

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 25, 2024

Phillip W. Clark, PE
Clark Consulting Engineers
19 Ryan Rd
Edgewood, NM 87015

**RE: Home 2 Suites - Estancia Drive
Grading and Drainage Plan
Engineer's Stamp Date: 04/24/24
Hydrology File: J11D024**

Dear Mr. Clark:

Based upon the information provided in your submittal received 04/10/2024, the Grading & Drainage Plans are approved for Building Permit, Grading Permit and SO-19 Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the detention ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

www.cabq.gov

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

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

Sincerely,

Renée C. Brissette

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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

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

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

ENGINEER/ARCHITECT CERTIFICATION
PAD CERTIFICATION
CONCEPTUAL G&D PLAN
GRADING & DRAINAGE PLAN
DRAINAGE REPORT
DRAINAGE MASTER PLAN
CLOMR/LOMR
TRAFFIC CIRCULATION LAYOUT (TCL)
ADMINISTRATIVE
TRAFFIC CIRCULATION LAYOUT FOR DFT
APPROVAL
TRAFFIC IMPACT STUDY (TIS)
STREET LIGHT LAYOUT
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

BUILDING PERMIT APPROVAL
CERTIFICATE OF OCCUPANCY
CONCEPTUAL TCL DFT APPROVAL
PRELIMINARY PLAT APPROVAL
FINAL PLAT APPROVAL
SITE PLAN FOR BLDG PERMIT DFT
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
OTHER (SPECIFY) _____

DATE SUBMITTED: _____

GRADING & DRAINAGE PLAN

PROPERTY IS LOCATED WITHIN ZONE X, AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA)

PANEL 35001C0327 H
FIRM MAP

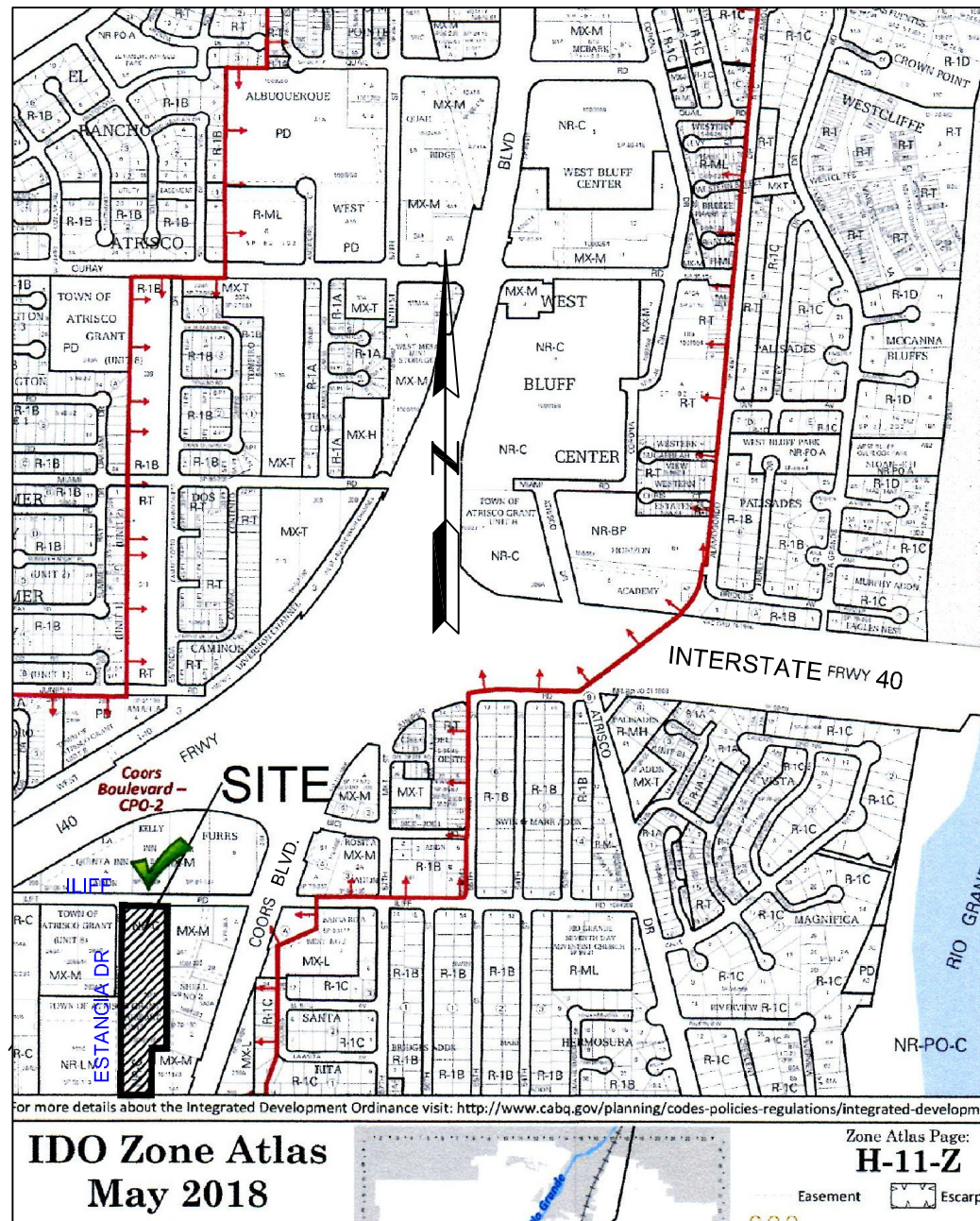
THE NON-RESIDENTIAL COMMERCIAL (NRC) ZONED PROJECT IS LOCATED IN THE AIRPORT UNIT OF THE TOWN OF ATRISCO SOUTH OF I-40 AND WEST OF COORS BLVD, APPROX. 3 MILES WEST OF THE DOWNTOWN CORE OF ALBUQUERQUE, NM. THE GRADING & DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE FLOOD HAZARD ORDINANCE, AND THE CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR EXCAVATION AND GRADING & SUBSEQUENT BUILDING PERMIT. THE PLAN SHOWS:

