



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	APPEAL
	<input type="checkbox"/> Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST

Request preliminary / final plat review to create two new tracts from existing Tract F.

APPLICATION INFORMATION

Applicant/Owner: Site Design Collaborative (SDC)		Phone:
Address: 245 E. Third Street		Email: cotis@sdcollaborative.net
City: Long Beach	State: CA	Zip: 90802
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050
Address: PO Box 44414		Email: cartesianryan@gmail.com
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:	List <u>all</u> owners: RS Bluewater LLC	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tract F	Block:	Unit:
Subdivision/Addition: RS Bluewater Addition	MRGCD Map No.:	UPC Code: 100905710919530705
Zone Atlas Page(s): K-09-Z	Existing Zoning: NR-BP	Proposed Zoning
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 4.8195

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Bluewater Road NW Between: 98th Street NW and: Adonai Road NW

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Parent Parcel (Tract F) recently created as part of PR-2021-005864 / SD-2022-00065

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: November 28, 2023
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

_ MAJOR SUBDIVISION FINAL PLAT APPROVAL

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the two documentation sections in **bold** below.

PLAT DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Proposed Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat.
- ___ 6) Design elevations & cross sections of perimeter walls
- ___ 7) Recorded Infrastructure Improvements Agreement

SUPPORTIVE DOCUMENTATION

- ___ 8) Letter of authorization from the property owner if application is submitted by an agent
- ___ 9) Letter describing and explaining the request
- ___ 10) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer
- ___ 11) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

PLAT DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Proposed Preliminary/Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat
- ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ___ 7) Sidewalk Exhibit and/or cross sections of proposed streets
- ___ 8) Proposed Infrastructure List, if applicable

SUPPORTIVE DOCUMENTATION

- ___ 9) Letter of authorization from the property owner if application is submitted by an agent
- ___ 10) Letter describing, explaining, and justifying the request per the criteria in IDO 14-16-6-6(K)(3)
- ___ 11) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ 12) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer

PUBLIC NOTICE DOCUMENTATION

- ___ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
- ___ 14) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ MINOR AMENDMENT TO PRELIMINARY PLAT

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter of authorization from the property owner if application is submitted by an agent
- ___ 6) Proposed Amended Preliminary Plat and/or Grading and Drainage Plan
- ___ 7) Original Preliminary Plat and/or Grading and Drainage Plan
- ___ 8) Infrastructure List, if applicable
- ___ 9) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

FORM S: PRE-APPROVALS/SIGNATURES

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal Description & Location: Tract F, RS Bluewater Addition; near the SE corner of Bluewater Ave. N.W.
and 98th Street N.W.

Job Description: Minor Preliminary / Final Subdivision Plat to create 2 new tracts from 1 existing tract

☐ **Hydrology:**

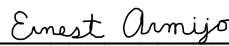
• Grading and Drainage Plan	<u>X</u>	Approved	<u> </u>	NA
• AMAFCA	<u> </u>	Approved	<u>X</u>	NA
• Bernalillo County	<u> </u>	Approved	<u>X</u>	NA
• NMDOT	<u> </u>	Approved	<u>X</u>	NA
• MRGCD	<u> </u>	Approved	<u>X</u>	NA


 Hydrology Department

7/11/2023
 Date

☐ **Transportation:**

• Traffic Circulations Layout (TCL)	<u> </u>	Approved	<u>X</u>	NA
• Traffic Impact Study (TIS)	<u>X</u>	Approved	<u> </u>	NA
• Neighborhood Impact Analysis (NIA)	<u> </u>	Approved	<u>X</u>	NA
• Bernalillo County	<u> </u>	Approved	<u>X</u>	NA
• NMDOT	<u> </u>	Approved	<u>X</u>	NA


 Transportation Department

7/11/2023
 Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

• Availability Statement/Serviceability Letter	230715	<u>x</u>	Approved	<u> </u>	NA
• ABCWUA Development Agreement		<u> </u>	Approved	<u>x</u>	NA
• ABCWUA Service Connection Agreement		<u> </u>	Approved	<u>x</u>	NA


 ABCWUA

11/27/*2023
 Date

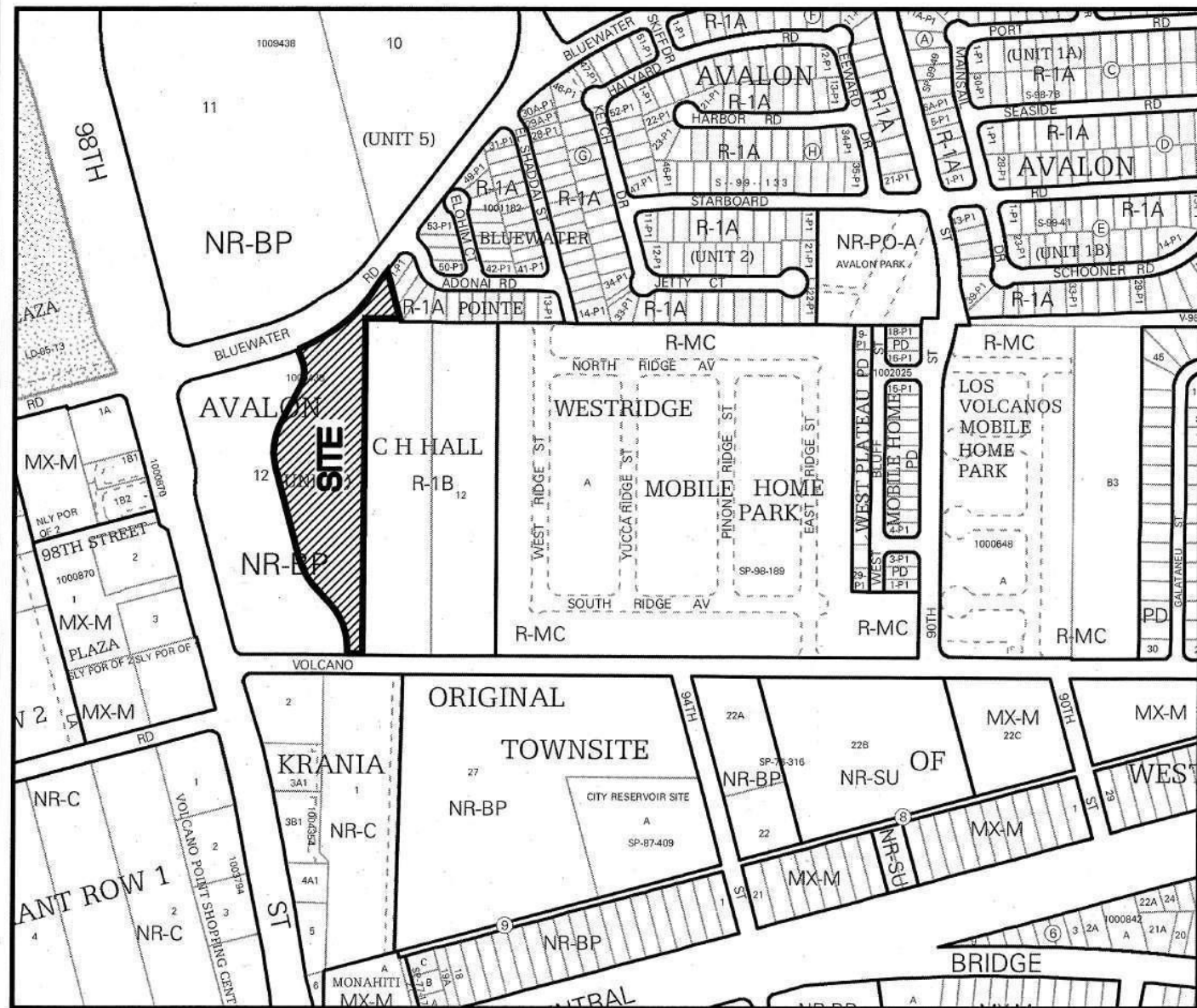
- ☐ Infrastructure Improvements Agreement (IIA*) Approved
- ☐ AGIS (DXF File) Approved
- ☐ Fire Marshall Signature on the plan Approved

