Matthew Ave. and the station on the left.
Geographic Position, in feet (NAD83)
N.M. State Plane Coordinates (Central Zone)
Elevation, in feet (NAVD88) = 4965.946

SURVEY INFORMATION

FIELD NOTES		
NO.	BY	DATE

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

ENGINEER'S SEAL

DIANE HOELZER
11987
3-19-19

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN			
DESIGNED BY	DLH	DATE	09/18
DRAWN BY	DER	DATE	09/18
CHECKED BY	DMG	DATE	09/18

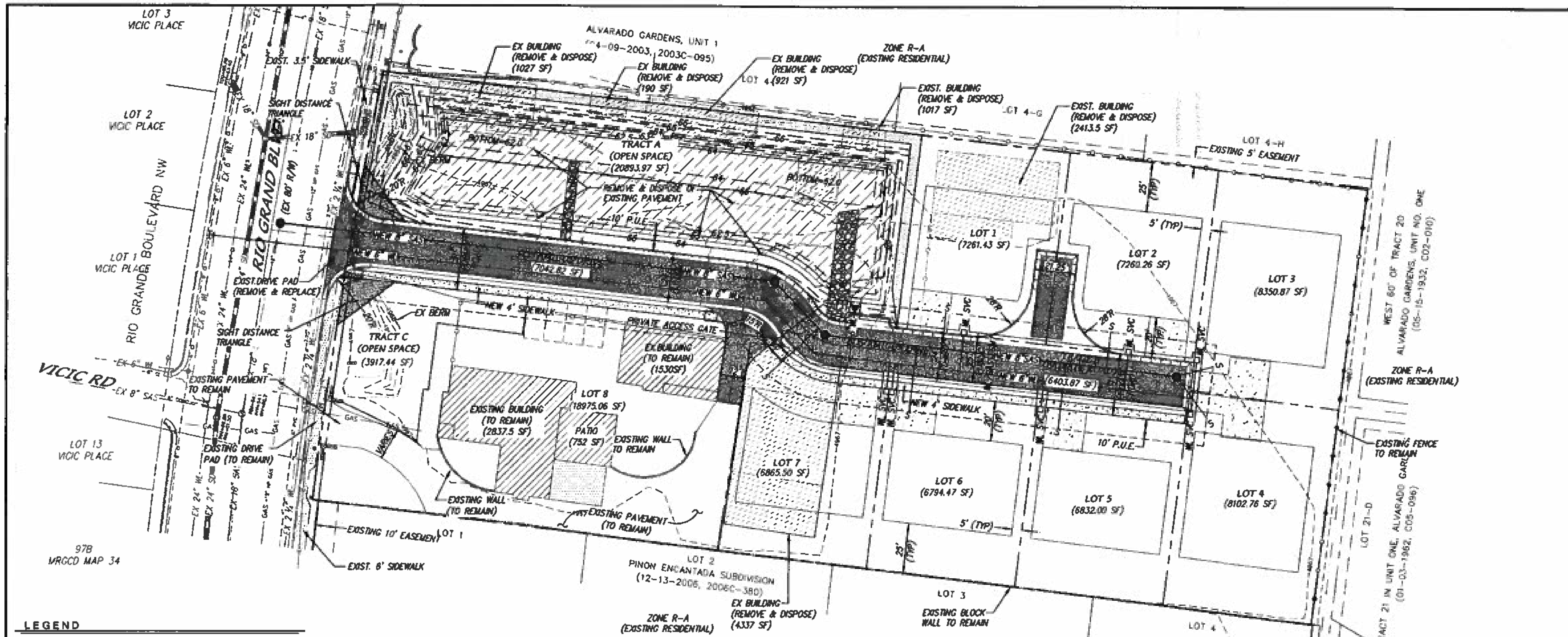
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

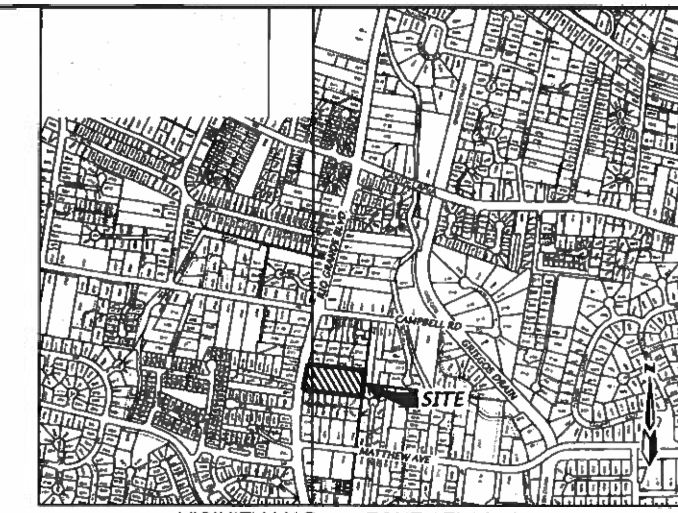
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:
CINNAMON MORNING CLUSTER DEVELOPMENT
GRADING & DRAINAGE PLAN

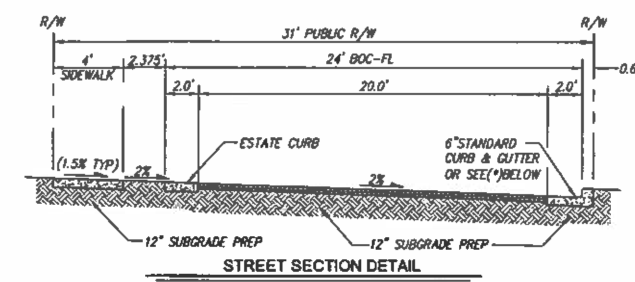
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.
ZONE MAP NO. G-12/G-13
SHEET 1 OF 1





VICINITY MAP ZONE ATLAS: G-12-Z & G-13-Z



STREET SECTION DETAIL

LOS AMIGOS LANE (STANDARD C&G)
(*) LOS AMIGOS DRIVE (MOUNTABLE C&G)
SCALE: 1"=5'

LEGEND

Symbol	Description
4967	EXISTING CONTOUR (MINOR)
	EXISTING CURB AND GUTTER
	EXISTING CONCRETE
	EXISTING WALL
	EXISTING FENCE – IRON PIPE/CHAIN LINK
TC= / FL=	EXISTING TOP CURB/FLOW LINE
x 65.00	EXISTING SPOT ELEVATION
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING STORM DRAIN MANHOLE
	EXISTING CATCH BASIN/DROP INLET
	EXISTING OVERHEAD ELECTRIC/UTILITY LINE
	EXISTING POLE
	EXISTING ANCHOR
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	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING SIGN
	EXISTING BOLLARD
	EXISTING TELEPHONE/FIBER OPTIC PEDESTAL
	NEW SANITARY SEWER MANHOLE
	NEW SANITARY SEWER SERVICE LINE
NEW 8" SAS	NEW SANITARY SEWER LINE
FH	NEW FIRE HYDRANT
NEW 6" WL	NEW WATERLINE
WL SVC	NEW WATER SERVICE LINE
	NEW LOT/PROPERTYLINE
	NEW SIDEWALK
	NEW PAVEMENT
	EXISTING BUILDING TO REMAIN
	EXISTING BUILDING (REMOVE & DISPOSE)
	NEW SIGHT DISTANCE TRIANGLE
	POND WSEL 100 YR-10 DAY 4963.51'

GENERAL NOTES:

1. Cinnamon Morning Private Cluster Development shall be consistent with the City of Albuquerque IDO Cluster Development (CD) allowed in the RA Zone per the Zoning Code, Section 14-16-4-3-(B)(2).