- 1. EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND EXISTING IMPROVEMENTS: INCLUDING SURFACE UTILITIES/EASEMENTS.
- 2. PROPOSED IMPROVEMENTS: 83% IMPERVIOUS HOTEL SITE DEVELOPMENT, NEW GRADE ELEVATIONS, PRIVACY WALLS, 2- DRIVE ENTRANCES, AND EROSION CONTROL.
- 3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
- 4. QUANTIFICATION AND ANALYSIS OF UPSTREAM OFF-SITE FLOWS (IF APPLICABLE) PLUS THE DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS.

THE PURPOSE OF THE PLAN IS TO ESTABLISH CRITERIA FOR CONTROLLING STORM RUNOFF AND EROSION, AND ESSENTIALLY ALLOWING HISTORIC FLOWS TO CONTINUE TO DRAIN THROUGH THE PROPERTY. PRESENTLY, THE SITE IS BOUNDED ON ALL SIDES BY DEVELOPED PROPERTY. ESTANCIA DRIVE ON THE WEST IS AN IMPROVED ASPHALT LOCAL ROADWAY MAINTAINED BY THE CITY OF ALBUQUERQUE WITH SIDEWALKS & CURB. THE SITE IS PART OF A LEASED SPACE BY EXISTING SUPER 8 HOTEL, OWNED BY SP HOTELS, LLC. HISTORICAL SITE RUNOFF OUTFALL LOCATIONS WILL REMAIN UNCHANGED. THE SITE IS NOT IMPACTED ADVERSELY BY ANY OFF-SITE DRAINAGE FLOWS.

FREE DISCHARGE OF DEVELOPED FLOW IS ACCEPTABLE SINCE DOWNSTREAM CAPACITY EXISTS WITHIN THE OVERALL WEST BLUFF DRAINAGE DIVERSION (SEE DRNG. FILE J10-D024) AND CONSTRUCTED DOWNSTREAM EXISTING IMPROVEMENTS. THE SITE HAS AN APPROVED PLAN (J11-D024) PREPARED IN 2019 WHICH JUSTIFIED THE VACATION OF THE TEMPORARY DRAINAGE EASEMENT, AND SECONDLY RESTRICTED DEVELOPMENT TO 21 CFS PER THE 5.2 ACRES TRACT.