☐ **Signatures on Plat**

• Owner(s)	<u> </u>	Yes	
• City Surveyor	<u> </u>	Yes	
• AMAFCA**	<u> </u>	Yes	<u> </u> NA
• NM Gas**	<u> </u>	Yes	
• PNM**	<u> </u>	Yes	
• COMCAST**	<u> </u>	Yes	
• MRGCD**	<u> </u>	Yes	<u> </u> NA

* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application



Vicinity Map - Zone Atlas K-09-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN MARCH AND APRIL 2023.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. THE RECORD BEARINGS AND DISTANCES EXACTLY MATCH MEASURED BEARINGS AND DISTANCES, AS SHOWN ON THE PLAT OF RECORD (5/6/2022, 2022C-39).
5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD _____, 202__.

Documents

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000143495 AND AN EFFECTIVE DATE OF OCTOBER 27, 2022.
2. PLAT OF RECORD FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 6, 2022, IN BOOK 2022C, PAGE 39.
3. WARRANTY DEED FOR TRACT 12, AVALON SUBDIVISION, NOW KNOWN AS TRACTS A-F, RS BLUEWATER ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 29, 2021, AS DOCUMENT NO. 2021128580.

Indexing Information

Section 21, Township 10 North, Range 2 East, N.M.P.M.
as Projected into the Town of Atrisco Grant
Subdivision: RS Bluewater Addition
Owner: RS Bluewater LLC
UPC #: 100905710919530705

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 4.8195 ACRES
ZONE ATLAS PAGE NO. K-9-Z
NUMBER OF EXISTING LOTS. 1
NUMBER OF LOTS CREATED. 2
MILES OF FULL-WIDTH STREETS. 0.0000 MILES
MILES OF HALF-WIDTH STREETS. 0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
DATE OF SURVEY. APRIL 2023

Legal Description

TRACT LETTERED "F" OF THE PLAT FOR TRACTS A THRU F, BLUEWATER ADDITION, BEING COMPRISED OF TRACT 12, AVALON SUBDIVISION, UNIT 5, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 6, 2022, IN PLAT BOOK 2022C, PAGE 39.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0328J, DATED NOVEMBER 4, 2016.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #: 100905710919530705

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for Tracts F-1 and F-2 RS Bluewater Addition Being Comprised of Tract F, RS Bluewater Addition City of Albuquerque Bernalillo County, New Mexico June 2023

Project Number: _____

Application Number: _____

Plat Approvals:

	Jul 10, 2023
PNM Electric Services 	Jun 23, 2023
Qwest Corp. d/b/a CenturyLink QC 	Jun 26, 2023
New Mexico Gas Company 	Jun 23, 2023
Comcast	

City Approvals:

6/16/2023
City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

6/17/2023

Hydrology

Code Enforcement

Planning Department

City Engineer

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE 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.

7/10/23
BRIAN J. MARTINEZ
N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
cartesianbrian@gmail.com



Sheet 1 of 3
230405

Plat for
Tracts F-1 and F-2
RS Bluewater Addition
Being Comprised of
Tract F, RS Bluewater Addition
City of Albuquerque
Bernalillo County, New Mexico
June 2023

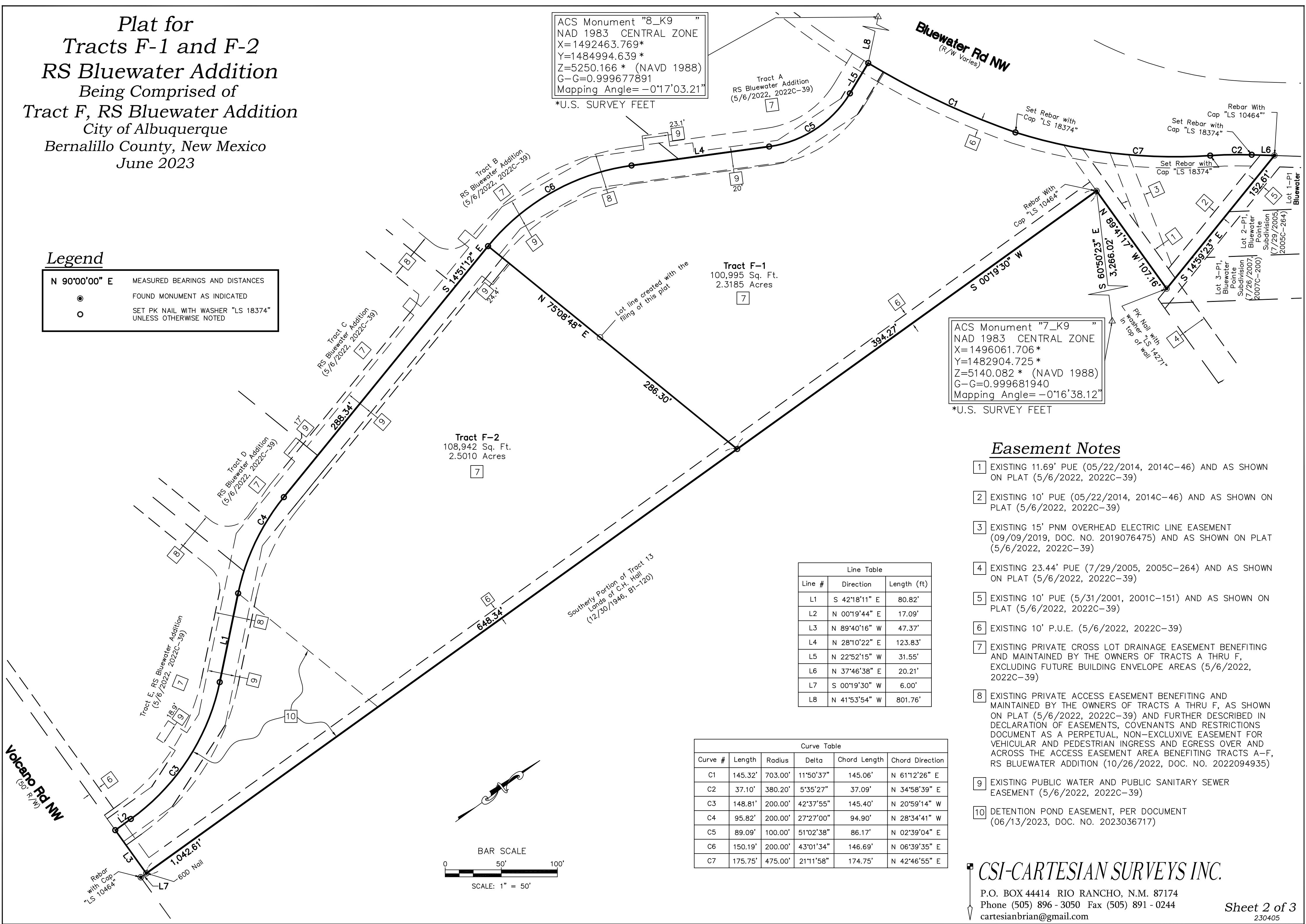
ACS Monument "8_K9"
NAD 1983 CENTRAL ZONE
X=1492463.769*
Y=1484994.639*
Z=5250.166* (NAVD 1988)
G-G=0.999677891
Mapping Angle=-0°17'03.21"
*U.S. SURVEY FEET

