

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.

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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

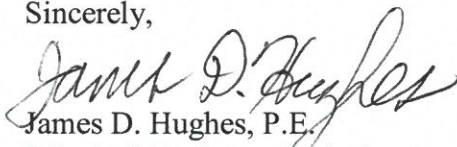
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As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required 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,

A handwritten signature in black ink that reads "James D. Hughes". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

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



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#: 1011642 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? _____ Yes x _____ No

DEPARTMENT _____ TRANSPORTATION x _____ 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: 01/21/2019 By: Diane Hoezler, PE

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

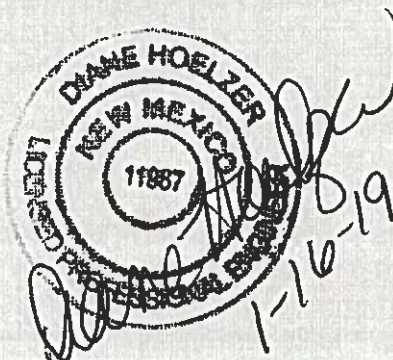
FEE PAID: _____

*Cinnamon Morning Cluster Development
(7 lots)*

Drainage Management Plan

*Prepared by
Mark Goodwin & Associates, P.A.*

January 2019



Cinnamon Morning

A Cluster Development Community

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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 be 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 $P(1 \text{ hr})=1.72"$, $P(6 \text{ hr})=2.20"$ 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-1 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 Cinnamon Morning 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 4966.02'. The 100 year 6 hour volume is contained at an elevation of 4965.55'. There is a 5 foot wide bench around the pond set at elevation 4967.0'.

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.

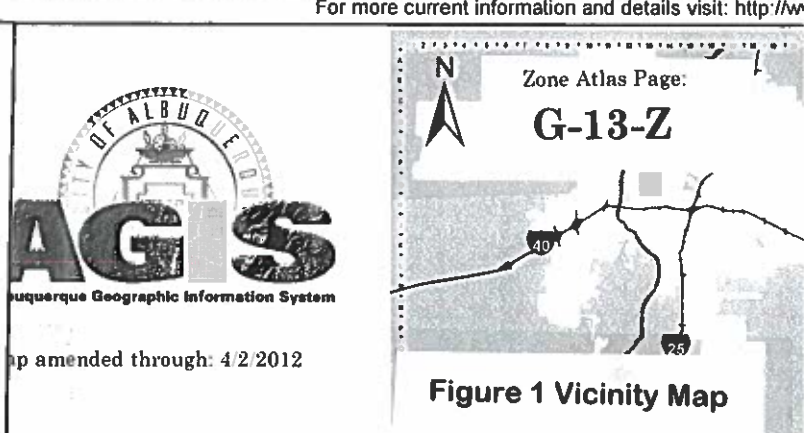
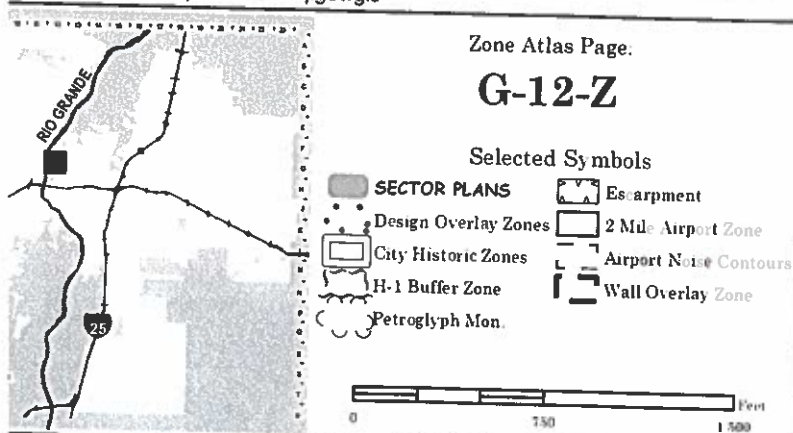
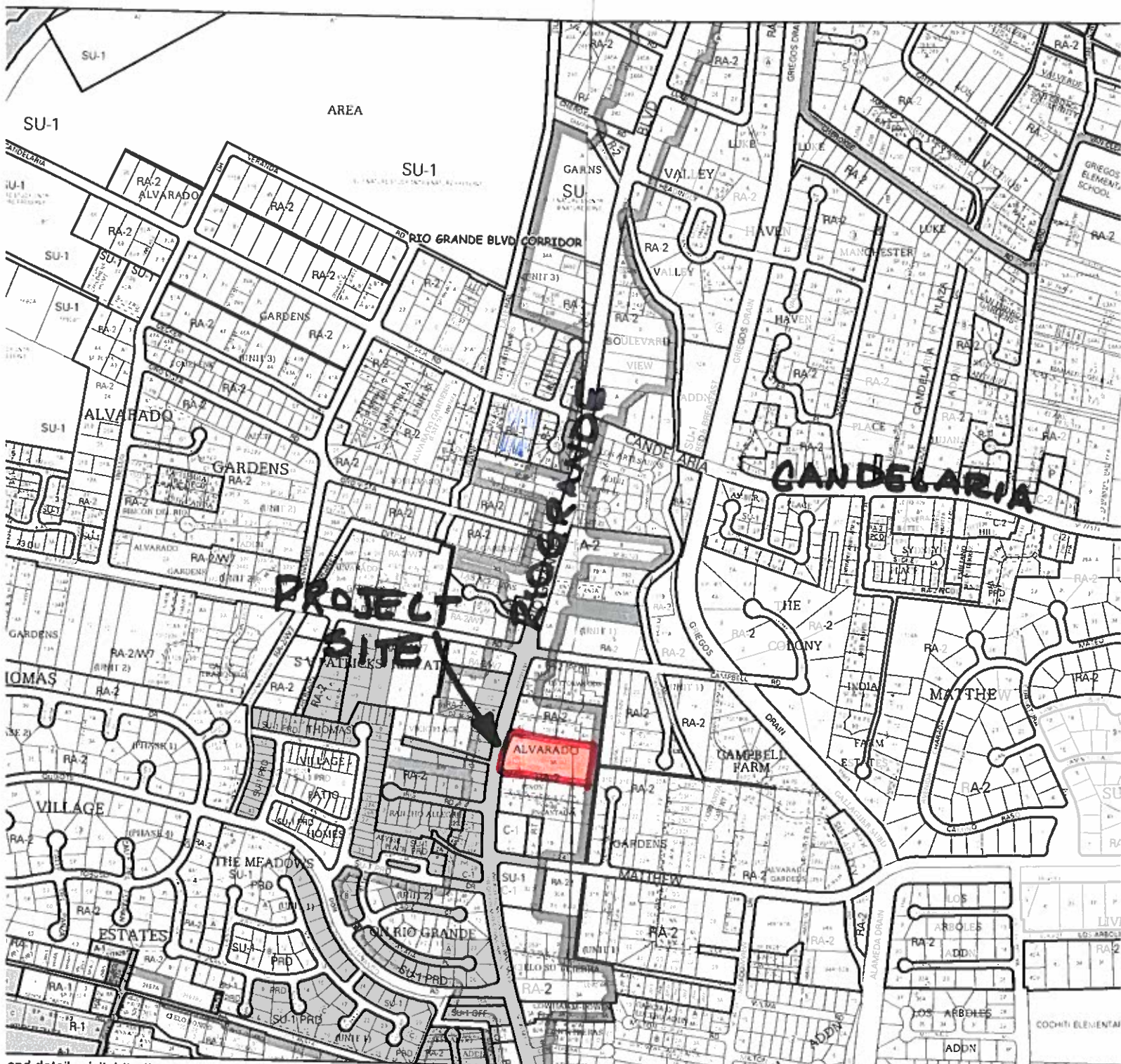
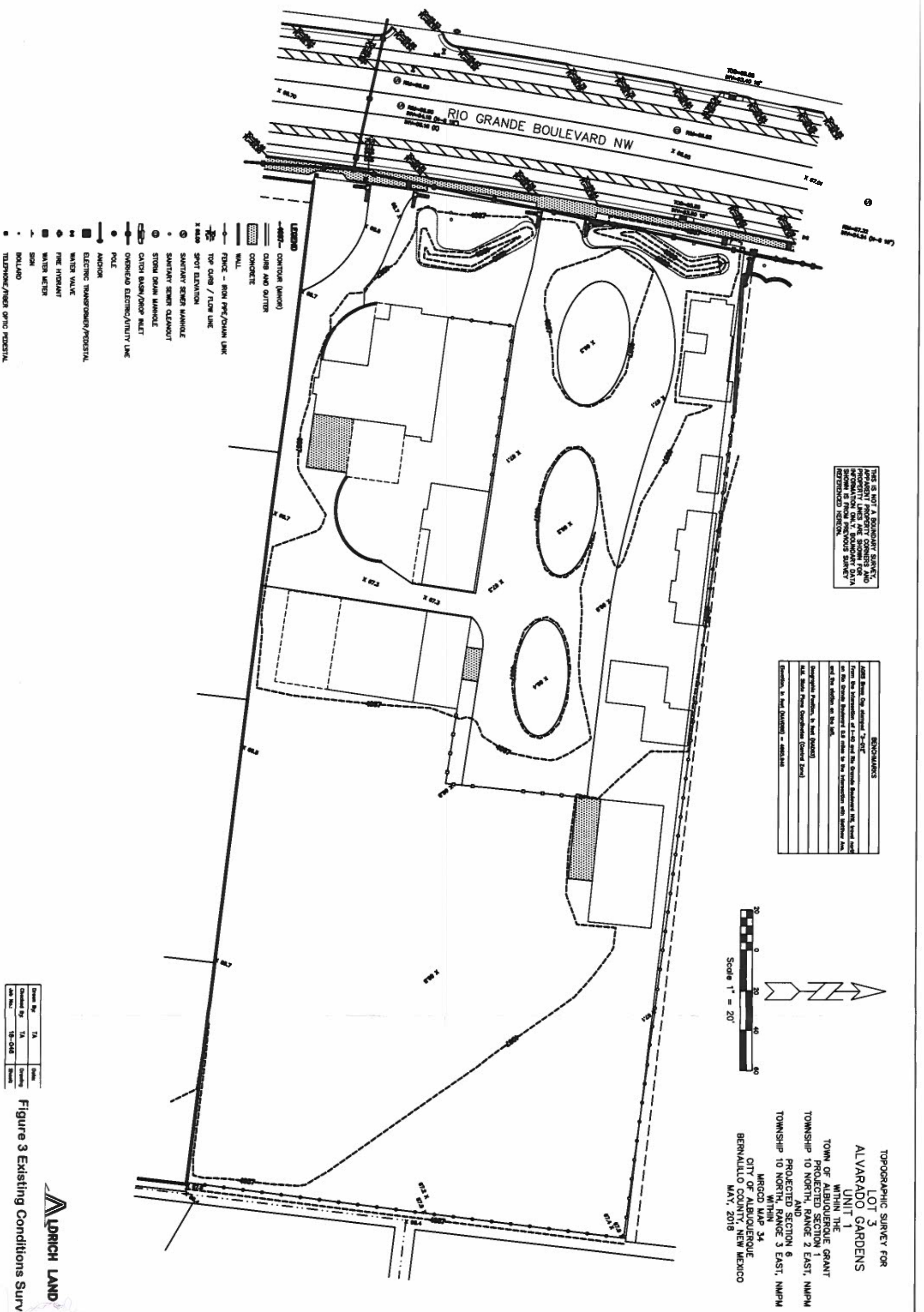