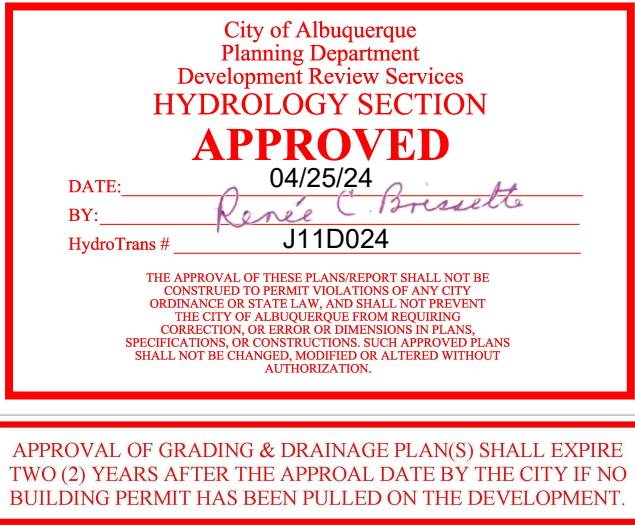
ADDITIONALLY, THIS PLAN INCORPORATES THE ROUTING OF SITE RUNOFF THRU DEPRESSED LANDSCAPING AREAS.



VICINITY MAP ZONE H-11

NOTES

- 1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
- 2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
- 3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 4. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION, AND ALL NPDES, MS-4 PROCEDURES AND BMP (BEST MGMT PRACTICE) GUIDELINES ARE FOLLOWED. SEE REQUIRED SWPP PLAN.
- 5. REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1012, NATIVE SEED MIX USING HAY MULCH, FOR WEST SIDE APPLICATION, HATCHITA BLUE GRAMA DOMINANT MIX PER PARAGRAPH 4.1.2.
- 6. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 2 HORIZONTAL TO 1 VERTICAL, 2:1 SLOPES < 4' TALL
- 7. ALL EARTHWORK PREPARATION AND SUBGRADE PREPARATION FOR BUILDING PAD AND PAVEMENT AREAS SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN THE GEO-TECH REPORT. PAVEMENT SECTION SHALL CONSIST OF 6" RPCC (REINFORCED PORTLAND CEMENT CONCRETE) OVER 8" SUBGRADE PREPARATION, 95% MODIFIED PROCTOR. OR, 4" ASPHALT OVER 6" AGGREGATE BASE COURSE, NMDOT SPEC. SEE / REF: 250105.E IN SPECS. FOR PAVING UPGRADE @ PORT COSHERE.



CALCULATIONS

DESIGN CRITERIA
NOTE: THIS SITE IS PART OF THE WEST BLUFF DIVERSION STUDY BY ANDREWS, ASBURY & ROBERT, INC. AND APPROVED 2019 G&D J11-D024; AND HAS FREE DISCHARGE.
HYDROLOGIC METHODS PER CHAPTER 6, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) 2020 EDITION FOR CITY OF ALBUQUERQUE.
DISCHARGE RATE: $Q = Q_{PEAK} \times AREA$, Peak Discharge Rates For Small Watersheds"
VOLUMETRIC DISCHARGE: $VOLUME = E_{Weighted} \times AREA$
 $P100-6 Hr = 2.17 In., TC = 12 Min.$
DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [] = 10 YEAR VALUES

EXISTING CONDITIONS - LEASE SPACE = 2.0 AC.±
TOTAL AREA = 2 ACRES, WHERE EXCESS PRECIP. (AVG.) = 0.75 In. [0.xx]
PEAK DISCHARGE, Q100 = 4.4 CFS, WHERE UNIT PEAK DISCHARGE "B" = 2.2 CFS/AC. [0.xx]
THEREFORE: $VOLUME 100 = 5445 CF$