Legend

N 90°00'00" E MEASURED BEARINGS AND DISTANCES

● FOUND MONUMENT AS INDICATED

○ SET PK NAIL WITH WASHER "LS 18374" UNLESS OTHERWISE NOTED



Tract F-1
100,995 Sq. Ft.
2.3185 Acres

Tract F-2
108,942 Sq. Ft.
2.5010 Acres

ACS Monument "7_K9"
NAD 1983 CENTRAL ZONE
X=1496061.706*
Y=1482904.725*
Z=5140.082* (NAVD 1988)
G-G=0.999681940
Mapping Angle=-0°16'38.12"
*U.S. SURVEY FEET

Easement Notes

- EXISTING 11.69' PUE (05/22/2014, 2014C-46) AND AS SHOWN ON PLAT (5/6/2022, 2022C-39)
- EXISTING 10' PUE (05/22/2014, 2014C-46) AND AS SHOWN ON PLAT (5/6/2022, 2022C-39)
- EXISTING 15' PNM OVERHEAD ELECTRIC LINE EASEMENT (09/09/2019, DOC. NO. 2019076475) AND AS SHOWN ON PLAT (5/6/2022, 2022C-39)
- EXISTING 23.44' PUE (7/29/2005, 2005C-264) AND AS SHOWN ON PLAT (5/6/2022, 2022C-39)
- EXISTING 10' PUE (5/31/2001, 2001C-151) AND AS SHOWN ON PLAT (5/6/2022, 2022C-39)
- EXISTING 10' P.U.E. (5/6/2022, 2022C-39)
- EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A THRU F, EXCLUDING FUTURE BUILDING ENVELOPE AREAS (5/6/2022, 2022C-39)
- EXISTING PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A THRU F, AS SHOWN ON PLAT (5/6/2022, 2022C-39) AND FURTHER DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DOCUMENT AS A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER AND ACROSS THE ACCESS EASEMENT AREA BENEFITING TRACTS A-F, RS BLUEWATER ADDITION (10/26/2022, DOC. NO. 2022094935)
- EXISTING PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT (5/6/2022, 2022C-39)
- DETENTION POND EASEMENT, PER DOCUMENT (06/13/2023, DOC. NO. 2023036717)

Line Table		
Line #	Direction	Length (ft)
L1	S 42°18'11" E	80.82'
L2	N 00°19'44" E	17.09'
L3	N 89°40'16" W	47.37'
L4	N 28°10'22" E	123.83'
L5	N 22°52'15" W	31.55'
L6	N 37°46'38" E	20.21'
L7	S 00°19'30" W	6.00'
L8	N 41°53'54" W	801.76'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	145.32'	703.00'	11°50'37"	145.06'	N 61°12'26" E
C2	37.10'	380.20'	5°35'27"	37.09'	N 34°58'39" E
C3	148.81'	200.00'	42°37'55"	145.40'	N 20°59'14" W
C4	95.82'	200.00'	27°27'00"	94.90'	N 28°34'41" W
C5	89.09'	100.00'	51°02'38"	86.17'	N 02°39'04" E
C6	150.19'	200.00'	43°01'34"	146.69'	N 06°39'35" E
C7	175.75'	475.00'	21°11'58"	174.75'	N 42°46'55" E

Drainage Easement Language for Subdivision Plat

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" 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 IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. GRANTOR SHALL CONSTRUCT DRAINAGE 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 WITH ENGINEER'S STAMP DATE 11 / 06 / 20 23 AND THE GRADING AND DRAINAGE PLAN WITH ENGINEER'S STAMP DATE 11 / 06 / 20 23 WHICH REPORT AND PLANS ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER FILE # K09D048D. 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 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 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.

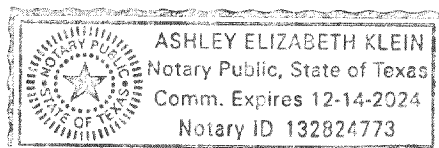
Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

KEVIN MATTSON, MANAGER
RS BLUEWATER LLC, A TEXAS LIMITED LIABILITY COMPANY

9-14-2023
DATE

STATE OF TEXAS }
COUNTY OF DALLAS } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 14, 2023
KEVIN MATTSON, MANAGER, RS BLUEWATER LLC, A TEXAS LIMITED LIABILITY COMPANY

By: [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 12-14-2024

Plat for
Tracts F-1 and F-2
RS Bluewater Addition
Being Comprised of
Tract F, RS Bluewater Addition
City of Albuquerque
Bernalillo County, New Mexico
June 2023

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. 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.
- C. 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.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to 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) and New Mexico Gas Company (NMGC) 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.