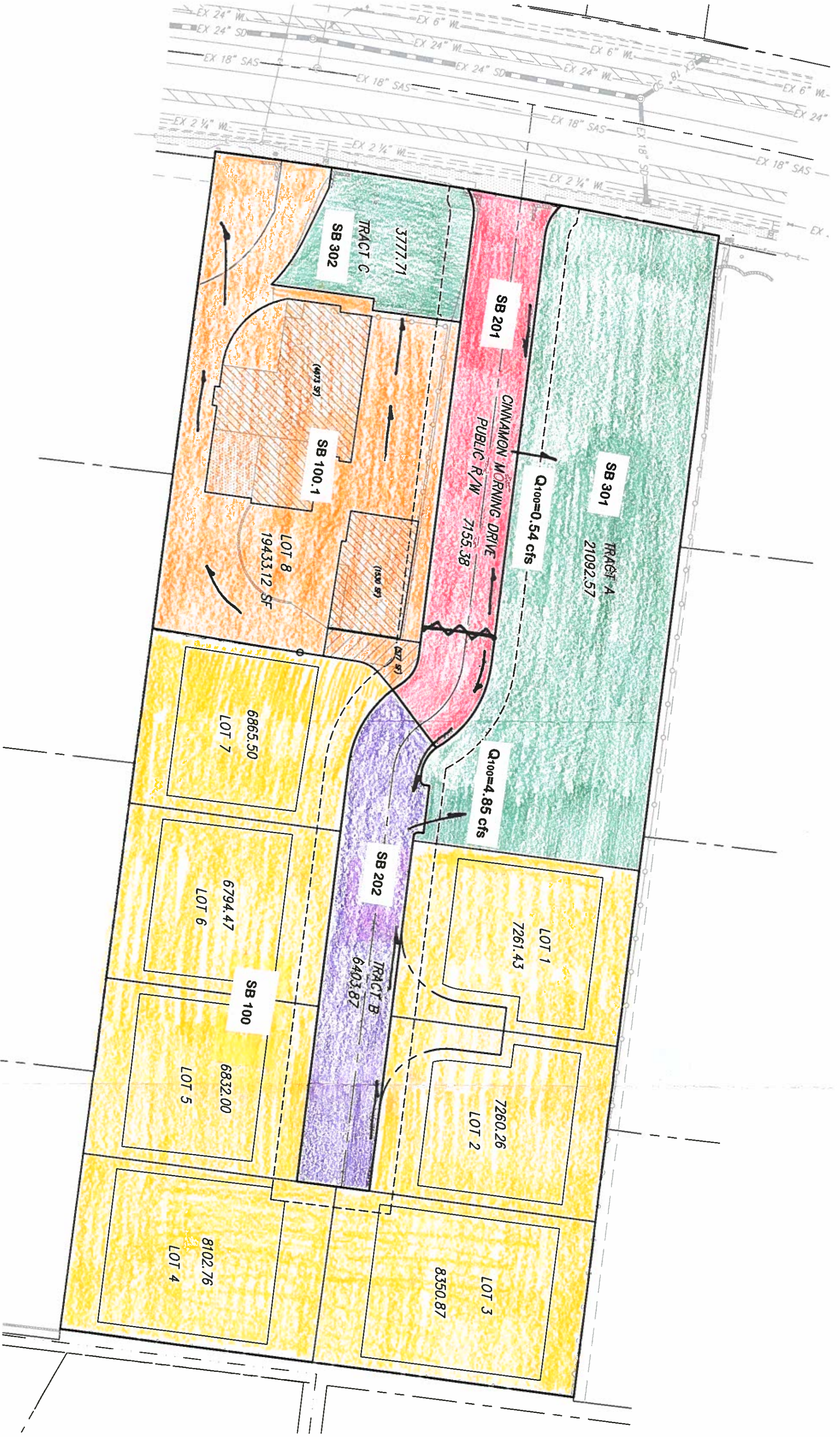
Figure 2 Aerial Google Earth Map



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Checked By	TA	Check
Job No.	18-048	Sheet

Figure 3 Existing Conditions Survey





Cinnamom Morning Cluster Development
Common Open Space Calculations

THIS WORKS- 7 LOTS			
Lot ID	Lot Size	Minimum	Deficit
	SF	SF	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	21102.00	OPEN SPACE
Tract C	3784.00	OPEN SPACE
Total Area	82757.2	
30% of Area	24827.1	

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 = 24,827 SF

COMMON OPEN SPACE PROVIDED = 24865 SF

Revised 1-15-19

Figure 5 Common Open Space Calculations

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 2-15-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

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		
							Inspector	Private P.E.	City Cnst Engineer
		24' FF	RES PVMT	LOS AMIGOS DRIVE	RIO GRANDE	LOT 7	/	/	/
		4'	SIDEWALK (SOUTHSIDE)				/	/	/
		6"	ESTATE CURB SOUTHSIDE				/	/	/
			MTBL C&G				/	/	/
		24' FF	RES PVMT	LOS AMIGOS LANE	WEST LOT 7	LOT 3/4 END	/	/	/
		4'	SIDEWALK (SOUTHSIDE)				/	/	/
		6"	ESTATE CURB SOUTHSIDE				/	/	/
			STD C&G				/	/	/
		20' FF	70 LF 1 SIDED HAMMERHEAD 6" STD C&G	LOS AMIGOS LANE	BTWN LOT 1 / 2		/	/	/
		12'	RES PVMT	PUBLIC ACCESS	LOT 8		/	/	/
		6"	WATERLINE	EASEMENT			/	/	/
				LOS AMIGOS DRIVE	EX 6" WL	LOT 3 / 4	/	/	/
				LOS AMIGOS LANE	RIO GRANDE BLD		/	/	/
		8"	SANITARY SEWER	LOS AMIGOS DRIVE	EX 8" SAS IN	LOT 3 / 4	/	/	/
				LOS AMIGOS LANE	RIO GRANDE BLD		/	/	/

Financially Guaranteed DRC #		Constructed Under DRC #		Size	Type of Improvement	Location	From	To	Construction Certification		
									Inspector	Private	City Cnst Engineer
					RETENTION POND WITH RUNDOWNS				/	/	/
									/	/	/
									/	/	/
									/	/	/
									/	/	/
									/	/	/

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		Constructed Under DRC #		Size	Type of Improvement	Location	From	To	Construction Certification		
DRC #		DRC #							Inspector	Private	City Cnst Engineer
									/	/	/
									/	/	/

Approval of Creditable Items:	
Impact Fee Administrator 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 requirements.

-
-
-

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DIANE HOELZER, PE
NAME (print)

DRB CHAIR - date PARKS & RECREATION - date

MARK GOODWIN & ASSOC.

FIRM
Mark Goodwin 1-16-19
SIGNATURE - date

TRANSPORTATION DEVELOPMENT - date ANAFCA - date

UTILITY DEVELOPMENT - date CODE ENFORCEMENT - date

CITY ENGINEER - date - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



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	0.1843 AC.
MILEAGE OF STREETS CREATED	0.04 MILES

PURPOSE OF PLAT

- SUBDIVIDE REMAINING PORTION OF LOT 3A, ALVARADO GARDENS UNIT 1st INTO 8 RESIDENTIAL LOTS, 2 OPEN SPACE TRACTS, AND 1 PRIVATE ROADWAY TRACT.
- GRANT NEW EASEMENTS AS SHOWN.
- CREATE OPEN SPACE AREA.
- 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 to the City of Albuquerque, its successors, assigns, and all public utility easements shown hereon for the transmission and joint use of gas, electrical power, water, sewer and communication lines, and all public utility easements shown hereon for 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 owner(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 PERCLOCK, MANAGING MEMBER

OWNER'S ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on _____
by CINNAMON MORNING DEVELOPMENT, LLC., by SUE PERCLOCK,
MANAGING MEMBER.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

A tract of land situated within the Town of Albuquerque, Grant, projected Section 1, Township 10 North, Range 12 East, New Mexico Principal Meridian and projected Section 6, Township 10 North, Range 13 East, New Mexico Principal Meridian, within M.S.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 002, 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 (NMGCC) and Quest Corporation aka CenturyLink OC do not warrant or conduct a title search of the properties shown hereon. Consequently, PNM, NMGCC and CenturyLink do not warrant or release any liability for any easement rights, which may have been granted by prior plat, report or other document, and which are not shown on this plat.

NOTES

- Bearings are grid based on the New Mexico State Plane Coordinate System (Centra Zone).
- Distances are ground distances.
- Bearings and distances in parentheses are record.
- Basis of boundary are the following plots of record entitled:
"ALVARADO GARDENS, UNIT NO. 1", (05-15-1932, 002-010)
"RIO GRANDE BLVD NW RIGHT OF WAY MAP", (07-09-1956, 002-025)
"TRACT 21, IN UNIT ONE, ALVARADO GARDENS", (01-03-1982, 005-086)
"LOTS 4-A THRU 4-M, 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, 0370-047)
"WARRANTY DEED - MASTERSON TO COA", (02-25-1957, 0378-357)
"QUITCLAIM DEED - LUTTRELL TO COA", (02-28-1957, 0378-358)
"WARRANTY DEED - MONTOYA TO MONTOYA", (04-06-2001, 2001039008)
all being records of Bernalillo County, New Mexico.
- Field Survey performed in May, 2018.
- City of Albuquerque, New Mexico DO Zone: R-A
- 100 Year Flood Zone Designation: Zone X (areas protected by levees), as shown on Flood 331 of 625 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.
- Title Report: None provided
- 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.#7718"
- Monuments will be offset at all points of curvature, points of tangency, street intersections, and at other angle points to allow use of centerline monumentation.
- Address: 2700 & 2714 Rio Grande Boulevard NW, Albuquerque, NM 87104

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

PROJECT NUMBER: _____
Application Number: _____

PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Quest Corporation aka CenturyLink OC	Date
Comcast	Date
City Approvals:	
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.