DEVELOPED CONDITIONS - HOTEL

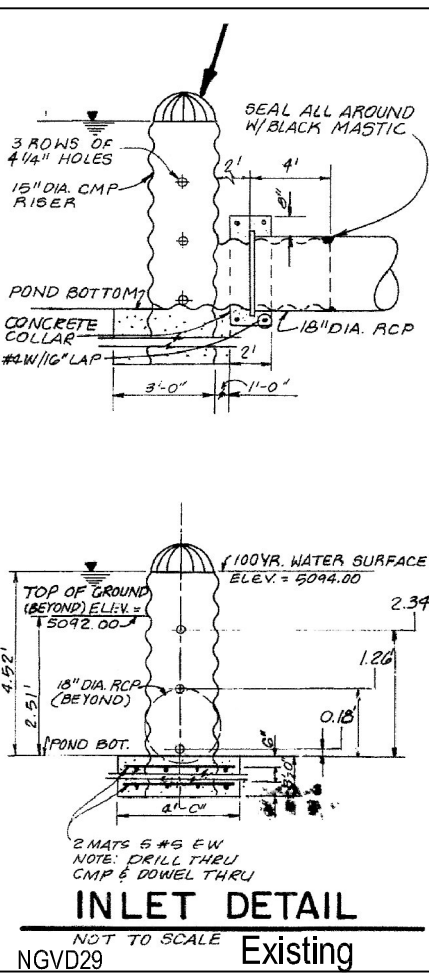
DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

AREA	LAND TREATMENT	Q Peak	E
UNDEVELOPED	---	Ac.	A
LANDSCAPING / Harvesting	0.22 Ac.(11%)	B	1.54[0.30] 0.55[0.11]
GRAVEL & COMPACTED SOIL	0.12 Ac.(6%)	C	2.16[0.81] 0.73[0.26]
ROOF - PAVEMENT	1.66 Ac.(83%)	D	2.87[1.46] 0.95[0.43]
	2 Ac. =	D	4.12[2.57] 2.24[1.43]

THEREFORE: $E_{Weighted} = 2.0 In. \&$
 $Q100 = 7.66 CFS$ VOLUME 100 = 14520 CF±

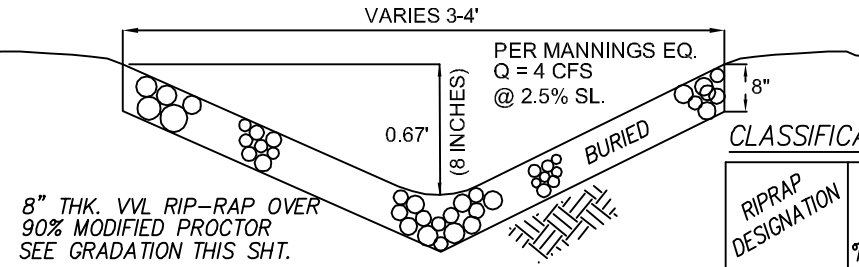
WATER QUALITY STORM EVENT
FIRST FLUSH - TOTAL SITE, 0.42"/12 x 1.66 X43560
= 2530 CF

- RECOMMENDATIONS:
- 1. ROUTE BASIN THRU DEPRESSED LANDSCAPE AREAS - CONTAIN/RETAIN FIRST FLUSH VOLUME
 - 2. SEE NOTE 4.
 - 3. PER APPROVED PLAN, LIMITED TO 4 CFS PER ACRE - SEE 2ND TO LAST PARAGRAPH OF VERBIAGE ABOVE.
 - 4. PLAN SHOWS 0.75 ACRE BASIN ROUTING DEVELOPED FLOWS TO EXISTING DROP INLET (TO BE REPLACED) ON EAST SIDE OF PROPERTY. Q100 = 3 CFS ±.



NOTICE TO CONTRACTORS - "SO-19 PERMIT"

- PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY
NOTICE TO CONTRACTOR
(SPECIAL ORDER 19 ~ "SO-19")
- 1. BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
 - 2. CONTACT STORM MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
 - 3. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - 4. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
 - 5. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" (OR (505) 260-1990) FOR THE LOCATION OF EXISTING UTILITIES.
 - 6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - 7. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - 8. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
 - 9. WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
 - 10. CONTRACTOR MUST CONTACT STORM MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.