2. The number of lots allowed in the CD is determined by dividing the site area by the minimum lot size permitted in the underlying zone and rounded to the nearest whole number. This property is zoned R-A, with a minimum size of 10,890 SF per lot. The gross site area of the site is 109,348.67 SF (2.5103 acres). The portion of the site that will consist of the private cluster development is 1.8996 acres (82,757.2 SF) The number of lots allowed at Cinnamon Morning Cluster Development are as follows:

   82,757.2 / 10,890 = 7.6 Lots

   The number Lots proposed for Cinnamon Morning Cluster Development is 7.

3. All lots in Cinnamon Morning Cluster Development shall be developed for single-family detached dwelling units. The minimum setbacks for the CD are as follows:

   Front: 15 feet, as measured from Tract B (private road), except driveways shall not be less then 20 linear feet.
   Rear: 25 feet
   Side: 10 feet between building structure, or 5' to property line (typical).

4. The cluster development project site shall include a common open space set aside for agriculture landscaping, on-site ponding,outdoor recreation, or any other combination thereof allowed in the zone district, and for the use and enjoyment of the HOA residents.

5. The common open space area shall be 30 percent of the gross area of the cluster development project site or 100 percent of the area gained through lots size reduction, whichever is greater. The two methods for calculating the minimum provide open space area is found in the adjacent table, this sheet.

6. The minimum private common open space area required is 24,804.6 SF. The private common open space provided is 24,811 SF (Tract A and C).

7. The common open space may be walled or fenced but shall be partially visible from Rio Grande Blvd. public right of way through openings in, and/or with trees visible above the wall or fence.

8. Maintenance of the common open space area shall be the responsibility of the cluster development Homeowners Association. Tract A and C will be dedicated to the H.O.A.

9. The cluster development site's common open space area is set aside for agriculture, landscaping, on-site ponding, outdoor recreation, or possible combination of one or more.

10. If the responsible property owners (H.O.A.) fail or refuse to act on maintenance obligations as set forth in the land use easement, the City of Albuquerque shall have the authority to perform suc maintenance as necessary to protect public health and safety. Under no circumstance will the City maintain the private cluster open space area for a period longer than one (1) year. The cost of such maintenance shall be assessed against the properties within Cinnamon Morning Cluster Development. Failure to pay assessed charges may result in a municipal lien against each of the individual lots at Cinnamon Morning Cluster Development. Under no circumstances will the City maintain recreational uses.

11. The fencing along the west property line between open space Tracts A & C and Rio Grande Blvd. shall maintain public view of open space and may not exceed 3.0 feet height in a non transparent wall. Additional walls along north, east and south property lines shall not exceed 8 feet in height per IDO Table 5-7-1 (Section 14-16-5).

12. Storm water runoff from the cluster development shall be conveyed to the private Tract A through surface drainage.

13. There shall be no sidewalk provided along the north side of Los Amigos Drive or Lane. A sidewalk waiver shall be required and approved by the Development Review Board (DRB).

14. Onsite pavement will consist of 3" A.C. over 12" subgrade preparation.

15. This project will be constructed in one phase.

Cinnamon Morning Cluster Development Open Space Calculations

Lot ID #	Lot Size Gross SF	Minimum Required SF	Actual Deficit SF		
				Tracts A & C Open Space	24811.00
				Private Drive (Tract B)	6403.87
1	7261.43	10890.00	-3628.57	Lot 1	7261.43
2	7260.26	10890.00	-3629.74	Lot 2	7260.26
3	8350.87	10890.00	-2539.13	Lot 3	8350.87
4	8102.76	10890.00	-2787.24	Lot 4	8102.76
5	6832.00	10890.00	-4058.00	Lot 5	6832.00
6	6794.47	10890.00	-4095.53	Lot 6	6794.47
7	6865.50	10890.00	-4024.50	Lot 7	6865.50
	51467.29	76230.00	24762.71	Total	82682.1
				Acreage	1.898
				30% of total	24804.6

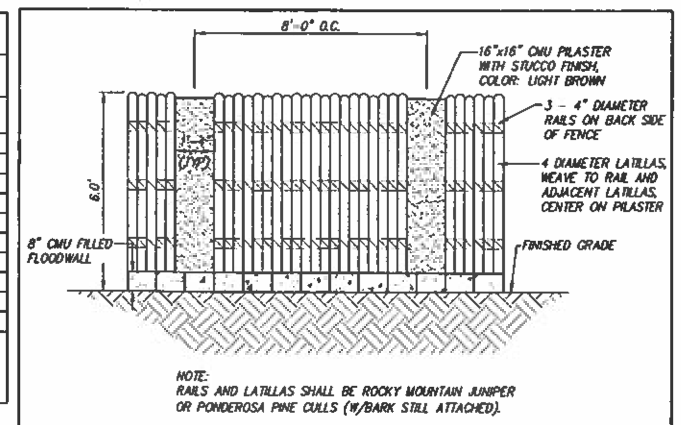
Open Space Rule for Cluster Development 14-16-4-3-B(2)(d)1:

The Common open space area shall be 30% of the gross area of the project site or 100% of the area gained through lot size reductions, whichever is greater (=24,805 SF).

GENERAL NOTES (cont.):

16. IRRIGATION FACILITY (ACEQUIA) STANDARDS:
    5-2(F)(1) All subdivisions and site development shall comply with applicable requirements of Article 14-5 of ROA 1994 and the DPM.
    5-2(F)(2) These standards apply to development adjacent to all irrigation facilities owned or maintained by the Middle Rio Grande Conservancy District (MRGCD) or community acequia associations.
    5-2(F)(3) No primary or accessory structure, wall, fence, or impervious surface shall be constructed within 5 feet of the toe of the slope of an irrigation facility or of the associated easement boundary, whichever is greater, without the approval of the authority or association with operations and maintenance responsibility for the irrigation facility, except as noted in Subsection (a) below (applies to the Duranes area west of Rio Grande Blvd.)
    5-2(F)(4) No vegetation within 5 feet of the toe of the slope of an irrigation facility shall be removed, treated, or planted without coordination with the authority or association responsible for operating and maintaining the irrigation facility.