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Sheet 3 of 3
230405

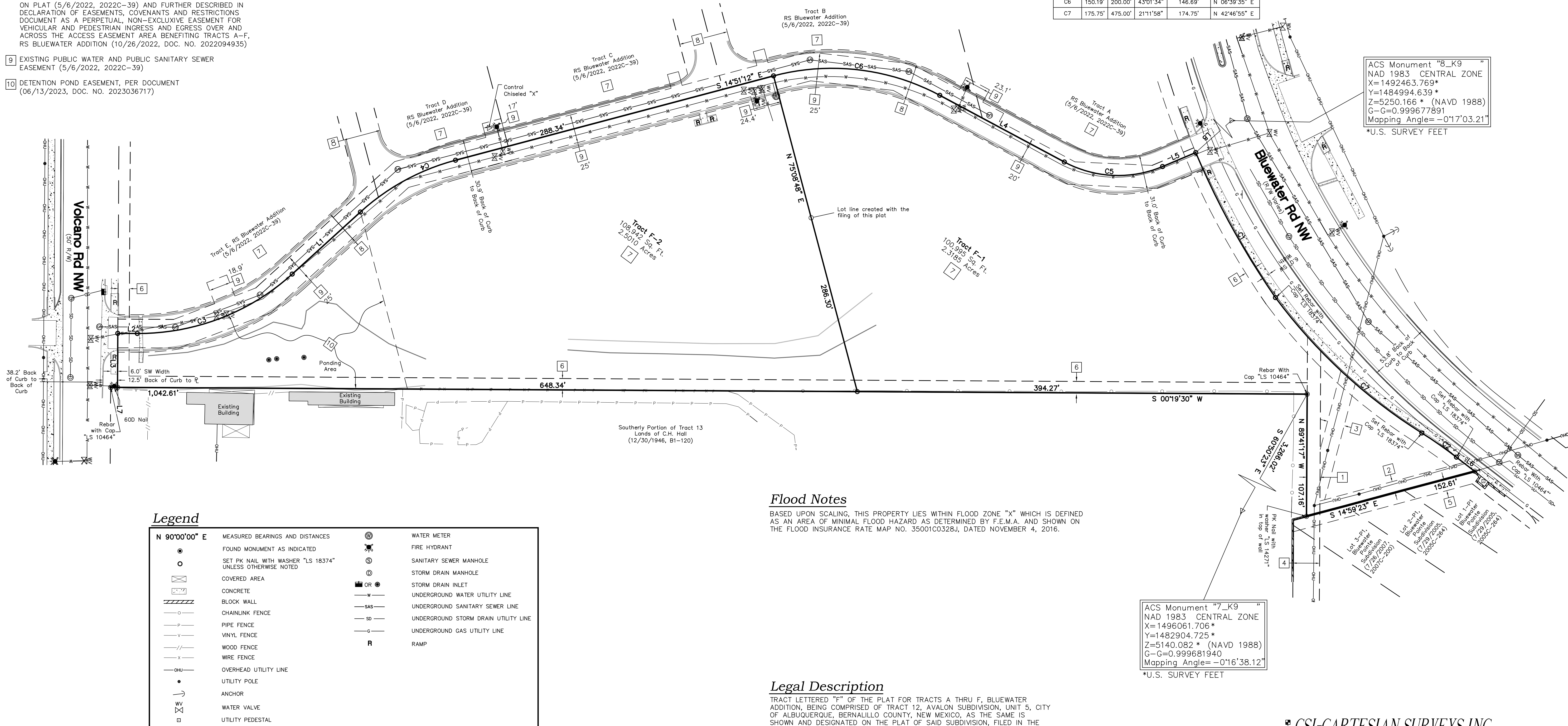
- 1 EXISTING 11.69' PUE (05/22/2014, 2014C-46) AND AS SHOWN ON PLAT (5/6/2022, 2022C-39)
- 2 EXISTING 10' PUE (05/22/2014, 2014C-46) AND AS SHOWN ON PLAT (5/6/2022, 2022C-39)
- 3 EXISTING 15' PNM OVERHEAD ELECTRIC LINE EASEMENT (09/09/2019, DOC. NO. 2019076475) AND AS SHOWN ON PLAT (5/6/2022, 2022C-39)
- 4 EXISTING 23.44' PUE (7/29/2005, 2005C-264) AND AS SHOWN ON PLAT (5/6/2022, 2022C-39)
- 5 EXISTING 10' PUE (5/31/2001, 2001C-151) AND AS SHOWN ON PLAT (5/6/2022, 2022C-39)
- 6 EXISTING 10' P.U.E. (5/6/2022, 2022C-39)
- 7 EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A THRU F, EXCLUDING FUTURE BUILDING ENVELOPE AREAS (5/6/2022, 2022C-39)
- 8 EXISTING PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A THRU F, AS SHOWN ON PLAT (5/6/2022, 2022C-39) AND FURTHER DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DOCUMENT AS A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER AND ACROSS THE ACCESS EASEMENT AREA BENEFITING TRACTS A-F, RS BLUEWATER ADDITION (10/26/2022, DOC. NO. 2022094935)
- 9 EXISTING PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT (5/6/2022, 2022C-39)
- 10 DETENTION POND EASEMENT, PER DOCUMENT (06/13/2023, DOC. NO. 2023036717)

1. SUBDIVIDE AS SHOWN HEREON.

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000143495 AND AN EFFECTIVE DATE OF OCTOBER 27, 2022.
2. PLAT OF RECORD FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 6, 2022, IN BOOK 2022C, PAGE 39.
3. WARRANTY DEED FOR TRACT 12, AVALON SUBDIVISION, NOW KNOWN AS TRACTS A-F, RS BLUEWATER ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 29, 2021, AS DOCUMENT NO. 2021128580.

Line Table		
Line #	Direction	Length (ft)
L1	S 42°18'11" E	80.82'
L2	N 00°19'44" E	17.09'
L3	N 89°40'16" W	47.37'
L4	N 28°10'22" E	123.83'
L5	N 22°52'15" W	31.55'
L6	N 37°46'38" E	20.21'
L7	S 00°19'30" W	6.00'
L8	N 41°53'54" W	801.76'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	145.32'	703.00'	115°03'37"	145.06'	N 61°12'26" E
C2	371.10'	380.20'	53°52'27"	37.09'	N 34°58'39" E
C3	148.81'	200.00'	42°37'55"	145.40'	N 20°59'41" W
C4	95.82'	200.00'	27°27'00"	94.90'	N 28°34'41" W
C5	89.09'	100.00'	51°02'38"	86.17'	N 02°39'04" W
C6	150.19'	200.00'	43°01'34"	146.69'	N 06°39'35" E
C7	175.75'	475.00'	21°11'58"	174.75'	N 42°46°55" E



*Site Sketch
for
Proposed Tracts F-1 and F-2,
RS Bluewater Addition
Being Comprised of
Tract F
RS Bluewater Addition
City of Albuquerque
Bernalillo County, New Mexico
May 2023*

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0328J, DATED NOVEMBER 4, 2016.

TRACT LETTERED "F" OF THE PLAT FOR TRACTS A THRU F, BLUEWATER ADDITION, BEING COMPRISED OF TRACT 12, AVALON SUBDIVISION, UNIT 5, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 6, 2022, IN PLAT BOOK 2022C, PAGE 39.

RS Bluewater, LLC, a Texas Limited Liability Company
9601 Topeka Avenue
Lubbock, TX 76424

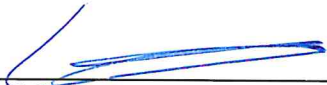
City of Albuquerque
600 2nd Street NW,
Albuquerque, NM 87102

RE: Letter of Authorization for Subdivision Plat

To whom it may concern,

I, Kevin Mattson, manager of the RS Bluewater, LLC do hereby give authorization to Cartesian Surveys Inc. to submit the preliminary/final plat for subdivision of Tract F, of RS Bluewater Addition, located near the southeast corner of Bluewater and 98th Street NW. The agent shall have the authority to submit any necessary documents for the subdivision platting action, vacation of easements or any deviations, waivers, or certificates associated with the project while the property is being sold to the future owner (RS Bluewater LLC).

Thank You,



Kevin Mattson, Manger
RS Bluewater, LLC, a Texas Limited Liability Company

9-13-2023

Date

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

November 28, 2023

Development Hearing Officers and Development Review Team
City of Albuquerque

Re: Preliminary / Final Plat Review for Proposed Subdivision of Tract F of RS Bluewater Addition

To whom it may concern:

Cartesian Surveys is acting as an agent for RS Bluewater LLC and we request a preliminary / final plat review of our minor subdivision to create two (2) new tracts from one (1) existing tract, being Tract F of RS Bluewater Addition. The subject property is located near the southeast corner of the intersection of Bluewater Road NW and 98th Street NW. The property is currently zoned as NR-BP. The parent plat for this action was recently recorded (back in May of 2022, under PR-2021-005864).

Our client has secured a signed Water and Sanitary Sewer Availability Statement under Project #230715 dated November 20, 2023.

We also have a city preliminarily approved grading and drainage plan under K09D048D on November 6, 2023.