SWALE SECTION

CLASSIFICATION AND GRADATION OF RIPRAP

RIAPRA DESIGNATION	% SMALLER THAN BY WEIGHT	INTERMEDIATE DIMENSION (IN.)	MEAN PARTICLE SIZE (IN.)
TYPE VUL (BURIED)	70-100	9	
	50-70	6	
	35-50	4	
	2-10	2	4

LEGEND

- EXIST. SPOT ELEVATION: 94.0
- EXIST. CONTOUR: 5096
- NEW SPOT ELEVATION: 97.0 (ADD 5000 FOR MSL)
- NEW CONTOUR: 12
- NEW SWALE: 12
- DRAINAGE DIRECTION, EXISTING: 12
- NEW P.C.C., CONCRETE: 12
- FLOWLINE: FL
- WATER BLOCK (High Point): 12
- RIPRAP STONE: 8" BURY UNCL. TYP. VVL, 4" Avg. Dia.
- NEW WATER LINE: W
- NEW SANITARY SEWER: SAS
- NEW SINGLE WATER SERVICE: WM
- NEW GATE VALVE: 12
- WATER SERVICE: WS
- SANITARY SEWER SERVICE: SDCO
- NEW 2-WAY SEWER CLEAN OUT: 12
- NEW LIGHT POLE: 12
- NEW FIRE HYDRANT: 12

PROJECT DATA Cont.

- FIRE 1 - ALBUQ. FIRE RESCUE NOTES
- BUILDING HEIGHT, 58 FEET
 - OCCUPANCY TYPE, 'R'
 - ACCESS GRADE FOR APPARATUS <10%
 - STANDPIPE SYSTEM SHALL BE INSTALLED WITHIN THE BUILDING WHERE THE FLOOR LEVEL OF HIGHEST STORY IS >30' ABOVE THE VEH. ACCESS LEVEL
 - PREMISE ID: ADDRESS TO BE PROVIDED PER FD ORD 505.1
 - THE SPRINKLER & STANDPIPE CONNECTION SHALL BE A COMBINATION

PROJECT DATA

ZONED NRC 58,550 GSF BLDG FOOTPRINT 16,400 F.A.R.=0.18
TYPE V-A CONSTRUCTION - SPRINKLERED
FIRE FLOW REQUIRED 2100 GPM, 225' F.H. TO FARTHEST POINT