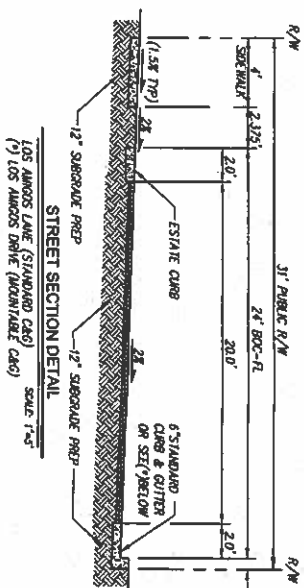
Timothy Aldrich, P.S. No. 7719

Date



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

—+987—	EXISTING CANTOUR (AMMR)
	EXISTING CURB AND GUTTER
	EXISTING CONCRETE
	EXISTING MANH
	EXISTING FENCE - NON PIPE/CULVERT
	EXISTING TOP CURB/FLOW LINE
	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
	EXISTING ELECTRIC TRANSMISSION/PEDESTRIAN
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING SIGN
	EXISTING BOLLARD
	EXISTING TELEPHONE/FIBER OPTIC PEDESTRIAN
	NEW ESTATE/ADJUSTABLE CURB & GUTTER
	NEW 6\"/>
	NEW LOT/PROPERTY LINE
	NEW SEWER/UT
	NEW FLOW DIRECTION ARROW
	NEW SLOPE
	NEW SPOT ELEVATION
	NEW TOP OF CURB ELEVATION
	NEW FLOWLINE ELEVATION
	NEW FINISHED FLOOR ELEVATION
	NEW PAVEMENT
	EXISTING BUILDING TO REMAIN
	EXISTING BUILDING (REMOVE & DISPOSE)
	WATERLOCK



KEYED NOTES:

- ① EXISTING STRUCTURE TO BE REMOVED & DISPOSED
- ② EXISTING STRUCTURE TO REMAIN
- ③ EXISTING PAVEMENT TO BE REPAVED & DISPOSED
- ④ EXISTING DRIVE PAV TO REMAIN
- ⑤ EXISTING DRIVE PAV TO BE REPAVED & DISPOSED
- ⑥ NEW ACCESS DATE FOR PRIVATE ROADWAY

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, MICHY (MINIMUM 3/4") OR LANDSCAPE COBBLES DO NOT FILL ENTIRE SWALE.
3. LANDSCAPE FABRIC IS RECOMMENDED, BUT NOT REQUIRED, UNDER THE DIRT AND THE STONE. IF LANDSCAPE FABRIC IS TO BE USED IT IS TO BE PERMEABLE.


NOTES


1. CONTRACTOR MUST OBTAIN A TOP-SOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE SHALL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DIST. CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL DISSEMINATE THAT NO SOL. DEPOS. FROM THE LOTS WITH PUBLIC RIGHT-OF-WAY, MAY CAN BE ACCEPTED AT CONSTRUCTING TEMPORARY DEBRIS AND RETURNING THE SOIL TO KEEP IT FROM BLOWING.
5. THE EXISTING CONTRACTOR SHALL STORAGE EXISTING 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 14-6-19 OF THE CITY ZONING CODE.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN PROJECT SECTION 1 & 2, TOWNSHIP 10 NORTH, RANGE 2 & 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO BEING ALL OF LOT 34, ALVARADO GARDENS AS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNILLO COUNTY, NEW MEXICO AND CONTAINS 2.67 ACRES MORE OR LESS.



ENGINEER'S SEAL	SURVEY INFORMATION			BENCH MARKS		AS BUILT INFORMATION	
 1-16-19	FIELD NOTES			AGRS Brass Cap stamped "3-G12"		CONTRACTOR	
	NO	BY	DATE	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.		WORK STAGED BY	DATE
						INSPECTOR'S ACCEPTANCE BY	DATE
						FIELD VERIFICATION BY	DATE
						DRAWINGS CORRECTED BY	DATE
				Geographic Position, in feet (NAD83)		MICRO-FILM INFORMATION	
				N.M. State Plane Coordinates (Central Zone)		RECORDED BY	DATE
				Elevation, in feet (NAVD88) = 4905.946		NO.	

 **CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 80008
ALBUQUERQUE, NEW MEXICO 87199
(505) 878-2200, FAX (505) 797-8539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

**CINNAMON MORNING CLUSTER DEVELOPMENT
GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL

DATE	MO./DAY/YR.	MO./DAY/YR.
------	-------------	-------------

DATE	MO./DAY/YR.	MO./DAY/YR.
------	-------------	-------------

DATE	MO./DAY/YR.	MO./DAY/YR.
------	-------------	-------------

CITY PROJECT NO.

ZONE MAP NO.

OF SHEET

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 ID	AREA SF	AREA SQ.MI.	PAD SF	DRIVEWAY SF	Landscape SF	A	B	C	D	
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	
Public	7155.38	0.0002567			538.0	0	0	8	92	
Private	6403.87	0.0002297			612.0	0	0	10	90	
Tract A O.S.	21092.57	0.0007566			21729.1	0	50	50	0	
Tract C O.S.	3777.71	0.0001355			5012.9	0	50	50	0	
Lot 8	19433.12	0.0006971	6781	0	12652.1		25	40	Total	35
									6.84	0.239
									1.441	0.047

DISCHARGE	VOLUME
CFS	AC.FT.
4.12	0.149
0.67	0.026
0.6	0.023
1.22	0.035
0.23	0.006
6.84	0.239
1.441	0.047

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

AD Lots = $1.1815 \times 0.60 = 0.70892$ acres
AD Public = $0.16427 \times 0.92 = 0.15112$ acres
AD Private = $0.18079 \times 0.92 = 0.13231$ acres
AD Total = 0.99235 acres

Volume $100\text{ yr}-10\text{day} = 0.239 + (0.99235 \times (3.57 - 2.20)/12) = 0.3523$ Ac.Ft. = 15,345.9 Cu.Ft.

Volume $100\text{ yr}-6\text{ hr} = 0.239$ AF = 10,411 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.
64.0	3,434.00	-	0	
65.0	6,086.00	4,697	4,697	0.108
65.6			10,411	
66.0	15,537.00	10,449	15,146	0.348
66.02			15,345	
67.0	19,357.00	8,706	23,852	0.548

100 yr-6 hr
100 yr-10 day

AHYMO PROGRAM SUMMARY TABLE (AHYMO-S4)
INPUT FILE = C:\Program Files (x86)\AHYMO-S4\CINMORN_6.DAT - Ver. S4.01a, Rel: 01a RUN DATE (MON/DAY/YR) = 01/09/2019
USER NO. = M-GoodwinNMSiteA90075759

COMMAND	HYDROGRAPH IDENTIFICATION	FROM TO ID ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1	NOTATION
*S CINNAMON MORNING SUBDIVISION DEVELOPED CONDITIONS										
*S	100 YEAR 6-HOUR STORM EVENT FILE: CINMORN_6.DAT (1-9-19)									
START										
RAINFALL	TYPE= 1 NOAA 14									
*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	0.00070	1.41	0.047	1.25498	1.500	3.155 PER IMP=	35.00	
*S	*****									
*S	PUBLIC ROAD									
*S	*****									
COMPUTE NM HYD	201.00	1	0.00026	0.67	0.026	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	0.00076	1.22	0.035	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										

TIME= 0.00
RAIN6= 2.200



```
*S CINNAMON MORNING SUBDIVISION DEVELOPED CONDITIONS
*S 100 YEAR 6-HOUR STORM EVENT FILE: CINMORN_6.DAT (1-9-19)
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 *****
*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=.0006971 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=.0002567 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=.0007566 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=.0001355 SQ MI
PER A=0 B=50 C=50 D=0
TP=.133 HRS RAIN=-1
PRINT HYD ID=1 CODE=1
FINISH
```


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 (3.13-3.96)
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, Albuquerque X Q

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):



a) Select location
Move crosshair or double click

b) Click on station icon
☐ Show stations on map

Location information:
Name: Albuquerque, New Mexico, USA*
Latitude: 35.1200°
Longitude: -106.6747°
Elevation: 4965.45 ft**

* Source: ESRI Maps
** Source: USGS

POINT PRECIPITATION FREQUENCY (PF) ESTIMATES

WITH 90% CONFIDENCE INTERVALS AND SUPPLEMENTARY INFORMATION

NOAA Atlas 14, Volume 1, Version 5

APPENDIX B - HYDRAULICS

Street Capacity Calculations

Swale Calculations

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

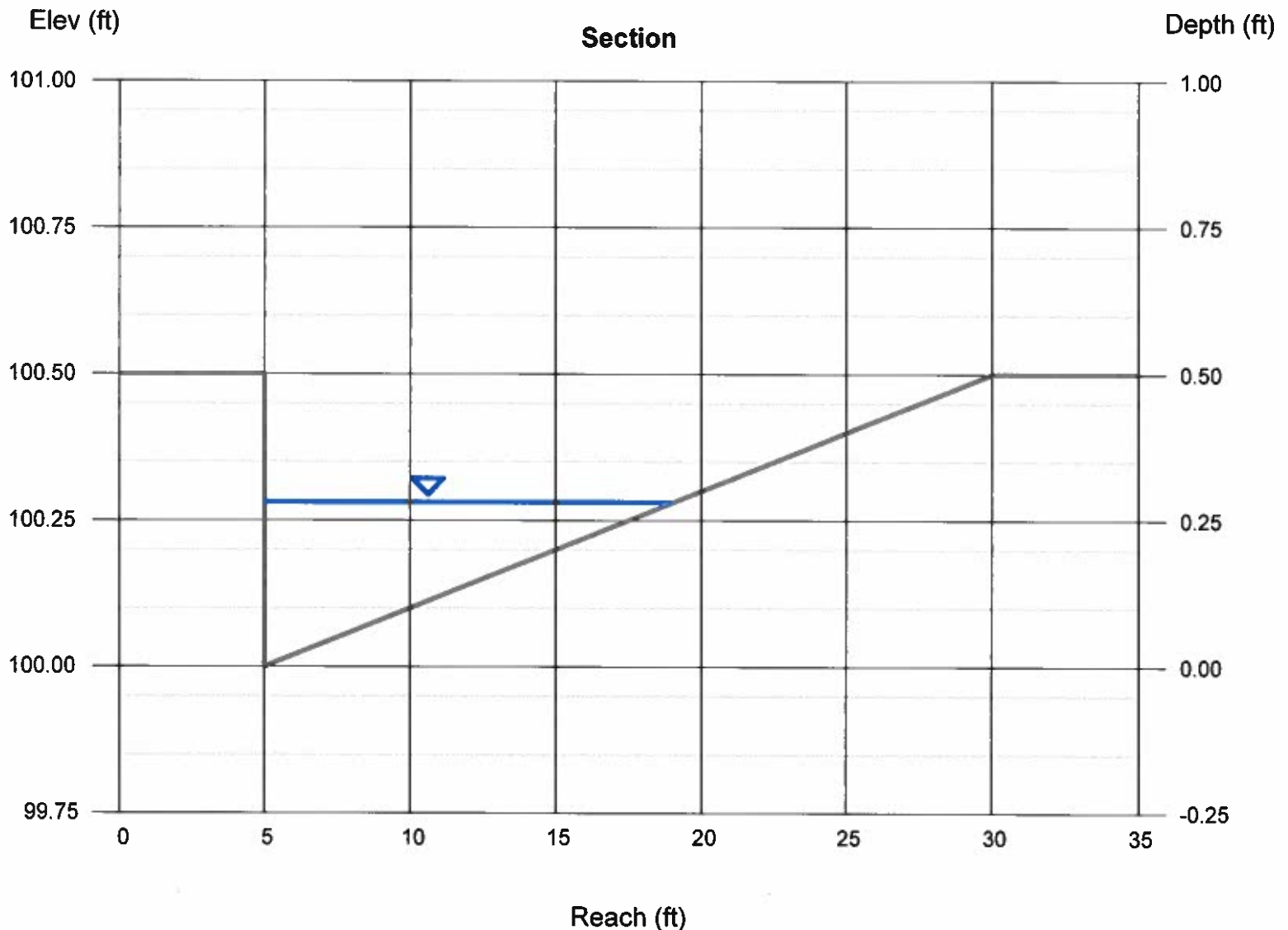
Cross SI, Sx (ft/ft) = 0.020
Cross SI, Sw (ft/ft) = 0.020
Gutter Width (ft) = 2.00
Invert Elev (ft) = 100.00
Slope (%) = 0.60
N-Value = 0.015