Thank you for your consideration,
Ryan J. Mulhall

Tract F of RS Bluewater Addition, SE Corner of Bluewater Rd NW and 98th St NW_Public Notice Inquiry Sheet Submission_DHO

Office of Neighborhood Coordination <onc@cabq.gov>
To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer

Association Name	First Name	Last Name	Email	Address Line 1	City
Avalon NA	Samantha	Pina	avasecretary121@gmail.com	423 Elohim Court NW	Albu
Avalon NA	Lucy	Anchondo	avalon3a@yahoo.com	601 Stern Drive NW	Albu
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albu
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albu

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer question status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov [planning-permitting-applications](#) with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your pro
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-dev>
- The Checklist form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNot>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/AdministrativeDecisionForm.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood a <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Vanessa Baca

Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3331 Office

E-mail: vanessabaca@cabq.gov

Website: www.cabq.gov/neighborhoods



From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Monday, November 20, 2023 11:46 AM
To: Office of Neighborhood Coordination <cartesianryan@gmail.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Development Hearing Officer

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Ryan J. Mulhall

Telephone Number

5058963050

Email Address

cartesianryan@gmail.com

Company Name

CSI - Cartesian Surveys, Inc

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

Tract F of RS Bluewater Addition, as shown on the plat recorded in the Bernalillo County Clerks' office on May 6, 2022 in Plat Book 2022C, Page 39.

Physical address of subject site:

SE Corner of Bluewater Rd. NW and 98th St. NW

Subject site cross streets:

Bluewater Rd NW and 98th St NW

Other subject site identifiers:

This site is located on the following zone atlas page:

K-09-Z

Captcha

x

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type:	Preliminary / Final Plat of Minor Subdivision	
Decision-making Body:	Development Hearing Officer (DHO)	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Note: if yes, see second page

PART II – DETAILS OF REQUEST

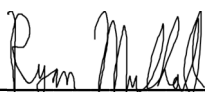
Address of property listed in application:	None assigned; near SW intersection 98th St. and Bluewater Ave. NW	
Name of property owner:	RS Bluewater LLC, a Texas limited liability company	
Name of applicant:	CSI - Cartesain Surveys, Inc.	
Date, time, and place of public meeting or hearing, if applicable:	December 6, 2023 at 9AM	
	DHO hearing held over zoom meeting; link provided in DHO agenda on city website	
Address, phone number, or website for additional information:	Please email cartesainryan@gmail.com or call 505-896-3050 (extension 107) for more information	

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.


 _____ (Applicant signature)
 _____ November 28, 2023 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



Ryan Mulhall <cartesianryan@gmail.com>

Avalon NA - Notice of DHO Prelim / Final Plat - Subdiv. of Tr. F, RS Bluewater Add. / SE Corner 98th St and Bluewater Rd NW

Ryan Mulhall <cartesianryan@gmail.com>

Tue, Nov 28, 2023 at 9:29 AM

To: "avasecretary121@gmail.com" <avasecretary121@gmail.com>, avalon3a@yahoo.com

Good morning Avalon Neighborhood Association representatives,

Cartesian Surveys intends to submit on behalf of our client, Site Design Collaborative, an application to the City of Albuquerque Development Hearing Officer (DHO) to request preliminary / final review of our minor subdivision, as described below.

Our intent is to subdivide two tracts from an existing Tract F of RS Bluewater Addition. The property is located near the southeast corner of 98th Street NW and Bluewater Ave NW.

Cartesian expects this platting action to be heard on December 6, 2023 at a public Development Hearing Officer (DHO) hearing, held over zoom.

Attached is a site sketch of the proposed replat, along with the city-required notice forms to summarize the basic information of our planned submissions.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our intent to submit to the city DHO. If you have any questions regarding the subdivision plat or past actions, please let us know.

Thank you for your consideration,
Ryan Mulhall
--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050 \(Extension 107\)](#)

[\(f\)505-891-0244](#)

www.cartesiansurveys.com

[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

4 attachments



CABQ-Off_pub_notice_230405.pdf
249K



Avalon_Emailed-Notice-PubHearing_DHO.pdf
228K



230405-SS_(10-27-23).pdf
667K



IDOZoneAtlasPage_K-09-Z_Markup.pdf
490K

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: _____

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*: _____

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- | | |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Hearing Officer (DHO) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> Environmental Planning Commission (EPC) |

Date/Time*: _____

Location*³: _____

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Please email cartesianryan@gmail.com or call 505-896-3050 for additional information

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ _____
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

- | | | |
|---------------------------------------|--------------------------------------|------------------------------------|
| <input type="checkbox"/> Deviation(s) | <input type="checkbox"/> Variance(s) | <input type="checkbox"/> Waiver(s) |
|---------------------------------------|--------------------------------------|------------------------------------|

Explanation*: _____

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- ☐ a. Location of proposed buildings and landscape areas.*
 - ☐ b. Access and circulation for vehicles and pedestrians.*
 - ☐ c. Maximum height of any proposed structures, with building elevations.*
 - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
 - ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>



Ryan Mulhall <cartesianryan@gmail.com>

SWAN Coalition - Notice of DHO Prelim / Final Plat - Subdiv. of Tr. F, RS Bluewater Add. / SE Corner 98th St and Bluewater Rd NW

Ryan Mulhall <cartesianryan@gmail.com>

Tue, Nov 28, 2023 at 9:25 AM

To: luis@wccdg.org, jgallegoswccdg@gmail.com

Good morning South West Alliance of Neighborhoods (SWAN Coalition) representatives,

Cartesian Surveys intends to submit on behalf of our client, Site Design Collaborative, an application to the City of Albuquerque Development Hearing Officer (DHO) to request preliminary / final review of our minor subdivision, as described below.

Our intent is to subdivide two tracts from an existing Tract F of RS Bluewater Addition. The property is located near the southeast corner of 98th Street NW and Bluewater Ave NW.

Cartesian expects this platting action to be heard on December 6, 2023 at a public Development Hearing Officer (DHO) hearing, held over zoom.

Attached is a site sketch of the proposed subdivision, along with the city-required notice forms to summarize the basic information of our planned submissions.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our intent to submit to the city DHO. If you have any questions regarding the subdivision plat or past actions, please let us know.

Thank you for your consideration,
Ryan Mulhall

--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)

[\(p\)505-896-3050 \(Extension 107\)](#)

[\(f\)505-891-0244](#)

www.cartesiansurveys.com

[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

4 attachments



CABQ-Off_pub_notice_230405.pdf
249K



SWAN_Coal_Emailed-Notice-PubHearing_DHO.pdf
231K



230405-SS_(10-27-23).pdf
667K



IDOZoneAtlasPage_K-09-Z_Markup.pdf
490K

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: _____

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*: _____

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- | | |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Hearing Officer (DHO) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> Environmental Planning Commission (EPC) |

Date/Time*: _____

Location*³: _____

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

_____ Please email cartesianryan@gmail.com or call 505-896-3050 for additional information

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ _____
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

- | | | |
|---------------------------------------|--------------------------------------|------------------------------------|
| <input type="checkbox"/> Deviation(s) | <input type="checkbox"/> Variance(s) | <input type="checkbox"/> Waiver(s) |
|---------------------------------------|--------------------------------------|------------------------------------|

Explanation*: _____

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- ☐ a. Location of proposed buildings and landscape areas.*
 - ☐ b. Access and circulation for vehicles and pedestrians.*
 - ☐ c. Maximum height of any proposed structures, with building elevations.*
 - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
 - ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>