LEGAL DESCRIPTION
TRACT 261A, AIRPORT UNIT, TOWN OF ATRISCO GRANT ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

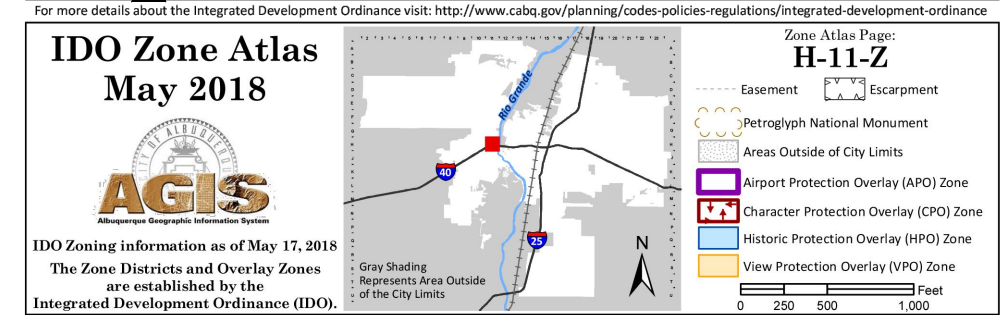
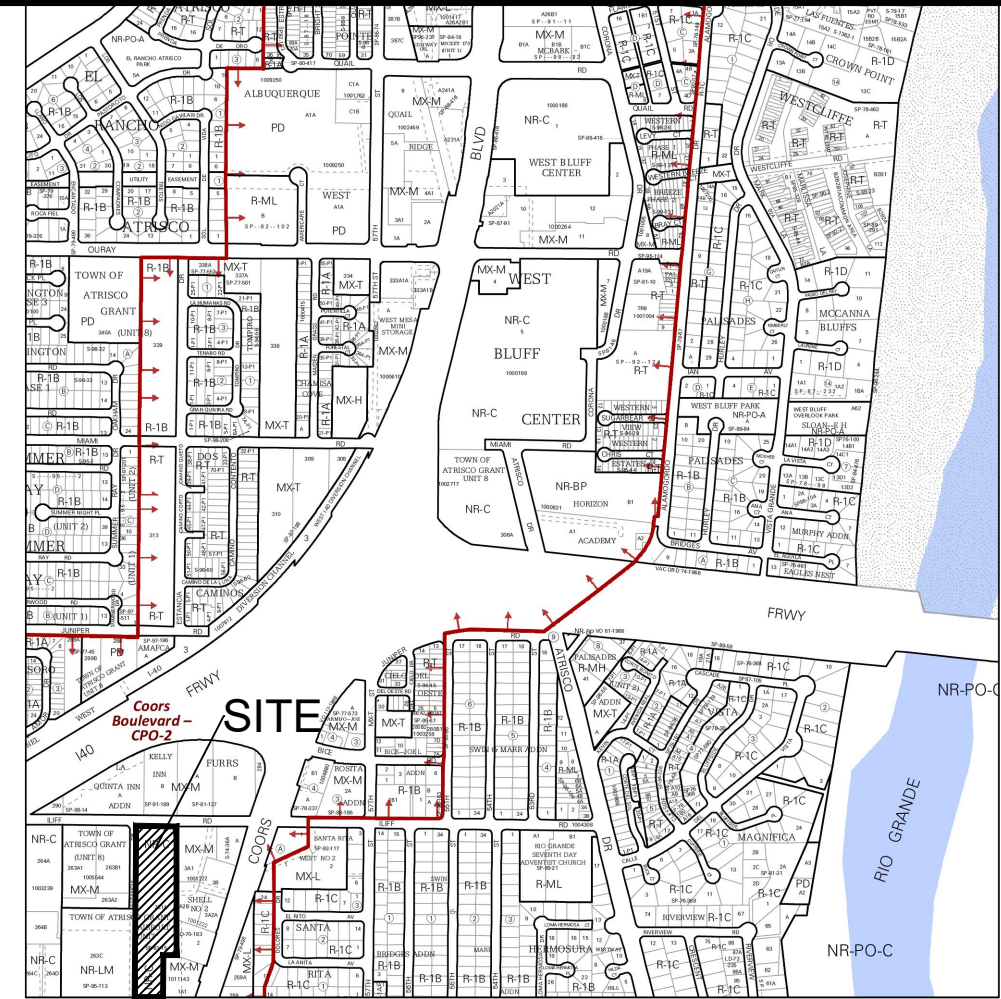
PROJECT BENCHMARK - SEE PLAN
TOP OF CURB @ EXISTING DROP INLET EAST SIDE OF ESTANCIA DR. ELEVATION = 5095.22, AS TIED FROM ACS, 23_111, NAVD 88.

TOPOGRAPHIC DESIGN SURVEY
COMPILED FROM CST. INC. PLAT OF SURVEY, AND SUPPLEMENTED JULY, 2022 BY CCE - ALPHA PRO SURVEYING 3/23.

Clark Consulting Engineers
Edgewood, New Mexico 87015
Tele: (505) 281-2444 Cell: (505) 264-6042

DATE	REVISION	DESCRIPTION
		TRACT 261A, AIRPORT UNIT, TOWN OF ATRISCO GRANT ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
		HOSPITALITY MANAGEMENT SERVICES
		Grading & Drainage Plan / with SAS/H20

DESIGNED BY: PWC DRAWN BY: CCE JOB #: YOGASH_H2S
CHECKED BY: PWC DATE: JULY/22 FILE #: G/D C 102



LEGAL DESCRIPTION:

TRACTS 261-A, UNIT B, TOWN OF ATRISCO GRANT, AS THE SAME IS SHOWN AND DESIGNATED ON THE SUMMARY PLAT SHOWING TRACTS 261A AND 261B, UNIT 8, TOWN OF ATRISCO GRANT, ALBUQUERQUE, NEW MEXICO, ON JANUARY 20, 1981, IN MAP BOOK C17, FOLIO 184.