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

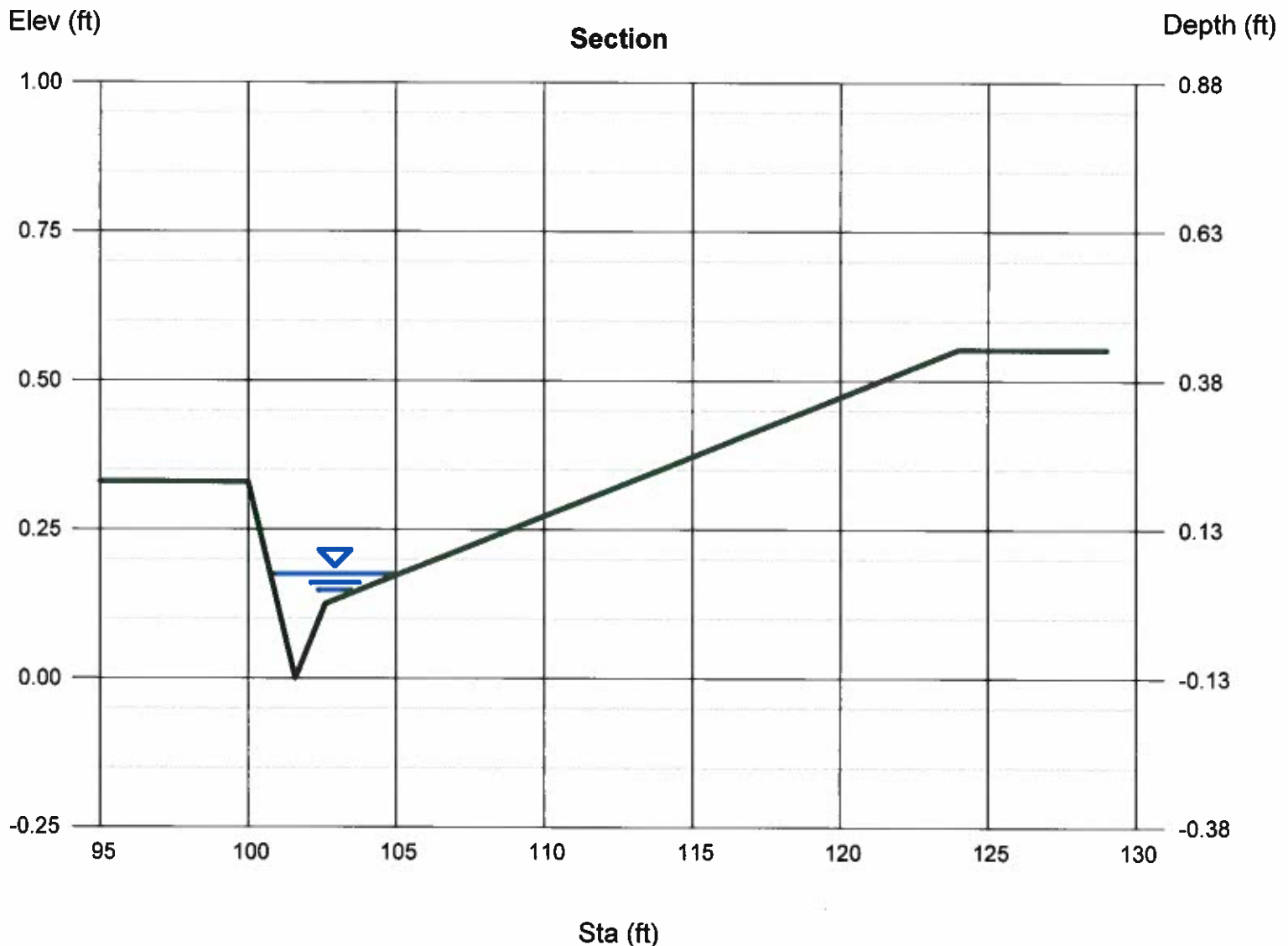
Compute by: Known Q
Known Q (cfs) = 0.27

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

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

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



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

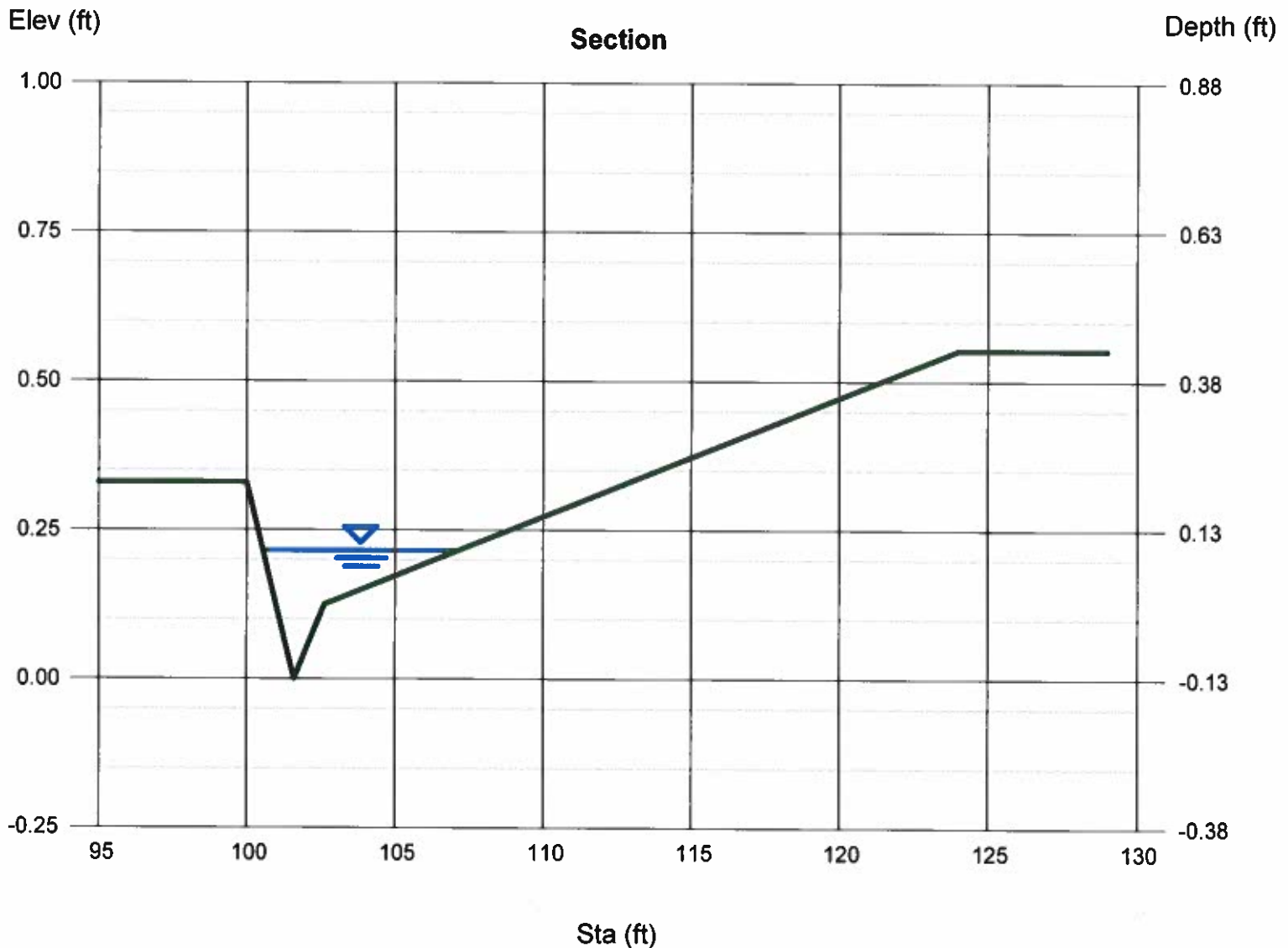
Compute by: Known Q
Known Q (cfs) = 0.54