November 20, 2023

Chair

Eric C. Olivas
County of Bernalillo
Commissioner, District 5

Vice Chair

Tammy Fiebelkorn
City of Albuquerque
Councilor, District 7

Barbara Baca
County of Bernalillo
Commissioner, District 1

Adriann Barboa
County of Bernalillo
Commissioner, District 3

Pat Davis
City of Albuquerque
Councilor, District 6

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Timothy M. Keller
City of Albuquerque
Mayor

Ex-Officio Member
Gilbert Benavides
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Catherine Otis
Site Design Collaborative
245 E Third Street,
Long Beach, CA 90802

RE: Water and Sanitary Sewer Availability Statement #230715

Project Name: Caliber Collision

Project Address: NA (98th & Bluewater)

**Legal Description: TRACT LETTERED "F" OF THE PLAT FOR TRACTS A
THRU F, BLUEWATER ADDITION, BEING COMPRISED OF TRACT 12**

UPC: 100905706518130705

Zone Atlas Map: K-09-Z

Dear Ms. Otis:

Project Description: The subject site is located on Parcel F(1) within the 98th and Bluewater Subdivision at the southeast corner of 98th Street and Bluewater Road within the City of Albuquerque. The proposed development consists of approximately 2.5 acres and the property is currently zoned NR-BP for non-residential business park use. The property lies within the Pressure Zone 2W in the Atrisco Trunk. There are plans to subdivide Tract F into two tracts, Tract F-1 and Tract F-2. The Request for Availability indicates plans to construct a 16,100 SF auto repair facility on Tract F-2. This Availability Statement is specific to only this proposed development on Tract F-2. A separate Availability Statement will be required for development on proposed Tract F-1.

Existing Conditions:

Water infrastructure in the area consists of the following:

- Eight-inch PVC distribution line (project #26-6762.85-23) along Private Road A, internal to the subdivision.
- 12-inch Cast Iron distribution line (project #09-001-71) along 98th Street.
- 12-inch PVC distribution line (project # 26-6557.86-20) along Bluewater Road.
- Six-inch Cast Iron distribution line (project #23-081-76) along Volcano Road.

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch PVC sanitary sewer collector line (project #26-6762.85-23) along Private Road A, internal to the subdivision.
- Eight-inch PVC sanitary sewer collector line (project #26-4506.90-96) along 98th Street.
- Eight-inch PVC sanitary sewer collector line (project # 26-6557.86-20) along Bluewater Road.

Water Service: A two-inch metered water service line and a six-inch fire service line have been stubbed to this property (CPN 676285) and are available for connection. If desired, additional water service to the property can be provided via routine connection to the existing eight-inch distribution main along Private Road A, internal to the

subdivision. The engineer is responsible for determining pressure losses and sizing the service line(s) downstream of the public water line to serve the proposed development.

Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service. Each legally platted property shall have individual, independent water services. No property shall share a water service with any other property.

Existing service lines and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main. For fire lines, the line shall be capped near the public valve and valve access shall be grouted and the collar removed.

Non-Potable Water Service: Currently, there is no non-potable infrastructure available to serve the subject property.

Sanitary Sewer Service: A six-inch sanitary sewer service line has been stubbed to this property (CPN 676285) and is available for connection. If desired, new sanitary sewer service can be provided via routine connection to the existing eight-inch collector along Private Road A, internal to the subdivision. No property shall share a private sewer service with any other property. The engineer is responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development.

Fire Protection: From the Fire Marshal's requirements, the instantaneous fire flow requirements for the project are 1,750 gallons per minute. One fire hydrant is required. There are two existing hydrants available, and no new hydrants are proposed with this project. As modeled using InfoWater™ computer software, the fire flow can be met by applying the required fire flow to the system as shown in the information provided by the requestor. Analysis was performed by simulating the required fire flow at existing hydrant 224.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

The engineer is responsible for determining pressure losses and sizing of the fire line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

Cross Connection Prevention:

Per the Cross Connection Prevention and Control Ordinance, all new non-residential premises must have a reduced pressure principal backflow prevention assembly approved by the Water Authority installed at each domestic service connection at a location accessible to the Water Authority. No tees, branches, possible connection fittings, or openings are allowed between the reduced principal backflow prevention assembly and the service connection unless protected by a backflow prevention assembly. These requirements also apply to all remodeled non-residential premises when the work area of the building undergoing repairs, alterations, or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration, or rehabilitation.

All non-residential irrigation water systems connected to the public water system shall have a pressure vacuum breaker, spill-resistant pressure vacuum breaker, or a reduced pressure principal backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches, possible connection fittings, or openings are allowed between the containment backflow prevention assembly and the service connection.

All non-residential customers connected via piping to an alternative water source, or an auxiliary water supply and the public water system shall install a containment reduced pressure principal backflow prevention assembly approved by the Water Authority after the potable service connection.

All new services to private fire protection systems shall be equipped with a containment reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction installed after the service connection. No tees, branches, possible connection fittings, or openings are allowed between the containment backflow prevention assembly and the service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the private fire protection system meets or exceeds ANSI/NSF Standard 60.61 throughout the entire private fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections nor connections from auxiliary water supplies.

The Water Authority recommends that all backflow (containment) devices be located above ground just outside the easement or road right-of-way, the containment backflow device can be installed within the building if there are no tees, branches, possible connection fittings, or openings between the reduced principal backflow prevention assembly and the service connection unless protected by another reduced pressure backflow prevention assembly device. Contact Cross Connection at (505) 289-3465 for more information.

Pretreatment – Fats, Oils, and Greases: The development is for commercial use and has the potential to discharge Fats, Oils, Grease, and/or Solids (FOGS) to the sanitary sewer and/or falls under one of the applicable users in the SUO:

FOGS Applicability SUO Section 3-3-2 A.:

Users "...such as food service establishments, commercial food processors, automotive shops, auto wash racks, car washes, vehicle fueling stations, septic tank pumpers, grease rendering facilities, breweries/distilleries, bottling plants, commercial and industrial laundries, slaughterhouses & meat packing establishments (fish, fowl, meat, curing, hide curing), oil tank firms and transporters..."

Such Users must comply with all FOGS discharge requirements defined in SUO Section 3-3-2 and FOGS Policy including but not limited to:

1. Installation of an adequately sized Grease Interceptor (GI) approved by the appropriate code enforcement authority (City of Albuquerque, and/or Bernalillo County)
 - a. Interceptors and/or Separators are required for dumpster pads, outdoor pools, and outdoor washdown areas that have the potential to

discharge grease, sand, solids, and flammable liquids to the sanitary sewer. The pad shall be installed at an elevation higher than the surrounding grade. It is not required for dumpster pads to have a sewer connection.

b. Placement of Interceptors in drive-thru or traffic lanes is not allowed.

2. All FOGS sources within the facility are plumbed to the GI as required by the appropriate plumbing code.
3. Long-term Best Management Practices (BMP), and GI maintenance such as pumping and manifest requirements.
4. Unobstructed access to inspections of the facility and records.

A copy of the Sewer Use and Wastewater Control Ordinance and FOGS Policy can be found on the Pretreatment page of the Water Authority Website:

<https://www.abcwua.org/sewer-system-industrial-pretreatment-overview/>

Contact the Industrial Pretreatment Engineer, Travis Peacock at (505) 289-3439 or pretreatment@abcwua.org for coordination or clarification of any of the above requirements.

Easements and Property: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated Rights-of-Way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard-sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service. A Warranty Deed shall be required when a property will be transferred to the Water Authority for the installation of facilities to be owned by the Water Authority such as pump stations, reservoirs, wells, lift stations, or any other facility.