17. A Knox box shall be provided at the private access gate for use by the Fire Department.



6' COYOTE FENCE

SCALE: 1"=3'

APPLICATION NUMBER: PR-2019-002044
PROJECT NUMBER: SD-2019-00030

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE DEVELOPMENT REVIEW BOARD (DRB), DATED 11-30-18, AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO IF YES, THEN SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	DATE

CINNAMON MORING CLUSTER DEVELOPMENT
Sheet 1 Site Development Plan and Utility Plan
Sheet 2 Grading and Drainage Plan
Sheet 3 Landscape Plan

ENGINEERS
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SURVEYOR
ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701
(505) 884-1990

OWNERS
CINNAMON MORNING BED AND BREAKFAST
2700 RIO GRAND BLVD NE
ALBUQUERQUE, NEW MEXICO

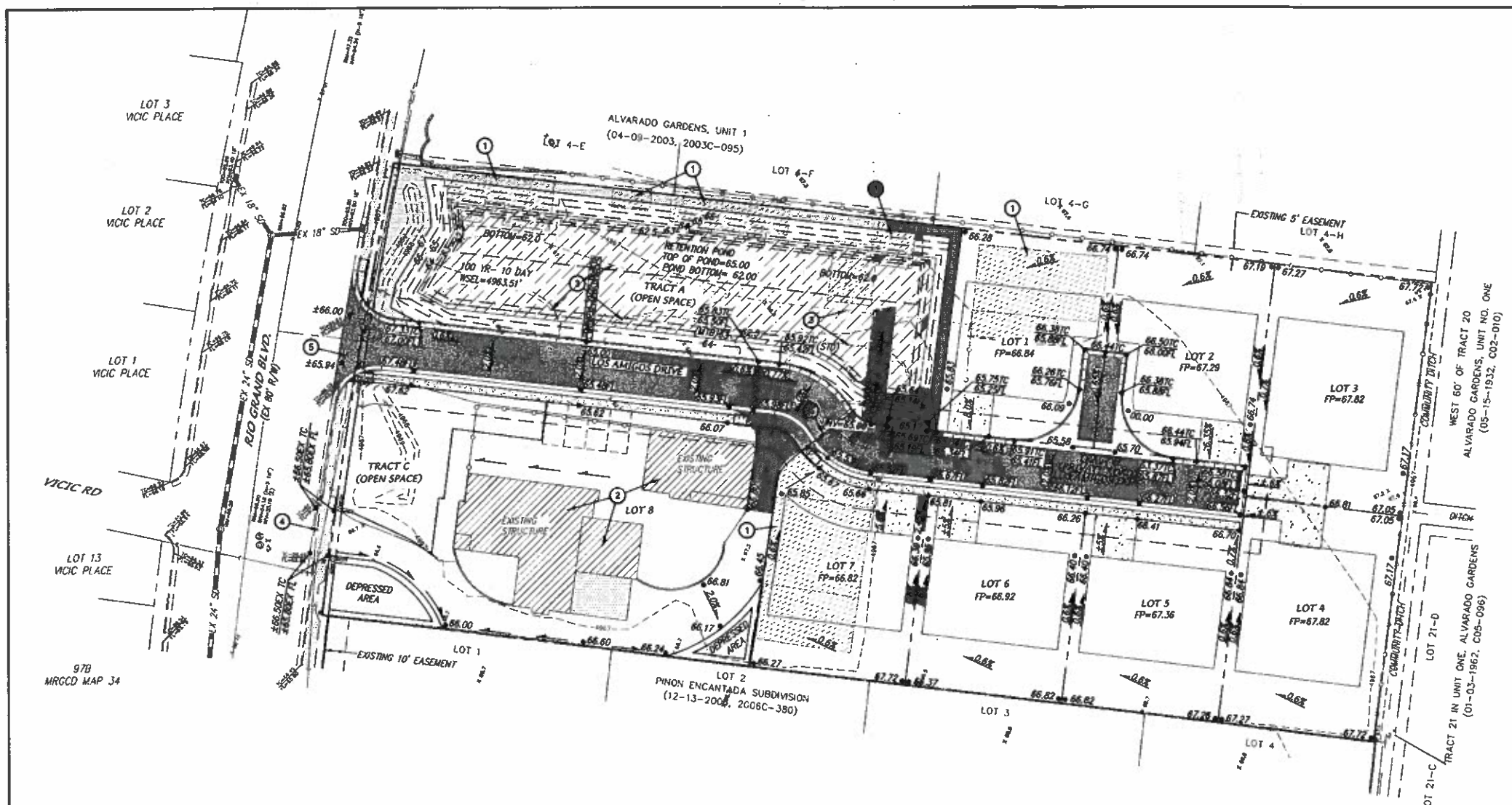
N

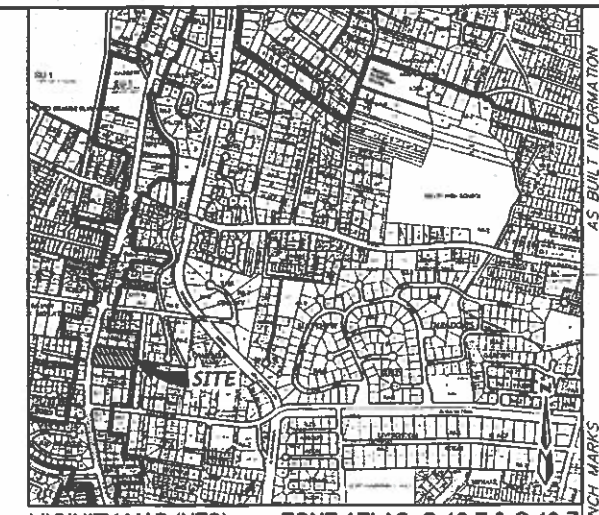
30' 15' 0 30' 60'
SCALE: 1" = 30'

SITE DEVELOPMENT PLAN and UTILITY PLAN for CINNAMON MORNING CLUSTER DEVELOPMENT

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: DMG	Drawn: DER	Checked: DMG	Sheet 1 of 3
Scale: AS SHOWN	Date: 02/01/2019	Job: A16051	





VICINITY MAP (NTS) ZONE ATLAS: G-12-Z & G-13-Z

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN PROJECT SECTION 1 & 6, TOWNSHIP 10 NORTH, RANGE 2 & 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF LOT 3A, ALVARADO GARDENS AS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO AND CONTAINS 2.617 ACRES MORE OR LESS.

NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
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EXISTING CONDITIONS – PROJECT SITE IS BASICALLY FLAT. RAINFALL ON THE SITE REMAINS ON THE SITE. NO OFFSITE RUNOFF ENTERS THE SITE FROM ANY DIRECTION. THERE ARE A COUPLE OF DEPRESSION AREAS ON SITE THAT COLLECT RUNOFF FROM THE SITE.

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KEYED NOTES:

1. EXISTING STRUCTURE TO BE REMOVED & DISPOSED
2. EXISTING STRUCTURE TO REMAIN
3. EXISTING PAVEMENT TO BE REMOVED & DISPOSED
4. EXISTING DRIVE PAD TO REMAIN
5. EXISTING DRIVE PAD TO BE REMOVED & DISPOSED
6. NEW ACCESS GATE FOR PRIVATE ROADWAY