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

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

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



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

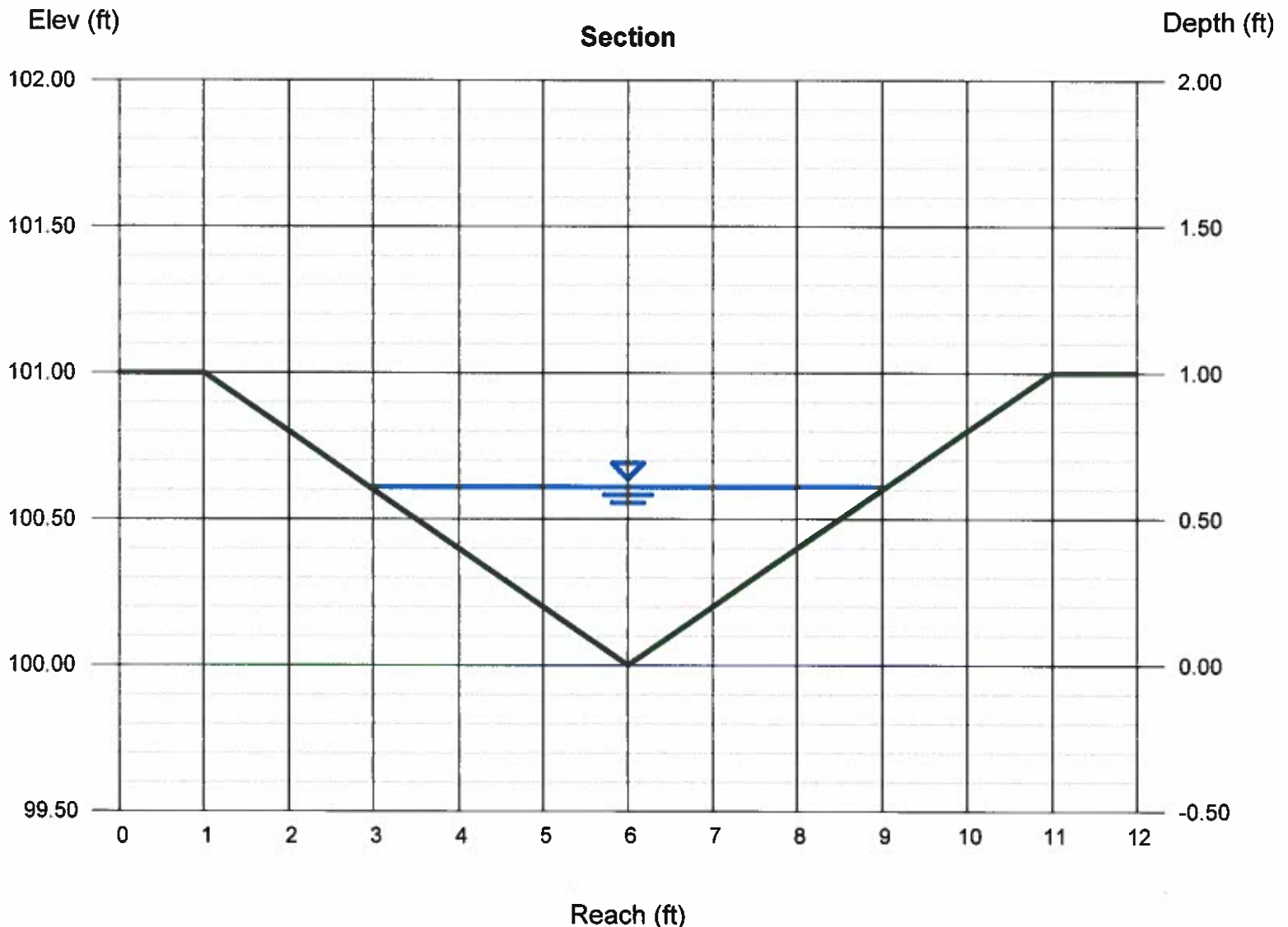
Velocity (ft/s) = 2.61

Wetted Perim (ft) = 6.22

Crit Depth, Y_c (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

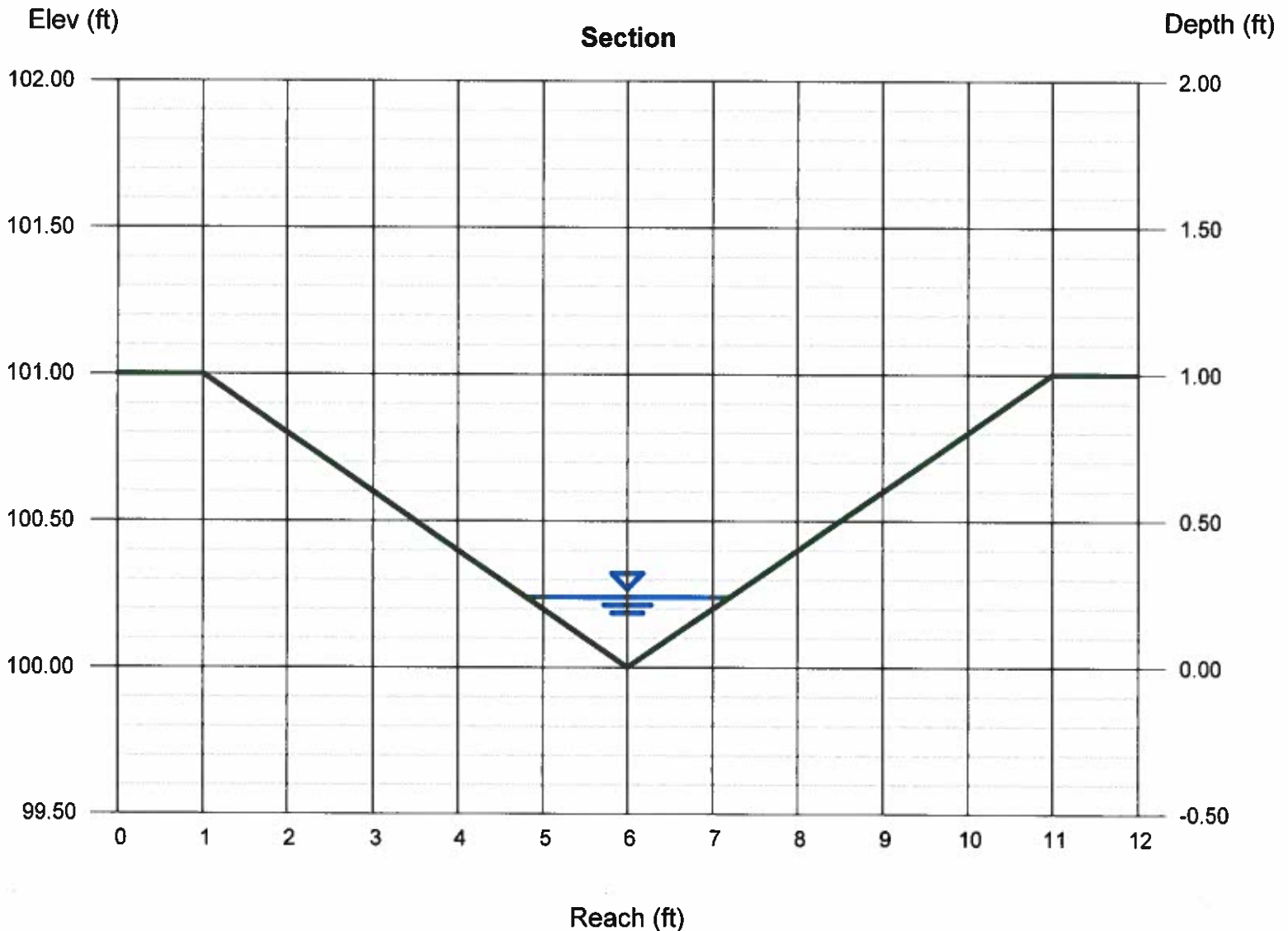
Invert Elev (ft) = 100.00
Slope (%) = 2.00
N-Value = 0.025

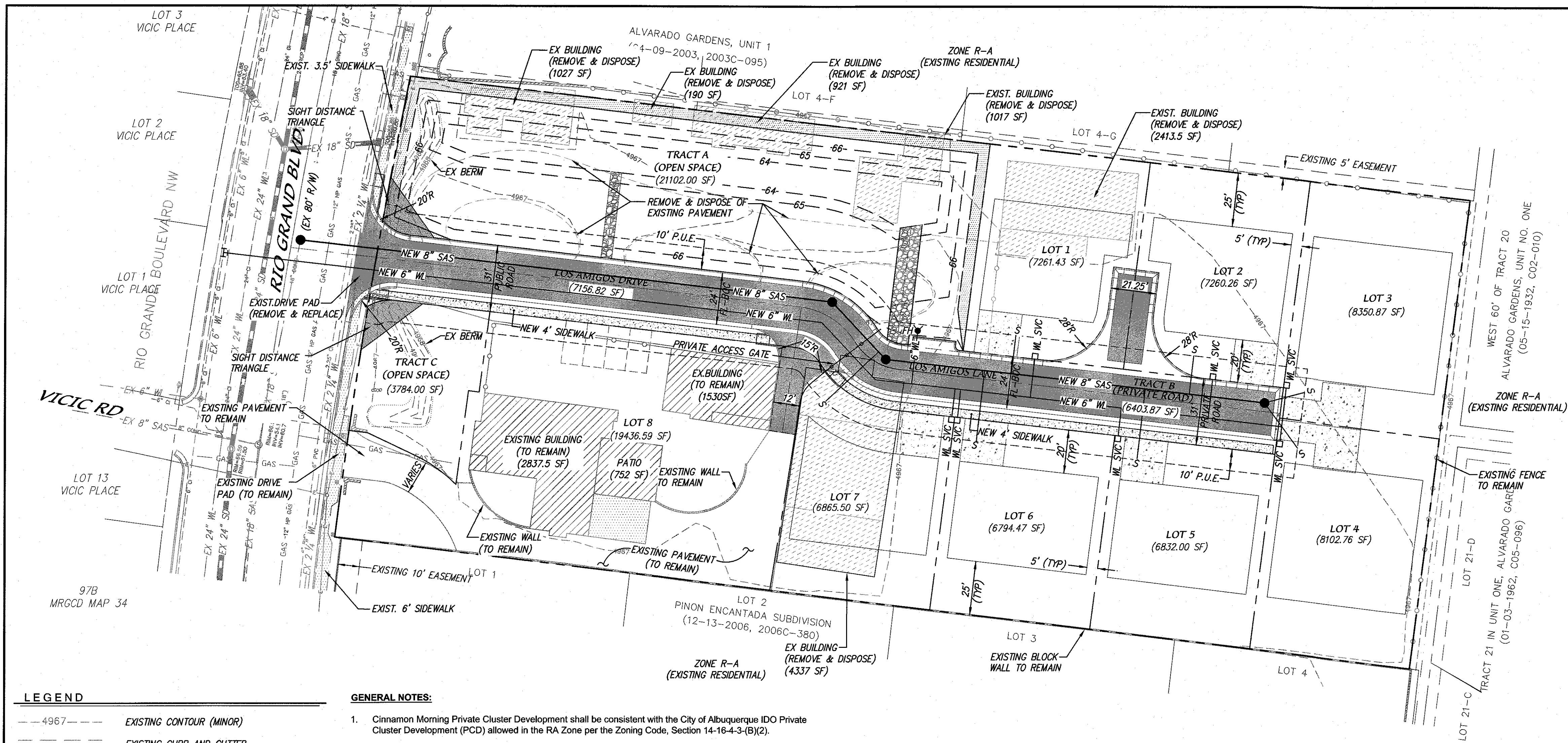
Calculations

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





LEGEND	
	EXISTING CONTOUR (MINOR)
	EXISTING CURB AND GUTTER
	EXISTING CONCRETE
	EXISTING WALL
	EXISTING FENCE - IRON PIPE/CHAIN LINK
	EXISTING TOP CURB/FLOW LINE
	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
	EXISTING ELECTRIC TRANSFORMER/PEDESTAL
	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 FIRE HYDRANT
	NEW WATERLINE
	NEW WATER SERVICE LINE
	NEW LOT/PROPERTY LINE
	NEW SIDEWALK
	NEW PAVEMENT
	EXISTING BUILDING TO REMAIN
	EXISTING BUILDING (REMOVE & DISPOSE)
	NEW SIGHT DISTANCE TRIANGLE