Required public water and/or sanitary sewer easements shall be for the construction, installation, maintenance, repair, modification, replacement, operation of public water and sanitary service lines, equipment, and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with the use of the easement.

Pro Rata: Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction: The design and construction of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the Water Authority Connection Permit process. Construction must be performed by a licensed (GF9 or GF98) and bonded public utility contractor.

Utility Expansion Charge (UEC): In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service

is actually requested and authorized. Per the Rate Ordinance, each customer classification on the same premise requires a separate meter. Contact Customer Service at (505) 842-9287 (option 3) for more information regarding UEC's.

Water Use: All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Reduction Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

Sincerely,

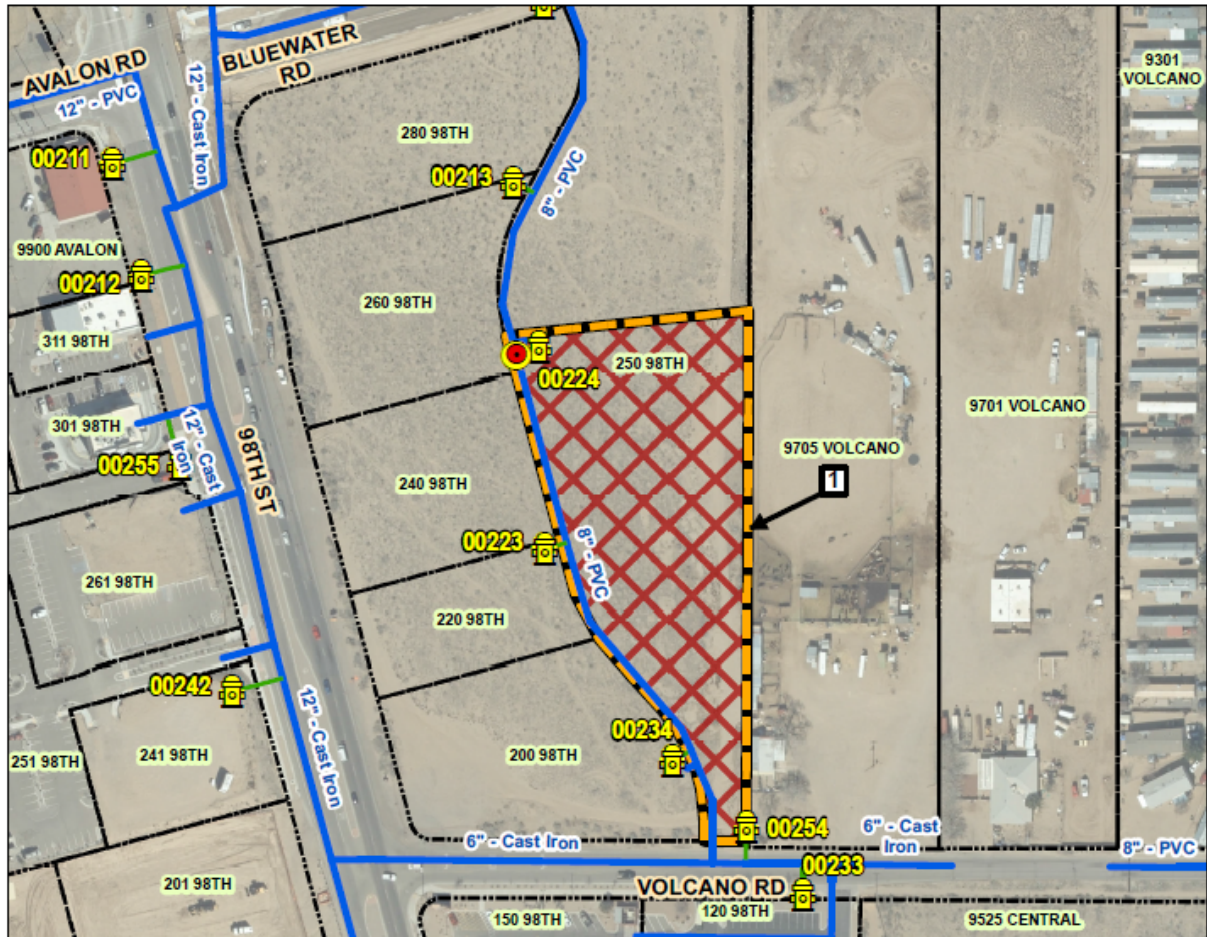


Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps

f/ **Availability Statement #230715**

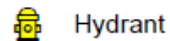
230715 - Water



0 355 710 Feet



Legend



Hydrant

Water Pipe

Subtype

— Distribution Line

— Hydrant Leg



Project Location (Tract F-2)

Fire Flow Analysis Points



Analysis Point - Test Hydrant Location (1)