LEGEND

4967	EXISTING CONTOUR (MINOR)		EXISTING BOLLARD
	EXISTING CURB AND GUTTER		EXISTING TELEPHONE/FIBER OPTIC PEDESTAL
	EXISTING CONCRETE		NEW ESTATE/MOUNTABLE CURB & GUTTER
	EXISTING WALL		NEW 6" STANDARD CURB & GUTTER
	EXISTING FENCE – IRON PIPE/CHAIN LINK		NEW LOT/PROPERTYLINE
TC / FL	EXISTING TOP CURB/FLOW LINE		NEW SIDEWALK
x 65.00	EXISTING SPOT ELEVATION		NEW FLOW DIRECTION ARROW
S	EXISTING SANITARY SEWER MANHOLE	0.7%	NEW SLOPE
	EXISTING SANITARY SEWER CLEANOUT	68.60	NEW SPOT ELEVATION
D	EXISTING STORM DRAIN MANHOLE	66.96TC / 66.46FL	NEW TOP OF CURB ELEVATION / NEW FLOWLINE ELEVATION
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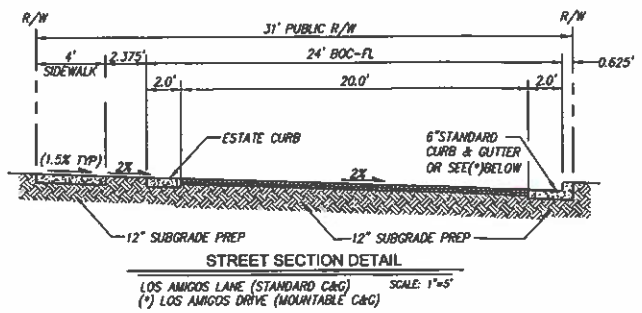
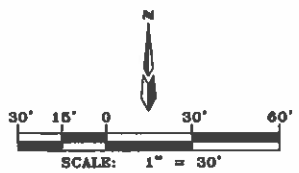
	EXISTING OVERHEAD ELECTRIC/UTILITY LINE		NEW PAVEMENT
	EXISTING POLE		EXISTING BUILDING TO REMAIN
	EXISTING ANCHOR		EXISTING BUILDING (REMOVE & DISPOSE)
	EXISTING ELECTRIC TRANSFORMER/PEDESTAL		WATERBLOCK
	EXISTING WATER VALVE		WSEL FOR 100 YR-10 DAY STORM (4963.51')
	EXISTING FIRE HYDRANT		
	EXISTING WATER METER		
	EXISTING SIGN		



STREET SECTION DETAIL

LOS AMIGOS LANE (STANDARD C&G) SCALE: 1"=5'
(*) LOS AMIGOS DRIVE (MOUNTABLE C&G)



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SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

AGRS Brass Cap stamped "3-012"
From the intersection of I-40 and Rio Grande Boulevard NW, travel north on Rio Grande Boulevard 0.8 miles to the intersection with Matthew Ave. and the station on the left.

AS BUILT INFORMATION

CONTRACTOR

WORK PERFORMED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
VERIFICATION BY CONTRACTOR	DATE

MICRO-FILM INFORMATION

Geographic Position, in feet (NAD83)	
N.M. State Plane Coordinates (Central Zone)	RECORDED BY DATE
Elevation, in feet (NAVD88) = 4965.946	NO.

ENGINEER'S SEAL

DILLON NOELLER, NEW MEXICO, 11967, REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS / REVISIONS	BY
		DESIGN	
DESIGNED BY	DLH	DATE 09.13	
DRAWN BY	DER	DATE 09.13	
CHECKED BY	DMG	DATE 09.13	

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:
SITE DEVELOPMENT PLAN
CINNAMON MORNING CLUSTER DEVELOPMENT
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN SUBMITTAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET OF
	G-12/G-13	2 3

APPENDIX A - HYDROLOGY

Table 1 Summary of Hydrology

AHYMO Summary files (100y-6h)

AHYMO Input file

Precipitation Table

Cinnamon Morning Cluster Development											
Table 1 Summary of Hydrology Parameters											
LOT	AREA	AREA	PAD	DRIVEWAY	Landscape	Land Treatment Values				DISCHARGE	VOLUME
ID	SF	SQ.MI.	SF	SF	SF	A	B	C	D	CFS	AC.FT.
Lot 1	7261.43	0.0002605	3687	400	3174.4						
Lot 2	7260.26	0.0002604	3675	400	3185.3						
Lot 3	8350.87	0.0002995	4990	609	2752.4						
Lot 4	8102.76	0.0002906	4717	609	2776.8						
Lot 5	6832.00	0.0002451	3615	400	2817.0						
Lot 6	6794.47	0.0002437	3599	400	2795.5						
Lot 7	6865.50	0.0002463	3513	400	2952.5						
Lots 1- thru 7	51467.29	0.0018461	27796	3218	20453.8	0	20	20	60	4.12	0.149
Public Road	7042.94	0.0002526			538.0	0	0	8	92	0.66	0.025
Private Road	6403.87	0.0002297			612.0	0	0	10	90	0.6	0.023
Tract A O.S.	20893.97	0.0007495			21729.1	0	50	50	0	1.21	0.034
Tract C O.S.	3917.59	0.0001405			5012.9	0	50	50	0	0.23	0.006
									Total	6.82	0.237
Lot 8	18971.42	0.0006805	6781	0	12190.4		25	40	35	1.38	0.046

Retention Volume Requirement= 100yr-10day= $V_{10day}= V_{360} + A_D \times (P_{10DAY}-P_{360})/12$

A_D Lots = 1.1815 x 0.60 = 0.70892 acres

A_D Public = 0.16168 x 0.92 = 0.14875 acres

A_D Private = 0.14701 x 0.90 = 0.13231 acres

A_D Total = 0.98998 acres

Volume 100 yr- 6 hr = 0.237 AF = 10,324 cu.ft.

Volume 100 yr-10day = 0.237 + (0.98998*(3.57-2.20)/12)= 0.350023 Ac.Ft. = 15,247.00 Cu.Ft.

Cinnamon Morning Cluster Development Pond Volume Calculations					
ELEV	AREA	VOLUME	SUM-VOL	SUM-VOL	
ft.	sq.ft.	cu.ft.	cu.ft.	ac.ft.	
62.0	4055.59	0			
62.5	10,119.82	3,430	3,430		
63.0	11,285.99	5,349	8,779		
63.1			10,324		100 yr-6 hr
63.5			15,247		100 yr-10 day
64.0	13,673.98	12,461	21,240		
65.0	15,812.20	14,730	35,970		

THE POND HAS 2 TIMES CAPACITY OF THE 100 YEAR 10 DAY STORM EVENT.

Revised: 3-18-19

AHYMO PROGRAM SUMMARY TABLE (AHYMO-S4) - Ver. S4.01a, Rel: 01a RUN DATE (MON/DAY/YR) =03/18/2019
INPUT FILE = C:\Program Files (x86)\AHYMO-S4\cinmorn_6.dat USER NO.= M-GoodwinNMSiteA90075759