GENERAL NOTES:

- Cinnamon Morning Private Cluster Development shall be consistent with the City of Albuquerque IDO Private Cluster Development (PCD) allowed in the RA Zone per the Zoning Code, Section 14-16-4-3(B)(2).
- The number of lots allowed in the PCD 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 1.8998 acres (26,757.2 SF). The number of lots allowed at Cinnamon Morning Cluster Development are as follows:
$$82,757.2 / 10,890 = 7.6 \text{ Lots}$$

The number Lots proposed for Cinnamon Morning Cluster Development is 7.
- All lots in Cinnamon Morning Cluster Development shall be developed for single-family detached dwelling units. The minimum setbacks for the PCD are as follows:
Front: 15 feet, as measured from Tract B (private road), except driveways shall not be less than 20 linear feet.
Rear: 25 feet
Side: 10 feet between building structure, or 5' to property line (typical).
- 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.
- 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.
- The minimum private common open space area required is 24,827.1 SF. The private common open space provided is 24,865 SF (Tract A and C).
- 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.
- 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.
- 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.
- 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 such maintenance as necessary to protect public health and safety. Under no circumstance will the City maintain the private cluster open space (PCOS) 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.
- The fencing adjacent to the PCOS (Tract A and C), along Rio Grande Blvd boundary shall maintain public view of the PCOS.
- Stormwater runoff from the cluster development shall be conveyed to the private Tract A through surface drainage.
- There shall be no sidewalk provided along the north side of Los Amigos Drive or Lane. A sidewalk waiver shall be required by the Development Review Board (DRB).
- Onsite pavement will consist of 3" A.C. over 12" subgrade preparation.
- 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	24886.00
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		82757.2
				Acreage	1.900
				30% Total	24827.1

Private Cluster 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 (=26,679.49 SF).

ENGINEERS

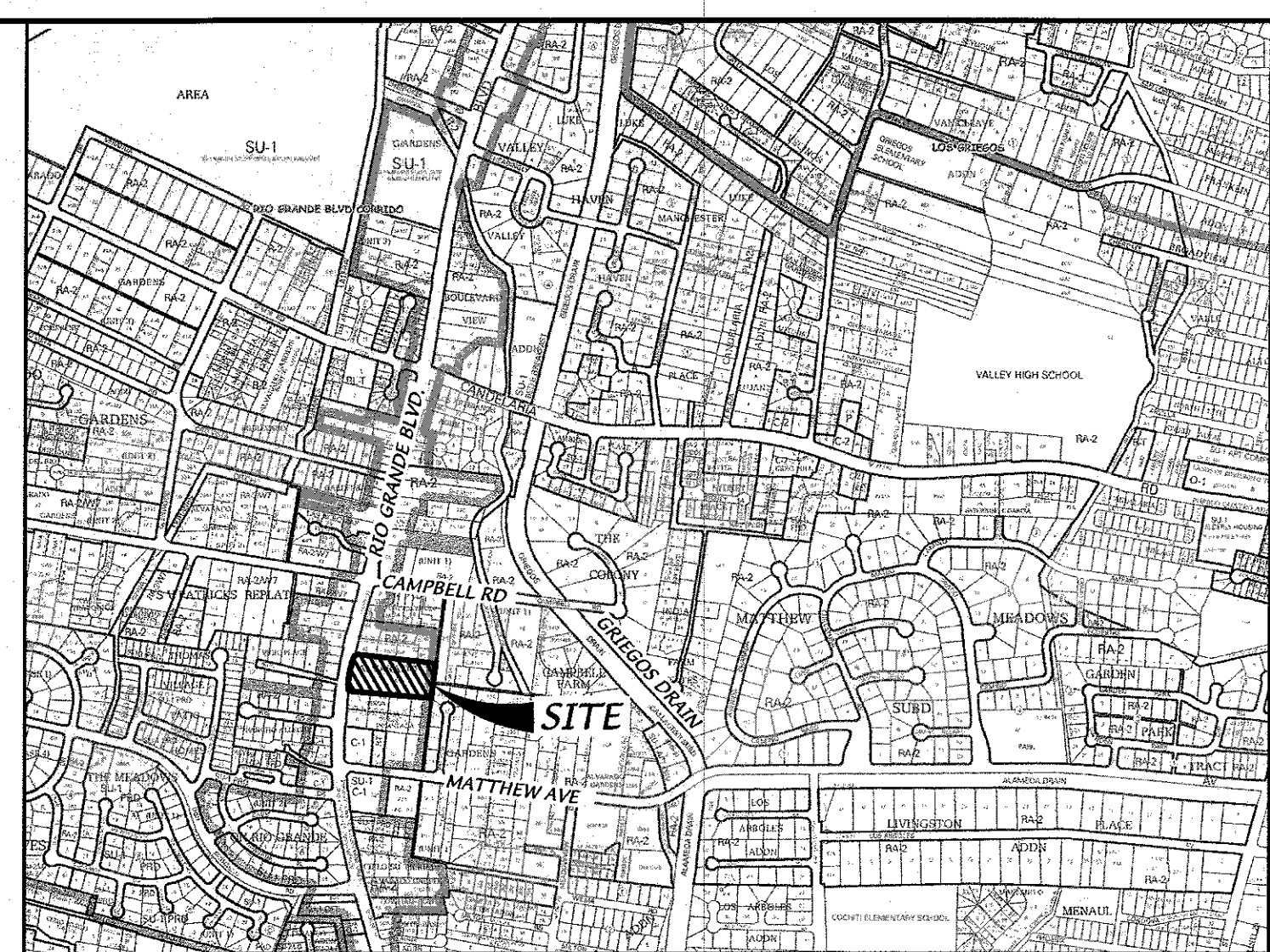
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SURVEYOR

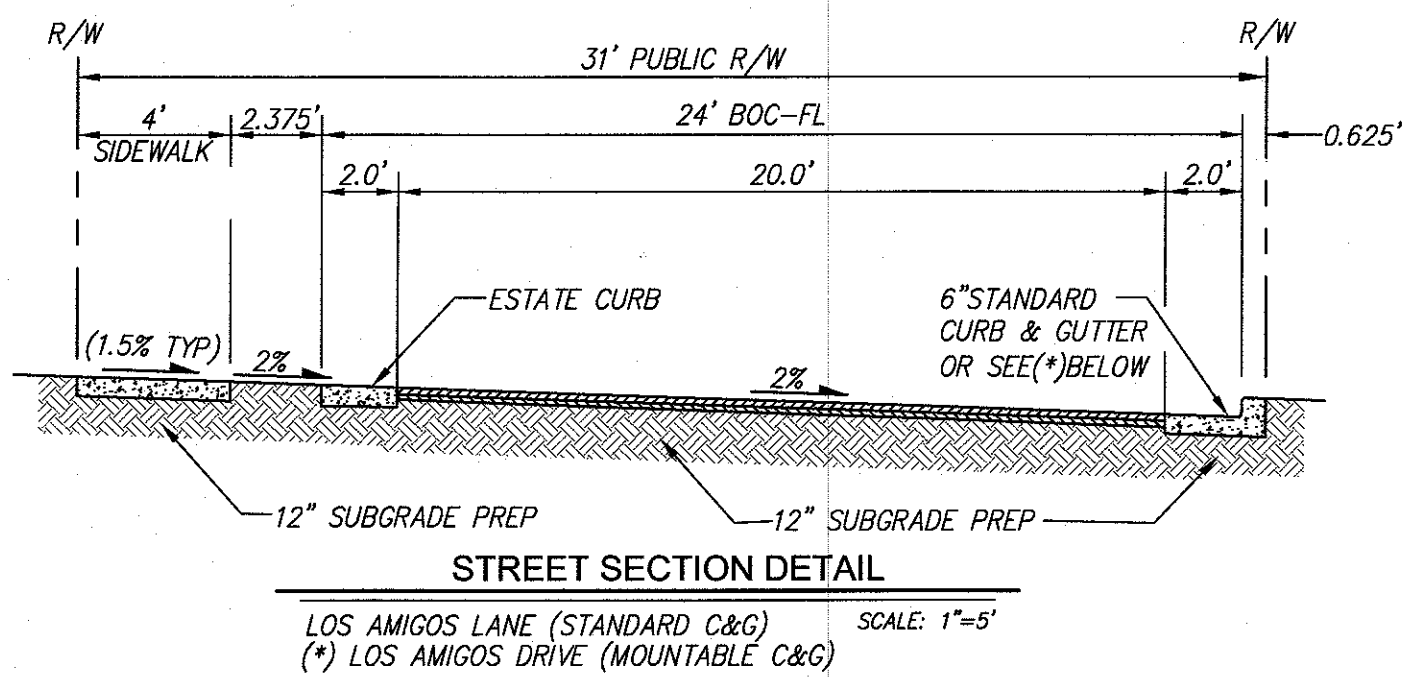
ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701
(505) 884-1990

OWNERS

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



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



APPLICATION NUMBER:

PROJECT NUMBER:

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.