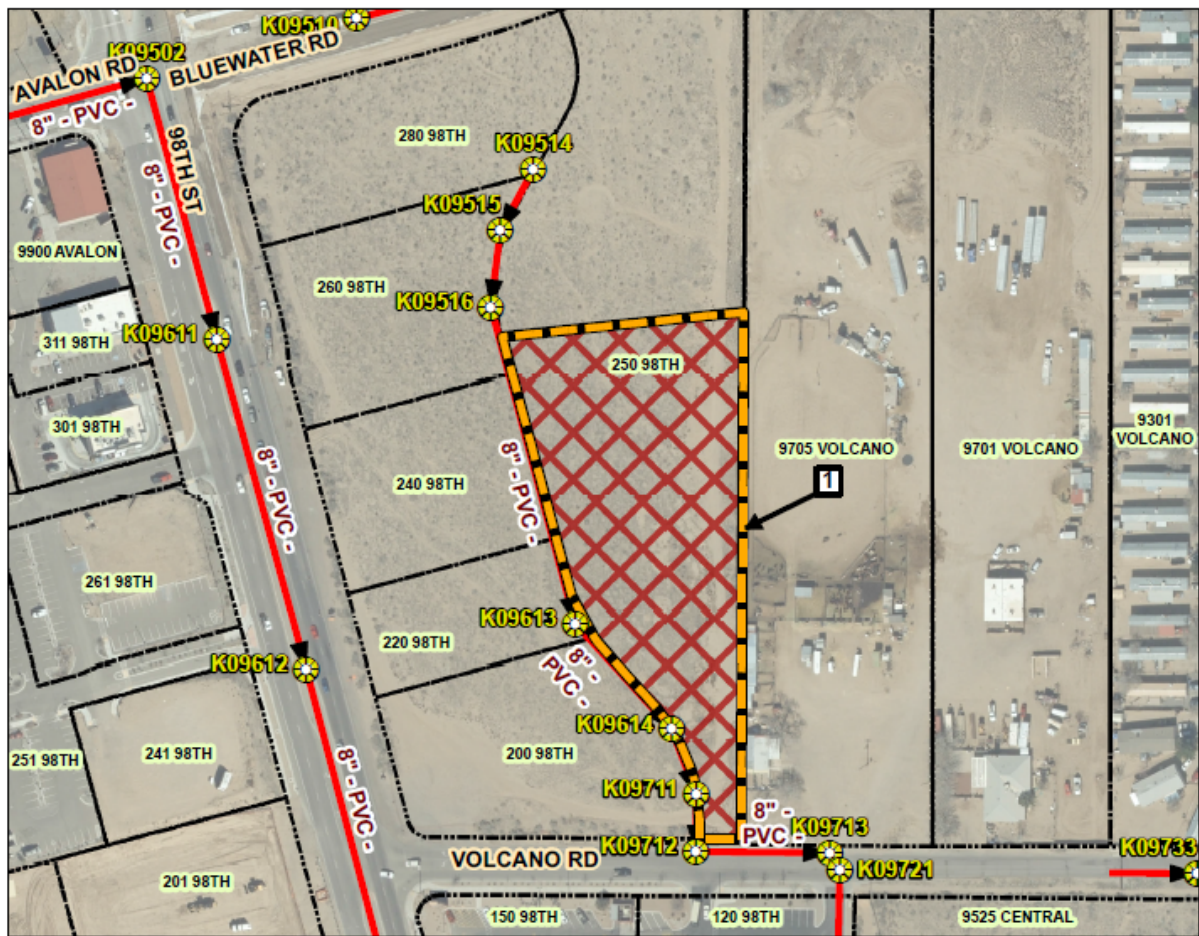
--- General Map Keyed Notes

1 - Lot Lines for Tract F-2



Water Utility
Authority


230715 - Sanitary Sewer



0 355 710 Feet




Legend


 Sewer Manhole


Sewer Pipe

Subtype

 COLLECTOR

 Project Location (Tract F-2)

 --- General Map Keyed Notes

1 - Lot lines for Tract F-2 



CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 6, 2023

Catherine Otis
Site Design Collaborative
245 E Third Street
Long Beach, CA 90802

**RE: Caliber Collision - 98th & Bluewater
Conceptual Grading and Drainage Plans
Engineer's Stamp Date: No Date
Hydrology File: K09D048D**

Dear Ms. Otis:

Based upon the information provided in your submittal received 10/19/2023, the Conceptual Grading Plans are preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit and action by Development Hearing Officer (DHO) on Preliminary Plat.

PRIOR TO BUILDING PERMIT:

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.

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, P.E. CFM
Senior Engineer, Hydrology
Planning Department

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 21, 2023

Catherine Otis
Site Design Collaborative
245 E Third Street
Long Beach, CA 90802

**RE: Caliber Collision - 98th & Bluewater
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: No Date
Hydrology File: K09D048D**

Dear Ms. Otis:

Based upon the information provided in your submittal received 09/15/2023, the Grading & Drainage Plan is **not** approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit or for action by the Development Hearing Officer (DHO) on Preliminary Plat. The following comments need to be addressed for approval of the above referenced project:

1. I do not need all of the sheets that was submitted. Hydrology only needs to review and approve the Grading & Drainage Plan. This may be one or two sheets depending on how you lay them out.
2. Per the DPM, the following must be on the Grading Plan. Please note the Grading Plan must be a stand-alone construction document.
 - a. Please provide an engineer's stamp with a signature and date. **Provided.**
 - b. Please provide a Vicinity Map. Typically, this is the Zone Atlas. This can be downloaded in pdf format from the City of Albuquerque's website. **Provided.**
 - c. Please provide the FIRM Map and flood plain note with effective date. **Provided.**
 - d. Please provide a legal Description of the property. **Provided.**
3. Since this site is private, HDPE may be used for the project. This includes the storm pipe that is for the future Tract to the north. This pipe will just need to be in a Private Drainage Easement which is sized per the DPM. **Storm pipe updated to HDPE.**
4. Please use the procedure for 40 acre and smaller basins as outlined in Development Process Manual (DPM) Article 6-2(a). Please provide both the existing conditions and proposed conditions for the 100 year-6 hour storm event. **Provided.**

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

5. Please follow the DPM Article 6-12 Stormwater Quality and Low-Impact Development for the sizing calculations. To calculate the required SWQV, multiply the impervious area draining to the BMP by 0.42 inches for new development sites. The calculations of both the required and the provided volume of each BMP must be shown on the Grading and Drainage Plan. Each BMP should be labeled on the Grading and Drainage Plan with the required SWQV and associated water surface elevation and the 100-year water surface elevation. **Provided.**
6. Please place the note, "Not for Construction" somewhere on the Conceptual Grading & Drainage Plan. **Note added.**
7. Please label the sheet(s) as "Conceptual Grading & Drainage Plan". **Sheet labeled.**

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. **Acknowledged.**

PO Box 1293

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

Albuquerque

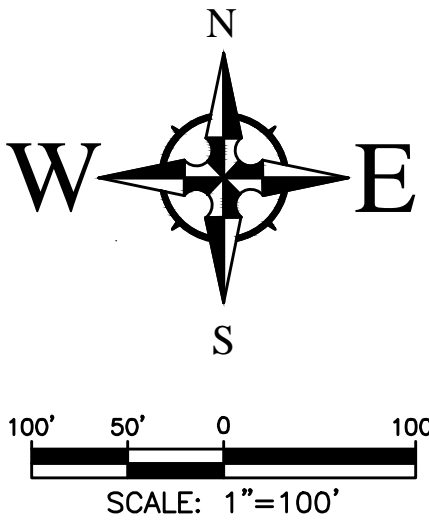
Sincerely,

NM 87103

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

www.cabq.gov





FIRM MAP 3500IC0328J

Per FIRM Map 3500IC0328J, dated November 4, 2016, the site is located outside of the 0.2% Annual Chance Floodplain.

DRAINAGE MANAGEMENT PLAN

INTRODUCTION

The purpose of this submittal is to provide a final drainage management plan for the 98th / Bluewater Commercial Project, located at the SEQ of 98th St and Bluewater Rd in Albuquerque, NM. The site contains approximately 10.50 acres.

EXISTING HYDROLOGIC CONDITIONS

The site is currently vacant and drains via surface flow from northwest to southeast. 98th St currently drains from north to south in an existing swale/bar ditch. Per the Basin Map this sheet, all of these Basins drain into Volcano Rd and then eastward to an existing cattle guard inlet which connects to an existing 48" Storm Drain pipe. Per the 2013 Amole Hubbell Drainage Master Plan, this area is defined as Basin TB204 and is allowed to discharge the site at a rate of 4.27 cfs/acre.

PROPOSED HYDROLOGIC CONDITIONS

As noted above, our site is allowed to discharge up to 4.27 cfs/acre into the downstream systems. This accounts for the developed flows from our site at a +/-90% pervious land treatment. Each of the six (6) parcels (Parcels A-F) will need to provide Water Quality ponding per the current COA DPM. Per the Drainage Calculations Table this sheet, all of the basins draining to the existing 48" Storm Drain in Volcano Rd will be at the rate of 4.22 cfs/acre, which is less than the allowable discharge rate of 4.27 cfs/acre. The new Storm Drain systems and ponds are being designed via CPN 676285 in order to capture the flows as identified in the Drainage Calculations table.

CONCLUSION

This drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm, does not burden downstream systems, meet city requirements, and the intent of the 2013 Amole Hubbell Drainage Master Plan. The proposed improvements to the site should not have any negative impacts to facilities downstream. With this submittal, we are requesting Preliminary and Final Plat approval.

FOR REFERENCE ONLY



CAUTION:

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP			
98th / Bluewater Commercial Development DRAINAGE MANAGEMENT PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.
CITY PROJECT NO. 676285	ZONE MAP NO. K-9-Z	SHEET #	3