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	NOTATION
										PAGE = 1
*S	CINNAMON MORNING SUBDIVISION DEVELOPED CONDTIONS									
*S	100 YEAR 6-HOUR STORM EVENT FILE: CINMORN_6.DAT (3-18-19)									
START										TIME= 0.00
RAINFALL	TYPE= 1 NOAA 14									RAIN6= 2.200
*s	**********									
*S	Onsite Lots 1-7									
*S	**********									
COMPUTE NM HYD	100.00	-	1	0.00185	4.12	0.149	1.51173	1.500	3.487	PER IMP= 60.00
*S	**********									
*s	Lot 8									
*S	**********									
COMPUTE NM HYD	100.10	-	1	0.00068	1.38	0.046	1.25498	1.500	3.159	PER IMP= 35.00
*S	**********									
*s	PUBLIC ROAD									
*S	**********									
COMPUTE NM HYD	201.00	-	1	0.00025	0.66	0.025	1.87157	1.500	4.095	PER IMP= 92.00
*S	**********									
*s	PRIVATE ROAD									
*S	**********									
COMPUTE NM HYD	202.00	-	1	0.00023	0.60	0.023	1.85210	1.500	4.076	PER IMP= 90.00
*S	**********									
*s	OPEN SPACE-TRACT A									
*S	**********									
COMPUTE NM HYD	301.00	-	1	0.00075	1.21	0.034	0.85517	1.500	2.523	PER IMP= 0.00
*S	**********									
*s	OPEN SPACE-TRACT C									
*S	**********									
COMPUTE NM HYD	302.00	-	1	0.00014	0.23	0.006	0.85517	1.500	2.600	PER IMP= 0.00
FINISH										

```
*S        CINNAMON MORNING SUBDIVISION DEVELOPED CONDTIONS
*S        100 YEAR 6-HOUR STORM EVENT FILE: CINMORN_6.DAT (3-18-19)
START                 0.0 HRS  PUNCH CODE=0    PRINT LINES=-6
RAINFALL              TYPE=1  RAIN QUARTER=0.0  RAIN ONE=1.72
                      RAIN SIX=2.20  RAIN DAY=2.48      DT=.05
*s ****************************************************
*S Onsite Lots 1-7
*S ****************************************************
COMPUTE NM HYD        ID=1   HYD=100.00 DA=.0018461  SQ MI
                      PER A=0   B=20   C=20  D=60
                      TP=.133 HRS        RAIN=-1
PRINT HYD             ID=1    CODE=1
*S ****************************************************
*s Lot 8
*S ****************************************************
COMPUTE NM HYD        ID=1   HYD=100.10 DA=.0006805  SQ MI
                      PER A=0   B=25   C=40  D=35
                      TP=.133 HRS        RAIN=-1
PRINT HYD             ID=1    CODE=1
*S ****************************************************
*s PUBLIC ROAD
*S ****************************************************
COMPUTE NM HYD        ID=1   HYD=201. DA=.0002526  SQ MI
                      PER A=0   B=0   C=8  D=92
                      TP=.133 HRS        RAIN=-1
PRINT HYD             ID=1    CODE=1
*S ****************************************************
*s PRIVATE ROAD
*S ****************************************************
COMPUTE NM HYD        ID=1   HYD=202. DA=.0002297  SQ MI
                      PER A=0   B=0   C=10  D=90
                      TP=.133 HRS        RAIN=-1
PRINT HYD             ID=1    CODE=1
*S ****************************************************
*s OPEN SPACE-TRACT A
*S ****************************************************
COMPUTE NM HYD        ID=1   HYD=301. DA=.0007495  SQ MI
                      PER A=0   B=50   C=50  D=0
                      TP=.133 HRS        RAIN=-1
PRINT HYD             ID=1    CODE=1
*S ****************************************************
*s OPEN SPACE-TRACT C
*S ****************************************************
COMPUTE NM HYD        ID=1   HYD=302. DA=.0001405  SQ MI
                      PER A=0   B=50   C=50  D=0
                      TP=.133 HRS        RAIN=-1
PRINT HYD             ID=1    CODE=1
FINISH
```

PF tabular | PF graphical | Supplementary information | Print page

PDS-based precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.162 (0.139-0.190)	0.211 (0.179-0.246)	0.283 (0.241-0.332)	0.340 (0.288-0.397)	0.419 (0.353-0.488)	0.480 (0.404-0.560)	0.546 (0.455-0.636)	0.616 (0.509-0.716)	0.710 (0.581-0.827)	0.785 (0.638-0.913)
10-min	0.247 (0.212-0.289)	0.320 (0.273-0.375)	0.431 (0.366-0.505)	0.518 (0.439-0.604)	0.637 (0.537-0.743)	0.731 (0.614-0.852)	0.831 (0.692-0.967)	0.937 (0.774-1.09)	1.08 (0.884-1.26)	1.20 (0.970-1.39)
15-min	0.306 (0.263-0.359)	0.397 (0.338-0.464)	0.535 (0.454-0.626)	0.642 (0.544-0.749)	0.790 (0.666-0.921)	0.907 (0.761-1.06)	1.03 (0.858-1.20)	1.16 (0.960-1.35)	1.34 (1.10-1.56)	1.48 (1.20-1.72)
30-min	0.412 (0.354-0.483)	0.535 (0.455-0.625)	0.720 (0.611-0.843)	0.865 (0.733-1.01)	1.06 (0.897-1.24)	1.22 (1.02-1.42)	1.39 (1.16-1.62)	1.56 (1.29-1.82)	1.80 (1.48-2.10)	1.99 (1.62-2.32)
60-min	0.510 (0.438-0.598)	0.662 (0.563-0.774)	0.891 (0.756-1.04)	1.07 (0.907-1.25)	1.32 (1.11-1.54)	1.51 (1.27-1.76)	1.72 (1.43-2.00)	1.94 (1.60-2.25)	2.23 (1.83-2.60)	2.47 (2.01-2.87)
2-hr	0.594 (0.506-0.707)	0.760 (0.646-0.907)	1.01 (0.855-1.20)	1.21 (1.02-1.43)	1.49 (1.25-1.75)	1.71 (1.43-2.02)	1.95 (1.61-2.30)	2.21 (1.81-2.59)	2.56 (2.08-3.01)	2.85 (2.29-3.35)
3-hr	0.639 (0.550-0.757)	0.812 (0.696-0.964)	1.07 (0.916-1.26)	1.27 (1.09-1.50)	1.55 (1.32-1.83)	1.78 (1.50-2.09)	2.03 (1.70-2.37)	2.29 (1.90-2.68)	2.65 (2.17-3.10)	2.94 (2.39-3.46)
6-hr	0.742 (0.642-0.871)	0.937 (0.813-1.10)	1.21 (1.05-1.42)	1.43 (1.23-1.67)	1.73 (1.48-2.01)	1.96 (1.67-2.28)	2.20 (1.87-2.56)	2.46 (2.07-2.86)	2.82 (2.35-3.28)	3.11 (2.57-3.62)
12-hr	0.813 (0.712-0.933)	1.03 (0.899-1.18)	1.30 (1.14-1.49)	1.52 (1.33-1.74)	1.82 (1.58-2.07)	2.04 (1.77-2.33)	2.28 (1.96-2.60)	2.53 (2.15-2.88)	2.86 (2.42-3.31)	3.13 (2.62-3.66)
24-hr	0.924 (0.814-1.06)	1.16 (1.02-1.32)	1.45 (1.28-1.65)	1.68 (1.48-1.91)	1.99 (1.74-2.26)	2.23 (1.94-2.52)	2.48 (2.15-2.80)	2.73 (2.36-3.08)	3.06 (2.64-3.46)	3.33 (2.85-3.76)
2-day	0.964 (0.855-1.09)	1.21 (1.07-1.36)	1.50 (1.34-1.69)	1.74 (1.54-1.95)	2.05 (1.81-2.29)	2.28 (2.01-2.56)	2.53 (2.22-2.83)	2.77 (2.42-3.11)	3.10 (2.69-3.48)	3.35 (2.90-3.78)
3-day	1.07 (0.967-1.19)	1.34 (1.20-1.48)	1.65 (1.48-1.83)	1.89 (1.70-2.09)	2.22 (1.99-2.45)	2.47 (2.20-2.73)	2.72 (2.42-3.00)	2.97 (2.64-3.28)	3.30 (2.92-3.65)	3.55 (3.13-3.95)
4-day	1.18 (1.08-1.30)	1.47 (1.34-1.61)	1.79 (1.63-1.96)	2.05 (1.86-2.24)	2.39 (2.17-2.61)	2.65 (2.40-2.89)	2.91 (2.63-3.17)	3.16 (2.85-3.45)	3.50 (3.15-3.83)	3.75 (3.36-4.11)
7-day	1.34 (1.23-1.46)	1.66 (1.52-1.81)	2.01 (1.84-2.19)	2.29 (2.09-2.48)	2.64 (2.41-2.86)	2.90 (2.65-3.14)	3.16 (2.88-3.42)	3.40 (3.10-3.69)	3.72 (3.38-4.03)	3.94 (3.58-4.28)
10-day	1.48 (1.36-1.61)	1.83 (1.68-1.99)	2.23 (2.05-2.42)	2.55 (2.34-2.75)	2.96 (2.71-3.19)	3.26 (2.98-3.52)	3.57 (3.26-3.85)	3.86 (3.52-4.16)	4.24 (3.85-4.58)	4.51 (4.09-4.88)
20-day	1.83 (1.67-2.00)	2.26 (2.07-2.47)	2.74 (2.51-2.98)	3.09 (2.83-3.37)	3.54 (3.24-3.85)	3.87 (3.53-4.20)	4.17 (3.81-4.53)	4.46 (4.07-4.84)	4.81 (4.38-5.22)	5.05 (4.60-5.49)