PUBLIC UTILITY EASEMENTS 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 THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT 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. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST 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 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 EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

PLAT
OF
TRACTS 261-A-1 & 261-A-2, UNIT 8
TOWN OF ATRISCO GRANT
WITHIN SECTION 11 T10N, R2E, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY 2023

UTILITY APPROVALS:

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
CENTURY LINK QC	DATE
COMCAST	DATE
PROJECT NUMBER: PR2019-002604	

CITY APPROVALS:

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
ABCWUA	DATE
CITY ENGINEER	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
PLANNING DEPARTMENT	DATE
M.R.G.C.D.	DATE

PURPOSE OF PLAT:

CREATE TWO (2) LOTS FROM ONE (1) LOT. DEDICATE RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. VACATE A 30' ACCESS EASEMENT, TEMPORARY PUBLIC DRAINAGE EASEMENT, VACATE 2, SIGN EASEMENTS AND A 30' PUBLIC ROADWAY EASEMENT. ALSO GRANT ANY EASEMENTS AS SHOWN HEREON.

SUBDIVISION DATA:

CITY OF ALBUQUERQUE CASE NO. 2024-00023
ZONE ATLAS INDEX NO. H-11
DATE OF SURVEY JUNE 2019
TOTAL NO. OF TRACTS EXISTING 1
TOTAL NO. OF LOTS CREATED 2
GROSS SUBDIVISION ACREAGE 5.2016 ACRES
CURRENT ZONING NR-C

NOTES:

1. BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.

DOCUMENTS USED:

1. PLAT OF SURVEY - TRACT 261-A UNIT 8 ATRISCO LAND GRANT (BK. 985, PG. 210 12/03/1998)

CROSS LOT DRAINAGE EASEMENT NOTE:

A blanket cross lot drainage easement across Tracts 261-A-1 and 261-A-2 is granted by this plat for the benefit of Tracts 261-A-1 and 261-A-2 and to be maintained by Tracts 261-A-1 and 261-A-2

FREE CONSENT :

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF SHOWN LOTS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND IS THE SAME WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.SAID OWNER(S) DO HEREBY GRANT ADDITIONAL PUBLIC UTILITY EASEMENTS, IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER

ACKNOWLEDGMENT

STATE OF)
) SS.
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: _____

BERNALILLO COUNTY TREASURE'S OFFICE: _____

SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082 05-04-2023
DATE

PAGE 1 OF 2

CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-8921



TRACT 261-A-1
75,523 SQ. FT. GROSS/NET
1.7338 AC. GROSS/NET

TRACT 261-A-2
119,621 SQ. FT. GROSS
2.7461 AC. GROSS

LOT 3-A-1
SHELL SUBDIVISION NO.2
(BK.2003C, PG.323, 10/30/03)

LOT 3-A-2-B
SHELL SUBDIVISION NO.2
(BK.2004C, PG.397, 12/27/04)

LOT 2
SHELL SUBDIVISION NO.2
(BK.C7, PG.102, 03/17/70)

LOT 1A1
SHELL SUBDIVISION NO.2
(BK.2017C, PG.90, 08/04/17)

ESTANCIA DRIVE
(DEDICATED TO THE CITY OF ALBUQUERQUE)

HANOVER ROAD NW
(60' R-W)

ILIFF ROAD NW
(60' R-W)

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	47.17'	30.00'	90.09°	N45° 46' 35"E	42.46'
C2	47.19'	30.00'	90.12°	S44° 13' 25"E	42.47'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	47.17'	30.00'	90.09	N45° 46' 35"E	42.46'
C2	47.19'	30.00'	90.12	S44° 13' 25"E	42.47'