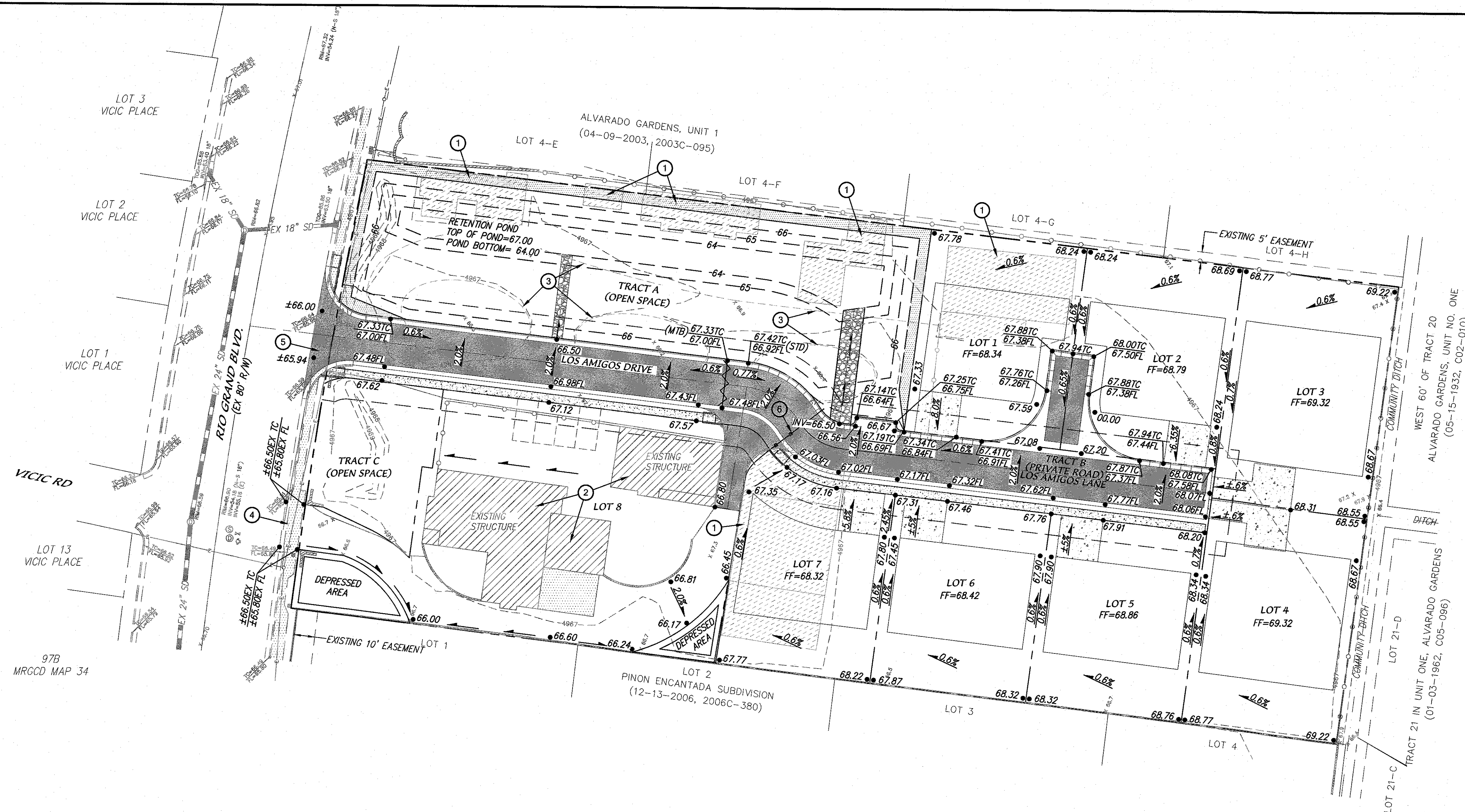
IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO. IF YES, THEN SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

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

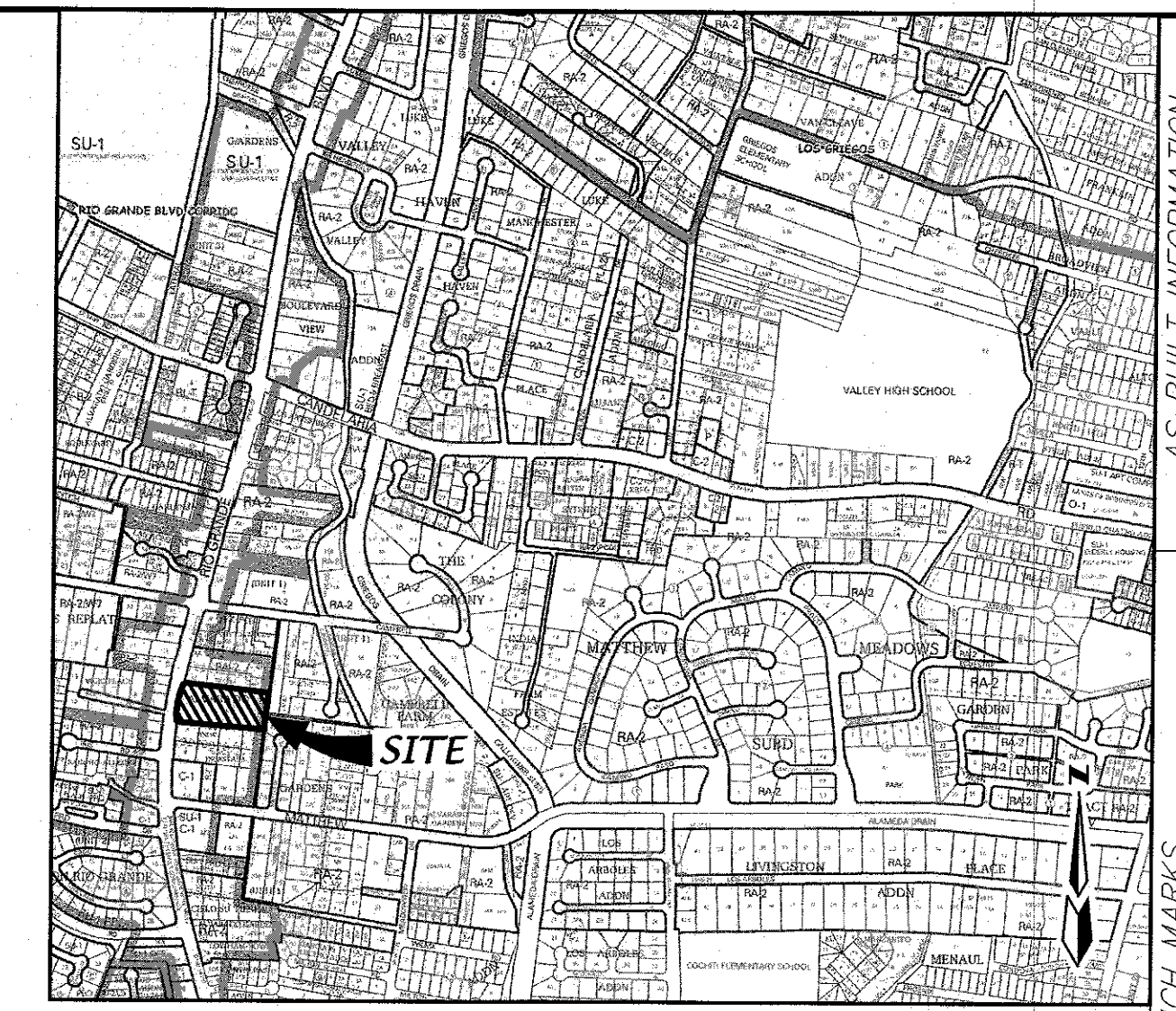
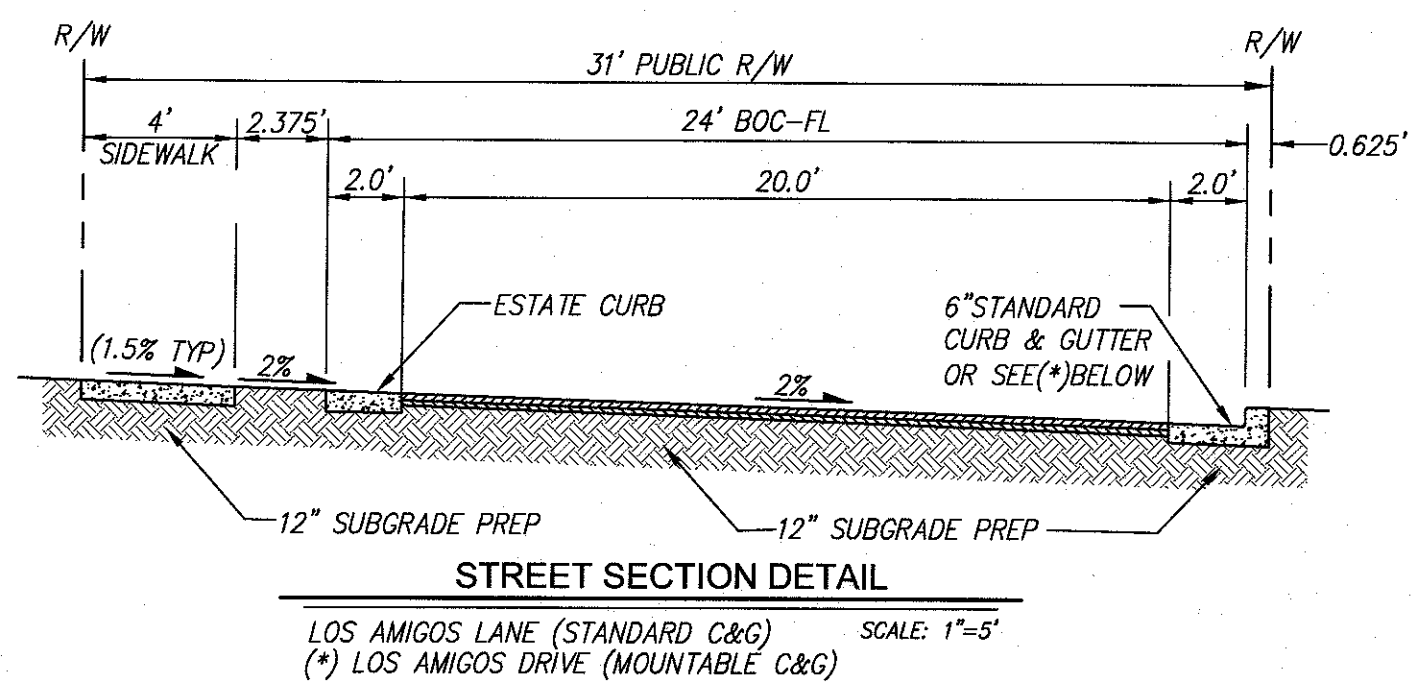
SITE DEVELOPMENT PLAN and UTILITY PLAN for CINNAMON MORNING CLUSTER DEVELOPMENT

		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 2
Scale: AS SHOWN	Date: 02/01/2019	Job: A16051	



LEGEND			
---	4967	---	EXISTING CONTOUR (MINOR)
---		---	EXISTING CURB AND GUTTER
---		---	EXISTING CONCRETE
---		---	EXISTING WALL
---		---	EXISTING FENCE - IRON PIPE/CHAIN LINK
---		---	EXISTING TOP CURB/FLOW LINE
---		---	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
---		---	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
---		---	NEW SLOPE
---		---	NEW SPOT ELEVATION
---		---	NEW TOP OF CURB ELEVATION
---		---	NEW FLOWLINE ELEVATION
---		---	NEW FINISHED FLOOR ELEVATION
---		---	NEW PAVEMENT
---		---	EXISTING BUILDING TO REMAIN
---		---	EXISTING BUILDING (REMOVE & DISPOSE)
---		---	WATERBLOCK

- 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



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, BERNILLO 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 BERNILLO COUNTY, NEW MEXICO AND CONTAINS 2.617 ACRES MORE OR LESS.

- NOTES**
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 - CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
 - 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.
 - 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.
 - THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
 - SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.
 - 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:**
- FINAL GRADE OF DIRT TO BE 1 TO 2 INCHES BELOW TOP OF CURB AND TOP OF SIDEWALK GRADE.
 - SURFACE BETWEEN BACK OF CURB AND SIDEWALK TO BE COVERED WITH GRAVEL MULCH (MINIMUM 3/4") OR LANDSCAPE COBBLES. DO NOT FILL ENTIRE SWALE.
 - 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.