c) **By address** 2700 Rio Grande Blvd NW, Albuquerc

2) Use map (if ESRI interactive map is not loading, try adding the host: **https://js.arcgis.com/** to the firewall, or contact us at hdsc.questions@noaa.gov):

POINT PRECIPITATION FREQUENCY (PF) ESTIMATES

WITH 90% CONFIDENCE INTERVALS AND SUPPLEMENTARY INFORMATION
NOAA Atlas 14, Volume 1, Version 5

APPENDIX A - HYDROLOGY

Table 1 Summary of Hydrology

AHYMO Summary files (100y-6h)

AHYMO Input file

Precipitation Table

Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Thursday, Jan 10 2019

Private Road to Swale-Standard C & G

Gutter

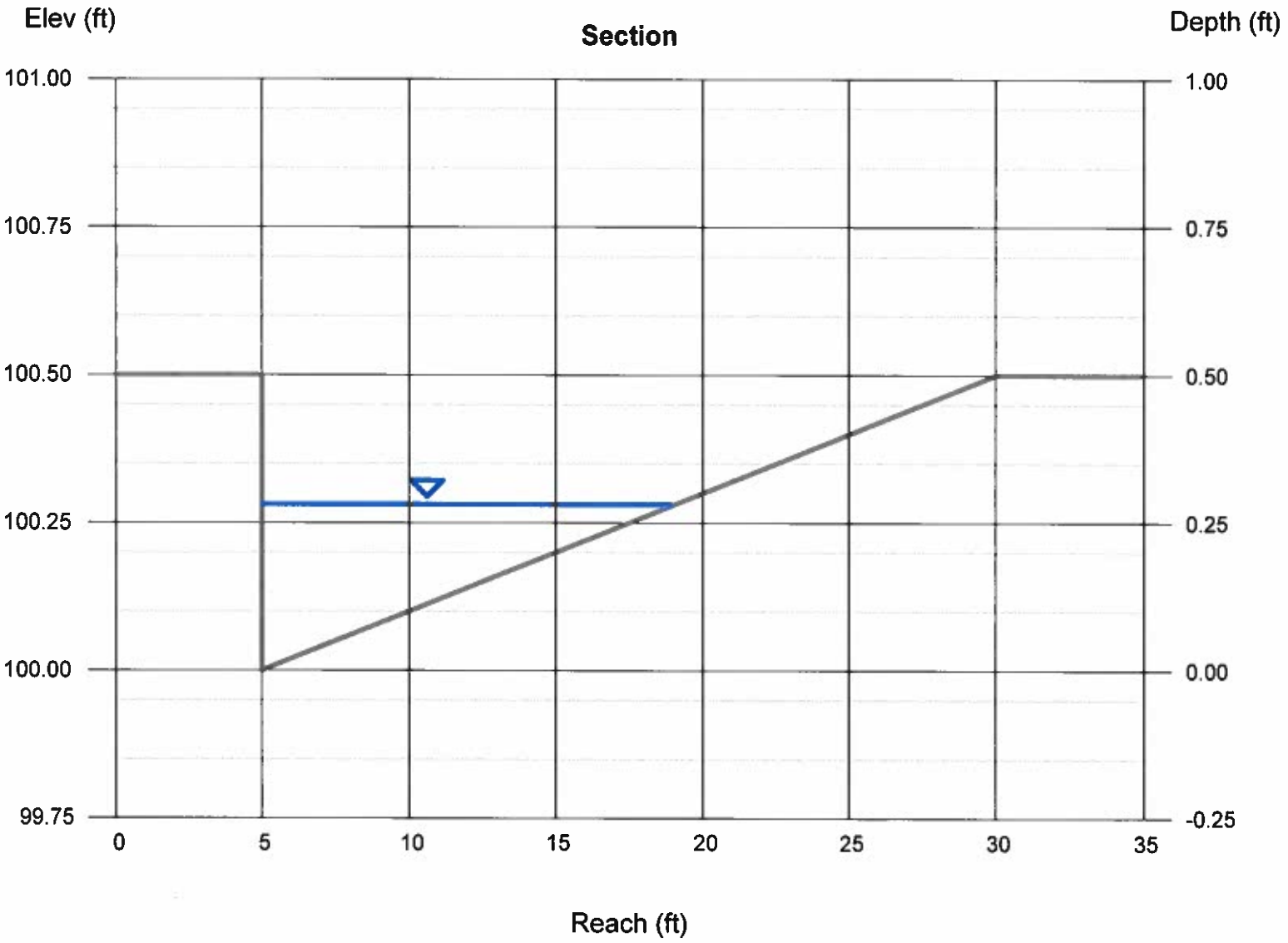
Cross Sl, Sx (ft/ft)	= 0.020
Cross Sl, Sw (ft/ft)	= 0.020
Gutter Width (ft)	= 2.00
Invert Elev (ft)	= 100.00
Slope (%)	= 0.60
N-Value	= 0.015

Calculations

Compute by:	Known Q
Known Q (cfs)	= 4.85

Highlighted

Depth (ft)	= 0.28
Q (cfs)	= 4.850
Area (sqft)	= 1.97
Velocity (ft/s)	= 2.46
Wetted Perim (ft)	= 14.33
Crit Depth, Yc (ft)	= 0.30
Spread Width (ft)	= 14.05
EGL (ft)	= 0.37



Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Thursday, Jan 10 2019

Public Road to Swale-Mountable C & G

User-defined

Invert Elev (ft)	= 0.13
Slope (%)	= 0.60
N-Value	= 0.015

Calculations

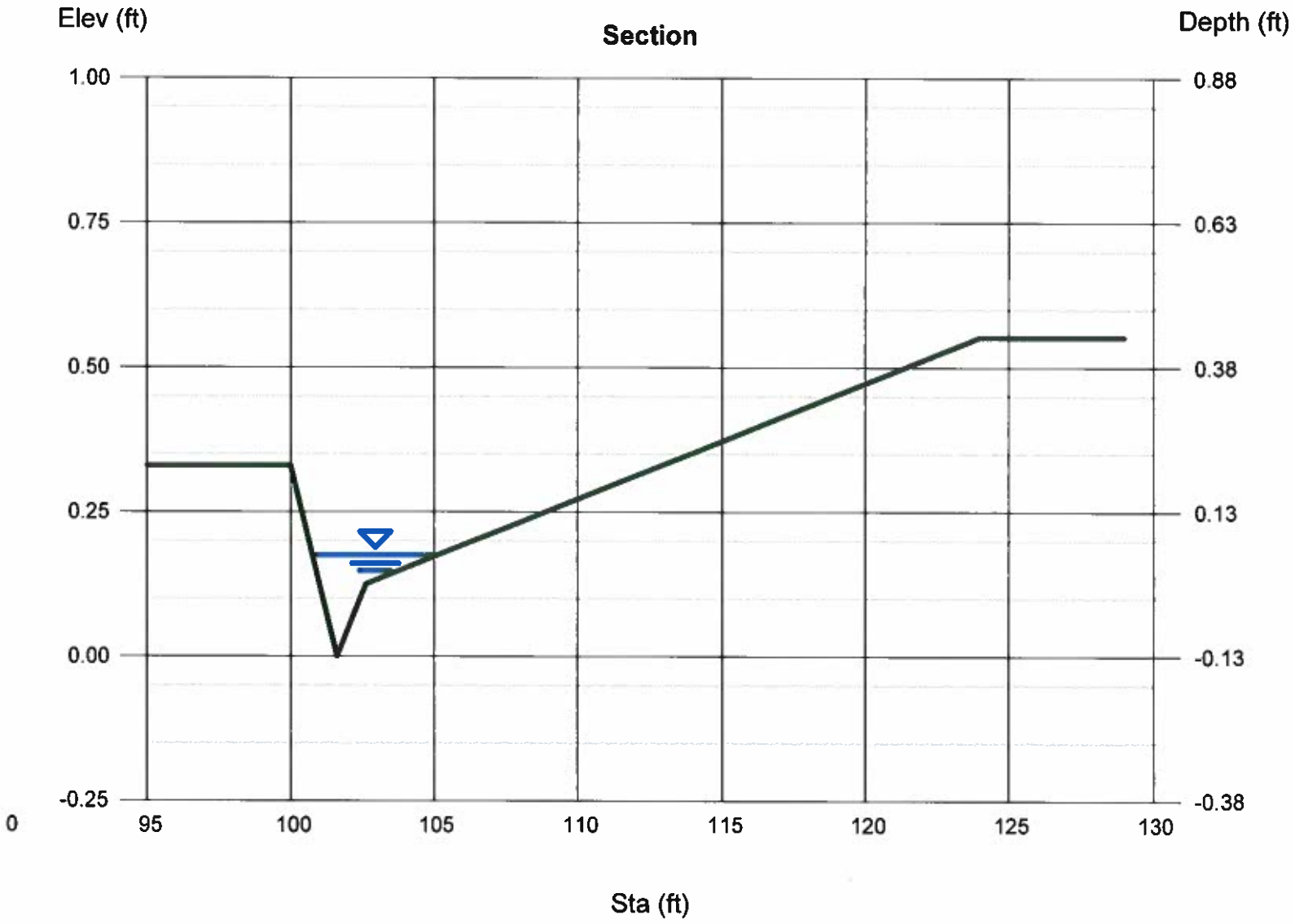
Compute by:	Known Q
Known Q (cfs)	= 0.27

(Sta, El, n)-(Sta, El, n)...

(100.00, 0.33)-(102.63, 0.13, 0.015)-(124.00, 0.55, 0.015)

Highlighted

Depth (ft)	= 0.05
Q (cfs)	= 0.270
Area (sqft)	= 0.25
Velocity (ft/s)	= 1.07
Wetted Perim (ft)	= 4.40
Crit Depth, Yc (ft)	= 0.04
Top Width (ft)	= 4.38
EGL (ft)	= 0.07



Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Thursday, Jan 10 2019

Public Road to Swale-Mountable C & G (2)

User-defined

Invert Elev (ft)	= 0.13
Slope (%)	= 0.60
N-Value	= 0.015

Calculations

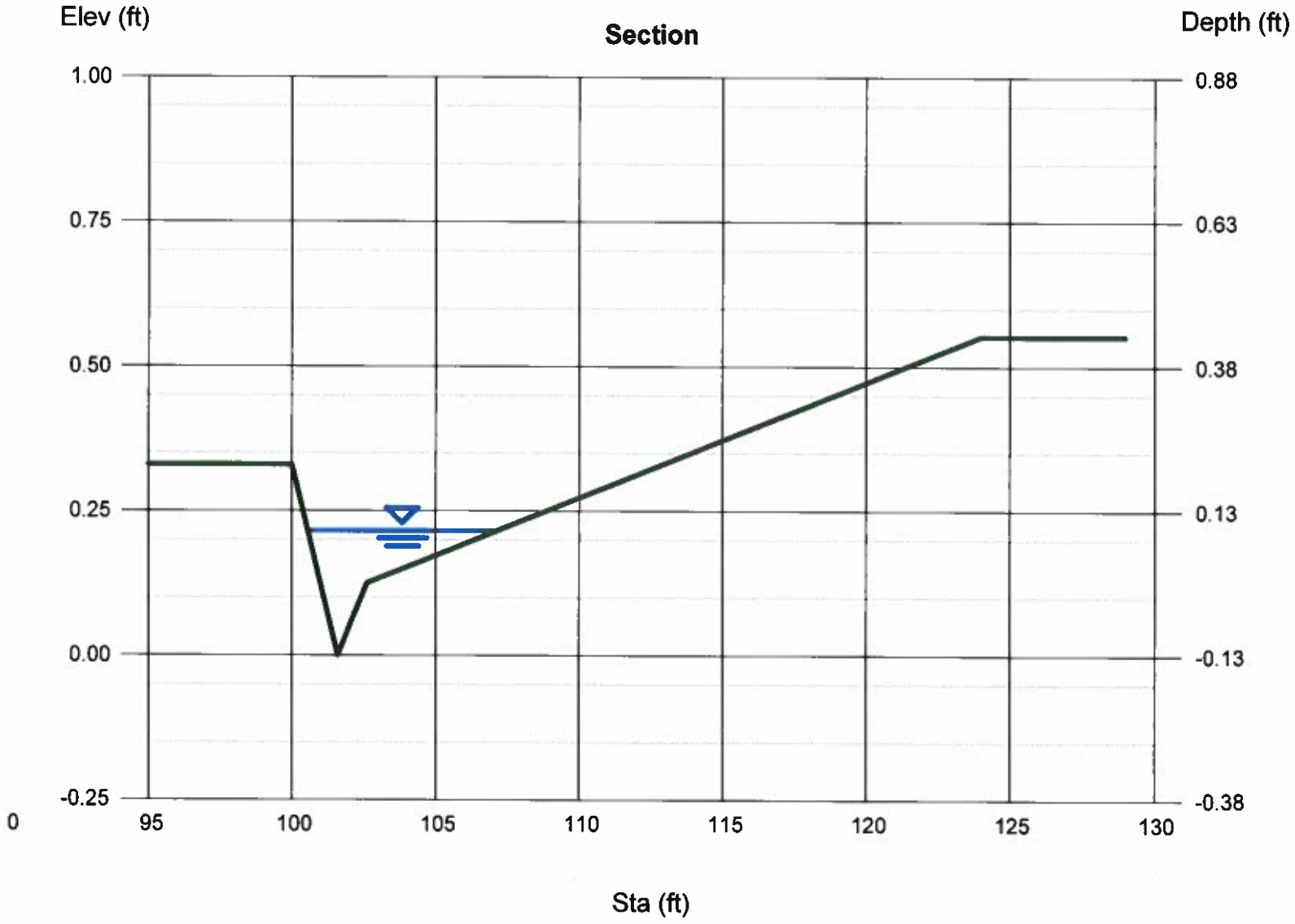
Compute by:	Known Q
Known Q (cfs)	= 0.54

(Sta, El, n)-(Sta, El, n)...

(100.00, 0.33)-(102.63, 0.13, 0.015)-(124.00, 0.55, 0.015)

Highlighted

Depth (ft)	= 0.09
Q (cfs)	= 0.540
Area (sqft)	= 0.47
Velocity (ft/s)	= 1.14
Wetted Perim (ft)	= 6.60
Crit Depth, Yc (ft)	= 0.08
Top Width (ft)	= 6.57
EGL (ft)	= 0.11



Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Thursday, Jan 10 2019

Private Road Sump Swale

Triangular

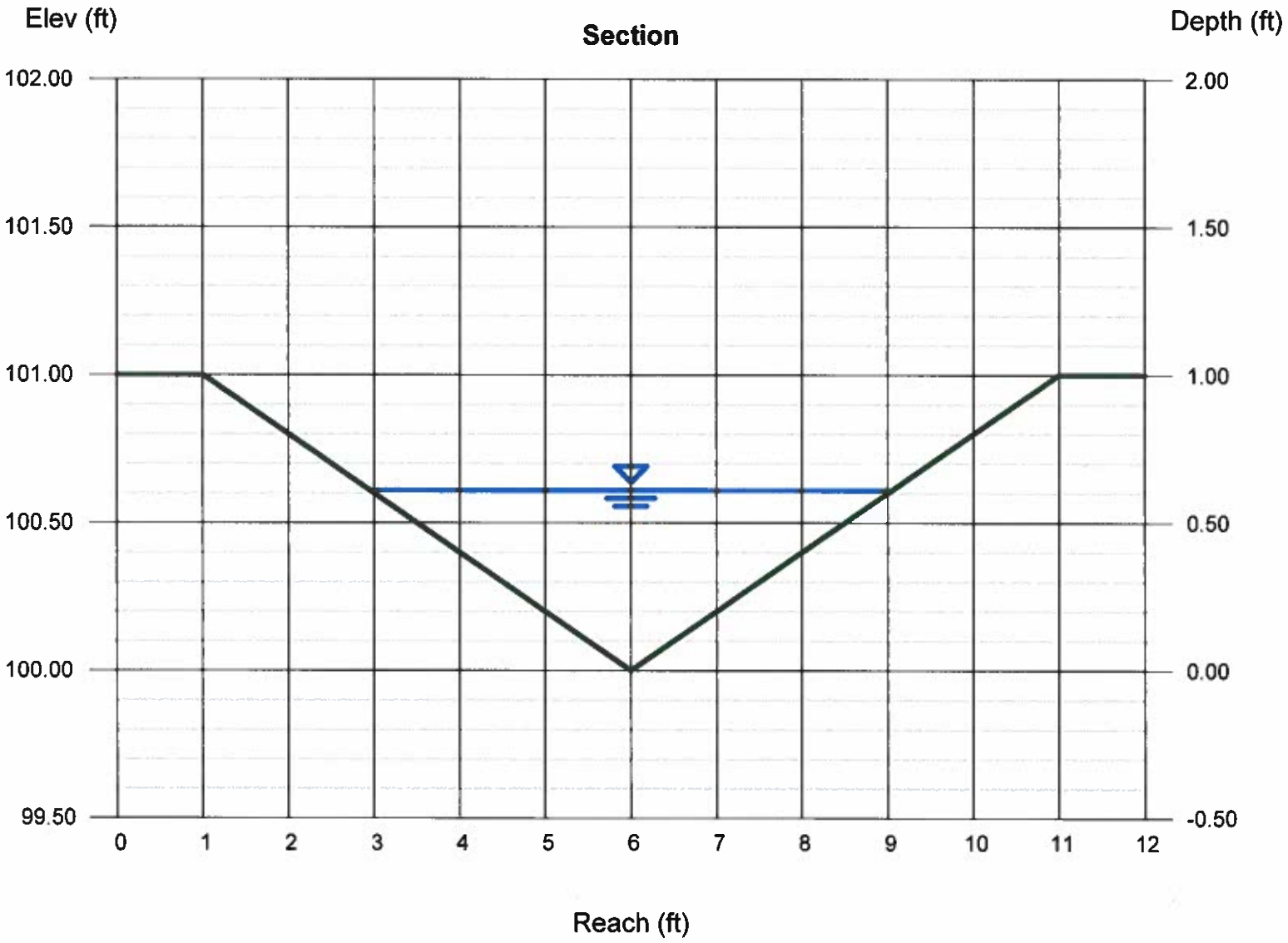
Side Slopes (z:1)	= 5.00, 5.00
Total Depth (ft)	= 1.00
Invert Elev (ft)	= 100.00
Slope (%)	= 1.00
N-Value	= 0.025

Calculations

Compute by:	Known Q
Known Q (cfs)	= 4.85

Highlighted

Depth (ft)	= 0.61
Q (cfs)	= 4.850
Area (sqft)	= 1.86
Velocity (ft/s)	= 2.61
Wetted Perim (ft)	= 6.22
Crit Depth, Yc (ft)	= 0.57
Top Width (ft)	= 6.10
EGL (ft)	= 0.72



Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Thursday, Jan 10 2019

Public Road Sump Swale

Triangular

Side Slopes (z:1)	= 5.00, 5.00
Total Depth (ft)	= 1.00
Invert Elev (ft)	= 100.00
Slope (%)	= 2.00
N-Value	= 0.025

Calculations

Compute by:	Known Q
Known Q (cfs)	= 0.54

Highlighted

Depth (ft)	= 0.24
Q (cfs)	= 0.540
Area (sqft)	= 0.29
Velocity (ft/s)	= 1.87
Wetted Perim (ft)	= 2.45
Crit Depth, Yc (ft)	= 0.24
Top Width (ft)	= 2.40
EGL (ft)	= 0.29