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: SITE DEVELOPMENT PLAN CINNAMON MORNING CLUSTER DEVELOPMENT GRADING & DRAINAGE PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
LAST DESIGN UPDATE	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.
	G-12/G-13
	SHEET 2 OF 2



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	0.1643 AC.
MILEAGE OF STREETS CREATED	0.04 MILES

PURPOSE OF PLAT

- SUBDIVIDE REMAINING PORTION OF "LOT 3A, ALVARADO GARDENS UNIT 1" INTO 8 RESIDENTIAL LOTS, 2 OPEN SPACE TRACTS, AND 1 PRIVATE ROADWAY TRACT.
- GRANT NEW EASEMENTS AS SHOWN.
- CREATE OPEN SPACE AREA.
- 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 1/17/19
SUE PERCILICK Date

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.

Kay Brashear 8-19-19
NOTARY PUBLIC MY COMMISSION EXPIRES



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

- Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- 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.

- Field Survey performed in May, 2018.
- City of Albuquerque, New Mexico IDO Zone: R-A
- 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.
- Title Report: None provided
- 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

- Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

- Address: 2700 & 2714 Rio Grande Boulevard NW, Albuquerque, NM 87104

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

PROJECT NUMBER: _____
Application Number: _____

PLAT APPROVAL

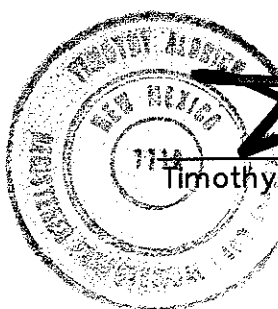
Utility Approvals:

~~Public Service Company of New Mexico Date~~
~~New Mexico Gas Company Date~~
~~Qwest Corporation dba CenturyLink QC Date~~
~~Comcast Date~~
City Approvals: *Sam A. Reinhardt 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 2/19/19
Timothy Aldrich, P.S. No. 7719 Date

ALDRICH LAND SURVEYING

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

A16051_P-PLAT.dwg	Drawn: DER	Checked: TA	Sheet 1 of 2
Scale: AS SHOWN	Date: 1/15/2019	Job: A16051	

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.

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

ALL STREETS AND ROADS SHOWN
HEREON ARE HEREBY DEDICATED IN
FEE SIMPLE WITH WARRANTY
COVENANTS AS PUBLIC RIGHT-OF-WAY

AGRS MONUMENT
"6-G13AR 1980/1997"
N=1500719.134
E=1515743.949
G-G=0.999684045
 $\Delta\alpha=-00^{\circ}14'23.60''$
CENTRAL ZONE
(NAD83)

EASEMENTS

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

BENCHMARK

AGRS Brass Cap stamped "3-G12"
(NAVD88) = 4965.946

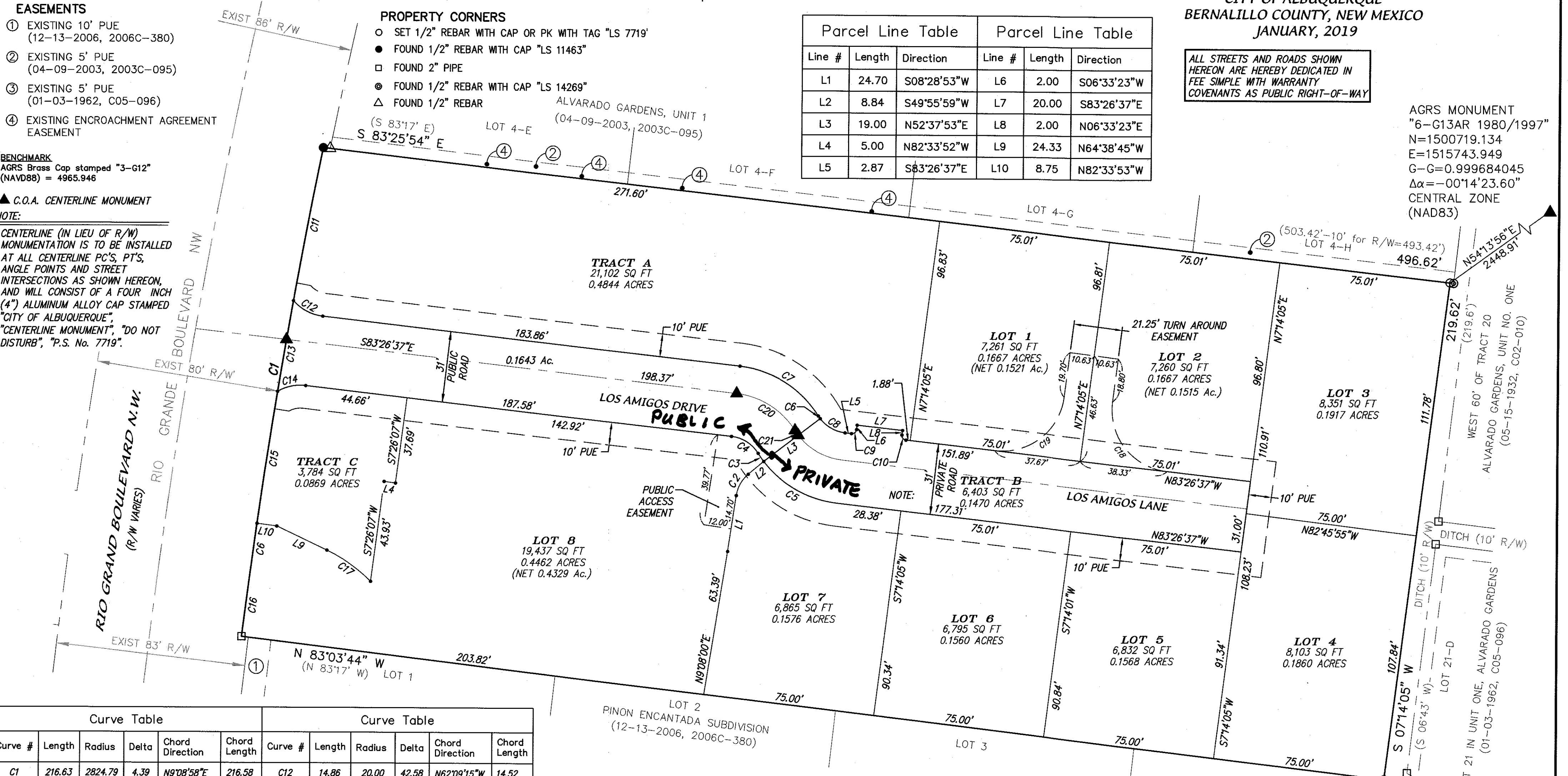
NOTE:

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 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

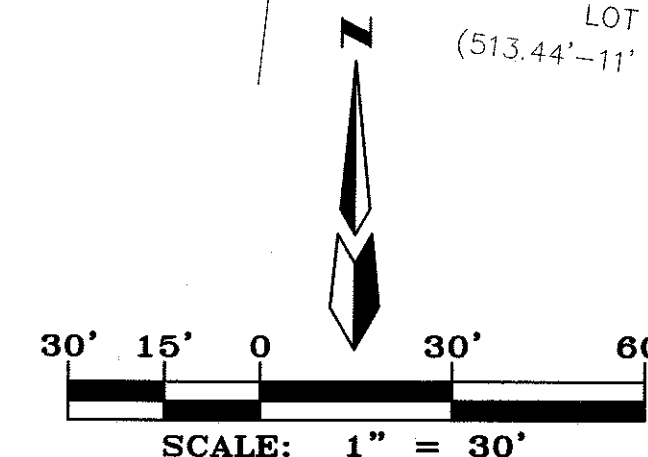
Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	24.70	S08°28'53"W	L6	2.00	S06°33'23"W
L2	8.84	S49°55'59"W	L7	20.00	S83°26'37"E
L3	19.00	N52°37'53"E	L8	2.00	N06°33'23"E
L4	5.00	N82°33'52"W	L9	24.33	N64°38'45"W
L5	2.87	S83°26'37"E	L10	8.75	N82°33'53"W



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	14.86	20.00	42.58	N62°09'15"W	14.52
C2	10.85	15.00	41.45	S29°12'26"W	10.62	C13	22.97	2824.79	0.47	S9°22'49"W	22.97
C3	4.31	47.00	5.25	S34°44'36"E	4.31	C14	12.77	20.00	36.58	N78°15'59"E	12.55
C4	14.33	16.00	51.33	S57°46'51"E	13.86	C15	58.41	2824.79	1.18	S8°33'18"W	58.40
C5	37.80	47.00	46.07	S60°24'22"E	36.79	C16	49.81	2824.79	1.01	S7°27'27"W	49.81
C6	1.47	16.00	5.25	N34°44'36"W	1.47	C17	23.58	68.50	19.72	N54°47'08"W	23.46
C7	42.10	47.00	51.33	S57°46'51"E	40.71	C18	43.32	27.37	90.68	N38°06'16"W	38.94
C8	12.87	16.00	46.07	N60°24'22"W	12.52	C19	42.67	27.37	89.32	S51°53'07"W	38.48
C9	3.14	2.00	90.00	N51°33'23"E	2.83	C20	31.35	35.00	51.33	S57°46'51"E	30.32
C10	3.14	2.00	90.00	S38°26'37"E	2.83	C21	2.57	28.00	5.25	S34°44'36"E	2.57
C11	68.15	2824.79	1.38	S10°39'19"W	68.15						

PRIVATE CLUSTER DEVELOPMENT AREA NOTES:

- THE PROPERTY IS SUBJECT TO THE CINNAMON MORNING PRIVATE CLUSTER DEVELOPMENT (PCD) RESTRICTIONS RECORDED CONTEMPORANEOUSLY WITH THIS PLAT.
- THERE SHALL BE NO DEVELOPMENT OF TRACT A OR C EXCEPT AS SHOWN ON THE APPROVED SITE DEVELOPMENT PLAN.
- THE HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRACT A, B, AND C.
- TRACT A, B AND C SHALL BE DEEDED TO THE HOME OWNERS ASSOCIATION AND SHALL BE ENCUMBERED WITH A BLANKET DRAINAGE EASEMENT FOR THE BENEFIT OF THE RESIDENCES, AND MAY BE USED BY THE HOA FOR RECREATIONAL PURPOSES.
- THE USE OF TRACT A AND C MAY BE RESTRICTED TO THE RESIDENTS OF THE PCD AND MAY BE FENCED SO LONG AS THE PUBLIC'S VIEW IS NOT SIGNIFICANTLY DIMINISHED.
- THE PCD INCLUDES TRACTS A, B, & C.



ALDRICH LAND SURVEYING

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

A16051.P-PLAT.dwg	Drawn: DER	Checked: TA	Sheet 2 of 2
Scale: AS SHOWN	Date: 1/15/2019	Job: A16051	